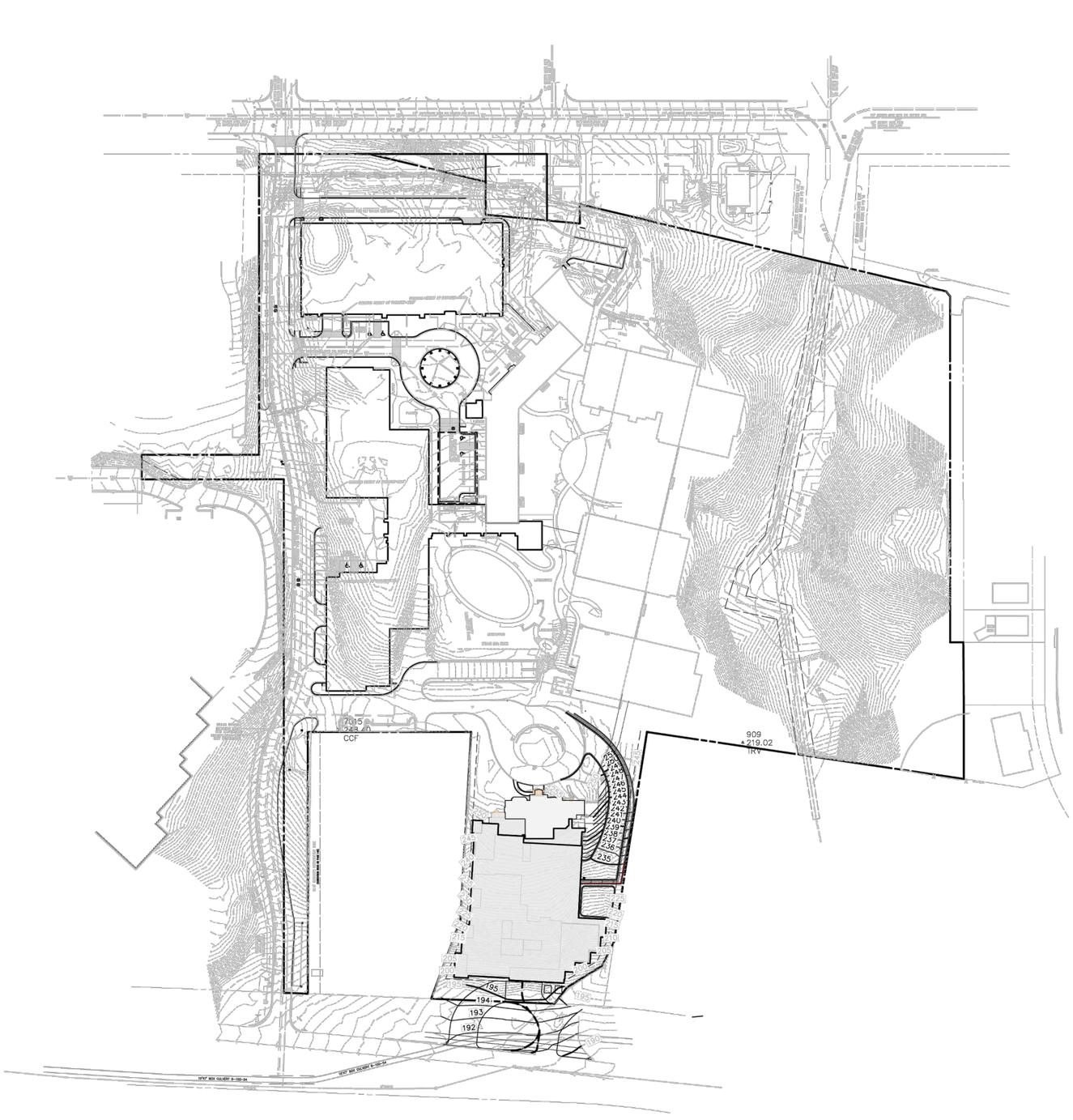


LEGEND:

- BIO RETENTION
- 8"W — PROPOSED DIP WATER MAIN, VALVE, & REDUCER
- 173 — EXISTING CONTOUR LINE
- 174 — PROPOSED CONTOUR LINE
- + 174.5 — PROPOSED SPOT ELEVATION
- PROPOSED STORM CATCH BASINS
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- TRANSFORMER PAD
- D 1 — XX"RCP — PROPOSED SEPARATE STORM DRAIN & MANHOLE

INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3050 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
PAUL TUMMONDS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

rlps ARCHITECTS
CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

jfw
STEVEN J. VAN DORPE,
PROJECT EXECUTIVE
PROJECT DEVELOPMENT
18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

VIKA CAPITOL
KYLE OLIVER, PE, PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
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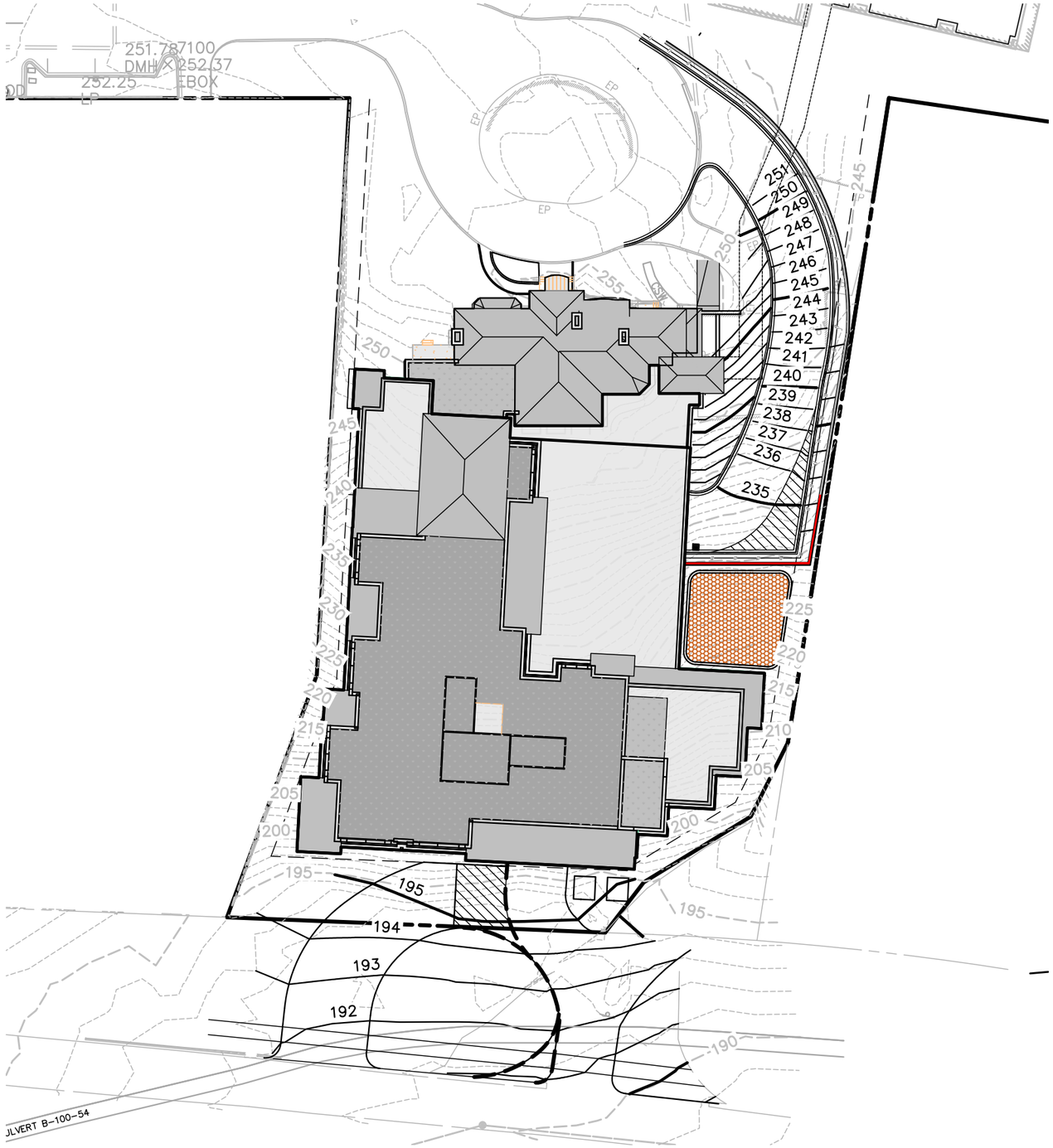
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Transportation Planners and Engineers
ASHLEY ORR, PE, PROJECT MANAGER
TRANSPORTATION ENGINEERING
1140 CONNECTICUT AVE NW SUITE 1010
WASHINGTON, DC 20036

OVERALL GRADING PLAN
INGLESIDE AT ROCK CREEK MASTER PLAN
ZONING SUBMISSION

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

CIV0400

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GRADING PLAN

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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LEGEND:

- BIO RETENTION
- 8"W — PROPOSED DIP WATER MAIN, VALVE, & REDUCER
- 173 — EXISTING CONTOUR LINE
- 174 — PROPOSED CONTOUR LINE
- + 174.5 — PROPOSED SPOT ELEVATION
- PROPOSED STORM CATCH BASINS
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- TRANSFORMER PAD
- D1 — XX"RCP — PROPOSED SEPARATE STORM DRAIN & MANHOLE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3050 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
PAUL TUMMONDS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

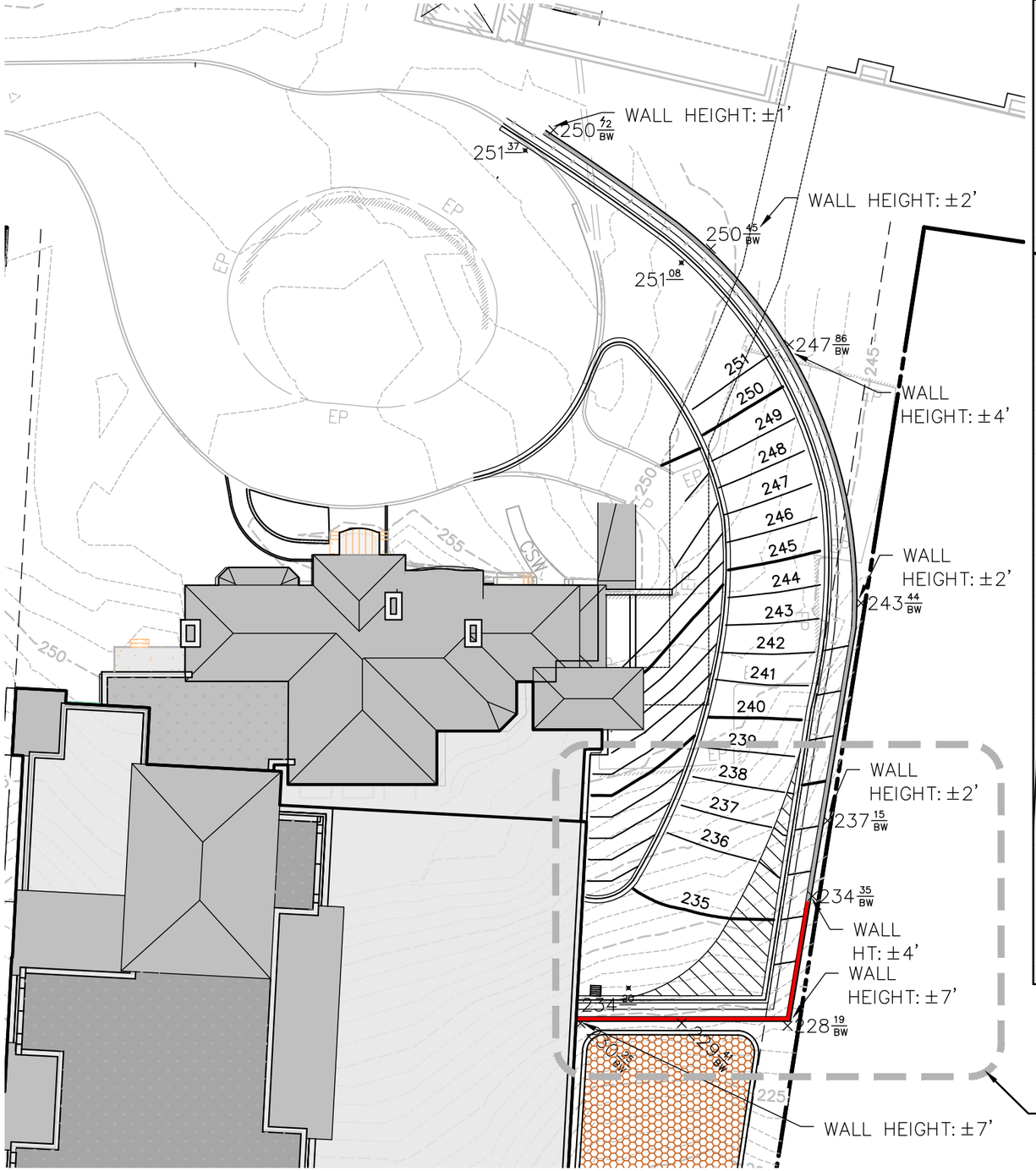
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250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

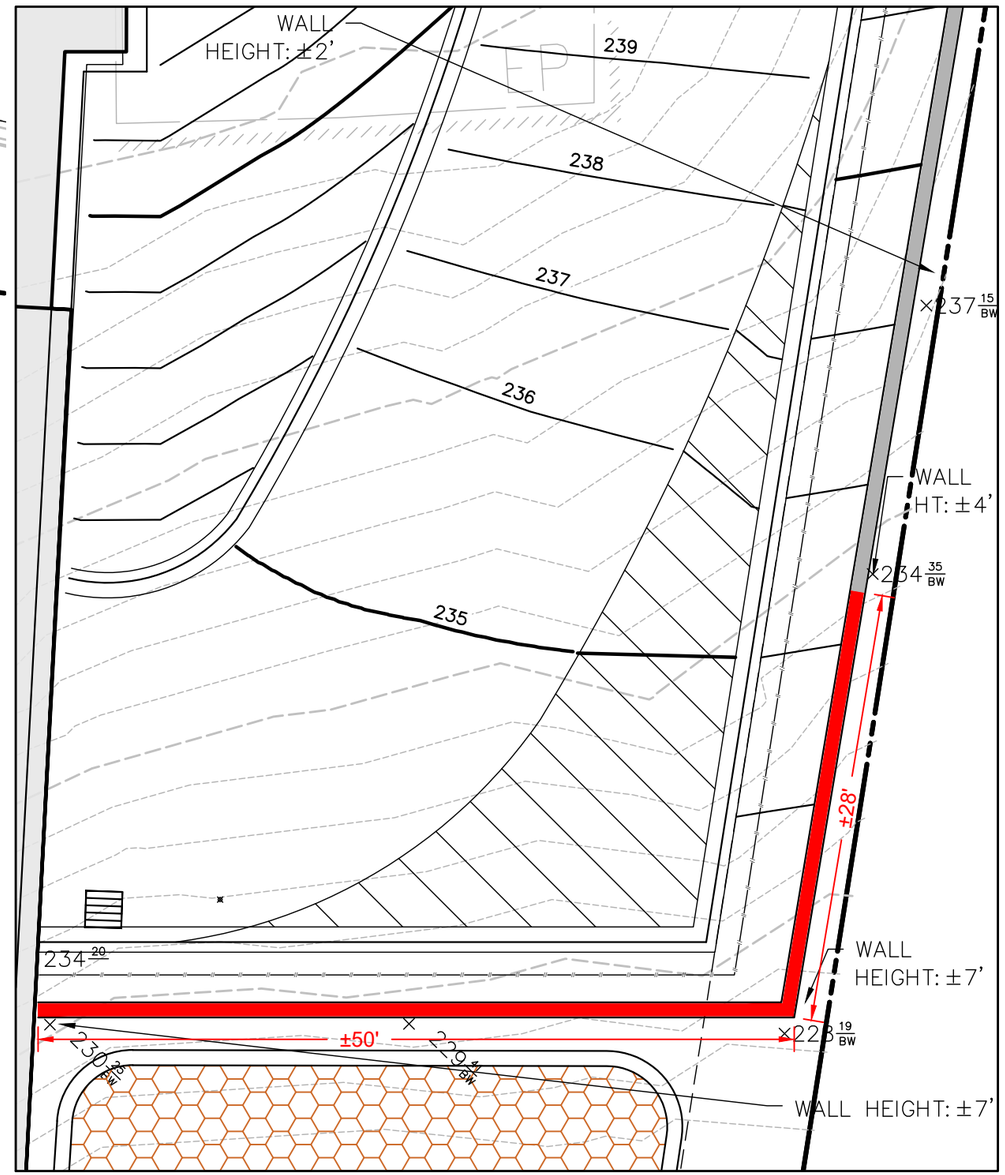
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PROJECT EXECUTIVE
PROJECT DEVELOPMENT
18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

VIKA CAPITOL
KYLE OLIVER, PE, PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW. SUITE 16
WASHINGTON, DC 20016

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ASHLEY ORR, PE, PROJECT MANAGER
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CIV0401





RETAINING WALL ENLARGEMENT DETAILING THE LIMITS OF THE NON-CONFORMING HEIGHTS
SCALE: 1" = 10'

GRADING PLAN - PARKING ENTRANCE

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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GRAPHIC SCALE
30 0 17.5 30 60 120
(IN FEET)
1 inch = 30 ft.

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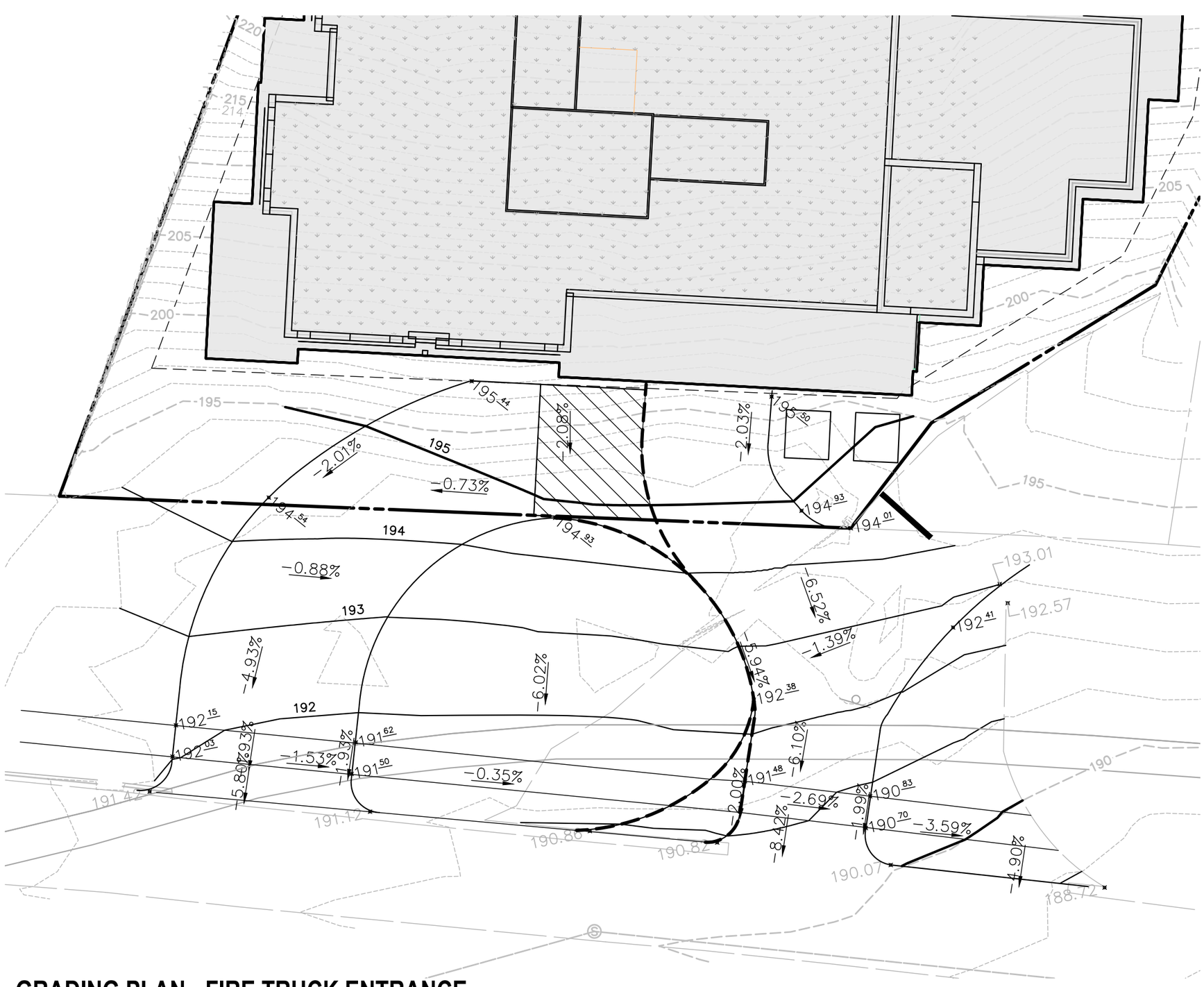
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18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

VIKA CAPITOL
KYLE OLIVER, PE, PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW. SUITE 16
WASHINGTON, DC 20016

GOROVE SLADE
Transportation Planners and Engineers
ASHLEY ORR, PE, PROJECT MANAGER
TRANSPORTATION ENGINEERING
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CIV0402



GRADING PLAN - FIRE TRUCK ENTRANCE

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CIV0403

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ENGAGED LIVING
3050 MILITARY ROAD, NW, WASHINGTON, DC 20015

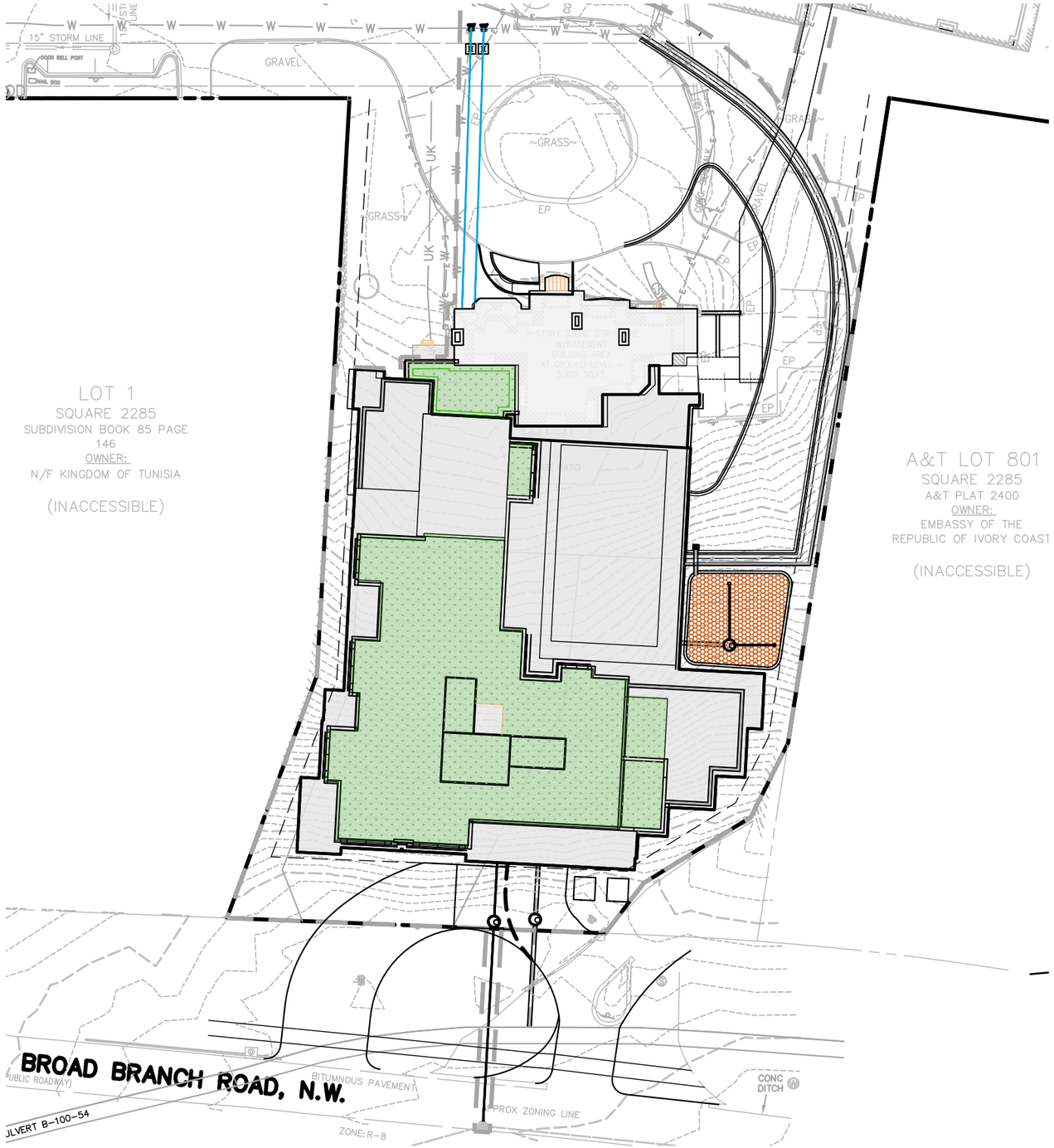
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1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

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CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

jfw
STEVEN J. VAN DORPE,
PROJECT EXECUTIVE
PROJECT DEVELOPMENT
18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

VIKA CAPITOL
KYLE OLIVER, PE, PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW. SUITE 16
WASHINGTON, DC 20016

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TRANSPORTATION ENGINEERING
1140 CONNECTICUT AVE NW SUITE 1010
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NOTE:

STORMWATER MANAGEMENT (SWM) FACILITIES AND COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. DURING THE PRODUCTIONS OF FINAL ENGINEERING CONSTRUCTION DOCUMENTS, THESE FACILITY TYPES AND COMPUTATIONS MAY BE ADJUSTED OR CHANGED BASED ON SITE CONDITIONS. FINAL SWM DESIGN SHALL MEET DOEE REQUIREMENTS.

SWM NARRATIVE

STORMWATER FROM THE DRIVE AISLE WILL BE DIRECTED, VIA PIPING OR SHEET FLOW, INTO THE BIO-RETENTION FACILITY IN THE SOUTHEAST CORNER OF THE SITE. STORMWATER WILL BE FILTERED THROUGH THIS FACILITY AND COLLECTED VIA AN UNDER DRAIN. THE STORMWATER WILL THEN BE PIPED THROUGH THE SITE AND CONNECTED TO AN EXISTING DC WATER STORM DRAIN LOCATED IN BROAD BRANCH ROAD NW.

STORMWATER WILL ALSO BE DETAINED AND RETAINED BY A GREEN ROOF SYSTEM ON THE PROPOSED BUILDING.

LEGEND:

- BIO RETENTION
- PROPOSED GREEN ROOF
- PROPOSED COURTYARD
- 8"W — PROPOSED DIP WATER MAIN, VALVE, & REDUCER
- PROPOSED STORM CATCH BASINS
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- TRANSFORMER PAD
- D1 XX"RCP — PROPOSED SEPARATE STORM DRAIN & MANHOLE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STORMWATER MANAGEMENT PLAN
INGLESIDE AT ROCK CREEK MASTER PLAN
ZONING SUBMISSION

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1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

rlps ARCHITECTS
CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

jfw
STEVEN J. VAN DORPE,
PROJECT EXECUTIVE
PROJECT DEVELOPMENT
18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

VIKA CAPITOL
KYLE OLIVER, PE, PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW. SUITE 16
WASHINGTON, DC 20016

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CIV0500

SWRv

Total Area =			57,589		
Post-project Land Cover			SDA 1	SDA 2	SDA 3
Major Substantial Improvement =	3,660		3660	0	0
Natural Cover =	0		0	0	0
Compacted Cover =	17,202		17,202	0	0
Impervious Cover =	21,524		21,524	0	0
BMP Cover =	15,203		15,203	0	0
Total Disturbed Area =	57,589		57,589	0	0
SWRv =	4,151 CF	Storm Event	SDA SWRv Requirements		
	31,049 Gallons	1.2 in	4,151 CF	0 CF	0 CF
			SDA RETENTION ACHIEVED		
On-site Retention Achieved =	4,522 CF	Retention %	4,522 CF	0 CF	0 CF
	33,825 Gallons	108.94 %	108.94 %	N/A	N/A
SRC Eligibility =	2,776 Gallons				
Storage Volume of BMP's =	7,963 CF	2-Yr %			
Required Sv (2-Yr Det) =	4,316 CF	184.50 %			

57699

WQTv=	1401.2 CF	
	10481 Gallons	Only if Site is in AWDZ
Remaining =	7704 Gallons	

GREEN ROOF — Return Home

SDA #	1				
Contributing Drainage Areas					
Natural Cover		sq ft	Retention %	Detention %	SDA Retention %
Compacted Cover		sq ft	108.94 %	184.50 %	108.94 %
Impervious Cover	0	sq ft	Max Credited CDA		*Assumptions
BMP Cover	13822	sq ft	12,384 sf		BMP Cover Constant
Runoff	1860.2	ft^3	CDA UNRETAINED		Media Depth Constant
			0 sf		Water retention Constant
$Sv = SA \times [(d \times \eta_1) + (DL \times \eta_2)]/12$					No Compact Cover
Sv = Storage Volume	3526.9	ft^3			
Green Roof Area (SA)	13822.0	ft^2			
Media Depth (d)	4	in			
Drainage Layer Depth (DL)	1	in			
Media Volume of Voids (η_1)	0.533				
Drainage Layer Volume of Voids (η_2)	0.93				
Irrigation Factor (IF)	1	<--	(0.5 for irrigated green roofs, 1.0 for nonirrigated green roofs)		
Green Roof Receive 100% Retention Value					
Rv =	1860.2	ft^3			
Rv =	13914	gallons			

BIORETENTION — Return Home

SDA #	1					
Contributing Drainage Areas						
Natural Cover		sq ft	Retention %	Detention %	SDA Retention %	
Compacted Cover		sq ft	108.94 %	184.50 %	108.94 %	
Impervious Cover	18602	sq ft	Runoff	60% SV	WQtV Treatment	
BMP Cover (Max Ponding)	1381	sq ft	2689.4	2661.8775	27.50	
Runoff	2689.4	ft^3	Increase Sv Values		Increase CDA	
$Sv = SA_{bottom} \times [(d_{media} \times \eta_{media}) + (d_{gravel} \times \eta_{gravel})] + (SA_{average} \times d_{ponding})$			Est Bio Height	15-yr Storm	Gravel	Ponding	Freeboard
Sv = Storage Volume			8.10	0.1	1	1.5	0.25
Type	Standard		Inv Out	Top of Wall/Freeboard Elevation			
Top Surface Area (SA_{top})	1381	ft^2					
Bottom Surface Area (SA_{bottom})	1381	ft^2					
Depth of Filter Media (d_{media})	5.25	ft	Max = 6.5 ft; Min = 1.5 ft	Max Media Depth Calculation:	6.5 ft		
Depth of Gravel Layer (d_{gravel})	1	ft	Max = 1 ft				
Max. Ponding Depth ($d_{ponding}$)	1.5	ft	Max = 1.5 ft; Min = 0.25 ft				
Filter Media Effective Porosity (η_{media})	0.25						
Gravel Layer Effective Porosity (η_{gravel})	0.4						
Average Surface Area ($SA_{average}$)	1381	ft^2					
Freeboard	0.25	ft					
Storage Volume (Sv)	4436.5	ft^3					

STORMWATER MANAGEMENT CALCULATIONS
INGLESIDE AT ROCK CREEK MASTER PLAN
ZONING SUBMISSION

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INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3020 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
PAUL TUMMONDS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006 (202) 721-1157

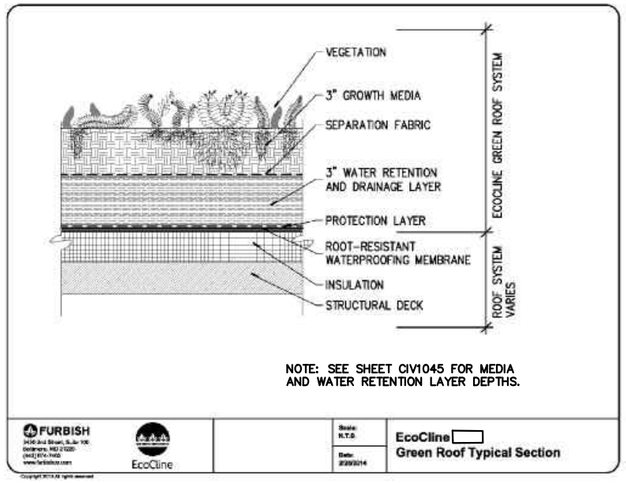
rlps ARCHITECTS
CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601 (717) 560-9501

jfw
STEVEN J. VAN DORPE,
PROJECT EXECUTIVE
PROJECT DEVELOPMENT
18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879 (202)-236-7692

VIKA CAPITOL
KYLE OLIVER, PE PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW. SUITE 16
WASHINGTON, DC 20016 (202) 244-4140

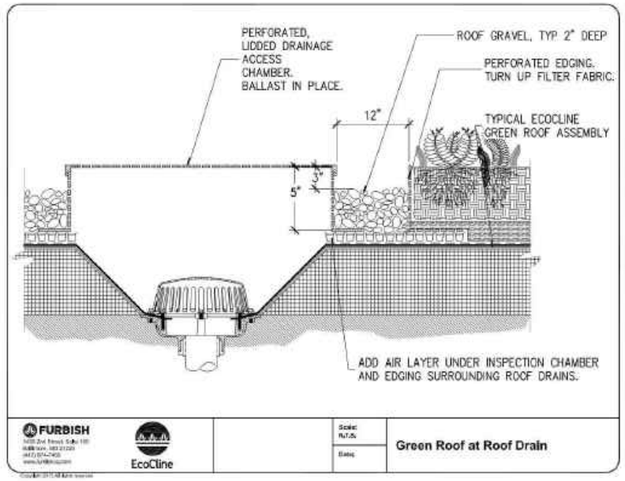
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Transportation Planners and Engineers
ASHLEY ORR, PE, PROJECT MANAGER
TRANSPORTATION ENGINEERING
1140 CONNECTICUT AVE NW SUITE 1010
WASHINGTON, DC 20036 (202) 296-8625

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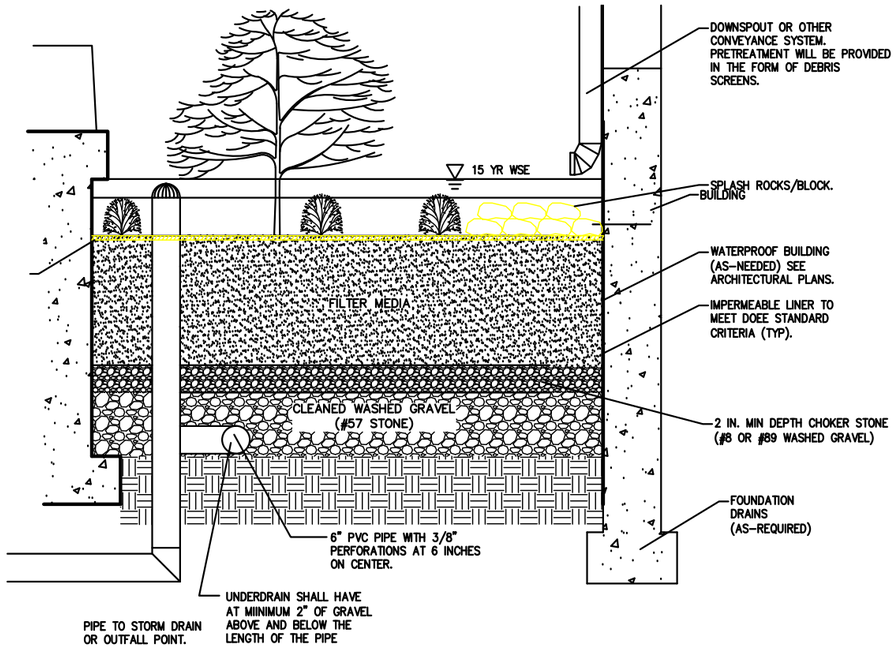


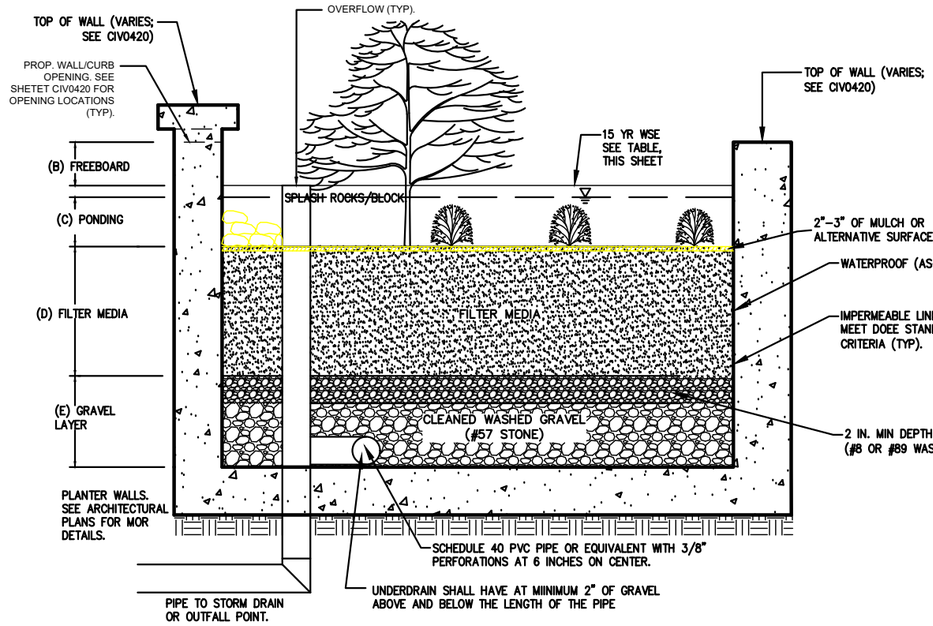
1 CIV0502 **GREEN ROOF DETAIL**

NOT TO SCALE



2 CIV0502 **GREEN ROOF AT ROOF DRAIN DETAIL**





3 CIV0502 **TYPICAL BIORETENTION SECTION**

NOT TO SCALE

STORMWATER MANAGEMENT DETAILS

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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INGLESIDE AT ROCK CREEK
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WASHINGTON, DC 20006 (202) 721-1157

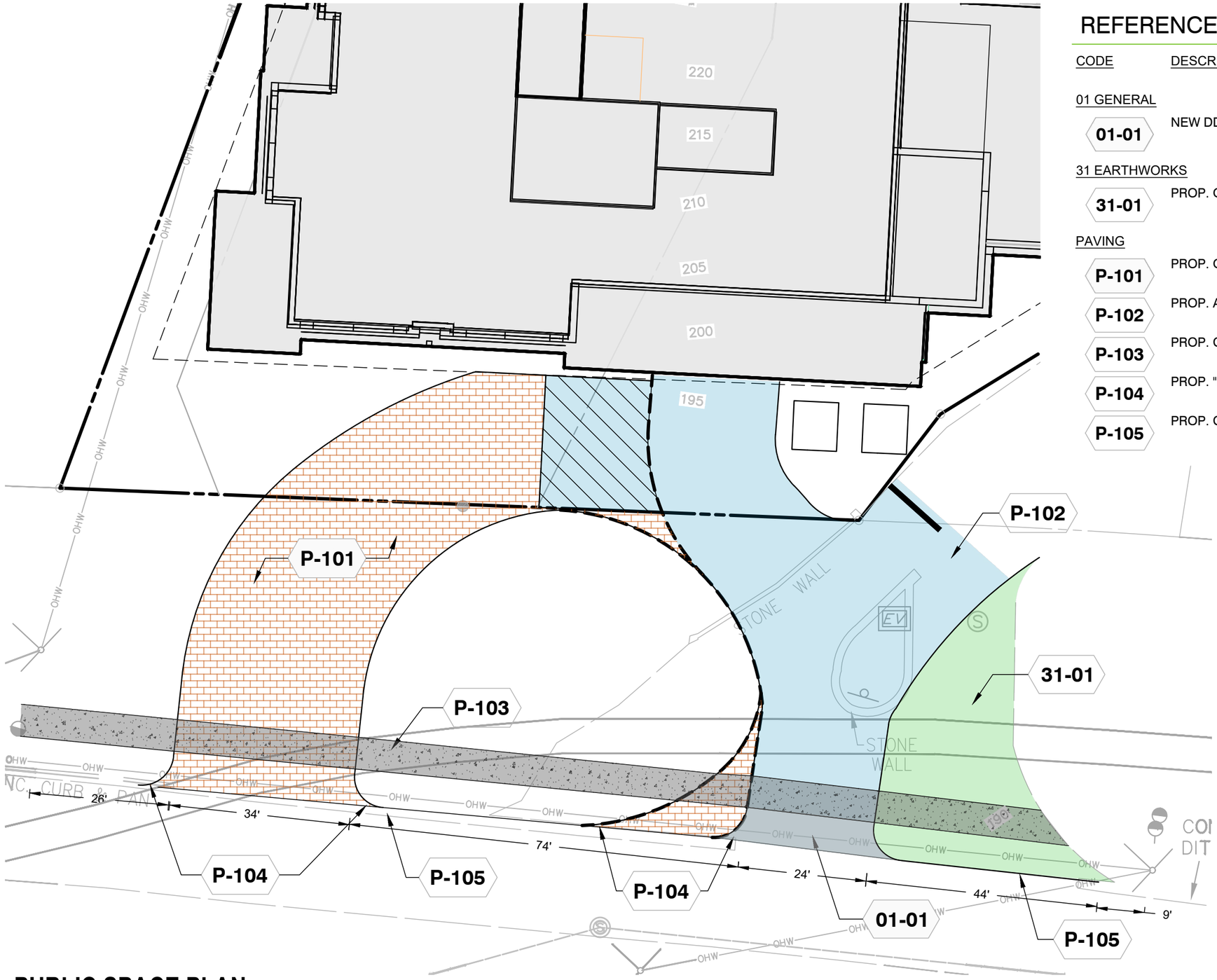
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VIKA CAPITOL
KYLE OLIVER, PE PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW. SUITE 16
WASHINGTON, DC 20016 (202) 244-4140

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1140 CONNECTICUT AVE NW SUITE 1010
WASHINGTON, DC 20036 (202) 296-8625

CIV0502



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
01 GENERAL	
01-01	NEW DDOT CONCRETE ENTRANCE
31 EARTHWORKS	
31-01	PROP. GRASS
PAVING	
P-101	PROP. GRASSCRETE (TYP.)
P-102	PROP. ASPHALT PAVEMENT(TYP.)
P-103	PROP. CONCRETE, SIDEWALK
P-104	PROP. "ROLL CURB" AND GUTTER
P-105	PROP. CURB AND GUTTER

PUBLIC SPACE PLAN
INGLESIDE AT ROCK CREEK MASTER PLAN
ZONING SUBMISSION

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

INGLESIDE AT ROCK CREEK
ENGAGED LIVING
3050 MILITARY ROAD, NW, WASHINGTON, DC 20015

Goulston & Storrs
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1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

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18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

VIKA CAPITOL
KYLE OLIVER, PE, PRINCIPAL DIRECTOR | CIVIL & LANDSCAPE
4910 MASSACHUSETTS AVENUE, NW. SUITE 16
WASHINGTON, DC 20016

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Transportation Planners and Engineers
ASHLEY ORR, PE, PROJECT MANAGER
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1140 CONNECTICUT AVE NW SUITE 1010
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DC FIRE & EMS DEPARTMENT

LADDER TRUCK SPECIFICATIONS

681.6" (56' 9.625")	Bumper to Bumper Length
155" (12' 11")	Tractor Steer Axle to Drive Axle (Tractor Wheelbase)
305" (25' 5")	Drive Axle (Rear Tractor Axle) to Trailer Steer Axle
460" (38' 4")	Tractor Steer Axle (Front Axle) to Trailer Steer Axle
90" (7' 6")	Front Bumper to Tractor Steer Axle (Front Axle)
149.12" (12' 5.12")	Trailer Axle to Rear Bumper
124" (10' 4")	Approximate Overall Height
100" (8' 4")	Overall Width (Not including mirrors)



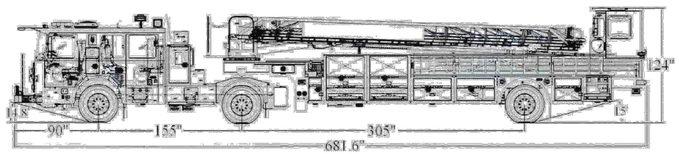
Angle of Approach is 14.8°
Angle of Departure is 15°

Turning Radius

159" (13' 3") Inner Curb Clearance
297" (24' 9") Turning Radius
305" (25' 5") Curb Clearance
354" (29' 6") Total Vehicle Clearance

Weight
40,392 Pounds in service weight (approximate).

Additional Width
Deployed aerial outriggers width (A-Frame Style) will be 150" (12' 6") maximum.



FIRE TRUCK ACCESS PLAN

INGLESIDE AT ROCK CREEK MASTER PLAN

ZONING SUBMISSION

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GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

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Goulston & Storrs
PAUL TUMMONDS | LEGAL
1999 K STREET, NW SUITE 500
WASHINGTON, DC 20006

rlps ARCHITECTS
CRAIG KIMMEL, MANAGING PARTNER | ARCHITECT
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

jfw
STEVEN J. VAN DORPE,
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18310 MONTGOMERY VILLAGE AVE
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