SCS ENGINEERS

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Fort Totten
Solid Waste Transfer Facility
4900 Bates Road, N.E.

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Prepared for:

Office of the Zoning Commission
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

ZONING COMMISSION
District of Columbia
CASE NO. 03-28
EXHIBIT NO. 13

July 2003
Supplemental Filing: May 2004

ZONING COMMISSION
District of Columbia
CASE NO.03-28
EXHIBIT NO.13

TABLE OF CONTENTS

SECTION A PUD APPLICATION CONTENTS

Planned Unit Development Request for Zoning Map Amendment and Special Exception
- Summary
- Background
- Project Description
- Planning and Zoning Issues

First Stage PUD (Section 2406.11)

Second Stage PUD (Section 2406.12)

SECTION B SELECTED PHOTOGRAPHS OF THE PROPERTY

Front View of Fort Totten Solid Waste Transfer Facility
Side View of Fort Totten Solid Waste Transfer Facility
Rear View of Fort Totten Solid Waste Transfer Facility

EXHIBITS

Exhibit 1	Zoning Commission Form # 5 (6-94)
Exhibit 2	Zoning Map
Exhibit 3	Site Plan
Exhibit 4	Circulation Plan
Exhibit 5	Landscape Plan
Exhibit 6	Erosion and Sediment Control Plan
Exhibit 7	Floor Plans and Elevations (5 drawings)
Exhibit 8	Notice to Adjacent Property Owners
Exhibit 9	Plat for Building Permit of Parcels 124/174, 124/175, 123/57, and 123/56

SECTION A

PUD APPLICATION CONTENTS

PLANNED UNIT DEVELOPMENT
REQUEST FOR ZONING MAP AMENDMENT AND SPECIAL EXCEPTION
AT 4900 BATES ROAD, N.E.

SUMMARY

The applicant seeks consolidated approval of a Planned Unit Development (PUD) for the modification of the District of Columbia's Fort Totten Solid Waste Transfer Station, and a Map Amendment to extend the Fort Totten Overlay District/M zoning to encompass the entire portion of the property. The modification will provide the community with:

- A modern, environmentally-improved solid waste transfer facility;
- A citizens' convenience center to allow segregated drop-off areas for household solid waste, household hazardous waste products, and recyclable materials, and
- An improved bulk item material drop-off and loading area.

The proposed modification will be consistent with current uses of the facility.

BACKGROUND

The existing Fort Totten Solid Waste Transfer Station was built in the mid-1970's as a "stationary compactor transfer facility". Previous to this use, the District operated a solid waste incinerator on the site. The incinerator was demolished to make way for the transfer station. The use of stationary compactors/transfer vehicles was discontinued in the 1990's and operations were then modified to have incoming refuse vehicles discharge their loads onto the existing tipping floor. The facility operates in this manner today. Following vehicle discharge, a front-end loader is used to push refuse through a chute on the sidewall of the building where the refuse is directed into a transfer trailer parked on the pavement below. In addition, a pull-off area is in place to allow residents to drop-off solid waste into parked dumpsters. Another designated area of the facility allows the District collection crews to drop-off bulky item materials (e.g., appliances/white goods) for subsequent disposal.

For most of 2002, incoming refuse vehicles were limited to only Department of Public Works vehicles, and on average, approximately 600 tons of solid waste were received at the facility each day. Limited use of the facility by private contractors was reinitiated in the last quarter of 2002, and consequently, the average receiving rate has increased to approximately 800 tons of solid waste per day.

Although this property has been used for solid waste transfer since the mid-1970s and as a waste incinerator prior to that, the zoning a portion of the property is R-5-A. As part of this application, the applicant is requesting a Map Amendment to extend the Fort Totten Overlay District/M zoning to encompass the entire portion of the property.

PROJECT DESCRIPTION

The District of Columbia Department of Public Works (DPW) operates and maintains the Fort Totten Solid Waste Transfer Facility. The intent is to continue the facility's use as a solid waste transfer facility. The need for an efficient and clean solid waste disposal system in the District has been addressed by the Solid Waste Transfer Facility Site Selection Advisory Panel and in the following publications:

- Report to the Council of the District of Columbia of the Solid Waste Transfer Facility Site Selection Advisory Panel, Final Report. November 10, 2000; and
- Needs Assessment for Municipal Solid Waste Transfer for the District of Columbia, Final Report. SCS Engineers. October 2000.

The DPW is taking actions to design certain alterations, repairs, and improvements to the facility, including:

- Improvement in the efficiency and reliability of solid waste transfer operations through the use of push pits and top-loading into trailers waiting in a new transfer trailer tunnel;
- Return use of the facility to both public and private sector refuse vehicles and to operate within the original design capacity (estimated at 2,000 tons per day);
- Install new vehicle scales, vehicle control signals, and security measures;
- Install/improve environmental controls associated with the facility;
- Allow for periodic (i.e., selected weekday afternoons and Saturdays) citizen drop-off of household hazardous wastes, recyclables, and bulk solid waste items, and
- Improve vehicle flow and loading times for the bulky item material drop-off area, including a new loading area and procedure.

To this end, an addition to the facility is planned for the east side of the existing building. The footprint of this addition is 14,500 square feet. The existing roof over the tipping floor will be removed and the proposed new roof (reflective type, industrial system) over the tipping floor will be 9 feet higher. The added floor space and new roof will encompass an addition to the existing tipping floor so as to allow: a) refuse discharge on the floor by today's larger refuse vehicles and b) material inspections prior to loading into the transfer trailers. Also, a loading tunnel for the solid waste transfer trailers will be constructed below the new tipping floor expansion so as to allow efficient top loading into the trailers.

Alterations and repairs of the facility will include improvements to certain environmental controls, including:

- Upgrades to the existing storm water system;

- New odor and dust control systems;
- New ventilation system, and
- New signage and lighting.

A citizens' drop-off area is planned on the south side of the property to allow incoming passenger vehicles (District residents only) to dispose of recyclables, household hazardous waste, and bulk solid waste items on a periodic basis. Such access would be limited to selected weekday afternoons and Saturdays, to coincide with significantly reduced facility traffic flow (from incoming refuse vehicles and transfer trailers).

PLANNING AND ZONING ISSUES

The property is addressed as 4900 Bates Road, N.E., consisting of approximately 6.6 acres. According to the Office of Planning, the transfer station property is made up of four parcels. Two of the parcels are zoned as Fort Totten Overlay District/M, and the other two parcels are zoned R-5-A.

The District owns the portion of approximately four acres that are defined by parcels 123/56 and 123/57. The Washington Metropolitan Area Transit Authority (WMATA) owns the portion of approximately two acres that are defined by parcels 124/174 and 124/175). WMATA granted the District specific right-of-entry in December 1975 to build and operate the transfer station. Generally, the Fort Totten facility operates on the entire 6.6-acre plot.

The site is bordered on the north by a concrete batch operation (owned by Silver Hill Concrete Company, operating as Super Concrete Inc.), on the east by a Metro-rail and CSX right-of-way, on the south by Bates Road and athletic fields of Catholic University, and on the west by the National Park Service's Fort Totten Park.

As indicated in Exhibits 1 and 9, PAR 123/57 and 123/56 currently are zoned R-5-A. This request for a Map Amendment is specifically to extend the adjacent Fort Totten Overlay/M zoning (see parcels 124/174 and 124/175 to the North that make up part of the Fort Totten Solid Waste Facility property) to encompass the entire portion of the property, including PAR 123/57 and 123/56.

The following table summarizes the FT/M zoning regulations as they apply to the proposed renovation:

	Proposed Property Renovations	**Permitted/Required FT/M**	**Exceedance**
Maximum Height	28.8 ft	80 ft	--
FAR	< 1.0	5.0	--
Rear Yard	66 ft	>12 ft	--

FIRST STAGE PUD (Section 2406.11)

(a) Completed Application Form

See ***Exhibit 1***.

(b) Map

Exhibit 2 provides the location of the subject property, the existing zoning for the property, the zoning of adjacent properties, and the area (lots) proposed for change of zoning.

(c) Statement of Purpose and Objectives of the Project

A statement of the purpose and objectives of the project, including the proposed form of development, is summarized below:

The Fort Totten Solid Waste Transfer Station and Citizens' Drop-off Facility will be modernized to better serve the District of Columbia by incorporating aesthetic and environmental improvements. The building will be expanded so the all solid waste transfer operations will be conducted inside. Air handling, dust and odor control systems will be installed, as well as updated stormwater management controls. A citizens' convenience center will be added for easy access to drop-off containers for residential bulk solid waste items, recyclables, and household hazardous wastes. In addition, improvements will be made to the existing bulk item material drop-off and loading area in the northeast corner of the site, used by District DPW personnel.

The use of the updated facility will remain consistent with the current use. The building improvements and planned expansion will allow all solid waste transfer operations (i.e., waste discharge and loadings) to occur indoors. A tunnel will be constructed for the solid waste transfer trailers, and the tipping floor will be expanded to allow for top loading of the transfer trailers.

Changes will be made in on-site traffic flow so that the incoming refuse collection trucks, the transfer trailers, the citizens' drop-off center, and the DPW bulk item drop-off area all have separate traffic patterns. Installation of new incoming truck scales and electronic/auto ID system will be used to reduce truck-weighing times and reduce/eliminate queuing outside the facility boundaries.

The existing citizen drop-off pull-out area will be renovated as a new citizens' drop-off center. This portion of the facility will allow residents to pull into well marked lanes, park, and unload bulk solid waste items, recyclable materials, and household hazardous waste into specially-marked containers. The center will receive new signage and will be landscaped for aesthetics/screening purposes. In addition, it will be accessible and secured for certain operating hours. Receiving times for citizens will be limited to selected weekday afternoons and Saturdays to coincide with significantly reduced transfer trailer traffic at the facility (moreover, while a similar entrance is shown is shown for both types of facility users, the design plans call for separation by lane demarcations and flexible traffic delineators).

A detailed statement elucidating how the application meets the PUD evaluation standards in Section 2403 is summarized below:

a. Urban design, architecture, landscaping, or creation or preservation of open spaces;

Significant urban design and architectural features are not included as part of this project. Nor are significant open spaces either created or preserved. The site will receive significant landscaping on the property frontage, in part, to provide screening for the building and parking areas.

The planned modifications will serve to move operations from outdoors to indoors, thereby eliminating/reducing noise, odors, and dust emissions from the facility. In addition, these changes will result in no visual reference to raw solid waste from the street frontage as all unloading/loading operations will occur indoors.

b. Site planning, and efficient and economical land utilization;

The size of the site will remain the same, but significant improvements will be achieved for on-site parking, material/equipment storage, the reduction/elimination of roadway queuing, and increased facility design capacity.

c. Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

Traffic flow will be changed to separate the transfer trailers from incoming refuse collection vehicles, and from incoming citizens' drop-off participants. Signage, lane demarcations, flexible traffic delineators, and staggered operating hours will be used to segregate the citizens' drop-ff facility from other facility operations. Traffic flow safety will be improved with all refuse vehicles using left-hand turns for egress from the facility. Off-site roadway queuing will be reduced or eliminated. Furthermore, all collection vehicles will be equipped with an auto ID system to facilitate automatic weighing at the truck scales.

d. Historic preservation of private or public structures, places, or parks;

This project does not address nor contain any historic public or private structures, places, or parks.

e. Employment and training opportunities;

The current employees will undergo training associated with the operation and maintenance of full-scale, modern solid waste transfer stations. Formal training will include Municipal Solid Waste Screening and Health and Safety at Solid Waste Transfer Facilities.

f. Housing and affordable housing;

Not applicable.

g. Social services/facilities;

This project will provide a critical service to the District of Columbia. The project is the modernization of an existing solid waste transfer facility. Currently, solid waste is being loaded into transfer trailers via a chute out of the side of the building and into the top of the trucks. The loading of the solid waste is out in the open and susceptible to producing odors and blowing litter.

The new design will move all solid waste handling under cover and indoors. New air handling, dust and odor control systems will be installed to reduce/eliminate odors and related environmental concerns. Blowing litter should be eliminated because operations will be inside the building. The citizens' center is one of only two located in the District (the other is to be at the Benning Road Solid Waste Transfer Facility).

h. Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;

The site requires significant improvements to achieve proper stormwater quality management. Stormwater runoff controls will be installed to address paved areas and property grades. Limited open space exists on the property (along the street frontage) and these areas will be retained and landscaped with trees and shrubbery.

i. Uses of special value to the neighborhood or the District of Columbia as a whole.

The need for an efficient and clean solid waste disposal system in the District has been addressed by the Solid Waste Transfer Facility Site Selection Advisory Panel and in the following publications:

- *Report to the Council of the District of Columbia of the Solid Waste Transfer Facility Site Selection Advisory Panel, Final Report. November 10, 2000.*

- *Needs Assessment for Municipal Solid Waste Transfer for the District of Columbia. October 2000.*

This facility will be one of two modern transfer stations that will handle solid waste generated in the District of Columbia. The modernization will reduce the impacts to the environment, in part by moving all operations indoors and through significant improvements to be made to stormwater quality management. Special value will be achieved through expansion of the citizens' drop off area for solid waste, recyclables and household hazardous waste, allowing more materials to be received and more stations for parking and unloading items.

j. Other public benefits and project amenities and other ways in which the proposed PUD substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.

The map amendment is not inconsistent with the Comprehensive Plan objectives and policies, including those specifically related to solid waste management and environmental health, as recited below:

"404 SOLID WASTE MANAGEMENT

404.1 The objective for solid waste management is to develop safe and effective methods for reducing, collecting, recycling, and disposing of solid waste and sewage sludge.

404.2 The policies established in support of the solid waste management objective are as follows:

(a) Develop and implement a reliable program of solid waste and sludge management that is cost-effective, environmentally sound, and fully coordinated with all responsible jurisdictions and regulatory bodies;

404.3 The Department of Public Works shall enforce adopted noise regulations pertaining to the operation of solid waste hauling equipment in or near residential neighborhoods by limiting vehicular operating permits to the restricted hours and locations set forth in the regulations.

404.4.1 Prohibit the sitting of Solid Waste/Trash Transfer Stations in, adjacent to, or near (within 500 feet) of any other use. All such facilities should possess valid (permanent) Certificates of Occupancy and any other necessary operating permits.

406 ENVIRONMENTAL HEALTH AND SANITATION

406.2 The policies established in support of the environmental health and sanitation objective are as follows:

(c) Develop, implement, and maintain programs to manage the use, handling, transportation, storage and disposal of harmful chemical, biological, and radioactive materials (hospital wastes, radioactive materials used in research and medical treatment, hazardous organic and inorganic chemicals are of special concern) including expanded enforcement of local regulations and the establishment of a training program on the handling of hazardous materials and on emergency planning;

(e) Develop a program to safely collect and dispose of household hazardous wastes, including batteries, paints, household cleaners, and other harmful wastes generated by residential properties... ".

(d) General Site, Landscape, and Development Plan

A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building, and the exact area of the total site is shown in ***Exhibit 3***.

(e) Tabulation of Development Data

Area and dimension of the lot (total area for site)	232,706 sq. ft., 400 ft by 582 ft
Percentage of lot occupancy of building	21%
Gross floor area and floor area ratio (all the same use)	41%
Circulation plan, including location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designed for which use.	See ***Exhibit 4***
Existing topography of the development area; the location of all major natural features, including trees of 6-inch (6 in.) caliper or greater; and the location and elevation of public or private streets, alleys, or easements bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned.	See ***Exhibit 3***
Estimated quantities of potable water required by the project and of sanitary sewage and storm water to be generated, including the methods of calculating those quantities.	The site is already fully developed and connected to existing water and existing storm and sanitary sewers. The project will not change the water or sewer consumption rates. Based on historical data from the site for domestic usage, spray and truck wash water consumption, existing average sewage flow is approximately 3.5 GPM and the peak sewage flow is approximately 8.5 GPM.
Any other information needed to understand the unique character of the problems.	

SECOND STAGE PUD (Section 2406.12)

(a) Completed Application Form

See ***Exhibit 1***.

(b) A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses is summarized below:

The uses for this project will be consistent with the existing industrial/public uses. The site is currently used as a solid waste transfer facility. Solid waste refuse collection vehicles (both District and private sector) will arrive at the site from residential and commercial waste pick-up routes. These vehicles will dispose of their loads onto an expanded tipping floor, where the waste will be visually screened/inspected, then directed to in-floor push-pits and into waiting transfer trailers below. New grapple cranes will be used to shift weight loads or removed bulky items. Loaded transfer trailer vehicles will depart the facility daily (Monday through Saturday) out of the District to

permitted solid waste disposal facilities in the region. The facility is to undergo significant refurbishment and expansion, including new signage, lighting, environmental controls, and incoming scales.

No stores, residential or institutional uses will be located on the site. Existing administrative offices for the facility's District DPW personnel will be retained.

(c) Detailed Site Plan

A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, and driveways is shown in ***Exhibit 3***. Note this site does not contain walkways, plazas, arcades, or significant open spaces.

(d) Detailed Landscape and Grading Plan

A detailed landscaping and grading plan, showing all existing contour lies, landscaping to be retained, grades, planting, and landscaping is shown in ***Exhibit 5***. Note this site is not creating any grades exceeding fifteen percent (15%). The plan also shows the proposed drainage for the site, including the location of the building, roads, water and sewer lines, inlets and basins, and connection to public water and sewer lines. In addition, proposed erosion control measures are shown on ***Exhibit 6***.

(e) Typical Floor Plans and Architectural Elevations

Typical floor plans and architectural elevations for the building, sections for the building and the project as a whole are shown in ***Exhibit 7***.

(f) Final Detailed Circulation Plan

Exhibit 4 provides a final detailed Circulation Plan, showing all driveways (including curb widths and grades), as well as detailed parking plans. Note this project does not include walkways, curb cuts, or loading areas.

(g) Other Information

No other information is provided at this time.

(h) Statement Showing Accordance with Intent and Purpose of Title

A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval is summarized below:

This combined application is in accordance with the intent and purposes of Title 11 Chapter 24, and with the PUD processes outlined in sections 2406.11 and 2406.12.

SECTION B

SELECTED PHOTOGRAPHS OF THE PROPERTY



Front View of Fort Totten Solid Waste Transfer Facility



Side View of Fort Totten Solid Waste Transfer Facility



Rear View of Fort Totten Solid Waste Transfer Facility

EXHIBITS

EXHIBIT 1

Z.C. FORM #5

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations request is hereby made for consolidated Approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
123/57 *		R-5-A	FT/ M
123/56 *		R-5-A	FT/ M
124/174 +		FT/M	No change requested.
124/175 +		FT/M	No change requested.

Address or description of the premises: 4900 Bates Road, N.E.

* Owned by the District of Columbia.

\+ Owned by Washington Metropolitan Area Transit Authority (WMATA)

Approximate Area of the site: 6~~+~~ 4 (District) + 2 (WMATA) **square feet or acres.**

Baist Atlas No. A+T , **Page** 3472-0, 3495-J

Brief description of the proposal:

DPW PROPOSES TO MAKE ALTERATIONS AND REPAIRS TO THE EXISTING FORT TOTTEN SOLID WASTE TRANSFER STATION BUILDING.

The above information and attached documents are true to the best of my knowledge.

Thomas M. Henderson
Owner's Signature

July 18, 2003
Date

Denton U. Kent 05/15/04
WMATA Signature and Date

THOMAS HENDERSON, DEPARTMENT OF PUBLIC WORKS
Owner's Printed Name

Denton U. Kent
WMATA, Printed Name

Person to be notified of all actions:

CHRISTINE DAVIS, DEPARTMENT OF PUBLIC WORKS — 202-671-2406
Name — Telephone Number

2000 14TH STREET, NW 6TH FLOOR, WASHINGTON, DC 20009
Address — Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 5,000 sq ft pursuant to Section 2401 of the Zoning Regulations.

Owner's Signature, WMATA

Thomas M. Henderson
Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ **Z. C. Case No.** _____

EXHIBIT 2

ZONING MAP

DRAWN BY: MAK DATE: 5/2004 FILE NAME: 02200070.05\EX_2

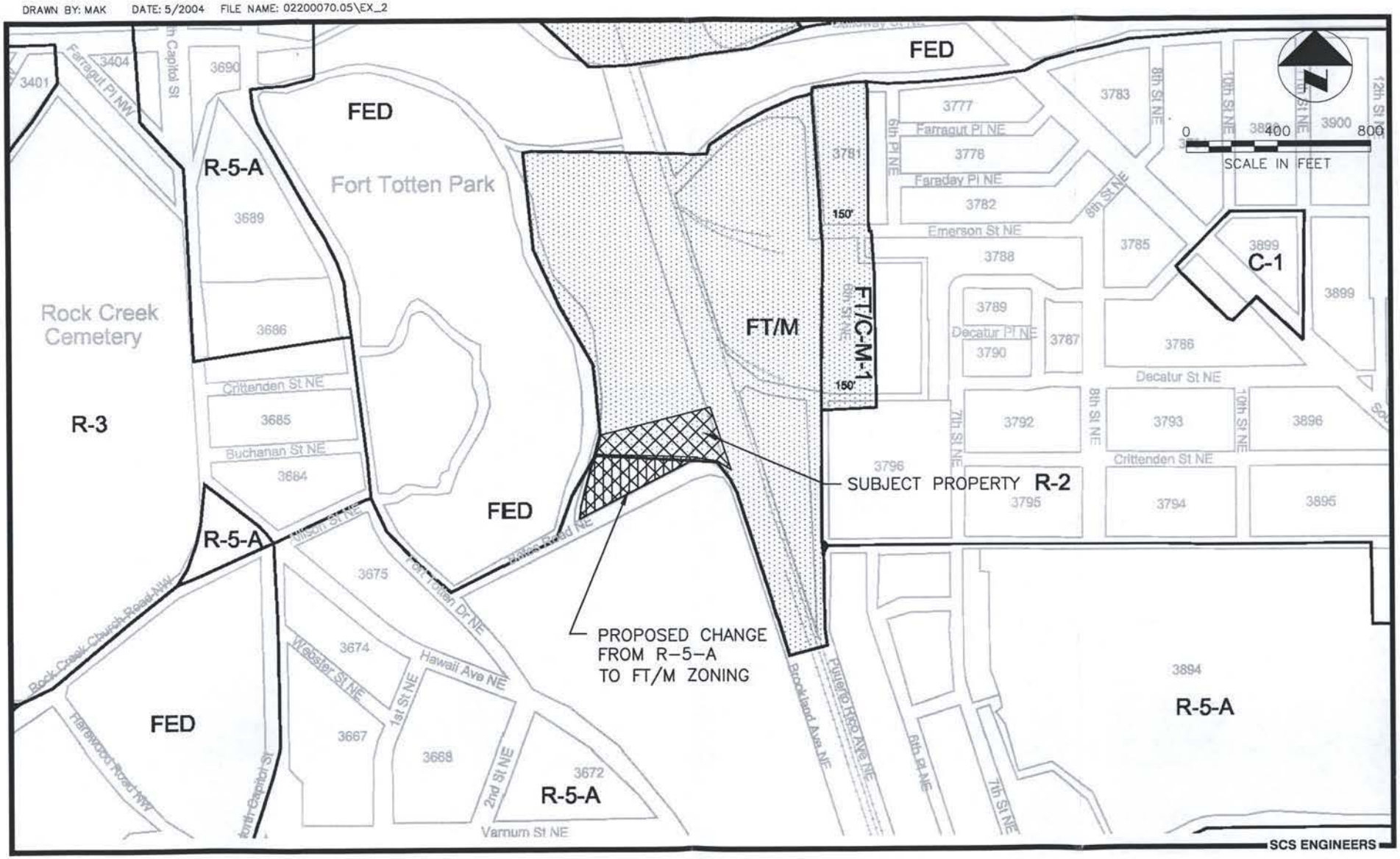
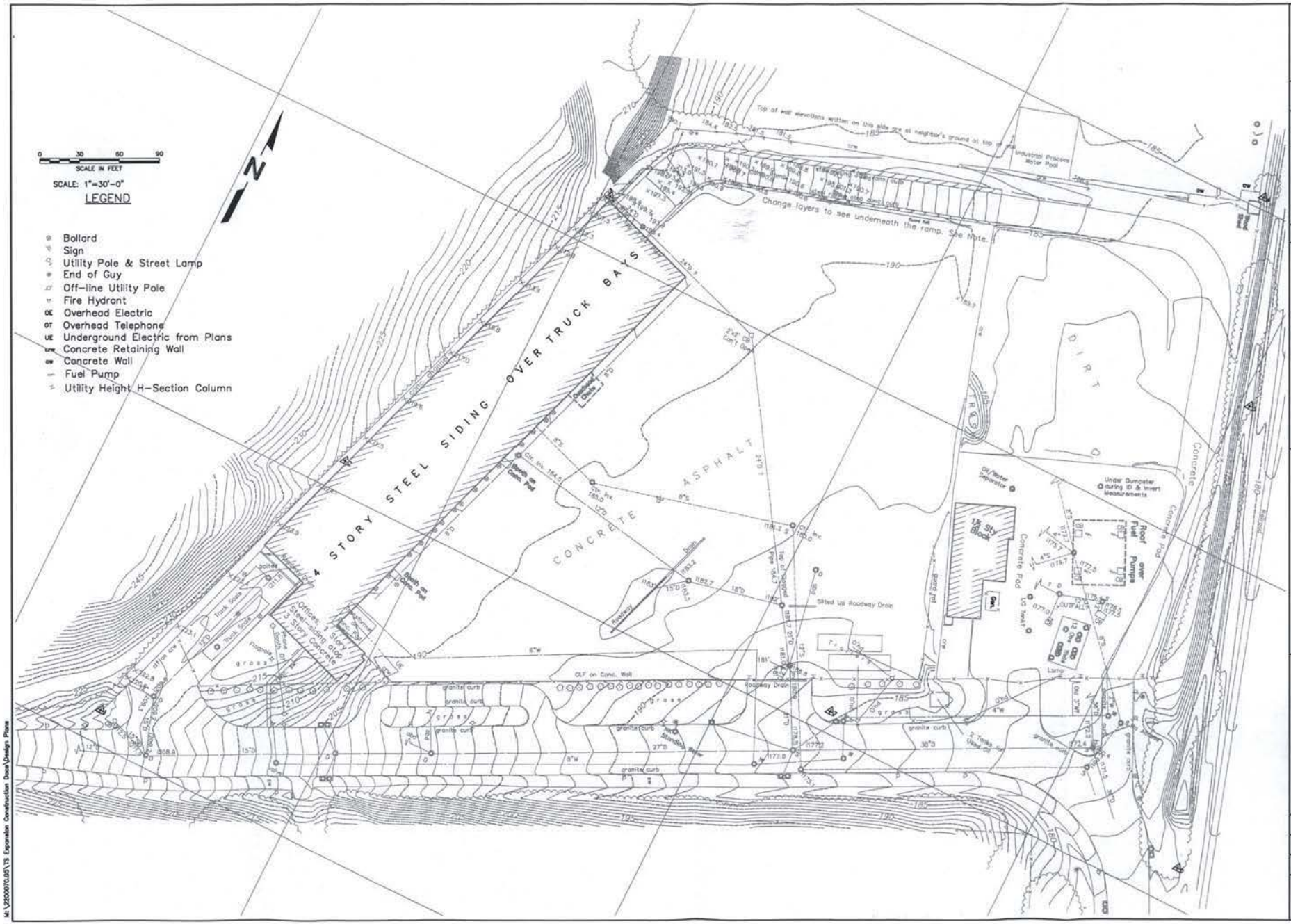


EXHIBIT 2 - ZONING MAP

EXHIBIT 3

SITE PLAN



NO.	REVISION	DATE

SHEET TITLE: EXHIBIT 3 EXISTING SITE CONDITIONS

PROJECT TITLE: ALTERATIONS/REPAIRS: FORT TOTTEN REFUSE TRANSFER FACILITY 4900 BATES ROAD, NE WASHINGTON, DC 20011

CLIENT: DISTRICT OF COLUMBIA GOVERNMENT DEPARTMENT OF PUBLIC WORKS SOLID WASTE MANAGEMENT ADMINISTRATION 2750 SOUTH CAPITOL ST. S.E. WASHINGTON, D.C. 20032

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT CONSULTING ENGINEERS, INC.
11260 ROGER BACON DRIVE - RESTON, VA 20190
PH: (703) 471-6580 FAX: (703) 471-6610

PROJ. NO. 02000070.05 | DES. MAK | QA/QC PCL | DRN. MAK | CHK. PCL | APP. PJM

CADD FILE: EX_3-1

DATE: MAY 2004

SCALE: AS SHOWN

DRAWING NO. EX-3

M:\2000070.05\TS Expansion Construction Docs\Design Plans

EXHIBIT 4

CIRCULATION PLAN

DRAWN BY: MAK DATE: 5/2004 FILE NAME: 02200070.05/ZONING/EX_4

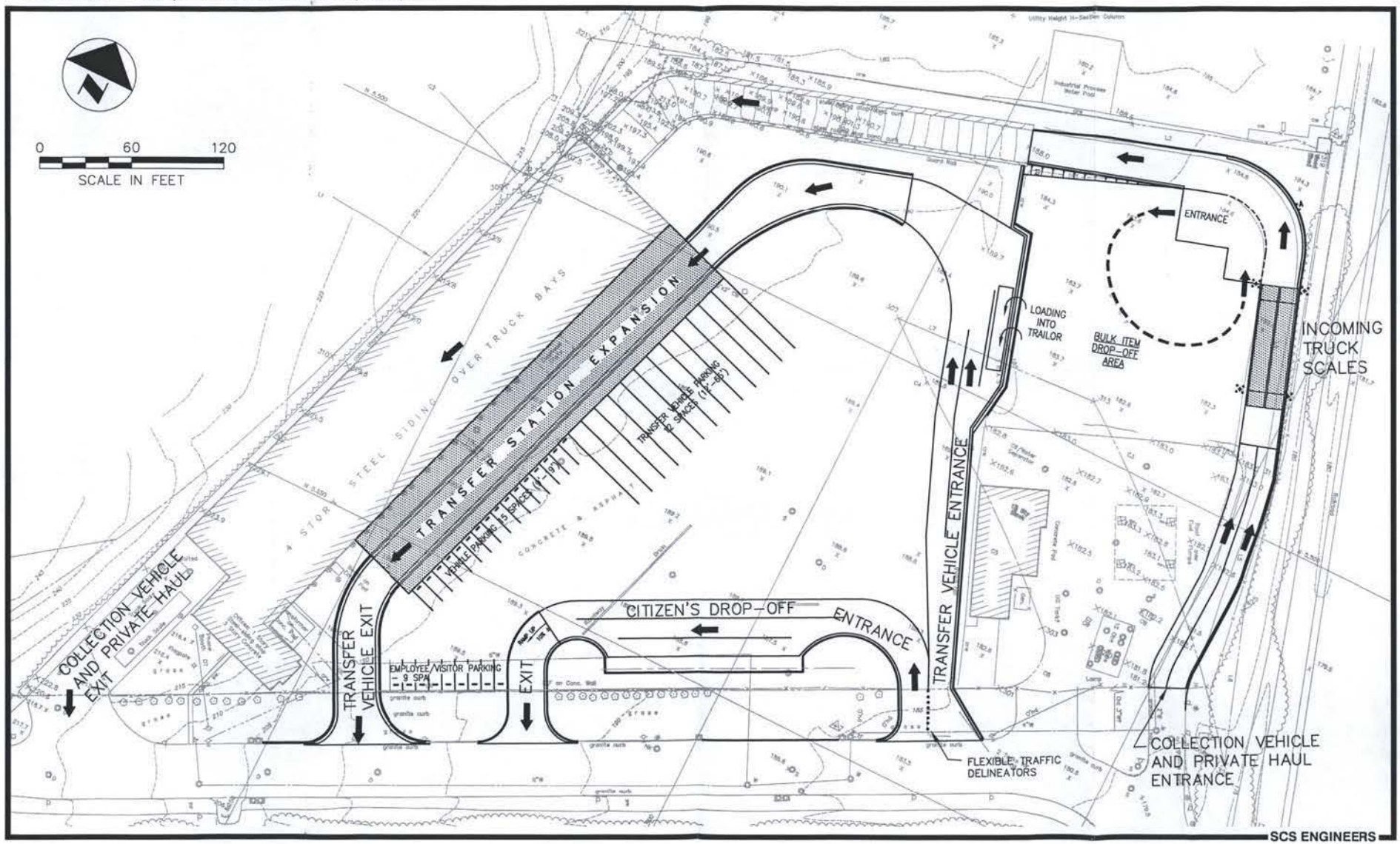
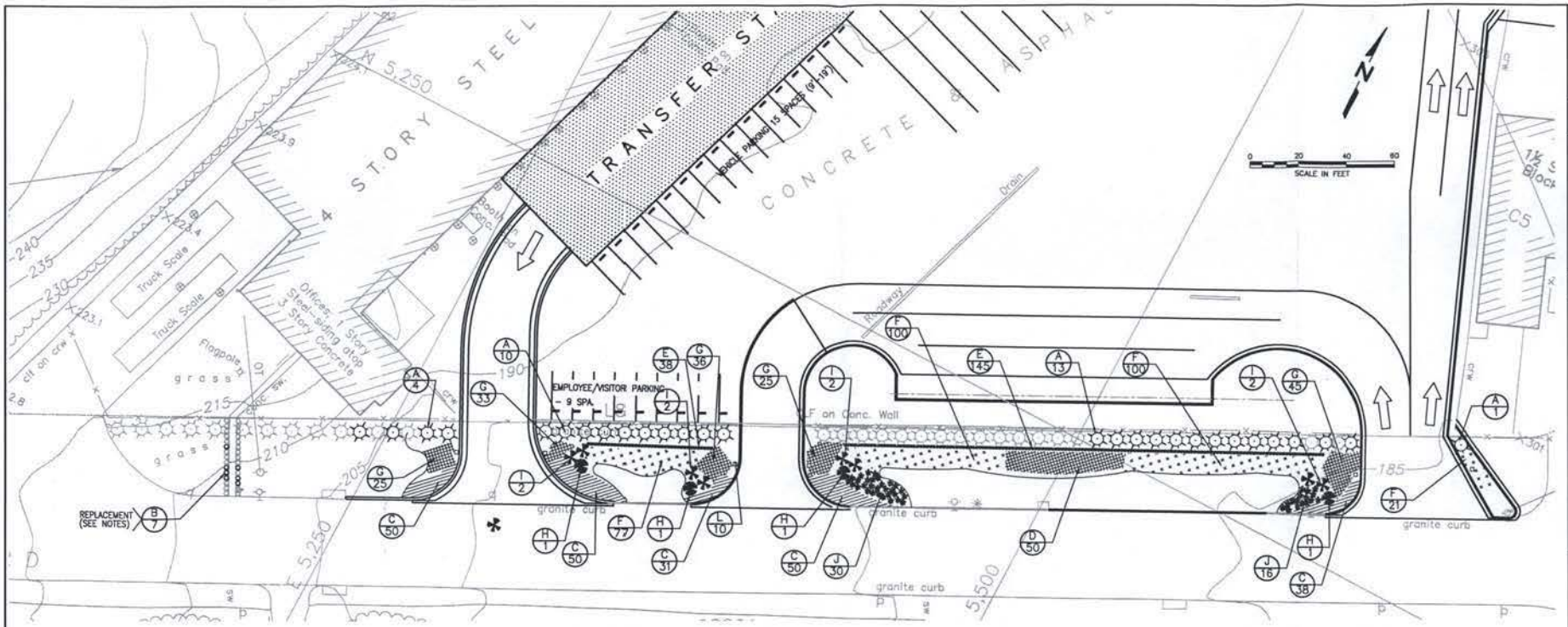


EXHIBIT 4 - CIRCULATION PLAN

EXHIBIT 5

LANDSCAPE PLAN



PLANTING LIST

	QTY.	SIZE	COMMON NAME	BOTANICAL NAME	ROOT	SPACING	COMMENTS
A	28	6–8'	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDI	B & B	S.A.S.	SINGLE STAKE
B	7	3 GAL.	CRIMSON PYGMY BARBERRY	BERBERIST A. "CRIMSON PYGMY"	CONT.	S.A.S.	SEE NOTES
C	219	1 GAL.	MOONBEAM COREOPSIS	C. VERTICILLATA "MOONBEAM"	CONT.	24" O.C.	WATER
D	50	1 GAL.	ROBERT BLOOM PURPLE CONEFLOWER	ECHINACEA PURPUREA ROBERT BLOOM	CONT.	24" O.C.	WATER
E	183	1 GAL.	MARS SUNFLOWER	HELIOPSIS HELIANTHOIDES "MARS"	CONT.	24" O.C.	WATER
F	298	1 GAL.	GLORIOSA DOUBLE DAISY	RUDBECKIA HIRTA "GLORIOSA DOUBLE DAISY"	CONT.	24" O.C.	WATER
G	164	1 GAL.	SEDUM AUTUMN JOY	SEDUM SPECTABILE "AUTUMN JOY"	CONT.	24" O.C.	WATER
H	4	3 GAL.	MAIDEN GRASS	MISCANTHUS SINENSIS GRACILLIMUS	CONT.	3'–6" O.C.	WATER
I	8	3 GAL.	GRAZIELLA GRASS	MISCANTHUS SINENSIS "GRAZIELLA"	CONT.	3'–6" O.C.	WATER
J	46	2 GAL.	HAMELN GRASS	PENNESETUM A. "HAMELN"	CONT.	30" O.C.	WATER

TREE, SHRUB, AND PERENNIAL SPECIFICATIONS

1. FINAL LAYOUT OF ALL GARDEN BEDS TO BE APPROVED PRIOR TO CONSTRUCTION BY LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL TO BE APPROVED ON-SITE BY LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO PLANTING. ALL SUBSTITUTIONS OF PLANT MATERIALS OR VARIETIES MUST BE APPROVED BY LANDSCAPE ARCHITECT.
3. SOIL PROFILE TO CONSIST OF 2" PEA GRAVEL WITH FILTER FABRIC SEPARATION 4" SILICA SAND BASE, AND SPECIAL PLANTING MEDIAN CONSISTING OF ¼ PART TOPSOIL, ½ PART PEAT, ⅛ PART VERMICULITE, AND ⅛ PART SILICA SAND THOROUGHLY MIXED AND CONSISTENT THROUGHOUT 8" SOIL PLANTING MEDIAN PROFILE.
4. ALL PERENNIALS AND GRASSES SIZED AS NOTED, PLANTED ON 24" CENTERS OR AS NOTED ON PLAN WITH FINAL LAYOUT OF PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL TO BE TRUE TO NAME AND IN ACCORDANCE WITH DC STANDARD SPECIFICATIONS.
6. PERENNIAL PLANTING MEDIAN TO BE USED AS SUBSTITUTE SOIL MEDIAN FOR PLANTING OF TREES AND SHRUBS OTHERWISE PER DC STANDARD SPECIFICATIONS.
7. ALL BEDS TO HAVE 3" SPADED EDGE AND TO RECEIVE 3" DOUBLE SHREDDED HARDWOOD MULCH.

LAWN SPECIFICATIONS

1. GRASS AREAS TO BE CORE AERATED WITH 2" PLUGS OF SOIL REMOVAL. AREA TO BE OVER SEEDED WITH FESCUE BLEND FERTILIZER, AND ¼" SOIL PLANTING MEDIAL FOR SEED PER DC STANDARD SPECIFICATIONS.
2. LAWN AREAS TO RECEIVE 2 SEPARATE APPLICATIONS OF ORTHO WEED-B-GONE PER MANUFACTURERS SPECS. PRIOR TO COMMENCEMENT OF CORE AERATION, TOPSOIL PLACEMENT AND OVERSEEDING.
3. CONSULT ENGINEER AS TO DATE WHEN LAWN REMEDIATION IS TO COMMENCE.

NOTES

1. CONTRACTOR TO MEET WITH CITY AND ENGINEER AND LANDSCAPE ARCHITECT TO FINALIZE AND ADJUST FINAL TAKE-OFFS ON-SITE PRIOR TO COMMENCEMENT OF WORK.
2. SEE DC STANDARD DETAILS FOR LAYOUT AND DIMENSIONING OF GARDEN BED LINES AND CONSTRUCTION PROFILE OF AMENDED SOILS FOR PERENNIALS, TREES, AND SHRUBS.
3. FINAL REPLACEMENT COUNT TO BE APPROVED BY LANDSCAPE ARCHITECT.

NO.	REVISION	DATE

SHEET TITLE: LANDSCAPE PLAN

PROJECT TITLE: ALTERATIONS/REPAIRS:
FORT TOTTEN REFUSE TRANSFER FACILITY
4900 BATES ROAD, NE WASHINGTON, DC 20011

CLIENT: DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST. S.E.
WASHINGTON, D.C. 20032

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC.
11260 ROGER BACON DRIVE, RESTON, VA. 20190
PH: (703) 471-6580 FAX: (703) 471-6979

PROJ. NO. 02200070.05
DES. BY: JE
DRW. BY: MAK
CHK. BY: JE
QA/QC BY: PEL
APP. BY: PJM

CADD FILE: LS-1
DATE: MAY 2004
SCALE: AS SHOWN
DRAWING NO.
LS1 of

M:\2200070.05\CONSTRUCTION DOCS

EXHIBIT 6

EROSION AND SEDIMENT CONTROL PLAN

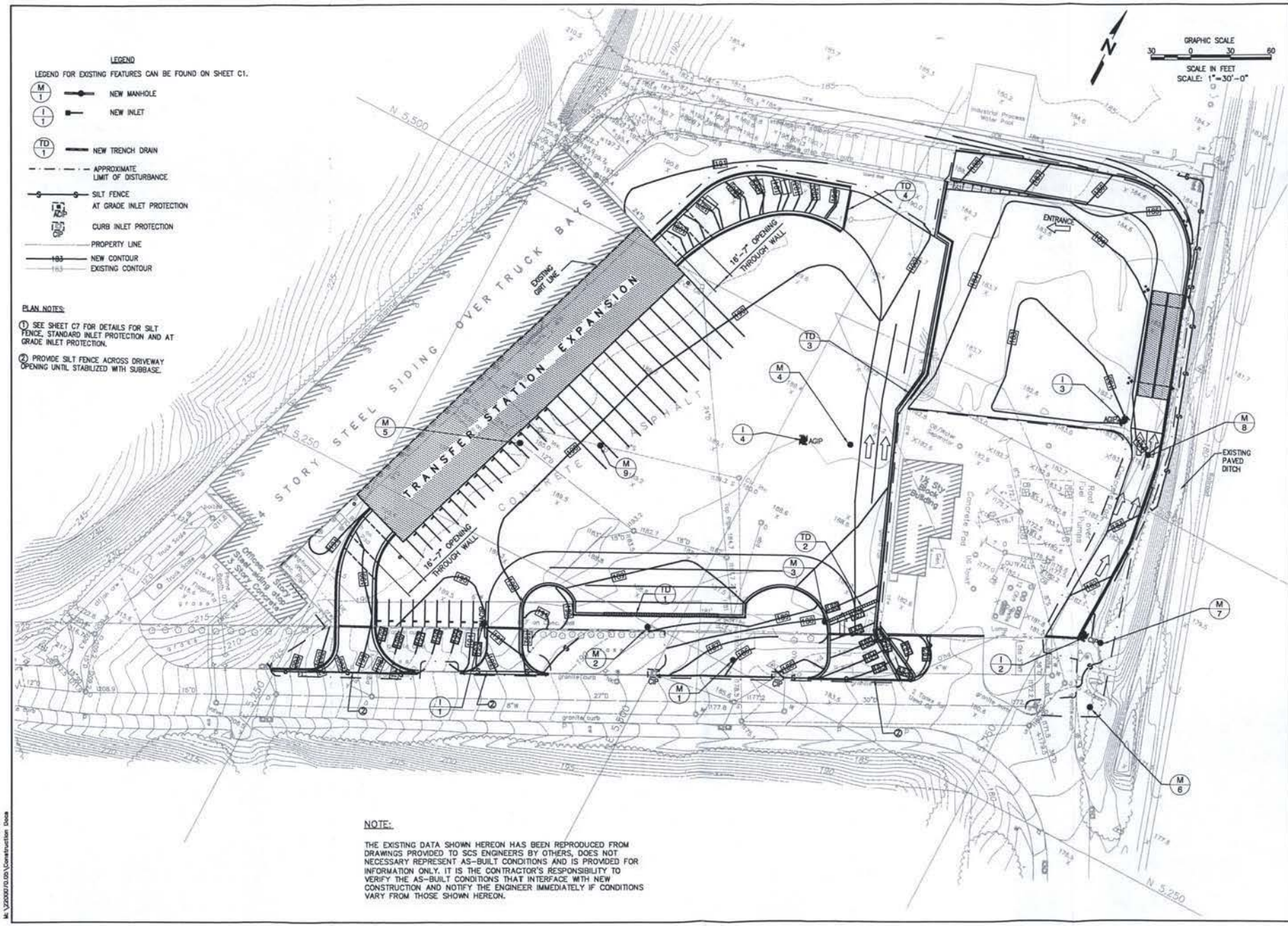

LEGEND
LEGEND FOR EXISTING FEATURES CAN BE FOUND ON SHEET C1.
NEW MANHOLE
NEW INLET
NEW TRENCH DRAIN
APPROXIMATE LIMIT OF DISTURBANCE
SILT FENCE
AT GRADE INLET PROTECTION
CURB INLET PROTECTION
PROPERTY LINE
NEW CONTOUR
EXISTING CONTOUR
PLAN NOTES:
1. SEE SHEET C7 FOR DETAILS FOR SILT FENCE, STANDARD INLET PROTECTION AND AT GRADE INLET PROTECTION.
2. PROVIDE SILT FENCE ACROSS DRIVEWAY OPENING UNTIL STABILIZED WITH SUBBASE.
GRAPHIC SCALE
30 0 30 60
SCALE IN FEET
SCALE: 1"=30'-0"
TRANSFER STATION EXPANSION
16'-7" OPENING THROUGH WALL
EXISTING DIRT LINE
STORY STEEL SIDING OVER TRUCK BAY
ENTRANCE
EXISTING PAVED DITCH
AGIP
NOTE:
THE EXISTING DATA SHOWN HEREON HAS BEEN REPRODUCED FROM DRAWINGS PROVIDED TO SCS ENGINEERS BY OTHERS, DOES NOT NECESSARY REPRESENT AS-BUILT CONDITIONS AND IS PROVIDED FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AS-BUILT CONDITIONS THAT INTERFACE WITH NEW CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS VARY FROM THOSE SHOWN HEREON.
NO. REVISION DATE
SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN
PROJECT TITLE
ALTERATIONS/REPAIRS:
FORT TOTTEN REFUSE TRANSFER FACILITY
4900 BATES ROAD, NE WASHINGTON, DC 20011
CLIENT
DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST. S.E.
WASHINGTON, D.C. 20032
SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC.
12900 Fair Lakes Circle, Suite 210, Fairfax, VA 20190
PH. (703) 471-6180 FAX (703) 471-6676
PROJ. NO. 02200070.05
DES. BY MSB/ARG
DRN. BY SPS
CHK. BY ARG
QA/QC BY ARG
DATE BY PJM
CADD FILE: C6
DATE: MAY 2004
SCALE: AS SHOWN
DRAWING NO. C6 of
M:\2200070.05\Construction Docs

EXHIBIT 7

FLOOR PLANS AND ELEVATIONS

DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_9

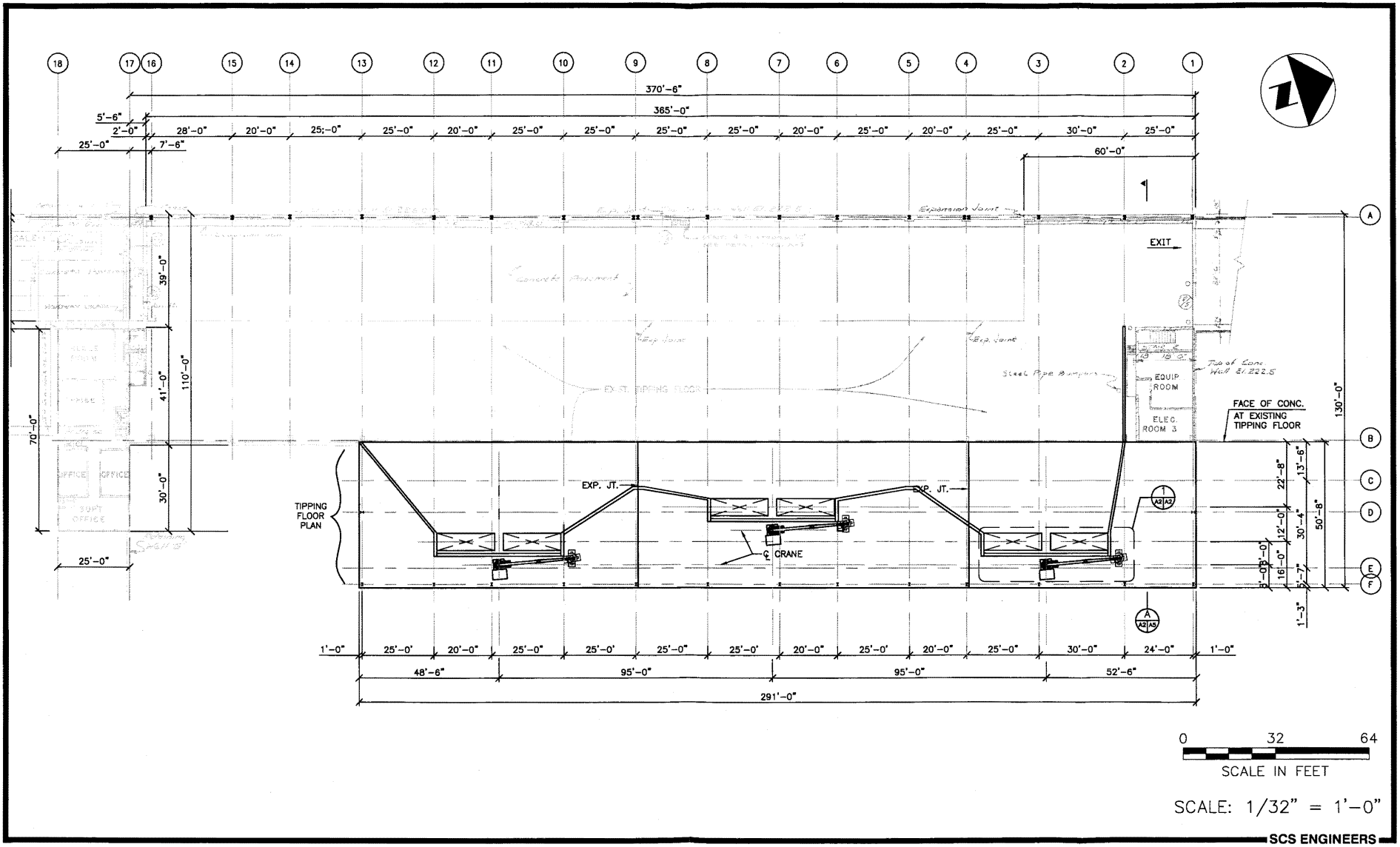
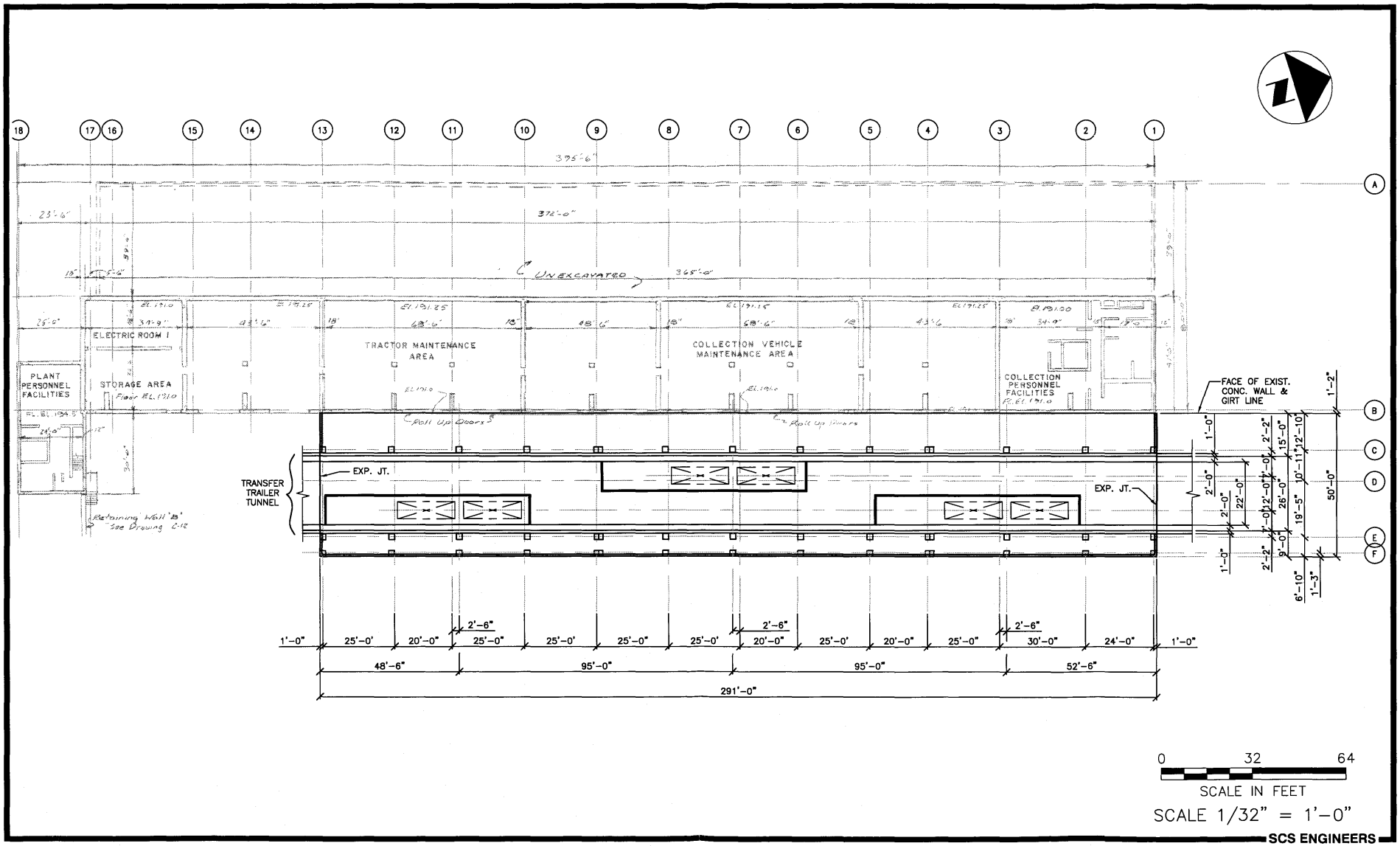


EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - TIPPING FLOOR PLAN

DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_8



0 32 64

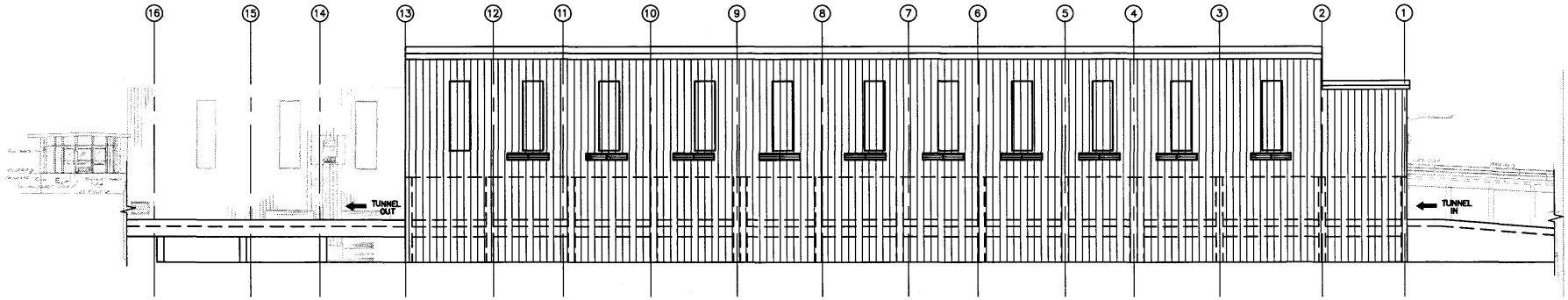
SCALE IN FEET

SCALE 1/32" = 1'-0"

SCS ENGINEERS

EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - BASEMENT PLAN

DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_10



EAST ELEVATION

0 32 64

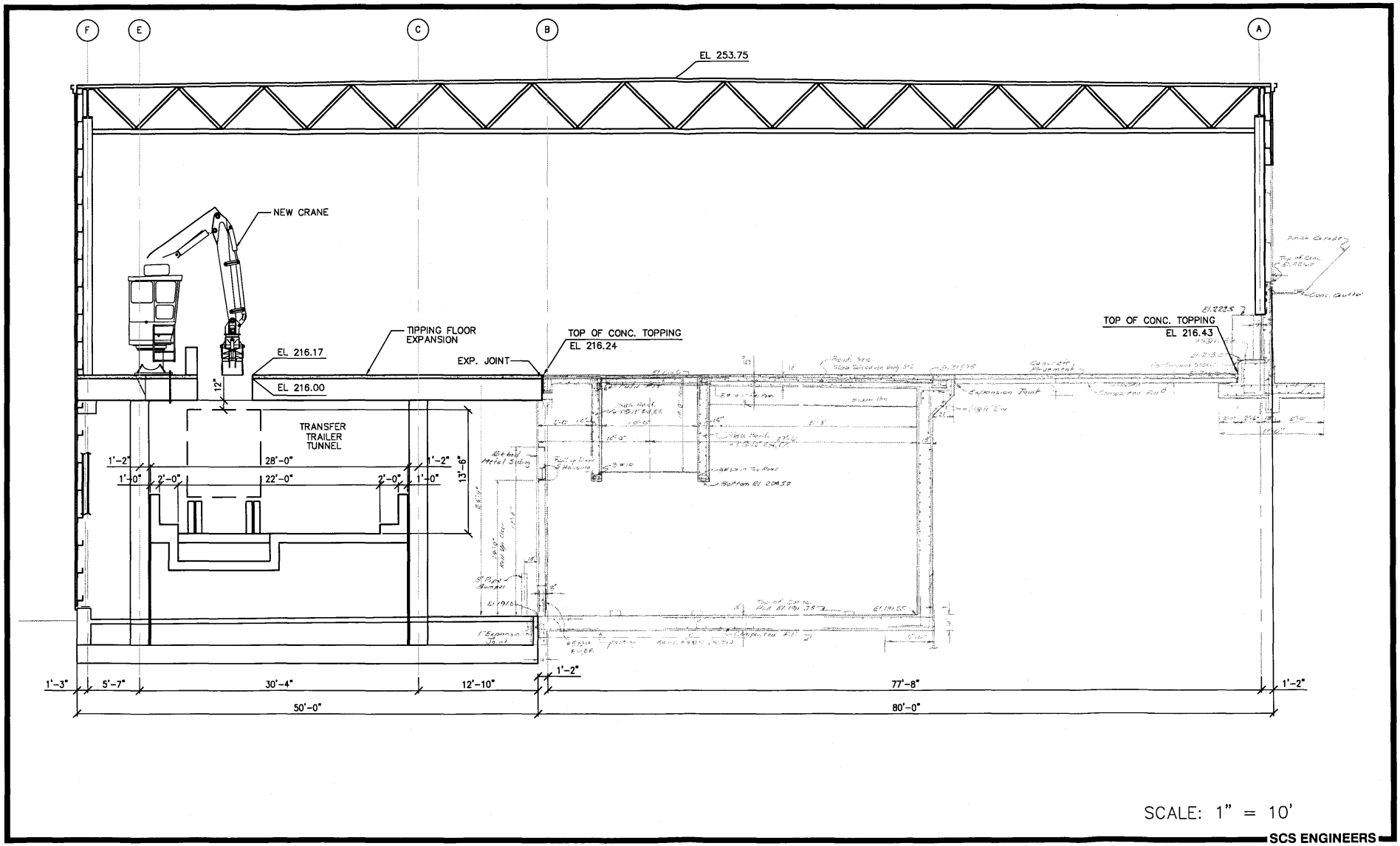
SCALE IN FEET

SCALE: 1/32" = 1'-0"

SCS ENGINEERS

EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - EAST ELEVATION

DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_12

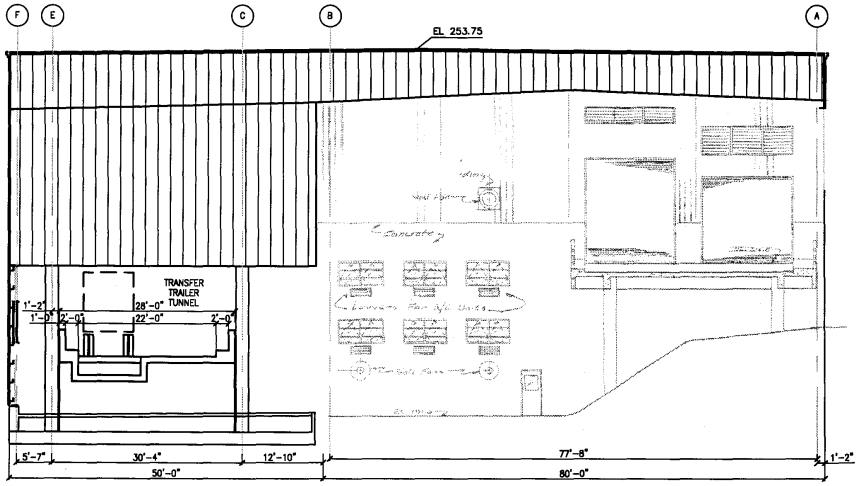


SCALE: 1" = 10'

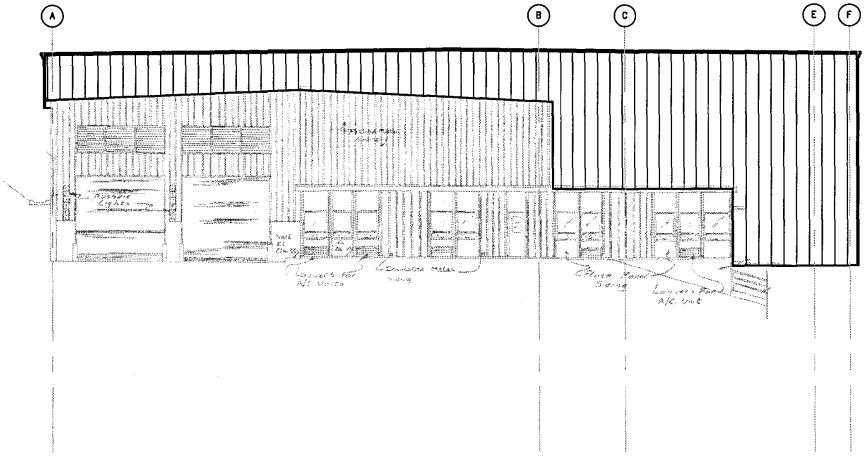
SCS ENGINEERS

EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - BUILDING SECTION

DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_11



NORTH ELEVATION



SOUTH ELEVATION

0 20 40

SCALE IN FEET

SCALE: 1" = 20'

SCS ENGINEERS

EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - NORTH AND SOUTH ELEVATIONS

EXHIBIT 8

NOTICE TO ADJACENT PROPERTY OWNERS

DEPARTMENT OF PUBLIC WORKS FOR THE DISTRICT OF COLUMBIA
NOTICE OF INTENT TO FILE AN APPLICATION TO
THE ZONING COMMISSION

TIME AND PLACE: **By April 15, 2003**
DC Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Zoning Map Amendment and PUD application for the Fort Totten Transfer Station Parcels 124/174, 124/175, 123/56, and 123/57 – 4900 Bates Road, N.E.

PROJECT DESCRIPTION

The District of Columbia, Department of Public Works Solid Waste Administration (DPW) is requesting a Zoning Map Amendment for the property located at 4900 Bates Road, N.E. (PAR 123/57 and 123/56) from R-5-A to M, and a Special Exception Permit through a Plan Unit Development Application.

The existing Fort Totten Transfer Station was built in the mid-1970's as a "stationary compactor transfer facility" on a site previously occupied by an incinerator. The incineration was removed to make way for the transfer station. The transfer operations at Fort Totten have been modified over time.

DPW proposes to make alterations and repairs to the existing building, including an upgraded storm water system, new odor and dust control mitigation system, new ventilation system and new signage and lighting. DPW also proposes to construct a 14,500 square foot building addition, 6 feet higher than the existing building, to accommodate today's larger refuse trucks, and to move the solid waste transfer operations fully under roof. In addition, the site will be redesigned to accommodate periodic citizens drop-offs of household hazardous wastes, recyclables and bulk solid waste items.

ZONING

The subject property is approximately 6.6 acres, and according to the Office of Planning, the transfer station property actually is made up of four parcels, two of the parcels are zoned M and part of the Fort Totten Overlay District and the other two parcels are zoned R-5-A.

The District owns approximately four acres that includes PAR 123/56 and 123/57. In addition to the four acre property that the District owns, the Washington Metropolitan Area Transit Authority (WMATA) owns approximate two acres (parcels 124/74 and

124/75), and granted the District specific right-of-entry in December 1975 to build and operate the transfer station.

The site is bordered on the north by a concrete batch operation (owned by Silver Hill Concrete Company, operating as Super Concrete Inc.), on the east by a Metro-rail and CSX right-of-way, on the south by Bates Road and athletic fields of Catholic University, and on the east by Fort Totten Park.

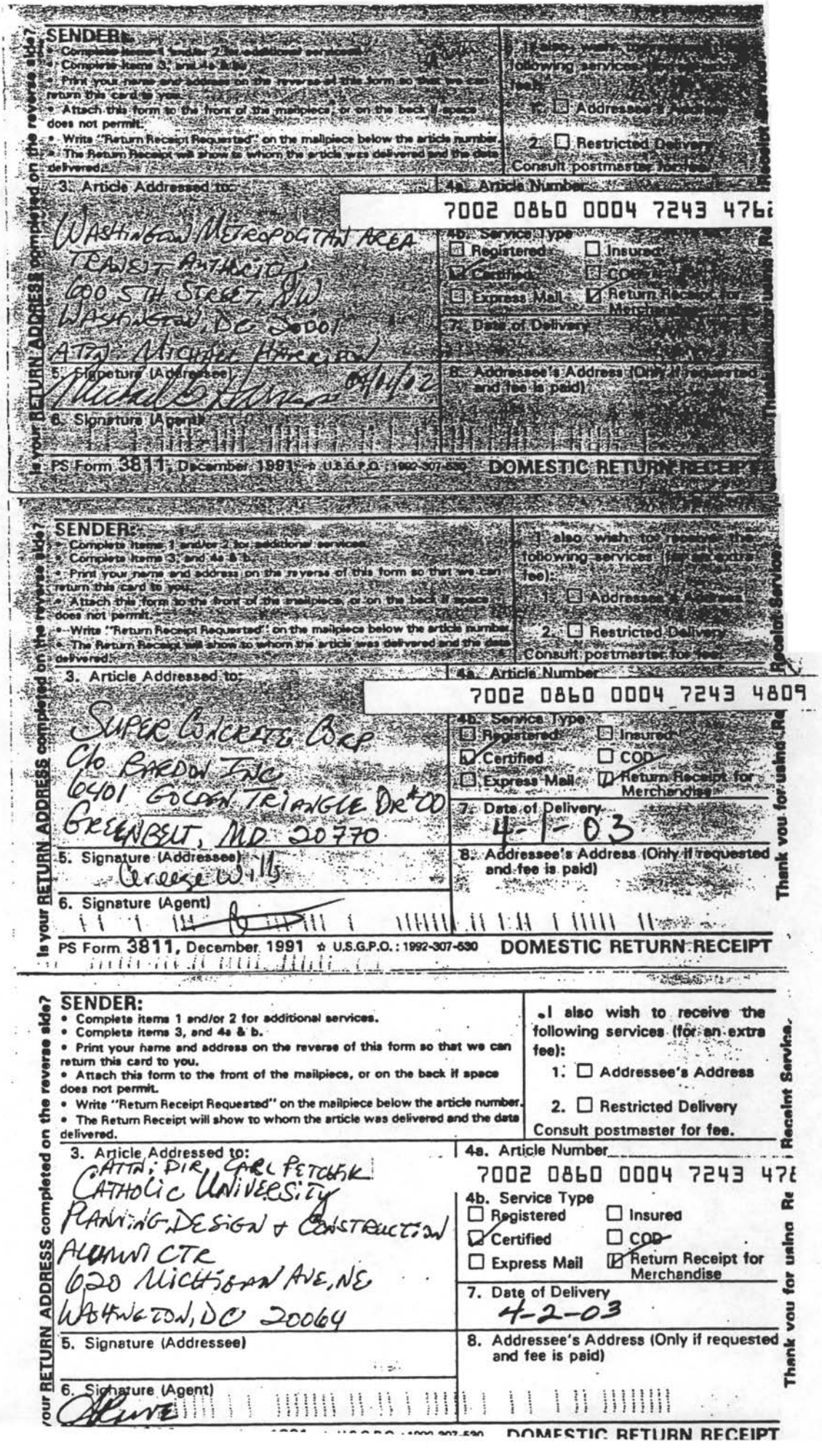
DPW is requesting a zoning of M to be extended to the two parcels on the south end of the property currently zoned R-5-A. Zoning of M is not inconsistent with the adjacent property to the North. In addition, with M Zoning, the existing building will be in conformance with bulk regulations required within M district for the Fort Totten overlay. The existing building is 28.8 feet in height, in conformance with the maximum 80-foot building height permitted within the M/FT district. The proposed building height is 37.3 feet in height.

QUESTIONS

Any questions about the project can be addressed to:

SCS Engineers
11260 Roger Bacon Drive
Reston, VA 20190
(703) 471-6150
Fax (703) 471-6676

Greg Vogt
Dana Murray
Mike Kalish



SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY
600 5TH STREET, NW
WASHINGTON, DC 20001
ATTN: MICHAEL HARROD

4a. Article Number
7002 0860 0004 7243 4761

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☑ Return Receipt for Merchandise

7. Date of Delivery
4-1-03

5. Signature (Addressee)
Michael Harrod 04/1/03

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form 3811, December 1991 ☆ U.S.G.P.O. 1992-307-530 DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
SUPER CONCRETE CORP
C/O BARDON INC
6401 GOLDEN TRIANGLE DR #200
GREENBELT, MD 20770

4a. Article Number
7002 0860 0004 7243 4809

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☑ Return Receipt for Merchandise

7. Date of Delivery
4-1-03

5. Signature (Addressee)
Breeze Wills

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
ATTN: DIR. CARL PETERSEN
CATHOLIC UNIVERSITY
PLANNING, DESIGN & CONSTRUCTION
ALUMNI CTR
620 MICHIGAN AVE, NE
WASHINGTON, DC 20064

4a. Article Number
7002 0860 0004 7243 478

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☑ Return Receipt for Merchandise

7. Date of Delivery
4-2-03

5. Signature (Addressee)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

DOMESTIC RETURN RECEIPT

Your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
DEPT. OF PARKS + RECREATION
3149 16TH STREET, NW
WASHINGTON, DC 20010
ATTN: ARTHUR DOCKERY

4a. Article Number
7002 0860 0004 7243 4779

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☑ Return Receipt for Merchandise

7. Date of Delivery
4/2/03

5. Signature (Addressee)
Felicia McCormick

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7002 0860 0004 7243 4793

OFFICIAL USE

Postage	$ 37
Certified Fee	230
Return Receipt Fee (Endorsement Required)	175
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 4.42

Postmark Here: 03/31/03 MONDAY

ATTN: DAVID MURPHY

Sent To: NATIONAL PARKS SERVICE
Street, Apt. No.; or PO Box No.: 1100 OHIO DRIVE, SW
City, State, ZIP+4: WASHINGTON DC 20242

PS Form 3800, April 2002 See Reverse for Instructions

EXHIBIT 9

PLAT FOR BUILDING PERMIT OF PARCELS

- **124/174**
- **124/175**
- **123/57**
- **123/56**

CASE 03-28

EXHIBIT 13

HAS OVERSIZED DOCUMENT

SEE FILE AT ZONING COMMISSION