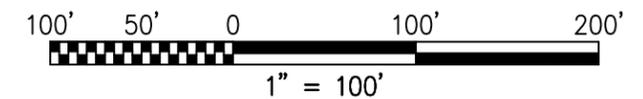
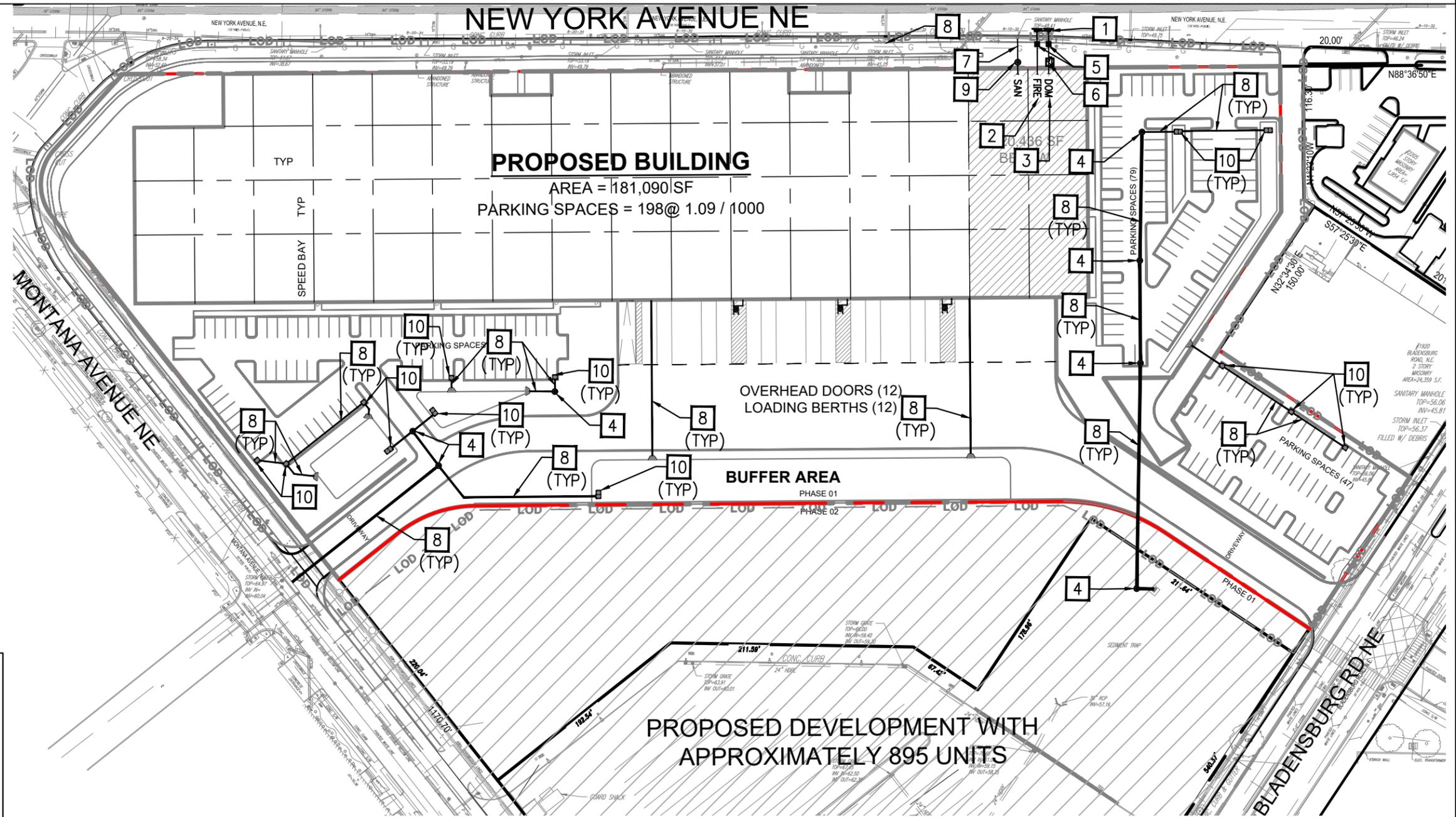


Utility Plan



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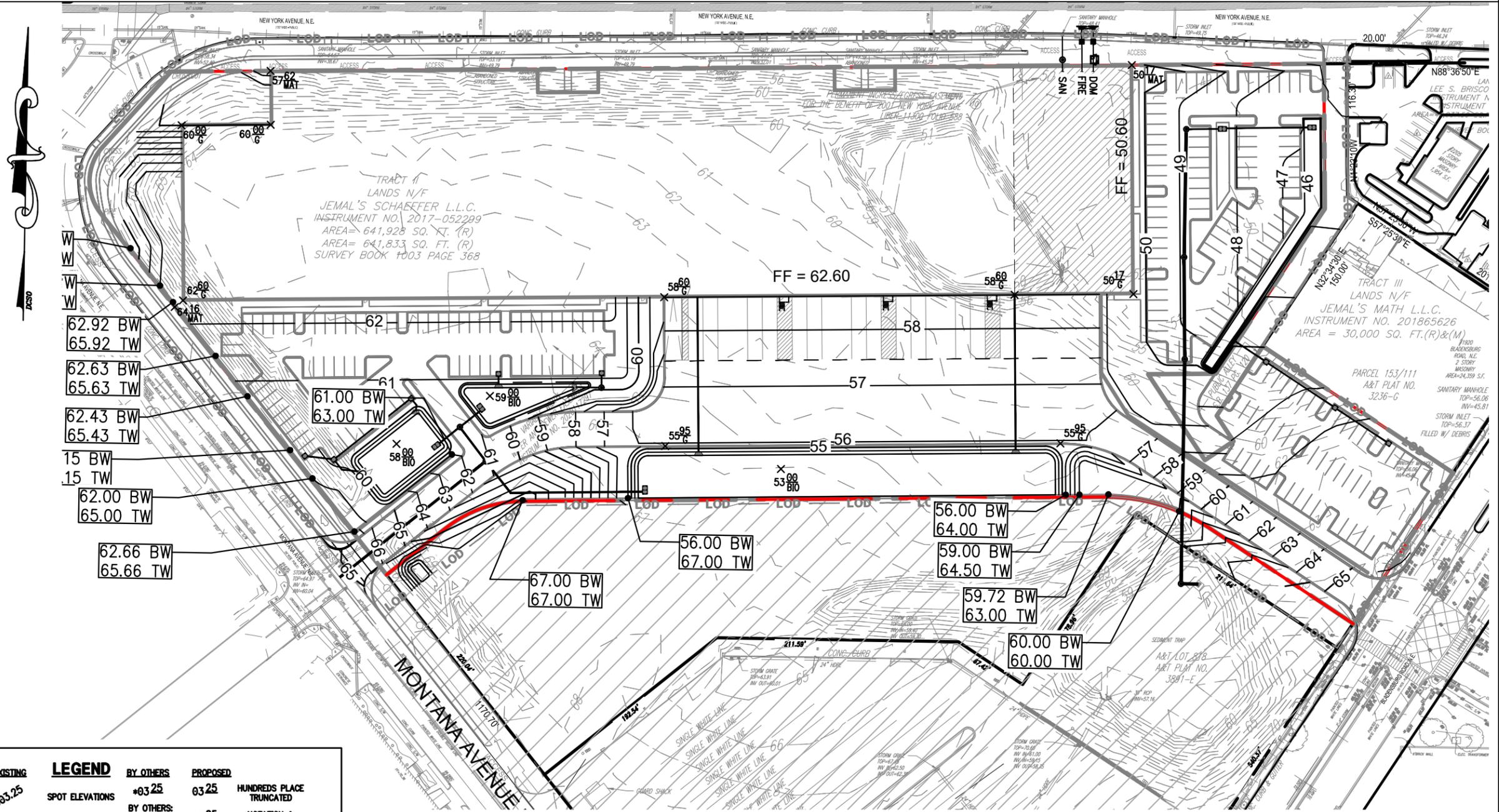
NEW CITY, DC
 a project for
DOUGLAS DEVELOPMENT

WMW MENSCH
 ZONING COMMISSION
 District of Columbia
 CASE NO. 24-11
 EXHIBIT NO. 1A4

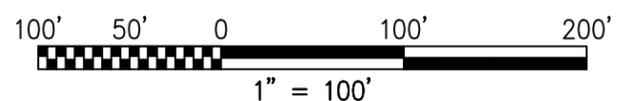
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Grading Plan



| EXISTING | LEGEND | BY OTHERS | PROPOSED |
|------------------|---------------------------------|--|---|
| 383.25 | SPOT ELEVATIONS | *03.25 | 03.25 HUNDREDS PLACE TRUNCATED |
| AS-BUILT [03.25] | SPOT ELEVATIONS (WITH NOTATION) | BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THAN THIS CONTRACT. | 03.25 TC NOTATION & REVEAL |
| | | | UP DATED (DUE TO AS-BUILT) <03.25> |
| | SLOPE | | 2% BC: BOTTOM OF CURB CRN: CROWN GB: GRADE BREAK INV: INVERT MAT: MATCH (EXISTING CONDITION) LP: LOW POINT TC: TOP OF CURB BW: BOTTOM OF WALL BR: BOTTOM OF RAMP TR: TOP OF RAMP TS: TOP OF STAIRS BS: BOTTOM OF STAIRS HP: HIGH POINT ES: EDGE OF SIDEWALK FL: FLOW LINE |



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Storm Water Management Plan

SWM/BMP NARRATIVE:

EXISTING CONDITIONS:

THE PRIVATE SPACE PROPERTY CONSISTS OF AN EMPTY LOT AND EXISTING BUILDINGS.

THE PUBLIC SPACE IN THE DEVELOPED AREA CONSISTS OF TYPICAL STREETSCAPE ALONG NEW YORK AVENUE NE AND MONTANA AVENUE NE. STREETSCAPE INCLUDES SIDEWALK WITH CURBSIDE GREEN PANEL WITH STREET TREES.

PUBLIC SPACE PROPOSED CONDITIONS:

THE PRIVATE SPACE IN THE DEVELOPED AREA PROPOSES THE CONSTRUCTION OF A NEW BUILDING WITH SURFACE PARKING LOTS. PROJECT ADDITIONALLY INCLUDES NEW LANDSCAPE, UTILITY, AND STORMWATER FEATURES TO SERVE THE NEW BUILDING.

STORMWATER MANAGEMENT:

STORMWATER RETENTION FOR THE SITE WILL MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR MAJOR LAND DISTURBING ACTIVITY. THEREFORE, THE FIRST 1.2" OF RAINFALL SHALL BE RETAINED ON-SITE FOR THE PROPOSED DEVELOPMENT.

STORMWATER DETENTION FOR THE SITE WILL ALSO MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR BOTH THE 2-YEAR AND 15-YEAR DETENTION. THE 15-YEAR POST-DEVELOPMENT DISCHARGE WILL BE REDUCED TO BE EQUAL OR LOWER THAN THE 15-YEAR PRE-DEVELOPMENT PEAK DISCHARGE.

THE DEVELOPMENT SITE WILL BE ONE DRAINAGE AREA. ALL SITE WATER WILL DRAIN TO A SEPARATED STORM SYSTEM IN NEW YORK AVENUE NE. STORMWATER FOR THE DRAINAGE AREA WILL BE ACHIEVED THROUGH THE USE OF BIORETENTIONS.

PUBLIC SPACE PROPOSED CONDITIONS:

THE PUBLIC SPACE IN THE DEVELOPED AREA PROPOSES THE CONSTRUCTION OF NEW STREETSCAPE ON NEW YORK AVENUE NE AND MONTANA AVENUE NE. STORMWATER MANAGEMENT TO THE MEP WILL BE MET BY PROVIDING NEW STREET TREES ON BOTH ROADS AND PRESERVING THE EXISTING STREET TREES.

NOTES:

- BIORETENTION MATERIALS AND CONSTRUCTION SHALL MEET CURRENT APPROVED DODI SPECIFICATION FOR BIORETENTION, PLANTING, AND STRUCTURAL SOILS.
- SCAFFOLD SUBGRADE 3" MIN. BEFORE INSTALLATION.
- SIDE SLOPES STEEPER THAN 3% MAY BE ALLOWED; HOWEVER, MUST BE STABILIZED IN ACCORDANCE WITH DODI DESIGN REQUIREMENTS.
- FOR ALTERNATIVE EDGE TREATMENT CONDITIONS, SEE DODI NOS. 02.10 TO 02.12.
- BOTTOM OF BIOWALL SHALL BE AT LEAST 2" ABOVE THE ORIGINAL HIGH WATER TABLE AND BODIUM AS DETERMINED BY GEOTECHNICAL INVESTIGATION.
- STONE DEPTH SHALL VARY PER DESIGN PLANS TO ACHIEVE A WATER STORAGE LAYER; INSTALLATION SHALL BE AS SHOWN.
- PROVIDE UNDERDRAIN WHEN CALLED FOR PER DESIGN PLANS. SEE DODI 605.0 FOR MIN. DESIGN REQUIREMENT.
- DISTANCE TO ROADWAY MAY BE REDUCED WHEN USE OF PRACTICE IS LINED WITH WATERPROOF MEMBRANE PER DESIGN PLANS.
- SEE DODI NO. 045.0 FOR CLEAN OUT AND OBSERVATION WELL DETAIL.
- BIORETENTION FACILITY DESIGNED IS ONE WITH AN OVERFLOW STRUCTURE. "TOP-LINE" FACILITIES DESIGNED TO LIMIT INFLOW SO THAT OVERFLOW STRUCTURES ARE NOT REQUIRED ARE ALSO PERMISSIBLE, AS SHOWN ON DESIGN PLANS.
- 6" DEPTH FROM SURROUNDING GRADE TO LOW POINT OF FACILITY EXCEEDS 5 FEET, A FENCE IS REQUIRED AROUND ENTIRE FACILITY.



LEGEND: ① BIORETENTION SOIL ② MULCH, PER PLANTING PLAN ③ OVERFLOW STRUCTURE ④ PERFORATED PIPE UNDERDRAIN ⑤ CHECKER LAYER, SAND & GRAVEL ⑥ GEOTEXTILE, CLASS 2 ⑦ PLANT BED SOIL

RECOMMENDED: SILVY CHIEF DESIGNER

APPROVED: [Signature]

DATE: [Blank]

SCALE: [Blank]

PROJECT: CHIEF TRANSPORTATION ENGINEER

BIORETENTION IN OPEN AREA

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

DWG. NO. 621.20

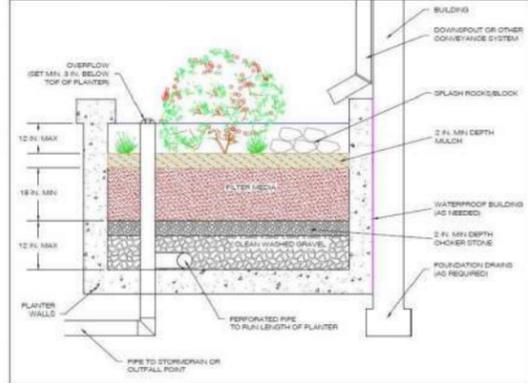
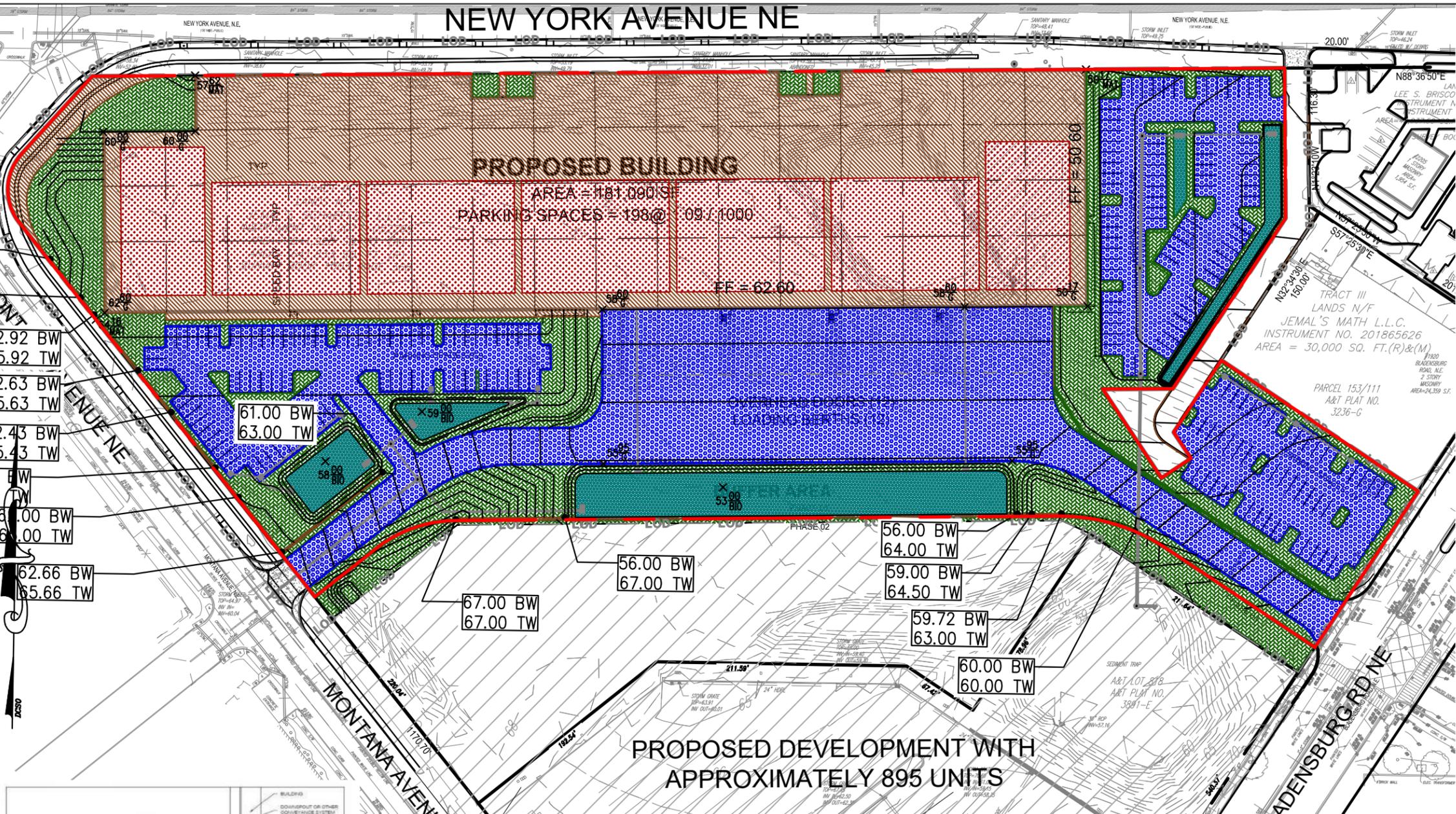
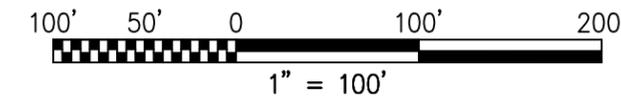


Figure 3.24 Example of a stormwater planter (B-4).

PRIVATE SPACE LEGEND:

- TOTAL SITE AREA: 401,912 SQ. FT.
- IMPERVIOUS COVER (124,985 SQ. FT.)
- COMPACTED COVER (178,900 SQ. FT.)
- VEHICLE RELATED COVER (134,129 SQ. FT.)
- BIORETENTION BMP COVER (20,897 SQ. FT.)
- GREEN ROOF BMP COVER (77,130 SQ. FT.)



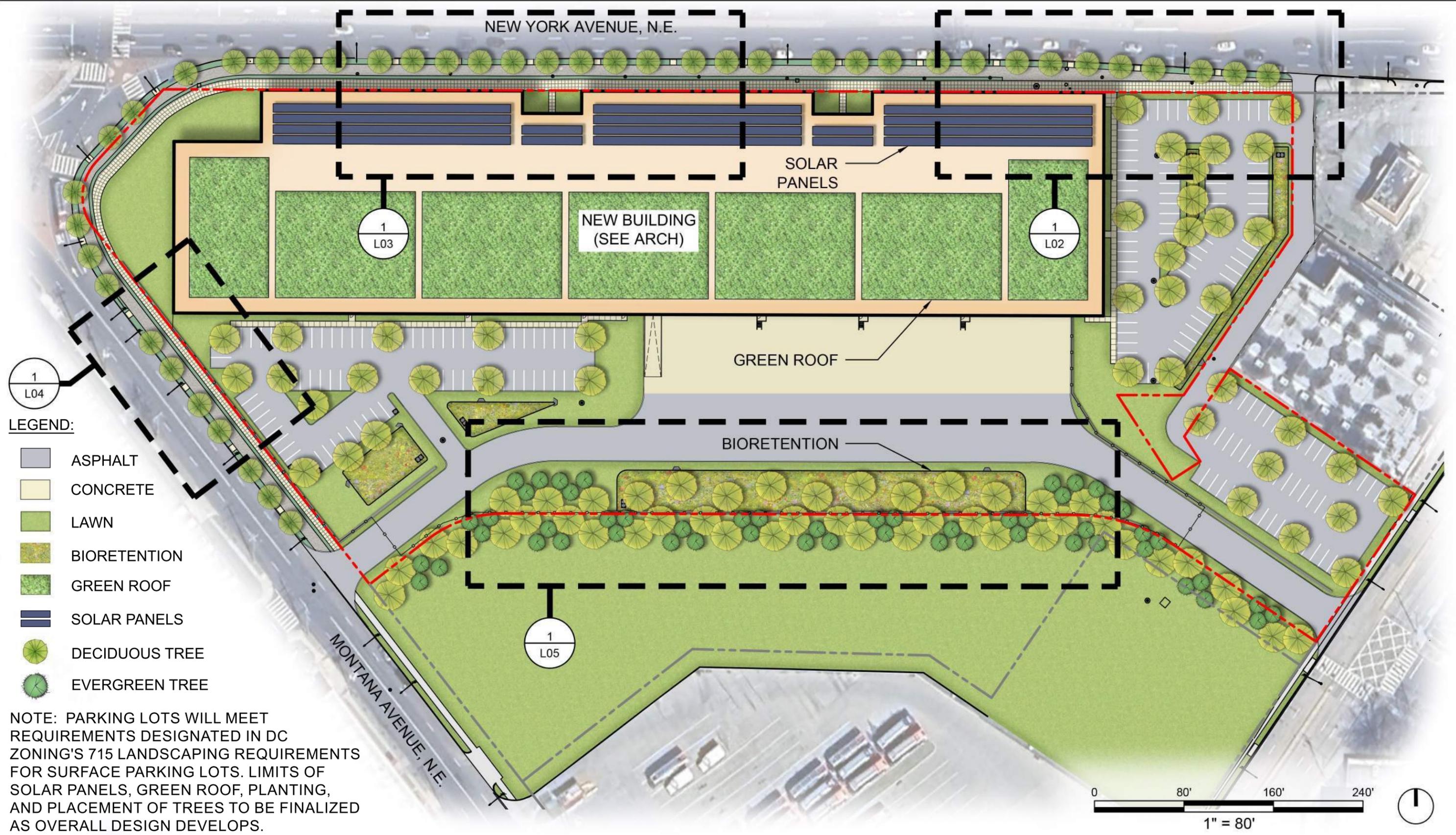
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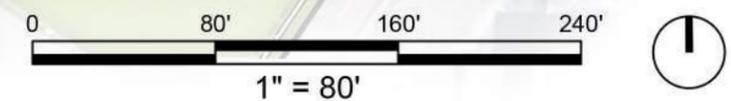
LANDSCAPE SITE PLAN



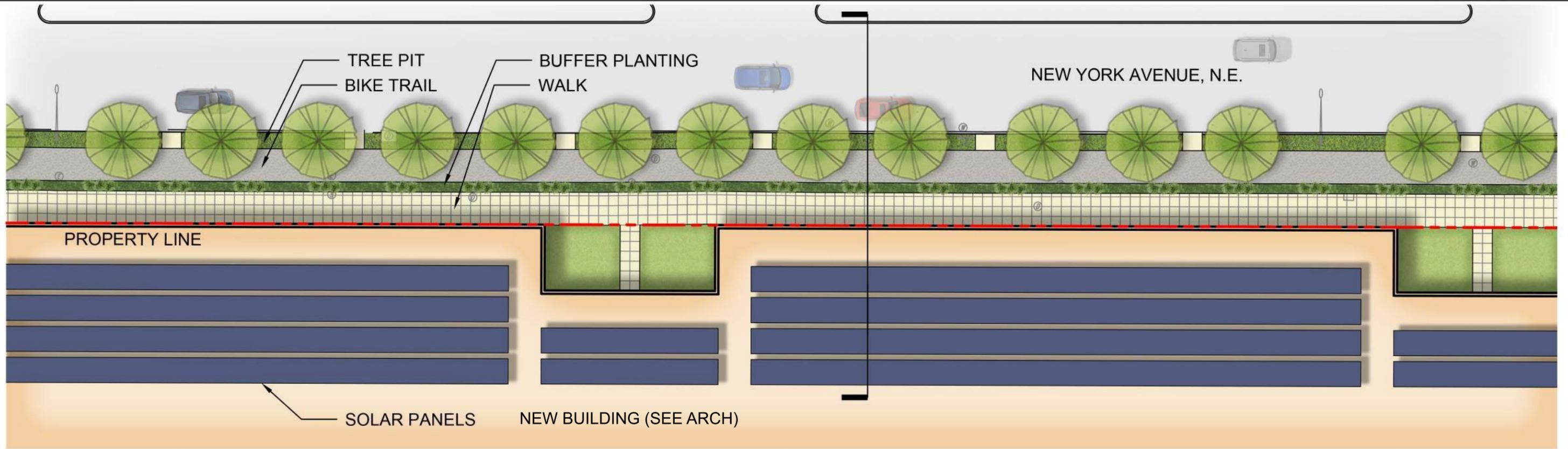
LEGEND:

- ASPHALT
- CONCRETE
- LAWN
- BIORETENTION
- GREEN ROOF
- SOLAR PANELS
- DECIDUOUS TREE
- EVERGREEN TREE

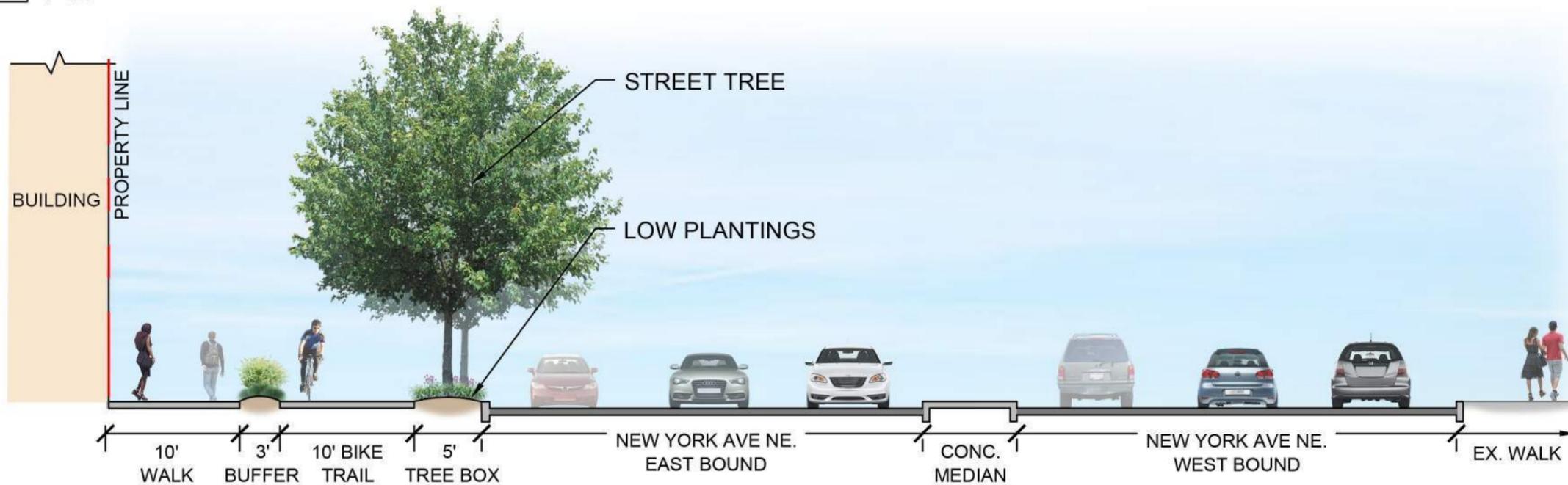
NOTE: PARKING LOTS WILL MEET REQUIREMENTS DESIGNATED IN DC ZONING'S 715 LANDSCAPING REQUIREMENTS FOR SURFACE PARKING LOTS. LIMITS OF SOLAR PANELS, GREEN ROOF, PLANTING, AND PLACEMENT OF TREES TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.



NEW YORK AVENUE SITE PLAN B

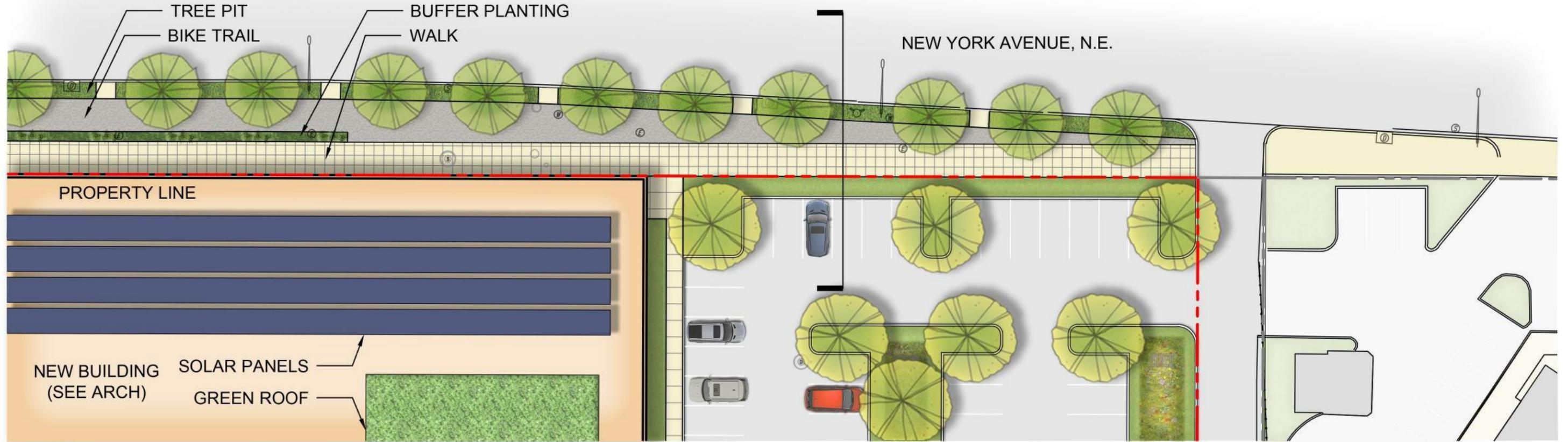


1 NEW YORK AVENUE, NE STREETScape PLAN
1" = 30'-0"

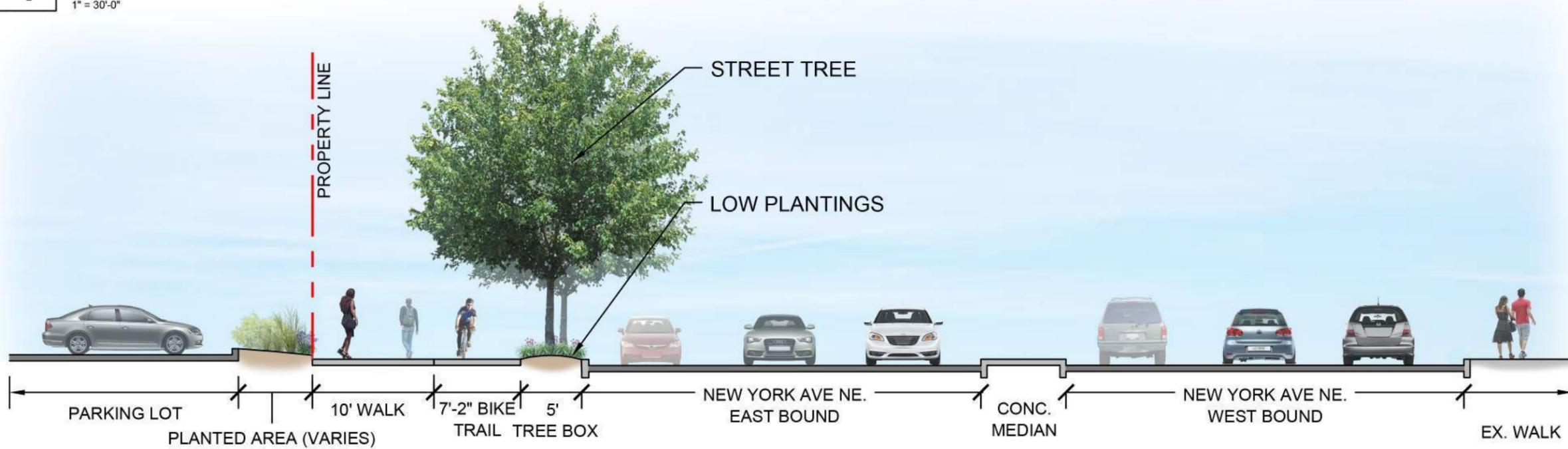


2 NEW YORK AVENUE, NE STREETScape SECTION
1" = 20'-0"

NEW YORK AVENUE SITE PLAN A

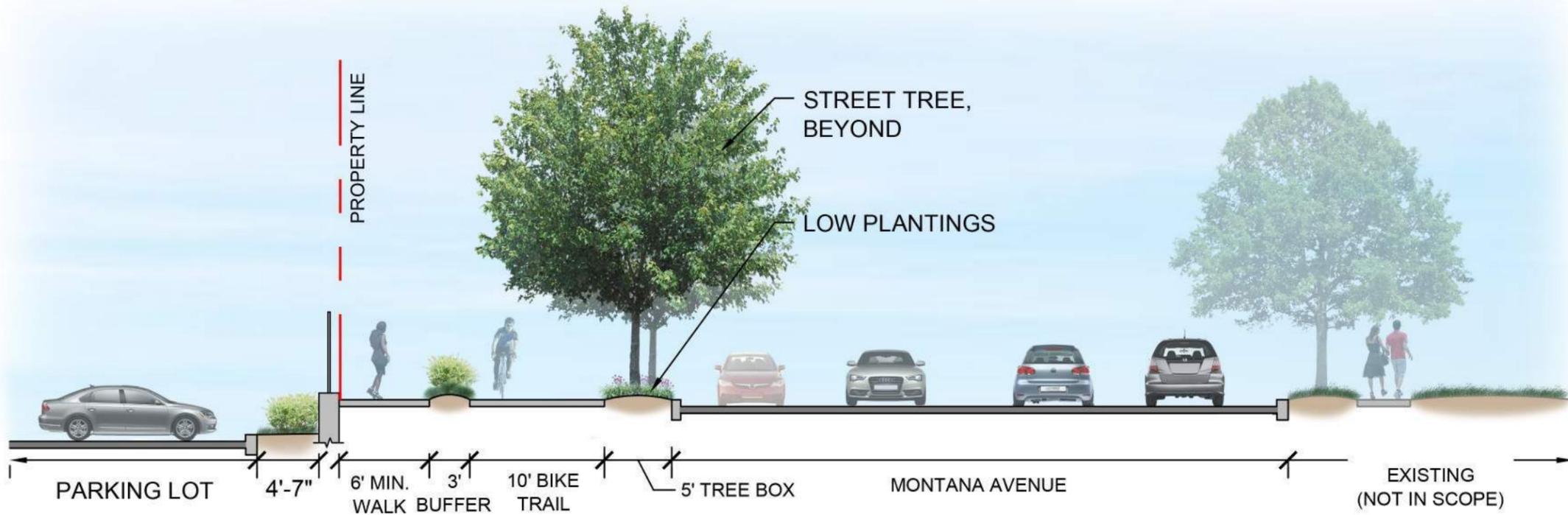
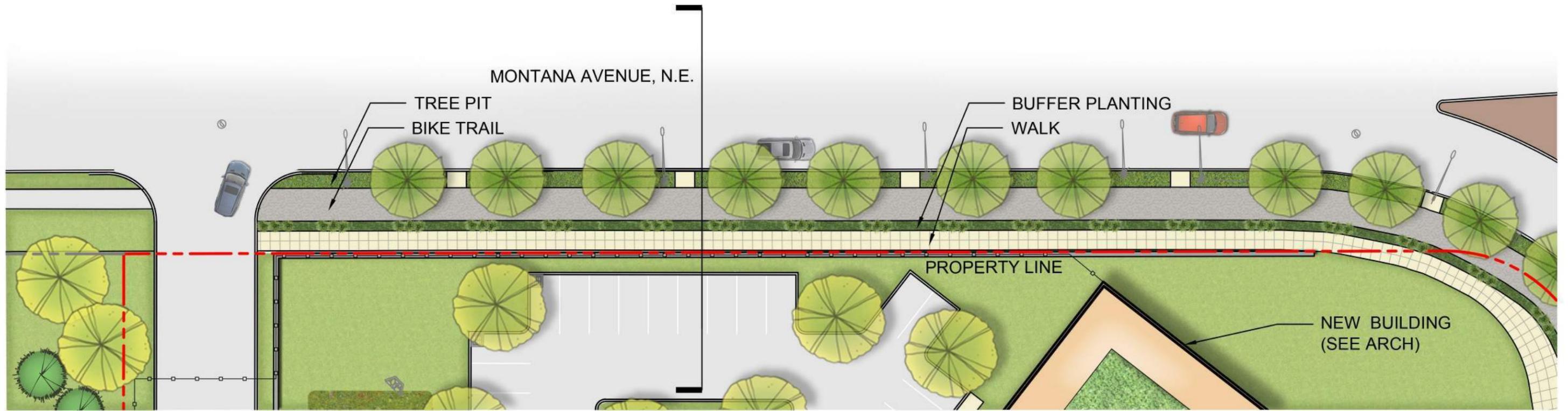


1 NEW YORK AVENUE, NE STREETScape PLAN
1" = 30'-0"



2 NEW YORK AVENUE, NE STREETScape SECTION
1" = 20'-0"

MONTANA AVENUE SITE PLAN

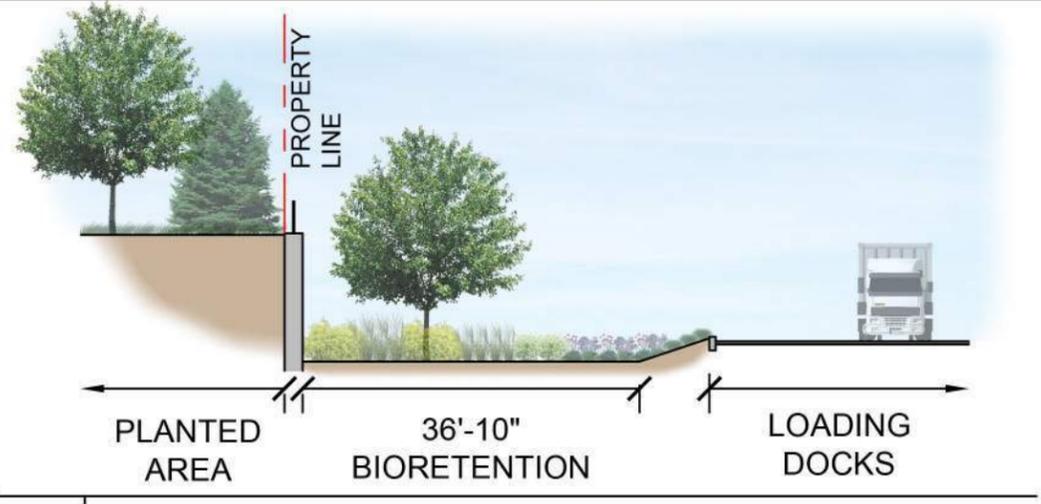


2 MONTANA AVENUE, NE STREETScape SECTION

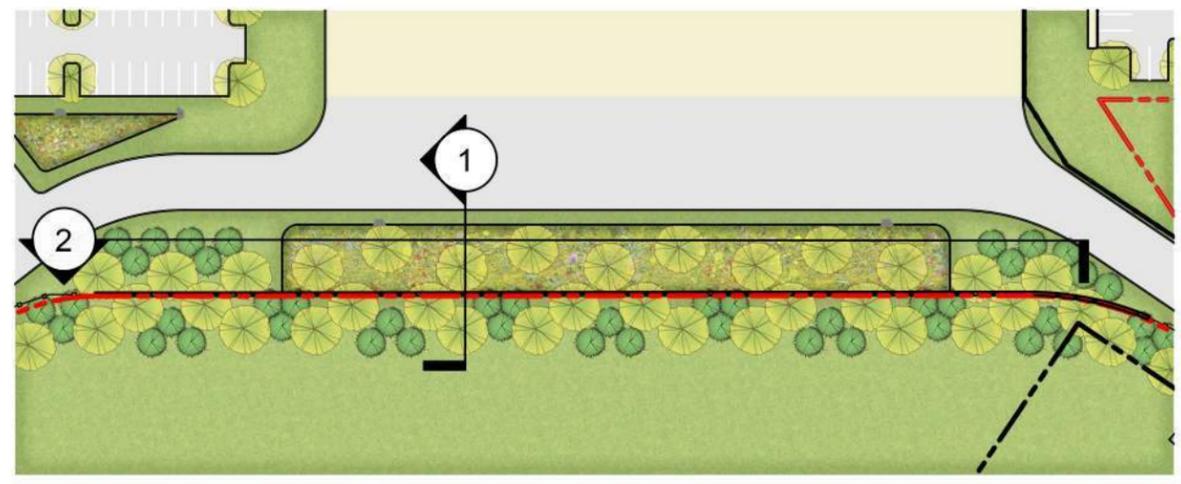
1" = 20'-0"



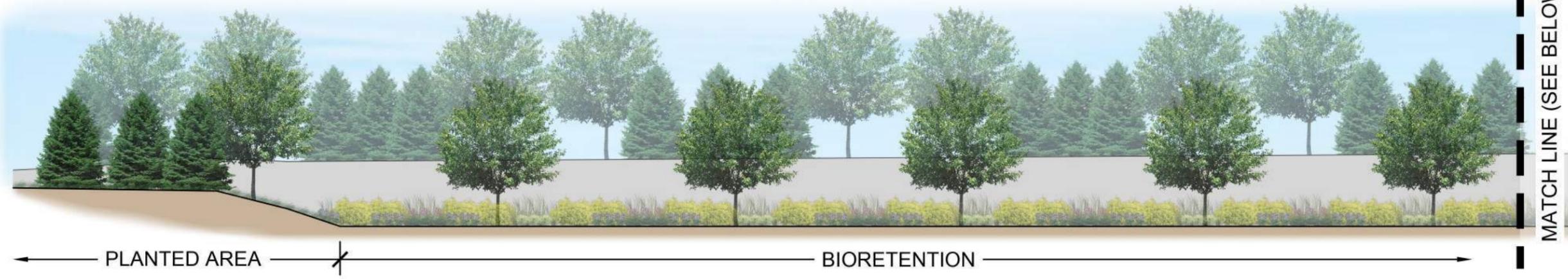
BIORETENTION SECTIONS



1 SECTION
1" = 20'-0"



0 REFERENCE PLAN
1" = 200'-0"



2 SECTION
1" = 20'-0"

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GREEN AREA RATIO PLAN

NEW YORK AVENUE, N.E.

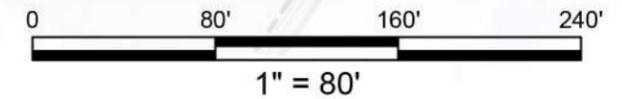
NEW BUILDING
(SEE ARCH)

MONTANA AVENUE, N.E.

NOTE:

REQUIRED GAR SCORE: 0.20

THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. A COMBINATION OF BIORETENTION AND PLANTINGS ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. THE DESIGN LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.



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