

LANDSCAPE AND STREETSCAPE NARRATIVE

AS PART OF THE PROJECT, THE STREETSCAPE (PUBLIC SPACE) ALONG CHICAGO STREET AND MLK WILL BE IMPROVED WITH FEATURES THAT ENHANCE THE PUBLIC ENVIRONMENT IN CONFORMANCE WITH EXISTING DISTRICT STANDARDS AND THE GREAT STREETS FRAMEWORK PLAN, MARTIN LUTHER KING, JR. AVENUE, SE.

THE STREETSCAPE WILL BE COMPRISED OF TWO DISTINCT ZONES; THE FURNISHING / PLANTING ZONE AND THE WALKWAY ZONE. THE FURNISHING / PLANTING ZONE IMPROVEMENTS WILL INCLUDE NEW STREET TREES WITH CONTINUOUS TREE ROOT ZONES, BICYCLE RACKS AND STREETLIGHT ENHANCEMENTS. THE WALKWAY ZONE WILL PROVIDE FOR WIDER PEDESTRIAN-FRIENDLY SIDEWALKS. ON CHICAGO STREET, THE SIDEWALK WILL BE COMPOSED OF SCORED CONCRETE AND ON MARTIN LUTHER KING, JR. AVENUE THE SIDEWALK WILL BE COMPOSED OF THE HISTORIC DISTRICT BRICK PAVING.

THE AREA BETWEEN THE SIDEWALK AND THE BUILDING WILL BE CHARACTERIZED BY AN ASSORTMENT OF PLANTING AREAS THAT ENHANCE THE BUILDING ARCHITECTURE. ALONG THE EAST PROPERTY LINE, A LANDSCAPED OPEN SPACE HAS BEEN PROVIDED THAT CONNECTS THROUGH THE PROPERTY. THE PLANTINGS WITHIN THESE AREAS WILL INCORPORATE SUSTAINABLE DESIGN PRINCIPLES AND WILL CONSIST OF NATIVE AND ADAPTED PERENNIALS, GRASSES, SHRUBS AND TREES.



Plant Pallet

Street Trees (Public Space)

- A. *Platanus x acerfolia*
- B. *Pistacia chinensis*
- C. *Acer rubrum*

Understory Trees

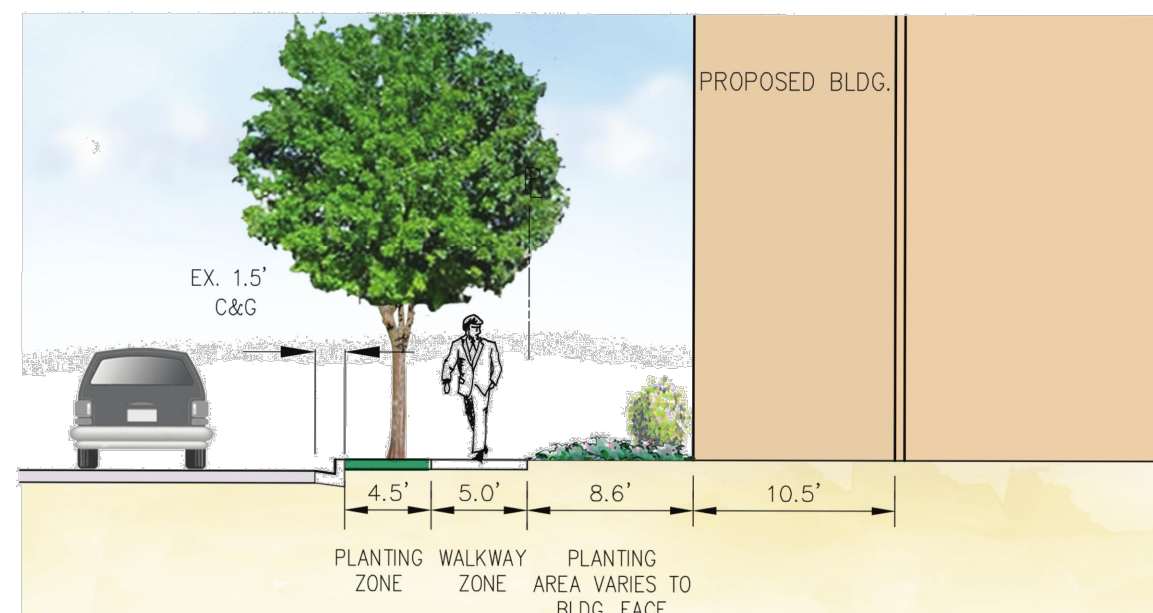
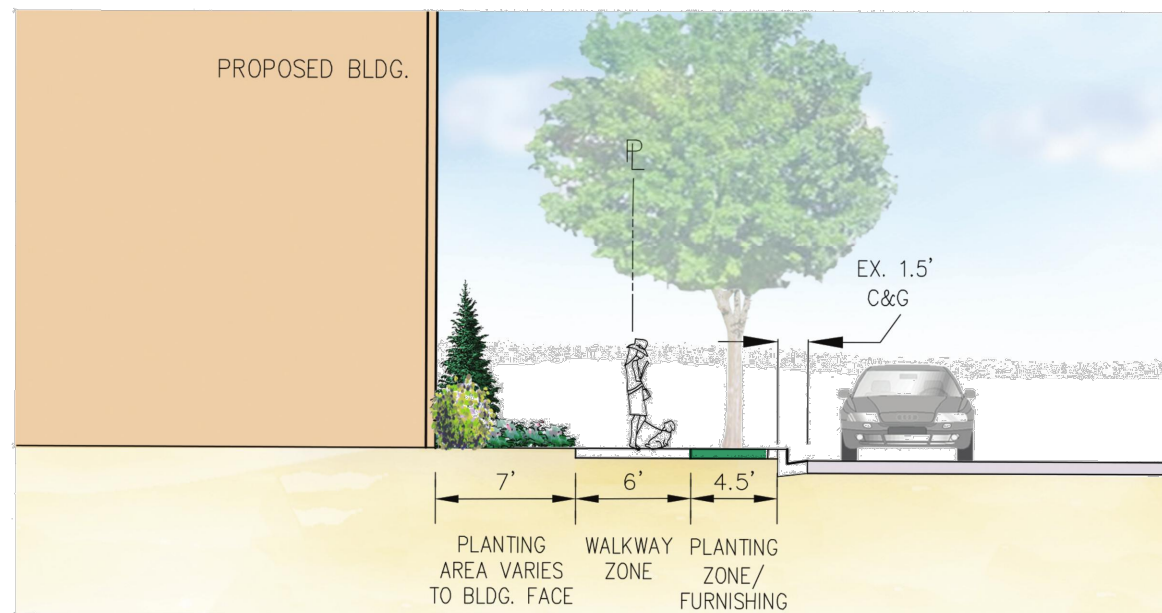
- D. *Cercis canadensis*
- E. *Amelanchier*

Perennials/ Grasses

- F. *Ilex glabra* 'Nigra'
- G. *Fothergilla gardenii*
- H. *Panicum virgatum*
- I. *Muhlenbergia capillaris*
- J. *Rudbeckia fulgida*
- K. *Fothergilla gardenii*
- L. *Calamagrostis x acutiflora*
- M. *Rhus aromatic* 'Grow Low'
- N. *Carex pensylvanica*
- O. *Sedum telephium*

Notes:

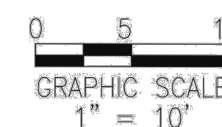
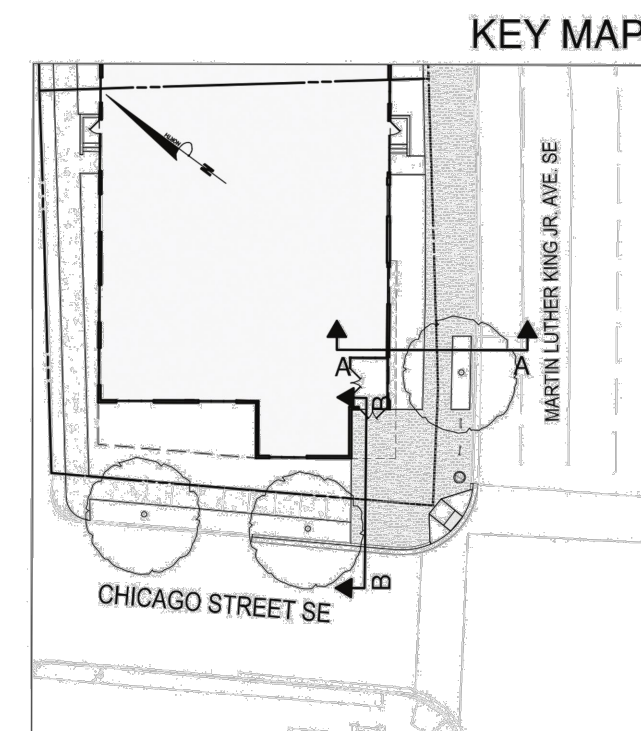
Plant species are intended to illustrate the design intent only. Final selection of all plant material will be developed during the detailed design phases of work.



PROPOSED MARTIN LUTHER KING JUNIOR AVE.
STREETSCAPE SECTION A-A
LOOKING NORTH EAST
 SCALE: 1"=10'



PROPOSED CHICAGO STREET
STREETSCAPE SECTION B-B
LOOKING NORTH WEST
 SCALE: 1"=10'



DEMOLITION NOTES:

- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
- CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.
- REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUBBASE MATERIALS.
- EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A SURVEY PREPARED BY VIKI, ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY, SQUARE 5772, 5783, 5785, WASHINGTON, DC", DATED 8/6/07, AND FROM AVAILABLE UTILITY COMPANY RECORDS.
- ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE RECORDS AND FIELD VERIFICATION WHERE POSSIBLE. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE ENGINEER. MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48-HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR MUST HAND-DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AS WELL IN DEMOLITION WORK AND PRIOR TO ORDERING PIPE MATERIALS AND STRUCTURE. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN.
- ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR DEMOLITION AS PER DISTRICT OF COLUMBIA EROSION AND CONTROL HANDBOOK. IF ANY ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED. REFER TO SHEETS C1.03, C5.01 AND C5.02 SEDIMENTATION AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
- SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.
- NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND ENGINEER SHOULD RELOCATION OF SERVICE BE REQUIRED.
- EXISTING UTILITIES (STRUCTURES AND LINES) NOT REQUIRED FOR FUTURE SERVICE TO BE REMOVED TO FACILITATE CONSTRUCTION. UTILITIES TO BE CAPPED AS PER UTILITY PURVEYOR'S STANDARDS AND SPECIFICATIONS. COORDINATE REQUIREMENTS WITH UTILITY PURVEYOR'S.
- REMOVAL OF ALL WALLS/RETAINING WALLS AND FENCES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATION UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.
- ALL EXISTING DC STREETLIGHT POLES THAT ARE BEING PERMANENTLY REMOVED MUST BE RETURNED IN GOOD CONDITION TO THE DISTRICT OF COLUMBIA WAREHOUSE AT 1735 15TH STREET NE OFF WEST VIRGINIA AVENUE CONTACT NUMBER 202-576-5258.
- EXISTING WATER AND SEWER SERVICES NOT REQUIRED FOR FUTURE USE TO BE REMOVED TO EXTENT NECESSARY TO FACILITATE NEW CONSTRUCTION. REMAINDER OF SERVICE TO BE CAPPED AT MAIN AND EXISTING VALVES AND TEES TO BE REMOVED PER DC/WATER STANDARDS SPECIFICATIONS.COORDINATE REQUIREMENTS WITH DC WATER UTILITY INSPECTOR AT 202-787-4299. PAVEMENT TO BE REMOVED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR LAYOUT, EXTENT AND DESIGN OF SHEETING, SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING AND UNDERPINNING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN THE DISTRICT OF COLUMBIA, HIRED BY THE CONTRACTOR AS NECESSARY TO ENSURE SUPPORT OF SURROUNDING STRUCTURES AND UTILITIES.
- CONTRACTOR TO RELOCATE PARKING METERS IF REQUIRED AND AS DIRECTED BY D.C. BUREAU OF PARKING. COORDINATE REQUIREMENT WITH LARRY BROWN OF PARKING SERVICES AT 202-671-2291.
- NOTIFY DC WATER AT (202) 787-4299 48 HOURS PRIOR TO START OF CONSTRUCTION.
- UNLESS OTHERWISE SHOWN ON THESE DRAWINGS, EXISTING PAVEMENT ON MARTIN LUTHER KING STREET JR. AVENUE, SE AND CHICAGO STREET, SE TO REMAIN. PROVIDE PRE-CONSTRUCTION VIDEO OF EXISTING PAVEMENT ON MARTIN LUTHER KING STREET JR. AVENUE, SE AND CHICAGO STREET, SE EXISTING PAVEMENT THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES VERIFY INVERT ELEVATION OF EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH INFORMATION SHOWN PRIOR TO ORDERING ANY STRUCTURES.
- CONTACT "MISS UTILITY" AT 1 800 257-7777 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION-PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202) 645-6030 OR (202) 645-6031.
- ALL PROPOSED UTILITY WORK TO BE PERFORMED UNDER THE INSPECTION OF DC WATER.
- USE MANHOLE ENTRY SEALS WHERE REQUIRED.
- CONTRACTOR TO PROVIDE A PRE AND POST TV VIDEO SEWER ON EXISTING SEWER AROUND THE SITE PER DC WATER STANDARDS AND SPECIFICATIONS.

SITE NOTES:

- WHERE NEW WORK MEETS EXISTING, NOTE FIELD LOCATION AND ELEVATIONS OF EXISTING FEATURES BEFORE BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE ARCHITECT OR ENGINEER.
- VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE, DC WATER (202-787-4299) AND "MISS UTILITY" (1-800-257-7777) 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATIONS, HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCE OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
- WORK AND MATERIALS IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE APPLICABLE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. ON-SITE WORK AND MATERIALS CODE.
- ELEVATIONS SHOWN HEREON ARE BASED ON D.C. DATUM.
- DIMENSIONS ARE TO FACE OF WALL AND CURB, EDGE OF WALK AND PAVEMENT, CENTERLINE OF COLUMN, PIPE AND UTILITY STRUCTURE, UNLESS OTHERWISE NOTED.
- FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY OF ANY INFORMATION CONCERNING FOUND UTILITY, NOT SHOWN ON PLANS.
- EXISTING SURFACE CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. CONTRACTOR TO COORDINATE EXTENT WITH ARCHITECT OR ENGINEER.
- TEST PITS ARE REQUIRED AT ALL LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES. INVESTIGATIONS TO IDENTIFY HORIZONTAL LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIED OF THIS INFORMATION.
- IF A 1' MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTILITY CROSSING, THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
- TRANSITION CURB, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND ON GRADE OR AS DIRECTED BY ENGINEER.
- ALL DEBRIS AND EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN APPROVED OFF-SITE LOCATION.
- ALL ON-SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'-0". WATER FITTINGS SHALL BE PROPERLY TIED AND ANCHORED, PER DC WATER STANDARDS AND SPECIFICATIONS.
- WHERE PORTIONS OF EXISTING BITUMINOUS OR CONCRETE PAVING ARE TO BE REMOVED,THE EXISTING PAVEMENT SHALL BE SAW-CUT.
- REMOVE FRAMES AND COVERS OF SEWER MANHOLE/INEETS AND/OR WATER MAIN VALVE CASTINGS TO BE ABANDONED AND FILL TO GRADE.
- ALL CURB SPOT SHOTS ARE TOP OF CURB, UNLESS OTHERWISE NOTED. 17. NOTIFY WASHINGTON GAS AT 202-750-4205, 48 HOURS PRIOR TO ANY EXCAVATION IN THE VICINITY OF ANY TRANSMISSION MAIN. FOR FURTHER INFORMATION OR PROBLEMS, CONTACT MR. CHUCK WHITEY AT WASHINGTON GAS AT 703-750-4205.
- PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND PROPOSED FACILITIES.
- PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED FACILITIES.
- ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION AND WATER AND SEWER AUTHORITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
- EXISTING FULL DEPTH PAVEMENT SECTION, CURB AND GUTTER TO BE REMOVED AND REPLACED TO EXTENT NECESSARY TO FACILITATE CONSTRUCTION OF NEW UTILITIES. MATERIALS TO COMPLY WITH DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

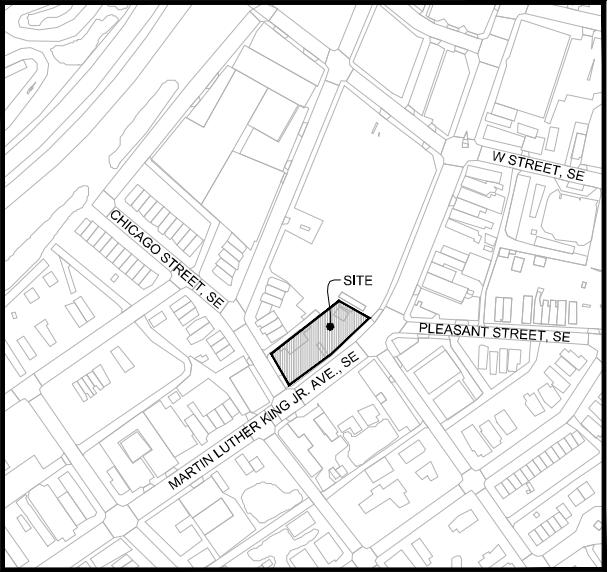
DC WATER STANDARD CONSTRUCTION NOTES:

- CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:
a) CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.
b) WATER SERVICES AT 202-612-3400 OR 3460 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION.
c) SEWER SERVICES AT 202-264-3824 OR 3829 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION.
- STANDARDS: ALL CONSTRUCTION, MATERIALS, AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WATER PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN GUIDELINES, AND SPECIFICATIONS.
- LEAD SERVICE REPLACEMENT: IF THIS PROJECT INCLUDES THE REPLACEMENT OF A WATER MAIN THAT HAS EXISTING LEAD WATER SERVICE LATERALS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DC WATER CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW ADEQUATE TIME TO INITIATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE FULL LENGTH OF PIPE IN PUBLIC SPACE.
- OWNER RESPONSIBILITY: THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION/ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION TO INSTALL/INSPECT THE UTILITY WORK. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.
- DC WATER RESPONSIBILITY: DC WATER IS RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (2" DIAMETER AND LESS) TO THE PUBLIC MAIN, SMALL WATER SERVICE TAP REMOVALS FROM THE PUBLIC MAIN, FURNISHING & INSTALLING THE METER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC SYSTEMS.
- MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.
- PLAN SET: A SET OF SIGNED & SEALED AND DC WATER STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY.
- ABANDONMENTS: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
- UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER.
- PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
- WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER-METER CONTACT PERMIT OPERATIONS AT 202-646-8600. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VAULT HAS BEEN INSTALLED.
- CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BUILDING (UNLESS AN EXTERNAL LOCATION IS NECESSARY OR REQUIRED BY DC WATER) WHERE IT IS SUPPLIED, OWNED, OPERATED, AND MAINTAINED BY THE OWNER. DC WATER DOES NOT FURNISH NOR INSTALL FIRE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLES.
- UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT-DOWNS IN NUMBER AND DURATION. COORDINATE THESE SHUT DOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.
- WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUT DOWNS WITH ADEQUATE ADVANCED NOTICE. ONLY DC WATER EMPLOYEES MAY SHUT DOWN A PUBLIC WATER MAIN. A CERTIFIED PLUMBER IS ONLY AUTHORIZED TO TURN OFF VALVES INSIDE METER PITS.
- WATER GATE VALVE LOCATION: LOCATE GATE VALVES FOR DOMESTIC AND FIRE SERVICES AS CLOSE TO THE PUBLIC WATER MAIN TEE AS POSSIBLE. HOWEVER, IF NECESSARY ADJUSTMENTS ARE REQUIRED DUE TO CONFLICTS, COORDINATE WITH A DC WATER INSPECTOR.
- MATERIAL: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP CUTS TO THE APPROPRIATE DC WATER OFFICE FOR APPROVAL OR OBTAINING A DC WATER APPROVAL STAMP FOR ALL WORK IN PUBLIC SPACE IN ADVANCE OF INSTALLATION. ONLY APPROVED MATERIALS MAY BE USED.
- TEMPORARY CONDITIONS MINIMUM COVER: A NOMINAL FOUR FEET OF COVER IS REQUIRED FOR ALL WATER MAINS AT FINAL GRADE. COVER OF LESS THAN FOUR FEET REQUIRES DC WATER APPROVAL.
- AS-BUILT: DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DC WATER INSPECTOR(S) FOR REVIEW AND APPROVAL. UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES, WHEN THE FINAL AS-BUILT IS APPROVED THE DEPOSIT WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS-BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.
- CONFLICTS: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES. A MINIMUM OF ONE FOOT VERTICAL AND FIVE FEET HORIZONTAL CLEARANCE FROM OTHER UTILITIES SHALL BE MAINTAINED FROM ANY UTILITIES AND PUBLIC WATER AND SEWER MAINS.
- FIRE HYDRANT USE: THE USE OF A FIRE HYDRANT AS A WATER SOURCE IS PROHIBITED UNLESS A PERMIT HAS BEEN OBTAINED FROM DC WATER FOR USE OF A SPECIFIC HYDRANT(S) DAILY OR EXTENDED USE PERMITS CAN BE OBTAINED FROM DC WATER PERMIT OPERATIONS DEPARTMENT 202-646-8600.
- FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEWS AT 202-277-1899. PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON, FEWS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
- DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-787-4350.
- SEWER BACKWATER PREVENTION: THE PLUMBING SYSTEM MUST BE IN COMPLIANCE WITH SECTION 715 OF THE 2006 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKWATER VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER.

UTILITY CONTACTS:

SEWER/WATER:	DC WATER - (202) 787-4299 5000 OVERLOOK AVE. SW 5TH FLOOR WASHINGTON, DC 20032
ELECTRICITY:	PEPCO - FRED JOHNSON (202) 872-2833 701 9TH STREET NW, ROOM 5005 WASHINGTON, DC 20068
GAS:	WASHINGTON GAS CO. - VANN JONES (703) 750-5983 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151
COMMUNICATIONS:	VERIZON COMMUNICATIONS - DIVNA YANCEY (301) 282-7736 FDC-1 13101 COLUMBIA PIKE CONDUIT GROUP - LOWER LEVEL SILVER SPRING, MD 20904

2255 MARTIN LUTHER KING JR. AVENUE, SE
SQUARE 5785; LOTS 839 & 906
WASHINGTON, DC



VICINITY MAP
SCALE: 1" = 200'

PROJECT NARRATIVE:

THE PROJECT CONSISTS OF THE DEVELOPMENT OF A RESIDENTIAL BUILDING AND ASSOCIATED IMPROVEMENTS THE CORNER OF MARTIN LUTHER KING AVENUE SE AND CHICAGO STREET SE. THE SITE WILL BE SERVICED BY NEW WATER, FIRE PROTECTION, STORM DRAIN, AND SANITARY SEWER SERVICES. SITE ACCESS TO THE BELOW GRADE PARKING SHALL BE OFF AN PARTLY PUBLIC AND PARTLY PRIVATE ALLEY WHICH WILL BE CONSTRUCTED IN PART WITH THIS PROJECT.

ENGINEER

CIVIL/LANDSCAPE ARCHITECT
BOWMAN CONSULTING GROUP
2121 EISENHOWER AVENUE, SUITE 302
ALEXANDRIA, VIRGINIA 22314
(703) 548-5781
ATTN: RYAN J BRANNAN, P.E.

EXISTING	LEGEND	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE-UNDERGROUND	
	ELECTRIC SERVICE-OVERHEAD	
	OVERHEAD TELEPHONE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	GUY POLE	
	TRANSFORMER	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	STREET LIGHT	
	TEST PIT LOCATION	
	RECOMMENDED/REQUIRED	
	HANDICAP RAMP	
	TREE	
	CONCRETE SIDEWALK	



CHICAGO STREET SE

MARTIN LUTHER KING JR. AVE. SE

PLEASANT STREET

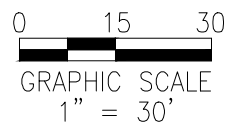
MAPLE STREET

SQUARE 5785
LOT 906
108,502 SQ. FT. (REC.)

LOT 839
7,139 SQ. FT. (REC.)

LOT 899
1,778.47 SF (REC.)

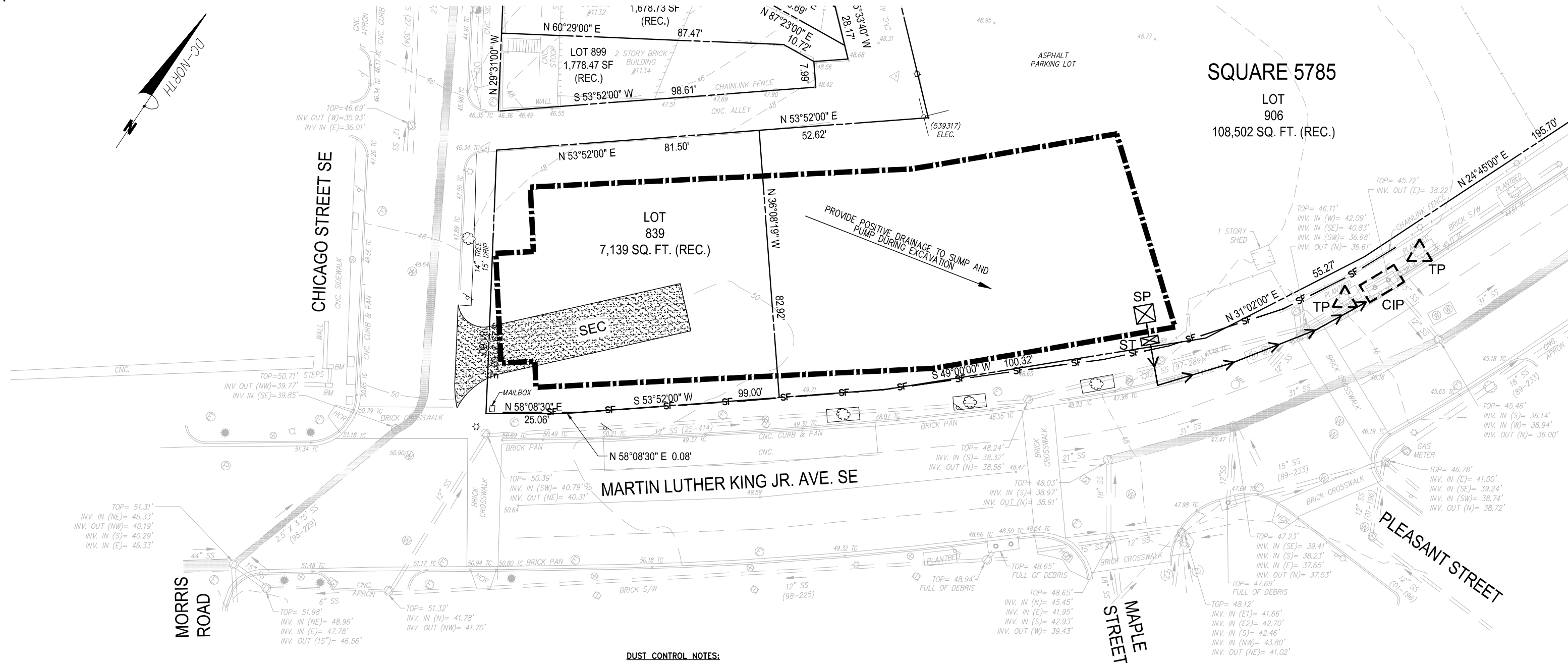
LOT 900
1,678.73 SF (REC.)



2255 MLK JR. AVE, SE
Washington, D.C.

34. EXISTING CONDITIONS PLAN
June, 2014





LEGEND

- CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SAFETY FENCE (5' CHAIN LINK FENCE)
- TREE PROTECTION
- LIMITS OF DISTURBANCE
- LIMITS OF EXCAVATION
- SUMP PIT
- SEDIMENT TANK
- CIP
- SCE
- SF
- TP
- LOD
- SP
- ST

SEDIMENT AND EROSION CONTROL NARRATIVE:

INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING SILT FENCE, INLET PROTECTION, TREE PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCE AT SITE. FOLLOWING DISCONNECTION OF UTILITIES, CONCRETE ENTRANCE AND EXISTING CURB RAMPS. DURING DEMOLITION, DEBRIS WILL BE REMOVED FROM SITE BY TRUCK. CONTRACT DC DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION AT 202-535-2250 TO SCHEDULE PRE-CONSTRUCTION MEETING.

AREA OF DISTURBANCE:

TOTAL SITE AREA: 25,000 SF (0.57 ACRES)
AREA TO BE DISTURBED: 31,545 SF (0.72 ACRES)
VOLUME OF EARTH TO BE REMOVED: ±5,424 CY (ASSUMING 12' OF EXCAVATION OVER FOOTPRINT)

CONSTRUCTION AND STABILIZATION SEQUENCE:

- CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE THE PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
- INSTALL SEDIMENT AND EROSION CONTROL MEASURES AS NEEDED INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, AND SILT FENCE AS INDICATED ON THIS SHEET. SEE SHEET C5.02 FOR SEDIMENT AND EROSION CONTROL DETAILS.
- SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
- DISCONNECT UTILITIES AND RAZE BUILDING TO SURFACE.
- AT THE COMPLETION OF THIS PHASE OF CONSTRUCTION, FOLLOWING SITE STABILIZATION AND UPON INSPECTOR'S APPROVAL, TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES CAN BE REMOVED.

DUST CONTROL NOTES:

- 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.
- THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
- THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
- THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON SITE. THESE 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.
- FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
 - ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING, AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
 - 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.
- FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITIONS AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGES, HOSES, AND MIST NOZZLES;
 - LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE DISTURBED AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING;
 - APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

SEDIMENT AND EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE 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.
- PROVIDE SILT FENCE AT THE PERIMETER OF DISTURBED AREA OR EXCAVATION TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR OTHERWISE APPROVED BY THE INSPECTOR.
- PROVIDE CONSTRUCTION FENCE AT THE PERIMETER OF DISTURBED AREA OR EXCAVATION TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR OTHERWISE APPROVED BY THE INSPECTOR.
- CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
- THE APPLICATION MUST NOTIFY THE DEPARTMENT OF THE ENVIRONMENT BY PHONE (202-535-2250) AT LEAST 24 HOURS PRIOR TO START OF GRADING ACTIVITY AND WITHIN TWO (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.

CONSTRUCTION DATES:

- THE PROPOSED WORK DUE TO COMMENCE IN THE SPRING OF 2015 AND IS ANTICIPATED TO TAKE APPROXIMATELY 6 MONTHS.
- EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.



CHICAGO STREET SE

MORRIS ROAD

MARTIN LUTHER KING JR. AVE. SE

MAPLE STREET

PLEASANT STREET

SQUARE 5785

LOT 906
108,502 SQ. FT. (REC.)

LOT 839
7,139 SQ. FT. (REC.)

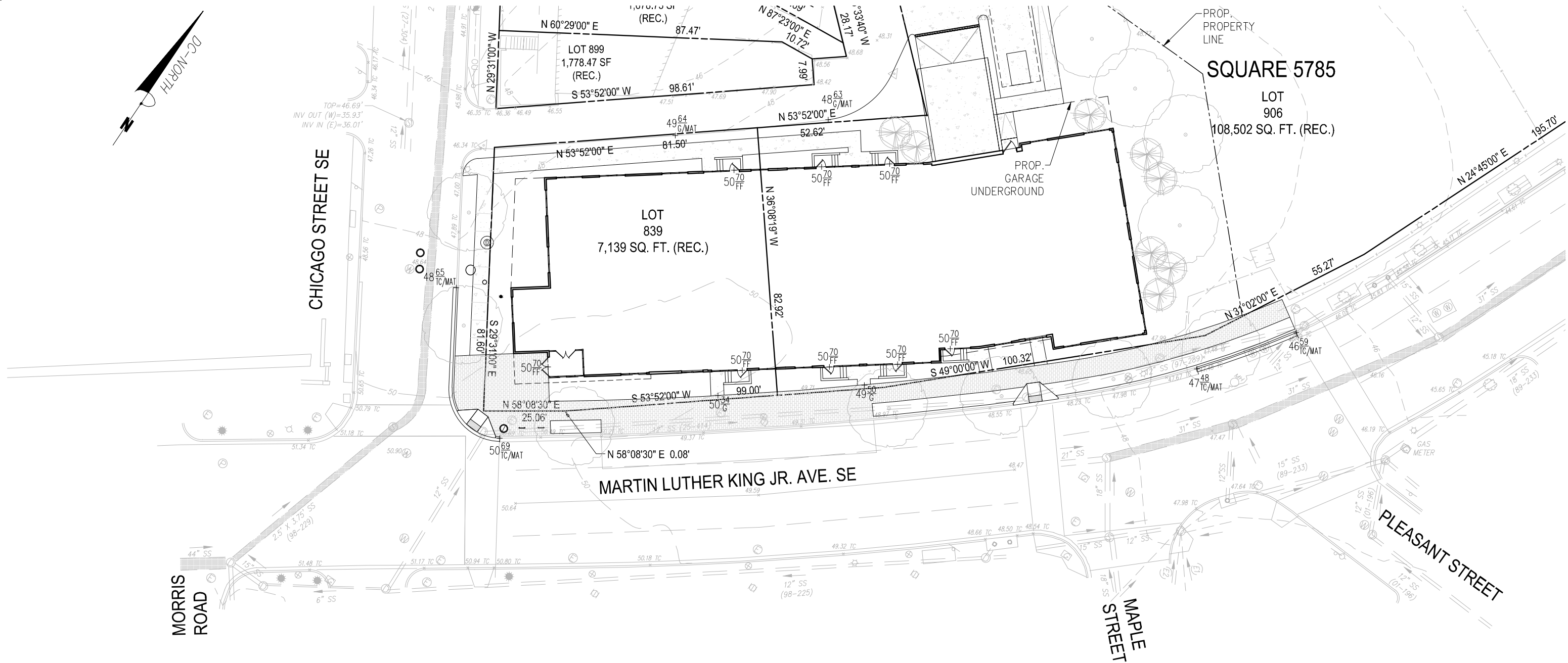
LOT 900
1,678.73 SF (REC.)

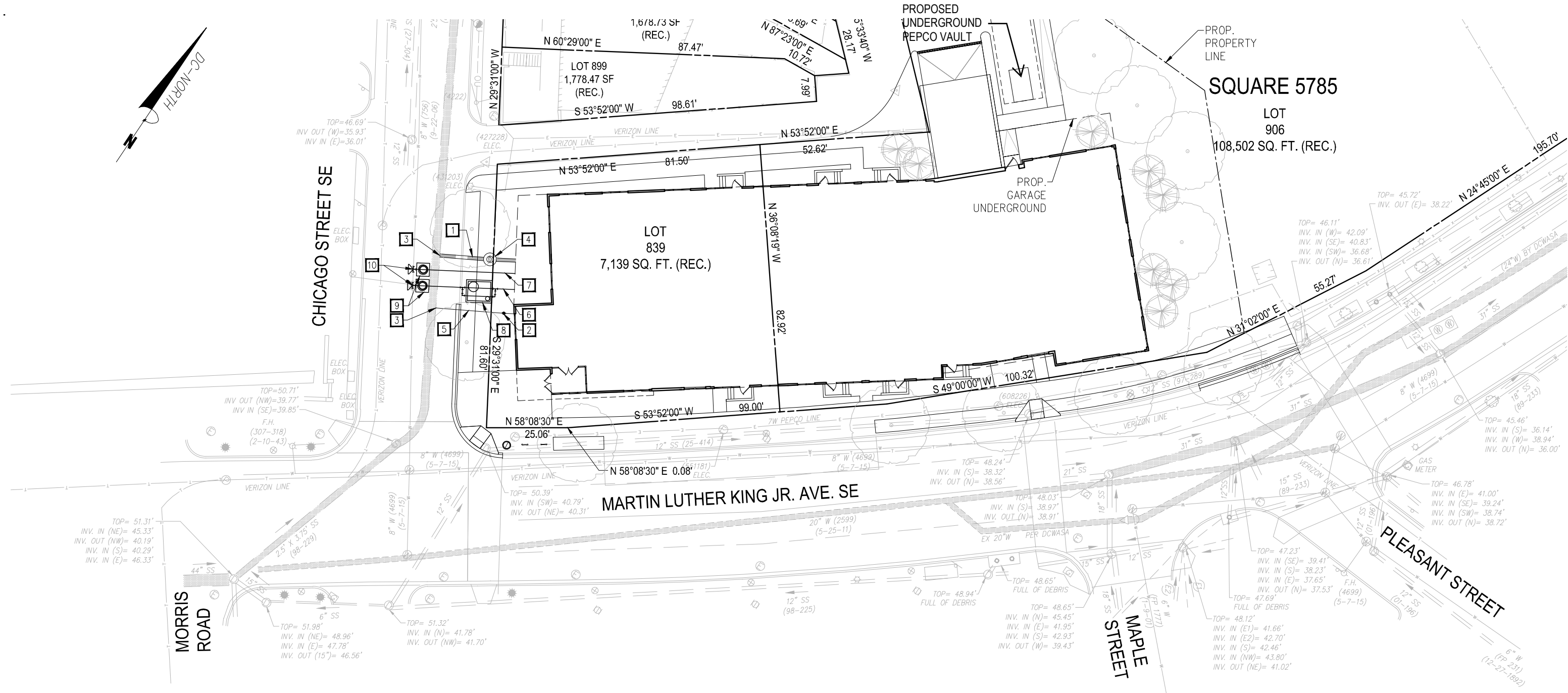
LOT 899
1,778.47 SF (REC.)

SITE KEYNOTES

- | | |
|---|----------------------------|
| 1 NEW BUILDING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. | 10 NEW BIKE RACK. |
| 2 NEW CONCRETE SIDEWALK. | 11 NEW TREE PLANTING AREA. |
| 3 NEW ADA RAMP. | |
| 4 NEW LOADING AREA. | |
| 5 NEW RAMP DOWN TO PARKING GARAGE. | |
| 6 NEW BRICK SIDEWALK. | |
| 7 NEW CONCRETE PAVEMENT IN ALLEY. | |
| 8 NEW STREET TREE. | |
| 9 NEW TRASH CAN. | |

0 15 30
GRAPHIC SCALE
1" = 30'





WATER AND DEWER DEMAND

WATER:
260 GPD PER UNIT X 71 UNITS = 18,460 GPD

SEWER:
18,460 GPD = 0.029 CFS

UTILITY KEYNOTES

- 1 NEW 12" RCP STORM SEWER.
- 2 NEW CLEANOUT.
- 3 NEW ZEE STRAP CONNECTION TO EXISTING 2'-5" x 3'-9" SEWER.
- 4 NEW MANHOLE.
- 5 NEW 8" PVC SANITARY SEWER.
- 6 NEW 6" DOMESTIC WATERLINE.
- 7 NEW 6" FIRE SERVICE.
- 8 NEW WATER METER.
- 9 NEW WATER VALVE.
- 10 NEW 8" x 6" TEE WITH THRUST BLOCK.



2255 MLK JR. AVE, SE
Washington, D.C.

38. UTILITY PLAN
June, 2014



STANDARDS AND SPECIFICATIONS FOR DUST CONTROL:

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 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 DEMOLITIONS AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGES, HOSES, AND MIST NOZZLES;
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE DISTURBED 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.

DISTRICT OF COLUMBIA STANDARD SEDIMENT CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF AN EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN A SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION ON THE SITE, SHALL BE STABILIZED WITHIN 28 DAYS AFTER ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.

37.0 STANDARDS AND SPECIFICATIONS FOR LAND GRADING:

DEFINITION: RESHAPING OF THE EXISTING LAND SURFACE IN ACCORDANCE WITH A PLAN AS DETERMINED BY ENGINEERING SURVEY AND LAYOUT.

PURPOSE: THE PURPOSE OF LAND GRADING SPECIFICATIONS IS TO PROVIDE FOR EROSION CONTROL AND VEGETATIVE ESTABLISHMENT ON THOSE AREAS WHERE THE EXISTING LAND SURFACE IS TO BE RESHAPED BY GRADING ACCORDING TO A PLAN.

DESIGN CRITERIA: THE GRADING PLAN SHOULD BE BASED UPON THE INCORPORATION OF BUILDING DESIGNS AND STREET LAYOUTS THAT FIT AND UTILIZE EXISTING TOPOGRAPHY AND DESIRABLE NATURAL SURROUNDINGS TO AVOID EXTREME GRADE MODIFICATIONS. INFORMATION TO DETERMINE LIMITATIONS THAT MUST BE IMPOSED UPON THE GRADING OPERATION RELATED TO SLOPE STABILITY, EFFECT ON ADJACENT PROPERTIES, AND DRAINAGE PATTERNS, MEASURES FOR DRAINAGE AND WATER REMOVAL AND VEGETATIVE TREATMENT, ETC.

THE PLAN MUST SHOW EXISTING AND PROPOSED CONTOURS OF THE AREA(S) TO BE GRADED. THE PLAN SHALL ALSO INCLUDE PRACTICES FOR EROSION CONTROL, SLOPE STABILIZATION, SAFE DISPOSAL OF RUNOFF WATER AND DRAINAGE, SUCH AS WATERWAYS, LINED DITCHES, REVERSE SLOPE BENCHES (INCLUDE GRADE AND CROSS SECTION), GRADE STABILIZATION STRUCTURES, RETAINING WALLS, AND SURFACE AND SUBSURFACE DRAINS. THE PLAN SHALL ALSO INCLUDE PHASING OF THESE PRACTICES. THE FOLLOWING SHALL BE INCORPORATED INTO THE PLAN:

1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO INSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS.
2. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASSES SHALL NOT BE STEEPER THAN 2:1. (WHERE THE SLOPE IS TO BE MOWED THE SLOPE SHOULD BE NO STEEPER THAN 3:1; 4:1 IS PREFERRED BECAUSE OF SAFETY FACTORS RELATED TO MOWING STEEP SLOPES.) SLOPES EXCEEDING 2:1 SHALL REQUIRE SPECIAL DESIGN AND STABILIZATION CONSIDERATIONS THAT SHALL BE ADEQUATELY SHOWN ON THE PLANS.
3. REVERSE BENCHES SHALL BE PROVIDED WHENEVER THE VERTICAL INTERVAL (HEIGHT) OF ANY 2:1 SLOPE EXCEEDS 20 FEET; FOR 3:1 SLOPE IT SHALL BE INCREASED TO 30 FEET AND FOR 4:1 TO 40 FEET. BENCHES SHALL BE LOCATED TO DIVIDE THE SLOPE FACE AS EQUALLY AS POSSIBLE AND SHALL CONVEY THE WATER TO A STABLE OUTLET. SOILS, SEEPS, ROCK OUTCROPS , ETC. , SHALL ALSO BE TAKEN INTO CONSIDERATION WHEN DESIGNING BENCHES.
 - A. BENCHES SHALL BE A MINIMUM OF SIX- FEET WIDE TO PROVIDE FOR EASE OF MAINTENANCE.
 - B. BENCHES SHALL BE DESIGNED WITH A REVERSE SLOPE OF 6:1 OR FLATTER TO THE TOE OF THE UPPER SLOPE AND WITH A MINIMUM OF ONE FOOT IN DEPTH. BENCH GRADIENT TO THE OUTLET SHALL BE BETWEEN 2 PERCENT AND 3 PERCENT, UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS.
 - C. THE FLOW LENGTH WITHIN A BENCH SHALL NOT EXCEED 800' UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS. FOR FLOW CHANNEL STABILIZATION, SEE TEMPORARY SWALE.

37.0 STANDARDS AND SPECIFICATIONS FOR LAND GRADING:

4. SURFACE WATER SHALL BE DIVERTED FROM THE FACE OF ALL CUT AND/OR FILL SLOPES BY THE USE OF EARTH DIKES, DITCHES AND SWALES OR CONVEYED DOWNSLOPE BY THE USE OF A DESIGNED STRUCTURE, EXCEPT WHERE:
 - A. THE FACE OF THE SLOPE IS OR SHALL BE STABILIZED AND THE FACE OF ALL GRADED SLOPES SHALL BE PROTECTED FROM SURFACE RUNOFF UNTIL THEY ARE STABILIZED.
 - B. THE FACE OF THE SLOPE SHALL NOT BE SUBJECT TO ANY CONCENTRATE FLOWS OF SURFACE WATER SUCH AS FROM NATURAL DRAINAGEWAYS, GRADED SWALES, DOWNSPOUTS, ETC.
 - C. THE FACE OF THE SLOPE WILL BE PROTECTED BY SPECIAL EROSION CONTROL MATERIALS, TO INCLUDE, BUT NOT LIMITED TO: APPROVED VEGETATIVE STABILIZATION PRACTICES (SEE SECTION 6), RIP-RAP OR OTHER APPROVED STABILIZATION METHODS.
5. CUT SLOPES OCCURRING IN RIPABLE ROCK SHALL BE SERRATED AS SHOWN IN DETAIL 70. SERRATED SLOPES ON THE FOLLOWING DIAGRAM. THESE SERRATIONS SHALL BE MADE WITH CONVENTIONAL EQUIPMENT AS THE EXCAVATION IS MADE. EACH STEP OR SERRATION SHALL BE CONSTRUCTED ON THE CONTOUR AND WILL HAVE STEPS CUT AT NOMINAL TWO-FOOT INTERVALS WITH NOMINAL THREE-FOOT HORIZONTAL SHELVES. THESE STEPS WILL VARY DEPENDING ON THE SLOPE RATIO OR THE CUT SLOPE. THE NOMINAL SLOPE LINE IS 1.5:1. THESE STEPS WILL WEATHER AND ACT TO HOLD MOISTURE, LIME, FERTILIZER AND SEED THUS PRODUCING A MUCH QUICKER AND LONGER LIVED VEGETATIVE COVER AND BETTER SLOPE STABILIZATION. OVERLAND FLOW SHALL BE DIVERTED FROM THE TOP OF ALL SERRATED CUT SLOPES AND CARRIED TO A SUITABLE OUTLET.
6. SUBSURFACE DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO INTERCEPT SEEPAGE THAT WOULD OTHERWISE ADVERSELY AFFECT SLOPE STABILITY OR CREATE EXCESSIVELY WET SITE CONDITIONS.
7. SLOPES SHALL NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATELY PROTECTING SUCH PROPERTIES AGAINST SEDIMENTATION, EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGES.
8. FILL MATERIAL SHALL BE FREE OF SNOW, ICE, FROZEN MATERIALS, TRASH, BRICK, CLAY LUMPS, HAZARDOUS MATERIAL, BROKEN CONCRETE, TREE ROOTS, SOIL, ASHES, CINDERS, GLASS, PLASTER, ORGANIC MATTER, BRUSH, LOGS, STUMPS, BUILDING DEBRIS AND ANY OTHER FOREIGN MATERIAL. IT SHOULD BE FREE OF STONES OVER TWO (2) INCHES IN DIAMETER WHERE COMPACTED BY HAND OR MECHANICAL TAMPERS OR OVER EIGHT (8) INCHES IN DIAMETER WHERE COMPACTED BY ROLLERS OR OTHER EQUIPMENT. FROZEN MATERIAL SHALL NOT BE PLACED IN THE FILL NOR SHALL THE FILL MATERIAL BE PLACED ON A FROZEN FOUNDATION.
9. STOCKPILES, BORROW AREAS AND SPOIL SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATIONS.
10. ALL DISTURBED AREAS SHALL BE STABILIZED STRUCTURALLY OR VEGETATIVELY IN COMPLIANCE WITH 42.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION.

38.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL:

DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION

PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES:

- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OF FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS:

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED IN THE NRCS DISTRICT OF COLUMBIA SOIL SURVEY MANUAL.
- II. TOPSOIL SPECIFICATIONS – SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - i. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE WATERSHED PROTECTION DIVISION. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 " IN DIAMETER.
 - ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OTHER POSIONOUS PLANTS OR OTHERS AS SPECIFIED.
- III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

38.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL, CONT.:

- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 42.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHOD AND MATERIALS.
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - a. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 42.0 VEGETATIVE STABILIZATION – SECTION I– VEGETATIVE STABILIZATION METHOD AND MATERIALS.
 - V. TOPSOIL APPLICATION
 - I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" – 8" HIGHER IN ELEVATION.
 - III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" – 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
 - VI. ALTERNATIVE FOR PERMANENT SEEDING – INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - I. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY EITHER THE STATE OF MARYLAND OR THE STATE OF VIRGINIA.
 - b. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - II. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

STANDARDS AND SPECIFICATIONS FOR VEHICLE WASH RACK:

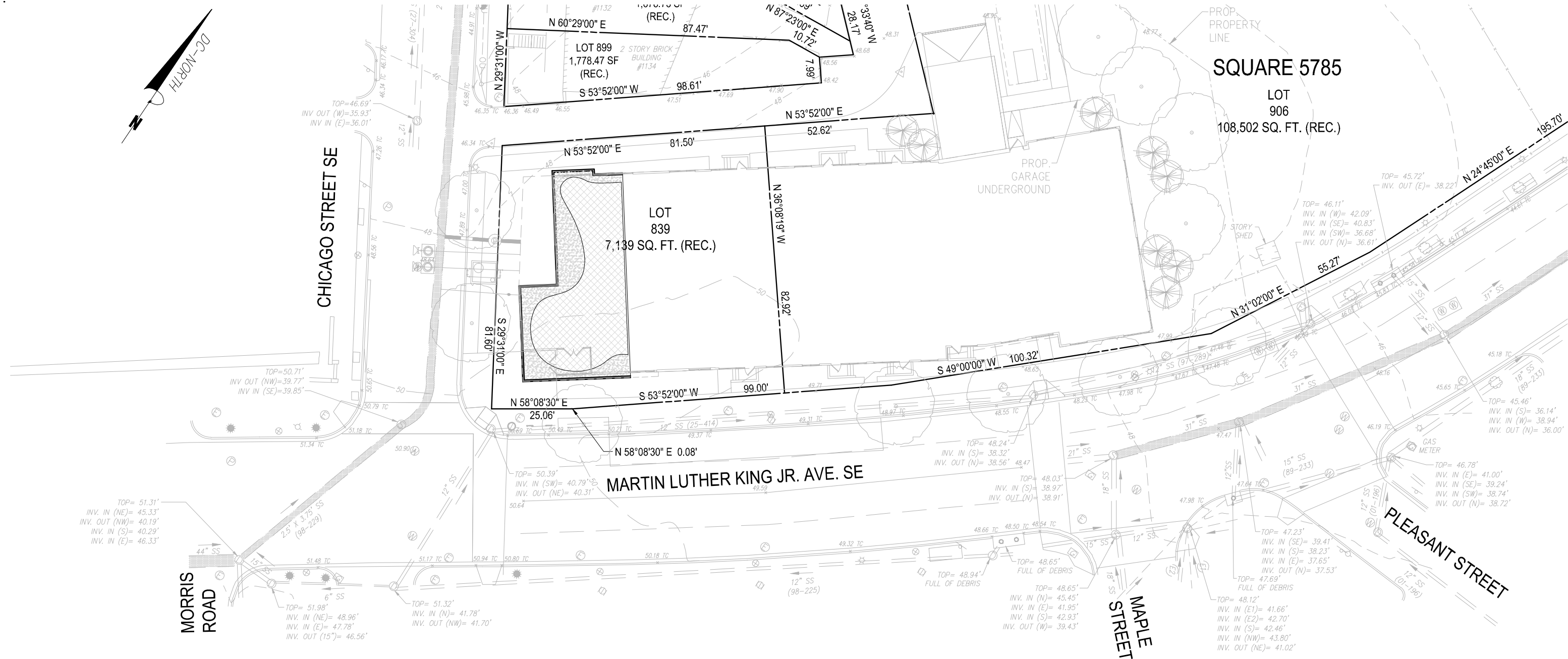
DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRIAGE OF A VEHICLE CAN BE WASHED.

PURPOSE: THE "VEHICLE WASH AREA" IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON PUBLIC SPACE BY VEHICLES LEAVING THE SITE.

CONDITIONS WHERE PRACTICE APPLIES: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE AND DRAINED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE, OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITY.

- | FABRIC PROPERTIES | MINIMUM ACCEPTABLE VALUE | TEST METHOD |
|-------------------------------------|--------------------------|------------------------------|
| GRAB TENSILE STRENGTH (LBS) | 90 | ASTM D1682 |
| ELONGATION AT FAILURE (%) | 50 | ASTM D1682 |
| MULLEN BURST STRENGTH (PSI) | 190 | ASTM D3788 |
| PUNCTURE STRENGTH (LBS) | 50 | ASTM D751 |
| SLURRY FLOW RATE (GAL/MIN/SF) | 0.3 | MODIFIED VIRGINIA DOT VTM-51 |
| EQUIVALENT OPENING SIZE | 40-80 | US ST SIEVE CW-02215 |
| ULTRAVIOLET RADIATION STABILITY (%) | 90 | ASTM G-26 |
1. FENCE POST (FOR FABRICATION UNITS): THE LENGTH SHALL BE A MINIMUM OF 36 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM GROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
 3. WIRE FENCE (FOR FABRICATED UNITS): WIRE FENCING SHALL BE A MINIMUM OF 14 GAUGE 6" MESH OPENING, OR AS APPROVED.
 4. PREFABRICATED UNITS: ENVIRONFENCE OR APPROVED EQUIVALENT MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING THE UNIT IS INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

[illegible]



SWRv and WQTv Summary

	Site Development	Public Right of Way
Stormwater Retention Volume, SWRv (cubic feet)	2,278	0
Stormwater Retention Volume, SWRv (gallons)	17,037	0
Water Quality Treatment Volume, WQTv (cubic feet)	NA	NA
Water Quality Treatment Volume, WQTv (gallons)	NA	NA

SWM NOTE:
151 CUBIC FEET OF SWRv CAN BE PROVIDED BY THE PROPOSED 503 SQ FT OF 1' ROOF PLANTING. A BIORETENTION AREA IS PLANNED ADJACENT TO THE BUILDING TO ADDRESS RUNOFF THAT IS EXPECTED TO HAVE CAPACITY FOR 1,500 CUBIC FEET OF STORMWATER. THIS LEAVES ABOUT 627 CUBIC FEET OF SWRv TO BE ACCOUNTED FOR IN FINAL ENGINEERING DESIGN THROUGH RAINWATER HARVESTING OR OFF-SITE OPTIONS..

STORMWATER MANAGEMENT NARRATIVE:

CONCEPTUAL STORMWATER MANAGEMENT PROVIDED FOR PUD REVIEW ONL. DURING THE FURTHER DEVELOPMENT OF THE PUD AND FORTHCOMING DEVELOPMENT OF THE FINAL SITE PLAN, STORMWATER MANAGEMENT DESIGN WILL BE ADVANCED TO REFLECT ADDITIONAL DETAILS. THE DESIGN CRITERIA FOR THE PROJECT INCLUDE:

- STORMWATER MANAGEMENT DESIGN WILL MEET OR EXCEED THE CURRENT STANDARDS OF THE DISTRICT OF COLUMBIA IN PLACE AT THE TIME OF PUD APPROVAL.
- THE STORMWATER RUNOFF WILL BE TREATED USING LOW IMPACT DEVELOPMENT BMP MEASURES
- THE STORMWATER RUNOFF WILL BE TREATED USING A COMBINATION OF ON-SITE AND OFF-SITE STORMWATER MANAGEMENT PRACTICES SUCH AS GREEN ROOF, BIORETENTION AREAS, AND CISTERNS FOR WATER REUSE.

NOTE: ONLY APPROXIMATE AREAS WHERE STORMWATER MANAGEMENT PRACTICES WILL BE LOCATED HAVE BEEN SHOWN ON THE PLAN, THE ACTUAL DESIGN OF THE FACILITIES WILL BE PROVIDED DURING FINAL SITE PLAN.

