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January 29, 2025

Mr. Andrew McGeorge  
Hines  
555 13<sup>th</sup> Street NW, Suite 400 W  
Washington, District of Columbia 20004

SUBJECT: 1800 and 1818 Chapman Avenue – Twinbrook Hines – Preliminary Sediment Control  
Approval; SCP2021-00011; STP2022-00436

Dear Mr. McGeorge:

The Preliminary Sediment Control Plan (Plan) for the above referenced project is conditionally approved. Staff has determined that the Plan demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the Development Project, while protecting the natural resources, as required by the Rockville City Code (Code), Chapter 19, Section 19-97.

The site is identified as Lot 1, Block B, and Lots 2 – 6, Block 4 of the Twinbrook Station Subdivision located at 1800 and 1818 Chapman Avenue. The site is 3.42 acres and is currently improved with two one-story commercial buildings, surface parking, and a Washington Metropolitan Area Transit Authority (WMATA) stormwater management pond. The proposed development includes construction of a 437-unit multifamily residential building with ground floor retail and a new bus loop with access into the Twinbrook Metro Station. The property is in the Rock Creek Watershed and is zoned MXTD (Mixed-Use Transit District). The on-site soils are designated as Urban Land, which is classified in the D hydrologic soil group (HSG).

The Plan incorporates the 2011 Maryland Department of the Environment (MDE) Standards and Specifications for Soil Erosion and Sediment Control and includes a sequence of construction for demolition, building construction, stormwater management construction (including replacement of the existing WMATA pond with an underground vault), utilities, and construction of associated improvements. A copy of your submitted Plan is attached.

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The Preliminary Sediment Control Plan associated with STP2022-00436 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City of Rockville's (City) three-stage Erosion and Sediment Control process:

1. Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance.

The submission should:

- a. Include all plans (24"x36"), computations, and supporting documentation as outlined in the Code, Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
  - b. Incorporate the MDE standard methods and practices and include a sequence of construction detailing specific construction steps associated with the project.
2. Submit a sequence of construction to be approved with the SCP permit and a maintenance of traffic plan to be reviewed, approved, and permitted with a Public Works (PWK) permit during the detailed engineering phase for pedestrian access, construction access, staging, and parking. The maintenance of traffic plan for the construction period shall include, but not be limited to, the methods of maintaining pedestrian safety and access of the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours.
  3. Obtain all other required permits for sediment control and site disturbance prior to any site activity, including the installation of any sediment control measures and an MDE Notice of Intent (NOI) to obtain authorization for the 2014 General Permit for Stormwater Associated with Construction Activity.
  4. Post financial security based on the final approved Sediment Control construction cost estimate in a format acceptable to the City Attorney, either by cash, letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance.

This Plan approval does not supersede or negate other required project approvals. The approval does not imply or infer the approval of methods or the sequence of construction. Further, the approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of Forestry, Traffic and Transportation, and Planning.

Any significant modification, revisions, or alterations to the proposed development as shown on the attached Plan may result in the requirement to submit a revised Preliminary Sediment Control Plan for approval by DPW.

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If you have any questions, please contact Senior Civil Engineer Yi Kuo via email at [ykuo@rockvillemd.gov](mailto:ykuo@rockvillemd.gov) or via telephone at 240-314-8520.

Sincerely,

*James Lapping*

James Lapping, P.E.  
Engineering Supervisor

JDL/YK/ktt

Attachment: Twinbrook Hines – Preliminary Sediment Control Plan, dated December 20, 2024.

cc: Shaun Ryan, Planning Supervisor  
Nelson Ortiz, Principal Planner  
Steven Segerlin, WMATA  
Heather Dlhopsky, Wire Gill LLP  
Laurent Mounaud, VIKA Maryland LLC  
Permit plan, SCP2021-00011; STP2022-00436  
Day file

GENERAL NOTES:

Comply with the City of Rockville's Standard Erosion and Sediment Control Notes

City Inspectors reserve the right to request additional measures not included on plans.

Changes to the approved plans require written approval from DPW Engineering and may require an approved "redlined" plan revisions before proceeding.

The following items must be completed prior to the pre-construction meeting:

- Limits of Disturbance (LOD) and tree protection measures to be marked/staked out in the field
- Contact Miss Utility @ 1-800-257-7777 or 811 and have utilities marked in the work area.

- City of Rockville Sediment and Erosion Control Inspector: Arthur Simpson @ 240-314-8879 (asimpson@rockvillemd.gov)
- City of Rockville Construction Inspector: Rob Queen @ 240-314-8548 (rqueen@rockvillemd.gov)
- City Stormwater Management Inspector: Ethan Chappell @ 240-314-8541 (echappell@rockvillemd.gov)
- City of Rockville Forestry Inspector: Natasha Shangold @ 240-314-8205 (nshangold@rockvillemd.gov)
- Any of Agency Issuing a Permit
- Permittee, Owner, or Owners Representative
- General Contractor
- Site Engineer

- Existing SWM facilities downstream of project
- SWM Construction Inspection and As-built process (see SWM plan)
- Water system shut downs

2) With Step 1 above complete, obtain approval from the City of Rockville Inspectors to begin clearing and grading and site construction.

### STAGE 1 - SWM VAULT INSTALLATION AND BUILDING DEMOLITION:

1. INSTALL INLET PROTECTION ON EXISTING INLETS AS SHOWN ON PLAN. SEDIMENT CONTROL DEVICES TO STAY IN PLACE UNTIL AREA IS STABILIZED. SEDIMENT CONTROL DEVICES TO BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION.
2. CONDUCT FOLLOWING WORK:
  - DEMOLISH EXISTING BUILDINGS AND ASSOCIATED UTILITIES AS NECESSARY WITH PHASE LIMITS SHOWN/CALLED OUT ON THE SEDIMENT CONTROL PLAN FOR DEMOLITION.
  - REMOVE EXISTING FENCE ALONG WMATA TRACKS AND INSTALL TEMPORARY FENCE ALONG PROPOSED FENCE ALIGNMENT.
  - DEMOLISH KISS AND RIDGE AREA AND INSTALL SWM VAULT. ACCESS ACROSS WMATA BUS LOOP SHALL BE CLEARED DAILY AND MAINTENANCE OF TRAFFIC WITH FLAGGERS PROVIDED DURING ALL HOURS OF WMATA BUS OPERATIONS.
3. INSTALL SWM VAULT CONNECTION. INSTALL PIPE CONNECTION TO THE EXISTING DRAIN DRAIN SYSTEM AT PROPOSED MANHOLE D101. INSTALL MANHOLE D101 AND PIPE CONNECTION TO THE SWM VAULT FOR FUTURE CONNECTION TO PROPOSED DRAIN DRAIN SYSTEM.
4. SWM BACKFILL COMPLETION AND TEMPORARY STABILIZATION OF KISS AND RIDGE AREA ABOVE THE SWM VAULT, AND WITH COR SEC. INSPECTOR'S WRITTEN APPROVAL, BLOCK POND INFLOW BY INSTALLING MANHOLE D201 AND ACTIVATE SWM VAULT. ALL RUNOFF DIRECTED TO INLET CONNECTION TO THE VAULT SHALL BE ROUTED THROUGH AN APPROVED SEDIMENT CONTROL MEASURE.
5. REMOVE POND RISER AND TAKE POND OFFLINE.

1. INSPECTOR MAY REQUIRE PLACEMENT OF ADDITIONAL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES ON THE SITE OR AS DEEMED NECESSARY.
2. ALL EXCAVATED MATERIALS MUST BE HAULED OFF-SITE TO AN APPROVED LOCATION WITH AN ACTIVE SEDIMENT CONTROL PERMIT.
3. OBTAIN WRITTEN PERMISSION FROM CITY OF ROCKVILLE DEPARTMENT OF PUBLIC WORKS INSPECTOR BEFORE THE REMOVAL OF ANY SEDIMENT CONTROL DEVICES.

4. BEGIN PARKING AND BUILDING CONSTRUCTION.
5. INSTALL PUBLIC WATER AND SEWER SERVICE CONNECTIONS CONNECTIONS IN CHAPMAN AVENUE.
6. START CONSTRUCTION OF CHAPMAN AVE (PUBLIC), THOMPSON STREET (PUBLIC) AND PRIVATE LOOP.
7. FINE GRADE SITE. SEED OR SOD AS DIRECTED.
8. WITH PRIVATE BUS LOOP ROAD BUILT, CLOSE EXISTING BUS LOOP AND INSTALL PUBLIC SEWER.
9. FLUSH STORM DRAIN SYSTEM AND CLEAN SWIM VAULT BY REMOVING ALL ACCUMULATED SEDIMENT AND DEBRIS.
10. UPON COMPLETION OF WORK, THE PERMITTEE MUST APPROVAL FROM CITY OF ROCKVILLE DEPARTMENT OF PUBLIC WORKS INSPECTOR PRIOR TO REMOVAL OF ANY REMAINING SEDIMENT CONTROL MEASURES AND STABILIZE AREAS DISTURBED BY THEIR REMOVAL.

**MICRO-BIORETENTION FACILITIES :**

- DRAINAGE AREAS TO FACILITIES SHALL BE PERMANENTLY STABILIZED OR RUNOFF DIVERTED TO THE SATISFACTION OF THE STORMWATER MANAGEMENT INSPECTOR.
- ON DATES OF CLEMENT WEATHER DAYS, AND WITH PERMISSION OF THE STORMWATER MANAGEMENT INSPECTOR, BEGIN CONSTRUCTION OF MICRO-BIORETENTION FACILITIES:
- CONSTRUCT MICRO BIO WALLS
- INSTALL GRAVEL LAYER PER PLAN AND PERFORATED PVC UNDERDRAIN.
- INSTALL PORTION OF DRAIN BASIN AND CLEAN OUT TO EXTEND APPROXIMATELY 2' ABOVE THE GRAVEL.
- INSTALL TEMPORARY FILTER FABRIC OVER STONE WITH A 1' OVERLAP AND 1" BELOW GRAVEL ALONG THE WALLS.
- INSTALL STANDARD INLET PROTECTION AT DRAIN BASIN AND TEMPORARILY CAP CLEANOUT WITH WATERIGHT CAP.
- DO NOT INSTALL SAND, FILTER MEDIA, ROCK PADS, MULCH OR LANDSCAPING UNTIL CONTRIBUTING DRAINAGE AREA IS STABILIZED AND WRITTEN PERMISSION TO CONTINUE INSTALLATION AS APPROVED BY THE STORMWATER MANAGEMENT INSPECTOR.
- CAREFULLY REMOVE TEMPORARY FILTER FABRIC SO THAT CONTAMINATION OF THE GRAVEL DOES NOT OCCUR.
- GRAVEL MUST BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER.
- WITH THE WRITTEN APPROVAL OF THE STORMWATER MANAGEMENT INSPECTOR, INSTALL THE REMAINING MEDIA EXTENDING THE DRAIN BASIN AND CLEANOUT TO THE FINAL ELEVATIONS SHOWN ON PLAN.
- INSTALL LANDSCAPING.

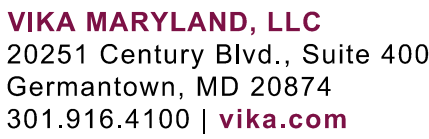
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CSEC 2 OF 4  
CSEC 3 OF 4  
CSEC 4 OF 4

PRELIMINARY SEDIMENT CONTROL PLAN – STAGE 1  
PRELIMINARY SEDIMENT CONTROL PLAN – STAGE 2  
PRELIMINARY SEDIMENT CONTROL PLAN – STAGE 3

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. 36749, Expiration Date: JANUARY 21, 2025

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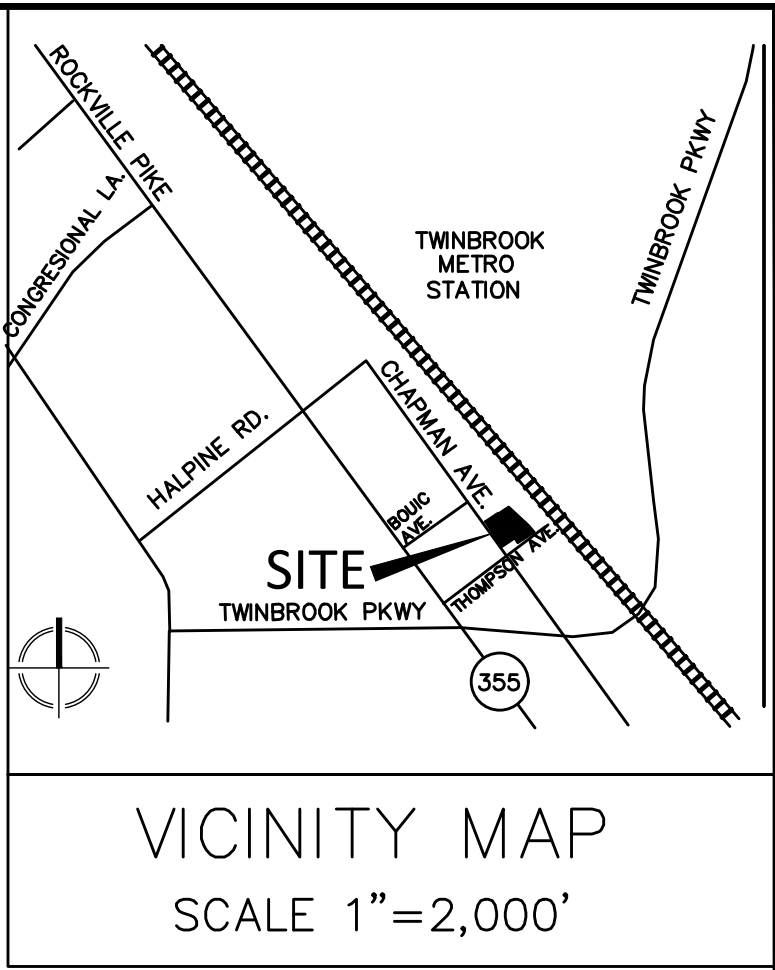
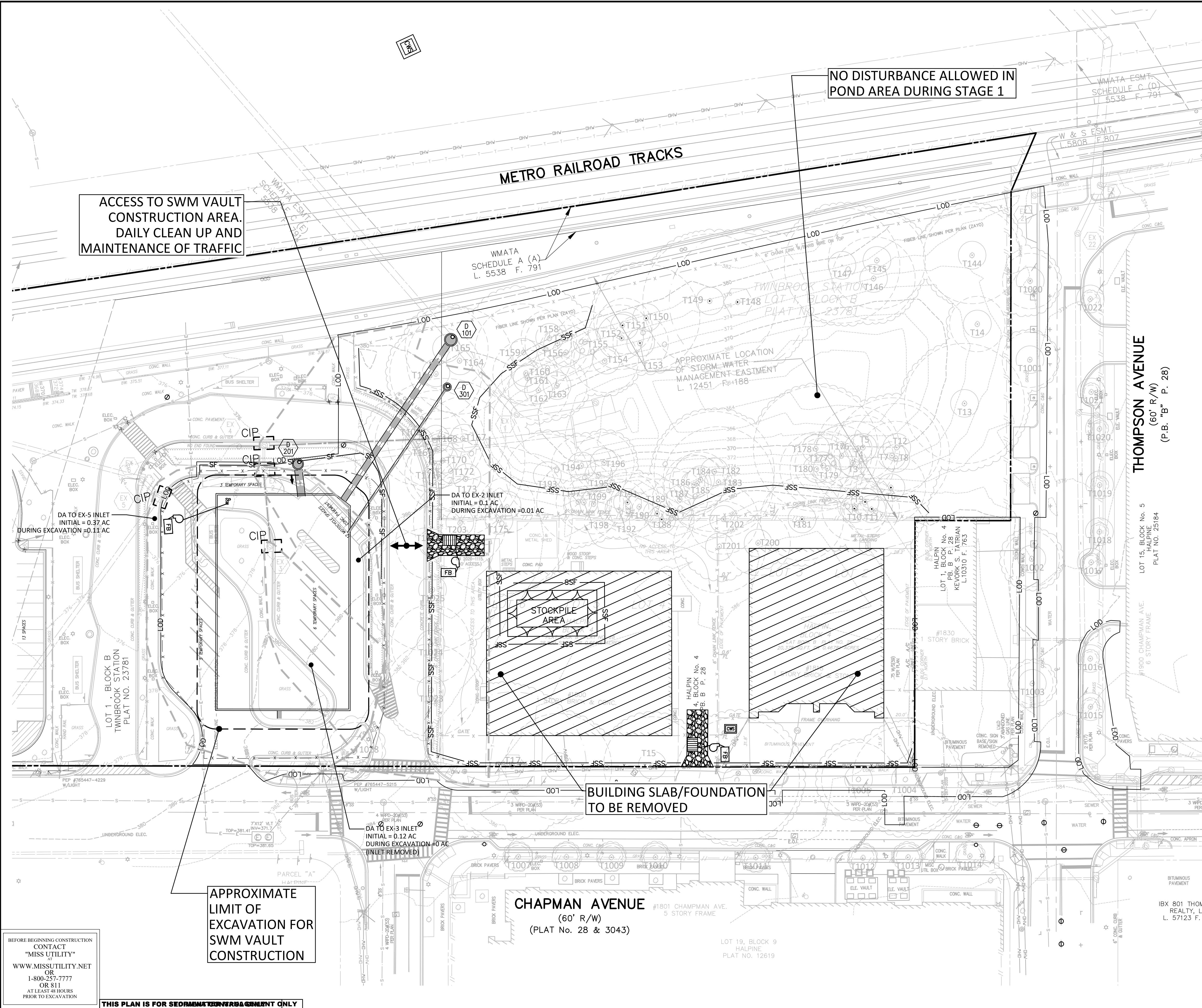
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ELECTION DISTRICT NO. 4                      CITY OF ROCKVILLE, MARYLAND

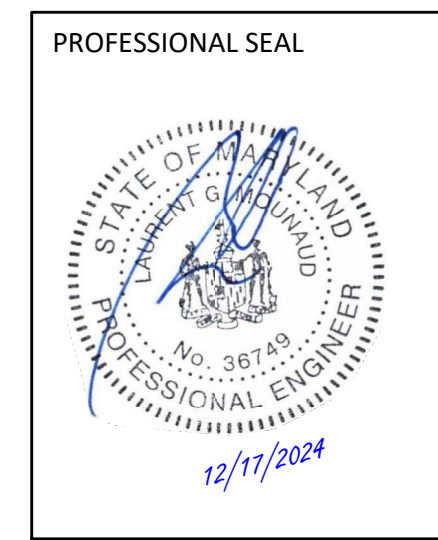
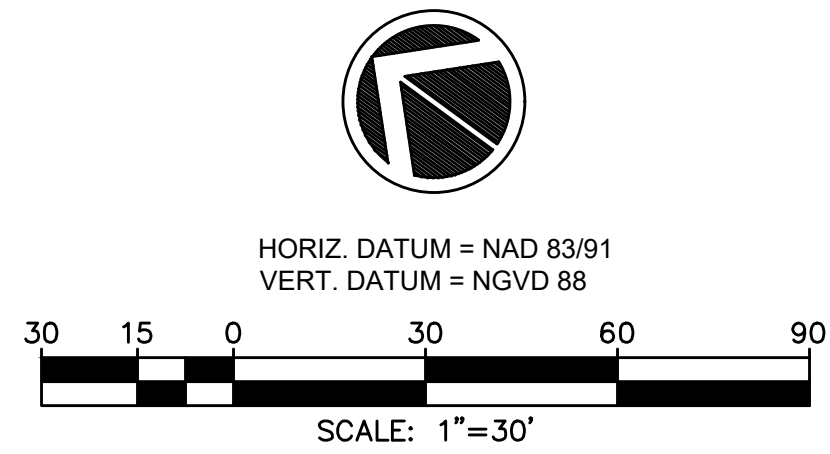




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  - AGIP AT GRADE INLET PROTECTION
  - CIP CURB INLET PROTECTION
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  - PST PORTABLE SEDIMENT TANK
  - DRAINAGE AREA TO ESC MEASURES

**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. 36749. Expiration Date: JANUARY 21, 2025.

LAURENT G. MOUNAUD  
NAME



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PRELIMINARY  
SEDIMENT CONTROL PLAN  
STAGE 1

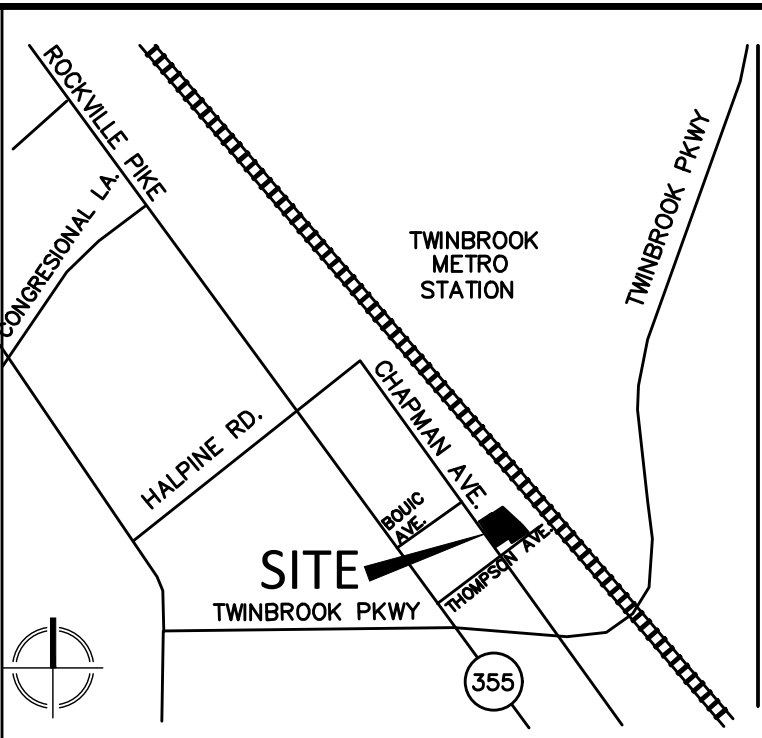
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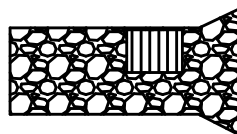





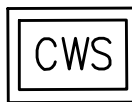


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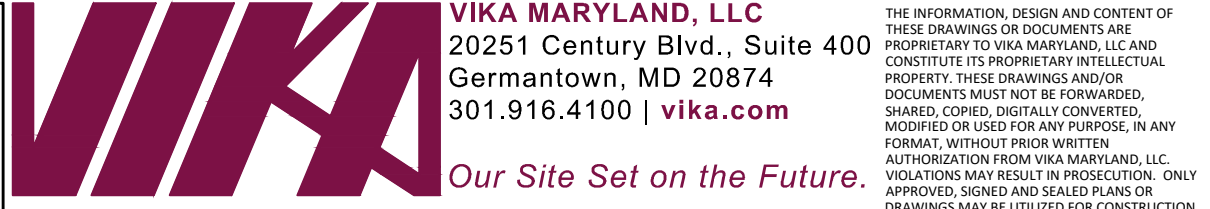






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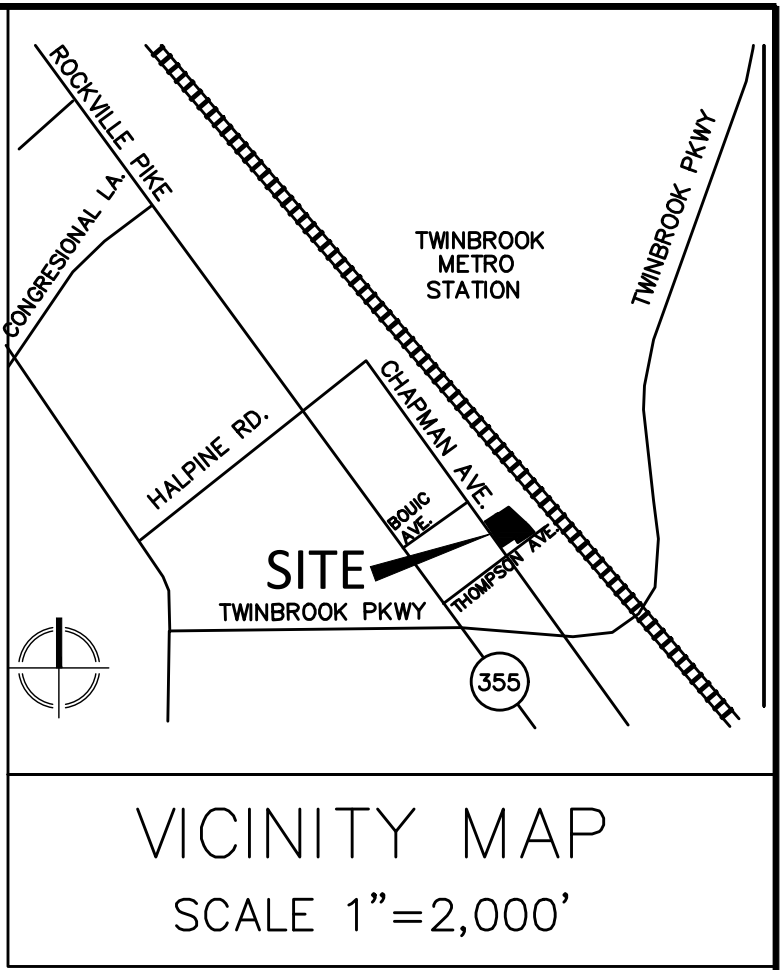
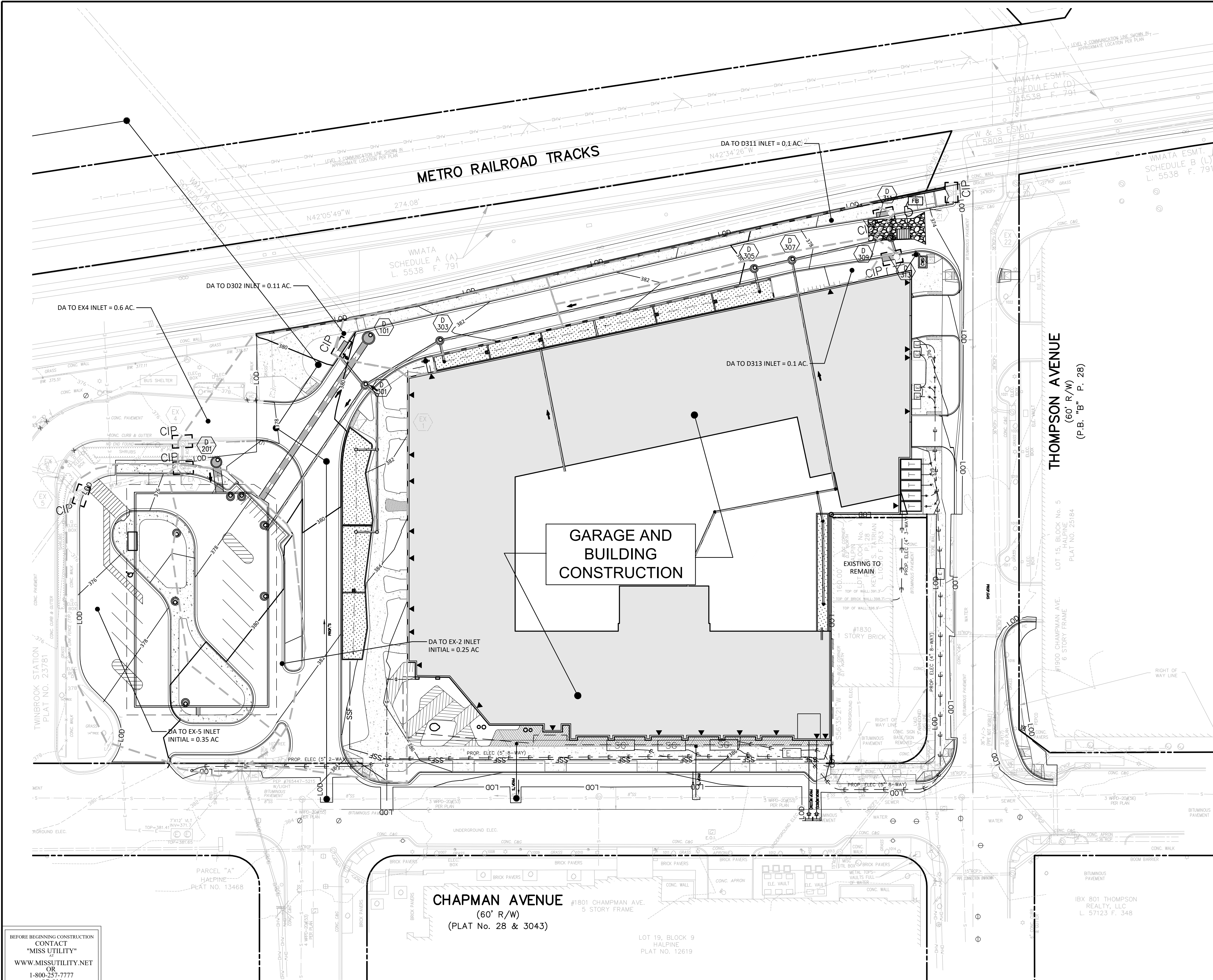
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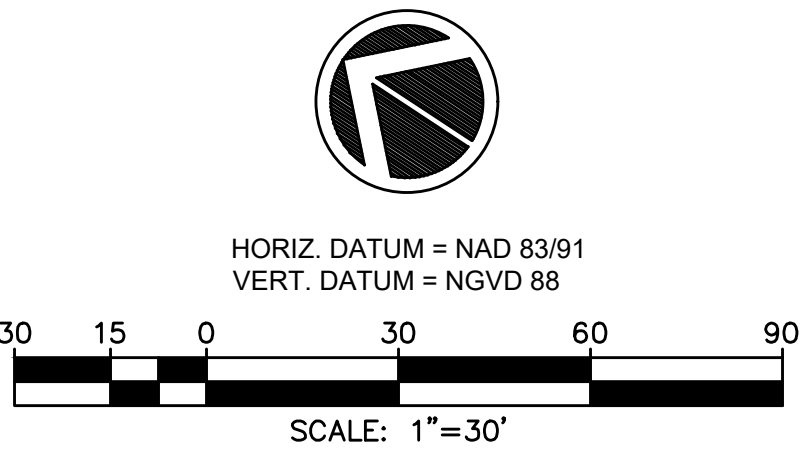




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LAURENT G. MOUNAUD  
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PRELIMINARY  
SEDIMENT CONTROL PLAN  
STAGE 3

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