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ARNOLD & PORTER LLP

2006 APR 13 PM 1:12

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Not Engaged in the Practice of Law

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555 Twelfth Street, NW
Washington, DC 20004-1206

April 13, 2006

Geoffrey Griffis, Chair
D.C. Board of Zoning Adjustment
441 4th Street, N.W
Suite 210
Washington, D C 20001

RE Zoning Commission Case No 06-09
Pre-Hearing Submission – Howard University
Interim Use

Dear Mr. Chairman and Members of the Board

Submitted herewith are 20 copies of the Applicant's Pre-Hearing Submission in
the above-referenced case

Sincerely,
ARNOLD & PORTER LLP



Cynthia A. Giordano



Nathan W. Gross, AICP

Enclosures

ZONING COMMISSION
District of Columbia

CASE NO. 06-09

EXHIBIT NO. 18

ZONING COMMISSION CASE NO. 06-09
PRE-HEARING STATEMENT BY HOWARD UNIVERSITY
FOR REVIEW AND APPROVAL OF A SPECIAL EXCEPTION
FOR
A PARKING LOT AS AN INTERIM, OFF-CAMPUS USE
April 13, 2006

I. Introduction

This Pre-Hearing Statement by the President and Directors of Howard University (the “University”) requests special exception approval under 11 DCMR §§ 3104.1 and 210 of the Zoning Regulations to allow the use of land in Square 2872, Lots 266-271, 803, 820, 822, 823 and 824 (the “Property”) for interim university use. Square 2872 is a triangular-shaped square bound by Florida Avenue on the west and south, Barry Place on the north, and Sherman Avenue on the east, all N.W.

Subsection 210.5 of the college or university use provisions allows an interim use “within a reasonable distance of the college or university campus, and subject to compliance with criteria in § 210.2 . . .” The proposed use is a parking lot for University use on a site that is just outside the campus plan boundaries, which end at Sherman Avenue along the east side of the Property. As to the long-term use of the site, the University is to update its campus plan by 2008, and will make a decision in that context. The permanent use is likely to be academic -- instructional, residential or support services.

II. The Property and the Vicinity

The Property proposed for parking lot use consists of an assemblage of 9,954 square feet of land area. The site constitutes the great majority of the property in Square 2872, specifically the lots enumerated above. The principal exception is an existing multi-unit and partly vacant

townhouse structure with a ground floor convenience store, which is sited at the southern point of this triangular block. The parking lot site is essentially triangular in shape, is vacant and ready to be improved for parking lot use. Part of the site has been used for parking by the University in recent years.¹

The immediate land use context is dominated by several large buildings and sites. To the east of the site, across Sherman Avenue, are two large, high-rise apartment houses, developed and owned by the University and occupied by students and faculty. To the north, across Barry Place, is a large, high-rise apartment house. To the west of this apartment house, across 11th Street is the large campus of Cardozo High School. Directly to the west of the Property (across 10th Street) is the Howard University Service Center, a large, brick industrial type of structure. To the southeast, along the east frontage of Florida Avenue, is underutilized land that will be developed with University uses in the future.

Due south of the subject property are squares predominantly improved with townhouses, conversions and scattered, small nonconforming commercial uses. Infill construction of mid-rise apartment buildings is also occurring on vacant lots in this vicinity.²

As depicted on the "Zoning Map," the Property is within an R-5-B District that encompasses 10 or 12 city blocks to the north and west. The two large apartment houses to the east of Sherman Avenue are zoned R-5-E, and CR zoning extends to the south of these in the area formerly zoned light industrial. To the south, beyond the R-5-B zoning, is an area zoned C-2-B/Arts.

¹ See the photographs of the subject property in *Exhibit A*

² See the "Site Location and Neighborhood Context Map" in *Exhibit B* and the "Zoning Map" in *Exhibit C*

III. The Proposed Parking Lot

As depicted in the plans in *Exhibit D*, the proposed parking lot will have 23 spaces and will have access from Florida Avenue. The site is currently vacant. The parking lot will be surrounded by a metal fence with brick piers. The plans include new landscaped areas oriented to the corners of the site at Sherman Avenue and Barry Place and at Florida Avenue and Barry Place. The surface will be bituminous concrete, with yellow striping and concrete wheel stops.

The lot will primarily serve faculty members and potentially some students, who will be able to park and walk two or three blocks to the east to buildings on the Main Campus of Howard University. Parking will be monitored frequently by campus parking personnel who travel from parking lot to parking lot ticketing cars that do not have permits to park on the lots. The lot is too small to house a kiosk for a parking attendant like the two lots on Georgia Avenue or those at the front and rear of the hospital. The lot will be open from 7:30 a.m. to 5:30 p.m.

IV. Compliance with Zoning Criteria

The Property is zoned R-5-B, a moderate-density apartment house zone that permits matter-of-right development of general residential uses including single-family dwellings, flats and apartments to a maximum density of 1.8 FAR and a maximum height of 50 feet. Various uses are also allowed as special exceptions, including college or university use.

Section 210 of the R-1 District provisions allows college or university use as a special exception, and this authority carries over to the R-2 through R-5 zone districts. Directly applicable to this Application are §§ 210.5 and 210.2, which provide

210.5 Within a reasonable distance of the college or university campus, and subject to compliance with §§ 210.2 and 310.4, the [Zoning] Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.

210 2 The college or university use shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions

Finally, § 3104 is the authorizing provision for Board of Zoning Adjustment (“BZA”) approval of special exceptions generically. The requirements therein govern all special exceptions. Sub-section 3104.1 states as follows:

3104.1 The Board is authorized under § 8 of the Zoning Act . . . to grant special exceptions, as provided in this title, where, in the judgment of the Board, the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property , subject in each case to the special conditions specified in this title

The proposed University parking lot is evaluated below in terms of the zoning standards cited above. This Statement also addresses the standards for construction of parking lots as set forth in § 2303 of the Zoning Regulations.

The proposed parking lot will not become objectionable to adjoining or nearby property for the following reasons:

- Vehicular entry to and egress from the parking lot will be from Florida Avenue, an arterial street.
- The apartment buildings to the north and east, and nearby row dwellings, are across city streets and have ample separation from the parking use so as to avoid any adverse traffic or noise effects.
- The parking lot will only be open in daytime hours, from 7:30 a.m. to 5:30 p.m., so that residential neighbors will not be affected at all by headlights in the evening hours.
- The accessory parking will be surrounded by an attractive fence to provide visual screening for the public and from nearby land and building uses.
- The parking spaces will serve only faculty, staff and perhaps some students of Howard University, which is located immediately to the east of the proposed parking lot. Most of these persons will tend to park and stay a number of hours at the University, thus resulting in only moderate amounts of in-and-out vehicular traffic.
- The immediate proximity to the University makes for an efficient land use pattern, in that the users can walk to the campus. This is in keeping with the general purpose and intent

of the Zoning Regulations in allowing an interim college or university use near a campus as a special exception. In-and-out traffic from the parking lot will generally be less than that created by a building on the same property

- At 23 spaces, the parking lot is not large, and will accordingly create only a moderate amount of traffic. All in all, the lot will not create any noticeable traffic safety or traffic noise effects.

V. Compliance with the Zoning Regulations in 11 DCMR § 2303 – Parking Lots

The Applicant also offers the following comments on the criteria in § 2303 regarding parking lots.

2303.1 A parking lot in any district shall conform to the following special provisions

(a) All areas devoted to driveways, access lanes, and parking areas shall be paved and maintained with bituminous concrete or brick materials, or a combination of these materials or other materials or other material approved by the District of Columbia Department of Public Works as structurally equivalent or better, which form an all-weather impervious surface, and which is a minimum of four inches (4 in) in thickness

Comment. Complies. The plans provide for a bituminous concrete surface

(b) The parking lot shall be designed so that no vehicle or any part of a vehicle projects over any lot line or building line

Comment. Complies. The parking lot will be surrounded by a new metal fence, and the parking spaces on the property will have concrete wheel stops. See the “Site Plan” on Sheet 10 of the plans attached as *Exhibit D*

(c) No other use shall be conducted from or upon the premises, and no structure other than an attendant’s shelter shall be erected or used upon the premises unless the use or structure is otherwise permitted in the district in which the parking lot is located.

Comment: Complies. Parking will be the sole use of the Property.

(d) No vehicular entrance or exit shall be within forty feet (40 ft) of a street intersection as measured from the intersection of the curb lines extended

Comment: Complies. The entrance driveway is more than 40 feet from either of the two nearest intersections -- Florida Avenue/Sherman Avenue and Florida Avenue/10th Street.

(e) Any lighting used to illuminate a parking lot or its accessory buildings shall be arranged so that all direct rays of the lighting are confined to the surface of the parking lot

Comment. Complies. The lighting has been designed so that all direct rays are confined to the surface of the parking lot

(f) The parking lot shall be kept free of refuse and debris and shall be landscaped Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance Landscaping with trees and shrubs shall cover a minimum of five percent (5%) of the total area of the parking lot, or an area as determined by the Board of Zoning Adjustment for a parking lot otherwise requiring Board approval

Comment: Applicant will fully comply with these maintenance, landscaping and buffering standards. Two rectangular areas of landscaping are proposed, near the corners at Florida Avenue/Barry Place and Sherman Avenue/Barry Place.

VI. Conclusion

As indicated in this statement, the proposed interim university use complies with the specific special exception criteria under § 210. The Applicant respectfully requests that the Zoning Commission approve the application

Sincerely,
ARNOLD & PORTER LLP


Cynthia A. Giordano


Nathan W. Gross, AICP

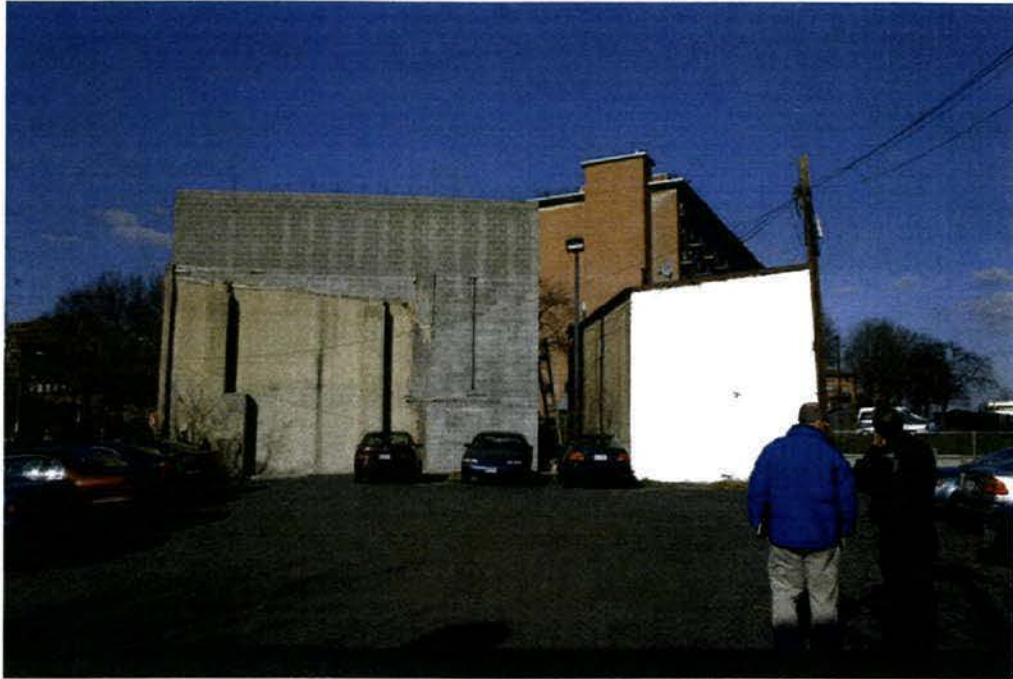
Attachments

Exhibit A: Photographs of the Property

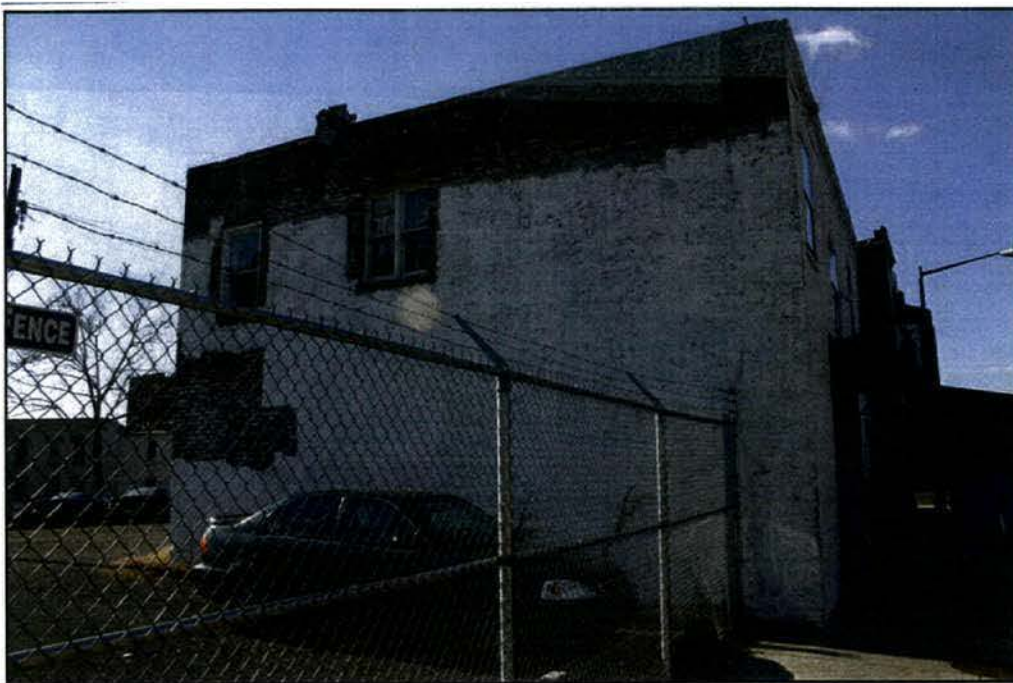


Parking Lot Site, Viewed from Barry Place Towards the Southeast

HOWARD UNIVERSITY
FLORIDA AVENUE N.W.
SITE DEVELOPMENT



View looking North



View looking West

This structure is to be razed for the new parking lot

HOWARD UNIVERSITY
FLORIDA AVENUE N.W.
SITE DEVELOPMENT



Aerial Photo

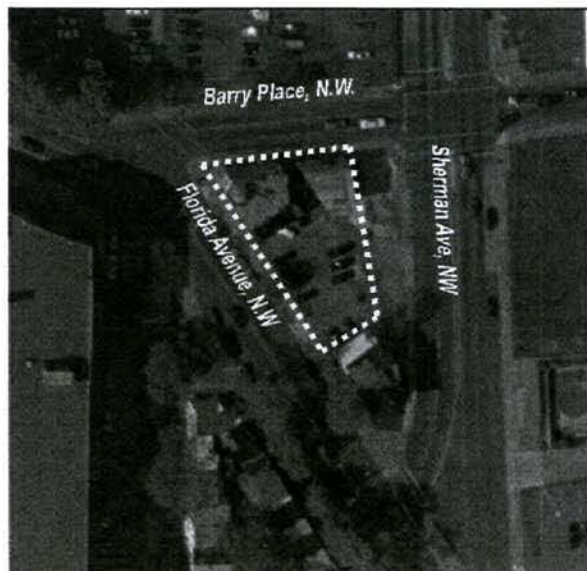
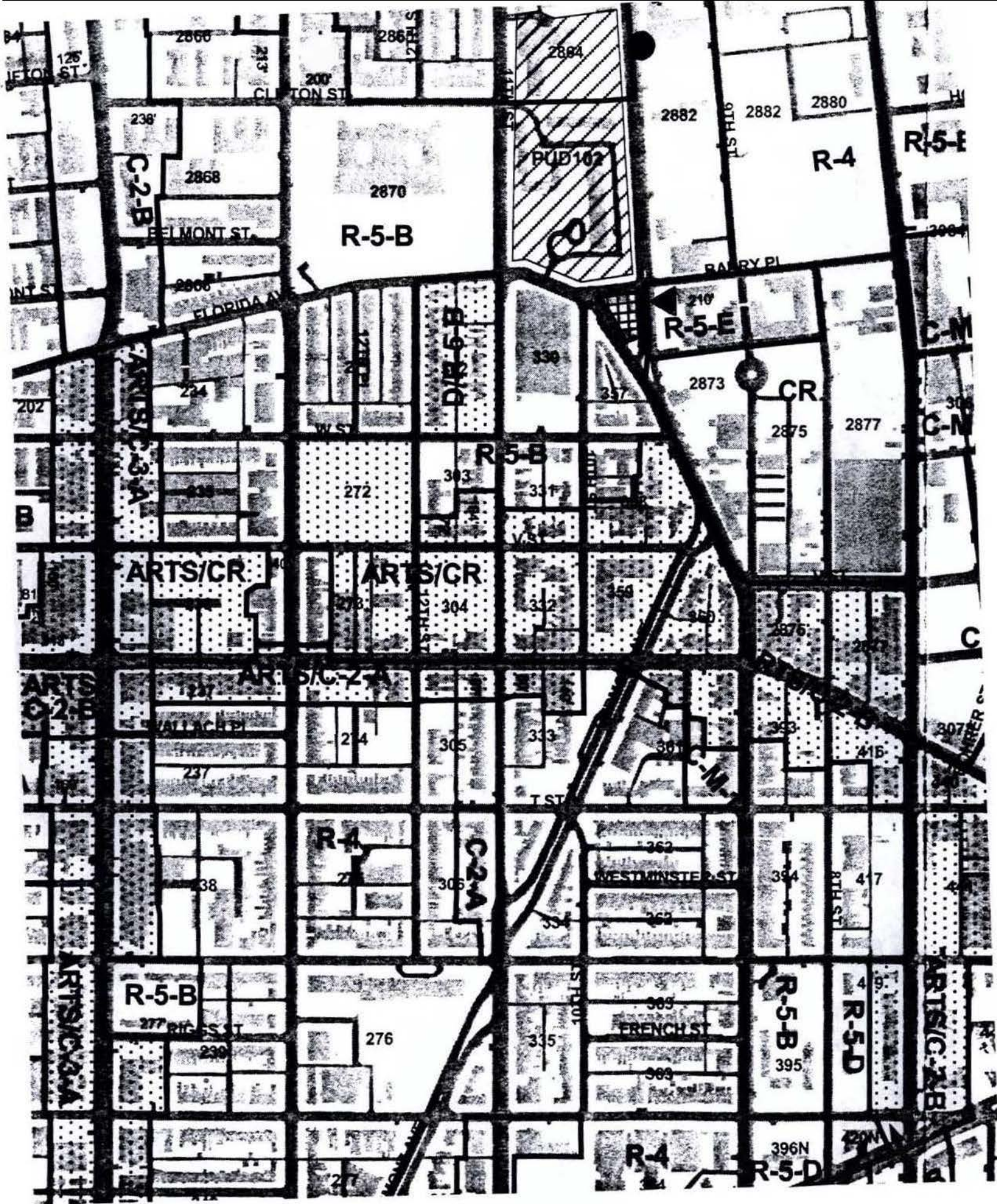


Exhibit B: Site Location and Neighborhood Context Map

Exhibit C: Zoning Map

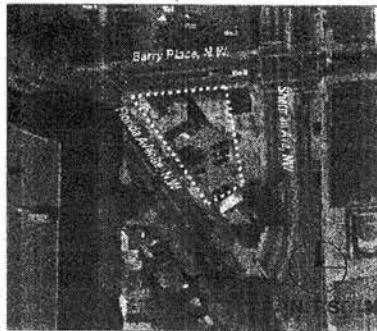


ZONING MAP

Exhibit D: Project Plans

FLORIDA AVENUE, N.W. SITE RENOVATIONS WASHINGTON, D.C.

for:
Howard University
2225 Georgia Avenue, Suite 510
Washington, D.C. 20059



BID SUBMISSION 7 OCTOBER 2005

drawing index:

CIVIL
C1.0 EXISTING CONDITION PLAN
C2.0 DEMOLITION PLAN
C3.0 SITE UTILITY GRADING PLAN
C4.0 PROFILE STORMWATER MANAGEMENT FACILITY
C5.0 SITE DETAILS
C6.0 DRAINAGE DETAILS
C7.0 EROSION AND SEDIMENT CONTROL PLAN
C8.0 EROSION AND SEDIMENT DETAILS
C9.0 EROSION AND SEDIMENT NOTES
ARCHITECTURAL
A1.0 SITE PLAN
A2.0 DETAILS
ELECTRICAL
E1.0 SITE PLAN ELECTRICAL
E2.0 DEMO PLAN ELECTRICAL

prepared by:

ARCHITECT:

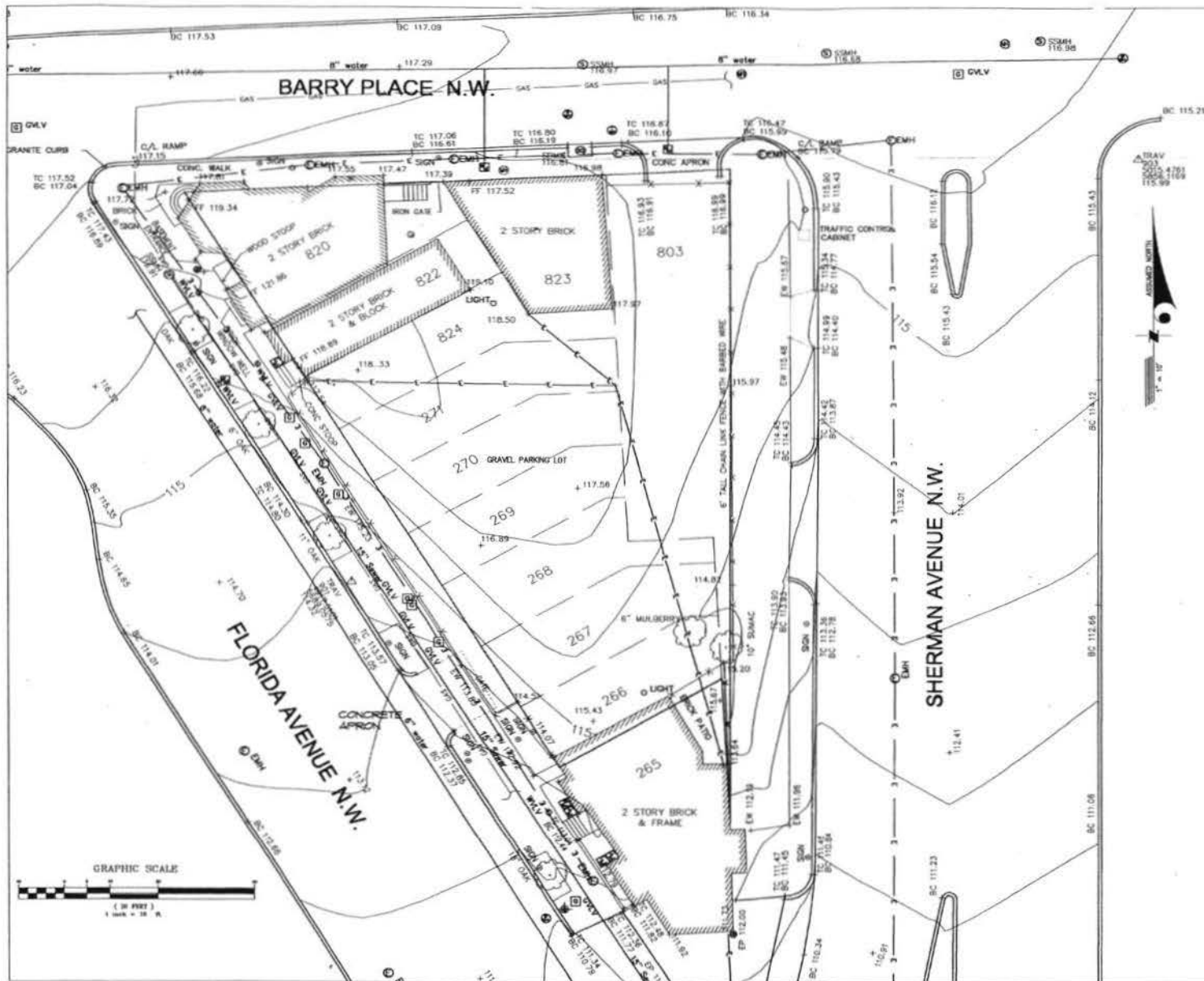
Amos Bailey Arnold + Associates, Inc.
3600 Clipper Mill Road, Suite #300
Baltimore, Maryland 21211
V: 410.235.9812 f: 410.235.3714
www.abaarchitects.com

CIVIL ENGINEER:

Delon Hampton & Associates, Chartered
8403 Colesville Road, Suite 600
Silver Spring, Maryland 20910
V: 301.585.0100 f: 301.585.2999
www.delonhampton.com

ELECTRICAL ENGINEER:

Johnson Consulting Engineers, Inc.
130 W. 25th Street, Suite 200
Baltimore, Maryland 21218
V: 410.235.0057 f: 410.235.0946



LEGEND	
EP	= EDGE OF PAVING
TC	= TOP OF CURB
BC	= BOTTOM OF CURB
SDMH	= STORM DRAIN MANHOLE
SDMH	= SEWER MANHOLE
M.H.	= UNKNOWN MANHOLE
EMH	= ELECTRIC MANHOLE
EMTR	= ELECTRIC METER
TJCT	= TELEPHONE JUNCT. BOX
WMTR	= WATER METER
WMH	= WATER MANHOLE
WV	= WATER VALVE
GMTR	= GAS METER
GV	= GAS VALVE
TMH	= TELEPHONE MANHOLE
CATV	= CATV JUNCT. BOX
C/O	= CLEAN OUT
CAP	= UNKNOWN ACCESS CAP
FENCE	= FENCE
WOOD FENCE	= WOOD FENCE
OVERHEAD ELEC. LINE	= OVERHEAD ELEC. LINE
UTILITY POLE	= UTILITY POLE

NOTE:
THE ELEVATIONS SHOWN HEREIN ARE IN THE VERTICAL
DRAIN OF THE DISTRICT OF COLUMBIA BASED UPON BENCH
MARKS 6-3 AND 6-4 OBTAINED FROM THE OFFICE OF THE
D.C. SURVEYOR.

THIS SURVEY WAS PREPARED BY GREEN HORNE & O'NARA
INC. DATED 05/27/05

aba
ARCHITECTS

Amos Bailey Arnold
& Associates, Inc.

DPA
CONSTRUCTION AND
PROGRAM MANAGER

Project Title
FLORIDA AVENUE, N.W.
SITE RENOVATIONS

for:
Howard University
2220 Georgia Avenue, NW
Suite 610
Washington, DC 20060

Contractor

Issued for:
☐ REVIEW
☒ SET
☐ PRINT

Drawing Title
**EXISTING
CONDITION
PLAN**

Project No.
0415

Scale
1" = 10'-0"

Date
7 OCTOBER 2008

Sheet No.
C1.0



- LEGEND**
- NEW CONCRETE
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
- 1 NEW CONCRETE CURB
 - 2 NEW METAL GATE: SEE DETAIL, ARCHITECTURAL PLANS FOR DETAILS
 - 3 NEW LANDSCAPING AREA - SEE ARCHITECTURAL PLANS FOR DETAILS
 - 4 NEW CONCRETE WHEEL STOP - SEE C.S.O. FOR DETAIL
 - 5 INSTALLED NEW 12" RCP
 - 6 NEW DETACHABLE CONCRETE SURFACE - SEE C.S.O. FOR TYPICAL SECTION
 - 7 NEW LIGHT FIXTURE AND BASE - SEE ELECTRICAL PLANS FOR DETAILS
 - 8 NEW BRICK PER METAL FENCE - SEE ARCHITECTURAL PLANS FOR DETAILS
 - 9 4" WIDE YELLOW PARKING STRIPPING
 - 10 INSTALL NEW TYPE M CAST IRON TROUGH DRAIN WITH GRATED COVER PER MICHNAI STD. R-4995-A2"
 - 11 INSTALL NEW YARD BUILT - SEE C.S.O. FOR DETAIL
 - 12 INSTALL NEW 48" STORM MANHOLE - SEE C.S.O. FOR DETAIL
 - 13 INSTALL NEW 18" BAYSEWER - SEE C.S.O. FOR DETAILS
 - 14 INSTALL NEW 8" PVC
 - 15 INSTALLED NEW QUANTITY CONTROL STRUCTURE - SEE C.S.O. FOR DETAILS
 - 16 INSTALL NEW TYPICAL 20" CONCRETE DRIVEWAY APRON - SEE C.S.O. FOR DETAIL

SITE IMPROVEMENTS NOTES

1. DES TO EXISTING PAVEMENT AREAS SHOULD BE SMOOTH CONSISTENT TRANSITIONS. NO ABRUPT CHANGE IN LINE AND/OR GRADE WILL BE PERMITTED.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. POUNDING OR STANDING WATER WILL NOT BE PERMITTED.
3. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. SURFACED STREETS AND PARKING AREAS SHALL BE MAINTAINED IN A CLEAN CONDITION AND DUST FREE AT ALL TIMES. ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT LEAVING SURFACED STREETS AND PARKING AREAS.

THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS SO AS NOT TO DAMAGE EXISTING ADJACENT FACILITIES AND STRUCTURES. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS NOTED OTHERWISE.

ALL UTILITY VALVES, MANHOLES, AND THE LIKE WHETHER OR NOT INDICATED ON THESE PLANS SHALL BE ADJUSTED TO THE NEW GRADE BY THE CONTRACTOR.

aba
ARCHITECTS

Amos Bailey Arnold
+ Associates, Inc.
INCORPORATED, ARCHITECTS
NEW ORLEANS, LOUISIANA

DHF
CONSTRUCTION AND
PROGRAM MANAGERS

DIANE HARTON & ASSOCIATES, C.T.S.
INCORPORATED, ENGINEERS
FACILITIES MANAGER
FACILITIES MANAGER
FACILITIES MANAGER

Project Title:

FLORIDA AVENUE, N.W.
SITE RENOVATIONS

for:

Howard University
2225 George Avenue, NW
Suite 510
Washington, DC 20056

Revisions:

Contributors:

Issued For:

☐ REVIEW
☒ ISSUED
☐ REVISION

Drawing Title:

**SITE
UTILITY GRADING
PLAN**

Project No:

0416

Scale:

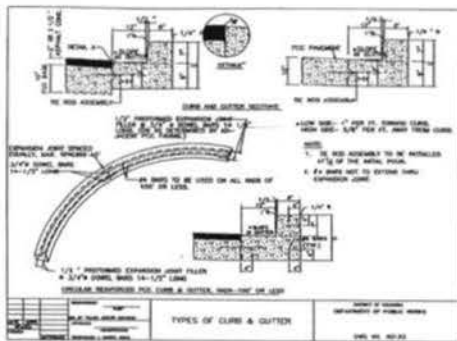
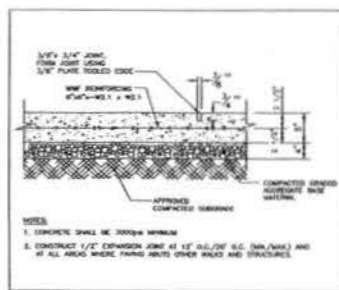
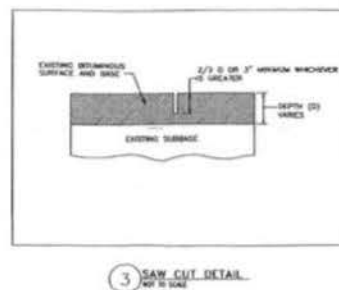
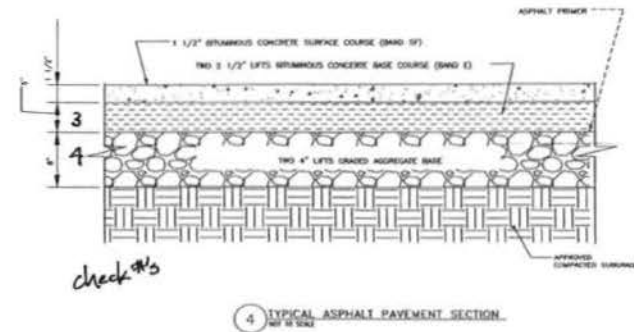
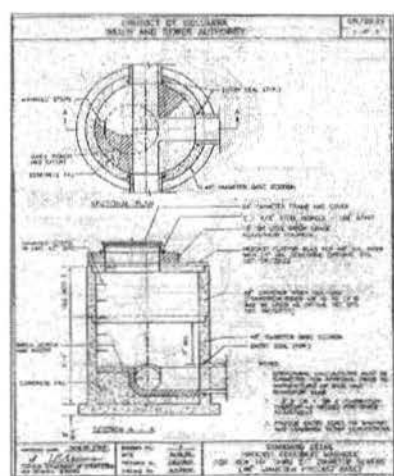
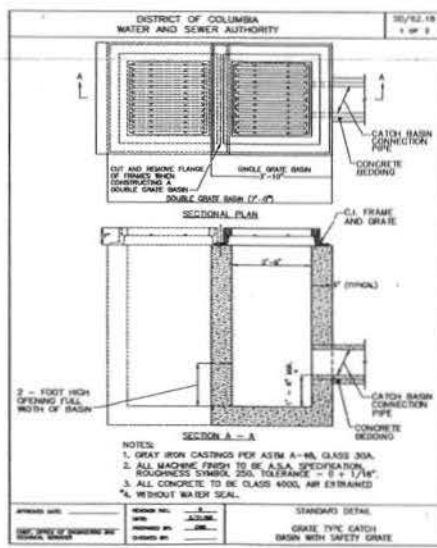
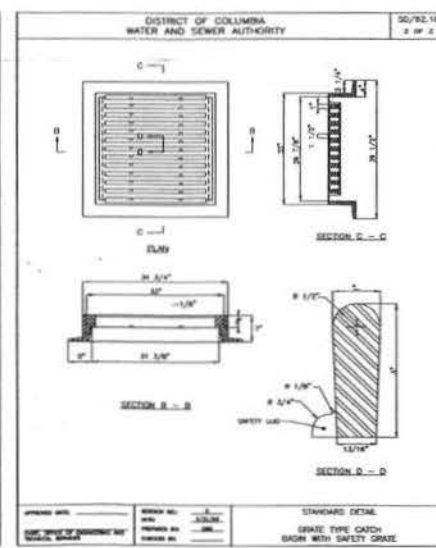
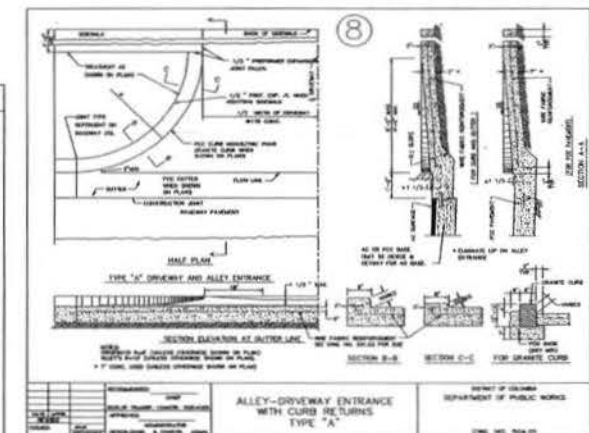
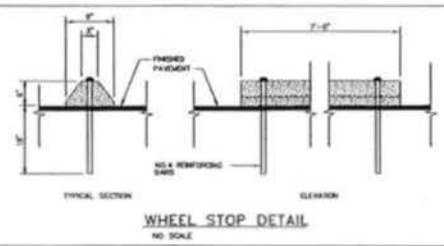
1" = 30'-0"

Date:

7 OCTOBER 2005

Drawn By:

C3.0



aba
ARCHITECTS

Amos Bailey Arnold
+ Associates, Inc.
1000 K Street, N.W.
Washington, D.C. 20004
Phone: (202) 462-1100
Fax: (202) 462-1101

DFP
CONSTRUCTION AND
PROGRAM MANAGERS

Project Title:
FLORIDA AVENUE, N.W.
SITE RENOVATIONS

For:
Howard University
2222 Georgia Avenue, NW
Suite 910
Washington, DC 20008

Supervisor:

Confirmation:

Issued for:
☐ PROJECT
☐ BID
☐ PERMIT

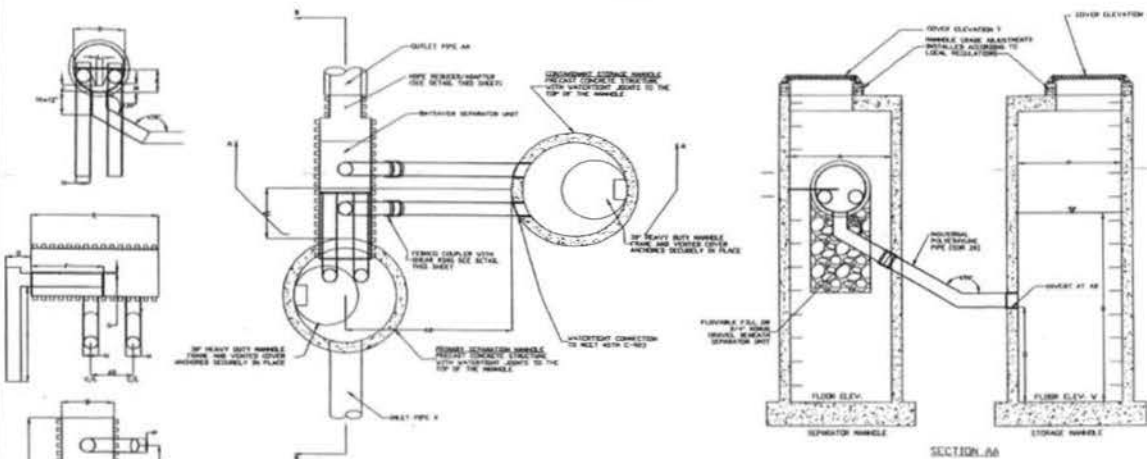
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SITE DETAILS

Project No.:
0416

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1" = 10'-0"

Date:
7 OCTOBER 2000

Drawn by:
C5.0



PLAN VIEW

STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE
THE UNDERSIGNED AGREES TO MAINTAIN AND OPERATE THE OVERFLOW FACILITY IN SUCH A MANNER AS TO COMPLY WITH THE PROVISIONS OF SECTION 504 THROUGH 505 OF D.C.M.F. CHAPTER 3. I FURTHER CERTIFY THAT THE FACILITY HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS REQUIRED UNDER SECTION 504 THROUGH 505 OF D.C.M.F. CHAPTER 3. IT IS ALSO STATED THAT THE UNDERSIGNED HAS FURNISHED THE APPLICANT WITH A SET OF INSTRUCTIONS FOR THE MAINTENANCE AND OPERATION OF THE STORMWATER OVERFLOW FACILITY.

SIGNATURE OF THE PERSON RESPONSIBLE FOR MAINTENANCE (IT MAY BE THE APPLICANT)

NAME AND TITLE (PLEASE TYPE)

ADDRESS

DATE TELEPHONE NO.

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA

THIS IS TO CERTIFY THAT THE OVERFLOW FACILITY HAS BEEN BUILT SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT ANY NECESSARY REVISIONS (NOTED BELOW) WILL NOT PREVENT THE SYSTEM FROM FUNCTIONING IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 504 THROUGH 505 OF D.C.M.F. CHAPTER 3. I FURTHER CERTIFY THAT THE FACILITY HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS REQUIRED UNDER SECTION 504 THROUGH 505 OF D.C.M.F. CHAPTER 3. IT IS ALSO STATED THAT THE UNDERSIGNED HAS FURNISHED THE APPLICANT WITH A SET OF INSTRUCTIONS FOR THE MAINTENANCE AND OPERATION OF THE STORMWATER OVERFLOW FACILITY.

SIGNATURE OF ENGINEER

NAME, ADDRESS, CITY, STATE, ZIP CODE

NAME AND TITLE (PLEASE PRINT)

DATE (PLEASE TYPE) MONTH, DAY, YEAR

TELEPHONE (AREA NO.) NO.

ADDRESS

DATE TELEPHONE NO.

WITH SEAL

AS BUILT CERTIFICATION

I HEREBY CERTIFY THAT STORMWATER OVERFLOW FACILITY HAS BEEN BUILT SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT ANY NECESSARY REVISIONS (NOTED BELOW) WILL NOT PREVENT THE SYSTEM FROM FUNCTIONING IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 504 THROUGH 505 OF D.C.M.F. CHAPTER 3. I FURTHER CERTIFY THAT THE FACILITY HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS REQUIRED UNDER SECTION 504 THROUGH 505 OF D.C.M.F. CHAPTER 3. IT IS ALSO STATED THAT THE UNDERSIGNED HAS FURNISHED THE APPLICANT WITH A SET OF INSTRUCTIONS FOR THE MAINTENANCE AND OPERATION OF THE STORMWATER OVERFLOW FACILITY.

SIGNATURE OF ENGINEER

NAME (PLEASE TYPE) D.C. REG. NO.

Company Name

Company Address

DATE PHONE NO. (301) 585-0100

Substantial deviations from the approved plans and specifications (attach additional sheets if required)

MAINTENANCE

STORMWATER SYSTEMS MUST BE INSPECTED AND MAINTAINED PERIODICALLY. INSPECTION IS MADE BY CHECKING THE DEPTH OF SEDIMENT IN EACH MANHOLE WITH A GRADE JACK OR SIMILAR DEVICE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IN ANY MANHOLE EXCEEDS 1 FOOT. MAINTENANCE INSPECTION IS RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF STORMWATER.

MAINTENANCE CONSIDERS THE FOLLOWING:

1. SEDIMENT STORAGE MANHOLE

1. REMOVE THE EXCESS VOLUME OF THE SEDIMENTED WATER BY VACUUM TRUCK.

2. CLEAN THE MANHOLE WALLS AND FLOORS OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLOORS BRUSH BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.

2. BYPASS/STORAGE MANHOLE

1. USING A SUBMERSIBLE PUMP, PUMP THE CLEAN WATER FROM THE CENTER OF THE MANHOLE DIRECTLY INTO THE EMPTY STORAGE MANHOLE UNTIL THE WATER LEVEL FALLS TO 1 FOOT ABOVE THE SEDIMENT LAYER.

2. REMOVE THE SEDIMENTED WATER AND REMAINING WATER BY VACUUM TRUCK.

3. CLEAN THE MANHOLE WALLS AND FLOORS OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLOORS BRUSH BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.

3. CONTAMINATED MATERIAL REMOVED FROM THE MANHOLES

MUST BE DISPOSED OF RESPONSIBLY AND LEGALLY BY THE OPERATOR OF THE VACUUM TRUCK.

STORMWATER INSPECTION/MAINTENANCE

1. CHECKPOINT MUST PROVIDE ADEQUATE SPACE TO CONNECT INLET AND OUTLET PIPES TO SEPARATOR, MANHOLE AND STORAGE UNIT. INITIAL PROJECT GROUP STRUCTURED ON SOLE BASIS AS NOTED BY A GEOTECHNICAL ENGINEER.

2. VERIFY THE SUBGRADE ELEVATION AGAINST THE MANHOLE DIMENSIONS AND CONNECTING STORM DRAIN INVERTS.

3. VERIFY THAT THE SITES ARE LEVEL AND THE STORAGE MANHOLE OPERATIONS ARE ALIGNED WITH THE SEPARATOR UNIT, INITIAL PRIMARY AND STORAGE MANHOLES. INITIAL WATERFIGHT CASSETS ON EACH UNIT AND COIN WITH SUBMERSIBLE DEGREE OF REQUIRED. INITIAL INSPECTION, MANHOLE SECTION AS REQUIRED. SEAL LIFT HOLES WITH NON-SHEDDING GROUT.

4. INITIAL BACK SECTION OF MANHOLES TO VERIFY OF STORAGE MANHOLE CONNECTING PIPES. USING APPROVED BACK SECTION OF MANHOLE, INITIAL AND LAYOUT IN 3 HIGH LIPS. INITIAL AND CONNECTION SHOULD BE MONITORED BY A GEOTECHNICAL ENGINEER.

5. INITIAL STORMWATER SEPARATOR UNIT AND CONNECTING PIPES. SEAL ALL CONNECTING JOINTS AND INITIAL SEPARATOR HOPE REDUCED/MAINTAINED. CUT EXCESS LENGTH OFF CONNECTING PIPES INSIDE STORAGE MANHOLE.

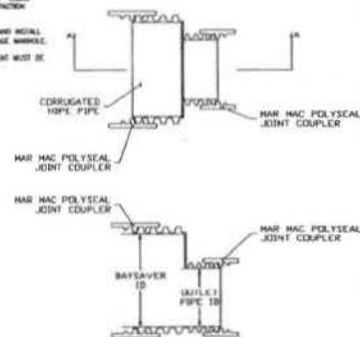
6. INITIAL SEPARATOR UNIT AND MANHOLES. AREAS NOT ACCESSIBLE TO COMPACTOR EQUIPMENT MUST BE BACKFILLED WITH 3/4" MAXIMUM ANGULAR GRNELL OR FLOWABLE FILL.

7. INITIAL AND SET MANHOLE COVER GRADE ADJUSTMENT RINGS AS NECESSARY.

8. INITIAL AND SET MANHOLE FRAME AND COVER UNITS.

BAYSAYER SYSTEM DIMENSIONS

DESCRIPTION	1K SYSTEM
SEPARATOR MANHOLE DIMENSIONS	
A PRIMARY MANHOLE DIAMETER	48"
B MANHOLE DEPTH BELOW OUTLET	8' - 0"
C MINIMUM FLUID DEPTH	8' - 3"
STANDARD SEPARATOR UNIT DIMENSIONS	
D SEPARATOR UNIT ID	24"
E SEPARATOR UNIT LENGTH	68"
F BYPASS PLATE LENGTH	34"
G BYPASS PLATE THICKNESS	1/2"
H ELBOW AND CONNECTING PIPE OD	2.5"
I ELBOW LENGTH	48"
J WEIR HEIGHT ABOVE INVERT	3"
K BYPASS PLATE HEIGHT ABOVE INVERT	12"
L WIDTH OF WEIR AT BASE	3"
M OUTLET PIPE DIAMETER	18"
N ELBOW INVERT HEIGHT ABOVE UNIT INVERT	4 1/2"
O ELBOW PIPE OVERHANG	10"
STORAGE MANHOLE DIMENSIONS	
P STORAGE MANHOLE DIAMETER	48"
Q MANHOLE DEPTH BELOW INLET/OUTLET	48"
R FLUID DEPTH	8' - 0"
S TOTAL STORAGE VOLUME	194 CF
SYSTEM DIMENSIONS AND ELEVATIONS	
T SEPARATOR MANHOLE COVER ELEVATION	115.58
U STORAGE MANHOLE COVER ELEVATION	115.58
V SEPARATOR MANHOLE FLOOR ELEVATION	113.31
W STORAGE MANHOLE FLOOR ELEVATION	113.31
X INLET PIPE ID AND MATERIAL	12" RCP
Y INLET PIPE INVERT	112.56
Z SEPARATOR UNIT INVERT	113.31
AA OUTLET PIPE ID AND MATERIAL	18" RCP
AB CONNECTING PIPE INVERT ELEVATION	117.66
AC CONNECTING PIPE SPACING	0"
AD STORAGE MANHOLE SIDE OFFSET	72 ± 5'
AE STORAGE MANHOLE DOWNSTREAM OFFSET	24'



NOTE:

BAYSAYERS ARE TO BE INSTALLED WITH THE STORM DRAIN SYSTEM AND WILL FUNCTION AS SECONDARY SEDIMENT CONTROL DEVICES. UPON COMPLETION OF SITE STABILIZATION, EACH BAYSAYER SYSTEM SHALL BE FLUSHED CLEAN & THE MANHOLES CLEANED OUT AND REFILLED WITH CLEAN WATER.

Baysaver Separator Unit	Baysaver Manhole Size (per a star)(in)	Maximum Treatment (cfs)	Maximum Treatment (gpm)
1K Baysaver Separator	48	2.4	1076

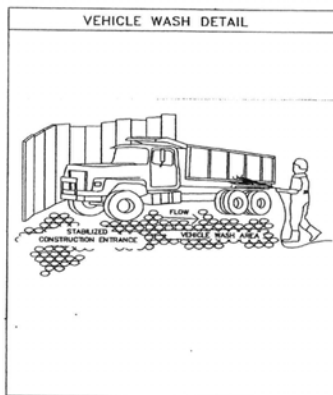
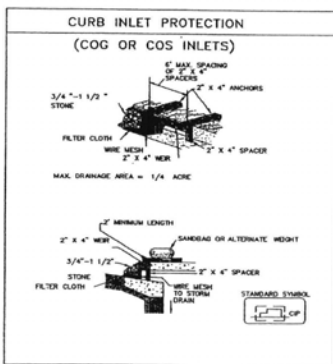
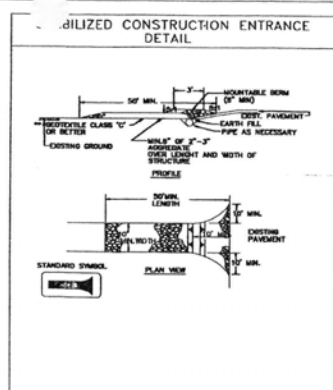
GENERAL CONSTRUCTION NOTES

- ALL WORK MUST BE DONE WITH REGARD FOR THE SAFETY OF THE CONSTRUCTION CREW.
- ALL WORK AND MATERIALS MUST COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS.
- KNOW THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.

NOTE:

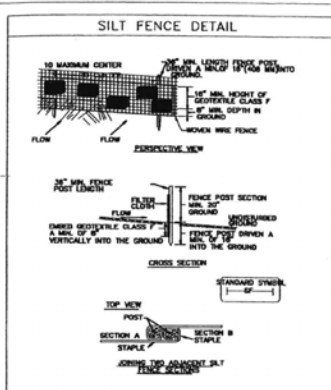
1. SEE SHEET NO. C 30 FOR BAYSAYER LOCATION

STANDARD SYMBOLS	
EARTH DIKE	
STRAW BALE DIKE	
SILT FENCE	
TEMPORARY SHIELD	
STABILIZED CONSTRUCTION ENTRANCE	
GRADE STABILIZATION STRUCTURE	
PIPE SLOPE DRAIN	
FORMER ONE/SWALE	
GRASS INLET PROTECTION	
OVERFLOW	
GRADED WATERWAY	
UNED WATERWAY	
ROCK OUTLET PROTECTION	
SUBSURFACE DRAIN	
JERSEY BARRIER	
TEMPERITY CURTAIN	



- CONSTRUCTION SPECIFICATION**
- LENGTH - MIN. OF 50' RAMP = 30' RAMP FOR SINGLE RESIDENCE LOT.
 - WIDTH - 12' MINIMUM SHOULD BE PLACED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - GEOTEXTILE FACING (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
 - STONE - CRUSHED AGGREGATE (4" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 4" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PAVED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A WATERTIGHT BOW WITH 1/2" SLOPE AND MIN. OF 8" OF STONE OVER THE PIPE. LOCATED TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE BOX IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MIN. WILL BE REQUIRED.
 - LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. WORKEDS LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING ON FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, CROPPED, TRAPPED ON TRACKS ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WARNING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY WHEN WARNING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO A APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

- CURB INLET PROTECTION NOTES**
- CONSTRUCTION SPECIFICATIONS**
- ATTACH A CONTINUOUS PIECE OF WIRE MESH 30" MIN. WIDTH BY THROAT LENGTH PLUS 4" TO THE 2"x4" WIER (EXCLUDING THROAT LENGTH) PLUS 2" AS SHOWN ON THE STANDARD DRAWING.
 - PLACE A CONTINUOUS PIECE OF GEOTEXTILE CLASS E THE SAME DIMENSION AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH IT TO THE 2"x4" WIER.
 - SECURELY NAIL THE 2"x4" WIER TO A 6" LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WIER AND THE INLET FACE (MAX. 4' APART).
 - PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL DOWN 2' LENGTH OF 2"x4" TO THE TOP OF THE WIER AT SPACER LOCATIONS. THE 2"x4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
 - THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MIN. 1' (0.31 m) BEYOND BOTH ENDS OF THE THROAT OPENING.
 - FORM THE 1/2"x4/2" WIER MESH AND THE GEOTEXTILE FACING TO THE CONCRETE OUTLET AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4"x1/2" STONE OVER THE WIER MESH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
 - THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOTTED WITH SEDIMENT.
 - ASSURE THAT STORM FLOW DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT ONE TO DIRECT FLOW TO THE INLET.



SILT FENCE

SILT FENCE DESIGN CRITERIA

SLOPE STEEPNESS	(MAXIMUM) SLOPE LENGTH	(MAXIMUM) SILT FENCE LENGTH
FLATTER THAN 50:1	UNLIMITED	UNLIMITED
50:1 TO 10:1	100 FT.	750 FT.
10:1 TO 5:1	40 FT.	300 FT.
5:1 TO 3:1	40 FT.	200 FT.
3:1 TO 2:1	20 FT.	125 FT.
2:1 AND STEEPER	20 FT.	125 FT.

NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SERIES), CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS SILT FENCE MAY BE THE ONLY EROSION CONTROL MEASURE.

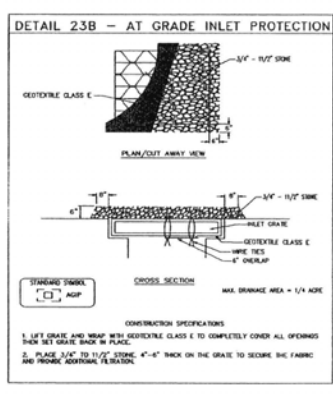
CONSTRUCTION SPECIFICATIONS

- FENCE POST SHALL BE A MINIMUM OF 34" LONG DRIVEN 1/2" SQUARE (NIPSWING) CUT, OR 1 3/4" DIAMETER (NIPSWING) ROUND AND SHALL BE OF SOUND QUALITY HANDEDRED STEEL POST WILL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.00 LBS/LIN. PER LIN. PER FOOT.
- GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS E:

TENSILE STRENGTH	50 LBS/LIN. (MIN)	TEST: MIGHT 809
TENSILE MODULUS	30 LBS/LIN. (MIN)	TEST: MIGHT 109
FLOW RATE	0.3 GPM (1/4" DIA.)	TEST: MIGHT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MIGHT 322

- WHEN ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEWAGE TRAP.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN DAMAGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES SIDE OF THE FABRIC HEIGHT.

- STANDARDS AND SPECIFICATIONS FOR DUST CONTROL**
- THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE SO AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
 - THE CONTRACTOR MUST PROVIDE CLEAN WATER FREE FROM SALT, OIL, AND OTHER DETERIORATING MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
 - THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ADDRESSING ALL WORK AREAS.
 - THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PHASES ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED AS NECESSARY TO PREVENT DUST CLOUDING OR WIND-DRIVEN DUST AS WELL AS FOR WATER APPLICATION TO UNDESIRABLE SOIL SURFACES, THE CONTRACTOR SHALL:
- APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, SPRAY BAR/PUMP WITH DISCHARGE PRESSURE GAUGE.
 - ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
 - DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 30 PSI (132 kPa) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING SURFACE CONDITIONS SUCH AS FLOODING.
 - FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
- APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
 - LOCATE TANKS AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING SURFACE CONDITIONS SUCH AS FLOODING.
 - APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.



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DBP CONSTRUCTION AND PROGRAM MANAGERS
ENGINEERS

Project Title: **FLORIDA AVENUE, N.W. SITE RENOVATIONS**

for: **Howard University**
2225 Georgia Avenue, NW
Suite 610
Washington, DC 20008

Revisions:

Certification:

Issued For: ☐ REVIEW ☒ END ☐ REVISION

Drawing Title: **EROSION AND SEDIMENT DETAILS**

Project No: **0415**

Scale: **1" = 32'-0"**

Date: **7 OCTOBER 2005**

Draw No: **C8.0**

STANDARD EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS/SIDWALKS SHALL BE SWEEP CLEAN AT ALL TIMES DURING DEMOLITION, EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF DEMOLITION, EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEANING OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.
8. AFTER RAZING OR DEMOLITION, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS APPLYING SEED, SOO, PAVE, BROOKLET OR MULCH, ETC.
9. THE SITE'S APPROVAL LETTER, APPROVED EROSION AND SEDIMENT CONTROL PLANS, DAILY LOG BOOKS AND TEST REPORTS SHALL BE AVAILABLE AT THE SITE FOR INSPECTION BY AUTHORIZED OFFICIALS OF DCRA RESPONSIBLE FOR PROJECT.
10. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF DCRA INSPECTOR, WITHIN THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL USED TEMPORARILY FOR SEDIMENT CONTROL SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION WITHIN THIS TIME PERIOD AS WELL. CONTRIBUTORY DRAINAGE AREAS, STORMWATER MANAGEMENT STRUCTURES
11. VEGETATIVE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE DCRA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REFER TO APPROPRIATE SPECIFICATIONS FOR TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SODDING AND GROUND COVERS.
12. SEDIMENT REMOVED FROM TRAPS (AND BASINS) SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR TREE-SAVE AREA. WHEN PUMPING SEDIMENT LOADED WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO RELEASE FROM THE SITE. A DUMP PIT MAY BE USED IF SEDIMENT TRAPS THEMSELVES ARE BEING PUMPED OUT.
13. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, SEDIMENT BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
14. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION FOR AREAS OUTSIDE OF DESIGNED CONTROLS OR AS DIRECTED BY ENGINEER OR DCRA INSPECTOR:
 - (A) CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK.
 - (B) EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
 - (C) TRENCHES FOR UTILITY INSTALLATION SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY. NO MORE TRENCHES SHALL BE OPENED THAN CAN BE COMPLETED THE SAME DAY, UNLESS:
 - (D) TEMPORARY SILT FENCE SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED FOR MORE THAN ONE DAY.

VEGETATIVE STABILIZATION

PERMANENT AND TEMPORARY SEEDING, SODDING AND MULCHING

I. SITE PREPARATION

PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DITCHES, GRASSED WATERWAYS, SEDIMENT BASINS, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND (B) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

II. SEEDING PREPARATION AND SEEDING APPLICATION

THE TOP LAYER OF SOIL SHALL BE LOOSENEED, LIMED AND FERTILIZED BY RAKING, DISCING OR HARROWING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRAMBLE TO A DEPTH OF AT LEAST 3 INCHES SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1-3 INCHES OF SOIL LOOSE AND FRAMBLE BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRAMBLE TO A DEPTH OF AT LEAST 3 INCHES SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1-3 INCHES OF SOIL LOOSE AND FRAMBLE BEFORE SEEDING.

APPLY SEED UNIFORMLY WITH A CYCLOPE SEEDER, DRILL CULPACKER/SEEDER OR HYDROSEEDER ON A FIRM MOST SEEDBED.

III. SOIL AMENDMENTS

LIME AND FERTILIZE ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TEST APPLY THE FOLLOWING:

DOLOMITIC LIMESTONE	2 TONS PER ACRE OR 92 LBS/1,000 (PERMANENT AND SODDING SQ.FT.)
FERTILIZER	1 TON PER ACRE OR 46 LB/1,000 (TEMPORARY) 10-10-10 OR EQUIVALENT AT 1,000 LBS PER ACRE OR 23 LBS PER 1,000 SQ. FT. (PERMANENT AND SODDING)

IV. SEDIMENT CONTROL PRACTICES, SEEDING

SEED: "KENTUCKY 31" TALL FESCUE 60 LBS/ACRE OR 1.38 LBS/1,000 SQ. FT. AND ITALIAN (ANNUAL) RYEGRASS 40 LBS/ACRE OR .91 LBS/1,000 SQ. FT.

DATES: 1/2 - 10/31 5/1 - 8/14 WITH IRRIGATION.

V. TEMPORARY SEEDING: PER GROWING SEASON

SEED: ITALIAN OR PERENNIAL RYEGRASS 40 LBS/ACRE OR .92 LBS/1,000 SQ. FT.

DATES: 2/1 - 4/30 AND 8/15 - 11/30

SEED: MILLET 40 LBS/ACRE OR 0.92 LBS/1,000 SQ. FT.

DATES: 5/1 - 8/14

VI. PERMANENT SEEDING

A. RESIDENTIAL AND HIGH MAINTENANCE AREAS

1. KENTUCKY BLUEGRASS, "PLUSH", "BIRKA", "PARADE", "VANTAGE", "COLUMBIA", "MERIDON", "ADELPHI", "SOUTH DAKOTA", "VENBLUE", ANY THREE VARIETIES AT 30 LBS. TO MAKE 90 LBS/ACRE OR 2 LBS/1,000 SQ.FT. AND RED FESCUE - "PENNLAWN" OR JAMESTOWN 10 LBS/1,000 SQ.FT.

DATES: 2/1 - 4/30 AND 8/15 - 10/31.

2. "KENTUCKY 31" TALL FESCUE 220-260 LBS/ACRE OR 5-6 LBS/1,000 SQ. FT.

DATES: 2/1 - 10/31 5/1 - 8/14 IRRIGATION REQUIRED.

B. LOW MAINTENANCE AND MINING AREAS

"KENTUCKY 31" TALL FESCUE 40 LBS/ACRE OR 0.92 LBS/1,000 SQ. FT. AND "INTERSTATE" SERICEA LESPOCZKA (INOCULATED) 20 LBS/ACRE OR 0.46 LBS/1,000 SQ. FT.

DATES: 2/1 - 4/30 AND 8/15 - 10/31

C. GENERAL AND LARGE ACREAGE

"KENTUCKY 31" TALL FESCUE 60 LBS/ACRE OR 1.38 LBS/1,000 SQ.FT.(0.5 kg/100 sq.m)

VII. MULCHING

ALL SEEDINGS REQUIRE MULCHING. USE MULCH ONLY DURING NON-SEEDING DATES UNTIL SEEDING CAN BE DONE.

MULCH SHALL BE UNROTTED, UNCHOPPED SMALL GRAIN STRAW APPLIED AT A RATE OF 1 TO 2 TONS/ACRE OR 70-90 LBS/1,000 SQ.FT. (2 BALES) MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEED BEDS AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY MECHANICALLY OR BY HAND. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY MULCH NETTINGS, MULCH ANCHORING TOOL, PEG AND TWIN OR LIQUID MULCH BINDERS.

LIQUID MULCH BINDER SHALL BE RAPID CURING OUTBACK ASPHALT APPLIED AT A RATE OF 200 GAL/ACRE OR 5 GAL. PER 1,000 SQ. FT. SLOPES 8 FEET OR MORE HIGH USE 348 GAL./ACRE OR 8 GAL./1,000 SQ. FT.

VIII. SODDING

CLASS OF TURFGRASS SOD SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED OR MARYLAND OR VIRGINIA STATE APPROVED SOD. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD IS TO BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR WITH STAGGERED JOINTS WITH ALL ENDS TIGHTLY BUTTING AND NOT OVERLAPPING. SOD SHALL BE ROLLED AND THOROUGHLY WATERED WITHIN EIGHT HOURS OF INSTALLATION. DAILY WATERING TO MAINTAIN 4 INCH DEPTH OF MOISTURE FOR THE FIRST WEEK IS REQUIRED IN THE ABSENCE OF RAINFALL. SOD IS NOT TO BE APPLIED ON FROZEN GROUND.

IX. MAINTENANCE

A. IRRIGATION - WHEN SOIL MOISTURE BECOMES DEFICIENT, IRRIGATE TO PREVENT LOSS OF STAND OF PROTECTIVE VEGETATION.
B. REPAIRS - IF STAND IS INADEQUATE FOR EROSION CONTROL, OVERSEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY APPLIED. IF STAND IS OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL RATES AND PROCEDURES.

NOTE: USE OF THIS INFORMATION DOES NOT PRECLUDE MEETING ALL OF THE REQUIREMENTS OF THE 1987 DISTRICT OF COLUMBIA DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL VEGETATIVE PRACTICES.

STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AS SHOWN.
4. NO DISTURBED AREA WILL BE DENIED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SITUATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED.

NARRATIVE

THE PROJECT INVOLVES THE RENOVATION OF A PARKING LOT AT THE INTERSECTION OF BARRY PLACE N.W. AND SHERMAN AVE N.W. EROSION CONTROL WILL BE ACHIEVED USING SILT FENCES; A STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY STABILIZATION.

OFF-SITE SPOIL, WASTE, OR BORROW AREAS IN THE DISTRICT OF COLUMBIA OR ON FEDERAL PROPERTY MUST HAVE PRIOR APPROVAL BY DCRA. ALL WASTE OR BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE JURISDICTION WHERE THE SPOIL, WASTE, OR BORROW AREA IS LOCATED/STABILIZED.

SITE INFORMATION:	PARCEL A
TOTAL AREA OF SITE	9965 SF
AREA DISTURBED	9937 SF
BUILDING AREA	0 ACRES
TOTAL CUT	0 CU. YDS
TOTAL FILL	0 CU. YDS

OFF-SITE WASTE/BORROW AREA LOCATION TO BE SUBMITTED BY CONTRACTOR FOR APPROVAL

* THESE NUMBERS ARE FOR PERMIT PURPOSES ONLY AND NOT FOR BIDDING.

Project Title

FLORIDA
AVENUE, N.W.

SITE RENOVATIONS

for:

Howard University
2225 Georgia Avenue, NW
Suite 510
Washington, DC 20009

Revisions

Certifications

Issued for:

- ☐ REVIEW
☒ NO
☐ REVISION

Drawing Title

EROSION
AND
SEDIMENT
NOTES

Project No.

0415

Scale

1" = 32'-0"

Date

7 OCTOBER 2005

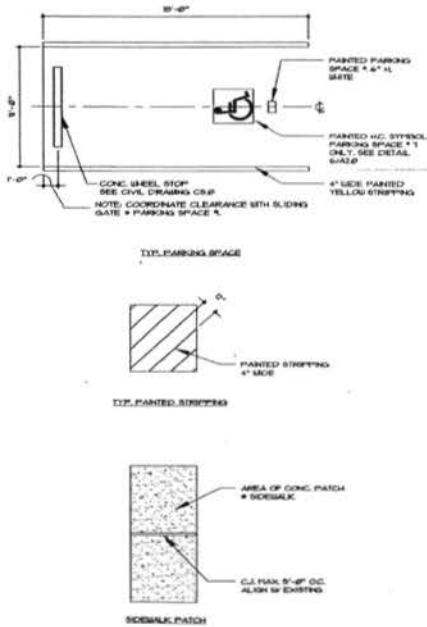
Sheet No.

C9.0

GENERAL NOTES

1. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL SITE CONDITIONS, UTILITIES, ELEVATIONS AND DIMENSIONS PRIOR TO START OF WORK. THE CONTRACTOR IS TO CONTACT THE CURVE ARCHITECT FOR ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY, LAYOUT AND COORDINATION OF ALL WORK.
2. DRAWINGS SHALL NOT BE SCALED.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL AUTHORITIES, CODES, RULES, AND REGULATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND CONFIRMING ALL QUANTITIES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. ANY UNFORESEEN OR UNUSUAL CONDITIONS TO BE REPORTED TO THE ARCHITECT AND OTHER PRIOR TO PROCEEDING WITH WORK.
6. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND GUARANTEES REGARDING THE PRODUCT.
7. ANY CONFLICT IN THE DRAWINGS OR BETWEEN DRAWINGS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL WRITTEN CLARIFICATION FROM THE ARCHITECT IS RECEIVED.

LEGEND



INFILL BETWEEN EXISTING SIDEWALK AND NEW FENCE WITH CONC. SIDEWALK PATCH EXISTING TYP.

NEW PLANTED GROUND COVER SEE CIVIL DRAWING C&P

NEW CONCRETE CURB SEE CIVIL DRAWING C&P

NEW PAINTED H.C. STRIPING

NEW H.C. PARKING SIGN SEE DETAIL S&A&J

EXISTING TREES TO REMAIN TYP.

NEW METAL GATE, SEE DETAIL S&A&J, CENTER GATE BETWEEN POSTS.

EXISTING CONC. SIDEWALK TYP.

NEW INTERRUPTED CONCRETE SURFACE SEE CIVIL DRAWING C&P

INFILL BETWEEN EXISTING SIDEWALK AND NEW FENCE WITH CONC. SIDEWALK PATCH EXISTING TYP.

NEW LIGHT FIXTURE AND BASE SEE ELECTRICAL DRAWING E&P

NEW METAL FENCE, METAL POST & CONCRETE CURB SEE DETAILS ON DGS. A&B, TYP.

NEW CONC. WHEEL STOP SEE CIVIL DRAWING C&P

NEW CONC. WHEEL STOP SEE CIVIL DRAWING C&P

NEW CONC. WHEEL STOP SEE CIVIL DRAWING C&P

NEW TRENCH DRAIN, SEE CIVIL DRAWING C&P

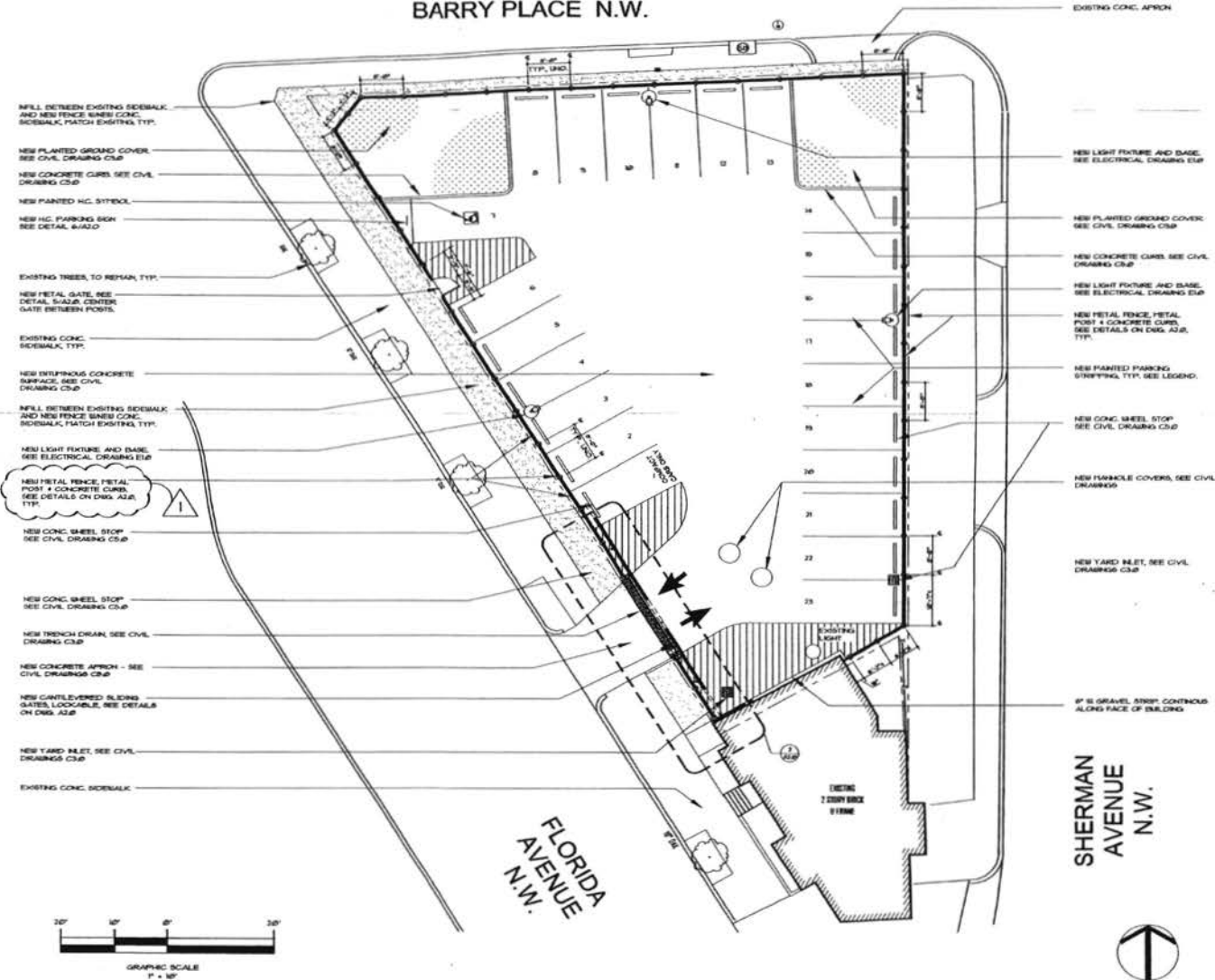
NEW CONCRETE APRON - SEE CIVIL DRAWING C&P

NEW CANTILEVERED SLIDING GATES, LOCKABLE, SEE DETAILS ON DGS. A&B

NEW YARD INLET, SEE CIVIL DRAWING C&P

EXISTING CONC. SIDEWALK

BARRY PLACE N.W.



SHERMAN AVENUE N.W.



SITE PLAN
1\"/>

Project Title:
FLORIDA AVENUE, N.W.
SITE RENOVATIONS

By:
Howard University
2225 Georgia Avenue, NW
Suite 519
Washington, DC 20009

Revision:
V.E. Bales 10-7-05

Certification:

Issued for:
☐ REVIEW
☒ NO
☐ PERMIT

Drawing Title:
SITE PLAN

Project No.: 0415
Scale: 1\"/>

Sheet No.: A1.0

Project Title:

FLORIDA
AVENUE, N.W.
SITE RENOVATIONS

For:
Howard University
2225 Georgia Avenue, NW
Suite 510
Washington, DC 20008

Revision:
V.E. Sullivan 10-7-05

Certification:

Issued For:
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☐ PERMIT

Drawing Title:

DETAILS

Project No:

0415

Scale:

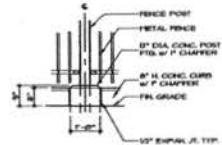
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Date:

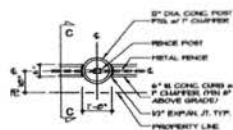
7 OCTOBER 2005

Drawn By:

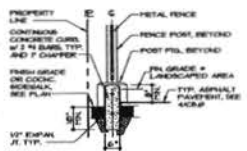
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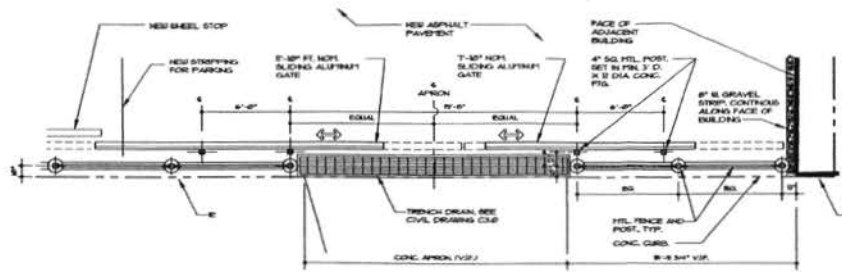
(A) ELEVATION



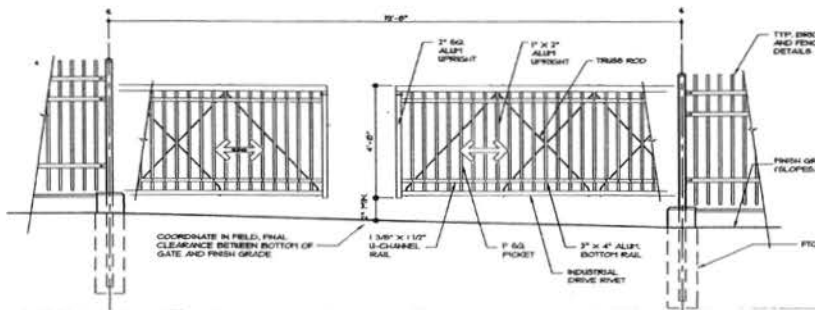
(B) PLAN



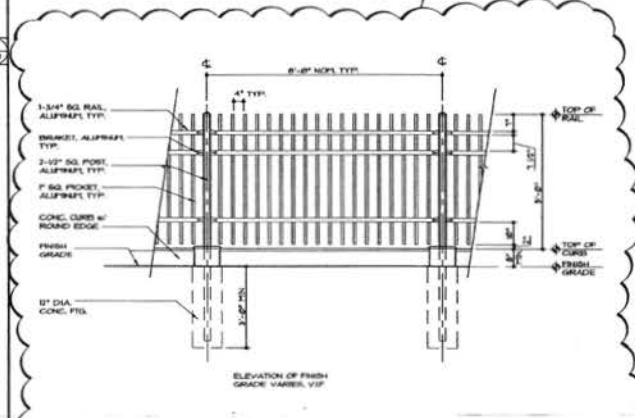
(C) SECTION



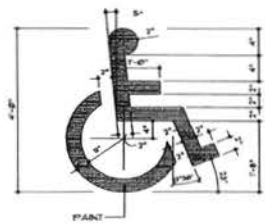
PLAN: CANTILEVERED SLIDING GATE
1/2" = 1'-0"



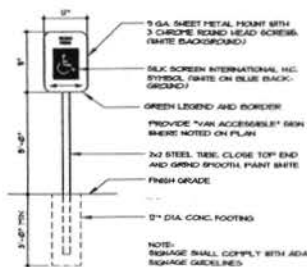
ELEVATION (VIEW FROM STREET)



TYPICAL FENCE DETAIL
1/2" = 1'-0"



HANDICAPPED SYMBOL AND PARKING SIGN
NOTES

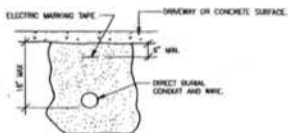


SWING GATE DETAIL
1/2" = 1'-0"

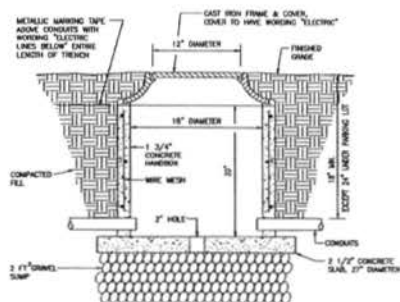
	EXISTING POLE MOUNTED LIGHT
	NEW LIGHT POLE
	3X3X3 CONCRETE BOX
	EX. UNDERGROUND LIGHTING CIRCUIT TO HUMAN. SIZE OF CONDUCTOR SHALL MATCH EXISTING
	NEW UNDERGROUND LIGHTING CIRCUIT

① NEW UNDERGROUND LIGHTING CIRCUIT SHALL SIZED TO MATCH EXISTING. SPLICE CONDUCTORS AS NECESSARY TO EXTEND CIRCUIT. SEE DETAIL THIS SHEET.

1. NEW LIGHT FIXTURE AND POLE SHALL MATCH EXISTING.

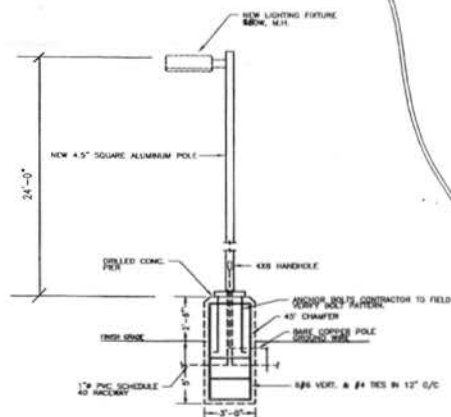


DIRECT BURIAL CABLE DETAIL
10' SCALE



HANDBOX & CONDUIT INSTALLATION DETAIL

NOTE: FIRM PARKING LOT LIGHTS ONLY.



DETAIL OF POLE MOUNTED FIXTURE

1. PROVIDE A 250W, W.H. FIXTURE WITH EXTENDED ALUMINUM HOUSING, BRONZE FINISH AND TYPE 3 DISTRIBUTION. FIXTURE SHALL BE MODEL NO. GLA80H—30-25-FF-VS, AS MANUFACTURED BY MCMAN EISON OR EQUAL. CONTRACTOR SHALL FIELD VERIFY VOLTAGE.

SITE PLAN - ELECTRICAL
1" = 10'-0"

[illegible]

**Amos Bailey Arnold
+ Associates, Inc.**
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JCE Johnson Consulting Engineers, Inc.
330 N. 25th Street, Suite 200 Baltimore, Maryland 21218
Tel: (410) 233-0087, Fax: (410) 233-0846
E-mail: info@jce-engineers.net

Project Title	
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FLORIDA
AVENUE, N.W.
SITE RENOVATIONS

Howard University
2225 Georgia Avenue, N
Suite 510
Washington, DC 20059

Revisión

Certification



Issued For:

☐ REVIEW

☐ INFO

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Drawing Title

SITE PLAN
- ELECTRICAL

Project Name	0415
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Scale: $1'' = 100'$

Date: 7 SEPTEMBER 2005

Sheet No. 510

E1.0