

Civil

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

PROJECT NARRATIVE:

THE SITE IS AN EXISTING RESIDENTIAL HOUSING COMPLEX. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF EXISTING BUILDINGS, SITE-RELATED FEATURES, AND UTILITIES AND THE CONSTRUCTION OF FIVE RETAIL/RESIDENTIAL BUILDINGS WITH UNDERGROUND PARKING AND SITE AMENITIES. THE UTILITY IMPROVEMENTS INCLUDE DOMESTIC WATER, FIRE, SANITARY SEWER, AND STORM DRAIN CONNECTIONS TO EXISTING UTILITY MAINS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THE PROJECT PROPOSES THE USE OF VARIABLE DEPTH GREEN ROOFS, BIORETENTION FACILITIES, PERMEABLE PAVEMENT, AND ENGINEERED TREE PITS TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS.

REFERENCES:

- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - SURVEY ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, SURSUM CORDA COOPERATIVE ASSOCIATION, INC, LOTS 248, 249 & 250, SQUARE 620, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING. DATED: 02/25/15, REVISED: 03/10/15.
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "15-0707 SC FOOTPRINT.DWG" PREPARED BY: BOGGS & PARTNERS ARCHITECTS, DATED: 07/07/15.
 - ARCHITECTURAL PLANS: ENTITLED: "STAGE 1 PUD AND MAP AMENDMENT-DRAFT", PREPARED BY: BOGGS & PARTNERS ARCHITECTS, DATED: 06/11/15
 - DIGITAL LANDSCAPE PLANS: ENTITLED: "PRI- BASE-PHASE 2.DWG", PREPARED BY: PARKER RODRIGUEZ INC., RECEIVED: 07/14/15.
- 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, THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AND INFORMATION FROM DC WATER COUNTERMAPS. 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.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-100
DEMOLITION PLAN	C-200
SITE PLAN	C-300
L STREET, NW RIGHT-OF-WAY PLAN	C-301
UTILITY PLAN	C-400
RIGHT-OF-WAY PLAN	C-500
EROSION AND SEDIMENT CONTROL PLAN	C-600
STORMWATER MANAGEMENT PLAN	C-700
GREEN AREA RATIO WORKSHEET	C-701
CIRCULATION PLAN	C-800

APPLICANT

SURSUM CORDA CO-OP
1112 FIRST TERRACE, NW
WASHINGTON, DC 20001

BOHLER DC
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

REVISIONS			
REV	DATE	COMMENT	BY
	08/14/15	STAGE 1 PUD	SN

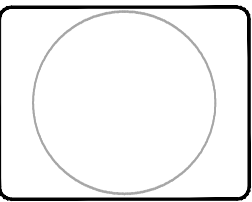
NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
 WV 1-800-245-4848 (PA 1-800-245-1770) DC 1-800-257-7777 VA 1-800-552-7001 (MD 1-800-257-7777) (DE 1-800-282-8555)

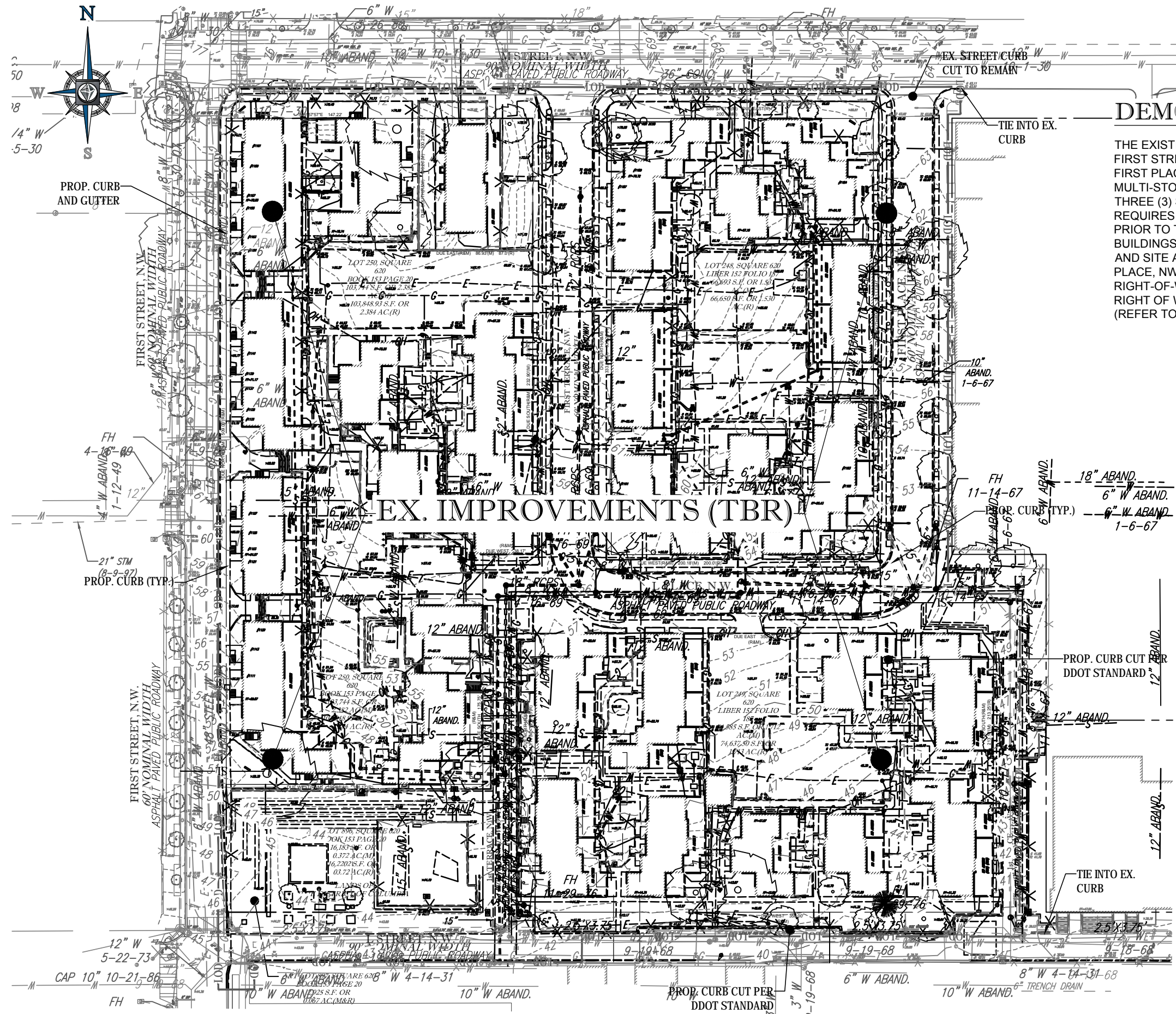
PROJECT No.:	DC142200
DRAWN BY:	KR
CHECKED BY:	KC
DATE:	07/14/15
SCALE:	N/A
CAD I.D.:	SD1

PROJECT: PUD SET
FOR SURSUM CORDA CO-OP
LOCATION OF SITE
FIRST STREET, NW & L STREET, NW
WASHINGTON, DC

BOHLER DC
1301 PENNSYLVANIA AVE., NW, STE. 825
WASHINGTON, DC 20004
Phone: (202) 524-5700
Fax: (202) 524-5701
DC@BohlerEng.com



SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-100




DEMOLITION PLAN NARRATIVE

THE EXISTING SITE IS BORDERED BY M STREET, NW TO THE NORTH; FIRST STREET, NW TO THE WEST; L STREET, NW TO THE SOUTH; AND FIRST PLACE, NW TO THE EAST. THE SITE IS MADE UP OF SEVERAL MULTI-STORY APARTMENT BUILDINGS RANGING IN HEIGHT FROM THREE (3) STORIES TO FOUR (4) STORIES. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING BUILDINGS AND SITE FEATURES PRIOR TO THE CONSTRUCTION OF SEVERAL MIXED-USE MULTI-STORY BUILDINGS, INCLUDING RETAIL, UNDERGROUND PARKING GARAGE, AND SITE AMENITIES. THE PROJECT PROPOSES THE EXTENSION OF L PLACE, NW TO L STREET, NW THROUGH THE DEDICATION OF PUBLIC RIGHT-OF-WAY; THE CLOSING OF 1ST TERRACE/VACATION OF PUBLIC RIGHT OF WAY; AND THE CONSTRUCTION OF PRIVATE PIERCE STREET (REFER TO SITE PLAN ON SHEET C-300 FOR MORE DETAIL).

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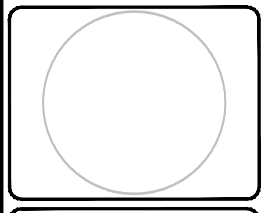


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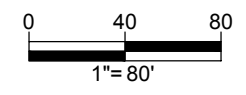
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CAD ID:	SS

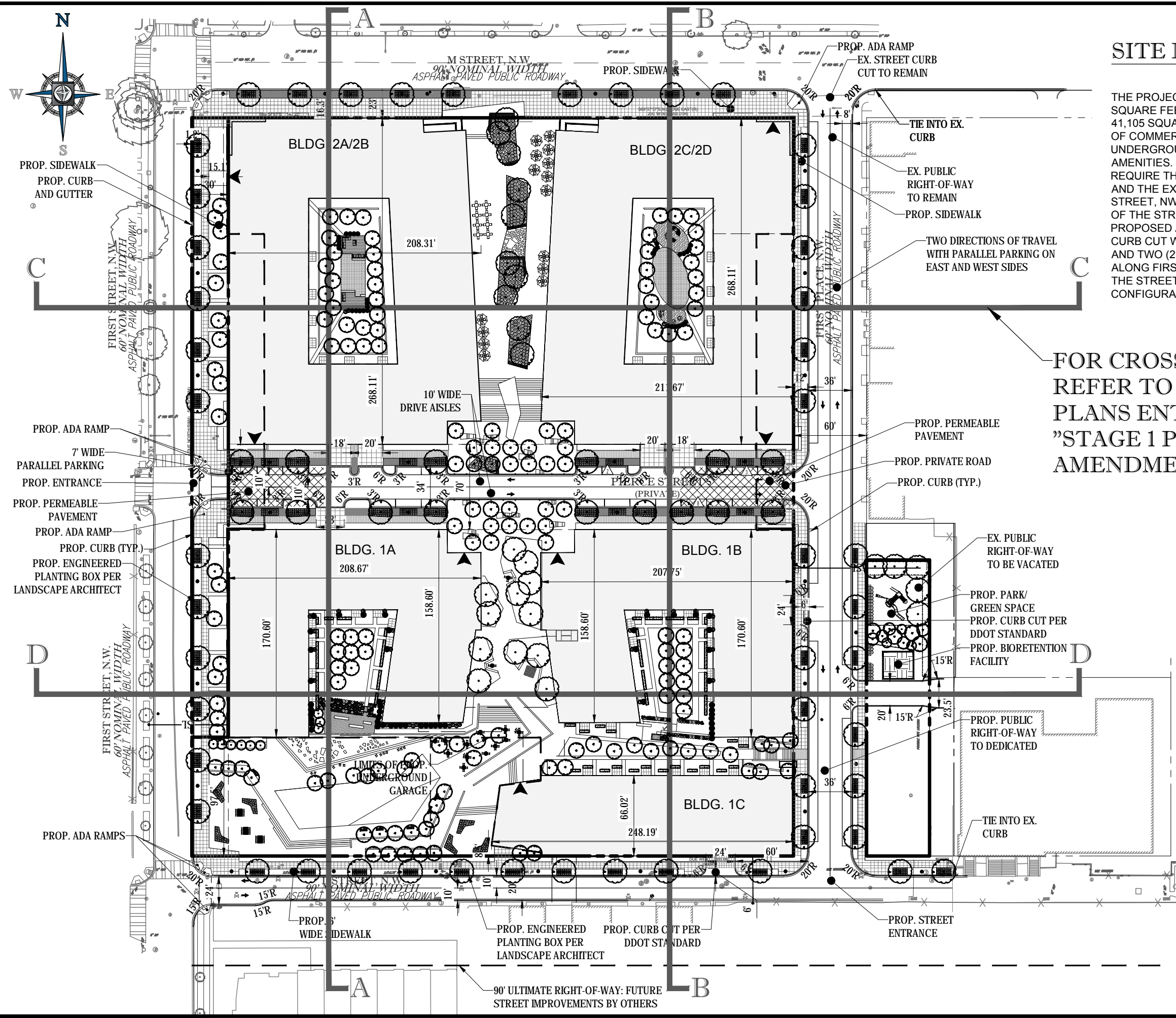
PROJECT: PUD SET
 FOR SURSUM CORDA CO-OP
 LOCATION OF SITE
 FIRST STREET, NW & L STREET, NW
 WASHINGTON, DC

BOHLER DC
 1301 PENNSYLVANIA AVE., NW, STE. 825
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SHEET TITLE: DEMOLITION PLAN
 SHEET NUMBER: C-200

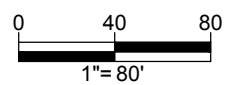




SITE PLAN NARRATIVE

THE PROJECT PROPOSES APPROXIMATELY 1,297,845 SQUARE FEET OF RESIDENTIAL, APPROXIMATELY 41,105 SQUARE FEET OF RETAIL, 8,315 SQUARE FEET OF COMMERCIAL/COMMUNITY/AMENITY, A MULTI-LEVEL UNDERGROUND PARKING GARAGE, AND SITE AMENITIES. THE CLOSING OF 1ST TERRACE, NW WILL REQUIRE THE ADDITION OF A NEW PRIVATE STREET AND THE EXTENSION OF FIRST PLACE, NW TO L STREET, NW. AS A RESULT OF THE RECONFIGURATION OF THE STREET GRID, ONE (1) NEW CURB CUT WILL BE PROPOSED ALONG FIRST STREET, NW, ONE (1) NEW CURB CUT WILL BE PROPOSED ALONG L STREET, NW, AND TWO (2) NEW CURB CUTS WILL BE PROPOSED ALONG FIRST PLACE, NW. THE RECONFIGURATION OF THE STREET GRID SYSTEM RESULTS IN A NEW CONFIGURATION OF BLOCKS.

FOR CROSS-SECTIONS, REFER TO ARCHITECTURAL PLANS ENTITLED: "STAGE 1 PUD AND MAP AMENDMENT-DRAFT"



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REVISIONS			
REV	DATE	COMMENT	BY
08/14/15		STAGE 1 PUD	SN

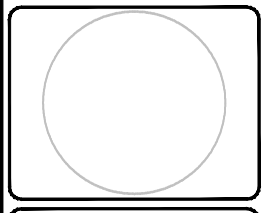
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PROJECT No.: DC142200
 DRAWN BY: KC
 CHECKED BY: KC
 DATE: 07/14/15
 SCALE: 1" = 80'
 CAD L.D.: SS

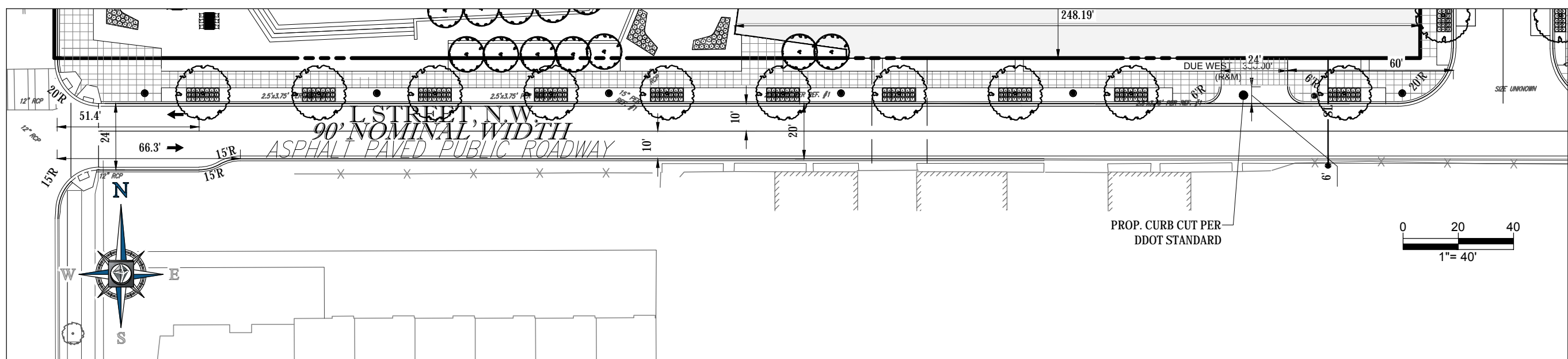
PUD SET
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SURSUM CORDA CO-OP
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 L STREET, NW
 WASHINGTON, DC

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SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
C-300

W:\14\DC142200\DRAWINGS\PLAN SET\142200-01.DWG PLOTTED BY: MANDRA 8/14/15 @ 8:56 AM LIST DATED BY: MANDRA



L STREET, NW - RIGHT-OF-WAY CONDITION (20'-24' WIDTH)

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PROJECT No.:	DC142200
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DATE:	07/14/15
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CAD I.D.:	SS1

PROJECT:

PUD SET

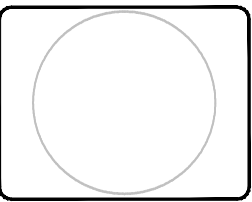
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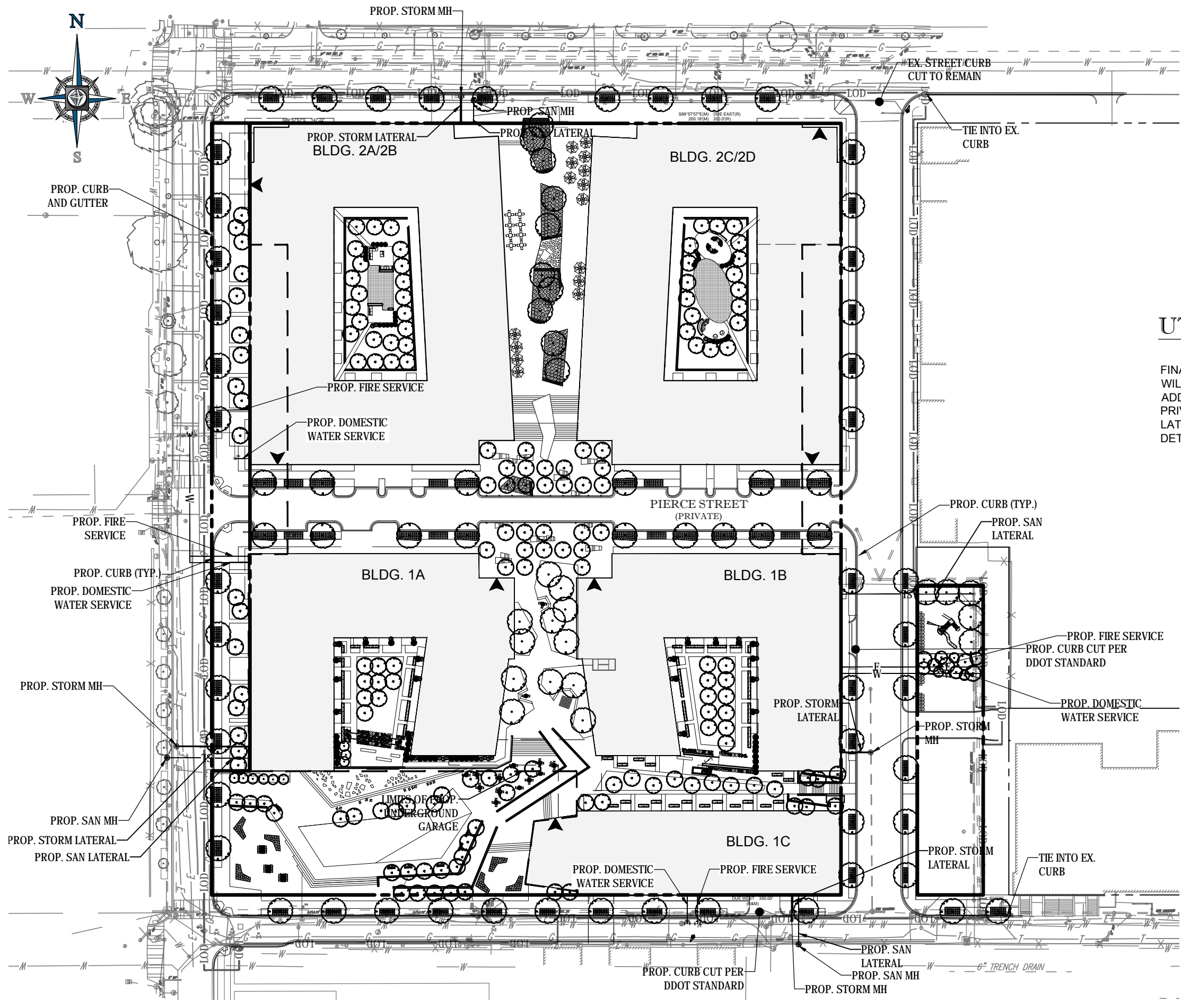


SHEET TITLE:

**L STREET, NW
RIGHT-OF-WAY
PLAN**

SHEET NUMBER:

C-301



UTILITY PLAN NARRATIVE

FINAL UTILITY RELOCATIONS AND/OR REPLACEMENTS WILL BE COORDINATED WITH UTILITY PROVIDERS. ADDITIONAL UTILITY IMPROVEMENTS WITHIN PUBLIC AND PRIVATE SPACE AND FINAL LOCATION AND NUMBER OF LATERALS AND POINTS OF CONNECTION WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

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08/14/15		STAGE 1 PUD	SN

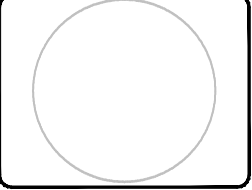
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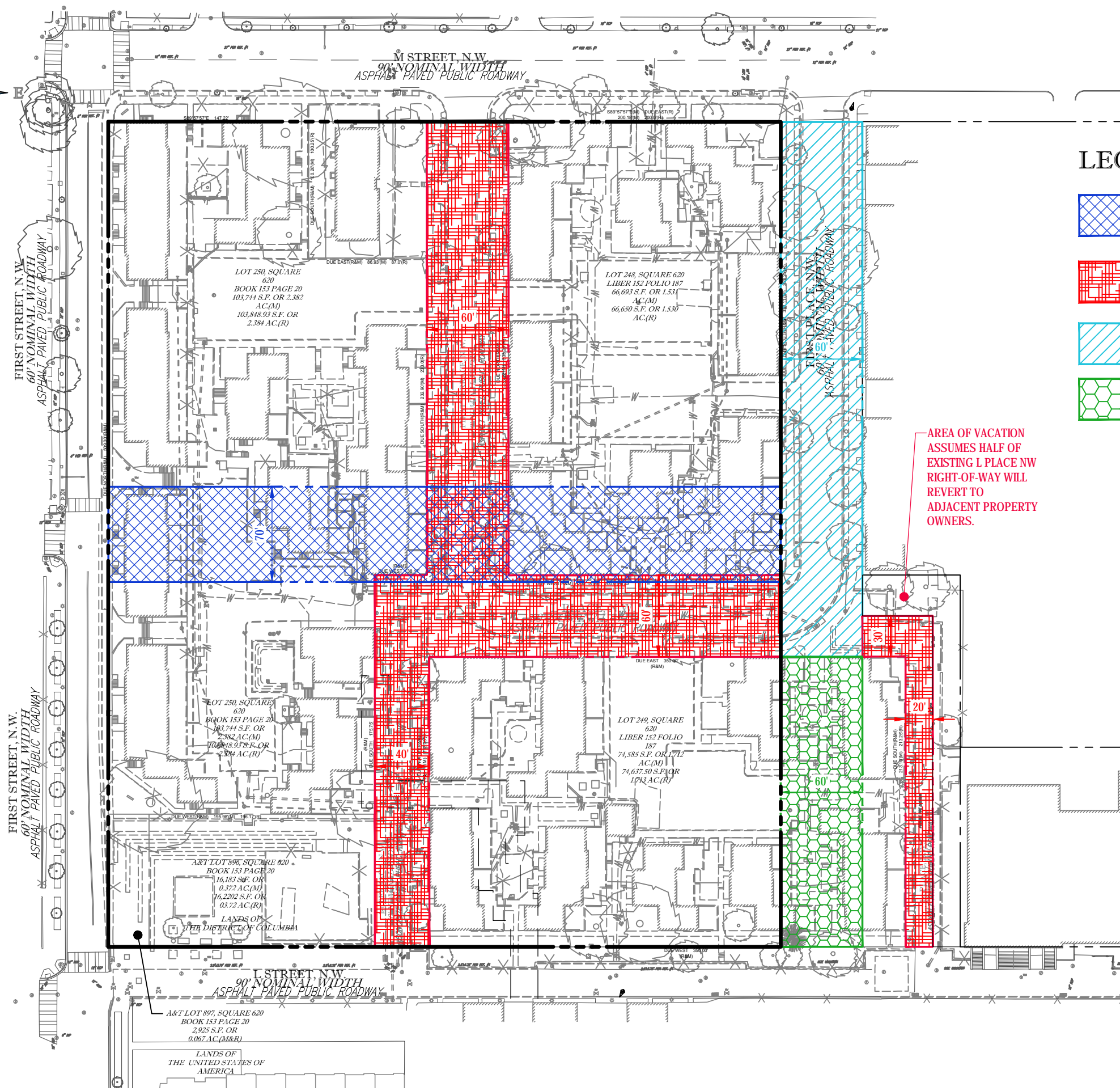
PROJECT No.:	DC142200
DRAWN BY:	KR
CHECKED BY:	KC
DATE:	07/14/15
SCALE:	1" = 80'
CAD ID.:	SS1

PROJECT: **PUD SET**
 FOR **SURSUM CORDA CO-OP**
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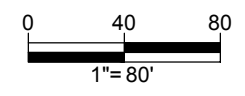
SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-400



LEGEND

-  PROPOSED PRIVATE ROAD (32,501 SF)
-  EXISTING PUBLIC RIGHT-OF-WAY TO BE VACATED (52,215 SF)
-  EXISTING PUBLIC RIGHT-OF-WAY TO REMAIN (23,586 SF)
-  PROPOSED PUBLIC RIGHT-OF-WAY (12,786 SF)

AREA OF VACATION ASSUMES HALF OF EXISTING L PLACE NW RIGHT-OF-WAY WILL REVERT TO ADJACENT PROPERTY OWNERS.




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PROJECT No.: DC142200
 DRAWN BY: K3
 CHECKED BY: KC
 DATE: 07/14/15
 SCALE: 1" = 80'
 CAD I.D.: RW1

PROJECT:

PUD SET

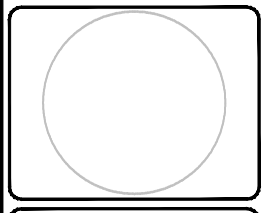
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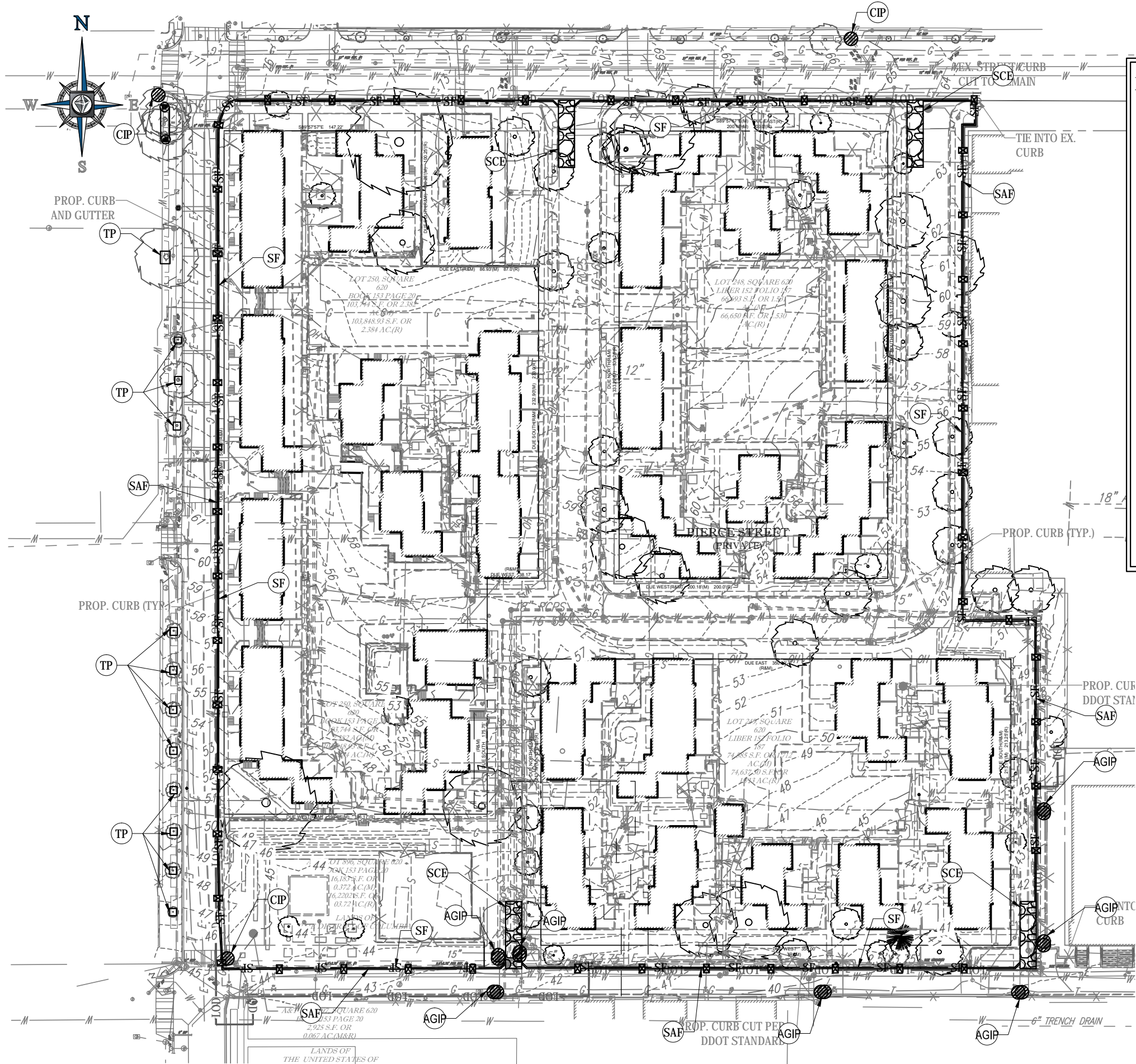


SHEET TITLE:

RIGHT-OF-WAY PLAN

SHEET NUMBER:

C-500

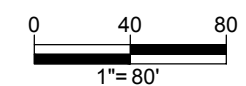


EROSION AND SEDIMENT CONTROL LEGEND

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

EROSION & SEDIMENT CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DDOE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. IT IS ANTICIPATED AT THIS TIME THAT EXISTING DRAINAGE DIVIDES SHALL BE UTILIZED FOLLOWING DEMOLITION OF EXISTING SITE FEATURES. CURB INLET PROTECTION, AT GRADE INLET PROTECTION, TEMPORARY STONE CONSTRUCTION ENTRANCE, TREE PROTECTION, SAFETY FENCE AND SILT FENCE SHALL BE USED FOR EACH DRAINAGE AREA TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE DESIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT IS FINALIZED.



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SITE CIVIL AND CONSULTING ENGINEERING
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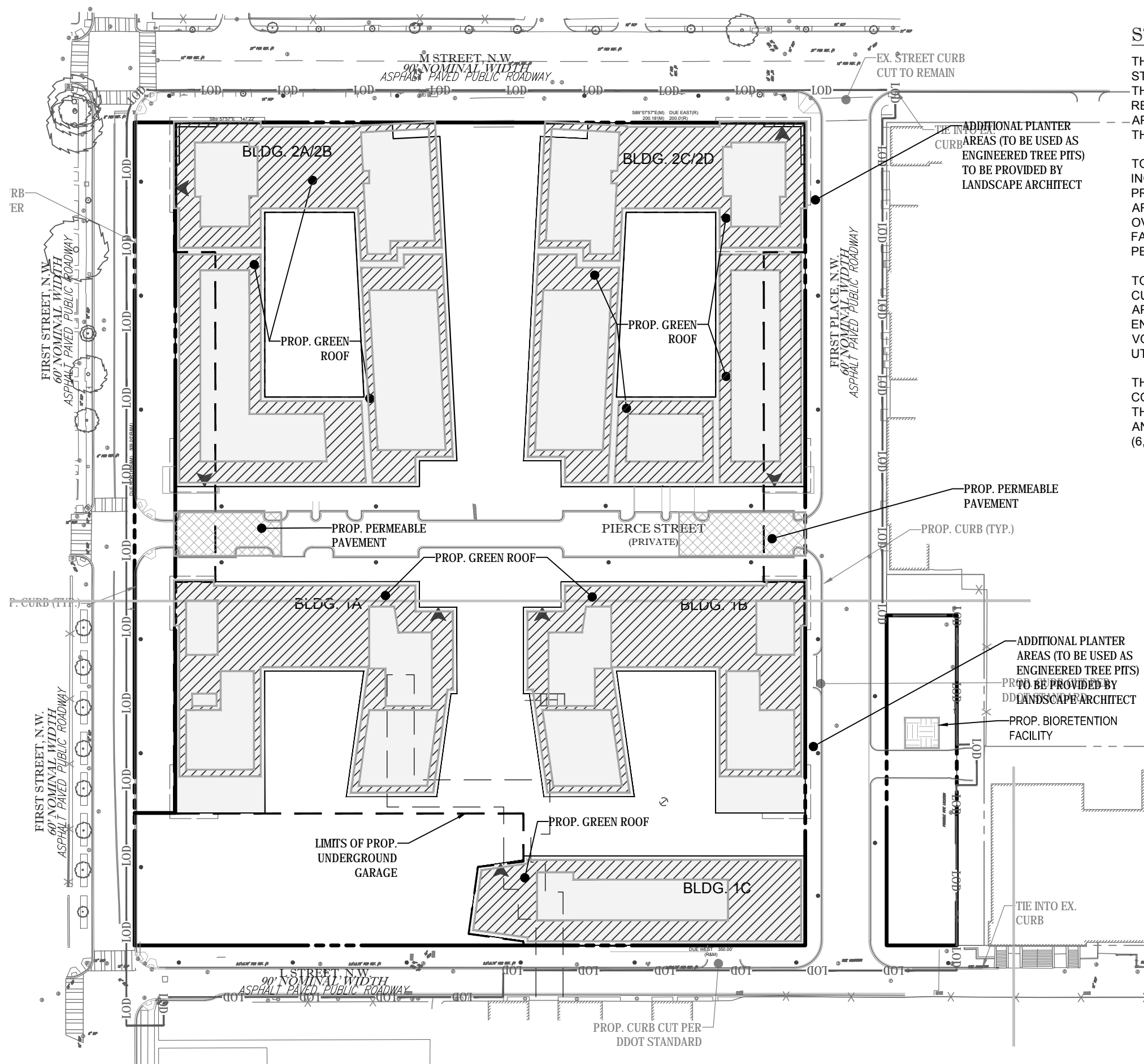
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SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-600



STORMWATER MANAGEMENT SUMMARY

THERE ARE TWO REQUIREMENTS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION VOLUME AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWRV) IS EQUAL TO APPROXIMATELY 30,340 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PROW IS EQUAL TO APPROXIMATELY 6,384 CUBIC FEET.

TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES SIX INTENSIVE GREEN ROOFS WITH A DRAINAGE LAYER. PROPOSED GREEN ROOF AREAS TO MEET RETENTION REQUIREMENTS ARE INTENSIVE ROOFS WITH APPROXIMATE FOOTPRINT OF 85,330 SF AND OVER 8" OF MEDIA DEPTH. THE PROJECT ALSO INCLUDES BIORETENTION FACILITIES WITH AN APPROXIMATE FOOTPRINT OF 5,400 SF AND PERMEABLE PAVEMENT WITH AN APPROXIMATE FOOTPRINT OF 3,790 SF.

TO SATISFY THE PUBLIC RIGHT-OF-WAY RETENTION VOLUME, THE CURRENT DESIGN INCLUDES ENGINEERED TREE PITS AND WILL REQUIRE APPROXIMATELY 17,250 SF OF PERMEABLE PAVEMENT OR LARGER ENGINEERED TREE PITS TO MEET THE STORMWATER RETENTION VOLUME OR DEMONSTRATE THAT STORMWATER MANAGEMENT IS BEING UTILIZED TO THE MAXIMUM EXTENT PRACTICABLE (MEP).

THE SIZE AND DEPTH OF THE BMPS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED ON-SITE STORMWATER RETENTION VOLUME (25154 CF) AND THE PUBLIC RIGHT-OF-WAY STORMWATER RETENTION VOLUME (6,384 SF).

GREEN AREA RATIO SUMMARY

THE GAR FOR A SITE WITHIN THE C-3-C ZONE IS 0.20. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES APPROXIMATELY 85,330 SF OF INTENSIVE GREEN ROOF (8" AND GREATER), BIORETENTION FACILITIES, AND PERMEABLE PAVEMENT, AND LANDSCAPING.

THE SIZE AND DEPTH OF THE GREEN ROOF AREAS ALONG WITH PLANT SPECIES WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GREEN AREA RATIO (0.20).

LEGEND

- GREEN ROOF (GREATER THAN 8")
- PROP. BIORETENTION FACILITY
- PROP. PERMEABLE PAVEMENT
- ENGINEERED TREE PIT

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
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REV	DATE	COMMENT	BY
08/14/15		STAGE 1 PUD	SN

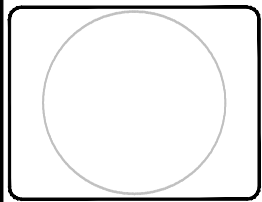
NOT APPROVED FOR CONSTRUCTION

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 WV 1-800-245-4848 (PA 1-800-245-1770) DC 1-800-257-7777 VA 1-800-552-7001 (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT No.:	DC142200
DRAWN BY:	KR
CHECKED BY:	KC
DATE:	07/14/15
SCALE:	1" = 80'
CAD I.D.:	DAI

PROJECT: **PUD SET**
 FOR **SURSUM CORDA CO-OP**
 LOCATION OF SITE
 FIRST STREET, NW & L STREET, NW
 WASHINGTON, DC

BOHLER DC
 1301 PENNSYLVANIA AVE., NW, STE. 825
 WASHINGTON, DC 20004
 Phone: (202) 524-5700
 Fax: (202) 524-5701
 DC@BohlerEng.com



SHEET TITLE: **STORMWATER MANAGEMENT PLAN**
 SHEET NUMBER: **C-700**

Green Area Ratio Scoresheet

Address: **Sursum Corda - 1st St NW & M St NW** Ward: _____ Lot: _____ Square: _____ Zoning: _____ District: _____

Other / BZA Order: _____ enter sq ft of lot: _____ multipli: _____

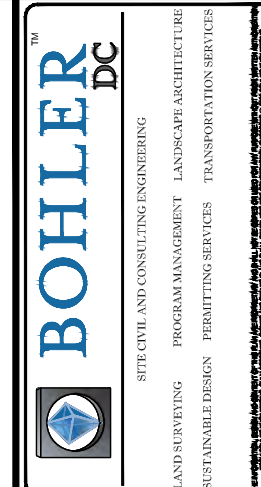
Lot size (enter this value first): **312,325** SCORE: **0.230**

Landscape Elements	Square ft.	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft <input type="text" value="0"/>	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft <input type="text" value="0"/>	0.6	-
3 Bioretention facilities	enter sq ft <input type="text" value="5,401"/>	0.4	2,160.4
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants less than 2' tall at maturity	enter sq ft <input type="text" value="0"/>	0.2	-
2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants <input type="text" value="0"/>	0.3	-
3 Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees <input type="text" value="0"/>	0.5	-
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <input type="text" value="0"/>	0.6	-
5 Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <input type="text" value="0"/>	0.7	-
6 Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees <input type="text" value="0"/>	0.7	-
7 Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees <input type="text" value="0"/>	0.7	-
8 Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees <input type="text" value="0"/>	0.8	-
9 Vegetated wall, plantings on a vertical surface	enter sq ft <input type="text" value="0"/>	0.6	-

DDOE/WPD 06/2014

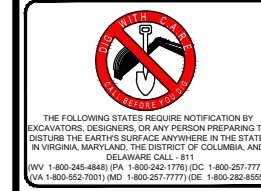
C Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium	enter sq ft <input type="text" value="0"/>	0.6
2	Over at least 8" of growth medium	enter sq ft <input type="text" value="85,330"/>	0.8
D Permeable Paving***			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft <input type="text" value="3,788"/>	0.4
2	Permeable paving over at least 24" of soil or gravel	enter sq ft <input type="text" value="0"/>	0.5
E Other			
1	Enhanced tree growth systems***	enter sq ft <input type="text" value="0"/>	0.4
2	Renewable energy generation	enter sq ft <input type="text" value="0"/>	0.5
3	Approved water features	enter sq ft <input type="text" value="0"/>	0.2
		sub-total of sq ft =	94,519
H Bonuses			
1	Native plant species	enter sq ft <input type="text" value="0"/>	0.1
2	Landscaping in food cultivation	enter sq ft <input type="text" value="0"/>	0.1
3	Harvested stormwater irrigation	enter sq ft <input type="text" value="0"/>	0.1
		Green Area Ratio numerator =	71,940
*** 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			1,515

DDOE/WPD 06/2014



REVISIONS			
REV	DATE	COMMENT	BY
	08/14/15	STAGE 1 PUD	SN

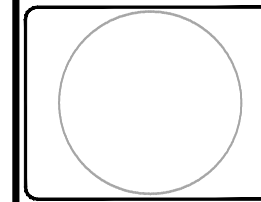
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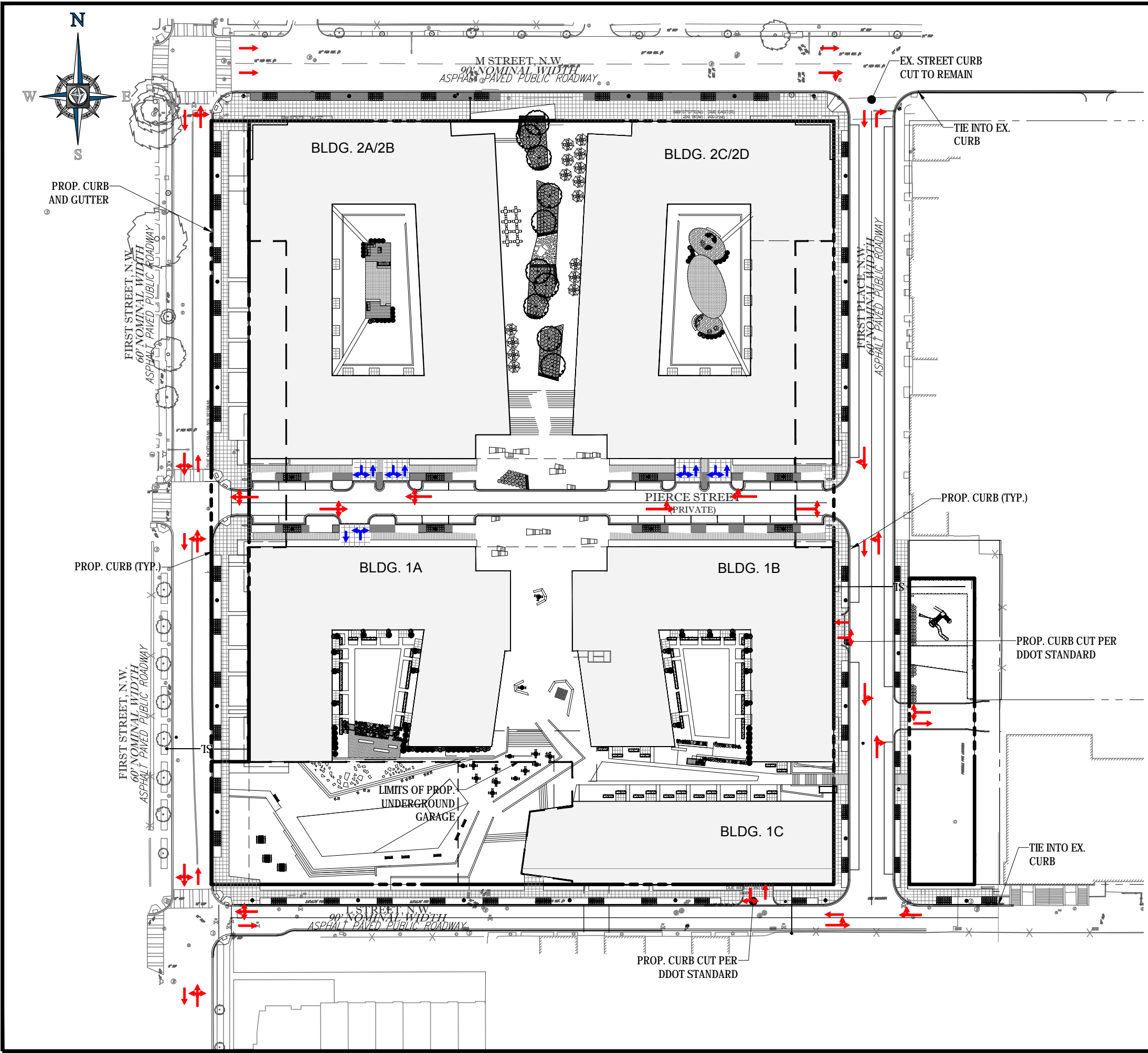
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CAD I.D.:	SD1

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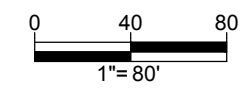


SHEET TITLE:
GREEN AREA RATIO WORKSHEET
 SHEET NUMBER:
C-701



LEGEND

- VEHICULAR CIRCULATION
- LOADING/SERVICE CIRCULATION



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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

REVISIONS			
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PROJECT:

PUD SET

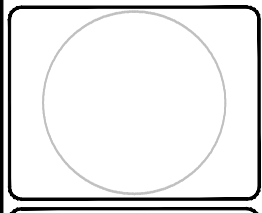
FOR

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SHEET TITLE:

CIRCULATION PLAN

SHEET NUMBER:

C-800