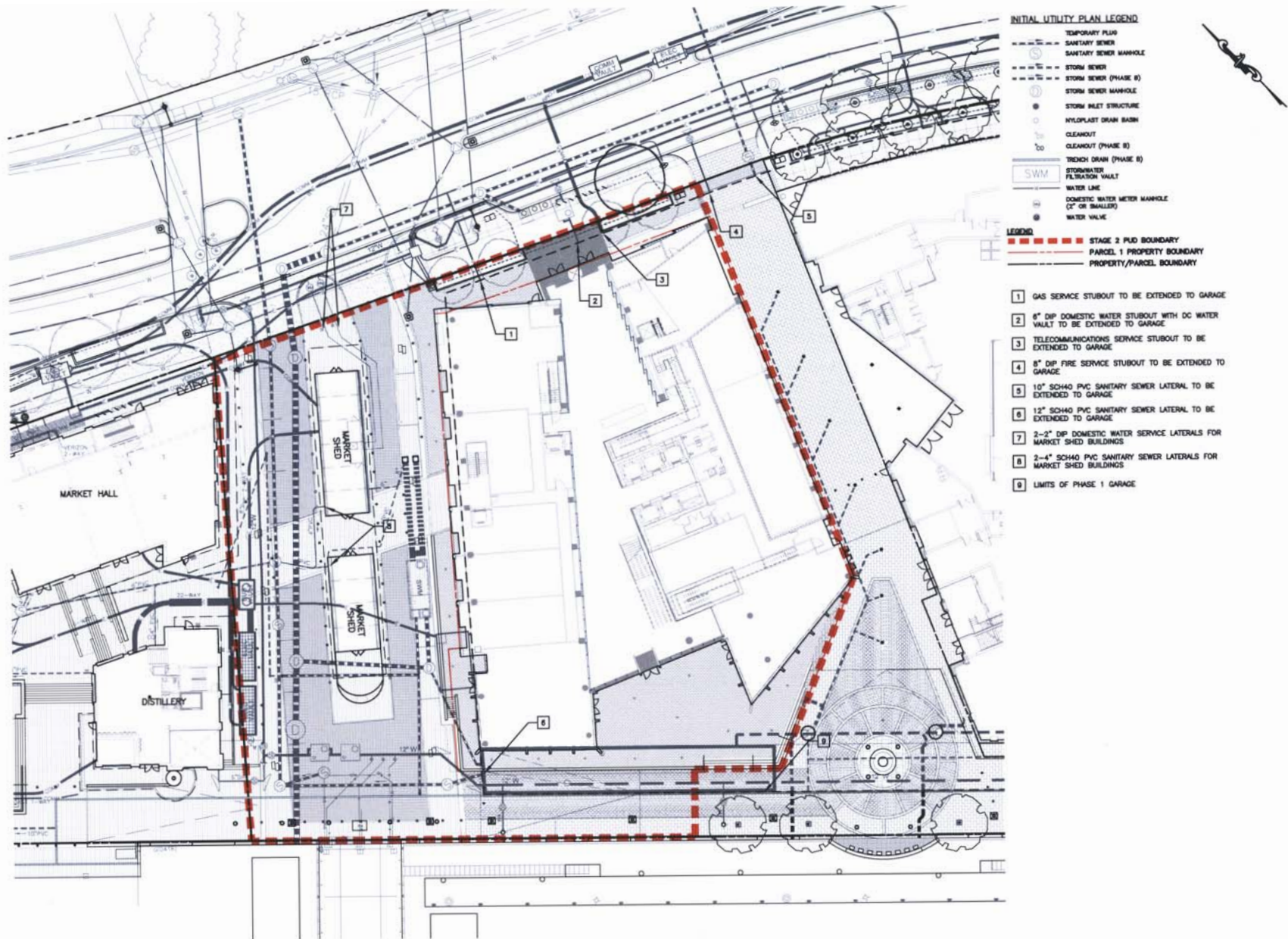




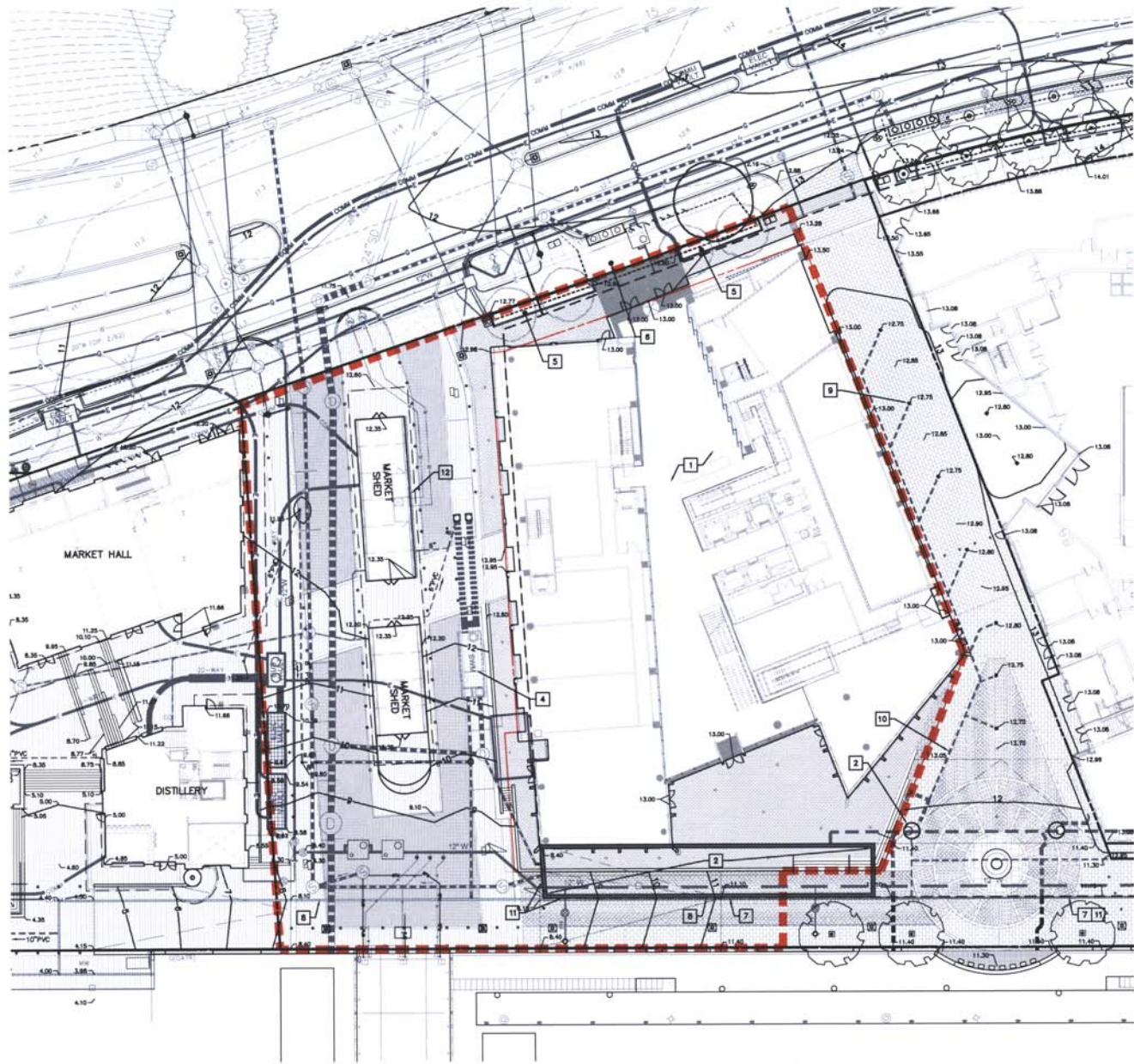
SOUTHWEST WATERFRONT PARCEL 1 STORMWATER MANAGEMENT NARRATIVE

PARCEL 1 IS LOCATED WITHIN AND IS A PART OF A LARGER DEVELOPMENT SUBMITTED UNDER SEPARATE PLANS AND PERMITS CALLED SOUTHWEST WATERFRONT PHASE 1, ALSO KNOWN AS "THE WHARF". DURING THE PREVIOUS PHASES OF DEVELOPMENT, INFRASTRUCTURE IN THE VICINITY OF PARCEL 1 INCLUDING ROADWORK, SURFACE IMPROVEMENTS, GRADING, UTILITIES, AND THE UNDERGROUND PARKING GARAGE ARE DESIGNED AND PERMITTED SEPARATELY.

THE WHARF IS REQUIRED TO COMPLY WITH THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE (AWDZ) DRAFT STORMWATER MANAGEMENT (SWM) REGULATIONS, WHICH WERE A CONDITION OF THE PROJECT'S DEVELOPMENT AGREEMENT WITH THE CITY AND IS REFLECTED IN THE PHASE 1 PUD SUBMITTAL. THE AWDZ SWM REGULATIONS REQUIRE 1.0" OF RETENTION AND FILTRATION OF THE 3.2" STORM EVENT. DUE TO THE PROJECT'S IMMEDIATE PROXIMITY TO THE WASHINGTON CHANNEL, PEAK STORMWATER FLOWRATE ATTENUATION ("QUANTITY CONTROL") IS NOT REQUIRED.

THE WHARF'S STORMWATER MANAGEMENT IS ACHIEVED THROUGH A LARGE SYSTEM OF CONNECTED UNDERGROUND STORMWATER CISTERNS WHICH FEED THE PARCEL 2 COOLING TOWER, PVIOUS PAVEMENT, BIORETENTION, TREE PLANTING AND PRESERVATION, AND STRUCTURAL STORMWATER FILTERS. MARKET SQUARE IS FILTERED VIA AN UNDERGROUND STORMWATER QUALITY VAULT AND DOES NOT DRAIN TO THE CISTERN DUE TO ELEVATION CONFLICTS. MARKET SQUARE NEED NOT BE RETAINED BECAUSE THE REMAINDER OF THE PHASE 1 DEVELOPMENT IS OVERRETAINED TO COMPENSATE. THE PHASE 1 STORMWATER MANAGEMENT PLAN IS INDEPENDENT FROM AND DOES NOT RELY ON THE PARCEL 1 GREEN ROOF.

PARCEL 1 IS LOCATED BETWEEN MAINE AVENUE SW AND THE WASHINGTON CHANNEL, EAST OF THE FISH MARKET AND WEST OF PARCEL 2. THE PARCEL 1 BUILDING IS LOCATED ON TOP OF A 2-LEVEL UNDERGROUND PARKING GARAGE BUILT IN A PREVIOUS STAGE (PHASE 1) OF THE SOUTHWEST WATERFRONT PROJECT. PART OF THE PARCEL 1 ROOF SHALL BE GREEN ROOF.



- INITIAL UTILITY PLAN LEGEND**
- TEMPORARY FLOW
 - SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - STORM SEWER
 - STORM SEWER (PHASE II)
 - STORM SEWER MANHOLE
 - STORM INLET STRUCTURE
 - HYDROPLAST DRAIN BASIN
 - CLEANOUT
 - CLEANOUT (PHASE II)
 - TRENCH DRAIN (PHASE II)
 - STORMWATER FILTRATION VAULT
 - WATER LINE
 - DOMESTIC WATER METER MANHOLE (2" OR SMALLER)
- LEGEND**
- STAGE 2 PUD BOUNDARY
 - PARCEL 1 PROPERTY BOUNDARY
 - PROPERTY/PARCEL BOUNDARY

- STORMWATER MANAGEMENT CONCEPT PLAN KEYNOTES**
- 1 PARCEL 1 GREEN ROOF (NOT DEPICTED)
 - 2 STORMWATER PRETREATMENT MANHOLE TO FILTER PARCEL 1 BUILDING & SITE DRAINAGE PRIOR TO CISTERN
 - 3 CISTERN IN G2 GARAGE LEVEL TO ACCEPT PRETREATED PARCEL 1 SITE & ROOF RUNOFF, FOR REUSE BY PARCEL 2 COOLING TOWERS
 - 4 STORMFILTER VAULT (INSTALLED IN PREVIOUS DEVELOPMENT PHASE) TO FILTER MARKET SQUARE RUNOFF
 - 5 BIORETENTION FACILITIES TO TREAT MAINE AVE SIDEWALK
 - 6 FLEXPAVE PERVIOUS PAVING BIKE PATH
 - 7 TRENCH DRAIN TO DISCHARGE TO PRETREATMENT MANHOLE / CISTERN, TYP.
 - 8 TRENCH DRAIN TO DISCHARGE TO MARKET SQUARE STORMFILTER VAULT TYP.
 - 9 SITE INLET IN AT-GRADE GARAGE SLAB, TYP.
 - 10 STORM PIPING IN GARAGE, TYP.
 - 11 LIMITS OF GARAGE STRUCTURE, TYP.
 - 12 TRENCH DRAIN ADJACENT TO MARKET SHED

SOUTHWEST WATERFRONT PARCEL 1 SEDIMENT CONTROL NARRATIVE

PARCEL 1 IS LOCATED WITHIN AND IS A PART OF A LARGER DEVELOPMENT SUBMITTED UNDER SEPARATE PLANS AND PERMITS CALLED SOUTHWEST WATERFRONT PHASE 1, ALSO KNOWN AS "THE WHARF". DURING THE PREVIOUS PHASES OF DEVELOPMENT, INFRASTRUCTURE IN THE VICINITY OF PARCEL 1 INCLUDING ROADWORK, SURFACE IMPROVEMENTS, GRADING, UTILITIES, AND THE UNDERGROUND PARKING GARAGE ARE DESIGNED AND PERMITTED SEPARATELY.

PARCEL 1 IS LOCATED BETWEEN MAINE AVENUE SW AND THE WASHINGTON CHANNEL, EAST OF THE FISH MARKET AND WEST OF PARCEL 2. THE PARCEL 1 BUILDING IS LOCATED ON TOP OF A 2-LEVEL UNDERGROUND PARKING GARAGE BUILT IN A PREVIOUS STAGE (PHASE 1) OF THE SOUTHWEST WATERFRONT PROJECT.

BECAUSE ALL SURROUNDING INFRASTRUCTURE WILL HAVE BEEN INSTALLED PRIOR TO THE ONSET OF THE PARCEL 1 BUILDING CONSTRUCTION, THE MAJORITY OF THE SITE WILL BE STABILIZED AND SEDIMENT CONTROL WILL ALREADY BE IN PLACE. NEVERTHELESS, ALL SEDIMENT-LADEN RUNOFF FROM THE CONSTRUCTION SITE MUST NOT LEAVE THE WHARF BEFORE BEING FILTERED AND PERIMETER CONTROLS MUST BE INSTALLED AND MAINTAINED. ALTERNATIVELY, SEDIMENT-LADEN RUNOFF MAY FLOW TO THE LARGE UNDERGROUND STORMWATER CISTERN WHICH WILL HAVE BEEN INSTALLED ADJACENT TO, SOUTH OF, AND DOWNSTREAM OF THE PARCEL 1 BUILDING. IT IS ANTICIPATED THAT THE CISTERN WILL ACT AS A SEDIMENT BASIN DURING THE INTERIM CONSTRUCTION CONDITION.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE SO AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE LIFE OF THE SITE.
2. THE CONTRACTOR SHALL PROVIDE CLEAN WATER FROM SALT, OIL, AND OTHER CONTAMINANTS MATERIALS TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ADDRESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STREET DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROLS MEASURES WILL MINIMALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF 100 PSI AND 100 GPM DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST GENERATION.
5. FOR WATER APPLICATION TO UNDERGRADED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH PRESSURE GAUGE.
 - B. AVOIDANCE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF AROUND WITH WATER.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH PRESSURE GAUGE, HOSES AND NOZZLES.
 - B. LOCATE TANK AND SPRAYING EQUIPMENT TO TRAIL THE EXCAVATION AREA CAN BE SITED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AROUND SHARP TURNING DRAINAGE CONDUITS SUCH AS PIPES.
 - C. APPLY WATER SPRAY IS A MANNER TO PREVENT ADJACENT OF SPRAY BEYOND THE SITE BOUNDARY.

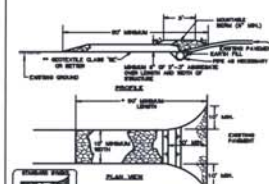
STANDARDS AND SPECIFICATIONS FOR STREET SWEEEPING

1. STREET SWEEPING SHALL BE PERFORMED DAILY, ANY DROPPED SOIL, DIRT AND/OR DEBRIS SHALL BE REMOVED.
2. VACUUM TYPE STREET CLEANERS SHALL BE USED TO EFFECTIVELY REMOVE DIRT, DUST AND GRIT ON PAVED SURFACES.
3. SHOULDS SHALL BE SWEEP ON A WEEKLY BASIS (MINIMUM) DURING ALL ON AND OFF THE BUILDING OPERATIONS FOR UP TO THE MAX ALLOWED ROAD ROUTES.

CONSTRUCTION SPECIFICATION

1. LENGTH - MIN. OF 10' FOR 10' HIGH FENCE FOR 10' HIGH FENCE LOC.
2. WIDTH - 10' MINIMUM, SHOULD BE PLACED AT THE CORNER ROAD TO PROVIDE A TURNING RADIUS.
3. MATERIALS - FENCE SHALL BE PLACED AT THE CORNER ROAD TO PROVIDE A TURNING RADIUS.
4. FENCE - FENCE SHALL BE PLACED AT THE CORNER ROAD TO PROVIDE A TURNING RADIUS.
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DETAIL 1 - STABILIZED CONSTRUCTION ENTRANCE



1. LENGTH - MIN. OF 10' FOR 10' HIGH FENCE FOR 10' HIGH FENCE LOC.
2. WIDTH - 10' MINIMUM, SHOULD BE PLACED AT THE CORNER ROAD TO PROVIDE A TURNING RADIUS.
3. MATERIALS - FENCE SHALL BE PLACED AT THE CORNER ROAD TO PROVIDE A TURNING RADIUS.
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6.6. STANDARD OF QUALITY

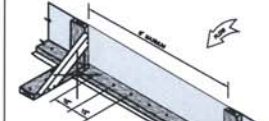
MINIMUM STANDARD OF QUALITY

SILT FENCE

Silt Fence Design Criteria

Flow Discharge	Flow Rate	Silt Fence Length
100 cfs to 1000 cfs	1000 gpm	1000 feet
1000 cfs to 10000 cfs	10000 gpm	10000 feet
10000 cfs to 100000 cfs	100000 gpm	100000 feet
100000 cfs to 1000000 cfs	1000000 gpm	1000000 feet

Notes: 1. All silt fences shall be 10' high. 2. All silt fences shall be 10' wide. 3. All silt fences shall be 10' deep. 4. All silt fences shall be 10' long. 5. All silt fences shall be 10' wide. 6. All silt fences shall be 10' deep. 7. All silt fences shall be 10' long. 8. All silt fences shall be 10' wide. 9. All silt fences shall be 10' deep. 10. All silt fences shall be 10' long.



Notes: 1. All silt fences shall be 10' high. 2. All silt fences shall be 10' wide. 3. All silt fences shall be 10' deep. 4. All silt fences shall be 10' long. 5. All silt fences shall be 10' wide. 6. All silt fences shall be 10' deep. 7. All silt fences shall be 10' long. 8. All silt fences shall be 10' wide. 9. All silt fences shall be 10' deep. 10. All silt fences shall be 10' long.

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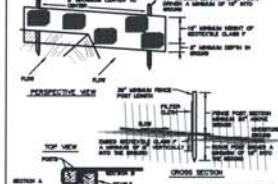
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DETAIL 4 - SILT FENCE



1. LENGTH - MIN. OF 10' FOR 10' HIGH FENCE FOR 10' HIGH FENCE LOC.
2. WIDTH - 10' MINIMUM, SHOULD BE PLACED AT THE CORNER ROAD TO PROVIDE A TURNING RADIUS.
3. MATERIALS - FENCE SHALL BE PLACED AT THE CORNER ROAD TO PROVIDE A TURNING RADIUS.
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6.6. STANDARD OF QUALITY

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