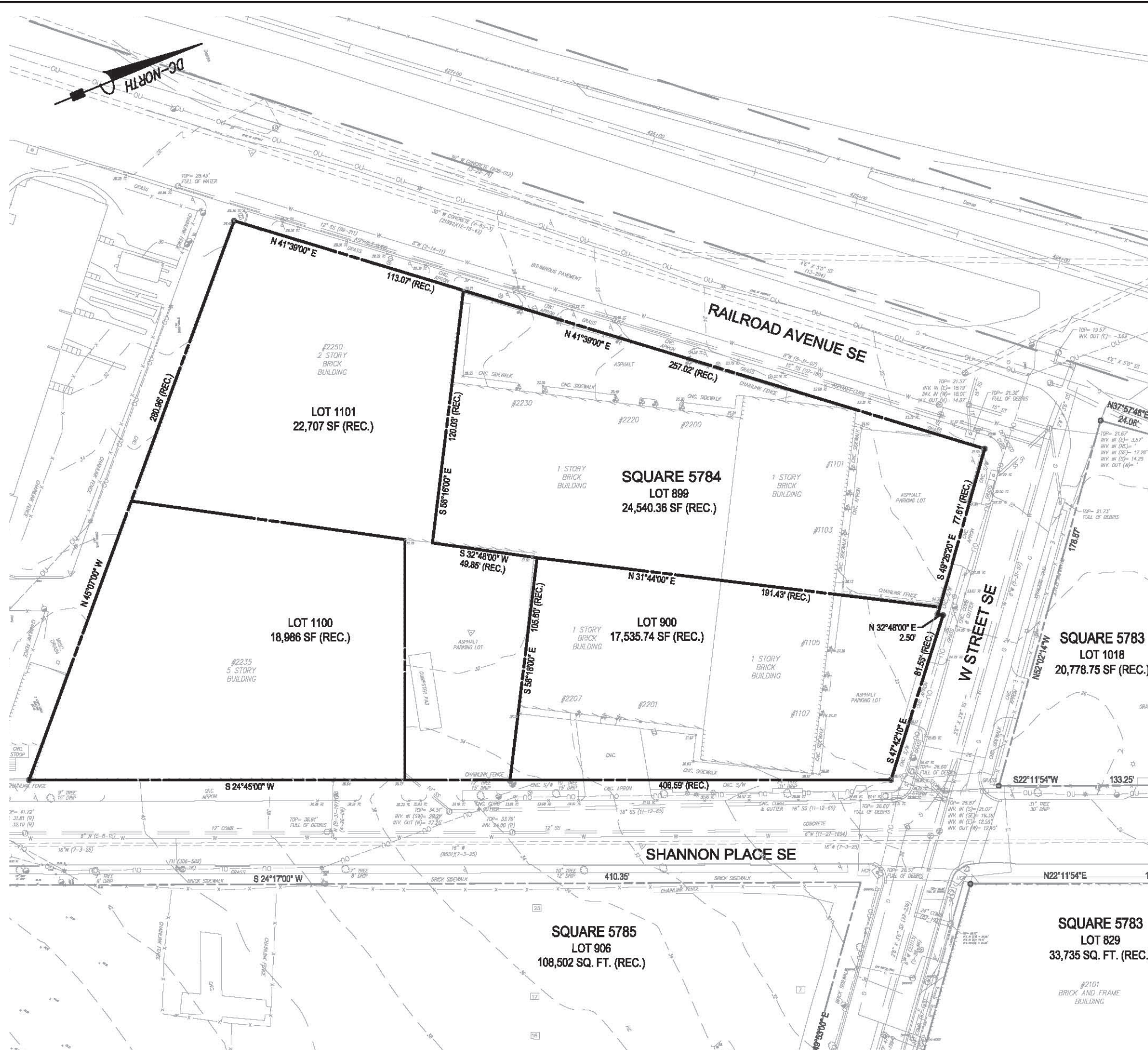




FOUR POINTS

SHANNON PLACE & W ST SE

Square 5784
Washington DC 20020



EXISTING CONDITIONS:

THE PROJECT SITE CONSISTS OF THREE LOTS - 899, 900, AND 1101 - WITHIN SQUARE 5784, TOTALING A RECORDED SQUARE FOOTAGE OF 64,783.10. THESE LOTS EXIST OF FOUR 1-STORY BRICK BUILDINGS, ONE 2-STORY BRICK BUILDING, AND SEVERAL ASPHALT PARKING LOTS. THE SITE IS BOUND BY RAILROAD AVENUE SE, W STREET SE AND SHANNON PLACE SE.

DATE:
JULY 6, 2018

PUD APPLICATION
STAGE II - BLDG #4

SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
EXISTING
CONDITIONS

NUMBER:
C-01



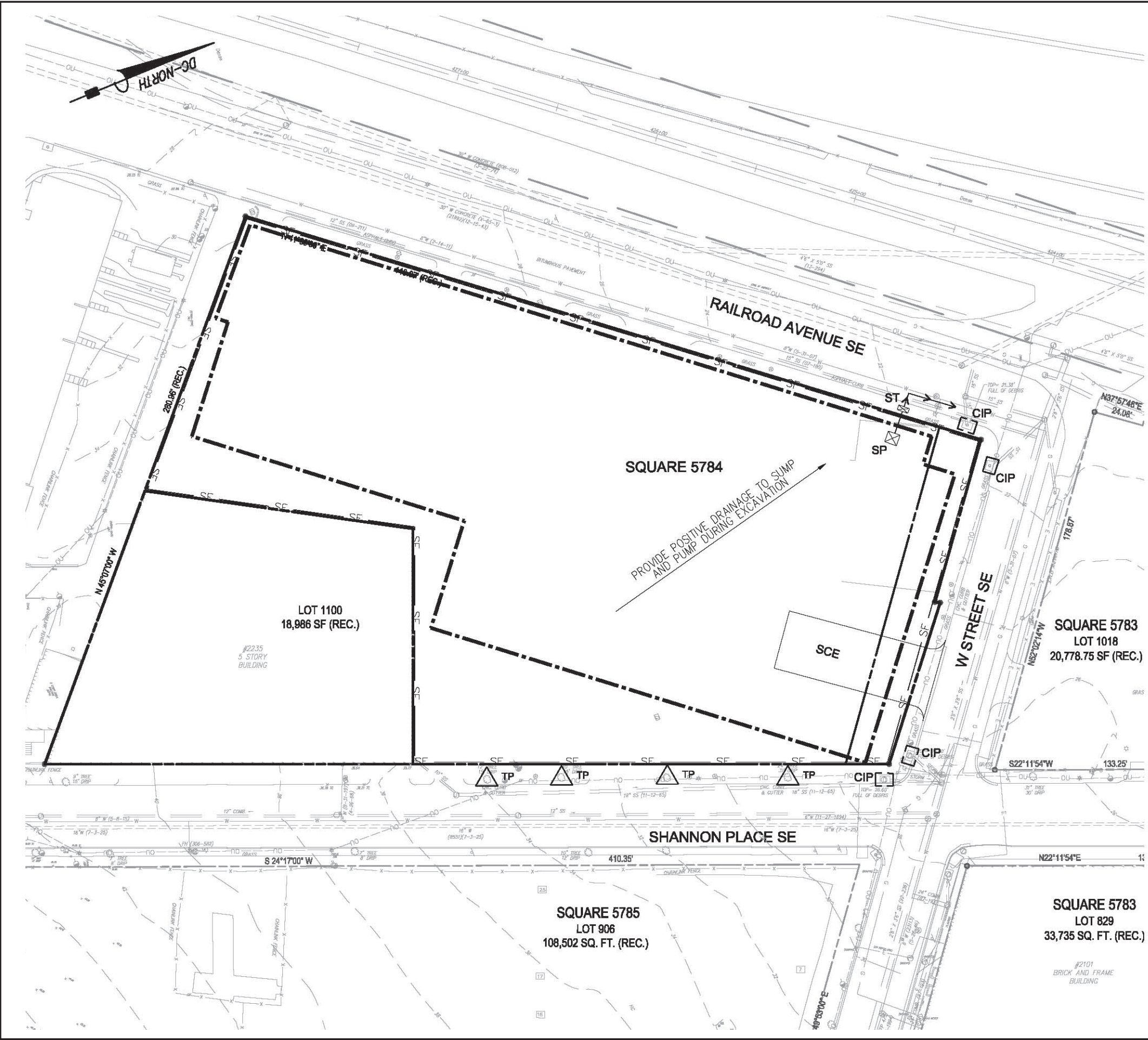
GRAPHIC SCALE

120050 COMMISSION

District of Columbia

CASE NO.08-07C

EXHIBIT NO.21A3



LEGEND

STABILIZED CONSTRUCTION ENTRANCE		TREE PROTECTION	
INLET PROTECTION		LIMITS OF DISTURBANCE	
SILT FENCE		SUMP PUMP	
SAFETY FENCE (6" CHAIN LINK FENCE)		SEDIMENT TANK	
		LIMITS OF BELOW GRADE EXCAVATION	

DUST CONTROL NOTES:

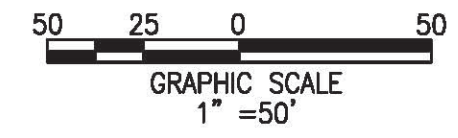
1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE 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. DISPERSE 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.

TREE AND ROOT PROTECTION NOTES:

ALL STREET TREES WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK MUST BE PROTECTED WITH 6 FT. TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX (MINIMUM 4' X 9') OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF A TREE. ALL PROTECTION MEASURES AND EXCAVATION OPERATIONS SHALL COMPLY WITH THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES (GOLD BOOK) - SECTIONS 207.03, 606.07 AND 606.08. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB, SITE PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT WARD ARBORIST OR CALL THE DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133 TO RECEIVE CLEARANCE TO CONTINUE THE CONFLICTING WORK.

EROSION AND SEDIMENT CONTROL NOTES:

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY & ENVIRONMENT BY PHONE (202-535-2250) AT LEAST 24 HOURS PRIOR TO START OF GRADING ACTIVITY AND WITHIN TWO (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
3. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF ENERGY & ENVIRONMENT, WATERSHED PROTECTION DIVISION.
4. NO LATER THAN THE FIRST DAY OF CONSTRUCTION INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
5. ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
6. DURING CONSTRUCTION ACTIVITIES CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS AND SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES IF REQUIRED BY INSPECTOR.
7. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED WITHOUT COMPLETE SITE STABILIZATION AND APPROVAL FROM THE INSPECTOR.



SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020



DATE:
JULY 6, 2018

PUD APPLICATION
STAGE II - BLDG #4

SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
SEDIMENT
CONTROL

NUMBER:
C-02



FOUR POINTS

SHANNON PLACE & W ST SE

Square 5784
Washington DC 20020

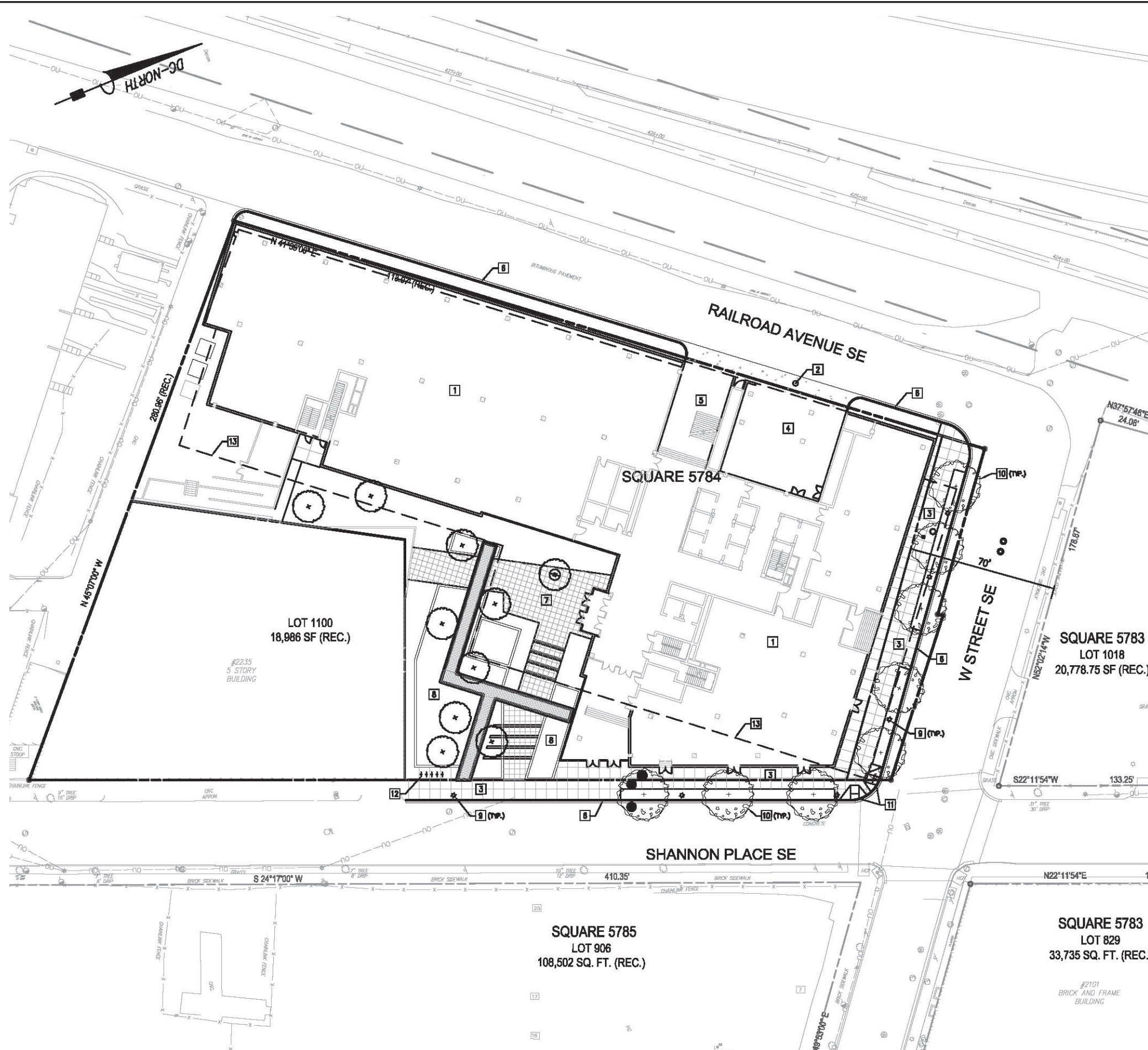


DATE:
JULY 6, 2018

PUD APPLICATION
STAGE II - BLDG #4
SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
SITE PLAN

NUMBER:
C-03

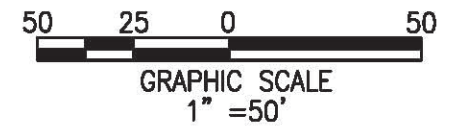


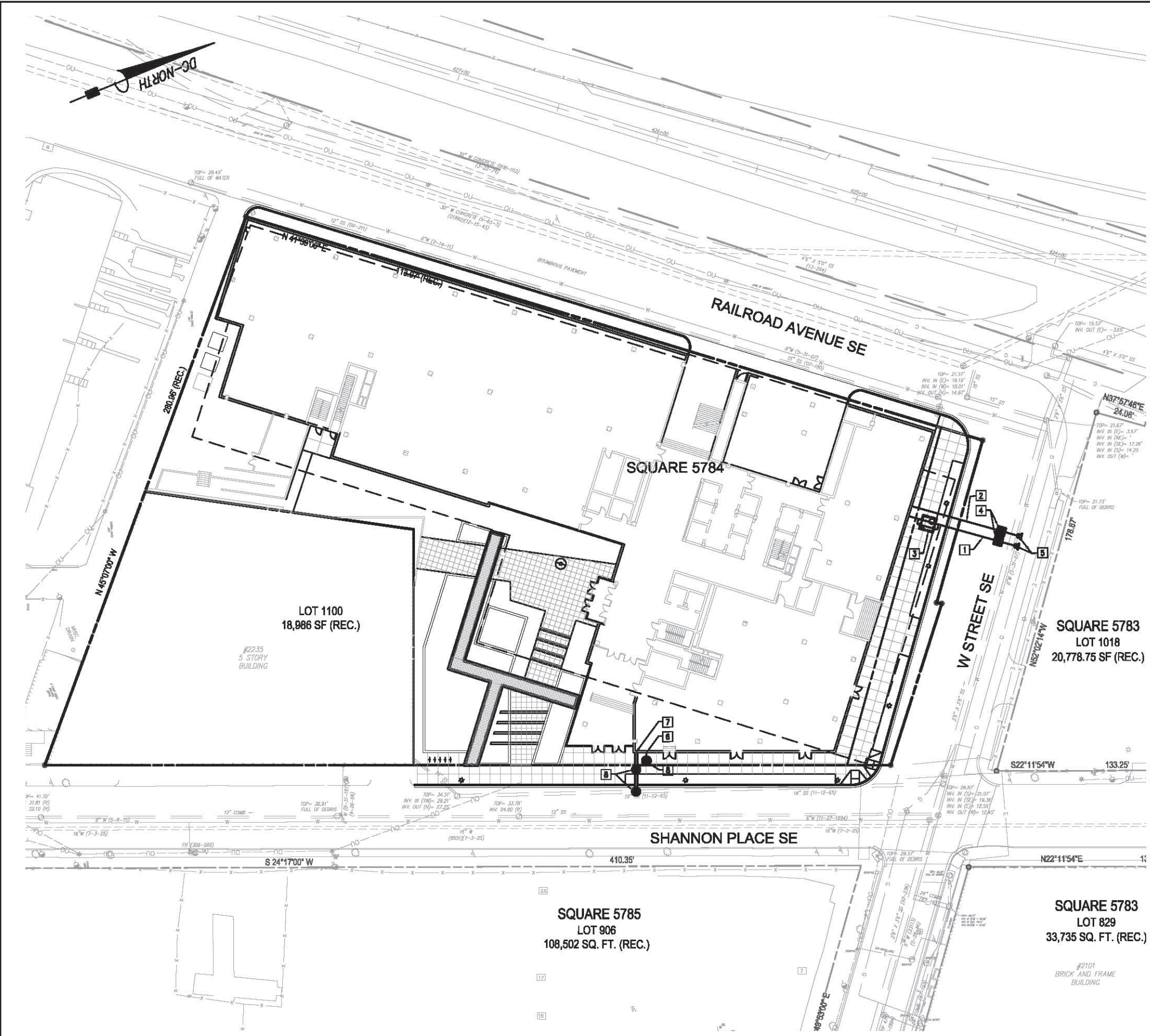
SITE NARRATIVE:

THE PROPOSED REDEVELOPMENT OF THE FUTURE LOT WITHIN SQUARE 5784 WILL BE 61,2912 SF. PROPOSED BUILDING 4 IS A 7-STORY PLUS PENTHOUSE OFFICE BUILDING WITH A 41,897 SF FOOTPRINT. THE REDEVELOPMENT WILL INCLUDE NEW DOMESTIC WATER SERVICE, FIRE PROTECTION SERVICE, SANITARY SEWER SERVICE AND STORM SEWER SERVICE CONNECTIONS TO PUBLIC INFRASTRUCTURE. STORMWATER MANAGEMENT FOR THE SITE WILL MEET THE CURRENT REQUIREMENTS FOR THE DISTRICT OF COLUMBIA AND WILL BE ADDRESSED THROUGH A VARIETY OF BEST MANAGEMENT PRACTICES.

SITE KEYNOTES

- 1 NEW BUILDING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 NEW DRIVEWAY ENTRANCE.
- 3 NEW CONCRETE SIDEWALK.
- 4 NEW LOADING AREA.
- 5 NEW RAMP DOWN TO PARKING GARAGE.
- 6 NEW CONCRETE CURB AND GUTTER.
- 7 NEW COURTYARD AREA.
- 8 NEW BIORETENTION PLANTING AREA.
- 9 NEW STREET LIGHT.
- 10 NEW STREET TREE.
- 11 NEW CURB RAMP.
- 12 NEW BIKE RACKS.
- 13 LIMITS OF BUILDING BELOW GRADE.





UTILITY KEYNOTES

- 1 NEW 4" DIP DOMESTIC WATER SERVICE.
- 2 NEW 6" DIP FIRE SERVICE.
- 3 NEW 4" WATER METER.
- 4 NEW 6" WATER VALVE.
- 5 NEW 8" X 6" TEE WITH THRUST BLOCK.
- 6 NEW 8" PVC SANITARY LATERAL.
- 7 NEW 15" RCP STORM LINE.
- 8 NEW MANHOLE.

WATER AND SEWER DEMAND

WATER:
 0.20 GPD PER SF X 6,581 SF RETAIL = 1,316 GPD
 0.13 GPD PER SF X 247,795 SF OFFICE = 32,213 GPD
 TOTAL = 33,529 GPD

SEWER:
 33,529 GPD = 0.052 CFS

STORM WATER:
 Q_{2-yr} = 7.98 CFS
 Q_{15-yr} = 11.43 CFS



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
 Washington DC 20020

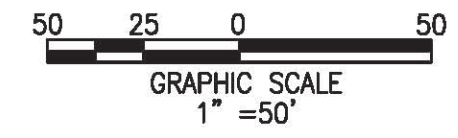


DATE:
 JULY 6, 2018

PUD APPLICATION
 STAGE II - BLDG #4
 SUPPLEMENTAL
 PREHEARING SUBMISSION

TITLE:
 UTILITIES

NUMBER:
 C-04





FOUR POINTS

SHANNON PLACE & W ST SE

Square 5784
Washington DC 20020

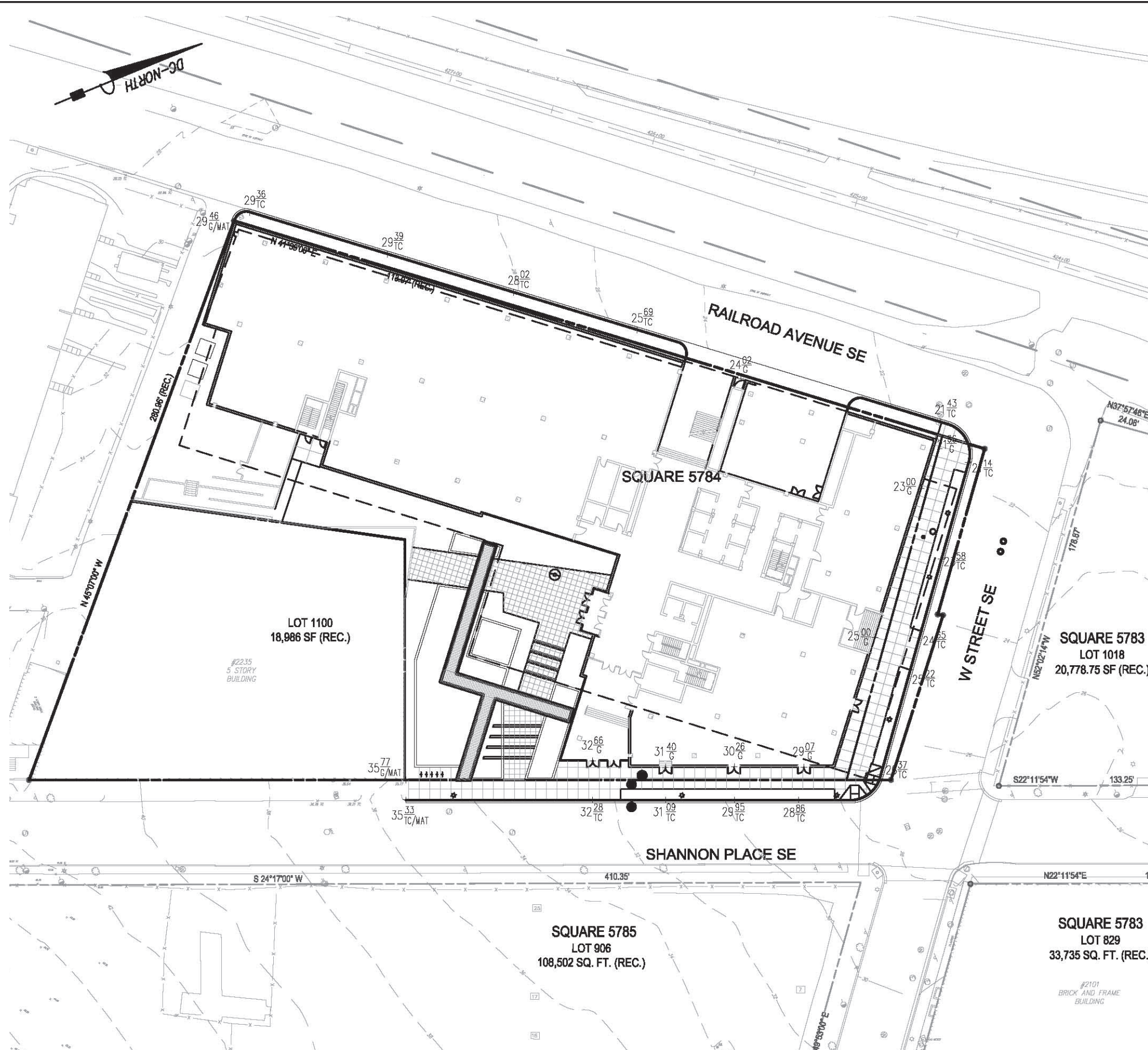


DATE:
JULY 6, 2018

PUD APPLICATION
STAGE II - BLDG #4
SUPPLEMENTAL
PREHEARING SUBMISSION

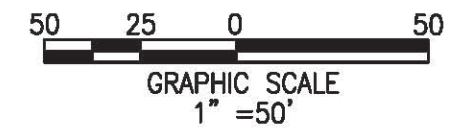
TITLE:
GRADING PLAN

NUMBER:
C-05



SPOT SHOT LEGEND:

- XX^{FF} X FINISHED FLOOR SPOT
- XX^G X GROUND SPOT
- XX^{TC} X TOP OF CURB SPOT
- XX^{BC} X BOTTOM OF CURB SPOT
- XX^{TW} X TOP OF WALL SPOT
- XX^{BW} X BOTTOM OF WALL SPOT
- XX^{TS} X TOP OF STEPS SPOT
- XX^{BS} X BOTTOM OF STEPS SPOT
- XX^{MAT} X MATCH EXISTING SPOT





FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020



Site Information	
Is Site an "AWDZ Site"?	No
Is Site Located in the MS4?	No
AWDZ only - Regulatory Rain Event for WQTV (inches)	NA

Cover Type	Indicate Post-Development Land Cover	
	Disturbed Public Right of Way Area (square feet)	Major Land Disturbing Area (square feet)
Natural Cover		0
Compacted Cover		0
Impervious Cover	6,800	64,788
BMP		0
Site Total	6,800	64,788
Retention Standard for SWRv (inches)	1.2	1.2

	SWRv and WQTV Summary	
	Disturbed Public Right of Way	Site Development
Stormwater Retention Volume, SWRv (cubic feet)	646	6,155
Stormwater Retention Volume, SWRv (gallons)	4,832	46,038
Water Quality Treatment Volume, WQTV (cubic feet)	NA	NA
Water Quality Treatment Volume, WQTV (gallons)	NA	NA

STORMWATER MANAGEMENT NARRATIVE:

CONCEPTUAL STORMWATER MANAGEMENT PROVIDED FOR PUD REVIEW ONLY. DURING FURTHER DEVELOPMENT OF THE PUD AND FORTHCOMING DEVELOPMENT OF THE FINAL SITE PLAN, STORMWATER MANAGEMENT DESIGN WILL BE ADVANCED TO REFLECT ADDITIONAL DETAILS. THE DESIGN CRITERIA FOR THE PROJECT INCLUDE:

- STORMWATER MANAGEMENT DESIGN WILL MEET OR EXCEED THE CURRENT STANDARDS OF THE DISTRICT OF COLUMBIA IN PLACE AT THE TIME OF PUD APPROVAL.
- THE STORMWATER RUNOFF WILL BE TREATED USING LOW IMPACT DEVELOPMENT BMP MEASURES.
- THE STORMWATER RUNOFF WILL BE TREATED USING A COMBINATION OF ON-SITE BMPs SUCH AS GREEN ROOF, BIORETENTION AND/OR CISTERN FOR WATER REUSE.

NOTE:
AT THE CONCEPT LEVEL, SIZE AND LOCATION OF SWM FACILITIES ARE NOT YET DETERMINED. ACTUAL DESIGN OF THE FACILITIES WILL BE PROVIDED DURING FINAL SITE PLAN.

SWM REQUIREMENTS:

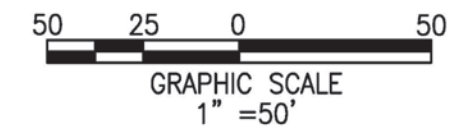
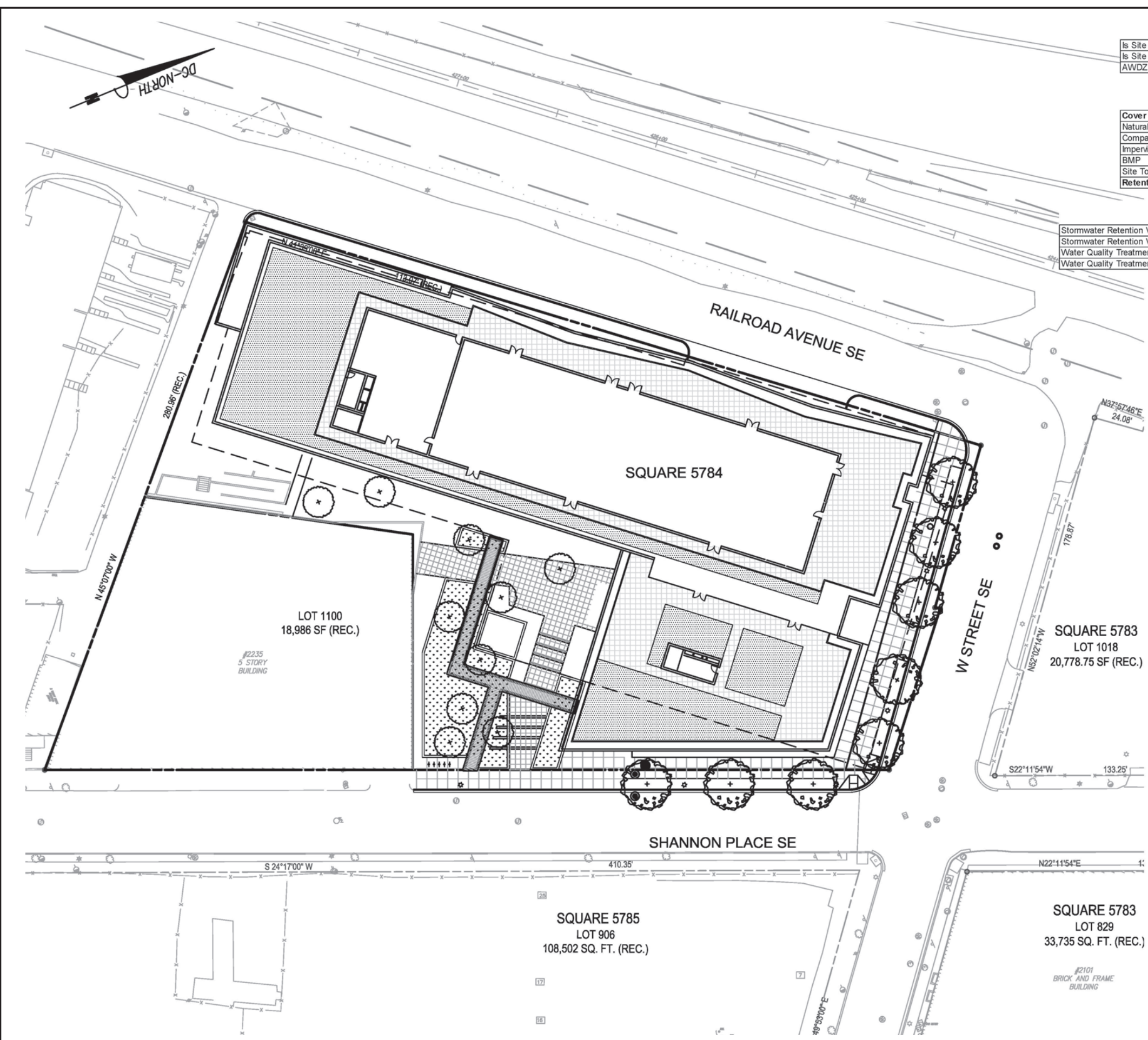
THIS PROJECT FALLS WITHIN THE GUIDELINES OF A 'MAJOR LAND DISTURBANCE' THUS REQUIRING STORMWATER RETENTION VOLUME (SWRv) BASED ON THE 1.2" STORM, PER THE 2013 SWM GUIDEBOOK FOR THE DISTRICT. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-DEVELOPMENT AND PRE-PROJECT RATE, RESPECTIVELY.

THE ADJACENT EXISTING BUILDING (2235 SHANNON PL SE) SHALL ALSO BE INCLUDED IN STORMWATER RETENTION VOLUME REQUIREMENTS. FURTHER ANALYSIS OF THESE REQUIREMENTS WILL BE CALCULATED DURING DESIGN DEVELOPMENT.

- TOTAL ON SITE DISTURBANCE = 64,788 sf
- SWRv REQUIRED = 6,155 cf

SWM LEGEND:

- GREEN ROOF
- BIORETENTION PLANTER



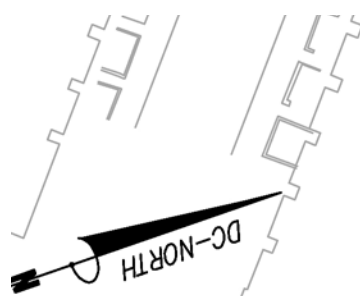
DATE:
JULY 6, 2018

PUD APPLICATION
STAGE II - BLDG #4

SUPPLEMENTAL
PREHEARING SUBMISSION

TITLE:
STORMWATER
MANAGEMENT
PLAN

NUMBER:
C-06



N 41°39'00" E 113.07'
 N 41°39'00" E 257.02'

LOT 1101
 22,707 SF (REC.)

SQUARE 5784

LOT 899
 24,540.36 SF (REC.)

FUTURE RIGHT
 OF WAY LINE

RIGHT OF WAY
 DEDICATION BY
 EASEMENT
 AREA = 3,496.44 SF

LOT 900
 17,535.74 SF (REC.)

W STREET SE
 APPROX. 50' ROW

SQUARE 5783
 LOT 1018
 20,778.75 SF (REC.)

SHANNON PLACE SE
 APPROX. 50' ROW

SQUARE 5785
 LOT 906
 108,502 SF (REC.)

RIGHT OF WAY
 DEDICATION BY
 EASEMENT
 AREA = 5,001.46 SF
 UNDER A
 SEPARATE PUD
 APPLICATION

FUTURE RIGHT
 OF WAY LINE
 UNDER A
 SEPARATE PUD
 APPLICATION

W STREET SE
 APPROX. 50' ROW

SQUARE 5783
 LOT 829
 33,735 SF (REC.)

V STREET SE
 APPROX. 50' ROW

SQUARE 5772

LOT 1019
 50,864 SF (REC.)

MARTIN LUTHER KING JR. BLVD SE



FOUR POINTS

SHANNON PLACE
 & W STREET SE

Square 5784
 Washington DC 20020



DATE:
 JULY 6, 2018

PUD APPLICATION
 STAGE II - BLDG #4

SUPPLEMENTAL
 PREHEARING SUBMISSION

TITLE:
 RIGHT OF WAY
 EXHIBIT

NUMBER:
 C-08