ATLANTIC PLUMBING SITE - NORTH

945 FLORIDA AVENUE N.W.

WASHINGTON D.C.

A PLANNED UNIT DEVELOPMENT

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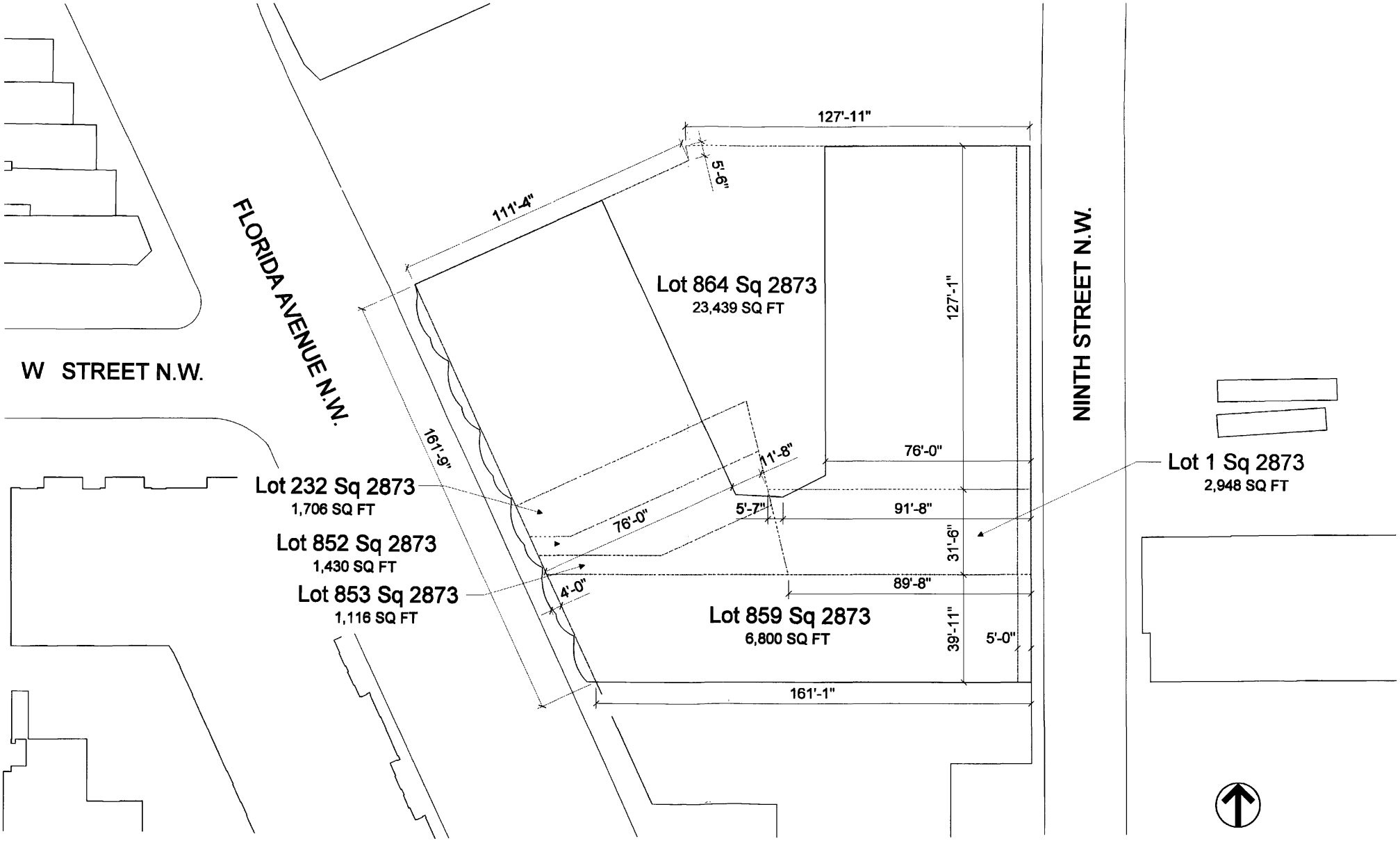
ZONING COMMISSION
District of Columbia
CASE NO.05-32
EXHIBIT NO.11B



Lot Plan

Alantic Plumbing Site - North

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Atlantic Plumbing Site - North

Aerial Site Photo

AREA TABULATIONS

PARCEL C

LEVEL	RETAIL	RESIDENTIAL SERVICE	RESIDENTIAL AREA	NUMBER OF UNITS	TOTAL FAR BY FLOOR
Ground Floor	4,243 SF	9,474 SF	15,571 SF	14	29,288 SF
Second Floor			26,840 SF	26	26,840 SF
Third Floor			30,423 SF	26	30,423 SF
Fourth Floor			30,423 SF	26	30,423 SF
Fifth Floor			30,423 SF	26	30,423 SF
Sixth Floor			30,423 SF	26	30,423 SF
Seventh Floor			30,423 SF	26	30,423 SF
Eighth Floor			30,423 SF	26	30,423 SF
Ninth Floor			30,423 SF	26	30,423 SF
Tenth Floor			30,423 SF	26	30,423 SF
SUBTOTAL	4,243 SF	9,474 SF	285,795 SF	approx. 248	299,512 SF

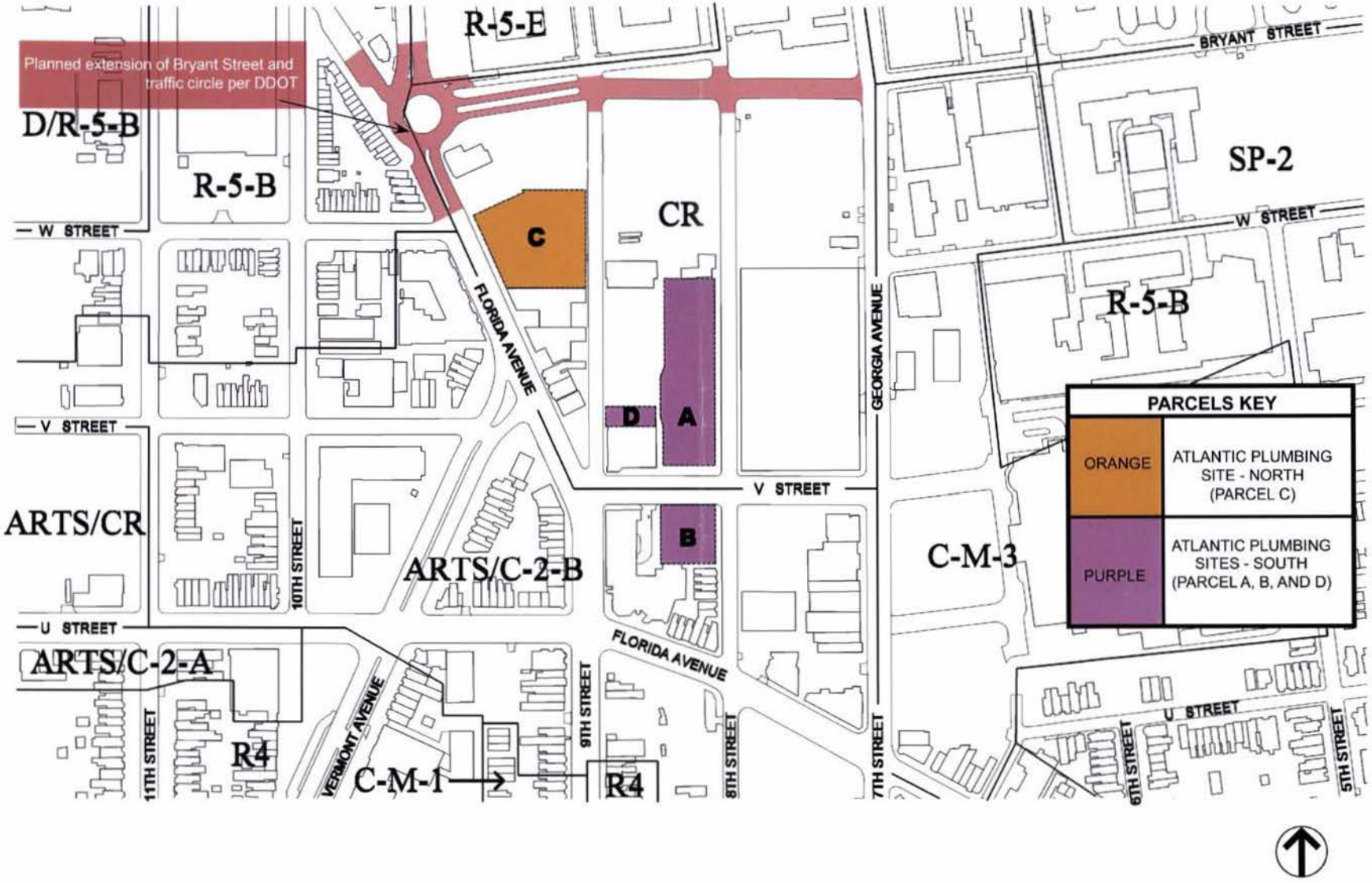
Residential Affordable: 11,232 SF of the residential area listed above is devoted to affordable residential use

Parking Levels Below Grade: 111,077 SF of Parking Below Grade is provided. This area is not included in the FAR area.

ZONING TABULATIONS

Square 2873, Lots 1, 232, 852, 853, 859 and 864
Total Lot Areas: 37,493

	CR Zoning Requirements	Project Design
Floor Area Ratio ("FAR")	6.0 (3.0 non-residential) PUD Guideines 8.0 (4.0 non-residential)	7.8 residential .2 non-residential
Building Heght	90 feet PUD Guideines 110 feet	100 feet
Lot Occupancy	75% Residential 100% Commercial	83%
Rear Yard	None Required (section 636.5)	None Provided
Side Yard	None Required	None Provided
Courts	For a closed court in a residential building **Width** 4 inches per foot of height of court, but not less than 15 feet 33.33 ft. required **Area** Twice the square of the required width of court 2,222 ft² required	Width provided 64 feet Area Provided 6,442 ft²
Residential Recreation Space	15% of gross floor area devoted to residential use. 42,869 ft.² required.	7.5% (21,435 ft²)
Public Space at Ground Level	10% of total lot area. 3,744 ft² required.	1,559 ft²
Parking	In excess of 3,000 ft², one for each additional 750 ft² (retail use) 2 required. One for each three dwelling units (residential use) 83 required.	256 parking spaces

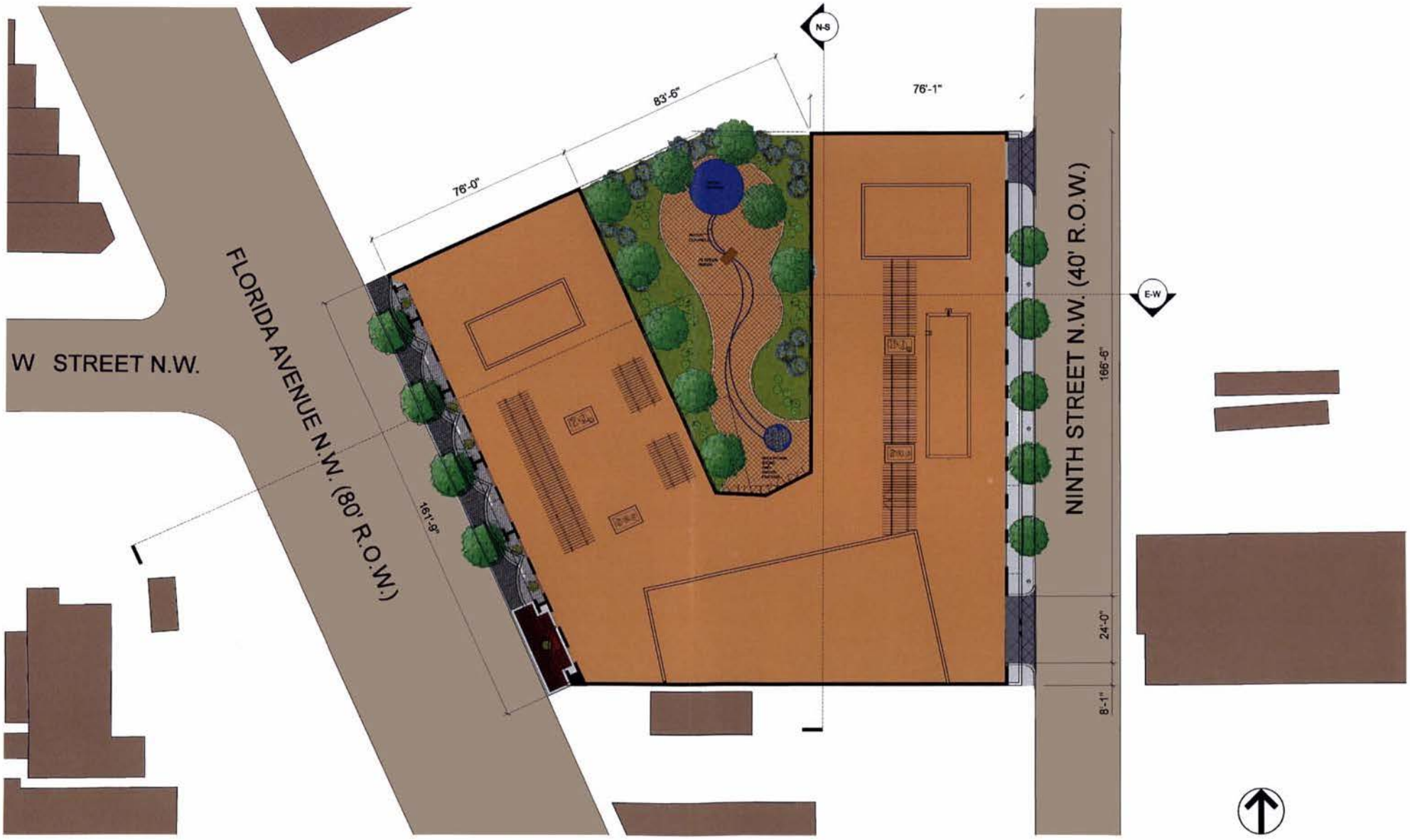

Planned extension of Bryant Street and traffic circle per DDOT
R-5-E
BRYANT STREET
D/R-5-B
R-5-B
SP-2
W STREET
W STREET
C
CR
FLORIDA AVENUE
GEORGIA AVENUE
R-5-B
D
A
V STREET
V STREET
ARTS/CR
10TH STREET
B
ARTS/C-2-B
C-M-3
U STREET
FLORIDA AVENUE
ARTS/C-2-A
11TH STREET
R4
VERMONT AVENUE
C-M-1
9TH STREET
R4
8TH STREET
7TH STREET
U STREET
6TH STREET
5TH STREET
PARCELS KEY
ORANGE
ATLANTIC PLUMBING SITE - NORTH (PARCEL C)
PURPLE
ATLANTIC PLUMBING SITES - SOUTH (PARCEL A, B, AND D)

Florida Avenue

North View Facing Howard University

Florida Avenue

9th Street Facing East



Site Plan

8

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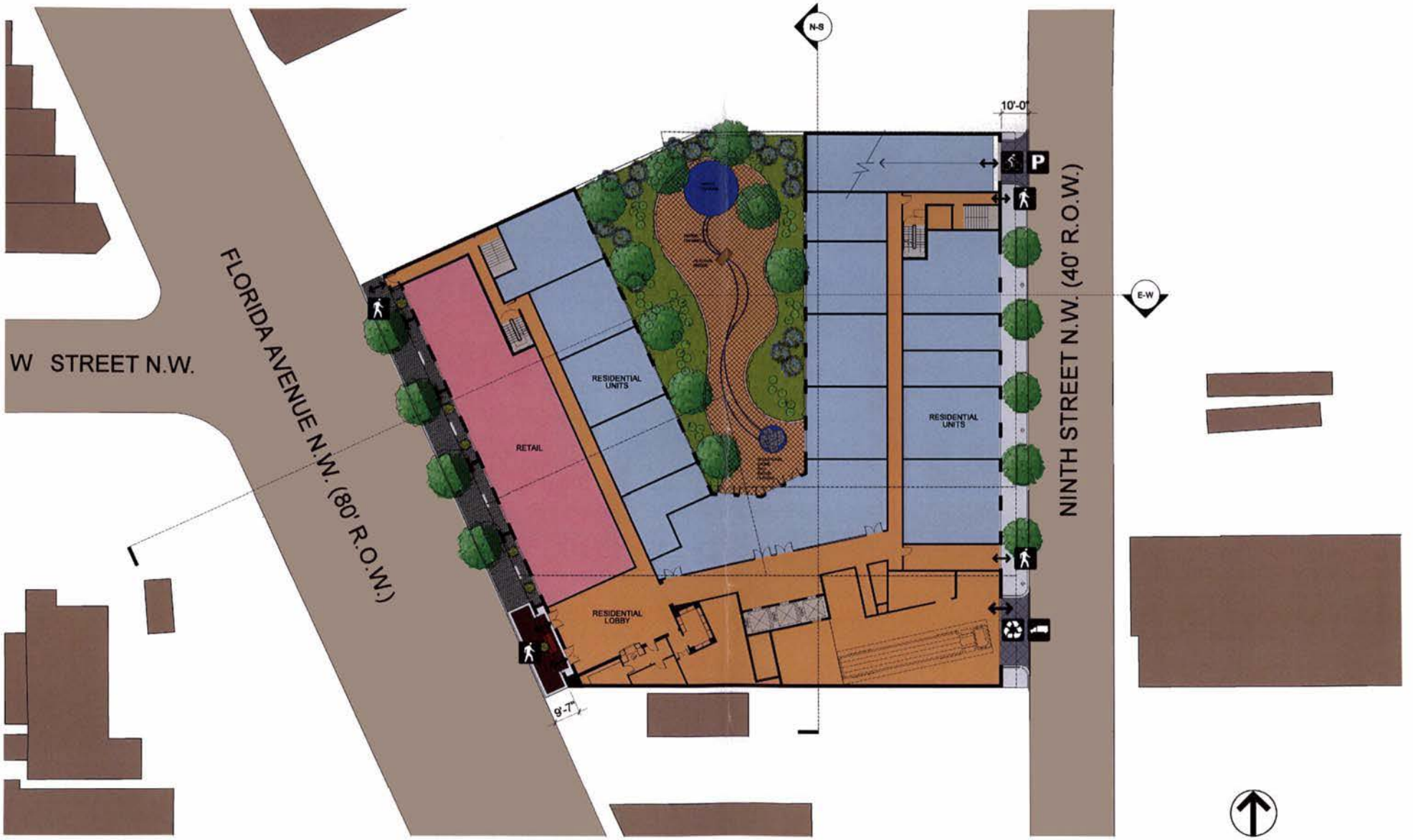

Atlantic Plumbing Site - North

Ground Floor/Circulation Plan

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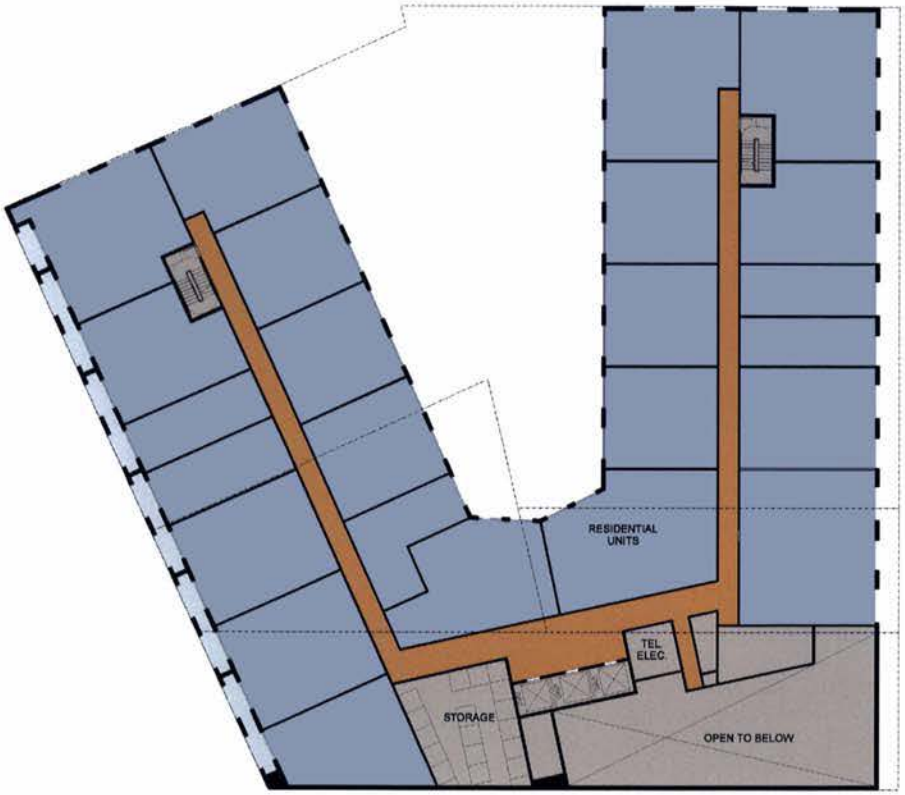
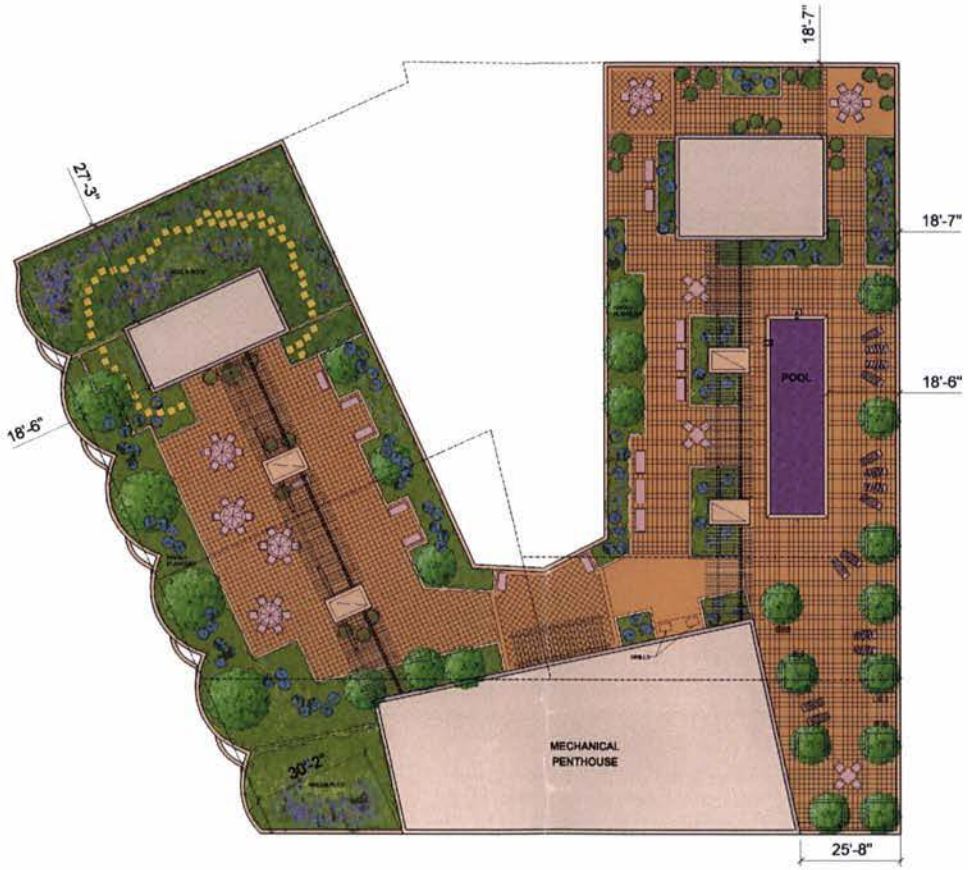
0 32 64 128



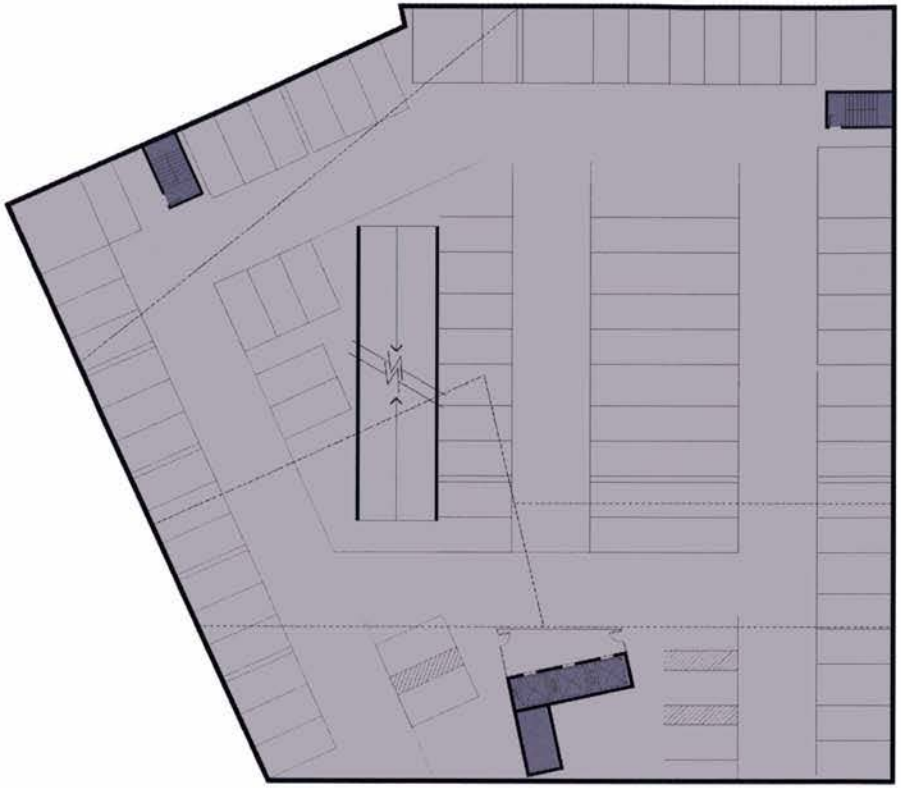
SECOND FLOOR PLAN

TYPICAL FLOOR PLAN

0 32 64 128



ROOF PLAN



P2-P3 PARKING PLAN

85 FULL @ EA. LEVEL
5 HC (FULL) @ EA. LEVEL
180 TOTAL SPACES P2/P3 LEVELS
256 TOTAL ON ALL LEVELS

P1 PARKING PLAN

71 FULL
5 HC (FULL)
76 TOTAL SPACES P1
256 TOTAL ON ALL LEVELS

Parking Levels P2/P3 and Parking Level

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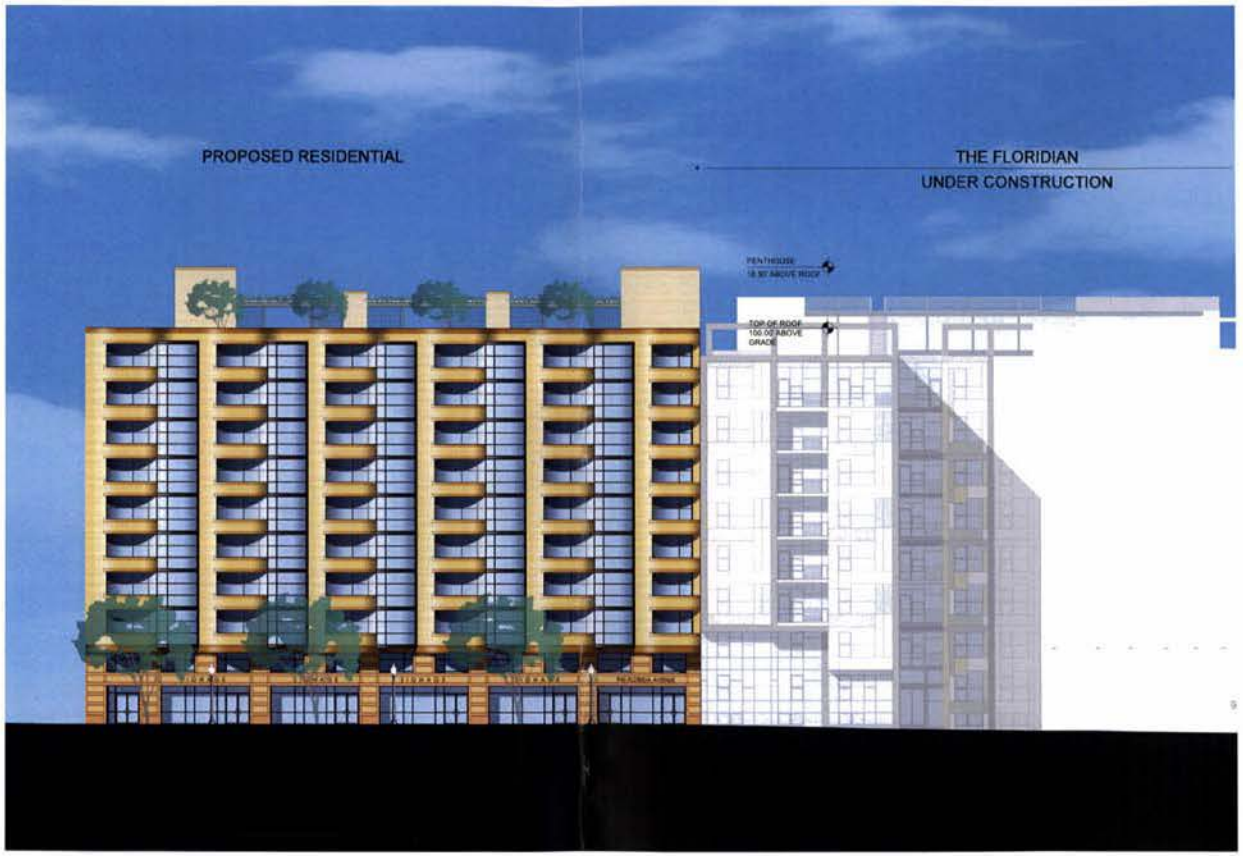

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Florida Avenue - West Elevation

0 32 64 128

North Elevation

14

0 32 64 128

Atlantic Plumbing Site - North

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Atlantic Plumbing Site - North

Ninth Street - East Elevation

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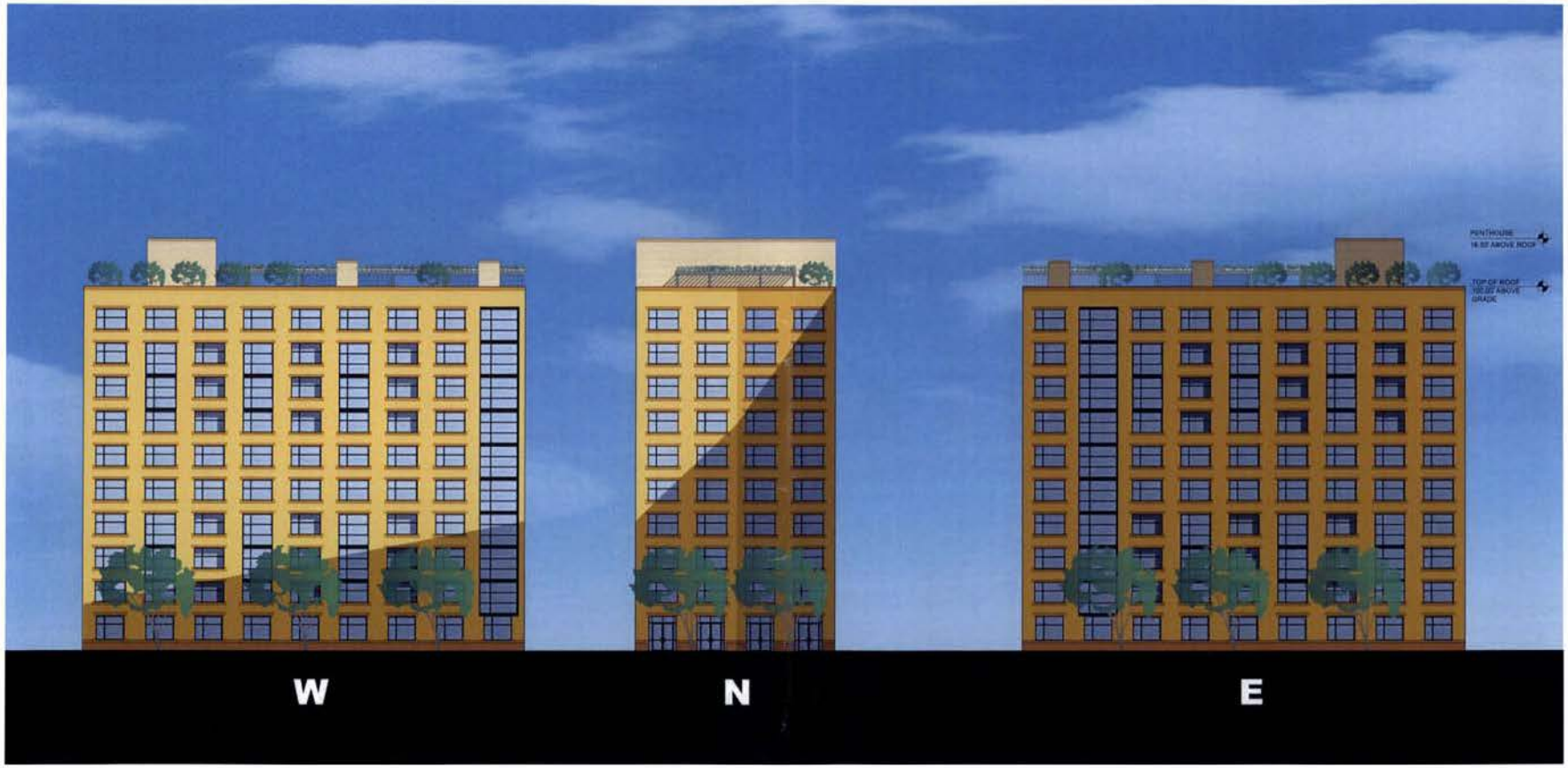
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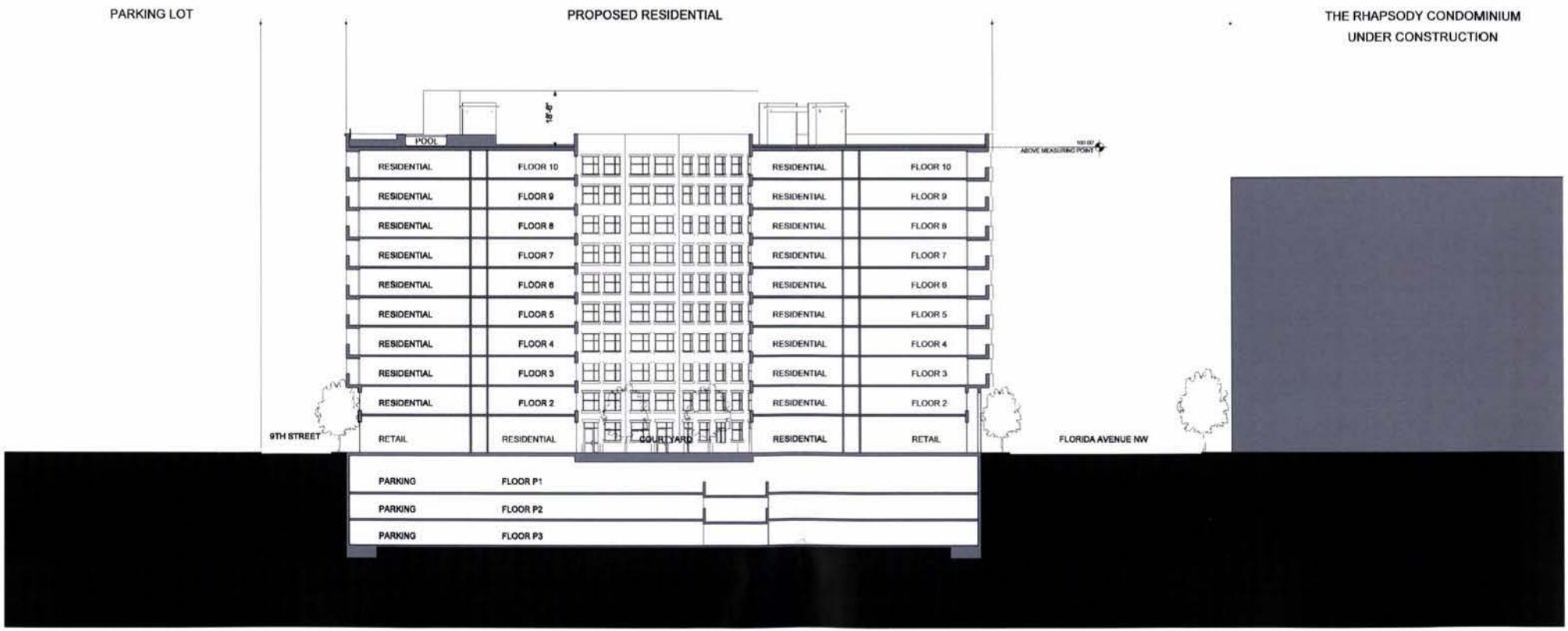

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East - West Site Section

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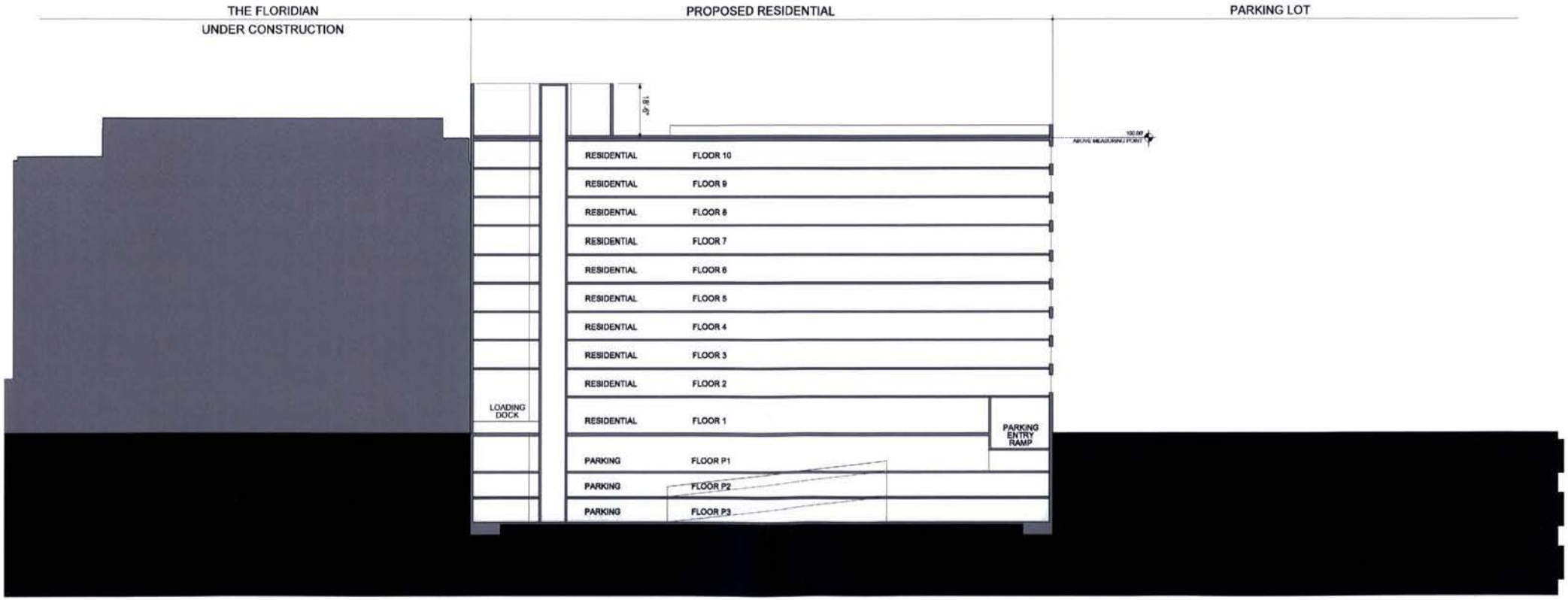

North-South Site Section

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Atlantic Plumbing Site - North

Landscape Plan

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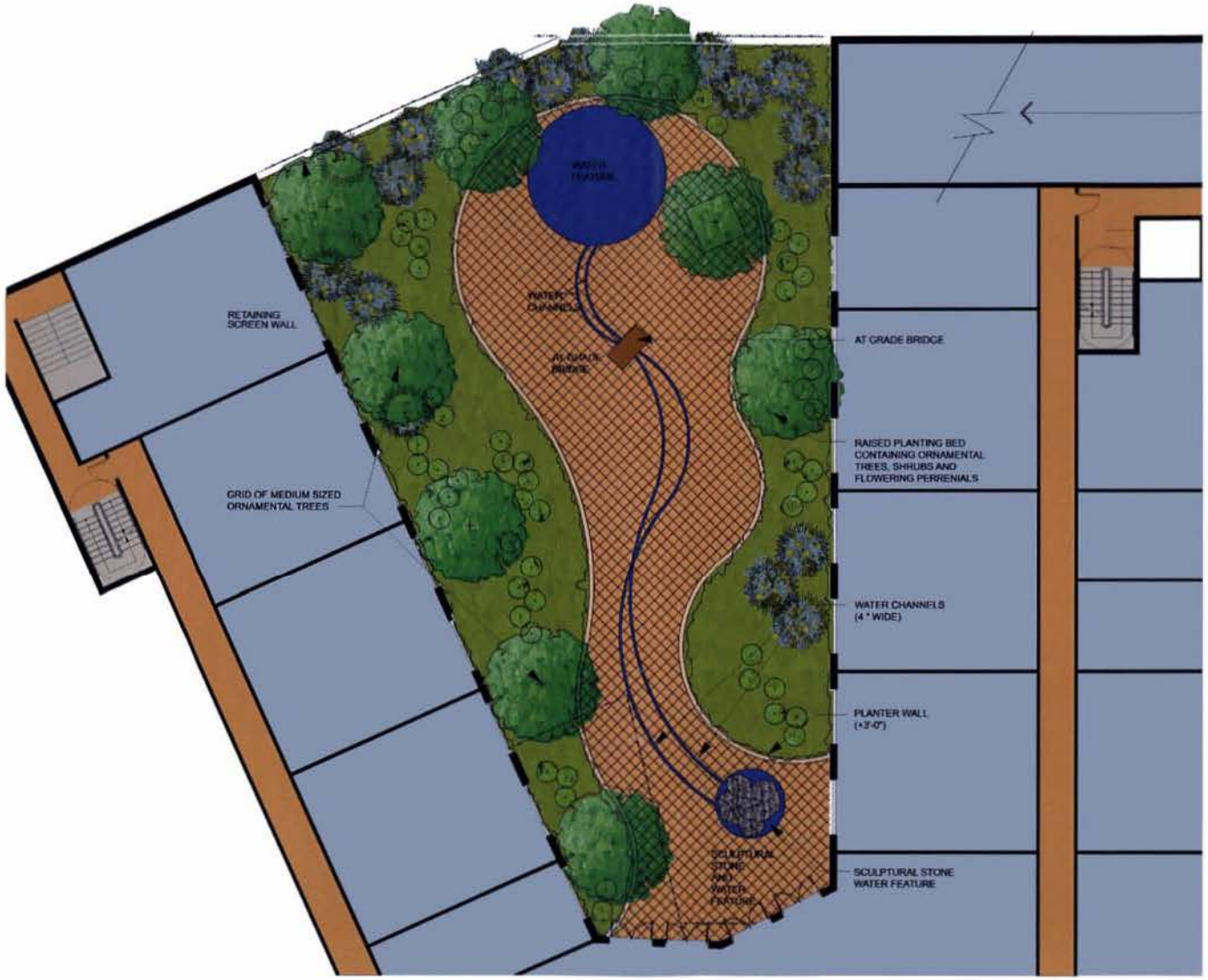

Lanscape Detail at Courtyard

20

0 16 32 64

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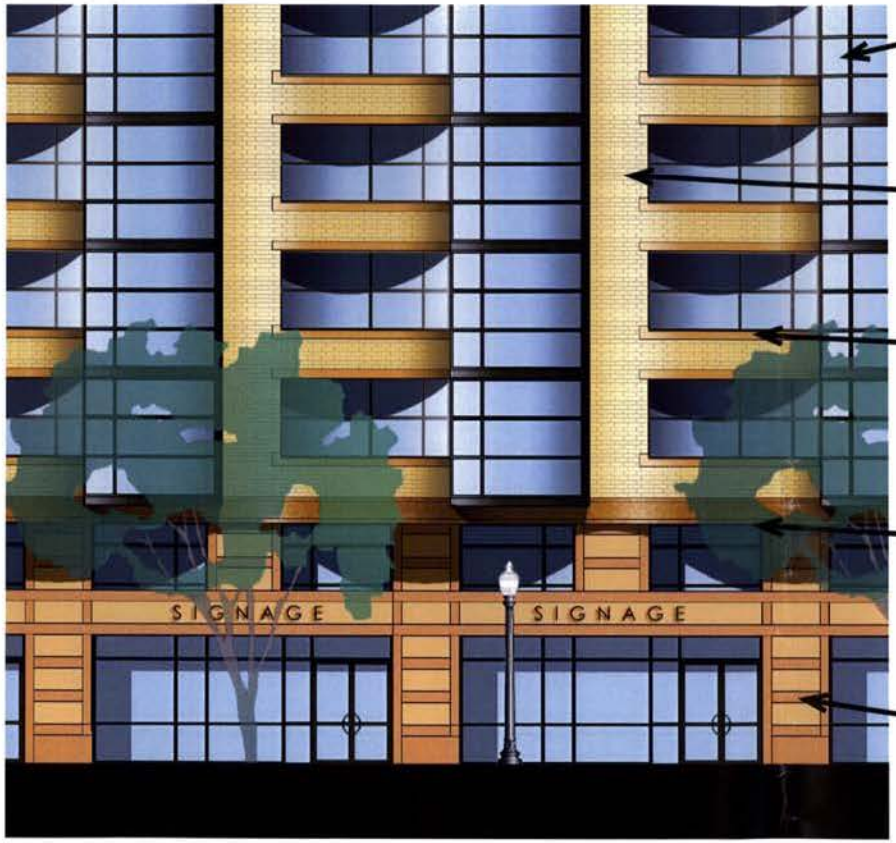


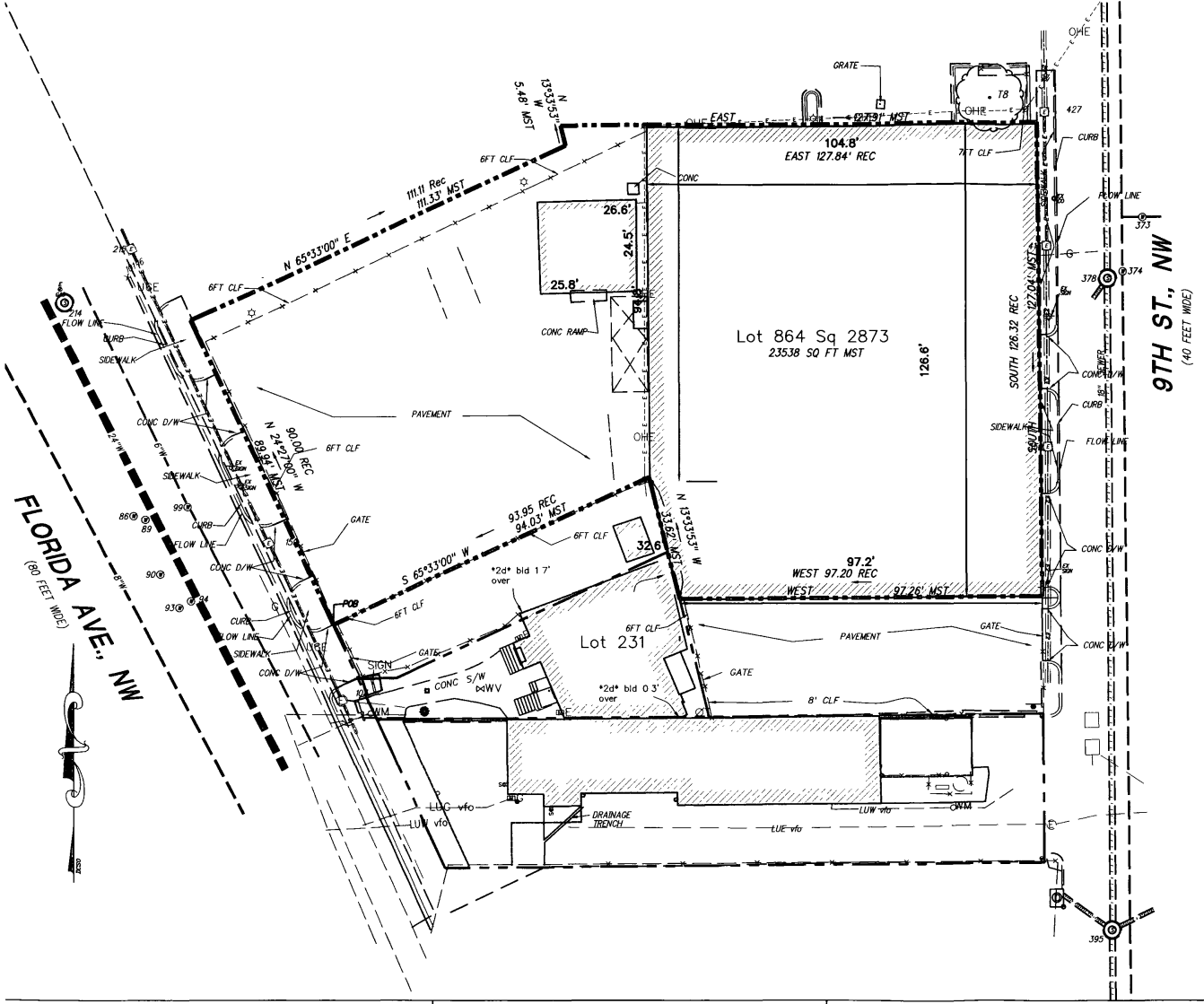
Clear glass

Brick

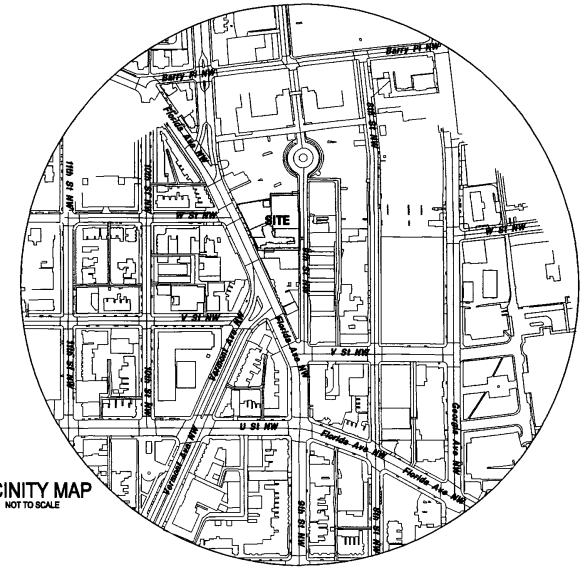
Cast stone #1

Cast stone #2

Cast stone #3



VICINITY MAP
NOT TO SCALE



LEGEND

EXISTING / PROPOSED

- CONTOURS (258)
- SPOT ELEVATIONS (362.25)
- FACE OF BUILDING
- CONCRETE SIDEWALK
- CURB & GUTTER — TRANS.
- CURB & GUTTER
- HEADER CURB
- EDGE OF PAVEMENT (EX EP / EP)
- PAVEMENT MARKING
- RETAINING WALL
- FIRE LANE SIGNS (B A C / B A C)
- PROPERTY LINE
- PARKING SPACES (10)
- LIMITS OF CLEARING AND GRADING
- MATCHLINE
- ELECTRIC LINE & STRUCTURE (E)
- TELEPHONE LINE & STRUCTURE (T)
- LIGHT POLE, STREET LIGHT (Ø)
- SANITARY LINE & MH (EX 12" SAN SEW / 8" SAN SEW)
- STORM INLET
- STORM LINE (EX 28"-30" STM / 12"-18" STM)
- WATER LINE & MH (6"W / PROP 6" WL)
- WATER STRUCTURES (WV, PIV)
- SIAMESE CONNECTION (FDC)
- TEST PIT REQUIRED
- BOLLARD
- CHAIN LINK FENCE
- DRIP LINE
- TREE TO BE PRESERVED

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BROADWAY ATLANTIC PLUMBING

WASHINGTON DC

Broadway Mass Associates LLC
900 Second Street, NE
Suite 107
Washington, DC 20002

Sheet Title:

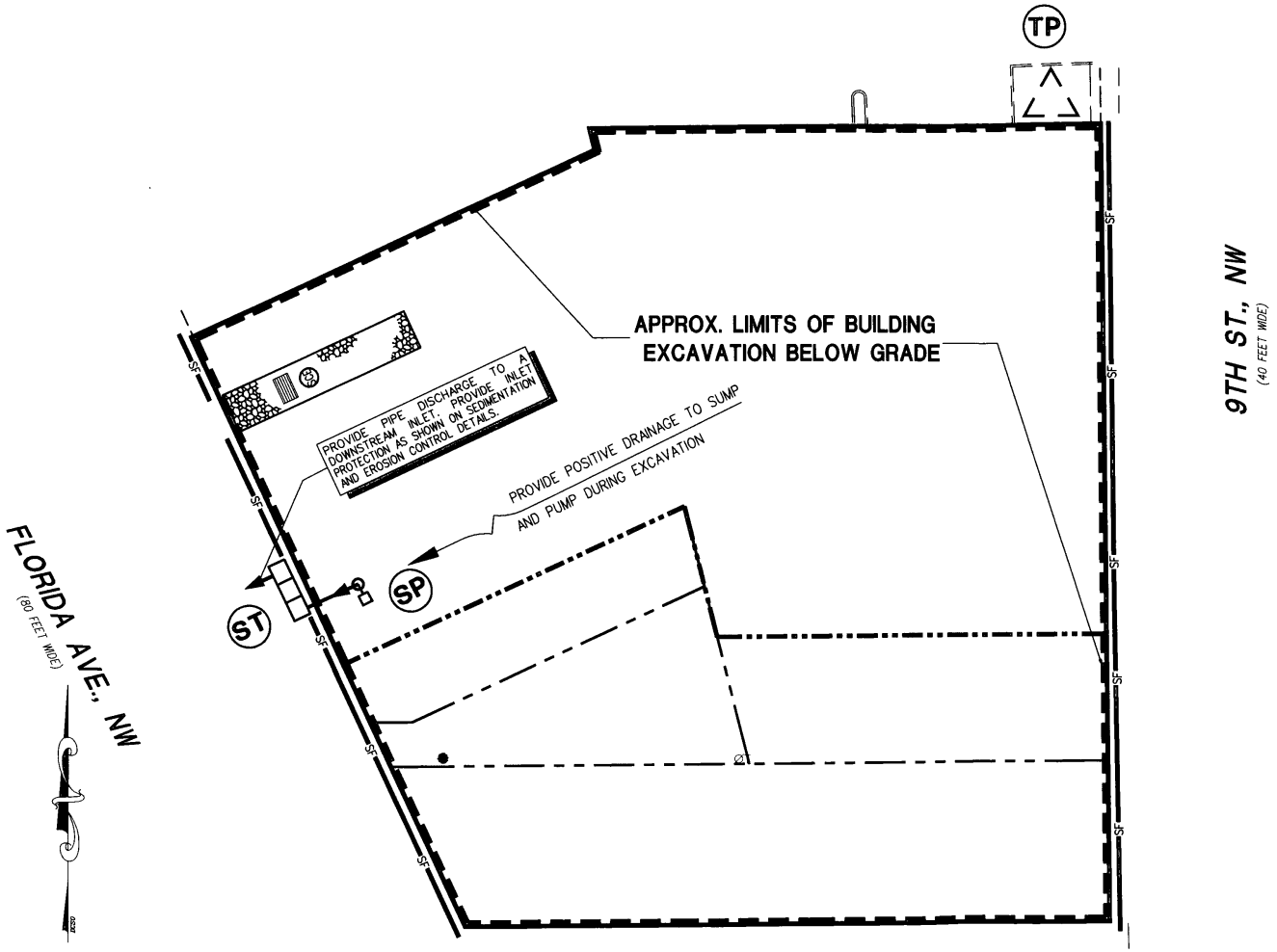
EXISTING CONDITIONS PLAN PARCEL "C"

Job No: 267.05

Scale: 1"=30'

Date: 23.12.05

Sheet No: C.01



CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, TREE PROTECTION, SILT FENCE, STRAW BALE DIKE, AS INDICATED ON THE SHEET. SEE SHEET SEDIMENT AND EROSION CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN
4. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.

CONTRACTOR TO PROVIDE CHAIN LINK FENCE AT PERIMETER OF THE EXCAVATION AREA.

INSTALL SILT FENCE AT PERIMETER TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN, UNLESS OTHERWISE APPROVED BY THE INSPECTOR.

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
   - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
   - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
   - C DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
   - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
   - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
   - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

LEGEND — PROPOSED

- TEMP CONSTRUCTION ENTRANCE
- WASH RACK
- SILT FENCE — SF
- INLET PROTECTION — IP
- TREE PROTECTION — TP
- SUMP PUMP — SP
- SEDIMENT TANK — ST
- APPROXIMATE LIMIT OF BUILDING EXCAVATION BELOW GRADE

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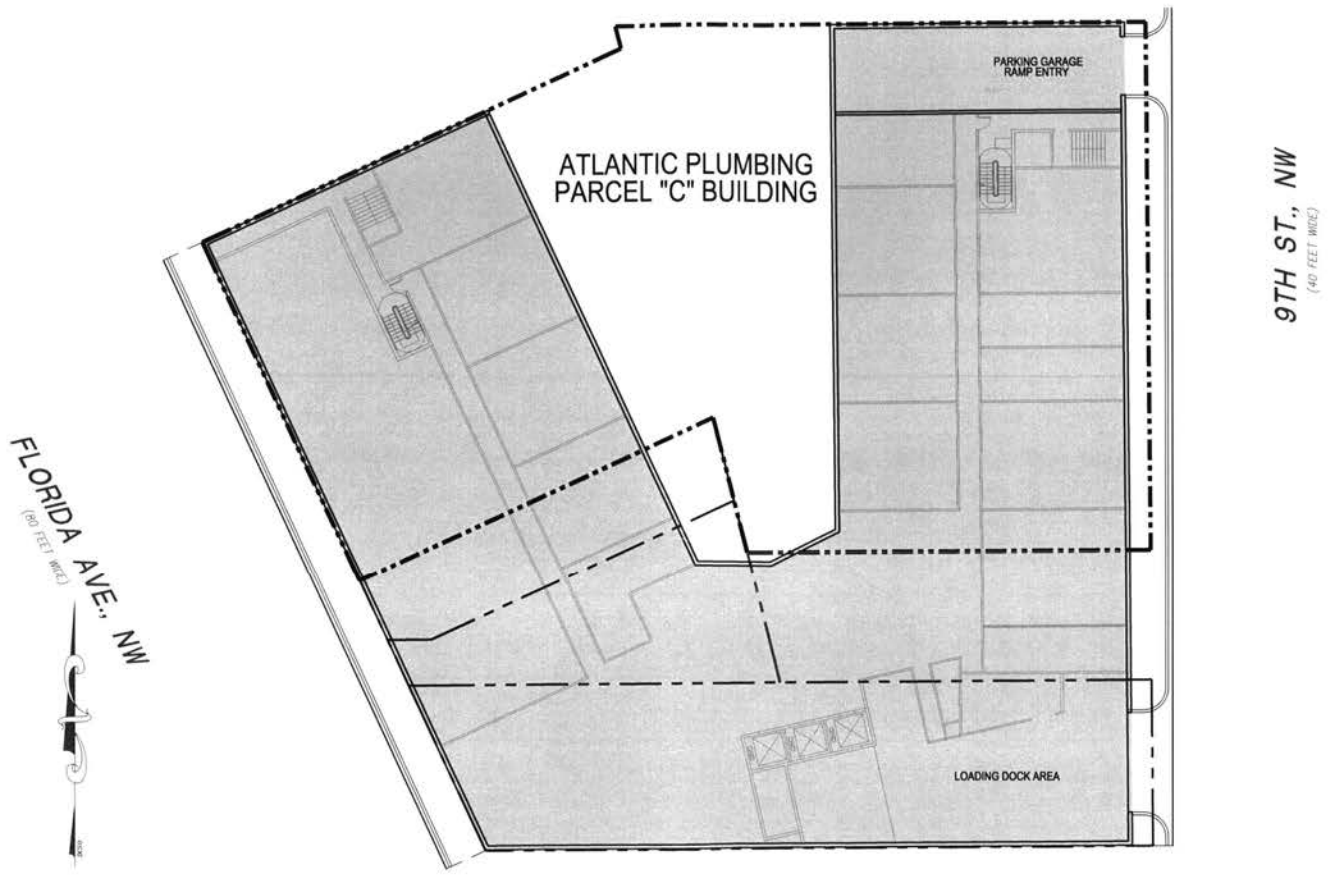
Sheet Title:
SEDIMENTATION AND EROSION CONTROL PLAN
PARCEL "C"

Job No: 267.05
Scale: 1"=30'
Date: 12.23.05

Sheet No: C.02



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WASHINGTON DC

Sheet Title:

SITE PLAN
PARCEL "C"

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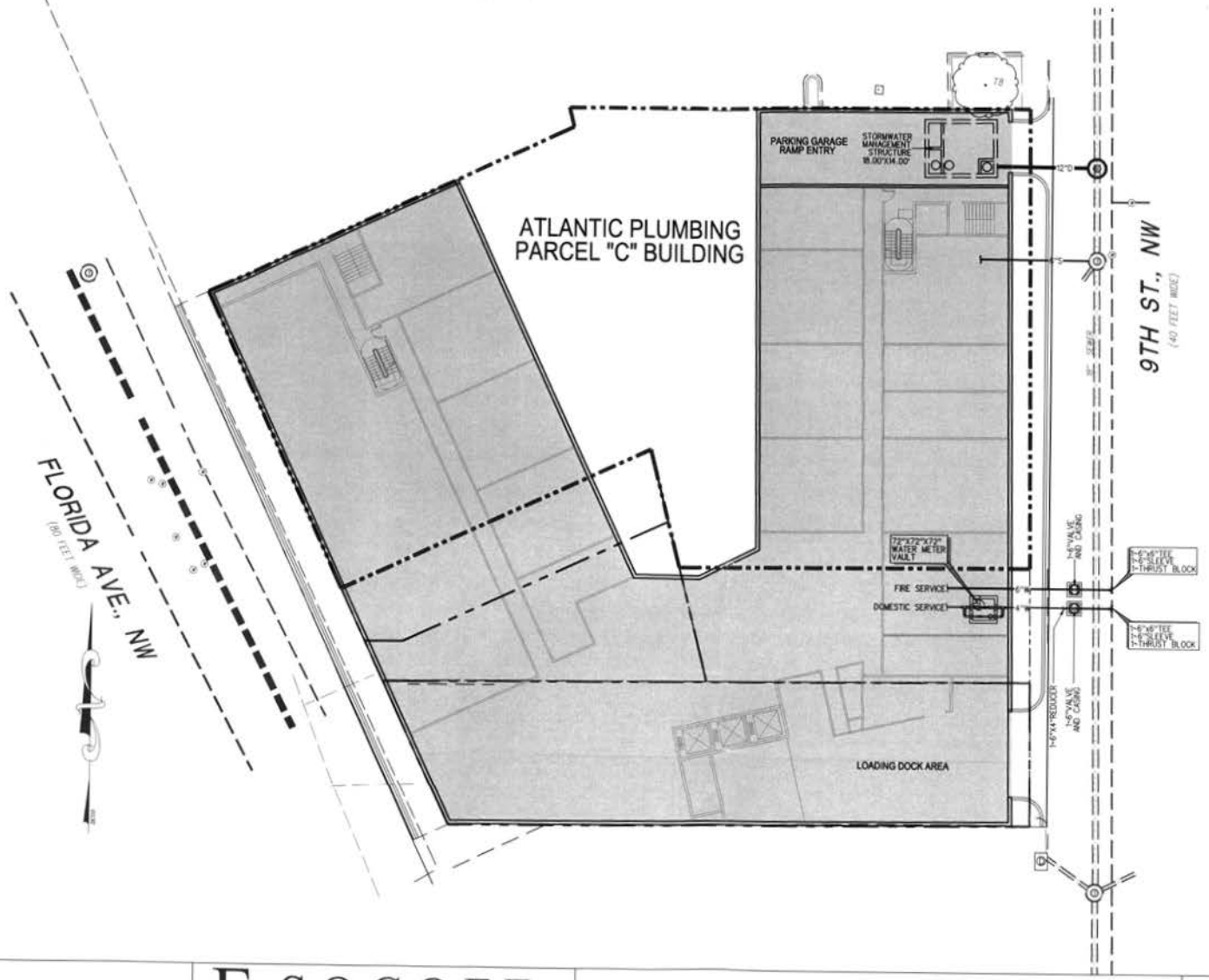
900 Second Street, NE
Suite 107
Washington, DC 20002

Job No: 267.05

Scale: 1"=30' Date: 12.23.05

Sheet No: C.03



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BROADWAY ATLANTIC PLUMBING

WASHINGTON DC

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Washington, DC 20002

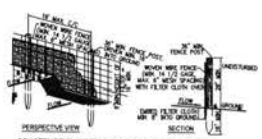
Sheet Title:

UTILITY PLAN PARCEL "C"

Job No: 267.05

Scale: 1"=30' Date: 12.23.05

Sheet No: C.04



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

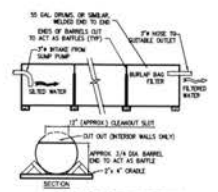
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GAGE 6" MAX MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABLINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

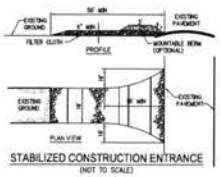
SILT FENCE
(NOT TO SCALE)



CONSTRUCTION NOTES:

1. TODAY BUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 28-81 ARE MET.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DEPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.
4. TANK STORAGE VOLUME REQUIRED = 16 CUBIC FEET OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. MULTIPLE TANKS MAY BE USED.

PORTABLE SEDIMENT TANK
(NOT TO SCALE)

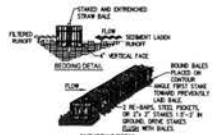


CONSTRUCTION RAMP SPECIFICATION:

1. STONE SIZE– USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH– AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS– NOT LESS THEN SIX (6) INCHES.
4. WIDTH– TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS OCCUPIES.
5. FILTER CLOTH– WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER– ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MAINTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE– THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING– WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

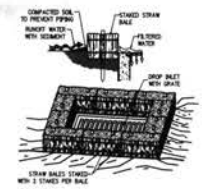
VEHICLE WASH DETAIL
(NOT TO SCALE)



CONSTRUCTION SPECIFICATIONS:

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THAT BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

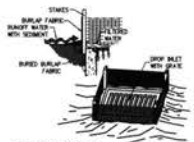
STRAW BALE DIKE
(NOT TO SCALE)



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

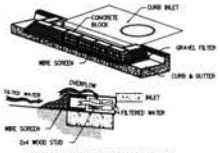
STRAW BALE DROP INLET
SEDIMENT FILTER
(NOT TO SCALE)



SPECIFIC APPLICATION:

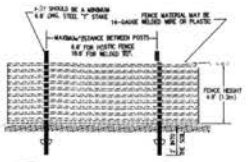
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OF OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET
SEDIMENT FILTER
(NOT TO SCALE)



1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT EITHER SIDE OF THE INLET OPENING.
2. A 2 INCH BY 4 INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEEPING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. EMBEDDED WIRE OR HARDWARE CLOTH WITH 1/2-INCH OPENINGS SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

CURB INLET SEDIMENT FILTER
(NOT TO SCALE)



NOTE:
TREE PROTECTION FENCING MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE
INSTALLATION DETAIL
(NOT TO SCALE)

STANDARDS AND SPECIFICATIONS
FOR
BRICKBAT GROUND COVER

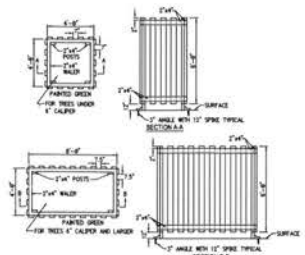
DEFINITION:
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/3 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.

PURPOSE:
BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

CONDITIONS WHEN PRACTICE APPLIES:
BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

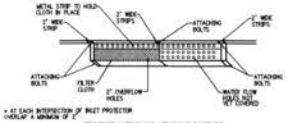
DESIGN CRITERIA:
THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.

BRICKBAT DETAIL
(NOT TO SCALE)



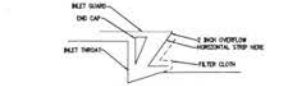
TYPICAL TREE PROTECTION
FENCING
(NOT TO SCALE)

WASH RACK DETAIL
(NOT TO SCALE)

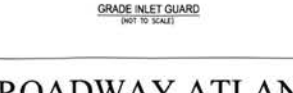


* AT EACH INTERSECTION OF INLET PROTECTION OVERLAP A MINIMUM OF 2'

STANDARD INLET GUARD ATTACHMENT METHOD



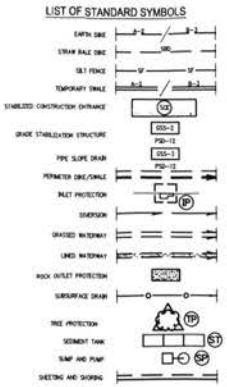
STANDARD INLET GUARD DIMENSIONS



STANDARD INLET GUARD CROSS SECTION

GRADE INLET GUARD
(NOT TO SCALE)

LIST OF STANDARD SYMBOLS



EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE AND WASH RACK WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL STRAW BALE DIKE AS SHOWN ON SEDIMENT AND EROSION CONTROL PLAN.
4. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL STRAW BALE DIKES TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND / OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE INSPECTOR.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY AND SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE ENTERING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITION.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEEDED OR SODDED AS PER DC SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 65% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
10. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER RAZE OF DEMOS, THERE IS NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVING, BRICKBRACK OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE D.C. EROSION AND SEDIMENT CONTROL INSPECTOR APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE PERMANENTLY STABILIZED.

CONSTRUCTION SPECIFICATIONS:

1. PIT DIMENSIONS ARE OPTIONAL.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12"-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF 3" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH 3" AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12"-18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION. IF DESIRED, 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTERCLOTH. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.

SUMP PIT
(NOT TO SCALE)

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Sheet Title:
SEDIMENTATION AND EROSION CONTROL DETAILS

Job No: 267.05
Scale: 1"=40'
Date: 03.06.05

Sheet No: C.05