

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	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
				ELECTRIC BOX	
	SANITARY LABEL			ELECTRIC PEDESTAL	
	STORM LABEL			MONITORING WELL	
	SANITARY SEWER LATERAL			TEST PIT	
	UNDERGROUND WATER LINE			BENCHMARK	
	UNDERGROUND ELECTRIC LINE			BORING	
	UNDERGROUND GAS LINE				

GENERAL NOTES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, MID-CITY FINANCIAL CORPORATION, LOT 23, SQUARE 481 #1200 - #1210 6TH STREET, N.W., DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: SRW182142, DATED: 09/13/18
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "TGP_6NM_191203_FIRST FLOOR.DWG" "TGP_6NM_19_1203_LOWER LEVEL.DWG" "TGP_6NM_191203_ROOF PLAN.DWG" "TGP_6NM_191203_THIRD FLOOR.DWG", PREPARED BY: TORTI GALLAS URBAN, DATE RECEIVED: 12/04/2019
 - DC WATER COUNTER MAPS: ENTITLED: "NW B-5 SEWER.PDF", "NW B-5 WATER.PDF", "NW B-6 SEWER.PDF", "NW B-6 WATER.PDF", "NW C-5 WATER.PDF", "NW C-5 SEWER.PDF", "NW C-6 SEWER.PDF", "NW C-6 WATER.PDF" PREPARED BY: DC WATER, DATE RECEIVED: 10/14/2013
 - DIGITAL LANDSCAPE PLANS: ENTITLED: "19010_HS-ROOF POOL.DWG" "19010_HS.DWG" "19010_LS.DWG", PREPARED BY: STUDIO 39, DATE RECEIVED: 12/11/2019
- 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

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DEVELOPER

MID CITY
CORPORATE OFFICE
4800 MONTGOMERY LANE, SUITE 600
BETHESDA, MARYLAND 20814

GENERAL NOTES AND LEGEND

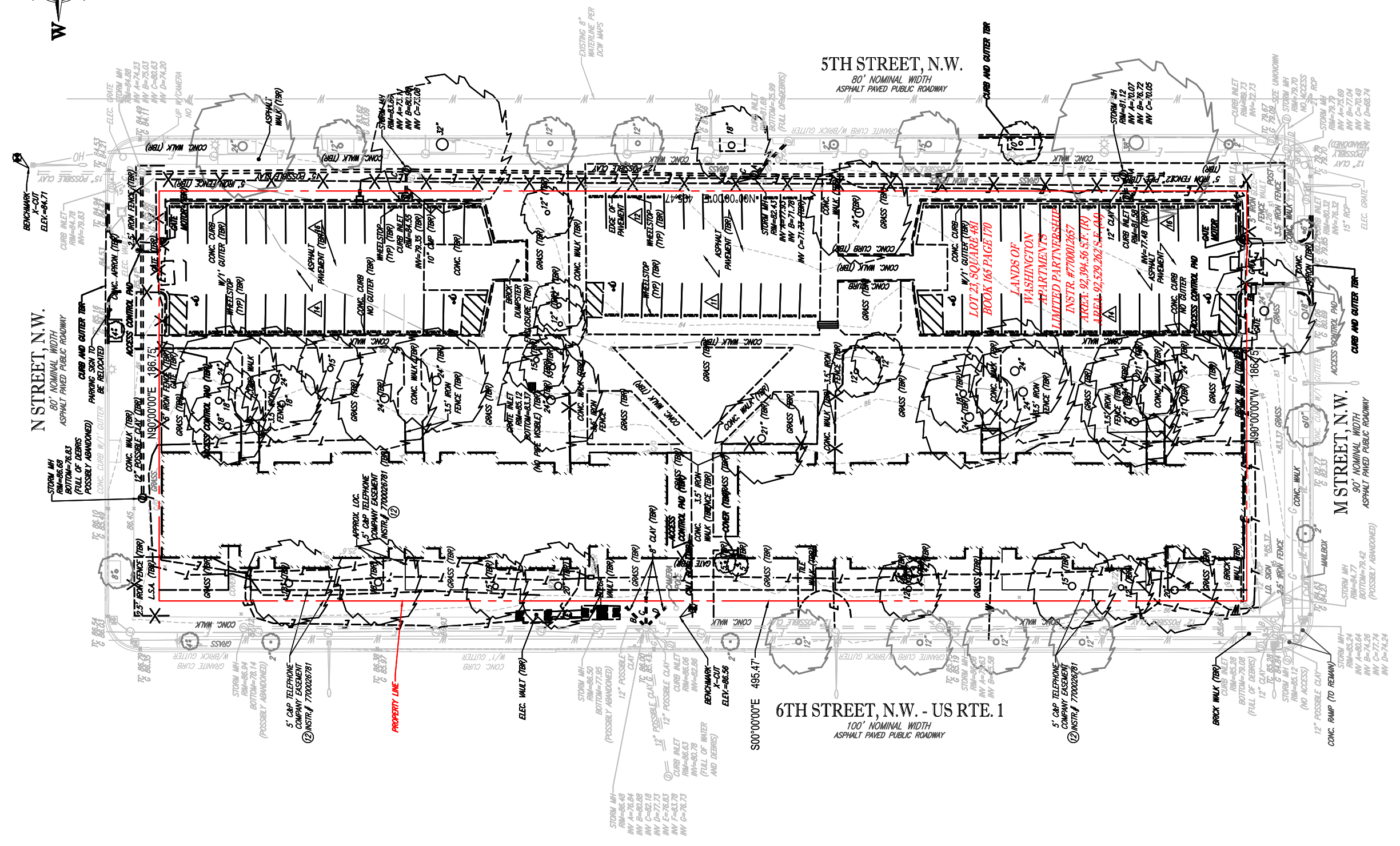
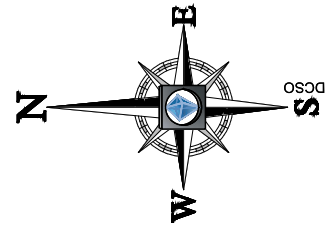
12/20/2019



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1200 5TH ST - PUD APPLICATION

C-101
ZONING COMMISSION
District of Columbia
CASE NO.19-16
EXHIBIT NO.23A9



EXISTING CONDITIONS PLAN

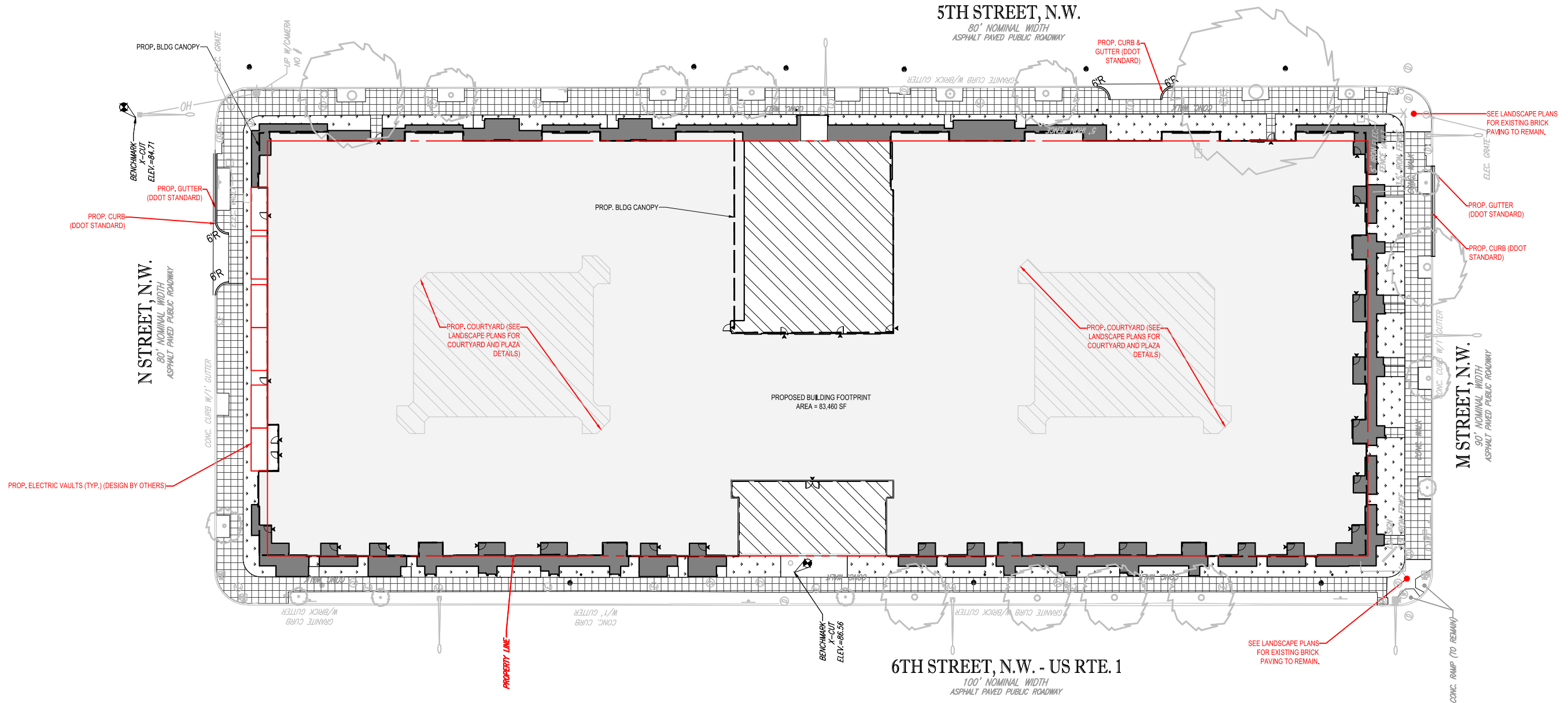
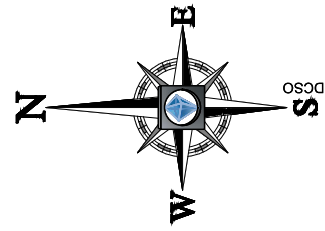
SCALE: 1" = 50'

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C-201



LEGEND

- DDOT STANDARD CONCRETE PAVERS
- GRASS/LANDSCAPED AREA
- EXISTING TREE TO REMAIN
- COURTYARD/PLAZA AREA (PRIVATE PROPERTY) - REFER TO LANDSCAPE PLANS
- AREAWAY LOCATIONS

SCALE: 1" = 50'

SITE PLAN

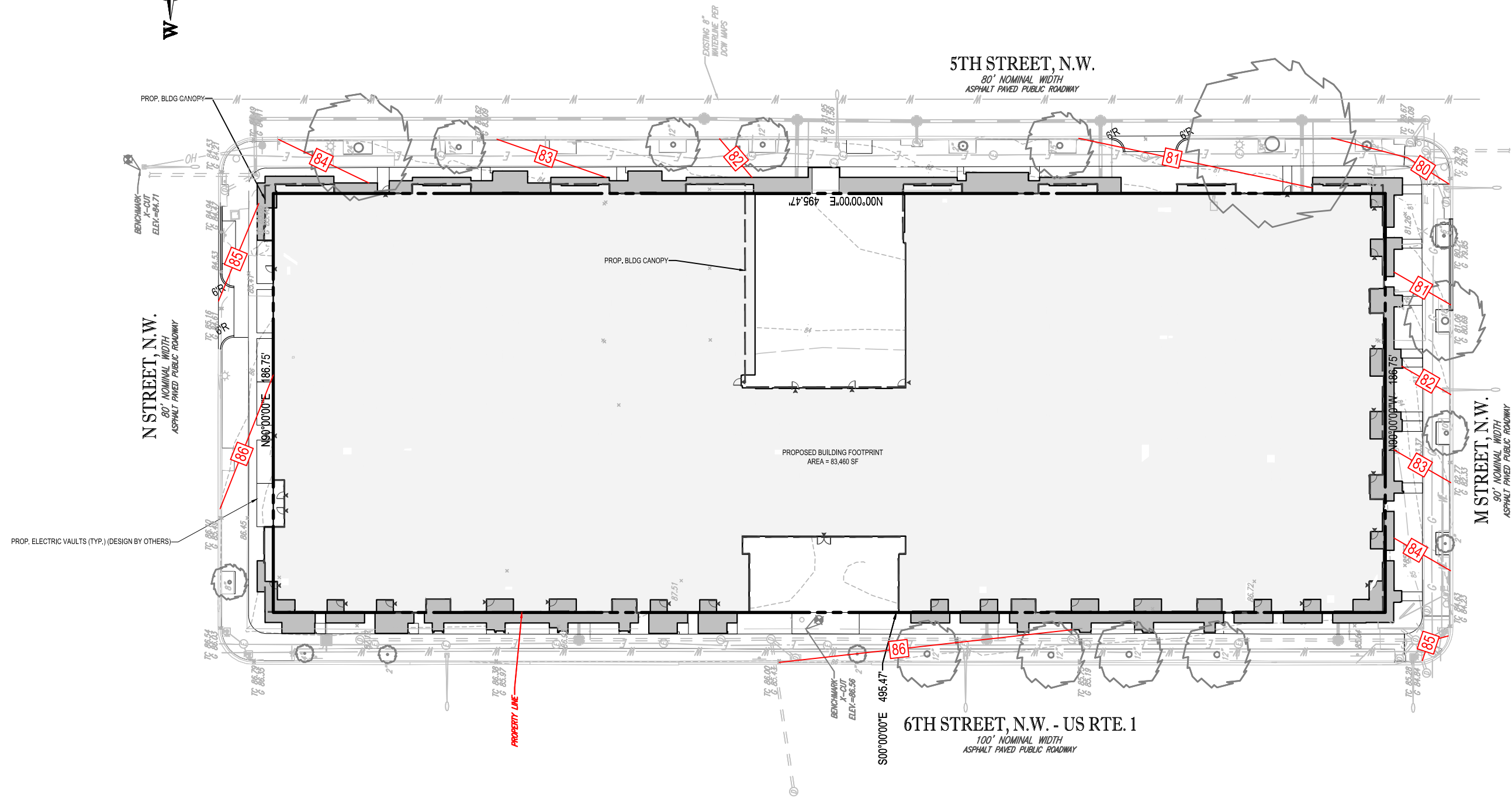
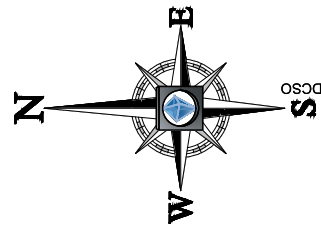
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C-301



GRADING PLAN

SCALE: 1" = 50'

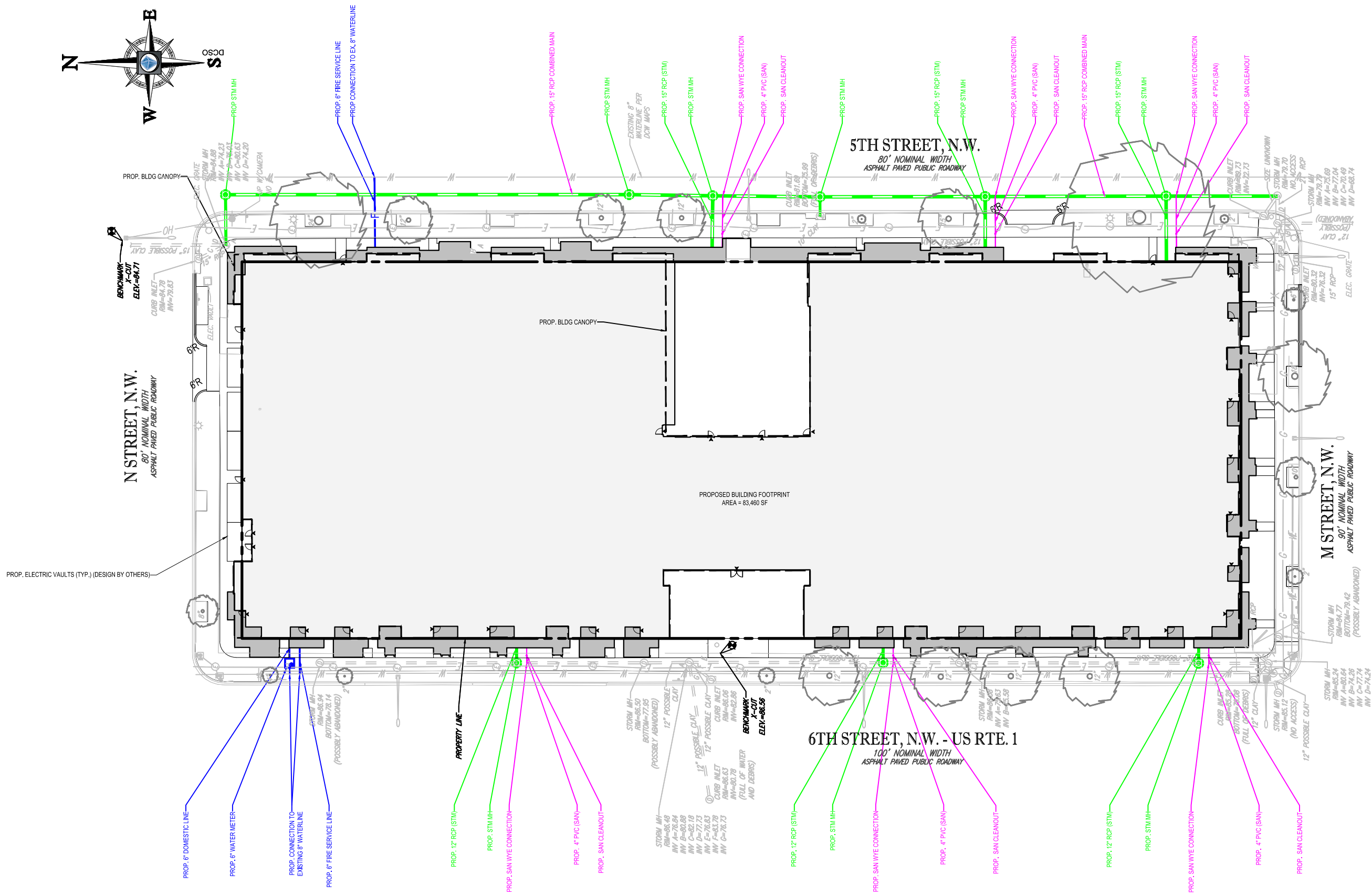
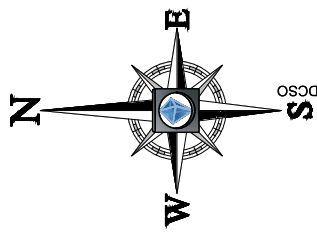
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C-401



UTILITY PLAN

SCALE: 1" = 50'

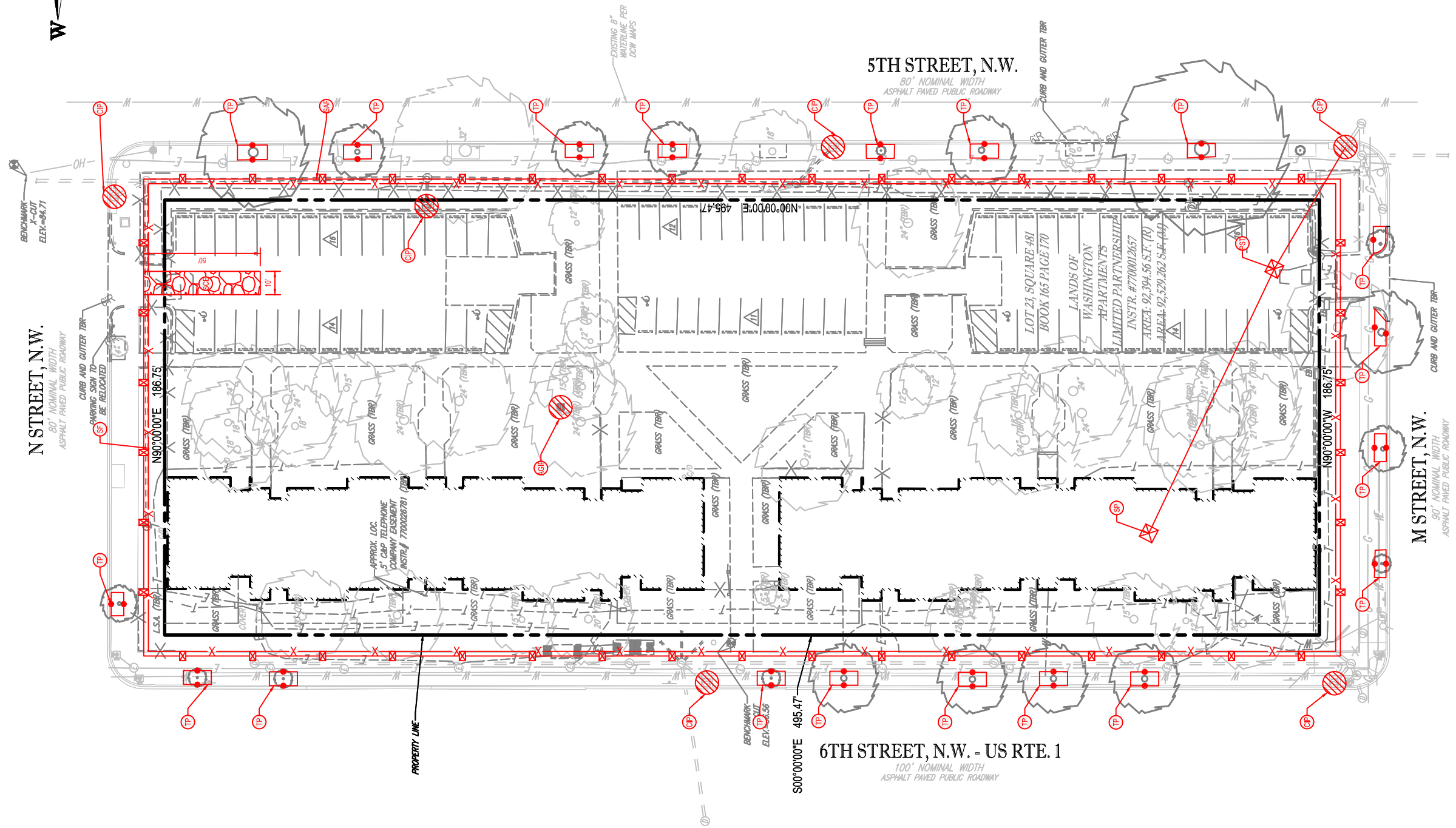
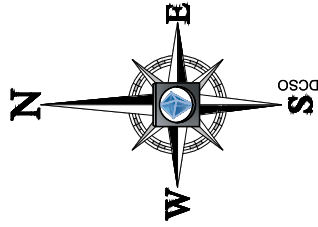
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1200 5TH ST - PUD APPLICATION

C-501



TITLE	KEY	SYMBOL
SAFETY FENCE	(SAF)	
SILT FENCE	(SF)	
TREE PROTECTION	(TP)	
TEMPORARY STONE CONSTRUCTION ENTRANCE	(SCE)	
CURB INLET PROTECTION	(CIP)	
AT GRADE INLET PROTECTION	(AGIP)	

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 50'

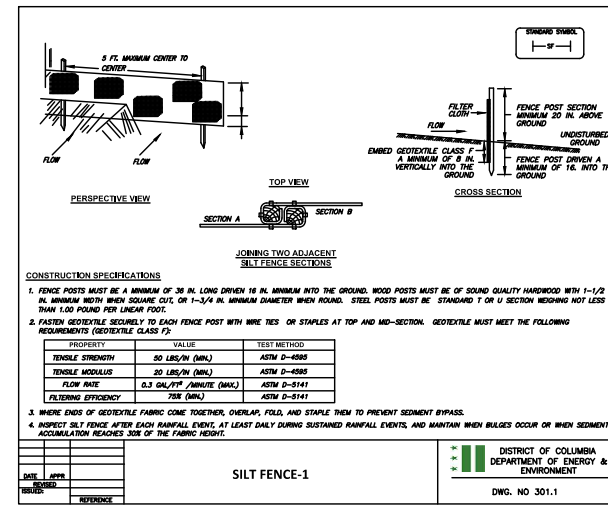
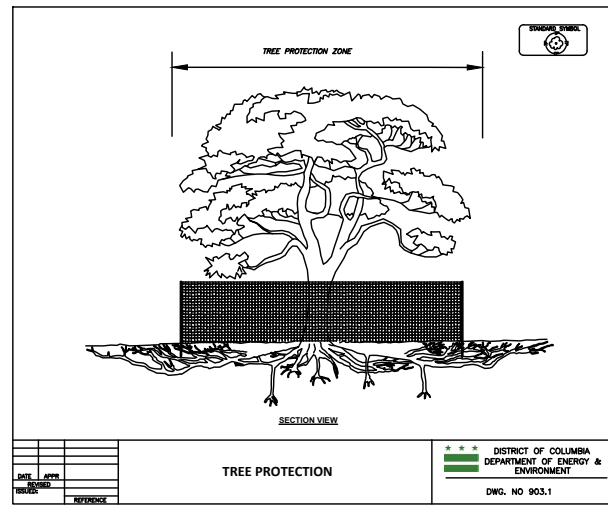
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C-601

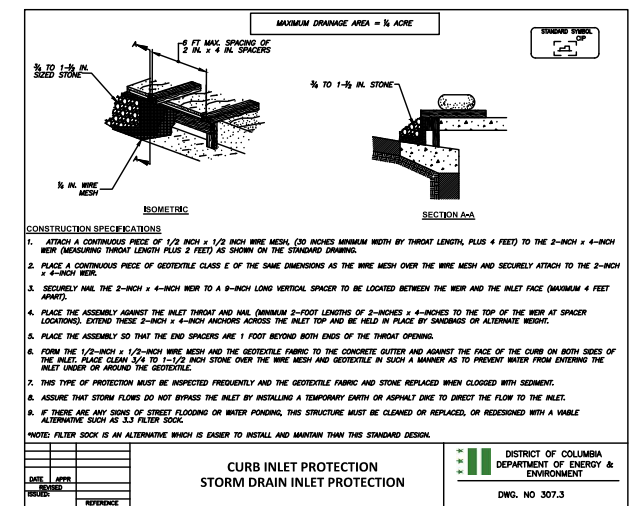
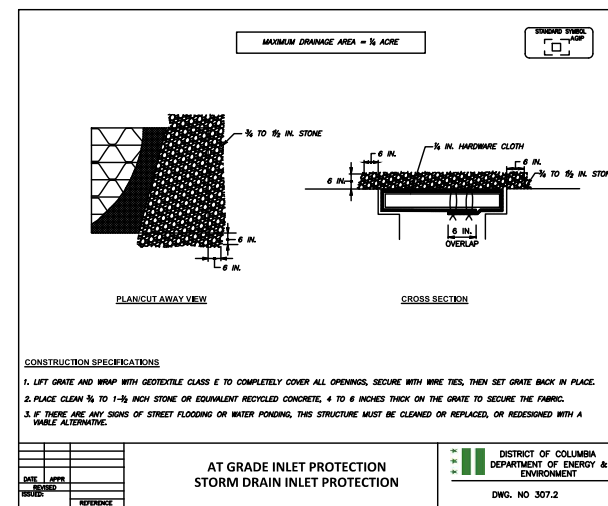
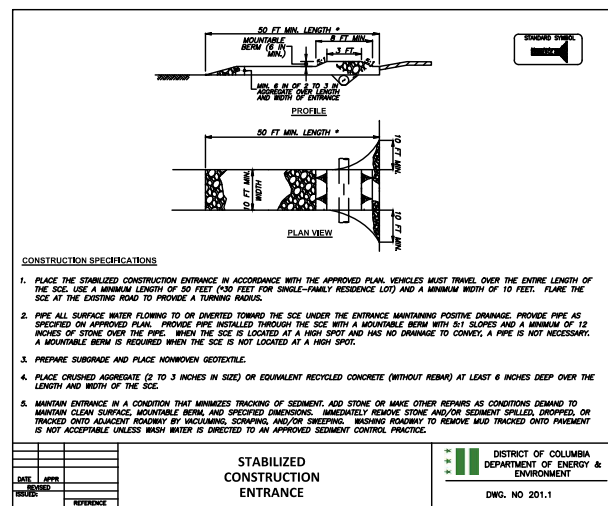
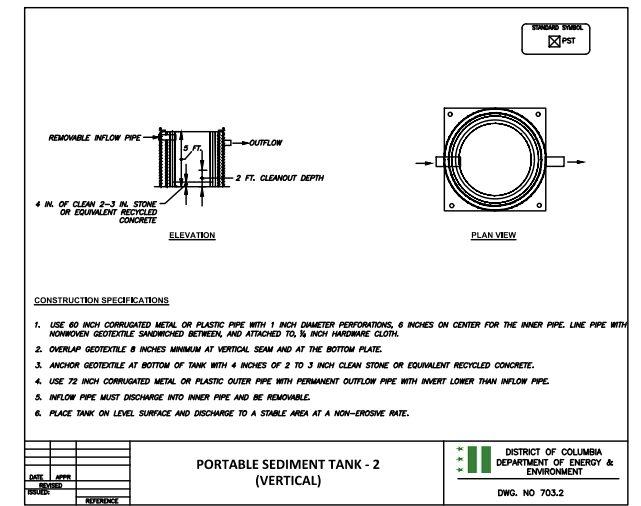
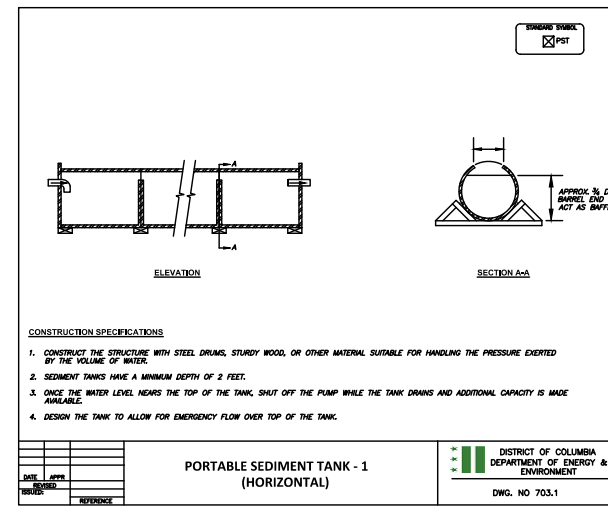
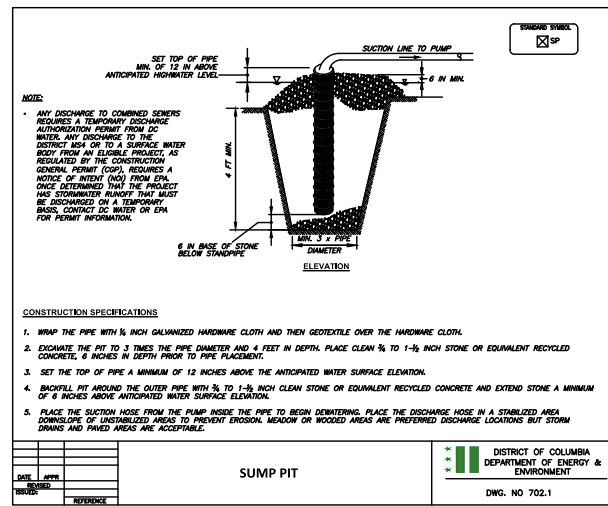


SILT FENCE DESIGN CRITERIA

TABLE 3.1: SILT FENCE SLOPE LENGTH AND FENCE LENGTH CONSTRAINTS

SLOPE STEEPNESS	SLOPE LENGTH (MAXIMUM) (FEET)	SILT FENCE LENGTH (MAXIMUM) (FEET)
FLATTER THAN 50:1 (2%)	UNLIMITED	UNLIMITED
> 50:1 TO 10:1 (2% to 10%)	125	1,000
> 10:1 TO 5:1 (10% to 20%)	100	750
> 5:1 TO 3:1 (20% to 33%)	80	500
> 3:1 TO 2:1 (33% to 50%)	40	250
> 2:1 (> 50%)	20	125

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO 301.2



EROSION AND SEDIMENT CONTROL NOTES AND DETAILS



5TH STREET, N.W.

80' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

PROP. BLDG CANOPY

ELEC. GRATE

UP W/CAMERA
NO #

PROP. CURB
(DDOT STANDARD)

N STREET, N.W.
80' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

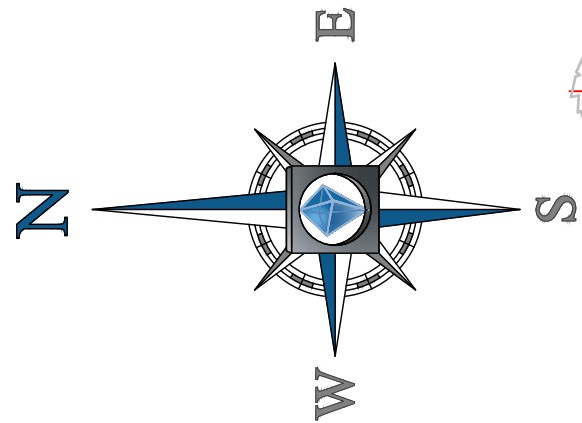
PARKING SIGN TO
BE RELOCATED

CONC. CURB W/1' GUTTER

PROP. BLDG CANOPY

PROPOSED BUILDING FOOTPRINT
AREA = 83,460 SF

PROP. ELECTRIC VAULTS (TYP.) (DESIGN BY OTHERS)



ELEC. VAULT

GRANITE CURB
W/BRICK GUTTER

CONC. CURB
W/1' GUTTER

6TH STREET, N.W. - US RTE. 1

100' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

MATCHLINE: SEE SHEET C-702

PUBLIC SPACE PLAN

SCALE: 1" = 30'

12/20/2019



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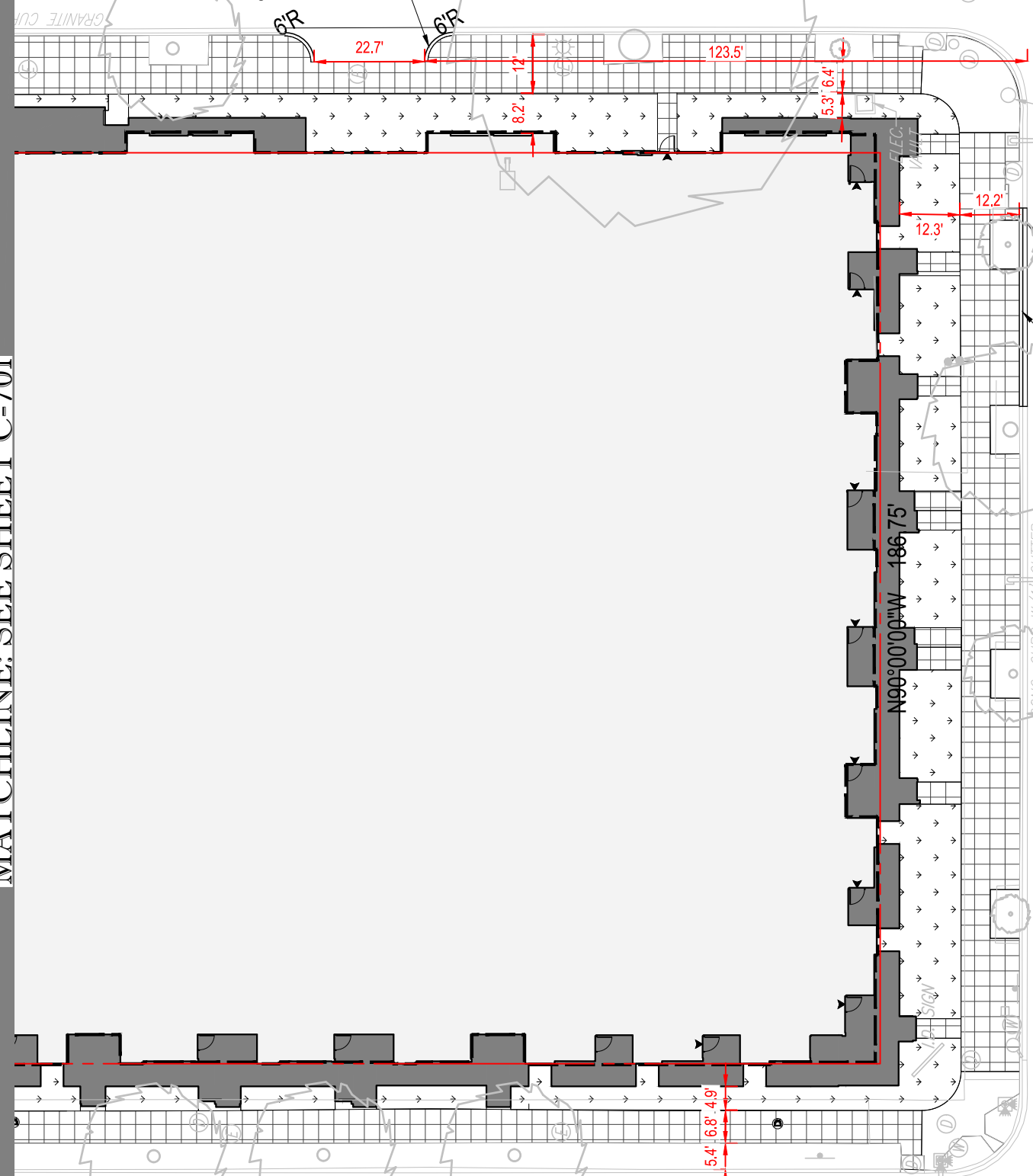
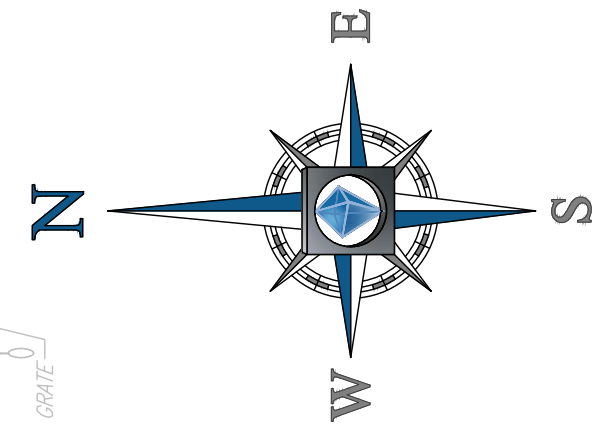
C-701

5TH STREET, N.W.

80' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

PROP. CURB &
GUTTER (DDOT
STANDARD)

MATCHLINE: SEE SHEET C-701



PROP. GUTTER
(DDOT STANDARD)

PROP. CURB (DDOT
STANDARD)

M STREET, N.W.
90' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

6TH STREET, N.W. - US RTE. 1

100' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

PUBLIC SPACE PLAN

SCALE: 1" = 30'

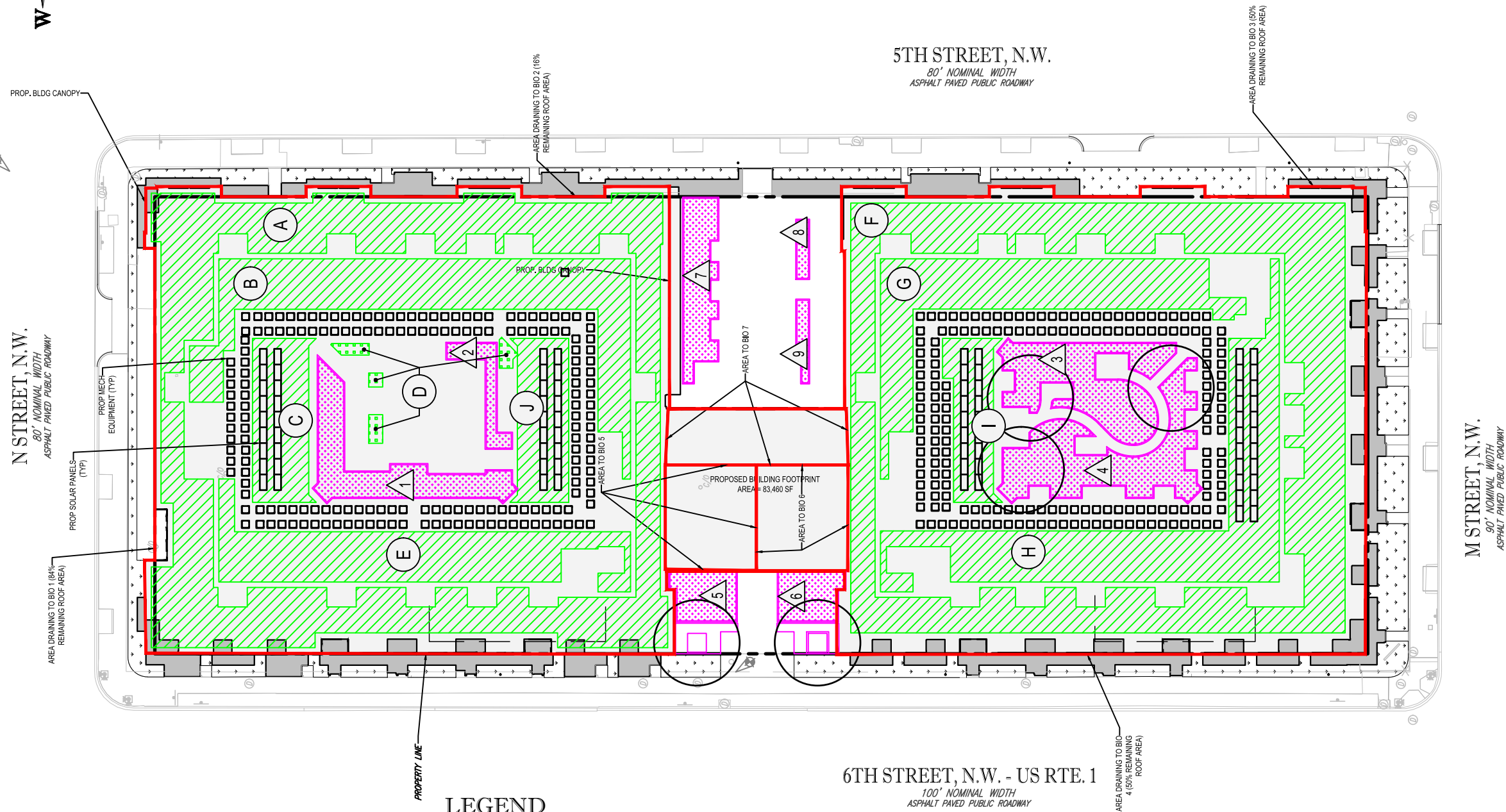
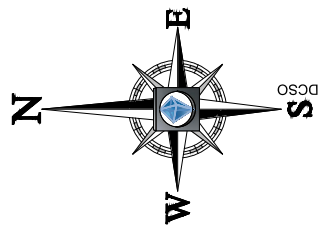
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1200 5TH ST - PUD APPLICATION

C-702



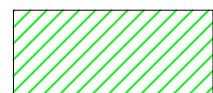
STORMWATER MANAGEMENT SUMMARY

THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWRv) IS 8,778 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PUBLIC RIGHT OF WAY WILL BE DETERMINED ONCE STREETScape IMPROVEMENTS HAVE BEEN FINALIZED.

GREEN ROOF AREAS LOCATED ON VARIOUS LEVELS OF THE PROPOSED BUILDINGS AS WELL AS BIORETENTION AND TREE PLANTING ON THE GROUND FLOOR. SEE SHEET CIV802 FOR ADDITIONAL INFORMATION AND CALCULATIONS.

THE SIZE AND DEPTH OF THE GREEN ROOF AND BIORETENTION AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

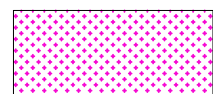
LEGEND



4" GREEN ROOF



8" GREEN ROOF



BIORETENTION (SEE SHEET C-902 FOR BIORETENTION-SPECIFIC MEDIA SECTIONS)



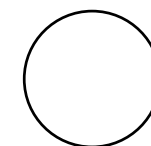
BIORETENTION CONTRIBUTING DRAINAGE AREA



DENOTES BIORETENTION AREA



DENOTES GREEN ROOF AREA



PROPOSED TREE (MATURE SPREAD GREATER THAN 35')

STORMWATER MANAGEMENT PLAN

SCALE: 1" = 50'

12/20/2019



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1200 5TH ST - PUD APPLICATION

C-801

GREEN ROOF TABLE:

GREEN ROOF#	SURFACE AREA (SF)	TOTAL CDA (SF)	PROP. IMP (SF)	MEDIA DEPTH (in.)	DRAINAGE LAYER DEPTH (IN)	LOCATION	STORAGE PROVIDED	Max SWRv	SWRv PROVIDED
GREEN ROOF A	11,340	11,340	0	4	1	penthouse	1654	1526	1526
GREEN ROOF B	4,621	4,621	0	4	1	penthouse	674	622	622
GREEN ROOF C	1,222	1,222	0	4	1	penthouse	178	164	164
GREEN ROOF D	226	226	0	8	1	Courtyard	63	30	30
GREEN ROOF E	3,324	3,324	0	4	1	penthouse	485	447	447
GREEN ROOF F	10,952	10,952	0	4	1	penthouse	1597	1474	1474
GREEN ROOF G	3,608	3,608	0	4	1	penthouse	526	486	486
GREEN ROOF H	4,463	4,463	0	4	1	penthouse	651	601	601
GREEN ROOF I	853	853	0	4	1	penthouse	124	115	115
GREEN ROOF J	1,411	1,411	0	4	1	penthouse	206	190	190
TOTAL	42,020					TOTAL	6,158	5655	5,655

MEDIA RETENTION VALUE	0.4
DRAINAGE LAYER RETENTION VALUE	0.15

BIORETENTION TABLE:

FACILITY	SURFACE AREA, BOT. (SF)	SURFACE AREA, TOP (SF)	TOTAL CDA (SF)	PROP. IMP (SF)	PROP. PERV (SF)	FREEBOARD (FT)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	GRAVEL DEPTH (FT)	STORAGE PROVIDED	SWRv (CF)	Max SWRv	SWRv PROVIDED
Bio 1 - north courtyard	1,271	1,271	12,271	11,000	0	0.25	0.5	4.0	1	2,415	1,449	1,651	1,449
Bio 2 - north courtyard	308	308	2,438	2,130	0	0.25	0.5	3.5	1	547	328	328	328
Bio 3 - south courtyard	1,612	1,612	8,893	7,281	0	0.25	0.5	4.0	1	3,063	1,838	1,197	1,197
Bio 4 - south courtyard	1,785	1,785	9,066	7,281	0	0.25	0.25	3.0	1	2,499	1,499	1,220	1,220
Bio 5 - middle plaza	497	497	2,097	1,600	0	0.25	0.25	3.0	1	696	417	282	282
Bio 6 - middle plaza	497	497	2,097	1,600	0	0.25	0.25	3.0	1	696	417	282	282
Bio 7 - middle plaza	860	860	2,560	1,700	0	0.25	0.25	3.0	1	1,204	722	345	345
Bio 8 - middle plaza	110	110	110	0	0	0.25	0.25	3.0	1	154	92	15	15
Bio 9 - middle plaza	139	139	139	0	0	0.25	0.25	3.0	1	195	117	19	19
TOTAL	7,079								TOTAL	11,468	6,881	5,339	5,136

TREE PLANTING TABLE:

Activity	Trees	SWRv (CF)	Storage
tree planting	5	50	0

SUMMARY

SWRv REQUIRED = 8,778 CF
 SWRv PROVIDED = 10,841 CF

STORAGE REQUIRED = 16,282 CF
 STORAGE PROVIDED = 17,625 CF

STORMWATER MANAGEMENT PLAN

