

MEMORANDUM

**City of Takoma Park
Public Works Department**

To: Ronald Vaughn

From: Steven E. Halpern, P.E. (EBA Engineering, Inc.)

Date: June 30, 2003

Subject: Washington Adventist Hospital - Review of Draft Concept Stormwater Management Report, dated May 1, 2003

Understanding of Project

Staff has reviewed the subject report and plans. The following is our understanding of what is being proposed:

- The Washington Adventist Hospital is planning to demolish and reconstruct many *of* its buildings and parking areas.
- The existing project site is 16.53 acres. 9.61 acres are impervious, 4.64 acres are wooded, and 2.28 acres are lawn/grass.
- The proposed project site is 16.53 acres. 6.83 acres are impervious, 4.64 acres are wooded, and 5.06 acres are lawn/grass.
- There is a net decrease of 2.78 acres *of* impervious area and a net increase of 2.78 acres of lawn/grass area.
- The existing site was originally constructed without Stormwater management or stormwater quality control devices.

It is the intent of this major renovation *of* the Washington Adventist Hospital to bring the hospital facility into conformance with the 2000 Maryland Department the Environment (MDE) Stormwater management regulations.

Eleven existing drainage areas were identified and four drainage areas are proposed.

Review Comments

Staff has reviewed the subject report and plans and offers the following comments and questions to be addressed by the project consultant:

1. Identify the location of net increase of 2.78 acres of lawn/grass area on the proposed plans.
2. Identify the location of the net decrease of 2.78 acres of impervious area on the proposed plans.
3. Identify the 0.21 acres that were identified as not being treated. Explain in detail what can and cannot be done with this area and why?
4. Have innovative site planning techniques been considered to obtain stormwater credits to offset the above 0.21 acres identified as not being treated?.
5. Have non-structural BMP been considered for this site?
6. Identify the location of the total offsite acres on the plans.
7. Identify the location of the 0.41 acres of offsite impervious area that is proposed to be treated on the plans. What method of treatment is proposed?
8. Provide this office with a copy of the calculations used to determine the peak discharges for the existing and the proposed site conditions.
9. Are the soil classifications that were identified on this site suitable for stormwater infiltration BMP's?
10. Provide the recharge volume (Re,,) calculations.
11. Why isn't any of the lawn/grass area being considered for infiltration BMP's.
12. Calculate the pre and post annual ground recharge rates. The annual recharge from the post development site condition shall mimic the annual recharge from the pre-development site condition. This is an MDE requirement.
13. Is the proposed land use at this site designated as a "stormwater hotspot"?
14. Where are the BMP's that provide water quality volume storage that can meet pollutant removal targets?
15. The existing inlets along Carroll Avenue belong to the Maryland State Highway

Administration (SHA). Any alterations to these inlets will require approval from the SHA.

16. Identify and show all forms of water quality pretreatment to be utilized on this site on the plans.
17. Is Sligo Creek a critical area?
18. How is Sligo Creek going to be protected from channel degradation from the proposed discharges from the proposed site development? It appears that the stormwater concept calls for concentrating 11 existing outfall areas into 4 proposed drainage outfalls..
19. How is the site design going to minimize the generation of stormwater and maximize pervious areas for stormwater treatment?