

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
				ELECTRIC MANHOLE	
				TELEPHONE MANHOLE	
				ELECTRIC BOX	
				ELECTRIC PEDESTAL	
				MONITORING WELL	
				TEST PIT	
				BENCHMARK	
				BORING	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
	SANITARY LABEL			ELECTRIC BOX	
	STORM LABEL			ELECTRIC PEDESTAL	
	SANITARY SEWER LATERAL			MONITORING WELL	
	UNDERGROUND WATER LINE			TEST PIT	
	UNDERGROUND ELECTRIC LINE			BENCHMARK	
	UNDERGROUND GAS LINE			BORING	

PROJECT NARRATIVE:

THE SITE IS AN EXISTING RESIDENTIAL HOUSING COMPLEX. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF EXISTING BUILDINGS, SITE-RELATED FEATURES, AND UTILITIES AND THE CONSTRUCTION OF FIVE RETAIL/RESIDENTIAL BUILDINGS WITH UNDERGROUND PARKING AND SITE AMENITIES. THE UTILITY IMPROVEMENTS INCLUDE DOMESTIC WATER, FIRE, SANITARY SEWER, AND STORM DRAIN CONNECTIONS TO EXISTING UTILITY MAINS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THE PROJECT PROPOSES THE USE OF VARIABLE DEPTH GREEN ROOFS, BIORETENTION FACILITIES, PERMEABLE PAVEMENT, AND ENGINEERED TREE PITS TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS.

REFERENCES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - SURVEY ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, SURSUM CORDA COOPERATIVE ASSOCIATION, INC, LOTS 248, 249 & 250, SQUARE 620, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING. DATED: 02/25/15, REVISED: 03/10/15.
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "15-11 ALT SC FOOTPRINT.DWG" PREPARED BY: BOGGS & PARTNERS ARCHITECTS, DATED: 12/08/15.
 - ARCHITECTURAL PLANS: ENTITLED: "15-0814 SC-PUD 1 ARCH FINAL", PREPARED BY: BOGGS & PARTNERS ARCHITECTS, DATED: 08/14/15.
 - DIGITAL LANDSCAPE PLANS: ENTITLED: "PRI- BASE-PHASE 1.DWG" AND "PRI- BASE-PHASE 2.DWG", PREPARED BY: PARKER RODRIGUEZ INC., RECEIVED: 01/21/16.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AND INFORMATION FROM DC WATER COUNTERMAPS. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-100
DEMOLITION PLAN	C-200
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UTILITY PLAN	C-400
RIGHT-OF-WAY PLAN	C-500
EROSION AND SEDIMENT CONTROL PLAN	C-600
STORMWATER MANAGEMENT PLAN	C-700
GREEN AREA RATIO WORKSHEET	C-701
CIRCULATION PLAN	C-800

APPLICANT

SURSUM CORDA CO-OP
1112 FIRST TERRACE, NW
WASHINGTON, DC 20001

BOHLER DC
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

REVISIONS			
REV	DATE	COMMENT	BY
	08/14/15	STAGE 1 PUD	SN
	01/22/16	REV. STAGE 1 PUD	SL

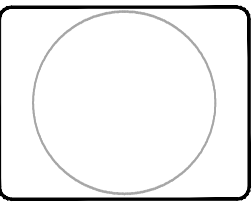
NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
 WV 1-800-245-8848 (PA 1-800-245-1770) DC 1-800-257-7777 VA 1-800-552-7001 (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT No.:	DC142200
DRAWN BY:	KR
CHECKED BY:	KC
DATE:	07/14/15
SCALE:	N/A
CAD I.D.:	SD1

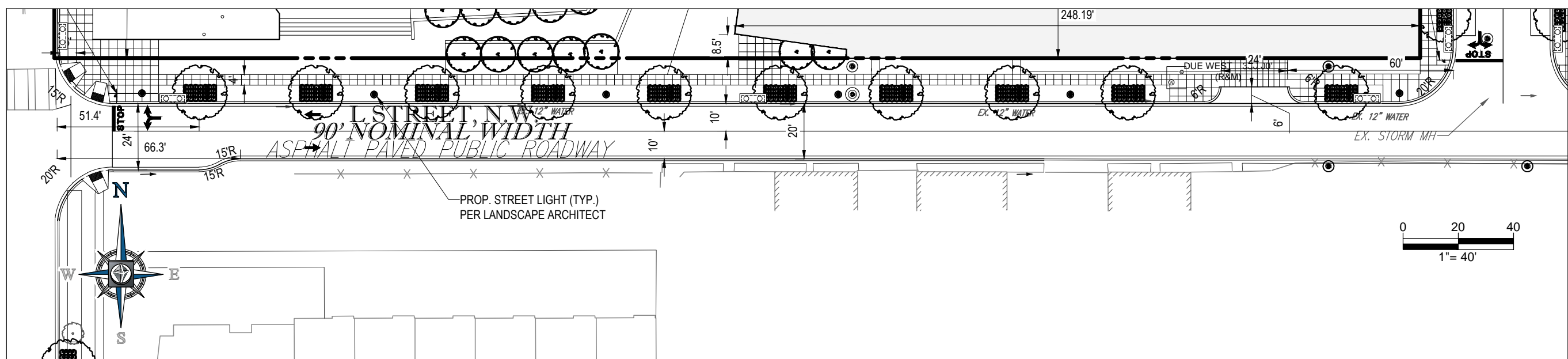
PROJECT: PUD SET
FOR SURSUM CORDA CO-OP
LOCATION OF SITE FIRST STREET, NW & L STREET, NW WASHINGTON, DC

BOHLER DC
1301 PENNSYLVANIA AVE., NW, STE. 825
WASHINGTON, DC 20004
Phone: (202) 524-5700
Fax: (202) 524-5701
DC@BohlerEng.com



SHEET TITLE: COVER SHEET
SHEET NUMBER: C-100

ZONING COMMISSION
District of Columbia
CASE NO. 15-20
EXHIBIT NO. 2843



L STREET, NW - RIGHT-OF-WAY CONDITION (20'-24' WIDTH)

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT SUSTAINABLE DESIGN
 LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES PERMITTING SERVICES

REVISIONS

REV	DATE	COMMENT	BY
	08/14/15	STAGE 1 PUD	SN
	01/22/16	REV. STAGE 1 PUD	SL

NOT APPROVED FOR CONSTRUCTION

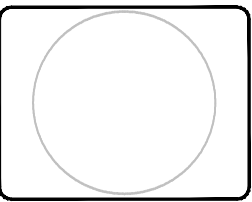
NO CONSTRUCTION

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 WV 1-800-245-4848 (PA 1-800-245-1770) DC 1-800-257-7777 VA 1-800-552-7001 (MD 1-800-257-7777) (DE 1-800-282-8555)

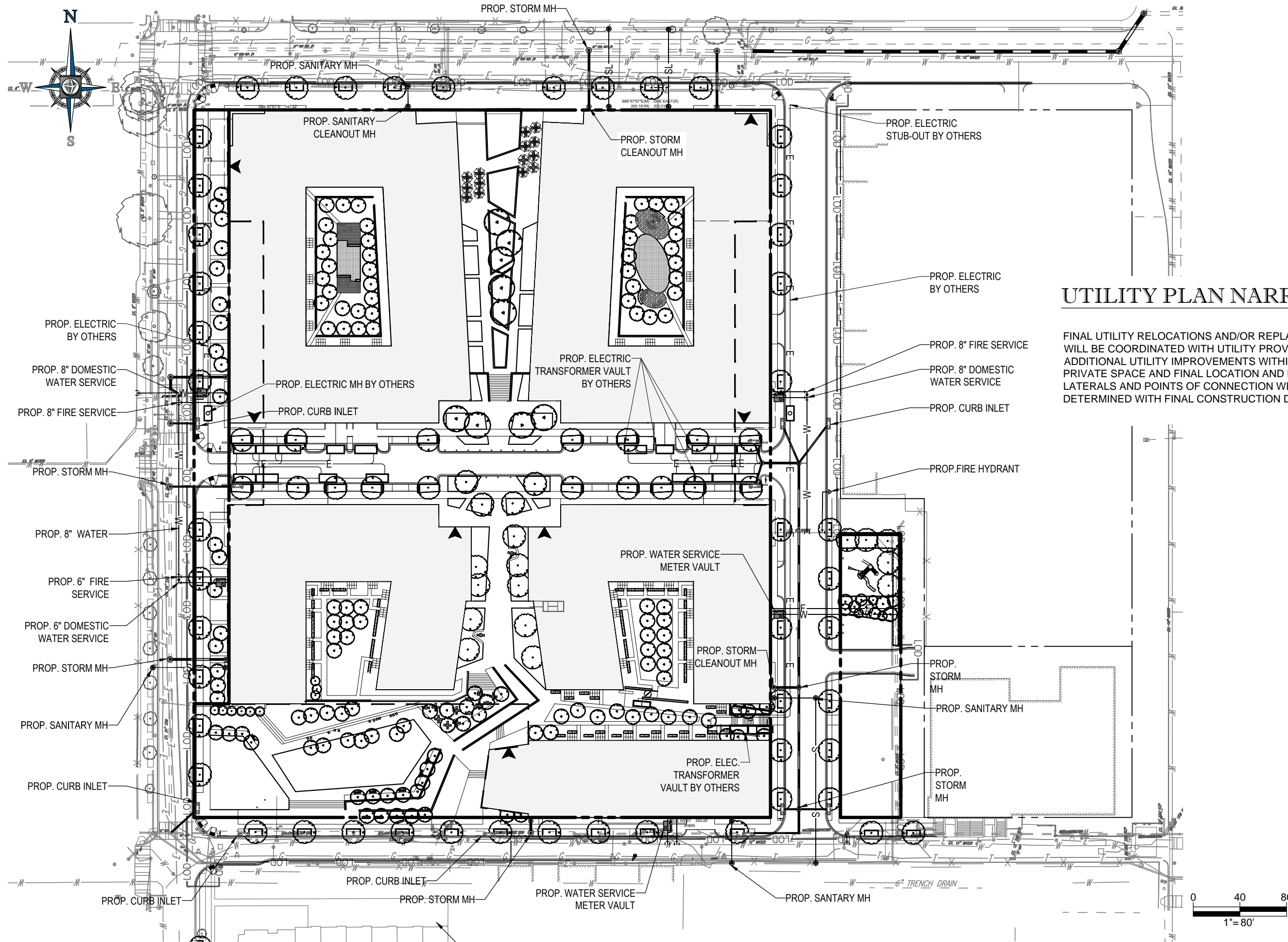
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 DRAWN BY: KR
 CHECKED BY: KC
 DATE: 07/14/15
 SCALE: 1" = 40'
 CAD L.D.: SS1

PROJECT: PUD SET
 FOR SURSUM CORDA CO-OP
 LOCATION OF SITE FIRST STREET, NW & L STREET, NW WASHINGTON, DC

BOHLER DC
 1301 PENNSYLVANIA AVE., NW, STE. 825 WASHINGTON, DC 20004
 Phone: (202) 524-5700 Fax: (202) 524-5701
 DC@BohlerEng.com



SHEET TITLE: L STREET, NW RIGHT-OF-WAY PLAN
 SHEET NUMBER: C-301



UTILITY PLAN NARRATIVE

FINAL UTILITY RELOCATIONS AND/OR REPLACEMENTS WILL BE COORDINATED WITH UTILITY PROVIDERS. ADDITIONAL UTILITY IMPROVEMENTS WITHIN PUBLIC AND PRIVATE SPACE AND FINAL LOCATION AND NUMBER OF LATERALS AND POINTS OF CONNECTION WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

BOHLER DC

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN

REVISIONS			
REV	DATE	COMMENT	BY
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	01/22/16	REV. STAGE 1 PUD	SL

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PROJECT No.:	DC142200
DRAWN BY:	KR
CHECKED BY:	KC
DATE:	07/14/15
SCALE:	1" = 80'
CAD I.D.:	SS1

PROJECT:

PUD SET

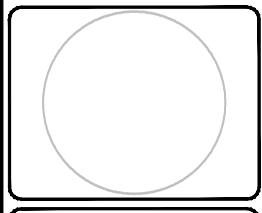
FOR

SURSUM CORDA CO-OP

LOCATION OF SITE
 FIRST STREET, NW &
 L STREET, NW
 WASHINGTON, DC

BOHLER DC

1301 PENNSYLVANIA AVE., NW, STE. 825
 WASHINGTON, DC 20004
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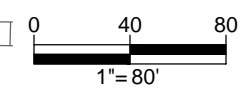


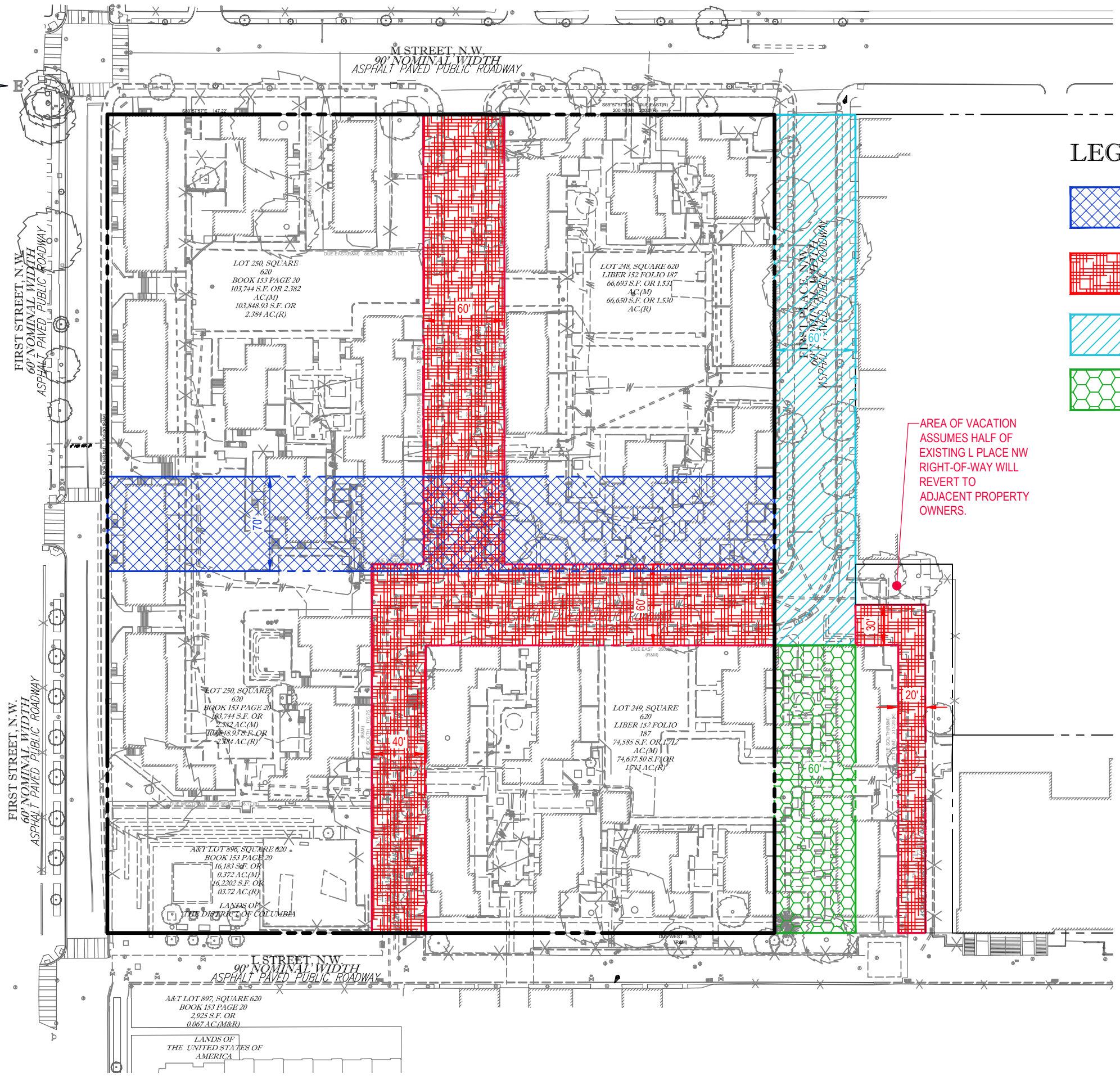
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UTILITY PLAN




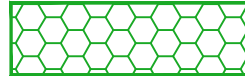
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C-400

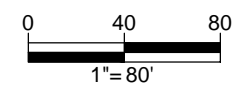




LEGEND

-  PROPOSED PRIVATE ROAD (32,501 SF)
-  EXISTING PUBLIC RIGHT-OF-WAY TO BE VACATED (52,215 SF)
-  EXISTING PUBLIC RIGHT-OF-WAY TO REMAIN (23,586 SF)
-  PROPOSED PUBLIC RIGHT-OF-WAY (12,786 SF)

AREA OF VACATION ASSUMES HALF OF EXISTING L PLACE NW RIGHT-OF-WAY WILL REVERT TO ADJACENT PROPERTY OWNERS.




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	01/22/16	REV. STAGE 1 PUD	SL

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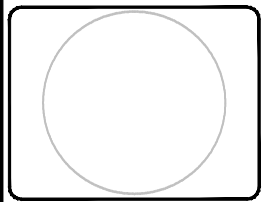


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SHEET TITLE:
RIGHT-OF-WAY PLAN
 SHEET NUMBER:
C-500

