

P:\6034 - 4th Street\Engineering\6034-01-001-PUD-COVER.dwg, 2/13/2008 10:25:17 AM, cprotopoulos



ZONING MAP
SCALE: 1"=500'



VICINITY MAP
SCALE: 1"=500'

TOTAL SHEETS = 7

Boomer Consulting Group, Ltd.
2121 Eastmore Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 683-8781
www.boomerconsulting.com

COVER SHEET
4TH ST. AND RHODE ISLAND AVE. NE
WASHINGTON
DISTRICT OF COLUMBIA



333

C/S		M/S
DESIGN	DRAWN	CHECKED
SCALE	RE AS SHOWN IN -	
JOB No.	6034-01-0	
DATE :	JANUARY 20	
FILE No.	6034-D-C-P-	
SHEET	C-1.00	

ZONING COMMISSION
District of Columbia
CASE NO.05-25
EXHIBIT NO.19A

BOWMAN CONSULTING GROUP
2121 EISENHOWER AVE.
ALEXANDRIA, VA 22314
703-548-2188

**H STREET COMMUNITY
DEVELOPMENT CORPORATION**
501 H STREET, NE
WASHINGTON, D.C. 20002
202-544-8353, FAX 202-544-3051
WILLIAM J. BARROW III

COLLINS & KRONSTADT
1111 SPRING STREET
SILVER SPRING, MD
301-587-8642, FAX 301-589-7285
DAVID DRAPER

HOLLAND & KNIGHT LLC
2099 PENNSYLVANIA AVE, NW
SUITE 100
WASHINGTON, DC 20006
202-955-3000

BOWMAN CONSULTING GROUP
2121 EISENHOWER AVE.
ALEXANDRIA, VA 22314
703-548-2188

ZONING TABULATION (C-3-A)

ADDRESS: 501 H STREET, NE WASHINGTON, DC 20002
 PROPERTY ID: SQUARE 3629, LOT 808
 SITE AREA: 39,190 SF/ 0.90 AC

EXISTING ZONE: C-3-A

EXISTING USE
 PROPOSED USE
 HEIGHT LIMIT
 HEIGHT PROPOSED
 FRONT YARD REQUIRED
 FRONT YARD PROPOSED
 SIDE YARD REQUIRED
 SIDE YARD PROPOSED
 REAR YARD REQUIRED
 REAR YARD PROPOSED
 WIDTH REQUIRED
 WIDTH PROPOSED
 MINIMUM LOT SIZE REQUIRED
 MINIMUM LOT SIZE PROPOSED

SEE ARCHITECTURAL PLANS FOR DETAILED TABULATIONS

EXISTING SITE AREA CONDITIONS:

- EXISTING IMPERVIOUS AREA: 39,190/.90 SF/AC
- EXISTING PERVIOUS AREA: 0 SF/AC
- SUB-TOTAL (A+B): 39,190/.90 SF/AC
- EXISTING SITE IMPERVIOUSNESS: 100 %

PROPOSED SEWER/WATER GENERATION

- # OF UNITS: 170
- ESTIMATE 80 GAL/PERSON/DAY
- TOTAL POPULATION (# UNITS X 2.5 PEOPLE/UNIT) = 425 PEOPLE
- TOTAL AVERAGE DAILY FLOW GAL/DAY = 34,000 GAL/DAY
- PEAKFLOW (ASSUME PEAK FACTOR 6.0) = 204,000 GAL/DAY
- TOTAL PEAK FLOW: .204 MGD

Computed Water Quality Volume		
	square feet	acres
Total Site Area	39,190	0.90
Pervious Area	6,960	0.16
Impervious Area (vehicle related)	1,360	0.03
Impervious Area (all other)	30,870	0.71
WQv (vehicle related) = Area * 0.5 inches	57	cubic feet
WQv (all other impervious) = Area * 0.3 inches	772	cubic feet
Total	828	cubic feet

Computed Detention Volume

Q = CIA Tc = 5 minutes

2-Year Runoff Pre-development

Runoff C value (city standard)	0.35	--
2-year storm intensity	5.28	in/hr
Total Site Area	0.90	acres
2-yr Runoff (Q ₂) = CIA	1.66	cfs

15-Year Runoff Post-development

Runoff C value (post-development)	0.80	--
15-year storm intensity	7.56	in/hr
Total Site Area	0.90	acres
15-yr Runoff (Q ₁₅) = CIA	5.46	cfs

Detention Volume Required

Vd = 300(Q₁₅ - Q₂)*1.25 1,423 cubic feet

Computed Storage Volume Required

Vs = Greater of	1,423	828
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EXISTING CONDITIONS		
C Value	0.90	--
Intensity	7.56	in/hr
Area	0.90	AC
Q(15)	6.12	cfs

Bowman
 CONSULTING

Bowman Consulting Group, LLC
 2121 Eisenhower Avenue
 Alexandria, Virginia 22314
 Phone: (703) 544-2188
 Fax: (703) 544-5781
 www.bowmanconsulting.com
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NOTES AND INFORMATION
 4TH ST. AND RHODE ISLAND AVE. NE
 WASHINGTON
 DISTRICT OF COLUMBIA



PLAN STATUS

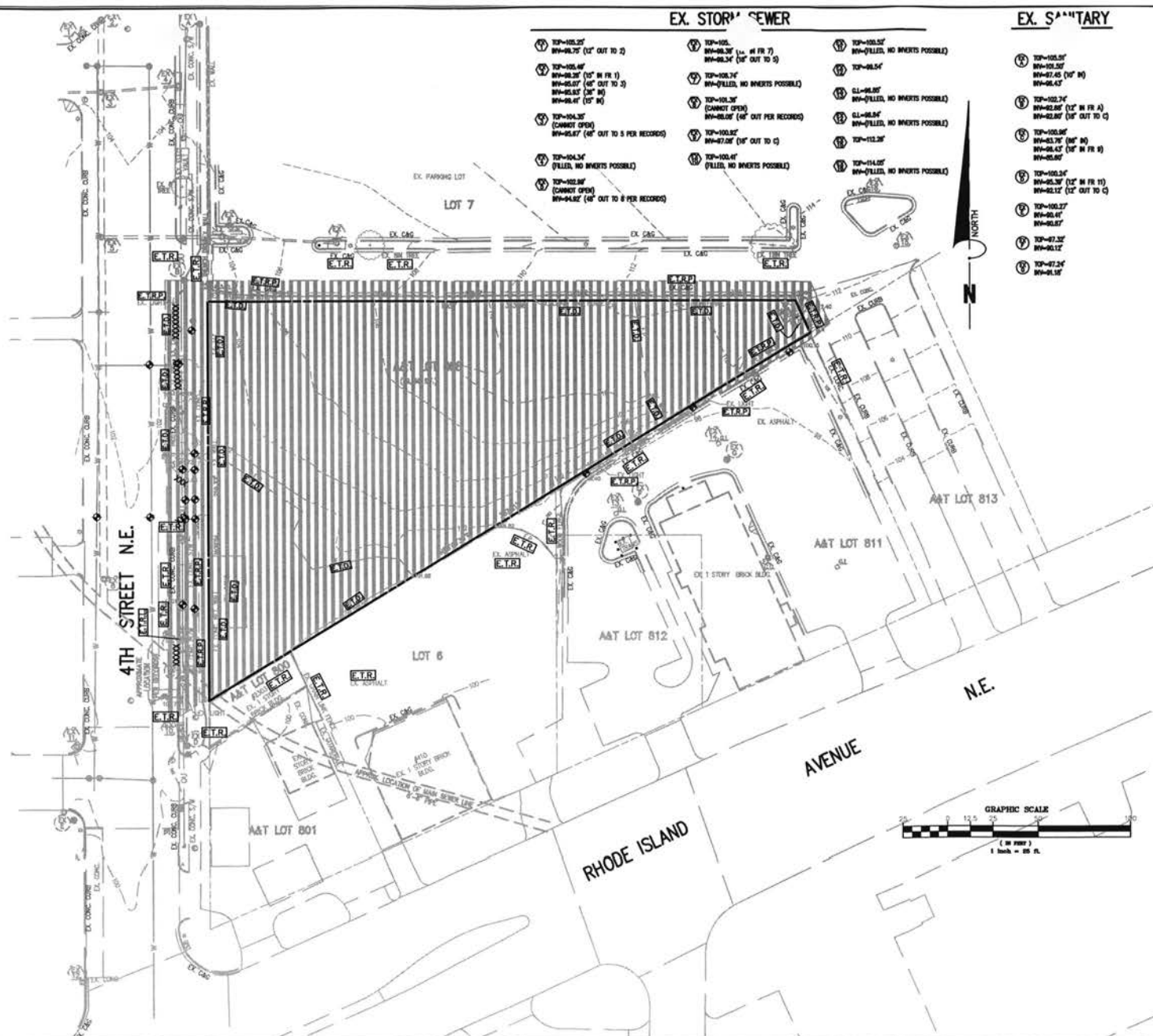
CS	DESIGN	DRAWN	CHKD
SCALE	AS SHOWN		
JOB No.	6034-01-001		
DATE	JANUARY 2000		
FILE No.	6034-D-CP-001		

SHEET C-2.00

1. ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE DISTRICT OF COLUMBIA.
2. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
3. REFER TO GENERAL NOTES, SHEET C-1-01, FOR ADDITIONAL NOTES.
4. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN PER EXISTING RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES BY EXCAVATING TO ASCERTAIN THE DISTANCE AND LOCATION OF ALL EXISTING UTILITIES.
5. ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE REINSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
6. ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING BY THE CONTRACTOR, INCLUDING AS TO THE LOCATION AND DEPTH OF UTILITIES.
7. CONTRACTOR TO STUDY GEOTECHNICAL INFORMATION AVAILABLE AND CLEARLY REPORT PROPOSED CONSTRUCTION METHODOLOGIES TO THE OWNER PRIOR TO BIDDING.
8. CONTRACTOR MUST ADHERE TO ALL SAFETY REGULATIONS GIVEN BY ALL AGENCIES, INCLUDING THE DISTRICT OF COLUMBIA, PRIOR TO WORKING IN PUBLIC SPACE.
9. THE CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH LOCATIONS OF ALL FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO BIDDING.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES OR INCONSISTENCIES TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES SHALL BE AT THE CONTRACTOR'S RISK. THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE CONTRACT AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
12. RECORD INFORMATION TAKEN FROM D.C. RECORDS FOR WATER AND SEWER. THE CONTRACTOR SHALL INCLUDE WITHIN HIS SCOPE OF WORK THE RECORDS FOR EXAMINATION OF ALL UTILITIES, INCLUDING ABANDONED UTILITIES ON SITE. THE CONTRACTOR SHALL EXAMINE THE D.C. DRAWINGS, PRIOR TO CONSTRUCTION.
13. THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION. ADDITIONAL TEST PIT LOCATIONS, FOLLOWING "UTILITY MARK-UP" PROCEDURES (i.e. TEST PITS FOR GAS, WATER, SEWER, ETC.) SHALL BE DETERMINED BY THE CONTRACTOR. A "MISS UTILITY" ADDITIONAL TEST PIT MAY ALSO BE REQUIRED SHOULD PROPOSED UTILITY LOCATIONS BE REVEALED, PRIOR TO CONSTRUCTION.

1. ELECTRIC: PEPCO
1800 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20008
(202) 872-3041
2. NATURAL GAS: WASHINGTON GAS
4600 INDUSTRIAL ROAD
NODM 2027
(703) 750-4843, (703) 750-4445
3. TELEPHONE: VERIZON (BELL ATLANTIC)
(202) 636-0242
4. CABLE TV: DISTRICT CABLE VISION
CONSTRUCTION DEPARTMENT
800 MICHIGAN AVENUE, NE
WASHINGTON, DC 20017
(202) 632-2001
5. TELE/CA/VS INTERNET: STAR POWER
10000 BENDSWOOD LANE
LAHAM, MD 20706
(301) 231-2740

: TEST PIT REQUIRED (EXACT LOCATION)
 : EXISTING TO REMAIN
 : EXISTING TO BE DEMOLISHED
 : EXISTING TO BE REPLACED
 : EXISTING TO BE RELOCATED
 : PORTION OF EX. CURB TO BE REMOVED



<p>⑦ TOP-100.25¹ MM-00.70 (1st OUT TO 2)</p>	<p>⑦ TOP-100.25¹ MM-00.70 (1st & FR 7) MM-00.74 (1st OUT TO 5)</p>
<p>⑦ TOP-100.40¹ MM-00.20 (1st IN FR 1) MM-00.67 (4th OUT TO 3) MM-00.55 (1st IN) MM-00.53 (1st IN)</p>	<p>⑦ TOP-100.40¹ MM-00.20 (NO INHERITS POSSIBLE)</p>
<p>⑦ TOP-100.55¹ (CURRENT OPEN) MM-00.67 (4th OUT TO 3 PER RECORDS)</p>	<p>⑦ TOP-100.55¹ (CURRENT OPEN) MM-00.60 (4th OUT PER RECORDS)</p>
<p>⑦ TOP-100.64¹ (FULLER, NO INHERITS POSSIBLE)</p>	<p>⑦ TOP-100.64¹ (FULLER, NO INHERITS POSSIBLE)</p>
<p>⑦ TOP-100.68¹ (CURRENT OPEN) MM-00.67 (4th OUT TO 3 PER RECORDS)</p>	

(1) TOP=105.50'
 NN=101.50'
 NN=87.45' (10' R)
 NN=98.43'

 (2) TOP=102.74'
 NN=92.65' (12' IN FR A)
 NN=92.60' (12' OUT TO C)

 (3) TOP=100.95'
 NN=93.78' (80' R)
 NN=98.43' (10' IN FR B)
 NN=95.80'

 (4) TOP=100.24'
 NN=95.33' (12' IN FR B)
 NN=92.12' (12' OUT TO C)

 (5) TOP=100.17'
 NN=90.41'
 NN=92.87'

 (6) TOP=87.32'
 NN=92.12'

 (7) TOP=87.24'
 NN=90.18'

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Bowman
CONSULTING

Bowman Consulting Group, Ltd.
 11121 Eisenhower Avenue
 Suite 302
 Alexandria, Virginia 22214
 Phone: (703) 548-2188
 Fax: (703) 683-8781
www.bowmanconsulting.com

EXISTING CONDITIONS/DEMOLITION PLAN

4TH ST. AND RHODE ISLAND AVE. NE

WASHINGTON DISTRICT OF COLUMBIA

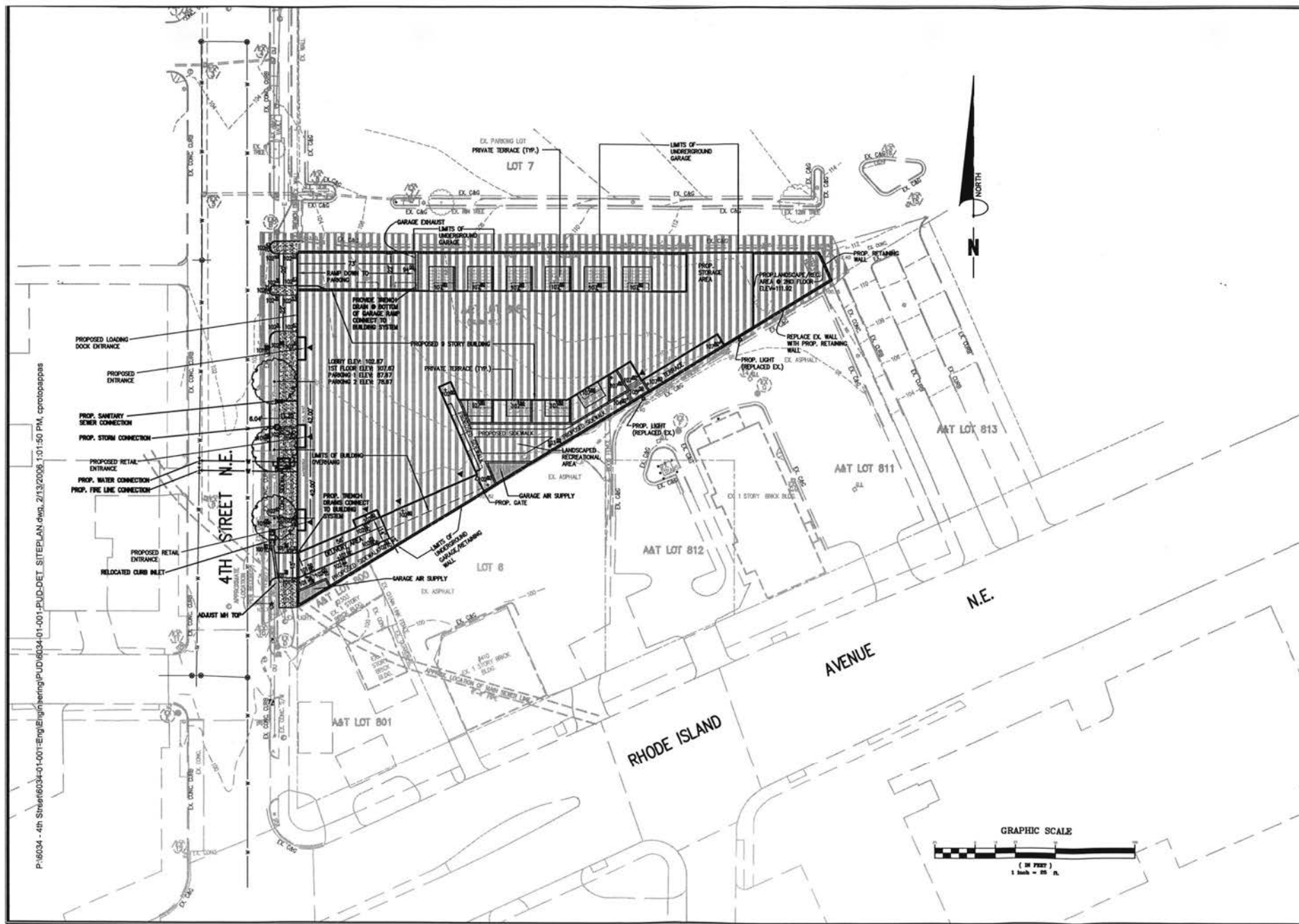


FLY SWIFT

CS DESIGN	CP DRAWING	MS CHECK
SCALE: H: 1"=25' V: -		
JOB No. 6034-01-0		
DATE: JANUARY 20		
FILE No. 6034-D-CP-0		

C-3.00

P:\6034 - 4th Street\6034-01-001-Engineering\6034-01-001-PUD-DET. SITEPLAN.dwg, 2/13/2008, 1:01:50 PM, cprotopapas



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
2122 Eisenhower Avenue
Alexandria, Virginia 22314
Phone: (703) 544-2148
Fax: (703) 544-2181
www.bowmanconsulting.com
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SITE PLAN
4TH ST. AND RHODE ISLAND AVE. NE
DISTRICT OF COLUMBIA
WASHINGTON



PLAN STATUS

CS	JWM	MSD
DESIGN	DRAWN	CHECKED
SCALE	AS SHOWN	

JOB No. 6034-01-001
DATE: JANUARY 2008
FILE No. 6034-D-CP-001

SHEET C-4.00

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