



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

June 27, 2025

Mr. Jeremiah Swenson
Macris, Hendricks and Glascock, P.A.
9220 Wightman Rd, Suite 120
Montgomery Village, MD, 20886

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
11900 Parklawn Dr
Preliminary Plan #: N/A
Site Plan: 820250070
SM File #: 297705
Tract Size/Zone: 2.15 ac. / ILF-1.0 , H-55
Total Concept Area: 2.21 ac.
Lots/Block: Lot 6
Parcel(s): N357
Watershed: Lower Rock Creek
Redevelopment (Yes/No): Yes

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 Planter Box Micro Bio-retentions, and Modular Wetlands.

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 project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. All underground storage must be designed in compliance with the DPS Underground Detention Facilities Guidelines.

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**.



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

Mr. Swenson
June 27, 2025
Page 2 of 2

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 Elvina Newton Tryer at 240-777-6342 or Elvina.NewtonTryer@montgomerycountymd.gov.

Sincerely,

Mark Etheridge

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

cc: Neil Braunstein
SM File # 297705

ESD: Required/Provided 9,419 cf / 9,525 cf
PE: Target/Achieved: 1.8"/1.82"
STRUCTURAL: n/a cf
WAIVED: n/a cf.

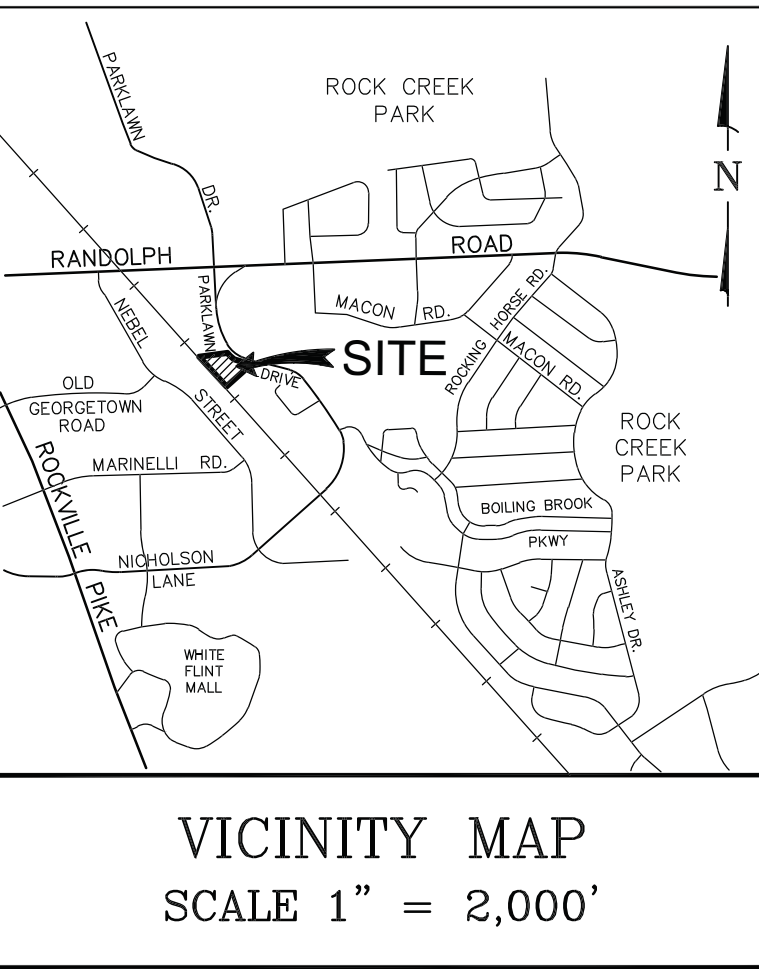


Department of Permitting Services
Fire Department Access and Water Supply Comments


DATE: 20-Jun-25
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Parklawn Self Storage
820250070

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **19-Jun-25** .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	
	APPARATUS ACCESS MOVEMENT
	15' CLEAR AND WALKABLE GRADE AROUND BUILDING
	MAIN EXTERIOR DOORS
	ACCESS PATH LENGTH
	BUILDING FACADE WITH NO WINDOWS OR STOREFRONT WINDOW SYSTEM



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0840
www.mhga.com

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STATE OF MARYLAND
PATRICK LA VAY
35186
DIGITALLY SIGNED BY Patrick La Vay
Date: 2025.06.17 15:29:58-0400

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, Lic. No. 35186 Exp. Date: 01.05.2026

PREPARED FOR:
ARCLAND
P.O. BOX 25523
WASHINGTON D.C. 20027
(202)818-9265
ANTHONY@ARC.LAND

REVISIONS		
NO.	DESCRIPTION	DATE

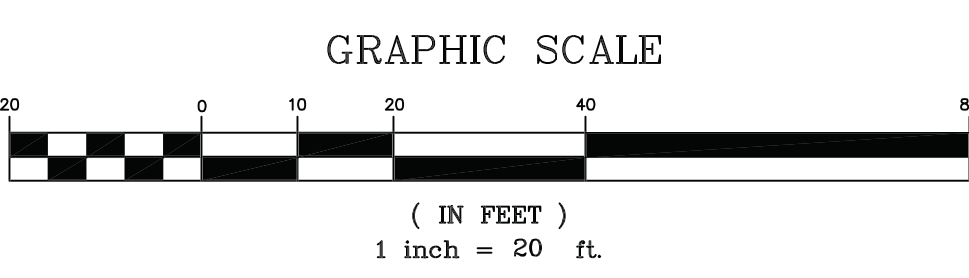
TAX MAP HQ122 WSSC 219NW55
PLAT 9530
4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

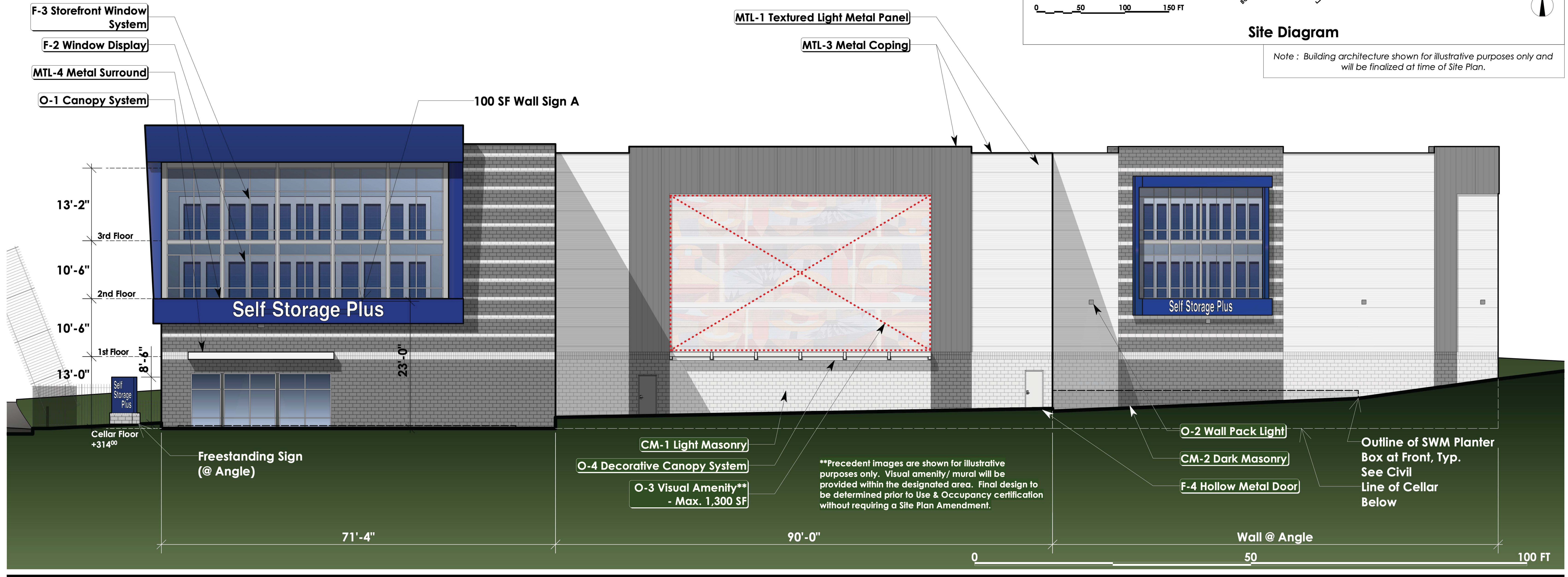
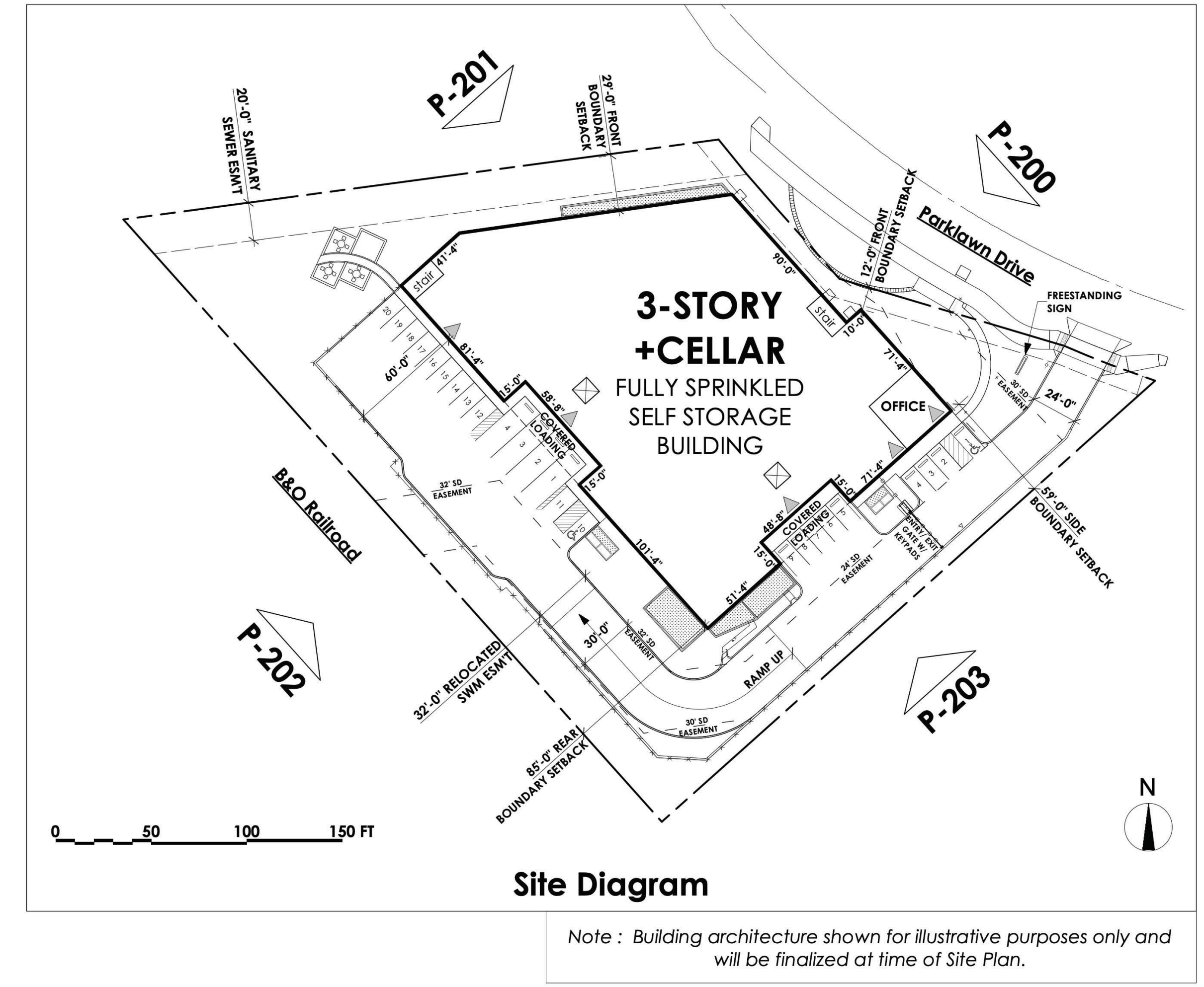
LOT 6
NORTH BETHESDA INDUSTRIAL CENTER

PROJ. MGR	DCM
DRAWN BY	DCM
SCALE	1"= 20'
DATE	06-17-2025

SITE PLAN
820250070
FIRE DEPARTMENT ACCESS PLAN
SP2.40
PROJECT NO. 23.193.21
SHEET NO. OF

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: S.A.C. PM: DPS DATE: 6/20/2025





P-200 Building Elevation facing Parklawn Dr. (NE)
Parklawn Self Storage

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250070 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.
DEVELOPER: ARCLAND PROPERTY COMPANY, LLC - STEVE CRATIN
COMPANY: CONTACT PERSON
ADDRESS: 1055 THOMAS JEFFERSON ST. NW, SUITE 250, WASHINGTON, DC 20007
PHONE: (202) 809-1290
EMAIL: NANA@ARC.LAND
SIGNATURE: _____

REVISIONS		
NO.	DESCRIPTION	DATE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

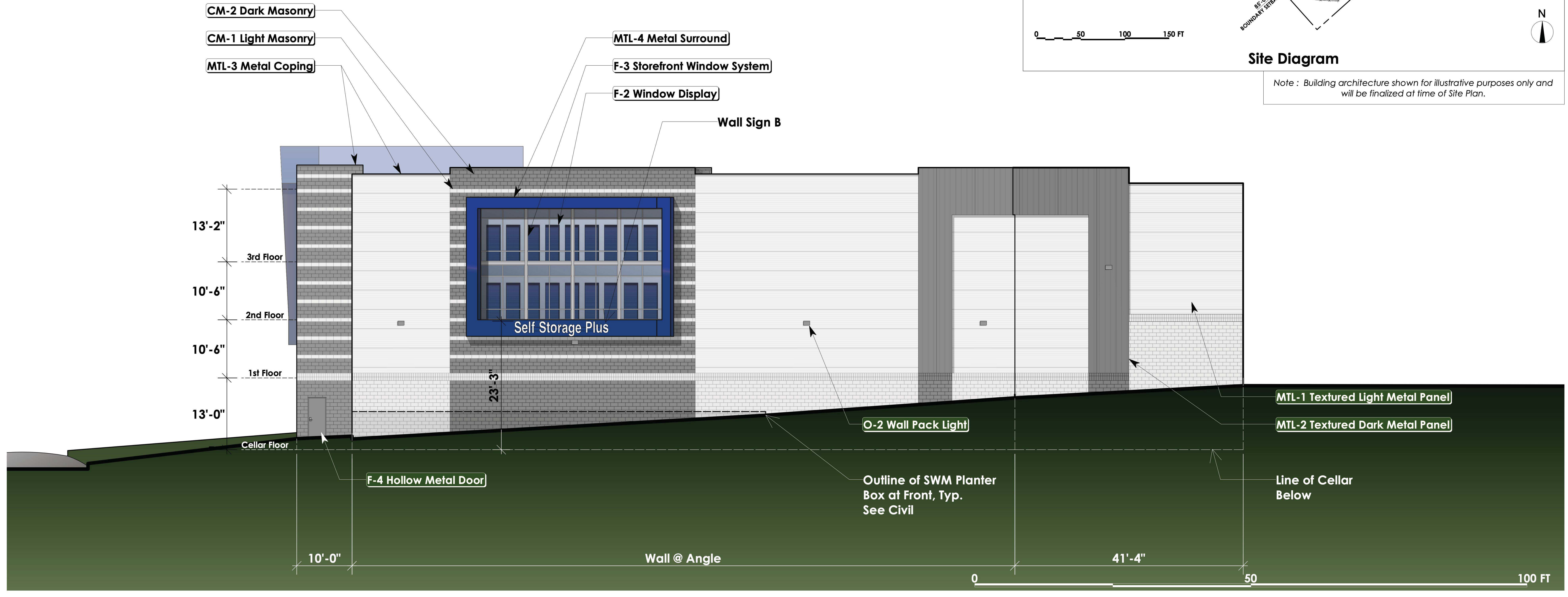
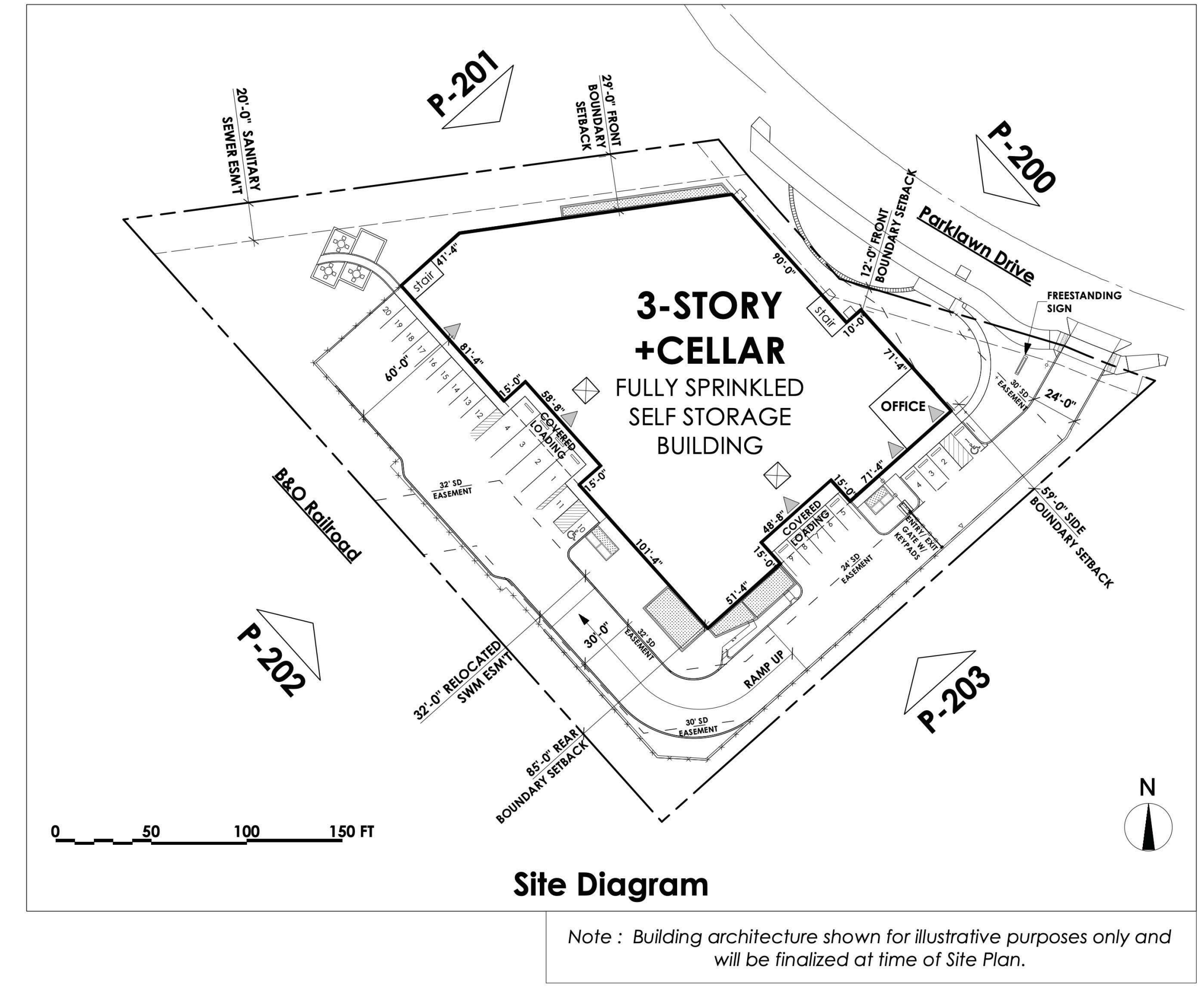
**LOT 6
NORTH BETHESDA
INDUSTRIAL CENTER**

PROJ. MGR RB
DRAWN BY SR
SCALE AS SHOWN
DATE 04.24.25

SITE PLAN APPROVAL SUBMISSION
APPLICATION # 820250070

Building Elevation
Facing Parklawn Dr.
(NE)

P-200
PROJECT NO. 23.193.21
SHEET NO. 7 OF 12



P-201 Building Elevation facing Adjacent Property (NW)
Parklawn Self Storage

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250070 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER: ARCLAND PROPERTY COMPANY, LLC STEVE CRATIN
COMPANY: CONTACT PERSON

ADDRESS: 1055 THOMAS JEFFERSON ST. NW, SUITE 250, WASHINGTON, DC 20007

PHONE: (202) 809-1290
EMAIL: NANA@ARC.LAND

SIGNATURE: _____

REVISIONS		
NO.	DESCRIPTION	DATE

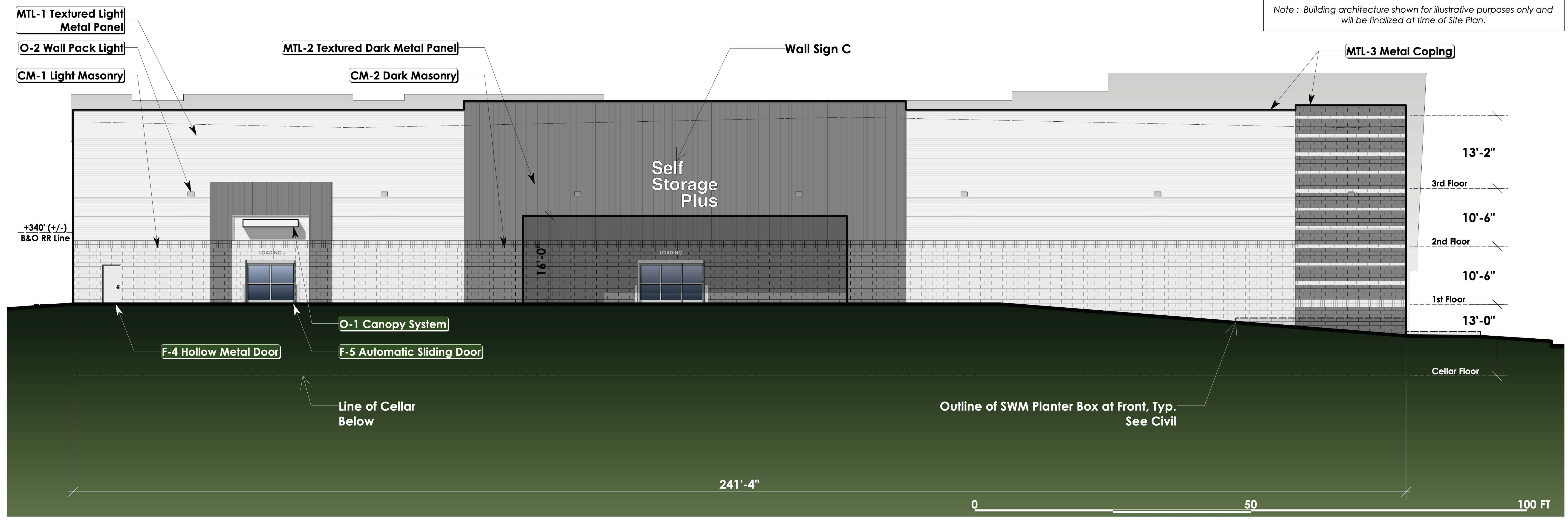
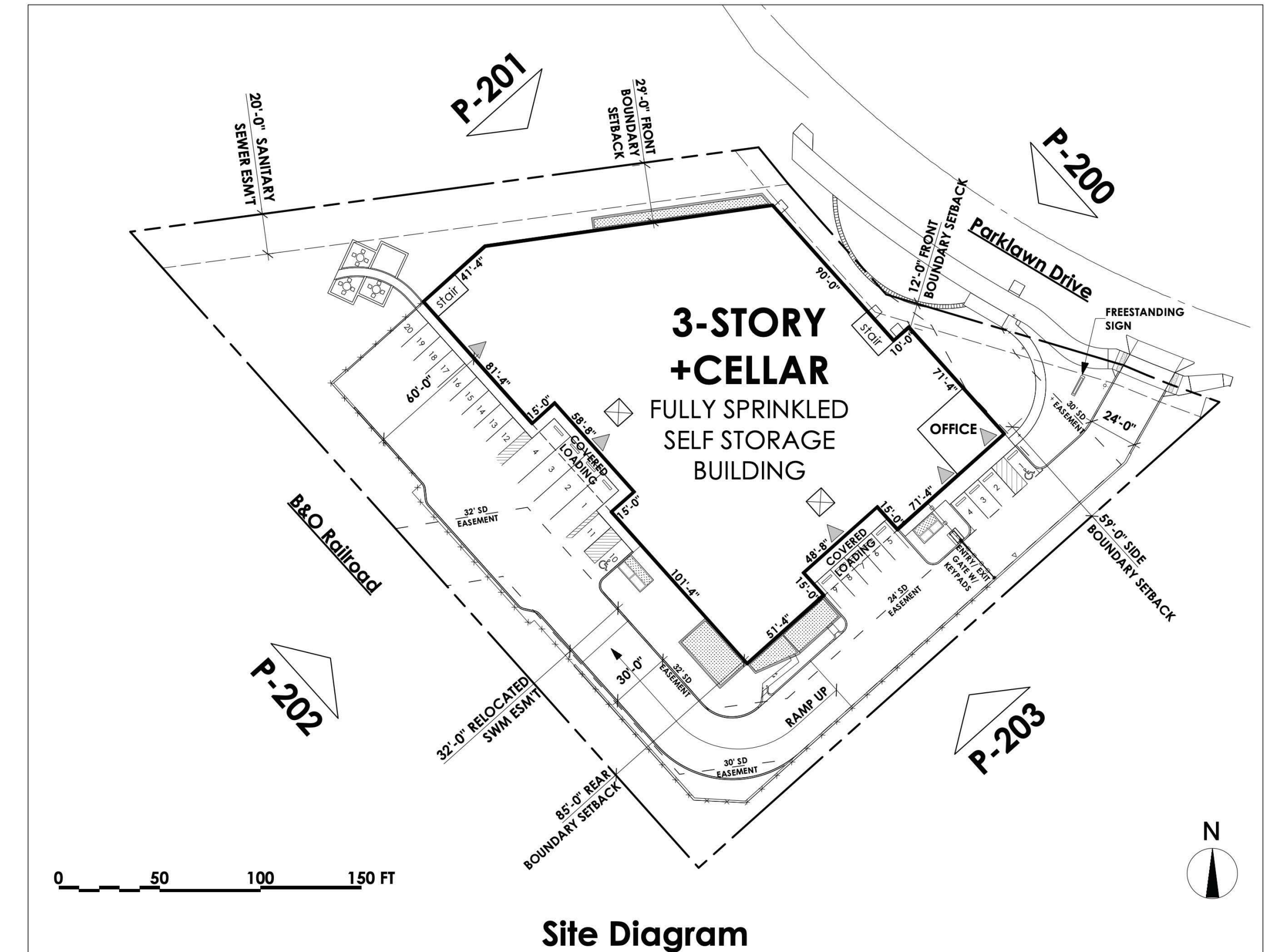
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 6
NORTH BETHESDA
INDUSTRIAL CENTER

PROJ. MGR RB
DRAWN BY SR
SCALE AS SHOWN
DATE 04.24.25

SITE PLAN APPROVAL SUBMISSION
APPLICATION # 820250070

Building Elevation
Facing Adjacent
Property (NW)



P-202 Building Elevation facing Railroad (SW)

Parklawn Self Storage

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250070 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER: ARCLAND PROPERTY COMPANY, LLC STEVE CRATIN

COMPANY CONTACT PERSON

ADDRESS: 1055 THOMAS JEFFERSON ST. NW, SUITE 250, WASHINGTON, DC 20007

PHONE: (202) 809-1290

EMAIL: NANA@ARC.LAND

SIGNATURE: _____

REVISIONS		
NO.	DESCRIPTION	DATE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 6
NORTH BETHESDA
INDUSTRIAL CENTER

PROJ. MGR RB

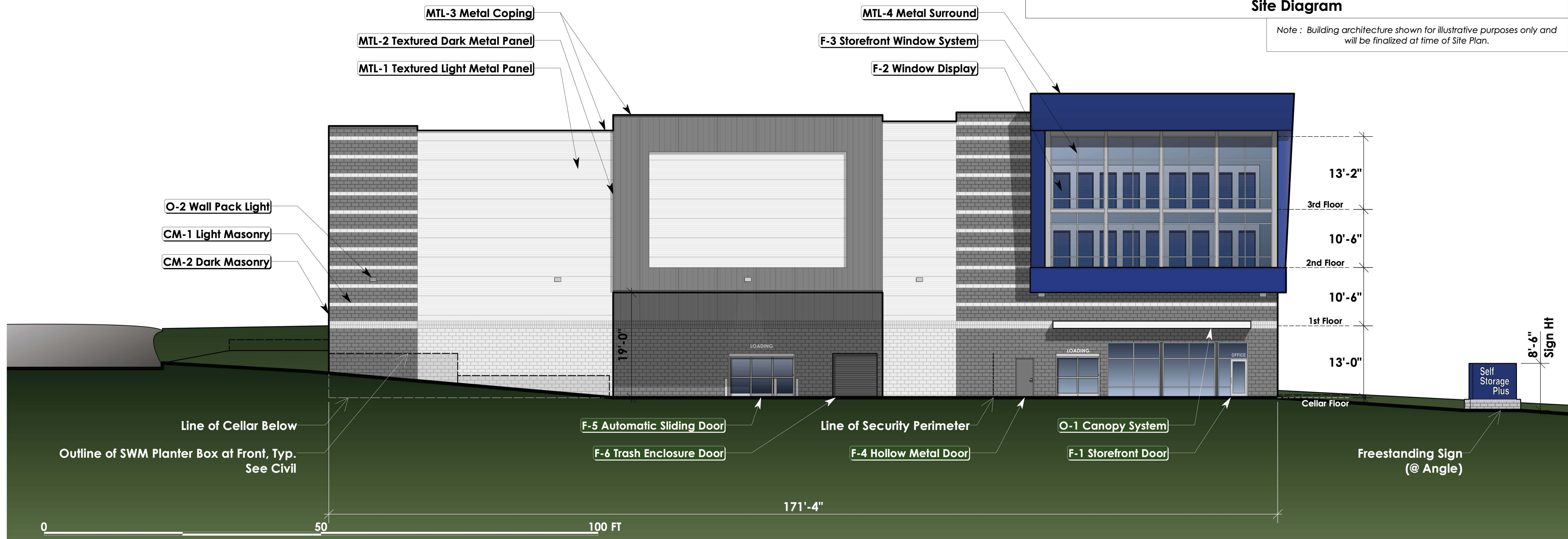
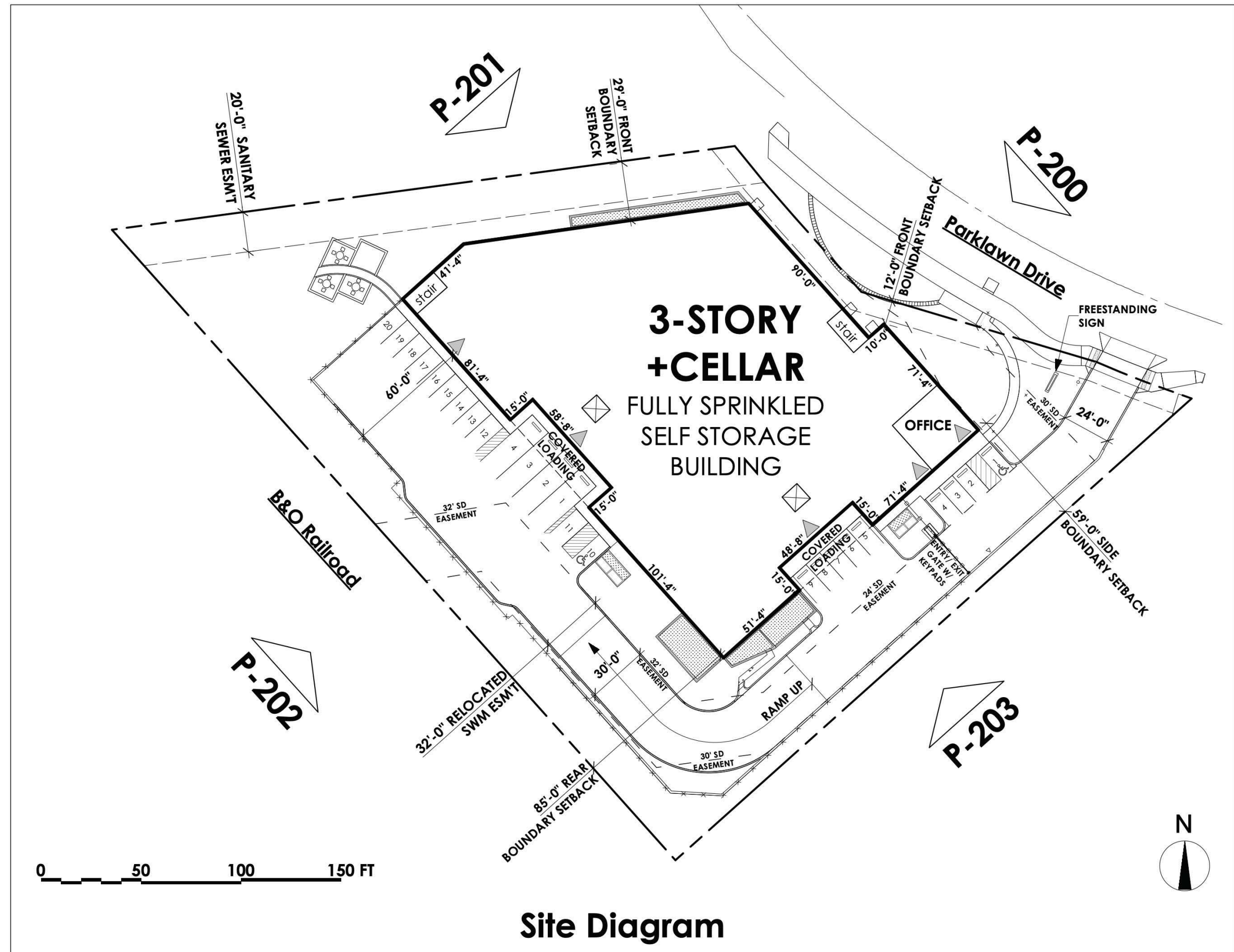
DRAWN BY SR

SCALE AS SHOWN

DATE 04.24.25

SITE PLAN APPROVAL SUBMISSION
APPLICATION # 820250070

Building Elevation
Facing Railroad (SW)



P-203 Building Elevation facing Adjacent Property (SE) Parklawn Self Storage

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250070 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: ARCLAND PROPERTY COMPANY, LLC — STEVE CRATIN
COMPANY: CONTACT PERSON
ADDRESS: 1055 THOMAS JEFFERSON ST. NW, SUITE 250, WASHINGTON, DC 20007
PHONE: (202) 809-1290
EMAIL: NANA@ARC.LAND
SIGNATURE: _____

REVISIONS		
NO.	DESCRIPTION	DATE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 6
NORTH BETHESDA
INDUSTRIAL CENTER

PROJ. MGR RB
DRAWN BY SR
SCALE AS SHOWN
DATE 04.24.25

SITE PLAN APPROVAL SUBMISSION
APPLICATION # 820250070

Building Elevation
Facing Adjacent
Property (SE)

P-203
PROJECT NO. 23.193.21
SHEET NO. 10 OF 12

820250070 Parklawn Self Storage

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820250070-008.pdf V2” uploaded on/ dated “5/23/2025” and

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

1. Please ensure sight distance analysis for the proposed driveway is prepared per AASHTO requirements (left and right target speeds for vehicles and bikes).
2. Provide public sidewalk:
 - a. to ADA standards and label/ notate accordingly.
 - b. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and ADA connection is provided. Show/ label the existing sidewalks and widths where connection is made.
 - c. Provide PIE and PAE where needed.
3. The public storm drain system analysis and design:
 - a. Ensure the SD easement width is per the County Drainage Manual (depends on the depth of the system).
 - b. The existing storm drain system cannot be removed until the replacement has been fully constructed and operational and the easement is recorded.
 - c. Beginning times of concentrations using the proposed flow path need to be calculated and verified.
 - d. Justification for the proposed flow reduction is needed to verify the computations. Analysis of existing three-span downstream public storm drainage system (with profile and HGL) may be needed accordingly.
 - e. Please complete inlet analysis and address the deficiencies.
 - f. *Upon review and approval*, a maintenance and liability agreement for the acceptable items within the storm drain easement is required.
 - g. As discussed at the time of H154 application, a secondary access point for the site is needed, in case the proposed onsite public storm drain system needs maintenance that would close the private drive. Since that has not been materialized, a covenant needs to be reviewed, approved and recorded prior to ROW permit issuance. It needs to stipulate the owner’s full responsibility, on due notice from County per above, to:
 - i. close the driveway.
 - ii. avail the area occupied by the proposed storm drain easement to the County.
 - iii. Indemnify the County and cover all business loss, thereof.

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

1. Please coordinate with and address MCDOT Commuter Services Section with respect to Transportation Demand Management (TDM) Plan Requirements: TDM provisions of County Code 42A-26 apply to this development application. As per the county code, an owner or applicant for a development located in a District (TMD) in an Orange Policy Area must submit a Level 2 TDM Action Plan for a project with more than 80,000 gross square feet, but less than or equal to 160,000 gross square feet (gsf).

The Parklawn Self Storage project, located in the North Bethesda TMD and Orange Policy Area, proposes to develop more than 80,000 gross square feet, but less than or equal to 160,000 gross square feet. The Project plans to redevelop "the underutilized, aging, suburban office building and vast surface parking lot with a new three-story plus cellar, self-storage facility containing up to 104,628 square feet of gross floor area (plus 34,118 square feet of cellar space, excluded from the calculation of FAR)" and is expected to have up to 2 employees on-site at any given time and as demonstrated on the Traffic Statement, the Project will result in fewer than 50 net new peak hour person trips (as compared to the existing office use).

In view of this fact, as cited in the TDM provisions of County Code 42A-26 (b) (5), a project with a gross square feet size disproportionate to its impact on traffic (e.g. large floor area warehouses with lower impacts) may be required to adhere to a Project-based TDM Plan Level lower than otherwise required by its size and location. Hence, we are recommending a Level 1 TDM Basic Plan subject to the approval of the MCDOT director.

A Level 1 Basic Plan must include the following:

- Appointment of Transportation Coordinator (a person to work with MCDOT and TMD representatives to assist with the Department's efforts to achieve the NADMS and other commuting goals)
 - Notification of the Transportation Coordinator's contact information and any changes to the information.
 - Access to the Project (owner must provide space on-site by prior arrangement with MCDOT or TMD representatives to allow the Department to promote TDM)
 - TDM Information (TDM-related information must be placed in a location visible to displayed in a location(s) visible to employees and other project users.)
- The Plan must be submitted to and approved by MCDOT prior to issuance of any building permit by the Department of Permitting Services.

The Applicant shall coordinate with MCDOT Commuter Services Section (CSS) staff: Samuel Damesa at Samuel.Damesa@montgomerycountymd.gov or (240) 777-8384 to implement the aforementioned recommendations of the Transportation Demand Management (TDM) plan for the new development project.

From: [Farhadi, Sam](#)
To: [Patrick La Vay](#)
Cc: [Dylan Macro](#); [Lindsey, Amy](#); [Elizabeth Rogers](#)
Subject: RE: 820250070-DPS-RPP.pdf
Date: Friday, July 11, 2025 7:37:29 AM
Attachments: [image002.png](#)
[image004.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Pat,

Please see my responses in red below and let me know if you have any further questions.

Thank you,

Sam

Sam Farhadi, P.E.
Right of Way Plan Review Section
Land Development Division
2425 Reddie Drive, 7th Floor
Wheaton, Maryland 20902
Tel: 240 777-6333



From: Patrick La Vay <plavay@mhgpa.com>
Sent: Thursday, July 10, 2025 2:52 PM
To: Farhadi, Sam <Sam.Farhadi@montgomerycountymd.gov>
Cc: Dylan Macro <dmacro@mhgpa.com>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; Elizabeth Rogers <ecrogers@lercheearly.com>
Subject: RE: 820250070-DPS-RPP.pdf

[EXTERNAL EMAIL]

Thanks Sam. I believe you also said condition #1 on page 2, which is listed as a “condition of the certified site plan”, is intended to be satisfied at the time of building permit. Your intention was to say that the certified site plan should reflect this as a future requirement with the applicable timing trigger. Is that correct? **Correct.**

Regarding the items listed in conditions #1 and #3 on page 1, we believe those are all best suited to be addressed at the time of right of way permit since DPS Right of Way is not given

the opportunity to review certified site plans. Please let us know if you agree with this approach. **Correct, as stated below any of them that can not be addressed at the time of certified site plan can be addressed prior to the issuance of ROW permit.**

Thank you,

Patrick G. La Vay, P.E.



P: 301.670.0840

M: 757.810.1196

From: Farhadi, Sam <Sam.Farhadi@montgomerycountymd.gov>
Sent: Wednesday, July 9, 2025 2:39 PM
To: Patrick La Vay <plavay@mhgpa.com>
Cc: Dylan Macro <dmacro@mhgpa.com>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Subject: RE: 820250070-DPS-RPP.pdf [Filed 09 Jul 2025 14:54]

Hi Pat,

As we discussed in our meeting, the first part of DPS approval letter provides items that need to be addressed prior to the certification of site plan. The letter was prepared that way to keep all related items under the same title. It is our intention to accept fulfillment of the ones that cannot meet that timeline, prior to the issuance of ROW permit.

Thank you for your understanding and consideration of this matter. Please let me know if you have any questions.

Sam

Sam Farhadi, P.E.
Right of Way Plan Review Section
Land Development Division
2425 Reedie Drive, 7th Floor
Wheaton, Maryland 20902
Tel: 240 777-6333



From: Patrick La Vay <plavay@mhgpa.com>
Sent: Tuesday, July 8, 2025 11:36 AM
To: Farhadi, Sam <Sam.Farhadi@montgomerycountymd.gov>
Cc: Dylan Macro <dmacro@mhgpa.com>
Subject: 820250070-DPS-RPP.pdf

[EXTERNAL EMAIL]

Hey Sam. Do you have a few minutes to discuss the attached this week? Just wanted to clarify a couple things ahead of the hearing. Below are some times that work for us:

Wednesday 2PM

Thursday 11AM-3PM

Friday 11AM-2PM

Patrick G. La Vay, P.E.
President



9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
P: 301.670.0840
M: 757.810.1196
www.mhgpa.com



For more helpful Cybersecurity Resources, visit:

<https://www.montgomerycountymd.gov/cybersecurity>



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<https://www.montgomerycountymd.gov/cybersecurity>



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