

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP %	BMP AREA	BMP DESC.	RETENTION VOLUME (CF)
"A"	0.47	0.9	2.23	3.20	35%	7,184±	GREEN ROOF 3" GROWING MEDIA DRAINAGE LAYER	2,029±
"B"	1.20	0.9	5.70	8.16	31%	15,967±	GREEN ROOF 3" GROWING MEDIA DRAINAGE LAYER	3,928±
"C"	0.18	0.9	0.86	1.22	32%	2,530±	GREEN ROOF 3" GROWING MEDIA DRAINAGE LAYER	681±
"D"	0.31	0.75	1.23	1.76	5%	733±	STANDARD BIO-RETENTION 72" MEDIA, 12" GRAVEL, 6" PONDING	908±
"E"	0.23	0.75	0.91	1.30	20%	2,002±	STANDARD BIO-RETENTION 72" MEDIA, 12" GRAVEL, 6" PONDING	2,882±
"F"	0.55	0.75	2.18	3.12	4%	1,007±	STANDARD BIO-RETENTION 36" MEDIA, 12" GRAVEL, 6" PONDING	1,450±
"G" (PS)	3.32	0.65	11.39	16.31	3%	4,000±	STANDARD BIO-RETENTION 36" MEDIA, 12" GRAVEL, 6" PONDING	3,960±

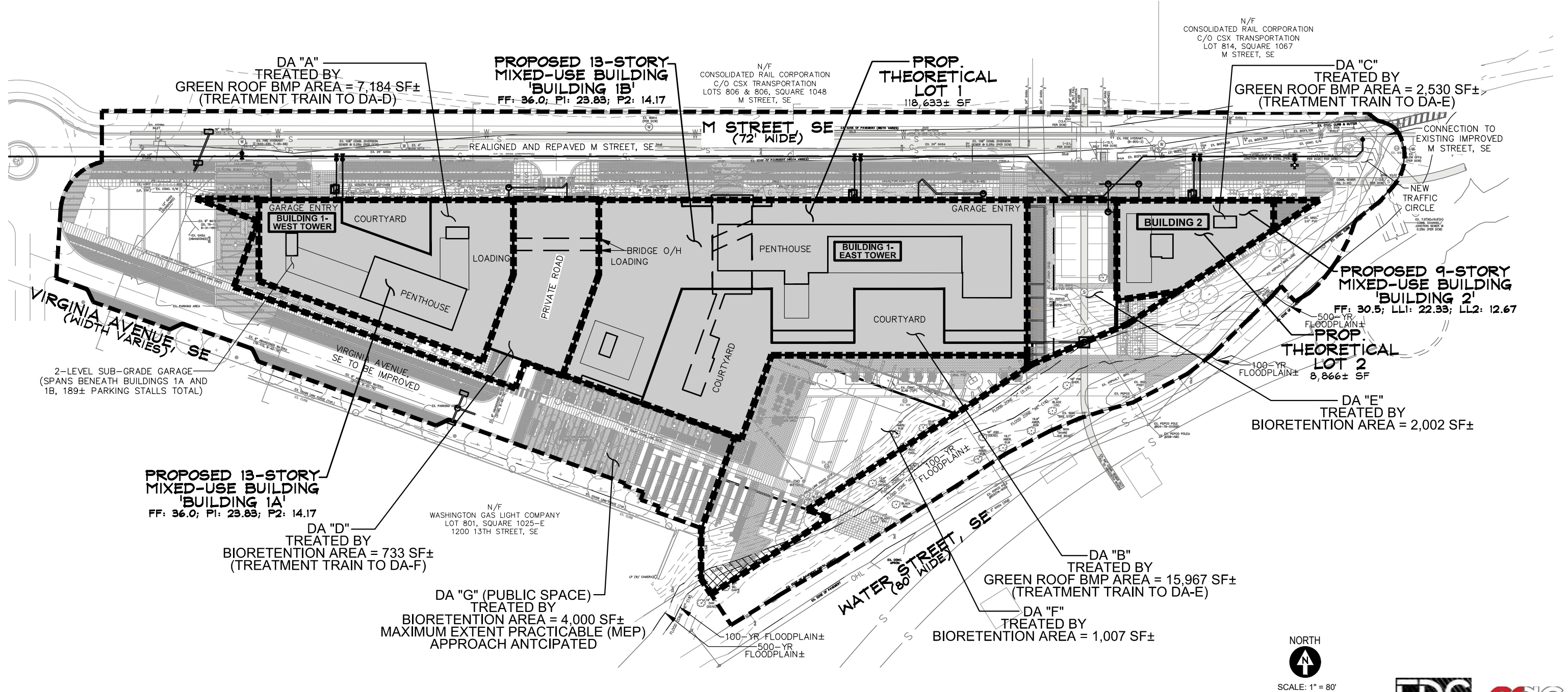
STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE REQUIRED. IF NECESSARY, STORAGE IS INTENDED TO BE PROVIDED IN GARAGE FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. DETENTION SIZING/REQUIREMENT TO BE DETERMINED DURING DETAILED DESIGN. CALCULATIONS PENDING.

IT IS ANTICIPATED THAT FULL COMPLIANCE WITH PUBLIC SPACE RETENTION VOLUMES WILL NOT BE FEASIBLE AND THAT THE MAXIMUM EXTENT PRACTICABLE (MEP) APPROACH WILL BE PURSUED AND ACCEPTED BY DDOE. THE REASONS FOR THE MEP MEMO INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: VARIOUS UTILITY MAIN AND LATERAL CONFLICTS IN PUBLIC SPACE; LIMITED SEWER MAIN OUTFALL LOCATIONS, DUE TO GRADING; AND STEEP SLOPE GRADING RESTRAINTS. A FORMAL MEP MEMO WILL BE PROVIDED IN CONJUNCTION WITH FUTURE BUILDING SUBMITTALS.

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER CURRENT DDOE REGULATIONS. COMPLETE DETAILS IN CONJUNCTION WITH 2020 DDOE STORMWATER MANAGEMENT GUIDEBOOK AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.

APPLICANT RESERVES THE RIGHT TO VARY THE FEATURES, MEANS, AND METHODS OF ACHIEVING THE REQUIRED STORMWATER RETENTION VOLUME AND OTHER REQUIREMENTS UNDER 21 DCMR CHAPTER 5 AND THE 2013 RULE ON STORMWATER MANAGEMENT AND SOIL EROSION AND SEDIMENT CONTROL.

SEE LANDSCAPE DRAWINGS FOR GREEN AREA RATIO (GAR) COMPLIANCE/CALCULATIONS.



SEDIMENT CONTROL NOTES

- 1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- 2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

CONSTRUCTION SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.

CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS

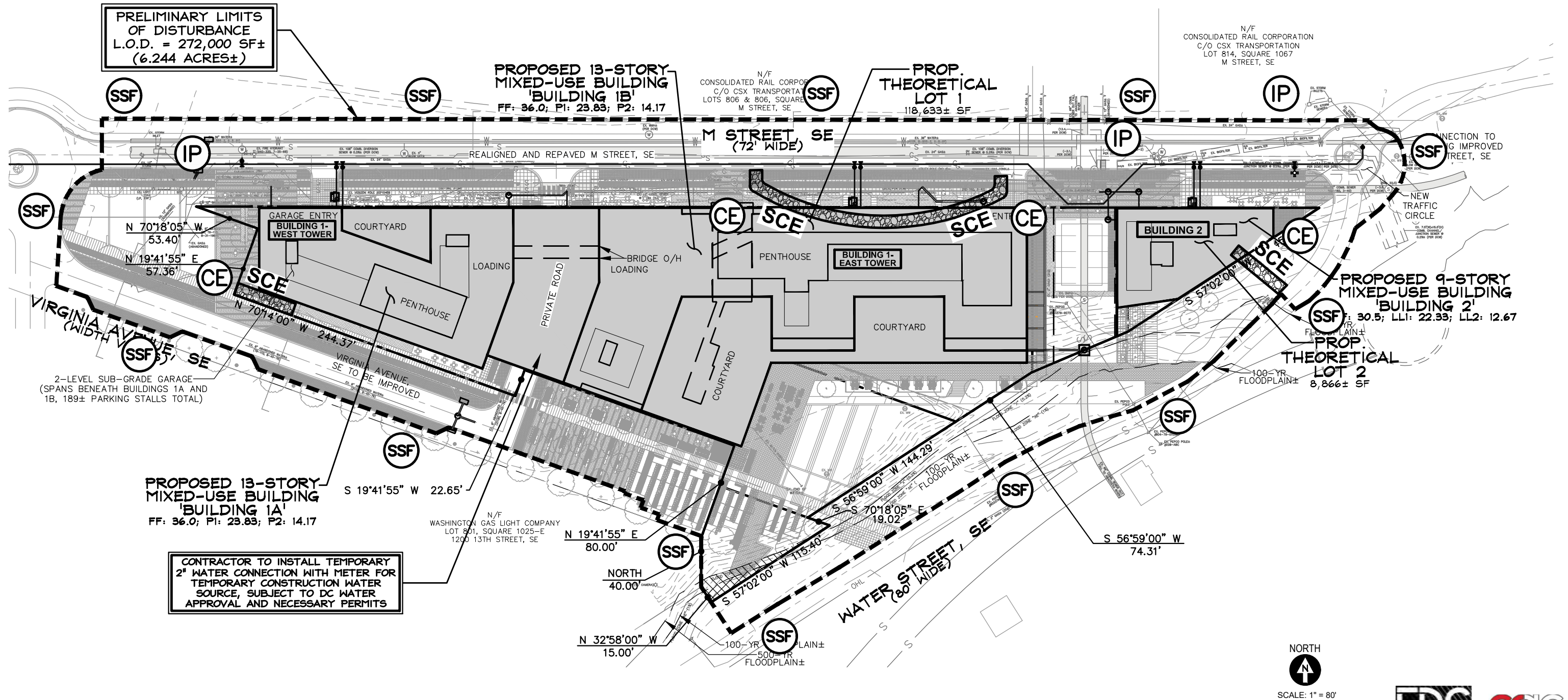
WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.

NOTE: THIS PROJECT DISTURBS OVER AN ACRE AND IS SUBJECT TO US ENVIRONMENTAL PROTECTION AGENCY (EPA) NOTICE OF INTENT FILING UNDER THE EPA'S GENERAL CONSTRUCTION PERMIT.

ALL TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED (SUBJECT TO DDOT PERMITS, AS APPLICABLE)

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA WARD 6 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TO HORIZONTALLY BORE OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES), COORDINATE WITH DDOT WARD 6 ARBORIST AS APPLICABLE. THE DDOT WARD 6 LEAD ARBORIST IS STEVE MCKINDLEY-WARD, steve.mckindley-ward@dc.gov; (202) 527-5741.

CONTRACTOR TO PROVIDE SUPER SILT FENCE, STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)



WATER AND SANITARY SEWER USAGE ESTIMATION

Supply Fixture Demand									
sfu's per type	7.8	7.8	7.8	11.4	11.4	84.2	122		
Type	Eff.+1BTH	1BR+1BTH	1BR+Den+1BTH	Junior 2BR+2BTH	2BR+2BTH	GroceryStore	Publ.BTHS		
total of type	81	135	0	0	54	1	1	270 Bldg. 1A Res.	
total sfu's	631.8	1053	0	0	615.6	84.2	122	2506.6	
total of type	163	272	0	0	109	3	1	544 Bldg. 1B Res.	
total sfu's	1271.4	2121.6	0	0	1242.6	252.6	122	5010.2	
total of type	32	53	0	0	21	0	1	106 Bldg. 2 Res.	
total sfu's	249.6	413.4	0	0	239.4	0	122	1024.4	
total of type	0	0	0	0	0	0	0	0	
total sfu's	0	0	0	0	0	0	0	0	

Drainage Fixture Demand									
dfu's per type	9	9	9	14	14	37	72		
Type	Eff.+1BTH	1BR+1BTH	1BR+Den+1BTH	Junior 2BR+2BTH	2BR+2BTH	Restaurant	Publ.BTHS		
total of type	81	135	0	0	54	1	1	270	
total dfu's	729	1215	0	0	756	37	72	2809 Bldg. 1A Res.	
total of type	163	272	0	0	109	3	1	544	
total dfu's	1487	2448	0	0	1526	111	72	5624 Bldg. 1B Res.	
total of type	32	53	0	0	21	0	1	106	
total dfu's	288	477	0	0	294	0	72	1131 Bldg. 2 Res.	
total of type	0	0	0	0	0	0	0	0	
total dfu's	0	0	0	0	0	0	0	0	

Building	Domestic Water Size (in)	Fire Size (in)	Sanitary (in)	Gas Load (cfh)
1A	6	6	10	16350
1B	6	8	15	34365
2	4	6	8	5830
1A+1B	8	-	-	-
1A+1B+2	8	-	-	-

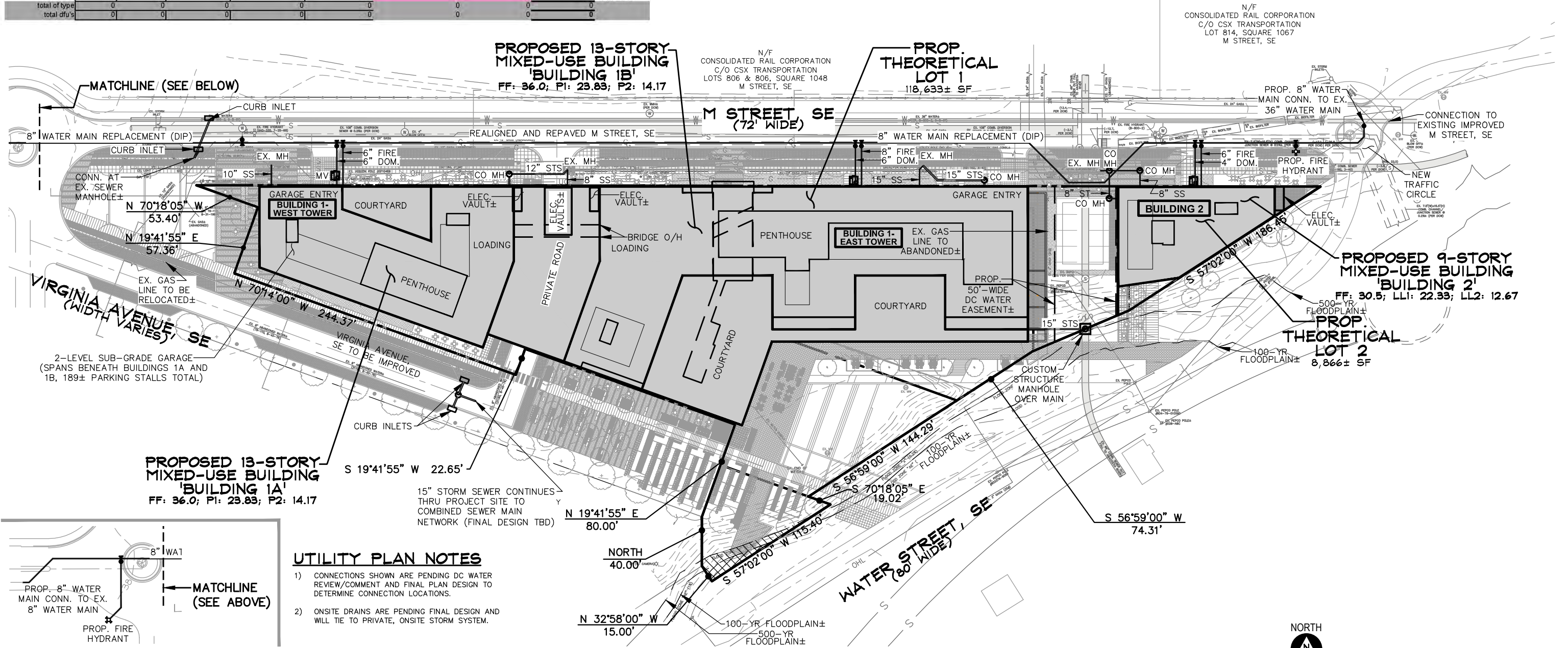
(NOTE: '1A' REFERS TO THE BUILDING 1-WEST TOWER AND '1B' REFERS TO BUILDING 1-EAST TOWER IN THE MEP CALCULATIONS PROVIDED HEREIN)

DC WATER WET UTILITY MATERIAL SCHEDULE:
WATER CONNECTIONS: CLASS 56 DUCTILE IRON W/ MECH. JOINTS
SANITARY/STORM SEWER CONNECTIONS: SCHEDULE 40 PVC

EJECTOR PUMPS TO BE INSTALLED AS NECESSARY WITHIN BUILDINGS FOR SANITARY AND STORM SEWER CONNECTIONS.

DC WATER ABBREVIATIONS SHOWN HEREON:
CO MH = PROPOSED CLEANOUT MANHOLE
DIP = DUCTILE IRON PIPE
DOM. = DOMESTIC WATER CONNECTION
EX. MH = CONNECTION AT EXISTING MANHOLE
FIRE = FIRE WATER CONNECTION
MV = DOMESTIC METER VAULT
SS = SANITARY SEWER CONNECTION
STS = STORM SEWER CONNECTION

BACKWATER VALVES TO BE INSTALLED INSIDE BUILDINGS ON SEWER CONNECTIONS PER IPC 715. BACKFLOW PREVENTION DEVICES TO BE INSTALLED INSIDE BUILDINGS PER APPLICABLE ASSE CODES.



UTILITY PLAN NOTES

- 1) CONNECTIONS SHOWN ARE PENDING DC WATER REVIEW/COMMENT AND FINAL PLAN DESIGN TO DETERMINE CONNECTION LOCATIONS.
- 2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

UTILITY PLAN

(Previously Filed 6/8/20 at Exhibit 17A5) November 19, 2020

1) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AND "AE" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 1100010038C, WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 2010.



(Previously Filed 6/8/20 at Exhibit 17A5) November 19, 2020