SARGENT ROAD CAMPUS

4801 SARGENT ROAD, N.E., WASHINGTON, D.C.

BOYS TOWN USA

OWNER

BOYS TOWN USA

13603 Flanagan Blvd., Boys Town, NE 68010

ARCHITECTS

WEINSTEIN ASSOCIATES ARCHITECTS

1743 Connecticut Ave, NW Washington, D.C. 20009

SITE CIVIL ENGINEERING

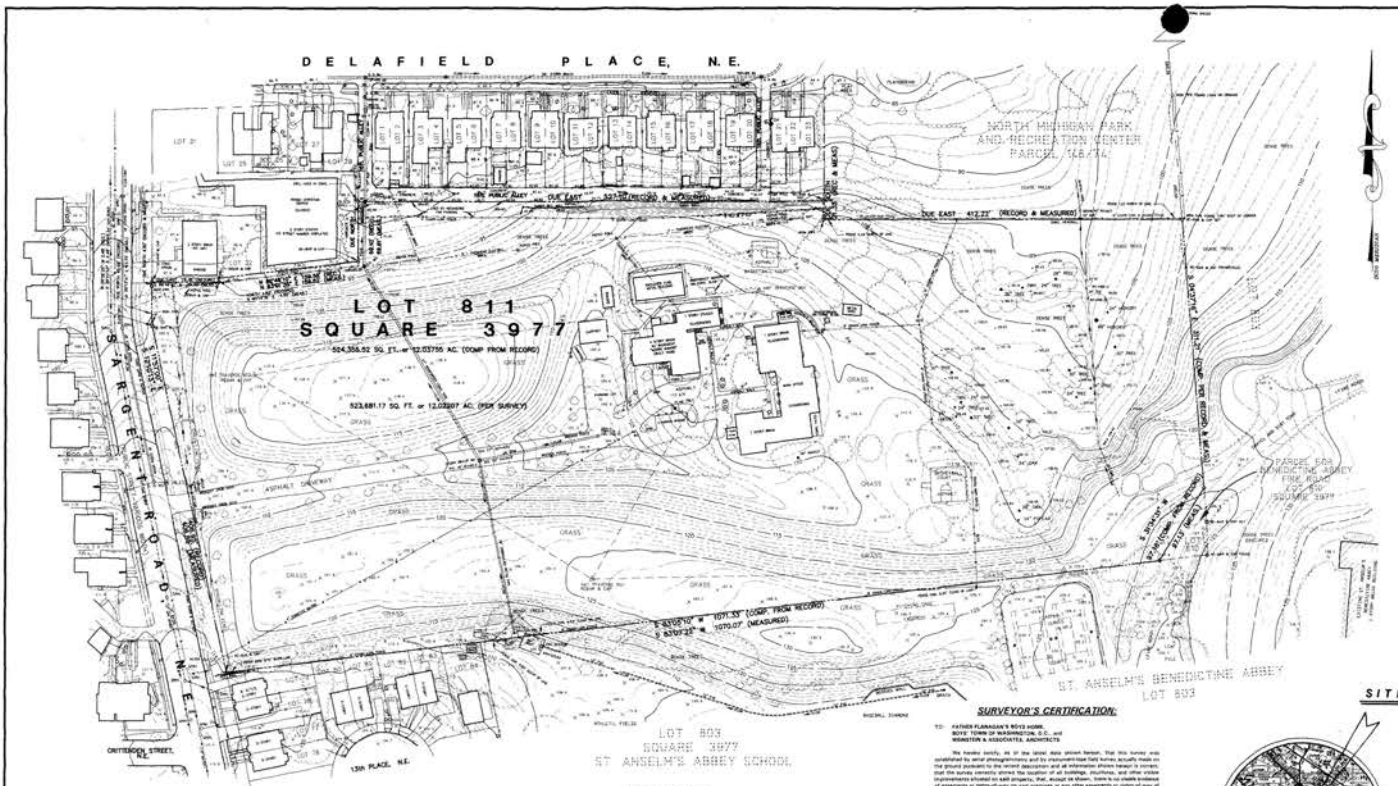
A. MORTON THOMAS AND ASSOCIATES, INC.

12750 Twinbrook Parkway, Suite 200, Rockville, MD 20852

ZONING AND LAND USE ATTORNEYS

WILKES, ARTIS, HEDRICK, & LANE

1666 K. Street, Suite 1100, NW Washington, D.C. 20006



GENERAL NOTES:

1. Total Area: 524,356.52 Sq. Ft. or 12.03755 Ac. (Record)
   523,681.17 Sq. Ft. or 12.02207 Ac. (Comp. from D.C. Maps.)
2. Property shown among the records of the D.C. Surveyor's Office as follows:
   Subdivision Book 155 - Page 42
   Assessment and Taxation Plat 3769-2
   Assessment and Taxation Plat 3197-F
   Surveyor's Office Misc No. 5291
   Surveyor's Office Misc No. 5270
3. Property Zoned "R-2".
4. The property shown hereon does NOT lie within any Special Flood Hazard Area as established by the U.S. Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Maps, Community Panel No. 110001-0020-B effective date November 19, 1986.
5. Lawyers Title Insurance Corporation Commitment for Title Insurance No. 90-491625 (Rev. #2) Case No. 93-268, effective date August 17, 1993, was received, examined and relied upon in preparing this survey.
6. Property corner markers installed as shown by this survey.
7. Boundary information shown hereon was obtained from official City records, and verified in the field insofar as possible. Property line bearings from official records may not necessarily agree with actual measured directions. All property lines in the District of Columbia are subject to change by the Office of the Surveyor, D.C.
8. Underground objects such as utilities and vaults, if any, were located from available records and verified in the field to the extent possible. Sub-surface investigation was not performed. All underground locations should be considered approximate. For marking of underground utility lines, call MISS UTILITY AT 1-800 257-7777 at least 48 hours prior to any excavation or construction.
9. Elevations shown hereon are in (DCDPW) Datum.

SURVEYOR'S CERTIFICATION:

TO: FATHER FLANAGAN'S BOYS HOME,
BOYS' TOWN OF WASHINGTON, D.C., and
WINSTON & ASSOCIATES, ARCHITECTS:

We hereby certify, as of the date shown hereon, that this survey was established by aerial photogrammetry and by instrument-tape field surveys actually made on the ground pursuant to the control descriptions and all information shown hereon is correct; that the survey correctly shows the location of all buildings, structures, and other visible improvements on said property; that, except as shown, there is no visible evidence of easements or rights-of-way on said premises or any other easements or rights-of-way of which the undersigned has been advised; no party walls, no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no visible encroachments on said property by buildings, structures or other improvements situated on adjoining property; that said property and only said property constitutes one tax parcel survey as may be shown on the survey; that the topography as indicated; and that all Zoning Classifications are properly shown hereon. The undersigned has received, examined and relied upon a copy of the Commitment for Title Insurance issued by Lawyers Title Insurance Corporation, Commitment No. 90-491625 (Rev. #2), Case No. 93-268, effective date August 17, 1993, and the location of each easement, rights-of-way and servitude, has (with recording reference) been shown hereon.

This symbol certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1981, including Items 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, and 13 of Table A thereof; and meets the Accuracy Standards of an ALTA / ACSM Urban Survey in effect on the date of this Certification.

A. MORTON THOMAS and Associates, Inc.

SEPTEMBER 9, 1998
Date

By: [signature]
Registered Professional No. 10772
District of Columbia Registration 911

SITE



VICINITY MAP.
SCALE: 1 inch = 2000 feet.

SYMBOLS
- ⊙ FOUND
- ⊙ SET
- ○ SIGN
- ▭ MANHOLE
- ▭ VAULT
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE

AMT
A. MORTON THOMAS and ASSOCIATES, INC.
CERTIFIED LAND SURVEYORS
1140 3rd ST., N.E., WASHINGTON, D.C. 20002
(202) 46-7480 (202) 46-7484
FAX: 547-8810 INTERNET: AMT@CAPCON.NET

NO.	DATE	BY	REVISION
1	9/9/98	GCM	ADD TOPOGRAPHIC SURVEY AND TOPOGRAPHIC SURVEY NOTES

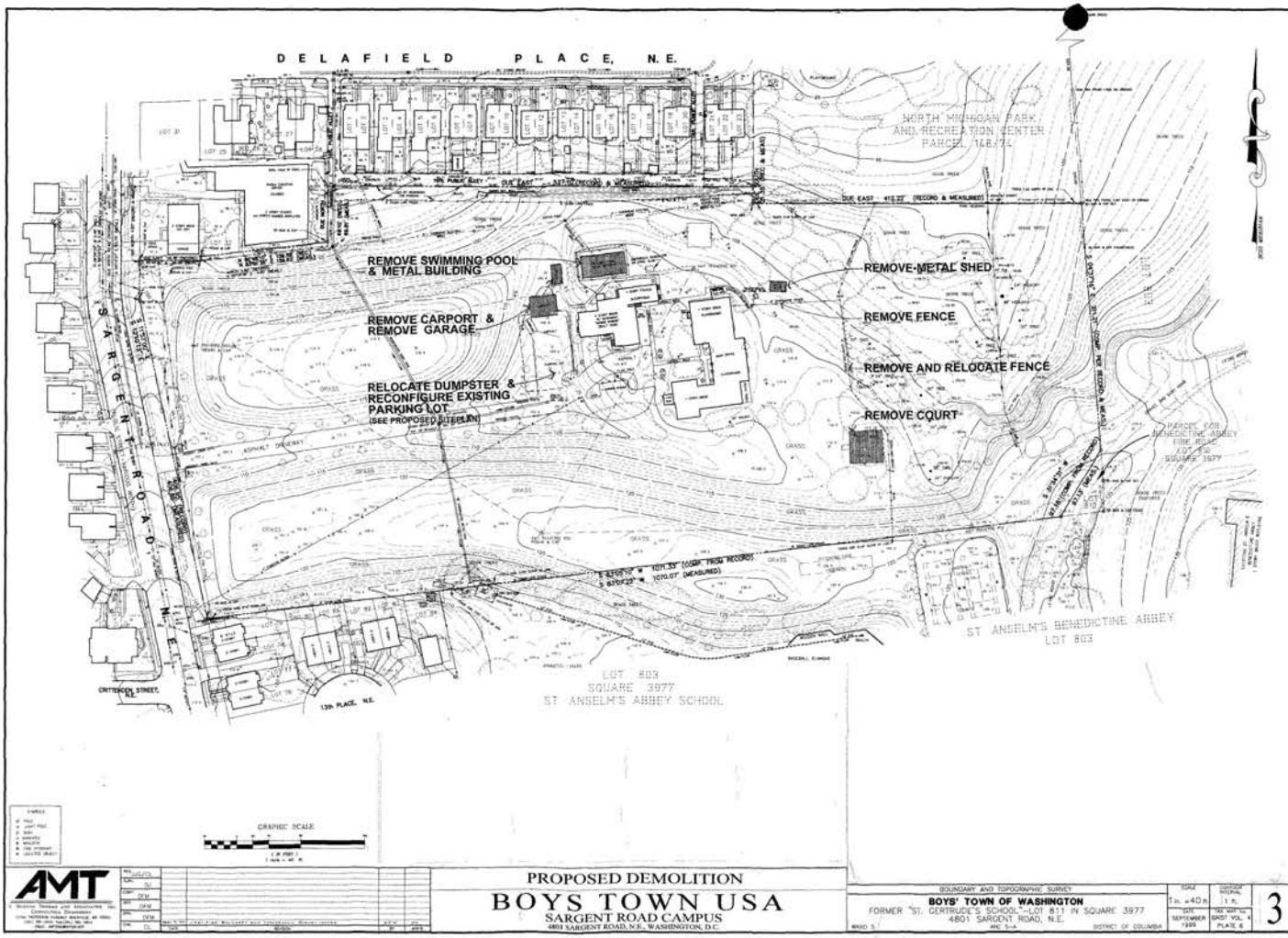
DRAWN: GCM
CHKD: WES
APP'D: DFM
DWG NO: 01

EXISTING CONDITIONS
BOYS TOWN USA
SARGENT ROAD CAMPUS
4801 SARGENT ROAD, N.E., WASHINGTON, D.C.

BOUNDARY AND TOPOGRAPHIC SURVEY
BOYS' TOWN OF WASHINGTON
FORMER "ST. GERTRUDE'S SCHOOL"—LOT 811 IN SQUARE 3977
4801 SARGENT ROAD, N.E.
WARD 5 ANC 5-A DISTRICT OF COLUMBIA

SCALE: 1 in. = 40 ft. | 1 ft.
DATE: SEPTEMBER 1998
CONTOUR INTERVAL: 1 ft.
SHEET NO. 2 OF SHEET NO. 4 PLATE 2

2



AMT

PROPOSED DEMOLITION

BOYS TOWN USA

SARGENT ROAD CAMPUS

4801 SARGENT ROAD, N.E., WASHINGTON, D.C.

BOUNDARY AND TOPOGRAPHIC SURVEY

BOYS' TOWN OF WASHINGTON

FORMER "ST. GERTRUDE'S SCHOOL"–LOT 811 IN SQUARE 3977

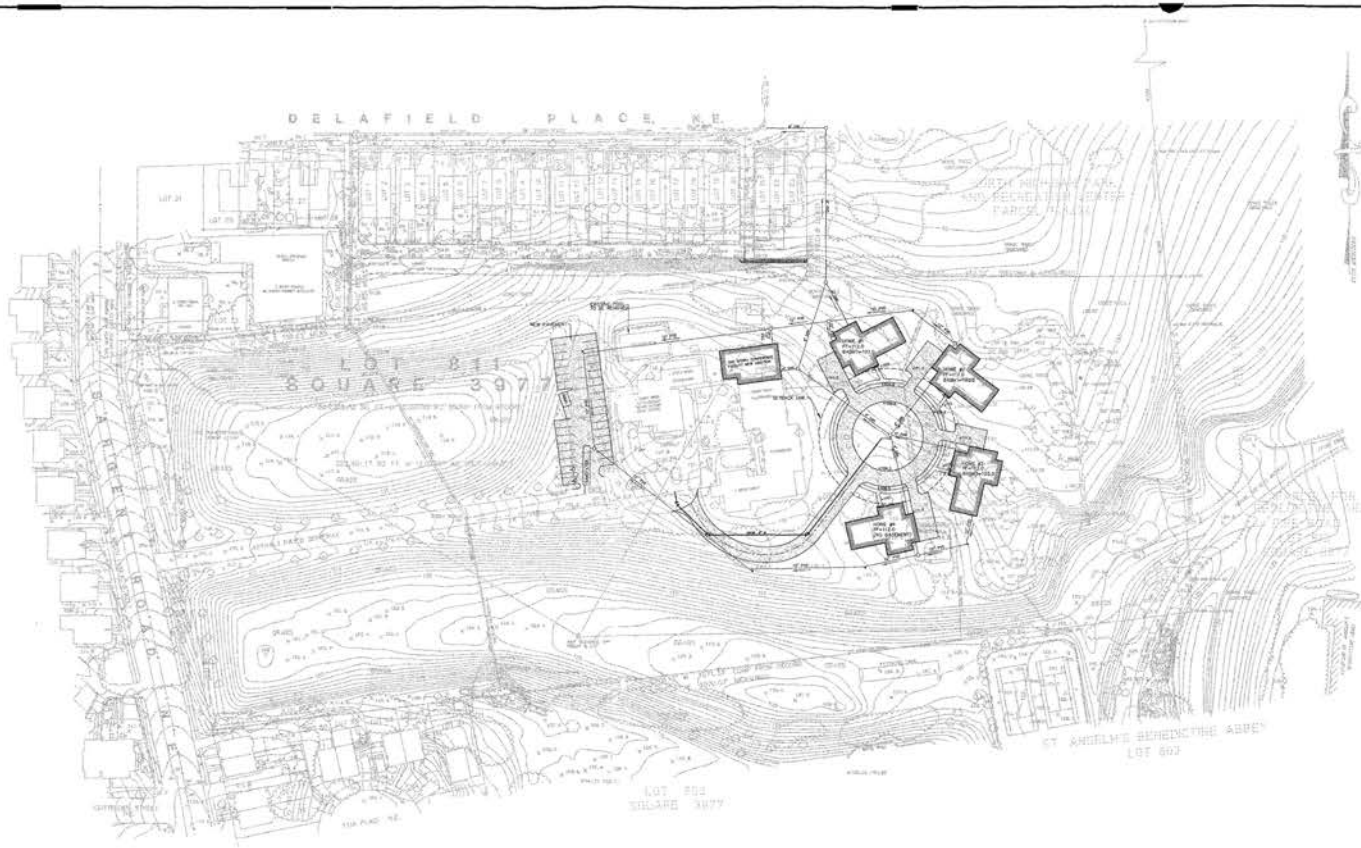
4801 SARGENT ROAD, N.E.

WARD 5 ANC 5-A DISTRICT OF COLUMBIA

SCALE 1 in. = 40 ft. | VERTICAL INTERVAL 1 ft.

DATE SEPTEMBER 1999 | REF. WSHTN BASE VOL. 4 PLATE 8

3



SITE CIVIL PLAN

BOYS TOWN USA

SARGENT ROAD CAMPUS

4801 SARGENT ROAD, N.E., WASHINGTON, D.C.

BZA SITE PLAN

BOYS' TOWN OF WASHINGTON

FORMER "ST. GERTRUDE'S SCHOOL" LOT 811 IN SQUARE 3977

4801 SARGENT ROAD, N.E.

WARD 5 ANC 5-A DISTRICT OF COLUMBIA

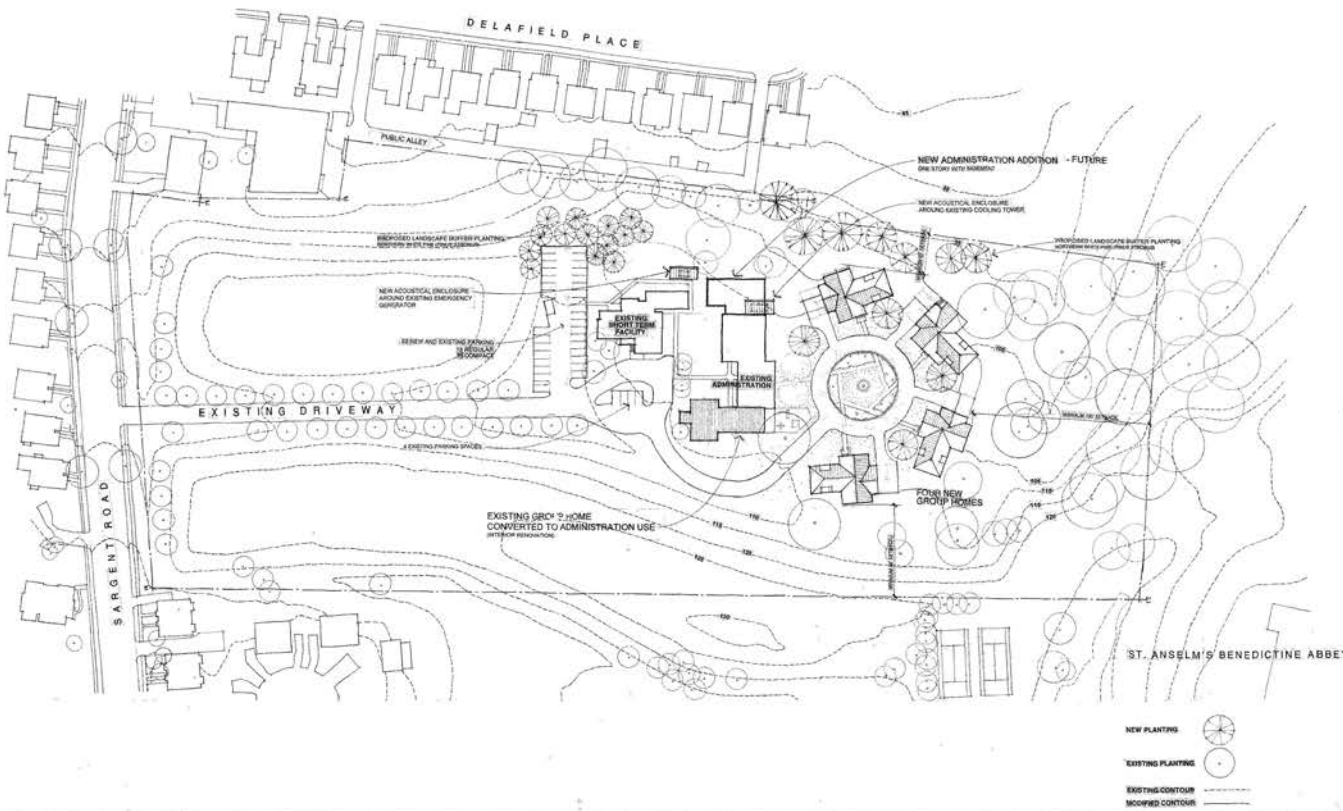
SCALE: 1 in. = 40 ft.

CONTOUR INTERVAL: 2ft.

DATE: FEBRUARY 2000

TAX MAP No. BASE VOL. 2

4



BOYS TOWN USA

SARGENT ROAD CAMPUS

4801 SARGENT ROAD, N.E., WASHINGTON, D.C.

PROPOSED SITE PLAN

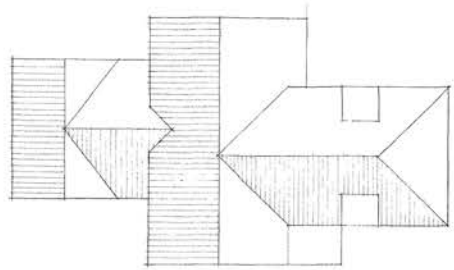
WEINSTEIN ASSOCIATES ARCHITECTS
1743 CONNECTICUT AVE, NW WASHINGTON, D.C. 20009 202-232-2400

A. MORTON THOMAS AND ASSOCIATES, INC.
12750 Twinbrook Parkway, Suite 200, Rockville, MD 20852

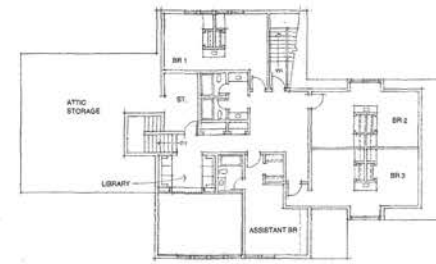
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Date: 2/04/00
Revisions:

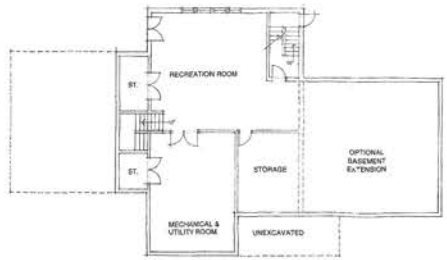
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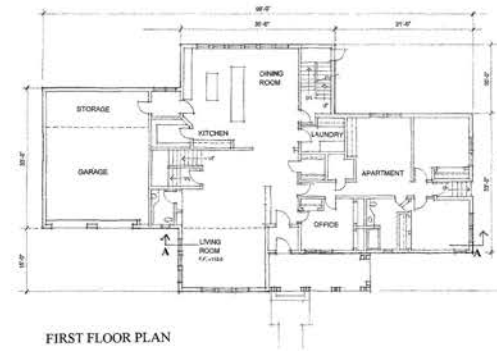
ROOF PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

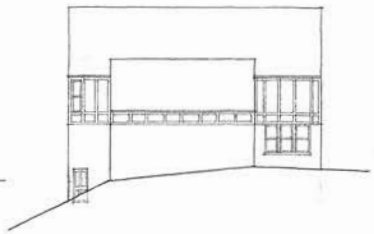


FIRST FLOOR PLAN

BOYS TOWN USA SARGENT ROAD CAMPUS 6801 SARGENT ROAD, N.E., WASHINGTON, D.C.	ILLUSTRATIVE GROUP HOME FLOOR PLANS	WEINSTEIN ASSOCIATES ARCHITECTS 1745 CONNECTICUT AVE. NW WASHINGTON, D.C. 20009 202-232-2400 A. MORTON THOMAS AND ASSOCIATES, INC. 12750 Twinbrook Parkway, Suite 200, Rockville, MD 20852	SCALE: 1/8" = 1'-0"	Date: 10/15/09 Revisions: 2/04/08	6



REAR ELEVATION



SIDE ELEVATION



SECTION A-A



FRONT ELEVATION



SIDE ELEVATION

BOYS TOWN USA
SARGENT ROAD CAMPUS
4801 SARGENT ROAD, N.E., WASHINGTON, D.C.

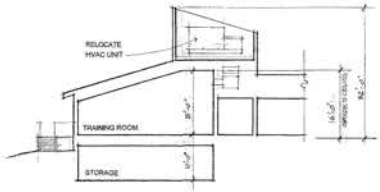
ILLUSTRATIVE ELEVATIONS AND SECTIONS

WEINSTEIN ASSOCIATES ARCHITECTS
1740 CONNECTICUT AVE, NW WASHINGTON, D.C. 20009 202-233-2460
A. MORTON THOMAS AND ASSOCIATES, INC.
12750 Twinbrook Parkway, Suite 200, Rockville, MD 20852

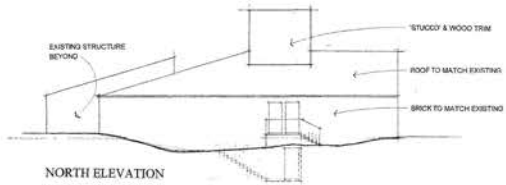
SCALE: 1/8" = 1'- 0"

Date: 10/15/99
Revisions:
1/04/00

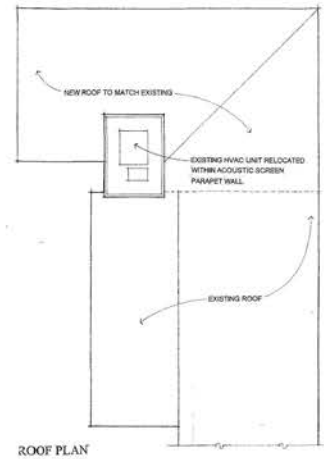
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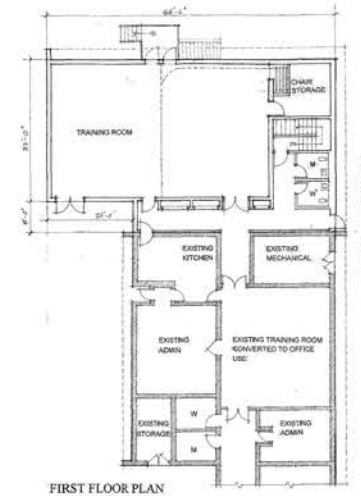
SECTION B-B



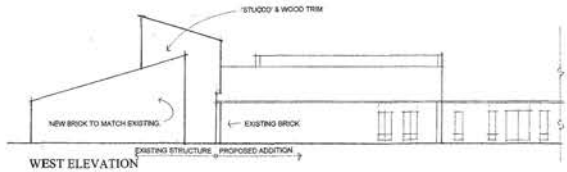
NORTH ELEVATION



ROOF PLAN



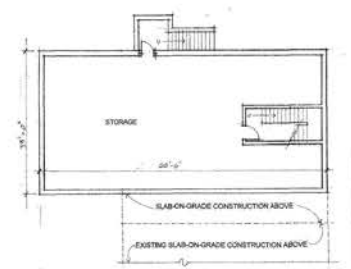
FIRST FLOOR PLAN
ELEVATION 111.00



WEST ELEVATION



EAST ELEVATION



BASEMENT PLAN
ELEVATION 101.00

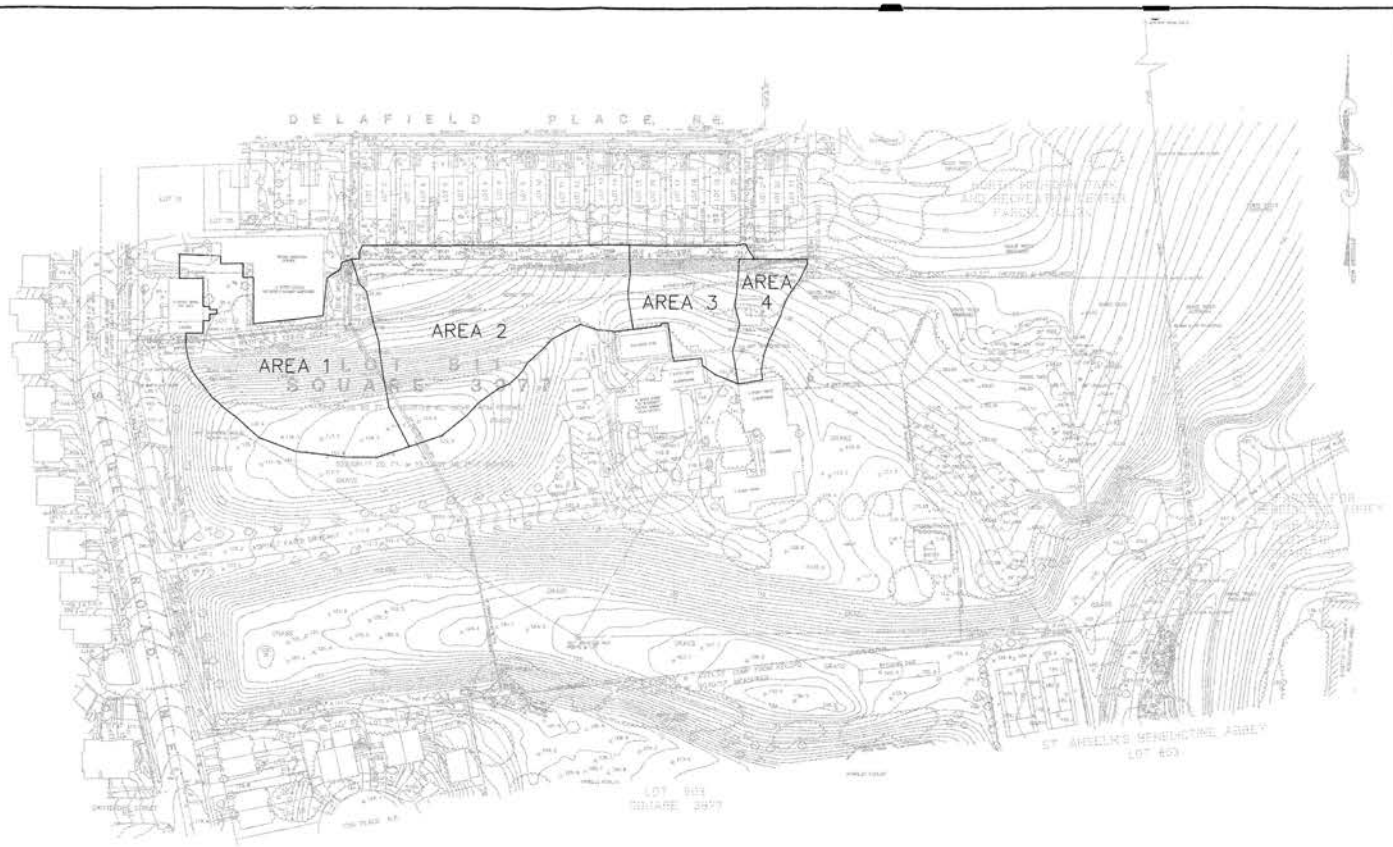
BOYS TOWN USA
SARGENT ROAD CAMPUS
4801 SARGENT ROAD, N.E., WASHINGTON, D.C.

PROPOSED ADMINISTRATION ADDITION

WEINSTEIN ASSOCIATES ARCHITECTS
1743 CONNECTICUT AVE, NW WASHINGTON, D.C. 20009 202-232-2400
A. MORTON THOMAS AND ASSOCIATES, INC.
11750 Twinbrook Parkway, Suite 200, Rockville, MD 20852

SCALE: 1/8" = 1'- 0"

Date: 10/15/99
Revisions:



AMT

NO.	REVISION	BY	DATE
DES.			
DRAWN			
REV.	VMT		
APP.	VMT		
CHK.	TFB		

STORM WATER MITIGATION

DRAINAGE AREA MAP

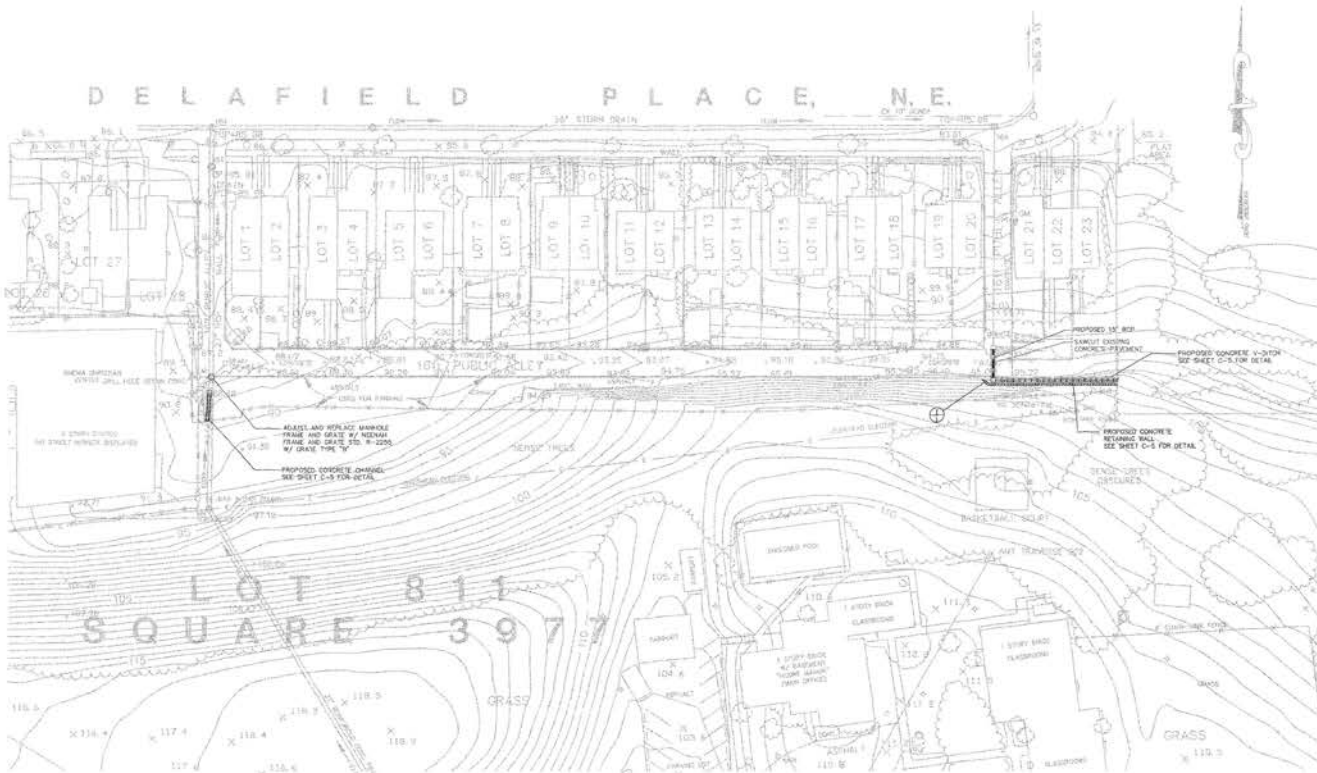
BOYS' TOWN OF WASHINGTON

FORMER "ST. GERTRUDE'S SCHOOL" LOT 811 IN SQUARE 3977

4801 SARGENT ROAD, N.E.

WARD 5 ANC 5-A DISTRICT OF COLUMBIA

SCALE	CONTOUR INTERVAL	ARCH. FILE NO.
1"=40ft	2ft.	92-036 .04
DATE	TOP MAP No.	SHEET
FEBRUARY 2000	BASIS VOL. 2	C-1



AMT

NO.	DATE	REVISION	BY	DATE

STORM WATER MITIGATION

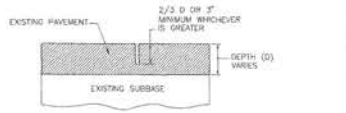
STORM WATER MANAGEMENT SITE/UTILITY PLAN

BOYS' TOWN OF WASHINGTON

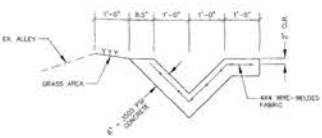
FORMER "ST. GERTRUDE'S SCHOOL" LOT 811 IN SQUARE 3977
4801 SARGENT ROAD, N.E.

WARD 5 ANC 5-A DISTRICT OF COLUMBIA

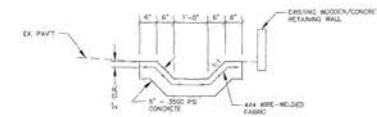
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DATE FEBRUARY 2000	TAX MAP No. SHEET VOL. 2	SHEET C-2



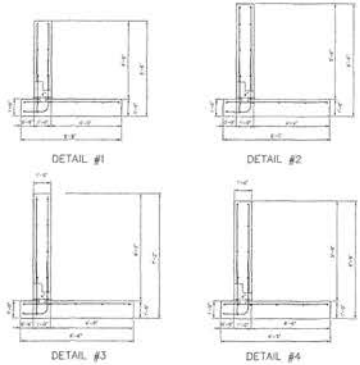
SAW CUT DETAIL
NOT TO SCALE



V-DITCH DETAIL
NOT TO SCALE

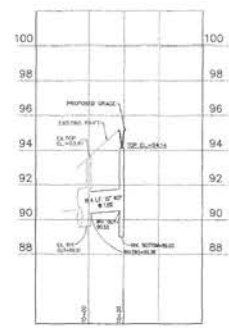


CONC. CHANNEL DETAIL
NOT TO SCALE

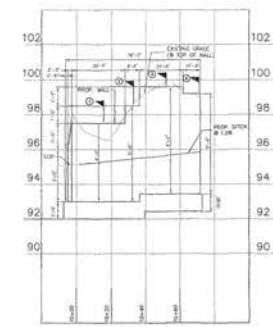


NOTES:
1. IN "3000 SQ. CONCRETE" IS THAT FOUNDATION MATERIAL THAT CAN SUPPORT A SAFE BEARING PRESSURE GREATER THAN 4K TO 3K/SQ.FT.
2. IF IN THE LENGTH OF A WALL THE TYPE OF WALL CHANGES AND PROVIDES FOR A DIFFERENT THICKNESS OF STEM, THEN THE "DETAIL A" SHALL BE FOR ALL WALLS OF GREATER THAN THE LEAST WALL THICKNESS.
3. CONTRACTOR HAS THE OPTION OF LAPPING STEM REINFORCEMENT WITH TOE REINFORCEMENT AND/OR DOWELS AS SHOWN, OR BY EXTENDING THE TOE AND/OR DOWEL REINFORCEMENT WITH NO SPLICING. HOWEVER NO ADDITIONAL COMPENSATION TO CONTRACTOR WILL BE ALLOWED FOR WHICHEVER ALTERNATIVE IS SELECTED.

CONCRETE RETAINING WALL PROFILE
SCALE: 1"=1'



STORMDRAIN PROFILE
SCALE: 1"= 40' HORZ.
1"= 4' VERT.



RETAINING WALL PROFILE
SCALE: 1"= 40' HORZ.
1"= 4' VERT.

AMT
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
24000 PROVINCE FAIRWAY MONTPELIER MD 20774
(301) 854-6900 BALTIMORE (301) 725-1085
EMAIL: AMT@AMTENG.COM

DES.				
DRAWN				
CHK.	VBT			
APPR.	VBT			
DATE	7/19	DATE	NUMBER	BY APPR.

STORM WATER MITIGATION

BZA DETAIL SHEET

BOYS' TOWN OF WASHINGTON

FORMER "ST. GERTRUDE'S SCHOOL" LOT 811 IN SQUARE 3977
4801 SARGENT ROAD, N.E.

WARD 5 — ANC 5-A — DISTRICT OF COLUMBIA

SCALE	CONTOUR INTERVAL	A.W.S. FILE No.
1 in. =20 ft.	2ft.	92-038
DATE	SHT. MAP No.	.54
FEBRUARY 2000	BASE VOL. 2	SHEET C-3



STANDARD NOTES

1. ALL SEDIMENT AND 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 TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN A SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE, SHALL BE STABILIZED WITHIN 20 DAYS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.

SEDIMENT CONTROL NARRATIVE

THE LOCATION OF THE SITE IS BETWEEN 4801 SARGENT ROAD N.E. AND DELAFIELD PLACE, N.E. THE SITE CONSISTS OF A 400' PUBLIC ALLEY HOLDING A HILL SLOPE. THE SITE IS NOT IN THE D.C. STREETSCAPE AREA.

ON THE EAST END OF THE ALLEY, AN EXISTING MANHOLE COVER WILL BE REMOVED AND REPLACED WITH A GRATE COVER. THE EXISTING CONCRETE V-DITCH WILL BE REFORMED TO DIRECT WATER TOWARD THE GRATE COVER. THE CONTRACTOR WILL PLACE INLET PROTECTION AROUND THIS AREA TO STABILIZE THE SITE.

ON THE WEST END OF THE ALLEY, A NEW CONCRETE V-DITCH, CONCRETE WALL, DROP INLET, AND 15" PIPE WILL BE CONSTRUCTED, TYING INTO THE EXISTING STORM DRAIN SYSTEM. THE CONTRACTOR WILL CONSTRUCT AN EARTH BERM AT THE TOP OF THE HILL AND INLET PROTECTION AROUND THE SITE AT THE BOTTOM OF THE HILL TO STABILIZE THE SITE.

TOTAL C.Y. OF CUT: 41 C.Y. TOTAL OUT OF FILL: 0 C.Y.

LEGEND

EARTH BERM

LIMITS OF DISTURBANCE

STRAW BALE DIKE

STORM WATER MITIGATION

EROSION AND SEDIMENT CONTROL PLAN

BOYS' TOWN OF WASHINGTON

FORMER "ST. GERTRUDE'S SCHOOL" LOT 811 IN SQUARE 3977

4801 SARGENT ROAD, N.E.

WARD 5 ANC 5-A DISTRICT OF COLUMBIA

SCALE	COVERAGE INTERVAL	A.M.T. FILE NO.
1 in. =20 ft.	2ft.	92-038 .04
DATE FEBRUARY 2000	TAX MAP NO. SHEET VOL. 2	SHEET C-4

AMT

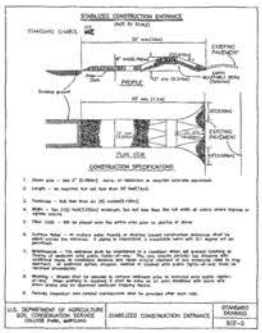
A Marketing Technology and Innovation, Inc. Consulting Enterprise

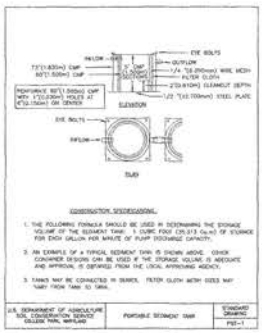
12110 Parklawn Executive Avenue, MD 20852

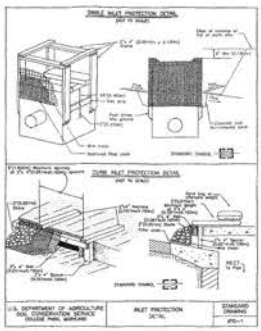
(301) 881-0141 Fax (301) 881-1854

Email: amtmail@aol.com

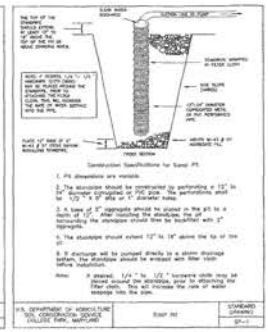
NO.	DATE	REVISION	BY	APVD

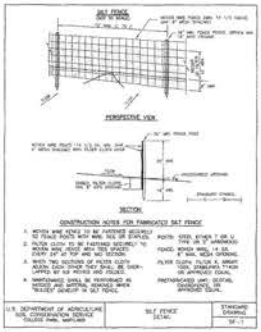




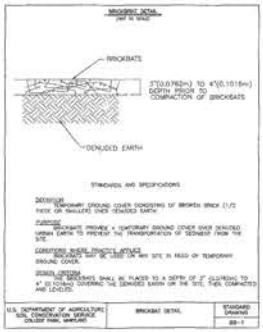


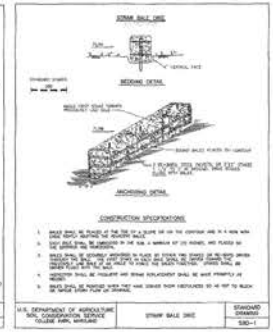




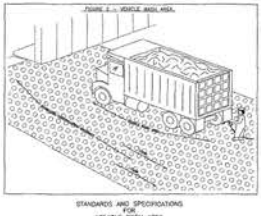












SEQUENCE OF CONSTRUCTION

1. NOTIFY THE DISTRICT OF COLUMBIA DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS, SOIL RESOURCES BRANCH INSPECTIONS AT LEAST 48 HOURS BEFORE STARTING CLEARINGS.
2. EAST END
   01. INSTALL STRAW BALE DIKES AND EARTH BERM AS SHOWN ON SHEET C-4.
   02. INSTALL EXCAVATION FOR PROPOSED CONC. WALL AND V-DITCH.
   03. CONSTRUCT PROPOSED CONC. WALL AND V-DITCH.
   04. SAWCUT EXISTING CONCRETE PAVEMENT.
   05. INSTALL PROPOSED STORM DRAIN AND TIE INTO EXISTING INLET.
   06. REPLACE PAVEMENT IN KIND.
3. WEST END
   01. SAWCUT EXISTING CONCRETE/ASPHALT PAVEMENT AND REMOVE TO EXISTING WALL.
   02. ADJUST AND REPLACE MANHOLE FRAME AND GRATE.
   03. CONSTRUCT CONCRETE CHANNEL.
   04. REPLACE PAVEMENT IN KIND.
4. AS THE LOT BECOMES STABILIZED AND UPON APPROVAL FROM D.C. SEDIMENT CONTROL INSPECTOR REMOVE ALL EXISTING SEDIMENT CONTROL DEVICES.

MISS UTILITY

DIAL "MISS UTILITY AT 1-800-257-7777, 48 WORK HRS(S) PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY all PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

STORM WATER MITIGATION

FOR EROSION & SEDIMENT CONTROL PURPOSES ONLY!

AMT
A. Morton Thomas and Associates, Inc.
Consulting Engineers
1750 Tysons Blvd. Suite 1500
McLean, VA 22102-4262
(703) 556-0717
Fax: (703) 556-0720
www.amtengineering.com

NO.	DATE	REVISION	BY	APP'D

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

BOYS' TOWN OF WASHINGTON

FORMER "ST. GERTRUDE'S SCHOOL" LOT 811 IN SQUARE 3977
4501 SARGENT ROAD, N.E.
WARD 5 ANC 5-A DISTRICT OF COLUMBIA

SCALE: VARIES
DATE: FEBRUARY 2000
A.M.T. PCE No. 92-038.54
TAX MAP No. 5-NE
BASIT VOL 2
C-5