



RainScapes Site Assessment Tool for On-Site Stormwater Management

Property Tax ID:		RS Neighborhood:	Waterford Condominiums		
Name(s) of Property Owner(s):	Joyce Koeneman				
Property Address:	3333 University Blvd West				
Phone #:	Home:	202 297 5709	Work:		Cell:
Email:					
Date of Site Assessment:	5/8/15	Name of Assessor:	Donna Evans	Group or Company:	DEP

RainScapes Recommended Project Type			
✓	Project Type	✓	Project Type
<input checked="" type="checkbox"/>	Rain Garden (see next steps)	<input type="checkbox"/>	Green Roof
<input checked="" type="checkbox"/>	Conservation Landscaping	<input checked="" type="checkbox"/>	Permeable Pavement Retrofit
<input type="checkbox"/>	Rain Barrel	<input type="checkbox"/>	Pavement Removal (see next steps)
<input type="checkbox"/>	Cistern	<input type="checkbox"/>	Tree Canopy
<input type="checkbox"/>	Dry Well		

General Site Overview for RainScapes Projects (Narrative)
<p>Many sites on property for RainScapes Projects. See Photos.</p>

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Aerial photo showing project locations and impervious area

Not available

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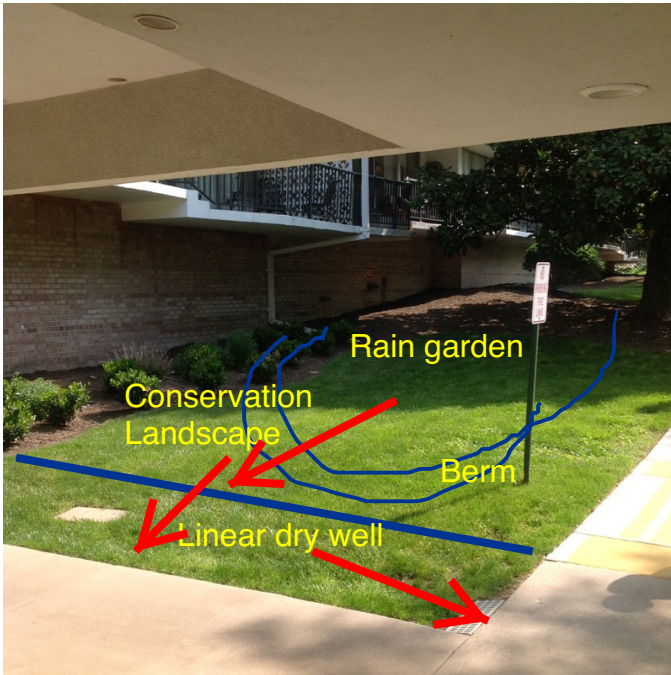
Photos:	Notes
<p>1.</p>  <p>A photograph showing a landscaped area in front of a multi-story building. The area includes a grassy section, a small tree, and a linear dry well. Red arrows point to these features, which are labeled: 'Rain garden' (circled in blue), 'Conservation landscape', and 'Linear dry well'.</p>	<p>Front left of main entrance rain garden conservation landscape and linear dry well to match garden on right side of front entrance (see photo three)</p>
<p>2.</p>  <p>A photograph of a building's exterior, showing a covered walkway and a concrete structure. A red arrow points to the roof of the concrete structure, indicating a potential green roof retrofit location.</p>	<p>Possible green roof retrofit. Discussed green roof project on main roof as well.</p>

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Photos:

Notes

3.



Front right of main entrance could have rain garden that drains into conservation landscape that drains into linear Drywell to existing drain.

Must pass a perk test for rain garden, linear dry wells excavated out two feet and filled with three-quarter inch washed blue stone and top dressed with 3 to 5 inch Riverstone or Cobble, conservation landscape and rain garden planted with 75% native plants.

4.





This location could possibly have two rain gardens due to grade change and be located close to building because it is a parking garage.

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Photos:	Notes
<p>5</p>  <p>Rain garden</p> <p>Berm</p>	<p>Every downspout in front of the building could drain into a rain garden. The site must pass a perk test and call Miss utility first to make sure site is free from underground utilities. If perk test fails or utilities present could do conservation landscapes in these areas.</p> <p>Stabilize inlet flow and overflow with cobble stone to be planted in 75% native plants.</p>
<p>6.</p>  <p>Curb cut</p> <p>Speed bump</p>	<p>Could install and asphalt speedbump to direct water flow to new curb cut so water runoff will drain into new conservation planting by picnic seating area.</p> <p>Contact an ICPI (interlocking concrete paver Institute) Certified contractor in PICP (permeable interlocking concrete pavers) to discuss possible retrofits of permeable pavement in existing parking lot.</p>

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Photos:	Notes
<p>7.</p> 	<p>The existing patio could be removed and install Permeable Paver System. Surrounding area re landscape with native conservation planting season.</p>
<p>8.</p> 	<p>Permeable paver retrofit would function well in this section of the parking lot to help catch stormwater run off in this area and prevent current winter icing problems.</p>

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Next Steps	Read the RainScapes Manual Chapter Screening your site
Canopy Tree	Overhead wires? Enough room for roots?
Cistern	Do you have a place to overflow the excess water safely? Are you prepared to cut your downspout?
Conservation Landscape	Adequate area to capture water? Replacing turf or invasive species? Develop a planting plan.
Green Roof	Will the roof support a green roof?
Pavement Removal	Do you have a plan for the removed pavement? Do you have a plan for replanting the area?
Permeable Paver Retrofit	Have you done a perc test next to your driveway? Do you have a roof area that will drain to the pavement?
Rain Barrel	Do you have a place to overflow the excess water safely?
Rain Garden	Do the soils in the area where you want a rain garden perc? Determine the size of the rain garden. Develop a planting and installation plan.

Driveway Evaluation: <i>To determine suitability of a permeable pavement retrofit</i>				
Slope	Is there positive drainage away from house?	Are there nearby trees?	Estimated Size	Feasibility (1-5) 1= very feasible

Site Information Summary	Y/N or Code /location on aerial image	Square foot estimate/ location
Disconnected Downspouts (<u>roof</u> area in Square feet draining to pervious areas)		
Downspouts that are buried and do not daylight on the property (roof area SF)		
Downspout condition(s)		
Obvious flowpaths or flooding/ponding: (Y/N)		
Overland flow from street to lot: (Y/N) Estimated Area: (SF)		
Overland flow from adjacent lot? (Y/N) Estimated Area: (SF)		
Sump Pump or Basement Water: (Y/N) Frequency: Infrequent (I), Often (O)		
Impervious area (SF) from the Right of Way flowing onto project area(s)		
Drainage area (SF) flowing from adjacent lot (include IA plus pervious surfaces > 30' from the property flowing towards project area(s))		
On-Site Drainage area (SF)		
On-Site Impervious area (SF)		

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Supporting Documentation		
<input checked="" type="checkbox"/>	Action taken	Date
<input type="checkbox"/>	Report submitted online (web-based portal) _____ or email _____ Filename:	
<input type="checkbox"/>	Report Mailed	
<input type="checkbox"/>	Sketch Plan on ortho photo Included	
<input type="checkbox"/>	Additional Site Assessment Narrative Included (Optional)	
<input type="checkbox"/>	Photos (photo locations identified on Ortho photo)	