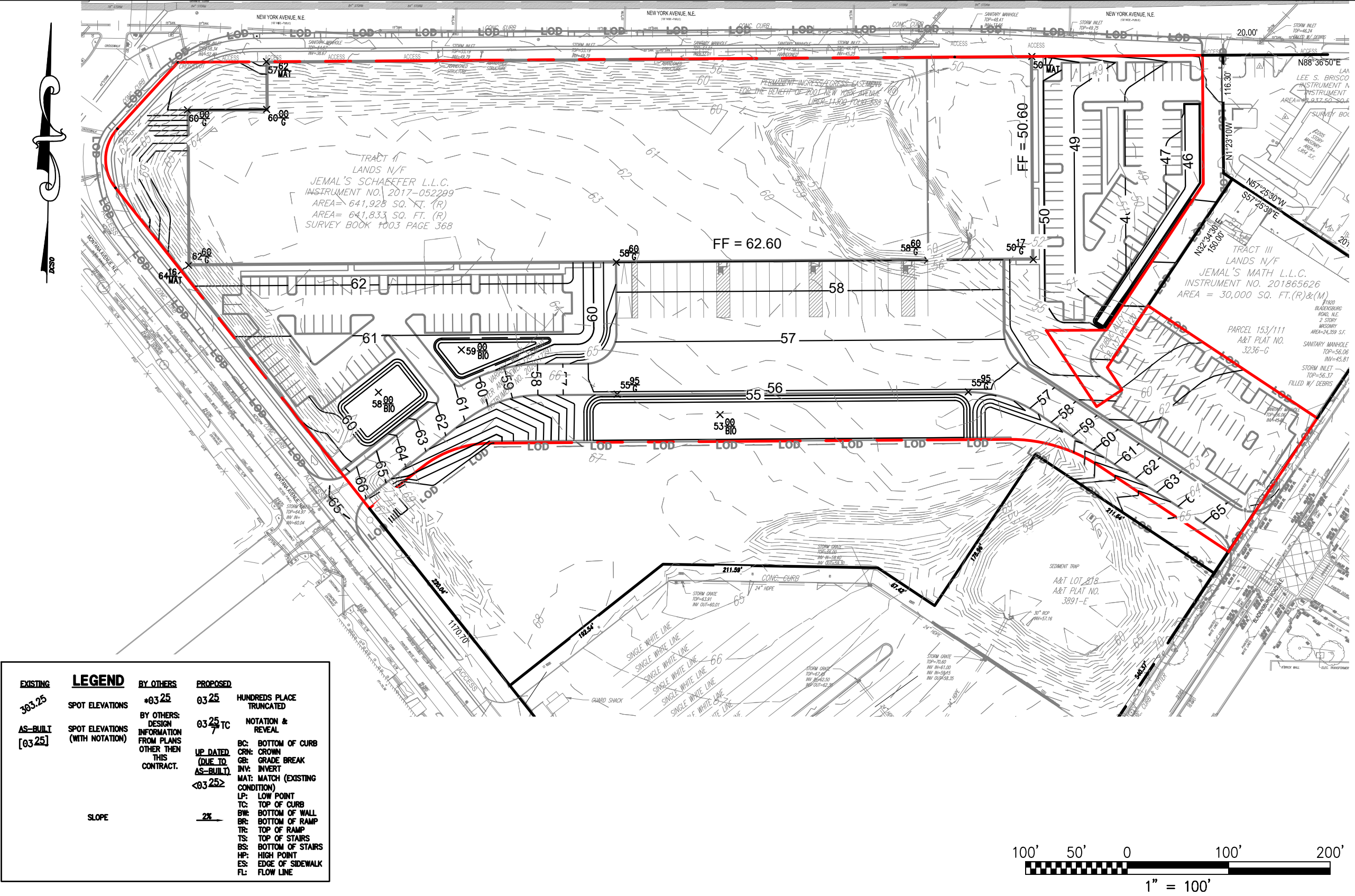


Grading Plan



\* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \* BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. \* ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. \* RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. \* PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. \*



Storm Water Management Plan

SWM/BMP NARRATIVE:

**EXISTING CONDITIONS:**

THE PRIVATE SPACE PROPERTY CONSISTS OF AN EMPTY LOT AND EXISTING BUILDINGS.

THE PUBLIC SPACE IN THE DEVELOPED AREA CONSISTS OF TYPICAL STREETSCAPE ALONG NEW YORK AVENUE NE AND MONTANA AVENUE NE. STREETSCAPE INCLUDES SIDEWALK WITH CURBSIDE GREEN PANEL WITH STREET TREES.

**PUBLIC SPACE PROPOSED CONDITIONS:**

THE PRIVATE SPACE IN THE DEVELOPED AREA PROPOSES THE CONSTRUCTION OF A NEW BUILDING WITH SURFACE PARKING LOTS. PROJECT ADDITIONALLY INCLUDES NEW LANDSCAPE, UTILITY, AND STORMWATER FEATURES TO SERVE THE NEW BUILDING.

**STORMWATER MANAGEMENT:**

STORMWATER RETENTION FOR THE SITE WILL MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR MAJOR LAND DISTURBING ACTIVITY. THEREFORE, THE FIRST 1.2" OF RAINFALL SHALL BE RETAINED ON-SITE FOR THE PROPOSED DEVELOPMENT.

STORMWATER DETENTION FOR THE SITE WILL ALSO MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR BOTH THE 2-YEAR AND 15-YEAR DETENTION. THE 15-YEAR POST-DEVELOPMENT DISCHARGE WILL BE REDUCED TO BE EQUAL OR LOWER THAN THE 15-YEAR PRE-DEVELOPMENT PEAK DISCHARGE.

THE DEVELOPMENT SITE WILL BE ONE DRAINAGE AREA. ALL SITE WATER WILL DRAIN TO A SEPARATED STORM SYSTEM IN NEW YORK AVENUE NE. STORMWATER FOR THE DRAINAGE AREA WILL BE ACHIEVED THROUGH THE USE OF BIORETENTIONS.

**PUBLIC SPACE PROPOSED CONDITIONS:**

THE PUBLIC SPACE IN THE DEVELOPED AREA PROPOSES THE CONSTRUCTION OF NEW STREETSCAPE ON NEW YORK AVENUE NE AND MONTANA NE. STORMWATER MANAGEMENT TO THE MEP WILL BE MET BY PROVIDING NEW STREET TREES ON BOTH ROADS AND PRESERVING THE EXISTING STREET TREES.

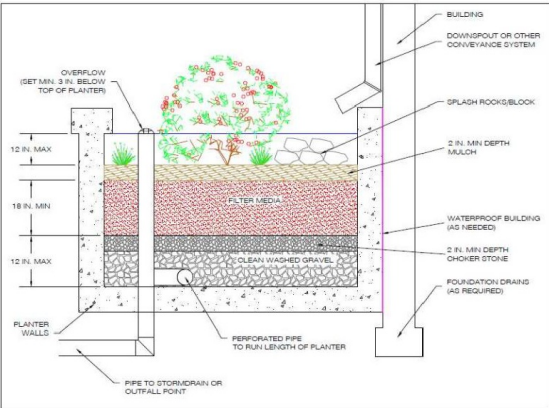
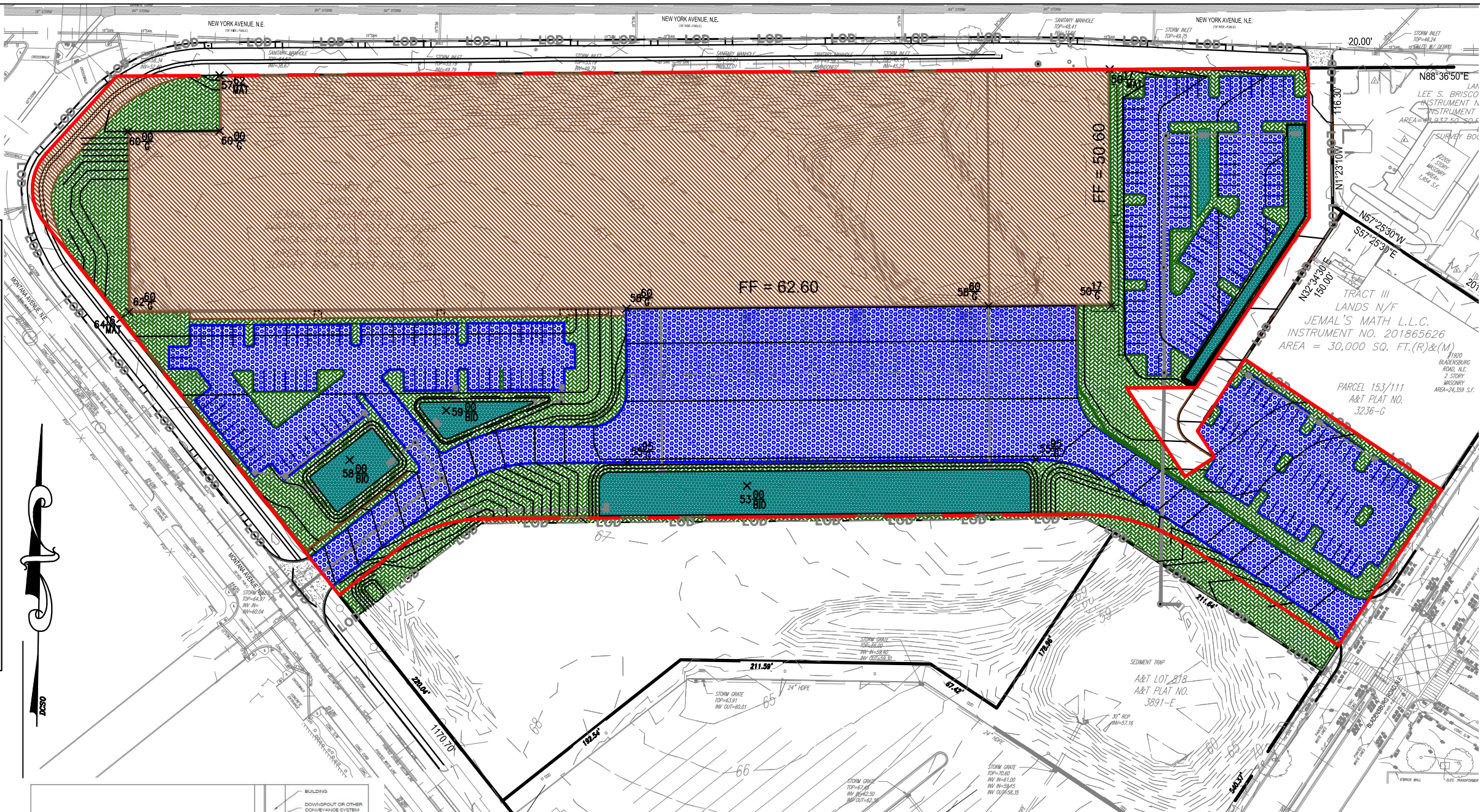
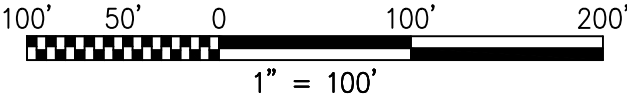


Figure 3.24 Example of a stormwater planter (B-4).

PRIVATE SPACE LEGEND:

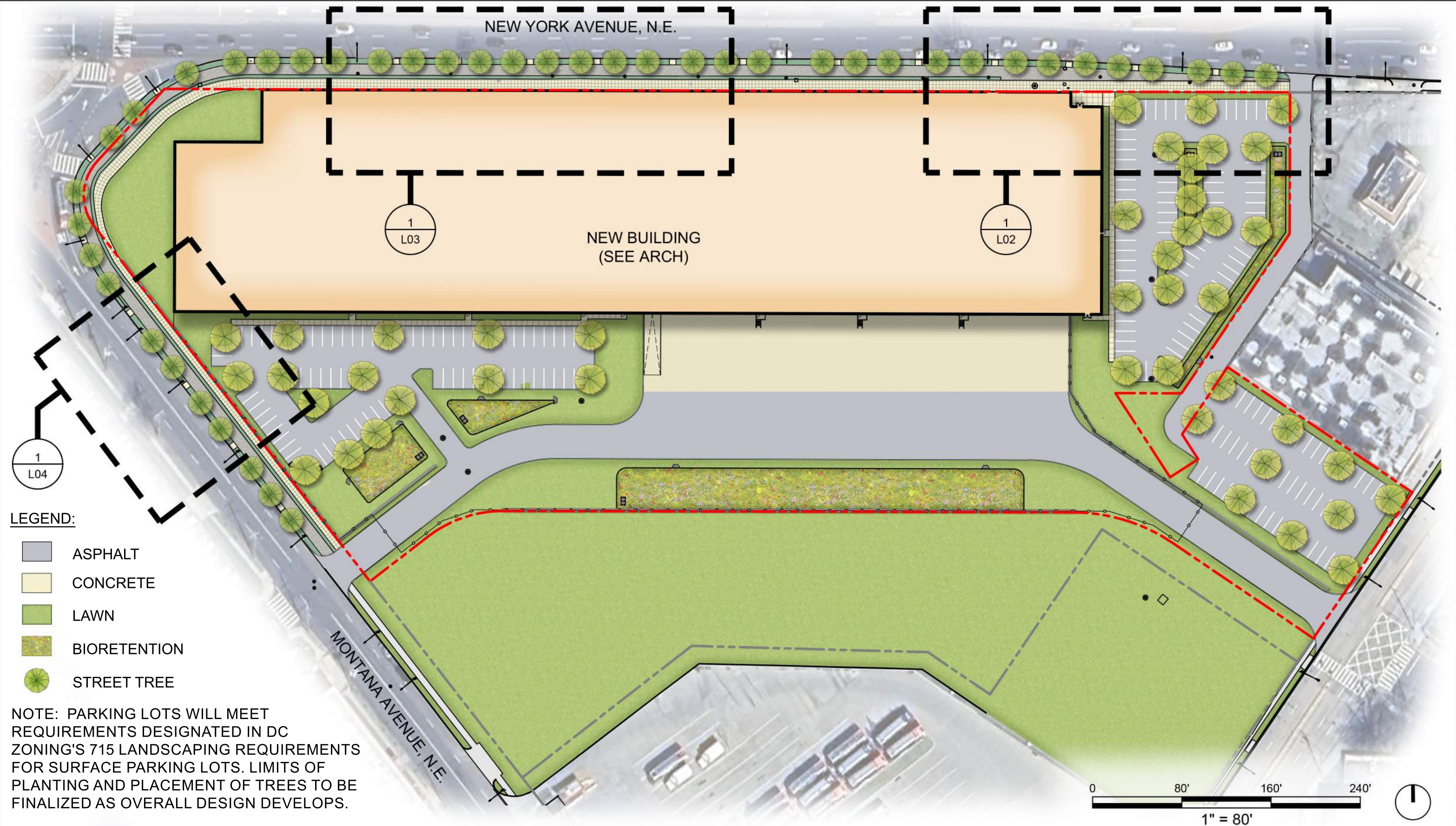
- TOTAL SITE AREA: 401,912 SQ. FT.
- IMPERVIOUS COVER (170,185 SQ. FT.)
- COMPACTED COVER (76,701 SQ. FT.)
- VEHICLE RELATED COVER (134,129 SQ. FT.)
- BIORETENTION BMP COVER (20,897 SQ. FT.)



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# LANDSCAPE SITE PLAN



## LEGEND:

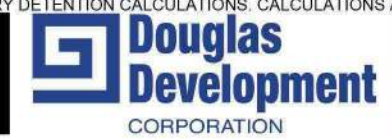
- ASPHALT
- CONCRETE
- LAWN
- BIORETENTION
- 1

 STREET TREE

NOTE: PARKING LOTS WILL MEET REQUIREMENTS DESIGNATED IN DC ZONING'S 715 LANDSCAPING REQUIREMENTS FOR SURFACE PARKING LOTS. LIMITS OF PLANTING AND PLACEMENT OF TREES TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.

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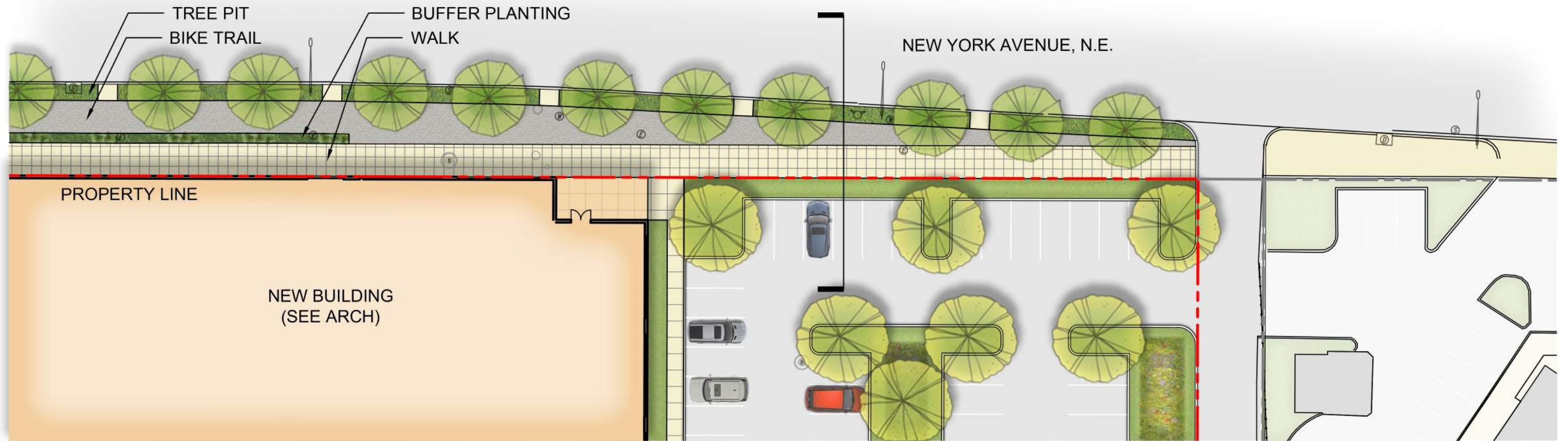


**EX 301**

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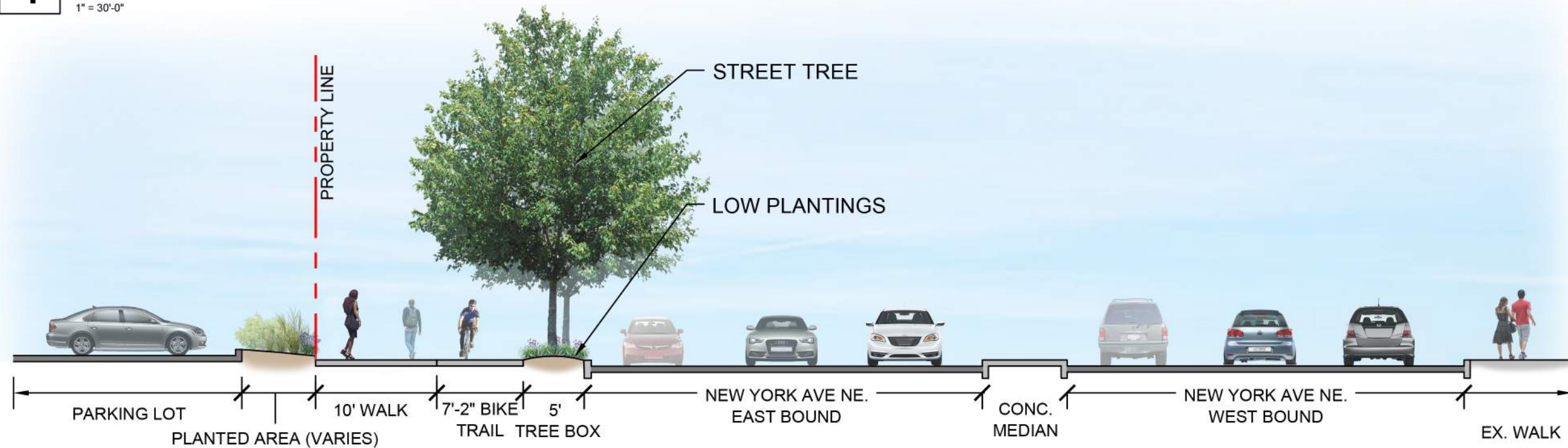
# NEW YORK AVENUE SITE PLAN A



1

## NEW YORK AVENUE, NE STREETScape PLAN

1" = 30'-0"



2

## NEW YORK AVENUE, NE STREETScape SECTION

1" = 20'-0"

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03 JUNE 2025

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Development  
CORPORATION

**WILES**  
MENSCH

powers  
brown  
architect  
ecture

VIRGINIA

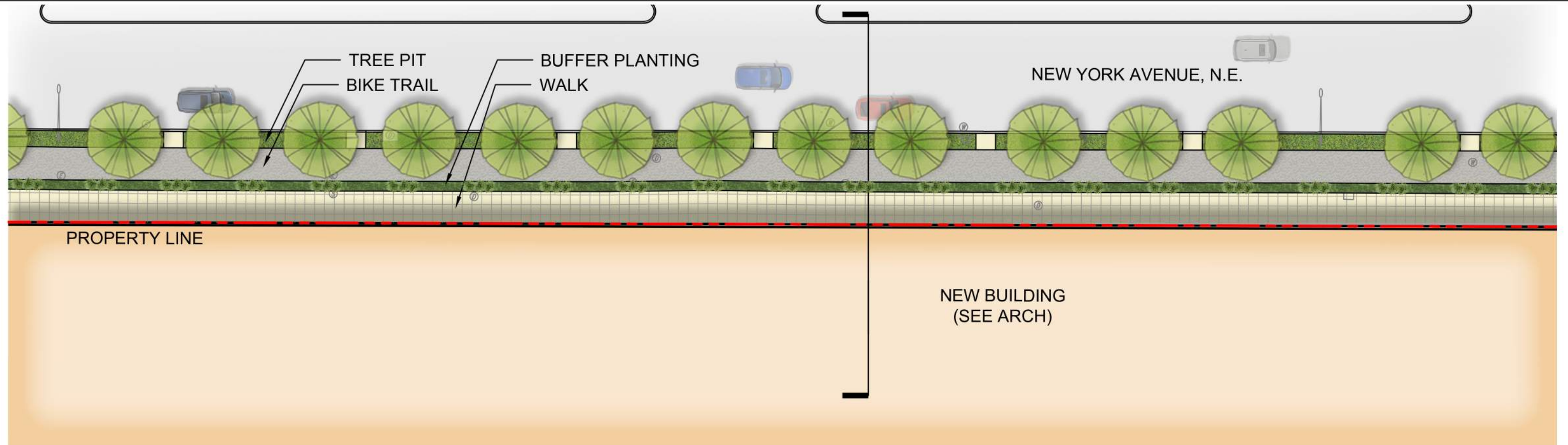
EX  
302

222016

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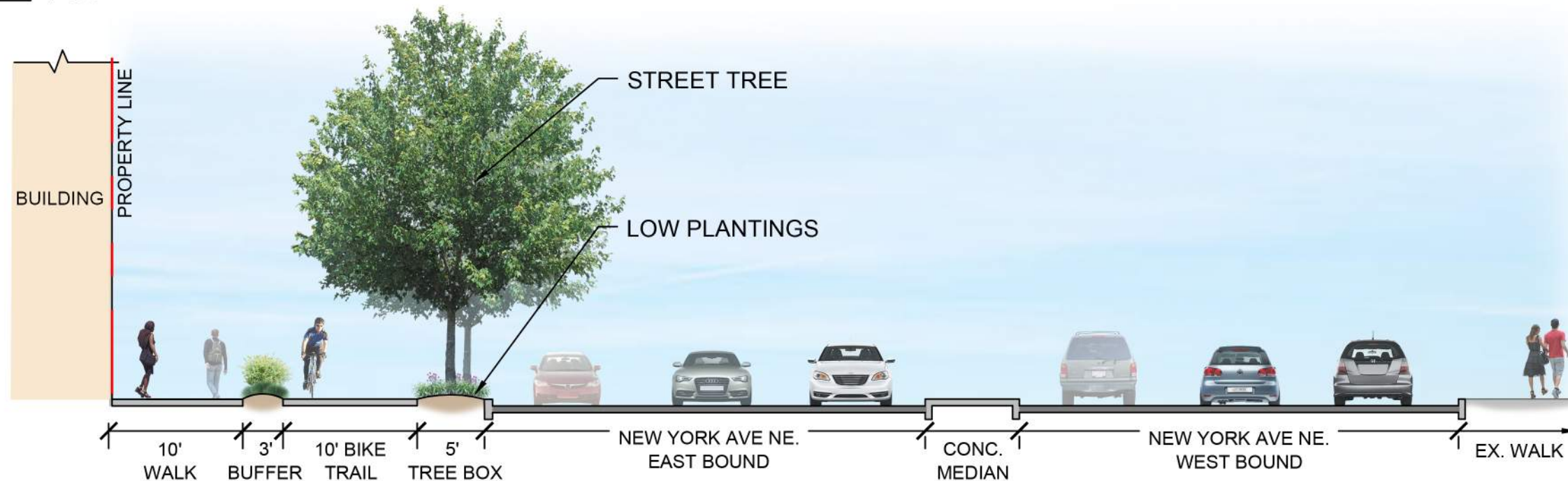
# NEW YORK AVENUE SITE PLAN B



1

## NEW YORK AVENUE, NE STREETSCAPE PLAN

1" = 30'-0"



2

## NEW YORK AVENUE, NE STREETSCAPE SECTION

1" = 20'-0"

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**Douglas Development**  
CORPORATION

**WILES MENSCH**

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architect  
ecture

VIRGINIA

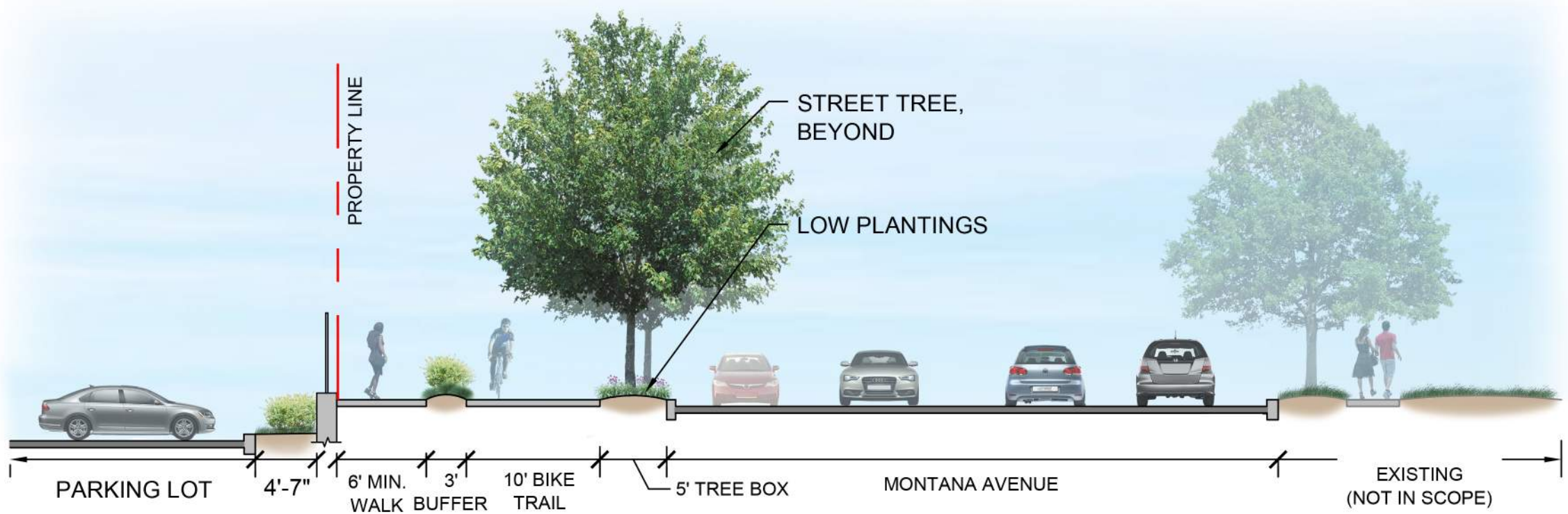
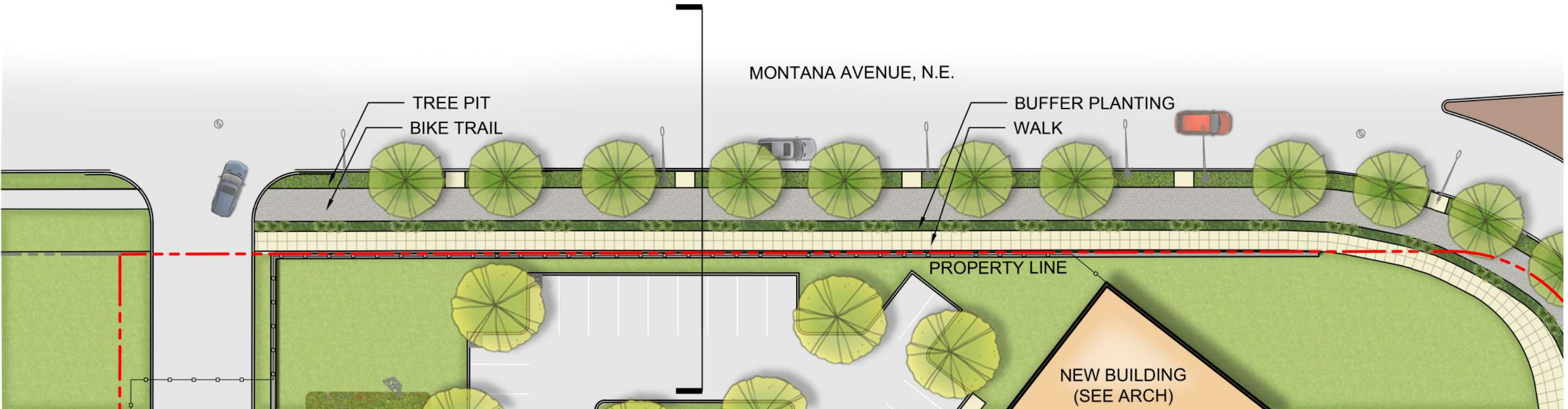
**EX 303**

222016

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# MONTANA AVENUE SITE PLAN



**2** MONTANA AVENUE, NE STREETSCAPE SECTION  
1" = 20'-0"



# GREEN AREA RATIO PLAN

NEW YORK AVENUE, N.E.

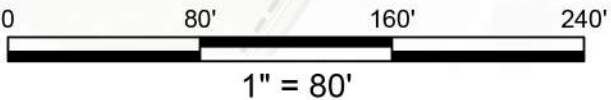
NEW BUILDING  
(SEE ARCH)

MONTANA AVENUE, N.E.

**NOTE:**

GAR TO BE ACHIEVED : 0.20

THE CURRENT DESIGN SHOWS  
POTENTIAL AREAS OF LANDSCAPING  
AND LID TECHNIQUES TO ACHIEVE  
FINAL GAR SCORE. A COMBINATION  
OF BIORETENTION AND PLANTINGS  
ARE TO BE COUNTED TOWARDS THE  
FINAL GAR SCORE. THE DESIGN  
LAYOUT AND SQUARE FOOTAGES OF  
THESE AREAS ARE TO BE FINALIZED  
AS OVERALL DESIGN DEVELOPS.



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EX  
305

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# LEED v4 for BD+C: Warehouses and Distribution Centers

## Project Checklist

Certified

Y ? N

1			Credit	Integrative Process	1
11	1	19	<b>Location and Transportation</b>		<b>16</b>
		16	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
4			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles	1
4		6	<b>Sustainable Sites</b>		<b>10</b>
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
		3	Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
7	1	2	<b>Water Efficiency</b>		<b>11</b>
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
5			Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1
6	2	25	<b>Energy and Atmosphere</b>		<b>33</b>
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
		6	Credit	Enhanced Commissioning	6
5	2	11	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
		2	Credit	Green Power and Carbon Offsets	2

Project Name: Douglas New City DC  
Date: 13-Oct-25

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ecture

5	3	5	Materials and Resources			13
Y			Prereq	Storage and Collection of Recyclables	Required	
Y			Prereq	Construction and Demolition Waste Management Planning	Required	
1	2	2	Credit	Building Life-Cycle Impact Reduction	5	
1		1	Credit	BPDO - Environmental Product Declarations	2	
	1	1	Credit	BPDO - Sourcing of Raw Materials	2	
1		1	Credit	BPDO - Material Ingredients	2	
2			Credit	Construction and Demolition Waste Management	2	

7	2	7	Indoor Environmental Quality			16
Y			Prereq	Minimum Indoor Air Quality Performance	Required	
Y			Prereq	Environmental Tobacco Smoke Control	Required	
1	1		Credit	Enhanced Indoor Air Quality Strategies	2	
3			Credit	Low-Emitting Materials	3	
1			Credit	Construction Indoor Air Quality Management Plan	1	
		2	Credit	Indoor Air Quality Assessment	2	
1			Credit	Thermal Comfort	1	
1	1		Credit	Interior Lighting	2	
		3	Credit	Daylight	3	
		1	Credit	Quality Views	1	
		1	Credit	Acoustic Performance	1	

6			Innovation			6
5			Credit	Innovation	5	
1			Credit	LEED Accredited Professional	1	

1	1	2	Regional Priority			4
1			Credit	Regional Priority: Access to Quality Transit (4 pts.)	1	
	1		Credit	Regional Priority: Green Vehicles (1 pt.)	1	
		1	Credit	Regional Priority: (Optimize Energy Performance (10 pts.))	1	
		1	Credit	Regional Priority: Rainwater Management (3 pts.)	1	

48	10	66	TOTALS			Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110						