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MNCPPC Downcounty Planning
2425 Reddie Drive
Wheaton, MD 20902

RE: 5500 Wisconsin Avenue
Sketch Plan #320220010
Stormwater Management Narrative
MHG Project No. 2004.242.31

To whom it may concern,

Please accept this memo as a Stormwater Management Narrative for the subject development, as required by the latest ePlans sketch plan upload requirements. The site is located at 5500 Wisconsin Avenue in Bethesda, Maryland and is currently occupied by a hotel, single story retail and above/below grade parking facility. The site is located in the Little Falls Watershed. Existing site drainage is directed via underground storm drains into the Hills Plaza and South Park Avenue rights-of-way. The United States Department of Agriculture (USDA) web soil survey lists the existing on-site soils as Urban land type, which have a hydrologic soil rating of "D".

The proposed project includes demolition of the single-story retail component and construction of a high-rise residential building component with ground floor retail and subsurface parking below. At this time, we anticipate the overall project land disturbance will be 50,000 square feet, most of which will contain impervious surfaces as the final surface treatment. Using the Environmental Site Design (ESD) sizing criteria from the 2007 Maryland SWM Manual, the project is expected to generate an ESD management requirement of 7,900 cubic feet at a target rainfall (PE) of 2.0 inches. Given the small size of this site and its constrained urban setting (with below grade parking), we believe that providing 1.0 inches of ESD volume (3,950 cubic feet) will be considered the "maximum extent practicable" (MEP). To handle the remaining 3,950 cubic feet, we are proposing a fee in lieu contribution to the County's SWM fund.

Proposed ESD treatment practices will contain green roofs on the various building roof levels with a planting media depth of 8 inches. On the lower roofs and on the ground level, we anticipate using raised planter box micro-bioretenion facilities to provide additional ESD volume.

Sincerely,

Patrick G. La Vay, P.E.