



March 7, 2023

Lucas Lopez  
Rodgers Consulting  
19847 Century Blvd., Suite 200  
Germantown, MD 20874  
llopez@rodgers.com

Re: Lakeforest  
Concept Stormwater Management Plan No. SWM-9441-2022  
**Conditional Approval**

Dear Lucas Lopez,

Based on a review by the City of Gaithersburg's Stormwater Program, the Concept Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP) and on-site structural stormwater practices. In particular, the stormwater management plan includes the use of micro-bioretenion, landscape infiltration, rooftop disconnection, rainwater harvetsting, green roof, and retrofitting an existin on-site wet pond. The project is considered redevelopment. Please note that at the next review, the City will reassess the MEP standard and the use and non-use of specific ESD practices. Additionally, maintenance access considerations will be further reviewed at the next review and assessment made regarding the need for non-standard maintenance agreements.

The following conditions of approval will need addressed during the next stormwater management plan stage:

1. Applicant must receive an approved SWM Concept Revision prior to submitting a Stormwater Preliminary Plan for review. At a minimum, the SWM Concept Revision shall address all conditions of this approval.
2. Applicant shall demonstrate safe conveyance of off-site stormwater runoff through the project area at the next review. This shall include, but not be limited to, analysis of off-site hydrology to the project and conceptual proposed project hydraulics through the project area to the study point. With the creation of the

- urban corridor making it more difficult to provide surface relief for flooding, analysis shall be performed for storm events up to the 100-yr, 24-hr event.
3. Applicant shall demonstrate safe conveyance of on-site stormwater runoff to the project study point at the next review. This shall include, but not be limited to, analysis of conceptual on-site proposed hydrology and conceptual on-site proposed hydraulics to the study point and demonstration that stormwater ESD practices are off-line.
  4. Applicant shall demonstrate safe conveyance of runoff directed from the project site to Russell Avenue and Odendhal Avenue or any other system that temporarily leaves the project site. This shall include, but not be limited to, on-site proposed hydrology and off-site existing drainage capacity or conceptual improvements to off-site drainage systems.
  5. Applicant shall, as required for other reviews to ensure proper accounting from the start, provide stormwater management computations for individual proposed stormwater practices in addition to summary computations for the project site.
  6. To ensure stormwater management is distributed and maintenance responsibilities are proportional, applicant shall determine stormwater management volumes separately for private and public properties including rights-of-way.
  7. Applicant shall provide analysis of stormwater ponds to remain as it relates to existing and proposed conditions to demonstrate adequate capacity and no adverse effects. Analysis shall include storm events up to the 100-yr, 24-hr event.
  8. SWM Concept Revision shall provide sufficient information to make an initial assessment of the project's ability to provide stormwater management according to section 8-24(b) of the City Code. Sufficient information includes but is not limited to the location and type of proposed impervious areas, the location of proposed stormwater facilities, drainage divides to study points and stormwater practices, and proposed topography. Information shall be submitted at a scale that allows for the assessment of the feasibility of stormwater management practices.

This list may not be all-inclusive and may change based on available information at the time. If you have any questions please do not hesitate to contact Pearce Wroe at [Pearce.Wroe@gaitthersburgmd.gov](mailto:Pearce.Wroe@gaitthersburgmd.gov) or 240-805-1326.

Sincerely,



Anthony Berger, P.E.  
Director of Public Works.