

C-400 GRADING PLAN

TBSC Owner | LLC | SURSUM CORDA | 1112 FIRST TERRACE, NW, Washington, DC 20003

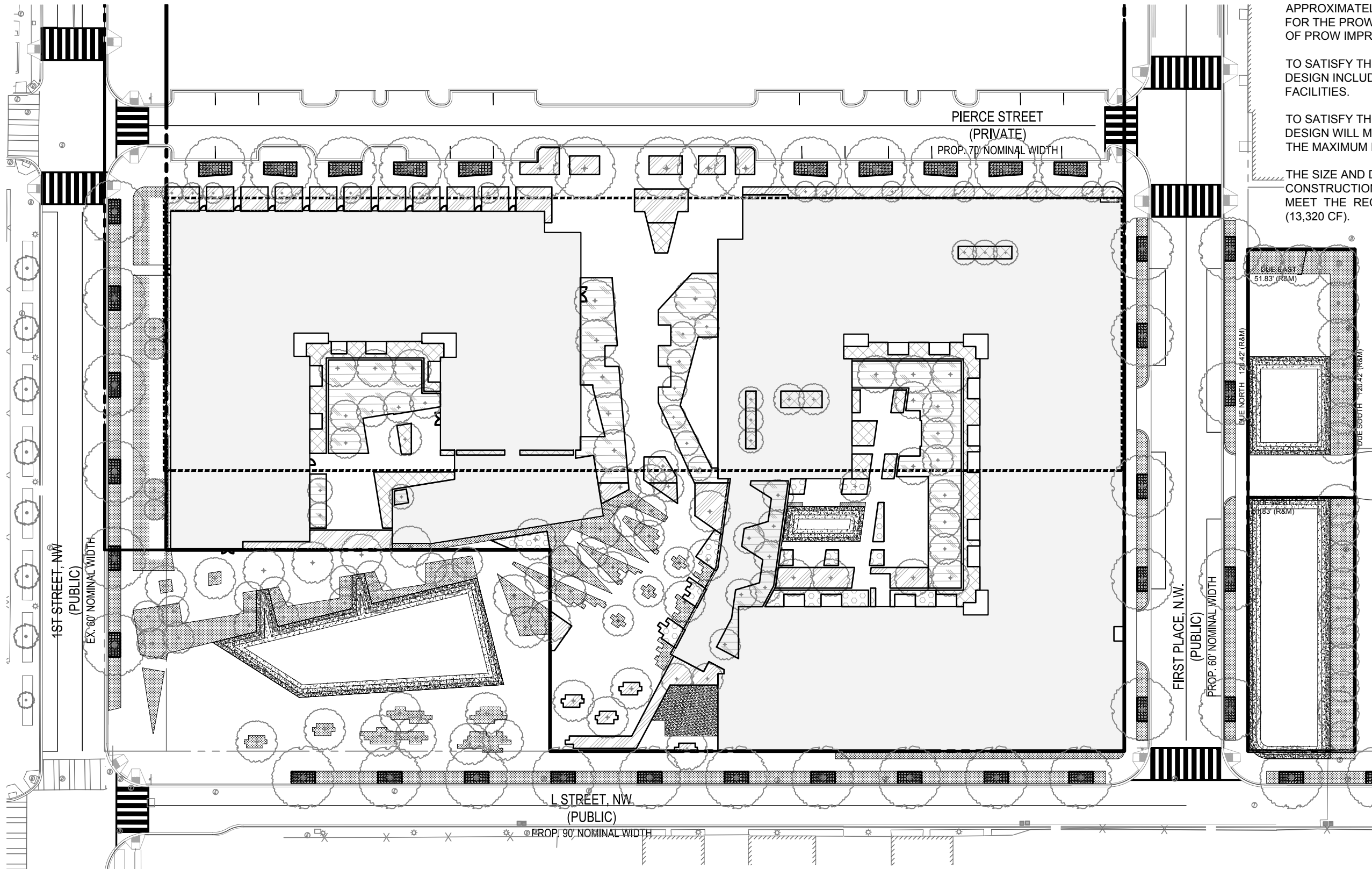
STORMWATER MANAGEMENT SUMMARY

THERE ARE TWO REQUIREMENTS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION VOLUME AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWRV) IS EQUAL TO APPROXIMATELY 13,320 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PROW WILL BE DETERMINED BASED ON THE FINAL EXTENTS OF PROW IMPROVEMENTS.




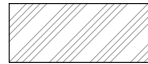
TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES INTENSIVE GREEN ROOFS AND BIORETENTION FACILITIES.

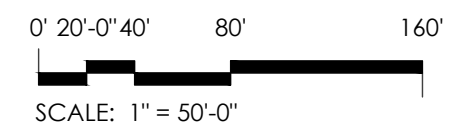
TO SATISFY THE PUBLIC RIGHT-OF-WAY RETENTION VOLUME, THE DESIGN WILL MEET STORMWATER RETENTION REQUIREMENTS TO THE MAXIMUM EXTENT PRACTICABLE (MEP).

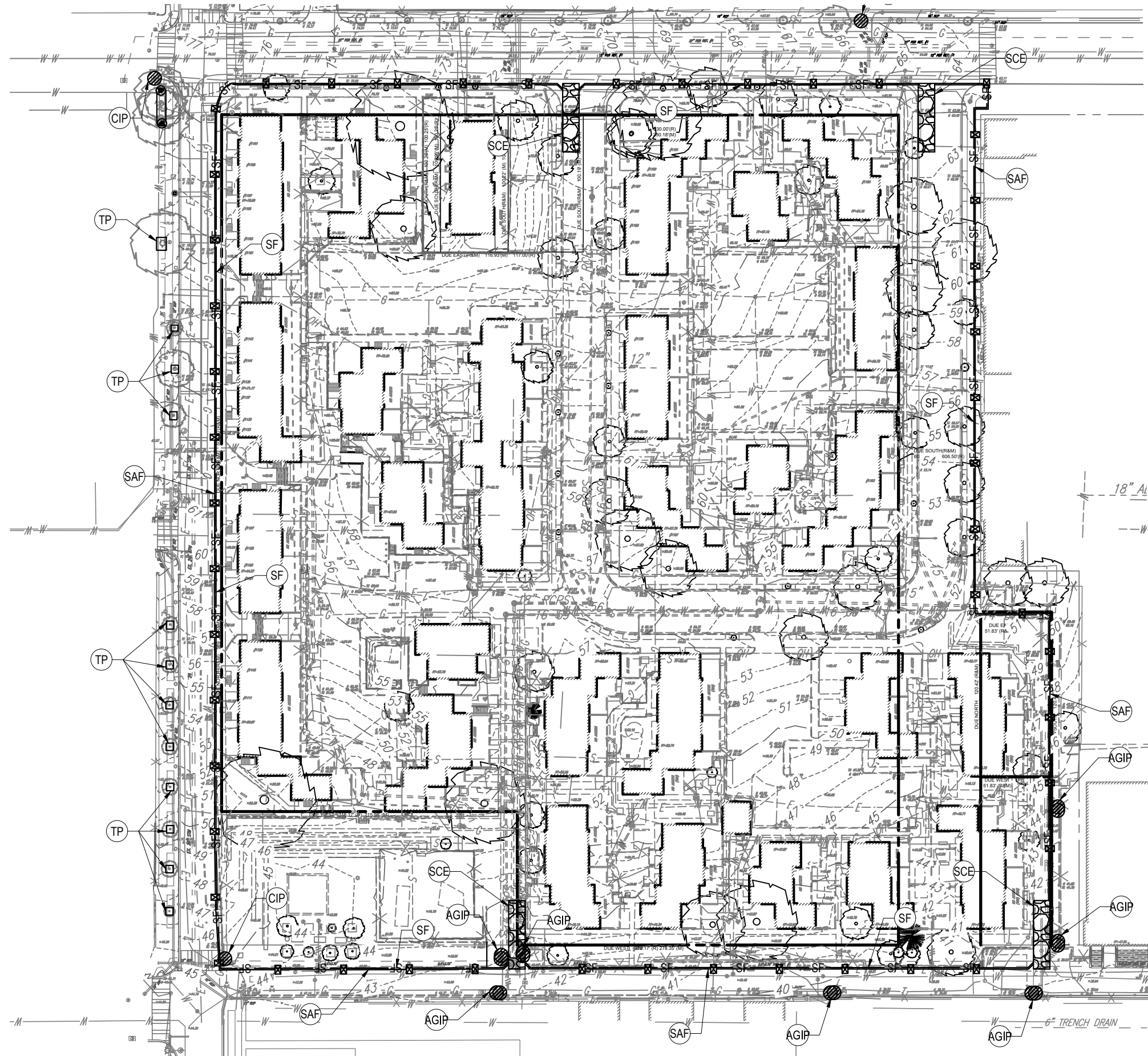
THE SIZE AND DEPTH OF THE BMPS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED ON-SITE STORMWATER RETENTION VOLUME (13,320 CF).



LEGEND

- PROP. GREEN ROOF 
- PROP. GREEN ROOF 
- PROP. BIORETENTION FACILITY 
- PROP. BIORETENTION FACILITY 

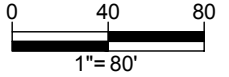
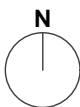


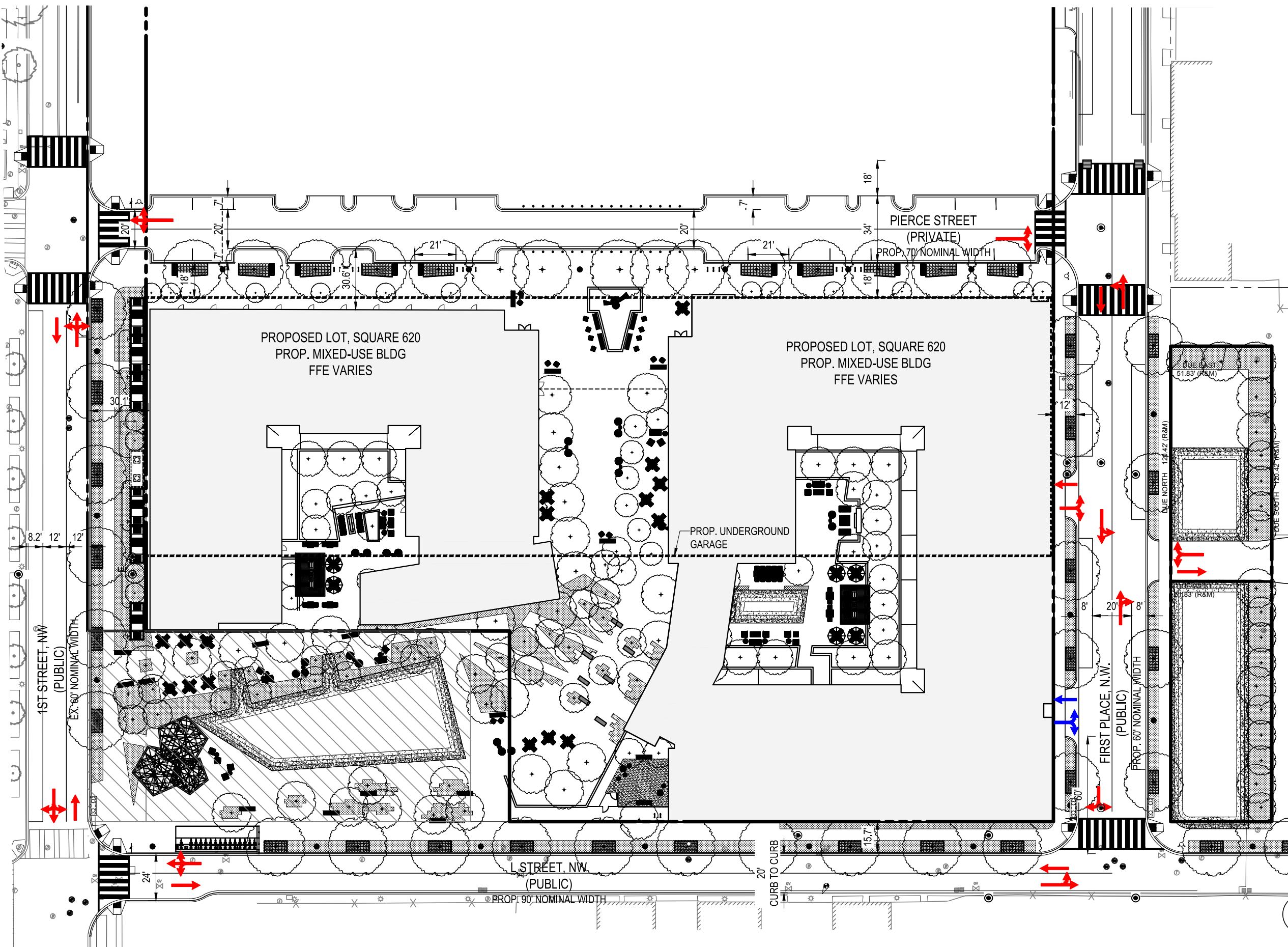


EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
TEMPORARY STONE CONSTRUCTION ENTRANCE WITH WASH RACK	SCE	
CURB INLET PROTECTION	CIP	
AT GRADE INLET PROTECTION	AGIP	
TREE PROTECTION	TP	

EROSION & SEDIMENT CONTROL NARRATIVE

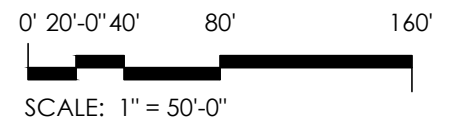
EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DOEE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. THE CONDITIONS SHOWN ON THIS PLAN ARE FOR THE PHASE OF DEMOLITION OF THE OVERALL PROJECT SITE. IT IS ANTICIPATED AT THIS TIME THAT EXISTING DRAINAGE DIVIDES SHALL BE UTILIZED FOLLOWING DEMOLITION OF EXISTING SITE FEATURES. CURB INLET PROTECTION, AT GRADE INLET PROTECTION, TEMPORARY STONE CONSTRUCTION ENTRANCE, TREE PROTECTION, SAFETY FENCE AND SILT FENCE SHALL BE USED FOR EACH DRAINAGE AREA TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE DESIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT IS FINALIZED.





LEGEND

- VEHICULAR CIRCULATION
- LOADING/SERVICE CIRCULATION
- AREA OUTSIDE OF PUD PROPERTY



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