

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:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - 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
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "300 MORSE STREET - REVISED MASSING_AKUMMER@R2L-ARCHITECTS - AREA PLAN (GROSS BUILDING) - PUD_P01 PARKING-50 SCALE.DWG" AND "ROOF PLAN_0924.DWG" PREPARED BY: R2L ARCHITECTS, DATE RECEIVED: 09/24/16
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "160921 C1 LEVEL 1.DWG" AND "160906 C1-FLOOR PLAN - PUD PLAN - PENTHOUSE.DWG" PREPARED BY: GENSLER, DATE RECEIVED: 09/28/16
 - DIGITAL LANDSCAPE PLANS: ENTITLED: "L-SP-W1511.DWG" AND "L-SP-W1511_PHASE2.DWG" PREPARED BY: OCULUS, DATE RECEIVED: 09/26/16
- 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

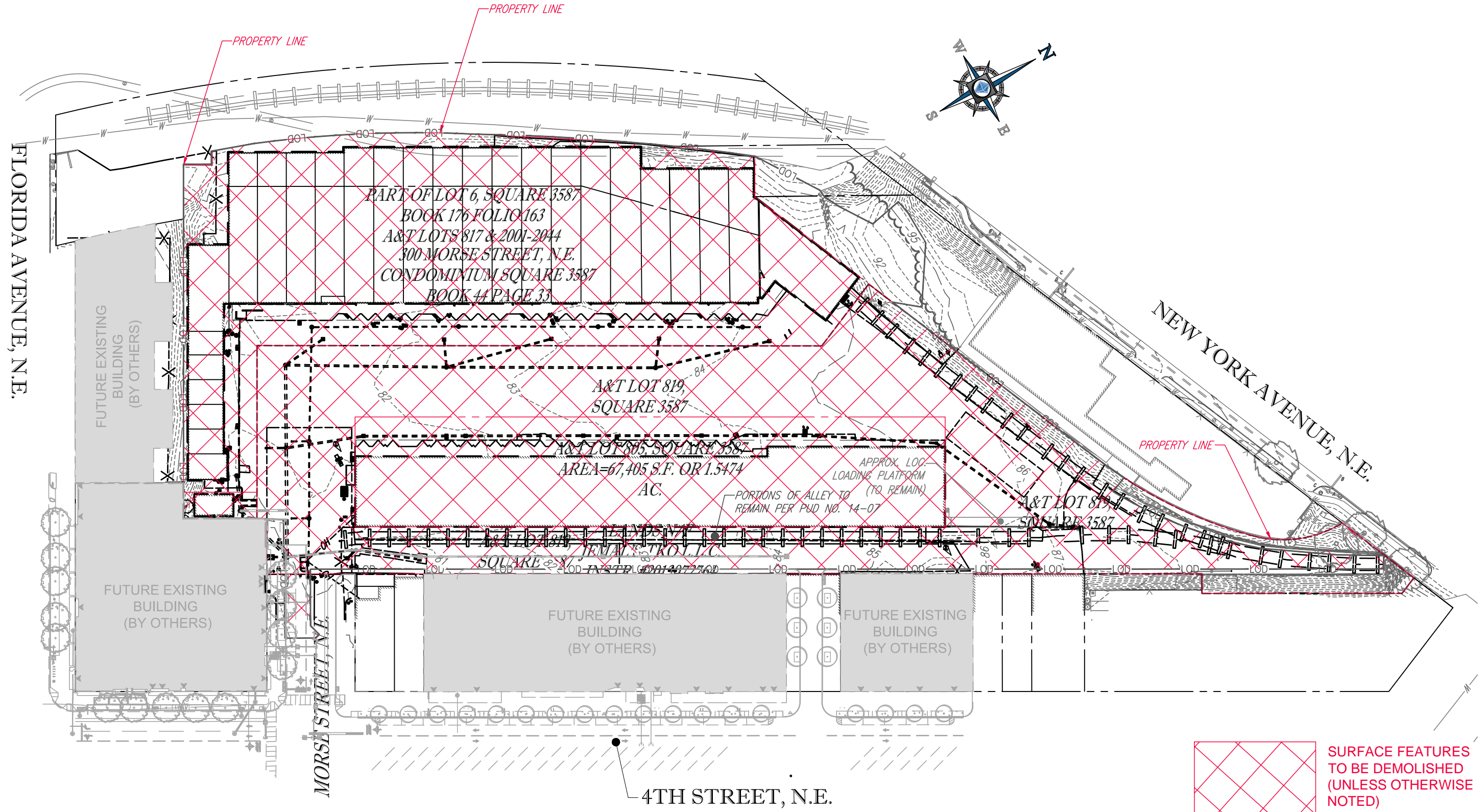
SHEET TITLE	SHEET NUMBER
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DEVELOPER

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

GENERAL NOTES AND LEGEND

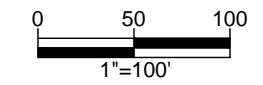
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 SURFACE FEATURES TO BE DEMOLISHED (UNLESS OTHERWISE NOTED)

EXISTING CONDITIONS / DEMOLITION PLAN

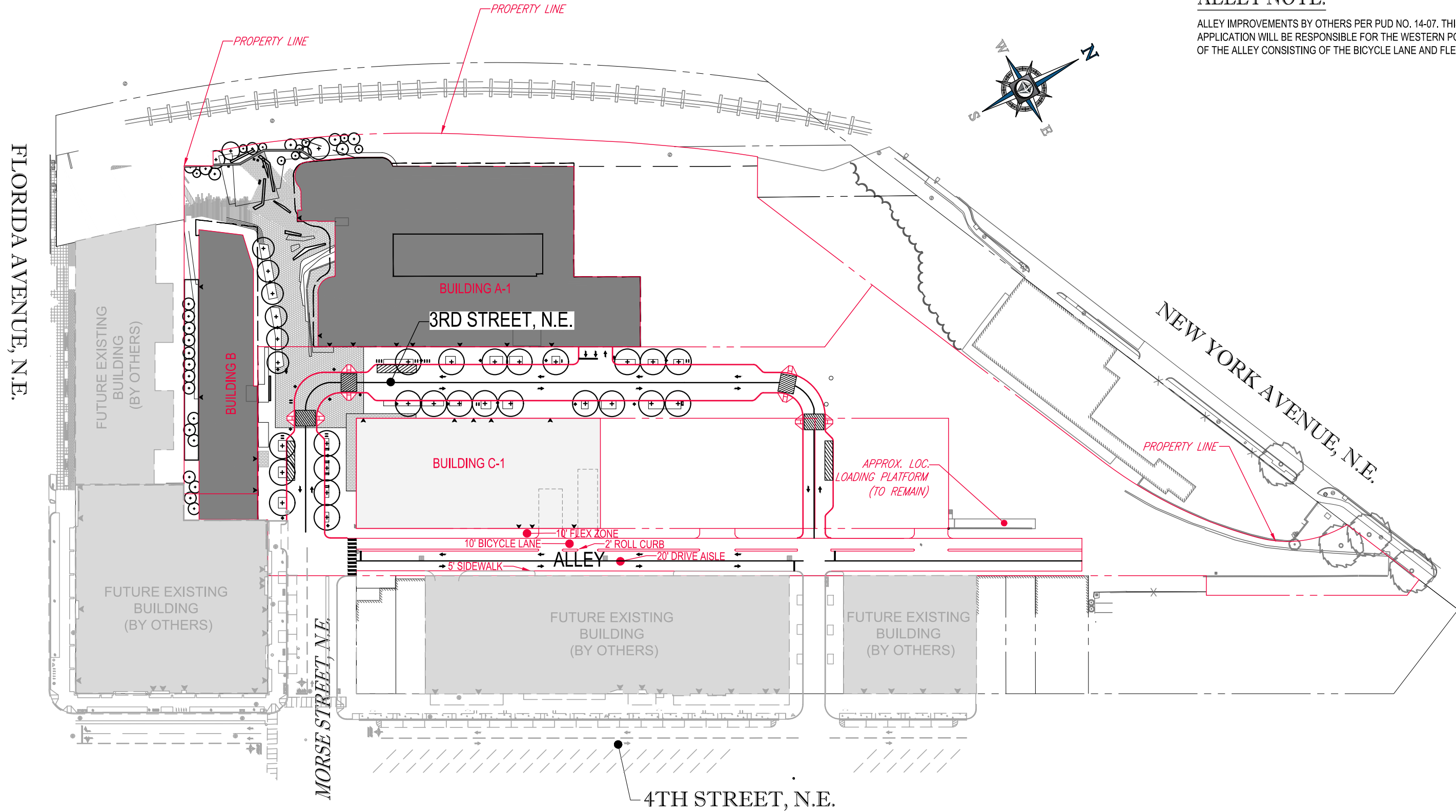
SCALE: 1" = 100'



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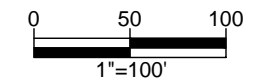
ALLEY NOTE:

ALLEY IMPROVEMENTS BY OTHERS PER PUD NO. 14-07. THIS PUD APPLICATION WILL BE RESPONSIBLE FOR THE WESTERN PORTION OF THE ALLEY CONSISTING OF THE BICYCLE LANE AND FLEX ZONE.



SITE PLAN - CONSOLIDATED STAGE PUD

SCALE: 1" = 100'



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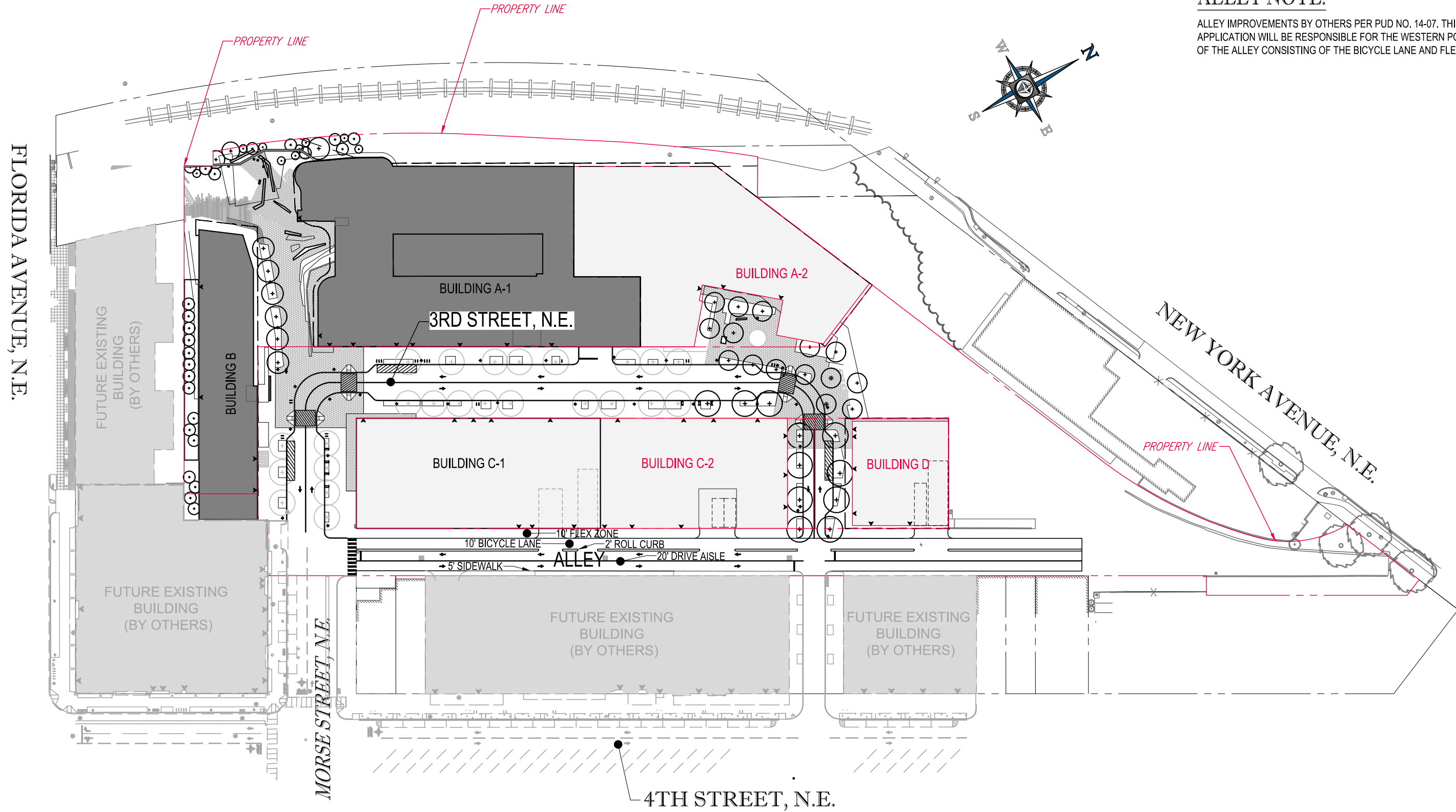
MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



C200

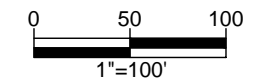
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SITE PLAN - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 100'



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BOHLER
DC

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KETTLER

C201

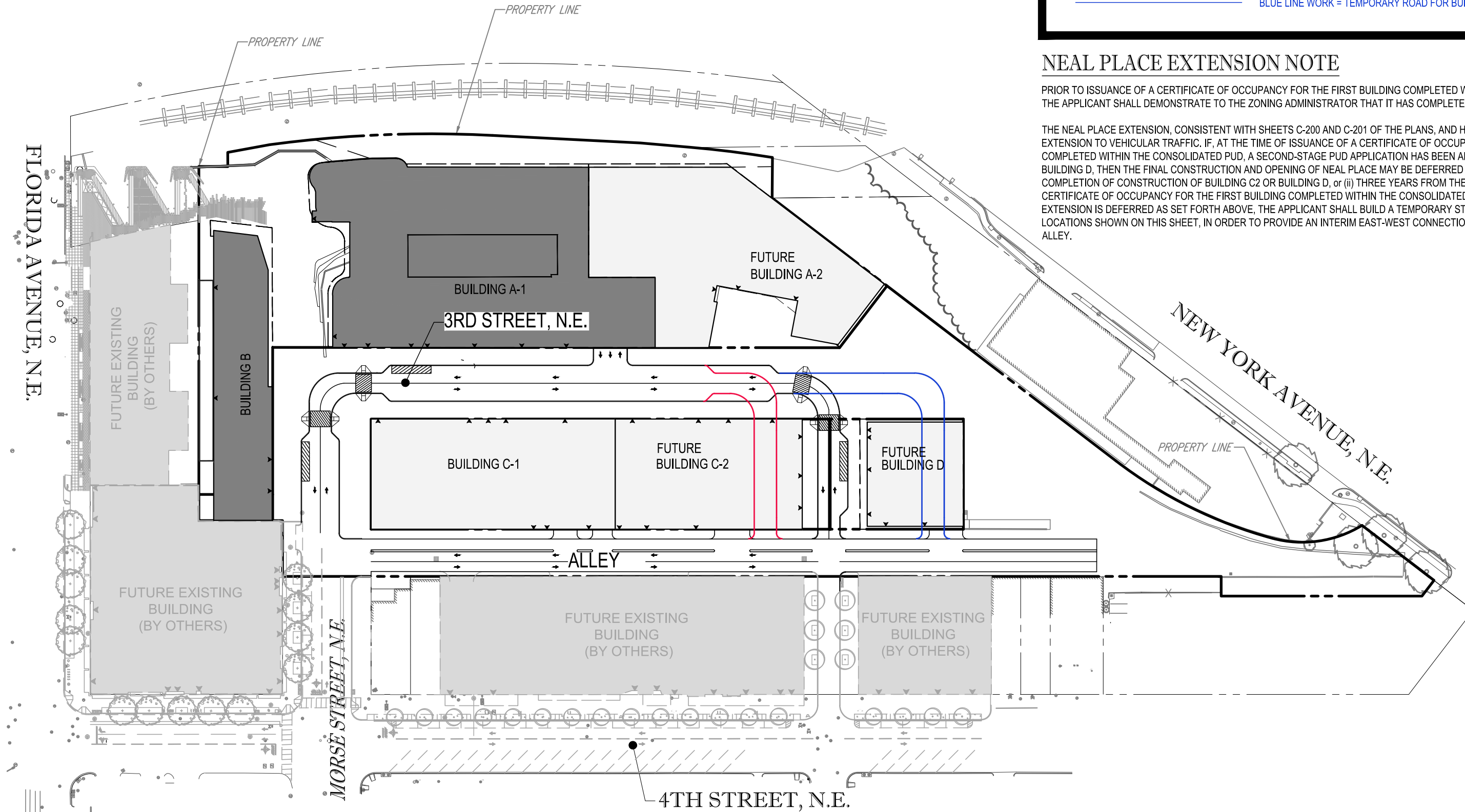
NEAL PLACE - TEMPORARY ROAD ALTERNATIVES

- RED LINE WORK = TEMPORARY ROAD FOR BUILDING D CONSTRUCTION
- BLUE LINE WORK = TEMPORARY ROAD FOR BUILDING C2 CONSTRUCTION

NEAL PLACE EXTENSION NOTE

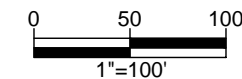
PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED WITHIN THE CONSOLIDATED PUD, THE APPLICANT SHALL DEMONSTRATE TO THE ZONING ADMINISTRATOR THAT IT HAS COMPLETED CONSTRUCTION OF:

THE NEAL PLACE EXTENSION, CONSISTENT WITH SHEETS C-200 AND C-201 OF THE PLANS, AND HAS OPENED THE NEAL PLACE EXTENSION TO VEHICULAR TRAFFIC. IF, AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED WITHIN THE CONSOLIDATED PUD, A SECOND-STAGE PUD APPLICATION HAS BEEN APPROVED FOR BUILDING C2 OR BUILDING D, THEN THE FINAL CONSTRUCTION AND OPENING OF NEAL PLACE MAY BE DEFERRED UNTIL THE EARLIER OF (i) COMPLETION OF CONSTRUCTION OF BUILDING C2 OR BUILDING D, or (ii) THREE YEARS FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED WITHIN THE CONSOLIDATED PUD. IF THE NEAL PLACE EXTENSION IS DEFERRED AS SET FORTH ABOVE, THE APPLICANT SHALL BUILD A TEMPORARY STREET IN EITHER OF THE LOCATIONS SHOWN ON THIS SHEET, IN ORDER TO PROVIDE AN INTERIM EAST-WEST CONNECTION BETWEEN 3RD STREET AND THE ALLEY.



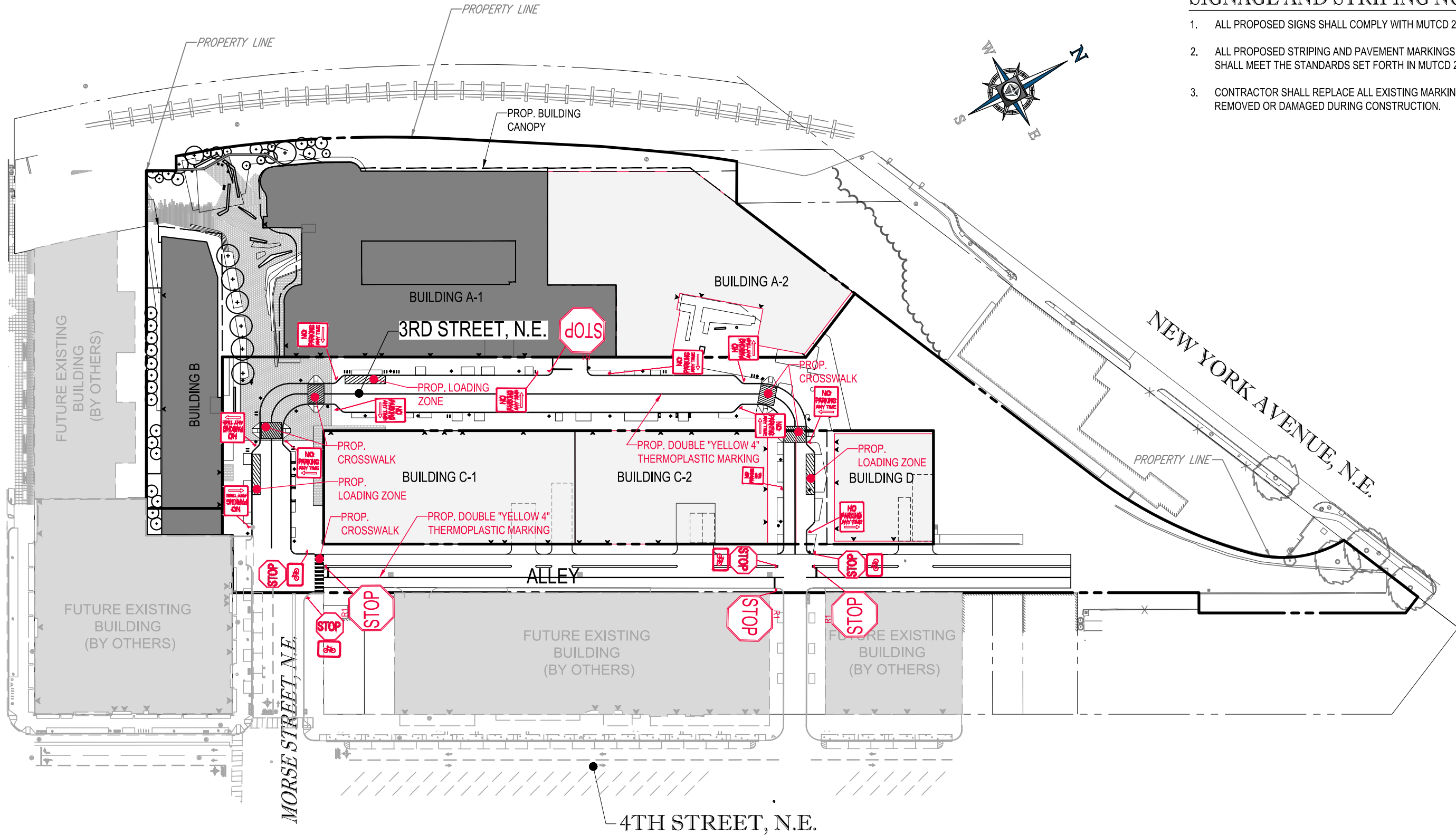
NEAL PLACE EXHIBIT

SCALE: 1" = 100'



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FLORIDA AVENUE, N.E.

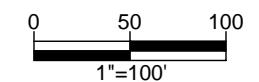


SIGNAGE AND STRIPING NOTES:

1. ALL PROPOSED SIGNS SHALL COMPLY WITH MUTCD 2009.
2. ALL PROPOSED STRIPING AND PAVEMENT MARKINGS SHALL MEET THE STANDARDS SET FORTH IN MUTCD 2009.
3. CONTRACTOR SHALL REPLACE ALL EXISTING MARKINGS REMOVED OR DAMAGED DURING CONSTRUCTION.

SIGNAGE AND STRIPING PLAN

SCALE: 1" = 100'



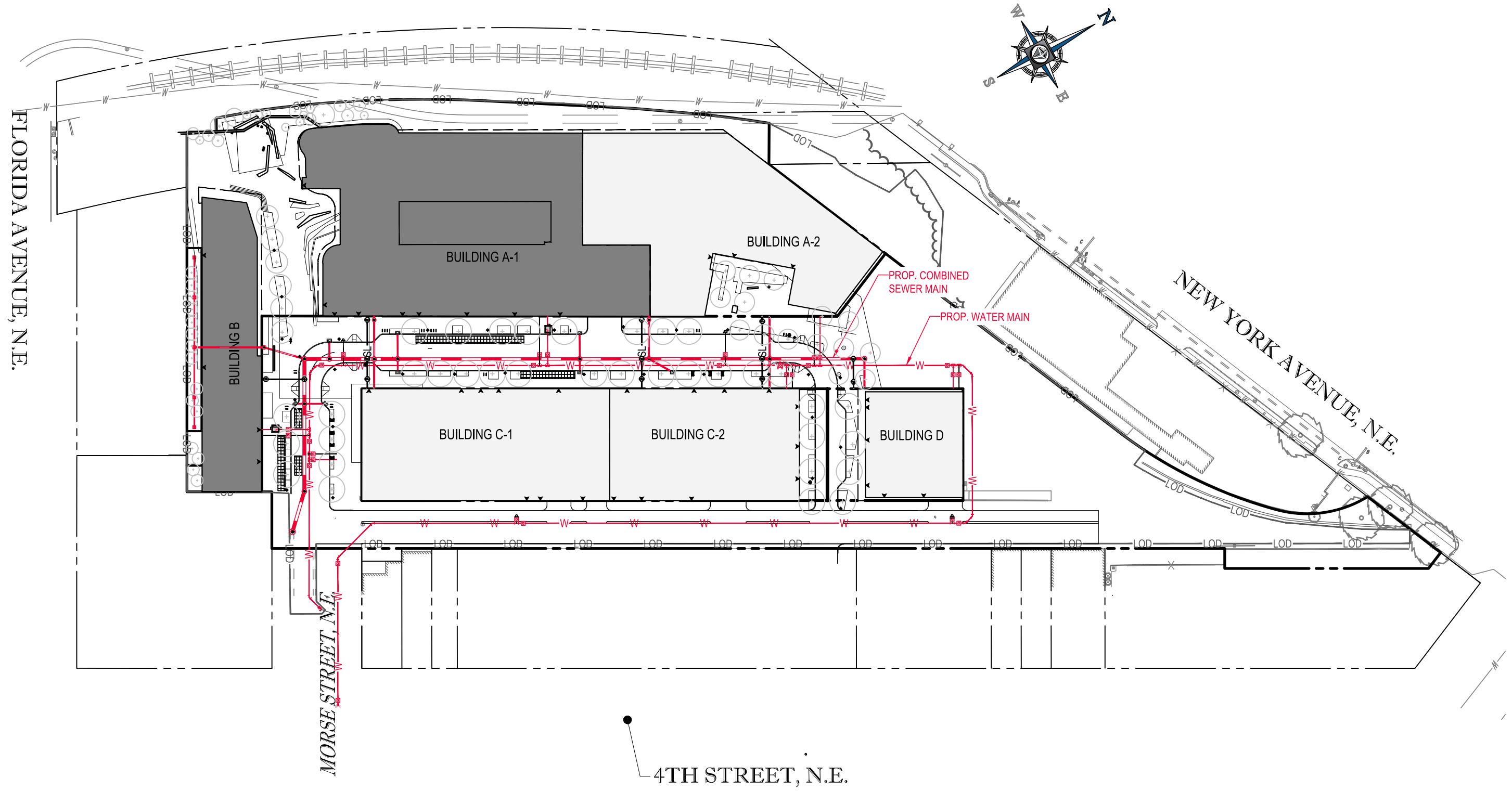
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MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

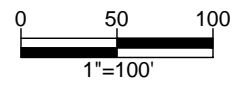


C203



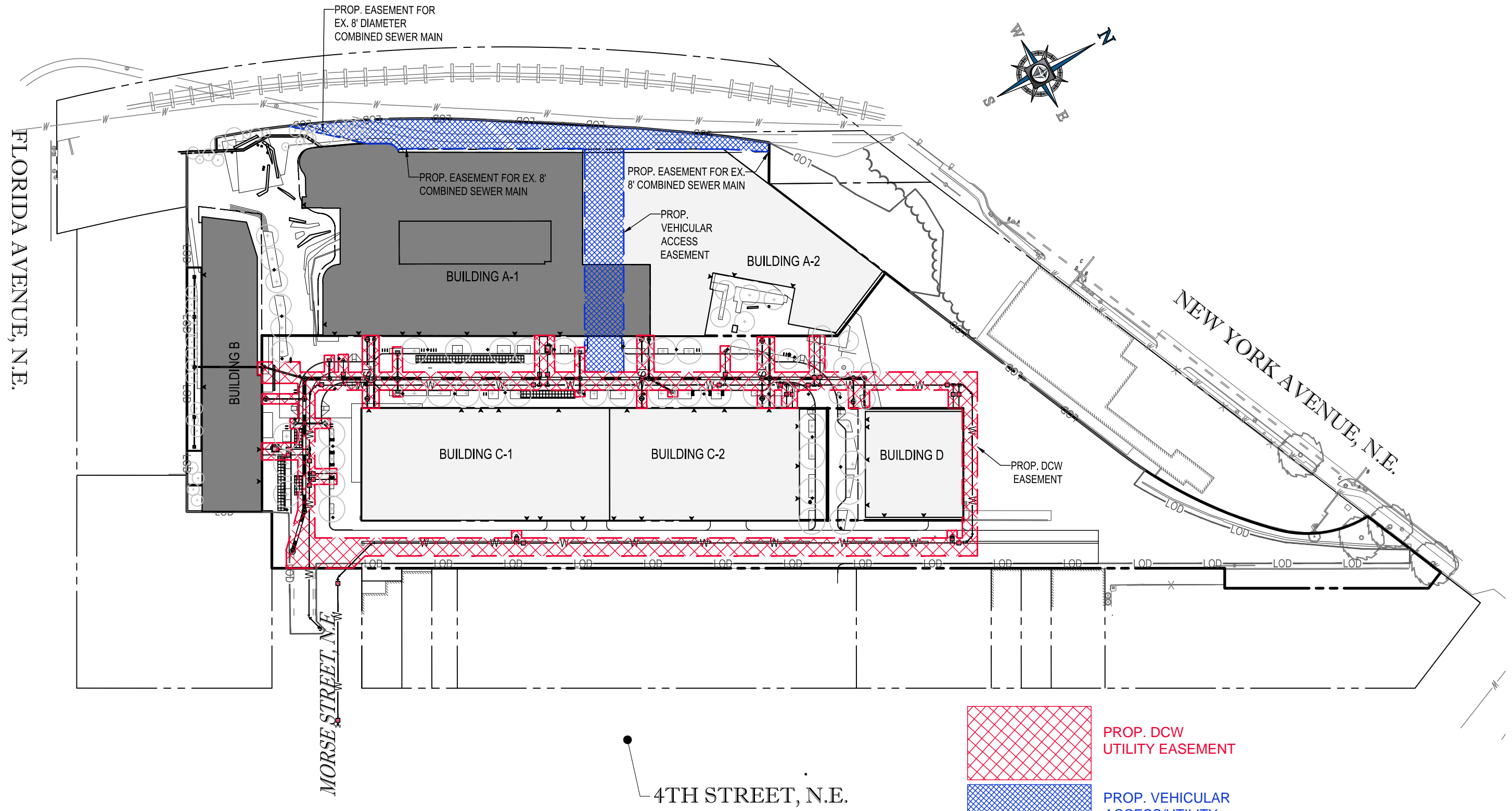
UTILITY PLAN

SCALE: 1" = 100'



30 September, 2016





DC WATER EASEMENT EXHIBIT

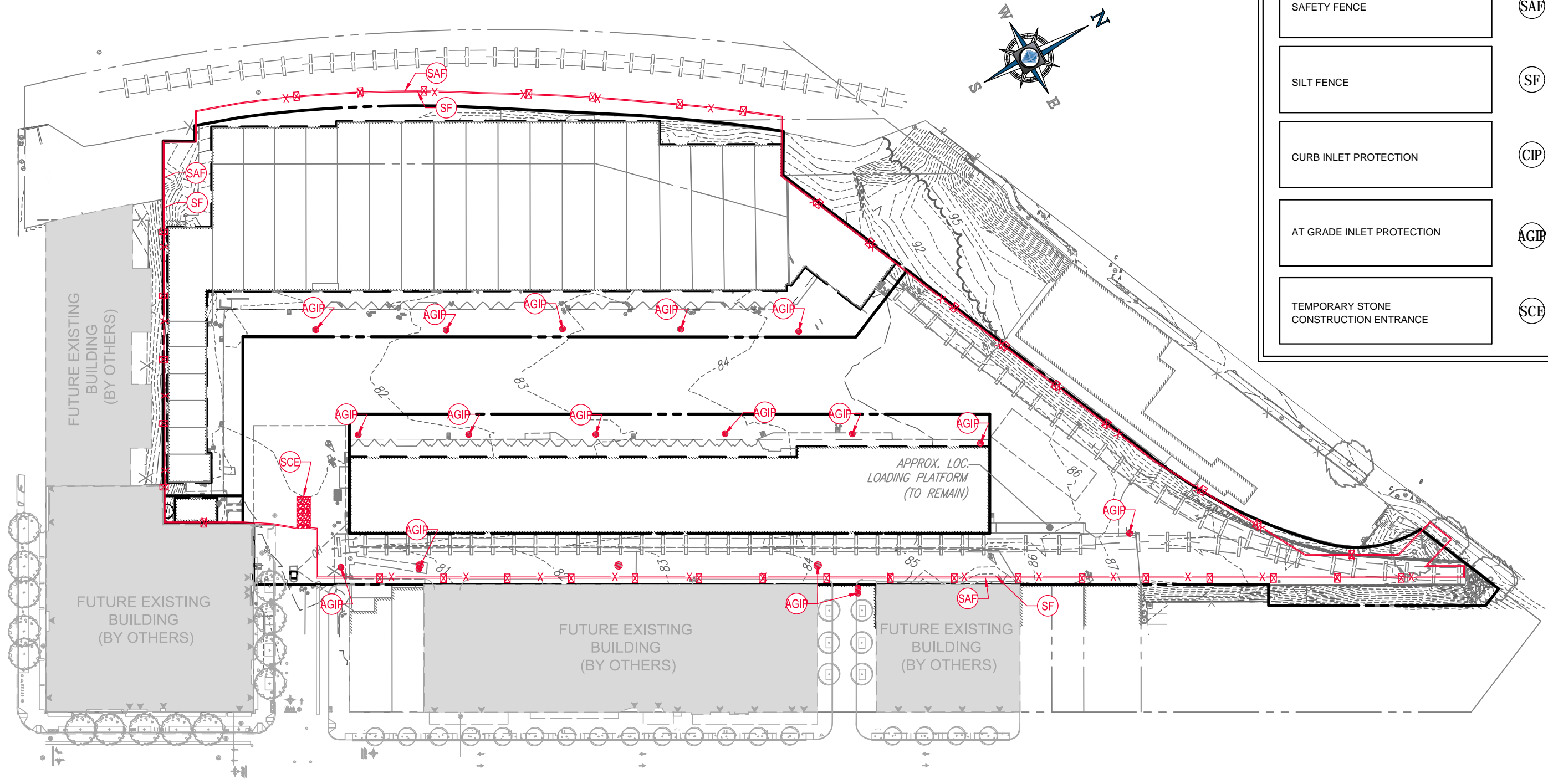


MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



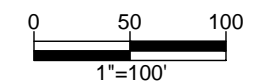
C301

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



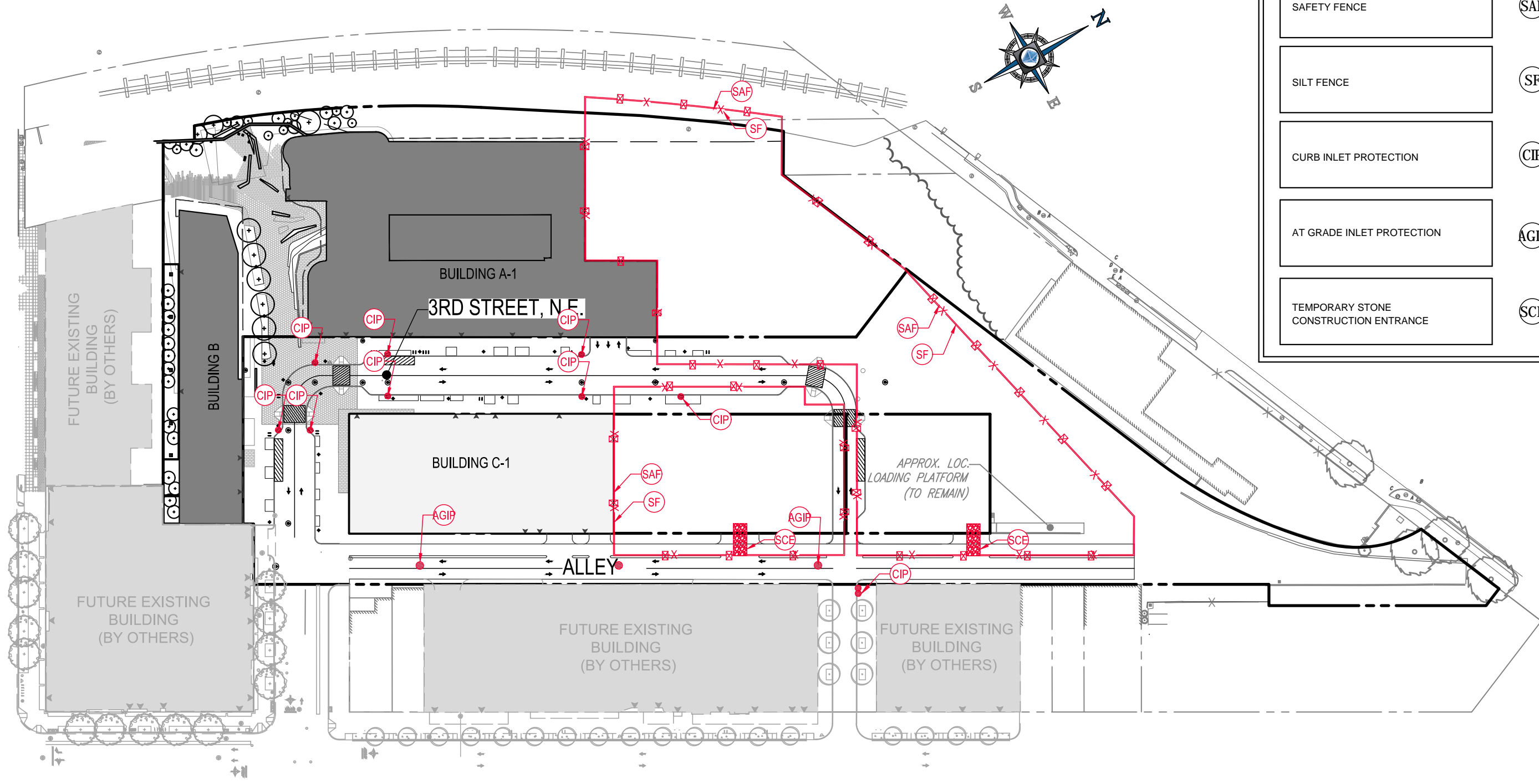
**EROSION AND SEDIMENT CONTROL PLAN CONSOLIDATED STAGE PUD
(CONSTRUCTION PHASE I)**

SCALE: 1" = 100'



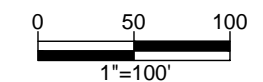
30 September, 2016

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



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

SCALE: 1" = 100'

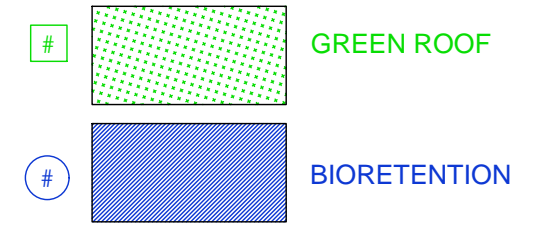


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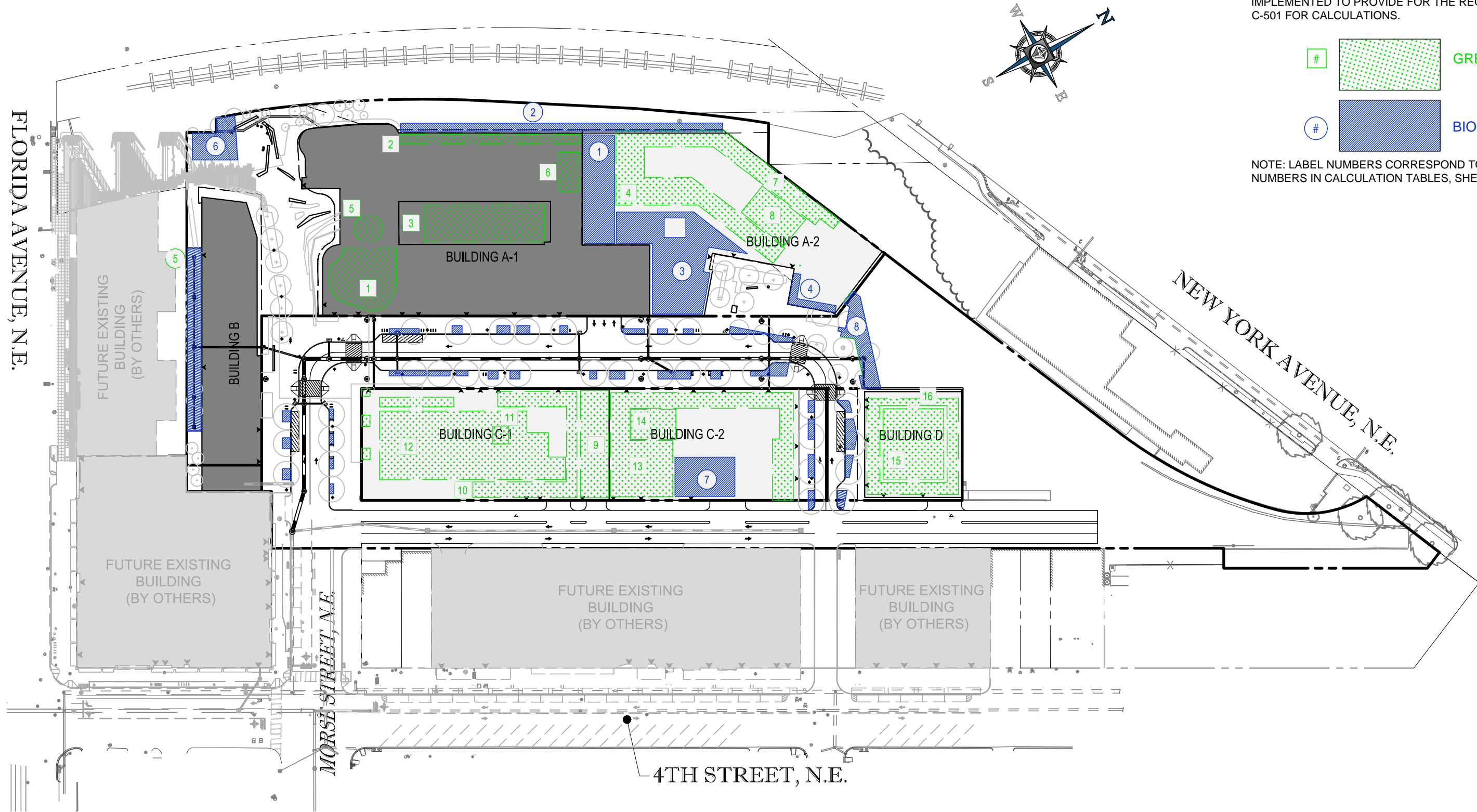


STORMWATER MANAGEMENT PLAN NARRATIVE

THE TOTAL DISTURBED AREA IS 342,038 SF AND HAS A SWRV REQUIREMENT OF 31,143 CF. GREEN ROOFS, BIORETENTION FACILITIES AND STREETScape BIORETENTION PLANTERS WILL BE IMPLEMENTED TO PROVIDE FOR THE REQUIRED SWRV. SEE SHEET C-501 FOR CALCULATIONS.

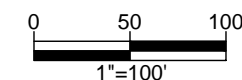


NOTE: LABEL NUMBERS CORRESPOND TO BMP NUMBERS IN CALCULATION TABLES, SHEETS 501-502



STORMWATER MANAGEMENT PLAN - OVERALL

SCALE: 1" = 100'



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GREEN ROOF

GREEN ROOF#	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	NOTES
1	3,600	3,600	3,600	3,600	3	1	Building A-1	504	485	485	
2	1,676	1,676	1,676	1,676	3	1	Building A-1	235	226	226	
3	4,500	4,500	4,500	4,500	3	1	Building A-1	630	606	606	
4	3,154	4,074	4,074	4,074	6	1	Building A-1	844	548	548	
5	630	630	630	630	3	1	Building A-1	88	85	85	
6	850	850	850	850	3	1	Building A-1	119	114	114	
7	6,309	10,449	10,449	10,449	6	1	Building A-2	1688	1406	1406	
8	1,840	1,840	1,840	1,840	8	1	Building A-2	649	248	248	
9	3,000	7,120	7,120	7,120	8	1	Building C-1	1058	958	958	
10	4,340	4,900	4,900	4,900	6	1	Building C-1	1161	659	659	
11	280	280	280	280	3	1	Building C-1	39	38	38	
12	11,525	11,525	11,525	11,525	6	1	Building C-1	3083	1551	1551	
13	8,680	11,930	11,930	11,930	5	1	Building C-2	1953	1606	1606	
14	1,370	1,370	1,370	1,370	3	1	Building C-2	192	184	184	
15	4,264	4,488	4,488	4,488	6	1	Building D	1141	604	604	
16	3,643	7,286	7,286	7,286	8	1	Building D	1284	981	981	
							TOTAL	14,666	10,298	10,298	

MEDIA RETENTION VALUE	0.51
DRAINAGE LAYER RETENTION VALUE	0.15

Tree Planting

Location	#	SWRv (CF)
Ground Floor	28	280

STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL

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MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



C501

BIORETENTION

FACILITY	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
1	3,320	3,320	28,129	0	28,129	0.5	1.0	2	1.00	6,308	3,785	3,786	3,785
2	7,092	7,092	8,068	0	8,068	0.5	1.0	2	1.00	13,475	8,085	1,086	1,086
3	2,600	2,600	26,371	0	26,371	0.5	1.0	2	1.00	4,940	2,964	3,549	2,964
4	500	500	7,030	7,030	7,030	0.5	1.5	2	1.00	1,200	720	946	720
5	2,477	2,477	20,327	0	20,327	0.5	1.0	2	1.00	4,706	2,824	2,736	2,736
6	1,500	1,500	16,500	0	16,500	0.0	1.0	3	0.67	3,025	1,815	2,221	1,815
7	2,350	2,350	7,360	0	7,360	0.5	1.0	2	1.00	4,465	2,679	991	991
8	1,624	1,624	24,624	0	19,624	0.5	1.0	6	1.00	4,710	2,826	2,818	2,818
Building C2 Streetscape Bioretention	438	438	2,823	0	2,823	0.58	0.92	2	1.00	796	477	380	375
Building D Streetscape Bioretention	479	479	3,818	0	3,818	0.58	0.92	2	1.00	870	522	514	420
Streetscape Bioretention	2,780	2,780	38,461	0	38,461	0.58	0.92	2	1.00	5,050	3,030	5,176	2,869
TOTAL										49,545	29,727	24,202	20,578

TOTAL SWRv REQUIRED =	31,143
TOTAL SWRv PROVIDED =	31,156

STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL

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MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



C502