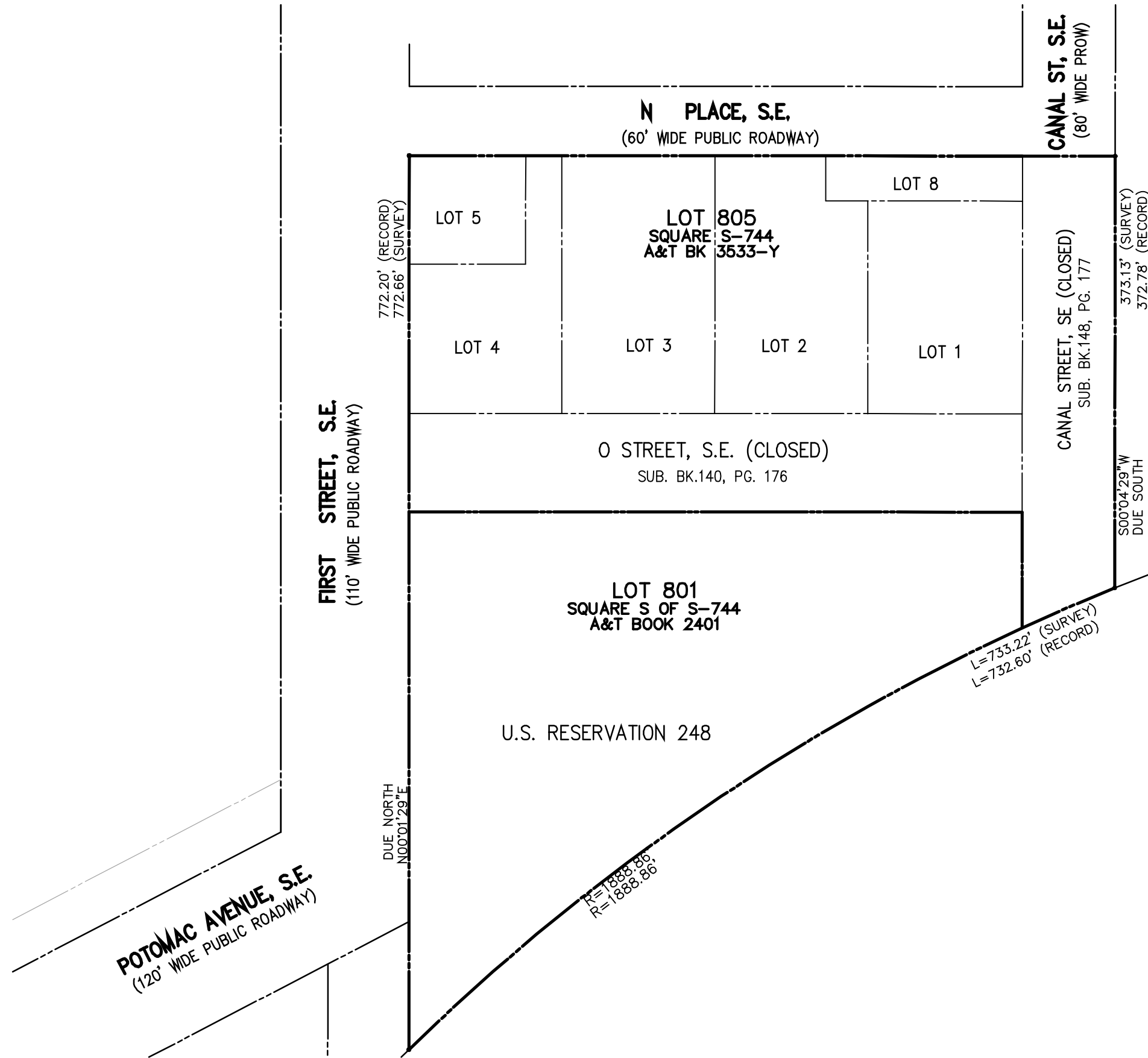


05 CIVIL DRAWINGS



AREA TABULATION:

LOT 801: (INCLUDES LOTS 1-5, LOT 8, VACATED O ST. SE & VACATED CANAL ST. SE) SQUARE S OF S-744; A&T BK 2401
111,329 SF OR 2.55 AC (RECORD PER OTR)
134,534 SF OR 3.09 AC (RECORD PER DCSO)

LOT 805: SQUARE S-744; A&T BK 3533-Y
192,846 SF OR 4.43 AC (RECORD PER OTR)
193,708 SF OR 4.45 AC (RECORD PER DCSO)

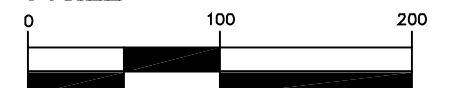
TOTAL AREA:

328,242 SF OR 7.54 AC (RECORD PER DCSO)
304,175 SF OR 6.98 AC (RECORD PER OTR)
** 331,941 SF OR 7.62 AC (MEASURED/SURVEYED BOUNDARY BASED ON DCSO RECORD INFORMATION)

** PER DISCUSSION WITH DCSO, THIS MEASURED/SURVEYED BOUNDARY SHALL BE THE RECORD SITE AREA. THIS AREA SHALL BE UTILIZED FOR THIS PUD APPLICATION.



SCALE



1 inch = 100 ft.

C-01

DC WATER OCCUPIED SITES

WASHINGTON, DC

FEBRUARY 27, 2013

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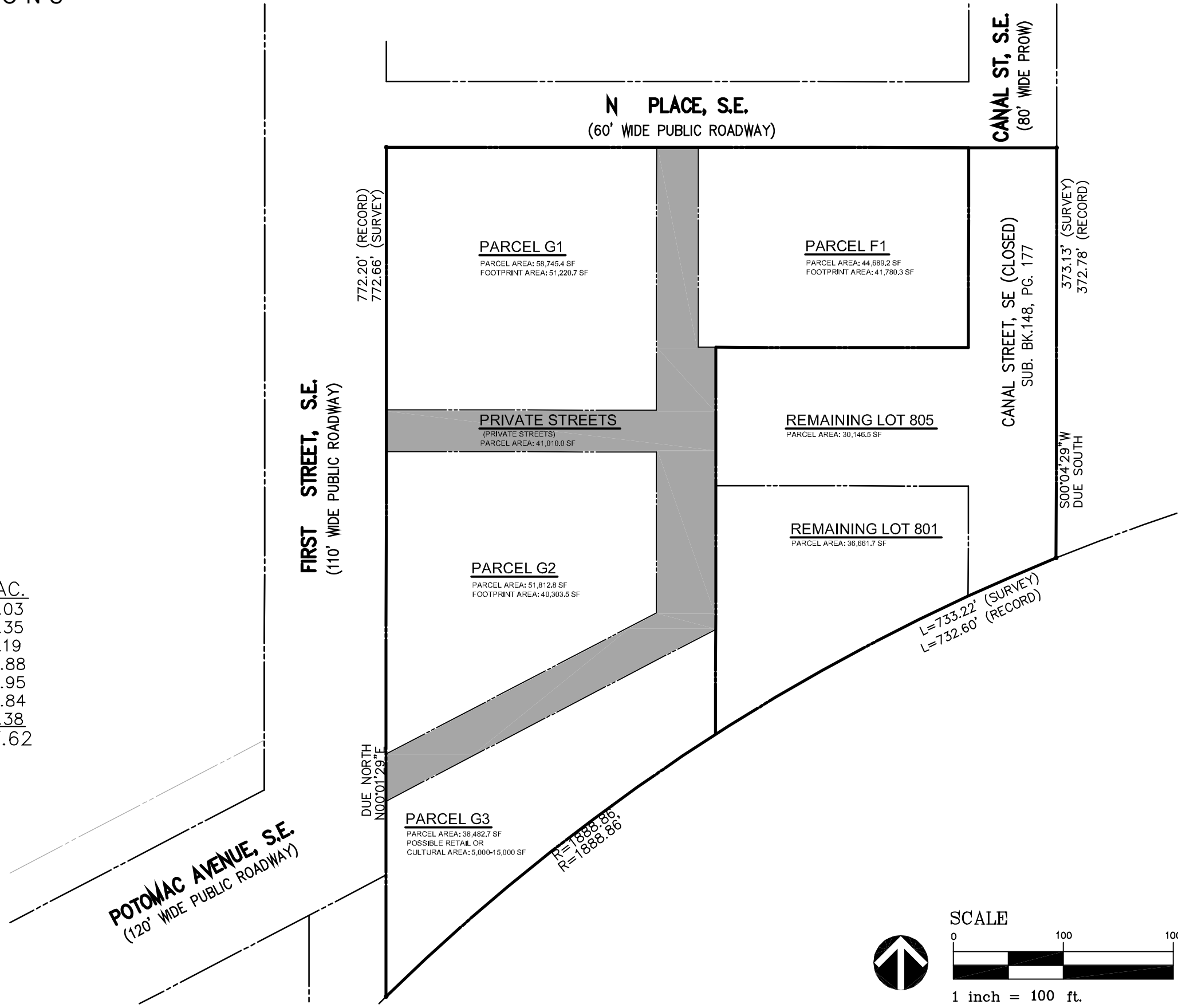
architects

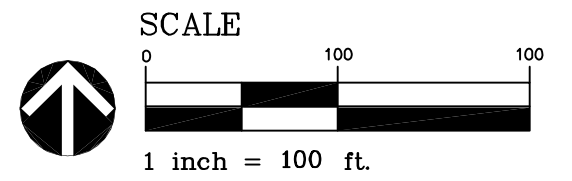
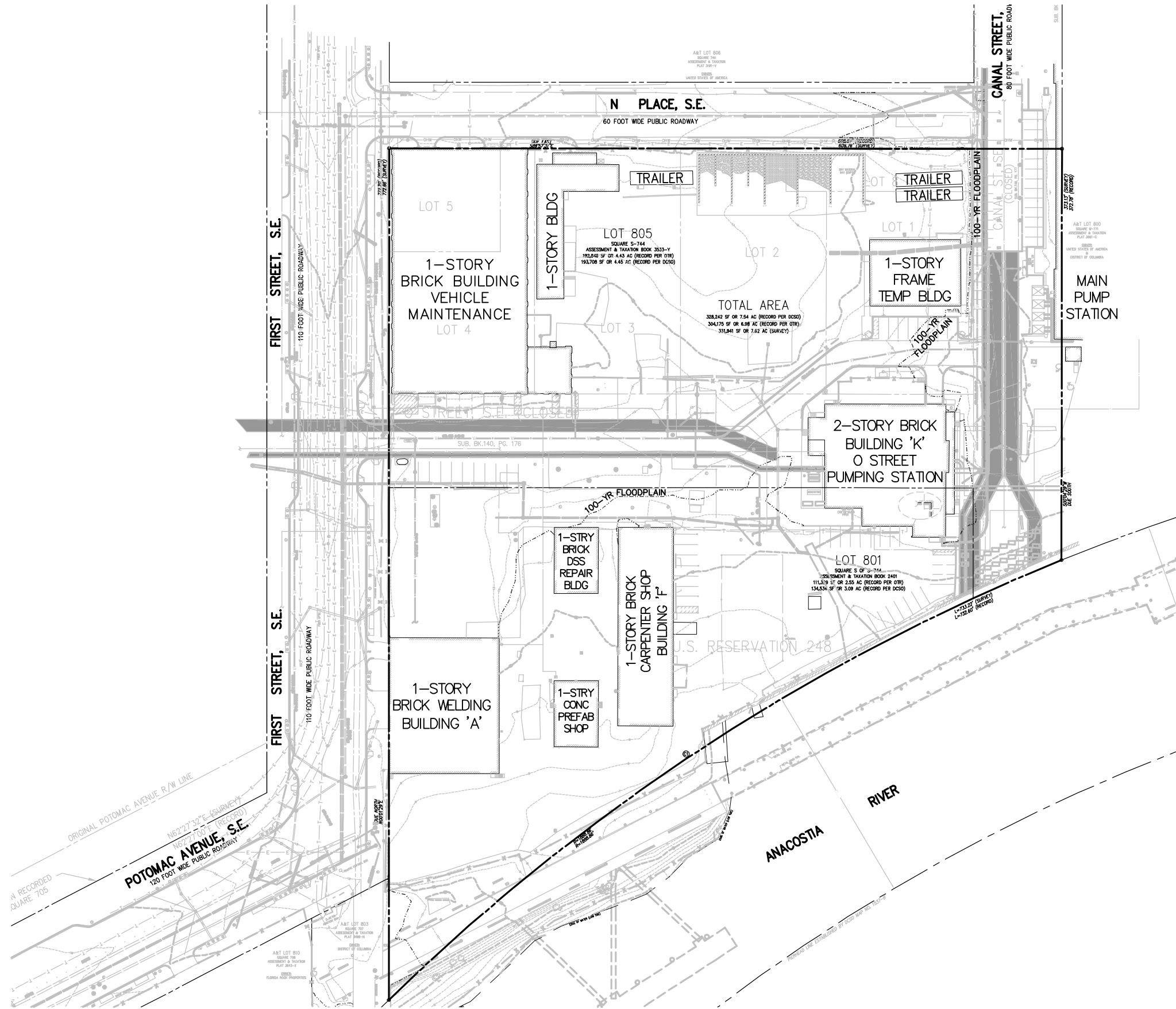
PROPOSED SITE TABULATIONS

AREA TABULATION:

PARCEL	SF	AC.
F1	44,689.2	1.03
G1	58,745.4	1.35
G2	51,812.8	1.19
G3	38,482.7	0.88
PRIVATE STREETS	41,401.0	0.95
REMAINING LOT 801	36,661.7	0.84
REMAINING LOT 805	60,145.5	1.38
TOTAL	331,941	7.62

 PROPOSED PRIVATE STREETS AREA





DC WATER OCCUPIED SITES

WASHINGTON, DC

FEBRUARY 27, 2013

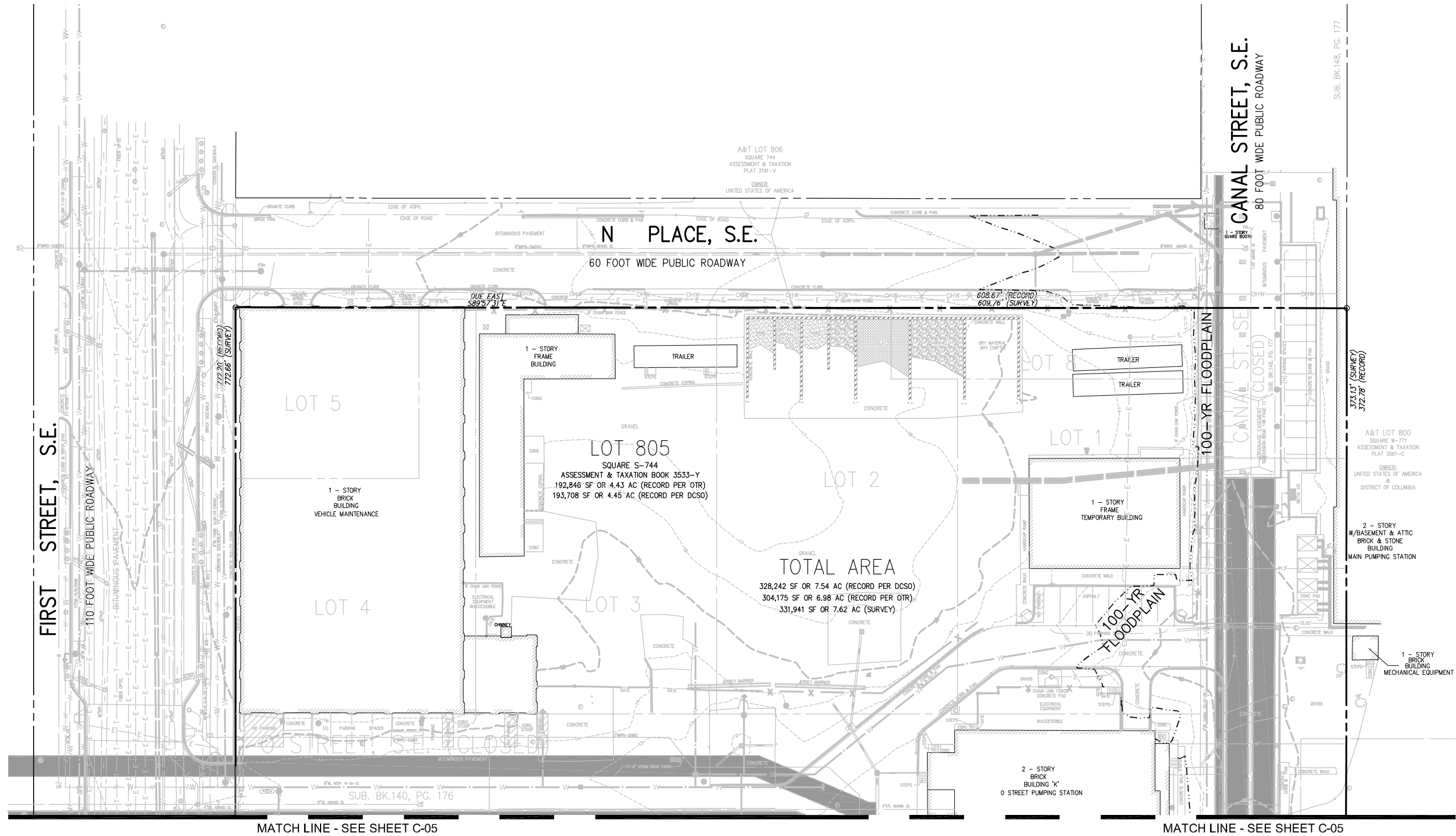
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LAYOUT: C-03_OVERALL EX. COND. PLANS, Plotted By: Squires

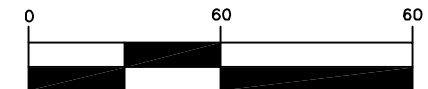
EXISTING CONDITIONS PLAN - NORTH PORTION



MATCH LINE - SEE SHEET C-05

MATCH LINE - SEE SHEET C-05

SCALE



1 inch = 60 ft.

DC WATER OCCUPIED SITES

C-04

architects



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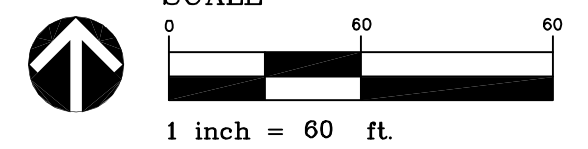
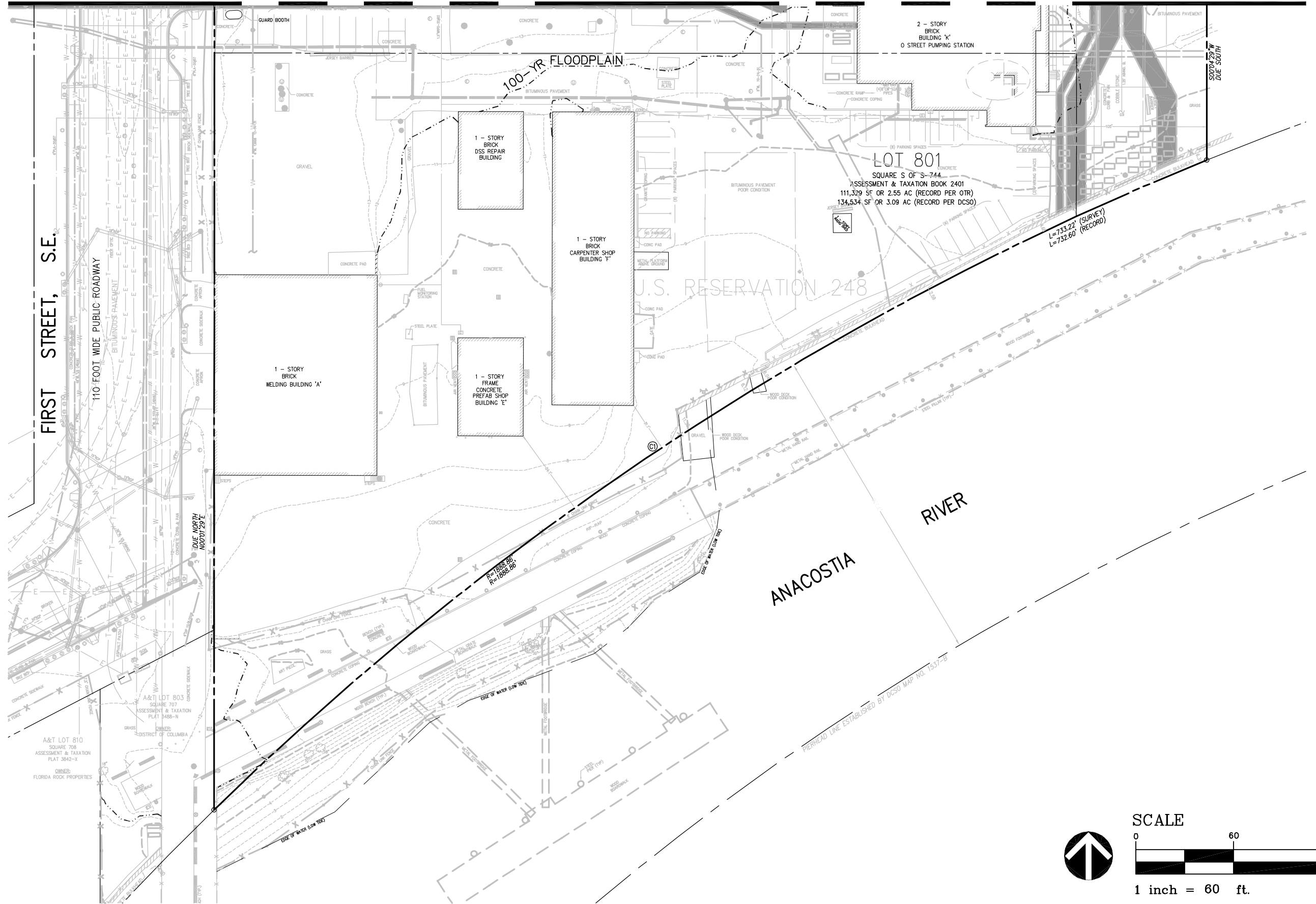
FEBRUARY 27, 2013

WASHINGTON, DC

EXISTING CONDITIONS PLAN - SOUTH PORTION

MATCH LINE - SEE SHEET C-04

MATCH LINE - SEE SHEET C-04



DC WATER OCCUPIED SITES

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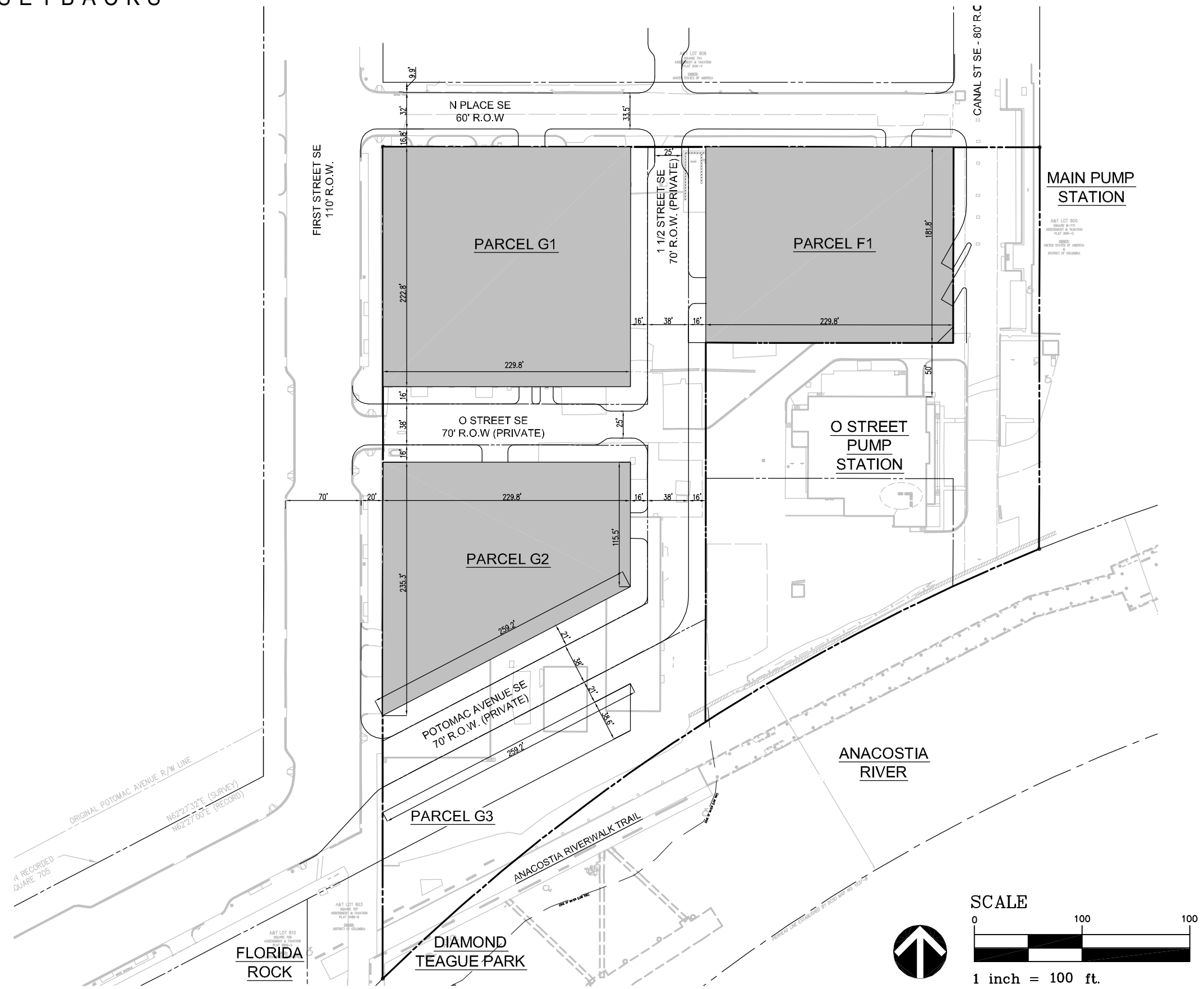


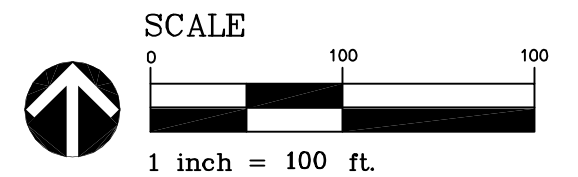
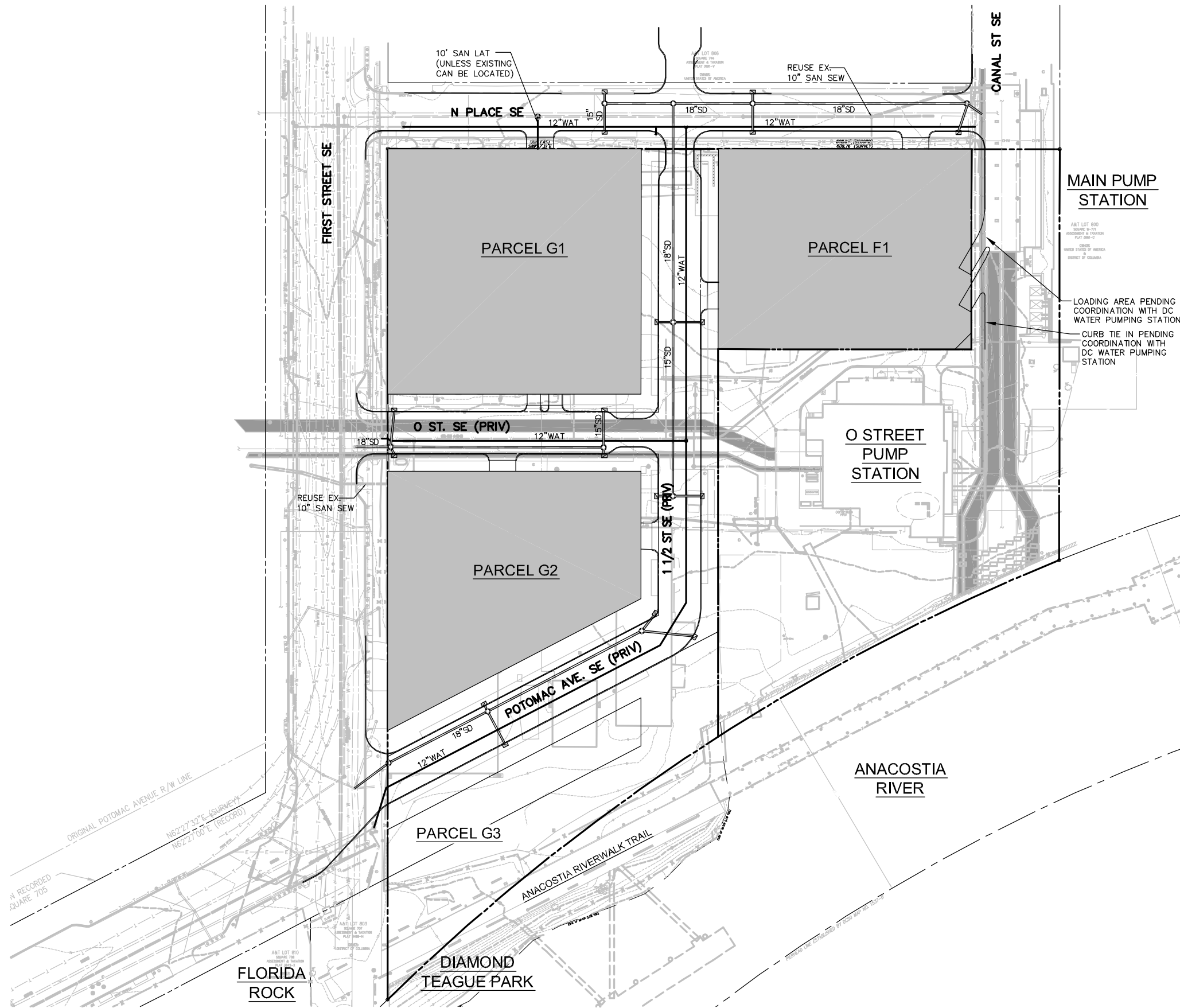
C-05

architects

LAYOUT: C-05_EX_COND_SOUTH_Plotting By: Squares

BUILDING DIMENSIONS & SETBACKS





DC WATER OCCUPIED SITES

WASHINGTON, DC

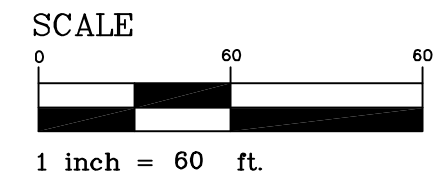
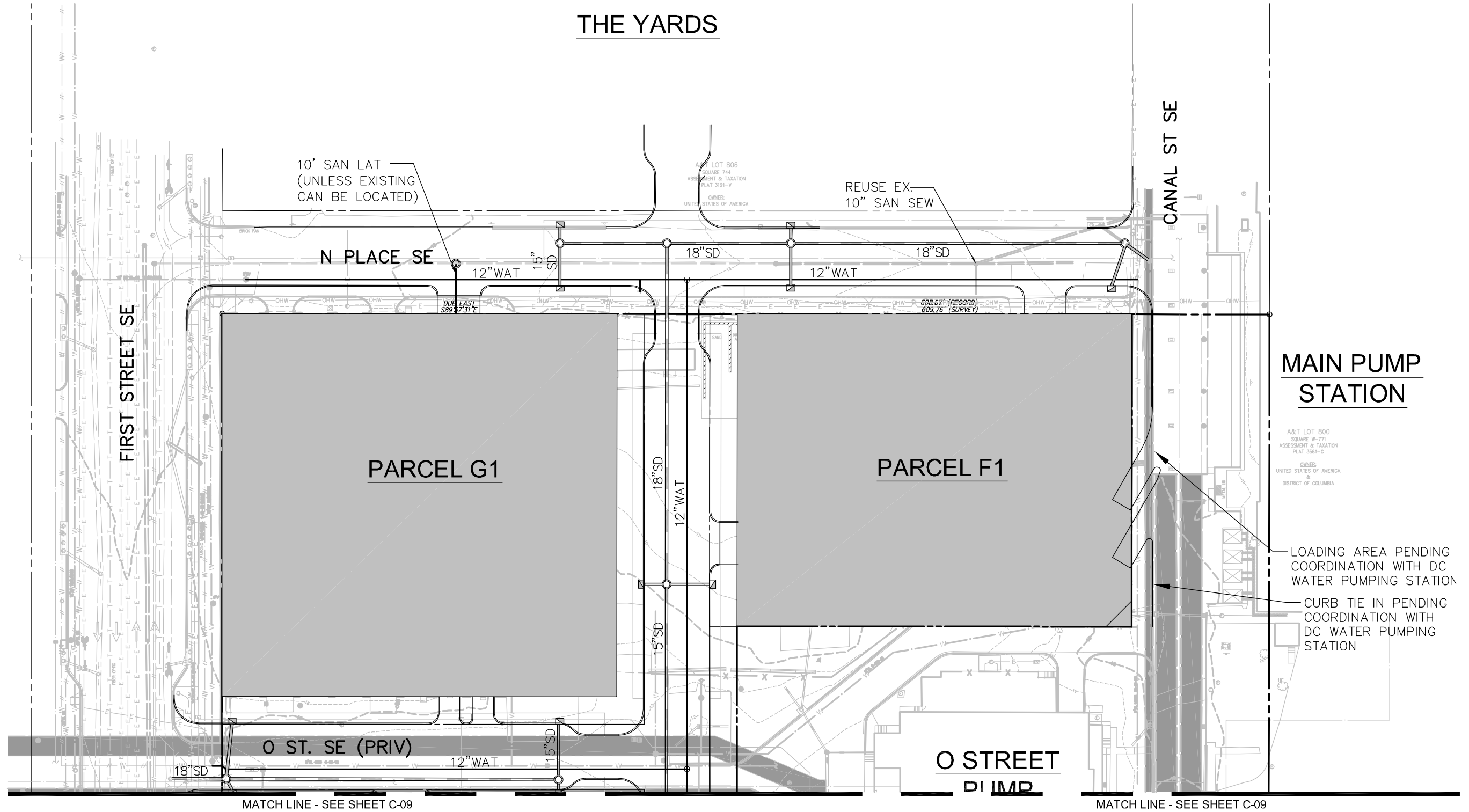
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THE YARDS

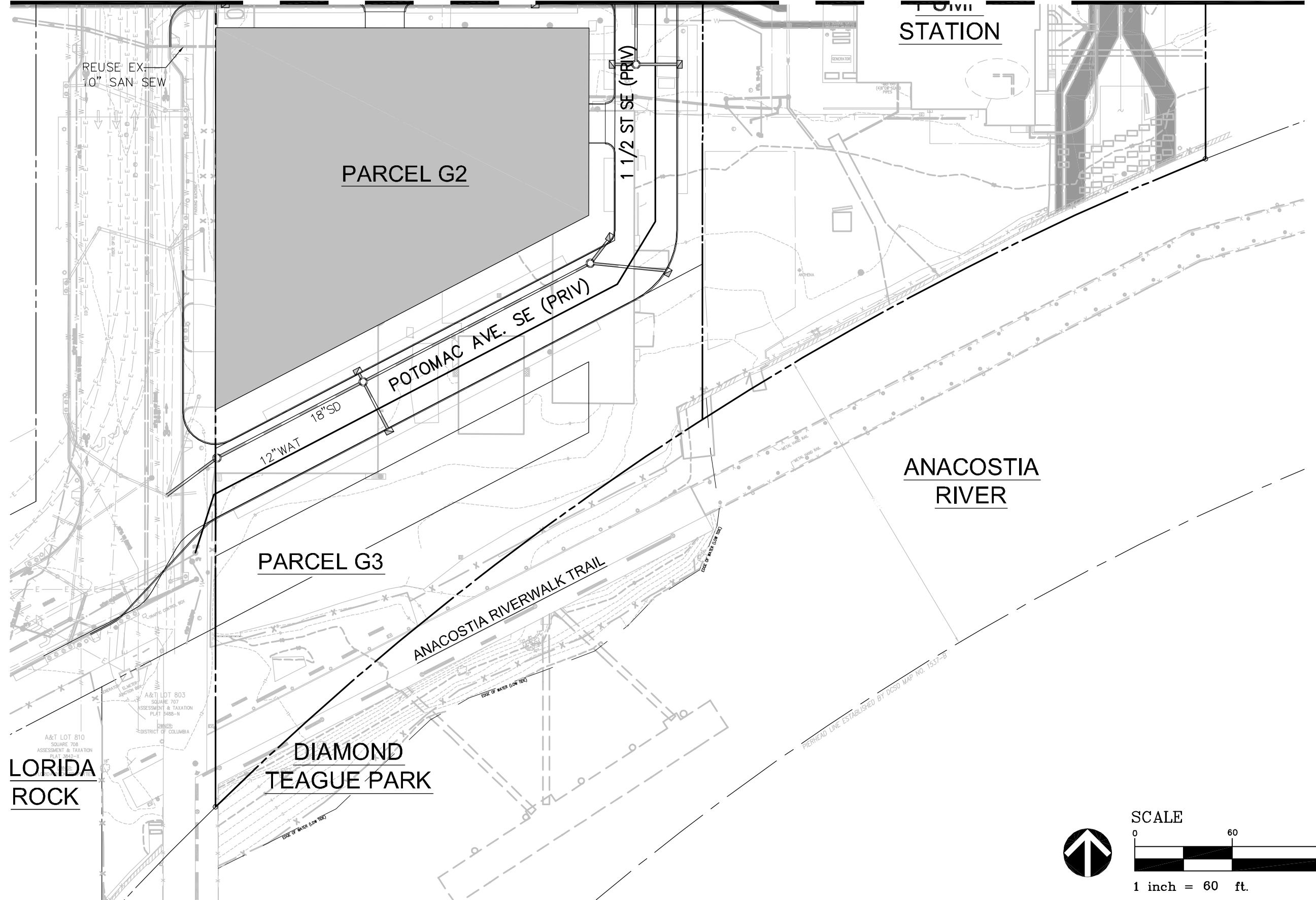


DC WATER OCCUPIED SITES

MATCH LINE - SEE SHEET C-08

MATCH LINE - SEE SHEET C-08

SITE & UTILITY PLAN - SOUTH



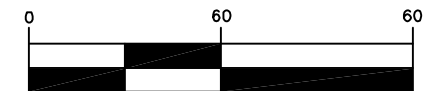
LORIDA
ROCK

DIAMOND
TEAGUE PARK

ANACOSTIA
RIVER



SCALE



1 inch = 60 ft.

DC WATER OCCUPIED SITES

WASHINGTON, DC

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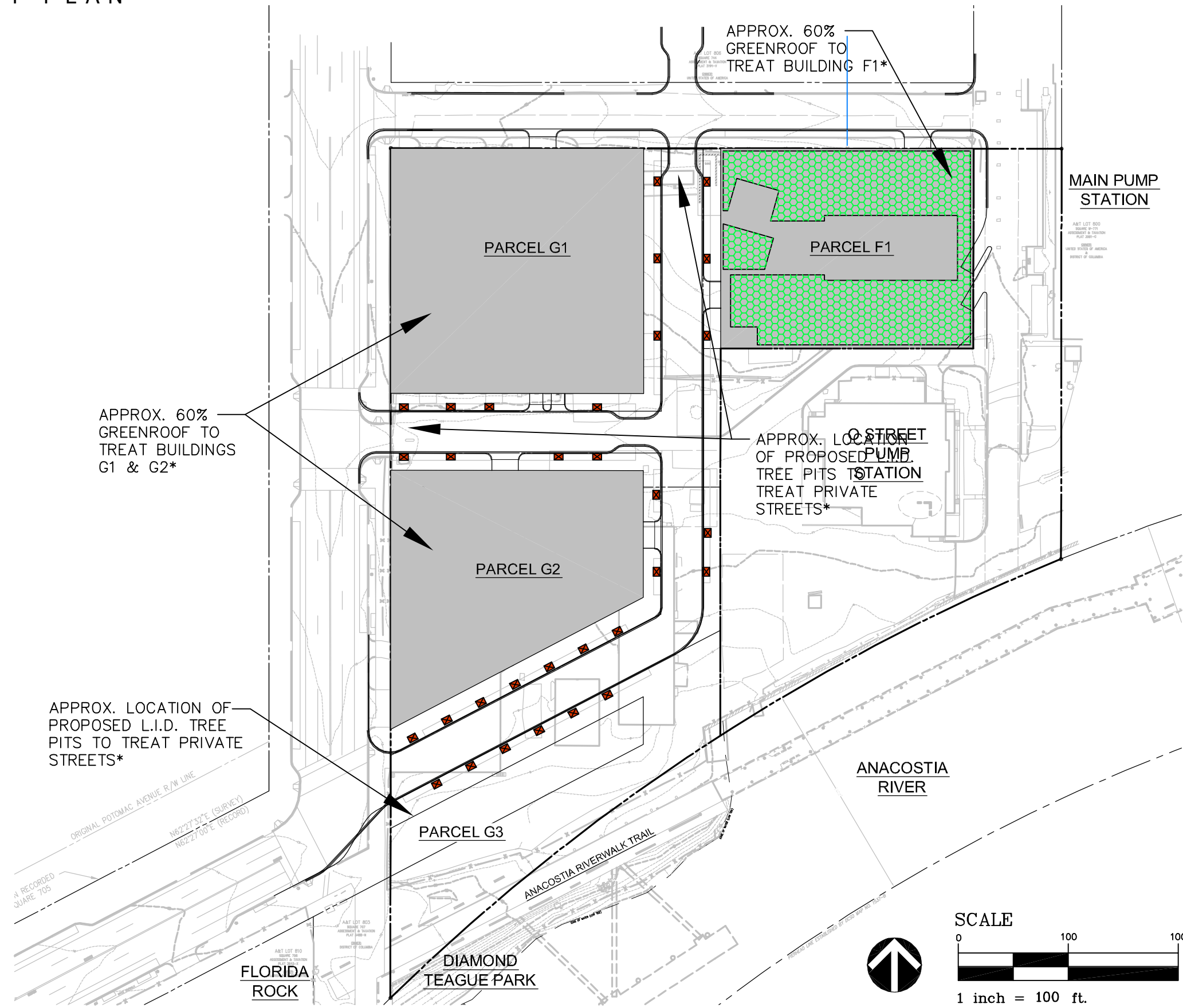
FORESTCITY



C-09

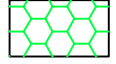
architects

STORMWATER MANAGEMENT PLAN



LEGEND

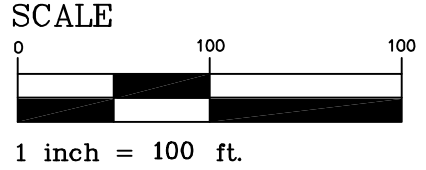
PROPOSED LID TREE PITS

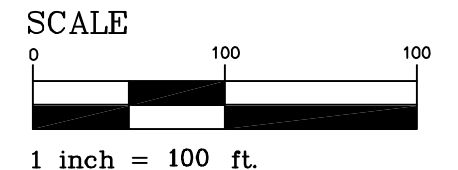
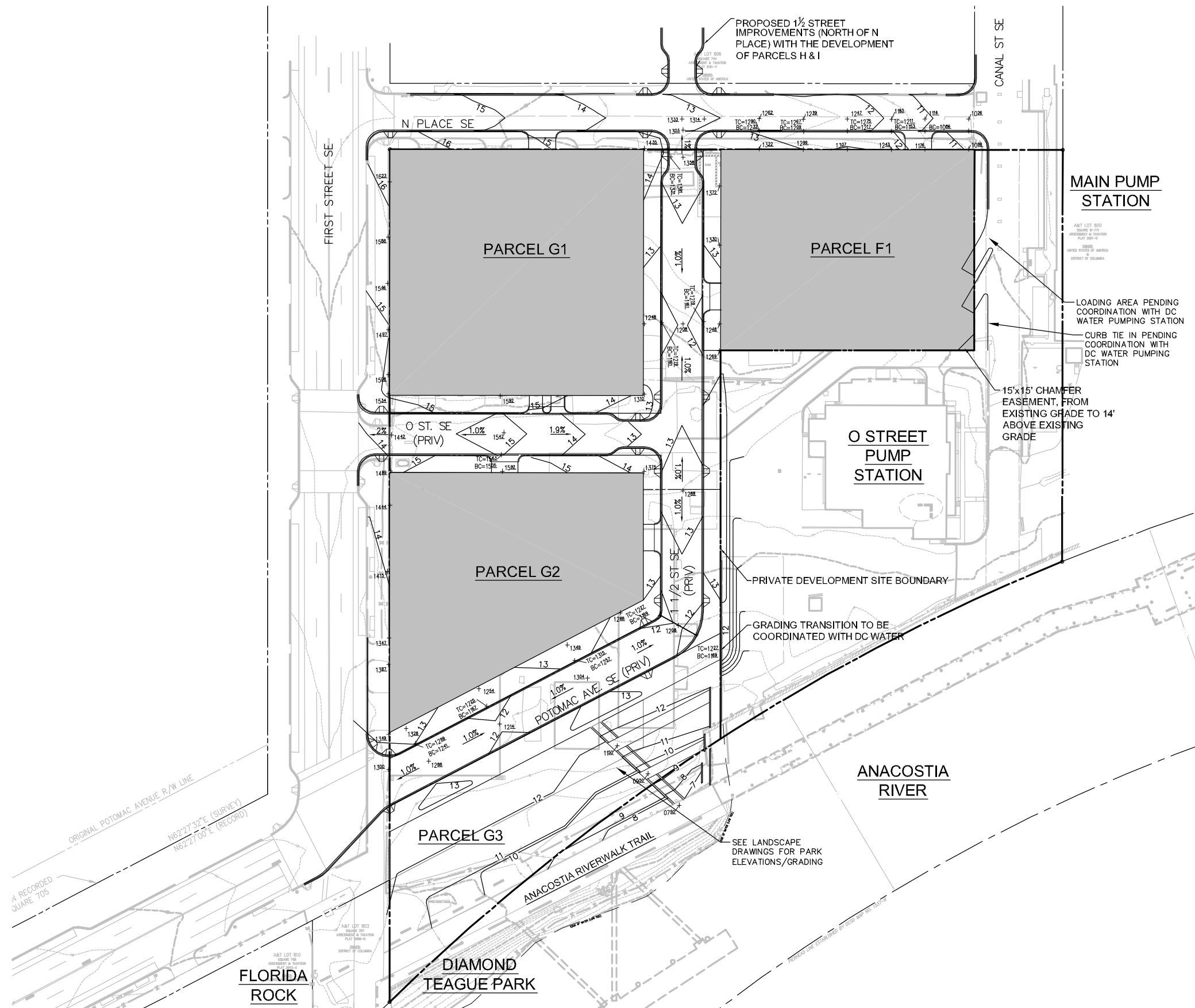


PROPOSED GREENROOF AREAS



* STORMWATER MANAGEMENT NOTE: FACILITIES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON THE UPCOMING CHANGES TO DDOE'S STORMWATER MANAGEMENT RULES & REGULATIONS. STORMWATER MANAGEMENT WILL BE MET THROUGH A COMBINATION OF GREENROOFS, RAINWATER HARVESTING, BIORETENTION, INFILTRATION, AND/OR TREE PLANTING.





DC WATER OCCUPIED SITES

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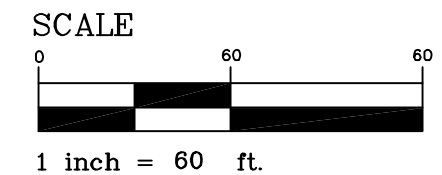
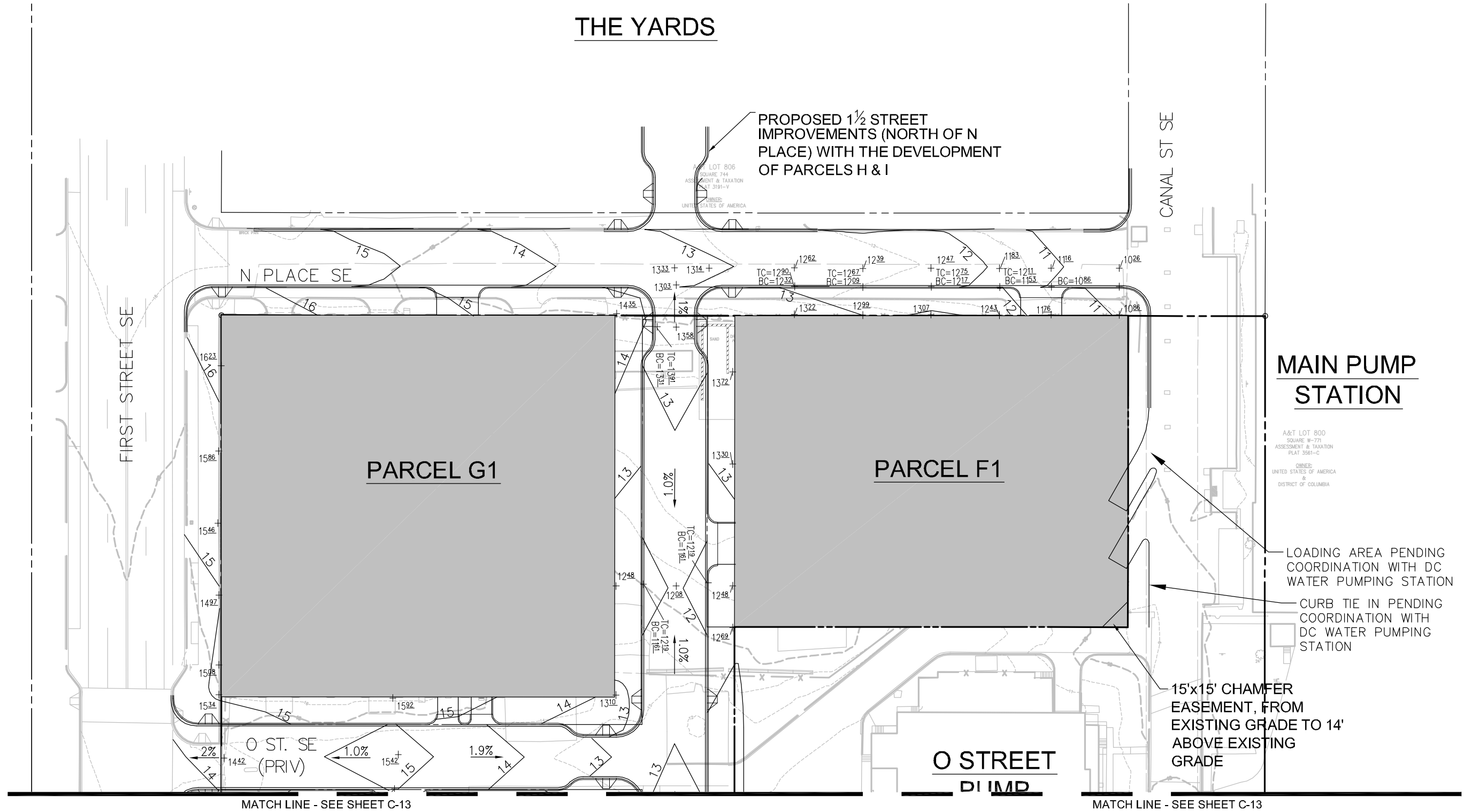
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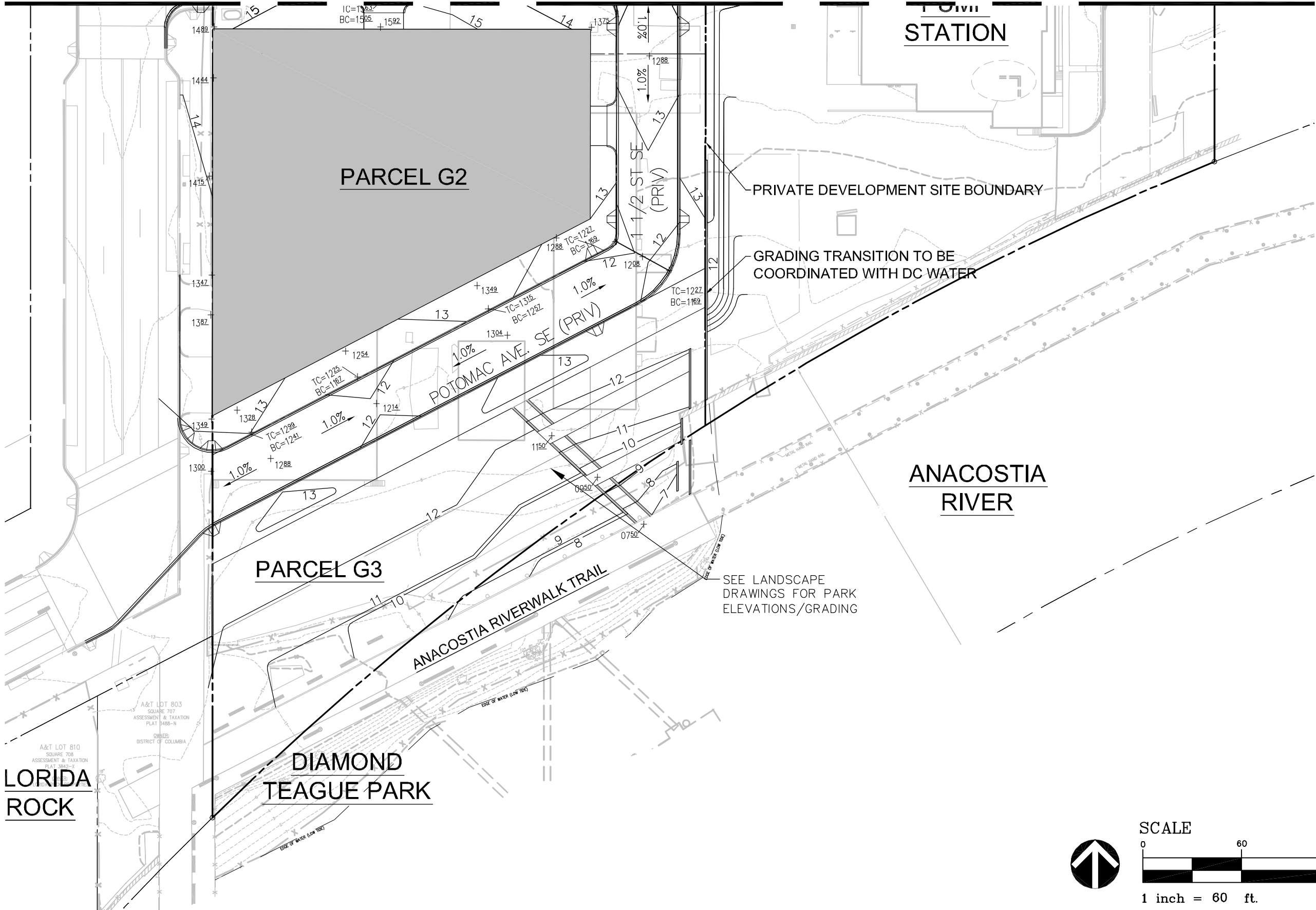
LAYOUT: C-11_OVERALL GRADING PLAN, Plotted By: Squires

THE YARDS



MATCH LINE - SEE SHEET C-12

MATCH LINE - SEE SHEET C-12



ANACOSTIA RIVER

PARCEL G3

PARCEL G2

ANACOSTIA RIVERWALK TRAIL

DIAMOND TEAGUE PARK

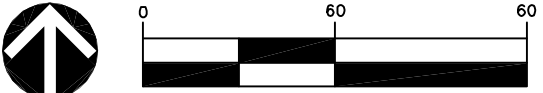
LORIDA ROCK

PRIVATE DEVELOPMENT SITE BOUNDARY

GRADING TRANSITION TO BE COORDINATED WITH DC WATER

SEE LANDSCAPE DRAWINGS FOR PARK ELEVATIONS/GRADING

SCALE



1 inch = 60 ft.

DC WATER OCCUPIED SITES

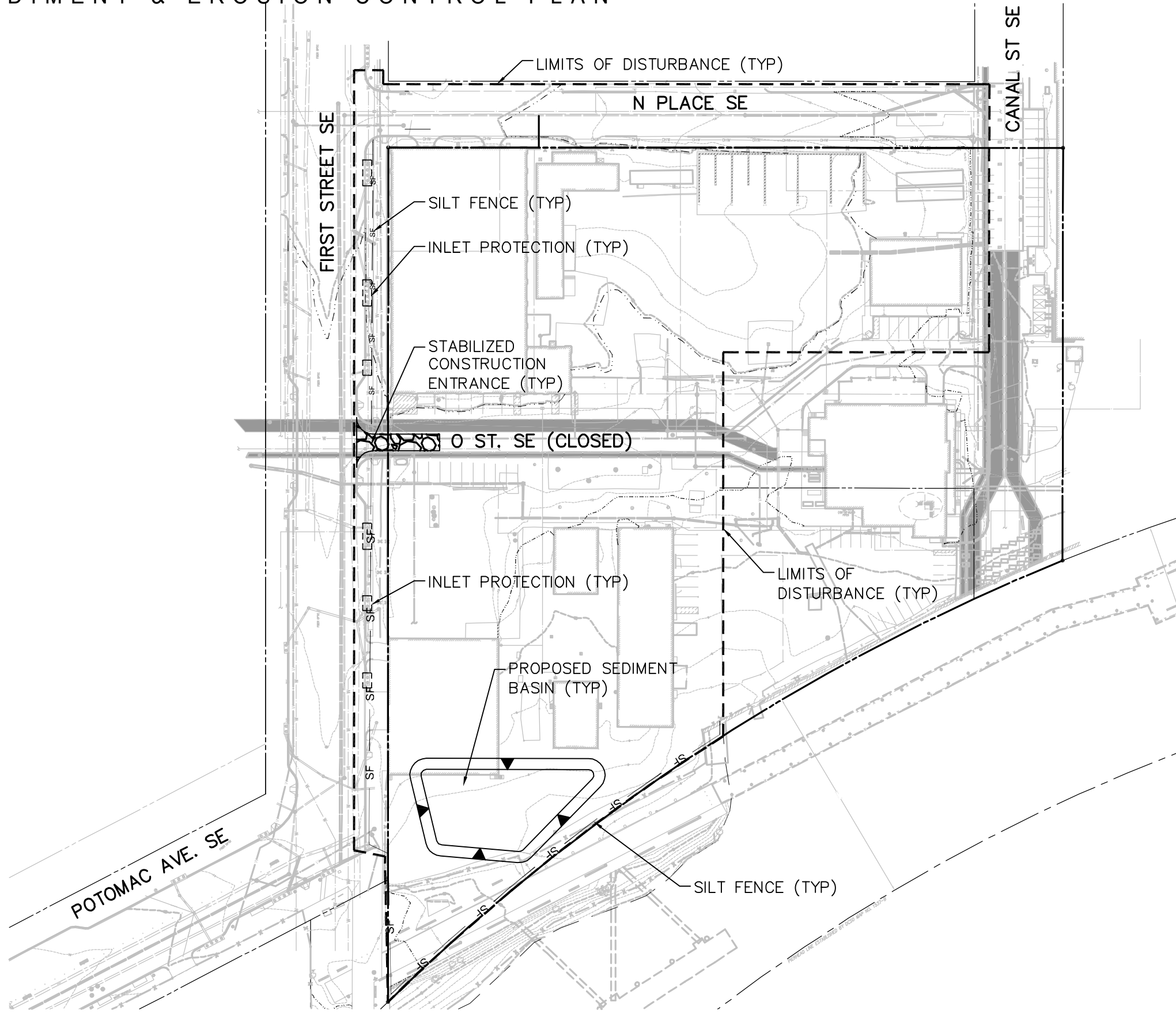
WASHINGTON, DC

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

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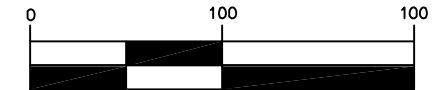
SEDIMENT & EROSION CONTROL PLAN



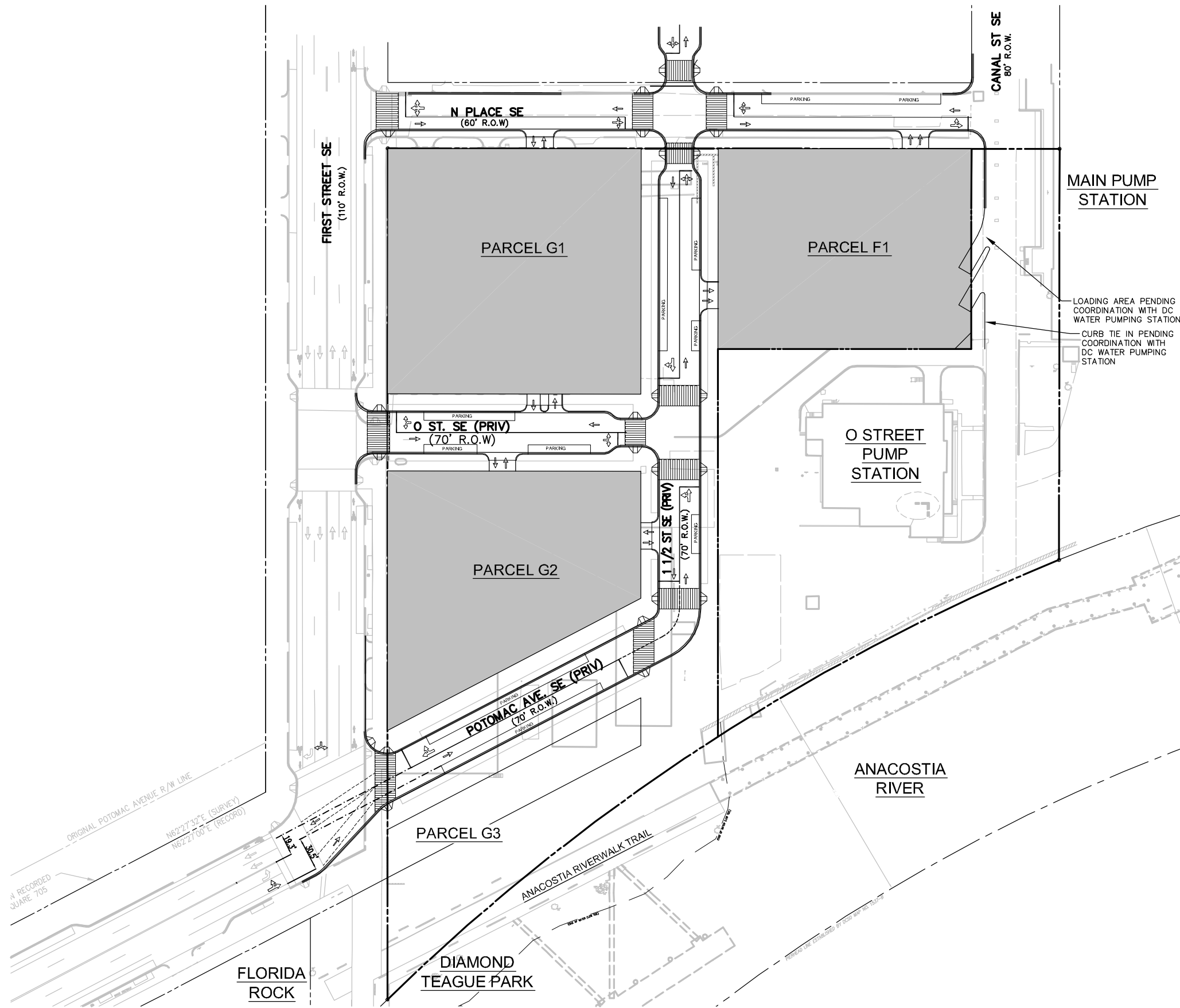
LEGEND

-  LIMITS OF DISTURBANCE
-  SILT FENCE
-  INLET PROTECTION
-  STABILIZED CONSTRUCTION ENTRANCE

SCALE



1 inch = 100 ft.



SCALE



1 inch = 100 ft.

DC WATER OCCUPIED SITES

WASHINGTON, DC

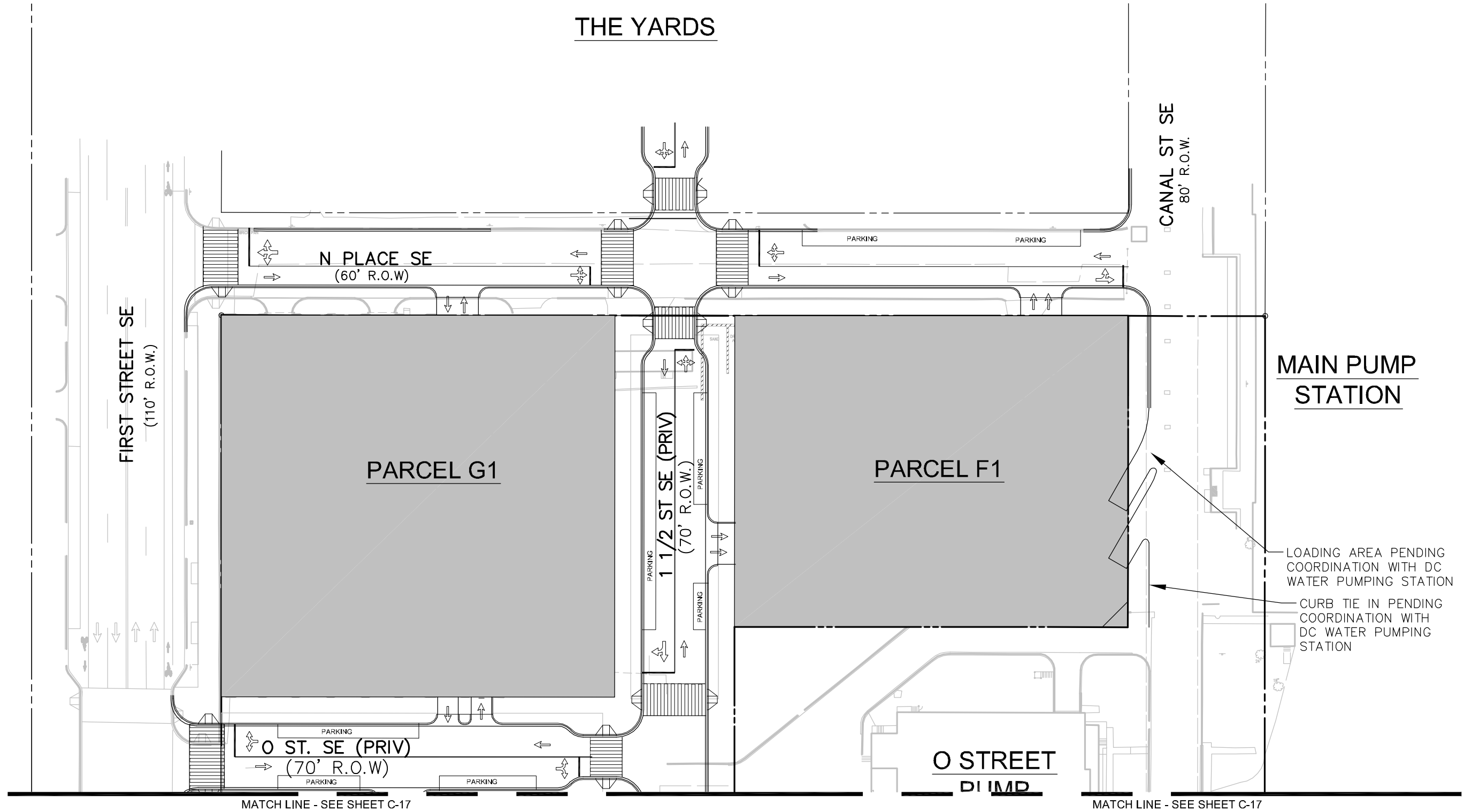
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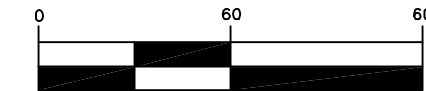
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THE YARDS

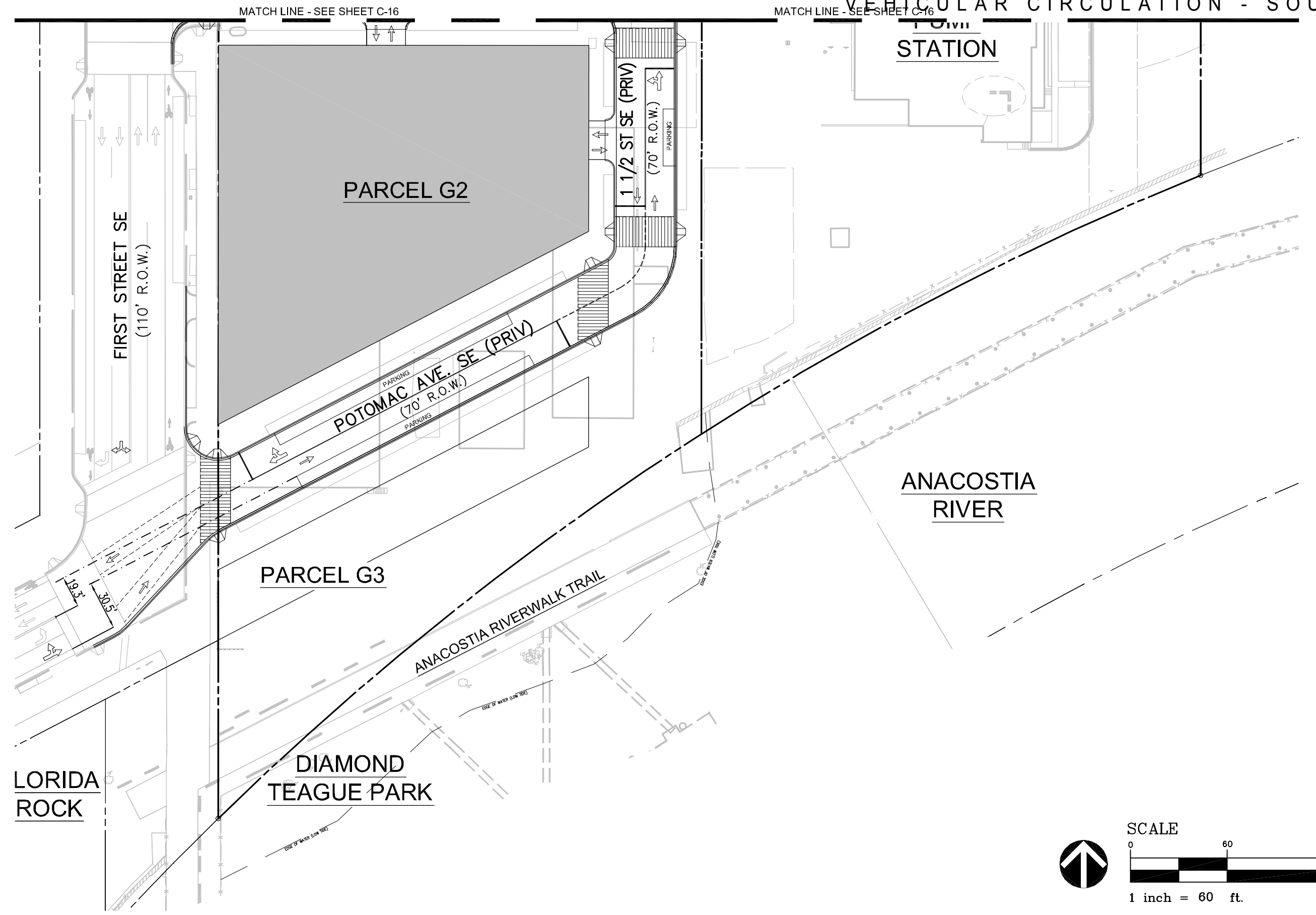


SCALE



1 inch = 60 ft.

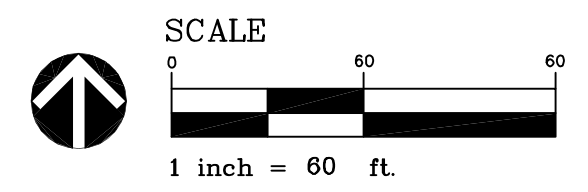
DC WATER OCCUPIED SITES



LORIDA
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RIVER



DC WATER OCCUPIED SITES

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