

CONCEPT PLAN GENERAL NOTES

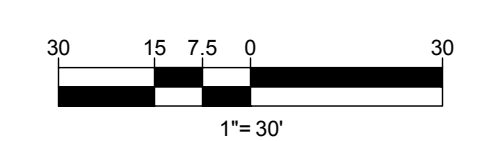
- THIS PLAN IS BASED ON A FIELD SURVEY BY:
 PREPARED BY: BOHLER ENGINEERING
 TITLED: BOUNDARY AND TOPOGRAPHIC SURVEY: WINN DEVELOPMENT
 SOUTHERN HILLS APARTMENTS
 PROJECT NO.: SRW1421913
 DATED: 02/02/15
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

DEMOLITION PLAN NARRATIVE

THE EXISTING SITE IS BORDERED BY A RESIDENTIAL PROPERTY TO THE NORTH; FOURTH STREET, NE TO THE WEST; LIVINGSTON TERRACE, NE TO THE SOUTH; AND THIRD STREET, NE TO THE EAST. THE SITE IS MADE UP OF SEVERAL MULTIFAMILY APARTMENT BUILDINGS. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING BUILDINGS AND SITE FEATURES PRIOR TO THE CONSTRUCTION OF SEVEN (7) APARTMENT BUILDINGS, ONE (1) COMMUNITY BUILDING, SURFACE PARKING AND SITE AMENITIES. THERE ARE TWO HERITAGE TREES ON-SITE THAT WILL BE PRESERVED.

LEGEND

- HERITAGE TREE CRITICAL ROOT ZONE FIELD VERIFIED BY PITCHFORD ASSOCIATES ON 05/02/18
- LIMITS OF DISTURBANCE ALL SITE FEATURES AND BUILDINGS WITHIN THE LIMITS OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED
- PROPERTY LINE



BOHLER DC

LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY

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PROJECT No.: DC14219103
 DRAWN BY: DG
 CHECKED BY: SN
 DATE: 08/30/19
 SCALE: 1" = 30'
 CAD I.D.: EPO

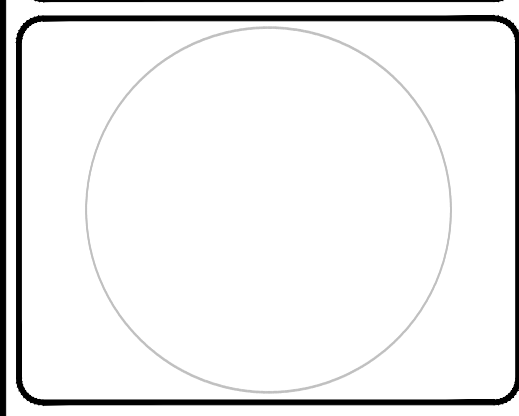
SCHEMATIC DESIGN

FOR
WINN DEVELOPMENT

LOCATION OF SITE
 SOUTHERN HILLS APARTMENTS
 4319 3RD STREET, SE
 WASHINGTON, DC

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700

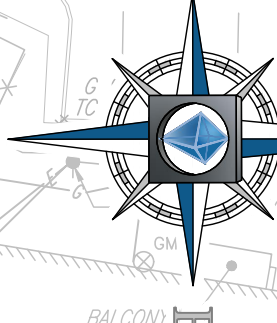


SHEET TITLE:
EXISTING CONDITIONS PLAN

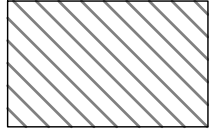
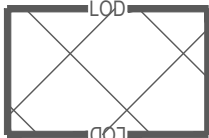

SHEET NUMBER:
C-100

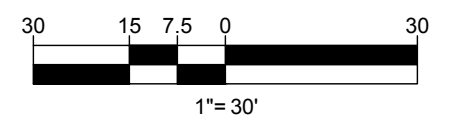


MATCHLINE - SHEET C-100



LEGEND

-  HERITAGE TREE CRITICAL ROOT ZONE FIELD VERIFIED BY PITCHFORD ASSOCIATES ON 05/02/18
-  LIMITS OF DISTURBANCE ALL SITE FEATURES AND BUILDINGS WITHIN THE LIMITS OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED
-  PROPERTY LINE




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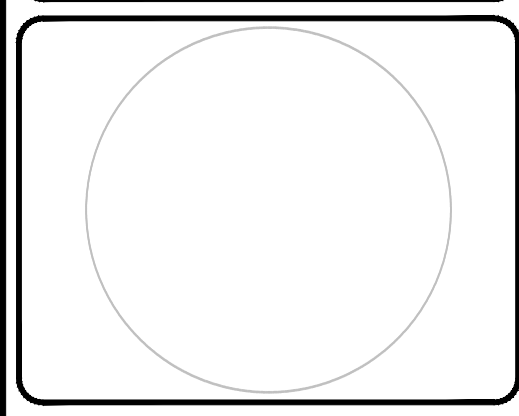
PROJECT No.: DC14219103
 DRAWN BY: DG
 CHECKED BY: SN
 DATE: 09/30/19
 SCALE: 1" = 30'
 CAD I.D.: EPO

PROJECT:
SCHEMATIC DESIGN
 FOR
WINN DEVELOPMENT

LOCATION OF SITE
 SOUTHERN HILLS APARTMENTS
 4319 3RD STREET, SE
 WASHINGTON, DC

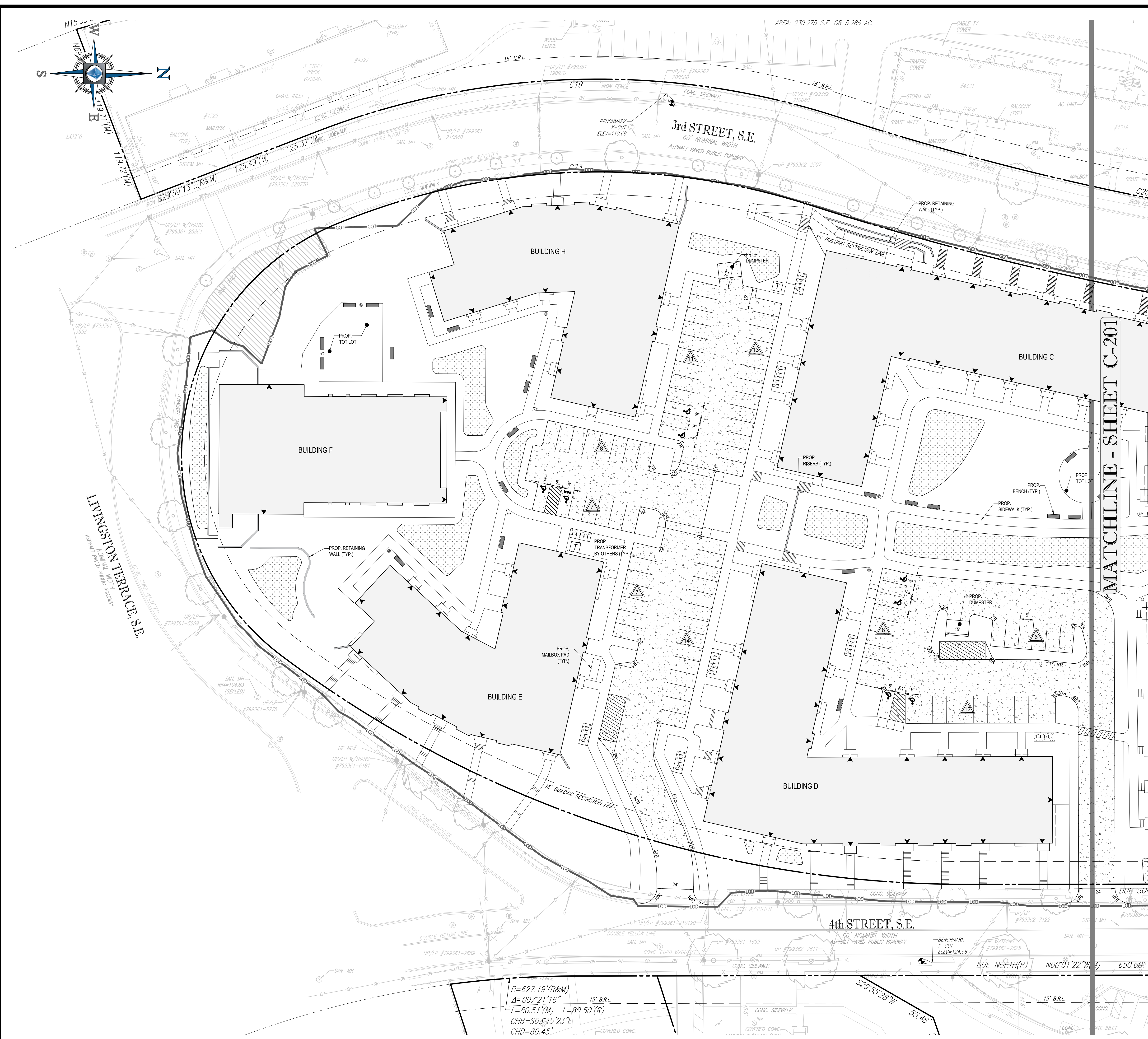

BOHLER
 DC

1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
C-101

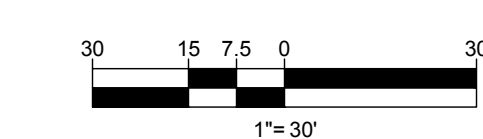


SITE PLAN NOTES

1. ALL PROPOSED RETAINING WALL DESIGN WILL BE DETERMINED AT A LATER DESIGN STAGE BY THE STRUCTURAL ENGINEER.
2. AREAS USED FOR GREEN AREA RATIO AND STORMWATER MANAGEMENT ARE SUBJECT TO CHANGE DUE TO SITE LAYOUT AND DESIGN CHANGES. ALL GAR SCORES AND STORMWATER MANAGEMENT STORAGE AREAS AND/OR VOLUMES ARE TO MEET CODE REQUIREMENTS IF THE DESIGN GEOMETRIES OR LAYOUT ARE MODIFIED.
3. THE CONTRACTOR IS TO MAINTAIN THE TWO (2) EXISTING HERITAGE TREES ON SITE.
4. SEE THE PARKING AND LOADING PLAN ON SHEET C-401 FOR TOTAL PARKING AND LOADING SPACES PROVIDED WITH THIS DEVELOPMENT.
5. ANY REQUIRED SCREENING WALLS WILL BE PROVIDED AND SHOWN AT A LATER DESIGN STAGE.
6. SEE THE FIRE APPARATUS ACCESS PLAN ON SHEET C-400 FOR INFORMATION ON FIRE TRUCK INGRESS AND EGRESS. SIGNAGE FOR THIS PLAN WILL BE PROVIDED AT A LATER DESIGN STAGE.
7. FINAL LANDSCAPE PLAN IS TO BE PROVIDED BY OTHERS.

LEGEND

- PROP ASPHALT
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PROP BIORETENTION
- PROP BUILDING



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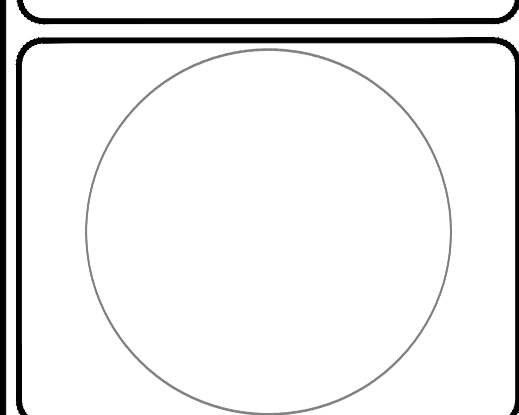
SCHEMATIC DESIGN

FOR
WINN DEVELOPMENT

LOCATION OF SITE
SOUTHERN HILLS APARTMENTS
4319 3RD STREET, SE
WASHINGTON, DC

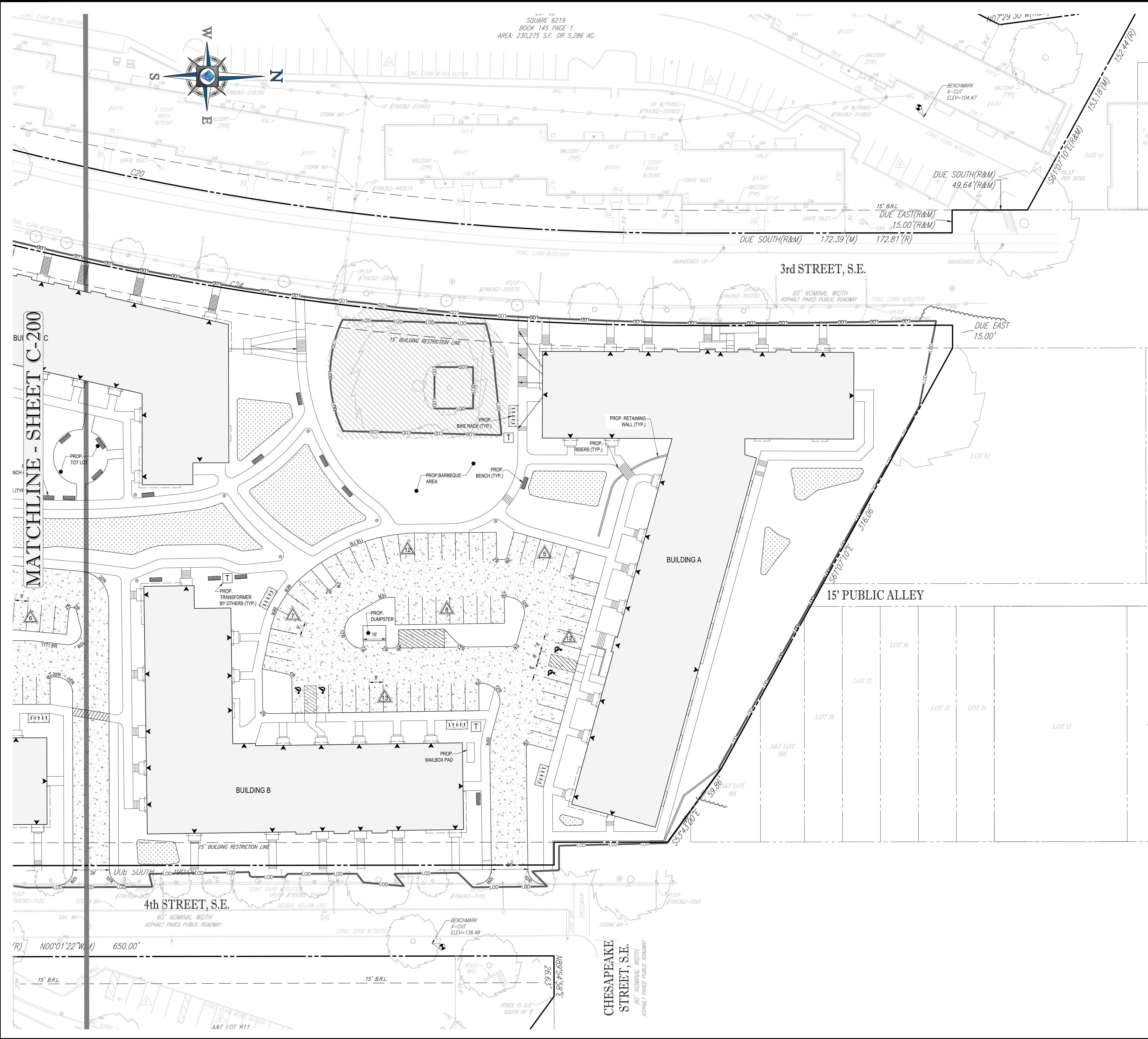
BOHLER
DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-200



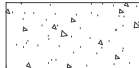


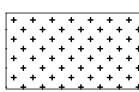
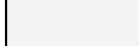
MATCHLINE - SHEET C-200

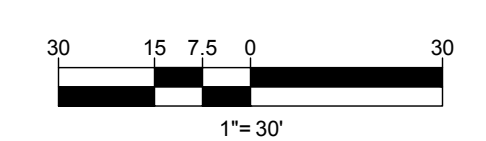
MATCHLINE - SHEET C-202

SITE PLAN NOTES

1. ALL PROPOSED RETAINING WALL DESIGN WILL BE DETERMINED AT A LATER DESIGN STAGE BY THE STRUCTURAL ENGINEER.
2. AREAS USED FOR GREEN AREA RATIO AND STORMWATER MANAGEMENT ARE SUBJECT TO CHANGE DUE TO SITE LAYOUT AND DESIGN CHANGES. ALL GAR SCORE AND STORMWATER MANAGEMENT STORAGE AREAS AND/OR VOLUMES ARE TO MEET CODE REQUIREMENTS IF THE DESIGN GEOMETRIES OR LAYOUT ARE MODIFIED.
3. THE CONTRACTOR IS TO MAINTAIN THE TWO (2) EXISTING HERITAGE TREES ON SITE.
4. SEE THE PARKING AND LOADING SPACES PROVIDED WITH THIS DEVELOPMENT.
5. ANY REQUIRED SCREENING WALLS WILL BE PROVIDED AND SHOWN AT A LATER DESIGN STAGE.
6. SEE THE FIRE APPARATUS ACCESS PLAN ON SHEET C-400 FOR INFORMATION ON FIRE TRUCK INGRESS AND EGRESS. SIGNAGE FOR THIS PLAN WILL BE PROVIDED AT A LATER DESIGN STAGE.
7. FINAL LANDSCAPE PLAN IS TO BE PROVIDED AT A LATER DESIGN STAGE.

LEGEND

-  PROP ASPHALT
-  PROPERTY LINE
-  LIMITS OF DISTURBANCE
-  PROP BIORETENTION
-  PROP. BUILDING



BOHLER DC

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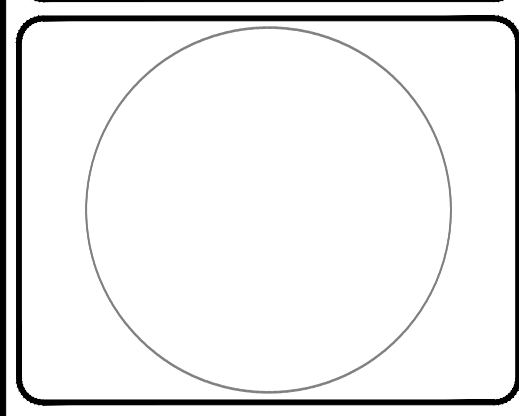
SCHEMATIC DESIGN

FOR
WINN DEVELOPMENT

LOCATION OF SITE
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WASHINGTON, DC

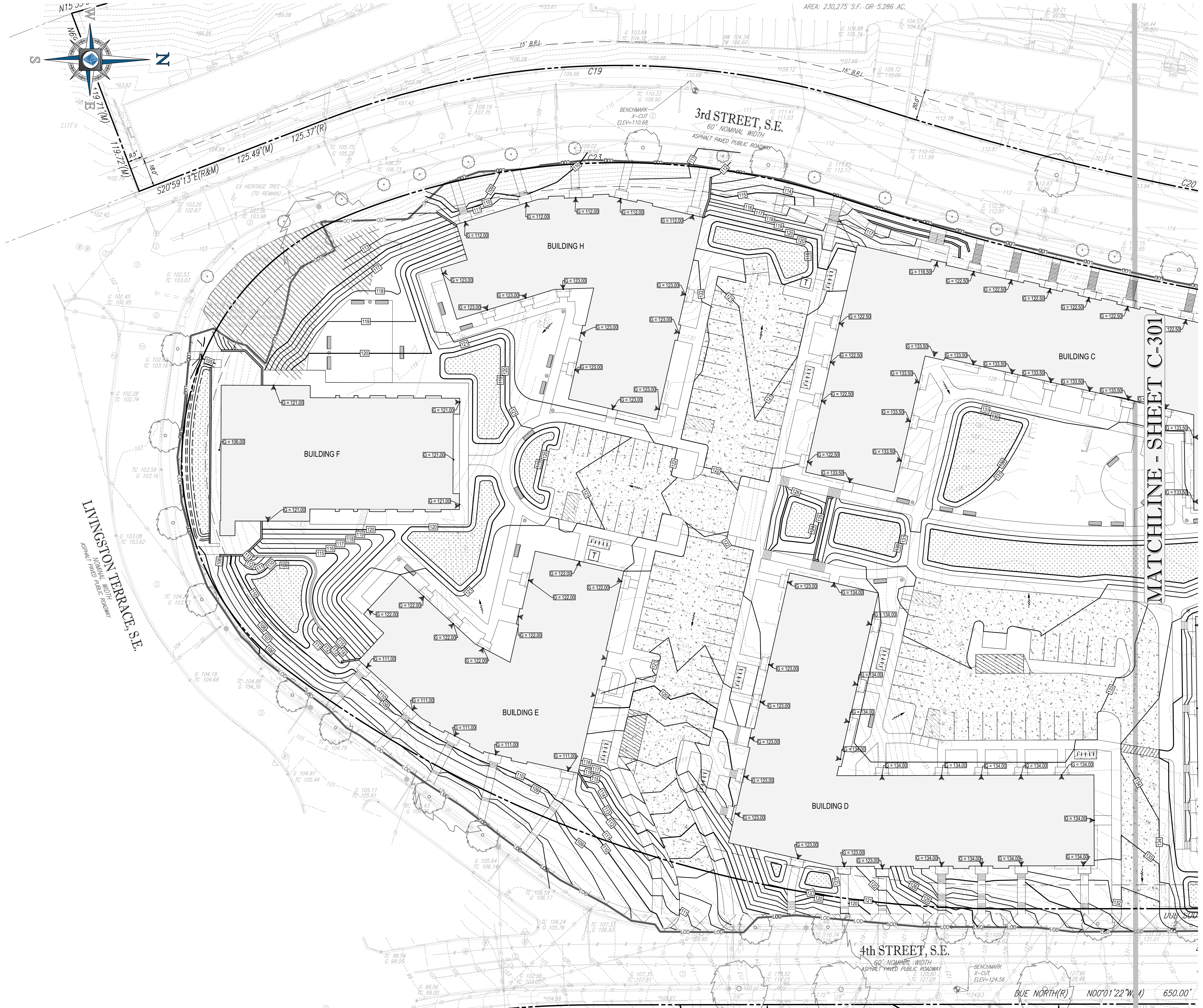
BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-201



LEGEND

	PROP ASPHALT
	HERITAGE TREE CRITICAL ROOT ZONE
	PROP BIORETENTION
	PROPERTY LINE
	EXISTING CONTOUR
	LIMITS OF DISTURBANCE
	FLOW ARROW
	PROP RETAINING WALL

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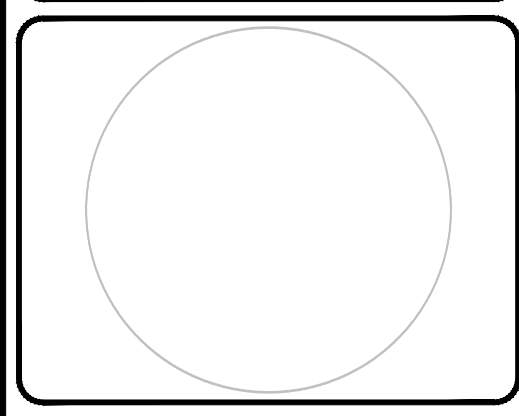
SCHEMATIC DESIGN

FOR
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WASHINGTON, DC

BOHLER
DC

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WASHINGTON, DC 20004
Phone: (202) 524-5700



SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C-300