April 17, 2018

Re: SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN Request for Offutt Estates 3rd Revision
Preliminary Plan #: 120150040
SM File #: 268157
Tract Size/Zone: 0.5 Ac./RT12.5
Total Concept Area: 1.1 Ac.
Lots/Block: 3 (4-8 proposed)
Watershed: Lower Rock Creek

Mr. Dean Packard, P.E.
Packard & Associates, LLC
16220 Frederick Road, Suite 300
Gaithersburg, MD 20877

Dear Mr. Packard:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is acceptable. The plan proposes to meet required stormwater management goals via ESD to the MEP using dry wells, micro-bioretention, landscape infiltration, and a bio swale.

The following items will need to be addressed during the final stormwater management design plan stage:

1. This approval supersedes the Site Development Stormwater Management Plan dated August 3, 2016.

2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

3. An engineered sediment control plan must be submitted for this development.

4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

6. Use the latest MCDPS design criteria at the time of plan submittal.

This list may not be all-inclusive and may change based on available information at the time.
Mr. Dean Packard, P.E.
April 17, 2018
Page 2 of 2

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 final stormwater management design 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 David Kuykendall at
240-777-6332.

Sincerely,

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

MCE: CN268157 Offutt Estates 3rd Revision.DWK

cc: N. Braunstein
    SM File # 268157

ESD: Required/Provided 4108 cf / 4149 cf
PE: Target/Achieved: 1.8" & 2.0"/1.8" & 2.0"
STRUCTURAL: 0.0 cf
WAIVED: 0.0 ac.