

CIVIL DRAWINGS

REFERENCES

- ◆ **ALTA/NSPS LAND TITLE SURVEY:**
ENTITLED: "SRW1520657ALT2-ENG.DWG"
PREPARED BY: BOHLER
DATE RECEIVED: 01/05/2022
- ◆ **ARCHITECTURAL PLAN:**
ENTITLED: "BUILDING IIA_LEVEL 1.DWG" AND "IIB - LEVEL L1.DWG"
PREPARED BY: HORD COPLAN MACHT
DATE RECEIVED: 01/11/2022
- ◆ **LANDSCAPE PLAN:**
ENTITLED: "22-0113_618-WSP"
PREPARED BY: HANOVER
DATE RECEIVED: 01/13/2022
- ◆ **DC WATER COUNTERMAPS:**
ENTITLED: "CD-11-12-NE SEWER.PDF", "NE CD-11-12 WATER.PDF", "NE CD-13-14 SEWER.PDF", "NE CD-13-14 WATER.PDF"
PREPARED BY: DC WATER
DATE RECEIVED: 08/31/2020
- ◆ **DC WATER AS-BUILTS:**
ENTITLED: "AB_808 020.PDF", "AB_808 027.PDF", "GS_96 152.PDF"
PREPARED BY: DC WATER
DATE RECEIVED: 10/07/2021
- ◆ **DDOT AS-BUILTS:**
ENTITLED: "BR NO 0597-1981 RECONSTRUCTION_FRANKLIN.PDF"
PREPARED BY: DDOT
DATE RECEIVED: 3/27/2020

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

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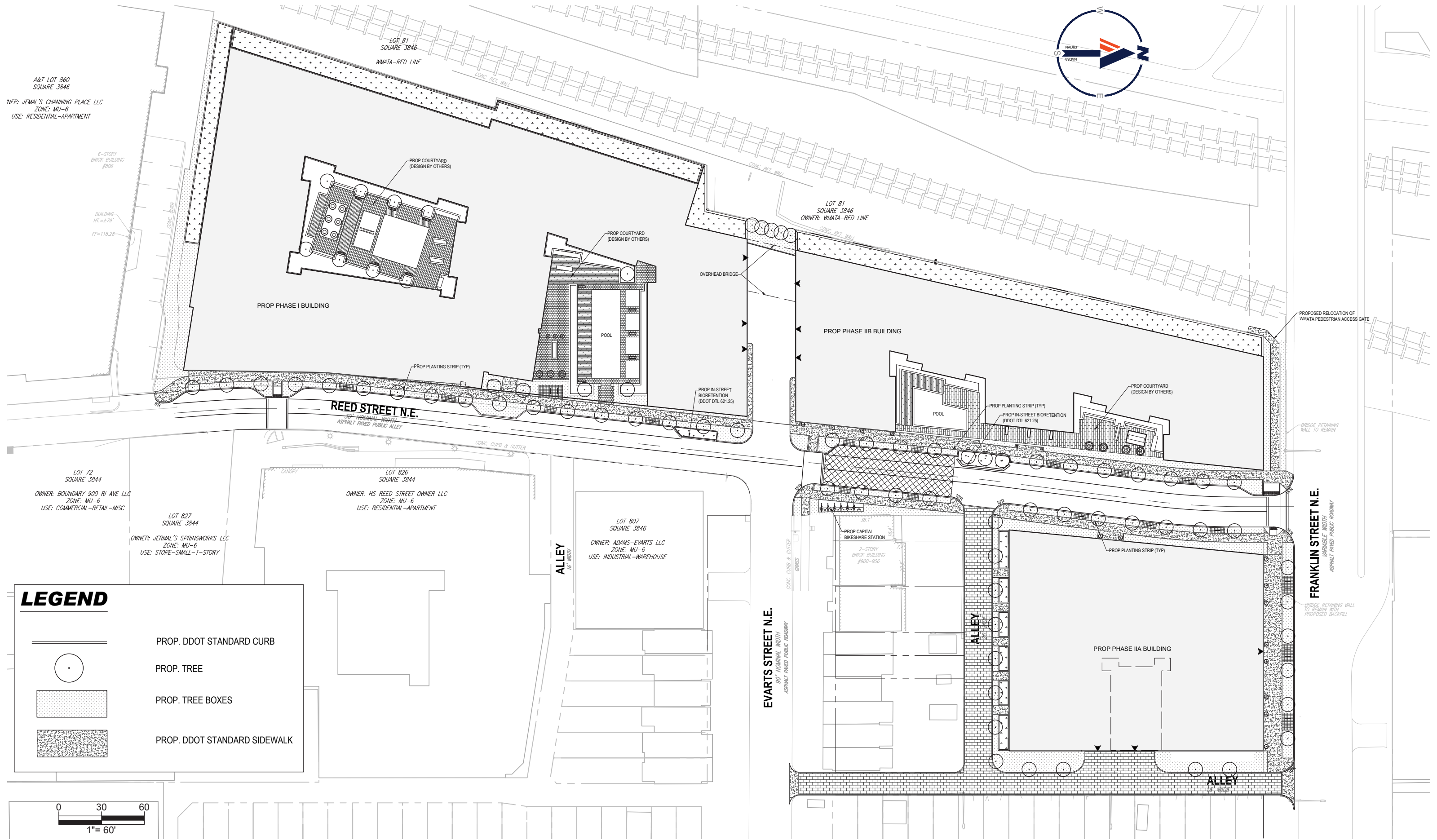
DEVELOPER

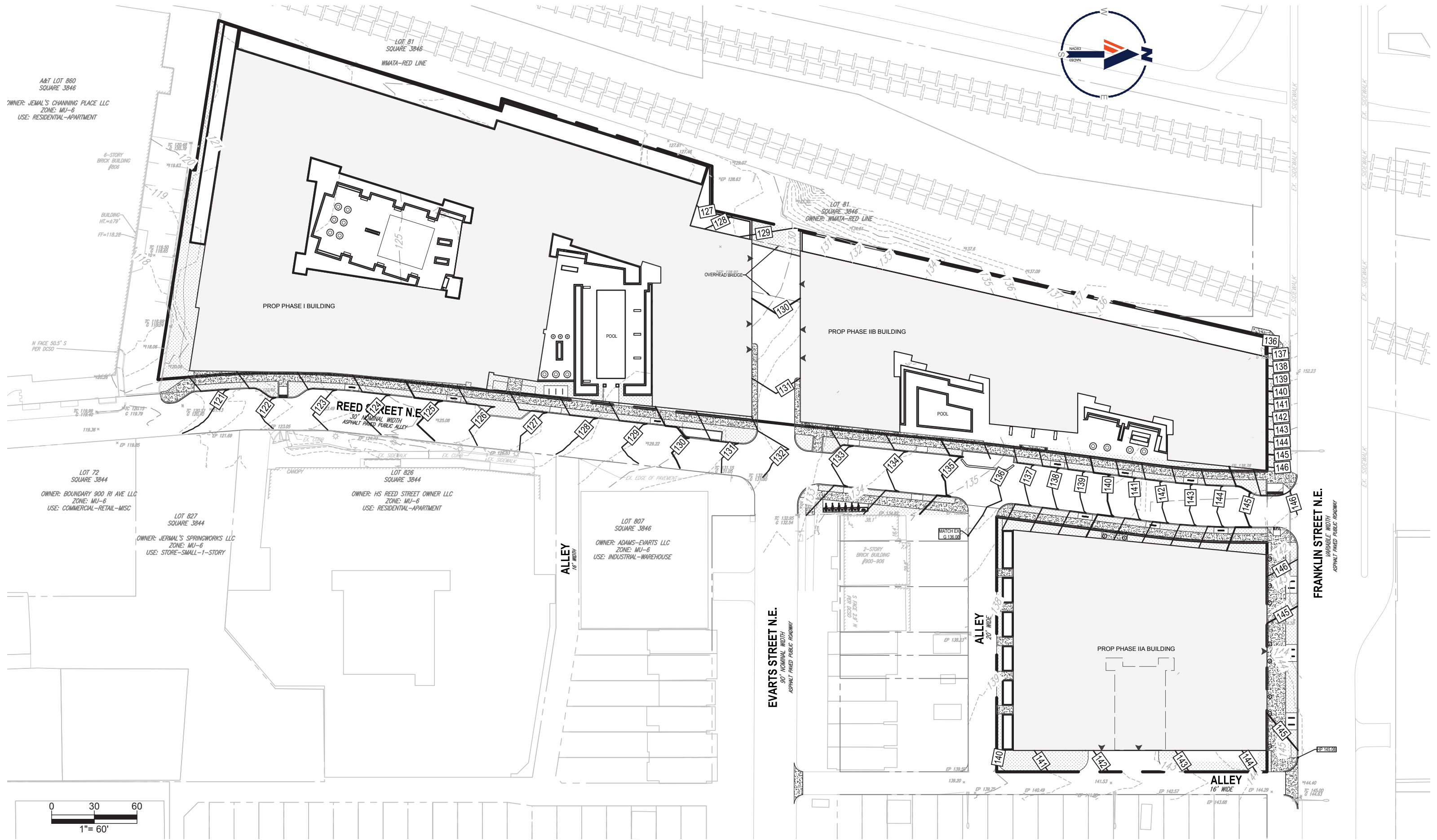
HANOVER R.S. LIMITED PARTNERSHIP
CORPORATE OFFICE
1780 S. POST OAK LANE
HOUSTON, TX 77056

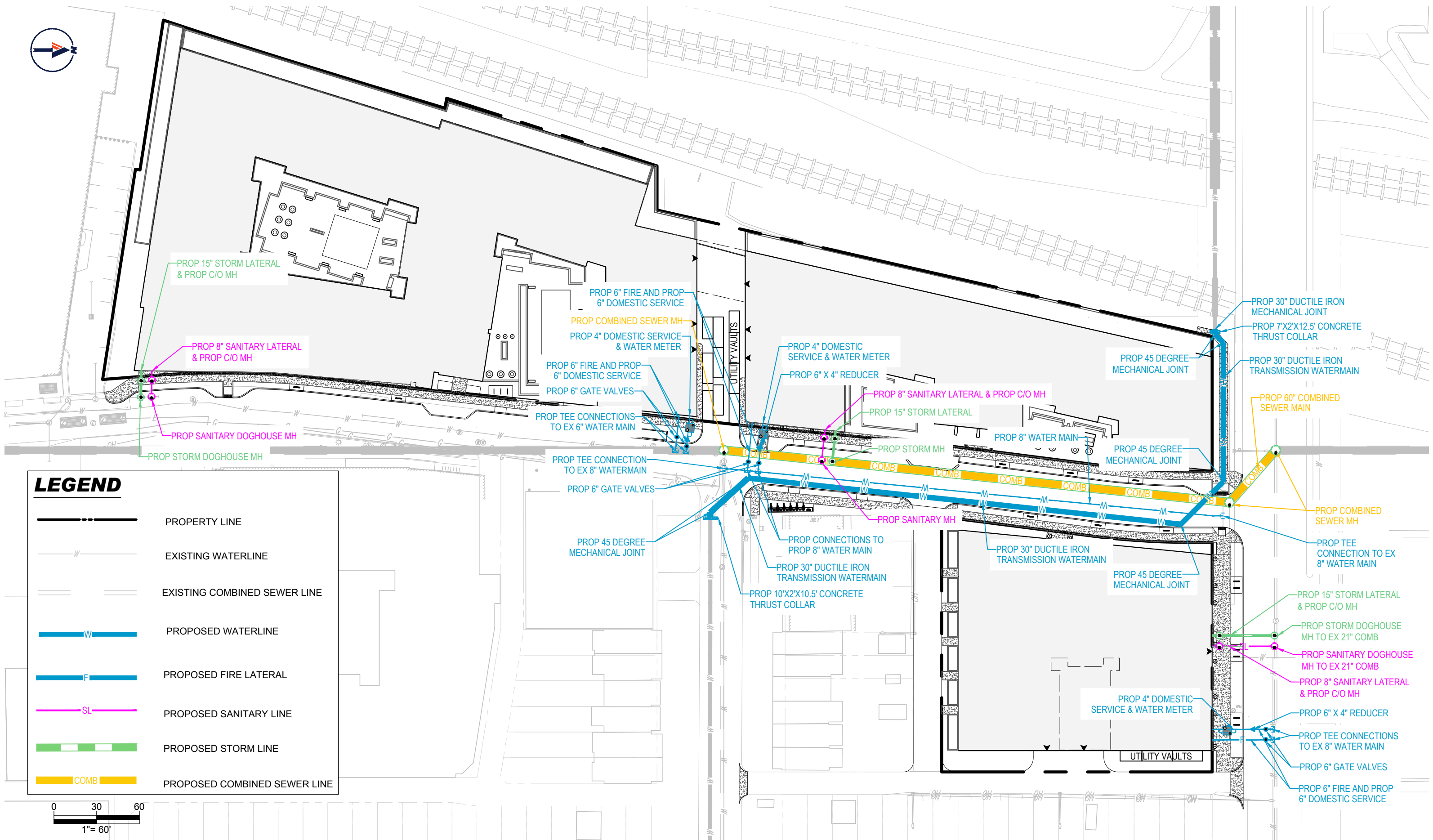
STANDARD DRAWING LEGEND

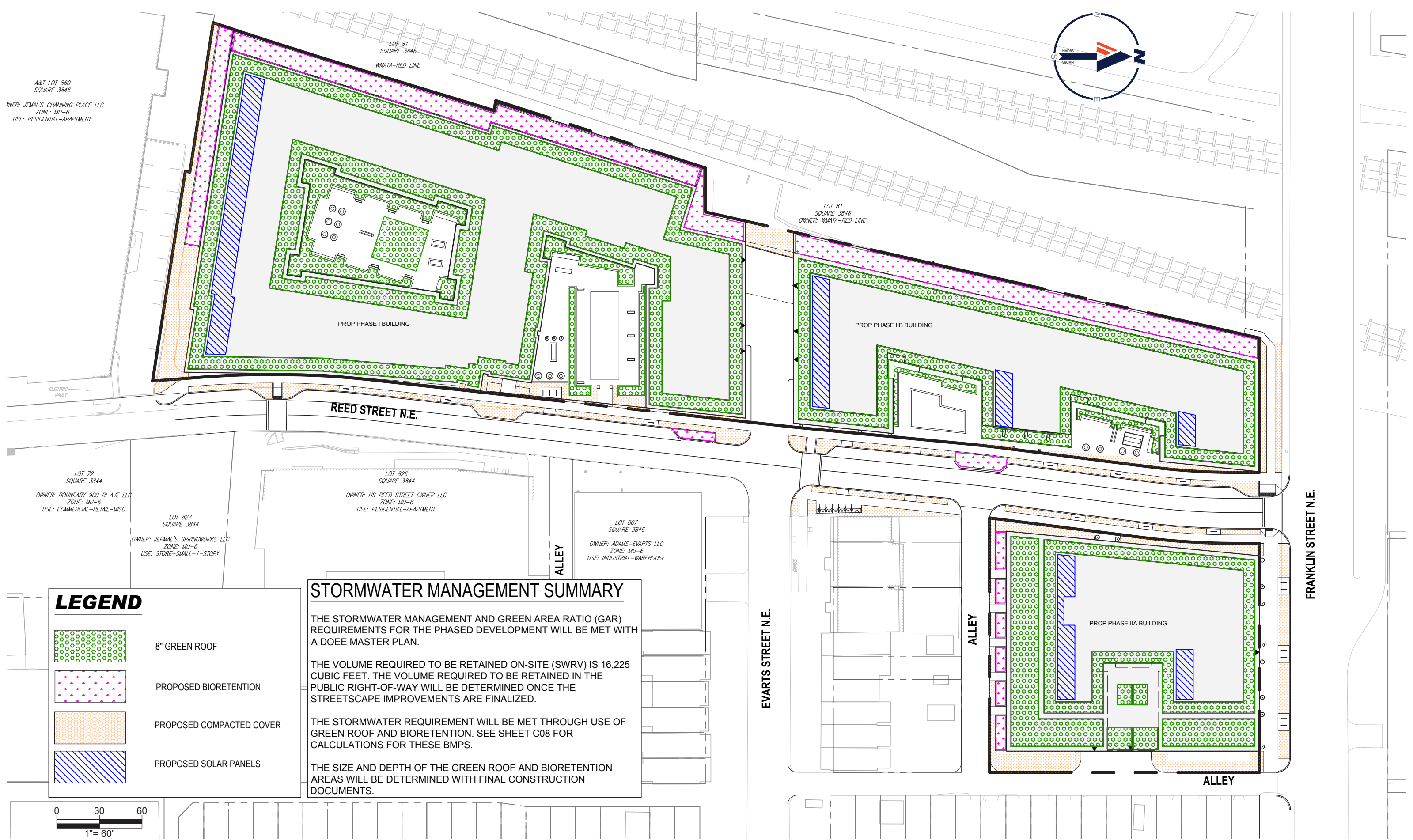
FOR ENTIRE PLAN SET
(NOT TO SCALE)

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	
	CONCRETE CURB & GUTTER			SANITARY SEWER MAIN	
				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	









STORMWATER MANAGEMENT NOTE

STORMWATER REQUIREMENTS ARE BASED OFF COORDINATION WITH DDOT AND DOEE AND ASSUMES THAT

- AREAS THAT ARE PRIVATE SPACE WILL BE TREATED WITH THE 1.2" STORM
- AREAS THAT ARE CURRENTLY IN THE PUBLIC RIGHT-OF-WAY AND ARE TO REMAIN IN THE PUBLIC RIGHT-OF-WAY ARE TO BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE
- AREAS THAT ARE CURRENTLY PRIVATE SPACE THAT WILL BE DEDICATED IN THE FUTURE AS ROADWAY WILL BE TREATED WITH THE 1.2" STORM

GREEN ROOF COMPUTATIONS

GREEN ROOF #	LOCATION	SURFACE AREA (SF)	PROP. IMP (SF)	PROP. PERV (SF)	TOTAL CDA (SF)	MEDIA DEPTH (in.)	DRAINAGE LAYER DEPTH (IN)	MEDIA RETENTION VALUE	DRAINAGE RETENTION VALUE	STORAGE PROVIDED	Max SWRv	IRRIGATED? IF YES, 50% STORAGE APPLIED (Y/N)	50% STORAGE	SWRv PROVIDED
DOEE BMP ID #	Total Green Roof	37,500	0	0	37,500	8	1	0.45	0.15	11719	5047	N	N/A	5047
DOEE BMP ID #	Courtyard Green Roof	4,000	0	0	4,000	8	1	0.45	0.15	1250	538	N	N/A	538
Total		41,500			41,500					12969				5585

BIORETENTION COMPUTATIONS

BIORETENTION #	LOCATION	SURFACE AREA, BOT. (SF)	SURFACE AREA, TOP (SF)	PROP. IMP (SF)	PROP. PERV (SF)	TOTAL CDA (SF)	FREEBOARD (FT)	PONDING DEPTH (FT)	MEDIA DEPTH (FT) + 3" mulch	GRAVEL DEPTH (FT)	SUMP DEPTH (FT)	INFILTRATION SUMP (CF)	DRAWDOWN TIME (HR)	INFILTRATION (IN/HR)	STORAGE PROVIDED	STANDARD W/ UNDERDRAIN (Y/N)	SWRv (CF)	Max SWRv	SWRv PROVIDED
DOEE BMP ID #	Total Bioretention	8,000	8,000	72,100	0	80,100	0.25	1	3.5	1	0	0	#DIV/0!	0	18,200	Y	10,920	10,780	10,780

STORMWATER MANAGEMENT SUMMARY

MASTER PLAN SWRV REQUIRED: 16,225 CF
MASTER PLAN SWRV PROVIDED:16,365 CF
 PHASE I SWRV PROVIDED: 9,635 CF
 PHASE IIA SWRV PROVIDED: 3,040 CF
 PHASE IIB SWRV PROVIDED: 3,690 CF

MASTER PLAN STORAGE REQUIRED: 30,700 CF
MASTER PLAN STORAGE PROVIDED: 31,168 CF
 PHASE I STORAGE PROVIDED: 17,507 CF
 PHASE IIA STORAGE PROVIDED: 6,171 CF
 PHASE IIB STORAGE PROVIDED: 7,490 CF

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Address

Hanover Reed St

Square

Lot

Zone District

MU-6 and MU-4

Other

Lot area (sf)

156,653

Minimum Score

0.3

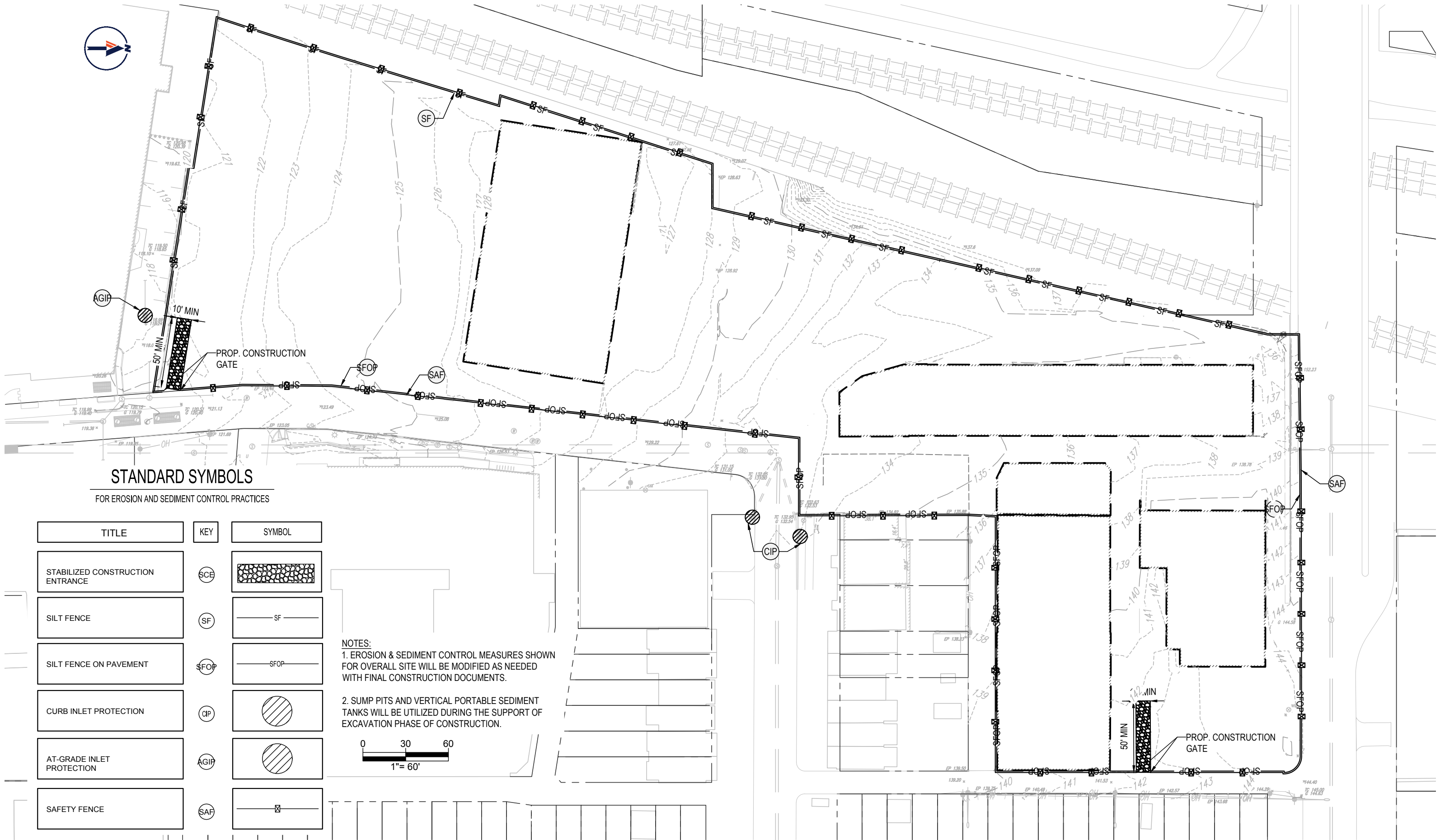
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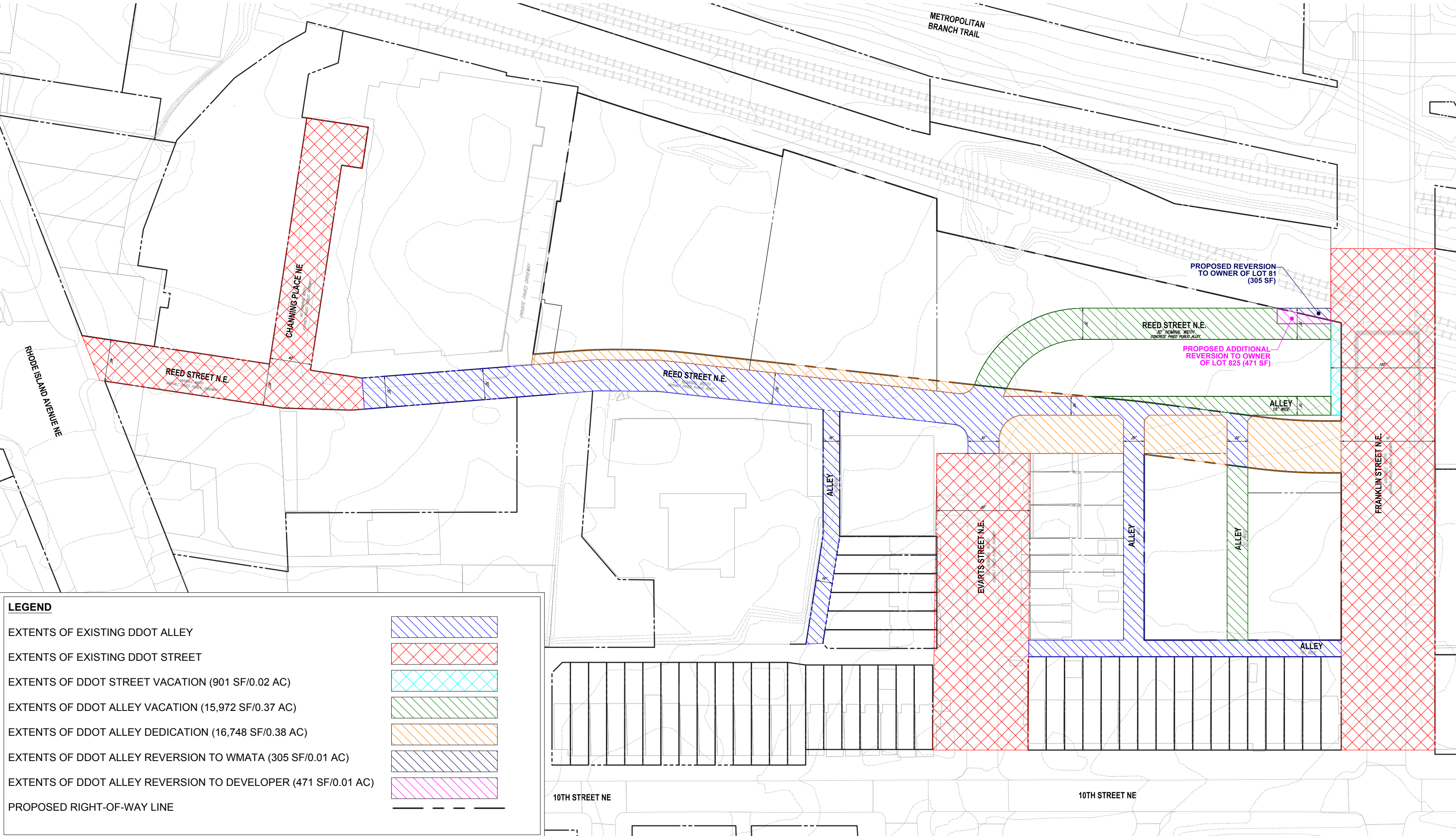
GAR Score

Lot size (enter this value first) *

SCORE:

0.301

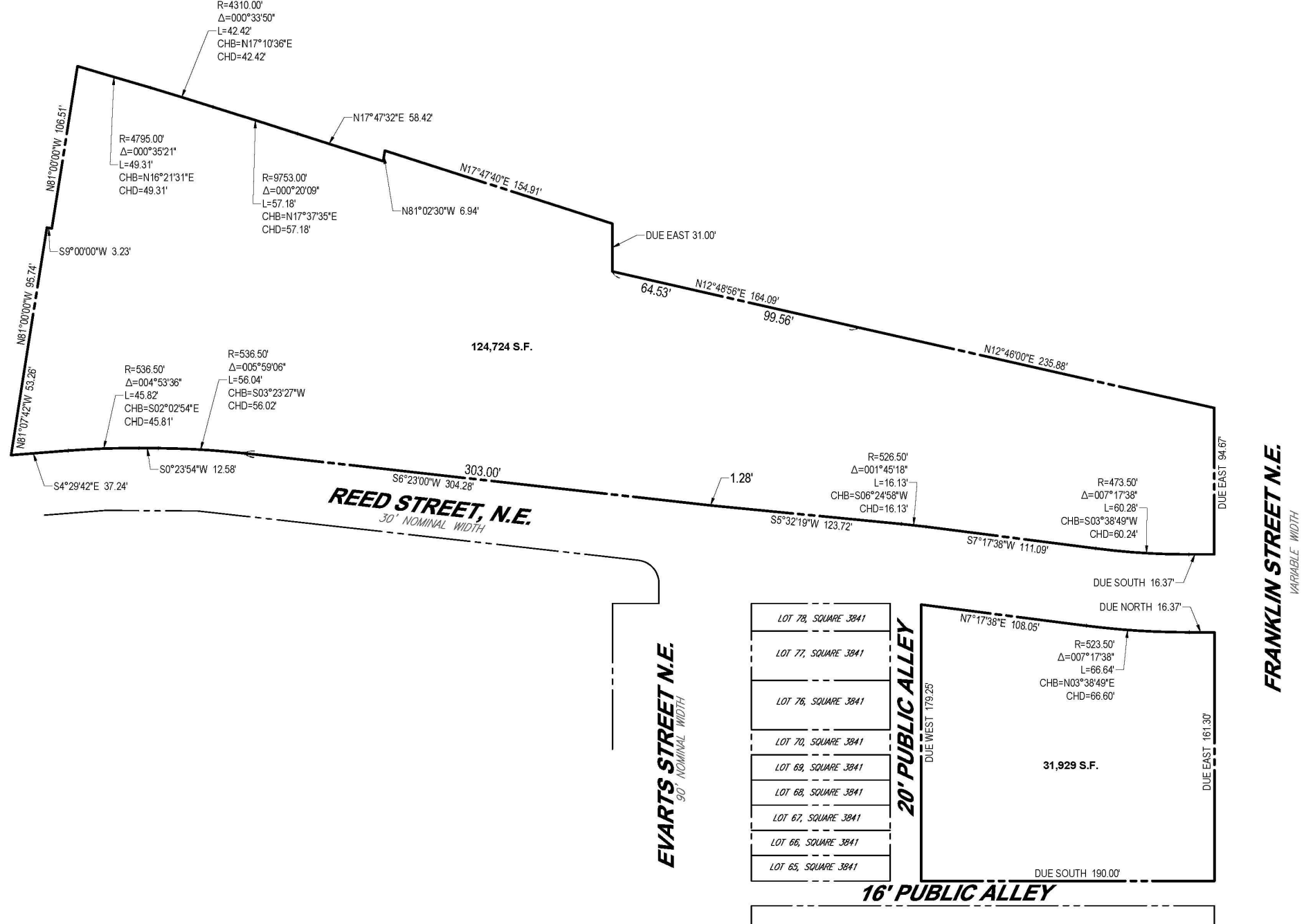
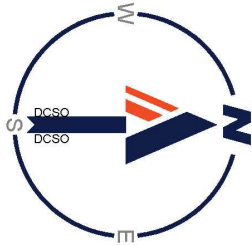




LEGEND

EXTENTS OF EXISTING DDOT ALLEY	
EXTENTS OF EXISTING DDOT STREET	
EXTENTS OF DDOT STREET VACATION (901 SF/0.02 AC)	
EXTENTS OF DDOT ALLEY VACATION (15,972 SF/0.37 AC)	
EXTENTS OF DDOT ALLEY DEDICATION (16,748 SF/0.38 AC)	
EXTENTS OF DDOT ALLEY REVERSION TO WMATA (305 SF/0.01 AC)	
EXTENTS OF DDOT ALLEY REVERSION TO DEVELOPER (471 SF/0.01 AC)	
PROPOSED RIGHT-OF-WAY LINE	

SUBDIVISION OF SQUARES
3841 & 3846
INTO THREE LOTS AS SHOWN



NOT TO SCALE

SRW1520657SUB0.dwg