



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedocem  
Director

April 13, 2021

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

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
4010 Randolph Road, Silver Spring MD  
Preliminary Plan #: 120210080  
Site Plan #: 820210080  
SM File #: 286485  
Tract Size/Zone: 6.09 Ac. / CR  
Total Concept Area: 6.49 Ac.  
Parcel(s): A & 765  
Watershed: Lower Rock Creek

Dear Mr. Bradshaw:

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 micro-bioretenention planter boxes and micro-bioretenention surface facilities. The remaining volume will be treated structurally in underground stormwater filter vaults.

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. You will need to provide pretreatment to the stormwater filter vaults when the drainage is coming from a road or parking lot. Pretreatment is not required when the drainage is just from a roof area.
5. Flow splitters are required for all stormwater filter vaults.
6. At time of plan submittal try to provide DIRECT treatment for road and parking areas (public and private) that were not provided at concept stage due to site constraints.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

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7. All covered parking is to drain to WSSC. Provide a copy of the mechanical plans schematics that shows where the covered parking drains go.

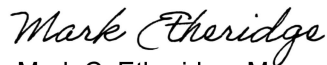
This list may not be all-inclusive and may change based on available information at the time.

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: CN286485 4010 Randolph Road.DWK

cc: N. Braunstein  
SM File # 286485

ESD: Required/Provided 23,029 cf / 15,347 cf  
PE: Target/Achieved: 1.8"/1.2"  
STRUCTURAL: 6,530 cf  
WAIVED: 0.00 ac.