



LEGEND

- ☀ STREET LIGHT (SINGLE ARM PENDANT POLE W/ LAMPS)
- 🌿 FILTERA UNITS
- 🌱 BIORETENTION RAIN GARDEN

1 RENDERED SITE PLAN
L1.00 Scale: 1" = 40'-0"

ZONING COMMISSION

CASE No. 05-38

EXHIBIT No. 30



L1.00

TOWN HOMES AT STANTON SQUARE

HORNING BROTHERS HOR.02

ZONING COMMISSION
District of Columbia
CASE NO.05-38
EXHIBIT NO.30



STUDIO39

landscape architecture, P.C.



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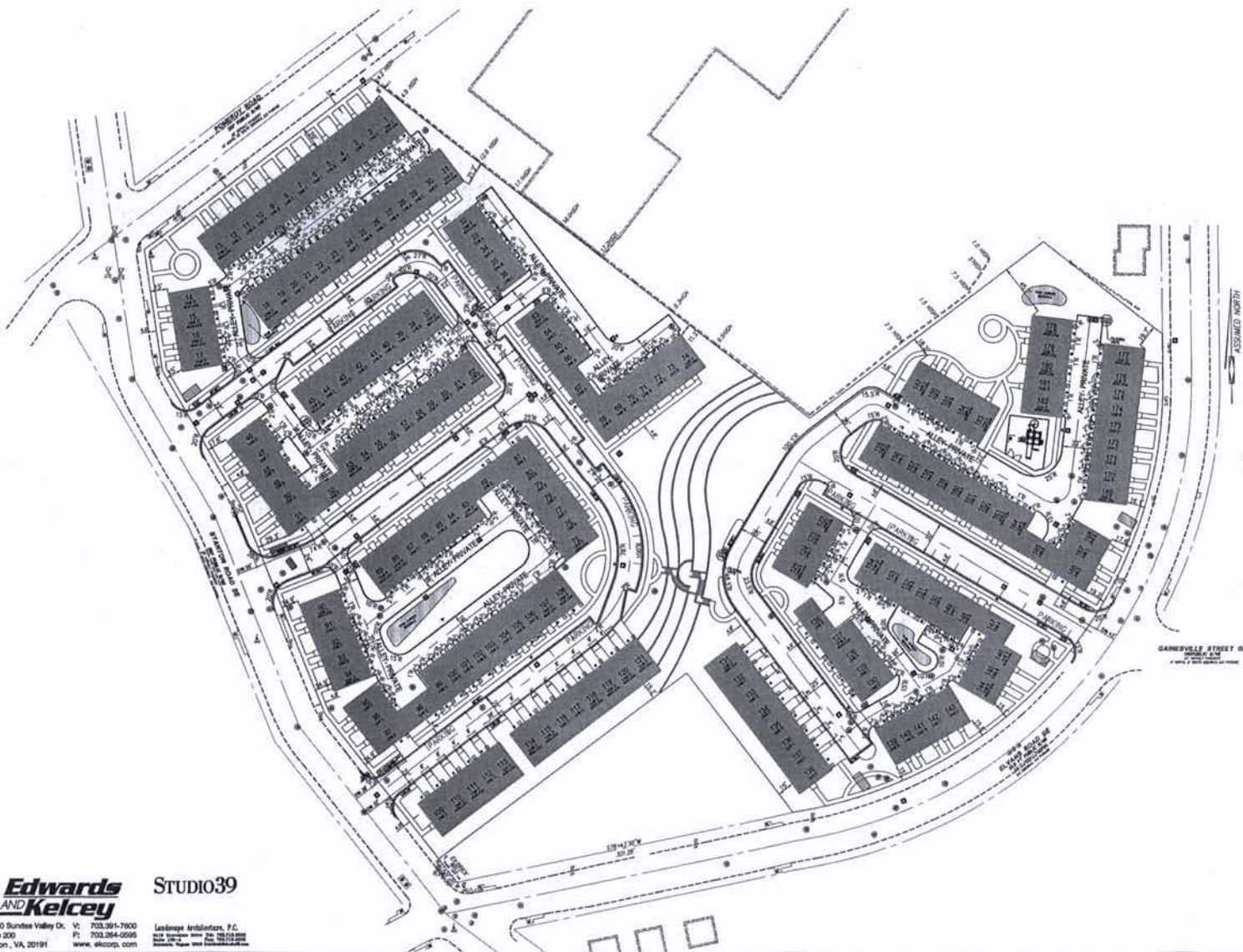
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RENDERED SITE PLAN

SUBMISSION DATE: 04/04/07

LEGEND:

- UNIT A 14 FOOT WIDE TOWNHOME
- UNIT B 14 FOOT WIDE TOWNHOME
- UNIT C 16 FOOT WIDE TOWNHOME
- UNIT D 18 FOOT WIDE TOWNHOME
- UNIT E 20 FOOT WIDE TOWNHOME



**Edwards
AND Kelcey**

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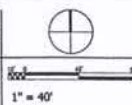
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Site Plan

May 24, 2007

**TOWN HOMES AT
STANTON SQUARE**

HORNING BROTHERS
 HOR.026A.00G.



C.02



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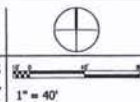
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Grading Plan

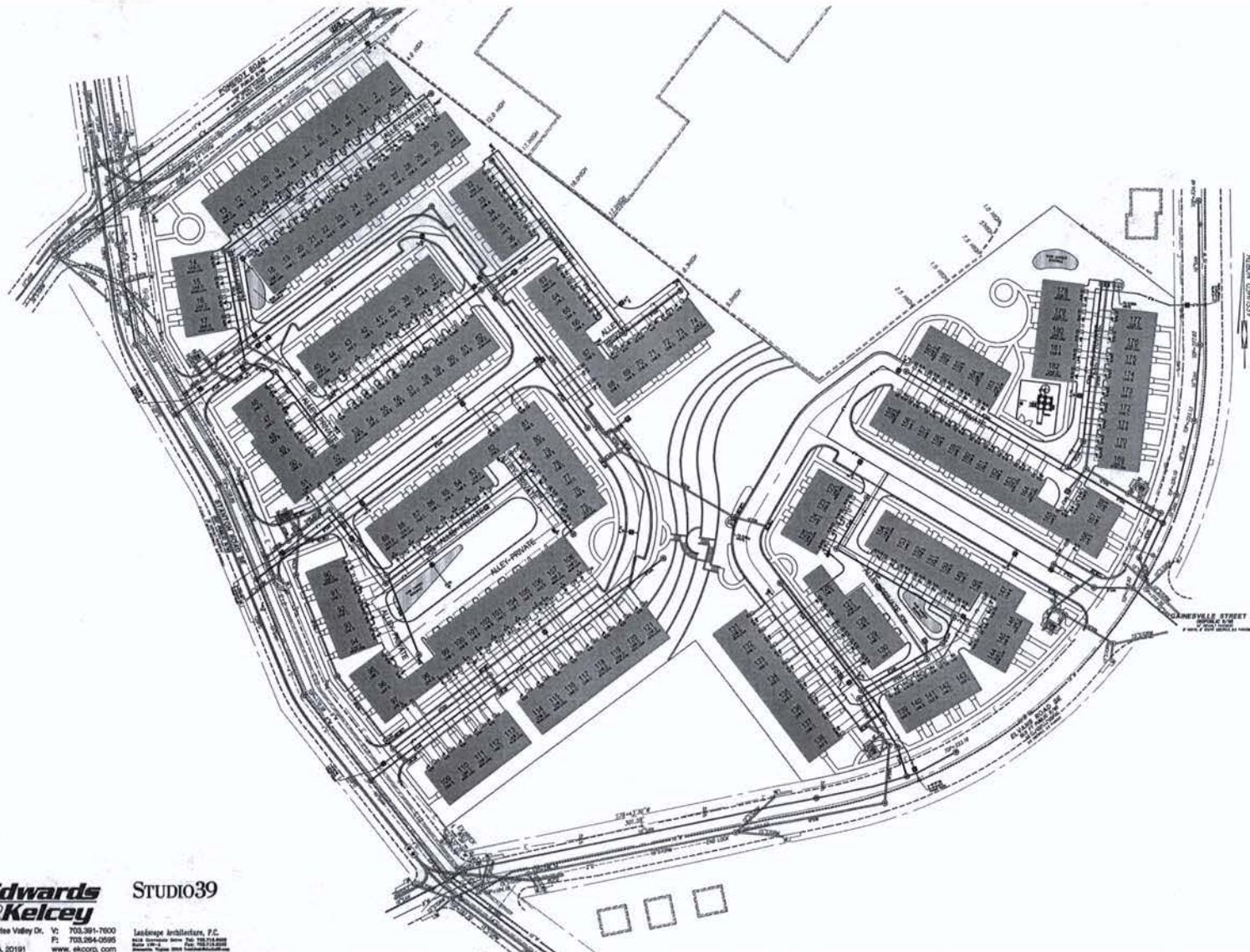
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TOWN HOMES AT
STANTON SQUARE

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C.03



EXISTING	LEGEND	PROPOSED
	ELECTRIC LINE & STRUCTURE	
	TELEPHONE LINE & STRUCTURE	
	LIGHT POLE, STREET LIGHT	
	SANITARY LINE & MH	
	STORM LINE & MH	
	CLEANOUT	
	GAS LINE & VALVE	
	GAS METER	
	WATER LINE & MH	
	WATER METER & FIRE HYDRANT	
	FIRE HYDRANT & WATER VALVE	
	TEST PIT REQUIRED	
	PARKING METER	
	CHAIN LINK FENCE	
	SPOT ELEVATIONS	
	CONCRETE SIDEWALK	
	CURB & GUTTER	
	PAVING AREA	
	PAVEMENT MARKING	
	RETAINING WALL	
	CONCRETE PAVEMENT	
	EXPANSION JOINT	
	CONTRACTION JOINT	

AVERAGE DAILY WATER DEMAND AND SEWAGE FLOW:
 WATER: 318 GPD/UNIT X 184 UNITS = 64,400 GPD
 SEWAGE: 300 GPD/UNIT X 184 UNITS = 55,200 GPD

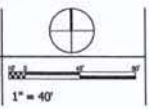
NOTE:
 STORMWATER MANAGEMENT FACILITIES AND SEDIMENTATION AND EROSION CONTROLS TO MEET THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA, DEPARTMENT OF ENVIRONMENT, WATERSHED PROTECTION DIVISION AND WILL BE PROVIDED BY MEANS OF STORMWATER, FILTERED STORMWATER, BIO-RETENTION, FILTRATION, RAISED GARDENS OR EQUIVA. TO BE APPROVED BY DEPARTMENT OF ENVIRONMENT.

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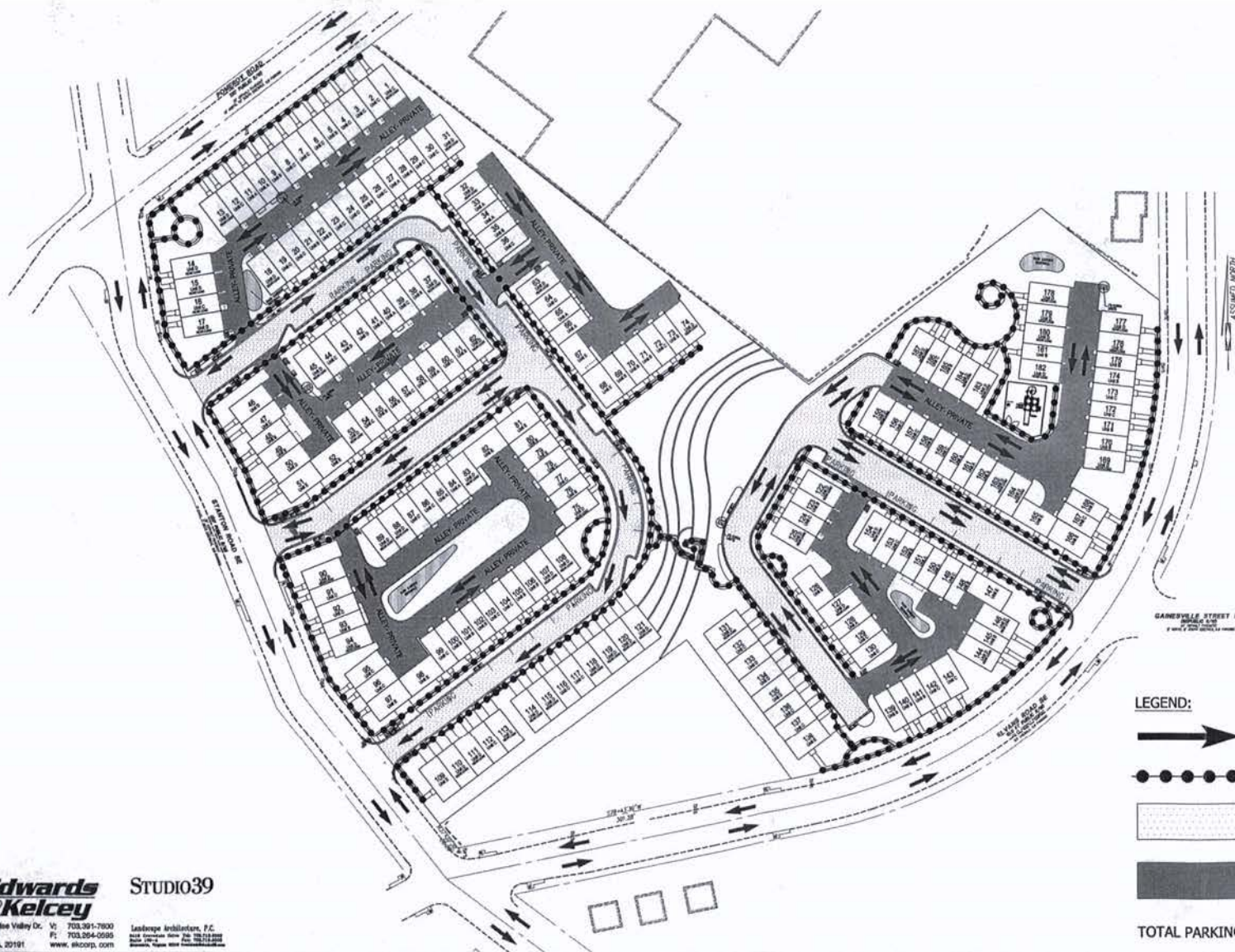
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Utility Plan
 May 24, 2007





TOWN HOMES AT STANTON SQUARE
 HORNING BROTHERS
 HOR.025A.00G.



C.04



LEGEND:

-  DIRECTION OF EXISTING AND/OR PROPOSED TRAFFIC FLOW
-  PRIMARY PEDESTRIAN CIRCULATION
-  PRIMARY VEHICULAR CIRCULATION
-  ALLEY

TOTAL PARKING SPACES = 34

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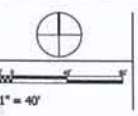
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Circulation Plan

May 24, 2007

TOWN HOMES AT STANTON SQUARE

HORNING BROTHERS
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C.05



Green Space: 114,078 Sq.Ft.

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Green Space Plan

May 24, 2007

TOWN HOMES AT
STANTON SQUARE

HORNING BROTHERS
HOR.026A.00G.



1" = 40'

C.06



Area measured: Face to Face of Curb

Streets: 43,933.24 Sq.Ft.

Alleys: 46,136.76 Sq.Ft.

Pavement Space: 90,070 Sq.Ft.

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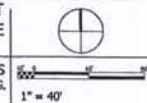
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Paving Plan

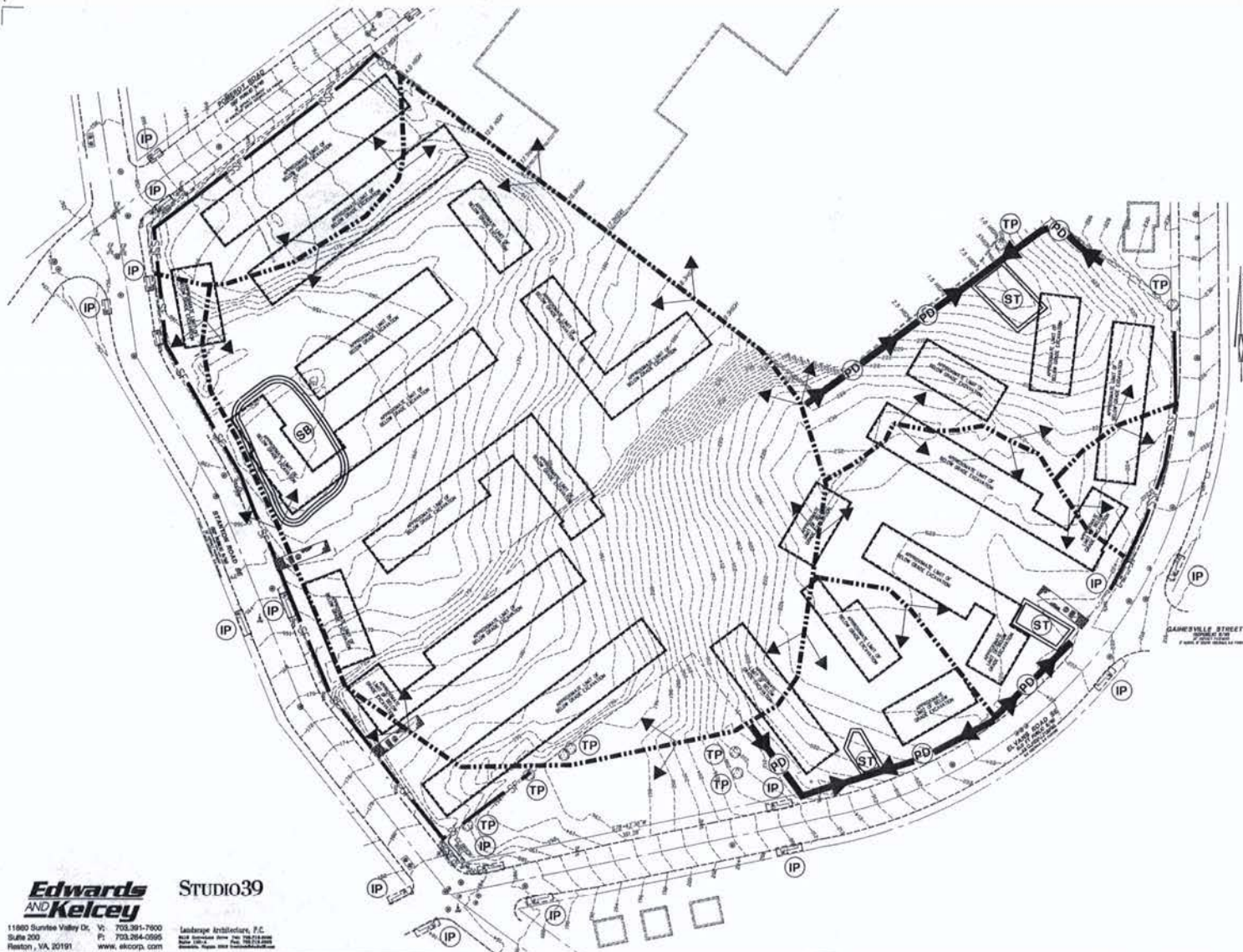
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TOWN HOMES AT
 STANTON SQUARE

HORNING BROTHERS
 HOR.026A.00G.



C.07



- CONSTRUCTION AND STABILIZATION SEQUENCE:**
1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, BULLET PROTECTION, TREE PROTECTION, SILT FENCE, AS INDICATED ON THE SHEET. SEE SHEET C-10 AND C-11 FOR SEDIMENT AND EROSION CONTROL DETAILS.
 2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
 3. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
 4. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

- NOTE:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
 2. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
 3. PROVIDE CONSTRUCTION FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
 4. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF HEALTH, WATERSHED PROTECTION DIVISION.
 5. REFER TO THE CORRECTIVE ACTION PLAN AND THE DISTRICT OF COLUMBIA'S VOLUNTARY REMEDIATION ACTION PROGRAM AUTHORIZATION FOR TREATMENT OF CONTAMINATED GROUND WATER.

- DUST CONTROL NOTES:**
1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
 2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL, TO BE USED FOR ON-SITE DUST CONTROL.
 3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
 4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED AT A RATE OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
 5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 k PA) MINIMUM KEEP AREAS DAMP WITHOUT CREATING AEROSOL CONDITIONS SUCH AS FOGGING.
 6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND NOZZLES.
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE WETTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING AEROSOL CONDITIONS SUCH AS FOGGING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

LEGEND:

PROPOSED	
TEMP CONSTRUCTION ENTRANCE	
WASH RACK	
SILT FENCE	
SUPER SILT FENCE	
TEMPORARY CONSTRUCTION FENCE	
NET PROTECTION	
TREE PROTECTION	
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
DRAINAGE DITCH	
PERIMETER DIKE	
SEDIMENT BASIN	
SEDIMENT TRAP	

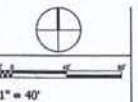
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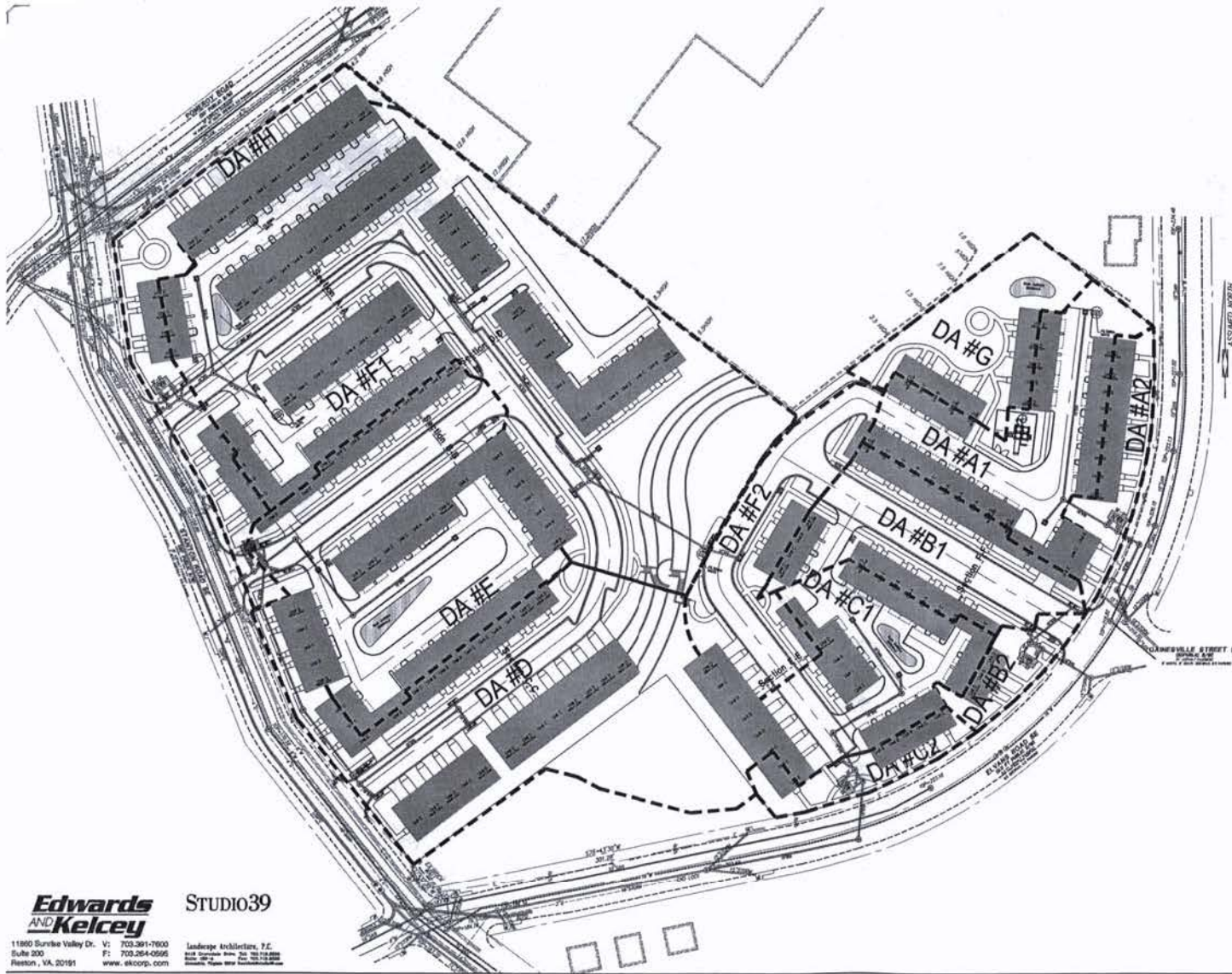
Sedimentation and Erosion Control Plan

May 24, 2007

TOWN HOMES AT STANTON SQUARE
 HORNING BROTHERS
 HOR.026A.00G



C.08



STORMFILTER DESIGN

FILTER #	NAME OF DRAINAGE AREA	TOTAL AREA (AC)	ROAD (AC)	APPROXIMATE AREA			TOTAL C VALUE	REMARKS
				ROOF #	GRASS #	GRAVEL #		
#1	DA #F1	1.48	0.21	0.88	0.88	0.88	0.78	
	DA #F2	1.26	0.20	0.78	0.78	0.78	0.78	
	TOTAL	2.74	0.41	1.66	1.66	1.66	1.56	
#2	DA #E	1.07	0.40	0.36	0.36	0.36	0.78	
	DA #D	1.44	0.20	0.36	0.88	0.88	0.88	
	TOTAL	2.51	0.60	0.72	1.24	1.24	1.66	
#3	DA #B1	0.40	0.18	0.18	0.07	0.07	0.88	
	DA #B2	0.20	0.12	0.12	0.07	0.07	0.88	
	TOTAL	0.60	0.30	0.30	0.14	0.14	1.76	
#4	DA #C1	1.00	0.20	0.18	0.18	0.18	0.88	
	DA #C2	0.20	0.00	0.18	0.00	0.00	0.88	
	TOTAL	1.20	0.20	0.36	0.18	0.18	1.76	
#5	DA #A1	0.20	0.00	0.18	0.00	0.00	0.88	
	DA #A2	0.20	0.00	0.18	0.00	0.00	0.88	
	TOTAL	0.40	0.00	0.36	0.00	0.00	1.76	

STORMFILTER DESIGN

ROAD = 6.66 IN
 ROOF & WALKWAY = 9.30 IN

FLOW BASE DESIGN FOR THE MANUFACTURER WITH A STORM DURATION OF 1.0 HOUR

Then: ROAD = $1.0 \text{ in} \times (0.02 \times 0.5) = 0.1 \text{ in}$ (0.025 X 1.0) = 0.25 IN (0.1)

ROOF & SIDEWALK = $1.0 \text{ in} \times (0.02 \times 0.5) = 0.1 \text{ in}$ (0.025 X 1.0) = 0.25 IN (0.1)

FILTER #	NAME OF DRAINAGE AREA	TOTAL AREA (AC)	ROAD (AC)	APPROXIMATE AREA			TOTAL C VALUE	REMARKS
				ROOF #	GRASS #	GRAVEL #		
#1	DA #B1	0.40	0.18	0.18	0.07	0.07	0.78	
	DA #B2	0.20	0.12	0.12	0.07	0.07	0.78	
	TOTAL	0.60	0.30	0.30	0.14	0.14	1.56	
#2	DA #E	1.07	0.40	0.36	0.36	0.36	0.78	
	DA #D	1.44	0.20	0.36	0.88	0.88	0.88	
	TOTAL	2.51	0.60	0.72	1.24	1.24	1.66	
#3	DA #B1	0.40	0.18	0.18	0.07	0.07	0.88	
	DA #B2	0.20	0.12	0.12	0.07	0.07	0.88	
	TOTAL	0.60	0.30	0.30	0.14	0.14	1.76	
#4	DA #C1	1.00	0.20	0.18	0.18	0.18	0.88	
	DA #C2	0.20	0.00	0.18	0.00	0.00	0.88	
	TOTAL	1.20	0.20	0.36	0.18	0.18	1.76	
#5	DA #A1	0.20	0.00	0.18	0.00	0.00	0.88	
	DA #A2	0.20	0.00	0.18	0.00	0.00	0.88	
	TOTAL	0.40	0.00	0.36	0.00	0.00	1.76	

FILTER #	FLOW TO BE TREATED (CFD)	FILTER CAPACITY (CFD)	CARTRIIDGE NO. OF CANTRIDES	RECOMMENDED STORMFILTER	REMARKS
#1	0.81	27.75	15 GPM	25	PRECAST BOX STORMFILTERS
#2	0.50	24.75	15 GPM	20	PRECAST BOX STORMFILTERS
#3	0.50	14.25	15 GPM	15	PRECAST BOX STORMFILTERS
#4	0.50	27.75	15 GPM	16	PRECAST BOX STORMFILTERS
#5	0.60	24.75	15 GPM	16	PRECAST BOX STORMFILTERS

NOTE:

1. STORMFILTERS SHALL HAVE A MINIMUM CAPACITY OF 80% REMOVAL RATE OF TSS SUSPENDED SOLIDS, 80% OF TP (PHOSPHORUS) AND 80% OF TN (NITROGEN) FOR THE RUNOFF OF 0.50" FROM PAVED AREA AND 1.00" FROM ROOF AND SIDEWALK AREAS.

2. THE UNCONTROLLED AREA SHALL BE OVERCOMPENSATED BY THE CONTROLLED AREA AND THE OVERALL SITE POLLUTION REMOVAL RATE SHALL BE:

TSS = 80%
 TP = 40%
 TN = 40%

NOTE:

STORMWATER MANAGEMENT FACILITIES AND SEDIMENTATION AND EROSION CONTROLS TO MEET THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA, DEPARTMENT OF ENVIRONMENT, WATERSHED PROTECTION DIVISION AND WILL BE PROVIDED BY MEANS OF STORMFILTERS, FILTERRA STORMWATER, BIO-RETENTION, FILTRATION, RAIN GARDEN OR EQUAL TO BE APPROVED BY DEPARTMENT OF ENVIRONMENT.

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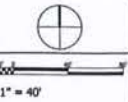
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Storm Water Management Plan

May 24, 2007

TOWN HOMES AT STANTON SQUARE
 HORNING BROTHERS
 HOR.026A.00G.



C.11