



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

October 30, 2023

Mr. Amir Arabi
Charles P. Johnson & Associates, Inc.
1751 Elton Road, Suite 300
Silver Spring, MD 20903

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Tregoning Property
Preliminary Plan #: 120230120
SM File #: 288354
Tract Size: LSC 653,902 sf/15.01 Ac
GSC 90,543 sf/2.08 Ac.
Zone: RE-1
Total Concept Area: LSC 499,580 sf/11.47 Ac.
GSC 116,458 sf/2.67 Ac.
Lots/Block: Lots 1-44
Parcel(s): P104
Watershed: Little Seneca Creek/IV, Great
Seneca Creek/III
Redevelopment (Yes/No): No

Dear Mr. Arabi:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of micro-bioretenion and a bio-swale.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. At the final design stage, required and provided ESD to the MEP in the public right-of-way, including the Kings Valley Road 8-foot path, must be calculated separately from the private lots. ESD provided in the right-of-way must meet or exceed the target and cannot be compensated for on the lots. The use of a bio-swale in the public right-of-way will be fully evaluated at the final design stage.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
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5. At the final design stage, investigate moving micro-bioretenment #1, located north of Hoffman Drive, to the open space parcel south of Hoffman Drive.
6. The micro-bioretenment devices located along Kings Valley Road must be accessible from Kings Valley Road.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Sherry Mitchell at 240-777-5206 or sherryl.mitchell@montgomerycountymd.gov.

Sincerely,

Mark Etheridge

Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 288354

LSC

ESD: Required/Provided 27,310 cf / 27,618 cf
PE: Target/Achieved: 1.60"/1.62"
STRUCTURAL: N/A cf
WAIVED: N/A cf.

GSC

ESD: Required/Provided 3,261 cf / 3,326 cf
PE: Target/Achieved: 1.20"/1.22"
STRUCTURAL: N/A cf
WAIVED: N/A cf.