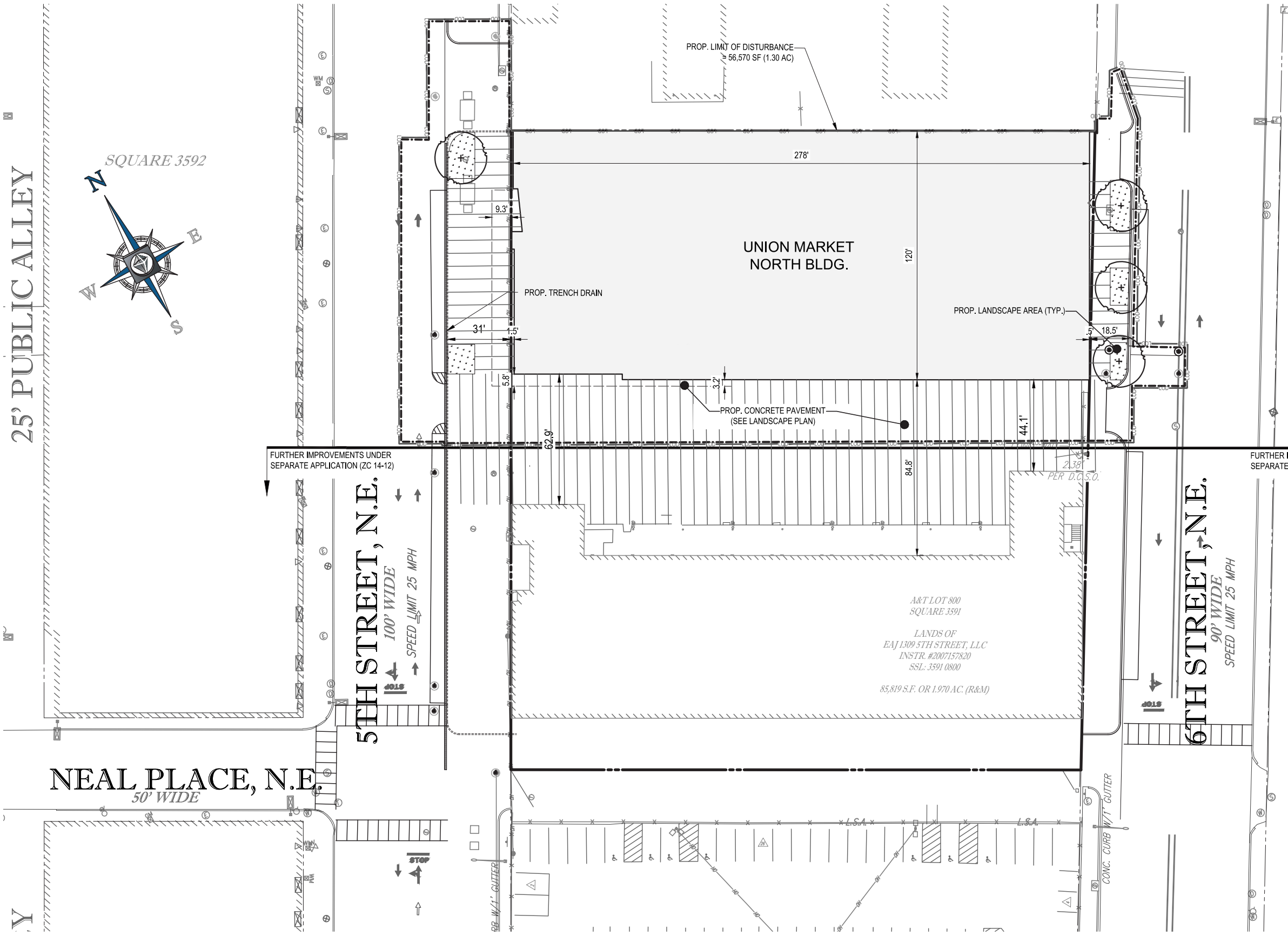


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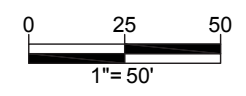


# SITE IMPROVEMENTS NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF THE PROPOSED NORTH BUILDING AND ASSOCIATED SITE FEATURES. THE PROJECT ALSO INCLUDES HARDSCAPE AND LANDSCAPE IMPROVEMENTS WITHIN BOTH THE PRIVATE LOT AND PUBLIC RIGHT-OF-WAY. THE PROPOSED NORTH BUILDING WILL CONSIST OF ONE (1) LEVEL OF RETAIL, TEN (10) LEVELS OF RESIDENTIAL SPACE, A PENTHOUSE ROOF LEVEL, AND UNDERGROUND PARKING.

## LEGEND

- PROP. CONCRETE PAVEMENT
- PROP. PLANTING AREA

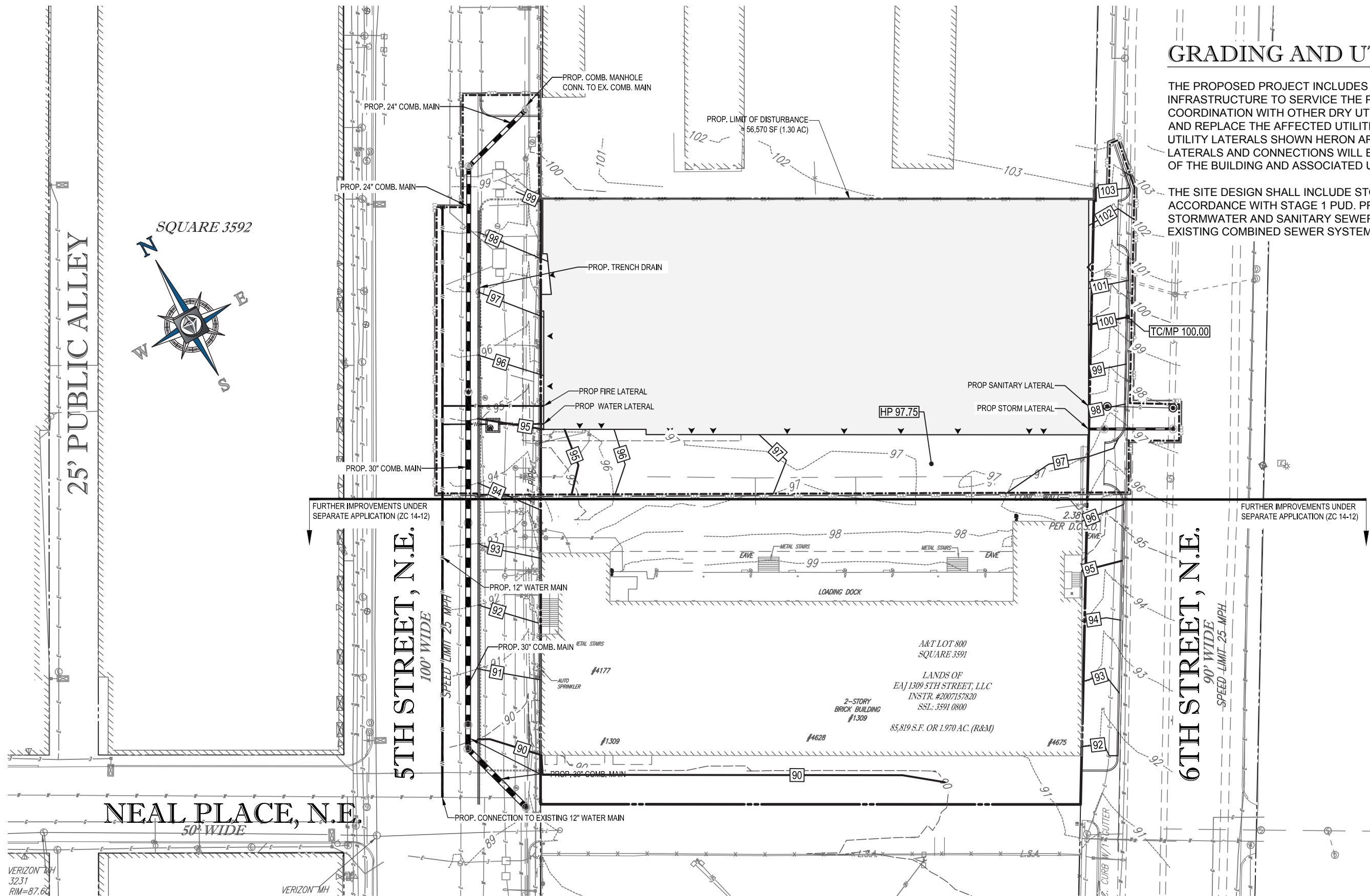


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# GRADING AND UTILITY NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE PROPOSED NORTH BUILDING. COORDINATION WITH OTHER DRY UTILITIES WILL NEED TO BE MADE TO REMOVE AND REPLACE THE AFFECTED UTILITIES FROM SITE DEMOLITION. PROPOSED UTILITY LATERALS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS OF LATERALS AND CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS.

THE SITE DESIGN SHALL INCLUDE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH STAGE 1 PUD. PRELIMINARY DESIGN INDICATES THAT STORMWATER AND SANITARY SEWER WILL OUTFALL FROM THE SITE TO THE EXISTING COMBINED SEWER SYSTEMS WITHIN 6TH STREET, N.E.



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# STORMWATER MANAGEMENT NARRATIVE

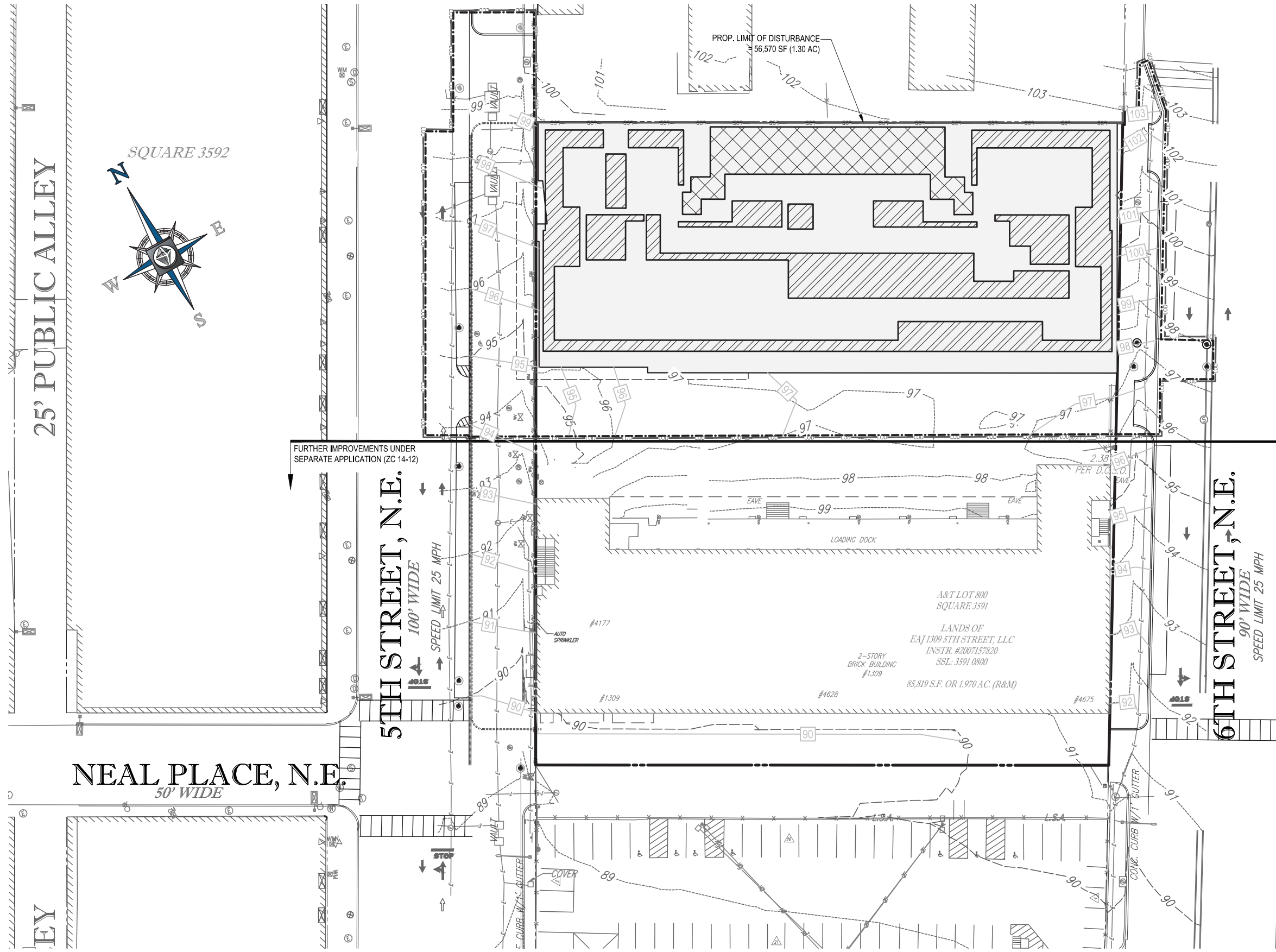
THERE ARE THREE REQUIREMENTS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION VOLUME, THE ON-SITE DETENTION VOLUME AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWRV) IS EQUAL TO APPROXIMATELY 4,000 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PROW IS EQUAL TO APPROXIMATELY 1,300 CF.

TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES GREEN ROOFS AND BIORETENTIONS WITH VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AND BIORETENTION AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED STORMWATER RETENTION AND DETENTION VOLUME.


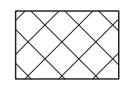
STORMWATER MANAGEMENT WITHIN THE PROW WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

# GREEN AREA RATIO NARRATIVE

THE GAR FOR THIS SITE IS 0.200. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES GREEN ROOFS AND BIORETENTIONS WITH VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AND BIORETENTION AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GAR OF 0.200.



## LEGEND

- PROP. GREEN ROOF 
- PROP. BIORETENTION 

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**Green Area Ratio Scoresheet**

\*\*\* Address  Square  Lot  Zone District

Other

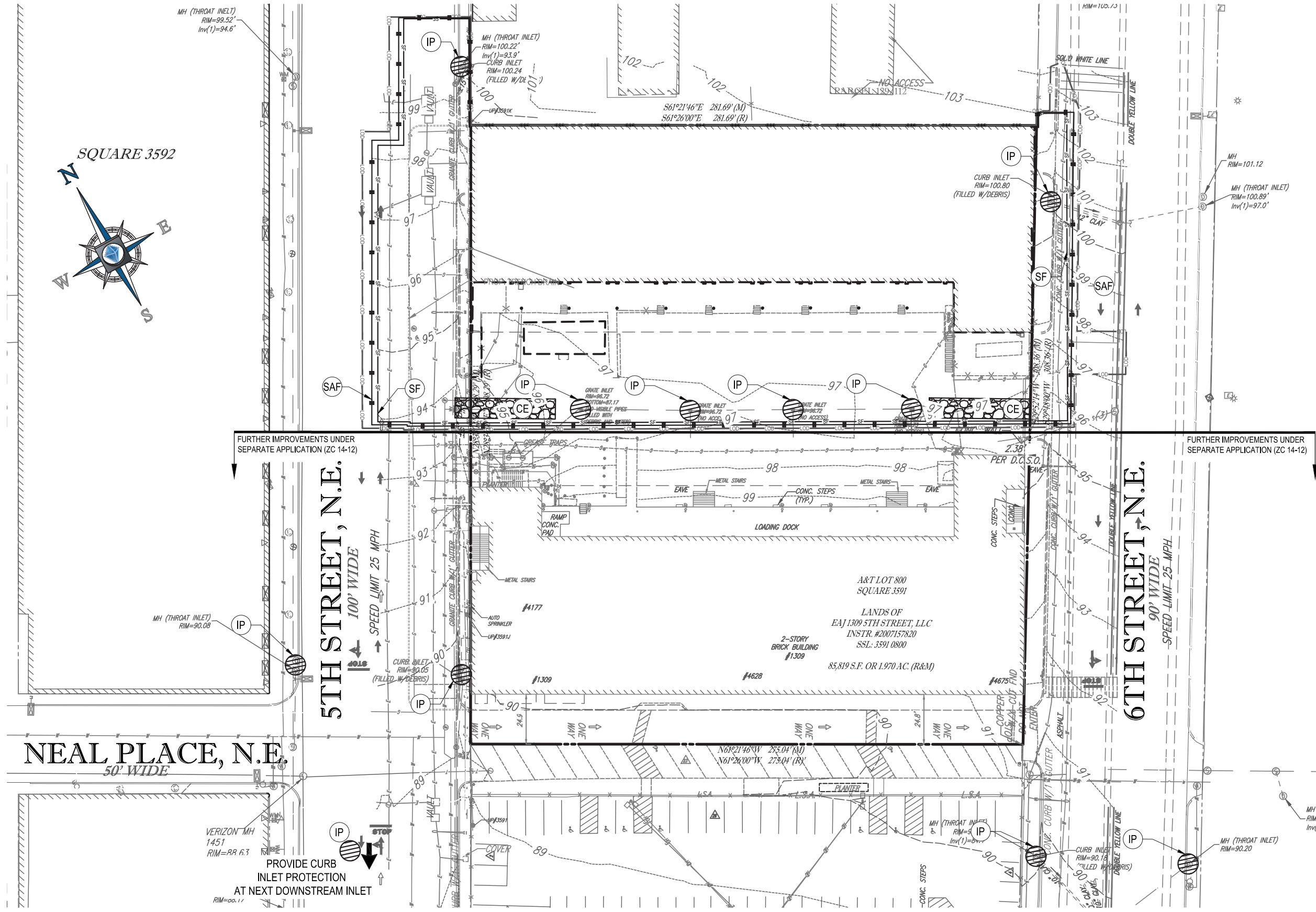
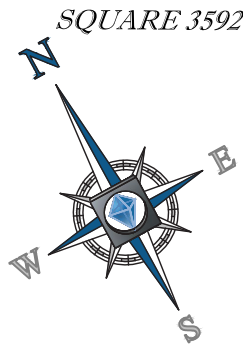
Lot size (enter this value first) \*  Minimum Score  Multiplier  GAR Score

Landscape Elements		Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth < 24"	<input type="text" value="square feet"/>	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="square feet"/>	0.60	-
3	Bioretention facilities	<input type="text" value="2,800"/>	0.40	1,120.0
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants < 2' height	<input type="text" value="2,800"/>	0.20	560.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="# of plants"/>	0.30	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="# of trees"/>	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value="# of trees"/>	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value="# of trees"/>	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="# of trees"/>	0.80	-

8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="# of trees"/>	0	0.80	<input type="text" value="# of trees"/>	-
9	Vegetated wall, plantings on a vertical surface	<input type="text" value="square feet"/>		0.60	<input type="text" value="square feet"/>	-
<b>C Vegetated or "green" roofs</b>						
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="square feet"/>		0.60	<input type="text" value="square feet"/>	-
2	Over at least 8" of growth medium	<input type="text" value="8,400"/>		0.80	<input type="text" value="square feet"/>	6,720.0
<b>D Permeable Paving***</b>						
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text" value="square feet"/>		0.40		-
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value="square feet"/>		0.50		-
<b>E Other</b>						
1	Enhanced tree growth systems***	<input type="text" value="square feet"/>		0.40		-
2	Renewable energy generation	<input type="text" value="square feet"/>		0.50		-
3	Approved water features	<input type="text" value="square feet"/>		0.20		-
		sub-total of sq ft =		14,000		
<b>F Bonuses</b>						
1	Native plant species	<input type="text" value="0"/>		0.10		-
2	Landscaping in food cultivation	<input type="text" value="square feet"/>		0.10		-
3	Harvested stormwater irrigation	<input type="text" value="square feet"/>		0.10		-
		Green Area Ratio numerator =		8,400		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth: -						



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### NOTES

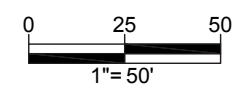
SOME IMPACT TO ADJACENT PROPERTIES IS ANTICIPATED FROM THE PROPOSED CONSTRUCTION. IMPACTS TO THE NORTHERN ADJACENT PROPERTY WILL BE LIMITED TO THE CONSTRUCTION OF THE NORTH BUILDING. SHEETING AND SHORING WILL BE INSTALLED AT THE REQUIRED LOCATIONS AS NEEDED.

ALL UTILITY WORK SHALL BE COMPLETED IN PHASES AND PLATED AS NEEDED TO COVER TRENCHING. ALL TRENCHING WORK SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. CONTRACTOR SHALL WORK CLOSELY WITH THE INSPECTOR TO ENSURE AREAS ARE STABILIZED TO DOEE STANDARD.

### STANDARD SYMBOLS

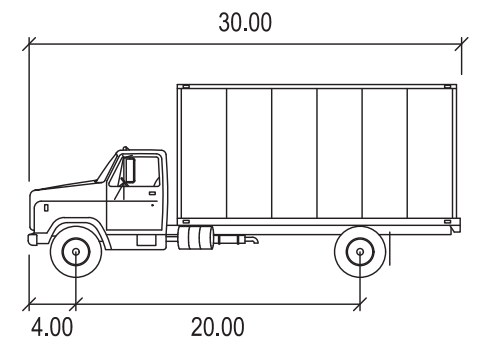
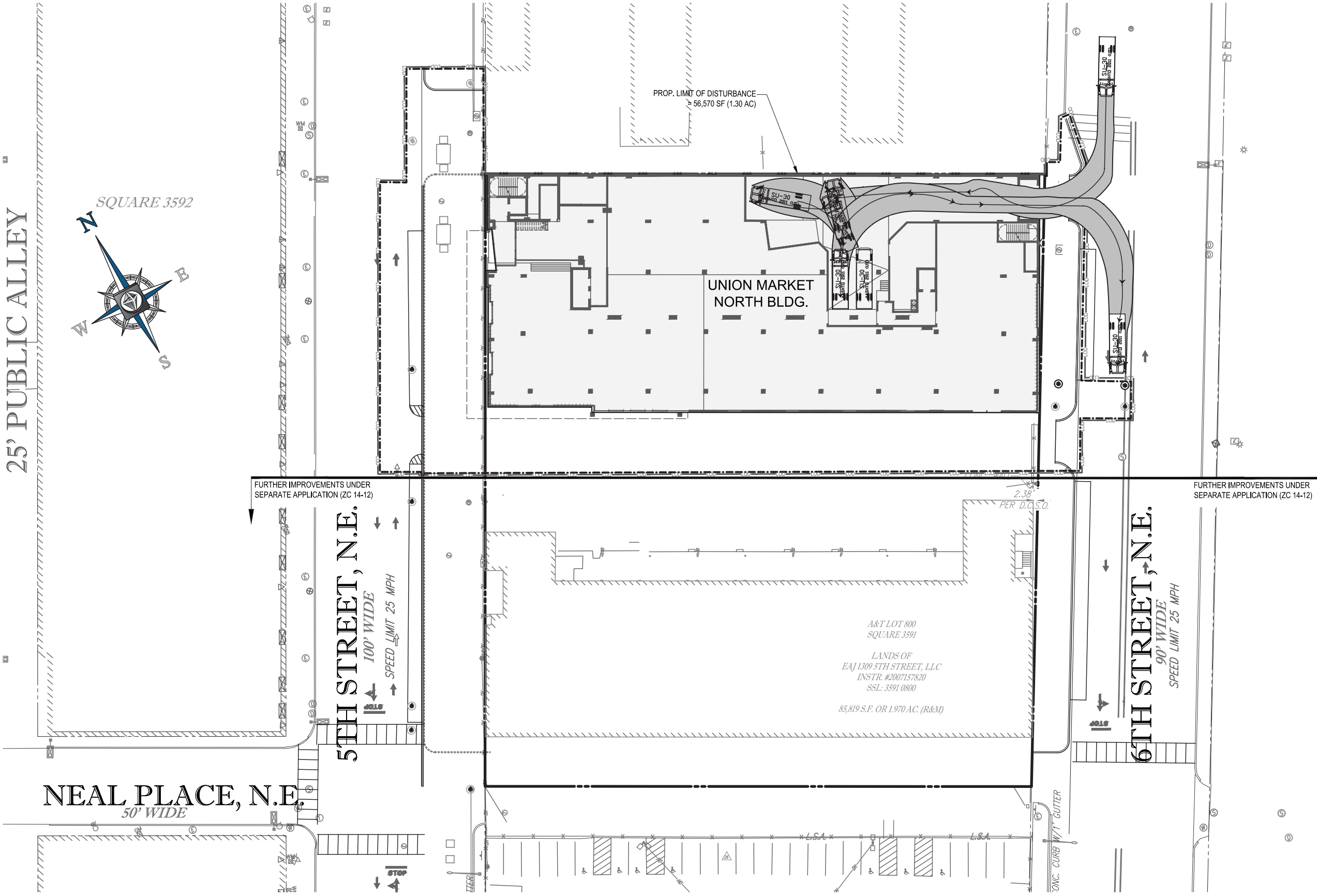
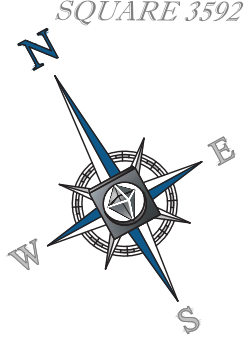
FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
CONSTRUCTION ENTRANCE WITH WASH RACK	CE	
INLET PROTECTION	IP	
SAFETY FENCE	SAF	
SILT FENCE	SF	



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25' PUBLIC ALLEY



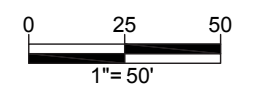
<b>SU-30</b>	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

NEAL PLACE, N.E.  
50' WIDE

5TH STREET, N.E.  
100' WIDE  
SPEED LIMIT 25 MPH

6TH STREET, N.E.  
90' WIDE  
SPEED LIMIT 25 MPH

A&T LOT 800  
SQUARE 3591  
LANDS OF  
EAJ 1309 5TH STREET, LLC  
INSTR. #2007157820  
SSL: 3591 0800  
85,819 S.F. OR 1.970 AC. (R&M)



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**DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR**

Washington, D.C., May 8, 2019

Plat for Building Permit of: SQUARE 3591 LOT 5

Scale: 1 inch = 50 feet

Recorded in Book 212 Page 187

Receipt No. 19-05033 Drawn by: A.S.

Furnished to: KAYLA SHATTUCK

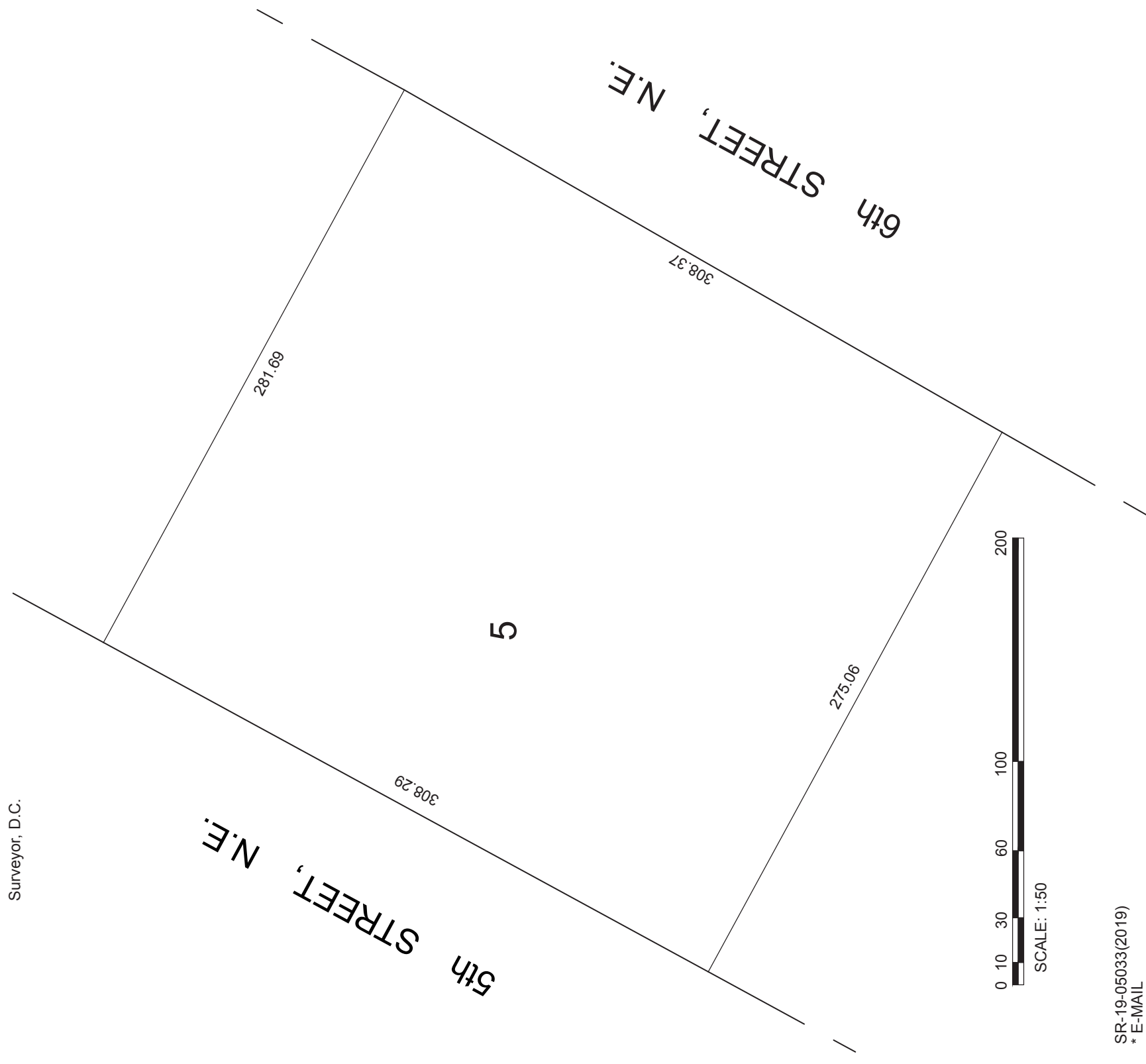
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
  - 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_, and
  - 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot. I also hereby certify that:
    - 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
    - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
    - 3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
    - 4) I have/have not (*circle one*) filed a division of lots application with the Office of Tax & Revenue; and
    - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_  
 If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.

\_\_\_\_\_  
 Surveyor, D.C.



0 10 30 60 100 200  
 SCALE: 1:50

SR-19-05033(2019)  
 \* E-MAIL

DRAWING NOT TO SCALE, USE GRAPHICAL SCALE