

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			SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
		SPILL CURB		SANITARY MANHOLE	
		DEPRESSED CURB AND GUTTER		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	
	CONTOUR LINE			CLEAN OUT	
	SPOT ELEVATIONS			ELECTRIC MANHOLE	
	SANITARY LABEL			TELEPHONE MANHOLE	
	STORM LABEL			ELECTRIC BOX	
	SANITARY SEWER LATERAL			ELECTRIC PEDESTAL	
	UNDERGROUND WATER LINE			MONITORING WELL	
	UNDERGROUND ELECTRIC LINE			TEST PIT	
	UNDERGROUND GAS LINE			BENCHMARK	
				BORING	

GENERAL NOTES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, KETTLER INC., 300 MORSE STREET, NE, A&T LOTS 805, 817, & 819, SQUARE 3587, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC142264, DATED: 2/26/15
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "300 MORSE STREET - REVISED MASSING_AKUMMER@R2L-ARCHITECTS - AREA PLAN (GROSS BUILDING) - PUD_P01 PARKING-50 SCALE.DWG" AND "ROOF PLAN_0924.DWG" PREPARED BY: R2L ARCHITECTS, DATE RECEIVED: 09/24/16
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "160921 C1 LEVEL 1.DWG" AND "160906 C1-FLOOR PLAN - PUD PLAN - PENTHOUSE.DWG" PREPARED BY: GENSLER, DATE RECEIVED: 09/28/16
 - DIGITAL LANDSCAPE PLANS: ENTITLED: "L-SP-W1511.DWG" AND "L-SP-W1511_PHASE2.DWG" PREPARED BY: OCULUS, DATE RECEIVED: 12/01/16
- 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, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. 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

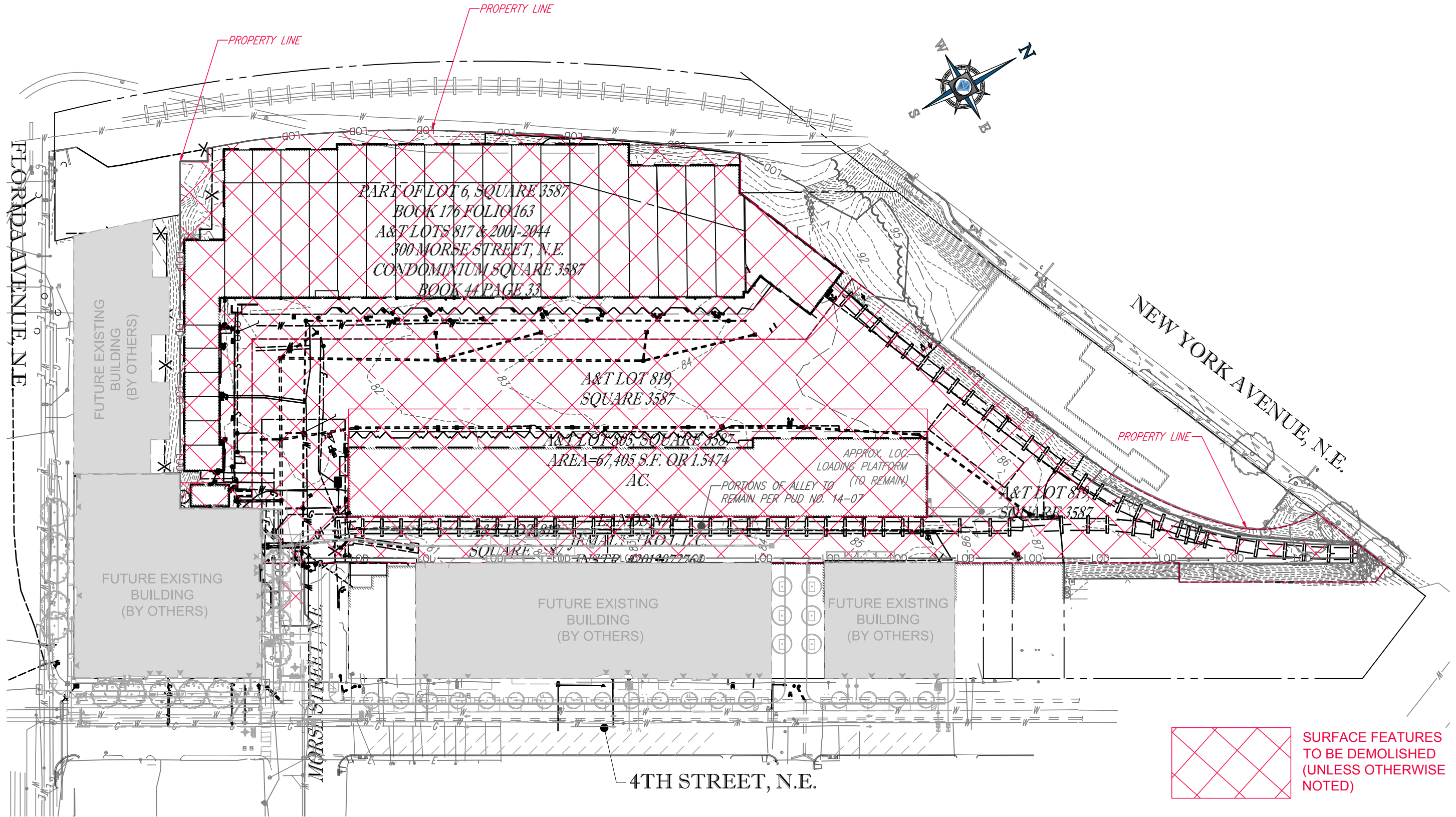
SHEET TITLE	SHEET NUMBER
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DEVELOPER

KETTLER INC.
1751 PINNACLE DR. #700
MCLEAN, VA 22102

GENERAL NOTES AND LEGEND

23 December, 2016

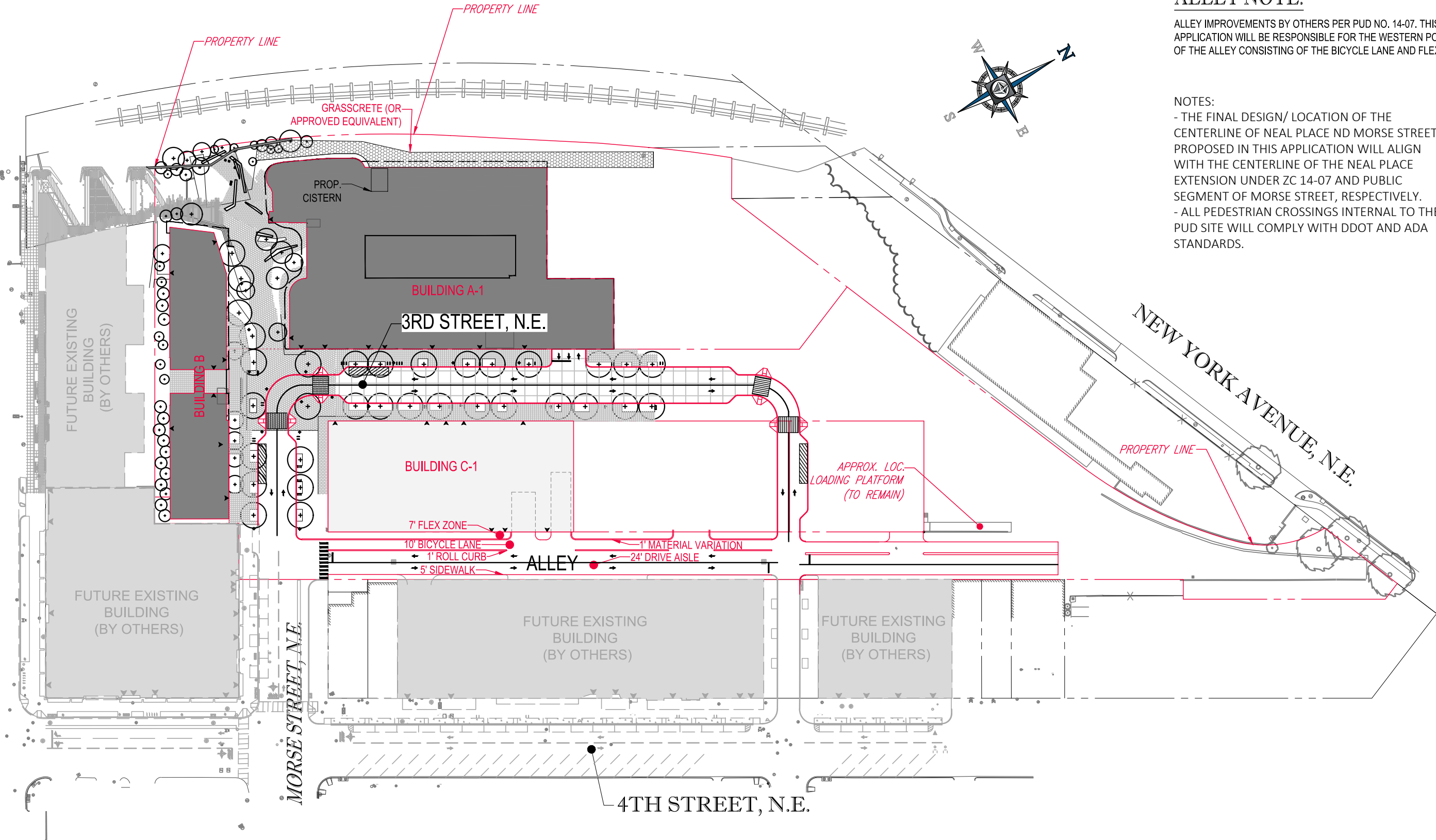


EXISTING CONDITIONS / DEMOLITION PLAN

SCALE: 1" = 100'

23 December, 2016

FLORIDA AVENUE, N.E.



ALLEY NOTE:

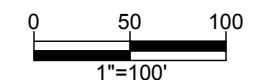
ALLEY IMPROVEMENTS BY OTHERS PER PUD NO. 14-07. THIS PUD APPLICATION WILL BE RESPONSIBLE FOR THE WESTERN PORTION OF THE ALLEY CONSISTING OF THE BICYCLE LANE AND FLEX ZONE.

NOTES:

- THE FINAL DESIGN/ LOCATION OF THE CENTERLINE OF NEAL PLACE AND MORSE STREET PROPOSED IN THIS APPLICATION WILL ALIGN WITH THE CENTERLINE OF THE NEAL PLACE EXTENSION UNDER ZC 14-07 AND PUBLIC SEGMENT OF MORSE STREET, RESPECTIVELY.
- ALL PEDESTRIAN CROSSINGS INTERNAL TO THE PUD SITE WILL COMPLY WITH DDOT AND ADA STANDARDS.

SITE PLAN - CONSOLIDATED STAGE PUD

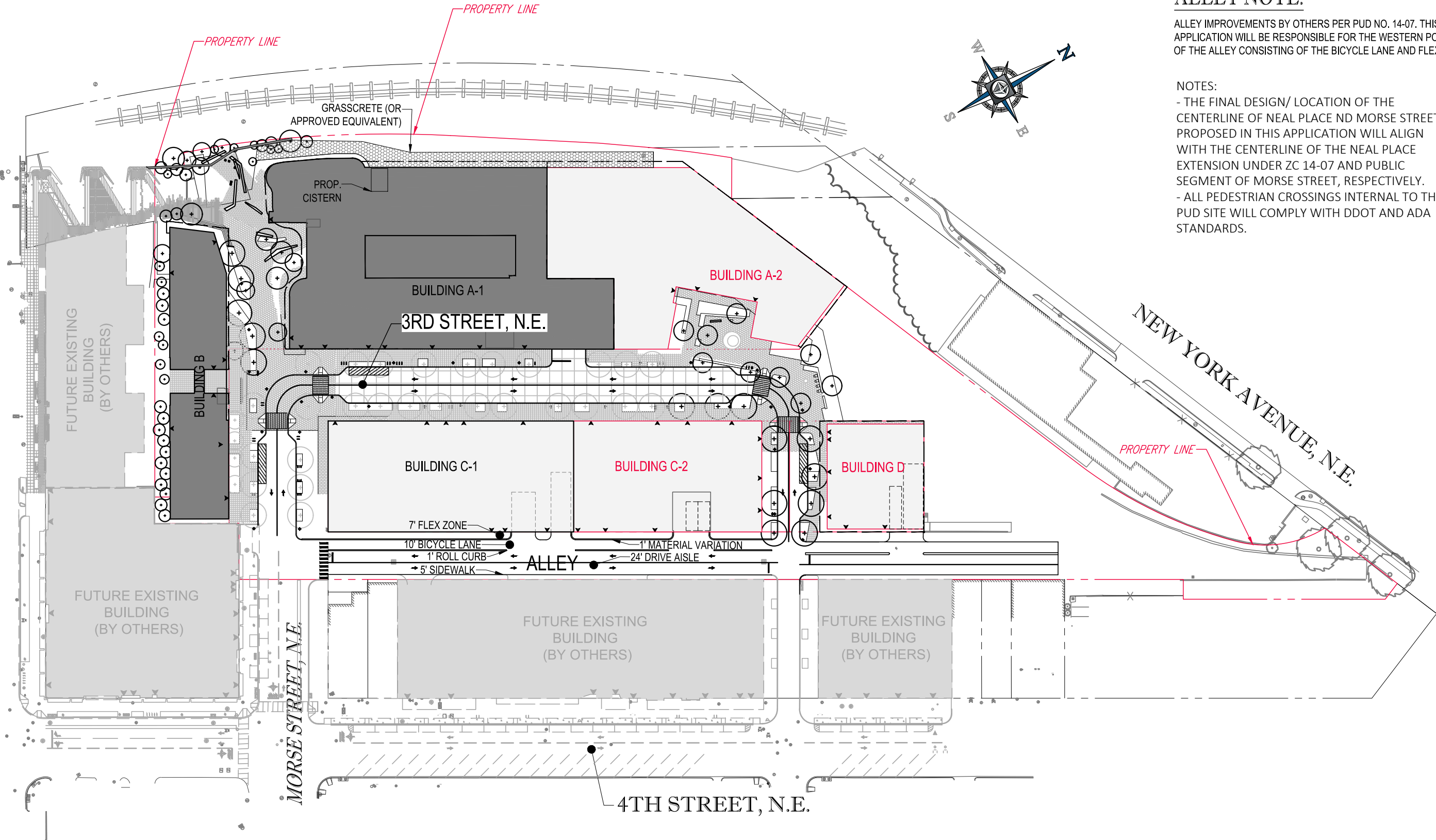
SCALE: 1" = 100'



23 December, 2016



FLORIDA AVENUE, N.E.



ALLEY NOTE:

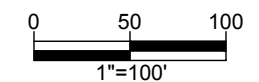
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NOTES:

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SITE PLAN - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 100'



23 December, 2016



NOTES:

- THE FINAL DESIGN/ LOCATION OF THE CENTERLINE OF NEAL PLACE ND MORSE STREET PROPOSED IN THIS APPLICATION WILL ALIGN WITH THE CENTERLINE OF THE NEAL PLACE EXTENSION UNDER ZC 14-07 AND PUBLIC SEGMENT OF MORSE STREET, RESPECTIVELY.
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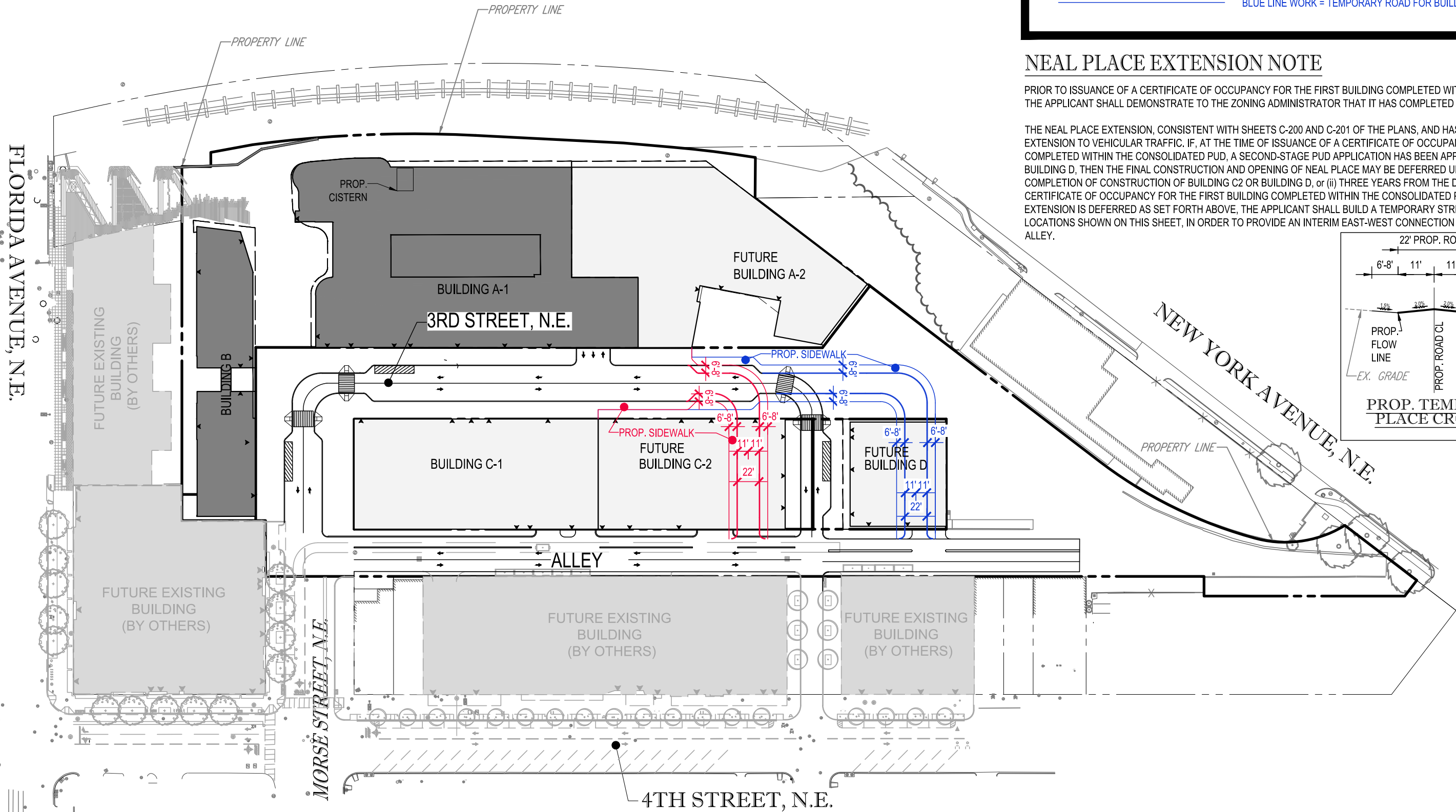
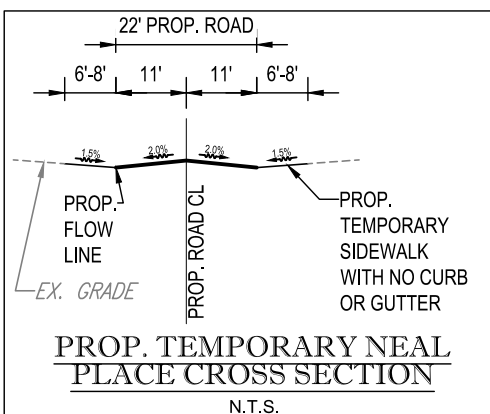
NEAL PLACE - TEMPORARY ROAD ALTERNATIVES

— RED LINE WORK = TEMPORARY ROAD FOR BUILDING D CONSTRUCTION
— BLUE LINE WORK = TEMPORARY ROAD FOR BUILDING C2 CONSTRUCTION

NEAL PLACE EXTENSION NOTE

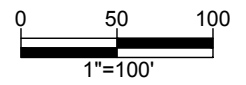
PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED WITHIN THE CONSOLIDATED PUD, THE APPLICANT SHALL DEMONSTRATE TO THE ZONING ADMINISTRATOR THAT IT HAS COMPLETED CONSTRUCTION OF:

THE NEAL PLACE EXTENSION, CONSISTENT WITH SHEETS C-200 AND C-201 OF THE PLANS, AND HAS OPENED THE NEAL PLACE EXTENSION TO VEHICULAR TRAFFIC. IF, AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED WITHIN THE CONSOLIDATED PUD, A SECOND-STAGE PUD APPLICATION HAS BEEN APPROVED FOR BUILDING C2 OR BUILDING D, THEN THE FINAL CONSTRUCTION AND OPENING OF NEAL PLACE MAY BE DEFERRED UNTIL THE EARLIER OF (i) COMPLETION OF CONSTRUCTION OF BUILDING C2 OR BUILDING D, or (ii) THREE YEARS FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED WITHIN THE CONSOLIDATED PUD. IF THE NEAL PLACE EXTENSION IS DEFERRED AS SET FORTH ABOVE, THE APPLICANT SHALL BUILD A TEMPORARY STREET IN EITHER OF THE LOCATIONS SHOWN ON THIS SHEET, IN ORDER TO PROVIDE AN INTERIM EAST-WEST CONNECTION BETWEEN 3RD STREET AND THE ALLEY.



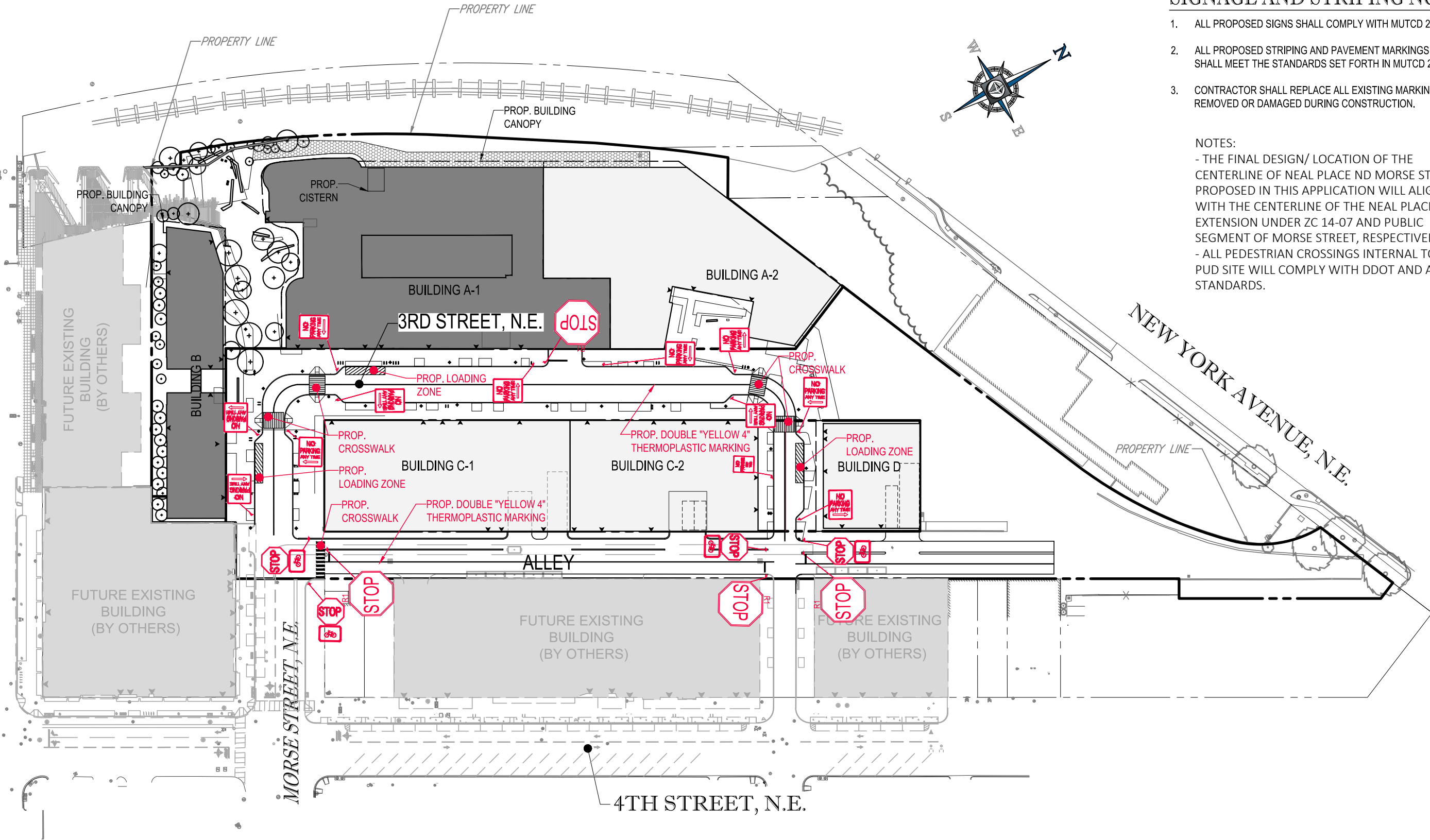
NEAL PLACE EXHIBIT

SCALE: 1" = 100'



23 December, 2016

FLORIDA AVENUE, N.E.



SIGNAGE AND STRIPING NOTES:

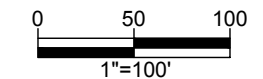
1. ALL PROPOSED SIGNS SHALL COMPLY WITH MUTCD 2009.
2. ALL PROPOSED STRIPING AND PAVEMENT MARKINGS SHALL MEET THE STANDARDS SET FORTH IN MUTCD 2009.
3. CONTRACTOR SHALL REPLACE ALL EXISTING MARKINGS REMOVED OR DAMAGED DURING CONSTRUCTION.

NOTES:

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- ALL PEDESTRIAN CROSSINGS INTERNAL TO THE PUD SITE WILL COMPLY WITH DDOT AND ADA STANDARDS.

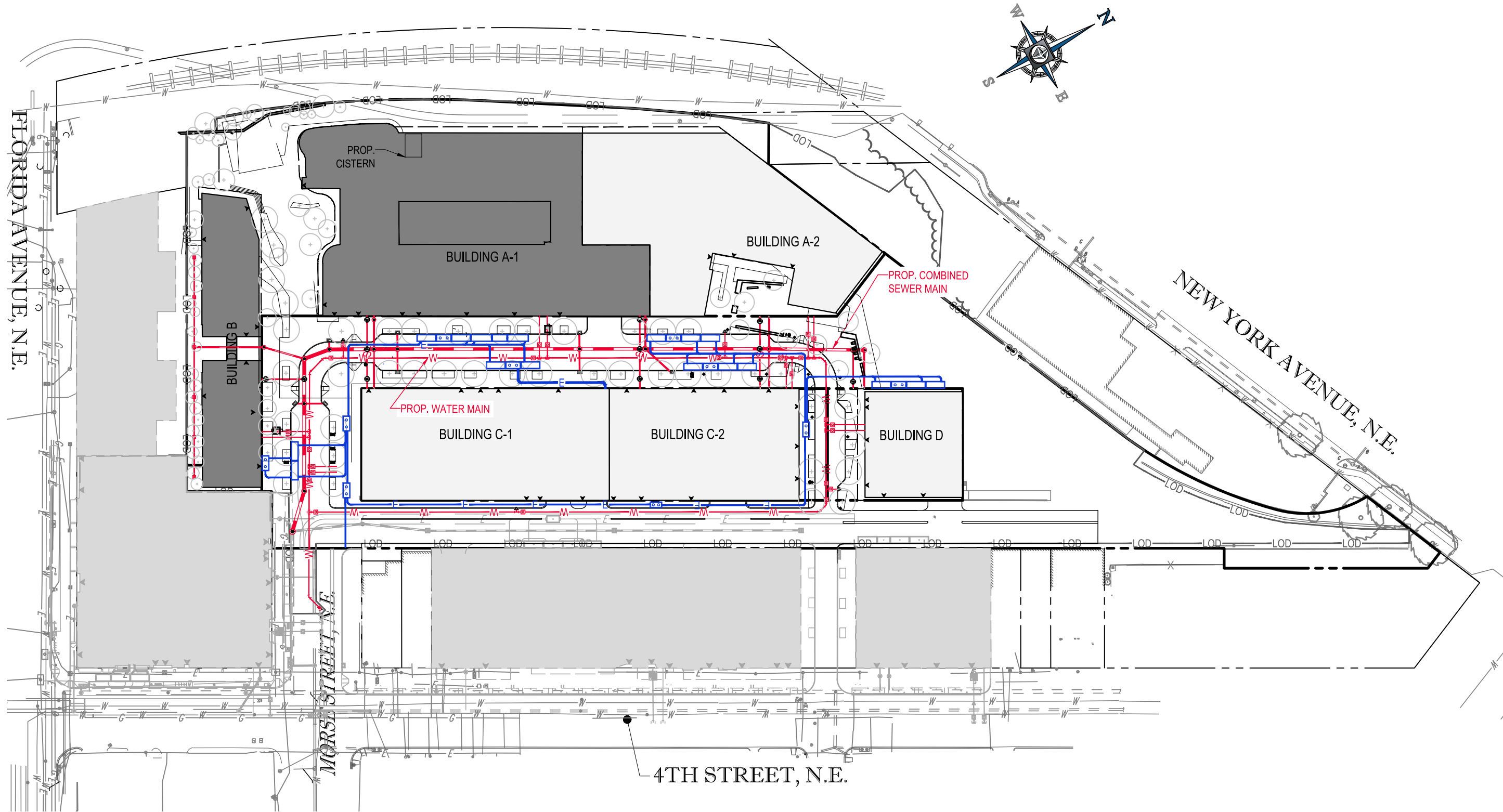
SIGNAGE AND STRIPING PLAN

SCALE: 1" = 100'



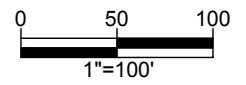
23 December, 2016





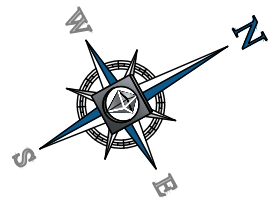
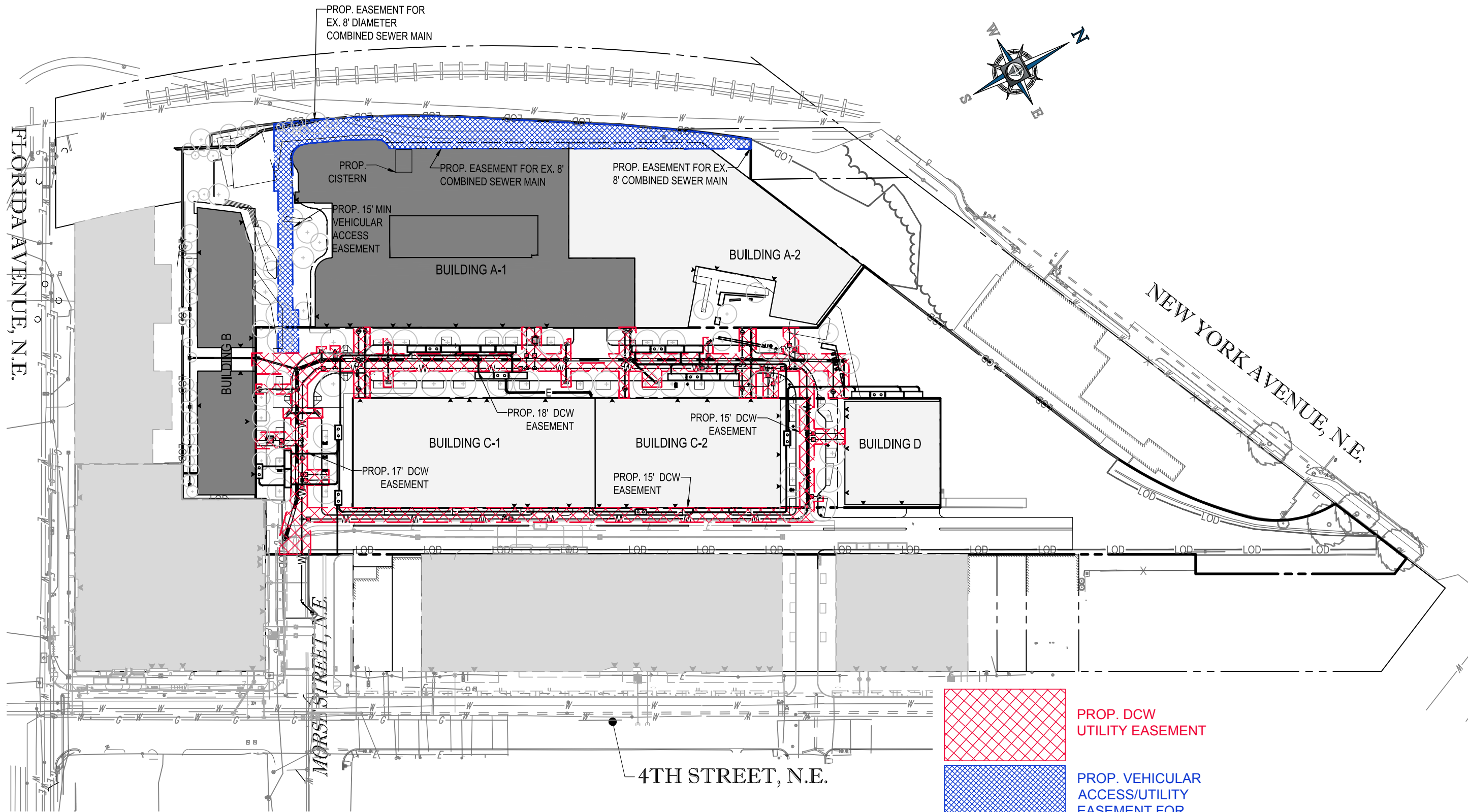
UTILITY PLAN

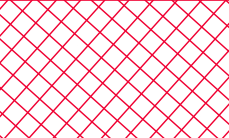
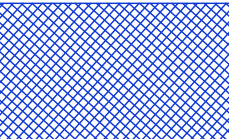
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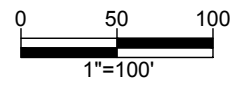


23 December, 2016





 PROP. DCW UTILITY EASEMENT
 PROP. VEHICULAR ACCESS/UTILITY EASEMENT FOR EX. 8' SEWER



DC WATER EASEMENT EXHIBIT

SCALE: 1" = 100'

23 December, 2016

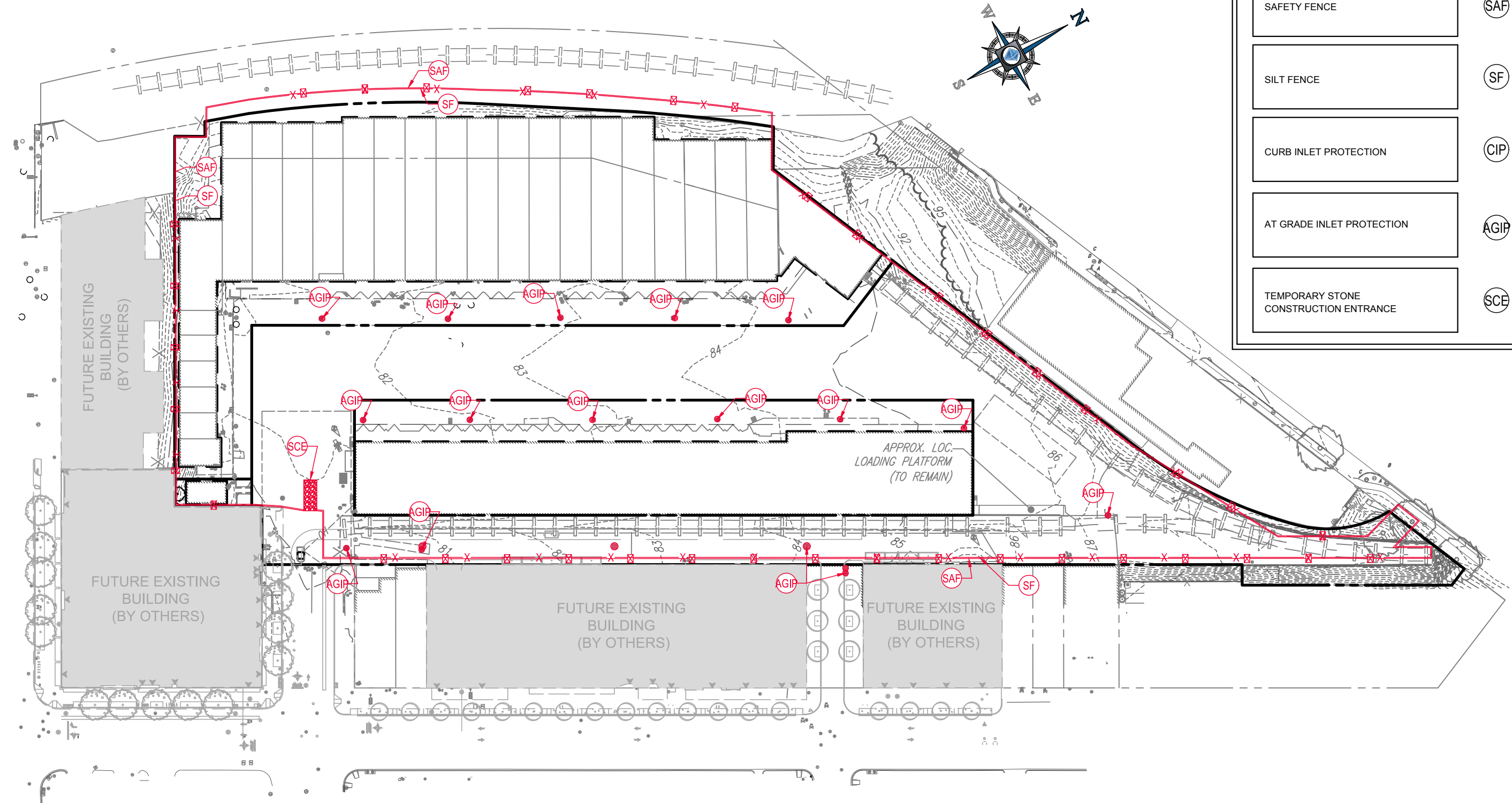


MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



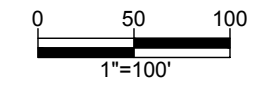
C301

EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
CURB INLET PROTECTION	CIP	
AT GRADE INLET PROTECTION	AGIP	
TEMPORARY STONE CONSTRUCTION ENTRANCE	SCE	



**EROSION AND SEDIMENT CONTROL PLAN CONSOLIDATED STAGE PUD
(CONSTRUCTION PHASE I)**

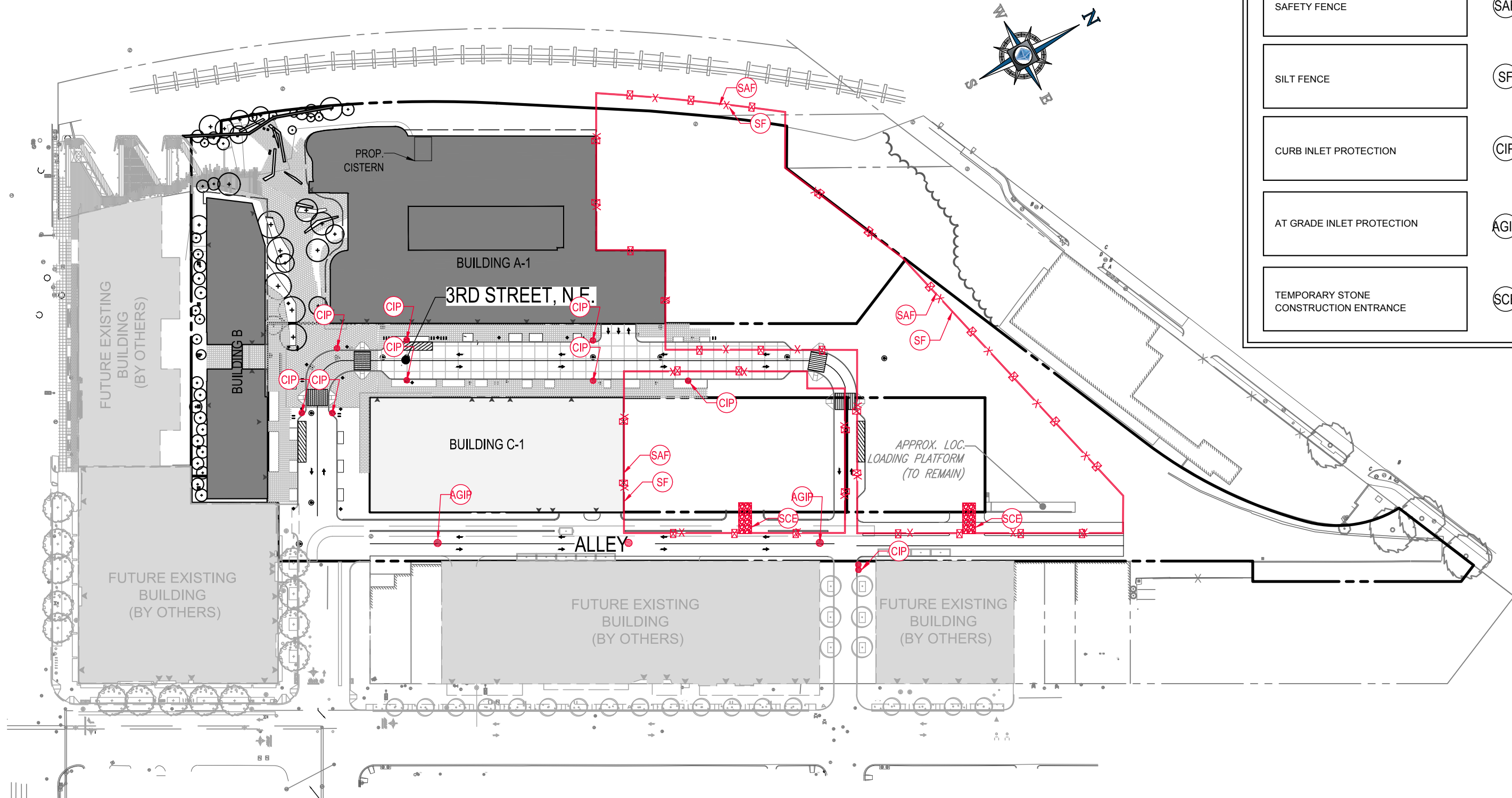
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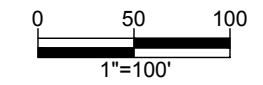


EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
CURB INLET PROTECTION	CIP	
AT GRADE INLET PROTECTION	AGIP	
TEMPORARY STONE CONSTRUCTION ENTRANCE	SCE	



**EROSION AND SEDIMENT CONTROL PLAN CONSOLIDATED STAGE PUD
(CONSTRUCTION PHASE II)**

SCALE: 1" = 100'

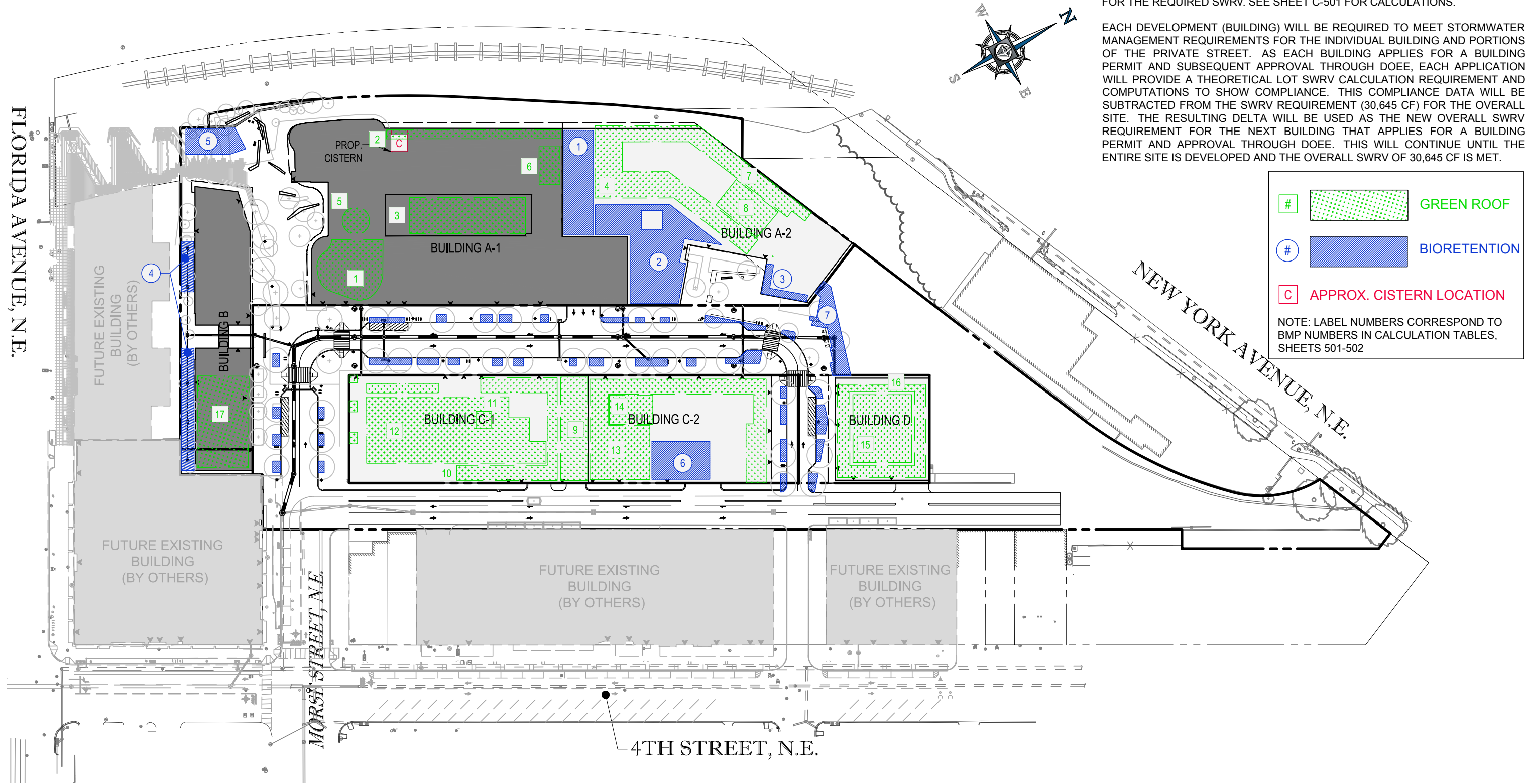


23 December, 2016

STORMWATER MANAGEMENT PLAN NARRATIVE

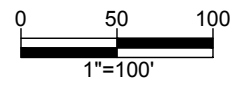
THE TOTAL DISTURBED AREA IS 342,038 SF AND HAS A SWRV REQUIREMENT OF 30,645 CF. GREEN ROOFS, BIORETENTION FACILITIES, A CISTERN, AND STREETSCAPE BIORETENTION PLANTERS WILL BE IMPLEMENTED TO PROVIDE FOR THE REQUIRED SWRV. SEE SHEET C-501 FOR CALCULATIONS.

EACH DEVELOPMENT (BUILDING) WILL BE REQUIRED TO MEET STORMWATER MANAGEMENT REQUIREMENTS FOR THE INDIVIDUAL BUILDING AND PORTIONS OF THE PRIVATE STREET. AS EACH BUILDING APPLIES FOR A BUILDING PERMIT AND SUBSEQUENT APPROVAL THROUGH DOEE, EACH APPLICATION WILL PROVIDE A THEORETICAL LOT SWRV CALCULATION REQUIREMENT AND COMPUTATIONS TO SHOW COMPLIANCE. THIS COMPLIANCE DATA WILL BE SUBTRACTED FROM THE SWRV REQUIREMENT (30,645 CF) FOR THE OVERALL SITE. THE RESULTING DELTA WILL BE USED AS THE NEW OVERALL SWRV REQUIREMENT FOR THE NEXT BUILDING THAT APPLIES FOR A BUILDING PERMIT AND APPROVAL THROUGH DOEE. THIS WILL CONTINUE UNTIL THE ENTIRE SITE IS DEVELOPED AND THE OVERALL SWRV OF 30,645 CF IS MET.



STORMWATER MANAGEMENT PLAN - OVERALL

SCALE: 1" = 100'



23 December, 2016

GREEN ROOF										
GREEN ROOF#	SURFACE AREA (SF)	TOTAL CDA (SF)	EX. IMP (SF)	PROP. IMP (SF)	MEDIA DEPTH (IN)	DRAINAGE LAYER DEPTH (IN)	LOCATION	STORAGE PROVIDED (CF)	Max SWRv (CF)	SWRv PROVIDED (CF)
1	3,600	3,600	3,600	3,600	3	1	Building A-1	504	485	485
2	1,676	1,676	1,676	1,676	3	1	Building A-1	235	226	226
3	4,500	4,500	4,500	4,500	3	1	Building A-1	630	606	606
4	3,154	4,074	4,074	4,074	6	1	Building A-1	844	548	548
5	630	630	630	630	3	1	Building A-1	88	85	85
6	850	850	850	850	3	1	Building A-1	119	114	114
7	6,309	10,449	10,449	10,449	6	1	Building A-2	1688	1406	1406
8	1,840	1,840	1,840	1,840	8	1	Building A-2	649	248	248
9	3,000	7,120	7,120	7,120	8	1	Building C-1	1058	958	958
10	4,340	4,900	4,900	4,900	6	1	Building C-1	1161	659	659
11	280	280	280	280	3	1	Building C-1	39	38	38
12	11,525	11,525	11,525	11,525	6	1	Building C-1	3083	1551	1551
13	8,680	11,930	11,930	11,930	5	1	Building C-2	1953	1606	1606
14	1,370	1,370	1,370	1,370	3	1	Building C-2	192	184	184
15	4,264	4,488	4,488	4,488	6	1	Building D	1141	604	604
16	3,643	7,286	7,286	7,286	8	1	Building D	1284	981	981
17	5,100	5,100	5,100	5,100	4	1	Building B	1,262	686	686
							TOTAL	15,928	10,984	10,984

MEDIA RETENTION VALUE	0.51
DRAINAGE LAYER RETENTION VALUE	0.15

TREE PLANTING		
Location	#	SWRv (CF)
Ground Floor	28	280

STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL

23 December, 2016

BIORETENTION													
FACILITY	SURFACE AREA, BOT. (SF)	SURFACE AREA, TOP (SF)	TOTAL CDA (SF)	EX. IMP (SF)	PROP. IMP (SF)	FREEBOARD (FT)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	GRAVEL DEPTH (FT)	STORAGE PROVIDED (CF)	SWRv (CF)	Max SWRv (CF)	SWRv PROVIDED (CF)
1	3,320	3,320	28,129	0	28,129	0.5	1.0	2	1.00	6,308	3,785	3,786	3,785
2	2,600	2,600	19,257	0	19,257	0.5	1.0	2	1.00	4,940	2,964	2,592	2,592
3	500	500	7,030	7,030	7,030	0.5	1.5	2	1.00	1,200	720	946	720
4	2,340	2,340	20,190	0	20,190	0.5	1.0	3	1.00	5,031	3,019	2,717	2,717
5	1,500	1,500	16,500	0	15,083	0.0	1.0	3	0.67	3,025	1,815	2,080	1,815
6	2,350	2,350	7,360	0	7,360	0.5	1.0	2	1.00	4,465	2,679	991	991
7	1,624	1,624	24,624	0	19,624	0.5	1.0	6	1.00	4,710	2,826	2,818	2,818
Building C2 Streetscape Bioretention	438	438	2,823	0	2,823	0.58	0.92	2	1.00	796	477	380	375
Building D Streetscape Bioretention	677	677	3,815	0	3,815	0.58	0.92	2	1.00	1,230	738	513	504
Streetscape Bioretention	3,209	3,209	44,965	0	44,965	0.58	0.92	2	1.00	5,830	3,498	6,052	3,256
TOTAL										37,534	22,520	22,874	19,572

CISTERN				
Size (Gal.)	CDA (SF)	Max SWRv (CF)	Storage (CF)	SWRv Provided (CF)
10000	8090	1089	1207	1089

TOTAL SWRv REQUIRED =	30,645
TOTAL SWRv PROVIDED =	31,239

STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL

23 December, 2016



MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



C502