

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 onsite 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.
- 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

- NBA 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'.

 4) plan revisions before proceeding.

PROJECT SEQUENCE OF CONSTRUCTION

PRE-CONSTRUCTION MEETING:

- Limits of Disturbance (LOO) 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 concluses two full business days notice. be sisting utilities must be marked prior to the pre-construction meeting.

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

 Had foruse and maintenance of traffic
 Esisting SWIA facilities downstream or project
 Esisting SWIA facilities downstream or project
 Esisting disjunct Stream Valley Buffer and Forest Conservation Areas
 SWIA Construction Train Valley Buffer and Forest Conservation Areas
 Water system shut downs

- The Mappinosi from the City of Rockville Sediment Control, Construction, and Forestry Impectors, install tree protection measures, stabilized construction entrances with weah racks, concrete weahout structure, perimeter controls, including super silf ferore, Alforder linef Protections, and cura linef protection where indicated on plan. Contractor shall conditionable with the City or Rockville as necessary to obtain and traital at lemmanary meleties with correction for relaining construction vehicles the stabilization controls enterior exists of closed for locations.
- 2) With Step 1 above completed obtain approval from the City of Rockville SEC Inspector to proceed with additional construction activities.
- Until on-site water supply from a fire hydrant is available, water supply to wash rack, 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.

- 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 SEDMENT TRAP I AND 2, RISERS, DEWATERING DEVICES, AND TEMPORARY CONNECT TO STORM DRAIN STRUCTURES WHERE SHOWN ON PLAN. SEDMENT TRAP 2 USES EXISTING SWALE ALONG CHOKE CHERRY 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 HIS
- 5) WITH WRITTEN PERMISSION FROM THE COR SEC INSPECTOR PROCEED WITH SEDIMENT CONTROL STAGE 2.

6) INSTALL PROPOSED UTILITIES AS SHOWN ON PLAN:

- A. INSTALL STORM DEAIN STITM, RIGHD CONNETIESAN DIC, ABO INSTALL CHEM INLET AND AT GRADE WAT PROTECTIONS AS INLETS ARE INSTALLED.

 **PROMOCED WATER AND STEPRE INSTALLAND HAW RESED MICH CEPTIMES HAVE BEEN ORTHAND FROM WISS.

 SAMINARY SENTER INSTALLATION.

 PROTECTION FOR THE STALLATION.

- 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 TRAPIS) ONCE BUILDING FOUNDATION. EXCAVATION ARE IN CONFLICT, SURFACE RUNOFF INTO BUILDING EXCAVATION SHALL BE PUMPED AND FILTERED THROUGH AN APPROVED SEDIMENT CONTROL MEDISINE.
- 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:

- CONTRICT MICRO BIO SMM SAUTINES WALLS, CARE OPERATIONS FOR ADAISSE ACQUITES SHOULD BE BLOCKED WITH TEMPORARY ASPHALT BERN. INSTALL DEFINITION OF WORKFOLD WITH STEAM CONFINCTION TO THE MAIN CONFINCTION TO THE CONFINCTION OF THE PROLITY. OF HIS ORTAL LARGE DIANA OR ANY OTHER CONFINCTION OF HIS ORTAL MAIN CONFINCTION. BEGIN INSTALLATION OF UNCERTAINT AND GRAVEL LAYER WHILE ALL DEFINITION OF UNCERTAINT AND GRAVEL LAYER.
- CONTINUE TO INSTALL SAND, FILTER MEDIA, ROCK PADS, MULCH AND LANDSCAPING.
 NOTE: CONTRACTOR SHALL COMPLY WITH PROCEDURE AND REQUIRED INSPECTION PER CITY'S MICRO-BIDRETENTION CONSTRUCTION INSPECTION CHECKLIST.

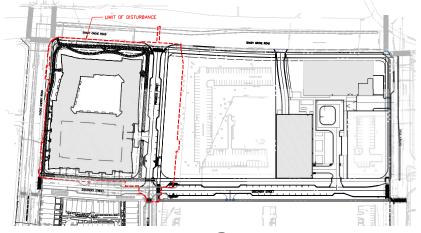
11) DEDMANDATE VICTADII IZE DICTI IDDED ADEAS AS SINAL COADES ADE ACUIENED.

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

SHADY GROVE INNOVATION DISTRICT PRELIMINARY SEDIMENT CONTROL PLANS

PHASE 2 - MULTIFAMILY

4TH ELECTION DISTRICT, CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND SCP2024-00025







OWNER/DEVELOPER BOSTON PROPERTIES, INC. 2200 PENNSYLVANIA AVE, NW SUITE 200W WASHINGTON, DC 20037 PHONE: 202-585-0800 ATTENTION: CLOVERLY

EMAIL: coverly@bxp.com

20251 CENTURY BOULEVARD SHITE 400 GERMANTOWN MD, 20874 PHONE: 301-916-4100 ATTN: LAURENT G. MOUNAUD EMAIL: mounaud@vika.com

VIKA MARYLAND, LLC

CIVIL ENGINEER

SITE

VICINITY MAP SCALE 1"=2.000'

SHEET INDEX

1 OF 3 COVER SHEET

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

PROFESSIONAL CERTIFICATION: reby certify that these docum

PROFESSIONAL SEAL NO. DESCRIPTION OF REVISION P.E. INITIAL DATE DPW APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVA

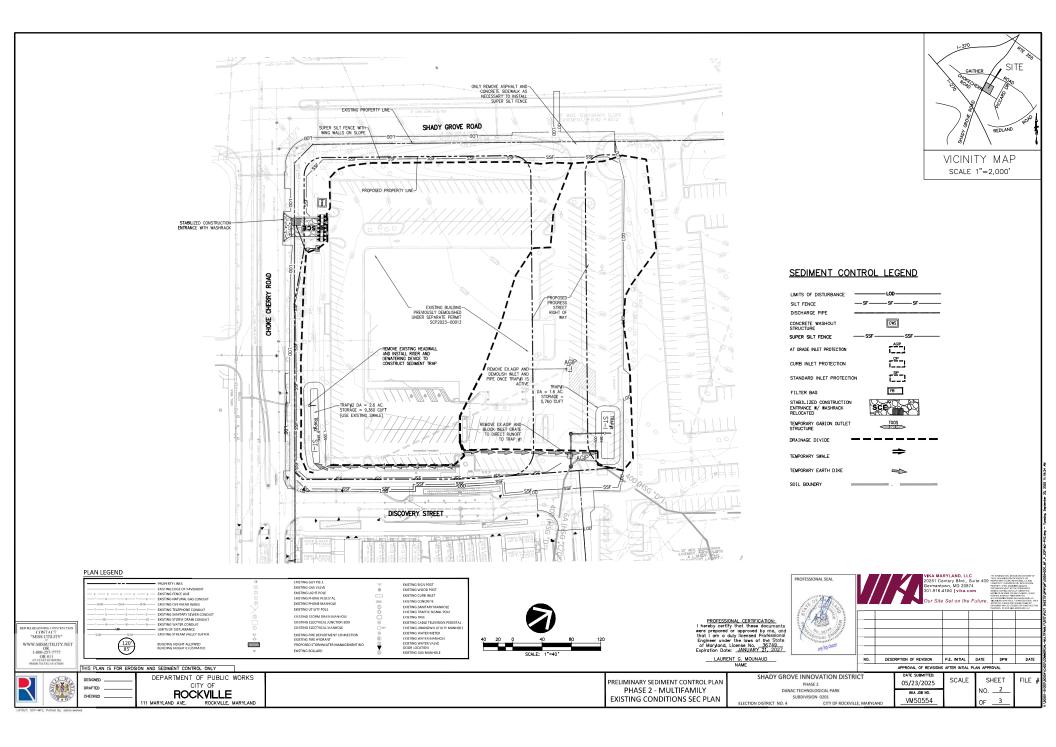
WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811

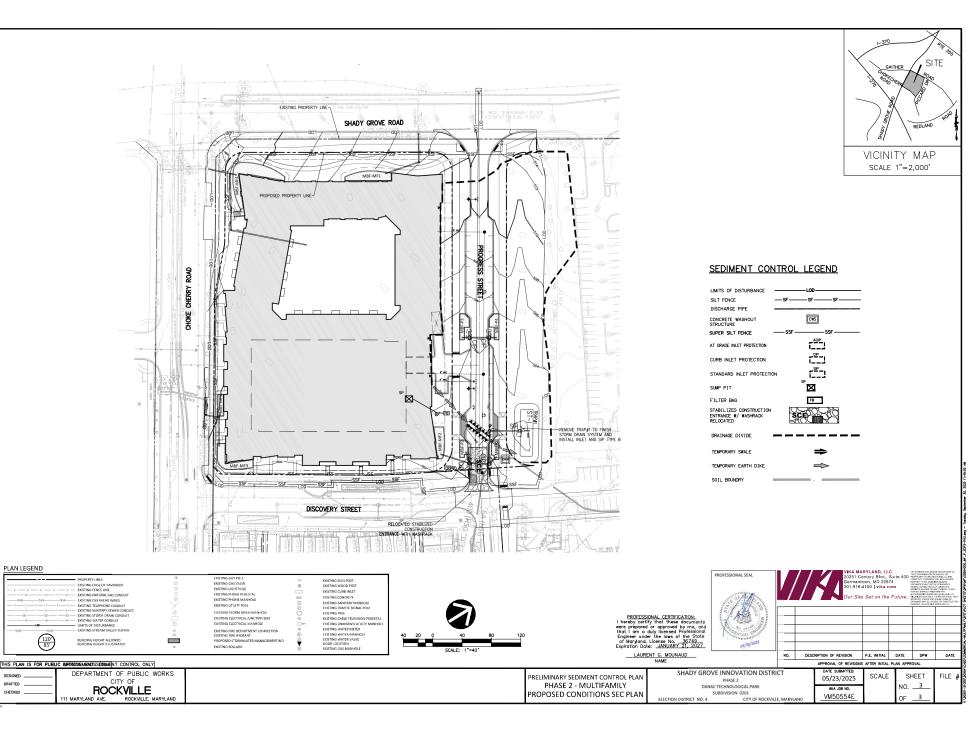
DEPARTMENT OF PUBLIC WORKS **ROCKVILLE**

PRELIMINARY SEDIMENT CONTROL PLAN PHASE 2 - MULTIFAMILY COVER SHEET

SHADY GROVE INNOVATION DISTRICT PHASE 2 SUBDIVISION 0201

SCALE SHEET FILE # 08/12/2025 AS NO. __1 VIKA JOB NO. VM50554 SHOWN





WWW.MISSUTILITY.NET OR 1-800-257-7777 OR 811 AT LEAST 48 HOURS