

INTRODUCTION

The Lansdale site is located along the southern side of Route 108 within Olney, Maryland, and as proposed it consists of approximately 1.68 net acres of land (1.79 gross acres, approximately 0.11 acres of which will be dedicated for public use). The existing site is bordered by MD Route 108 to the north, the existing Auburn Village at Sandy Spring residential development to the west and south, and a two-story frame building to the east. East of the adjacent two-story frame building is the Sherwood High School site. The site currently consists of two vacant buildings and surface parking area, and is at least 53% impervious. As per the survey, field verified by VIKA, Inc. in January of 2008, there are currently no on-site stormwater management quality or quantity control measures. However, an existing inlet and storm drain situated within a private storm drain easement exist at the southwest corner of the site, conveying surface flow to the existing off-site Sand Filter A and Stormwater Management Pond #1 within the adjacent Auburn Village at Sandy Spring site. The existing Auburn Village at Sandy Spring stormwater management facilities were designed to include the drainage from our subject site in a developed condition, and were approved by MCDPS per SC Permit # 210866 (SM File No. 206467). A copy of the private storm drain easement is included within Appendix D of this report.

The site area is comprised of level to moderately sloping topography and the site drains ultimately to the Northwest Branch.

The proposed development will include demolishing the existing site improvements and constructing, in their place, a new commercial self-storage facility, new pedestrian areas and landscaping improvements, and a surface parking area. As part of the proposed development, the site will be brought into conformance with the new Maryland Department of the Environment (MDE) stormwater management regulations. The runoff from the proposed impervious site area will be conveyed to the existing water quality and channel protection treatment facility (on the adjacent Auburn Village at Sandy Spring site) via a new on-site storm drain system tying into the existing storm drain at the southwest corner of the site. This system will be designed to adequately collect and safely transport the site runoff from the proposed development to the off-site facility. Please see the enclosed computations for further details.

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