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C-100 - OVERALL EXISTING CONDITIONS PLAN

GRAPHIC SCALE
100 0 50 100
(Feet)
1 inch = 100 ft.

HORNING BROTHERS
COMMUNITY OF HOPE
TORTI GALLAS URBAN

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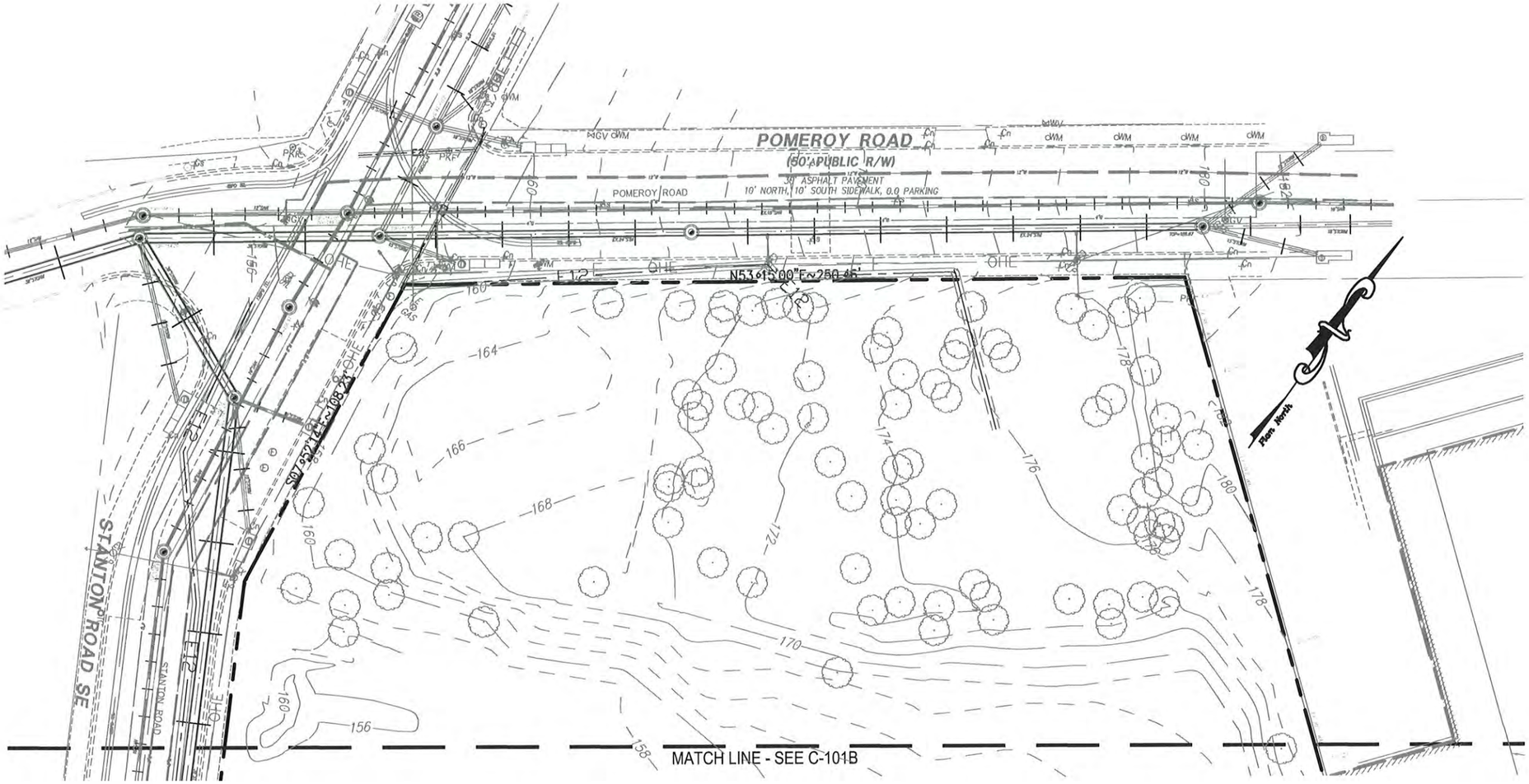
STANTON SQUARE

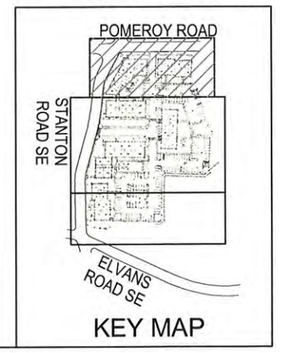
29 MAY 2013



LEGEND

ØE	Electric Pole
WM	Water Meter
—	Light Pole
—	Street Sign
	Deciduous Tree
S	Sanitary Manhole
	Fire Hydrant
E	Electric Box
	Guy Wire
PRF	PK Nail
GV	Gas Valve
W	Water Manhole
WV	Water Valve
	Drainage Manhole
E	Electric Manhole
U	Utility Manhole
	Handicap Ramp
TC	Trash Can
T	Telephone Manhole
mst	measured
rec	record
OHE	Overhead Electric

GRAPHIC SCALE
40 0 20 40
(Feet)
1 inch = 40 ft.



KEY MAP

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C-101A - EXISTING CONDITIONS PLAN

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STANTON SQUARE

29 MAY 2013

MATCH LINE - SEE C-101A

MATCH LINE - SEE C-101C

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C-101B - EXISTING CONDITIONS PLAN

GRAPHIC SCALE
40 0 20 40
(Feet)
1 inch = 40 ft.

KEY MAP

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STANTON SQUARE

29 MAY 2013

MATCH LINE - SEE C-101B

N53°34'00"E~273.21'

S36°26'00"E~154.37'

S37°32'10"E~

STANTON ROAD SE

ELVANS ROAD SE

ELVANS ROAD

E12

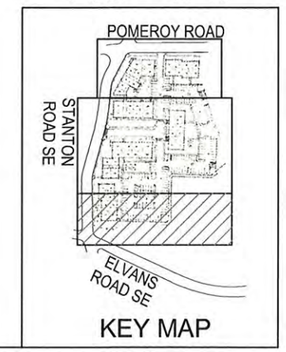
OHE

GRAPHIC SCALE

40 0 20 40

(Feet)

1 inch = 40 ft.



KEY MAP

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C-101C - EXISTING CONDITIONS PLAN

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STANTON SQUARE

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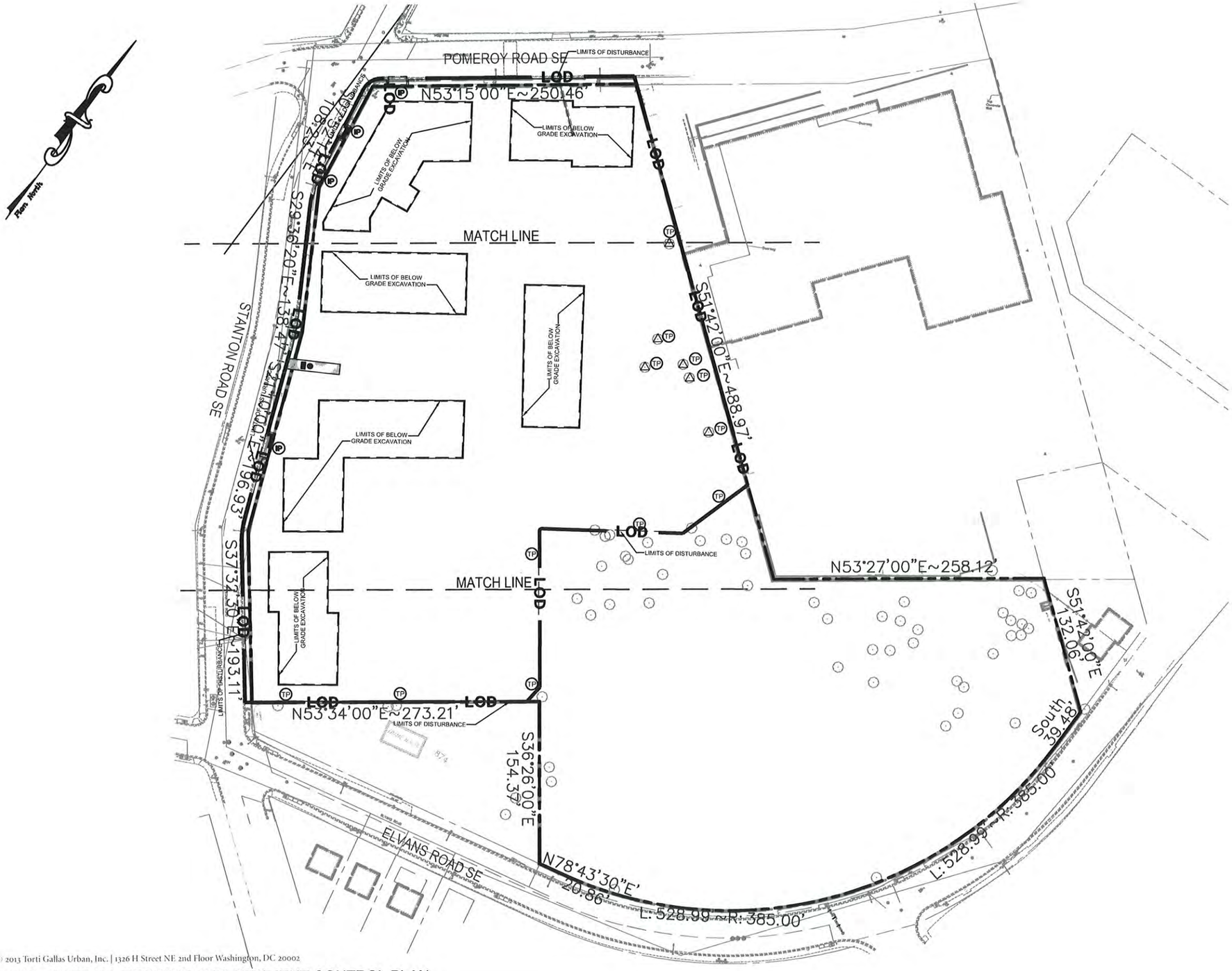

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C-102 - OVERALL EROSION AND SEDIMENT CONTROL PLAN

GRAPHIC SCALE
100 0 50 100
(Feet)
1 inch = 100 ft.

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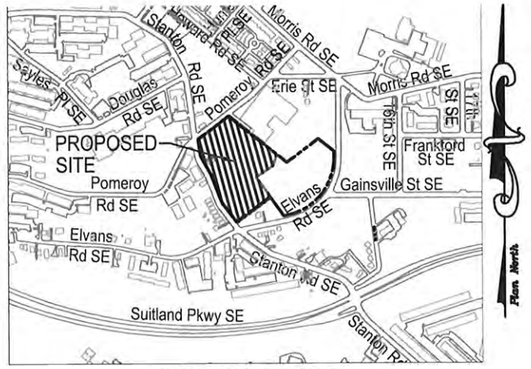
STANTON SQUARE

29 MAY 2013



VICINITY MAP

SCALE: 1"= 1000'

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
   B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
   C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
   B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
   C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED TREE PROTECTION, AND SILT FENCE AS INDICATED ON THIS SHEET.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

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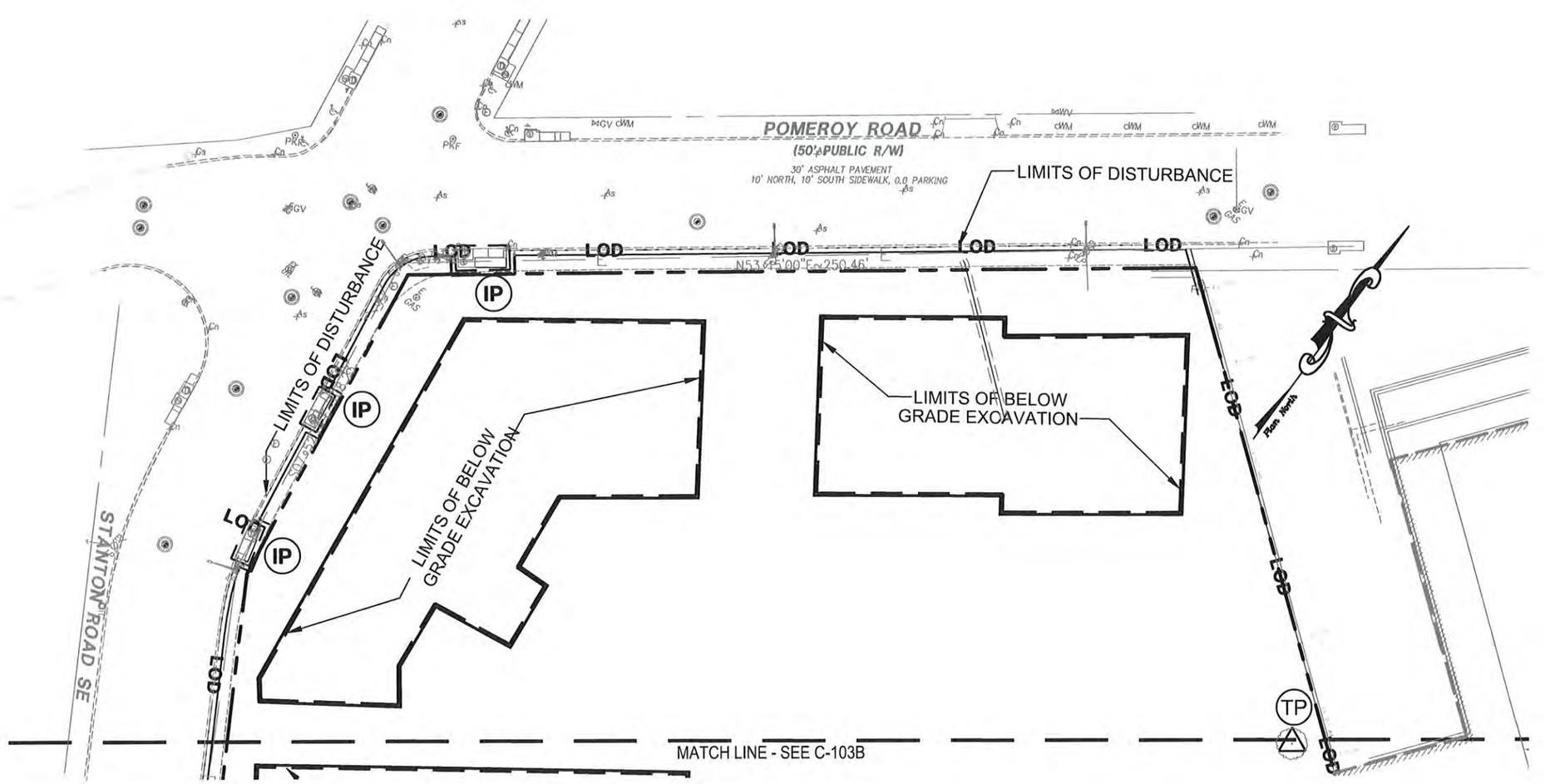


SITE AREA:

353,271 SQ.FT. OR 8.110 AC. (LOT 122)

LIMIT OF DISTURBANCE:

208,359 SQ.FT. OR 4.783 AC.

NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
2. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
3. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
4. PROVIDE CHAIN LINK FENCE AT PERIMETER OF SITE.

SEDIMENTATION EROSION CONTROL NOTE:

THE APPLICANT MUST NOTIFY THE DEPARTMENT OF HEALTH BY PHONE (202-535-2250) AT LEAST 24 HOURS PRIOR TO THE START OF GRADING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF HEALTH MUST BE NOTIFIED IMMEDIATELY.

SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY. CALL 202-535-2977 FOR APPOINTMENT.

LEGEND

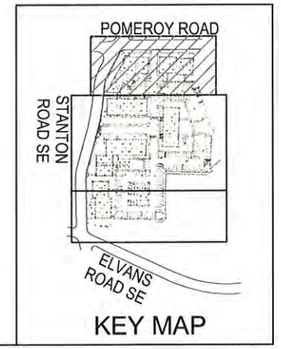
	PROPOSED
TEMP CONSTRUCTION ENTRANCE	SCE
WASH RACK	
SILT FENCE	SF
INLET PROTECTION	IP
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
APPROXIMATE LIMIT OF DISTURBANCE	LOD
TREE PROTECTION	TP

GRAPHIC SCALE

40 0 20 40

(Feet)

1 inch = 40 ft.



KEY MAP

THIS SHEET IS TO BE USED FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY !!

C-103A - EROSION AND SEDIMENT CONTROL PLAN

HORNING BROTHERS
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STANTON SQUARE

29 MAY 2013

MATCH LINE - SEE C-103A

LIMITS OF BELOW GRADE EXCAVATION

LIMITS OF BELOW GRADE EXCAVATION

LIMITS OF BELOW GRADE EXCAVATION

LIMITS OF DISTURBANCE

STANTON ROAD SE

(50' PUBLIC R/W)

LOD

IP

TP

Doorway

Plan North

GRAPHIC SCALE

40 0 20 40

(Feet)

1 inch = 40 ft.

POMEROY ROAD

STANTON ROAD SE

ELVANS ROAD SE

KEY MAP

MATCH LINE - SEE C-103C

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C-103B - EROSION AND SEDIMENT CONTROL PLAN

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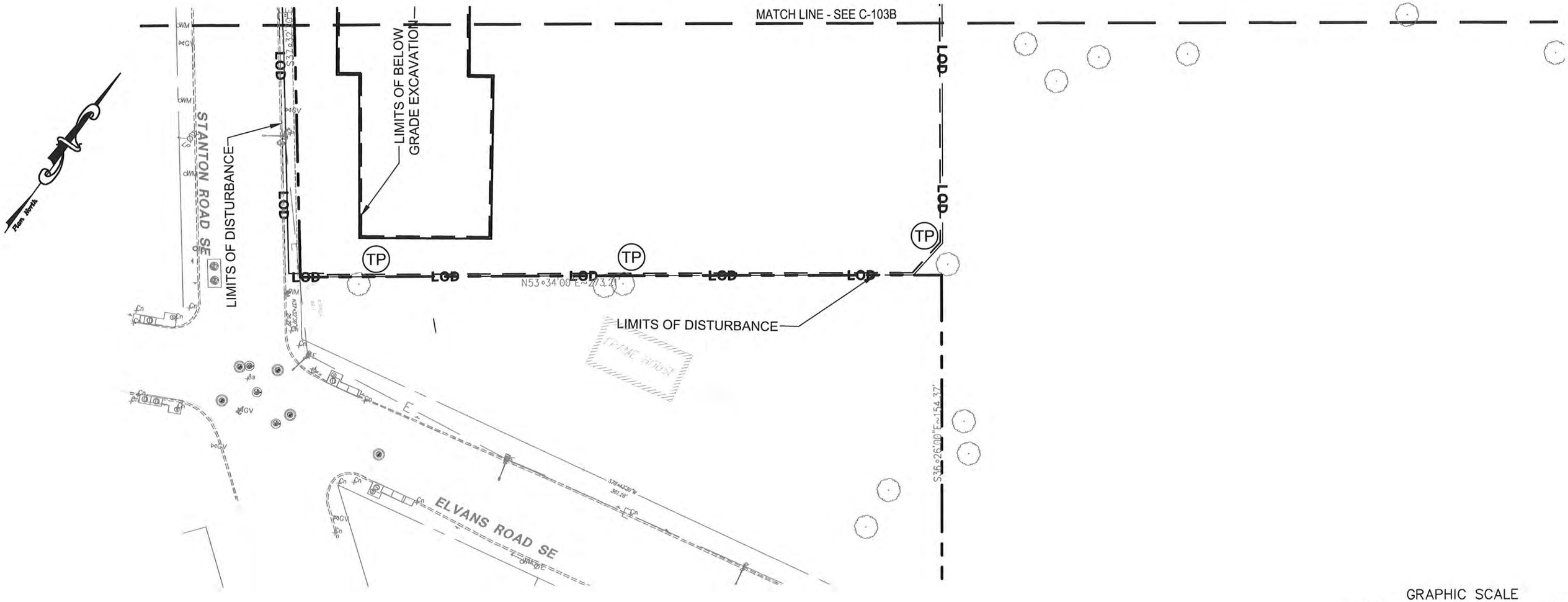
STANTON SQUARE

29 MAY 2013



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C-103C - EROSION AND SEDIMENT CONTROL PLAN

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STANTON SQUARE

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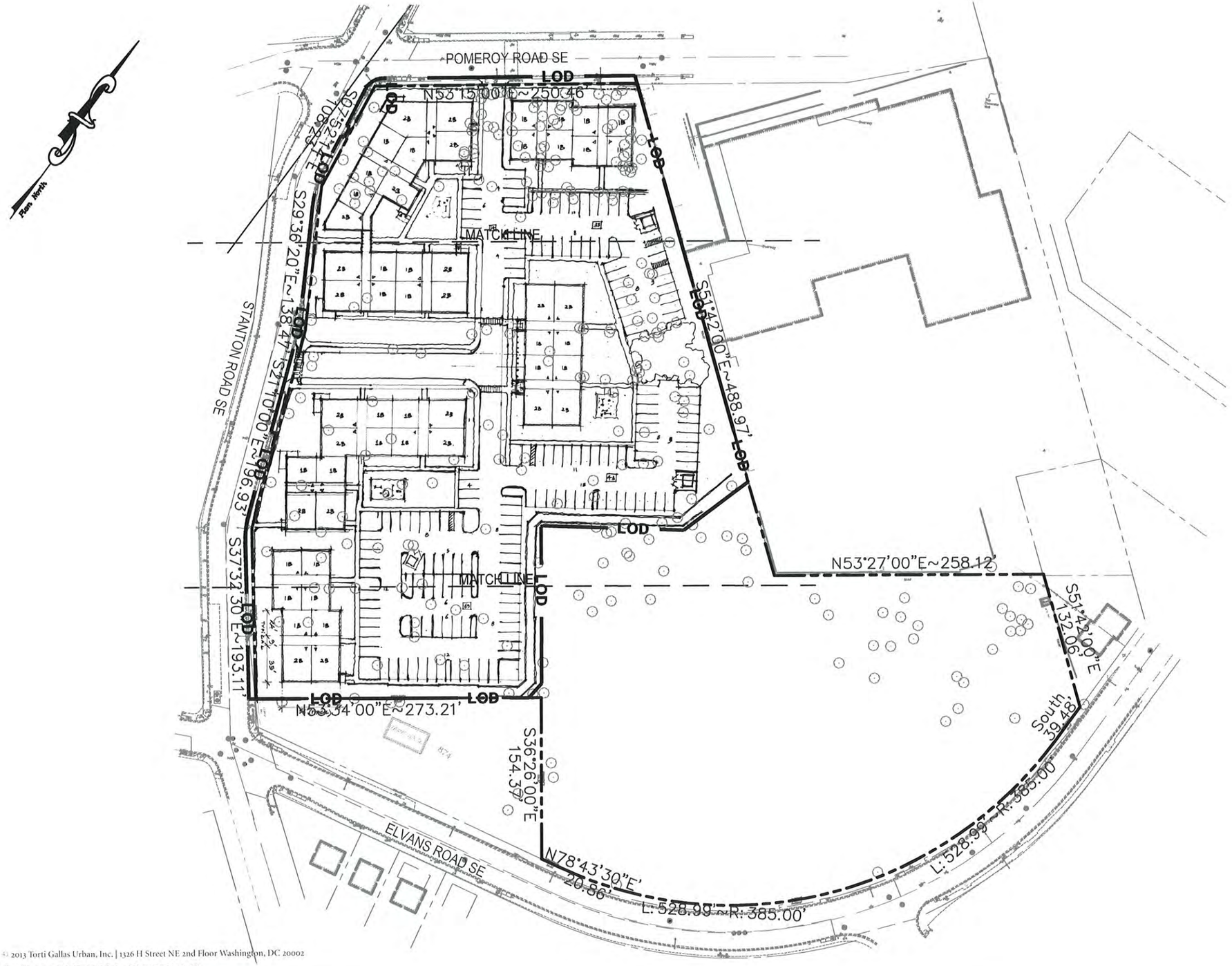

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C-107 - OVERALL SITEPLAN

GRAPHIC SCALE
100 0 50 100
(Feet)
1 inch = 100 ft.

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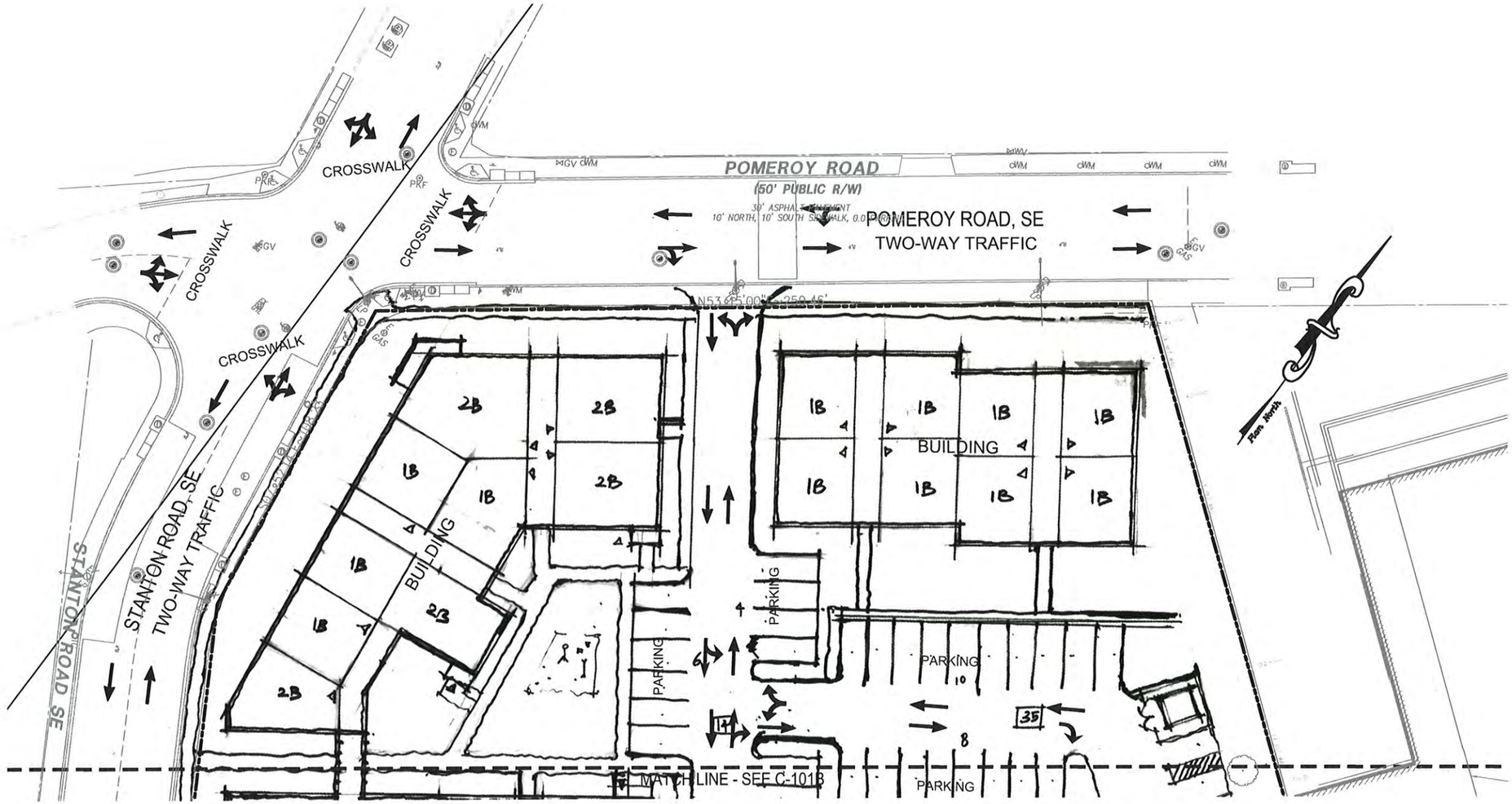

GRAPHIC SCALE
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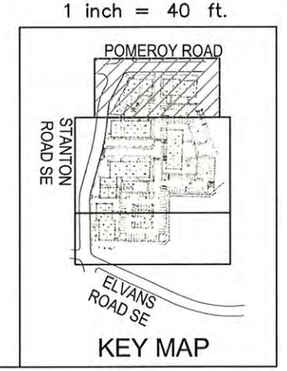
(Feet)
1 inch = 40 ft.



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C-108A - CIRCULATION PLAN

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STANTON SQUARE

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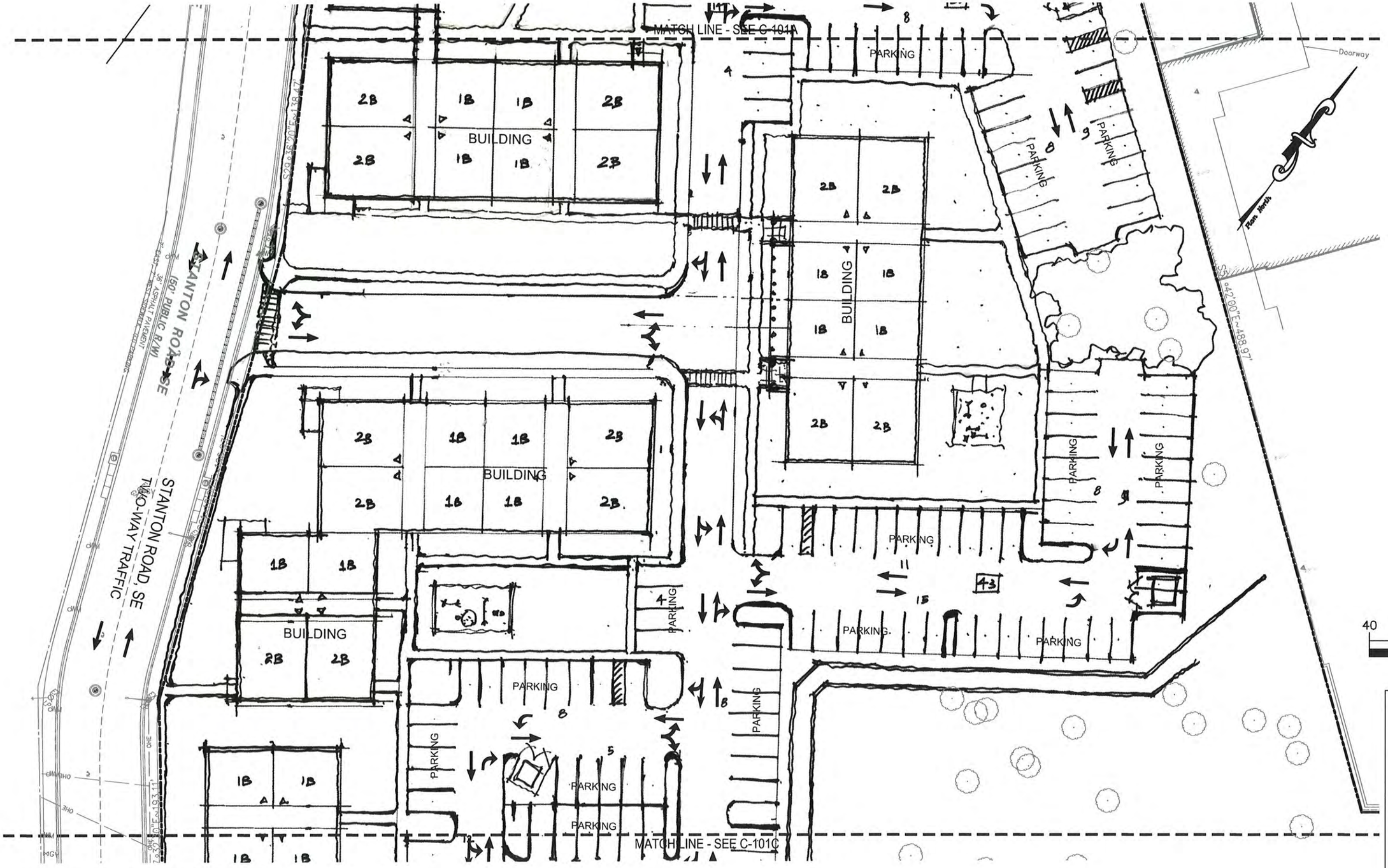

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C-108B - CIRCULATION PLAN

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STANTON SQUARE

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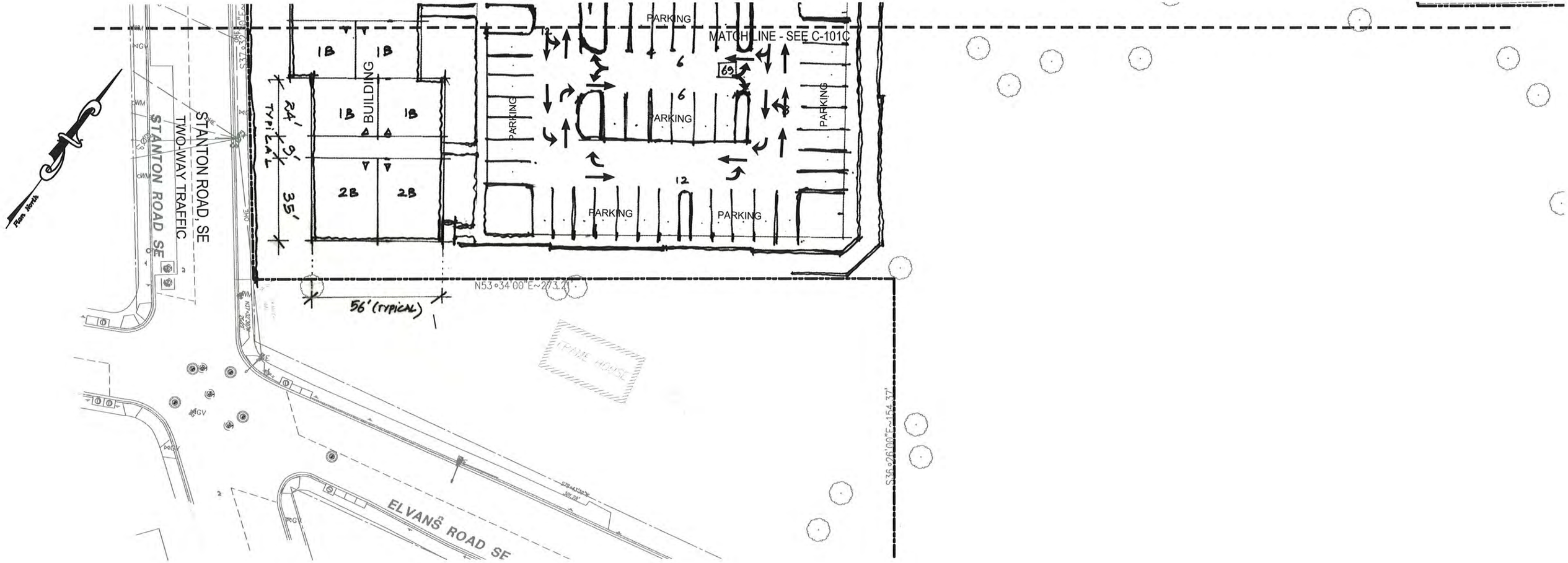
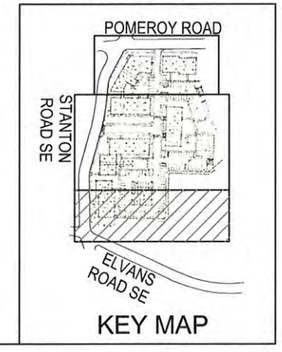


GRAPHIC SCALE

40 0 20 40

(Feet)

1 inch = 40 ft.



KEY MAP

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C-108C - CIRCULATION PLAN

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STANTON SQUARE

29 MAY 2013

STORMWATER MANAGEMENT NARRATIVE:

STANTON SQUARE IS LOCATED ON SQUARE 5877 AND LOT 122 ON 353,271 SQUARE FEET OR 8.110 ACRES. IT IS BOUNDED BY POMEROY ROAD SE AND LOT 806 TO THE NORTH, STANTON ROAD SE TO THE WEST, ELVANS ROAD SE TO THE SOUTH, AND LOT 89 TO THE EAST.

THE EXISTING SITE IS UNDEVELOPED OPEN AREA. THE PROPOSED DEVELOPMENT IS APPROXIMATELY 59% OF SITE AREA AND PROPOSES CLUSTER HOUSING ON SIX BUILDINGS. SITE IS TO BE ACCESSED BY TWO ENTRANCES AT POMEROY ROAD AND STANTON ROAD. PRIVATE ROADS AND PARKING SPACES ARE ALSO PROVIDED IN THE SITE.

STORMWATER MANAGEMENT FACILITIES AND SEDIMENT/EROSION CONTROLS TO MEET THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA, DEPARTMENT OF HEALTH, ENVIRONMENTAL ADMINISTRATION WATERSHED PROTECTION DIVISION. WILES MENSCH CORPORATION IS PROVIDING COMBINATION OF ENHANCED BIO-RETENTION PONDS AND CISTERN STURCTURES WITH A COMBINED TOTAL RETENTION VOLUME OF APPROXIMATELY 20,000 CU.FT. TO COMPLY WITH NEW DDOE REGULATION. ALONG WITH TRADITIONAL STORMWATER MANAGEMENT TECHNIQUES, THE DESIGN TEAM WILL PRESERVE AS MANY EXISTING TREES AS POSSIBLE, AS WELL AS, PLANT NUMEROUS NEW TREES.

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