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4910 MASSACHUSETTS AVE. NW, SUITE 214 WASHINGTON, DC 20016 202.244.4140

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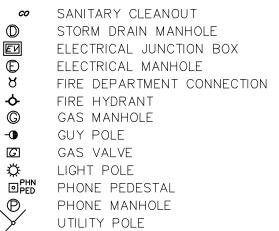
	CADLE TELEVISION
— · — E — · — E — · E — ·	ELECTRICAL COND
	EDGE OF PAVEME
— x — x — x — x — x — x —	FENCE LINE
— · — · G — · — · G — · — · G —	NATURAL GAS CO
OHWOHW	OVERHEAD WIRES
— · — P — · — P — · — P —	TELEPHONE/COMM
	PROPERTY LINES
	PUBLIC UTILITIES
— · — · S — · — · S — · — · S —	SANITARY SEWER
SDSD	STORM DRAIN COI
— · — — W — · — W — · — W —	WATER CONDUIT

CABLE TELEVISION CONDUIT ELECTRICAL CONDUIT EDGE OF PAVEMENT FENCE LINE NATURAL GAS CONDUIT OVERHEAD WIRES TELEPHONE/COMMUNICATIONS CONDUIT - PROPERTY LINES PUBLIC UTILITIES EASEMENTS SANITARY SEWER CONDUIT STORM DRAIN CONDUIT

### EXISTING CONDITIONS PLAN



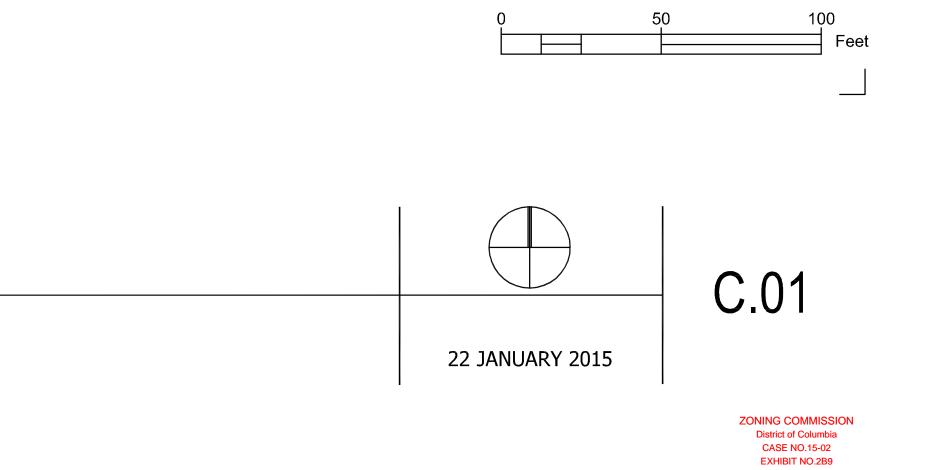
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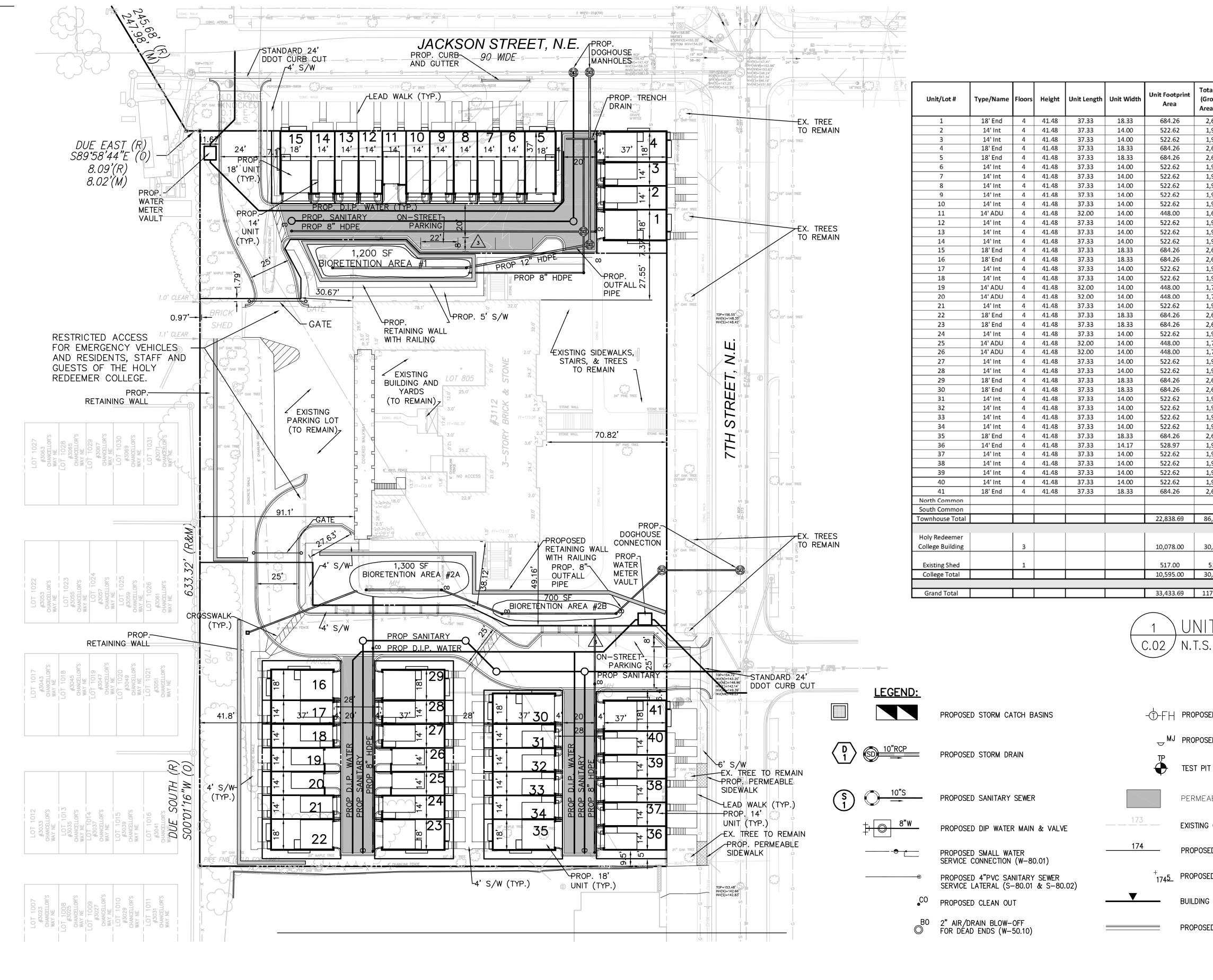


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SANITARY MANHOLE S TRAFFIC CONTROL BOX TC TRAFFIC SIGNAL POLE ا∰ (  $\bigcirc$ TREE E CABLE TELEVISION PEDESTAL OMH UNKNOWN UTILITY MANHOLE WATER METER Ð WATER MANHOLE WATER VALVE D ● **bol** BOLLARD <del>.</del> SIGN POST ●<sup>WP</sup> WOOD POST 🖨 🎟 INLETS CURB INLET

CONC CONCRETE C&G CURB AND GUTTER
BLDG BUILDING
STY STORY
TRV ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
BRL BUILDING RESTRICTION LINE
R/W RIGHT-OF-WAY







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CAPITOL

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SITE AND UTILITY PLAN

Total Unit SF {Gross Floor Area or GFA)	Lot Length	Lot Width	Lot Area	Lot Area as % of Total Site area	Unit Ftprint Area as % of Unit Lot Area	FAR (Floor Area Ratio)	Use	Side Yard (FT)	Rear Yard (FT)	Front Yard (FT)	Parking Spaces
2,605.32	41.33	25.71	1,062.59	0.89%	64.40%	2.45	Residential	7.4	4.0	0.0	2
1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
2,605.32	41.33	18.25	754.27	0.63%	90.72%	3.45	Residential	0.0	4.0	0.0	2
2,605.32	42.87	21.33	914.42	0.77%	74.83%	2.85	Residential	4.0	4.0	0.0	2
1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
1,652.00	42.87	14.00	600.18	0.50%	74.64%	2.75	Residential	NA	4.0	0.0	1
1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
1,976.00	42.87	14.00	600.18	0.50%	87.08%	3.29	Residential	NA	4.0	0.0	1
2,605.32	42.87	23.00	986.01	0.83%	69.40%	2.64	Residential	5.0	4.0	0.0	2
2,605.32	46.33	23.00	1,065.59	0.89%	64.21%	2.44	Residential	5.0	4.0	0.0	2
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
1,792.00	46.33	14.00	648.62	0.54%	69.07%	2.76	Residential	NA	4.0	5.0	1
1,792.00	46.33	14.00	648.62	0.54%	69.07%	2.76	Residential	NA	4.0	5.0	1
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
2,605.32	46.33	23.00	1,065.59	0.89%	64.21%	2.44	Residential	5.0	4.0	5.0	2
2,605.32	46.33	23.00	1,065.59	0.89%	64.21%	2.44	Residential	5.0	4.0	5.0	2
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
1,792.00	46.33	14.00	648.62	0.54%	69.07%	2.76	Residential	NA	4.0	5.0	1
1,792.00	46.33	14.00	648.62	0.54%	69.07%	2.76	Residential	NA	4.0	5.0	1
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
2,605.32	46.33	23.00	1,065.59	0.89%	64.21%	2.44	Residential	5.0	4.0	5.0	2
2,605.32	46.33	19.98	925.67	0.78%	73.92%	2.81	Residential	1.7	4.0	5.0	2
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
1,976.00	46.33	14.00	648.62	0.54%	80.57%	3.05	Residential	NA	4.0	5.0	1
2,605.32	46.33	23.33	1,080.88	0.91%	63.31%	2.41	Residential	5.0	4.0	5.0	2
1,976.00	41.33	19.00	785.27	0.66%	67.36%	2.52	Residential	5.0	4.0	0.0	1
1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
1,976.00	41.33	14.00	578.62	0.49%	90.32%	3.42	Residential	NA	4.0	0.0	1
2,605.32	41.33	23.33	964.23	0.81%	70.96%	2.70	Residential	5.0	4.0	0.0	2
			10,454.85	8.77%							3
			23,316.43	19.56%							3
86,878.52			63,461.00	53.23%	35.99%	3.80					58
30,092.00 517.00						-	Residential/ Religious Residential/ Religious				
30,609.00			55,754.00	46.77%	19.00%	0.55	U				23
117,487.52			119,215.00	100.00%	28.04%	0.99		9.5	0.97	0.0	81

# UNIT AND LOT TABULATIONS

OW

OF

CR

GV

FH

PC

PT

J PROPOSED MECHANICAL CAP

PERMEABLE PAVERS

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

<sup>+</sup>1745 PROPOSED SPOT ELEVATION

BUILDING ENTRANCE

PROPOSED 7" CONC. CURB & GUTTER

PAVEMENT RESTORATION // // \_\_\_\_\_//\_\_\_///\_\_\_///\_\_ \_//\_//\_\_

ABANDONED UTILITIES REMOVED UTILITIES

ABANDONED UTILITIES UNDER SEPARATE CONTRACT

SEWER LABEL LEGEND: CO CLEAN OUT OBSERVATION WELL OVERFLOW/OUTFALL

WATER LABEL LEGEND:

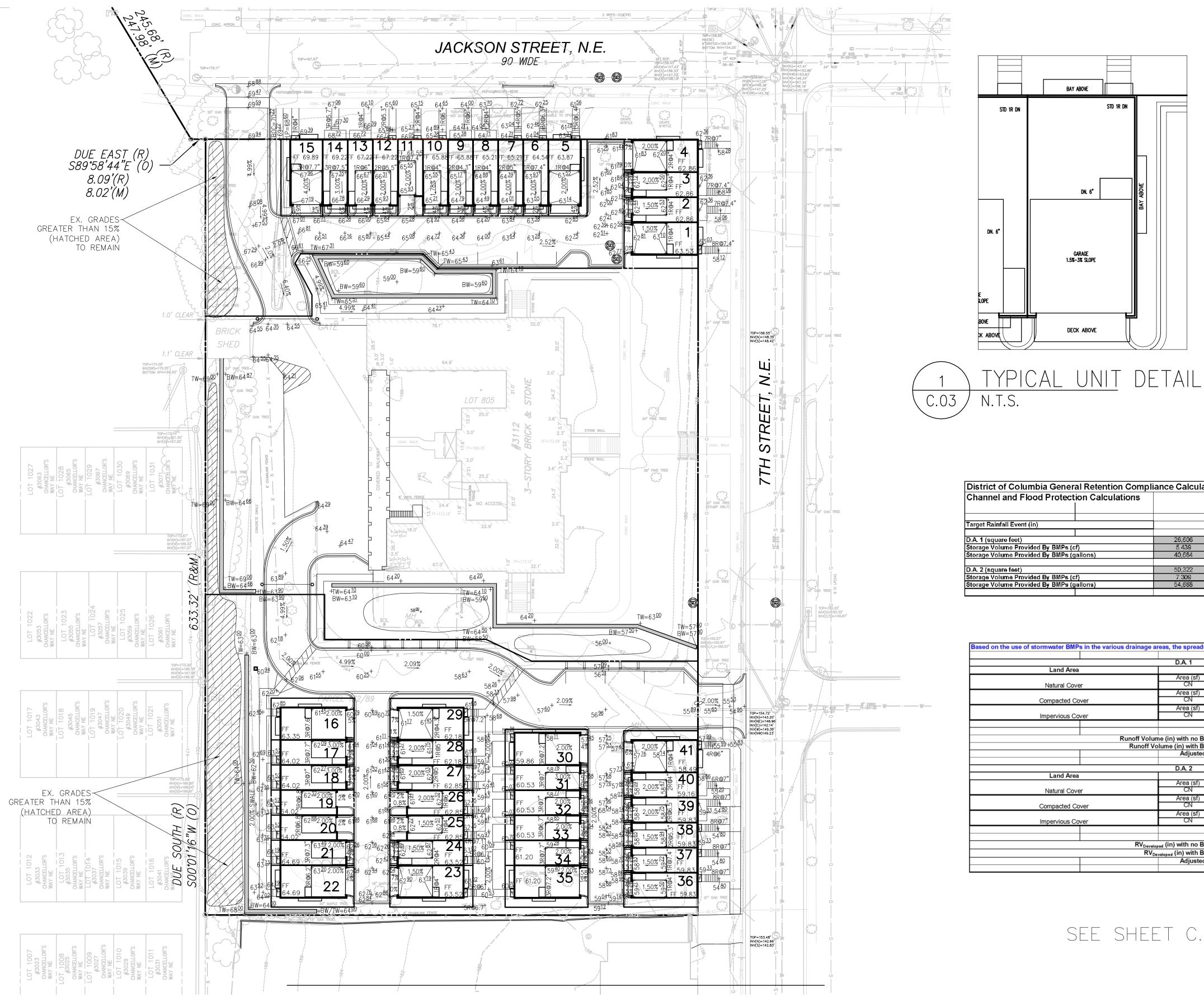
CROSS GATE VALVE HORIZONTAL BEND SLEEVE

TFF FIRE HYDRANT

POINT OF CURVATURE POINT OF TANGENT

C.02

22 JANUARY 2015

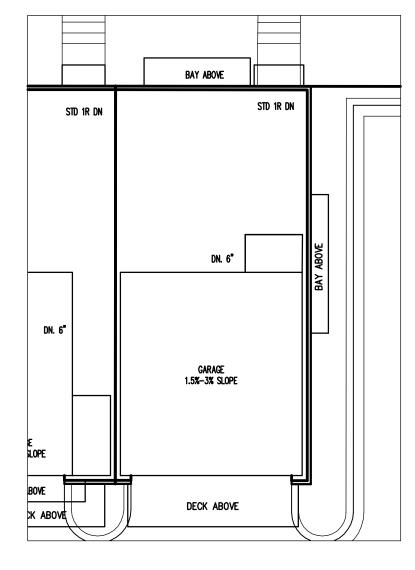




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District of Columbia General Retention Compliance Calculator

		2-year storm	15-year storm	100-year storm
Target Rainfall Event (in)		3.20	5.20	8.37
D.A. 1 (square feet)	26,606			
Storage Volume Provided By BMPs (cf)	5,439			
Storage Volume Provided By BMPs (gallons)	40,684			
D.A. 2 (square feet)	50,322			
Storage Volume Provided By BMPs (cf)	7,309			
Storage Volume Provided By BMPs (gallons)	54,668			

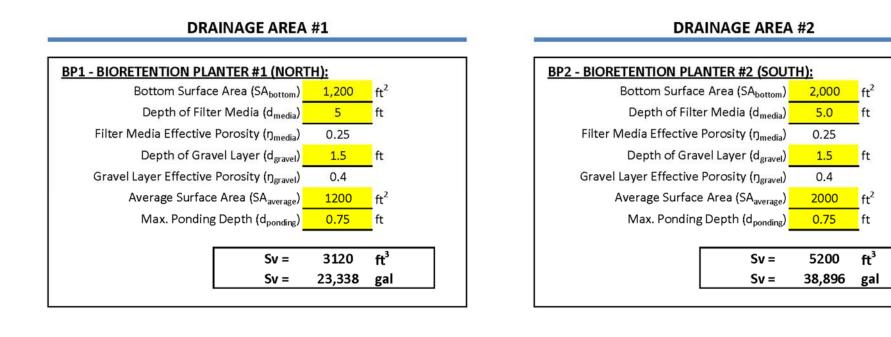
	<b>DA</b> 4			
Land Area	D.A. 1	0		
Land Area	A	Soils		
Natural Original	r Area (sf) CN	0.0 71		
Natural Cove		3998.0		
Composited Co	Area (sf) CN	3998.0 74		
Compacted Co	Area (sf)	22608.0	Weighted CN	s
Imponious Co		98	94	0.59
Impervious Co		30	94	0.09
		2-year storm	15-year storm	100-year storm
	Runoff Volume (in) with no BMPs	2.58	4.55	7.70
	Runoff Volume (in) with BMPs	0.13	2.10	5.24
	Adjusted CN	50	69	74
	D.A. 2			
Land Area		Soils		
	Area (sf)	0.0		
Natural Cove		71		
	Area (sf)	14442.0		
Compacted Co		74		
	Area (sf)	35880.0	Weighted CN	S
Impervious Co	ver CN	98	91	0.98
		2-year storm	15-year storm	100-year storm
	RV <sub>Developed</sub> (in) with no BMPs	2.27	4,19	7.30
	RV <sub>Developed</sub> (in) with BMPs	0.53	2.45	5.56
	Adjusted CN	63	73	76

## **GRADING PLAN**

4910 MASSACHUSETTS AVE. NW, SUITE 214

#### BIORETENTION VOLUME COMPUTATIONS

 $Sv = SA_{bottom} \ge [(d_{media} \ge \eta_{media}) + (d_{gravel} \ge \eta_{gravel})] + (SA_{average} \ge d_{ponding})$ Sv = Storgae Volume



District of Columbia General Retention Compliance Calculator Site Compliance Calculations

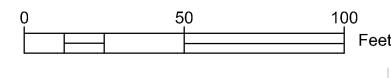
Natural Cover (square feet)	0
Compacted Cover (square feet)	3,998
Impervious Cover (square feet)	15,068
Total Area (square feet)	26,606
Volume Retained (cubic feet)	2,287
Retention Volume Remaining (cubic feet)	0
Retention Volume Remaining (gallons)	0
At least 50% of SWRv Retained?	Yes
Vehicular Access Areas Volume Addressed?	N/A
Treatment Required?	No
Volume Treated (cubic feet)	1,101
Volume Remaining to Treat 50% of the SWRv (cubic feet)	0
Volume Remaining to Treat 50% of the SWRv (gallons)	0
Volume Remaining to Treat WQTv (cubic feet)	N/A
Volume Remaining to Treat WQTv (gallons)	N/A

Drainage Area 2	
Natural Cover (square feet)	0
Compacted Cover (square feet)	14,442
Impervious Cover (square feet)	28,084
Total Area (square feet)	50,322
Volume Retained (cubic feet)	3,731
Retention Volume Remaining (cubic feet)	39
Retention Volume Remaining (gallons)	290
At least 50% of SWRv Retained?	Yes
Vehicular Access Areas Volume Addressed?	N/A

tion Volume Remaining (cubic tion Volume Remaining (gallon atment Volume Remaining (cubic fe lume Remaining (gallor ess Volume That May be Eligible for SRCs (gallons uired Off-Site Retention Volume (Offv) (gallons) water Retention Credits (SRCs) must be achieved on an ongoing basis through use of in lieu fee o

#### <u>SWM COMPUTATIONS</u>





VRv (cubic feet) 2,248 QTv (cubic feet) NA

 SWRv (cubic feet)
 3,770

 WQTv (cubic feet)
 NA

