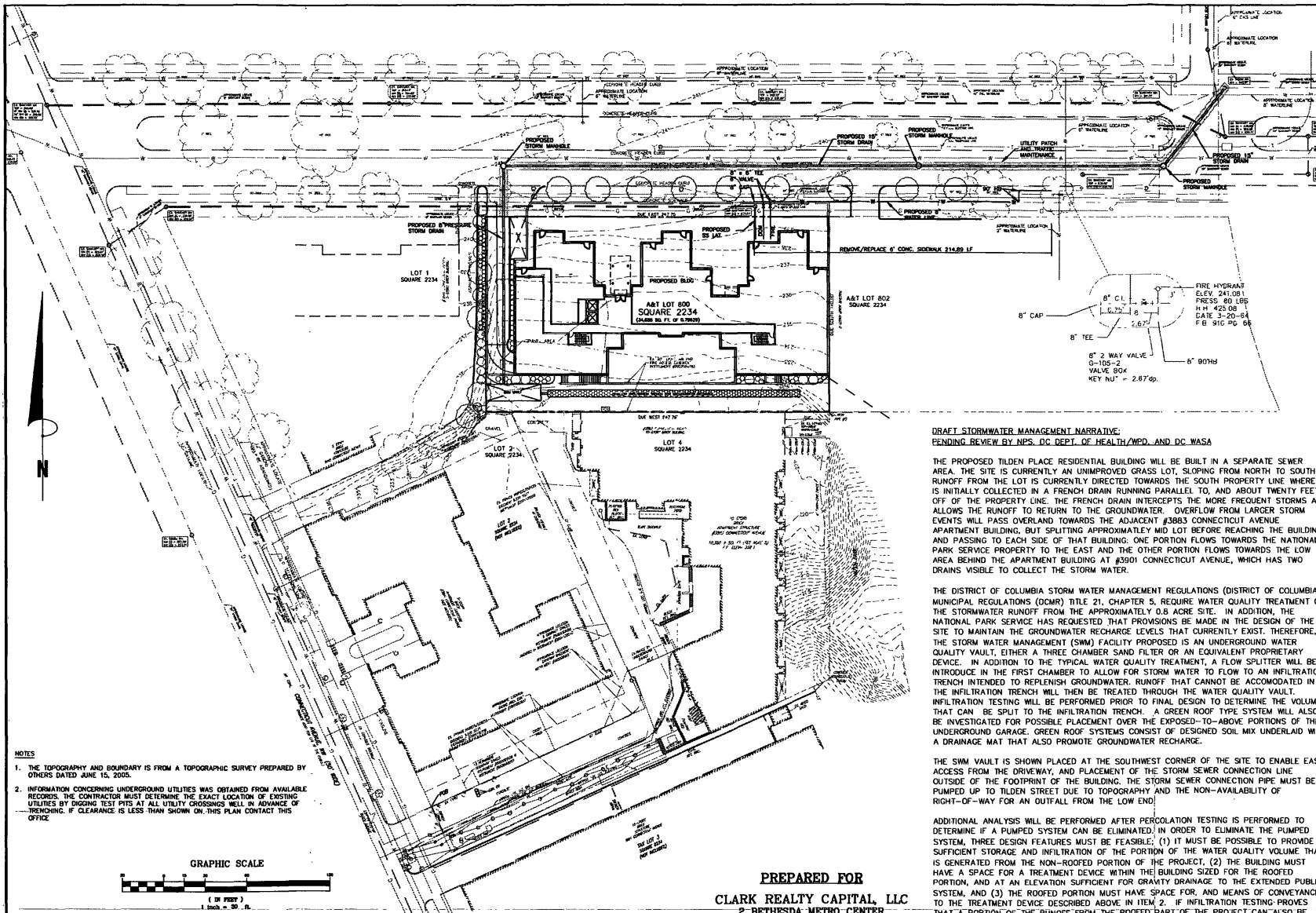
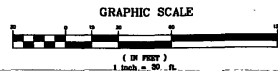




- NOTES**
1. THE TOPOGRAPHY AND BOUNDARY IS FROM A TOPOGRAPHIC SURVEY PREPARED BY OTHERS DATED JUNE 15, 2005.
 2. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BY DIGGING TEST PITS AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCE IS LESS THAN SHOWN ON THIS PLAN CONTACT THE OFFICE.



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DRAFT STORMWATER MANAGEMENT NARRATIVE
PENDING REVIEW BY NPS, DC DEPT. OF HEALTH/MPD, AND DC WASA

THE PROPOSED TILDEN PLACE RESIDENTIAL BUILDING WILL BE BUILT IN A SEPARATE SEWER AREA. THE SITE IS CURRENTLY AN UNIMPROVED GRASS LOT, SLOPING FROM NORTH TO SOUTH. RUNOFF FROM THE LOT IS CURRENTLY DIRECTED TOWARDS THE SOUTH PROPERTY LINE WHERE IT IS INITIALLY COLLECTED IN A FRENCH DRAIN RUNNING PARALLEL TO, AND ABOUT TWENTY FEET OFF OF THE PROPERTY LINE. THE FRENCH DRAIN INTERCEPTS THE MORE FREQUENT STORMS AND ALLOWS THE RUNOFF TO RETURN TO THE GROUNDWATER. OVERFLOW FROM LARGER STORM EVENTS WILL PASS OVERLAND TOWARDS THE ADJACENT #3883 CONNECTICUT AVENUE APARTMENT BUILDING, BUT SPLITTING APPROXIMATELY MID LOT BEFORE REACHING THE BUILDING AND PASSING TO EACH SIDE OF THAT BUILDING. ONE PORTION FLOWS TOWARDS THE NATIONAL PARK SERVICE PROPERTY TO THE EAST AND THE OTHER PORTION FLOWS TOWARDS THE LOW AREA BEHIND THE APARTMENT BUILDING AT #3901 CONNECTICUT AVENUE, WHICH HAS TWO DRAINS VISIBLE TO COLLECT THE STORM WATER.

THE DISTRICT OF COLUMBIA STORM WATER MANAGEMENT REGULATIONS (DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS (DCMR) TITLE 21, CHAPTER 5, REQUIRE WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF FROM THE APPROXIMATELY 0.8 ACRE SITE. IN ADDITION, THE NATIONAL PARK SERVICE HAS REQUESTED THAT PROVISIONS BE MADE IN THE DESIGN OF THE SITE TO MAINTAIN THE GROUNDWATER RECHARGE LEVELS THAT CURRENTLY EXIST. THEREFORE, THE STORM WATER MANAGEMENT (SWM) FACILITY PROPOSED IS AN UNDERGROUND WATER QUALITY VAULT, EITHER A THREE CHAMBER SAND FILTER OR AN EQUIVALENT PROPRIETARY DEVICE. IN ADDITION TO THE TYPICAL WATER QUALITY TREATMENT, A FLOW SPLITTER WILL BE INTRODUCED IN THE FIRST CHAMBER TO ALLOW FOR STORM WATER TO FLOW TO AN INFILTRATION TRENCH INTENDED TO REPLENISH GROUNDWATER. RUNOFF THAT CANNOT BE ACCOMMODATED IN THE INFILTRATION TRENCH WILL THEN BE TREATED THROUGH THE WATER QUALITY VAULT. INFILTRATION TESTING WILL BE PERFORMED PRIOR TO FINAL DESIGN TO DETERMINE THE VOLUME THAT CAN BE SPLIT TO THE INFILTRATION TRENCH. A GREEN ROOF TYPE SYSTEM WILL ALSO BE INVESTIGATED FOR POSSIBLE PLACEMENT OVER THE EXPOSED-TO-ABOVE PORTIONS OF THE UNDERGROUND GARAGE. GREEN ROOF SYSTEMS CONSIST OF DESIGNED SOIL MIX UNDERLAIN WITH A DRAINAGE MAT THAT ALSO PROMOTE GROUNDWATER RECHARGE.

THE SWM VAULT IS SHOWN PLACED AT THE SOUTHWEST CORNER OF THE SITE TO ENABLE EASY ACCESS FROM THE DRIVEWAY, AND PLACEMENT OF THE STORM SEWER CONNECTION LINE OUTSIDE OF THE FOOTPRINT OF THE BUILDING. THE STORM SEWER CONNECTION PIPE MUST BE PUMPED UP TO TILDEN STREET DUE TO TOPOGRAPHY AND THE NON-AVAILABILITY OF RIGHT-OF-WAY FOR AN OUTFALL FROM THE LOW END.

ADDITIONAL ANALYSIS WILL BE PERFORMED AFTER PERCOLATION TESTING IS PERFORMED TO DETERMINE IF A PUMPED SYSTEM CAN BE ELIMINATED. IN ORDER TO ELIMINATE THE PUMPED SYSTEM, THREE DESIGN FEATURES MUST BE FEASIBLE: (1) IT MUST BE POSSIBLE TO PROVIDE SUFFICIENT STORAGE AND INFILTRATION OF THE PORTION OF THE WATER QUALITY VOLUME THAT IS GENERATED FROM THE NON-ROOFED PORTION OF THE PROJECT, (2) THE BUILDING MUST HAVE A SPACE FOR A TREATMENT DEVICE WITHIN THE BUILDING SIZED FOR THE ROOFED PORTION, AND AT AN ELEVATION SUFFICIENT FOR GRAVITY DRAINAGE TO THE EXTENDED PUBLIC SYSTEM, AND (3) THE ROOFED PORTION MUST HAVE SPACE FOR, AND MEANS OF CONVEYANCE TO THE TREATMENT DEVICE DESCRIBED ABOVE IN ITEM 2. IF INFILTRATION TESTING PROVES THAT A PORTION OF THE RUNOFF FROM THE ROOFED PART OF THE PROJECT CAN ALSO BE HANDLED IN A TRENCH THEN A FLOW-RATE BASED FLOW SPLITTER CAN BE DESIGNED TO INTERCONNECT THE TWO SYSTEMS. IN THIS MANNER, THE STORMWATER MANAGEMENT SYSTEM CAN BE DESIGNED TO MAXIMIZE INFILTRATION AND RECHARGE TO GROUNDWATER.

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PRELIMINARY SITE PLAN
2950 TILDEN STREET
2950 TILDEN STREET, NW
A&T LOT 800, SQUARE 2234
WARD 3 - CITY OF WASHINGTON - DISTRICT OF COLUMBIA

PLAN STATUS			
DATE	DESCRIPTION	KAC	DVD
DESIGN	DRAWN	CHKD	CHKD
SCALE	1" = 30'		
JOB No.	7125-01-001		
DATE	MAY, 2006		
FILE No.	7125-01-001		
SHEET	1 OF 1		

ZONING COMMISSION
District of Columbia
CASE NO.05-26
EXHIBIT NO.49D

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UTILITY CONNECTION FEASIBILITY STUDY

2950 TILDEN STREET

2950 TILDEN STREET, NW
A&T LOT 800 SQUARE 2234

A&T LOT 800 SQUARE 2234
WARD 3 - CITY OF WASHINGTON - DISTRICT OF COLUMBIA

PLAN STATUS
1

DATE	DESCRIPTION	
KJC DESIGN	KJC DRAWN	SVG CHKD

JOB No.	7125-01-001
DATE :	MAY, 2006
FILE No.	7125-01-001

SHEET 1 OF 1

NOT FOR CONSTRUCTION



Pillsbury
Winthrop
Shaw
Pittman^{LLP}

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this letter and enclosure was hand delivered to the addresses below on May 22, 2006.

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