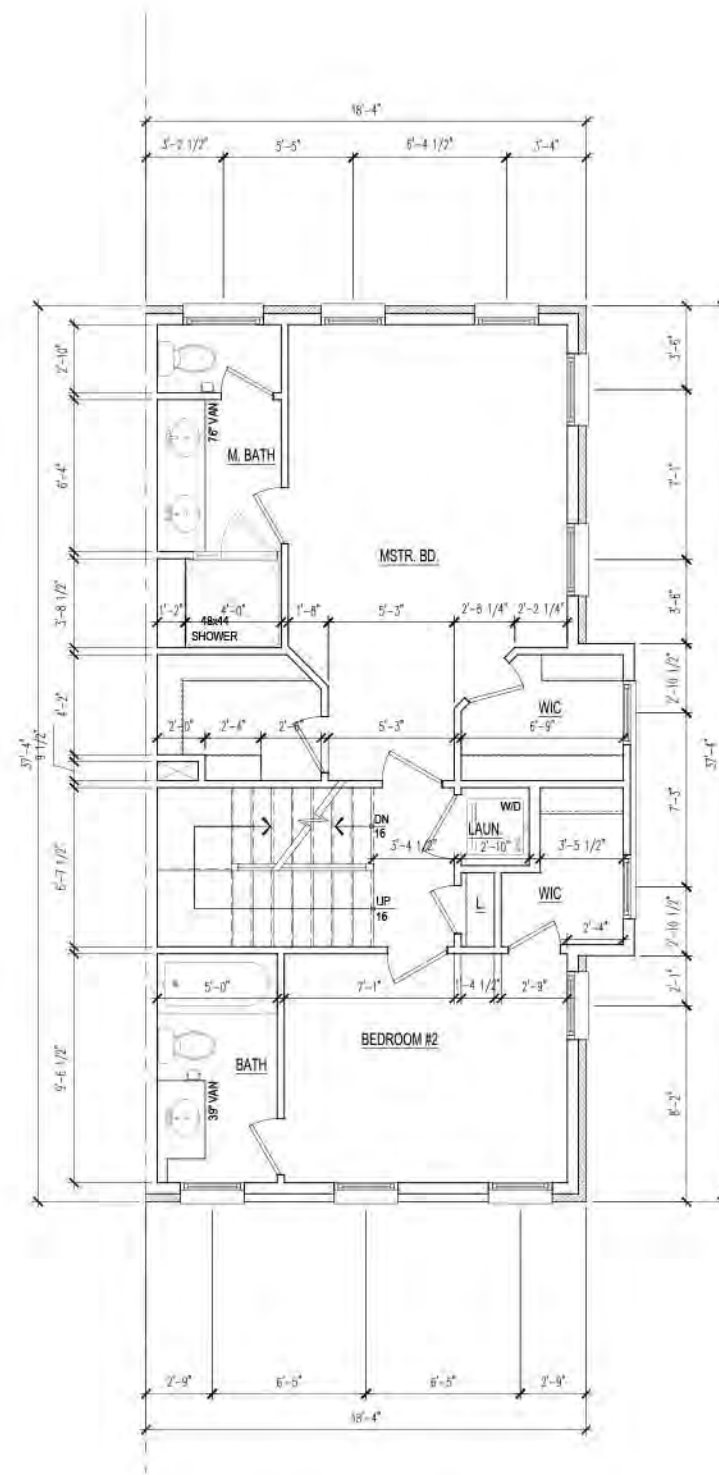
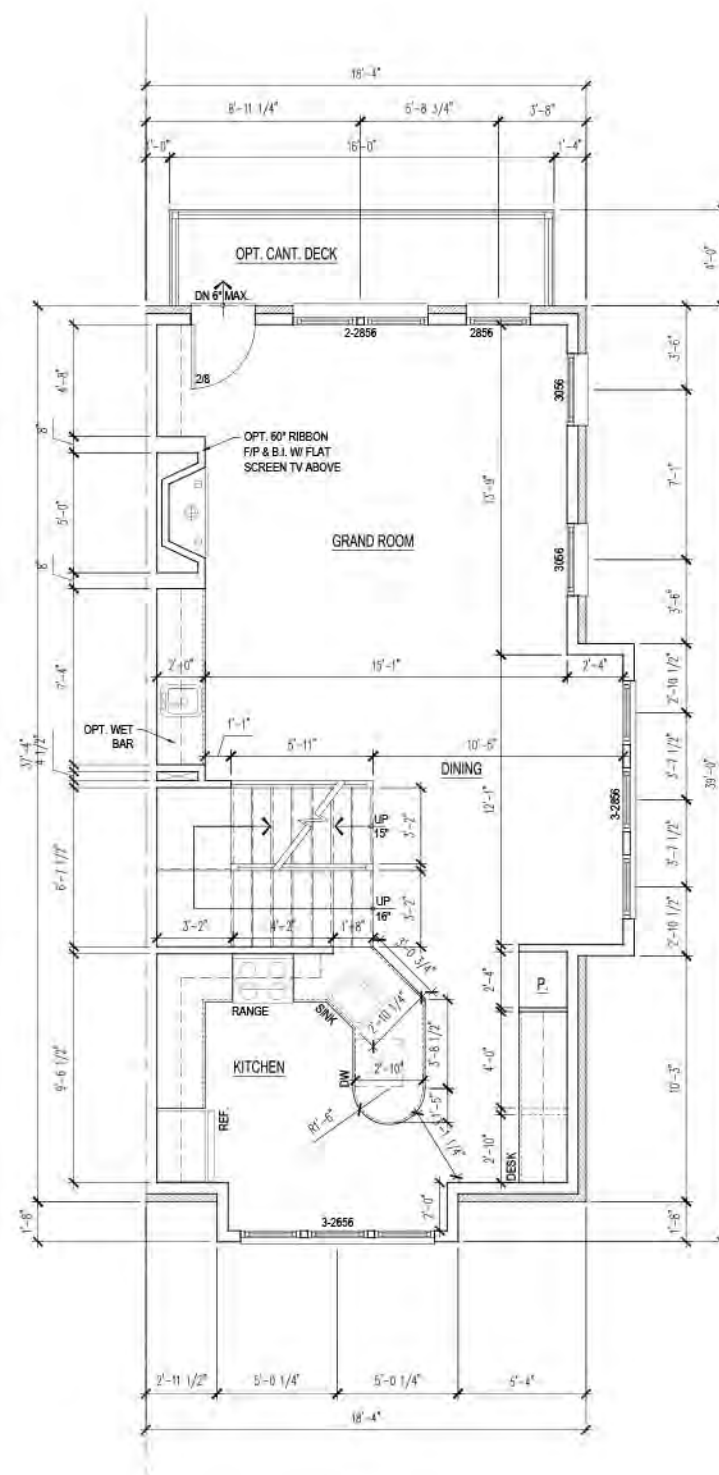


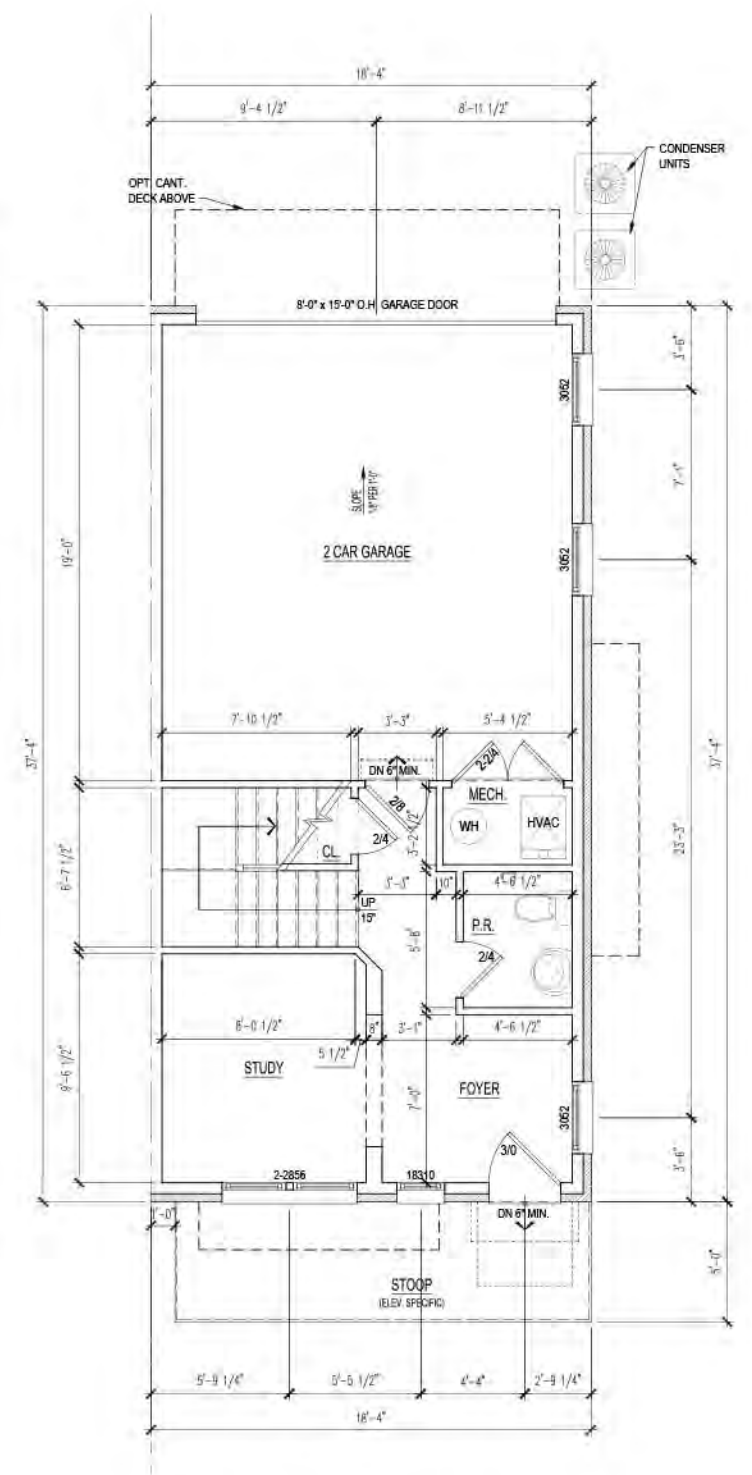
LOFT FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES; FINAL LAYOUTS MAY VARY.



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CONCEPTUAL FLOOR PLANS

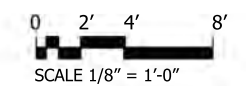
18' X 37' UNIT
 PUD APPLICATION

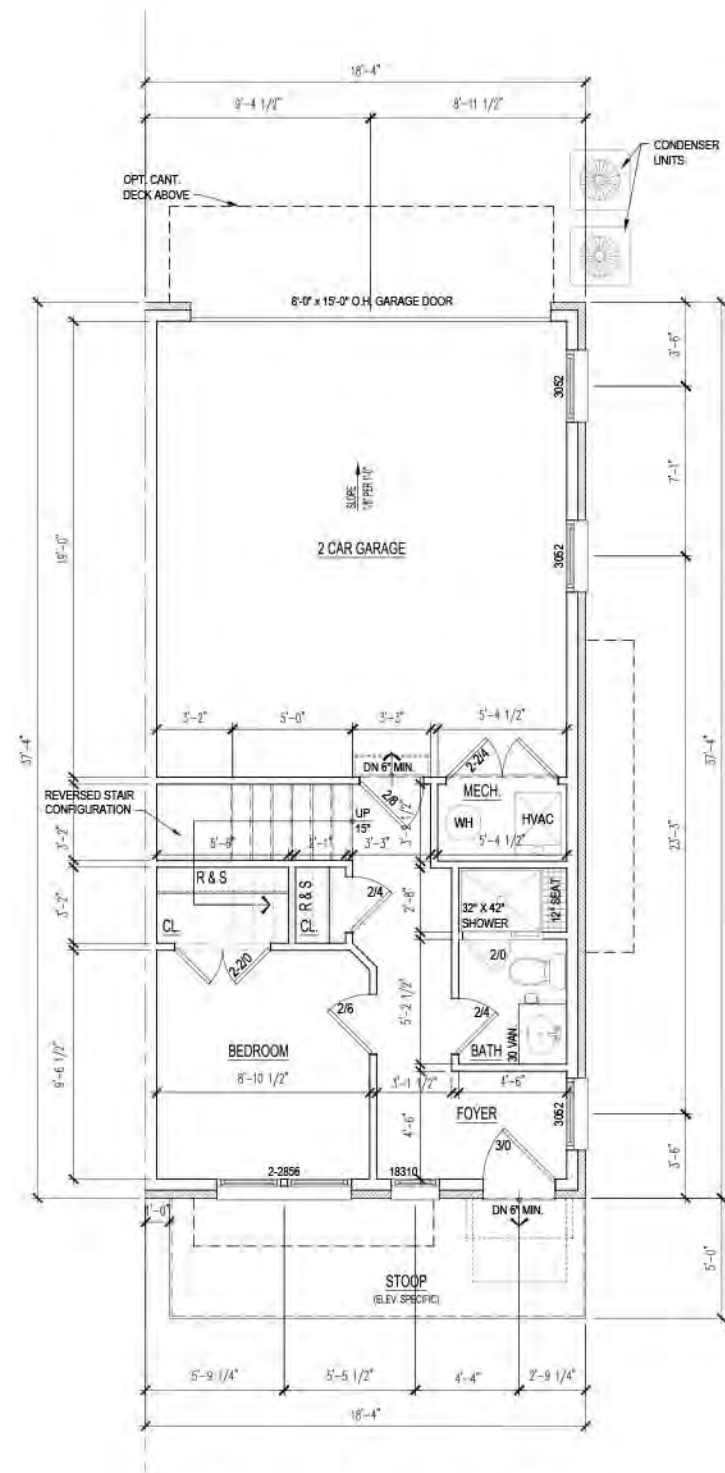
BROOKLAND TOWNHOMES
 Washington, DC

MADISON HOMES

A.702

08/11/15
 MHI.009A.00D





ALT. GROUND FLOOR PLAN

INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES; FINAL LAYOUTS MAY VARY.

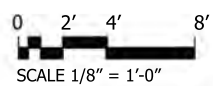
CONCEPTUAL FLOOR PLANS

BROOKLAND TOWNHOMES
Washington, DC

A.702A

18' X 37' UNIT
PUD APPLICATION

MADISON HOMES

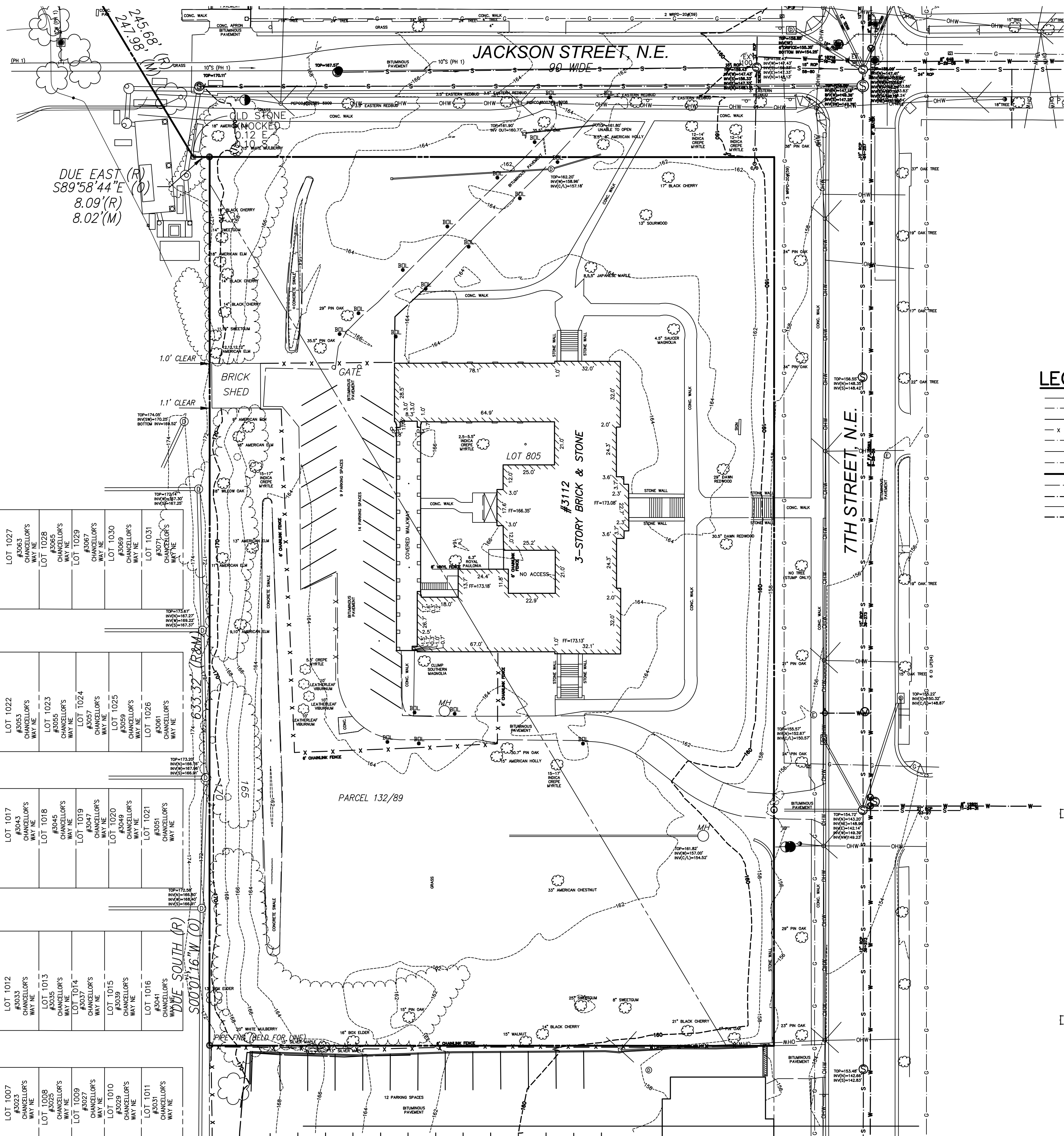


08/11/15
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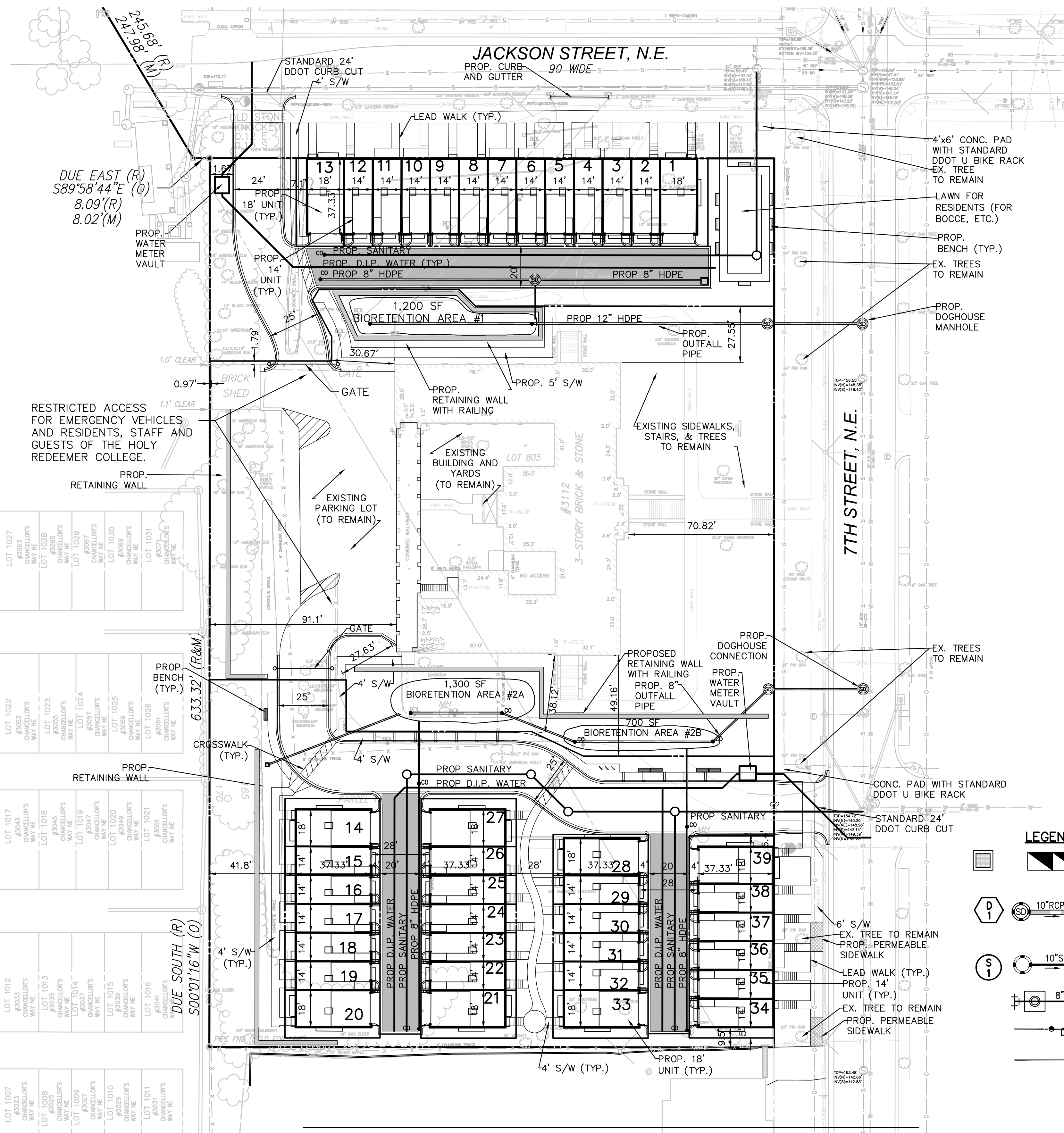
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LEGEND

— E — E — E —	CABLE TELEVISION CONDUIT	○	SANITARY MANHOLE	CONC.	CONCRETE
- - - - -	ELECTRICAL CONDUIT	□	TRAFFIC CONTROL BOX	C&G	CURB AND GUTTER
- - - - -	EDGE OF PAVEMENT	⊗	ELECTRICAL JUNCTION BOX	BLDG.	BUILDING
- - - - -	FENCE LINE	⊕	ELECTRICAL MANHOLE	STR.	STORY
- - - - -	NATURAL GAS CONDUIT	⊙	FIRE DEPARTMENT CONNECTION	TRV	ELECTRICAL TRANSFORMER
- - - - -	OVERHEAD WIRES	⊗	FIRE HYDRANT	ASPH.	ASPHALT
- - - - -	TELEPHONE/COMMUNICATIONS CONDUIT	⊙	GAS MANHOLE	ESMT.	EASEMENT
- - - - -	PROPERTY LINES	⊙	GUY POLE	RCP	REINFORCED CONCRETE PIPE
- - - - -	PUBLIC UTILITIES EASEMENTS	⊙	GAS VALVE	CMP	CORRUGATED METAL PIPE
- - - - -	SANITARY SEWER CONDUIT	⊙	LIGHT POLE	BRL	BUILDING RESTRICTION LINE
- - - - -	STORM DRAIN CONDUIT	⊙	PHONE PEDESTAL	R/W	RIGHT-OF-WAY
- - - - -	WATER CONDUIT	⊙	UTILITY POLE		



Unit/Lot #	Type/Name	Floors	Height	Unit Length	Unit Width	Unit Footprint Area	Total Unit SF (Gross Floor Area or GFA)	Lot Length	Lot Width	Lot Area	Lot Area as % of Total Site Area	Unit Fprint Area as % of Unit Lot Area	FAR (Floor Area Ratio)	Use	Side Yard (FT)	Rear Yard (FT)	Front Yard (FT)	Parking Spaces
1	18' End	4	45.22	37.33	18.33	684.26	2,605.32	42.87	23.33	1,000.16	0.84%	68.42%	2.60	Residential	5.0	4.0	0.0	2
2	14' Int	4	44.46	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
3	14' Int	4	44.55	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
4	14' Int	4	44.18	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
5	14' ADU	4	43.88	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
6	14' Int	4	43.35	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
7	14' Int	4	43.38	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
8	14' Int	4	42.74	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
9	14' Int	4	43.43	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
10	14' Int	4	42.79	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
11	14' ADU	4	42.14	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
12	14' ADU	4	42.14	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
13	18' End	4	43.38	37.33	18.33	684.26	2,605.32	42.87	23.33	1,000.16	0.84%	68.42%	2.60	Residential	5.0	4.0	0.0	2
14	18' End	4	43.89	37.33	18.33	684.26	2,605.32	42.87	23.33	1,000.16	0.84%	68.42%	2.60	Residential	5.0	4.0	0.0	2
15	14' ADU	4	44.28	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
16	14' Int	4	44.00	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
17	14' Int	4	43.72	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
18	14' Int	4	43.44	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
19	14' Int	4	43.83	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
20	18' End	4	43.48	37.33	18.33	684.26	2,605.32	42.87	23.33	1,000.16	0.84%	68.42%	2.60	Residential	5.0	4.0	0.0	2
21	18' End	4	42.31	37.33	18.33	684.26	2,605.32	42.87	23.33	1,000.16	0.84%	68.42%	2.60	Residential	5.0	4.0	0.0	2
22	14' ADU	4	42.66	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
23	14' Int	4	42.27	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
24	14' Int	4	42.55	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
25	14' Int	4	42.83	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
26	14' Int	4	42.44	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
27	18' End	4	42.72	37.33	18.33	684.26	2,605.32	42.87	23.33	1,000.16	0.84%	68.42%	2.60	Residential	5.0	4.0	0.0	2
28	18' End	4	43.74	37.33	18.33	684.26	2,605.32	42.87	23.33	1,000.16	0.84%	68.42%	2.60	Residential	5.0	4.0	0.0	2
29	14' ADU	4	44.05	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
30	14' Int	4	43.77	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
31	14' Int	4	43.59	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
32	14' Int	4	43.98	37.33	14.00	522.62	1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
33	18' End	4	43.70	37.33	18.33	684.26	2,605.32	42.87	23.33	1,000.16	0.84%	68.42%	2.60	Residential	5.0	4.0	0.0	2
34	14' Int	4	47.20	37.33	14.17	528.97	1,976.00	41.33	19.00	785.27	0.66%	67.36%	2.52	Residential	5.0	4.0	0.0	1
35	14' Int	4	47.02	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
36	14' Int	4	46.84	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
37	14' Int	4	46.66	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
38	14' Int	4	45.80	37.33	14.00	522.62	1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
39	18' End	4	44.92	37.33	18.33	684.26	2,605.32	42.87	23.33	964.23	0.81%	70.96%	2.70	Residential	5.0	4.0	0.0	2
North Common										11,128.55	9.33%							
South Common										24,336.15	20.41%							
Townhouse Total						21,843.28	82,727.88			63,461.00	53.23%	34.42%	3.79					48
Holy Redeemer College Building	3					10,078.00	30,092.00							Residential/Religious				
Existing Shed	1					517.00	517.00							Residential/Religious				23
College Total						10,595.00	30,609.00			55,754.00	46.77%	19.00%	0.55					
Grand Total						32,438.28	113,336.88			119,215.00	100.00%	27.21%	0.95		9.5	0.97	0.0	71

1 UNIT AND LOT TABULATIONS
C.02 N.T.S.

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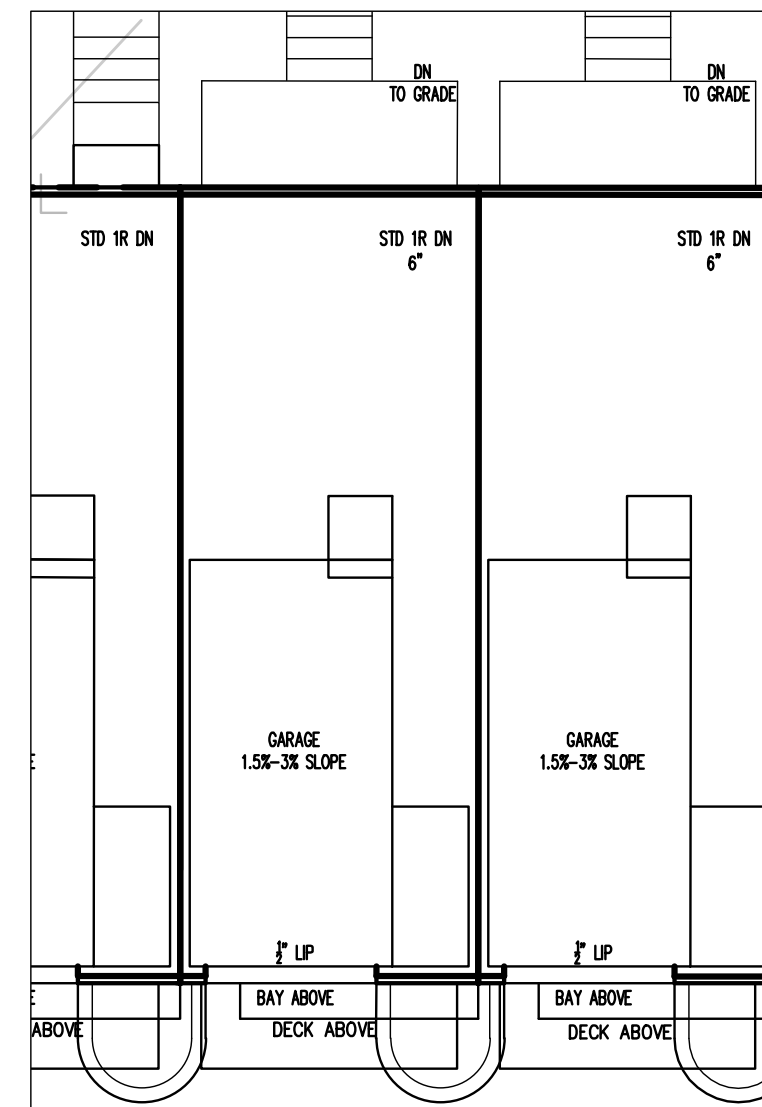
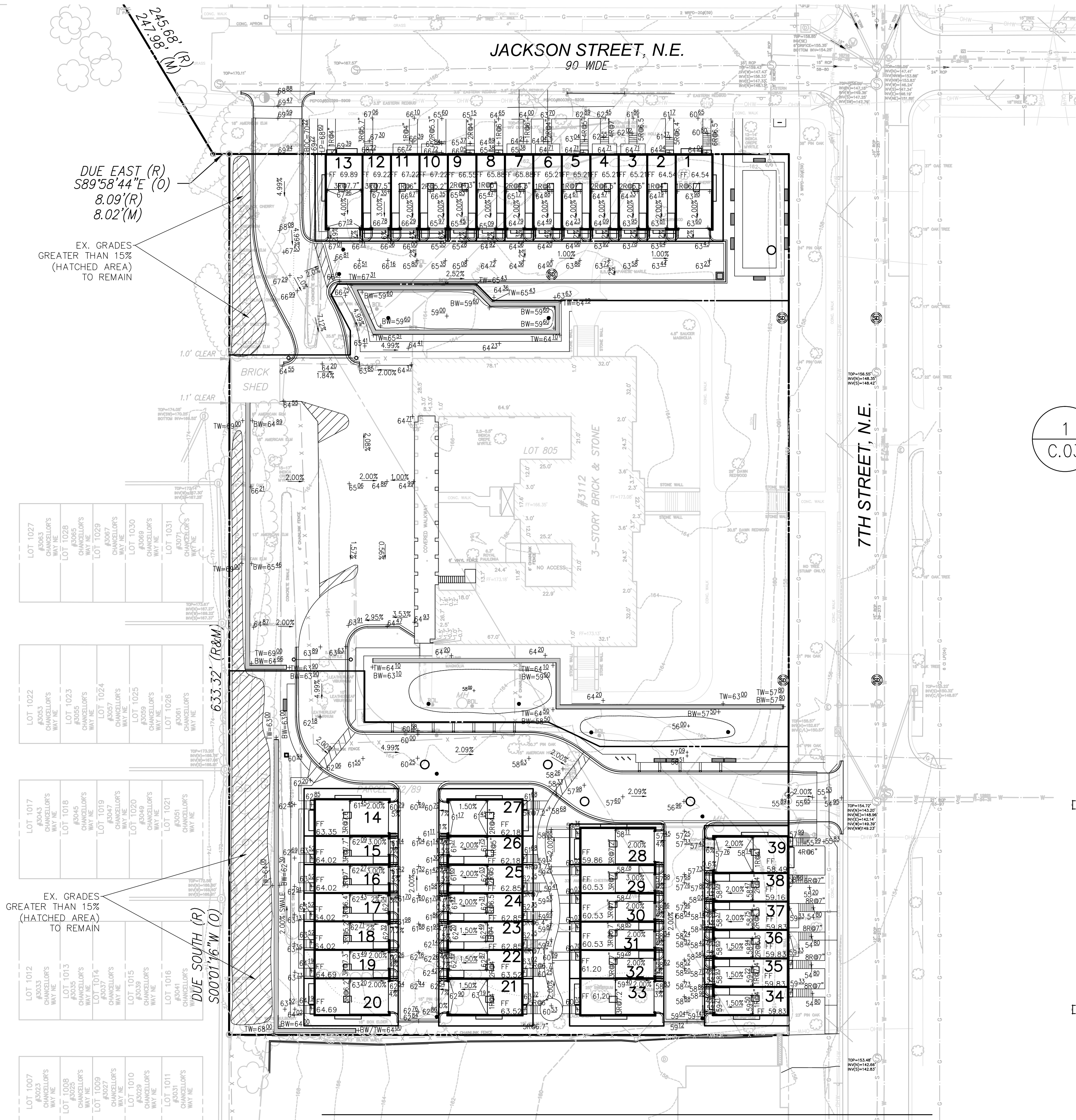
- PROPOSED STORM CATCH BASINS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DIP WATER MAIN & VALVE
- PROPOSED SMALL WATER SERVICE CONNECTION (W-80.01)
- PROPOSED 4" PVC SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
- PROPOSED CLEAN OUT
- 2" AIR/RAIN BLOW-OFF FOR DEAD ENDS (W-50.10)
- PROPOSED FIRE HYDRANT
- PROPOSED MECHANICAL CAP
- TEST PIT
- PERMEABLE PAVERS
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- BUILDING ENTRANCE
- PROPOSED 7" CONC. CURB & GUTTER
- PAVEMENT RESTORATION
- ABANDONED UTILITIES
- REMOVED UTILITIES
- ABANDONED UTILITIES UNDER SEPARATE CONTRACT

SEWER LABEL LEGEND:

- CO CLEAN OUT
- OW OBSERVATION WELL
- OF OVERFLOW/OUTFALL

WATER LABEL LEGEND:

- CR CROSS
- GV GATE VALVE
- HB HORIZONTAL BEND
- SL SLEEVE
- T TEE
- FH FIRE HYDRANT
- PC POINT OF CURVATURE
- PT POINT OF TANGENT



1 TYPICAL UNIT DETAIL
C.03 N.T.S.

BIORETENTION VOLUME COMPUTATIONS

$$Sv = SA_{bottom} \times [(d_{media} \times \eta_{media}) + (d_{gravel} \times \eta_{gravel})] + (SA_{average} \times d_{ponding})$$

Sv = Storage Volume

DRAINAGE AREA #1		DRAINAGE AREA #2	
BP1 - BIORETENTION PLANTER #1 (NORTH):		BP2 - BIORETENTION PLANTER #2 (SOUTH):	
Bottom Surface Area (SA _{bottom})	1,200 ft ²	Bottom Surface Area (SA _{bottom})	2,000 ft ²
Depth of Filter Media (d _{media})	5 ft	Depth of Filter Media (d _{media})	5.0 ft
Filter Media Effective Porosity (η _{media})	0.25	Filter Media Effective Porosity (η _{media})	0.25
Depth of Gravel Layer (d _{gravel})	1.5 ft	Depth of Gravel Layer (d _{gravel})	1.5 ft
Gravel Layer Effective Porosity (η _{gravel})	0.4	Gravel Layer Effective Porosity (η _{gravel})	0.4
Average Surface Area (SA _{average})	1,200 ft ²	Average Surface Area (SA _{average})	2,000 ft ²
Max. Ponding Depth (d _{ponding})	0.75 ft	Max. Ponding Depth (d _{ponding})	0.75 ft
Sv = 3120 ft³		Sv = 5200 ft³	
Sv = 23,338 gal		Sv = 38,896 gal	

District of Columbia General Retention Compliance Calculator
Channel and Flood Protection Calculations

Target Rainfall Event (in)	2-year storm	15-year storm	100-year storm
	3.20	5.20	8.37
D.A. 1 (square feet)	26,606		
Storage Volume Provided By BMPs (cf)	5,439		
Storage Volume Provided By BMPs (gallons)	40,884		
D.A. 2 (square feet)	50,322		
Storage Volume Provided By BMPs (cf)	7,309		
Storage Volume Provided By BMPs (gallons)	54,668		

District of Columbia General Retention Compliance Calculator
Site Compliance Calculations

Drainage Area 1		SWRV (cubic feet)	WOTV (cubic feet)
Natural Cover (square feet)	0	0	NA
Compacted Cover (square feet)	3,998		
Impervious Cover (square feet)	15,088		
Total Area (square feet)	26,606		
Volume Retained (cubic feet)	2,387		
Retention Volume Remaining (cubic feet)	0		
Retention Volume Remaining (gallons)	0		
At least 50% of SWRV Retained?	Yes		
Vehicle Access Areas Volume Addressed?	N/A		
Treatment Required?	No		
Volume Treated (cubic feet)	1,191		
Volume Remaining to Treat 50% of the SWRV (cubic feet)	0		
Volume Remaining to Treat 50% of the SWRV (gallons)	0		
Volume Remaining to Treat WOTV (cubic feet)	N/A		
Volume Remaining to Treat WOTV (gallons)	N/A		

Based on the use of stormwater BMPs in the various drainage areas, the spreadsheet calculates an adjusted RV_{developed} and adjusted Curve Number

Land Area	D.A. 1		Soils		Weighted CN	S
	Area (sf)	CN	Area (sf)	CN		
Natural Cover	0.0	71	0.0	71		
Compacted Cover	3,998.0	74	3,998.0	74		
Impervious Cover	22,608.0	98	22,608.0	98	94	0.59
Runoff Volume (in) with no BMPs		2.58	2-year storm		4.55	7.70
Runoff Volume (in) with BMPs		0.13	15-year storm		2.10	5.24
Adjusted CN		50	100-year storm		88	74
RV _{developed} (in) with no BMPs		2.27	2-year storm		4.19	7.30
RV _{developed} (in) with BMPs		0.53	15-year storm		2.45	5.56
Adjusted CN		63	100-year storm		73	76

District of Columbia General Retention Compliance Calculator
Site Compliance Calculations

Drainage Area 2		SWRV (cubic feet)	WOTV (cubic feet)
Natural Cover (square feet)	0	0	3,770
Compacted Cover (square feet)	14,442		
Impervious Cover (square feet)	28,084		
Total Area (square feet)	50,322		
Volume Retained (cubic feet)	3,731		
Retention Volume Remaining (cubic feet)	39		
Retention Volume Remaining (gallons)	290		
At least 50% of SWRV Retained?	Yes		
Vehicle Access Areas Volume Addressed?	N/A		

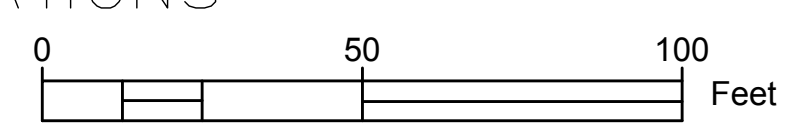
Site Compliance

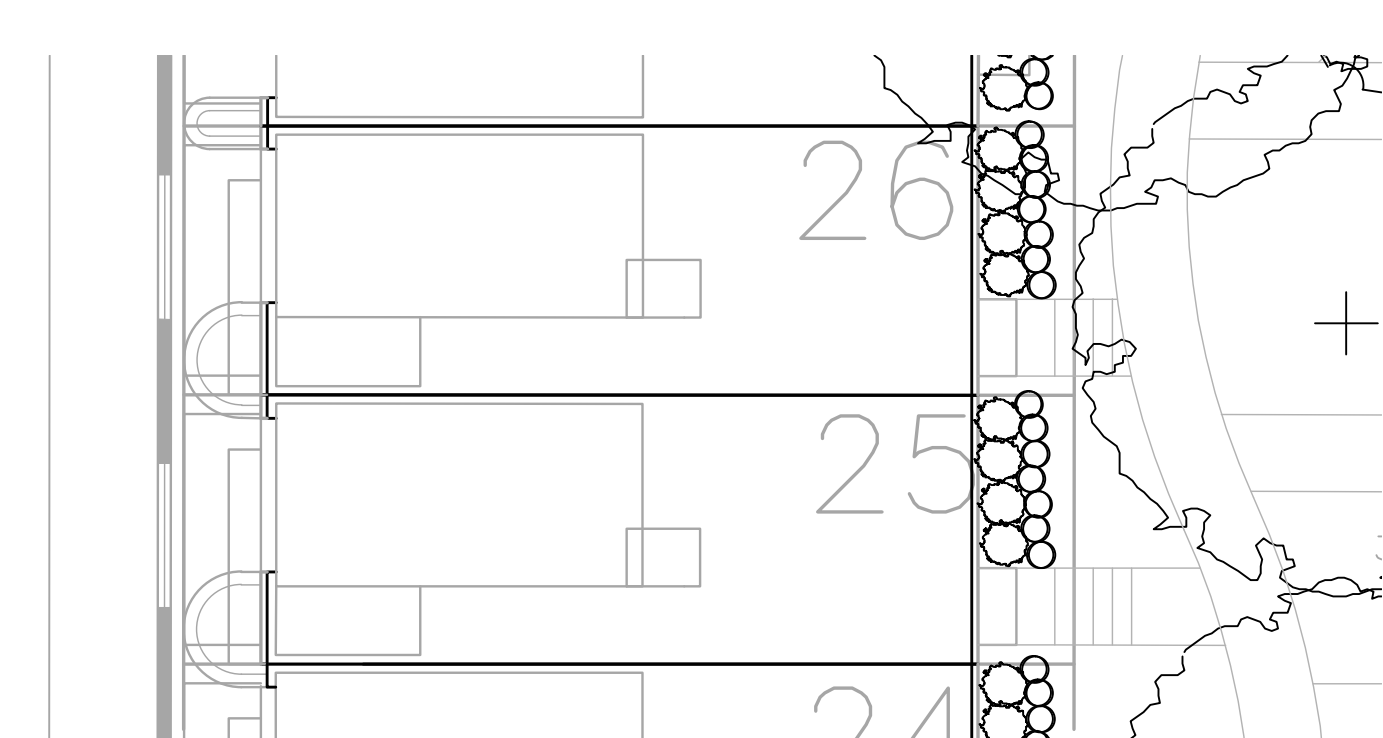
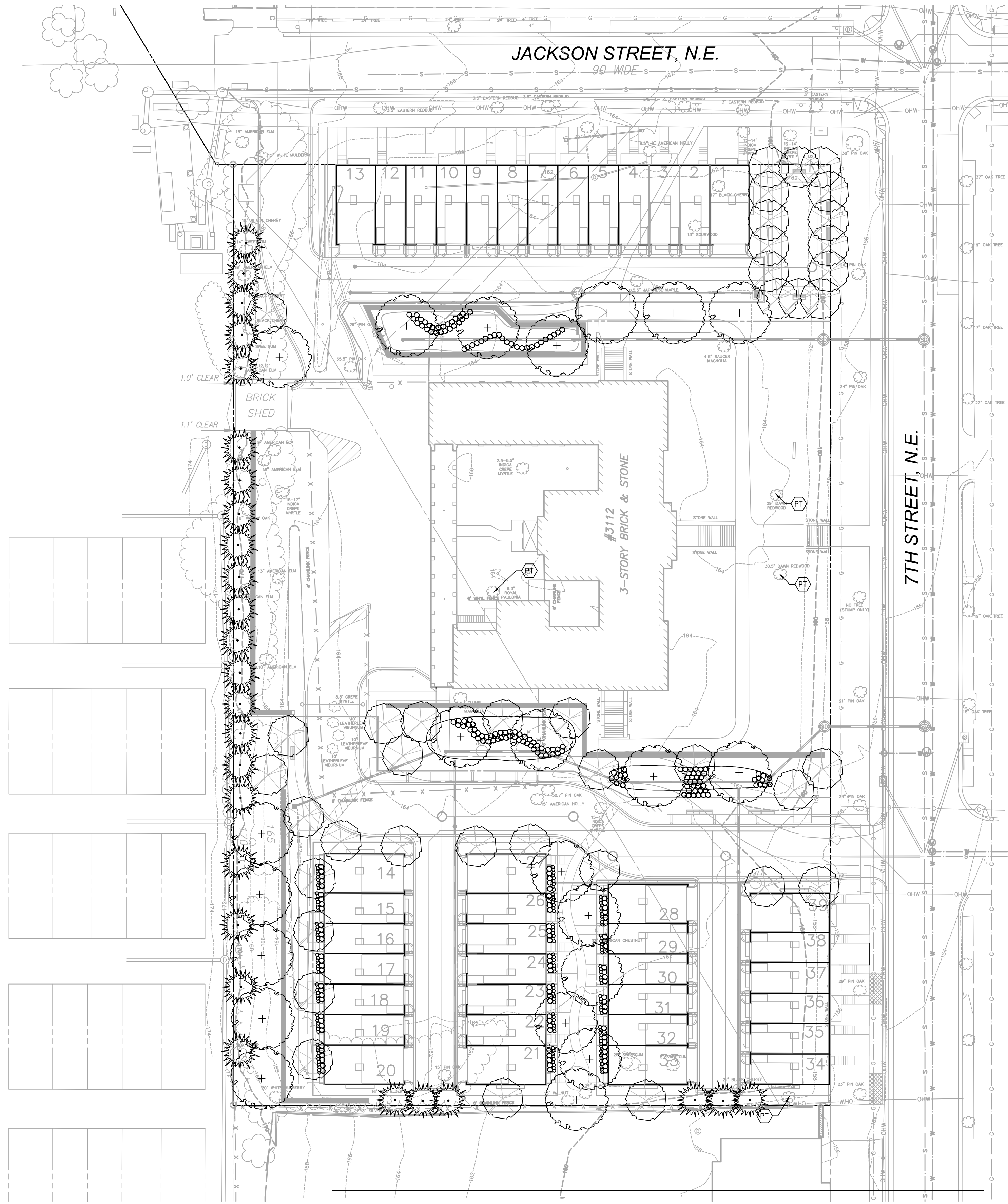
Total Volume Retained On Site (cubic feet)	6,918
At least 50% of SWRV for the Site Retained?	Yes
Site Retention Volume Remaining (cubic feet)	0
Site Retention Volume Remaining (gallons)	0
Total Volume Treated (cubic feet)	3,245
Site Treatment Volume Remaining (cubic feet)	0
Site Treatment Volume Remaining (gallons)	0
Excess Volume That May Be Eligible for SRCs (gallons)	0
Required Off-Site Retention Volume (cubic feet)	0
Required Off-Site Retention Volume (gallons)	0

*SRC must be achieved on an ongoing basis through use of in lieu fee or Stormwater Retention Credits (SRCs)

SWM COMPUTATIONS

SEE SHEET C.07 FOR DRAINAGE AREA SWM COMPUTATIONS



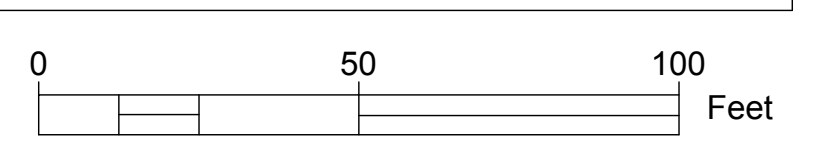


TYPICAL UNIT LANDSCAPE PLAN

LEGEND
 PRESERVED TREE

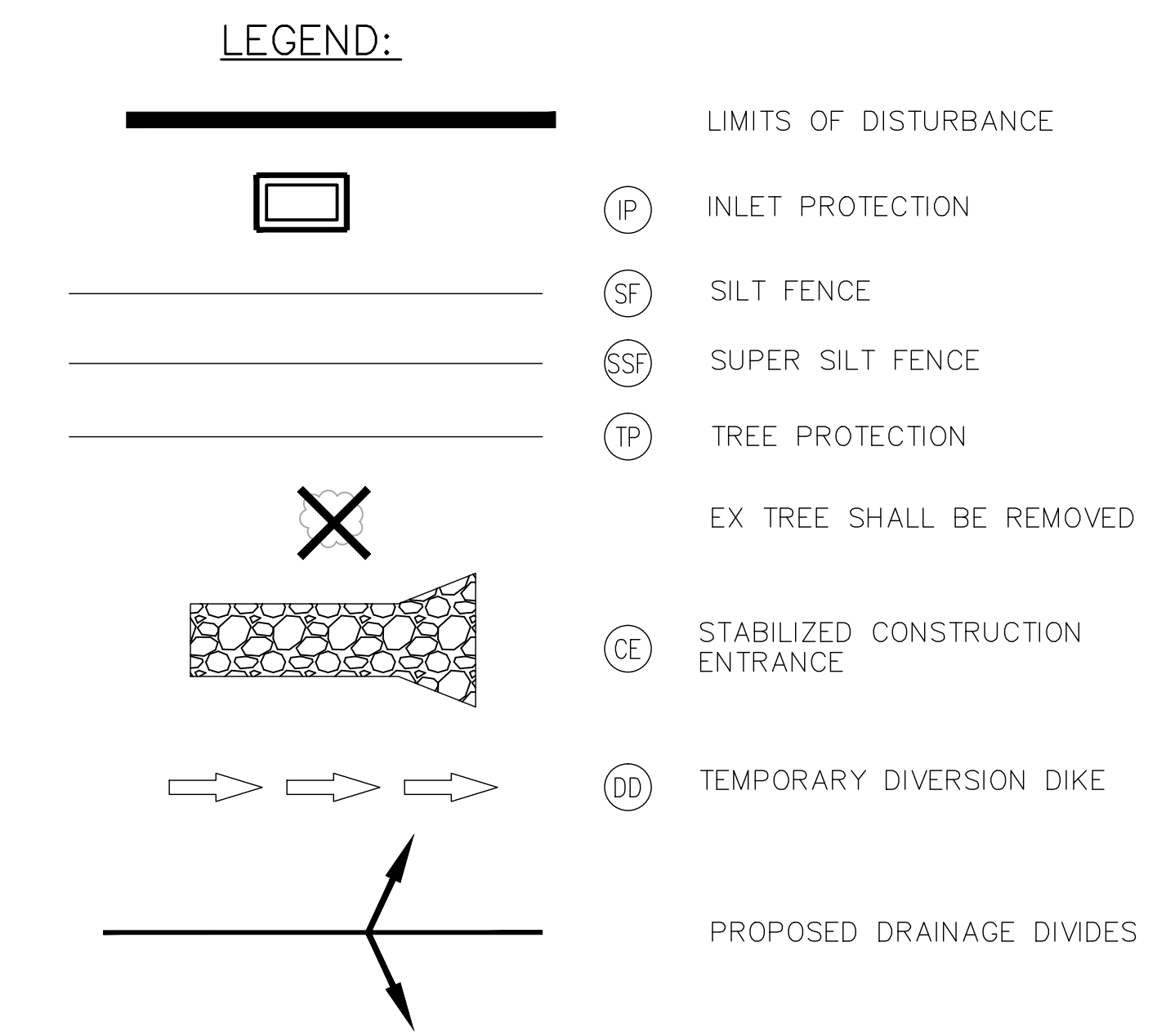
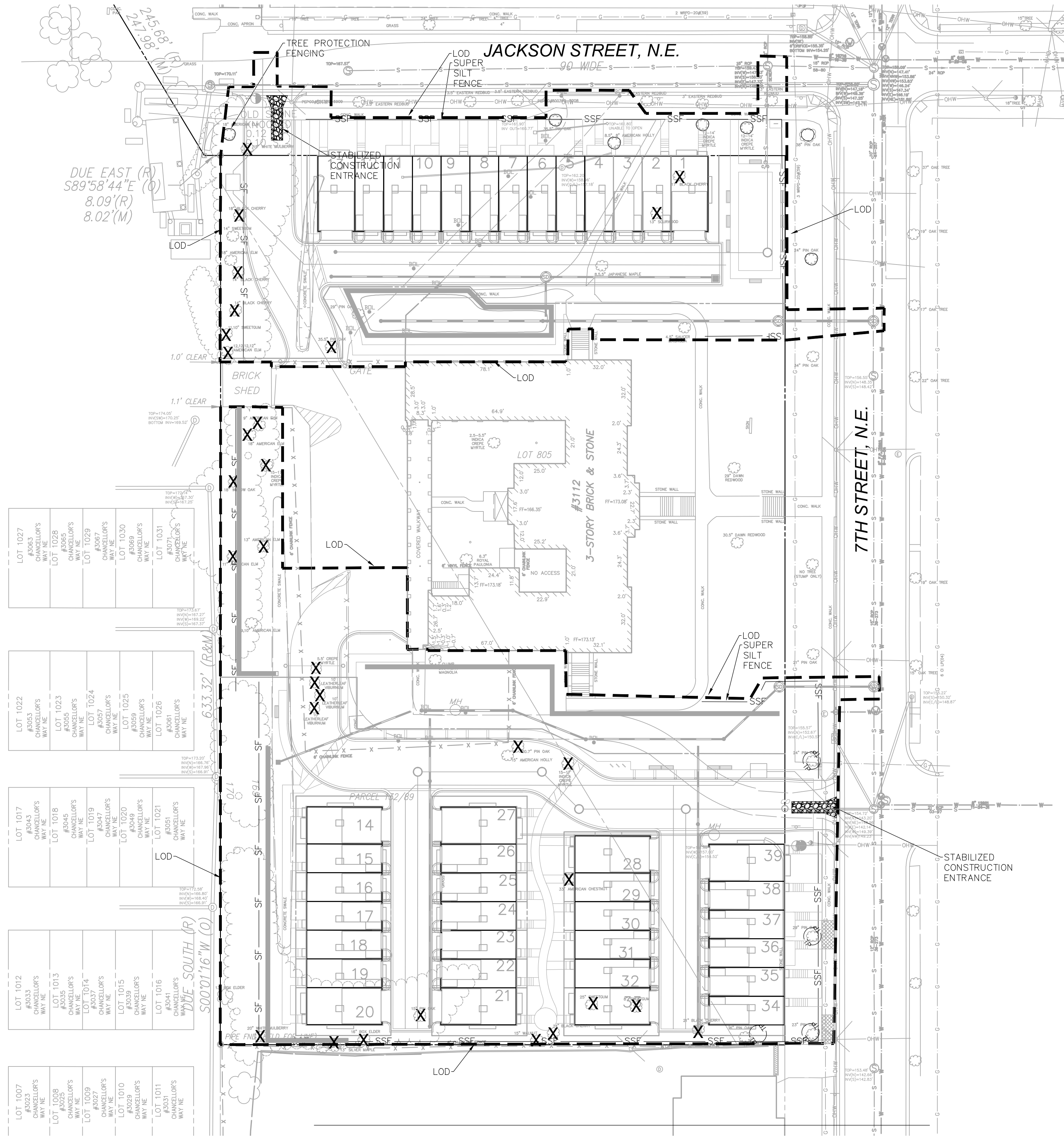
SYMBOL	TREE TYPE	SAMPLE SPECIES
	SHADE TREE	ACER RUBRUM – RED MAPLE, LIQUIDAMBAR STYRACIFLUA – SWEETGUM, NYSSA SYLVATICA – BLACK GUM, QUERCUS PHELLOS – WILLOW OAK, QUERCUS RUBRA – RED OAK, TILIA AMERICANA – BASSWOOD
	EVERGREEN TREE	ILEX OPACA – AMERICAN HOLLY, PINUS RIGIDA – PITCH PINE, PINUS STROBUS – WHITE PINE, PINUS TAEDA – LOBLOLLY PINE
	UNDER STORY TREE	AMELANCHIER CANADENSIS – SERVICEBERRY, BETULA NIGRA – RIVER BIRCH, CAPINUS CAROLINIANA – AMERICAN HORNBEAM, CERCIS CANADENSIS – EASTERN REDBUD,
	SHRUBS	ARONIA ARBUTIFOLIA – CHOKEBERRY, CORNUS AMOMUM – SILKY DOGWOOD, ILEX VERTICILLATA – WINTERBERRY, KALMIA LATIFOLIA – MOUNTAIN LAUREL, LINDERA BENZOIN – SPICEBUSH, VIBURNUM DENTATUM – ARROWOOD VIBURNUM

THE SPECIES LISTED ABOVE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE A LISTING OF POTENTIAL SPECIES PLANNED FOR THE SITE. IT IS NOT INTENDED TO BE THE FINAL PLANT LIST AS OTHER SPECIES MAY BE BETTER SUITED FOR THE FINAL DESIGN INTENT AND SITUATION.



Green Area Ratio Worksheet		Score	Factor	Total
Address: Broadband Townhomes (Bryd Ridenour College)		enter sq ft	multiplier	enter sq ft
Other / BSA Order: <input type="text"/>		enter sq ft	multiplier	enter sq ft
Landscaping Elements		Square Feet	Factor	Total
A Landscaped area (select one of the following for each area)				
1	Landscaped area with a soil depth of less than 24"	enter sq ft	0.3	
2	Landscaped area with a soil depth of 24" or greater	enter sq ft	0.6	22,869.6
3	Bioretention facilities	enter sq ft	0.4	1,280.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft	0.2	7,621.2
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	0.3	2,289.6
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	0.5	2,280.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0	0
5	Tree canopy for preservation of existing trees 5" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.7	535.5
6	Tree canopy for preservation of existing trees 12" to 18" diameter or larger or equivalent - calculated at 400 sq ft per tree	enter number of trees	0.7	0
7	Tree canopy for preservation of all existing trees 18" to 24" diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees	0.7	0
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees	0.8	3,200.0
9	Vegetated wall, plantings on a vertical surface	enter sq ft	0.6	0
C Vegetated or "green" roofs				
1	Over at least 2" and less than 6" of growth medium	enter sq ft	0.6	0
2	Over at least 6" of growth medium	enter sq ft	0.8	0
D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.4	0
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5	8,827.5
E Other				
1	Enhanced tree growth systems***	enter sq ft	0.4	0
2	Renewable energy generators	enter sq ft	0.6	0
3	Approved water features	enter sq ft	0.2	0
H Bonuses		sub-total of sq ft =	0.0000	
1	Native plant species	enter sq ft	0.1	3,810.6
2	Landscaping in food cultivation	enter sq ft	0.1	0
3	Harvested stormwater irrigation	enter sq ft	0.1	0
Green Area Ratio Worksheet		Green Area Ratio Worksheet		47,624
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth.				3,888

GAR WORKSHEET

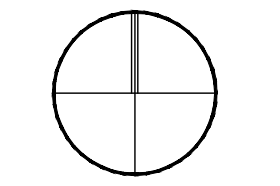
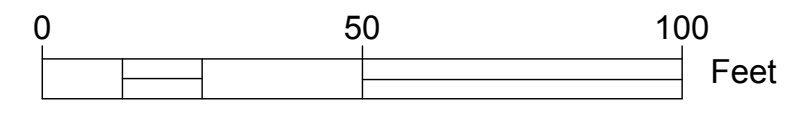


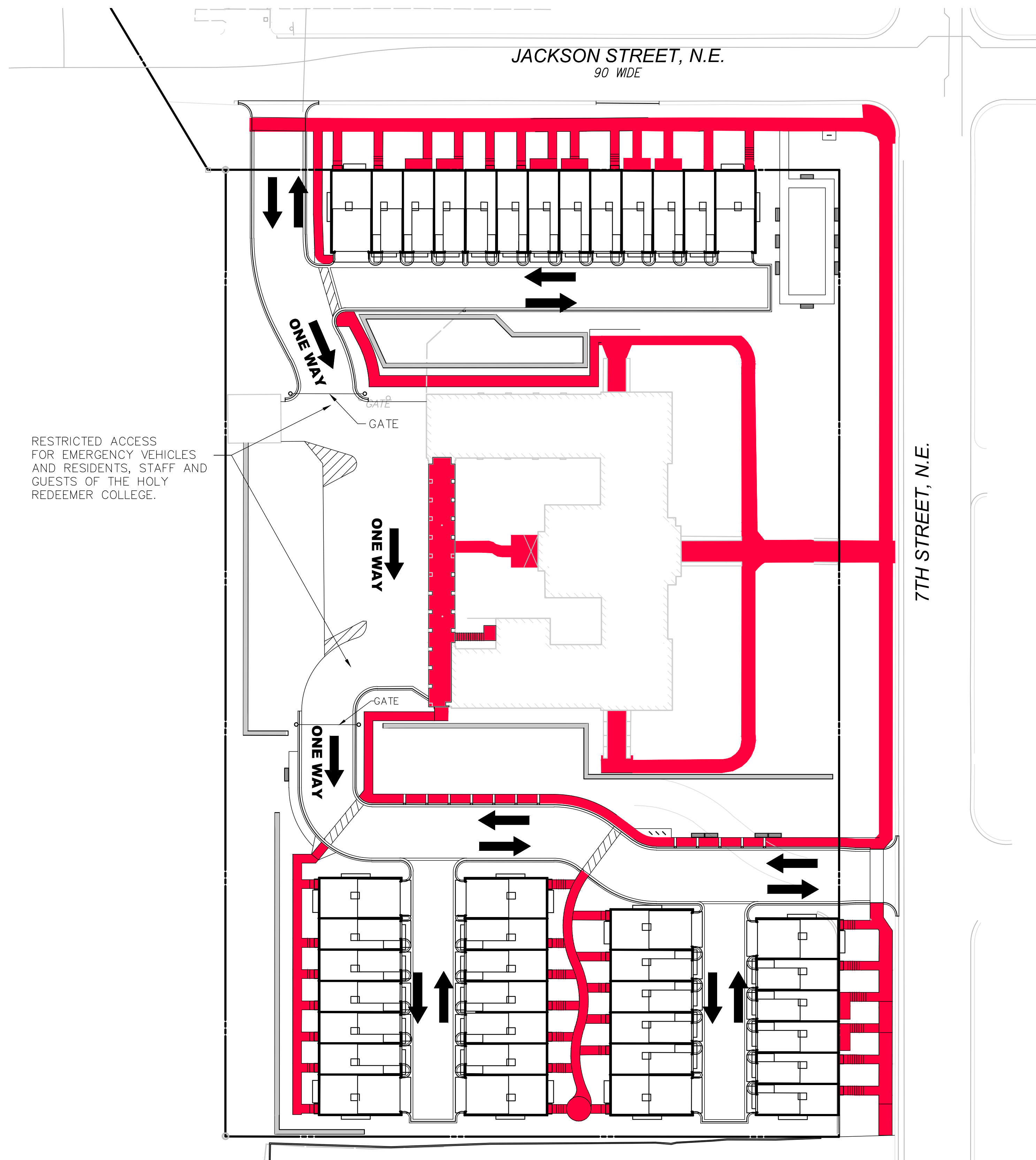
SITE STABILIZATION NOTE
 FOLLOWING INITIAL LAND DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR INTERIM STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1); AND FOURTEEN (14) DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THE REQUIREMENTS OF THIS PARAGRAPH DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE BEING USED FOR MATERIAL STORAGE OTHER THAN STOCKPILING, OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY SO THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

DEWATERING NOTE:
 OUR SEDIMENT AND EROSION CONTROL PLANS SHOW THE STANDARD DEWATERING DESIGN THAT IS NEEDED AFTER A RAINFALL EVENT TO REMOVE SEDIMENT LADEN STORM WATER FROM THE BOTTOM OF THE EXCAVATION AREA. ANY OTHER TEMPORARY OR PERMANENT DEWATERING DESIGN FOR GROUNDWATER WILL NEED TO COME FROM THE GEOTECHNICAL ENGINEER OR ANOTHER CONSULTANT.

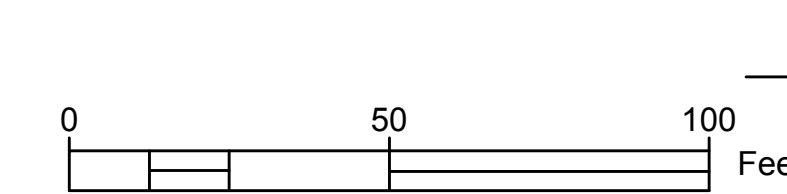
DEWATERING NOTE:
 SINCE THE GEOTECH REPORT DOES NOT ANTICIPATE GROUNDWATER AS BEING AN ISSUE, A FULL DE-WATERING PLAN IS NOT PRESENTLY REQUIRED. HOWEVER, ANY PERCHED WATER THAT MIGHT BE ENCOUNTERED DURING CONSTRUCTION WILL BE COLLECTED VIA PUMPS AND ROUTED TO THE PORTABLE SEDIMENT TANK THAT WILL BE UTILIZED AND INDICATED IN THE E&S PLANS.

THIS SHEET IS FOR SEDIMENT AND EROSION CONTROL ONLY





SITE CIRCULATION LEGEND	
PEDESTRIAN CIRCULATION	
FLOW ARROWS	OR



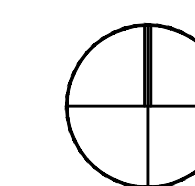
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CIRCULATION PLAN



21 JULY 2015

C.06

District of Columbia General Retention Compliance Calculator																	
Drainage Area 1																	
Indicate Post-Development Land Cover For 6.A.1			Land Cover Summary														
Roof Cover	Area (square feet)		% of Total														
Asphalt	15,000		15%														
Impervious	15,000		15%														
Permeable	8,000		8%														
Other	7,500		7.5%														
Drainage Area Total	35,500																
Stormwater Retention Volume, SWV (cubic feet)			3,234														
Stormwater Retention Volume, SWV (gallons)			18,913														
Land Cover Type			Impervious														
Runoff Coefficient			0.85														
Water Quality Treatment Volume, WQT (cubic feet)			NA														
Water Quality Treatment Volume, WQT (gallons)			NA														
BMPs																	
BMP's	Previous Cover Draining to BMP		Impervious Cover Draining to BMP		Vehicle Access Area Draining to BMP	Maximum Retention Volume Required by BMP (cubic feet)	Description of Retention Value	% Retention Value	Maximum Retention Volume Received from Upstream BMPs (cubic feet)	Maximum Retention Volume To BMP (cubic feet)	Surface Area of BMP (square feet)	Storage Volume Provided by BMP (cubic feet)	Retention Volume (cubic feet)	Potential Retention Volume Remaining (cubic feet)	Additional Treatment Volume (cubic feet)	Downstream BMP	Vehicle Access Volume Addressed?
	Area (square feet)	Type of Cover	Area (square feet)	Type of Cover													
61-2 Green Roof							Subtract 100% of the SW - the volume retained in the green roof filter media and storage layer.	100%	0	0	N/A	0	0	0	N/A		
61-3 Rainwater Harvesting							Subtract a variable % of the volume received by BMP based on catchment area and roof slope.	75%	0	0	N/A	N/A	0	0	N/A		
61-4 Simple Disconnection to a Previous Area							Reduce volume conveyed to conservation area by 2.0 cu. ft. per 100 sq. ft. of previous area.	N/A	0	0	N/A	N/A	0	0	N/A		
61-5 Simple Disconnection to a Conservation Area							Reduce volume conveyed to conservation area by 2.0 cu. ft. per 100 sq. ft. of conservation area.	N/A	0	0	N/A	N/A	0	0	N/A		
61-6 Simple Disconnection to Amended Soils							Reduce volume conveyed to the path by 4.0 cu. ft. per 100 sq. ft. of amendment.	N/A	0	0	N/A	N/A	0	0	N/A		
61-7 Permeable Pavement - Enhanced							Subtract 100% of the SW - the volume retained in the permeable pavement.	100%	0	0	N/A	0	0	0	N/A		
61-8 Permeable Pavement - Standard							Reduce volume conveyed through permeable pavement by 4.0 cu. ft. per 100 sq. ft. of permeable pavement.	N/A	0	100	1,000	2,250	250	500	500		
61-9 Discretion - Enhanced							Subtract 100% of the SW - the calculated storage volume for the BMP.	100%	0	0	N/A	0	0	0	N/A		
61-10 Discretion - Standard							Subtract 60% of the SW - the calculated storage volume for the BMP.	60%	0	1,400	N/A	1,100	1,872	533	0	N/A	
61-11 Stormwater Filtration Systems							No retention credit.	0%	0	0	N/A	0	0	0	N/A		
61-2 Stormwater Infiltration							Subtract 100% of the SW - the calculated storage volume for the BMP.	100%	0	0	N/A	N/A	0	0	N/A		
61-3 Storage							No retention credit.	0%	0	0	N/A	0	0	0	N/A		
61-3 Stormwater Ponds							Subtract 10% of the SW - the calculated storage volume for the pond.	10%	0	0	N/A	0	0	0	N/A		
61-2 Wetlands							Subtract 10% of the SW - the calculated storage volume for the BMP.	10%	0	0	N/A	0	0	0	N/A		
61-1 Grass Channel							Reduce volume (SW) conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	N/A		
61-1 Grass Channel with Amended Soils							Reduce volume (SW) conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	N/A		
62 Dry Swale							Subtract 60% of the SW - the calculated storage volume for the BMP.	60%	0	0	N/A	0	0	0	N/A		
63 Wet Swale							Subtract 10% of the SW - the calculated storage volume for the BMP.	10%	0	0	N/A	0	0	0	N/A		
61-1 Vegetative Practice							Subtract a variable % of the SW depending on the BMP.	3%	0	0	N/A	0	0	0	N/A		
TP1 Tree Planting	1						20 of credit per tree	N/A	N/A	N/A	N/A	N/A	100	N/A	N/A		
TP2 Tree Planting	2						10 of credit per tree	N/A	N/A	N/A	N/A	N/A	30	N/A	N/A		
Totals	0																

District of Columbia General Retention Compliance Calculator																	
Drainage Area 2																	
Indicate Post-Development Land Cover For 6.A.2			Land Cover Summary														
Roof Cover	Area (square feet)		% of Total														
Asphalt	15,000		15%														
Impervious	15,000		15%														
Permeable	8,000		8%														
Other	7,500		7.5%														
Drainage Area Total	35,500																
Stormwater Retention Volume, SWV (cubic feet)			3,234														
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BMP's	Previous Cover Draining to BMP		Impervious Cover Draining to BMP		Vehicle Access Area Draining to BMP	Maximum Retention Volume Required by BMP (cubic feet)	Description of Retention Value	% Retention Value	Maximum Retention Volume Received from Upstream BMPs (cubic feet)	Maximum Retention Volume To BMP (cubic feet)	Surface Area of BMP (square feet)	Storage Volume Provided by BMP (cubic feet)	Retention Volume (cubic feet)	Potential Retention Volume Remaining (cubic feet)	Additional Treatment Volume (cubic feet)	Downstream BMP	Vehicle Access Volume Addressed?
	Area (square feet)	Type of Cover	Area (square feet)	Type of Cover													
61-2 Green Roof							Subtract 100% of the SW - the volume retained in the green roof filter media and storage layer.	100%	0	0	N/A	0	0	0	N/A		
61-3 Rainwater Harvesting							Subtract a variable % of the volume received by BMP based on catchment area and roof slope.	75%	0	0	N/A	N/A	0	0	N/A		
61-4 Simple Disconnection to a Previous Area							Reduce volume conveyed to conservation area by 2.0 cu. ft. per 100 sq. ft. of previous area.	N/A	0	0	N/A	N/A	0	0	N/A		
61-5 Simple Disconnection to a Conservation Area							Reduce volume conveyed to conservation area by 2.0 cu. ft. per 100 sq. ft. of conservation area.	N/A	0	0	N/A	N/A	0	0	N/A		
61-6 Simple Disconnection to Amended Soils							Reduce volume conveyed to the path by 4.0 cu. ft. per 100 sq. ft. of amendment.	N/A	0	0	N/A	N/A	0	0	N/A		
61-7 Permeable Pavement - Enhanced							Subtract 100% of the SW - the volume retained in the permeable pavement.	100%	0	0	N/A	0	0	0	N/A		
61-8 Permeable Pavement - Standard							Reduce volume conveyed through permeable pavement by 4.0 cu. ft. per 100 sq. ft. of permeable pavement.	N/A	0	100	1,000	2,250	250	500	500		
61-9 Discretion - Enhanced							Subtract 100% of the SW - the calculated storage volume for the BMP.	100%	0	0	N/A	0	0	0	N/A		
61-10 Discretion - Standard							Subtract 60% of the SW - the calculated storage volume for the BMP.	60%	0	1,400	N/A	1,100	1,872	533	0	N/A	
61-11 Stormwater Filtration Systems							No retention credit.	0%	0	0	N/A	0	0	0	N/A		
61-2 Stormwater Infiltration							Subtract 100% of the SW - the calculated storage volume for the BMP.	100%	0	0	N/A	N/A	0	0	N/A		
61-3 Storage							No retention credit.	0%	0	0	N/A	0	0	0	N/A		
61-3 Stormwater Ponds							Subtract 10% of the SW - the calculated storage volume for the pond.	10%	0	0	N/A	0	0	0	N/A		
61-2 Wetlands							Subtract 10% of the SW - the calculated storage volume for the BMP.	10%	0	0	N/A	0	0	0	N/A		
61-1 Grass Channel							Reduce volume (SW) conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	N/A		
61-1 Grass Channel with Amended Soils							Reduce volume (SW) conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	N/A		
62 Dry Swale							Subtract 60% of the SW - the calculated storage volume for the BMP.	60%	0	0	N/A	0	0	0	N/A		
63 Wet Swale							Subtract 10% of the SW - the calculated storage volume for the BMP.	10%	0	0	N/A	0	0	0	N/A		
61-1 Vegetative Practice							Subtract a variable % of the SW depending on the BMP.	3%	0	0	N/A	0	0	0	N/A		
TP1 Tree Planting	1						20 of credit per tree	N/A	N/A	N/A	N/A	N/A	100	N/A	N/A		
TP2 Tree Planting	2						10 of credit per tree	N/A	N/A	N/A	N/A	N/A	30	N/A	N/A		
Totals	0																

SWM COMPUTATIONS

SEE SHEET C.03 FOR VOLUME & COMPLIANCE SWM COMPUTATIONS

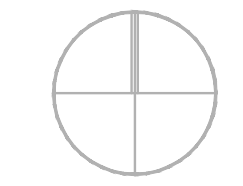


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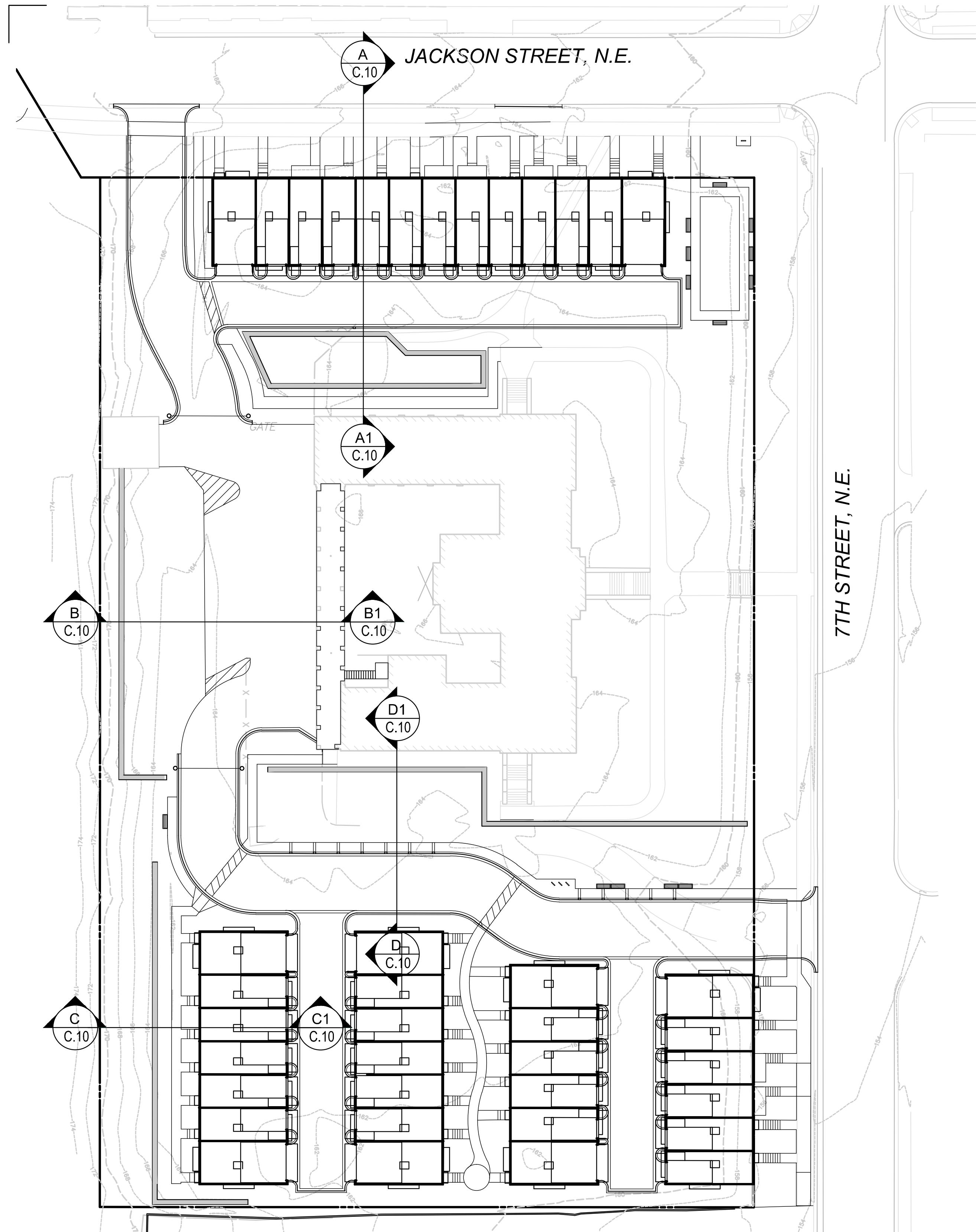
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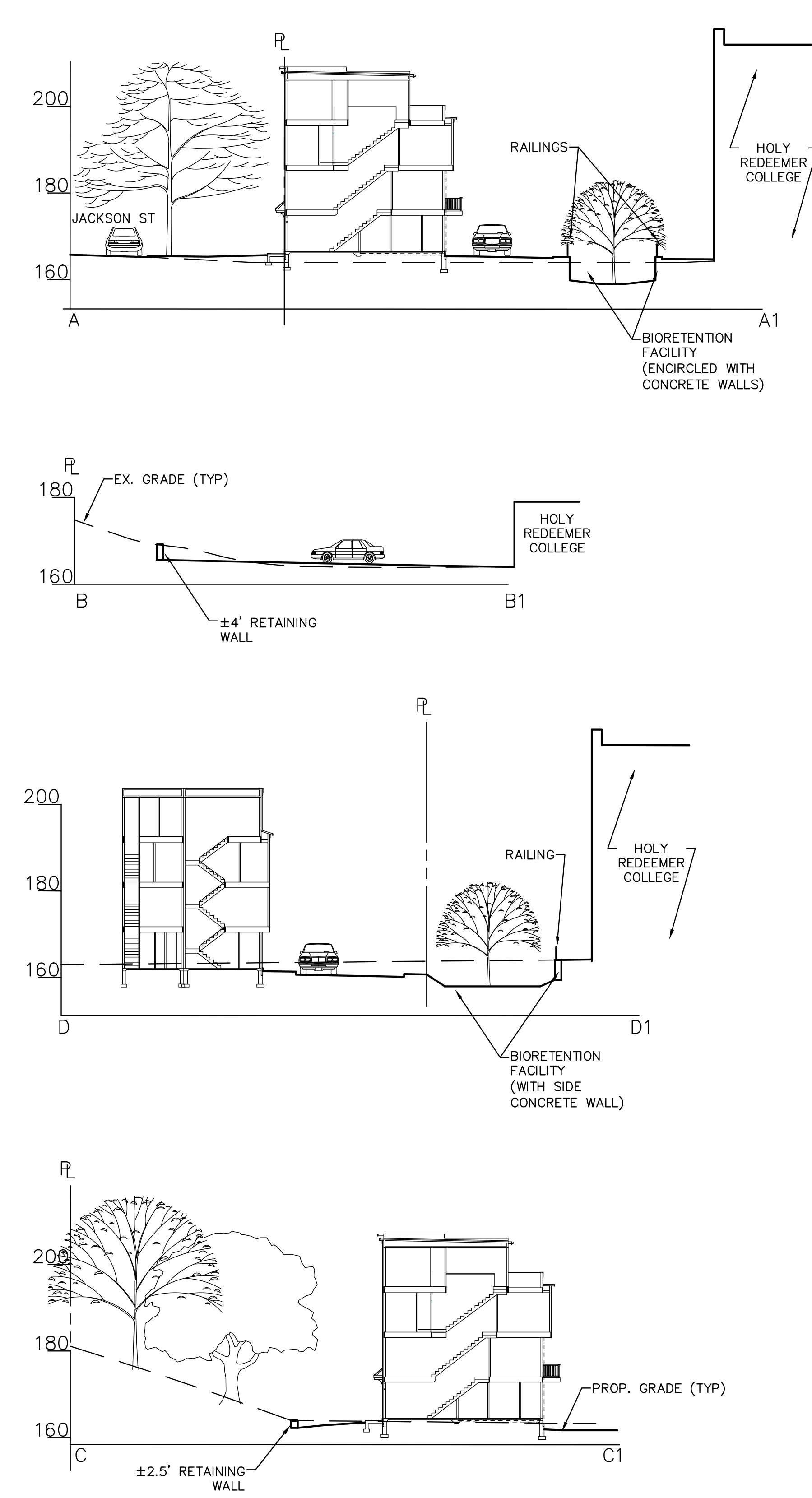
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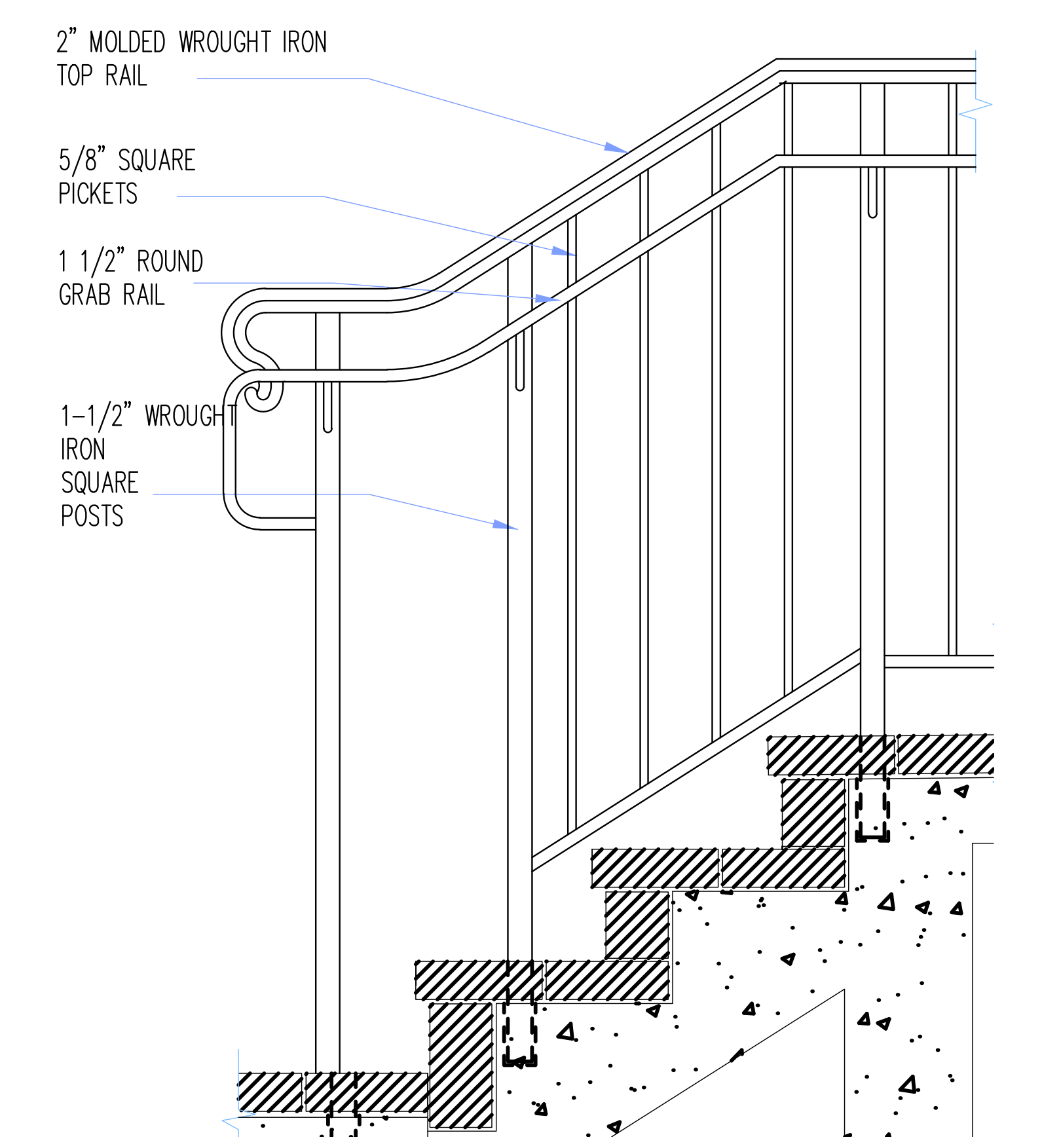
SITE SECTION PLAN



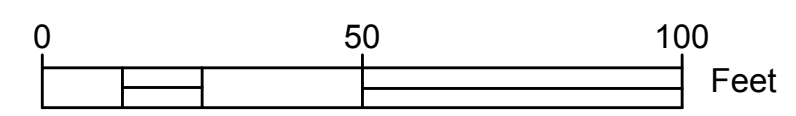
SITE SECTIONS



RETAINING WALL
STONE VENEER EXAMPLE



SCHEMATIC 42" RAILING FOR RETAINING WALLS EXAMPLE/DETAIL (NOT TO SCALE)



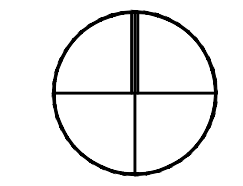
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SITE SECTIONS



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