CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, SILT FENCE, STRAW BALE DIKE, AS INDICATED ON SHEET 122 and 123. SEE SHEET 128 FOR SEDIMENTATION AND EROSION CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SALVATION, SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

DUST CONTROL NOTES:

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

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, DIKES, 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. SEEDBED PREPARATION AND SEEDING APPLICATION

THE TOP LAYER OF SOIL SHALL BE LOOSENED, 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 FRIABLE 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 FRIABLE BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE 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 FRIABLE BEFORE SEEDING.

APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL CULTIPACKER, SEEDER OR HYDROSEEDER ON A FIRM MOIST SEEDBED.

III. SOIL AMENDMENTS

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

DOLOMITIC LIMESTON E:	2 TONS PER ACRE OR 92 LBS/1,000 (PERMANENT AND SODDING SQ.FT.)
FERTILIZER:	1 TON PER ACRE OF 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

"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 092 LBS/1,000 SQ. FT.
DATES:	5/1 – 8/14

VI. PERMANENT SEEDING

A. RESIDENTIAL AND HIGH MAINTENANCE AREAS

1. KENTUCKY BLUEGRASS, "PLUSH", "IMPALA", "PARADE", "VANTAGE", "COLUMBIA", "MERION", "ADELPHI", "SOUTH DAKOTA", "KENBLUE", 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/1000 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 LESPEDEZA (INNOCULATED) 30 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 SEEDS 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 TWINE 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 340 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 ABUTTING 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.

CONSTRUCTION DATES:

* THE PROPOSED WORK DUE TO COMMENCE IN THE SUMMER OF 2011 AND IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.
* EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER

SEDIMENTATION AND EROSION CONTROL NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
2. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
3. PROVIDE CONSTRUCTION FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
5. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENVIRONMENT BY PHONE (202–535–2240) AT LEAST 24 HOURS PRIOR TO THE START OF GRADING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.

SEDIMENTATION AND EROSION CONTROL NARRATIVE:

WASHINGTON GATEWAY IS APPROXIMATELY 1,000,000 SQUARE FOOT MIXED USE DEVELOPMENT IN THE NORTHEAST CORNER OF NOMA AT THE INTERSECTION OF FLORIDA AVENUE AND NEW YORK AVENUE. A RESIDENTIAL APARTMENT BUILDING WITH A BELOW GRADE PARKING SPACES, LOADING AND LANDSCAPED PLAZA. THERE WILL BE A SMALL RETAIL OPPORTUNITIES ALONG FLORIDA AVENUE.

THE PROPOSED DEVELOPMENT PLAN FOR THIS PROPERTY IS LOCATED AT 101 NEW YORK AVENUE NORTHEAST, SQUARE 3584, LOT 23 AND 811, WITH 198,147.00 SQUARE FEET OR 2.8983 ACRE INCLUDES A NEW 15–STORY RESIDENTIAL APARTMENT/BUILDING WITH PENTHOUSE.

SITE IMPROVEMENTS INCLUDE NEW DOMESTIC AND FIRE SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, SANITARY AND STORM SEWER AND GREEN ROOF SYSTEM FOR STORMWATER MANAGEMENT, NEW DRIVEWAY ENTRANCE, CONCRETE SIDEWALK, GRANITE CURB AND BRICK GUTTER FRONTING THE NEW DEVELOPMENT ALONG FLORIDA AND NEW YORK AVENUE NORTHEAST.

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/SIDEWALKS SHALL BE SWEPT 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 GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING SUCH AS APPLYING SEED, SOD, PANE, BROADCAST 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 STAFF 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
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 LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO RELEASE FROM THE SITE. A SUMP PIT MAY BE USED IF SEDIMENT TRAPS TO/GUIDELINES 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.
14. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION FOR AREAS OUTSIDE OF DESIGNED CONTROLS OR AS DIRECTED BY ENGINEER OR DCRA INSPECTOR.

GUILDING 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.

(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.

STORAGE VOLUME OF SEDIMENT TANK:

PUMP NO.1 AND 2
O = CIA
= 0.35(C) X 0.5(I) X 1.4 X(AC)
= 0.25 CFS
= 0.35 CFS X 448 GPM/CFS
= 112 GPM
= 112 GPM / 5 MINUTES
= 22.4 GPM

PUMP DISCHARGE 22.4 GPM X 16 = 358.4 CUBIC FEET OF STORAGE REQUIRED.
OR 179.2 CUBIC FEET OD STORAGE FOR EACH PUMP

PUMP NO.3
O = CIA
= 0.35(C) X 0.5(I) X 0.4(AC)
= 0.09 CFS
= 0.09 CFS X 448 GPM/CFS
= 40 GPM
= 40 GPM / 5 MINUTES
= 8 GPM

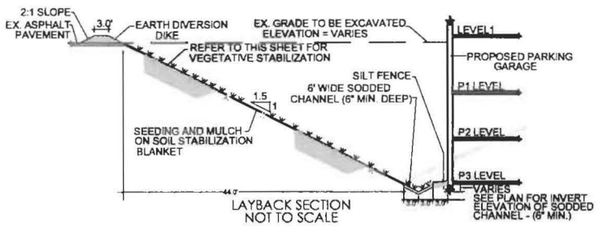
PUMP DISCHARGE 8 GPM X 16 = 128 CUBIC FEET OF STORAGE REQUIRED.

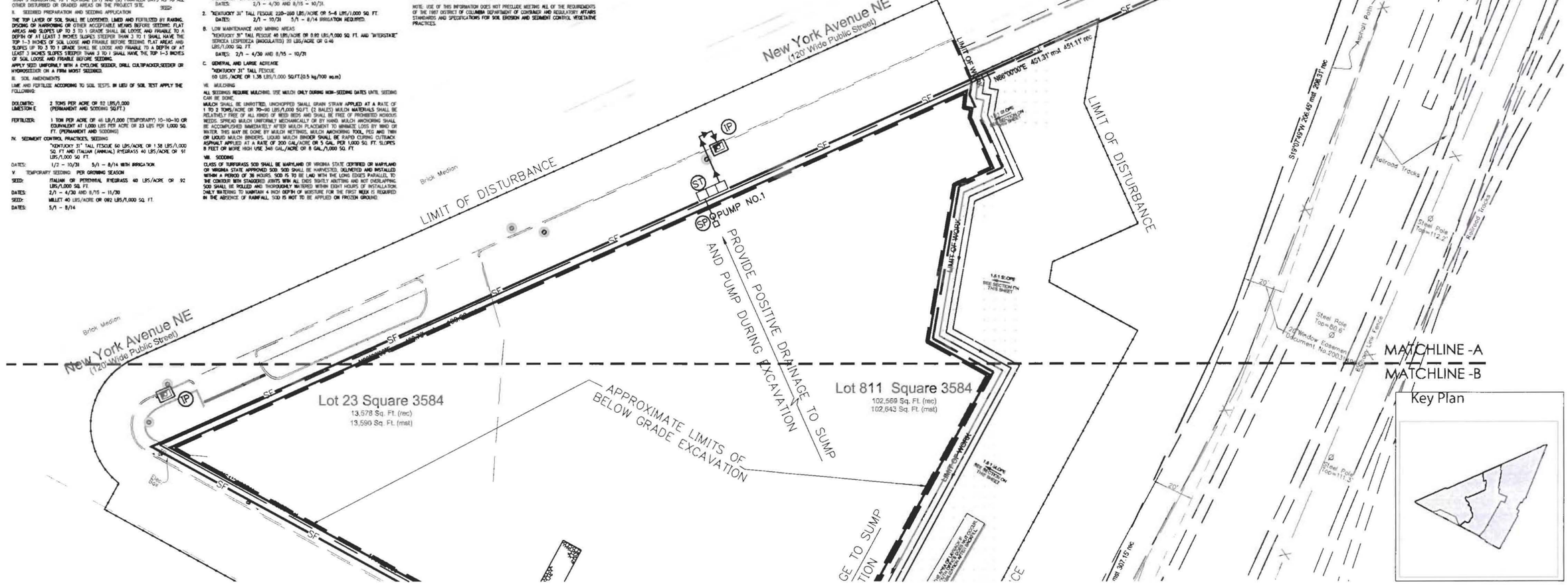
IX. MAINTENANCE

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 80% DAMAGED, REESTABLISH FOLLOWING ORIGINAL RATES AND PROCEDURES.

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





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Proposed PUD-Modification-Residential Building

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Washington Gateway | Washington, D.C.

May 05, 2010

ZONING COMMISSION
District of Columbia
CASE NO.06-14B
EXHIBIT NO.4A2

SK&I

122 - Sedimentation and Erosion Control Plan - A

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50' 40' 30' 20' 10' 0 50' 100'
1" = 50'–0"

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MATCHLINE -A
MATCHLINE -B

New York Avenue NE
(120'-Wide Public Street)

Florida Avenue NE
(80' Wide Public Street)

Lot 23 Square 3584
13,578 Sq. Ft. (rec)
13,590 Sq. Ft. (mst)

Lot 811 Square 3584
102,589 Sq. Ft. (rec)
102,643 Sq. Ft. (mst)

APPROXIMATE LIMITS OF BELOW GRADE EXCAVATION

PROVIDE POSITIVE DRAINAGE TO SUMP AND PUMP DURING EXCAVATION

PUMP NO.2

PUMP NO.3

LIMIT OF DISTURBANCE

LIMIT OF WORK

SF

VAULT

Brick Edge of Pavement

Concrete Sidewalk

Jersey Barrier

Temporary Construction Fence

Hand Rail/Fence

Concrete Wall (Overhead)

Concrete Ret. Wall

Asphalt S/W

6' Chain Link Fence (Top of Wall)

Steel Pole Top=110.0'

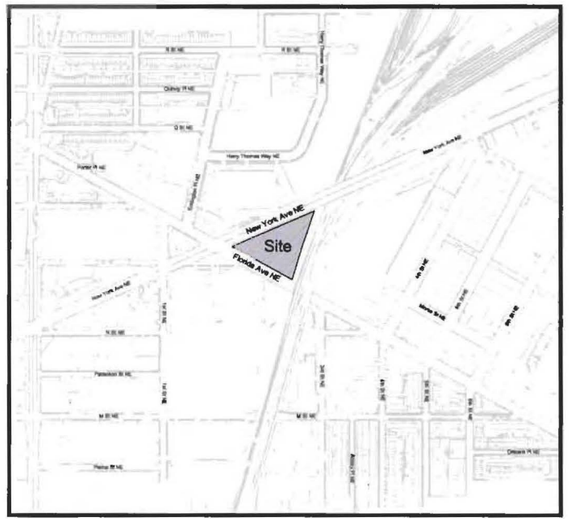
Steel Pole Top=111.3'

Steel Pole Top=90.6'

Window Easement Document No.2003...

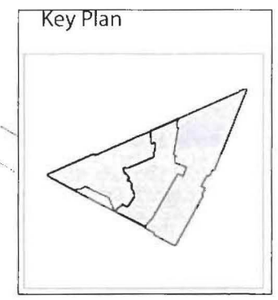
S25°35'01"W 307.26' (mst) 307.15' (rec)

20'



VICINITY MAP
NOT TO SCALE

Key Plan



Proposed PUD-Modification-Residential Building

May 05, 2010

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123 - Sedimentation and Erosion Control Plan - B

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50' 40' 30' 20' 10' 0 50' 100'

1" = 50'-0"

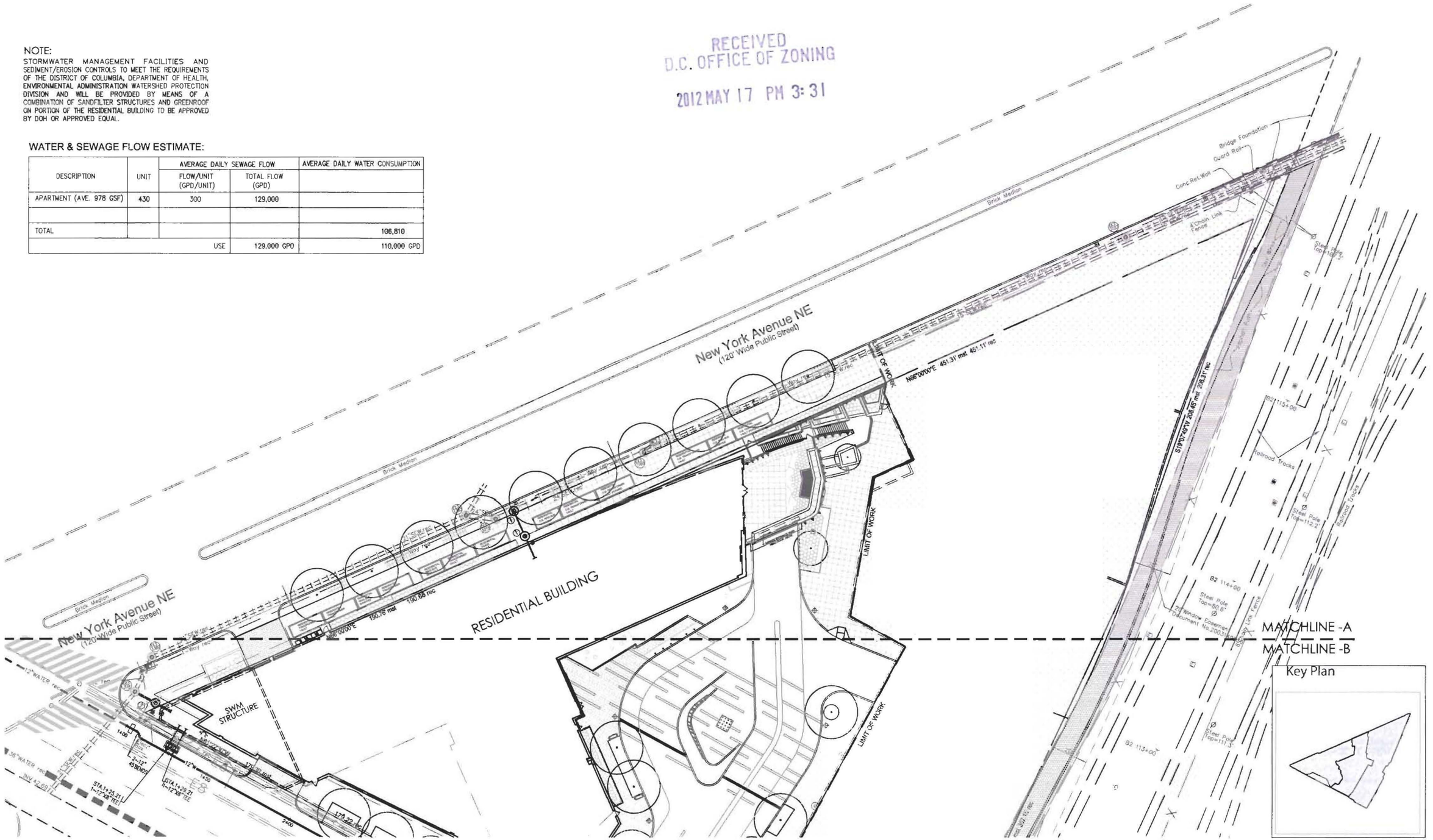
NOTE:

STORMWATER MANAGEMENT FACILITIES AND SEDIMENT/EROSION CONTROLS TO MEET THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA, DEPARTMENT OF HEALTH, ENVIRONMENTAL ADMINISTRATION WATERSHED PROTECTION DIVISION AND WILL BE PROVIDED BY MEANS OF A COMBINATION OF SANDFILTER STRUCTURES AND GREENROOF ON PORTION OF THE RESIDENTIAL BUILDING TO BE APPROVED BY DOH OR APPROVED EQUAL.

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WATER & SEWAGE FLOW ESTIMATE:

DESCRIPTION	UNIT	AVERAGE DAILY SEWAGE FLOW		AVERAGE DAILY WATER CONSUMPTION
		FLOW/UNIT (GPD/UNIT)	TOTAL FLOW (GPD)	
APARTMENT (AVE. 978 GSF)	430	300	129,000	
TOTAL				106,810
		USE	129,000 GPD	110,000 GPD



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Proposed PUD-Modification-Residential Building

May 05, 2010

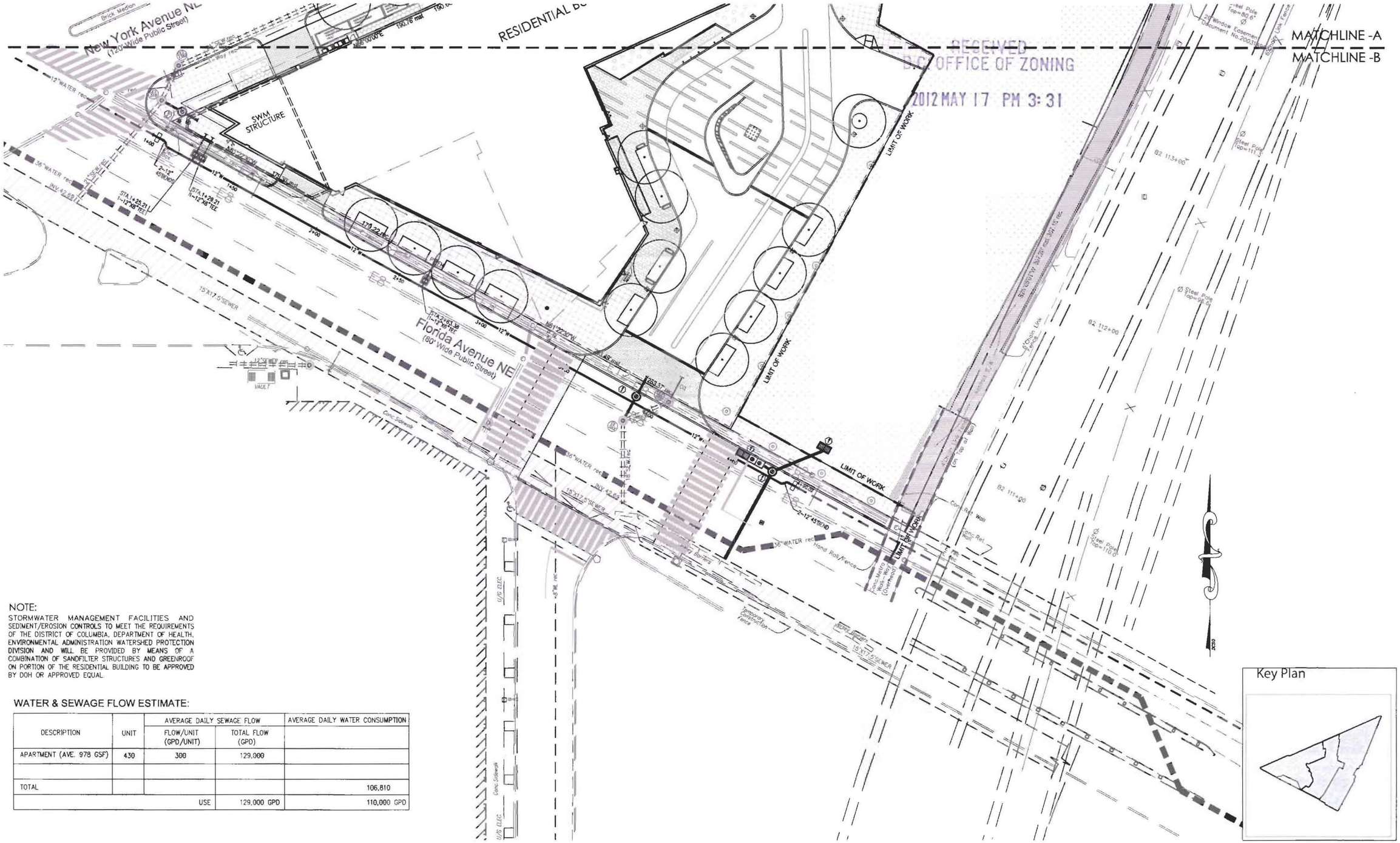
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124 - Site Plan - A

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50' 40' 30' 20' 10' 0 50' 100'

1" = 50'-0"



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NOTE:
STORMWATER MANAGEMENT FACILITIES AND SEDIMENT/EROSION CONTROLS TO MEET THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA, DEPARTMENT OF HEALTH, ENVIRONMENTAL ADMINISTRATION WATERSHED PROTECTION DIVISION AND WILL BE PROVIDED BY MEANS OF A COMBINATION OF SANDFILTER STRUCTURES AND GREENROOF ON PORTION OF THE RESIDENTIAL BUILDING TO BE APPROVED BY DOH OR APPROVED EQUAL.

WATER & SEWAGE FLOW ESTIMATE:

DESCRIPTION	UNIT	AVERAGE DAILY SEWAGE FLOW		AVERAGE DAILY WATER CONSUMPTION
		FLOW/UNIT (GPD/UNIT)	TOTAL FLOW (GPD)	
APARTMENT (AVE. 978 GSF)	430	300	129,000	
TOTAL				106,810
		USE	129,000 GPD	110,000 GPD

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125 - Site Plan - B

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50' 40' 30' 20' 10' 0 50' 100'

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LEGEND:

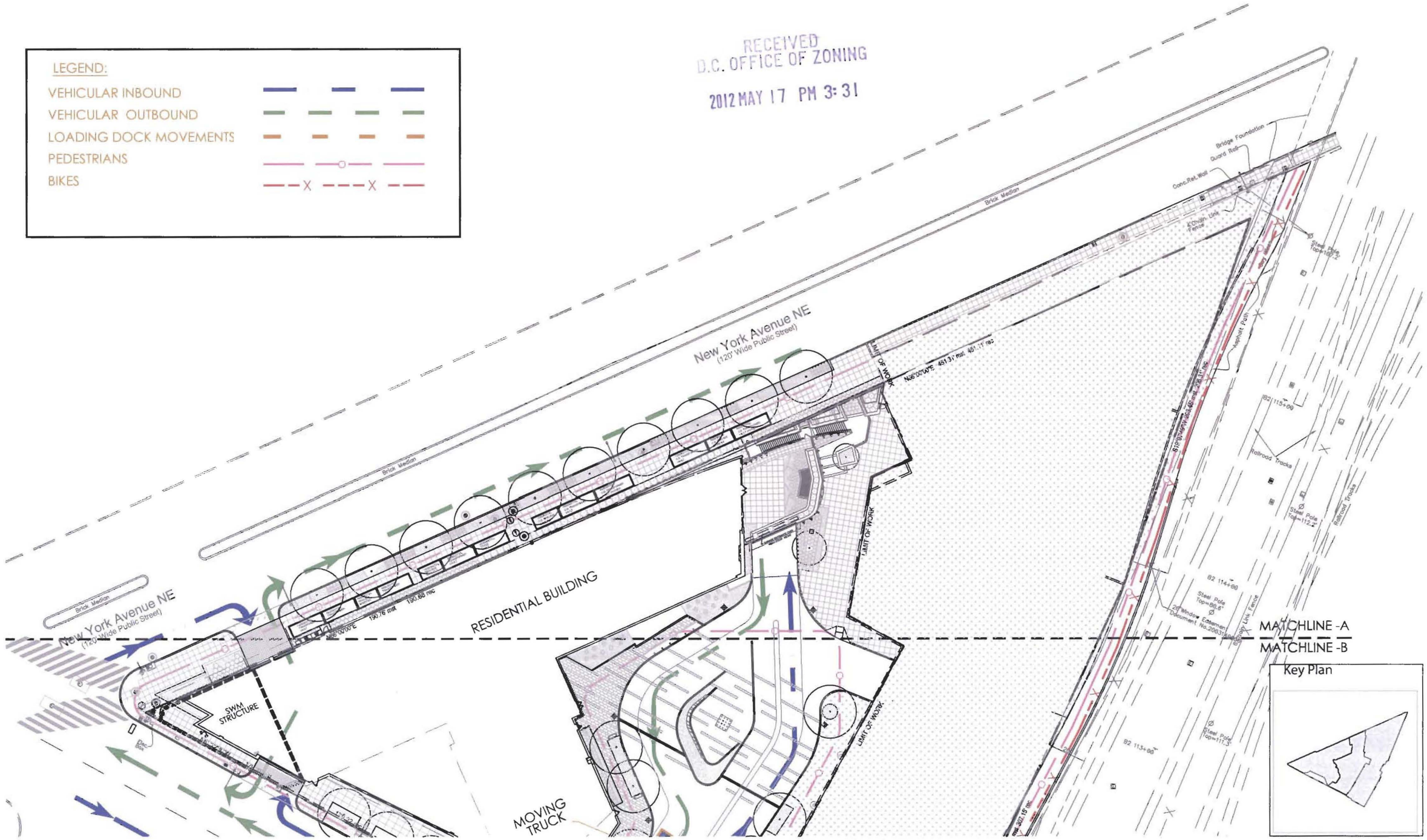
VEHICULAR INBOUND

VEHICULAR OUTBOUND

LOADING DOCK MOVEMENTS

PEDESTRIANS

BIKES



Proposed PUD-Modification-Residential Building

May 05, 2010

MRP REALTY

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126 - Circulation Plan - A

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50' 40' 30' 20' 10' 0 50' 100'

1" = 50'-0"

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2012 MAY 17 PM 3:31

MATCHLINE -A
MATCHLINE -B

New York Avenue NE
(120' Wide Public Street)

RESIDENTIAL BU

SWM STRUCTURE

MOVING TRUCK

Florida Avenue NE
(80' Wide Public Street)

LIMIT OF WORK

LEGEND:

- VEHICULAR INBOUND
- VEHICULAR OUTBOUND
- LOADING DOCK MOVEMENTS
- PEDESTRIANS
- BIKES

Key Plan

Proposed PUD-Modification-Residential Building

May 05, 2010

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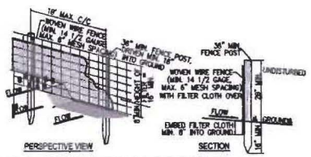
SK&I

127 - Circulation Plan - B

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50' 40' 30' 20' 10' 0 50' 100'

1" = 50'-0"



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

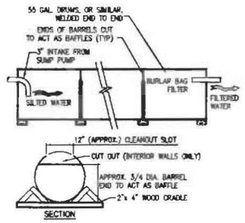
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GAGE 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE
(NOT TO SCALE)

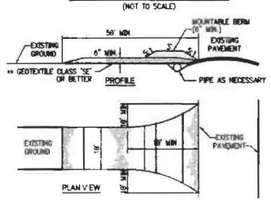


CONSTRUCTION NOTES:

1. THE STRUCTURE MAY BE CONSTRUCTED WITH STEEL DRUMS, STURDY WOOD OR OTHER MATERIAL SUITABLE FOR HANDLING THE PRESSURE EXERTED BY THE VOLUME OF THE WATER.
2. SEDIMENT TANKS WILL HAVE A MINIMUM DEPTH OF TWO FEET.
3. THE SEDIMENT TANK SHALL BE LOCATED FOR EASY CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE THE INTERFERENCE WITH CONSTRUCTION ACTIVITIES.
4. THE FOLLOWING FORMULA SHALL BE USED TO DETERMINE THE STORAGE VOLUME OF THE SEDIMENT TANK:

   PUMP DISCHARGE (G.P.M.)X16=CUBIC FEET OF STORAGE REQUIRED
5. ONCE THE WATER LEVEL REARS THE TOP OF THE TANK, THE PUMP MUST BE SHUT OFF WHILE THE TANK DRAINS AND ADDITIONAL CAPACITY IS MADE AVAILABLE.
6. THE TANK SHALL BE DESIGNED TO ALLOW FOR EMERGENCY FLOW OVER TOP OF THE TANK.
7. CLEAN-OUT OF THE TANK IS REQUIRED ONCE ONE-THIRD OF THE ORIGINAL CAPACITY IS DEPLETED DUE TO SEDIMENT ACCUMULATION. THE TANK SHALL BE CLEARLY MARKED SHOWING THE CLEAN-OUT POINT.

PORTABLE SEDIMENT TANK
(NOT TO SCALE)



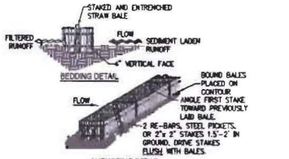
STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

CONSTRUCTION RAMP SPECIFICATION:

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



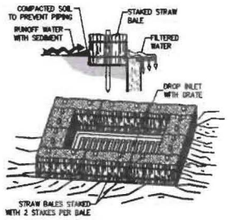
VEHICLE WASH DETAIL
(NOT TO SCALE)



CONSTRUCTION SPECIFICATIONS:

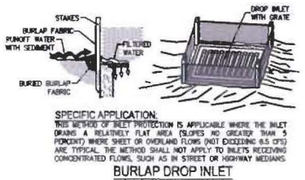
1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES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

STRAW BALE DIKE
(NOT TO SCALE)



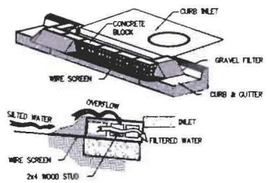
SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

STRAW BALE DROP INLET
SEDIMENT FILTER
(NOT TO SCALE)



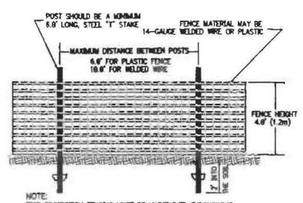
SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET
SEDIMENT FILTER
(NOT TO SCALE)

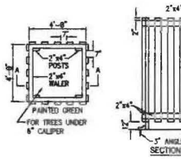


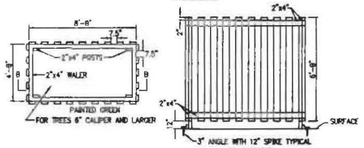
CURB INLET SEDIMENT FILTER
(NOT TO SCALE)

1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT EITHER SIDE OF THE INLET OPENING.
2. A 2 INCH BY 4 INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEEPING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. CHICKEN WIRE, OR HARDWARE CLOTH WITH 1/2-INCH OPENINGS SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE FILLED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.



TREE PROTECTION FENCE
INSTALLATION DETAIL
(NOT TO SCALE)

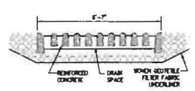




TREE PROTECTION NOTES:

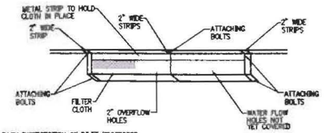
1. TREES AS SHOWN ON THE PLAN TO REMAIN SHALL BE PROTECTED AS SHOWN TO PREVENT MECHANICAL INJURY. TREE PROTECTION MEASURES SHOULD BE AS CLOSE TO THE DRIP LINE OF THE TREE AS POSSIBLE AND AS SHOWN ON THE PLAN. FOR STREET TREES AT THE CURB, PROTECTION FENCING SHALL BE ERECTED AT EDGE OF PAVING.
2. BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
3. NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN TREE PROTECTION FENCING.
4. HEAVY EQUIPMENT OPERATORS WILL BE CAUTIONED TO AVOID DAMAGE TO EXISTING TREE TRUNKS AND ROOTS DURING LAND LEVELING OPERATIONS. TUNNEL UNDER ROOT SYSTEM WHEN INSTALLING UTILITY LINES, IF POSSIBLE.
5. TREE TRUNKS AND EXPOSED ROOTS AND LIMBS DAMAGED DURING EQUIPMENT OPERATIONS WILL BE CARED FOR AS PRESCRIBED BY A FORESTER OR LICENSED TREE EXPERT.
6. THE USE OF HEAVY EQUIPMENT ON ROOT SYSTEMS OF DESIRABLE TREES MUST BE AVOIDED TO PREVENT SOIL COMPACTION. ALL CONSTRUCTION SHOULD BE KEPT OUT OF THE DRIP LINE OF PROTECTED TREES. PROTECTIVE FENCING SHALL BE UTILIZED FOR TREES BEING RETAINED AND SHALL BE LOCATED AT THE DRIP LINE AND AS SHOWN ON THE PLAN.
7. DURING THE FIRST TWO SUMMERS FOLLOWING CONSTRUCTION, IT IS DESIRABLE THAT THE TREES RECEIVE ADEQUATE AMOUNTS OF WATER.

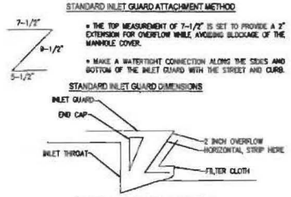
TYPICAL TREE PROTECTION
FENCING
(NOT TO SCALE)



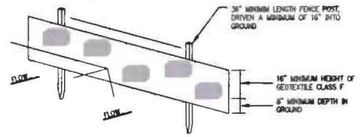
WASH RACK DETAIL
(NOT TO SCALE)

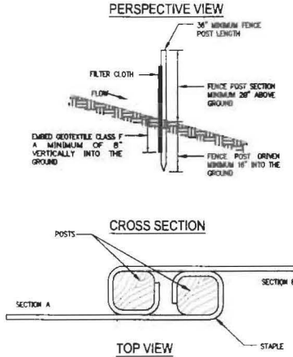
MAINTENANCE:
STABILIZED CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. AT THE ENDS OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. CONSTRUCTION VEHICLES SHALL STOP WITH FIRST THE FRONT WHEELS, THEN THE REAR WHEELS ON THE WASH RACK IN ORDER TO BOTH SETS OF WHEELS TO BE HOSED OFF.





GRADE INLET GUARD
(NOT TO SCALE)





SILT FENCE
(NOT TO SCALE)

CONSTRUCTION SPECIFICATION:

1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 11/2"x 11/2" SQUARE (MINIMUM) CUT, OR 13/4"DIAMETER (MINIMUM) ROUND AND SHALL BE OFF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STABLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TEASEL STRENGTH	50L BS/IN (MIN.)	TEST: ASTM D-4595
TENSILE MODULES	20 LBS/IN (MIN.)	TEST: ASTM D-4595
FLOW RATE	0.3 GAL/FT2 (MAX.)	TEST: ASTM D-5141
FILTERING EFFICIENCY 75% (MIN.)		TEST: ASTM D-5141

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STABLED TO PREVENT SEDIMENT BYPASS.
4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR 5% OF WHEN SEDIMENT ACCUMULATION REACHED 38 THE FABRIC HEIGHT.

SILT FENCE DESIGN CRITERIA:

SLOPE STEEPNESS:	SLOPE LENGTH (MAX.):	SILT FENCE LENGTH (MAX.):
FLATTER THAN 50:1	UNLIMITED	UNLIMITED
50:1 TO 10:1	125 FEET	1,000 FEET
10:1 TO 5:1	100 FEET	750 FEET
5:1 TO 3:1	60 FEET	500 FEET
3:1 TO 2:1	40 FEET	250 FEET
2:1 AND STEEPER	20 FEET	125 FEET

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

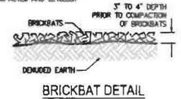
STANDARDS AND SPECIFICATIONS
FOR
BRICKBAT GROUND COVER

DEFINITION
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/2 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.

PURPOSE
BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

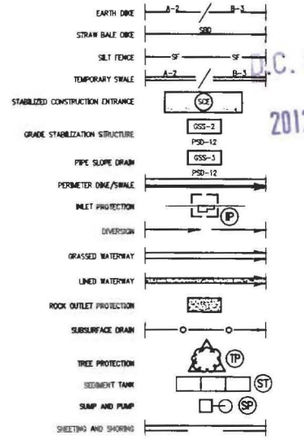
CONDITIONS WHEN PRACTICE APPLIES
BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

DESIGN CRITERIA
THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.



BRICKBAT DETAIL
(NOT TO SCALE)

LIST OF STANDARD SYMBOLS

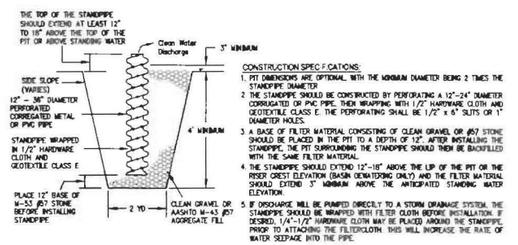


STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

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 UNDUED 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 SILTATION 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.
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.

SILTATION EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND / OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE ARCHITECT.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY AND SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE ENTERING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITIONS.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEEDED OR SODDED AS PER DC SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED
10. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER RAZE OF DEMOS, THERE IS NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVING, BRICKBRAOK OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE D.C. EROSION AND SEDIMENT CONTROL INSPECTOR APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DEMUDED AREAS SHALL BE PERMANENTLY STABILIZED.

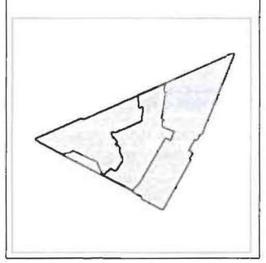


SUMP PIT
(NOT TO SCALE)

CONSTRUCTION SPECIFICATIONS:

1. PIT DIMENSIONS ARE OPTIONAL, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12"-24" DIAMETER CORRUGATED OR PVC PIPE, THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE CLASS E. THE PERFORATING SHALL BE 1/2" x 6" SLITS OR 1" DIAMETER HOLES.
3. A BASE OF FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR #57 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
4. THE STANDPIPE SHOULD EXTEND 12"-18" ABOVE THE LIP OF THE PIT OR THE RIDGE CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION. IF DESIRED, 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE PRIOR TO ATTACHING THE FILTERCLOTH. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.

Key Plan



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Proposed PUD-Modification-Residential Building

May 05, 2010

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