



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

December 9, 2025

Ms. Shannon Flickinger
VIKA
20251 Century Blvd., Suite 400
Germantown, MD 20874

Re: **SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN** Request for Phase 2 of Northpark at Montrose (Wilgus Tract)
Project Phase: 2
Preliminary Plan #: 12020014A
Site Plan #: 820250100
SM File #: SM#285667
Tract Size: 3.96 acres
Zone: CR-2.0, C-1.0, R-1.5, H-200
Total Concept Area: 5.26 acres.
Lots/Block: N/A
Parcel(s): N231, N202
Watershed: Cabin John Creek/ Class I

Dear Ms. Flickinger:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. Although the concept does not contain adequate information to fully support the feasibility of the proposed stormwater management design, this concept has been accepted and approved based on the integrity and professional certification of the project designer with the understanding that more detailed information will be provided at the final design stage, and that full stormwater management compliance is required for this project. The plan proposes to provide full stormwater management compliance.

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. The applicant must demonstrate that the proposed level of compensation between the two study points and phases is consistent with this approval.
5. The concept proposes stormwater management practices and structures that may impact the design and construction cost of adjacent buildings and footers. Additional information will be required at final engineering.



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6. Final SWM designs must include detailed cross-sections, sufficient setbacks from utilities and adjacent structures, drainage delineations supported by spot elevations and/contours, and defined inflow points with supporting computations.
7. All SWM practices must comply with Water Resources Technical Policy No. 8 – Safe Placement.
8. All SWM designs must be accessible for inspection and maintenance.
9. All underground storage must be designed in compliance with DPS underground storage guidelines and must be evaluated for constructability. Pre-treatment is required prior to storage.
10. Geotechnical information was not provided for the Phase 2 concept work scope. It is recommended that a completed geotechnical soil report is utilized for the final design.
11. The MCDOT approval letter in the concept file does not mention downstream public storm drain adequacy for the post-development runoff. In final engineering, provide written documentation from the approving authority that the downstream public storm drain is adequate for the increase in flow resulting from the proposed development. If adequate conveyance is not already provided in the receiving public system, storm drain improvements must be provided prior to commencement of any construction on the subject property, or acceptable stormwater management detention must be provided onsite to meet MCDOT conveyance standards.
12. All existing SWM must be identified with the DEP Asset #. Clearly state which practices are to be removed or modified. If the previous SC permit is not closed, apply for a SC permit revision for the relocation of any affected existing stormwater practice. If the SC permit is closed, re-label any affected existing ESD practice as to be removed and replaced with a new ESD as shown on the approved concept plan.

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.

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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 # 285667

POI #2

ESD: Required/Provided 62,242 cf / 36,886 cf
PE: Target/Achieved: 2.2"/1.30"
STRUCTURAL: 23,563 cf / 24,081 cf
WAIVED: n/a ac.