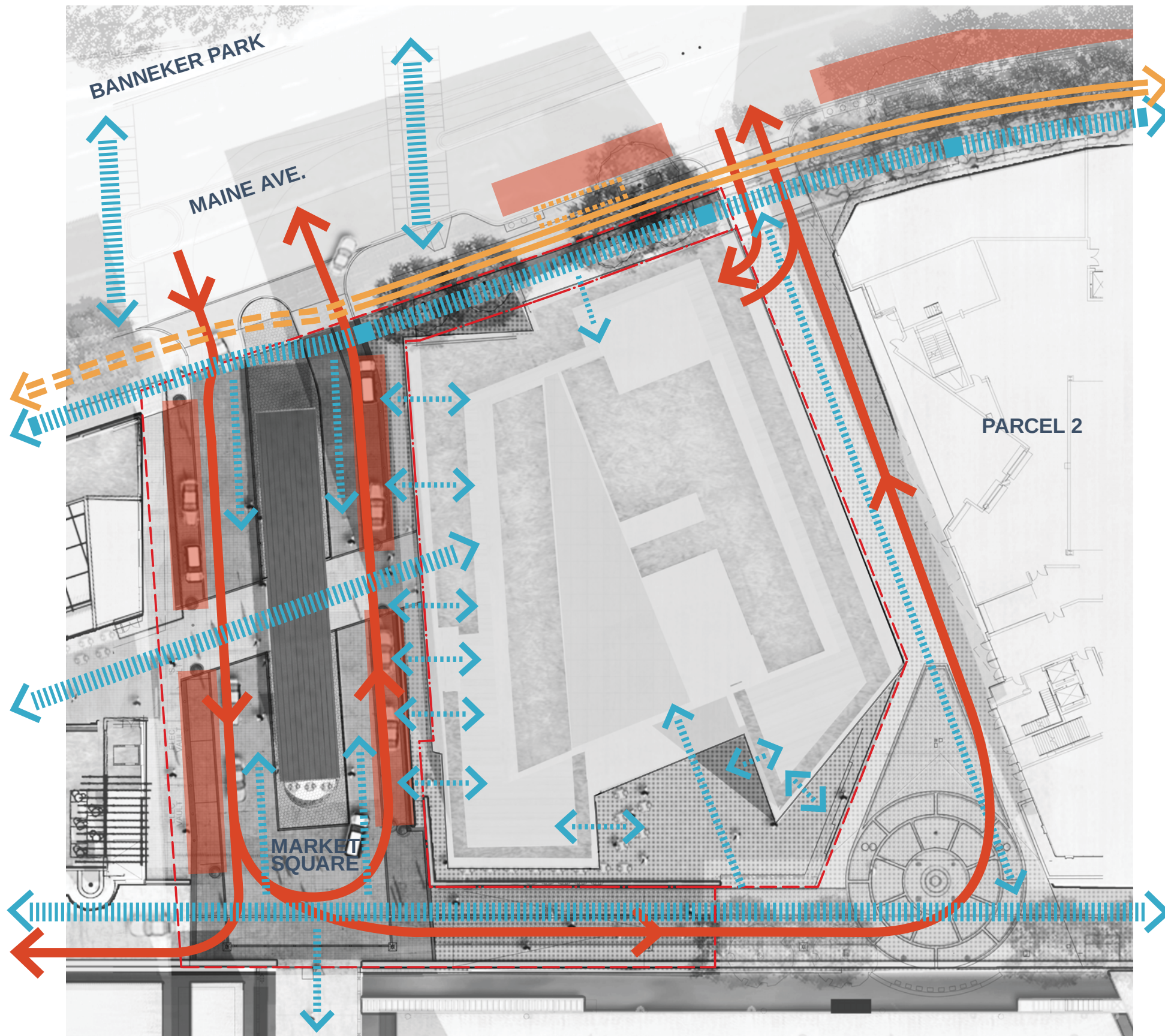
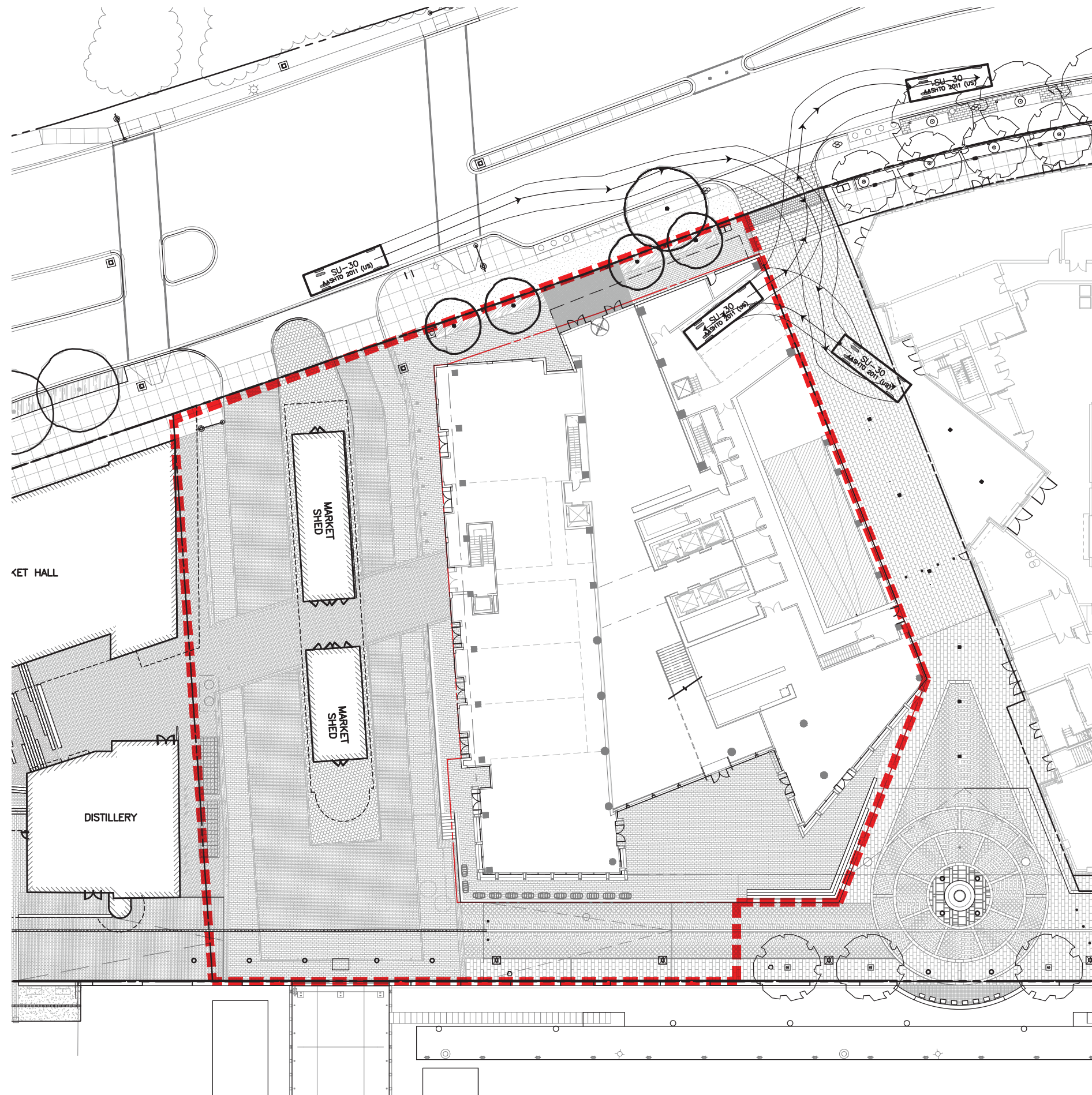
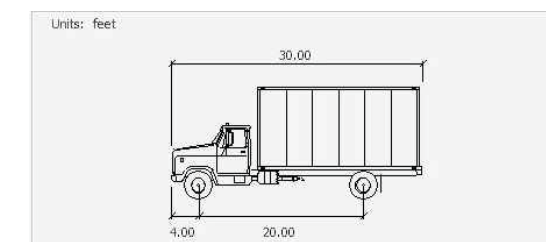




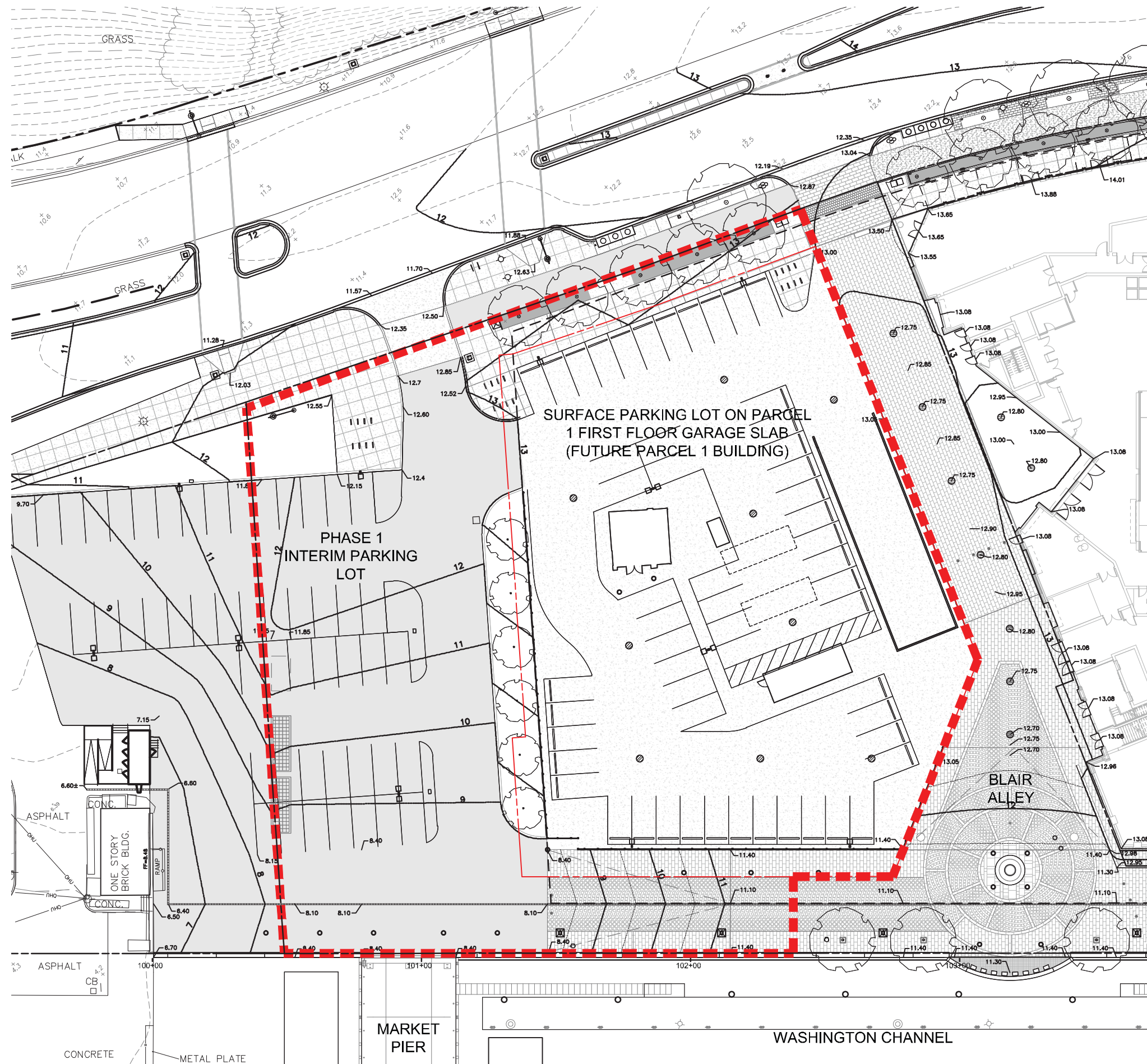
-  PRIMARY PEDESTRIAN CIRCULATION
-  SECONDARY PEDESTRIAN CIRCULATION
-  DESIGNATED BIKE PATH
-  SHARED BIKE + PEDESTRIAN PATH
-  BIKE PARKING AREAS [+/- 16]
-  VEHICULAR ENTRY/EXIT POINTS
-  VEHICULAR CIRCULATION
-  PARKING/LOADING AREAS

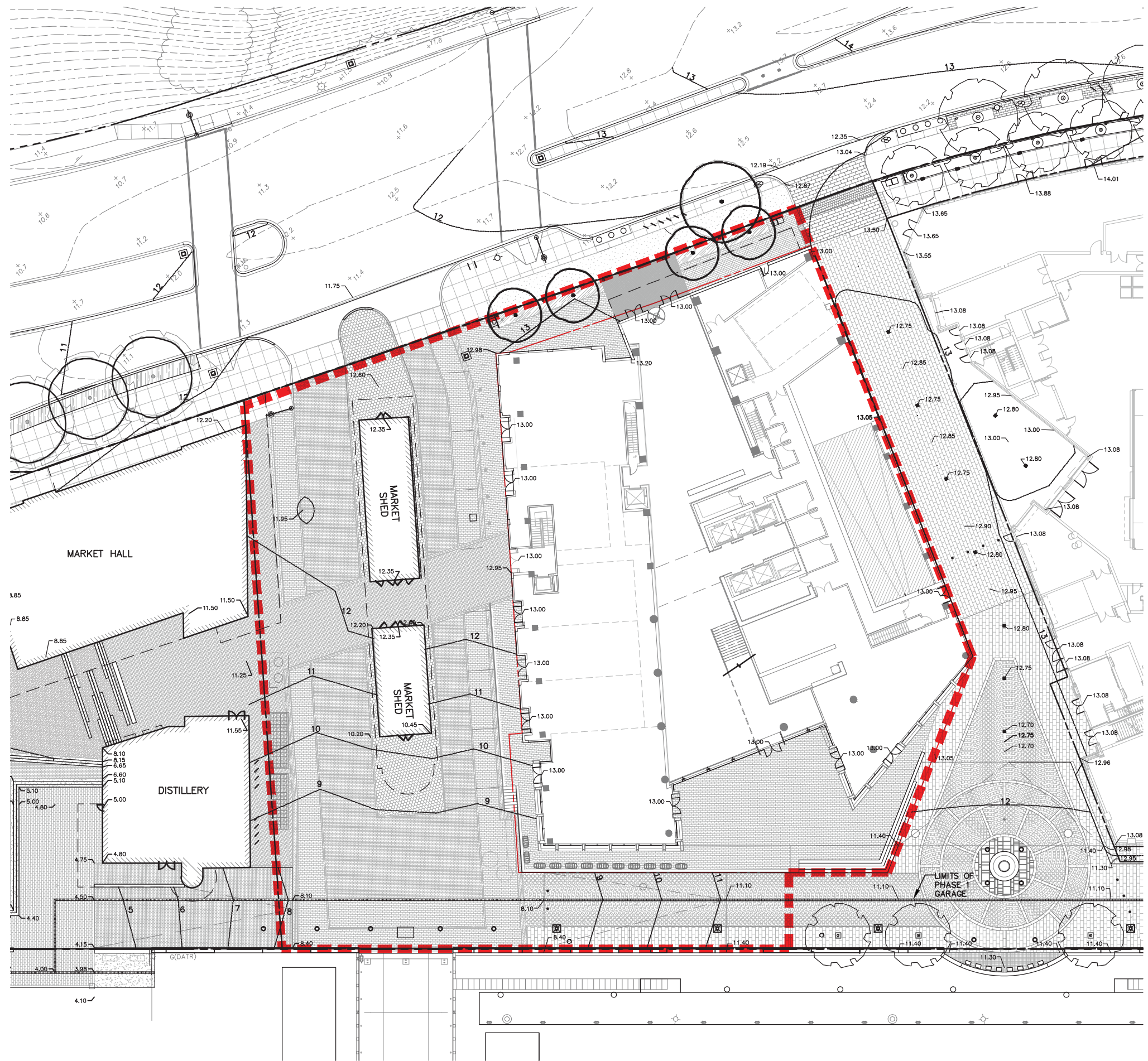


- LEGEND**
- ■ ■ ■ ■ STAGE 2 PUD BOUNDARY
 - PARCEL 1 PROPERTY BOUNDARY
 - - - - - PROPERTY/PARCEL BOUNDARY



30' BOX TRUCK (CB SU-30)



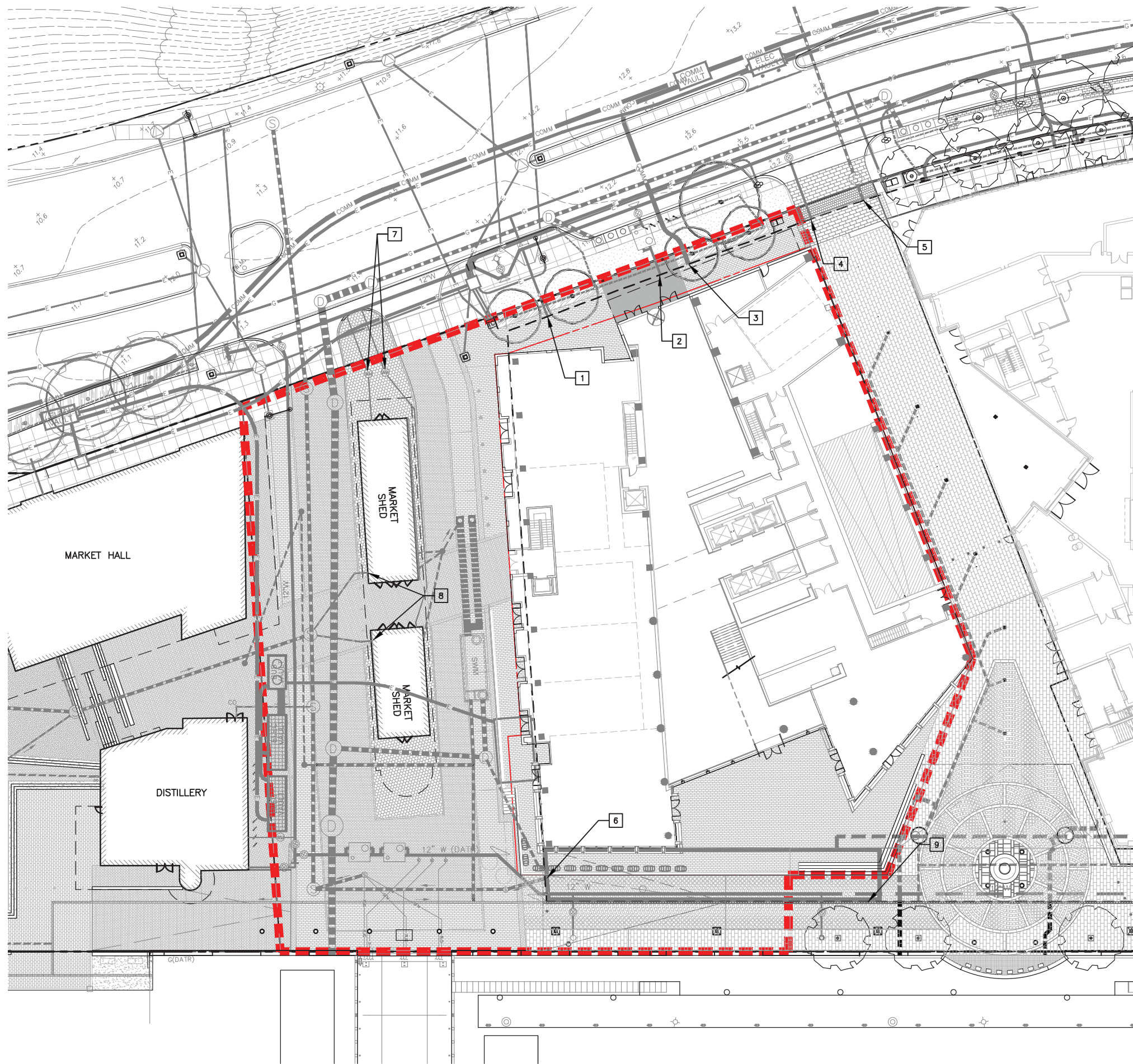


LEGEND

STAGE 2 PUD BOUNDARY

PARCEL 1 PROPERTY BOUNDARY

PROPERTY/PARCEL BOUNDARY



- UTILITY PLAN LEGEND**
- SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - STORM SEWER
 - STORM SEWER MANHOLE
 - STORM SEWER MANHOLE WITH GRATE INLET TOP
 - NYLOPLAST DRAIN BASIN WITH GRATE INLET TOP
 - NYLOPLAST DRAIN BASIN
 - CLEANOUT
 - TRENCH DRAIN
 - STORMWATER FILTRATION VAULT
 - WATER LINE
 - DOMESTIC WATER METER 3" OR LARGER
 - 2" DOMESTIC WATER METER (ASSUMED)

- LEGEND**
- STAGE 2 PUD BOUNDARY
 - PARCEL 1 PROPERTY BOUNDARY
 - PROPERTY/PARCEL BOUNDARY

- 1 GAS SERVICE STUBOUT TO BE EXTENDED TO GARAGE
- 2 6" DIP DOMESTIC WATER STUBOUT WITH DC WATER VAULT TO BE EXTENDED TO GARAGE
- 3 TELECOMMUNICATIONS SERVICE STUBOUT TO BE EXTENDED TO GARAGE
- 4 8" DIP FIRE SERVICE STUBOUT TO BE EXTENDED TO GARAGE
- 5 10" SCH40 PVC SANITARY SEWER LATERAL TO BE EXTENDED TO GARAGE
- 6 12" SCH40 PVC SANITARY SEWER LATERAL TO BE EXTENDED TO GARAGE
- 7 2-2" DIP DOMESTIC WATER SERVICE LATERALS FOR MARKET SHED BUILDINGS
- 8 2-4" SCH40 PVC SANITARY SEWER LATERALS FOR MARKET SHED BUILDINGS
- 9 LIMITS OF PHASE 1 GARAGE



SOUTHWEST WATERFRONT PARCEL 1 STORMWATER MANAGEMENT NARRATIVE

PARCEL 1 IS LOCATED WITHIN AND IS A PART OF A LARGER DEVELOPMENT SUBMITTED UNDER SEPARATE PLANS AND PERMITS CALLED SOUTHWEST WATERFRONT PHASE 1, ALSO KNOWN AS "THE WHARF". DURING THE PREVIOUS PHASES OF DEVELOPMENT, INFRASTRUCTURE IN THE VICINITY OF PARCEL 1 INCLUDING ROADWORK, SURFACE IMPROVEMENTS, GRADING, UTILITIES, AND THE UNDERGROUND PARKING GARAGE ARE DESIGNED AND PERMITTED SEPARATELY.

THE WHARF IS REQUIRED TO COMPLY WITH THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE (AWDZ) DRAFT STORMWATER MANAGEMENT (SWM) REGULATIONS, WHICH WERE A CONDITION OF THE PROJECT'S DEVELOPMENT AGREEMENT WITH THE CITY AND IS REFLECTED IN THE PHASE 1 PUD SUBMITTAL. THE AWDZ SWM REGULATIONS REQUIRE 1.0" OF RETENTION AND FILTRATION OF THE 3.2" STORM EVENT. DUE TO THE PROJECT'S IMMEDIATE PROXIMITY TO THE WASHINGTON CHANNEL, PEAK STORMWATER FLOWRATE ATTENUATION ("QUANTITY CONTROL") IS NOT REQUIRED.

THE WHARF'S STORMWATER MANAGEMENT IS ACHIEVED THROUGH A LARGE SYSTEM OF CONNECTED UNDERGROUND STORMWATER CISTERNS WHICH FEED THE PARCEL 2 COOLING TOWER, PERVIOUS PAVEMENT, BIORETENTION, TREE PLANTING AND PRESERVATION, AND STRUCTURAL STORMWATER FILTERS. MARKET SQUARE IS FILTERED VIA AN UNDERGROUND STORMWATER QUALITY VAULT AND DOES NOT DRAIN TO THE CISTERN DUE TO ELEVATION CONFLICTS. MARKET SQUARE NEED NOT BE RETAINED BECAUSE THE REMAINDER OF THE PHASE 1 DEVELOPMENT IS OVERRETAINED TO COMPENSATE. THE PHASE 1 STORMWATER MANAGEMENT PLAN IS INDEPENDENT FROM AND DOES NOT RELY ON THE PARCEL 1 GREEN ROOF.

PARCEL 1 IS LOCATED BETWEEN MAINE AVENUE SW AND THE WASHINGTON CHANNEL, EAST OF THE FISH MARKET AND WEST OF PARCEL 2. THE PARCEL 1 BUILDING IS LOCATED ON TOP OF A 2-LEVEL UNDERGROUND PARKING GARAGE BUILT IN A PREVIOUS STAGE (PHASE 1) OF THE SOUTHWEST WATERFRONT PROJECT. PART OF THE PARCEL 1 ROOF SHALL BE GREEN ROOF.