



October 13, 2025

Mr. Kirk Salpini
SCG Development
8245 Boone Boulevard, Suite 640
Vienna, Virginia 22182

SUBJECT: 41 Maryland Avenue – Momentum at Rockville Center – Pre-Application
Stormwater Management Concept Approval; PJT2025-00023, SMC2025-00005

Dear Mr. Salpini:

The Pre-Application Stormwater Management (SWM) Concept (Concept) received on April 1, 2025, for the above referenced site is conditionally approved. Staff has determined that the Pre-Application SWM Concept, as described below, achieves on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). This Pre-Application SWM Concept approval establishes the minimum ESD as a P_E of 1.8-inches for this project which is 100 percent of the required ESD volume (ESD_V).

This site is 0.42 acres and is identified as Parcel 2-H of the Rockville Town Center situated at 41 Maryland Avenue, southwest corner of the intersection of E. Middle Lane and Maryland Avenue. The proposed development includes the construction of multi-family building. The property is located in the Rock Creek Watershed and is zoned PD-RCI (Mixed-Use Transit District). 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 Rockville City 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 77 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45, 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 0.40 acres which is 95 percent of the site, and the on-site impervious area subject to SWM is 0.38 acres.

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Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent E. Middle Lane and Maryland Avenue Right-of-way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.28 acres.

Your proposed Pre-Application 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 = 0.38 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum $P_E = 1.8$ -inches equivalent to 100 percent of the required ESD_v in the following on-site measures:
 - One micro-bioretenction planter box facility.
- Summary of ESD:
 - Total ESD_v provided = 2,387 cubic feet (cf.).
 - Total ESD_v required = 2,359 cf.
 - Percentage of ESD_v provided = $2,387 \text{ cf.} / 2,359 \text{ cf.} = 100$ percent.

Structural Measures and/or Alternative Measures

This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent ESD_v . Additionally, the Pre-Application SWM Concept does not grant approval of a Monetary Contribution Alternative Measure and the City may require additional SWM facilities to provide the entire ESD_v on-site. The Pre-Application SWM Concept proposes:

- Alternative Measures – Monetary contribution in-lieu of providing Q_{p10} for the 0.38 acres of on-site impervious area.

ROW SUMMARY

Structural Measures and/or Alternative Measures

The Pre-Application SWM Concept proposes:

- Alternative Measures – Monetary contribution in-lieu of providing WQ_v , Cp_v , and Q_{p10} for the 0.28 acres of impervious area in the adjacent ROW of E. Middle Lane and Maryland Avenue.

CONDITIONS OF APPROVAL

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

The next step in the City of Rockville (City) two-stage SWM Concept approval is submission of a Development SWM Concept for review and approval by the Department of Public Works (DPW) prior to Planning Commission approval of the Site Plan. In accordance with the Code,

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Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

This Pre-Application 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 Development SWM Concept Plan, including the application and plan review fee. Include all plans, on 24-inches x 36-inches sheets, computations, and supporting documents signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, and as outlined in the City SWM Concept Checklist.

The submitted material must:

- a) Demonstrate, with sufficient details and computations, how ESD to the MEP, established by this approval, will be achieved on-site.
 - b) Demonstrate, with sufficient details and computations, compliance with the full SWM requirements will be in accordance with the Code, Sections 19-43 and 19-44.
 - c) Include horizontal and vertical information to support the design, including underdrain pipes and overflow structures, and conveyance to the proposed ESD facility.
 - d) Provide information that demonstrates that the drainage area is safely conveyed to the ESD measure.
 - e) Submit a revised SWM/Forestry Overlay Plan demonstrating compliance with the Concept approval and the Pre-FCP approval.
 - f) Show and label preliminary SWM easements for all proposed SWM facilities. Easements should be sized to allow future inspection and maintenance.
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- 2) Storage provided exceeding the amount required to treat the one-year, 24-hour design storm shall not be credited towards the water quality (ESD or structural) volume provided.
 - 3) The City may require an underground structural measure in-lieu of providing full ESD. SWM Alternatives, including monetary contribution as a method to meet SWM requirements will be reviewed at the Development SWM Concept stage. Fee-in-lieu calculations associated with on-site areas should be presented separately from adjacent ROW areas.

This Pre-Application SWM Concept does not supersede or negate other required project approvals. The Concept approval does not approve the layout or density of the site. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, Forestry, Traffic and Transportation, and Planning.

Any significant changes to the proposed development may result in the requirement to submit a revised Pre-Application SWM Concept with review fee 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,



John Scabis, P.E.
Chief of Engineering

JKS/DJW/kmc

Attachments: 41 Maryland Avenue – Pre-Application SWM Concept Plan, dated
June 15, 2025.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Christopher Davis, Principal Planner
Robert Demchak, Comstock 41 Maryland, L.L.C.
Kyle Hughes, Macris, Hendricks and Glascock, P.A.
Permit plan, SMC2025-00005, PJT2025-00023
Day file

