



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

June 9, 2022

Bradford L. Fox  
Bohler Engineering  
16701 Melford Blvd., Suite 310  
Bowie, MD 20715

Re: **REVISED COMBINED STORMWATER  
MANAGEMENT REVISED CONCEPT/SITE  
DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
White Oak Town Center  
Preliminary Plan #: 120150100  
SM File #: 269035  
Tract Size/Zone: 291,536 SF/5.72 ac  
Total Concept Area: 395,817 SF/9.06 ac  
Lots/Block: Lot 2 and Outlot B  
Watershed: Paint Branch

Dear Mr. Fox:

Based on a review by the Department of Permitting Services Review Staff, the revised stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via microbioretention, planter box microbioretention and structural StormFilter. In addition, developed 10-year storm runoff must be attenuated on-site to a level at or less than the existing 10-year runoff amount prior to entering the MSHA storm drain system.

A partial stormwater management waiver has been requested due to site constraints and is hereby conditionally granted.

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 development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. The proposed StormTech MC-7200 system must be designed and constructed to adhere to DPS access guidelines.
5. This revised approval supersedes the previous approval letter dated July 6, 2021.



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

*Mr. Fox*  
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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 Stormwater Management Regulation 4-90 **is required** prior to issuance of the revised sediment control permit.

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 Jean Kapusnick, P.E. at [jean.kapusnick@montgomerycountymd.gov](mailto:jean.kapusnick@montgomerycountymd.gov) or at 240-777-6345.

Sincerely,



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

MCE: jak

cc: N. Braunstein  
SM File # 269035

ESD: Required/Provided 46,167 cf / 34,595 cf  
PE: Target/Achieved: 1.8"/1.35"  
STRUCTURAL: 2,856 cf  
WAIVED: 8,716 cf / 2.27 ac