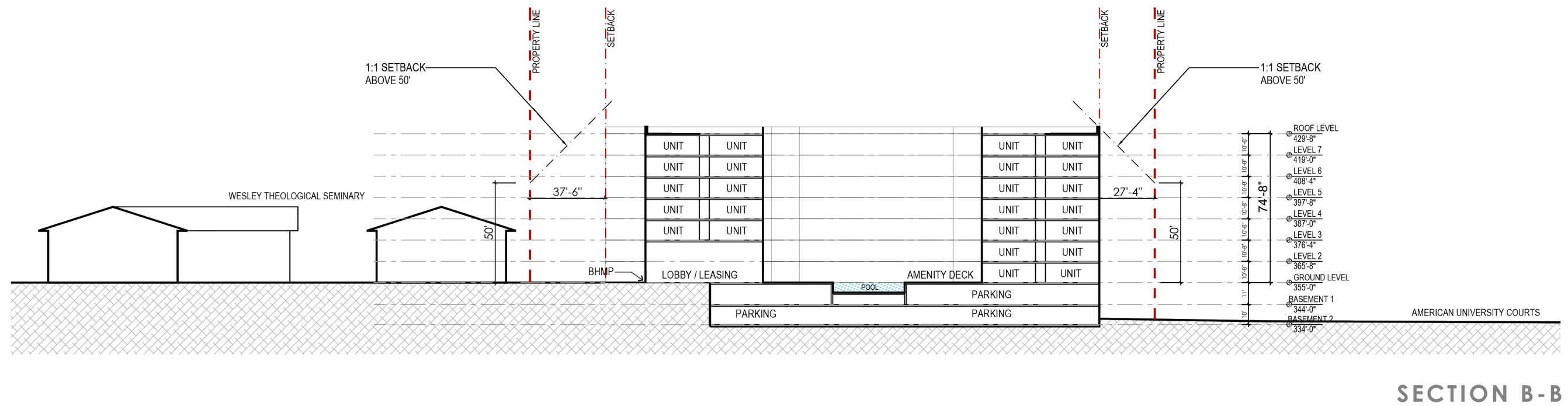
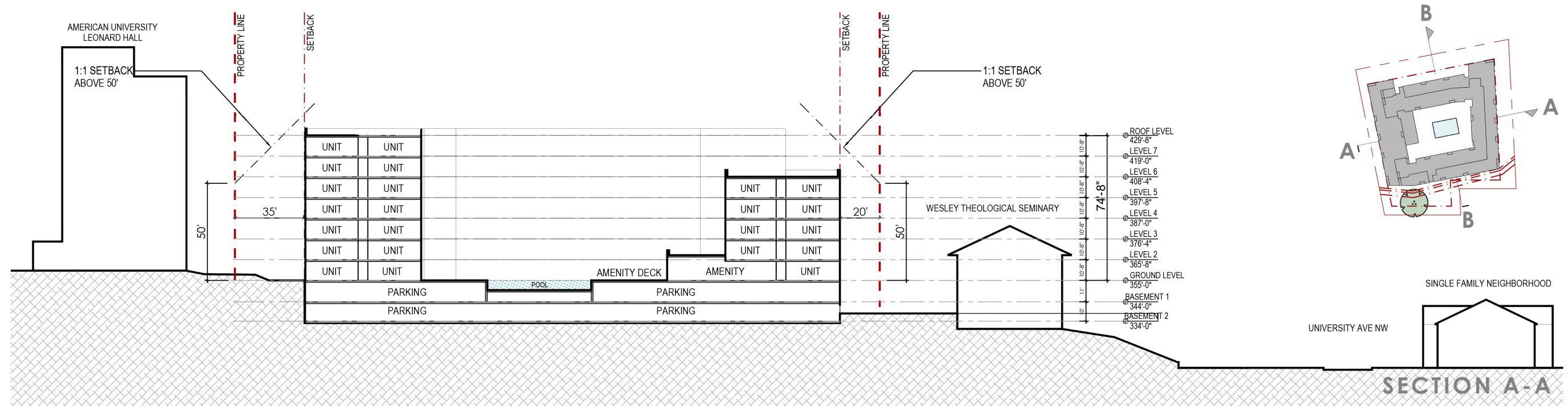
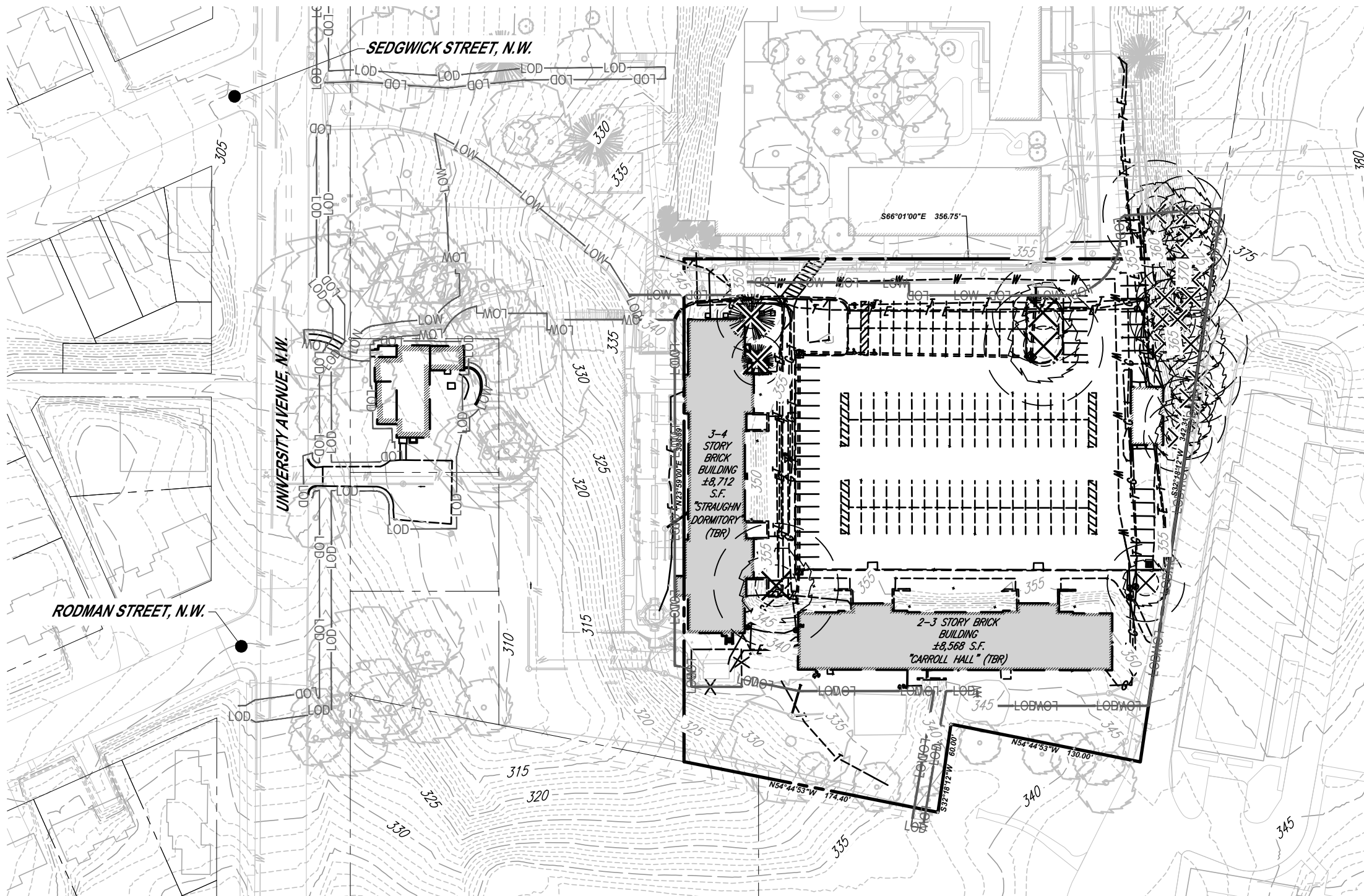


SITE SECTIONS







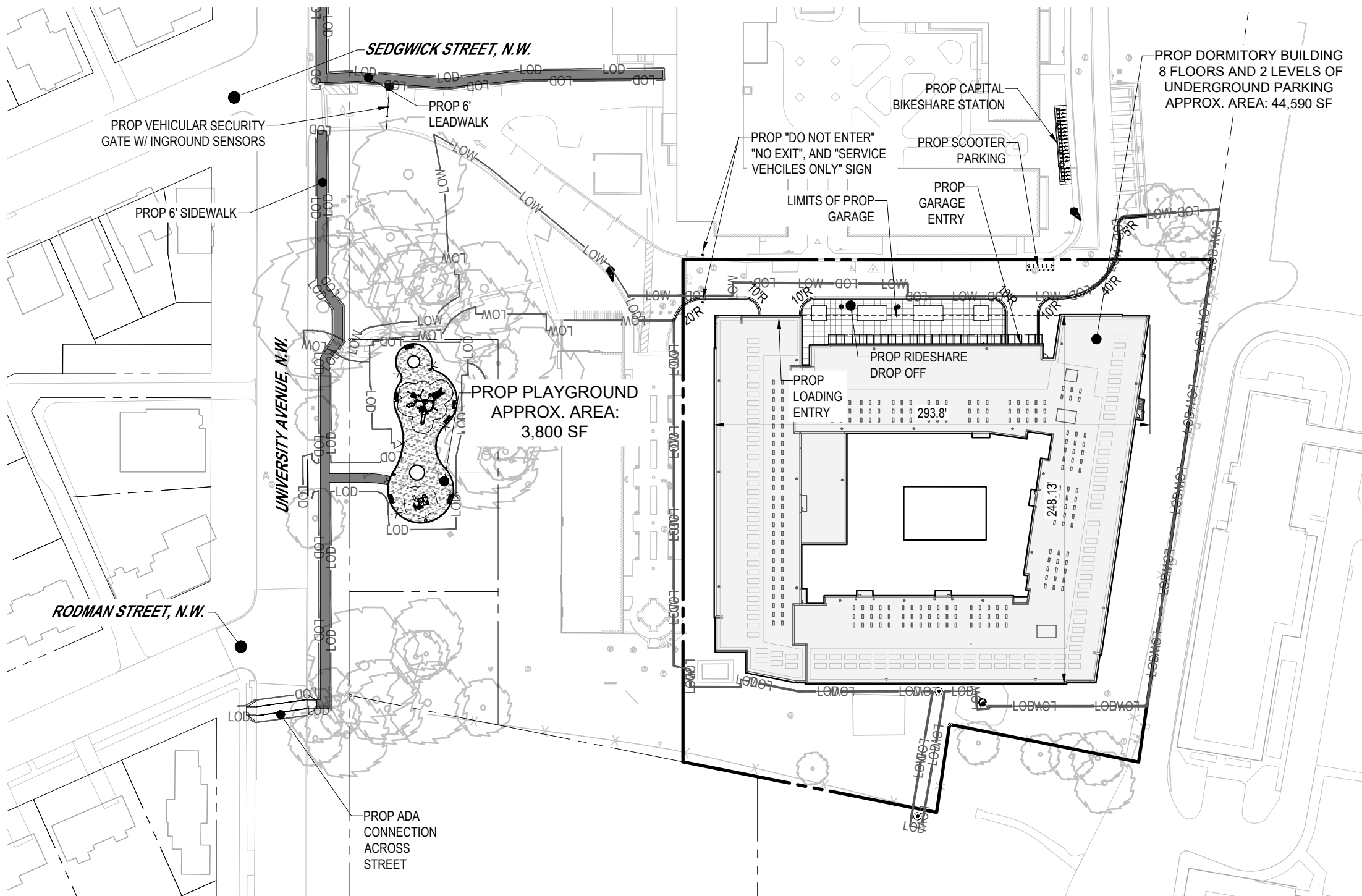


DEMOLITION PLAN NARRATIVE

THERE ARE TWO EXISTING PARKING LOTS, TWO RESIDENTIAL BUILDINGS, AND ONE ADMINISTRATIVE BUILDING ON SITE THAT ARE TO BE DEMOLISHED. THERE ARE HERITAGE TREES ON SITE THAT ARE TO BE PROTECTED. TREE REMOVAL PERMITS WILL BE OBTAINED THROUGH DDOT WHEN APPLICABLE.

DEMOLITION PLAN LEGEND

-  LIMITS OF DISTURBANCE
-  LIMITS OF WORK
-  BUILDING TO BE REMOVED
-  TREE TO BE REMOVED

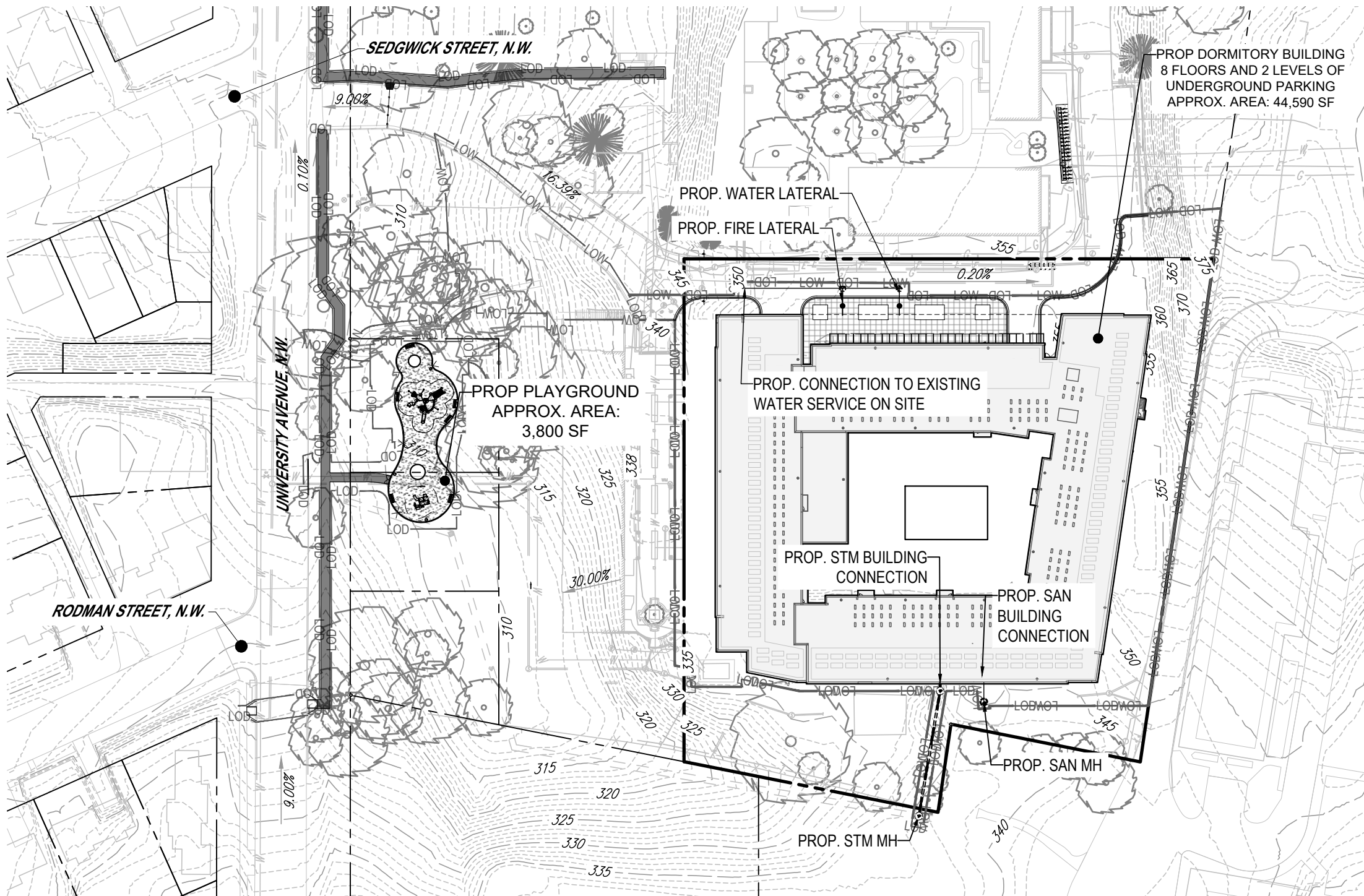


SITE PLAN NARRATIVE

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A 7-FLOOR RESIDENTIAL BUILDING AND PLAYGROUND ON SITE. SIDEWALK AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ALSO PROPOSED (SEE SIDEWALK CIRCULATION AND STORMWATER MANAGEMENT SHEETS FOR MORE DETAIL)

SITE PLAN LEGEND

- LOD — LIMITS OF DISTURBANCE
- LOW — LIMITS OF WORK
- ▬ LIMITS OF WORK
- - - - - PROPOSED GARAGE EXTENTS
- · — · — · PROPERTY LINE
- ▼ PROP. BUILDING ENTRANCE



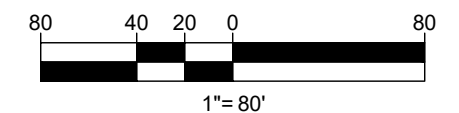
GRADING & UTILITY PLAN NARRATIVE

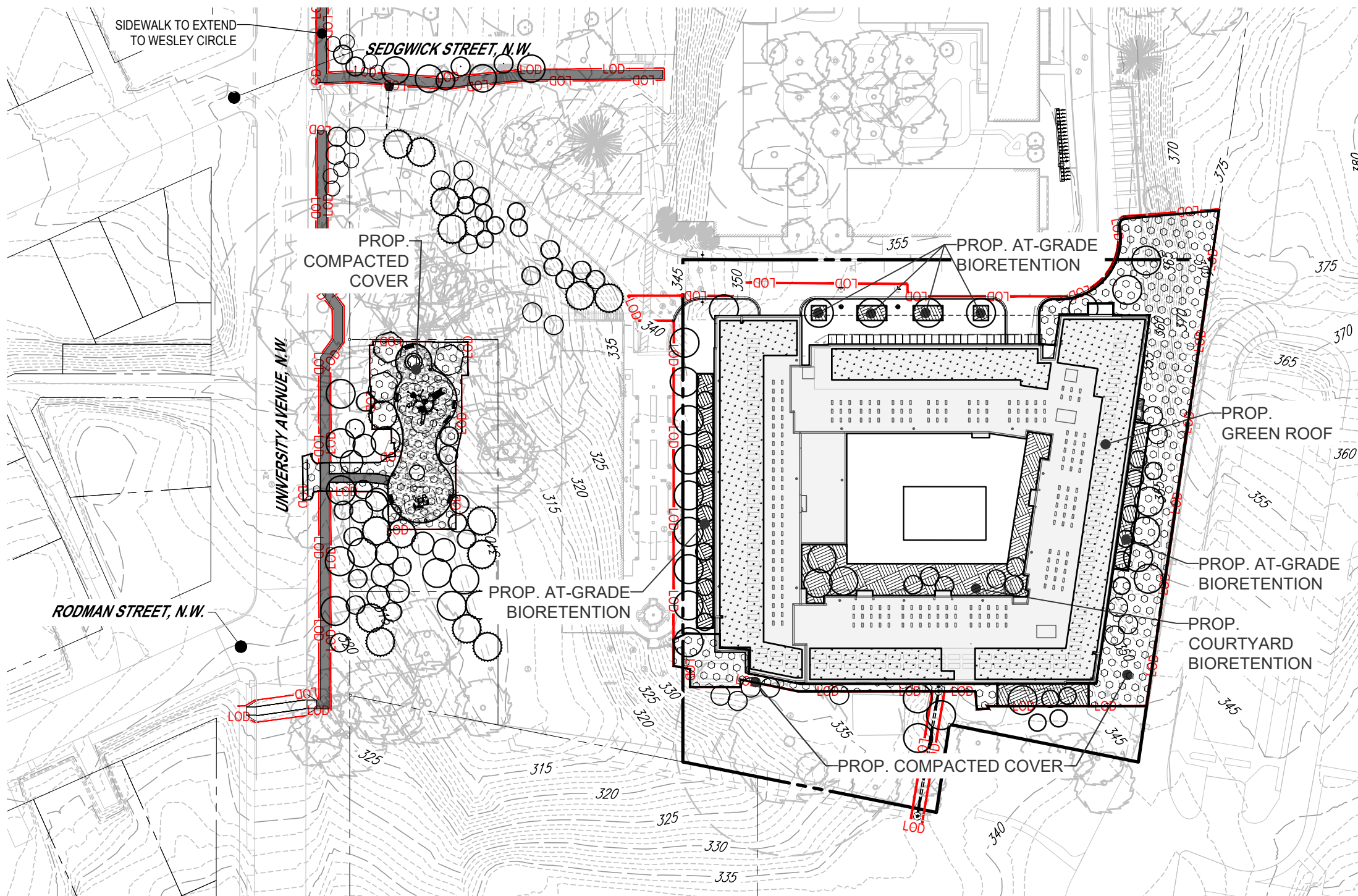
UTILITY IMPROVEMENTS PROPOSED WITH THIS PROJECT INCLUDE: A WATER LATERAL CONNECTION TO THE EXISTING MAIN IN UNIVERSITY AVE NW, ONE SANITARY LATERAL CONNECTION TO THE EXISTING ONSITE SYSTEM, AND ONE STORM LATERAL CONNECTION TO THE EXISTING ONSITE SYSTEM.

THE PROPOSED GRADING WILL TIE INTO EXISTING GRADES.

GRADING & UTILITY PLAN LEGEND

- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROP WATER LATERAL
- PROP STORM LATERAL
- PROP SANITARY LATERAL





STORMWATER MANAGEMENT PLAN NARRATIVE

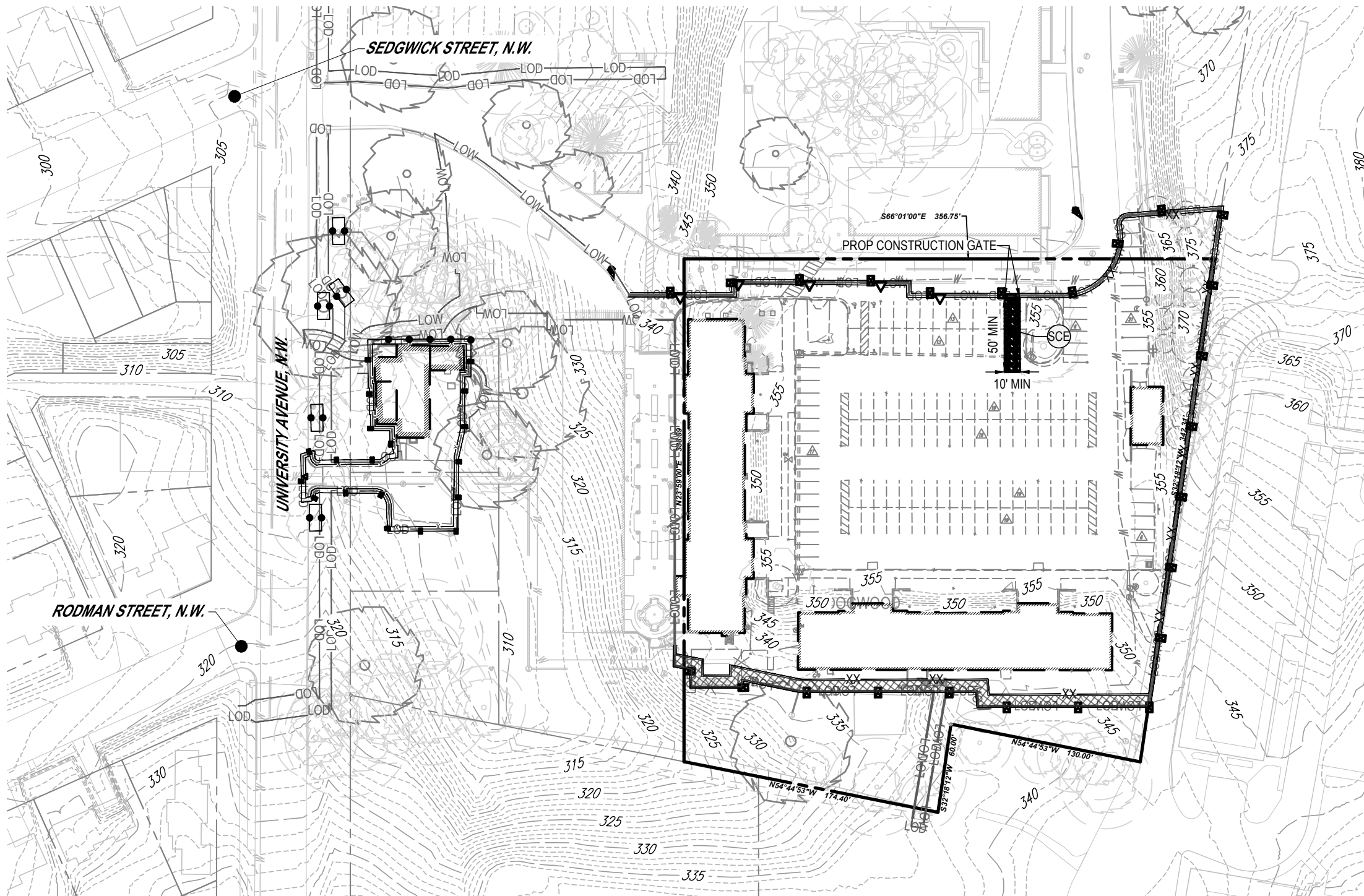
THE WORK ASSOCIATED WITH THIS PROJECT IS CATEGORIZED AS MAJOR LAND DISTURBANCE (MLD). THE CURRENT DESIGN INCLUDES GREEN ROOF, BIORETENTION FACILITIES, AND TREE PRESERVATION AS BEST MANAGEMENT PRACTICES (BMPs) THAT PROVIDE STORMWATER RETENTION VALUE AND DETENTION VALUE.

STORMWATER MANAGEMENT ON SITE WILL MEET THE STORMWATER REQUIREMENTS. STORMWATER MANAGEMENT IN THE PUBLIC RIGHT OF WAY WILL BE MET TO THE MAXIMUM EXTENT PRACTICABLE.

FINAL BMP DESIGN WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

STORMWATER MANAGEMENT PLAN LEGEND

	PROP. GREEN ROOF
	PROP. BIORETENTION
	PROP. COMPACTED COVER
	LIMITS OF DISTURBANCE
	PROP. TREES



EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

PROPOSED EROSION AND SEDIMENT CONTROL MEASURES INCLUDE A STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SAFETY FENCE, ROOT PROTECTION MATTING, AND TREE PROTECTION. CURB INLET PROTECTION WILL BE PROVIDED TO ANY DOWNSTREAM INLET PROTECTION THAT COULD BE IMPACTED BY CONSTRUCTION.

- EROSION AND SEDIMENT CONTROL LEGEND**
- x— PROP SILT FENCE
 - PROP SAFETY FENCE
 - PROP TREE PROTECTION FENCE
 - xx— PROP SUPER SILT FENCE
 - ▲— PROP SILT FENCE ON PAVEMENT
 - ▨ PROP ROOT PROTECTION MATTING
 - PROP CONSTRUCTION ENTRANCE

