

PRECEDENTS | ART WALK PAVING



WOVEN BRICK PAVING PATTERN
EPISCOPAL HIGH SCHOOL | ALEXANDRIA, VIRGINIA
DESIGNED BY MICHAEL VERGASON LANDSCAPE ARCHITECTS, LTD.



WOVEN BRICK PAVING PATTERN
WASHINGTON UNIVERSITY IN ST LOUIS | ST. LOUIS, MISSOURI
DESIGNED BY MICHAEL VERGASON LANDSCAPE ARCHITECTS, LTD.

PRECEDENTS | ART WALK EXHIBITS



KINDRED
NW WASHINGTON, DC
COMMISSIONED BY MURALS DC PROJECT.



MARVIN GAYE
FORMERLY LOCATED IN SHAW, WASHINGTON, DC

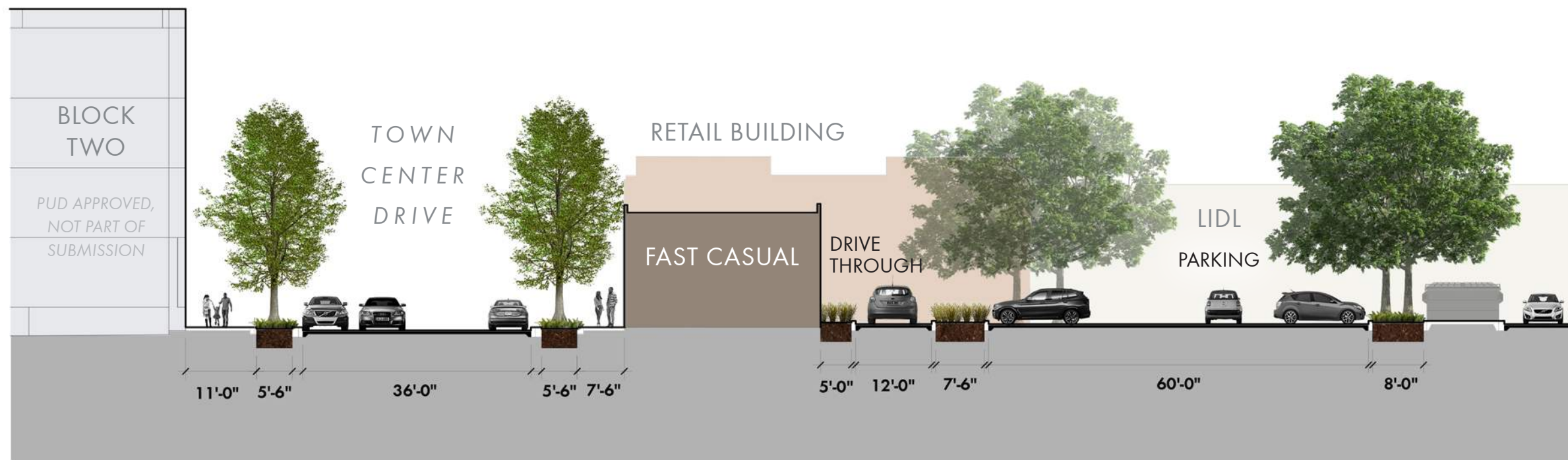
PRECEDENTS | ART WALK EXHIBITS

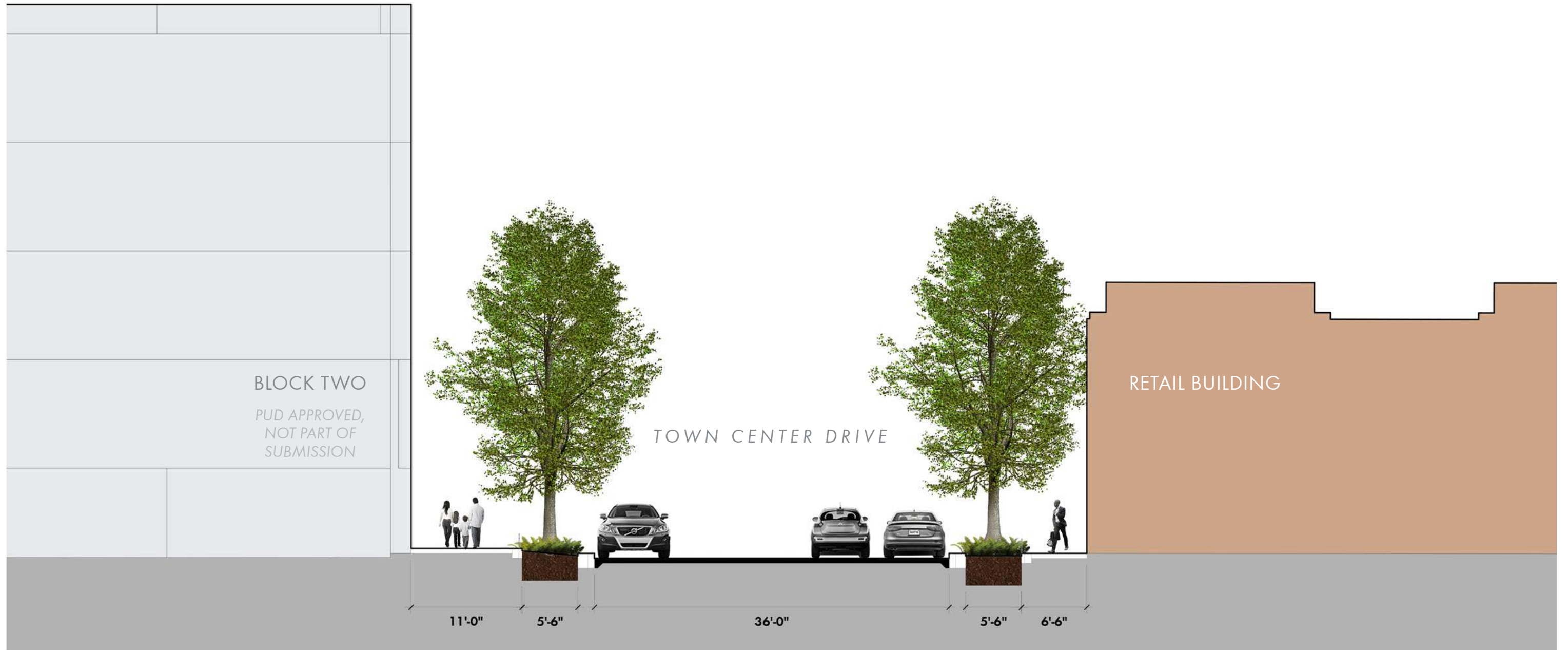


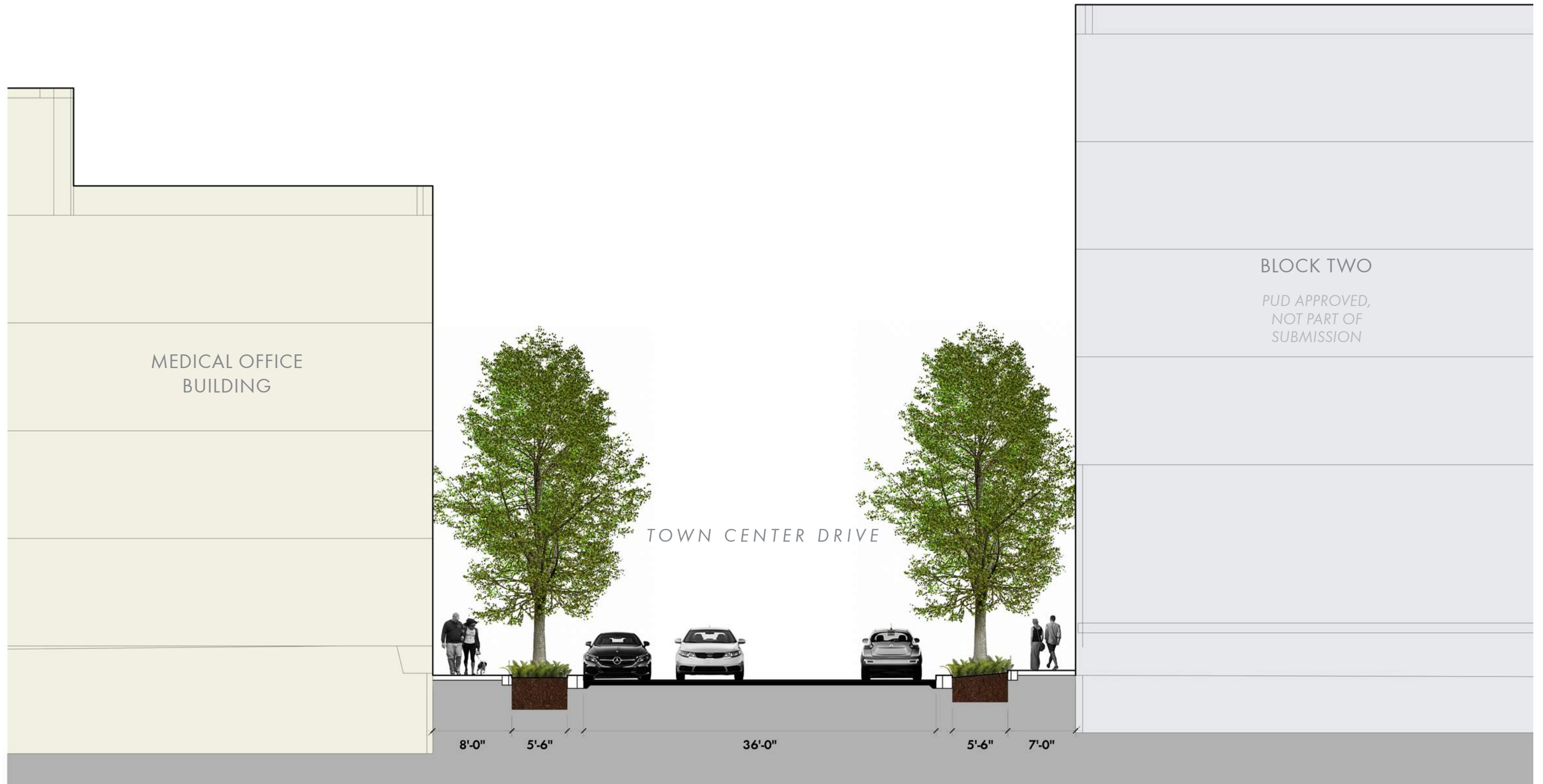
STONE PLINTH
WASHINGTON UNIVERSITY IN ST. LOUIS | ST. LOUIS, MISSOURI
DESIGNED BY MICHAEL VERGASON LANDSCAPE ARCHITECTS, LTD.



BUS STOP
BALTIMORE, MARYLAND
DESIGNED BY MMMM....







Civil Exhibits

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
				ELECTRIC BOX	
	SANITARY LABEL			ELECTRIC PEDESTAL	
	STORM LABEL			MONITORING WELL	
	SANITARY SEWER LATERAL			TEST PIT	
	UNDERGROUND WATER LINE			BENCHMARK	
	UNDERGROUND ELECTRIC LINE			BORING	
	UNDERGROUND GAS LINE			SIDEWALK	

GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:

A) ALTA SURVEY ENTITLED, "SRW048325ALT9_SIGNED.PDF" PREPARED BY BOHLER ENGINEERING, PROJECT NUMBER SRW048325, DATED 10/27/16.

C) ARCHITECT FILE ENTITLED, "19354-RCN Ground Floor Plan-191111.dwg", PREPARED BY TORTI GALLAS, RECEIVED 11/11/19.

D) ARCHITECT FILE ENTITLED, "SKYLAND_GARAGE GROUND FLOOR.DWG" PREPARED BY WILMOT SANZ ARCHITECTURE, RECEIVED 10/11/19.

D) LANDSCAPE FILE ENTITLED, "1234_SITE PLAN_PUD2.DWG" PREPARED BY MICHAEL VERGASON LANDSCAPE ARCHITECTS, LTD. , RECEIVED 11/27/19.

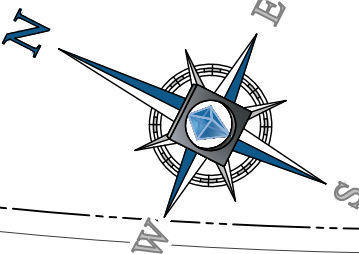
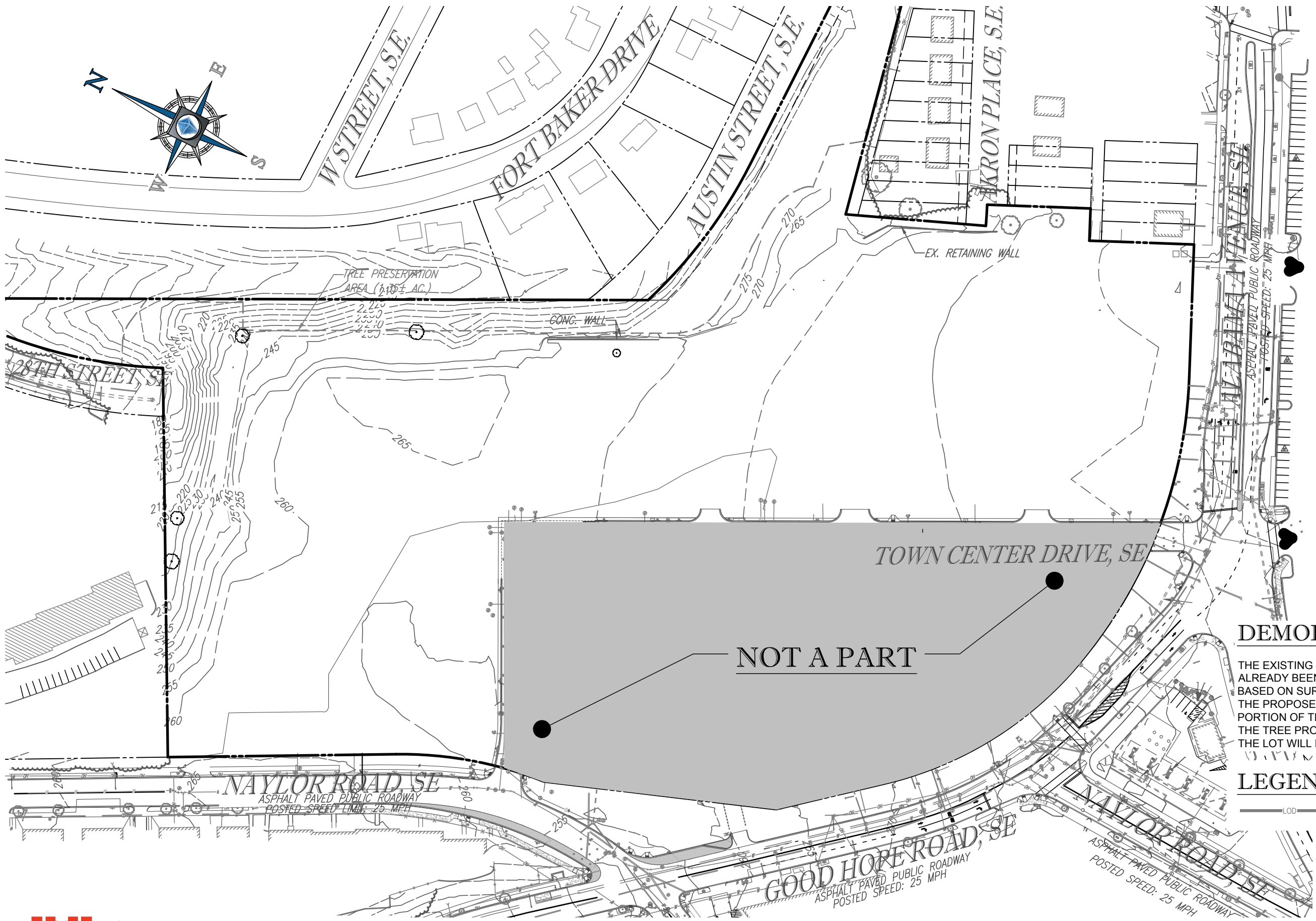
E) AS-BUILT FILE ENTITLED: SR048325_UTILITY AS-BUILT_11-20-17_UPDATED.PDF PREPARED BY BOHLER SURVEY, RECEIVED 11/21/17.

F) UTILITY AS BUILT FILE ENTITLED: "SB2 WCSC WET UTILITY CONNECTION PLAN 190719.PDF" PREPARED BY TORTI GALLAS.

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	C-1.0
EXISTING CONDITIONS/DEMOLITION PLAN	C-2.0
SITE PLAN - OVERALL	C-3.0
SITE PLAN	C-3.1 - C-3.3
GRADING AND UTILITY PLAN - OVERALL	C-4.0
GRADING AND UTILITY PLAN	C-4.1 - C-4.3
STORMWATER MANAGEMENT PLAN	C-5.0
EROSION AND SEDIMENT CONTROL PLAN	C-6.0



DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF AN EXISTING LOT THAT HAS ALREADY BEEN DEMOLISHED. THE EXISTING CONDITIONS IS BASED ON SURVEY DOCUMENTS AND AS BUILT INFORMATION. THE PROPOSED PROJECT DOES NOT INCLUDE THE SOUTHERN PORTION OF THE LOT. TREES AND SITE FEATURES OUTSIDE OF THE TREE PROTECTION AREA IN THE NORTHERN PORTION OF THE LOT WILL BE REMOVED.

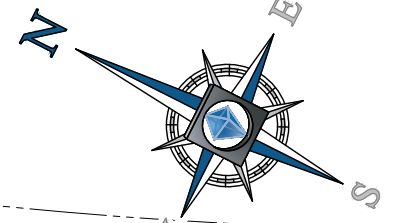
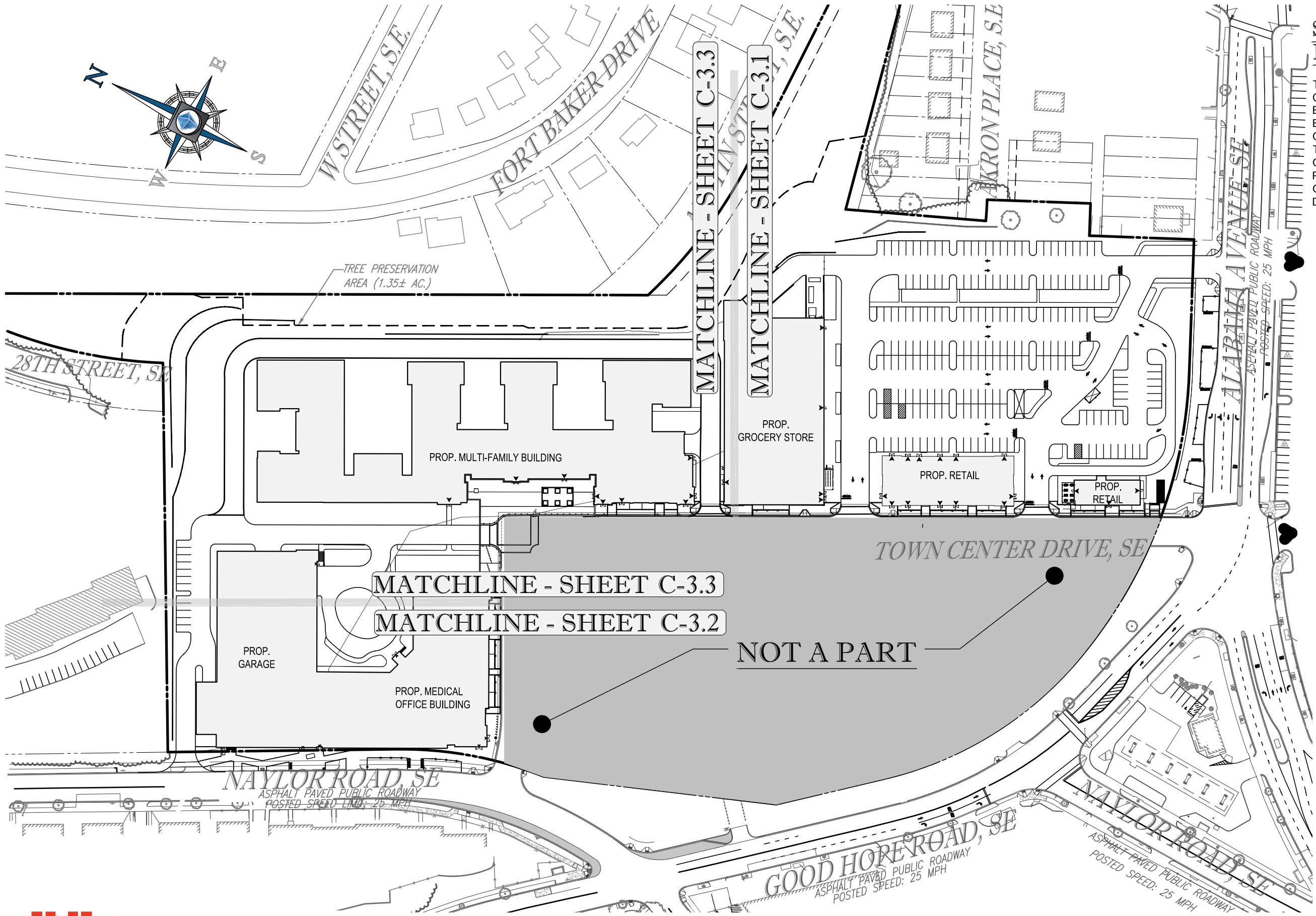
LEGEND

— LOD — PROP LIMITS OF DISTURBANCE



SITE IMPROVEMENTS NARRATIVE

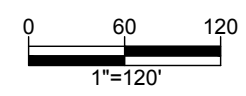
THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A THREE RESIDENTIAL BUILDINGS, A PROPOSED MIXED USE RESIDENTIAL BUILDING, A PARKING GARAGE AND A MEDICAL OFFICE BUILDING. THIS PROJECT IS BROKEN INTO THREE PHASES. EACH PHASE INCLUDES THE CONSTRUCTION OF A MULTI-STORY BUILDING. PHASE I AND II INCLUDE WORK IN THE PUBLIC RIGHT OF WAY AND ON-SITE. PHASE III OF THIS PROJECT DOES NO WORK IN THE PUBLIC RIGHT OF WAY.



MATCHLINE - SHEET C-3.3

MATCHLINE - SHEET C-3.2





NOT A PART

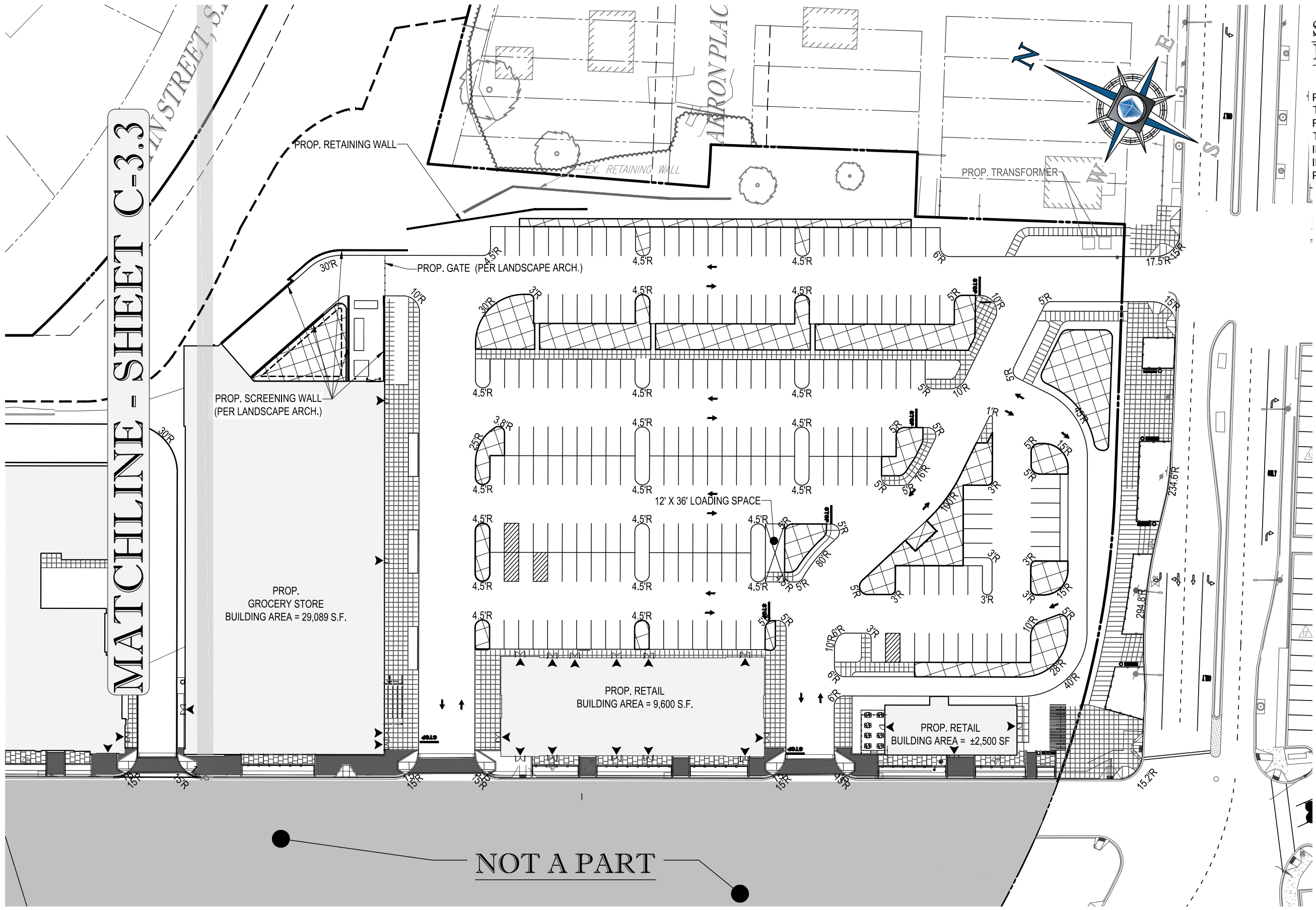


SITE IMPROVEMENTS NARRATIVE - PHASE - I

PHASE I OF THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF THREE COMMERCIAL RETAIL BUILDINGS AND A PROPOSED PARKING LOT TO SERVE THESE BUILDINGS. THIS PHASE ALSO INCLUDES HARDSCAPE AND LANDSCAPE IMPROVEMENTS WITHIN THE PRIVATE LOT AND THE PUBLIC RIGHT OF WAY.

LEGEND

- PROP. CONCRETE SIDEWALK 
- PROP. BIORETENTION AREA 
- PROP. HARDSCAPE 
- PROP. LANDSCAPE AREA 

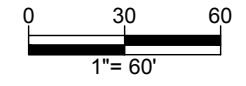


MATCHLINE - SHEET C-3.3

IN STREET, S.

AKRON PLAC

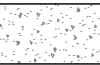

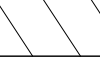

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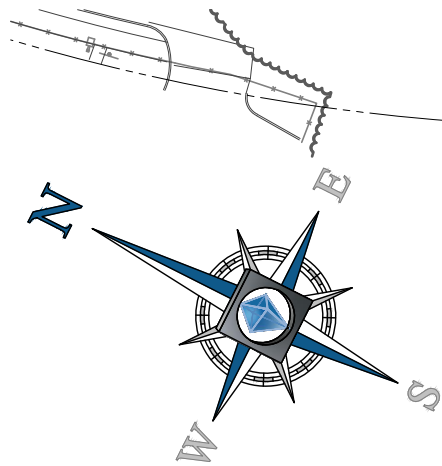


SITE IMPROVEMENTS NARRATIVE - PHASE - II

PHASE II OF THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A MEDICAL OFFICE BUILDING AND A PROPOSED PARKING GARAGE. THIS PHASE ALSO INCLUDES HARDSCAPE AND LANDSCAPE IMPROVEMENTS WITHIN THE PRIVATE LOT AND THE PUBLIC RIGHT OF WAY.

LEGEND

- PROP. CONCRETE SIDEWALK 
- PROP. BIORETENTION 
- PROP. GREEN ROOF 
- PROP. LANDSCAPE AREA 



PROP. RETAINING WALL

PROP. MULTI-FAMILY BUILDING

NOT A PART

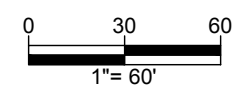
MATCHLINE - SHEET C-3.3

PROP. GARAGE

PROP. MEDICAL OFFICE BUILDING

NAYLOR ROAD, SE




ASPHALT PAVED PUBLIC ROADWAY
POSTED SPEED LIMIT: 25 MPH

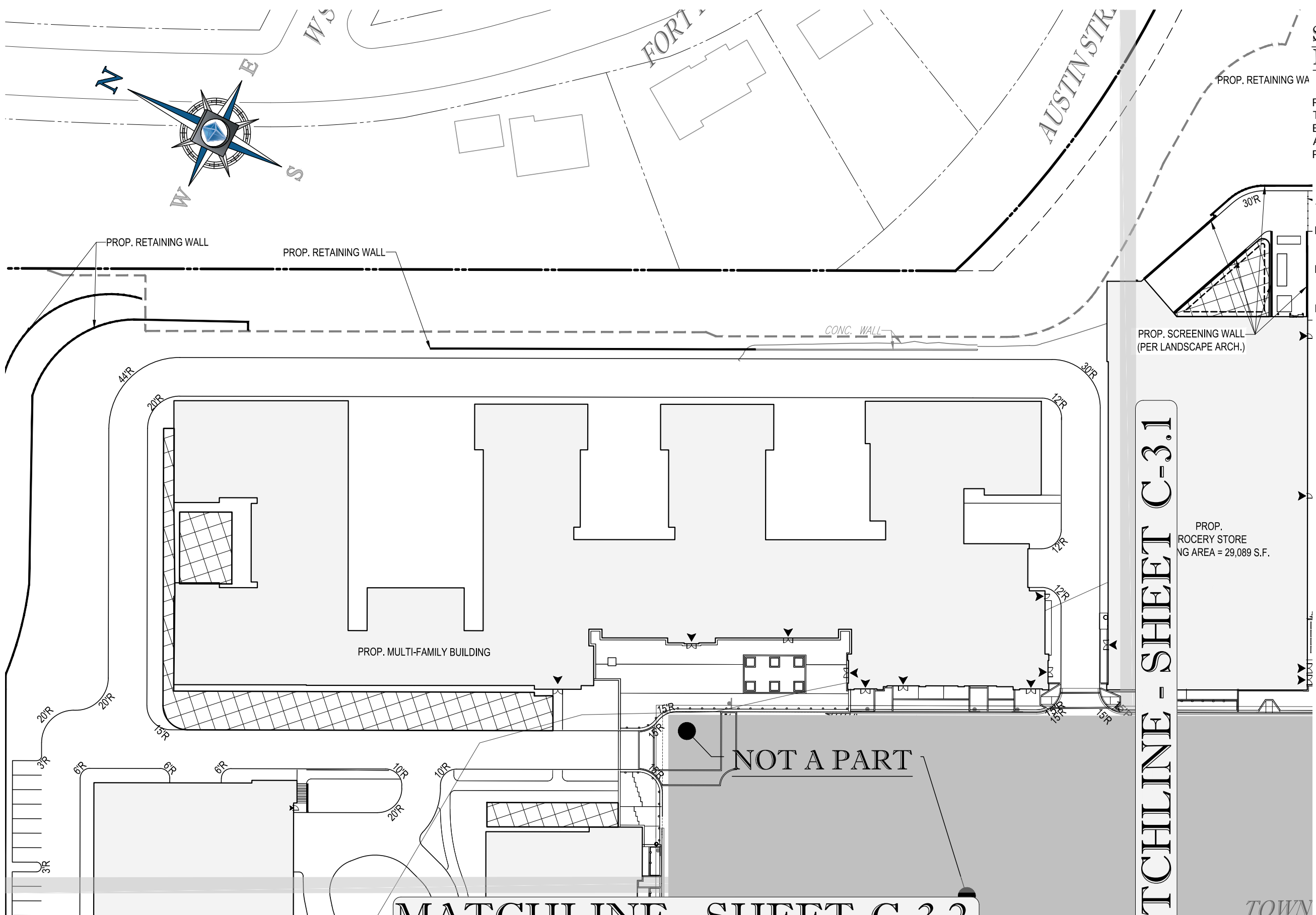


SITE IMPROVEMENTS NARRATIVE - PHASE - III

PHASE III OF THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A MIXED USE RESIDENTIAL BUILDING. THIS PHASE ALSO INCLUDES HARDSCAPE AND LANDSCAPE IMPROVEMENTS WITHIN THE PRIVATE LOT.

LEGEND

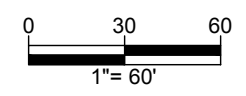
- PROP. CONCRETE SIDEWALK 
- PROP. BIO-RETENTION 
- PROP. GREEN ROOF 



MATCHLINE - SHEET C-3.1

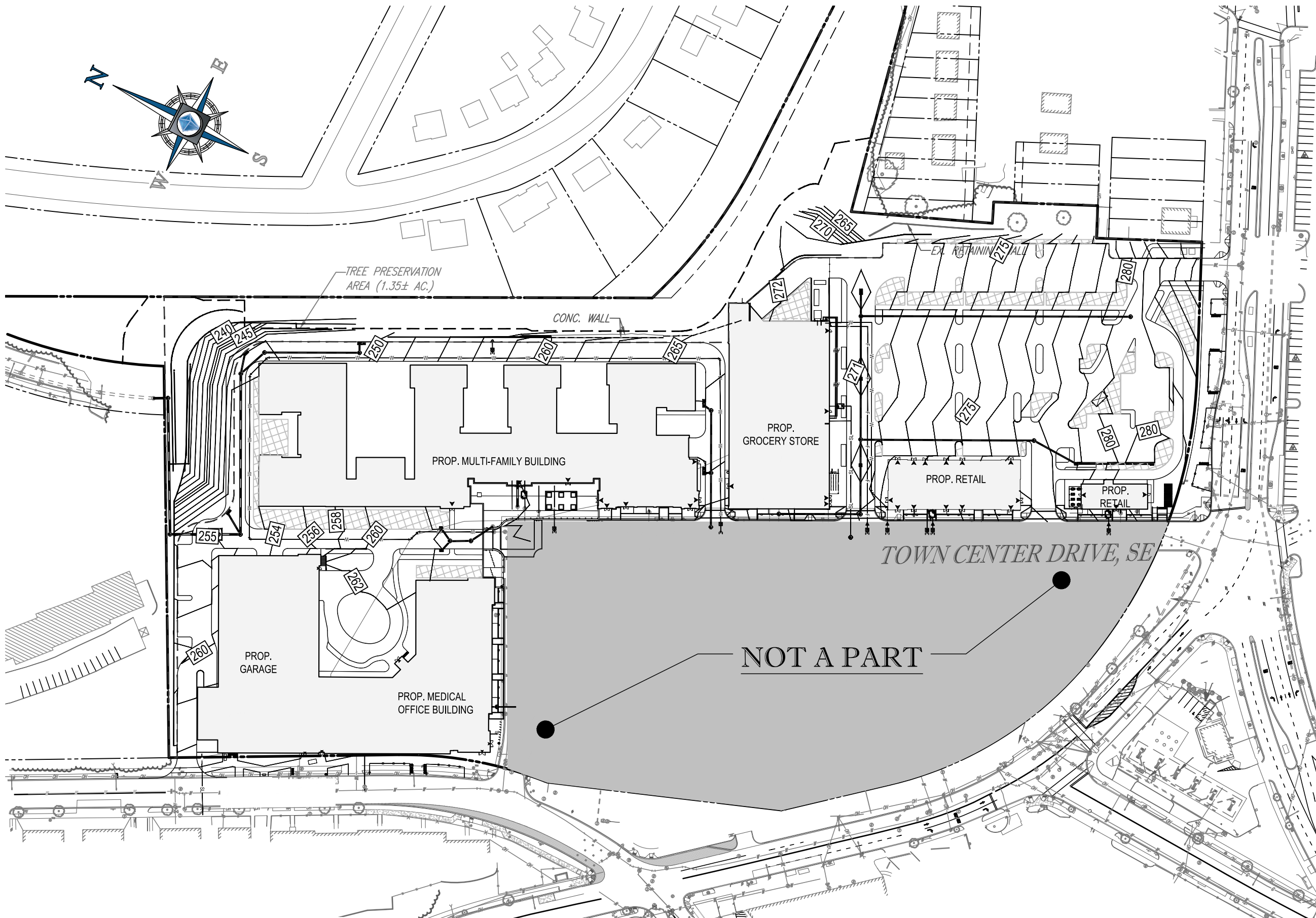
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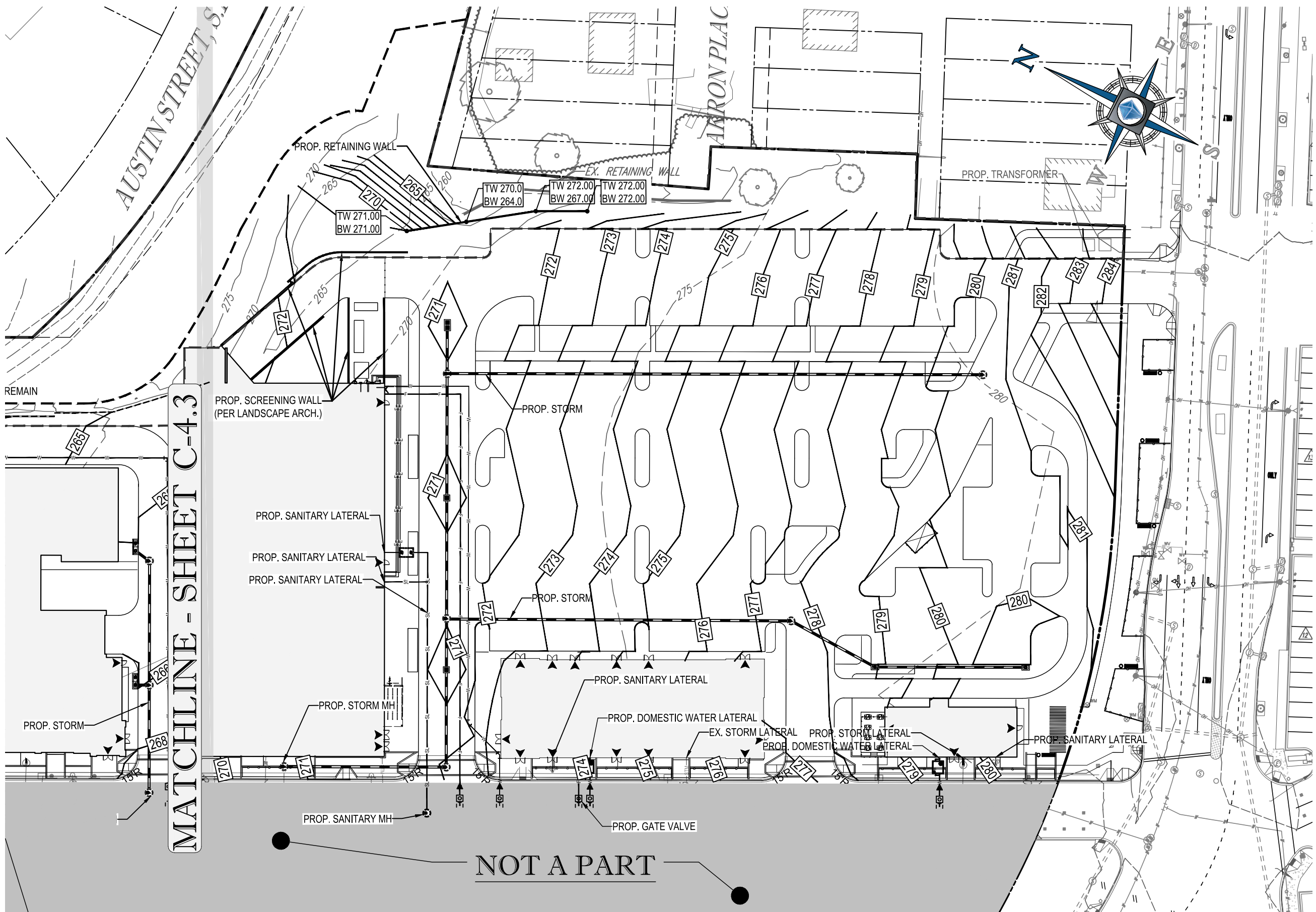
MATCHLINE - SHEET C-3.2



GRADING AND UTILITY NARRATIVE

THE PROPOSED MIXED USE PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. PROPOSED WATER LATERALS, SEWER LATERALS, AND A STORM MAIN SHALL SERVE THE DEVELOPMENT AND CONNECT INTO THE EXISTING MAINS ALONG TOWN CENTER DRIVE, SE. COMMUNICATION LINES, GAS LATERALS, AND ELECTRIC SERVICE WILL ALSO SERVICE THE SITE. THE SITE DESIGN SHALL INCLUDE STORMWATER MANAGEMENT MEASURES. EXISTING GRADE NOT SHOWN FOR PLAN CLARITY; PLEASE SEE SHEETS C-4.1 TO C-4.3 FOR MORE DETAIL. SHOWN AT 5 FOOT INTERVALS TO IMPROVE PLAN CLARITY.



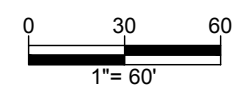


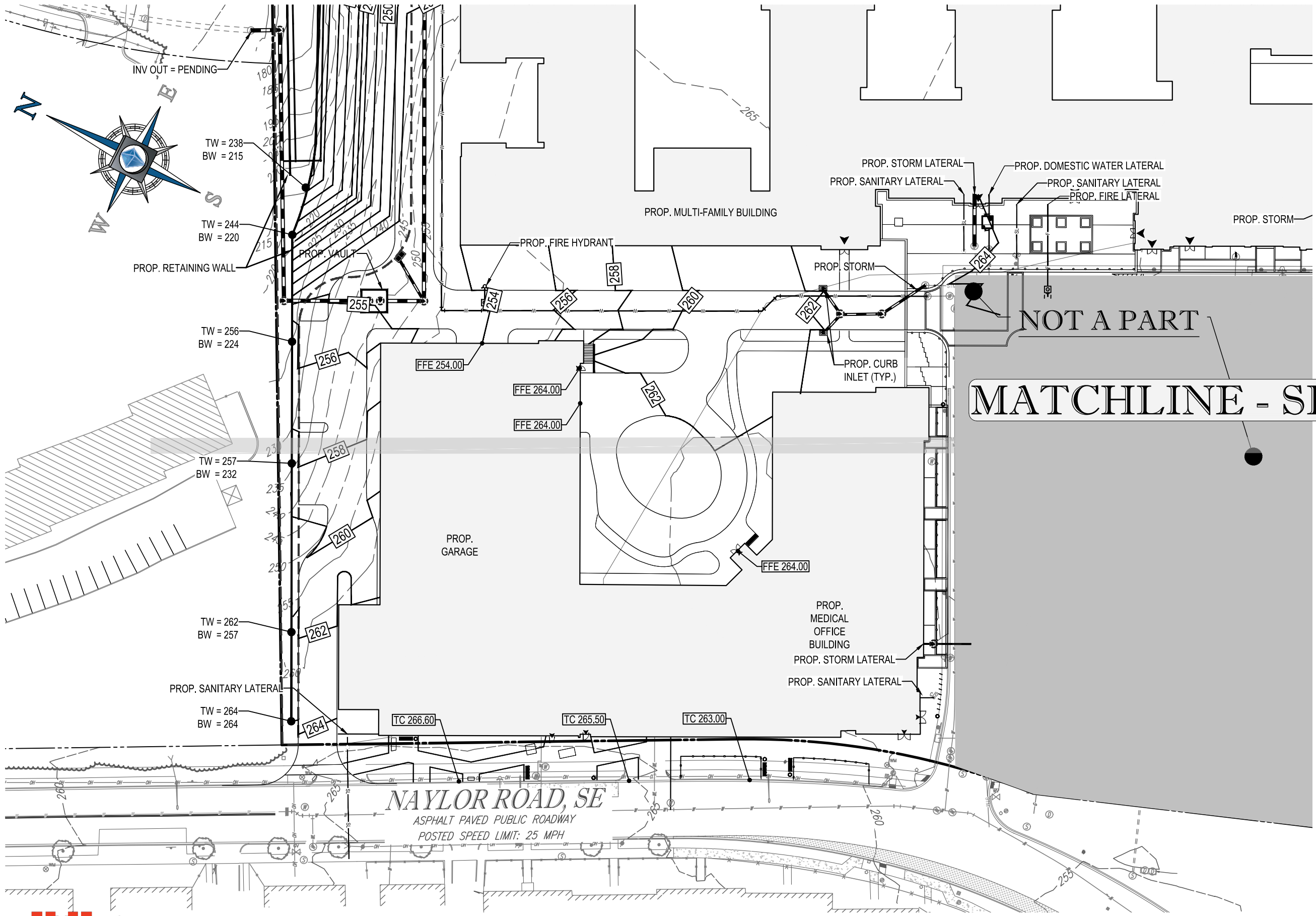
LEGEND

- PROP. SANITARY LATERAL
- PROP. WATER LATERAL
- PROP. FIRE SERVICE LATERAL
- PROP. STORM MAIN

MATCHLINE - SHEET C-4.3

NOT A PART

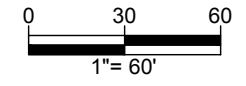








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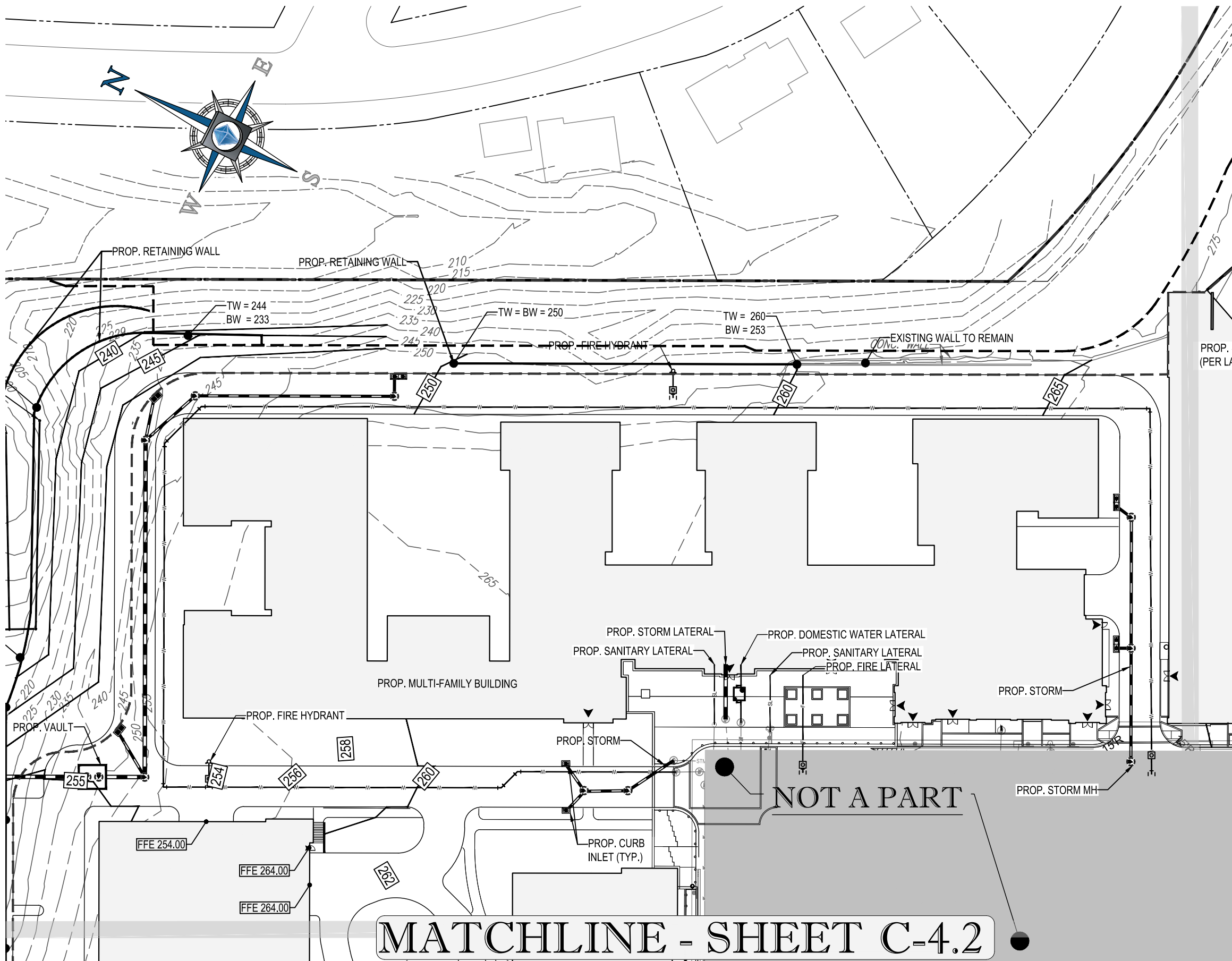
- PROP. SANITARY LATERAL
- PROP. WATER LATERAL
- PROP. FIRE SERVICE LATERAL
- PROP. STORM MAIN

NOT A PART
MATCHLINE - SHEET C-4.3



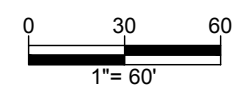
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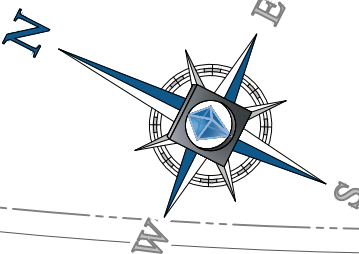
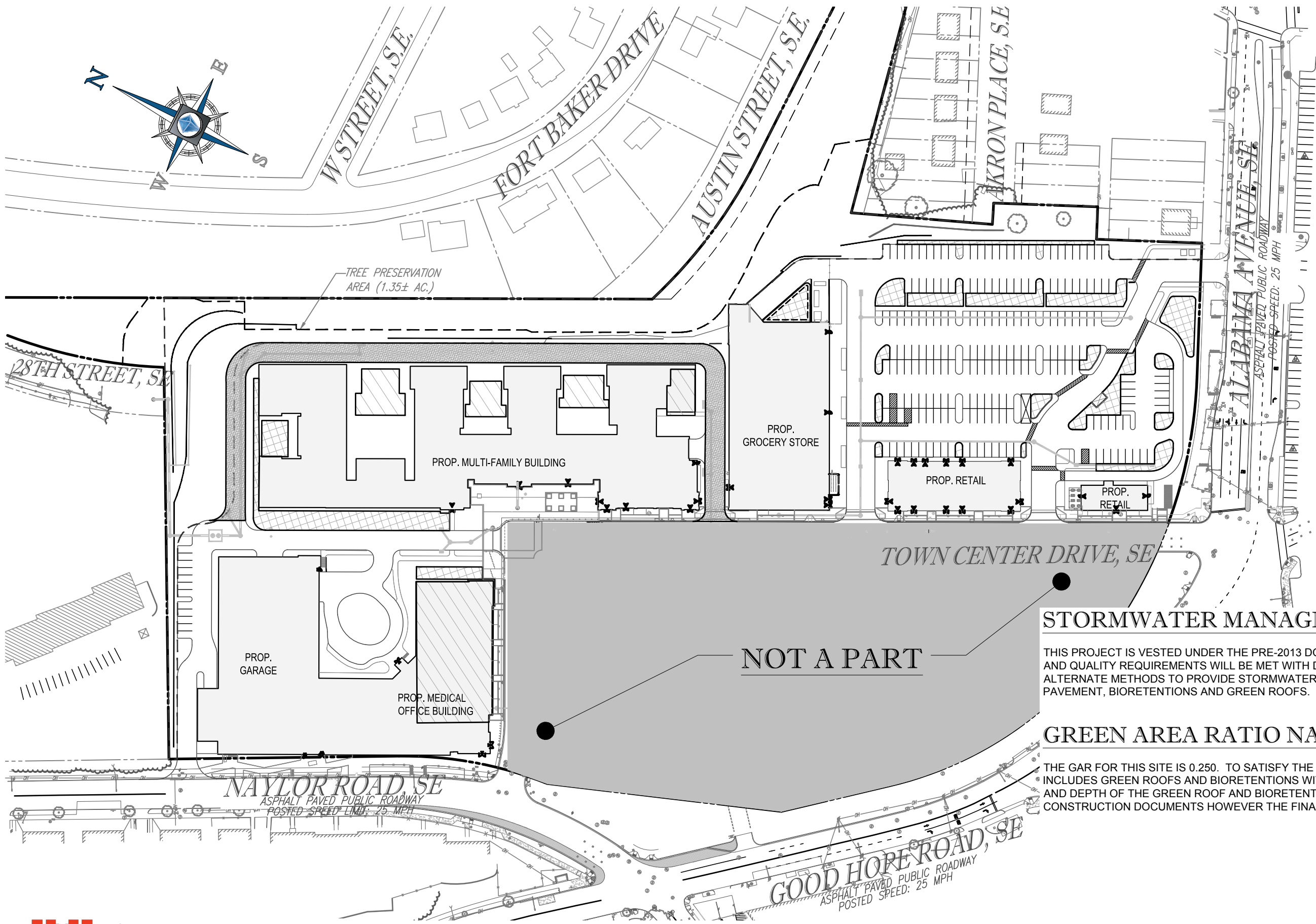
- PROP. SANITARY LATERAL 
- PROP. WATER LATERAL 
- PROP. FIRE SERVICE LATERAL 
- PROP. STORM MAIN 







MATCHLINE - SHEET C-4.1

MATCHLINE - SHEET C-4.2





LEGEND

- PROP. GREEN ROOF 
- PROP. BIORETENTION 
- PROP. PERMEABLE PAVEMENT 
- PROP. STORM MAIN 

STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT IS VESTED UNDER THE PRE-2013 DOEE STORMWATER REQUIREMENTS. THE QUANTITY AND QUALITY REQUIREMENTS WILL BE MET WITH DETENTION VAULTS AND FILTER CARTRIDGES. ALTERNATE METHODS TO PROVIDE STORMWATER MANAGEMENT MAY INCLUDE PERMEABLE PAVEMENT, BIORETENTIONS AND GREEN ROOFS.

GREEN AREA RATIO NARRATIVE

THE GAR FOR THIS SITE IS 0.250. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES GREEN ROOFS AND BIORETENTIONS WITH VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AND BIORETENTION AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GAR OF 0.250.

NOT A PART

