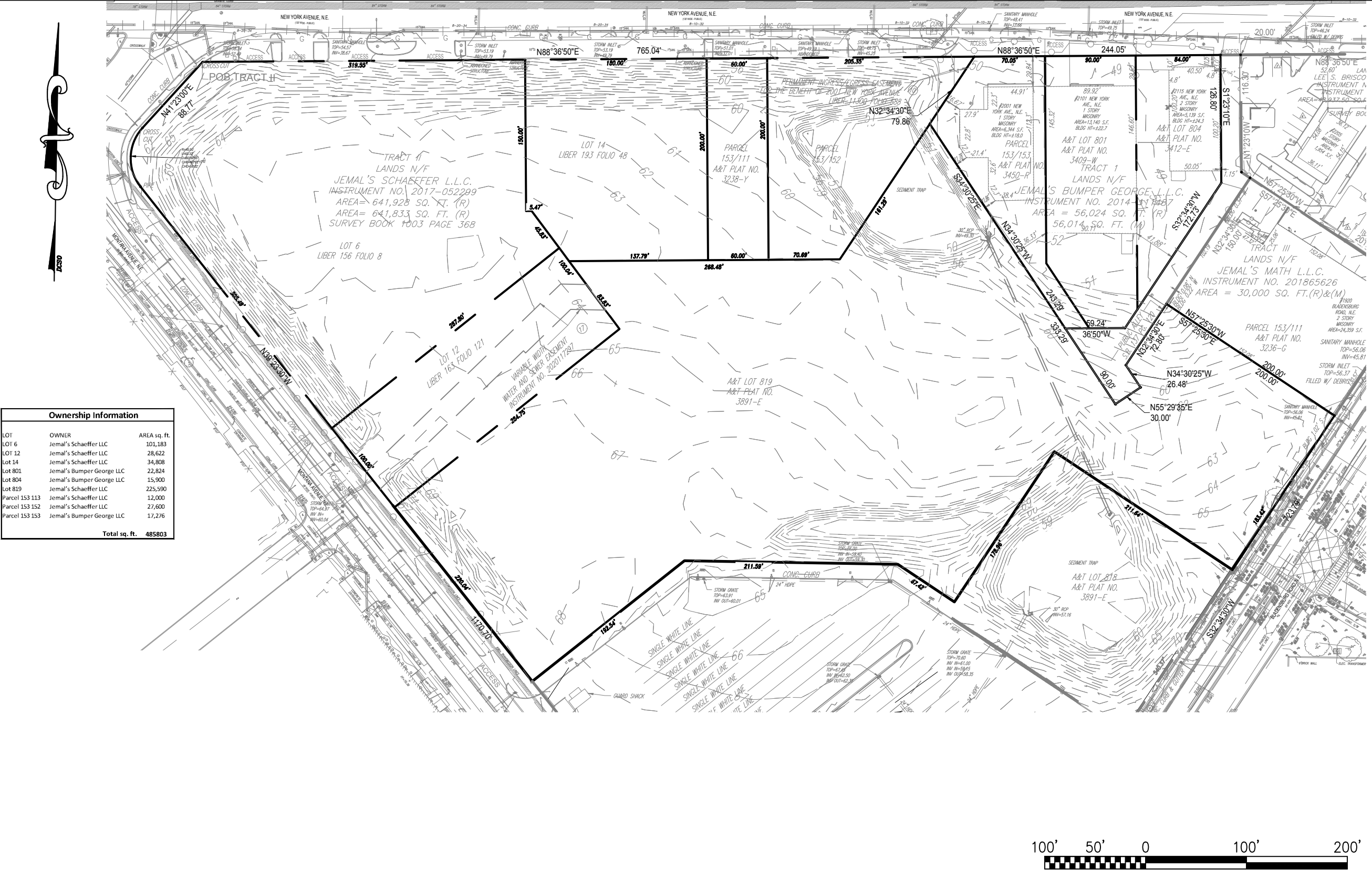
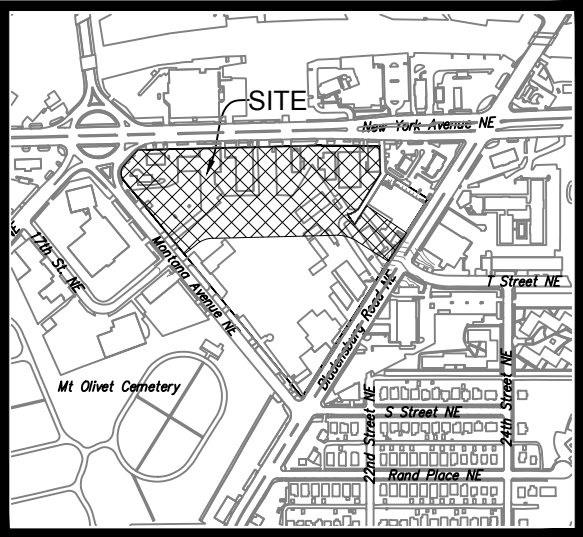


Existing Conditions Plan



Erosion and Sediment Control Plan



VICINITY MAP
SCALE: 1"=800'

TOTAL SITE AREA:
TOTAL SITE AREA: 391,745 SF / 9 AC










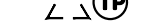

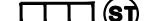
TOTAL VOLUME OF CUT OF BELOW GRADE EXCAVATION:
TOTAL AREA OF EXCAVATION: 434,518 SF / 9.975 AC
VOLUME OF CUT: (434,518) SQ.FT. (AREA) X (2) FEET (DEPTH)
27

VOLUME OF CUT: (32,186) cy +/-

TOTAL VOLUME OF CUT /FILL FOR UTILITIES:
TOTAL AREA OF EXCAVATION: 15,303 SF / 0.351 AC
VOLUME OF CUT: (15,303) SQ.FT. (AREA) X (6) FEET (DEPTH)
27

VOLUME OF CUT AND FILL: (3,400) cy +/-

TOTAL AREA OF DISTURBANCE:
TOTAL AREA OF DISTURBANCE: 449,821 SQUARE FEET OR 10.326 ACRES

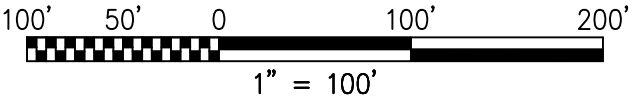
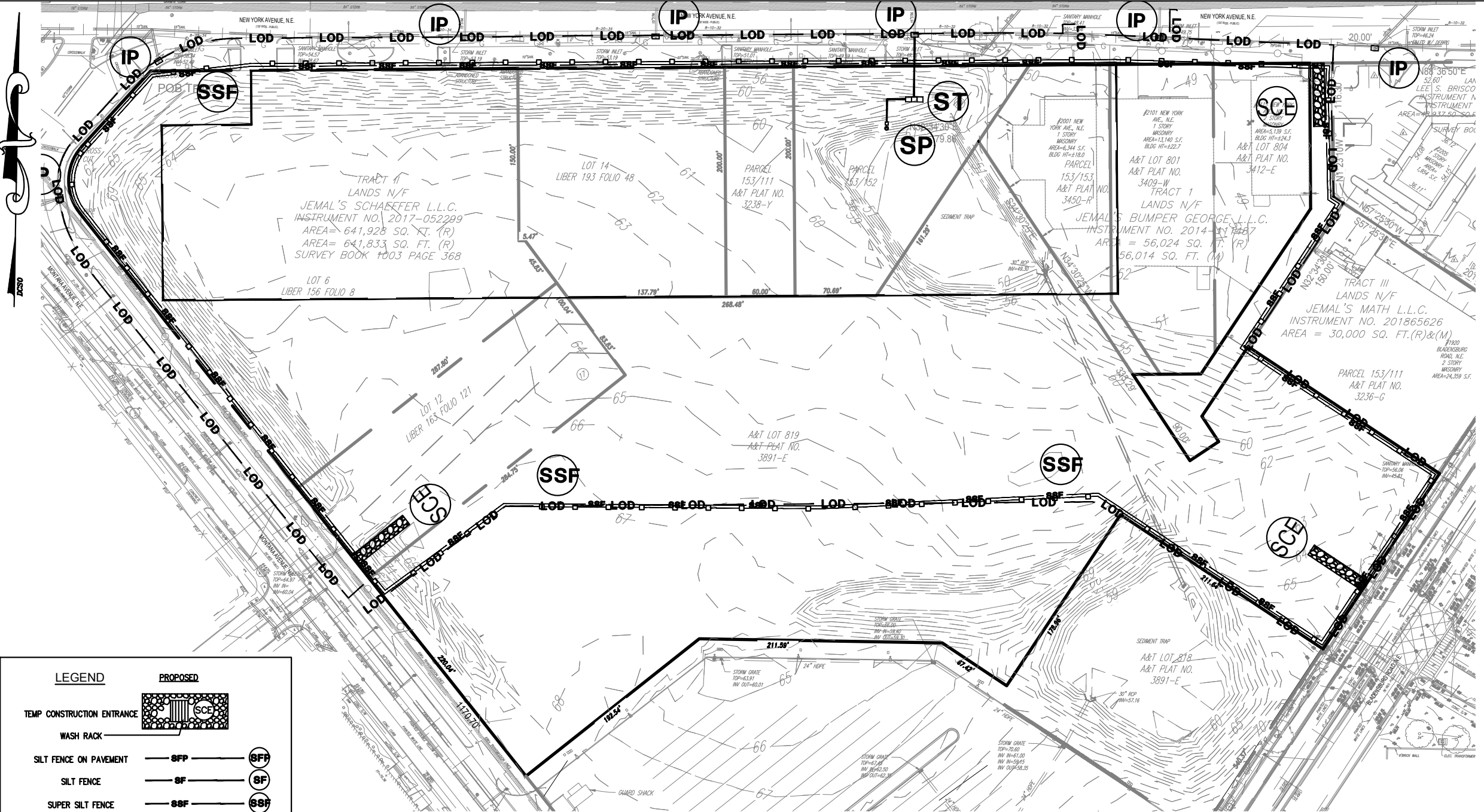
LEGEND	PROPOSED
TEMP CONSTRUCTION ENTRANCE	
WASH RACK	
SILT FENCE ON PAVEMENT	 SFP
SILT FENCE	 SF
SUPER SILT FENCE	 SSF
SAFETY FENCE	 SAF
INLET PROTECTION	 IP
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
APPROXIMATE LIMIT OF DISTURBANCE	 LOD
TREE PROTECTION	 TP
SUMP PUMP	 SP
SEDIMENT TANK	 ST

EROSION AND SEDIMENT CONTROL NARRATIVE:

EROSION AND SEDIMENT CONTROL WILL BE ACHIEVED THROUGH THE USE OF SUPER SILT FENCE, SILT FENCE, INLET PROTECTION, SILT FENCE ON PAVEMENT, AND STABILIZED CONSTRUCTION ENTRANCE. THE SITE WILL ALSO INCLUDE SAFETY FENCE FOR SITE PROTECTION. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE IMPLEMENTED PRIOR TO DEMOLITION AND REMOVAL OF WASTE MATERIALS. ALL DEMO MATERIALS WILL BE TAKEN TO AN OFF-SITE DESIGNATED DUMPING AREA VIA DUMP TRUCKS OR DUMPSTERS.

DESCRIPTION OF PREDOMINANT SOIL TYPE:

U1 UDORTHENTS
Ub URBAN LAND



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Site Plan

SITE PLAN LEGEND

- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT (FULL DEPTH)
- NEW BIORETENTION AREA
- NEW LANDSCAPE AREA

SITE KEYNOTES:

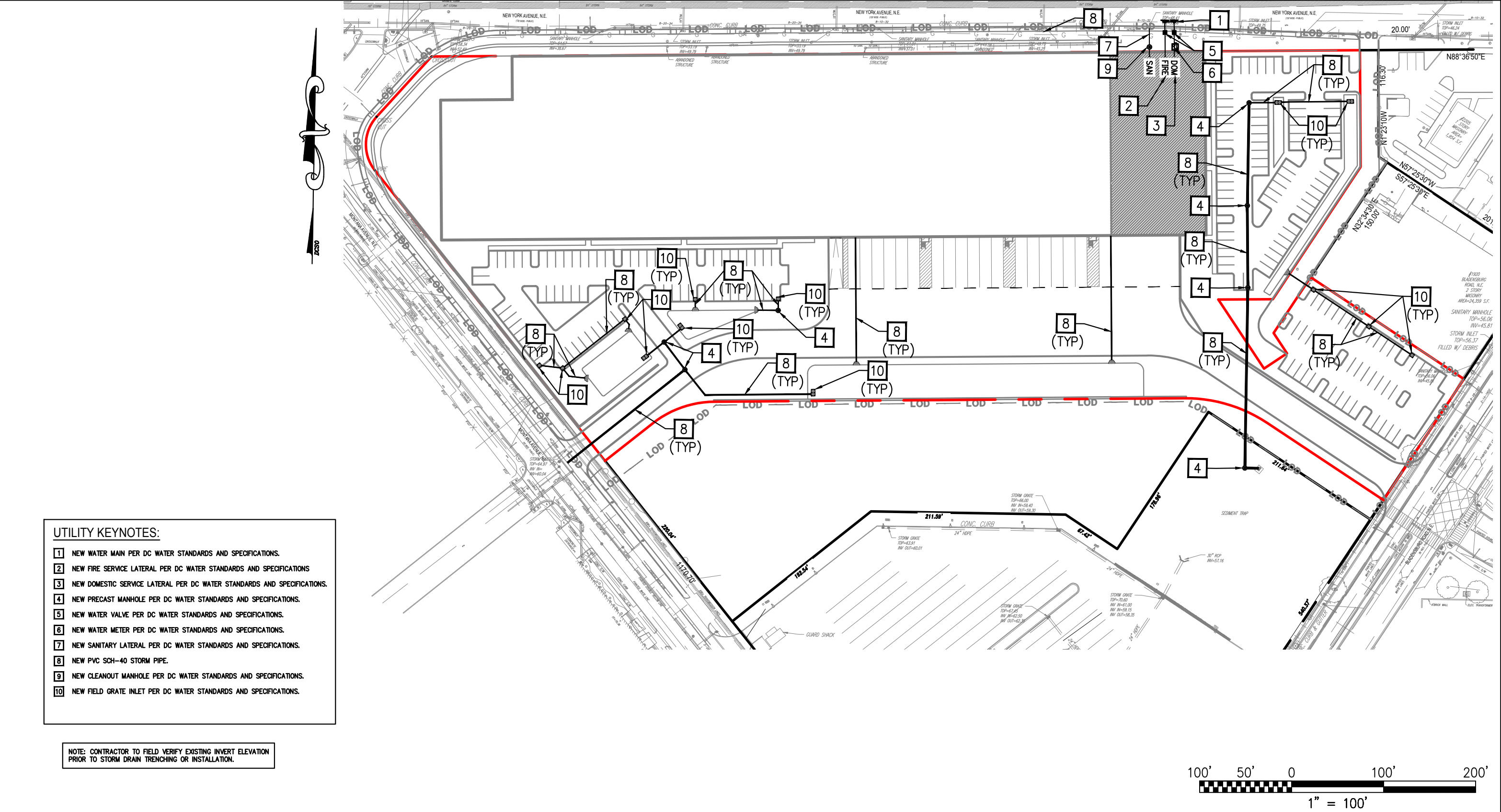
- 1 NEW CURB AND GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
- 2 NEW CONCRETE PAVEMENT PER DDOT STANDARDS AND SPECIFICATIONS.
- 3 NEW CONCRETE SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.
- 4 NEW HANDICAP RAMP PER DDOT STANDARDS AND SPECIFICATIONS.
- 5 NEW PARKING LOT AREA.
- 6 NEW PLANTING AREA.
- 7 NEW 3' BUFFER AREA.
- 8 NEW BUILDING.
- 9 NEW PUBLIC STREETLIGHT PER DDOT STANDARDS AND SPECIFICATIONS.
- 10 NEW PUBLIC SPACE STREET TREE PER DDOT STANDARDS AND SPECIFICATIONS.
- 11 NEW CURB CUT PER DDOT STANDARDS AND SPECIFICATIONS.
- 12 NEW 10' BIKE PATH.
- 13 NEW RETAINING WALL

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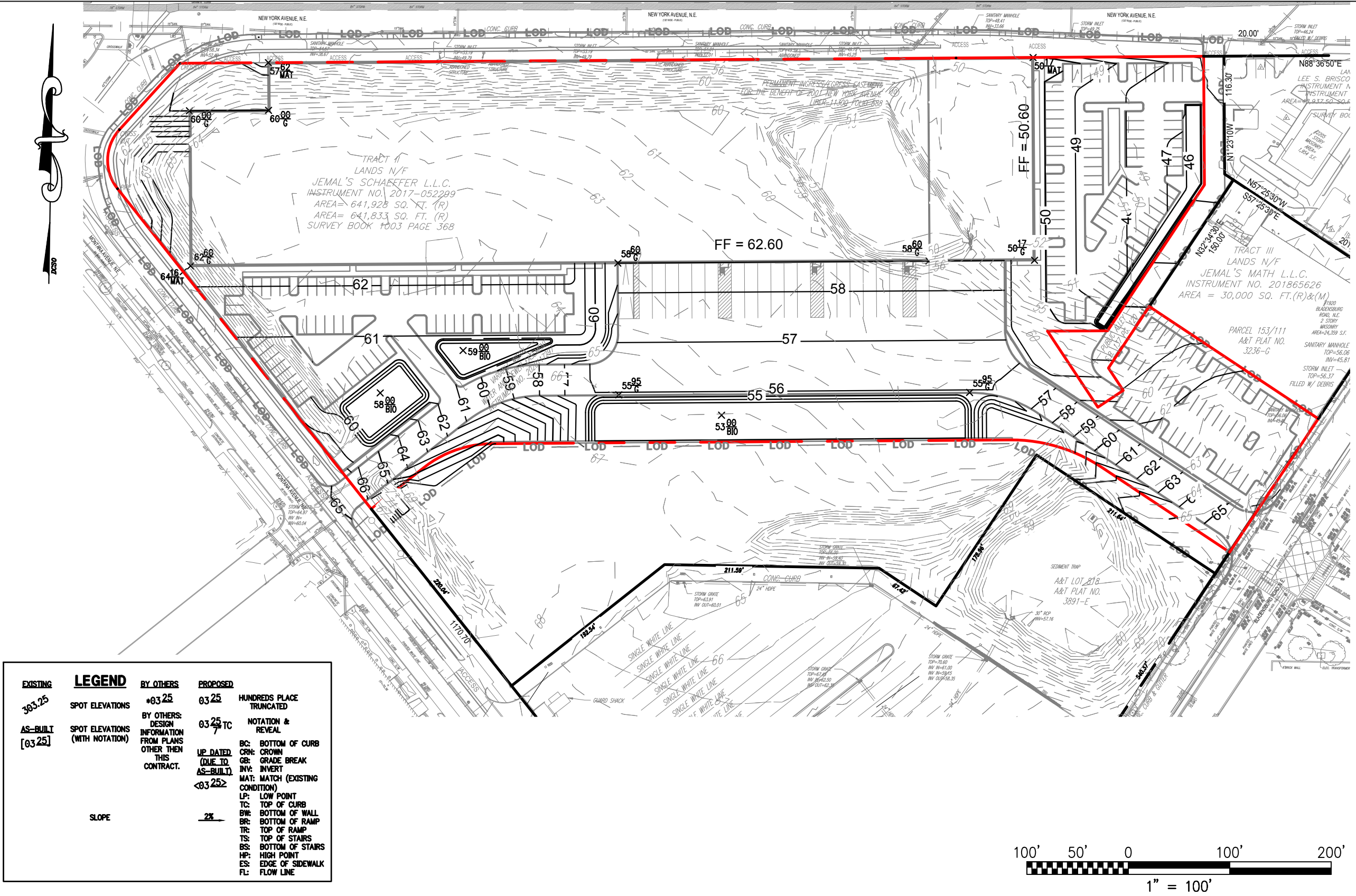


Utility Plan



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Grading Plan



EXISTING	LEGEND	BY OTHERS	PROPOSED
303.25	SPOT ELEVATIONS	*03.25	03.25
AS-BUILT [03.25]	SPOT ELEVATIONS (WITH NOTATION)	BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THEN THIS CONTRACT.	03.25 TC NOTATION & REVEAL
		UP DATED (DUE TO AS-BUILT)	UP DATED (DUE TO AS-BUILT)
		<03.25>	<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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FALLS CHURCH

03 JUNE 2025

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EX
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VIRGINIA

222016

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.

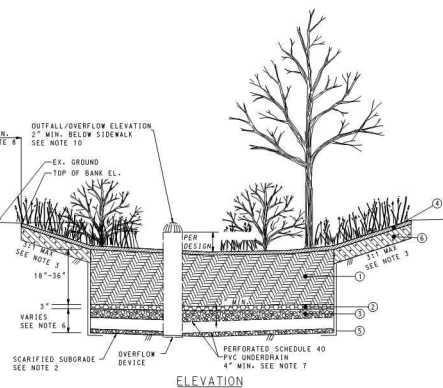
PUBLIC SPACE PROPOSED CONDITIONS:

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".
- SCAFFY SUBGRADE 3" MIN. BEFORE INSTALLATION.
- SIDE SLOPES STEEPER THAN 3:1 MAY BE ALLOWED; HOWEVER, MUST BE STABILIZED IN ACCORDANCE WITH DODI DESIGN REQUIREMENTS.
- FOR ALTERNATIVE EDGE TREATMENT CONDITIONS, SEE DWG. NOS. 621.30 TO 621.32.
- BOTTOM OF BIOWALL SHALL BE AT LEAST 2' ABOVE THE SEASONAL HIGH WATER TABLE AND BEDROCK AS DETERMINED BY GEOTECHNICAL INVESTIGATION.
- STONE DEPTH SHALL VARY PER DESIGN PLANS, TO ACHIEVE A WATER STORAGE LAYER/ INFILTRATION DUMP, WHEN APPLICABLE.
- PROVIDE UNDERDRAIN WHEN CALLED FOR PER DESIGN PLANS, SEE DWG. 603.01 FOR MIN. BEDDING REQUIREMENT.
- DISTANCE TO ROADWAY MAY BE REDUCED WHEN SIDE OF PRACTICE IS LINED WITH WATERPROOF MEMBRANE, PER DESIGN PLANS.
- SEE DWG. NO. 603.01 FOR CLEAN OUT AND OBSERVATION WELL DETAIL.
- BIORETENTION FACILITY DEPICTED IS ONE WITH AN OVERFLOW STRUCTURE. "OFF-LINE" FACILITIES DESIGNED TO LIMIT INFLOW SO THAT OVERFLOW STRUCTURES ARE NOT REQUIRED ARE ALSO PERMISSIBLE, AS SHOWN ON DESIGN PLANS.
- IF DEPTH FROM SURROUNDING GRADE TO LOW POINT OF FACILITY EXCEEDS 5 FEET, A FENCE IS REQUIRED AROUND ENTIRE FACILITY.

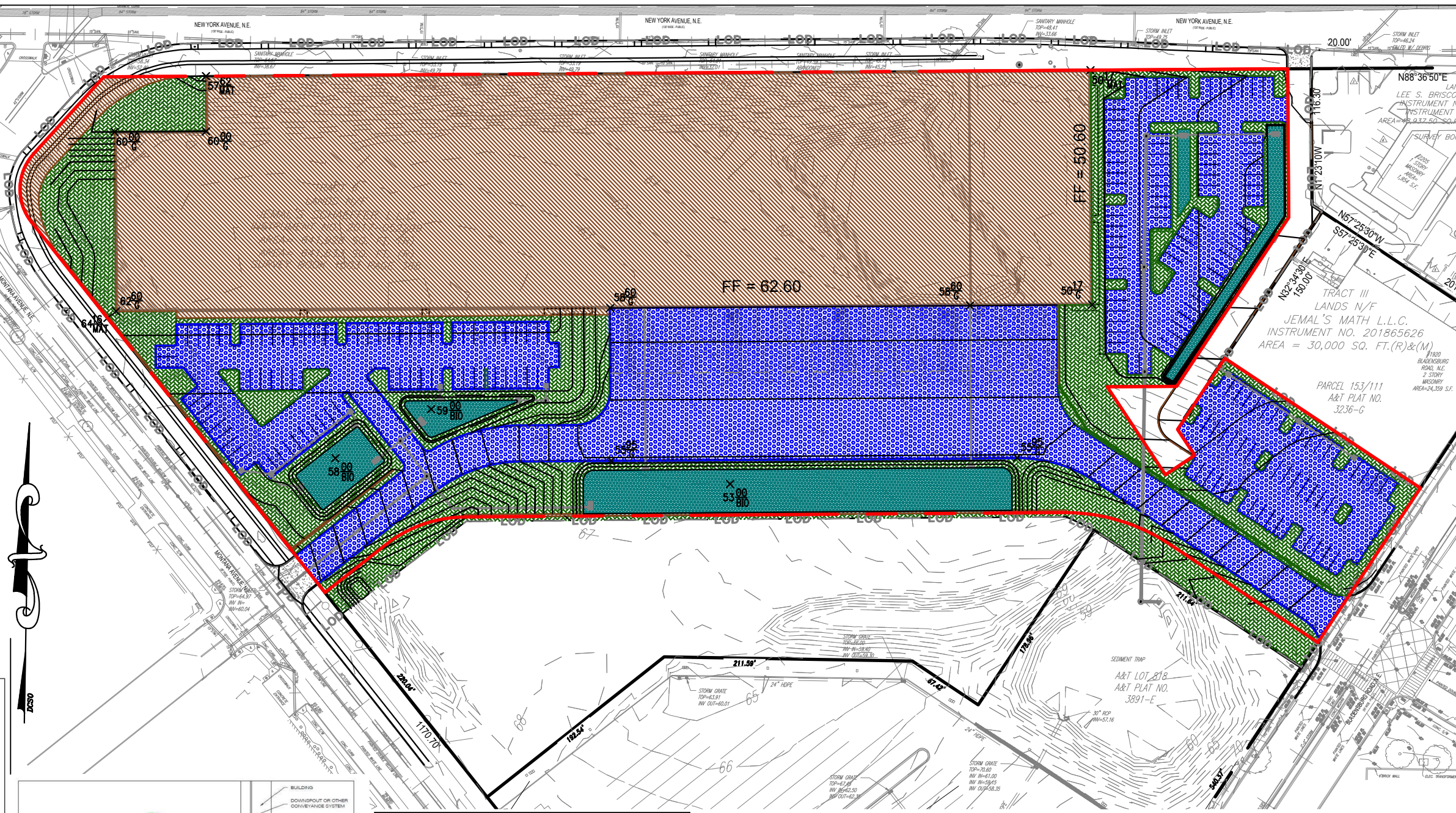
- LEGEND: ① BIORETENTION SOIL
② CHOKER LAYER, SAND & GRAVEL
③ ASPHALT #57 STONE, DOBBLE WASHED



DATE	APPROVED	REVISION	CHIEF TRANSPORTATION ENGINEER
03/20/2025			
03/20/2025			
03/20/2025			

BIORETENTION IN OPEN AREA

DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION
DWG. NO. 621.20



PRIVATE SPACE LEGEND:

- TOTAL SITE AREA: 401,912 SQ. FT.
- IMPERVIOUS COVER (170,185 SQ. FT.)
 - COMPACTED COVER (76,701 SQ. FT.)
 - VEHICLE RELATED COVER (134,129 SQ. FT.)
 - BIORETENTION BMP COVER (20,897 SQ. FT.)

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

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