

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Energy and Environment NATURAL RESOURCES ADMINISTRATION WATERSHED PROTECTION DIVISION

DECLARATION OF COVENANTS For a Stormwater Management Facility

THIS DECLARATION OF COVENANTS (the “**Declaration**”) is made as of this 6th day of November, 2023, by and between CYCLE HOUSE OWNERS LLC, a District of Columbia limited liability company, and its successors and assigns (“**Lessee**”), for the benefit of the DISTRICT OF COLUMBIA, a municipal corporation (the “**District**”).

RECITALS

A. The District is the owner in fee simple of certain real property and improvements (collectively, the “**Property**”) located in the District of Columbia and more particularly described in Exhibit A attached hereto and made a part hereof. Lessee is the lessee of the Property pursuant to that certain Ground Lease dated November 26, 2019 by and between Lessee’s affiliate, Cycle House, LLC, and the District (acting by and through the Office of the Deputy Mayor for Planning and Economic Development), a memorandum of which was recorded in the land records of the District of Columbia as Doc. # 2019129524, as assigned to and assumed by Lessee pursuant to that certain Assignment and Assumption of Related Agreements dated of even date herewith and recorded prior hereto. No other person or entity has an ownership interest in the Property.

B. In order to manage stormwater flow conditions resulting from certain improvements Lessee will make to the Property, the regulations of the District, found at Title 21, Chapter 5, of the District of Columbia Municipal Regulations (“**DCMR**”) require that Lessee develop and submit for approval a Stormwater Management Plan (“**SWMP**”) for the installation and maintenance of all stormwater best management practices (“**BMPs**”), stormwater infrastructure, and land covers on the Property (collectively, the “**Facility**”), and including any obligation to achieve Off-Site Retention Volume (Offv).

C. Section 529 of Title 21 of the DCMR requires that Lessee execute and record, with the District of Columbia Recorder of Deeds, a declaration of covenants running with the land that set forth Lessee’s responsibilities under the SWMP.

NOW, THEREFORE, for and in consideration of the issuance of building permits and approval of Lessee’s plans by the District, and other good and valuable consideration the sufficiency of which is hereby acknowledged, for the benefit of and limitation upon Lessee and all future lessees of the Property, and for the benefit of the District, Lessee for itself, its successors and assigns, does hereby acknowledge, represent, covenant, agree, and warrant to the District as follows:

1. The foregoing Recitals and attached Exhibits are all hereby incorporated in and made a part of this Declaration to the same extent as if herein set forth in full, provided

however, that said Recitals shall not be deemed to modify the express provisions hereinafter set forth.

2. The Facility and any responsibility to achieve Off-Site Retention Volume (Offv), as stated in gallons in the Stormwater Management Plan Compliance Data Sheets attached hereto as **Exhibit D**, is shown on the plans approved by the District attached hereto as **Exhibit B**, the Site Plan, as the same may be amended pursuant to the District's approval.

3. Lessee, at its sole expense, shall construct and perpetually operate and maintain the Facility in such manner as to comply with the provisions of Title 21, Chapter 5 of the DCMR and in strict accordance with the SWMP, including the Maintenance Plan, attached hereto as **Exhibit C**, as the same may be amended pursuant to the District's approval.

4. Lessee shall, at its sole expense, make such changes or modifications to the Facility as the District, in its discretion, may determine necessary to ensure that the Facility is maintained in good condition and continues to operate as designed and approved.

5. The District and its agents, employees, and contractors shall have the right to enter the Property for the purpose of inspecting the Facility in accordance with established inspection procedures and Section 16 of the Water Pollution Control Act of 1984 (D.C. Law 5-188; 32 DCR 919; D.C. Official Code § 8-103.01, *et seq.* (2013 Repl.), as amended (the "Act"), at reasonable times and in a reasonable manner, in order to ensure that the Facility is being properly maintained and is continuing to perform in the manner approved by the District.

6. Should Lessee fail to perform its responsibilities as required herein, or fail to operate and restore the Facility in accordance with approved design standards, as the same may be amended from time to time, the District shall be entitled to pursue any and all enforcement actions available to it pursuant to the Act, and Title 21, Chapter 22 of the DCMR, as the same may be amended from time to time. Without limiting the generality of the foregoing, in the event that a discharge or threat of discharge from the Facility poses an imminent and substantial danger to the environment or the public health or welfare, the District may take immediate action against Lessee pursuant to D.C. Official Code § 8-103.08(b).

7. If Lessee's failure or refusal to maintain the Facility in accordance with the covenants and warranties contained in this Declaration ultimately results in corrective action by the District, Lessee shall bear all costs incurred by the District for such corrective measures, such costs may be assessed against the Property, and Lessee may be fined in accordance with the Act and Title 21, Chapter 5 of the DCMR.

8. The provisions of this Declaration shall be deemed warranties by Lessee and covenants running with the land and shall bind and inure to the benefit of Lessee and the District, their respective heirs, successors and/or assigns. When Lessee ceases to hold an interest in the Property, the rights, warranties, and obligations under this Declaration shall become the rights, warranties, and obligations of the successor-in-ownership and interest to the Property.

9. Lessee shall, at its cost and expense, properly record this Declaration with the Recorder of Deeds and provide the District's Department of the Environment with a copy of this Declaration, certified by the Recorder of Deeds as a true copy of the recorded instrument.

10. Lessee shall indemnify, save harmless, and defend the District, and all its officers, agents, and employees from and against all claims or liabilities that may arise out of or in connection with, either directly or indirectly, any of Lessee's actions or omissions with regard to the construction, operation, maintenance and/or restoration of the Facility.

11. Lessee warrants, and shall ensure, that all prior liens recorded against the Property are subordinate to this Declaration. Failure to subordinate liens shall, at the District's sole election, give rise to termination of any building permits and/or invalidation of any certificate of occupancy relating to the Property.

12. Lessee shall, at its sole expense, comply with all provisions of this Declaration regardless of any conflicting requirements in any other covenant, easement, or other legal document recorded or unrecorded against the Property. Neither the entering into of this Declaration nor performance hereunder will constitute or result in a violation or breach by Lessee of any other agreement or order that is binding on Lessee.

13. To the extent Lessee is an entity, Lessee warrants that it: (i) is duly organized, validly existing and in good standing under the laws of its state of organization; (ii) is qualified to do business in, and is in good standing under, the laws of the District of Columbia; (iii) is authorized to perform under this Declaration; and (iv) has all necessary power to execute and deliver this Declaration.

14. The form of this Declaration has been approved by the District of Columbia Office of the Attorney General ("OAG") for legal sufficiency pursuant to Title 21, Section 529.3 of the DCMR. This Declaration, and the provisions contained herein, may not be modified, amended, or terminated without the prior written consent of the District and legal sufficiency approval by OAG, such agreement to be evidenced by a document duly executed and delivered in recordable form and recorded with the Recorder of Deeds at no expense to the District.

15. The District has the right to specifically enforce this Declaration.

16. This Declaration shall be governed by, construed under, and enforced in accordance with, the laws of the District of Columbia.

17. This Declaration has been duly executed and delivered by Lessee, and constitutes the legal, valid, and binding obligations of Lessee, enforceable against Lessee and its successors and assigns, in accordance with its terms.

18. If any of the covenants, warranties, conditions or terms of this Declaration shall be found void or unenforceable for whatever reason by any court of law or of equity, then every other covenant, condition or term herein set forth shall remain valid and binding.

[SIGNATURES FOLLOW]

Acknowledged With Consent as Owner of Property

LANDLORD:

DISTRICT OF COLUMBIA

By and through the Office of the Deputy Mayor for Planning and Economic Development

By:  _____

Name: Nina Albert

Title: Acting Deputy Mayor for Planning and Economic Development


REVIEWED:

By:  _____

Office of the General Counsel
ODMPED

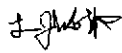
APPROVED AS TO TECHNICAL SUFFICIENCY:

District of Columbia Department of Energy and Environment
Natural Resources Administration
Watershed Protection Division

By:  Signed electronically
Name: Kokob Woldeyesus
Title: Environmental Engineer
Date: 05-24-2023 07:54 PM

APPROVED AS TO LEGAL SUFFICIENCY:

District of Columbia Office of the Attorney General
Commercial Division

By:  Signed electronically
Title: Assistant Attorney General
Date: 05-25-2023 09:05 AM

Property Address [include Square and Lot(s)]:

**1520 North Capitol Street NW
Washington, DC 20010
Square 615, Lots 851, 852, 853, and 7004**

EXHIBIT A

Legal Description

**Square 615
Lots 851, 852, 853, 7004**

Lot 851 (Commercial/Retail)

BEING part of Lot 314 in Square 615 as shown on a subdivision plat made by the District of Columbia, March 25, 2021, recorded May 19, 2021, in Book 218 page 122 among the Records of the Office of the Surveyor of the District of Columbia, and more particularly described as follows:

Beginning for the same at a point on the east line of the aforesaid Lot 314, said point also being on the west line of North Capitol Street, said point also being South 14.87 feet from the intersection of the south line of Bates Street, N.W. and the west line of North Capitol Street, thence leaving the aforesaid west line of North Capitol and crossing to include part of Lot 314 in Square 615

- 1) West – 9.93 feet to a point, thence
- 2) South – 11.01 feet to a point, thence
- 3) West – 9.57 feet to a point, thence
- 4) North – 1.45 feet to a point, thence
- 5) West – 6.14 feet to a point, thence
- 6) South – 1.45 feet to a point, thence
- 7) West – 39.67 feet to a point, thence
- 8) North – 25.88 feet to a point on the aforesaid south line of Bates Street, N.W., thence with said line
- 9) East – 65.32 feet to a point at the aforesaid intersection, thence with the west line of North Capitol Street
- 10) South – 14.87 feet to the place of beginning, containing 1,572 square feet of land, as computed by Wiles Mensch Corporation-DC in May 2023, Project No. 21091.

Said Lot 851 having an unlimited Lower Elevation and an Upper Limit Elevation of 82.00 feet in the datum of the District of Columbia Department of Public Works.

NOTE: The above-described property being known for purposes of Assessment and Taxation (A&T), at the date hereof, as Lot numbered 851 in Square numbered 615.

Lot 852 (Residential)

BEING part of Lot 314 in Square 615 as shown on a subdivision plat made by the District of Columbia, March 25, 2021, recorded May 19, 2021, in Book 218 page 122 among the Records of the Office of the Surveyor of the District of Columbia, and more particularly described as follows:

Beginning for the same at a point at the southeast corner of the aforesaid Lot 314, said point also being on the west line of North Capitol Street, thence leaving the aforesaid west line of North Capitol Street and running with the line of division between Lot 314 and Lot 832 in Square 615 and extending 18.00 feet

- 1) West – 92.00 feet to a point, thence
- 2) North – 40.13 feet to a point on the south line of Bates Street, N.W., thence with said line
- 3) East – 26.68 feet to a point, thence leaving said south line and crossing to include part of said Lot 314
- 4) South – 25.88 feet to a point, thence
- 5) East – 39.67 feet to a point, thence
- 6) North – 1.45 feet to a point, thence
- 7) East – 6.14 feet to a point, thence
- 8) South – 1.45 feet to a point, thence
- 9) East – 9.57 feet to a point, thence
- 10) North – 11.01 feet to a point, thence
- 11) East – 9.93 feet to a point on the aforesaid west line of North Capitol Street, thence with said west line
- 12) South – 25.26 feet to the place of beginning, containing 2,120 square feet of land, as computed by Wiles Mensch Corporation-DC in May 2023, Project No. 21091.

Said Lot 852 having an unlimited Lower Elevation and an Upper Limit Elevation of 82.00 feet in the datum of the District of Columbia Department of Public Works.

NOTE: The above-described property being known for purposes of Assessment and Taxation (A&T), at the date hereof, as Lot numbered 852 in Square numbered 615.

Lot 853 (Residential)

BEING part of Lot 314 in Square 615 as shown on a subdivision plat made by the District of Columbia, March 25, 2021, recorded May 19, 2021, in Book 218 page 122 among the Records of the Office of the Surveyor of the District of Columbia, and more particularly described as follows:

Beginning for the same at a point on the north line of the aforesaid Lot 314, said point also being on the south line of Bates Street, N.W., said point also being West 92.00 feet from the intersection of the south line of Bates Street, N.W. and west line of North Capitol Street, thence leaving the aforesaid south line of Bates Street, N.W. and crossing to include part of Lot 314 in Square 615

- 1) South – 40.13 feet to a point, thence
- 2) East – 18.00 feet to a point, thence
- 3) South – 26.54 feet to a point, thence
- 4) West – 5.00 feet to a point, thence
- 5) South – 13.33 feet to a point on the southern line of Lot 86, thence with part of said southern line
- 6) West 21.00 feet to a point on eastern line of a 14.33 feet wide public alley, thence with said eastern line
- 7) North – 80.00 feet to a point intersecting with the aforesaid south line of Bates Street, N.W., thence with said south line
- 8) East – 8.00 feet to the place of beginning, containing 1,291 square feet of land, as computed by Wiles Mensch Corporation-DC in May 2023, Project No. 21091.

Said Lot 853 having an unlimited Lower Elevation and an unlimited Upper Elevation in the datum of the District of Columbia Department of Public Works.

NOTE: The above-described property being known for purposes of Assessment and Taxation (A&T), at the date hereof, as Lot numbered 853 in Square numbered 615.

Lot 7004 (Residential)

BEING part of Lot 314 in Square 615 as shown on a subdivision plat made by the District of Columbia, March 25, 2021, recorded May 19, 2021, in Book 218 page 122 among the Records of the Office of the Surveyor of the District of Columbia, and more particularly described as follows:

Beginning for the same at a point on the north line of the aforesaid Lot 314, said point also being on the south line of Bates Street, N.W., said point also being West 92.00 feet from the intersection of the south line of Bates Street, N.W. and west line of North Capitol Street, thence with said lines of Bates Street, N.W. and North Capitol Street to include part of Lot 314 in Square 615

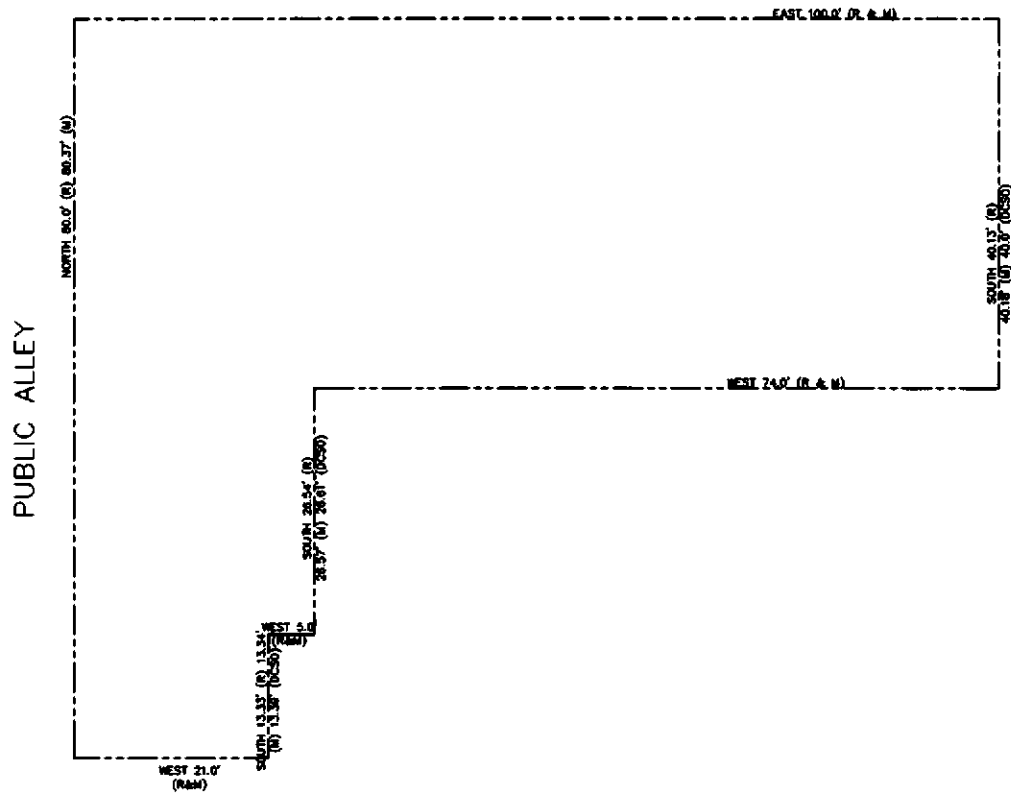
- 1) East – 92.00 to a point at the intersection of said lines, thence
- 2) South – 40.13 feet to a point, thence leaving said line of North Capitol Street and crossing to continue to include part of Square 615
- 3) West – 92.00 feet to a point, thence
- 4) North – 40.13 feet to the place of beginning, containing 3,692 square feet of land, as computed by Wiles Mensch Corporation-DC in May 2023, Project No. 21091.

Said Lot 7004 having a Lower Limit Elevation of 82.00 feet and an unlimited Upper Elevation in the datum of the District of Columbia Department of Public Works.

NOTE: The above-described property being known for purposes of Assessment and Taxation (A&T), at the date hereof, as Lot numbered 7004 in Square numbered 615.

SUBJECT TO AND TOGETHER WITH the perpetual, non-exclusive easements described in Paragraph 2 of the Access Easement Agreement and Termination of Right of Way by and between the District of Columbia, Bernard Fernandez, Thecla Bethel and Shannon Boyle recorded October 23, 2019 as Instrument No. 2019114594 among the Land Records of the District of Columbia.

BATES STREET, N.W.



PUBLIC ALLEY

NORTH CAPITOL STREET

EXHIBIT A1: PROPERTY

DATE

CYLE HOUSE
1520 NORTH CAPITOL ST NW
SQUARE 0615 LOT 0314

4/6/23



HUSKA CONSULTING, LLC

THE DESCRIPTION OF
THE PROPERTY IS
SQUARE 0615 LOT 0314



HUSKA CONSULTING, LLC

EXHIBIT A2: LEGAL DESCRIPTION

DATE

CYLE HOUSE
1520 NORTH CAPITOL ST NW
SQUARE 0615 LOT 0314

4/6/23

BATES STREET, N.W.

PUBLIC ALLEY

NORTH CAPITOL STREET

GREEN ROOF 2 (6811-1-2)
SFP=1,248 SF

GREEN ROOF 1 (6811-1-1)
SFP=543 SF

4-STORY W/ PENTHOUSE
MIXED-USE 18-UNIT STRUCTURE
#1520

LOT 0314

UNDERGROUND
INFILTRATION
(6811-1-3)

ROOF
ACCESS

MAILBOX
U BIKE
RACK

EXHIBIT B: SITE PLAN

DATE

CYLE HOUSE
1520 NORTH CAPITOL ST NW
SQUARE 0615 LOT 0314

4/6/23



HUSKA CONSULTING, LLC

3.2.7 Green Roof Maintenance Criteria

Maintenance Inspections. A green roof should be inspected by a qualified professional twice a year during the growing season to assess vegetative cover and to look for leaks, drainage problems, and any rooftop structural concerns (see Table 3-3). In addition, the green roof should be hand weeded to remove invasive or volunteer plants, and plants and/or media should be added to repair bare areas (refer to ASTM E2400 (ASTM, 2015)).

If a roof leak is suspected, it is advisable to perform an electric leak survey if applicable, to pinpoint the exact location, make localized repairs, and then reestablish system components and ground cover.

The use of herbicides, insecticides, and fungicides should be avoided, since their presence could hasten degradation of some waterproofing membranes. Check with the membrane manufacturer for approval and warranty information. Also, power washing and other exterior maintenance operations should be avoided so that cleaning agents and other chemicals do not harm the green roof plant communities.

Fertilization is generally not recommended due to the potential for leaching of nutrients from the green roof. Supplemental fertilization may be required following the first growing season, but only if plants show signs of nutrient deficiencies and a media test indicates a specific deficiency. Addressing this issue with the holder of the vegetation warranty is recommended. If fertilizer is to be applied, it must be a slow-release type, rather than liquid or gaseous form.

DOEE's maintenance inspection checklist for green roofs and the Maintenance Service Completion Inspection form can be found in Appendix M - Maintenance Inspection Checklists.



EXHIBIT C: MAINTENANCE PLAN (1 OF 4)

DATE

CYLE HOUSE
1520 NORTH CAPITOL ST NW
SQUARE 0615 LOT 0314

4/6/23

Table 3-3 Typical Maintenance Activities Associated with Green Roofs

Schedule (following construction)	Activity
As needed or as required by manufacturer	<ul style="list-style-type: none"> ▪ Water to promote plant growth and survival. ▪ Inspect the green roof and replace any dead or dying vegetation.
Semi-annually	<ul style="list-style-type: none"> ▪ Inspect the waterproof membrane for leaks and cracks. ▪ Weed to remove invasive plants and tree seedlings (do not dig or use pointed tools where there is potential to harm the root barrier or waterproof membrane). ▪ Inspect roof drains, scuppers, and gutters to ensure they are not overgrown and have not accumulated organic matter deposits. Remove any accumulated organic matter or debris. ▪ Inspect the green roof for dead, dying, or invasive vegetation. Plant replacement vegetation as needed. ▪ For roofs with a rock or mineral wool drainage layer, inspect green roof areas for evidence of settlement or ponding in the vegetation layer (as they may compress over time). If settlement exceeds two inches in depth and covers 20% of the green roof surface area, replacement of the drainage layer is required.

Declaration of Covenants. A declaration of covenants is required that includes all maintenance responsibilities to ensure the continued stormwater performance for the BMP. The declaration of covenants specifies the property owner’s primary maintenance responsibilities, and authorizes DOEE staff to access the property for inspection or corrective action in the event the proper maintenance is not performed. The declaration of covenants is recorded in the District of Columbia land records. A template form is provided at the end of Chapter 5, “Administration of Stormwater Management Rules” (see Figure 5.11), although variations will exist for situations in which stormwater crosses property lines. The covenant is between the property owner and the Government of the District of Columbia. It is submitted through the Office of the Attorney General. All SWMPs have a maintenance agreement stamp that must be signed for a building permit to be issued. A maintenance schedule must appear on the SWMP. Additionally, a maintenance schedule is required to be included as an exhibit to the declaration of covenants.

Covenants are not required on government properties, but maintenance responsibilities must be either signed by the Responsible Person for Maintenance on a partnership agreement or be identified in a memorandum of understanding that is incorporated into the plan submission.

Waste Materials. Waste material from the repair, maintenance, or removal of a BMP or land cover shall be removed and disposed of in compliance with applicable federal and District law.



EXHIBIT C: MAINTENANCE PLAN (2 OF 4)

CYLE HOUSE
1520 NORTH CAPITOL ST NW
SQUARE 0615 LOT 0314

DATE

4/6/23

3.8.7 Infiltration Maintenance Criteria

Maintenance is a crucial and required element that ensures the long-term performance of infiltration practices. The most frequently cited maintenance problem for infiltration practices is clogging of the stone layer by organic matter and sediment. The following design features can minimize the risk of clogging:

Stabilized CDA. Infiltration systems may not receive runoff until the entire CDA has been completely stabilized.

Observation Well. Infiltration practices must include an observation well to facilitate periodic inspection and maintenance. Design criteria must include an anchored 6-inch diameter perforated PVC pipe fitted with a lockable cap installed flush with the ground surface.

No Geotextile Fabric on Bottom. Avoid installing geotextile fabric along the bottom of infiltration practices. Experience has shown that geotextile fabric is prone to clogging. However, permeable geotextile fabric should be installed on the trench sides to prevent soil piping.

Direct Maintenance Access. Access must be provided to allow personnel and heavy equipment to perform atypical maintenance tasks, such as practice reconstruction or rehabilitation. While a turf cover is permissible for small-scale infiltration practices, the surface must never be covered by an impermeable material, such as asphalt or concrete.

Maintenance Inspections. Effective long-term operation of infiltration practices requires a dedicated and routine maintenance inspection schedule with clear guidelines and schedules, as shown in Table 3-30. Where possible, facility maintenance should be integrated into routine landscaping maintenance tasks.



EXHIBIT C: MAINTENANCE PLAN (3 OF 4)

DATE

CYLE HOUSE
1520 NORTH CAPITOL ST NW
SQUARE 0615 LOT 0314

4/6/23

Table 3-30 Typical Maintenance Activities for Infiltration Practices

Schedule	Maintenance Activity
Quarterly	<ul style="list-style-type: none"> ▪ Ensure that the CDA, inlets, and facility surface are clear of debris. ▪ Ensure that the CDA is stabilized. Perform spot-reseeding if where needed. ▪ Remove sediment and oil/grease from inlets, pretreatment devices, flow diversion structures, and overflow structures. ▪ Repair undercut and eroded areas at inflow and outflow structures.
Semi-annual inspection	<ul style="list-style-type: none"> ▪ Check observation wells 3 days after a storm event in excess of 0.5 inch in depth. Standing water observed in the well after 3 days is a clear indication of clogging. ▪ Inspect pretreatment devices and diversion structures for sediment build-up and structural damage.
Annually	<ul style="list-style-type: none"> ▪ Clean out accumulated sediment from the pretreatment cell.
As needed	<ul style="list-style-type: none"> ▪ Replace pea gravel/topsoil and top surface geotextile fabric (when clogged). ▪ Mow vegetated filter strips as necessary and remove the clippings.

It is highly recommended that a qualified professional conduct annual site inspections for infiltration practices to ensure the practice performance and longevity of infiltration practices.

DOEE's maintenance inspection checklist for infiltration systems and the Maintenance Service Completion Inspection form can be found in Appendix M - Maintenance Inspection Checklists.

Declaration of Covenants. A declaration of covenants that includes all maintenance responsibilities to ensure the continued stormwater performance for the BMP is required. The declaration of covenants specifies the property owner's primary maintenance responsibilities, and authorizes DOEE staff to access the property for inspection or corrective action in the event the proper maintenance is not performed. The declaration of covenants is recorded in the District of Columbia land records. A template form is provided at the end of Chapter 5 Administration of Stormwater Management Rules (see Figure 5.11), although variations will exist for scenarios where stormwater crosses property lines. The covenant is between the property and the Government of the District of Columbia. It is submitted through the Office of the Attorney General. All SWMPs have a maintenance agreement stamp that must be signed for a building permit to proceed. A maintenance schedule must appear on the SWMP. Additionally, a maintenance schedule is required in Exhibit C of the declaration of covenants.

Covenants are not required on government properties, but maintenance responsibilities must be defined through a partnership agreement or a memorandum of understanding.

Waste Material. Waste material from the repair, maintenance, or removal of a BMP or land cover shall be removed and disposed of in compliance with applicable federal and District of Columbia law.



EXHIBIT C: MAINTENANCE PLAN (4 OF 4)

DATE

CYLE HOUSE
1520 NORTH CAPITOL ST NW
SQUARE 0615 LOT 0314

4/6/23

Stormwater Management Plan Compliance Data

Site Address	1520 North Capitol Street NW		Plan number	6811
Stormwater Management Plan?	Yes	Green Area Ratio?	Yes	
Soil Erosion and Sediment Control?	Yes	Floodplain Review?	No	
Type of Activity	Major Land Disturbing	AWDZ?	Non-AWDZ	
Is the entire site in the CSS?	Yes			

	Total Area (sf)	Site Area	PROW	Curve Numbers	
Natural	0	0	0	<input type="checkbox"/> Additional Detention Provided	
Compacted	153	0	153	Pre-development	70 2-year storm adjusted CN 61
Impervious	4,518	3,761	757	Pre-project	81 15-year storm adjusted CN 74
BMP	1,832	1,832	0		100-year storm adjusted CN 78
Total	6,503	5,593	910		

<u>Requirements Summary</u> (total is the sum of PROW and Parcel)	PROW (ft ³)	Parcel (ft ³)	Total (ft ³)	Total (Gallons)
SWRv	26	531	557	4,169
WQTV	0	0	0	0
On-site retention achieved	0	663	663	4,963
On-site treatment achieved	0	0	0	0
% of SWRv met on-site	0%	125%	119.04%	119.04%
SRC eligibility				1,995
Offv				0

Site Drainage Area Compliance Data

Site Drainage Area ID	Public Right of Way	Total area (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Vehicular access area	SWRv (cubic feet)	WQTV (cubic feet)	Volume retained (cubic feet)	Volume treated (cubic feet)	2-year storm adjusted Curve Number	15-year storm adjusted Curve Number	100-year storm adjusted Curve Number	SDA Minimum Compliance
6811-3	<input type="checkbox"/>	620	0	0	620	0		59	0			98	98	98	N/A
6811-1	<input type="checkbox"/>	4,973	0	0	3,141	1,832		472	0	798	0	57	71	76	N/A

Site BMP Compliance Data

BMP ID number	Type	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers
6811-1-1	Extensive green roof	583				583		0	78	96	100% of storage volume	78	0	
6811-1-2	Extensive green roof	1,249				1,249		0	168	205	100% of storage volume	168	0	
6811-1-3	Infiltration trench	4,098			4,098			0	552	806	100% of storage volume	552	0	

PROW Drainage Area Compliance Data

Site Drainage Area ID	Public Right of Way	Total area (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Vehicular access area	SWRV (cubic feet)	WQTV (cubic feet)	Volume retained (cubic feet)	Volume treated (cubic feet)
6811-2	<input checked="" type="checkbox"/>	910	0	153	757	0		26	0		

PROW BMP Compliance Data

No records were retrieved.

Doc #: 2023098501
Filed & Recorded
11/06/2023 03:42 PM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$6.50
TOTAL: \$31.50