



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

November 26, 2018

Mr. Laurent Mounaud
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for the
Grosvenor Parking Garage Expansion
Grosvenor-Strathmore Metro Parking
Mandatory Referral MR #: 2018026
SM File #: 283907
Tract Size/Zone: 14.5 ac/CR3.0/C0.5/R2.75/
H-300
Total Concept Area: "WMATA Reserve" =
255,128 sq. or 5.86 acres
Legal Description: Tax Map HP123
Watershed: Lower Rock Creek

Dear Mr. Mounaud:

Based on a review by the Department of Permitting Services (DPS) Review Staff, the combined stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via 4 micro-bioretenion facilities and structural management in two proposed facilities for the volume not treated in ESD measures.

In addition to expanding the garage, the "Grosvenor-Strathmore Metro Area Minor Master Plan Amendment" anticipates the development of the remainder of the property as part of a public-private partnership. That proposed private portion of the development includes the removal of the on-site pond. The pond currently provides treatment for the existing WMATA garage building in the form of water quality and 2 year and 10 year control. In order to account for the future loss of water quality volume for the existing garage to remain, this concept also proposes additional treatment, beyond what is required for the proposed work, to accommodate and replace that future loss of treatment volume.



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
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The following items need to be addressed during the detailed Sediment Control/SWM plan stage:

1. A detailed review of the SWM computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices must consist of MDE approved material.
4. All measures must be designed in accordance with the latest DPS guidance documents.
5. Landscaping shown on the approved Landscape Plan as part of the approved concept plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the DPS, Water Resources Section.
6. Future revisions to this concept to add the private development portion of this property outside of the "WMATA Reserve" parcel will require a separate Target PE calculation.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6202 or at mary.fertig@montgomerycountymd.gov.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: mmf

cc: N. Braunstein
SM File # 283907

ESD: Required/Provided: 22,012 cf* / 9,132 cf
PE: Target/Achieved: 2.0"/0.44"
STRUCTURAL Required/Provided: 12,888cf*/12,971 cf
WAIVED: n/a

*Includes 7,483 cf of existing garage's replacement volume for future pond removal