



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Diane R. Schwartz Jones  
Director

February 27, 2019

Mr. Andrew M. Bradshaw, P.E.  
Johnson Bernat Associates, Inc.  
205 N. Frederick Ave., Suite 100  
Gaithersburg, MD 20877

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN (Phase  
1) and a CONCEPT PLAN (Phase 2)** for  
Westwood Shopping Center  
Preliminary Plan #: 120170170  
Site Plan #: 820180190  
SM File #: 282495  
Tract Size/Zone: 16.55Ac./CRT-2,5,2.0,1.5,&1.0  
Total Concept Area: 16.34 Ac.  
Lots: A-4  
Parcel(s): 360  
Watershed: Little Falls Branch

Dear Mr. Bradshaw:

This conceptual package seeks approval for four phases of development. These are Phase 1, Phase 2A, Phase 2B and Phase 2C.

**Phase 1:** DPS understands this phase of the project will be seeking a combined Preliminary Plan/Site Plan approval. As such, this stormwater management conceptual approval for Phase 1 will be a Combined Stormwater Management/Site Development Plan approval.

Based on a review by the Department of Permitting Services Review Staff, the Combined Stormwater Management Concept/Site Development Plan for the above-mentioned **Phase 1** is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP with green roof, micro-bioretenion, permeable pavement, enhanced filters, and structural filtration treatment.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage for Phase 1:

1. During the detailed plan review phase, additional locations for incorporation of pervious paving must be provided wherever possible, such as for parking stalls. This may allow for reduction of structural treatment volumes.
2. All Micro Bioretention practices shall include 24-inches of stone below the invert of the underdrain pipe to encourage additional recharge.
3. A detailed review of the stormwater management computations will occur at the time of detailed plan review.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

4. An engineered sediment control plan must be submitted for this development.
5. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
6. You must use the latest MCDPS design criteria at the time of plan submittal.
7. There is to be no dead storage in the vault systems.
8. Provide flow splitters to all vaults.
9. The swales and grading to divert offsite drainage to MB-2 & 4, located behind building 8 & 9, must be located on a separate HOA parcel. The swales may not be located on the lots. The swales must be grassed.
10. Placement of fences in back yards of building 8 & 9 must be above the 10-year flow of the swale and out of the HOA parcel.
11. This list may not be all-inclusive and may change based on available information at the time.

**Phase 2:** DPS understands this phase of the project will be seeking a combined Preliminary Plan approval at this time and will be submitted for Site Plan approval at a later date. As such, this stormwater management conceptual approval for Phase 2, which includes Phase 2A, Phase 2B and Phase 2C, will be a Stormwater Management Concept approval **only**.

1. **Prior to Planning Board approval of the Site Plan for and part of Phase 2, 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. Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned **Phase 2** is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP with micro-bioretenion, permeable pavement, enhanced filters, and structural filtration treatment. **As currently proposed, Phase 2A (the realignment of Westbard Avenue) will include a waiver of part of the stormwater management requirement for that phase. Phases 2B and 2C show full stormwater management compliance with no waiver necessary.**
3. For Phase 2A you must continue to look for ways of providing additional ESD and structural treatment, with the goal of achieving full stormwater management compliance, and reflect these in the stormwater management concept revision to be submitted at the time of Site Plan application. Any proposed treatment located within the public right-of-way must be acceptable to MCDOT.
4. All Micro Bioretention practices shall include 24-inches of stone below the invert of the underdrain pipe to encourage additional recharge.
5. There is to be no dead storage in vault systems.

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6. Provide flow splitters to all vaults.

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

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,

A handwritten signature in blue ink, appearing to read 'Mark C. Etheridge', is written over the typed name and title.

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

MCE: CN282495 Westwood Shopping Center.DWK

cc: N. Braunstein  
SM File # 282495