

## 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				
	FLOODPLAIN LIMITS				

### DEVELOPER

REDBRICK, LMD  
1616 H ST, NW, SUITE 600  
WASHINGTON, DC 20006  
PHONE: 202-393-8090

## PROJECT NARRATIVE:

THE SITE IS CURRENTLY OCCUPIED BY 18 TOTAL LOTS WITH THREE (3) EXISTING ONE-STORY BUILDINGS AND THREE (3) EXISTING TWO-STORY BUILDINGS AND MULTIPLE VACANT LOTS ON HOWARD ROAD, SE BETWEEN SUITLAND PARKWAY AND THE ANACOSTIA FREEWAY. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE EXISTING BUILDING AND SITE-RELATED FEATURES AND UTILITIES AND THE CONSTRUCTION OF FOUR (4) MIXED-USE MULTI-STORY BUILDINGS AND RECONSTRUCTION OF HOWARD ROAD, SE. THE PROPOSED PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. THE PROJECT PROPOSES THE USE OF VARIABLE DEPTH GREEN ROOFS AND BIORETENTION TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS FOR ON-SITE.

## GENERAL NOTES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:
  - SURVEY ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY REDBRICK - POPLAR POINT A&T LOTS 957, 969, 971, 982, 986, 988, 1020, 1025-1031, 1036 & 1047 SQUARE 5860 A&T LOTS 951 & 957 SQUARE 5861, LOTS 79, 82-86 SQUARE 5861 631-821 600-692 HOWARD ROAD, S.E. WASHINGTON, DISTRICT OF COLUMBIA" PREPARED BY: BOHLER ENGINEERING PROJECT NO.:SRW152035 DATE: 06/03/2016
  - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "2016-11-11PUD.DWG," PREPARED BY: HOK ARCHITECTURE, DATED: 11/11/16.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, 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
COVER SHEET	C1
EX. CONDITIONS/DEMOLITION PLAN	C2
SITE PLAN	C3
UTILITY PLAN	C4
STORMWATER MANAGEMENT/GAR PLAN	C5
EROSION AND SEDIMENT CONTROL PLAN	C6
TRUCK TURN	C7
BOUNDARY AND TOPOGRAPHIC SURVEY	SHEETS 1 - 6

PROJECT NAME:

POPLAR POINT PUD



# BOHLER

DC

1331 PENNSYLVANIA AVE., NW, STE. 1250 WASHINGTON, DC 20004  
PHONE: (202) 524-5700 FAX: (202) 524-5701

SHEET TITLE:

COVER SHEET  
SHEET C1

SCALE:

DATE:

CAD ID:

PROJECT NUMBER:

N/A

12/09/16

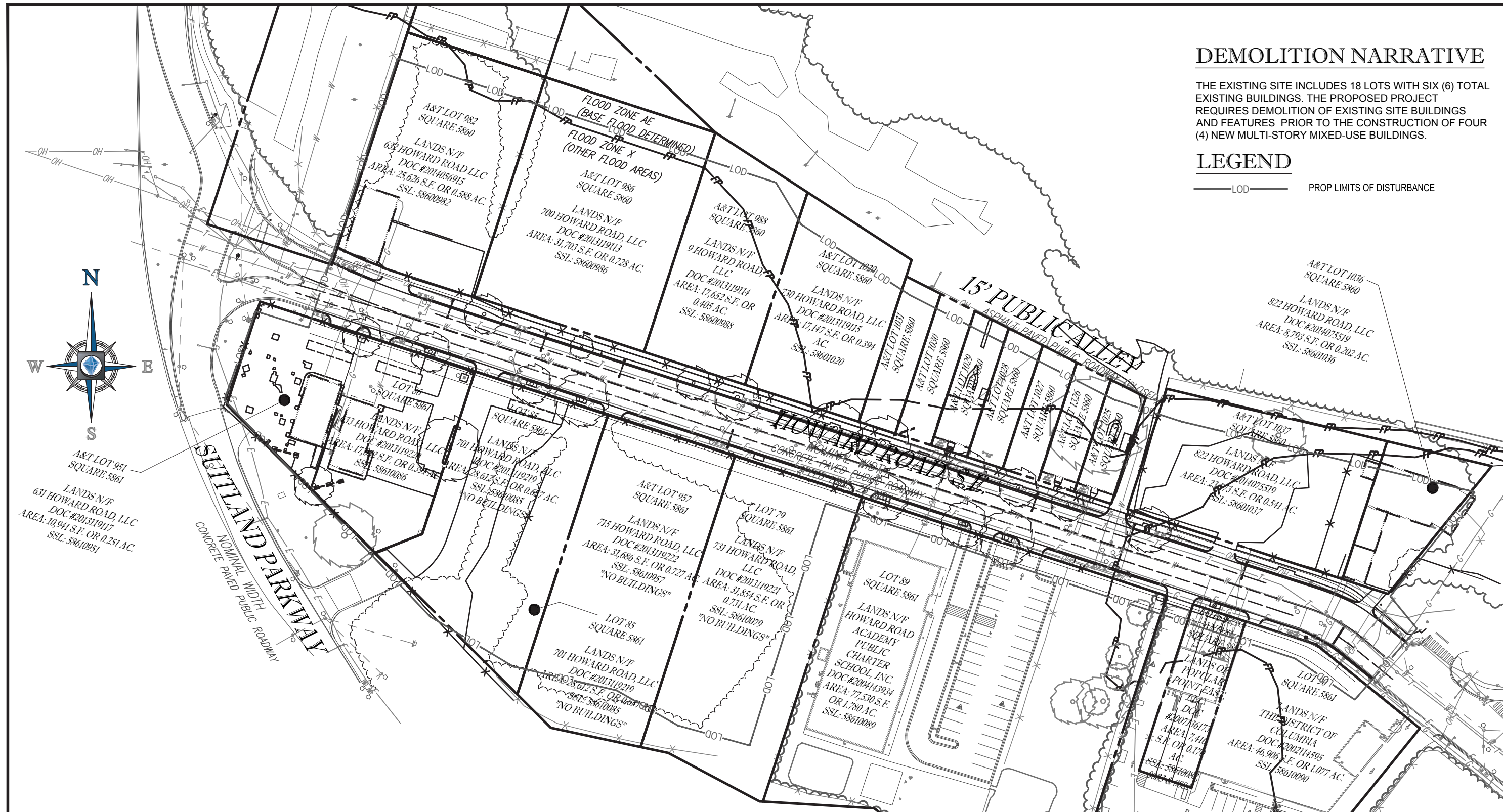
2016-11-11PUD.DWG

# DEMOLITION NARRATIVE

THE EXISTING SITE INCLUDES 18 LOTS WITH SIX (6) TOTAL EXISTING BUILDINGS. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE BUILDINGS AND FEATURES PRIOR TO THE CONSTRUCTION OF FOUR (4) NEW MULTI-STORY MIXED-USE BUILDINGS.

## LEGEND

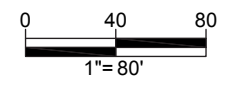
— LOD — PROP LIMITS OF DISTURBANCE



PROJECT NAME: **POPLAR POINT PUD**

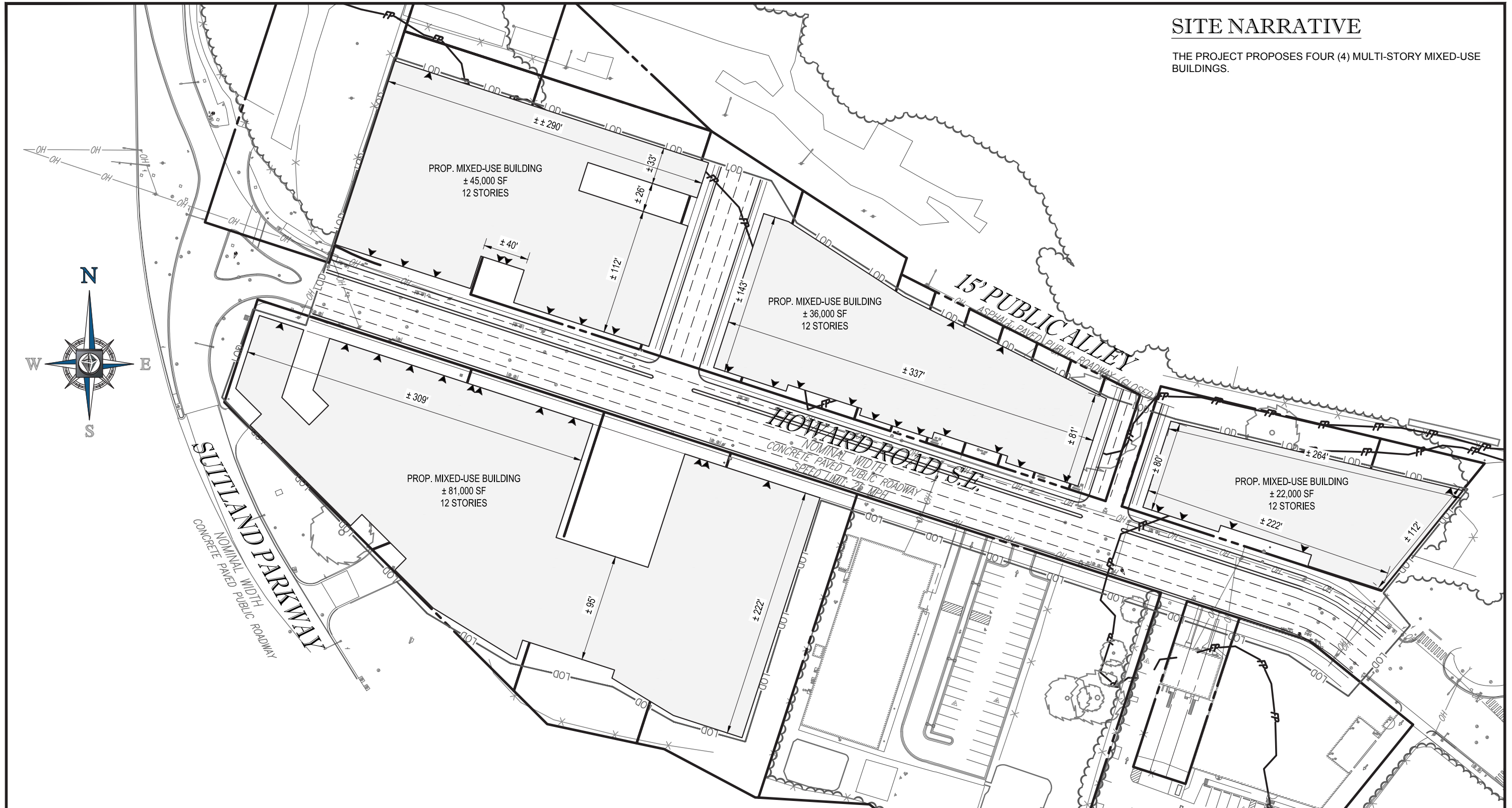
**BOHLER**  
DC  
1331 PENNSYLVANIA AVE., NW, STE. 1250 WASHINGTON, DC 20004  
PHONE: (202) 524-5700 FAX: (202) 524-5701

SHEET TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**  
SHEET C2  
SCALE: 1" = 80' DATE: 12/09/16 CAD ID: SS1 PROJECT NUMBER: DC152035



# SITE NARRATIVE

THE PROJECT PROPOSES FOUR (4) MULTI-STORY MIXED-USE BUILDINGS.



PROJECT NAME: **POPLAR POINT PUD**



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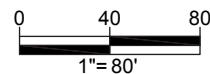
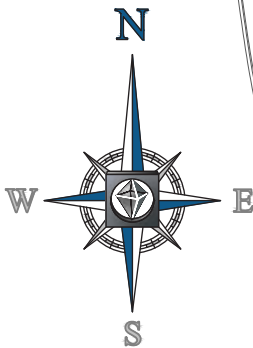
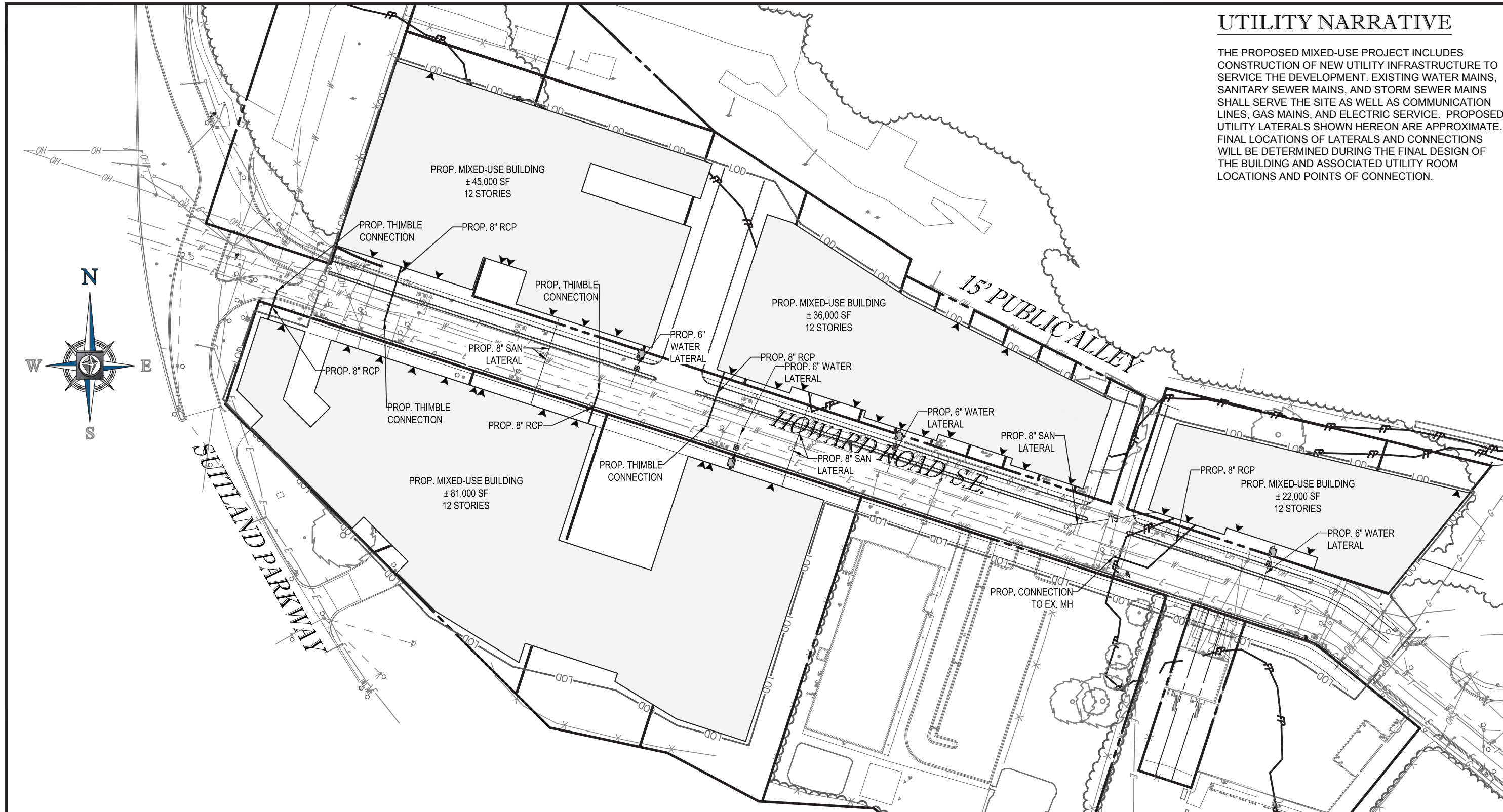
1331 PENNSYLVANIA AVE., NW, STE. 1250 WASHINGTON, DC 20004  
PHONE: (202) 524-5700 FAX: (202) 524-5701

SHEET TITLE: **SITE PLAN**  
**SHEET C3**

SCALE: 1" = 80'	DATE: 12/09/16	CAD ID: SS1	PROJECT NUMBER: DC152035
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# UTILITY NARRATIVE

THE PROPOSED MIXED-USE PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. EXISTING WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. PROPOSED UTILITY LATERALS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS OF LATERALS AND CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS AND POINTS OF CONNECTION.



PROJECT NAME: **POPLAR POINT PUD**



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SHEET TITLE: **UTILITY PLAN**  
SHEET C4

SCALE: 1" = 80'	DATE: 12/09/16	CAD ID: SS1	PROJECT NUMBER: DC152035
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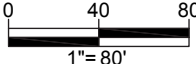
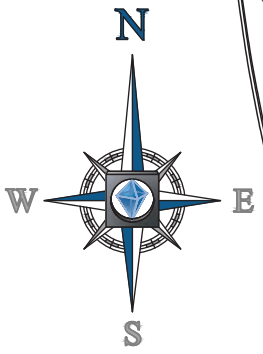
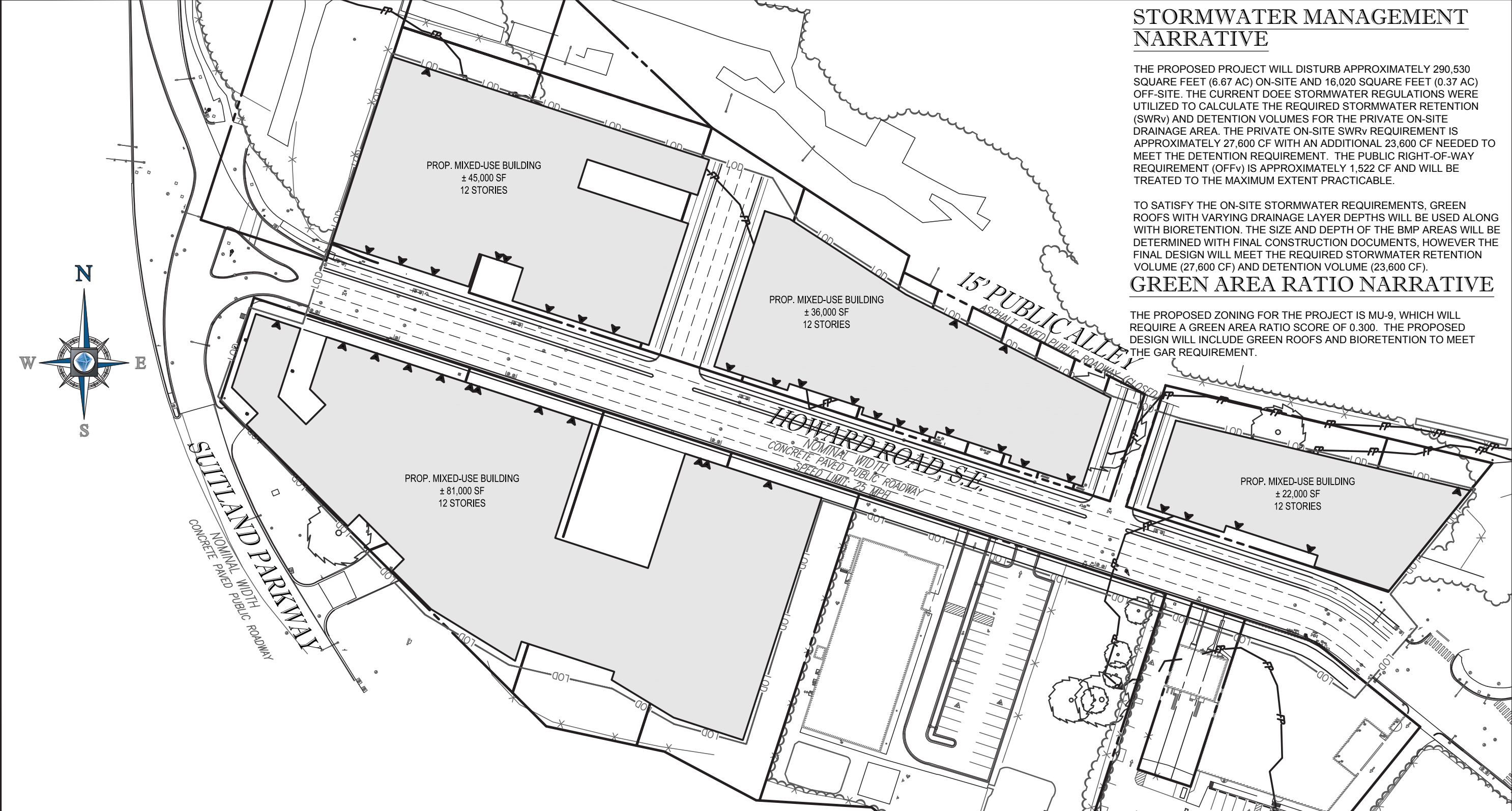
# STORMWATER MANAGEMENT NARRATIVE


THE PROPOSED PROJECT WILL DISTURB APPROXIMATELY 290,530 SQUARE FEET (6.67 AC) ON-SITE AND 16,020 SQUARE FEET (0.37 AC) OFF-SITE. THE CURRENT DOEE STORMWATER REGULATIONS WERE UTILIZED TO CALCULATE THE REQUIRED STORMWATER RETENTION (SWR<sub>v</sub>) AND DETENTION VOLUMES FOR THE PRIVATE ON-SITE DRAINAGE AREA. THE PRIVATE ON-SITE SWR<sub>v</sub> REQUIREMENT IS APPROXIMATELY 27,600 CF WITH AN ADDITIONAL 23,600 CF NEEDED TO MEET THE DETENTION REQUIREMENT. THE PUBLIC RIGHT-OF-WAY REQUIREMENT (OFF<sub>v</sub>) IS APPROXIMATELY 1,522 CF AND WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

TO SATISFY THE ON-SITE STORMWATER REQUIREMENTS, GREEN ROOFS WITH VARYING DRAINAGE LAYER DEPTHS WILL BE USED ALONG WITH BIORETENTION. THE SIZE AND DEPTH OF THE BMP AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED STORMWATER RETENTION VOLUME (27,600 CF) AND DETENTION VOLUME (23,600 CF).

# GREEN AREA RATIO NARRATIVE

THE PROPOSED ZONING FOR THE PROJECT IS MU-9, WHICH WILL REQUIRE A GREEN AREA RATIO SCORE OF 0.300. THE PROPOSED DESIGN WILL INCLUDE GREEN ROOFS AND BIORETENTION TO MEET THE GAR REQUIREMENT.



PROJECT NAME:		POPLAR POINT PUD	
 <b>BOHLER</b> DC		SHEET TITLE: STORMWATER MANAGEMENT/GAR PLAN	
1331 PENNSYLVANIA AVE., NW, STE. 1250 WASHINGTON, DC 20004 PHONE: (202) 524-5700 FAX: (202) 524-5701		SHEET C5	
SCALE:	DATE:	CAD ID:	PROJECT NUMBER:
1" = 80'	12/09/16	DA1	DC152035