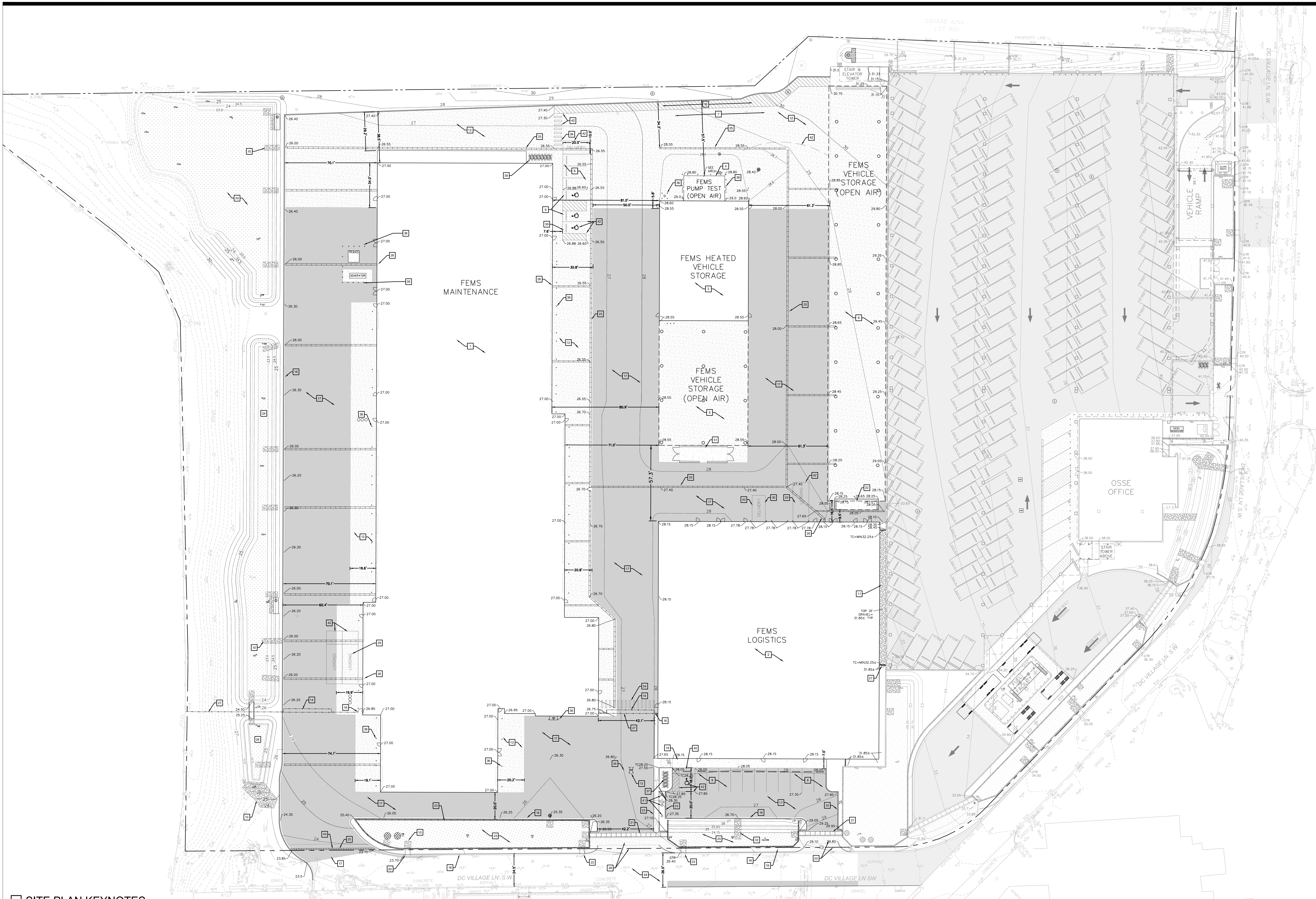




SITE PLAN KEYNOTES

1. FEMS OFFICE & MAINTENANCE FACILITY
2. FEMS LOGISTICS WAREHOUSE
3. FEMS HEATED STORAGE
4. PUMP TEST BAY W/
5. FEMS COVERED PARKING
6. FEMS COVERED PARKING W/ SLOPED SLAB
7. LADDER TRUCK MAINTENANCE AREA
8. 9'X18' STANDARD PARKING SPACE & PARKING BLOCK, TYP.
9. 8'X18' VAN ACCESSIBLE ADA PARKING SPACE, 5'X18' AISLE, BUILDING-MOUNTED ADA SIGN, & PARKING BLOCK
10. RIPRAP DRAINAGE OUTLET PROTECTION, TYP
11. #2 STONE RIP RAP OVER CONCRETE SLAB - SEE ARCH PLANS
12. HEAVY DUTY CONCRETE PAVEMENT SURROUNDING FEMS MAINTENANCE BAYS, TYP
13. VEHICLE ACCESS INTERCOM / BADGE ACCESS IN CONCRETE ISLAND
14. ROLL-UP VEHICLE GATE, TYP
15. 8'± HEIGHT METAL PICKET SECURITY FENCE, TYP. SEE ARCH PLANS
16. PEDESTRIAN GATE, TYP
17. FULL DEPTH ASPHALT PAVEMENT, TYP
18. CONCRETE CURB & GUTTER, TYP
19. CONCRETE SIDEWALK, TYP
20. DDOT STD. CONCRETE VEHICLE ENTRANCE & ADJACENT SIDEWALK, BOTH W/ VEHICLE RATED CONCRETE SECTION
21. TRENCH DRAIN / CONCRETE DRAINAGE FLUME ACROSS VEHICLE ENTRANCE TO CONVEY LARGE STORM EVENT RUNOFF FROM UPPER BIORETENTION TO LOWER BIORETENTION, TYP
22. SOLID LID TRENCH DRAIN / CONCRETE DRAINAGE FLUME ACROSS SIDEWALK TO DISCHARGE ROAD RUNOFF TO BIORETENTION PLANTER, TYP
23. BIORETENTION PLANTER W/ MIN. 42" HEIGHT FENCE/GUARDRAIL INSTALLED IN TOP OF PLANTER CONCRETE WALL. SEE SWM PLAN, TYP
24. BIORETENTION, TYP
25. TRENCH DRAIN TO CONVEY SITE DRAINAGE AND ROOF DRAINAGE TO BIORETENTION FACILITIES, TYP
26. TRENCH DRAIN TO CONVEY DOWNPOUT ROOF RUNOFF TO BIORETENTION TO MAINTAIN MINIMUM DISCHARGE DEPTH, TYP
27. 8'± HEIGHT CHAIN LINK SECURITY FENCE. SEE ARCH PLANS
28. DDOT STD. CONCRETE VEHICLE ENTRANCE & ADJACENT SIDEWALK, BOTH W/ HEAVY DUTY VEHICLE RATED CONCRETE SECTION
29. 12'X30' LOADING BERTH WITH 12'X10' LOADING PLATFORM, TYP
30. 10'X20' DELIVERY ZONE, TYP
31. DUMPSTER ENCLOSURE
32. TRASH / RECYCLING ENCLOSURE
33. CONCRETE CURB, TYP
34. WHITE PAVEMENT PAINT CROSSWALK, TYP
35. WHITE PAVEMENT PAINT ACCESSIBLE PATH TO OSSE STAIR TOWER/ELEVATOR
36. BOLLARDS, TYP. SEE ARCH PLANS FOR LOCATIONS
37. 5 BIKE RACKS (10 SPACES) FOR SHORT TERM BIKE PARKING
38. 7 BIKE RACKS (14 SPACES) FOR LONG TERM BIKE PARKING
39. 8'X18' ACCESSIBLE ADA PARKING SPACE, 5'X18' AISLE, BUILDING-MOUNTED ADA SIGN, & PARKING BLOCK, TYP
40. 12'X18' VAN ACCESSIBLE ADA PARKING SPACE, 5'X18' AISLE, BUILDING-MOUNTED ADA SIGN, & PARKING BLOCK
41. FLAG POLE, SEE ARCH PLANS
42. 4" WHITE PAVEMENT PAINT MARKING, TYP.
43. TRENCH DRAIN
44. DDOT STD ASPHALT MILL & OVERLAY DC VILLAGE LANE ADJACENT TO THE PROJECT. INSTALL AREAS OF FULL DEPTH ASPHALT PAVEMENT AS DIRECTED BY THE OWNER. DO NOT DISTURB PAVEMENT BASE STONE.

PHASE B HATCH LEGEND

- CONCRETE SIDEWALK & PAVEMENT
- VEHICLE RATED CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BIORETENTION

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.

0 30' 60'
SCALE: 1"=30'



#	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

1525 18TH STREET N.W.
WASHINGTON, D.C. 20036
TEL 202/797-5000
FAX 202/797-5003

SUB-CONSULTANT:

AMT LLC

PROFESSIONAL ENGINEERS & LAND SURVEYORS
1010 STREET NE, SUITE 400
WASHINGTON, DC 20002
PHONE (202) 975-1822
EMAIL: JGARTH@AMTENGINEERING.COM

10/12/2023

PROJECT NO: AMT 19-0749.001

Dwg. Coord.: J.G.MLM	Tech. Coord.: J.G.MLM	Project No: AMT 19-0749.001
PHASE B SITE PLAN		CIV700
PERMIT SUBMISSION		10/12/2023

Board of Zoning Adjustment
District of Columbia
CASE NO. ZJ-19-001
EXHIBIT NO. 18