

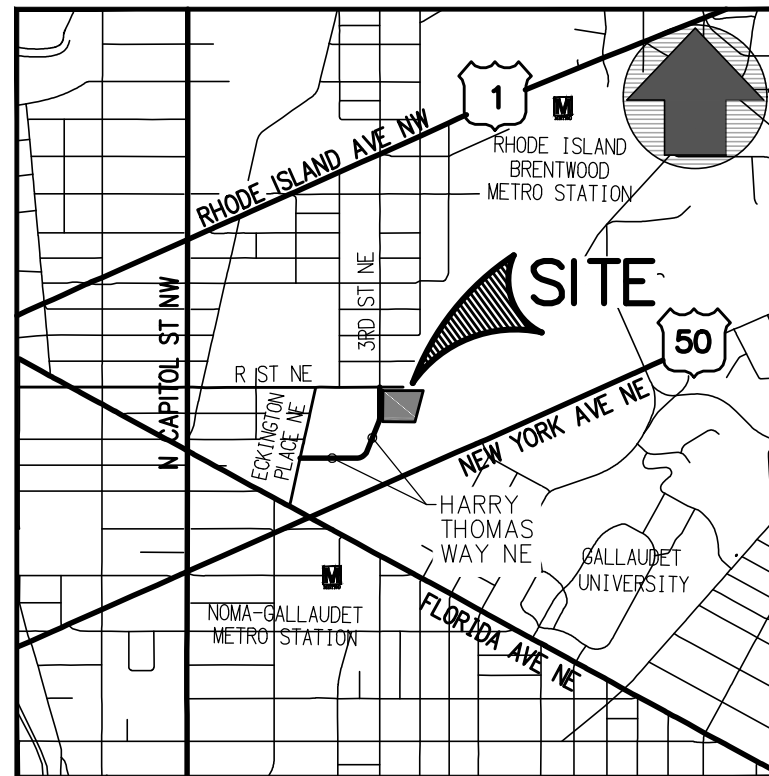
ECKINGTON PARK

PUD APPLICATION

1501 HARRY THOMAS WAY, NE
WASHINGTON, DC 20009

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VICINITY MAP
SCALE 1" = 2000'

EXISTING SITE PLAN

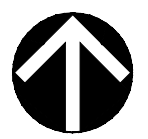
LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE

- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST

- CONC. CONCRETE
- C&G CURB AND GUTTER
- BLDG. BUILDING
- STY. STORY
- TRV ELECTRICAL TRANSFORMER
- ASPH. ASPHALT
- ESMT. EASEMENT
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- BRL BUILDING RESTRICTION LINE
- R/W RIGHT-OF-WAY



EXISTING UTILITY PLAN

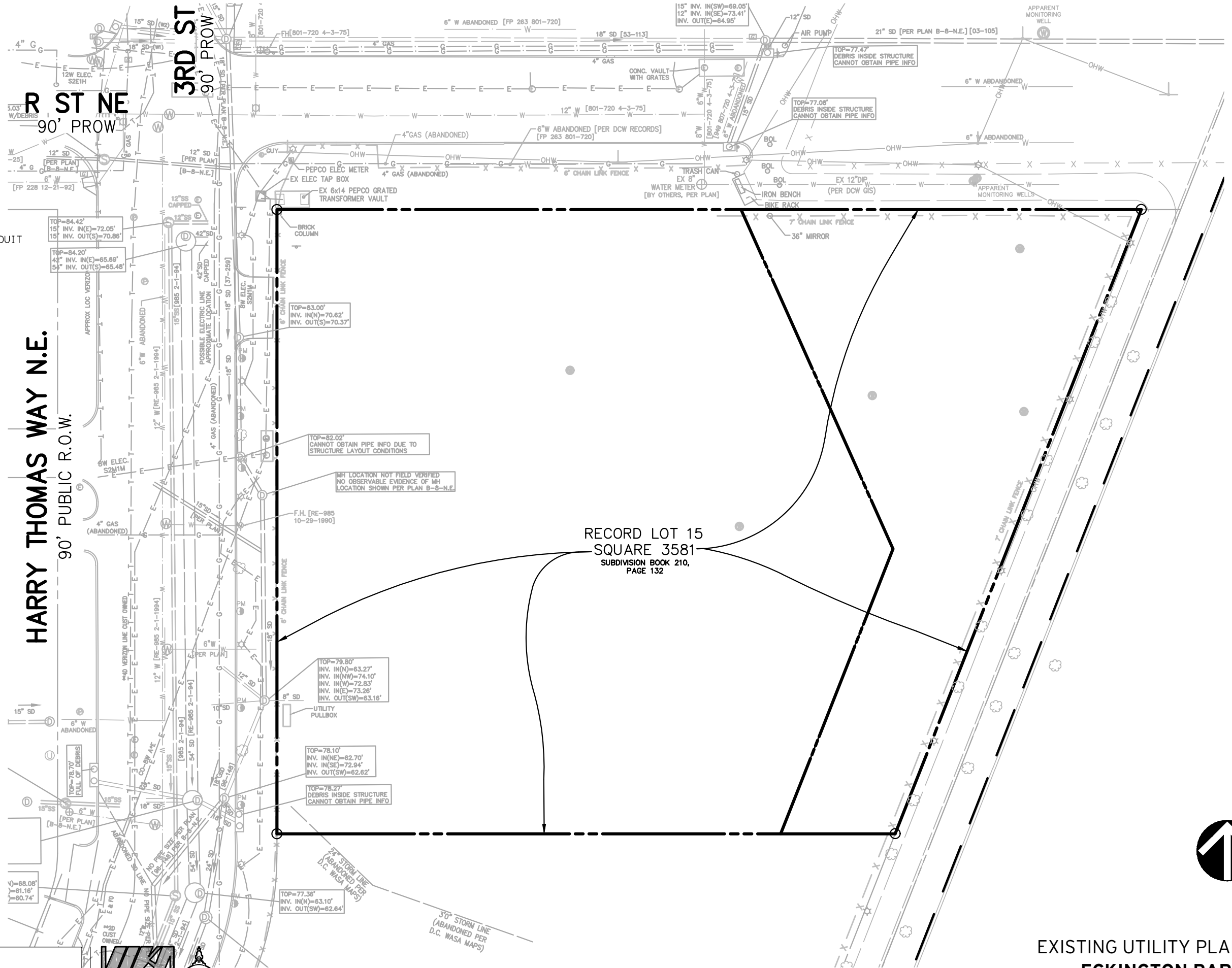
LEGEND

- E — E — CABLE TELEVISION CONDUIT
- E — E — ELECTRICAL CONDUIT
- X — X — EDGE OF PAVEMENT
- X — G — FENCE LINE
- G — NATURAL GAS CONDUIT
- T — T — OVERHEAD WIRES
- T — T — TELEPHONE/COMMUNICATIONS CONDUIT
- — — — — PROPERTY LINES
- — — — — PUBLIC UTILITIES EASEMENTS
- S — SANITARY SEWER CONDUIT
- SD — STORM DRAIN CONDUIT
- W — WATER CONDUIT

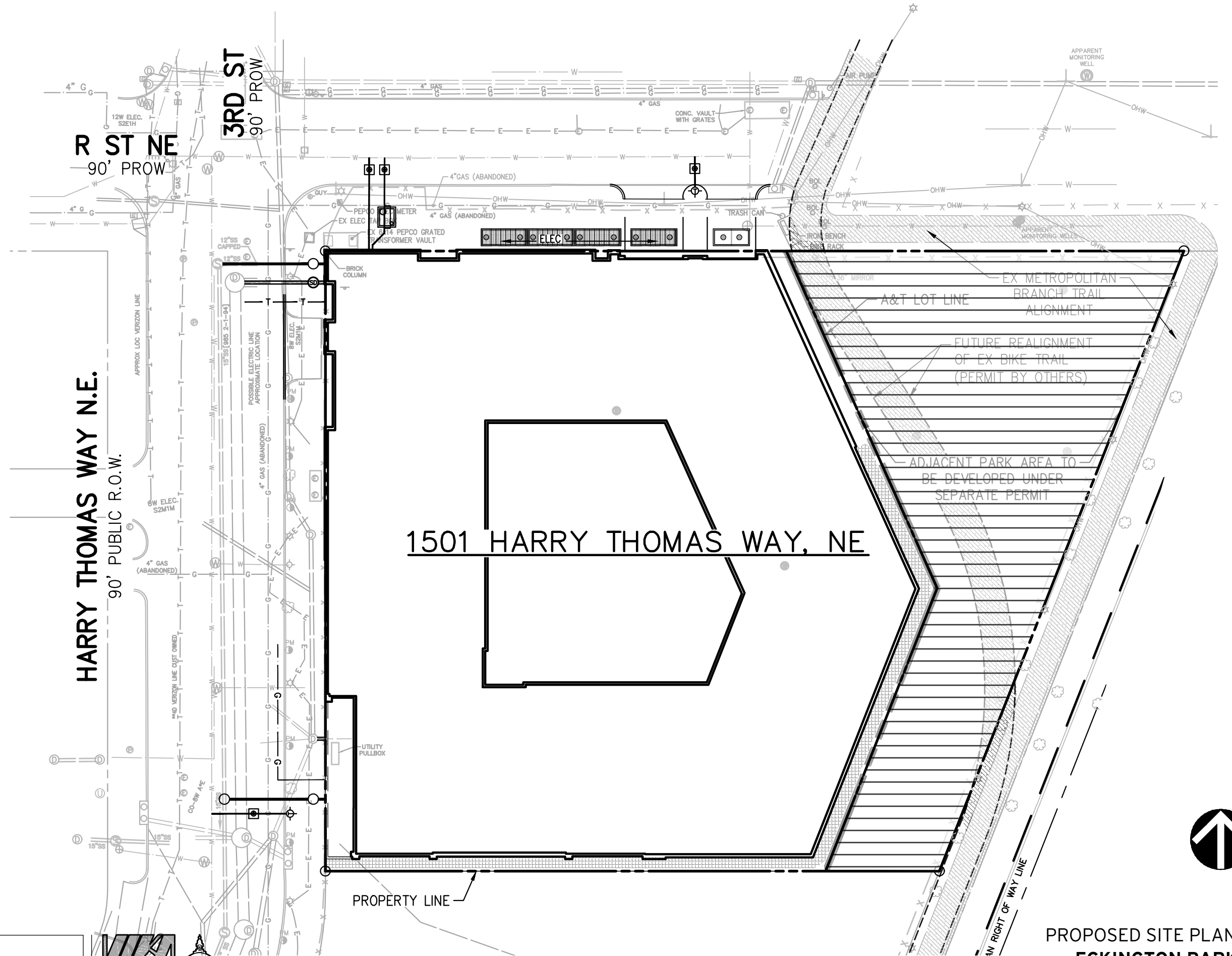
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHN PED PHONE PEDESTAL
- PHN MANHOLE PHONE MANHOLE
- UTILITY POLE

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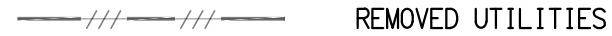
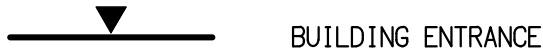
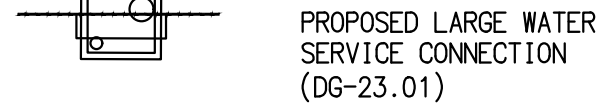


PROPOSED SITE PLAN



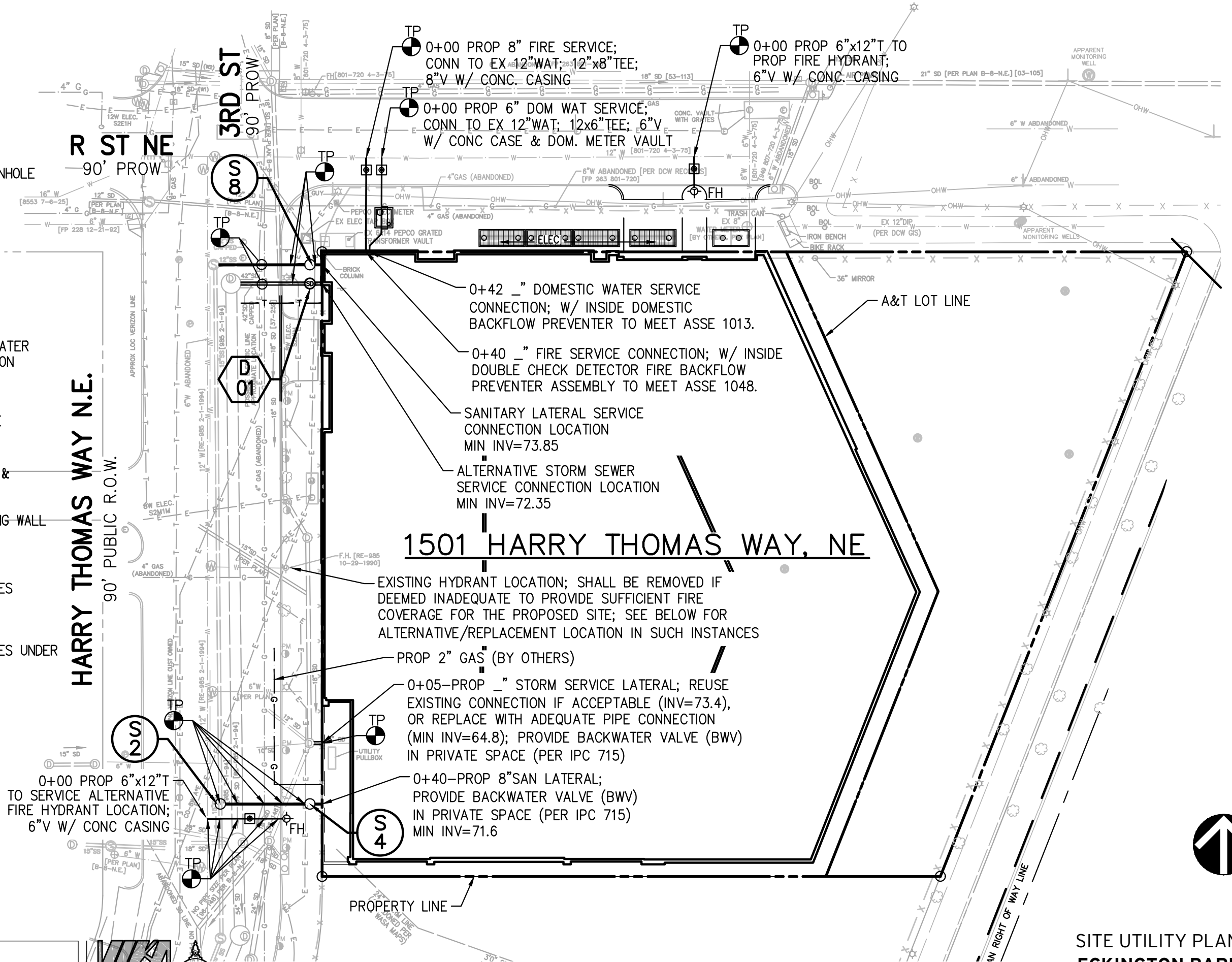
SITE UTILITY PLAN

LEGEND:




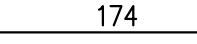




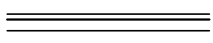
WATER LABEL LEGEND:

CR	CROSS
GV	GATE VALVE
HB	HORIZONTAL BEND
SL	SLEEVE
T	TEE
FH	FIRE HYDRANT
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
WM	WATER MAIN



SITE GRADING PLAN



LEGEND:

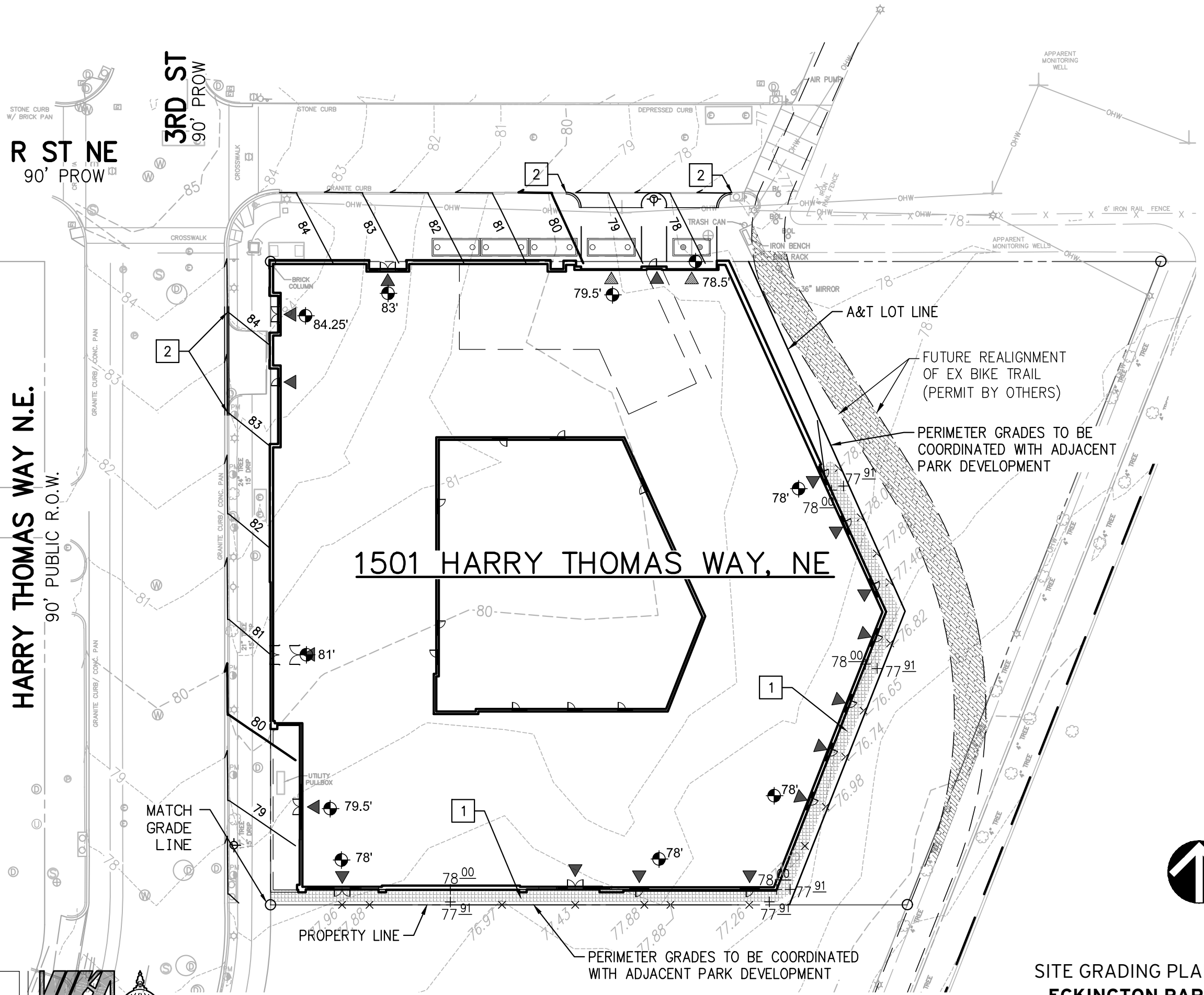
-  EXISTING CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  PROPOSED SPOT ELEVATION
-  EXISTING SPOT ELEVATION
-  BUILDING ENTRANCE
-  VEHICULAR ENTRANCE
-  PROPOSED 7" CURB & GUTTER

GRADING LABEL LEGEND:

- TC TOP OF CURB
- BC BOTTOM OF CURB
- HP HIGH POINT
- LP LOW POINT

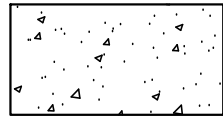
GRADING NOTES KEY:

-  PROPOSED 5' WALKWAY
-  PROPOSED 7" CURB; SHALL TIE INTO EX C&G IN-LINE AND ON-GRADE

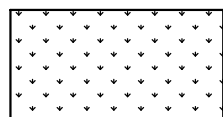


OVERALL PUBLIC SPACE PLAN

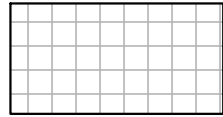
LEGEND



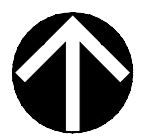
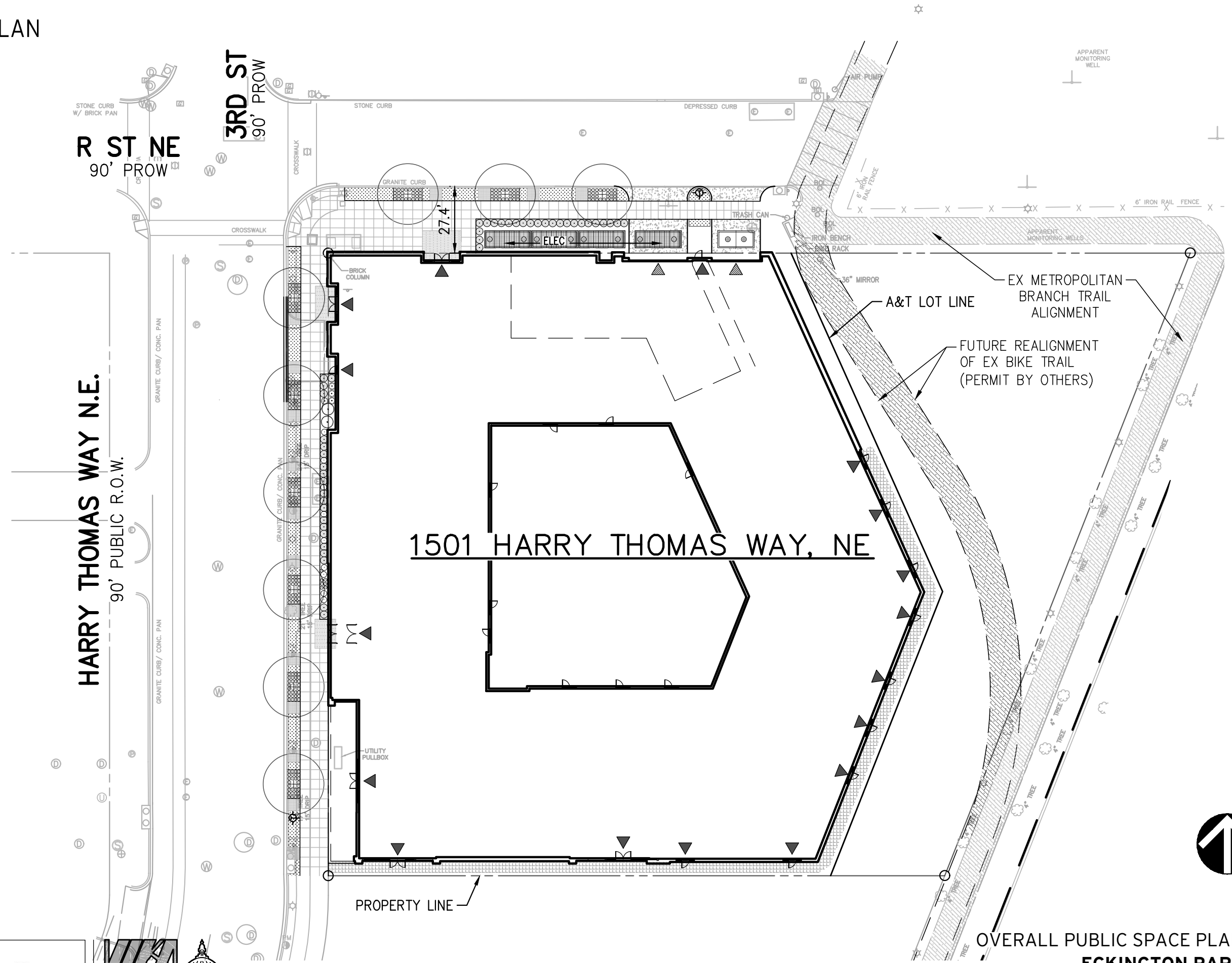
DDOT STANDARD DRIVEWAY



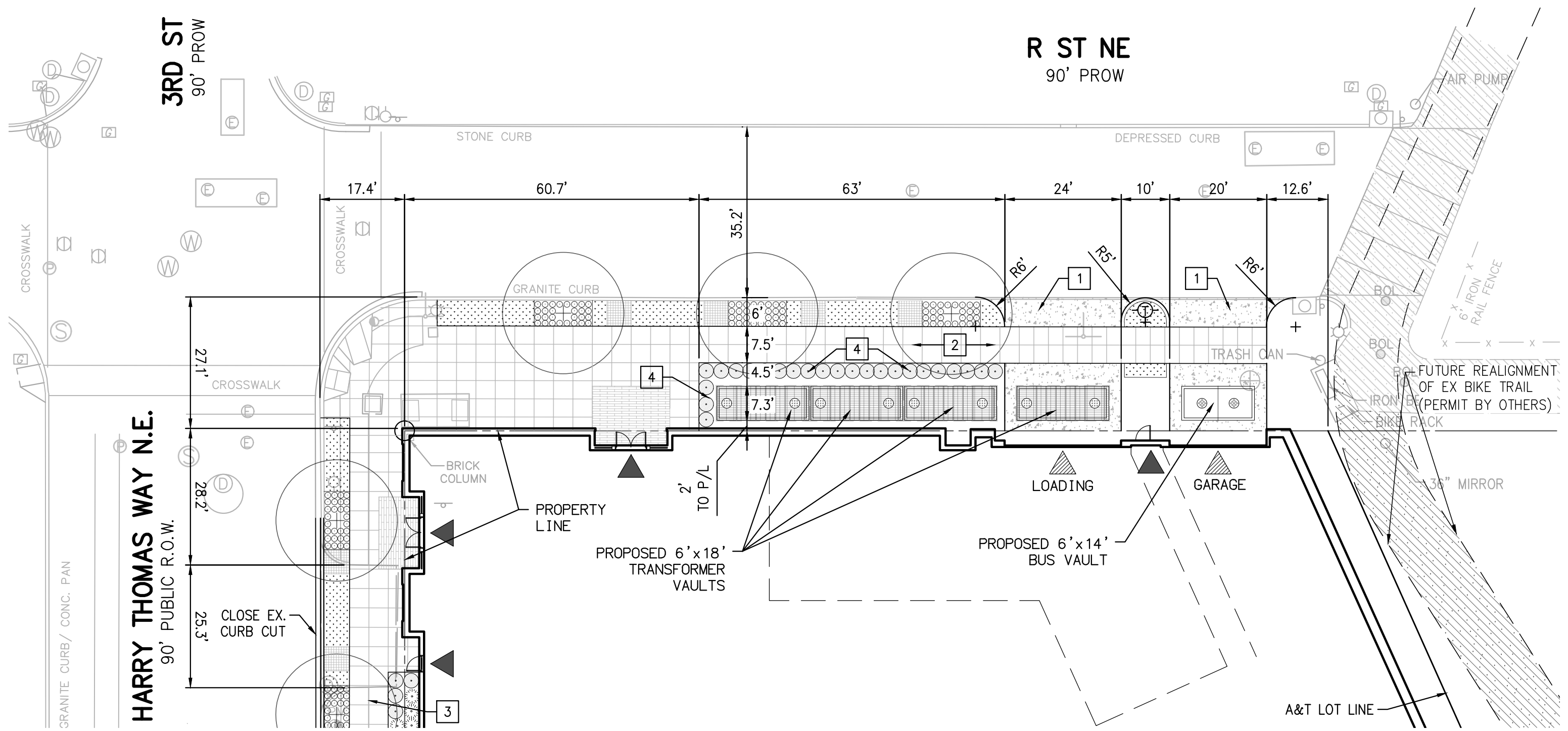
TREE PLANTING



CONTINUOUS CONC. SIDEWALK



PUBLIC SPACE IMPROVEMENTS
R STREET NE



KEYNOTES:

- 1 PROP. DDOT STANDARD DRIVEWAY (DDOT STD. 504.01)
- 2 7.5' CONTINUOUS CONC. SIDEWALK
- 3 8' CONTINUOUS CONC. SIDEWALK
- 4 VEGETATIVE BUFFER (3' MIN)

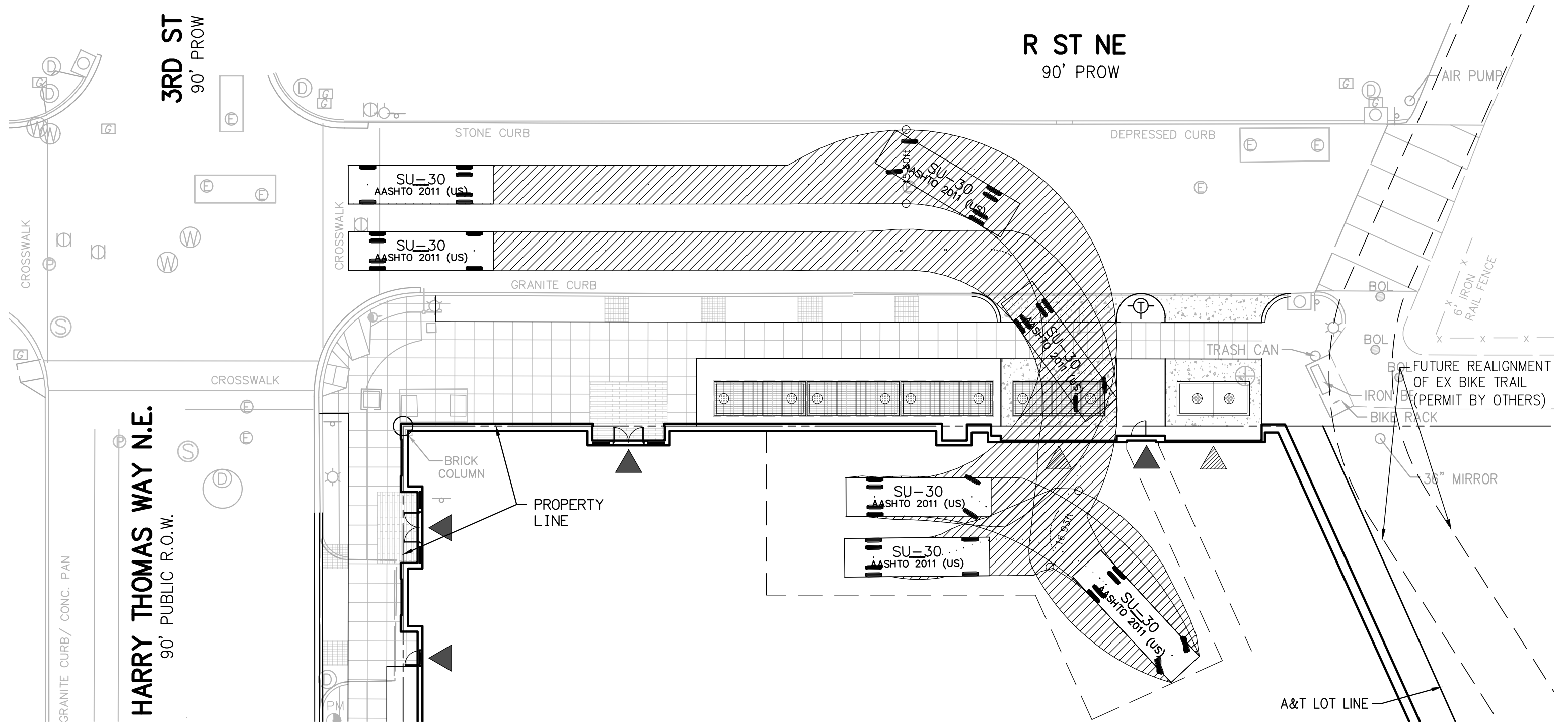


PUBLIC SPACE IMPROVEMENTS
R STREET NE
ECKINGTON PARK

1"=20'
CIV0410



VEHICULAR TURNING MOVEMENTS
R STREET NE



VEHICULAR TURNING MOVEMENTS
R STREET NE
ECKINGTON PARK

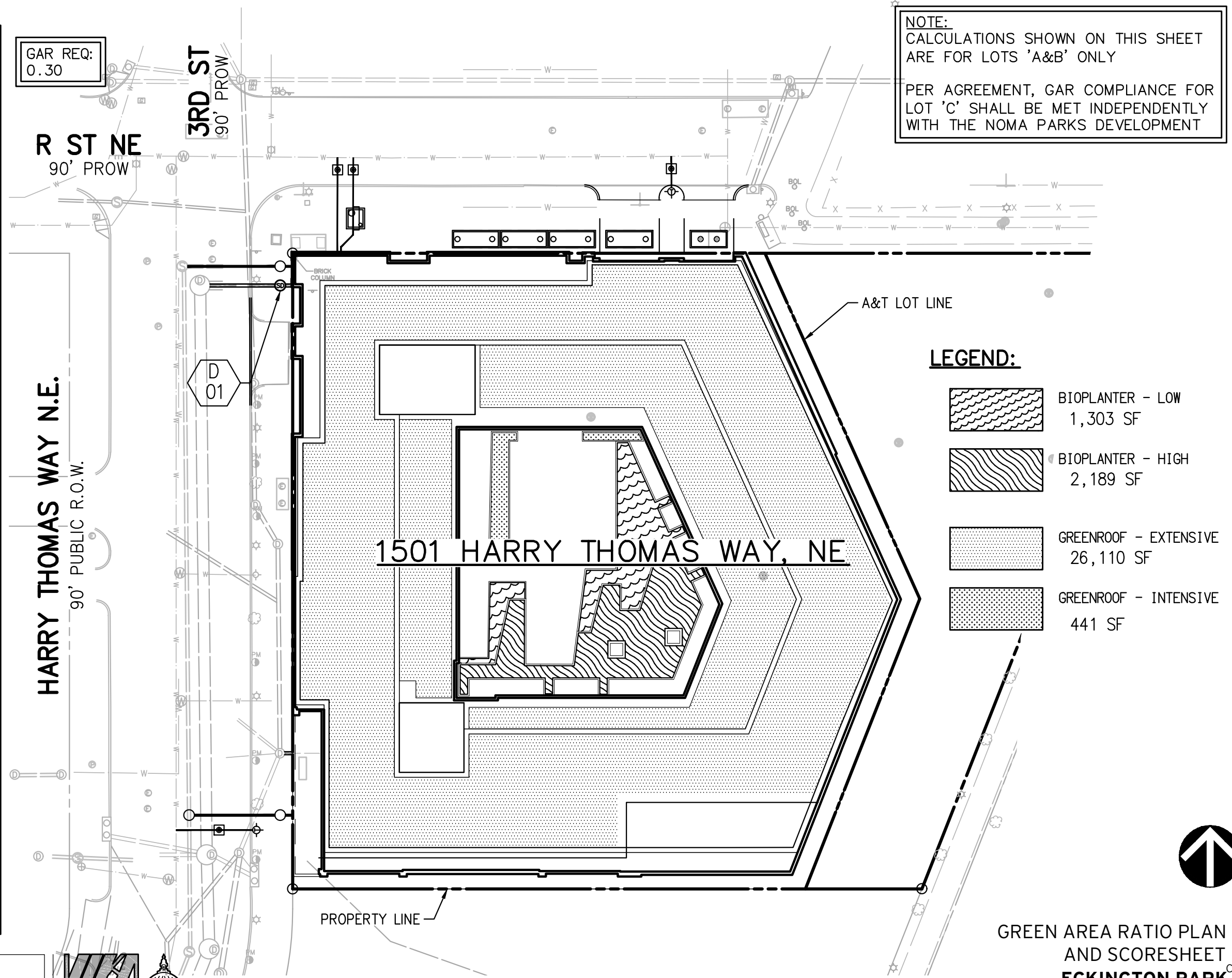
1"=20'
CIV0411



GREEN AREA RATIO PLAN AND SCORESHEET

Green Area Ratio Scoresheet			
Address: 1501 Harry Thomas Way, NE		Ward	Lot Square Zoning District
Other / BZA Order		enter sq ft of lot	MU-5A
Lot size (enter this value first) *		57,848	multip SCORE 0.309
Landscape Elements			
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6
3	Bioretention facilities	enter sq ft 3,492	0.4
B Plantings (credit for plants in landscaped areas from Section A)			
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 2,186	0.2
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 0	0.3
3	Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 0	0.5
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.6
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.7
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0.7
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0.7
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0.8
9	Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6
C Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium	enter sq ft 26,110	0.6
2	Over at least 8" of growth medium	enter sq ft 441	0.8
D Permeable Paving***			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5
E Other			
1	Enhanced tree growth systems***	enter sq ft 0	0.4
2	Renewable energy generation	enter sq ft 0	0.5
3	Approved water features	enter sq ft 0	0.2
H Bonuses			
sub-total of sq ft = 32,229			
1	Native plant species	enter sq ft 0	0.1
2	Landscaping in food cultivation	enter sq ft 0	0.1
3	Harvested stormwater irrigation	enter sq ft 0	0.1
Green Area Ratio numerator = 17,853			

GAR REQ:
0.30





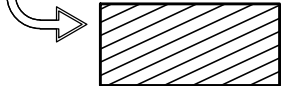
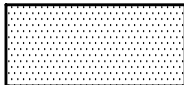
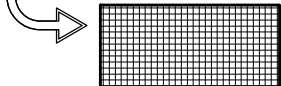
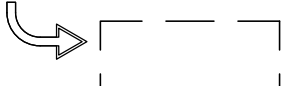
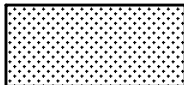
NOTE:
CALCULATIONS SHOWN ON THIS SHEET ARE FOR LOTS 'A&B' ONLY
PER AGREEMENT, GAR COMPLIANCE FOR LOT 'C' SHALL BE MET INDEPENDENTLY WITH THE NOMA PARKS DEVELOPMENT

- LEGEND:**
- BIOPLANTER - LOW
1,303 SF
 - BIOPLANTER - HIGH
2,189 SF
 - GREENROOF - EXTENSIVE
26,110 SF
 - GREENROOF - INTENSIVE
441 SF



STORMWATER MANAGEMENT PLAN ON-SITE SCOPE

LEGEND:

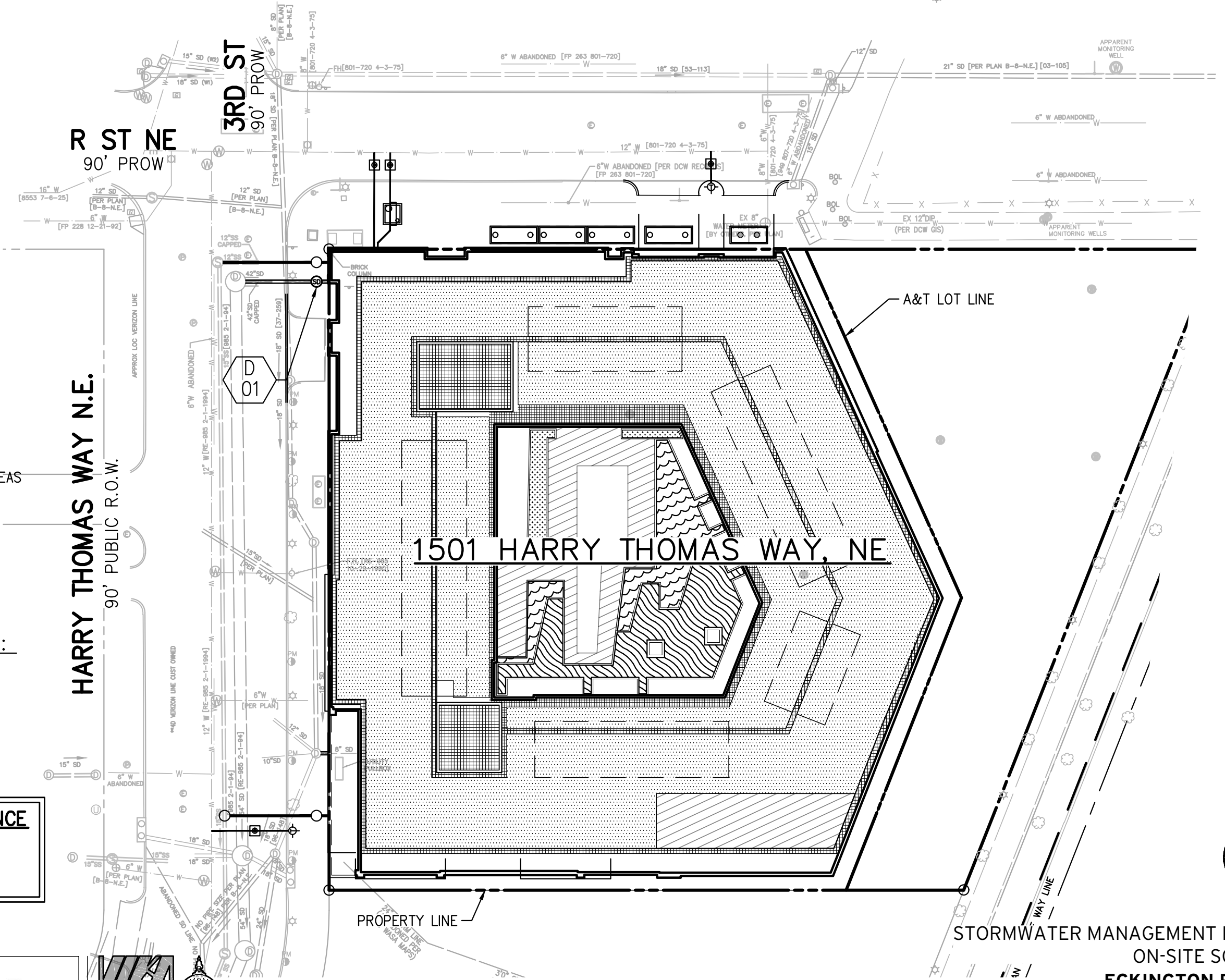
-  BIOPLANTER - LOW
1,303 SF
-  BIOPLANTER - HIGH
2,189 SF
-  CDA TO PLANTERS
4,225 SF
-  GREENROOF - EXTENSIVE
26,110 SF
-  CDA TO GR
2,770 SF
-  CDA FROM MECH. AREAS
4,375 SF
-  GREENROOF - INTENSIVE
441 SF

STORMWATER LABEL LEGEND:

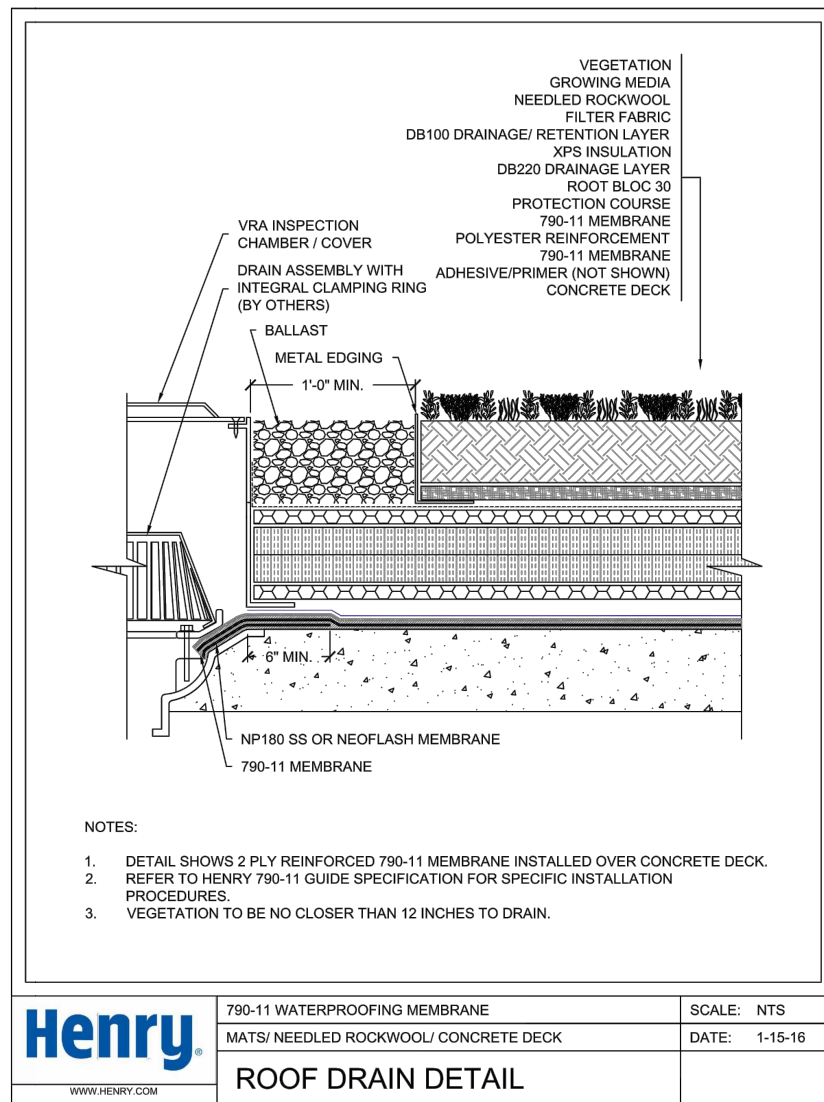
- BP BIORETENTION PLANTER
- CDA CONTRIBUTING DRAINAGE AREA
- CO CLEAN OUT
- GR GREEN ROOF
- OW OBSERVATION WELL
- OF OVERFLOW/OUTFALL

STORMWATER MANAGEMENT COMPLIANCE

VOLUME REQUIRED = 5,500 CF
VOLUME PROVIDED = 5,500 CF

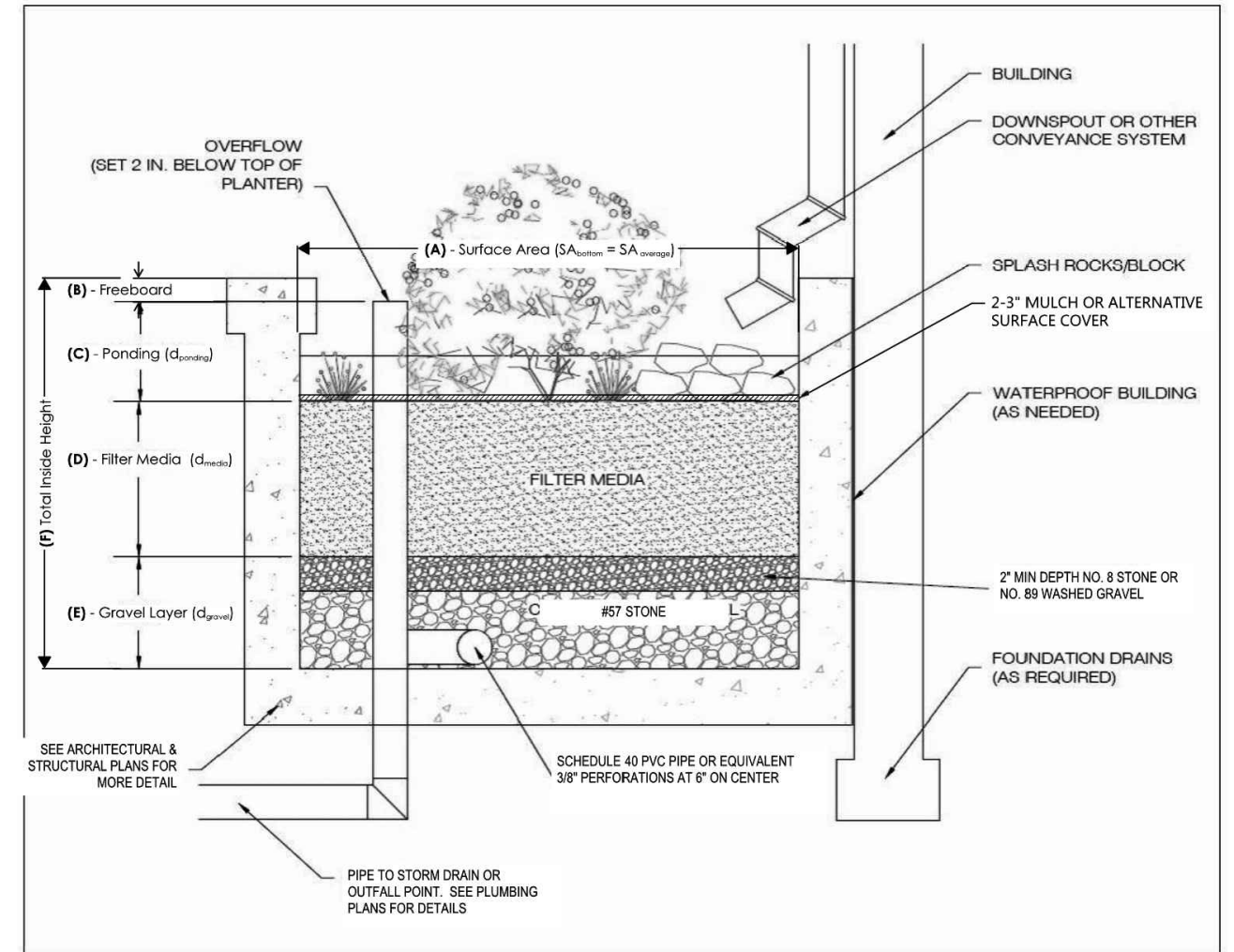


STORMWATER MANAGEMENT NOTES, DETAILS, AND COMPLIANCE COMPUTATIONS



1
0650

GREEN ROOF DETAIL
NOT TO SCALE



2
0650

BIORETENTION PLANTER DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT NARRATIVE



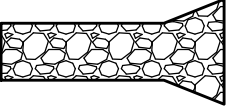





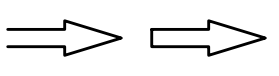
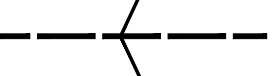
STORMWATER MANAGEMENT FOR THE SITE WILL BE MET THROUGH A COMBINATION OF GREENROOFS AND BIORETENTION PLANTERS.

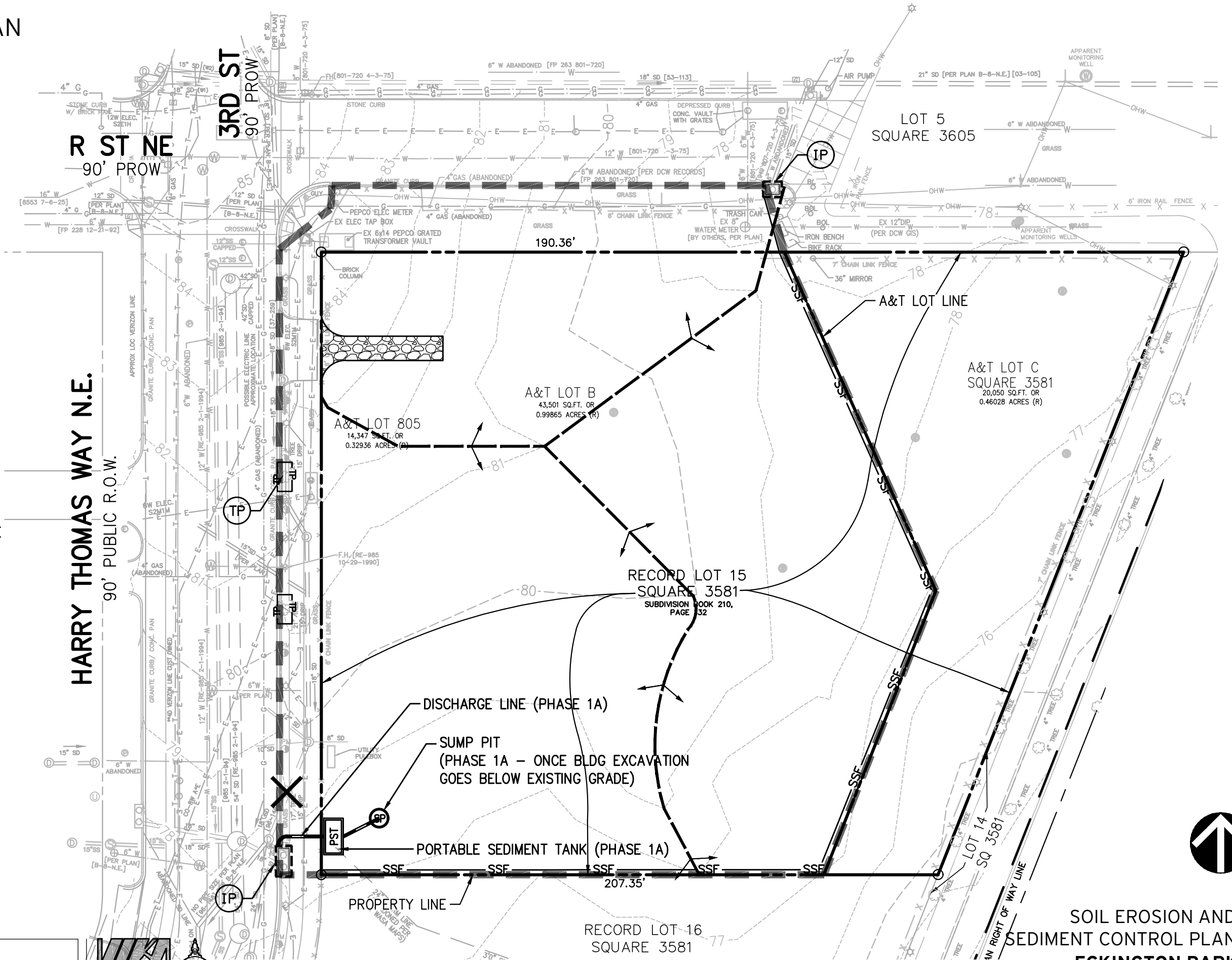
STORMWATER MANAGEMENT FOR THE EXISTING PUBLIC RIGHT-OF-WAY SHALL BE MET TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH A COMBINATION OF STREETScape TREE BOXES AND POTENTIALLY PERMEABLE PAVERS.

THE FACILITIES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON COORDINATION WITH DOE, DDOT, AND THE DESIGN TEAM.

SOIL EROSION AND SEDIMENT CONTROL PLAN

LEGEND:

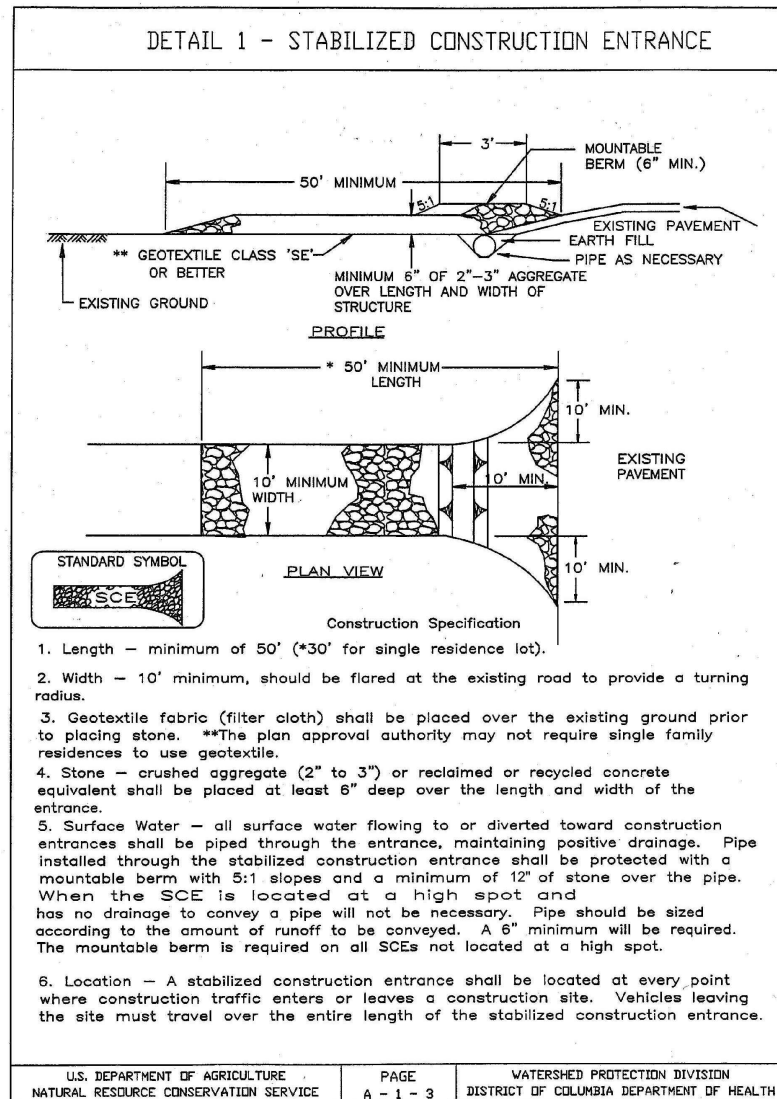
-  LIMITS OF DISTURBANCE
-  UTILITY TRENCH WORK ONLY
-  (SCE) STABILIZED CONSTRUCTION ENTRANCE
-  (IP) INLET PROTECTION
-  (SF) SILT FENCE
-  (SSF) SUPER SILT FENCE
-  (TP) TREE PROTECTION
-  EX TREE SHALL BE REMOVED
-  (DD) TEMPORARY DIVERSION DIKE
-  PROPOSED DRAINAGE DIVIDES



SOIL EROSION AND
SEDIMENT CONTROL PLAN
ECKINGTON PARK

1"=40'
CIV0700

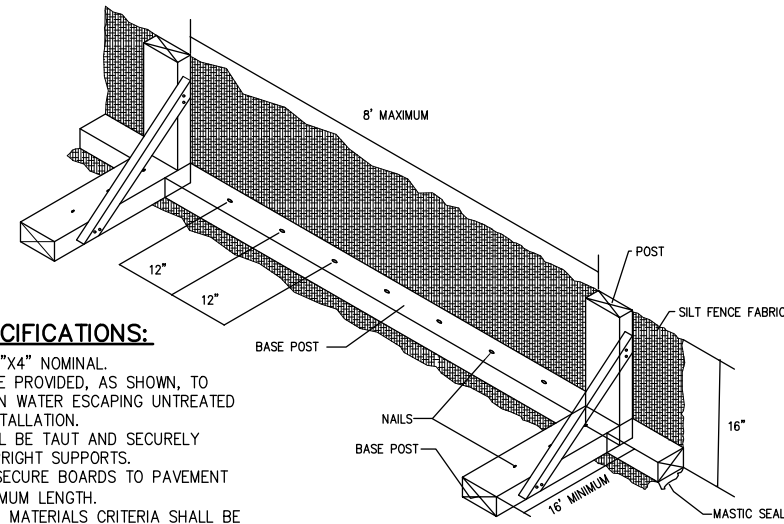
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS



1
0750

CONSTRUCTION ENTRANCE

NOT TO SCALE



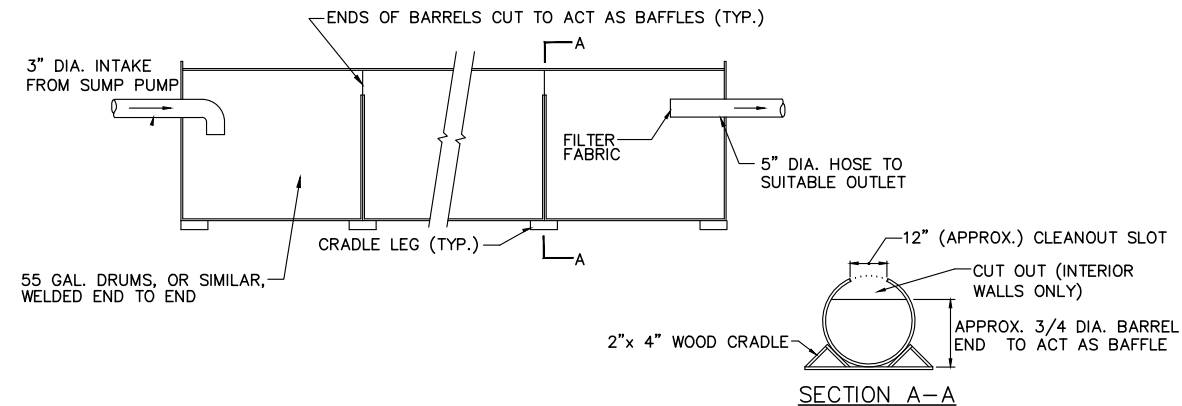
CONSTRUCTION SPECIFICATIONS:

1. ALL LUMBER SHALL BE 2"x4" NOMINAL.
2. A MASTIC SEAL SHALL BE PROVIDED, AS SHOWN, TO PREVENT SEDIMENT LADEN WATER ESCAPING UNTREATED BENEATH SILT FENCE INSTALLATION.
3. SILT FENCE FABRIC SHALL BE TAUT AND SECURELY STAPLED TO FACE OF UPRIGHT SUPPORTS.
4. NAILS AS REQUIRED TO SECURE BOARDS TO PAVEMENT SHALL BE 20d X 4" MINIMUM LENGTH.
5. APPLICATION DESIGN AND MATERIALS CRITERIA SHALL BE AS STATED IN THE WASHINGTON DC SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.

2
0750

SILT FENCE IN PAVEMENT

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. THE STRUCTURE MAY BE CONSTRUCTED WITH STEEL DRUMS, STURDY WOOD OR OTHER MATERIAL SUITABLE FOR HANDLING THE PRESSURE EXERTED BY THE VOLUME OF WATER.
2. SEDIMENT TANKS WILL HAVE A MINIMUM DEPTH OF TWO FEET
3. THE SEDIMENT TANK SHALL BE LOCATED FOR EASY CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE THE INTERFERENCE WITH CONSTRUCTION ACTIVITIES.
4. STORAGE VOLUME OF THE SEDIMENT TANK SHALL BE DETERMINED BY:
PUMP DISCHARGE (G.P.M.) X 16 = CUBIC FEET OF STORAGE REQUIRED
5. ONCE THE WATER LEVEL NEARS THE TOP OF THE TANK, THE PUMP MUST BE SHUT OFF WHILE THE TANK DRAINS AND ADDITIONAL CAPACITY IS MADE AVAILABLE.
6. THE TANK SHALL BE DESIGNED TO ALLOW FOR EMERGENCY FLOW OVER TOP OF THE TANK.
7. CLEAN-OUT OF THE TANK IS REQUIRED ONCE ONE-THIRD OF THE ORIGINAL CAPACITY IS DEPLETED DUE TO SEDIMENT ACCUMULATION. THE TANK SHALL BE CLEARLY MARKED SHOWING THE CLEAN-OUT POINT.

3
0750

PORTABLE SEDIMENT TANK

NOT TO SCALE