

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

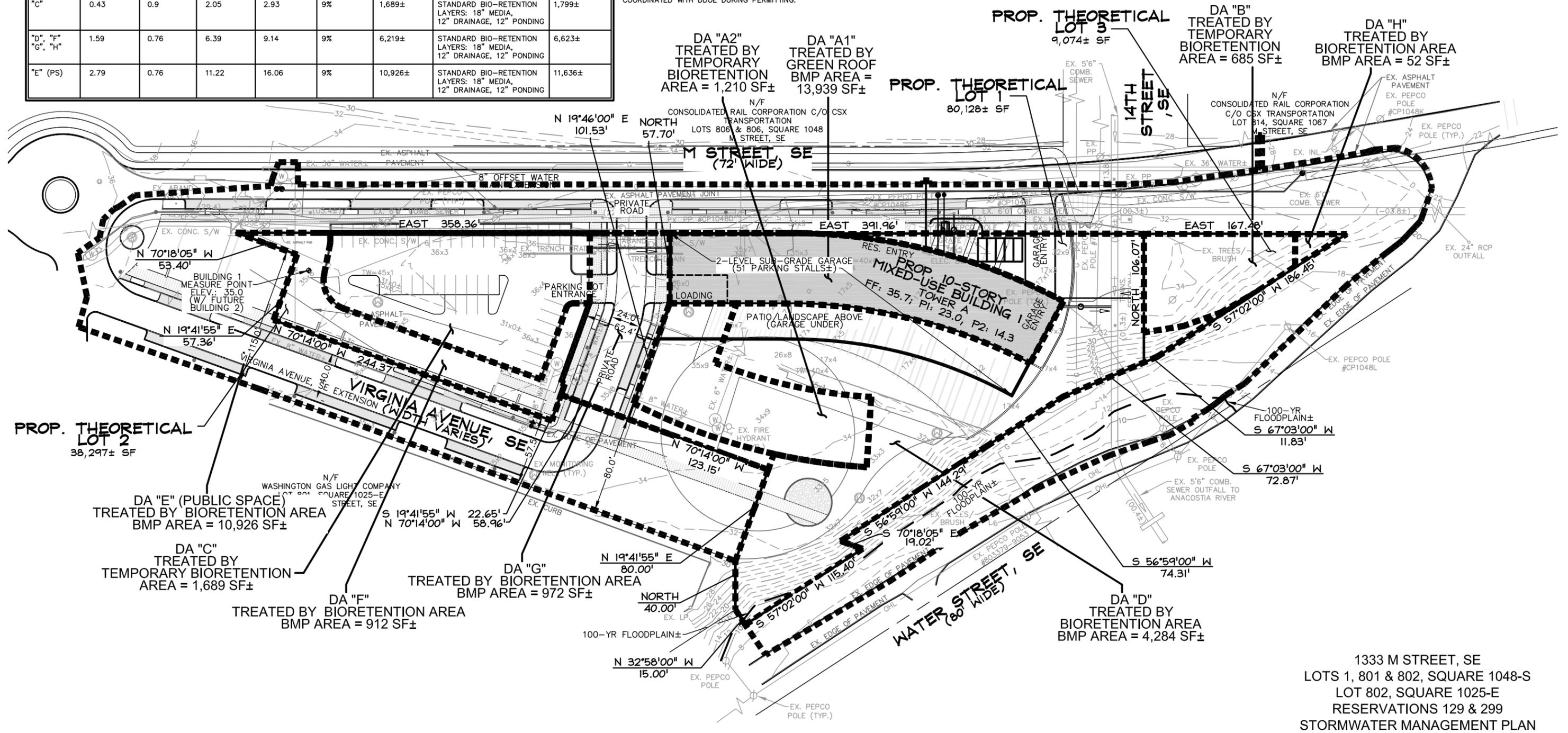
DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP %	BMP AREA	BMP DESC.	RETENTION VOLUME (CF)
"A1"	0.43	0.9	2.03	2.90	75%	13,939±	GREEN ROOF 6" GROWING MEDIA	2,439±
"A2"	0.31	0.9	1.47	2.10	9%	1,210±	STANDAR BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	1,288±
"B"	0.17	0.9	0.83	1.19	9%	685±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	729±
"C"	0.43	0.9	2.05	2.93	9%	1,689±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	1,799±
"D", "F", "G", "H"	1.59	0.76	6.39	9.14	9%	6,219±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	6,623±
"E" (PS)	2.79	0.76	11.22	16.06	9%	10,926±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	11,636±

SITE IS WITHIN THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE (AWDZ). 1.7" REGULATORY RAIN EVENT FOR WQTV. IN ADDITION TO TREATMENT SHOWN ABOVE, A TREATMENT VAULT WILL BE PROVIDED IN THE GARAGE (WITHIN DA "A"). TREATMENT VAULT WILL BE APPROXIMATELY 12' LONG x 15' WIDE x 5' DEEP AND ACHIEVE 80% TSS REMOVAL.

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY IF STORM SEWER CONNECTION AS SHOWN IS NOT CONSIDERED A DIRECT DISCHARGE THROUGH THE SEPARATE SEWER SYSTEM TO THE MAIN STEM OF THE TIDAL ANACOSTIA RIVER. IF REQUIRED, AN APPROXIMATELY 45' LONG x 15' WIDE x 5' DEEP STORAGE TANK WILL BE PROVIDED IN GARAGE FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS PENDING.

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER NEW DD0E REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.

DRAINAGE AREAS "A2", "B" AND "C" COMPRISE AREAS WHERE FUTURE PHASES OF THE PROJECT WILL BE CONSTRUCTED. THESE AREAS AND THE IDENTIFIED BMPS WILL BE TEMPORARILY CONSTRUCTED AS SHOWN WITH TEMPORARY BMPS. THESE BMPS WILL BE REMOVED FOLLOWING CONSTRUCTION OF BUILDINGS AND REPLACED WITH BMPS FOR THE FUTURE PHASE IMPROVEMENTS. DETAILS TO BE DETERMINED AND COORDINATED WITH DD0E DURING PERMITTING.



1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 STORMWATER MANAGEMENT PLAN

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SEDIMENT CONTROL NOTES

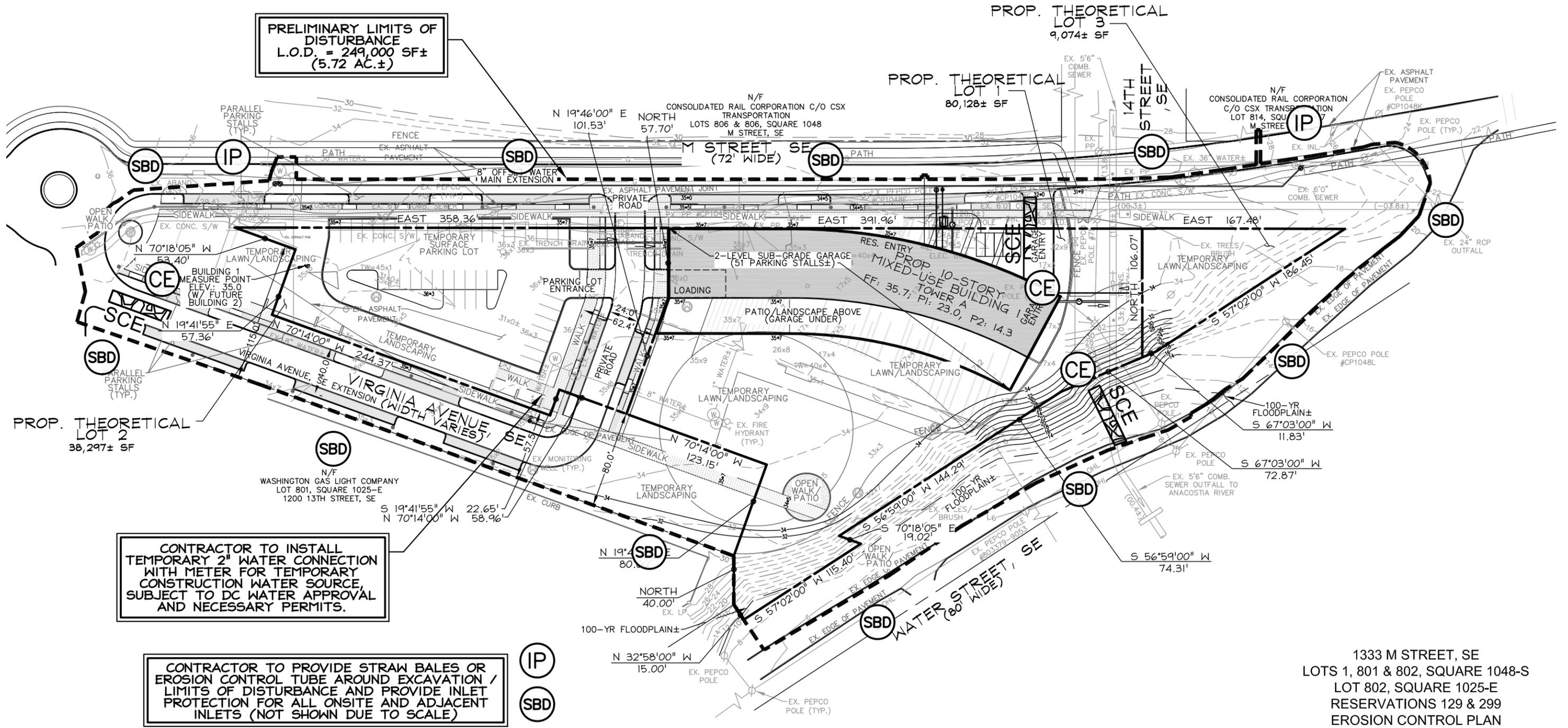
- 1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- 2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

CONSTRUCTION SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.
 CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS

WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.



PRELIMINARY LIMITS OF DISTURBANCE
 L.O.D. = 249,000 SF±
 (5.72 AC.±)

CONTRACTOR TO INSTALL TEMPORARY 2" WATER CONNECTION WITH METER FOR TEMPORARY CONSTRUCTION WATER SOURCE, SUBJECT TO DC WATER APPROVAL AND NECESSARY PERMITS.

CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)

1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 EROSION CONTROL PLAN

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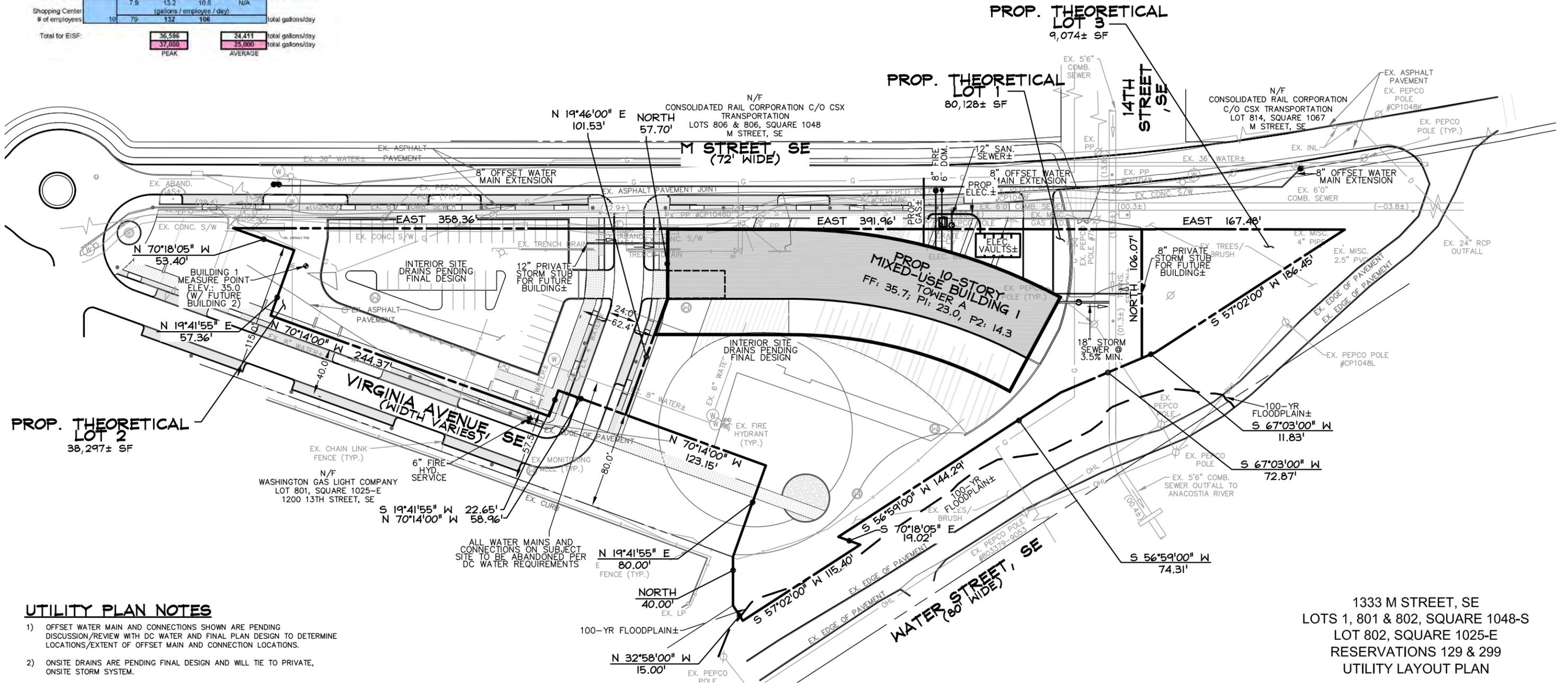
WATER AND SANITARY SEWER USAGE ESTIMATION

BUILDING 1 - TOWER A

PROJECTED SEWAGE FLOWS

ROOMS	# persons/unit (estimated)	totals (from Bldg Unit Matrix: 03/28/2013)	
OFFICE	1	62	62
1 BR	1.5	156	218
1 BR + 1 CH	2	21	42
# 3 BR	2.5	0	0
# BR	3	10	30
		249	368
		units	residents

	Table 8-6			Table 8-10	total gallons/day
	Min.	Max.	Typical	Average	
Residential	53	90	63	80	
# of residents	368	19504	33120	25392	22090
added factor	10%	21454	36432	27831	24288
Shopping Center	0.5	2.1	1.1	N/A	
# of pkg spaces	15	7.5	31.5	16.5	
Shopping Center	7.9	13.2	10.6	N/A	
# of employees	10	79	132	106	
Total for EISF:	36,596	37,000	24,411	25,000	
	PEAK	AVERAGE			



UTILITY PLAN NOTES

- OFFSET WATER MAIN AND CONNECTIONS SHOWN ARE PENDING DISCUSSION/REVIEW WITH DC WATER AND FINAL PLAN DESIGN TO DETERMINE LOCATIONS/EXTENT OF OFFSET MAIN AND CONNECTION LOCATIONS.
- ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.

1333 M STREET
DATE: 10-30-13

UTILITY LAYOUT PLAN

09



SITE DATA

EXISTING SITE AREA:

LOT 802 (SQUARE 1025-E)	= 5,107 SF
LOT 1 (SQUARE 1048-S)	= 40,580 SF
LOT 801 (SQUARE 1048-S)	= 16,183 SF
LOT 802 (SQUARE 1048-S)	= 42,424 SF
RES 129	= 15,269 SF
RES 299	= 7,936 SF
TOTAL	127,499 SF

ZONE:

EXISTING: M (GENERAL INDUSTRY)
PROPOSED: C-3-C PUD

PROJECT DESCRIPTION

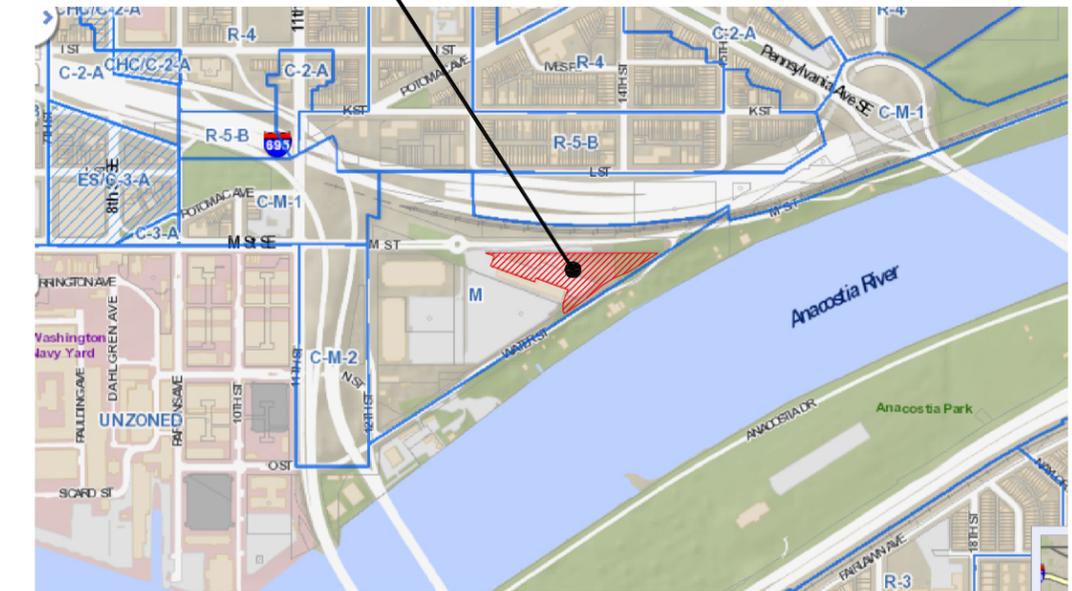
PHASE 1 OF A 4-PHASE PROJECT
TOTAL PROJECT TO CONSISTS OF 673 UNITS;
3 RESIDENTIAL BUILDINGS WITH GROUND LEVEL RETAIL

BUILDING DATA					
	RESIDENTIAL GSF	AMENITY GSF	CORE GSF	TOTAL GSF	UNITS
FLOOR 1	7,332 sf	2,437 sf	6,776 sf	16,545 sf	11
FLOOR 2	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 3	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 4	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 5	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 6	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 7	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 8	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 9	16,028 sf	--	2,346 sf	18,374 sf	23
FLOOR 10	16,028 sf	--	2,346 sf	18,374 sf	23
TOTAL	151,584 sf	2,437 sf	27,890 sf	181,911 sf	218

PROPOSED THEORETICAL SITE AREA:
(NOTE: SEE PAGE 11 FOR MORE INFORMATION)

THEORETICAL LOT 1 = 80,128 SF

EXISTING ZONING: M
PROPOSED ZONING: C-3-C PUD



1 ZONING PLAN
SCALE: NTS

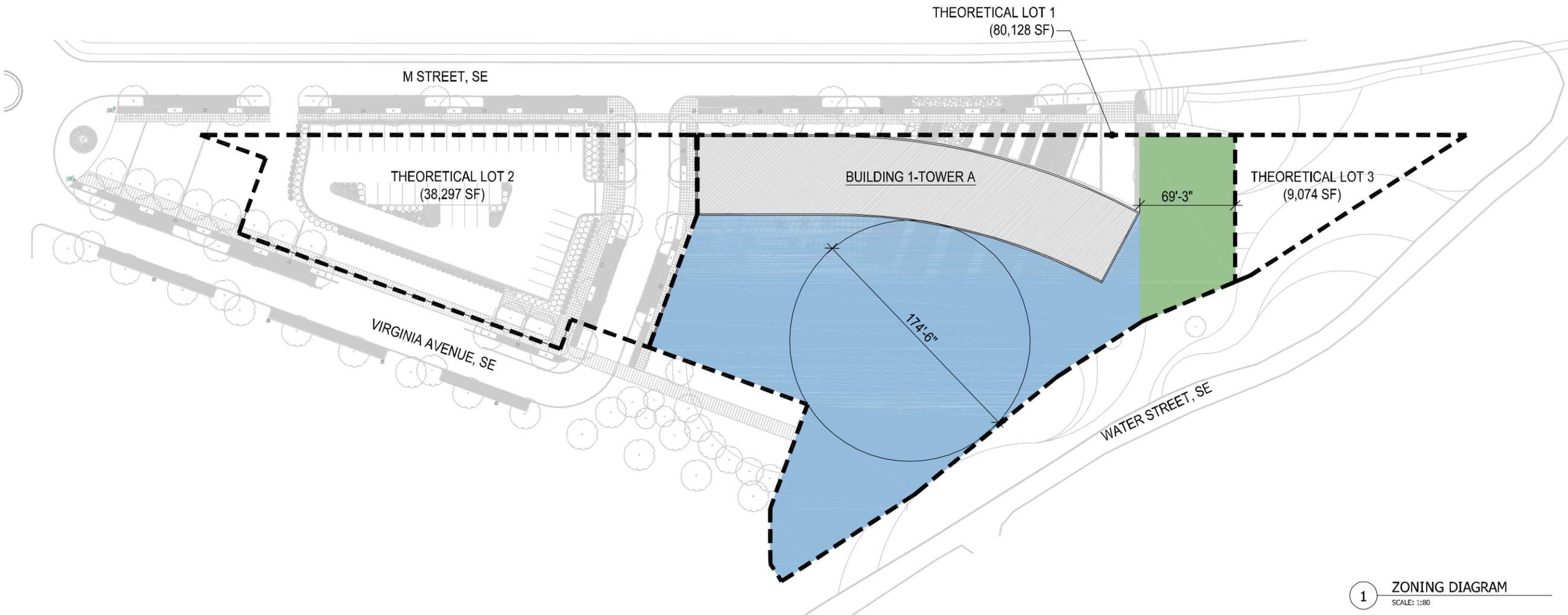
ZONING TABULATIONS

	FAR*		LOT OCCUPANCY:		BUILDING HEIGHT:		PENTHOUSE HEIGHT:		PARKING:		LOADING:	
	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED
BUILDING 1, TOWER A	8.0	2.27	100%	20.6%	100'-0"	Tower A: 100'-0" and 10 stories from m.p. 35.0 on Virginia Ave	18'-6"	17'-10"	Residential: 218 units/4 = 55	Residential: 57 Spaces (Garage) 44 Spaces (Surface) 101 Spaces Total	Residential: 1 Loading Berth @ 55' deep 1 Loading Platform @ 100 sf 1 Service Space @ 20' deep	Residential: 1 Loading Berth @ 30' deep 1 Loading Platform @ 200 sf 1 Service Space @ 20' deep

* FOR PURPOSES OF COUNTING F.A.R.: GROSS FLOOR AREA DOES NOT INCLUDE: 1) PARKING AND ACCESS RAMPS, 2) BAYS PROJECTING OVER PROPERTY LINES, AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 4'-0" ABOVE GRADE LEVEL

NOTE: SITE AREA FOR CALCULATIONS ARE BASED ON THEORETICAL LOT 1 SITE AREA: 80,128 SF





1 ZONING DIAGRAM
SCALE: 1:80

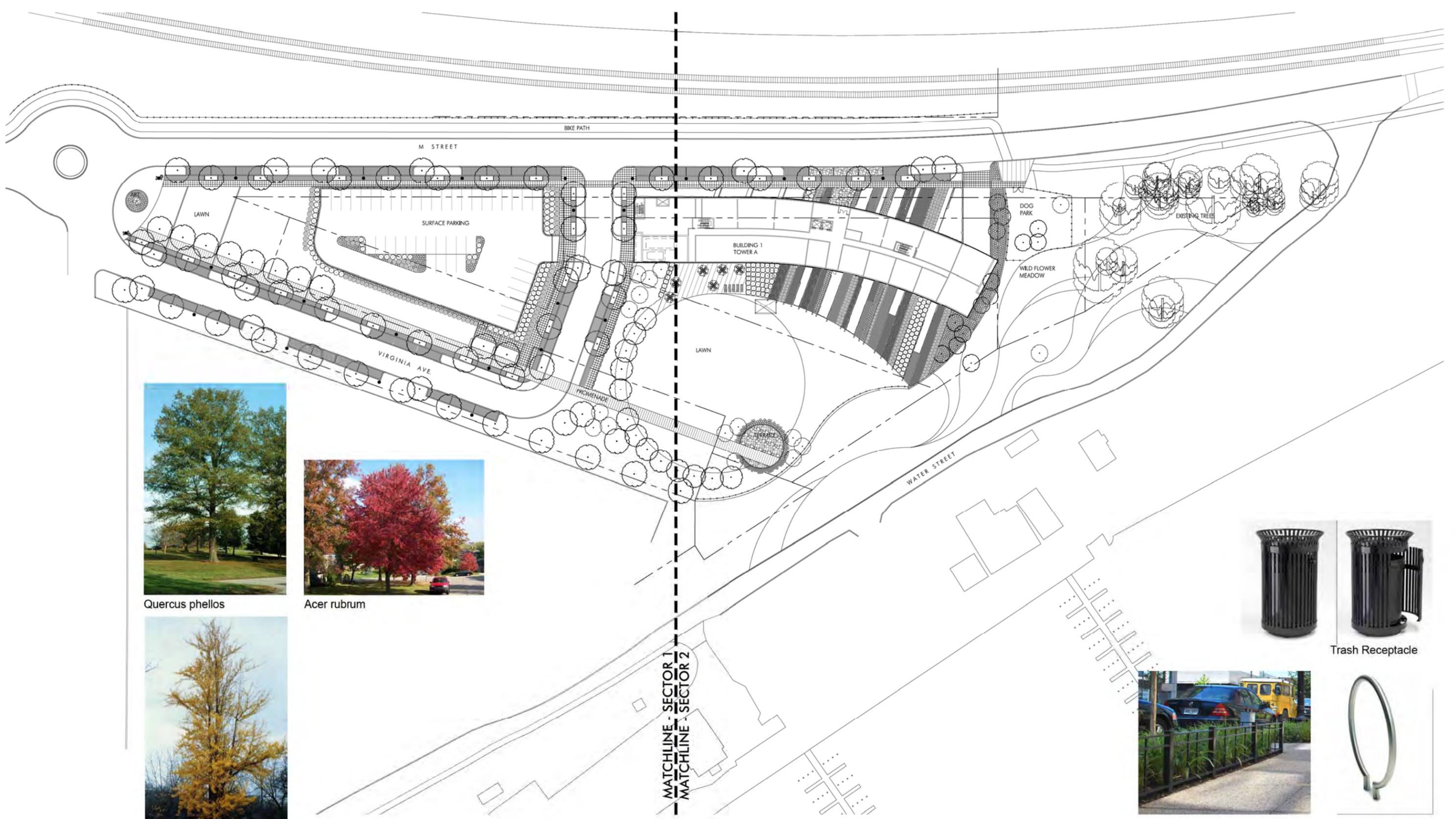
NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

	REAR YARD		SIDE YARD	
	REQUIRED /ALLOWED	PUD PROPOSED	REQUIRED /ALLOWED	PUD PROPOSED
BUILDING 1, TOWER A	NONE; IF PROVIDED: 2-1/2" per 119'-6" = 24'-10 3/4"	174'-6"	NONE; IF PROVIDED: 2" per 100'-0" = 16'-8"	69'-3"

LEGEND

- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE





Quercus phellos



Acer rubrum



Ginkgo biloba



Trash Receptacle



Tree Guard



Bike Rack

