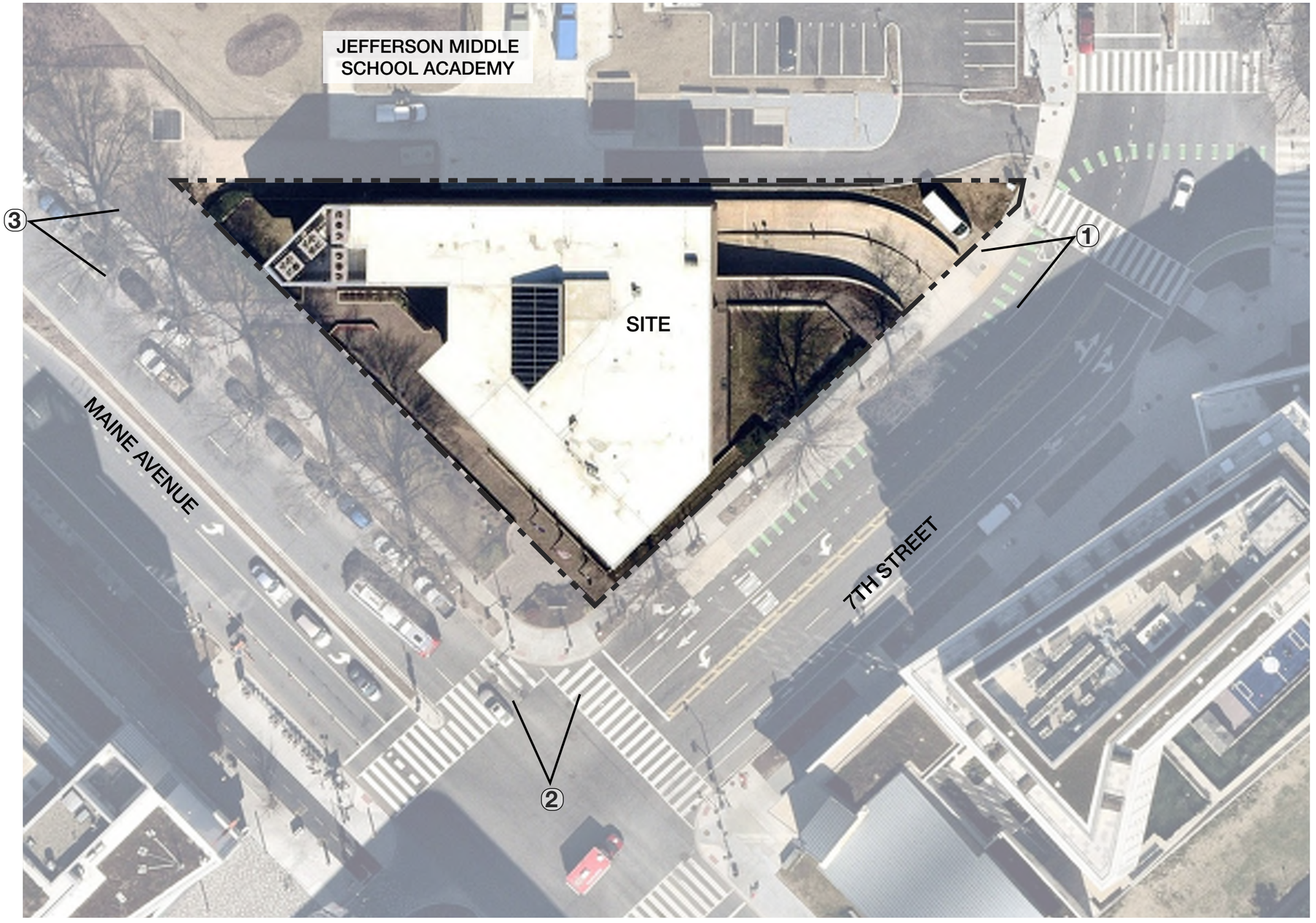






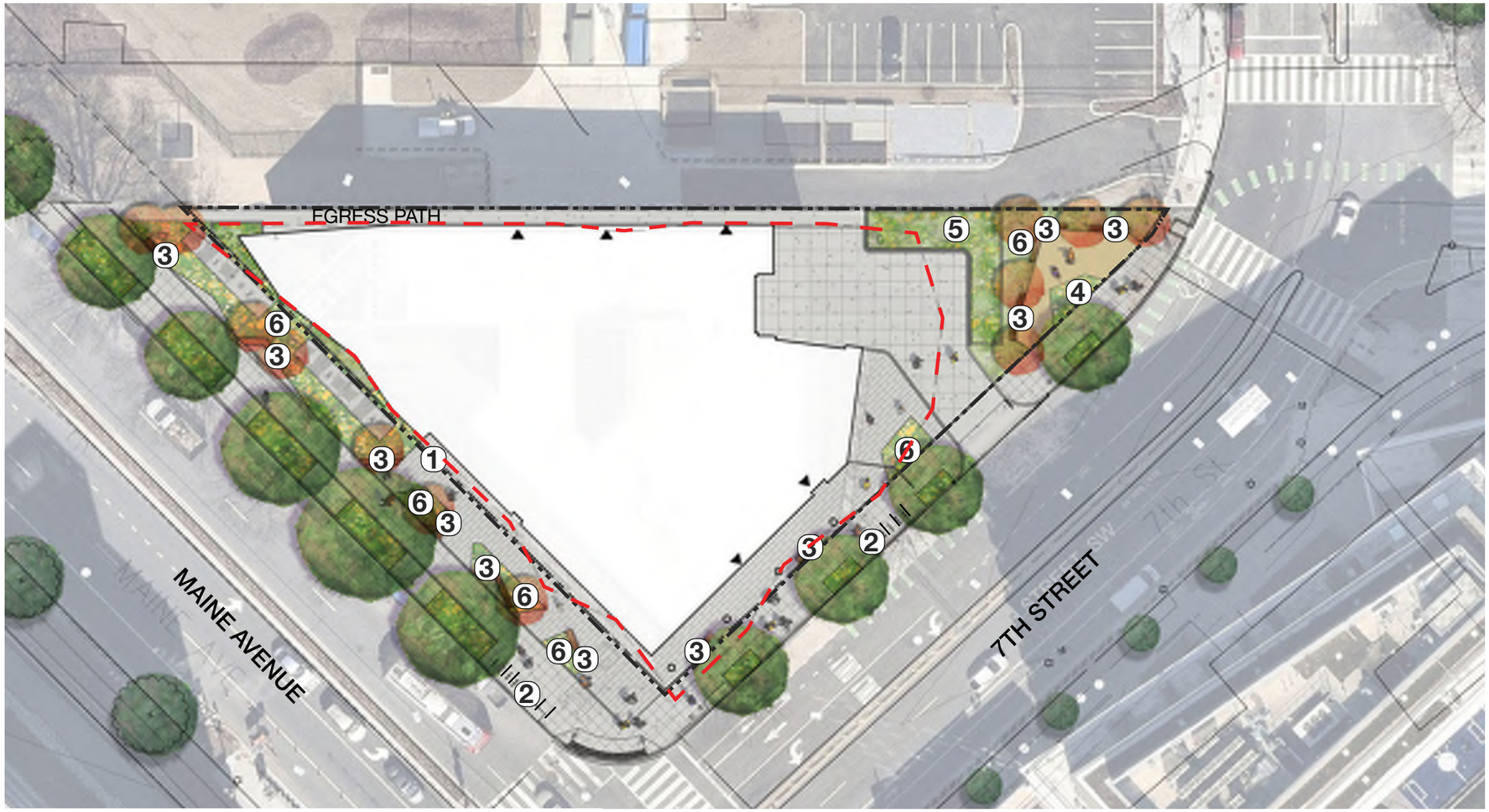
**807 MAINE AVENUE** WASHINGTON, DC • EXISTING CONDITIONS

PN 2021071 | 10.25.2022 | MILL CREEK RESIDENTIAL TRUST

L01

MILL CREEK RESIDENTIAL

LandDesign




① POTENTIAL OUTDOOR DINING AREAS
② BIKE RACKS
③ BENCHES
④ ART LOCATION
⑤ RAISED BIORETENTION PLANTER
⑥ PLANT BED

STREET TREES

ORNAMENTAL TREE

PLANT BED

20' 0' 20' 40' 80'

BUILDING OVERHANG

PROPERTY LINE

# 807 MAINE AVENUE WASHINGTON, DC • SITE ILLUSTRATIVE PLAN - STREETSCAPE

PN 2021071 | 10.25.2022 | MILL CREEK RESIDENTIAL TRUST

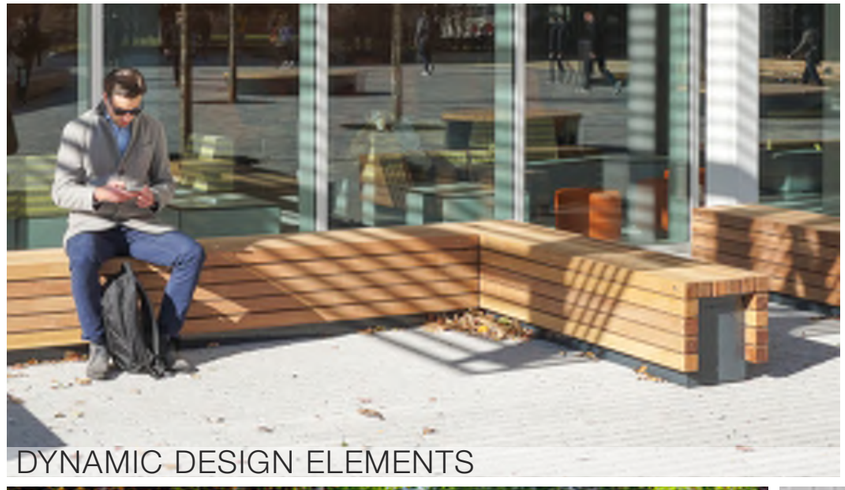
L02

*GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

MILL CREEK RESIDENTIAL LandDesign

ENGAGING STREETSCAPE

PEDESTRIAN CENTRIC SPACE

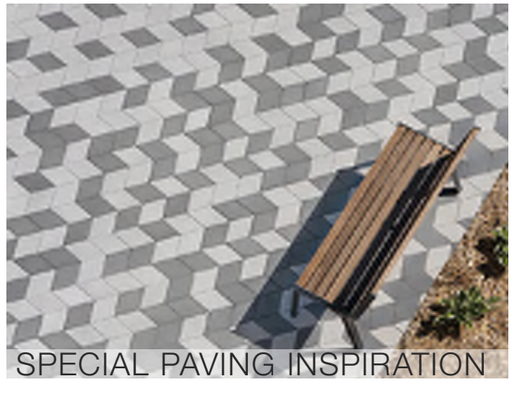


DYNAMIC DESIGN ELEMENTS

ART INSPIRATION

ADDED COLOR POP

LAYERED PLANTING



SPECIAL PAVING INSPIRATION

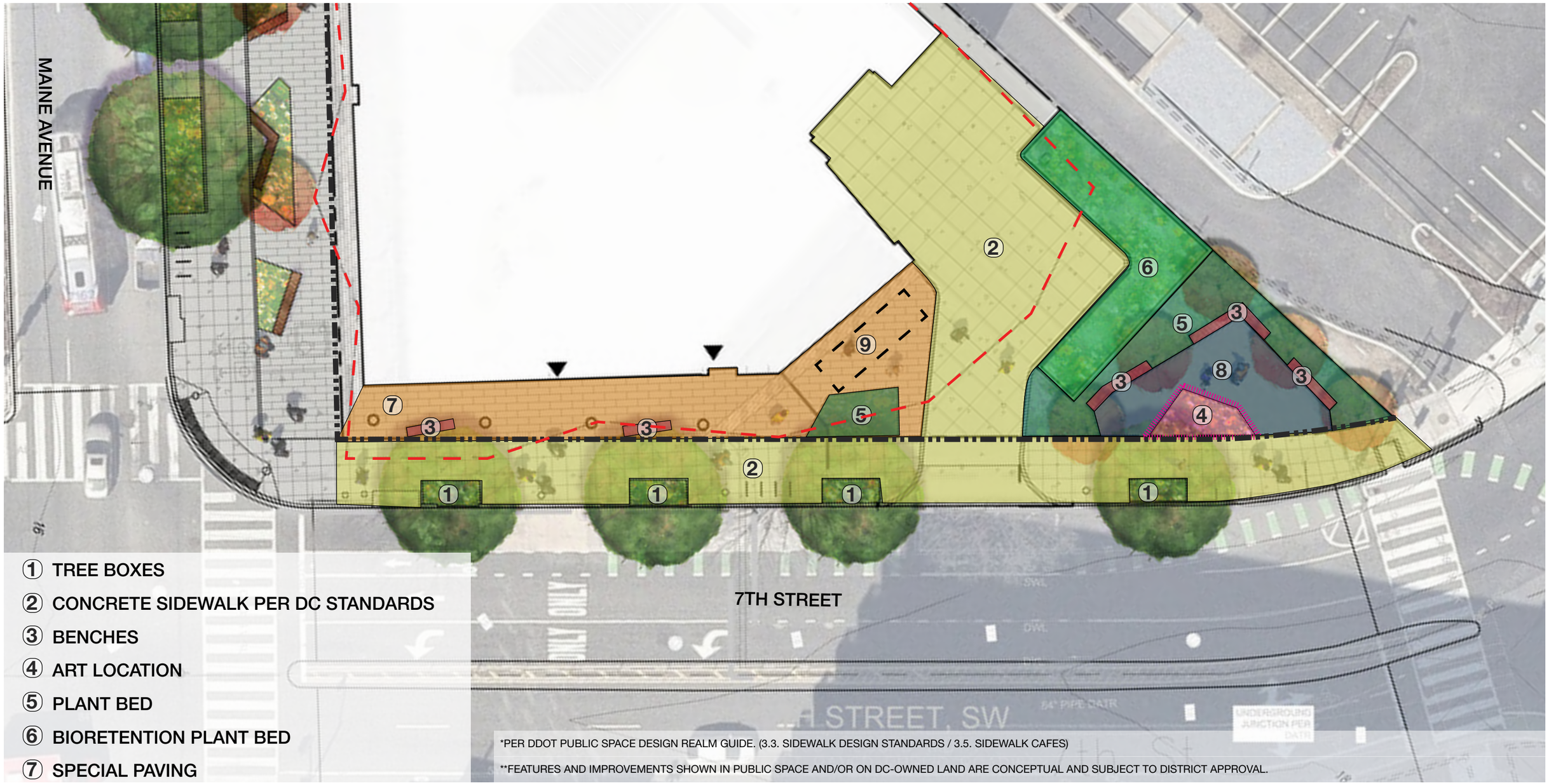
**807 MAINE AVENUE** WASHINGTON, DC • PRECEDENT IMAGERY

PN 2021071 | 10.25.2022 | MILL CREEK RESIDENTIAL TRUST



*GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

MILL CREEK RESIDENTIAL LandDesign




① TREE BOXES
② CONCRETE SIDEWALK PER DC STANDARDS
③ BENCHES
④ ART LOCATION
⑤ PLANT BED
⑥ BIORETENTION PLANT BED
⑦ SPECIAL PAVING
⑧ SPECIAL PAVING/PERMEABLE PAVING
⑨ PROPOSED LOADING SPACE
BUILDING OVERHANG
PROPERTY LINE

*PER DDOT PUBLIC SPACE DESIGN REALM GUIDE. (3.3. SIDEWALK DESIGN STANDARDS / 3.5. SIDEWALK CAFES)

**FEATURES AND IMPROVEMENTS SHOWN IN PUBLIC SPACE AND/OR ON DC-OWNED LAND ARE CONCEPTUAL AND SUBJECT TO DISTRICT APPROVAL.

1835 SF OF GREEN SPACE ALONG 7TH STREET (INCLUDING BIORETENTION, NOT INCLUDING TREE BOXES)

10 0' 10 20 40

# 807 MAINE AVENUE WASHINGTON, DC • ILLUSTRATIVE PLAN - 7TH STREET (PLAN UPDATE)

PN 2021071 | 10.25.2022 | MILL CREEK RESIDENTIAL TRUST

L04

*GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

MILL CREEK RESIDENTIAL LandDesign


① RECONFIGURED TREE BOXES TO COMPLY WITH DC STANDARDS

② NEW CONCRETE SIDEWALK PER DC STANDARDS

③ NEW PLANT BEDS AT GRADE

④ NEW BIKE RACKS

⑤ NEW BENCHES

⑥ TRANSFORMER VAULTS

– – BUILDING OVERHANG

—·— PROPERTY LINE

*PER DDOT PUBLIC SPACE DESIGN REALM GUIDE. (3.3. SIDEWALK DESIGN STANDARDS / 3.5. SIDEWALK CAFES)

**FEATURES AND IMPROVEMENTS SHOWN IN PUBLIC SPACE AND/OR ON DC-OWNED LAND ARE CONCEPTUAL AND SUBJECT TO DISTRICT APPROVAL.

1689 SF OF GREEN SPACE ALONG MAINE AVE (NOT INCLUDING TREE BOXES)

10 0' 10 20 40

# 807 MAINE AVENUE WASHINGTON, DC • ILLUSTRATIVE PLAN - MAINE AVE (PLAN UPDATE)

PN 2021071 | 10.25.2022 | MILL CREEK RESIDENTIAL TRUST

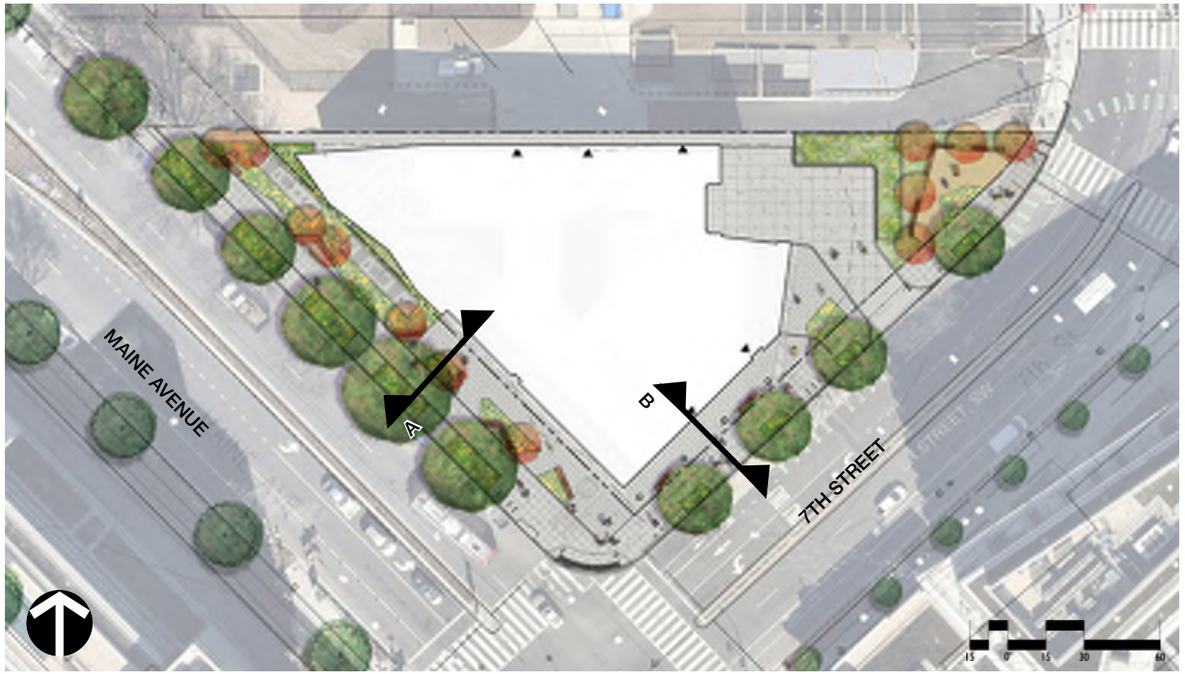
L05

*GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

MILL CREEK RESIDENTIAL LandDesign

## SECTION A | MAINE AVENUE


| | 8’ | MIN 10’ PER DDOT STANDARDS | 8’ | MIN 6’ PER DDOT STANDARDS | 6’ | |
|---|---|---|---|---|---|---|
| MAINE AVENUE | TREE BOX | SIDEWALK CLEAR PATH | PLANTER | WALK ZONE | SPECIAL PAVING | BUILDING |




## SECTION B | 7TH STREET - A


| | +/- 11’ | MIN 8’ | MIN 5’ | |
|---|---|---|---|---|
| BUILDING | SPECIAL PAVING | SIDEWALK CLEAR PATH | TREE BOX | 7TH STREET |

5 0' 5 10 20

*FEATURES AND IMPROVEMENTS SHOWN IN PUBLIC SPACE AND/OR ON DC-OWNED LAND ARE CONCEPTUAL AND SUBJECT TO DISTRICT APPROVAL.

# **807 MAINE AVENUE** WASHINGTON, DC • STREETSCAPE SECTIONS

PN 2021071 | 10.25.2022 | MILL CREEK RESIDENTIAL TRUST



*GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

MILL CREEK RESIDENTIAL LandDesign.

# Green Area Ratio Scoresheet

Address: 807 Maine Ave

Other:

| Square | Lot | Zone District |
|---|---|---|
| S0439 | 15 | *MU-10* |

| Lot area (sf) | Minimum Score | Multiplier | GAR Score |
|---|---|---|---|
| 23,664 | 0.2 | SCORE: | 0.217 |

Lot size *(enter this value first)* *

## Landscape Elements

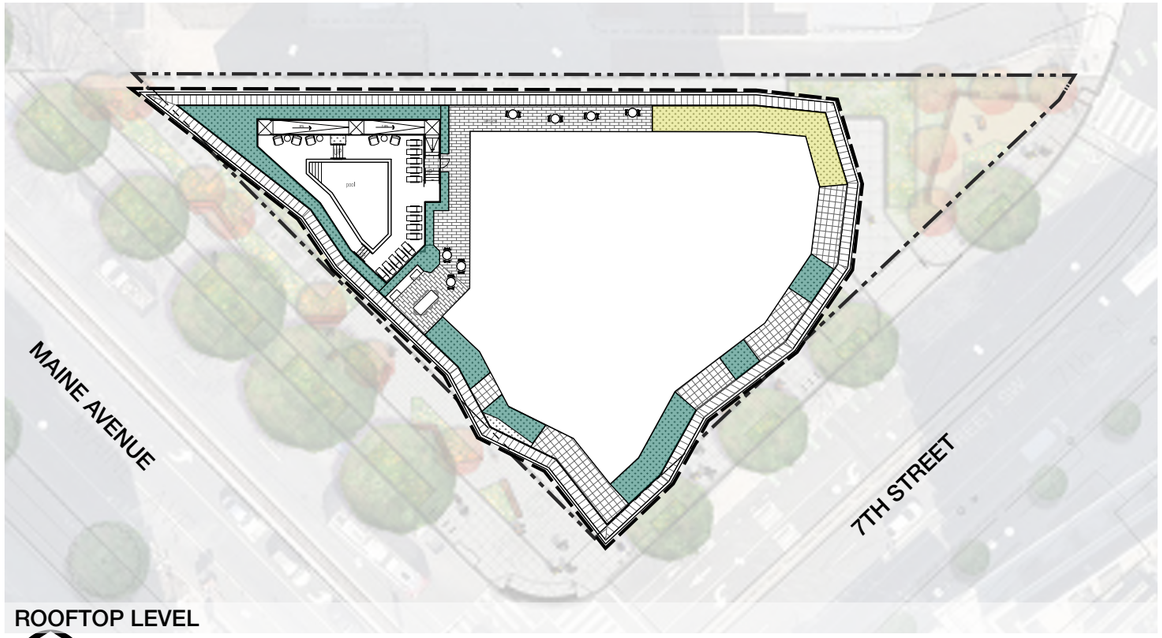
| | | | Square Feet | Factor | | Total |
|---|---|---|---|---|---|---|
| **A** | **Landscaped areas (select one of the following for each area)** | | | | | |
| 1 | Landscaped areas with a soil depth < 24" | | *square feet* | 0.30 | | - |
| 2 | Landscaped areas with a soil depth ≥ 24" | | *square feet* 971 | 0.60 | | 582.6 |
| 3 | Bioretention facilities | | *square feet* 1,330 | 0.40 | | 532.0 |
| **B** | **Plantings (credit for plants in landscaped areas from Section A)** | | | | ***Native Bonus*** | |
| 1 | Groundcovers, or other plants < 2' height | | *square feet* 971 | 0.20 | *square feet* 0 | 194.2 |
| 2 | Plants ≥ 2' height at maturity - calculated at 9-sf per plant | *# of plants* | 0 | 0.30 | *# of plants* | - |
| 3 | New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree | *# of trees* 5 | 250 | 0.50 | *# of trees* 5 | 125.0 |
| 4 | New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree | *# of trees* | 0 | 0.60 | *# of trees* | - |
| 5 | Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree | *# of trees* | 0 | 0.70 | *# of trees* | - |
| 6 | Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree | *# of trees* | 0 | 0.70 | *# of trees* | - |
| 7 | Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree | *# of trees* | 0 | 0.70 | *# of trees* | - |
| 8 | Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree | *# of trees* | 0 | 0.80 | *# of trees* | - |
| 9 | Vegetated wall, plantings on a vertical surface | | *square feet* | 0.60 | *square feet* | - |
| **C** | **Vegetated or "green" roofs** | | | | | |
| 1 | Over at least 2" and less than 8" of growth medium | | *square feet* 6,142 | 0.60 | *square feet* | 3,685.2 |
| 2 | Over at least 8" of growth medium | | *square feet* | 0.80 | *square feet* | - |
| **D** | **Permeable Paving*** ** | | | | | |
| 1 | Permeable paving over 6" to 24" of soil or gravel | | *square feet* | 0.40 | | - |
| 2 | Permeable paving over at least 24" of soil or gravel | | *square feet* | 0.50 | | - |
| **E** | **Other** | | | | | |
| 1 | Enhanced tree growth systems*** | | *square feet* | 0.40 | | - |
| 2 | Renewable energy generation | | *square feet* | 0.50 | | - |
| 3 | Approved water features | | *square feet* | 0.20 | | - |
| | | | *sub-total of sq ft =* 9,664 | | | |
| **F** | **Bonuses** | | | | | |
| 1 | Native plant species | | *square feet* 250 | 0.10 | | 25.0 |
| 2 | Landscaping in food cultivation | | *square feet* | 0.10 | | - |
| 3 | Harvested stormwater irrigation | | *square feet* | 0.10 | | - |
| | | | | | *Green Area Ratio numerator =* | 5,144 |

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.
Total square footage of all permeable paving and enhanced tree growth. -

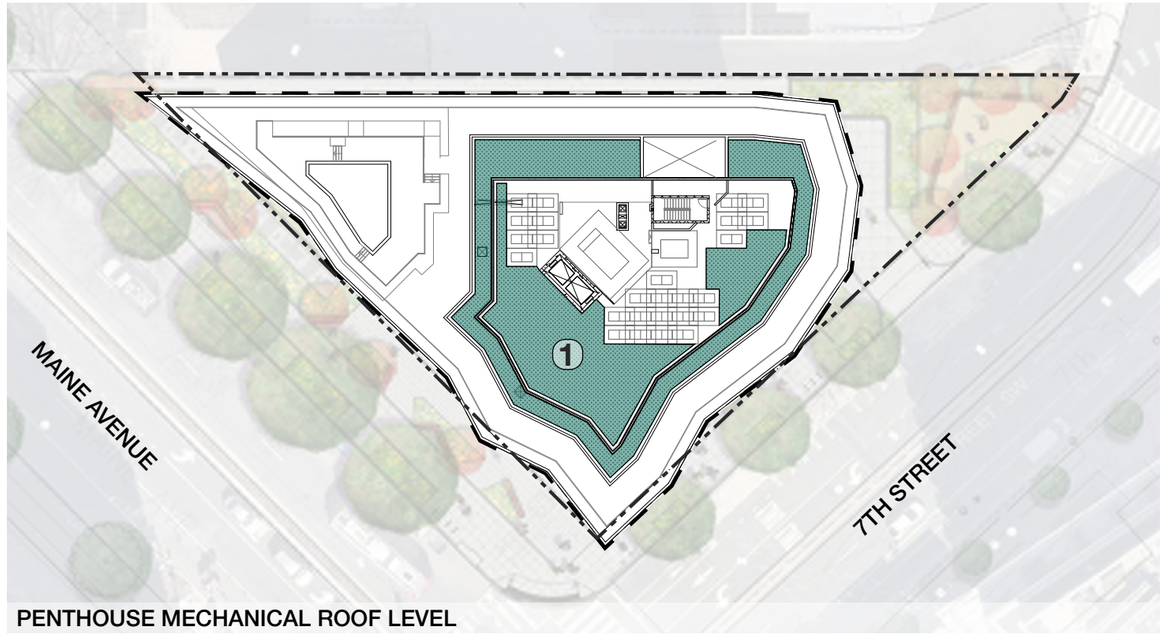

GROUND LEVEL

## LANDSCAPED AREAS KEY:

- BIORETENTION A3
- GROUNDCOVER B1
- VEGETATED GREEN ROOF C2
- ① FUTURE SOLAR




ROOFTOP LEVEL




PENTHOUSE MECHANICAL ROOF LEVEL

25 0' 25 50 100

*GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

# 807 MAINE AVENUE WASHINGTON, DC • PRELIMINARY PLANTING

PN 2021071 | 10.25.2022 | MILL CREEK RESIDENTIAL TRUST

MILL CREEK RESIDENTIAL LandDesign

# LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|---|---|---|
| 350 | INDEX CONTOUR | 350 |
| 352 | INTERMEDIATE CONTOUR | 352 |
| EX. E.P. | EDGE OF PAVEMENT | PROP. E.P. |
| EX. C & G | CURB AND GUTTER | CG-6 |
| | TRANSITION FROM CG-6R TO CG-6 | CG-6R CG-6 |
| | PROPOSED HEADER CURB | |
| | PROPERTY LINE | |
| | DEPARTING PROPERTY LINE | |
| | LOT LINE | |
| | RIGHT-OF-WAY | |
| | CENTERLINE | |
| | FLOOD PLAIN | |
| | CLEARING AND GRADING | |
| | TREE LINE | |
| | FLOW LINE OF SWALE | |
| | STREAM | |
| | OVERLAND RELIEF PATHWAY | |
| X | FENCE LINE | |
| | EASEMENT | |
| EX 8" W/M | WATER LINE | 8" DIP W/M |
| EX. W/V | WATER VALVE | W |
| | REDUCER | W |
| EX 8" SAN | SANITARY SEWER | 8" SAN |
| EX 18" RCP | STORM SEWER | 18" RCP |
| | CABLE TV | CATV |
| | ELECTRIC SERVICE | |
| | TELEPHONE SERVICE | |
| | GAS LINE | |
| + 25.32 | SPOT ELEVATION | 25.32 |
| ø | UTILITY POLE | ø |
| | SIGN | |
| EX A | SANITARY SEWER IDENTIFIER | A |
| EX Z | STORM DRAIN IDENTIFIER | Z |
| W | EASEMENT IDENTIFIER | W |
| | WATER METER | |
| | FIRE HYDRANT | |
| | PARKING INDICATOR<br>INDICATES THE NUMBER OF TYPICAL PARKING SPACES | 25 |
| | STREET LIGHT | ☼ |
| | VEHICLES PER DAY<br>(TRAFFIC COUNT) | 255 VPD |
| | TEST PIT LOCATION<br>RECOMMENDED/REQUIRED | TP |
| | CRITICAL SLOPE<br>SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK | |
| | HANDICAP RAMP (CG-12)<br>DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION | |
| | DENOTES CLEAR SIGHT TRIANGLE | |
| 15" OAK | TREE | |
| | BENCHMARK | BM #1 TRV #1<br>ELEV=101.62 |
| | ASPHALT TRAIL | |
| | CONCRETE SIDEWALK | |
| | END WALLS | |
| | END SECTIONS | |
| | STOP SIGN | |
| | STREET SIGN | |
| OHE | OVERHEAD ELECTRIC | OHE |
| OHT | OVERHEAD TELEPHONE | OHT |
| VAN | HANDICAP PARKING<br>SPACE (VAN) | VAN |
| | RIP RAP | |
| | EX. WETLANDS | |

# ABBREVIATIONS

| | |
|---|---|
| A | AREA OF ARC |
| AASHTO | AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS |
| AC | ACRE |
| ADJ | ADJACENT |
| AGGR | AGGREGATE |
| AHD | AHEAD |
| 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,e | CENTER CORRECTION ON VERTICAL CURVE |
| C | RUNOFF COEFFICIENT |
| CATV | CABLE TELEVISION |
| C&G | CURB AND GUTTER |
| CB | CATCH BASIN |
| CBR | CALIFORNIA BEARING RATIO |
| CC | CENTER TO 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 |
| ℄ | CENTERLINE |
| C/L | CENTERLINE |
| CLR | CLEAR |
| CM | CUBIC METERS |
| CMP | CORRUGATED METAL PIPE |
| CMS | CUBIC METERS PER SECOND |
| CN | 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 |
| DOM | DOMESTIC |
| DR | DRIVE |
| DRN | DRAINAGE AREA |
| DS | DOWN SPOUT |
| DU | DWELLING UNITS |
| DWG | DRAWING |
| D/W | DRIVEWAY |
| Δ | DELTA |
| E | RATE OF SUPER ELEVATION |
| EA | EACH |
| EBL | EAST BOUND LANE |
| EC | EROSION CONTROL |
| EG | EDGE OF GUTTER |
| 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 |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FND | FOUNDATION |
| FOY | FOYER |
| FP | FLOOD PLAIN |
| 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 |
| HGL | HYDRAULIC GRADE LINE |
| HORZ | 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 |
| IPS | IRON PIPE SET |
| JB | JUNCTION BOX |
| JNT | JOINT |
| K | SIGHT DISTANCE COEFFICIENT |
| Ke | CULVERT ENTRANCE LOSS COEFFICIENT |
| L | LENGTH |
| LAT | LATERAL |
| LCG | LIMITS OF CLEARING & GRADING |
| LF | LINEAR FEET |
| LL | LOWER LEVEL |
| LOS | LINE OF SIGHT |
| LP | LOW POINT |
| LS | LOADING SPACE |
| LT | 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 OR N/A | NOT APPLICABLE |
| NBL | NORTH BOUND LANE |
| N/F | NOW OR FORMERLY |
| NFA | NET FLOOR AREA |
| NO. OR # | NUMBER |
| OC | ON CENTER |
| OBJ | 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 |
| PCEP | POINT OF CURVE EDGE OF PAVEMENT |
| PFM | PUBLIC FACILITIES MANUAL |
| PG | PAGE |
| PGL | POINT OF GRADE LINE |
| PI | POINT OF INTERSECTION |
| PL | PROPERTY LINE |
| ℄ | 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 (cfs) | AMOUNT OF RUNOFF (FLOW RATE) |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RDCR | REDUCER |
| 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 |
| TBR | TO BE REMOVED |
| TC | TOP OF CURB |
| 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 |
| UG | UNDERGROUND |
| UGE | UNDERGROUND ELECTRIC |
| UGT | UNDERGROUND TELEPHONE |
| UGC | UNDERGROUND CABLE |
| UD | UNDERDRAIN |
| UL | UPPER LEVEL |
| UP | UTILITY POLE |
| USGS | US GEOLOGICAL SURVEY |
| V OR VOL | VOLUME |
| V OR VEL | VELOCITY |
| VA | VIRGINIA |
| VAN | HANDICAPPED VAN PARKING SPACE |
| VB | VERTICAL BEND |
| VC | VERTICAL CURVE |
| VDOT | VA DEPT OF TRANSPORTATION |
| VF | VERTICAL FOOT |
| W | WEIGHT OR WIDTH |
| WBL | WEST BOUND LANE |
| WL | WATER LINE |
| WM | WATER METER |
| W/M OR WM | WATER MAIN |
| WQIA | WATER QUALITY IMPACT ASSESSMENT |
| WV | WATER VALVE |
| XING | CROSSING |
| XF | TRANSFORMER |
| YI | YARD INLET |
| YR | YEAR |
| Z | SIDE SLOPES |

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

1. CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:
   A) CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.
   B) DEPARTMENT OF WATER SERVICES AT 202-612-3400 OR 3460 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF WATER UTILITY CONSTRUCTION.
   C) DEPARTMENT OF SEWER SERVICES AT 202-264-3824 OR 3829 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF SEWER UTILITY CONSTRUCTION.
2. 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.
3. 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.
4. 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.
5. 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.
6. MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.
7. 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.
8. ABANDONMENT: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
9. 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.
10. PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEMS AT 202-277-1889, PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON. FEMS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
22. DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-787-4350.
23. 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

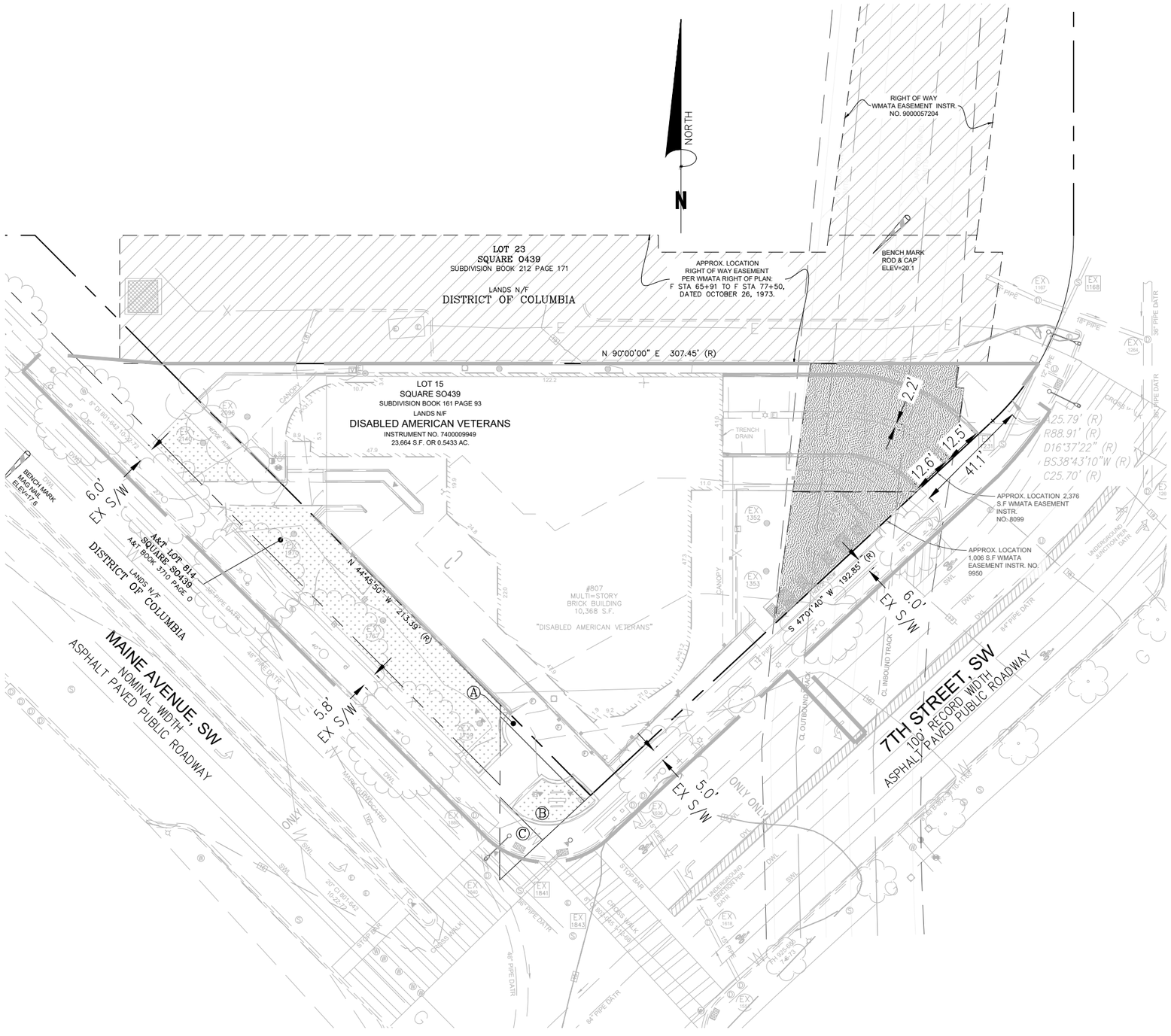
1. CONTACT "MISS UTILITY" 1-800-257-7777 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE EXCAVATOR MUST NOTIFY ALL PUE COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
2. SEWER AND WATER B.M. TO BE USED FOR CONSTRUCTION.
3. ALL PROPOSED WATER AND SEWER WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DC WATER.
4. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE DC WATER.
5. USE MANHOLE ENTRY SEALS WHERE REQUIRED.
6. 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.
7. 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.
8. THE PROPOSED STORMWATER MANAGEMENT SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED INCLUDING ALL PIPING ON PRIVATE PROPERTY.
9. CONTRACTOR SHALL COORDINATE UTILITY POLE AND UNDERGROUND CONDUIT RELOCATIONS WITH PEPCO, WASHINGTON GAS, VERIZON AND COMCAST.
10. SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. CALL (202) 535-2240 FOR APPOINTMENT.
11. 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.
12. 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.
13. PERMANENT WATER CONNECTIONS MUST BE INSTALLED FOR ALL CONSTRUCTION PURPOSES.
14. 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.
15. ALL PUBLIC UTILITIES AND ROAD CONSTRUCTION SHALL CONFORM TO THE LATEST DDOT SPECIFICATIONS AND DETAILS.
16. DC WATER AND PLUMBING INSPECTORS MAY REQUIRE WATERLINE CONNECTIONS TO BE "CUT-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.
17. 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.
18. THE TOPOGRAPHIC SURVEY WAS PREPARED BY BCG ON 2/1/11 USING A VERTICAL DATUM OF DC PUBLIC WORKS AND A DC NORTH HORIZONTAL PLANE.
19. 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.

# STORM SEWER TABULATION

| | |
|---|---|
| EX 1264 | RIM=19.92<br>CENTER INV=6.28 |
| EX 1267 | RIM=19.77<br>NO ACCESS IN ROAD |
| EX 1268 | RIM=19.62<br>CENTER INV=6.53 |
| EX 1269 | RIM=19.27<br>NO ACCESS IN ROAD |
| EX 1636 | RIM=15.37<br>INV OUT=12.25 (15" PIPE TO POSSIBLE UNDERGROUND JUNCTION) |
| EX 1618 | RIM=14.81<br>NO ACCESS IN ROAD |
| EX 1551 | RIM=14.85<br>CENTER INV=5.63<br>NO PIPES VISIBLE HAS WATER |
| EX 1840 | RIM=15.59<br>CENTER INV=0.54 |
| EX 1794 | RIM=15.79<br>CENTER INV=-2.91<br>NO PIPES VISIBLE HAS WATER |
| EX 1167 | RIM=20.06<br>INV IN=12.08 (18" PIPE FRM UNK)<br>INV OUT=12.04 (18" PIPE TO EX1264) |
| EX 1551 | RIM=14.85<br>CENTER INV=-3.85<br>NO PIPES VISIBLE HAS WATER |
| EX 1880 | RIM=16.01<br>INV OUT=10.21 (18" PIPE TO EX1840) |
| EX 2225 | RIM=17.08<br>NO ACCESS IN ROAD |
| EX 1351 | RIM=16.77<br>CENTER INV=12.53 |
| EX 1352 | RIM=15.93<br>CENTER INV=11.93 |
| EX 1353 | RIM=15.94<br>CENTER INV=12.64 |
| EX 1759 | RIM=16.23<br>CENTER INV=11.95 |
| EX 1767 | RIM=16.64<br>CENTER INV=13.03 |
| EX 1970 | RIM=17.03<br>CENTER INV=13.35 |
| EX 2140 | RIM=16.55<br>CENTER INV=14.32 |
| EX 2096 | RIM=16.00<br>CENTER INV=11.80 |

# SANITARY SEWER TABULATION

| | |
|---|---|
| EX 1168 | RIM=20.11<br>INV IN=5.91 (<br>INV IN=5.86 (<br>INV OUT=5.86 (12" PIPE TO EX1231) |
| EX 1231 | RIM=19.21<br>INV IN=4.51 (12" PIPE FRM EX1168)<br>INV OUT=4.48 (12" PIPE TO EX1841) |
| EX 1841 | RIM=15.47<br>CENTER INV=-6.88 |
| EX 1843 | RIM=15.40<br>NO INVERT, IN ROAD AND 3.5' DIA LID |
| EX 2223 | RIM=16.78<br>NO ACCESS SEALED LID |




# EXISTING CONDITIONS:

THE PROJECT SITE CONSISTS OF LOT 15 WITHIN SQUARE 0439S, TOTALING A RECORDED SQUARE FOOTAGE OF 23,664 S.F. OR 0.5433 AC. LOT 23 BOUNDS THE PROPERTY TO THE NORTH, THERE ARE FOUR A&T LOTS LOCATED WEST OF THE PROPERTY – 811, 812, 813 & 814 – IN SQUARE 0439S. THERE IS AN EXISTING MULTISTORY BUILDING WITH AN UNDERGROUND PARKING GARAGE ON SITE. THE SITE IS BOUND BY 7TH STREET SW AND MAINE AVENUE SW.

## LEGEND

| | |
|---|---|
| BC | BACK OF CURB |
| BSW | BRICK SIDEWALK |
| BLD HT | BUILDING HEIGHT |
| GC&CG | GRANITE CURB AND CONCRETE GUTTER |
| CC | CONCRETE CURB |
| CONC | CONCRETE |
| CSW | CONCRETE SIDEWALK |
| DATR | DATA ACCORDING TO RECORD |
| DWL | DASHED WHITE LINE |
| DYL | DOUBLE YELLOW LINE |
| FF | FINISH FLOOR |
| FL | FLOW LINE |
| GF | GARAGE FLOOR ELEVATION |
| IRF | IRON ROD FOUND |
| LSA | LANDSCAPE AREA |
| NF | NORTH FACE |
| (R) | RECORD BEARING & DISTANCE |
| UNK | UNKNOWN |
| SWL | SOLID WHITE LINE |
| TRANS | TRANSFORMER |
| WRF | WROUGHT IRON FENCE |
| | AREA LIGHT |
| | BOLLARD |
| | CLEAN OUT |
| | ELECTRIC BOX |
| | ELECTRIC MANHOLE |
| | FIRE DEPARTMENT CONNECTION |
| | FIRE HYDRANT |
| | FLAG POLE |
| | GAS VALVE |
| | IRRIGATION VALVE |
| | PARKING METER |
| | SANITARY SEWER MANHOLE |
| | SIGN |
| | STORM MANHOLE |
| | STORM INLET (SQUARE) |
| | STORM INLET (ROUND) |
| | TRAFFIC LIGHT |
| | UNKNOWN MANHOLE |
| | UTILITY MANHOLE |
| | UTILITY POLE |
| UPLP | UTILITY POLE W/LIGHT |
| | VENT PIPE |
| | VAULT |
| | WATER MANHOLE |
| | WATER METER |
| | WATER SHUTOFF VALVE |
| | WATER VALVE |
| 18" | TREE W/SIZE |
| EX 1234 | STORM ID NUMBER |
| EX 1234 | SANITARY ID NUMBER |
| | APPRX. LOC. UNDERGROUND STORM |
| | APPRX. LOC. UNDERGROUND SANITARY |
| G | APPRX. LOC. UNDERGROUND GAS |
| W | APPRX. LOC. UNDERGROUND WATER |
| T | APPRX. LOC. UNDERGROUND TELECOM |
| E | APPRX. LOC. UNDERGROUND ELECTRIC |
| X | FENCE LINE |

Ⓐ A&T LOT 812
SQUARE SO439
A&T BOOK 3615 PAGE H

LANDS N/F
DISTRICT OF COLUMBIA

Ⓑ A&T LOT 811
SQUARE SO439
A&T BOOK 3615 PAGE H

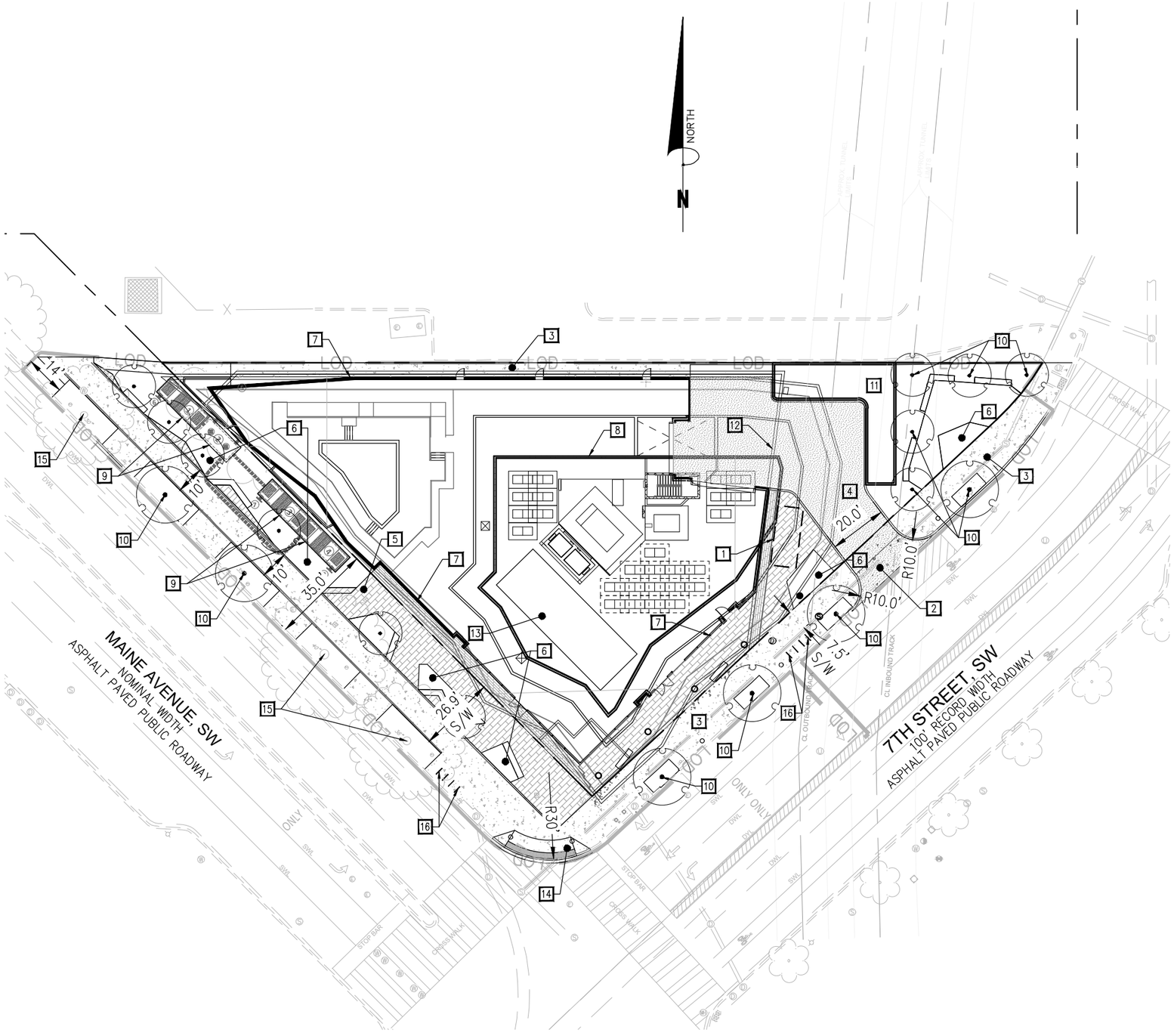
LANDS N/F
UNITED STATES
OF AMERICA

Ⓒ A&T LOT 813
SQUARE SO439
A&T BOOK 3615 PAGE H

LANDS N/F
DISTRICT OF COLUMBIA

40 0 20 40

1 inch = 40 ft.

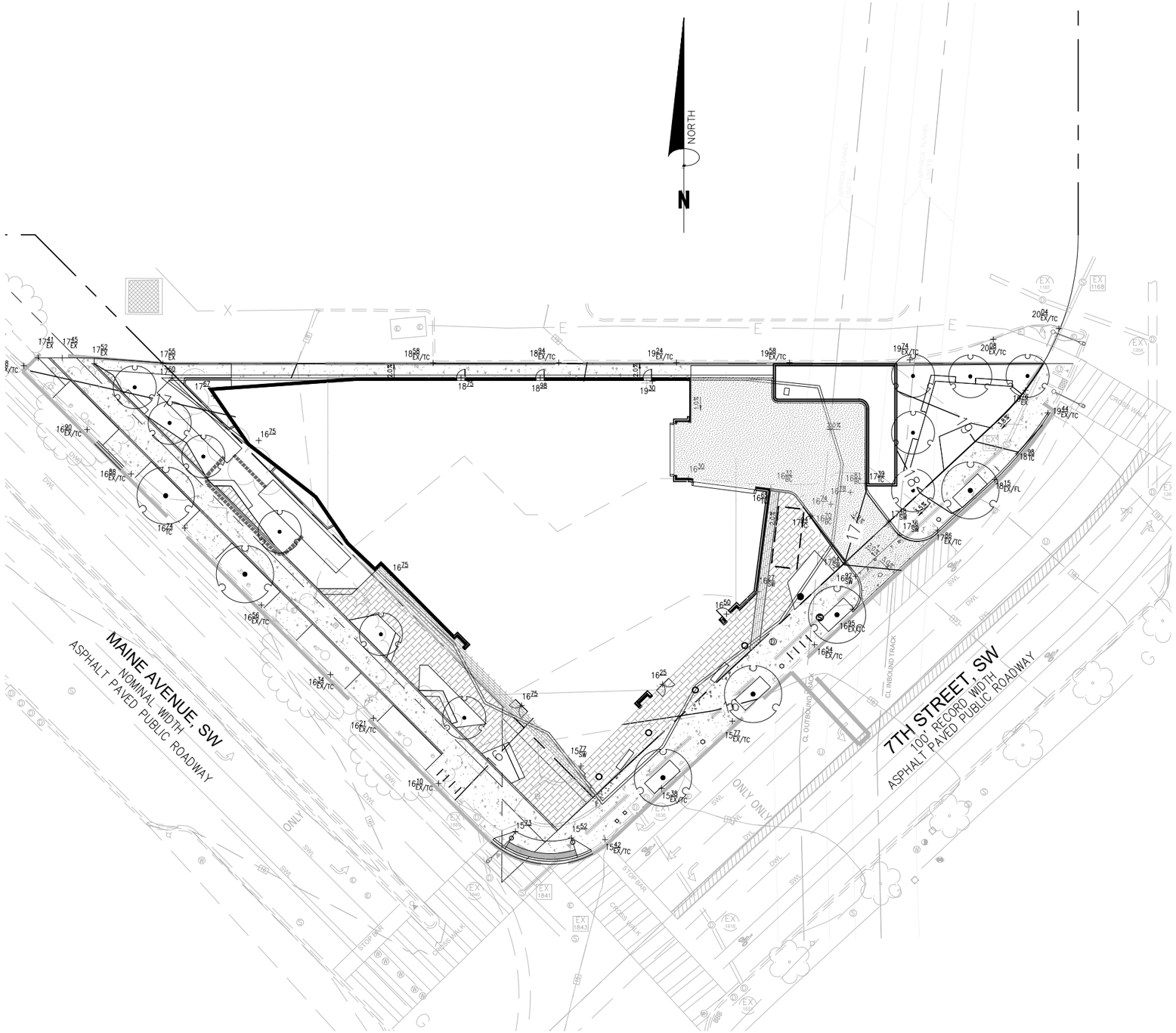



## SITE KEYNOTES

1. PROPOSED LOADING SPACE.
2. NEW 20' DRIVEWAY ENTRANCE.
3. NEW CONCRETE SIDEWALK.
4. NEW RAMP DOWN TO PARKING GARAGE.
5. PROPOSED PAVERS. REFER TO LA PLANS FOR DETAILS.
6. PROPOSED LANDSCAPING.
7. LIMITS OF NEW GROUND LEVEL PLAZA.
8. NEW ROOFTOP PENTHOUSE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
9. PROPOSED UNDERGROUND TRANSFORMERS.
10. PROPOSED TREE.
11. PROPOSED BIORETENTION.
12. LIMITS OF UNDERGROUND GARAGE.
13. PROPOSED SOLAR PANELS.
14. PROPOSED ADA CURB RAMP.
15. EXISTING TREE TO REMAIN.
16. PROPOSED BIKE RACK.

40 0 20 40

1 inch = 40 ft.

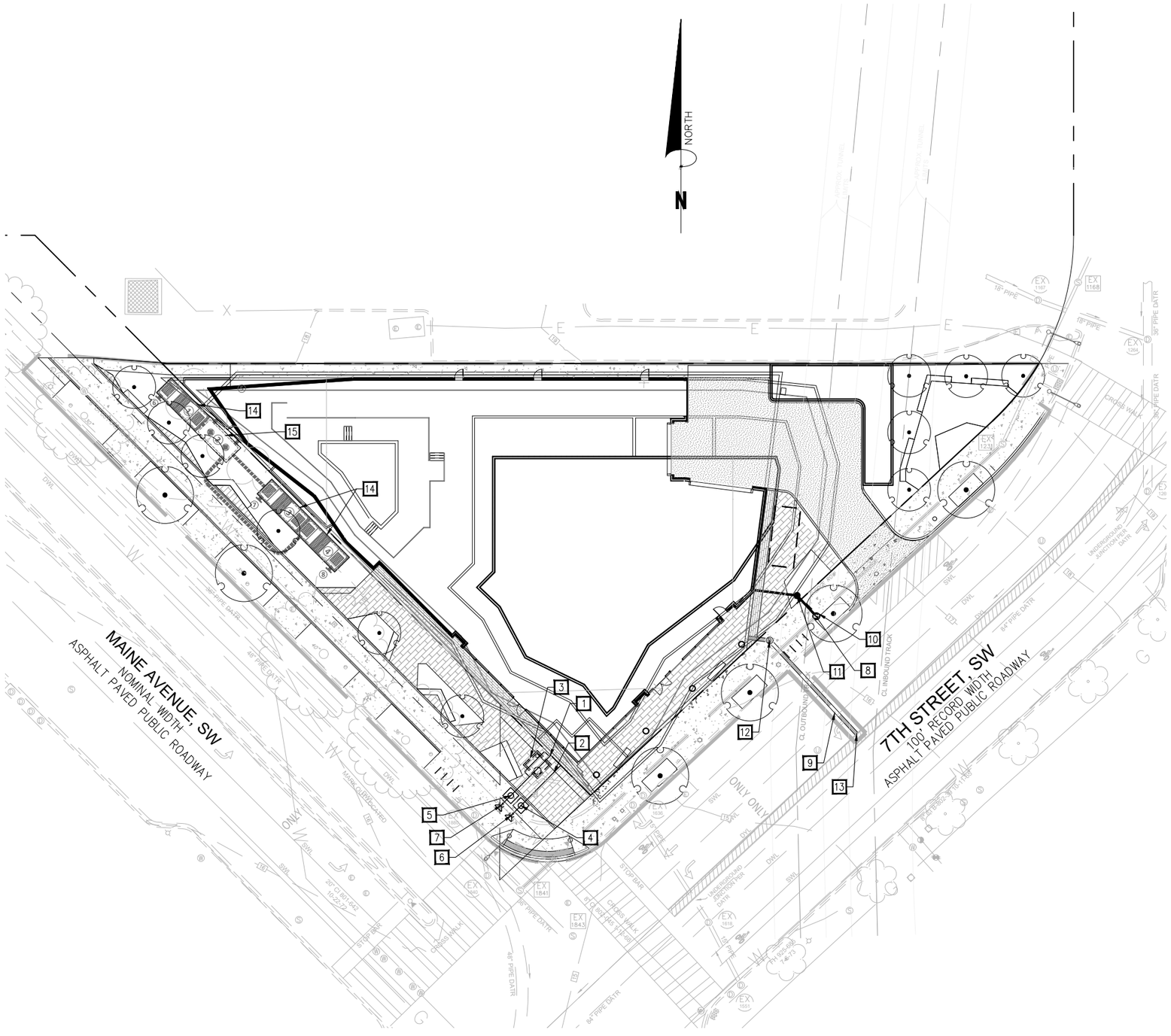



# SPOT SHOT LEGEND:

| | |
|---|---|
| XX $\frac{XX}{FF}$ × | FINISHED FLOOR SPOT |
| XX $\frac{XX}{SW}$ × | SIDEWALK SPOT |
| XX $\frac{XX}{TC}$ × | TOP OF CURB SPOT |
| XX $\frac{XX}{BC}$ × | BOTTOM OF CURB SPOT |
| XX $\frac{XX}{TW}$ × | TOP OF WALL SPOT |
| XX $\frac{XX}{BW}$ × | BOTTOM OF WALL SPOT |
| XX $\frac{XX}{TS}$ × | TOP OF STEPS SPOT |
| XX $\frac{XX}{BS}$ × | BOTTOM OF STEPS SPOT |
| XX $\frac{XX}{EX\ /TC}$ × | EXISTING TOP OF CURB SPOT |

40 0 20 40

1 inch = 40 ft.




## UTILITY KEYNOTES

1. NEW 4" DIP DOMESTIC WATER SERVICE.
2. NEW 6" DIP FIRE SERVICE.
3. NEW 4" WATER METER.
4. NEW 6" WATER VALVE.
5. NEW 4" WATER VALVE
6. NEW 8" X 6" TEE WITH THRUST BLOCK.
7. NEW 8" X 4" TEE WITH THRUST BLOCK.
8. NEW 8" PVC SANITARY LATERAL.
9. NEW 15" RCP STORM LINE.
10. NEW SANITARY DOGHOUSE MANHOLE.
11. NEW SANITARY CLEANOUT
12. NEW STORM SEWER MANHOLE
13. TAP INTO SIDE OF 84" W/ZEE STRAP.
14. PEPCO TRANSFORMER VAULT
15. PEPCO BUS VAULT

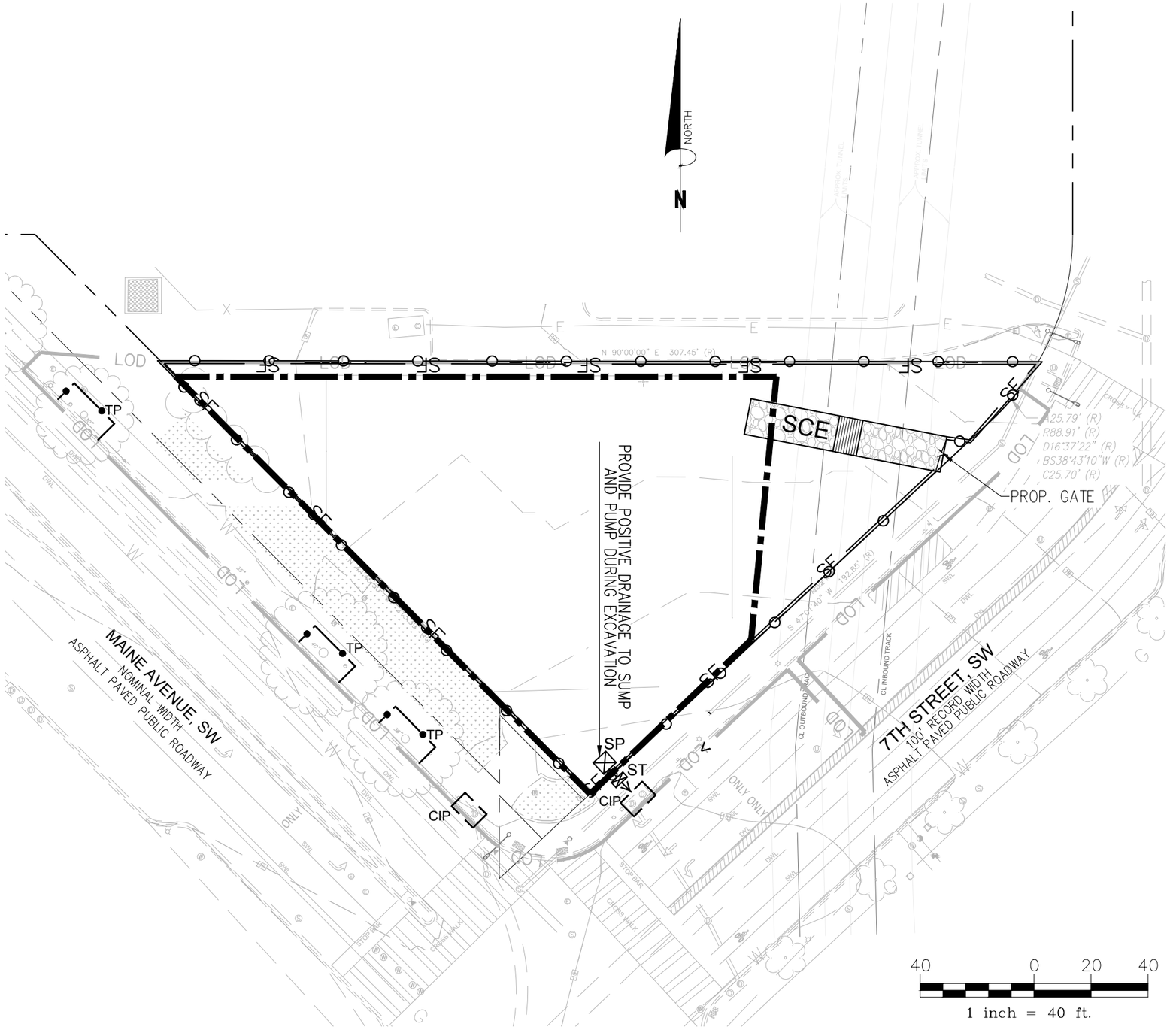
## WATER AND SEWER DEMAND

WATER:
187 UNITS X 170 GPD/UNIT = 31,790 GPD

SEWER:
31,790 GPD = 0.049 CFS

STORM WATER:
$Q_{2-YR}$ = 2.51 CFS
$Q_{15-YR}$ = 3.59 CFS

40 0 20 40
1 inch = 40 ft.




## LEGEND

STABILIZED CONSTRUCTION ENTRANCE — SCE

INLET PROTECTION — CIP / AGIP

SILT FENCE — SF

TREE PROTECTION — TP

LIMITS OF DISTURBANCE — LOD

SUMP PUMP — SP

SEDIMENT TANK — ST

LIMITS OF BELOW GRADE EXCAVATION

SAFETY FENCE (6' CHAIN LINK FENCE)

## DUST CONTROL NOTES:

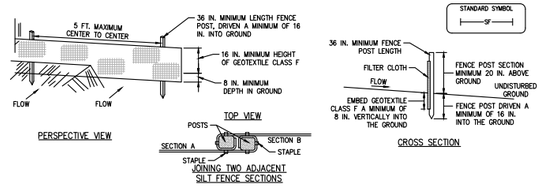
1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE 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.

## TREE AND ROOT PROTECTION NOTES:

ALL STREET TREES WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK MUST BE PROTECTED WITH 6 FT. TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX (MINIMUM 4' X 9') OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF A TREE. ALL PROTECTION MEASURES AND EXCAVATION OPERATIONS SHALL COMPLY WITH THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES (GOLD BOOK) – SECTIONS 207.03, 608.07 AND 608.08. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB, SITE PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT WARD ARBORIST OR CALL THE DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133 TO RECEIVE CLEARANCE TO CONTINUE THE CONFLICTING WORK.

## EROSION AND SEDIMENT CONTROL NOTES:

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY & ENVIRONMENT BY PHONE (202-535-2250) AT LEAST 24 HOURS PRIOR TO START OF GRADING ACTIVITY AND WITHIN TWO (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
3. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF ENERGY & ENVIRONMENT, WATERSHED PROTECTION DIVISION.
4. NO LATER THAN THE FIRST DAY OF CONSTRUCTION INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
5. ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
6. DURING CONSTRUCTION ACTIVITIES CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS AND SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES IF REQUIRED BY INSPECTOR.
7. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED WITHOUT COMPLETE SITE STABILIZATION AND APPROVAL FROM THE INSPECTOR.




STANDARD SYMBOL: SF

## CONSTRUCTION SPECIFICATIONS

1. FENCE POSTS MUST BE A MINIMUM OF 36 IN. LONG DRIVEN 16 IN MINIMUM INTO THE GROUND. WOOD POSTS MUST BE OF SOUND QUALITY HARDWOOD WITH 1-1/2 IN. MINIMUM WIDTH WHEN SQUARE CUT, OR 1-3/4 IN. MINIMUM DIAMETER WHEN ROUND. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
2. FASTEN GEOTEXTILE SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND MUST MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F (FROM TABLE 3.2 – SEE BELOW):

| PROPERTY | VALUE | TEST METHOD |
|---|---|---|
| TENSILE STRENGTH | 50 LBS/IN. (MIN.) | ASTM D-4595 |
| TENSILE MODULUS | 20 LBS/IN. (MIN.) | ASTM D-4595 |
| FLOW RATE | 0.3 GAL/FT²/MINUTE (MAX.) | ASTM D-5141 |
| FILTERING EFFICIENCY | 75% (MIN.) | ASTM D-5141 |

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, OVERLAP, FOLD, AND STAPLE THEM TO PREVENT SEDIMENT BYPASS.
4. INSPECT SILT FENCE AFTER EACH RAINFALL EVENT, AT LEAST DAILY DURING SUSTAINED RAINFALL EVENTS, AND MAINTAIN WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 30% OF THE FABRIC HEIGHT.

| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

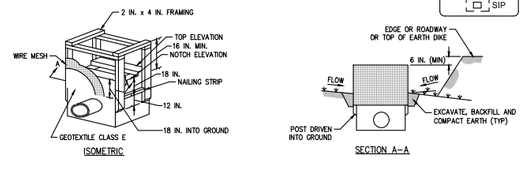
SILT FENCE-1

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 301.1

MAXIMUM DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL: SIP




## CONSTRUCTION SPECIFICATIONS

1. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION.
2. DRIVE 2–INCH x 4–INCH CONSTRUCTION GRADE LUMBER POSTS 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2–INCH x 4–INCH FRAME USING THE OVERLAP JOINT SHOWN ON DETAIL 307.1. THE TOP OF THE BRAME (WEIR) MUST BE 6 INCHES BELOW ADJACENT ROADWAYS WHERE FLOODING AND SAFETY ISSUES MAY ARISE.
3. STRETCH 1/2–INCH x 1/2–INCH WIRE MESH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. THE ENDS MUST MEET AND OVERLAP AT A POST.
4. STRETCH THE GEOTEXTILE CLASS E TIGHTLY OVER THE WIRE MESH WITH THE GEOTEXTILE EXTENDING FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. FASTEN THE GEOTEXTILE FIRMLY TO THE FRAME. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST BE OVERLAPPED AND FOLDED, THEN FASTENED DOWN.
5. BACKFILL AROUND THE INLET IN COMPACTED 6–INCH LAYERS UNTIL THE LAYER OF EARTH IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION OF THE SIDES.
6. IF THE INLET IS NOT IN A SUMP, CONSTRUCT A COMPACTED EARTH DIKE ACROSS THE DITCH LINE DIRECTLY BELOW IT. THE TOP OF THE EARTH DIKE SHOULD BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.
7. THE STRUCTURE MUST BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND THE GEOTEXTILE REPLACED WHEN IT BECOMES CLOGGED.

| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

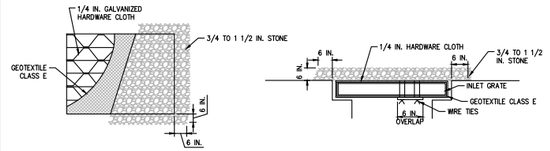
STANDARD INLET PROTECTION
STORM DRAIN INLET PROTECTION

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 307.1

MAXIMUM DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL: AGIP




## CONSTRUCTION SPECIFICATIONS

1. LIFT GRATE AND WRAP WITH GEOTEXTILE CLASS E TO COMPLETELY COVER ALL OPENINGS, SECURE WITH WIRE TIES, THEN SET GRATE BACK IN PLACE.
2. PLACE CLEAN 3/4 TO 1–1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 4 TO 6 INCHES THICK ON THE GRATE TO SECURE THE FABRIC.
3. IF THERE ARE ANY SIGNS OF STREET FLOODING OR WATER PONDING, THIS STRUCTURE MUST BE CLEANED OR REPLACED, OR REDESIGNED WITH A VIABLE ALTERNATIVE.

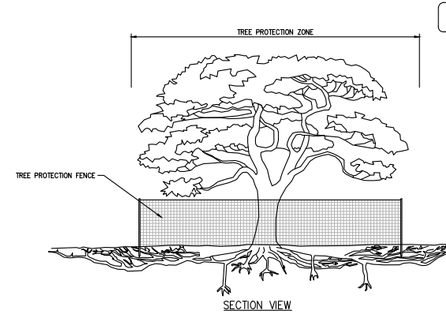
| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

AT GRADE INLET PROTECTION
STORM DRAIN INLET PROTECTION

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 307.2

STANDARD SYMBOL



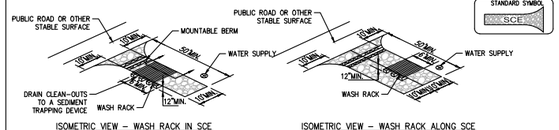

| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

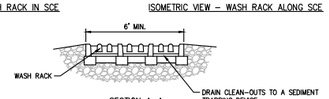
TREE PROTECTION

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 903.1

STANDARD SYMBOL: SCE




## CONSTRUCTION SPECIFICATIONS

1. USE A WASH RACK DESIGNED AND CONSTRUCTED/MANUFACTURED FOR THE ANTICIPATED TRAFFIC LOADS. CONCRETE, STEEL, OR OTHER MATERIALS ARE ACCEPTABLE. PRE–FABRICATED UNITS SUCH AS CATTLE GUARDS ARE ACCEPTABLE, USE MINIMUM DIMENSION OF 5 FEET x 10 FEET. ORIENT DIRECTION OF RIBS AS SHOWN ON THE DETAIL. APPROACHES TO THE WASH RACK SHOULD BE A MINIMUM OF 25 FEET ON BOTH SIDES.
2. INSTALL PRIOR TO, ALONG SIDE OF, OR AS PART OF THE SCE.
3. DIRECT WASH WATER TO AN APPROVED SEDIMENT TRAPPING DEVICE.
4. KEEP AREA UNDER WASH RACK FREE OF ACCUMULATED SEDIMENT IF DAMAGED, REPAIR OR REPLACE WASH RACK.

| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

STABILIZED CONSTRUCTION
ENTRANCE WITH WASH RACK

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 202.1

## SILT FENCE DESIGN CRITERIA

TABLE 3.1: SILT FENCE SLOPE LENGTH AND FENCE LENGTH CONSTRAINTS

| SLOPE STEEPNESS | SLOPE LENGTH (MAXIMUM) (FEET) | SILT FENCE LENGTH (MAXIMUM FEET) |
|---|---|---|
| FLATTER THAN 50:1 (2%) | UNLIMITED | UNLIMITED |
| > 50:1 TO 10:1 (2% TO 10%) | 125 | 1,000 |
| > 10:1 TO 5:1 (10% TO 20%) | 100 | 750 |
| > 5:1 TO 3:1 (20% TO 33%) | 60 | 500 |
| > 3:1 TO 2:1 (33% TO 50%) | 40 | 250 |
| > 2:1 (> 50%) | 20 | 125 |

## NOTE:

- IN AREAS OF LESS THAN 2% AND SAND AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SOIL FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.
- TO AVOID CIRCUMVENTION, THE ENDS OF THE SILT FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER AND SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.

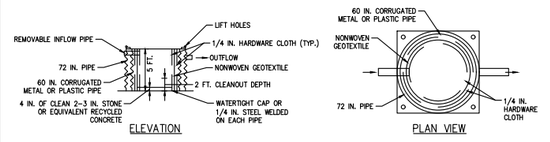
| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

SILT FENCE-2

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 301.2

STANDARD SYMBOL: PST




## CONSTRUCTION SPECIFICATIONS

1. USE 60 INCH CORRUGATED METAL OR PLASTIC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER FOR THE INNER PIPE. LINE PIPE WITH NONWOVEN GEOTEXTILE SANDWICHED BETWEEN, AND ATTACHED TO, 1/4 INCH HARDWARE CLOTH.
2. OVERLAP GEOTEXTILE 8 INCHES MINIMUM AT VERTICAL SEAM AND AT THE BOTTOM PLATE.
3. ANCHOR GEOTEXTILE AT BOTTOM OF TANK WITH 4 INCHES OF 2 TO 3 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE.
4. USE 72 INCH CORRUGATED METAL OR PLASTIC OUTER PIPE WITH PERMANENT OUTFLOW PIPE WITH INVERT LOWER THAN INFLOW PIPE.
5. INFLOW PIPE MUST DISCHARGE INTO INNER PIPE AND BE REMOVABLE.
6. PLACE TANK ON LEVEL SURFACE AND DISCHARGE TO A STABLE AREA AT A NON–EROSIVE RATE.

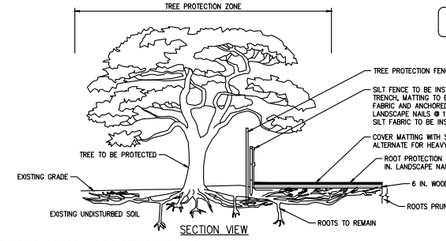
| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

PORTABLE SEDIMENT TANK - 1
(VERTICAL)

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 703.2

STANDARD SYMBOL




## CONSTRUCTION SPECIFICATIONS

1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON–WOVEN COVERING (SUCH AS TENSAR ROADRAIN RD7) OR APPROVED EQUIVALENT.
2. ROOF PROTECTION MATTING SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. MATTING SHALL BE PLACED ON 6 IN. WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH STEEL PLATES.

| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

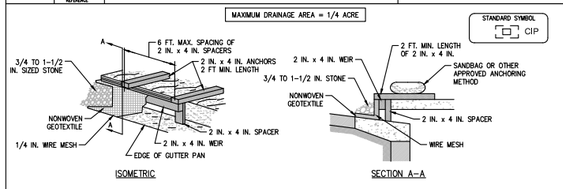
TREE PROTECTION

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 903.1

MAXIMUM DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL: CIP




## CONSTRUCTION SPECIFICATIONS

1. ATTACH A CONTINUOUS PIECE OF 1/2 INCH x 1/2 INCH WIRE MESH, (30 INCHES MINIMUM WIDTH BY THROAT LENGTH, PLUS 4 FEET) TO THE 2–INCH x 4–INCH WEIR (MEASURING THROAT LENGTH PLUS 2 FEET) AS SHOWN ON THE STANDARD DRAWING.
2. PLACE A CONTINUOUS PIECE OF GEOTEXTILE CLASS E OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACHE TO THE 2–INCH x 4–INCH WEIR.
3. SECURELY NAIL THE 2–INCH x 4–INCH WEIR TO A 9–INCH LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAXIMUM 4 FEET APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2–FOOT LENGTHS OF 2–INCHES x 4–INCHES TO THE TOP OF THE WEIR AT SPACER LOCATIONS). THESE 2–INCH x 4–INCH ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE 1 FOOT BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE 1/2–INCH x 1/2–INCH WIRE MESH AND THE GEOTEXTILE FABRIC TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4 TO 1–1/2 INCH STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE GEOTEXTILE FABRIC AND STONE REPLACED WITH CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT DIKE TO DIRECT THE FLOW TO THE INLET.
9. IF THERE ARE ANY SIGNS OF STREET FLOODING OR WATER PONDING, THIS STRUCTURE MUST BE CLEANED OR REPLACED, OR REDESIGNED WITH A VIABLE ALTERNATIVE SUCH AS 3.3 FILTER SOCK.

* NOTE: FILTER SOCK IS AN ALTERNATIVE WHICH IS EASIER TO INSTALL AND MAINTAIN THAN THIS STANDARD DESIGN.

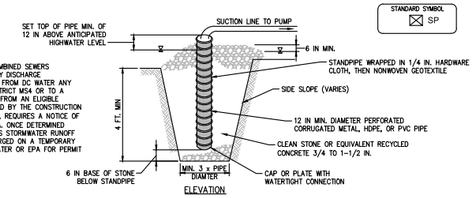
| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

CURB INLET PROTECTION
STORM DRAIN INLET PROTECTION

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 307.3

STANDARD SYMBOL: SP




NOTE:

ANY DISCHARGE TO COMBINED SEWERS REQUIRES A TEMPORARY DISCHARGE AUTHORIZATION PERMIT FROM DC WATER ANY DISCHARGE TO THE DISTRICT MS4 OR TO A SURFACE WATER BODY FROM AN ELIGIBLE PROJECT, AS REGULATED BY THE CONSTRUCTION GENERAL PERMIT (CGP), REQUIRES A NOTICE OF INTENT (NOI) FROM EPA. ONCE DETERMINED THAT THE PROJECT HAS STORMWATER RUNOFF THAT MUST BE DISCHARGED ON A TEMPORARY BASIS, CONTACT DC WATER OR EPA FOR PERMIT INFORMATION.

## CONSTRUCTION SPECIFICATIONS

1. WRAP THE PIPE WITH 1/4 INCH GALVANIZED HARDWARE CLOTH AND THEN GEOTEXTILE OVER THE HARDWARE CLOTH.
2. EXCAVATE THE PIT TO 3 TIMES THE PIPE DIAMETER AND 4 FEET IN DEPTH, PLACE CLEAN 3/4 TO 1–1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE. 6 INCHES IN DEPTH PRIOR TO PIPE PLACEMENT.
3. SET THE TOP OF PIPE A MINIMUM OF 12 INCHES ABOVE THE ANTICIPATED WATER SURFACE ELEVATION.
4. BACKFILL PIT AROUND THE OUTER PIPE WITH 3/4 TO 1–1/2 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MINIMUM OF 6 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
5. PLACE THE SUCTION HOSE FROM THE PUMP INSIDE THE PIPE TO BEGIN DEWATERING. PLACE THE DISCHARGE HOSE IN A STABILIZED AREA DOWNSLOPE OF UNSTABILIZED AREAS TO PREVENT EROSION. MEADOW OR WOODED AREAS ARE PREFERRED DISCHARGE LOCATIONS BUT STORM DRAINS AND PAVED AREAS ARE ACCEPTABLE.

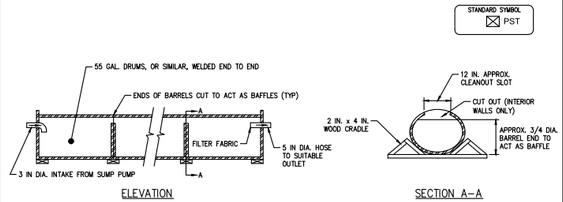
| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

SUMP PIT

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 702.1

STANDARD SYMBOL: PST




## CONSTRUCTION SPECIFICATIONS

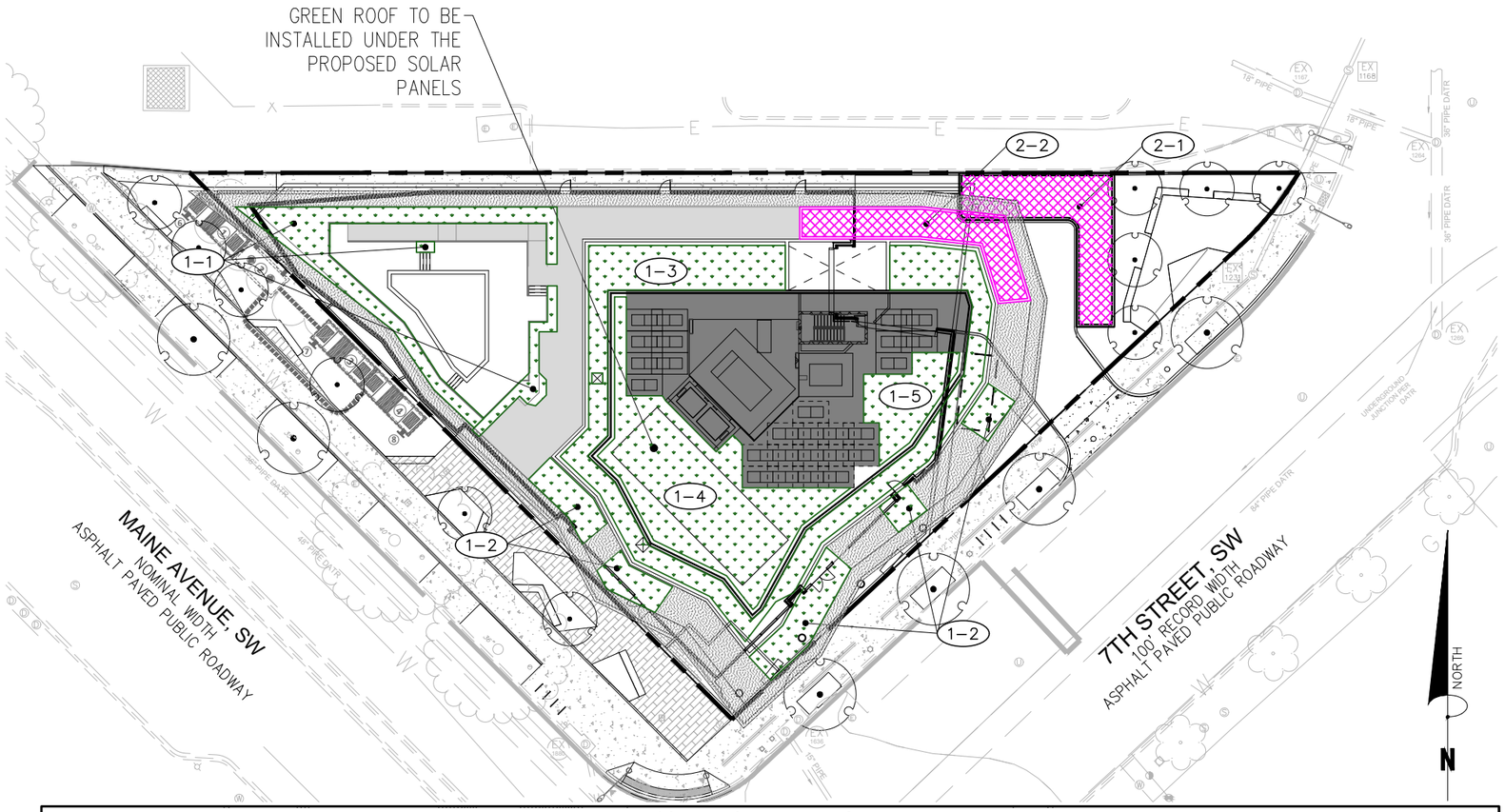
1. THE STRUCTURE MAY BE CONSTRUCTED WITH STEEL DRUMS. STURDY WOOD, OR OTHER MATERIAL SUITABLE FOR HANDLING THE PRESSURE EXERTED BY THE VOLUME OF WATER.
2. SEDIMENT TANKS WILL HAVE A MINIMUM DEPTH OF 2 FEET.
3. ONCE THE WATER LEVEL NEARS THE TOP OF THE TANK. THE PUMP MUST BE SHUT OFF WHILE THE TANK DRAINS AND ADDITIONAL CAPACITY IS MADE AVAILABLE.
4. DESIGN THE TANK TO ALLOW FOR EMERGENCY FLOW OVER TOP OF THE TANK.

| DATE | APPR | REVISED |
|---|---|---|
| | | ISSUED |
| | | REFERENCE |

PORTABLE SEDIMENT TANK - 1
(HORIZONTAL)

DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT

DWG. NO. 703.1




# STORMWATER MANAGEMENT NARRATIVE:

CONCEPTUAL STORMWATER MANAGEMENT PROVIDED FOR PUD REVIEW ONLY. DURING FURTHER DEVELOPMENT OF THE PUD AND FORTHCOMING DEVELOPMENT OF THE FINAL SITE PLAN, STORMWATER MANAGEMENT DESIGN WILL BE ADVANCED TO REFLECT ADDITIONAL DETAILS. THE DESIGN CRITERIA FOR THE PROJECT INCLUDE:

- STORMWATER MANAGEMENT DESIGN WILL MEET OR EXCEED THE CURRENT STANDARDS OF THE DISTRICT OF COLUMBIA IN PLACE AT THE TIME OF PUD APPROVAL.
- THE STORMWATER RUNOFF WILL BE TREATED USING LOW IMPACT DEVELOPMENT BMP MEASURES.
- THE STORMWATER RUNOFF WILL BE TREATED USING A COMBINATION OF ON-SITE BMPs SUCH AS GREEN ROOF, BIORETENTION AND/OR CISTERN FOR WATER REUSE.

NOTE:
AT THE CONCEPT LEVEL, SIZE AND LOCATION OF SWM FACILITIES ARE NOT YET DETERMINED. ACTUAL DESIGN OF THE FACILITIES WILL BE PROVIDED DURING FINAL SITE PLAN.

# SWM REQUIREMENTS:

THIS PROJECT FALLS WITHIN THE GUIDELINES OF A 'MAJOR LAND DISTURBANCE' THUS REQUIRING A STORMWATER RETENTION VOLUME (SWRv) BASED ON THE 1.2" STORM, PER THE 2020 SWM GUIDEBOOK FOR THE DISTRICT. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-DEVELOPMENT AND PRE-PROJECT RATE, RESPECTIVELY.

THIS SITE IS LOCATED IN THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE. THE SITE DOES NOT MEET THE REQUIREMENTS TO BE A "AWDZ SITE" AND WILL BE CONSIDERED A NON-AWDZ SITE LOCATED WITHIN THE AWDZ BOUNDARIES.

- TOTAL ON SITE DISTURBANCE = 23,665 SF
- SWRv REQUIRED = 2,180 CF

**Bioretention Computations**

| Bioretentions/Planter Box # | CDA | Total DA | SWRv (1.2in) | SWRv (max-1.7 in) | Facility SA | Ponding Depth | Filter Media Depth | Gravel Depth | Total Storage Vol Provided | Retention Achieved (Standard Design) | Credited Storage Volume |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | sf | sf | cf | cf | SF | ft | ft | ft | cf | cf | cf |
| 2-1 | 5,427 | 6,189 | 660 | 833 | 762 | 0.50 | 4 | 1 | 1,448 | 869 | 833 |
| 2-2 | 3,625 | 4,178 | 449 | 562 | 553 | 0.50 | 3 | 1 | 912 | 547 | 547 |
| Total | 9,052 | 10,367 | 1,110 | 1,395 | 1,315 | | | | 2,360 | 1,416 | 1,380 |

**Green Roof Computations**

| Green Roof Location | BMP SA | Additional Roof DA to Facility | Total DA | SWRv (1.2in) | SWRv (max-1.7 in) | Media Depth | Verified Media Max Water Retention | Drainage Layer Depth (Rock Wool) | Verified Drainage Layer Max Water Retention (Baseline) | Storage Volume Provided | Credited Storage Volume |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | sf | sf | sf | cf | cf | in | | in | | cf | cf |
| 1-1 | 1,030 | 0 | 1,030 | 98 | 139 | 4 | 54.4% | 1 | 0% | 187 | 139 |
| 1-2 | 921 | 0 | 921 | 87 | 124 | 4 | 54.4% | 1 | 0% | 167 | 124 |
| 1-3 | 2,176 | 0 | 2,176 | 207 | 293 | 4 | 54.4% | 1 | 0% | 395 | 293 |
| 1-4 | 1,835 | 0 | 1,835 | 174 | 247 | 4 | 54.4% | 1 | 0% | 333 | 247 |
| 1-5 | 444 | 0 | 444 | 42 | 60 | 4 | 54.4% | 1 | 0% | 81 | 60 |
| Total | 6,406 | 0 | 6,406 | 609 | 862 | | | | | 1,162 | 862 |

**Tree Plantings**

| Tree Planting BMP ID # | Canopy Spread | # of Trees | Retention Per Tree | Retention Achieved | Credited Storage Volume |
|---|---|---|---|---|---|
| | | | cf | cf | cf |
| | 40' or less | 5 | 5 | 25 | 25 |
| | | | | Total Retention Provided | 2,268 |

# SWM LEGEND:

40 0 20 40
1 inch = 40 ft.

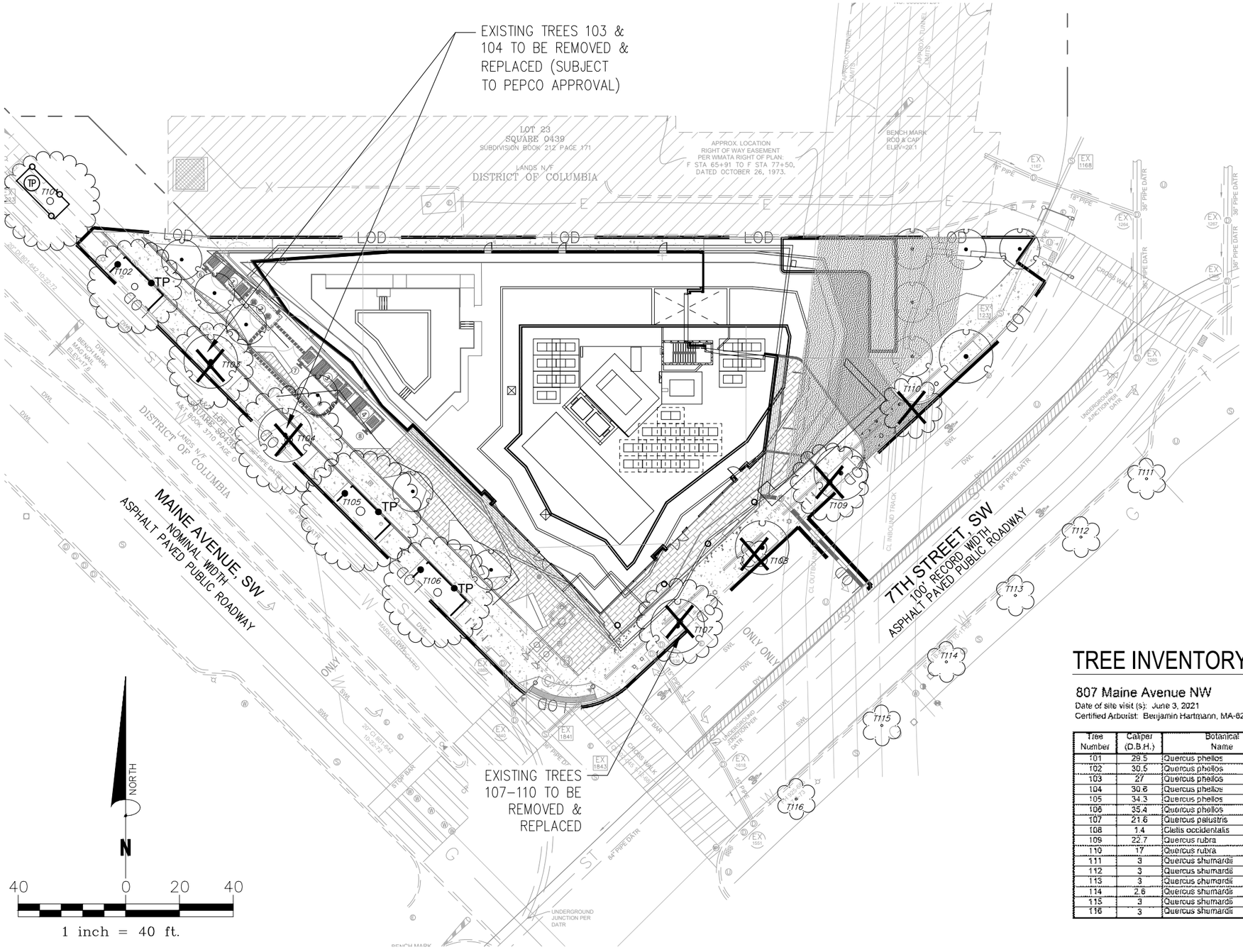
EXTENSIVE GREEN ROOF

BIORETENTION PLANTER

DRAINAGE AREA TO BIORETENTION 2-1

DRAINAGE AREA TO BIORETENTION 2-2

DRAINAGE DIVIDE




## LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- LOD — PROPOSED LIMITS OF DISTURBANCE
- TP — PROPOSED TREE PROTECTION FENCE

NOTE: A STREET TREE REMOVAL PERMIT WILL BE REQUIRED FOR THE REMOVAL OF T103, T104, T107, T108, T109 & T110 AND WILL BE SUBMITTED TO DDOT UFA UNDER A SEPARATE COVER.

## TREE INVENTORY

**807 Maine Avenue NW**
Date of site visit (s): June 3, 2021
Certified Arborist: Benjamin Hartmann, MA-6213A

| Tree Number | Caliper (D.B.H.) | Botanical Name | Common Name | Condition Rating | Species Rating | Preserve/ Remove |
|---|---|---|---|---|---|---|
| 101 | 29.5 | Quercus phellos | Willow Oak | Good | 70 | Preserve |
| 102 | 30.5 | Quercus phellos | Willow Oak | Good | 70 | Preserve |
| 103 | 27 | Quercus phellos | Willow Oak | Good | 70 | **Remove** |
| 104 | 30.6 | Quercus phellos | Willow Oak | Good | 70 | **Remove** |
| 105 | 34.3 | Quercus phellos | Willow Oak | Fair | 70 | Preserve |
| 106 | 35.4 | Quercus phellos | Willow Oak | Good | 70 | Preserve |
| 107 | 21.6 | Quercus palustris | Pin Oak | Fair | 70 | **Remove** |
| 108 | 1.4 | Celtis occidentalis | Hackberry | Good | 70 | **Remove** |
| 109 | 22.7 | Quercus rubra | Red Oak | Fair | 70 | **Remove** |
| 110 | 17 | Quercus rubra | Red Oak | Good | 70 | **Remove** |
| 111 | 3 | Quercus shumardii | Shumard Oak | Good | 70 | Preserve |
| 112 | 3 | Quercus shumardii | Shumard Oak | Good | 70 | Preserve |
| 113 | 3 | Quercus shumardii | Shumard Oak | Good | 70 | Preserve |
| 114 | 2.6 | Quercus shumardii | Shumard Oak | Good | 70 | Preserve |
| 115 | 3 | Quercus shumardii | Shumard Oak | Good | 70 | Preserve |
| 116 | 3 | Quercus shumardii | Shumard Oak | Good | 70 | Preserve |