

# STAGE 2 PUD - CIVIL & LEED

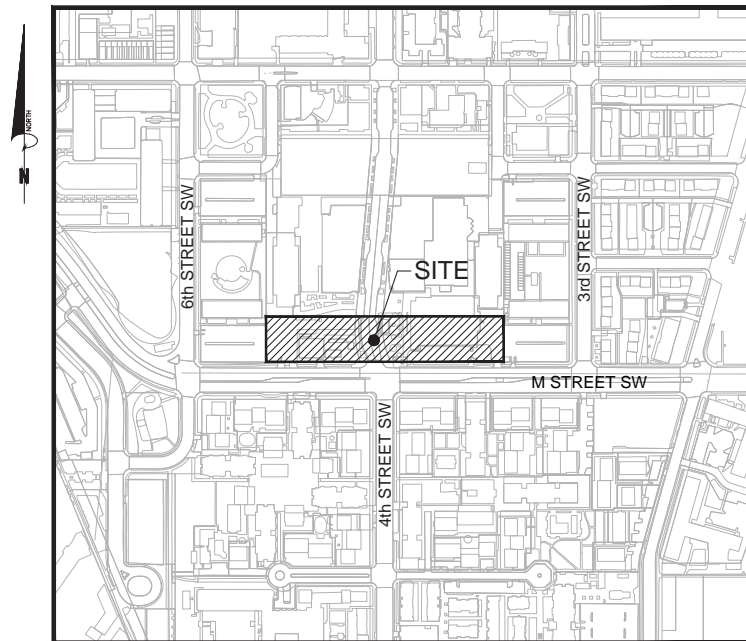
# WATERFRONT II

## SQUARE 542; LOTS 826, 833, 834, AND 825

### 375 AND 425 M STREET SW WASHINGTON, DC

#### ABBREVIATIONS:

APPROX	APPROXIMATE	EX	EXISTING
ASPH	ASPHALT	FC	FACE OF CURB
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FD	FLOOR DRAIN
AWWA	AMERICAN WATER WORKS ASSOCIATION	FF	FIRST FLOOR
BC	BACK OF CURB	FG	FINISH GRADE
BF	BASEMENT FLOOR	FH	FIRE HYDRANT
BLDG	BUILDING	FL	FLOW LINE
BM	BENCHMARK	G	GAS
BOV	BLOW OFF VALVE	GR	GUARD RAIL OR GRATE INLET
BRL	BUILDING RESTRICTION LINE	HC	HANDICAP
BW	BOTTOM OF WALL	HP	HIGH POINT
C&G	CURB AND GUTTER	HR	HAND RAIL
CB	CATCH BASIN	INV	INVERT
CC	CONCRETE CURB	IP	IRON PIPE
CIP	CAST IRON PIPE	IPS	IRON PIPE SET
CL	CENTERLINE	LP	LOW POINT
CMP	CORRUGATED METAL PIPE	MH	MANHOLE
CO	CLEAN OUT	O/H	OVERHEAD
CONC	CONCRETE	PCC	PORTLAND CEMENT CONCRETE
DIP	DUCTILE IRON PIPE	PROP	PROPOSED
DI	DROP INLET	PVMT	PAVEMENT
DOM	DOMESTIC	SAN	SANITARY
EBL	EAST BOUND LANE	SEW	SEWER
EG	EDGE OF GUTTER	STD	STANDARD
EL	ELEVATION	S/W	SIDEWALK
ELEC	ELECTRIC	TC	TOP OF CURB
ELEV	ELEVATION	TEL	TELEPHONE
ENT	ENTRANCE	TP	TEST PIT OR TREE PROTECTION
EP	EDGE OF PAVEMENT	TW	TOP OF WALL OR TAILWATER
EQUIP	EQUIPMENT	UP	UTILITY POLE
ESMT	EASEMENT	UG	UNDERGROUND
EW	END WALL	UGE	UNDERGROUND ELECTRIC
		UGT	UNDERGROUND TELEPHONE
		UGC	UNDERGROUND CABLE
		UD	UNDERDRAIN
		WL	WATER LINE
		WM	WATER METER



**VICINITY MAP**  
SCALE: 1" = 600'

#### UTILITY CONTACTS:

SEWER/WATER:	DC WATER - (202) 787-4299 5000 OVERLOOK AVE. SW 5TH FLOOR WASHINGTON, DC 20032
ELECTRICITY:	PEPCO - FRED JOHNSON (202) 872-2833 701 9TH STREET NW, ROOM 6005 WASHINGTON, DC 20068
GAS:	WASHINGTON GAS CO. - VANN JONES (703) 750-5983 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151
COMMUNICATIONS:	VERIZON COMMUNICATIONS - DIVINA YANCEY (301) 282-7736 FDC-1 13101 COLUMBIA PIKE CONDUIT GROUP - LOWER LEVEL SILVER SPRING, MD 20904

#### ENGINEER

BOWMAN CONSULTING GROUP DC PC  
888 17TH STREET NW  
SUITE 510  
WASHINGTON, DC 20006  
(202) 750-2474  
ATTN: RYAN J BRANNAN, P.E.

#### LEGEND

	EXISTING INDEX CONTOUR		PROPOSED INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR		PROPOSED INTERMEDIATE CONTOUR
	EXISTING EDGE OF PAVEMENT		PROPOSED EDGE OF PAVEMENT
	EXISTING CURB AND GUTTER TRANSITION		PROPOSED CURB AND GUTTER TRANSITION
	EXISTING PROPOSED HEADER CURB		PROPOSED PROPOSED HEADER CURB
	EXISTING PROPERTY LINE		PROPOSED PROPERTY LINE
	EXISTING LOT LINE		PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY		PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT		PROPOSED EASEMENT
	EXISTING WATER LINE		PROPOSED WATER LINE
	EXISTING WATER VALVE		PROPOSED WATER VALVE
	EXISTING WATER REDUCER		PROPOSED WATER REDUCER
	EXISTING WATER METER		PROPOSED WATER METER
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER
	EXISTING STORM SEWER		PROPOSED STORM SEWER
	EXISTING CABLE TV		PROPOSED CABLE TV
	EXISTING ELECTRIC SERVICE-UNDERGROUND		PROPOSED ELECTRIC SERVICE-UNDERGROUND
	EXISTING ELECTRIC SERVICE-OVERHEAD		PROPOSED ELECTRIC SERVICE-OVERHEAD
	EXISTING OVERHEAD TELEPHONE		PROPOSED OVERHEAD TELEPHONE
	EXISTING TELEPHONE SERVICE		PROPOSED TELEPHONE SERVICE
	EXISTING GAS LINE		PROPOSED GAS LINE
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	EXISTING UTILITY POLE		PROPOSED UTILITY POLE
	EXISTING GUY POLE		PROPOSED GUY POLE
	EXISTING TRANSFORMER		PROPOSED TRANSFORMER
	EXISTING SIGN		PROPOSED SIGN
	EXISTING SANITARY SEWER IDENTIFIER		PROPOSED SANITARY SEWER IDENTIFIER
	EXISTING STORM DRAIN IDENTIFIER		PROPOSED STORM DRAIN IDENTIFIER
	EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT
	EXISTING STREET LIGHT		PROPOSED STREET LIGHT
	EXISTING TEST PIT LOCATION RECOMMENDED/REQUIRED		PROPOSED TEST PIT LOCATION RECOMMENDED/REQUIRED
	EXISTING HANDICAP RAMP		PROPOSED HANDICAP RAMP
	EXISTING TREE		PROPOSED TREE
	EXISTING CONCRETE SIDEWALK		PROPOSED CONCRETE SIDEWALK

#### CIVIL DRAWING LIST - PUD:

C0.01	COVER SHEET
C0.02	GENERAL NOTES
C1.11	EXISTING CONDITIONS PLAN - 425 M ST. SW
C1.12	EXISTING CONDITIONS PLAN - 375 M ST. SW
C1.21	EROSION AND SEDIMENT CONTROL PLAN - 425 M ST. SW
C1.22	EROSION AND SEDIMENT CONTROL PLAN - 375 M ST. SW
C1.31	SITE PLAN - 425 M ST. SW
C1.32	SITE PLAN - 375 M ST. SW
C1.41	GRADING PLAN - 425 M ST. SW
C1.42	GRADING PLAN - 375 M ST. SW
C1.51	UTILITY PLAN - 425 M ST. SW
C1.52	UTILITY PLAN - 375 M ST. SW
C5.01	EROSION AND SEDIMENT CONTROL NOTES
C5.02	EROSION AND SEDIMENT CONTROL DETAILS
C7.01	STORMWATER MANAGEMENT PLAN - 425 M ST. SW
C7.02	STORMWATER MANAGEMENT PLAN - 375 M ST. SW



## DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
2. CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.
3. REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUBBASE MATERIALS.
4. EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A SURVEY PREPARED BY BOWMAN CONSULTING ENTITLED, "TOPOGRAPHIC SURVEY ON LOTS 825, 826, 833, & 834, SQUARE 542", DATED 11/4/16, AND FROM AVAILABLE UTILITY COMPANY RECORDS.
5. ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE RECORDS AND FIELD VERIFIED WHERE POSSIBLE. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE ENGINEER. MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48-HOURS PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR MUST HAND-DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AS WELL IN DEMOLITION WORK AND PRIOR TO ORDERING PIPE MATERIALS AND STRUCTURE. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN.
7. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR DEMOLITION AS PER DISTRICT OF COLUMBIA EROSION AND CONTROL HANDBOOK. IF ANY ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED. REFER TO SHEETS CIV0131, CIV0132, CIV0510, AND CIV0520 FOR SEDIMENTATION AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
8. SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.
9. NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND ENGINEER SHOULD RELOCATION OF SERVICE BE REQUIRED.
10. EXISTING UTILITIES (STRUCTURES AND LINES) NOT REQUIRED FOR FUTURE SERVICE TO BE REMOVED TO FACILITATE CONSTRUCTION. UTILITIES TO BE CAPPED AS PER UTILITY PURVEYOR'S STANDARDS AND SPECIFICATIONS. COORDINATE REQUIREMENTS WITH UTILITY PURVEYOR'S.
11. REMOVAL OF ALL WALLS/RETAINING WALLS AND FENCES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATION UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.
12. ALL EXISTING DC STREETLIGHT POLES THAT ARE BEING PERMANENTLY REMOVED MUST BE RETURNED IN GOOD CONDITION TO THE DISTRICT OF COLUMBIA WAREHOUSE AT 1735 15TH STREET NE OFF WEST VIRGINIA AVENUE CONTACT NUMBER 202-576-5258.
13. EXISTING WATER AND SEWER SERVICES NOT REQUIRED FOR FUTURE USE TO BE REMOVED TO EXTENT NECESSARY TO FACILITATE NEW CONSTRUCTION. REMAINDER OF SERVICE TO BE CAPPED AT MAIN AND EXISTING VALVES AND TEES TO BE REMOVED PER DC WATER STANDARDS SPECIFICATIONS.COORDINATE REQUIREMENTS WITH DC WATER UTILITY INSPECTOR AT 202-787-4299. PAVEMENT TO BE REMOVED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
14. CONTRACTOR TO BE RESPONSIBLE FOR LAYOUT, EXTENT AND DESIGN OF SHEETING, SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING AND UNDERPINNING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN THE DISTRICT OF COLUMBIA, HIRED BY THE CONTRACTOR AS NECESSARY TO ENSURE SUPPORT OF SURROUNDING STRUCTURES AND UTILITIES.
15. CONTRACTOR TO RELOCATE PARKING METERS IF REQUIRED AND AS DIRECTED BY D.C. BUREAU OF PARKING. COORDINATE REQUIREMENT WITH LARRY BROWN OF PARKING SERVICES AT 202-671-2291.
16. NOTIFY DC WATER AT (202) 787-4024 48 HOURS PRIOR TO START OF CONSTRUCTION.
17. UNLESS OTHERWISE SHOWN ON THESE DRAWINGS, EXISTING PAVEMENT ON M STREET SW AND 4TH STREET SW TO REMAIN. PROVIDE PRE-CONSTRUCTION VIDEO OF EXISTING PAVEMENT ON M STREET SW AND 4TH STREET SW. EXISTING PAVEMENT THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST.
18. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES VERIFY INVERT ELEVATION OF EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH INFORMATION SHOWN PRIOR TO ORDERING ANY STRUCTURES.
19. CONTACT 'MISS UTILITY' AT 1 800 257-7777 48 HOURS PRIOR TO CONSTRUCTION.
20. CONTACT DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION-PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202) 645-6030 OR (202) 645-6031.
21. ALL PROPOSED UTILITY WORK TO BE PERFORMED UNDER THE INSPECTION OF DC WATER.
22. USE MANHOLE ENTRY SEALS WHERE REQUIRED.
23. CONTRACTOR TO PROVIDE A PRE AND POST TV VIDEO SEWER ON EXISTING SEWER AROUND THE SITE PER DC WATER STANDARDS AND SPECIFICATIONS.

## SITE NOTES:

1. WHERE NEW WORK MEETS EXISTING, NOTE FIELD LOCATION AND ELEVATIONS OF EXISTING FEATURES BEFORE BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE ARCHITECT OR ENGINEER.
2. VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE, DC WATER (202-787-4024) AND "MISS UTILITY" (1-800-257-7777) 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATIONS. HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCE OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
3. WORK AND MATERIALS IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE APPLICABLE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. ON-SITE WORK AND MATERIALS CODE.
4. ELEVATIONS SHOWN HEREON ARE BASED ON D.C. DATUM.
5. DIMENSIONS ARE TO FACE OF WALL AND CURB, EDGE OF WALK AND PAVEMENT, CENTERLINE OF COLUMN, PIPE AND UTILITY STRUCTURE. UNLESS OTHERWISE NOTED.
6. FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
7. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY OF ANY INFORMATION CONCERNING FOUND UTILITY, NOT SHOWN ON PLANS.
8. EXISTING SURFACE CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. CONTRACTOR TO COORDINATE EXTENT WITH ARCHITECT OR ENGINEER.
9. TEST PITS ARE REQUIRED AT ALL LOCATIONS) WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES. INVESTIGATIONS) TO IDENTIFY HORIZONTAL LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIED OF THIS INFORMATION.
10. IF A 1' MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTILITY CROSSING, THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
11. TRANSITION CURB, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND ON GRADE OR AS DIRECTED BY ENGINEER.
12. ALL DEBRIS AND EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN APPROVED OFF-SITE LOCATION.
13. ALL ON-SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'-0". WATER FITTINGS SHALL BE PROPERLY TIED AND ANCHORED, PER DC WATER STANDARDS AND SPECIFICATIONS.
14. WHERE PORTIONS OF EXISTING BITUMINOUS OR CONCRETE PAVING ARE TO BE REMOVED,THE EXISTING PAVEMENT SHALL BE SAW-CUT.
15. REMOVE FRAMES AND COVERS OF SEWER MANHOLE/INLETS AND/OR WATER MAIN VALVE CASTINGS TO BE ABANDONED AND FILL TO GRADE.
16. ALL CURB SPOT SHOTS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.
17. NOTIFY WASHINGTON GAS AT 202-750-4205, 48 HOURS PRIOR TO ANY EXCAVATION IN THE VICINITY OF ANYTRANSMISSION MAIN. FOR FURTHER INFORMATION OR PROBLEMS, CONTACT MR. CHUCK WHITEY AT WASHINGTON GAS AT 703-750-4205.
18. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND PROPOSED FACILITIES.
19. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED FACILITIES.
20. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION AND WATER AND SEWER AUTHORITY.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
22. EXISTING FULL DEPTH PAVEMENT SECTION, CURB AND GUTTER TO BE REMOVED AND REPLACED TO EXTENT NECESSARY TO FACILITATE CONSTRUCTION OF NEW UTILITIES. MATERIALS TO COMPLY WITH DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

## DC WATER STANDARD CONSTRUCTION NOTES:

1. CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:
  - a) CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.
  - b) WATER SERVICES AT 202-612-3400 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION.
  - c) SEWER SERVICES AT 202-264-3862 OR 3873 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION.
2. STANDARDS: ALL CONSTRUCTION, MATERIALS, AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WATER PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN GUIDELINES, AND SPECIFICATIONS.
3. LEAD SERVICE REPLACEMENT: IF THIS PROJECT INCLUDES THE REPLACEMENT OF A WATER MAIN THAT HAS EXISTING LEAD WATER SERVICE LATERALS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DC WATER CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW ADEQUATE TIME TO INITIATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE FULL LENGTH OF PIPE IN PUBLIC SPACE.
4. OWNER RESPONSIBILITY: THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION/ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION & INSTALL/INSPECT THE UTILITY WORK. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.
5. DC WATER RESPONSIBILITY: DC WATER IS RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (2" DIAMETER AND LESS) TO THE PUBLIC MAIN, SMALL WATER SERVICE TAP REMOVALS FROM THE PUBLIC MAIN, FURNISHING & INSTALLING THE METER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC SYSTEMS.
6. MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.
7. PLAN SET: A SET OF SIGNED & SEALED AND DC WATER STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY.
8. ABANDONMENTS: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
9. UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER.
10. PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
11. WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER-METER CONTACT PERMIT OPERATIONS AT 202-646-8600. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VAULT HAS BEEN INSTALLED.
12. CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BUILDING (UNLESS AN EXTERNAL LOCATION IS NECESSARY OR REQUIRED BY DC WATER) WHERE IT IS SUPPLIED, OWNED, OPERATED, AND MAINTAINED BY THE OWNER. DC WATER DOES NOT FURNISH NOR INSTALL FIRE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLIES.
13. UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT-DOWNS IN NUMBER AND DURATION. COORDINATE THESE SHUT DOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.
14. WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUT DOWNS WITH ADEQUATE ADVANCED NOTICE. ONLY DC WATER EMPLOYEES MAY SHUT DOWN A PUBLIC WATER MAIN. A CERTIFIED PLUMBER IS ONLY AUTHORIZED TO TURN OFF VALVES INSIDE METER PITS.
15. WATER GATE VALVE LOCATION: LOCATE GATE VALVES FOR DOMESTIC AND FIRE SERVICES AS CLOSE TO THE PUBLIC WATER MAIN TEE AS POSSIBLE. HOWEVER, IF NECESSARY ADJUSTMENTS ARE REQUIRED DUE TO CONFLICTS, COORDINATE WITH A DC WATER INSPECTOR.
16. MATERIAL: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP CUTS TO THE APPROPRIATE DC WATER OFFICE FOR APPROVAL OR OBTAINING A DC WATER APPROVAL STAMP FOR ALL WORK IN PUBLIC SPACE IN ADVANCE OF INSTALLATION. ONLY APPROVED MATERIALS MAY BE USED.
17. TEMPORARY CONDITIONS MINIMUM COVER: A NOMINAL FOUR FEET OF COVER IS REQUIRED FOR ALL WATER MAINS AT FINAL GRADE. COVER OF LESS THAN FOUR FEET REQUIRES DC WATER APPROVAL.
18. AS-BUILT: DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DC WATER INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES. WHEN THE FINAL AS-BUILT IS APPROVED THE DEPOSIT WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS-BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.
19. CONFLICTS: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES. A MINIMUM OF ONE FOOT VERTICAL AND FIVE FEET HORIZONTAL CLEARANCE FROM OTHER UTILITIES SHALL BE MAINTAINED FROM ANY UTILITIES AND PUBLIC WATER AND SEWER MAINS.
20. FIRE HYDRANT USE: THE USE OF A FIRE HYDRANT AS A WATER SOURCE IS PROHIBITED UNLESS A PERMIT HAS BEEN OBTAINED FROM DC WATER FOR USE OF A SPECIFIC HYDRANT(S). DAILY OR EXTENDED USE PERMITS CAN BE OBTAINED FROM DC WATER PERMIT OPERATIONS DEPARTMENT 202-646-8600.
21. FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEMS AT 202-277-1889, PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON. FEMS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
22. DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-787-4350.
23. SEWER BACKWATER PREVENTION: THE PLUMBING SYSTEM MUST BE IN COMPLIANCE WITH SECTION 715 OF THE 2006 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKWATER VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER.



SOUTHEAST + SOUTHWEST M STREET PARCELS

FIRST-STAGE PUD MODIFICATION & SECOND-STAGE PUD APPLICATION

MARCH 16, 2018

Perkins Eastman DC



375 & 425 M STREET SW

CIVIL - GENERAL NOTES

C2

**SANITARY/COMBINED  
STRUCTURE  
AS-BUILT TABLE**

TOP = 20.68 IN = 10.96 (6" SAN Fr. 10.36) OUT = 10.59 (8" SAN To 2186)	TOP = 21.50 INV. IN (12" FR 2172)=10.30 INV. OUT (12" TO 3808)=10.28	TOP = 20.76 INV. IN (12" FR 2246)=8.20 INV. OUT (12" TO 3811)=8.05	TOP = 20.59 INV. IN (12" FR 2247)=8.68 INV. OUT (12" TO 1367)=8.57	SAN TOP = 20.50 IN = 9.01 (12" FR 3117) IN = 9.01 (12" FR 2262) OUT = 8.79 (12" TO 2246)	SAN TOP = 21.06 IN = 9.38 (12" ) OUT = 9.24 (12" TO 2247)	TOP = 19.71 INV. IN (12") = 10.07 INV. OUT (18") = 9.55	SAN TOP = 21.00 IN = 8.86 (FROM SOUTH) IN = 8.71 (FROM 3808) IN = 7.92 (FROM 1161) OUT = 7.61 (TO 3816)	SAN TOP = 21.64 IN = 10.03 (FROM SOUTH) IN = 9.95 (FROM 3802) IN = 9.94 (FROM 1681) OUT = 9.92 (TO 3811)	TOP = 16.41 INV. IN (18") = 11.31 INV. IN (6") = 12.57 INV. OUT (18") = 11.25	TOP = 17.32 INV. IN (18") = 2.82 INV. OUT (18") = 2.72	TOP = 16.77 INV. IN (18") = 2.93 INV. OUT (18") = 2.90	TOP = 16.91 INV. IN (18") = 10.21 INV. OUT (18") = 4.25	TOP = 16.88 INV. IN (18") = 12.23 INV. IN (6") = 13.60 INV. OUT (18") = 12.20	TOP = 21.09 IN = 8.83 (6" SAN Fr. 2374) OUT = 8.54 (10" SAN To 1327)
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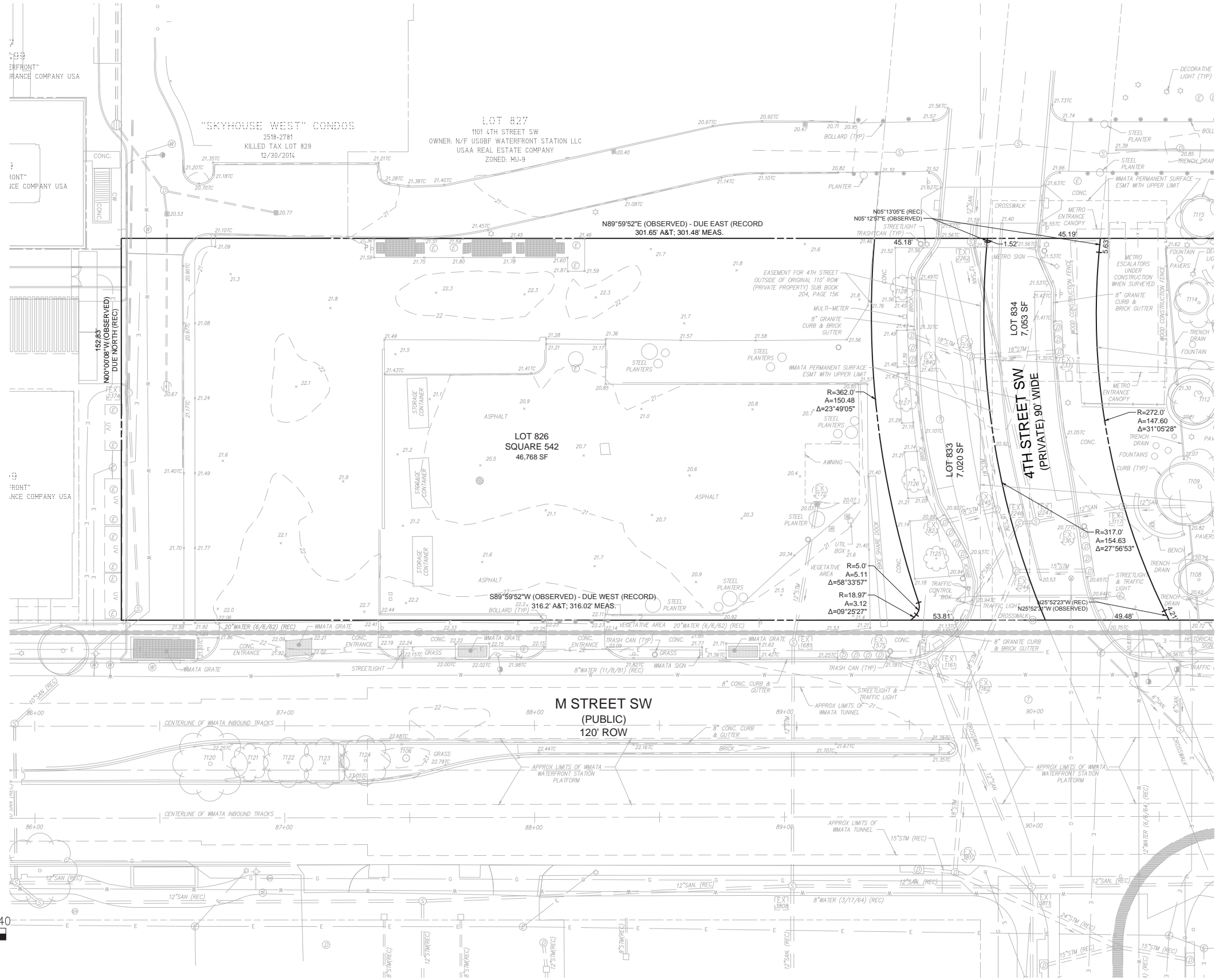
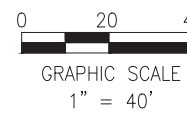
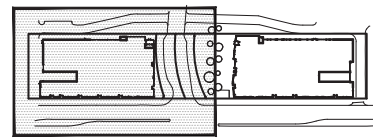
**STORM STRUCTURE  
AS-BUILT TABLE**

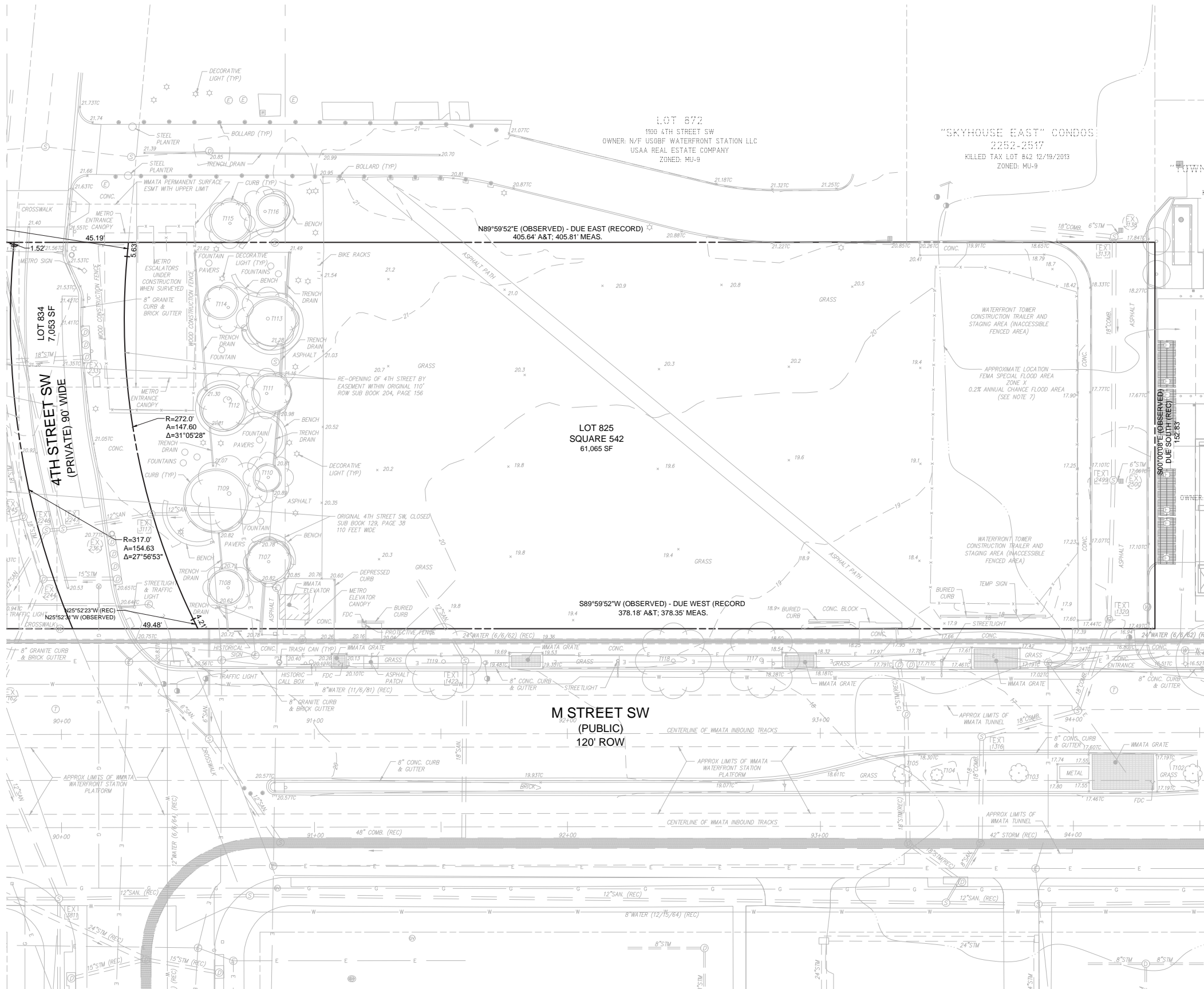
TOP = 21.34 INV. OUT (18" TO 2238) = FULL OF DEBRIS	TOP = 21.29 INV. IN (18" FR 1840) = 14.37 INV. IN (18" FR 2231) = 14.33 INV. OUT (18" TO 2245) = 14.13	TOP = 21.35 INV. OUT (18" TO 2238) = FULL OF DEBRIS	TOP = 20.79 INV. OUT (15" TO 2244) = 14.06	TOP = 20.60 INV. IN (18" FR 2245) = 13.30 INV. IN (15" FR 2363) = 13.32 INV. OUT (18" TO 1162) = 13.25	TOP = 20.81 INV. IN (18" FR 2238) = 13.61 INV. IN (18" FR 1823) = 13.69 INV. OUT (18" TO 2244) = 13.49	TOP = 20.94 INV. OUT (18" TO 2245) = 14.82	TOP = 20.03 INV. OUT (12" TO 1681) = FULL OF DEBRIS	TOP = 20.65 INV. IN (18" FR 2244) = 12.87 INV. IN (18" FR 1575) = 7.89 INV. OUT (18" TO 3810) = 7.79	TOP = 21.15 INV. OUT (18" TO 1162) = 14.85	STM TOP = 20.99 IN = 16.09 (FROM 3809) IN = 11.74 (FROM NORTHEAST) OUT = 11.47 (TO 1378)	TOP = 16.72 INV. OUT (6") = 13.49	TOP = 16.34 INV. OUT (6") = 12.62
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**TREE TABLE**

T102 4" CONIFEROUS TREE	T103 4" DECIDUOUS TREE	T104 2" DECIDUOUS TREE	T105 4" DECIDUOUS TREE	T106 2" DEAD DECIDUOUS TREE	T107 9" MAPLE	T108 9" MAPLE	T109 10" MAPLE	T110 7" MAPLE	T111 7" MAPLE	T112 8" MAPLE	T113 10" MAPLE	T114 7" MAPLE	T115 10" MAPLE	T116 8" MAPLE	T117 10" OAK	T118 11" OAK	T119 14" OAK	T120 12" POPLAR	T121 10" POPLAR	T122 10" POPLAR	T123 10" POPLAR	T124 12" POPLAR	T125 4" DECIDUOUS TREE	T126 6" DECIDUOUS TREE	T127 4" DECIDUOUS TREE	T128 6" DECIDUOUS TREE
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**NOTE:**  
TOWN CENTER SOUTH PLAN SHOWN FROM SITE  
PLAN AS OBTAINED BY WILES MENSCH  
CORPORATION ON MARCH 15, 2018.





**SANITARY/COMBINED  
STRUCTURE  
AS-BUILT TABLE**

EX 2374	TOP = 20.68 IN = 10.96 (6" SAN Fr. 10.36) OUT = 10.59 (8" SAN To 2186)
EX 2264	SAN TOP=21.44 IN=9.30 (12") OUT=9.26 (12" TO 2247)
EX 1699	TOP=21.50 INV. IN (12" FR 2172)=10.30 INV. OUT (12" TO 3808)=10.28
EX 1769	TOP=20.76 INV. IN (12" FR 2246)=8.20 INV. OUT (12" TO 3811)=8.05
EX 2246	TOP=20.59 INV. IN (12" FR 2247)=8.68 INV. OUT (12" TO 1367)=8.57
EX 3174	SAN TOP=20.50 IN=9.01 (12" FR 3117) IN=9.01 (12" FR 2262) OUT=8.79 (12" TO 2246)
EX 3774	SAN TOP=21.06 IN=9.38 (12") OUT=9.24 (12" TO 2247)
EX 1422	TOP=19.71 INV. IN (12")=10.07 INV. OUT (18")=9.55
EX 3811	SAN TOP=21.00 IN=8.86 (FROM SOUTH) IN=8.71 (FROM 3808) IN=7.92 (FROM 1161) OUT=7.61 (TO 3816)
EX 3908	SAN TOP=21.64 IN=10.03 (FROM SOUTH) IN=9.95 (FROM 3802) IN=9.94 (FROM 1681) OUT=9.92 (TO 3811)
EX 2499	TOP=16.41 INV. IN (18")=11.31 INV. IN (6")=12.57 INV. OUT (18")=11.25
EX 1376	TOP=17.32 INV. IN (18")=2.82 INV. OUT (18")=2.72
EX 1378	TOP=16.77 INV. IN (18")=2.93 INV. OUT (18")=2.90
EX 1329	TOP=16.91 INV. IN (18")=10.21 INV. OUT (18")=4.25
EX 3772	TOP=16.88 INV. IN (18")=12.23 INV. IN (6")=13.60 INV. OUT (18")=12.20
EX 2788	TOP = 21.09 IN = 8.85 (8" SAN Fr. 2374) OUT = 8.54 (10" SAN TO 1327)

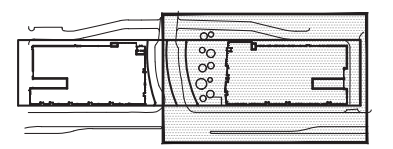
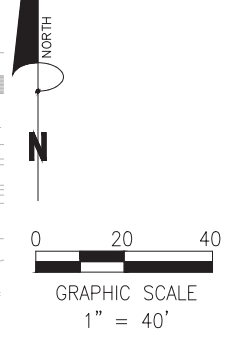
**STORM STRUCTURE  
AS-BUILT TABLE**

EX 2374	TOP=21.34 INV. OUT (18" TO 2238)=FULL OF DEBRIS
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EX 3774	TOP=20.81 INV. IN (18" FR 2238)=13.61 INV. IN (18" FR 1823)=13.69 INV. OUT (18" TO 2244)=13.49
EX 3823	TOP=20.94 INV. OUT (18" TO 2245)=14.82
EX 3772	TOP=20.03 INV. OUT (12" TO 1681)=FULL OF DEBRIS
EX 1162	TOP=20.65 INV. IN (18" FR 2244)=12.87 INV. IN (18" FR 1575)=7.89 INV. OUT (18" TO 3810)=7.79
EX 3774	TOP=21.15 INV. OUT (18" TO 1162)=14.85
EX 3810	STM TOP=20.99 IN=16.09 (FROM 3809) IN=11.74 (FROM NORTHEAST) OUT=11.47 (TO 1378)
EX 3774	TOP=16.72 INV. OUT (6")=13.49
EX 2500	TOP=16.34 INV. OUT (6")=12.62

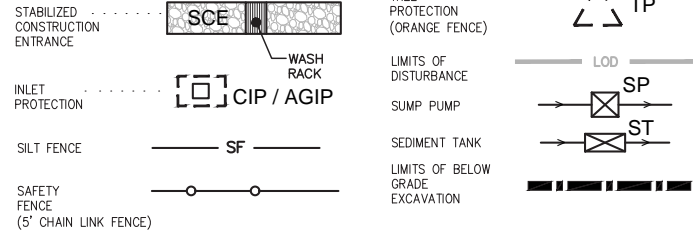
**TREE TABLE**

T102 4"	CONIFEROUS TREE
T103 4"	DECIDUOUS TREE
T104 2"	DECIDUOUS TREE
T105 4"	DECIDUOUS TREE
T106 2"	DEAD DECIDUOUS TREE
T107 9"	MAPLE
T108 9"	MAPLE
T109 10"	MAPLE
T110 7"	MAPLE
T111 7"	MAPLE
T112 8"	MAPLE
T113 10"	MAPLE
T114 7"	MAPLE
T115 10"	MAPLE
T116 8"	MAPLE
T117 10"	OAK
T118 11"	OAK
T119 14"	OAK
T120 12"	POPLAR
T121 10"	POPLAR
T122 10"	POPLAR
T123 10"	POPLAR
T124 12"	POPLAR
T125 4"	DECIDUOUS TREE
T126 6"	DECIDUOUS TREE
T127 4"	DECIDUOUS TREE
T128 6"	DECIDUOUS TREE

**NOTE:**  
TOWN CENTER SOUTH PLAN SHOWN FROM SITE PLAN AS OBTAINED BY WILES MENSCH CORPORATION ON MARCH 15, 2018.



**LEGEND**



**DUST CONTROL NOTES:**

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
  - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
  - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
  - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
  - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
  - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
  - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

**SEDIMENT AND EROSION CONTROL NOTE:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
2. PROVIDE SILT FENCE AT THE PERIMETER OF DISTURBED AREA OR EXCAVATION TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR OTHERWISE APPROVED BY THE INSPECTOR.
3. PROVIDE CONSTRUCTION FENCE AT THE PERIMETER OF DISTURBED AREA OR EXCAVATION TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR OTHERWISE APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
5. THE APPLICATION MUST NOTIFY THE DEPARTMENT OF THE ENVIRONMENT BY PHONE (202-535-2250) AT LEAST 24 HOURS PRIOR TO START OF GRADING ACTIVITY AND WITHIN TWO (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.

**CONSTRUCTION AND STABILIZATION SEQUENCE:**

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE THE PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. REMOVE RETAINING WALL TO THE SOUTH OF THE SITE USING TEMPORARY MEASURES TO STABILIZE LIMITED SITE WORK.
3. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING.
4. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
5. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AS SOON AS NEW SITE-RELATED RUNOFF IS DETECTED AND EMPLOYED AT ALL TIMES TO PROTECT INLETS OR STORM SEWERS BELOW SILT-PRODUCING AREAS.
6. IMMEDIATELY AFTER DEBRIS BASINS, DIVERSIONS, WATERWAYS, AND RELATED STRUCTURES ARE BUILT, SEED AND MULCH, OR INSTALL SOIL AND STABILIZATION BLANKET.
7. NO LATER THAN THE FIRST DAY OF CONSTRUCTION INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
8. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DOCE INSPECTOR.
9. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS.
10. DISCONNECT UTILITIES AND RAZE BUILDING TO SURFACE.
11. AT THE COMPLETION OF THIS PHASE OF CONSTRUCTION, FOLLOWING SITE STABILIZATION AND UPON INSPECTOR'S APPROVAL, TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES CAN BE REMOVED.

**SEDIMENT AND EROSION CONTROL NARRATIVE:**

INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING SILT FENCE, INLET PROTECTION, TREE PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCE AT SITE. FOLLOWING DISCONNECTION OF UTILITIES, BUILDING TO BE RAZED TO THE SURFACE USING DISTRICT APPROVED DEMOLITION METHODS. REMOVE OTHER SITE FEATURES AND ROUGH GRADE SITE. CONTACT DC DOE, WATERSHED PROTECTION DIVISION AT 202-535-2250 TO SCHEDULE PRE-CONSTRUCTION MEETING. SHOULD MEASURES SHOWN ON THE PLAN NOT BE NEEDED UPON SITE STABILIZATION, CONTRACTOR TO REMOVE WITH PERMISSION OF DOE INSPECTOR.

**TREE AND ROOT PROTECTION NOTES:**

ALL STREET TREES WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK MUST BE PROTECTED WITH 6 FT. TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX (MINIMUM 4' X 9') OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF A TREE. ALL PROTECTION MEASURES AND EXCAVATION OPERATIONS SHALL COMPLY WITH THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES (GOLD BOOK) - SECTIONS 207.03, 608.07 AND 608.08. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB, SITE PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT WARD ARBORIST OR CALL THE DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133 TO RECEIVE CLEARANCE TO CONTINUE THE CONFLICTING WORK.

**CONSTRUCTION DATES:**

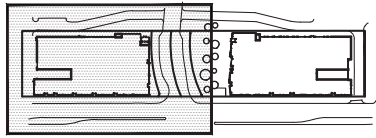
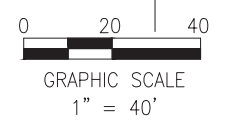
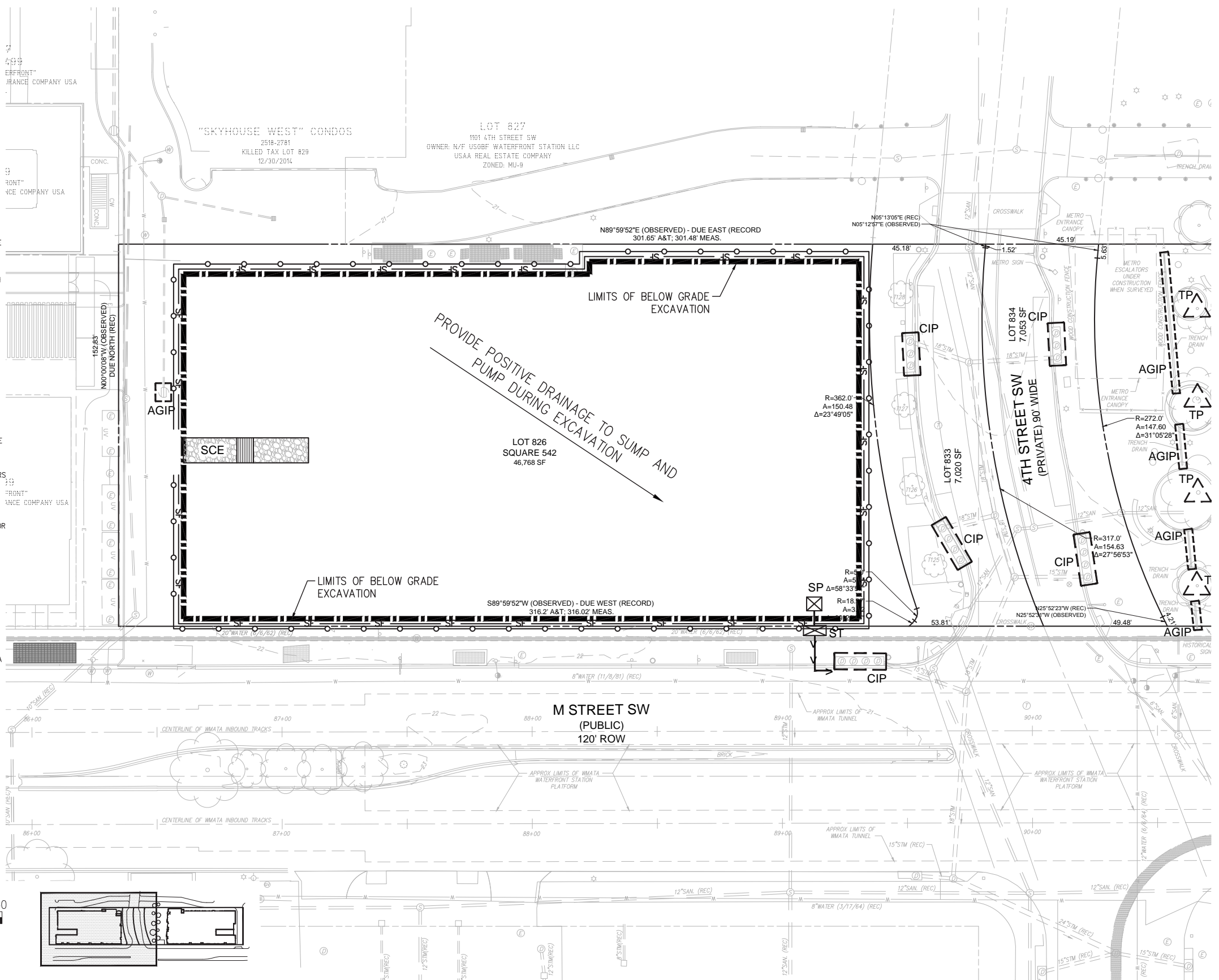
THE PROPOSED WORK DUE TO COMMENCE IN THE FALL OF 2017 AND IS ANTICIPATED TO TAKE APPROXIMATELY 18 MONTHS.

**TOTAL AREAS - SOE:**

SITE AREA: 46,768 SF OR 1.07 AC  
 AREA TO BE DISTURBED: ±46,768 SF OR ±1.07 AC

**EXCAVATION CUT/FILL:**

THE TOTAL VOLUME OF EXCAVATION = 38,000 SF (AREA) x 11 FT (DEPTH ASSUMED) / 27 = 15,500 CY ±





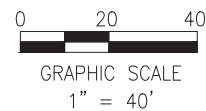
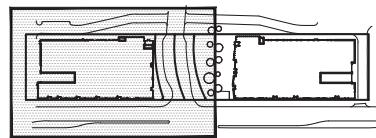
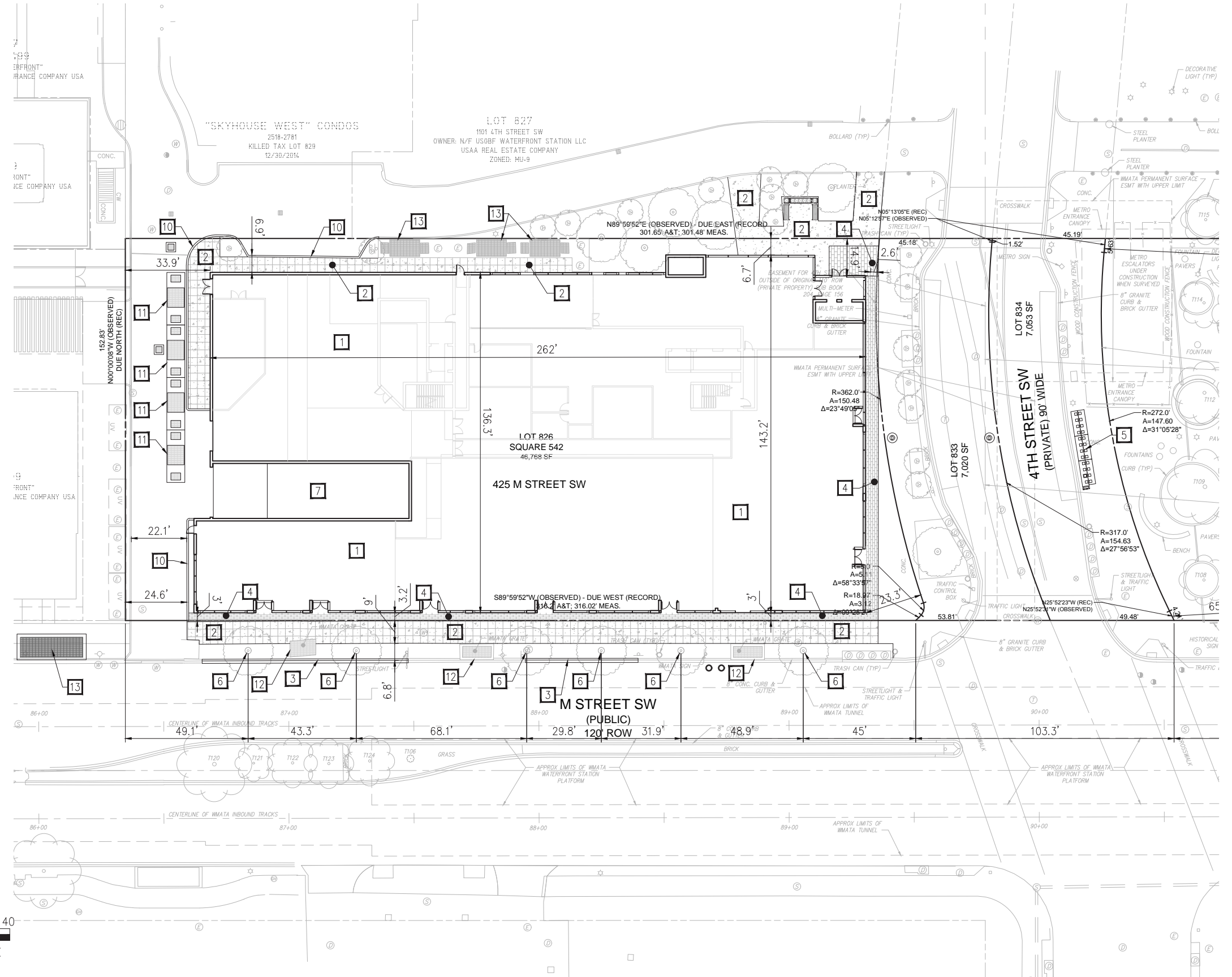
# SITE NARRATIVE

THE PROJECT SITE IS LOCATED AT 375 M STREET SW AND 425 M STREET SW, SQUARE 540, LOTS 826, 833, 834, AND 825 IN THE MU-9 DISTRICT. PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION OF TWO (2) NEW 12 STORY MIXED-USE BUILDINGS WITH GROUND FLOOR RETAIL, OFFICE, AND RESIDENTIAL ABOVE, WITH BELOW GRADE PARKING. CONSTRUCTION WILL ALSO INCLUDE THE INSTALLATION OF NEW SITE UTILITIES FOR SEWER, STORM DRAIN, FIRE PROTECTION AND DOMESTIC WATER SERVICES. THE PROJECT WILL MEET THE DESIGN STANDARDS FOR STORMWATER MANAGEMENT, AS REQUIRED BY THE DISTRICT OF COLUMBIA.

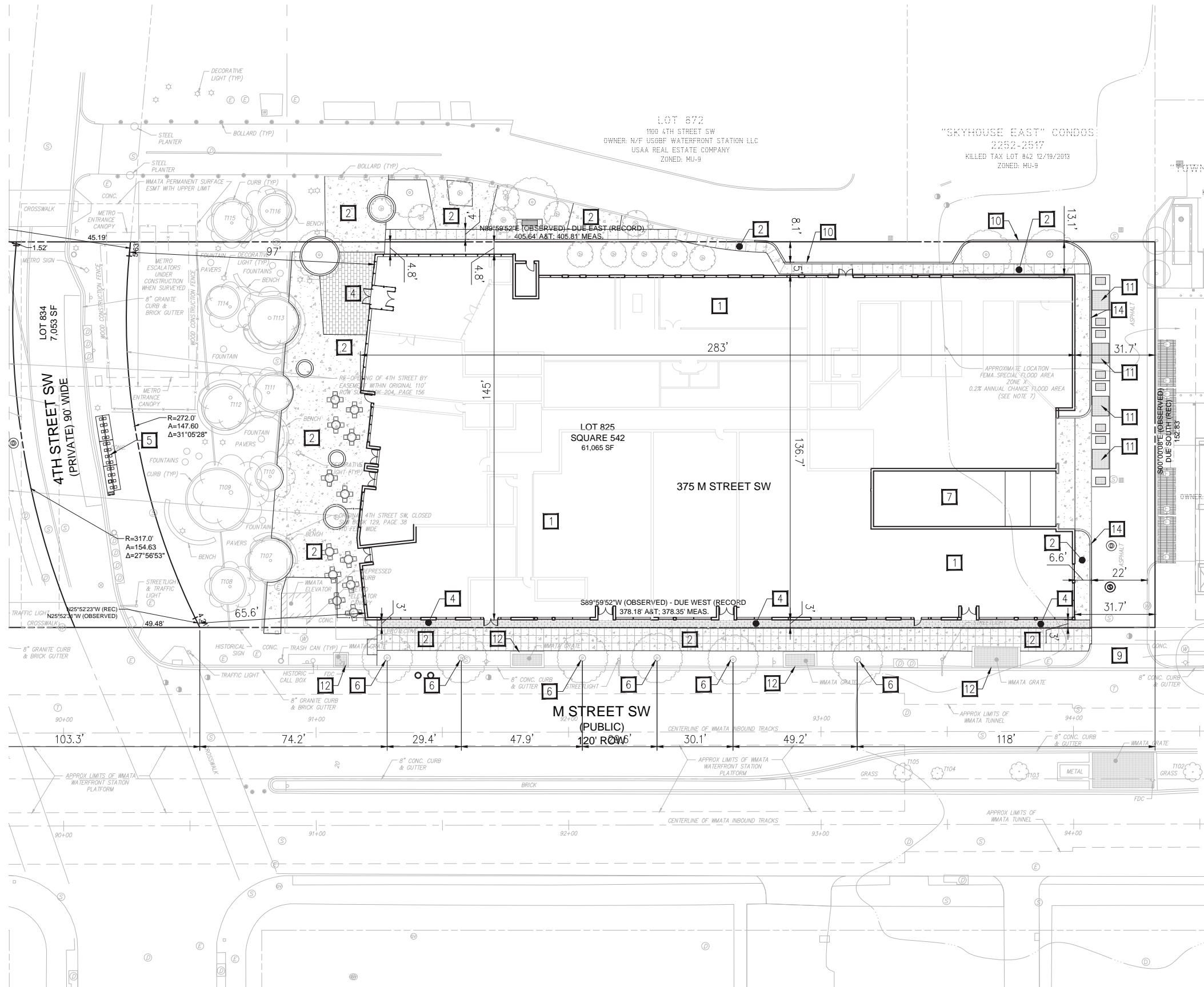
NOTE: OWNER TO GET PERMISSION AS NECESSARY TO PERFORM WORK ON ADJACENT PROPERTY SITES.

# SITE KEYNOTES

- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 NEW CONCRETE SIDEWALK.
- 3 NEW CONCRETE CURB AND GUTTER.
- 4 NEW BRICK PAVEMENT. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 5 NEW CAPITOL BIKE SHARE STATION.
- 6 NEW STREET TREE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 7 NEW RAMP BELOW TO PARKING GARAGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 8 NEW PLANTER. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 9 NEW CONCRETE DRIVEWAY ENTRANCE (BY OTHERS).
- 10 NEW CONCRETE CURB.
- 11 NEW ELECTRIC TRANSFORMERS.
- 12 EXISTING WMATA GRATES TO REMAIN AND BE PROTECTED.
- 13 PROPOSED LOCATION OF RELOCATED WMATA VENT SHAFT.
- 14 NEW FLUSH CURB.







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# SPOT SHOT LEGEND

- XX<sup>XX</sup><sub>FF</sub> × FINISHED FLOOR SPOT
- XX<sup>XX</sup><sub>G</sub> × GROUND SPOT
- XX<sup>XX</sup><sub>TC</sub> × TOP OF CURB SPOT
- XX<sup>XX</sup><sub>BC</sub> × BOTTOM OF CURB SPOT
- XX<sup>XX</sup><sub>TW</sub> × TOP OF WALL SPOT
- XX<sup>XX</sup><sub>BW</sub> × BOTTOM OF WALL SPOT
- XX<sup>XX</sup><sub>TS</sub> × TOP OF STEPS SPOT
- XX<sup>XX</sup><sub>BS</sub> × BOTTOM OF STEPS SPOT
- XX<sup>XX</sup><sub>MAT</sub> × MATCH EXISTING SPOT

