



October 10, 2025

Mr. CJ Overly
BXP Shady Grove Lot 5, L.L.C.
c/o Boston Properties, Inc.
2200 Pennsylvania Avenue, NW, Suite 200W
Washington, District of Columbia 20037

SUBJECT: 15815 Shady Grove Road – Shady Grove Innovation District – Preliminary
Sediment Control Approval; SCP2024-00025, STP2024-00492

Dear Mr. Overly:

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 Rockville City Code, Chapter 19, Section 19-97.

The site is identified as Lot 5 located at 15815 Shady Grove Road. The site is 3.95 acres and is currently improved with existing commercial buildings and associated parking lot. The proposed development includes construction of a multi-family building. The property is in the Muddy Branch Watershed and Watts Branch Watershed and is zoned MXE (Mixed Use Zone). 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 building construction, garage construction and construction of associated infrastructure. A copy of your submitted Plan is attached.

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The Preliminary Sediment Control Plan associated with STP2024-00492 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City's 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 City's 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 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 2023 General Permit for Stormwater Associated with Construction Activity.
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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 David Waterman via email at dwaterman@rockvillemd.gov or via telephone at 240-314-8523.

Sincerely,

James Lapping

James Lapping, P.E.
Engineering Supervisor

JDL/DJW/ktt

Attachment: Shady Grove Innovation District/ Phase 2 Residential – Preliminary Sediment Control Plan, dated May 23, 2025.

cc: Shaun Ryan, Planning Supervisor
Kimia Zolfagharian, Principal Planner
Laurent Mounaud, VIKA
Preliminary Sediment Control file
Permit plan, SCP2024-00025, STP2024-00492
Day file

PRELIMINARY SEDIMENT CONTROL
GENERAL SEQUENCE OF CONSTRUCTION

- GENERAL NOTES:
- 1) Comply with the City of Rockville's Standard Erosion and Sediment Control Notes.
 - 2) City inspectors reserve the right to request additional measures not included on plans.
 - 3) Changes to the approved plans require written approval from DPW Engineering and may require an approved "redlined" plan revisions before proceeding.
 - 4) plan revisions before proceeding.

PROJECT SEQUENCE OF CONSTRUCTION

1. PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE.

PRE-CONSTRUCTION MEETING:

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
- Permittee must contact MISS UTILITY at 811 (800) 257-7777, or www.missutility.net for marking of existing utilities.
- MISS UTILITY requires two full business days' notice. Existing utilities must be marked prior to the pre-construction meeting.

A pre-construction meeting must be conducted on-site with the following representatives: Minimum notice of 48 hours must be provided prior to meeting.

- City of Rockville Sediment and Erosion Control Inspector: George Ugantemenda @ 240-314-8879
- City of Rockville Construction Inspector: Tim Hare @ 240-314-8042
- City Stormwater Management Inspector: Ethan Chappell @ 240-314-8541
- City of Rockville Forestry Inspector: Nakasha Shango @ 240-314-8205
- Any of Agency Issuing a Permit:
- Permittee, Owner, or Owners Representative
- General Contractor
- Site Engineer

The following items must be discussed, as needed, during the pre-construction meeting:

- Haul routes and maintenance of traffic
- Existing SWM Facilities downstream of project
- Existing Adjacent Stream Valley Buffer and Forest Conservation Areas
- SWM Construction Inspection and As-built process (see SWM plan)
- Water system shut downs

SITE PREPARATION:

- 1) With approval from the City of Rockville Sediment Control, Construction, and Forestry Inspectors, install tree protection measures, stabilized construction entrances with wash racks, concrete washout structure, perimeter controls, including super silt fence, A-Grade Inlet Protections, and curb inlet protection where indicated on plan. Contractor shall coordinate with the City or Rockville, as necessary to obtain and install a temporary metered water connection for cleaning construction vehicles at the stabilized construction entrance wash rack locations.

- 2) With Step 1 above completed obtain approval from the City of Rockville SEC Inspector to proceed with additional construction activities.

- 3) Until on-site water supply from a fire hydrant is available, water supply to wash racks, dust control, concrete washout, etc. shall be from a portable water tank, 600 gallon capacity minimum. Once fire hydrants are active, contractor is to comply with City requirements for temporary metered use of hydrants.

STAGE 1: EXISTING CONDITIONS: SITE DEMOLITION AND ROUGH GRADING:

- 1) SEDIMENT CONTROL DEVICES TO BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION (ALL STAGES) UNLESS SPECIFIED OTHERWISE. LOCATIONS OF SEDIMENT CONTROL DEVICES MAY BE ADJUSTED IN THE FIELD WITH PERMISSION FROM THE COR SEC INSPECTOR.
- 2) INSTALL SEDIMENT TRAP 1 AND 2, RISERS, DEWATERING DEVICES, AND TEMPORARY CONNECT TO STORM DRAIN STRUCTURES WHERE SHOWN ON PLAN. SEDIMENT TRAP 2 USES EXISTING SWALE ALONG CHOCHE CERRY AND SHOULD NOT BE GRADED. MINIMIZE SOIL DISTURBANCE AND ONLY INSTALL RISER AND DEWATERING DEVICE DURING A DRY WEATHER FORECAST.
- 3) REMOVE AT GRADE: INLET PROTECTION AND BLOCK EXISTING INLET GRATE WHERE SHOWN TO DIVERT SURFACE RUNOFF TO TRAP #1.
- 4) CONDUCT FULL SITE DEMOLITION AND ROUGH GRADING.
- 5) WITH WRITTEN PERMISSION FROM THE COR SEC INSPECTOR PROCEED WITH SEDIMENT CONTROL STAGE 2.

STAGE 2: PROPOSED CONDITIONS: FINE GRADING AND BUILDING CONSTRUCTION

- 6) INSTALL PROPOSED UTILITIES AS SHOWN ON PLAN:

- A. INSTALL STORM DRAIN SYSTEM FROM DOWNSTREAM END, AND INSTALL CURB INLET AND AT GRADE INLET PROTECTIONS AS INLETS ARE INSTALLED.
- B. PROPOSED WATER AND SEWER INSTALLATION MAY BEGIN ONCE PERMITS HAVE BEEN OBTAINED FROM WSSC.
- C. SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM END.
- D. DRY UTILITY INSTALLATION.

- 7) COMMENCE CONSTRUCTION OF FOUNDATIONS FOR PROPOSED BUILDING IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS.

- 8) WITH WRITTEN PERMISSION OF THE COR SEC INSPECTOR, REMOVE SEDIMENT TRAPS ONCE BUILDING FOUNDATION EXCAVATION ARE IN CONTACT. SURFACE RUNOFF INTO BUILDING EXCAVATION SHALL BE PUMPED AND FILTERED THROUGH AN APPROPRIATE SEDIMENT CONTROL MEASURE.

- 9) INSTALL PROGRESS STREET CURB AND GUTTER, CONCRETE SIDEWALK, PAVEMENT AND PROPOSED STREETSCAPE IMPROVEMENTS AS INDICATED ON PLAN.

- 10) COMMENCE CONSTRUCTION OF BIO-RETENTION FACILITIES:

DRAINAGE AREAS TO STORMWATER MANAGEMENT FACILITIES SHALL BE PERMANENTLY STABILIZED OR RUNOFF DIVERTED TO THE SATISFACTION OF THE CITY STORMWATER MANAGEMENT INSPECTOR.

- A. CONSTRUCT MICRO-BIO SWAY FACILITIES WALLS, CURB OPENINGS FOR ROAD SIDE FACILITIES SHOULD BE BLOCKED WITH TEMPORARY ASPHALT BERM.
- B. INSTALL PORTION OR OVERFLOW STRUCTURE AND CONNECTION TO STORM DRAIN SYSTEM.
- C. DO NOT INSTALL UNDER DRAIN OR ANY OTHER COMPONENTS OF THE FACILITY.
- D. WITH ALL UPTREAM DRAINAGE AREAS STABILIZED AND WITH THE COR SEC INSPECTOR'S WRITTEN AUTHORIZATION, BEGIN INSTALLATION OF UNDERDRAIN AND GRAVEL LAYER.
- E. CONTINUE TO INSTALL SAND FILTER MEDIA, ROCK FILL, MULCH AND LANDSCAPING.
- F. NOTE: CONTRACTOR SHALL COMPLY WITH PROCEDURE AND REQUIRED INSPECTION PER CITY'S MICRO-BIORETENTION CONSTRUCTION INSPECTION CHECKLIST.

- 11) PERMANENTLY STABILIZE DISTURBED AREAS AS FINAL GRADES ARE ACHIEVED.

- 12) FINISH AND PERFORM MAINTENANCE AND INSPECTION OF STORMDRAIN SYSTEM FOR FINAL ACCEPTANCE BY THE CITY OF ROCKVILLE DPW.

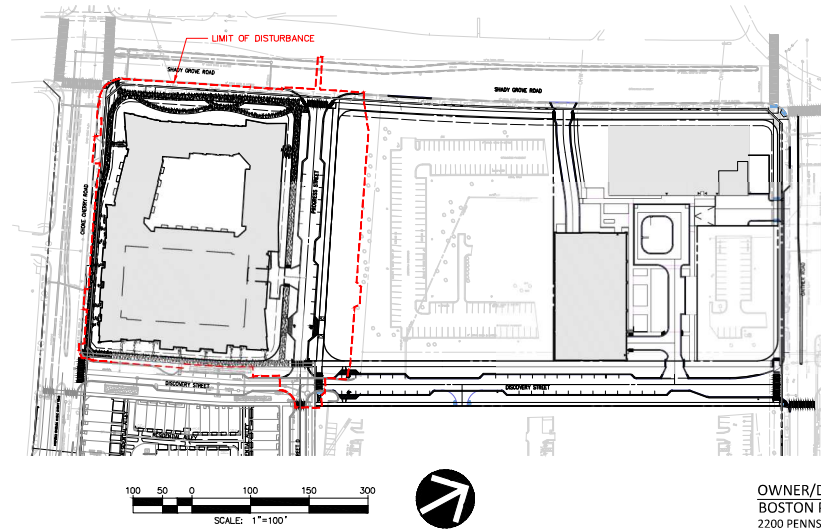
- 13) UPON COMPLETION OF WORK, THE PERMITTEE MUST OBTAIN APPROVAL FROM COR SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVAL OF ANY REMAINING SEDIMENT CONTROL MEASURES AND STABILIZE AREAS DISTURBED BY THEIR REMOVAL.

SHADY GROVE INNOVATION DISTRICT PRELIMINARY SEDIMENT CONTROL PLANS

PHASE 2 - MULTIFAMILY

4TH ELECTION DISTRICT, CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND

SCP2024-00025



SHEET INDEX

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| 2 OF 3 | EXISTING CONDITIONS SEC PLAN |
| 3 OF 3 | PROPOSED CONDITIONS SEC PLAN |

OWNER/DEVELOPER
BOSTON PROPERTIES, INC.
2200 PENNSYLVANIA AVE, NW
SUITE 200W
WASHINGTON, DC 20037
PHONE: 202-585-0800
ATTENTION: CJ OVERLY
EMAIL: coverty@bnp.com

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
PHONE: 301-916-4100
ATTN: LAURENT G. MOUNAUD
EMAIL: mounaud@vika.com



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, 2027.

LAURENT G. MOUNAUD
NAME

NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
WWW.MISSUTILITY.NET
OR
1-800-257-7777
OR 811
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

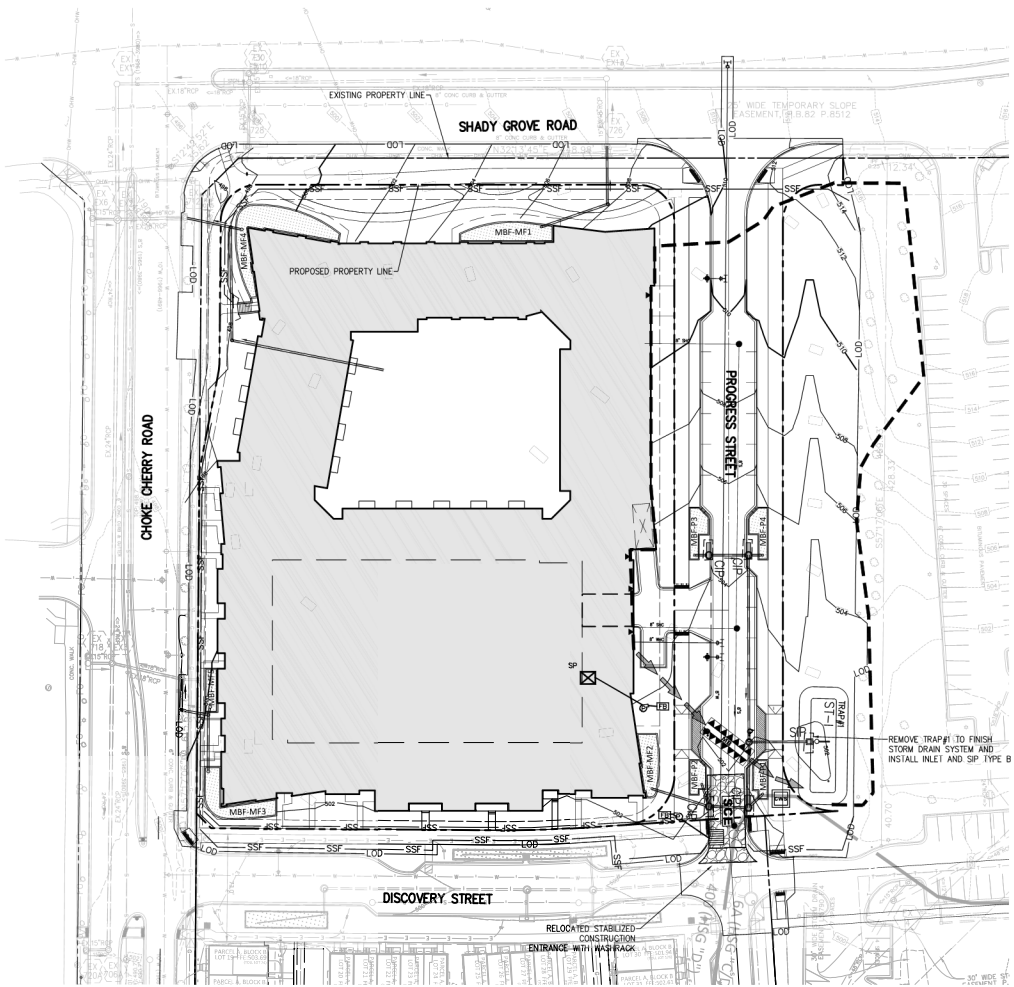
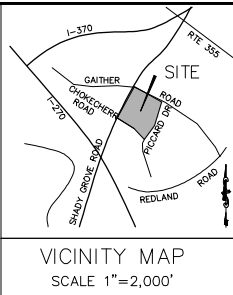
THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL ONLY

DESIGNED	DEPARTMENT OF PUBLIC WORKS
DRAFTED	CITY OF
CHECKED	ROCKVILLE
	111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY SEDIMENT CONTROL PLAN
PHASE 2 - MULTIFAMILY
COVER SHEET

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4
CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:	SCALE	SHEET	FILE #
08/12/2025	AS SHOWN	NO. 1 OF 3	

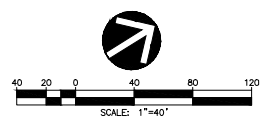


SEDIMENT CONTROL LEGEND

- LIMITS OF DISTURBANCE — LOD —
- SILT FENCE — SF — SF — SF —
- DISCHARGE PIPE —
- CONCRETE WASHOUT STRUCTURE [CWS]
- SUPER SILT FENCE — SSF — SSF —
- AT GRADE INLET PROTECTION [AGP]
- CURB INLET PROTECTION [CF]
- STANDARD INLET PROTECTION [SP]
- SUMP PIT [SP]
- FILTER BAG [FB]
- STABILIZED CONSTRUCTION ENTRANCE W/ WASH-RACK [SCE]
- DRAINAGE DIVIDE —
- TEMPORARY SWALE —
- TEMPORARY EARTH DIKE —
- SOIL BOUNDARY —

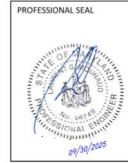
PLAN LEGEND

- PROPERTY LINES
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- LIMITS OF DISTURBANCE
- EXISTING STREAM VALLEY SUPER
- BUILDING HEIGHT ALLOWED
- BUILDING HEIGHT ILLUSTRATED
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDestal
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED FLOWMETER MANAGEMENT BID
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDestal
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- DOOR LOCATION
- EXISTING GAS MANHOLE



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, 2027.

LAURENT C. MOUNAUD
NAME



NO.	DESCRIPTION OF REVISION	P.E. INITIAL	DATE	DPW	DATE

BEFORE BEGINNING CONSTRUCTION
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DESIGNED	DEPARTMENT OF PUBLIC WORKS
DRAFTED	CITY OF ROCKVILLE
CHECKED	111 MARYLAND AVE. ROCKVILLE, MARYLAND

PRELIMINARY SEDIMENT CONTROL PLAN
PHASE 2 - MULTIFAMILY
PROPOSED CONDITIONS SEC PLAN

SHADY GROVE INNOVATION DISTRICT
PHASE 2
DANAC TECHNOLOGICAL PARK
SUBDIVISION 0201
ELECTION DISTRICT NO. 4
CITY OF ROCKVILLE, MARYLAND

DATE SUBMITTED:	SCALE	SHEET	FILE #
05/23/2025		NO. 3	
VIKA JOB NO. VM50554E		OF 3	