



**□ SITE PLAN KEYNOTES**

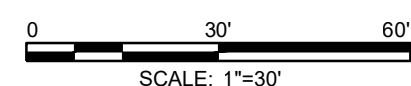
1. TEMPORARY ASPHALT PARKING LOT W/ FENCE & GATE BY SEPARATE CONTRACTOR UNDER SEPARATE PERMIT FOR INITIAL PROJECT PHASE, SHOWN GRAYS CALED. SEE INITIAL PHASE PLANS BY OTHERS.
2. TEMPORARY ASPHALT CURB
3. INSTALL TEMP ASPHALT PAVING OVER CONSTRUCTION STONE DRIVE AISLE AFTER SANITARY SEWER MAIN INSTALLATION. MATCH ADJACENT LOT ELEV. INSTALL AS A FIRST STEP IN CONSTRUCTION, PRIOR TO OCCUPATION OF EAST PARKING LOT FOR CONSTRUCTION.
4. 8' HEIGHT 20' CLEAR WIDTH LOCKABLE SWING CHAIN LINK GATE FOR VEHICLE ENTRANCE.
5. RIPRAP DRAINAGE OUTLET PROTECTION, TYP.
6. PLASTIC LUMBER CHECK DAM, TYP. SEE SWM PLAN
7. LIMITS OF DEVELOPMENT TAX LOT 804, AREA = 455,819 SF (10.46 AC)
8. 2-STORY OSSE OFFICE BUILDING
9. SURFACE OSSE BUS PARKING W/ 158 10.5'X23.5' BUS SPACES (UNLESS DIMENSIONED AS 10' WIDE) ORIENTED AT 60 DEGREES W/ MIN 18' WIDE ONE-WAY PARKING TRAVEL LANES
10. RAMP TO OSSE PARKING GARAGE UPPER LEVEL
11. LIMITS OF OSSE PARKING GARAGE UPPER LEVEL ABOVE
12. GASOLINE & DIESEL TANKS & FUEL STATION W/ VEHICLE RATED CONCRETE PAVING DRIVE AISLES, 2 DIESEL FUEL DISPENSERS IN NORTH LANE FOR FEMS & 2 GASOLINE FUEL DISPENSERS IN SOUTH LANE FOR OSSE.
13. GUARD BOOTH FOR MONITORING VEHICLE ACCESS
14. ROLL-UP VEHICLE ACCESS GATE. SEE ARCH PLANS
15. 8' HIGH BLACK PICKET STYLE SECURITY FENCE. SEE ARCH PLANS
16. VEHICLE RATED ASPHALT PAVEMENT
17. VEHICLE RATED CONCRETE PAVING, TYP
18. DDOT STD CONCRETE CURB & GUTTER, TYP
19. SIDEWALK, TYP
20. MODIFIED DDOT STD CONCRETE VEHICLE ENTRANCE & ADJACENT SIDEWALK / DRIVE AISLE FOR OSSE FUEL STATION
21. TRENCH DRAIN / CONCRETE DRAINAGE FLUME ACROSS VEHICLE ENTRANCE TO CONVEY LARGE STORM EVENT RUNOFF FROM UPPER BIOTENTION TO LOWER BIOTENTION
22. SOLID LID TRENCH DRAIN / CONCRETE DRAINAGE FLUME (42" INNER WIDTH) ACROSS SIDEWALK TO DISCHARGE ROAD RUNOFF TO BIOTENTION PLANTER
23. BIOTENTION PLANTER W/ MIN 42" HEIGHT BLACK PICKET STYLE FENCE/GUARDRAIL. SEE ARCH PLANS FOR FENCE & WALL LAYOUT.
24. BIOSWALE, TYP
25. TRENCH DRAIN, TYP
26. CONCRETE RETAINING WALL AT LIMITS OF OSSE SURFACE PARKING LOT W/ PEDESTRIAN GUARDRAIL. SEE ARCHITECTURAL & STRUCTURAL PLANS. TOP OF WALL IS FLUSH WITH PAVEMENT, TYP.
27. 8' LENGTH WHEEL STOPS INSTALLED ADJACENT RETAINING WALL, BUILDING/STRUCTURES, ETC.
28. OSSE GARAGE STAIR TOWER
29. OSSE GARAGE STAIR TOWER & ELEVATOR
30. BOLLARD, TYP
31. VEHICLE RATED CONCRETE PAVING FOR OSSE BUS LIGHT MAINTENANCE / EV CHARGING AREA
32. 6" HEIGHT ON-SITE CONCRETE CURB, TYP
33. ASPHALT PAVEMENT OVERLAY OVER MILLED EXISTING ASPHALT PARKING LOT
34. TEMPORARY MIN 8' HEIGHT CHAIN LINK FENCE AROUND TEMPORARY PARKING LOT
35. MODIFIED DDOT STD CONCRETE VEHICLE ENTRANCE & ADJACENT CONCRETE SIDEWALK / DRIVE AISLE FOR DEDICATED BUS ENTRANCE
36. MODIFIED DDOT STD CONCRETE VEHICLE ENTRANCE & ADJACENT CONCRETE SIDEWALK / DRIVE AISLE FOR DEDICATED BUS EXIT
37. MODIFIED DDOT STD CONCRETE VEHICLE ENTRANCE & ADJACENT CONCRETE SIDEWALK / DRIVE AISLE FOR VEHICLE ENTRANCE/EXIT FOR UPPER DECK PARKING
38. PEDESTRIAN GATE
39. 3 DDOT STD "U" STYLE BIKE RACKS FOR 6 LONG TERM BIKE PARKING SPACES
40. 1 DDOT STD "U" STYLE BIKE RACK FOR 2 LONG TERM BIKE PARKING SPACES
41. OSSE TRASH ENCLOSURE. SEE ARCH PLANS.
42. GATE ACCESS CALL BOX BEHIND CURB OR PROTECT BY BOLLARDS
43. PAD MOUNTED TRANSFORMER
44. DOUBLE SWING GATE
45. 4" HEIGHT CONCRETE STANDING CURB
46. BOLLARD, TYP
47. EV CHARGING STATION, TYP
48. FLAG POLE. SEE ARCH PLANS
49. TEMPORARY 8' HEIGHT CHAIN LINK FENCE
50. DDOT STD FULL DEPTH ASPHALT ROADWAY PAVEMENT (ASPHALT SURFACE COURSE OVER CONCRETE BASE) INSTALLED ADJACENT TO EXISTING DC VILLAGE LANE PAVEMENT
51. DDOT STD ASPHALT MILL & OVERLAY (2" DEPTH) OVER EXISTING CONCRETE PAVEMENT BASE
52. FUEL SPILL CONTAINMENT FOR A DUAL-WALL UPSLOPE OF FUEL PAD FUEL PAD ARE INTERCEPTED AT THE FUEL PAD WITH A TRENCH DRAIN DISCHARGING TO THE ADJACENT BIOTENTION. FUEL PAD DRAINS TO SANITARY SEWER VIA A WATER-TIGHT TRENCH DRAIN SYSTEM WHICH FLOWS TO AN AUTOMATIC OIL STOP VALVE, OIL WATER SEPARATOR, AND TO THE DEDICATED SANITARY SEWER SYSTEM. SEE UTILITY PLAN. SEE ARCHITECTURE PLANS FOR FUEL TANKS & RELATED EQUIPMENT.
53. FREESTANDING SIGN. SEE ARCH PLANS
54. VEHICLE RATED CONCRETE ISLAND PAD WITH 6" RAISED CURB AND GUTTER. DOWEL CONCRETE SLAB TO GUTTER 18" ON CENTER
55. VEHICLE ENTRY SIGN. SEE ARCH PLANS
56. VEHICLE DO NOT ENTER SIGN. SEE ARCH PLANS
57. 4" WHITE PAVEMENT PAINT MARKING, TYP.
58. DDOT STD 2" MILL & OVERLAY OF FULL WIDTH OF DC VILLAGE LANE (ADJACENT TO THE PROPERTY) AFTER THE COMPLETION OF THE PHASE B WORK. SEAL/FILL EXPOSED CONCRETE BASE JOINTS. CONCRETE BASE TO REMAIN.
59. ACCESSIBLE PEDESTRIAN RAMP W/ HANDRAIL/GUARDRAIL FOR EGRESS. SEE ARCH PLANS

**PHASE A HATCH LEGEND**

- CONCRETE PAVEMENT
- VEHICLE HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- ASPHALT PAVEMENT OVERLAY

**SITE PLAN NOTES**

1. ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED ON THIS PLAN. SEE EXISTING CONDITIONS SHEETS.
2. REPLACEMENT OF PAVEMENT IN-KIND, SUCH AS FOR SUBSURFACE UTILITY INSTALLATION, IS NOT GRAPHICALLY DEPICTED ON THIS PLAN. BID PRICING SHALL INCLUDE IN-KIND REPLACEMENT OF PAVEMENT BASED ON EXTENT OF THE PROPOSED WORK.
3. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



#	Date	Change Description

**DGS BUILD MAINTAIN SUSTAIN**

**NORTH AND SOUTH MPD BUILDING RAZE**

BLUE PLAINS - D.C. VILLAGE LANE SW, WASHINGTON D.C. 20032

FOR THE GOVERNMENT OF THE DISTRICT OF COLUMBIA

**ALPHATEC PC**

**ENGINEERS ARCHITECTS PLANNERS**

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SEAL: DISTRICT OF COLUMBIA PROFESSIONAL ENGINEER 10/12/2023

Dwg. Coord.: J.G.MLM	Tech. Coord.: J.G.MLM	Project No.: AMT 19-0749.001
<b>PHASE A SITE PLAN</b>		<b>CIV200</b>
PERMIT SUBMISSION		10/12/2023