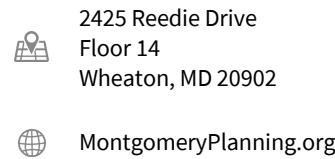




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Memorandum

TO: Artie Harris, Chair, Montgomery County Planning Board

FROM: Jason Sartori, Planning Director

VIA: Patrick Butler, Chief, Upcounty Planning
Nkosi Yearwood, Regulatory Supervisor, Upcounty Planning
Phillip Estes, Planner III, Upcounty Planning

DATE: December 10, 2025

RE: Additional Information for Preliminary Plan Amendment No. 11998004C, Site Plan Amendment No. 81998037A, Final Forest Conservation Plan No. F20250640 (Seneca Meadows)

Attached please find the Combined Stormwater Management Concept/Site Development Stormwater Management Plan letter dated December 9, 2025. The Department of Permitting Services (DPS) approval letter was submitted after the posting of the staff memorandum for this project. DPS has reviewed the proposed project and finds the stormwater management concept plan acceptable.

The letter is provided as additional information to the staff report dated December 8, 2025.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbaghan
Director

December 9, 2025

Mr. Jason Evans, PE
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

Re: **COMBINED STORMWATER MANAGEMENT CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN** for Seneca Meadows
Preliminary Plan #: 11998004C
Site Plan #: 81998037A
SM File #: 299325
Tract Size/Zone: 267,136 sq.ft./CR-2.0,C-1.75,R-0.75,H-145T
Total Concept Area: 265,278 sq.ft.
Lots/Block: 12/A
Parcel(s): L
Watershed and Class: Little Seneca Creek/IV
Redevelopment (Yes/No): No

Dear Mr. Evans:

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-bioretention 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.

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



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

Mr. Jason Evans, P.E.

December 9, 2025

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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 # 299325

ESD: Required/Provided 24,872 cf / 25,496 cf

PE: Target/Achieved: 2.0"/2.05"

STRUCTURAL: n/a cf

WAIVED: n/a cf.