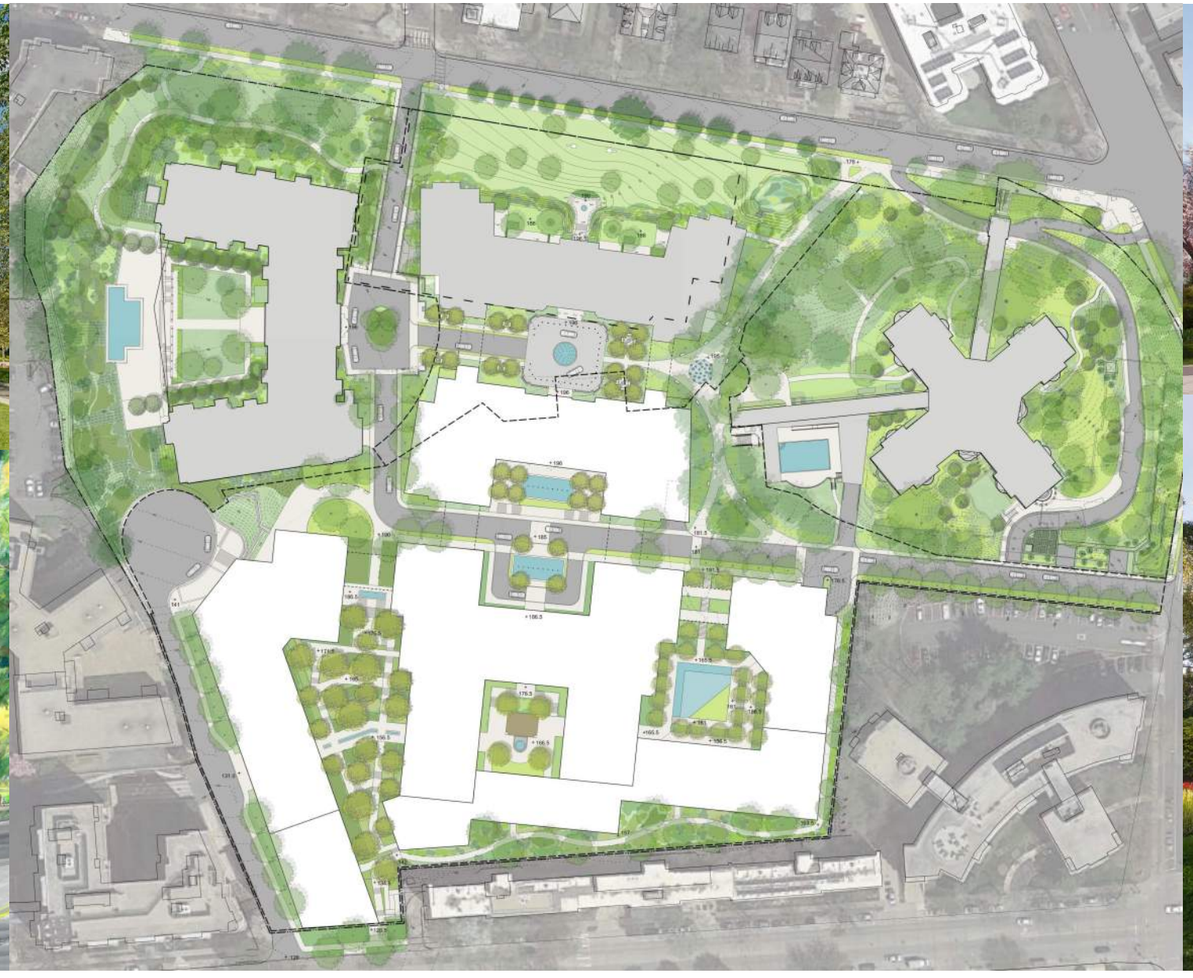
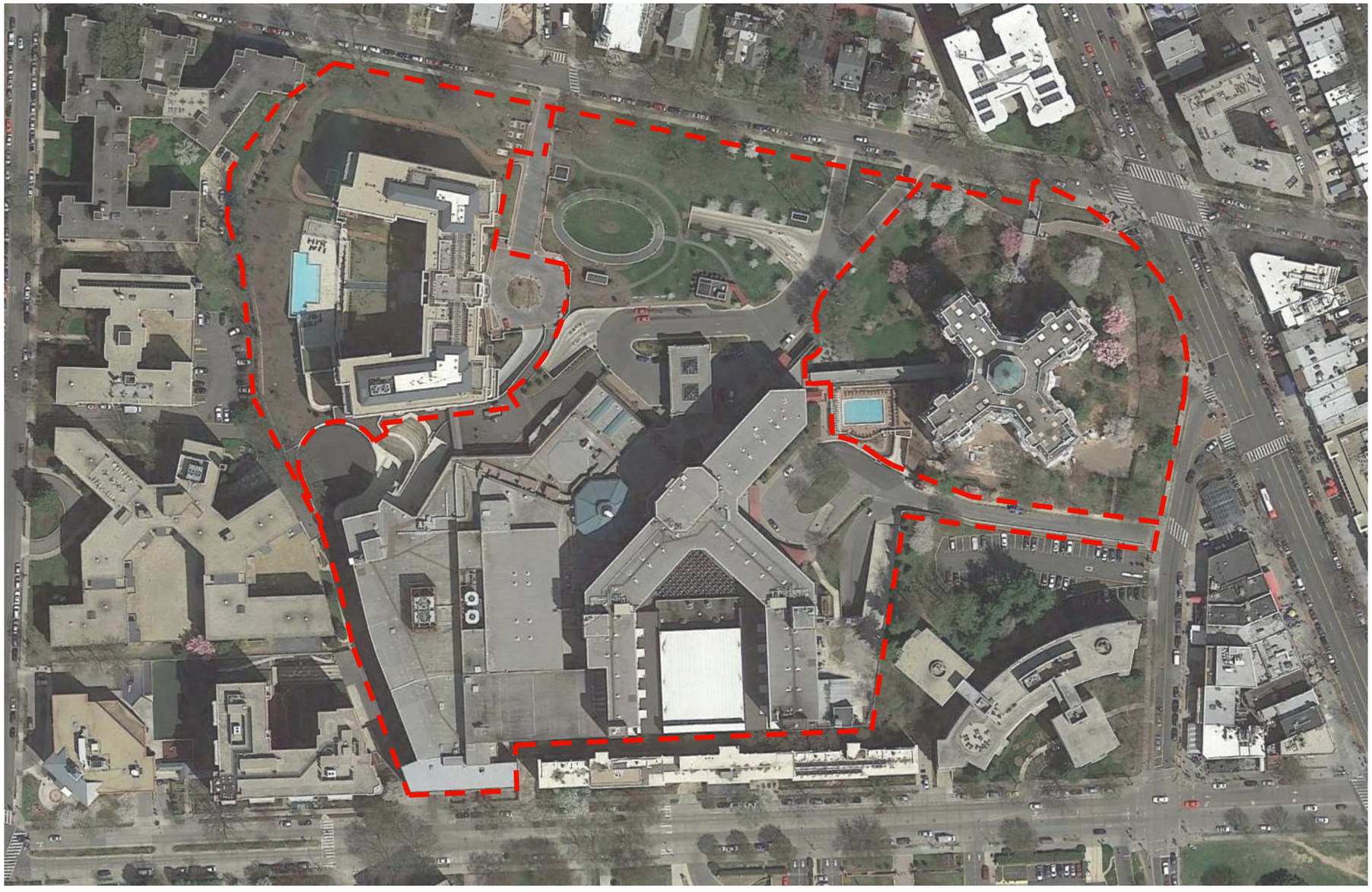
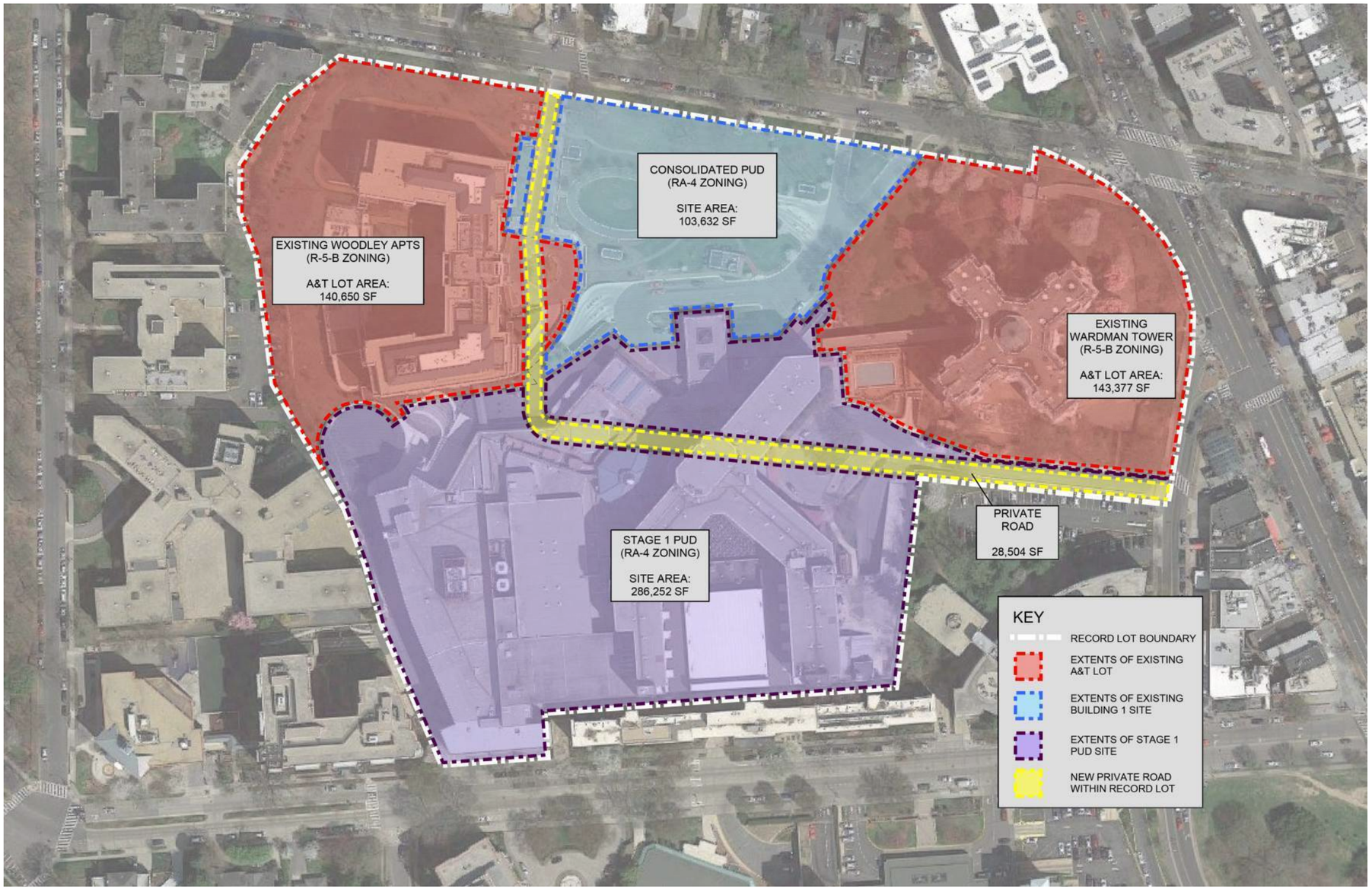
WARDMAN PARK
WASHINGTON, DC

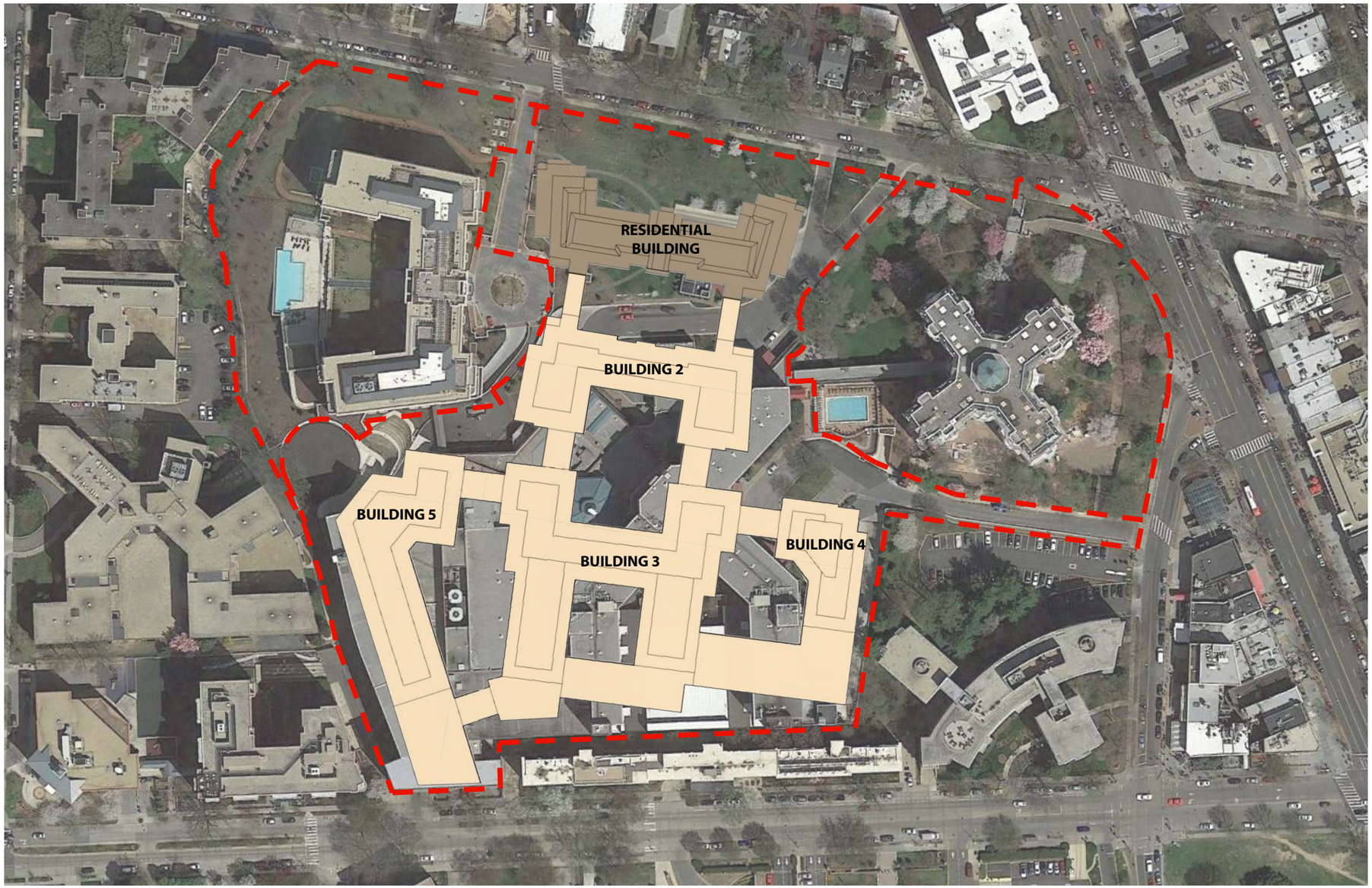
STAGE 1 PUD APPLICATION
JUNE 23, 2016



SHEET INDEX




CONSOLIDATED PUD
(RA-4 ZONING)
SITE AREA:
103,632 SF
EXISTING WOODLEY APTS
(R-5-B ZONING)
A&T LOT AREA:
140,650 SF
EXISTING
WARDMAN TOWER
(R-5-B ZONING)
A&T LOT AREA:
143,377 SF
PRIVATE
ROAD
28,504 SF
STAGE 1 PUD
(RA-4 ZONING)
SITE AREA:
286,252 SF
KEY
RECORD LOT BOUNDARY
EXTENTS OF EXISTING
A&T LOT
EXTENTS OF EXISTING
BUILDING 1 SITE
EXTENTS OF STAGE 1
PUD SITE
NEW PRIVATE ROAD
WITHIN RECORD LOT



THE JBG COMPANIES

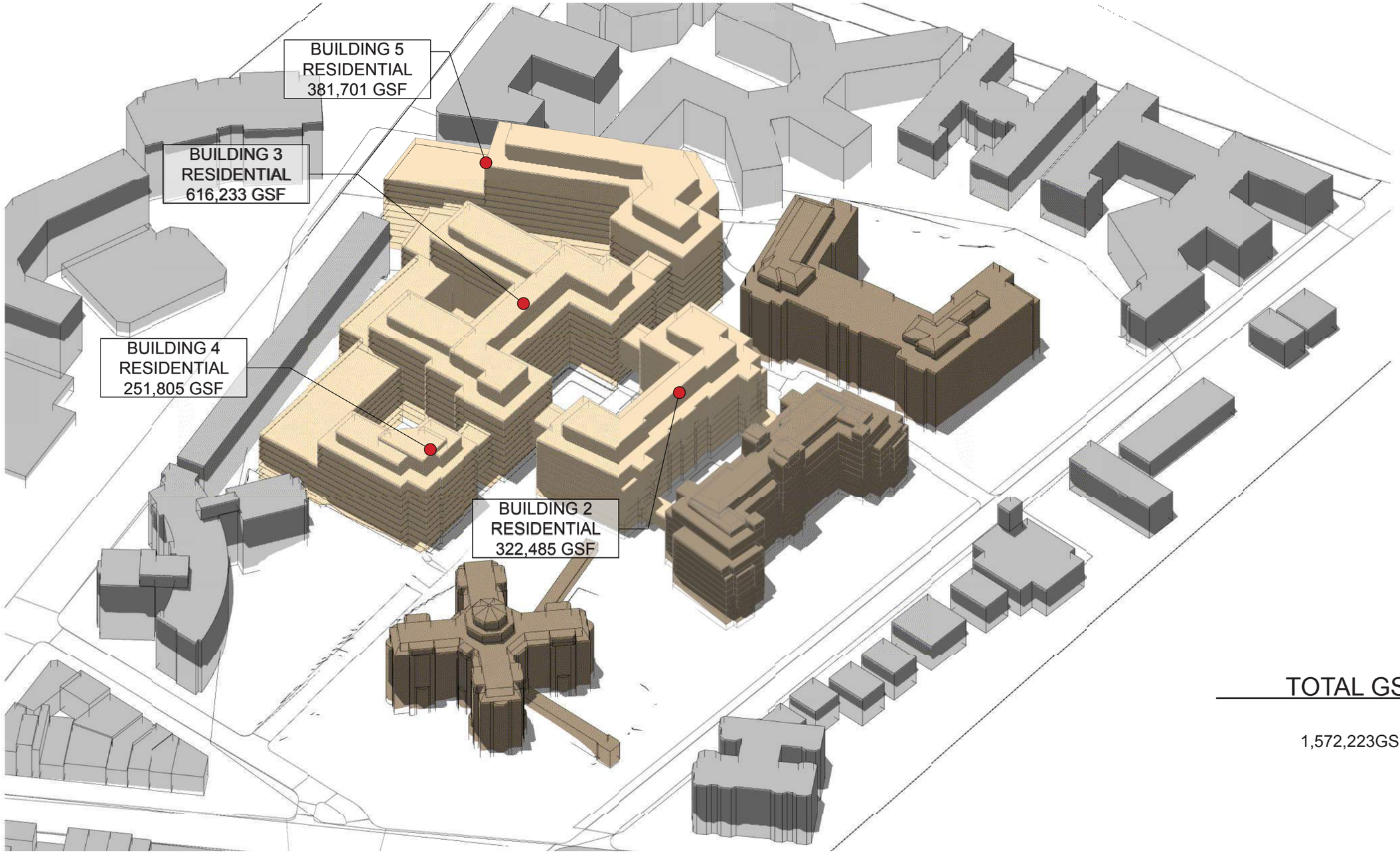
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

PROPOSED SITE PLAN

23 JUNE 2016

A.04

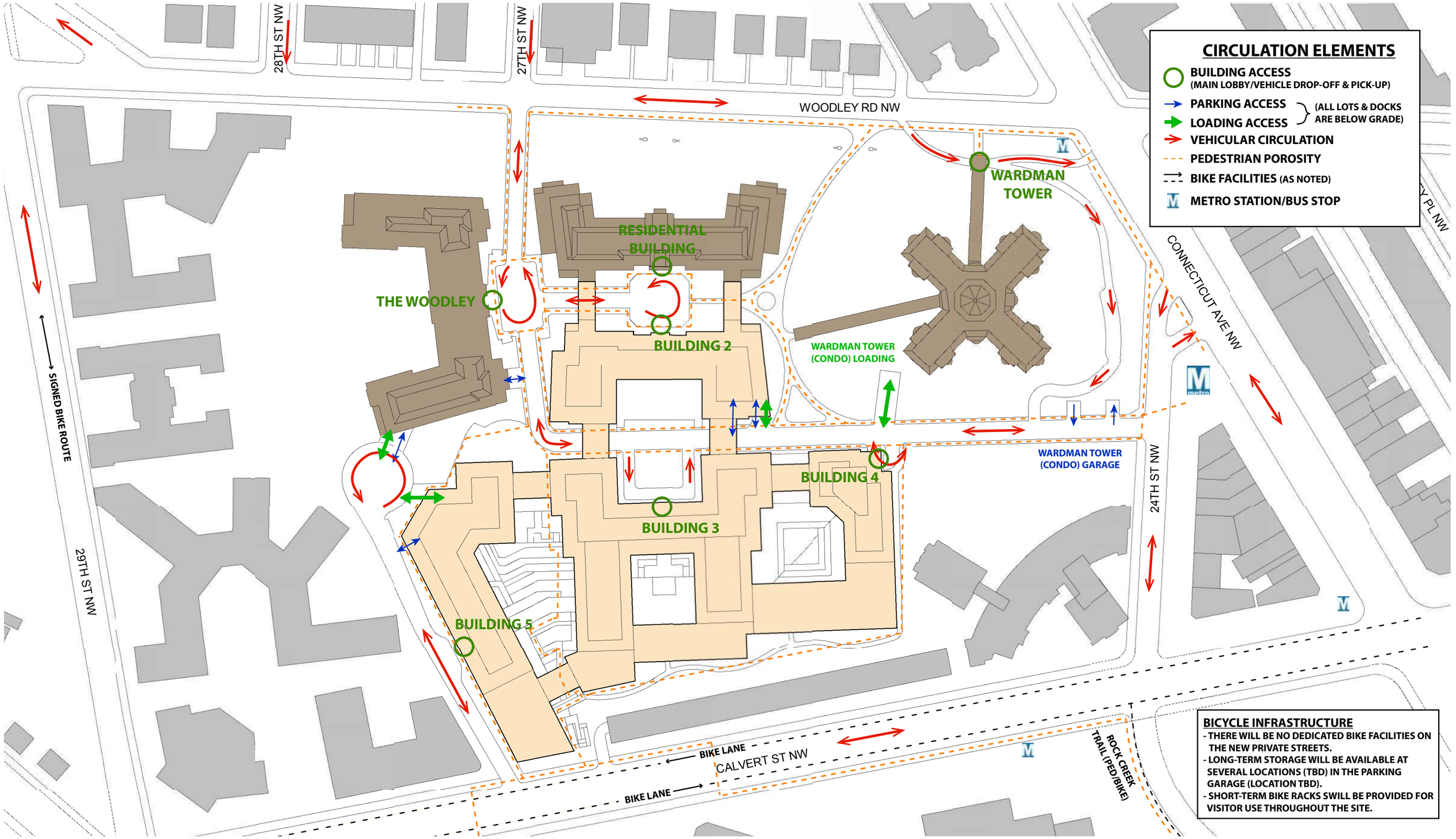


TOTAL GSF

1,572,223GSF

DESIGN ARCHITECT: DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

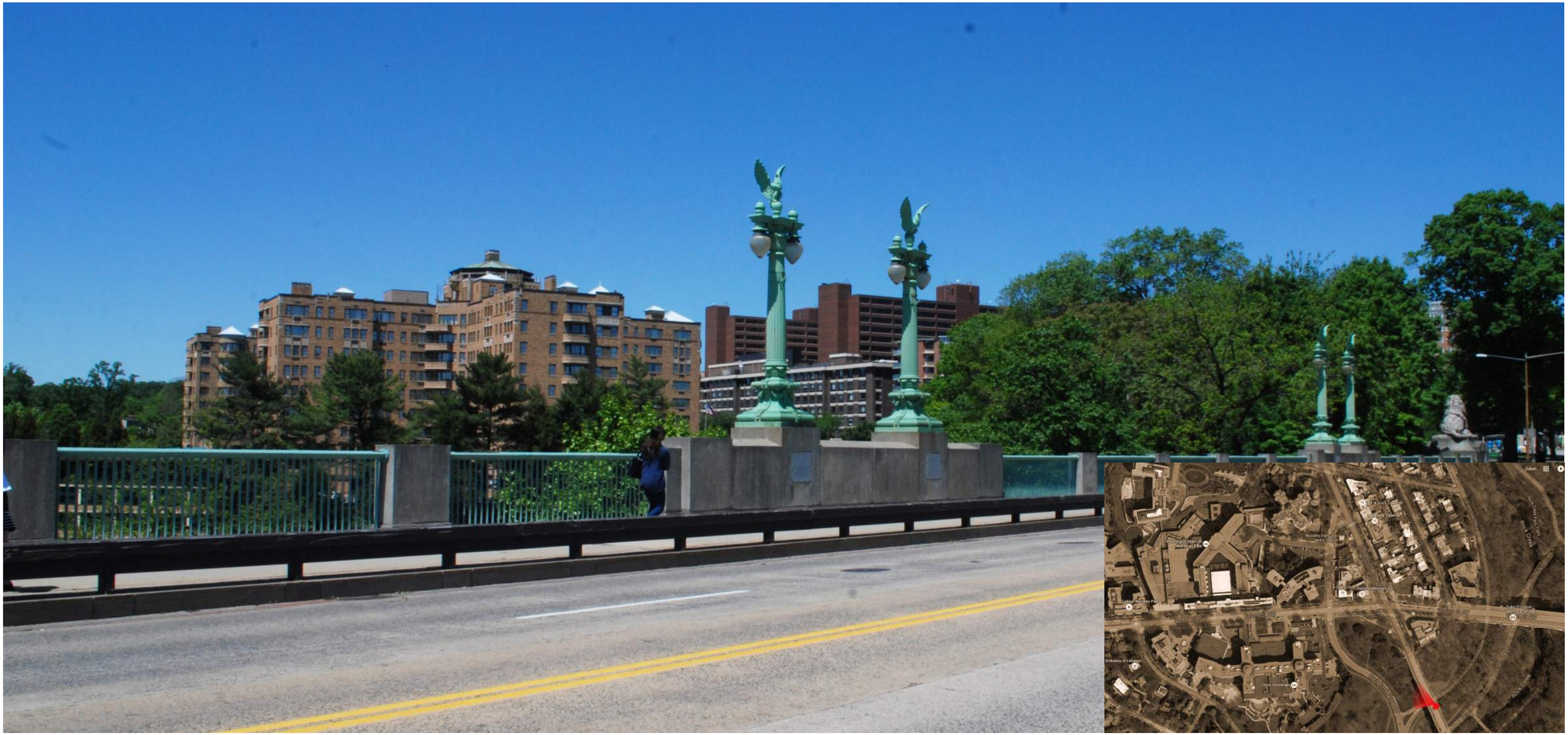
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

CIRCULATION PLAN

23 JUNE 2016

A.06



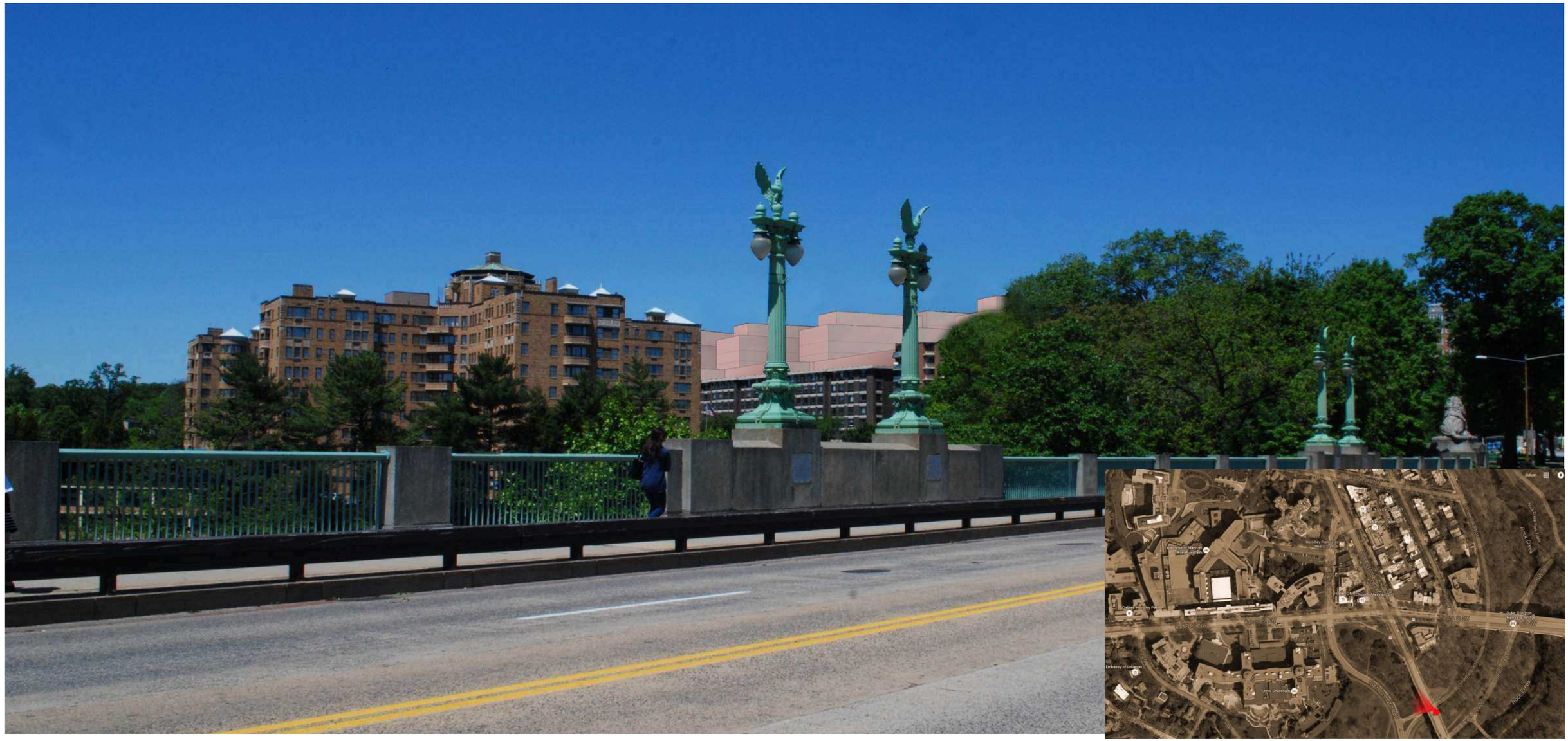
A.07 SITE PERSPECTIVE: EXISTING

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES®



DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES

WARDMAN PARK
STAGE 1 PUD SUBMISSION

SITE PERSPECTIVE: PROPOSED

23 JUNE 2016

A.08

A.09 SITE PERSPECTIVE: EXISTING

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES

THE JBG COMPANIES

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

SITE PERSPECTIVE: PROPOSED

23 JUNE 2016

A.10

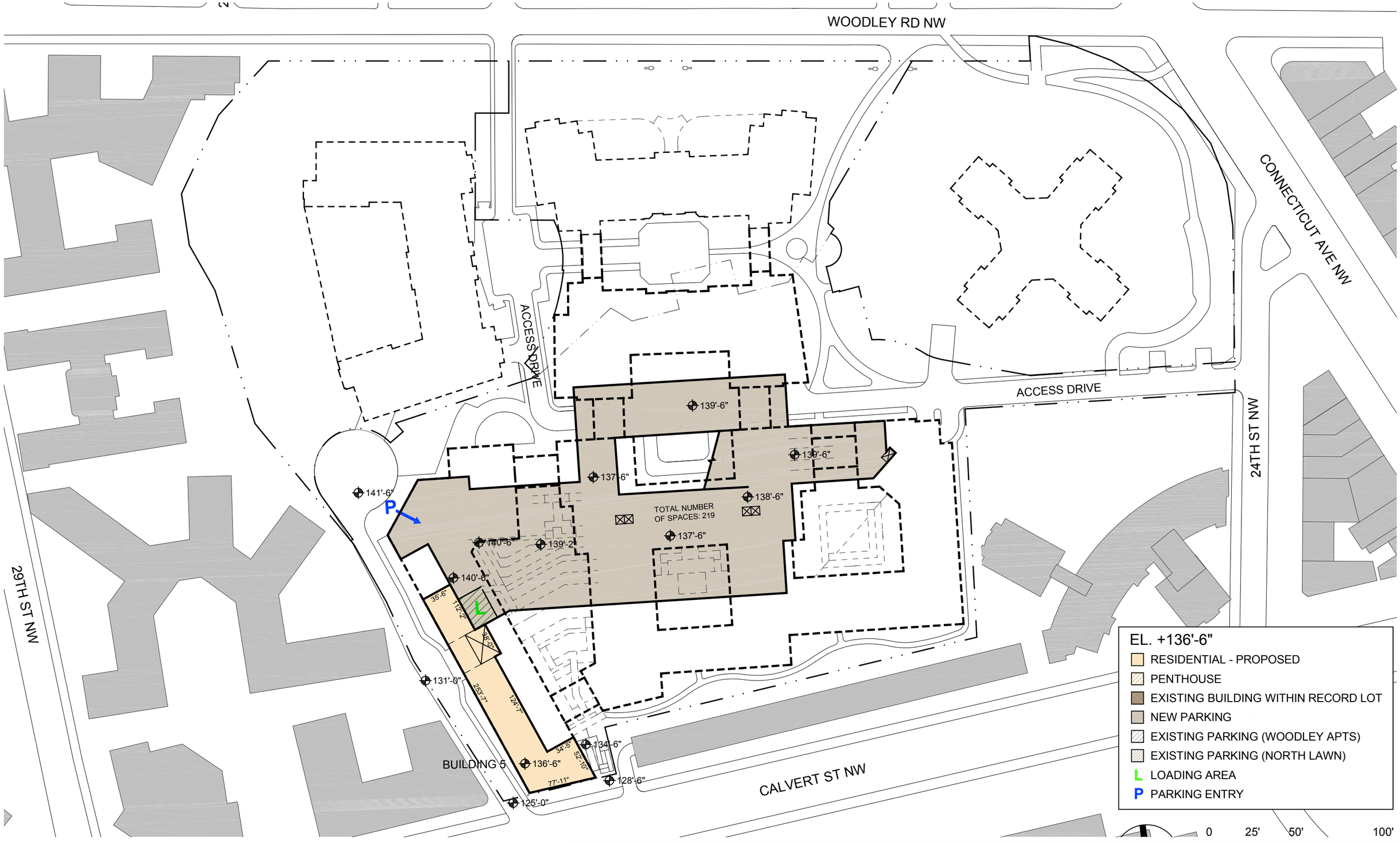
A.11 FLOOR PLAN: ELEV. +126’-6”

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

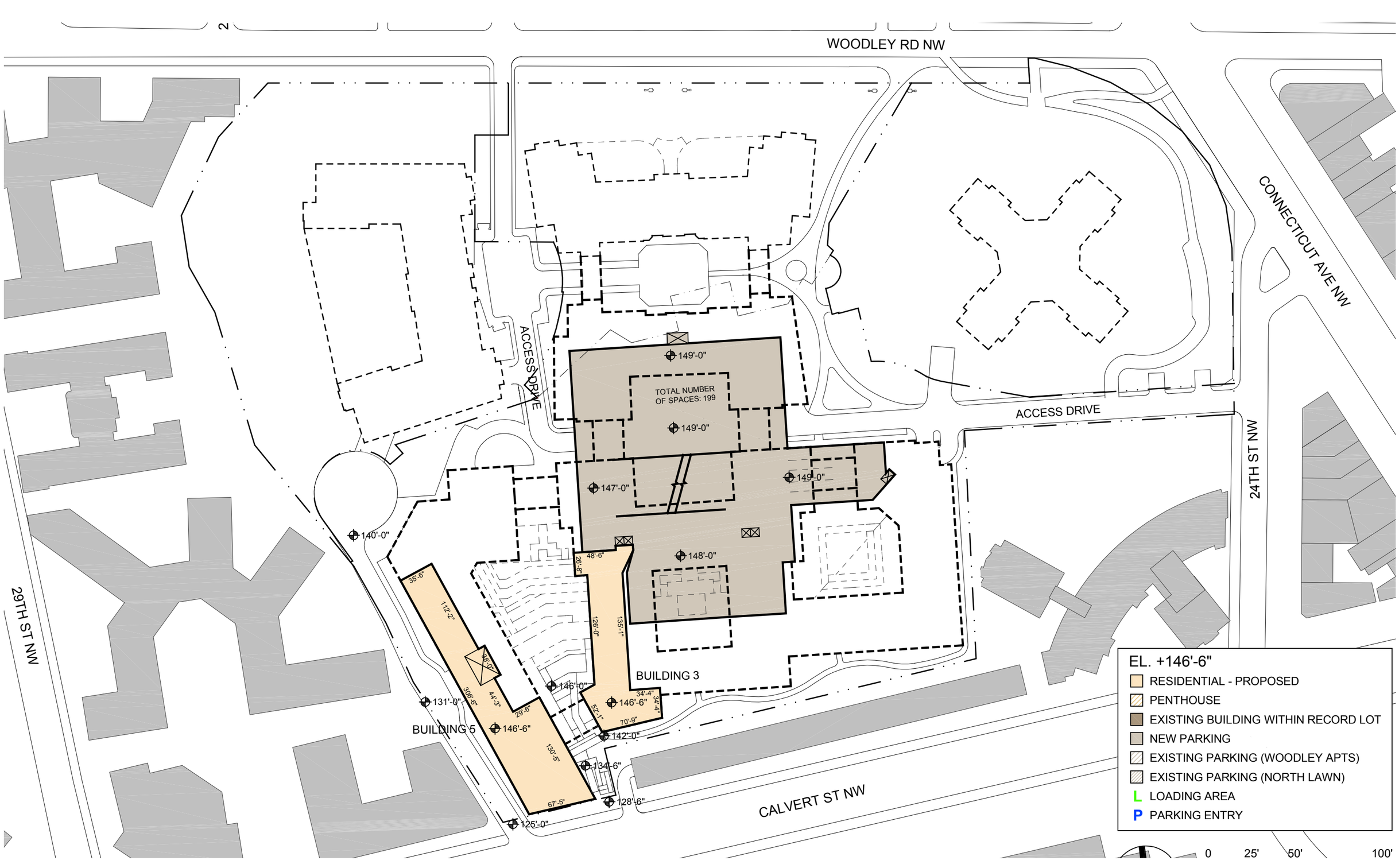
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

FLOOR PLAN: ELEV. +136'-6"

23 JUNE 2016

A.12



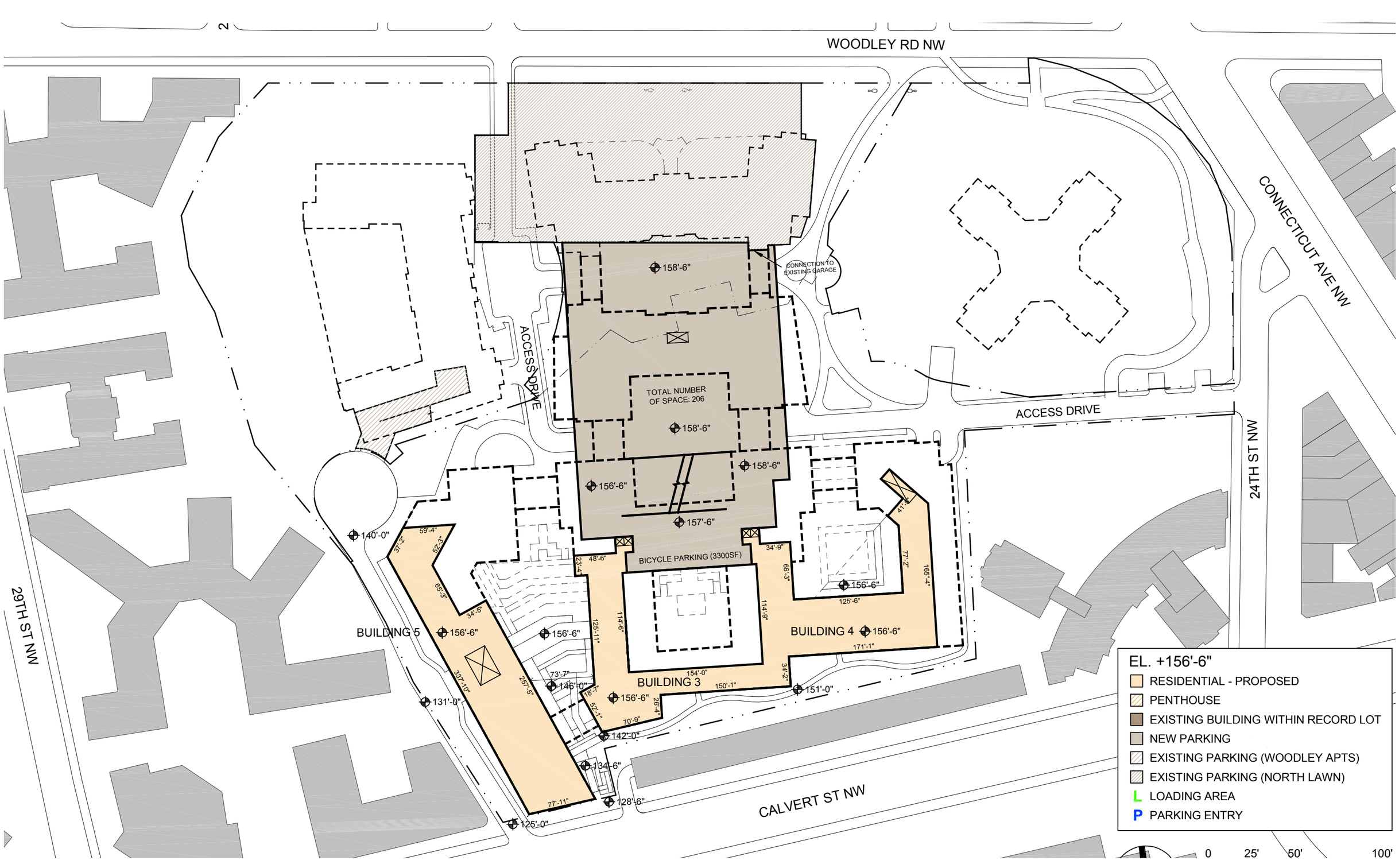
A.13 FLOOR PLAN: ELEV +146’-6”

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

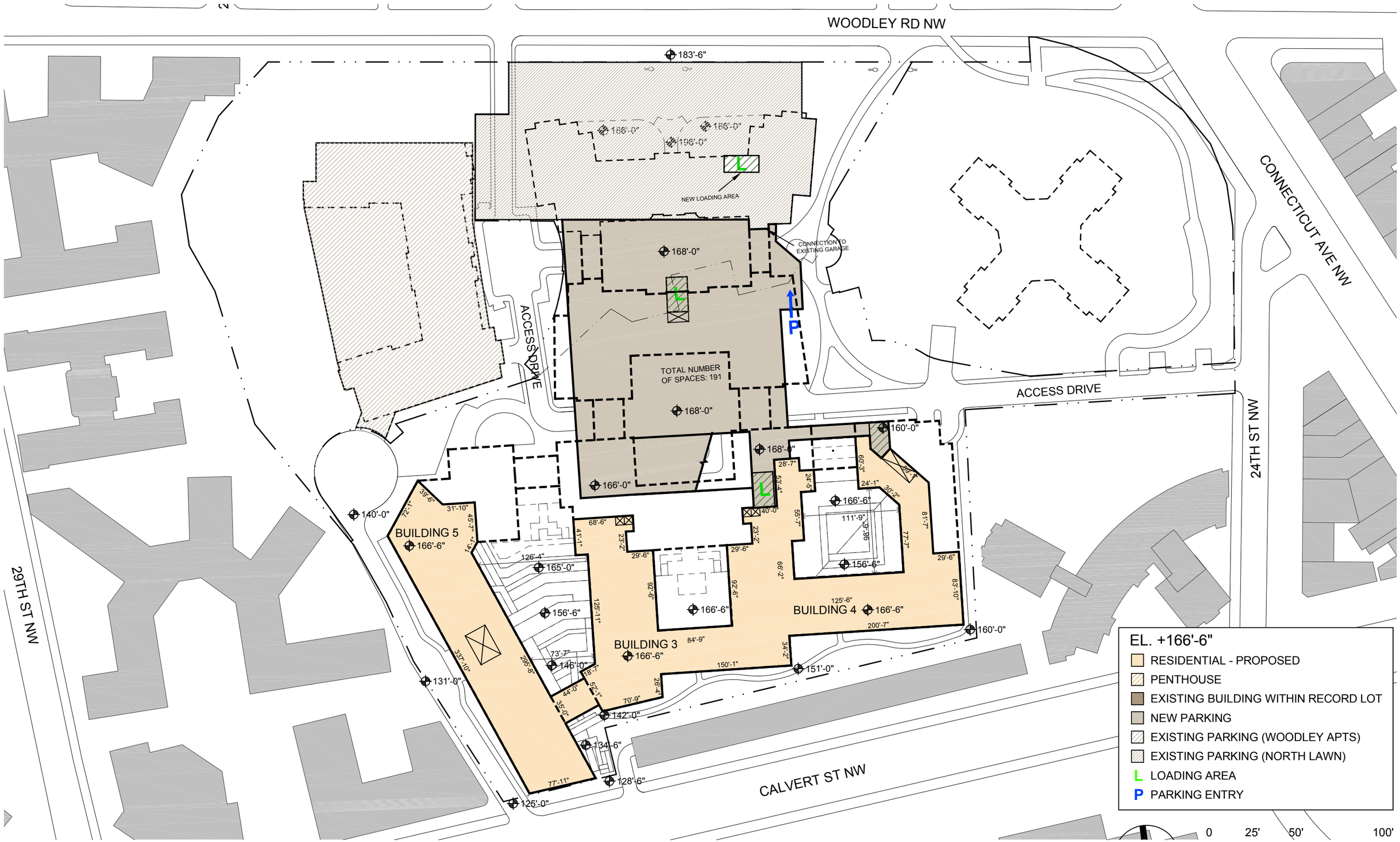
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

FLOOR PLAN: ELEV +156’-6”

23 JUNE 2016

A.14



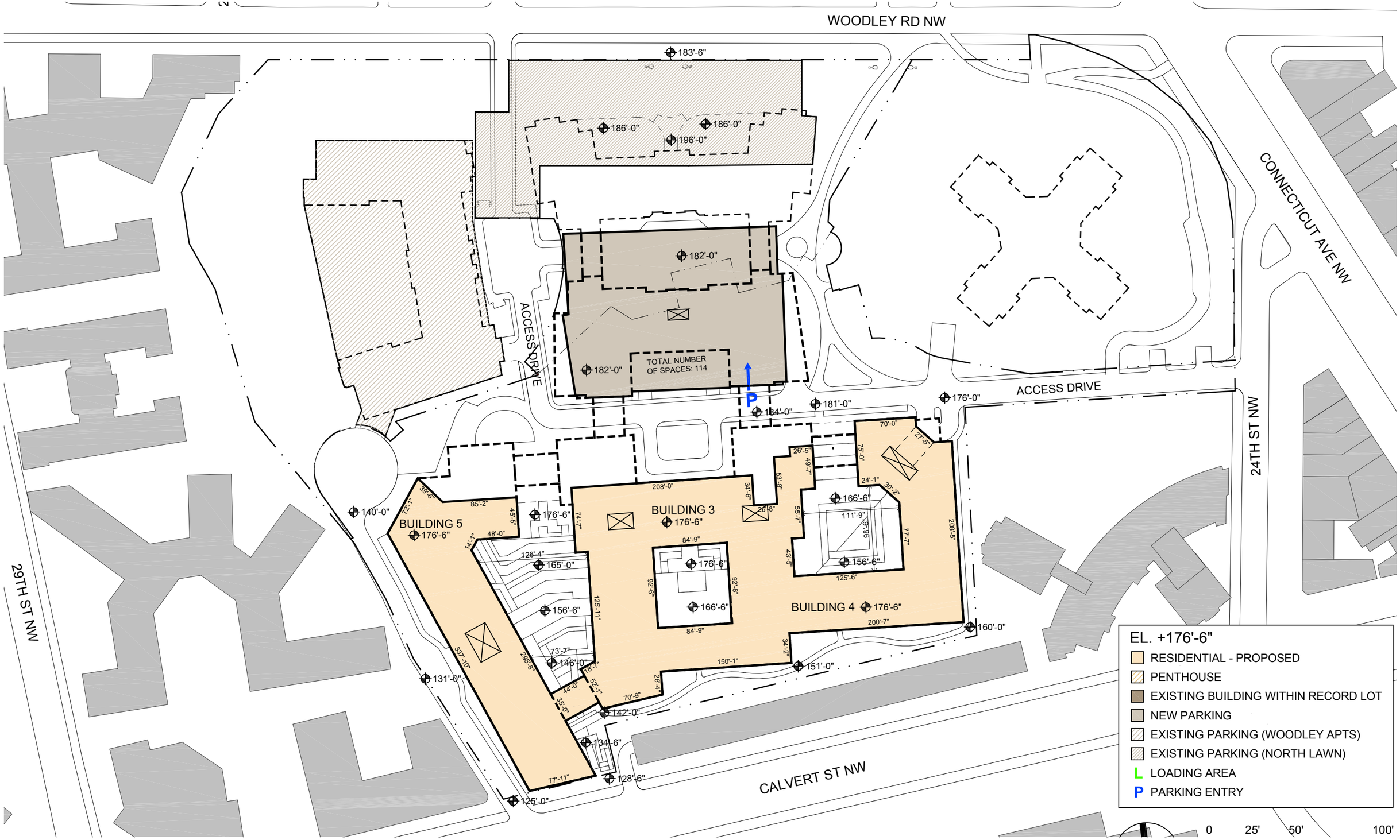
A.15 FLOOR PLAN: ELEV +166’-6”

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

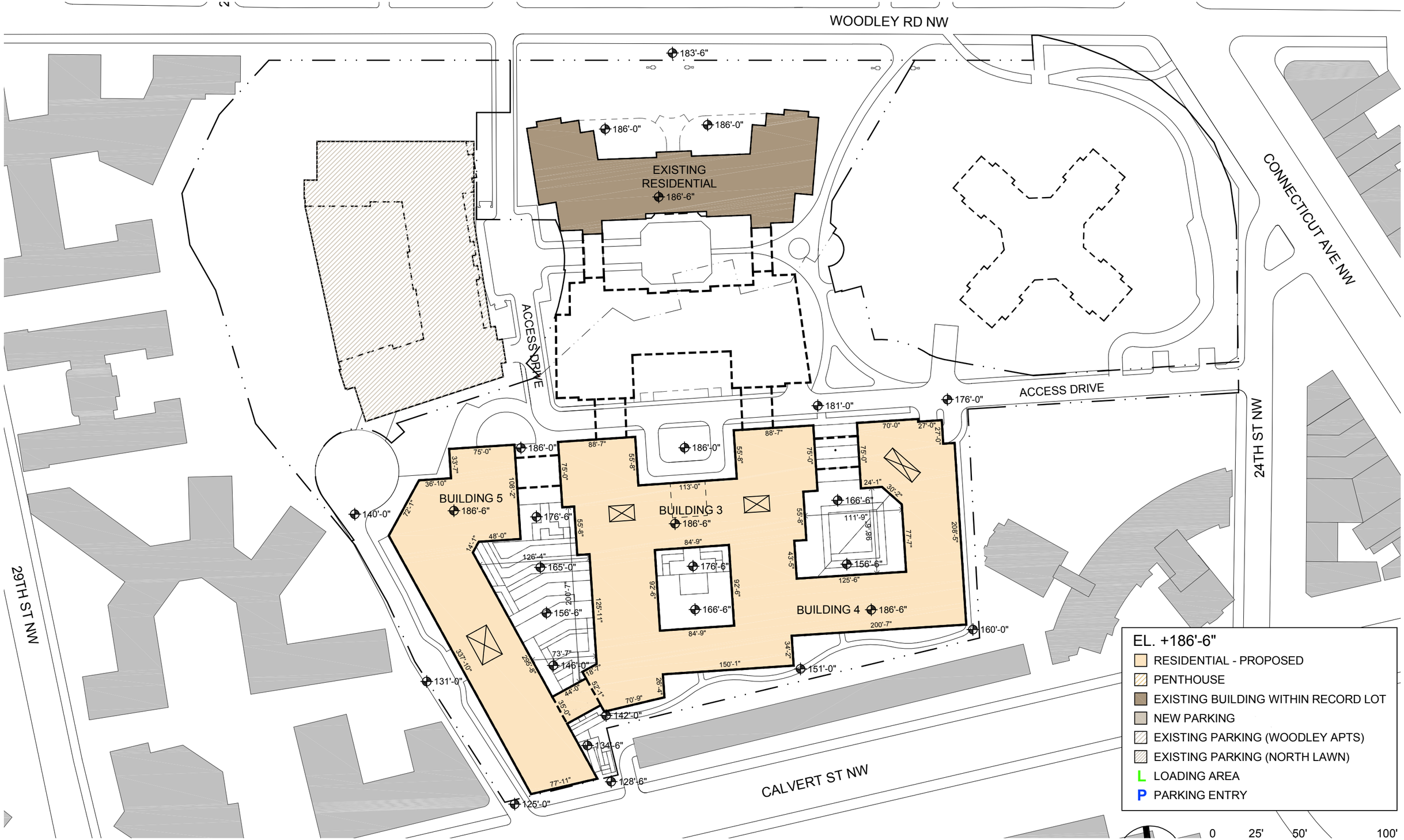
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

FLOOR PLAN: ELEV +176'-6"

23 JUNE 2016

A.16



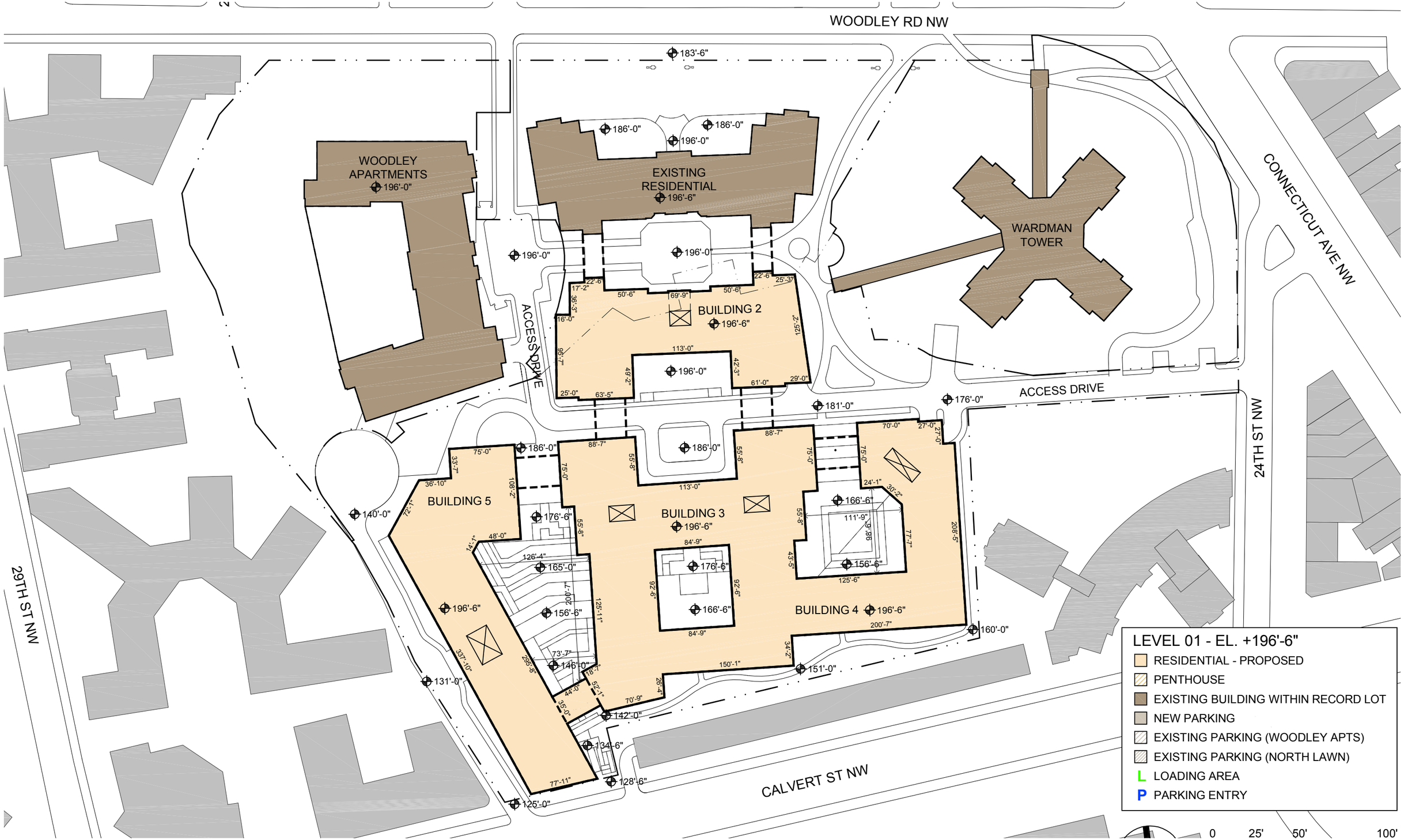
A.17 FLOOR PLAN: ELEV +186’-6”

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

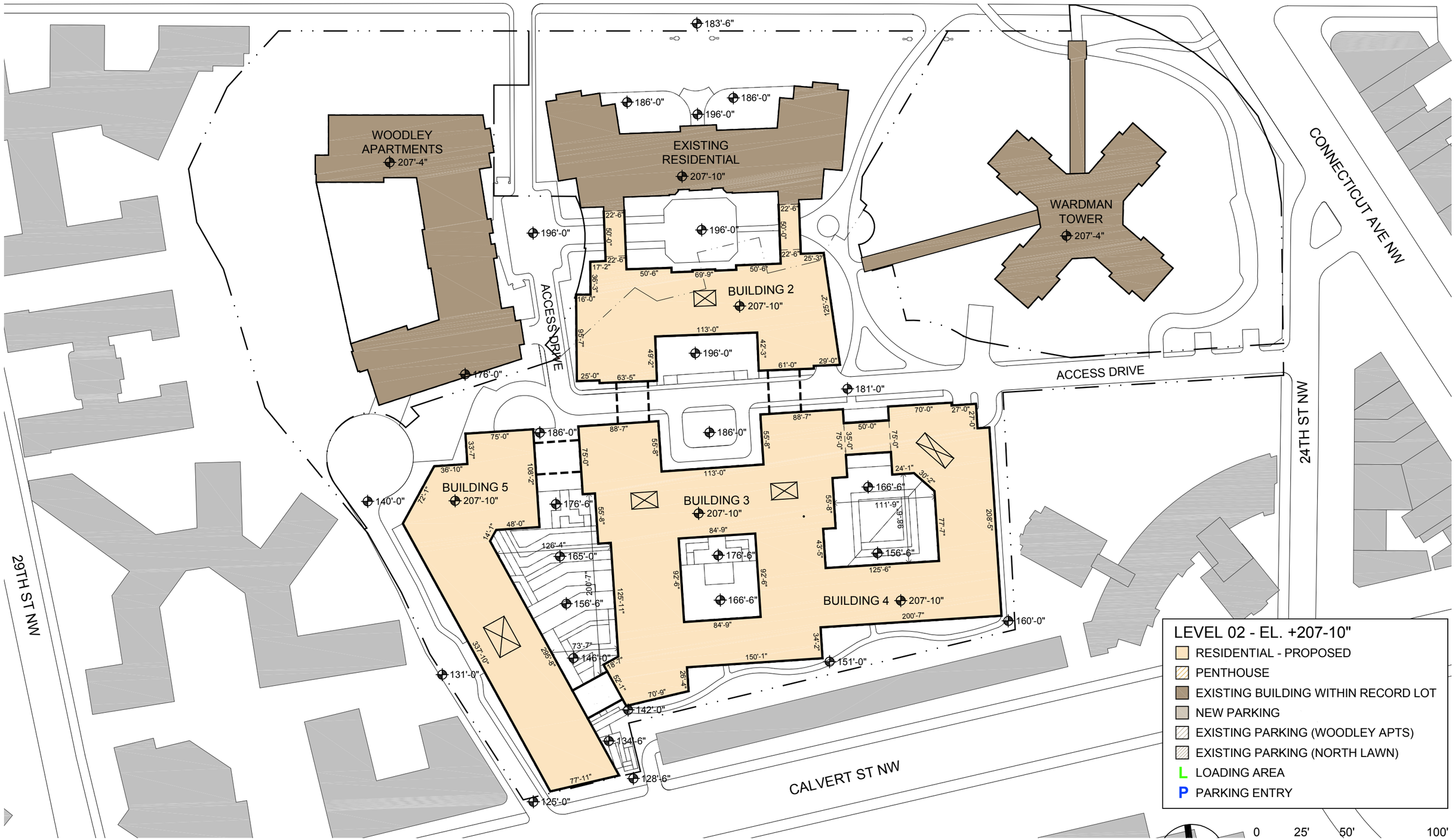
DESIGN ARCHITECT: DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

FLOOR PLAN: LVL 1 - ELEV +196'-6"

23 JUNE 2016

A.18



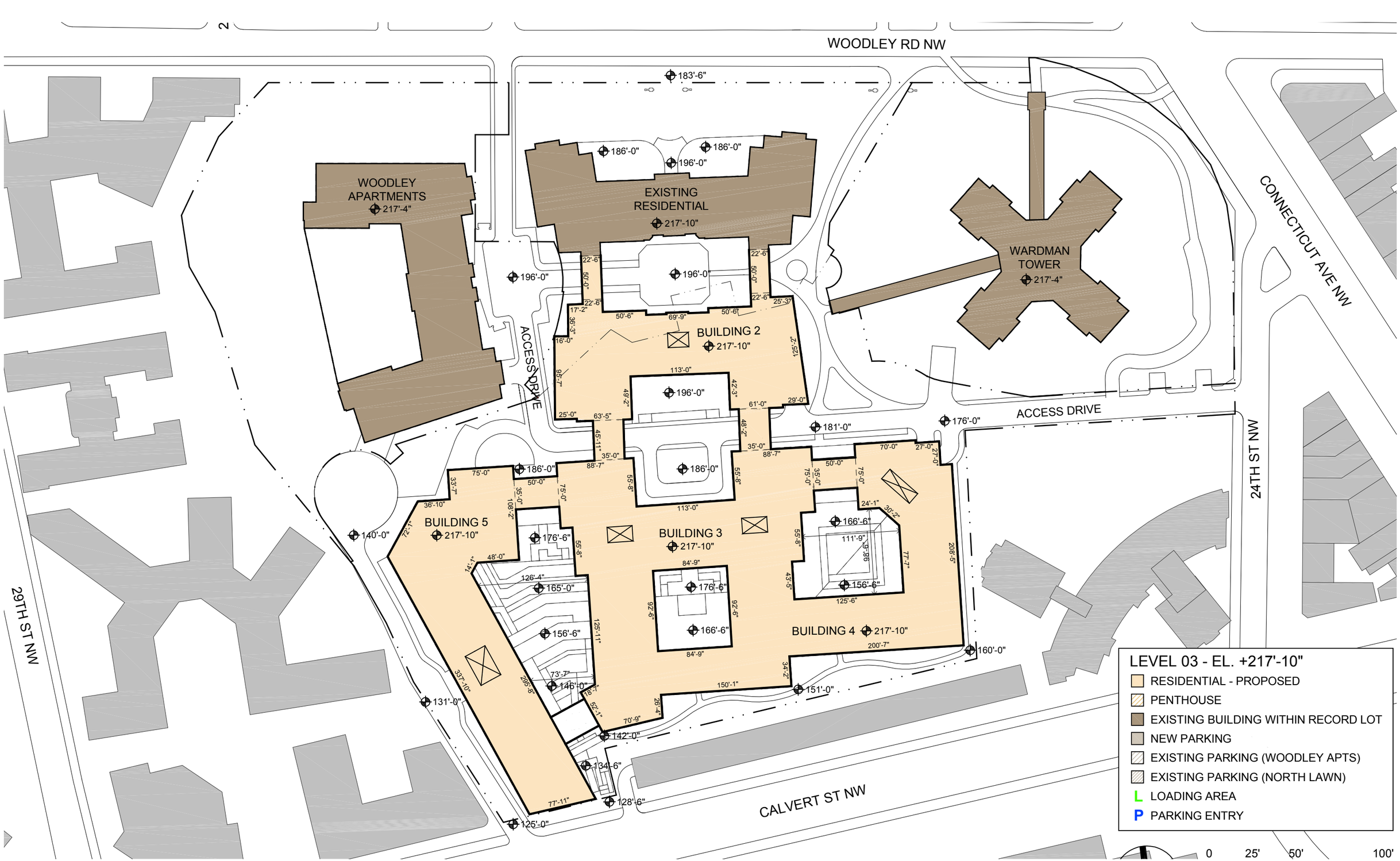
A.19 FLOOR PLAN: LVL 2 - ELEV +207'-10"

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

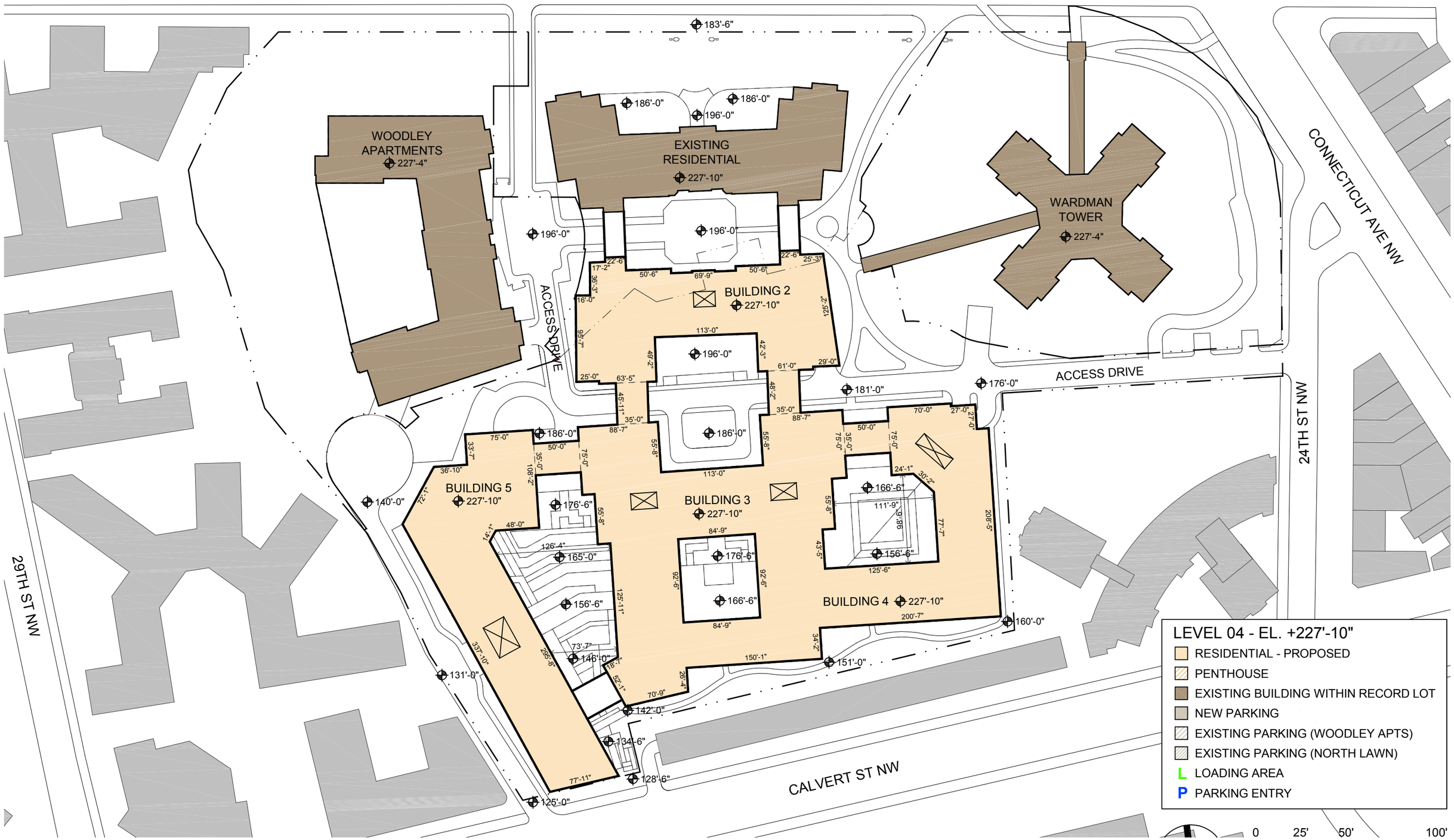
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

FLOOR PLAN: LVL 3 - EL. +217'-10"

23 JUNE 2016

A.20



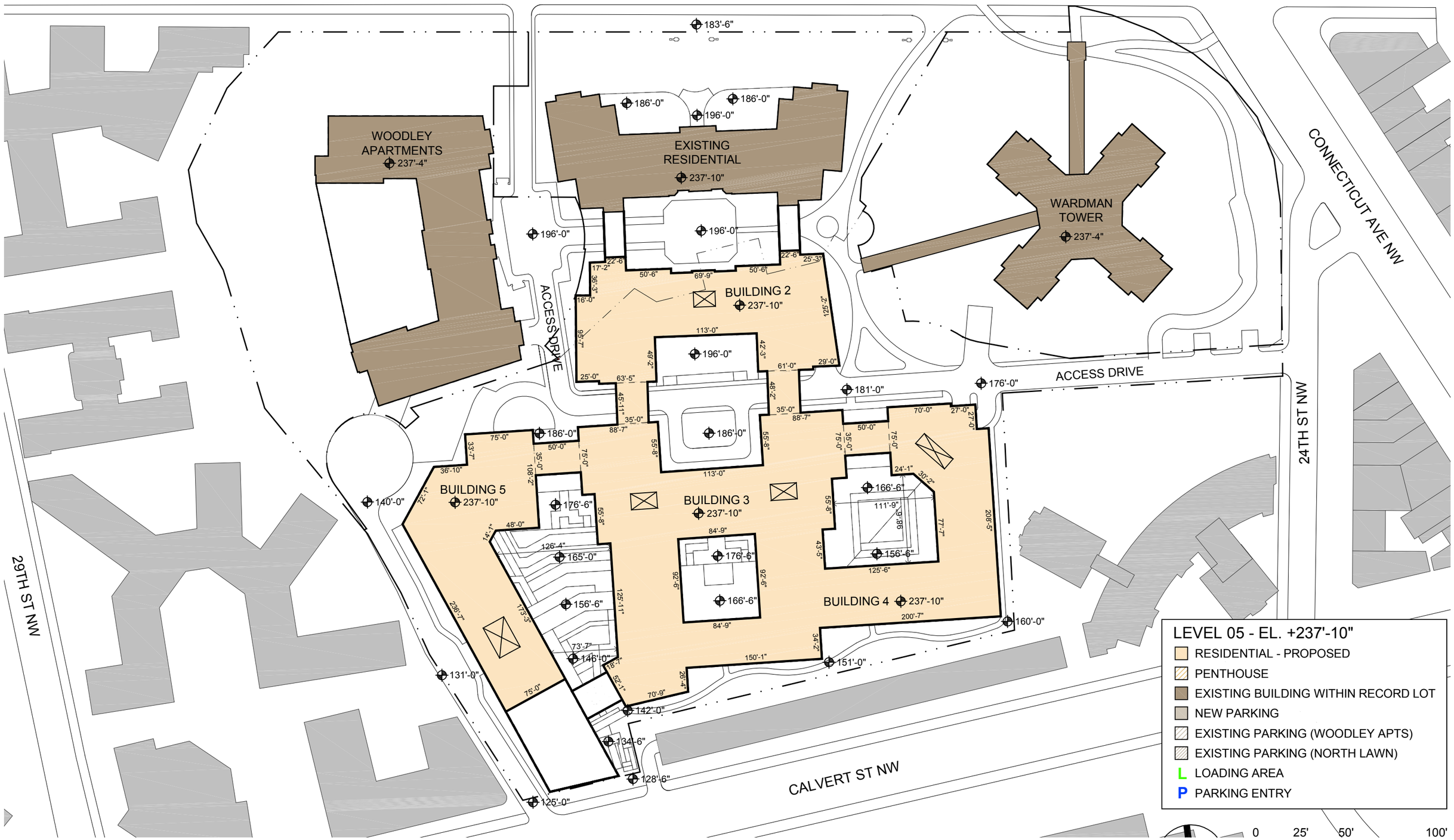
A.21 FLOOR PLAN: LVL 4 - EL. +227’-10”

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

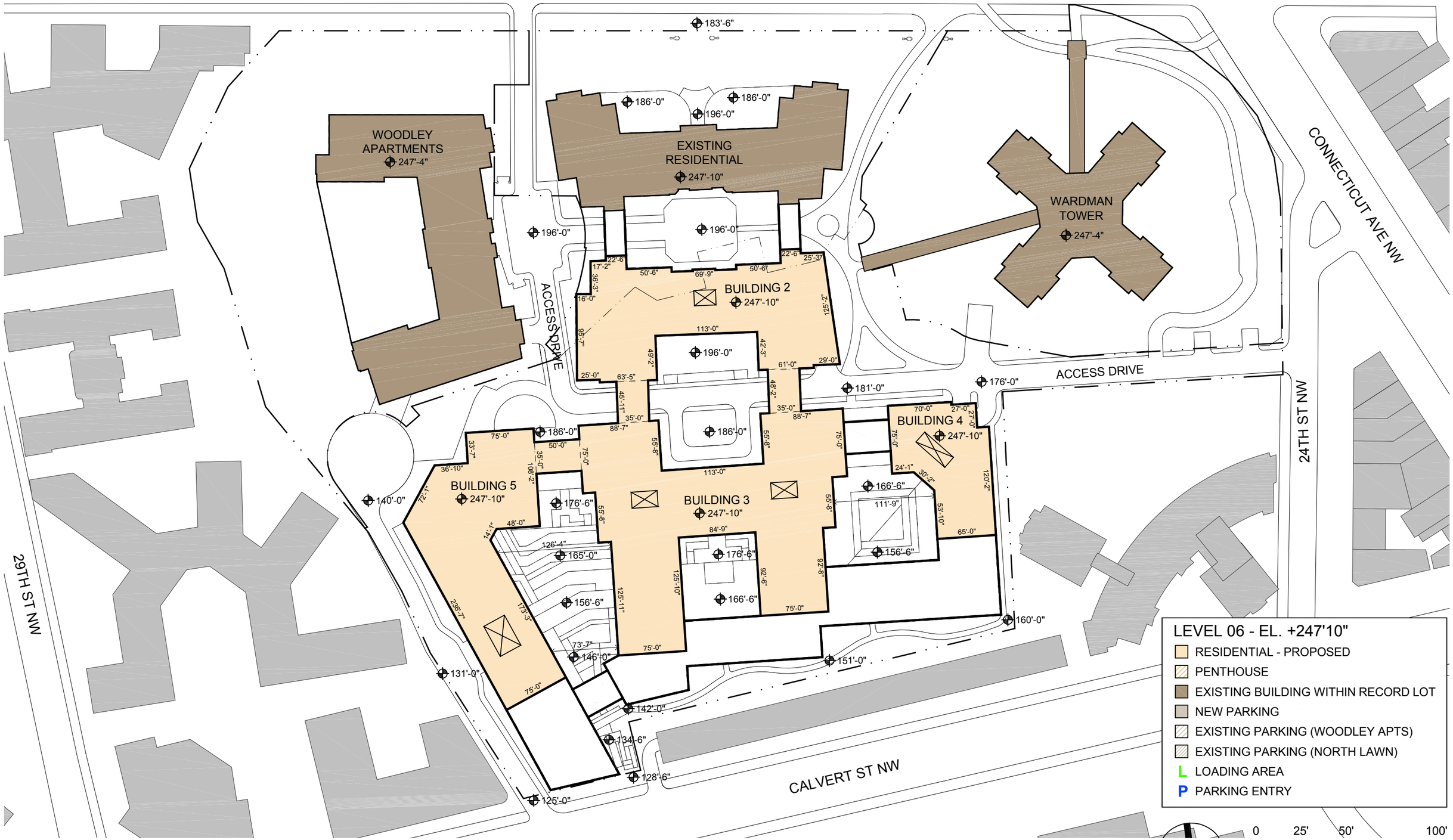
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

FLOOR PLAN: LVL 5 - EL. +237'-10"

23 JUNE 2016

A.22



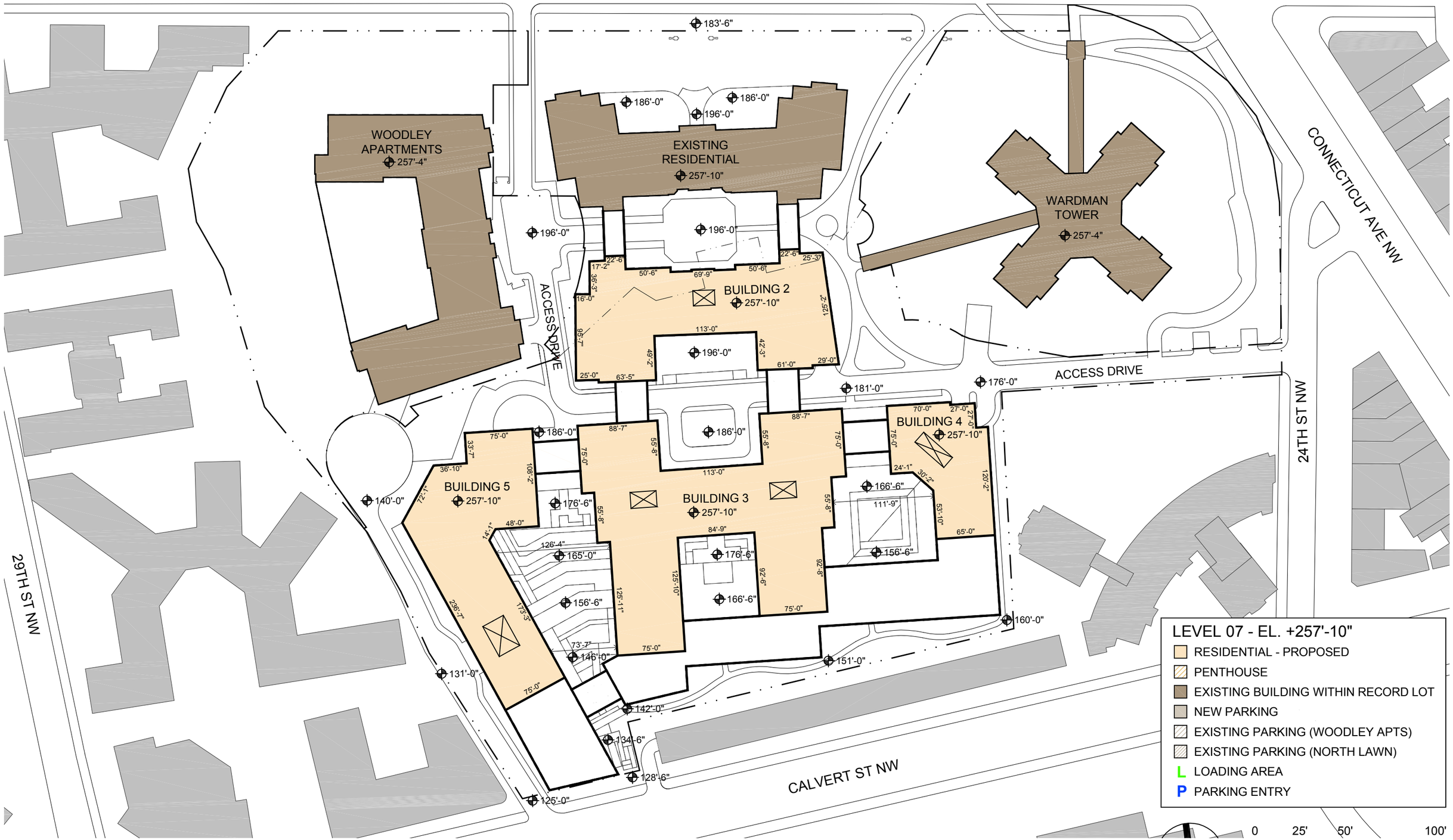
A.23 FLOOR PLAN: LVL 6 - EL. +247’-10”

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

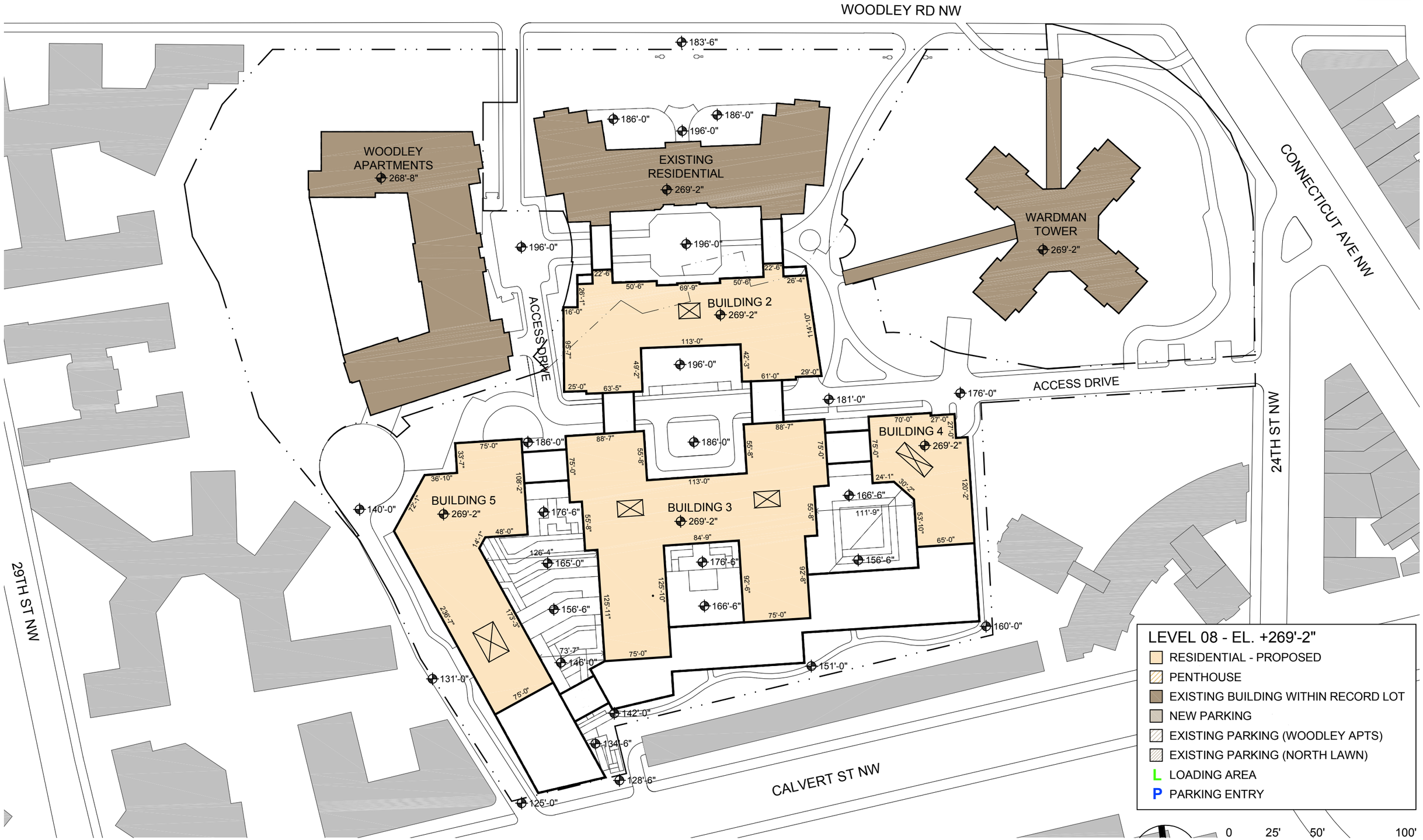
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

FLOOR PLAN: LVL 7 - EL. +257'-10"

23 JUNE 2016

A.24



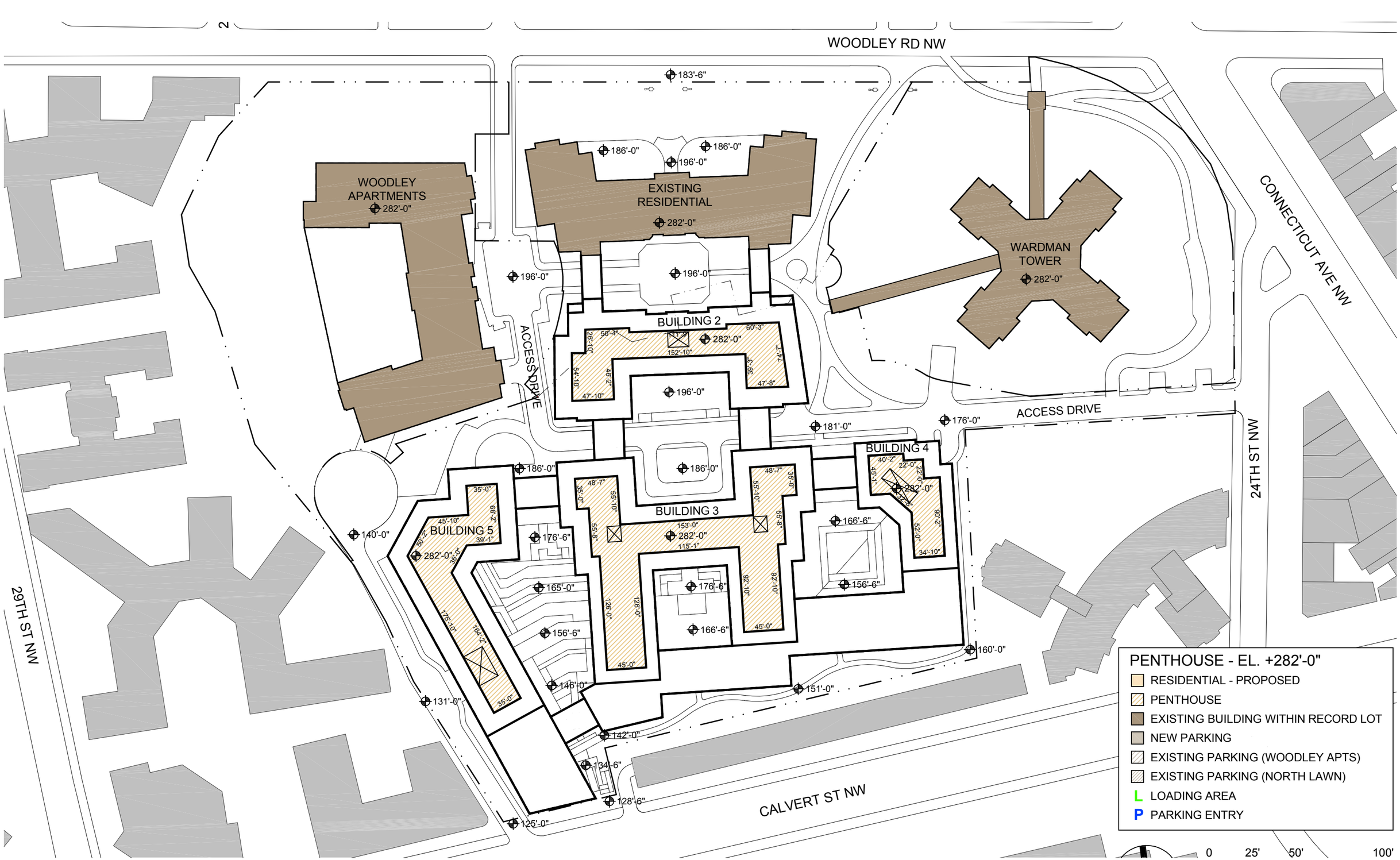
A.25 FLOOR PLAN: LVL 8 - EL. +269’-2”

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

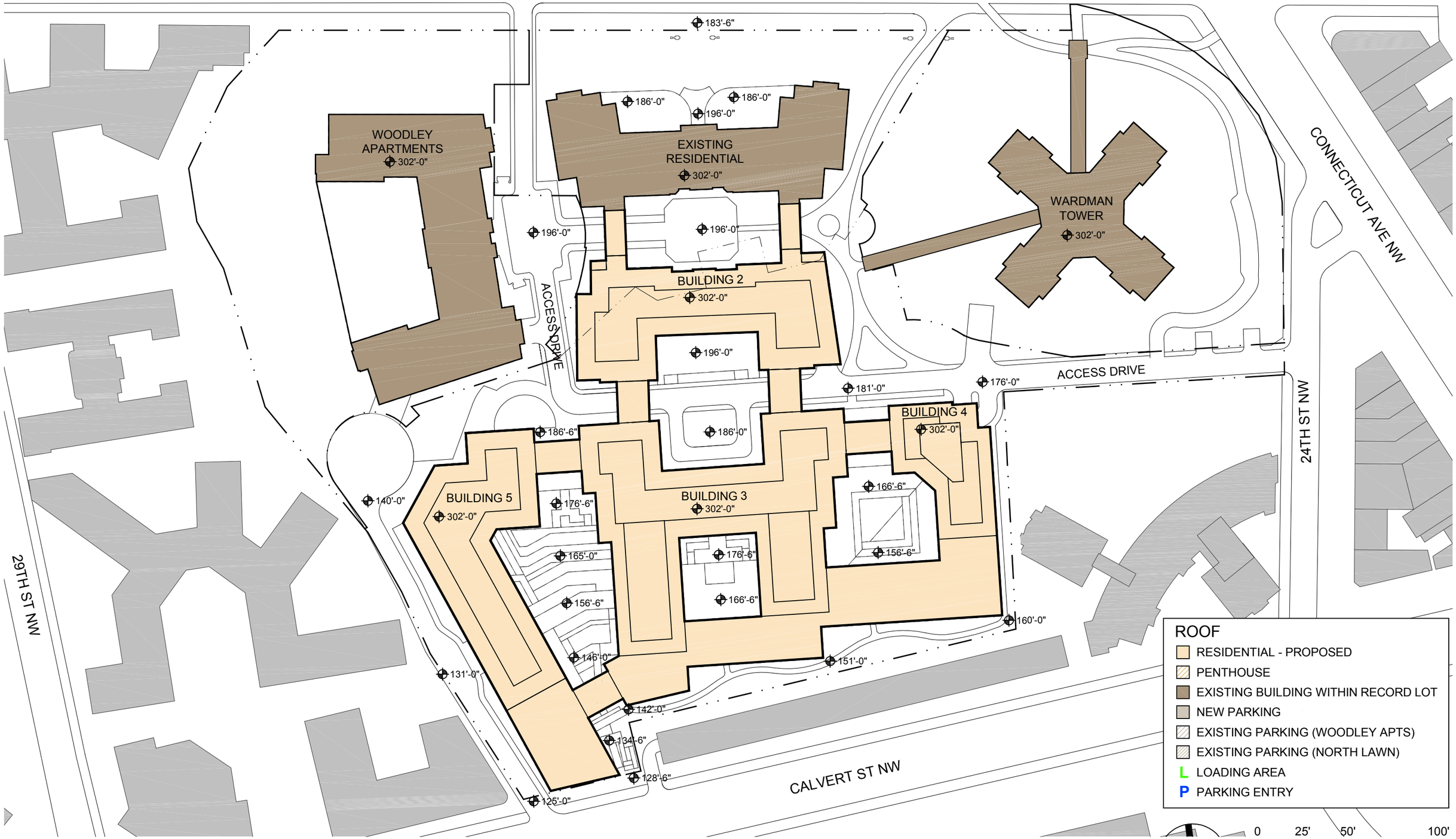
DESIGN ARCHITECT: DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

PENTHOUSE - ELEV. +282'-0"

23 JUNE 2016

A.26



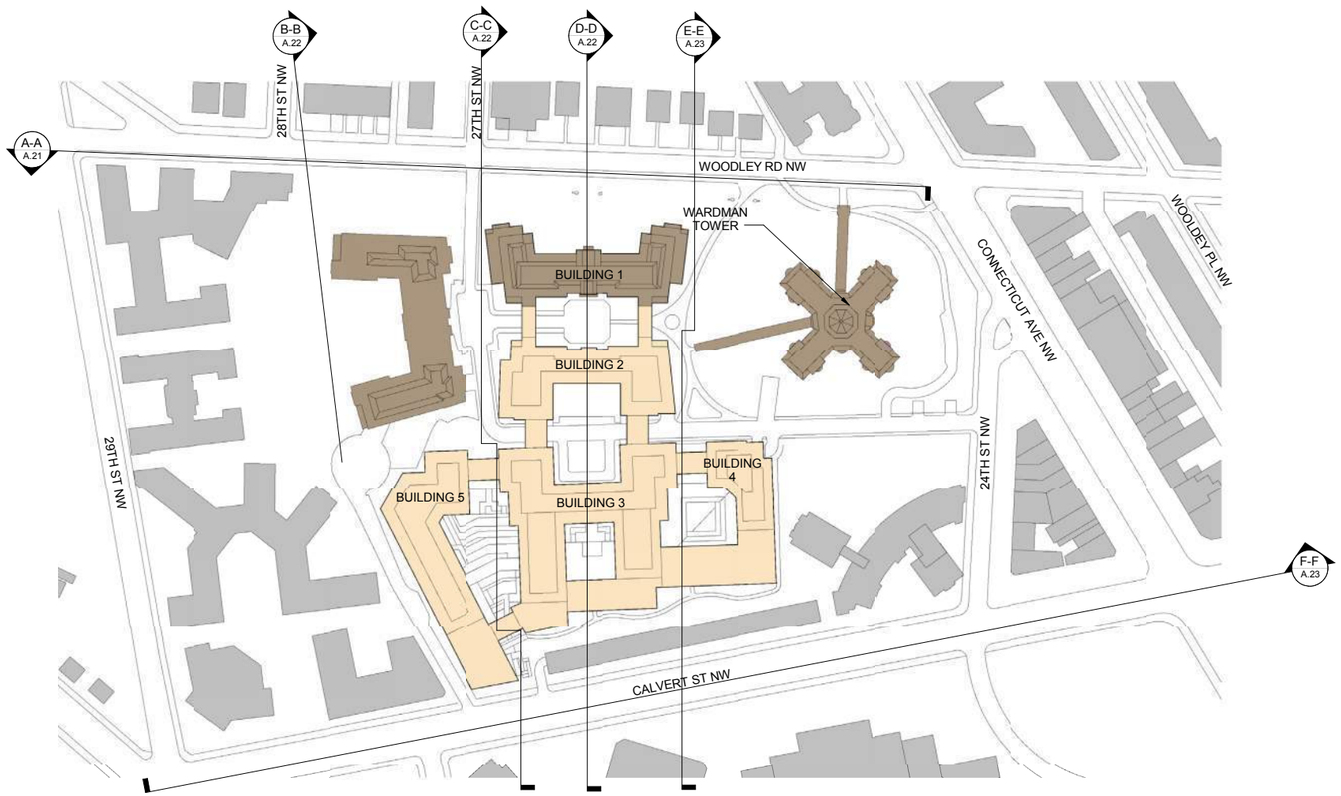
A.27 ROOF PLAN

23 JUNE 2016

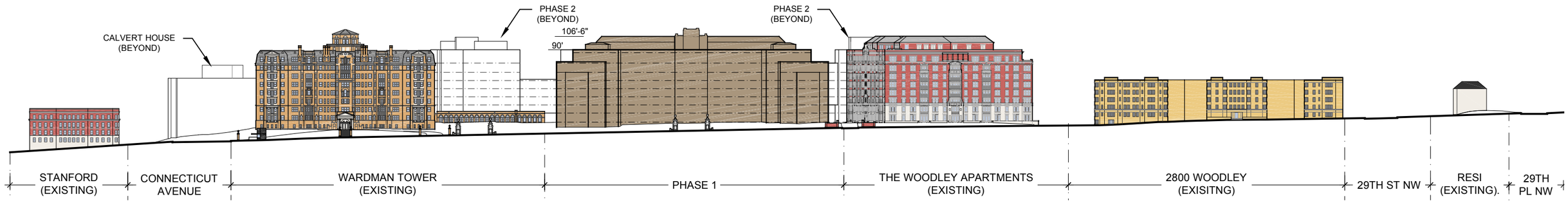
WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



KEY PLAN



0 60' 120' 240'

SCALE: 1" = 120'

SECTION A-A

THE JBG COMPANIES

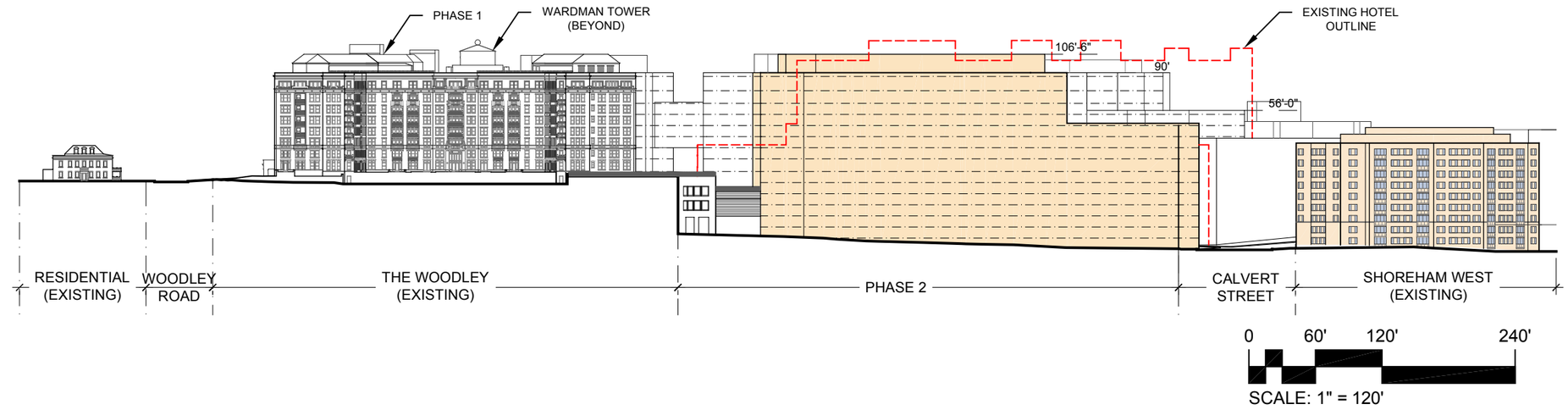
DESIGN ARCHITECT: DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

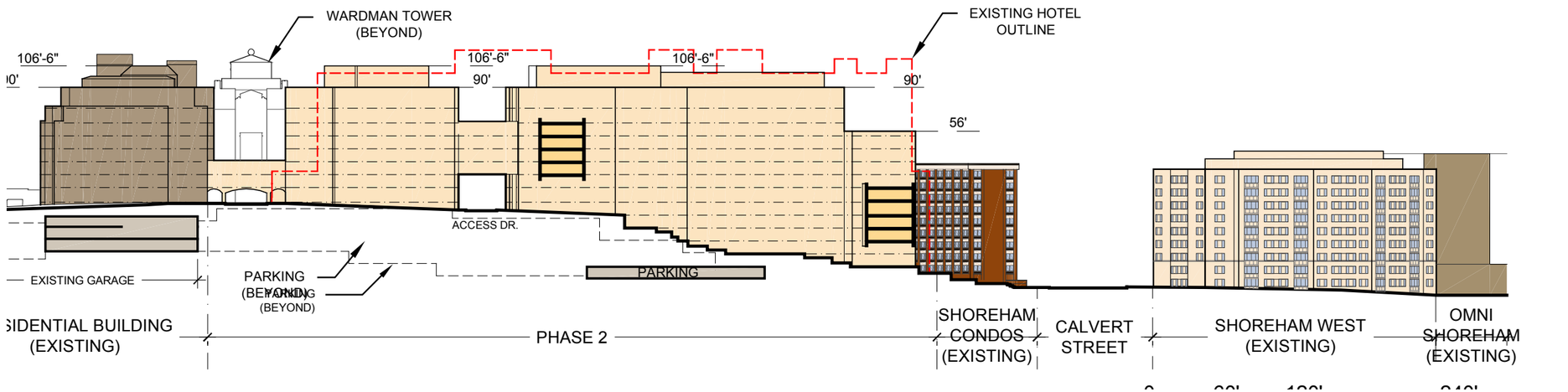
SITE SECTION A-A

23 JUNE 2016

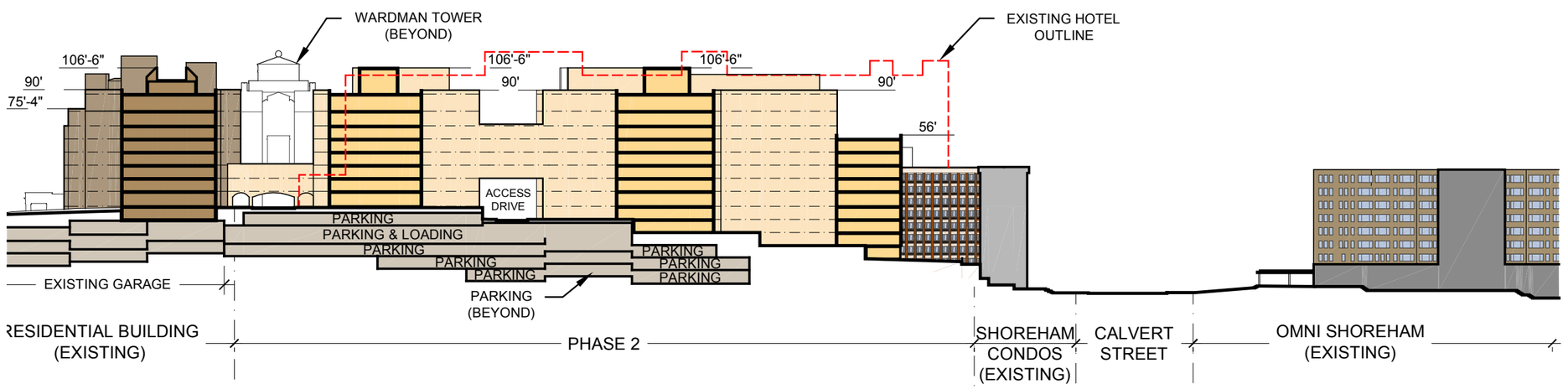
A.28



SECTION B-B

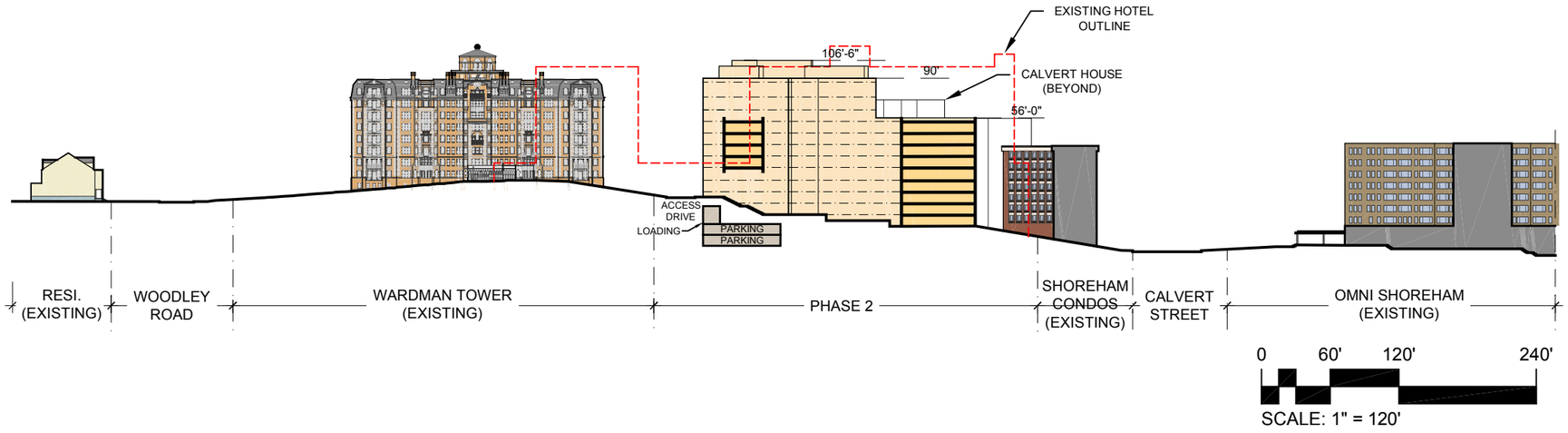


SECTION C-C

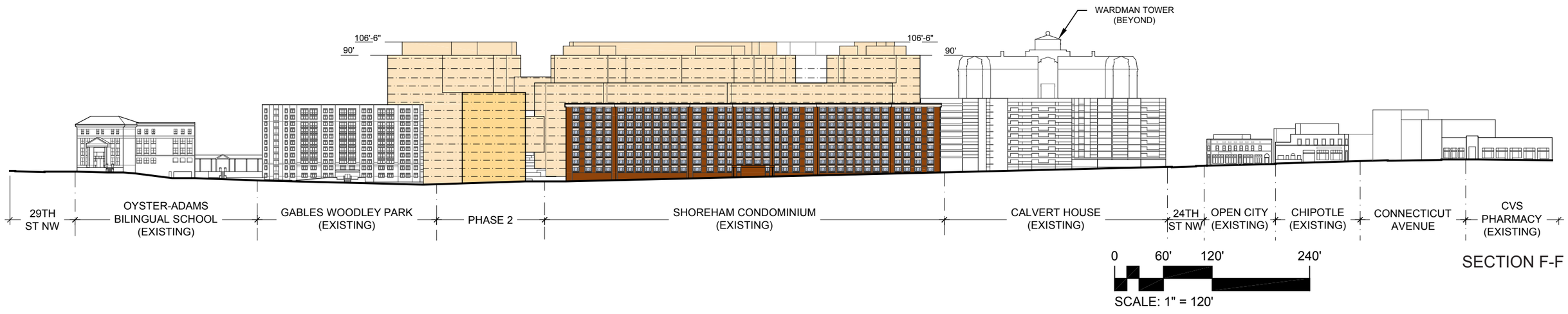


SECTION D-D

DESIGN ARCHITECT: DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS



SECTION E-E



SECTION F-F

THE JBG COMPANIES

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

SITE SECTIONS E-E; F-F

23 JUNE 2016

A.30

	NEW A&T LOT		REMAINDER OF PARCEL								TOTAL		ZONING REGULATION
	RESIDENTIAL BUILDING		BUILDINGS 2-5		WARDMAN TOWER (EXISTING)		WOODLEY (EXISTING)		TOTAL				
	ALLOWED/ REQUIRED	PROVIDED	ALLOWED/ REQUIRED	PROVIDED	ALLOWED/ REQUIRED	PROVIDED	ALLOWED/ REQUIRED	PROVIDED	ALLOWED/ REQUIRED	PROVIDED	ALLOWED/ REQUIRED	PROVIDED	
USE		Residential		Residential		Residential		Residential		Residential		Residential	
CURRENT ZONING		R-5-B		R-5-B/R-5-D		R-5-B		R-5-B		R-5-B/R-5-D		R-5-B/R-5-D	
PROPOSED ZONING		RA-4		RA-4		RA-2		RA-2		RA-2/RA-4		RA-2/RA-4	
SITE AREA													
ACRES		2.38		6.57		3.29		3.23		13.09		16.12	
SQUARE FEET		103,632 †††		286,252 †††		143,377		140,650 †††		570,279 †††		673,911 †††	
BUILDING FOOTPRINT (SF)	77,724	28,834		154,306		26,222		37,759		218,287		247,121	
LOT OCCUPANCY	75.00%	27.82%		22.90%		3.89%		5.60%		32.39%	75.00%	36.67%	Subtitle F, 304.1
GROSS FLOOR AREA (SF)	522,305	235,101	1,442,710	1,572,223	258,079	177,854	253,170	283,214	1,953,959	2,033,291	2,476,264	2,268,392	
FAR	5.04 *	2.27	5.04 *	5.49	1.80	1.24	1.80	2.01	3.43 **	3.57	3.67 **	3.37	Subtitle F, 302.1
PENTHOUSE													
HEIGHT	20'-0"	20'-0"	20'-0"	20'-0"	NA	NA	NA	NA	20'-0"	20'-0"	20'-0"	20'-0"	Subtitle F, 303.2
AREA	41,453	11,873	228,112	37,778	NA	NA	NA	NA	228,112	37,778	269,564	49,651	Subtitle C, 1503.1
FAR	0.4	0.11	0.4	0.07	NA	NA	NA	NA	0.4	0.07	0.4	0.07	Subtitle C, 1503.1
SETBACK	20'-0"	20'-0"	20'-0"	20'-0" MIN.	NA	NA	NA	NA	20'-0"	20'-0" MIN.	20'-0"	20'-0" MIN.	Subtitle C, 1502.1
YARD SETBACKS													
FRONT	NA	55'-8"	NA	NA	NA	NA	NA	NA	NA	NA	NA	55'-8"	Subtitle B, 304.4
REAR	30'-0"	NA	30'-0"	35'-9"	NA	NA	NA	NA	30'-0"	35'-9"	30'-0"	35'-9"	Subtitle F, 305.1
SIDE	4'-0" ***	NA	4'-0" ***	13'-1" MIN.	NA	NA	NA	NA	4'-0" ***	13'-1" MIN.	4'-0" ***	13'-1" MIN.	Subtitle F, 306.1
OPEN COURTS													
WIDTH	30'-0"	42'-6"	30'-0"	53'-0"	NA	NA	NA	NA	22'-6"	53'-0"	NA	NA	Subtitle F, 202.1
CLOSED COURTS													
WIDTH	NA	NA	30'-0"	85'-0"	NA	NA	NA	NA	30'-0"	85'-0"	NA	NA	Subtitle F, 202.1
AREA (SF)	NA	NA	1,800	8,519	NA	NA	NA	NA	1,800	8,519	NA	NA	Subtitle F, 202.1
BUILDING HEIGHT	90'-0"	90'-0"	90'-0"	90'-0"	NA	NA	NA	NA	90'-0"	90'-0"	90'-0"	90'-0"	Subtitle X, 303.7
PARKING STALLS	20 †	251 ††	254 †	929	NA	NA	NA	NA	254 †	929	274 †	1180	Subtitle C, 701.5
LOADING													
LOADING BERTH	1	1	1	1	NA	NA	NA	NA	1	1	2	2	Subititle C, 901.1
LOADING PLATFORM	1	1	1	1	NA	NA	NA	NA	1	1	2	2	Subititle C, 901.1
SERVICE LOADING SPACE	1	1	1	1	NA	NA	NA	NA	1	1	2	2	Subititle C, 901.1
BICYCLE PARKING STALLS													
LONG-TERM	40	40	277	278	NA	NA	NA	NA	277	278	317	318	Subtitle C, 802.1
SHORT-TERM	6	6	63	63	NA	NA	NA	NA	63	63	69	69	Subtitle C, 802.1

NOTES

* Includes 20% Bonus for Inclusionary Zoning per Subtitle C, 1002.3 and compounded by an additional 20% per Subtitle X, 303.3 and 303.4

** Blended FAR based on mixed zoning

*** If provided; otherwise not required

† 50% reduction per Subtitle C, 702.1

†† Stalls previously used by hotel become available for use by Phase 2 building

††† Excludes area of private road

DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
2. CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.
3. REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUBBASE MATERIALS.
4. EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A SURVEY PREPARED BY AMT LLC, ENTITLED, "TOPOGRAPHIC SURVEY, MARRIOTT WARDMAN PARK HOTEL, LOT 32 SQUARE 2132 DCSO BOOK 167 PAGE 164, DISTRICT OF COLUMBIA", DATED 10/05/05, AND FROM AVAILABLE UTILITY COMPANY RECORDS.
5. ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE RECORDS AND FIELD VERIFIED 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 (800) 257–7777, 48–HOURS PRIOR TO ANY EXCAVATION.
6. 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.
7. 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 ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED. REFER TO SHEETS CIV0120, CIV0121 AND CIV0122 SEDIMENTATION AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
8. SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.
9. 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.
10. 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.
11. REMOVAL OF ALL WALLS/RETAINING WALLS AND FENCES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATION UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.
12. 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.
13. 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.
14. 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.
15. 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.
16. NOTIFY DC WATER AT (202) 787–4299 48 HOURS PRIOR TO START OF CONSTRUCTION.
17. UNLESS OTHERWISE SHOWN ON THESE DRAWINGS, EXISTING PAVEMENT ON WOODLEY ROAD NW, CALVERT STREET NW, AND 24TH STREET NW, TO REMAIN. PROVIDE PRE–CONSTRUCTION VIDEO OF EXISTING PAVEMENT ON WOODLEY ROAD NW, CALVERT STREET NW, AND 24TH STREET NW. 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.
18. 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.
19. CONTACT "MISS UTILITY" AT (800) 257–7777 48 HOURS PRIOR TO CONSTRUCTION.
20. 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.
21. ALL PROPOSED UTILITY WORK TO BE PERFORMED UNDER THE INSPECTION OF DC WATER.
22. USE MANHOLE ENTRY SEALS WHERE REQUIRED.
23. CONTRACTOR TO PROVIDE A PRE AND POST TV VIDEO SEWER ON EXISTING SEWER AROUND THE SITE PER DC WATER STANDARDS AND SPECIFICATIONS.

DC WATER STANDARD CONSTRUCTION NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. MISS UTILITY: CONTACT MISS UTILITY AT (800) 257–7777 48 HOURS BEFORE ANY DIGGING.
7. 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.
8. 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.
9. 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.
10. PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
11. 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.
12. 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 ASSEMBLIES.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEMS AT (202) 277–1889, PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON. FEMS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
22. DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT (202) 787–4350.
23. 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.

SITE NOTES:

1. 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.
2. 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.
3. 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.
4. ELEVATIONS SHOWN HEREON ARE BASED ON D.C. DATUM.
5. DIMENSIONS ARE TO FACE OF WALL AND CURB, EDGE OF WALK AND PAVEMENT, CENTERLINE OF COLUMN, PIPE AND UTILITY STRUCTURE. UNLESS OTHERWISE NOTED.
6. FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
7. 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.
8. EXISTING SURFACE CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. CONTRACTOR TO COORDINATE EXTENT WITH ARCHITECT OR ENGINEER.
9. 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.
10. IF A 1' MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTILITY CROSSING, THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
11. TRANSITION CURB, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND ON GRADE OR AS DIRECTED BY ENGINEER.
12. ALL DEBRIS AND EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN APPROVED OFF–SITE LOCATION.
13. 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.
14. WHERE PORTIONS OF EXISTING BITUMINOUS OR CONCRETE PAVING ARE TO BE REMOVED,THE EXISTING PAVEMENT SHALL BE SAW–CUT.
15. REMOVE FRAMES AND COVERS OF SEWER MANHOEE/INEETS AND/OR WATER MAIN VALVE CASTINGS TO BE ABANDONED AND FILL TO GRADE.
16. 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.
17. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND PROPOSED FACILITIES.
18. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED FACILITIES.
19. 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.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
21. 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.

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 6005
WASHINGTON, DC 20068

GAS:
WASHINGTON GAS CO.
VANN JONES (703) 750–5983
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151

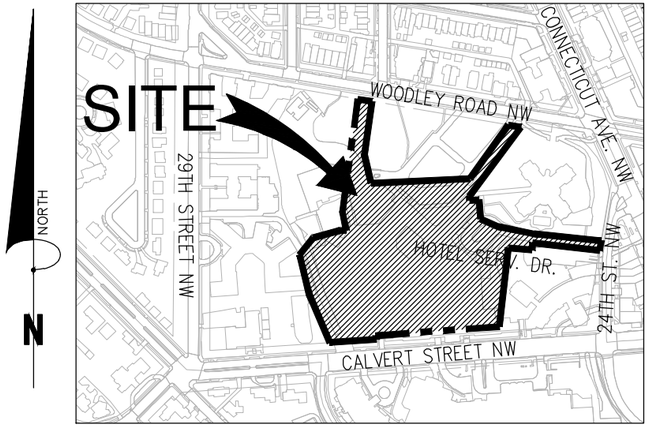
COMMUNICATIONS:
VERIZON COMMUNICATIONS
DIVINA YANCEY (301) 282–7736
FDC–1
13101 COLUMBIA PIKE
CONDUIT GROUP – LOWER LEVEL
SILVER SPRING, MD 20904

ABBREVIATIONS:

APPROX	APPROXIMATE
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BOV	BLOW OFF VALVE
BRL	BUILDING RESTRICTION LINE
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CC	CONCRETE CURB
CIP	CAST IRON PIPE
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DOM	DOMESTIC
EBL	EAST BOUND LANE
EG	EDGE OF GUTTER
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ESMT	EASEMENT
EW	END WALL
EX	EXISTING
FC	FACE OF CURB
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS
GR	GUARD RAIL OR GRATE INLET
HC	HANDICAP
HP	HIGH POINT
HR	HAND RAIL
INV	INVERT
IP	IRON PIPE
IPS	IRON PIPE SET
LP	LOW POINT
MH	MANHOLE
O/H	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PROP	PROPOSED
PVMT	PAVEMENT
SAN	SANITARY
SEW	SEWER
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TP	TEST PIT OR TREE PROTECTION
TW	TOP OF WALL OR TAILWATER
UP	UTILITY POLE
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UD	UNDERDRAIN
WL	WATER LINE
WM	WATER METER

LEGEND

EXISTING		PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	NEW E.P.
EX. C & G	CURB AND GUTTER	
	TRANSITION	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	LOT LINE	
	RIGHT–OF–WAY	
	EASEMENT	
EX 8" WATER	WATER LINE	W 8" DIP WATER
EX. W/V	WATER VALVE	W
W	WATER REDUCER	W
W	WATER METER	W
S EX 8" S SAN	SANITARY SEWER	S
EX 15" RCP	STORM SEWER	15" STORM
CATV	CABLE TV	CATV
E	ELECTRIC SERVICE–UNDERGROUND	E
OHE	ELECTRIC SERVICE–OVERHEAD	OHE
OHT	OVERHEAD TELEPHONE	OHT
T	TELEPHONE SERVICE	T
G	GAS LINE	G
× 25.32	SPOT ELEVATION	00.00
ø	UTILITY POLE	ø
	GUY POLE	
	TRANSFORMER	T
	SIGN	
EX 8309	SANITARY SEWER IDENTIFIER	
EX 1901	STORM DRAIN IDENTIFIER	
	FIRE HYDRANT	
	STREET LIGHT	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	HANDICAP RAMP	
15" OAK	TREE	
	CONCRETE SIDEWALK	



VICINITY MAP
SCALE: 1" = 500'

WARDMAN PARK
SQUARE 2132; LOTS 830, 832, & 833
WASHINGTON, DC

PROJECT NARRATIVE:

THE PROJECT CONSISTS OF THE DEVELOPMENT OF A RESIDENTIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT WARDMAN PARK. THE SITE WILL BE SERVICED BY NEW WATER, FIRE PROTECTION, STORM DRAIN, AND SANITARY SEWER SERVICES.THE SITE WILL BE ACCESSIBLE FROM WOODLEY ROAD NW, CALVERT STREET NW, AND 24TH STREET NW.

CIVIL ENGINEER

BOWMAN CONSULTING GROUP DC PC
888 17TH STREET NW, SUITE 202
WASHINGTON, D.C. 20006
(202) 750–2474
ATTN: MATTHEW C. SENENMAN, P.E.

CIVIL DRAWING LIST - PUD:

DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES

THE JBG COMPANIES

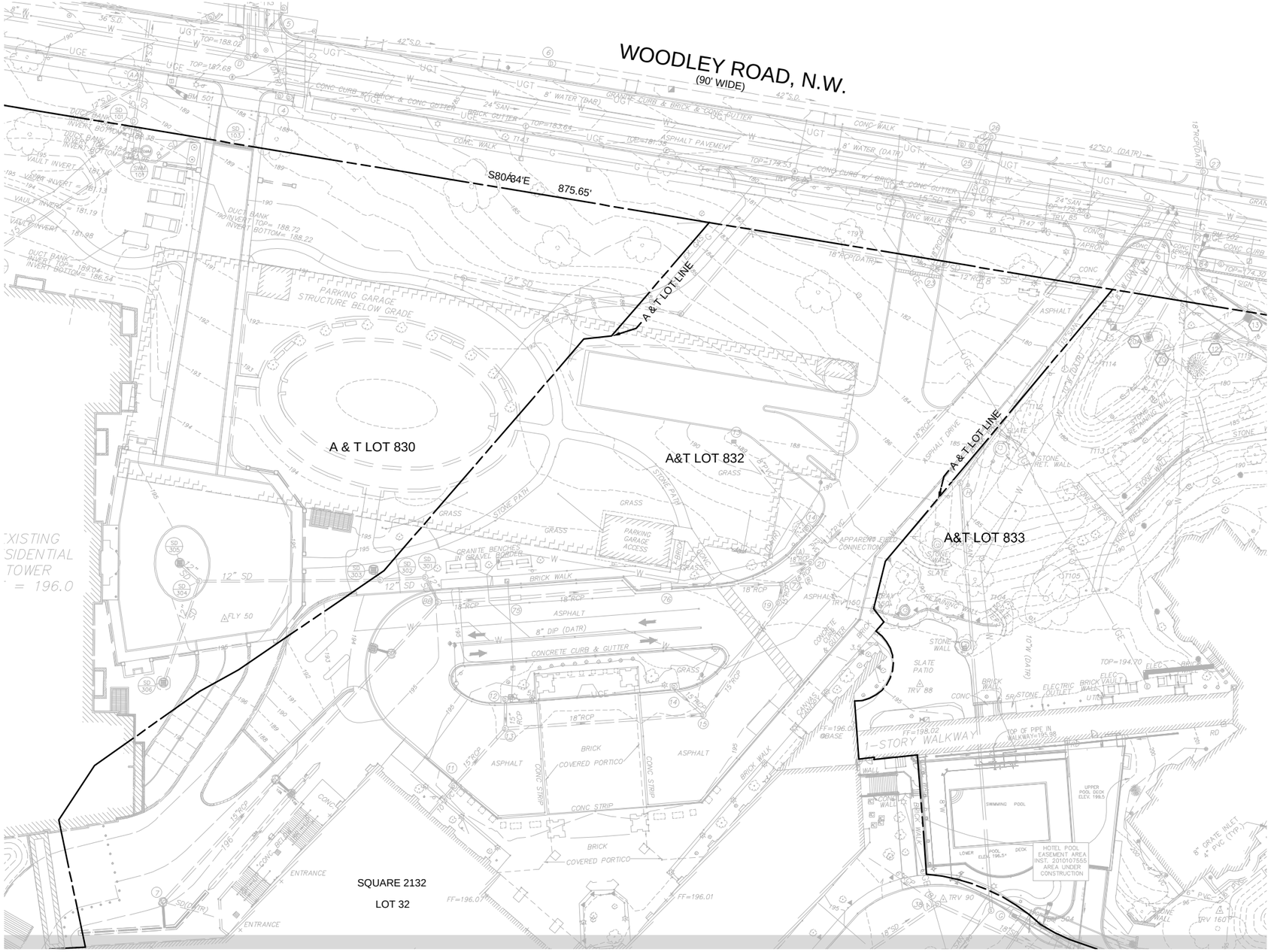
DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

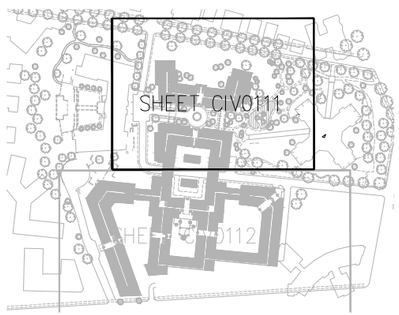
OVERALL EXISTING CONDITIONS PLAN

23 JUNE 2016

CIV0110



60 30 0
GRAPHIC SCALE
1" = 60'



KEYMAP
SCALE 1"=500'

CIV0111
PAGE

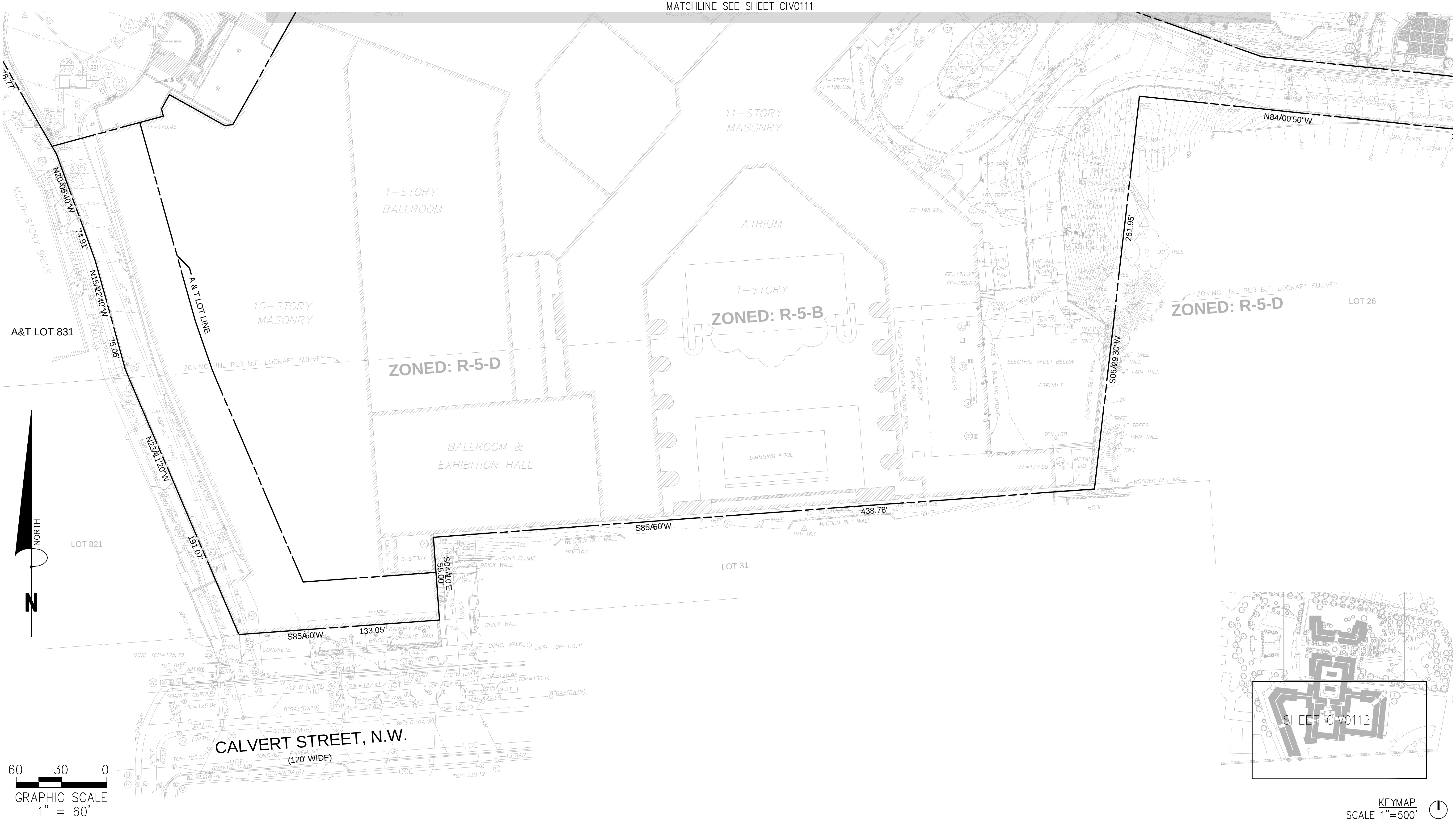
EXISTING CONDITIONS
(1 OF 2)
23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES

MATCHLINE SEE SHEET CIV0111



11-STORY MASONRY
1-STORY BALLROOM
10-STORY MASONRY
ATRIUM
1-STORY
ZONED: R-5-B
ZONED: R-5-D
ZONED: R-5-D
BALLROOM & EXHIBITION HALL
SWIMMING POOL
A & T LOT LINE
A&T LOT 831
LOT 821
LOT 31
LOT 26
N84°00'50"W
261.95'
S06°29'30"W
438.78'
S85°60'W
S04°10'E 55.00'
133.05'
S85°60'W
191.07'
N23°41'20"W
75.06'
N15°22'40"W
74.91'
N20°05'40"W
ZONING LINE PER B.F. LOCRAFT SURVEY
ELECTRIC VAULT BELOW
ASPHALT
MULTI-STORY BRICK
CALVERT STREET, N.W.
(120' WIDE)
NORTH
N
60 30 0
GRAPHIC SCALE
1" = 60'
SHEET CIV0112
KEYMAP
SCALE 1"=500'

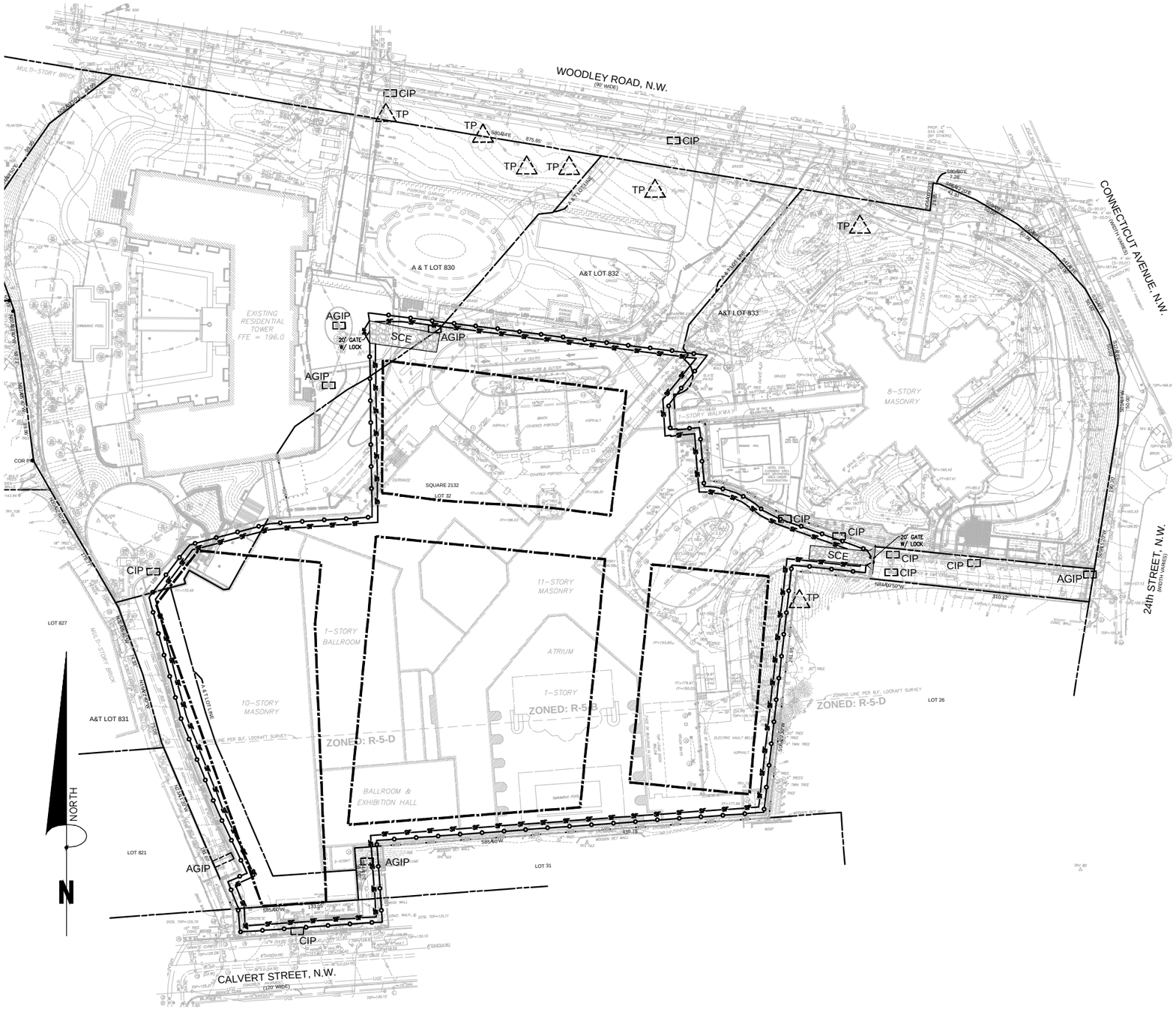
THE JBG COMPANIES

DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

EXISTING CONDITIONS (2 OF 2)

23 JUNE 2016



LEGEND

- CURB INLET PROTECTION — CIP
- AT GRADE INLET PROTECTION — AGIP
- STABILIZED CONSTRUCTION ENTRANCE — SCE
- SILT FENCE — SF — SF
- SAFETY FENCE (5' CHAIN LINK FENCE)
- TREE PROTECTION — TP
- LIMITS OF DISTURBANCE — LOD
- LIMITS OF EXCAVATION

SEDIMENT AND EROSION CONTROL NARRATIVE:

INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING SILT FENCE, INLET PROTECTION, TREE PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCE AT SITE. FOLLOWED BY 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: 307,080 SF (7.05 ACRES)
AREA TO BE DISTURBED: 338,908 SF (7.78 ACRES)

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE THE PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. 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 CIV0520 FOR SEDIMENT AND EROSION CONTROL DETAILS.
3. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
4. DISCONNECT UTILITIES AND RAZE BUILDING TO SURFACE.
5. 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:

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 CAPABLY 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.

SEDIMENT AND EROSION CONTROL NOTES:

1. 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.
2. 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.
3. 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.
4. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
5. 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.

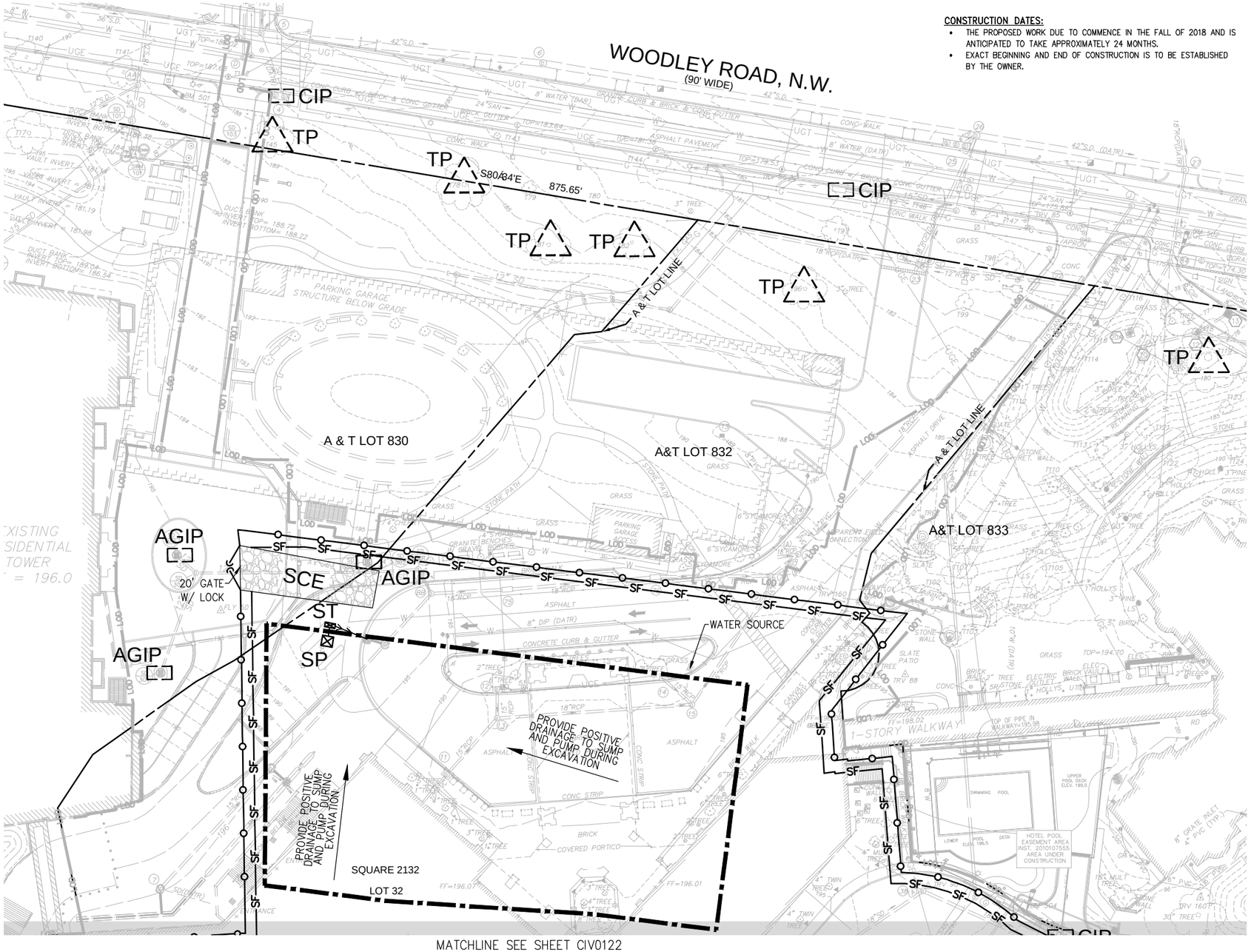
CONSTRUCTION DATES:

- THE PROPOSED WORK DUE TO COMMENCE IN THE FALL OF 2018 AND IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.
- EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

120 60 0
GRAPHIC SCALE
1" = 120'

DESIGN ARCHITECT: DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS

THE JBG COMPANIES



SEDIMENT AND EROSION CONTROL NARRATIVE:

INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING SILT FENCE, INLET PROTECTION, TREE PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCE AT SITE. FOLLOWED BY 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: 307,080 SF (7.05 ACRES)
AREA TO BE DISTURBED: 338,908 SF (7.78 ACRES)

CONSTRUCTION AND STABILIZATION SEQUENCE:

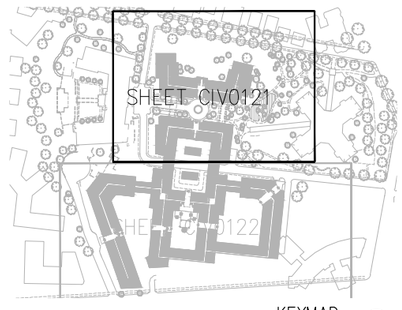
1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE THE PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. INSTALL SEDIMENT AND EROSION CONTROL MEASURES AS NEEDED INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, AND SILT FENCE AS INDICATED ON THIS SHEET. SEE SHEET CIV0520 FOR SEDIMENT AND EROSION CONTROL DETAILS.
3. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
4. DISCONNECT UTILITIES AND RAZE BUILDING TO SURFACE.
5. 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:

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 CAPABLY 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.

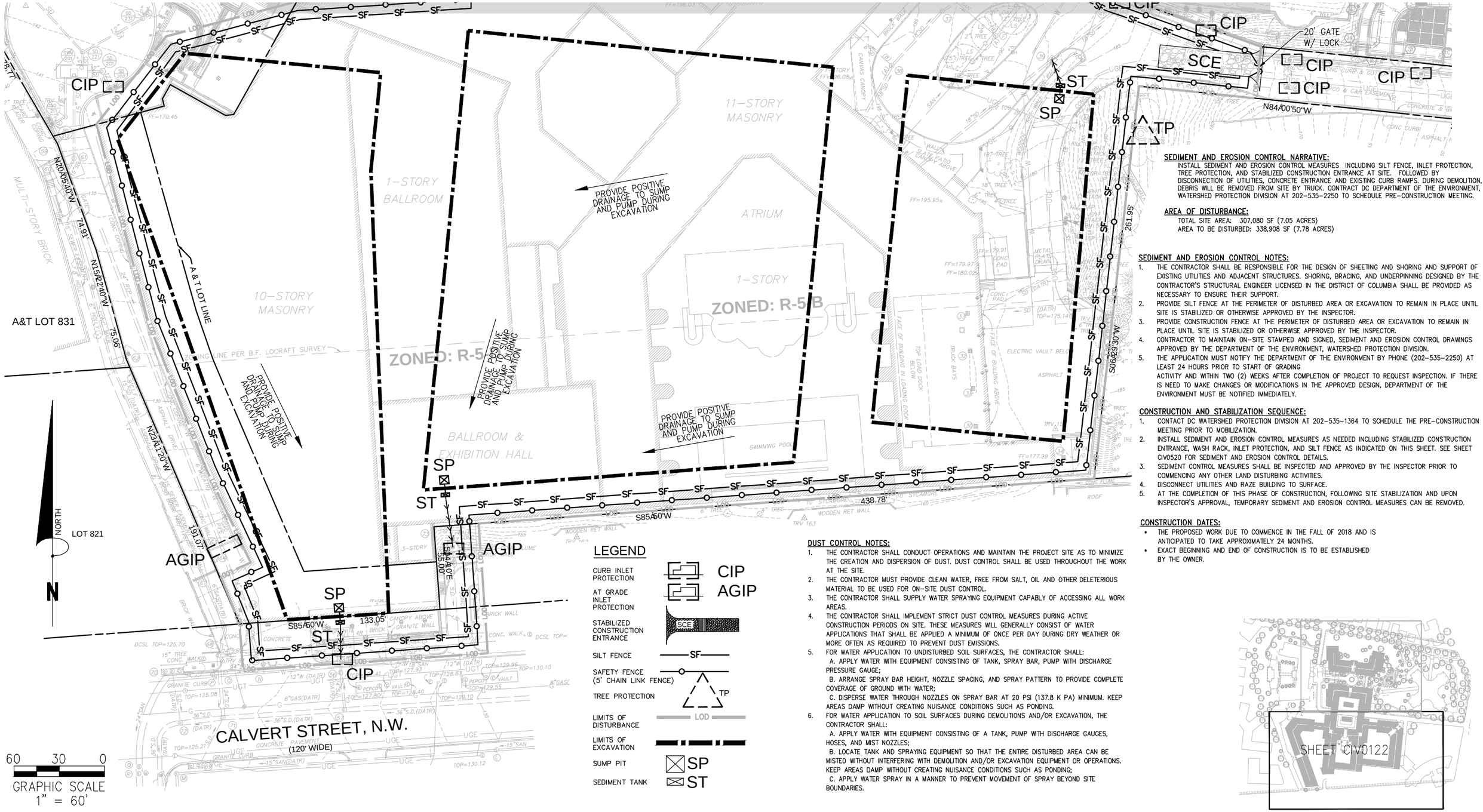
SEDIMENT AND EROSION CONTROL NOTES:

1. 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.
2. 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.
3. 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.
4. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
5. 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.



KEYMAP
SCALE 1"=500'

MATCHLINE SEE SHEET CIV0121



LEGEND

- CURB INLET PROTECTION — CIP
- AT GRADE INLET PROTECTION — AGIP
- STABILIZED CONSTRUCTION ENTRANCE — SCE
- SILT FENCE — SF
- SAFETY FENCE (5' CHAIN LINK FENCE)
- TREE PROTECTION — TP
- LIMITS OF DISTURBANCE — LOD
- LIMITS OF EXCAVATION
- SUMP PIT — SP
- SEDIMENT TANK — 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. FOLLOWED BY 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: 307,080 SF (7.05 ACRES)
AREA TO BE DISTURBED: 338,908 SF (7.78 ACRES)

SEDIMENT AND EROSION CONTROL NOTES:

1. 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.
2. 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.
3. 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.
4. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
5. 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 AND STABILIZATION SEQUENCE:

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE THE PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. 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 CIV0520 FOR SEDIMENT AND EROSION CONTROL DETAILS.
3. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
4. DISCONNECT UTILITIES AND RAZE BUILDING TO SURFACE.
5. 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.

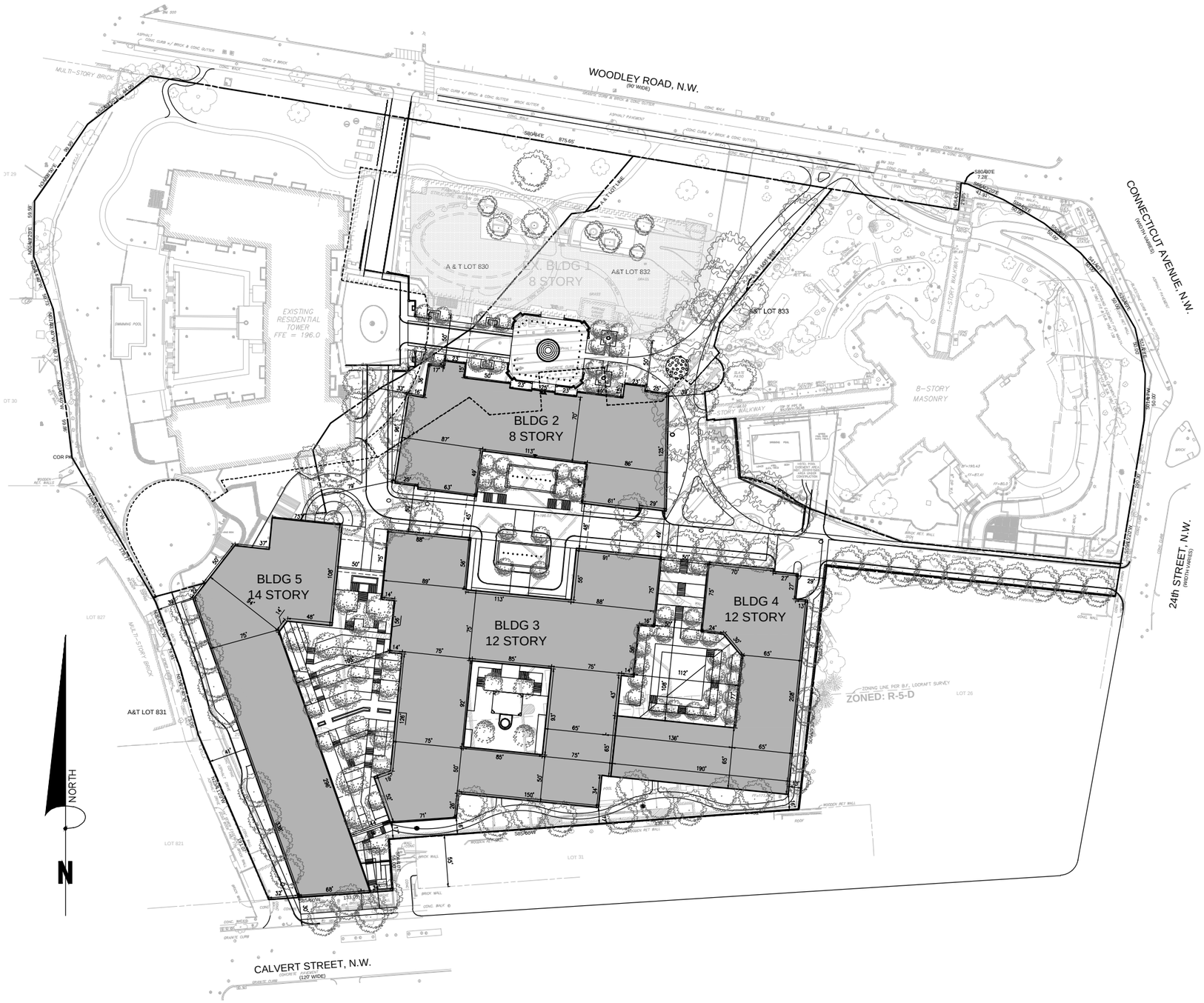
CONSTRUCTION DATES:

- THE PROPOSED WORK DUE TO COMMENCE IN THE FALL OF 2018 AND IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.
- EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

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 CAPABLY 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.

KEYMAP
SCALE 1"=500'



THE JBG COMPANIES

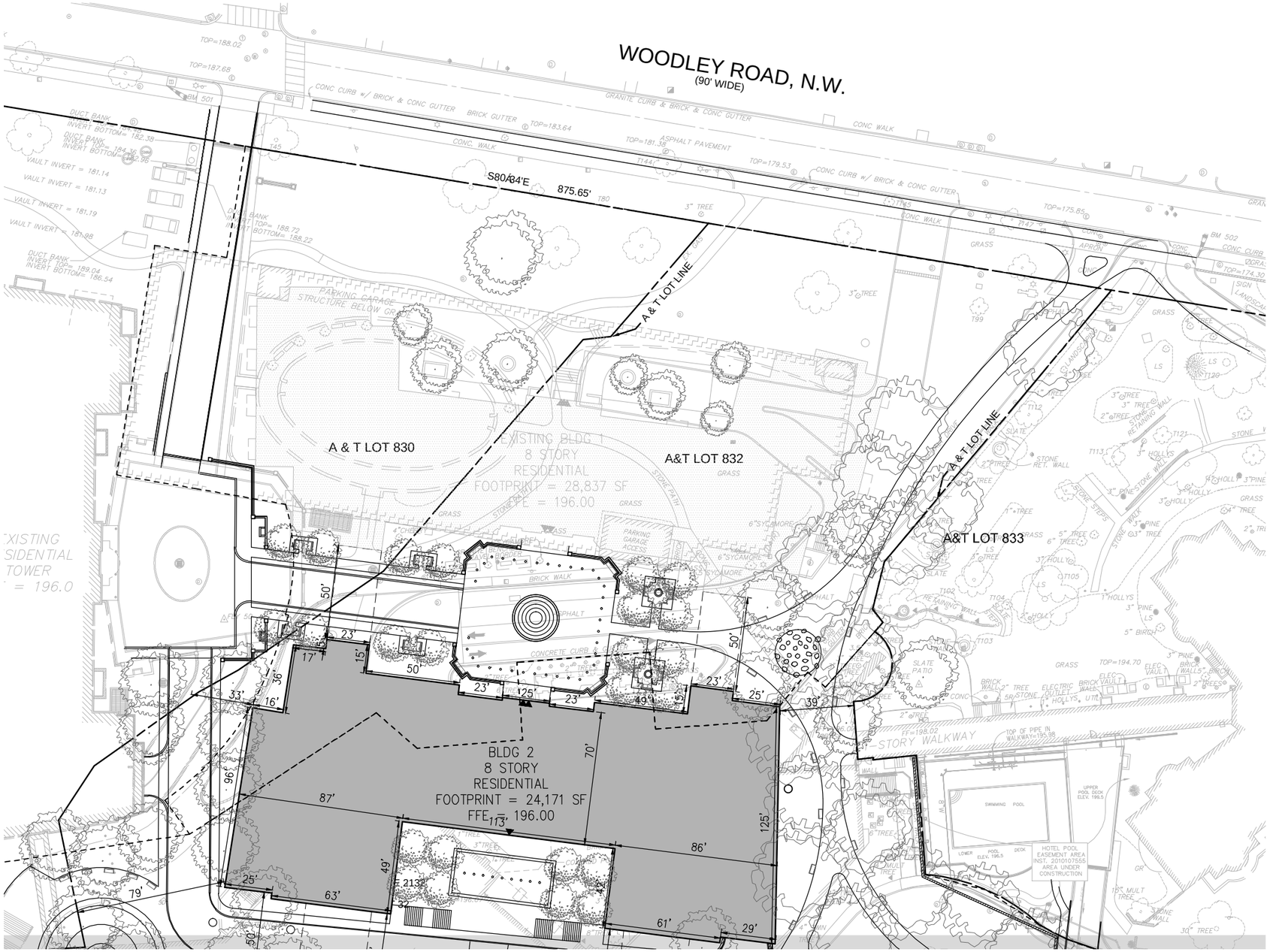
DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

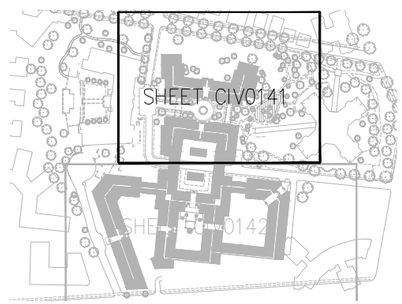
OVERALL SITE PLAN

23 JUNE 2016

CIV0140
PAGE



60 30 0
GRAPHIC SCALE
1" = 60'



KEYMAP
SCALE 1"=500'

MATCHLINE SEE SHEET CIV0141

BLDG 5
14 STORY
RESIDENTIAL
FOOTPRINT = 31,306 SF
FFE = 131.00

BLDG 3
12 STORY
RESIDENTIAL
FOOTPRINT = 47,068 SF
FFE = 186.00

BLDG 4
12 STORY
RESIDENTIAL
FOOTPRINT = 23,465 SF
FFE = 186.50

A&T LOT 831

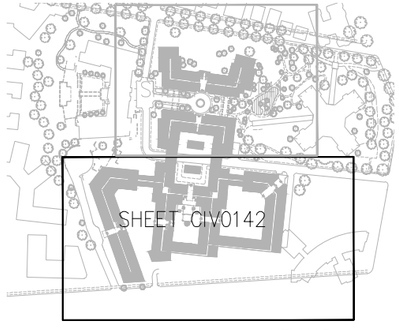
LOT 821

CALVERT STREET, N.W.
(120' WIDE)

N20°05'40"W 74.91'
N15°24'40"W 75.06'
N23°41'20"W 191.07'
N84°00'50"W 261.95'
S06°29'30"W
S85°50'W 438.78'
S85°50'W 133.05'
S04°40'E 55.00'

NORTH

60 30 0
GRAPHIC SCALE
1" = 60'



KEYMAP
SCALE 1"=500'

DESIGN ARCHITECT: DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS

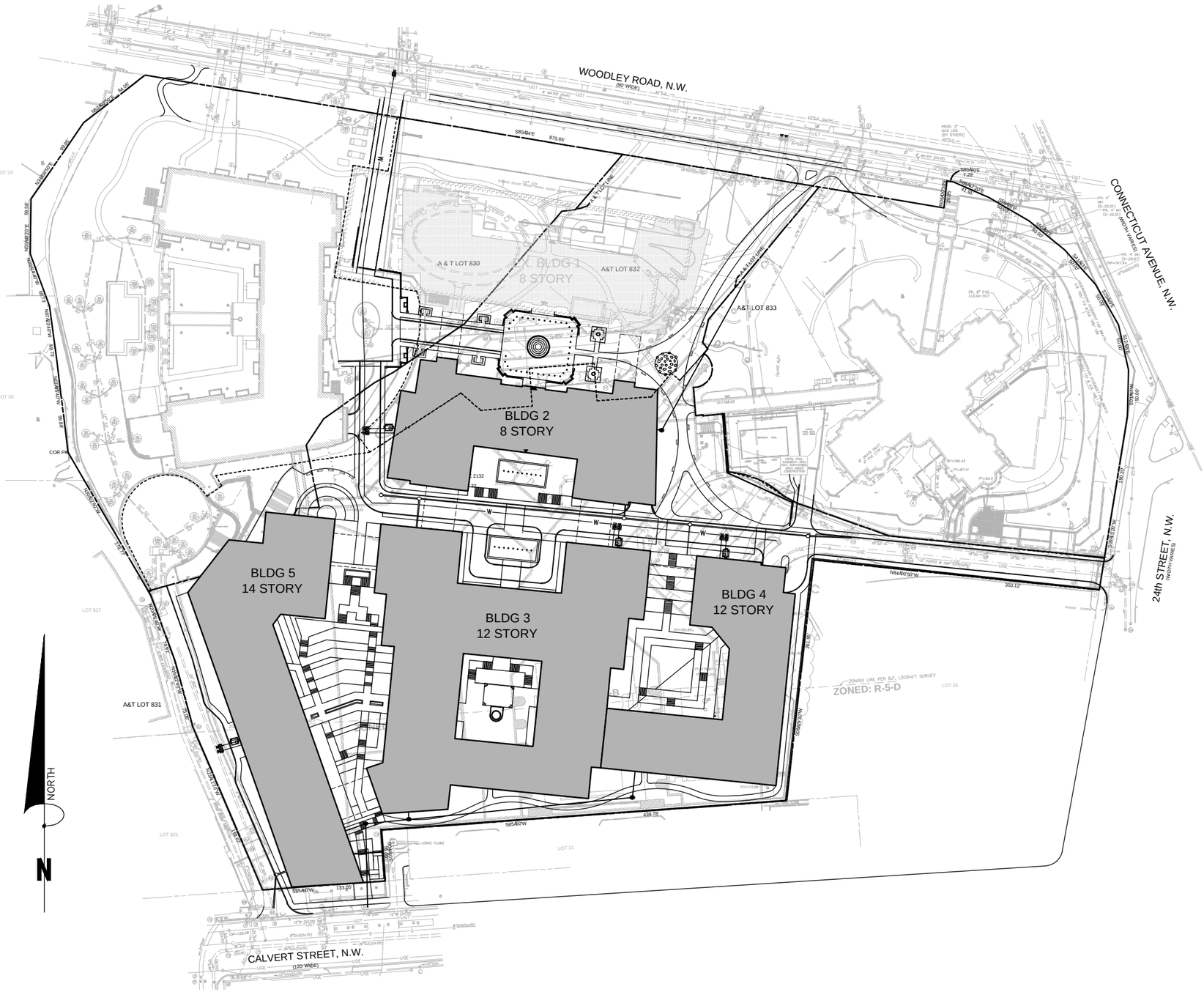
THE JBG COMPANIES

WARDMAN PARK
STAGE 1 PUD SUBMISSION

SITE PLAN (2 OF 2)

23 JUNE 2016

CIV0142
PAGE



WATER AND SEWER DEMAND:

WATER:

BLDG 2
(170 GPD PER UNIT X 151 UNITS) = 25,670 GPD

BLDG 3
(170 GPD PER UNIT X 511 UNITS) = 85,000 GPD

BLDG 4
(170 GPD PER UNIT X 271 UNITS) = 46,070 GPD

BLDG 5
(170 GPD PER UNIT X 346 UNITS) = 58,820 GPD

SEWER:
215,560 GPD = 0.33 CFS

NOTE:

DEMANDS ARE BASED ON AVERAGE WASTEWATER FLOW FACTOR PER WSSC PIPELINE DESIGN MANUAL OF 2008.

120 60 0
GRAPHIC SCALE
1" = 120'

CIV0150
PAGE

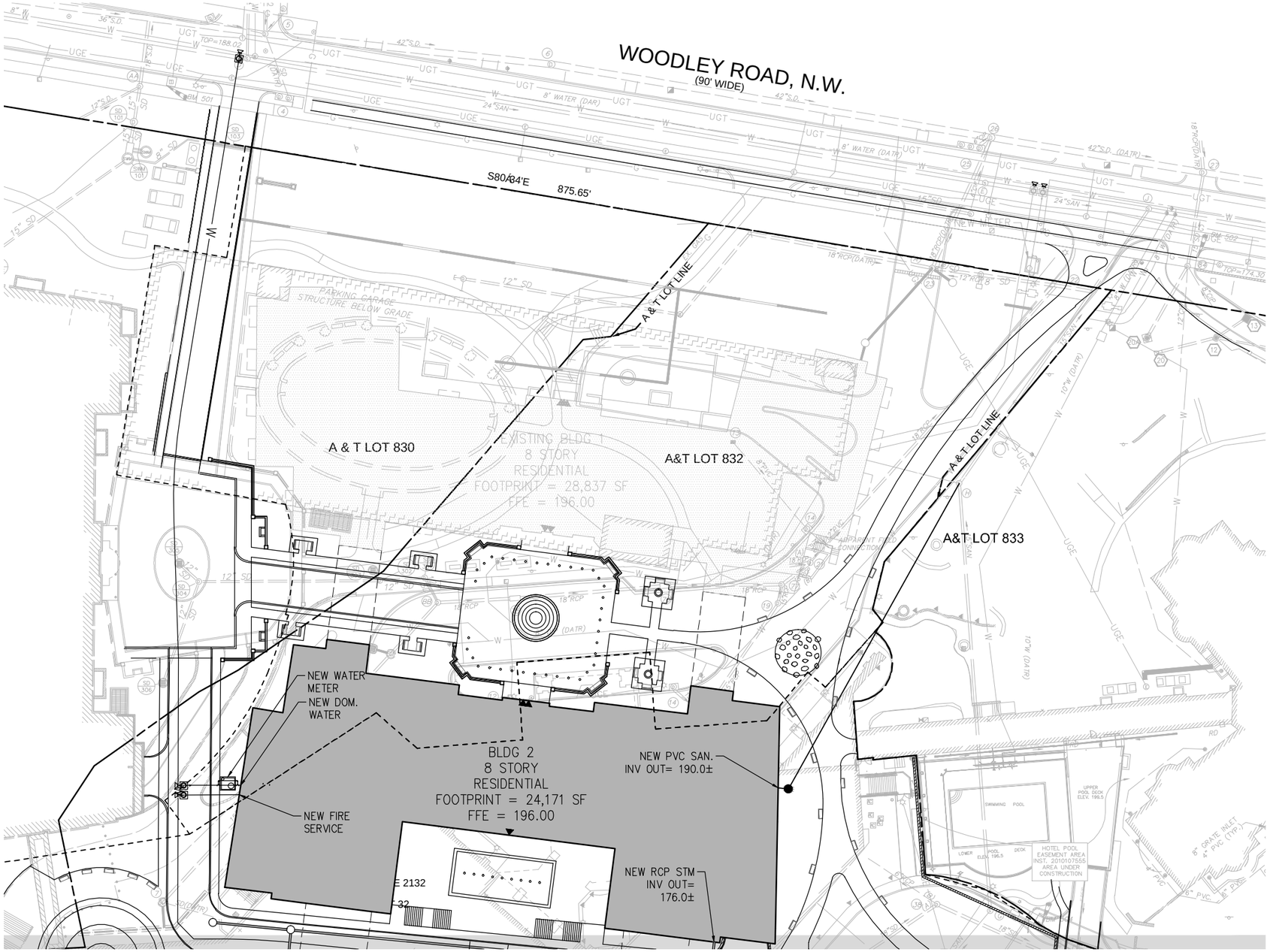
OVERALL UTILITY PLAN

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



60 30 0

GRAPHIC SCALE
1" = 60'

WATER AND SEWER DEMAND:

WATER:

BLDG 2
(170 GPD PER UNIT X 151 UNITS) = 25,670 GPD

BLDG 3
(170 GPD PER UNIT X 511 UNITS) = 85,000 GPD

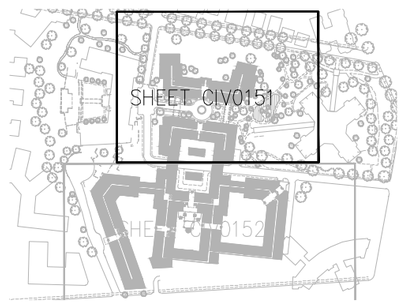
BLDG 4
(170 GPD PER UNIT X 271 UNITS) = 46,070 GPD

BLDG 5
(170 GPD PER UNIT X 346 UNITS) = 58,820 GPD

SEWER:
215,560 GPD = 0.33 CFS

NOTE:

DEMANDS ARE BASED ON AVERAGE WASTEWATER FLOW FACTOR PER WSSC PIPELINE DESIGN MANUAL OF 2008.



KEYMAP
SCALE 1"=500'

THE JBG COMPANIES

DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

UTILITY PLAN (1 OF 2)

23 JUNE 2016

CIV0151
PAGE

MATCHLINE SEE SHEET CIV0151

BLDG 5
14 STORY
RESIDENTIAL
FOOTPRINT = 31,306 SF
FFE = 131.00

BLDG 3
12 STORY
RESIDENTIAL
FOOTPRINT = 47,068 SF
FFE = 186.00

BLDG 4
12 STORY
RESIDENTIAL
FOOTPRINT = 23,465 SF
FFE = 186.50

NEW RCP STM
INV OUT=
182.0±

NEW WATER
METER
NEW FIRE
SERVICE

NEW DOM.
WATER

NEW FIRE
SERVICE
NEW WATER
METER
NEW DOM. WATER

NEW WATER
METER
NEW DOM.
WATER

NEW FIRE
SERVICE

NEW PVC SAN.
INV OUT=
150.2±

NEW PVC SAN.
INV OUT=
129.3±

NEW PVC
SAN.
INV OUT=
126.2±

NEW RCP STM
INV OUT=
124.1±

N84°00'50"W

261.95'

S06°29'30"W

438.78'

S85°50'W

S04°10'E
55.00'

133.05'

S85°50'W

N20°05'40"W
74.91'

N15°22'40"W
75.06'

N23°41'20"W
191.07'

A&T LOT 831

LOT 821

CALVERT STREET, N.W.
(120' WIDE)

NORTH

N

60 30 0
GRAPHIC SCALE
1" = 60'

WATER AND SEWER DEMAND:

WATER:

BLDG 2
(170 GPD PER UNIT X 151 UNITS) = 25,670 GPD

BLDG 3
(170 GPD PER UNIT X 511 UNITS) = 85,000 GPD

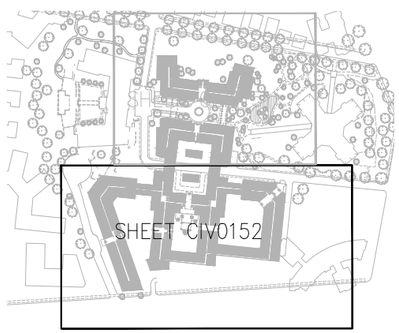
BLDG 4
(170 GPD PER UNIT X 271 UNITS) = 46,070 GPD

BLDG 5
(170 GPD PER UNIT X 346 UNITS) = 58,820 GPD

SEWER:
215,560 GPD = 0.33 CFS

NOTE:

DEMANDS ARE BASED ON AVERAGE WASTEWATER FLOW FACTOR PER WSSC PIPELINE DESIGN MANUAL OF 2008. ALL RETAIL IS ASSUMED TO BE RESTAURANT.



KEYMAP
SCALE 1"=500'

CIV0152
PAGE

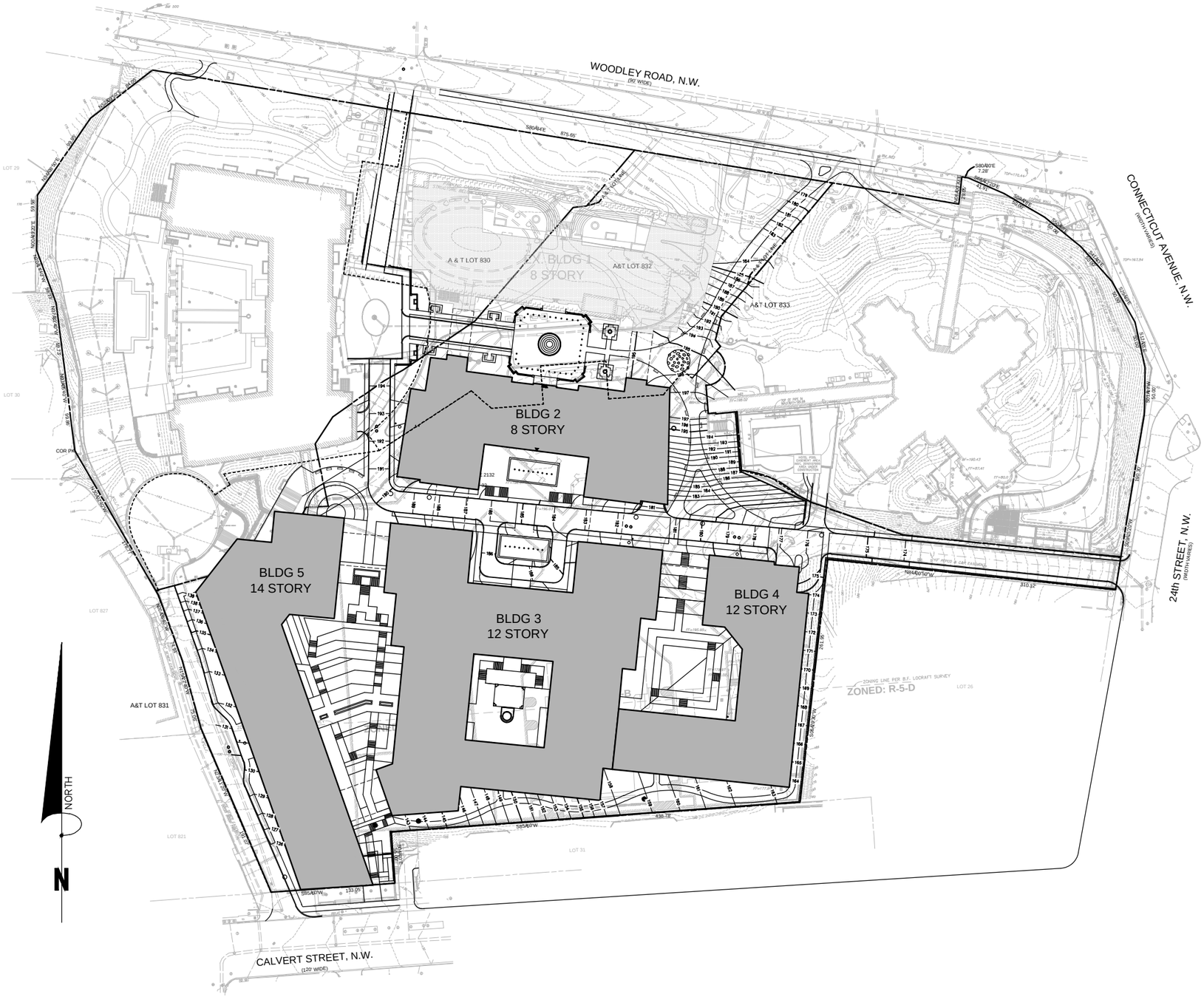
UTILITY PLAN (2 OF 2)

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

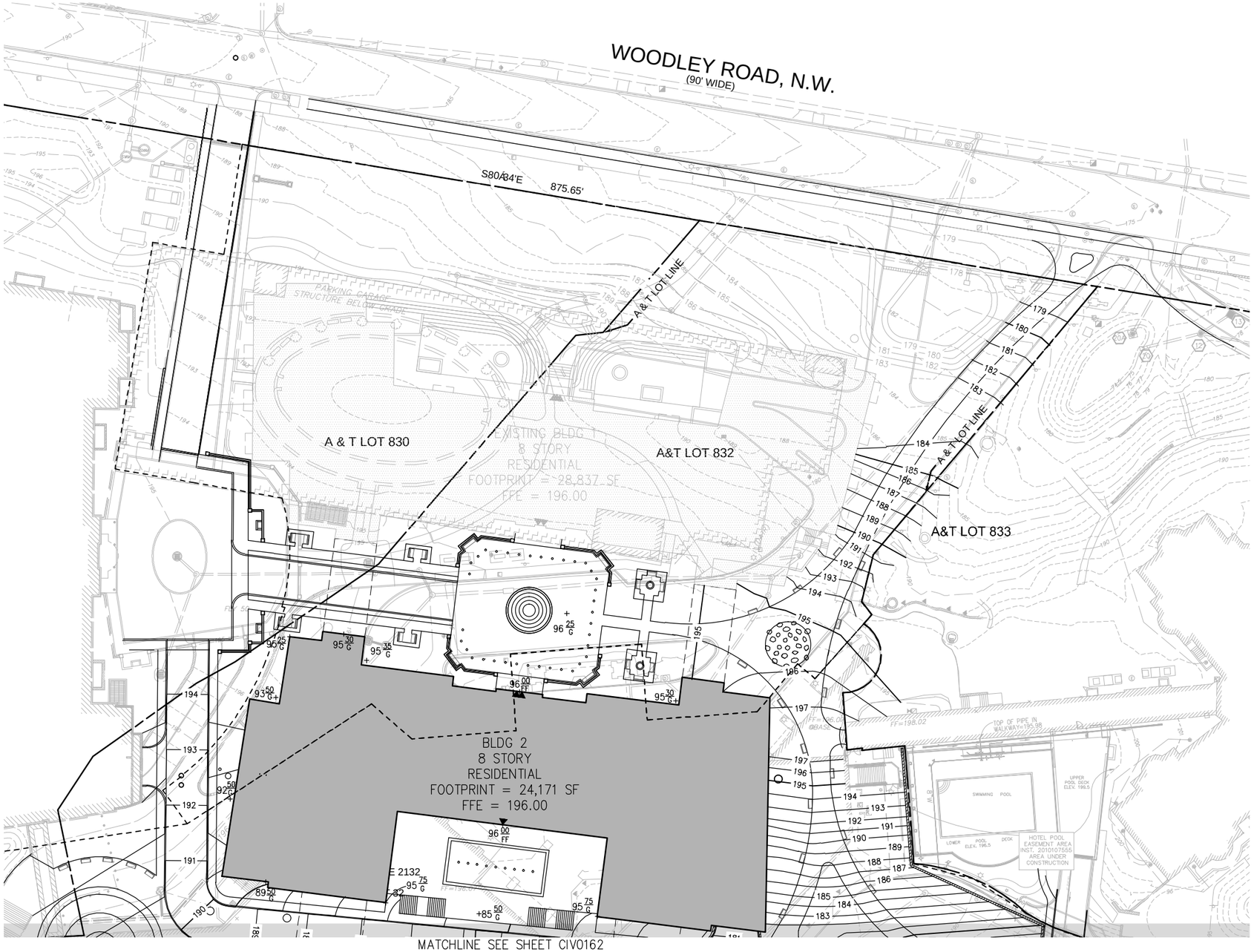
DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

OVERALL GRADING PLAN

23 JUNE 2016

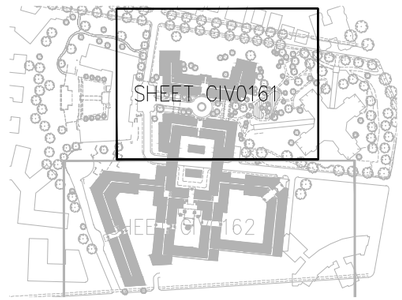
CIV0160
PAGE



SPOT SHOT LEGEND

XX$^{XX}_{FF}$+	FINISHED FLOOR SPOT
XX$^{XX}_{G}$+	GROUND SPOT
XX$^{XX}_{TC}$+	TOP OF CURB SPOT
XX$^{XX}_{BC}$+	BOTTOM OF CURB SPOT
XX$^{XX}_{TW}$+	TOP OF WALL SPOT
XX$^{XX}_{BW}$+	BOTTOM OF WALL SPOT
XX$^{XX}_{TS}$+	TOP OF STEPS SPOT
XX$^{XX}_{BS}$+	BOTTOM OF STEPS SPOT
XX$^{XX}_{MAT}$+	MATCH EXISTING SPOT

60 30 0
GRAPHIC SCALE
1" = 60'



KEYMAP
SCALE 1"=500'

CIV0161
PAGE

GRADING PLAN (1 OF 2)

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES

MATCHLINE SEE SHEET CIV0161

BLDG 5
14 STORY
RESIDENTIAL
FOOTPRINT = 31,306 SF
FFE = 131.00

BLDG 3
12 STORY
RESIDENTIAL
FOOTPRINT = 47,068 SF
FFE = 186.00

BLDG 4
12 STORY
RESIDENTIAL
FOOTPRINT = 23,465 SF
FFE = 186.50

A&T LOT 831

LOT 821

N20°05'40"W 74.91'

N15°22'40"W 75.06'

N23°41'20"W 191.07'

S85°50'W 133.05'

S04°40'E 55.00'

S85°50'W 438.78'

S06°29'30"W 261.95'

N84°00'50"W

CALVERT STREET, N.W.
(120' WIDE)

NORTH

GRAPHIC SCALE
1" = 60'
60 30 0

SPOT SHOT LEGEND

- XX FF+ FINISHED FLOOR SPOT
- XX G+ GROUND SPOT
- XX TC+ TOP OF CURB SPOT
- XX BC+ BOTTOM OF CURB SPOT
- XX TW+ TOP OF WALL SPOT
- XX BW+ BOTTOM OF WALL SPOT
- XX TS+ TOP OF STEPS SPOT
- XX BS+ BOTTOM OF STEPS SPOT
- XX MAT+ MATCH EXISTING SPOT

SHEET: CIV0162

KEYMAP
SCALE 1"=500'

THE JBG COMPANIES

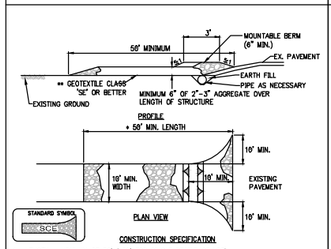
DESIGN ARCHITECT:	DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

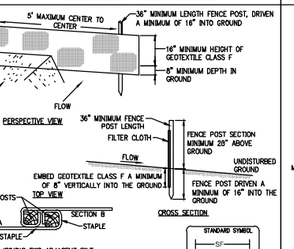
WARDMAN PARK
STAGE 1 PUD SUBMISSION

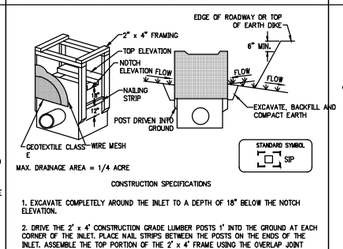
GRADING PLAN (2 OF 2)

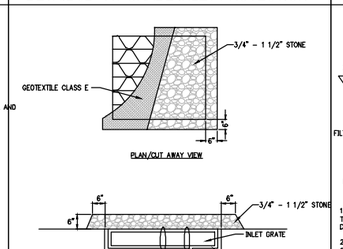
23 JUNE 2016

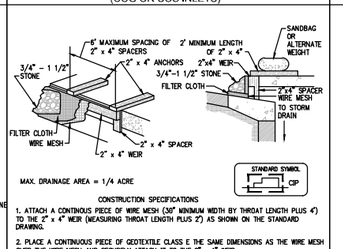
CIV0162
PAGE

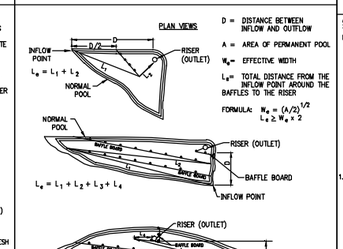


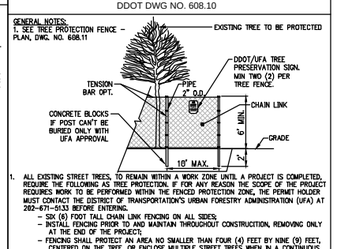


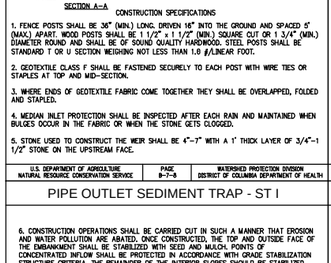


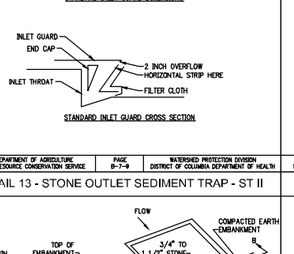


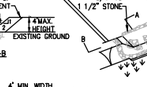


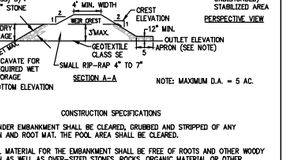


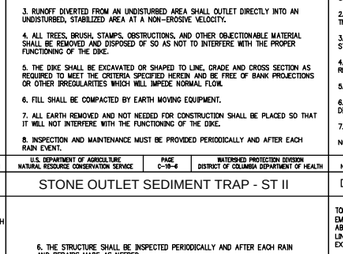


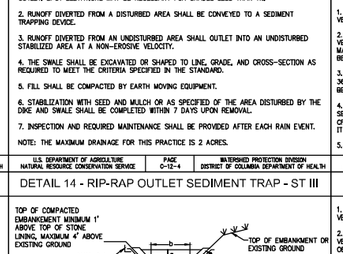


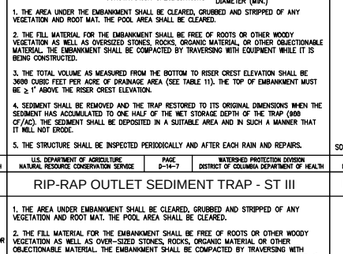


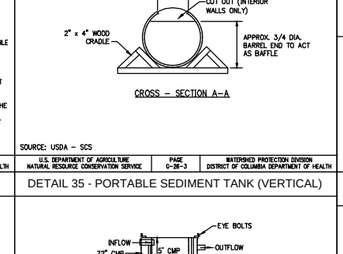


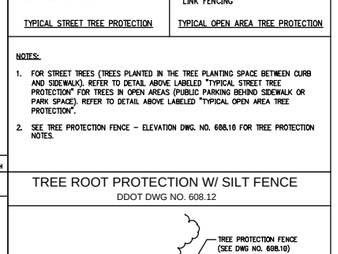












DETAIL 1 - STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATION

1. LENGTH – MINIMUM OF 50' (*30' FOR SINGLE RESIDENCE LOT).
2. WIDTH – 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. ** THE PLAN APPROVAL AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
4. STONE – CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" STONE OVER THE PIPE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO CONVEYED. A 6" MINIMUM WILL BE REQUIRED. THE MOUNTABLE BERM IS REQUIRED ON ALL SCEs NOT LOCATED AT A HIGH SPOT.
6. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE A-1-3	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 4 - SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16' MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" x 1 1/2" SQUARE (MIN.) CUT, OR 1 3/4" DIAMETER (MIN.) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.

2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F.

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: ASTM D-4595
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: ASTM D-4595
FLOW RATE	0.3 GAL/FT2/MINUTE (MAX.)	TEST: ASTM D-5141
FILTERING EFFICIENCY	75% (MIN.)	TEST: ASTM D-5141

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.

4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 30% OF THE FABRIC HEIGHT.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B-5-3	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 6A - STANDARD INLET PROTECTION

MAX. DRAINAGE AREA = 1/4 ACRE

CONSTRUCTION SPECIFICATIONS

1. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18" BELOW THE NOTCH ELEVATION.

2. DRIVE THE 2' x 4' CONSTRUCTION GRADE LUMBER POSTS 1' INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2' x 4' FRAME USING THE OVERLAP JOINT SHOWN ON DETAIL 6A. THE TOP OF THE FRAME (WEIR) MUST BE 6" BELOW ADJACENT ROADWAYS WHERE FLOODING AND SAFETY ISSUES MAY ARISE.

3. STRETCH THE 1/2" x 1/2" WIRE MESH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. THE ENDS MUST MEET AND OVERLAP AT A POST.

4. STRETCH THE GEOTEXTILE CLASS E TIGHTLY OVER THE WIRE MESH WITH THE GEOTEXTILE EXTENDING FROM THE TOP OF THE FRAME TO 18" BELOW THE INLET NOTCH ELEVATION. FASTEN THE GEOTEXTILE FIRMLY TO THE FRAME. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST, BE OVERLAPPED AND FOLDED THAN FASTENEND DOWN.

5. BACKFILL AROUND THE INLET IN COMPACTING 6" LAYERS UNTIL THE LAYER OF EARTH IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION ON THE SIDES.

6. IF THE INLET IS NOT IN A SUMP, CONSTRUCT A COMPACTED EARTH DIKE ACROSS THE DITCH LINE DIRECTLY BELOW IT. THE TOP OF THE EARTH DIKE SHOULD BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME.

7. THE STRUCTURE MUST BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND THE GEOTEXTILE REPLACED WHEN IT BECOMES CLOGGED.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B-7-5	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 6B - AT GRADE INLET PROTECTION

MAX. DRAINAGE AREA = 1/4 ACRE

CONSTRUCTION SPECIFICATIONS

1. LIFT GRATE AND WRAP WITH GEOTEXTILE CLASS E TO COMPLETELY COVER ALL OPENINGS, THEN SET GRATE BACK IN PLACE.

2. PLACE 3/4" TO 1 1/2" STONE. 4"-6" THICK ON THE GRATE TO SECURE THE FABRIC AND PROVIDE ADDITIONAL FILTRATION.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B-7-6	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 6C - CURB INLET PROTECTION (COG OR COS INLETS)

MAX. DRAINAGE AREA = 1/4 ACRE

CONSTRUCTION SPECIFICATIONS

1. ATTACH A CONTINOUS PIECE OF WIRE MESH (30" MINIMUM WIDTH BY THROAT LENGTH PLUS 4') TO THE 2" x 4" WEIR (MEASURING THROAT LENGTH PLUS 2') AS SHOWN ON THE STANDARD DRAWING.

2. PLACE A CONTINUOUS PIECE OF GEOTEXTILE CLASS E THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH IT TO THE 2" x 4" WEIR.

3. SECURELY NAIL THE 2" x 4" WEIR TO A 9" LONG VERTICAL SPACER TO BE LOCATE BETWEEN THE WEIR AND THE INLET FACE (MAX. 4' APART).

4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2' LENGTHS OF 2" x 4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS). THESE 2" x 4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.

5. THE ASSEMBLY SHALL BE PLACE SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.

6. FORM THE 1/2" x 1/2" WIRE MESH AND THE GEOTEXTILE FABRIC TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4" x 1 1/2" STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.

7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.

8. ASSURE THAT THE STORM FLOW DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT DIKE TO DIRECT THE FLOW TO THE INLET.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B-7-7	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 22 - SEDIMENT BASIN/TRAP BAFFLES

$L_e = L_1 + L_2$

$L_e = L_1 + L_2 + L_3 + L_4$

$L_e = L_1 + L_2 + L_3 + L_4$

D = DISTANCE BETWEEN INFLOW AND OUTFLOW

A = AREA OF PERMANENT POOL

W_e = EFFECTIVE WIDTH

L_e = TOTAL DISTANCE FROM THE INFLOW POINT AROUND THE BAFFLES TO THE RISER

FORMULA: $W_e = (A/2)^{1/2}$
$L_e \geq W_e \times 2$

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE D-15-32	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

TREE PROTECTION FENCE - ELEVATION

DDOT DWG NO. 608.10

GENERAL NOTES:
1. SEE TREE PROTECTION FENCE – PLAN, DWG. NO. 608.11

1. ALL EXISTING STREET TREES, TO REMAIN WITHIN A WORK ZONE UNTIL A PROJECT IS COMPLETED, REQUIRE THE FOLLOWING AS TREE PROTECTION. IF FOR ANY REASON THE SCOPE OF THE PROJECT REQUIRES WORK TO BE PERFORMED WITHIN THE FENCED PROTECTION ZONE, THE PERMIT HOLDER MUST CONTACT THE DISTRICT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION (UFA) AT 202-671-5133 BEFORE ENTERING.
   - SIX (6) FOOT TALL CHAIN LINK FENCING ON ALL SIDES;
   - INSTALL FENCING PRIOR TO AND MAINTAIN THROUGHOUT CONSTRUCITION, REMOVING ONLY AT THE END OF THE PROJECT;
   - FENCING SHALL PROTECT AN AREA NO SMALLER THAN FOUR (4) FEET BY NINE (9) FEET, CENTERED ON THE TREE, OR ENCLOSE MULTIPLE STREET TREES WHEN IN A CONTINUOUS, OPEN TREE PLANTING SPACE AND SITE ACCESS ALLOWS;
   - FENCING SHALL HAVE A VERTICAL AND HORIZONTAL SUPPORT RAILINGS TO DECREASE FLEXIBILITY AND PREVENT SAGGING;
   - FENCE POSTS SHALL BE ANCHORED IN THE GROUND TO PREVENT MOVEMENT AND PROVIDE A SECURE BARRIER; AND
   - A MINIMUM OF TWO (2) DDOT/UFA STANDARD TREE PRESERVATION SIGNS SHALL BE MOUNTED TO THE FENCE OF EACH ENCLOSED TREE PROTECTION AREA.
2. NO INSTALLATION OF SILT FENCE/SUPER SILT FENCE, TRENCHING, ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING/STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL, OR DEBRIS; DISPOSAL OF ANY MATERIALS SUCH AS CONCRETE, GAS, OIL, PAINT, OR BLACKTOP IS ALLOWED WITHIN THE FENCED TREE PROTECTION ZONE.
3. EXCAVATIONS WITHIN THE DRIPLINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS. THE DRIPLINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE.
4. NO ROOTS LARGER THAN TWO (2) INCHES IN DIAMETER ARE TO BE CUT WITHOUT UFA PERMISSION.
5. EXPOSED ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
6. TREES THAT ARE PROTECTED ARE TO BE WATERED EVERY TEN (10) DAYS FROM APRIL THROUGH SEPTEMBER.
7. SECTIONS 608.07–TREE PROTECTION AND REPLACEMENT AND 608.08–TREE ROOT PROTECTION OF THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES WILL APPLY SHOULD ANY DAMAGE OCCUR TO THE EXISTING STREET TREES.
8. ANY FINES RELATED TO DAMAGE TO A STREET TREE ON A JOB SITE SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER.
9. FOR ANY QUESTIONS, CALL DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133.

DETAIL 6D - MEDIAN INLET PROTECTION

CONSTRUCTION SPECIFICATIONS

1. FENCE POSTS SHALL BE 36" (MIN.) LONG. DRIVEN 16" INTO THE GROUND AND SPACED 5' (MAX.) APART. WOOD POSTS SHALL BE 1 1/2" x 1 1/2" (MIN.) SQUARE CUT OR 1 3/4" (MIN.) DIAMETER ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS SHALL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.0 #/LINEAR FOOT.

2. GEOTEXTILE CLASS F SHALL BE FASTENED SECURELY TO EACH POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED.

4. MEDIAN INLET PROTECTION SHALL BE INSPECTED AFTER EACH RAIN AND MAINTAINED WHEN BULGES OCCUR IN THE FABRIC OR WHEN THE STONE GETS CLOGGED.

5. STONE USED TO CONSTRUCT THE WEIR SHALL BE 4"-7" WITH A 1' THICK LAYER OF 3/4"-1 1/2" STONE ON THE UPSTREAM FACE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B-7-8	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 6E - AT GRADE INLET GUARD

* AT EACH INTERSECTION OF INLET PROTECTOR OVERLAP A MINIMUM OF 2"

STANDARD INLET GUARD ATTACHMENT METHOD

- THE TOP MEASUREMENT OF 7-1/2" IS SET TO PROVIDE A 2" EXTENTION FOR OVERFLOW WHILE AVOIDING BLOCKAGE OF THE MANHOLE COVER.
- MAKE A WATERTIGHT CONNECTION ALONG THE SIDES AND BOTTOM OF THE INLET GUARD WITH THE STREET AND CURB.

STANDARD INLET GUARD DIMENSIONS

STANDARD INLET GUARD CROSS SECTION

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B-7-9	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 9 - EARTH DIKE

	DIKE A	DIKE B
a–DIKE HEIGHT	18"	30"
b–DIKE WIDTH	24"	36"
c–FLOW WIDTH	4'	6'
d–FLOW DEPTH	12"	24"

1. SEED AND COVER WITH STRAW MULCH.
2. SEED AND COVER WITH SOIL STABILIZATION MATTING OR LINE WITH SOD.
3. 4"-7" STONE OR RECYCLED CONCRETE EQUIVALENT PRESSED INTO THE SOIL 7" MINIMUM.

CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY EARTH DIKES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%.

2. RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.

3. RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED, STABILIZED AREA AT A NON-EROSIVE VELOCITY.

4. ALL TREES, BRUSH, STAMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIKE.

5. THE DIKE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.

6. FILL SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.

7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIKE.

8. INSPECTION AND MAINTENANCE MUST BE PROVIDED PERIODICALLY AND AFTER EACH RAIN EVENT.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE C-10-6	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 11 - PERIMETER DIKE / SWALE

STABILIZATION
PD/S-1 SEED AND MULCH (DRAINAGE ≤ 1 ACRE)
PD/S-2 SEED AND COVER WITH SOIL STABILIZATION MATTING OR LINE WITH SOD (DRAINAGE BETWEEN 1 AND 2 ACRES)

STANDARD SYMBOL
PD/S-1
⇒ ⇒ ⇒

CONSTRUCTION SPECIFICATIONS

1. ALL PERIMETER DIKE/SWALES SHALL HAVE AN UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%.

2. RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.

3. RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED STABILIZED AREA AT A NON-EROSIVE VELOCITY.

4. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS-SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED IN THE STANDARD.

5. FILL SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.

6. STABILIZATION WITH SEED AND MULCH OR AS SPECIFIED OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE COMPLETED WITHIN 7 DAYS UPON REMOVAL.

7. INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

NOTE: THE MAXIMUM DRAINAGE FOR THIS PRACTICE IS 2 ACRES.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE C-12-4	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 12 - PIPE OUTLET SEDIMENT TRAP - ST I

PERSPECTIVE VIEW

EMBANKMENT SECTION THROUGH RISER

NOTE: RISER EMBEDDED 9" INTO CONCRETE OR 1/4" STEEL PLATE ATTACHED TO RISER WITH A CONTINUOUS WELD ON BOTTOM AND 2' OF STONE PLACED ON STEEL PLATE TWICE THE RISER DIAMETER (MIN.)

CONSTRUCTION SPECIFICATIONS

1. THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.

2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.

3. THE TOTAL VOLUME AS MEASURED FROM THE BOTTOM TO RISER CREST ELEVATION SHALL BE 3600 CUBIC FEET PER ACRE OF DRAINAGE AREA (SEE TABLE 11). THE TOP OF EMBANKMENT MUST BE ≥ 1' ABOVE THE RISER CREST ELEVATION.

4. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF OF THE WET STORAGE DEPTH OF THE TRAP (900 CF/AC). THE SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

5. THE STRUCTURE SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND REPAIRS.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE D-14-7	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 34 - PORTABLE SEDIMENT TANK (HORIZONTAL)

ELEVATION

CROSS – SECTION A–A

SOURCE: USDA – SCS

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE G-26-3	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

TREE ROOT PROTECTION FENCE - PLAN VIEW

DDOT DWG NO. 608.11

TYPICAL STREET TREE PROTECTION

TYPICAL OPEN AREA TREE PROTECTION

NOTES:

1. FOR STREET TREES (TREES PLANTED IN THE TREE PLANTING SPACE BETWEEN CURB AND SIDEWALK). REFER TO DETAIL ABOVE LABELED "TYPICAL STREET TREE PROTECTION" FOR TREES IN OPEN AREAS (PUBLIC PARKING BEHIND SIDEWALK OR PARK SPACE). REFER TO DETAIL ABOVE LABELED "TYPICAL OPEN AREA TREE PROTECTION".

2. SEE TREE PROTECTION FENCE – ELEVATION DWG. NO. 608.10 FOR TREE PROTECTION NOTES.

PIPE OUTLET SEDIMENT TRAP - ST I

6. CONSTRUCTION OPERATIONS SHALL BE CARRIED CUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE ABATED. ONCE CONSTRUCTED, THE TOP AND OUTSIDE FACE OF THE EMBANKMENT SHALL BE STABILIZED WITH SEED AND MULCH. POINTS OF CONCENTRATED INFLOW SHALL BE PROTECTED IN ACCORDANCE WITH GRADE STABILIZATION STRUCTURE CRITERIA. THE REMAINDER OF THE INTERIOR SLOPES SHOULD BE STABILIZED (ONE TIME) WITH SEED AND MULCH UPON TRAP COMPLETION AND MONITORED AND MAINTAINED EROSION FREE USING THE LIFE OF THE TRAP.

7. THE STRUCTURE SHALL BE REMOVED AND AREA STABLIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

8. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.

9. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.

10. ABOVE THE WET STORAGE ELEVATION, THE RISER SHALL BE PERFORATED WITH 1/2" WIDE BY 6" LONG SLITS OR 1" DIAMETER HOLES SPACED 6" VERTICALLY AND HORIZONTALLY. NO PERFORATIONS WILL BE ALLOWED WITHIN 6" OF THE HORIZONTAL BARREL.

11. THE RISER SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH (WIRE) THEN WRAPPED WITH GEOTEXTILE CLASS E. THE FILTER CLOTH SHALL EXTEND 6" ABOVE THE HIGHEST SLIT AND 6" BELOW THE LOWEST SLIT. WHERE ENDS OF FILTER CLOTH COME TOGETHER, ,THEY SHALL BE OVERLAPPED, FOLDED AND FASTENED TO PREVENT BYPASS. FILTER CLOTH SHALL BE REPLACED AS NECESSARY TO PREVENT CLOGGING.

12. STRAPS OR CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.

13. FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE HAND COMPACTED IN 4" LAYERS. A MINIMUM OF 2' OF HAND-COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.

14. THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. CONCRETE BASES SHALL BE AT LEAST TWICE THE RISER DIAMETER, 1/4" MINIMUM THICKNESS AND ATTACHED TO THE BOTTOM OF THE RISER BY A CONTINUOUS WELD TO FORM A WATERTIGHT CONNECTION. THEN PLACE 2' OF STONE, GRAVEL OR TAMPED EARTH ON THE PLATE.

15. ANTI SEEP COLLARS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS (REF. TABLE 18 AND DETAILS 17 AND 18).

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE D-14-8	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 13 - STONE OUTLET SEDIMENT TRAP - ST II

NOTE: MAXIMUM D.A. = 5 AC.

CONSTRUCTION SPECIFICATIONS

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.

2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.

3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.

4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIP-RAP 4" TO 7" IN SIZE WITH A 1" THICK LAYER OF 3/4" TO 1 1/2" WASHED AGGREGATE PLACED ON THE UPSTREAM FACE OF THE OUTLET. STONE FACING SHALL BE AS NECESSARY TO PREVENT CLOGGING. GEOTEXTILE CLASS SE MAY BE SUBSTITUTED FOR THE STONE FACING BY PLACING IT ON THE INSIDE FACE OF THE STONE OUTLET.

5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF OF THE WET STORAGE DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE D-14-11	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

STONE OUTLET SEDIMENT TRAP - ST II

6. THE STRUCTURE SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

7. CONSTRUCTION OF TRAPS SHALL BE CARRIED OUT IN SUCH A MANNER THAT SEDIMENT POLLUTION IS ABATED. ONCE CONSTRUCTED, THE TOP AND OUTSIDE FACE OF THE EMBANKMENT SHALL BE STABILIZED WITH SEED AND MULCH. POINTS OF CONCENTRATION INFLOW SHALL BE PROTECTED IN ACCORDANCE WITH GRADE STABILIZATION STRUCTURE CRITERIA. THE REMAINDER OF THE INTERIOR SLOPES SHOULD BE STABILIZED (ONE TIME) WITH SEED AND MULCH UPON TRAP COMPLETION AND MONITORED AND MAINTAINED EROSION FREE DURING THE LIFE OF THE TOP.

8. THE STRUCTURE SHALL BE DEWATERED BY APPROVED METHODS. REMOVED AND THE AREA STABLIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

9. REFER TO SECTION G FOR SPECIFICATIONS CONCERNING TRAP DEWATERING.

10. MINIMUM TRAP DEPTH SHALL BE MEASURED FROM THE WEIR ELEVATION.

11. THE ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO THE TRAP MUST EQUAL OR EXCEED THE ELEVATION OF THE TRAP EMBANKMENT.

12. GEOTEXTILE CLASS SE SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO THE PLACEMENT OF STONE. SECTIONS OF FILTER CLOTH MUST OVERLAP AT LEAST 1' WITH THE SECTION NEAREST THE ENTRANCE PLACED ON TOP. THE FILTER CLOTH SHALL BE EMBEDDED AT LEAST 6" INTO EXISTING GROUND AT THE ENTRANCE OF THE OUTLET CHANNEL.

13. OUTLET – AN OUTLET SHALL BE PROVIDED, INCLUDING A MEANS OF CONVEYING THE DISCHARGE IN AN EROSION FREE MANNER TO AN EXISTING STABLE CHANNEL.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE D-14-12	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 14 - RIP-RAP OUTLET SEDIMENT TRAP - ST III

CROSS SECTION

PROFILE

PERSPECTIVE VIEW

NOTE: MAXIMUM DRAINAGE AREA = 10 AC.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B-14-15	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

RIP-RAP OUTLET SEDIMENT TRAP - ST III

1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.

2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE 4', MEASURED AT CENTERLINE OF EMBANKMENT.

3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.

4. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF TRAP EMBANKMENT.

5. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME MEASURED FROM TOP OF EXCAVATION. (FOR STORAGE REQUIREMENTS SEE TABLE 12).

6. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTION OF FABRIC MUST OVERLAP AT LEAST 1' WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST 6" INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.

7. STONE USED IN THE OUTLET CHANNEL SHALL BE 4" – 12" PLACED 18" THICK.

8. OUTLET – AN OUTLET SHALL BE PROVIDED, WHICH INCLUDES A MEANS OF CONVEYING THE DISCHARGE IN AN EROSION FREE MANNER TO AN EXISTING STABLE CHANNEL. PROTECTION AGAINST SCOUR AT THE DISCHARGE END SHALL BE PROVIDED AS NECESSARY.

9. OUTLET CHANNEL MUST HAVE POSITIVE DRAINAGE FROM THE TRAP.

10. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/4 OF THE WET STORAGE DEPTH OF THE TRAP (1350 cf/ac). REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

11. THE STRUCTURE SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND REPAIRED AS NEEDED.

12. CONSTRUCTION OF TRAPS SHALL BE CARRIED OUT IN SUCH A MANNER THAT SEDIMENT POLLUTION IS ABATED. ONCE CONSTRUCTED, THE TOP AND OUTSIDE FACE OF THE EMBANKMENT SHALL BE STABILIZED WITH SEED MULCH. POINTS OF CONCENTRATED INFLOW SHALL BE PROTECTED IN ACCORDANCE WITH GRADE STABILIZATION STRUCTURE CRITERIA. THE REMAINDER OF THE INTERIOR SLOPES SHOULD BE STABILIZED (ONE TIME) WITH SEED AND MULCH UPON TRAP COMPLETION AND MONITORED AND MAINTAINED EROSION FREE DURING THE LIFE OF THE TRAP.

13. THE STRUCTURE SHALL BE DEWATERED BY APPROVED METHODS, REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B-14-16	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 35 - PORTABLE SEDIMENT TANK (VERTICAL)

ELEVATION

PLAN VIEW

STANDARD SYMBOL
☒ PST

CONSTRUCTION SPECIFICATIONS

1. THE FOLLOWING FORMULA SHOULD BE USED IN DETERMINING THE STORAGE VOLUME OF THE SEDIMENT TANK: 1 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY.

2. AN EXAMPLE OF A TYPICAL SEDIMENT TANK IS SHOWN ABOVE. OTHER CONTAINER DESIGNS CAN BE USED IF THE STORAGE VOLUME IS ADEQUATE AND APPROVAL IS OBTAINED FROM THE LOCAL APPROVING AGENCY.

3. TANKS MAY BE CONNECTED IN SERIES.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE G-26-4	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

TREE ROOT PROTECTION W/ SILT FENCE

DDOT DWG NO. 608.12

NOTES:
1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENSAR ROADRAIN RD7) OR APPROVED EQUIVALENT.
2. ROOT PROTECTION MATTING SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. MATTING SHALL BE PLACED ON 6" WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH STEEL PLATES.

THE JBG COMPANIES

DESIGN ARCHITECT: DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

EROSION AND SEDIMENT
CONTROL DETAILS
23 JUNE 2016

CIV0520
PAGE

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 CAPABLY 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 SWEPT 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 G), 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, SOD, ASHES, CINDERS, GLASS, PLASTER, ORGAINIC 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 11/2 " 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.

   NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE WATERHED PROTECTION AGENCY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

   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 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 VIRGINA.

      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.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD- V A, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

STANDARDS AND SPECIFICATIONS FOR VEHICLE WASH RACK:

DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRAIGE 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.

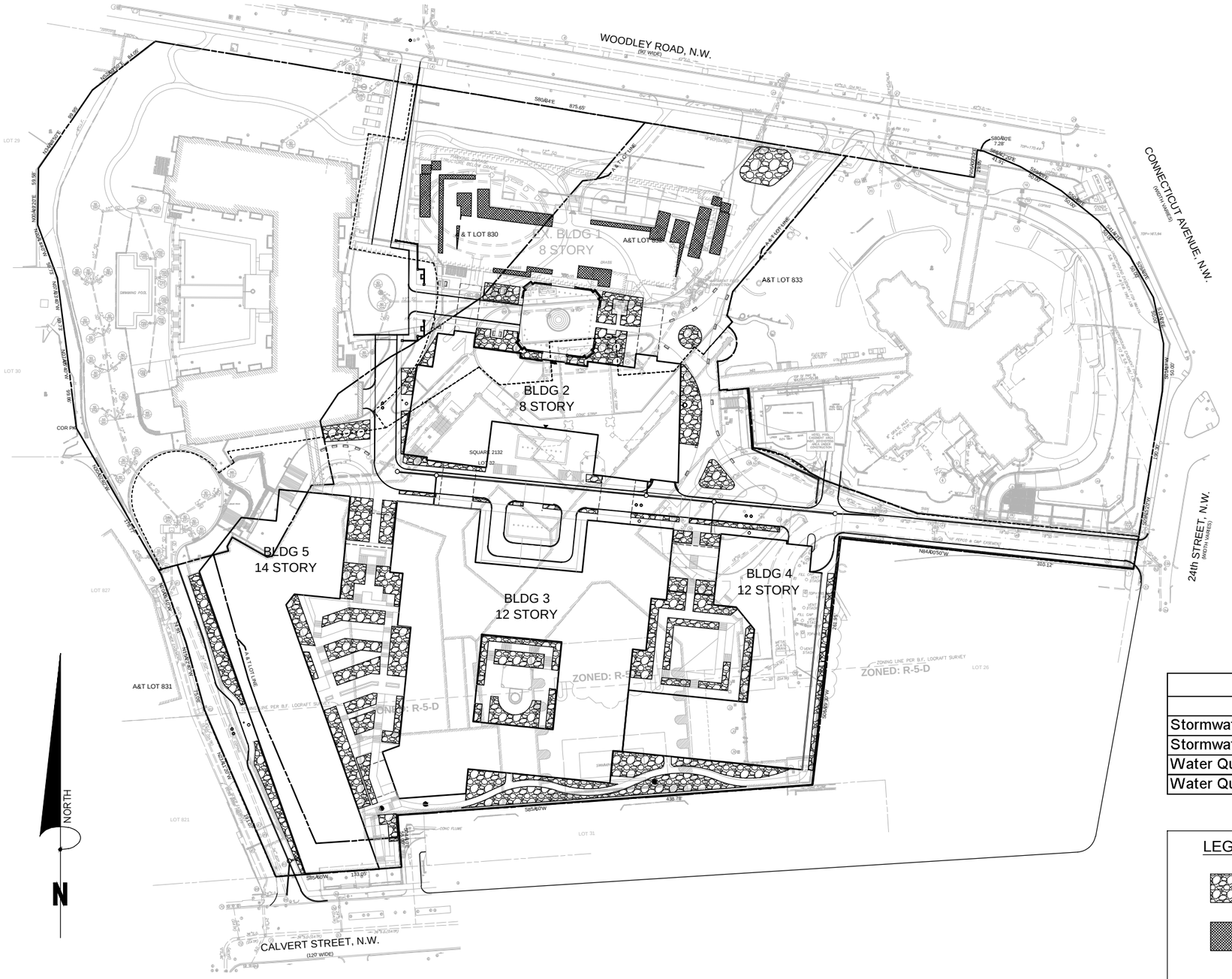
1.

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

2. 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 CROSS 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.



STORMWATER MANAGEMENT NARRATIVE:

CONCEPTUAL STORMWATER MANAGEMENT PROVIDED FOR PUD REVIEW ONLY. 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 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.

NOTE:

BIORETENTION IS SHOWN TO SATISFY THE STORMWATER REQUIREMENTS CONCEPTUALLY. UPON FINAL ENGINEERING OTHER FACILITIES AND METHODS SUCH AS GREEN ROOF MAY BE USED IN LIEU OF SOME OF THE BIORETENTION AS SHOWN.

Indicate Post-Development Land Cover	
	Major Land Disturbing
Cover Type	**Area (square feet)**
Natural Cover	0
Compacted Cover	72,697
Impervious Cover	270,694
BMP	67,689
Site Total	411,080
Retention Standard for SWRv (inches)	1.2

SWRv and WQTv Summary	
	Site Development
Stormwater Retention Volume, SWRv (cubic feet)	**33,964**
Stormwater Retention Volume, SWRv (gallons)	**254,049**
Water Quality Treatment Volume, WQTv (cubic feet)	**NA**
Water Quality Treatment Volume, WQTv (gallons)	**NA**

LEGEND:

BIORETENTION AREA

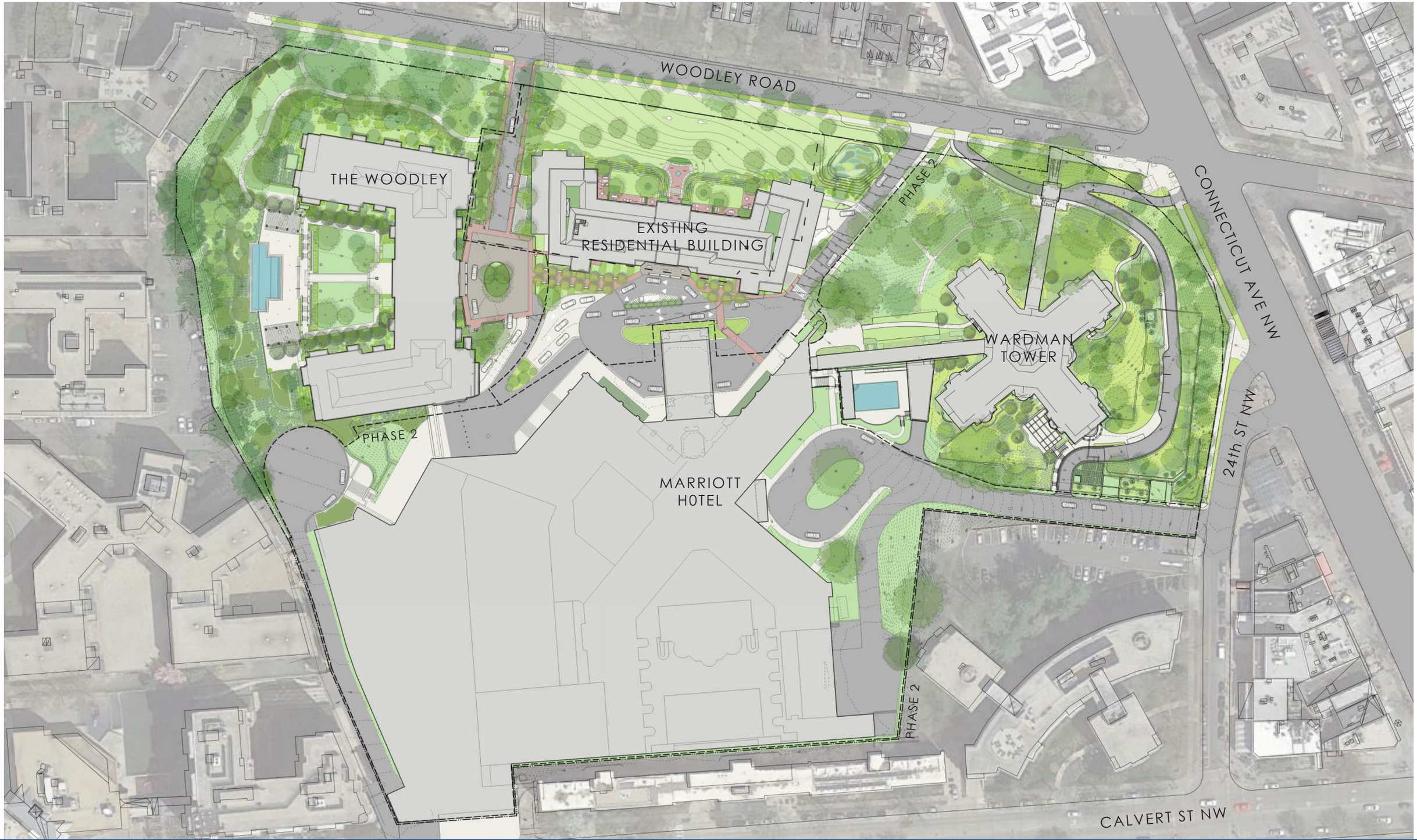
GREEN ROOF

LOD (411,080 SF; 9.44 AC) — LIMIT OF DISTURBANCE

120 60 0
GRAPHIC SCALE
1" = 120'

DESIGN ARCHITECT: DAVID M. SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS

THE JBG COMPANIES



THE JBG COMPANIES

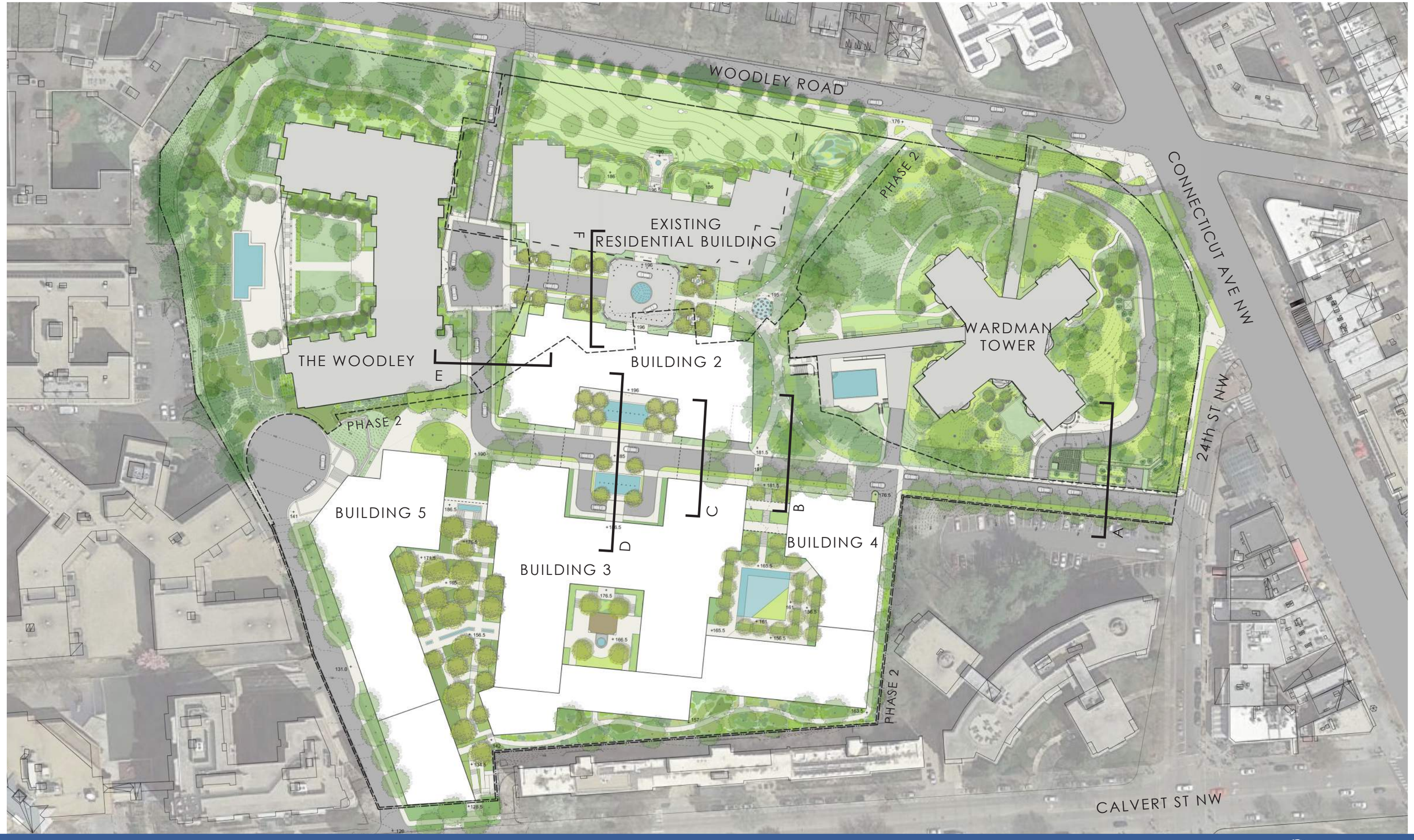
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

EXISTING LANDSCAPE PLAN

23 JUNE 2016

L.01
PAGE



L.02
PAGE

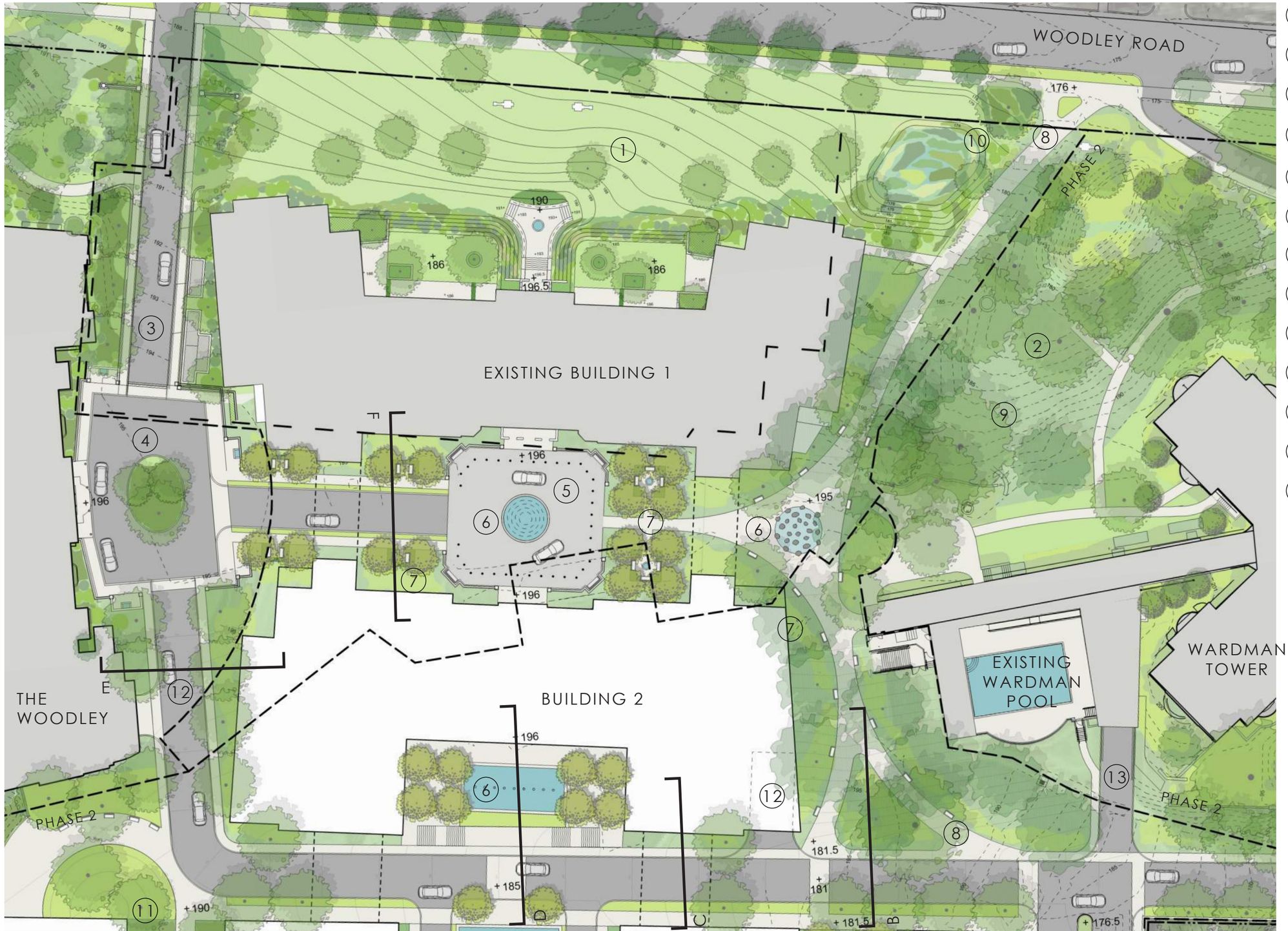
OVERALL LANDSCAPE PLAN

23 JUNE 2016

WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES



1. NORTH LAWN
2. EXISTING TREES (TYP)
3. REALIGNED EXISTING ACCESS DRIVE
4. EXISTING WOODLEY DROP-OFF
5. DROP-OFF PLAZA
6. WATER FEATURE
7. GARDEN
8. NEW PARK WALK
9. HISTORIC LANDSCAPE
10. HISTORIC COLUMNS
11. DOG PARK
12. GARAGE
13. SERVICE ENTRY

KEY MAP

THE JBG COMPANIES

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

WARDMAN PARK
STAGE 1 PUD SUBMISSION

LANDSCAPE PLAN - NORTH

23 JUNE 2016

BUILDING 5

BUILDING 3

BUILDING 4

CALVERT ST NW

1 RESIDENTIAL DROP-OFF
2 WATER FEATURE
3 DOG PARK
4 EXISTING DROP-OFF
5 SERVICE ENTRY
6 COURTYARD GARDENS
7 PUBLIC WALKWAY

L.04
PAGE

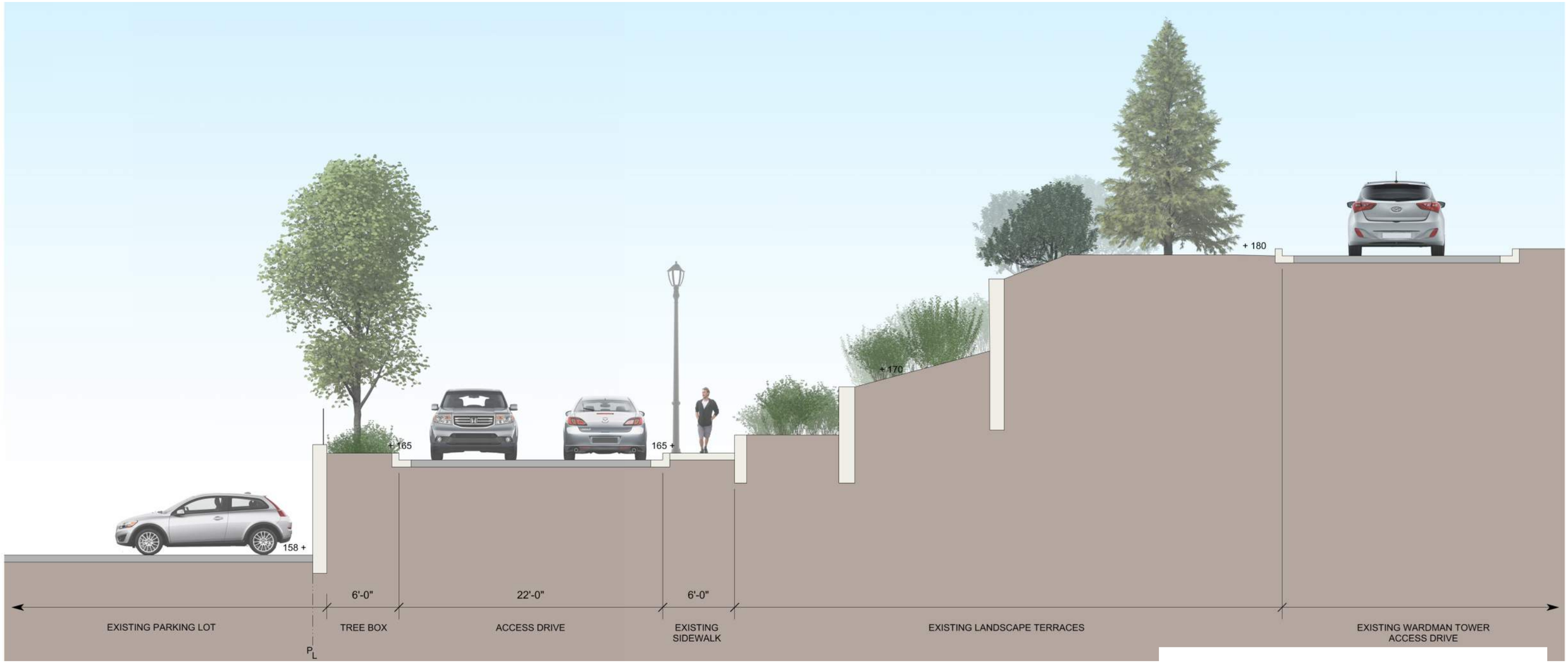
LANDSCAPE PLAN - SOUTH

23 JUNE 2016

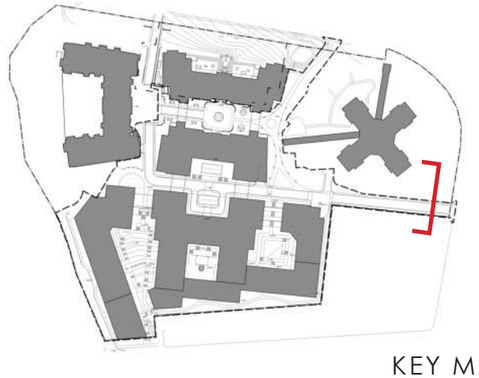
WARDMAN PARK
STAGE 1 PUD SUBMISSION

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

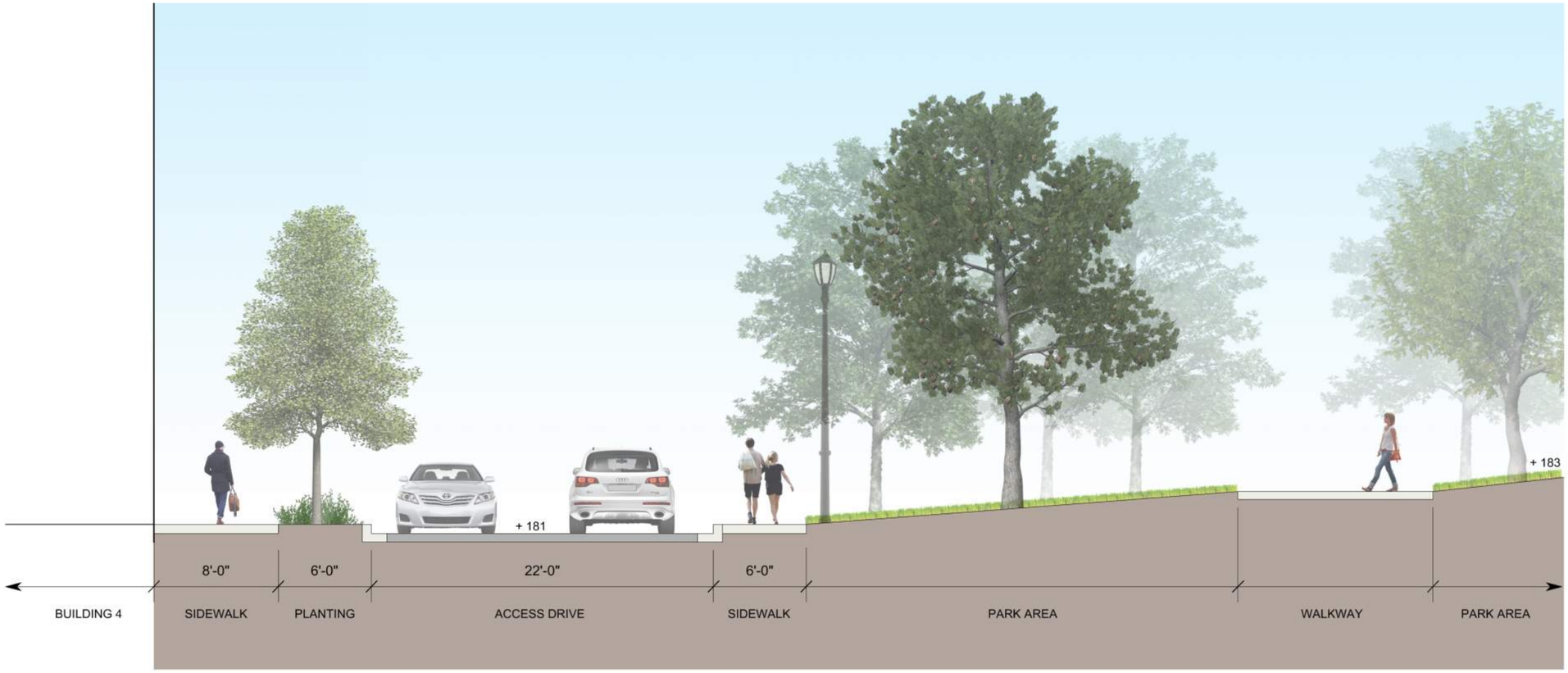
THE JBG COMPANIES



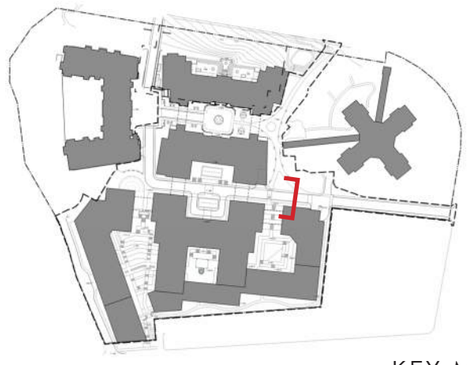
SECTION A



KEY MAP



SECTION B

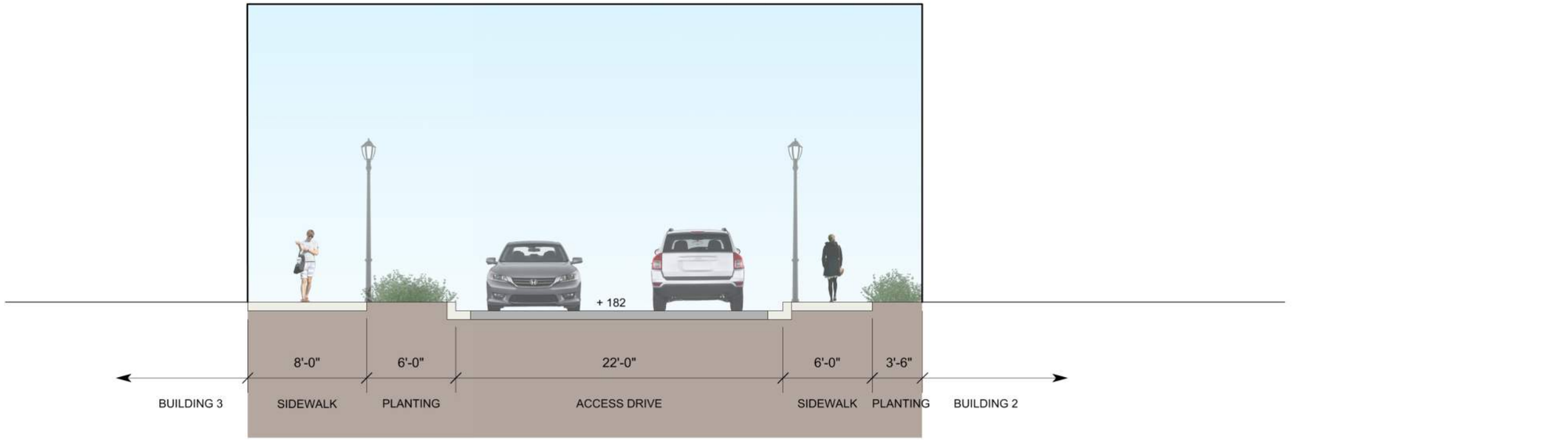


KEY MAP

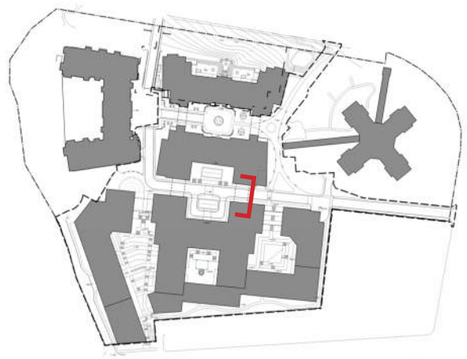
DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS

THE JBG COMPANIES®

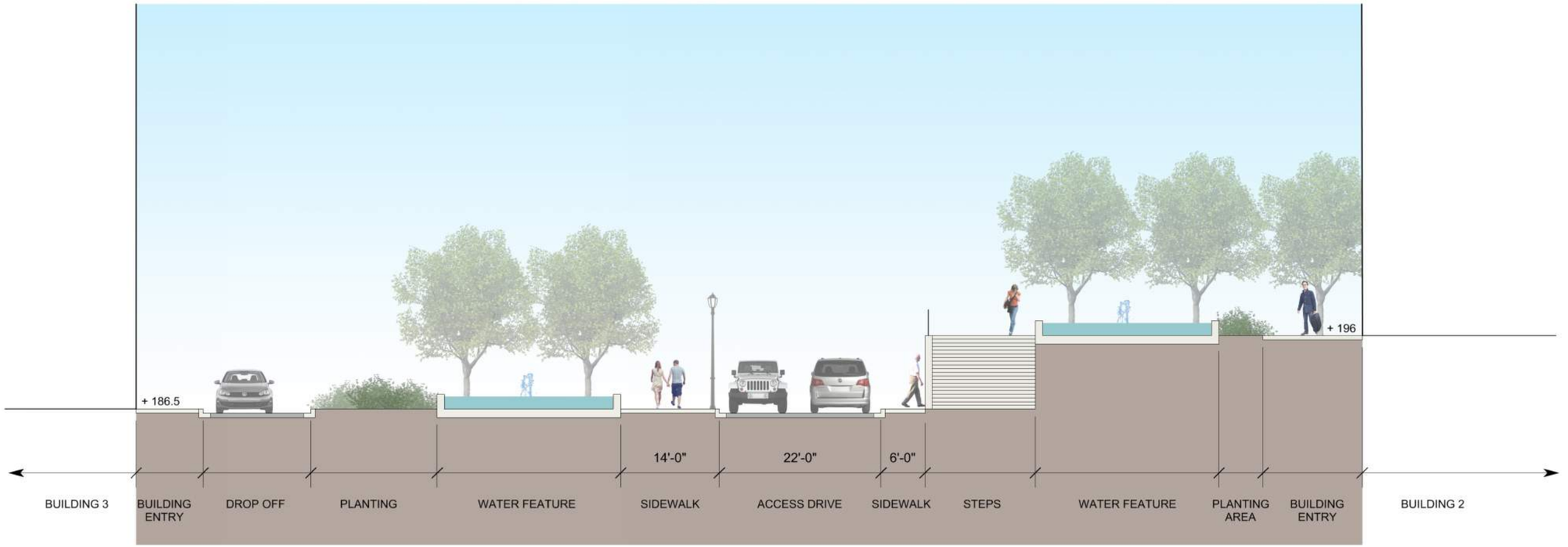
BUILDING OVERPASS



SECTION C

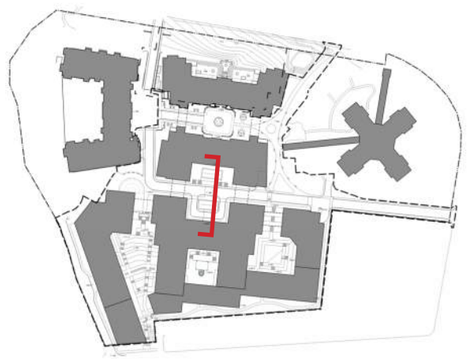


KEY MAP



SECTION D

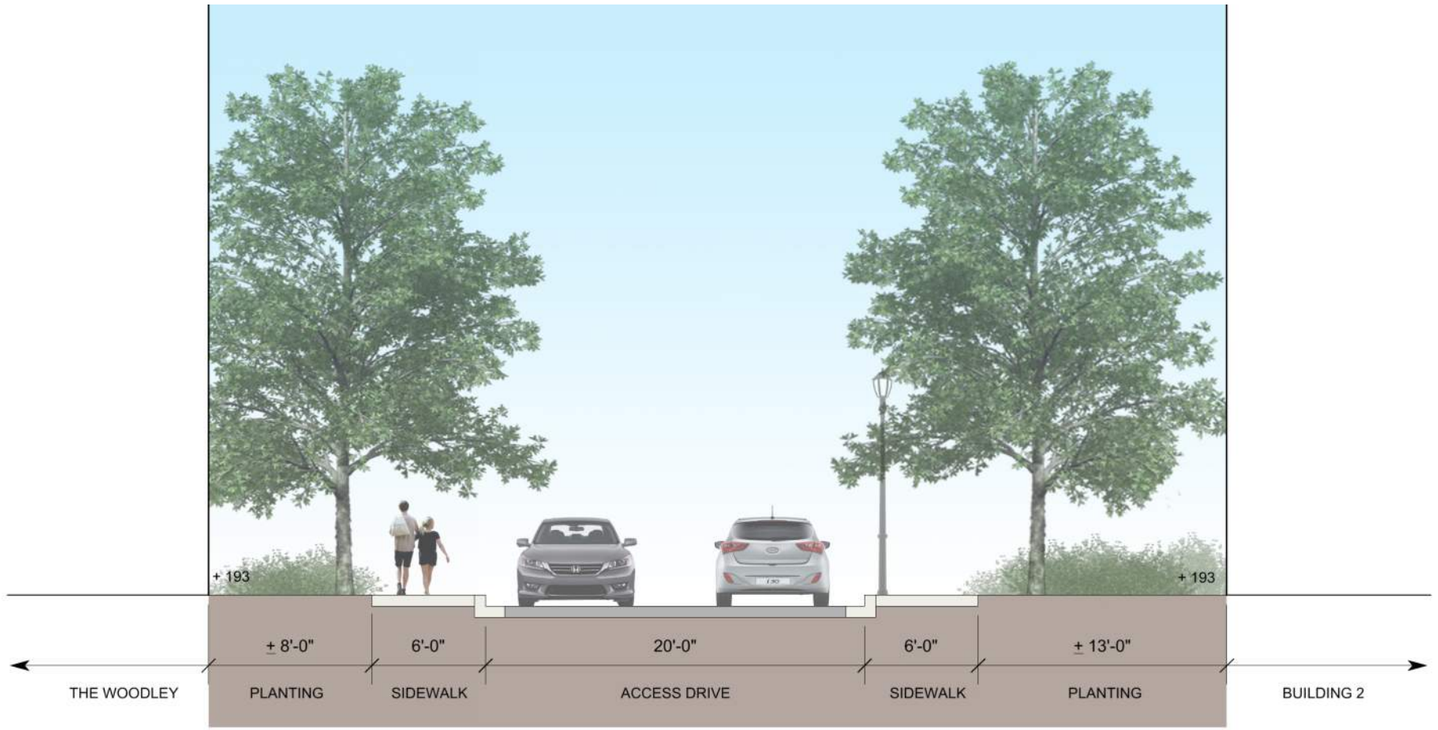
0 4 8 12 16 FT
1/16" = 1'-0" SCALE



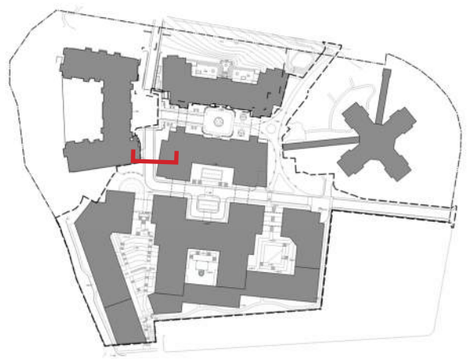
KEY MAP

DESIGN ARCHITECT: DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER: GENSLER
LANDSCAPE ARCH: LEMON BROOKE
CIVIL ENGINEER: BOWMAN CONSULTING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY: GOULSTON & STORRS

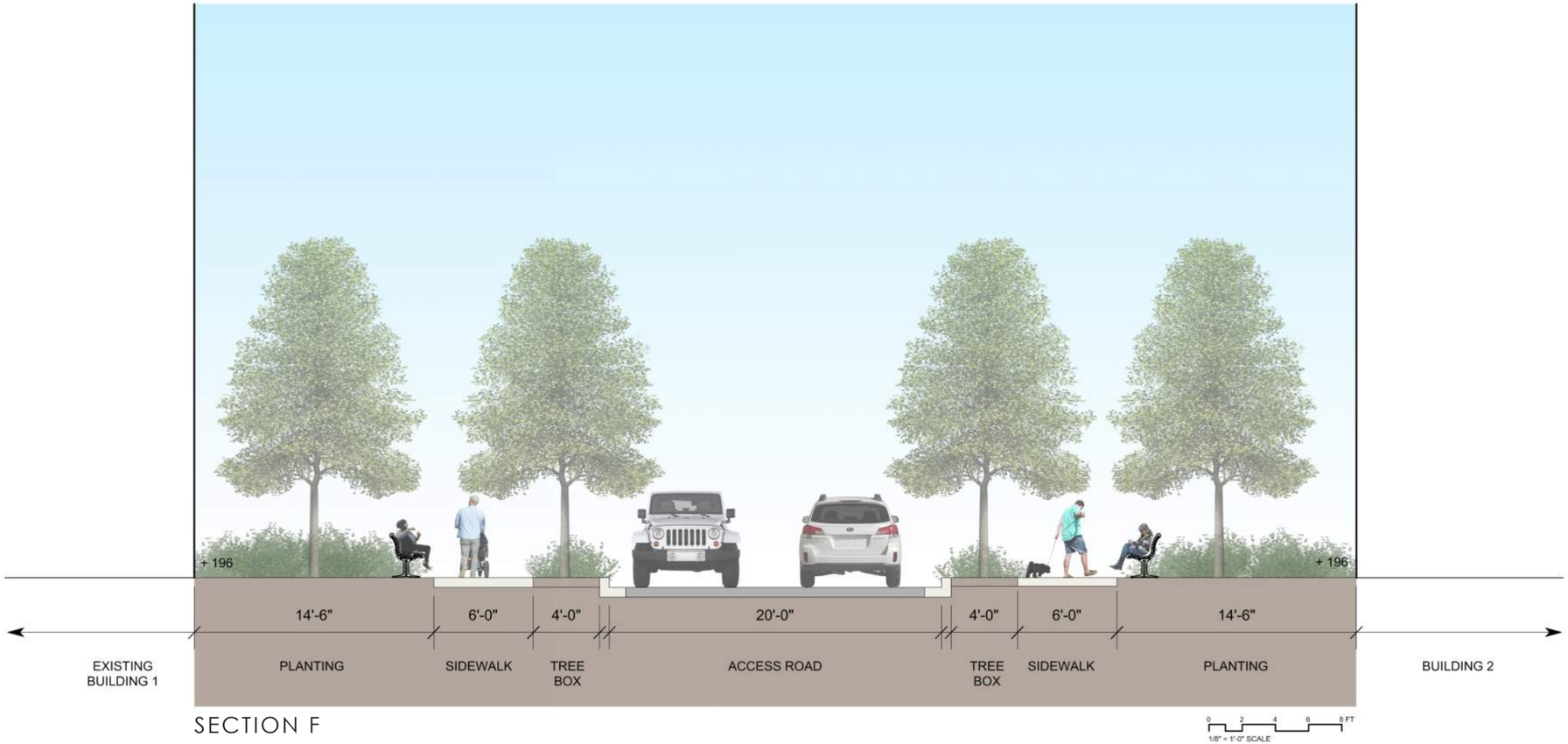
THE JBG COMPANIES



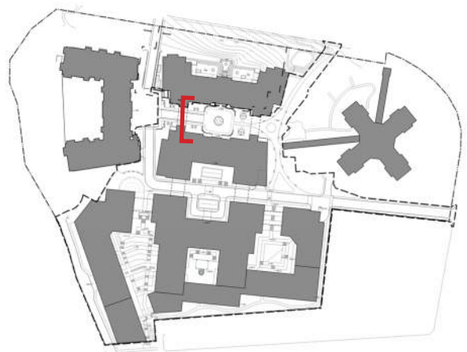
SECTION E



KEY MAP



SECTION F



KEY MAP

DESIGN ARCHITECT:	DAVID M SCHWARZ ARCHITECTS
MASTER PLANNER:	GENSLER
LANDSCAPE ARCH:	LEMON BROOKE
CIVIL ENGINEER:	BOWMAN CONSULTING
TRAFFIC CONSULTANT:	GOROVE/SLADE ASSOCIATES
LAND USE ATTORNEY:	GOULSTON & STORRS