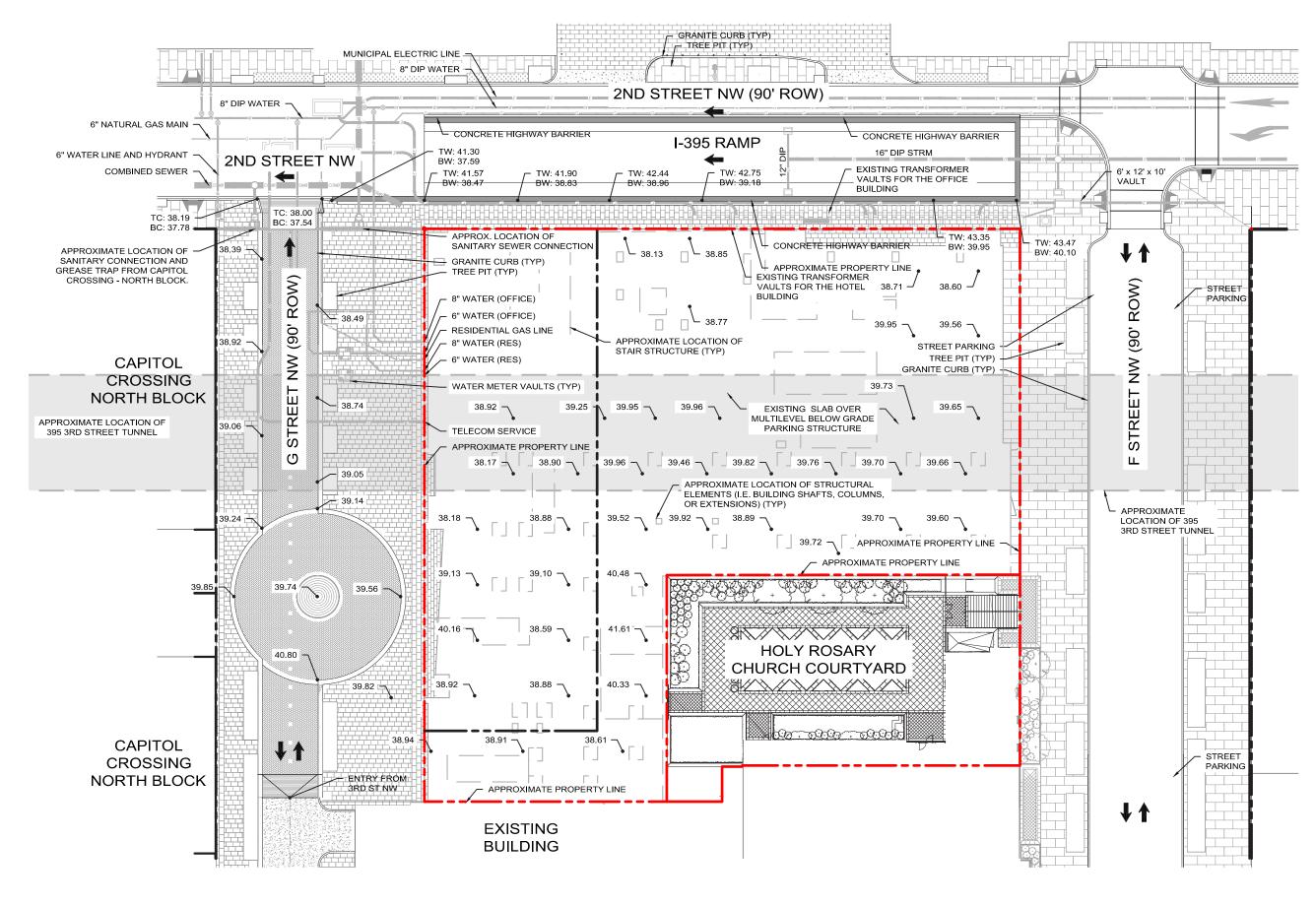
11-0: Civil

Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

ZONING COMMISSION District of Columbia CASE NO.08-34L EXHIBIT NO 22A10



Existing Site And Utility Plan

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

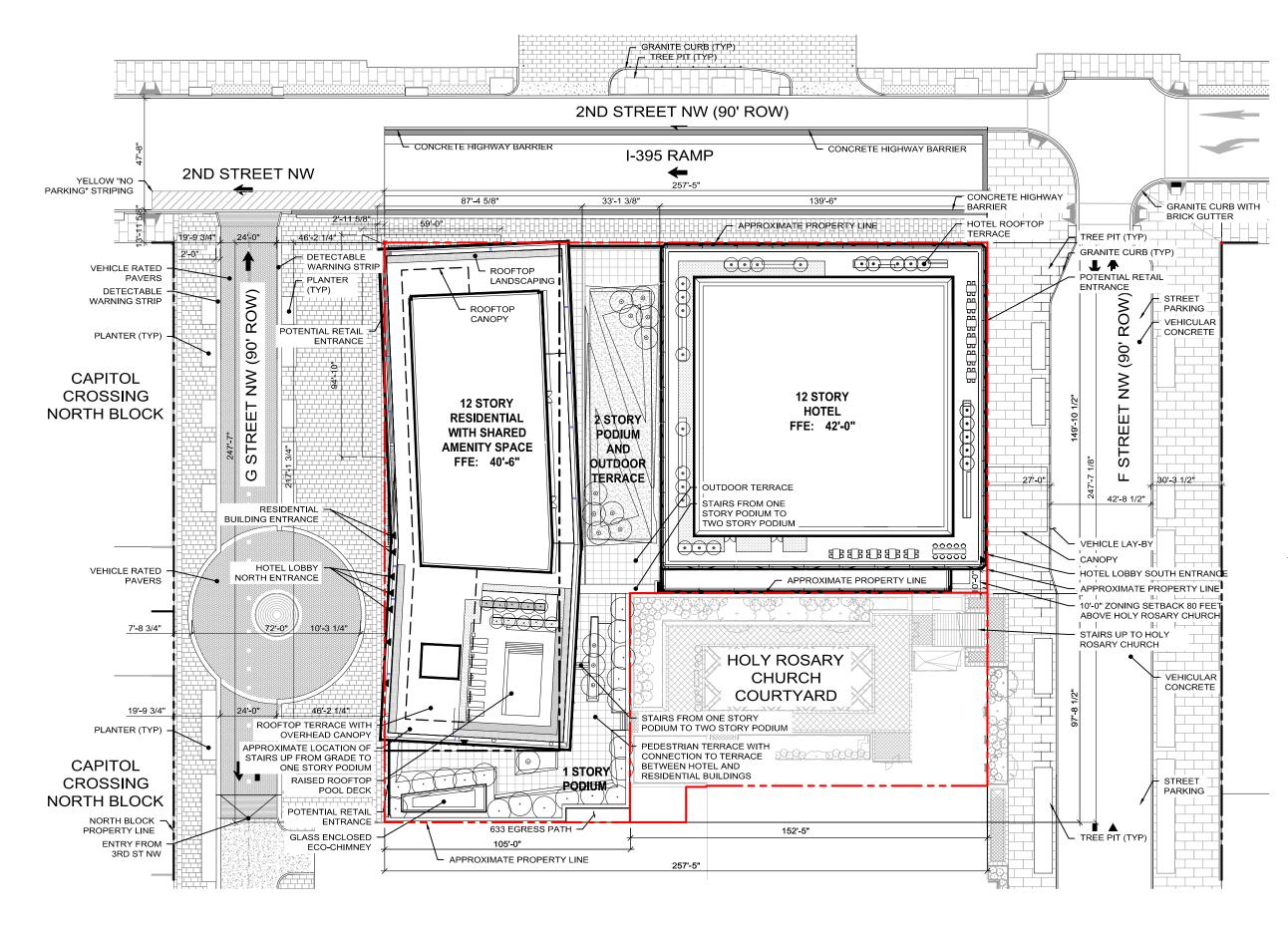
NOTE:

1. EXISTING CONDITIONS SHOWN ON THESE SHEETS OBTAINED FROM REFERENCE DRAWINGS PROVIDED BY ENNEAD ARCHITECTS. LINEWORK HAS NOT BEEN FIELD VERIFIED.

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- 2. SITE UTILITIES HAVE BEEN REFERENCED FROM A SITE UTILITY PLAN PROVIDED BY ENNEAD ARCHITECTS AND HAVE NOT BEEN SURVEYED.
- 3. EXISTING SPOT ELEVATIONS OBTAINED FROM A 3D LASER SCAN PRODUCED BY LANGAN IN JULY 2020, WITH REFERENCE TO EXISTING SITE GRADES AND BENCHMARKS.

0' 20' 40' 80'



Civil Site Layout Plan

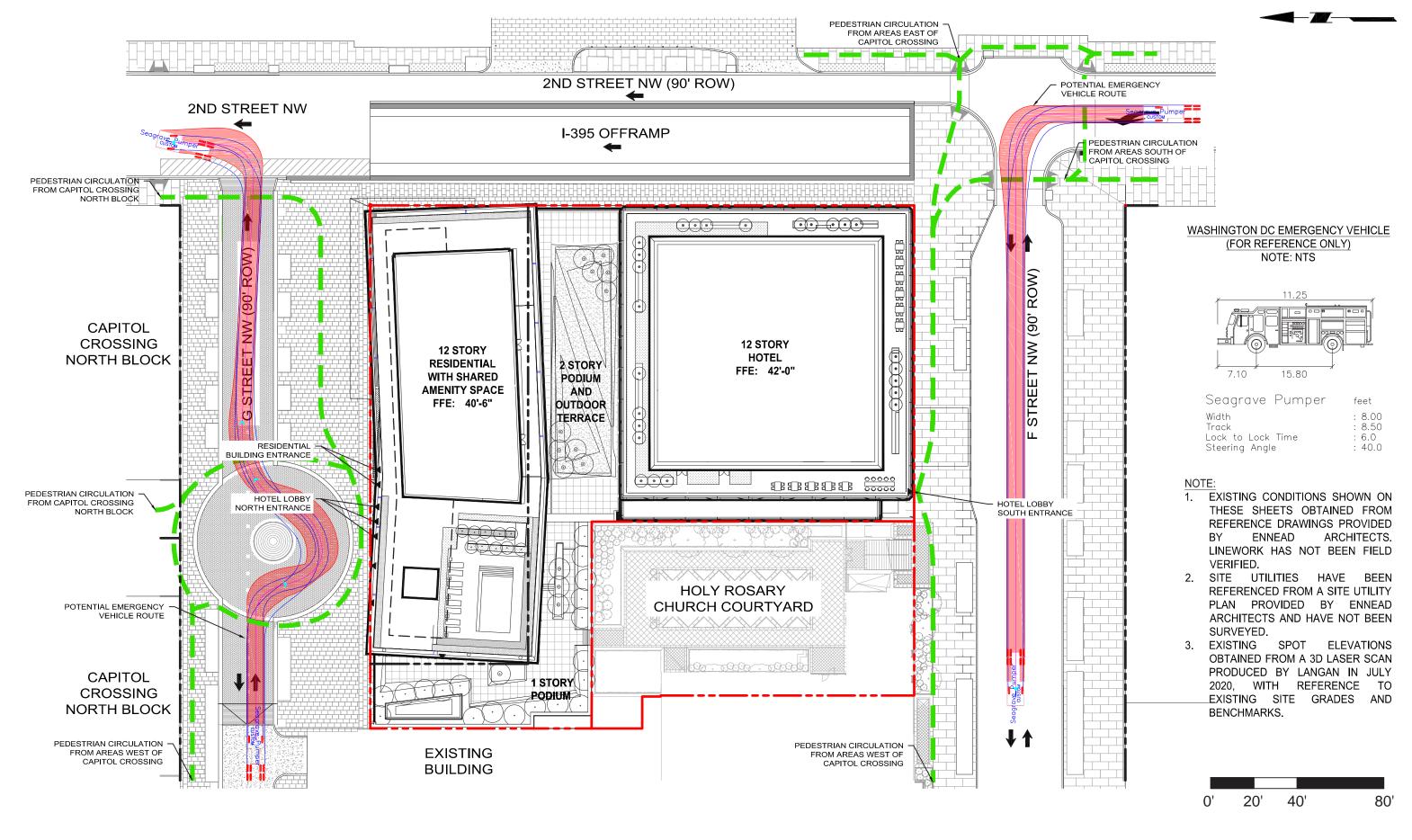
PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

NOTE: THE DESIGN AND LAYOUT OF THE ROOFTOP AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS AND DESIGN, INCLUDING THE AMENITIES PROVIDED AS WELL AS THE LOCATION AND SIZE OF THE ROOFTOP POOL MAY VARY

NOTE:

- 1. EXISTING CONDITIONS SHOWN ON THESE SHEETS OBTAINED FROM REFERENCE DRAWINGS PROVIDED BY ENNEAD ARCHITECTS. LINEWORK HAS NOT BEEN FIELD VERIFIED.
- 2. SITE UTILITIES HAVE BEEN REFERENCED FROM A SITE UTILITY PLAN PROVIDED BY ENNEAD ARCHITECTS AND HAVE NOT BEEN SURVEYED.
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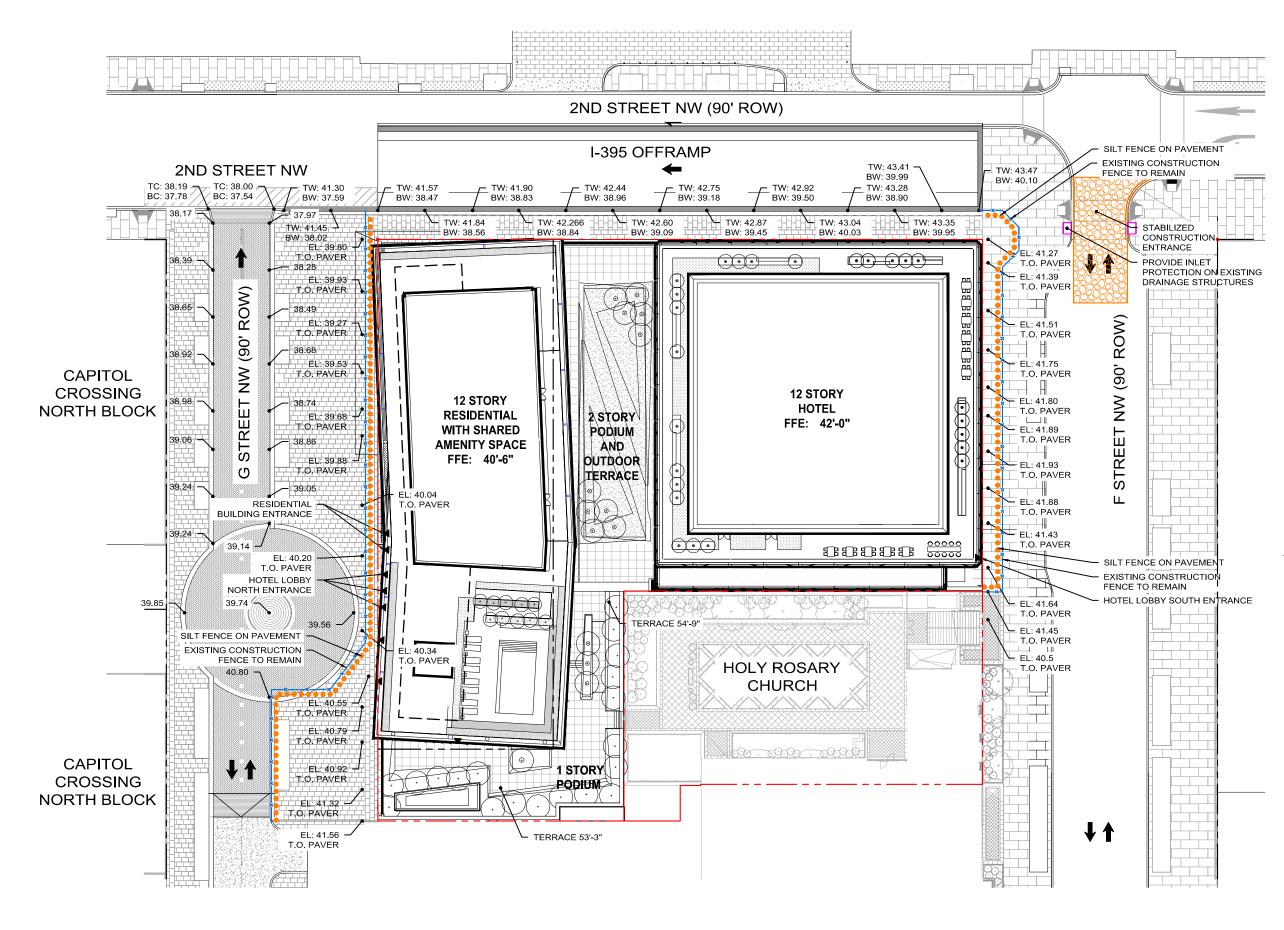
0' 20' 40' 80'



Site Circulation Plan

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

11-03 104 of 106



Site Grading Plan

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

NOTE:

1. EXISTING CONDITIONS SHOWN ON THESE SHEETS OBTAINED FROM REFERENCE DRAWINGS PROVIDED BY ENNEAD ARCHITECTS. LINEWORK HAS NOT BEEN FIELD VERIFIED.

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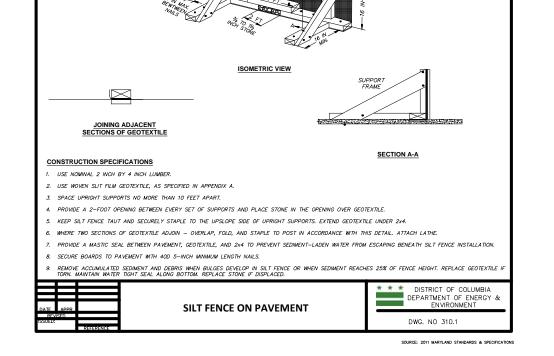
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- 3. EXISTING SPOT ELEVATIONS OBTAINED FROM A 3D LASER SCAN PRODUCED BY LANGAN IN JULY 2020, WITH REFERENCE TO EXISTING SITE GRADES AND BENCHMARKS.

40' 0' 20' 80'



Soil Erosion & Sediment Control Detail

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



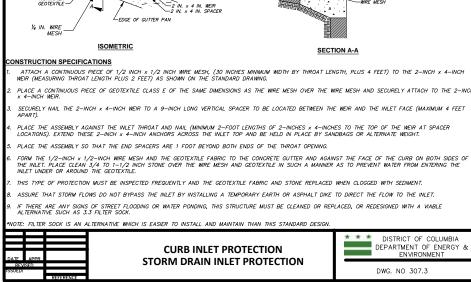
SOURCE: 2011 MARYLAND STANDARDS AND SPECIFICATIONS

STANDARD SYMBOL SFOP -----

TANDARD SYMB

-SANDBAG OR OTHER APPROVED ANCHORING METHOD

2 FT. MIN. LENGTH OF 2 IN. x 4 IN.



MAXIMUM DRAINAGE AREA = 1/4 ACRE

¾ TO 1-1/2 IN. STONE

NONWOVE GEOTEXTILL

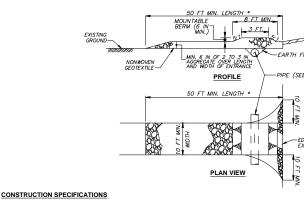
2 IN. x 4 IN. ANCHORS 2 FT MIN. LENGTH

6 FT MAX. SPACING OF 2 IN. x 4 IN. SPACERS

¾ TO 1-½ IN. SIZED STONE™

ERGY &			
-	DATE	APPR	
	REV ISSUED:		
			REFERENCE

1	MAINTAI TRACKE	N CLEAN SURF D ONTO ADJAC	N A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE RACE, MOUNITABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE S ENT ROADWAY BY VACUMING, SCRAPING, AND/OR SMEEPING. WASHING ROAD CEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CON				
-							
			STABILIZED				
TE	APPR		CONSTRUCTION				
REVISED UED:			ENTRANCE				
		REFERENCE	ENTRAINCE				



	SO FT MIN. LENGTH * MOUNTABLE GROUP AND WINTABLE GROUP NONWOLEN NONWOLEN NONWOLEN SO FT MIN. LENGTH * PROFILE PROFILE PROFILE PLAN VIEW PLAN VIEW MOUNTABLE STING PAVEMENT CONTROL STINDARD SWED STINDARD SWED STINA
	PLACE THE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE A MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE-FAMILY RESIDENCE LOT) AND A MINIMUM WIDTH OF 10 FEET. FLARE THE SCE AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
	PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. PROVIDE PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN THE SCE IS IN OL LOCATED AT A HIGH SPOT.
	PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE.
	PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (MITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND MDTH OF THE SCE.
	MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO DAJACENT ROADWAY BY AUCULMING, SCAPAING, AND/OR SWEETING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.
TE	APPE STABILIZED DEVIRONMENT OF ENERGY & ENVIRONMENT
RE JEL	DWG. NO 201.1

SOURCE: 2011 MARYLAND STANDARDS & SPECIFICATION

