



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

March 8, 2021

Mr. Jeff Lynch, P.E.  
Rodgers Consulting, Inc.  
19847 Century Boulevard, Suite 200  
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
HALPERT242T Facility  
Site Plan #: 820210060  
SM File #: 286574  
Tract Size/Zone: 1.38 Ac. / EOF-3.0 & R-60  
Total Concept Area: 1.39 Ac.  
Lots/Block: 9 & 10 / 1  
Watershed: Sligo Creek

Dear Mr. Lynch:

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 via green roof, rainwater harvesting, rain garden and a micro-bioretenion. Due to site constraints a partial waiver of stormwater management was requested and is hereby granted.

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. Use the latest MCDPS design criteria at time of plan submittal.
5. For the green roof design, use a professional with green roof experience.
6. Continue to work with the adjacent property owners concerns during plan submittal and construction.
7. Provide stormwater management easements for all stormwater management practices.
8. As-builts will be required at the end of construction.



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

*Mr. Jeff Lynch, P.E.*  
*March 8, 2021*  
*Page 2 of 2*

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 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: CN286574 United Therapeutics.DWK

cc: Neil Braunstein - MNCPPC  
SM File # 286574

ESD: Required/Provided 6,731 cf / 2,241 cf  
PE: Target/Achieved: 1.8"/0.6"  
STRUCTURAL: 0.0 cf  
WAIVED: 1.39 ac.



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

February 19, 2021

Ms. Stephanie Dickel, Regulatory Supervisor  
Downtown Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedy Drive, 14th Floor,  
Wheaton, MD 20902

RE: Sketch Plan Letter  
Sketch Plan No. 320210040  
United Therapeutics 242T

Dear Ms. Dickel:

We have completed our review of the revised Sketch Plan uploaded in eplans dated February 17, 2021. This plan was reviewed by the Development Review Committee at its meeting on February 2, 2021. We recommend approval for the plan based 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. Sheet SK-08:
  - a. The proposed driveways shall meet the Montgomery County Standard for commercial driveway MC-302.01.
  - b. There are existing metered parking's on both sides of the street. Per the plan the existing metered parking's along the frontage is proposed to be removed. Please contact Mr. Benjamin Morgan of our Division of Parking Management to coordinate the impacts on public parking facilities in the vicinity of this project. Mr. Morgan may be contacted at [benjamin.morgan@montgomerycountymd.gov](mailto:benjamin.morgan@montgomerycountymd.gov) or at 240-777-8704.
2. Noyes Drive: Per plat # 9017 an existing dedication of 60-ft right-of-way which indicates it is classified as Secondary Residential Roadway. Please label the existing right-of-way on the plan.

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

3. ***At the Site Plan*** stage:

- a. Submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system.
  - b. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval.
  - c. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
4. No steps, stoops, roof overhangs, building foundation or retaining walls for the development are allowed in County right-of-way. No door swings into county ROW.

5. **Transportation Demand Management:**

The Applicant should be aware that although this Project is located on property immediately outside the current boundary of the Silver Spring TMD, in the event that boundary is adjusted in the future to include this property, the Project will be required to comply with applicable provisions of the Code, including assisting with achievement of the commuter goals of the TMD. To be consistent with Traffic Mitigation Agreements in effect for Phase II and Phase III of the United Therapeutics campus, we recommend the following:

- a. Identify of a Transportation Coordinator to work with MCDOT. This can be the same person already designated as the contact for the existing campus.
- b. Display transportation-related information on a monitor in the lobby of the building. The monitor can be the same one used to display Project-based information. Displaying real time transportation information will assist employees and visitors to the lab with using the various types of nearby non-auto transportation options.
- c. Provide space in the project by prior arrangement where the Department can promote TDM to employees, including participation in the commuter survey. The space does not need to be exclusively for this purpose (can be a break room or other common area) but must be suitable for this purpose.

Prior to site plan approval, the applicant should coordinate with Ms. Sandra Brecher, Chief of the Commuter Services Section. Ms. Brecher may be contacted at 240-777-8380 or at [Sandra.Brecher@montgomerycountymd.gov](mailto:Sandra.Brecher@montgomerycountymd.gov).

6. 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.
7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Ms. Stephanie Dickel  
Sketch Plan No. 320210040  
February 19, 2021  
Page 3

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

Sincerely,

*Deepak Somarajan*

Deepak Somarajan, Engineer III  
Development Review Team  
Office of Transportation Policy

M:\Subdivision\Deepak\Sketch Plan\ 320210040-United Therapeutics 242T\Letter\ 320210040-United Therapeutics 242T-Sketch Plan Letter.docx

cc: SharePoint\Correspondence Folder FY 21

cc-e:	Avi Halpert	Owner
	Ryan White	Rodgers Consulting, Inc
	William Kominers	Lerch, Early, and Brewer
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Marie LeBaw	MCDPS FRS
	Mark Terry	MCDOT DTEO
	Benjamin Morgan	MCDOT DPM
	Sandra Brecher	MCDOT OTP
	Beth Dennard	MCDOT OTP
	Rebecca Torma	MCDOT OTP



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 05-Mar-21  
**TO:** Frank Bossong - fbossong@rodgers.com  
Rodgers Consulting, Inc.  
**FROM:** Marie LaBaw  
**RE:** United Therapeutics Project 242T  
820210060

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **02-Mar-21**. 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.

BY: SAC FM: 43 DATE: 3/5/202

Signature: A. Halper

0 20 40 80 Feet

1:240

**820210060 United Therapeutics Project 242T**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

**“07-SITE-820210060-SP-06.pdf V2”** uploaded on/ dated **“2/17/2021”**,  
**“08-LL-820210060-L-01.pdf V2”** uploaded on/ dated **“2/17/2021”**.

The followings need to be addressed prior to the certification of site plan:

1. Please provide storm drain analysis along with drainage area maps that include contours and divides.
2. Access points on public roads:
  - a. The loading space should not project into ROW;
  - b. Truck turning should clear the refuge island and sidewalks;
  - c. Label pedestrian refuge island at minimum 5' wide (western driveway).

And, the followings need to be conditions of the certified site plan:

1. Address MCDOT- Commuter Services Section Transportation Demand Management comments:

The Applicant should be aware that although this Project is located on property immediately outside the current boundary of the Silver Spring TMD, in the event that boundary is adjusted in the future to include this property, the Project will be required to comply with applicable provisions of the Code, including assisting with achievement of the commuter goals of the TMD.

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