



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

February 7, 2022

Mr. Don Nelson, PE  
VIKA Maryland, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874

Re: Revision 1 to **COMBINED STORMWATER MANAGEMENT CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN** for Milestone Innovation Center at Milestone Center Drive  
Preliminary Plan #: 11987271D  
Site Plan #: 82001009G  
SM File #: 271616  
Tract Size/Zone: 44.33 ac  
Total Concept Area: 24.01 ac  
Zone: CR-2.0C, C-1.75, R-0.5, H1-125T  
Legal Description: Milestone Subdivision Parcels F, J, K, L, O and P/Block K to be resubdivided into Parcels AA, BB, CC, DD, EE, FF, GG, HH II, JJ with existing Parcel F (Milestone Center Drive) to remain  
Watershed: Crystal Rock/IV-P  
Little Seneca Creek/I-P  
Type of Development: Redevelopment

Dear Mr. Nelson:

Based on a review by the Department of Permitting Services Staff, the Combined Stormwater Management Concept/Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The project includes the removal of existing parking to allow for the construction of new buildings, garage and surface parking, private roads and drive aisles and the reconstruction of a central park. The project also includes the construction of a path within the Milestone Center Court right-of-way and one leading from the right-of-way to Ridge Road.

The stormwater management concept proposes to meet required stormwater management goals of Environmental Site Design to the Maximum Extent Practicable with Micro-bioretenion (some with Enhanced Filters), Permeable Concrete, and structural management for volume not treated in ESD measures in three existing Sand Filters (Assets # 23791, 13793 and 22032.) Sand Filter #2 will be modified to increase treatment capacity.

**This approval supersedes the approval granted on May 22, 2022.**



2425 Reedie Drive, 7<sup>th</sup> Floor, Wheaton, MD 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingervices](http://www.montgomerycountymd.gov/permittingervices)

This Concept includes the removal of existing stormwater management facilities that provide treatment for parking lots that will be demolished with this proposed development. Other facilities, providing treatment for existing buildings and other improvements, will remain.

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. Design details including location, safe placement, sizing, non-erosive conveyance, and constructability will be reviewed with those plans.
2. An engineered sediment control plan must be submitted for this development.
3. Drainage divides and areas that are dependent upon finite and correct parking lot grading are not reliable. Detailed Plan should incorporate other methods such as inlets, curb cuts and trench drains to collect and convey runoff to the ESD facilities. In locations where this cannot be achieved, the plan must indicate that an as-built of the parking lot will be performed prior to as-built approval.
4. Existing SWM easements for facilities that are to be removed must be terminated prior to plan approval.
5. Detailed Plan submission must include plumbing and roof plans to support the drainage areas and roof drain locations, size, material, and inverts. No condensation pipes will be permitted to outfall into microbioretention facilities. Internal parking garage drains must connect to sewer mains.
6. Detailed Plan submission must include a slope stability analysis for facilities adjacent to steep slopes. Plan must incorporate recommendations for construction methods and other special measures to ensure structure and slope stability.
7. The first submission must include proposed SWM easements for review and comment.
8. Detailed computations must demonstrate that the volume to be treated can be conveyed to the proposed ESD measures for credit to be claimed.
9. The Detailed Plan must utilize DPS guidance in affect at the time of review. All filtration media for manufactured best management practices must consist of MDE and/or DPS approved material.
10. The Detailed Plan submission must demonstrate that volume credit received in each Sand Filter is providing direct compensation for development with its drainage area. Compensation in one sand filter for treatment of impervious area generated in another will not be acceptable. Maximum credit established by this Concept cannot be exceeded at Detailed Plan.
11. Detail Plan must clearly delineate the limits of each Study Area to demonstrate coordination with the SWM computations.

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12. The existing sand filters must be functioning as designed to be utilized for this project. Maintenance may be needed to bring them to an acceptable condition.
13. Detailed Plan must demonstrate substantial compliance with the level and method of providing management shown on this concept. Plan must show impacts to drainage areas to existing SWM facilities.
14. Detailed Plan must demonstrate access to each facility for long term maintenance and inspection.
15. Detailed Plan must provide permeable concrete walks in Milestone Center Court ROW if feasible.

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 Mary Fertig at 240-777-6202 or at [mary.fertig@montgomerycountymd.gov](mailto:mary.fertig@montgomerycountymd.gov).

Sincerely,



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

cc: N. Braunstein  
SM File # 271616

Parcel AA - Surface Parking  
ESD: Required/Provided 4,772 cf / 5,149 cf  
PE: Target/Achieved: 2.0"/ 2.2"  
STRUCTURAL: TBD cf in SF-1  
3 MB with Enhanced Filter

Parcel CC - Building 5 and Garage B  
ESD: Required/Provided 42,052 cf / 39,384 cf  
PE: Target/Achieved: 2.0"/ 1.9"

STRUCTURAL: 4,342 cf / 4,342 cf in SF-1 and SF-2

17 MB, 10 with Enhanced Filter

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Parcel DD - Private Street Parcel

ESD: Required/Provided 9,199 cf / 0 cf

PE: Target/Achieved: 2.0" / 0.0"

STRUCTURAL: 9,313 cf / 9,313 cf in SF-1, SF-2 and SF-3

Parcel FF - Central Park Renovation

ESD: Required/Provided 6,033 cf / 3,198 cf

PE: Target/Achieved: 2.0" / 1.1"

STRUCTURAL: 2,872 cf / 2,872 cf in SF-1

Parcel GG - Surface Parking

ESD: Required/Provided 7,118 cf / 5,580 cf

PE: Target/Achieved: 2.0" / 1.6"

STRUCTURAL: 1,095 cf / 1,095 cf in SF-1

4 MB with Enhanced Filter

Parcel HH - Building 6

ESD: Required/Provided 21,891 cf / 8,562 cf

PE: Target/Achieved: 2.0" / 0.8"

STRUCTURAL: 13,096 cf / 13,096 cf in SF-2

Parcel II - Building 7 and Garage C

ESD: Required/Provided 22,339 cf / 21,381 cf

PE: Target/Achieved: 2.0" / 1.9"

STRUCTURAL: TBD in SF-3

10 MB with Enhanced Filter, Permeable Concrete Sidewalk

Milestone Center Court

ESD: Required/Provided 1,851 cf / 0 cf

PE: Target/Achieved: 2.0" / 0.0"

STRUCTURAL: 1,307 cf / 1,307 cf in SF-3

Ex. Parcel F

ESD: Required/Provided: 3,468 cf / 0 cf

PE: Target/Achieved: 2.0" / 0.0"

STRUCTURAL: 3,659 cf / 3,659 cf in SF-1