



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

February 17, 2023

Mr. Tsaiquan Gatling, Planner III  
Downcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission (M-NCPPC)  
2425 Reddie Drive  
Wheaton, Maryland 20902

RE: Preliminary Plan No. 120230040  
The Diener School  
Preliminary Plan Letter  
Traffic Impact Study (TIS)

Dear Mr. Gatling:

We have completed our review of the preliminary plan uploaded on eplans dated January 20, 2023, and the revised TIS dated January 20, 2023, submitted by Gorove Slade. A previous plan was reviewed by the Development Review Committee at its December 6, 2022, meeting. The subject property is fronting the public street maintained by Maryland State Highway Administration (MDSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the traffic signal, sidewalk, bus stop, bus shelter, or shared use path. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide the following recommendations about the subject property per the review of the preliminary plan and TIS for the attention of the concerned agencies.

**Plan Review Comments**

1. We defer to MDSHA for improvements along Old Georgetown Road (MD-187).
2. The proposed driveway entrances to be of minimum width to accommodate the Design/Emergency Vehicles. Ensure curve radii are as small as practicable to accommodate target design vehicles as per the Complete Streets Design Guide, without intrusion into bicycle or pedestrian travelways.
3. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
4. **Storm Drain Analysis:** We defer to MDSHA for review and approval.
5. **Sight Distance:** We defer to MDSHA for review and approval.

**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*

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

#### TIS Comments

1. We agree with the consultant's findings for the motor vehicle, bicycle, pedestrian and transit adequacies.
2. The report includes the off-site improvements of installing one Real Time Information display at an existing bus stop with a shelter. We reviewed this proposal and at this time we don't think it's feasible to install the RTI as we are in the process of finding a vendor and signing the contract. Therefore, we recommend that the applicant make a payment of \$19,713 which is less than the proportionality guide of \$22,622 into the MCDOT CIP Project [P509325 ADA Compliance](#) at the time of issuance of the first building permit to comply with the LATR guidelines for the mitigation elements for Deficiency items 17 and 18 (updating curb ramps at the intersection of Charles Street at Old Georgetown Road).
3. We agree with the applicant's proposal to install a street light head on an existing utility pole along the site frontage.
4. We defer to MDSHA for improvements maintained by MDSHA.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or at (240) 777-7170.

Sincerely,

*Deepak Somarajan*

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

Mr. Tsaiquan Gatling  
Preliminary Plan No. 120230040  
February 17, 2023  
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cc-e:	Dylan Macro	MHG.
	Francoise Carrier	Bregman, Berbert, Schwartz & Gilday
	Katie Wagner	Gorove Slade
	Maribel Wong	Gorove Slade
	Kwesi Woodroffe	MDSHA District 3
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Katherine Mencarini	MNCPPC
	Rebecca Torma	MCDOT OTP

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May 24, 2023

Ms. Katie Wagner  
Gorove/ Slade Associates, Inc.  
1140 Connecticut Avenue NW, Suite 600  
Washington, DC, 20036

Dear Ms. Wagner:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by Gorove/ Slade Associates, Inc, for the Diener School – SHA Tracking #22-AP-MO-035-xx in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete, and we are pleased to respond.

- Proposed access 36,783 square foot school facility is via two (2) existing curb cuts along MD 187.
- The following intersections were analyzed under existing, background and future conditions:
  - Old Georgetown Road (MD 187)
  - I-495 / Capital Beltway
  - Beech Avenue
  - Spruce Tree Avenue
  - Alta Vista Road
  - W. Cedar Lane
  - Oakmont Avenue
- The report concludes that the study intersections will continue to operate at acceptable levels of service under future conditions.

SHA conditionally approves this project as long as the conditions mentioned in the revised Transportation Management Plan (TMP) are adhered to.

Ms. Wagner  
SHA Tracking No.: 22-AP-MO-035-xx  
Page 2 of 2  
May 24, 2023

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit one (1) set of the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to our online submission page <https://mdotsha.force.com/accesspermit>. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at [KWoodroffe@mdot.maryland.gov](mailto:KWoodroffe@mdot.maryland.gov).

Sincerely,



Derek Gunn,  
District Engineer, District 3, SHA

DG/ts

cc: Yeshitla Argaw, SHA – TDSD  
Scott Holcomb, SHA – TFAD  
Joseph Moges, SHA – D3 Traffic  
Alvin Powell, SHA – D3 Traffic  
Urooj Zafar, SHA – Project Development  
Katherine Mencarini, Montgomery Planning  
([Katherine.mencarini@montgomeryplanning.org](mailto:Katherine.mencarini@montgomeryplanning.org))

Attachments:

- Transportation Management Plan (revised 5/23/23)

## TECHNICAL MEMORANDUM

To: Katie Mencarini  
Cc: Kathy Chumas  
Laurie Aaronson  
Francoise Carrier  
From: Maribel Wong  
Katie Wagner, PE, PTOE  
Date: May 23, 2023  
Subject: Diener School at 9312 Old Georgetown Road Revised Transportation Management Plan  
Conditional Use Application No. 23-06 and Preliminary Plan Application No. 120230040

Montgomery County Planning Department  
The Diener School  
The Diener School  
BBS&G

### Introduction

The following document includes the transportation management strategies to be employed by the Diener School as part of the proposed relocation to 9312 Old Georgetown Road in Bethesda, Maryland. The project is under review as part of Conditional Use Application No. 23-06 and Preliminary Plan Application No. 120230040.

### Project Overview

As part of the proposed project, the Diener School proposes to renovate and expand an existing building at 9312 Old Georgetown Road to serve as its new location. This will be done in two (2) phases.

Phase 1 will renovate the existing 25,783 square foot building, install a new circulation pattern on the existing internal road network, and establish the student pick-up/drop-off zone on the south side of the school. Site parking for faculty, staff, and visitors is available in a total of 65 surface spaces along the school loop around the school building, behind the school building and along the front driveway during Phase 1. Phase 2 includes the addition of an 11,000 square foot gymnasium. Phase 2 parking is available in 46 parking spaces total distributed along the school loop and front driveway. The facility is proposed to support an enrollment of up to 120 students in kindergarten through 8<sup>th</sup> grade with up to 57 teachers and staff. The school anticipates that enrollment and staffing may not reach the maximums assumed for purposes of the submitted LATR, and that an increase in non-vehicular modes of travel to/from the school may follow the move to the new site, which has increased access to transit and protected bicycle facilities compared to the existing campus location at 11701 Danville Drive in North Bethesda, MD. The LATR analysis was based on a staff size of 66 teachers and faculty as a conservative measure. The Applicant has determined that a staff size of 57 is a more realistic estimate of the maximum number of staff that will be needed if enrollment should rise to 120 students.

The Diener School will implement a comprehensive Transportation Management Plan (TMP) for operations at the new location, expected to open in the Fall of 2024.

This TMP was prepared to accomplish the following goals of the Diener School:

1. Manage the flow of traffic at the two (2) site driveways in a manner that allows efficient traffic movements into and out of the School with minimal impact to the surrounding transportation network.
2. Ensure that circulation on site is conducted in an organized, safe, and efficient manner that supports and accommodates pick-up/drop-off activity and associated queueing on-site without queueing on Old Georgetown Road.

3. Minimize, wherever reasonably possible, the volume of vehicles coming to and from the Diener School so as to support goals 1 and 2 above.
4. Establish a threshold and timeline for a Follow-Up Report that reviews conditions and if necessary, identifies additional strategies to address transportation concerns related to delays, queues, and safety at the School access points, eastbound Spruce Tree Avenue at Old Georgetown Road, and eastbound and westbound Alta Vista Road at Old Georgetown Road.

The implementation of the TMP is part of the Applicant's commitment to minimize any potential impact to Old Georgetown Road. The proposed TMP is also consistent with the results of the capacity and queueing analyses included in the LATR. The LATR analyses results indicate the proposed conditions at the project site exhibit efficient circulation within the internal site and queues will not spill back onto Old Georgetown Road.

## School Operations Overview

Established in 2007, the Diener School offers individualized and personalized multisensory instruction to students in kindergarten through 8<sup>th</sup> grade. Teacher hours are between 7:45 AM to 3:45 PM. The student school day begins at 8:00 AM with a 3:00 PM dismissal.

The school intends to open the new facility with its current complement of 39 staff members and expects to grow to 100 students and 50 staff members over the next 10 years. The maximum staff size expected to support an enrollment of 120 students is 57. The submitted LATR is based on a potential ultimate expansion up to 120 students and 66 staff members to present a conservative analysis of the potential impact.

### Before/After School Programming

The Diener School offers before school and after school programs that include private tutoring, therapy sessions, and after school clubs. Before school individual sessions begin at 7:00 AM and after school sessions run between 3:00 and 5:00 PM. Enrollment in the before and after school private sessions is limited. The school also offers after school clubs between 3:00 and 4:00 PM. Enrollment and participation in after school clubs varies and will not exceed 50 students and 20 staff at the Old Georgetown Road location.

### School Bus Operations

The Diener School operates a bus program with two (2) routes providing transportation to students from nearby neighborhoods in Maryland, Washington, D.C, and Virginia. Buses arrive on campus before 8:00 AM and depart shortly before 3:00 PM.

### Summer Programs

During the summer months, the Diener School offers summer camp and private therapy/tutoring to a small number of students. The Diener School proposes a maximum summer camp enrollment of 65 students with 32 staff members.

### Special Events

The Diener School hosts a number of school-day events, after-hours weekday events, and weekend events with participation that ranges from small groups to the entire school community. These events include Grandparents' Day, graduation ceremonies, Back to School Night, a middle school Valentine's Dance, Summer Playdates, etc. Events are held both in indoor and outdoor spaces on-site. Special events operating measures will be implemented to ensure impact to the community is minimized.

### Parking

Phase 1 includes 65 parking spaces. Phase 2 includes 46 parking spaces after the building addition.

## Transportation Management Plan (TMP)

The TMP for the Diener School includes four (4) components: (1) the minimization of vehicular traffic; (2) the management of on-site traffic; (3) special events operations; and (4) timeline and threshold for a Follow-Up Report.

The plan includes efforts to encourage carpooling and the use of the school bus service to minimize vehicular traffic in terms of both 1) total volume and 2) volumes during the roadway peak hours. The management of on-site traffic includes measures and policies to optimize vehicle circulation; the monitoring of on-site traffic flow, including carpool drop-off/pick-up procedures; and the education of families and staff commuting to and from the Diener School.

### **Transportation Coordinator**

The School will designate a Transportation Coordinator to oversee the implementation of the TMP and the advancement of strategies that optimize circulation on site for the benefit of the members of the Diener community, surrounding neighbors, and the general traveling public. This plan will be reviewed and updated on an as needed basis.

The Transportation Coordinator will also oversee outreach and education efforts to ensure Diener families, staff, and visitors are aware of the transportation management measures designed to make the trip to and from the Diener School a pleasant experience.

The Transportation Coordinator will consider additional measures if traffic problems exist following the implementation of the TMP. Staggered pick-up/drop-off times will also be considered by the School if queuing on site becomes an on-going issue.

### **TMP Outreach and Education**

A clause will be included in the enrollment and registration materials signed by parents stating that compliance with the Transportation Management Plan is required. Regular parent communications will highlight the following:

- Parents are not allowed to park in neighborhood roads to walk their students to/from school.
- Blocking traffic by queuing on Old Georgetown Road is prohibited.
- Pick-up/Drop-offs on Old Georgetown Road are prohibited.

### **Minimization of Vehicular Traffic**

The Diener School will implement the following strategies to minimize overall traffic generation:

#### **Student Families Carpooling**

- The Diener School's Transportation Coordinator will direct efforts to encourage, coordinate, and maintain carpools for enrolled students.
- The Transportation Coordinator is authorized to undertake the following steps to encourage and support carpooling at the Diener School:
  - In the informational communications to parents that address enrollment details, include an electronic response form to address carpool needs.
  - The Transportation Coordinator will collect responses and work with administrative personnel to determine what assistance can be provided or recommended to participating and interested families.
  - The Transportation Coordinator will maintain a list of carpools as well as a list of those who have shown an interest in forming or joining a carpool and periodically review the list for carpooling opportunities.
  - Families will be encouraged to carpool whenever possible. They will be reminded that the School's Transportation Coordinator is available to assist in addressing carpool and transportation concerns.
  - In addition to the above, the Diener School will promote and encourage carpooling in the following:
    - School weekly electronic newsletters.
    - Enrollment and registration packets and materials sent to parents.



## School Bus Transportation

The School is dedicated to encouraging travel by bus and will promote the school bus program with the following:

- Parents will be notified of bus routes and schedules during registration. Families will be encouraged to participate in this program in communications to parents sent by the School.
- The School will continue its efforts to establish new school bus routes where sufficient ridership can be attained and to increase ridership for existing routes.
- The School will undertake the following steps to increase awareness of the Diener School bus travel to and from the School:
  - Include information about the bus program in all summer electronic newsletters and in periodic e-mailings to parents throughout the school year
  - Lead a discussion/send survey headed by the Transportation Coordinator to investigate ways to increase bus ridership.

## Staff and Faculty Incentives

The School will offer the following incentives to reduce single-occupancy travel for staff and teachers:

- Provide a minimum of three (3) conveniently located parking spaces reserved for carpools.
- Provide bicycle parking in a secure and easily accessible area for faculty and staff.
  - Six (6) short-term bicycle parking spaces will be provided in convenient locations and five (5) long-term bicycle parking spaces will be provided in a secure location and facility within the existing building.
- Participate in the SmartBenefits Program or equivalent to allow employees to set aside up to \$300/month in pre-tax funds (or current amount legally allowed under Federal law) through their paycheck deductions for transit or vanpool expenses.
- Distribute information on the Guaranteed Ride Home (GRH) program available to commuters who do not drive to work.
- Provide information packages to every staff member at the beginning of the academic year and throughout the year in regular staff communications on the available transit/carpool incentives to promote alternative modes of transportation to and from the school.

## Management of On-Site Traffic

The School will implement operational and circulation policies to maintain efficient traffic flow on campus that avoids potential queueing through the public right of way. Management of traffic flow and on-campus circulation will have both physical and human components.

## Traffic Management Tools

- The Diener School will implement a pick-up/drop-off plan with a designated pick-up/drop-off zone and circulation pattern to maximize vehicle queueing stacking capacity.
- The pick-up/drop-off plan, circulation pattern, and any other relevant information associated with minimizing transportation impact, including the restrictions listed below, will be shared with families every semester and reminders will be included in periodic electronic newsletters.
  - Pick-up/drop-off activity outside of the school grounds will be prohibited.
  - Blocking traffic on Old Georgetown Road is prohibited under all circumstances. A Staff member will also be located on the school property near the entrance to wave vehicles to the front school loop in order to prevent spillover onto Old Georgetown Road. In the event that there is no capacity to accommodate additional vehicles on-site, arriving vehicles will be waved away to return once there is additional capacity. Parents will be made aware of this policy to

ensure parents know when they are being waved to the front school loop or away to return once the queue lengths on-site have subsided.

- The School will ensure families are aware of these restrictions during orientation and in enrollment and registration materials signed by parents.
- The Diener School pick-up/drop-off plan will be monitored to optimize the number of staff assisting at the pick-up/drop-off zone and staff located throughout the site along the school loop so as to ease congestion, promote pedestrian safety, and prevent traffic backup on adjacent roadways.

### Human Controls

- The School will rely on teacher and staff participation during the morning drop-off and afternoon pick-up to facilitate traffic movement on-site.
- The School will position staff members at appropriate places on site to minimize delays, facilitate efficient circulation flow, and prevent traffic backup on Old Georgetown Road.
- In the event of queues that reach Old Georgetown Road, staff members will direct vehicles to use the front school loop/driveway.
  - Vehicles will be advised to not circle on neighborhood streets.

### Special Events Operations

During special events, the School will provide a valet parking service to optimize the parking capacity onsite. With valet parking operations in place, approximately 114 valet parking spaces total will be available onsite during phase 1 and approximately 87 valet parking spaces total will be available onsite during phase 2.

The School's events scheduler and Transportation Coordinator will ensure that activities on campus are organized so that they avoid traffic movements during peak hours to the extent reasonably possible.

If additional parking is anticipated to be needed, the School will arrange off-site parking at nearby facilities and/or shuttles will be provided to nearby Metro Stations.

### Follow-Up Report

In coordination with Staff from MDOT SHA, MCDOT, and the Montgomery County Planning Department, the School commits to conduct a Follow-Up Report to evaluate delays, queues, and safety at the following locations:

- School ingress and egress points
- Westbound Spruce Tree Avenue at Old Georgetown Road
- Eastbound and westbound Alta Vista Road at Old Georgetown Road

The objective of the Follow-Up Report will be to determine whether the proposed School operations result in a measurable increase in delays and queues at the locations listed above. This will be done by comparing traffic volumes analyzed in the 2022 LATR, before the Diener school relocates to the Old Georgetown Road facility, and after the proposed relocation. A review of crash data at the listed locations will also be included in the Follow-Up Report. If necessary, the Follow-Up report will also include potential mitigation measures to address delays, queueing, and/or safety concerns at the locations listed above.

The report will be submitted to MDOT SHA, MCDOT, Montgomery County Planning Department, the Maplewood Citizens' Association, and the Wyngate Citizens' Association within 12 months of the school's opening.



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

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**DATE:** 20-Mar-23  
**TO:** Stephen Crum - [scrum@mhgpa.com](mailto:scrum@mhgpa.com)  
Macris, Hendricks & Glascock  
**FROM:** Marie LaBaw  
**RE:** The Diener School - Phase 1 & 2  
120230040

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **20-Mar-23**. 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.



March 16, 2023

Marie LaBaw, PhD, P.E.  
Montgomery County Department of Permitting Services  
Zoning, Well and Septic and Code Compliance  
2425 Reddie Drive, Seventh Floor  
Wheaton, MD 20902

Re: Fire Department Apparatus Access Plan  
Scope of Work  
The Diener School  
9312 Old Georgetown Road  
MHG Project No. 2022.181.11

Dr. LaBaw:

On behalf of our Client, The Diener School, we are submitting this letter describing the scope of work associated with the Fire Department Apparatus Access Plan for the above referenced property.

The subject property is approximately 2.5 acres and is currently developed with a two-story office building, as well as surface parking distributed around the perimeter of the site and in two parking lots behind the building. There are two access points to the subject along Old Georgetown Road, linked by a semi-circular drive aisle that wraps around the building and parking areas.

The applicant is currently going through a new conditional use approval to convert the existing two-story office into a Private Educational Institution as well as the future construction of a two-story gymnasium addition to the rear of the existing building. The project will be constructed in two phases to allow the applicant to occupy the building as soon as possible, while they continue fundraising for the full site build-out.

Phase 1 will include a full interior renovation of the existing building. Changes to the exterior of the site in Phase 1 are minimal with a focus on the area between the existing building and Old Georgetown Road. Most of the existing parking in the front of the building will be removed and replaced with stormwater management facilities, landscaping, a new ADA complaint pedestrian path from the public right-of-way and a new asphalt shared use path along Old Georgetown Road. Additional Phase 1 improvements include removal of a metal storage building on the south side of the existing building to accommodate a new play area, re-striping of existing parking spaces and drive aisles and a new waterline upgrade to accommodate a new sprinkler system to be installed as a part of the Phase 1 full interior renovation. The two existing access points along Old Georgetown Road are to remain.

The applicant expects to be able to build the Phase 2 improvements within the next five to seven years, which will include a new 11,000 square foot gymnasium addition at the rear of the site, connected to the main school building by a breezeway. The addition will have two stories and will be part of the overall building per the International Building Code (IBC). Phase 2 improvements will also include

Marie LaBaw, PhD, P.E.  
Montgomery County Department of Permitting Services  
The Diener School  
Fire Department Apparatus Access Plan  
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additional outdoor educational space and additional outdoor play space, new stormwater management facilities and storm drain, regrading and repaving of the drive aisles and parking spaces, new sidewalks and new landscaping. The two existing access points along Old Georgetown Road will also remain in Phase 2.

The scope of work of Phase 1 described above does not adversely impact the Fire Departments Access to the site or existing building and will generally improve the existing conditions onsite with the addition of a new sprinkler system, upgraded water line and new fire hydrant. Additionally, the future Phase 2 improvements will further improve the site conditions by regrading the site and providing a new drive aisle around the site, while maintaining the existing access points along Old Georgetown Road

Given the items outlined above, we request your approval of the Fire Department Apparatus Access Plan and associated letter outlining the scope of work for the above reference project. Thank you in advance for your review of this request.

If any additional information is required or questions arise, please contact us at your convenience. Should you have any questions or comments, please feel free to contact me.

Sincerely,



Stephen E. Crum, P.E.



Digitally signed by Stephen Crum  
Date: 2023.03.17 06:16:59-04'00'

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.  
License No. 16905, Expiration Date: 04/21/2024

**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 FM: 43 DATE: 3/20/2023







DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

June 5, 2023

Mr. Jeremiah Swenson  
Macris, Hendricks & Glascock, PA  
9220 Wightman Road  
Suite 120  
Montgomery Village, MD 20886

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
The Diener School  
9312 Old Georgetown Road  
Preliminary Plan #: 120230040  
Conditional Use Site Plan CU202306  
SM File #: 288752  
Tract Size/Zone: 106,613 sf/2.45 Ac./R-60  
Total Concept Area: 85,273 sf/1.96 acres  
Parcel(s): P268, 1 and 2  
Watershed: Rock Creek/Class I  
Type of Development: Redevelopment

Dear Mr. Swenson:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of micro-bioretenion, and a storm filter for volume not able to be treated in ESD measures. The project will be constructed in two phases. Phase 1 will meet full stormwater management requirements independently from Phase 2.

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. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.



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



Mr. Jeremiah Swenson  
June 5, 2023  
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5. Stormwater Management for improvements in the SHA right-of-way are not reviewed by DPS. However, any stormwater management required by SHA must be included on the final design plans submitted to DPS.
6. At the final design stage, provide documentation from SHA that the downstream public storm drain is adequate.
7. All underground facilities are required to comply with Water Resources Technical Policy No. 4 regarding access requirements.
8. Profiles and cross-sections drawn to scale will be required for each micro-bioretenion planter box at the final design stage.
9. Pretreatment for the Storm Filter must be provided at the final design stage in accordance with MDE and DPS requirements.

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 Sherry Mitchell at 240-777-5206 or [sherryl.mitchell@montgomerycountymd.gov](mailto:sherryl.mitchell@montgomerycountymd.gov).

Sincerely,

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

cc: Neil Braunstein  
SM File # 288752

Phase 1  
ESD: Required/Provided 9,293 cf / 8,976 cf  
PE: Target/Achieved: 2.00"/1.93"  
STRUCTURAL: 707 cf  
WAIVED: N/A cf.

Phase 2  
ESD: Required/Provided 3,072 cf / 2,540 cf  
PE: Target/Achieved: 1.80"/1.49"  
STRUCTURAL: 707 cf  
WAIVED: N/A cf.