

STANDARD DRAWING LEGEND					
FOR ENTIRE PLAN SET					
LIMIT OF WORK					
LIMIT OF DISTURBANCE					
SAWCUT LINE					
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE		UNDERGROUND TELEPHONE LINE	
	ONSITE PROPERTY LINE / R.O.W. LINE			UNDERGROUND CABLE LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			SANITARY SEWER MAIN	
	EASEMENT LINE			STORM SEWER	
	SETBACK LINE			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
				WATER METER	
				WATER VALVE	
	POLE LIGHT			GAS VALVE	
	TRAFFIC LIGHT			GAS METER	
	UTILITY POLE			TYPICAL END SECTION	
	TYPICAL LIGHT			HEADWALL OR ENDWALL	
	ACORN LIGHT			GRATE INLET	
	TYPICAL SIGN			CURB INLET	
	PARKING COUNTS			CLEAN OUT	
				ELECTRIC MANHOLE	
				TELEPHONE MANHOLE	
	SPOT ELEVATIONS			ELECTRIC BOX	
				ELECTRIC PEDESTAL	
	SANITARY LABEL			MONITORING WELL	
	STORM LABEL			TEST PIT	
	SANITARY SEWER LATERAL			BENCHMARK	
	UNDERGROUND WATER LINE			BORING	

GENERAL NOTES:

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:
- A) BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED, "S-BOTO1-SURV-DCA230082.00_SIGNED.PDF" PREPARED BY BOHLER, PROJECT NUMBER DCA230082.00, DATED 05/10/2024

B) ARCHITECT FILES ENTITLED, "241002_RAVENNA - LEVEL 1.DWG", "241002_RAVENNA - LEVEL 2.DWG", AND "241002_RAVENNA - ROOF PLAN.DWG", PREPARED BY MAURICE WALTERS ARCHITECT, INC RECEIVED 10/02/2024

C) LANDSCAPE ARCHITECT FILES ENTITLED, "2023199-X-SITE-PUD,DWG", PREPARED BY LAND DESIGN, RECEIVED 10/30/2024

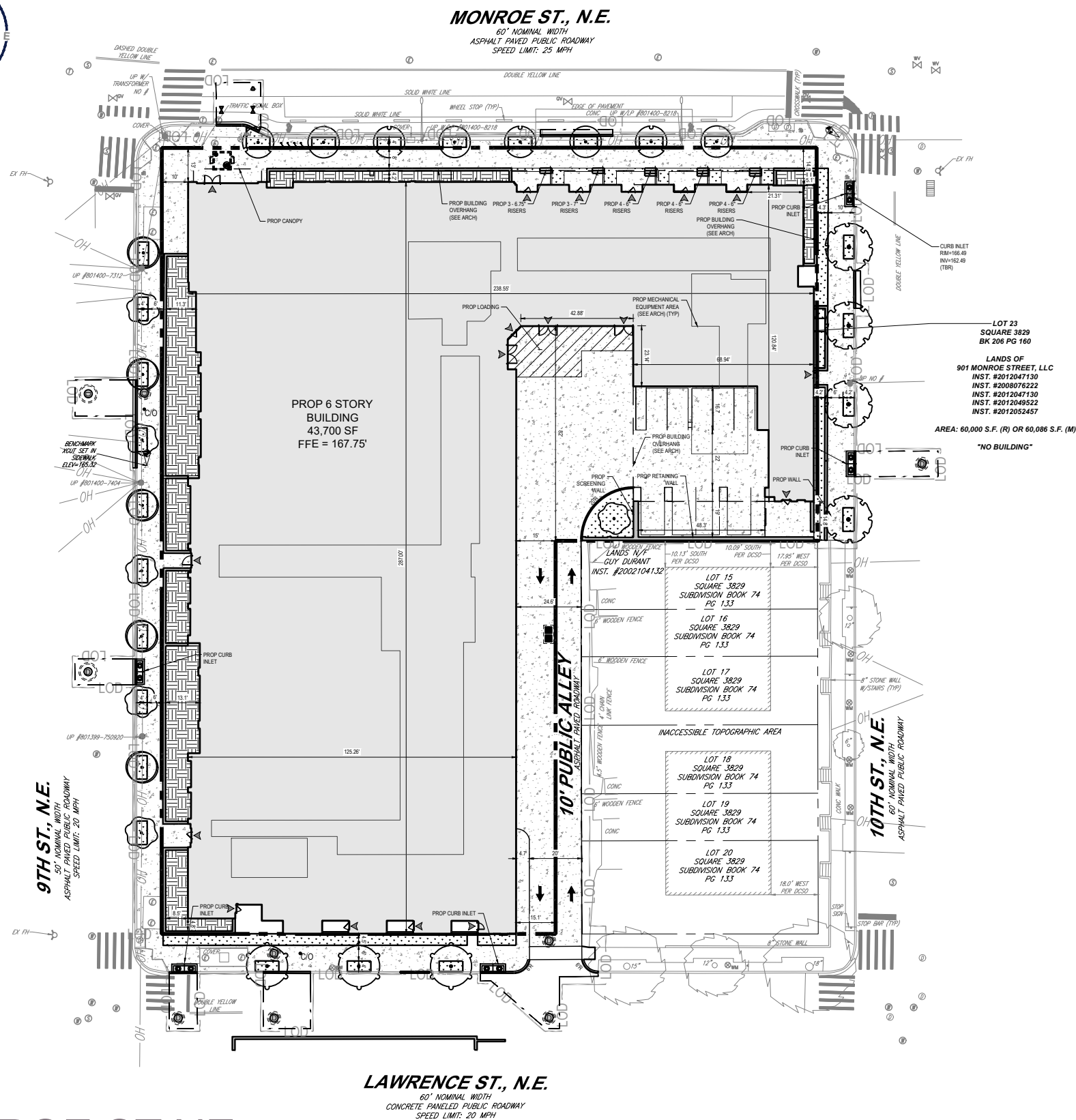
D) DC WATER COUNTER MAPS TITLED "CD-15-16-NE.PDF" PROVIDED BY DC WATER, DATED 04/11/1955, RECEIVED 04/05/2024

E) DC WATER GIS TITLED "901 MONROE ST NE - A.PDF", "901 MONROE ST NE - B.PDF", AND "901 MONROE ST NE - C.PDF" PROVIDED BY DC WATER, RECEIVED 04/05/2024

SHEET INDEX	
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DEVELOPER

HORNING
3333 14TH STREET, NW
SUITE 300
WASHINGTON, DC 20010



THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF AN APPROXIMATELY 43,700 SF, 6-STORY MULTIFAMILY BUILDING, ASSOCIATED SITE FEATURES, ALLEY WIDENING, AND STREETScape IMPROVEMENTS. THE BUILDING WILL BE LOCATED IN LOT 23 WITHIN SQUARE 3829.

LIMITS OF DISTURBANCE

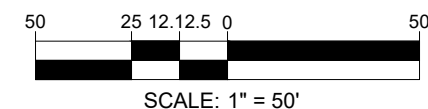
SAWCUT

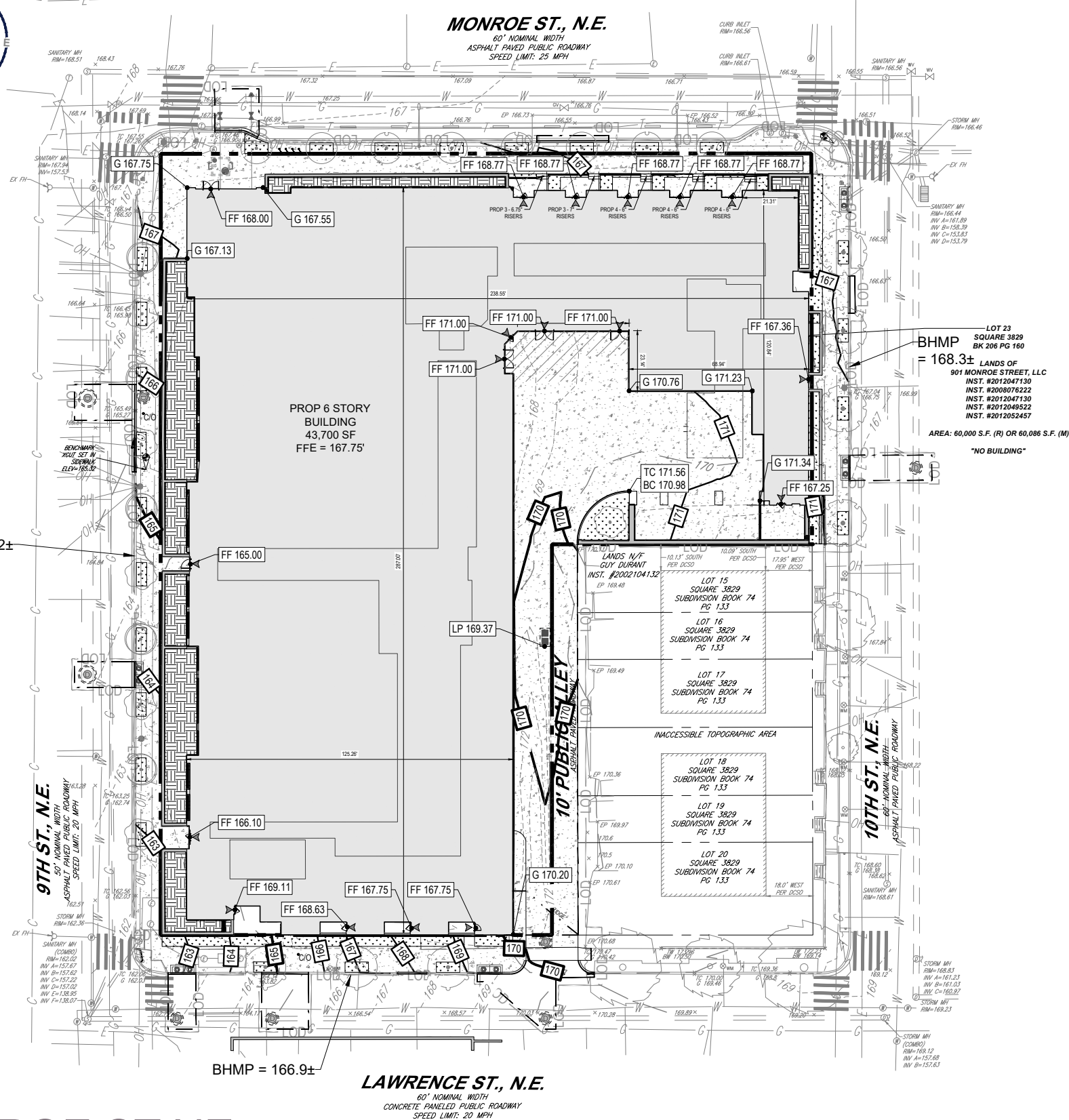
PROPOSED CONCRETE

PROPOSED BIORETENTION

PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS)

PROPOSED TREES
(SEE LANDSCAPE PLANS)



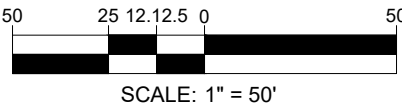


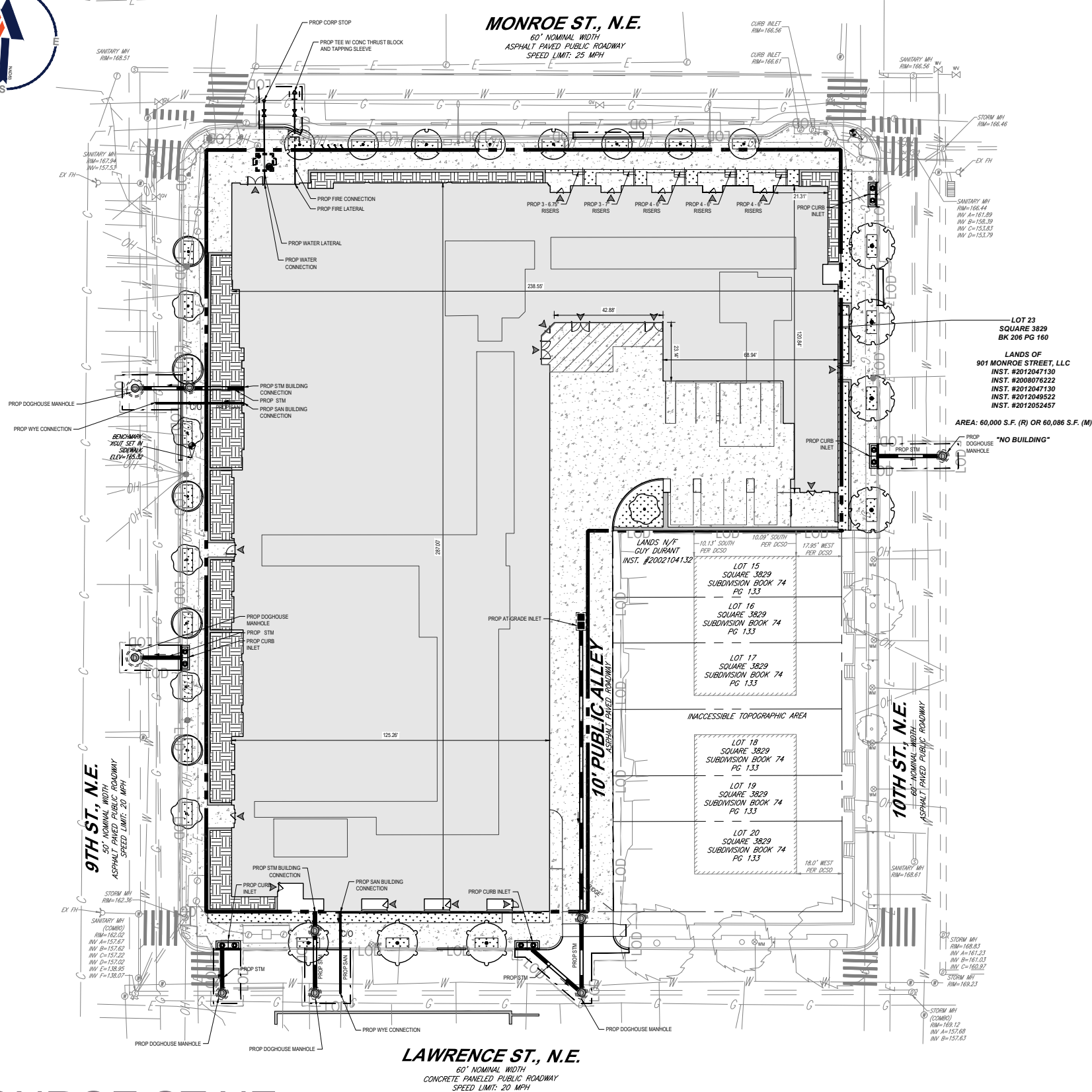
GRADING PLAN NARRATIVE:

THE PROJECT WILL INCLUDE REGRADING OF THE STREETScape AND PUBLIC ALLEY WITHIN THE LIMITS OF DISTURBANCE. FINISHED FLOOR ELEVATIONS WILL BE FINALIZED WITH CONSTRUCTION DOCUMENTS. PUBLIC ALLEY GRADING IS ALSO SUBJECT TO DDOT REVIEW AND APPROVAL.

LEGEND:

- LOD LIMITS OF DISTURBANCE
- SAWCUT
- PROPOSED CONCRETE
- PROPOSED BIORETENTION



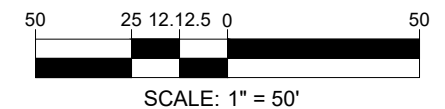


UTILITY NARRATIVE:

THIS PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF NEW UTILITY LATERAL TO SERVICE THE PROPOSED BUILDING, CATCH BASINS ON 9TH STREET, NE, LAWRENCE STREET, NE, AND 10TH STREET, NE. PROPOSED UTILITY LATERALS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS OF LATERAL CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS. ALL PROPOSED UTILITIES WILL RECONNECT IN THE WATER MAINS AND SEWERS ON 9TH STREET, NE, LAWRENCE STREET, NE, AND 10TH STREET, NE.

LEGEND:

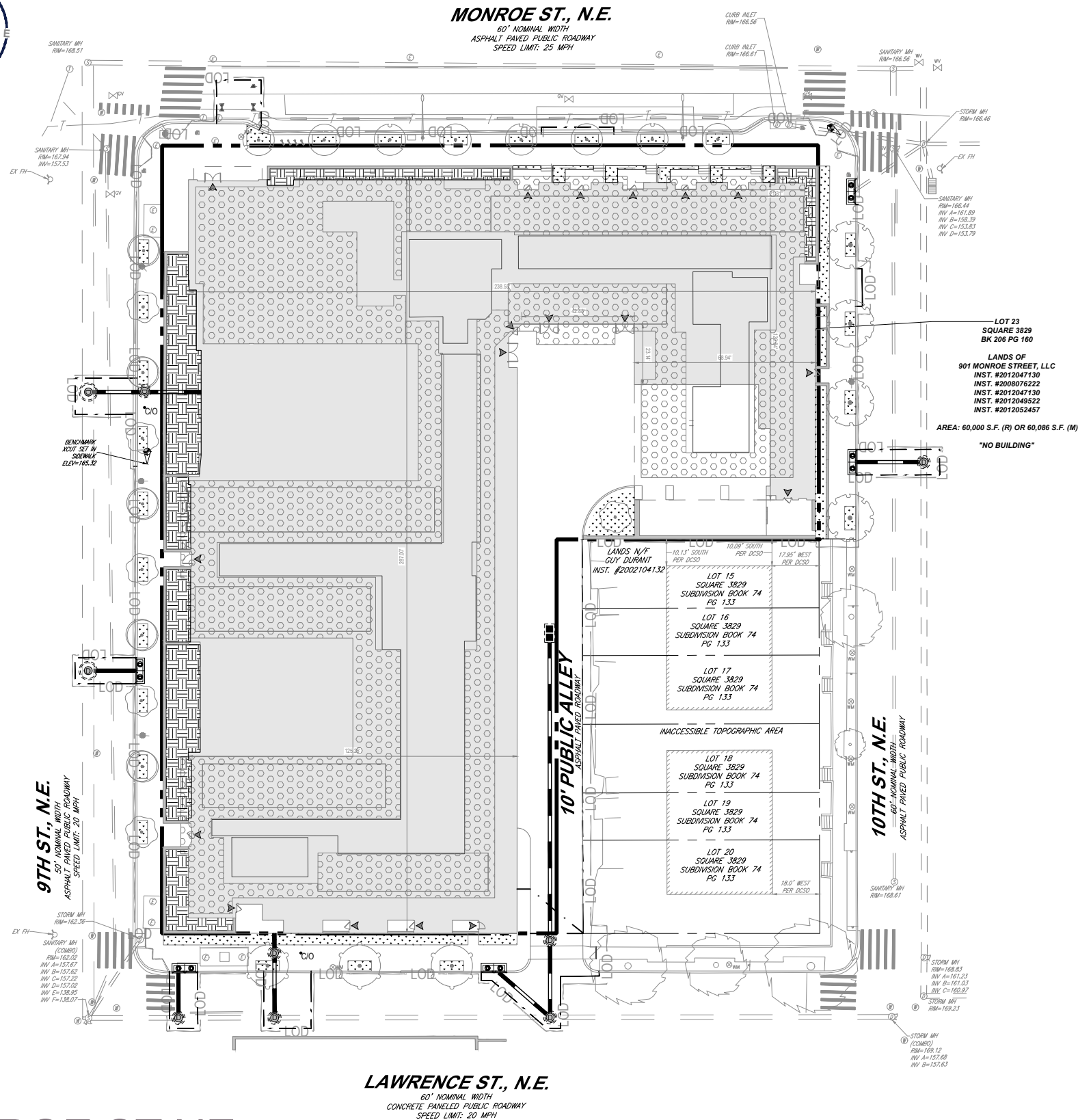
	LOD	LIMITS OF DISTURBANCE
		SAWCUT
		PROPOSED STORM SEWER
	SL	PROPOSED SANITARY LATERAL
	W	PROPOSED WATER LATERAL



901 MONROE ST NE

C-05

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GREEN AREA RATIO NARRATIVE:

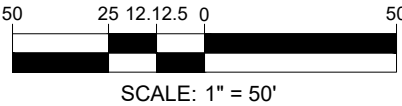
THE PROPOSED ZONE FOR THE PROJECT IS MU-5. TO SATISFY THE GAR REQUIREMENT FOR THE PROPOSED SITE, THE CURRENT DESIGN INCLUDES GREEN ROOFS AND BIORETENTIONS WITH VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER, THE FINAL DESIGN WILL MEET THE REQUIRED GAR SCORE OF 0.300.

STORMWATER MANAGEMENT PLAN NARRATIVE:

THERE ARE THREE REGULATIONS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION AND DETENTION VOLUMES AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES GREEN ROOF AND BIORETENTION FACILITIES WITH VARYING MEDIA DEPTHS. THE LOCATIONS, SIZE, AND DEPTH OF STORMWATER BMPs WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS. THIS FINAL DESIGN WILL MEET THE REQUIRED STORMWATER RETENTION AND DETENTION VOLUMES. STORMWATER MANAGEMENT WITHIN THE PROW WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

LEGEND:

- LOD — LIMITS OF DISTURBANCE
- - - SAWCUT
- PROPOSED CONCRETE
- PROPOSED BIORETENTION
- PROPOSED GREEN ROOF
- PROPOSED GRASS (SEE LANDSCAPE PLANS)
- PROPOSED TREES (SEE LANDSCAPE PLANS)



901 MONROE ST NE

C-06

STORMWATER MANAGEMENT AND GAR PLAN



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11.01.2024

★ ★ ★

Address1501 Monroe Street NE

Other

Lot size (enter this value first) *

Square

3829

Lot

23

Zone District

MU-5B

Lot area (sf)

60,086

Minimum Score

.3

Multiplier

SCORE:

0.300

Landscape Elements

A

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth < 24"

square feet

0.30

-

2

Landscaped areas with a soil depth ≥ 24"

square feet

0.60

-

3

Bioretention facilities

square feet

2,700

0.40

1,080.0

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants < 2' height

square feet

0.20

Native Bonus square feet

-

2

Plants ≥ 2' height at maturity
- calculated at 9-sf per plant

of plants

0

0.30

of plants

-

3

New trees with less than 40-foot canopy spread
- calculated at 50 sq ft per tree

of trees

1

50

0.50

of trees

1

25.0

4

New trees with 40-foot or greater canopy spread
- calculated at 250 sq ft per tree

of trees

0

0

0.60

of trees

0

-

5

Preservation of existing tree 6" to 12" DBH
- calculated at 250 sq ft per tree

of trees

0

0

0.70

of trees

-

6

Preservation of existing tree 12" to 18" DBH
- calculated at 600 sq ft per tree

of trees

0

0

0.70

of trees

-

7

Preservation of existing trees 18" to 24" DBH
- calculated at 1300 sq ft per tree

of trees

0

0

0.70

of trees

-

8

Preservation of existing trees 24" DBH or greater
- calculated at 2000 sq ft per tree

of trees

0

0

0.80

of trees

-

9

Vegetated wall, plantings on a vertical surface

square feet

0.60

square feet

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

square feet

0

0.60

square feet

-

2

Over at least 8" of growth medium

square feet

21,150

0.80

square feet

16,920.0

D

Permeable Paving***

1

Permeable paving over 6" to 24" of soil or gravel

square feet

0.40

-

2

Permeable paving over at least 24" of soil or gravel

square feet

0.50

-

E

Other

1

Enhanced tree growth systems***

square feet

0.40

-

2

Renewable energy generation

square feet

0.50

-

3

Approved water features

square feet

0.20

-

F

Bonuses

1

Native plant species

square feet

50

0.10

5.0

2

Landscaping in food cultivation

square feet

0.10

-

3

Harvested stormwater irrigation

square feet

0.10

-

sub-total of sq ft =

23,900

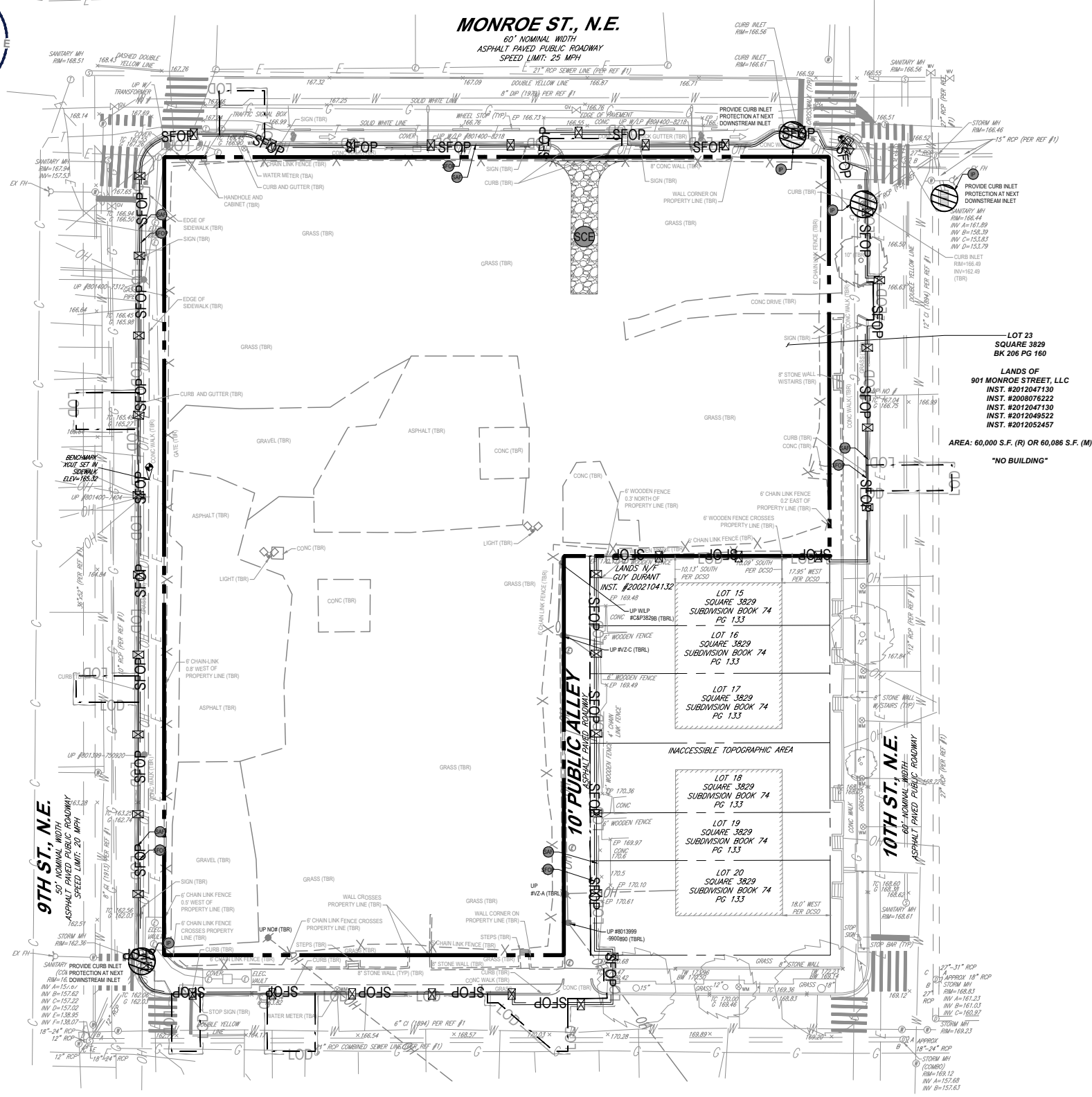
Green Area Ratio numerator =

18,030

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth.

-

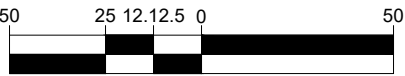


EROSION AND SEDIMENT CONTROL NARRATIVE:

EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DOEE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. ALL UTILITY WORK SHALL BE COMPLETED IN PHASES AND PLATED AS NEEDED TO COVER TRENCHING. ALL TRENCHING WORK SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. CONTRACTOR SHALL WORK CLOSELY WITH THE INSPECTOR TO ENSURE AREAS ARE STABILIZED TO DOEE STANDARD.

LEGEND:

- | | | |
|--|------|----------------------------------|
| | LOD | LIMITS OF DISTURBANCE |
| | | SAWCUT |
| | SCE | STABILIZED CONSTRUCTION ENTRANCE |
| | IP | INLET PROTECTION |
| | CIP | CURB INLET PROTECTION |
| | SAF | SAFETY FENCE |
| | SFOP | SILT FENCE ON PAVEMENT |



SCALE: 1" = 50'

901 MONROE ST NE

C-08

EROSION AND SEDIMENT CONTROL PLAN



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11.01.2024