



EXTENSIVE GREEN ROOF



MOVEABLE GLOBE LIGHTS



INTENSIVE GREEN ROOF



OVERHEAD TRELLIS FEATURE



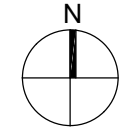
WOOD TILE PAVING



LINEAR BURNER



SOFA SEATING



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DANCING CRAB PROPERTIES, LLC
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 POTOMAC, MD 20854

STRUCTURAL ENG.
STRUCTURA
 111 ROCKVILLE PIKE
 SUITE 950
 ROCKVILLE, MD 20850
 301-987-9234

MEP ENGINEER
CAPITOL ENGINEERING GROUP
 1825 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

LANDSCAPE ARCH.
BRADLEY SITE DESIGN
 1010 WISCONSIN AVE NW
 SUITE 208
 WASHINGTON, DC 20007
 202-695-8066

PROJECT
TENLEYTOWN APARTMENTS
 4811 14616 1ST STREET, NW
 WASHINGTON, DC 20016

REVISIONS

1	Supplemental Prehearing Filing	09/07/18
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DATE: 09/07/18
 PROJECT NO: 2016-042
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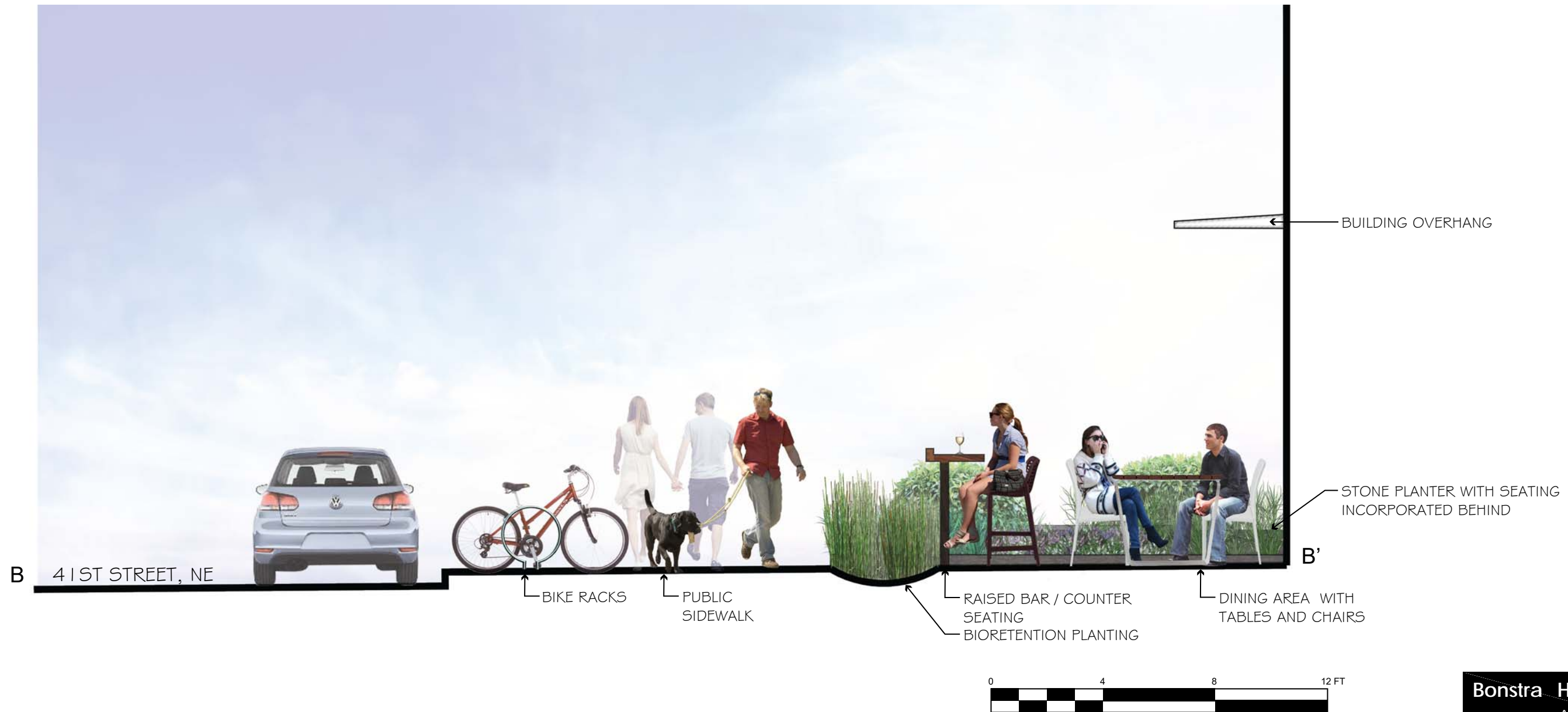
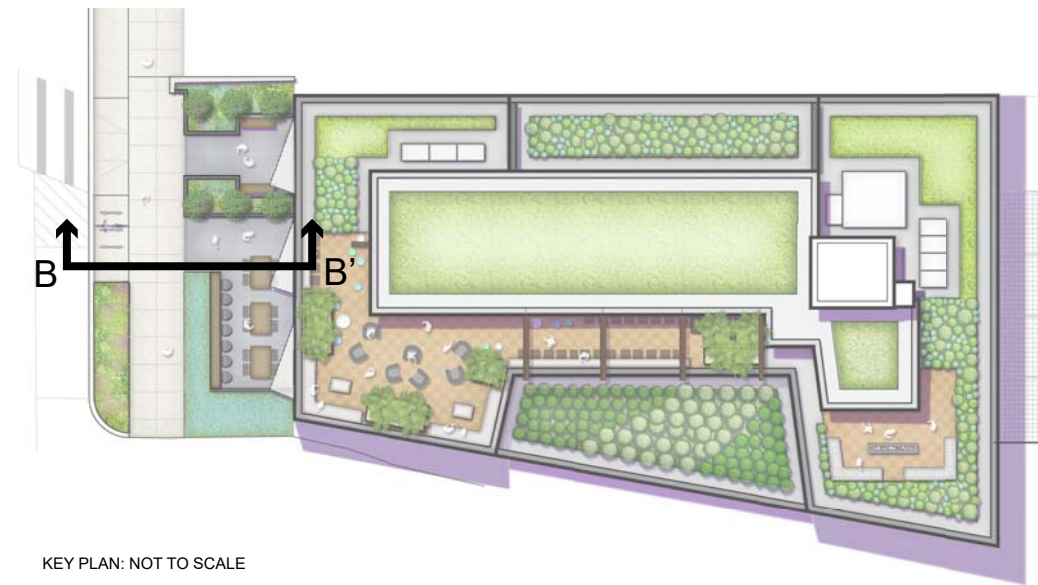
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LANDSCAPE ROOF
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L1.2



CLIENT
DANCING CRAB PROPERTIES, LLC
 1801 RIVER ROAD
 POTOMAC, MD 20854

STRUCTURAL ENG
STRUCTURA
 111 ROCKVILLE PIKE
 SUITE 950
 ROCKVILLE, MD 20850
 301-987-9234

M/E/P ENGINEER
CAPITOL ENGINEERING GROUP
 1825 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

LANDSCAPE ARCH
BRADLEY SITE DESIGN
 1010 WISCONSIN AVE NW
 SUITE 208
 WASHINGTON, DC 20007
 202-695-8056

TENLEYTOWN APARTMENTS
 4611 4616 1ST STREET, NW
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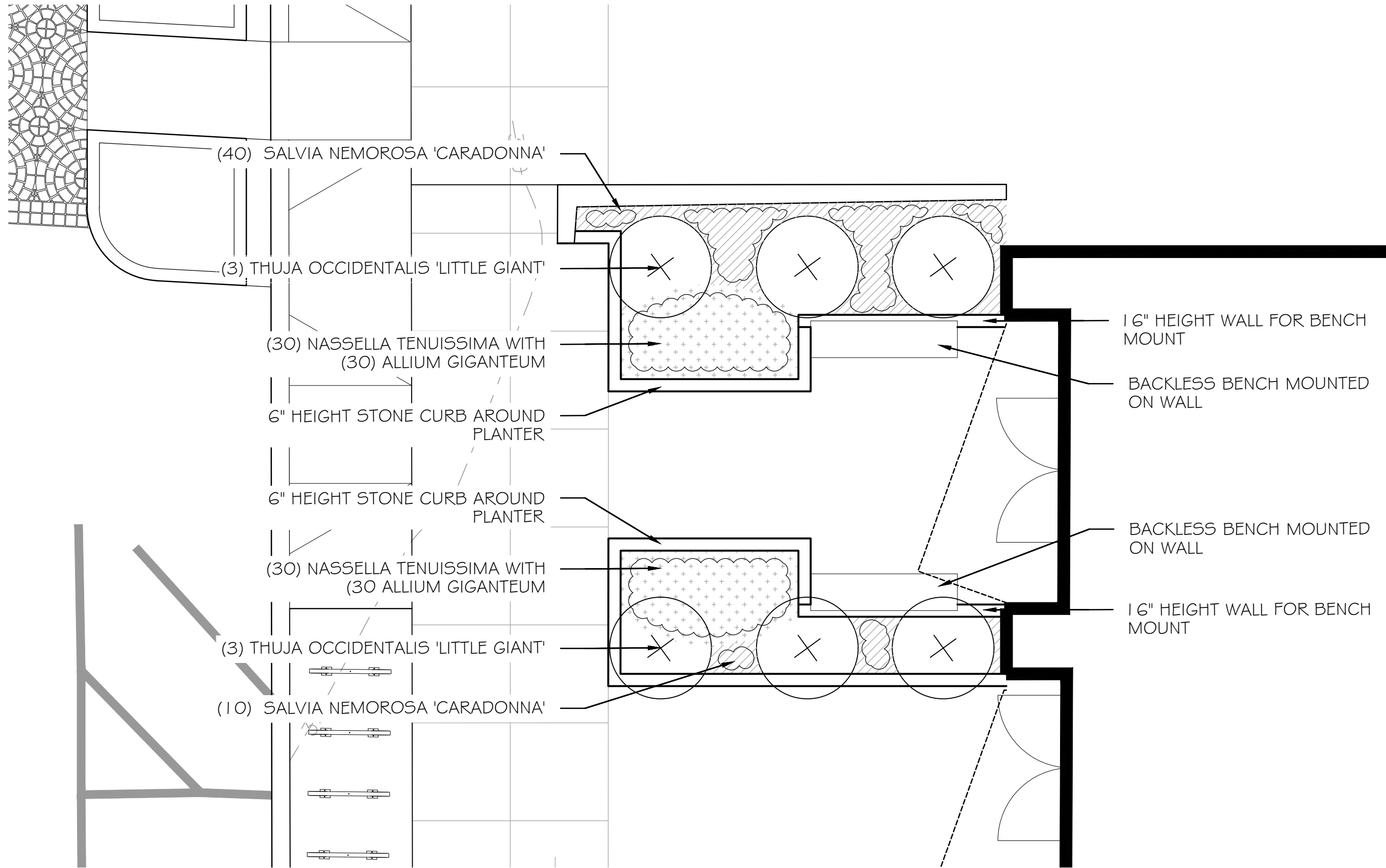
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OUTDOOR DINING
 SECTION

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L1.4



(40) SALVIA NEMOROSA 'CARADONNA'

(3) THUJA OCCIDENTALIS 'LITTLE GIANT'

(30) NASSELLA TENUISSIMA WITH
(30) ALLIUM GIGANTEUM

6" HEIGHT STONE CURB AROUND
PLANTER

6" HEIGHT STONE CURB AROUND
PLANTER

(30) NASSELLA TENUISSIMA WITH
(30) ALLIUM GIGANTEUM

(3) THUJA OCCIDENTALIS 'LITTLE GIANT'

(10) SALVIA NEMOROSA 'CARADONNA'

16" HEIGHT WALL FOR BENCH
MOUNT

BACKLESS BENCH MOUNTED
ON WALL

BACKLESS BENCH MOUNTED
ON WALL

16" HEIGHT WALL FOR BENCH
MOUNT



DANCING CRAB PROPERTIES, LLC
181 RIVER ROAD
POTOMAC, MD 20854

STRUCTURA
111 ROCKVILLE PIKE
SUITE 950
ROCKVILLE, MD 20850
301-987-9234

CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

BRADLEY SITE DESIGN
1010 WISCONSIN AVE NW
SUITE 208
WASHINGTON, DC 20007
202-695-8066

TENLEYTOWN APARTMENTS
4611 46TH STREET, NW
WASHINGTON, DC 20016

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L1.6

GENERAL CONSTRUCTION NOTES

- TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED AUGUST, 2017.
- BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED AUGUST, 2017, AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATED AUGUST, 2017 (RECORDATION PENDING). MEASUREMENTS: "(R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.
- ZONING: MU-4
 MAXIMUM BUILDING HEIGHT = 50 FEET
 FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
 MINIMUM REAR YARD = 15 FEET
 MINIMUM SIDE YARD = NONE REQUIRED PER 11G DCMR 306
 MAXIMUM LOT OCCUPANCY = 60%
 MAXIMUM FLOOR AREA RATIO (FAR) = 2.5
 MINIMUM GREEN AREA RATIO (GAR) = 0.30
- TOTAL LOT AREA: TOTAL AREA = 6,855 SQUARE FEET (0.157 ACRES)
 LOT 1 = 4,485 SQUARE FEET (0.103 ACRES)
 LOT 2 = 2,370 SQUARE FEET (0.054 ACRES)
- PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 1100010004C.
- APPROXIMATE LOCATION OF UNDERGROUND METRO TUNNEL SHOWN PER DC-WATER SEWER INDEX MAP NO-21-22-NW. SURVEY IS PENDING UPDATED LOCATION UPON RECEIPT OF REQUESTED WMATA RECORDS & AS-BUILT RECORDS.
- FINAL GAS, TELEPHONE AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
- EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
- ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
- THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY.
- FOR FIELD LOCATION AND ABANDONMENT / REMOVAL OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750-1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607-8031 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- CONTRACTOR TO PATCH ROADWAY (PAVEMENT/ASPHALT) AT ALL LOCATIONS WHERE UTILITY WORK OCCURS. CONTRACTOR TO MILL AND OVERLAY ASPHALT AS NECESSARY OR REQUIRED BY DDOT.
- THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DC WATER STANDARDS AND DETAILS.

LEGEND

EXISTING FEATURES	PROPOSED FEATURES	SEDIMENT CONTROL FEATURES
 	<p>PROP. FIRE/DOM.</p> <p>PROP. SAN. SEWER</p> <p>PROP. STORM SEWER</p> <p>PROP. GAS ±</p> <p>PROP. ELEC. ±</p> <p>48</p> <p>48±3</p> <p>→</p> <p>EXISTING BUILDING/STRUCTURE</p> <p>PROPERTY LINE</p> <p>EX. FEATURE TO BE REMOVED</p>	<p>PROP. WATER CONNECTION</p> <p>PROP. SANITARY SEWER CONNECTION</p> <p>PROP. STORM SEWER CONNECTION</p> <p>PROP. GAS CONNECTION</p> <p>PROP. ELECTRIC CONNECTION</p> <p>PROP. CONTOUR WITH ELEVATION</p> <p>PROP. SPOT ELEVATION</p> <p>PROP. DRAINAGE PATH</p> <p>PROP. BUILDING (FOUNDATION WALL)</p> <p>PROP. BUILDING (ABOVE GRADE WALL)</p> <p>PROPOSED BUILDING (ABOVE GRADE)</p> <p>PROPOSED DRIVEWAY / PARKING AREA (BUILDING BELOW)</p> <p>PROPOSED DRAINAGE AREA</p> <p>SCE</p> <p>IP</p> <p>SBD</p> <p>SSF</p> <p>ECT</p> <p>TP</p>

SITE CONSTRUCTION NOTES

- PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITY TOPS (I.E. CLEANOUTS, MANHOLES, VALVE COVERS, ETC.) TO FINAL GRADE WHERE NECESSARY.
- CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.
- CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.
- TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.
- PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.
- FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.
- CONTRACTOR TO MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. UTILIZE TEMPORARY FACILITIES/FEATURES AND/OR CONNECTIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
- CONTRACTOR TO COMPLETE SITE GRADING AND PAVING TO ENSURE POSITIVE DRAINAGE TO ALL INLETS OR NATURAL DRAINAGE COURSES TO PREVENT PONDING AND THE CREATION OF LOW SPOTS.
- CONTRACTOR TO REVIEW TIE IN POINTS WITH EXISTING PAVING AND GRADING WHERE PROPOSED ON AND ADJACENT TO PROJECT SITE, ADJUST WITH TRANSITIONS AND COORDINATE WITH CAS ENGINEERING AS APPROPRIATE.
- CONTRACTOR RESPONSIBLE FOR ENSURING THAT ROUTES MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE. CONTRACTOR ALSO RESPONSIBLE FOR ENSURING THAT RAMPS MEET ADA REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 8.3% MAXIMUM SLOPE AND 2% MAXIMUM CROSS SLOPE.
- CONTRACTOR TO MAINTAIN FIRE DEPARTMENT AND EMERGENCY ACCESS ROUTES TO SITE AND TO APPLICABLE APPURTENANCES (I.E. FIRE HYDRANTS) DURING CONSTRUCTION UNLESS PRIOR APPROVAL IS OBTAINED FROM APPROPRIATE DISTRICT AGENCIES.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

STORM DRAIN NOTES

- ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR BE CAST IRON.
- PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

ABBREVIATIONS LIST

(FOR REFERENCE ONLY, NOT ALL ARE USED WITHIN THIS PLAN SET)

A AREA OF ARC	F FIRE LINE	R RADIUS OR PER RECORD
AA/HTO AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	FAR FLOOR AREA RATION	RCP REINFORCED CONCRETE PIPE
AC ACRE	FC FACE OF CURB	RD ROAD OR ROOF DRAIN
ADJ ADJACENT	FD FLOOR DRAIN	RE REQUIRED
AGGR AGGREGATE	FG FINISHED GRADE	RET RETAINING
AHD AHEAD	FH FIRE HYDRANT	REV REVISION
ANSI AMERICAN NATIONAL STANDARDS	FL FLOW LINE	RGP ROUGH GRADING PLAN
APPROX APPROXIMATE	FO FOUNDATION	RM RESOURCE MANAGEMENT AREA
ARCH ARCHITECTURAL	FOY FOYER	ROM REMOTE OUTSIDE MONITOR
ASPH ASPHALT	FP FLOOD PLAN	RPA RESOURCE PROTECTION AREA
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	FPS FEET PER SECOND	RR RAIL ROAD
AVE AVENUE	FS FIRE SAFETY OR FACTOR OF SAFETY	RT RIGHT
AWWA AMERICAN WATER WORKS ASSOCIATION	FT FOOT OR FEET	RTE ROUTE
B BREADTH	G GAS	R/W RIGHT OF WAY
BC BACK OF CURB	GAR GARAGE	S SANITARY
BF BASEMENT FLOOR	GFA GROSS FLOOR AREA	SAN SOUTH BOUND LANE
BLDG BUILDING	GH GAS HOUSE CONNECTION	SCH SCHEDULE
BLVD BOULEVARD	GR GUARD RAIL OR GRATE	SDM STORM DRAIN MANHOLE
BM BENCHMARK	GV GAS VALVE	SE SECTION
BMP BEST MANAGEMENT PRACTICES (WATER QUALITY)	H HEAD	SECT SECTION
BOV BLOW OFF VALVE	HC HANDICAP	SEW SEWER
BRL BEARING RESTRICTION LINE	HG HORIZONTAL BEND	SF SQUARE FOOT
BVCE BEGINNING VERTICAL CURVE ELEVATION	HGL HYDRAULIC GRADE LINE	SH SHOULDER
BVCS BEGINNING VERTICAL CURVE STATION	HORZ HORIZONTAL	SHM SEWER HOUSE CONNECTION
BW BOTTOM OF WALL	HP HIGH POINT	SP SPACE OR SITE PLAN
C CENTER CORRECTION ON VERTICAL CURVE	HR HAND RAIL	SPC SPECIFICATIONS
C CURB	HT HEADWATER	ST STREET
CATV CABLE TELEVISION	I INTENSITY, RAINFALL	STA STATION
CB CATCH BASIN	ID INSIDE DIAMETER OR IDENTIFICATION	STD STANDARD
CBR CALIFORNIA BEARING RATIO	IE INVERT ELEVATION	STK STACK
CC CENTER TO CENTER	IN INCH	STR STRUCTURE
CFS CUBIC FEET PER SECOND	IP IRON PIPE	SVC SERVICE
CG(R) CURB AND GUTTER (REVERSE SLOPE)	IPF IRON PIPE FOUND	S/W SOUTHWEST
CH CHORD	IPS IRON PIPE SET	SW SW
CHBRG CHORD BEARING	JB JUNCTION BOX	SWM STORMWATER MANAGEMENT
CP CAST IRON PIPE OR CAST IN PLACE	JNT JOINT	SY SQUARE YARD
CL CLASS	K TOP OF BANK	T TELEPHONE OR TANGENT
CL CENTER LINE	KC CULVERT ENTRANCE LOSS COEFFICIENT	TB TOP OF BANK
C/L CENTER LINE	L LENGTH	TC TERRA COTTA
C/L CLEAR	LAT LATERAL	TE TIME OF CONCENTRATION
CM CURB METERS	LIM LIMITS OF CLEARING & GRADING	TEL TELEPHONE
CMP CORRUGATED METAL PIPE	LN LINEAR FEET	TEMP TEMPORARY
CMS CUBIC METERS PER SECOND	LL LOWER LEVEL	TH TEST HOLE
CN RUNOFF CURVE NUMBER	LOC LOCATION	TL TRAFFIC LIGHT
CONN CONNECTION	LOS LINE OF SIGHT	TP TEST PIT OR TREE PROTECTION
CONT CONTINUOUS	LP LOW POINT OR LIGHT POLE	TR TRANSP
C/O CLEAN OUT	LS LOADING SPACE	TW TYPICAL
CONC CONCRETE	L/S LANDSCAPE AREA	U UNKNOWN
COV COVERED	LT LEFT	UG UNDERGROUND
CS CURB STOP	M METER	U/G UNDERGROUND
C/S COMBINED SEWER	MAP MAP	USE UNDERGROUND ELECTRIC
CT COURT	MAX MAXIMUM	UGT UNDERGROUND TELEPHONE
CTR CENTER	MAR MARYLAND	UGC UNDERGROUND CABLE
CY CURB YARD	MECH MECHANICAL	UL UPPER LEVEL
D DRAIN	METRO METROPOLITAN	UP UTILITY POLE
DA DRAINAGE AREA	MH MANHOLE	USGS US GEOLOGICAL SURVEY
DB DEED BOOK	MI MILE	V VOL VOLUME
DC DISTRICT OF COLUMBIA	MIL MINIMUM	V VEL VELOCITY
DDOT DISTRICT DEPARTMENT OF TRANSPORTATION	MISC MISCELLANEOUS	VA VIRGINIA
DET DETAIL	MON MONUMENT	VB VERTICAL BEND
DIA DIAMETER	MPH MILES PER HOUR	VC VERTICAL CURVE
DI DUCTILE IRON PIPE	MS MEDIAN STRIP	VDOT VA DEPARTMENT OF TRANSPORTATION
DI DROP INLET	MSHA MARIAND STATE HIGHWAY ADMINISTRATION	VERT VERTICAL
DIST DISTANCE	MSL MEAN SEA LEVEL	VFT VERTICAL FOOT
DL DLECTRIC LINE	N NORTH	W WEST OR WATER OR WEIGHT OR WIDTH
DM DROP MANHOLE	N/A NOT APPLICABLE	WB WEST BOUND LANE
DOH DEPARTMENT OF HEALTH	NBL NORTH BOUND LANE	WC WATER HOUSE CONNECTION
DOM DOMESTIC	NE NORTHEAST	WL WATER LINE
DR DRIVE	N/F NOW OR FORMERLY	WM WATER METER
DRN DRAINAGE	NOF NOT FLOOR AREA	WQA WATER QUALITY IMPACT ASSESSMENT
DU DWELLING UNITS	NW NORTHWEST	W/S WRAPPED STEEL
DWG DRAWING	OC ON CENTER	WV WATER VALVE
D/S DOWN SPOUT	OD OFFSET	X CROSS
D/W DRIVEWAY	OD OUTSIDE DIAMETER	Y TRANSFORMER
DELTA	OH OVERHANG	YI YARD INLET
E EAST OR ELECTRIC OR RATE OF SUPER ELEVATION	O/H OVERHEAD	YR YEAR
EA EACH	OHC OVERHEAD CABLE	Z SIDE SLOPES
EBL EAST BOUND LANE	OHE OVERHEAD ELECTRIC	
EC EROSION CONTROL	OHT OVERHEAD TELEPHONE	
EG EDGE OF GUTTER	P PER PLAN OR PERIMETER	
EGL ENERGY LINE GRADIENT	P&P PLAN & PROFILE	
EHC ELECTRIC HOUSE CONNECTION	PC POINT OF CURVATURE	
EL ELEVATION	PCC POINT OF COMPOUND CURVE	
ELEC ELECTRIC	PCTC POINT OF CURVATURE TOP OF CURB	
ELEV ELEVATION	PCEP POINT OF CURVE EDGE OF PAVEMENT	
ENGR ENGINEER	PFM PUBLIC FACILITIES MANUAL	
ENT ENTRANCE	PG PAGE	
EP EDGE OF PAVEMENT	PGL POINT OF GRADE LINE	
EQUIP EQUIPMENT	PI POINT OF INTERSECTION	
ES END SECTION	PL PROPERTY LINE	
ESMT EASEMENT	PP POWER POLE	
ETD EXISTING TO BE DEMOLISHED	PRC POINT OF REVERSE CURB	
ETR EXISTING TO BE REMOVED	PRELIM PRELIMINARY	
ETRL EXISTING TO BE RELOCATED	PROP PROPOSED	
ETRP EXISTING TO BE REPLACED	PT POINT OF TANGENCY	
EVCE ENDING VERTICAL CURVE ELEVATION	PVC POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE PIPE	
EVCS ENDING VERTICAL CURVE STATION	PVI POINT OF VERTICAL INTERSECTION	
EW END WALL	PVRC POINT OF VERTICAL REVERSE CURVE	
EX EXISTING	PVT POINT OF VERTICAL TANGENT	
EQC ENVIRONMENTAL QUALITY CORRIDOR	Q AMOUNT OF RUNOFF (FLOW RATE)	

UTILITY GENERAL NOTES (DC WATER)

CONTRACTOR TO REFER TO DC WATER GENERAL CONSTRUCTION NOTES, MOST RECENT VERSION FOR INFORMATION REGARDING DC WATER UTILITIES. NOTES ARE AVAILABLE AT www.dewater.com/sites/default/files/DCWater_General_Construction_Notes.pdf

CIVIL SHEET INDEX

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- C.03 SITE DEVELOPMENT PLAN
- C.04 GRADING PLAN
- C.05 STORMWATER MANAGEMENT PLAN
- C.06 EROSION AND SEDIMENT CONTROL PLAN
- C.07 UTILITY PLAN



CIVIL • SURVEYING • LAND PLANNING
 Attn: David C. Landsman, PE, Prof. LS
 1001 Connecticut Avenue, NW, Suite 401
 Washington, DC 20036
 (202) 393-7200 office; (301) 607-8045 fax
 david@cas-dc.com



1728 Fourteenth Street, NW, Suite 300
 Washington, DC 20009-4309

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 FORT WASHINGTON, MD 20854

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