

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			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				

GENERAL NOTES:

1. THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - A. 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
 - B. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "SONYA - GROUND FLOOR PLAN.DWG" PREPARED BY: R2L ARCHITECTS, DATE RECEIVED: 10/01/15.
 - C. DIGITAL LANDSCAPE PLANS: ENTITLED: "L-SP-W1511.DWG" AND "L-SP-W1511_PHASE 1.DWG" PREPARED BY: OCULUS, DATE RECEIVED: 10/13/15
2. 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
GENERAL NOTES AND LEGEND	C-100
DEMOLITION PLAN	C-101
SITE PLAN - CONSOLIDATED STAGE PUD	C-200
SITE PLAN - CONSOLIDATED AND FIRST STAGE PUD	C-201
UTILITY PLAN	C-300
EROSION AND SEDIMENT CONTROL PLAN CONSOLIDATED STAGE PUD (CONSTRUCTION PHASE I)	C-301
EROSION AND SEDIMENT CONTROL PLAN CONSOLIDATED STAGE PUD (CONSTRUCTION PHASE II)	C-401
STORMWATER MANAGEMENT PLAN - OVERALL	C-500
STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL	C-501
STORMWATER MANAGEMENT PLAN - PUD PHASING	C-502

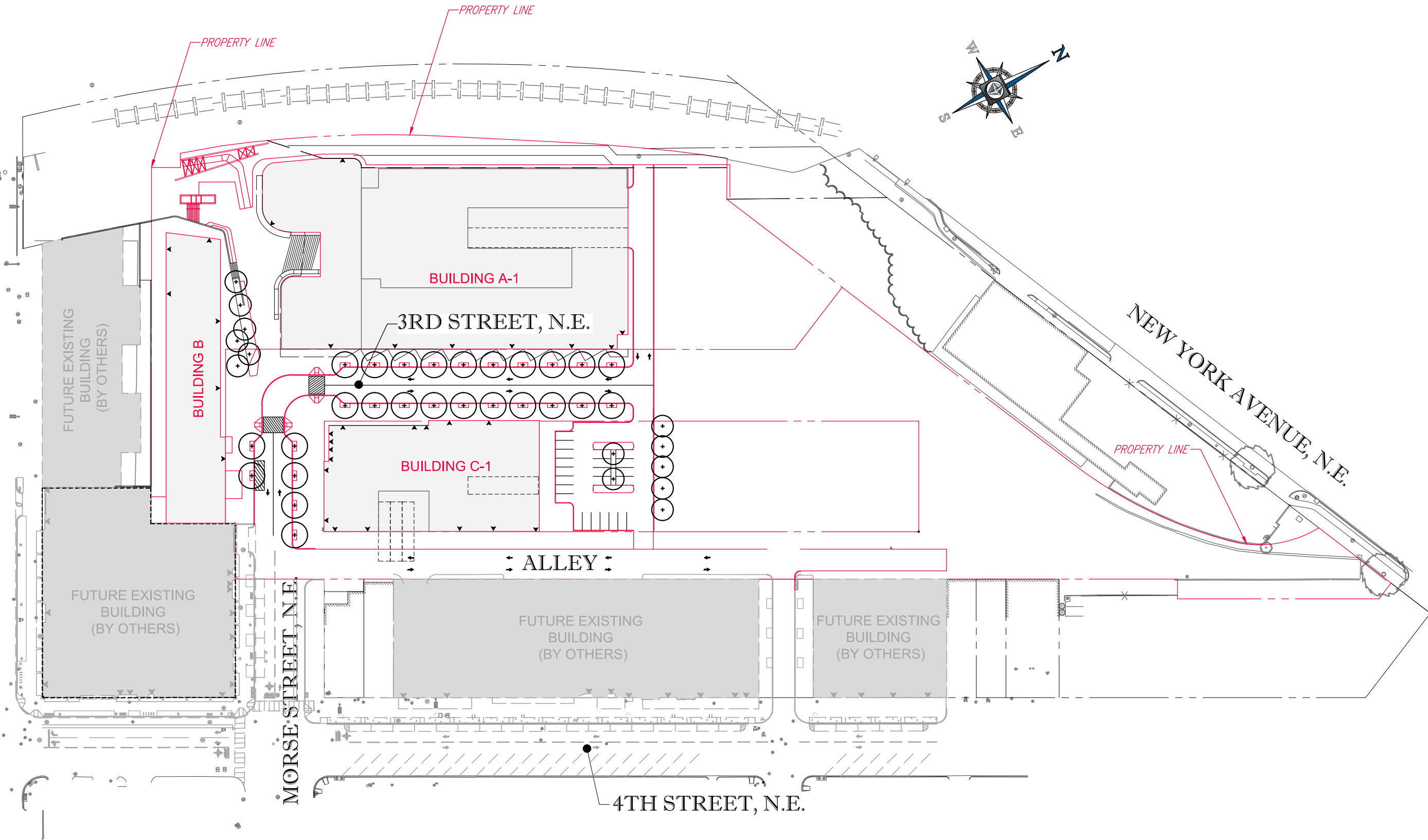
DEVELOPER

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

GENERAL NOTES AND LEGEND

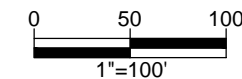
15 January, 2016

FLORIDA AVENUE, N.E.



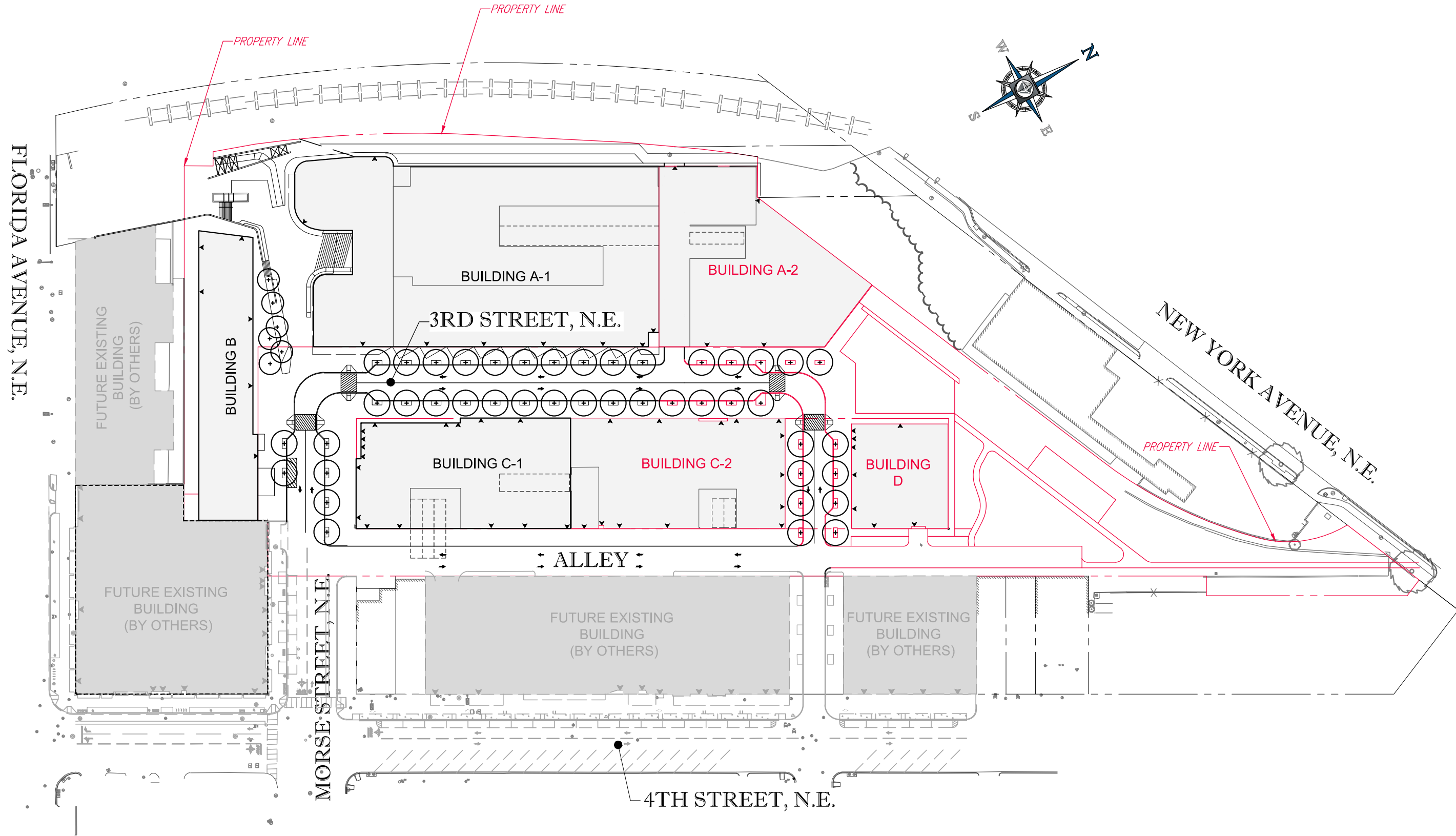
SITE PLAN - CONSOLIDATED STAGE PUD

SCALE: 1" = 100'



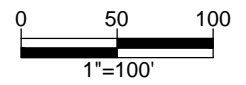
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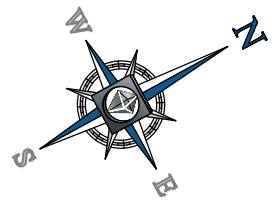
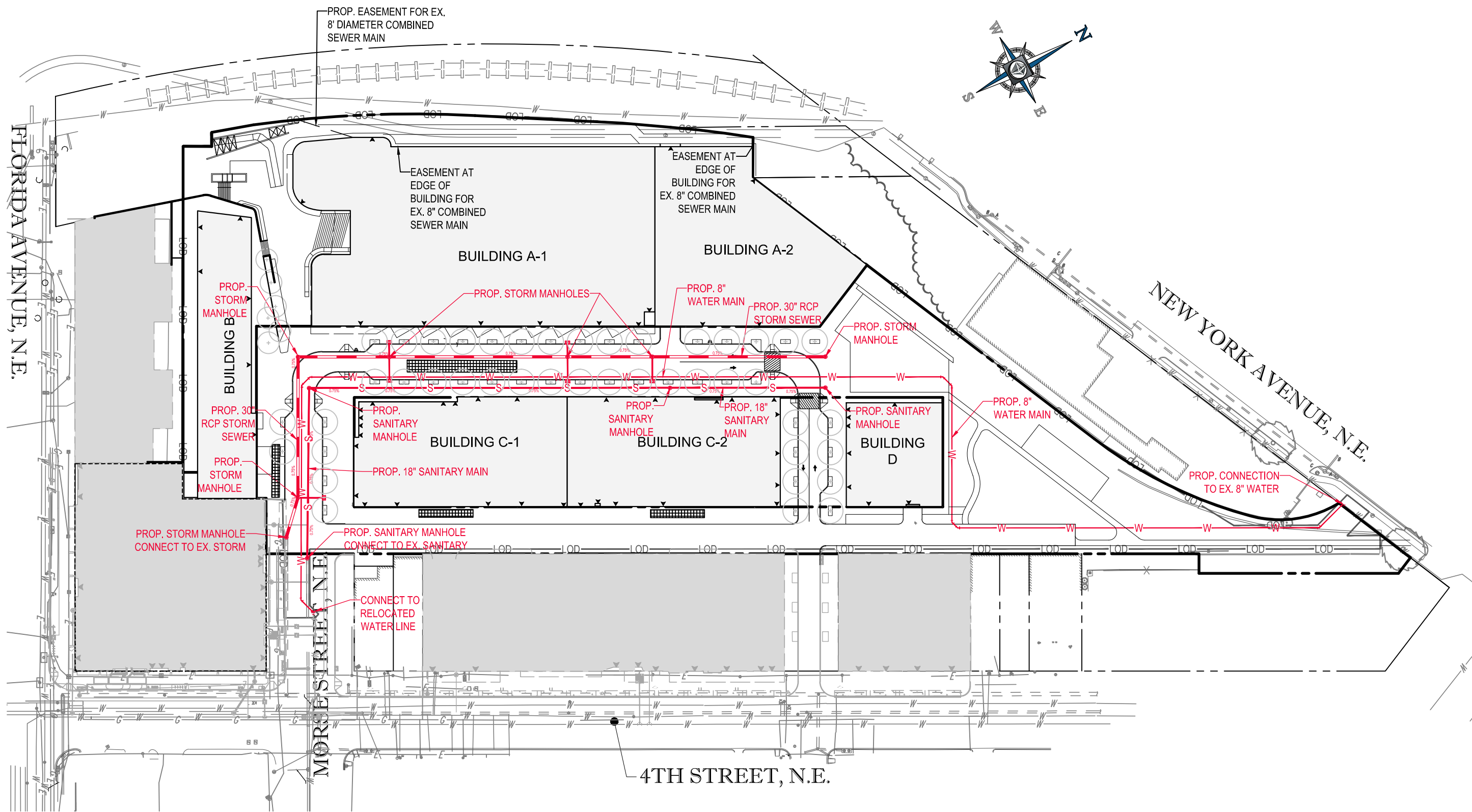
SITE PLAN - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 100'



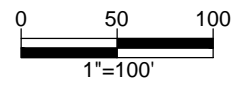
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UTILITY PLAN

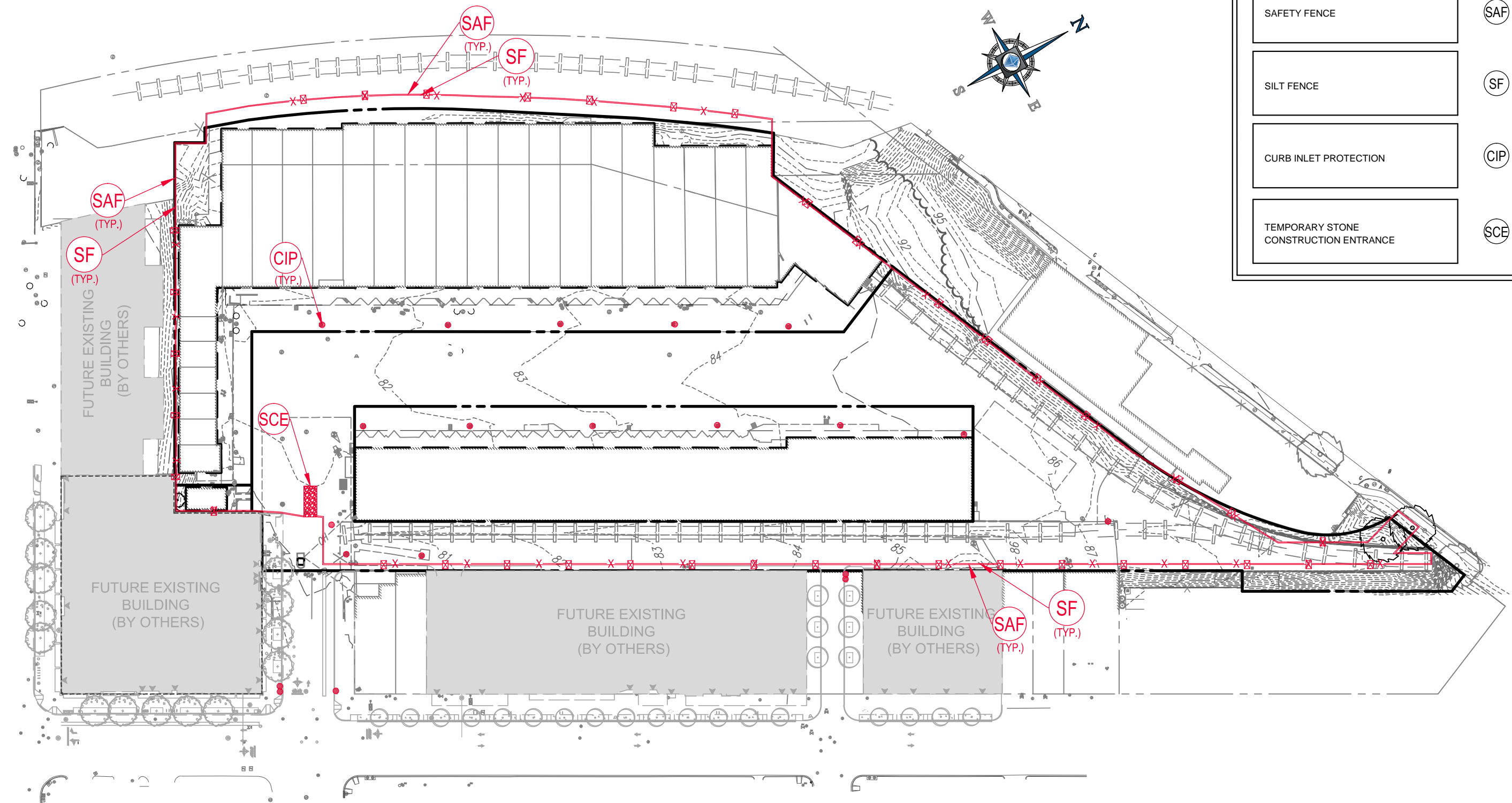
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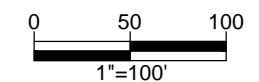


EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
CURB INLET PROTECTION	CIP	
TEMPORARY STONE CONSTRUCTION ENTRANCE	SCE	



**EROSION AND SEDIMENT CONTROL PLAN CONSOLIDATED STAGE PUD
(CONSTRUCTION PHASE I)**

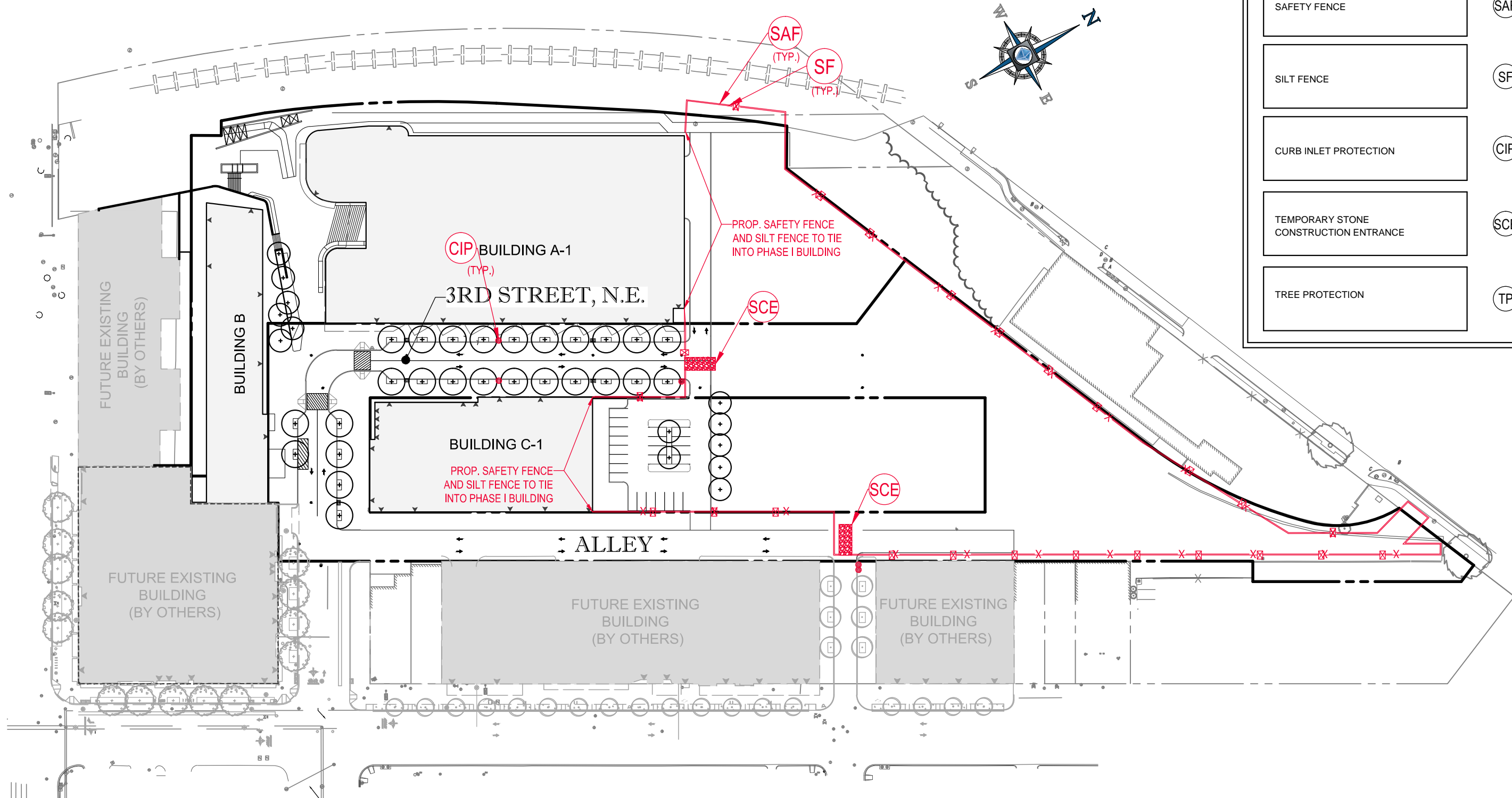
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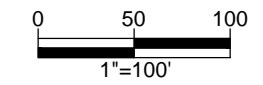


EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
CURB INLET PROTECTION	CIP	
TEMPORARY STONE CONSTRUCTION ENTRANCE	SCE	
TREE PROTECTION	TP	



**EROSION AND SEDIMENT CONTROL PLAN CONSOLIDATED STAGE PUD
(CONSTRUCTION PHASE II)**

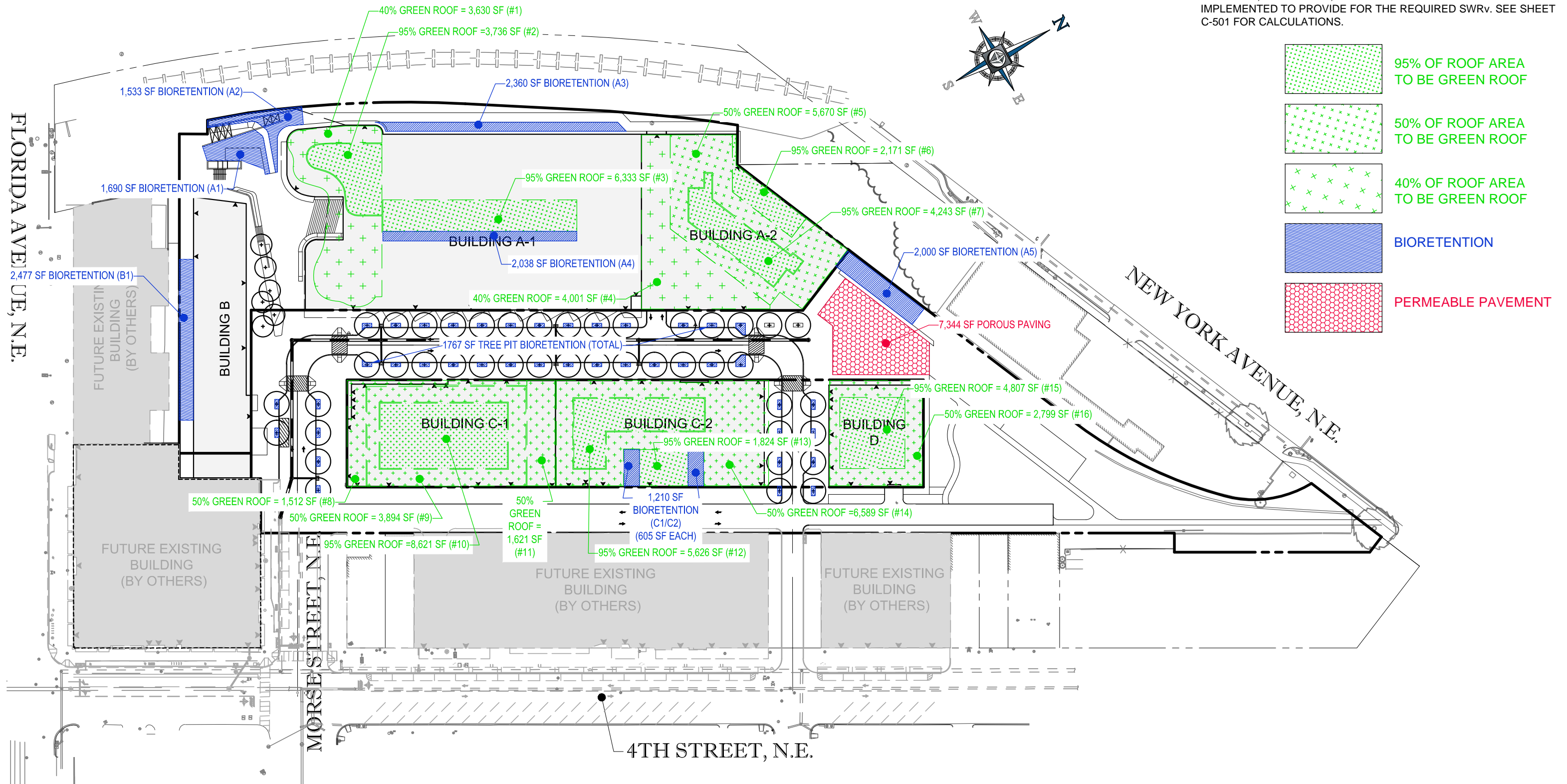
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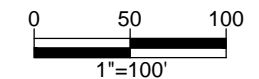
STORMWATER MANAGEMENT PLAN NARRATIVE

THE TOTAL SITE AREA IS 339,182 SF AND HAS A SWRV REQUIREMENT OF 27,648 CF. GREEN ROOFS, BIORETENTION FACILITIES AND STREET PLANTERS, SILVA CELLS, AND PERMEABLE PAVEMENT WILL BE IMPLEMENTED TO PROVIDE FOR THE REQUIRED SWRV. SEE SHEET C-501 FOR CALCULATIONS.



STORMWATER MANAGEMENT PLAN - OVERALL

SCALE: 1" = 100'



15 January, 2016

GREEN ROOF

GREEN ROOF#	STAGE	SURFACE AREA (SF)	TOTAL CDA (SF)	EX. IMP (SF)	PROP. IMP (SF)	MEDIA DEPTH (in.)	DRAINAGE LAYER DEPTH (IN)	LOCATION	STORAGE PROVIDED	Max SWRv	SWRv PROVIDED
1	CONSOLIDATED PUD	3,630	3,630	3,630	3,630	8	1.5	Building A-1: Penthouse (intensive)	1225	489	489
2	CONSOLIDATED PUD	3,736	3,736	3,736	3,736	6	1.5	Building A-1: Penthouse (extensive)	981	503	503
3	CONSOLIDATED PUD	6,333	6,333	6,333	6,333	6	1.5	Building A-1: Roof (extensive)	1662	852	852
4	FIRST STAGE PUD	4,001	4,001	4,001	4,001	8	1.5	Building A-2: Left Side (intensive)	1350	538	538
5	FIRST STAGE PUD	5,670	5,670	5,670	5,670	8	1.5	Building A-2: Center (intensive)	1913	763	763
6	FIRST STAGE PUD	2,171	2,171	2,171	2,171	6	1.5	Building A-2: Right Side (extensive)	570	292	292
7	FIRST STAGE PUD	4,243	4,243	4,243	4,243	6	1.5	Building A-2: Center (extensive)	1114	571	571
8	CONSOLIDATED PUD	1,512	1,512	1,512	1,512	8	1.5	Building C-1: Left Side (intensive)	510	203	203
9	CONSOLIDATED PUD	3,894	3,894	3,894	3,894	8	1.5	Building C-1: Outer (intensive)	1314	524	524
10	CONSOLIDATED PUD	8,621	8,621	8,621	8,621	6	1.5	Building C-1: Inner (extensive)	2263	1160	1160
11	CONSOLIDATED PUD	1,621	1,621	1,621	1,621	8	1.5	Building C-1: Right Side (intensive)	547	218	218
12	FIRST STAGE PUD	5,626	5,626	5,626	5,626	6	1.5	Building C-2: Inner (extensive)	1477	757	757
13	FIRST STAGE PUD	1,824	1,824	1,824	1,824	6	1.5	Building C-2: In Between Bios (extensive)	479	245	245
14	FIRST STAGE PUD	6,589	6,589	6,589	6,589	8	1.5	Building C-2: Remaining (intensive)	2224	887	887
15	FIRST STAGE PUD	4,807	4,807	4,807	4,807	6	1.5	Building D: Inner (extensive)	1262	647	647
16	FIRST STAGE PUD	2,799	2,799	2,799	2,799	8	1.5	Building D: Outer (intensive)	944	377	377
TOTAL									19,836	9,027	9,027

BIORETENTION

FACILITY	STAGE	SURFACE AREA, BOT. (SF)	SURFACE AREA, TOP (SF)	TOTAL CDA (SF)	EX. IMP (SF)	PROP. IMP (SF)	FREEBOARD (FT)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	GRAVEL DEPTH (FT)	STORAGE PROVIDED	SWRv (CF)	Max SWRv	SWRv PROVIDED
A1	CONSOLIDATED PUD	1,690	1690	21,090		21090	0	2	2	1	4,901	2,941	2,838	2,838
A2	CONSOLIDATED PUD	1,533	1533	10464		5982	0	2	2	1	4,446	2,667	964	964
A3	CONSOLIDATED PUD	2,360	2360	48,599		48598.95	0	2	2	1	6,844	4,106	6,541	4,106
A4	CONSOLIDATED PUD	2,038	2038	5,668		5668	0	1.5	2	1	4,891	2,935	763	763
B1	CONSOLIDATED PUD	2,477	2477	18904		18904	0	1	2	1	4,706	2,824	2,544	2,544
A5	FIRST STAGE PUD	2,000	2000	15,228		15227.85	0	1	2	1	3,800	2,280	2,049	2,049
C1	FIRST STAGE PUD	605	605	3,295		3294.5	0	1	2	1	1,150	690	443	443
C2	FIRST STAGE PUD	605	605	3,295		3294.5	0	1	2	1	1,150	690	443	443
TREE PIT	CONSOLIDATED AND FIRST STAGE PUD	1,767	1767	32,498		32,498	0	1	2	1	3,357	2,014	4,374	2,014
SILVA CELLS	CONSOLIDATED AND FIRST STAGE PUD	1,621	1621	29,813		29,813	0	0	2.6666667	0	1,081	648	4,012	648
TOTAL											36,325	21,795	24,972	16,815

PERMEABLE PAVING

Location	STAGE	SA (SF)	SWRv (CF)
Plaza	FIRST STAGE PUD	7,344	330

Tree Planting

Location	STAGE	#	SWRv (CF)
Ground Floor	CONSOLIDATED AND FIRST STAGE PUD	150	1500

TOTAL SWRv REQUIRED =	27,648
TOTAL SWRv PROVIDED =	27,672

STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL

15 January, 2016



MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



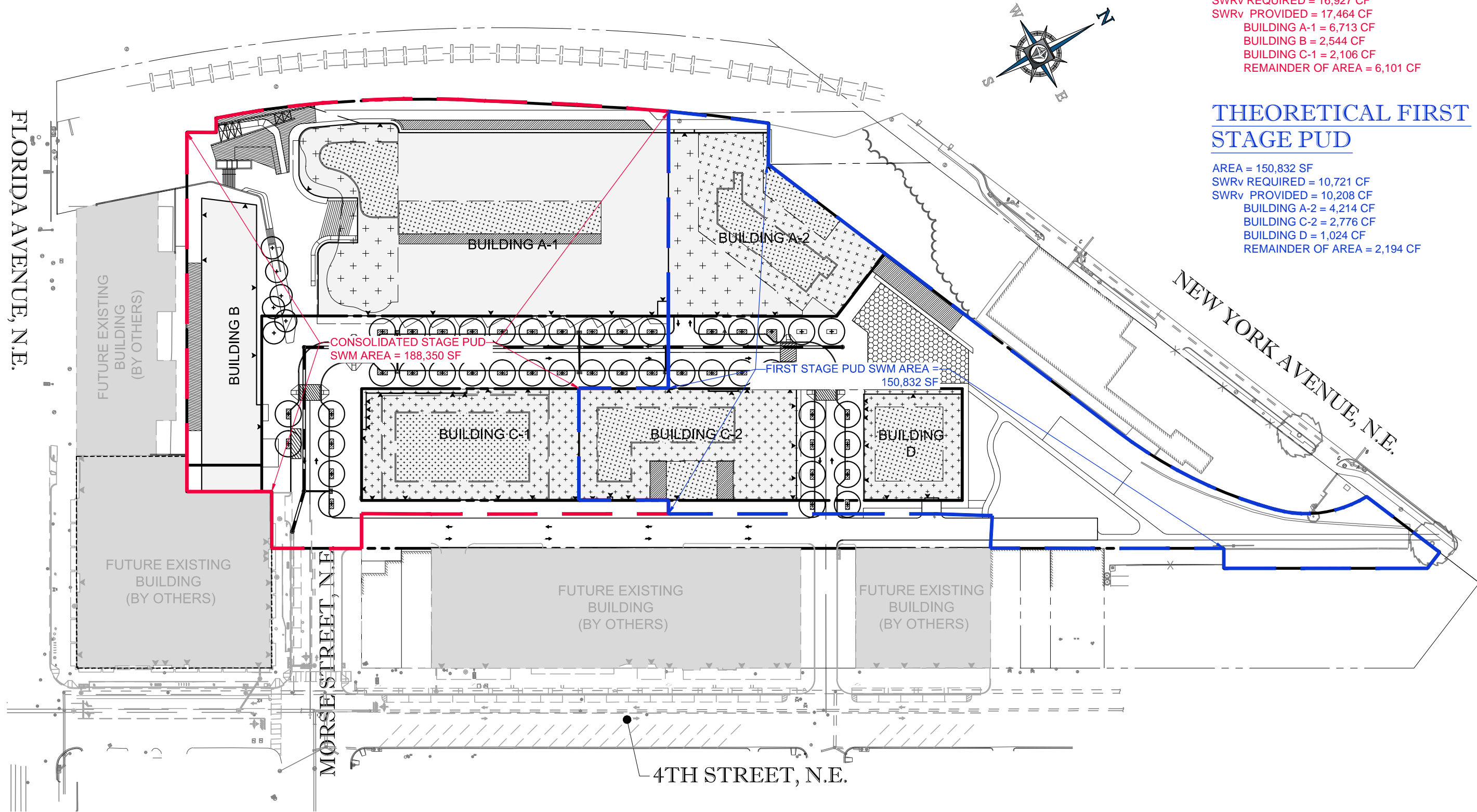
C501

THEORETICAL CONSOLIDATED STAGE PUD

AREA = 188,350 SF
 SWRv REQUIRED = 16,927 CF
 SWRv PROVIDED = 17,464 CF
 BUILDING A-1 = 6,713 CF
 BUILDING B = 2,544 CF
 BUILDING C-1 = 2,106 CF
 REMAINDER OF AREA = 6,101 CF

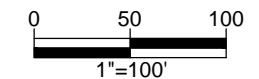
THEORETICAL FIRST STAGE PUD

AREA = 150,832 SF
 SWRv REQUIRED = 10,721 CF
 SWRv PROVIDED = 10,208 CF
 BUILDING A-2 = 4,214 CF
 BUILDING C-2 = 2,776 CF
 BUILDING D = 1,024 CF
 REMAINDER OF AREA = 2,194 CF



STORMWATER MANAGEMENT PLAN - PUD PHASING

SCALE: 1" = 100'



15 January, 2016