

STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - PIVOTING/OPENING ELEMENTS A1 (OPEN)



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - PIVOTING/OPENING ELEMENTS A1 (CLOSED)



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - PIVOTING/OPENING ELEMENTS A2 (OPEN)



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - PIVOTING/OPENING ELEMENTS A2 (CLOSED)



UNION MARKET SIGNAGE

PIVOT POST

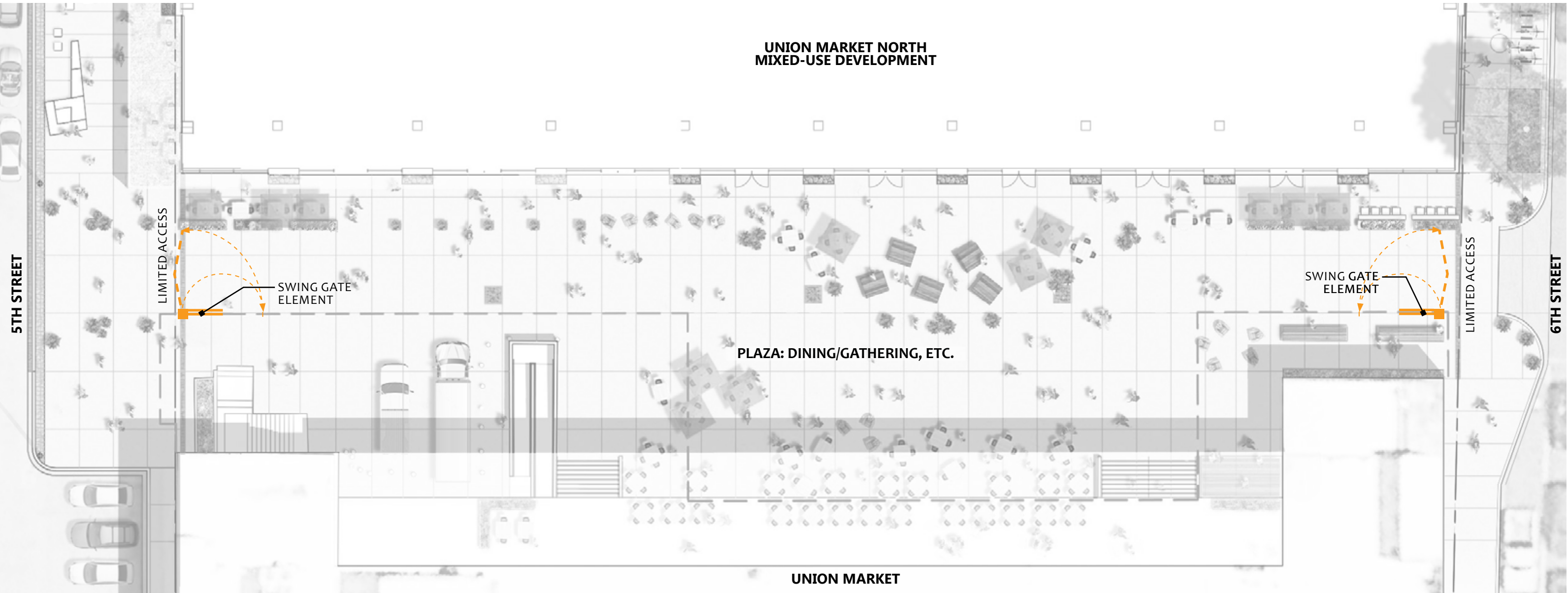
FLIPPABLE BENCH BACK

POWDER COATED METAL SEATING ELEMENT

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STREET CLOSURE/PLAZA ACCESS CONTROL OPTION B- PIVOT GATE

UNION MARKET NORTH
MIXED-USE DEVELOPMENT

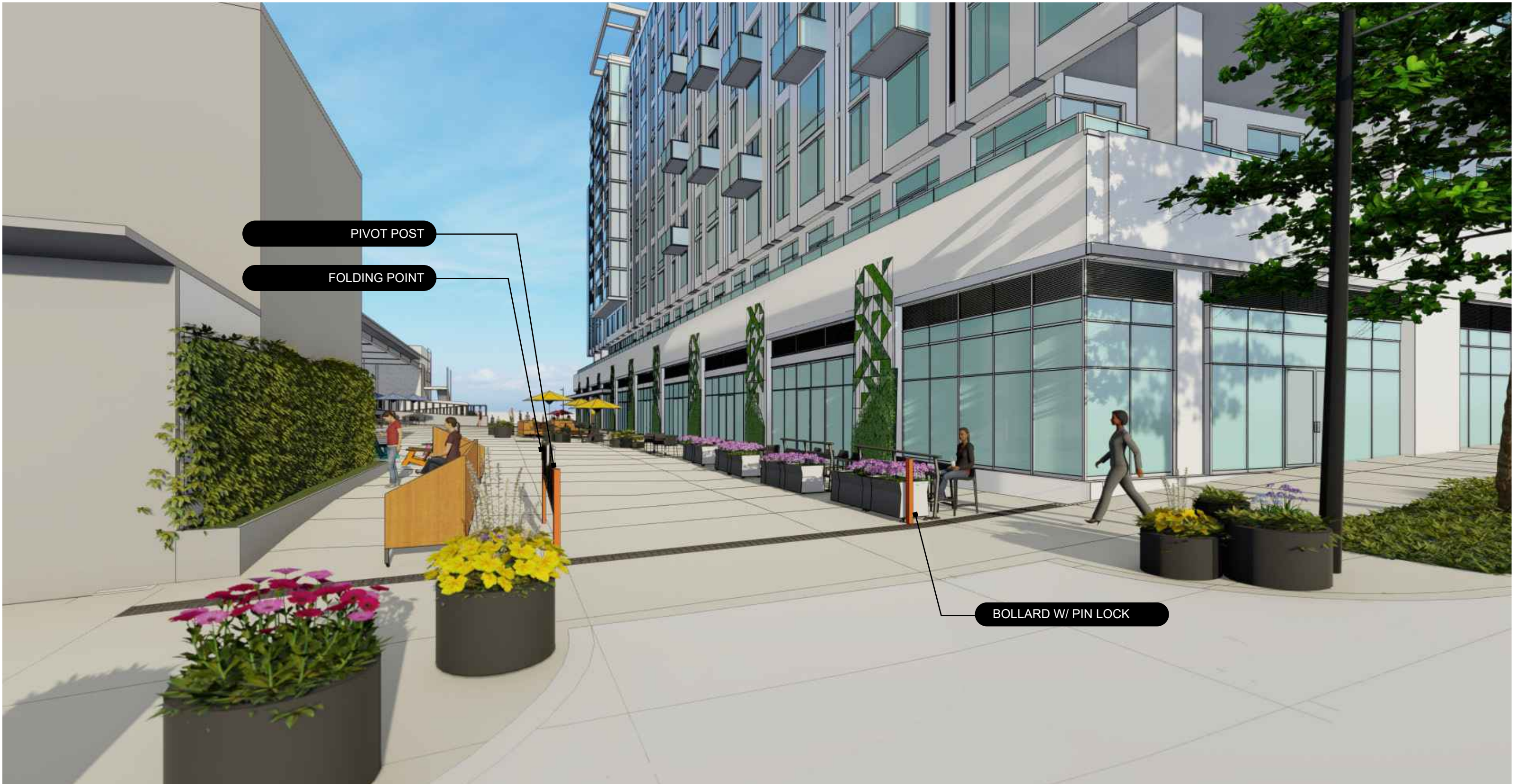


1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019

PLAZA ACCESS CONTROL OPTION B - PIVOT GATE L23

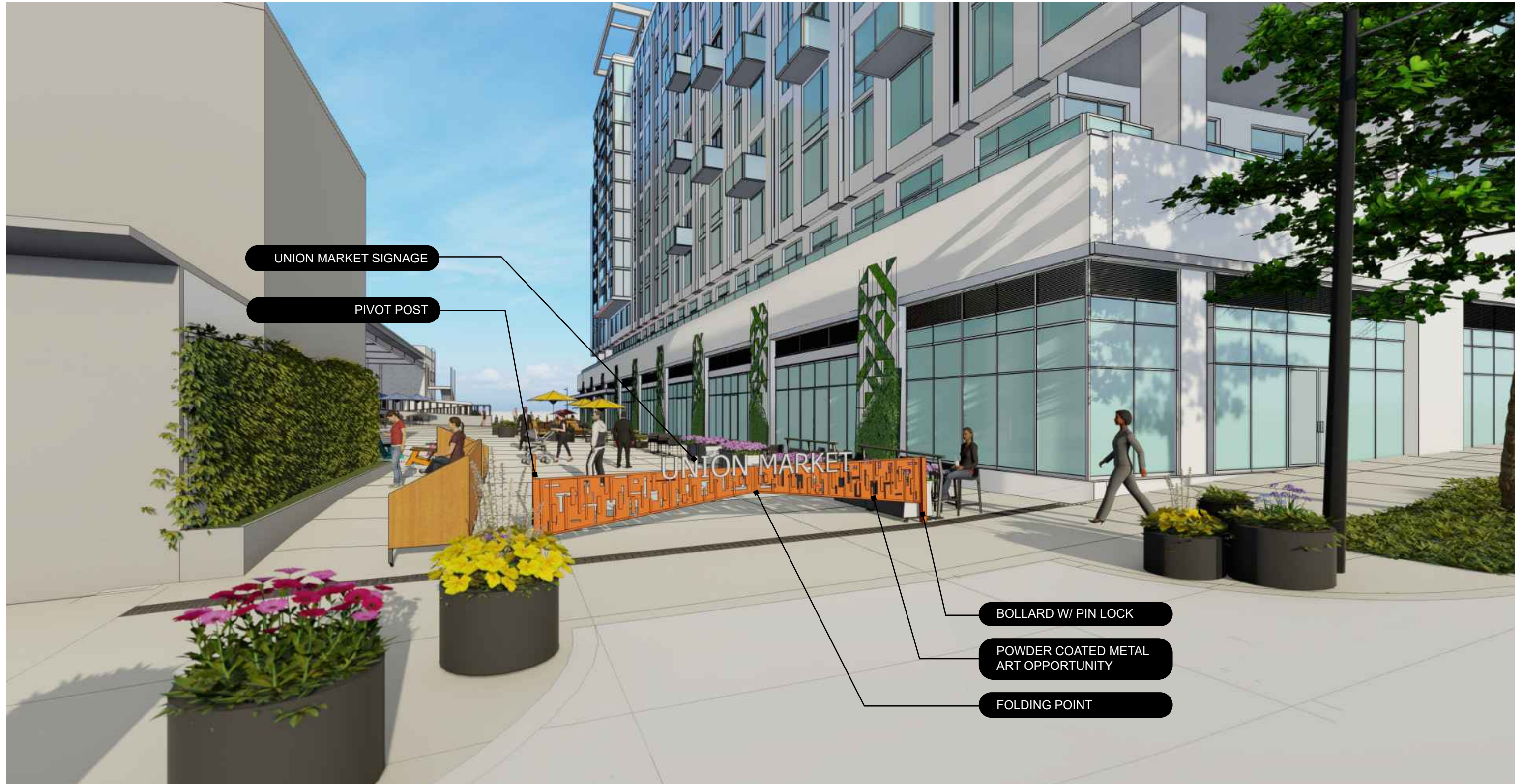
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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - SWING GATE ELEMENT - B (OPEN)



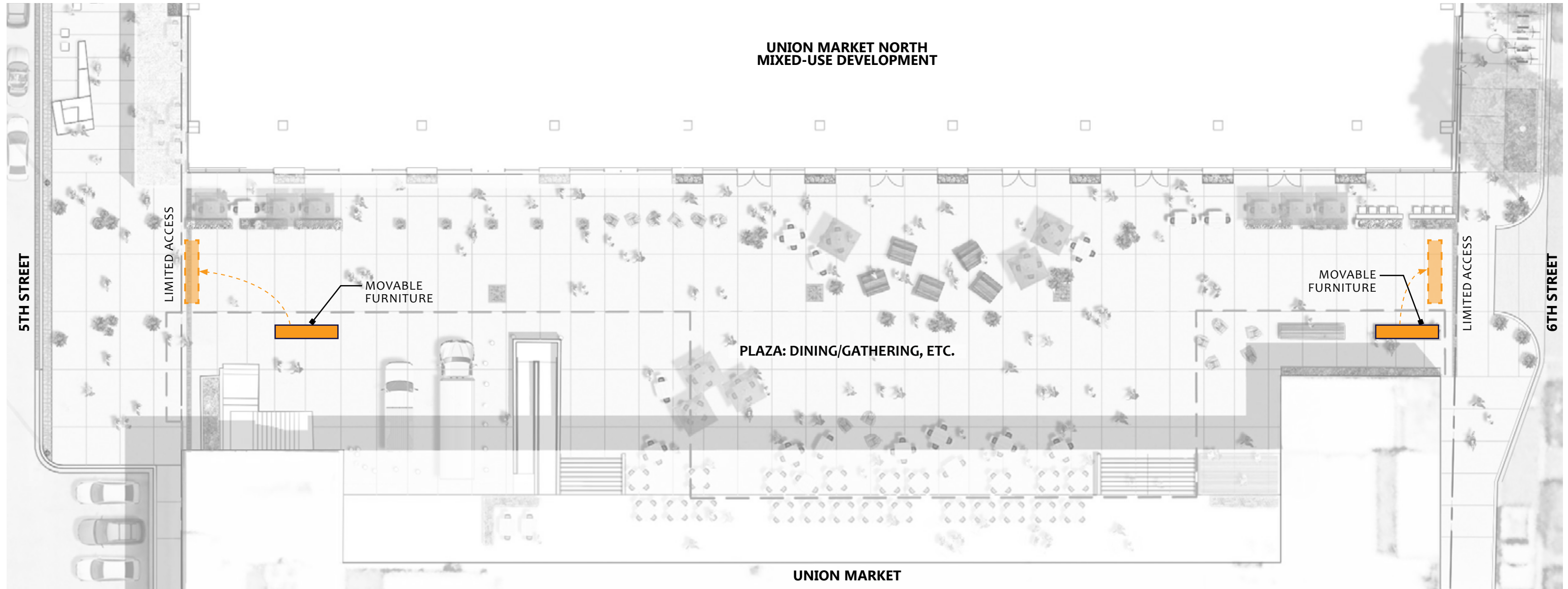
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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - SWING GATE ELEMENT - B (OPEN)



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STREET CLOSURE/PLAZA ACCESS CONTROL OPTION C- MOVABLE FURNITURES



WHEELED/MOVABLE PLANTER OR BENCH ELEMENTS

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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - MOVABLE FURNITURES - C1 (OPEN)



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - MOVABLE FURNITURES - C1 (CLOSED)



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - MOVABLE FURNITURES - C2 (OPEN)



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - MOVABLE FURNITURES - C2 (CLOSED)



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - MOVABLE FURNITURES - C3 (OPEN)



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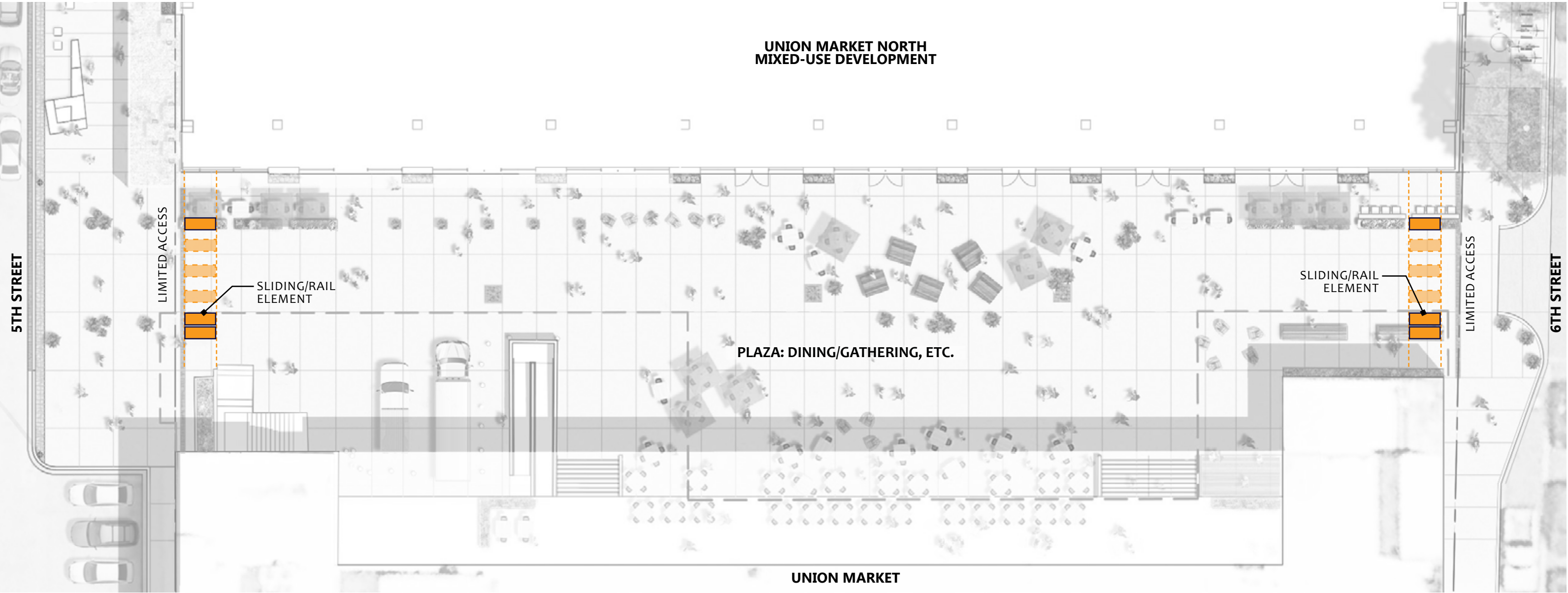
STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - MOVABLE FURNITURES - C3 (CLOSED)



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STREET CLOSURE/PLAZA ACCESS CONTROL OPTION D- SLIDING/RAIL ELEMENTS

UNION MARKET NORTH
MIXED-USE DEVELOPMENT



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PLAZA ACCESS CONTROL OPTION D - SLIDING/RAIL ELEMENTS L33

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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - SLIDING/RAIL ELEMENTS - D (OPEN)



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - SLIDING/RAIL ELEMENTS - D (CLOSED)



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES - PLAZA ACTIVITY CONTROLS ACCESS - F



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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			SIDEWALK	

GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:

A) ALTA SURVEY ENTITLED, "ALTA/NSPS LAND TITLE SURVEY CAPITOL CITY MARKET, A&T LOT 800, SQUARE 3591, 1324 5TH STREET, NE DISTRICT OF COLUMBIA" PREPARED BY BOHLER ENGINEERING, PROJECT NUMBER SRW172024, DATED 02/26/18.

B) UTILITY AND RIGHT-OF-WAY SURVEY ENTITLED, "UTILITY AND RIGHT-OF-WAY SURVEY, UNION MARKET," PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTS, O.P.C., PROJECT NUMBER 1270033301, DATED 05/08/14.

C) ARCHITECT FILE ENTITLED, "2019 09 05 GABLES UNION MARKET-SHEET - A05 - FLOOR PLAN - GROUND LEVEL.DWG" PREPARED BY HORD COPLAN MACHT, RECEIVED 09/12/19.

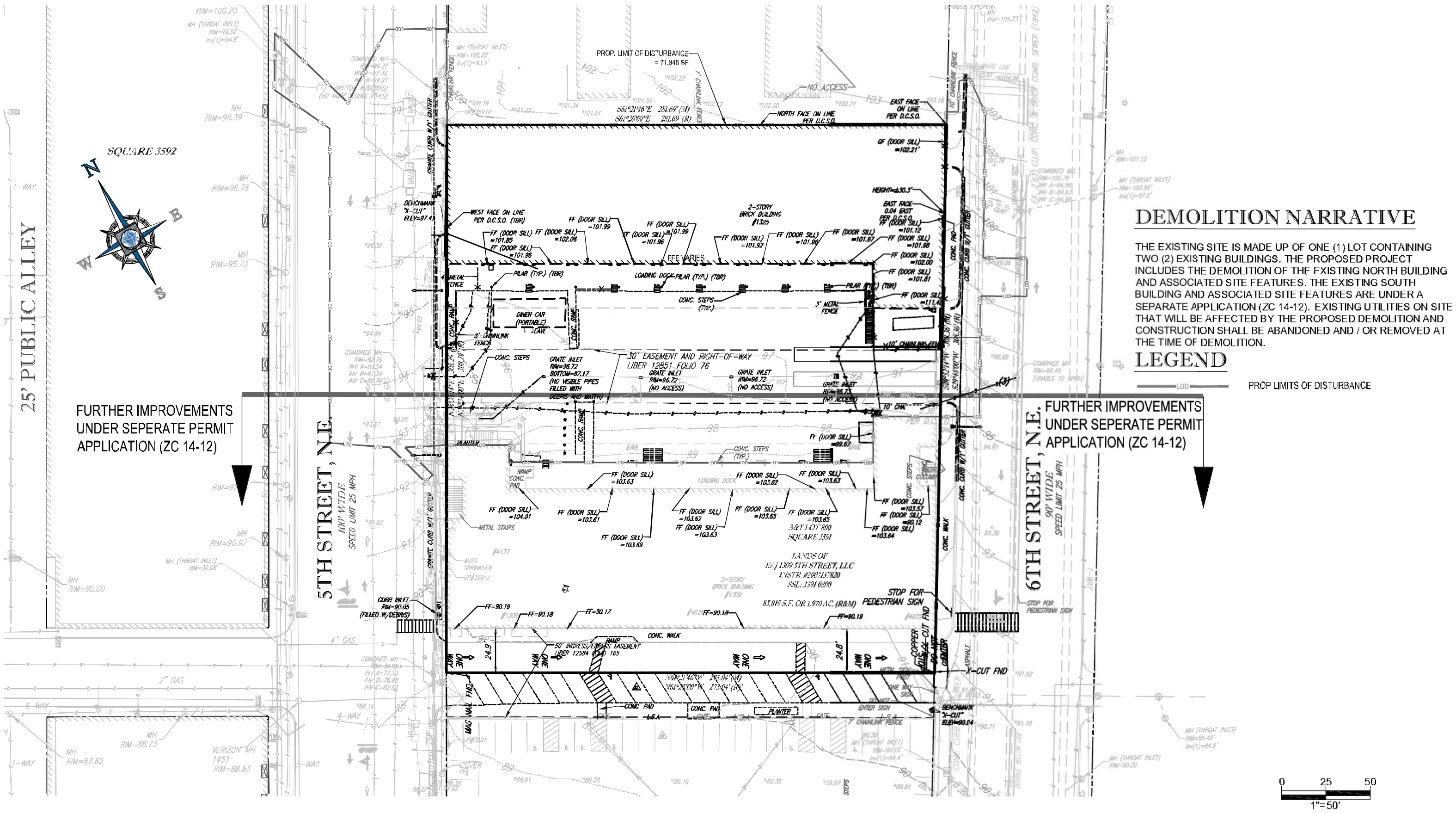
D) LANDSCAPE FILE ENTITLED, "2019017 UNION MARKET HARDSCAPE PLAN - PUD.DWG" PREPARED BY MAHAN RYKIEL, RECEIVED 09/12/19.

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON 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
GENERAL NOTES AND LEGEND	C-1.0
EXISTING CONDITIONS/DEMOLITION PLAN	C-2.0
SITE PLAN	C-3.0
GRADING AND UTILITY PLAN	C-4.0
STORMWATER MANAGEMENT PLAN	C-5.0
GREEN AREA RATIO WORKSHEET	C-5.0A
EROSION AND SEDIMENT CONTROL PLAN	C-6.0

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DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF ONE (1) LOT CONTAINING TWO (2) EXISTING BUILDINGS. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE EXISTING NORTH BUILDING AND ASSOCIATED SITE FEATURES. THE EXISTING SOUTH BUILDING AND ASSOCIATED SITE FEATURES ARE UNDER A SEPARATE APPLICATION (ZC 14-12). EXISTING UTILITIES ON SITE THAT WILL BE AFFECTED BY THE PROPOSED DEMOLITION AND CONSTRUCTION SHALL BE ABANDONED AND / OR REMOVED AT THE TIME OF DEMOLITION.

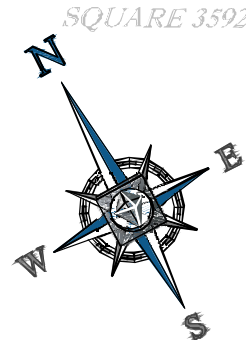
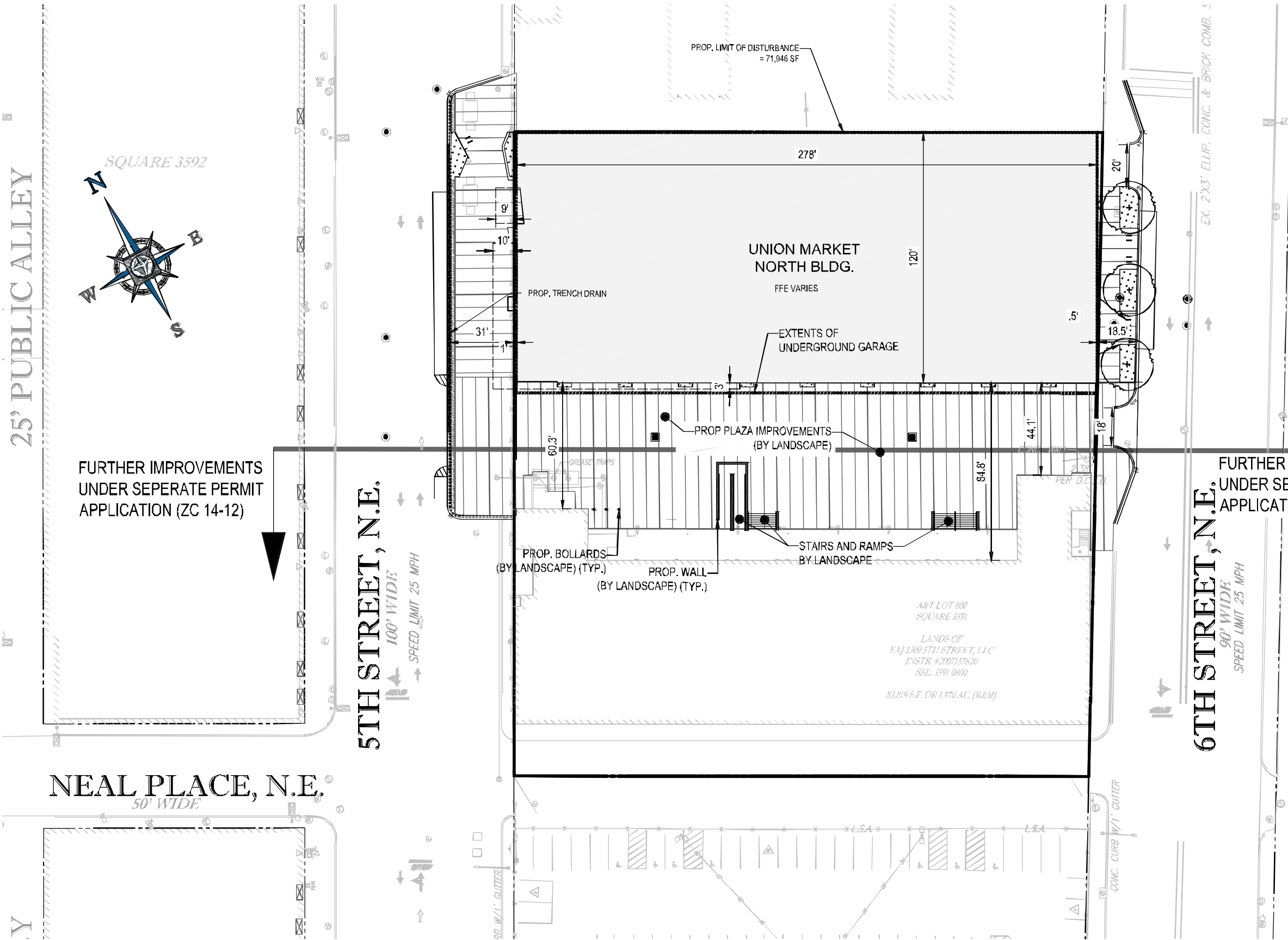
LEGEND

— LOD — PROP LIMITS OF DISTURBANCE

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

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SITE IMPROVEMENTS NARRATIVE

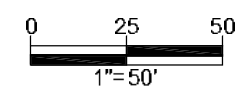
THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF THE PROPOSED NORTH BUILDING AND ASSOCIATED SITE FEATURES. THE PROJECT ALSO INCLUDES HARDSCAPE AND LANDSCAPE IMPROVEMENTS WITHIN BOTH THE PRIVATE LOT AND PUBLIC RIGHT-OF-WAY. THE PROPOSED NORTH BUILDING WILL CONSIST OF ONE (1) LEVEL OF RETAIL, TEN (10) LEVELS OF RESIDENTIAL SPACE, A PENTHOUSE ROOF LEVEL, AND UNDERGROUND PARKING.

LEGEND

- PROP. CONCRETE PAVEMENT
- PROP. PLANTING AREA

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)



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GRADING AND UTILITY NARRATIVE

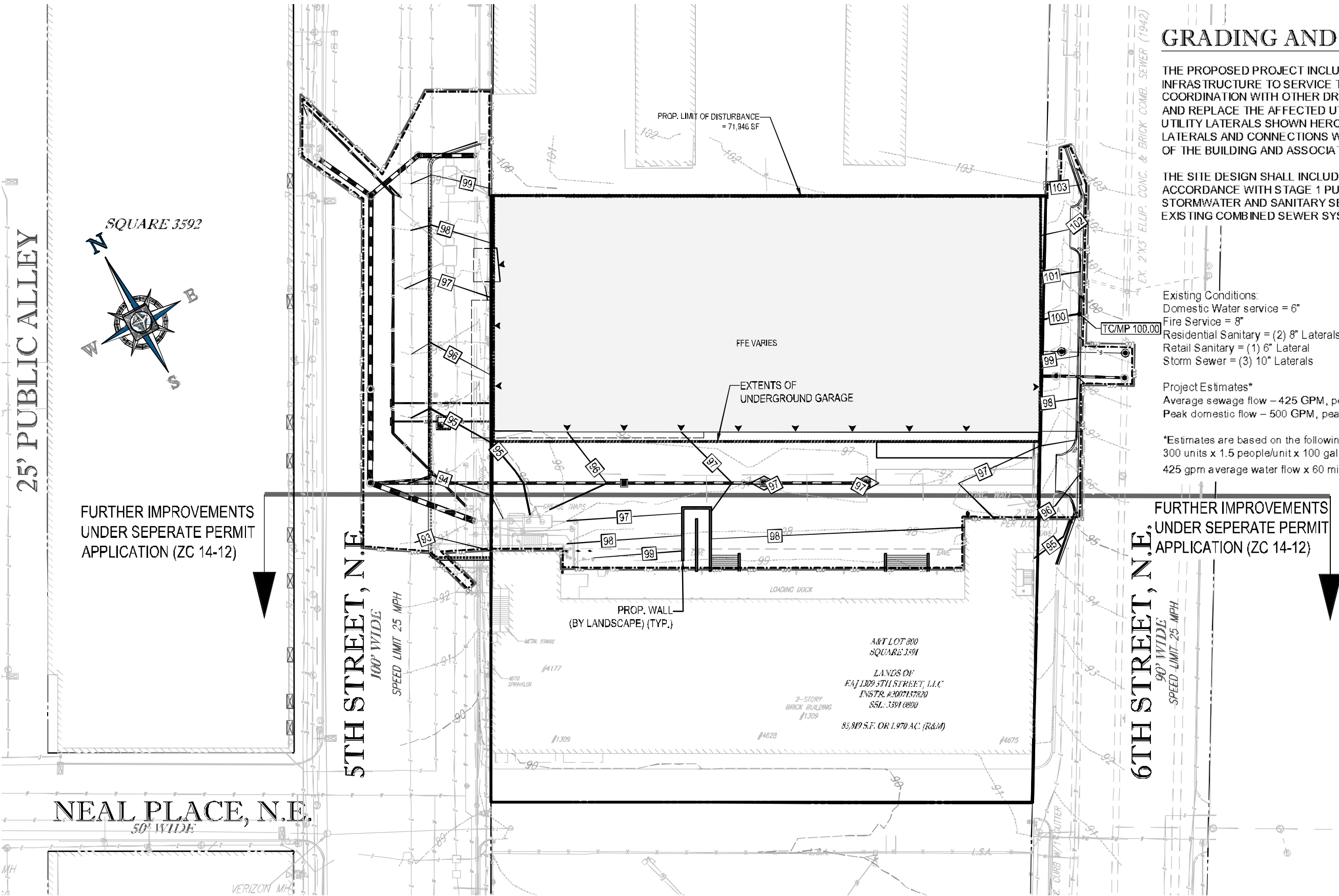
THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE PROPOSED NORTH BUILDING. COORDINATION WITH OTHER DRY UTILITIES WILL NEED TO BE MADE TO REMOVE AND REPLACE THE AFFECTED UTILITIES FROM SITE DEMOLITION. PROPOSED UTILITY LATERALS SHOWN HERON ARE APPROXIMATE. FINAL LOCATIONS OF LATERALS AND CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS.

THE SITE DESIGN SHALL INCLUDE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH STAGE 1 PUD. PRELIMINARY DESIGN INDICATES THAT STORMWATER AND SANITARY SEWER WILL OUTFALL FROM THE SITE TO THE EXISTING COMBINED SEWER SYSTEMS WITHIN 6TH STREET, N.E.

Existing Conditions:
 Domestic Water service = 6"
 Fire Service = 8"
 Residential Sanitary = (2) 8" Laterals
 Retail Sanitary = (1) 6" Lateral
 Storm Sewer = (3) 10" Laterals

Project Estimates*
 Average sewage flow – 425 GPM, peak sewage flow – 650 GPM
 Peak domestic flow – 500 GPM, peak fire flow – 750 GPM

*Estimates are based on the following assumptions:
 300 units x 1.5 people/unit x 100 gallons/person/day = 45,000 gallons/day
 425 gpm average water flow x 60 min/hour x 2 hrs usage/day = 51,000 gallons/day



FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

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STORMWATER MANAGEMENT NARRATIVE

THERE ARE THREE REQUIREMENTS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION VOLUME, THE ON-SITE DETENTION VOLUME AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWRV) IS EQUAL TO APPROXIMATELY 4,000 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PROW IS EQUAL TO APPROXIMATELY 1,300 CF.

TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES GREEN ROOFS AND BIORETENTIONS WITH VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE STORMWATER BMP'S WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED STORMWATER RETENTION AND DETENTION VOLUME.

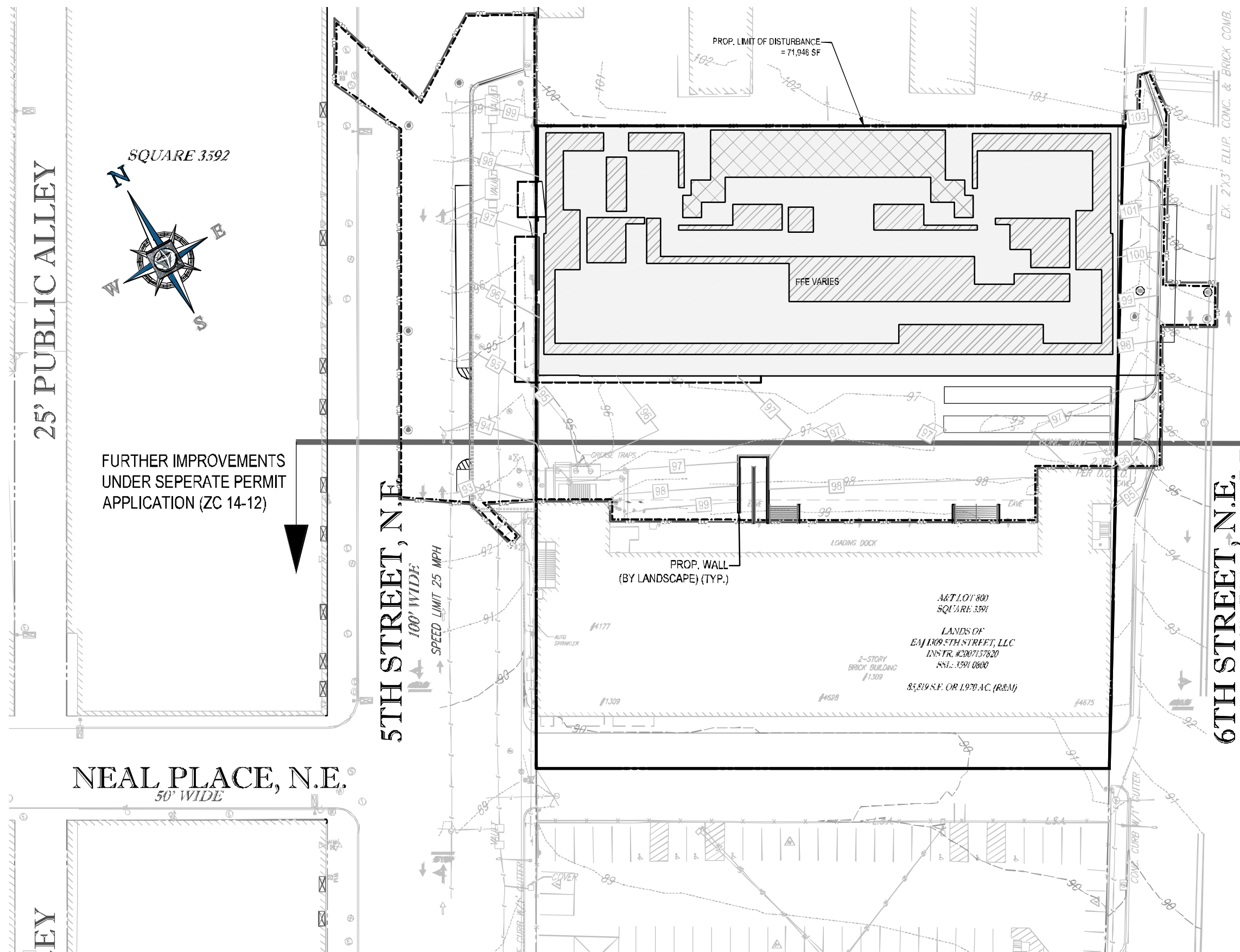
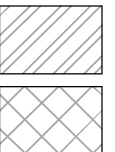
STORMWATER MANAGEMENT WITHIN THE PROW WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

GREEN AREA RATIO NARRATIVE

THE GAR FOR THIS SITE IS 0.200. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES GREEN ROOFS AND BIORETENTIONS WITH VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AND BIORETENTION AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GAR OF 0.200.

LEGEND

- PROP. GREEN ROOF
- PROP. BIORETENTION



FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

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Green Area Ratio Scoresheet

*** Address Square Lot Zone District

Other

Lot size (enter this value first) * Minimum Score Multiplier GAR Score

Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	<input type="text" value="square feet"/>	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="square feet"/>	0.60	-
3	Bioretention facilities	<input type="text" value="2,800"/>	0.40	1,120.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	<input type="text" value="2,800"/>	0.20	560.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="# of plants"/>	0.30	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="# of trees"/>	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value="# of trees"/>	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value="# of trees"/>	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="# of trees"/>	0.80	-

8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="# of trees"/>	0	0.80	<input type="text" value="# of trees"/>	-
9	Vegetated wall, plantings on a vertical surface	<input type="text" value="square feet"/>		0.60	<input type="text" value="square feet"/>	-
C Vegetated or "green" roofs						
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="square feet"/>		0.60	<input type="text" value="square feet"/>	-
2	Over at least 8" of growth medium	<input type="text" value="square feet"/>	<input type="text" value="8,400"/>	0.80	<input type="text" value="square feet"/>	6,720.0
D Permeable Paving***						
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text" value="square feet"/>		0.40	<input type="text" value="square feet"/>	-
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value="square feet"/>		0.50	<input type="text" value="square feet"/>	-
E Other						
1	Enhanced tree growth systems***	<input type="text" value="square feet"/>		0.40	<input type="text" value="square feet"/>	-
2	Renewable energy generation	<input type="text" value="square feet"/>		0.50	<input type="text" value="square feet"/>	-
3	Approved water features	<input type="text" value="square feet"/>		0.20	<input type="text" value="square feet"/>	-
		sub-total of sq ft =		14,000		
F Bonuses						
1	Native plant species	<input type="text" value="square feet"/>	0	0.10	<input type="text" value="square feet"/>	-
2	Landscaping in food cultivation	<input type="text" value="square feet"/>		0.10	<input type="text" value="square feet"/>	-
3	Harvested storm water irrigation	<input type="text" value="square feet"/>		0.10	<input type="text" value="square feet"/>	-
		Green Area Ratio numerator =		8,400		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.						
		Total square footage of all permeable paving and enhanced tree growth.		-		

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