

AMT PROJECT N° 15-0003.001

SEPTEMBER 21, 2015

CONCEPT CONTEXT PLAN

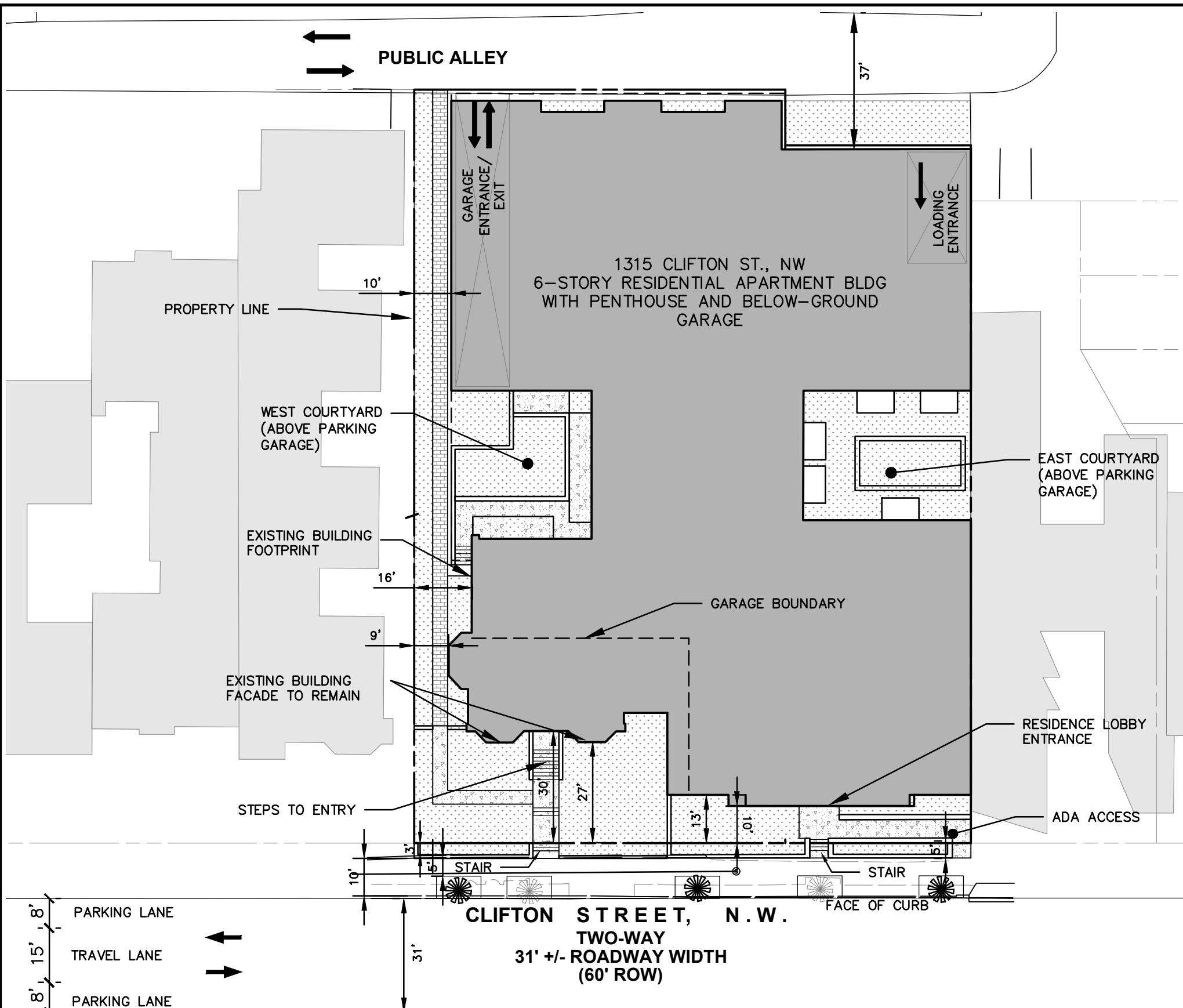
1315 CLIFTON ST.

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SQUARE 2866; LOTS 831 & 838  
Washington, DC

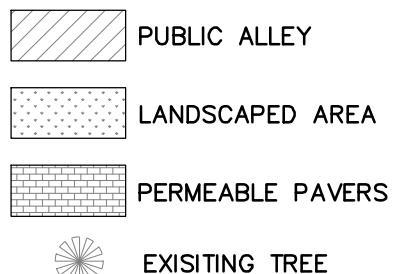
**AMT**  
llc  
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& LAND SURVEYORS  
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WASHINGTON, DC, 20002  
PH: (202) 289-4545  
FAX: (202) 289-5051

PUD  
SUBMISSION  
**ZONING COMMISSION**  
District of Columbia  
CASE NO.15-03  
EXHIBIT NO.11A3  
**C20**



TABULATION OF DEVELOPMENT DATA:	
SQUARE:	2866
LOTS:	831, 838
LOT AREA:	29,700 SF
EXISTING ZONING:	R-5-B
PROPOSED ZONING:	R-5-C
EXISTING USE:	MULTILEVEL RESIDENTIAL, BELOWGROUND PARKING
PROPOSED USE:	APARTMENTS
PARKING PROVIDED:	36 SPACES (BELOW BUILDING)

LEGEND



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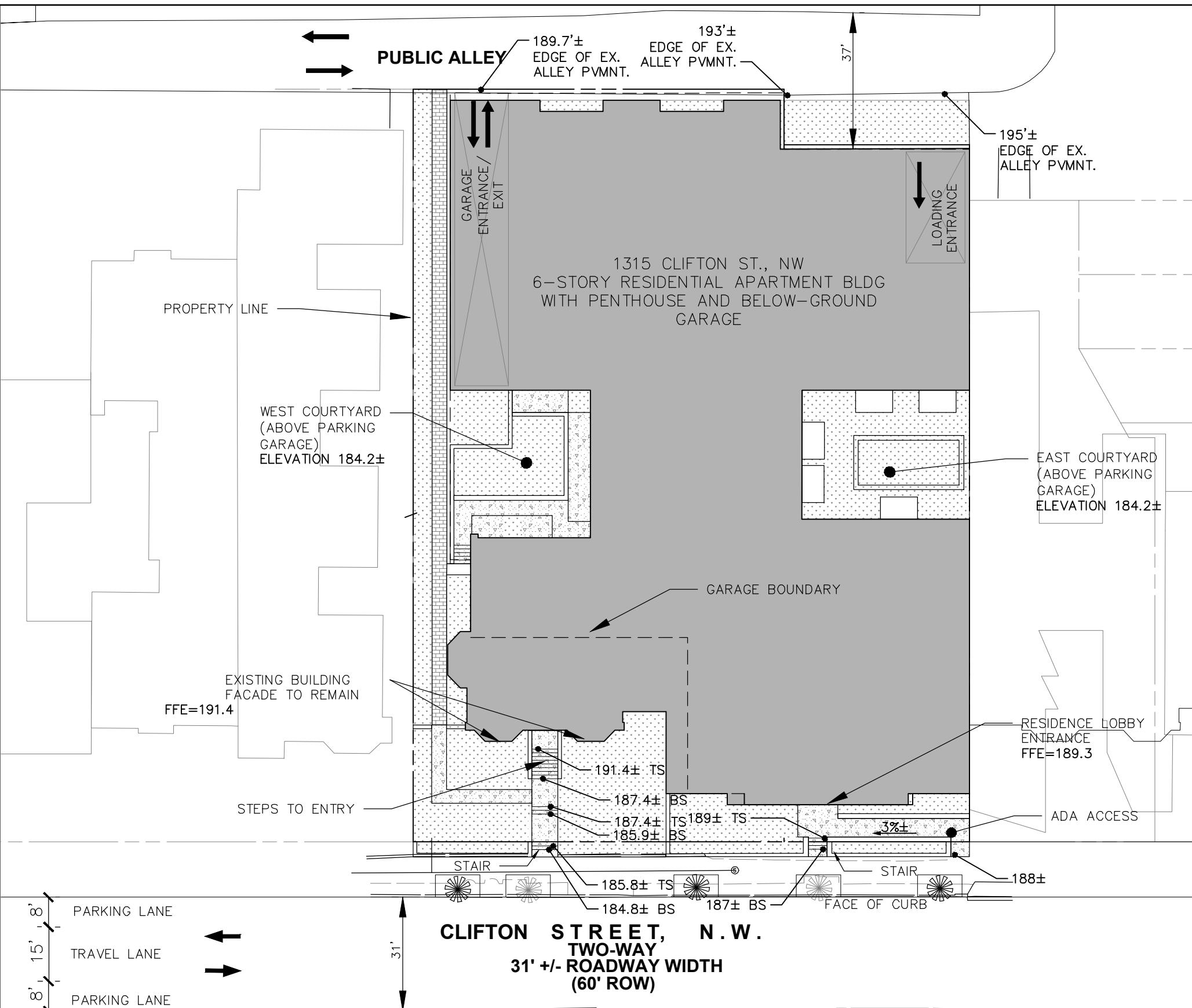
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CONCEPT SITE PLAN

SQUARE 2866; LOTS 831 & 838  
Washington, DC

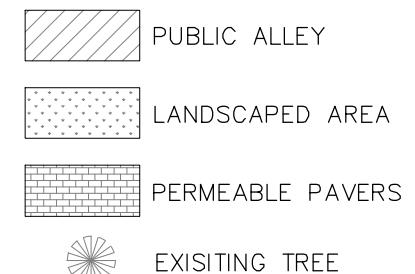
**AMT** LLC  
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SUBMISSION  
**C - 2.1**



TABULATION OF DEVELOPMENT DATA:	
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PARKING PROVIDED:	36 SPACES (BELOW BUILDING)

#### LEGEND



#### ABBREVIATIONS:

FFE:	FINISHED FLOOR ELEVATION
TS:	TOP OF STAIR
BS:	BOTTOM OF STAIR
EX:	EXISTING
PVMNT:	PAVEMENT

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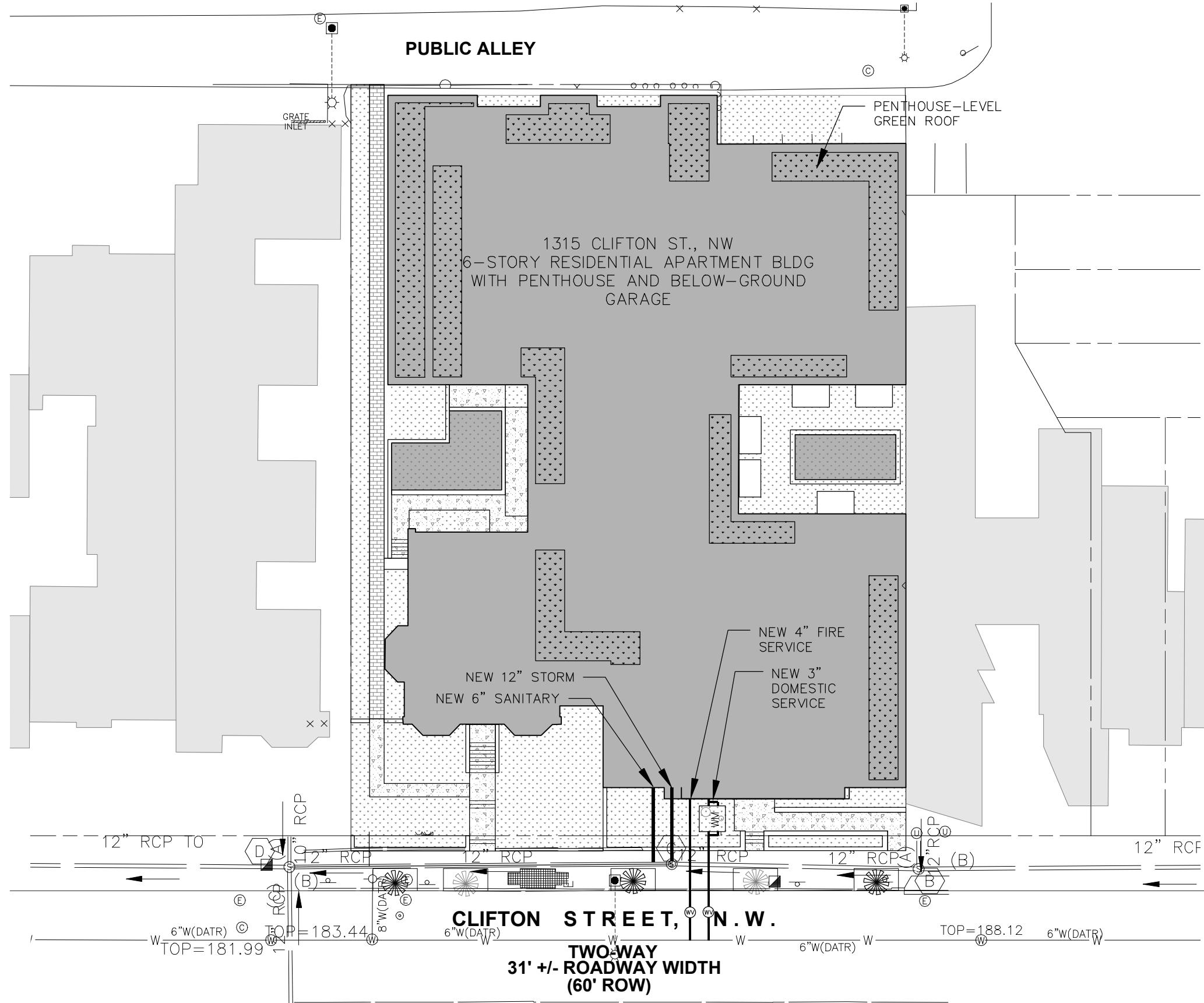
CONCEPT GRADING PLAN

SQUARE 2866; LOTS 831 & 838  
Washington, DC

**AMT** LLC  
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C - 2.2



#### SWM & UTILITY NARRATIVE

THE BUILDING IS PLANNED TO BE SERVED BY TWO WATER LINES. ONE 3" DOMESTIC AND ONE 4" FIRE LINE WILL CONNECT TO A 6" WATER MAIN IN CLIFTON STREET, NW.

A 12" STORM DRAIN CONNECTING TO THE 12" COMBINED SEWER MAIN IN CLIFTON STREET, NW WILL BE NEEDED TO ALLOW FOR CONVEYANCE OF A 15-YR STORM EVENT. A 6" SANITARY WILL ALSO CONNECT TO THE 12" COMBINED SEWER MAIN.

TO COMPLY WITH DDOE STORMWATER MANAGEMENT REGULATIONS, A GREEN ROOF WILL BE EMPLOYED.

#### SWM SUMMARY

SWRv REQUIRED: 2,425 CU FT (SITE)  
38 CU FT (RIGHT OF WAY)

EXISTING ZONE: R-5-B

PROPOSED ZONE: R-5-C

#### WATER DEMAND SUMMARY

##### POTABLE:

AVERAGE DAILY: 20,500 GPD  
PEAK HOUR: 0.08 MGD

##### SANITARY:

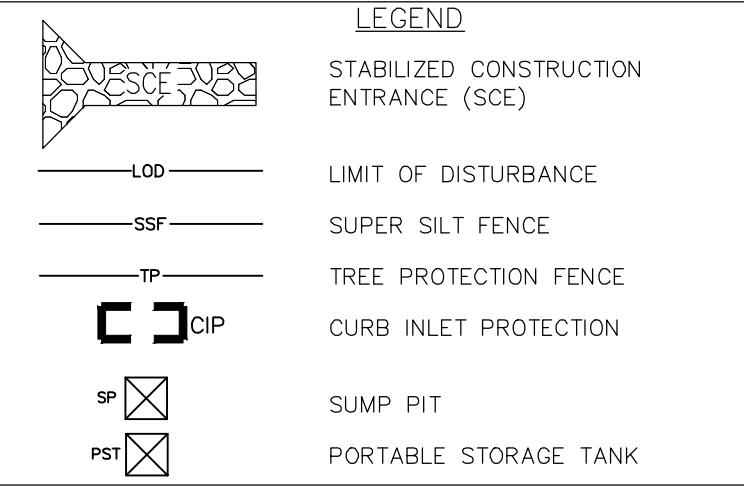
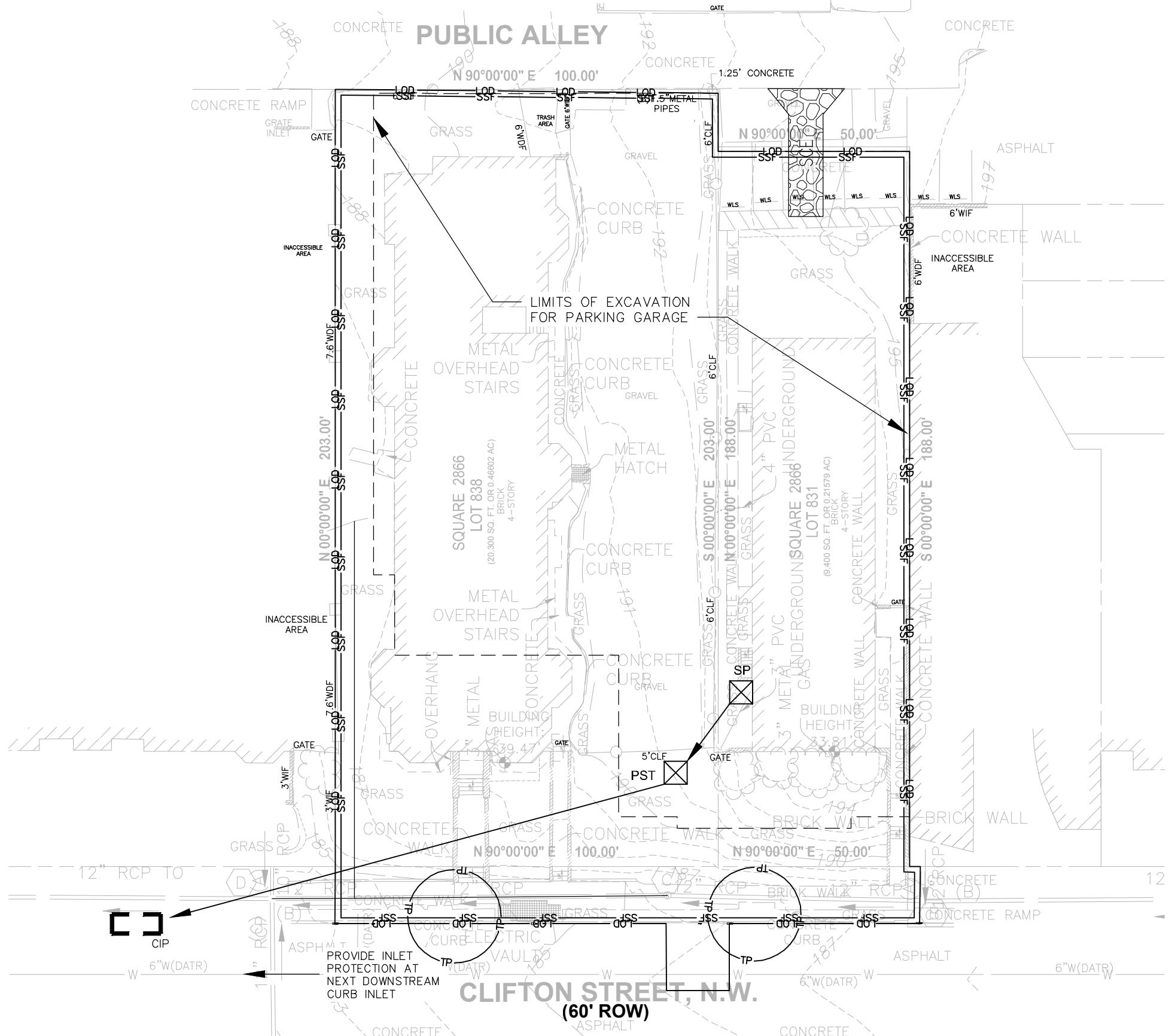
AVERAGE DAILY: 31,800 GPD  
PEAK: 0.13 MGD

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CONCEPT STORMWATER MANAGEMENT / UTILITY PLAN

SQUARE 2866; LOTS 831 & 838  
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#### STANDARD EROSION AND SEDIMENT CONTROL SEQUENCE

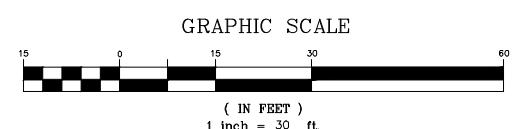
1. CONTACT THE DDOE INSPECTOR PRIOR TO BEGINNING WORK.
2. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AS THE FIRST STEP IN DEMOLITION/CONSTRUCTION.
3. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN WORKING CONDITION THROUGHOUT CONSTRUCTION.
4. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED AT THE CLOSE OF THE DAY.
5. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS DETERMINED BY THE DDOE INSPECTOR DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS.
6. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
7. EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED AFTER THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED AND APPROVAL BY THE DDOE INSPECTOR IS OBTAINED.

#### STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. EXISTING CONDITIONS: ALL EXISTING CONDITIONS ARE NOT NECESSARILY DEPICTED ON THIS PLAN SHEET. SEE THE EXISTING CONDITIONS PLAN (SHEET C-1.0) FOR ADDITIONAL INFORMATION.
2. CALL 'MISS UTILITY' AT (202) 265-7177, or 811, 48 HOURS PRIOR TO THE START OF WORK TO HAVE EXISTING UTILITIES LOCATED AND FIELD-MARKED. VERIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA HAVE BEEN CONTACTED PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, GRADING. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE IF REQUIRED BY INSPECTOR.
4. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
5. INSTALL SILT FENCE, AS SHOWN.
6. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
7. ALL CONSTRUCTION IS TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION-OR EROSION-CONTROL DEVICES OR MEASURES WILL BE REPAIRED BY THE CLOSE OF THE DAY.
8. ALL SILT FENCE IS TO BE MAINTAINED IN WORKING CONDITION.
9. STABILIZED CONSTRUCTION ENTRANCES ARE TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE, AS NEEDED.
10. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED.
11. THE AREA OF UTILITY INSTALLATION IS PAVED AND WILL ONLY BE DISTURBED DURING BRIEF PERIODS FOR UTILITY-TRENCH INSTALLATION. TYPICAL EROSION- AND SEDIMENT-CONTROL MEASURES DO NOT APPLY. PLACE ALL EXCAVATED TRENCH MATERIAL ON THE UP-SLOPE SIDE OF THE TRENCH AND OUT OF THE PATH OF ANY STORMWATER RUNOFF. COVER EXCAVATED MATERIAL WITH TARPS. BACKFILL UTILITY TRENCHES AT THE END OF THE DAY AND SCHEDULE UTILITY WORK FOR PERIODS OF DRY WEATHER, TO THE GREATEST EXTENT PRACTICAL. FILTER WATER PUMPED OUT OF TRENCH EXCAVATIONS THROUGH A SILT BAG SEDIMENT-FILTERING DEVICE, PRIOR TO DISCHARGING TO THE STORM SEWER SYSTEM.
12. INSTALL TREE-PROTECTION FENCING WHERE THE DRIP LINE OF EXISTING TREES IS LOCATED WITHIN THE CONSTRUCTION SITE. INSTALL TREE-PROTECTION FENCING ALONG THE TREE DRIPLINE. TREE SYMBOLS ON THE PLAN DO NOT ACCURATELY REFLECT LIMITS OF EXISTING TREE DRIP LINES. DO NOT DISTURB, DRIVE, OR PLACE EQUIPMENT WITHIN THE TREE DRIP LINE.

#### SITE TABULATION:

LOT AREA = 29,700 SF  
DISTURBED AREA = 32,200 SF



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#### CONCEPT EROSION & SEDIMENT CONTROL PLAN

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**C - 4.0**