



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

June 11, 2018

Mr. Jagdish Mandavia, P.E.  
VIKA Maryland, LLC  
20251 Century Boulevard, Suite 400  
Germantown, MD 20874

Re: **SITE DEVELOPMENT STORMWATER  
MANAGEMENT PLAN 2<sup>nd</sup> Revision** Request  
for St. Elmo Apartments/Woodmont  
Preliminary Plan #: 120150200  
SM File #: 274635  
Tract Size/Zone: 0.59 Ac./CR5.0  
Total Concept Area: 0.82 Ac.  
Lots/Block: 58-59, 82-86, & 644  
Watershed: Lower Rock Creek

Dear Mr. Mandavia:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP using green roof. Due to site limitations and existing shallow storm drain additional structural treatment cannot be provided, so a request for a partial waiver is granted.

The following **items** will need to be addressed **during** the final stormwater management design plan stage:

1. **This supersedes the approved concept letter dated February 28, 2017.**
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. 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.
6. All underground parking must drain to WSSC. Provide a copy of the mechanical plans showing garage drains going to WSSC.



7. Use the latest MCDPS design standards for the stormwater management structures at the time of plan submittal.
8. Green roof must be designed by a professional with green roof experience. You have conceptually provided 4,780 square feet of 8-inch green roof. At time of plan submittal try to provide additional green roof area, along with a narrative explaining how you arrive at the final coverage.
9. Provide easement and covenant for the green roof.
10. Please submit waiver computations for review at the time of detailed plan review.
11. Provide a copy of agreement or easement to allow work on adjacent property.
12. You cannot do reduction of RCN computations when the achieved Pe is less than 1.0. Please revise the comps.

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

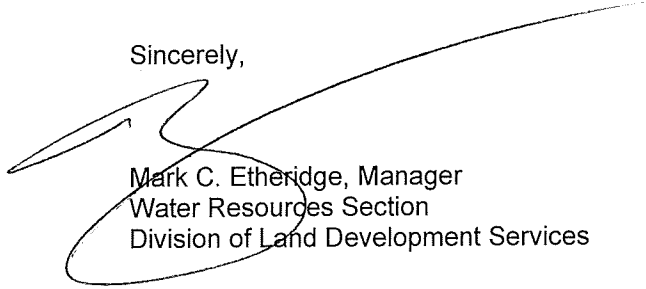
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the final stormwater management design 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.

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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: CN274635 St Elmo Apartments 2<sup>nd</sup> Revision.DWK

cc: N. Braunstein  
SM File # 274635

ESD Acres:	0.11
STRUCTURAL Acres:	0.00
WAIVED Acres:	0.82