



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

July 6, 2021

Mr. Bradley Fox  
Bohler Engineering  
16701 Melford Blvd.  
Bowie, MD 20715

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
White Oak Town Center  
Preliminary Plan #: 120150100  
SM File #: 269035  
Tract Size/Zone: 6.98 ac and 0.98 ac /  
I1 and RE2  
Total Concept Area: 7.63 ac  
Lots/Block: Lot 2 and Outlot B  
Parcel(s): N885 and N830  
Watershed: Paint Branch / Class III

Dear Mr. Fox:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **conditionally acceptable**. The stormwater management concept proposes to meet required stormwater management goals via microbioretention and microbioretention planter boxes.

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

1. Permits for construction of buildings (meaning for foundation-to-grade, and above ground) must not be issued until adequate storm drain conveyance has been provided. Permits for other work, such as rough grading, work in the rights of way, and work off-site, may proceed. In addition, DPS does not object to the Planning Board allowing such rough grading, work in the rights of way, and work off-site, to proceed before certification of the site plan.
2. A detailed review of the Environmental Site Design (ESD) stormwater management will be conducted at the time of detailed plan review. This review will include the type, drainage area, sizing, location, pedestrian safety aspects and computations for each ESD practice to verify the ESD treatment volumes claimed in this concept plan and to ensure ESD requirements are met.
3. A detailed review of stormdrain design will be conducted at the time of detailed plan review. Drainage patterns and drainage areas will need to be correctly identified and delineated, and adequate capacity of the downstream receiving infrastructure, whether stormdrain or existing stormwater management facilities, must be demonstrated. All required permissions or permits to



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discharge to downstream properties or infrastructure must be obtained prior to sediment control plan approval.

4. An engineered sediment control plan must be submitted for this development.
5. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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 Jean Kapusnick, P.E. at [jean.kapusnick@montgomerycountymd.gov](mailto:jean.kapusnick@montgomerycountymd.gov) or 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 43,762 cf / 43,847 cf (to be confirmed in detailed plan review phase)  
PE: Target/Achieved: 1.8"/1.8" (to be confirmed in detailed plan review phase)  
STRUCTURAL: 0.0 cf  
WAIVED: 0.0 ac.