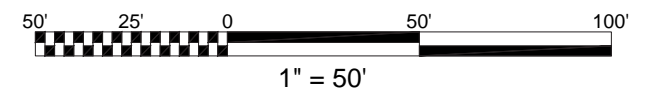


KEYMAP
SCALE: 1"=200'



1200 THIRD STREET, NE

WASHINGTON, D.C.

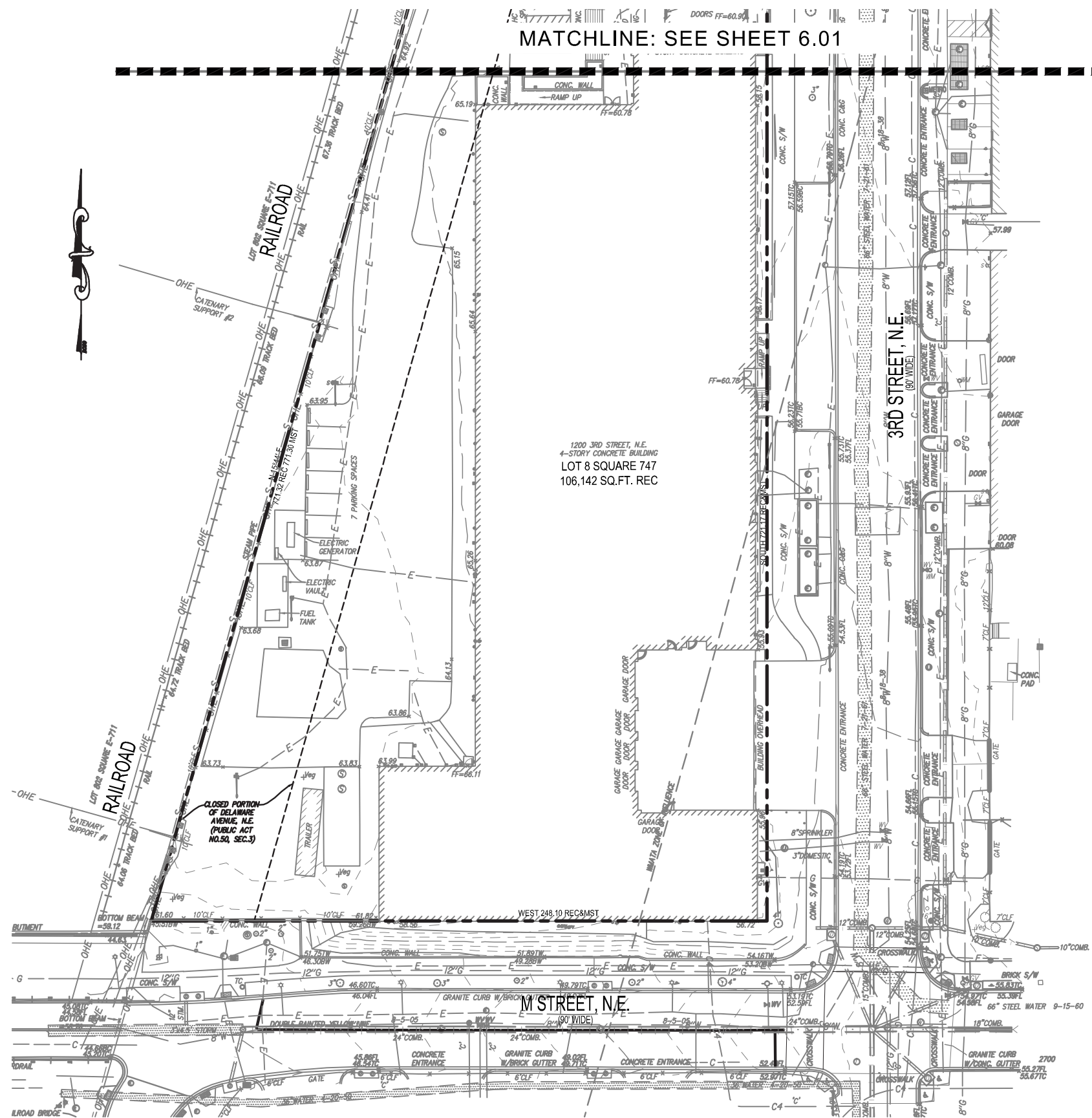
PUD SUBMISSION

July 27, 2016 sba project #45128 ©2016 Shalom Baranes Associates P.C.

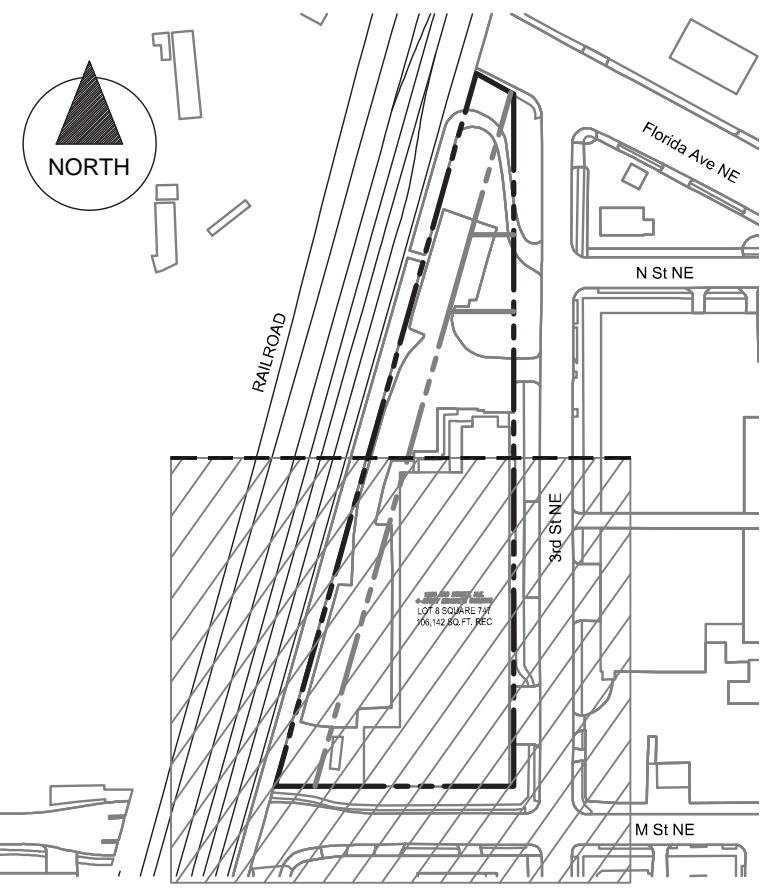


ZONING COMMISSION
 Prince Georges County, Virginia
 CASE NO.16-09
 EXHIBIT NO.15A8
 Civil - Existing Conditions Plan North 6.01

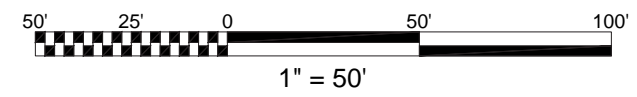
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1200 3RD STREET, N.E.
4-STORY CONCRETE BUILDING
LOT 8 SQUARE 747
106,142 SQ.FT. REC



KEYMAP
SCALE: 1"=200'



1200 THIRD STREET, NE

PUD SUBMISSION



SITE KEYNOTES:

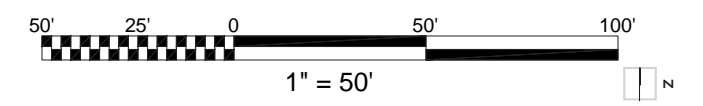
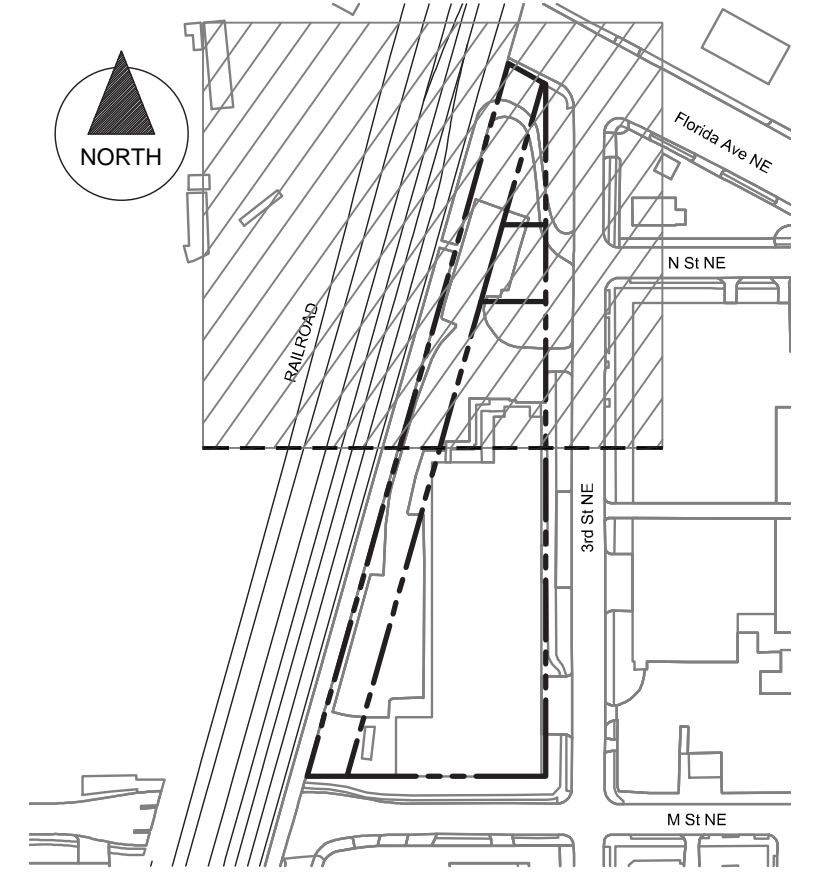
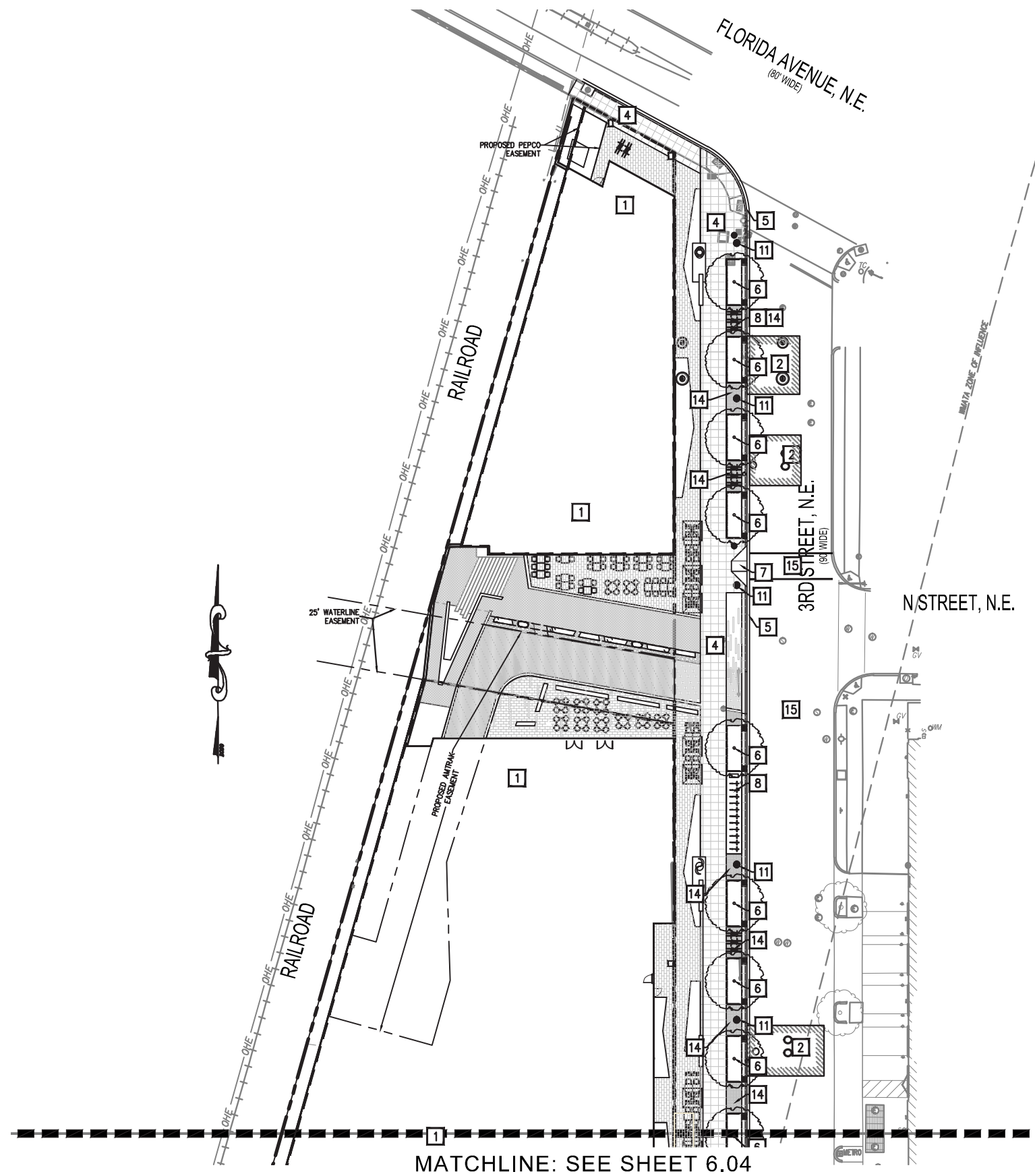
- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW FULL DEPTH ASPHALT PAVEMENT PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 3 NEW GRANITE CURB PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 4 NEW SIDEWALK PER DC/DDOT STANDARDS AND SPECIFICATIONS. REFER TO LANDSCAPE PLANS FOR MATERIAL SCORING PATTERN.
- 5 NEW CONCRETE CURB AND GUTTER PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 6 NEW LID STREET TREE PIT. REFER TO LANDSCAPE DRAWING FOR LAYOUT.
- 7 NEW HANDICAP RAMP PER DC/DDOT STANDARDS AND SPECIFICATIONS. REFER TO SHEET 6.06 FOR DETAILS.
- 8 PROPOSED BIKE RACK. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 9 NEW CONCRETE ENTRANCE PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 10 NEW SURFACE COURSE ASPHALT PAVEMENT PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET 6.06 FOR DETAILS.
- 11 NEW STREETLIGHT. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 12 NEW PEDESTRIAN AND LANDSCAPED AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 13 REPLACE CONCRETE ENTRANCE TO MATCH EXISTING
- 14 NEW COBBLESTONE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 15 NEW PAINTED CROSSWALK PER DC/DDOT STANDARDS AND SPECIFICATIONS.
- 16 CYCLE TRACK MARKINGS AND STRUCTURES PER DC/DDOT STANDARDS AND SPECIFICATIONS. COORDINATE PER FINAL DDOT REQUIREMENTS

SITE LEGEND:

- NEW ASPHALT PAVEMENT (FULL DEPTH)
- NEW ASPHALT PAVEMENT (SURFACE COURSE)
- NEW CONCRETE PAVEMENT
- NEW COBBLESTONE
- NEW CONCRETE SIDE WALK
- SITE KEY-NOTE

NOTES:

- 1. STREETScape DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAILS OF THE STREETScape IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFORM WITH APPLICABLE DESIGN AND PERMITTING STANDARDS.
- 2. PLANT SPECIES SELECTIONS IDENTIFIED ON THIS PLAN ARE SHOWN TO ILLUSTRATE DESIGN INTENT ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASES OF WORK.
- 3. INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- 4. DC/DDOT MAY REQUIRE NEW ASPHALT SURFACE COURSE TO CENTERLINE OF THE STREET PER DC/DDOT INSPECTOR RECOMMENDATIONS. CONTRACTOR TO COORDINATE LIMITS OF NEW ASPHALT SURFACE COURSE WITH INSPECTOR.
- 5. ALL NEW DEVELOPMENT AND CONSTRUCTION ON ADJACENT PROPERTIES TO BE COMPLETED BY OTHERS AND IS NOT CONSIDERED PART OF THE PROJECT.



1200 THIRD STREET, NE







PUD SUBMISSION



SITE KEYNOTES:

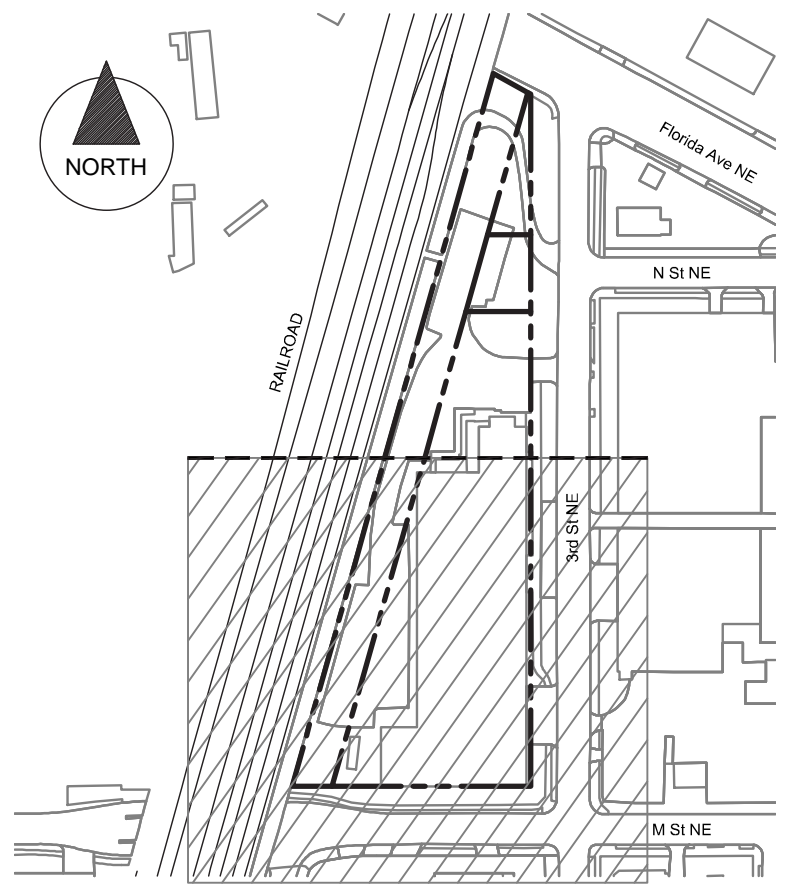
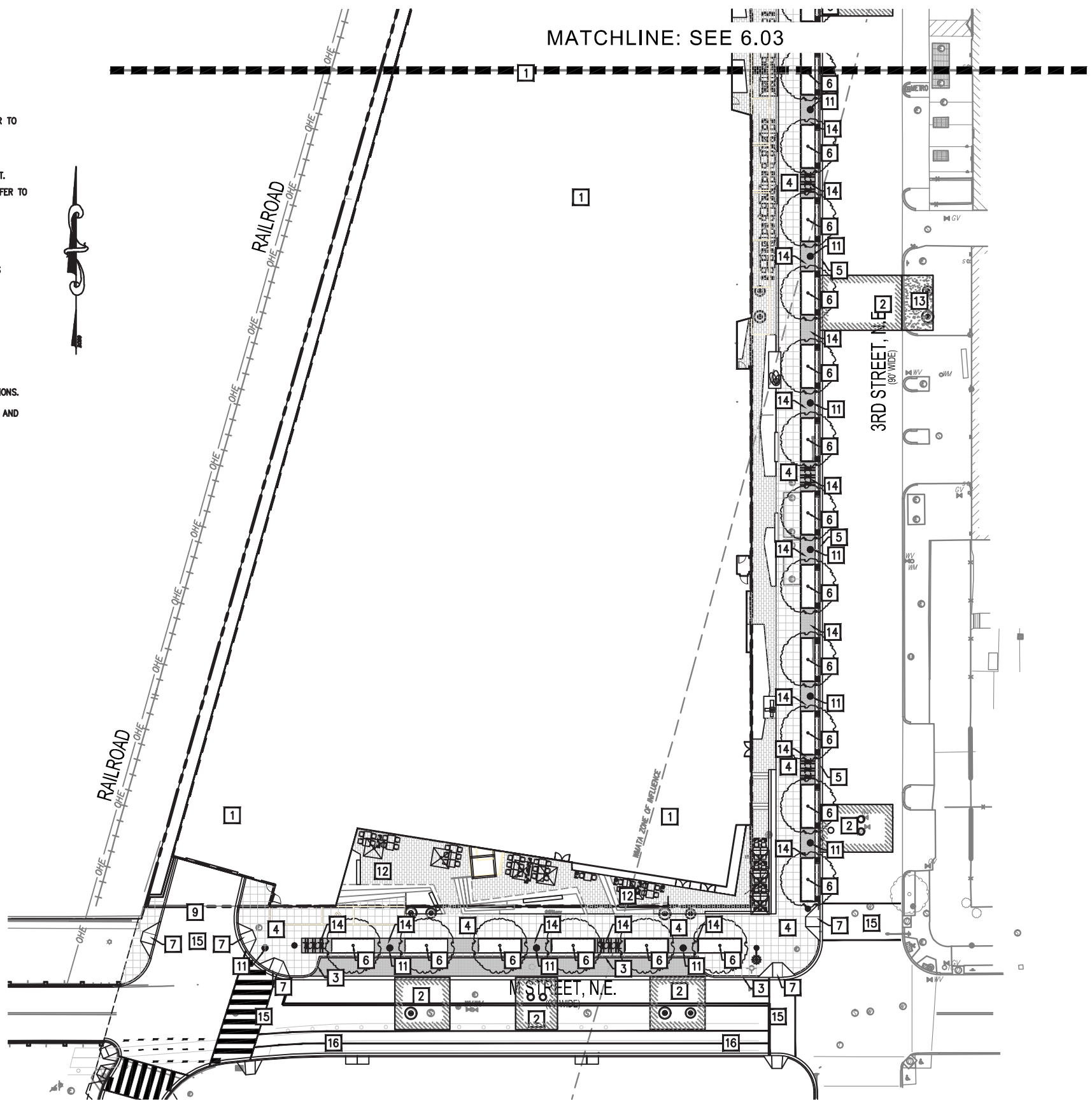
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SITE LEGEND:

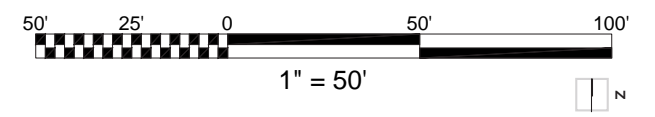
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KEYMAP
SCALE: 1"=200'



1200 THIRD STREET, NE

PUD SUBMISSION

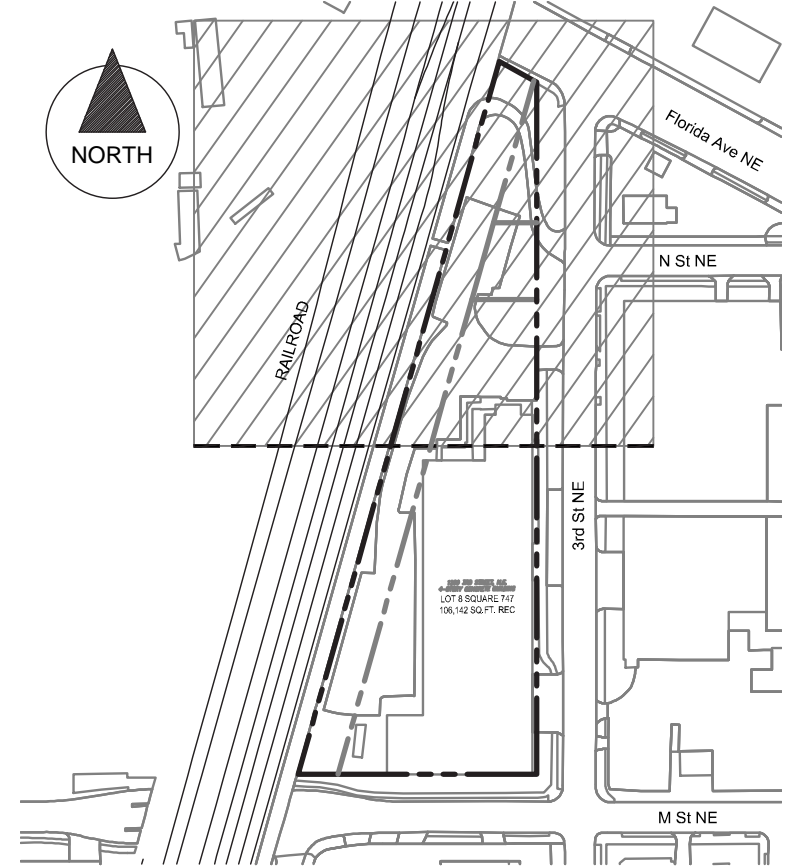
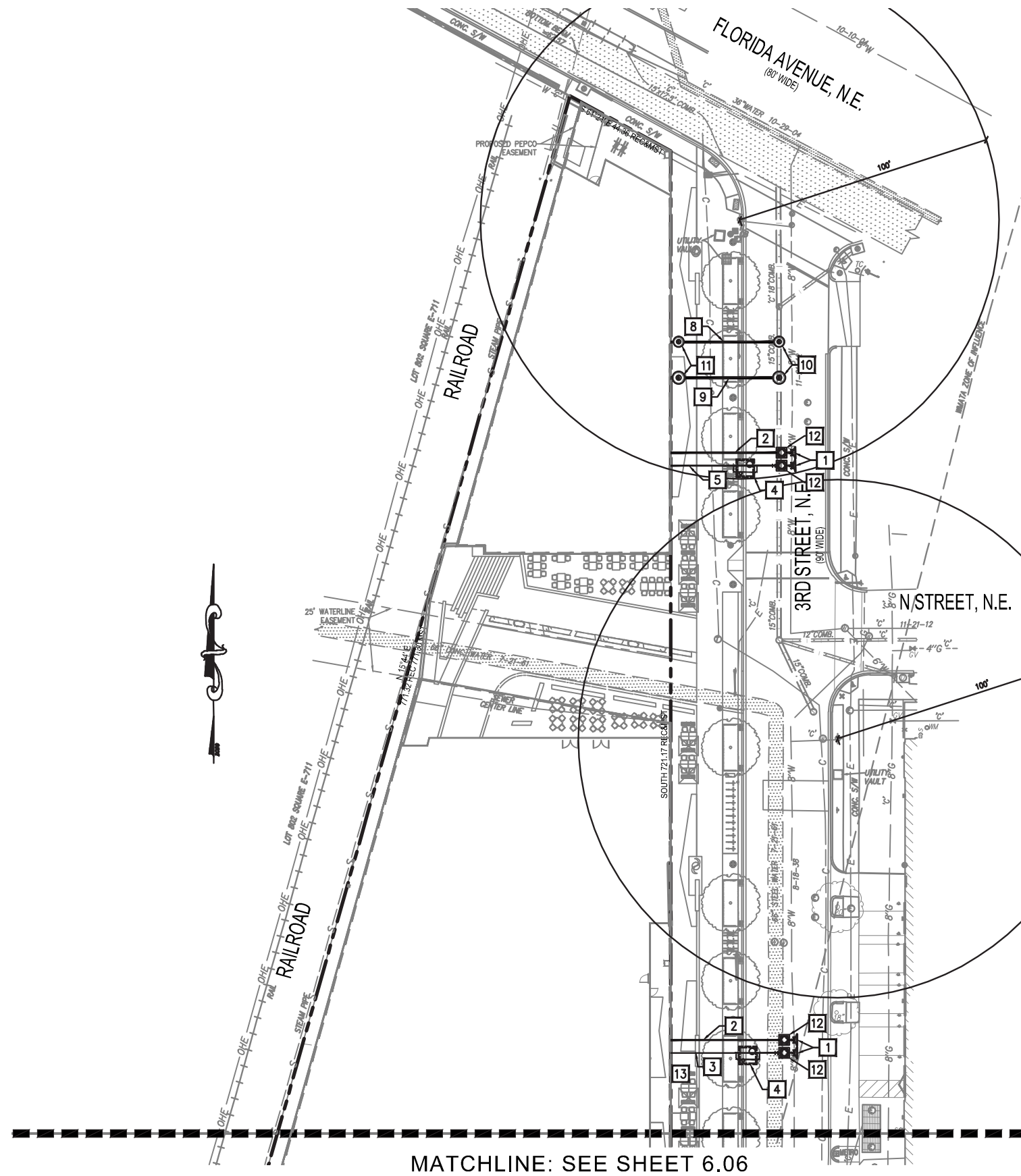


UTILITY KEYNOTES:

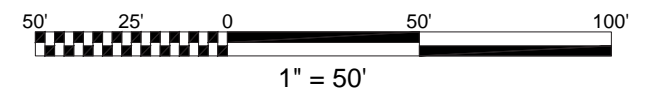
- 1 NEW CONCRETE THRUST BLOCK PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DC/WATER STANDARD DRAWING W-48.81 ON SHEET 6.07.
- 2 NEW 8" DIP FIRE SERVICE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-10.01 ON SHEET 6.07 FOR TRENCHING DETAILS.
- 3 NEW 4" DIP DOMESTIC WATERLINE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-10.01 ON SHEET 6.07.
- 4 NEW 3" WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL DG-23.01 ON SHEET 6.07.
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- 8 NEW PVC SCH 40 SANITARY SEWER LATERAL. (SEE PLAN FOR SIZE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL S-15.01 ON SHEET 6.07.
- 9 NEW PVC SCH 40 STORM SEWER PIPE. (SEE PLAN FOR SIZE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL S-12.01 ON SHEET 6.07.
- 10 NEW 4.0' DIAMETER MANHOLE WITH DOGHOUSE BASE, PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DETAILS S-20.11 AND S-20.03 ON SHEET 6.07.
- 11 NEW CLEANOUT PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER S-80.02 ON SHEET 6.07.
- 12 NEW 4" WATER VALVE PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER DETAIL W-20.01 ON SHEET 6.07.
- 13 NEW PEPCO VAULTS. COORDINATE WITH UTILITY OWNER FOR REQUIREMENTS

NOTES:

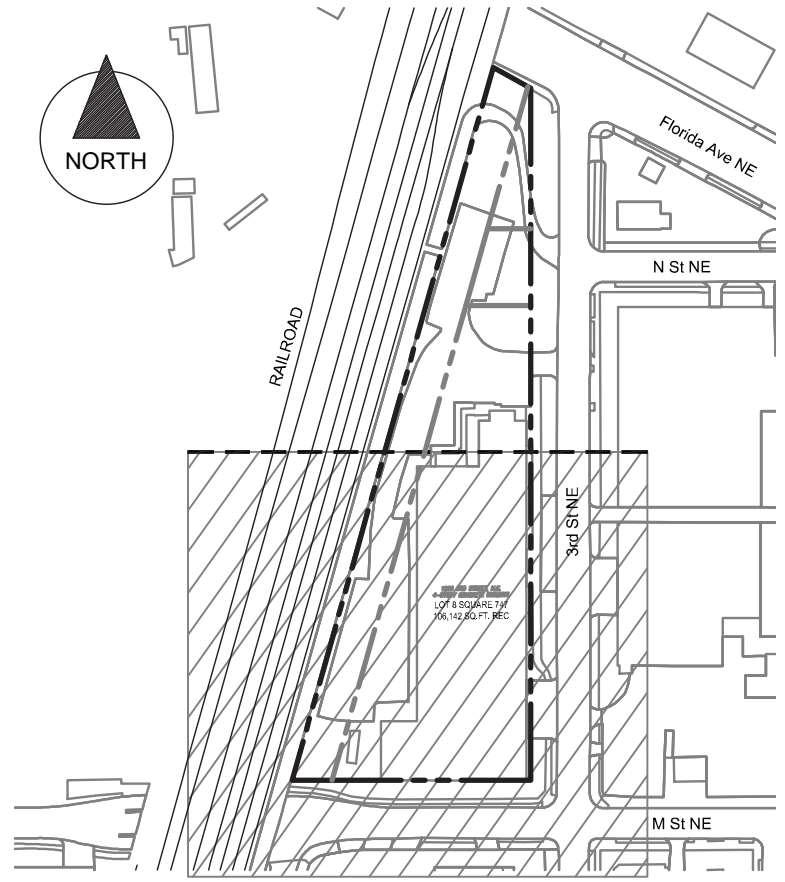
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KEYMAP
SCALE: 1"=200'



MATCHLINE: SEE SHEET 6.05



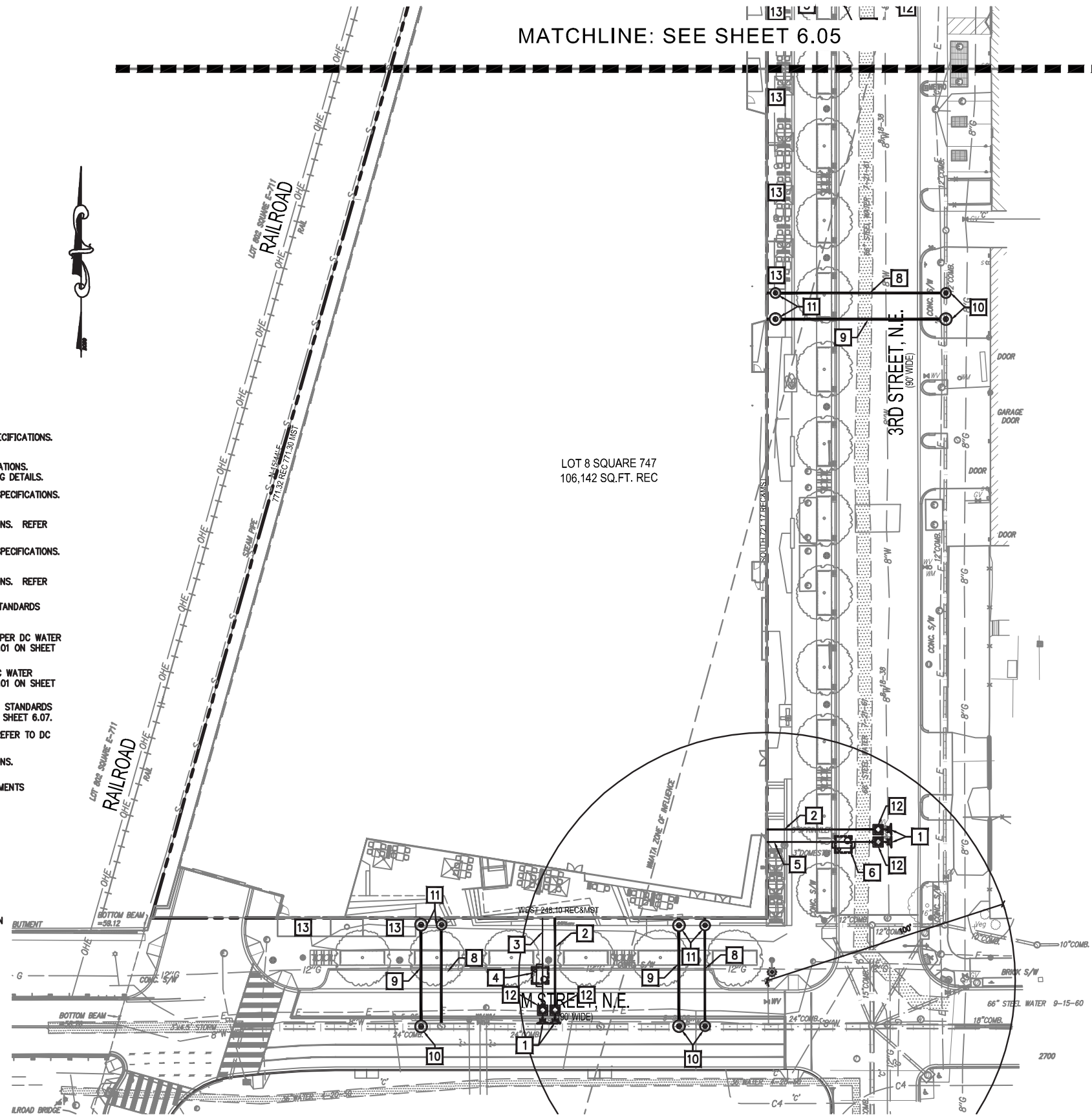
KEYMAP
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UTILITY KEYNOTES:

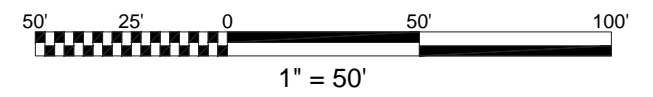
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LOT 8 SQUARE 747
106,142 SQ. FT. REC



DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.
7. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
8. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
9. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

LAND DISTURBANCE ACTIVITY NOTE:

A PERSON RESPONSIBLE FOR LAND DISTURBANCE IS TO BE PRESENT OR AVAILABLE AT ALL TIMES WHILE SITE IS IN A PHASE INVOLVING LAND DISTURBING ACTIVITY. THE RESPONSIBLE PERSON IS RESPONSIBLE FOR INSPECTION OF THE SITE EROSION & SEDIMENT CONTROL MEASURES BIWEEKLY AND AFTER RAINFALL EVENTS. AVAILABILITY TO RESPOND TO POTENTIAL EROSION PROBLEMS AS THEY OCCUR AND AVAILABILITY TO SPEAK ONSITE WITH DDOE TO REMEDY POTENTIAL PROBLEMS. THE RESPONSIBLE PERSON IS TO HAVE AVAILABLE ONSITE PROOF OF PROFESSIONAL LICENSING OR SUCCESSFUL COMPLETION OF A DEPARTMENT APPROVED TRAINING PROGRAM IN COMPLIANCE OF RESPONSIBLE PERSON DESIGNATION.

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STRAW BALE DIKES, INLET PROTECTION, SUMP PIT, PORTABLE SEDIMENT TANK, STABILIZED TREE PROTECTION, AND SILT FENCE AS INDICATED ON SHEET C-2. SEE SHEET C-5 FOR EROSION AND SEDIMENT CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL PROPOSED UTILITIES AS INDICATED ON SHEET C-4.
5. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
6. CONSTRUCT BMPs AS INDICATED ON SHEET C-3.
7. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

EROSION AND SEDIMENT CONTROL NOTE:

1. THE APPLICANT MUST NOTIFY THE DISTRICT DEPARTMENT OF ENVIRONMENT BY PHONE (202-535-2977) AT LEAST 72 HOURS PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DISTRICT DEPARTMENT OF ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
2. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES REQUIRES APPROVAL FROM DDOE INSPECTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
4. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
5. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF ENVIRONMENT, WATERSHED PROTECTION DIVISION.
6. PROVIDE A CHAIN LINK FENCE AT PERIMETER OF SITE
7. NO LATER THAN THE FIRSTDAY OF CONSTRUCTION, INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURES REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAY.

8. REMOVE OFF-SITE ACCUMULATION OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF DDOE INSPECTOR.
9. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DE-STABILIZATION AREAS.
10. STRAW BALE DIKES WILL BE REPLACED EVERY THREE (3) MONTHS UNTIL COMMENCEMENT OF CONSTRUCTION.

TOTAL SITE AREA:
TOTAL SITE AREA: 106,142 SF / 2.44 AC

TOTAL VOLUME OF CUT OF SITE WORK:
TOTAL AREA OF EXCAVATION: XXX SF / XXX AC
VOLUME OF CUT: XXXX SQ.FT. (AREA) X 1 FEET (DEPTH)
27

VOLUME OF CUT: XXXX cy +/-

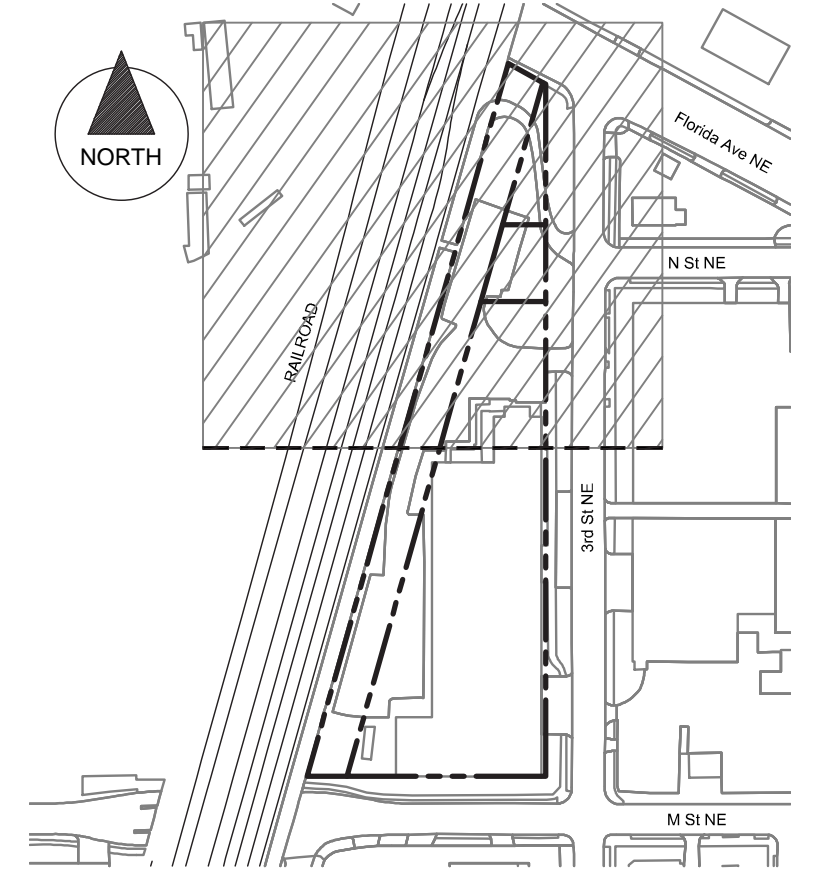
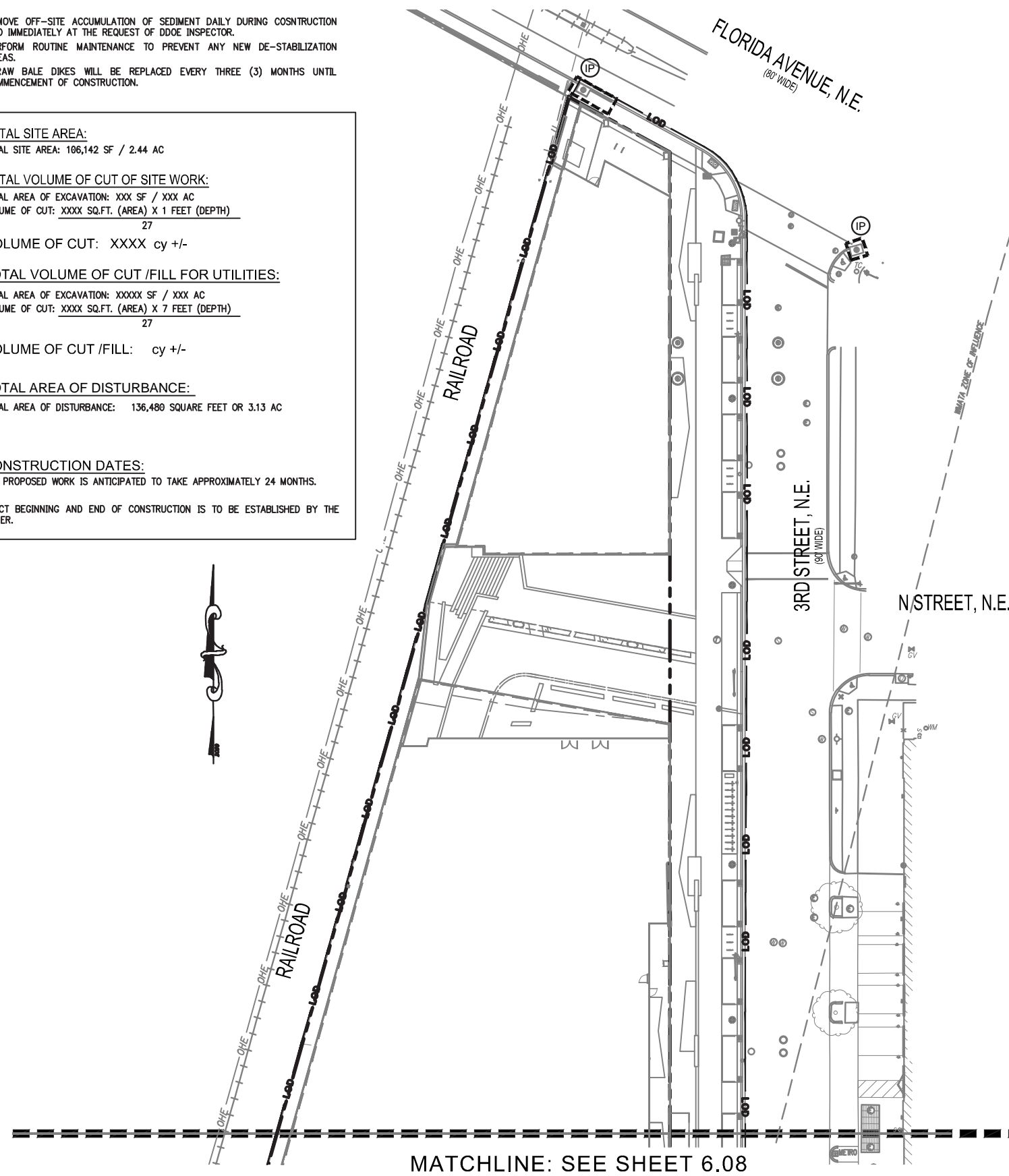
TOTAL VOLUME OF CUT /FILL FOR UTILITIES:
TOTAL AREA OF EXCAVATION: XXXX SF / XXX AC
VOLUME OF CUT: XXXX SQ.FT. (AREA) X 7 FEET (DEPTH)
27

VOLUME OF CUT /FILL: cy +/-

TOTAL AREA OF DISTURBANCE:
TOTAL AREA OF DISTURBANCE: 136,480 SQUARE FEET OR 3.13 AC

CONSTRUCTION DATES:
THE PROPOSED WORK IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.

EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

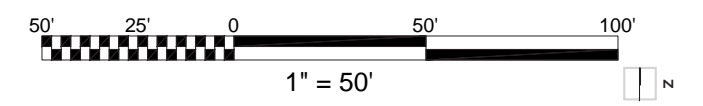


KEYMAP
SCALE: 1"=200'

LEGEND

STABILIZED CONSTRUCTION ENTRANCE	
WASH RACK	
INLET PROTECTION	
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
APPROXIMATE LIMIT OF DISTURBANCE	
TREE PROTECTION	

**THIS SHEET IS TO BE USED FOR
SEDIMENTATION AND EROSION CONTROL
PURPOSES ONLY**

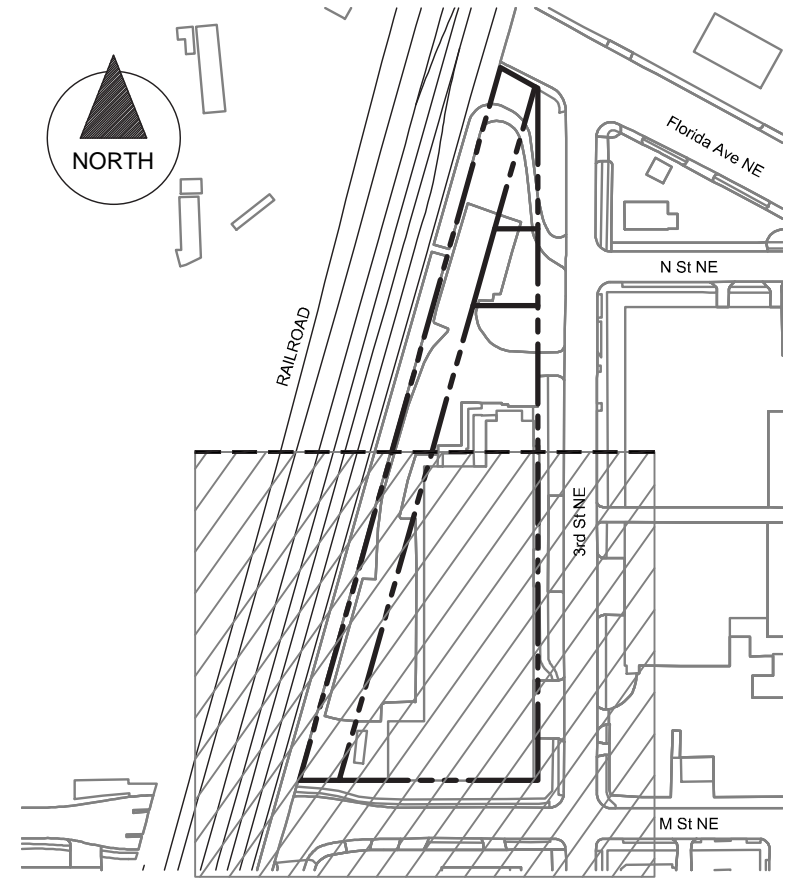
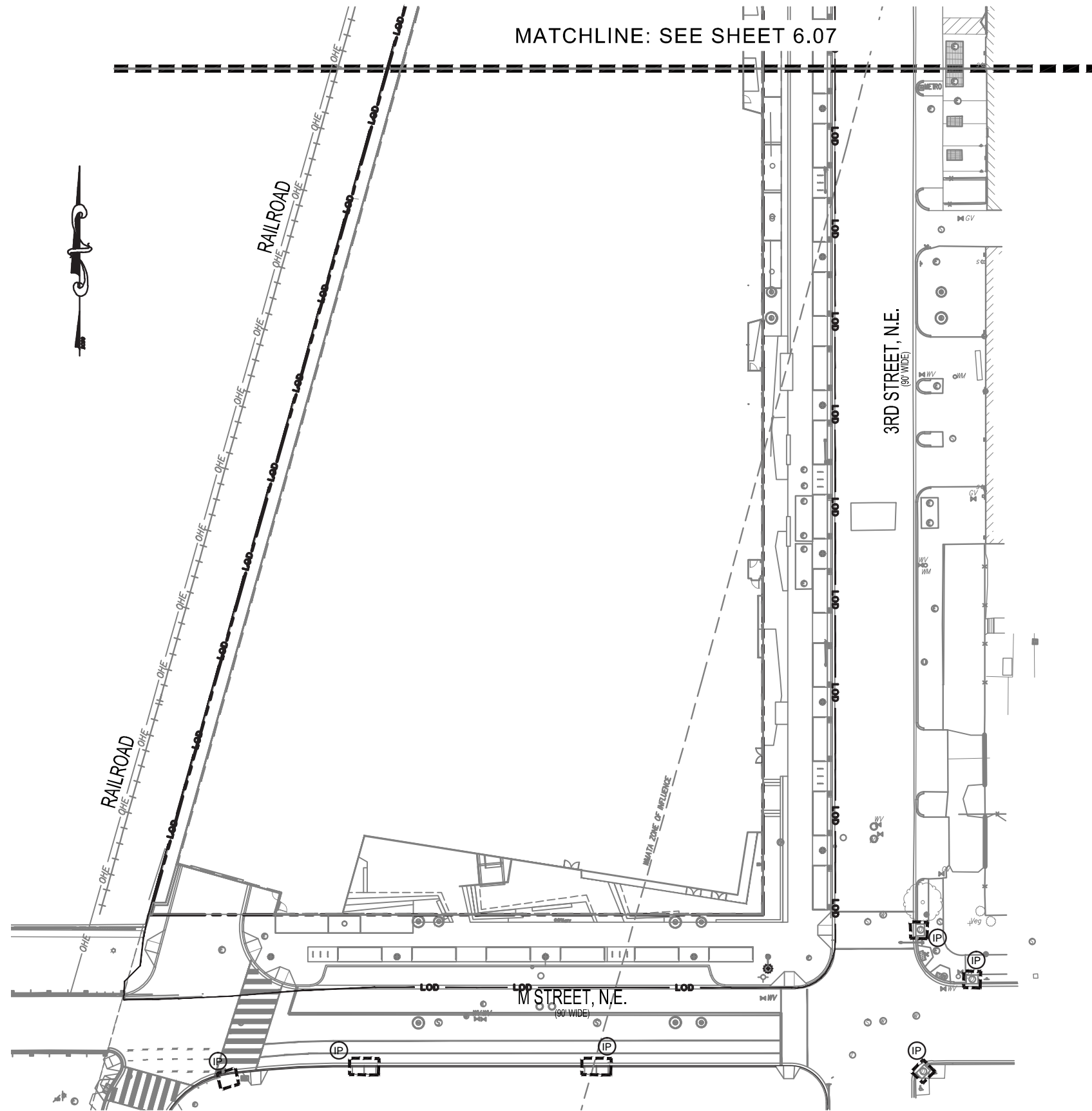


1200 THIRD STREET, NE

PUD SUBMISSION



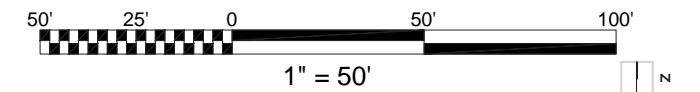
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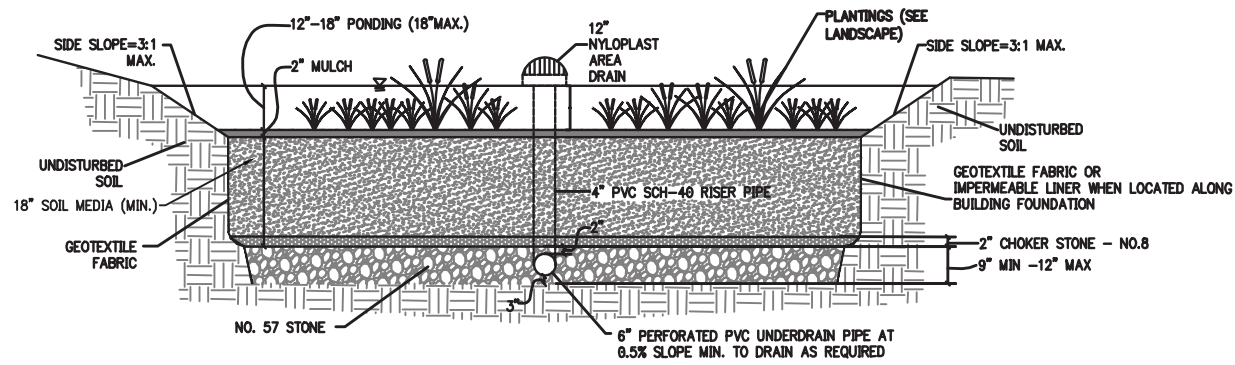


KEYMAP
SCALE: 1"=200'

LEGEND	
STABILIZED CONSTRUCTION ENTRANCE	
WASH RACK	
INLET PROTECTION	
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
APPROXIMATE LIMIT OF DISTURBANCE	
TREE PROTECTION	

THIS SHEET IS TO BE USED FOR
SEDIMENTATION AND EROSION CONTROL
PURPOSES ONLY





PROPOSED STORMWATER MANAGEMENT NARRATIVE:

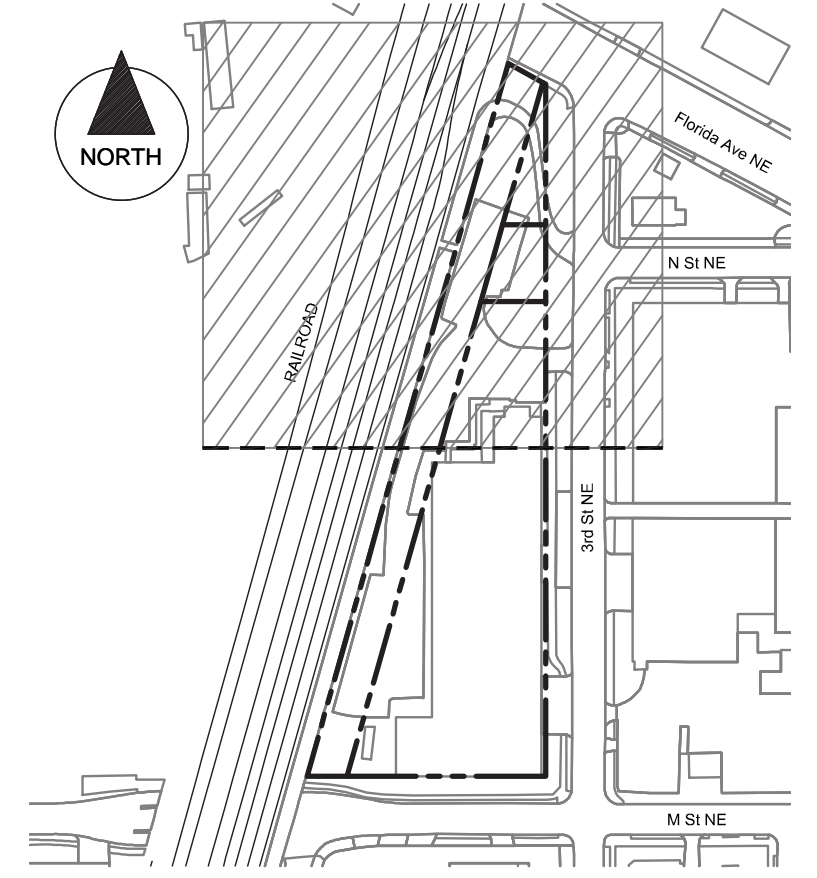
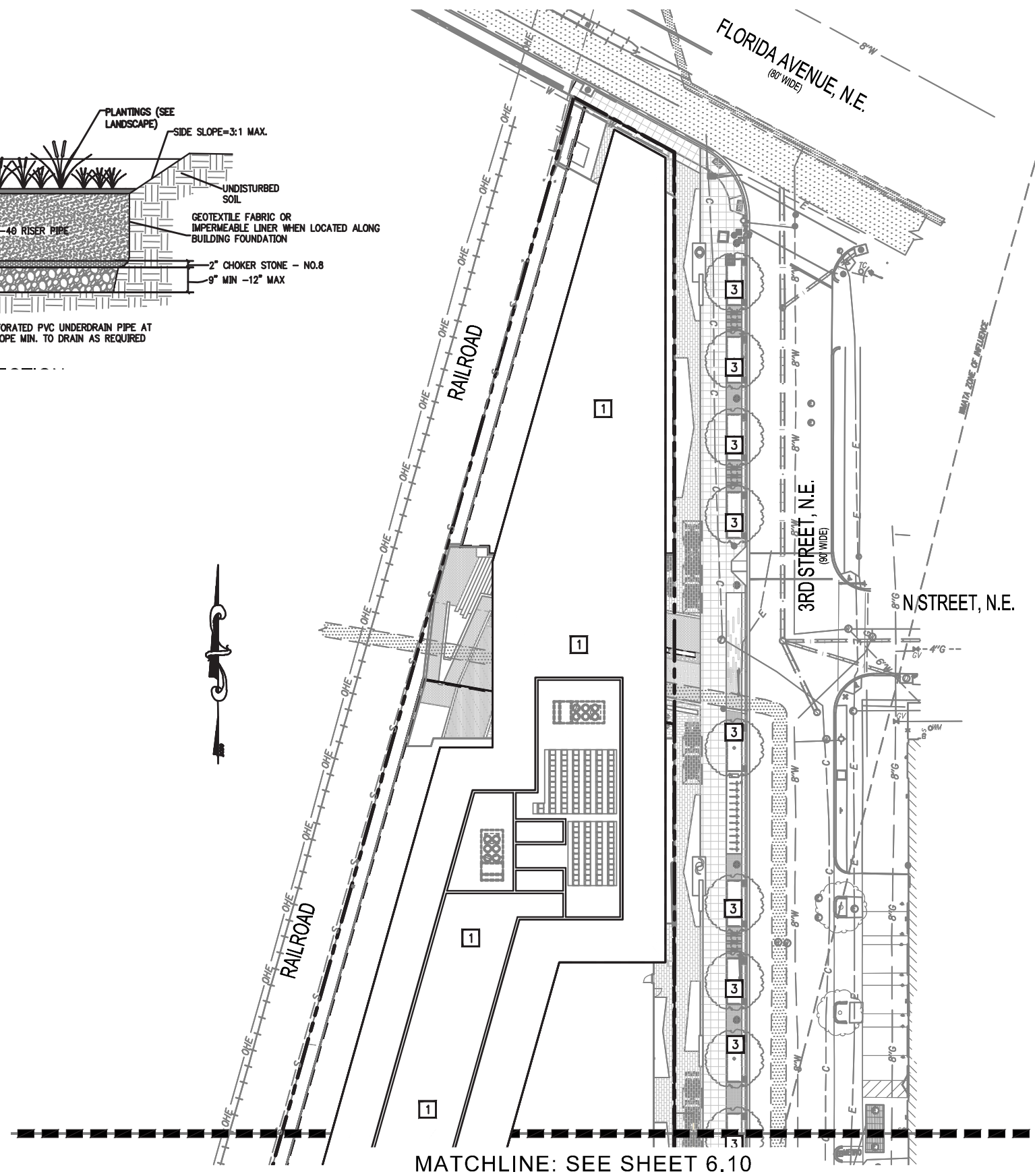
THE PROPOSED PROJECT CONSISTS OF THE REMOVAL OF AN EXISTING STRUCTURE AND NEW CONSTRUCTION OF THREE ADDITIONAL STRUCTURES, UPDATED PRIVATE AND PUBLIC SPACE LANDSCAPE AND NEW UNDERGROUND INFRASTRUCTURE. BMP FACILITIES WILL BE STRATEGICALLY LOCATED DOWNSTREAM OF SURFACE FLOW TO CAPTURE AND RETAIN STORMWATER PER DOEE REGULATION. DOEE SWM COMPLIANCE WILL BE ACHIEVED WITH THE MIXTURE OF BMP FACILITIES LOCATED THROUGHOUT THE SITE. ADDITIONAL BMP FACILITIES WILL BE LOCATED IN PUBLIC SPACE TO TREAT STORMWATER TO MAXIMUM EXTENT PRACTICABLE. COMPLIANCE CALCULATION AND DATA SHEET FOR THE SITE AND MAINTENANCE CRITERIA FOR ALL BMPs WILL BE INCLUDED ON PLAN SHEETS. THE DESIGNER, INSTALLER AND DOEE INSPECTOR MUST HAVE A PRE-CONSTRUCTION MEETING TO ENSURE ALL PARTIES ARE AWARE OF DESIGN INTENTIONS AND WILL CONFORM TO ORIGINAL DESIGN.

SWM KEYNOTES:

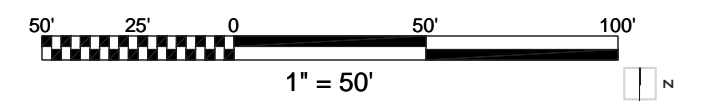
- 1 POTENTIAL LOCATION OF ROOFTOP BMP
- 2 POTENTIAL LOCATION OF GROUND SURFACE BMP WITHIN THE PROPERTY
- 3 POTENTIAL LOCATION OF SWM BMP LOCATED WITHIN PUBLIC SPACE

NOTES:

- 1. ALL STORMWATER MANAGEMENT BMPs ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. FINAL TYPE, SIZE, AND LOCATION MAY VARY DEPENDENT ON FINAL DESIGN ANALYSIS AND ABILITY TO CONFORM TO REGULATORY AGENCIES REQUIREMENTS.
- 2. BIORETENTION DETAIL IS PER TYPICAL STORMWATER GUIDEBOOK MINIMUM REQUIREMENTS. ACTUAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS APPLICABLE DESIGN REQUIREMENTS.



KEYMAP
SCALE: 1"=200'



MATCHLINE: SEE SHEET 6.09

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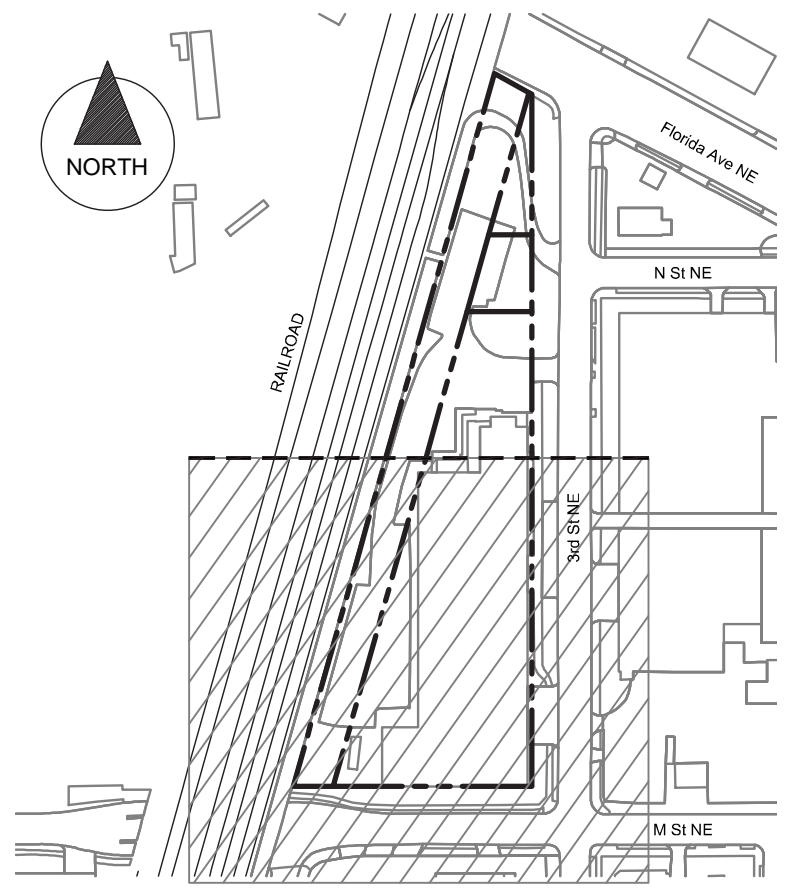
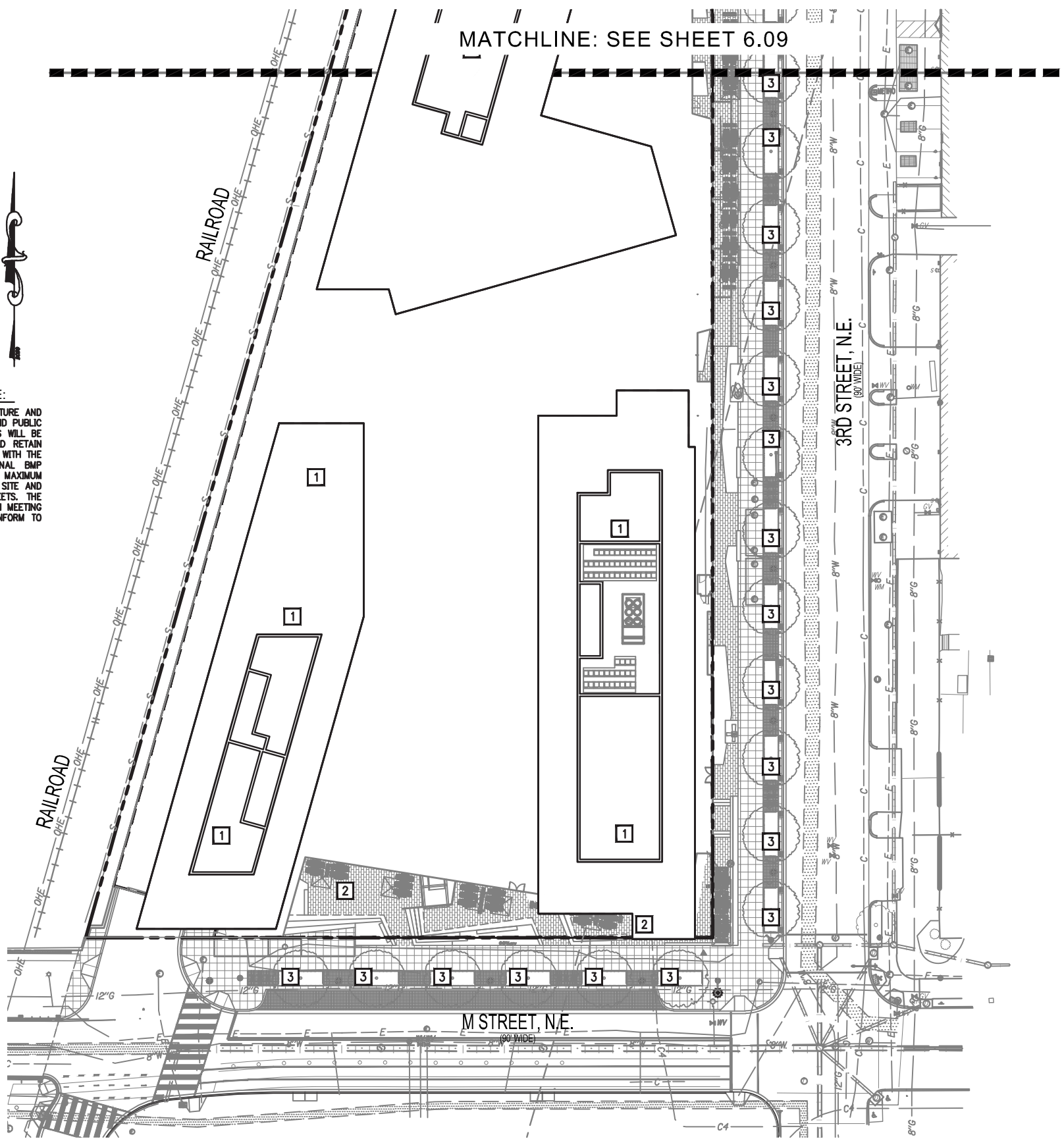
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