

October 10, 2025

Mr. CJ Overly
BXP Shady Grove Lot 7, L.L.C., BXP Shady Grove Lot 8, L.L.C.
c/o Boston Properties, Inc.
2200 Pennsylvania Avenue, NW, Suite 200W
Washington, District of Columbia 20037

SUBJECT: 15825 Shady Grove Road, 2092,2096,2098 Gaither Road - Shady Grove

Innovation District – Preliminary Sediment Control Approval; SCP2024-00026,

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 7 located at 15825 Shady Grove Road. The site is 4.3 acres and is currently improved with existing commercial buildings and associated parking lot. The proposed development includes construction of lab/office building and parking garage. 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.

Mr. CJ Overly October 10, 2025 Page 2

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:

- 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 (PWK) 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.
- 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.

Mr. CJ Overly October 10, 2025 Page 3

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 Commercial - 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, SCP2024-00026, STP2024-00492 Day file

## PRELIMINARY SEDIMENT CONTROL GENERAL SEQUENCE OF CONSTRUCTION

### 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:

- Limits of Disturbance (LOO) and tree protection measures to be marked/staked out in the field Permittee must contact MSS UTILITY at 11, (2001) 257-7777, or waw.missuffly.net for marking of existing utilities MSS UTILITY requires two full business days' notice. Existing utilities must be marked prior to the pre-construction
- construction meeting must be conducted on-site with the following representatives: Minimum not forcy of foodball beloating and consistence of the properties of the properties

## 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 SWWH facinities 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

An Production II will be approved from the City of Rockville Sediment Control, Construction, and Forestry Inspectors, install tree protection measures, stabilized construction entrances with wash racks, comcrete washout structure, perimeter controls, including super silf fence. A Grades linker Protections, and curb in left protections where indicated on plan. Contractor shall coordinate with the City or Rockville as necessary to obtain and facial at lemparary nettered washort connection for feature growther contractions where indicated on plan. Contractor shall coordinate with the City or Rockville as necessary to obtain and facial at lemparary nettered washort connection for feature washort to be laboration.

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

### STAGE 1 EXISTING CONDITIONS: SITE DEMOLITION AND BOLIGH 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) PROPOSED STORM DRAIN SYSTEM MUST BE INSTALLED, INCLUDING CONNECTION TO SEDIMENT TRAP, AND SEDIMENT TRAP SHALL BE INSTALLED AND APPROVED BY THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING ANY DEMOLITION AND CONSTRUCTION OTHER THAN WHAT IS NECESSARY FOR THE STORM DRAIN AND TRAP INSTALLATION, STABILIZED CONSTRUCTION ENTRANCE (SCS) TO BE ADJUSTED DURING INSTALLATION OF PORTION OF THE STORM DOWN AS NECESSARY TO INSTALL. THE PIPE AND AS NECESSARY TO KEEP ALL CONSTRUCTION TRAFFIC ROUTED THROUGH THAT
- 3) INSTALL STORM DRAIN SYSTEM, FROM DOWNSTREAM END, AND INSTALL CURB INLET AND AT GRADE INLET PROTECTIONS AS INLETS ARE INSTALLED, POSTPONE INSTALLATION UNTIL A DRY WEATHER FORECAST OCCURS.
- 4) RECONNECT EXISTING 24" RCP PIPE TO NEW STORM DRAIN AT NEW D-127.
- 5) REMOVE EXISTING STORM DRAIN SYSTEM FROM EX-120 TO EX-8 ONCE PROPOSED STORM DRAIN SYSTEM IS COMPLETED.
- 6) INSTALL SEDIMENT TRAP 1 , RISER, DEWATERING DEVICE, AND TEMPORARY CONNECT TO STORM DRAIN STRUCTURES AS SHOWN ON PLAN.
- 8) CONDUCT FULL SITE DEMOLITION AND ROUGH GRADING.
- 9) WITH WRITTEN PERMISSION FROM THE CORSEC INSPECTOR PROCEED WITH SEDIMENT CONTROL STAGE 2.

### STAGE 2 PROPOSED CONDITIONS: FINE GRADING AND BUILDING CONSTRUCTION

- CONTINUE INSTALLING STORM DRAW SYSTEM, FROM DOWNSTREAM END, AND INSTALL CURB INLET AND AT GRADE INLET PROTECTIONS AS INLETS ARE INSTALLED.
  PROPOSED WATER AND SEVER INSTALLATION WAY REGIND WICE PERMITS HAVE EXEN OSTAINED FROM WSSC.
  SANITAR'S SEVER INSTALLATION SHALL BIGIN AT THE DOWNSTEAM HOW.

- 5) WITH WRITTEN PERMISSION OF THE COR SEC INSPECTOR. REMOVE SEDIMENT TRAP AND FINALIZE STORM DRAIN SYSTEM INSTALL SIP OF AND AGRIP ON ALL INJETS AS SOON AS THEY ARE INSTALLED
- 6) SURFACE RUNOFF FROM BUILDING FOUNDATION EXCAVATION SHALL BE PUMPED AND FILTERED THROUGH AN APPROVED SEDIMENT CONTROL MEASURE.

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

- CONSTRUCT HERCAGO NON PLACITIES SMALL CURS OPERWISES FOR BOOK SEE PACIFIES SMALLD SEE BLOCKED WITH TEXPORARY ASPHALT BEAM.

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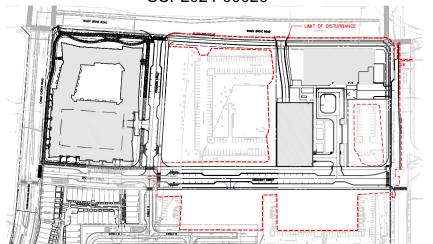
- PERMANENTLY STABILIZE DISTURBED AREAS AS FINAL GRADES ARE ACHIEVED.
- 10) FLUSH AND PERFORM MAINTENANCE AND INSPECTION OF STORMDRAIN SYSTEM FOR FINAL ACCEPTANCE BY THE CITY OF ROCKVILE DPW.

# SHADY GROVE INNOVATION DISTRICT PRELIMINARY SEDIMENT CONTROL PLANS

PHASE 2 - COMMERCIAL

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

SCP2024-00026





## SHEET INDEX

1 OF 3 COVER SHEET

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: CLOVERLY EMAIL: coverly@bxp.com

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

SITE

VICINITY MAP

SCALE 1"=2.000'

PROFESSIONAL SEAL DESCRIPTION OF REVISION P.E. INITIAL DATE DPW APPROVAL OF REVISIONS AFTER INTIAL PLAN APPROVA

WWW.MISSUTILITY.NET OR 1-800-257-7 OR 811



DEPARTMENT OF PUBLIC WORKS **ROCKVILLE** 

PRELIMINARY SEDIMENT CONTROL PLAN PHASE 2 - COMMERCIAL COVER SHEET

SHADY GROVE INNOVATION DISTRICT PHASE 2 SUBDIVISION 0201

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

LAURENT G. MOUNAUD

SCALE SHEET FILE # 05/23/2025 AS NO. \_\_1 VIKA JOB NO. VM50554 SHOWN

