

October 8, 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 – Development

Stormwater Management Concept Approval; SMC2024-00009, STP2024-00492

Dear Mr. Overly:

The Development Stormwater Management (SWM) Concept (Concept) received on May 28, 2024, for the above referenced site is conditionally approved. Staff has determined that the Development SWM Concept, as described below, achieves the required level of on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), $P_E = 1.08$ -inch, equivalent to 60 percent of the required ESD volume (ESD_V), which meets or exceeds the level of ESD established by the Pre-Application SWM Concept letter dated January 4, 2019.

This site is 3.95 acres and is identified as Lot 5, Danac Technological Park, situated at 15815 Shady Grove Road, southeast of the intersection of Shady Grove Road and Choke Cherry Road. The proposed development includes the construction of a multi-family building. The property is located in the Muddy Branch Watershed and Watts Branch Watershed and is zoned MXE (Mixed Use Zone). The on-site soils are predominately Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2, Definitions of the Code, the Site qualifies as Redevelopment because it proposes construction on a property where existing imperviousness is greater than 40 percent of the site. The property is currently 81 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45 of the Code, SWM is required for all new and replacement impervious area within the entire site area including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 3.95 acres which is 100 percent of the site, and the on-site impervious area subject to SWM is 3.02 acres.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Shady Grove Road Right-of-Way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.55 acres.

Your proposed Development SWM Concept, as shown on the attachment, is summarized as follows:

ON-SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

Multi-family building.

Total on-site impervious area subject to SWM = 3.02 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum P_E = 1.08-inch equivalent to 60 percent of the required ESD_V in the following on-site measures:
 - Nine Micro-bioretention Facilities.
- Summary of ESD:
 - o Total ESD_√ provided = 11,503 cubic feet (cf.).
 - o Total ESD_√ required = 19,229 cf.
 - o Percentage of ESD_V provided = 11,503 cf./ 19,229 cf. = 60 percent.

Structural Measures and/or Alternative Measures -

• Alternative Measures – Monetary contribution in-lieu of providing full ESD and in-lieu of providing Qp₁₀ for the 3.02 acres of on-site impervious area.

ROW SUMMARY

Structural Measures and/or Alternative Measures -

• Alternative Measures – Monetary contribution in-lieu of providing WQ_V, Cp_V, and Qp₁₀ for the 0.55 acres of impervious area in the adjacent ROW of Shady Grove Road.

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met.

The next step in the City of Rockville (City) SWM approval process is submission of a SWM Construction Plan for review and approval by the Department of Public Works (DPW) prior to permit issuance. In accordance with the Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: onsite ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

1) Submit a Stormwater Management Permit (SMP) Application, including the application and plan review fee, which is based on an initially submitted SWM construction estimate, in

conjunction with detailed SWM plans (24"x36") and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, for review and approval by the DPW.

- 2) The submitted material must:
 - a) Demonstrate compliance with this Concept including locations, types, and sizing of ESD measures.
 - b) Include computations and construction details for review and approval by DPW:
 - i) Design shall be in conformance with the latest version of the Montgomery County Department of Permitting Services Design Specifications for nine micro-bioretention facilities. Deviations from the specification must be approved by DPW.
 - ii) Computations and plans must show the ESD_V water surface elevation.
 - iii) Utilize flow splitters, curb cuts, flow through inlets, or other methods approved by DPW to direct.
 - iv) Overflow structures, underdrains, and tee configurations within the micro-bioretention facilities must be shown on the SWM construction plans and approved by DPW.
 - v) Where proximity of the micro-bioretention facilities to the multi-family building is less than 10-feet, a licensed professional engineer in the State of Maryland must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendation must be provided with the final engineering.
 - vi) Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes, and quantities of planting material for the micro-bioretention facilities.
 - vii) SWM practices located within the public right-of-way must provide fall prevention barriers and follow Montgomery County Department of Transportation's (MCDOT) requirements for SWM facilities in the ROW. SWM practices adjacent to pedestrian and parking uses shall meet MCDPS WRTP-8 design guidelines for safe placement and fall prevention barriers.
 - viii) Architectural/plumbing plans for the building must clearly detail the routing of roof runoff through the building to the micro-bioretention facilities and must be provided for review to DPW.
 - ix) Include a landscape design that has been coordinated with the Forest Conservation Plan (FCP), where applicable. The plan should include a planting schedule with types, sizes, and quantities of planting material, planting details, and notes, signed and sealed by a Landscape Architect licensed in the State of Maryland. The plan should differentiate between what planting material will be approved, bonded, and permitted with the SWM plan and what will be part of the Forestry Permit. The Landscape plan must show all stormwater appurtenances including pipes, overflow structures, inflow protection, etc. to ensure there are no conflicts.
 - c) Identify paths for safe overland flow of the 100-year storm event with flow arrows.
 - d) Demonstrate that all components of the SWM system drain by gravity. Pumping of stormwater will not be permitted.
- 3) Storage provided exceeding the amount require to treat the one year, 24-hour design storm shall not be credited towards the total water quality (ESD or structural) volume provided.
- 4) The Applicant shall make a monetary contribution to the City Stormwater Fund as an Alternative to providing Cp_V, WQ_V, and Qp₁₀ for any new or replacement impervious area created by the construction of the development not treated on-site; and as an Alternative to providing Cp_V, WQ_V, and Qp₁₀ for the contiguous ROW. Calculations for the contribution shall be submitted with the SMP application utilizing the final engineering impervious area

and the monetary contribution rate in effect at that time. The contribution must be paid prior to SMP permit issuance.

- i) Monetary contribution is required for the following:
 - o Impervious area used is based on the prorated area that is not treated by ESD practices. On-site ESD is provided for 60 percent of the required volume; therefore, 40 percent of the 3.02 acre (1.21 acre) must be provided by a SWM alternative (Monetary Contribution). Partial WQ_V is calculated at 50 percent of the WQ_V rate applied to the impervious area not treated. Partial Cp_V is calculated at 100 percent of the Cp_V rate applied to the impervious area not treated.
 - a) Full On-site Qp₁₀ for 3.02 acres.
 - b) Full Contiguous ROW Cp_V, WQ_V, and Qp₁₀ for 0.55 acres.
- 5) The SWM facilities on-site shall be privately maintained. Submit to DPW staff a SWM Easement, Inspection, and Maintenance Agreement for the proposed SWM measures. The SWM Agreement is subject to review and approval by DPW and the City Attorney's Office and is to be executed by the property owner and other parties of interest. Access to the SWM facilities will be determined in conjunction with final engineering and must be included in the SWM Agreement. The SWM Agreement must be recorded in the Montgomery County Land Records prior to SMP permit issuance. Plans must delineate and label SWM easements.
- 6) Submit on-site Storm Drain plans (24"x36") and computations signed and sealed by a PE licensed in the State of Maryland, except as otherwise noted, for DPW.
- 7) Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance.
- 8) Obtain approval of an FCP from the City Forester prior to DPW issuance of the SMP permit.
- 9) Required approvals and permits for drainage connections to existing storm drains in MCDOT easements and ROWs must be obtained prior to the issuance of a SMP.
- 10) Obtain approval from WSSC for any WSSC utilities crossing proposed ESD facilities prior the issuance of a SMP.

This SWM approval does not supersede or negate other required project approvals. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, City Forestry, Traffic and Transportation, and Planning and Development Services.

Any significant changes to the proposed development may result in the requirement to submit a revised Development SWM Concept with review fee for approval by DPW.

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,

John Scabis, P.E. Chief of Engineering

John Sels

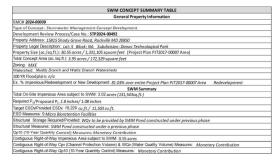
JKS/DJW/ktt

Attachments: Shady Grove Innovation District – Development SWM Concept Plan, dated May 23, 2025.

cc: James Lapping, P.E., Engineering Supervisor Shaun Ryan, Planning Supervisor Kimia Zolfagharian, Principal Planner Laurent Mounaud, VIKA SWM Concept file Permit plan, SMC2024-00009, STP2024-00492 Day file

SHADY GROVE INNOVATION DISTRICT

DEVELOPMENT STORMWATER MANAGEMENT PLAN PHASE 2 - RESIDENTIAL MULTIFAMILY



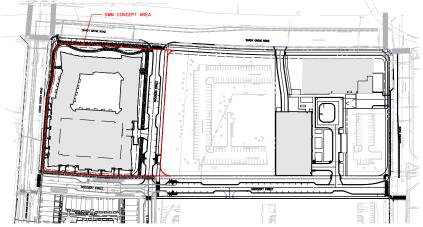
THIS DEVELOPMENT STORMWATER MANAGEMENT PLAN ASSUMES THE PROPOSED. REGIONAL POND (SMP2025-00005) WILL BE BUILT PRIOR TO REQUESTING PERMIT ISSUANCE FOR PROPOSED PHASE 2 DEVELOPMENT

				SWM FACI	LITY SUMMAR	YTABLE			
Micro Bio-retention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD _{MN} P _E =1" (cf)	VOL _{MAX} P _E =2.6" (cf)	ESDv Provided (cf)	P _E Achieved (in)
MBF-MF1	0.36	0.34	94%	648	30	1,171	3,008	1,426	1.2
MBF-MF2	0.32	0.31	97%	499	48	1,930	2,815	1,397	1.3
MBF-MF3	0.38	0.37	97%	634	48	2,292	3,310	1,775	1.4
MBF-MF4	0.45	0.42	93%	1,254	48	2,608	3,767	3,511	2.4
MBF-MF5	0.11	0.11	100%	204	48	683	1,029	571	1.4
					Total O	site ESD Vol	ume Provided =	8,680	1.00
MBF-P1	0.13	0.10	77%	212	48	351	912	594	1.7
MBF-P2	0.22	0.03	14%	212	48	363	945	594	1.6
MBF-P3	0.24	0.13	54%	292	48	467	1,214	818	1.8
MBF-P4	0.18	0.13	72%	292	48	456	1,186	818	1.8
				Т	otal Progress St F	ROW ESD Vol	ume Provided =	2,822	1.44
					-	Total ESD Vol	ume Provided =	11.503	1.08

WATTS BRANCH SWM FACILITY SUMMARY TABLE									
Micro Bio-retention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD _{MN} P _E =1" (cf)	VOL _{MAX} P _E =2.6" (cf)	ESDv Provided (cf)	P _E Achieved (in)
MBF-MF2	0.32	0.31	97%	499	48	1,930	2,815	1,397	1.3
MBF-P1	0.13	0.10	77%	212	48	351	912	594	1.7
MBF-P2	0.22	0.03	14%	212	48	363	945	594	1.6
MBF-P3	0.24	0.13	54%	292	48	467	1,214	818	1.8
MBF-P4	0.18	0.13	72%	292	48	456	1,186	818	1.8
	Total Watts Branch ESD Volume Provided =							4 220	0.97

MUDDY BRANCH SWM FACILITY SUMMARY TABLE									
Micro Bio-retention Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESD _{MN} P _E =1" (cf)	VOL _{MAX} P _E =2.6" (cf)	ESDv Provided (cf)	P _E Achieved (in)
MBF-MF1	0.36	0.34	94%	648	30	1,171	3.008	1,426	1.2
MBF-MF3	0.38	0.37	97%	634	48	2,292	3,310	1,775	1.4
MBF-MF4	0.45	0.42	93%	1,254	48	2,608	3,767	3,511	2.4
MBF-MF5	0.11	0.11	100%	204	48	683	1,029	571	1.4
					Total Muddy Bra	anch ESD Vol	ume Provided =	7.283	1.00

4TH ELECTION DISTRICT, CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND SMC2024-00009



SHEET INDEX

1 OF 4 COVER SHEET

2 OF 4 PLAN

3 OF 4 INVERT STUDY

4 OF 4 DETAILS SITE

VICINITY MAP

STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

- ALL WATER AND SEWER LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
- ALL UTILITY LAYOUTS SHOWN ON THIS CONCEPT PLAN ARE SUBJECT TO ADJUSTMENT IN LOCATION, SIZE AND CONFIGURATION DURING FINAL BRINGEBRING TO ACCOMMODATE LOCATIONS OF TREES, DRY UTILITIES, STREET LIGHTS AND OTHER CONFLICTING FEATURES. LAYOUTS SHOWN HEREON ARE CONCEPTUAL AND NOT INTENDED TO REFLECT FINAL LOCATION OF THESE UTILITIES.
- 7 FSD PLANTER ROY FACILITIES SHALL FOLLOW THE RULLDING CODE FOR SAFETY FENCE REQUIREMENTS A 42-INCHES FENCE SHALL BE PROVIDED FOR VERTICAL DROP (MEASURED FROM THE TOP OF WALL TO THE TOP OF THE FILTER MEDIA ELEVATION) OF MORE THAN 30-INCHES AND A 18" SAFETY FENCE SHALL BE PROVIDED FOR VERTICAL DROP BETWEEN 24"
- ESD PLANTER BOXES SHALL BE OUTSIDE OF THE BUILDING FOUNDATION ZONE OF INFLUENCE. THE BUILDING FOUNDATION DESIGN SHALL TAKE INTO CONSIDERATION LOADS ASSOCIATED WITH THE ESD PLANTER BOX.

OWNER/DEVELOPER BOSTON PROPERTIES, INC. 2200 PENNSYLVANIA AVE, NW SUITE 200W WASHINGTON DC 20037 PHONE: 202-585-0800 ATTENTION: CJ OVERLY EMAIL: coverly@bxp.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 SEA DESCRIPTION OF REVISION P.E. INITIAL DATE APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVA

DEVELOPMENT STORMWATER MANAGEMENT COVER SHEET

SHADY GROVE INNOVATION DISTRICT DANAC TECHNOLOGICAL PARI SUBDIVISION 0201

LAURENT G. MOUNAUD

SHEET FILE # 05/23/2025 NO. _1 VM50554



OR 811 LEAST 48 HO

DEPARTMENT OF PUBLIC WORKS **ROCKVILLE**

