

ATTACHMENT D

DPS-ROW CONDITIONS OF APPROVAL

January 7, 2022

82001012E Traville Parcel N

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-BSITE-82001012E-C2.01.pdf V3” uploaded on/ dated **“1/5/2022”** and

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

1. Prior to issuance of the final U&O for Building B, the TMAg required under the previously amended site plan (82001012D Building A), must be amended to include Building B.
2. Future preliminary/ site plan amendments need to account for implementation of Master Planned Road B-18.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

January 11, 2022

Mr. Patrick La Vay, P.E.
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886

Re: **REVISED COMBINED PRELIMINARY AND
FINAL WATER QUALITY PLAN/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Traville Gateway Parcel N
Site Plan Amendment #: 820010120
SM File #: 286623
Tract Size/Zone: 18.17 acres/CRT-0.5. C-0.5
Total Concept Area: 18.17 acres
Lots/Block: Block A
Parcel(s): N
Watershed: Piney Branch SPA

Dear Mr. La Vay:

Based on a review by the Department of Permitting Services Review Staff, the Revised Preliminary/Final Water Quality Plan for the above-mentioned site is **acceptable**. The Revised Preliminary/Final Water Quality Plan proposes to meet required stormwater management goals via micro bioretention, a bioswale and existing structural measures including a dual cell surface sand filter and an extended detention dry pond that were previously designed to include the contributing drainage area from this portion of the site. This revision which is comprised of Phase 2 of the development will include 8 micro bioretention structures that will provide ESD for this phase of construction. This approval is for elements of the Water Quality Plan of which DPS has lead agency responsibility and does not include limits on imperviousness or buffer encroachments.

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. All micro bioretention structures are to provide 1' of stone enhancement below the underdrain pipe to promote groundwater recharge.
3. The drainage areas to the micro bioretention facilities may not exceed 20,000 square feet.
4. The proposed planter box micro bioretention structures shall not be a structural component of the proposed garage.
5. This revision supersedes the approval letter dated July 6, 2021.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

Mr. Patrick La Vay, P.E.
January 11, 2022
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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**. BMP monitoring fees will be required per Special Protection Area regulations.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The Revised Preliminary/Final Water Quality Plan 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 Water Quality Plan request shall be required.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,

Mark Etheridge

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

MCE: lmg

cc: N. Braunstein
SM File # 286623

ESD: Required/Provided 19,248 cf / 21,393 cf (Phase 2)
PE: Target/Achieved: 1.80"/2.0" (Phase 2)
STRUCTURAL: 1,403 cf
WAIVED: 0 ac.

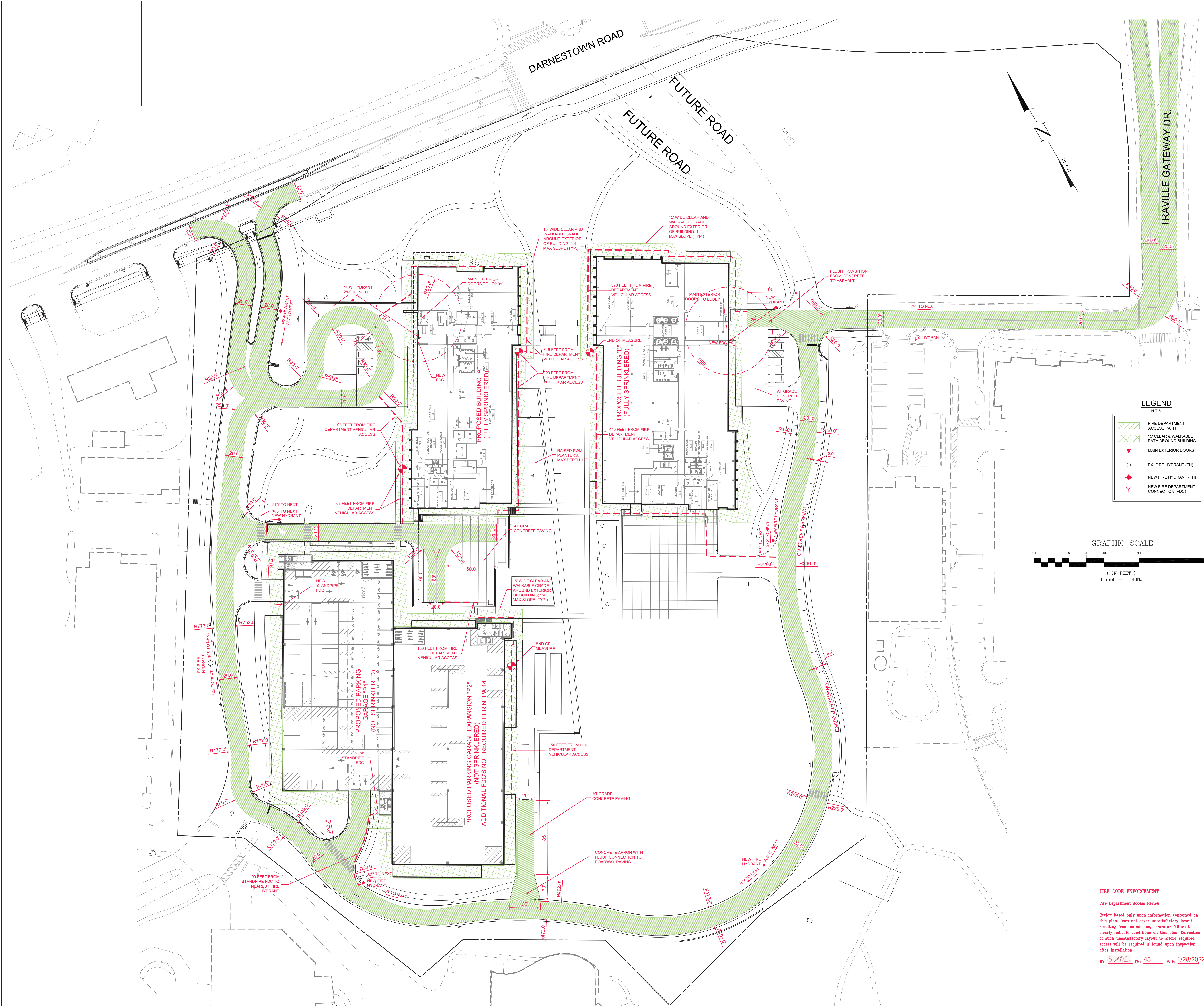


**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 28-Jan-22
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Traville Parcel N, Building A & B
82001012E

PLAN APPROVED

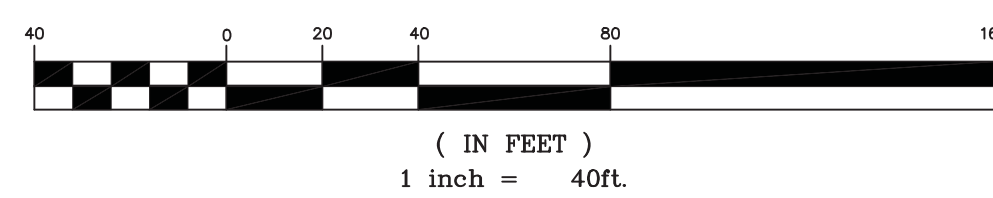
1. Review based only upon information contained on the plan submitted **28-Jan-22** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



LEGEND
N.T.S.

- FIRE DEPARTMENT ACCESS PATH
- 15' CLEAR & WALKABLE PATH AROUND BUILDING
- MAIN EXTERIOR DOORS
- EX. FIRE HYDRANT (FH)
- NEW FIRE HYDRANT (FH)
- NEW FIRE DEPARTMENT CONNECTION (FDC)

GRAPHIC SCALE



FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SAC PM: 43 DATE: 1/28/2022

KEY PLAN



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, L.C. No. 1690S Exp. Date: 04/01/2022.

REVISIONS

NO.	BY	DESCRIPTION	DATE
<div><div></div><div>ALEXANDRIA. ALEXANDRIA REAL ESTATE EQUITIES, INC. 9810-9840 DARNESTOWN ROAD TRAVILLE GATEWAY, PARCEL N BUILDINGS A & B ROCKVILLE, MD 20850</div></div>			
DRAWN BY	MSH	DATE	01/28/2022
PROJECT NO.	2020.111.12	SCALE	1" = 40'
DRAWING NAME	FIRE ACCESS PLAN		
FLOOR/SECTION	PHASE	DRAWING NO.	