

Civil Exhibits

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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	
	CONTOUR LINE			CLEAN OUT	
	SPOT ELEVATIONS			ELECTRIC MANHOLE	
	SANITARY LABEL			TELEPHONE MANHOLE	
	STORM LABEL			ELECTRIC BOX	
	SANITARY SEWER LATERAL			ELECTRIC PEDESTAL	
	UNDERGROUND WATER LINE			MONITORING WELL	
	UNDERGROUND ELECTRIC LINE			TEST PIT	
	UNDERGROUND GAS LINE			BENCHMARK	
				BORING	

GENERAL NOTES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, MID-CITY FINANCIAL CORPORATION, LOT 23, SQUARE 481 #1200 - #1210 6TH STREET, N.W., DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: SRW182142, DATED: 09/13/18
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "6NM_FIRSTFLOOR_180820.DWG", "6NM_LOWER LEVEL_BLDG FOOTPRINT.DWG", "6NM_FLOOR PLAN - ROOF PLAN.DWG", PREPARED BY: TORTI GALLAS URBAN, DATE RECEIVED: 09/24/18
 - DC WATER COUNTER MAPS: ENTITLED: "NW B-5 SEWER.PDF", "NW B-5 WATER.PDF", "NW B-6 SEWER.PDF", "NW B-6 WATER.PDF", "NW C-5 WATER.PDF", "NW C-5 SEWER.PDF", "NW C-6 SEWER.PDF", "NW C-6 WATER.PDF" PREPARED BY: DC WATER, DATE RECEIVED: 10/14/2013
- 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.

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DEVELOPER

MID CITY
CORPORATE OFFICE
4800 MONTGOMERY LANE, SUITE 600
BETHESDA, MARYLAND 20814

GENERAL NOTES AND LEGEND

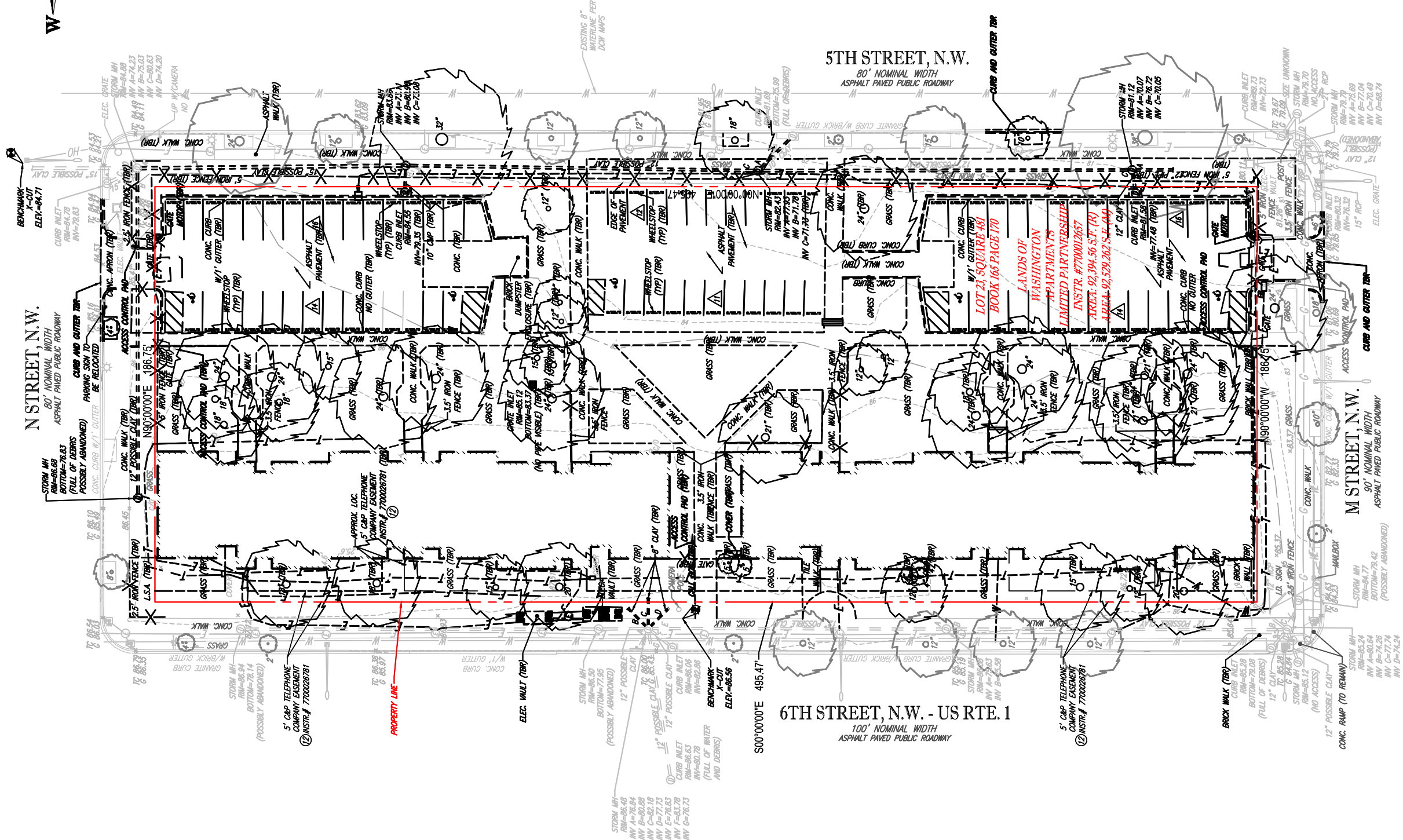
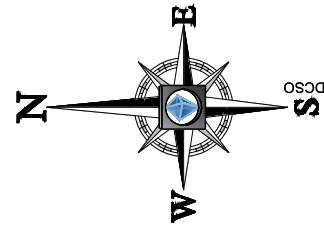
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1200 5TH ST - PUD APPLICATION

C-101



EXISTING CONDITIONS PLAN

SCALE: 1" = 50'

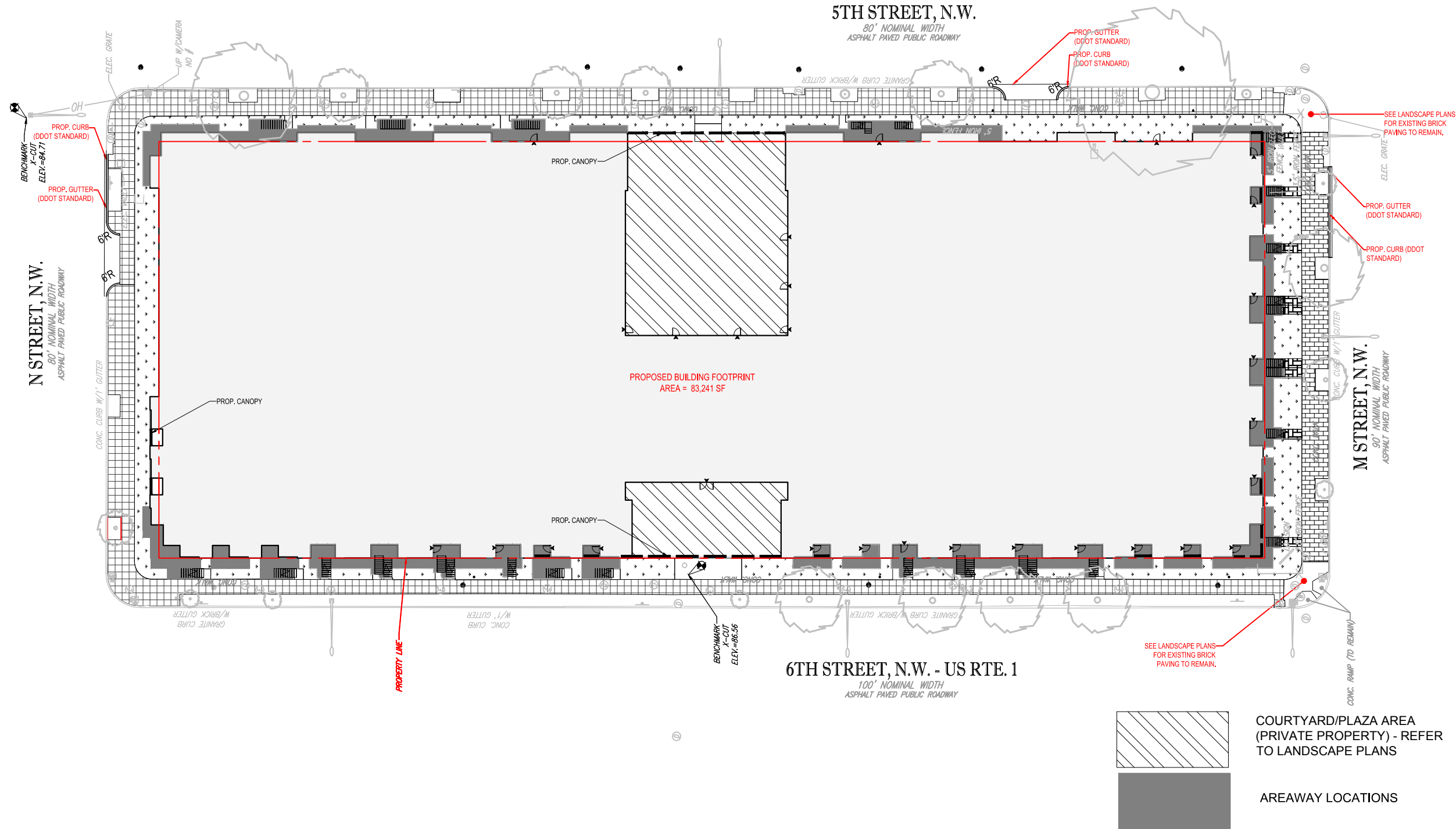
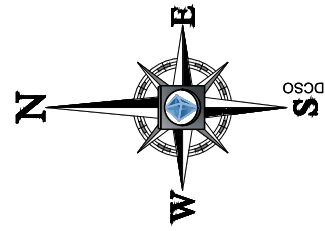
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C-201



SITE PLAN

SCALE: 1" = 50'

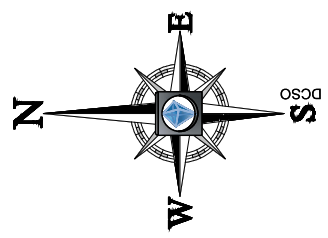
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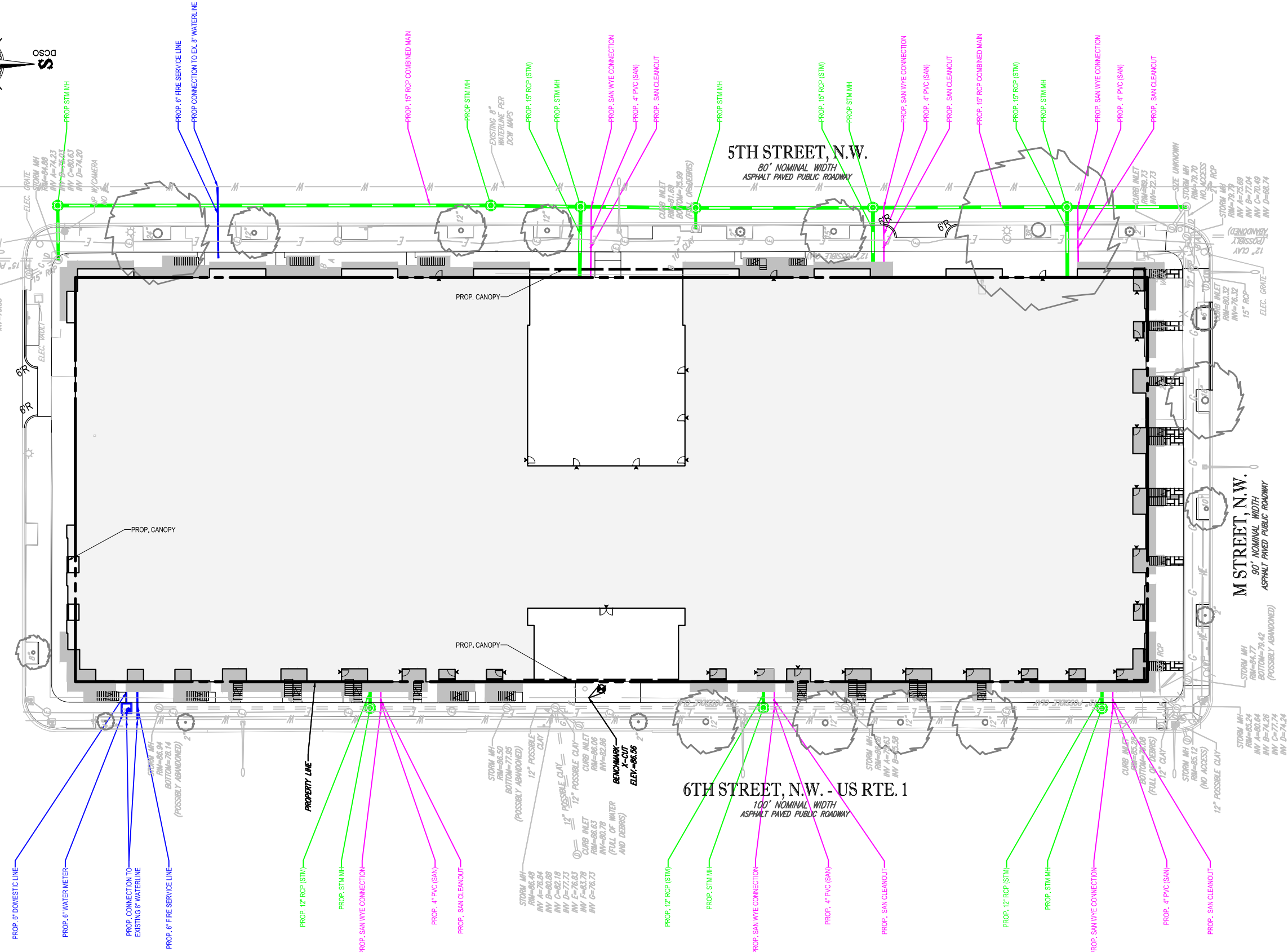
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C-301



N STREET, N.W.
80' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

BENCHMARK
X-307
ELEV=86.71



UTILITY PLAN

SCALE: 1" = 50'

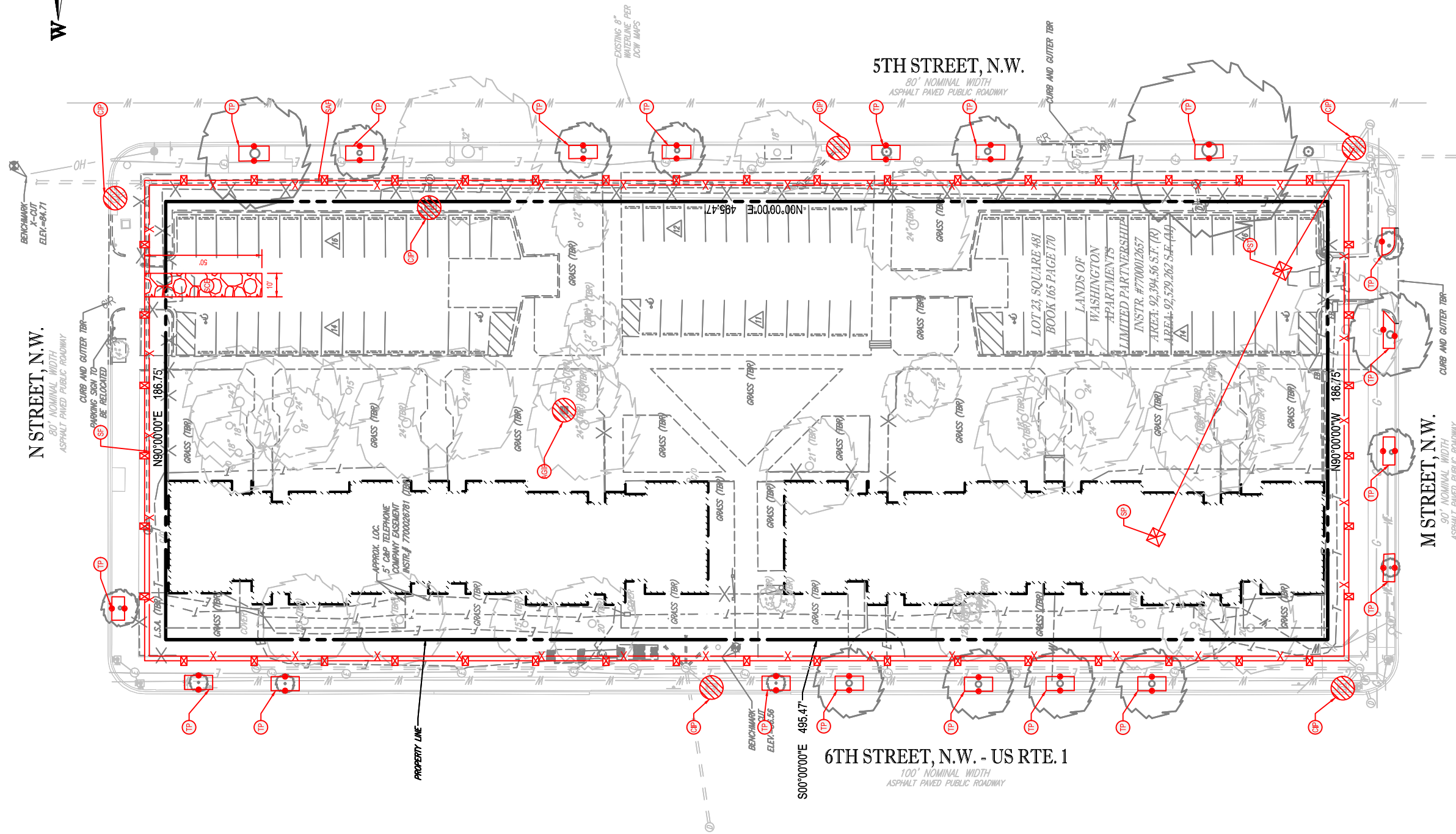
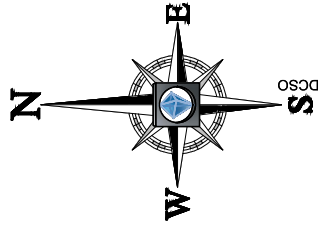
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1200 5TH ST - PUD APPLICATION

C-501



TITLE	KEY	SYMBOL
SAFETY FENCE	(SAF)	
SILT FENCE	(SF)	
TREE PROTECTION	(TP)	
TEMPORARY STONE CONSTRUCTION ENTRANCE	(SCE)	
CURB INLET PROTECTION	(CIP)	
AT GRADE INLET PROTECTION	(AGIP)	

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 50'

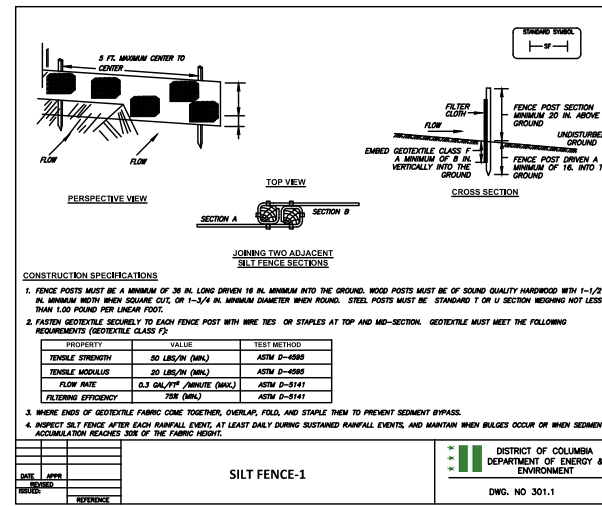
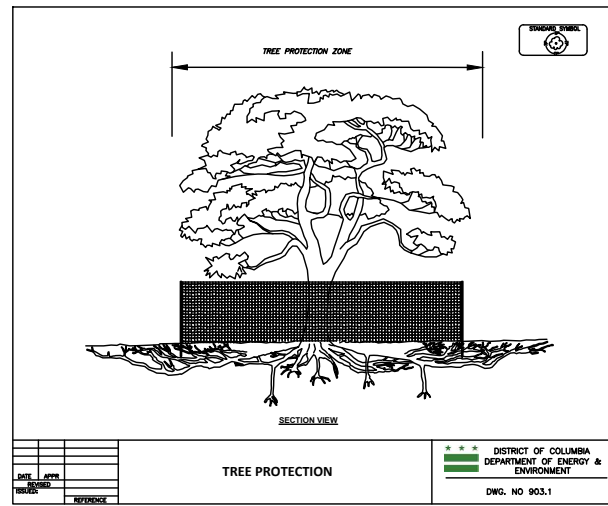
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C-601



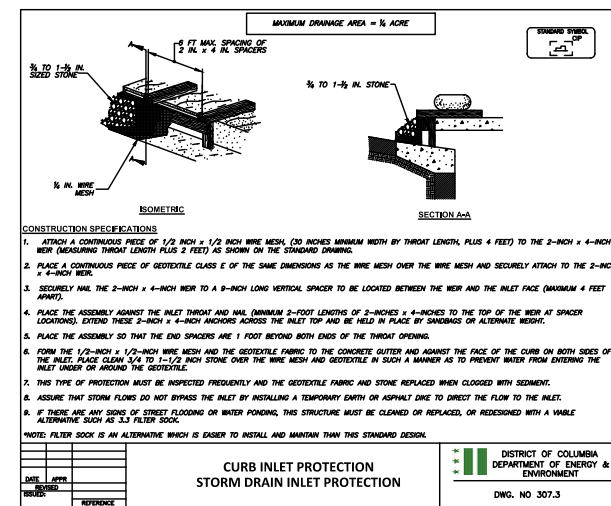
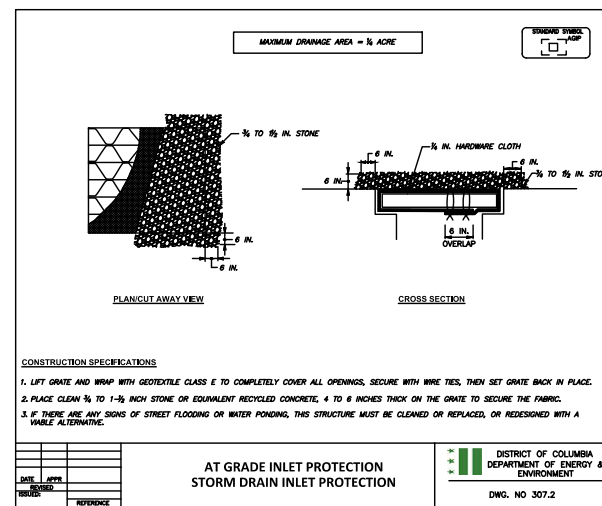
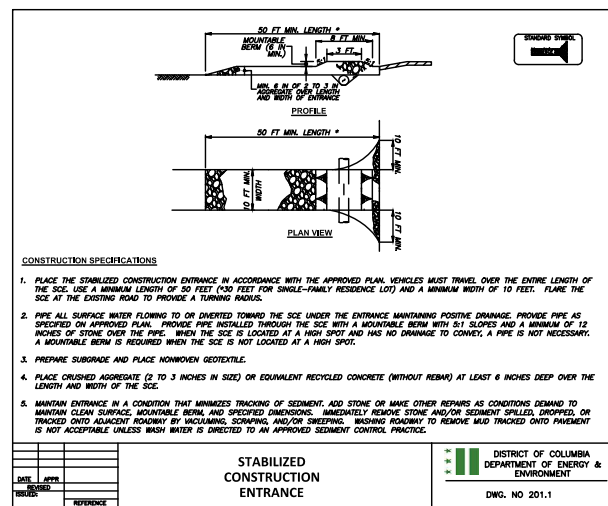
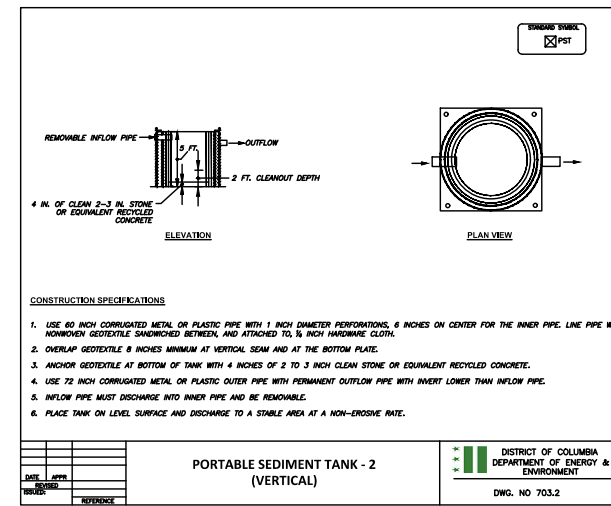
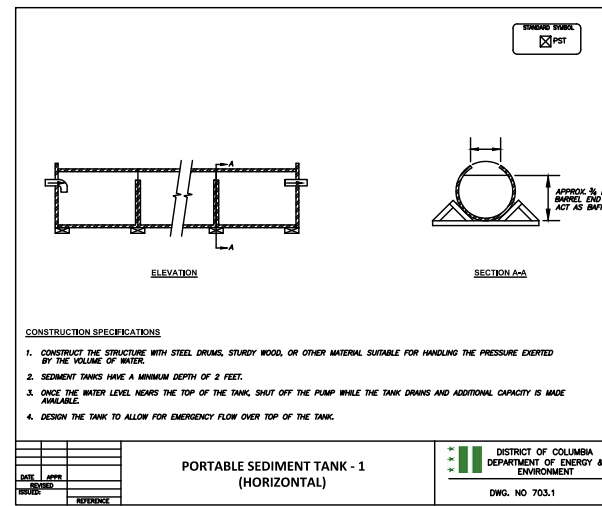
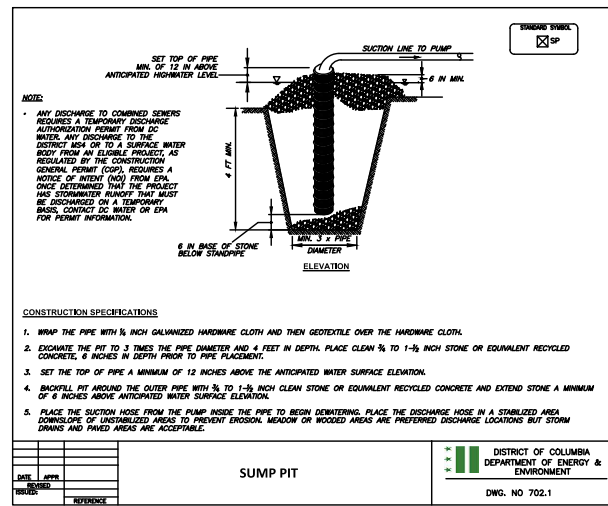
SILT FENCE DESIGN CRITERIA

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%)	80	500
> 3:1 TO 2:1 (33% to 50%)	40	250
> 2:1 (> 50%)	20	125

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

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO 301.2



EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

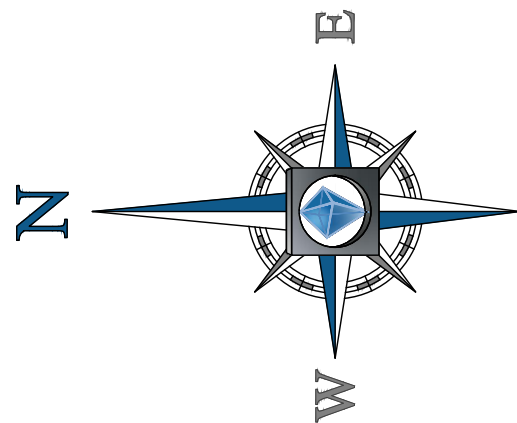


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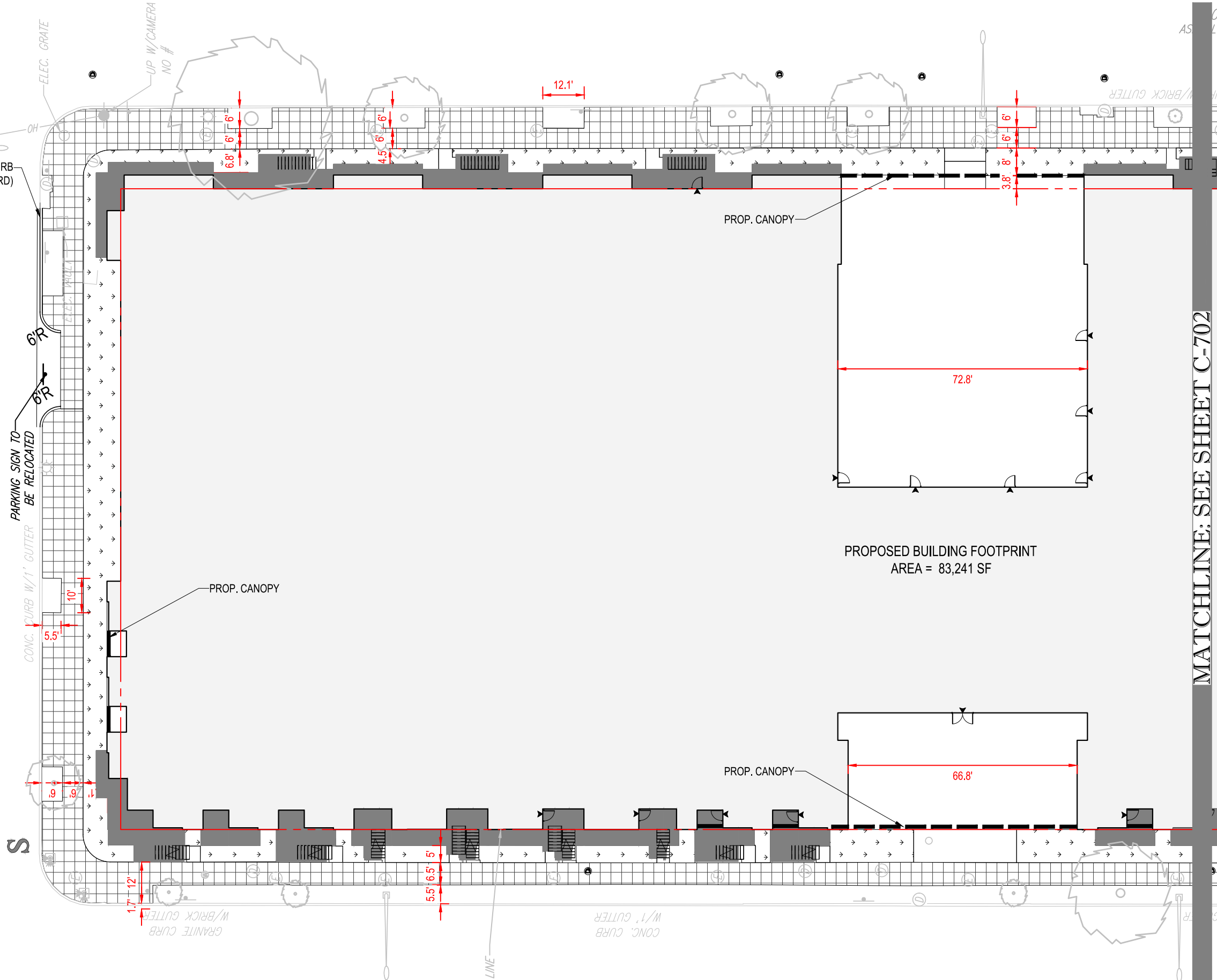
C-602



PUBLIC SPACE PLAN

66'
21.5'

N STREET, N.W.
80' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY



PROPOSED BUILDING FOOTPRINT
AREA = 83,241 SF

SCALE: 1" = 30'

MATCHLINE: SEE SHEET C-702

8/1/2019



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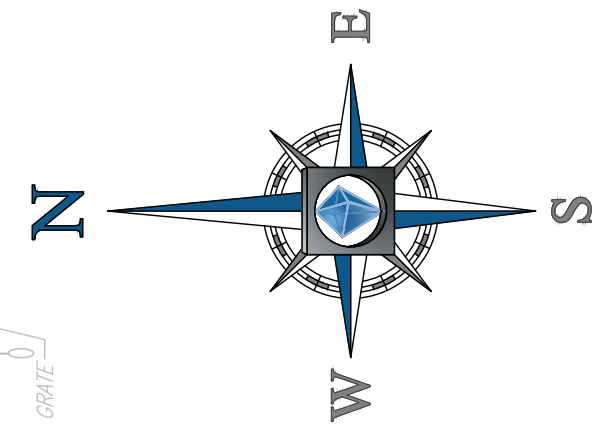
C-701

STREET, N.W.

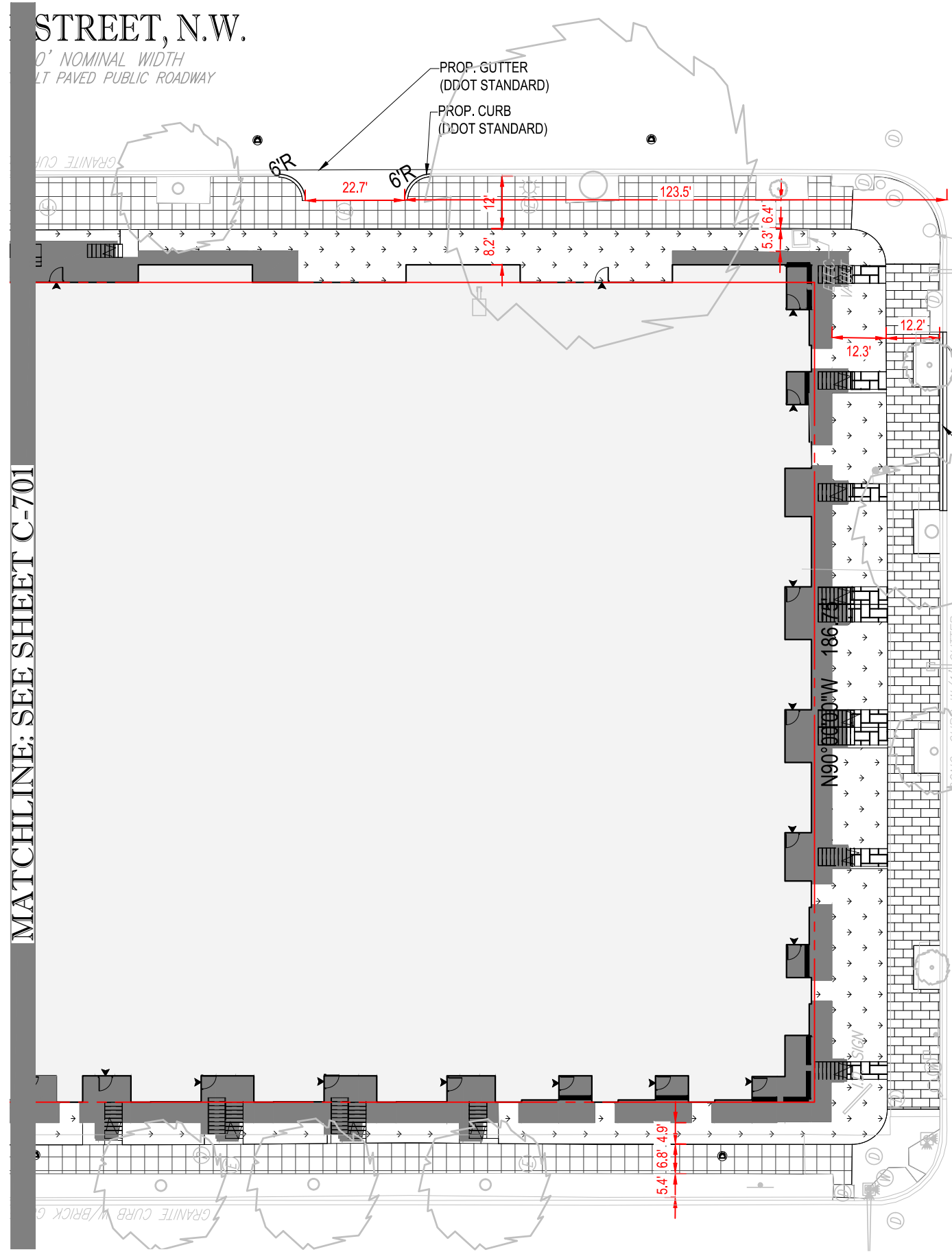
10' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

PROP. GUTTER
(DDOT STANDARD)

PROP. CURB
(DDOT STANDARD)



MATCHLINE: SEE SHEET C-701



M STREET, N.W.

90' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

PUBLIC SPACE PLAN

SCALE: 1" = 30'

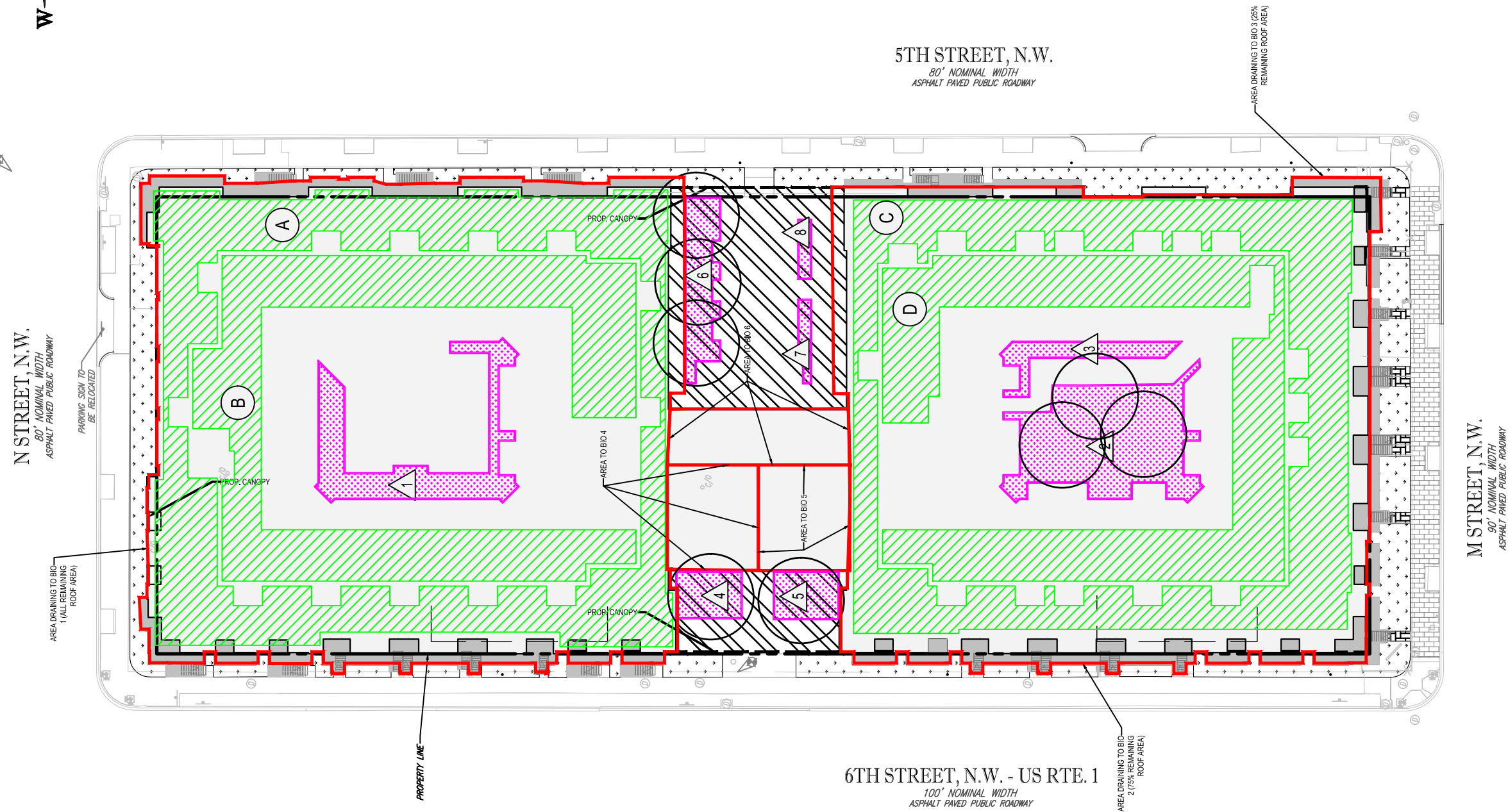
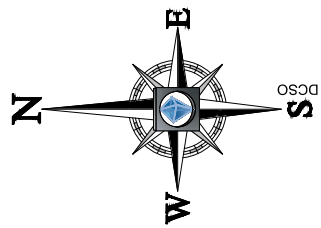
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C-702



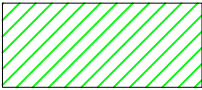

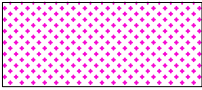


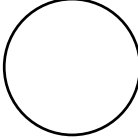
STORMWATER MANAGEMENT SUMMARY

THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWR_v) IS 8,778 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PUBLIC RIGHT OF WAY WILL BE DETERMINED ONCE STREETScape IMPROVEMENTS HAVE BEEN FINALIZED.

GREEN ROOF AREAS LOCATED ON VARIOUS LEVELS OF THE PROPOSED BUILDINGS AS WELL AS BIORETENTION AND TREE PLANTING ON THE GROUND FLOOR. SEE SHEET CIV802 FOR ADDITIONAL INFORMATION AND CALCULATIONS.

THE SIZE AND DEPTH OF THE GREEN ROOF AND BIORETENTION AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

LEGEND

-  8" GREEN ROOF (42,580 SF)
-  BIORETENTION CONTRIBUTING DRAINAGE AREA
-  BIORETENTION (SEE SHEET C-902 FOR BIORETENTION-SPECIFIC MEDIA SECTIONS, 7,009 SF TOTAL)
-  DENOTES BIORETENTION AREA
-  DENOTES GREEN ROOF AREA
-  PROPOSED TREE (MATURE SPREAD GREATER THAN 35')

STORMWATER MANAGEMENT PLAN

SCALE: 1" = 50'

8/1/2019

GREEN ROOF TABLE:

GREEN ROOF

	GREEN ROOF#	SURFACE AREA (SF)	TOTAL CDA (SF)	PROP. IMP (SF)	MEDIA DEPTH (in.)	DRAINAGE LAYER DEPTH (IN)	LOCATION	STORAGE PROVIDED	Max SWRv	SWRv PROVIDED	NOTES
50% SDA 1; 50% SDA 2	GREEN ROOF A	12,225	12,225	0	8	1	4th floor	3413	1645	1645	
50% SDA 1; 50% SDA 2	GREEN ROOF B	9,835	9,835	0	8	1	penthouse	2746	1324	1324	
50% SDA 1; 50% SDA 2	GREEN ROOF C	11,289	11,289	0	8	1	4th floor	3152	400	400	
50% SDA 1; 50% SDA 2	GREEN ROOF D	9,231	9,231	0	8	1	penthouse	2577	327	327	
	TOTAL	42,580					TOTAL	11,887	3696	3,696	

MEDIA RETENTION VALUE	0.4	DOEE Std.
DRAINAGE LAYER RETENTION VALUE	0.15	DOEE Std.

BIORETENTION TABLE:

BIORETENTION

	FACILITY	SURFACE AREA, BOT. (SF)	SURFACE AREA, TOP (SF)	TOTAL CDA (SF)	PROP. IMP (SF)	PROP. PERV (SF)	FREEBOARD (FT)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	GRAVEL DEPTH (FT)	STORAGE PROVIDED	SWRv (CF)	Max SWRv	SWRv PROVIDED	TOTAL Section Depth (FT) **	NOTES
100% SDA 1	Bio 1 - north courtyard	1,551	1,551	12,726	11,175	0	0.25	0.5	4.0	1	2,947	1,768	1,713	1,713	6.17	standard bio planter
100% SDA 1	Bio 2 - south courtyard	2,900	2,900	13,561	10,661	0	0.25	0.5	3.5	1	5,148	3,089	1,825	1,825	5.67	standard bio planter
100% SDA 2	Bio 3 - south courtyard	495	495	4,049	3,554	0	0.25	0.5	4.0	1	941	564	545	545	6.17	standard bio planter
100% SDA 1	Bio 4 - middle plaza	485	485	2,085	1,600	0	0.25	0.25	3.0	1	679	407	281	281	4.92	standard bio planter
100% SDA 1	Bio 5 - middle plaza	485	485	2,085	1,600	0	0.25	0.25	3.0	1	679	407	281	281	4.92	standard bio planter
100% SDA 2	Bio 6 - middle plaza	845	845	2,535	1,690	0	0.25	0.25	3.0	1	1,183	710	341	341	4.92	standard bio planter
100% SDA 2	Bio 7 - middle plaza	138	138	138	0	0	0.25	0.25	3.0	1	193	116	19	19	4.92	standard bio planter
100% SDA 2	Bio 8 - middle plaza	110	110	110	0	0	0.25	0.25	3.0	1	154	92	15	15	4.92	standard bio planter
	TOTAL	7,009									11,923	7,154	5,018	5,018		

*maximum ponding depth 0.5' in high pedestrian circulation areas

** includes 3" mulch and 2" pea gravel

TREE PLANTING TABLE:

Tree Planting/Preservation

Activity	Trees	SWRv (CF)	Storage
tree planting *	8	80	0

* trees with 35' mature spread

SUMMARY

SWRv REQUIRED = 8,778 CF
SWRv PROVIDED = 8,794 CF

STORAGE REQUIRED = 16,282 CF
STORAGE PROVIDED = 23,810 CF

