

# ATTACHMENT 6



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

October 31, 2014

Mr. Kevin Huang P.E.  
Endesco Inc.  
438 N. Frederick Ave., Suite 455  
Gaithersburg, MD 20877

Re: Stormwater Management **CONCEPT** Request  
for Rockville Evangelical Mission  
Preliminary Plan #: 120130210  
SM File #: 241798  
Tract Size/Zone: 5 acres/ R-200  
Total Concept Area: 2.92 acres  
Lots/Block: 106, 107, Pt105  
Parcel(s): P040  
Watershed: Muddy Branch

Dear Mr. Huang:

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 Bio swales, microbiofilters and landscape infiltration.

The following **item** 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.

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

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255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

Mr. Kevin Huang P.E.  
October 31, 2014  
Page 2

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 William Campbell at 240-777-6345.

Sincerely,



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

MCE: wrc

cc: C. Conlon  
SM File # 241798

ESD Acres:	2.92
STRUCTURAL Acres:	0
WAIVED Acres:	0



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

April 13, 2015

Mr. Kevin Huang P.E.  
Endesco Inc.  
438 N. Frederick Ave., Suite 455  
Gaithersburg, MD 20877

Re: **Revised** Stormwater Management **CONCEPT**  
Request for Rockville Evangelical Mission  
Preliminary Plan #: 120130210  
SM File #: 241798  
Tract Size/Zone: 5 acres/R-200  
Total Concept Area: 2.92 acres  
Lots/Block: 106, 107, Pt105  
Parcel(s): P040  
Watershed: Muddy Branch

Dear Mr. Huang:

Based on a review by the Department of Permitting Services Review Staff, the revised stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via bio swales, microbiofilters and landscape infiltration.

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. With the inclusion of a storm drain to convey runoff from the site to a proposed culvert under Central Avenue to meet Montgomery County Department of Transportation requirements, all drainage areas and conveyance to the proposed Storm Water structures must remain the same as shown on the Storm Water concept plan approved on October 31, 2014.

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

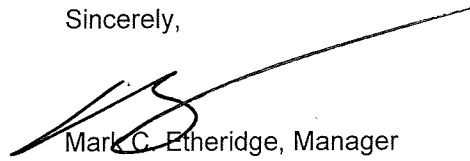
Mr. Kevin Huang P.E.  
April 13, 2015  
Page 2 of 2

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 William Campbell at 240-777-6345.

Sincerely,



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

MCE: me

cc: C. Conlon  
SM File # 241798

ESD Acres:	2.92
STRUCTURAL Acres:	0
WAIVED Acres:	0



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Rockville Evangelical Mission Preliminary Plan Number: 1- 20130210

Street Name: Central Ave/ Cyrus St Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 ( Central Ave ) Street/Driveway #2 ( Cyrus St )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>200</u>	<u>Yes</u>	Right <u>200</u>	<u>Yes</u>
Left <u>200</u>	<u>Yes</u>	Left <u>200</u>	<u>Yes</u>

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

<u>Classification or Posted Speed</u> (use higher value)	<u>Required</u> <u>Sight Distance</u> <u>in Each Direction*</u>	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

10-09-2013  
 Signature Date  
43407

PLS/P.E. MD Reg. No.

<b>Montgomery County Review:</b>	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By:	_____
Date:	_____



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## FIRE MARSHAL COMMENTS

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**DATE:** 16-Jan-15  
**TO:** Baozhu Wei  
Endesco, Inc  
**FROM:** Marie LaBaw  
**RE:** Rockville Evangelical Mission (REM) Church  
120130210

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### PLAN APPROVED

1. Review based only upon information contained on the plan submitted **16-Jan-15** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

February 9, 2015

Huago Tan, PE  
Endesco, Inc.  
48. N. Frederick Ave, Suite 455  
Gaithersburg, MD 20877

Re: Floodplain Study for "REM" Church Building,  
110 Central Ave., Gaithersburg  
Floodplain Study Number: 242529  
SM File #: 241798  
Watershed: Muddy Branch

Dear Mr. Tan:

The Department of Permitting Services (DPS) has reviewed the 100-year floodplain study, received March 29<sup>th</sup>, 2012 and the additional information received may 3<sup>rd</sup>, 2012 for the above referenced study and found it acceptable. The study is hereby approved. The 100-year floodplain delineation established by the analysis and its associated 25 ft. Building Restriction Line (25Ft. FPBRL) must be shown on the sediment control plan and all record plats. Any disturbance within 25 feet of the 100-year floodplain limits will require a Floodplain District Permit (FPDP).

If you need any additional information, feel free to contact Granville Campbell of this office at 240-777-6341.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark C. Etheridge", written over a horizontal line.

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

GLC Fp242529.REM Church.doc

cc: Mark Pfefferle - MNCPPC  
Granville Campbell – DPS  
Bill Campbell - DPS  
FP Study File: 242529  
SWM File No. : 241798



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

February 9, 2015

Huago Tan, PE  
Endesco, Inc.  
48. N. Frederick Ave, Suite 455  
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110 Central Ave., Gaithersburg  
Floodplain Study Number: 242529  
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If you need any additional information, feel free to contact Granville Campbell of this office at 240-777-6341.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark C. Etheridge", written over a horizontal line.

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

GLC Fp242529.REM Church.doc

cc: Mark Pfefferle - MNCPPC  
Granville Campbell – DPS  
Bill Campbell - DPS  
FP Study File: 242529  
SWM File No. : 241798





DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

December 30, 2014

Al R. Roshdieh  
Acting Director

Ms. Renée Kamen, Senior Planner  
Area 2 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120130210  
Rockville Evangelical Mission

*Review:*  
Dear Ms. Kamen:

We have completed our review of the preliminary plan of subdivision dated October 28, 2014 and the revised storm drain report submitted on November 14, 2014. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on January 21, 2014. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Necessary dedication from the centerline for the potential future widening of Central Avenue in accordance with the master plan.
2. Grant necessary slope and drainage easements prior to record plat. Slope easements are to be determined by study or set at the building restriction line. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
3. Record plat to reflect granting of Public Utilities Easements along the Central Avenue and Cyrus Street site frontages.
4. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks. The combined "Bike and Motorcycle Parking Area" is not sufficient; bicycle parking should be accommodated as a standalone facility.

**Division of Traffic Engineering and Operations**

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100 Edison Park Drive, 4th Floor · Gaithersburg, Maryland 20878  
Main Office 240-777-2190 · TTY 240-777-6013 · FAX 240-777-2080  
trafficops@montgomerycountymd.gov

5. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
6. Storm Drain Analysis: Based on the revised storm drain report submitted on November 11, 2014, the following comments shall be addressed at or before the permit stage:

- a. Study POI#1- Existing 30-inch culvert: Based on the storm drain report **the existing 30-inch culvert is undersized under the current conditions**. There is no impact to the existing culvert (**for the entire upstream drainage area**) under the post development conditions as there is a net reduction in flow (-1.25 cfs) for a 25-year storm event. Therefore, the applicant is not responsible for improvements to the existing 30-inch culvert.

Under post development conditions there is an increase in discharge (+8.83 cfs) **from the subject site (Drainage Area - DA-1A)** from 7.67 cfs to 16.50 cfs for the 25-yr storm event. **Since the 30-inch culvert is undersized and there is a proposed increase in runoff from the site, we recommend the applicant be required to construct an on-site Quantity Facility to manage the increase in 25-yr storm event flow (+8.83 cfs) from the site.**

- b. Study POI#2- Existing 54-inch culvert: Based on the storm drain report the existing 54-inch culvert is undersized under the current conditions. There is minimal impact (**for the entire upstream drainage area**) to the existing culvert under the post development conditions as the net increase in flow is +1.44 cfs for a 10-year storm event. Therefore, the applicant is not responsible for improvements to the existing 54-inch culvert.

Under post development conditions, there is an increase in discharge (+3.51 cfs) from the subject site (Drainage Area - DA-2A) from 4.89 cfs to 8.40 cfs for the 10-yr storm event. **Since the 54-inch culvert is undersized and there is a proposed increase in runoff from the site, we recommend the applicant be required to construct an on-site Quantity Facility to manage the increase in 10-yr storm event flow (+3.51 cfs) from the site.**

7. In consideration of the drainage concerns discussed above in comment no. 6, we do not recommend sidewalk construction along the entire site frontage of Cyrus Street. Instead, we recommend the applicant construct a five (5) foot wide concrete sidewalk along their Cyrus Street site frontage between the proposed driveway apron and the southern property line. The design standard for a tertiary residential street with sidewalk on both sides (MC 2001.02) should be modified to reflect a minimum 4' lawn panel with street trees, a minimum 5' ADA-compliant sidewalk, and a minimum 2' maintenance buffer between the sidewalk and the property line.
8. MCDOT also recommends Planning Board require the applicant to extend the proposed sidewalk on Cyrus Street off-site to connect with the existing sidewalk at its intersection with North Westland Drive, in accordance with Section 50-35(n) of the Montgomery County Code.

9. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
10. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Construct five (5) foot wide concrete sidewalk with handicap ramps and plant street trees along Cyrus Street, in accordance with comment no. 7.
  - B. Construct a five (5) foot wide off-site sidewalk extension, along Cyrus Street, to the intersection with North Westland Drive, if required as a condition of approval by the Planning Board.
  - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
  - E. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
  - F. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Area Engineer for this project, at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-2194.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team

Ms. Renée Kamen  
Preliminary Plan No. 120130210  
December 30, 2014  
Page 4

*M:\Correspondence\FY15\Traffic\Active\120130210, Rockville Evangelical, Preliminary Plan Letter, FINAL.doc*

cc: Guanhui Yeh  
Kevin Huang; Endesco, Inc.  
Prutha Rueangvivatanakij; Endesco, Inc.  
Jody Kline; Miller, Miller & Canby  
Glenn Kreger; M-NCPPC Area 2  
Edward Axler; M-NCPPC Area 2  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Atiq Panjshiri; MCDPS RWPR  
Sam Farhadi; MCDPS RWPR  
Mark Etheridge; MCDPS RWPR  
Bill Campbell; MCDPS WRM  
Tim Cupples; MCDOT DTE  
Deepak Somarajan; MCDOT DTEO

## Somarajan, Deepak

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**From:** Somarajan, Deepak  
**Sent:** Monday, April 06, 2015 1:08 PM  
**To:** Shirley, Lori; 'Kevin Huang' (kevinhuang@endescoinc.com); 'Baozhu Wei'  
**Cc:** Campbell, William; Findley, Steve; Miller, Laura; Afzal, Khalid; Jody S. Kline (JSKline@mmcanby.com); Leck, Gregory; Farhadi, Sam; remdavid@gmail.com; msoong2010@gmail.com  
**Subject:** RE: FW: Rockville Evangelical Mission Church

Ms. Shirley,

This message is to amend the comments contained in our December 30, 2014 review comments letter for this preliminary plan to address the storm drainage analysis submitted on April 1, 2015.

**THIS EMAIL IS BEING SENT IN LIEU OF A FORMAL AMENDMENT LETTER.** Please forward this message to others as necessary and appropriate.

- All previous comments in our December 30, 2014 letter remain applicable unless modified below.
- Comment # 6 [Strom Drain Analysis] (a) and (b) in our December 30, 2014 letter are hereby deleted. The revised storm drain report submitted on April 1, 2015, addressed the increase in runoff from the 25-yr and the 10-yr storm events from the subject site. We approve the revised storm drain report submitted on April 1, 2015.
- Based on the meeting on March 20, 2015 and the revised report submitted on April 1, 2015, we accept the applicant's proposal of a proposed storm drain system which shall convey the run off from the site for the 10-yr storm event to the outfall (POI # 1) at non-erosive velocity. The runoff from the site to the POI #2 under the proposed condition was reduced by 0.34 cfs for the 10-yr storm.
- The Proposed Storm Drainage Profile from EW-1 to I-2 does not show any existing utilities in Central Avenue.
- Stormwater Management report shall be approved by DPS.
- Comment # 11 shall be amended to include the following additional comments. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a) Storm drainage and appurtenances along Central Avenue and restore the public right-of-way with in the limit of disturbance to existing conditions.

Please call me if you have any questions.

Thank you

Deepak Somarajan

Deepak Somarajan, P.E, LEED AP BD&C  
Engineer III  
Department of Transportation  
Division of Traffic Engineering and Operations  
100 Edison Park Drive, 4th Floor  
Gaithersburg, MD 20878

Good afternoon Lori,

Thank you for your email this morning regarding the Rockville Evangelical Mission's request to not construct a sidewalk along Cyrus Street. We discussed this internally and please see below for our recommendations:

**Cyrus Street:**

MCDOT recognizes the Planning Board's authority to not require construction of the recommended sidewalk – in accordance with Section 49-33 (e.1.C) of the County Code [which was updated last fall under Expedited County Council Bill No. 33-13]. Under that Section, the Planning Board may waive sidewalk construction along a tertiary residential street or in an environmentally sensitive area with limits on the amount of impervious surface allowed. Since Cyrus Street is a tertiary residential street, we will not oppose your staff recommendation to waive the construction of the recommended sidewalk.

Thank you for your continued assistance and cooperation on this preliminary plan review.

Sincerely,

Deepak Somarajan

Deepak Somarajan, P.E, LEED AP BD&C  
Engineer III  
Department of Transportation  
100 Edison Park Drive, 4th Floor  
Gaithersburg, MD 20878  
Phone: 240-777-2194  
[deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov)