



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

May 19, 2023

Mr. Jason Evans, PE
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Revision to **COMBINED STORMWATER MANAGEMENT CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN** for Evolution Labs (formerly Gables White Flint)
Preliminary Plan #: 12015001B
Site Plan #: 82015001B
SM File #: 253613
Tract Size/Zone: 4.13 Ac/179,863 sf/CR-3.0,C-1.5,R-2.5,H-70,&CR-4.0,C-2.0,R-3.5,H-250
Total Concept Area: 4.61 Ac/200,800 sf
Parcel(s): A, B
Watershed: Cabin John Creek/I
Type of Development: Redevelopment

Dear Mr. Evans:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Micro-bioretenion and a Structural Vault.

This revision is to support the preliminary plan amendment for the total site and the Phase 1 Site Plan.

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. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.



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5. The detailed plan must utilize the latest DPS guidance.
6. Stormwater Management for improvements in the SHA right-of-way are not reviewed by DPS. However, any stormwater management required by SHA must be included on the final design plans submitted to DPS.
7. All underground facilities are required to comply with Water Resources Technical Policy No. 4 regarding access requirements.
8. A Phase 1 rough grading permit will not be issued for this development.
9. **This letter supersedes the approval letter dated December 22, 2014.**

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

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

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.

If you have any questions regarding these actions, please feel free to contact Sherry Mitchell at 240-777-5206 or sherryl.mitchell@montgomerycountymd.gov.

Sincerely,


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

cc: Neil Braunstein
SM File # 253613

Total
ESD: Required/Provided 22,565 cf / 19,689 cf
PE: Target/Achieved: 1.85"/1.61"
STRUCTURAL: 3,611 cf
WAIVED: 0 cf.

Phase 1 Site Plan
ESD: Required/Provided 11,833 cf / 11,937 cf
PE: Target/Achieved: 1.85"/1.86"
STRUCTURAL: N/A
WAIVED: 0 cf

