

Job Address	LOT	SQUARE	Building Permit	SWM Plan #
4509 Foxhall Crescent NW	960	1397	--	7400

	Reviewer:	Applicant:	Engineer/Architect:
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Date: 6/15/2022

The existing lot is a vacant wooded lot. The project proposes a new detached single-family dwelling with a permeable pavement driveway. There are existing special trees and were existing heritage and special trees that were removed without permits. The project is a Major Land Disturbing project and must retain the 1.2” storm. The site is in the MS4. Green area ratio (GAR) is not required.

Comments Require Response on Plans Prior to Approval:

General Comments

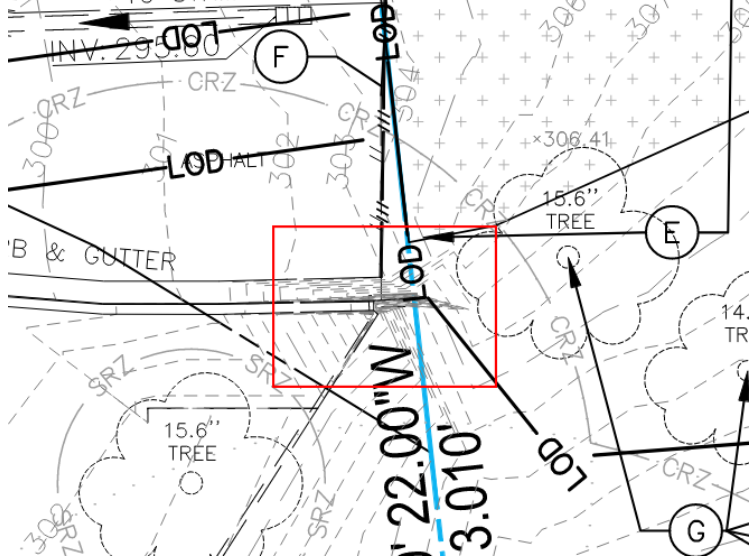
- 1) Complete the DCRA Environmental Intake Form (EIF) and have it signed by Arlette.Howard@dc.gov. <https://eservices.dcradepartment.com/DocumentManagementSystem/Home/retrieve?id=Environmental%20Intake%20Form.pdf>
- 2) Provide LOD on all layout sheets.
- 3) The LOD must be expanded to include all areas of disturbance. The disjointed areas of the LOD must be connected to account for disturbance caused by construction access, movement of materials, and stripping in accessing those areas due to tree removal activities.
- 4) Include the utility work in the SGS.
- 5) Provide the applicant and their contact information include the phone number and email.
- 6) Provide the DCRA building permits number in the SGS.
- 7) Add the expected construction start and completion date in the SGS.
- 8) Provide the Geotechnical investigation with the field-verified saturated hydraulic conductivity. See Appendix P of the **2020 DC Stormwater Management Guidebook**.

Sheet CIV130

- 9) Provide an ESC plan for the demolition work.
- 10) Trees with a circumference of 100 inches (31.8 inches in diameter) or greater are Heritage Trees and cannot be topped, cut down, removed, girdled, broken, or destroyed. Refer to the Tree Canopy Protection Amendment Act of 2016 for more information. Based on these plans a heritage tree has been removed. Contact the Ward 3 DC arborist, Yasha Magarik (yasha.magarik@dc.gov). Additionally, there is work proposed within existing heritage trees to remain. Provide the approved tree protection plans.
- 11) There are special trees proposed to be removed and previously removed without permit.

To remove trees with a circumference greater than 44 inches (14 inches in diameter), a Special Tree Removal Permit is required from the DDOT Urban Forestry Division. Provide the DDOT tree removal permit number.

- 12) Show the extent of excavation on the demolition plan.
- 13) What is occurring in the red box shown below? It appears there may be wall there based on imagery however the contour lines are misleading. Clarify.



Sheet CIV200

- 14) Provide the proposed grading around the improvements. No tie in grading is provided.

Sheet CIV300

- 15) There is insufficient clearance for the sanitary sewer lateral beneath the proposed permeable pavement. Consult the District of Columbia Water and Sewer Authority (DC Water) Green Infrastructure Utility Protection Guidelines, latest edition, for water and sewer line requirements.
- 16) New asphalt will be required to connect the driveway to the existing road. Show the new improvements on the plans and provide detailed grading. Based on PropertyQuest the road is not public and on the neighboring lots (962 and 850). Additionally, there is fence removal and new utilities proposed in the road that is on the neighboring lots. Show that there is approval from the neighboring homeowners or provide an easement allowing this work.



Sheet CIV310

- 17) The bottom of the permeable pavement must be flat.
- 18) The permeable pavement reservoir depth is inconsistent between this sheet and Sheets CIV510 and CIV520.

Sheet CIV400

- 19) The Stabilized Construction Entrance (SCE) must be 10 feet wide minimum.
- 20) Revise the plans to include erosion controls around areas of disturbance.
- 21) Include inlet protection at the catch basin on the northeast side of the road at the dead end.
- 22) Provide tree protection for the trees to remain. The tree protection fence should be at the extents of the CRZ.
- 23) The Compaction BMP notes that construction traffic will be limited in the permeable pavement area, but the stabilized construction entrance (SCE) is located on the enhanced permeable pavement area. How will the permeable pavement be protected from sedimentation and compaction during construction?
- 24) The stockpile area is too small for the proposed excavation. Additionally, the stockpile should not be within the CRZ of existing trees to protect the root system. If the stockpile must be within the CRZ, provide additional tree protection measures.
- 25) Add a note that the perimeter controls across the SCE must be replaced at the end of each day.

Sheet CIV500

- 26) It is unclear how most of the runoff enters the permeable pavement. Provide detailed grading plan include top of wall and bottom of wall on both sides of the wall.
- 27) Where do the downspouts discharge? Show the outfall drain on the plans.
- 28) The boxes of CDA do not drain the permeable pavement and should be in separate SDAs.

Since this site is in the MS4 the 50% of the runoff from the 1.2 “ storm must be treated. Furthermore, the SDAs should be increased since the LOD should be increased per comment 3 above.

- 29) The CDA calculations show a greater than 5:1 CDA to permeable pavement area, revise to comply with the 5:1 ratio.
- 30) The proposed BMP is enhanced permeable pavement BMP not an infiltration trench. Revise the SGS and plans to change all references to an infiltration trench to permeable pavement.
- 31) The permeable pavement shown on the plans is only 420 square feet. It appears the permeable pavement shading should extend north into the driveway.
- 32) Where is the gravel diaphragm proposed that is noted in the legend?
- 33) What is the difference between impervious area and site impervious area on the callout for the CDA?
- 34) The total impervious area appears to be over counted and the compacted cover under counted. Revise this sheet, the SGS and the Site Information table on Sheet 420.
- 35) Increase the vehicular access area (VAA) to include the part of the driveway up to the dwelling.
- 36) What type of edging is proposed on the west and east limits of the permeable pavement? Show on the plans and detail.

Sheet CIV510

- 37) The storage volume calculation does not consider the infiltration rate.
- 38) Revise the calculations on this sheet for permeable pavement, not infiltration trench. For example, the maximum drawdown time for permeable pavement is 2 days, not 3 days.
- 39) Remove the Ksat Calculations. A field-verified Ksat must be included in the Geotechnical Investigation Report.

Sheet CIV520

- 40) Provide 30-mil liner along the edge of permeable pavements within 10-ft of the building foundations and property line.
- 41) Enhanced permeable pavement is proposed, therefore remove the perforated lateral.
- 42) The permeable pavement detail notes a trench drain, where is this proposed? Show in plan view and provide a detailed and profile or remove from the detail.
- 43) The permeable pavement detail notes porous asphalt, however, Table 3-11 on this sheet and sheet CIV525 notes permeable pavers. Revise for consistency
- 44) Provide a detail for the observation well.
- 45) The permeable pavement detail notes a stone reservoir of only one foot whereas the calculations on Sheet CIV510 note a four foot reservoir. Revise for consistency.

Sheet CIV525

- 46) Provided the construction sequence for the permeable pavement.