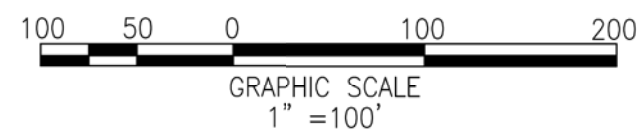
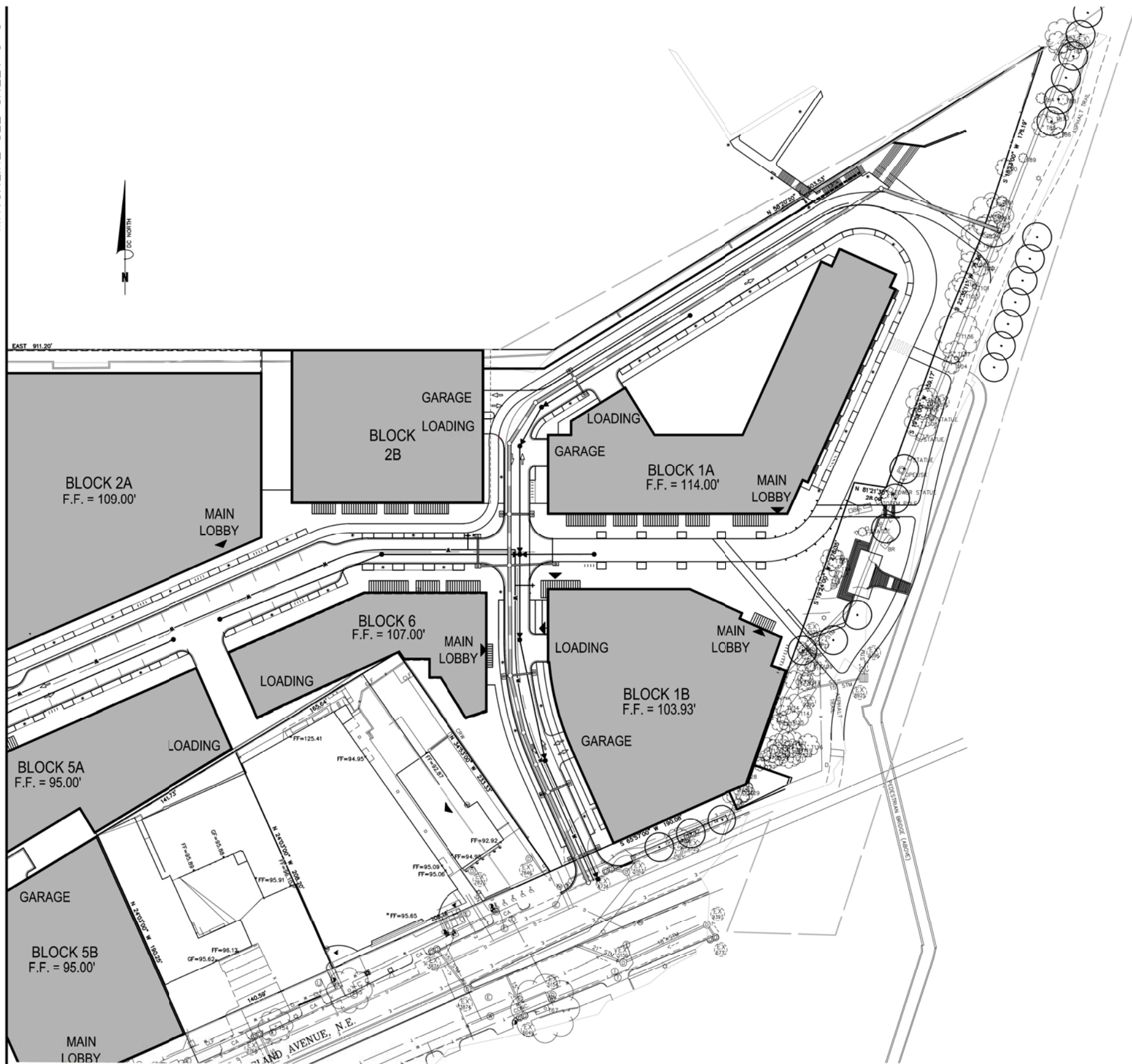


MATCHLINE SEE SHEET C-5



KEY PLAN

MRP REALTY

680 Rhode Island Ave. | Washington, DC

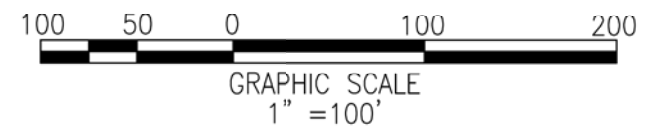
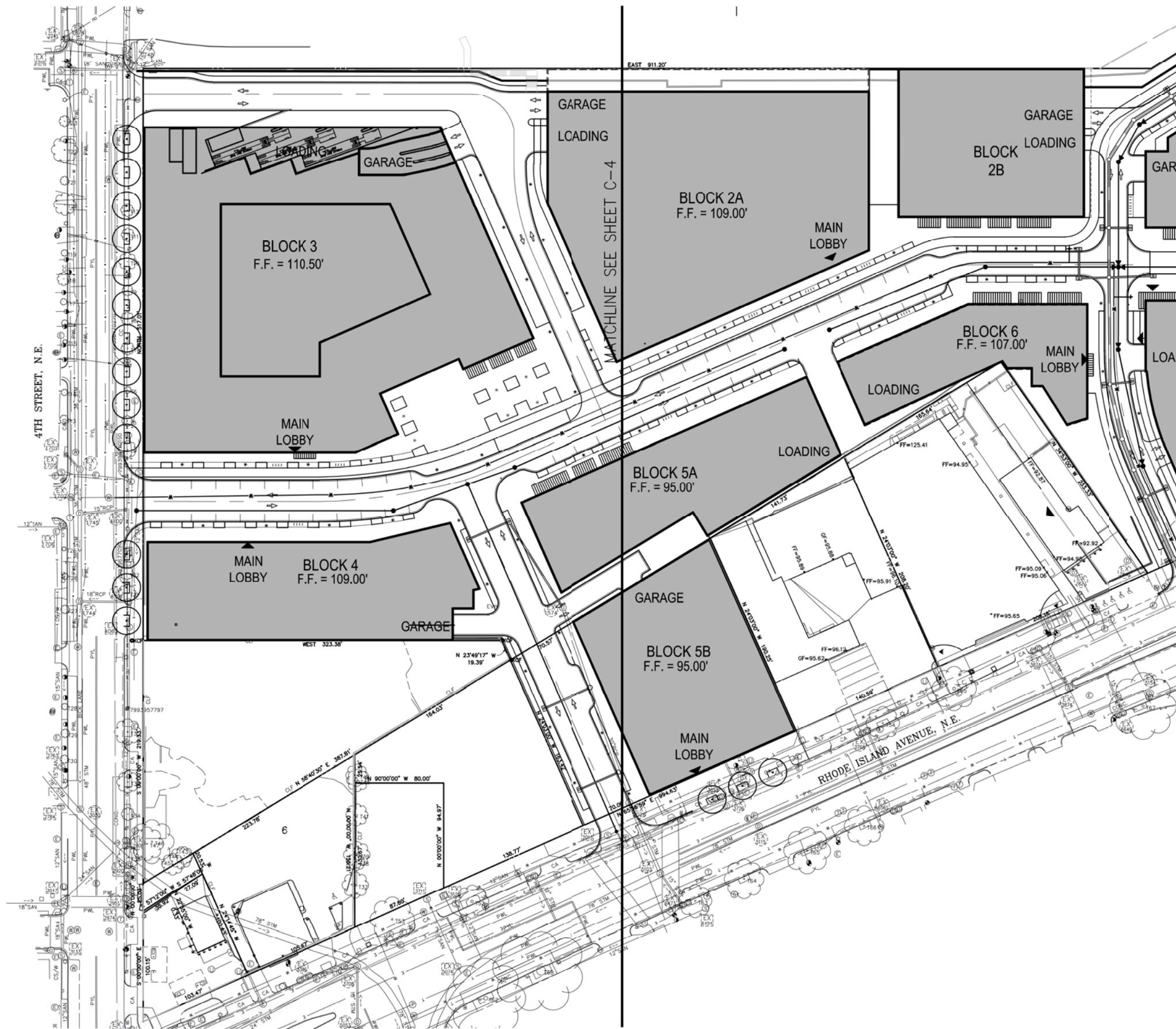
February 26, 2016 | C-4

SK+I ARCHITECTURE | Bowman CONSULTING

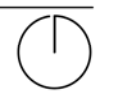
STAGE 1 SITE PLAN (1 OF 2)

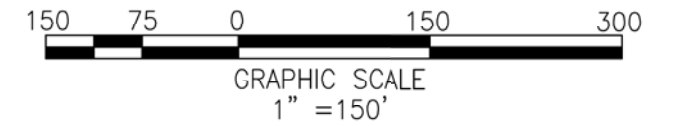
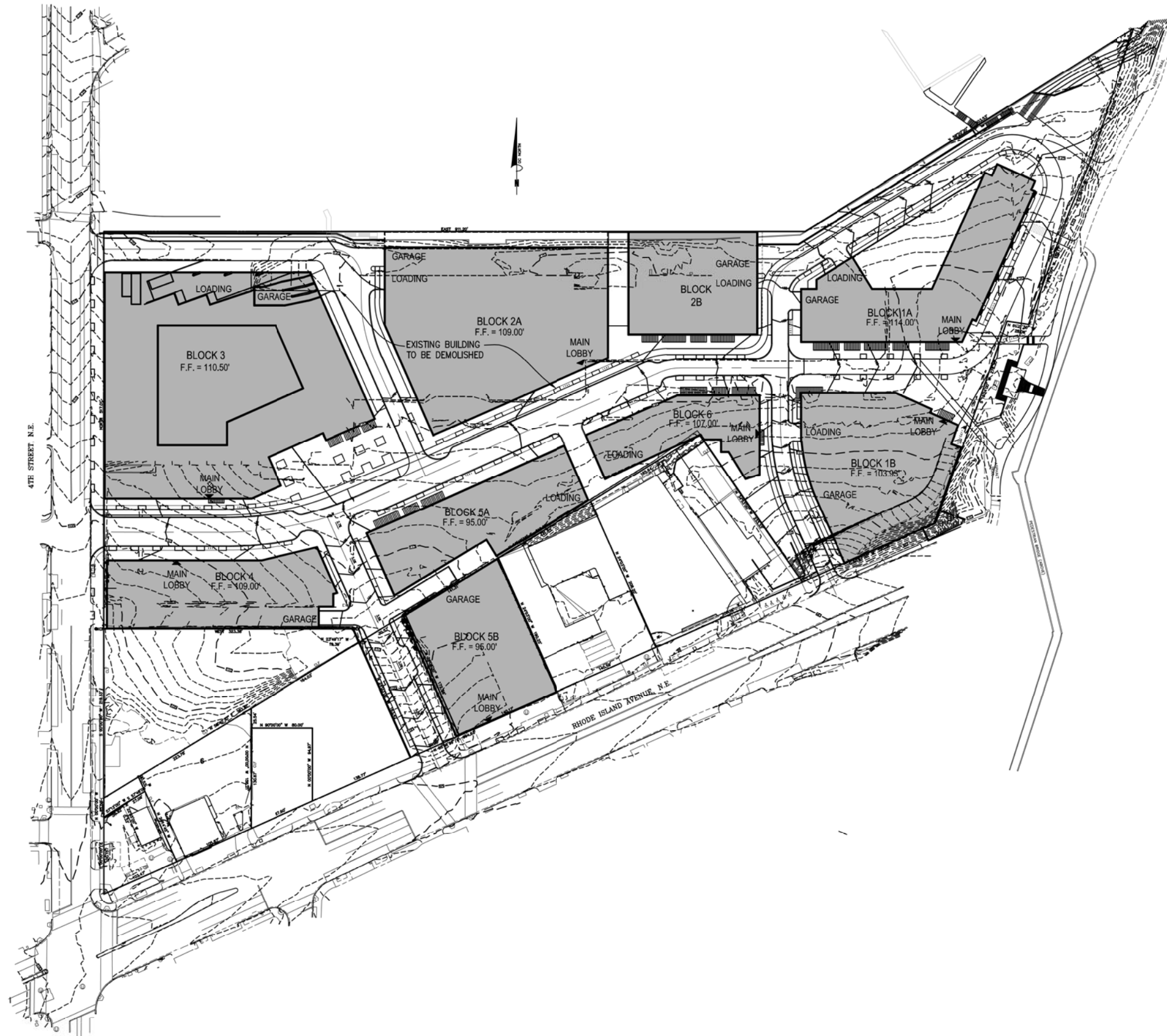
ZONING COMMISSION District of Columbia CASE NO.15-16 EXHIBIT NO.17A16

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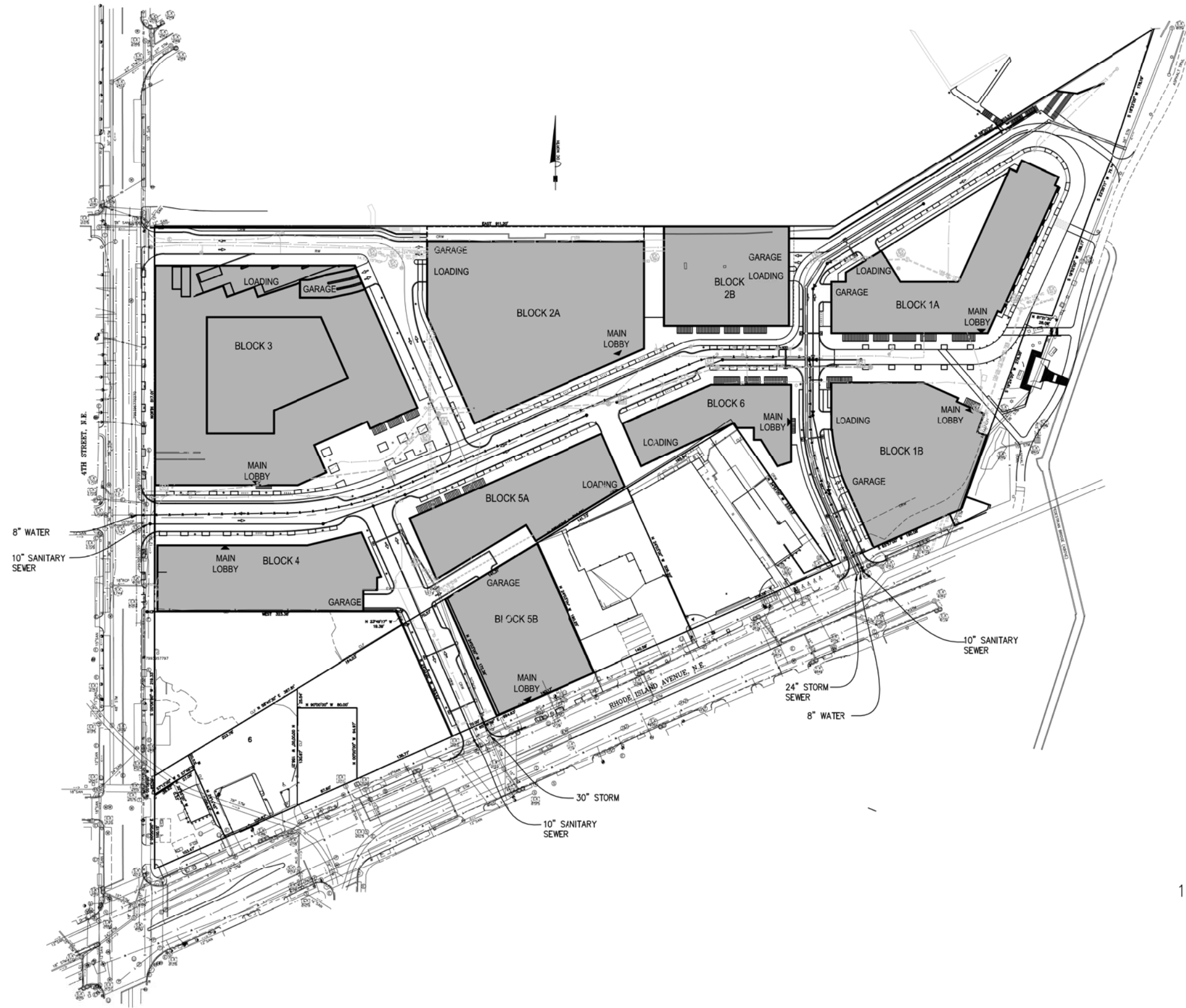
KEY PLAN





KEY PLAN





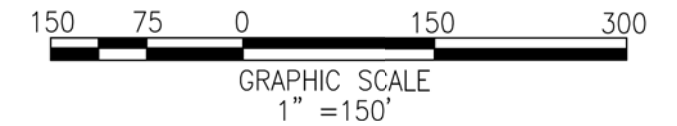
WATER AND SEWER NARRATIVE

THIS SITE IS WITHIN COMBINED SEWER. SEPARATE UTILITY CONNECTIONS FOR SANITARY AND STORM SEWER WILL BE MADE TO THE COMBINED SEWER.

WATER WILL BE PUBLICLY OWNED AND MAINTAINED AND WILL HAVE A LOOP CONNECTION FROM RHODE ISLAND AVENUE N.E. TO 4TH STREET N.E.

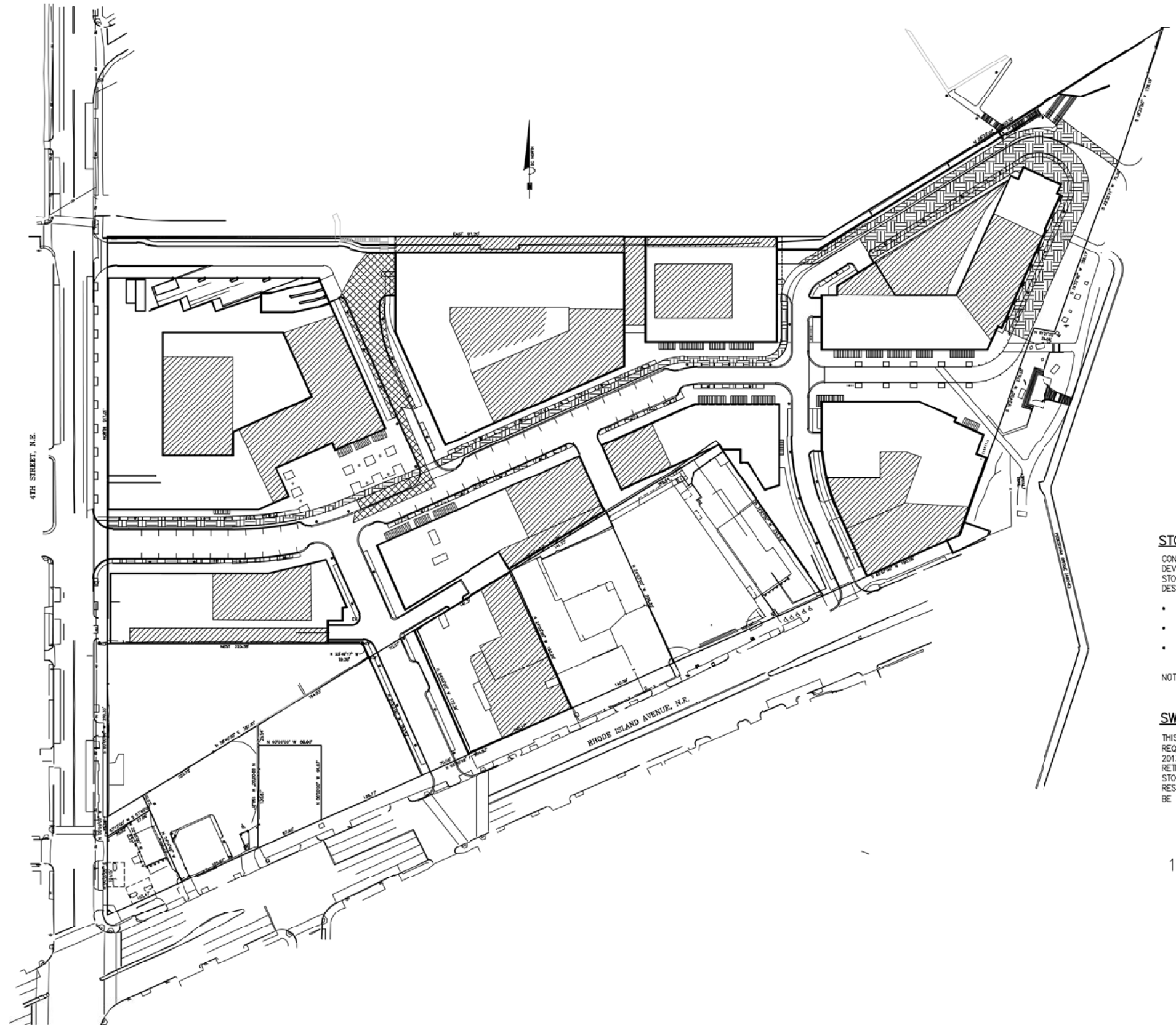
WATER/SEWER USAGE CALCULATION

TOTAL RETAIL: 323,060 SF
 ESTIMATE 200GAL/1000SF/DAY RETAIL
 GALLONS = 200 GAL/1000SF/DAY x (323,060 SF) = 64,612 GAL/DAY
 TOTAL RESIDENTIAL: 1,467 UNITS
 ESTIMATE 80 GAL/CAPITA/DAY RESIDENTIAL
 TOTAL POPULATION = (X UNITS x 2.5 PEOPLE/UNIT) = 1,467 UNITS x 2.5 PEOPLE/UNIT = 3,668 PEOPLE
 GALLONS = 80 GAL/DAY x (3,668 PEOPLE) = 293,400 GAL/DAY
 TOTAL PROPOSED GALLONS OF WATER/SEWER = 64,612 + 293,400 = 358,012 GAL/DAY



KEY PLAN





-  PERMEABLE PAVERS/POROUS ASPHALT
-  GREEN ROOF
-  BIORETENTION

STORMWATER MANAGEMENT NARRATIVE:

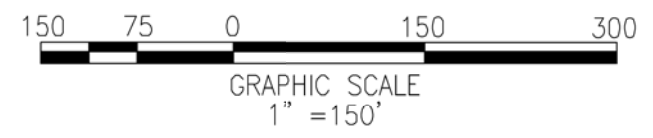
CONCEPTUAL STORMWATER MANAGEMENT PROVIDED FOR PUD REVIEW ONLY. DURING FURTHER DEVELOPMENT OF THE PUD AND FORTHCOMING DEVELOPMENT OF THE FINAL SITE PLAN, STORMWATER MANAGEMENT DESIGN WILL BE ADVANCED TO REFLECT ADDITIONAL DETAILS. THE DESIGN CRITERIA FOR THE PROJECT INCLUDE:

- STORMWATER MANAGEMENT DESIGN WILL MEET OR EXCEED THE CURRENT STANDARDS OF THE DISTRICT OF COLUMBIA IN PLACE AT THE TIME OF PUD APPROVAL.
- THE STORMWATER RUNOFF WILL BE TREATED USING LOW IMPACT DEVELOPMENT BMP MEASURES.
- THE STORMWATER RUNOFF WILL BE TREATED USING A COMBINATION OF ON-SITE BMPs SUCH AS GREEN ROOF, BIORETENTION, PERMEABLE MATERIAL.

NOTE: AT THE CONCEPT LEVEL, SIZE AND LOCATION OF SWM FACILITIES ARE NOT YET DETERMINED. ACTUAL DESIGN FACILITIES WILL BE PROVIDED DURING FINAL SITE PLAN.

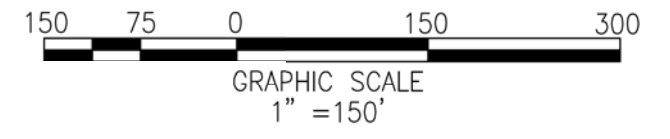
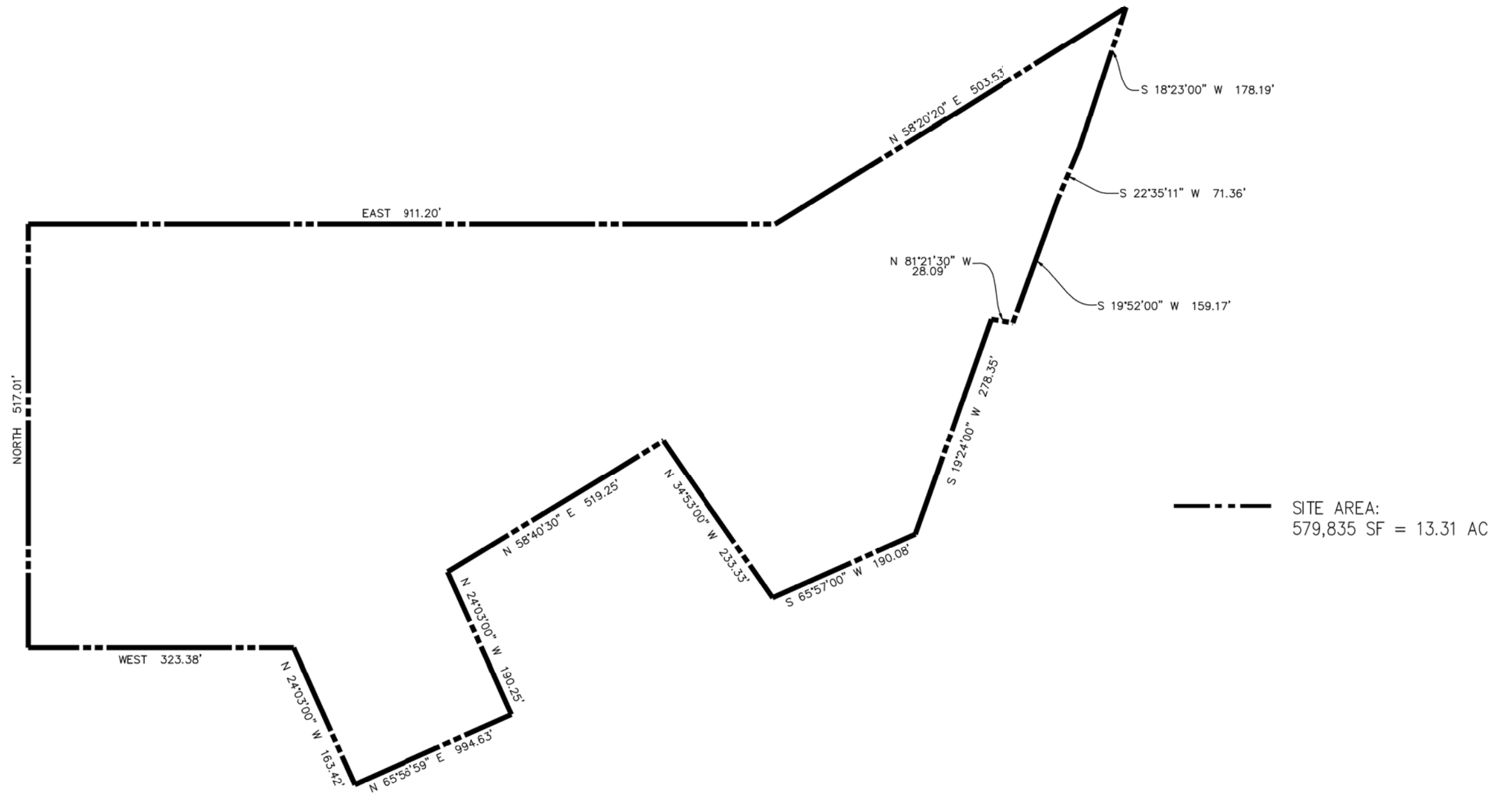
SWM REQUIREMENTS:

THIS PROJECT FALLS WITHIN THE GUIDELINES OF A 'MAJOR LAND DISTURBANCE' THUS REQUIRING A STORMWATER RETENTION VOLUME (SWRV) BASED ON THE 1.2" STORM, PER THE 2013 SWM GUIDEBOOK FOR THE DISTRICT OF COLUMBIA. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL ALSO PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-PROJECT AND PRE-DEVELOPMENT RATE, RESPECTIVELY. ADDITIONALLY, ANY LAND DISTURBANCE WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE TREATED FOLLOWING THE DISTRICT'S PROCESS FOR MAXIMUM EXTENT PRACTICABLE (MEP).



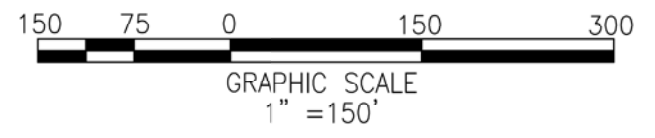
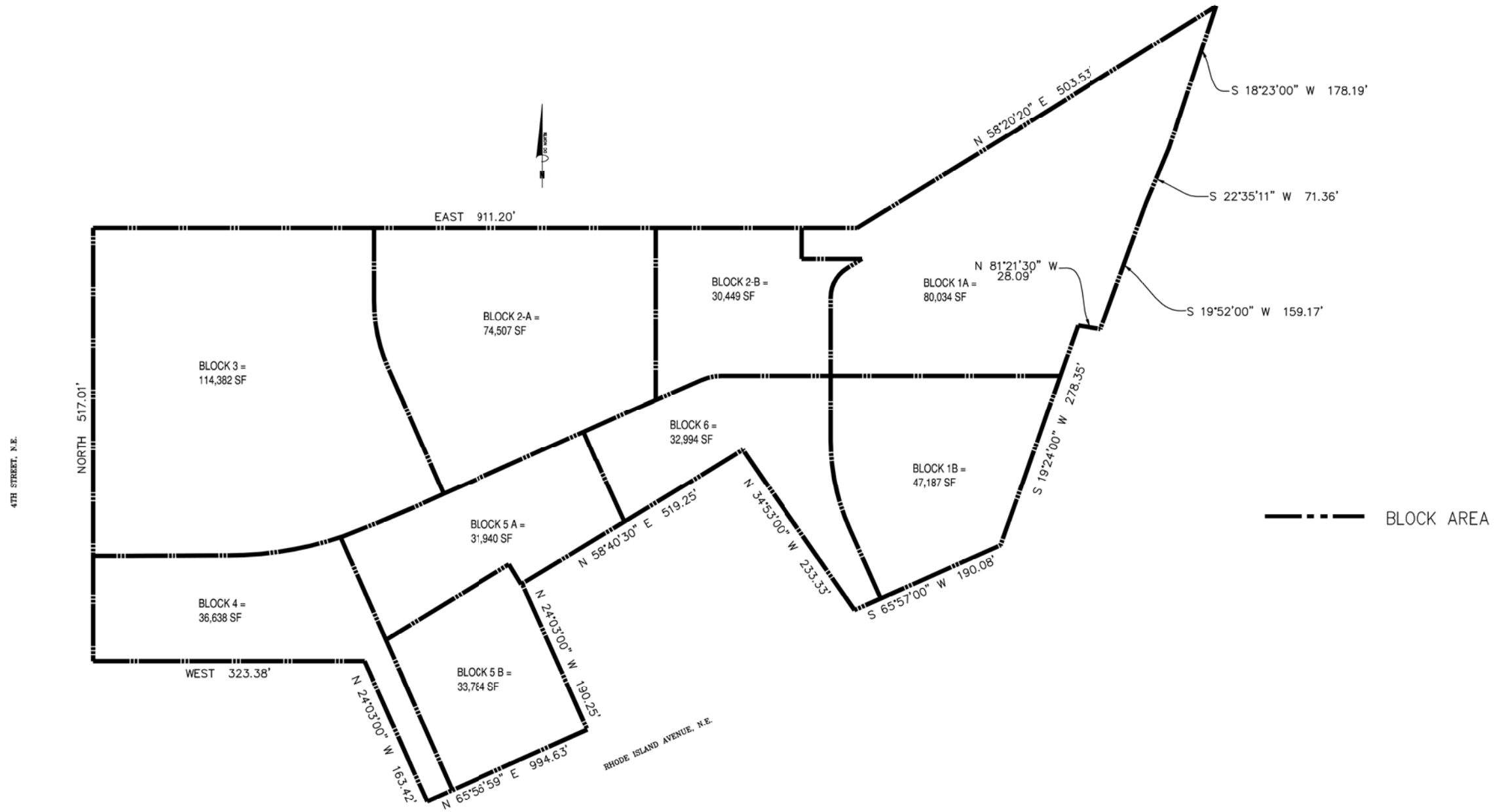
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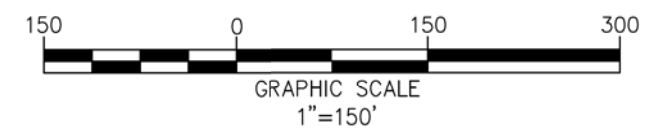
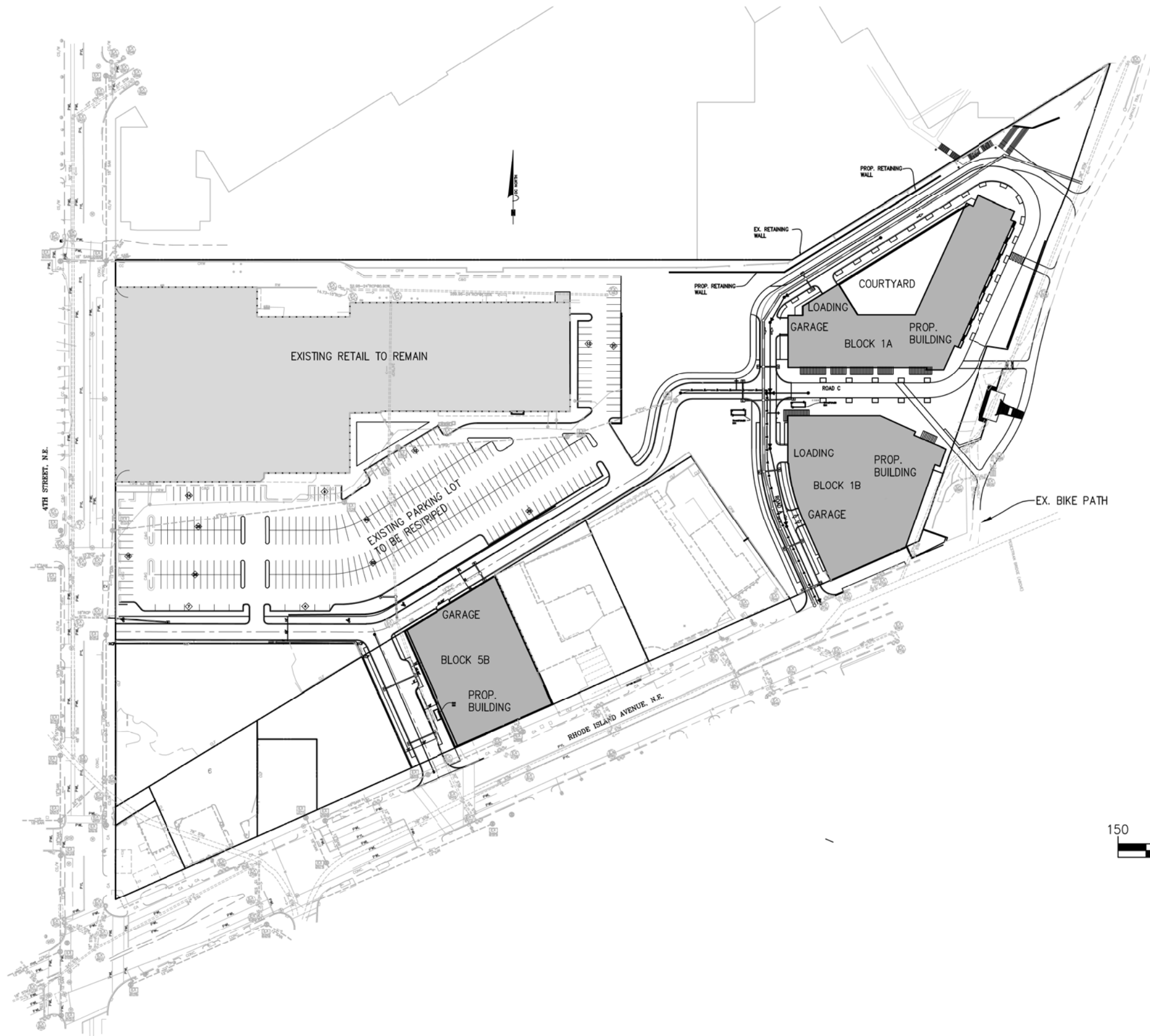
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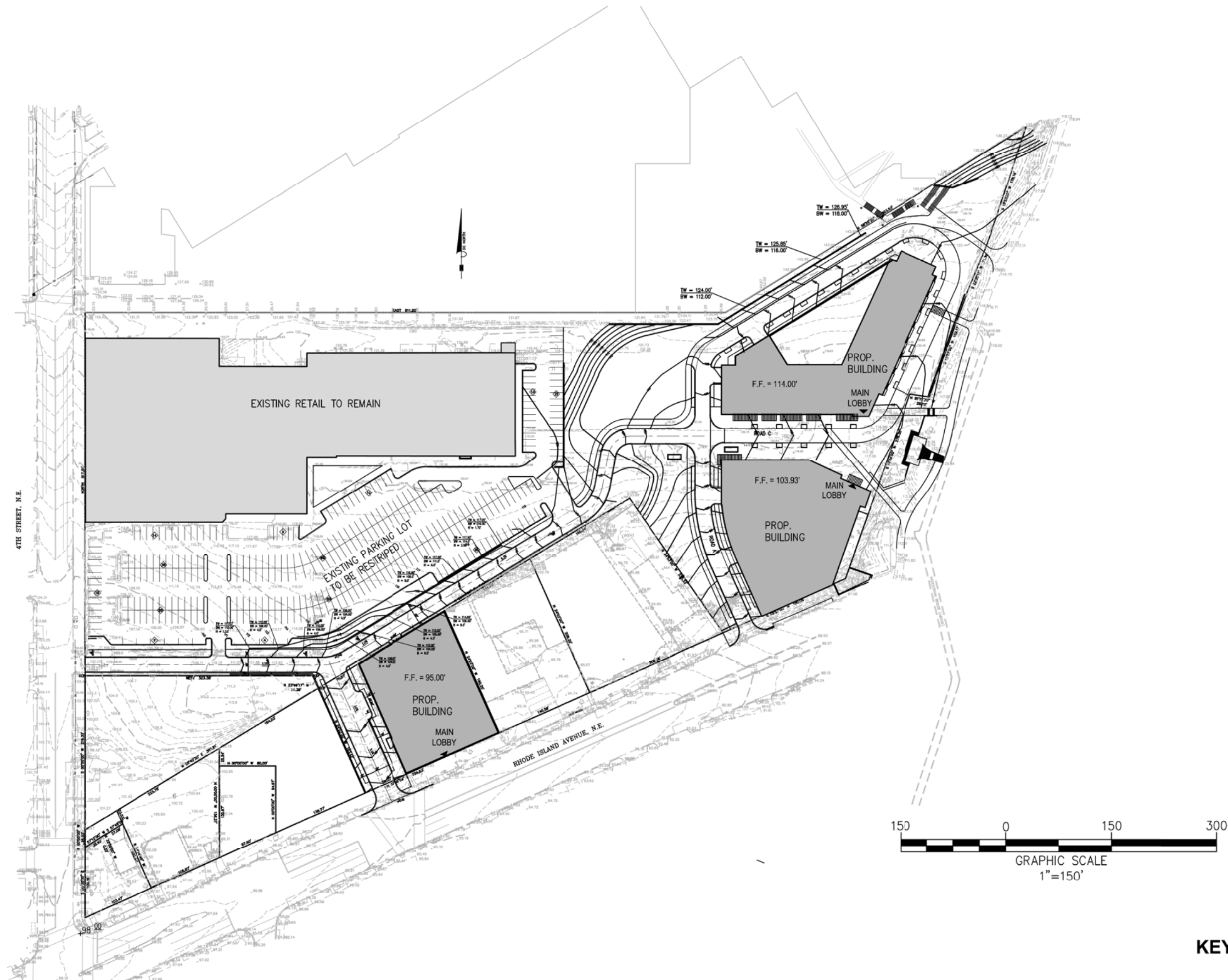
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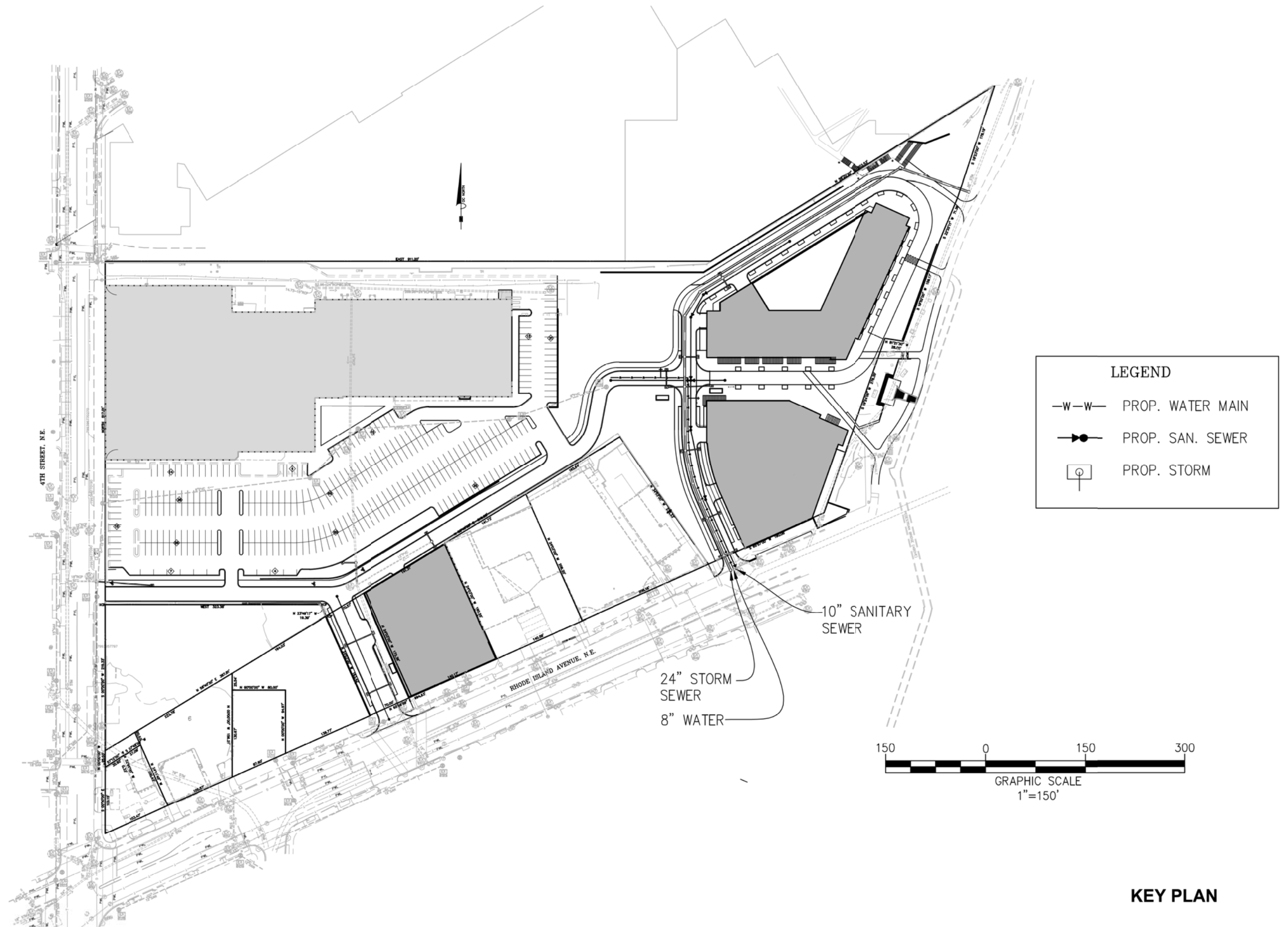
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