

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Memorandum

TO: Board of Zoning Adjustment

FROM: Maxine Brown-Roberts, Development Review Specialist
Office of Planning

DATE: July 21, 2006

SUBJECT: BZA Application #17309 (Dorchester Associates)
Memorandum for Department of Health

A handwritten signature in black ink, appearing to read 'MBR', is written over the 'FROM' line.

As per your request, please find attached correspondence from the Department of Health dated November 7, 2005 and April 6, 2006.

ATTACHMENTS

1. Memorandum dated November 7, 2005
2. E-mail dated April 6, 2006

/mbr

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309

EXHIBIT NO. 154

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 154

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Health
Environmental Health Administration
Bureau of Environmental Quality

★ ★ ★

Office of the Bureau Chief



MEMORANDUM

TO : Maxine Brown Roberts
Development Review Division
Office of Planning

FROM : James R. Collier, P.E., Bureau Chief 

DATE : November 7, 2005

SUBJECT : BZA Case # 17309 – Application by Dorchester Associates, LLC.
Theoretical Subdivision – Square 1425, Lot 827 and Parcels 12/63, 12/293,
and 12/294, Chain Bridge Road, NW, - Storm Water Management Review

The Watershed Protection Division (WPD) of the Department of Health (DOH), Environmental Health Administration (EHA), Bureau of Environmental Quality (BEQ), has completed the review of the revised conceptual storm water management plan (see attachment) submitted by Dorchester Associates for BZA Case # 17309.

As part of the review, WPD staff conducted a site inspection on July 22, 2005 to assess existing conditions at the site. The current conditions at the site show a piece of land that is partially wooded with mature trees and slopes ranging from moderate to steep. The existing drainage pattern, as indicated on the conceptual site plan, shows that most of the surface runoff drains to an existing catch basin located at the southeast corner of the property. The out let pipe of this catch basin is an 18-inch diameter terra-cotta pipe which crosses the property line and conveys runoff to a 36-inch corrugated metal pipe (CMP) that eventually discharges to an existing creek down-gradient of the property. The rest of the runoff is dispersed towards the western and the northeastern portions of the property. Additionally, a review of FEMA flood maps for the District of Columbia indicates that the property is located in Zone C, classified by FEMA as areas of minimal flooding. With respect to soils, the soils at the site are classified as belonging to the Manor-Urban Land Complex (Mdd) series based on the "Soil Survey of the District of Columbia," Manual. Generally, soils in this category are considered to be well drained to somewhat excessively drained. These soils are typically found on ridge tops and side slopes of urbanized areas of the Piedmont Plateau. Permeability is moderate in areas of this complex where the soil is relatively undisturbed, and it is variable in areas dominated by cuts, fills and urban land.

The site assessment also shows that there is no immediate existing storm sewer system available in Chain Bridge Road to provide drainage connection for the entire site, thus making it imperative that a comprehensive on-site storm water management system is required to control the anticipated additional runoff from the proposed development in such a manner that there would be no adverse impact on the receiving creek. The conceptual storm water management plan that has been submitted by the developer

and reviewed by the Watershed Protection Division, shows a broad range of best management practices which are intended to treat all the anticipated runoff from the impervious areas of the proposed development. The proposed management practices which consist of infiltration/exfiltration systems, trench drains, drive-way entrance/french drains, an underground detention storage system, vegetative swales and check dams are designed to provide both quality and quantity control of the runoff. To ensure the infiltration systems are designed on sound engineering principles, field percolation tests have been conducted for each location (at the site) where an infiltration system would be installed. The tests were conducted on September 2, 2005 and observed by a WPD staff engineer. The results of the tests (see the attached copy of the infiltration testing and evaluation report) show that infiltration results for each system far exceeded the minimum allowable infiltration rate requirement of 0.52 inches per hour specified in the District of Columbia's Storm Water Management Guidebook. In general, it is our opinion that if the proposed system of BMPs which technically constitutes a treatment train is fully implemented, the proposed development would meet the District's storm water management requirements. The Watershed Protection Division also recommends that the following conditions be incorporated in the project's final design:

1. To prevent shear stress of the soil, the partial infiltration/exfiltration systems should be placed away from slopes;
2. To prevent in-stream erosion and stream bank erosion, the post development peak discharge should not exceed the 2-year pre-development peak discharge.

The Watershed Protection Division can not at this point in time provide any comments regarding erosion and sediment control as no plans pertaining to this area have been submitted to the Bureau of Environmental Quality for review. Please contact Tim Karikari or Abdi Musse of the Watershed Protection Division at (202) 535-2240 if you have any questions or need further assistance.

Attachments:

Cc: H. Karimi
T. Karikari
M. Musse

Brown-Roberts, Maxine (OP)

From: Karikari, Timothy (DOH) [timothy.karikari@dc.gov]
Sent: Thursday, April 06, 2006 6:02 PM
To: Brown-Roberts, Maxine (OP)
Cc: aultec1@aultecinc.com; Musse, Abdi (DOH); Karimi, Hamid (DOH); Sansone, Marie (DOH)
Subject: FW: BZA Case # 17309-Chain Bridge Project-Morton Bender
Attachments: BZA Case 17309-Chain Bridge-Dorchester Asso LLC.doc

Hi Maxine,

In order to ensure that there is continuous communication between all parties involved in the review of the above project, we would like to inform you that as of 04/06/2006, we have received further information regarding the project. The piece of information was submitted by AULtec, Inc. (site design consultants for the project), and consists of revisions to the original conceptual site plan of 04/30/2005. This new plan is dated 03/09/2006. The revisions consist mostly of modifications to some of the walkways and driveways, incorporation of some retaining walls for slope stability, and relocation of some inlets and a section of the storm water piping system. These modifications do not impact the overall storm water treatment systems proposed for the site. If you have not received a copy of the revised plan, we suggest you inform the developer to send you a copy for your files.

Please feel free to contact Abdi Musse at (202) 535-2978 or me at (202) 535-2248/2240 if you have any questions.

Tim Karikari, P.E., CPESC
Watershed Protection Division

From: Karikari, Timothy (DOH)
Sent: Monday, November 07, 2005 3:51 PM
To: Musse, Abdi (DOH)
Subject: BZA Case # 17309-Chain Bridge Project-Morton Bender

Abdi, see attached.

4/7/2006