SUBMISSION FOR A PRE-HEARING STATEMENT FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT EXHIBIT B, CASE NO. 03-13

MAY 27, 2003



CAPPER/CARROLLSBURG DWELLINGS

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ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.17B

CONSOLIDATED PUD

LIST OF DRAWINGS



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Building Sections:

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A-10.1 Units 'F', 'H', 'P' & 'Q'
A-10.2 Units 'L', 'M' & 'N'
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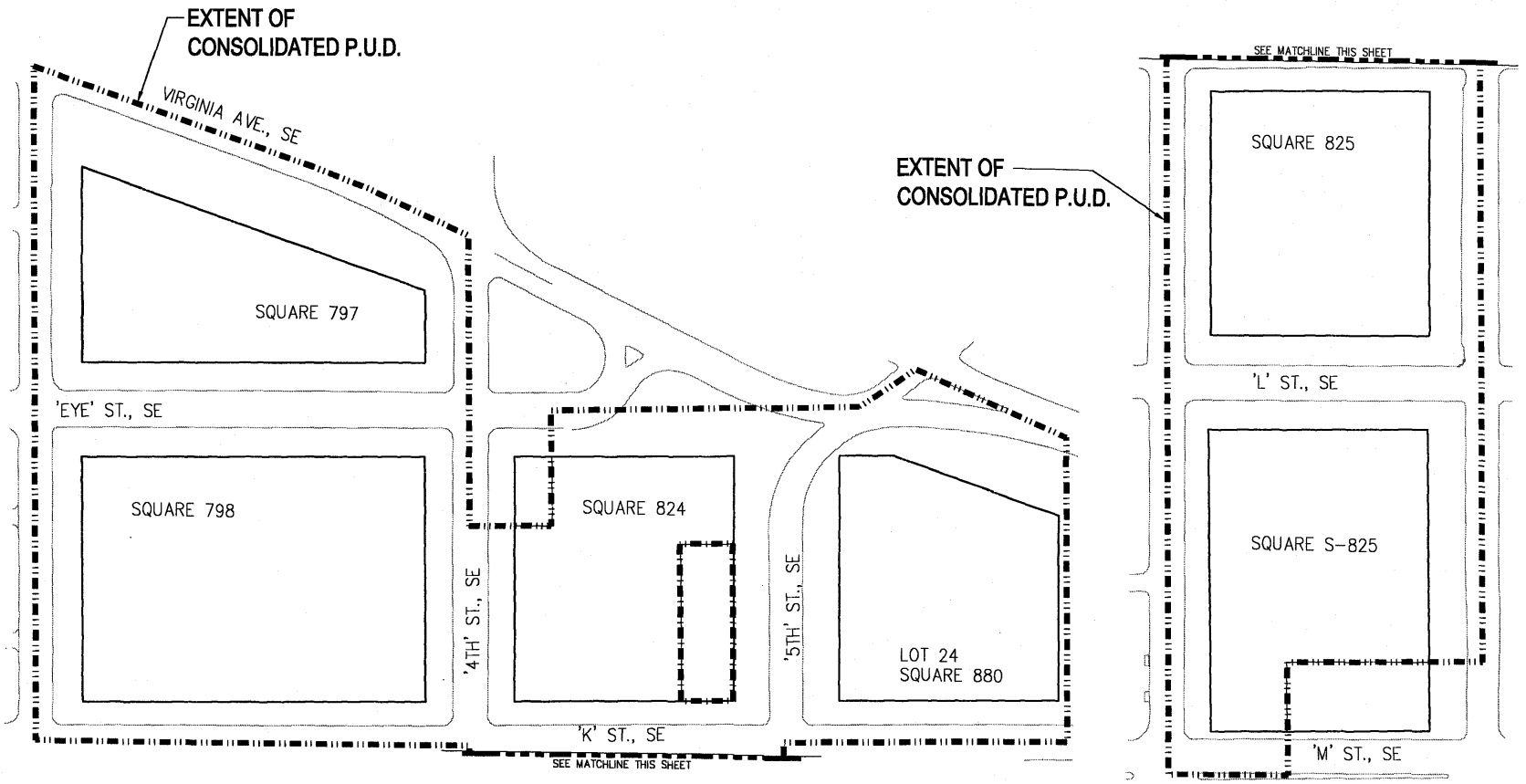
Dimensional Elevations:

A-11.0 Unit 'A' & 'E' Elevations
A-11.1 Unit 'B' & 'C' Elavations
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A-11.3 Unit 'F', 'G' & 'Q' Elevations
A-11.4 Unit 'H', 'L' & 'P' Elevations
A-11.5 Unit 'M', 'N' & 'O' Elevations

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MAY 27, 2003



CONSOLIDATED P.U.D. LIMITS =
305,346.56 S.F. / 7.010 ACRES

SQUARE	AREA	
797	42508.38 SQ. FT.	0.976 ACRES
798	77413.69 SQ. FT.	1.777 ACRES
824	39363.53 SQ. FT.	0.904 ACRES
825	49345.29 SQ. FT.	1.133 ACRES
S-825	51798.32 SQ. FT.	1.189 ACRES
880 (LOT 24)	44917.35 SQ. FT.	1.031 ACRES

GRAPHIC SCALE

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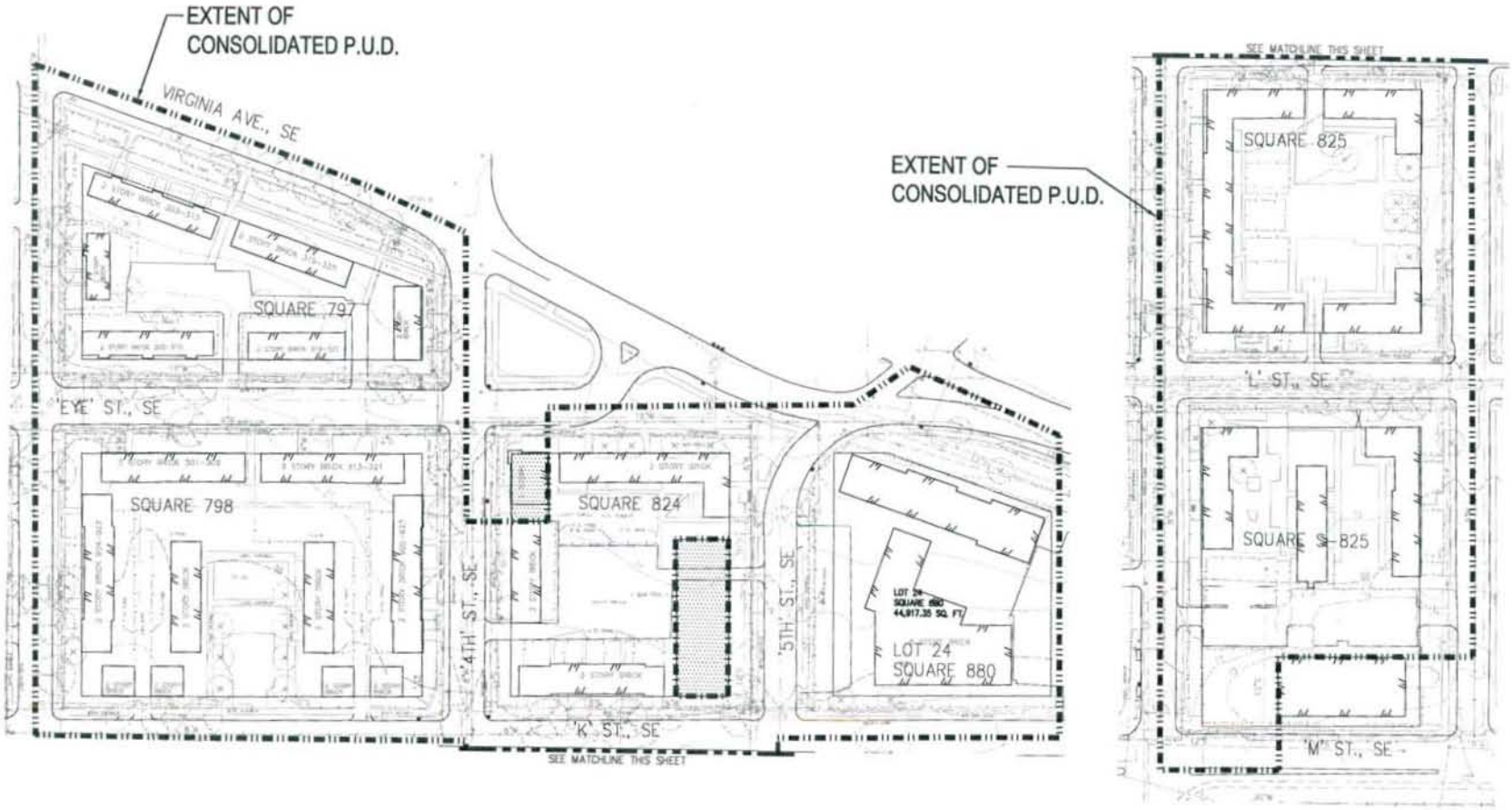
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CONSOLIDATED P.U.D. - PLAT PLAN

MAY 27, 2003

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-1.1



LEGEND

BUILDING LINE
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
LOTS IN PRIVATE OWNERSHIP
ALL OTHER PROPERTIES ARE IN PUBLIC OWNERSHIP

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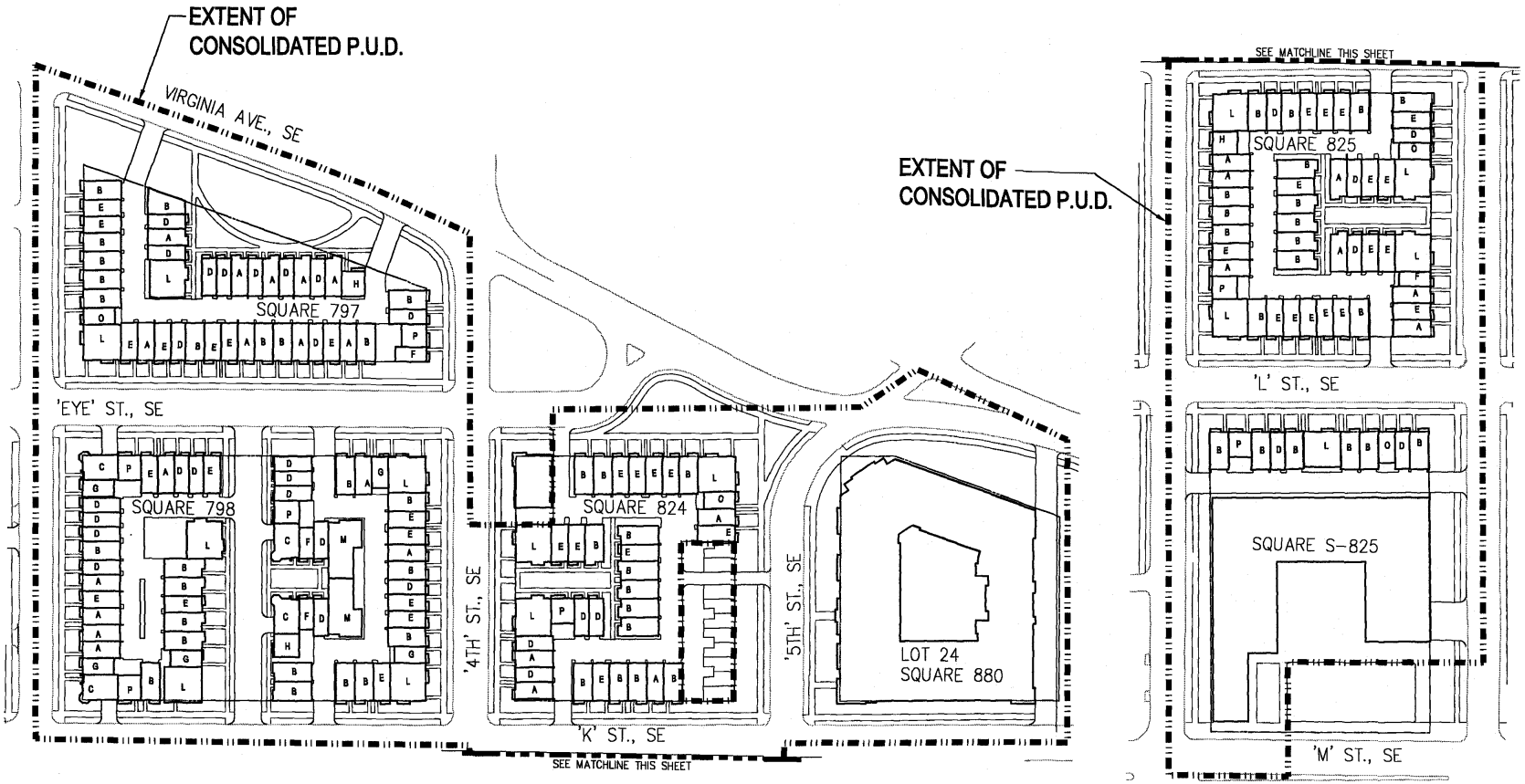
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CONSOLIDATED P.U.D. - EXISTING CONDITIONS PLAN

MAY 27, 2003

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-1.2



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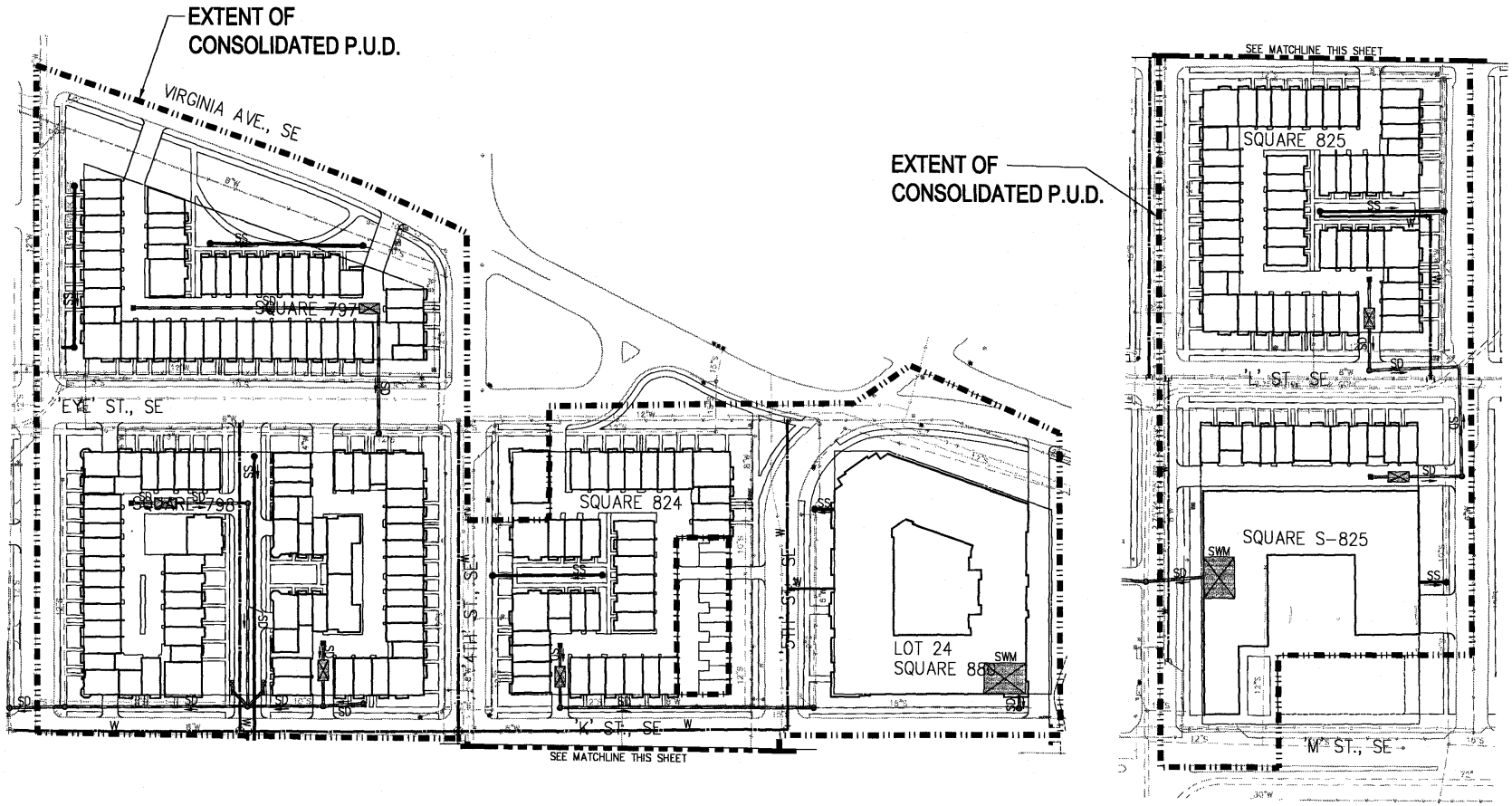
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CONSOLIDATED P.U.D. - GENERAL SITE PLAN

MAY 27, 2003

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-2.0



LEGEND

- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- SWM BMP STRUCTURE
- ELECTRICAL CONDUIT
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- BUILDING LINE
- EDGE OF PAVEMENT
- PROPERTY LINES
- FENCE LINE

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE IMPLEMENTED ON EACH SQUARE INDIVIDUALLY WITHIN THE ENTIRE P.U.D. LIMITS. FOR THE SITES THAT HAVE PROPOSED OFFICE OR APARTMENT BUILDINGS, THE PRIMARY STORMWATER MANAGEMENT TREATMENT SYSTEM WILL BE A STRUCTURAL SAND FILTER LOCATED WITHIN THE GARAGE OR BELOW THE ON-SITE ENTRY DRIVE. THESE SYSTEMS WILL PROVIDE BOTH WATER QUALITY AND QUANTITY CONTROL. FOR THE SITES THAT INCLUDE TOWNHOMES, A COMBINATION OF TREATMENT SYSTEMS WILL BE UTILIZED. THE PROPOSED SWM ALTERNATIVES HAVE BEEN SELECTED WITH LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IN MIND AND WILL INCLUDE: BIORETENTION AREAS (WHERE PRACTICAL & FEASIBLE DEPENDING ON THE SOILS), FILTERA STRUCTURES (BIORETENTION TREE BOX FILTERS), STORMFILTERS OR OTHER STRUCTURAL BMP, OR OTHER LID PRACTICES AS DETERMINED TO BE FEASIBLE ON EACH INDIVIDUAL SQUARE.

ESTIMATE OF QUANTITIES (PER SECTION 2406.11(a)(6)

ESTIMATED ANNUAL WATER CONSUMPTION: 1645 D.U. x 350 GDP x 365 DAYS = 210,148,750 GPY.

ESTIMATED ANNUAL SANITARY SEWER FLOWS: 80 GPCD x 2.5 PPDU x 1645 D.U. x 365 DAYS = 120,085,000 GPY.

ESTIMATED 15 YR. PEAK STORM WATER FLOWS: Q15 = C x I15 X A = 0.90 x 7.56 IN/HR x 7.01 AC. = 47.70 CFS

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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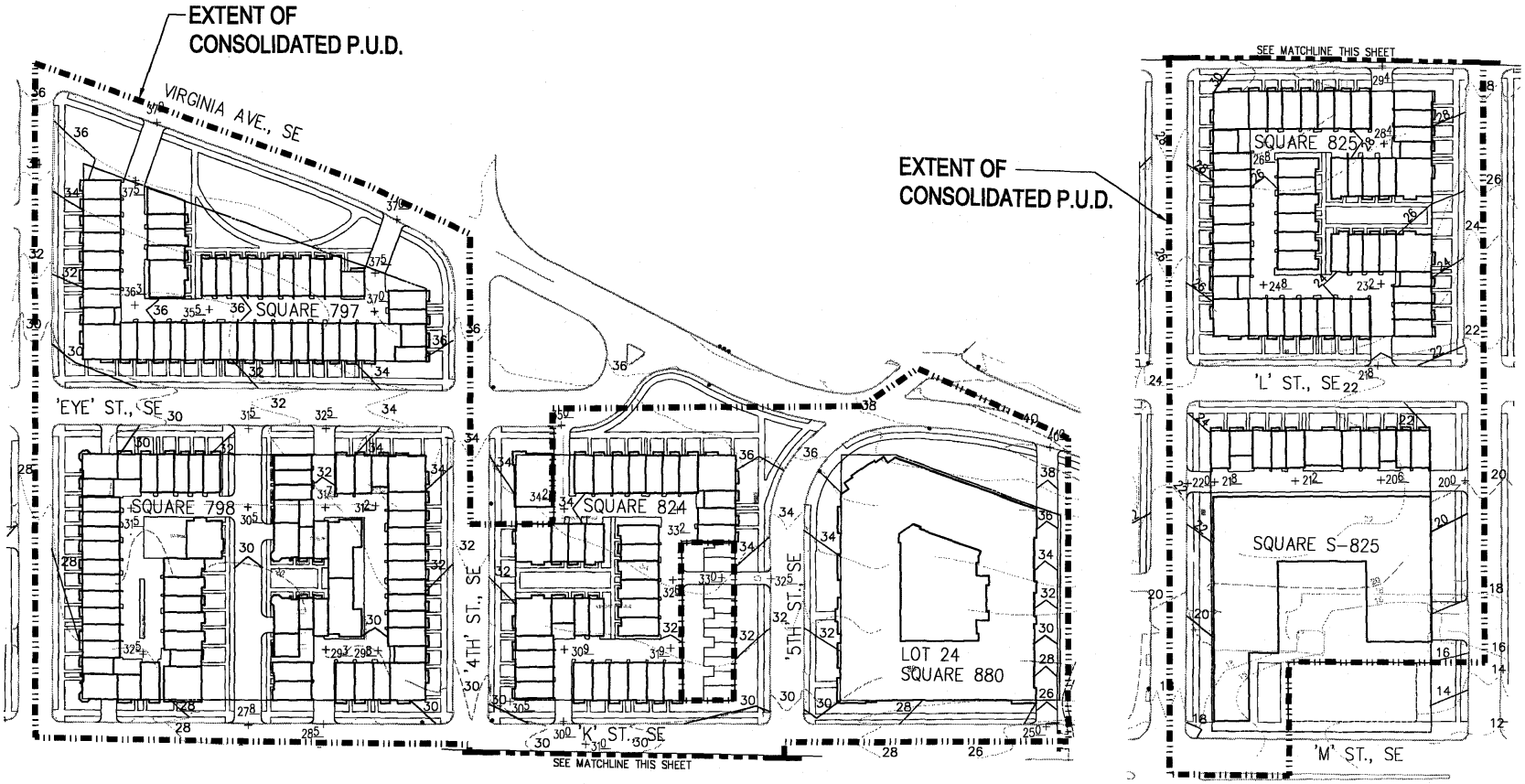
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CONSOLIDATED PUD - UTILITY PLAN

MAY 27, 2003

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-2.1



LEGEND

EXISTING CONTOUR LINE

31 PROPOSED CONTOUR LINE

+22.6 PROPOSED SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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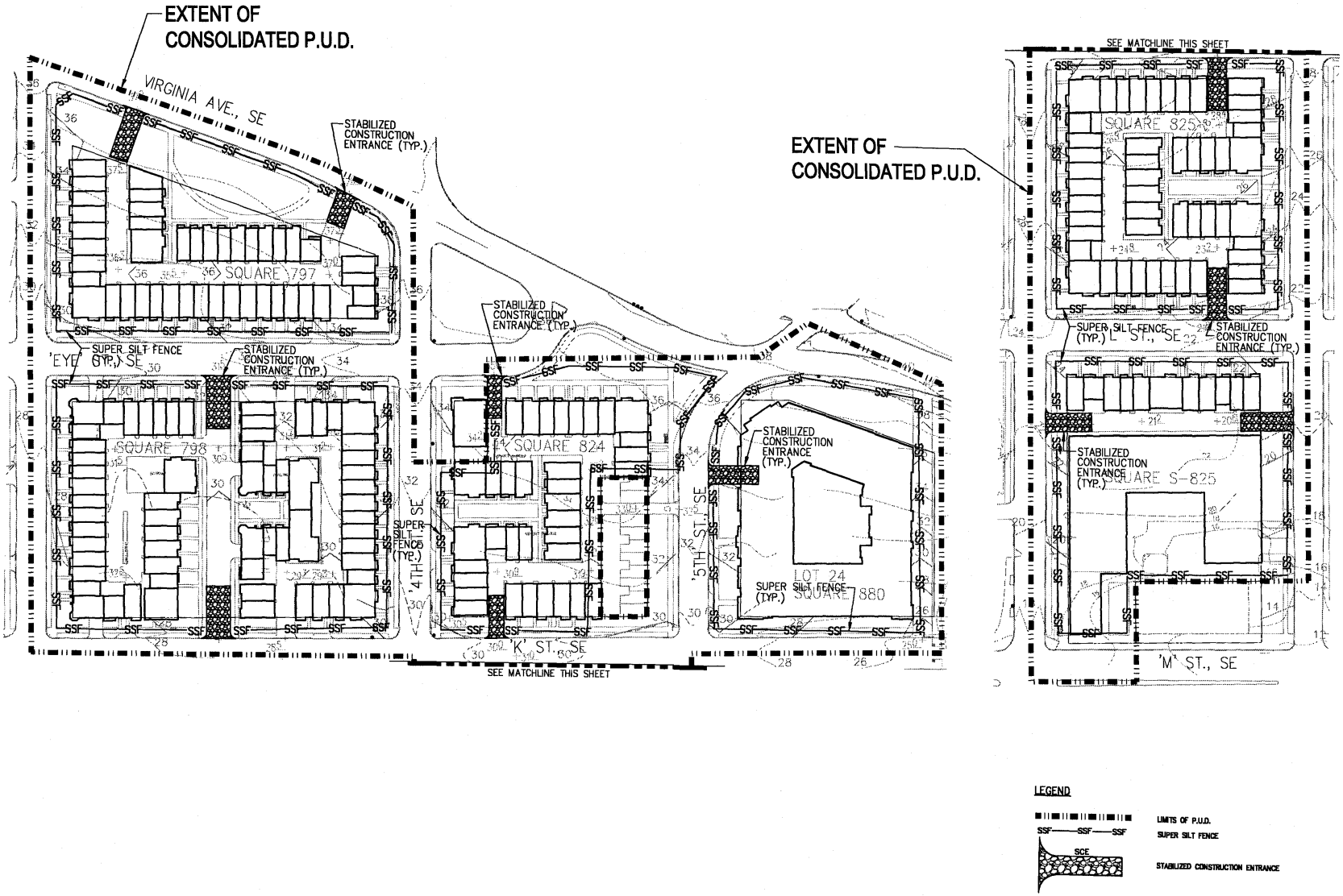
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CONSOLIDATED P.U.D. - GRADING PLAN

MAY 27, 2003

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-2.2



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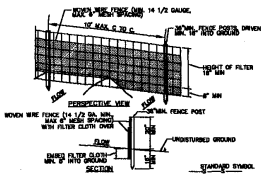
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CONSOLIDATED P.U.D. - EROSION CONTROL PLAN

MAY 27, 2003

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

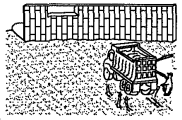
C-3.1



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES. POST: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE: WOVEN WIRE, 14 1/2 GA. W/ MAX. MESH OPENING
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR STRATOFIBER
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE. FABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1 C-5 FABRICATED SILT FENCE
NOT TO SCALE



STANDARDS AND SPECS FOR VEHICLE WASH AREA

DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRIAGE OF A VEHICLE CAN BE WASHED.

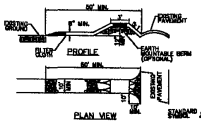
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNIMPROVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF CRUSHED STONE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL ARBORETUM ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

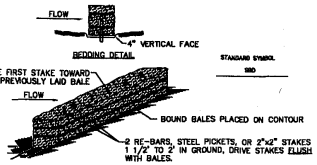
5 C-5 VEHICLE WASH AREA
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE--USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH--MINIMUM OF 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH MAY APPLY.
3. THICKNESS--NOT LESS THAN SIX (6) INCHES.
4. WIDTH--TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH--WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER--ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE--THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
8. WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 C-5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

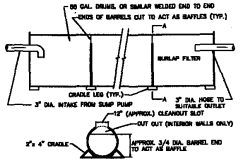


ANCHORING DETAIL

CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES (4"), AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR SPREAD STORM FLOW OR DRAINAGE.

6 C-5 STRAW BALE DIKE
NOT TO SCALE

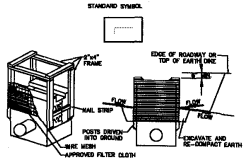


SECTION A-A

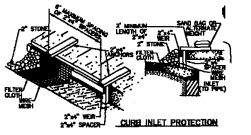
NOTES:

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDING THAT THE VOLUME IN USING FEET EQUALS BETWEEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE. PUMP DISCHARGE (GPM.) x 18=CUBIC FOOT STORAGE
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

3 C-5 PORTABLE SEDIMENT TANK DETAIL
NOT TO SCALE



SWALE INLET PROTECTION



CURB INLET PROTECTION

CONSTRUCTION SPECIFICATIONS

A. MATERIALS

1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH MESH SIZE, EOS, 40-80, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.

B. CURB INLET PROTECTION

1. ATTACH A CONTINUOUS PIECE OF WIRE MESH (3/4" MIN WITH DY THROAT LENGTH PLUS 1') TO THE 2"x4" WIER (MEASURING THROAT LENGTH PLUS 2') AS SHOWN ON THE STANDARD DRAWING.
3. PLACE A PIECE OF APPROVED FILTER CLOTH (40-80 MESH) OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH TO THE 2"x4" WIER.
3. SECURELY NAIL THE 2"x4" WIER TO 3' LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WIER AND INLET FACE (MAX 5' APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 3' LENGTH) OF 2"x4" TO THE TOP OF THE WIER AT SPACER LOCATIONS. THESE 2"x4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM OF 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB SO BOTH EXTEND 3" OUT ALL 4 SIDES. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER CLOTH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES UPROSTAM FLOW INTO INLET.

C. A SWALE INTO-LINE OR YARD INLET PROTECTION.

1. EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18" BELOW NOTCH ELEVATION.
2. DRIVE 2"x4" POST 3' INTO GROUND AT FOUR CORNERS OF INLET. PLACE NAIL STRIPS BETWEEN POSTS ON ENDS OF INLET. ASSURE THAT TOP PORTION OF 2"x4" REMAINS USING OVERLAP JOINT SHOWN. TOP OF FRAME (NEW) MUST BE 6" BELOW EDGE OF ROADWAY ADJACENT TO INLET.
3. STRETCH WIRE MESH TIGHTLY AROUND FRAME AND FASTEN SECURELY. ENDS MUST MEET AT POST. STRETCH FILTER CLOTH TIGHTLY OVER WIRE MESH. THE CLOTH MUST EXTEND FROM TOP OF FRAME TO 12" BELOW INLET NOTCH ELEVATION. FASTEN SECURELY TO FRAME. ENDS MUST MEET AT POST, BE OVERLAPPED AND FOLDED. THEN FASTENED DOWN.
5. BACKFILL AROUND INLET IN COMPACTED 8" LAYERS UNTIL LEVEL OF EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
6. IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A PACKED EARTH DIKE IN THE DITCH LINE BELOW IT. THE TOP OF THIS DIKE IS TO BE AT LEAST 6" HIGHER THAN THE TOP OF FRAME (NEW).
7. THIS STRUCTURE MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

4 C-5 INLET PROTECTION
NOT TO SCALE

EROSION AND SEDIMENT CONTROL
STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

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 t. 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 WETTED 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 THE SITE BOUNDARIES.

SOD ESTABLISHMENT (VEGETATIVE STABILIZATION)

To provide quick cover on disturbed areas which will be maintained with equipment (3:1 grade or flatter).

1. General Specifications
   a. Class of turfgrass sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
   b. Sod shall be machine cut at a uniform thickness of 3/4", plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
   c. Standard size sections of sod shall be strong enough to support their own weight and retain their shape and size after handling. Individual pieces of sod shall be of such size as to weigh not more than 50 pounds.
   d. Individual pieces of sod shall be cut to the supplied width and length. Minimum allowable deviation from standard widths and lengths shall be 0 percent. Broken ends and torn or uneven ends will not be permitted.
   e. Sod shall not be harvested or transplanted when moisture content (immediately dry or wet) may adversely affect its survival.
   f. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved prior to its installation.
   g. Sod labels shall be made available to the job foreman and inspector.
2. Sod Installation
   a. During periods of exceptional high temperature the sod shall be lightly irrigated immediately prior to laying the sod.
   b. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly abutted against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Sharon that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
   c. On sloping areas where erosion may be a problem, sod shall be laid with the long edges parallel to the contour and with staggered joints. Secure the sod by rolling, tamping and pegging in other approved methods.
   d. As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact of roots with soil surface. Sod shall be watered immediately after rolling or tamping until the underside of the sod pad and soil surface below the sod are thoroughly wet. The operations of sodding, rolling and irrigating for any piece of sod shall be completed within eight hours.
3. Sod Maintenance
   a. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting.
   b. After the first week, sod shall be watered as necessary to maintain adequate moisture and ensure establishment.
   c. First mowing should not be attempted until sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.

EROSION CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. CONTRACTOR SHALL CLEAN OUT SEDIMENT TANK WHEN 33% CAPACITY, HAS BEEN REACHED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER IT'S STABLISHMENT AND FOR THE DURATION OF THE PROJECT.
8. AFTER RAZE OR DEMOR, THERE IS THE NEED FOR ORGINO COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCLUSING, SUCH AS SEED, SOD, PAVE, BRIDGSAT OR MULCH, ETC.
9. RESEED ALL DISTURBED AREAS NOT COVERED BY PAVEMENTS, WALLS, BUILDINGS, AND PERMANENT STRUCTURES UPON COMPETION OF ALL SITE WORK AS PER SEEDING SPECIFICATIONS.
10. ALL SEDIMENT TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE AT LEAST 42 INCHES HIGH. HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

CONSOLIDATED P.U.D. - EROSION CONTROL NOTES

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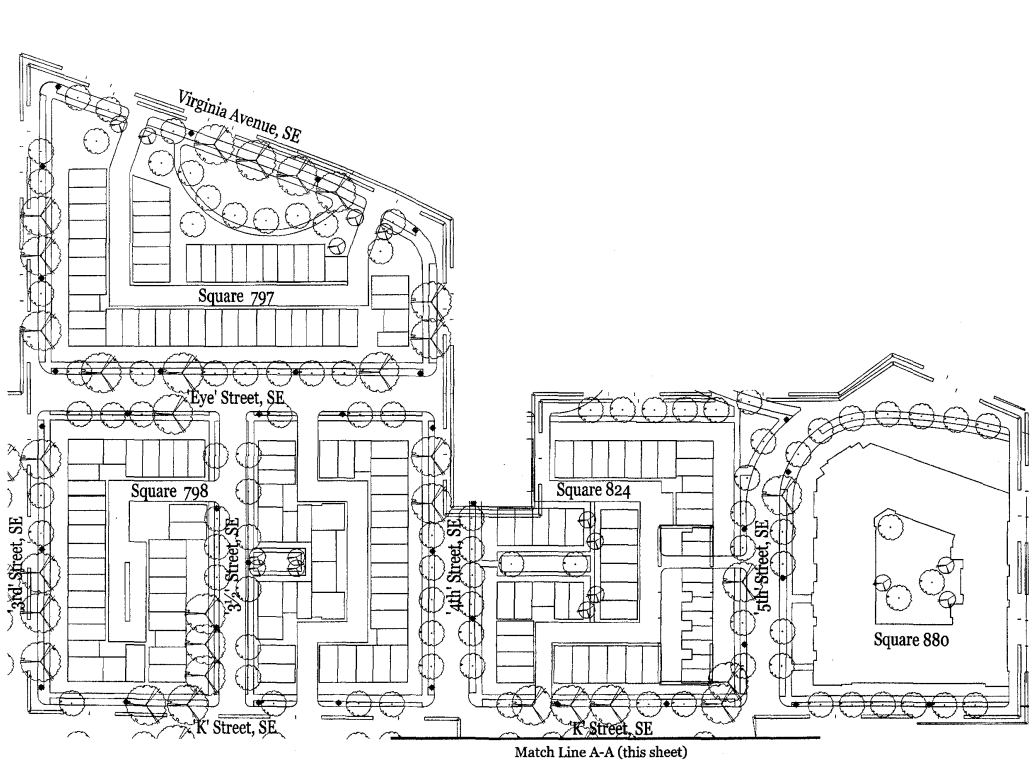
MAY 27, 2003

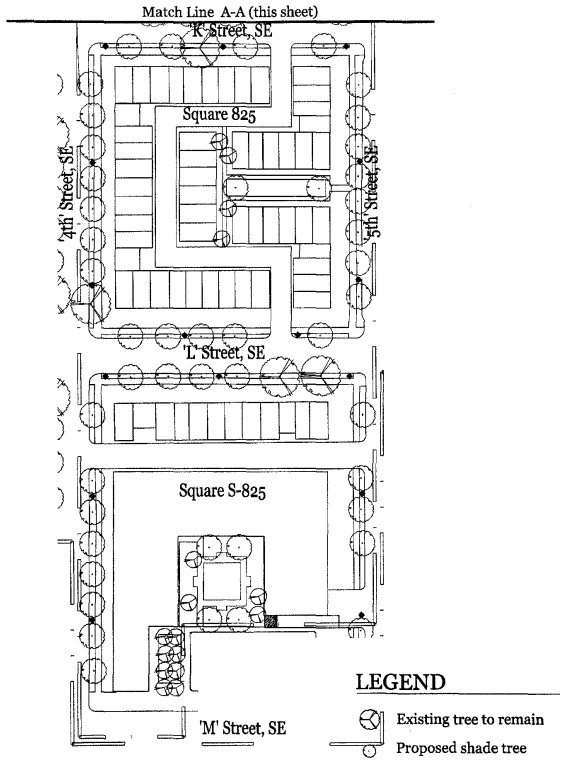
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VIKA

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-3.2





LEGEND

- Existing tree to remain
- Proposed shade tree
- Proposed ornamental tree
- Proposed street light

SCALE: 1"=40'-0"

LANDSCAPE AND LIGHTING PLAN - CONSOLIDATED P.U.D.

May 27, 2003

CAPPER/CARROLLSBURG DWELLINGS

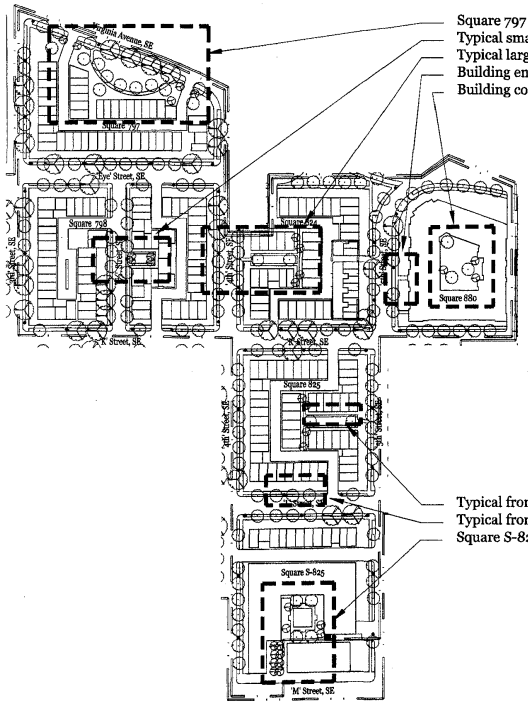
L-1.0

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Botanical Name	Common Name	Installed Size	Root	Notes
Shade Trees				
Acer rubrum	Red Maple	4" cal.	B&B	L Street
Acer rubrum 'October Glory'	Red Maple 'October Glory'	4" cal.	B&B	7th Street
Acer saccharum	Sugar Maple	4" cal.	B&B	2nd Street
Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	4" cal.	B&B	
Nyssa sylvatica	Sourgum	4" cal.	B&B	
Platanus x acerfolia	London Plane Tree	4" cal.	B&B	Eye Street
Quercus phellos	Willow Oak	4" cal.	B&B	M Street
Quercus rubra	Red Oak	4" cal.	B&B	Virginia Ave
Quercus shomardii	Shomard Oak	4" cal.	B&B	3rd Street
Tilia cordata	Green Spire Linden	4" cal.	B&B	5th Street
Ornamental Trees				
Amelanchier x grandiflora	Serviceberry	2.5 - 3" cal.	B&B	
Betula nigra 'Heritage'	Heritage River Birch	2.5 - 3" cal.	B&B	
Cercis canadensis	Redbud	2.5 - 3" cal.	B&B	
Chionanthus virginicus	White Fringetree	2.5 - 3" cal.	B&B	
Cladrastis kentukea	American Yellowood	2.5 - 3" cal.	B&B	
Halesia tetraptera	Carolina Silverbell	2.5 - 3" cal.	B&B	
Magnolia virginiana	Sweetbay Magnolia	2.5 - 3" cal.	B&B	
Evergreen Shrubs / Small Trees				
Ilex glabra	Inkberry Holly	18" - 24"	B&B or Cont.	
Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18" - 24"	B&B or Cont.	
Juniperus virginiana 'Manhattan Blue'	Manhattan Blue Juniper	18" - 24"	B&B or Cont.	
Kalmia latifolia	Mountain Laurel	18" - 24"	B&B or Cont.	
Leucothoe fontanesiana	Leucothoe	18" - 24"	B&B or Cont.	
Rhodedendron carolíniana	Carolina Rhodedendron	18" - 24"	B&B or Cont.	
Deciduous Shrubs				
Aronia arbutifolia	Red Chokeberry	18" - 24"	B&B or Cont.	
Fothergilla gardenii 'Mr. Airy'	Mt. Airy Fothergilla	18" - 24"	B&B or Cont.	
Ilex verticulata 'Red Sprite'	Red Sprite Winterberry Holly	18" - 24"	B&B or Cont.	
Rhodedendron atlanticum	Coastal Azalea	18" - 24"	B&B or Cont.	
Rhodedendron calendulaceum	Flame Azalea	18" - 24"	B&B or Cont.	
Rhus aromatica	Fragrant Sumac	18" - 24"	B&B or Cont.	
Viburnum dentatum	Arrowwood Viburnum	18" - 24"	B&B or Cont.	
Groundcovers				
Cotoneaster dammeri 'Coral Berry'	Bearberry Cotoneaster	8"	p.p - 1qt.	
Euonymus fortunei	Wintercreeper Euonymus	8"	p.p - 1qt.	
Hypernicum densiflorum	Dense Hypernicum	8"	p.p - 1qt.	
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Spreading Juniper	8"	p.p - 1qt.	
Juniperus horizontalis 'Plumosa'	Plumosa Spreading Juniper	8"	p.p - 1qt.	
Liriope spicata	Creeping Liriope	8"	p.p - 1qt.	

PLANT SCHEDULE



Square 797 - Sheet L-2.1
Typical small coutyard - Sheet L-2.1
Typical large courtyard - Sheet L-2.1
Building entrance - square 880 - Sheet L-3.1
Building courtyard - Square 880 - Sheet L-3.1

Typical front yard planting facing courtyard - Sheet L-2.1
Typical front yard planting facing street - Sheet L-2.1
Square S-825 senior building courtyard - Sheet L-3.1

KEY PLAN

LEGEND

- Existing tree to remain
- Proposed shade tree
- Proposed ornamental tree
- Proposed street light

SCALE: 1"=80'-0"

PLANT SCHEDULE AND KEY PLAN - CONSOLIDATED P.U.D.

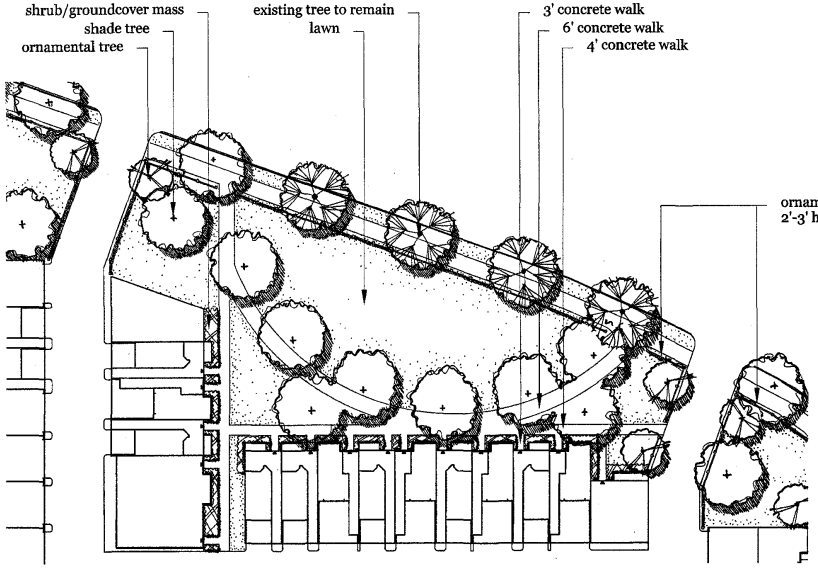
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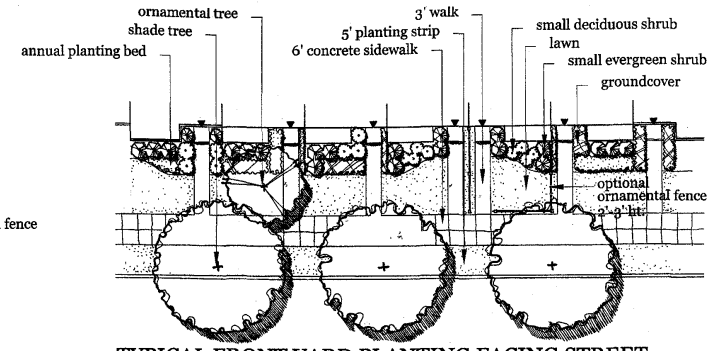
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CAPPER/CARROLLSBURG DWELLINGS

L-1.1



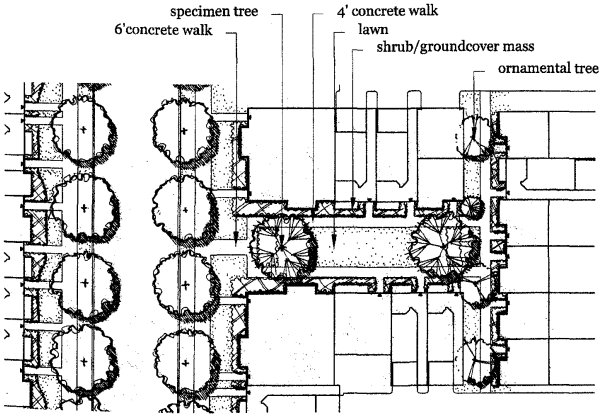
SQUARE 797
Scale: 1"=16'-0"



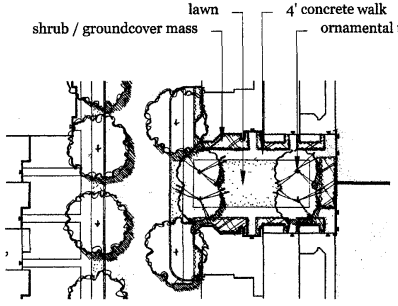
TYPICAL FRONT YARD PLANTING FACING STREET
Scale - 1"=8'-0"



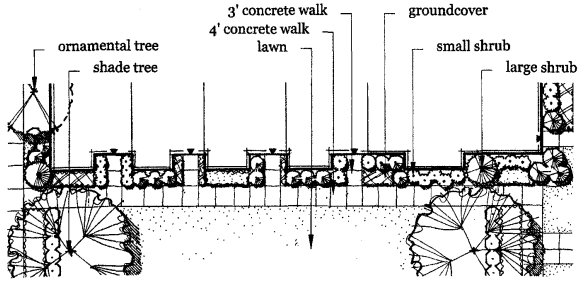
TYPICAL TOWNHOUSE ELEVATION
Scale - 1"=8'-0"



TYPICAL LARGE COURTYARD
Scale: 1"=16'-0"



TYPICAL SMALL COURTYARD
Scale: 1"=16'-0"



TYPICAL FRONT YARD PLANTING FACING COURTYARDS
Scale: 1"=8'-0"

SCALE: AS NOTED

TYPICAL COURTYARD AND FRONT YARD PLANTING PLANS

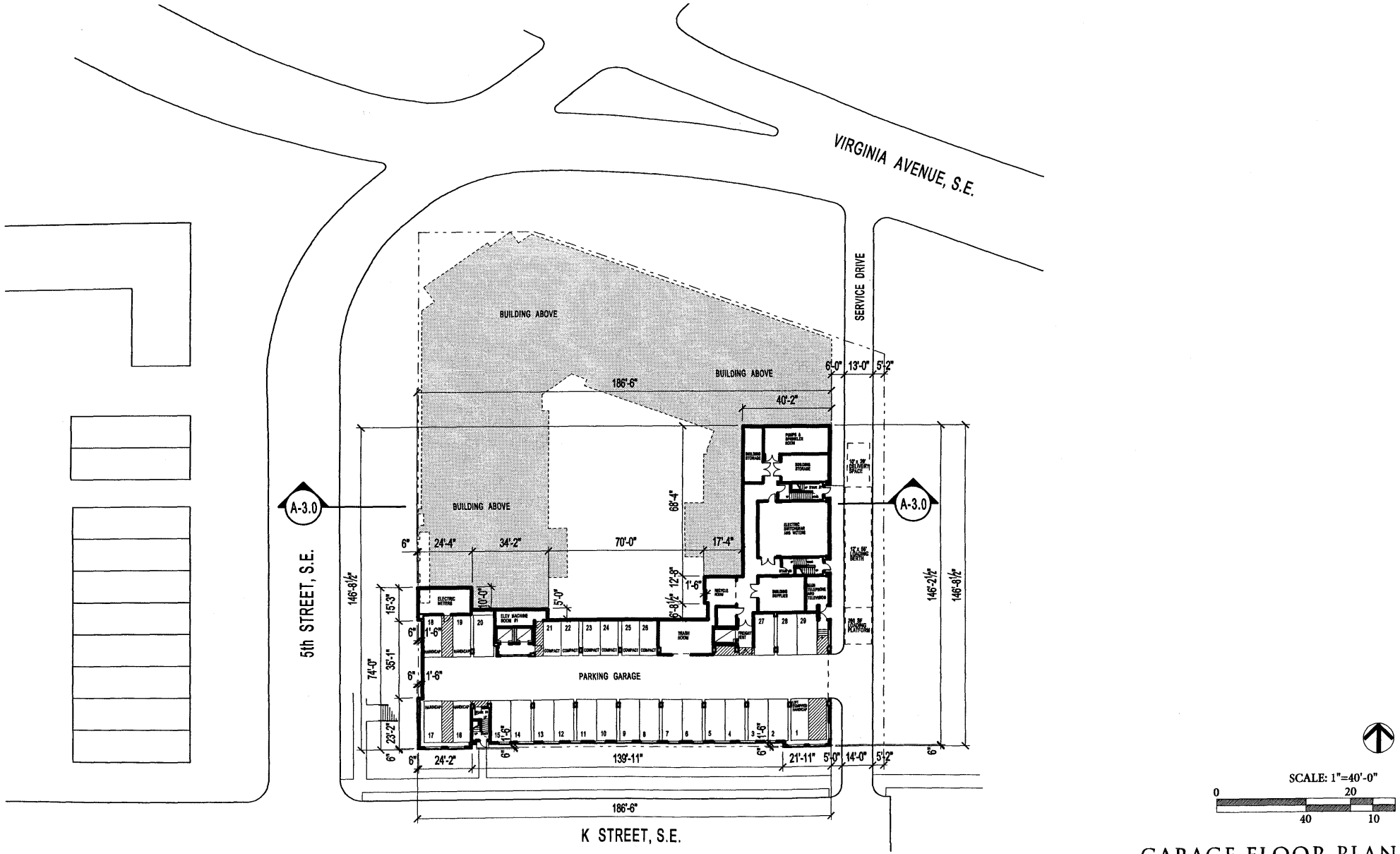
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L-2.0



SCALE: 1"=40'-0"

0 20 40 10

GARAGE FLOOR PLAN

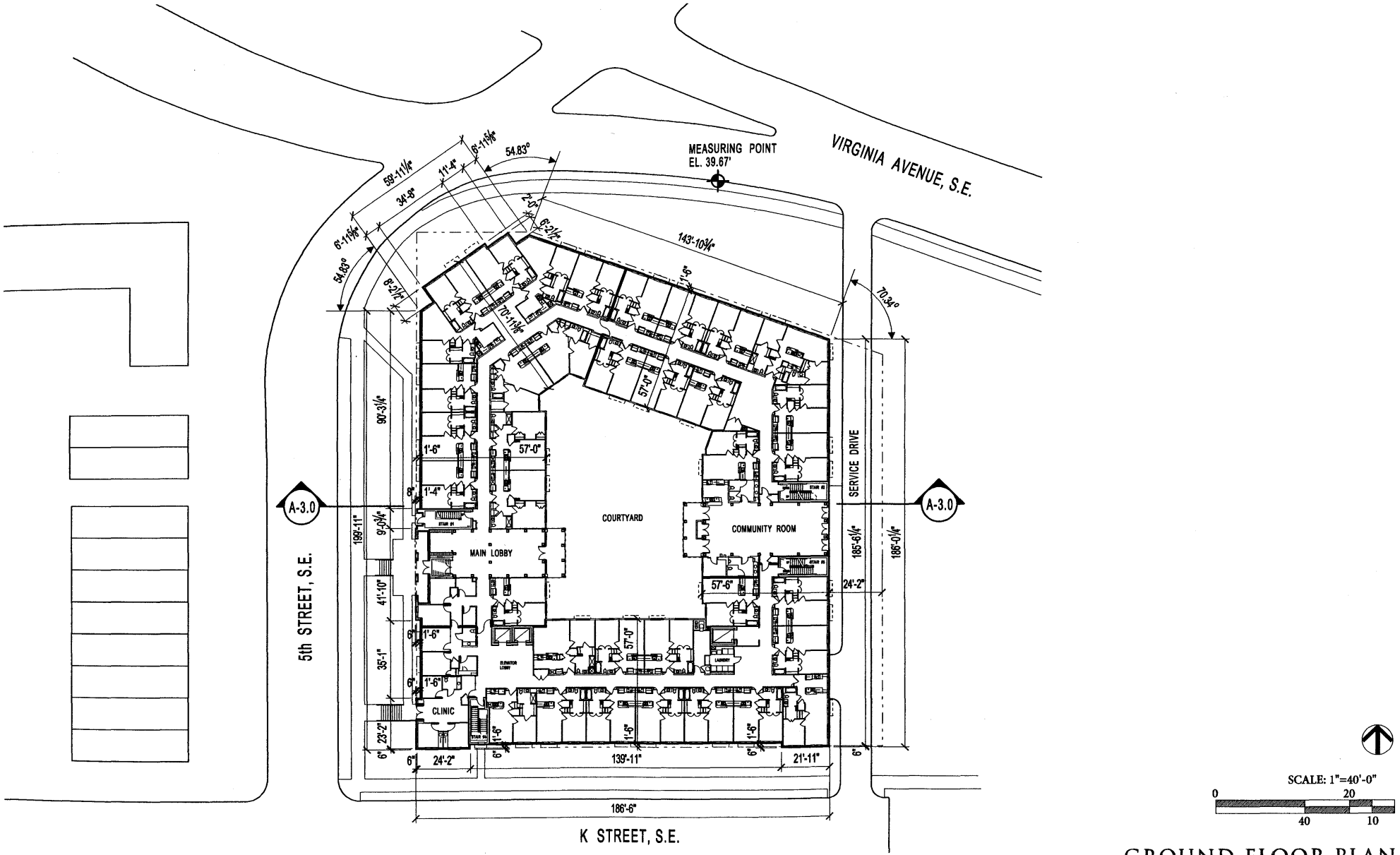
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A-1.0



SCALE: 1"=40'-0"

0 20 40 10

GROUND FLOOR PLAN

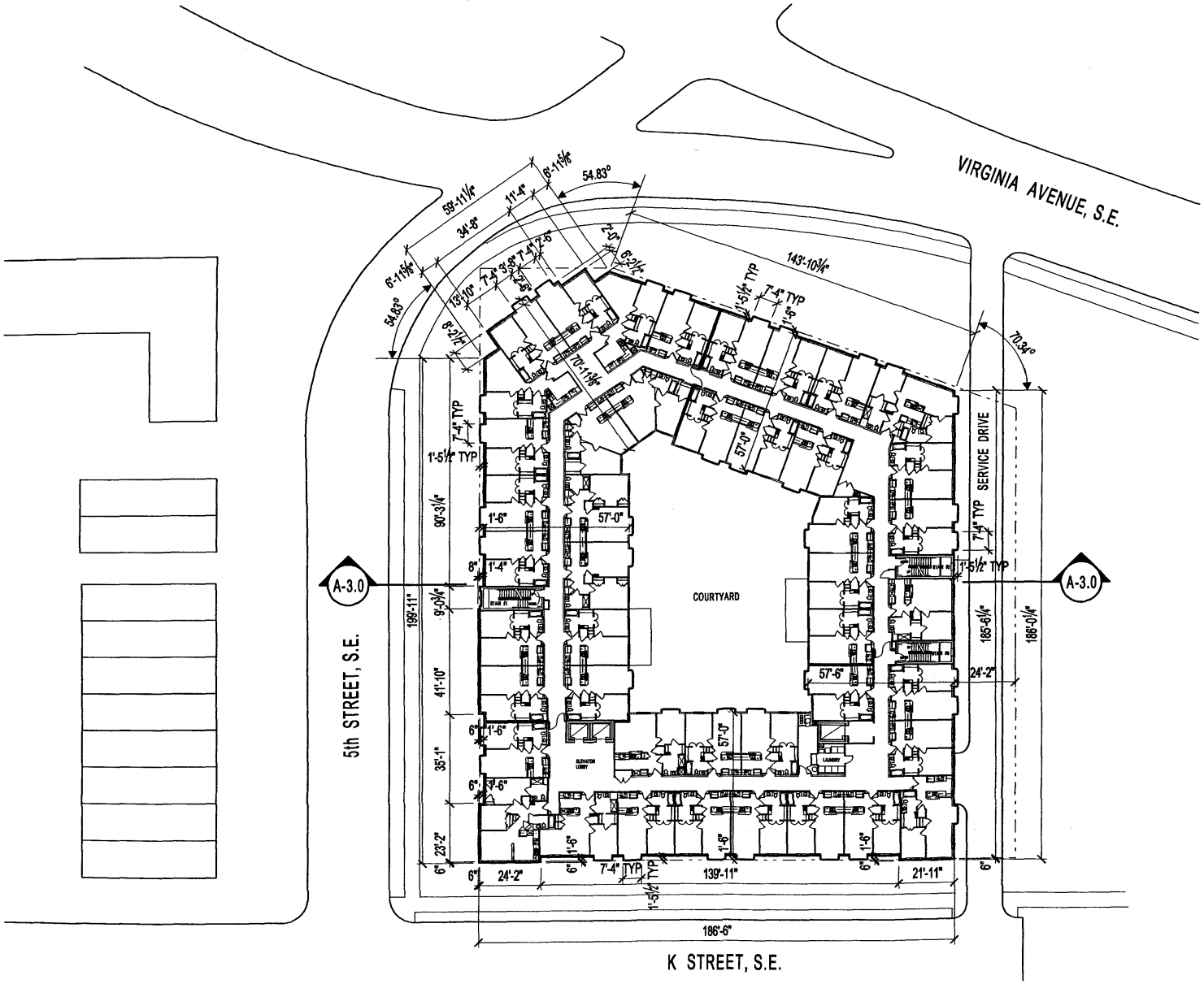
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A-1.1



SCALE: 1"=40'-0"

0 20 40 10

SECOND FLOOR PLAN

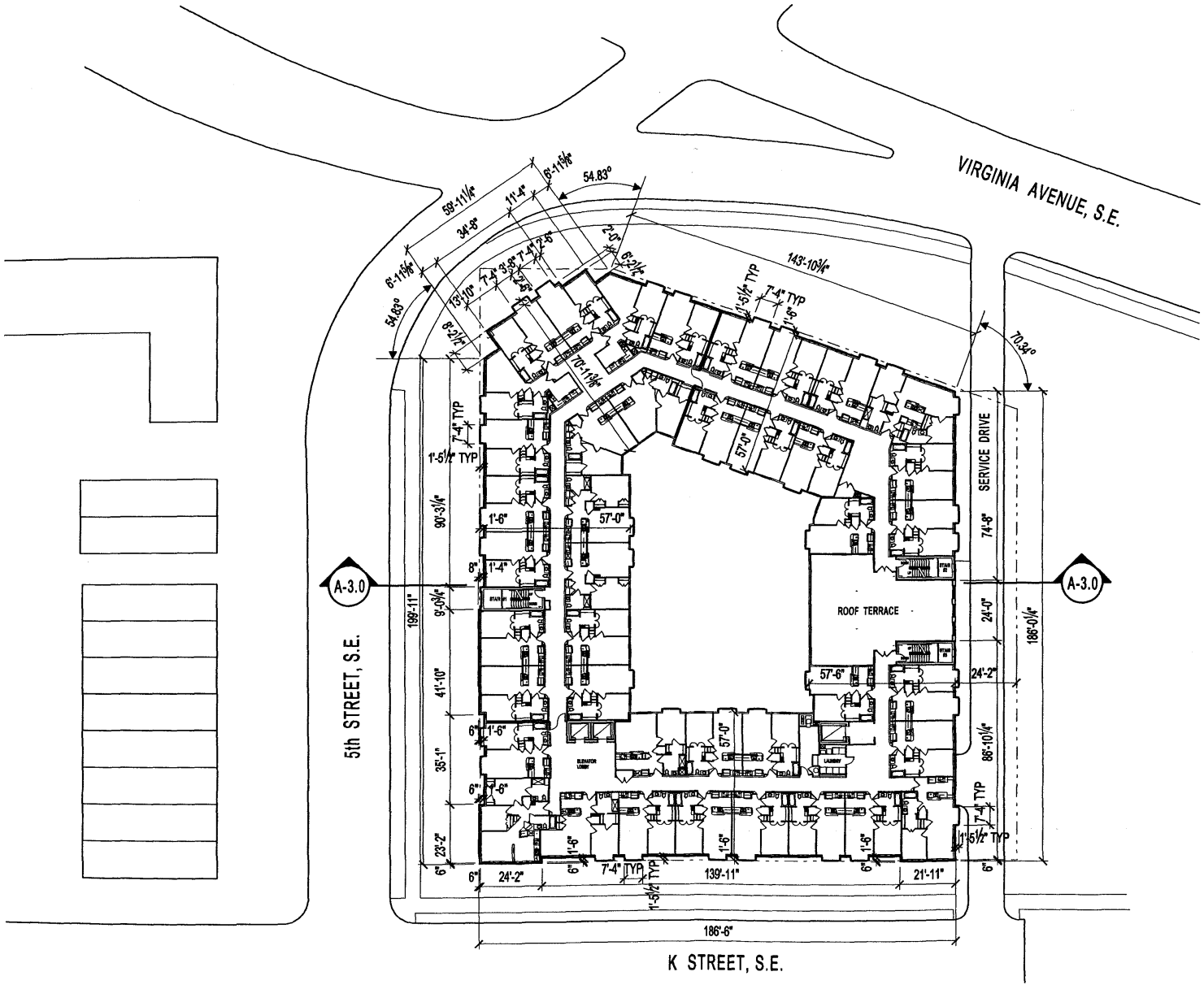
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A-1.2



SCALE: 1"=40'-0"

0 20 40 10

THIRD FLOOR PLAN

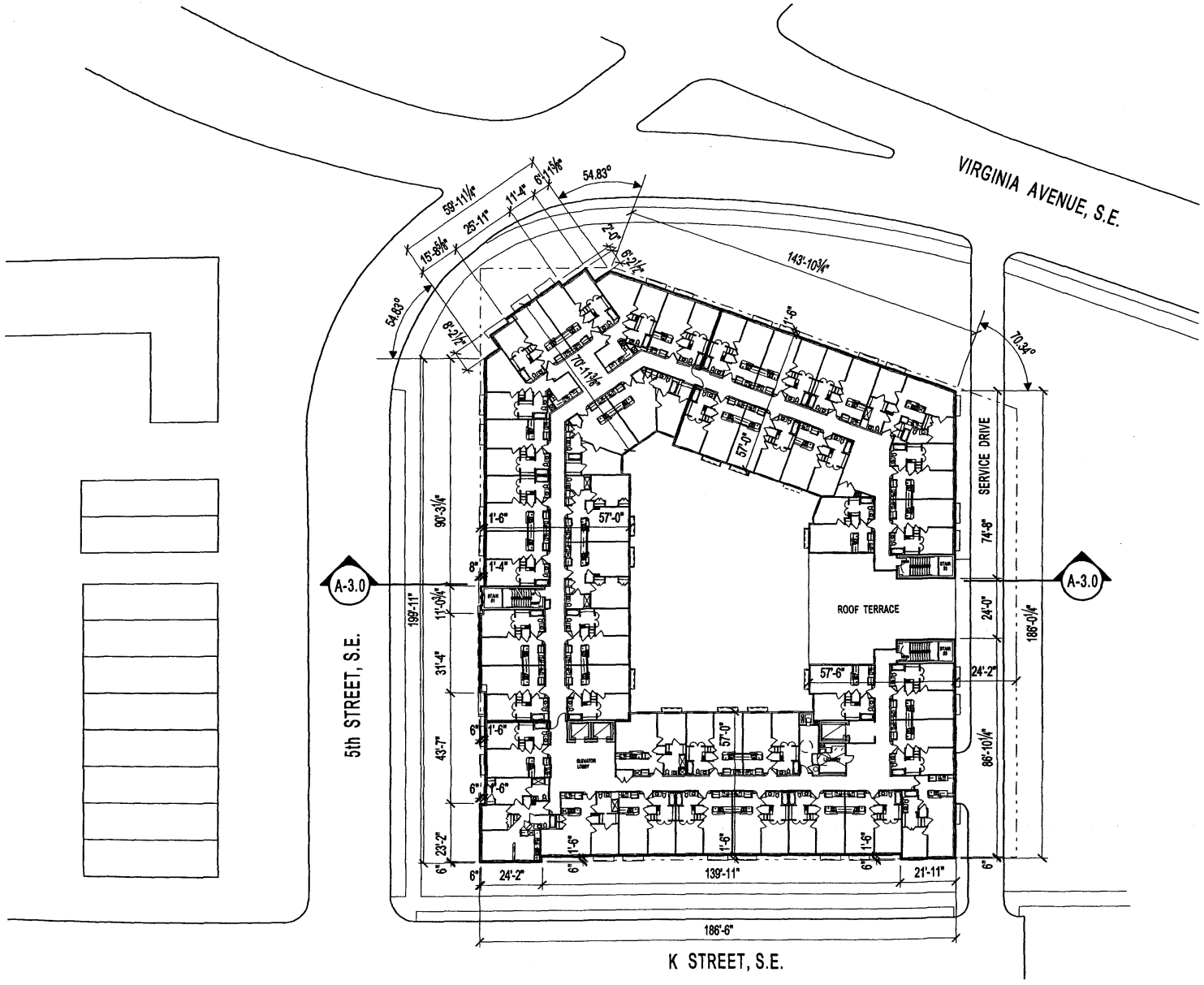
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A-1.3



SCALE: 1"=40'-0"

0 20 40 10

FOURTH FLOOR PLAN

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A-1.4



SCALE: 1"=16'-0"

0 8 16 4

WEST ELEVATION

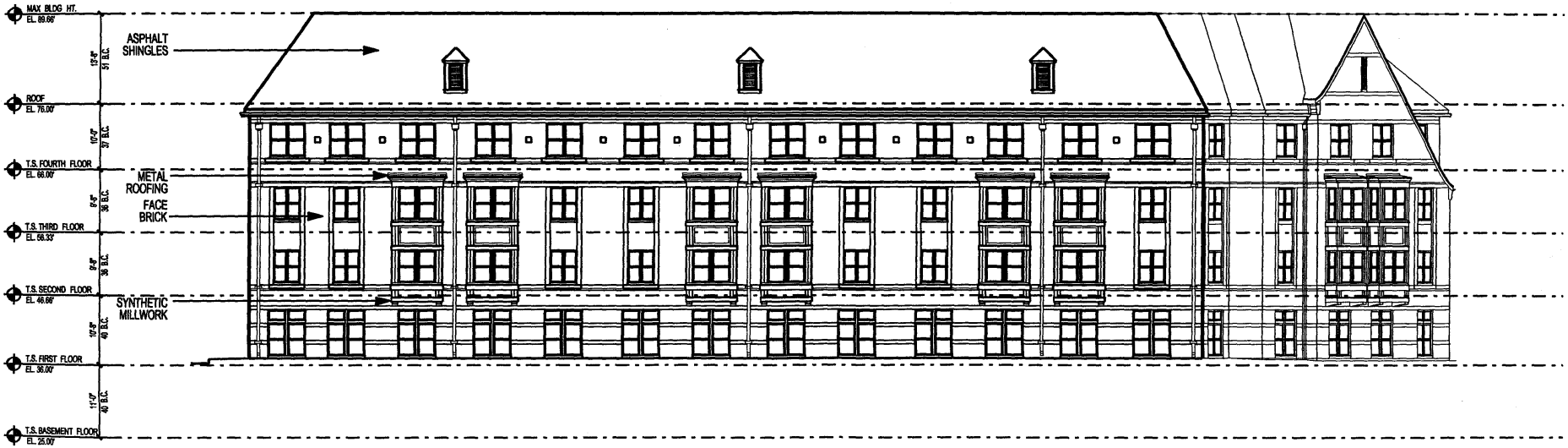
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A-2.2



SCALE: 1"=16'-0"

0 8 16 4

NORTH ELEVATION

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A-2.1



SCALE: 1"=16'-0"

0 8 16 4

EAST ELEVATION

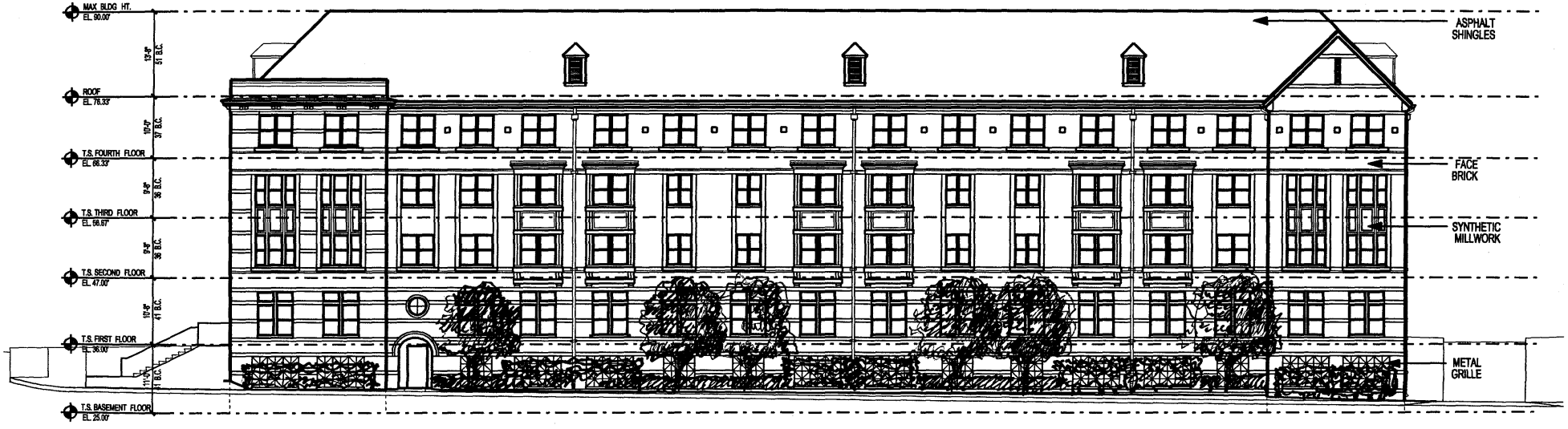
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A-2.2



SCALE: 1"=16'-0"

0 8 16 4

SOUTH ELEVATION

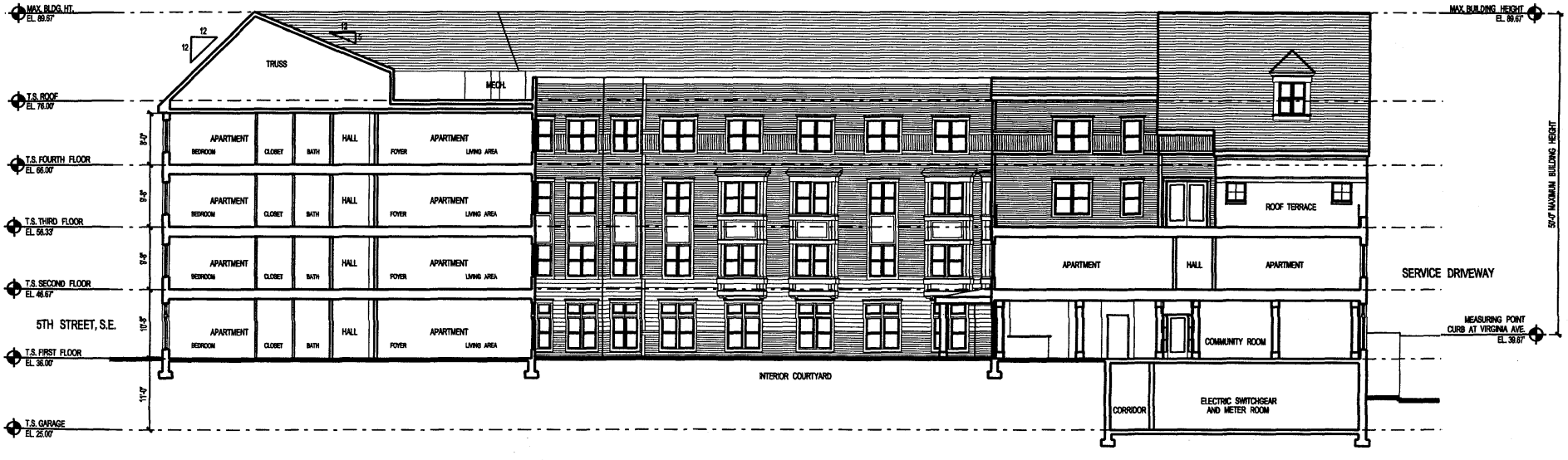
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A-2.3



SCALE: 1"=16'-0"

0 8 16 4

BUILDING SECTION

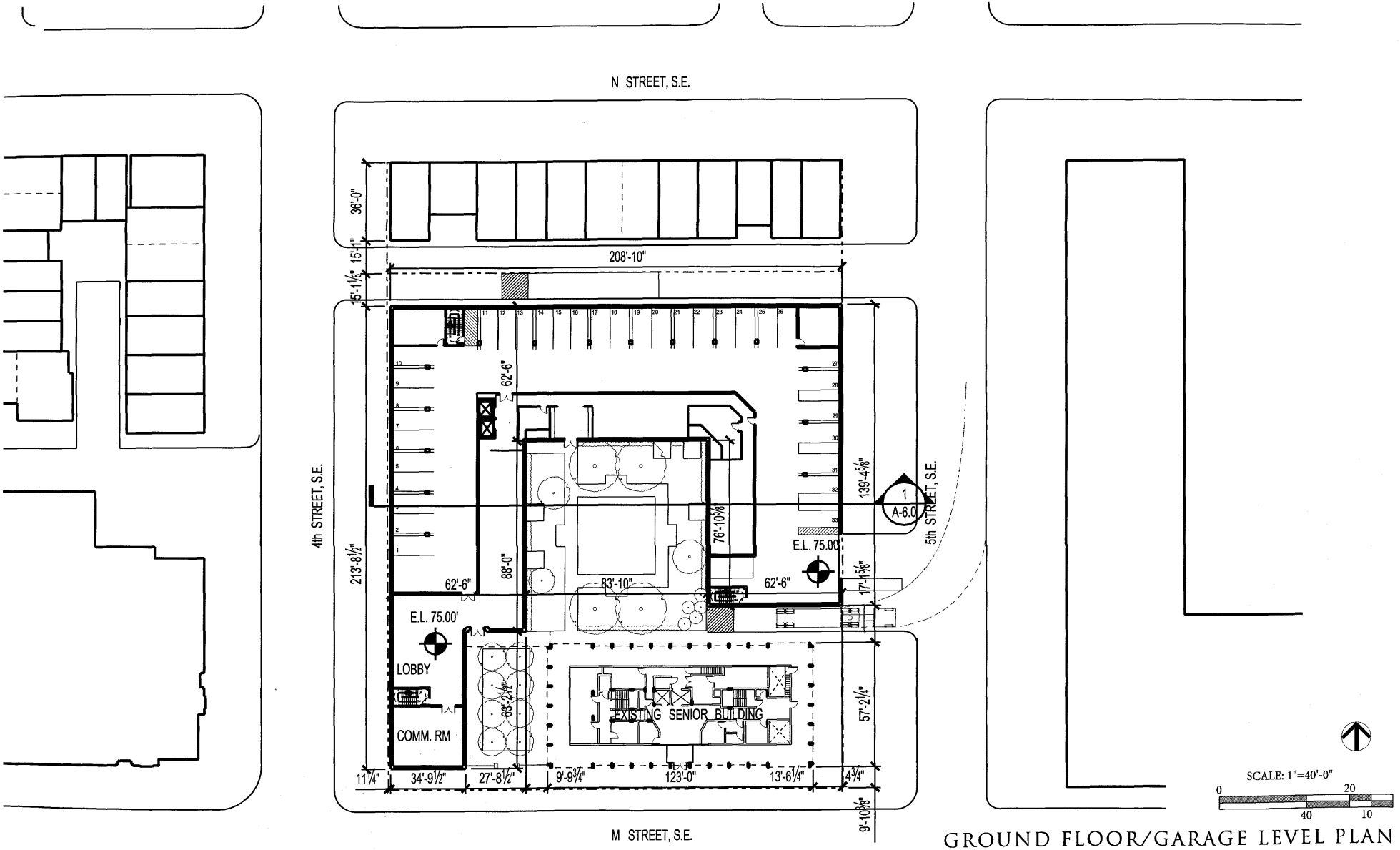
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A-3.0



GROUND FLOOR/GARAGE LEVEL PLAN

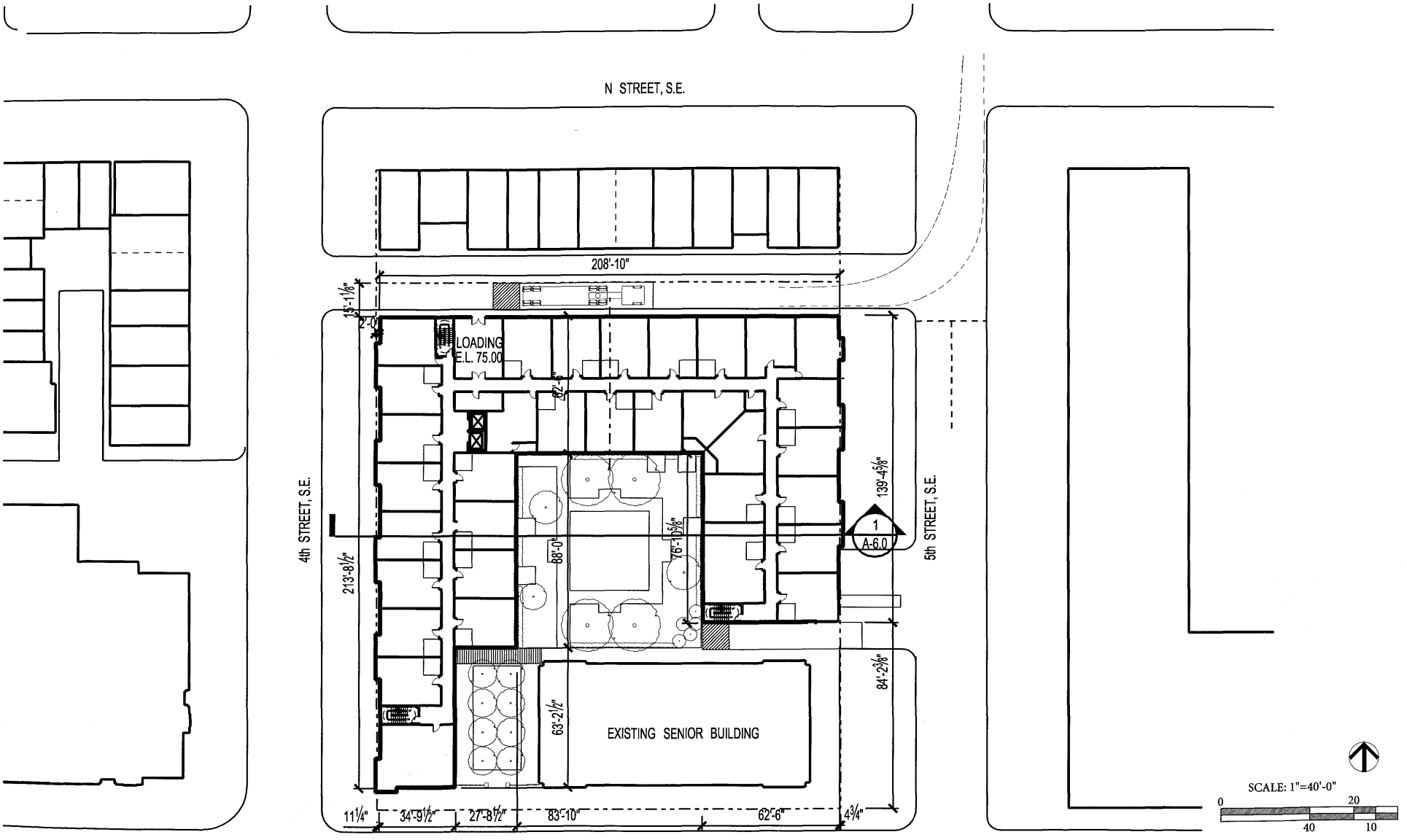
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A-4.0



FIRST FLOOR PLAN

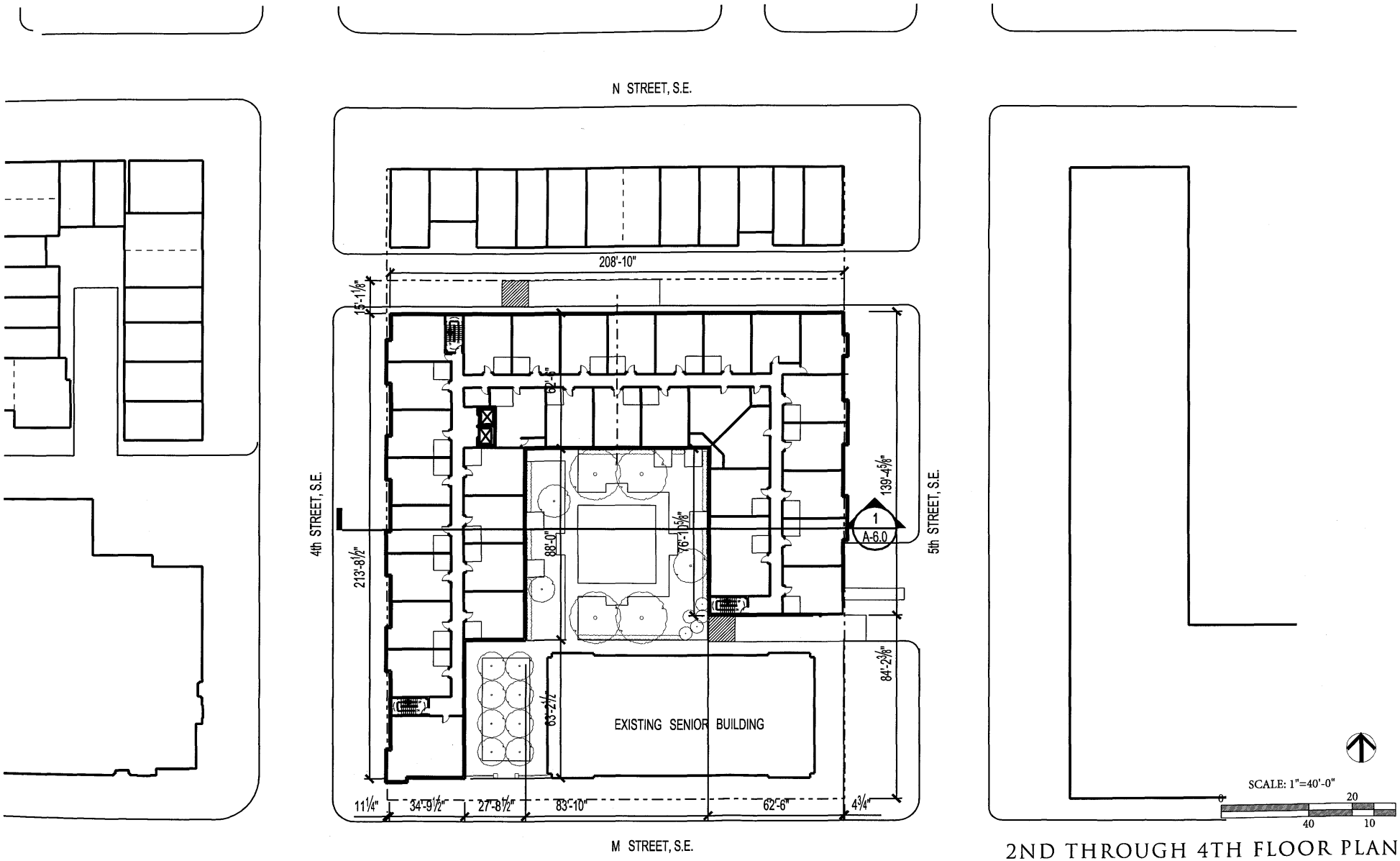
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A-4.1



2ND THROUGH 4TH FLOOR PLAN

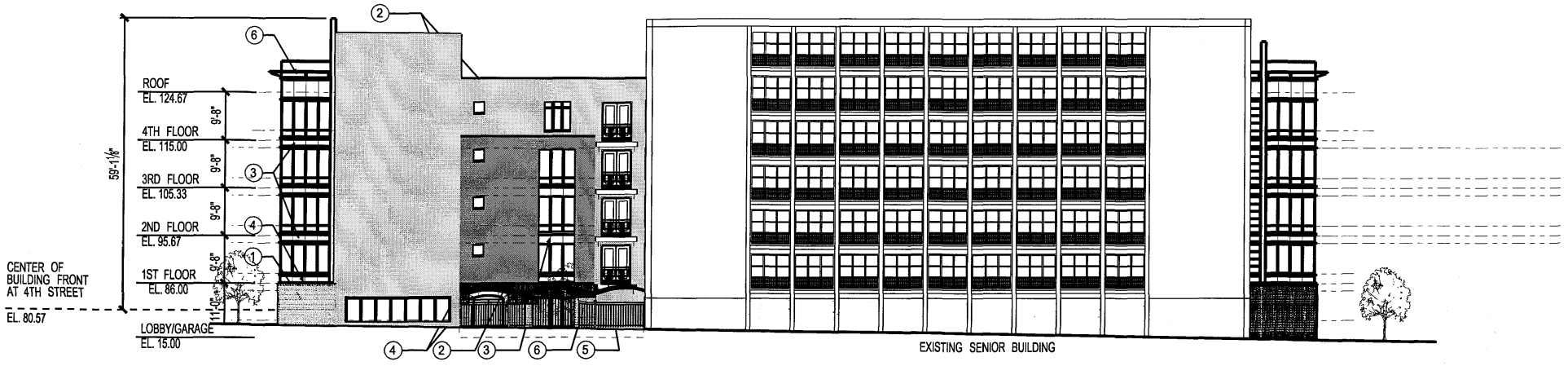
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A-4.2



MATERIALS LEGEND:

1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"

0 10 20 5

M STREET ELEVATION

MAY 27, 2003

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TORTI GALLAS AND PARTNERS · CHK

CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-5.0



MATERIALS LEGEND:
1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"
0 10 20 5

4TH STREET ELEVATION

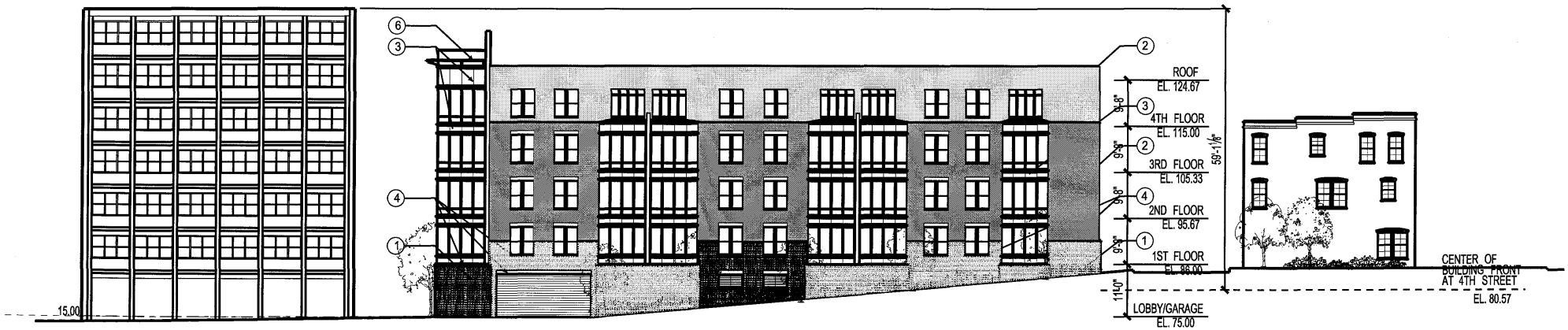
MAY 27, 2003

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A-5.1



MATERIALS LEGEND:

1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"

0 10 20 5

5TH STREET ELEVATION

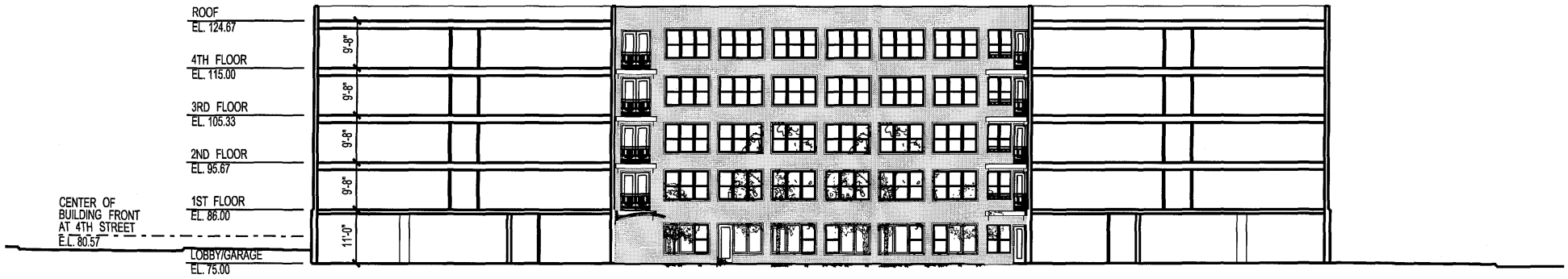
MAY 27, 2003

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CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

A-5.2



MATERIALS LEGEND:
1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"
0 10 20 5

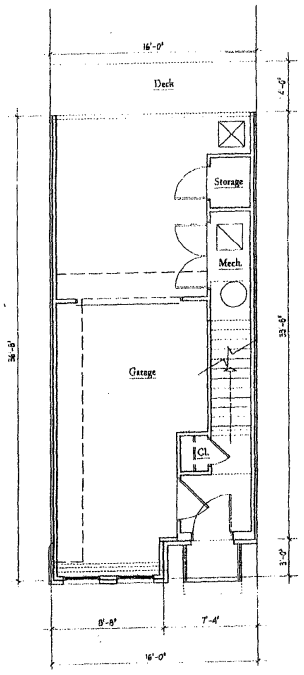
BUILDING SECTION
MAY 27, 2003

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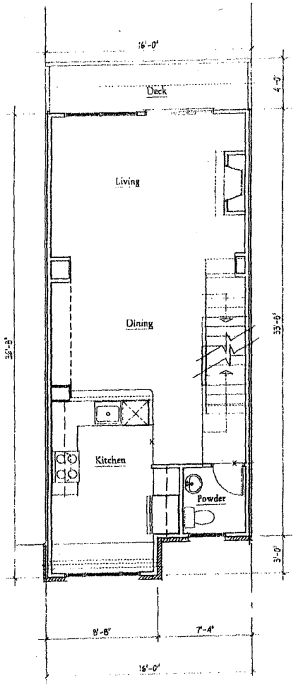
CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
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CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

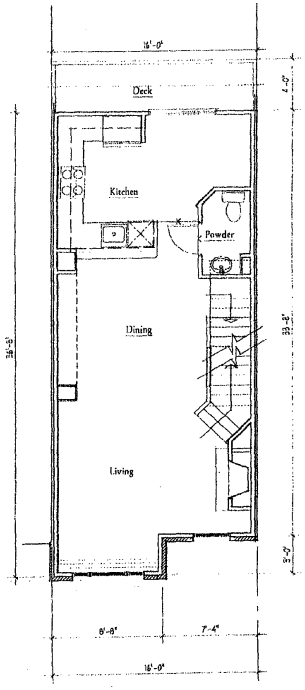
A-6.0



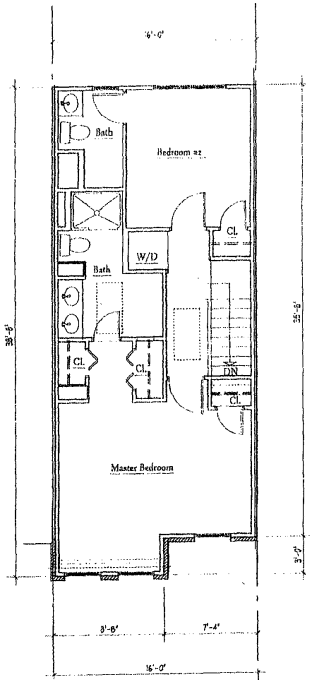
first floor plan



second floor plan
(kitchen front)



second floor plan
(kitchen rear)



third floor plan

unit A floor plan

Scale: 1/8"=1'-0"

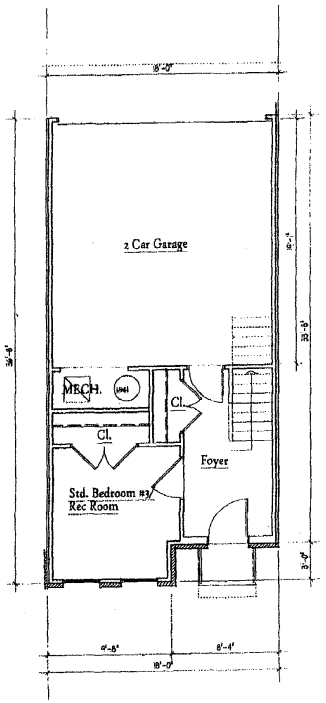
May 27, 2003

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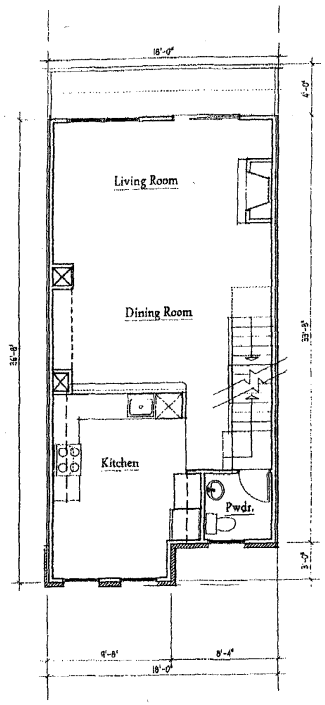
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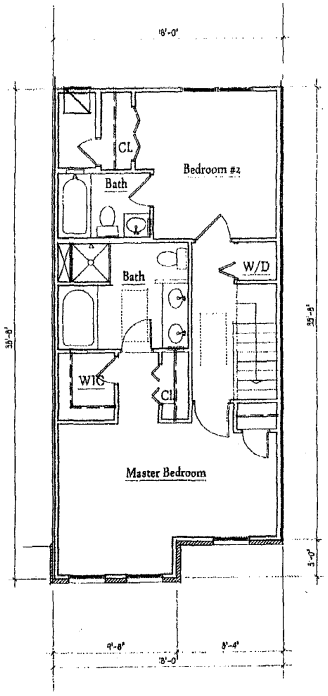
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

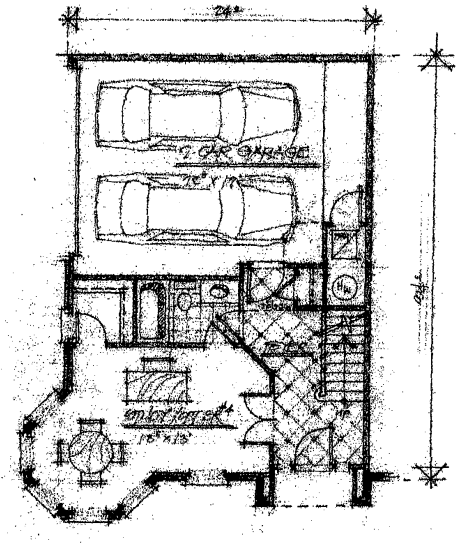
unit B floor plan

Scale: 1/8"=1'-0"

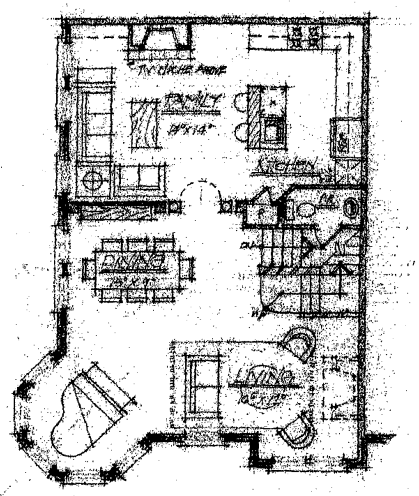
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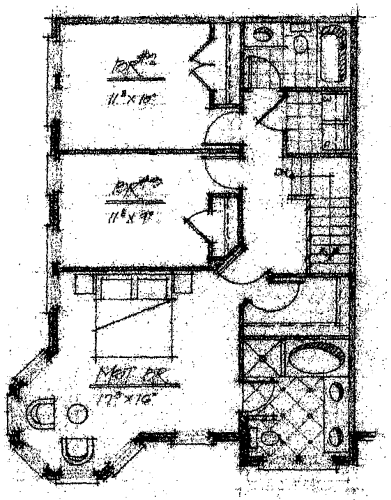
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit C floor plan

Scale: 1/8"=1'-0"

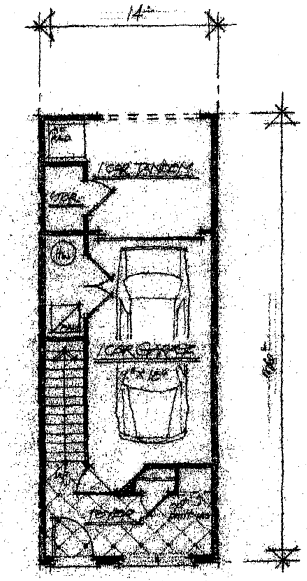
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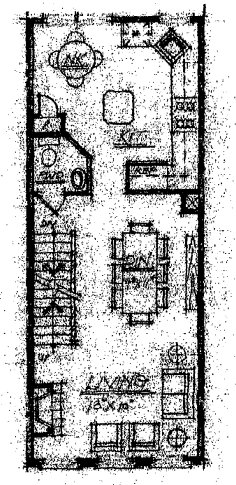
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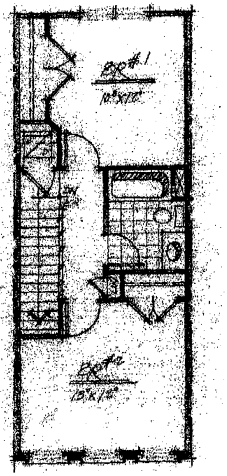
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first floor plan



second floor plan



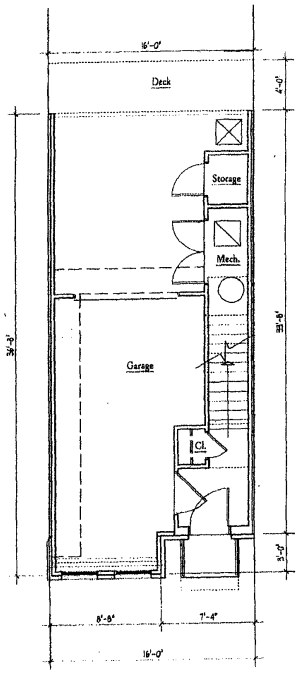
third floor plan

unit D floor plan

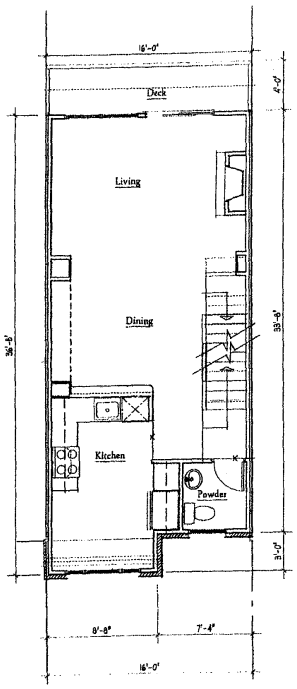
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May 27, 2003

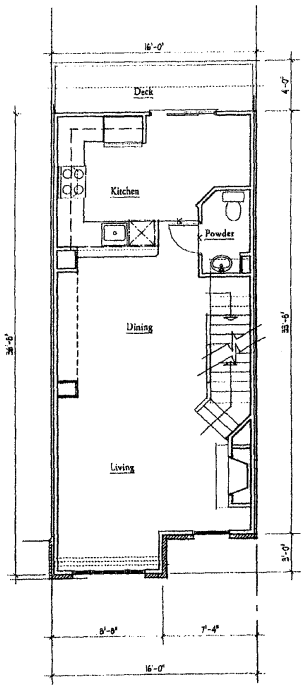
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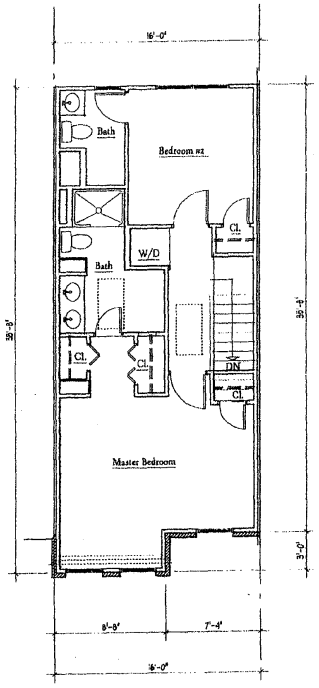
first floor plan



second floor plan
(kitchen front)



second floor plan
(kitchen rear)



third floor plan

unit E floor plan

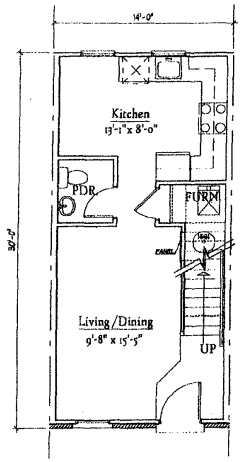
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May 27, 2003

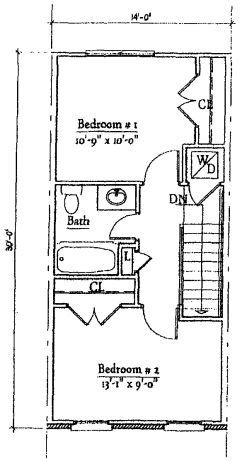
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan

unit F floor plan

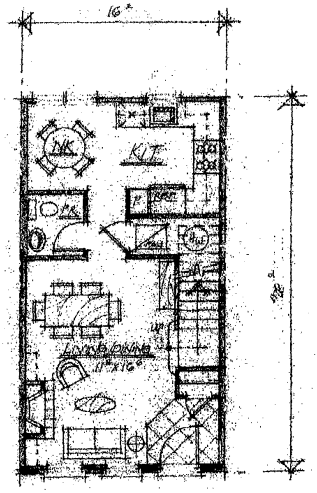
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May 27, 2003

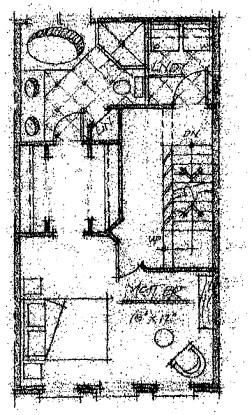
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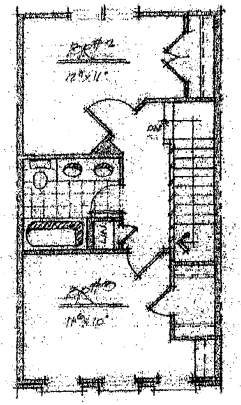
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit G floor plan

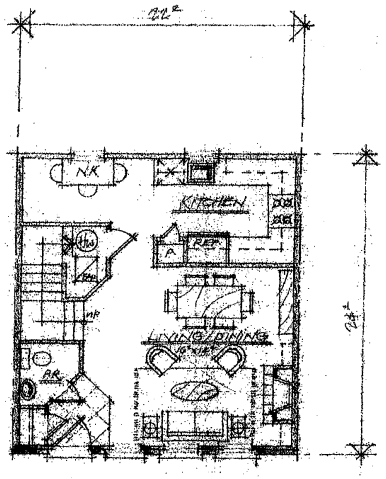
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May 27, 2003

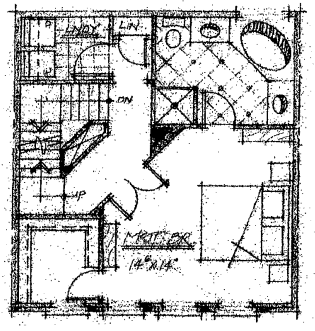
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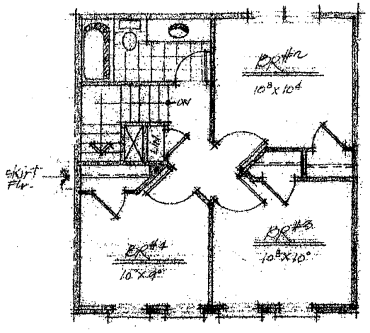
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first floor plan



second floor plan



third floor plan

unit H floor plan

Scale: 1/8"=1'-0"

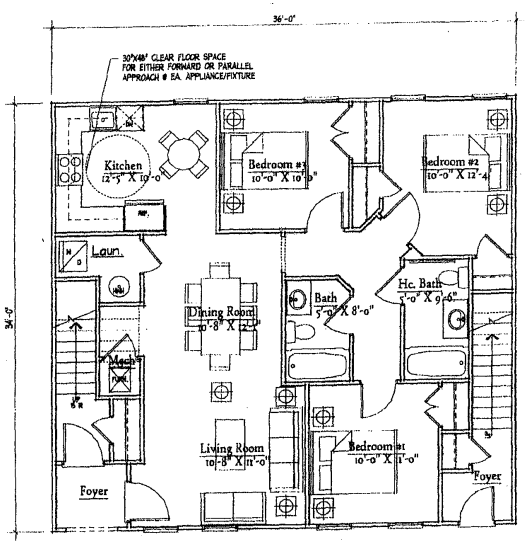
May 27, 2003

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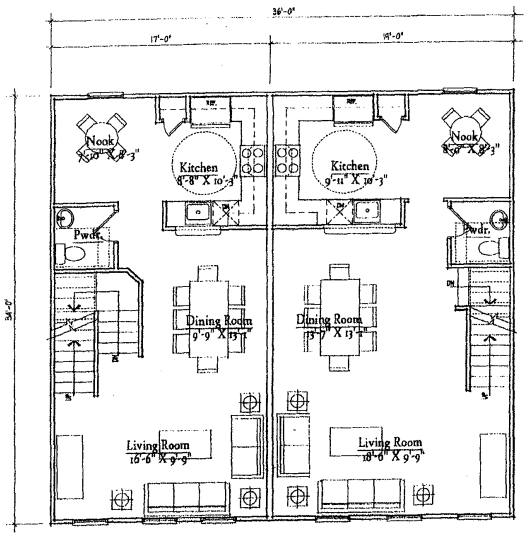
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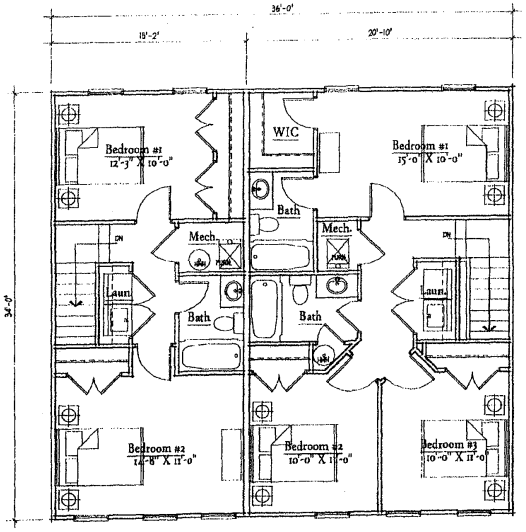
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit L floor plan

Scale: 1/8"=1'-0"

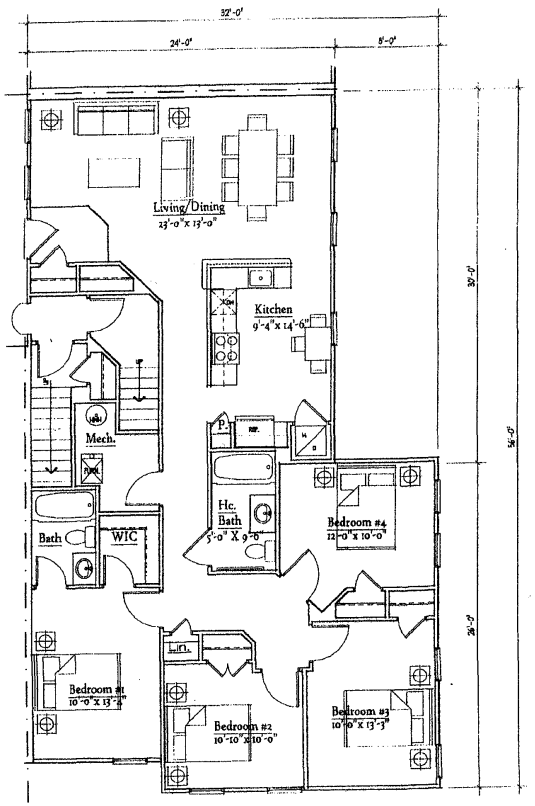
May 27, 2003

Eakin/Youngentob Associates, Inc.

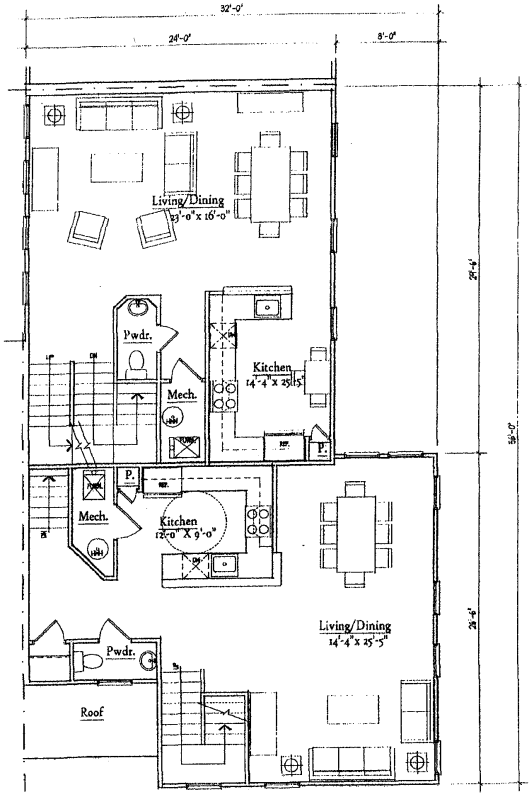
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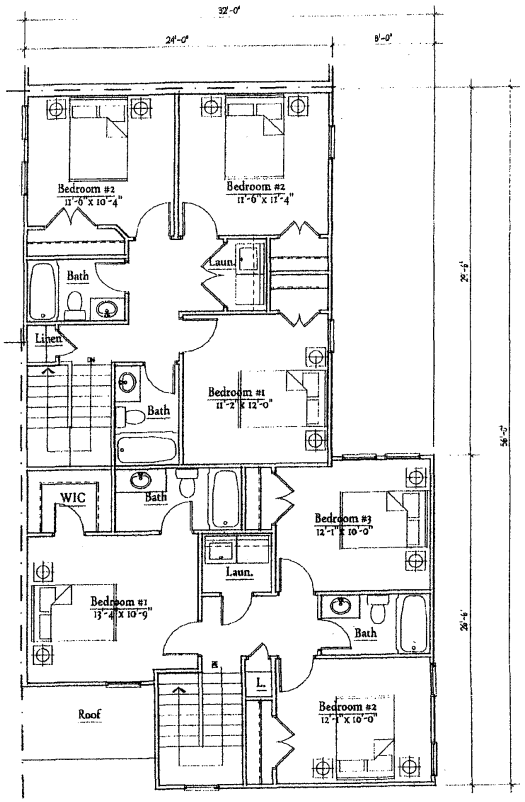
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit M floor plan

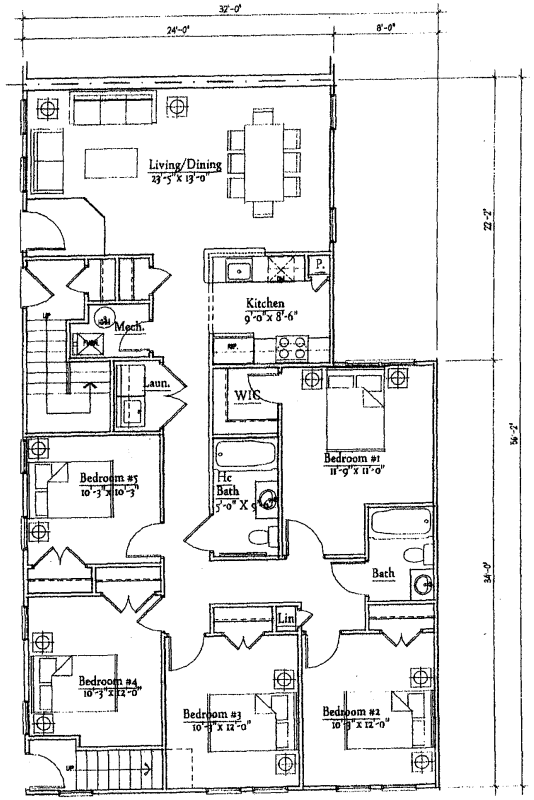
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May 27, 2003

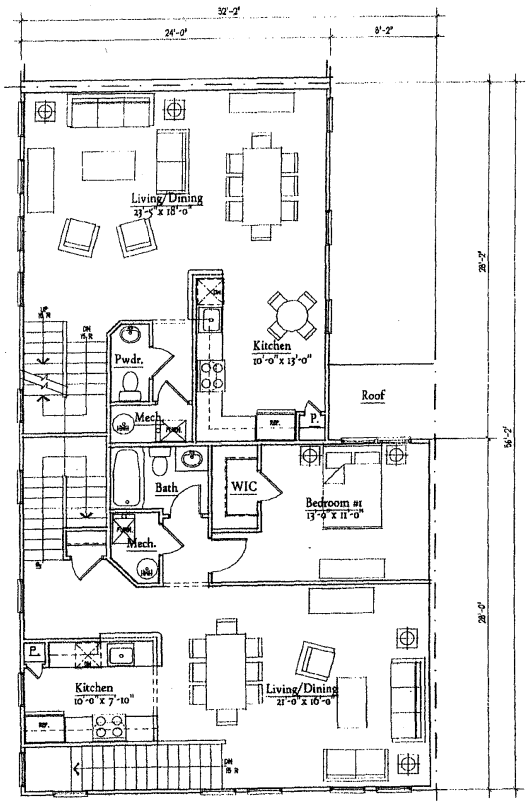
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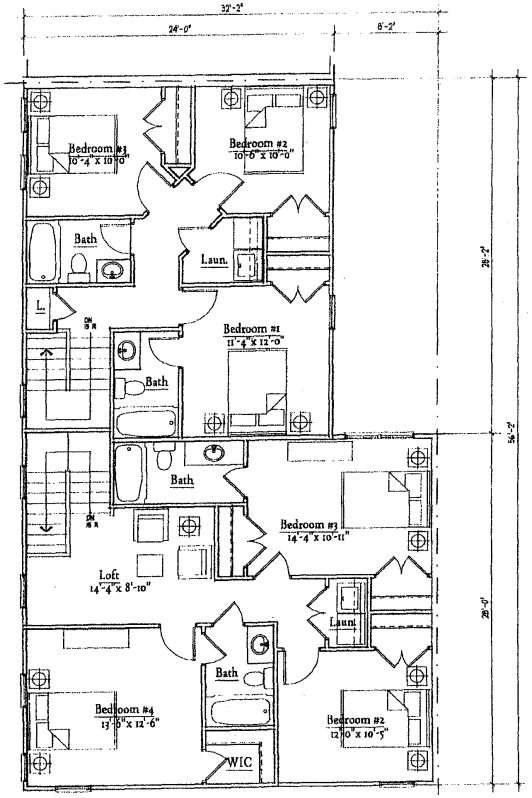
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit N floor plan

Scale: 1/8"=1'-0"

May 27, 2003

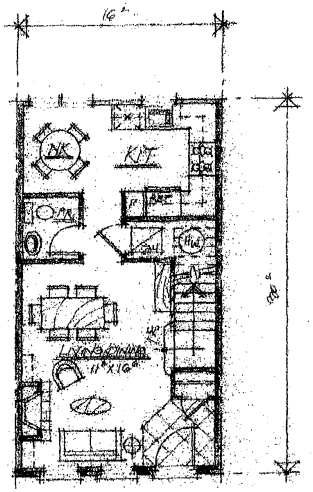
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The Lessard Architectural Group, Inc.

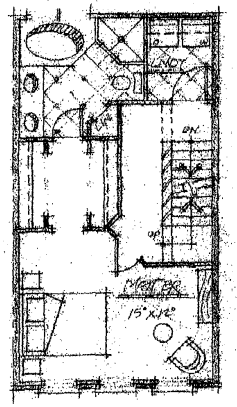
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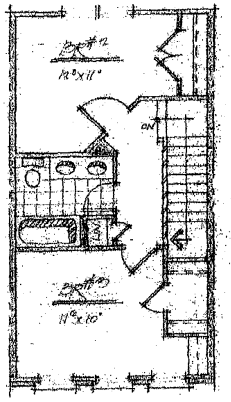
8.10



first floor plan



second floor plan



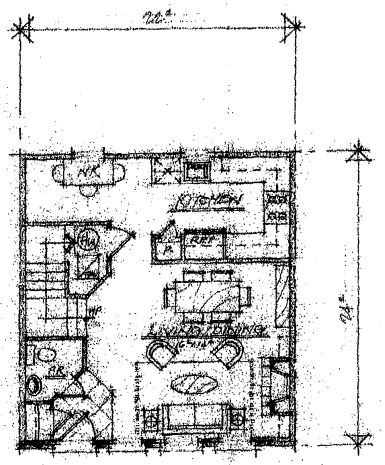
third floor plan

unit O floor plan

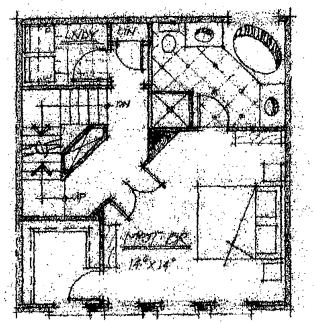
Scale: 1/8"=1'-0"
May 27, 2003

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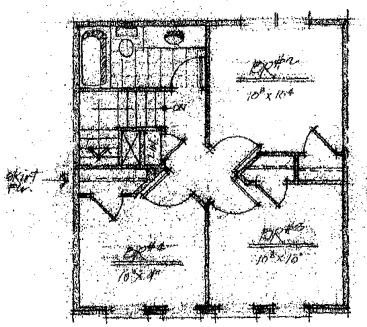
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan



third floor plan

unit P floor plan

Scale: 1/8"=1'-0"

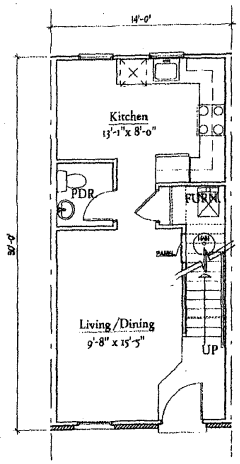
May 27, 2003

Eakin/Youngentob Associates, Inc.

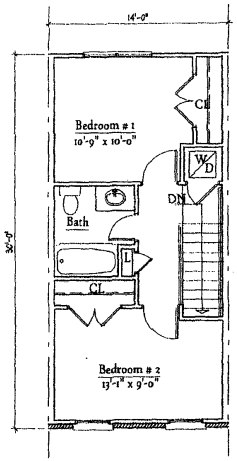
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



first floor plan



second floor plan

unit Q floor plan

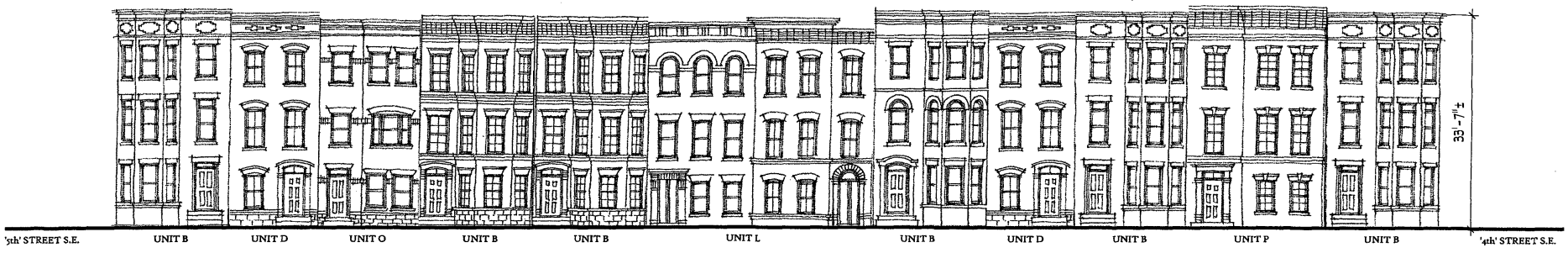
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May 27, 2003

-- Eakin/Youngentob Associates, Inc.

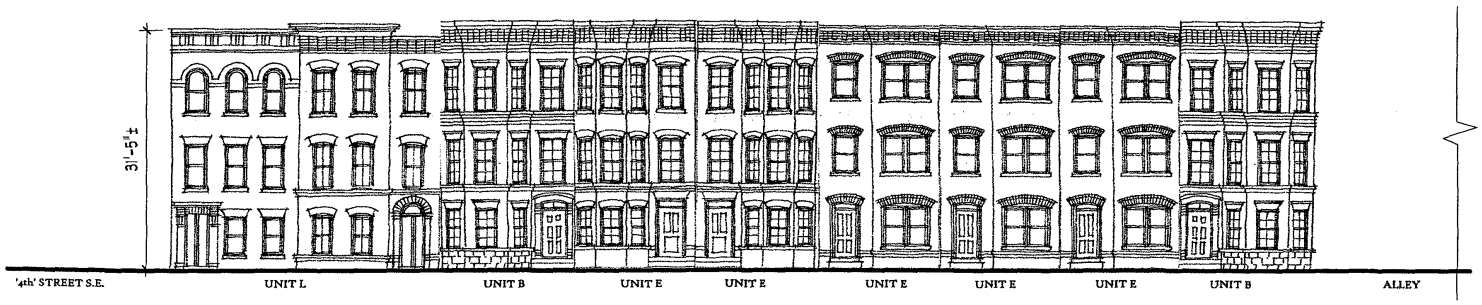
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11603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 fax 703/760-9328

ARTHUR CAPPER / CARROLLSBURG DWELLINGS



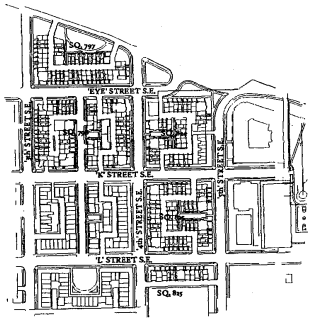
'L' STREET

SQUARE 825



'L' STREET

SQUARE 825



Building Elevations

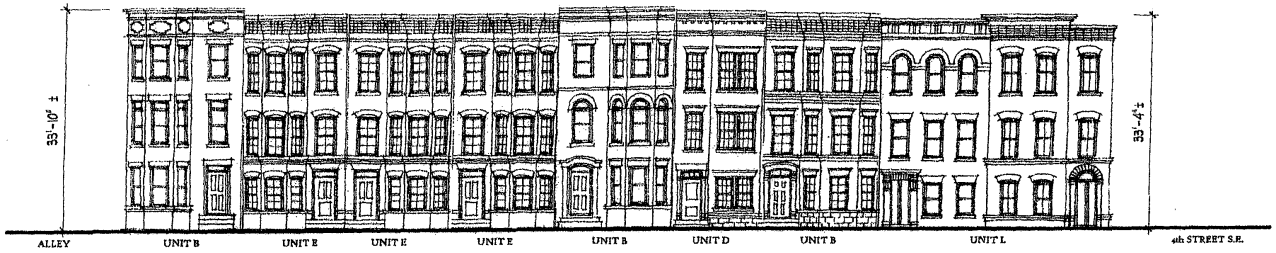
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May 27, 2003

Eakin/Youngentob Associates, Inc.

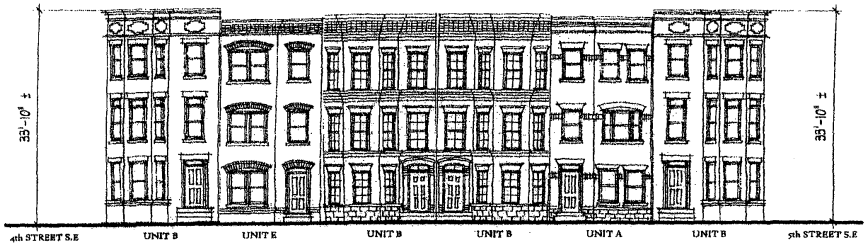
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



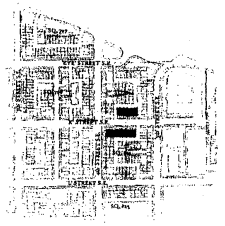
'K' STREET

SQUARE 824



'K' STREET S.E.

SQUARE 825



BUILDING ELEVATIONS

Scale:1/16"=1'-0"

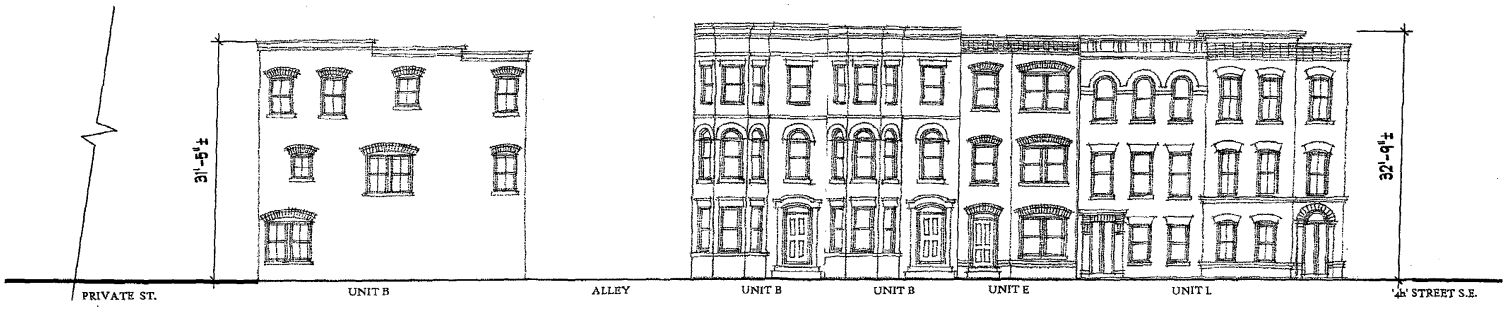
May 27, 2003

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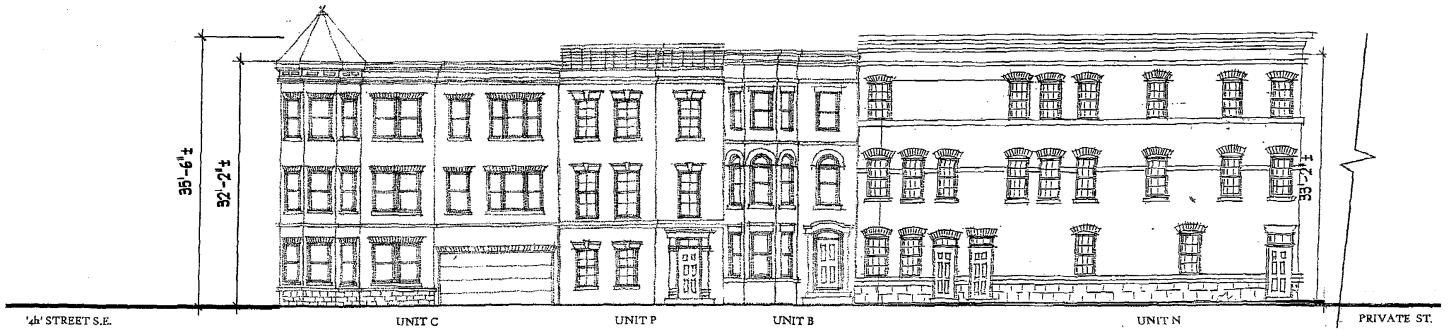
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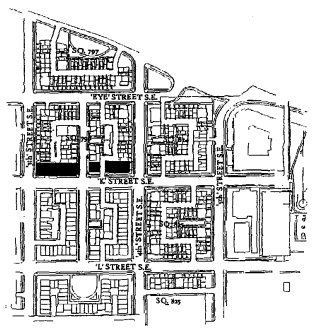
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



'K' STREET
SQUARE 798



'K' STREET
SQUARE 798



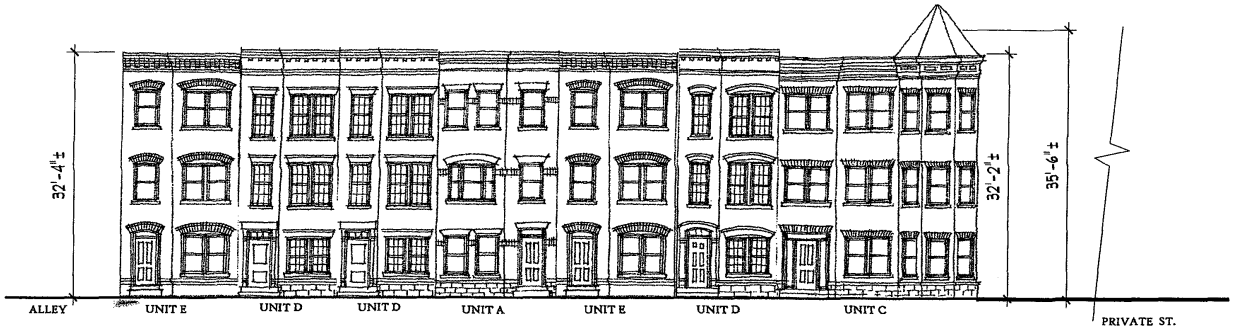
Building Elevations

Scale:1/16"=1'-0"
May 27, 2003

Eakin/Youngentob Associates, Inc.

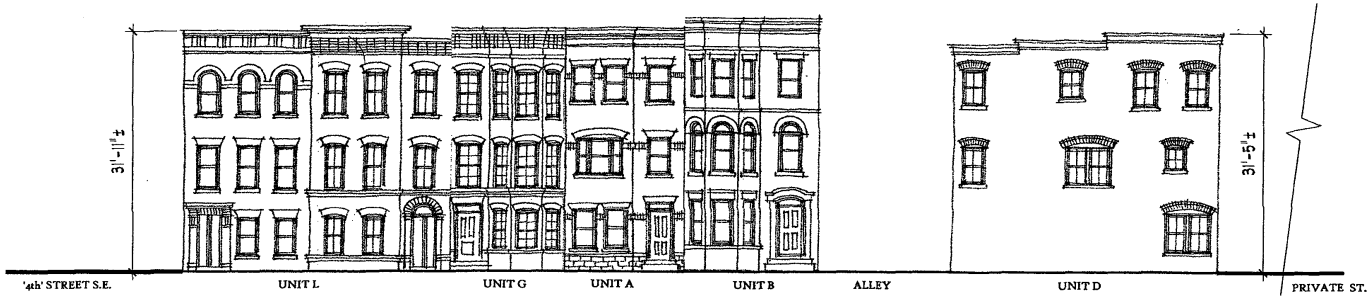
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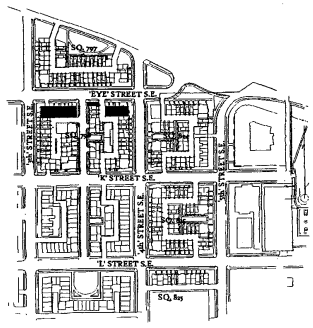
'EYE' STREET

SQUARE 798



'EYE' STREET

SQUARE 798



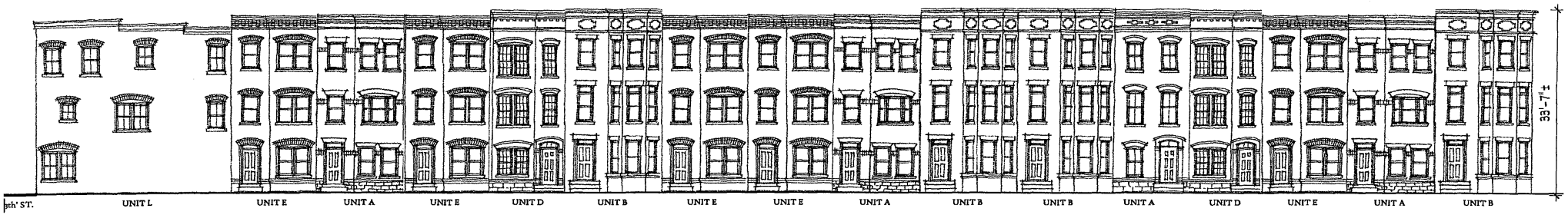
Building Elevations

Scale:1/16"=1'-0"
May 21, 2003

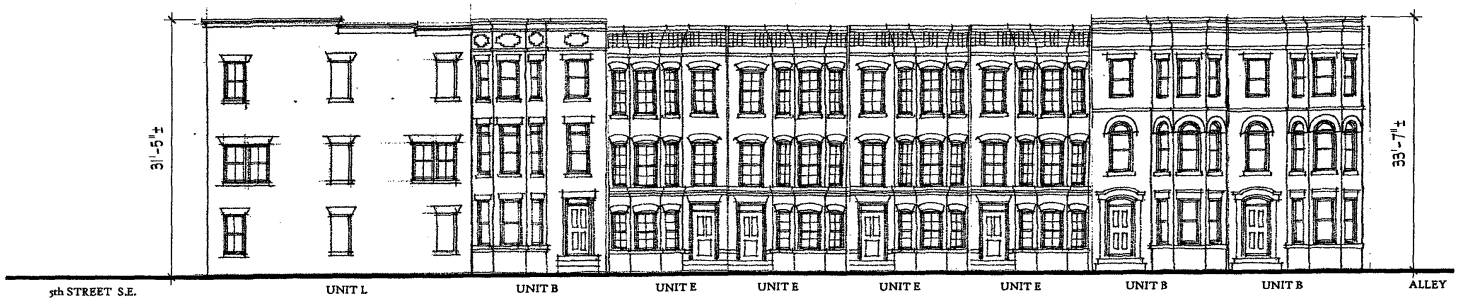
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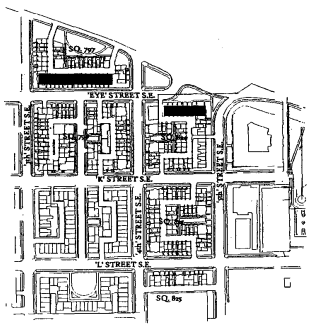
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



'EYE' STREET
SQUARE 797



'EYE' STREET S.E.
SQUARE 824

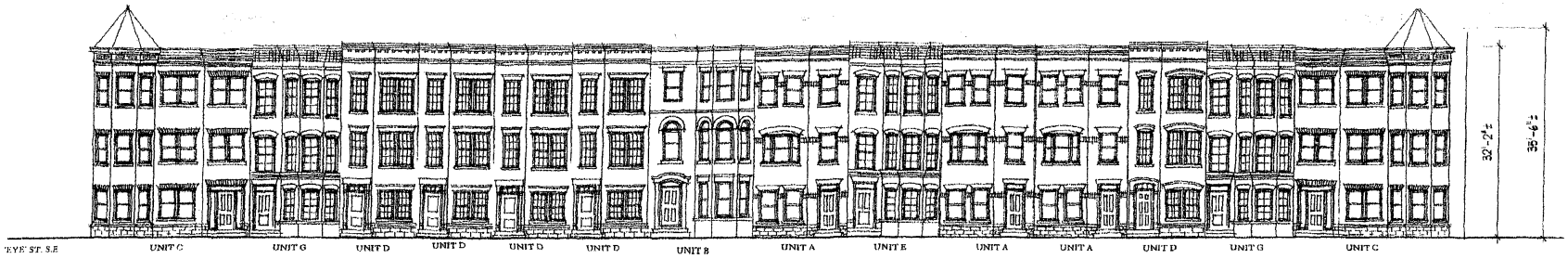


Building Elevations

Scale: 1/8"=1'-0"
May 21, 2003

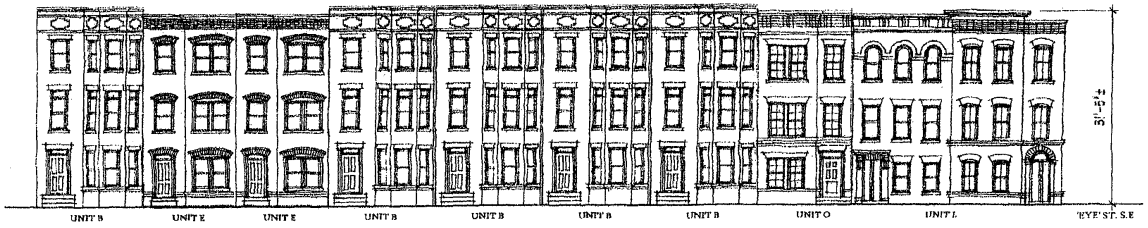
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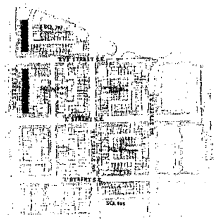
'3rd' STREET S.E.

SQUARE 798



'3rd' STREET S.E.

SQUARE 797



BUILDING ELEVATIONS

Scale:1/16"=1'-0"

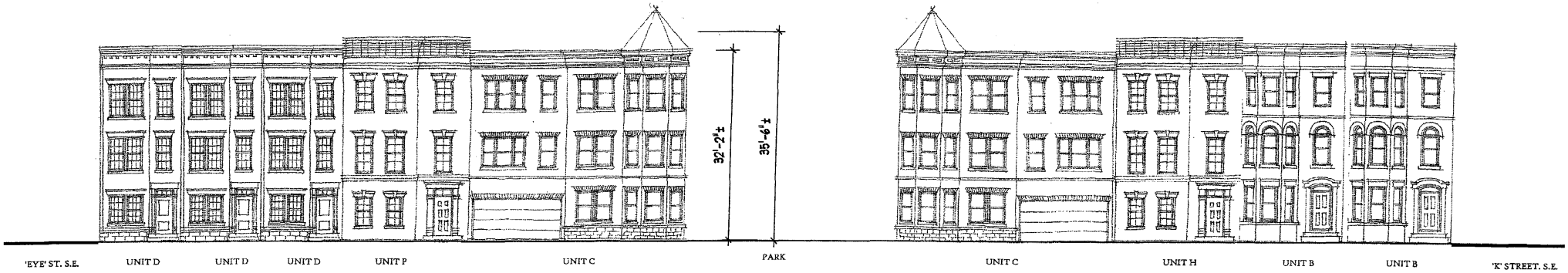
May 27, 2003

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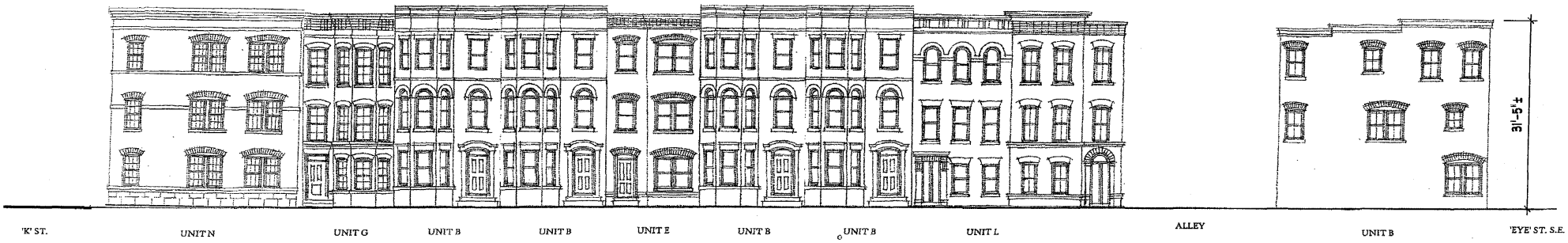
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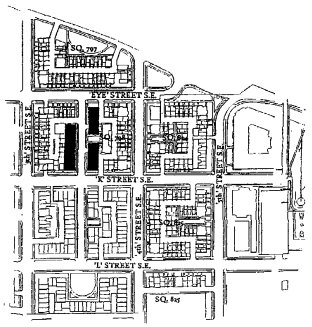
INTERIOR ELEV. (ALLEY)

SQUARE 798



INTERIOR ELEV. (ALLEY)

SQUARE 798



Building Elevations

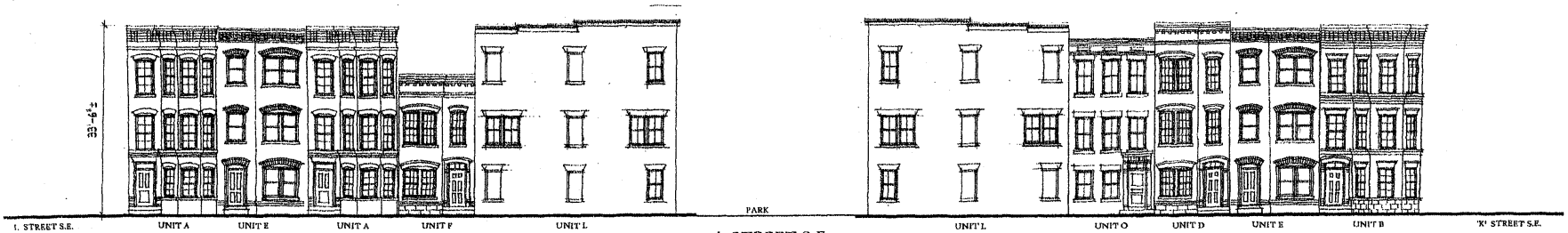
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May 27, 2003

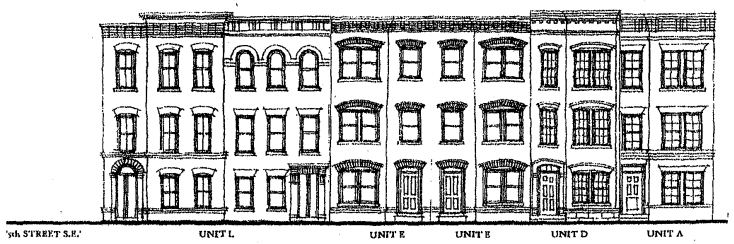
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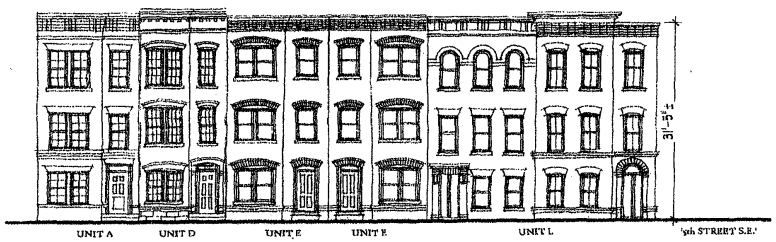
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5th STREET S.E
SQUARE 825



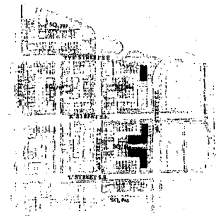
PARK ELEVATION
SQUARE 825



PARK ELEVATION
SQUARE 825



5th STREET S.E
SQUARE 824

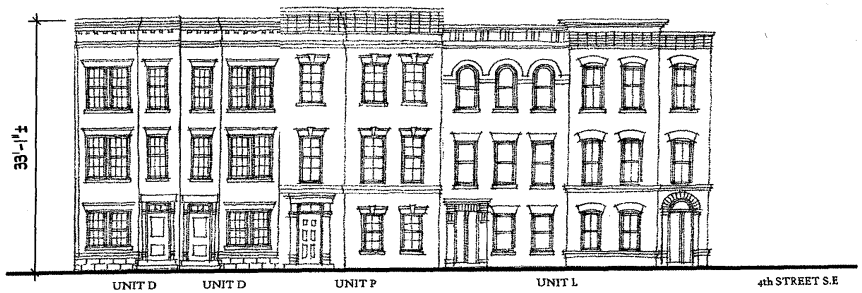


BUILDING ELEVATIONS

Scale:1/16"=1'-0"
May 27, 2003

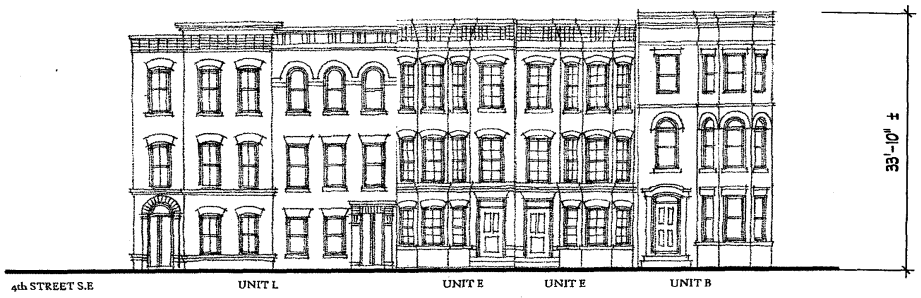
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



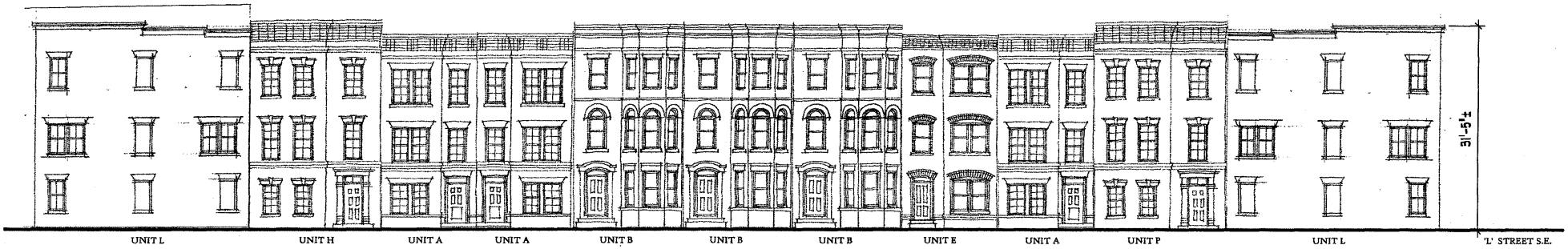
'4th' STREET S.E. INTERIOR ELEVATION

SQUARE 824



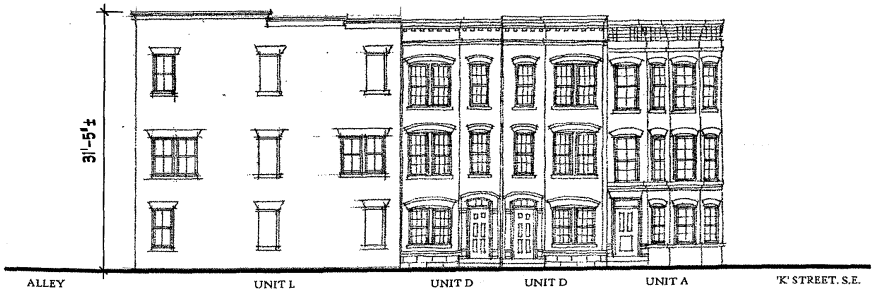
'4th' STREET S.E. INTERIOR ELEVATION

SQUARE 824



4th STREET S.E.

SQUARE 825



'4th' STREET S.E.

SQUARE 824



Building Elevation

Scale:1/16"=1'-0"

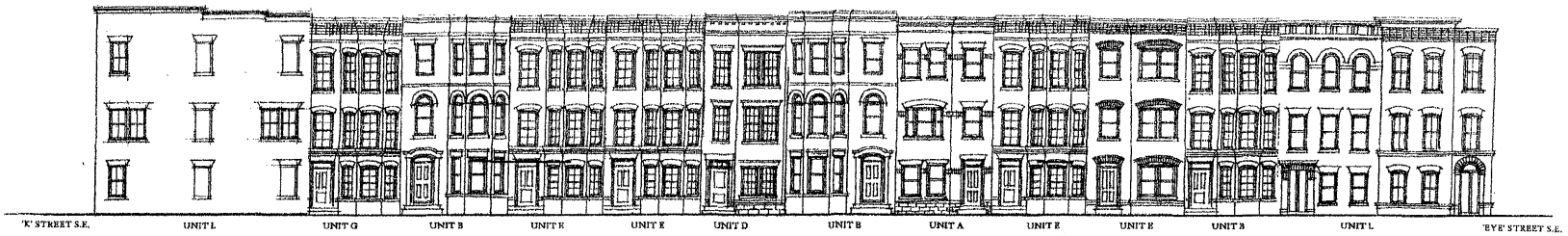
May 27, 2003

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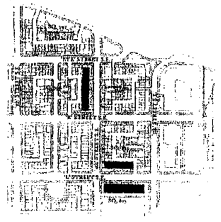
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



4TH. STREET S.E.

SQUARE 798



Building Elevations

Scale:1/16"=1'-0"

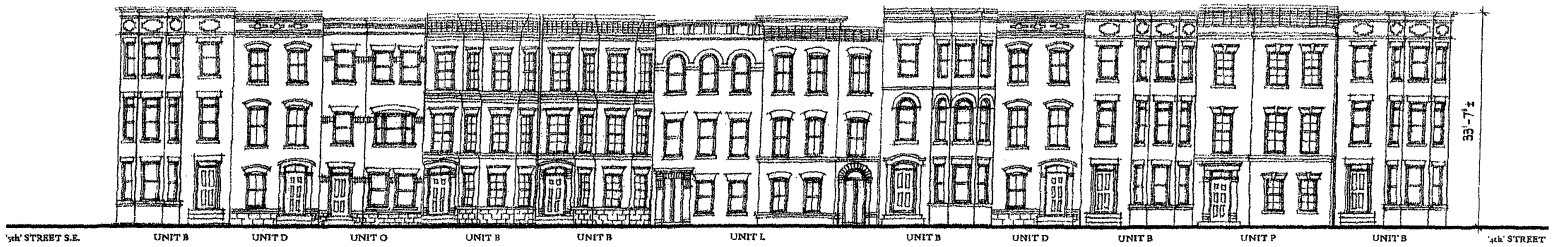
May 27, 2003

Ziakin/Youngentob Associates, Inc.

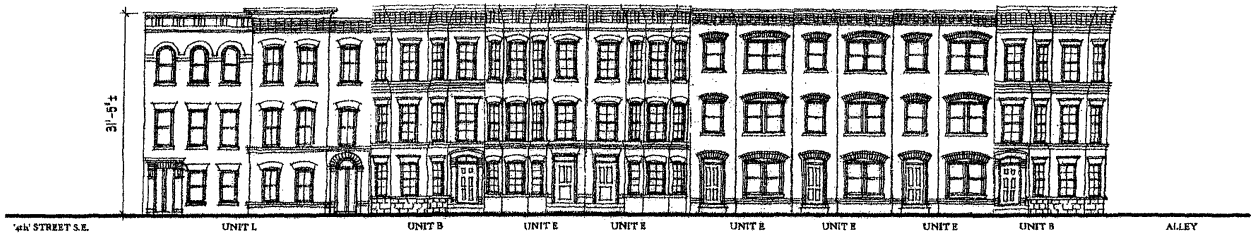
The Lessard Architectural Group, Inc.

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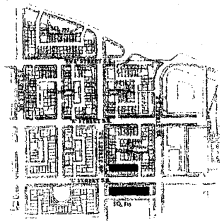
ARTHUR CAPPER / CARROLLSBURG DWELLINGS



'L' STREET
SQUARE 815



'L' STREET
SQUARE 815



Building Elevations

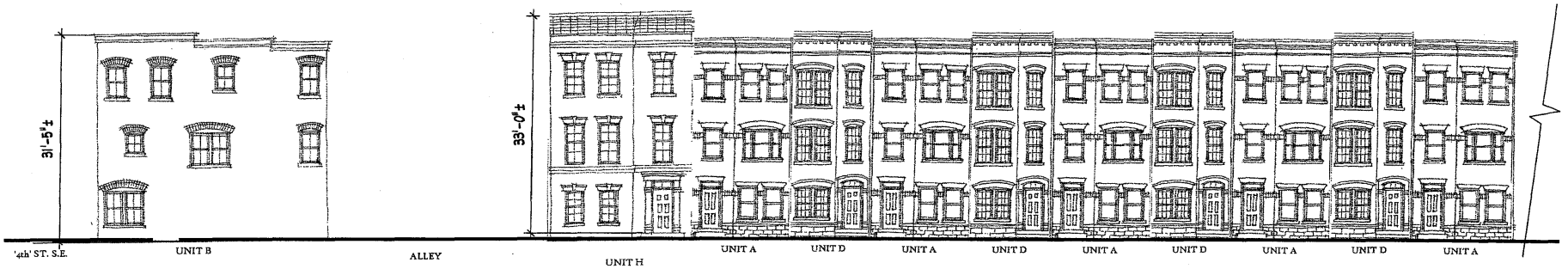
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May 27, 2003

Eakin/Youngentob Associates, Inc.

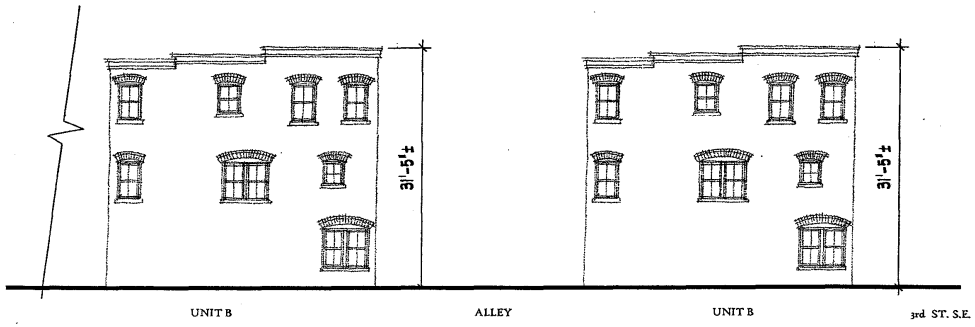
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



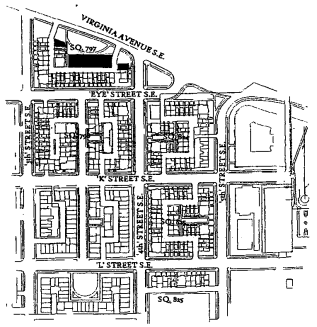
VIRGINIA AVENUE S.E.

SQUARE 797



VIRGINIA AVENUE S.E.

SQUARE 797



Building Elevations

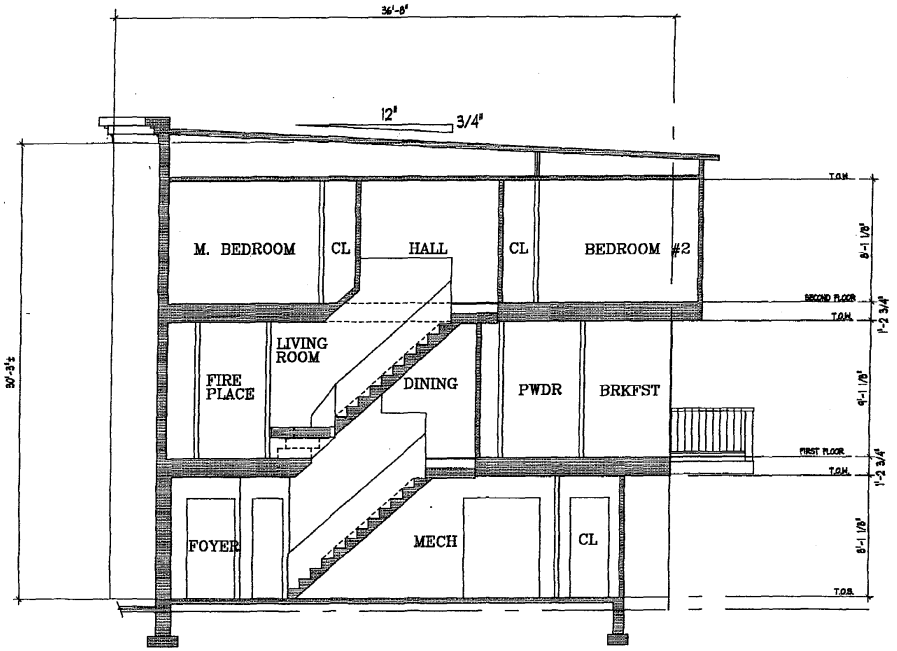
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May 27, 2003

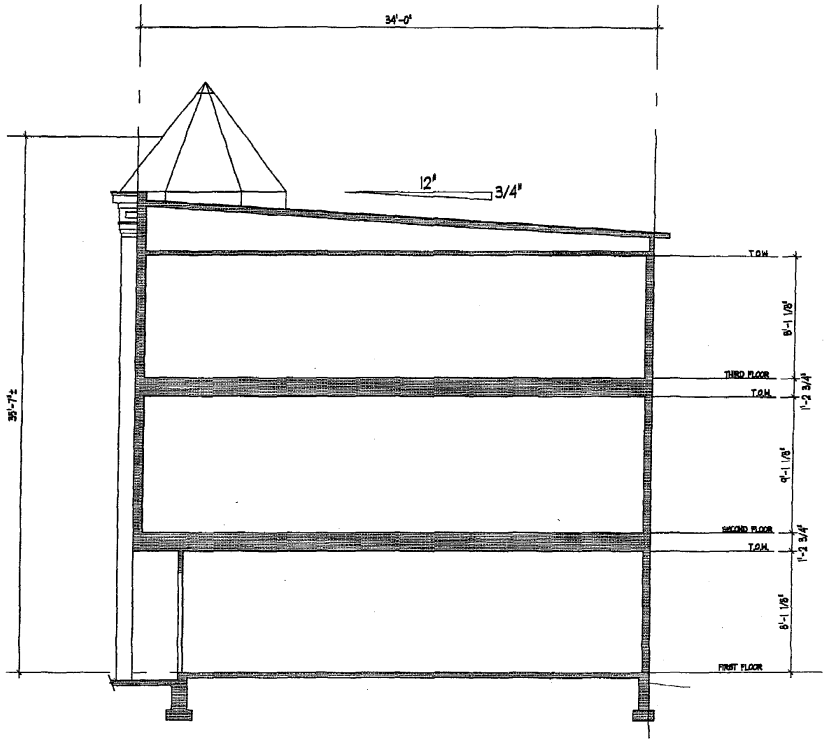
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



UNIT A,B,D,E,G,O
BUILDING SECTION



UNIT C
BUILDING SECTION

building sections

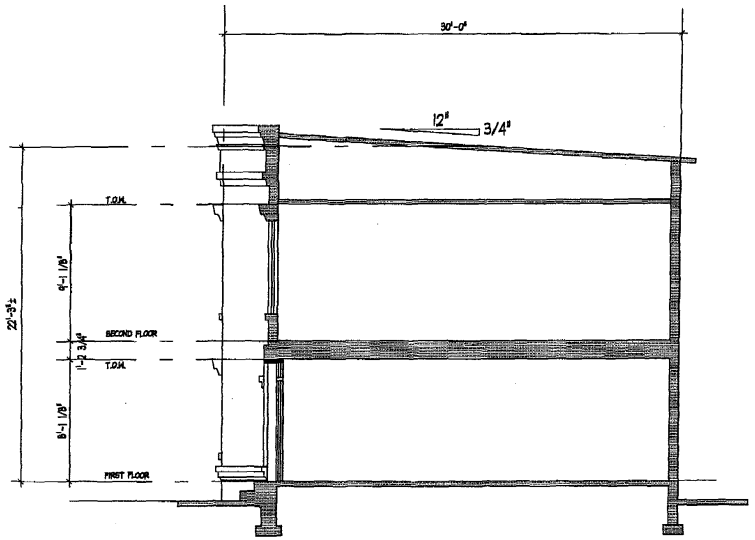
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May 27, 2003

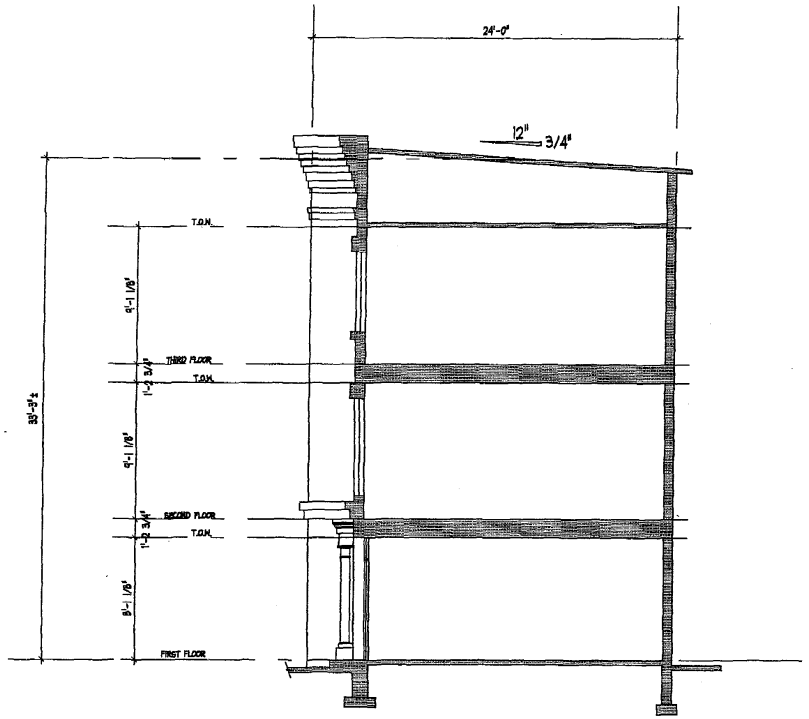
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



UNIT F,Q
BUILDING SECTION



UNIT H,P
BUILDING SECTION

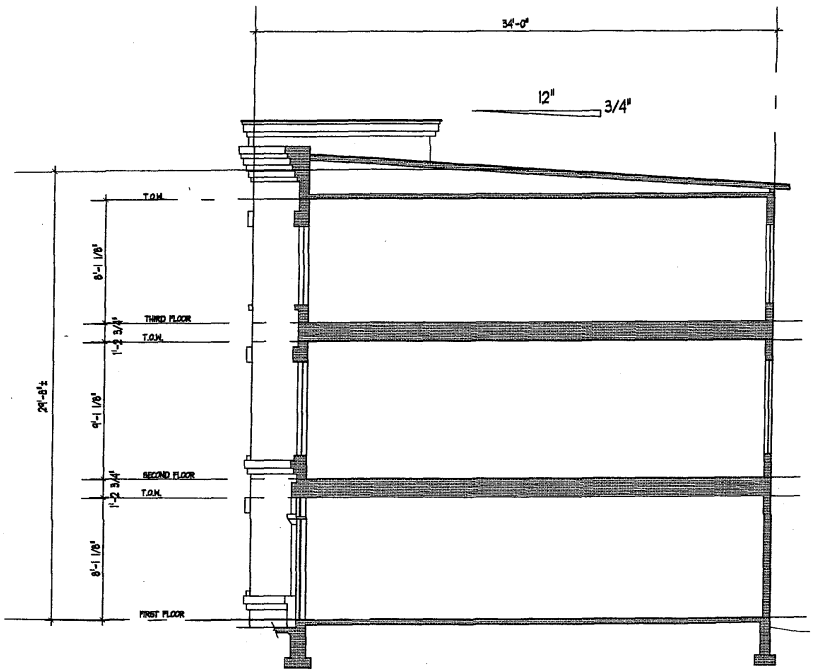
building sections

Scale: 1/8"= 1'-0"
May 27, 2003

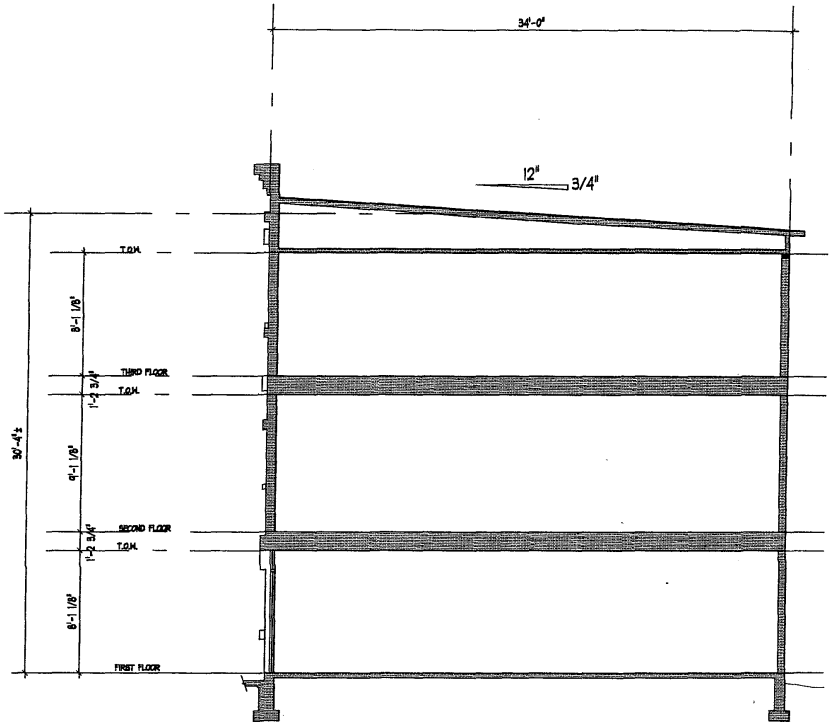
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



UNIT L
BUILDING SECTION



UNIT M,N
BUILDING SECTION

building sections

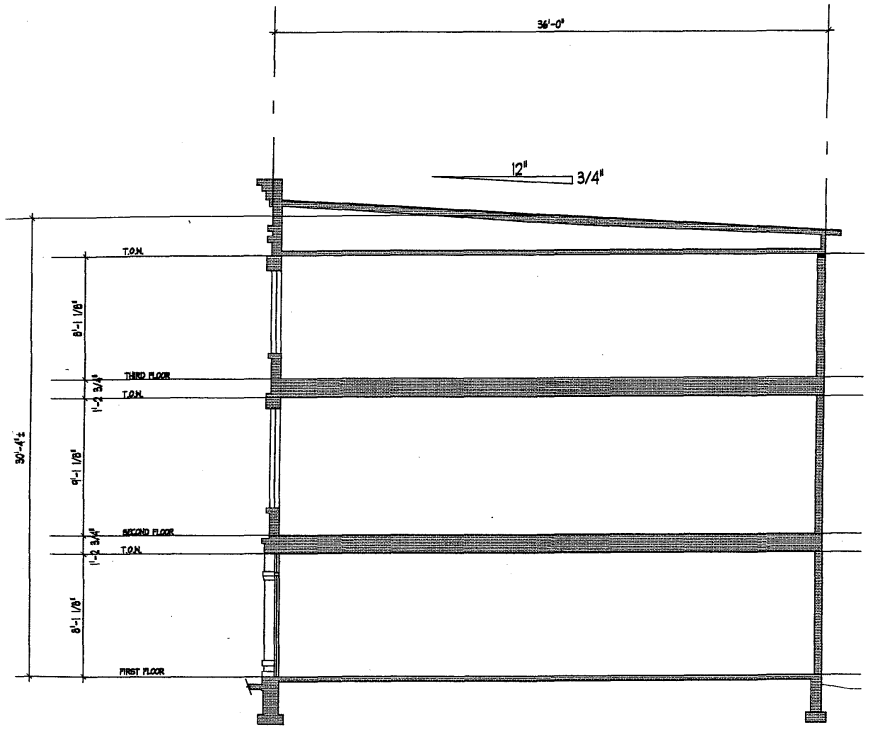
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May 27, 2003

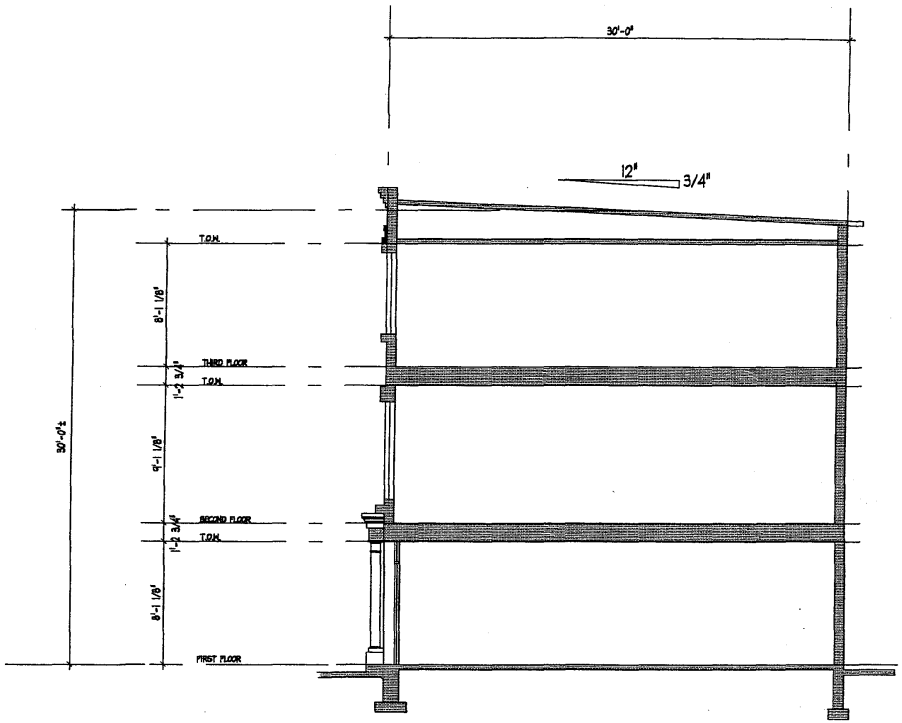
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ARTHUR CAPPER / CARROLLSBURG DWELLINGS



UNIT D
BUILDING SECTION



UNIT G
BUILDING SECTION

building sections

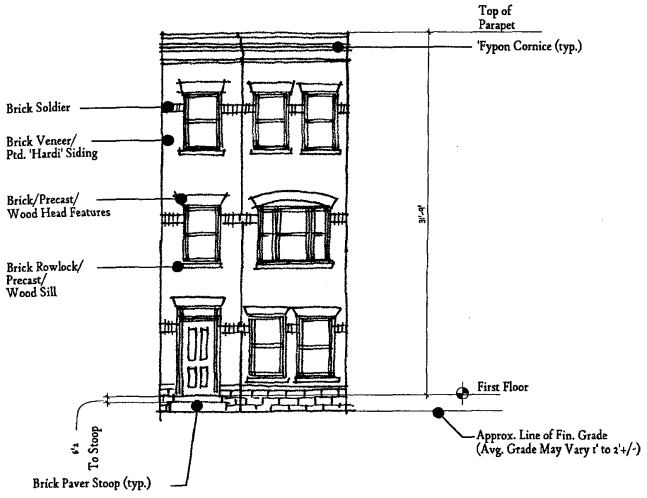
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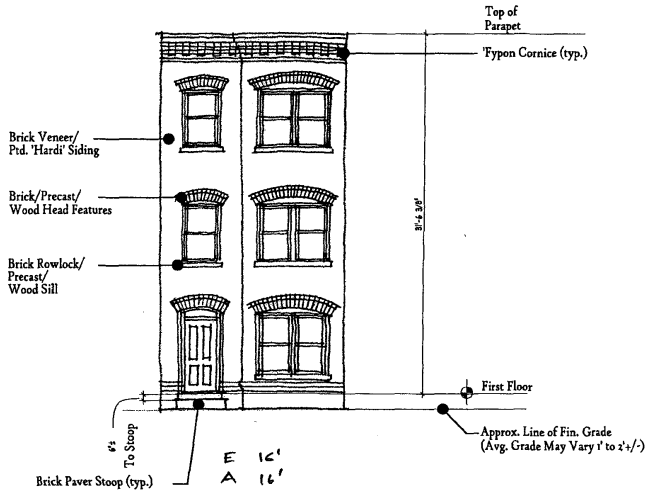
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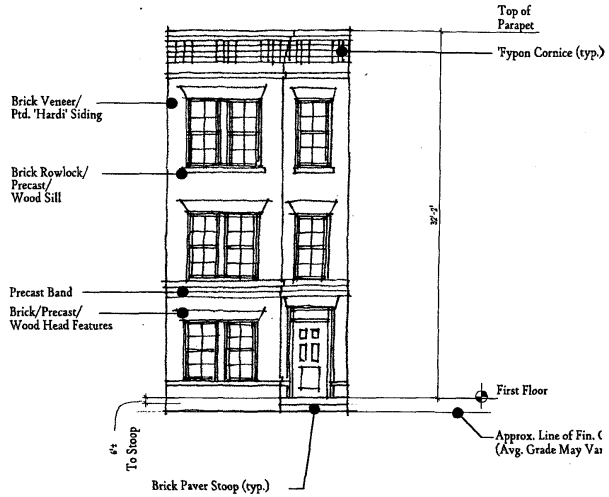
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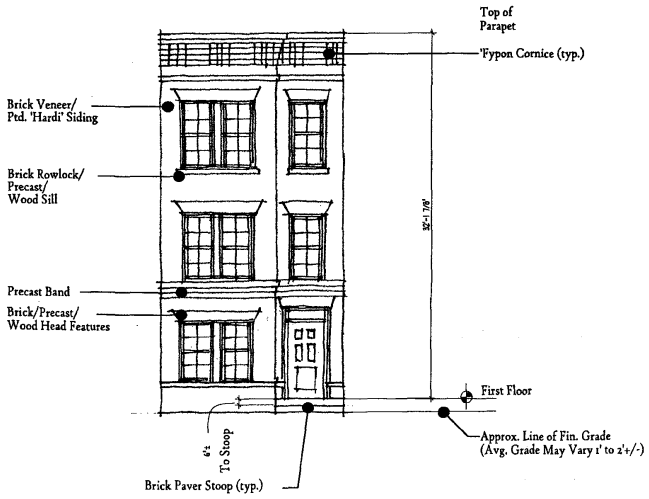
Unit 'A'



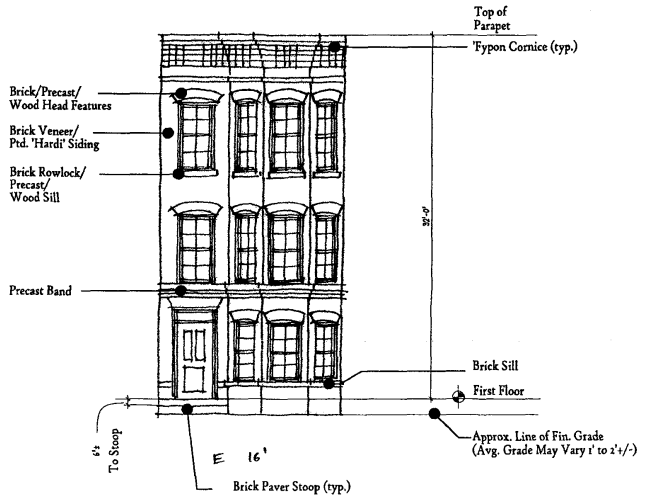
Unit 'A'&'E'



Unit 'A'



Unit 'A'



Unit "E"

Typical 'A' & 'E' Elevations

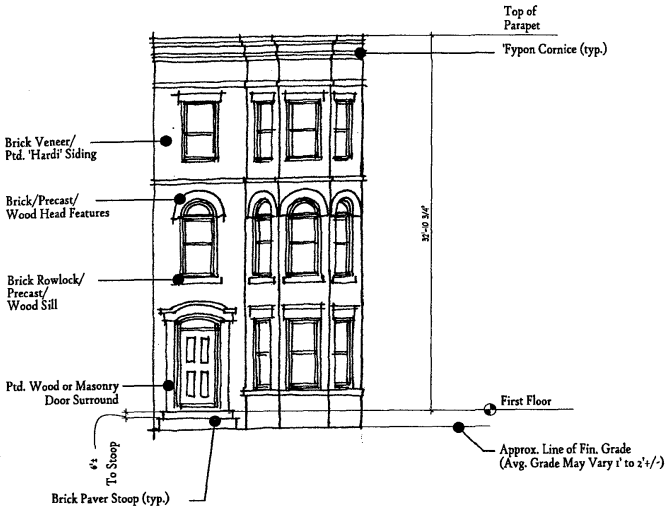
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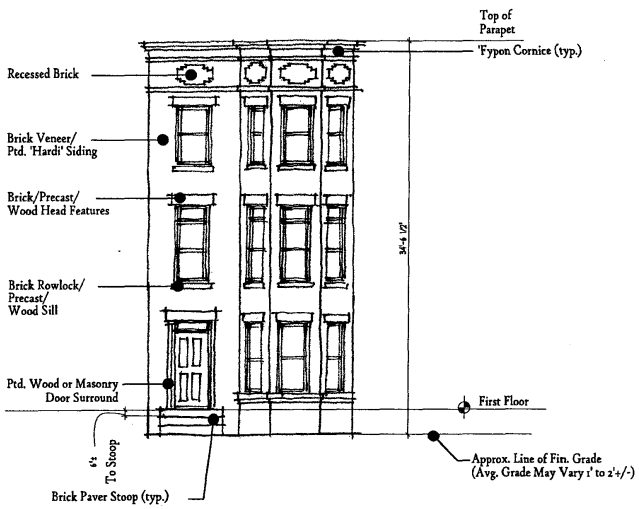
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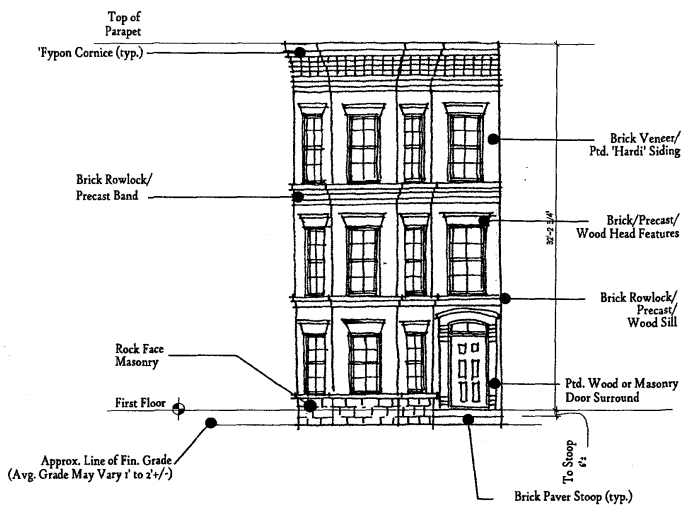
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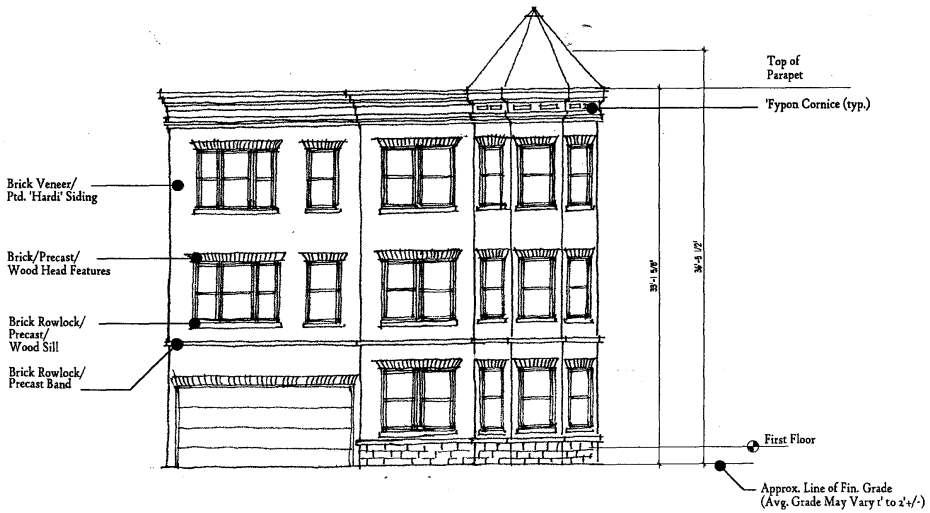
UNIT 'B'



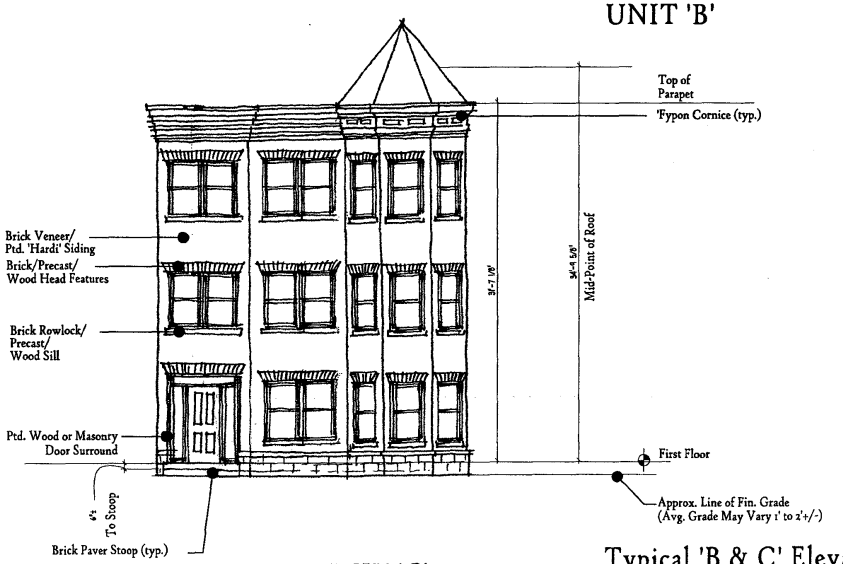
UNIT 'B'



UNIT 'B'



UNIT 'C'
Side Elevation



UNIT 'C'

Typical 'B & C' Elevations

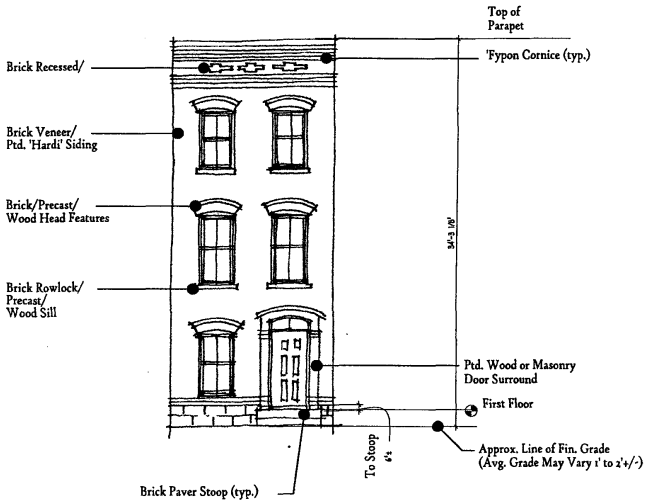
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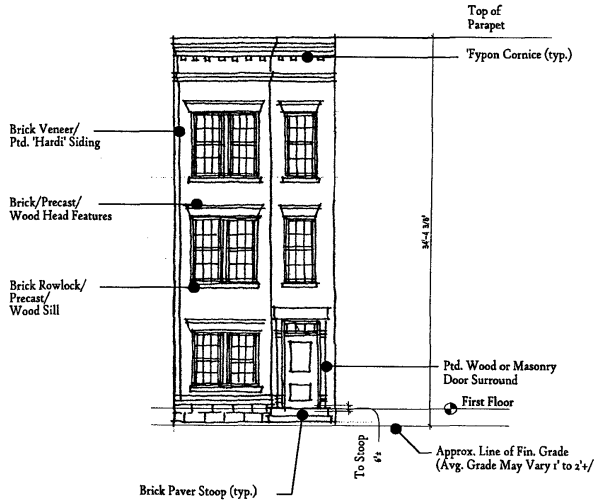
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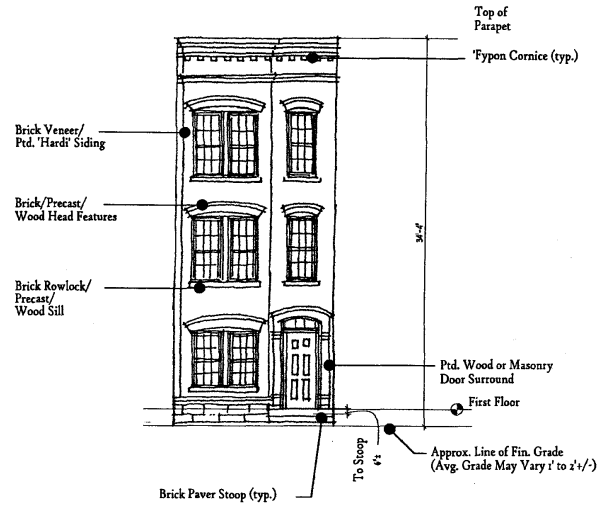
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Unit 'D'



Unit 'D'



Unit 'D'

Typical 'D' Elevations

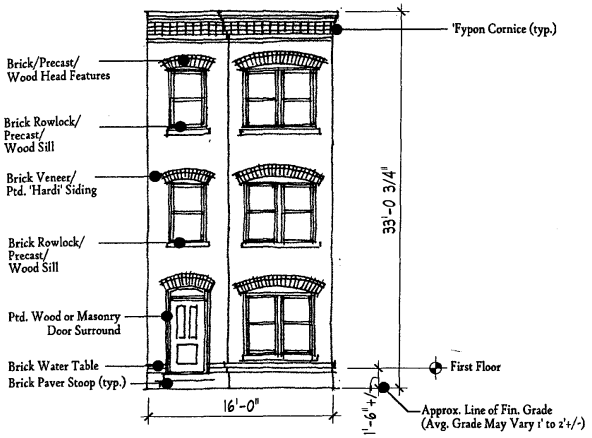
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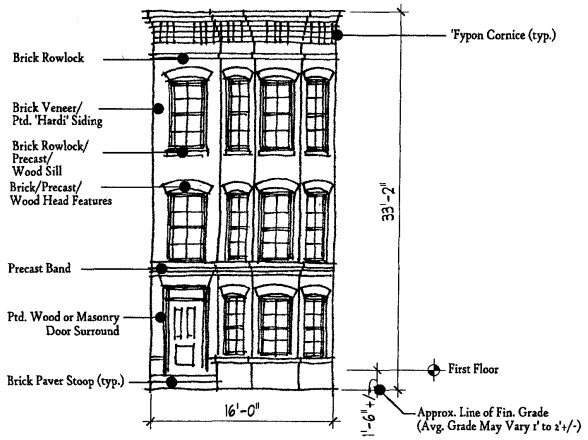
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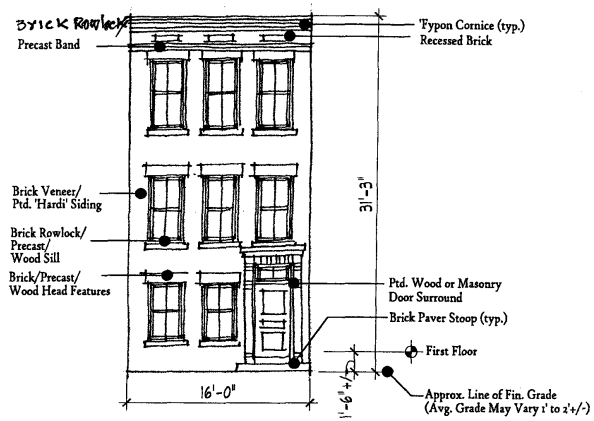
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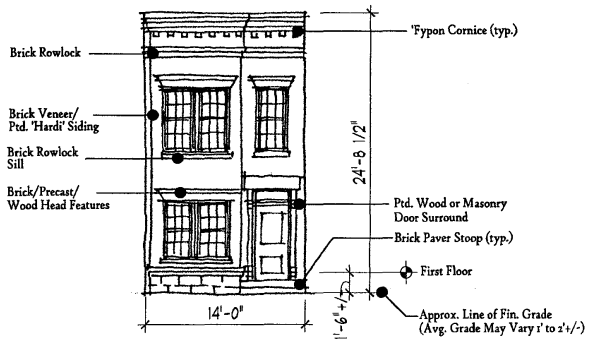
Unit 'G'



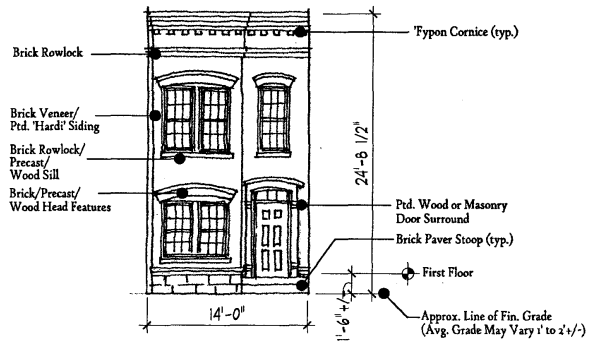
Unit 'G'



Unit 'G'



Unit 'F & Q'



Unit 'F & Q'

Typical 'F, Q & G' Elevations

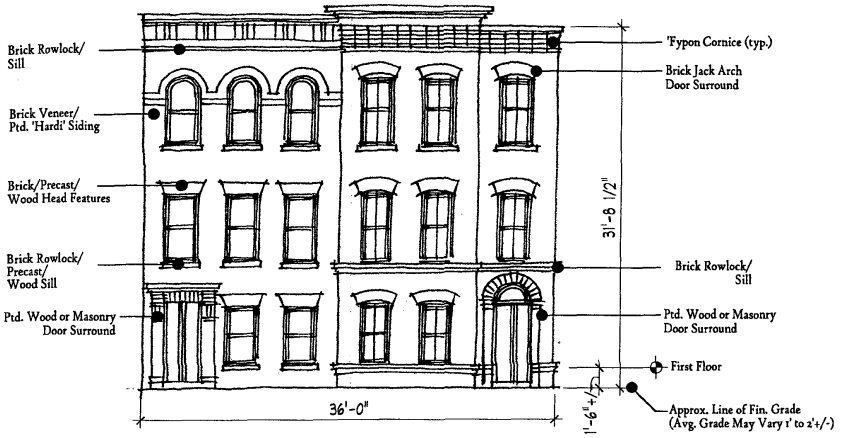
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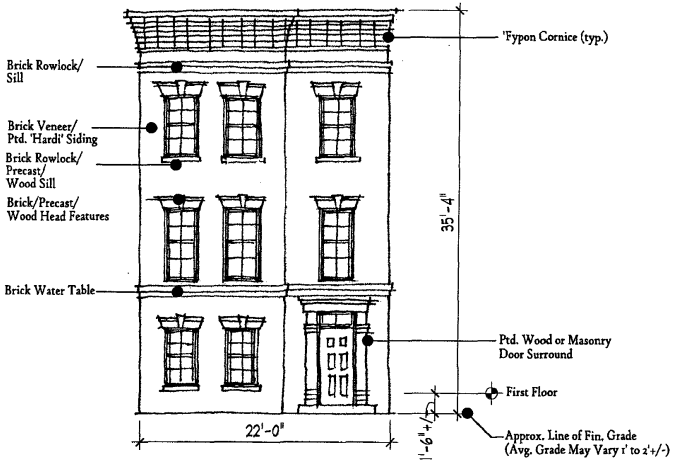
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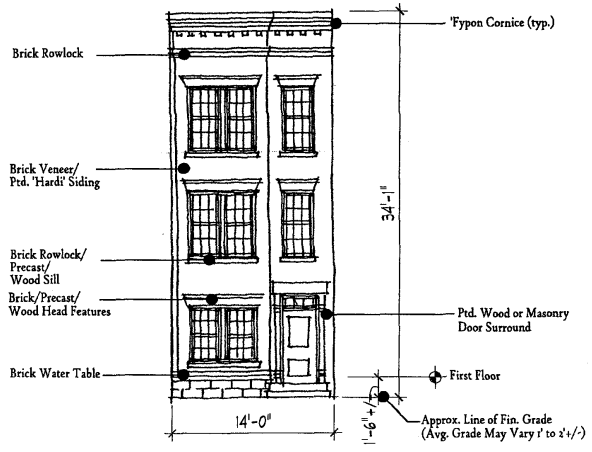
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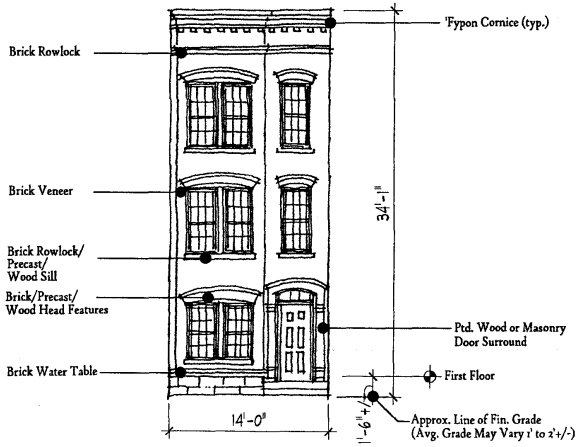
Unit 'L'



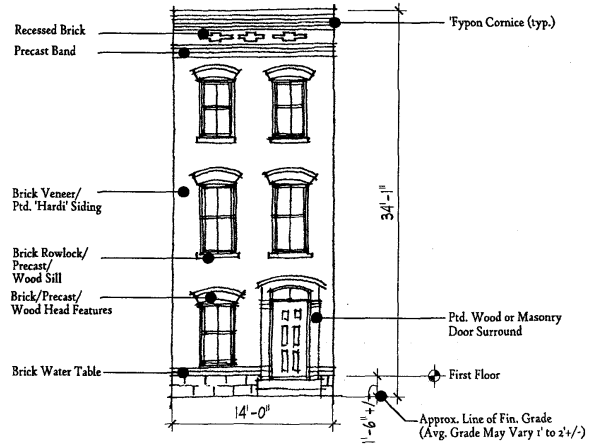
Unit 'P & H'



Unit 'P'



Unit 'P'



Unit 'P'

Typical 'H, L & P' Elevations

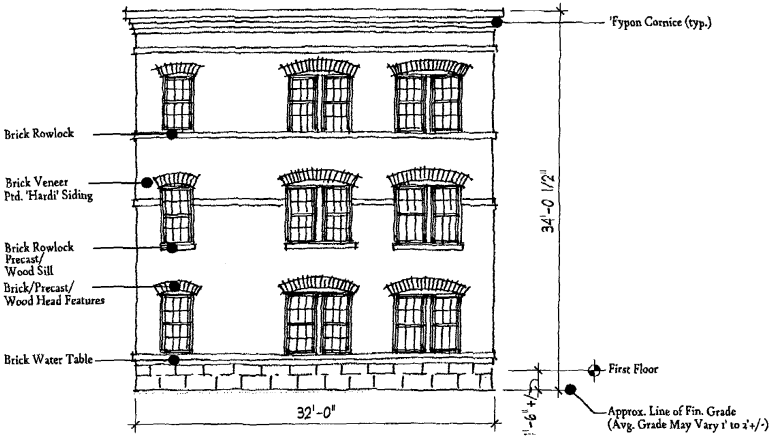
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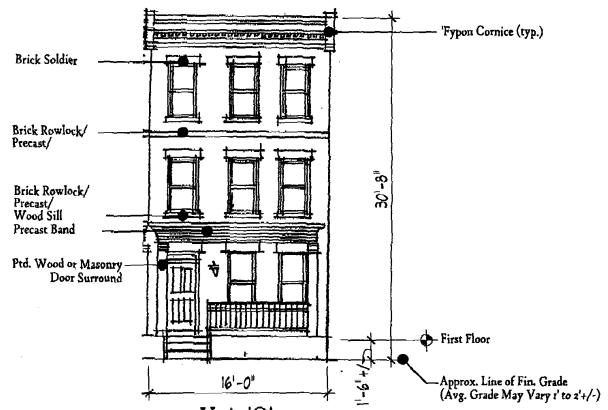
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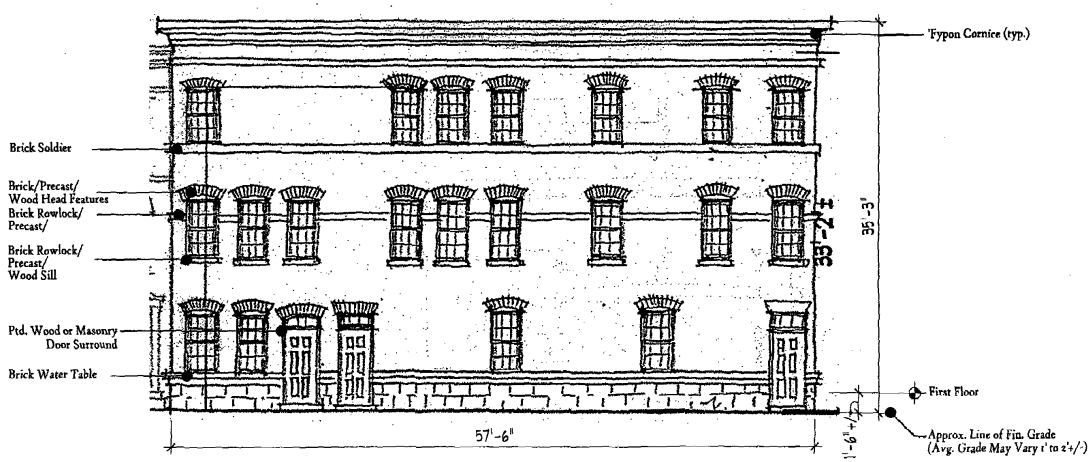
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Unit 'M & N'



Unit 'O'



Unit 'M & N'

Typical 'M, N & O' Elevations

Scale: 3/32"= 1'-0"

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