

SITE DEMOLITION NARRATIVE

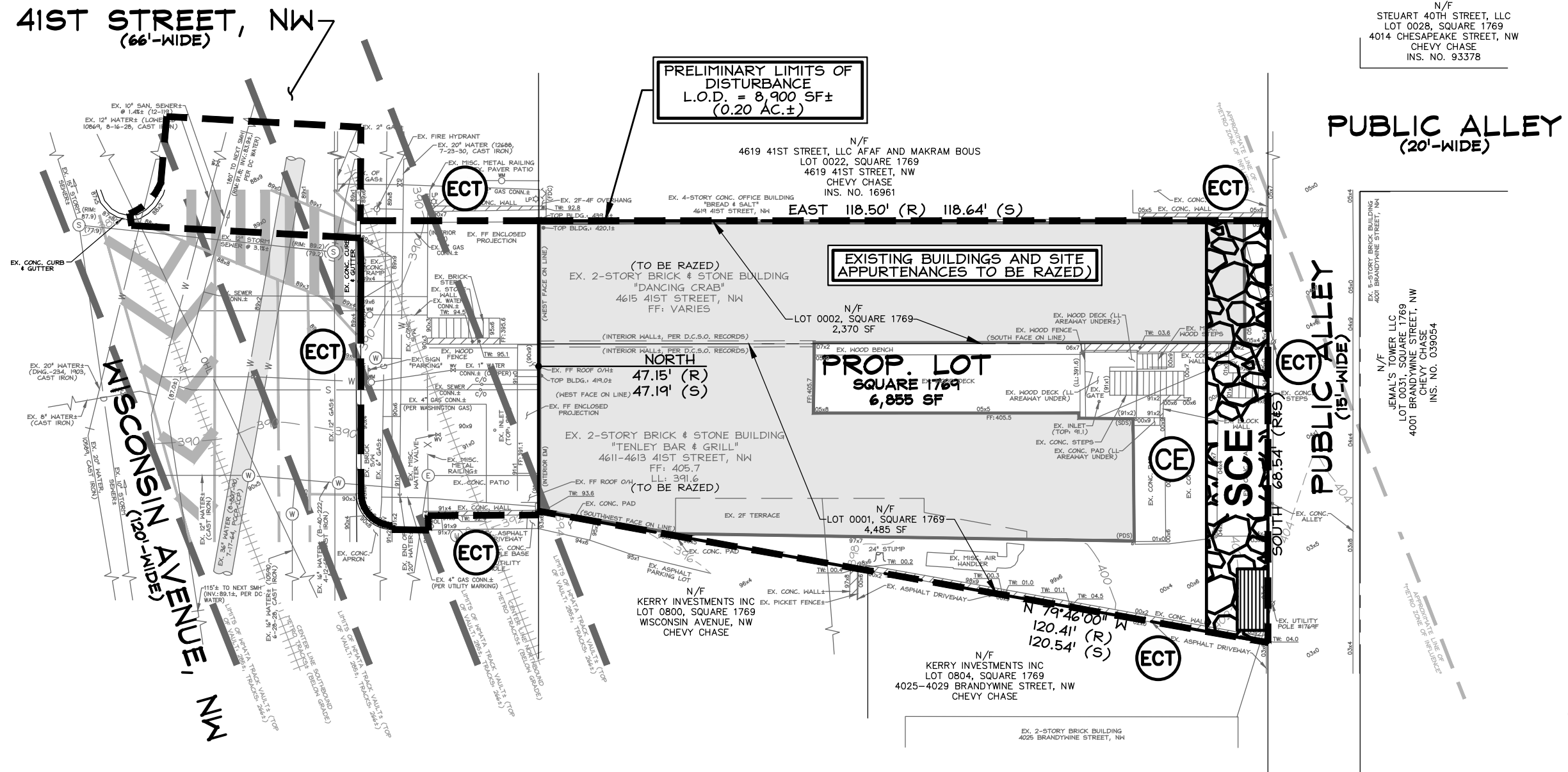
- 1) CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- A) INSTALL SEDIMENT CONTROL MEASURES.
- B) PROCEED WITH RAZE ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
- C) REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
- D) REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR. SOME SEDIMENT CONTROL MEASURES MAY BE RETAINED TO USE FOR FUTURE CONSTRUCTION AS APPLICABLE. COORDINATE WITH DC INSPECTOR.

LOT AREA TABULATION

LOT	AREA (SF)	AREA (AC.)
1	4,485	0.103
2	2,370	0.054
TOTAL	6,855	0.157

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES). COORDINATE WITH DDOT WARD 3 ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS MICHAEL CHUKO, michael.chuko@dc.gov; (202) 527-4149.

CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)



N/F
STUART 40TH STREET, LLC
LOT 0028, SQUARE 1769
4014 CHESAPEAKE STREET, NW
CHEVY CHASE
INS. NO. 93378

CLIENT
DANCING CRAB PROPERTIES, LLC
1801 RIVER ROAD
FOTODIAC, 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

CIVIL SURVEYOR
CAS ENGINEERING-DC, LLC
1001 CONNECTICUT AVENUE, NW
SUITE 401
WASHINGTON, DC 20036
202-393-7200

TENLEYTOWN APARTMENTS
4611-4613 41ST STREET, NW
WASHINGTON, DC 20016

REVISIONS

1	Supplemental Prehearing Filing 09/07/18
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DATE: 09/07/18
PROJECT NO: 17-202-DC
DRAWN BY: MSL
CHECKED BY: DCL

CAS
ENGINEERING-DC, LLC
CIVIL • SURVEYING • LAND PLANNING

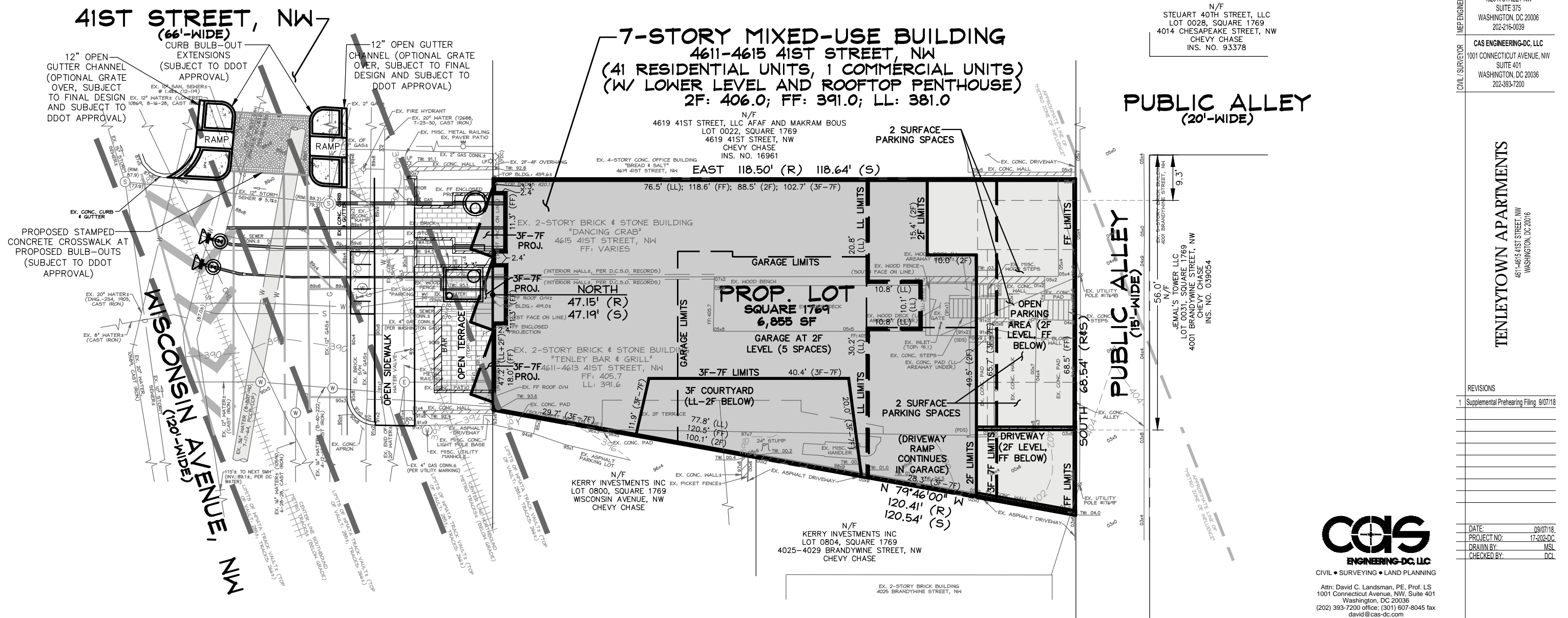
Attn: David C. Landsman, PE, Prof. LS
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
(202) 393-7200 office; (301) 607-8045 fax
david@cas-dc.com

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EXISTING CONDITIONS / DEMOLITION PLAN

BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	TOP PARAPET	HEIGHT	% OCCUPANCY
CELLAR	4,195±	1 (LL)	N/A	381.0	N/A	N/A	61.2%±
GROUND FLOOR	6,855±	1 (FF)	390.5	391.0	N/A	N/A	100.0%
SECOND FLOOR	5,370±	1 (2F)	N/A	406.0	N/A	N/A	78.4%±
ABOVE SECOND FLOOR	5,796±	5 (3F-7F)	N/A	N/A	469.2	78.7'±	84.6%±



N/F
 STEUART 40TH STREET, LLC
 LOT 0028, SQUARE 1769
 4014 CHESAPEAKE STREET, NW
 CHEVY CHASE
 INS. NO. 93378

7-STORY MIXED-USE BUILDING
 4611-4615 41ST STREET, NW
 (41 RESIDENTIAL UNITS, 1 COMMERCIAL UNITS)
 (W/ LOWER LEVEL AND ROOFTOP PENTHOUSE)
 2F: 406.0; FF: 391.0; LL: 381.0

PUBLIC ALLEY
 (20'-WIDE)

N/F
 4619 41ST STREET, LLC AFAF AND MAKRAM BOUS
 LOT 0022, SQUARE 1769
 4619 41ST STREET, NW
 CHEVY CHASE
 INS. NO. 16961

2 SURFACE
 PARKING SPACES

EAST 118.50' (R) 118.64' (S)

PROP. LOT
 SQUARE 1769
 6,855 SF

GARAGE AT 2F
 LEVEL (5 SPACES)

2 SURFACE
 PARKING SPACES

(DRIVEWAY
 RAMP
 CONTINUES
 IN GARAGE)

N/F
 KERRY INVESTMENTS INC
 LOT 0804, SQUARE 1769
 4025-4029 BRANDYWINE STREET, NW
 CHEVY CHASE

EX. 2-STORY BRICK BUILDING
 4025 BRANDYWINE STREET, NW

TENLEYTOWN APARTMENTS
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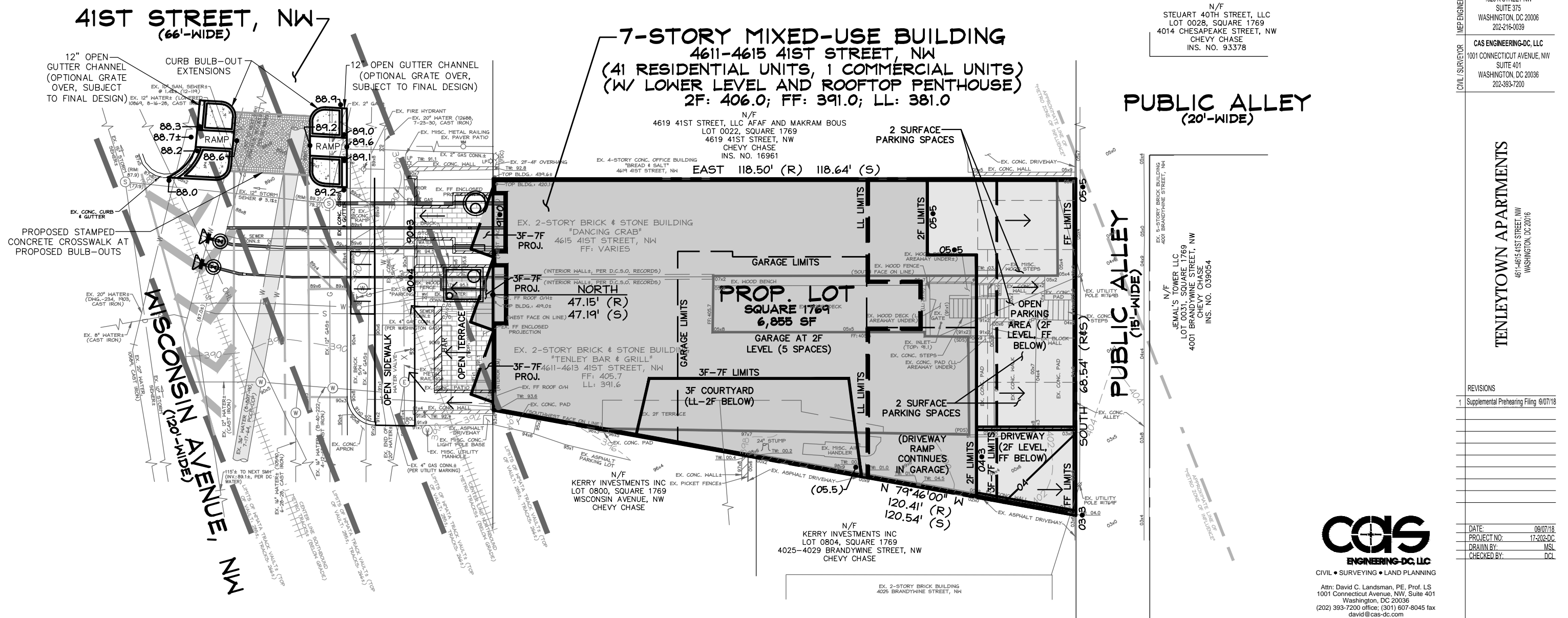
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SITE DEVELOPMENT PLAN

GRADING PLAN NOTES

1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.



N/F
STUART 40TH STREET, LLC
LOT 0028, SQUARE 1769
4014 CHESAPEAKE STREET, NW
CHEVY CHASE
INS. NO. 93378

PUBLIC ALLEY
(20'-WIDE)

PUBLIC ALLEY
(15'-WIDE)

N/F
JEMAL'S TOWER LLC
LOT 0031, SQUARE 1769
4001 BRANDYWINE STREET, NW
CHEVY CHASE
INS. NO. 039054

TENLEYTOWN APARTMENTS
4611-4615 41ST STREET, NW
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GRADING PLAN

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

www.bonstra.com 202 588 9373 T

C.04

DANCING CRAB PROPERTIES, LLC
1801 RIVER ROAD
FOTOMAC, MD 20854

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

MEP ENGINEER
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STORMWATER MANAGEMENT NARRATIVE

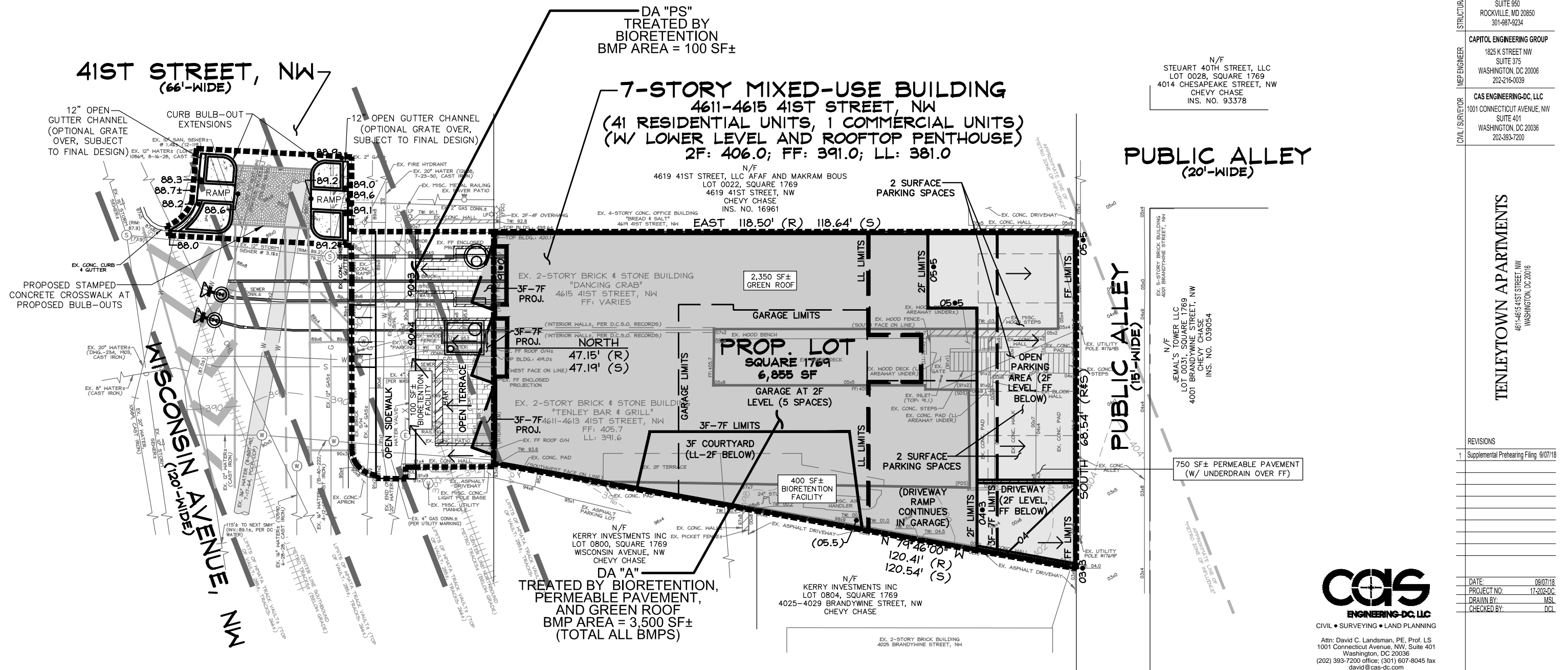
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"A"	0.16	0.95	0.17	0.62	3,500±	GREEN ROOF - 4"/8" EFFECTIVE DEPTH BIORETENTION - 18" GROWING, 18" PONDING, 12" DRAINAGE PERMEABLE PAVEMENT - 6" RESERVOIR DEPTH	700±
"PS" (PS)	0.05	0.90	0.00	0.12	100±	BIORETENTION FACILITIES / PLANTER BOXES BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE	125±

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY. IF REQUIRED, STORAGE WILL BE PROVIDED IN OR ON BUILDING FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS ARE PENDING AND WILL BE PERFORMED/SUBMITTED WITH FINAL DESIGN.

CONCEPTUAL STORMWATER MANAGEMENT DESIGN PERFORMED UNDER DD06 REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND SIZING WILL BE PROVIDED WITH FINAL DESIGN.

APPLICANT RESERVES THE RIGHT TO VARY THE FEATURES, MEANS, AND METHODS OF ACHIEVING THE REQUIRED STORMWATER RETENTION VOLUME AND OTHER REQUIREMENTS UNDER 21 DCMR CHAPTER 5 AND THE 2013 RULE ON STORMWATER MANAGEMENT AND SOIL EROSION AND SEDIMENT CONTROL.



SEDIMENT CONTROL NOTES

- 1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- 2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

CONSTRUCTION SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.

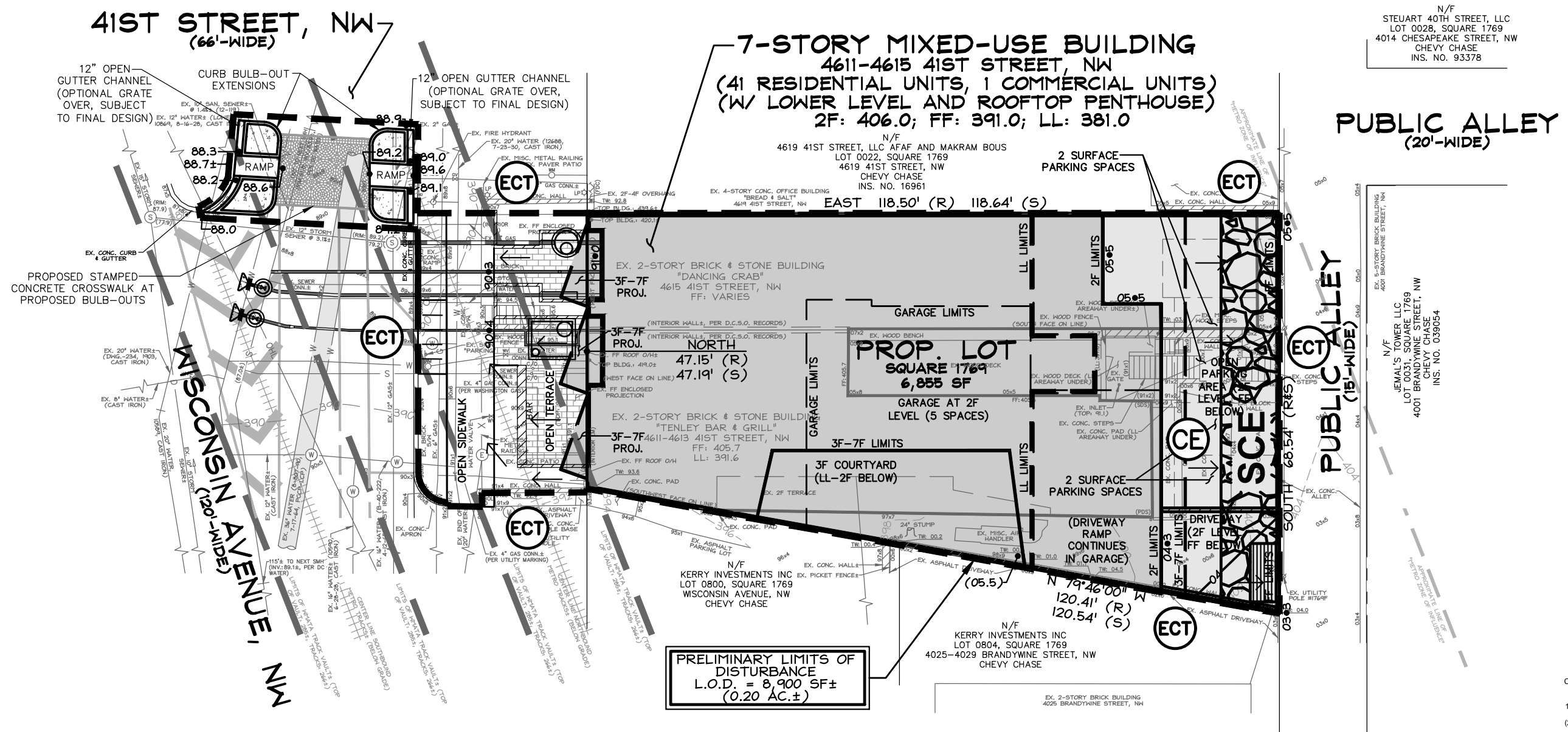
CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS

WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES), COORDINATE WITH DDOT WARD 3 ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS MICHAEL CHUKO, michael.chuko@dc.gov; (202) 527-4149.

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LOT 0022, SQUARE 1769
4619 41ST STREET, NW
CHEVY CHASE
INS. NO. 16961

N/F
JEMAL'S TOWER LLC
LOT 0031, SQUARE 1769
4001 BRANDYWINE STREET, NW
CHEVY CHASE
INS. NO. 039054

PRELIMINARY LIMITS OF DISTURBANCE
L.O.D. = 8,900 SF±
(0.20 AC.±)

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EROSION AND SEDIMENT CONTROL PLAN

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

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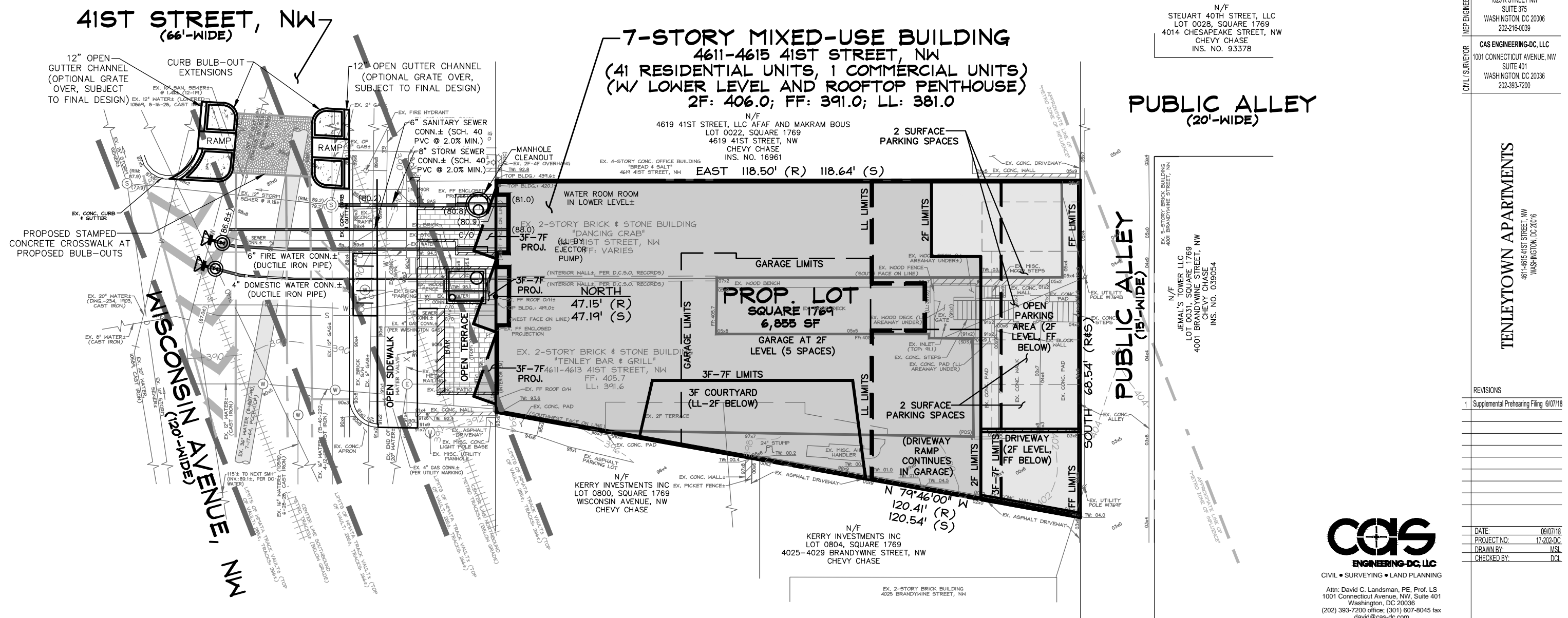
**WATER AND SANITARY
SEWER USAGE ESTIMATION**

1 COMMERCIAL UNITS (RETAIL)
41± RESIDENTIAL UNITS

ESTIMATED WATER AND SANITARY SEWER DEMAND = 300 GPM
(VALUE TO BE PROVIDED BY MEP PRIOR TO PUD SUBMITTAL)

UTILITY PLAN NOTES

- 1) CONNECTIONS SHOWN ARE PENDING DC WATER REVIEW/COMMENT AND FINAL PLAN DESIGN TO DETERMINE CONNECTION LOCATIONS.
- 2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.



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PUBLIC ALLEY
(20'-WIDE)

CLIENT	DANCING CRAB PROPERTIES, LLC 1801 RIVER ROAD FOTOMAC, 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
CIVIL SURVEYOR	CAS ENGINEERING-DC, LLC 1001 CONNECTICUT AVENUE, NW SUITE 401 WASHINGTON, DC 20036 202-393-7200

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UTILITY PLAN

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