

December 8, 2017

Stormwater Narrative

Re: 850 Sligo Avenue
Sketch Plan #320180090

Moonlight Inc., LLC is the owner/developer of the property described above located at the southeast corner of Sligo Avenue and Fenton Street. The development for the property will be a multi-family project including new development and adaptive re-use of the existing office building. The existing site is 100% impervious thus qualifying the site for redevelopment. The onsite soils are classified as type 400 (Urban Land) - HSG type 'B' soils per the USDA Web Soil Survey.

The existing and proposed building footprint will take up approximately 90% the site; as the eastern side of the site will have a pedestrian access path connecting Sligo Avenue and Gist Avenue. The rooftops of the proposed building will be terraced at different elevations; with one of the areas being designated as a courtyard which may/may not include tenant amenities.

The strategy for treating ESD to the MEP will be through the use of micro-bioretenion planters on/adjacent to both existing and proposed building structures to treat the high rooftop runoff where applicable. These micro-bioretenion planters will be located both atop structure to treat higher rooftop elevations as well as adjacent to the structure near the pedestrian access path where it can be 'squeezed in'. Approximately 58% of the combined existing and proposed rooftops will be treated for full ESD volume. The adjacency of the public right-of-way on three (3) sides of the existing/proposed building footprint will not allow additional micro-bioretenion facilities to be proposed as there is no room for them to be located onsite.

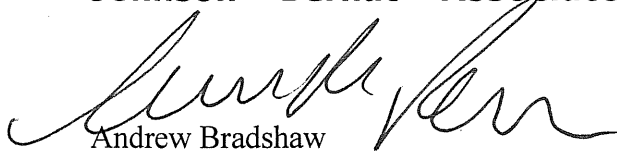
Other ESDv techniques that were evaluated were permeable pavements and/or drywells located where there is not structure; however the HSG type 'D' soils prohibit their use. Green roofs were not deemed feasible for the existing building which is to remain due to the existing structure not being able to support the additional load. Green roofs were evaluated for the new rooftop as well, but was determined that the limited rooftop area available will consist almost solely of the courtyard and mechanical yards for the use of the multi-family structure (i.e. we have decided to treat those areas through the micro-bioretenion planters instead).

Since the ESD techniques shown will not meet the 100% required volume; stormwater alternatives will need to be evaluated for the treatment of the remaining ESD volume as it cannot be provided onsite and feel we have provided ESD to the MEP.

Please call or email us with any further questions, thanks.

Sincerely,

Johnson ♦ Bernat ♦ Associates, Inc.



Andrew Bradshaw

Engineering ♦ Surveying ♦ Planning

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