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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

February 20, 2014

Mr. Jason Evans, P.E.
Vika Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request
for Gables White Flint
Preliminary Plan #: Pending
SM File #: 253613
Tract Size/Zone: 4.14 Ac./CR3
Total Concept Area: 4.14 Ac.
Parcel(s): N613, N614, N628, N665
Watershed: Cabin John Creek

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 stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP with the use of green roof and micro-bioretenion. The remaining volume will be structurally treated with use of proprietary underground filters.

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 shown on the approved Landscape Plan as part of the approved Site 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 Mont. Co. Department of Permitting Services, Water Resources Section.
5. Use MCDPS latest design criteria for all stormwater structures, including ESD, at time of plan submittal.
6. A minimum of 19,600 square feet of 8" green roof and 7,000 square feet of 4" green roof is proposed. At time of plan submittal try to provide additional green roof area and try to make more of this green roof 8" thick.
7. The green roof is to be designed by a professional with green roof experience.

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www.montgomerycountymd.gov

8. Any improvements in the right of way must be included in the stormwater management treatment.
9. All covered parking must drain to WSSC. Provide a copy of the mechanical drawings with the profile schematics showing that the garage drains are going to WSSC.
10. Provide profile schematics from the mechanical drawings showing where the green roof areas drain to.
11. Provide easements and covenants for all stormwater structures (including the green roofs).
- 12. Prior to the Site plan going to the planning board, the storm water concept must be revised or reconfirmed.**

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 David Kuykendall at 240-777-6332.

Sincerely,



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

MCE: me CN253613 Gables White Flint.DWK

cc: C. Conlon
SM File # 253613

ESD Acres:	3.17
STRUCTURAL Acres:	0.97
WAIVED Acres:	0.00