

MARCH 22ND, 2019

CIVIL

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			SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
		SPILL CURB		SANITARY MANHOLE	
		DEPRESSED CURB AND GUTTER		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	
	CONTOUR LINE			CLEAN OUT	
	SPOT ELEVATIONS			ELECTRIC MANHOLE	
	SANITARY LABEL			TELEPHONE MANHOLE	
	STORM LABEL			ELECTRIC BOX	
	SANITARY SEWER LATERAL			ELECTRIC PEDESTAL	
	UNDERGROUND WATER LINE			MONITORING WELL	
	UNDERGROUND ELECTRIC LINE			TEST PIT	
	UNDERGROUND GAS LINE			BENCHMARK	
				BORING	

GENERAL NOTES:

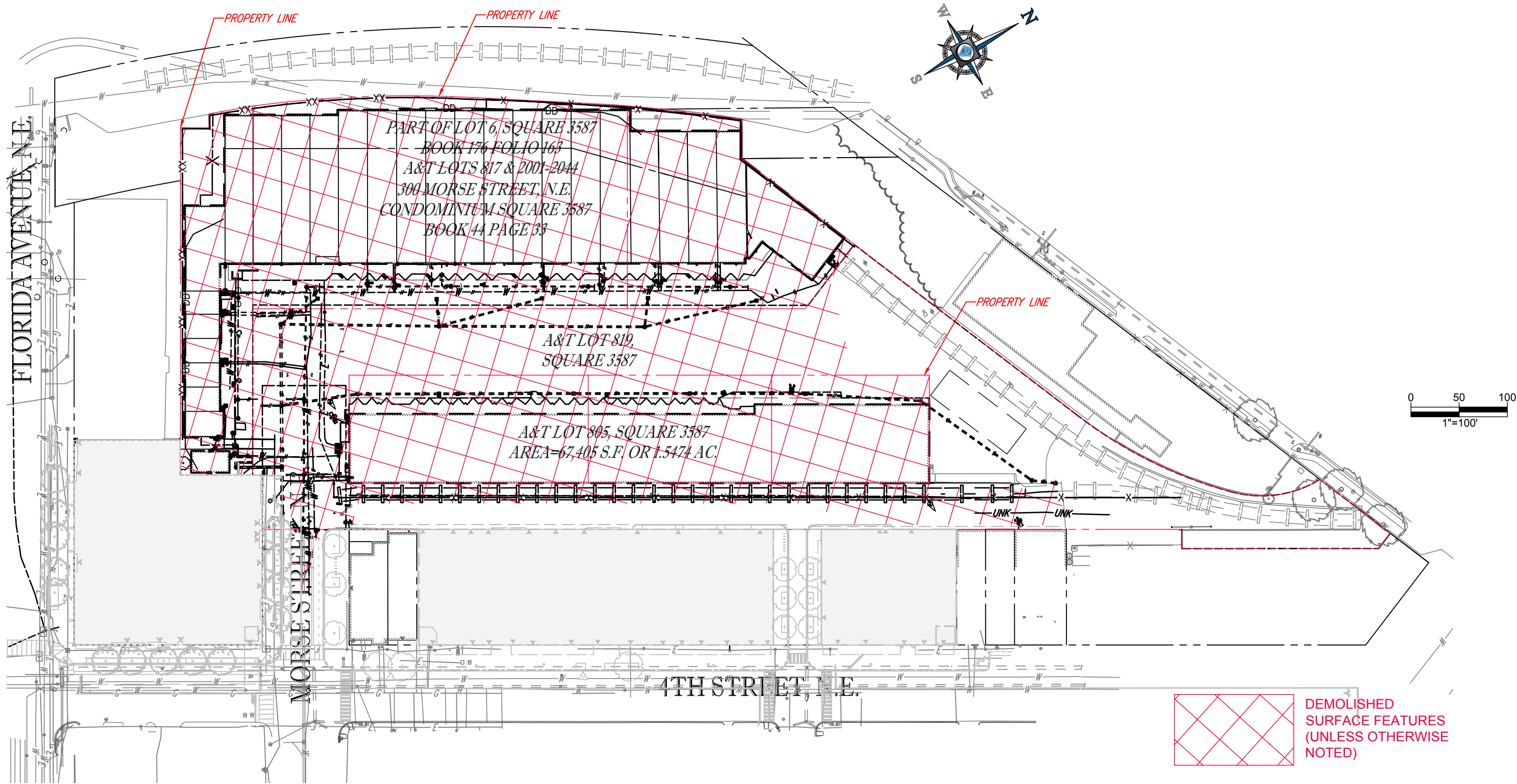
- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, KETTLER INC., 300 MORSE STREET, NE, A&T LOTS 805, 817, & 819, SQUARE 3587, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC142264, DATED: 2/26/15
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "815-18 MTW_FLOOR PLAN - CIVIL - P01.DWG" PREPARED BY: DESIGN COLLECTIVE, DATE RECEIVED: 11/29/18
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "815-18 MTW BUILDING B_FLOOR PLAN - CIVIL - LEVEL 1.DWG" PREPARED BY: DESIGN COLLECTIVE, DATE RECEIVED: 11/20/18
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "18 1017 MORSE ST - LEVEL 01.DWG" PREPARED BY: BRININSTOOL-LYNCH, DATE RECEIVED: 10/17/18
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "A-100P1.DWG" PREPARED BY: GENSLER, DATE RECEIVED: 10/11/18
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "1ST FLOOR.DWG" PREPARED BY: ECA, DATE RECEIVED: 10/23/18
 - DIGITAL LANDSCAPE PLANS: ENTITLED: "L-SP-W1511.DWG" PREPARED BY: OCULUS, DATE RECEIVED: 9/28/18
- 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
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SIGNAGE AND STRIPING PLAN	C-202
UTILITY PLAN	C-300
DC WATER EASEMENT EXHIBIT	C-301
EROSION AND SEDIMENT CONTROL PLAN (PHASE I)	C-400
EROSION AND SEDIMENT CONTROL PLAN (PHASE II)	C-401
STORMWATER MANAGEMENT PLAN - OVERALL	C-500
STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL	C-501-502

DEVELOPER

KETTLER INC.
1751 PINNACLE DR. #700
MCLEAN, VA 22102

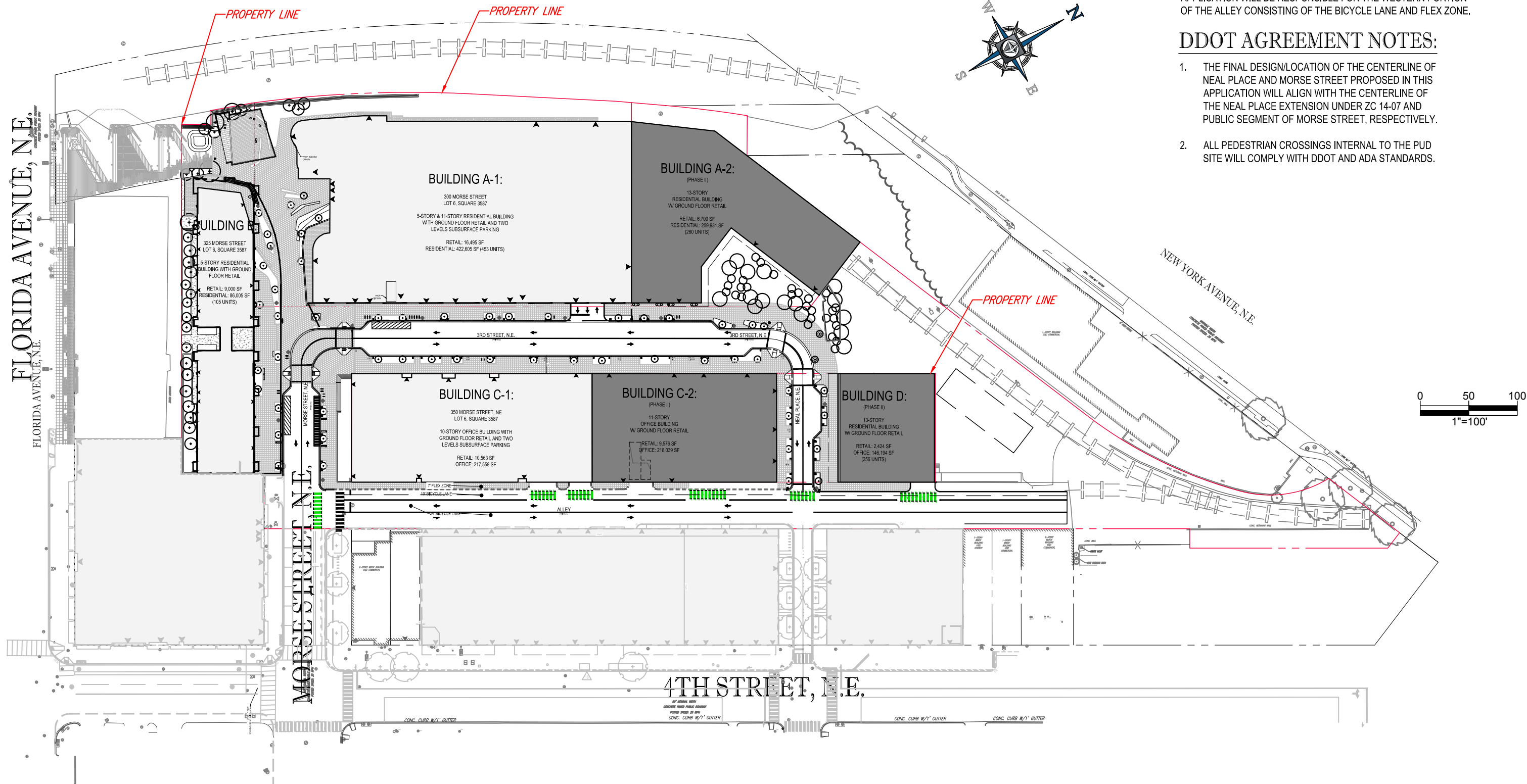


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EXISTING CONDITIONS / DEMOLITION PLAN



C-101



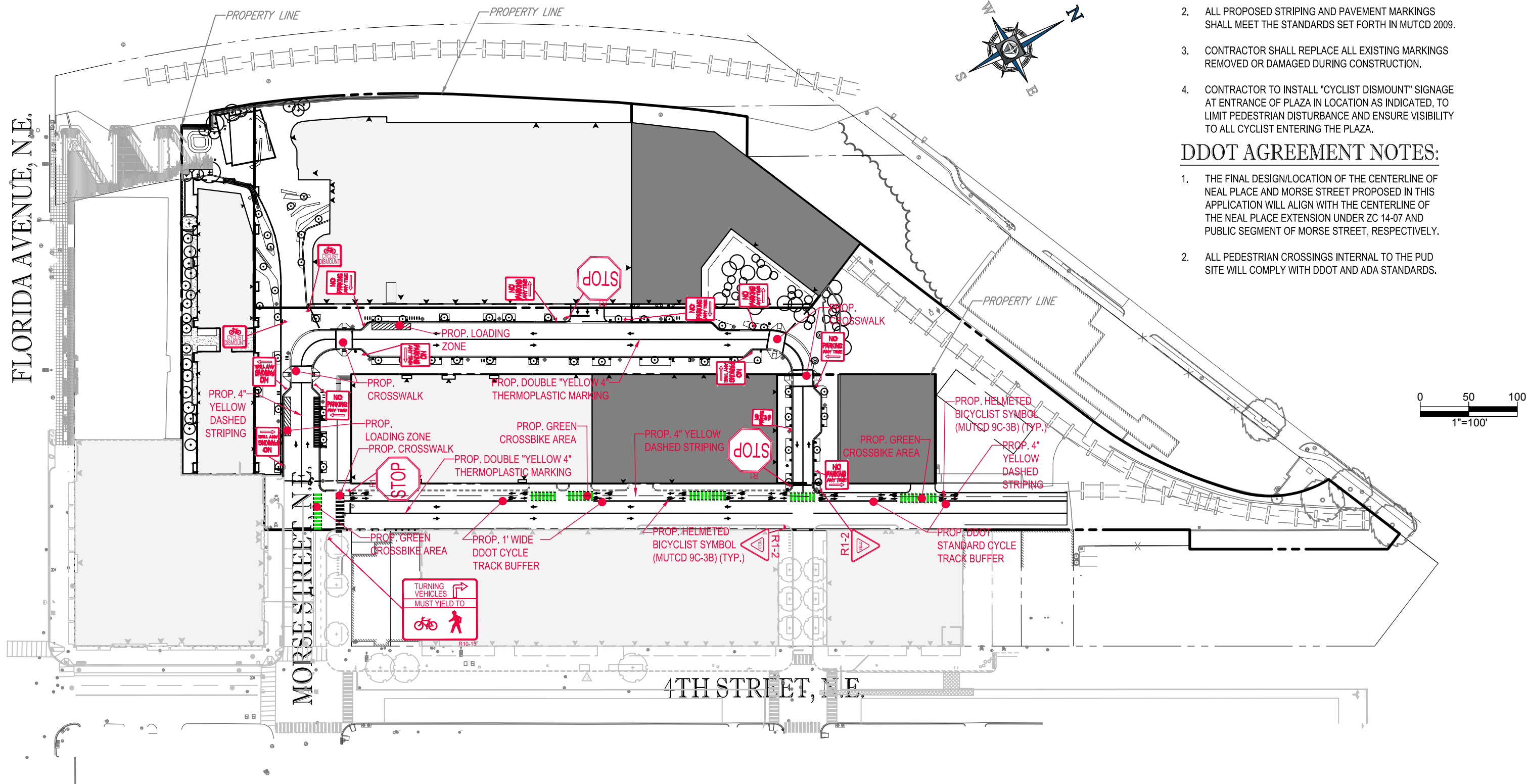
ALLEY NOTE:

ALLEY IMPROVEMENTS BY OTHERS PER PUD NO. 14-07. THIS PUD APPLICATION WILL BE RESPONSIBLE FOR THE WESTERN PORTION OF THE ALLEY CONSISTING OF THE BICYCLE LANE AND FLEX ZONE.

DDOT AGREEMENT NOTES:

1. THE FINAL DESIGN/LOCATION OF THE CENTERLINE OF NEAL PLACE AND MORSE STREET PROPOSED IN THIS APPLICATION WILL ALIGN WITH THE CENTERLINE OF THE NEAL PLACE EXTENSION UNDER ZC 14-07 AND PUBLIC SEGMENT OF MORSE STREET, RESPECTIVELY.
2. ALL PEDESTRIAN CROSSINGS INTERNAL TO THE PUD SITE WILL COMPLY WITH DDOT AND ADA STANDARDS.

FLORIDA AVENUE, N.E.



SIGNAGE AND STRIPING NOTES:

1. ALL PROPOSED SIGNS SHALL COMPLY WITH MUTCD 2009.
2. ALL PROPOSED STRIPING AND PAVEMENT MARKINGS SHALL MEET THE STANDARDS SET FORTH IN MUTCD 2009.
3. CONTRACTOR SHALL REPLACE ALL EXISTING MARKINGS REMOVED OR DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR TO INSTALL "CYCLIST DISMOUNT" SIGNAGE AT ENTRANCE OF PLAZA IN LOCATION AS INDICATED, TO LIMIT PEDESTRIAN DISTURBANCE AND ENSURE VISIBILITY TO ALL CYCLIST ENTERING THE PLAZA.

DDOT AGREEMENT NOTES:

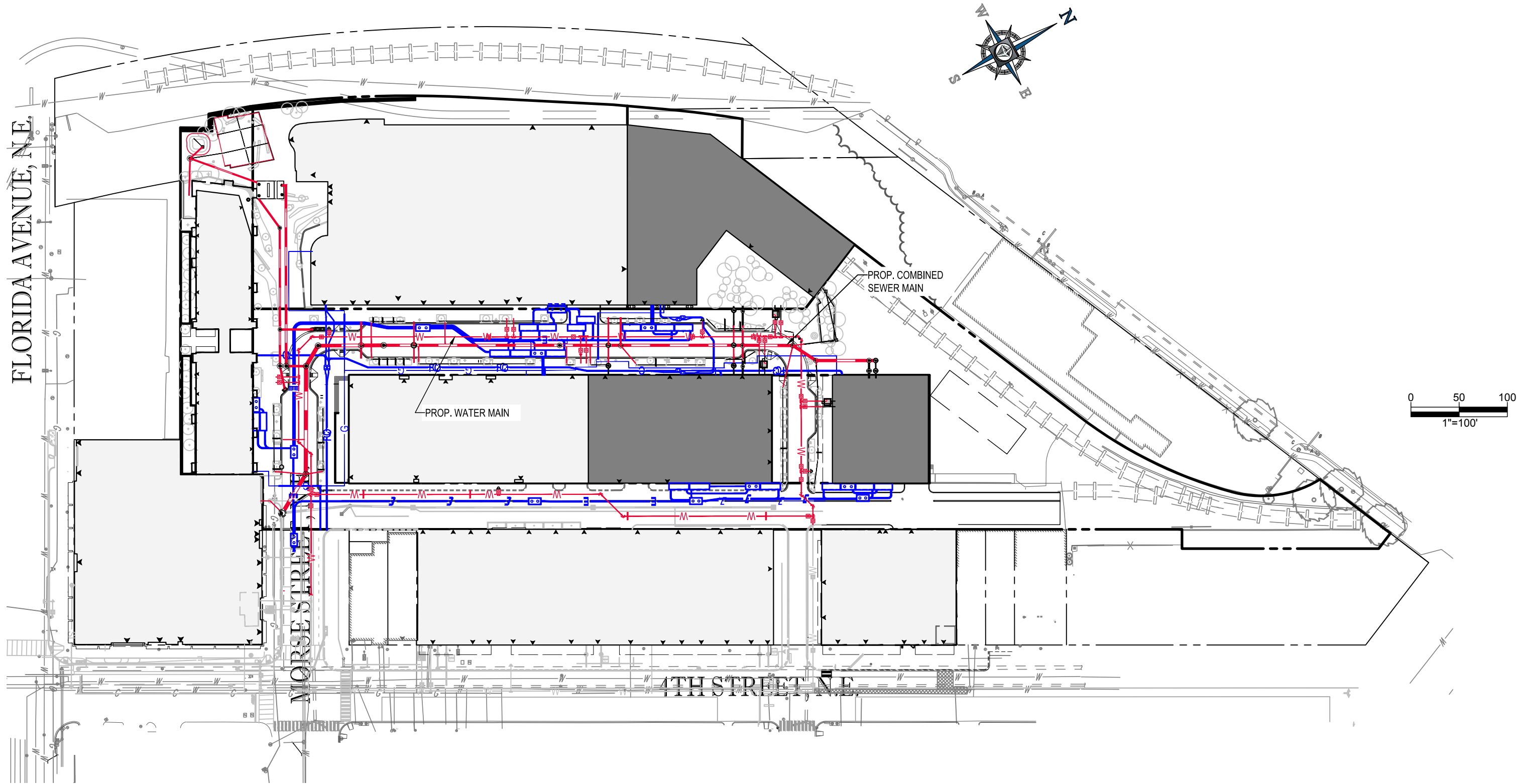
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SIGNAGE AND STRIPING PLAN



C-202

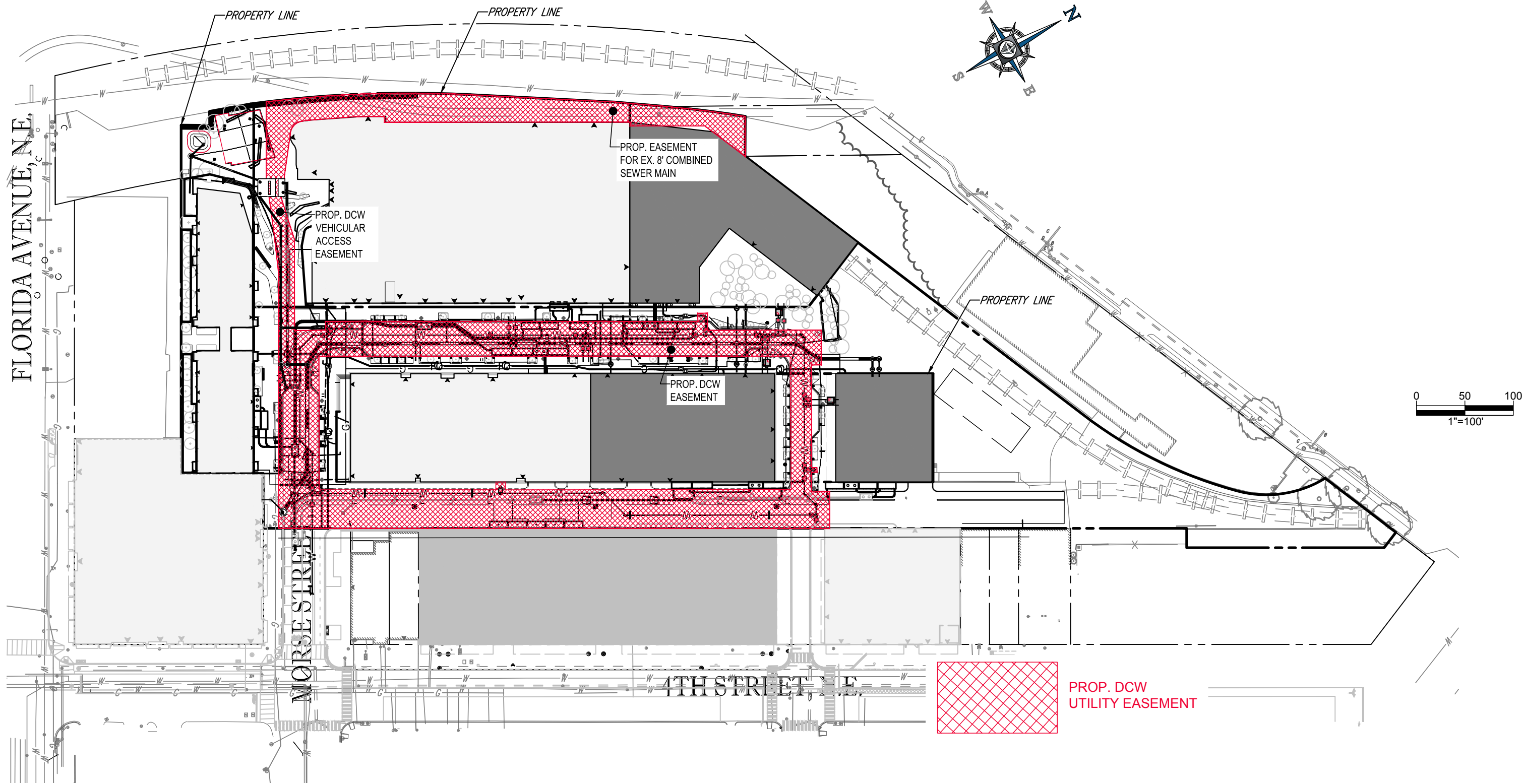


UTILITY PLAN

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C-300



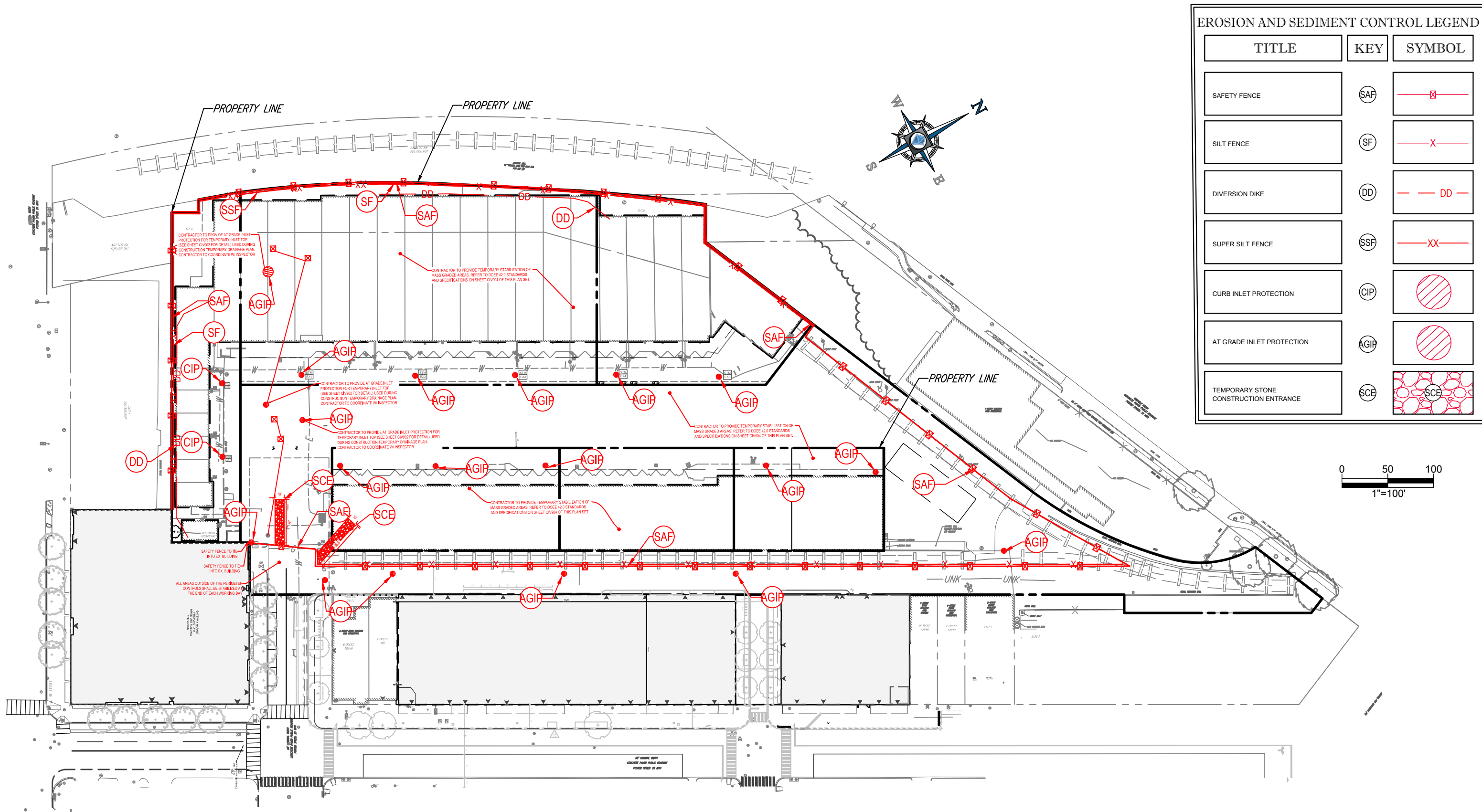


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DC WATER EASEMENT EXHIBIT



C-301



EROSION AND SEDIMENT CONTROL LEGEND

TITLE	KEY	SYMBOL
SAFETY FENCE	(SAF)	— X —
SILT FENCE	(SF)	— X —
DIVERSION DIKE	(DD)	— DD —
SUPER SILT FENCE	(SSF)	— XX —
CURB INLET PROTECTION	(CIP)	⊗
AT GRADE INLET PROTECTION	(AGIP)	⊗
TEMPORARY STONE CONSTRUCTION ENTRANCE	(SCE)	⊗ SCE

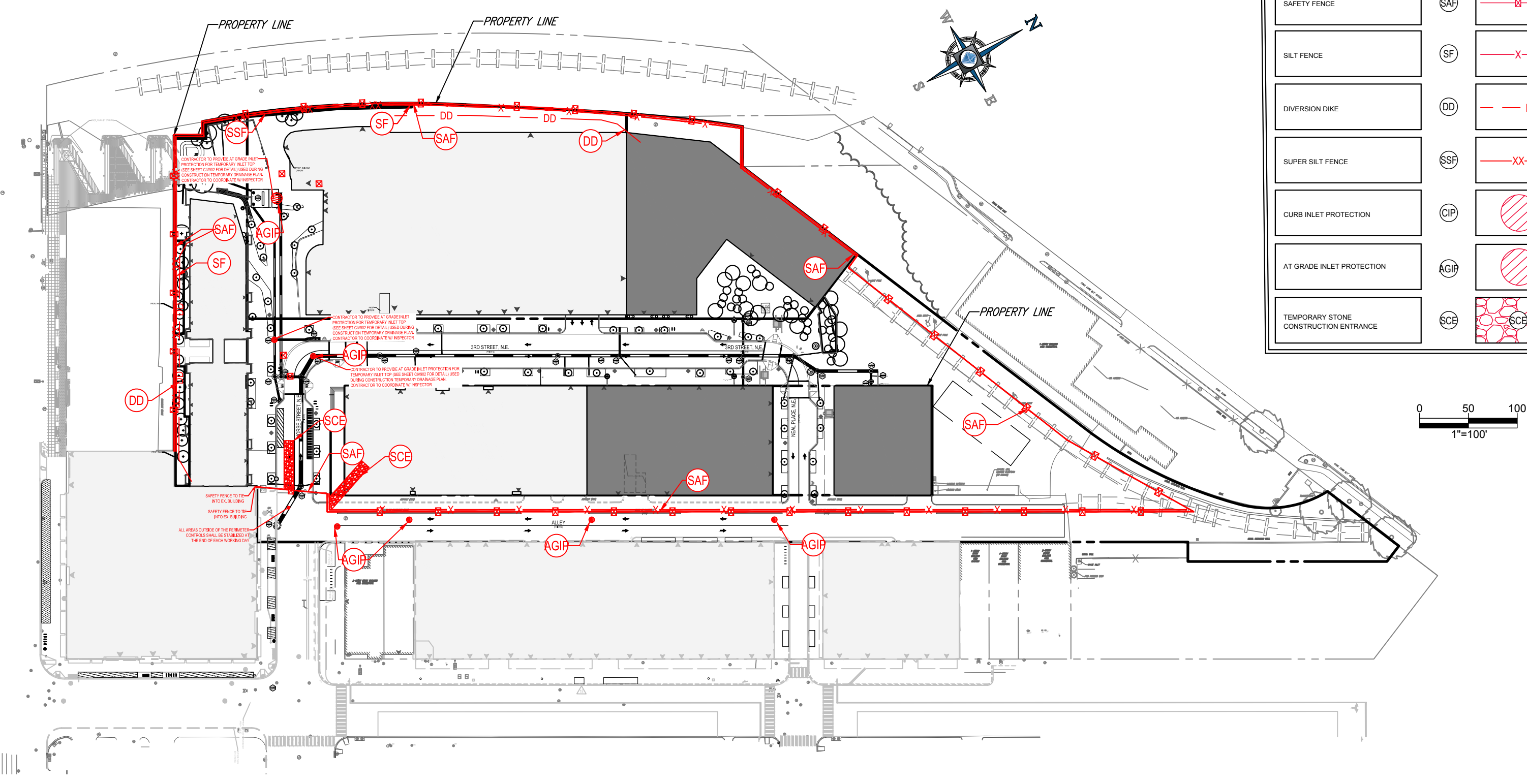
EROSION AND SEDIMENT CONTROL PLAN (PHASE I)

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C-400



EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	(SAF)	— X —
SILT FENCE	(SF)	— X —
DIVERSION DIKE	(DD)	- - - DD - - -
SUPER SILT FENCE	(SSF)	— XX —
CURB INLET PROTECTION	(CIP)	⊘
AT GRADE INLET PROTECTION	(AGIF)	⊘
TEMPORARY STONE CONSTRUCTION ENTRANCE	(SCE)	⊘

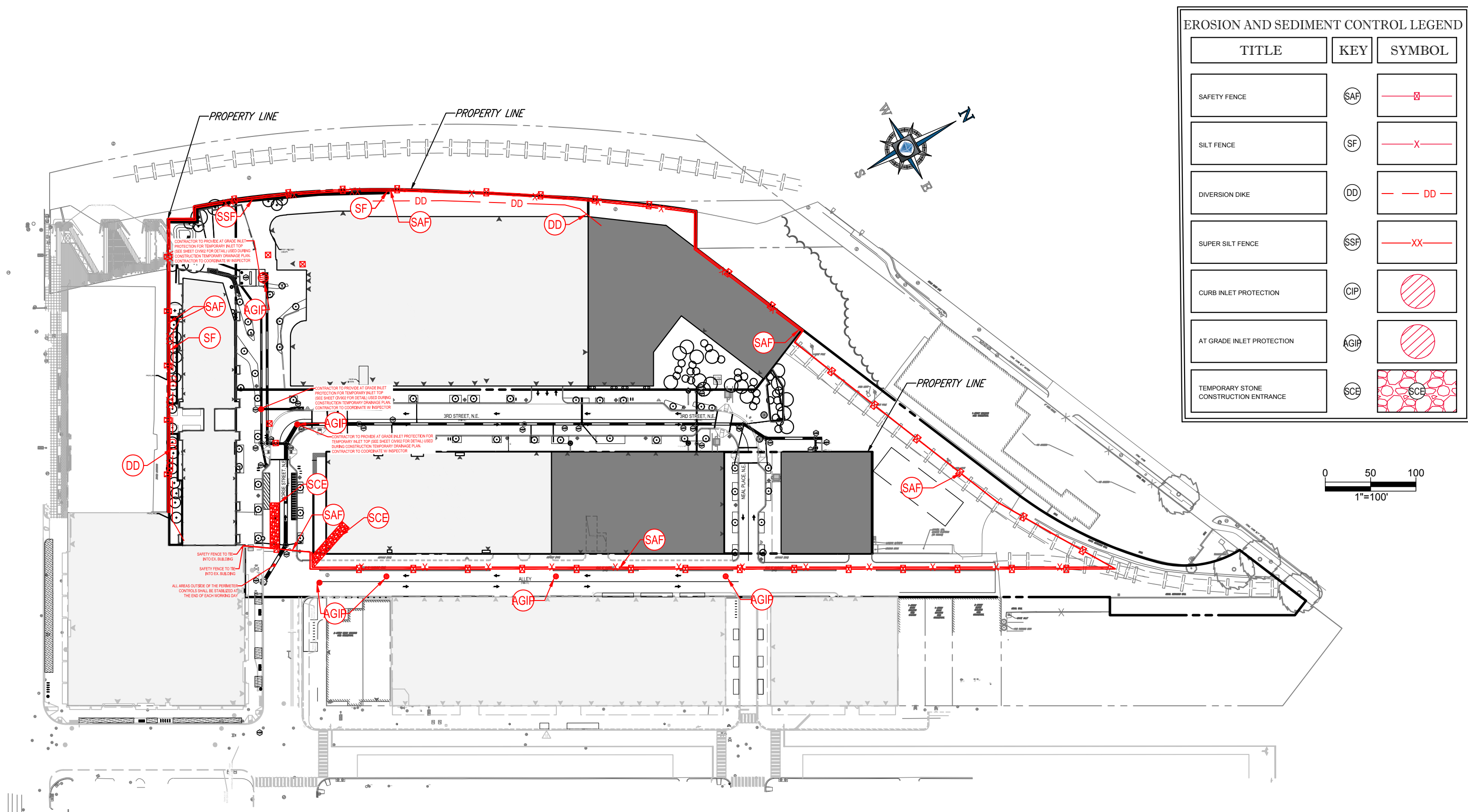


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EROSION AND SEDIMENT CONTROL PLAN (PHASE II)



C-401



EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	(SAF)	— X —
SILT FENCE	(SF)	— X —
DIVERSION DIKE	(DD)	— DD —
SUPER SILT FENCE	(SSF)	— XX —
CURB INLET PROTECTION	(CIP)	⊗
AT GRADE INLET PROTECTION	(AGIF)	⊗
TEMPORARY STONE CONSTRUCTION ENTRANCE	(SCE)	⊗

STORMWATER MANAGEMENT PLAN - OVERALL

MARCH 22ND, 2019

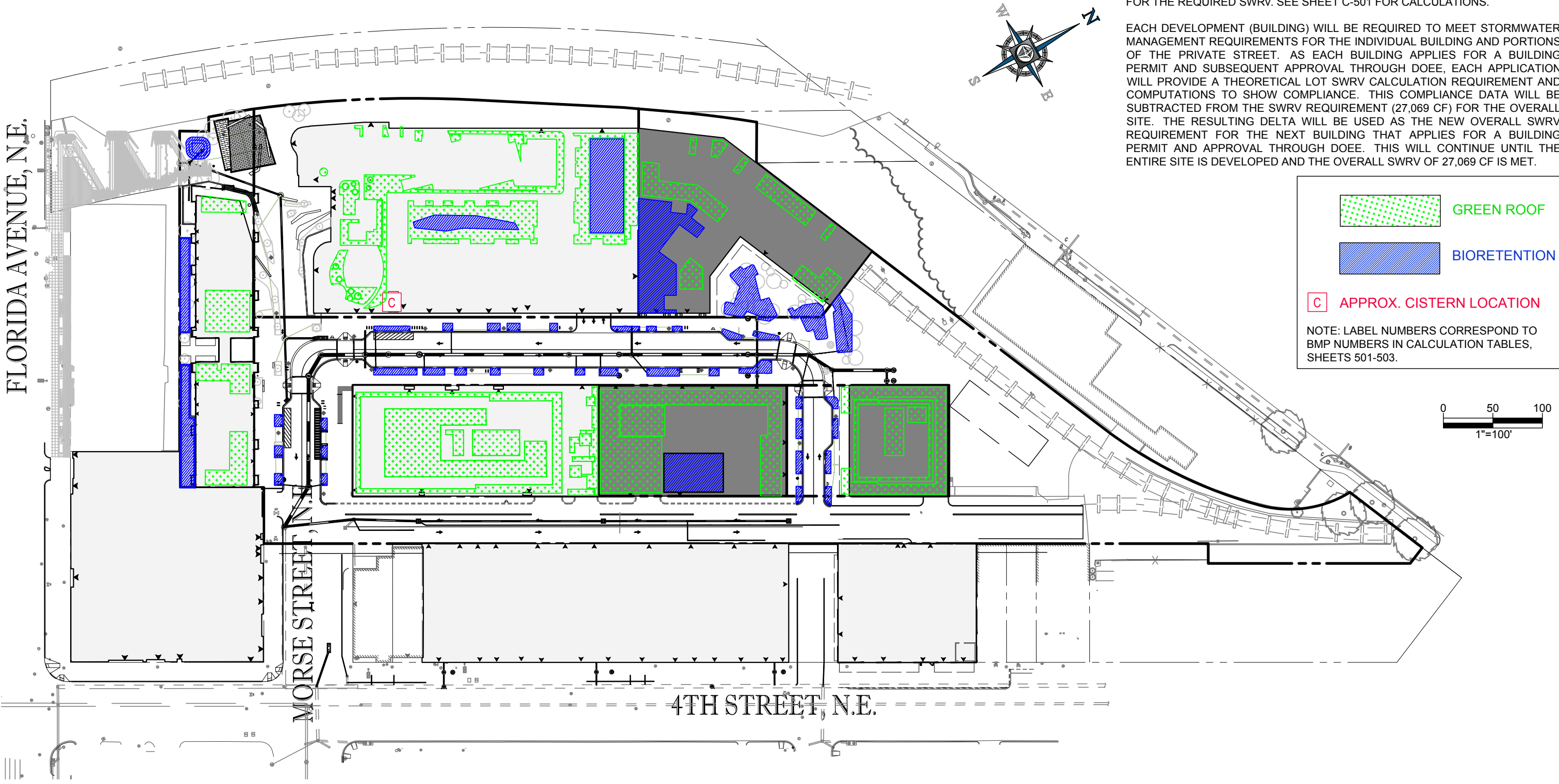
C-500



STORMWATER MANAGEMENT PLAN NARRATIVE

THE TOTAL DISTURBED AREA IS 292,676 SF AND HAS A SWRV REQUIREMENT OF 27,069 CF. GREEN ROOFS, BIORETENTION FACILITIES, A CISTERN, AND STREETScape BIORETENTION PLANTERS WILL BE IMPLEMENTED TO PROVIDE FOR THE REQUIRED SWRV. SEE SHEET C-501 FOR CALCULATIONS.

EACH DEVELOPMENT (BUILDING) WILL BE REQUIRED TO MEET STORMWATER MANAGEMENT REQUIREMENTS FOR THE INDIVIDUAL BUILDING AND PORTIONS OF THE PRIVATE STREET. AS EACH BUILDING APPLIES FOR A BUILDING PERMIT AND SUBSEQUENT APPROVAL THROUGH DOEE, EACH APPLICATION WILL PROVIDE A THEORETICAL LOT SWRV CALCULATION REQUIREMENT AND COMPUTATIONS TO SHOW COMPLIANCE. THIS COMPLIANCE DATA WILL BE SUBTRACTED FROM THE SWRV REQUIREMENT (27,069 CF) FOR THE OVERALL SITE. THE RESULTING DELTA WILL BE USED AS THE NEW OVERALL SWRV REQUIREMENT FOR THE NEXT BUILDING THAT APPLIES FOR A BUILDING PERMIT AND APPROVAL THROUGH DOEE. THIS WILL CONTINUE UNTIL THE ENTIRE SITE IS DEVELOPED AND THE OVERALL SWRV OF 27,069 CF IS MET.



	GREEN ROOF
	BIORETENTION
	APPROX. CISTERN LOCATION

NOTE: LABEL NUMBERS CORRESPOND TO BMP NUMBERS IN CALCULATION TABLES, SHEETS 501-503.