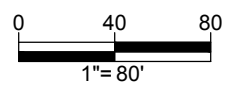


SITE PLAN NARRATIVE

THE PROJECT PROPOSES APPROXIMATELY 1,297,845 SQUARE FEET OF RESIDENTIAL, APPROXIMATELY 41,105 SQUARE FEET OF RETAIL, 8,315 SQUARE FEET OF COMMERCIAL/COMMUNITY/AMENITY, A MULTI-LEVEL UNDERGROUND PARKING GARAGE, AND SITE AMENITIES. THE CLOSING OF 1ST TERRACE, NW WILL REQUIRE THE ADDITION OF A NEW PRIVATE STREET AND THE EXTENSION OF FIRST PLACE, NW TO L STREET, NW. AS A RESULT OF THE RECONFIGURATION OF THE STREET GRID, ONE (1) NEW CURB CUT WILL BE PROPOSED ALONG FIRST STREET, NW, ONE (1) NEW CURB CUT WILL BE PROPOSED ALONG L STREET, NW, AND TWO (2) NEW CURB CUTS WILL BE PROPOSED ALONG FIRST PLACE, NW. THE RECONFIGURATION OF THE STREET GRID SYSTEM RESULTS IN A NEW CONFIGURATION OF BLOCKS.

FOR CROSS-SECTIONS, REFER TO ARCHITECTURAL PLANS ENTITLED: "STAGE 1 PUD AND MAP AMENDMENT-DRAFT"



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 PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN

REVISIONS				
REV	DATE	COMMENT	BY	
3	02/25/16	REV. PER AGENCY COMMENTS	SL	
4	04/15/16	PHASE 1 PUD	SL	

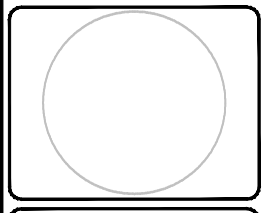
NOT APPROVED FOR CONSTRUCTION

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 WV 1-800-245-4848 (PA 1-800-262-1770) DC 1-800-257-7777 VA 1-800-552-7001 (MD 1-800-257-7777) (DE 1-800-282-8555)

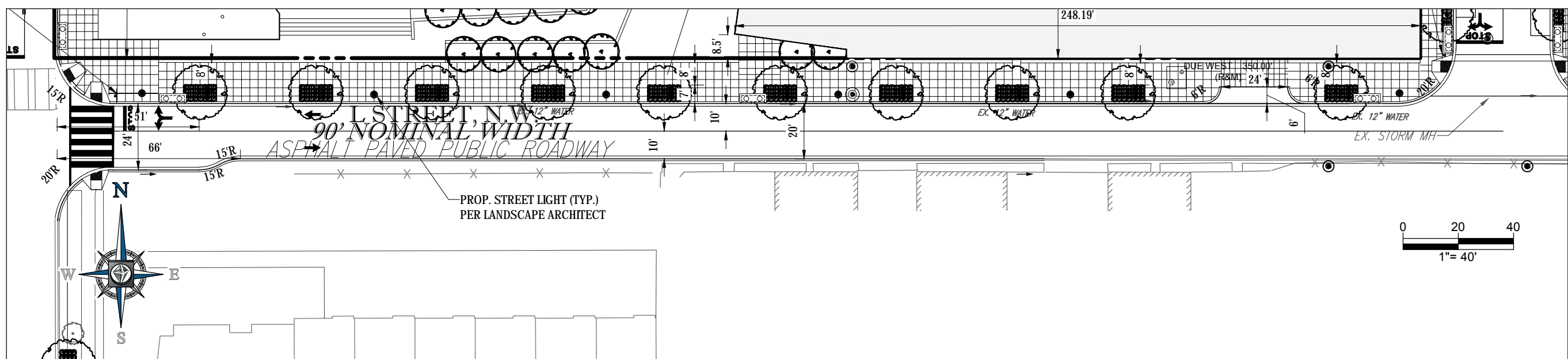
PROJECT No.:	DC142200
DRAWN BY:	KR
CHECKED BY:	KC
DATE:	07/14/15
SCALE:	1" = 80'
CAD ID:	SS2

PROJECT: PUD SET
 FOR SURSUM CORDA CO-OP
 LOCATION OF SITE
 FIRST STREET, NW & L STREET, NW
 WASHINGTON, DC

BOHLER DC
 1301 PENNSYLVANIA AVE., NW, STE. 825
 WASHINGTON, DC 20004
 Phone: (202) 524-5700
 Fax: (202) 524-5701
 DC@BohlerEng.com



SHEET TITLE: SITE PLAN
 SHEET NUMBER: C 300
 ZONING COMMISSION
 District of Columbia
 CASE NO. 15-20
 EXHIBIT NO. 000004



L STREET, NW - RIGHT-OF-WAY CONDITION (20'-24' WIDTH)

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 LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES PERMITTING SERVICES

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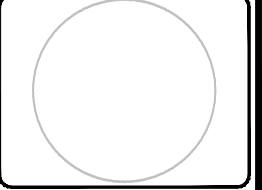
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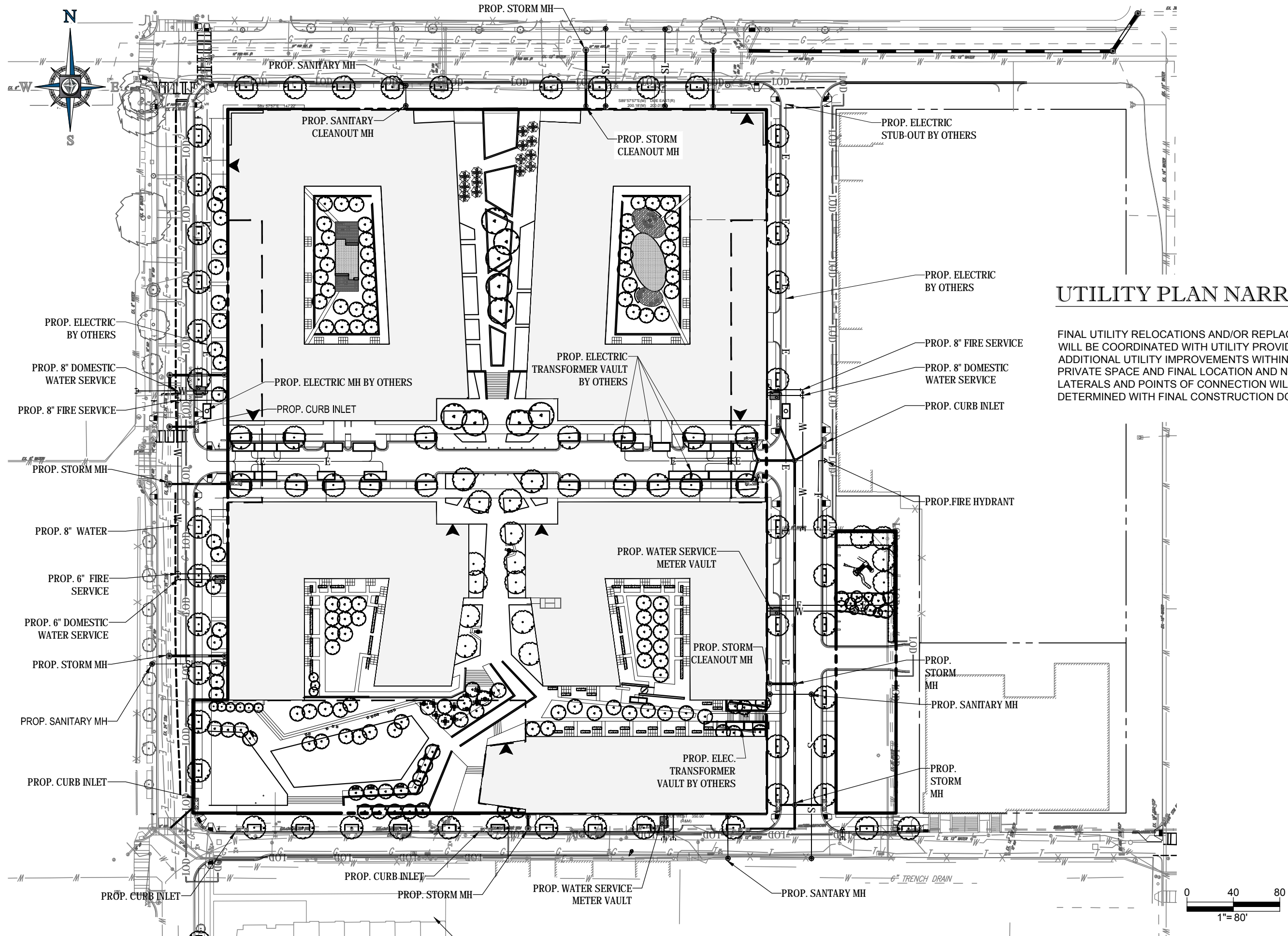
PROJECT No.: DC142200
 DRAWN BY: KR
 CHECKED BY: KC
 DATE: 07/14/15
 SCALE: 1" = 40'
 CAD I.D.: SS2

PROJECT:
PUD SET
 FOR
SURSUM CORDA CO-OP
 LOCATION OF SITE
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SHEET TITLE:
**L STREET, NW
 RIGHT-OF-WAY
 PLAN**
 SHEET NUMBER:
C-301



UTILITY PLAN NARRATIVE


FINAL UTILITY RELOCATIONS AND/OR REPLACEMENTS WILL BE COORDINATED WITH UTILITY PROVIDERS. ADDITIONAL UTILITY IMPROVEMENTS WITHIN PUBLIC AND PRIVATE SPACE AND FINAL LOCATION AND NUMBER OF LATERALS AND POINTS OF CONNECTION WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

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SCALE:	1" = 80'
CAD I.D.:	SS2

PROJECT:

PUD SET

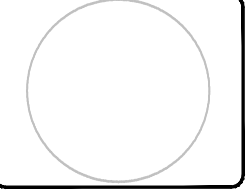
FOR

SURSUM CORDA CO-OP

LOCATION OF SITE
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 L STREET, NW
 WASHINGTON, DC

BOHLER DC

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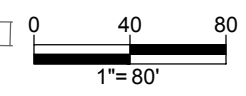


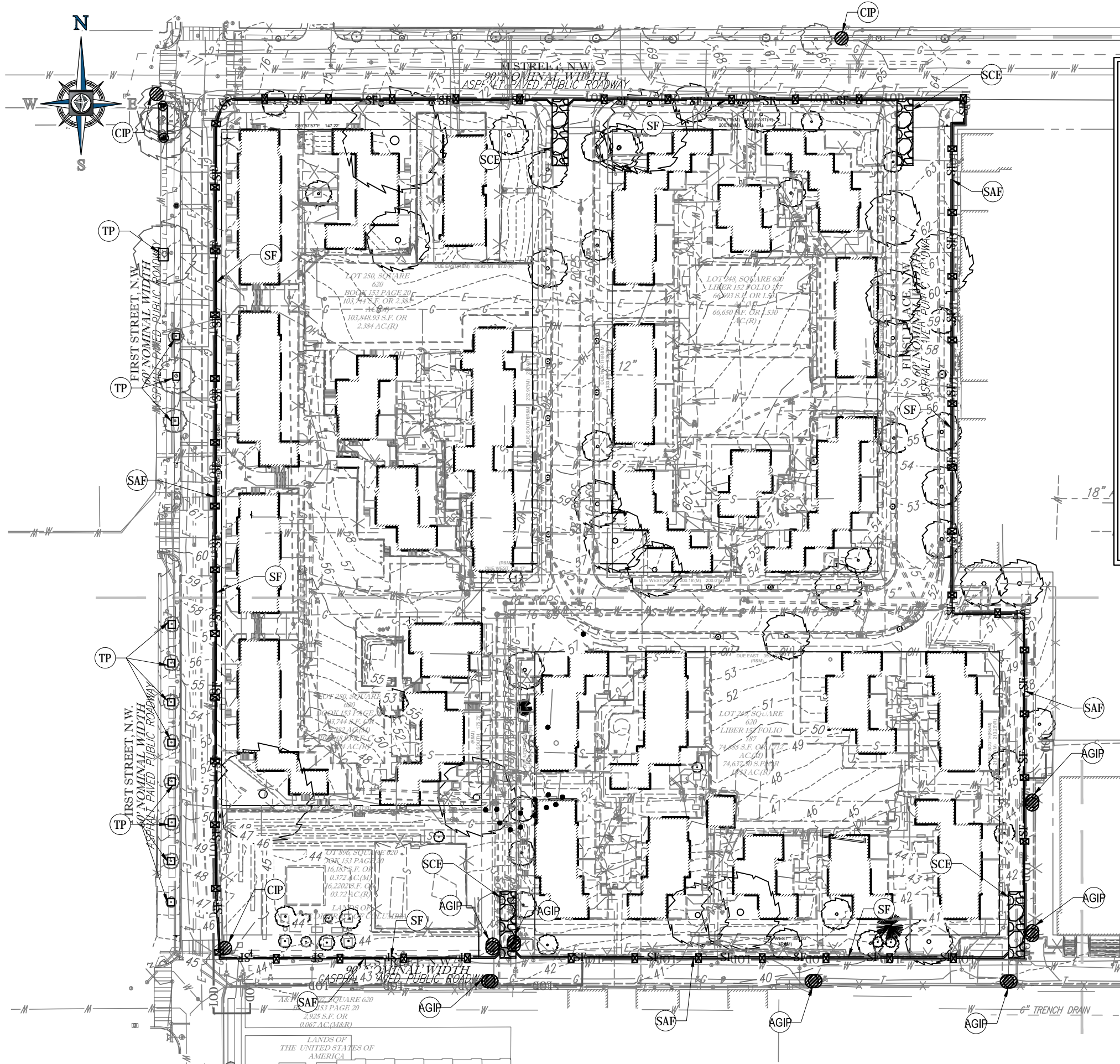
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-400



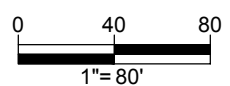


EROSION AND SEDIMENT CONTROL LEGEND

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 DOE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. 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.



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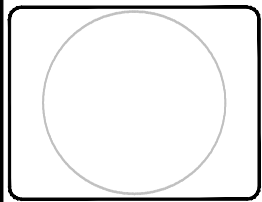
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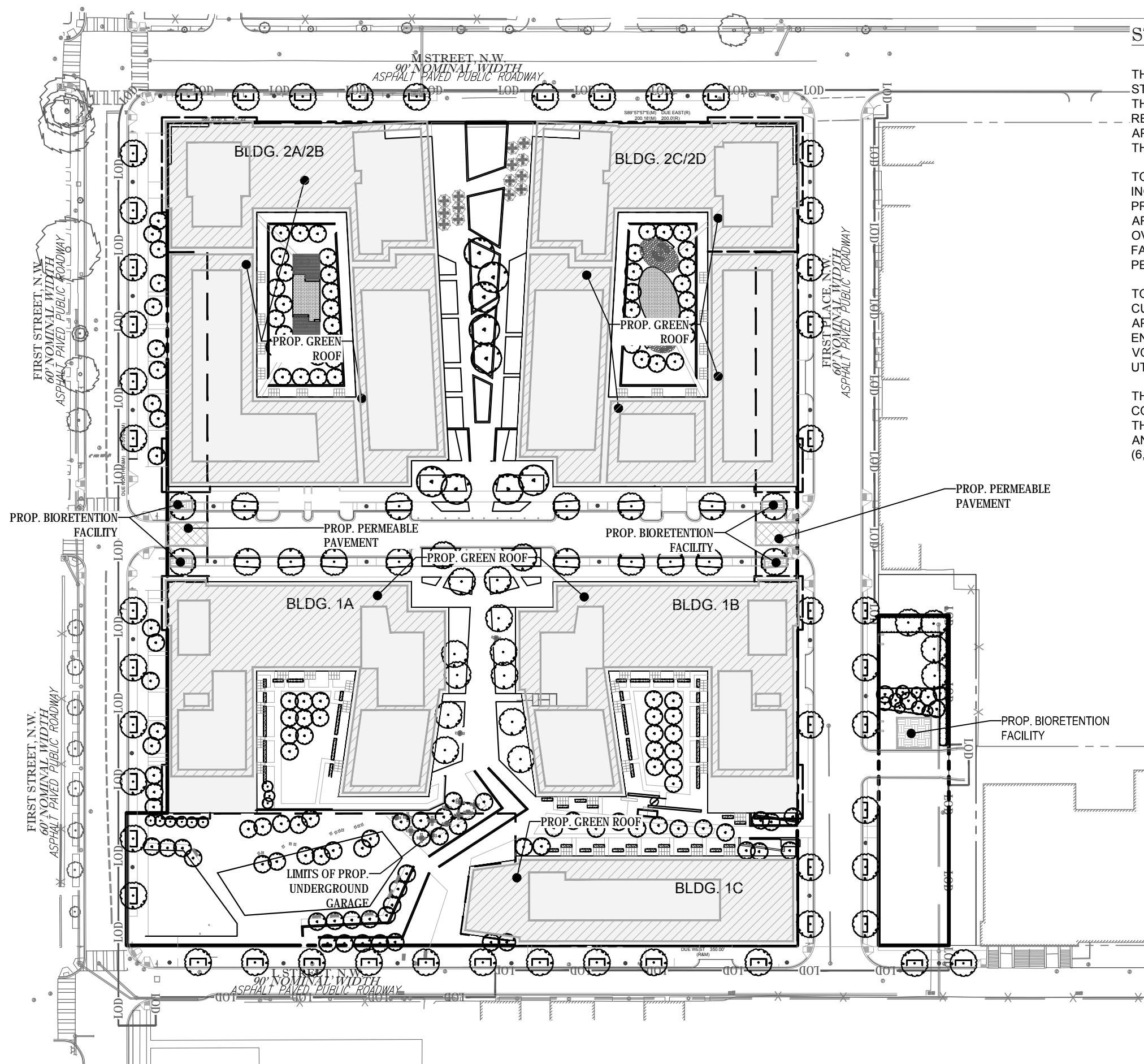
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SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-600



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 30,340 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PROW IS EQUAL TO APPROXIMATELY 6,384 CUBIC FEET.

TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES SIX INTENSIVE GREEN ROOFS WITH A DRAINAGE LAYER. PROPOSED GREEN ROOF AREAS TO MEET RETENTION REQUIREMENTS ARE INTENSIVE ROOFS WITH APPROXIMATE FOOTPRINT OF 85,330 SF AND OVER 8" OF MEDIA DEPTH. THE PROJECT ALSO INCLUDES BIORETENTION FACILITIES WITH AN APPROXIMATE FOOTPRINT OF 988 SF AND PERMEABLE PAVEMENT WITH AN APPROXIMATE FOOTPRINT OF 1,041 SF.

TO SATISFY THE PUBLIC RIGHT-OF-WAY RETENTION VOLUME, THE CURRENT DESIGN INCLUDES ENGINEERED TREE PITS AND WILL REQUIRE APPROXIMATELY 17,250 SF OF PERMEABLE PAVEMENT OR LARGER ENGINEERED TREE PITS TO MEET THE STORMWATER RETENTION VOLUME OR DEMONSTRATE THAT STORMWATER MANAGEMENT IS BEING UTILIZED TO THE MAXIMUM EXTENT PRACTICABLE (MEP).


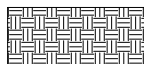

THE SIZE AND DEPTH OF THE BMPS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED ON-SITE STORMWATER RETENTION VOLUME (25,154 CF) AND THE PUBLIC RIGHT-OF-WAY STORMWATER RETENTION VOLUME (6,384 SF).

GREEN AREA RATIO SUMMARY

THE GAR FOR A SITE WITHIN THE C-3-C ZONE IS 0.20. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES APPROXIMATELY 85,330 SF OF INTENSIVE GREEN ROOF (8" AND GREATER), 988 SF OF BIORETENTION FACILITIES, AND 1,041 SF OF PERMEABLE PAVEMENT, AND LANDSCAPING.

THE SIZE AND DEPTH OF THE GREEN ROOF AREAS ALONG WITH PLANT SPECIES WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GREEN AREA RATIO (0.20).


LEGEND

- GREEN ROOF (GREATER THAN 8") 
- PROP. BIORETENTION FACILITY 
- PROP. PERMEABLE PAVEMENT 

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REVISIONS			
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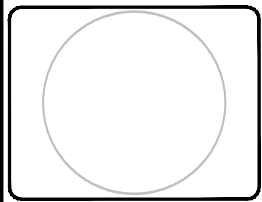
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PROJECT No.:	DC142200
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SCALE:	1" = 80'
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 FOR SURSUM CORDA CO-OP
 LOCATION OF SITE: FIRST STREET, NW & L STREET, NW WASHINGTON, DC

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 Phone: (202) 524-5700 Fax: (202) 524-5701
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SHEET TITLE: STORMWATER MANAGEMENT PLAN
 SHEET NUMBER: C-700

