

Civil



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400 Florida Avenue | Washington DC

October 7, 2016



ZONING COMMISSION
District of Columbia
CASE NO.16-10
EXHIBIT NO.27A4

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	
	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	

PROJECT NARRATIVE:

THE SITE IS CURRENTLY OCCUPIED BY A VACANT LOT AND EXISTING BUILDING ON FLORIDA AVENUE, NE BETWEEN 4TH STREET, NE AND 5TH STREET, NE. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE EXISTING BUILDING AND SITE-RELATED FEATURES AND UTILITIES AND THE CONSTRUCTION OF A MIXED-USE 11-STORY BUILDING WITH PENTHOUSE ROOF, AND SITE AMENITIES. THE PROPOSED PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. THE UTILITY IMPROVEMENTS INCLUDE DOMESTIC WATER, FIRE, FIRE HYDRANT AND SANITARY CONNECTIONS TO BOTH EXISTING AND PROPOSED RE-ROUTED UTILITY MAINS LOCATED ALONG 5TH STREET, NE. THE PROJECT PROPOSES THE USE OF VARIABLE DEPTH GREEN ROOFS TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS FOR ON-SITE.

GENERAL NOTES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:
 - SURVEY ENTITLED: "ALTA/ACSM LAND TITLE SURVEY RANGER PROPERTIES, LLC #400-416 FLORIDA AVENUE, N.E. LOT4, SQUARE 3588 - LIBER 91 FOLIO12, LOT 25, SQUARE 3588 - LIBER 173 FOLIO 5 AND LOT 803 SQUARE 3588 DISTRICT OF COLUMBIA." PREPARED BY: BOHLER ENGINEERING PROJECT NO.:SRW152111 DATE: 12/29/15
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "A102 - STANDARD", A110 - STANDARD" AND "A111 - STANDARD" PREPARED BY: SK+I ARCHITECTURE, DATED: 09/15/16.
 - DIGITAL LANDSCAPE PLANS: ENTITLED: "400 FLORIDA AVE NE.DWG," PREPARED BY: PARKER RODRIGUEZ, DATED: 09/13/16.
- 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
RANGER PROPERTIES, LLC
80 EIGHTH AVENUE, SUITE 1010
NEW YORK, NW 10011



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COVER SHEET & GENERAL NOTES

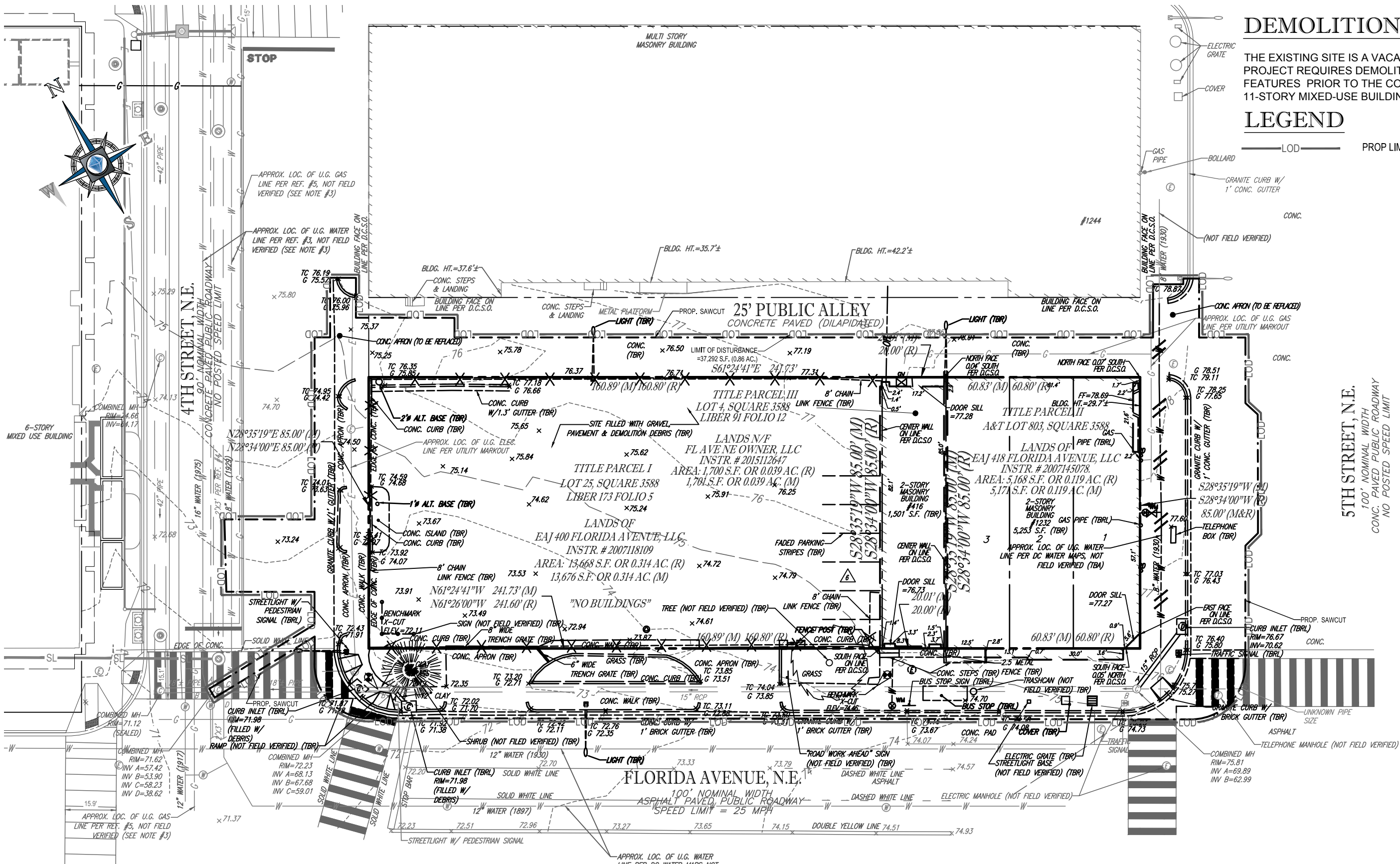


DEMOLITION NARRATIVE

THE EXISTING SITE IS A VACANT LOT. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES PRIOR TO THE CONSTRUCTION OF A NEW 11-STORY MIXED-USE BUILDING WITH PENTHOUSE ROOF.

LEGEND

— LOD — PROP LIMITS OF DISTURBANCE



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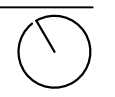
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EX. CONDITIONS/DEMOLITION PLAN

1"=30'



NOTES:

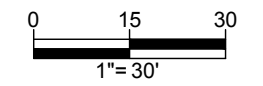
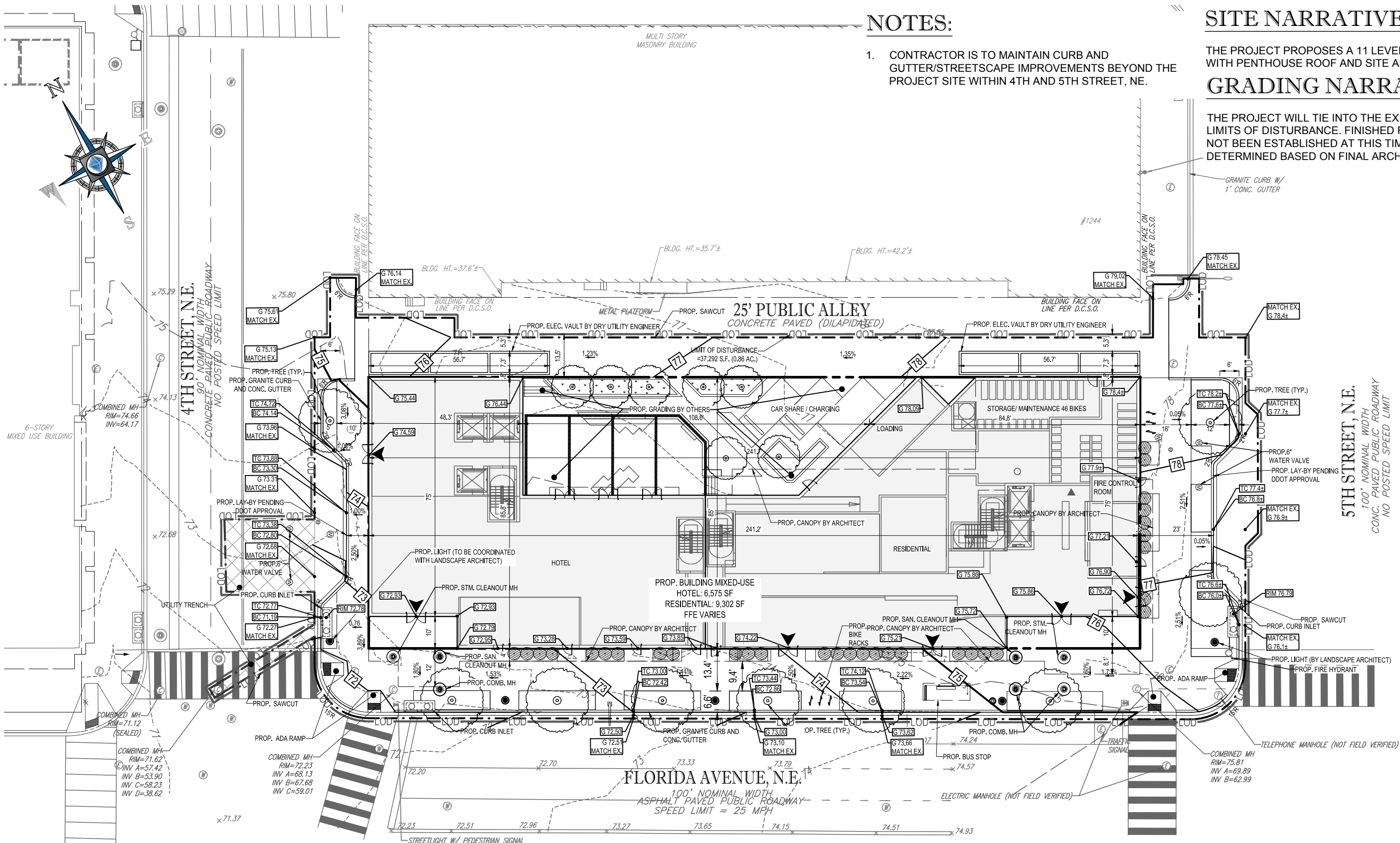
- CONTRACTOR IS TO MAINTAIN CURB AND GUTTER/STREETScape IMPROVEMENTS BEYOND THE PROJECT SITE WITHIN 4TH AND 5TH STREET, NE.

SITE NARRATIVE

THE PROJECT PROPOSES A 11 LEVEL MIXED-USE BUILDING WITH PENTHOUSE ROOF AND SITE AMENITIES.

GRADING NARRATIVE

THE PROJECT WILL TIE INTO THE EXISTING GRADES AT THE LIMITS OF DISTURBANCE. FINISHED FLOOR ELEVATIONS HAVE NOT BEEN ESTABLISHED AT THIS TIME AND WILL BE DETERMINED BASED ON FINAL ARCHITECTURE.



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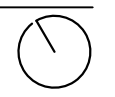
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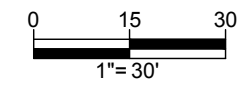
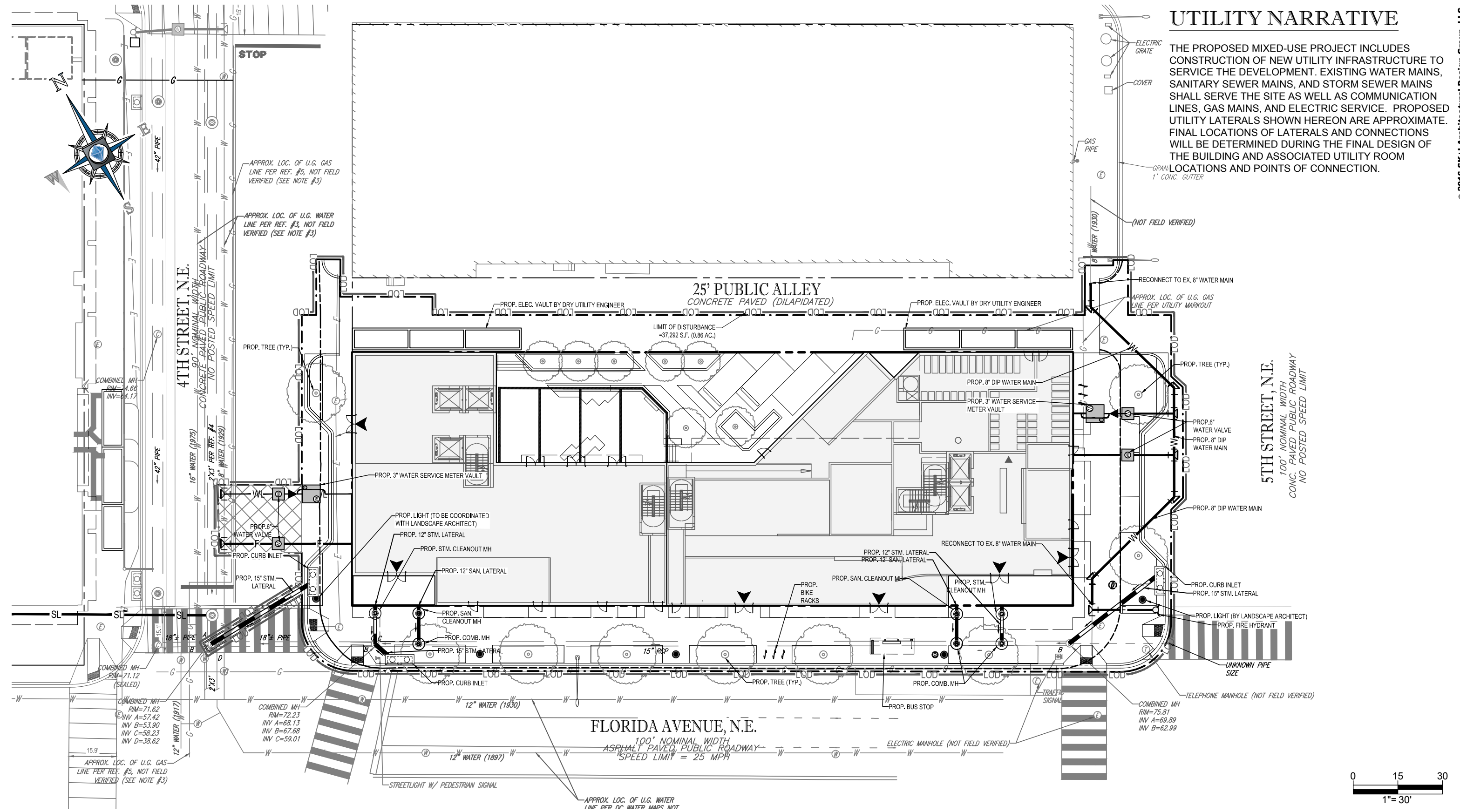
SITE/GRADING PLAN

1"=30'



UTILITY NARRATIVE

THE PROPOSED MIXED-USE PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. EXISTING WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. PROPOSED UTILITY LATERALS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS OF LATERALS AND CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS AND POINTS OF CONNECTION.



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UTILITY PLAN

1"=30'



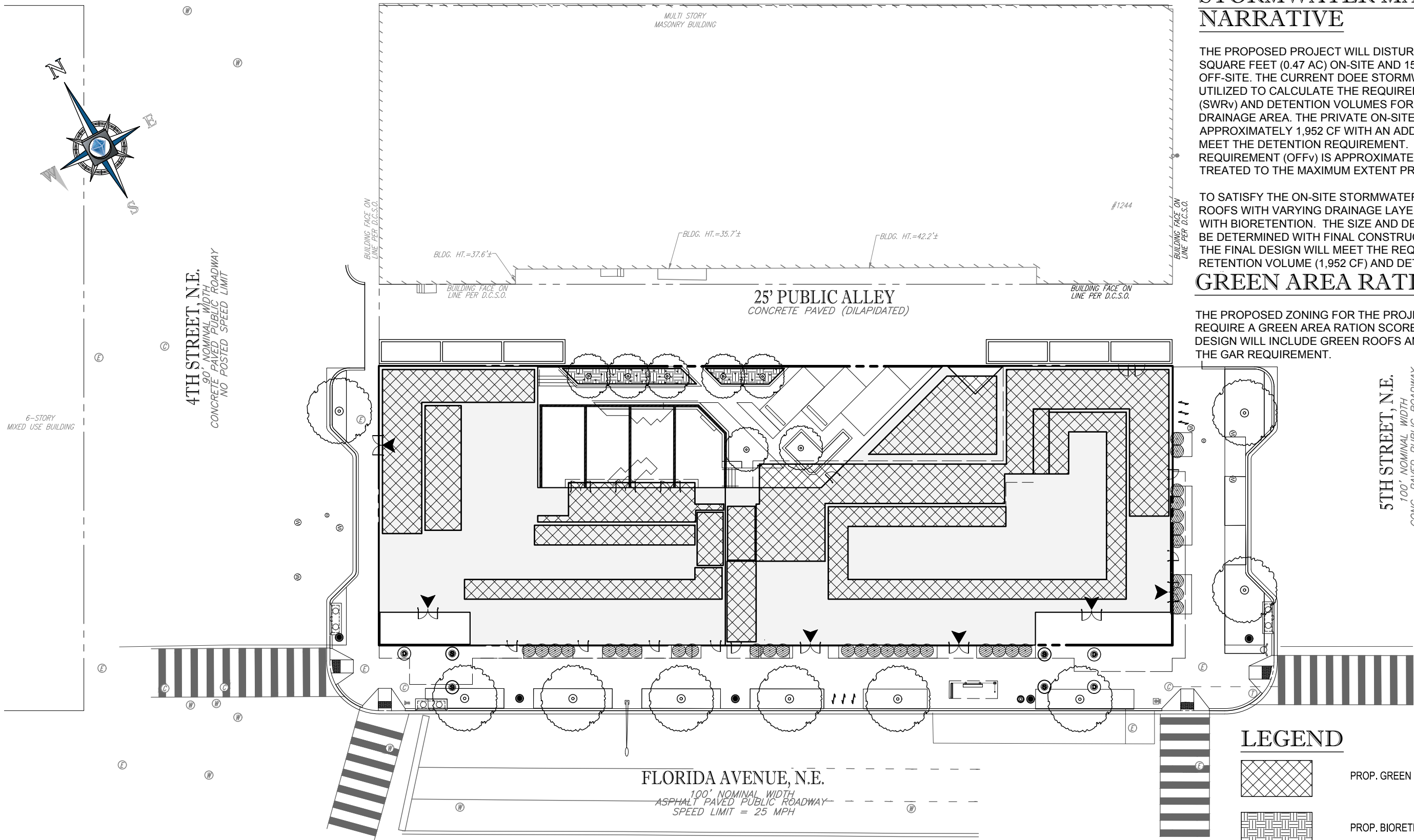
STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED PROJECT WILL DISTURB APPROXIMATELY 20,547 SQUARE FEET (0.47 AC) ON-SITE AND 15,451 SQUARE FEET (0.35 AC) OFF-SITE. THE CURRENT DOEE STORMWATER REGULATIONS WERE UTILIZED TO CALCULATE THE REQUIRED STORMWATER RETENTION (SWR_v) AND DETENTION VOLUMES FOR THE PRIVATE ON-SITE DRAINAGE AREA. THE PRIVATE ON-SITE SWR_v REQUIREMENT IS APPROXIMATELY 1,952 CF WITH AN ADDITIONAL 1,678 CF NEEDED TO MEET THE DETENTION REQUIREMENT. THE PUBLIC RIGHT-OF-WAY REQUIREMENT (OFF_v) IS APPROXIMATELY 1,468 CF AND WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

TO SATISFY THE ON-SITE STORMWATER REQUIREMENTS, GREEN ROOFS WITH VARYING DRAINAGE LAYER DEPTHS WILL BE USED ALONG WITH BIORETENTION. THE SIZE AND DEPTH OF THE BMP AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED STORMWATER RETENTION VOLUME (1,952 CF) AND DETENTION VOLUME (1,678 CF).

GREEN AREA RATIO NARRATIVE

THE PROPOSED ZONING FOR THE PROJECT IS C-3-C, WHICH WILL REQUIRE A GREEN AREA RATION SCORE OF 0.200. THE PROPOSED DESIGN WILL INCLUDE GREEN ROOFS AND BIORETENTION TO MEET THE GAR REQUIREMENT.



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STORMWATER MANAGEMENT/GAR PLAN

1"=30'

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EROSION & SEDIMENT CONTROL NARRATIVE

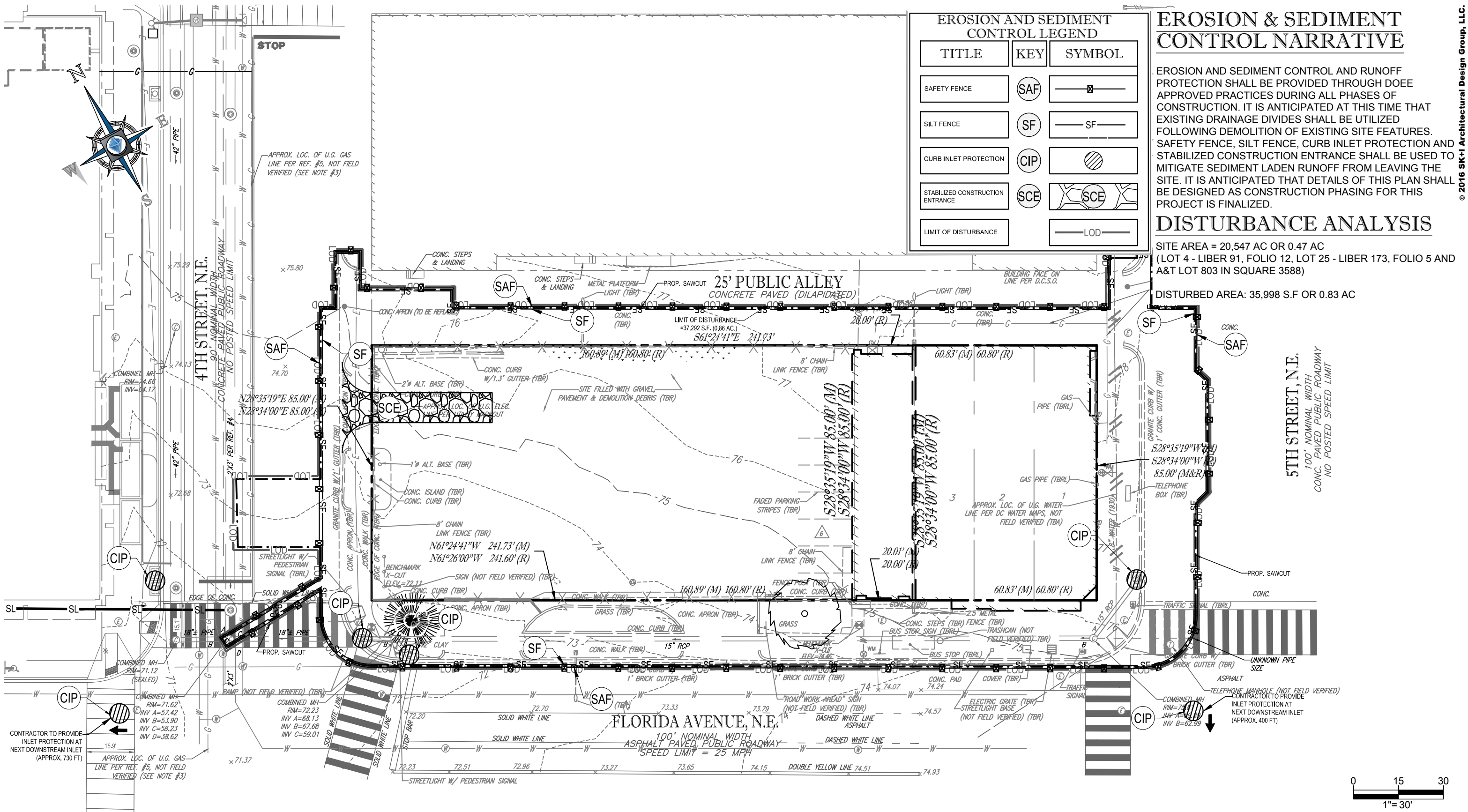
EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DOEE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. IT IS ANTICIPATED AT THIS TIME THAT EXISTING DRAINAGE DIVIDES SHALL BE UTILIZED FOLLOWING DEMOLITION OF EXISTING SITE FEATURES. SAFETY FENCE, SILT FENCE, CURB INLET PROTECTION AND STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE DESIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT IS FINALIZED.

DISTURBANCE ANALYSIS

SITE AREA = 20,547 AC OR 0.47 AC
(LOT 4 - LIBER 91, FOLIO 12, LOT 25 - LIBER 173, FOLIO 5 AND A&T LOT 803 IN SQUARE 3588)

DISTURBED AREA: 35,998 S.F OR 0.83 AC

EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
CURB INLET PROTECTION	CIP	
STABILIZED CONSTRUCTION ENTRANCE	SCE	
LIMIT OF DISTURBANCE	L.O.D.	



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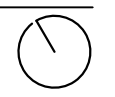
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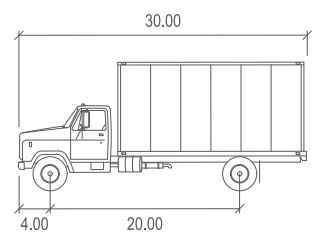
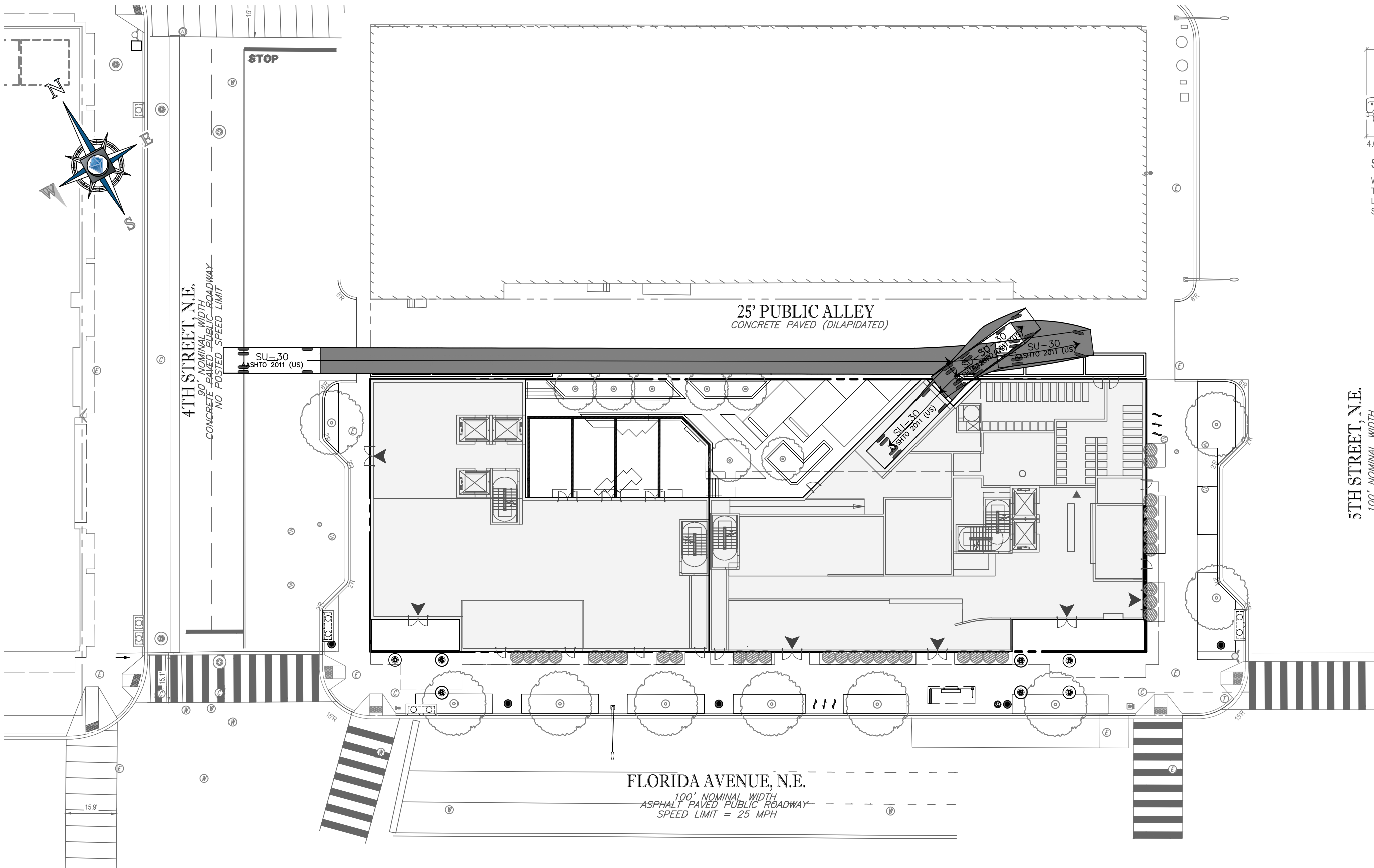


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EROSION AND SEDIMENT CONTROL PLAN

1"=30'





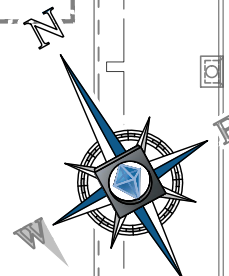
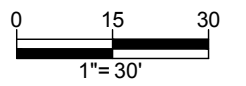
SU-30	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

5TH STREET, N.E.
 100' NOMINAL WIDTH
 CONC. PAVED PUBLIC ROADWAY
 NO POSTED SPEED LIMIT

4TH STREET, N.E.
 90' NOMINAL WIDTH
 CONCRETE PAVED PUBLIC ROADWAY
 NO POSTED SPEED LIMIT

25' PUBLIC ALLEY
 CONCRETE PAVED (DILAPIDATED)

FLORIDA AVENUE, N.E.
 100' NOMINAL WIDTH
 ASPHALT PAVED PUBLIC ROADWAY
 SPEED LIMIT = 25 MPH



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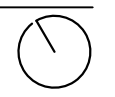
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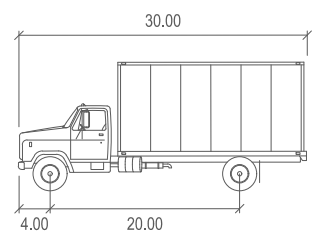
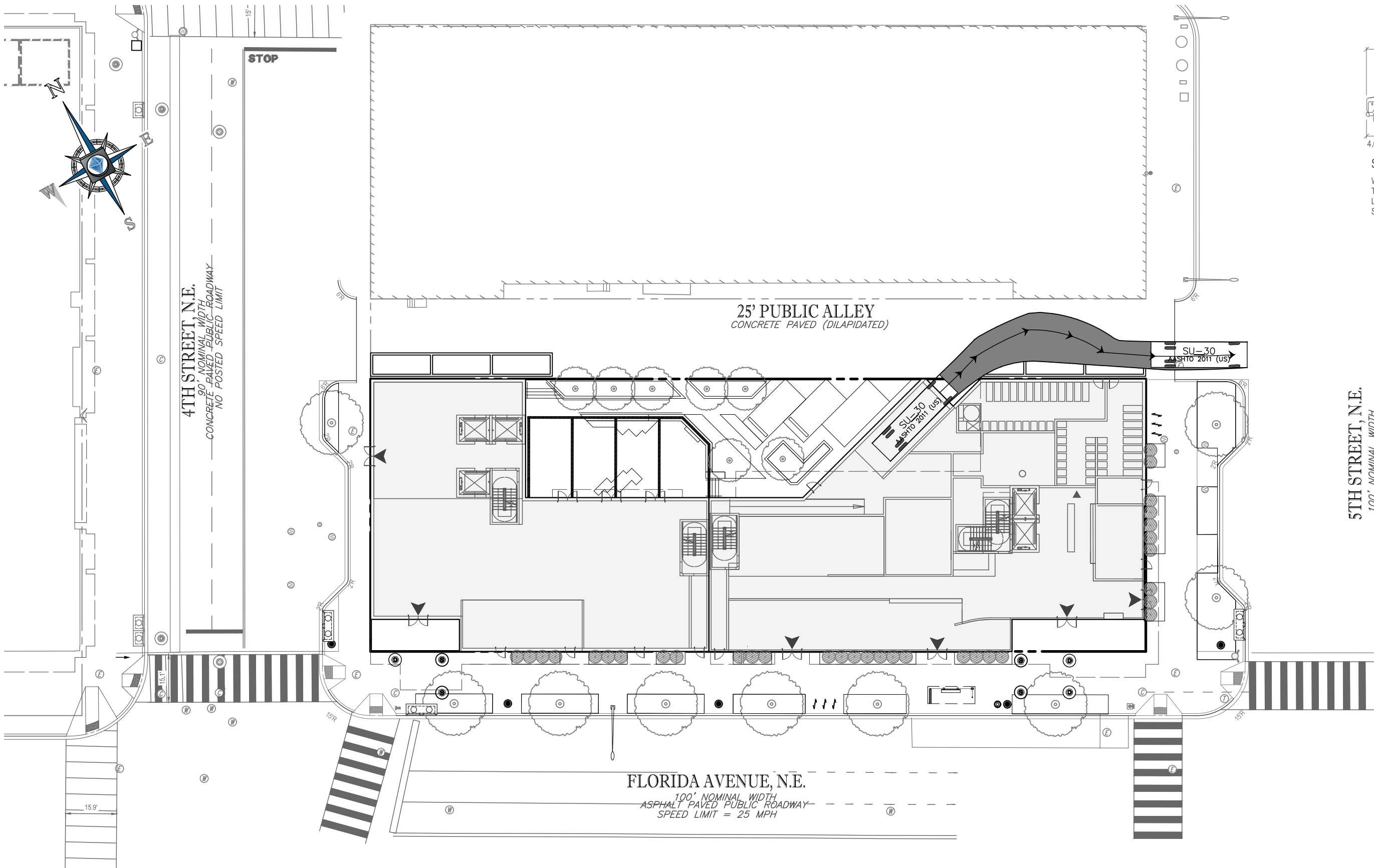


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SU-30 TRUCK TURN PLAN - ENTRANCE

1"=30'





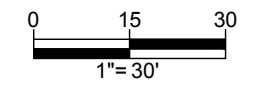
SU-30		feet
Width	:	8.00
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.8

5TH STREET, N.E.
 100' NOMINAL WIDTH
 CONC. PAVED PUBLIC ROADWAY
 NO POSTED SPEED LIMIT

4TH STREET, N.E.
 90' NOMINAL WIDTH
 CONCRETE PAVED PUBLIC ROADWAY
 NO POSTED SPEED LIMIT

25' PUBLIC ALLEY
 CONCRETE PAVED (DILAPIDATED)

FLORIDA AVENUE, N.E.
 100' NOMINAL WIDTH
 ASPHALT PAVED PUBLIC ROADWAY
 SPEED LIMIT = 25 MPH



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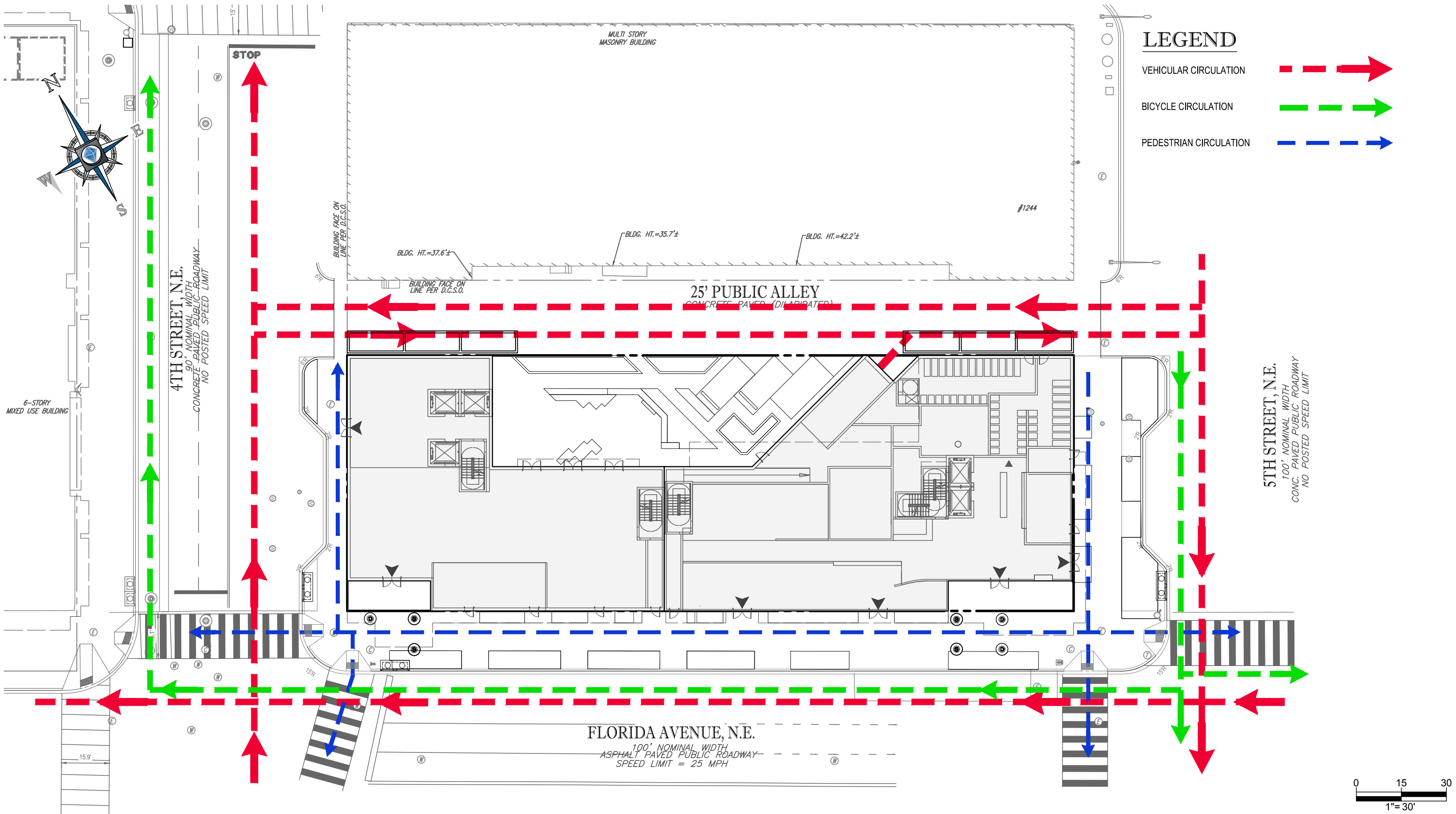
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SU-30 TRUCK TURN PLAN - EXIT

1"=30'





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CIRCULATION PLAN

1" = 30'

