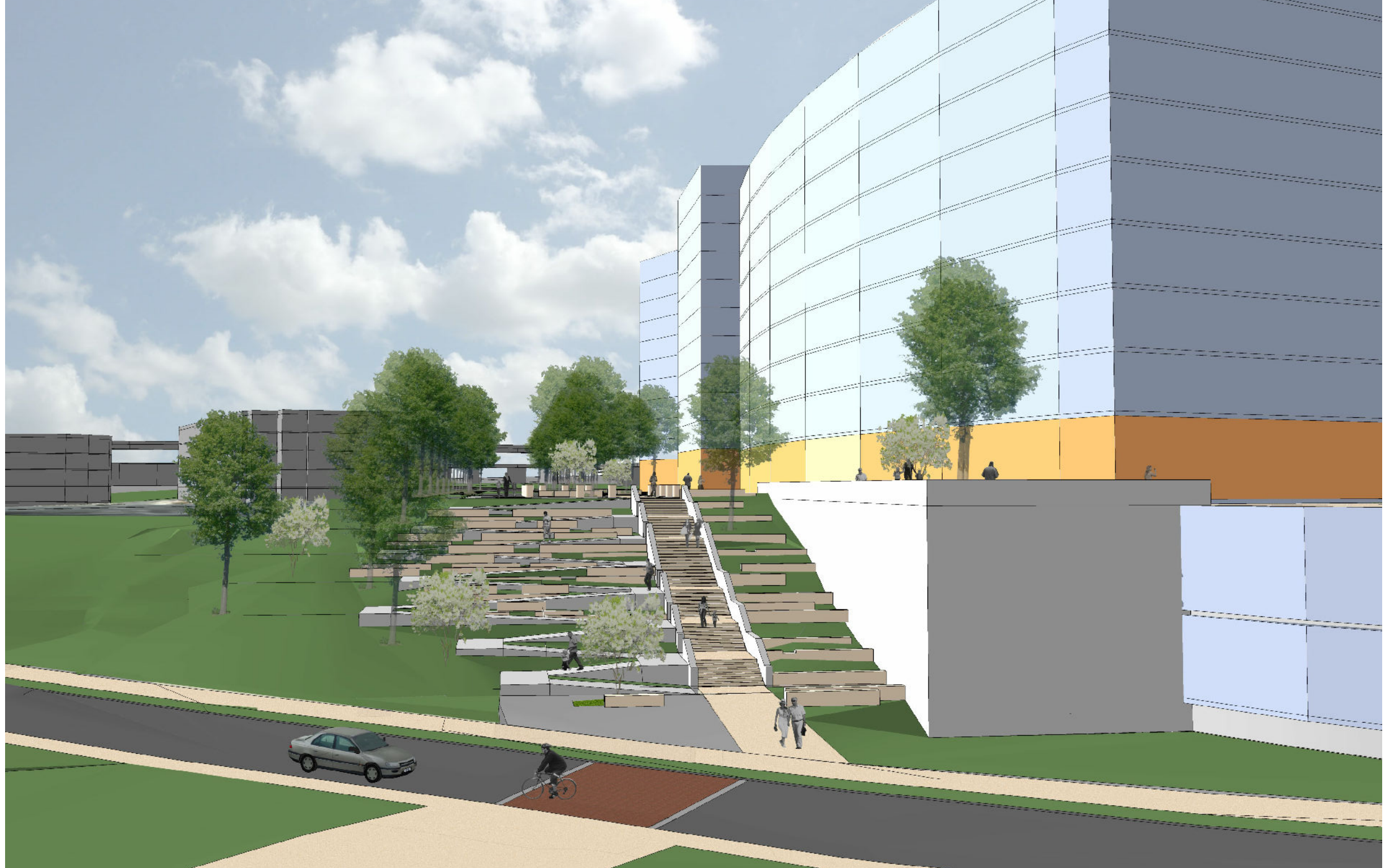


PLANNED UNIT DEVELOPMENT IN FOUR PHASES

1333 M STREET, SE
WASHINGTON, DISTRICT OF COLUMBIA

20 DAY SUBMISSION
NOVEMBER 11, 2014



OWNER
1333 M Street, SE LLC

DEVELOPER
Cohen Siegel Investors, LLC.

ARCHITECTS
GTM Architects, Inc.

LAND USE COUNSEL
Holland & Knight, LLP

LANDSCAPE ARCHITECTS
Parker Rodriguez

CIVIL ENGINEERS
CAS Engineering

MEP CONSULTANT
Built Environment Engineers

TRAFFIC CONSULTANT
Wells + Associates
District of Columbia
CASE NO. 13-12
EXHIBIT NO. 17A

STORMWATER MANAGEMENT NARRATIVE

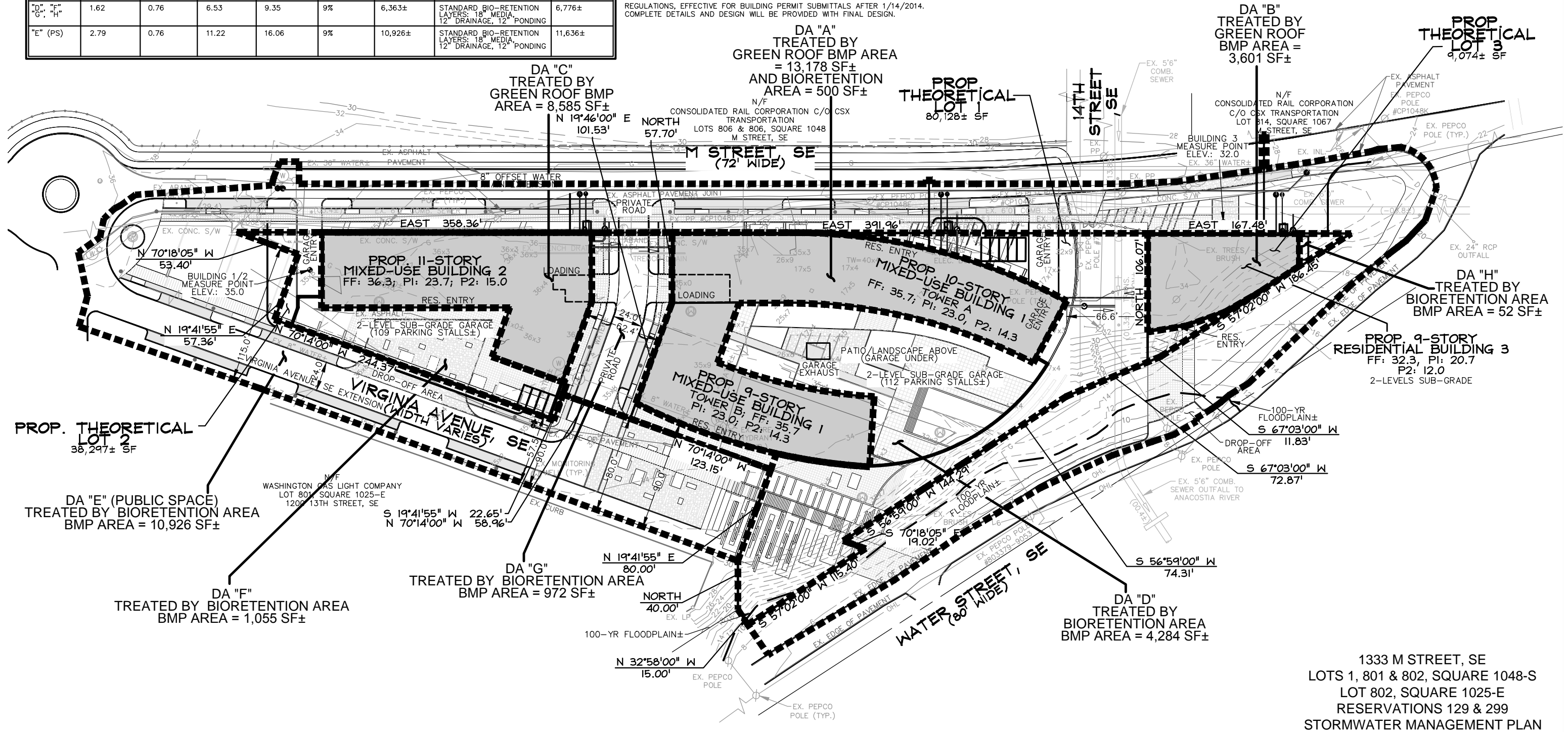
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP %	BMP AREA	BMP DESC.	RETENTION VOLUME (CF)
"A"	0.74	0.9	3.49	5.00	41%	13,178±	GREEN ROOF GROWING MEDIA 2" DRAINAGE LAYER	2,625±
					2%	500±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	439±
"B"	0.17	0.9	0.83	1.19	50%	3,601±	GREEN ROOF GROWING MEDIA 2" DRAINAGE LAYER	717±
"C"	0.39	0.9	1.87	2.68	50%	8,585±	GREEN ROOF GROWING MEDIA 2" DRAINAGE LAYER	1,710±
"D", "E", "G", "H"	1.62	0.76	6.53	9.35	9%	6,363±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	6,776±
"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±

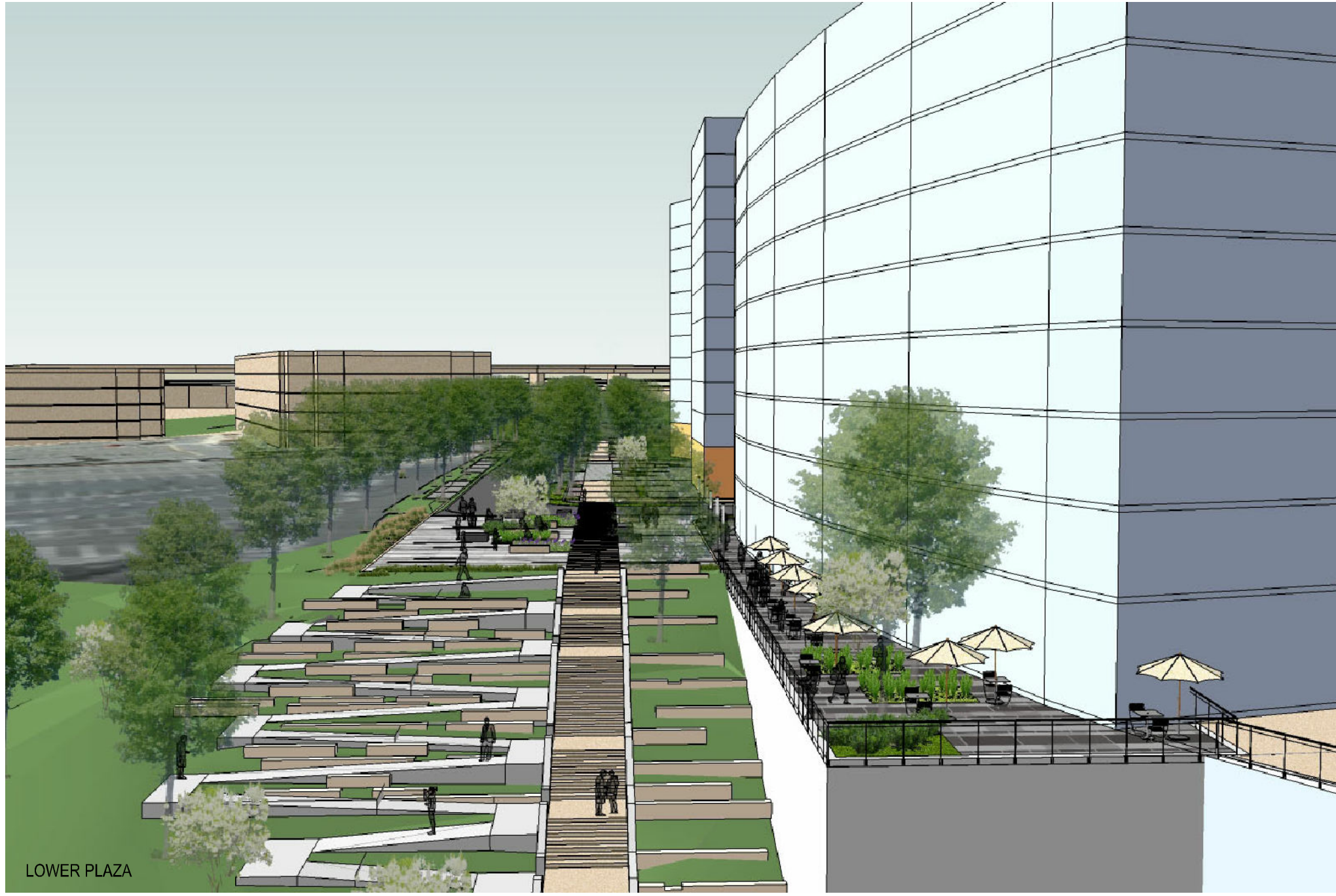
SITE IS WITHIN THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE (AWDZ). 1.7" REGULATORY RAIN EVENT FOR WQTV. IN ADDITION TO TREATMENT SHOWN ABOVE, A TREATMENT VAULT WILL BE PROVIDED IN THE GARAGE (WITHIN DA "A"). TREATMENT VAULT WILL BE APPROXIMATELY 12' LONG x 15' WIDE x 5' DEEP AND ACHIEVE 80% TSS REMOVAL.

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 DDCE REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.



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



LOWER PLAZA

1 VIEW WEST TOWARDS VIRGINIA AVENUE



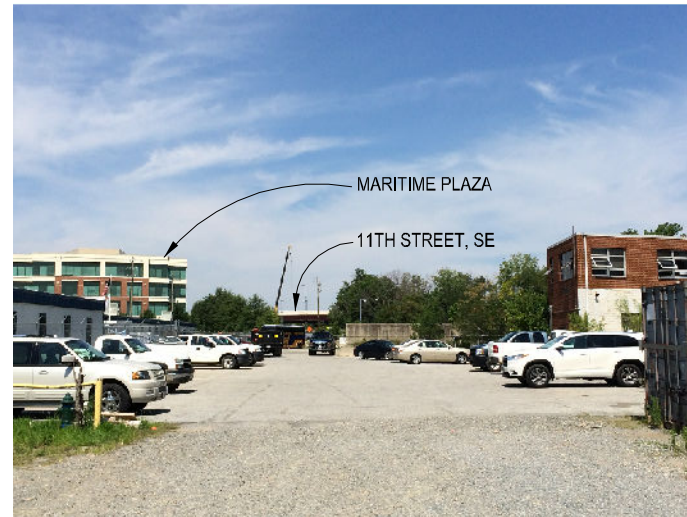
VIEW SOUTHEAST FROM END OF VIRGINIA AVE ①



VIEW SOUTHEAST FROM 11TH STREET, SE ②



SOUTHEAST VIEW OF SITE ③



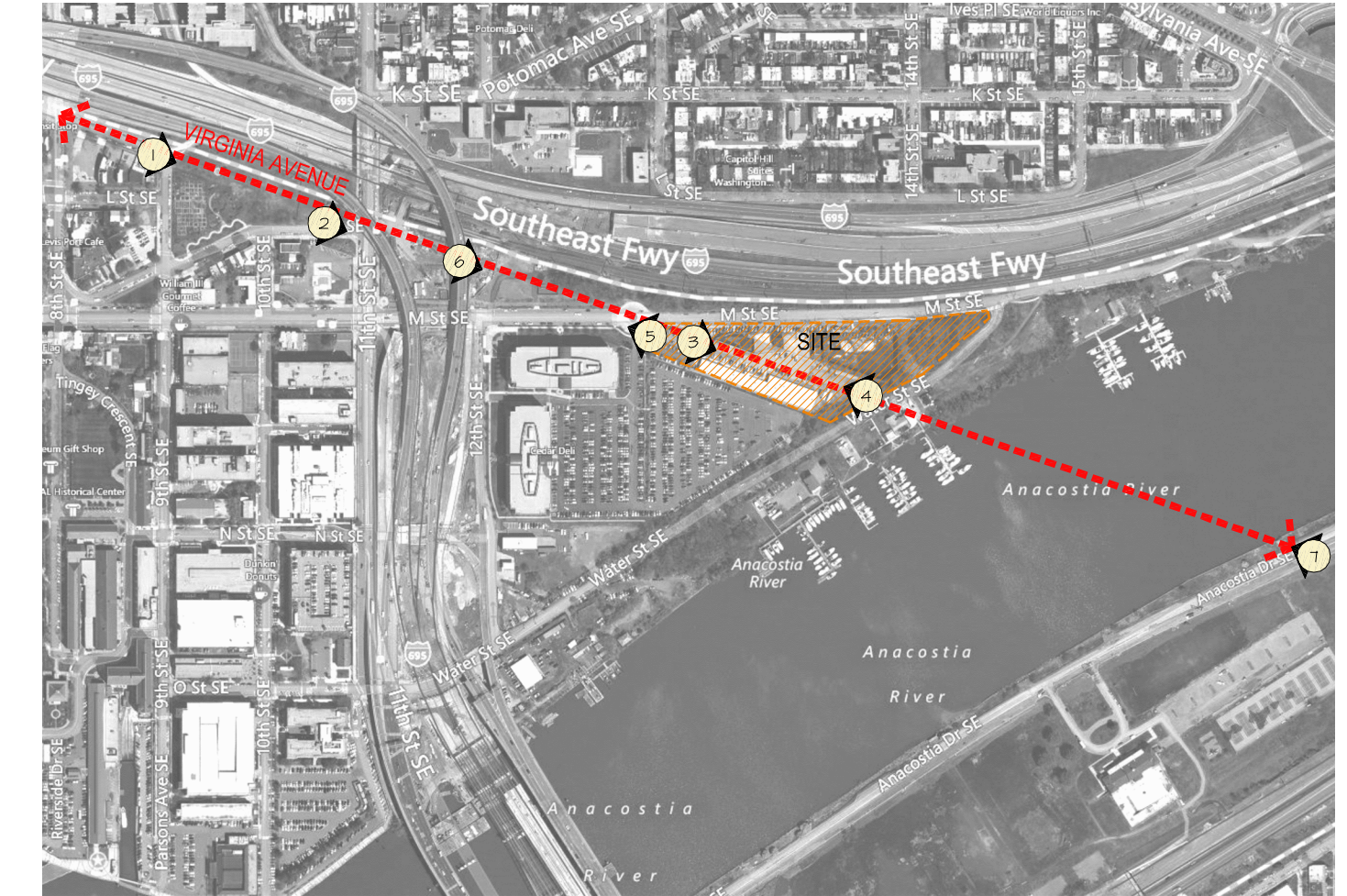
VIEW NORTHWEST OF VIRGINIA AVE FROM SITE ④



VIEW NORTHWEST OF VIRGINIA AVE FROM SITE ⑤



VIEW SOUTHEAST FROM UNDER 11TH STREET BRIDGE ⑥



① CONTEXT MAP
SCALE: N.T.S.



VIEW NORTHWEST FROM ANACOSTIA PARK ⑦