



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

March 21, 2024

Mr. Douglas G. Tilley, P.E.  
O'Connell & Lawrence, Inc.  
17904 Georgia Avenue, Suite 302  
Olney, MD 20832

Re: **REVISED COMBINED STORMWATER  
MANAGEMENT REVISED CONCEPT/SITE  
DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
14301 Comus Road  
Preliminary Plan #: N/A (Was 120210100)  
SM File #: 286223  
Tract Size/Zone: 411,476.78 sf /9.45 Ac  
Total Concept Area: 128,302.46 sf/2.95 Ac  
Parcel(s): P 420 Pleasant Plain  
Watershed: Little Bennett Creek

Dear Mr. Tilley:

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 microbio retention and non-rooftop disconnection.

**The purpose of this revision is to remove reference to Preliminary Plan No. 120210100. It is our understanding that this Preliminary Plan application has been withdrawn.**

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. **This approval supersedes the approval letter dated April 5, 2022.**

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



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

*Mr. Tilley*  
*March 21, 2024*  
*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 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 me at mark.etheridge@montgomerycountymd.gov or at 240-777-6338.

Sincerely,



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

cc: N. Braunstein  
SM File # 286223

ESD: Required/Provided 3.315 cf / 3,394 cf  
PE: Target/Achieved: 1.0"/1.0"  
STRUCTURAL: 0.0 cf  
WAIVED: 0.0 ac.