



## DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

January 28, 2021

Mr. Brad Fox, P.E.  
Bohler Engineering  
16703 Melford Blvd, Suite 310  
Bowie, Maryland, 20715

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
The Flats at Knowles Station  
Preliminary Plan #: TBD  
SM File #: 286227  
Tract Size/Zone: 0.84 Acres CRT 1.5 C 1.0...  
Total Concept Area: 0.33 Acres  
Lots/Block: 15, 17, 19 & P/O 21, 23 & 25  
Parcel(s): TBD  
Watershed: Lower Rock Creek

Dear Mr. Fox:

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 Green Roof and Microbioretention.

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

1. Please include any relevant State Highway Administration requirements with the first submission of the Engineered Sediment Control Plan.
2. A partial stormwater management Quantity Waiver has been requested, due to site constraints associated with this redevelopment project. In addition to the request, you have submitted a study demonstrating adequacy of the existing storm drain receiving system. That waiver is hereby granted. With the first submission please provide an exhibit that provides calculation of the waiver computations.
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.

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**.



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

*Mr. Brad Fox, P.E.*  
*January 28, 2021*  
*Page 2 of 2*

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 Andrew Kohler at 240-777-6275.

Sincerely,

*Mark Etheridge*

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

MCE: CN286227

cc: N. Braunstein  
SM File # 286227

ESD: Required/Provided 7423 cf / 5804 cf  
PE: Target/Achieved: 2.6"/2.03"  
STRUCTURAL: N/A cf  
WAIVED: 1619 CF