

**6000 NEW HAMPSHIRE AVENUE  
WASHINGTON, DC**

**APPLICATION FOR A  
CONSOLIDATED PLANNED UNIT DEVELOPMENT  
AND  
ZONING MAP AMENDMENT**

**EXHIBIT A**

**ARCHITECTURAL PLANS AND DRAWINGS**

# 6000 New Hampshire Avenue

A Planned Unit Development



Owner / Developer

West Group Development Company LLC

&

The Jarvis Company

Builder

The Linde Companies

ZONING COMMISSION  
CASE No. 05-20  
EXHIBIT No. 5

Civil Engineering

Kimley-Horn & Associates, Inc.

Master Planning

Ferrell Madden Associates

Architect

Franck Lohsen McCrery, Architects, Inc.

Condominium Architect

Eric Colbert & Associates

Land Use Counsel

Holland & Knight LLP

Initial PUD Submission: September 12, 2005

## Table of Contents by Zoning Section

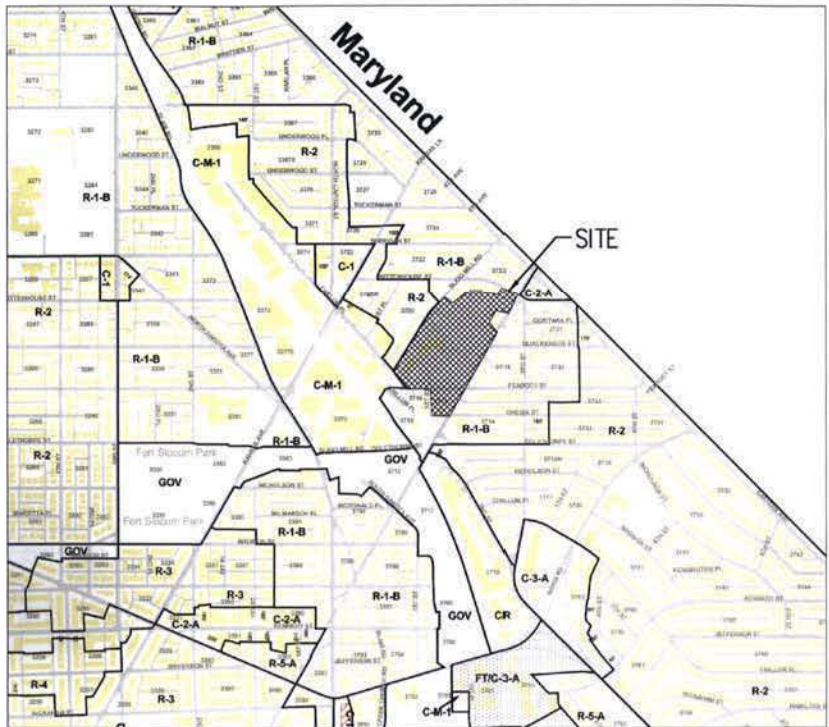
Section	Item	Sheet	Section	Item	Sheet
02406.11(e)	Tabulation of development data:		2406.12(d)	<i>(continued)</i>	
.11(e)(1)	Area and dimensions of each lot Exact area of total site	T01	.11(e)(5)	Proposed drainage, including water and sewer lines, inlets and basins connections to public water and sewer lines	S09,S13
.11(e)(2)	Percentage of lot occupancy: for each building on each lot for all buildings on entire site	T01		Proposed erosion controls	S11, S12
.11(e)(3)	Gross floor area and floor area ratio: for each building on each lot for all buildings on entire site including a breakdown for each use	T01		Location and elevations of public or private streets, alleys or easements bounding or traversing the site, including an indication of any rights-of-way or easements to be continued, relocated or abandoned	E01
11(e)(6)	Estimated quantities of potable water, sanitary sewage and storm water including methods of calculation	D01,D02	2406.12(c)	Architectural plans:	A01 - C09
2406.11(e)(7)	Any other information needed to understand the project			Typical floor plans and elevations for each building	
.12(g)				Sections for each building	
2406.12(c)	Detailed site plan:	S01		Sections for entire project	
.11(d)	Location and external dimensions of all buildings and structures	S01		Sections and elevations for entire square	
	Utilities and other easements	S13	2406.12(f)	Circulation plan:	S08
	Walkways and driveways	S01	.11(e)(4)	Driveways and walkways, including widths, grades and curb cuts	S01,S09
	Plazas, arcades and open spaces	S01		Location and number of parking spaces	T01
2406.12(d)	Detailed landscaping and grading plan:	S04,S09		Location and number of loading berths	T01
.11(e)(5)	Existing topography, contours, natural features, landscaping	E01		Designation of spaces for different uses	
	Existing trees of 6" caliper or greater	E01			
	New contours, proposed finished grades, planting and landscaping	S04,S09			

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# 6000 New Hampshire Avenue



**DEVELOPMENT DATA AND ZONING TABULATIONS**

SQUARE: 3714 & 3719

BUILDING TYPE	UNITS	SQ. AREA (SQ)
SINGLE FAMILY HOMES	27	148,428
OPEN SPACE	2	26,453
CONDOMINIUM	2	72,143
TOWNHOUSE	23	255,471

**RESIDENTIAL DEVELOPMENT R-5-A**

REGULATORY ELEMENT	REQUIRED/ALLOWED PDG	PROVIDED
MINIMUM LOT AREA	NONE	VARIABLE
MINIMUM LOT WIDTH	NONE	NONE
FAR	1.0 MAX	0.83
GROSS FLOOR AREA	502,463 SF	417,202 SF
LOT OCCUPANCY	40 X MAX	28.4 X
BUILDING HEIGHT	85'-0"	VARIABLE
REAR YARD	35'	VARIABLE
SOFT YARD	✓ REQUIRED	VARIABLE
PARKING		
ONE-FAMILY DWELLING	1 PER 1 DU = 27 SPACES	54 SPACES
APARTMENT HOME/MULTIPLE DWELLING	1 PER 1 DU = 172 SPACES	228 SPACES
LOADING	NONE	NONE

- NOTES**
- ONE SOFT YARD REQUIRED IN R-5-A, UNLESS IT IS AN APARTMENT HOUSE, THEN 2 ARE REQUIRED BE MINIMUM 3 INCHES FOR
  - SEE SHEET 101 FOR LOT TABULATIONS.

**WATER AND SEWER DEMAND CALCULATIONS**

**WATER AND SEWER DEMAND CALCULATIONS**

**Assumptions:**

Bedrooms	Flow/Sewage (gpd)
2	300
3	450
4	600
5	750

Water Peaking Factor: 3  
Sanitary Peaking Factor: 4

**Calculations:**

Building Type	Number of Bedrooms	Water Demand Per Unit (gpd)	Number of Units	Avg Water Demand (gpd)	Peak Sanitary Flow Per Unit (gal/hr)	Total Peak Sanitary Flow (gal/hr)
TH 1	4	600	32	19,200	100	3200
TH 2	4	600	27	16,200	100	2700
TH 3	3	450	38	17,100	75	2850
TH 4	3	450	11	4,950	75	825
TH 5	3	450	3	1,350	75	225
SF 1	4	600	18	10,800	100	1800
SF 2	4	600	8	5,400	100	800
Condo BA	2	300	12	3,600	50	600
Condo BB	2	300	48	14,700	50	2450
<b>Total Flow:</b>				<b>83,300</b>	<b>50</b>	<b>15,550</b>

**Water Demand Summary**

Total Avg Water Demand:	83,300 gpd
Total Peak Water Demand:	11,663 gal/hr
Total Peak Water Demand:	194 gpm

**Peak Sanitary Sewer Flow Summary**

Connection 1:	12,025 gal/hr
Connection 2:	2,625 gal/hr
Connection 3:	600 gal/hr
<b>Total Flow:</b>	<b>15,550 gal/hr</b>

## STORM WATER RUNOFF CALCULATIONS

### STORMWATER QUANTITY HYDROLOGY

#### Storm Water Rational Method

Where:  
 Q = Peak Flow (cfs)  
 C = Runoff Coefficient  
 I = Rainfall Intensity (in/hr)  
 A = Drainage Area (acres)  
 T<sub>c</sub> = Time of Concentration (hrs)

#### Total Site Post-Development Run-Off

Q<sub>T</sub> = 19.0 cfs  
 Run Development Equal Coefficient  
 A<sub>1</sub> = 2.55 acres  
 C<sub>1</sub> = 0.75 (Medium Density Apartment House)  
 A<sub>2</sub> = 0.15 acres  
 C<sub>2</sub> = 0.85 (One-Family Detached Dwelling)  
 A<sub>3</sub> = 0.80 acres  
 C<sub>3</sub> = 0.38 (Street)  
 Weighted Runoff Coefficient C = 0.44

#### Pre-Development 2-Year Storm

Q<sub>predev</sub> (cfs) = C × Runoff Coefficient  
 I<sub>2</sub> = rainfall intensity (in/hr) - 2 yr Frequency (2.0 in/hr)  
 A = Area (acres)  
 C = 0.44 weighted runoff coefficient  
 I<sub>2</sub> = 2.36 in/hr  
 A = 11.34 acres  
 Q<sub>predev</sub> = 17.2 cfs Peak Flow

#### Pre-Development 15-Year Storm

Q<sub>predev</sub> (cfs) = C × Runoff Coefficient  
 I<sub>15</sub> = rainfall intensity (in/hr) - 15 yr Frequency (2.6 in/hr)  
 A = Area (acres)  
 C = 0.44 weighted runoff coefficient  
 I<sub>15</sub> = 2.62 in/hr  
 A = 11.34 acres  
 Q<sub>predev</sub> = 24.7 cfs Peak Flow

#### Total Site Post-Development Run-Off

T<sub>c</sub> = 0 min  
 Equal Coefficient Equal Coefficient  
 A<sub>1</sub> = 2.61 acres  
 C<sub>1</sub> = 1.00 (Roads and Parking Lot/Pavement)  
 A<sub>2</sub> = 4.78 acres  
 C<sub>2</sub> = 0.75 (Medium Density Apartment House)  
 Weighted Runoff Coefficient C = 0.81

#### Total Development 2-Year Storm

Q<sub>total dev</sub> (cfs) = C × Runoff Coefficient  
 I<sub>2</sub> = rainfall intensity (in/hr) - 2 yr Frequency (2.0 in/hr)  
 A = Area (acres)  
 C = 0.81 weighted runoff coefficient  
 I<sub>2</sub> = 2.36 in/hr  
 A = 18.39 acres  
 Q<sub>total dev</sub> = 43.4 cfs Peak Flow

#### Total Development 15-Year Storm

Q<sub>total dev</sub> (cfs) = C × Runoff Coefficient  
 I<sub>15</sub> = rainfall intensity (in/hr) - 15 yr Frequency (2.6 in/hr)  
 A = Area (acres)  
 C = 0.81 weighted runoff coefficient  
 I<sub>15</sub> = 2.62 in/hr  
 A = 18.39 acres  
 Q<sub>total dev</sub> = 63.7 cfs Peak Flow

## WATER QUALITY CALCULATIONS

#### Detention Basin Storage Volume

V<sub>det</sub> = (C × I<sub>2</sub> × A) / 12  
 V<sub>det</sub> = (0.30 cfs/hr) × 180 square feet  
 V<sub>det</sub> = 230 cubic feet

#### Detention Basin Filter Area

A<sub>f</sub> = (V<sub>det</sub> × 1.5) / (1.57 × 1.57)  
 A<sub>f</sub> = (230 × 1.5) / (2.46)  
 A<sub>f</sub> = 140 square feet

V<sub>1</sub> = Volume of Stormwater Detention Basin  
 d<sub>1</sub> = Depth of Stormwater Detention Basin  
 C = Runoff Coefficient  
 I<sub>2</sub> = Rainfall Intensity (in/hr)  
 I<sub>15</sub> = Rainfall Intensity (in/hr)  
 V<sub>2</sub> = Volume of Stormwater Detention Basin  
 d<sub>2</sub> = Depth of Stormwater Detention Basin

V<sub>1</sub> = 230 cubic feet  
 d<sub>1</sub> = 0.30  
 V<sub>2</sub> = 298 cubic feet  
 d<sub>2</sub> = 0.60 feet  
 A<sub>1</sub> = 6.0 square feet  
 A<sub>2</sub> = 10.0 feet  
 V<sub>3</sub> = 274 cubic feet  
 d<sub>3</sub> = 4.5 feet

## STORM WATER STORAGE VOLUME CALCULATIONS





View looking North from intersection of New Hampshire Avenue and Peabody Street



View looking East from Peabody Street near Chillum Place



View of Existing Building, proposed to be Small Condo Building



View of Existing Building, proposed to be Main Condo Building

No Scale

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## 6000 New Hampshire Avenue

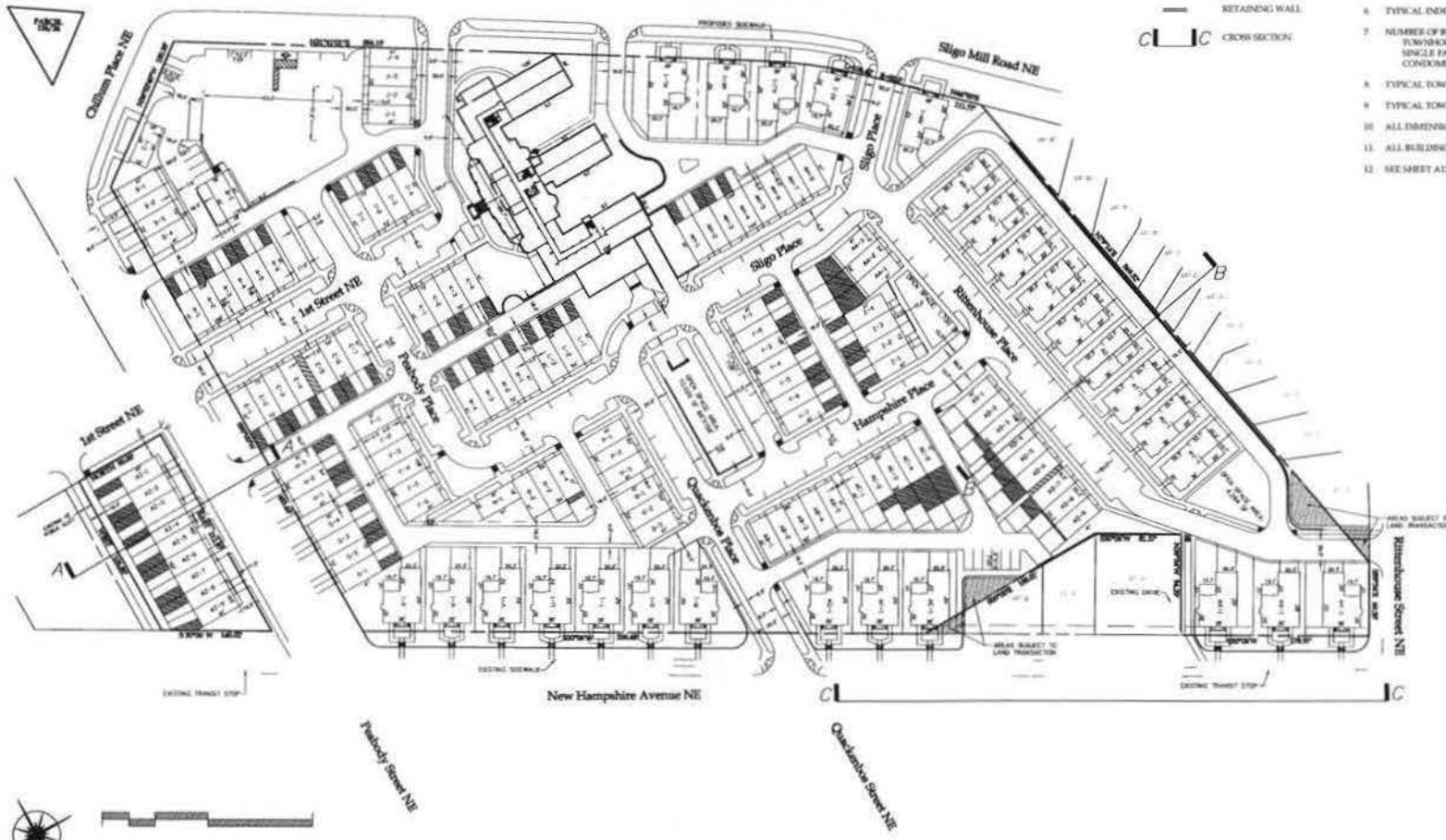
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Existing Conditions Photographs

Sheet E02







- LEGEND**
- REAR YARD LANDSCAPE AREA
  - BUILDING SHELL
  - SIDEWALK RAMP
  - RETAINING WALL
  - CROSS SECTION

- SITE PLAN NOTES**
1. TYPICAL 90° PARKING STALL DIMENSION 8 FT X 19 FT
  2. TYPICAL PARALLEL PARKING STALL DIMENSION 7 FT X 22 FT
  3. TYPICAL PRIVATE DRIVE WIDTH 20 FT (2 FT)
  4. TYPICAL PRIVATE ALLEY WIDTH 14 FT
  5. TYPICAL INTERIOR SITE SIDEWALK WIDTH 5 FT
  6. TYPICAL INDIVIDUAL TOWNHOUSE UNIT DIMENSION 34 FT X 41 FT
  7. NUMBER OF BUILDING STORIES REF. ARCH UNIT PLANS  
TOWNHOUSE: AH1 - AH8  
SINGLE FAMILY HOME: A11 - A13  
CONDOMINIUM: CH1 - CH8
  8. TYPICAL TOWNHOUSE SINGLE DRIVEWAY DIMENSION 8 FT X 20 FT
  9. TYPICAL TOWNHOUSE FRONT STOOP 3 FT
  10. ALL DIMENSIONS SHOWN ARE FROM FACE OF CURB
  11. ALL BUILDING DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS
  12. SEE SHEET A12 FOR SITE CROSS SECTIONS

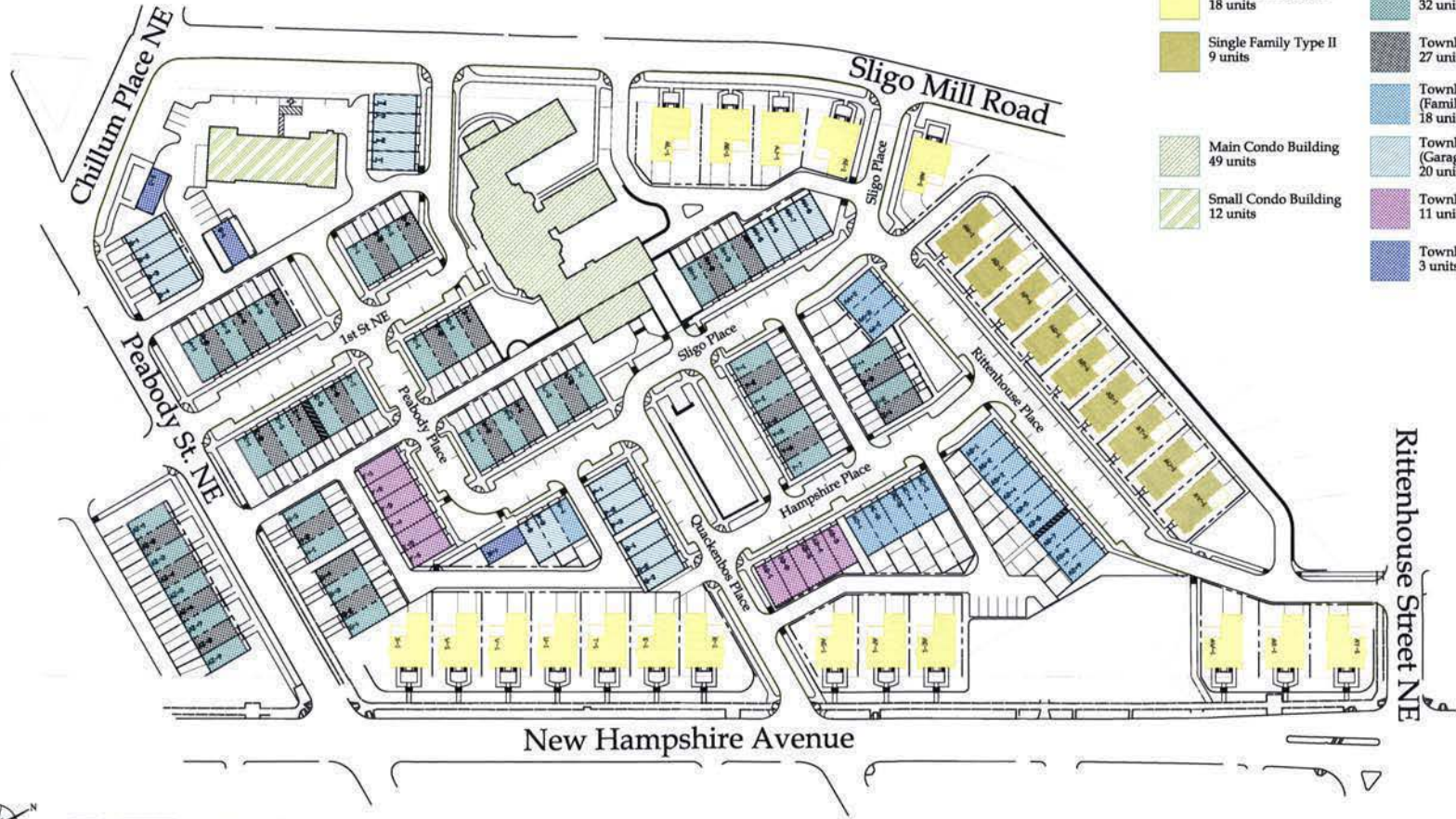
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**Kimley-Horn and Associates, Inc.**  
REGISTERED PROFESSIONAL ENGINEERS  
 STATE OF VERMONT  
 LICENSE NO. 10001

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NOTE: THIS PLAN IS INTENDED AS A DIAGRAM ILLUSTRATING THE INTENDED DISTRIBUTION OF UNIT TYPES ON THE SITE. REFER TO SITE PLAN ON SHEET S01 FOR OTHER DETAILS.



**LEGEND**

- |  |  |
|--|--|
|  Single Family Type I<br>18 units |  Townhouse Type I<br>32 units                     |
|  Single Family Type II<br>9 units |  Townhouse Type II<br>27 units                    |
|  Main Condo Building<br>49 units  |  Townhouse Type IIIA<br>(Family Room)<br>18 units |
|  Small Condo Building<br>12 units |  Townhouse Type IIIB<br>(Garage)<br>20 units      |
|  |  Townhouse Type IV<br>11 units                    |
|  |  Townhouse Type V<br>3 units                      |

Scale: 1"=100'

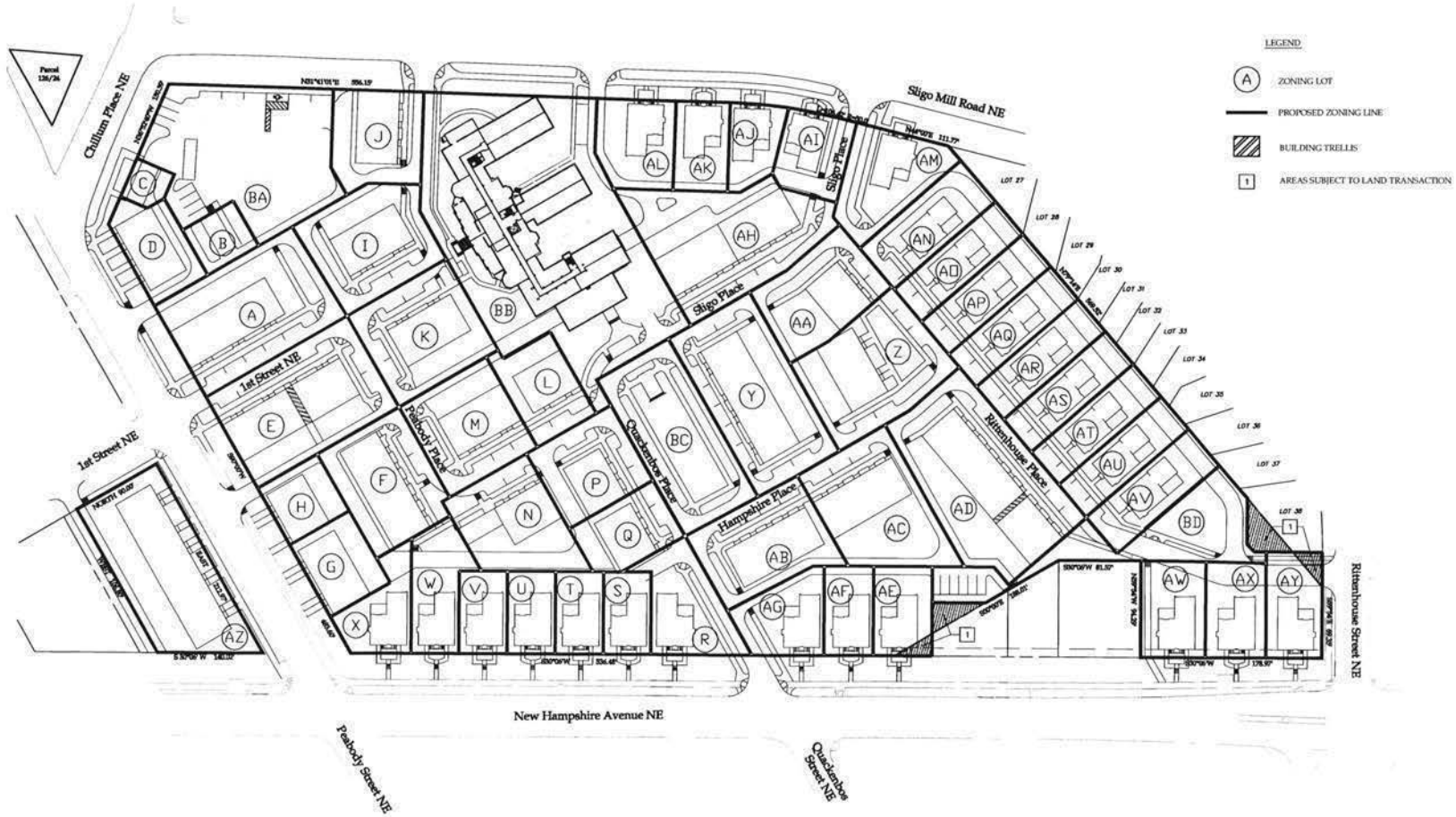
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**6000 New Hampshire Avenue**

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Proposed Unit Layout Plan

Sheet S02



- LEGEND**
- (A) ZONING LOT
  - PROPOSED ZONING LINE
  - ▨ BUILDING TRELLES
  - I AREAS SUBJECT TO LAND TRANSACTION

Scale: 1"=100'

**Kimley-Horn and Associates, Inc.**  
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**STREET TREE LEGEND**

	Existing trees to remain		<i>Tilia tomentosa</i> Silver Linden BB, 10-12' oa. ht., 2.5-3' cal., 4ct		<i>Platanus occidentalis</i> Sycamore BB, 10-12' oa. ht., 2.5-3' cal., 4ct
	<i>Fraxinus pennsylvanica</i> 'Patmore' Patmore Green Ash BB, 10-12' oa. ht., 2.5-3' cal., 4ct		<i>Acer rubrum</i> Red Maple 'October Glory' BB, 10-12' oa. ht., 2.5-3' cal., 4ct		Evergreen Shrub
	<i>Ulmus americana</i> 'libertas' Liberty Elm BB, 10-12' oa. ht., 2.5-3' cal., 4ct		<i>Ilex x 'Nellie R. Stevens'</i> Winter Holly BB, 10-12' oa. ht., 2.5-3' cal., 4ct		Private Area Landscape
					Landscape Area

**NOTES:**

1. EROSION CONTROL MEASURES WILL BE IN CONFORMANCE WITH APPLICABLE DISTRICT OF COLUMBIA CODES AND REGULATIONS. REFER TO SHEET S11 TO S13 FOR EROSION CONTROL NOTES AND MEASURES.
2. REFER TO SHEET S14 FOR LOCATION OF WATER AND SEWER LINES AND CONNECTIONS TO PUBLIC WATER AND SEWER LINES.
3. REFER TO SHEETS S10 FOR LOCATION OF INLETS AND BASINS.
4. REFER TO SHEET S01 FOR BUILDING, ROADS, SIDEWALKS, AND CURB CUT LOCATIONS.
5. REFER TO SHEET S10 FOR EXISTING AND PROPOSED GRADING.



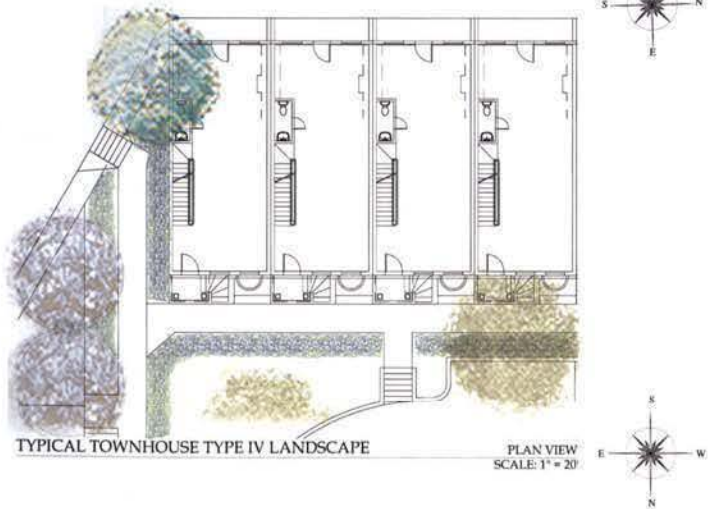
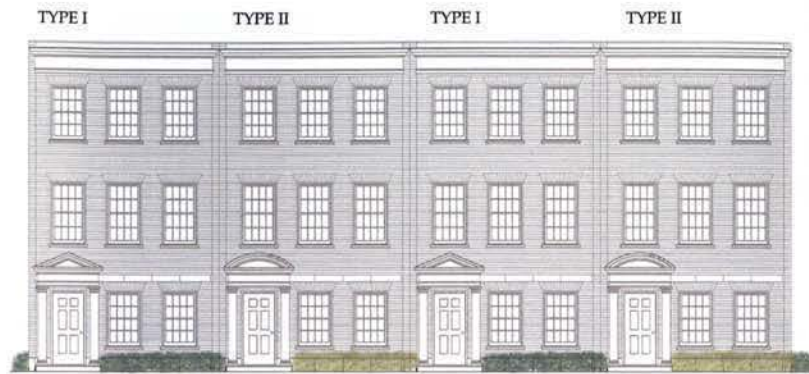
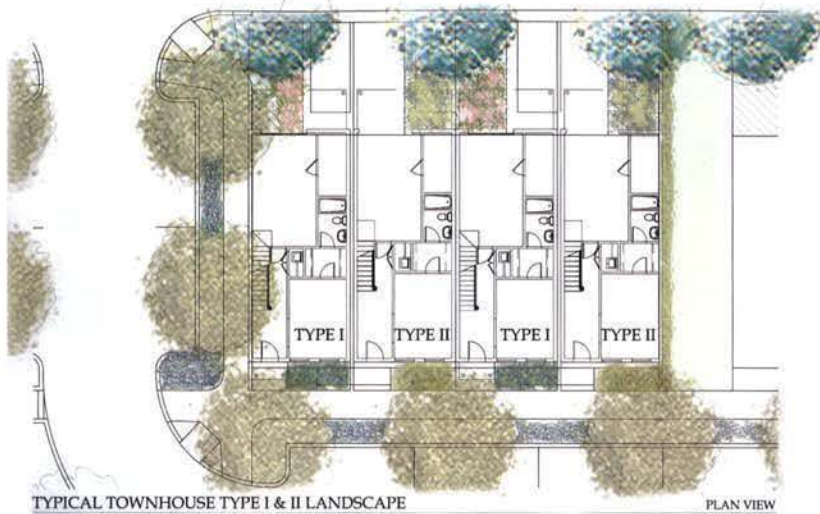
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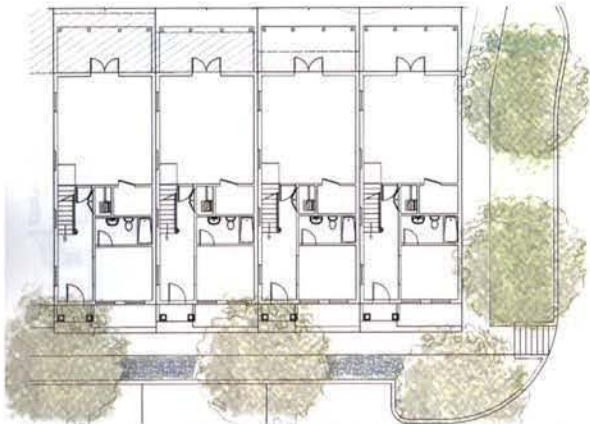


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Proposed Landscape Plan  
S04





TYPICAL TOWNHOUSE TYPE III LANDSCAPE

PLAN VIEW  
SCALE: 1" = 20'



TYPICAL SINGLE FAMILY HOUSE TYPE II LANDSCAPE

PLAN VIEW  
SCALE: 1" = 20'



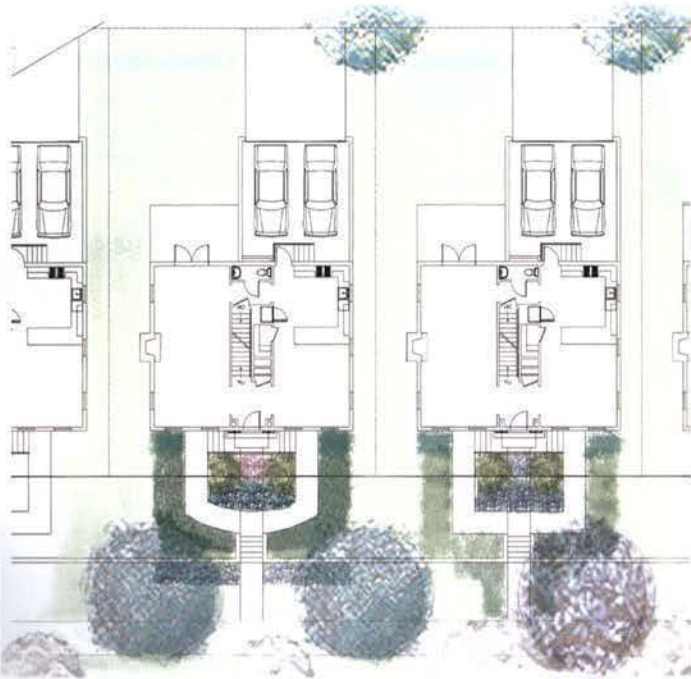
TYPICAL TOWNHOUSE TYPE III BLOCK LANDSCAPE

SECTION  
SCALE: 3/32" = 1'



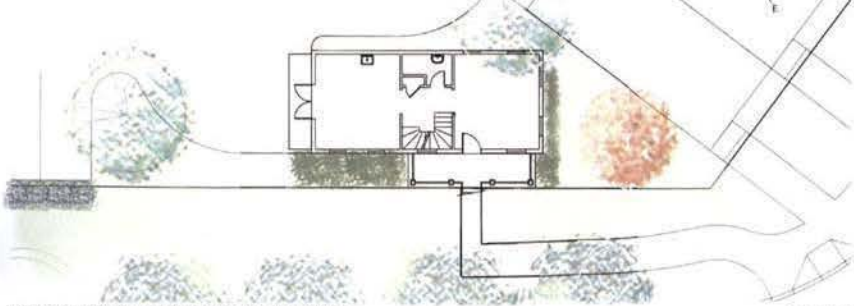
TYPICAL SINGLE FAMILY HOUSE TYPE II LANDSCAPE

SECTION  
SCALE: 3/32" = 1'



TYPICAL SINGLE FAMILY HOUSE TYPE I LANDSCAPE

PLAN VIEW  
SCALE: 1" = 20'



TYPICAL TOWNHOUSE TYPE V LANDSCAPE

PLAN VIEW  
SCALE: 1" = 20'



TYPICAL SINGLE FAMILY HOUSE TYPE I LANDSCAPE

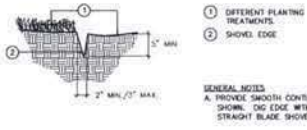
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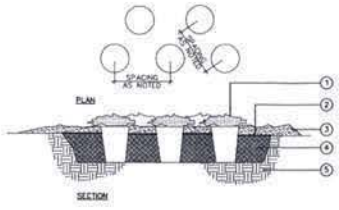
TYPICAL TOWNHOUSE TYPE V LANDSCAPE

SECTION  
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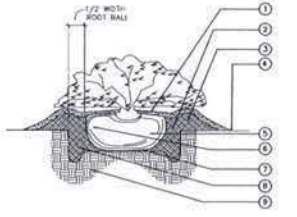




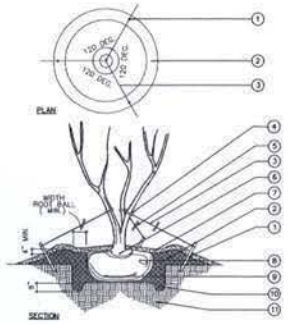
**1 SHOVEL EDGE DETAIL**  
SCALE: N.T.S.



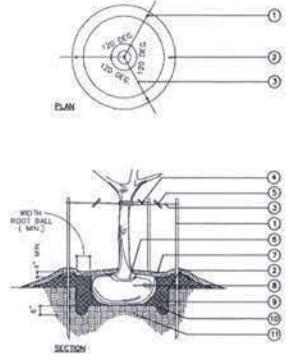
**2 GROUNDCOVER PLANTING DETAIL**  
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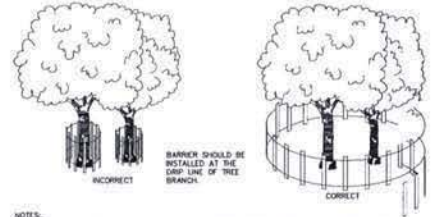
**3 SHRUB PLANTING DETAIL**  
SCALE: N.T.S.



**4 MULTI-TRUNK TREE PLANTING DETAIL**  
SCALE: N.T.S.



**5 SINGLE-TRUNK TREE PLANTING DETAIL**  
SCALE: N.T.S.



**NOTES:**  
IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES, REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.  
- REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD FLAT WOOD OR MOIST TOPSOIL OVER EXPOSED ROOTS.  
- REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS. TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.  
- CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS.

**6 TREE PROTECTION**  
SCALE: N.T.S.

SEEDING & SOD SCHEDULE					
Memorandum	Seeding Dates	Lime and Fertilizer	Seeding procedure	Maintenance	
<b>TEMPORARY</b>					
30/50 Ww Annual Ryegrass (Lolium multiflorum) & Ceres (Hordeum) Per Grass (Lolium)	Sept. 1 - Feb. 15	Recommended Application of Agricultural Lime	1. Seeding made in fall for winter cover and during hot and dry summer months shall be made according to S.E.D.C. 10a & Spec. 3.30, except that hydroseeding (flow mulch) will not be considered suitable. Snow much should be used during these periods.		
Annual Ryegrass (Lolium multiflorum)	Feb. 16 - Apr. 30	4.2 - 5.2 2 tons per acre	2. Temporary seeding made under summer soil and seed conditions during optimum spring and fall seeding dates may not require mulch.		
German Wheat (Triticum aestivum)	May 1 - Aug. 31	8.2 - 9 1 ton per acre			
<b>PERMANENT SEEDING</b>					
Red or Chewy's Fescue	3-5 lbs per 1,000 sq. ft.	Lime 2 tons ground limestone or equivalent per acre	Certified seed will be used for all permanent seeding whenever possible. (Verify with Department of Agriculture or the County Agency in other states.)	1-1/2 to 2 tons straw per acre	1. Irrigate, mow, reduce and reseed as necessary to insure excellent healthy grass.
30/50 Ww Annual Ryegrass (Lolium multiflorum) & Ceres (Hordeum) Per Grass (Lolium)	30-50 lbs	Fertilizer 1000 lbs 10-20-10 or equivalent nutrient per acre	Apply seed uniformly with a broadcast spreader, use counter-rotation, and spreader on 2 ft. wide wheels. Seeding depth should be 1/4 to 1/2 inch per acre.	4 to 6 tons Com. Straws or Wood chips per acre	
Annual Ryegrass (Lolium multiflorum)	30-50 lbs		Prepare ground and grade to permit use of conventional equipment for seeding, fertilizing, cultivating and seeding.		
German Wheat (Triticum aestivum)	30-50 lbs				
<p>** May through October, seed rained seed. All other seeding periods, use untreated seed.</p> <p>Topsoil is required for semi-permanent and permanent seeding if:</p> <ol style="list-style-type: none"> <li>1. Existing soil contains less than 25% fine grained materials (silt and clay).</li> <li>2. Existing soil poorly prevents adequate root penetration.</li> <li>3. Existing soil contains concentrations of toxic elements.</li> </ol> <p>Composition of topsoil:</p> <ol style="list-style-type: none"> <li>1. 1.5% maximum of fine grained materials</li> <li>2. 1.5% maximum of organic materials</li> </ol> <p>Topsoil shall be placed at four (4) inch depth.</p>					

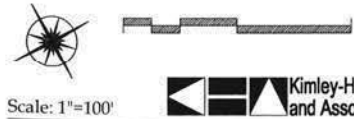
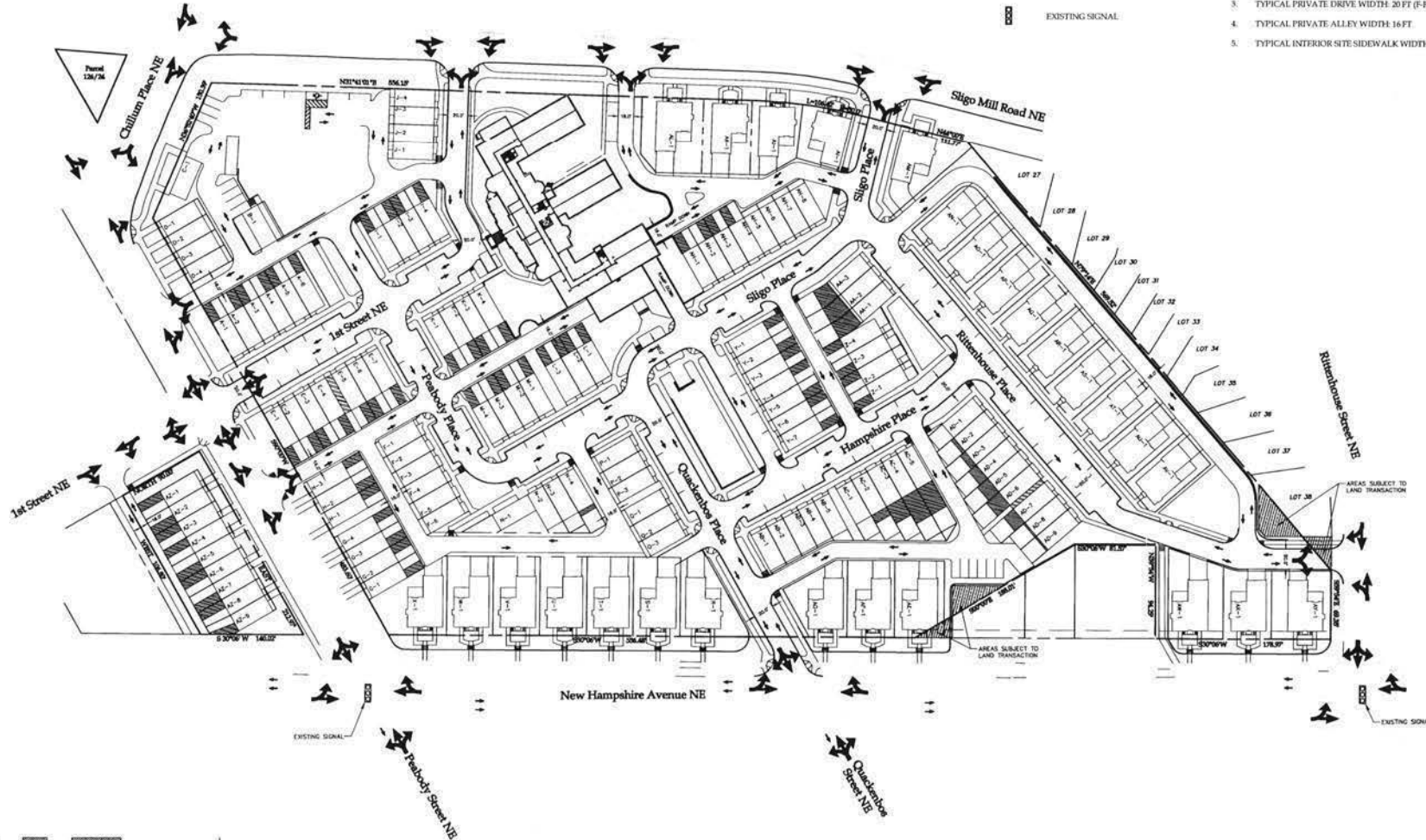


**LEGEND:**

-  TRAFFIC MOVEMENT OPTIONS
-  EXISTING SIGNAL

**CIRCULATION PLAN NOTES:**

1. TYPICAL 90° PARKING STALL DIMENSION: 9 FT X 19 FT
2. TYPICAL PARALLEL PARKING STALL DIMENSION: 7 FT X 22 FT
3. TYPICAL PRIVATE DRIVE WIDTH: 20 FT (F-F)
4. TYPICAL PRIVATE ALLEY WIDTH: 16 FT
5. TYPICAL INTERIOR SITE SIDEWALK WIDTH: 5 FT



**Kimley-Horn and Associates, Inc.**  
 H K A  
 HORN ASSOCIATES  
 2000 20th Street, Suite 200  
 Columbia, SC 29204

# 6000 New Hampshire Avenue

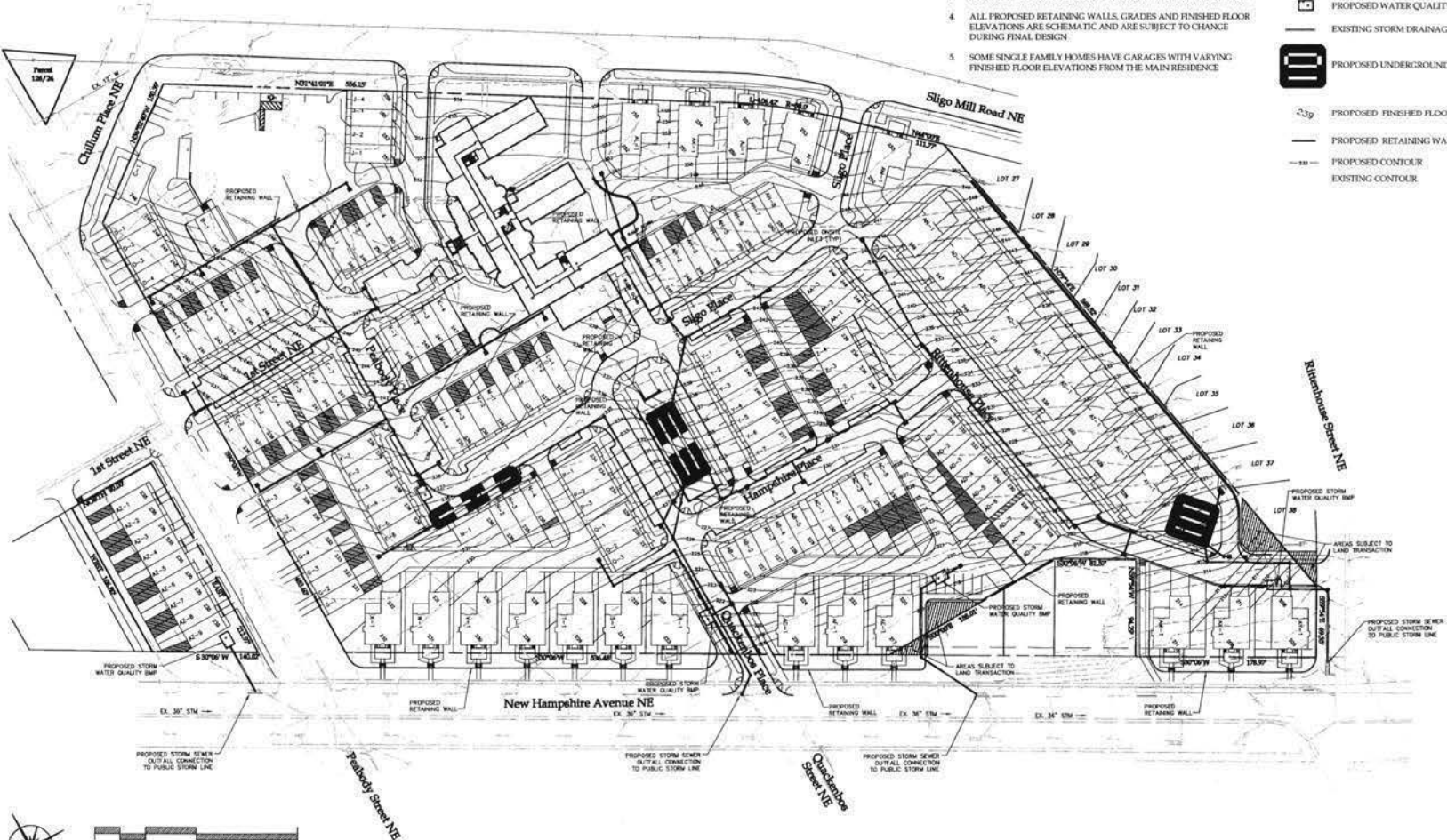
Initial PUD Submission: September 12, 2005

**GRADING AND DRAINAGE PLAN NOTES**

1. OUTFALL CONNECTION LOCATIONS ARE PRELIMINARY AND MAY BE MODIFIED DUE TO ENGINEERING CONSTRAINTS DURING FINAL DESIGN
2. LOCATIONS, TYPES AND SIZES OF STORM WATER QUALITY AND QUANTITY BMP'S ARE SCHEMATIC AND MAY BE MODIFIED DURING FINAL DESIGN
3. SEE SHEET D02 FOR STORMWATER MANAGEMENT CALCULATIONS
4. ALL PROPOSED RETAINING WALLS, GRADES AND FINISHED FLOOR ELEVATIONS ARE SCHEMATIC AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN
5. SOME SINGLE FAMILY HOMES HAVE GARAGES WITH VARYING FINISHED FLOOR ELEVATIONS FROM THE MAIN RESIDENCE

**LEGEND**

- PROPOSED STORM DRAINAGE MANHOLE
- PROPOSED STORM DRAINAGE CURB INLET
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE GRATE INLET
- PROPOSED WATER QUALITY BMP
- EXISTING STORM DRAINAGE PIPE (SIZE INDICATED ON PLAN)
- PROPOSED UNDERGROUND WATER QUALITY/QUANTITY BMP SYSTEM
- 2.3p— PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED RETAINING WALL
- - - EXISTING CONTOUR
- - - EXISTING CONTOUR



Scale: 1"=100'

**Kimley-Horn and Associates, Inc.**

**SEAN REYNOLDS, AIA**

**SEAN REYNOLDS, AIA**

**6000 New Hampshire Avenue**

Initial PUD Submission: September 12, 2005

Proposed Grading and Drainage Plan

### EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION:	THIS PROJECT CONSISTS OF THE REDEVELOPMENT OF THE 8000 NEW HAMPSHIRE BLOCK. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO: SINGLE AND MULTI-FAMILY HOME CONSTRUCTION, RENOVATION OF EXISTING FACILITIES, GRADING, PAVEMENT, DRAINAGE, AND IMPROVEMENTS AS NECESSARY TO ALLOW FOR THE REDEVELOPMENT OF THE 8000 NEW HAMPSHIRE BLOCK, LOCATED IN WASHINGTON D.C.
EXISTING SITE CONDITIONS:	THE EXISTING SITE ENCOMPASSES APPROXIMATELY 11 ACRES AND CURRENTLY CONSISTS OF A NUMBER OF EXISTING STRUCTURES, DRIVEWAYS, A GRASS FIELD INCLUDING TREES AND VEGETATION. TOPOGRAPHY VARIES ACROSS THE SITE, BUT IN GENERAL, HAS A TOPOGRAPHIC HIGH ALONG THE WESTERN EDGE OF THE SITE AND SLOPES TO THE EAST.
ADJACENT AREAS:	IMPROVEMENTS TO THIS SITE SHOULD HAVE LITTLE IMPACT TO THE ADJACENT AREAS. PRE-DEVELOPMENT FLOWS WILL BE PRIMARILY DIRECTED TO ONE OF THREE PROPOSED SEDIMENT TRAPS, LOCATED ALONG THE EASTERN EDGE OF THE SITE. ADDITIONAL FLOWS THAT CANNOT BE DIRECTED TO EITHER SEDIMENT TRAP SHALL BE DIRECTED TO OVERFLOW DRAINS THAT WILL FLOW TO THE NEAREST SEDIMENT TRAP. POST DEVELOPMENT FLOWS SHALL BE DIRECTED TO THE PROPOSED STORM WATER MANAGEMENT SYSTEM. IN ADDITION, A SILT FENCE SHALL BE INSTALLED TO MINIMIZE OFF-SITE IMPACT. TYPICAL LOCATIONS OF SILT FENCING SHALL BE ALONG EXISTING STREETS, THE LIMITS OF DISTURBANCE, AND THE PROPERTY BOUNDARY.
OFF-SITE AREAS/CRITICAL AREAS:	IMPROVEMENTS TO THIS SITE SHOULD HAVE LITTLE IMPACT TO SURROUNDING FACILITIES ASIDE FROM THE IMPACTS OF CONSTRUCTION ACTIVITIES. OFF-SITE CONSTRUCTION ACTIVITIES INCLUDE CONSTRUCTION OF CURB, GUTTERS AND SEWERLINES ALONG PEARSON STREET, THE NORTHERN SIDE OF CHILHAM STREET, AND THE EASTERN SIDE OF SLUD MILL ROAD.
EROSION & SEDIMENT CONTROL MEASURES:	METHODS INTENDED TO REDUCE EROSION ON THIS PLAN INCLUDE BUT ARE NOT LIMITED TO THE USE OF OVERFLOW DRAINS, CONSTRUCTION ENTRANCES, SILT PROTECTIVE SEDIMENT TRAPS, SILT FENCING.
STORM WATER MANAGEMENT MEASURES:	STORM WATER FOR THIS SITE WILL BE COLLECTED BY THE ON-SITE STORM DRAINAGE SYSTEM TREATED FOR WATER QUALITY AND RETURNED TO PRE-DEVELOPMENT RELEASE RATES, THEN RELEASED TO THE EXISTING UNDERGROUND DRAINAGE SYSTEM.
PERMANENT & TEMPORARY STABILIZATION:	DURING CONSTRUCTION, TEMPORARY STABILIZATION WILL BE ACHIEVED BY PERIMETER EROSION CONTROLS AND CONSTRUCTION ROAD STABILIZATION MEASURES. PERMANENT STABILIZATION WILL BE ACHIEVED THROUGH RECOVERING THE SITE WITH SEEDING, SOO GRASS AND LANDSCAPING IN THOSE AREAS THAT ARE NOT COVERED WITH STRUCTURES, PAVING AND CONCRETE.
SOIL STOCKPILES, BURROW AREAS, & WASTE AREAS:	ALL STOCKPILES OF EXCESS MATERIAL SHALL BE PLACED WITHIN THE CONFINES OF THE PERIMETER CONTROLS OF THE SITE. IF THIS IS NOT FEASIBLE, ANY STOCKPILE OR BURROW LOCATION MUST BE SURROUNDED BY SILT FENCE. IN ADDITION, OFF-SITE DUMPING OF WASTE MATERIAL SHALL ONLY BE PERMITTED ON SITES WITH AN APPROVED EROSION & SEDIMENT CONTROL PLAN.
MAINTENANCE SCHEDULE:	MAINTENANCE SCHEDULE: SEE MAINTENANCE OF EROSION CONTROL MEASURES (THIS SHEET).

### MAINTENANCE OF EROSION CONTROL MEASURES

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAINFALL OR WETLY, WHICHEVER IS MOST FREQUENT, AND SHOULD BE CLEANED AND REPAIRED ACCORDING TO THE FOLLOWING SCHEDULE:

1. THE SEDIMENT TRAPS WILL BE CHECKED REGULARLY FOR SEDIMENT CLEAN OUT
2. THE SEDIMENT BARRIERS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT BUILTUP REACHES THE CLEAN OUT POINT INDICATED ON THE DRAWING.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED REGULARLY FOR UNDERMINING OR DEGRADATION AND BUILDUP OR CLOGGING WITH SEDIMENT. CORRECTIVE ACTION WILL BE TAKEN IMMEDIATELY.
4. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDING AS NECESSARY.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED AND RESTORATION IS ESTABLISHED WITH THE PERMISSION OF THE INSPECTOR.

### MANAGEMENT STRATEGIES AND SEQUENCE OF EROSION CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, LAW AND REGULATIONS, AND THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

THE FOLLOWING SEQUENCE OF EVENTS AND EROSION CONTROL MEASURES SHALL BE INCORPORATED INTO THE CONSTRUCTION SCHEDULE FOR THIS PROJECT AND SHALL APPLY TO ALL CONSTRUCTION ACTIVITIES WITHIN PROJECT LIMITS:

1. A. TEMPORARY CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT THE LOCATION(S) SHOWN ON THE PLANS. ENTRANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STS & SPEC. 4-12.0).
- B. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE T RAINFALL OF SEDIMENT ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOULDER OR TRENCHING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET MAINTENANCE SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS LARGER LAND DISTURBING ACTIVITIES.
- C. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ACCESS ROADS. ALL TRAFFIC IS PROHIBITED FROM CROSSING BRANAGE DRAINS AND STREAMS EXCEPT WHERE ABSOLUTELY NECESSARY.
2. TEMPORARY SEDIMENT TRAPS, SEDIMENT BARRIERS, CONSTRUCTION ENTRANCES, AND EROSION CONTROL STONE ARE TO BE PLACED PRIOR TO CLEARING AND GRUBBING AND PRIOR TO THE FIRST PHASE OF CONSTRUCTION AND ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
3. ALL PERMANENT STORM WATER MANAGEMENT FACILITIES INCLUDING EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MADE OPERATIONAL WITH FINAL STABILIZATION OF THE SITE IS ACHIEVED, INCLUDING APPROVED SEDIMENT BARRIERS.
4. THE CONTRACTOR SHALL COMPLETE DRAINAGE FACILITIES WITHIN THIRTY (30) DAYS FOLLOWING COMPLETION OF ROUGH GRADING AT ANY POINT WITHIN THE PROJECT.
5. CONSTRUCTION WILL BE REQUESTED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
6. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FENCING, FLAGS, SIGNS, ETC.
7. A. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR.
- B. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DISTURBED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE LOCAL PROGRAM ADMINISTRATOR, OR HIS DESIGNATED AGENT, IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION. (HYDROSEEDING MAY BE USED IN PLACE OF MULCHING ON AREAS OTHER THAN DITCH BANKS) STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, OVERSHOTS, AND DITCH OR WATERCOURSE BEDS AND BANKS IMMEDIATELY AFTER INSTALLATION PER THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STS & SPEC. 4-42.0).
8. A. ALL STORM SEWER HEADS THAT ARE TO BE USED FOR DRAINAGE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT LOADED WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- B. BEFORE NEWLY CONSTRUCTED CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
9. A. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING UNDESIRABLY WITHIN ONE (1) YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZATION MEASURES UNTIL THE PROBLEM IS CORRECTED.
- B. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION AND SEDIMENT CONTROLS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ENVIRONMENTAL ENGINEERING DEPT.
11. PERIODIC INSPECTIONS AND REQUIRED MAINTENANCE MUST BE PROVIDED, ESPECIALLY AFTER EACH SIGNIFICANT STORM. THE PROJECT SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
12. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE (1) WEEK PRIOR TO THE PRE CONSTRUCTION CONFERENCE, ONE (1) WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE (1) WEEK PRIOR TO THE FINAL INSPECTION.
13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR. REMOVED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
14. PERMANENT VEGETATION COVER MUST MEET THE REQUIREMENTS OF MINIMUM STANDARDS PER THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STS & SPEC. 4-42.0).
15. MULCHING SHALL BE DESIGNED AND MAINTENANCE/INSPECTION PROVIDED FOR IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STS & SPEC. 4-42.0).
16. DUST CONTROL - BRUSHING - SITE TO BE SPRINKLED WITH WATER UNTIL THE SURFACE IS WET, AS NEEDED PER THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STS & SPEC. 4-44.0).

### DISTRICT OF COLUMBIA STANDARD SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF AN 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 STREETS SHALL BE SWEEP 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. WHEN A SEDIMENT TRAP/SETTLEMENT TANK HAS REACHED 80% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION ON THE SITE, SHALL BE STABILIZED WITHIN 30 DAYS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.

**EROSION AND SEDIMENT CONTROL NOTES:**

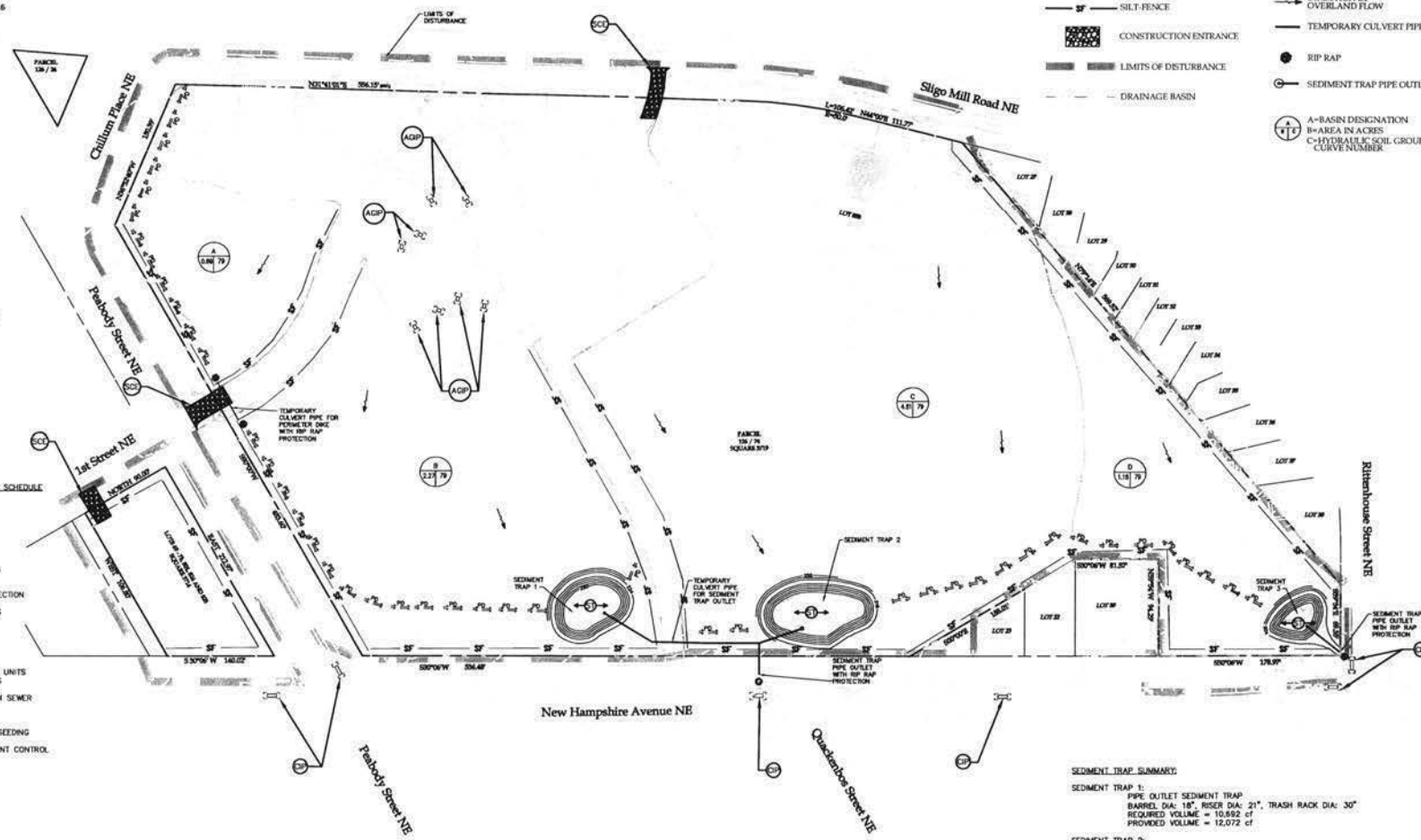
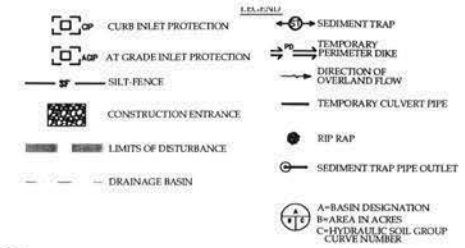
- 1) EROSION AND SEDIMENT CONTROL NARRATIVE: THE NATURE AND PURPOSE OF THE CONSTRUCTION ACTIVITIES PROPOSED FOR THIS SITE IS FOR THE REDEVELOPMENT, EXPANSION AND NEW DEVELOPMENT OF APPROXIMATELY 11.6 ACRES OF A R-3-B ZONED PROPERTY INTO SINGLE FAMILY, TOWNHOME, AND MULTIFAMILY STRUCTURES. CONSTRUCTION ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, DEMOLITION, HOUSING CONSTRUCTION, UTILITY CONSTRUCTION, EXCAVATION, AND PAVING.
- 2) THE SITE ADDRESS IS: 6000 NEW HAMPSHIRE AVENUE, NE WASHINGTON, DC 20015
- 3) THIS SITE IS LOCATED IN WARD 4, PART OF SQUARES 3719 AND 3714, PARCEL 126/74, LOTS 69-73, 801, 824, 825, 858.
- 4) TOTAL SITE AREA: 11.6 ACRES THE AREAS OF THE SITE ARE: PARCEL 126/74, SQUARE 3719 477,088 SQ. FT. (PER ASSESSOR) LOT 858, SQUARE 3719 6,812 SQ. FT. (PER ASSESSOR) LOTS 69-73, 801, 824 & 825, SQUARE 3714 16,818 SQ. FT. (PER ASSESSOR) PARCEL 126/74, SQUARE 3719 2,569 SQ. FT. (PER ASSESSOR)
- 5) THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 1.1 ACRES.
- 6) THE SITE IS CURRENTLY NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN. IT IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) ON FEMA PANEL 110001 0002 D DATED NOVEMBER 15, 1985
- 7) NO WETLANDS ARE PRESENT ONSITE
- 8) STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSION STRUCTURES IMMEDIATELY AFTER CONSTRUCTION
- 9) SEE SHEET S10 FOR EROSION AND SEDIMENT CONTROL NOTES
- 10) SEE SHEET S12 FOR PHASE II EROSION AND SEDIMENT CONTROL PLAN

**SOIL EROSION/SEDIMENT CONTROL OPERATION TIME SCHEDULE**

NOTES: THIS CONSTRUCTION SEQUENCE MAY BE ALTERED BASED ON SITE CONDITIONS, AND/OR THE GENERAL CONTRACTOR'S PROJECT SCHEDULE

**ANTICIPATED CONSTRUCTION SEQUENCE**

- PHASE I**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
  2. INSTALL SILT FENCE ON THE SITE
  3. CONSTRUCT SEDIMENT TRAPS
  4. CONSTRUCT PIPE OUTFALL AND RIP RAP PROTECTION
  5. CONSTRUCT DIVERSION DIKES
  6. INSTALL INLET PROTECTION ON EXISTING BILETS
- PHASE II**
1. CLEAR AND GRUB THE SITE
  2. BEGIN DEMOLITION OPERATIONS
  3. BEGIN GRADING THE SITE
  4. CONSTRUCT RETAINING WALLS
  5. BEGIN CONSTRUCTION OF BUILDING AND HOUSE UNITS
  6. INSTALL SANITARY SEWER AND WATER UTILITIES
  7. INSTALL STORM SEWERS, CURBS AND GUTTERS
  8. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES
  9. PREPARE SITE FOR PAVING
  10. PAVE SITE
  11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING
  12. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)



**SEDIMENT TRAP SUMMARY:**

Trap #	Trap Description	Required Volume	Provided Volume
1	PIPE OUTLET SEDIMENT TRAP BARREL DIA: 18", RISER DIA: 21", TRASH RACK DIA: 30"	10,852 cf	12,072 cf
2	PIPE OUTLET SEDIMENT TRAP BARREL DIA: 21", RISER DIA: 27", TRASH RACK DIA: 42"	18,566 cf	18,483 cf
3	PIPE OUTLET SEDIMENT TRAP BARREL DIA: 15", RISER DIA: 18", TRASH RACK DIA: 27"	4,176 cf	5,064 cf

BEFORE YOU DIG, TO MISS THE UTILITIES CALL "MISS UTILITY" OF WASHINGTON, D.C. 1-800-257-7777 (TOLL FREE)

Scale: 1"=100'

**6000 New Hampshire Avenue**

Initial PUD Submission: September 12, 2005

**EROSION AND SEDIMENT CONTROL NOTES:**

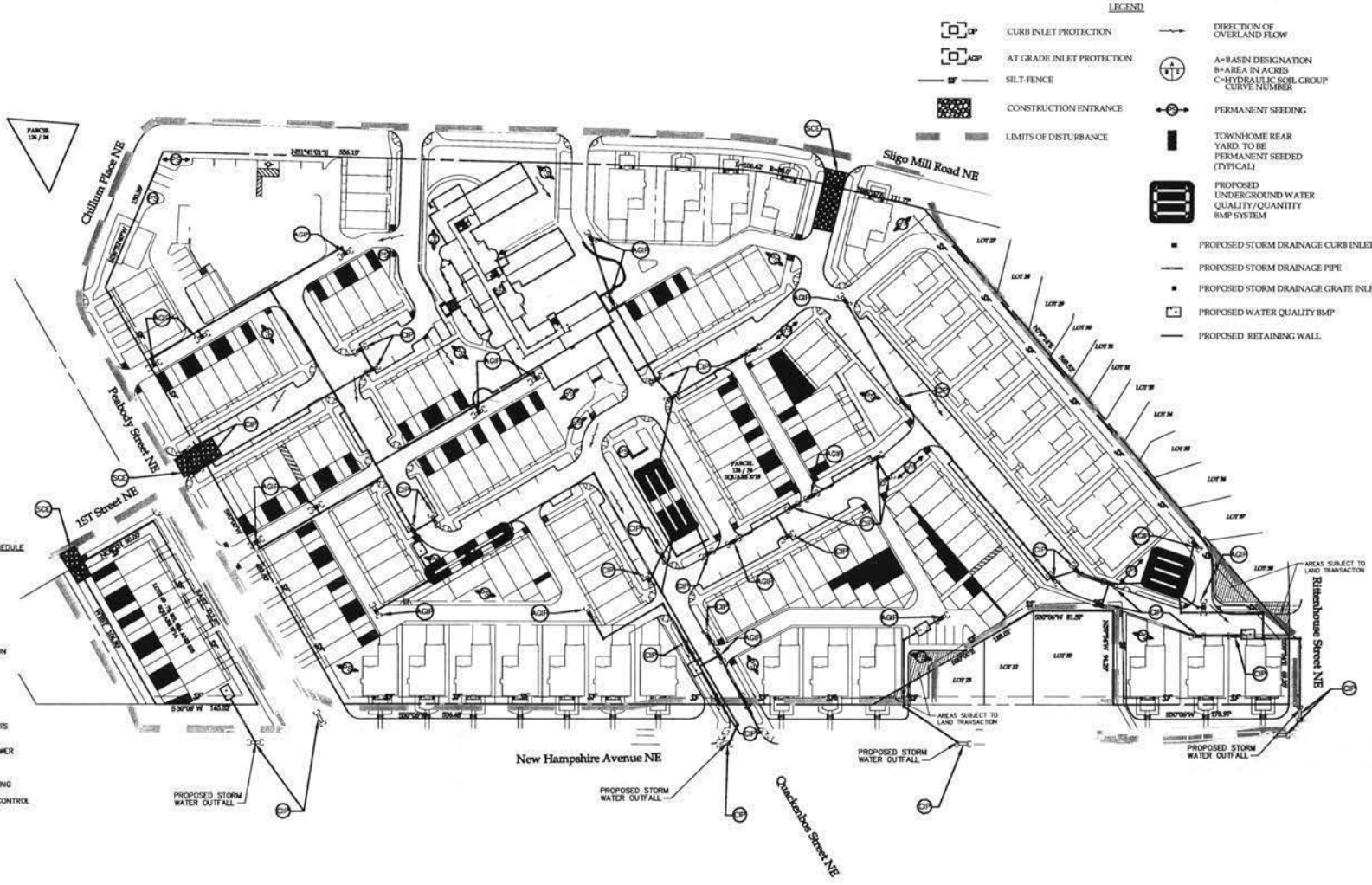
- 1.) EROSION AND SEDIMENT CONTROL NARRATIVE: THE NATURE AND PURPOSE OF THE CONSTRUCTION ACTIVITIES PROPOSED FOR THIS SITE IS FOR THE REDEVELOPMENT, EXPANSION, AND NEW DEVELOPMENT OF APPROXIMATELY 11.6 ACRES OF A R-S-B ZONED PROPERTY INTO SINGLE FAMILY, TOWNHOME, AND MULTIFAMILY STRUCTURES. CONSTRUCTION ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, DEMOLITION, HOUSING CONSTRUCTION, UTILITY CONSTRUCTION, EXCAVATION, AND PAVING.
- 2.) THE SITE ADDRESS IS: 6000 NEW HAMPSHIRE AVENUE, NE WASHINGTON, DC 20015
- 3.) THIS SITE IS LOCATED IN WARD 4, PART OF SQUARES 3719 AND 3714, PARCEL 126/74, LOTS 69-73, 801, 824, 825, 808.
- 4.) TOTAL SITE AREA: 11.6 ACRES THE AREAS OF THE SITE ARE: PARCEL 126/74, SQUARE 3719 477,088 SQ. FT. (PER ASSESSOR) LOT 858, SQUARE 3719 6,812 SQ. FT. (PER ASSESSOR) LOTS 69-73, 801, 824 & 825, SQUARE 3714 16,819 SQ. FT. (PER ASSESSOR) PARCEL 126/74, SQUARE 3719 2,569 SQ. FT. (PER ASSESSOR)
- 5.) THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 13.1 ACRES
- 6.) THE SITE IS CURRENTLY NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN. IT IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) ON FEMA PANEL 110001 0020 B DATED NOVEMBER 15, 1985
- 7.) NO WETLANDS ARE PRESENT ONSITE
- 8.) STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSION STRUCTURES IMMEDIATELY AFTER CONSTRUCTION
- 9.) SEE SHEET 509 FOR PROPOSED GRADING AND DRAINAGE PLAN
- 10.) SEE SHEET 510 FOR EROSION AND SEDIMENT CONTROL NOTES
- 11.) SEE SHEET 511 FOR PHASE I EROSION CONTROL PLAN

**SOIL EROSION/SEDIMENT CONTROL OPERATION TIME SCHEDULE**

NOTES: THIS CONSTRUCTION SEQUENCE MAY BE ALTERED BASED ON SITE CONDITIONS, AND/OR THE GENERAL CONTRACTOR'S PROJECT SCHEDULE

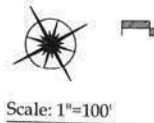
**ANTICIPATED CONSTRUCTION SEQUENCE**

- PHASE I**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
  2. INSTALL SILT FENCE ON THE SITE
  3. CONSTRUCT SEDIMENT TRAPS
  4. CONSTRUCT PIPE CUT-ALL AND RPP RAP PROTECTION
  5. CONSTRUCT DIVERSION DIKES
  6. INSTALL INLET PROTECTION ON EXISTING INLETS
- PHASE II**
1. CLEAR AND GRUB THE SITE
  2. BEGIN DEMOLITION OPERATIONS
  3. BEGIN GRADING THE SITE
  4. CONSTRUCT RETAINING WALLS
  5. BEGIN CONSTRUCTION OF BUILDING AND HOUSE UNITS
  6. INSTALL SANITARY SEWER AND WATER UTILITIES
  7. INSTALL STORM SEWERS, CURBS AND GUTTERS
  8. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES
  9. PREPARE SITE FOR PAVING
  10. PAVE SITE
  11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING THE SITE
  12. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)



**LEGEND**

- CURB INLET PROTECTION
- AT GRADE INLET PROTECTION
- SILT-FENCE
- CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE
- DIRECTION OF OVERLAND FLOW
- A-BASIN DESIGNATION
- B-AREA IN ACRES
- C-HYDRAULIC SOIL GROUP
- CURVE NUMBER
- PERMANENT SEEDING
- TOWNHOME REAR YARD TO BE PERMANENT SEED (TYPICAL)
- PROPOSED UNDERGROUND WATER QUALITY/QUANTITY BMP SYSTEM
- PROPOSED STORM DRAINAGE CURB INLET
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE GRATE INLET
- PROPOSED WATER QUALITY BMP
- PROPOSED RETAINING WALL



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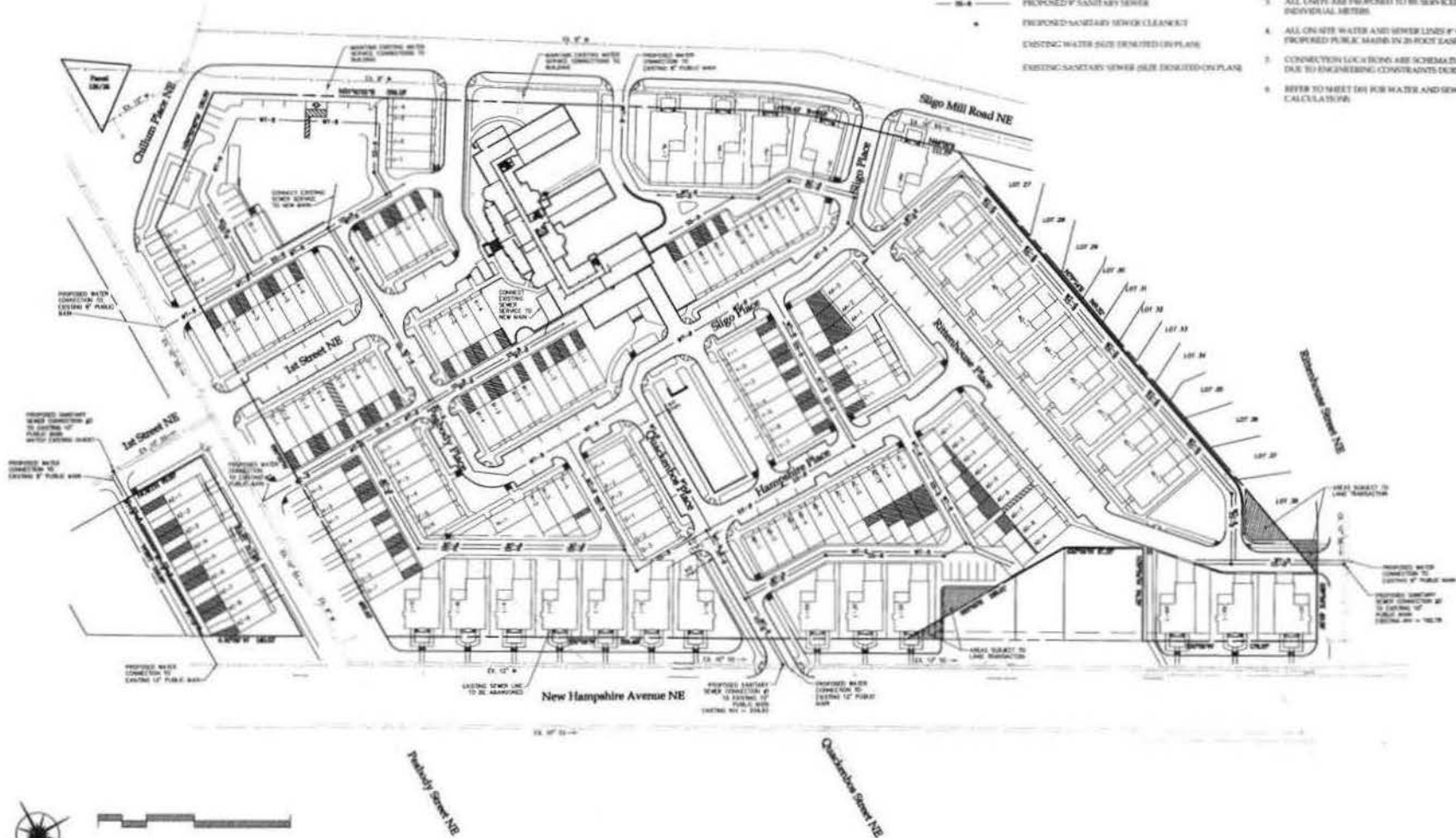
Sediment and Erosion Control Plan Phase II

**LEGEND**

- PROPOSED SANITARY SEWER MANHOLE
- 12" — PROPOSED 12" WATER
- 18" — PROPOSED 18" SANITARY SEWER
- PROPOSED SANITARY SEWER CLEANOUT
- — EXISTING WATER MAINS (SHOWN ON-PLAN)
- — EXISTING SANITARY SEWER MAINS (SHOWN ON-PLAN)

**UTILITY PLAN NOTES**

1. ON-ITE WATER MAINS ARE PROPOSED TO BE 12" IN SIZE.
2. ALL ON-ITE SEWER MAINS ARE PROPOSED TO BE 18" IN SIZE.
3. ALL LOTS ARE PROPOSED TO BE SERVICED FROM THE REAR WITH INDIVIDUAL METERS.
4. ALL ON-ITE WATER AND SEWER LINES 12" OR LARGER ARE PROPOSED PUBLIC MAINS IN 30 FOOT EASEMENTS WHEN PARALLEL.
5. CONDUIT RUN LOCATIONS ARE SCHEMATIC AND MAY BE MODIFIED DUE TO ENGINEERING CONSTRAINTS DURING FINAL DESIGN.
6. REFER TO SHEET 041 FOR WATER AND SEWER DEMAND CALCULATIONS.



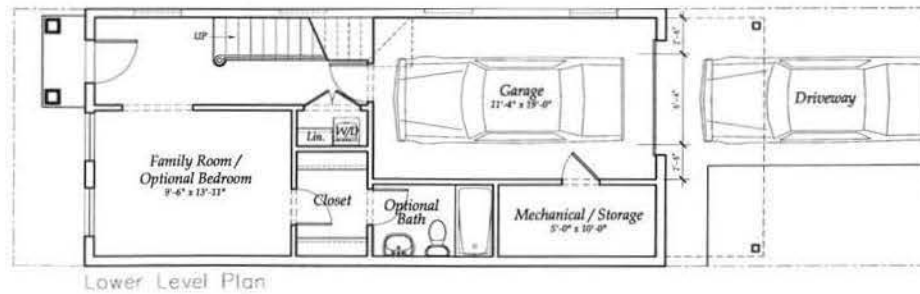
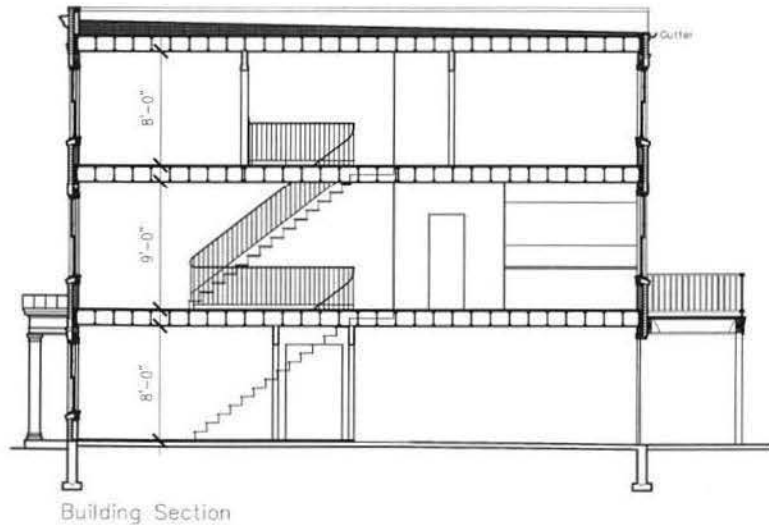
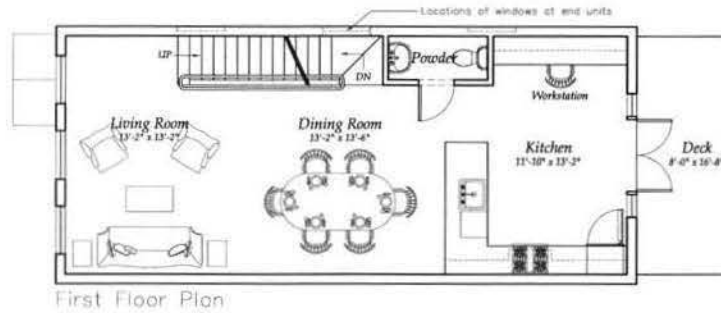
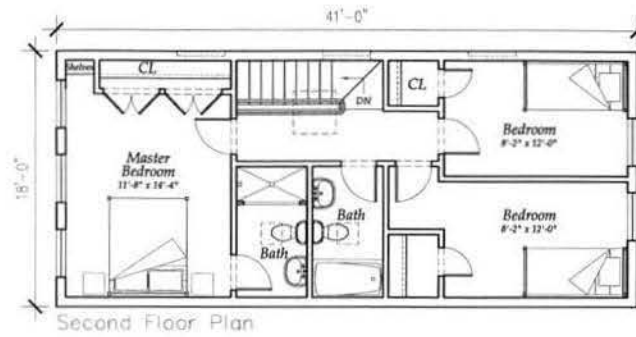
Scale: 1"=100'



# 6000 New Hampshire Avenue

Initial PUD Submission: September 12, 2005

Proposed Utility Plan



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

1st Floor Area: 738 s.f.  
 2nd Floor Area: 738 s.f.  
 3rd Floor Area: 738 s.f.  
 Total Gross Area: 2,214 s.f.

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

# 6000 New Hampshire Avenue

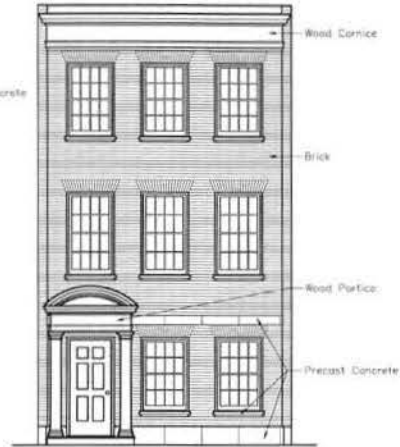
Initial PUD Submission: September 12, 2005

TOWNHOUSE TYPE I

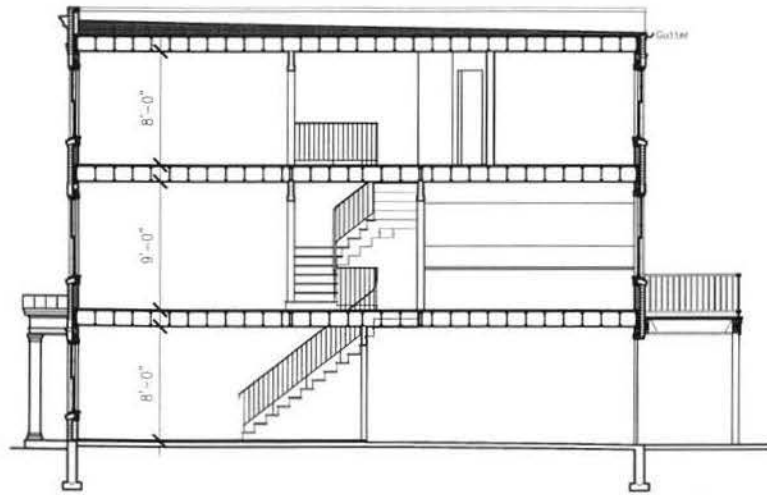
Sheet A01



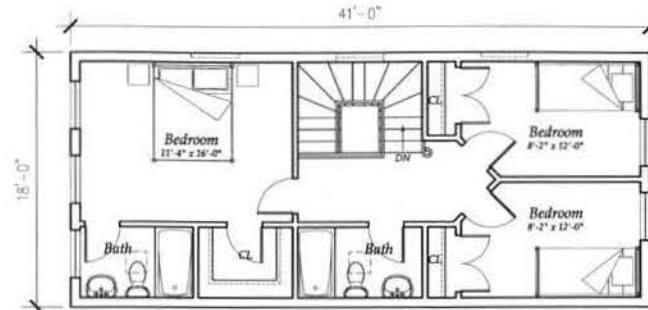
Rear Elevation



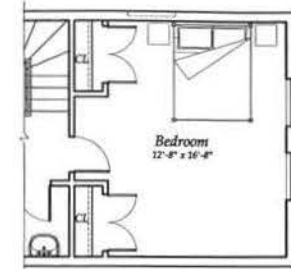
Front Elevation



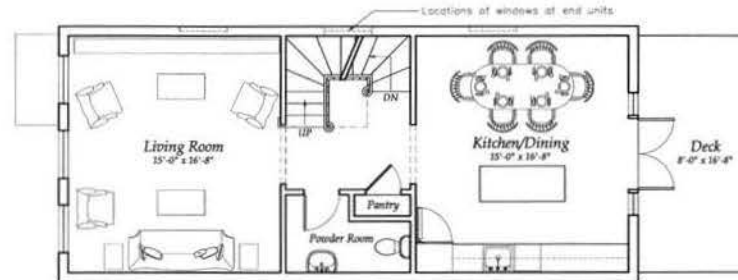
Building Section



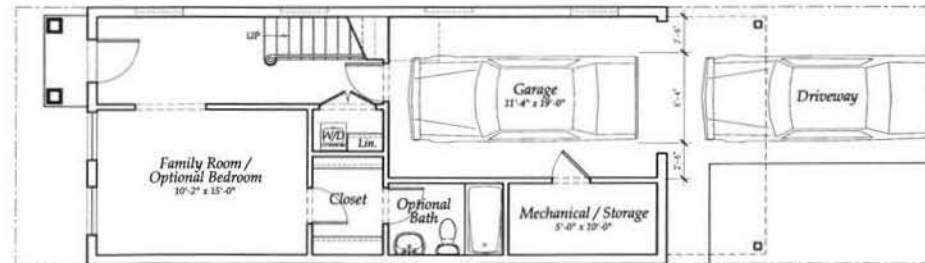
Second Floor Plan



Optional Two Bedroom Layout



First Floor Plan



Lower Level Plan

NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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 2nd Floor Area: 738 s.f.  
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 Total Gross Area: 2,214 s.f.

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

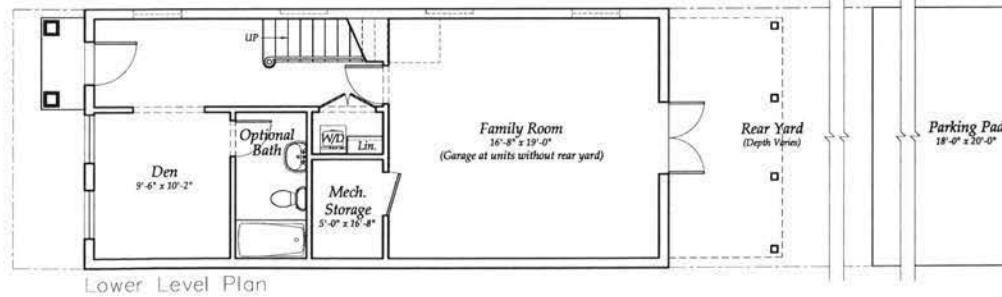
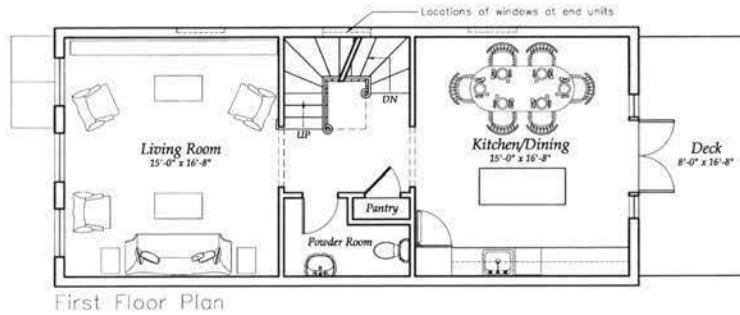
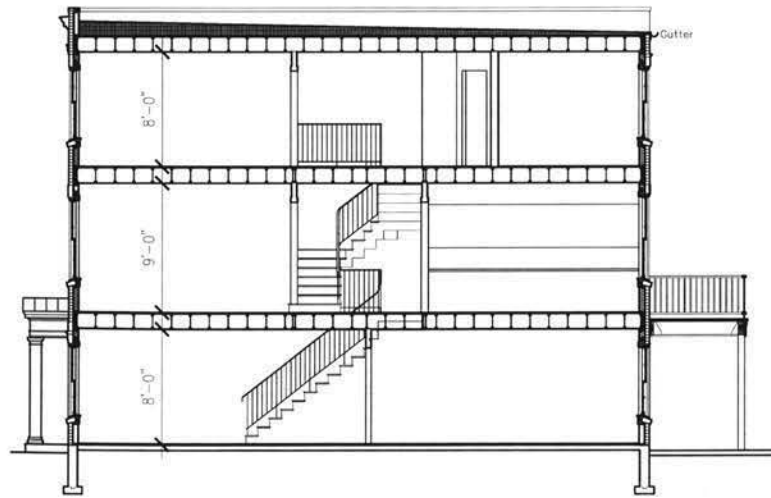
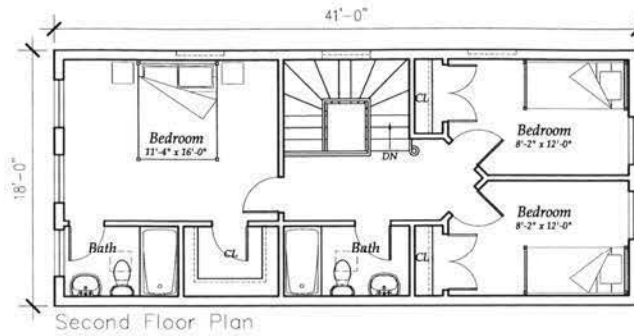
## 6000 New Hampshire Avenue

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TOWNHOUSE TYPE II

Sheet A07





NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

1st Floor: 738 s.f.  
 2nd Floor: 738 s.f.  
 3rd Floor: 738 s.f.  
 Total Gross Area: 2,214 s.f.

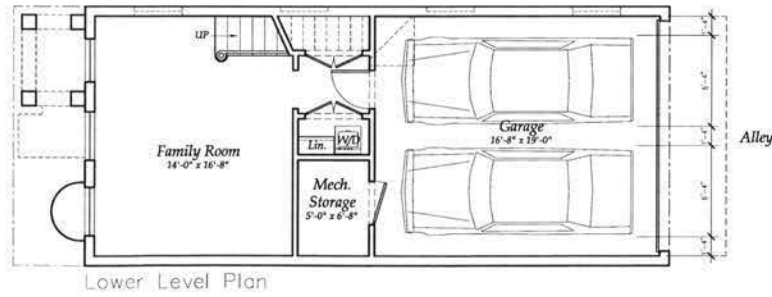
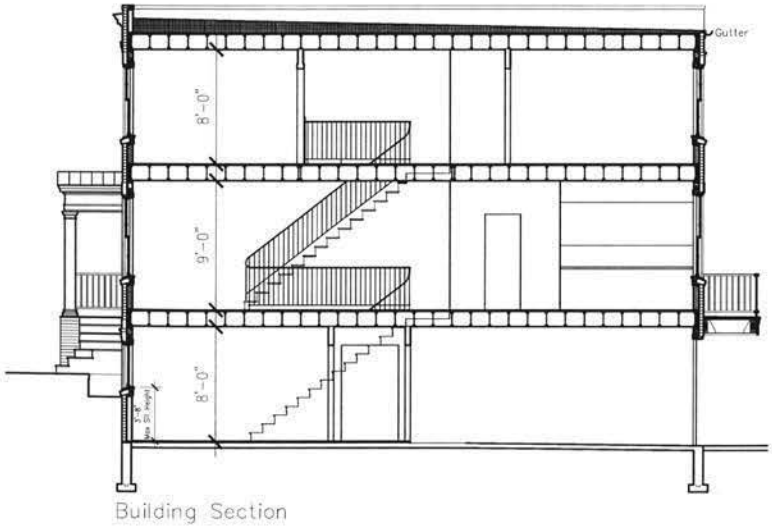
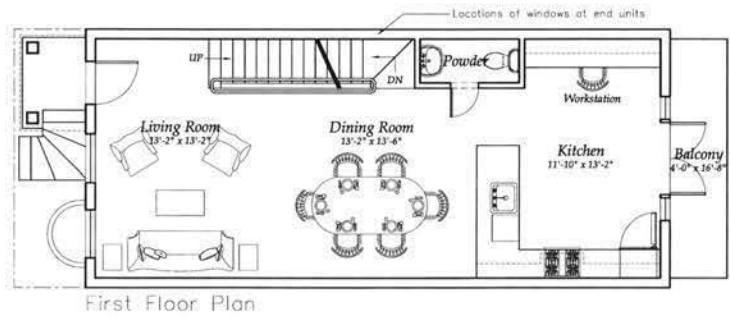
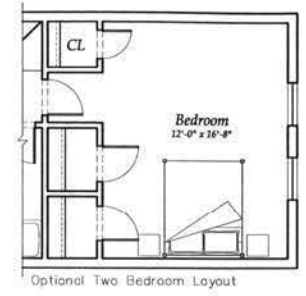
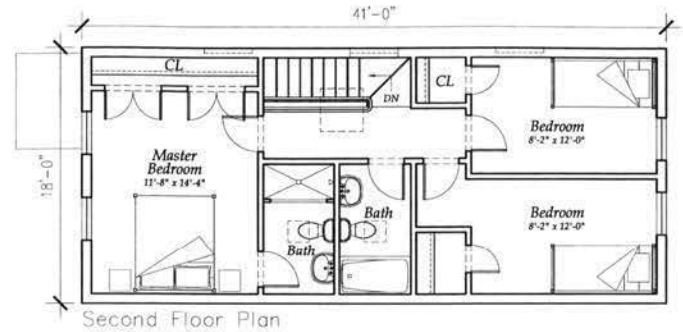
Scale: 1/8" = 1'-0"

# 6000 New Hampshire Avenue

Initial PUD Submission: September 12, 2005

TOWNHOUSE TYPE III

Sheet A03



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

1st Floor: 738 s.f.  
 2nd Floor: 738 s.f.  
 3rd Floor: 738 s.f.  
 Total Gross Area: 2,214 s.f.

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

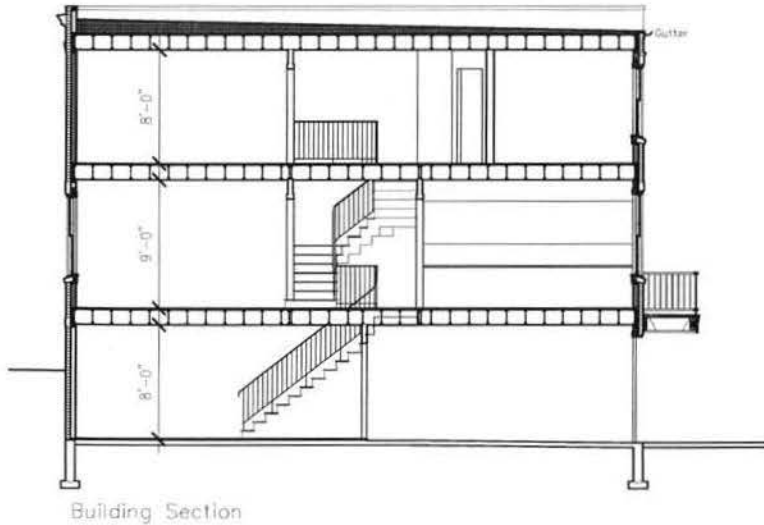
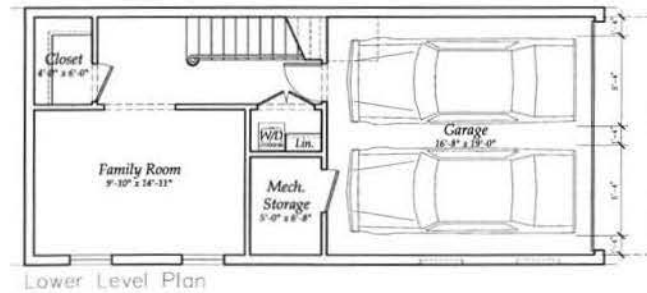
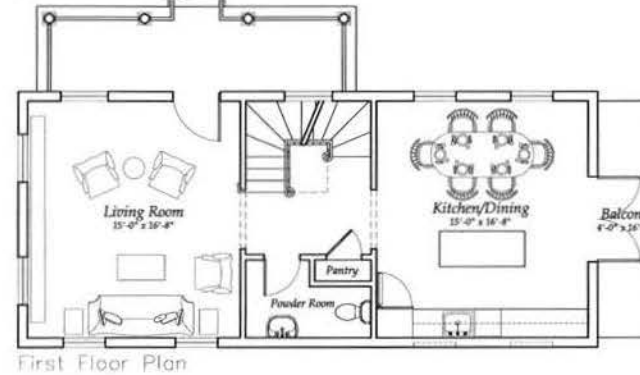
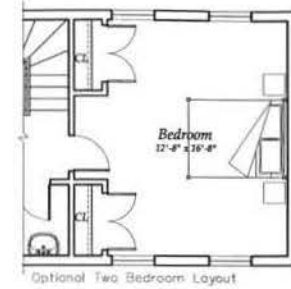
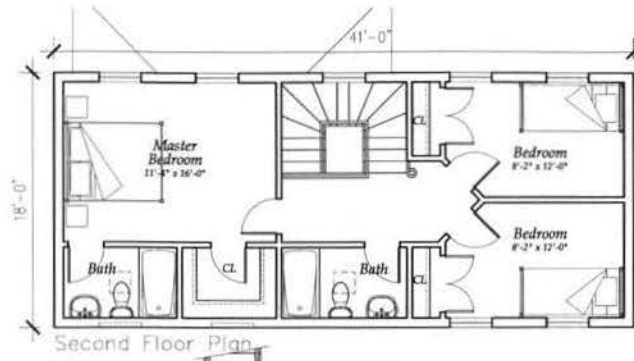
# 6000 New Hampshire Avenue

Initial PUD Submission: September 12, 2005

TOWNHOUSE TYPE IV

Sheet A04

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Alley

1st Floor: 738 s.f.  
 2nd Floor: 738 s.f.  
 3rd Floor: 738 s.f.  
 Total Gross Area: 2,214 s.f.

NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



Side Elevation

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

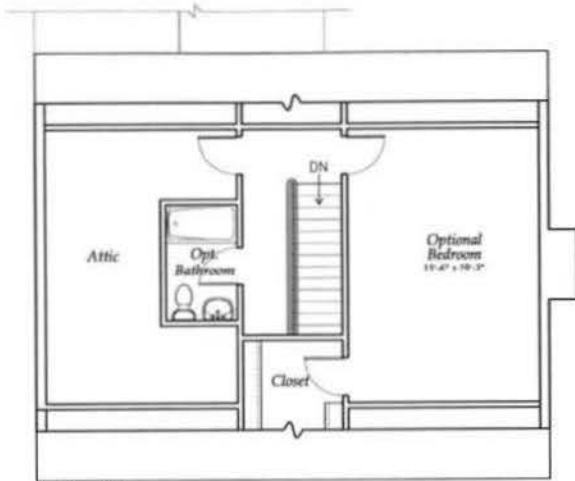
6000 New Hampshire Avenue

TYPICAL TOWNHOUSE END UNIT SIDE ELEVATION

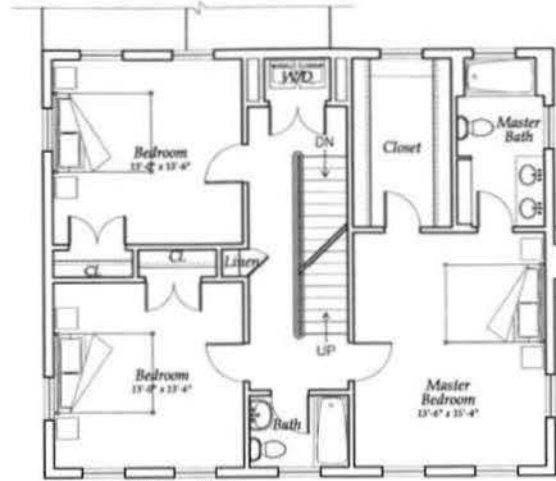
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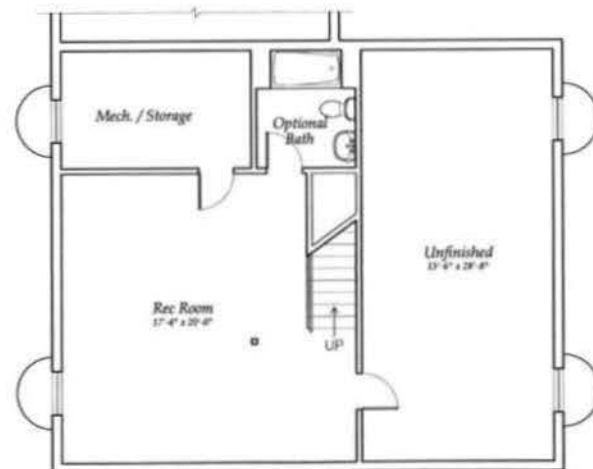
Sheet A06



Attic Plan

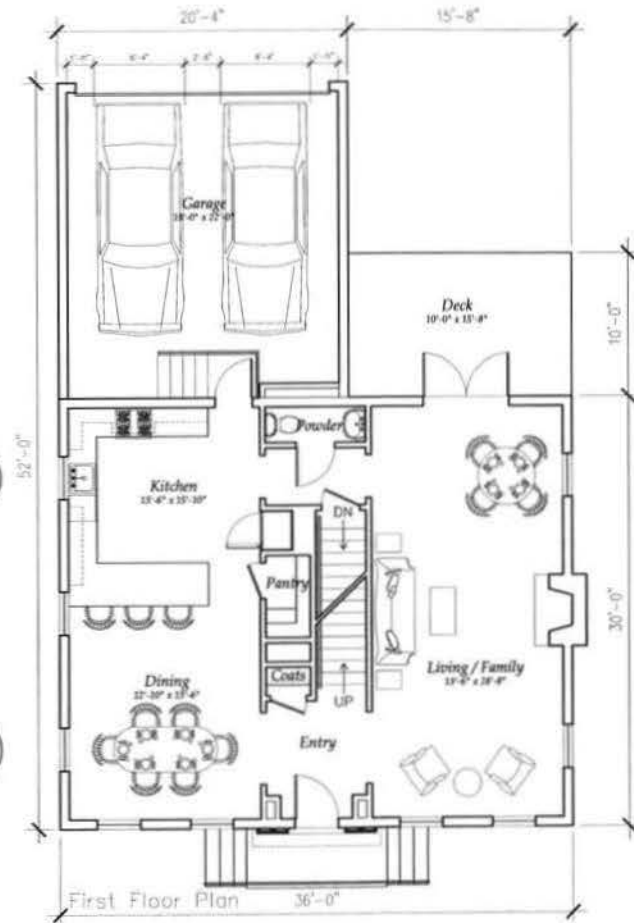


Second Floor Plan



Lower Level Plan

1st Floor Area: 1,537 s.f.  
 2nd Floor Area: 1,080 s.f.  
 3rd Floor Area: 967 s.f.  
 Total Gross Area: 3,274 s.f.



First Floor Plan

NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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

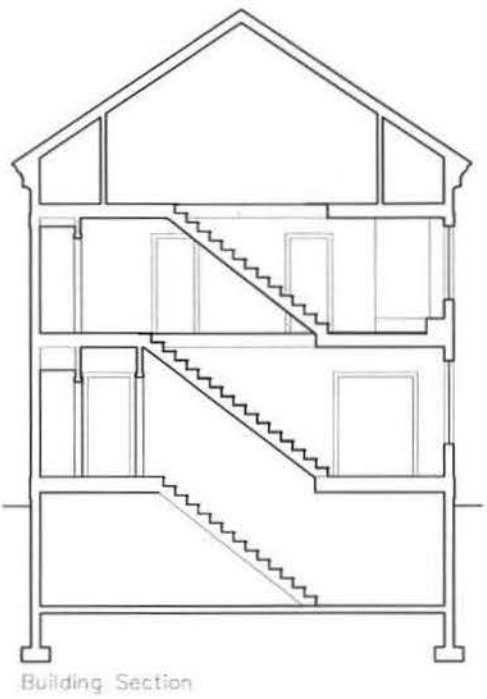
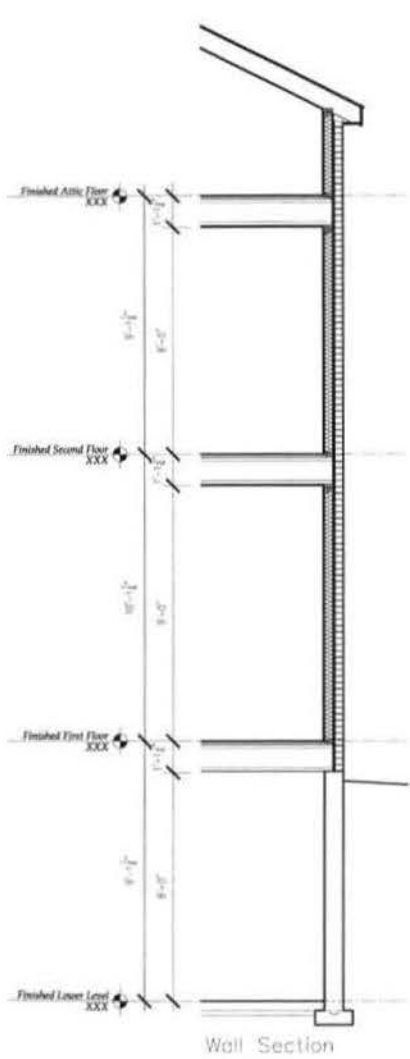
6000 New Hampshire Avenue

SINGLE FAMILY HOUSE TYPE I - PLANS

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Initial PUD Submission: September 12, 2005

Sheet A07



NOTE: THE WALL SECTION SHOWN IS SCHEMATIC. CHANGES TO THE WALL SECTION, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



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

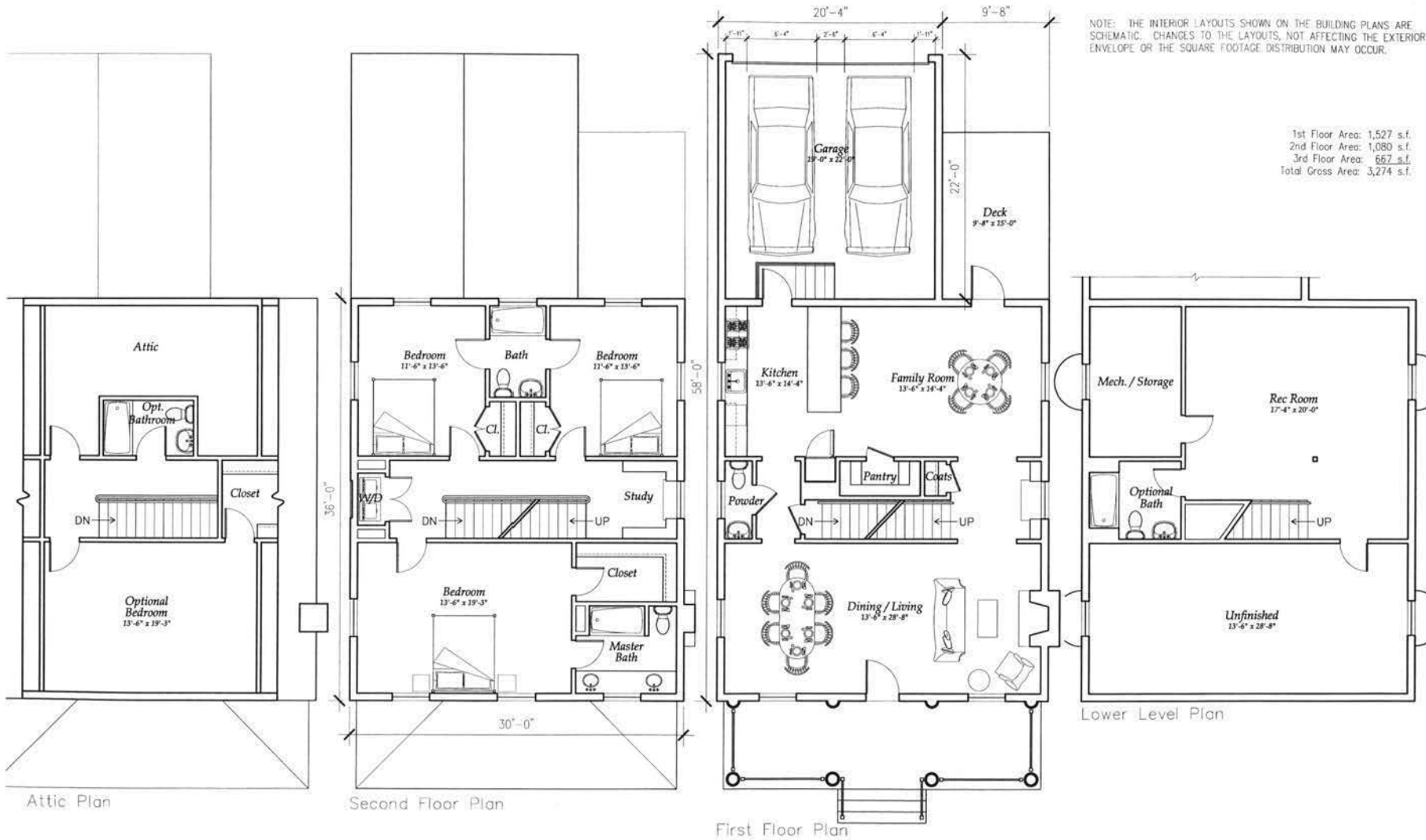
# 6000 New Hampshire Avenue

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SINGLE FAMILY HOUSE TYPE I - ELEVATIONS

Sheet A08

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

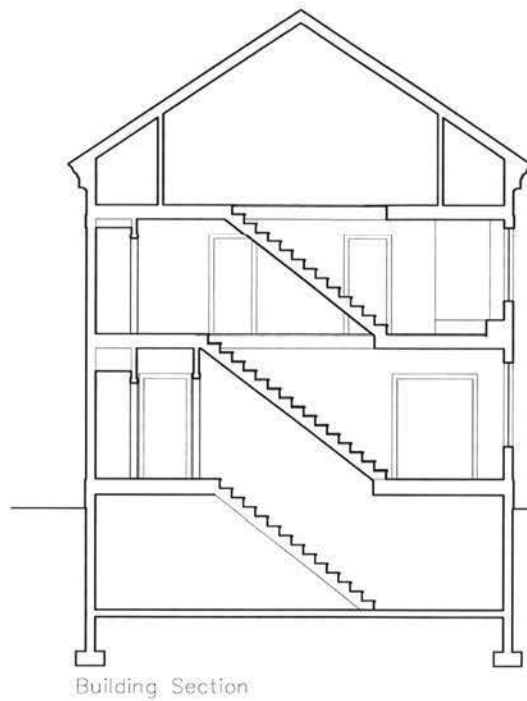
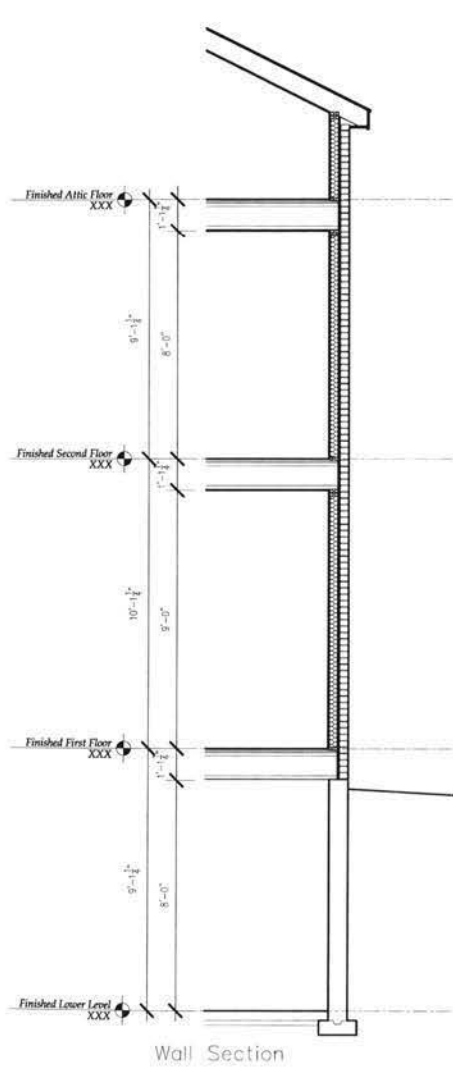
# 6000 New Hampshire Avenue

SINGLE FAMILY HOUSE TYPE II - PLANS

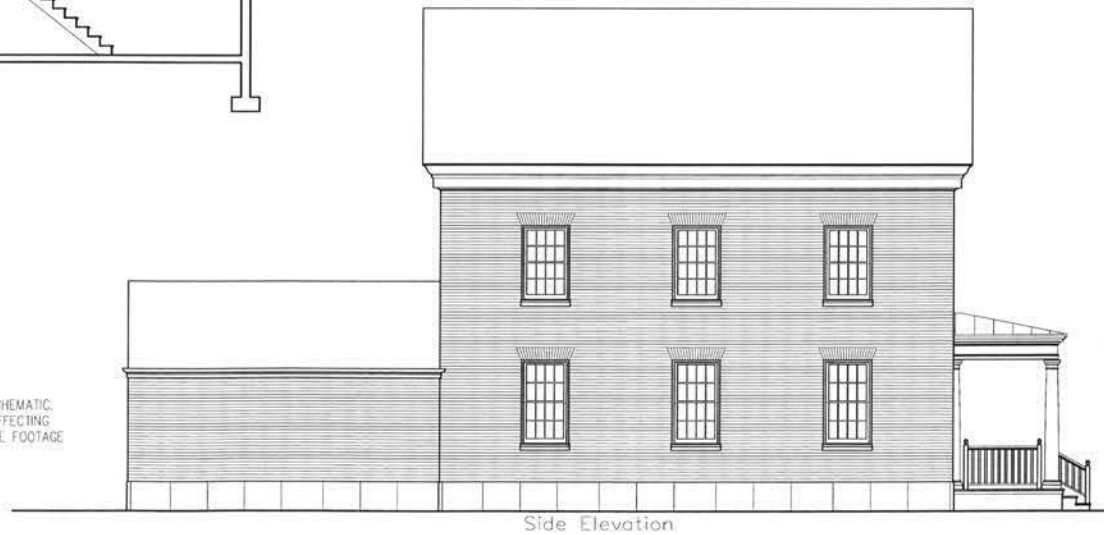
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Initial PUD Submission: September 12, 2005

Sheet A09



NOTE: THE WALL SECTION SHOWN IS SCHEMATIC. CHANGES TO THE WALL SECTION, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



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

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6000 New Hampshire Avenue

Initial PUD Submission: September 12, 2005

SINGLE FAMILY HOUSE TYPE II - ELEVATIONS

Sheet A10





Section at 1st Street NE



Partial Section at Rittenhouse Place

Scale: 1" = 10'

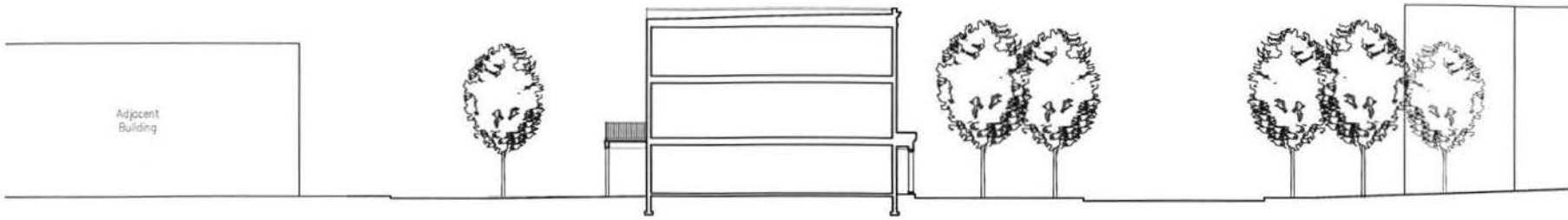
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# 6000 New Hampshire Avenue

Initial PUD Submission: September 12, 2005

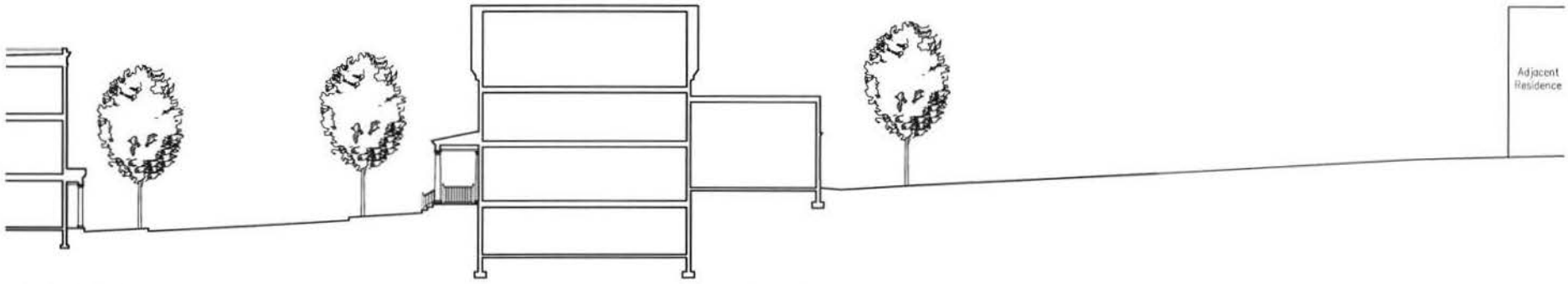
SITE SECTIONS

Sheet A11



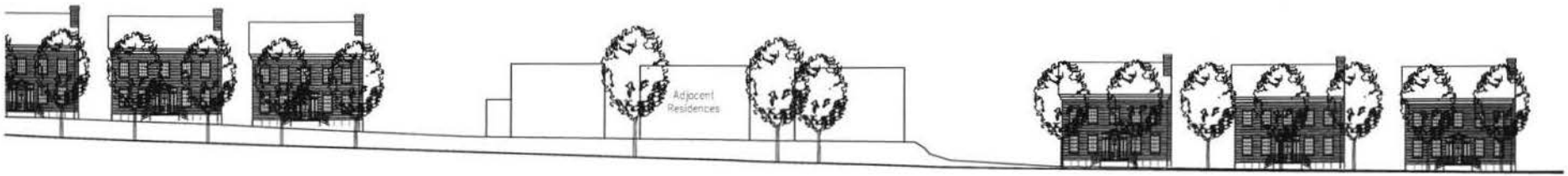
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Section A-A



Scale: 1" = 16'

Section B-B



Section C-C

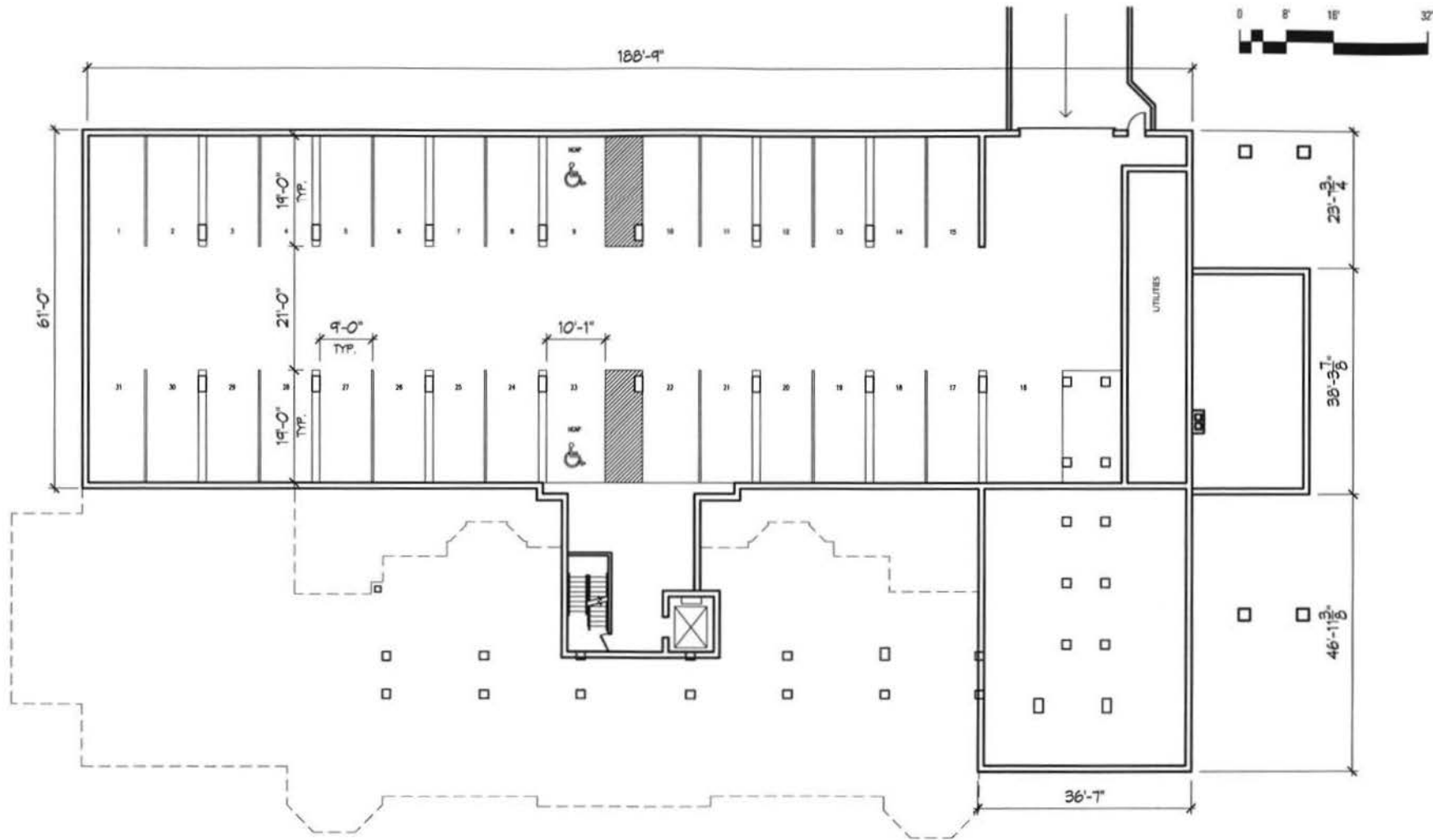
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# 6000 New Hampshire Avenue

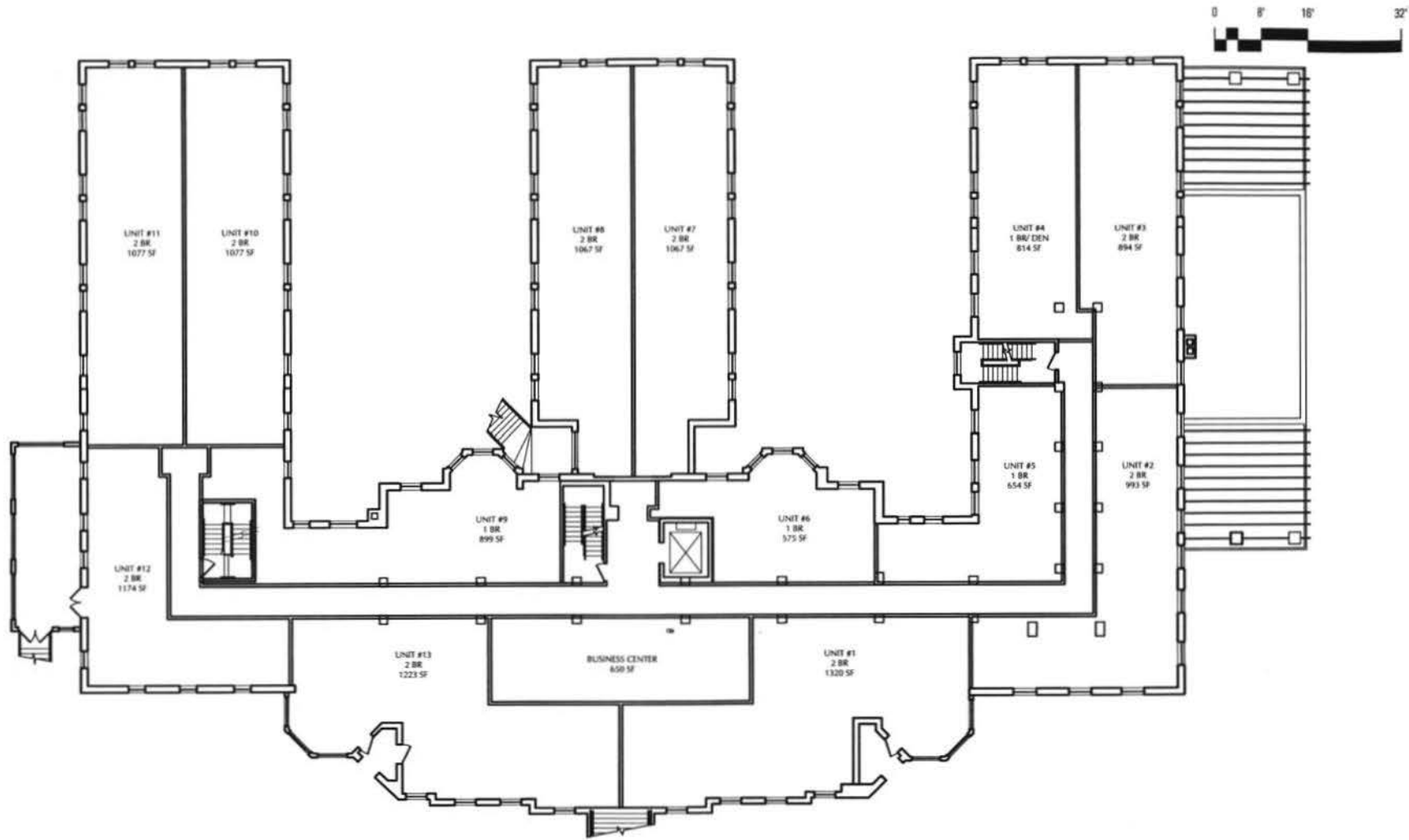
Initial PUD Submission: September 12, 2005

SITE SECTIONS

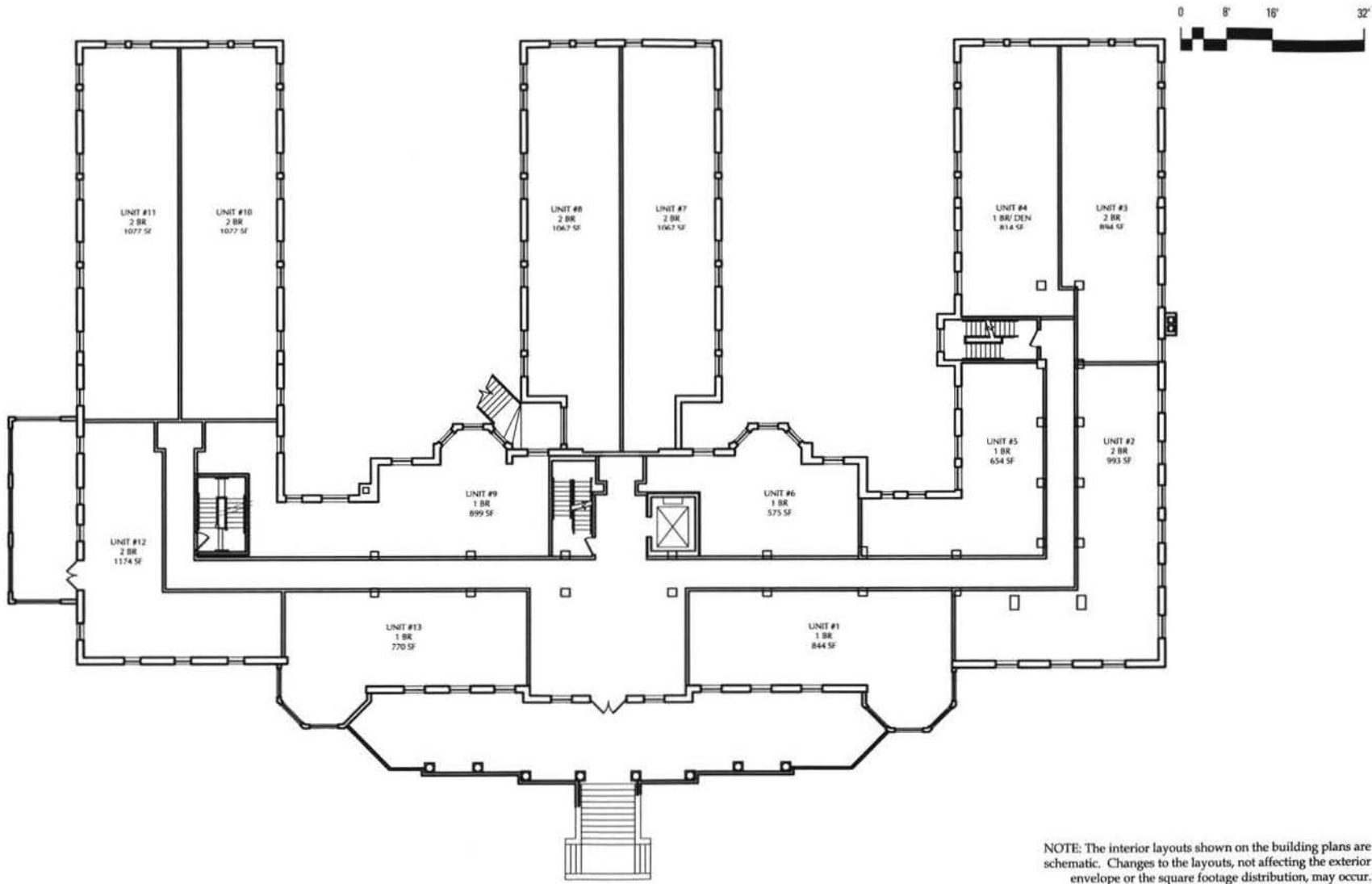
Sheet A12



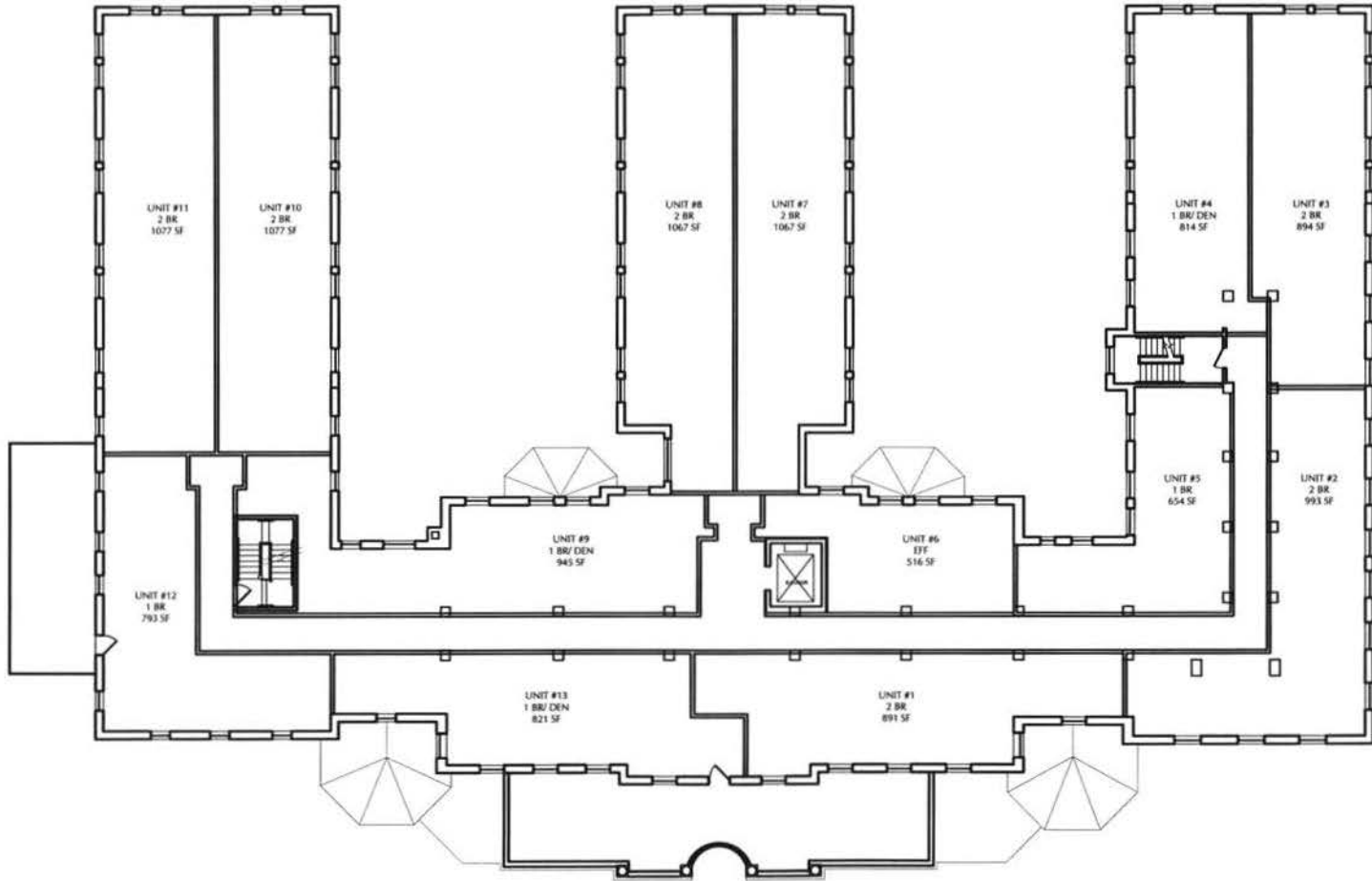
NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



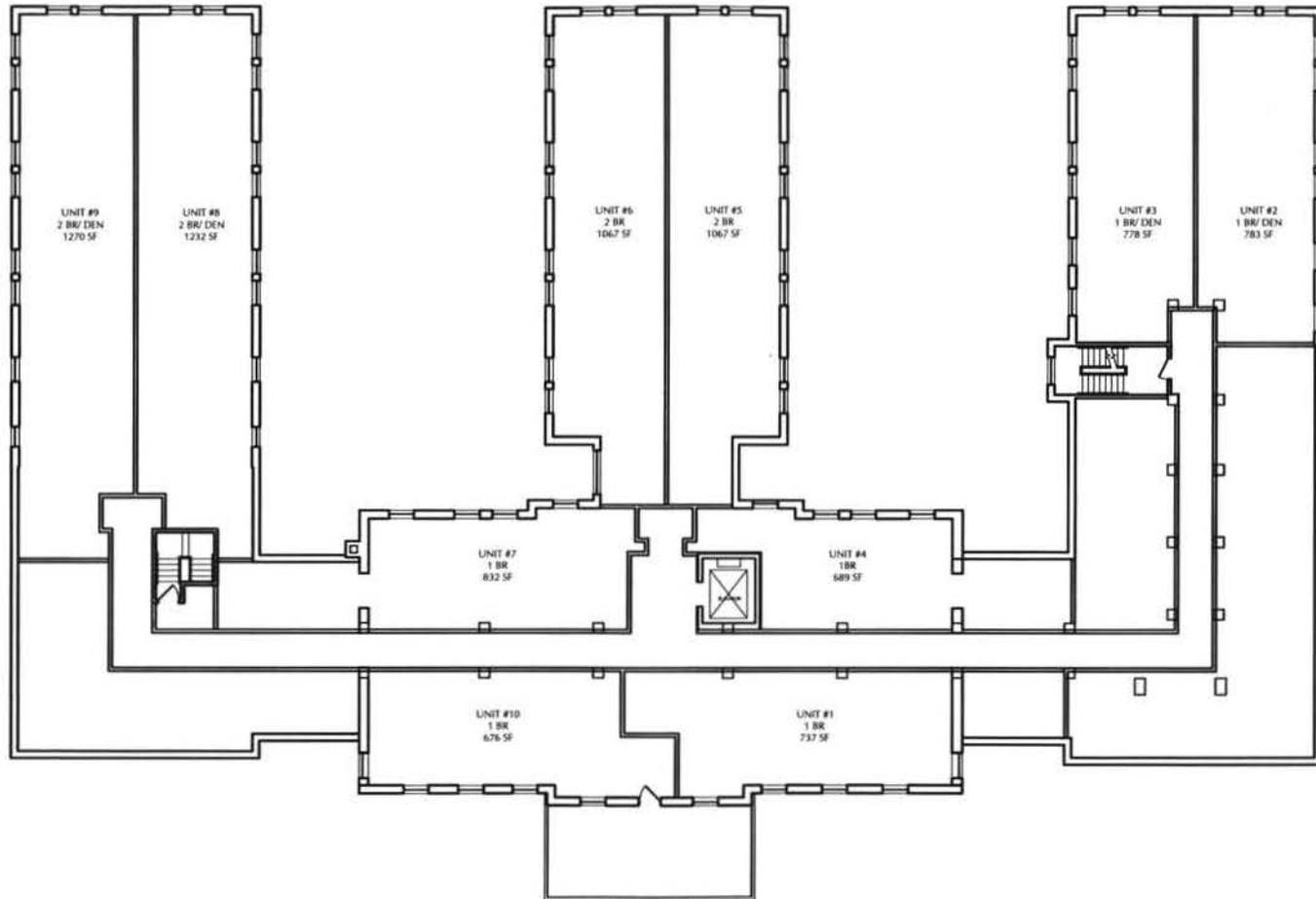
NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



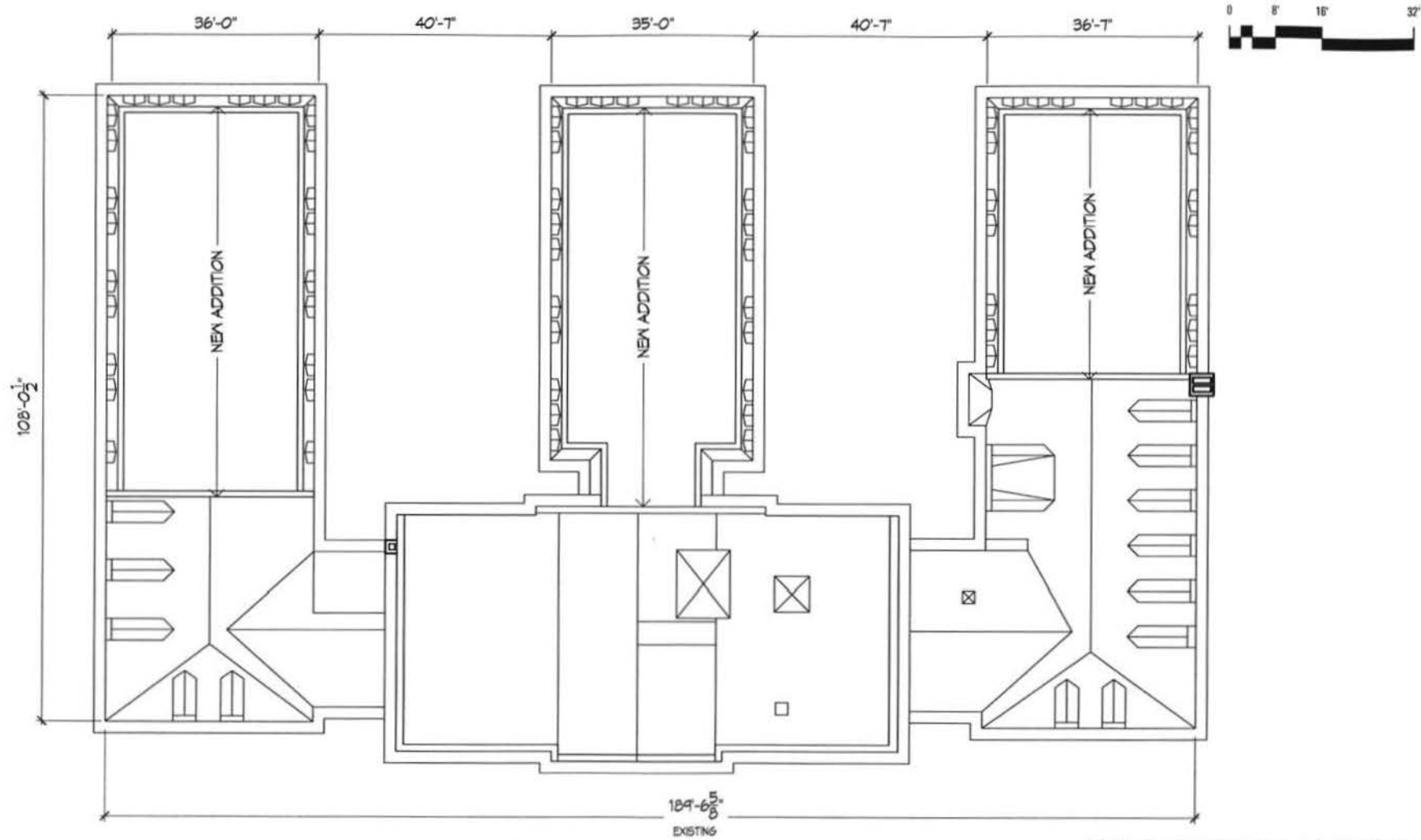
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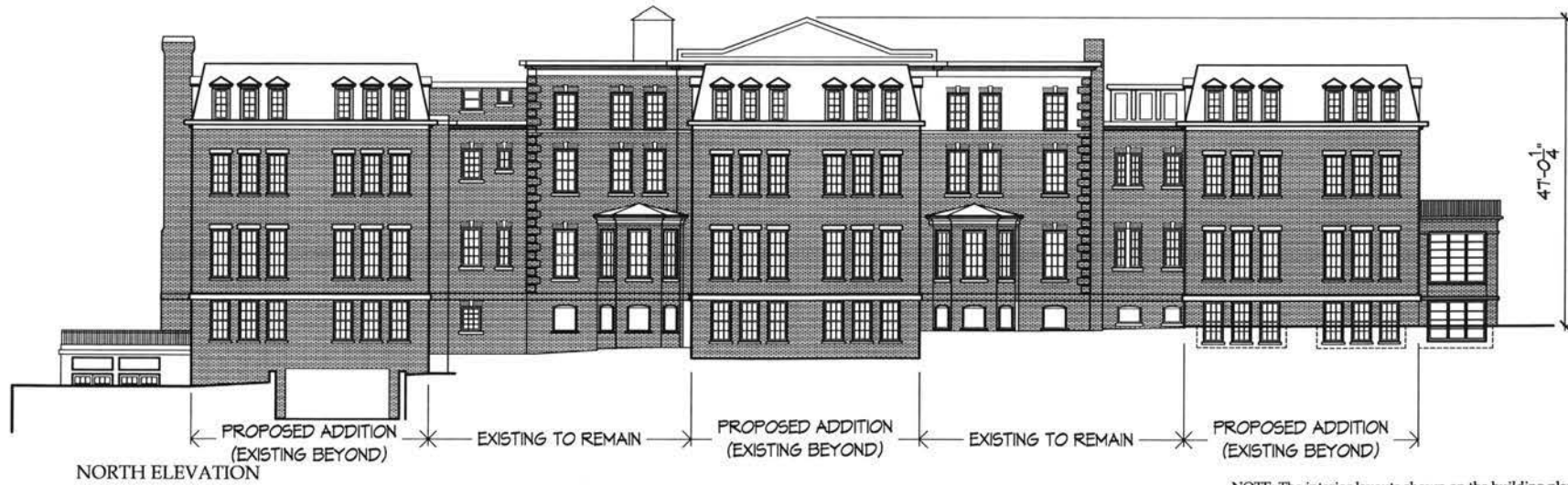
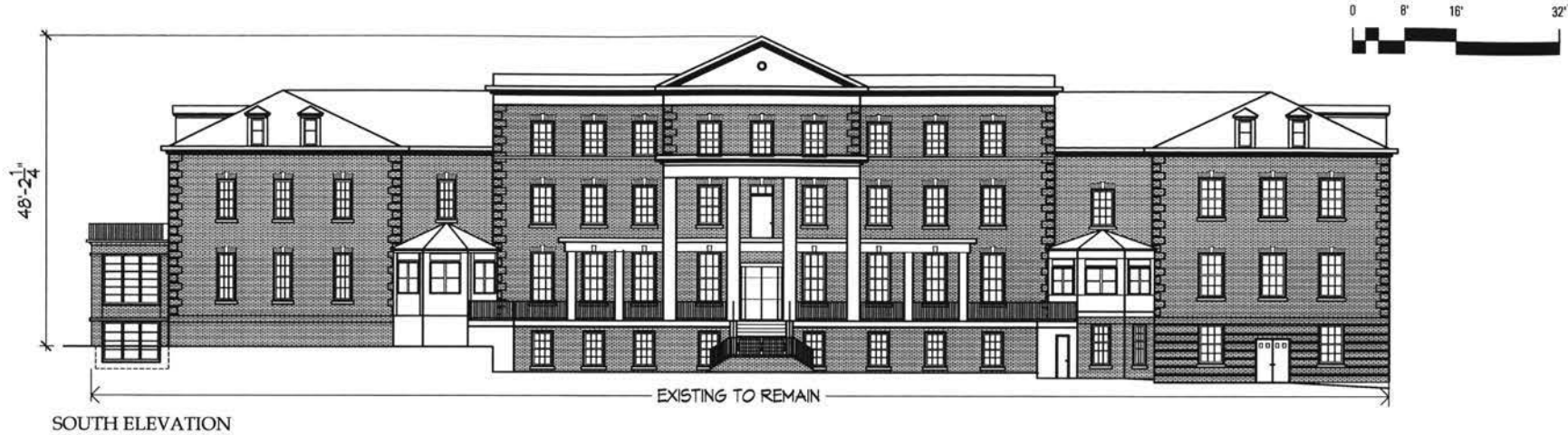


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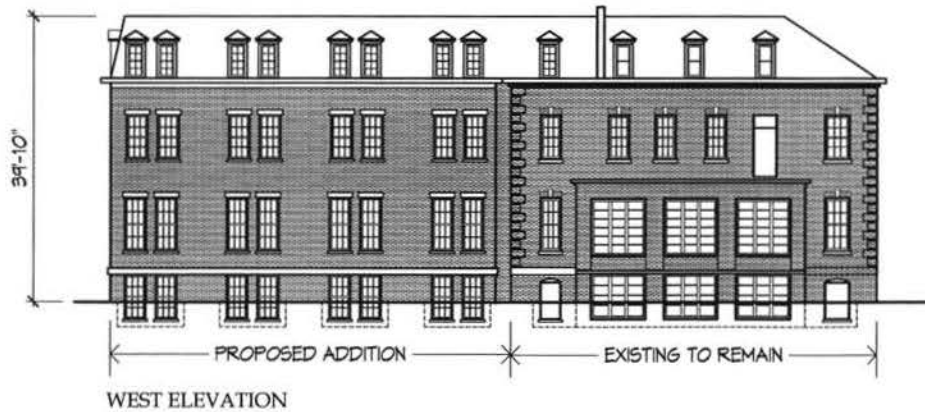
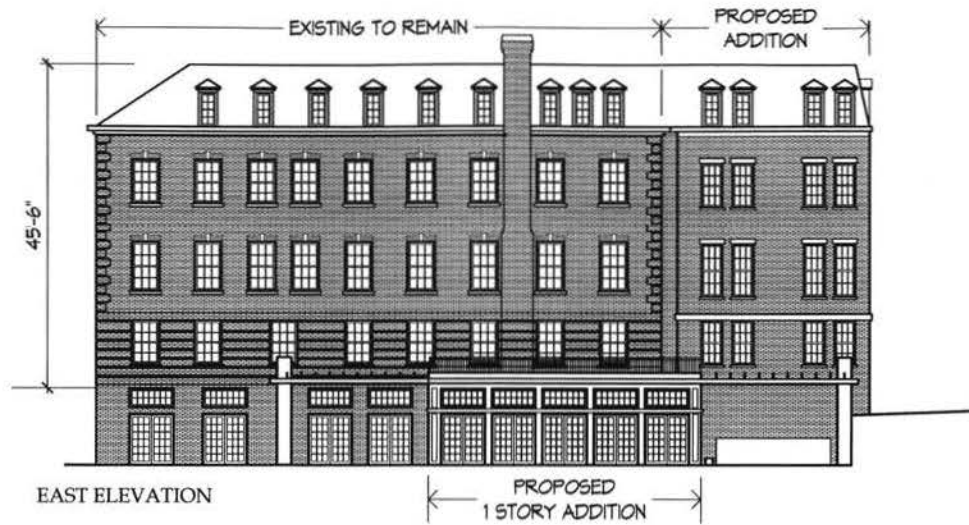


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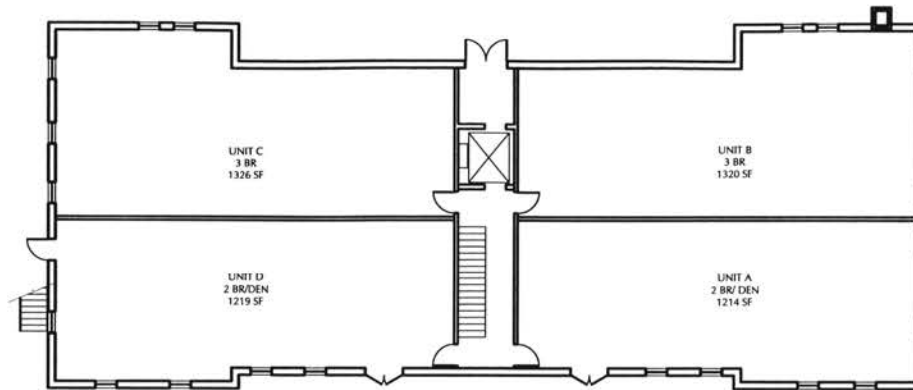




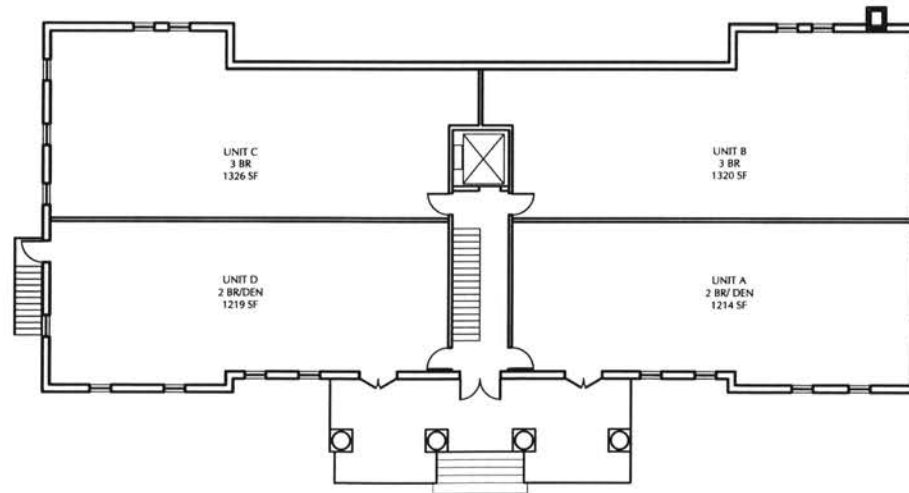
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BASEMENT FLOOR PLAN

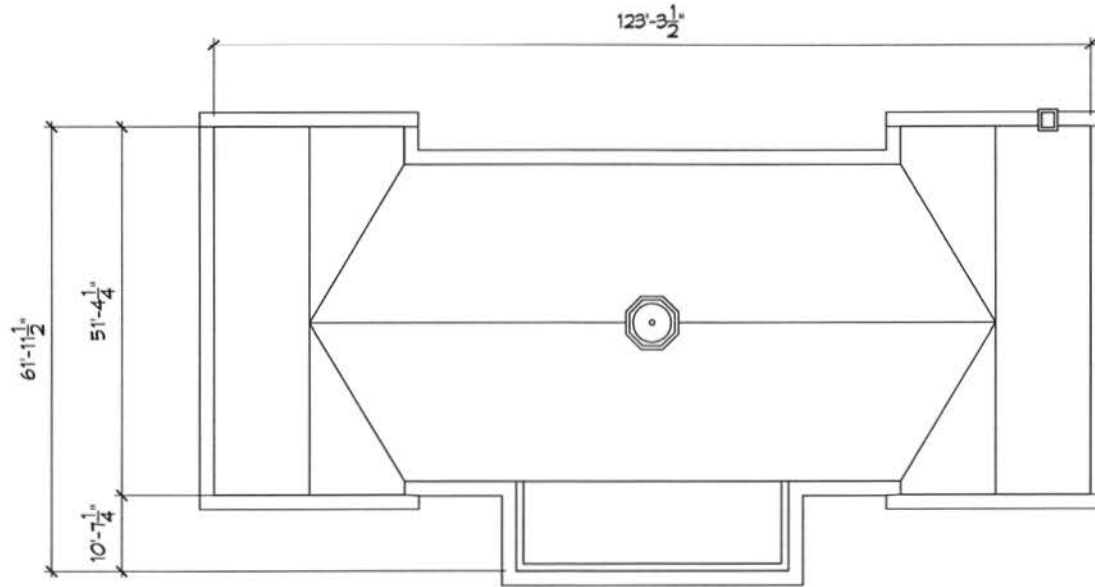


FIRST AND TYPICAL FLOOR PLANS

(EXISTING TO REMAIN)

6000 New Hampshire Avenue

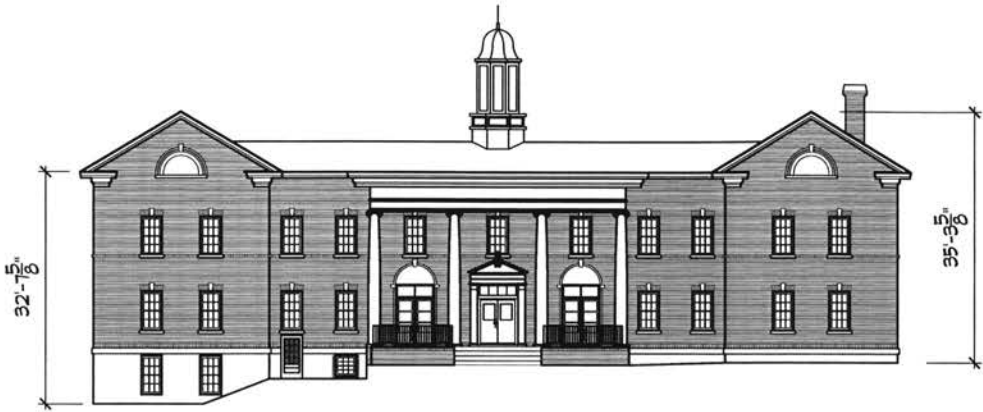
NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



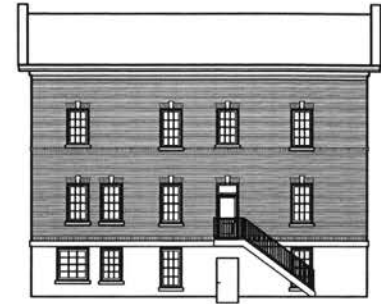
ROOF PLAN

(EXISTING TO REMAIN)

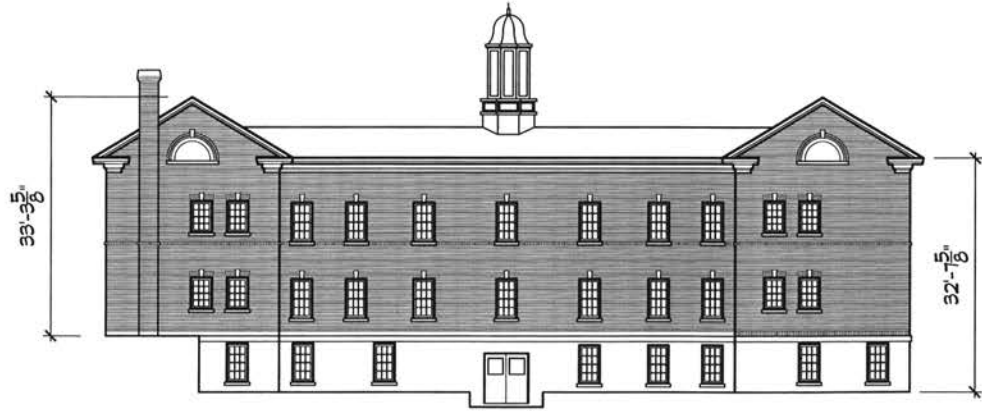
NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



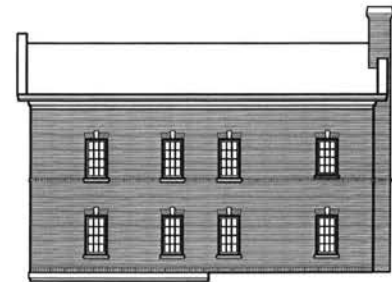
FRONT- EAST ELEVATION



SOUTH ELEVATION



REAR - WEST ELEVATION



NORTH ELEVATION

(ALL EXISTING TO REMAIN)

NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.