

April 1, 2015

Len Carey, Mayor
Town of University Park
6724 Baltimore Avenue
University Park, Maryland 20782

RE: Management of the 100-year Storm Event from the Cafritz Property at Wells Run

Dear Mr. Carey,

Charles P. Johnson & Associates, Inc. has reviewed the situation at the Cafritz Property regarding whether or not management of the 100-year storm event is necessary at the new development at the Cafritz Property. After reviewing the available reports and models, as well as performing our own sensitivity analysis, it is the opinion of CPJ that stormwater management of the 100-year event will not have an impact on flooding of Wells Run.

The drainage area of the Cafritz Property is relatively small compared to the overall drainage area to Wells Run at Route 1. This situation, combined with the location of the Cafritz Property within the overall Wells Run drainage area, creates a situation where managing the 100-year event has no effect on flooding in Wells Run. The attached answers to questions posed by the Chair of the University Park Stream Committee and accompanying figures demonstrate this point.

Typically, for developments in Prince Georges County, a new development cannot increase flooding conditions downstream from the site. In this case, the Maryland State Highway Administration (MSHA) right-of-way acts as the flow path for any 100-year runoff from the site. At the meeting presented by the Prince George's County Department of Permits, Inspections, & Enforcement (DPIE) in mid-March at Riverdale Park Town Hall, CPJ was informed that the State rescinded the requirement for 100-year control. Thus, the County agreed that there was no longer a need for the previously proposed 100-year storage tank and that it is in the interest of the public to take the fee-in-lieu-of and invest that fee in an upstream stormwater management/flood control facility.

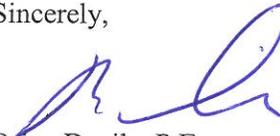
If there was a private property owner between the Cafritz site and Wells Run, and there was going to be an increase in the water surface elevation, then the developer of the Cafritz site would have been required to secure a 100-year floodplain easement from the downstream property owner OR provide on-site 100-year water quantity control. In this case, the State (via the MSDA right-of-way) is the downstream property owner and is not requiring management of the 100-year event. In our opinion, since the State is no longer requiring 100-year management from the site to Wells Run, and because there

is no impact on flooding in Wells Run for the 100-year event, there is no longer a need for management of the 100-year event (to be provided by the storage tank).

We acknowledge that there is an increase of peak runoff of nearly double from the site for the post-developed condition versus the pre-developed forested condition. The question becomes, "Is it better to spend the money on a concrete vault that will not provide any benefit to upstream or downstream property owners or invest it in a future project for flood control that will provide benefit for University Park and Riverdale Park?" In our opinion, investing in an upstream flood control project has the potential to provide more benefit to the towns of University Park and Riverdale Park rather than investing in a storage tank for the 100-year storm at the Cafritz Property.

Please let me know if you have any questions or comments.

Sincerely,



Brian Davila, P.E.

Charles P. Johnson & Associates, Inc.