

# ATTACHMENT D



## DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

August 31, 2022

Ms. Dawn Jorgenson, PE  
ESE Consultants, Inc.  
6731 Columbia Gateway Drive, Suite 120  
Columbia, MD 21046

Re: Revision to **SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Amalyn Bethesda  
Site Plan #: 82017017B  
SM File #: 281986 REV 1  
Tract Size/Zone: 74.83 ac / R-90  
Total Concept Area: 74.83 ac  
Parcel N495  
Watershed/Class: Cabin John Creek/I  
Type of Development: New Development

Dear Ms. Jorgenson:

Based on a review by the Department of Permitting Services Review Staff, the revision to the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via micro-bioretenion and bioswales. In addition, the concept proposes an underground storage facility with a control structure intended to reduce post developed 50-year runoff rate to 50-year predeveloped rate prior to its flow into an off-site downstream SWM facility. The concept proposes to use StormTrap or equivalent for quantity storage.

All items established with the original approval dated August 21, 2018, will need to be addressed **during** the final stormwater management design plan stage. In addition, the following condition will need to be addressed:

1. The horizontal and vertical location of the quantity control system between proposed dwelling units will be reviewed at final design.



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



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoem  
Director

Ms. Dawn Jorgensen, PE  
August 31, 2022  
Page 2 of 2

- This letter and the August 21, 2018 conditional approval letter, must appear on the final stormwater management design plan at its initial submittal.**

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**.

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.

Sincerely,

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

MCE: mmf

cc: N. Braunstein  
SM File # 281986 REV 1

ESD: Required/Provided 203826 cf / 205813 cf  
PE: Target/Achieved: 1.8"/1.8"  
STRUCTURAL: 0.0 cf  
WAIVED: 0.0 ac.  
Quantity Control – pre/post 50-year storm



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



---

---

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

---

---

**DATE:** 11-Apr-17  
**TO:** Frank Bossong - fbossong@rogers.com  
Rodgers Consulting, Inc.  
**FROM:** Marie LaBaw  
**RE:** WMAL Bethesda (Amalym Bethesda)  
120160290 820170170

---

**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **11-Apr-17** .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.

**\*\*\* Draft parking restrictions to be submitted at time of site plan \*\*\***

**\*\*\* 3/29/2018 Site Plan approval \*\*\***

**\*\*\* 10/26/2022 Amendment 82017017B \*\*\***

## DPS-ROW CONDITIONS OF APPROVAL

August 8, 2022

### **82017017B - Amalyn Bethesda (WMAL Bethesda)**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files:

**“07-BSITE-82017017B-003A.pdf V2”** uploaded on/ dated **“7/8/2022”** and

the following needs to be a condition of the certified site plan:

1. Approved construction drawings for ROW permit 373575 need to be revised and approved accordingly.



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher Conklin  
*Director*

November 10, 2022

Ms. Emily Tettelbaum, Planner III  
Midcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive  
Wheaton, MD 20902

RE: Preliminary Plan No. 12016029A  
Amalyn Bethesda - WMAL  
Amended Preliminary Plan

Dear Ms. Tettelbaum:

We have completed our review of the revised preliminary plan uploaded to eplans on October 18, 2022. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on August 16, 2022. We recommend approval of the plans subject to the following comments:

NOTE: All previous comments in our letter dated May 2, 2017, remain applicable unless modified below in this letter.

Significant Plan Review Comments

1. MCDOT requires a minimum 20' between garages and sidewalks to prevent vehicles from encroaching into the sidewalk. On the certified preliminary plan, clearly label and dimension the distance between the garage and sidewalk for Lots 15-20 along Greyswood Road.
2. MCDOT has reviewed and accepts the proposed, mid-block crossing on Greyswood Road adjacent to Lots 14 and 62.

Standard Plan Review Comments

3. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

**Office of the Director**

---

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*

Ms. Emily Tettelbaum  
Preliminary Plan No. 12016029A  
November 10, 2022  
Page 2

Thank you for the opportunity to review this preliminary plan and TIS. If you have any questions or comments regarding this letter, please contact me at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-2173.

Sincerely,

*William Whelan*

William Whelan  
Development Review Team  
Office of Transportation Policy

[SharePoint/transportation/directors office/development review/WhelanW/12016029A Amalyn Bethesda WMAL - MCDOT review letter 111022.docx](#)

Enclosures (1)

120160290 WMAL DOT Review Letter 050217

cc: Correspondence folder FY 2023

cc-e:	Doug Jorgenson	ESE Consultants
	Elwyn Gonzalez	MNCP&PC
	Sandra Pereira	MNCP&PC
	Oscar Yen	MCDOT DTEO
	Mark Terry	MCDOT DTEO
	Sam Farhadi	MCDPS RWPR