

Stone Bank Project
Storm Water Narrative
Revised June 30, 2022

1. General. In connection with earlier approvals of the project by Tisbury PB and MVC the late Kent Healy determined that the site is underlain with natural clean sand with a very high percolation rate. In addition the applicant is removing some 11,000 sf of asphalt paving, leaving a site that is largely pervious. This allows the project to employ direct percolation of rainwater into the ground. As his work attests the site will have an overall percolation capacity of three times the amount needed.

2. Effect of Off-Site Runoff. It was recently learned that some 4000 sf of roofs at 65 Main Street and 71 Main Street have been discharging roof runoff directly onto the Stone Bank property. In response to this the applicant employed Casey Decker to design storm water facilities to absorb this rainwater. This was in addition to another storm water design that Casey Decker had performed for an ongoing outdoor restaurant application before the Planning Board. All of Mr. Decker's work is stamped and attached.

3. Summary of Facilities. In the interest of clarity the following is a summary of the storm water facilities planned for the entire project.

- **Off Site Runoff.** The roof runoff from 65 Main Street and 71 Main Street. Two storm water leaching pits in the location shown will capture this off-site runoff.
- **Main Bank and Building "A" Runoff.** Two storm water leaching pits in the location shown will capture the runoff from these two buildings.
- **Outdoor Restaurant and Buildings D-F.** A retention pond under the restaurant deck will capture the runoff from these buildings.
- **Buildings B & C Runoff.** These two single family residences are located over a gravel parking area and are constructed without gutters or downspouts.