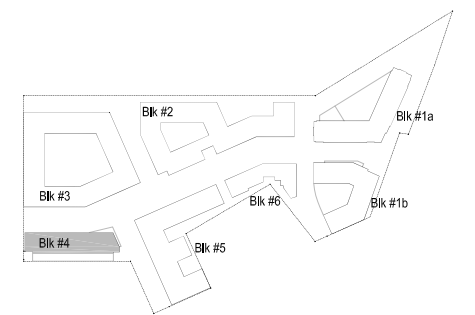
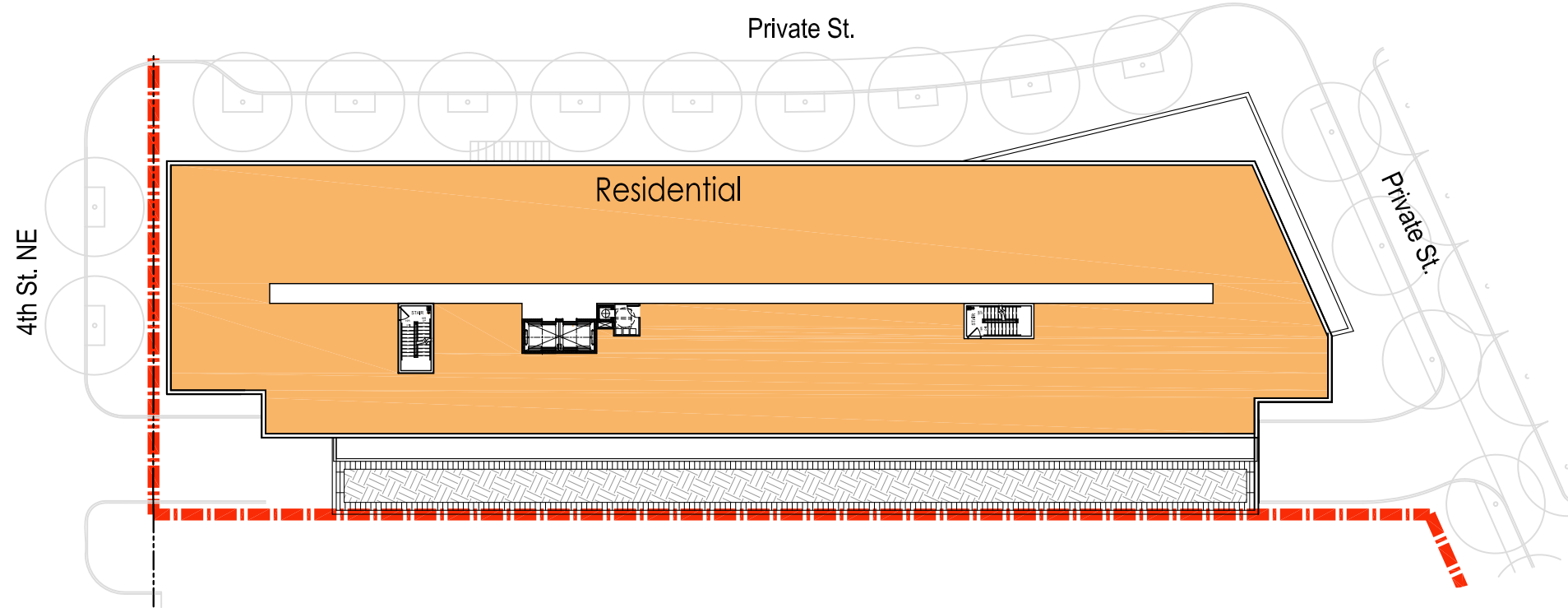


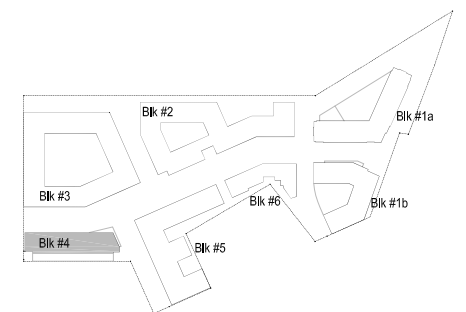
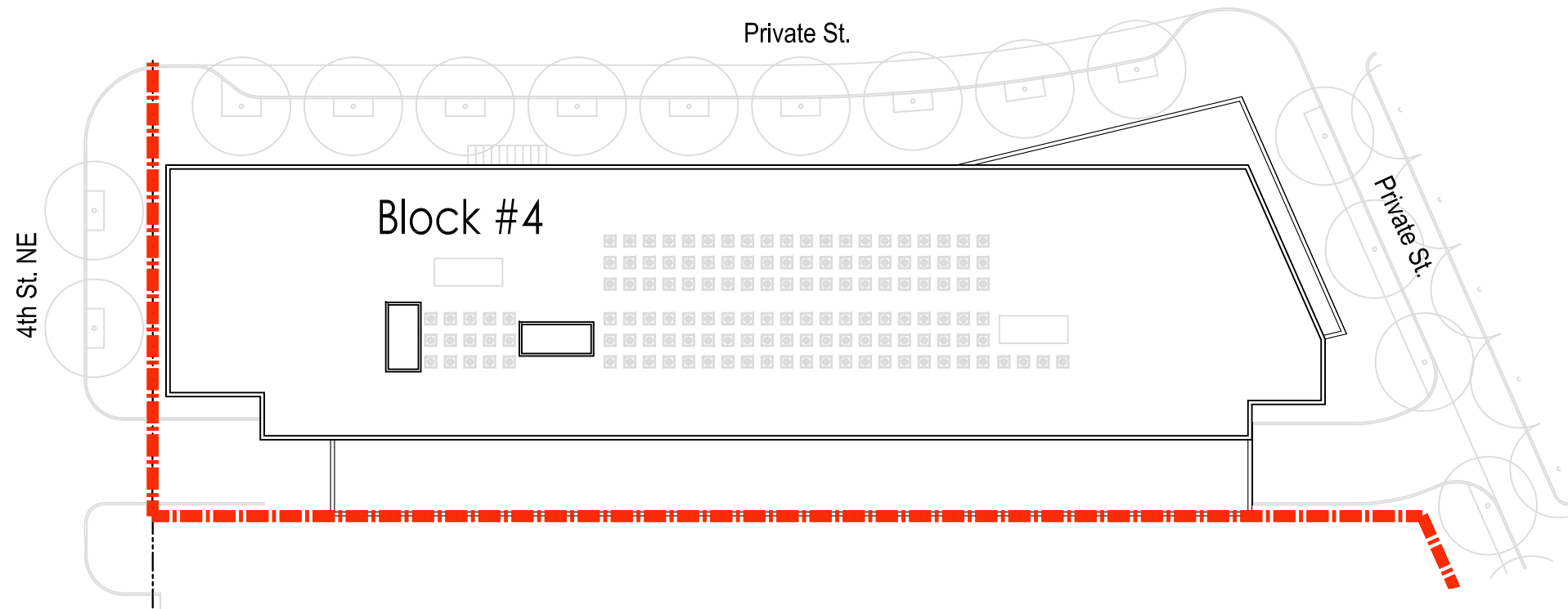
Legend

-  Residential Amenity
-  Residential
-  Potential Retail
-  Retail
-  Service
-  Grocery



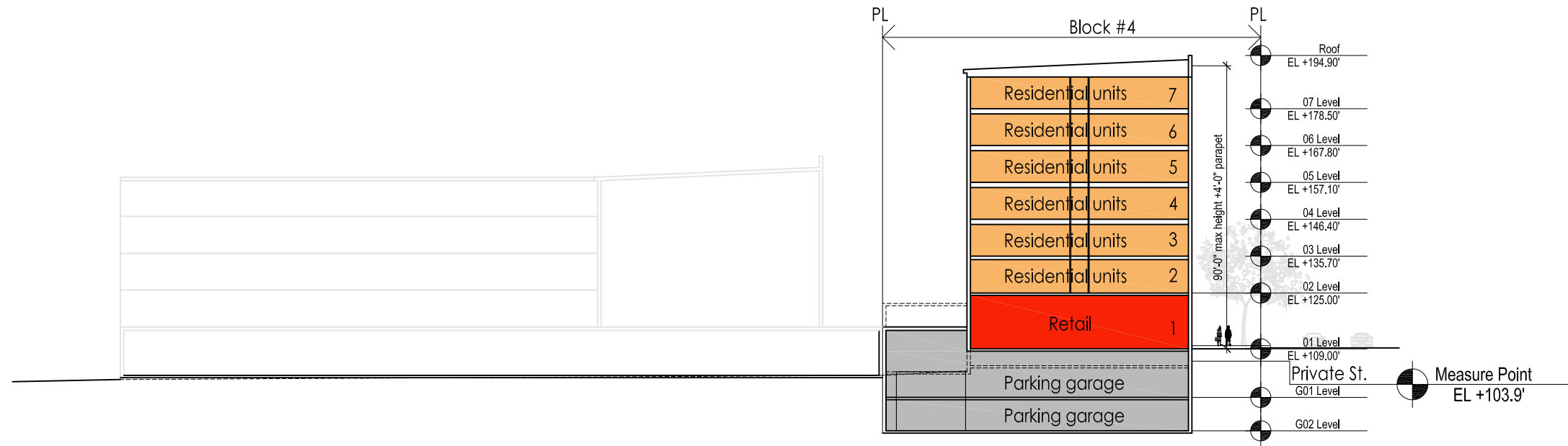
KEY PLAN



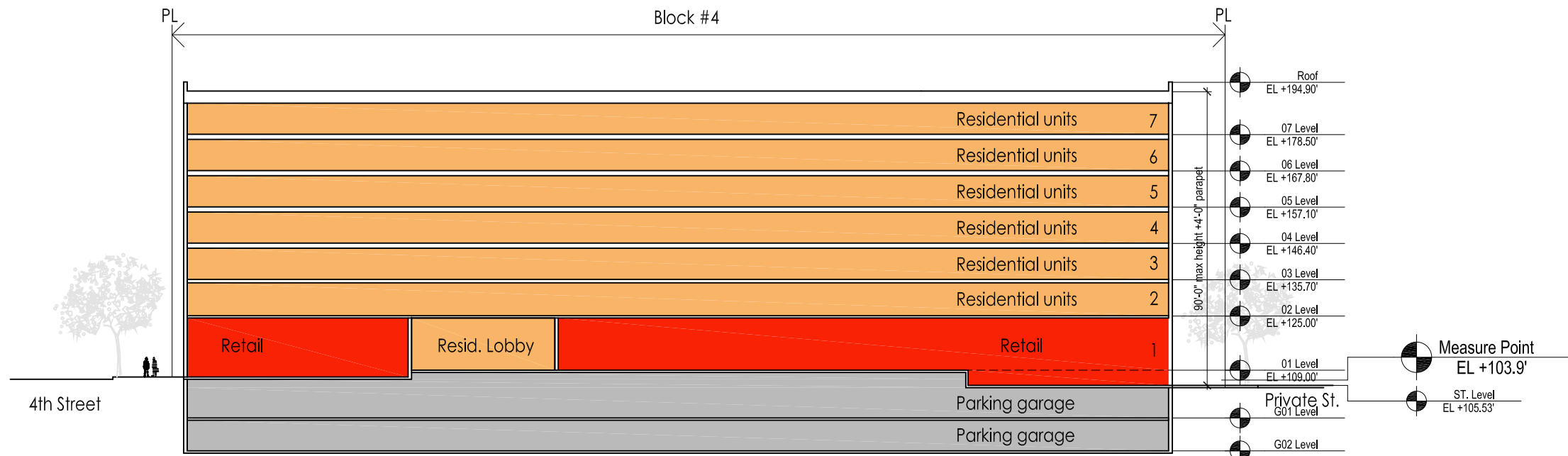


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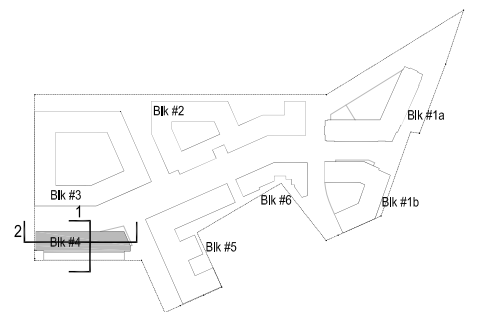




Section 1



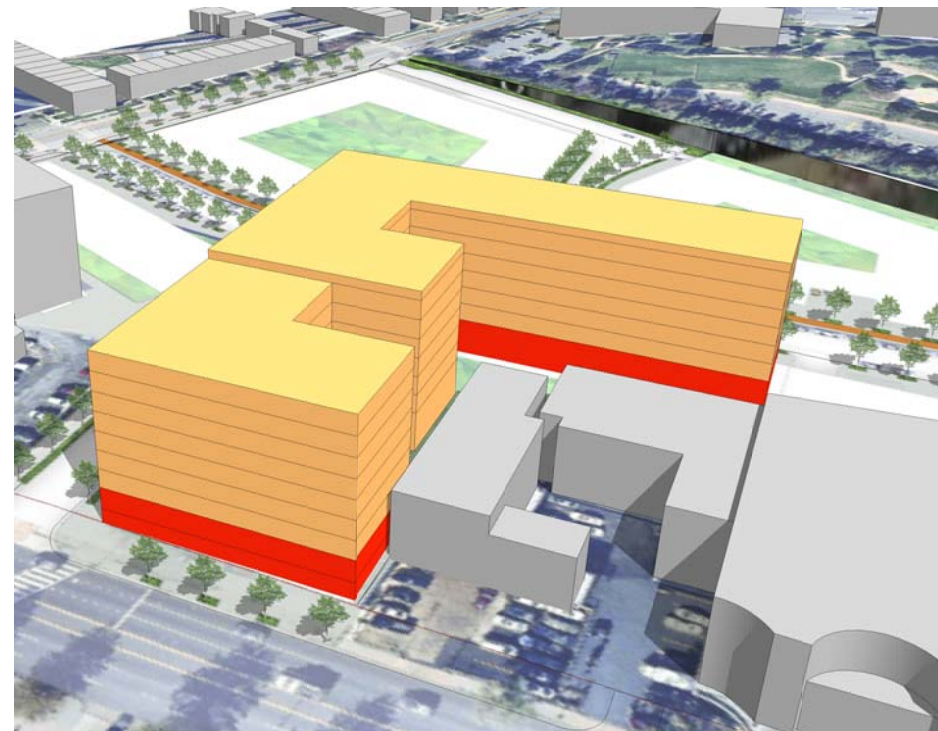
Section 2



KEY PLAN



VIEW FROM NORTHWEST



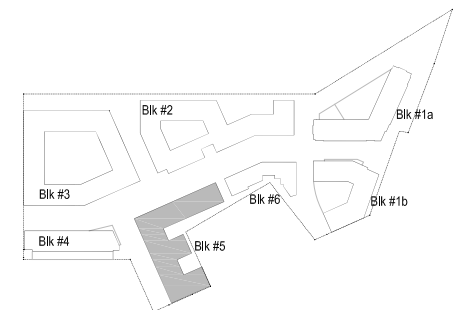
VIEW FROM SOUTHEAST

Block 5 Stage 1  
Calculations

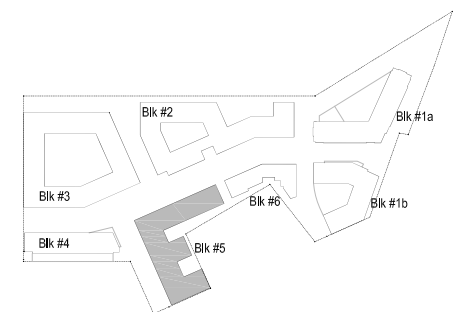
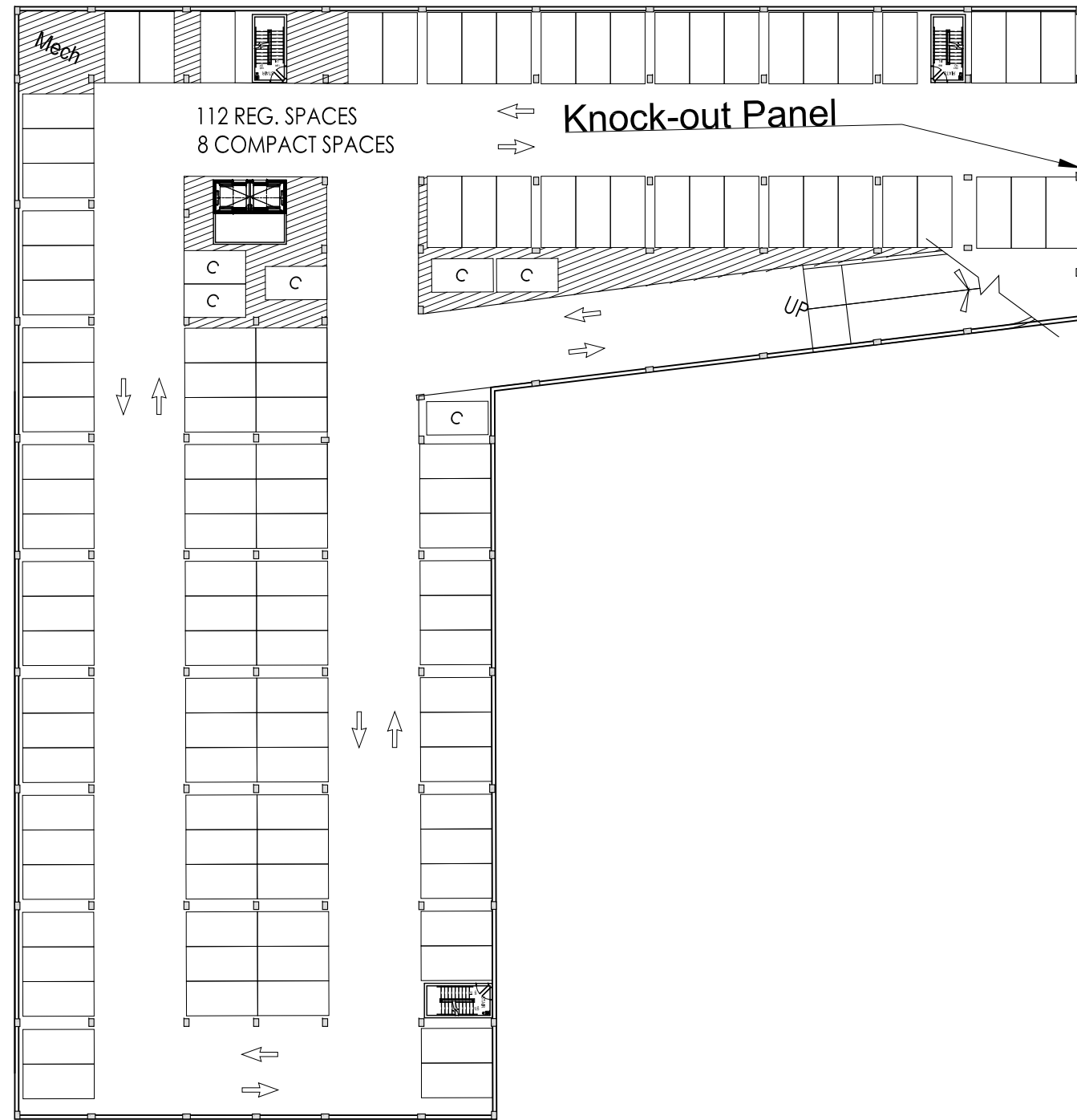
Mixed Use	Floor	Residential S.F.	Retail S.F.	Gross S.F.
	7	42,764		42,764
	6	42,764		42,764
	5	42,764		42,764
	4	42,764		42,764
	3	42,764		42,764
	2	42,764		42,764
	1	29,528	13,236	42,764
	G1		10,920	
<b>Total</b>		<b>286,112</b>	<b>24,156</b>	<b>310,268</b>

Legend

- Residential
- Retail
- Service
- Grocery

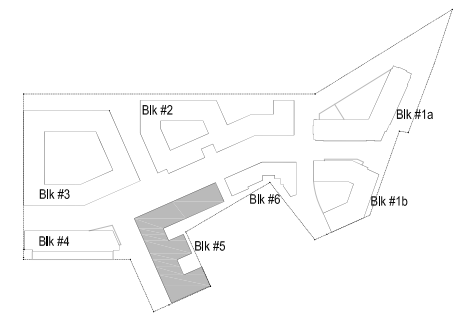
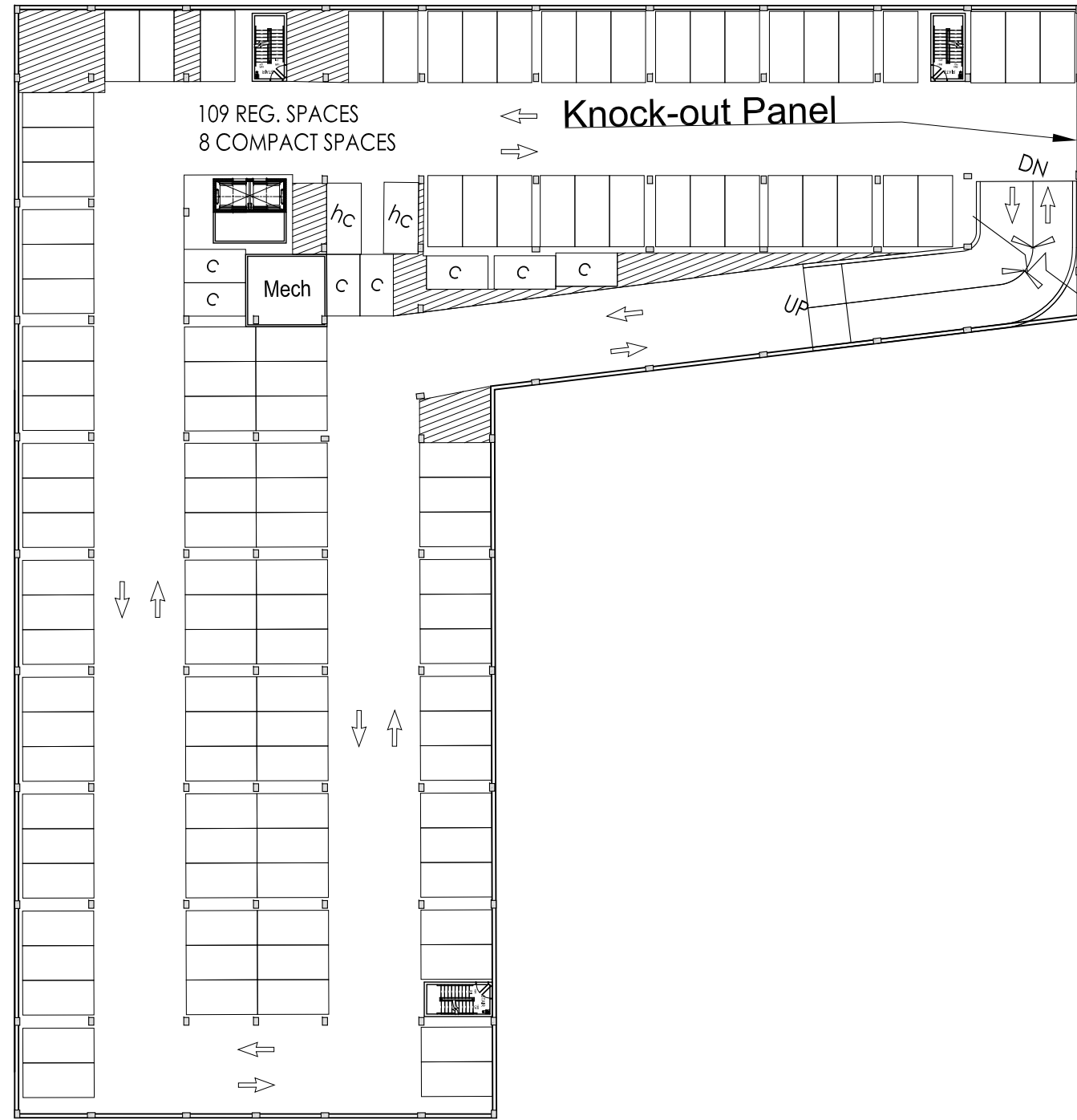


KEY PLAN



KEY PLAN



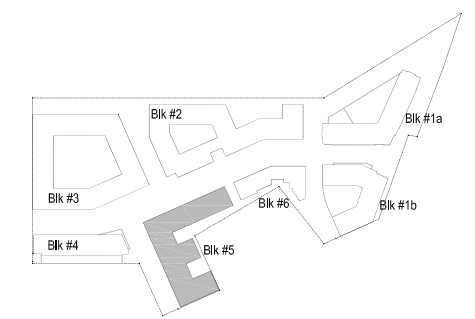


KEY PLAN





- Legend
- Residential Amenity
  - Residential
  - Potential Retail
  - Retail
  - Service
  - Grocery

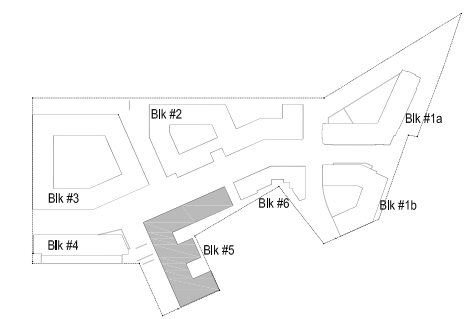


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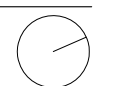




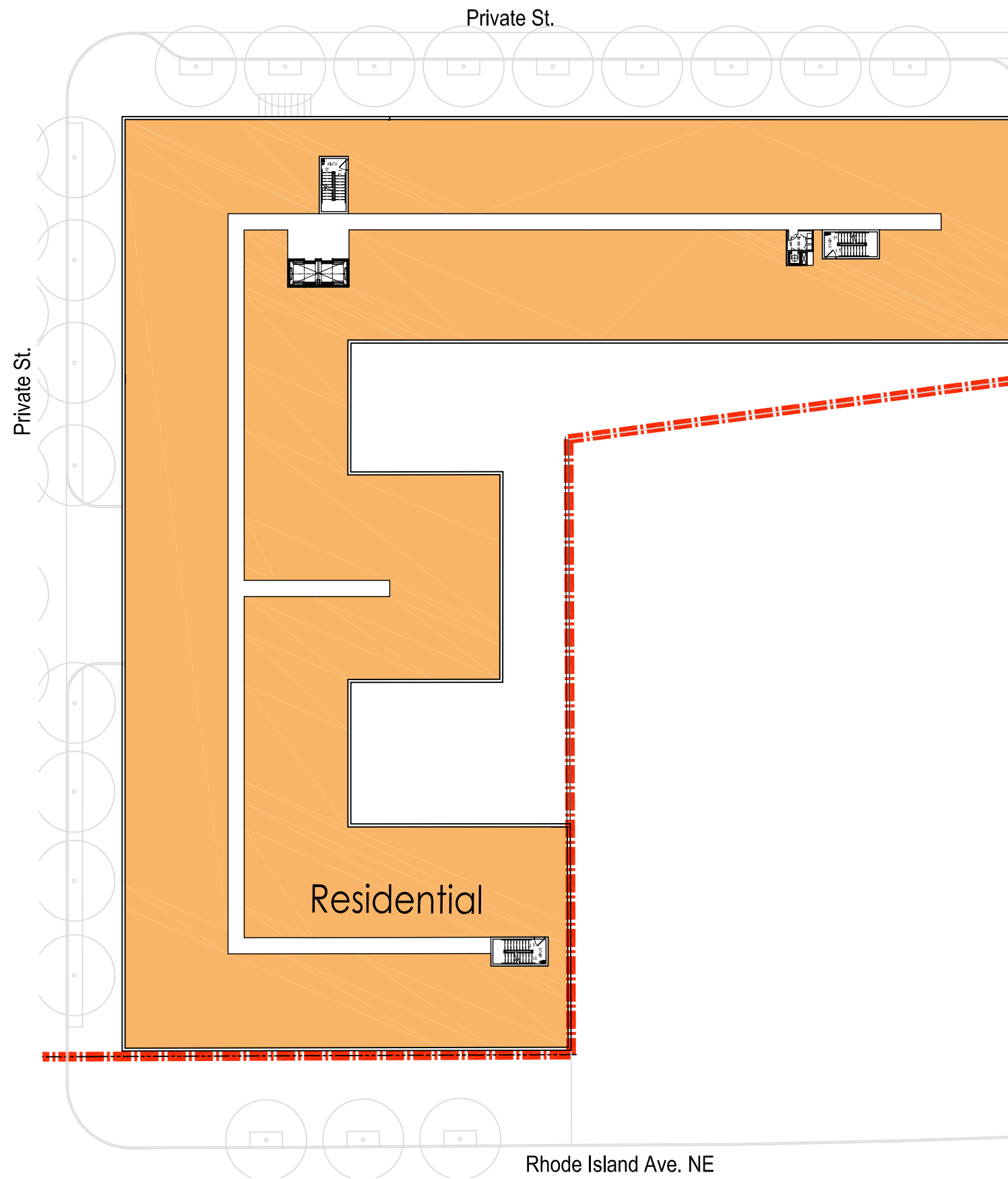
- Legend
- Residential Amenity
  - Retail
  - Residential
  - Service
  - Potential Retail
  - Grocery



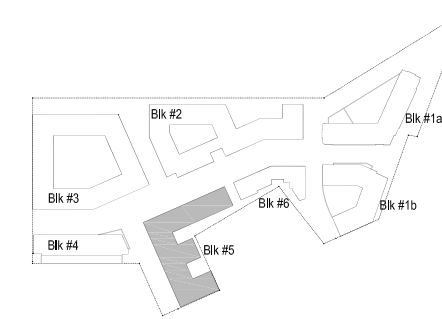
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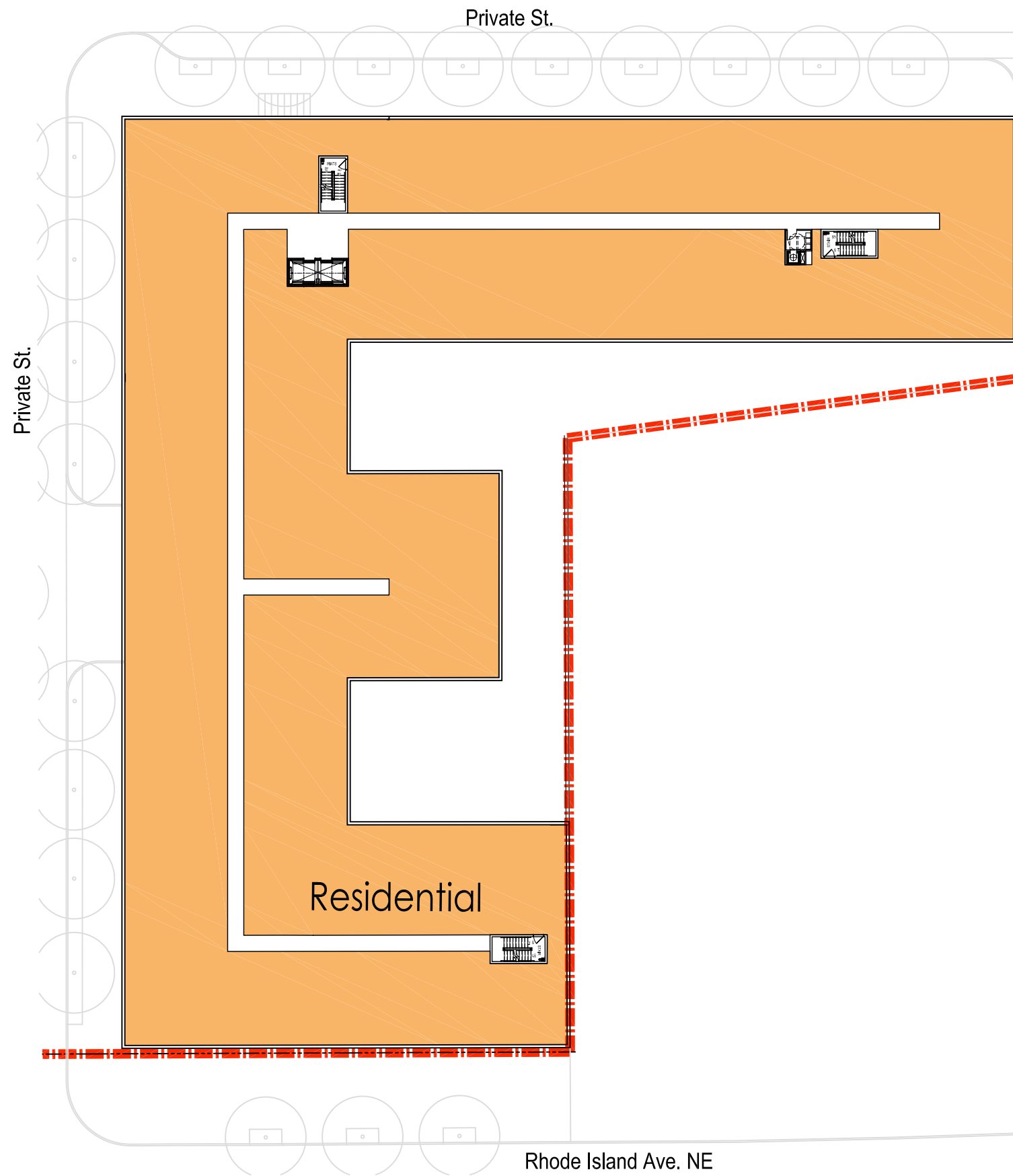


- Legend
- Residential Amenity
  - Residential
  - Potential Retail
  - Retail
  - Service
  - Grocery

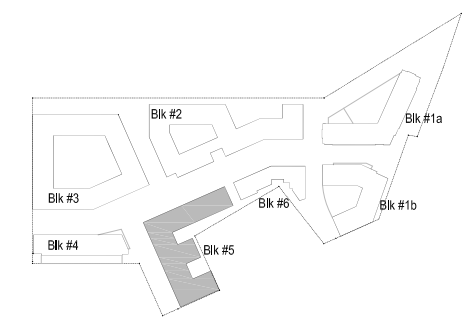


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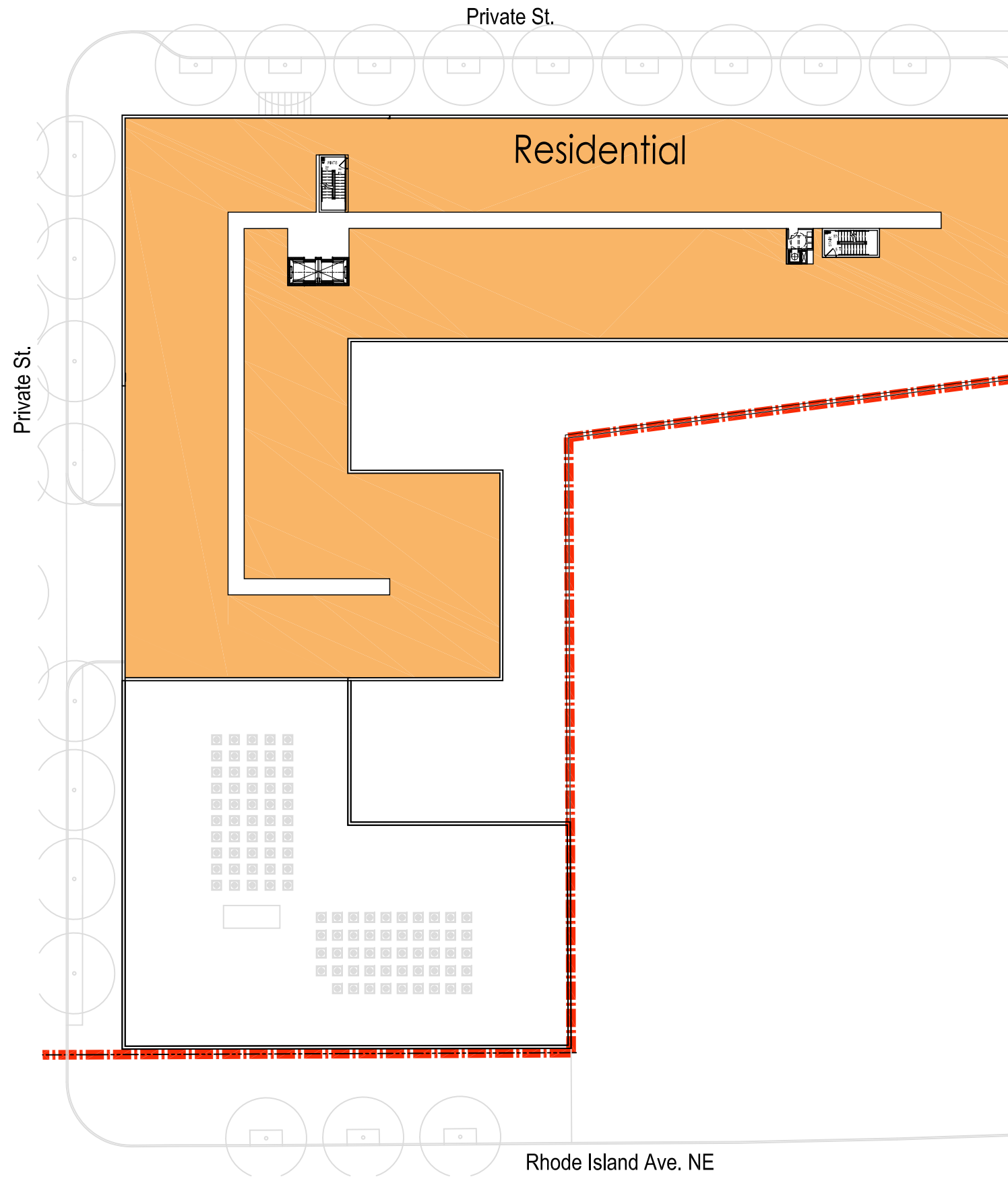
- Legend
- Residential Amenity
  - Residential
  - Potential Retail
  - Retail
  - Service
  - Grocery



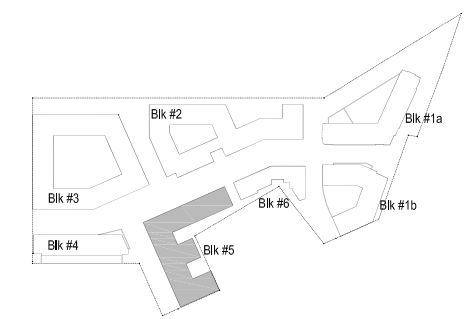
**KEY PLAN**

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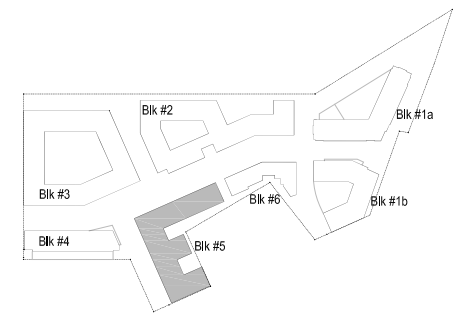
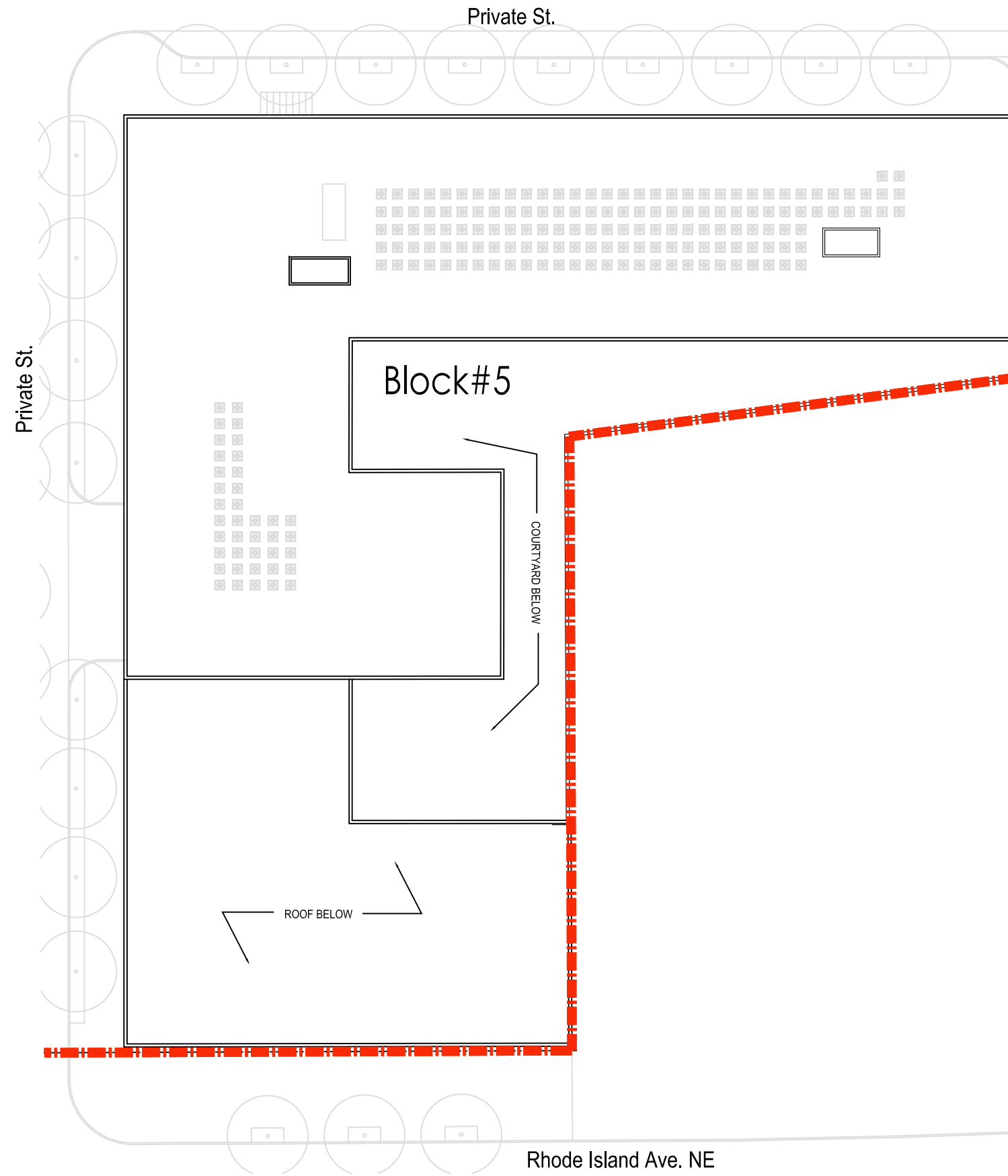
- Legend
- Residential Amenity
  - Residential
  - Potential Retail
  - Retail
  - Service
  - Grocery



**KEY PLAN**

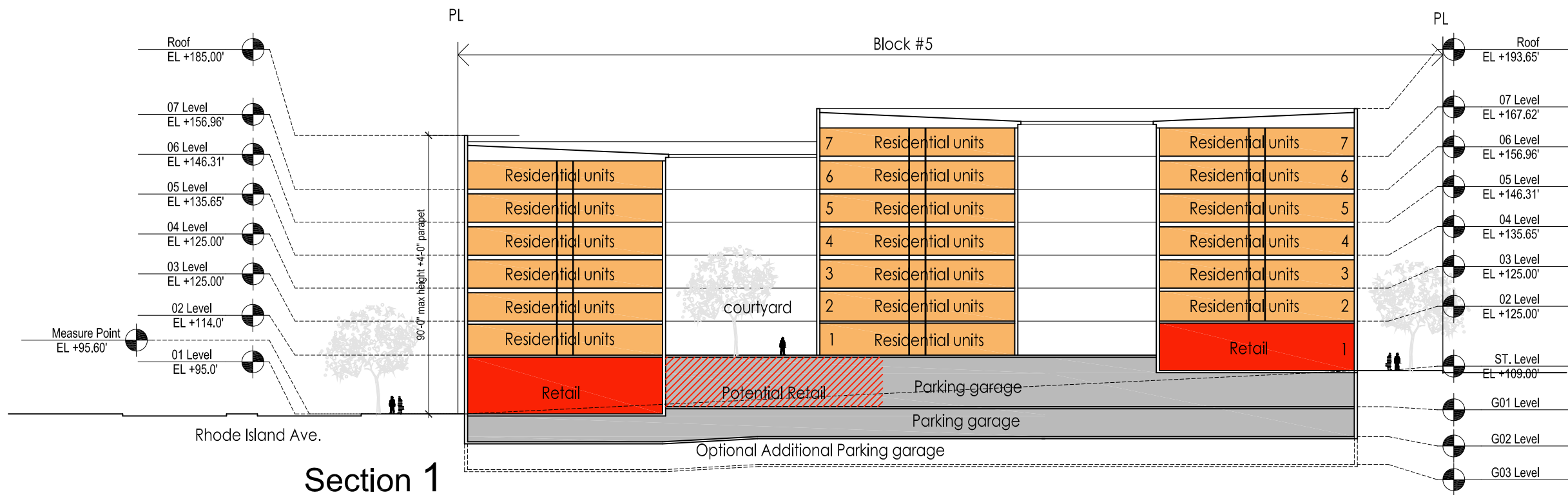
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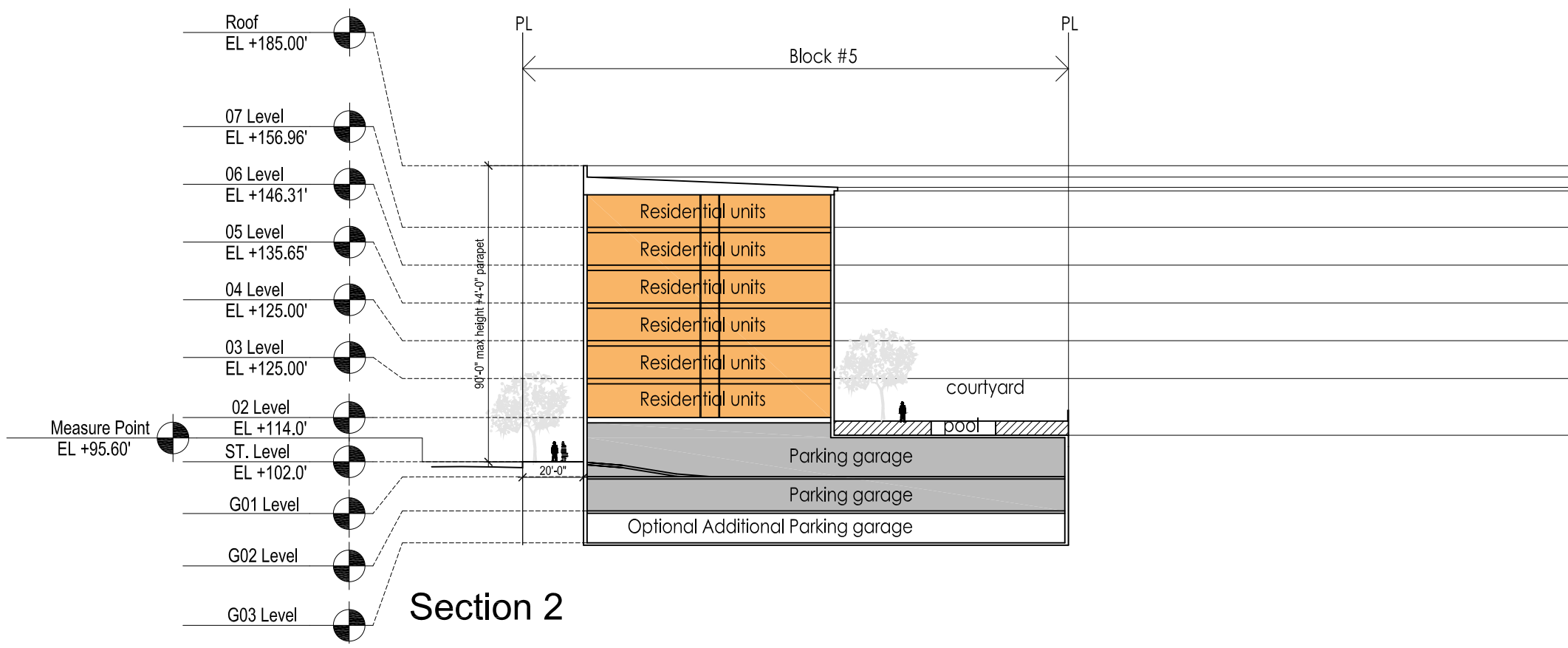


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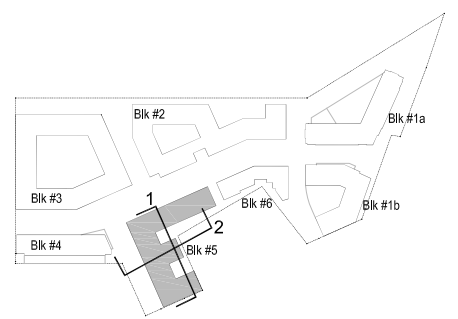




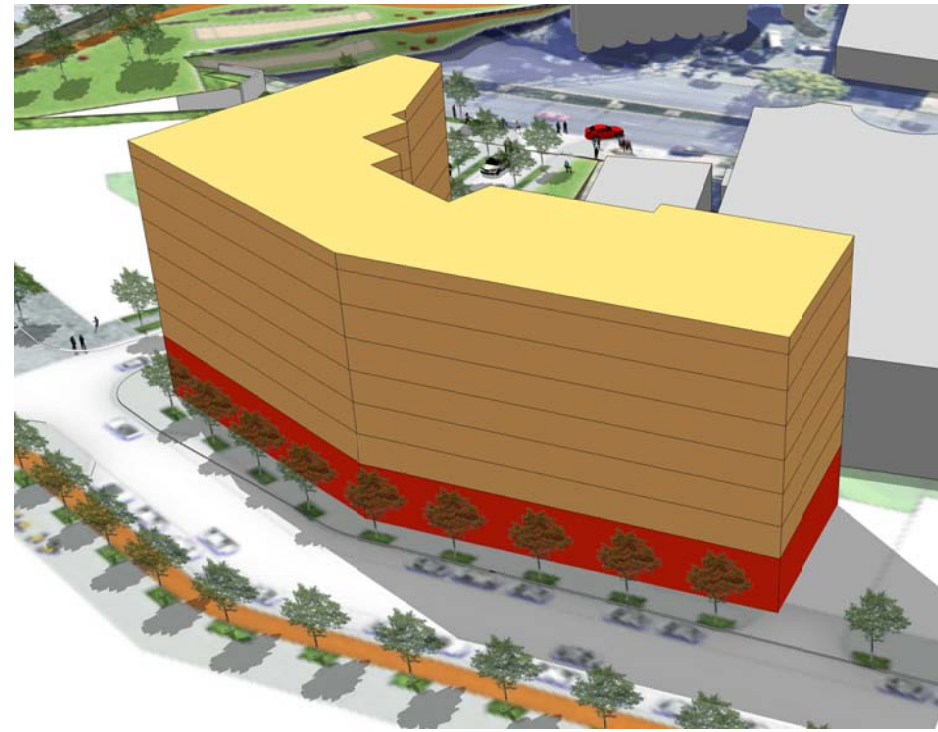
Section 1



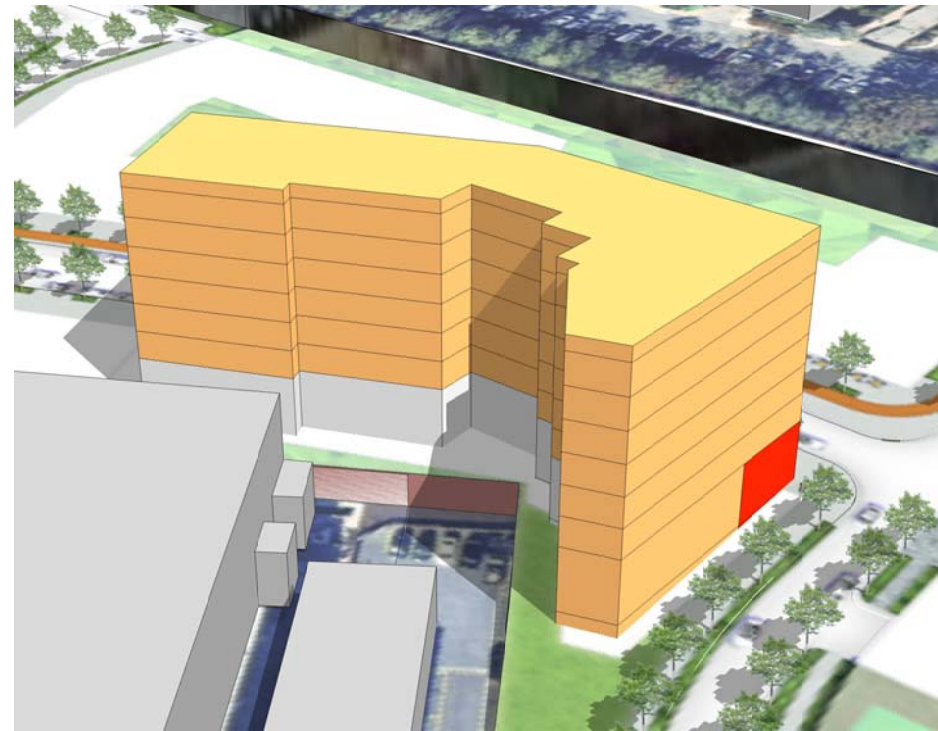
Section 2



KEY PLAN



VIEW FROM NORTHWEST



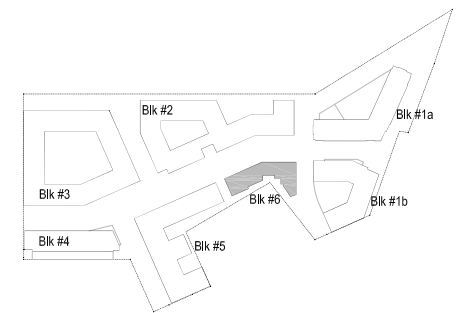
VIEW FROM SOUTHEAST

Block 6 Stage 1  
Calculations

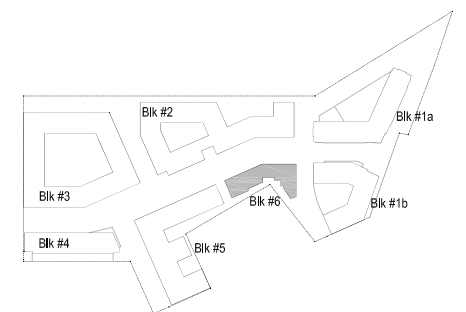
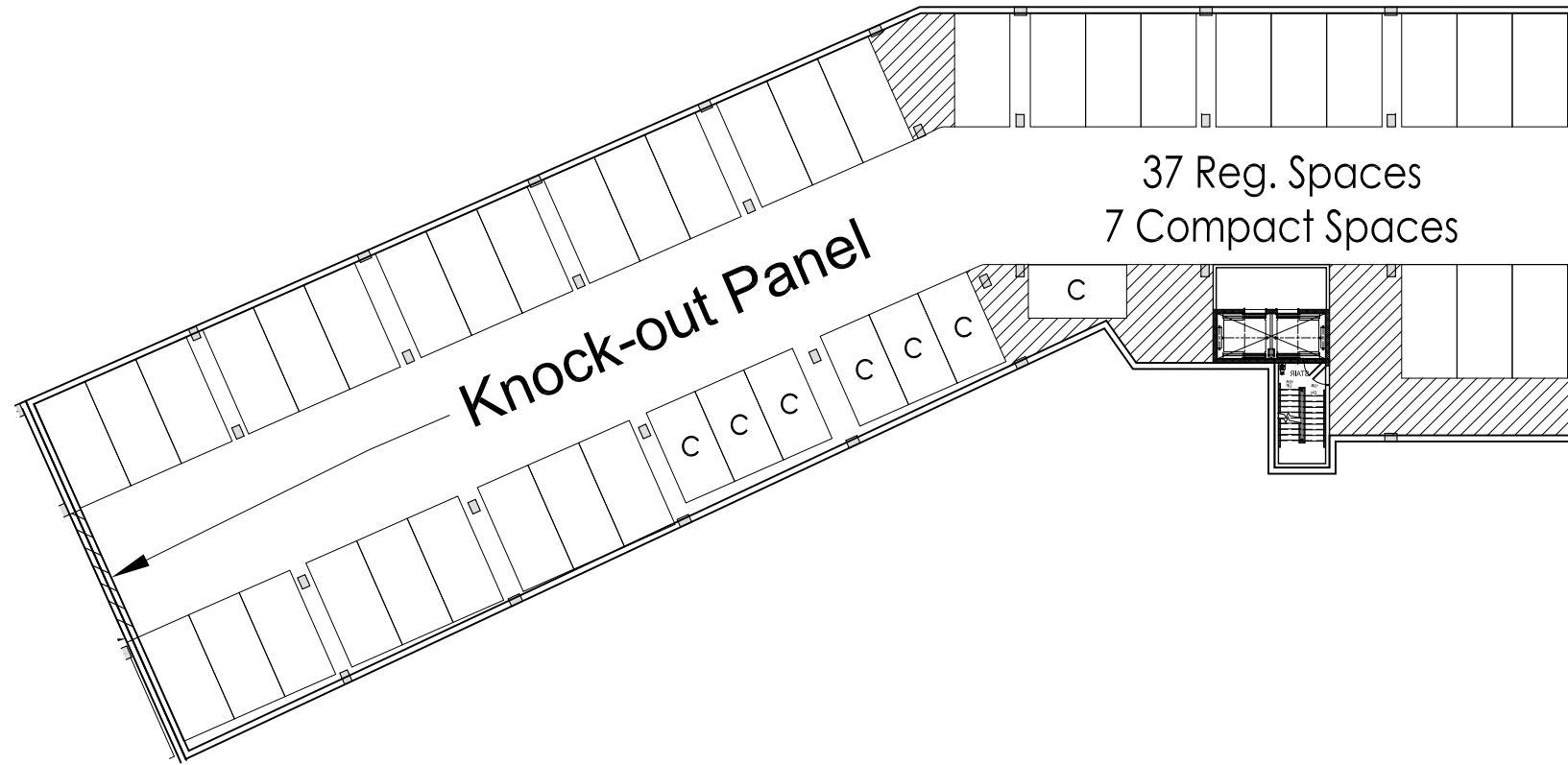
Mixed Use	Floor	Residential S.F.	Retail S.F.	Gross S.F.
	7	13,697		13,697
	6	13,697		13,697
	5	13,697		13,697
	4	13,697		13,697
	3	13,697		13,697
	2	13,697		13,697
	1	6,537	8,828	15,365
<b>Total</b>		<b>88,719</b>	<b>8,828</b>	<b>97,547</b>

Legend

- Residential
- Service
- Retail
- Grocery

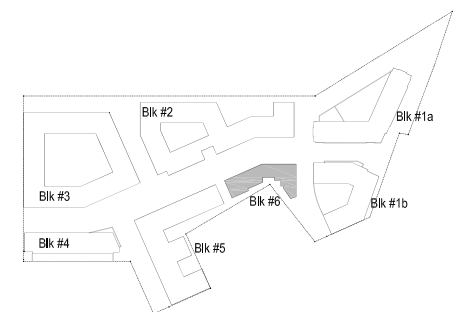
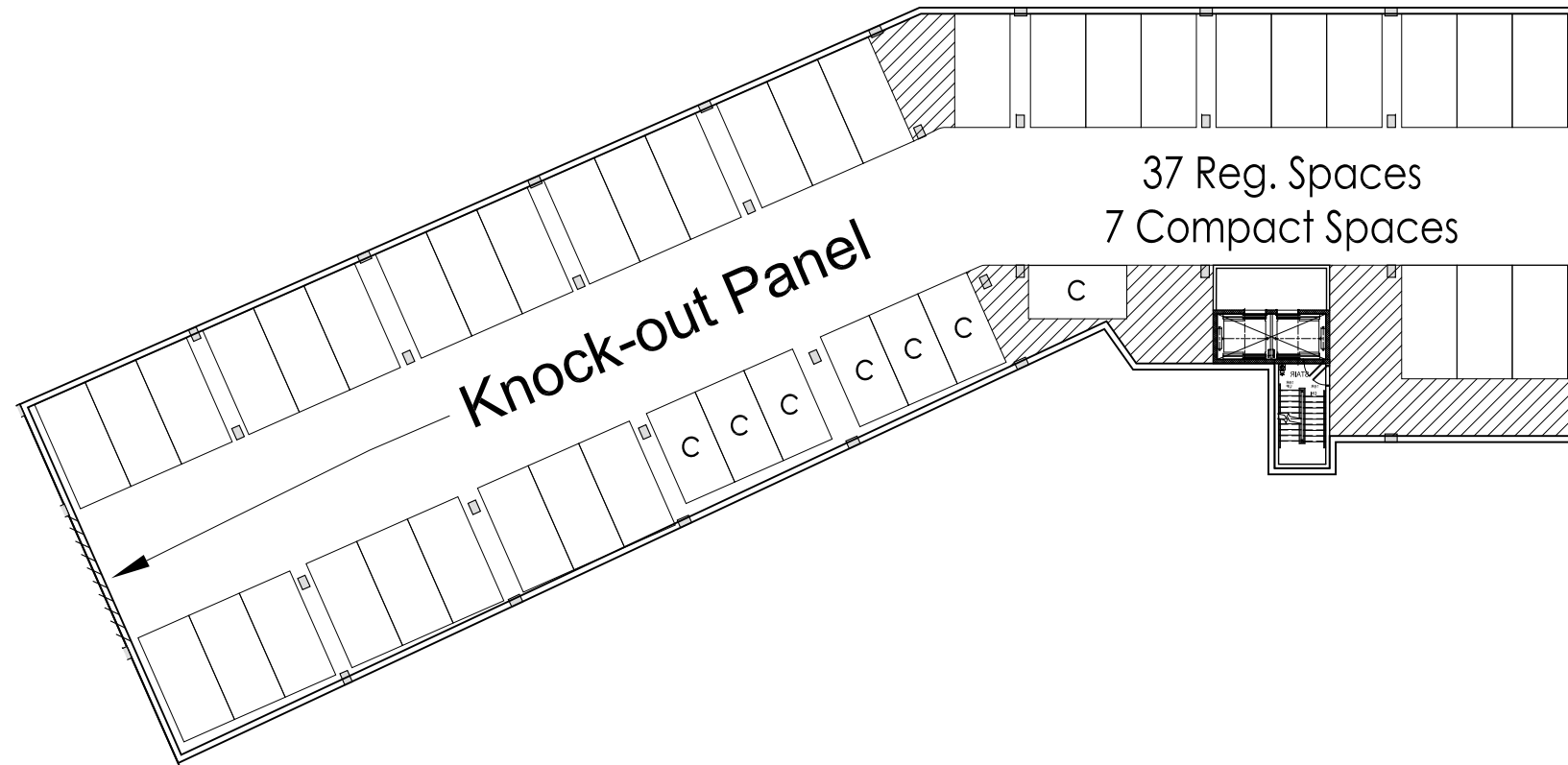


KEY PLAN



KEY PLAN





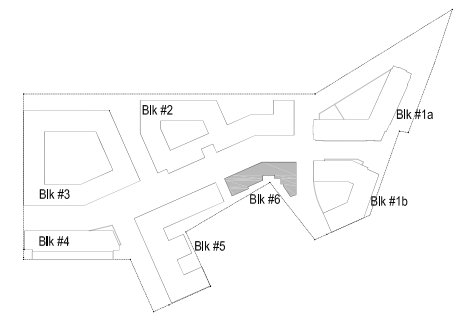
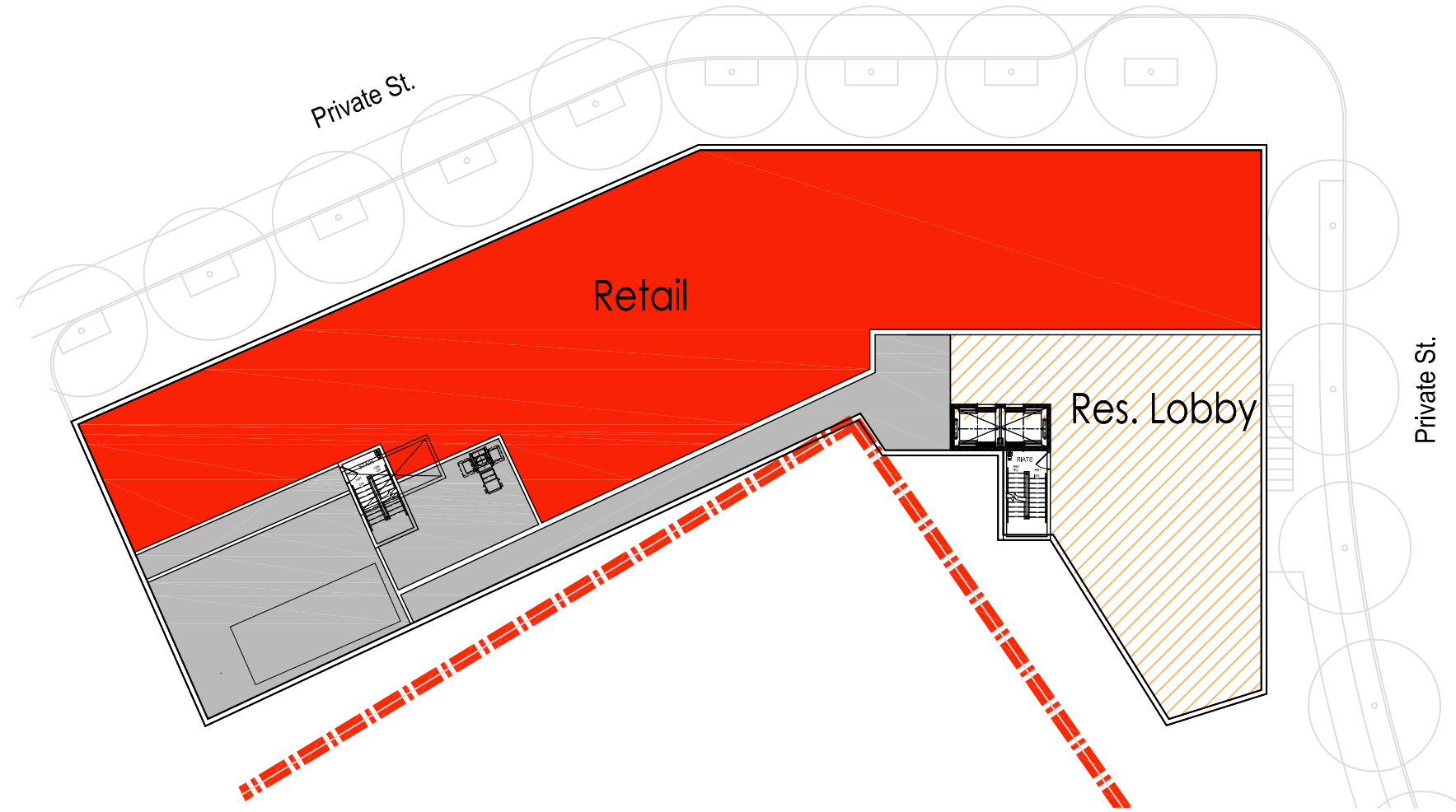
KEY PLAN





Legend

- Residential Amenity
- Residential
- Potential Retail
- Retail
- Service
- Grocery

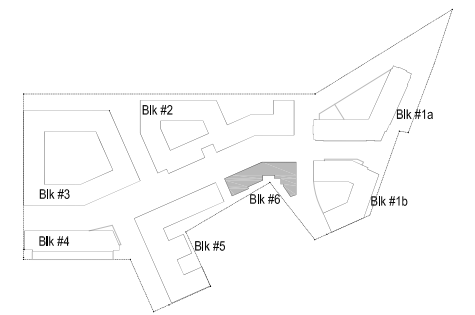
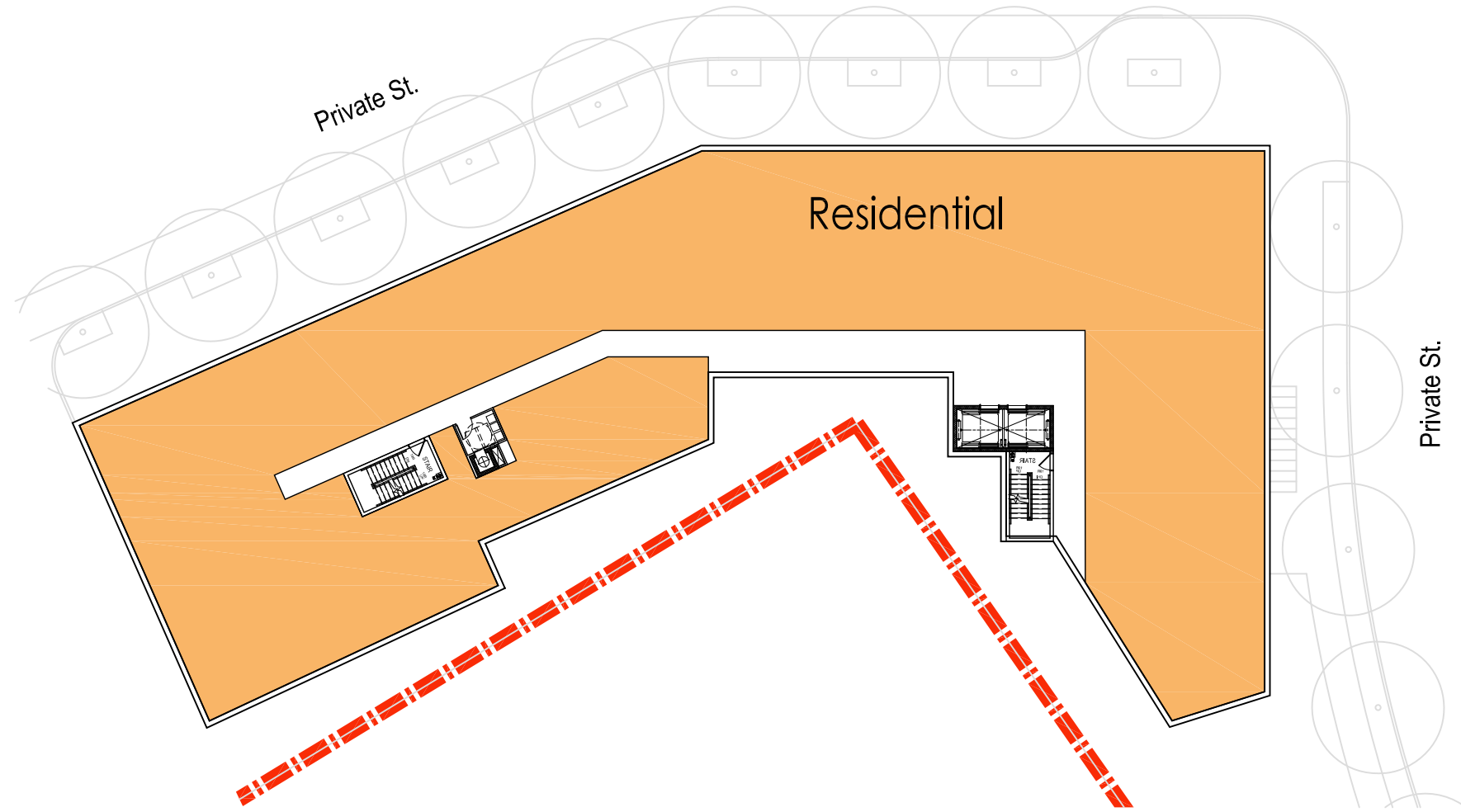


KEY PLAN



Legend

-  Residential Amenity
-  Residential
-  Potential Retail
-  Retail
-  Service
-  Grocery

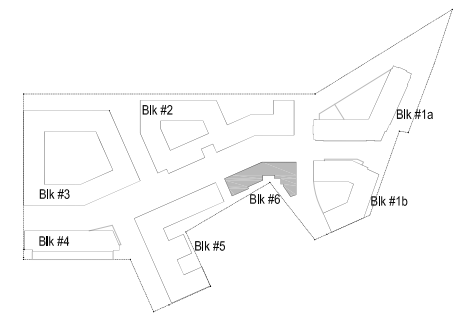
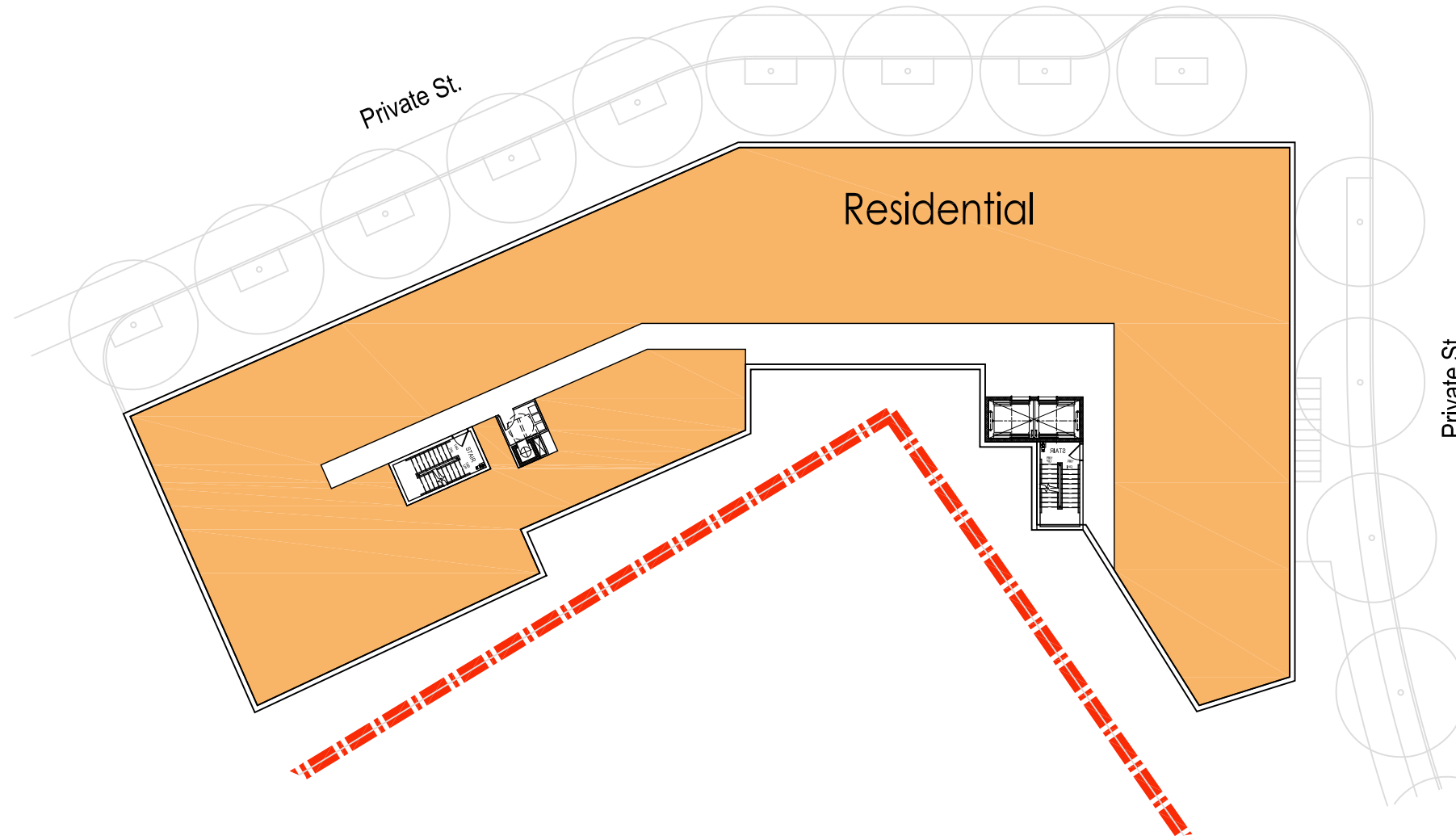


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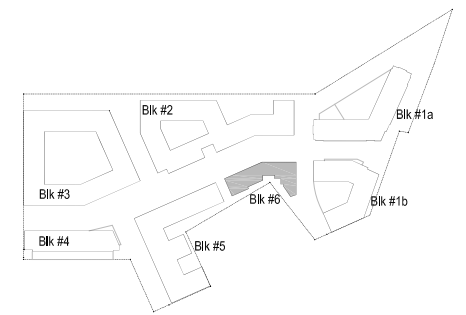
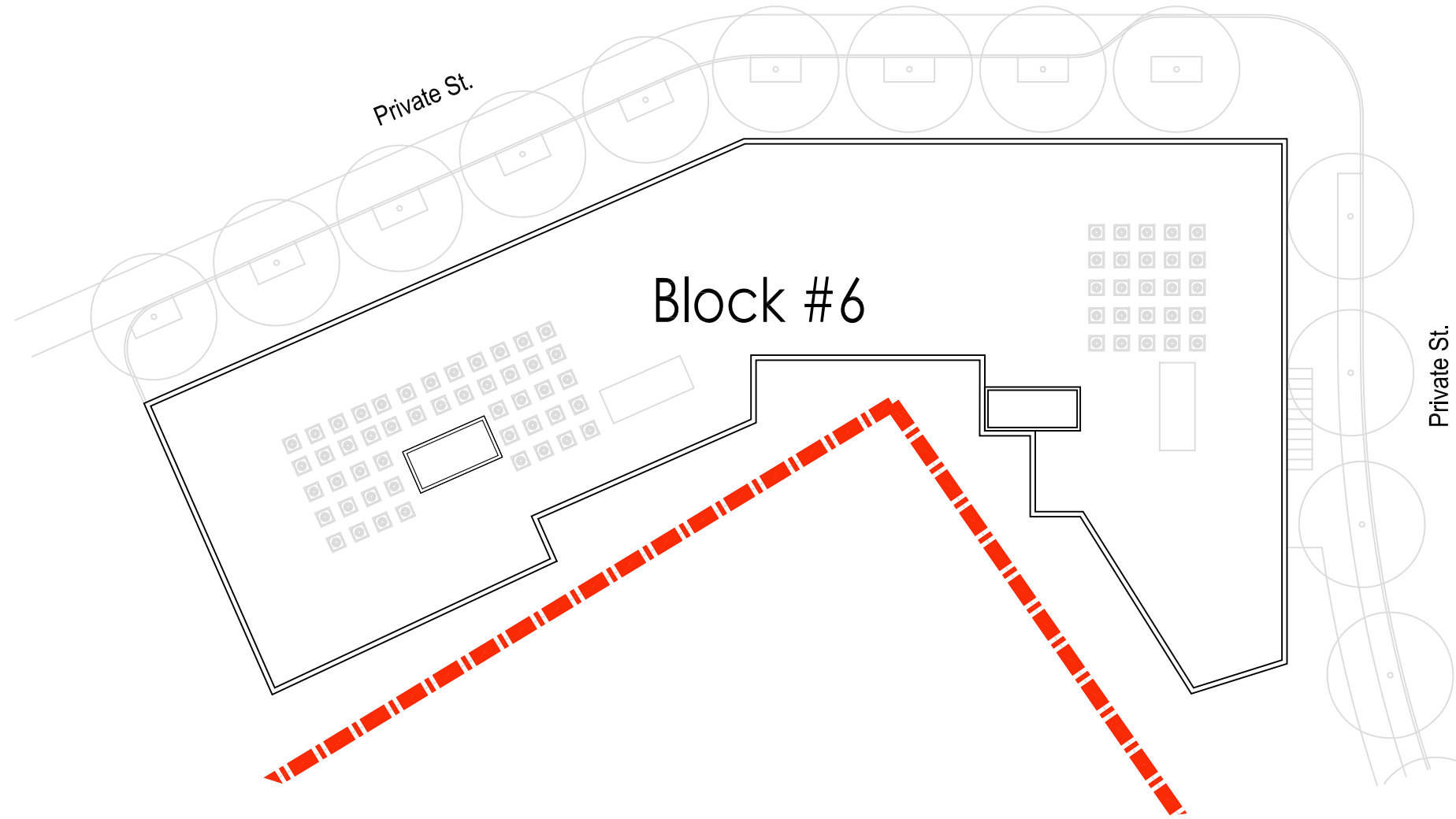
Legend

- Residential Amenity
- Residential
- Potential Retail
- Retail
- Service
- Grocery



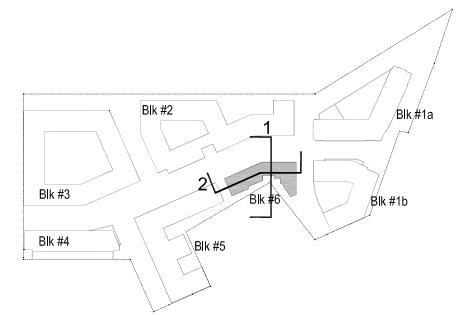
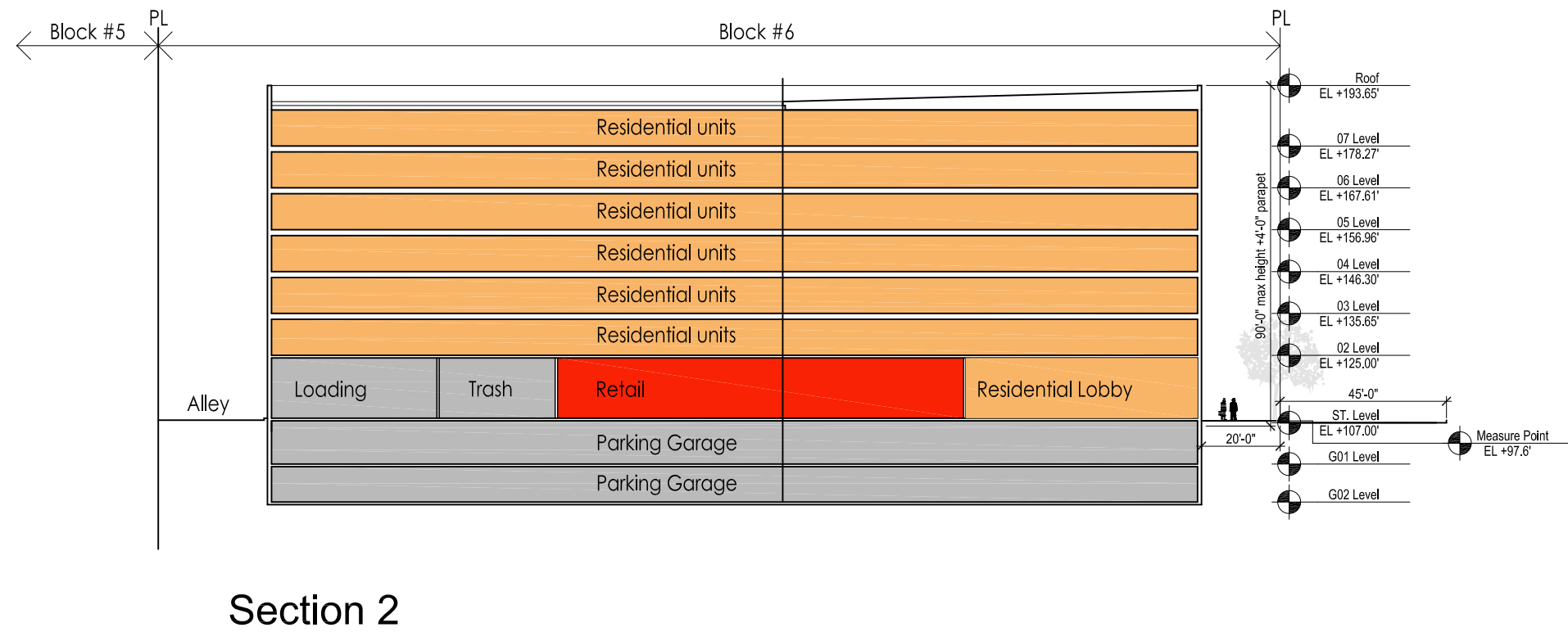
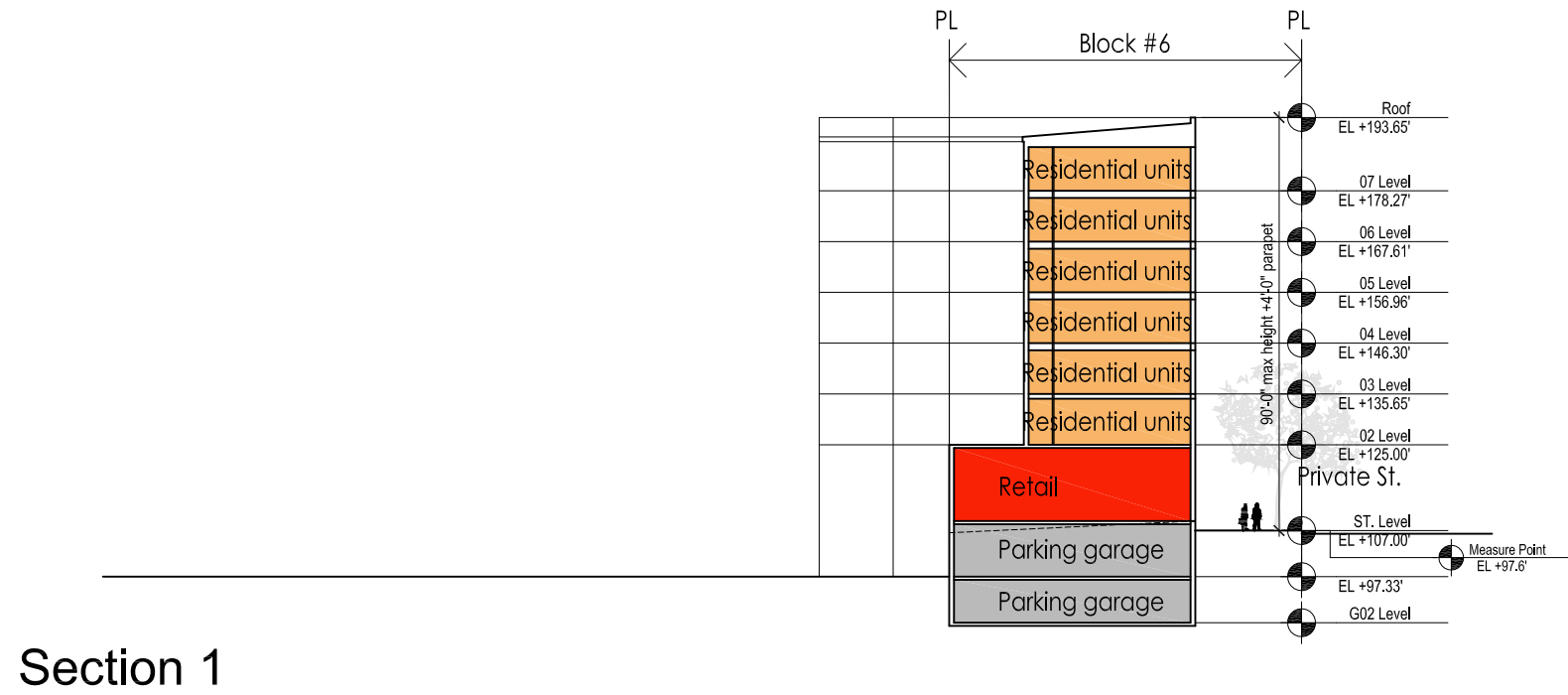
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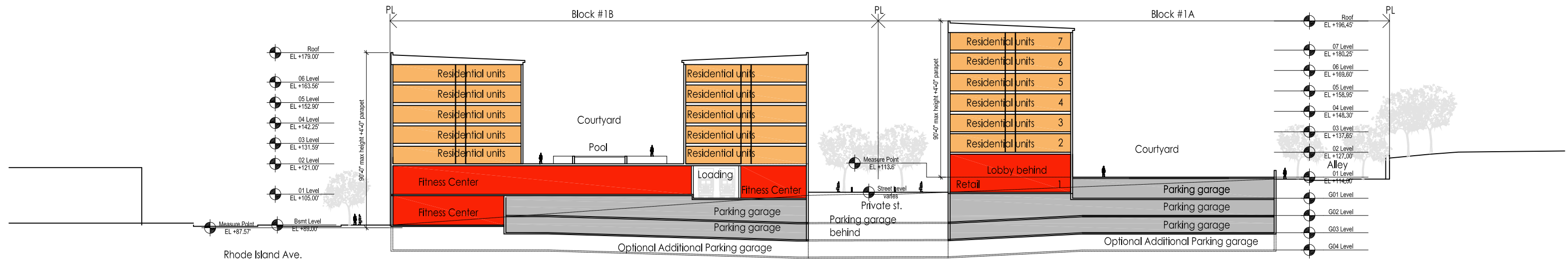




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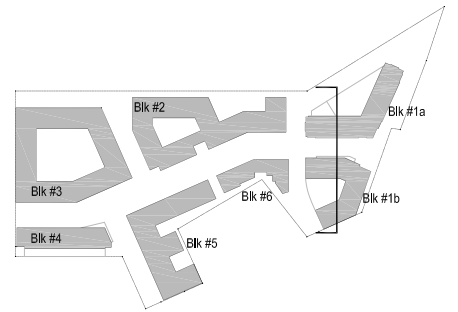




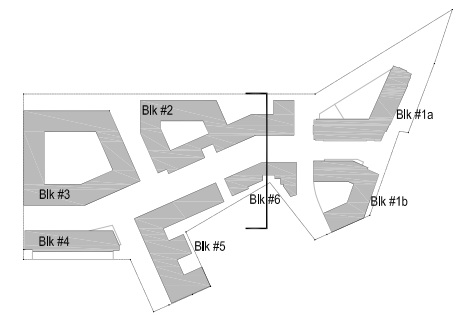
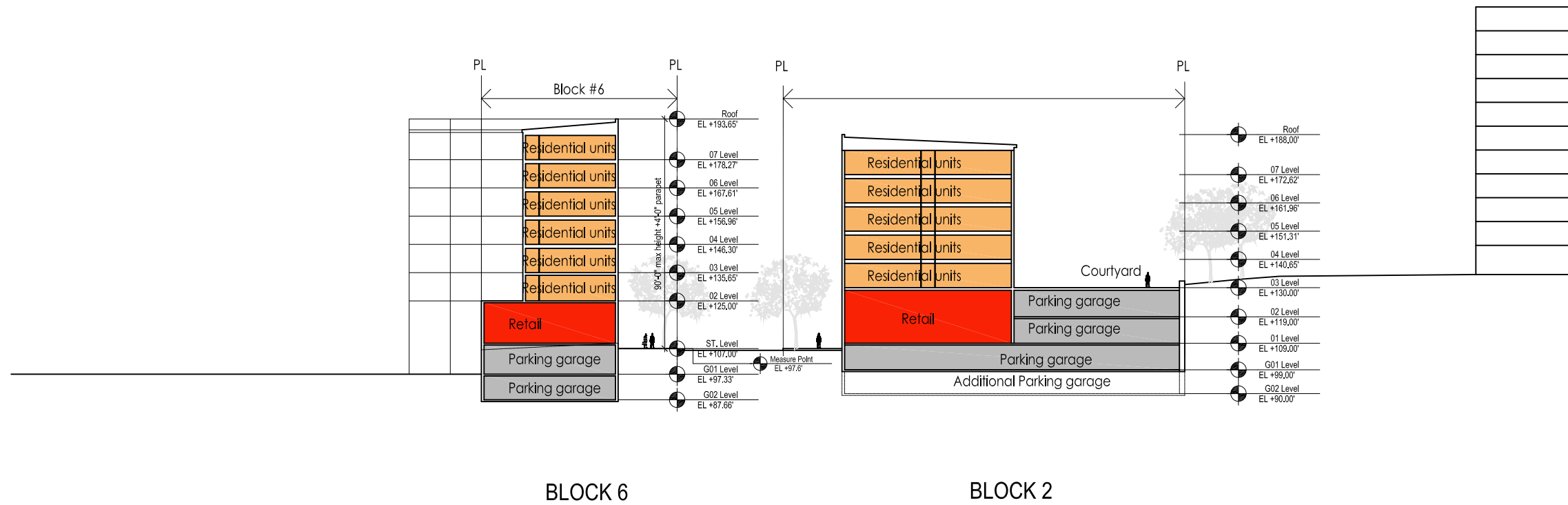


BLOCK1B

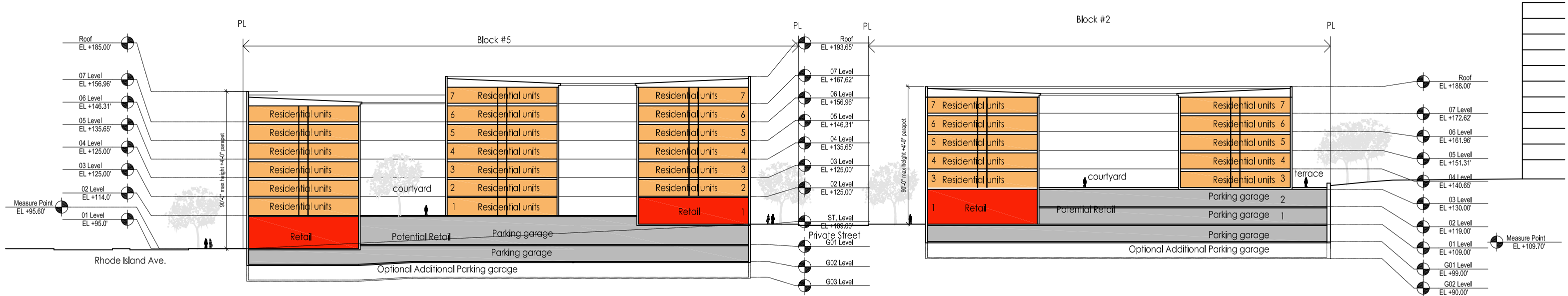
BLOCK1A



KEY PLAN

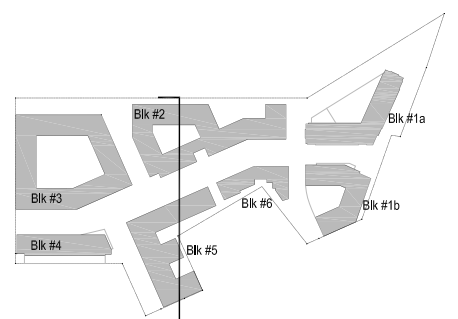


KEY PLAN

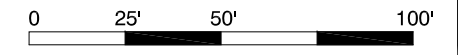


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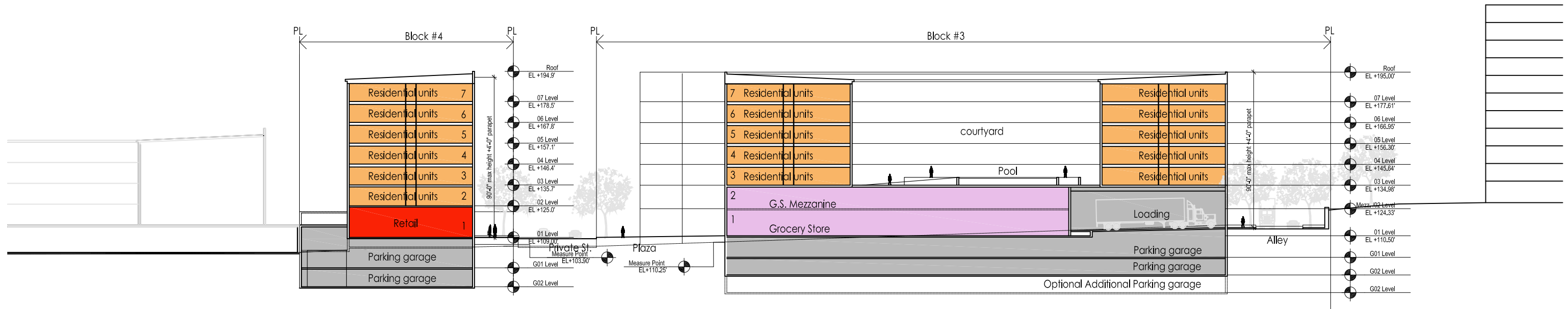
BLOCK 2



KEY PLAN

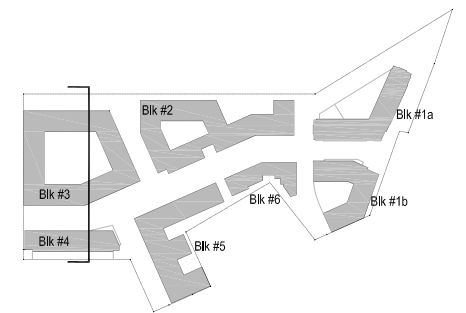






BLOCK 4

BLOCK 3



KEY PLAN

EXISTING	LEGEND DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6R TO CG-6	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RP RAP	
	EX. WETLANDS	

ABBREVIATIONS	
A	AREA OF ARC
AAASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CURB CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CON	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTR	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DC	DISTRICT OF COLUMBIA
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DDM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SLOPE
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
D/W	DELTA
E	RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EC	EDGE OF CURB
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDOR
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FCPA	FAIRFAX COUNTY PARK AUTHORITY
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FL	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
Foyer	FOYER
FP	FLOOD PLAN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HCL	HYDRAULIC GRADE LINE
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IFS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LDC	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LPS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LX	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
NA	NOT APPLICABLE
N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
N/F	NDW OR FORMERLY
NFA	NET FLOOR AREA
NO.	NUMBER
DC	ON CENTER
ORU	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCTC	POINT OF CURVATURE TOP OF CURB
PCFP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q	AMOUNT OF RUNOFF (FLOW RATE)
Q (ft/s)	RADIUS
R	REDUCER
RCDR	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
ROM	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING TO BE REMOVED
TBR	TOP OF CURB
TC	TOP OF CONCENTRATION
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL

NOTES:  
1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

### DC WATER NOTES

- CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:
  - CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.
  - DEPARTMENT OF WATER SERVICES AT 202-612-3400 OR 3460 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF WATER UTILITY CONSTRUCTION.
  - DEPARTMENT OF SEWER SERVICES AT 202-264-3824 OR 3829 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF SEWER UTILITY CONSTRUCTION.
- STANDARDS: ALL CONSTRUCTION, MATERIALS, AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WATER PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN GUIDELINES, AND SPECIFICATIONS.
- LEAD SERVICE REPLACEMENT: IF THIS PROJECT INCLUDES THE REPLACEMENT OF A WATER MAIN THAT HAS EXISTING LEAD WATER SERVICE LATERALS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DC WATER CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW ADEQUATE TIME TO INITIATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE FULL LENGTH OF PIPE IN PUBLIC SPACE.
- OWNER RESPONSIBILITY: THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION/ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION TO INSTALL/INSPECT THE UTILITY WORK. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.
- DC WATER RESPONSIBILITY: DC WATER IS ONLY RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (2" DIAMETER AND LESS) TO THE PUBLIC MAIN, SMALL WATER SERVICE TAP REMOVALS FROM THE PUBLIC MAIN, FURNISHING & INSTALLING THE METER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC SYSTEMS.
- MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.
- PLAN SET: A SET OF SIGNED & SEALED AND DC WATER STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY.
- ABANDONMENT: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
- UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER.
- PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
- WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER METER CONTACT PERMIT OPERATIONS AT 202-646-8600. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VAULT HAS BEEN INSTALLED.
- CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ASSEMBLIES ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BUILDING (UNLESS AN EXTERNAL LOCATION IS NECESSARY OR REQUIRED BY DC WATER) WHERE IT IS SUPPLIED, OWNED, OPERATED, AND MAINTAINED BY THE OWNER. DC WATER DOES NOT FURNISH NOR INSTALL FIRE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLIES.
- UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT-DOWNS IN NUMBER AND DURATION. COORDINATE THESE SHUT DOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.
- WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUT DOWNS WITH ADEQUATE ADVANCED NOTICE. ONLY DC WATER EMPLOYEES MAY SHUT DOWN A PUBLIC WATER MAIN. A CERTIFIED PLUMBER IS ONLY AUTHORIZED TO TURN OFF VALVES INSIDE METER PITS.
- WATER GATE VALVE LOCATION: LOCATE GATE VALVES FOR DOMESTIC AND FIRE SERVICES AS CLOSE TO THE PUBLIC WATER MAIN TEE AS POSSIBLE. HOWEVER, IF NECESSARY ADJUSTMENTS ARE REQUIRED DUE TO CONFLICTS, COORDINATE WITH A DC WATER INSPECTOR.
- MATERIAL: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP CUTS TO THE APPROPRIATE DC WATER OFFICE FOR APPROVAL OR OBTAINING A DC WATER APPROVAL STAMP FOR ALL WORK IN PUBLIC SPACE IN ADVANCE OF INSTALLATION. ONLY APPROVED MATERIALS MAY BE USED.
- TEMPORARY CONDITIONS MINIMUM COVER: A NOMINAL FOUR FEET OF COVER IS REQUIRED FOR ALL WATER MAINS AT FINAL GRADE. COVER OF LESS THAN FOUR FEET REQUIRES DC WATER APPROVAL.
- AS-BUILT: DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DC WATER INSPECTOR(S) FOR REVIEW AND APPROVAL. UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES, WHEN THE FINAL AS-BUILT IS APPROVED ALL DEPOSITS WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS-BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.
- CONFLICTS: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES. A MINIMUM OF ONE FOOT VERTICAL AND FIVE FEET HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ANY UTILITIES AND PUBLIC WATER AND SEWER MAINS.
- FIRE HYDRANT USE: THE USE OF A FIRE HYDRANT AS A WATER SOURCE IS PROHIBITED UNLESS A PERMIT HAS BEEN OBTAINED FROM DC WATER FOR USE OF A SPECIFIC HYDRANT(S). DAILY OR EXTENDED USE PERMITS CAN BE OBTAINED FROM THE DC WATER PERMIT OPERATIONS DEPARTMENT 202-646-8600.
- FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEWS AT 202-277-1899 PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON. FEWS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
- DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-787-4350.
- SEWER BACKWATER PREVENTION: THE PLUMBING SYSTEM MUST BE IN COMPLIANCE WITH SECTION 715 OF THE 2006 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKWATER IS VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER.

### DC GENERAL NOTES

- CONTACT "MISS UTILITY" 1-800-257-7777 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE EXCAVATOR MUST NOTIFY ALL PUE COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
- SEWER AND WATER B.M. TO BE USED FOR CONSTRUCTION.
- ALL PROPOSED WATER AND SEWER WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DC WATER.
- ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE DC WATER.
- USE MANHOLE ENTRY SEALS WHERE REQUIRED.
- THIS PLAN DOES NOT IMPLY THAT ALL UNDERGROUND UTILITIES AND THOSE SHOWN ARE NECESSARILY APPROXIMATE. THE CONTRACTOR SHALL TAKE ALL AND WHATEVER STEPS NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO ENSURE THAT THE PLANS CAN BE EXECUTED. IN THE EVENT OF CONFLICT, THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITIONS OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUALITY, AND QUANTITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE PROPOSED STORMWATER MANAGEMENT SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED INCLUDING ALL PIPING ON PRIVATE PROPERTY.
- CONTRACTOR SHALL COORDINATE UTILITY POLE AND UNDERGROUND CONDUIT RELOCATIONS WITH PEPCO, WASHINGTON GAS, VERIZON AND COMCAST.
- SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. CALL (202) 535-2240 FOR APPOINTMENT.
- ALL WATER MAINS TO BE DUCTILE IRON PIPE, MEETING AWWA C11 REQUIREMENTS. PROVIDE DUCTILE IRON RETAINER GLANDS FOR JOINT RESTRAINT ON ALL WATER MAIN, PIPE AND FITTINGS, INCLUDING VALVES AND FIRE HYDRANTS. RETAINER GLANDS SHALL NOT BE USED ON EXISTING CAST IRON PIPE.
- IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/MEP PLAN AND COORDINATE SAME WITH THIS SITE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- PERMANENT WATER CONNECTIONS MUST BE INSTALLED FOR ALL CONSTRUCTION PURPOSES.
- ALL WATER DISTRIBUTION AND SANITARY SEWER MATERIALS, CONSTRUCTION AND APPURTENANCES SHALL CONFORM TO THE LATEST DC WATER AND DDOT PROJECT DESIGN MANUAL, STANDARD, SPECIFICATIONS AND DETAILS.
- ALL PUBLIC UTILITIES AND ROAD CONSTRUCTION SHALL CONFORM TO THE LATEST DDOT SPECIFICATIONS AND DETAILS.
- DC WATER AND PLUMBING INSPECTORS MAY REQUIRE WATERLINE CONNECTIONS TO BE "OUT-IN" AT CERTAIN LOCATIONS DUE TO SIZE AND AGE OF EXISTING MAINS. CONTRACTOR SHOULD BE AWARE OF THIS AND CONDUCT TEST PITS AND INSPECTIONS OF EXISTING POINTS, WELL BEFORE INSTALLATION.
- THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISIONS. ADDITIONAL TEST PITS MAY BE REQUIRED, FOLLOWING "UTILITY MARK-OUT" PROCEDURES (i.e.: TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC.) AS ORDERED BY THE CONTRACTOR VIA MISS UTILITY. ADDITIONAL TEST PITS LOCATIONS MAY BE REVISED PRIOR TO FINAL JURISDICTIONAL APPROVAL.
- THE TOPOGRAPHIC SURVEY WAS PREPARED BY BOG ON 2/1/11 USING A VERTICAL DATUM OF DC PUBLIC WORKS AND A DC NORTH HORIZONTAL PLANE.
- CIVIL PLANS HAVE BEEN PREPARED BASED ON ARCHITECTURAL PLANS AVAILABLE AT THE TIME OF DESIGN DEVELOPMENT PLAN DISTRIBUTION AND ARE SUBJECT TO CHANGE PENDING RECEIPT OF FINAL ARCHITECTURAL PLANS.

### SANITARY SEWER TABULATION

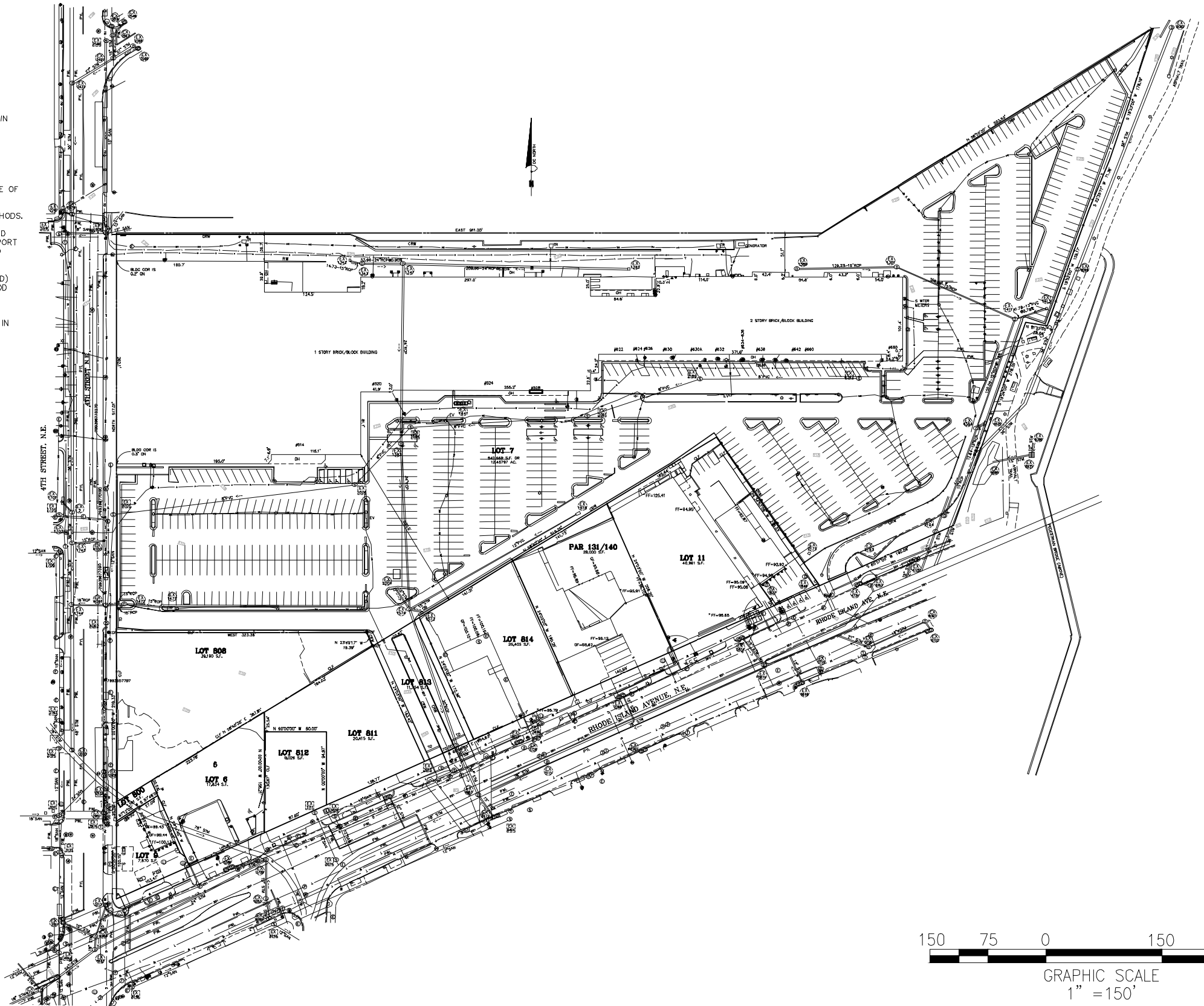
EX 1526	SAN TOP=118.09 IN=103.30 (8" PVC Fr 1594) OUT=103.30 (8" PVC To 4101)
EX 1584	SAN TOP=119.89 IN=104.31 (8" PVC Fr 2061) OUT=104.26 (8" PVC To 1526)
EX 1705	SAN TOP=106.32 IN=101.85 (15" STM Fr 1702) IN=95.96 (15" SAN Fr EAST) IN=96.29 (18" SAN Fr NORTH) OUT=95.81 (18" SAN To WEST)
EX 1709	SAN TOP=104.24 IN=95.75 (12" SAN Fr WEST) (PER RECORD) OUT=94.02 (12" SAN To SOUTH) (PER RECORD)
EX 1806	SAN TOP=118.06 IN=109.63 (15" SAN Fr NORTH) (PER RECORD) OUT=109.37 (15" SAN To WEST) (PER RECORD)
EX 1819	SAN TOP=117.58 OUT=112.33 (18" SAN To SOUTH) (PER RECORD)
EX 2061	SAN TOP=120.19 IN=109.49 (8" PVC Fr 2189) OUT=109.47 (18" PVC To 1594)
EX 2189	SAN TOP=120.28 IN=111.18 (8" PVC Fr NORTH) IN=111.06 (8" PVC Fr 4374) OUT=111.05 (8" PVC To 2061)
EX 2189	SAN TOP=100.95 IN=88.34 (12" SAN Fr 4062) OUT=83.75 (12" SAN To SOUTH)
EX 4062	SAN TOP=102.71 OUT=92.56 (12" SAN To 2195)
EX 4101	SAN TOP=105.46 IN=97.40 (8" PVC Fr 1526) IN=101.46 (12" SAN Fr WEST) IN=96.75 (12" SAN Fr NORTH) OUT=96.41 (12" SAN To 4062)
EX 4347	SAN TOP=119.89 IN=113.33 (8" PVC Fr IN) OUT=113.46 (8" PVC To OUT)

### STORM SEWER TABULATION

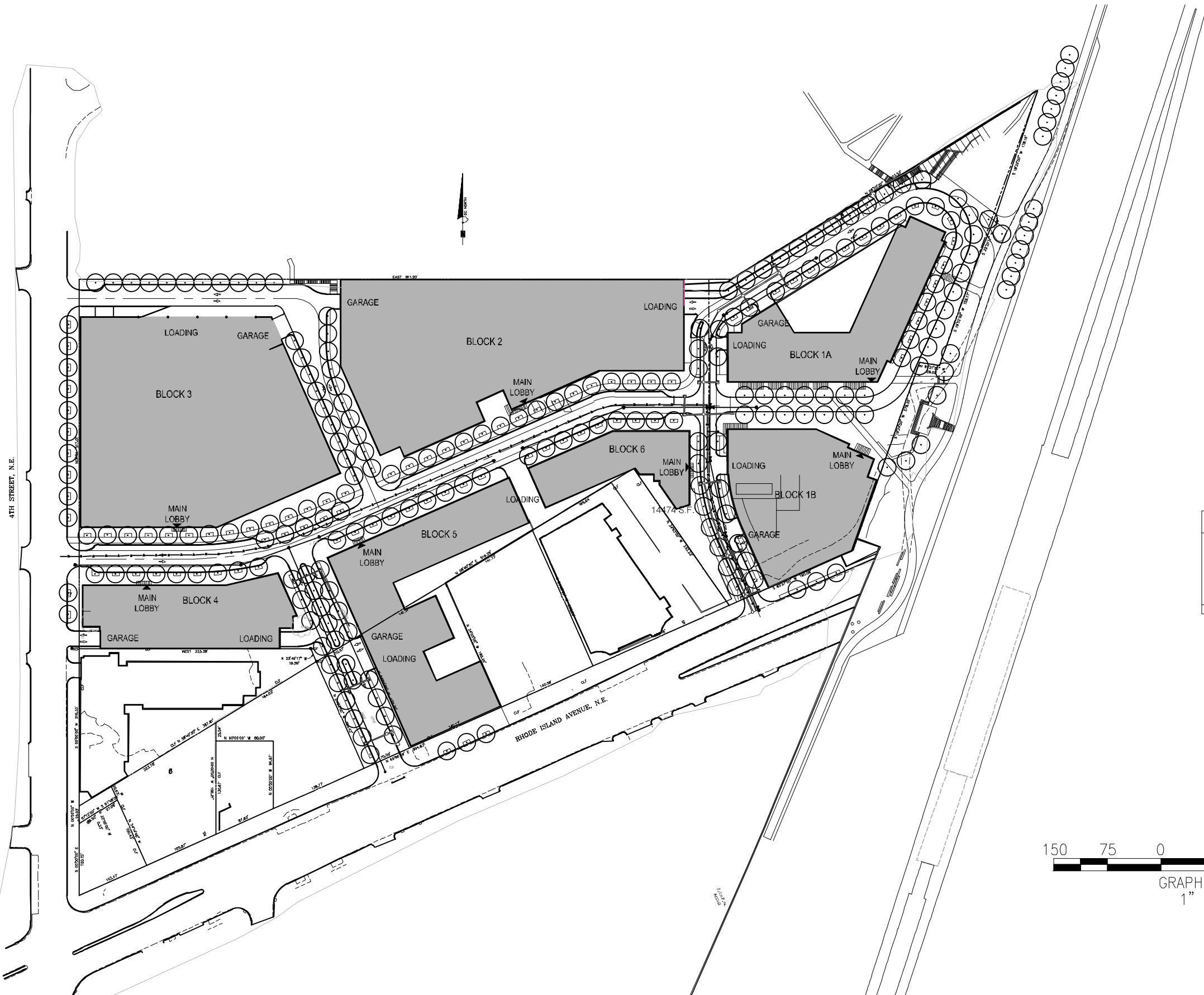
EX 1342	STM TOP=119.43 OUT=(NO DIP) (15" RCP To 1343)	EX 1744	STM TOP=102.94 IN=97.48 (18" RCP Fr 4091) (PER RECORD) IN=94.92 (36" STM Fr 1745) (PER RECORD) OUT=94.92 (48" STM To 8) (PER RECORD)
EX 1343	STM TOP=119.64 IN=113.44 (15" RCP Fr 1342) OUT=110.89 (24" RCP To 1347) IN=110.89 (24" RCP To 1347)	EX 1745	STM TOP=104.32 IN=(Fr 1745) OUT=95.67 (36" STM To 1740) (PER RECORD)
EX 1347	STM TOP=119.17 IN=110.91 (24" RCP Fr 1393) IN=110.41 (24" RCP Fr 1343) OUT=110.26 (24" RCP To 1574)	EX 1814	STM TOP=119.17 IN=112.48 (30" STM Fr NORTH) (PER RECORD) OUT=112.37 (36" STM To 2) (PER RECORD)
EX 1351			

**NOTES**

1. THE PROPERTY DELINEATED HEREON IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 7 IN SQUARE 3629 AND IS ZONED C-3-A.
2. THE PROPERTY IS NOW IN THE NAME OF B&R ASSOCIATES VANGUARD REALTY GROUP.
3. THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED ON EXISTING LAND RECORDS OF THE SURVEYOR OF THE WASHINGTON DISTRICT OF COLUMBIA.
4. THE VERTICAL DATUM AS REFERENCED HEREON IS BASED UPON BENCHMARKS OBTAINED AT THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
5. THE TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
6. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
7. THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR DISTRICT OF COLUMBIA, WASHINGTON, D.C., COMMUNITY-PANEL NUMBER 1100010036C, EFFECTIVE DATE SEPTEMBER 27, 2010.
8. BOUNDARY INFORMATION SHOWN HERE ON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURE DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.



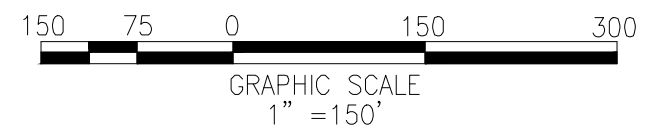
**KEY PLAN**



**ZONING TABULATION**

BLOCK	CURRENT ZONING		PROPOSED REZONING
	C-3-A ZONE	PUD C-3-A ZONE	PUD C-3-A ZONE
BLOCK 1A	N/A		85,163 S.F.
BLOCK 1B	N/A		47,214 S.F.
BLOCK 2	N/A		107,802 S.F.
BLOCK 3	N/A		116,581 S.F.
BLOCK 4	N/A		38,898 S.F.
BLOCK 5	N/A		63,370 S.F.
BLOCK 6	N/A		32,336 S.F.
TOTAL AREA	N/A		491,364 S.F.

\*\*NOTE: ZONING C-3-C (PUSJANT TO Z.C. ORDER NOs. 05-38 AND 05-38A)



**KEY PLAN**

MRP | REALTY

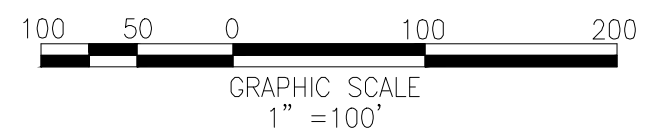
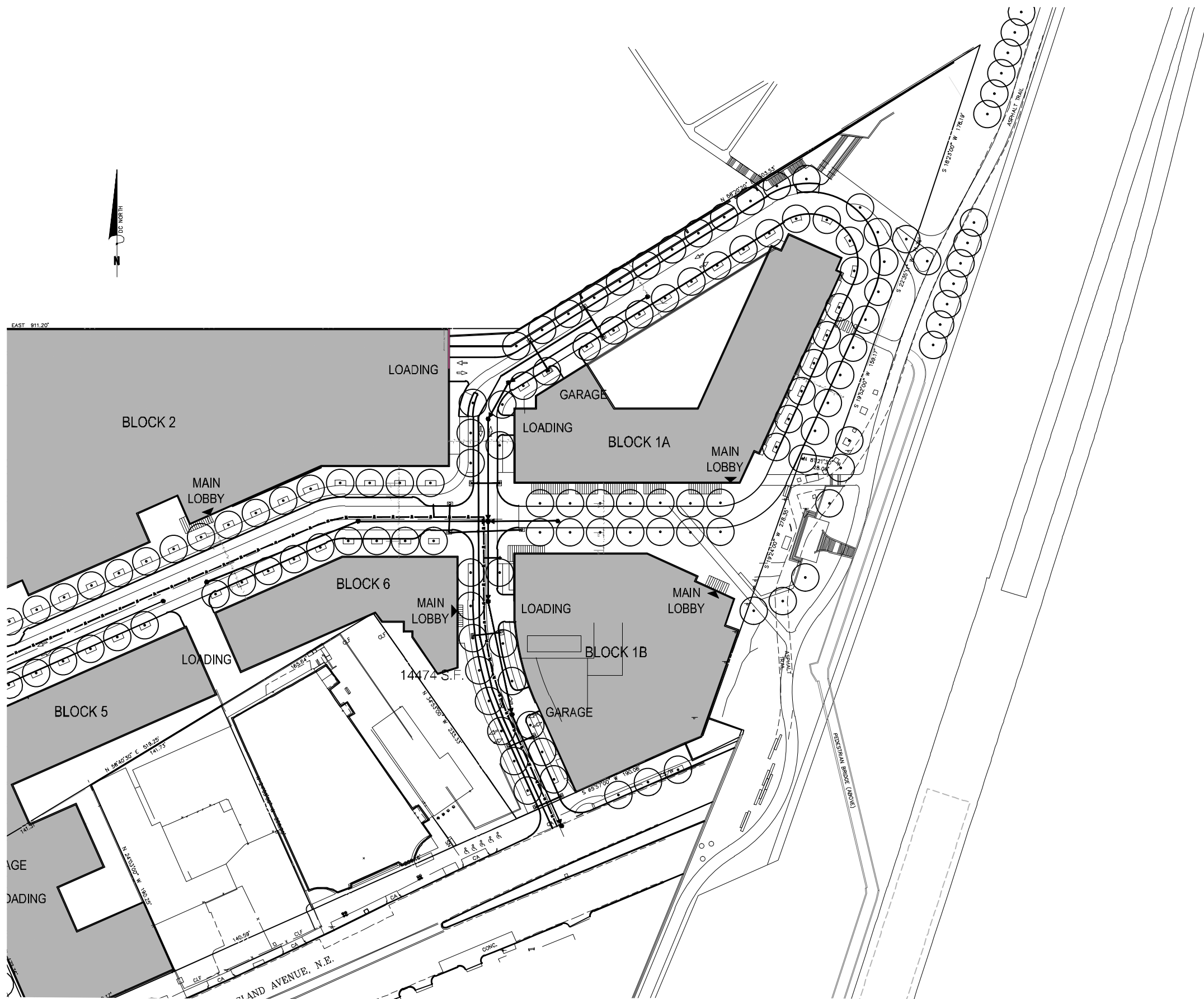
**680 Rhode Island Ave.** | Washington, DC

**October 29, 2015** | **C-3**



**STAGE 1 OVERALL SITE PLAN**





KEY PLAN

MRP REALTY

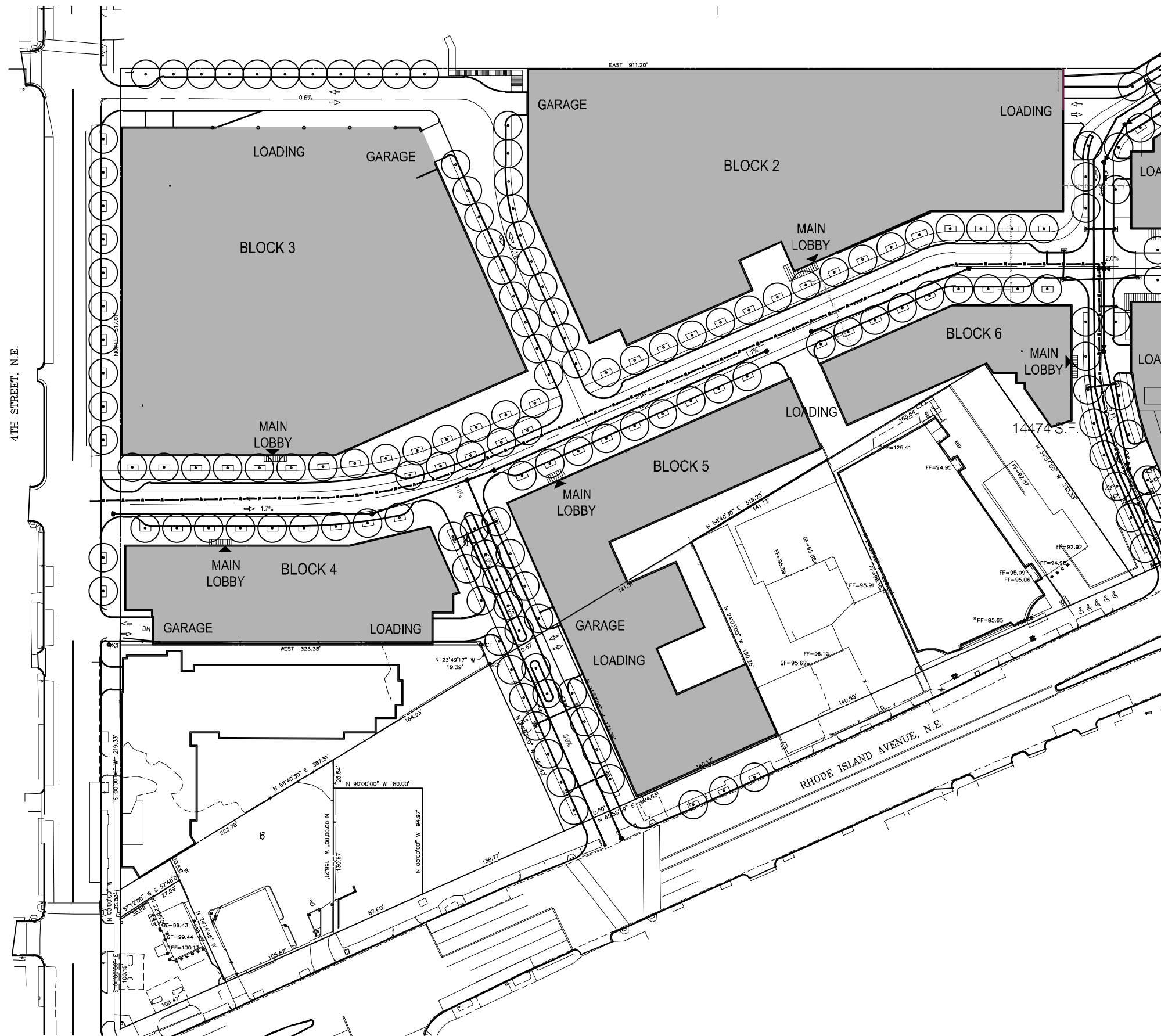
680 Rhode Island Ave. | Washington, DC

September 28, 2015 | C-4



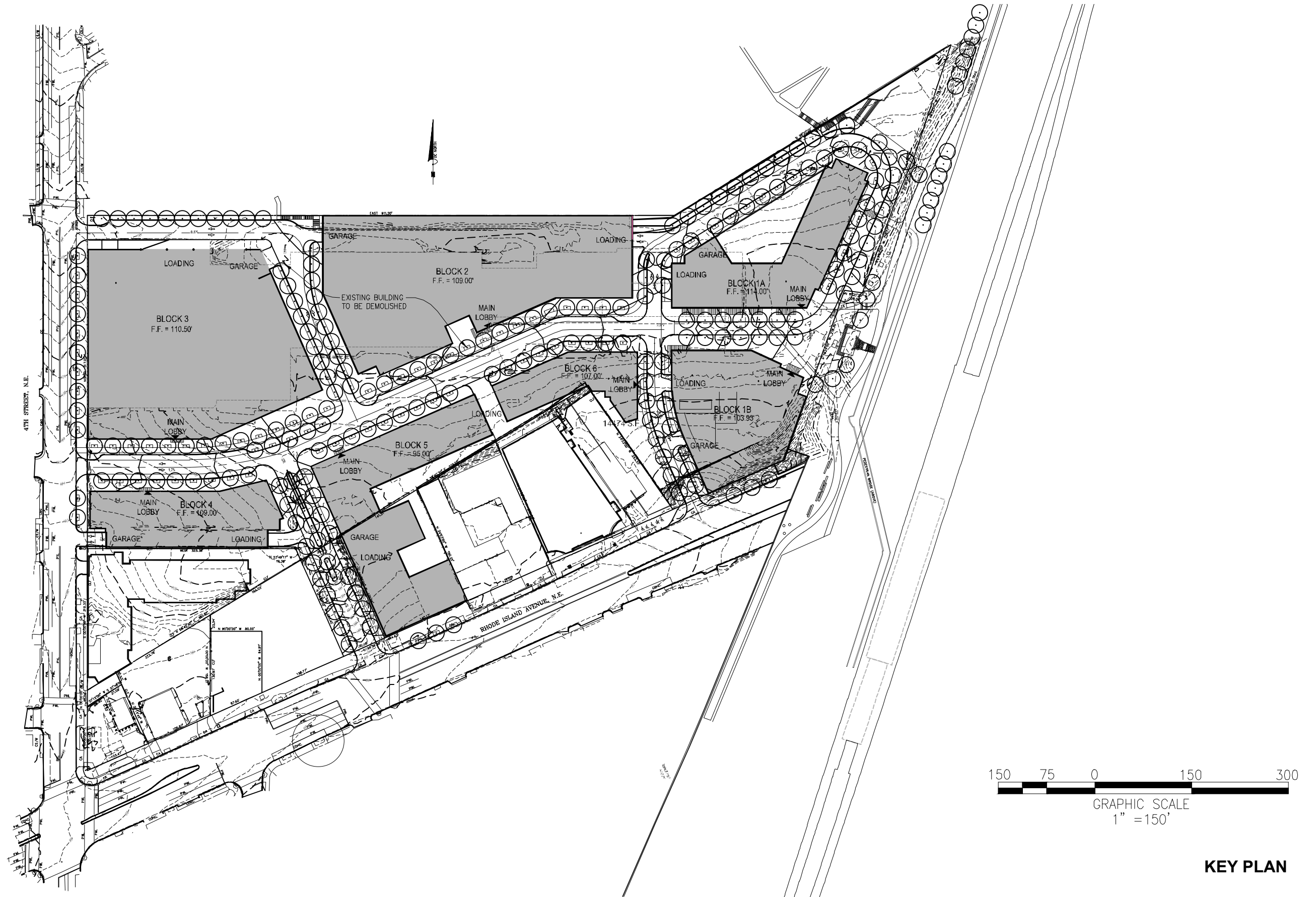
STAGE 1 SITE PLAN (1 OF 2)





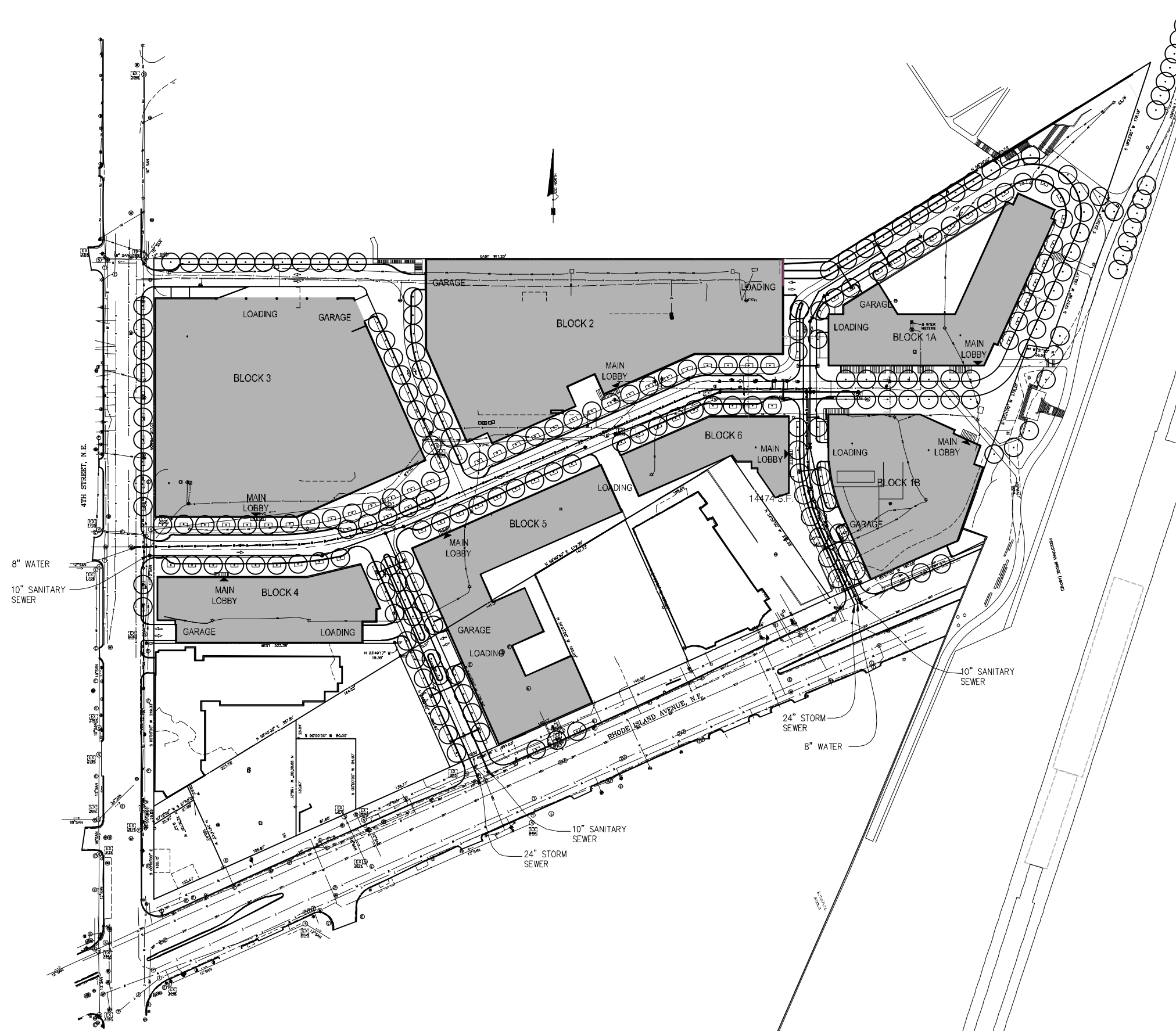
KEY PLAN





KEY PLAN





**WATER AND SEWER NARRATIVE**

THIS SITE IS WITHIN COMBINED SEWER. SEPARATE UTILITY CONNECTIONS FOR SANITARY AND STORM SEWER WILL BE MADE TO THE COMBINED SEWER.

WATER WILL BE PUBLICLY OWNED AND MAINTAINED AND WILL HAVE A LOOP CONNECTION FROM RHODE ISLAND AVENUE N.E. TO 4TH STREET N.E.

**WATER/SEWER USAGE CALCULATION**

TOTAL RETAIL: 210,622 SF  
 ESTIMATE 200GAL/1000SF/DAY RETAIL  
 GALLONS = 200 GAL/1000SF/DAY x (210,622 SF) = 42,124 GAL/DAY

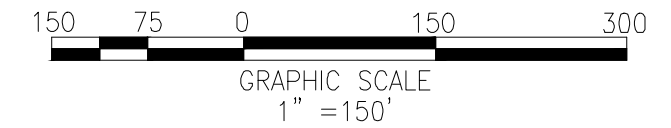
TOTAL RESIDENTIAL: 1,555 UNITS  
 ESTIMATE 80 GAL/CAPITA/DAY RESIDENTIAL  
 TOTAL POPULATION = (X UNITS x 2.5 PEOPLE/UNIT) = 1,555 UNITS x 2.5 PEOPLE/UNIT = 3,888 PEOPLE  
 GALLONS = 80 GAL/DAY x (3,888 PEOPLE) = 311,040 GAL/DAY

TOTAL PROPOSED GALLONS OF WATER/SEWER = 42,124 + 311,040 = 353,164 GAL/DAY

**STORMWATER MANAGEMENT NARRATIVE**

PURSUANT TO DCMR 21-5, SECTION 599.1(A) (WATER QUALITY) AND 522.2(C) (TRANSITION), THE STORMWATER MANAGEMENT CONCEPT BEING PROPOSED IS CONSISTENT WITH THE STORMWATER MANAGEMENT CONCEPT AND REGULATIONS IN PLACE AT THE TIME OF THE PUD APPROVAL.

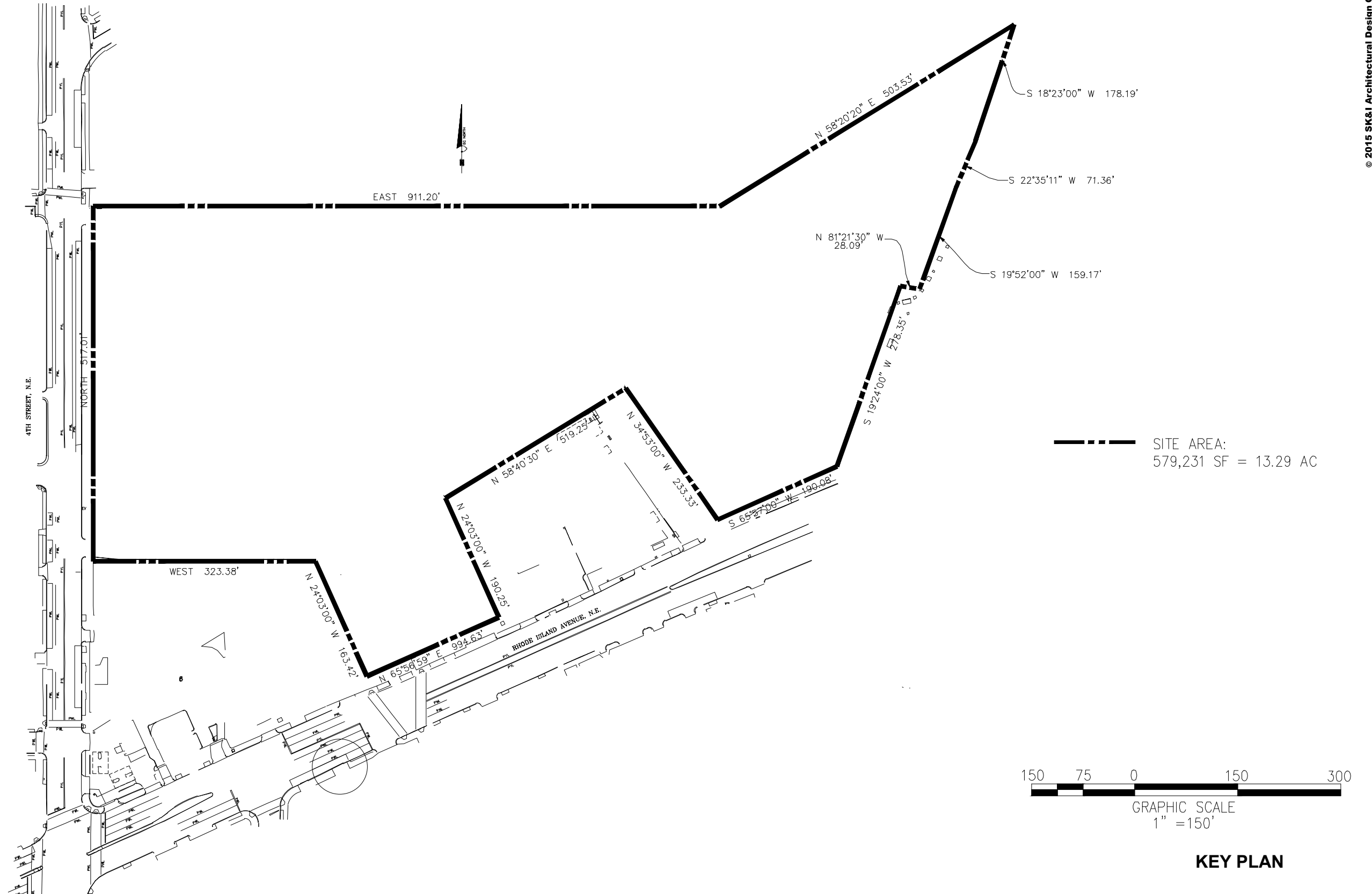
THE PROPOSED SITE WILL UTILIZE THREE RUNOFF REDUCTION METHODS: GREEN ROOFS, RAINWATER HARVESTING AND BIORETENTION PLANTERS. THE RAINWATER HARVESTING COLLECTION SYSTEM FROM THE IMPERVIOUSNESS OF THE BUILDING'S ROOFTOPS WILL BE USED TO PROVIDE IRRIGATION FOR LANDSCAPING THROUGHOUT THE SITE. THE BIORETENTION PLANTERS ALONG THE ROAD WILL BE USED TO COLLECT IMPERVIOUSNESS OF SIDEWALK AND HARDSCAPE IN THE SITE. RUNOFF FROM THE ROAD WILL NOT BE TREATED AND BE COLLECTED BY THE ROAD INLETS. GREEN ROOF AREAS WILL BE PROVIDED WITH THE LANDSCAPE PLAN FINAL ENGINEERING.

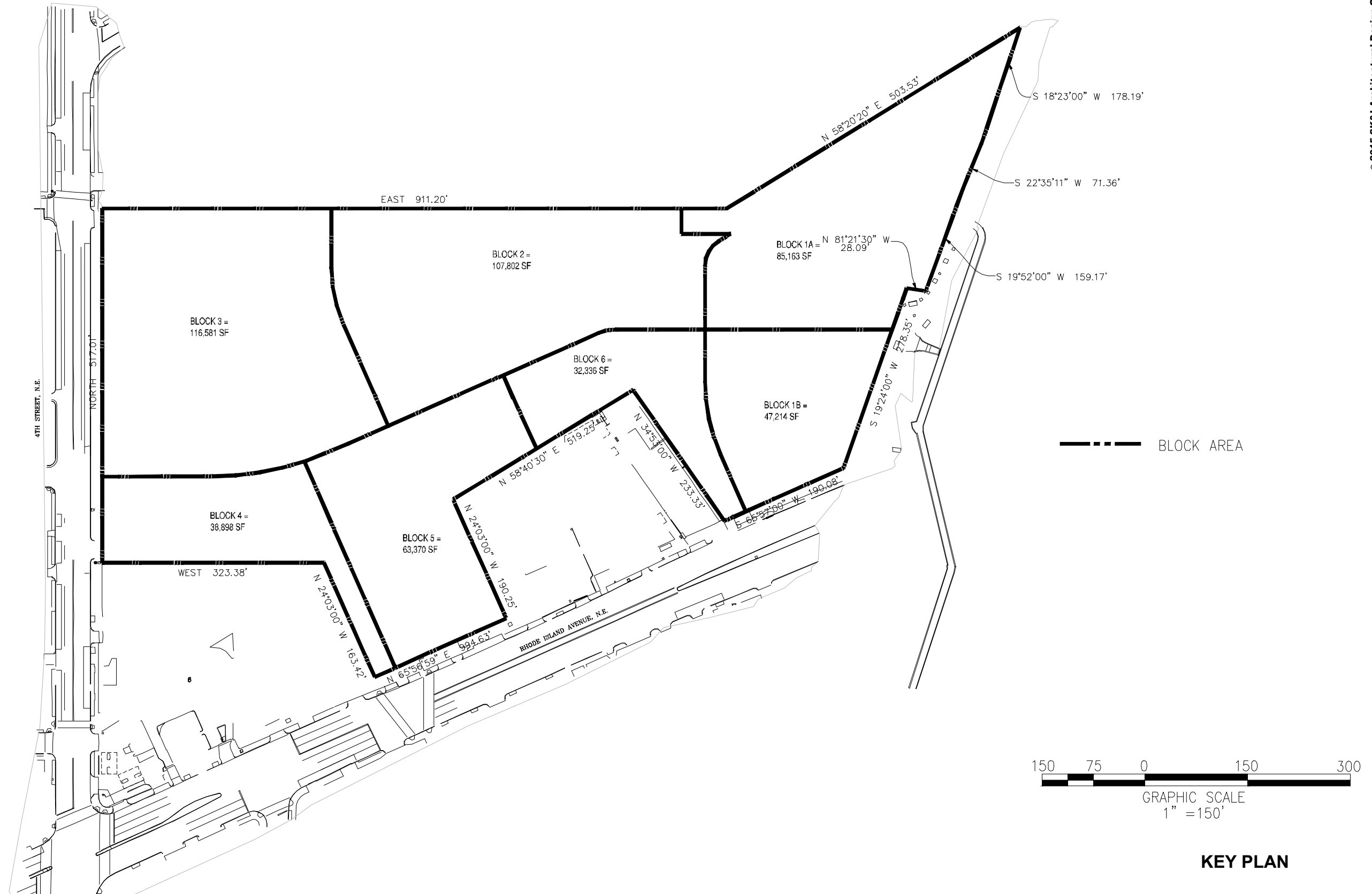


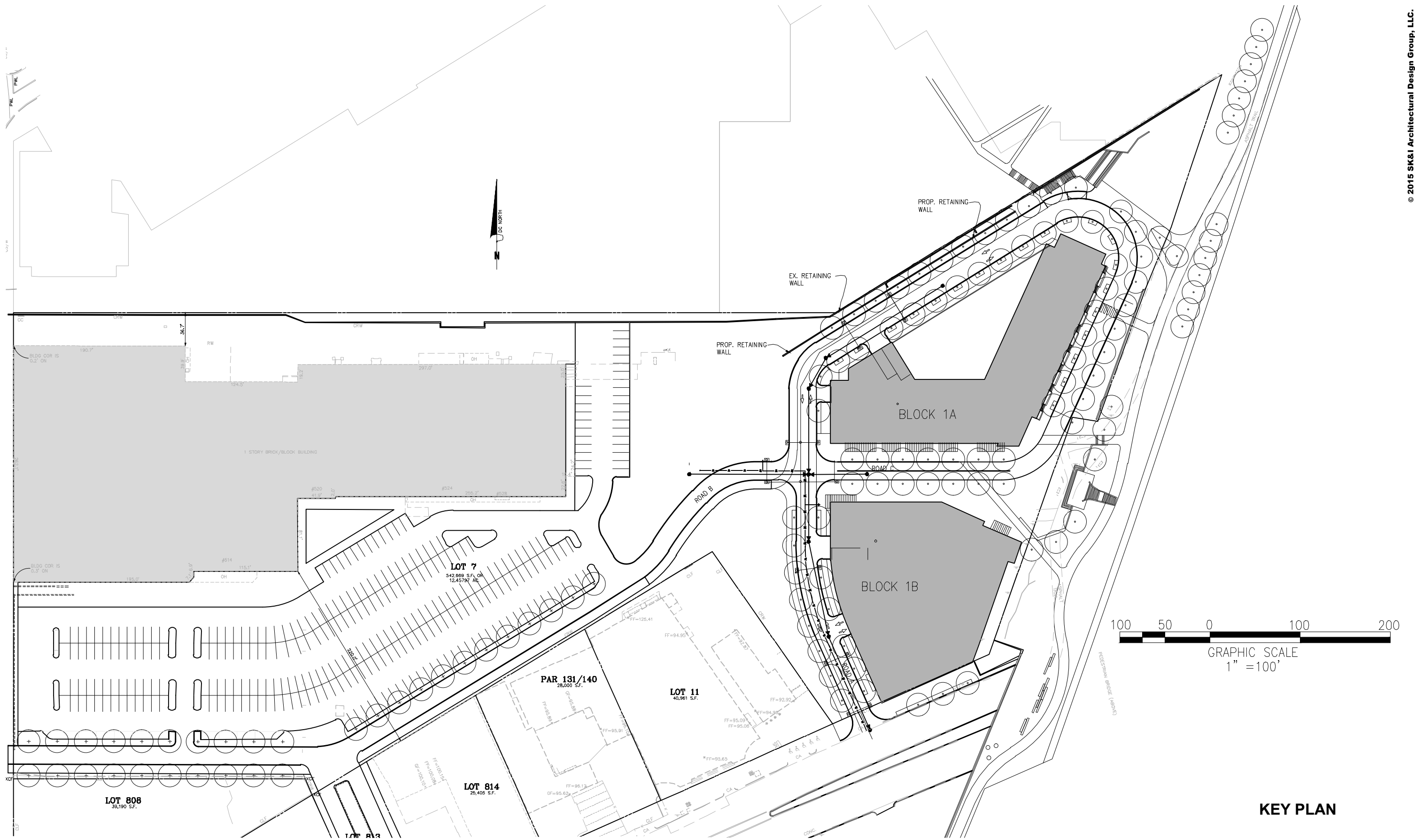
**KEY PLAN**







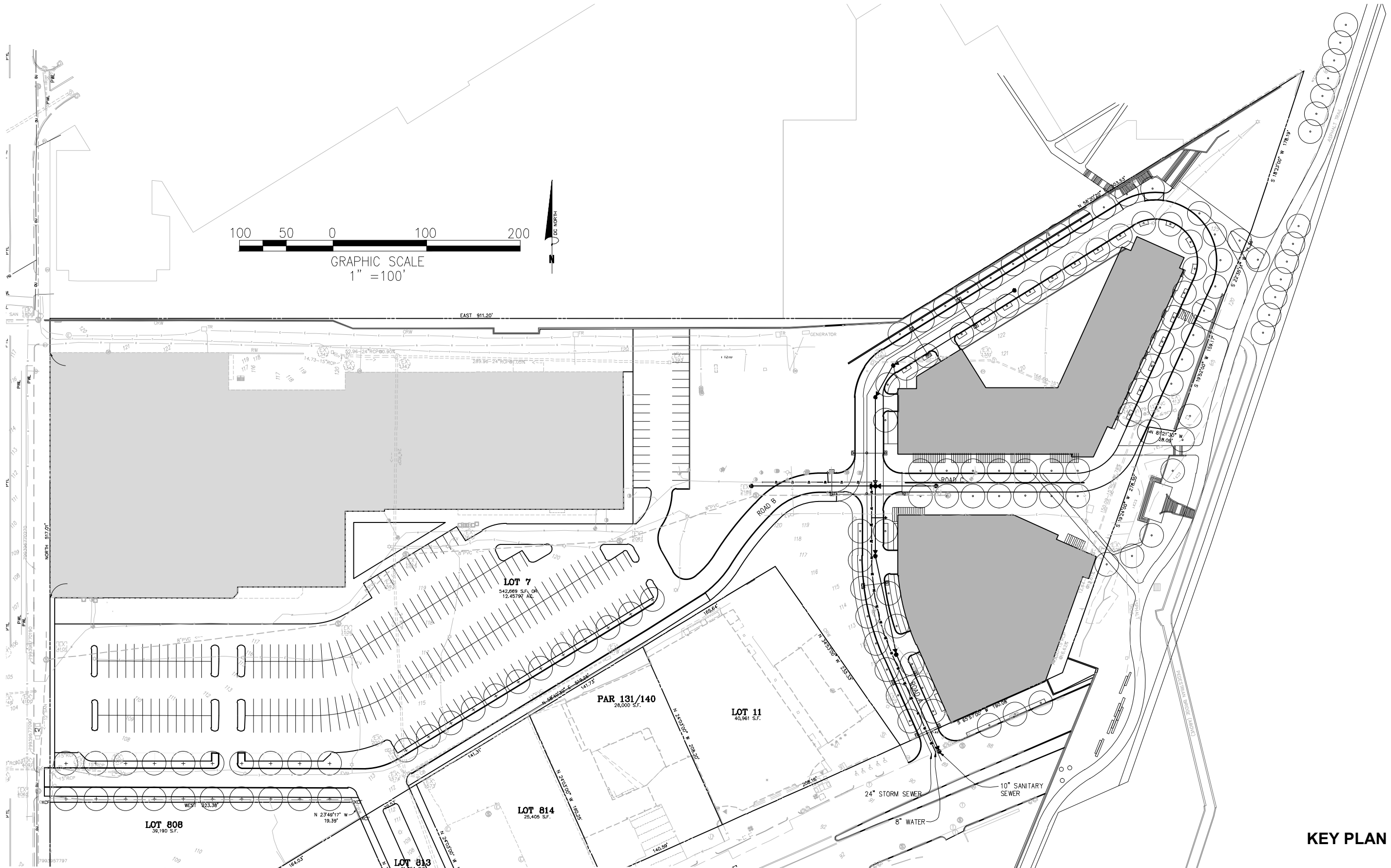




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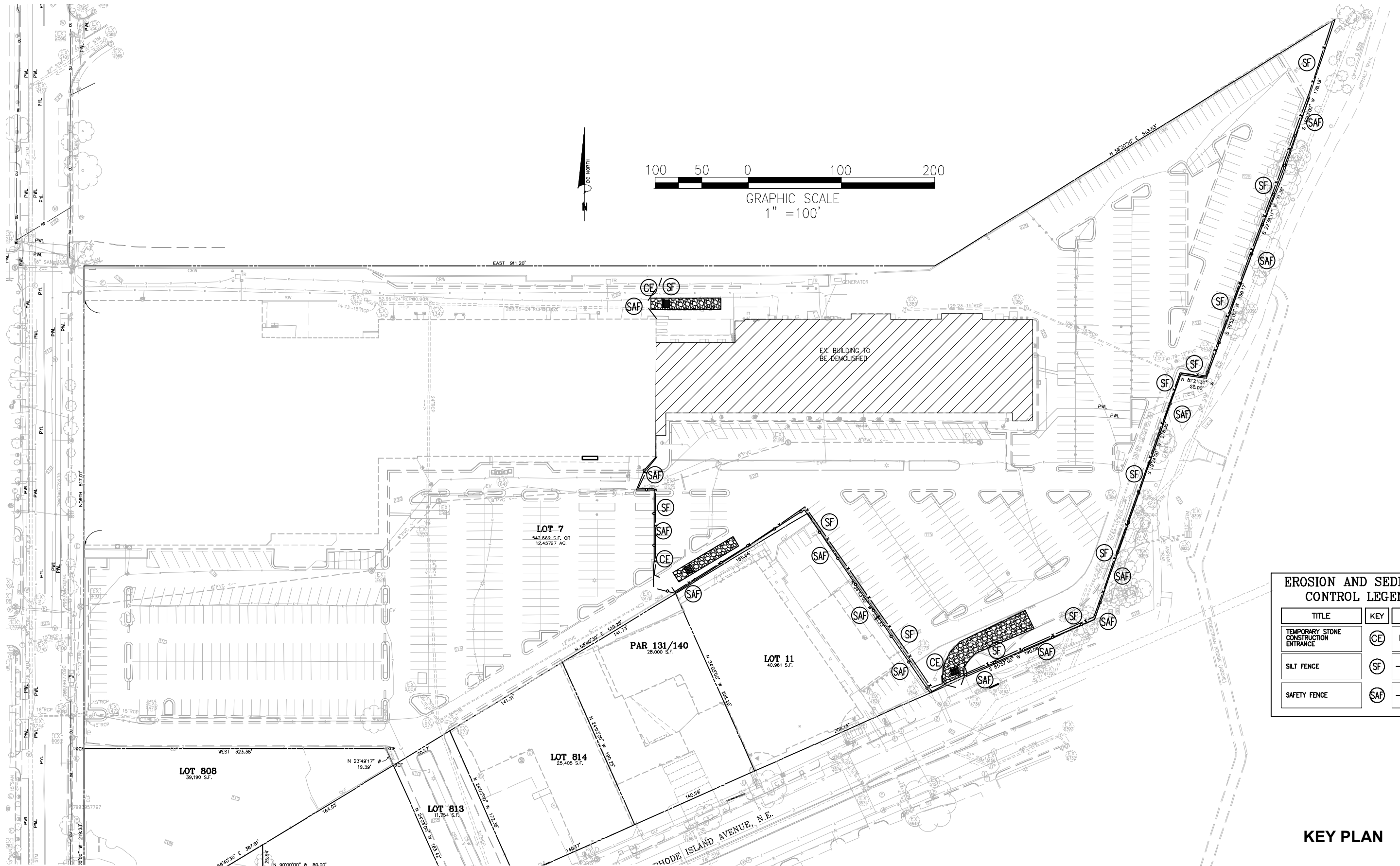






KEY PLAN





EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	
SAFETY FENCE	SAF	

KEY PLAN

MRP REALTY

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# STAGE 2 OVERALL EROSION AND SEDIMENT CONTROL PLAN

