

Ellsworth Place, Silver Spring, MD

Sketch Plan SWM Narrative – 320240060

The scope of this project includes the construction of a residential building over an existing podium. There is at-grade disturbance expected for this type of construction and it is assumed that a sediment control permit will not be required for this project. Likewise, it is expected that a concept stormwater management approval will not be required. This Project is being designed with these considerations in mind and will be reviewed by Montgomery County Department of Permitting Services for concurrence.

If Montgomery County Department of Permitting Services determines that a stormwater management plan is required, the proposed development will be subject to the Maryland Stormwater Management Act of 2007 and Montgomery County Bill No. 40-10, which requires managing stormwater runoff by using Environmental Site Design” (ESD) to the “Maximum Extent Practicable” (MEP). ESD utilizes small-scale stormwater management practices, non-structural techniques, and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of development on water resources.

Pursuant to Chapter 19 of the Montgomery County Code, the Applicants will provide sediment and erosion control and treatment for stormwater in accordance with applicable laws. Beyond this, the project development team will work with the County at each Phase through the Stage 3 process.