



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

July 2, 2024

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

Re: **SITE DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** Request for Kings  
Crossing  
Preliminary Plan #: 120220020  
SM File #: 287564  
Tract Size/Zone: 5.9860 Acres  
Total Concept Area: 3.388 Acres  
Lots/Block: Outlots A and B  
Parcel(s): P879  
Watershed: Little Seneca Creek Class 3

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 Environmental Site Design while incorporating Drywells, Rooftop Disconnection, and Landscape Infiltration.

The following conditions will need to be addressed **during/prior to** the final stormwater management design plan stage:

1. Each lot must provide full Stormwater Management for their respective improvements.
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.

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 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.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

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If you have any questions regarding these actions, please feel free to contact Alex Weintraub at 240-777-6356.

Sincerely,

*Mark Etheridge*

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

MCE: AW

cc: N. Braunstein  
SM File # 287564

ESD: Required/Provided 4236.8 cf / 4755.3 cf  
PE: Target/Achieved: 1.2"/1.22"  
STRUCTURAL: N/A cf  
WAIVED: N/A ac.