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**PLANNING DEPARTMENT USE ONLY (E-PLANS)**

  
**DEPARTMENT OF PERMITTING SERVICES**  
 May 3, 2021

Mr. Timothy Hoffman P.E.  
 Soltesz, Inc.  
 2 Research Place, Suite 100  
 Rockville, Maryland 20850

Ms. Elsie Conroy Executive  
 Miss Polina Director

Re: **COMBINED REVISED FINAL WATER QUALITY PLAN AND FINAL STORMWATER MANAGEMENT PLAN** for 9800 Medical Center Drive, Preliminary Plan # 150110040, 384.14 ± AC, 20000, Tract 20000, 18.01 acres ±, DC Total Concept Area: 4.30 acres, Loudbrook, MD, Potomac, MD, Watershed: Potomac Branch SPA

Dear Mr. Hoffman:

Based on a review by the Department of Permitting Services Review Staff, the Revised Final Water Quality Plan for the above-referenced site is acceptable. The Revised Final Water Quality Plan proposes to meet required stormwater management goals via micro bio-retention and an existing infiltration trench with pretreatment. This approval is for elements of the Water Quality Plan of which DPS has least agency responsibility and does not include limits on imperviousness or buffer encroachments.


The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. All the proposed micro bio-retention structures must meet the MCEPS sizing criteria and drainage area limits.
3. All siltation media for manufactured best management practices, whether for new development or redevelopment, must consist of MCE approved material.

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

Payment of a stormwater management credit based on accordance with Section 2 of the Stormwater Management Regulation 4.5G is not required. BMP monitoring fees will be required per Special Protection Area regulation.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The Revised Final Water Quality Plan approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and

 1473 Reisterstown, 76 Thos. Moore, Mount Airy 20860 | 301-777-8311  
[www.dps.state.md.us/centralmailroom/permits/permits.aspx](http://www.dps.state.md.us/centralmailroom/permits/permits.aspx)

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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 re-evaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate Revised Final Water Quality Plan request shall be required.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,  
*Mark C. Ehrhardt*  
 Mark C. Ehrhardt, Manager  
 Stormwater Section  
 Division of Land Development Services

MCE Imp  
 cc: N. Dismont  
 DMF # 23805

ESD: Resolved/Booked 22:44:41 of 23:34:41 of 23:34:41  
 ESD: Imperviousness: 277.44  
 STRUCTURE: 1.800 ±  
 WQSD: 1.0

**DEVELOPER'S CERTIFICATE**  
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 81995045G, including Approval Conditions, Development Program, and Certified Site Plan.  
 Developer's Name: ARE MARYLAND NO. 24, LLC WILLIAM DEPIPPO  
 Company Contact Person  
 Address: 945 CLOPPER ROAD, GAITHERSBURG, MD 20878  
 Phone: 301-847-1770  
 Signature: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 49426 EXPIRATION DATE: 05-31-2022



**APPROVAL SHEET**

**SITE PLAN AMENDMENT 81995045G**  
**9800 MEDICAL CENTER DRIVE**

GAITHERSBURG (8TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

 **SOLTESZ, INC.**

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Leonardtown Office  
 Soltesz DC, LLC

Engineering  
 Surveying  
 Planning  
 Environmental Sciences

NO.	DATE	REVISIONS	BY
7	2/7/2020		
6	12/22/2017		
5	8/19/2015		
4	9/8/2011		
3	3/16/2010		
2	3/20/2002		
1	9/8/1995		
DATE:	MARCH 2021	CAD STANDARDS VERSION:	V8 - 2009
DESIGNED:	ECO	TECHNICIAN:	ECO
CHECKED:	TAH		

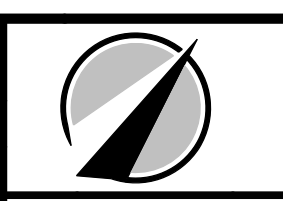
**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES OR CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-277-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**

ALEXANDRIA REAL ESTATE EQUITIES- MARYLAND  
 NO. 24 LLC  
 945 CLOPPER ROAD  
 GAITHERSBURG, MD 20878  
 PHONE (301) 847-1770  
 CONTACT: WILLIAM DEPIPPO

ADC MAP	5183	GRID	JS
TAX MAP	FR 553, FR 343	ZONING CATEGORY:	LSC
WSSC 200 SHEET	219 NW 09	WATERSHED:	WATTS BRANCH
SITE DATUM:	NAD 83	IDE STREAM CLASS:	CLASS 1
HORIZONTAL:	NGVD 29		



1" = 100'

SHEET **S1.0C**

PROJECT NO. 1507-01-12