

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

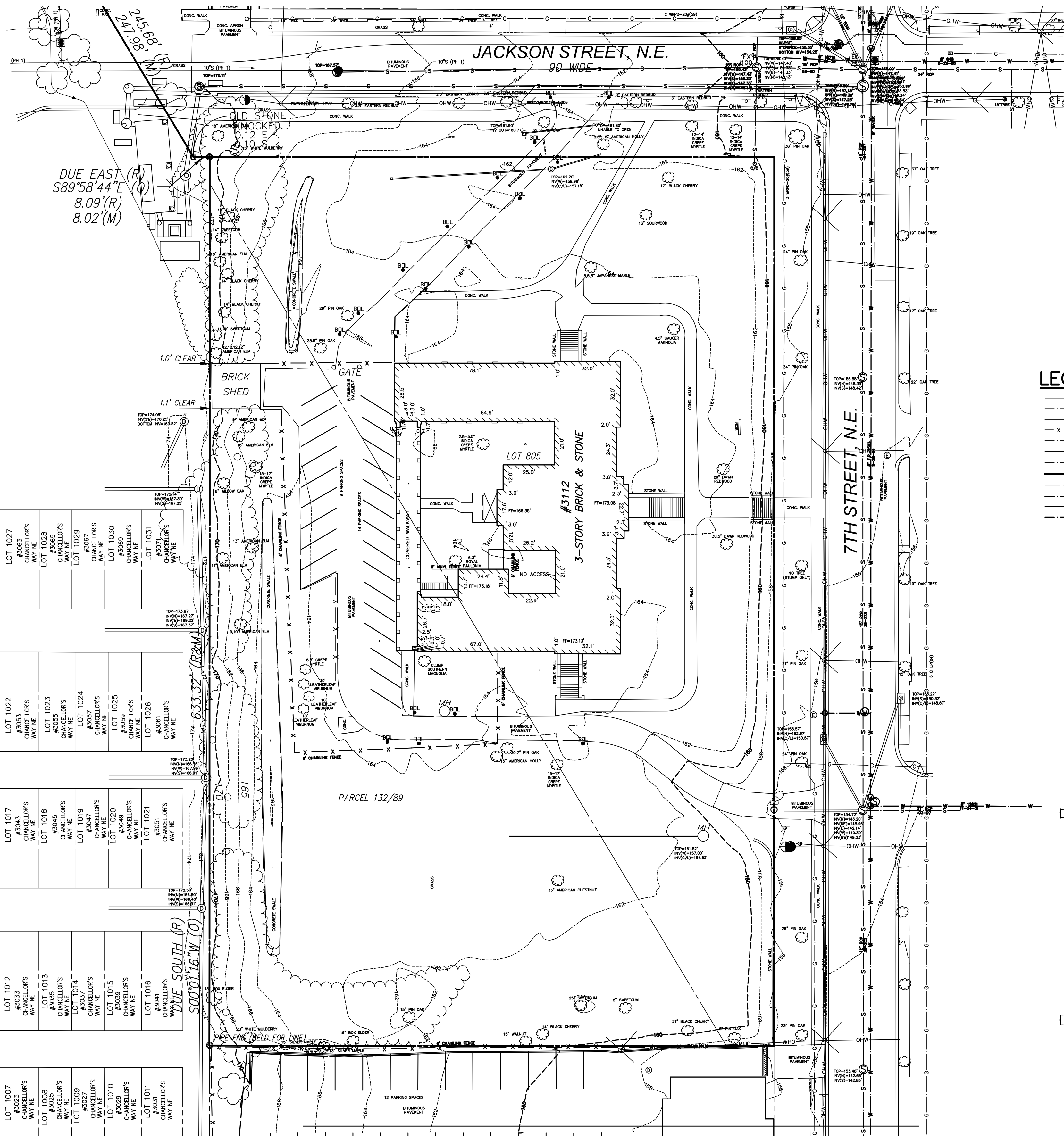
MADISON HOMES

10/09/15
ZONING COMMISSION
District of Columbia
MHI 009A.00D
CASE NO.15-02
EXHIBIT NO.26A4



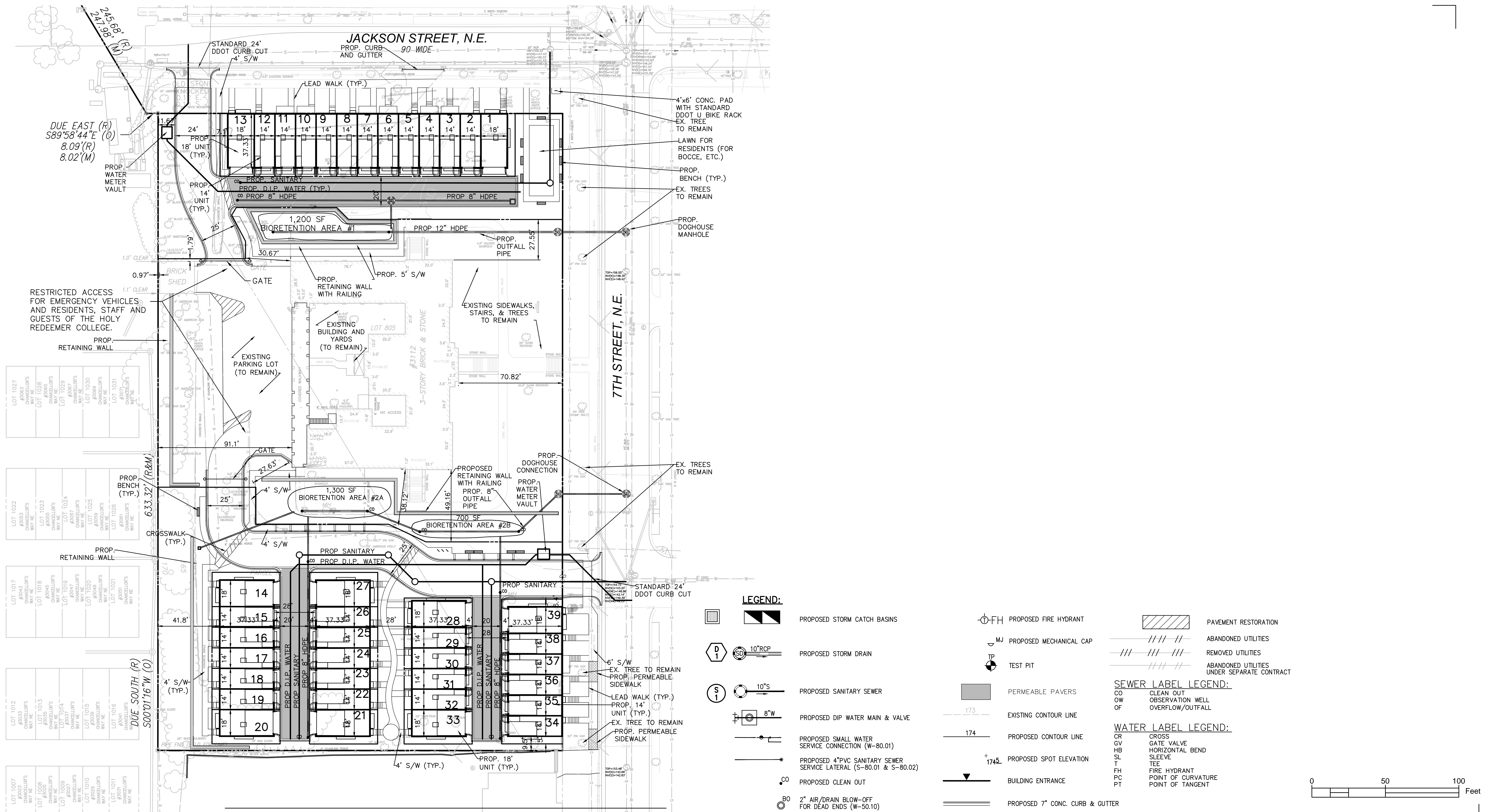
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LEGEND

— E — E — E —	CABLE TELEVISION CONDUIT	○	SANITARY CLEANOUT	○	SANITARY MANHOLE	CONC.	CONCRETE
- - - - -	ELECTRICAL CONDUIT	□	STORM DRAIN MANHOLE	□	TRAFFIC CONTROL BOX	C&G	CURB AND GUTTER
- x - x - x - x - x - x -	EDGE OF PAVEMENT	●	ELECTRICAL JUNCTION BOX	●	TRAFFIC SIGNAL POLE	BLDG.	BUILDING
- G - G - G - G - G - G -	FENCE LINE	○	NATURAL GAS CONDUIT	○	TREE	STR.	STORY
- OHW - OHW - OHW - OHW -	NATURAL GAS CONDUIT	○	FIRE DEPARTMENT CONNECTION	○	CABLE TELEVISION PEDESTAL	TRV	ELECTRICAL TRANSFORMER
- P - P - P - P - P - P -	OVERHEAD WIRES	○	FIRE HYDRANT	○	UNKNOWN UTILITY MANHOLE	ASPH.	ASPHALT
- - - - -	TELEPHONE/COMMUNICATIONS CONDUIT	○	GAS MANHOLE	○	ESMT.	EASEMENT	
- S - S - S - S - S - S -	PROPERTY LINES	○	GUY POLE	○	RCP	REINFORCED CONCRETE PIPE	
- SD - SD - SD - SD - SD -	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	
- W - W - W - W - W - W -	WATER CONDUIT	○	UTILITY POLE	○			



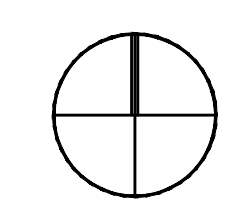
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SITE AND UTILITY PLAN

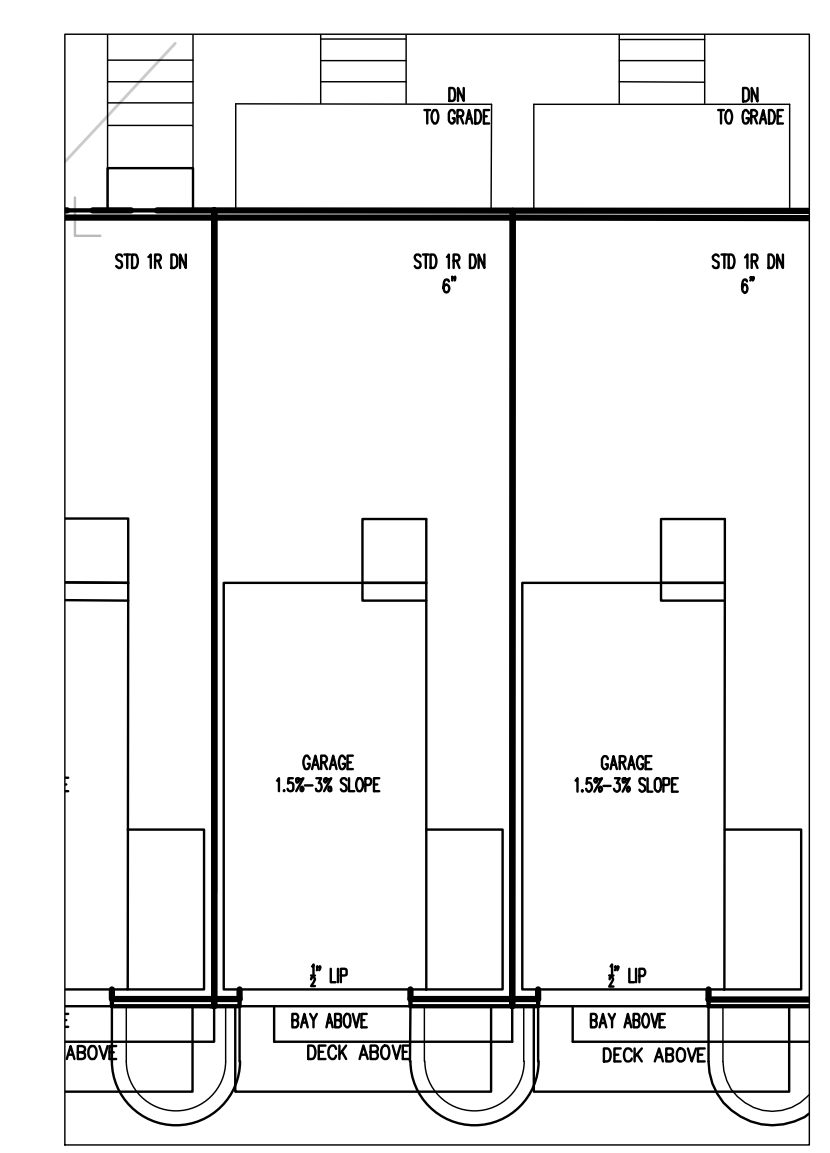
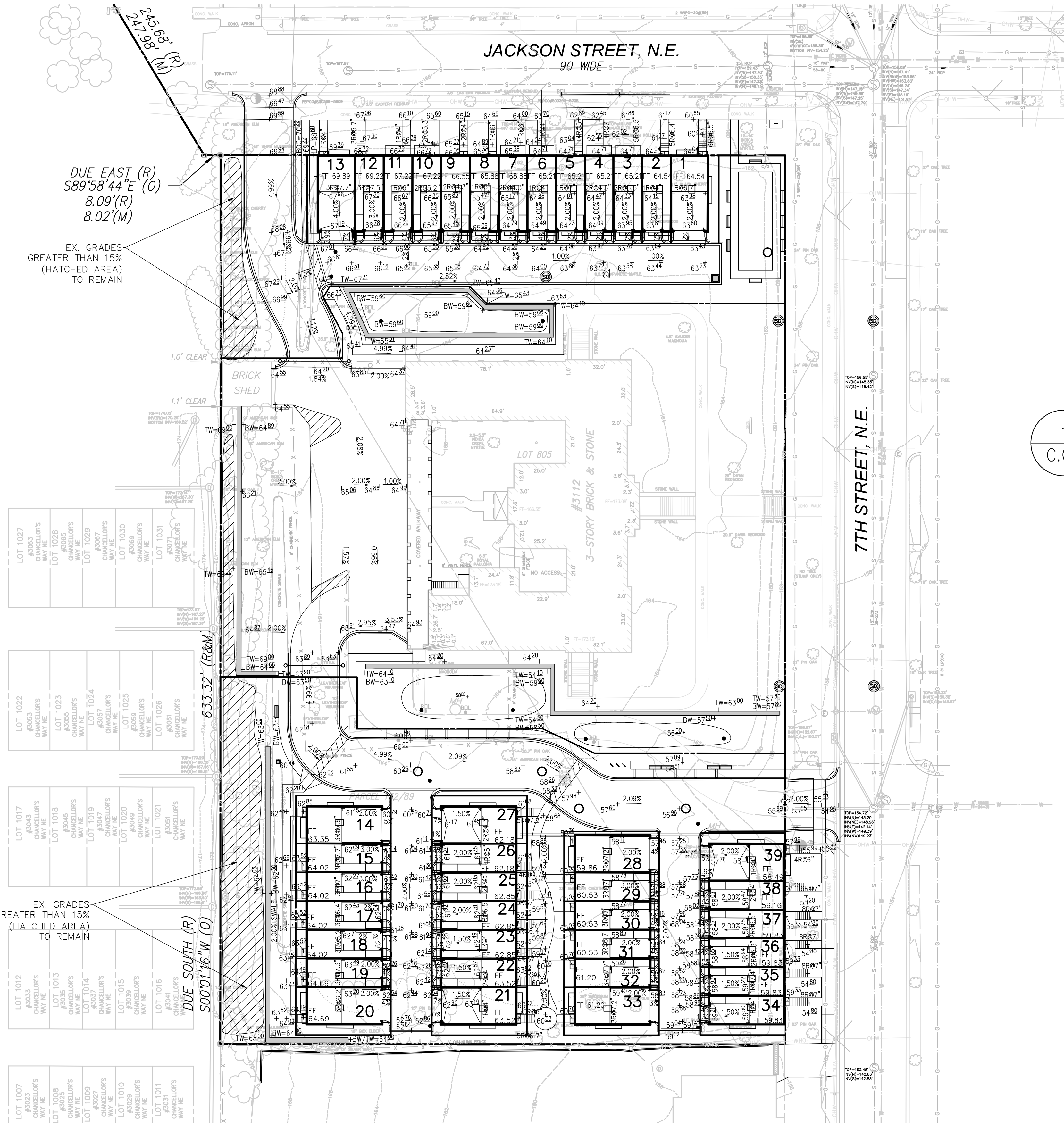
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09 OCTOBER 2015

C.02



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

BIORETENTION VOLUME COMPUTATIONS
 $Sv = SA_{bottom} \times [(d_{media} \times \eta_{media}) + (d_{gravel} \times \eta_{gravel})] + (SA_{average} \times d_{ponding})$
 $Sv = \text{Storage Volume}$

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	

	2-year storm	15-year storm	100-year storm
Target Rainfall Event (in)	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		

Drainage Area 1	SWRV (cubic feet)	WOTV (cubic feet)
Natural Cover (square feet)	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	

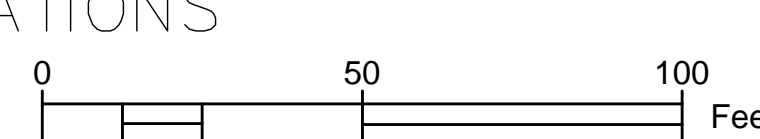
Land Area	D.A. 1	Soils		
Natural Cover	Area (sf)	0.0		
	CN	71		
Compacted Cover	Area (sf)	3998.0		
	CN	74		
Impervious Cover	Area (sf)	22608.0	Weighted CN	S
	CN	98		0.59
Runoff Volume (in) with no BMPs	2.58	2-year storm	15-year storm	100-year storm
Runoff Volume (in) with BMPs	0.13	2.10	5.24	
Adjusted CN	50	88	74	
D.A. 2				
Natural Cover	Area (sf)	0.0		
	CN	71		
Compacted Cover	Area (sf)	14442.0		
	CN	74		
Impervious Cover	Area (sf)	35680.0	Weighted CN	S
	CN	88		0.98
$RV_{development}$ (in) with no BMPs	2.27	4.19	7.30	
$RV_{development}$ (in) with BMPs	0.53	2.45	5.56	
Adjusted CN	63	73	76	

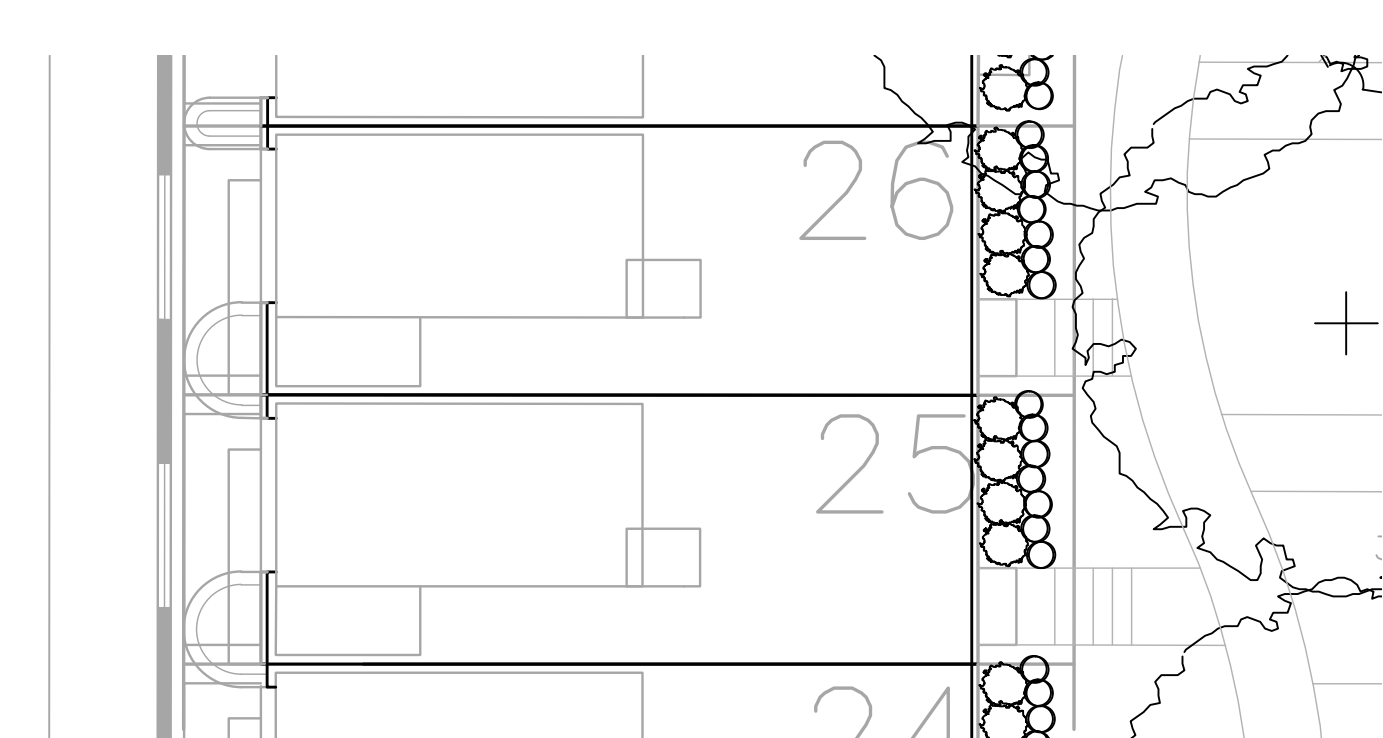
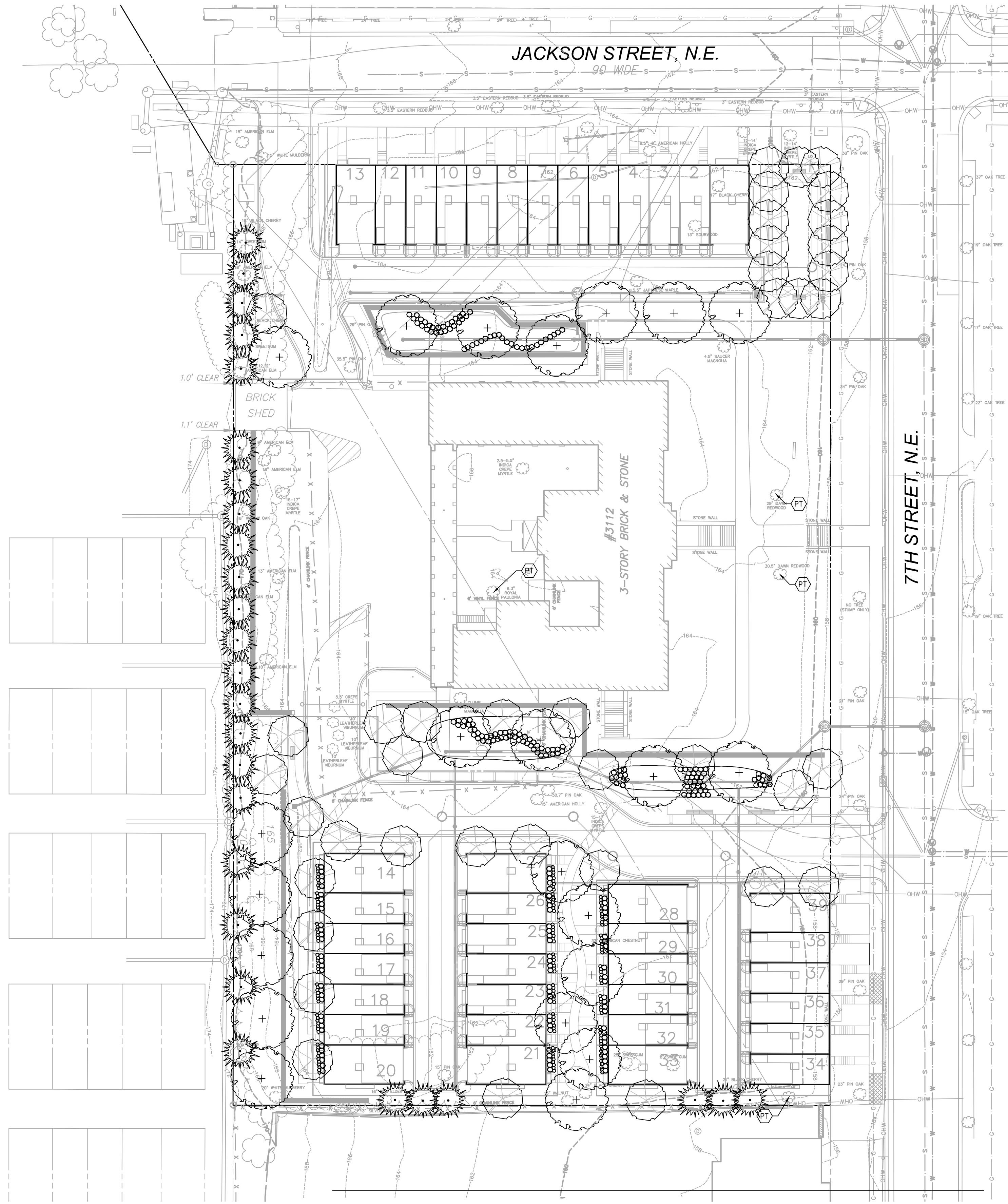
Drainage Area 2	SWRV (cubic feet)	WOTV (cubic feet)
Natural Cover (square feet)	0	
Compacted Cover (square feet)	14,442	
Impervious Cover (square feet)	28,084	
Total Area (square feet)	50,322	
Volume Retained (cubic feet)	3,731	
Retention Volume Remaining (cubic feet)	39	
Retention Volume Remaining (gallons)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

Site Compliance	Value
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)	3,285
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 (cf)(in)	0

*Off 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



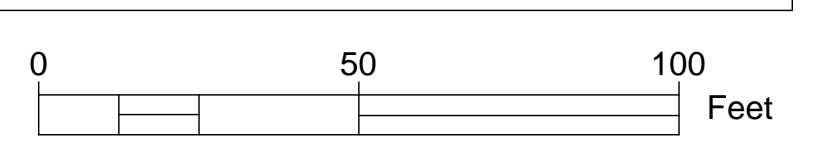


TYPICAL UNIT LANDSCAPE PLAN

LEGEND
 PT PRESERVED TREE

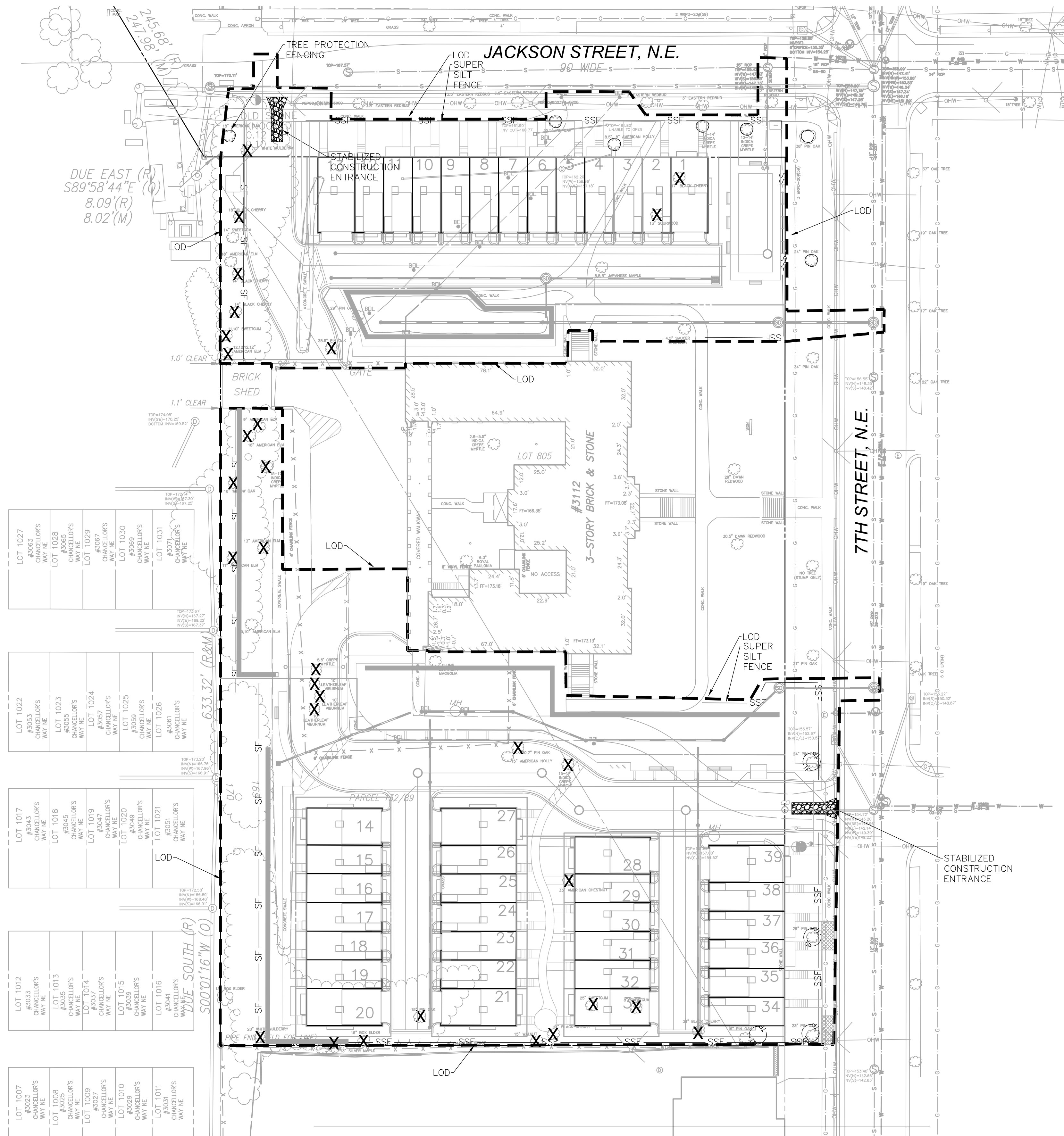
SYMBOL	TREE TYPE	SAMPLE SPECIES
	SHADE TREE	ACER RUBRUM – RED MAPLE, LIQUIDAMBAR STYRACIFLUA – SWEETGUM, NYSSA SYLVATICA – BLACK GUM, QUERCUS PHELLOS – WILLOW OAK, QUERCUS RUBRA – RED OAK, TILIA AMERICANA – BASSWOOD
	EVERGREEN TREE	ILEX OPACA – AMERICAN HOLLY, PINUS RIGIDA – PITCH PINE, PINUS STROBUS – 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: Broadland Townhomes (Brody Podemse College)		enter sq ft	multiplier	enter sq ft
Other / BSA Order: []		enter sq ft	multiplier	enter sq ft
Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	0.3	
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6	22,869.6
3	Bioretention facilities	enter sq ft	0.4	1,260.0
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 450 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 1350 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 = 22,869.6		
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	47,621.2
Total Green Area Ratio		3,810.6		

GAR WORKSHEET



LEGEND:

-  LIMITS OF DISTURBANCE
-  INLET PROTECTION
-  SILT FENCE
-  SUPER SILT FENCE
-  TREE PROTECTION
-  EX TREE SHALL BE REMOVED
-  STABILIZED CONSTRUCTION ENTRANCE
-  TEMPORARY DIVERSION DIKE
-  PROPOSED DRAINAGE DIVIDES

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.

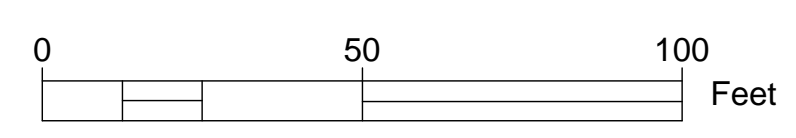
DEWATERING NOTE:

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



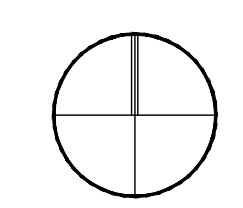
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SEDIMENT & EROSION CONTROL PLAN

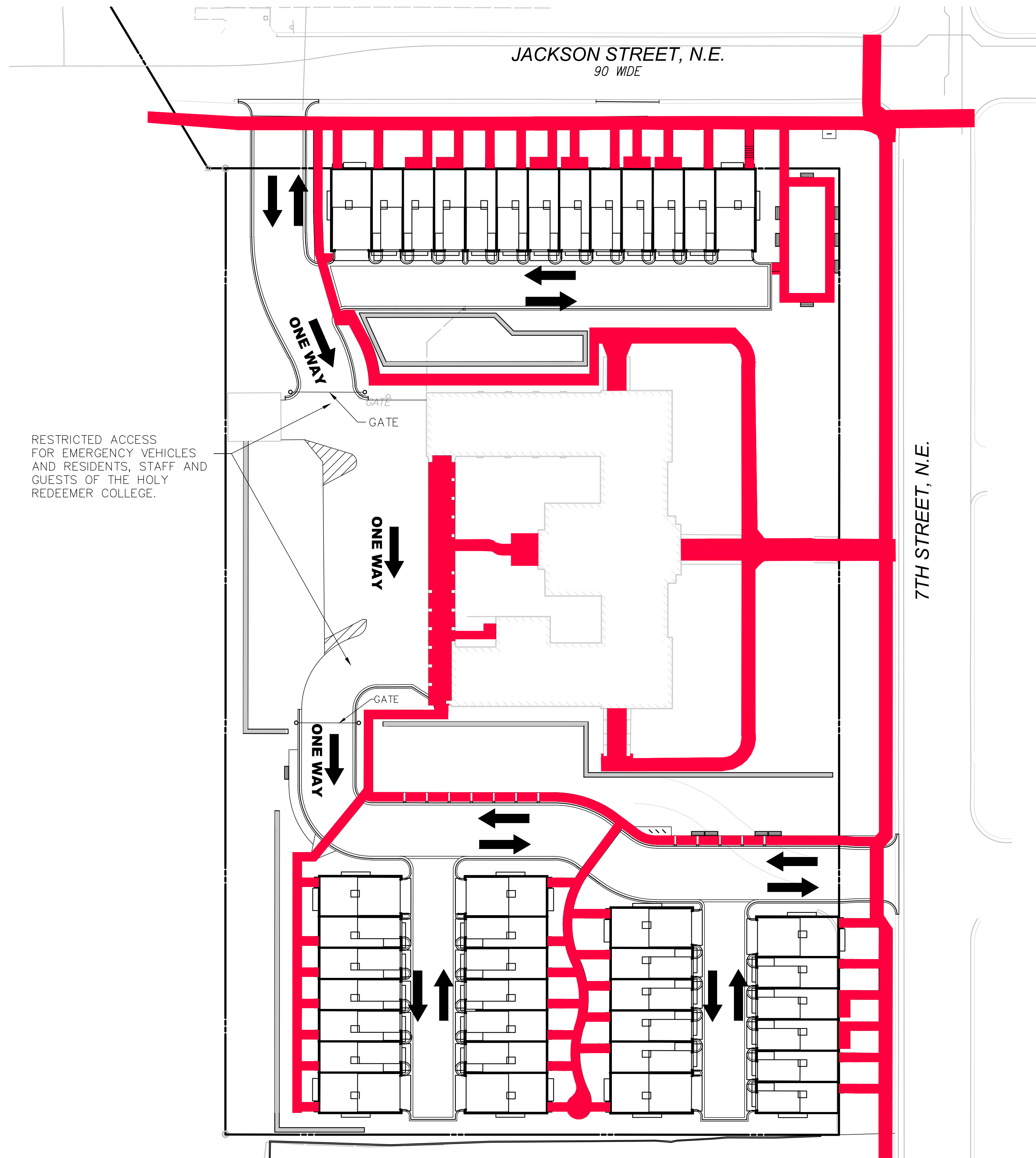
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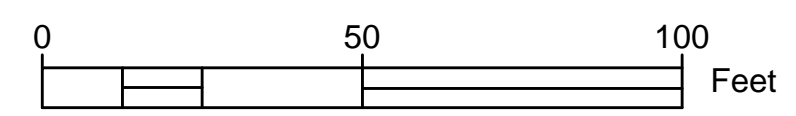


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C.05



SITE CIRCULATION LEGEND	
PEDESTRIAN CIRCULATION	
FLOW ARROWS	OR

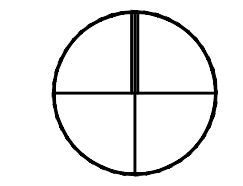


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CIRCULATION PLAN



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C.06

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District of Columbia General Retention Compliance Calculator												
Drainage Area 1												
Indicate Post-Development Land Cover For 6.A.1												
Cover Type	Area (square feet)	Land Cover Summary										
Natural Cover	0	% Natural Cover	0%									
Compacted Cover	15,000	% Compacted Cover	100%									
Impervious Cover	15,000	% Impervious Cover	100%									
Vehicle Access Areas	0	Site Sv	0%									
Drainage Area Total	15,000											
Retention Volume Calculations												
Retention Volume (cubic feet)	0	Retention Volume (gallons)	0									
Runoff Calculations												
Runoff Volume (cubic feet)	0	Runoff Volume (gallons)	0									
Runoff from Vehicle Access Areas	0	Runoff from Vehicle Access Areas (gallons)	0									
Runoff from Other Areas	0	Runoff from Other Areas (gallons)	0									
Runoff from All Areas	0	Runoff from All Areas (gallons)	0									
BMPs												
BMP #	Area (square feet)	Type of Cover	Retention Volume (cubic feet)	Retention Volume (gallons)	Retention Volume (cubic feet)	Retention Volume (gallons)	Retention Volume (cubic feet)	Retention Volume (gallons)	Retention Volume (cubic feet)	Retention Volume (gallons)	Retention Volume (cubic feet)	Retention Volume (gallons)
01-2 Green Roof	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-3 Rainwater Harvesting	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-4 Simple Disconnection to a Previous Area	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-5 Simple Disconnection to a Conservation Area	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-6 Simple Disconnection to Amended Soils	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-7 Permeable Pavement - Enhanced	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-8 Permeable Pavement - Standard	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-9 Stormwater Filtration Systems	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-10 Stormwater Infiltration	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-11 Storage	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-12 Stormwater Ponds	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-13 Wetlands	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-14 Grass Channel with Amended Soils	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
02 Dry Swale	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
03 Wet Swale	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
TP1 Tree Planting Practice	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
TP2 Tree Planting Practice	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
Totals				0	0	0	0	0	0	0	0	0

District of Columbia General Retention Compliance Calculator												
Drainage Area 2												
Indicate Post-Development Land Cover For 6.A.2												
Cover Type	Area (square feet)	Land Cover Summary										
Natural Cover	0	% Natural Cover	0%									
Compacted Cover	15,000	% Compacted Cover	100%									
Impervious Cover	15,000	% Impervious Cover	100%									
Vehicle Access Areas	0	Site Sv	0%									
Drainage Area Total	15,000											
Retention Volume Calculations												
Retention Volume (cubic feet)	0	Retention Volume (gallons)	0									
Runoff Calculations												
Runoff Volume (cubic feet)	0	Runoff Volume (gallons)	0									
Runoff from Vehicle Access Areas	0	Runoff from Vehicle Access Areas (gallons)	0									
Runoff from Other Areas	0	Runoff from Other Areas (gallons)	0									
Runoff from All Areas	0	Runoff from All Areas (gallons)	0									
BMPs												
BMP #	Area (square feet)	Type of Cover	Retention Volume (cubic feet)	Retention Volume (gallons)	Retention Volume (cubic feet)	Retention Volume (gallons)	Retention Volume (cubic feet)	Retention Volume (gallons)	Retention Volume (cubic feet)	Retention Volume (gallons)	Retention Volume (cubic feet)	Retention Volume (gallons)
01-2 Green Roof	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-3 Rainwater Harvesting	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-4 Simple Disconnection to a Previous Area	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-5 Simple Disconnection to a Conservation Area	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-6 Simple Disconnection to Amended Soils	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-7 Permeable Pavement - Enhanced	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-8 Permeable Pavement - Standard	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-9 Stormwater Filtration Systems	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-10 Stormwater Infiltration	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-11 Storage	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-12 Stormwater Ponds	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-13 Wetlands	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
01-14 Grass Channel with Amended Soils	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
02 Dry Swale	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
03 Wet Swale	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
TP1 Tree Planting Practice	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
TP2 Tree Planting Practice	0	Impervious Cover	0	0	0	0	0	0	0	0	0	0
Totals				0	0	0	0	0	0	0	0	0

SWM COMPUTATIONS

SEE SHEET C.03 FOR VOLUME & COMPLIANCE SWM COMPUTATIONS

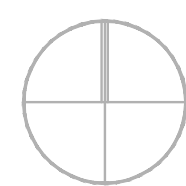


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SWM COMPUTATIONS

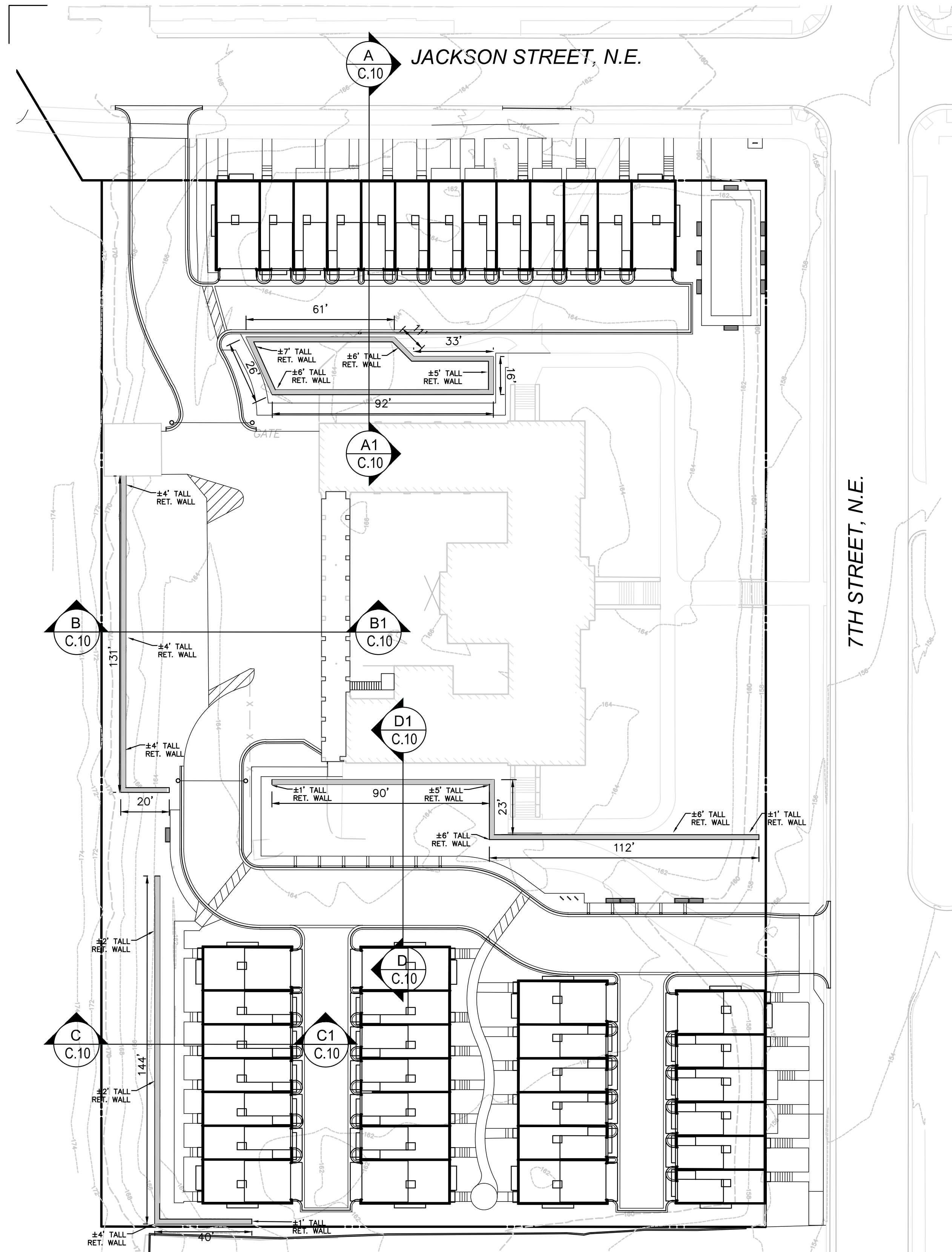
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C.07

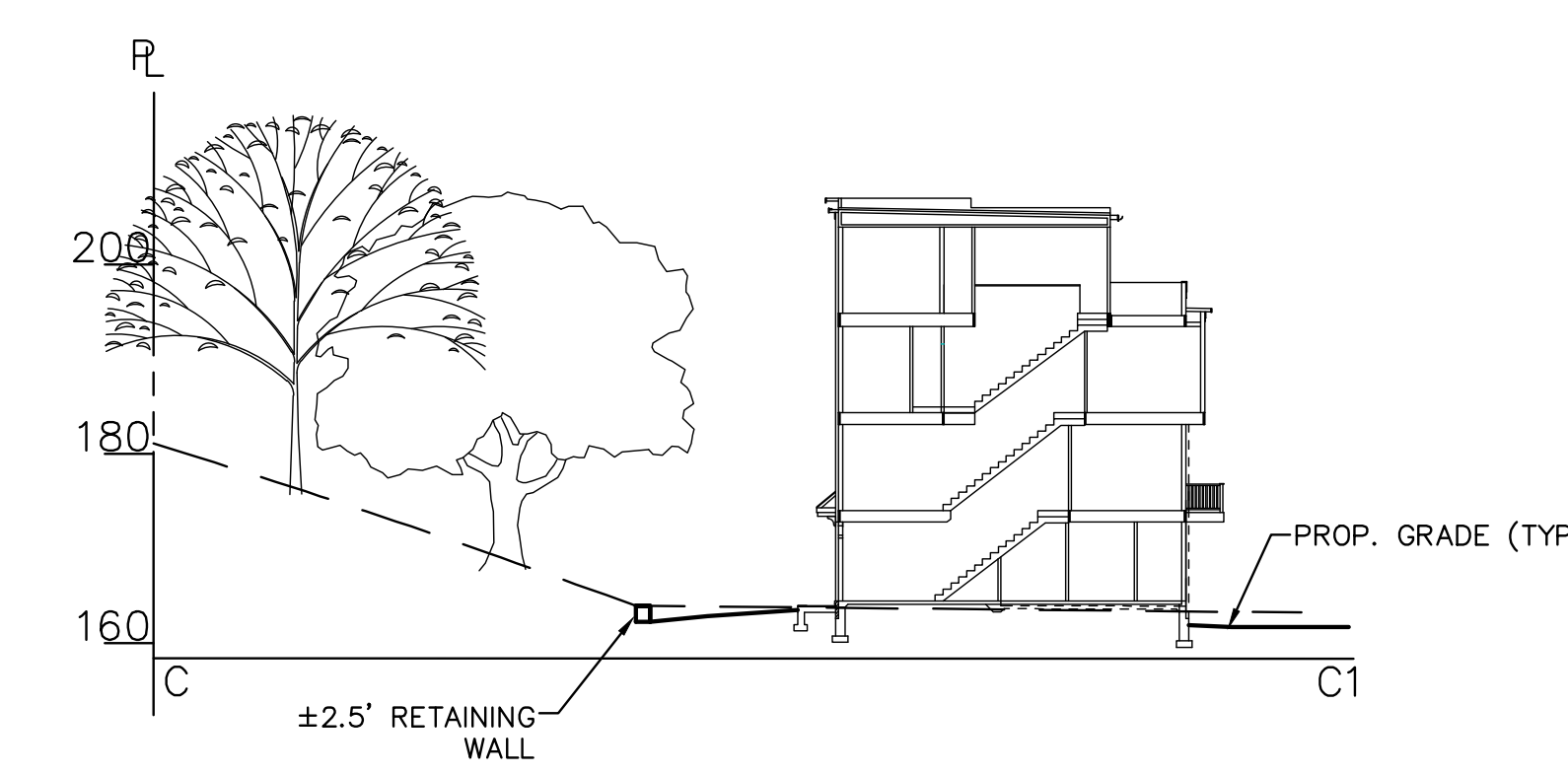
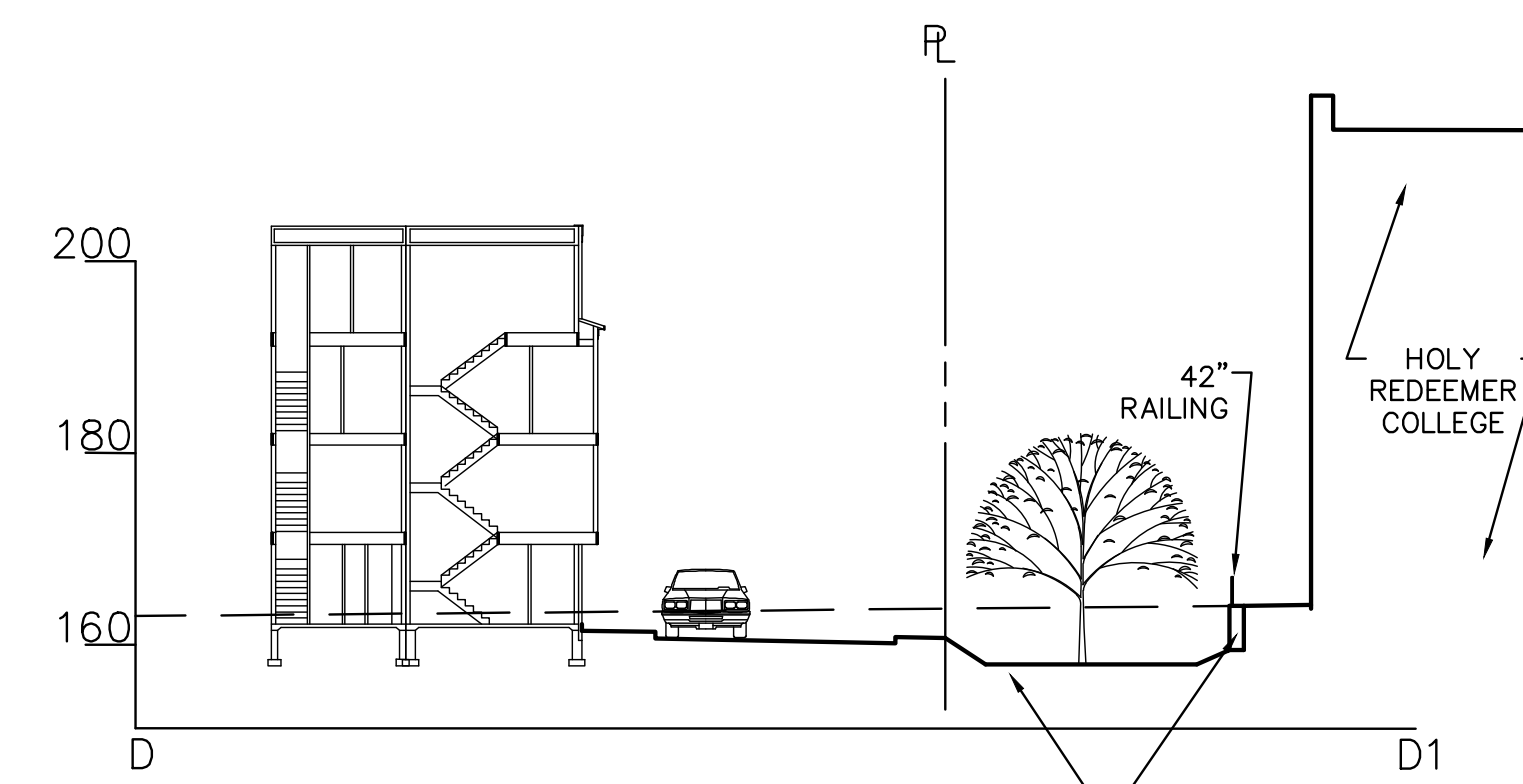
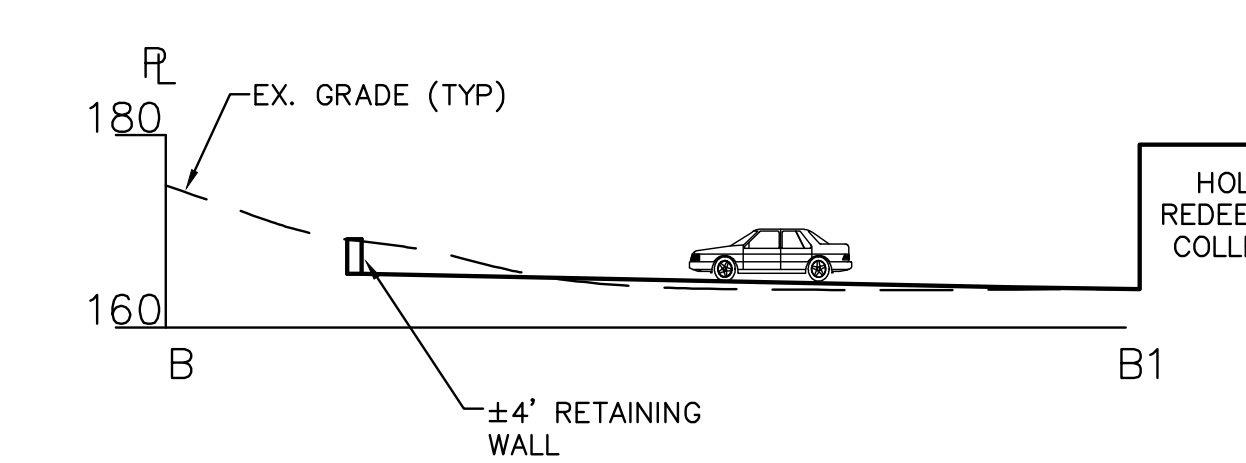
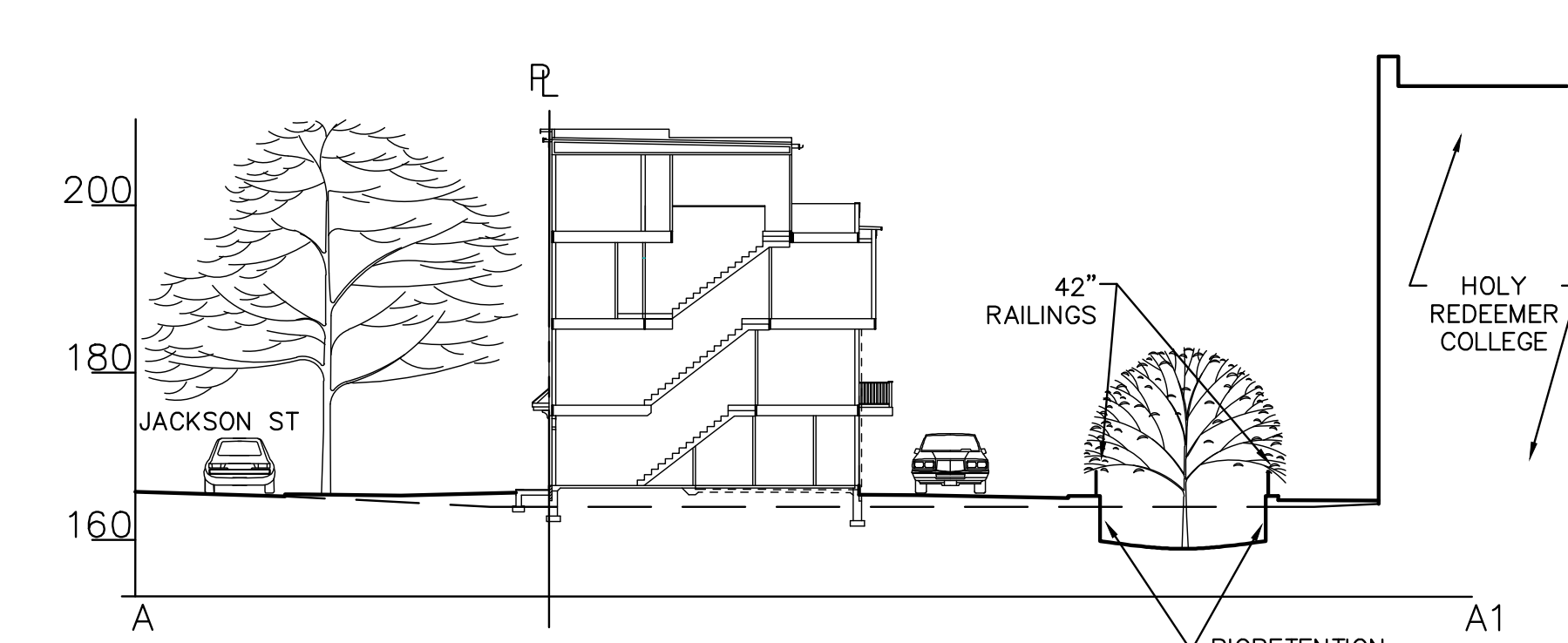
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SITE SECTION PLAN

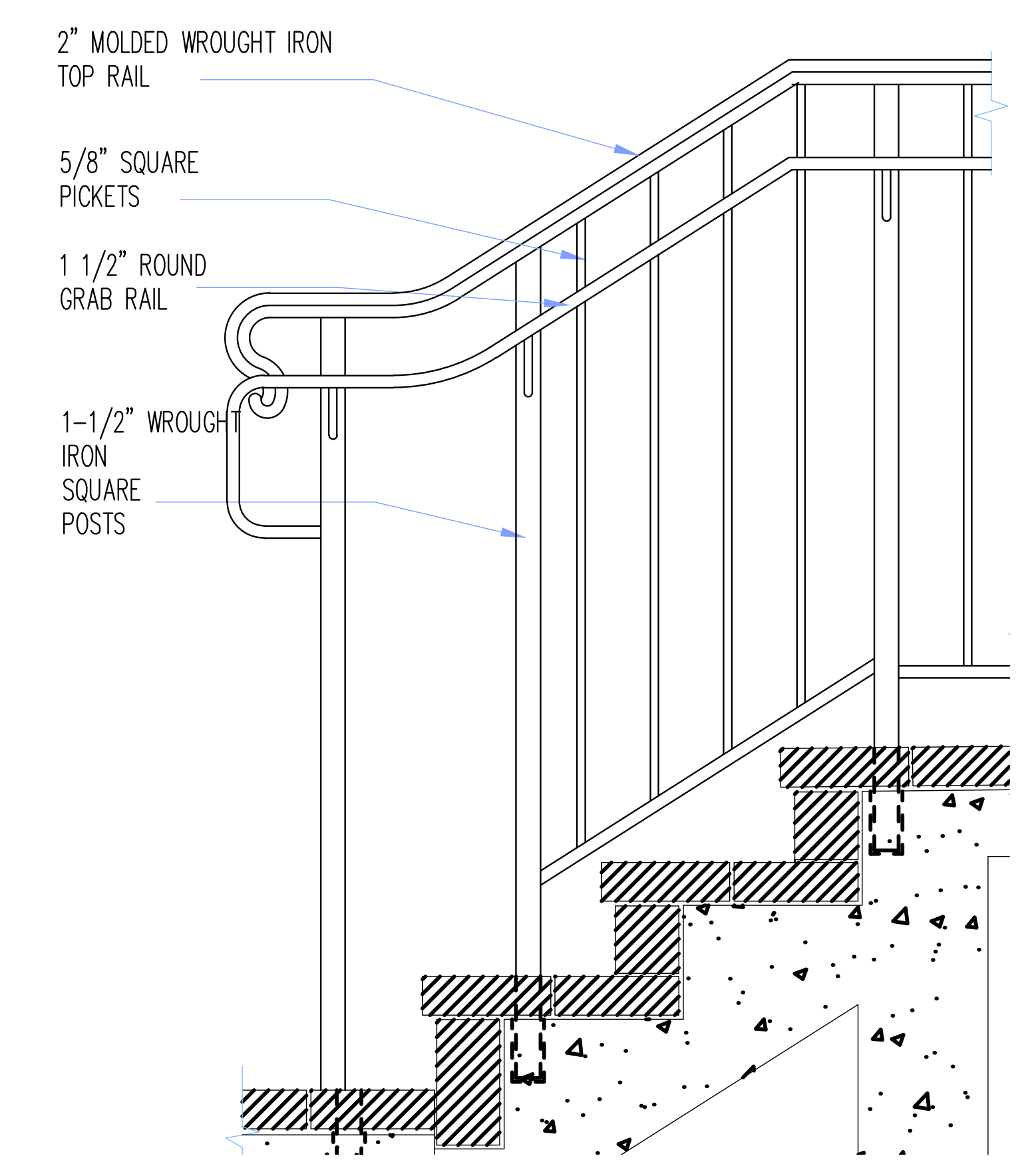
*Note: See sheet C.03 for detailed retaining wall elevations



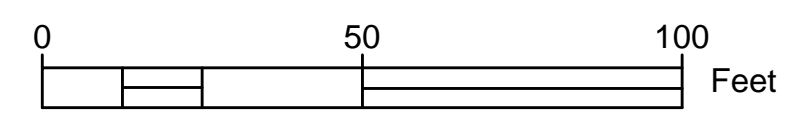
SITE SECTIONS



**RETAINING WALL
STONE VENEER EXAMPLE**



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

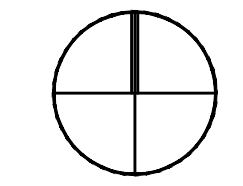


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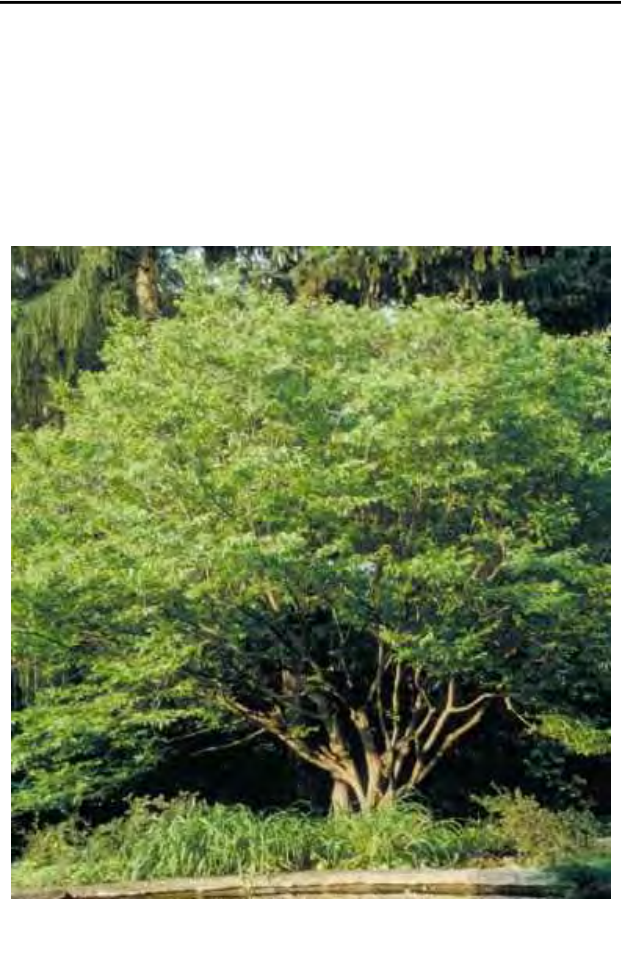










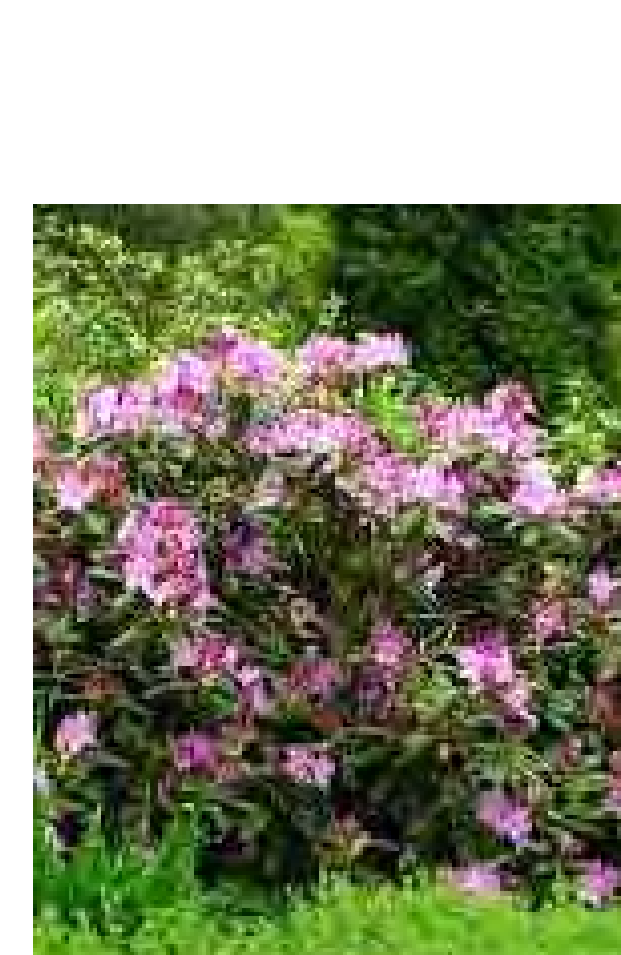

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SITE SECTIONS



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RED MAPLE	SWEETGUM	BLACK GUM	WILLOW OAK	RED OAK	BASSWOOD	RIVER BIRCH
						
SERVICEBERRY	AMERICAN HORNBEAM	REDBUD	SWEETBAY MAGNOLIA	AMERICAN HOLLY	PITCH PINE	WHITE PINE
						
CHOKEBERRY	SILKY DOGWOOD	MOUNTAIN LAUREL	SPICEBUSH	ARROWOOD VIBURNUM	CATAWBA RHODODENDRON	NINEBARK

	
NEW ENGLAND ASTER	GOLDENROD GOLDEN FLEECE
	
INDIANGRASS	LIRIOPE (LILYTURF) EV. GIANT
	
TUSSOCK SEDGE	VIRGINIA BLUEBELLS



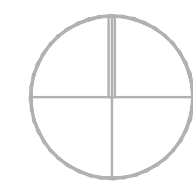
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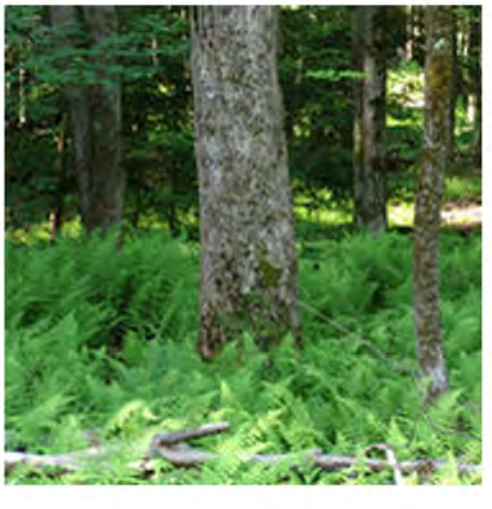




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PLANT PALETTE

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Native Wild Ginger	Rosebay Rhododendron	Amethyst Coral Berry	Beauty Berry	Big Leaf Magnolia	Plum Leaf Azalea	Sweet Azalea	Amethyst Oakleaf Hydrangea	Arrowwood Viburnum	Sweet Pepperbush
									
Fringe Tree	Winterberry Holly	Trumpet Honeysuckle	Annabelle Hydrangea	Bottlebrush Buckeye	Carolina Jessamine	Native Oakleaf Hydrangea	Fothergilla	Sweetshrub	Oakleaf Hydrangea
									
American Hornbeam	Maidenhair Fern	Lady in Red Lady Fern	Lady Fern	Hay Scented Fern	Marginal Shield Fern	Ostrich Fern	Cinnamon Fern	Christmas Fern	

PLANT PALETTE

Brookland Townhomes
Madison Homes