



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

June 30, 2020

Mr. Brandon Fritz, PE
Soltesz, Inc.
2 Research Place, Suite 100
Rockville, MD 20850

Re: Stormwater Management **CONCEPT**
Request for Willgus Tract
Preliminary Plan #: 122020140
SM File #: 285667
Tract Size/Zone: 12.88 ac/CR
Total Concept Area: 12.88 ac
Lots/Block: n/a
Parcel(s): N273, N279, N208, N174, N231
Watershed: Cabin John Creek/Class I

Dear Mr. Fritz:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD measures including Micro-bioretenention, Modular Wetland Systems, Green Roof, Permeable Paving and Structural measures including Bioretention and Proprietary Filter Cartridges.

The following **items** will need to be addressed **prior to** Planning Board approval of the Site Plan:

1. **Prior to Planning Board approval of the Site Plan, this stormwater management concept must be formally revised and an approved Site Development Plan (SDP) Approval letter must be issued by DPS. If the Site Plan will be approved in stages, the Site Development Plan revision submittal must specifically refer to the appropriate phase.**
2. Required volume for Structural Stormwater Management must be calculated utilizing MDE guidance.
3. This approval is conceptual and future actions and approvals by MNCP&P or DPS may impact or reduce the development program shown on this concept.
4. At SDP stage, the applicant must demonstrate that the proposed level of compensation between the two Points of Interest is consistent with this approval.
5. At SDP stage the applicant must demonstrate that all non-residential developed lots achieve a minimum PE of 1" via ESD measures.
6. At SDP stage the applicant must demonstrate that there are no adverse impacts to the adjacent properties due to increases in runoff generated by this proposed development or demonstrate how they will be mitigated.



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Brandon Fritz, PE
June 30, 2020
Page 2 of 2

7. This concept proposes facilities that may impact the design and construction cost of adjacent buildings and footers. Additional information will be required at final engineering.

This list may not be all-inclusive and may change based on available information at the time.

This 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.

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 # 285667

Point of Interest #1
ESD: Required/Provided 14,969 cf / 11,425 cf
PE: Target/Achieved: 2.0"/1.5"
STRUCTURAL: 3,112 cf/5,270 cf includes 1,888 cf of compensation volume for POI#2
WAIVED: n/a

Point of Interest #2
ESD: Required/Provided 62,408 cf / 31,467 cf
PE: Target/Achieved: 2.2"/1.1"
STRUCTURAL: 27,930 cf/ 26,042 cf
WAIVED: n/a