

# City of Takoma Park

**DEPARTMENT OF PUBLIC WORKS**

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31 Oswego Avenue  
Silver Spring, MD 20910

June 26, 2018

Morton Thomas and Associates  
10 G Street, NE, Suite 430  
Washington, DC 20002

Attn: Bradly Job, PE.

Subj: Stormwater Management Concept SWC-18-05-07  
Takoma Junction  
7225 Carroll Avenue

Dear Mr. Job:

Please be advised that the referenced application has been reviewed. The Stormwater Management Concept submitted for the referenced project is deemed generally acceptable; however, the City is requesting that groundwater recharge volume storage be added to the concept plan.

While projects considered redevelopment are exempt from providing groundwater recharge/storage, the City considers the conditions on and around this site to warrant this practice. Since this site is partially situated over a steeply wooded slope on which the project intends to add 0.18 acres of new impervious area, groundwater recharge volume storage would be helpful in bringing the post construction conditions to woods in good condition, the objective of environmental site design.

The concept submitted has met the 2000 regulations by utilizing a green roof and a bioretention. However, the City requests additional measures to meet storage requirements under the 2009 regulations. The options include maximizing storage in the bioretention facility and using vegetated areas around the site for ESD. Additional alternative BMPs, such as permeable pavers in the pedestrian walkway area along the front of the development may adequately satisfy the requirements.

Morton Thomas and Associates  
June 22, 2018

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Please also provide design specification details, including overflow provisions for the proposed green roof in your next submittal.

Please submit two (2) sets of plans upon revision for review. Inspection and maintenance schedules for each BMP should be detailed on stormwater management plans.

I appreciate the opportunity to be of service. Should you have any questions, please contact the undersigned.

Sincerely yours,

A handwritten signature in cursive script that reads "Ali Khalilian".

Ali Khalilian, PE  
City Engineer

cc: Neighborhood Development Company  
3232 Georgia Avenue, NW, Suite 100  
Washington, DC 20010