



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

February 2, 2024

Mr. David Cha  
Gutschick, Little and Weber, P.A.  
3909 National Drive, Suite 250  
Burtonsville, Maryland 20866

Re: Stormwater Management **CONCEPT** Request  
for Wawa Burtonsville  
15585/15595 Old Columbia Pike  
Special Exception #: S847A  
SM File #: 290015  
Tract Size/Zone: 3.37 Ac./146,938 sq.ft./CRT  
Total Concept Area: 4.30 Ac./187,276 sq.ft.  
Parcel(s): C, D  
Watershed/Class: Little Paint Branch/I  
Redevelopment (Yes/No): Yes

Dear Mr. Cha:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via micro-bioretenion and underground detention for 100-year control from the outfall to the SHA right-of-way.

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

- 1. Prior to Planning Board approval of the Site Plan, this stormwater management concept must be formally revised, and an approved Site Development Plan (SDP) Approval letter must be issued by DPS. If the Site Plan will be approved in stages, the Site Development Plan revision submittal must specifically refer to the appropriate phase.**
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 project.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Stormwater Management for improvements in the SHA right-of-way are not reviewed by DPS. However, any stormwater management required by SHA must be included on the final design plans submitted to DPS.



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

Exhibit 23  
OZAH Case No: CU 24-15

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6. Prior to the first submission of the final design plans, verify the storm drain capacity in the receiving downstream public system, and provide written confirmation from SHA as to what level of control will be required on-site for this discharge.
7. There is an existing DEP asset (#10974) which falls within the limit of disturbance. At the final design stage, this asset must be shown and its removal must be detailed on the plans.

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 Sherryl Mitchell, PE at 240-777-5206 or [sherryl.mitchell@montgomerycountymd.gov](mailto:sherryl.mitchell@montgomerycountymd.gov).

Sincerely,

*Mark Etheridge*

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

cc: Neil Braunstein  
SM File # 290015

ESD: Required/Provided 11,738 cf / 11,906 cf  
PE: Target/Achieved: 1.80"/1.84"  
STRUCTURAL: N/A cf  
WAIVED: N/A ac.