

E STREET, SE (90'-WIDE)

ALL TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED (SUBJECT TO DDOT PERMITS, AS APPLICABLE)

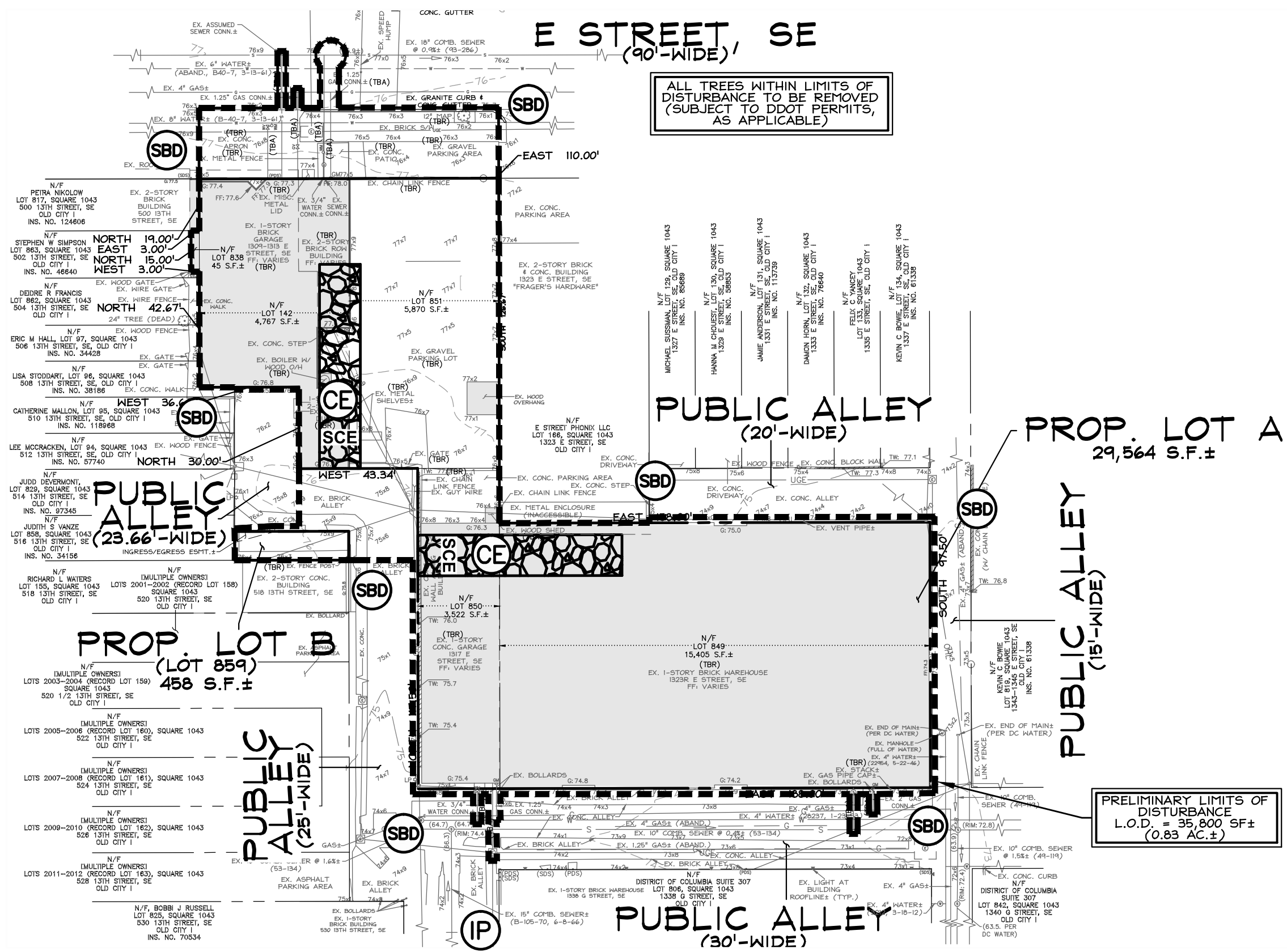
SITE DEMOLITION NARRATIVE

- 1) CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
 - A. INSTALL SEDIMENT CONTROL MEASURES.
 - B. PROCEED WITH RAZE ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
 - C. REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
 - D. REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR. SOME SEDIMENT CONTROL MEASURES MAY BE RETAINED TO USE FOR FUTURE CONSTRUCTION AS APPLICABLE. COORDINATE WITH DC INSPECTOR.

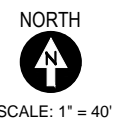
LCT AREA TABULATION

EXISTING		
LOT	AREA (SF)	AREA (AC.)
142	4,767	0.109
49	15,405	0.354
50	3,522	0.081
51	5,870	0.135
59	458	0.011
TOTAL	30,022	0.690

PROPOSED		
LOT	AREA (SF)	AREA (AC.)
FROP. A	29,564	0.679
FROP. B	458	0.011
TOTAL	30,022	0.690



PRELIMINARY LIMITS OF DISTURBANCE
L.O.D. = 35,800 SF±
(0.83 AC.±)



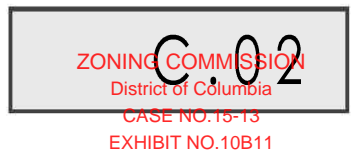
Existing Conditions/Demolition Plan

PROP. LOTS A & B (N/F LOTS 142, 849, 850, 851 & 859), SQUARE 1043
1311 E Street, SE Washington DC 20009



CIVIL • SURVEYING • LAND PLANNING
Attn: David C. Landsman, PE
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
(202) 323-7200 Phone
david@casengineering.com

5 October 2015



E STREET, SE
(90'-WIDE)

4-STORY RESIDENTIAL
BUILDING

1311 E STREET, SE
(45 RESIDENTIAL UNITS)
(W/ 1-LEVEL SUB-GRADE PARKING)
FF: 78.2; FF2: 76.0; PI: 67.6

BUILDING UNIT TYPE TABULATION

SEE ARCHITECTURAL SHEETS FOR BUILDING HEIGHTS AND MORE INFORMATION ON UNITS MIX, ETC.

REFER TO ARCHITECTURAL PLANS FOR PROJECTION
AND OVERHANG DETAILS AND DIMENSIONS

PUBLIC ALLEY
(20'-WIDE)

PROP. LOT A
29,564 S.F.±

PUBLIC ALLEY
(15'-WIDE)

PUBLIC ALLEY
(30'-WIDE)



SCALE: 1" = 40'



Site Development Plan

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C.03

E STREET, SE (90'-WIDE)

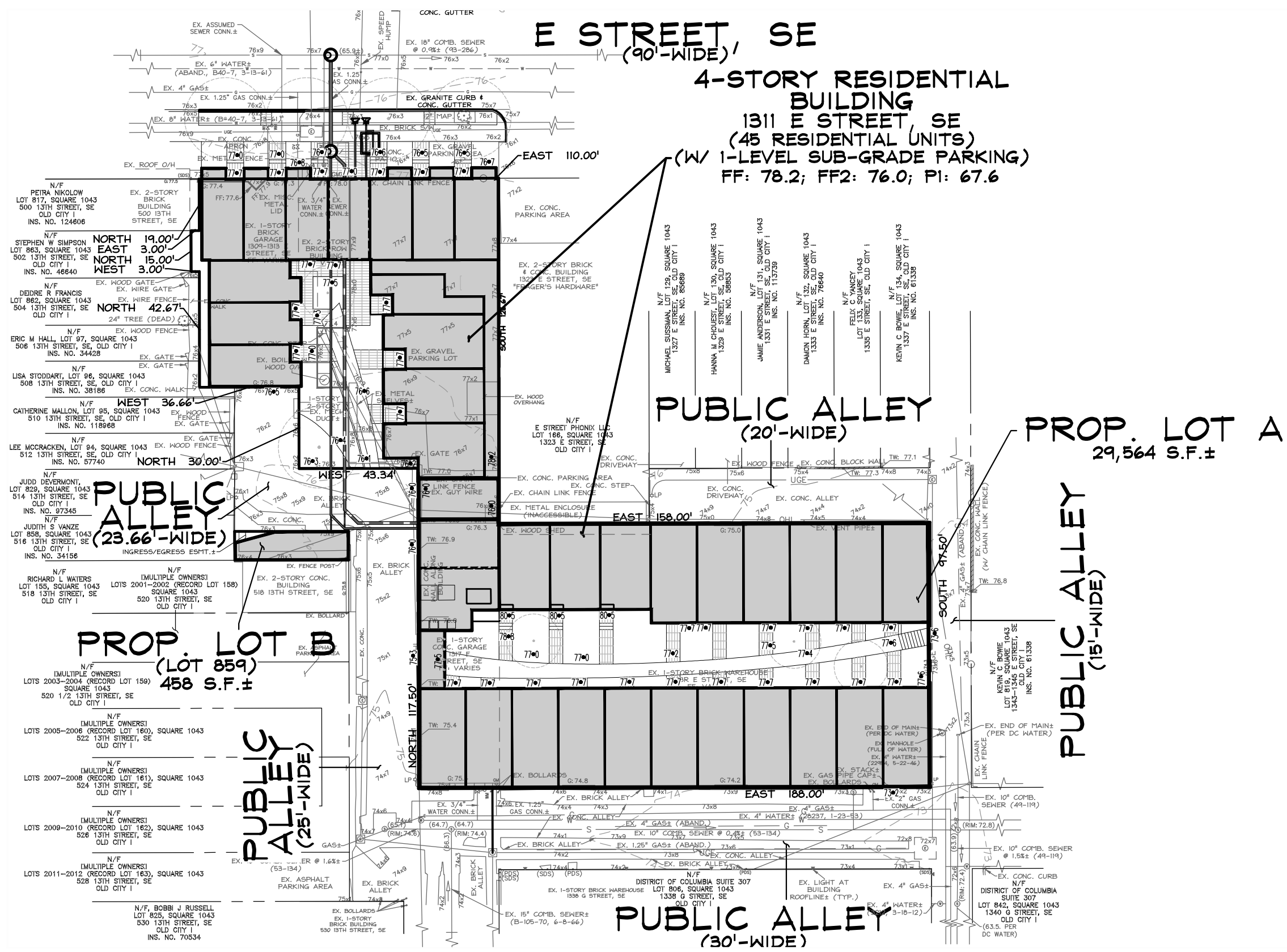
4-STORY RESIDENTIAL BUILDING

1311 E STREET, SE
(45 RESIDENTIAL UNITS)

(W/ 1-LEVEL SUB-GRADE PARKING)
FF: 78.2; FF2: 76.0; PI: 67.6

GRADING PLAN NOTES

- 1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.
- 2) LANDSCAPE AND COURTYARD DESIGN PENDING FOR PUD SUBMITTAL.



Grading Plan

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C.04

DA "PS" TREATED BY BIORETENTION, TREE PLANTING AND PERVIOUS PAVEMENT
BMP AREA = 1,500 SF± (TOTAL)

E STREET, SE
(90'-WIDE)

4-STORY RESIDENTIAL BUILDING
1311 E STREET, SE
(45 RESIDENTIAL UNITS)
(W/ 1-LEVEL SUB-GRADE PARKING)
FF: 78.2; FF2: 76.0; PI: 67.6
11,000 SF± GREEN ROOF (TOTAL ON BUILDINGS)

STORMWATER MANAGEMENT NARRATIVE

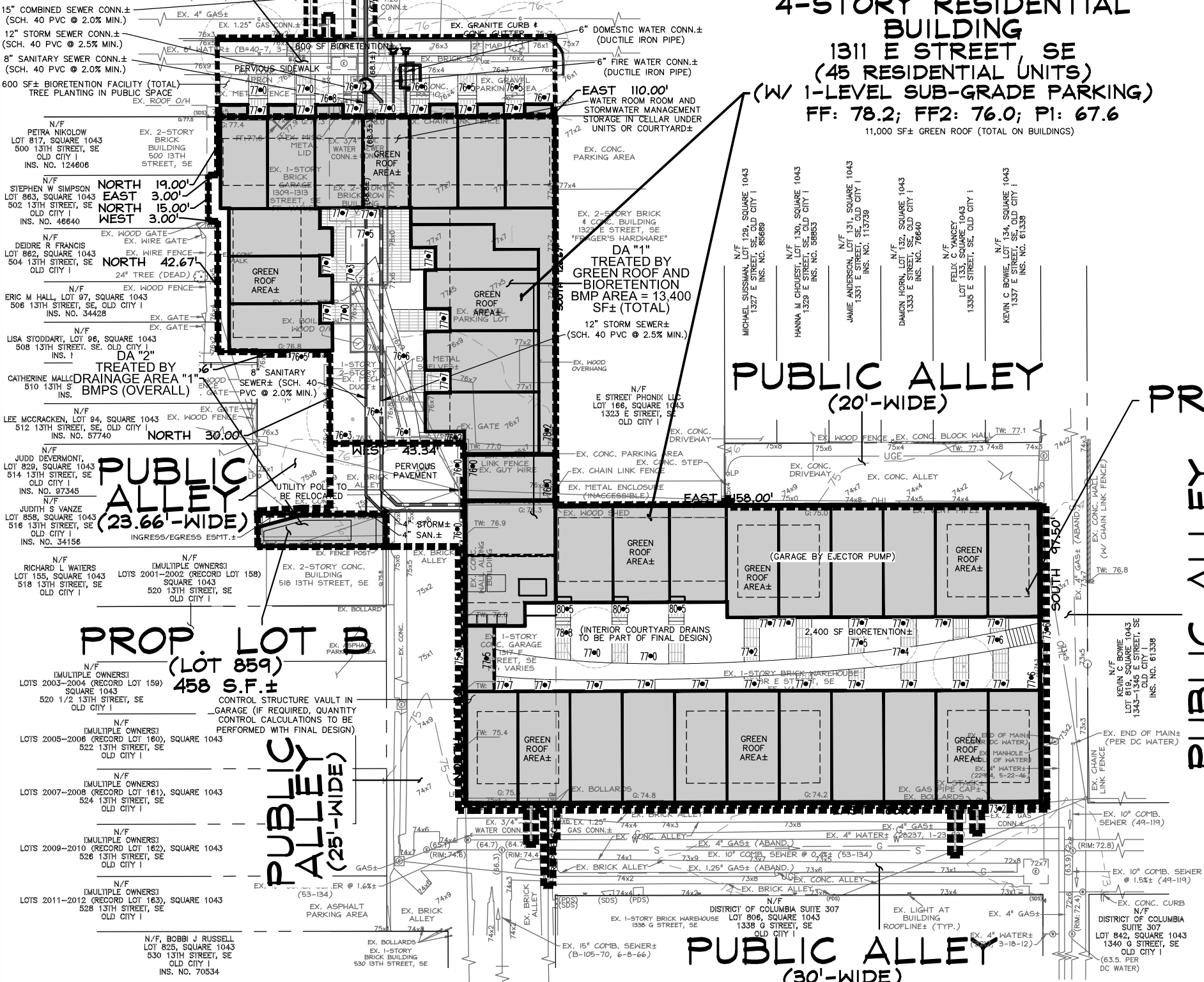
STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP AREA	BMP DESCRIPTION	RETENTION VOLUME (CF)
"1"	0.68	0.9	3.23	4.63	13,400±	GREEN ROOF BIORETENTION	3,456± (2,809 MIN.)
EXPANDED BMP DESCRIPTIONS: GREEN ROOF - 5" EFFECTIVE DEPTH; BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE							
"2"	0.01	0.9	0.05	0.07	N/A	SEE DA "1"	44± THROUGH DA "1"
EXPANDED BMP DESCRIPTIONS: REFER TO DA "1" BMPS							
"PS" (PS)	0.15	0.9	0.71	1.02	1,500±	BIORETENTION PERVIOUS PAVEMENT TREE PLANTING	246± 346± THROUGH DA "1"
EXPANDED BMP DESCRIPTIONS: BIORETENTION - 36" GROWING, 6" PONDING, 12" DRAINAGE OVERCOMPENSATION IN DRAINAGE AREA "1" TO MAKE UP FOR PUBLIC SPACE SHORTAGE. PUBLIC SPACE DISTURBANCE IN ALLEYS AND LACK OF SPACE PREVENTS ADDITIONAL STORMWATER MANAGEMENT FROM BEING PROVIDED IN PUBLIC SPACE. MEP PROCESS TO BE PURSUED IF NECESSARY.							

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY. IF REQUIRED, A STORAGE TANK WILL BE PROVIDED IN GARAGE FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS ARE PENDING AND WILL BE PERFORMED/SUBMITTED WITH FINAL DESIGN.

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER CURRENT DDOE REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.

APPLICANT RESERVES THE RIGHT TO VARY THE FEATURES, MEANS, AND METHODS OF ACHIEVING THE REQUIRED STORMWATER RETENTION VOLUME AND OTHER REQUIREMENTS UNDER 21 DCMR CHAPTER 5 AND THE 2013 RULE ON STORMWATER MANAGEMENT AND SOIL EROSION AND SEDIMENT CONTROL.



PROP. LOT A
29,564 S.F.±

PUBLIC ALLEY
(15'-WIDE)

PROP. LOT B
(LOT 859)
458 S.F.±

PUBLIC ALLEY
(25'-WIDE)

PUBLIC ALLEY
(30'-WIDE)



SCALE: 1" = 40'



Stormwater Management Plan

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C.05

E STREET, SE
(90'-WIDE)

4-STORY RESIDENTIAL BUILDING

1311 E STREET, SE
(45 RESIDENTIAL UNITS)
(W/ 1-LEVEL SUB-GRADE PARKING)
FF: 78.2; FF2: 76.0; PI: 67.6

CONSTRUCTION SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, (202) 535-2977, PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE.

CONSTRUCTION SEQUENCE PENDING, WILL BE DETERMINED DURING FINAL DESIGN.

SEDIMENT CONTROL NARRATIVE, NOTES AND DETAILS

WILL BE PROVIDED IN CONJUNCTION WITH FINAL DESIGN/PERMIT DOCUMENTS. SELECTED DETAILS ARE REFERENCED ON THESE DOCUMENTS FOR SEDIMENT CONTROL FEATURES.

SEDIMENT CONTROL NOTES

- 1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- 2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

CONTRACTOR TO INSTALL TEMPORARY WATER CONNECTION WITH METER FOR TEMPORARY CONSTRUCTION WATER SOURCE, SUBJECT TO DC WATER APPROVAL AND NECESSARY PERMITS.

CONTRACTOR TO PROVIDE STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)

IP
SBD

PUBLIC ALLEY
(20'-WIDE)

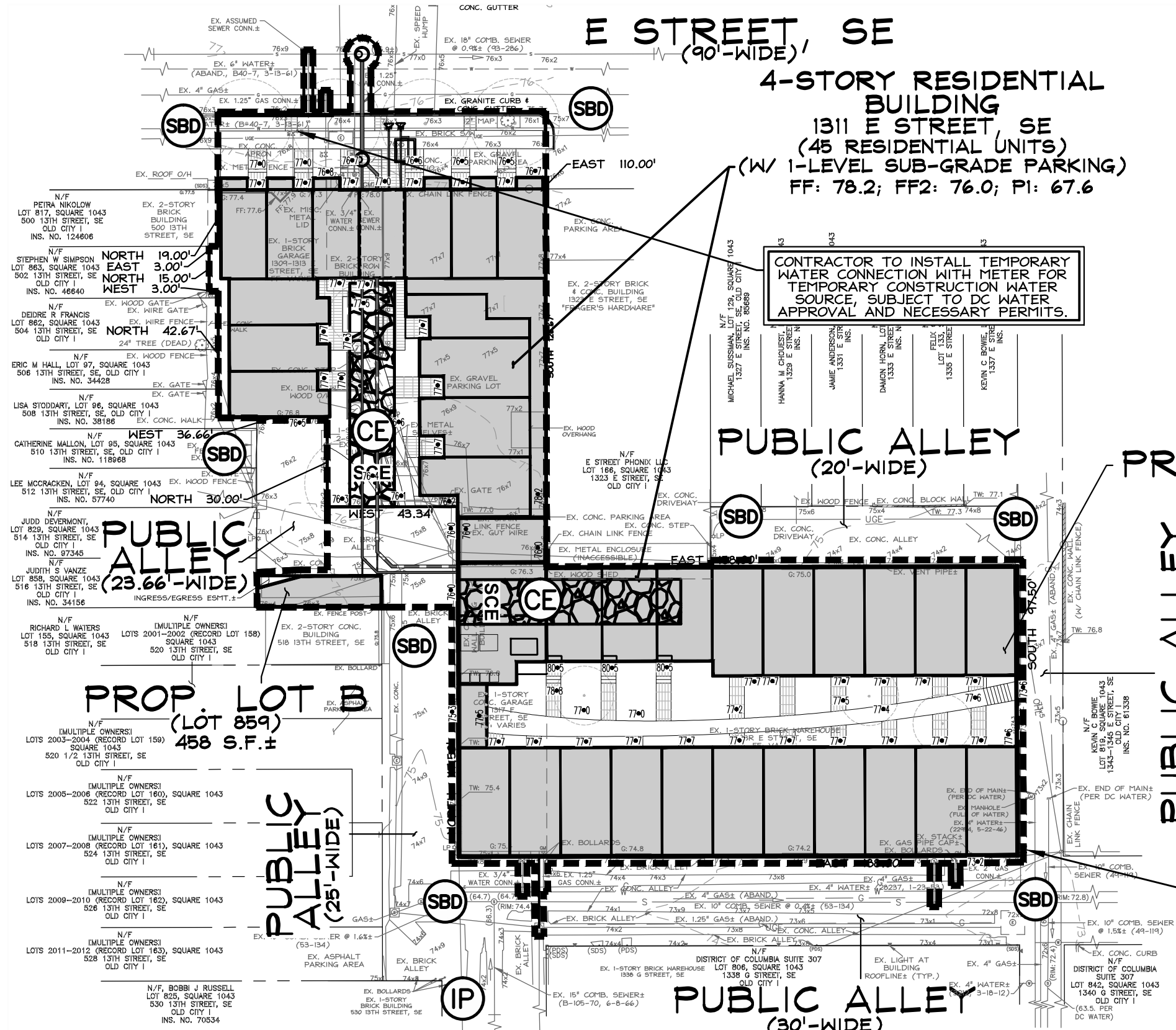
PROP. LOT A
29,564 S.F.±

PUBLIC ALLEY
(15'-WIDE)

PRELIMINARY LIMITS OF DISTURBANCE
L.O.D. = 35,800 SF±
(0.83 AC.±)



SCALE: 1" = 40'



Erosion and Sediment Control Plan

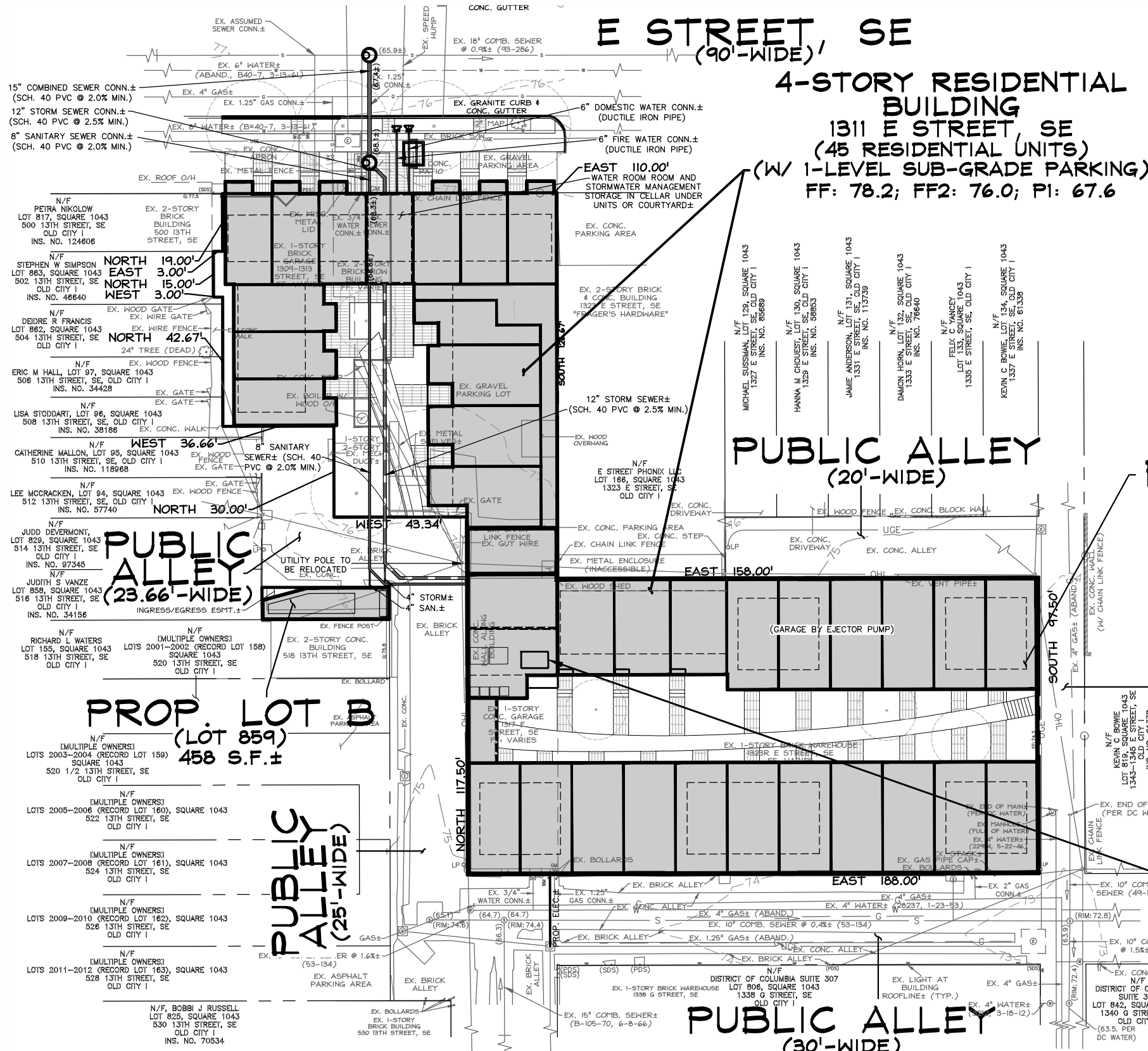
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C.06



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WATER AND SANITARY SEWER USAGE ESTIMATION
45 RESIDENTIAL UNITS

ESTIMATED WATER AND SANITARY SEWER DEMAND
= 300 GPD PER UNIT
BUILDING ESTIMATED WATER AND SANITARY SEWER DEMAND
= 13,500 GPD

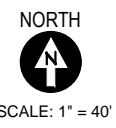
- UTILITY PLAN NOTES**
- 1) WET UTILITY CONNECTIONS SHOWN ARE PENDING DC WATER REVIEW/COMMENT AND FINAL PLAN DESIGN TO DETERMINE CONNECTION LOCATIONS.
 - 2) ONSITE DRAINS ARE PENDING FINAL DESIGN AND WILL TIE TO PRIVATE, ONSITE STORM SYSTEM.
 - 3) DRY UTILITIES SHOWN FOR REFERENCE ONLY, TO BE COORDINATED WITH PEPCO, WASHINGTON GAS AND TELECOMMUNICATIONS UTILITIES PRIOR TO FINAL DESIGN BY DRY UTILITIES CONSULTANT.

PUBLIC ALLEY
(20'-WIDE)

PROP. LOT A
29,564 S.F.±

PUBLIC ALLEY
(15'-WIDE)

Vault Location and Access to be coordinated with PEPCO by Dry Utilities Consultant. See plans by others.



Utility Plan

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C.07