Jelleff Recreation Center Modernization

National Capital Planning Commission Final Submission

JUNE 05, 2026

DLRGROUP

DGS THE DEPARTMENT OF GENERAL SERVICES

DPR DC DEPARTMENT OF PARKS AND RECREATION

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01

PROJECT OVERVIEW

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PROJECT OVERVIEW

DESIGN TEAM

DISTRICT OF COLUMBIA
DEPARTMENT OF PARKS AND RECREATION
DEPARTMENT OF GENERAL SERVICES

BRAILSFORD & DUNLAVEY
PROJECT MANAGEMENT

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CARVALHO AND GOOD, PLLC
LANDSCAPE ARCHITECTURE

COUNSILMAN-HUNSAKER
AQUATICS DESIGN

NYIKOS-GARCIA
FOOD SERVICE

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GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING

R. CHRISTOPHER GOODWIN & ASSOCIATES, INC
ARCHAEOLOGICAL SURVEY

SUMMARY
The existing DC Department of Parks and Recreation (DPR) Jelleff Community Center is located in the Georgetown neighborhood of Ward 2 and is currently managed by the Boys & Girls Club of Greater Washington (BGCGW). The facility generally consists of the community center building, an artificial turf athletic field, outdoor pool and deck, and related parking area. The building was constructed in the early 1950s and has aged to the point where it no longer meets the spatial or performance requirements for DPR and needs to be replaced. Based on a flexible building program, the new facility (approx. 19,500 GSF) will be designed to accommodate a wide range of activities to serve a multigenerational user group, will be fully accessible, and will be representative of the District's commitment to sustainability as a Net Zero Energy design in compliance with the DC Energy Conservation Code.

Under the District's Department of General Services (DGS), the design team led by DLR Group has completed the design phase to achieve the vision for this project. This submission for NCPC Final Review, reflects the project at the completion of Permitting Documents.

CONSIDERATIONS
Through discussions with DGS, DPR, and feedback from the community, a number of goals were identified for the project. The goals established remain in place to guide the design.

- Focus on Recreation
- Inclusivity & Accessibility
- Biophilic Design
- Community Connectivity
- Flexibility & Durability
- Cost & Schedule

The design also identified other important considerations such as visibility from the public street, user safety, and program prioritization. Development of the design focused on the building massing and facade design and its integration into the historic Georgetown context.

SITE

Project Name :	Jelleff Recreation Center Modernization
Description:	New Construction
Address:	3265 S Street NW, Washington, DC 20007
Square, Lot:	1299, Lots 1010 and 964
Property Area:	180,515 SF (1010: 179,729 SF + 964: 786 SF)
Historic District:	Georgetown Historic District
Ward/ANC:	Ward 2 / ANC 2E / SMD 2E07

ZONING
DCMR Title 11 Zoning Regulations

Zone: R-1-B (Residential House Zone)

Matter of Right Uses: Public recreation and community center. (D-202.1.n)

Permits maximum building height of 45 feet (D-203.4) and maximum gross floor area of 40,000 SF

The proposed building has a maximum height of 40-feet and gross floor area of approximately 19,500 SF.

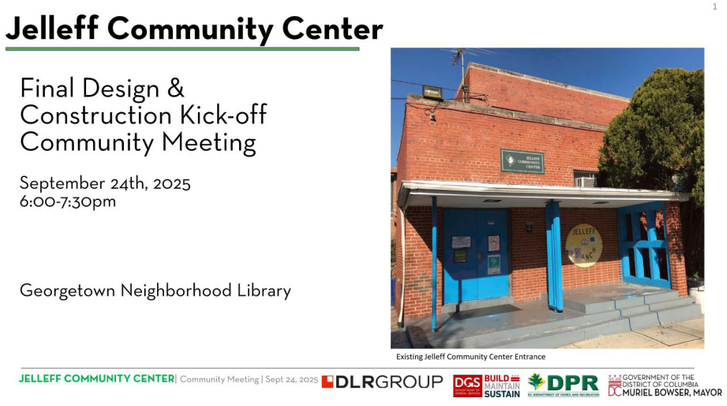
Government, local use group category Public Recreation and Community Center requires 0.25 parking spaces per 1,000 SF in excess of 2,000 SF (C-701.5). The 19,500 SF building will require 5 parking spaces. However, the design is proposing 51 spaces due to increased demand for parking in the area. This is a decrease from the existing 61 spaces.

SCHEDULE
The project is currently targeting to be completed in 2028.

PROJECT COST ESTIMATE
The total construction budget for the new building and site amenities is $24 million.

OUTREACH & COORDINATION

ENGAGEMENT & COORDINATION



Existing Jelleff Community Center Entrance

PUBLIC ENGAGEMENT

The DLR Group design team, along with representatives from DPR and DGS had the following community meetings to introduce the project, goals, and design progress to the public:

- November 7, 2022
- July 11, 2023
- November 8, 2023
- May 2, 2024
- September 24, 2025

COORDINATION WITH FEDERAL, STATE, AND LOCAL JURISDICTIONS

To date, the project team has had design review meetings or discussions with the following agencies:

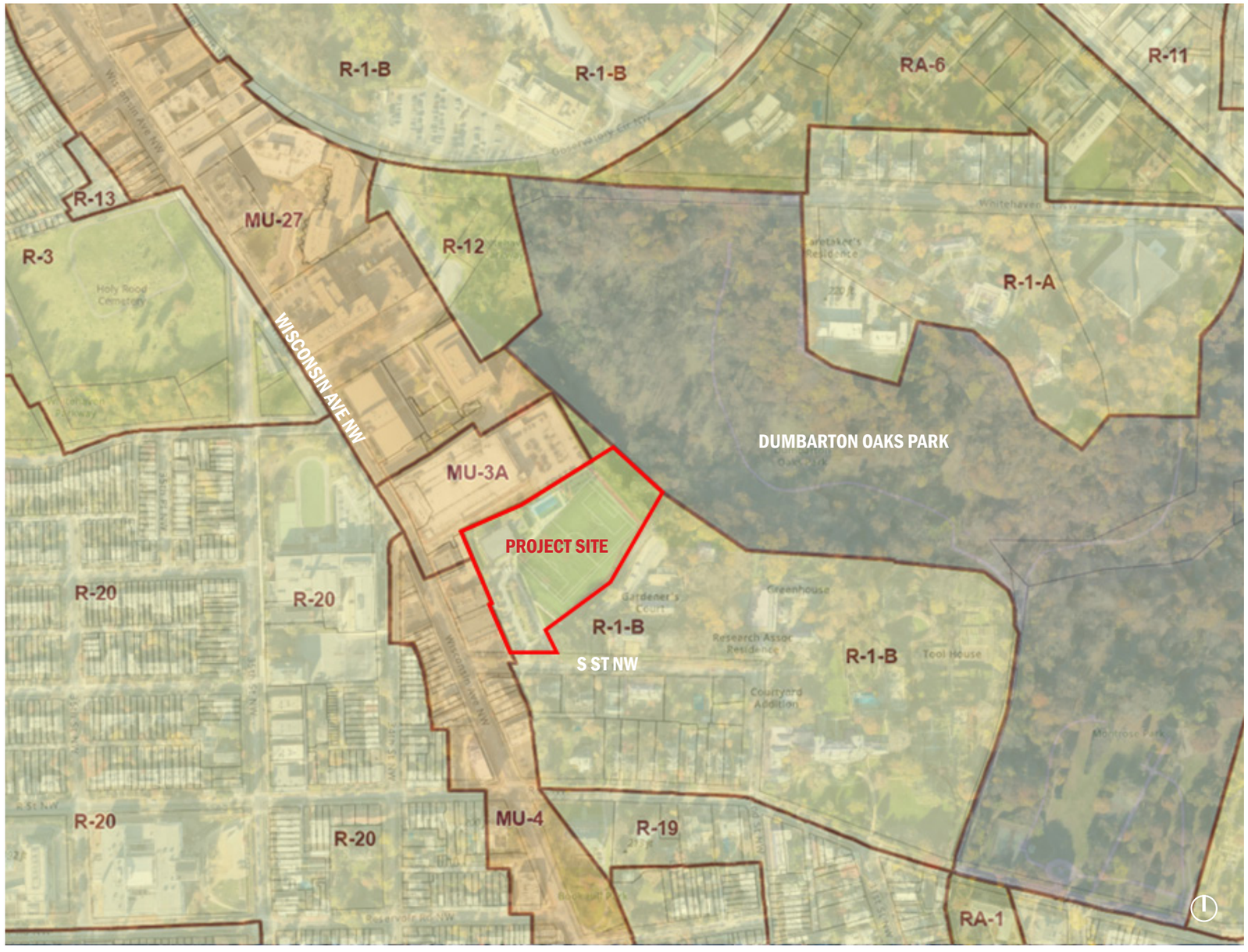
- U.S. Commission of Fine Arts
- Old Georgetown Board
- National Capital Planning Commission
- DC Historic Preservation Office
- National Park Service

Additionally, the team has submitted permitting documents which are under review by the following agencies:

- District Department of Buildings
- District Department of Energy & Environment
- District Department of Transportation
- DC Water

EXISTING CONDITIONS

PROJECT LOCATION



LOCATION: 3265 S ST. NW
SQUARE: 1299
LOTS: 1010, 964
SITE AREA: 180,515 SF
(179,729 SF + 786 SF)
ZONE: R-1-B

EXISTING CONDITIONS

AERIAL VIEW & SITE

LOCATION

The site for the Jelleff Recreation Center facility is located on the north side of the 3200 block of S Street NW, Washington, DC 20007. The property consists of two adjacent lots, both owned by the District of Columbia. The total area is 180,515 square feet and is comprised of the primary lot (Square 1299, Lot 1010), recorded as 179,729 square feet, and the smaller lot (Square 1299, Lot 0964), situated to the southwest and recorded as 786 square feet.

CONTEXT

The site is situated along Wisconsin Avenue NW at the north end of Georgetown and is bordered by Commercial uses to the north and west, residential to the south, and National Park Service land to the east. The existing Jelleff Recreation Center has been an important element in the neighborhood for decades. In the recent past, the current multi-purpose field was built providing an enhanced outdoor use. The pool is one of three (3) outdoor public pools within Ward 2 (Francis Pool and Volta Park Pool are the others).

EXISTING SITE ELEMENTS

Currently, a variety of site elements are scattered throughout the site. Primarily these include:

- A synthetic turf multi-purpose field which will remain. The field has a tall sports fence around it.
- An asphalt parking lot is situated between the entry from S Street NW and the building. This parking lot has several existing canopy trees that will need to be removed to accommodate the new parking lot. None of these trees falls into the ‘Heritage’ category per DDOT standards.
- The existing pool will remain in the initial phase of the project with a new 25 yard pool and accompanying splash pad being planned for future phases.
- The site is bordered by a 7ft metal fence on the west and north. The north border of the site includes a significant grade change to the adjacent Safeway.
- There is a utility easement that runs across the existing athletic field and through the northern-most section of the parking lot.

EXISTING CONDITIONS

HISTORY

Boys' Club Branch Opens
The Washington Post (1923-1954); Oct 26, 1953; ProQuest Historical Newspapers: The Washington Post
pg. 18

The Washington Post

At the dedication yesterday of the Washington Boys Club's new $250,000 Jelleff branch.

Boys' Club Branch Opens

The Washington Boys Club yesterday opened its new $250,000 Jelleff branch at Wisconsin ave. and S st. nw., adjacent to the Dumbarton Oaks gardens.

Frank R. Jelleff, Washington businessman and Boys Club president for 20 years, participated in the dedication by opening the front door with a golden key. An open house followed.

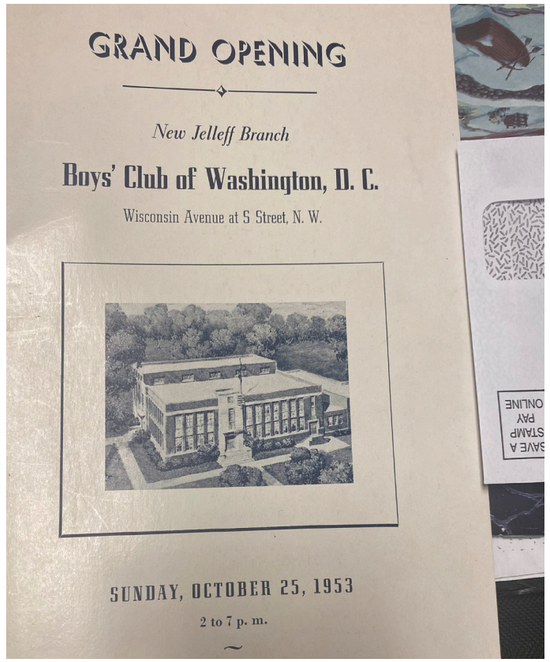
The Boys Club is a Red Feather agency, but funds for its 4½-acre site were raised by private solicitation. The club has been occupying temporary quarters at Linthicum Hall, 3116 O st. nw., following abandonment of its old building at 28th and M sts. nw.

The new accommodations are sufficient for 2000 boys, instead of the 800 currently belonging to the Boys Club's Georgetown branch.

The new center includes a football field, baseball diamond, tennis courts, basketball court double-sized gymnasium, shops, a photographic laboratory, game rooms, a kitchen, dining room, two sound-proof music room and locker rooms and showers.

Pick Heads Hotelmen

Albert Pick, jr., president of the Pick Hotel Corp., owner of the Lee House, 15th and L sts. nw., was elected president of the American Hotel Association yesterday at its annual meeting in Montreal, Canada, it was announced by his office here.



MEMORIAL TO BE RELOCATED ON NEW SITE

HISTORICAL INFORMATION

The Boys and Girls Club of Greater Washington was established in 1886 and was originally known as the Newsboys and Children's Aid Society. Over the next few decades, the club would undergo several name changes and would relocate to a number of different areas throughout Georgetown. With the support of the Rotary Club of Washington, D.C., a board of trustees was established, and the name changed to Boys Clubs of Washington. (www.bgcgw.org)

In 1931, the Jelleff Recreation Center Branch was established. Originally called the Georgetown Boys Club, it consisted of two rooms over a grocery store at 31st and M Streets, NW. Eight years later, with the assistance of the Rotary Club once more, a new home was created a couple of blocks away at 28th and M St, NW and with it came another name change, the Georgetown Branch of the Boys Club of Washington. The building at 28th and M street was eventually abandoned, and the club temporarily relocated to Linthicum Hall at 3116 O St, NW (Currently Christ Church Georgetown).

Through private solicitation, funds were raised to relocate the club to a new site adjacent to Dumbarton Oaks Garden, and the club began constructing a recreational center which was completed in 1953. The images on the grand opening flyer (Above Left) and the photograph of the building following completetion (Bottom Left) show two different designs which suggests that there was a redesign at some point, but the cause of that is unclear. There is an existing memorial currently located on the front of the building which will be relocated on the new site.

EXISTING CONDITIONS

EXISTING SITE PLAN

DUMBARTON OAKS PARK

PEDESTRIAN ACCESS THROUGH NEIGHBORING SITE

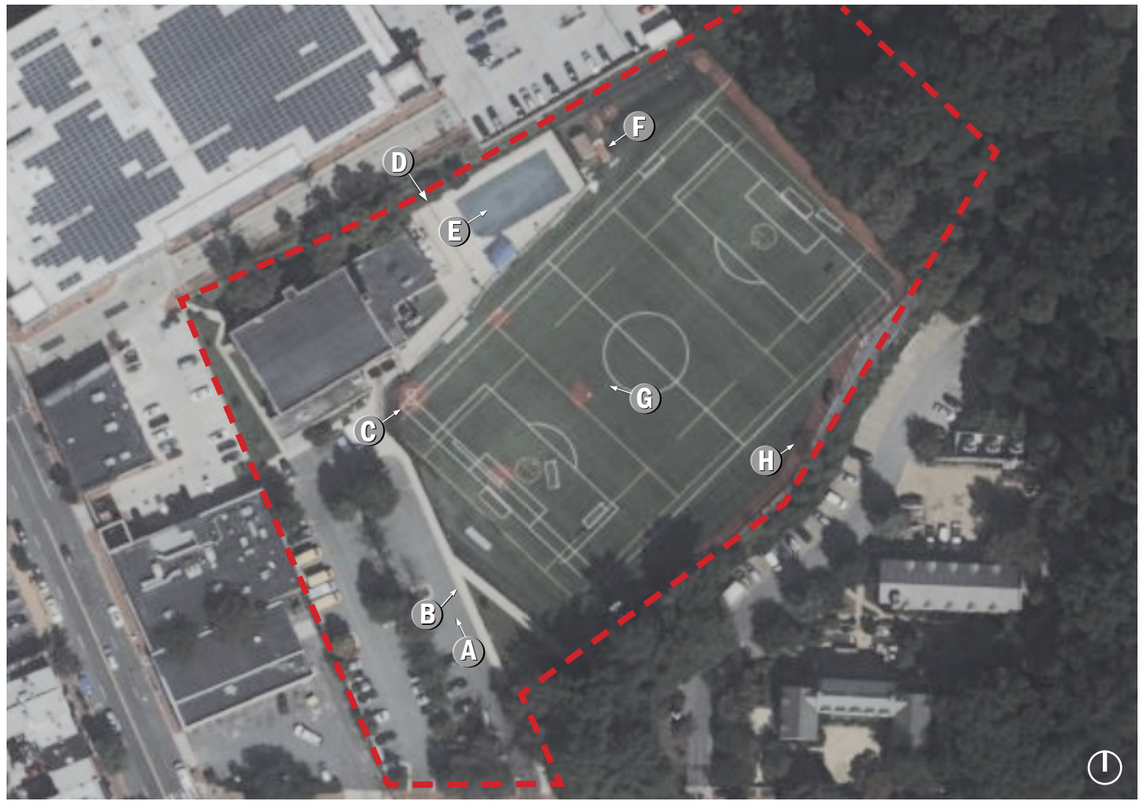
VEHICULAR ACCESS OFF OF S ST. TO PARKING LOT AND DROP OFF AREA

EXISTING CONDITIONS

EXISTING SITE | EXTERIOR

EXISTING CONDITIONS

EXISTING SITE | EXTERIOR



EXISTING CONDITIONS

EXISTING SITE | CONTEXT

◀N

WISCONSIN AVE. EAST ELEVATION

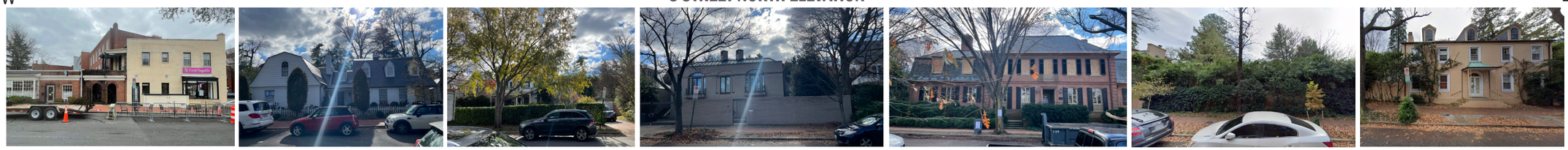
S▶

WISCONSIN AVE. WEST ELEVATION

◀W

S STREET NORTH ELEVATION

E▶



S STREET SOUTH ELEVATION

SHOPPING PLAZA WEST OF J.R.C.

EXISTING CONDITIONS

SETBACKS & DEVELOPMENT AREA

8 FT. SETBACKS AT WEST AND NORTH

EXISTING POOL TO REMAIN AND BE RESURFACED

EXISTING STORM WATER EASEMENT RUNS ACROSS TURF FIELD AND THROUGH PARKING LOT

EXISTING FENCE LINE / BACKSTOP AROUND FIELD TO REMAIN

DEVELOPMENT ZONE IS LIMITED DUE TO SITE RESTRICTIONS.

02

PROJECT INFO & DRAWINGS

SITE NARRATIVE
SITE DIAGRAMS
SITE PLAN
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FINAL DESIGN DRAWINGS

LANDSCAPE DESIGN OVERVIEW

The site design works to incorporate the new recreation center building, new photovoltaic structures and enhanced planting while preserving much of the existing site elements such as the pool, field and general layout of the parking lot. Key components of the site design include:

- New front entry area with brick accent paving, plantings, and seating inviting users to congregate in this space
- Roll-up curb with bollards at the drop off area
- Large bio-retention area adjacent to the front entry plaza
- Delivery/ Service spaces per zoning at front of the site adjacent to the proposed turn around
- Enclosed dumpster pad – placed along south end of turn around for ease of pick-up by front-loading trash truck

The parking lot will accommodate 51 spaces and will also be integrated with several smaller bio-retention areas to break up the asphalt. A continuous decorative wood screen and hedge will separate the parking lot from the adjacent property directly to the southwest. New native plantings will populate the south property line along S Street NW providing a lush buffer to the street.

The existing 4ft walkway from the street has been widened to 8ft to provide better access to the building as well. Along the south of the field, a new multipurpose lawn is proposed by moving the existing sports fence north. This new lawn includes shade trees and provides a flexible area for recreation as well as a location for a future playground.

Several key elements of the existing site remain. These include:

- Existing pool (size and location) pool to be refinished
- Existing field (save for the 2,200 sf area to the south dedicated for the new multipurpose lawn)
- Batting cage – this will be relocated to the upper northeast corner to make room for the new pool equipment building

Earlier versions of the site design included photovoltaic structures in a number of areas. However, due to budget limitations, the photovoltaics are limited to the building roof and the additional site photovoltaic structures have been removed from the design.

Since the proposed building footprint is larger than the existing building, the new building pushes closer to the south and west. There will be a footpath located between the building and the property lines along this area. This footpath will connect to the existing pedestrian connection to the south.

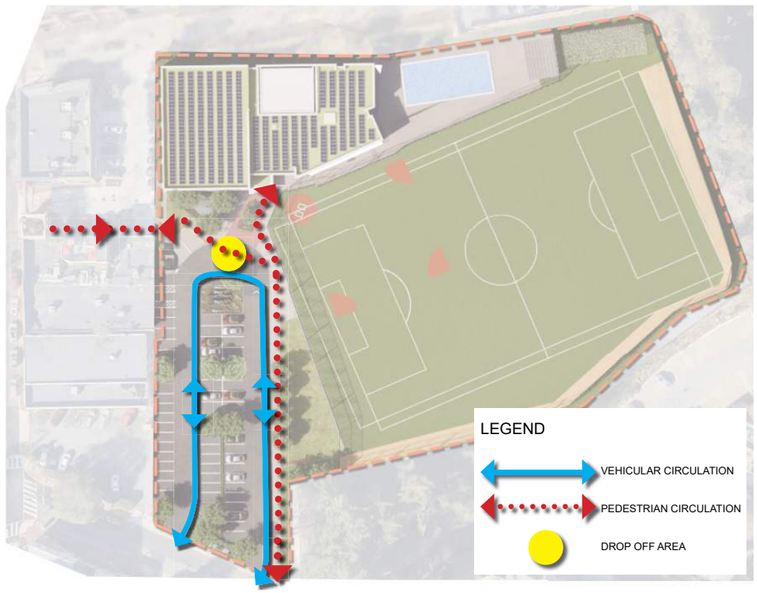
As part of the pool area enhancements, a new pool equipment enclosure will be included to the north of the pool deck. The pool deck itself will be redone (in concrete). The enclosure will be clad in brick to match the main building and will include a canopy structure to shelter the equipment as well as provide shade to the pool deck, The existing sports fencing will need to be shifted to accommodate the new structure location.

UTILITIES

All new utilities for the site will come from existing mains in S Street NW and/or the existing storm sewers that run through the site: 8” water main, 12” sanitary main, 18” storm main (S Street), 21” combined main, 36” storm main, underground PEPCO ductbank feeding a singular pad-mounted transformer on-site, underground communication lines, and a gas main.

SITE

SITE DIAGRAMS



SITE CIRCULATION

ACTIVITY ZONES

PERMEABLE SURFACES

SITE

SITE PLAN

1. EXISTING BATTING CAGE TO REMAIN.
2. RENOVATED POOL DECK AND POOL TO INCLUDE NEW SPLASH PAD (FUTURE).
3. EXISTING SYNTHETIC MULTI-SPORT FIELD AND FIELD FENCING TO REMAIN.
4. NEW ENTRY PLAZA
5. SERVICE AREA
6. NEW PARKING LOT WITH BIO-RETENTION AREAS
7. MULTI-PURPOSE LAWN
8. FRONT ENTRY PLANTING TO SCREEN PARKING FROM ROAD
9. CONTINUOUS PLANTING HEDGE AND DECORATIVE WOOD FENCE ALONG WEST PROPERTY LINE
10. GREEN ROOF OVER NEW REC CENTER BUILDING
11. RELOCATED STONE MEMORIAL
12. OPEN-AIR POOL EQUIPMENT YARD WITH BRICK MASONRY WALL ENCLOSURE TO MATCH MAIN BUILDING AND CANOPY ABOVE.
13. EXISTING BUILDING FOOTPRINT - SHOWN DASHED

ENTRY PLAZA

PARKING PLANTING AND BIO-RETENTION

ENTRY PLAZA

FACING PARKING & PLAYGROUND FROM ENTRY PLAZA

POOL DECK

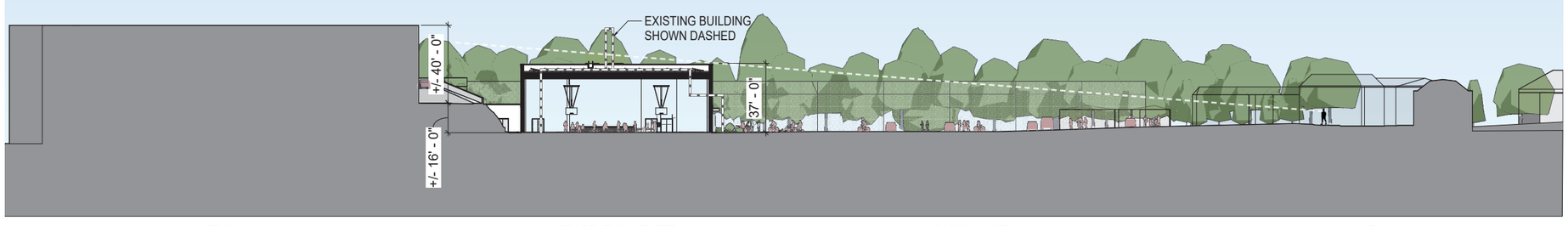
PARKING LOT ENTRANCE FROM S STREET NW

FRONT ENTRANCE FROM S STREET NW

DECORATIVE WOOD SCREEN FROM S STREET NW

SITE

AERIAL VIEW & SITE SECTION



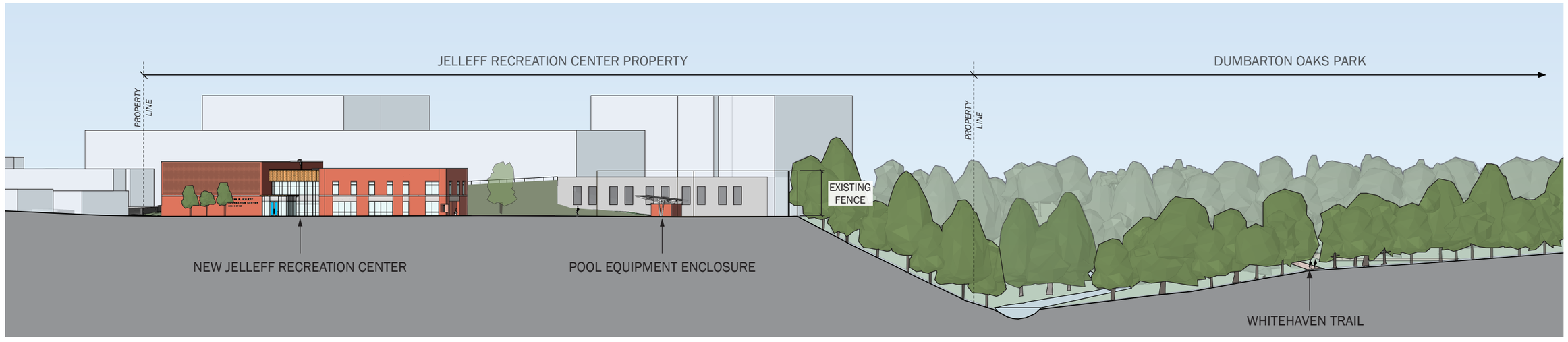
SITE SECTION

SITE

SITE SECTION

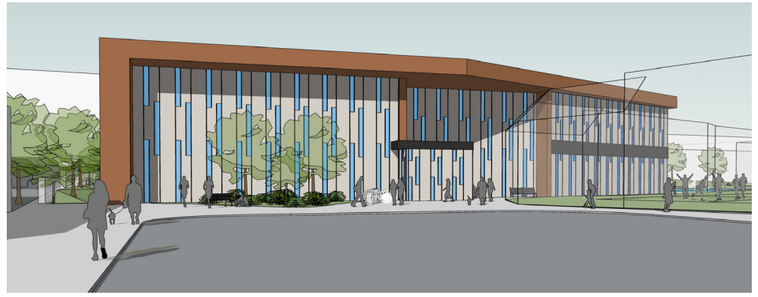
EXISTING VIEW FROM WHITEHAVEN TRAIL

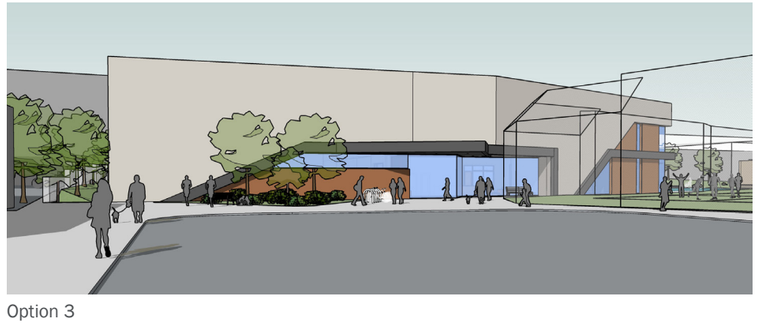
EXISTING AERIAL



EAST - WEST SITE SECTION

Option 1


Option 2


Option 3

Development of the Jelleff Recreation Center Schematic Design was based on a collaborative effort between the DLR Group design team, DPR and DGS, and was informed by feedback from the community, including one of the major user groups, the Boys and Girls Club of Greater Washington (BGCGW) and from design review agencies such as the U.S. Commission of Fine Arts (CFA), the Old Georgetown Board (OGB), and the Historic Preservation Office (HPO).

The DLR Group team began with the approved layout from the previous Concept Design Phase and, after consultation with the review agencies, developed three distinct facade design approaches based on available views, solar orientation, and legibility of use. The first option emphasizes the main gymnasium as the most prominent space as well as the main entry. Glazing is used to highlight major public spaces and to create strong indoor-outdoor connections with the field and park beyond. The second option includes a single roof form to unify the various program elements and responds to the site amenities on the south and east with a very active facade. The third option features a single building mass which is peeled away at the facade in response to views, solar exposure, and the nature of the spaces inside. These options were presented to OGB and the community for feedback. While a small sample size community survey indicated a preference for the second option, OGB made clear that they did not prefer that option and favored options 1 or 3, but emphasized the need for the project to be contextual with historic Georgetown.

Based on the feedback from OGB, the design team proceeded to develop the first option, with a stronger focus on integrating the building into its context. The use of materials, pattern, and proportion are all anchored to themes seen in the historic district. Additional iterations of the design were submitted to OGB and adjustments were made to exterior detailing.

RELATIONSHIP OF BUILDING TO SITE
The proposed location of the building on the site was determined by balancing a number of factors.

Maximizing Development Area
Due to existing site constraints including the athletic field which must remain, the site entrance at the south, and stormwater easements, the area for development of a new building is effectively limited to the northwest corner of the property. In contrast to the current structure, the proposed building maximizes the use of this area by building up to the zoning setbacks. Additionally, this strategy allows for a larger gymnasium and increases the size of the building while maintaining the current location of the outdoor pool. By not relocating the pool, the available budget may be focused on the new building.

Planning for the Future
In order to maximize space for the new building, the pool equipment has been located in a small outbuilding to the east of the existing pool. This has been located such that a full-size, 36’ x 75’ replacement pool and additional splash pad may be accommodated in the future when funding is available. As a result, the existing batting cage will need to be shifted and reduced.

Context and Scale
The site is located in the Georgetown Historic District with detached, single-family homes to the south, larger scale retail structures to the west and north, and the forested Dumbarton Oaks Park to the east. In order to maximize the use of its limited development footprint, the building is organized as a multistory structure. Its proposed location in the northwest corner of the site relates much better to the nearby retail buildings, and the parking and athletic field provide a beneficial buffer to the residences to the south. Additional landscaping is planned along the south edge of the western side of the property to provide screening of the service area of the retail cluster.

INTERIOR PLANNING

DLR Group met with DPR and DGS several times throughout the early design phases to discuss the project's goals, develop the program, and review the design layout for the new facility. The design and program were further guided by feedback from the community. A number of considerations impacted the proposed layout.

Adjacencies

There are a number of important adjacencies between various programmatic elements, including the following:

- The Gymnasium is a major programmatic element and should be close to the Lobby and main entry.
- The Multipurpose Room should be adjacent to the Kitchen to allow for dining at events.
- The Locker Rooms and Showers should be adjacent to the existing pool.

Clear Organization and Circulation

The program spaces, particularly the public spaces, must be arranged in a manner that is efficient and easy for the user to understand. This is particularly important for public recreation centers which are multigenerational and must accommodate users who may be more likely to be mobility-impaired. The primary circulation paths should be safe and efficient.

Integration of Boys and Girls Club of Greater Washington

One of the main users of the facility is the BGCGW which provides programming for children. Based on discussions with BGCGW leadership, their primary concern is safety for their users, and their preference is to create a separation from other users, either by separate spaces or by separate times of use. The cluster of rooms on the upper floor, including the Game Room and Activity Room is a potential area for BGCGW during their operating hours. There are separate toilet rooms on this floor as well which is important for this user group.

Access to Views and Daylight

With the exception of the gymnasium, the public spaces in the existing facility have very limited natural light or views from the inside to the exterior, particularly at the basement level. As requested by the community, the new design should take better advantage of the natural landscape and the therapeutic value of connecting it to occupants, by allowing for views out from all major public spaces.

Flexibility

As this is a public project, it is important to maximize the value of the facility. Flexibility should be built-in to the design to allow for spaces to accommodate multiple users and programs rather than building one space per use.

ACCESSIBILITY

Because the current Jelleff Community Center has a number of accessibility deficiencies, maximizing the facility's accessibility for all users is one of this project's primary goals. This approach must extend beyond simply meeting 2010 ADA guidelines – it must be integrated into all aspects of the design, including wayfinding and signage, communication devices, legibility of space and all site amenities.

SUSTAINABILITY

The design of both the building and the site should reflect the District's strong commitment to sustainability, visually as well as operationally. The project is currently targeting LEED Silver certification as well as Net Zero Energy in compliance with the DC Energy Conservation Code, Strategies in the current design include high performance envelope, efficient building systems with a geothermal we The project's sustainability approach, targets, and metrics will meet the overall programmatic and performance goals within the established budget.

BIOPHILIC DESIGN

Biophilia can be defined as our inherent desire to connect with nature. Research has shown that when properly applied, biophilic design can lead to numerous benefits for its occupants including reduced stress, enhanced learning and increased social interaction and user comfort. The final design utilizes the site's access to the adjacent park by locating major program areas on the south and east and providing views to the natural landscape. Additionally, natural daylighting is provided throughout, and the themes of wellness and social interaction are reinforced throughout the facility.

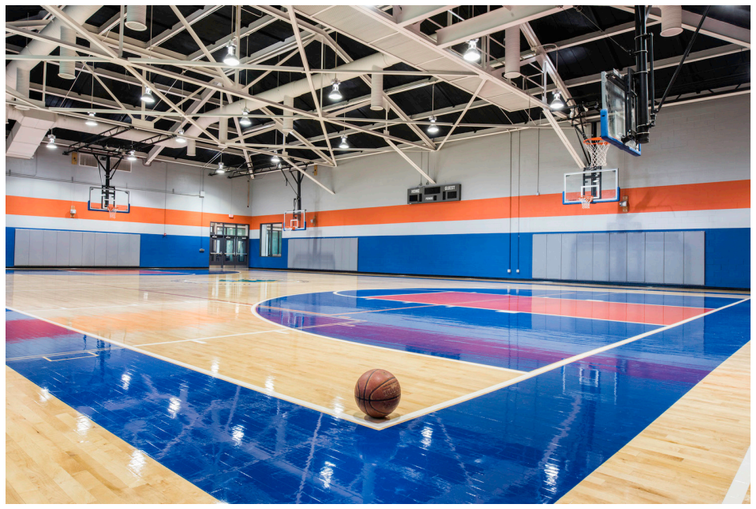
MATERIALS

Specification of interior finish materials prioritze durability and ease of maintenance. Additionally, the finish materials provide an excellent opportunity to establish connections to nature and further the biophilic design goals of the project. Bringing the natural world into the building interior is a priority.

The exterior building finish materials have been selected with a focus on durability and compatibility with historic Georgetown. The primary cladding material is red brick with some cast stone detailing which echoes the existing building. Natural copper accents occur at transition points and the main entrance canopy. Aluminum storefront and curtain wall systems are specified for the exterior glazed surfaces. Doors shall be extra-heavy duty steel doors and aluminum framed with full glazing.

PROGRAM
The following list of major program spaces were based on the approved Concept Design program and further developed with DPR and DGS based on feedback from the community and budget restrictions.

Lobby
Directly accessed from the entry vestibule, the Lobby serves as the central circulation point of the facility as well as a gathering point with seating. Staff at the Reception Desk will receive visitors and observe activity and access to the major program spaces. The Lobby will be a tall, double-volume space with natural lighting and open to both the main and upper floors which will help to link the two public floors together. Security is an important consideration to monitor those entering and leaving the facility.



Administration Area
The Administration Area is located immediately adjacent to the Lobby and includes an office for DPR staff as well as a small office suite for BGCGW staff. Additional offices have been added next to the Fitness Center and on the second floor adjacent to the elevator to provide supervision.

Gymnasium
The Gymnasium is the largest space in the building and is located adjacent to the Lobby. It is sized to accommodate a high school regulation basketball court (50’ x 84’), volleyball or pickleball and will have fixed bleachers. Two small cross-court basketball courts will also be accommodated, with a retractable screen to separate them. This will be a tall space with ample natural lighting.

Fitness Center
The Fitness Center will be designed as a space for fitness and exercise as well as socialization. It will be located adjacent to the Lobby to accommodate supervision from the Reception Desk. It will accommodate aerobic, free weight, and universal weight exercise equipment and will have natural light and views to the athletic field.

Multipurpose Room
The Multipurpose Room will act as a flexible meeting and event space. It will include flexible seating and AV infrastructure as well as an operable partition to divide the space into two smaller meeting rooms. It will be adjacent to the Kitchen to provide a dining component. It is oriented to the front of the building and has views to the athletic field, pool, and forest beyond.

Kitchen
The Kitchen is located adjacent to the Multipurpose Room with serving access. It is envisioned as a space to prepare catered and pre-prepared food for camps and events as well as cooking.

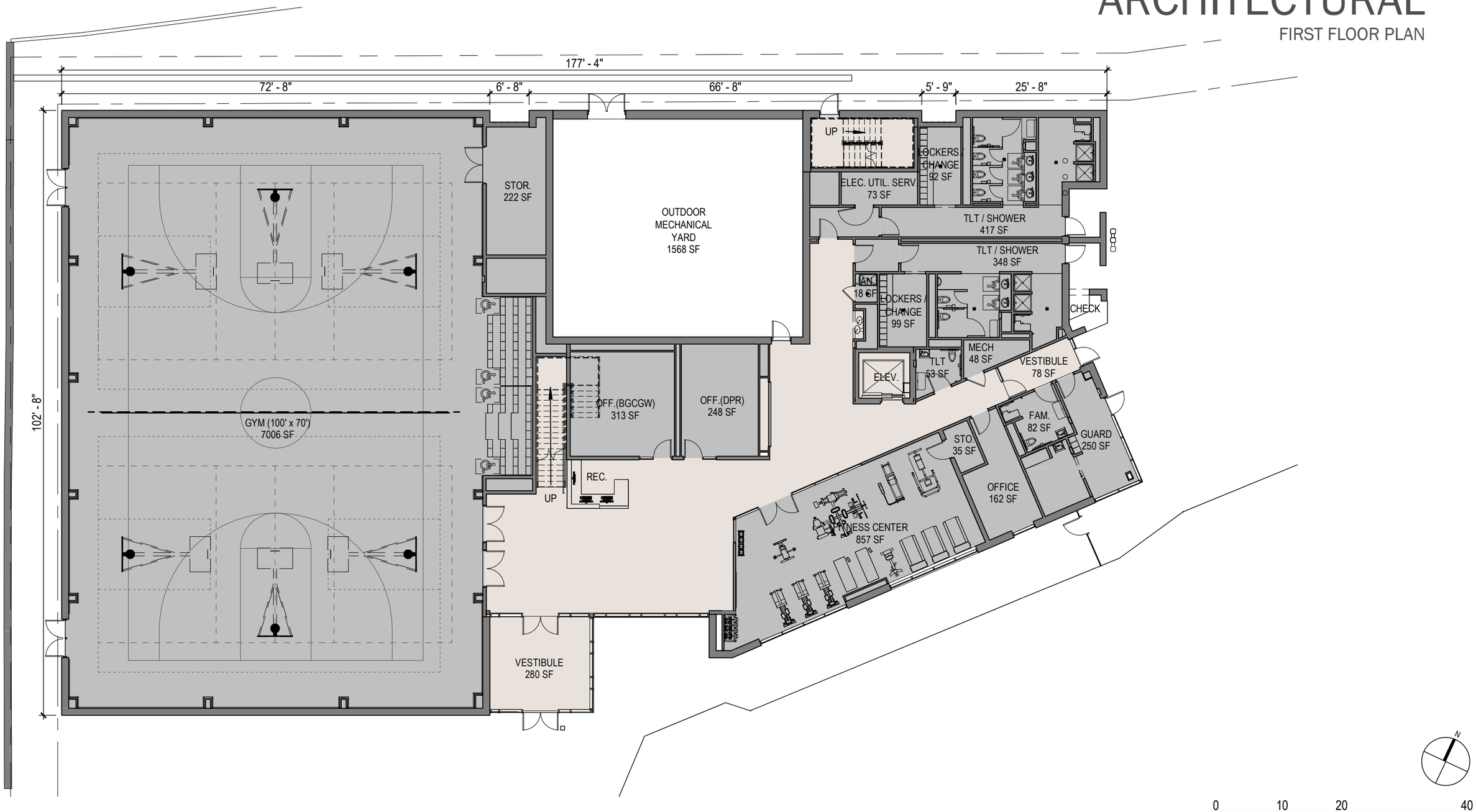
Game Room
This space is located on the upper floor and is intended to accommodate gaming, particularly for children. Video gaming, tabletop gaming, and facilitating social engagement are envisioned for the space. It is planned to include soft seating as well as café seating. An operable partition will also be provided to allow the space to expand into the adjacent Activity Room.

Activity Room
The Activity Room is envisioned to be a highly flexible space to accommodate many different programmatic functions. These might include classroom/study, arts and crafts, teen lounge, or other activities. Video display and countertop with sink will be provided. Furniture will be loose seating and tables.

Toilet and Locker/Change Rooms
The Toilet and Locker/Change Rooms will be designed to maximize accessibility and safety while providing for the personal health needs for visitors and staff. In addition to gendered Locker Rooms, Toilet Rooms, and Showers, non-gendered single occupancy toilet facilities will be provided on each public floor with bathing facilities included on the main level. As a result of input from BGCGW, three single occupancy toilet rooms are located on the upper floor to allow for separate use by children and staff.

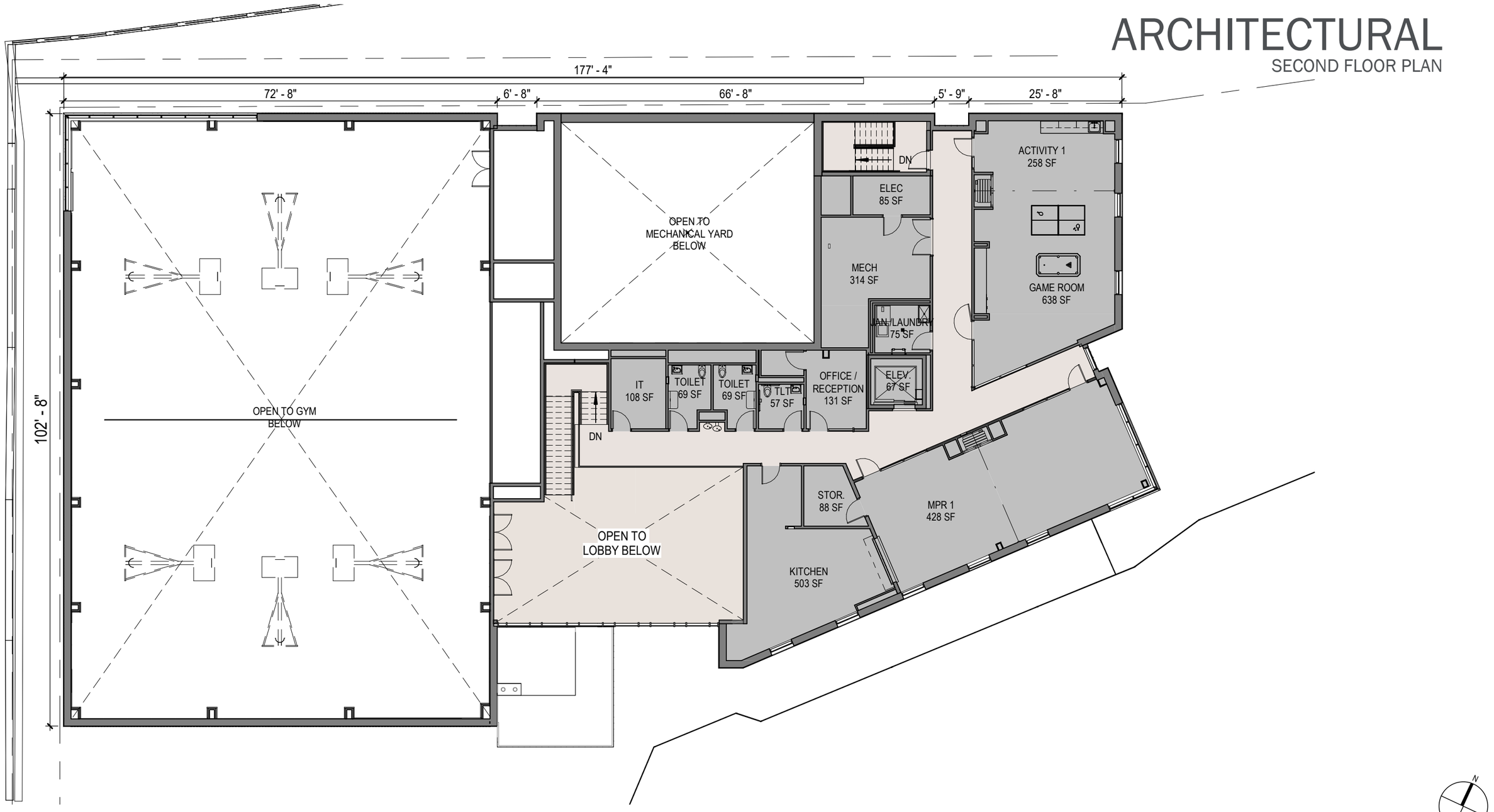
ARCHITECTURAL

FIRST FLOOR PLAN



ARCHITECTURAL

SECOND FLOOR PLAN



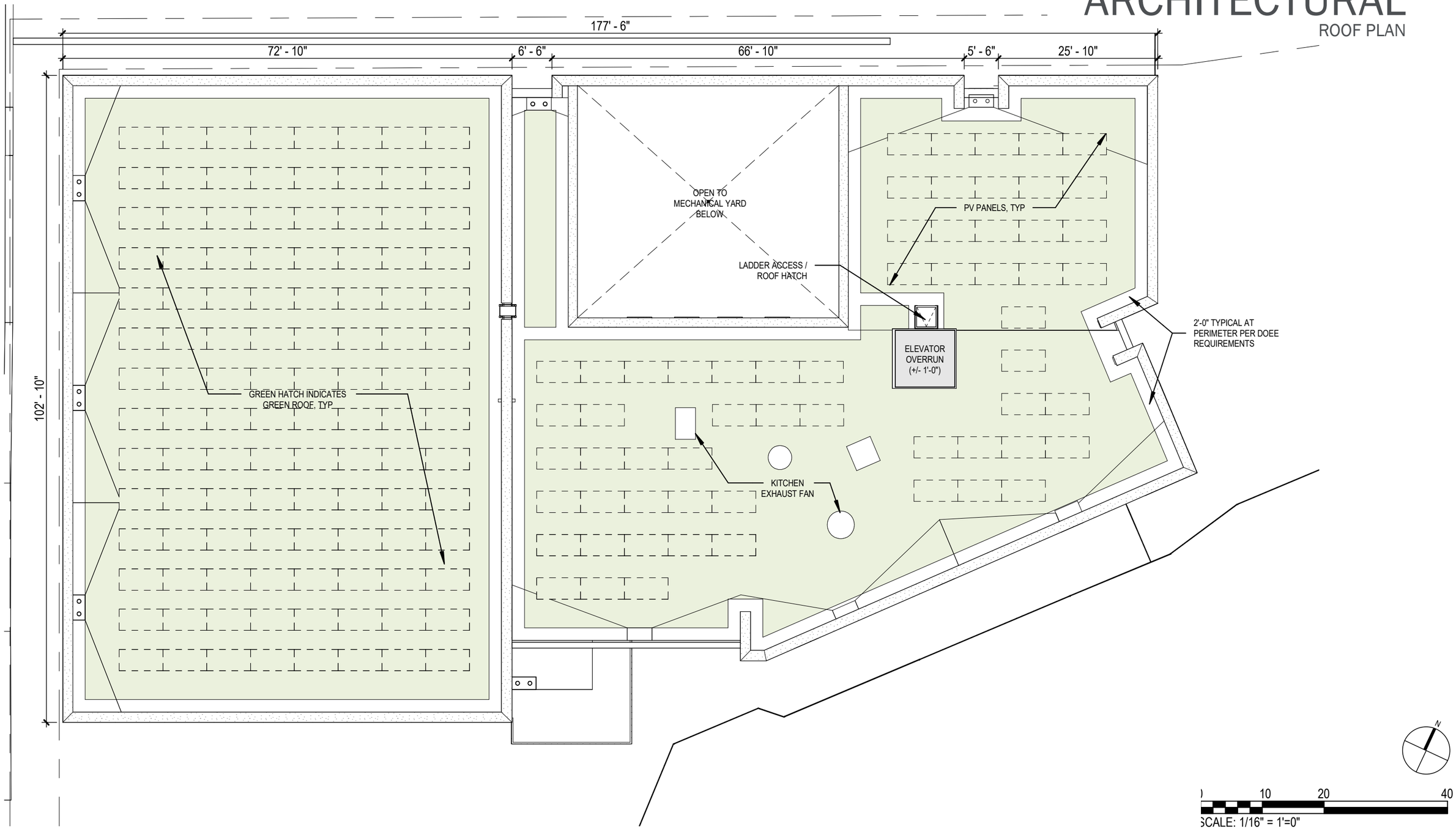
N

0 10 20 40

SCALE: 1/16" = 1'=0"

ARCHITECTURAL

ROOF PLAN



ARCHITECTURAL

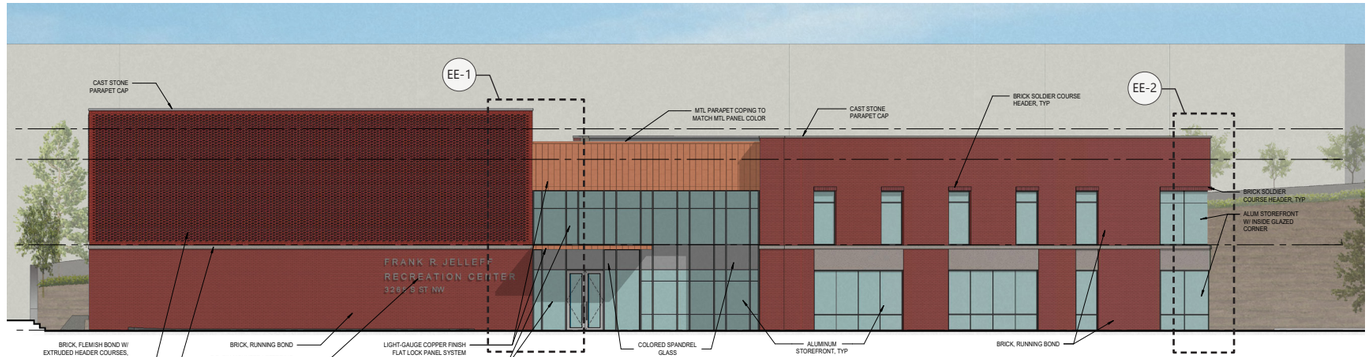
CONTEXT IN GEORGETOWN - BRICK, CAST STONE

EXISTING BUILDING

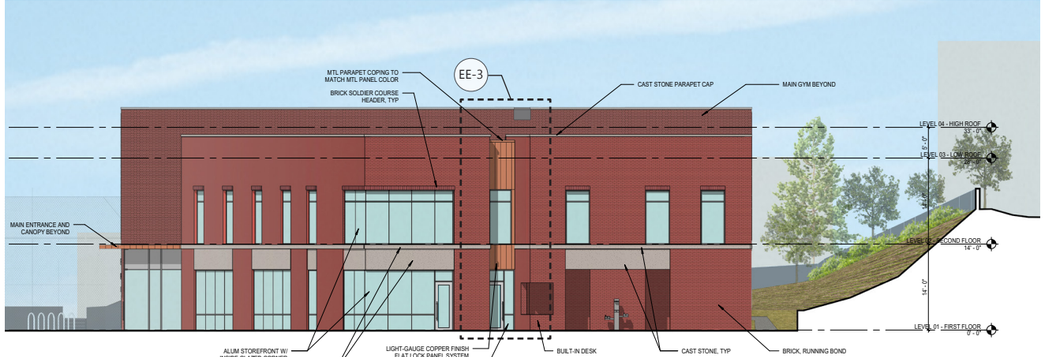
SAFEWAY

CAST STONE, & BRICK DETAILING

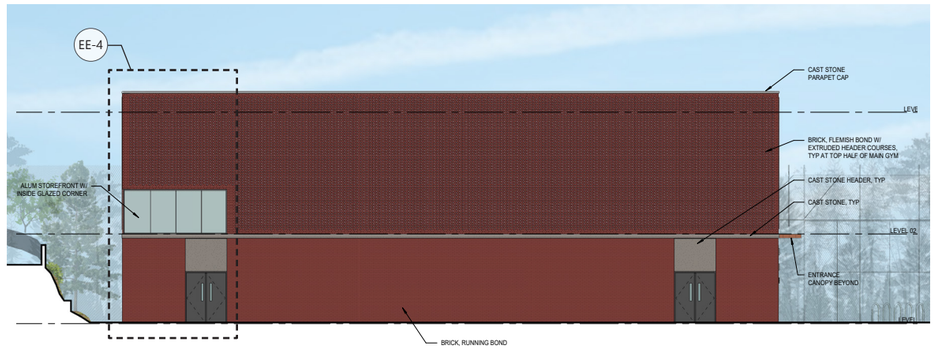
ARCHITECTURAL
EXTERIOR ELEVATIONS



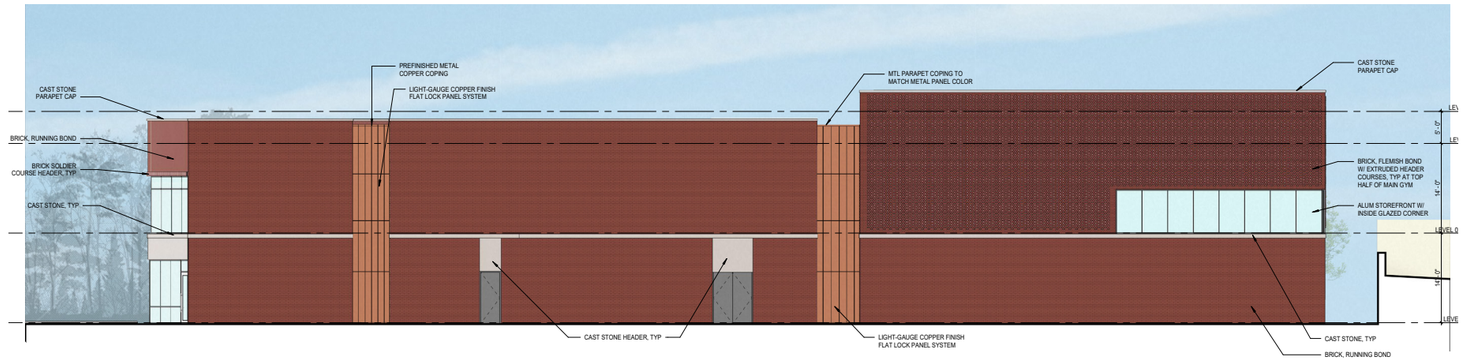
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

ARCHITECTURAL
EXTERIOR RENDERINGS

VIEW FROM PARKING LOT

Note: Site elements have been de-emphasized to better highlight the building. Refer to Landscape Architecture drawings for full site design.

VIEW FROM ATHLETIC FIELD

Note: Site elements have been de-emphasized to better highlight the building. Refer to Landscape Architecture drawings for full site design.

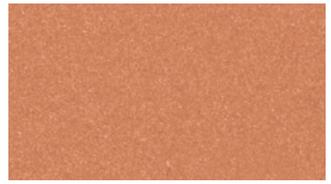
VIEW FROM RAMP ALONG
NORTH SIDE OF BUILDING

Note: Site elements have been de-emphasized to better highlight the building. Refer to Landscape Architecture drawings for full site design.

ARCHITECTURAL
MATERIALS PALETTE

1 BRICK + MORTAR

2 CAST STONE



3 LIGHT-GAUGE COPPER FINISH PANEL

4 ALUMINUM STOREFRONT

5 GLASS

6 SPANDREL GLASS

DEMOLITION:

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 SUB-BASE MATERIALS.
4. EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A SURVEY PREPARED BY NAME OF COMPANY DATED: 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 1-800-257-7777, 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 _____ AND _____ SEDIMENTATION AND EROSION CONTROL PLANS 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 INSPECTOR AT 202-787-4024. 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 UTILITY INSPECTOR, CHIEF UTILITY INSPECTION (202) 787-4024 OF DISTRICT OF COLUMBIA WATER & SEWER AUTHORITY 48 HOURS PRIOR TO START OF CONSTRUCTION.
17. UNLESS OTHERWISE SHOWN ON THESE DRAWINGS, EXISTING PAVEMENT ON STREET_OR AVENUE NAME TO REMAIN. PROVIDE PRE-CONSTRUCTION VIDEO OF EXISTING PAVEMENT. EXISTING PAVEMENT, 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 1-800-257-7777 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 THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY.
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.

LEGEND

EXISTING		PROPOSED
E	ELECTRIC LINE & STRUCTURE	E E
T	TELEPHONE LINE & STRUCTURE	T T
EXT LP	LIGHT POLE, STREET LIGHT	LP
EX 12" SAN SEW	SANITARY LINE & MH	6"S
	STORM INLET	
EX 28"-18" STM	STORM LINE	8"D
G 6"G GAS	GAS LINE & VALVE	6"G V GAS
W 6"W	WATER LINE & MH	6"W W
	WATER VALVE	
	FIRE HYDRANT	P FH
	TEST PIT REQUIRED	
	TRAFFIC LIGHT POLE	
	PARKING METER	P
	HANDICAP RAMP	
	SIGN	
	LIGHT POLE	
	CHAIN LINK FENCE	
302	CONTOURS	302
+303.25	SPOT ELEVATIONS	301.2
DOOR	FACE OF BUILDING	DOOR
	CONCRETE SIDEWALK	CG-6 CG-6R
	CURB & GUTTER	TRANS.
	HEADER CURB	
EX EP	EDGE OF PAVEMENT	EP
	PAVEMENT MARKING	
	RETAINING WALL	
	EXPANSION JOINT	
	CONTRACTION JOINT	
(S) 1	SANITARY MANHOLE STRUCTURE NO.	(S) 1
(S)	SANITARY MANHOLE	(S)
D 1	STORM MANHOLE STRUCTURE NO.	D 1
D	STORM MANHOLE	D
CI 1	CURB INLET STRUCTURE NO.	CI 1
DI 1	DRAIN INLET STRUCTURE NO.	DI 1
	DRAIN INLET	

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 UTILITY INSPECTOR, DC WATER (202-787-4024) 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 SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE DISTRICT OF COLUMBIA PLUMBING 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 LOCATION(S) WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES. INVESTIGATION(S) 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 MANHOLE/INLETS 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 WHITLEY AT WASHINGTON GAS AT 703-750-4205.
18. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND PROPOSED FACILITIES.
19. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED FACILITIES.
20. 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.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
22. 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.
23. REFER TO SUBSURFACE EXPLORATION & GEO-TECHNICAL ENGINEERING ANALYSIS FOR GEO-TECH REPORT.

SITE LEGEND:

TEST PITS ARE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS WITH ALL EXISTING UTILITY LINES TO DETERMINE THE EXACT HORIZONTAL LOCATION, ELEVATION AND ADD SIZE OF THE EXISTING UTILITIES. A MINIMUM OF ONE FOOT VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN EXISTING AND PROPOSED UTILITIES. TEST PITS SHOULD BE COMPLETED PRIOR TO ORDERING ANY STRUCTURES OR PIPE MATERIALS. NOTIFY ENGINEER OF ANY CONFLICT WITH PROPOSED PLANS.

URBAN FORESTRY NOTES:

TREE PLANTING SHALL COMPLY WITH THE DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES SECTION 611 AND STANDARD DRAWINGS NO. 611.10 AND 611.11. DECIDUOUS TREES SHALL ONLY BE PLANTED BETWEEN OCTOBER 15 AND MAY 1 AS PER THE SPRING AND FALL PLANTING SEASON DATES. COMPANION PLANTS (I.E. PERENNIALS, GRASSES, BULBS, SHRUBS, ETC.) TO BE INSTALLED IN TREE BOXES MUST CONFORM TO DDOT MINIMUM HEIGHT STANDARDS TO PRESERVE SIGHTLINES. HAVE A SHALLOW ROOT SYSTEM, AND BE PLANTED AT MINIMUM 2 FEET FROM THE ROOT FLARE (CROWN) OF THE STREET TREE. DO NOT USE EXISTING SOIL ON-SITE OR AMEND AS TOPSOIL. PEAT MOSS IS NOT ALLOWED FOR USE AS A SOIL AMENDMENT. FINISH OFF 2 FOOT CLEAR ZONE AROUND TREES WITH A 2-3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND ROOT FLARE. CONTACT RESPECTIVE WARD ARBORIST WHEN THE STREET TREES ARE READY TO BE PLANTED, PROVIDING AT LEAST 48 HOURS NOTICE.

ABBREVIATIONS:

APPROX.	APPROXIMATE	GRD	GUARD
ASPH.	BITUMINOUS CONCRETE	GRNT	GRANITE
BC	BLUESTONE CURB	IP	IRON PIPE
BLDG.	BUILDING	INV	INVERT
BFP	BACK-FLOW PREVENTION	LP	LIGHT POLE
		MAT	MATCH
BOC	BOTTOM OF CURB	MH	MANHOLE (STRUCTURE)
BRK	BRICK	MST	MEASURED
CC	CONCRETE CURB	O/H	OVERHEAD
CG	CURB & GUTTER	OHE	OVERHEAD LINE ELECTRIC
CI	CURB INLET	PCC	PORTLAND CEMENT CONCRETE
CJ	CONTRACTION JOINT		
CL	CENTER LINE	PM	PARKING METER
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CO	CLEAN OUT	PROP	PROPOSED
CONC.	CONCRETE	RAD	RADIUS
COMB	COMBINE(D)	REC	RECORD
CY	CUBIC YARD	SAN	SANITARY
DI	DRAIN INLET	SEW	SEWER
DIP	DUCTILE IRON PIPE	SF	STORM FILTER
DOM	DOMESTIC	STD	STANDARD
DWG	DRAWING(S)	STM	STORM
E	ELECTRICAL	STY	STORY (FLOOR)
EC	END OF CURB	S/W	SIDEWALK
ELEC	ELECTRIC(AL)	T	TELEPHONE
ELEV	ELEVATION	TOC	TOP OF CURB
EJ	EXPANSION JOINT	TYP	TYPICAL
ENT	ENTRANCE	UGE	UNDERGROUND ELECTRIC
EX	EXISTING		
FH	FIRE HYDRANT	W	WATER
FR	FROM	WL	WATER LINE
FS	FILTERRA SYSTEM	WM	WATER MAIN
FT	FEET/FOOT	WV	WATER VALVE
G	GAS		

STANDARDS FOR SHEETING AND SHORING ADJACENT TO DC WATER UTILITIES:

DEFINITIONS:

1. FOR THE PURPOSE OF THIS STANDARD, THE "ZONE OF INFLUENCE" SHALL BE DEFINED AS THE WEDGE OF SOIL INSCRIBED BY A LINE DRAWN TANGENT TO AND PROJECTING UPWARD FROM THE OUTERMOST PROJECTION OF A CONDUIT AT AN ANGLE OF 45 DEGREES WITH THE HORIZONTAL.
2. THE "ENGINEER" SHALL BE DEFINED AS DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES, D.C. WATER, OR THE AUTHORIZED REPRESENTATIVE THEREOF.

POINTS OF CONTACT:

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DC WATER 24-HOUR EMERGENCY LINE AT (202) 612-3400 OF ANY EMERGENCY AFFECTING THE CONDITION OR STABILITY OF ITS UTILITIES.
2. THE CONTRACTOR SHALL NOTIFY DC WATER A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION OR CONSTRUCTION. CONTACT DC WATER UTILITY INSPECTOR AT (202) 787-4024.

LOCATION OF DC WATER UTILITIES:

IF REQUIRED BY THE ENGINEER, THE EXACT LOCATION OF DC WATER UTILITIES SHALL BE DETERMINED BY TEST PITTING PRIOR TO INSTALLATION OF SHEETING.

PILES AND SHEET PILING:

1. ALL PILES INSTALLED BY THE IMPACT DRIVING METHOD WITHIN 50 FEET OF ANY DC WATER UTILITY SHALL BE PRE-AUGERED TO THE INVERT DEPTH OF THE PIPELINE.
2. NO SHEET PILING SHALL BE INSTALLED BY THE IMPACT DRIVING METHOD WITHIN 50 FEET OF ANY DC WATER UTILITY.
3. SHEET PILING MAY BE INSTALLED WITHIN 50 FEET OF A DC WATER UTILITY BY THE USE OF APPROVED VIBRATORY EQUIPMENT. THE CONTRACTOR SHALL DEMONSTRATE TO THE ENGINEER THAT THE EQUIPMENT DOES NOT EXCEED ACCEPTABLE LIMITS OF VIBRATION BY PROVIDING VIBRATION-MONITORING INSTRUMENTATION LOCATED AT THE SHORTEST DISTANCE FROM THE SHEETING TO THE UTILITY.

VIBRATION MONITORING:

1. WHEN REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE. INSTRUMENTATION AND A QUALIFIED OPERATOR TO MONITOR VIBRATIONS PRODUCED BY THE INSTALLATION OF PILES AND SHEET PILING.
2. THE EQUIPMENT OPERATOR SHALL HAVE AT LEAST FIVE YEARS EXPERIENCE IN THE INSTALLATION AND OPERATION OF VIBRATION MONITORING EQUIPMENT AND INTERPRETATION OF THE RESULTS.
3. VIBRATIONS SHALL BE MONITORED BY MEASURING THE PEAK PARTICLE VELOCITY AT THE CLOSEST POINT ON THE UTILITY TO THE LOCATION OF WORK. THE MEASURED PEAK PARTICLE VELOCITY SHALL NOT EXCEED THE FOLLOWING:

FREQUENCY (IN./SEC)	*PEAK PARTICLE VELOCITY*
LESS THAN 10 HZ	0.50
10-40 HZ	0.75
GREATER THAN 40 HZ	2.00

BRACING AND TIEBACKS:

1. NO RACKERS OR HEEL BLOCKS SHALL BEAR IN THE ZONE OF INFLUENCE OF ANY DC WATER PIPELINE.
2. NO TIEBACKS SHALL BE INSTALLED WITHIN FIVE FEET OF ANY DC WATER UTILITY.
3. ANY TIEBACK CROSSING OVER A DC WATER PIPELINE OR STRUCTURE SHALL BE COMPLETELY UNLOADED UPON COMPLETION OF THE WORK.

CONSTRUCTION MONITORING:

ANY EXCAVATION OR CONSTRUCTION OCCURRING WITHIN THE ZONE OF INFLUENCE OF DC WATER UTILITIES SHALL BE MONITORED AS FOLLOWS:

1. CONDUCT DETAILED PRE- AND POST-CONSTRUCTION SURVEYS OF UTILITIES AND STRUCTURES, TO INCLUDE VIDEO INSPECTION AND/OR PHOTOGRAPHS AS REQUIRED BY THE ENGINEER.
2. INSTALL VERTICAL AND HORIZONTAL DEFLECTION MONITORING STATIONS ALONG THE UTILITY ALIGNMENT, OR AT LOCATION DESIGNATED BY THE ENGINEER, TO DETECT SETTLEMENT OR LATERAL MOVEMENT OF THE UTILITY AND SURROUNDING SOIL.
   a. MONITORING STATIONS SHALL OCCUR AT A MINIMUM OF 50 FEET ON CENTER FOR THE LENGTH OF DISTURBANCE WITHIN THE ZONE OF INFLUENCE, OR AT CLOSER SPACING IF DIRECTED BY THE ENGINEER.
   b. MONITORING STATIONS GENERALLY SHALL CONSIST OF TARGETS AND BENCHMARKS THAT ARE READ BY STANDARD OPTICAL SURVEY EQUIPMENT, IF WARRANTED, INCLINOMETER STATIONS PLACED ALONG DEEP EXCAVATIONS SHALL SUPPLEMENT MONITORING STATIONS.
   c. MONITORING STATIONS SHALL BE READ AND RECORDED AT LEAST ONCE EACH WEEK, OR MORE FREQUENTLY AS DIRECTED BY THE ENGINEER. AND COPIES OF ALL RECORDS SHALL BE REPORTED TO DC WATER. REPORTS SHALL DOCUMENT THE LOCATION OF EACH STATION, THE DATE AND TIME OF EACH OBSERVATION, AND SHALL PROVIDE A CONTINUOUS HISTORY OF READINGS FOR EACH STATION, INCLUDING BASELINE READINGS.
   d. MONITORING SHALL CONTINUE UNTIL THE EXCAVATION HAS BEEN PERMANENTLY STABILIZED.
   e. ANY HORIZONTAL OR VERTICAL MOVEMENT WITHIN THE ZONE OF INFLUENCE THAT EXCEEDS 0.01 FT. SHALL BE IMMEDIATELY REPORTED TO DC WATER.
3. GROUNDWATER LEVELS AROUND DC WATER UTILITIES SHALL BE MONITORED BY INSPECTING OBSERVATION WELLS AND PIEZOMETERS, AND SHALL BE MAINTAINED TO PREVENT SETTLEMENT DUE TO DEWATERING.

DDOT EXCAVATION NOTES:

NO WORK SHALL BE UNDERTAKEN IF THE APPLICANT, OR THE PERSON ON WHOSE BEHALF THE APPLICANT IS MADE, HAS A TEMPORARY REPAIR IN PUBLIC SPACE OLDER THAN 45 DAYS, OR TEMPORARY REPAIRS THAT HAVE FAILED AND THOSE REPAIRS HAVE NOT BEEN UNDERTAKEN WITHIN 24 HOURS.

PERSONS REGULARLY PERFORMING PUBLIC SPACE EXCAVATION AND MANHOLE WORK REQUESTED TO PROVIDE, ON A BIWEEKLY BASIS, PLANS SHOWING THEIR ANTICIPATED ACTIVITIES IN THE PUBLIC SPACE WITHIN THE TWO WEEK PERIOD. SINCE THESE PLANS ASSIST THE DEPARTMENT IN COORDINATING ACTIVITIES IN THE PUBLIC SPACE, THE FAILURE TO PROVIDE SUCH PLANS MAY RESULT IN DELAYS IN THE PERMIT REVIEW PROCESS.

1. NOTIFY THE DEPARTMENT OF TRANSPORTATION, OFFICE OF INFRASTRUCTURE OVERSIGHT AT 202-645-7050, 48 HOURS IN ADVANCE OF STARTING WORK.
2. ALL FAILED CUTS MUST BE REPAIRED WITHIN 24 HOURS OF NOTIFICATIONS.
3. D.C. LAW 3129, UNDERGROUND FACILITIES PROTECTION ACT OF 1980, REQUIRES THAT "MISS UTILITY" (1-800-257-7777) BE CONTACTED AT LEAST 48 HOURS AND NOT MORE THAN 10 DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) PRIOR TO START OF EXCAVATION, SO NOTIFICATION CAN BE MADE TO PARTICIPATING PRIVATE UTILITY COMPANIES OF THE PROPOSED WORK.
4. 48 HOURS PRIOR TO EXCAVATING, PLEASE CALL THE WATER OPERATIONS BRANCH AT 202-673-6600 FOR LOCATIONS OF SEWER AND WATER MAIN LINES.
5. IMPROPER HOUSEKEEPING VIOLATIONS ON JOB SITE RELATING TO DIRT AND DEBRIS IN THE PUBLIC SPACE, CATCH BASINS, SEWERS, ETC. SHALL BE GROUNDS FOR A FINE AND/OR REVOCATION OF THE PERMIT.
6. WORK AUTHORIZED BY A PERMIT SHALL BE IN ACCORDANCE WITH THE SAFETY REQUIREMENTS FOR EXCAVATIONS AS OUTLINED IN THE D.C. INDUSTRIAL SAFETY BOARD MANUAL "SAFETY STANDARDS, RULES AND REGULATIONS CONSTRUCTION".
7. WORK AUTHORIZED BY A PERMIT SHALL BE IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
8. MAINTAIN ACCESS TO ALL ALLEY AND DRIVEWAYS AT ALL TIMES.
9. PLATE ALL INTERSECTION , WHERE APPLICABLE.
10. MAINTAIN A 6 TO 10 FOOT SIDEWALK AT ALL TIMES FOR PEDESTRIANS.
11. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND SALVAGING ALL COBBLESTONE PAVERS AND OTHER SPECIAL PAVERS REMOVED IN CONNECTION WITH EXCAVATION. THE PAVERS ARE TO BE DELIVERED TO THE DEPARTMENT OF PUBLIC WORKS MAINTENANCE YARD AT 201 FLORIDA AVENUE, N.E. TELEPHONE NUMBER IS 202-727-5809.
12. CAUTION STREET LIGHT CABLE BEHIND CURB.
13. CONTRACTOR TO LOCATE ALL WATER AND SEWER LINES PRIOR TO START OF WORK.

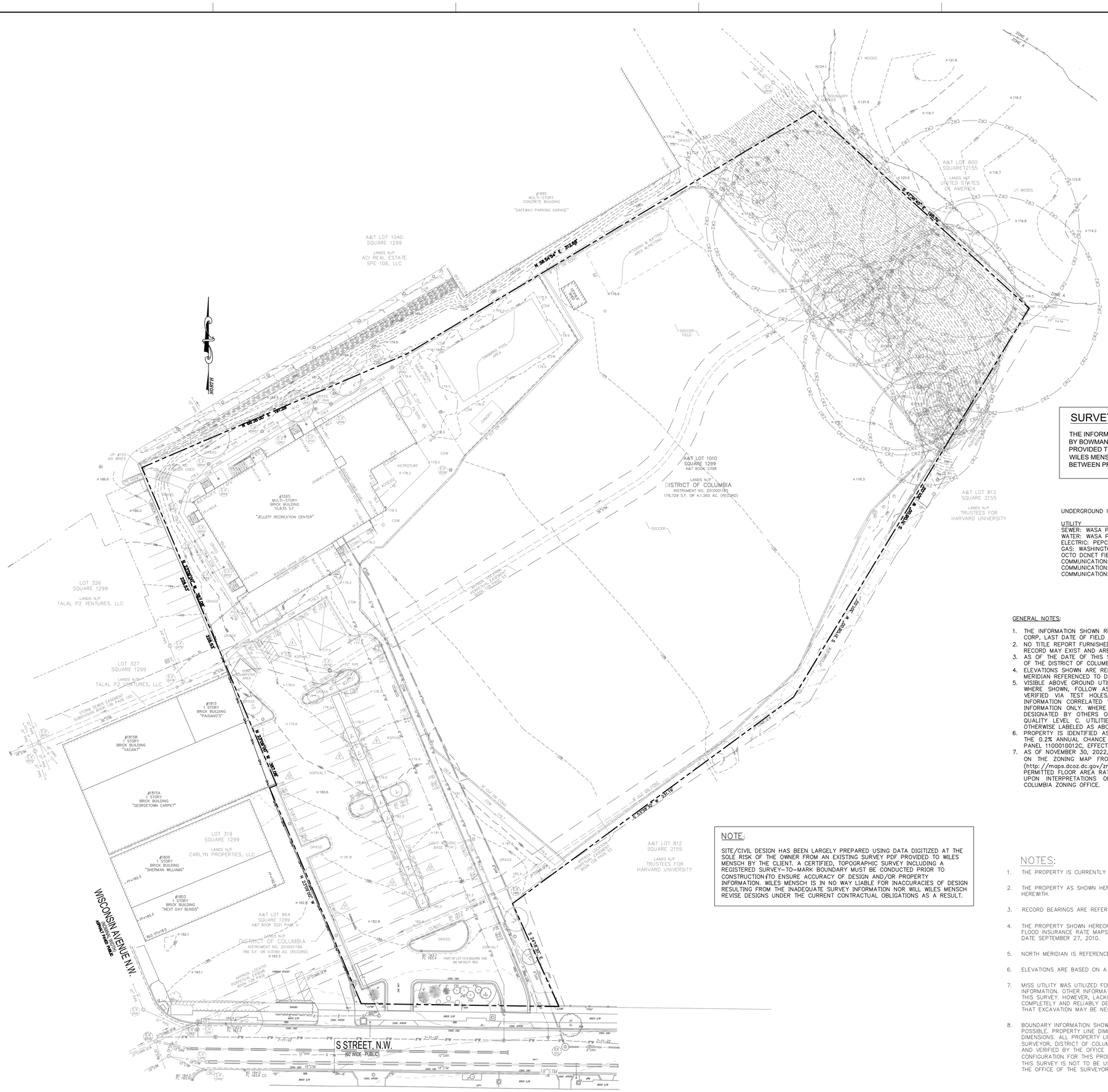
MISS UTILITY

1-800-257-7777
missutility.net

NOTIFY "MISS UTILITY" AT 1-800-257-7777
48 HOURS IN ADVANCE BEFORE
COMMENCING THE WORK

DC WATER GENERAL CONSTRUCTION NOTES:

1. CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:DC WATER WEBSITE, "PERMIT CONTACTS" HTTPS://WWW.DCWATER.COM/PERMITS/PERMIT-CONTACTS
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 LEAD HOTLINE: 202-787-4044 AND LEAD@DCWATER.COM 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 ONLY 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: NOTIFY MISS UTILITY AT 800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING 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 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. TAP AND WATER METER SET REQUEST: A TAP AND METER SET REQUEST MUST BE SUBMITTED TO TAP.METERSETREQUEST@DCWATER.COM PRIOR TO SCHEDULING THE INSTALLATION OF A WATER METER. AFTER THE REQUEST IS APPROVED, DC WATER WILL COORDINATE WITH THE CONTRACTOR TO FURNISH AND INSTALL THE METER.
12. CROSS CONTAMINATION CONTROL: BACKFLOW PREVENTERS THAT COMPLY WITH APPLICABLE AMERICAN SOCIETY OF SANITARY ENGINEER (ASSE) STANDARDS FOR BOTH DOMESTIC WATER SERVICE AND FIRE PROTECTION SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH DC PLUMBING CODES. THESE DEVICES SHOULD BE LOCATED LOCATED EITHER INSIDE THE BUILDING OR IN AN APPROVED EXTERNAL LOCATION AS DESIGNATED BY DC WATER. AFTER INSTALLATION, THE BACKFLOW PREVENTER MUST BE TESTED, AND THE RESULTS SUBMITTED TO DC WATER. DC WATER DOES NOT SUPPLY, INSTALL, OR MAINTAIN THESE BACKFLOW PREVENTERS.
13. UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUTDOWNS IN NUMBER AND DURATION. COORDINATE THESE SHUTDOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.
14. WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUTDOWNS 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 REQ



STORM & SANITARY

- (EX 1226) RIM=178.07 CENTER=176.67 NO VISIBLE PIPES
- (EX 1227) RIM=178.39 INV OUT=177.39 (6" PIPE TO EX2696)
- (EX 1228) RIM=178.44 INV IN=176.93 (6" PIPE FRM EX2695) INV OUT=176.93 (6" PIPE TO EX2697)
- (EX 1229) RIM=178.39 INV IN=176.88 (6" PIPE FRM EX2696) INV OUT=176.73 (8" PIPE TO EX3260)
- (EX 1230) RIM=178.17 INV OUT=177.13 (6" PIPE TO UNK)
- (EX 1231) RIM=178.13 INV OUT=176.8 (6" PIPE TO UNK)
- (EX 1232) RIM=178.21 INV IN=176.44 (8" PIPE FRM EX2697) INV OUT=176.40 (8" PIPE TO EX2664)
- (EX 1233) RIM=178.04 INV IN=175.95 (8" PIPE FRM EX3260) INV IN=176.09 (6" PIPE FRM EX2665) INV OUT=175.95 (8" PIPE TO EX2663)
- (EX 1234) RIM=178.15 INV OUT=177.16 (6" PIPE TO EX2664)
- (EX 1235) RIM=178.14 INV IN=175.10 (8" PIPE FRM EX2664) INV IN=175.25 (6" PIPE FRM BLDG) OUT PIPE NOT SEEN
- (EX 1236) RIM=178.44 INV OUT=176.39 (6" PIPE TO EX2652)
- (EX 1237) RIM=178.29 INV IN=175.61 (6" PIPE FRM EX2653) INV OUT=175.59 (6" PIPE TO EX2649)
- (EX 1238) RIM=178.12 INV IN=175.20 (6" PIPE FRM EX2652) INV IN=175.21 (6" PIPE FRM EX2650) INV OUT=175.10 (6" PIPE TO UNK)
- (EX 1239) RIM=178.33 INV OUT=177.30 (6" PIPE TO EX2649)
- (EX 1240) RIM=180.80 INV IN=166.10 (21" PIPE FRM UNK) INV OUT=166.0 (21" PIPE TO UNK)
- (EX 1241) RIM=180.52 INV IN=176.12 (18" PIPE FRM UNK) INV IN=172.30 (21" PIPE FRM UNK) INV IN=168.85 (18" PIPE FRM UNK) INV IN=168.50 (21" PIPE FRM UNK) INV OUT=167.17 (36" PIPE TO EX2478)
- (EX 1242) RIM=181.36 INV IN=165.64 (36" PIPE FRM EX2637) INV IN=167.55 (24" PIPE FRM EX2479) INV OUT=165.60 (36" PIPE TO EX2639)
- (EX 1243) RIM=181.48 INV IN=167.73 (24" PIPE FRM UNK) INV OUT=167.73 (24" PIPE TO EX2478)
- (EX 1244) RIM=177.42 INV IN=169.10 (12" PIPE FRM EX1667) INV OUT=164.74 (36" PIPE TO EX2640)
- (EX 1245) RIM=174.46 INV IN=169.01 (18" PIPE FRM UNK) INV IN=159.30 (36" PIPE FRM EX2639) INV OUT=158.08 (36" PIPE TO EX2641)
- (EX 1246) RIM=138.42 INV IN=115.46 (18" DATR FRM UNK) INV OUT=115.37 (24" PIPE TO EX2641)
- (EX 1247) RIM=165.15 NO ACCESS
- (EX 1248) RIM=125.01 NO INVERT, FAST MOVING WATER AND DROP
- (EX 1249) RIM=182.70 FULL OF DEBRIS
- (EX 1250) RIM=183.56 INV OUT=179.58 (15" PIPE TO EX1295)
- (EX 1251) RIM=183.71 INV IN=176.31 (18" PIPE FRM UNK) INV IN=179.55 (15" PIPE FRM EX1049) INV OUT=176.02 (18" PIPE TO EX2530)
- (EX 1252) RIM=184.07 INV IN=172.51 (12" PIPE FRM UNK) INV IN=167.94 (12" PIPE FRM UNK) INV IN=166.22 (21" PIPE FRM UNK) INV OUT=165.55 (21" PIPE TO EX1293)
- (EX 1253) RIM=183.36 INV IN=164.17 (21" PIPE FRM UNK) INV OUT=164.01 (21" PIPE TO EX1293)
- (EX 1254) RIM=124.96 INV IN=116.54 (36" PIPE FRM EX2640) INV IN=111.09 (24" PIPE FRM EX2934) INV OUT=110.95 (24" PIPE TO EX2916)
- (EX 1255) RIM=183.55 INV IN=173.94 (15" PIPE FRM UNK) INV IN=160.47 (21" PIPE FRM EX2532) INV IN=163.91 (21" PIPE FRM EX2531) INV OUT=159.85 (21" PIPE TO EX1481)
- (EX 1256) RIM=182.87 NO INVERT
- (EX 1257) RIM=172.81 NO INVERT
- (EX 1258) RIM=186.59 CENTER IN=174.24
- (EX 1259) RIM=178.67 INV OUT=175.87 (12" PIPE FRM EX2903)
- (EX 1260) RIM=177.00 INV OUT=175.60 (12" PIPE FRM EX2639)
- (EX 1261) RIM=177.00 CENTER IN=177.82 HAS DEBRIS NO PIPES VISIBLE
- (EX 1262) RIM=185.23 INV IN=165.75 (8" PIPE FRM UNK) INV OUT=165.58 (8" PIPE TO EX1481)
- (EX 1113) RIM = 185.53 8" INV IN = 165.60 E **8" INV OUT = 165.24 NW**

LEGEND

As	ASPHALT
Bk	BRICK
Cn	CONCRETE
Exc	EXPOSED AGGREGATE CONC.
Gr	GRANITE
Gs	GRASS
Mh	MULCH
Veg	VEGETATION
	SHRUB
	CONIFEROUS TREE
	DECIDUOUS TREE
	BOLLARD
	PARKING METER
E	ELECTRIC MANHOLE
S	SANITARY MANHOLE
W	WATER MANHOLE
WM	WATER METER
	COBRA LIGHT POLE
E	ELECTRIC POLE
GV	GAS VALVE
WV	WATER VALVE
	GUY WIRE
E	UNDERGROUND ELECTRIC
G	UNDERGROUND GAS
W	UNDERGROUND WATER
	UNDERGROUND STORM/SEWER
X	FENCE LINE
	PROPERTY LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
FL	FLOWLINE
S/W	SIDEWALK
N/F	NOW AND/OR FORMERLY
C&G	CURB AND GUTTER
CONC.	CONCRETE
SAN.	SANITARY SEWER
STM.	STORM SEWER
COMB.	COMBINED SEWER
CLF	CHAIN LINK FENCE
WF	WROUGHT IRON FENCE
REC	RECORD

SURVEYOR'S NOTES :

THE INFORMATION ON THIS PLAN RESULTS FROM A FIELD SURVEY BY BOWMAN CONSULTING GROUP, LTD. DECEMBER 18,2020, AND PROVIDED TO THIS FIRM (WILES MESNCH) ON NOVEMBER 04, 2022. WILES MENSCH IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN PROVIDED SURVEY AND FIELD VERIFIED INFORMATION.

UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE:
SEWER: WASA PANEL:	OS M-9-NW	3-20-1970
WATER: WASA PANEL:	OW M-9-NW	4-18-52
ELECTRIC: PEPCO	NONE RECEIVED AS OF 11-30-2022	
GAS: WASHINGTON GAS	NONE RECEIVED AS OF 11-30-2022	
OCTO DCNET FIBER:	NONE RECEIVED AS OF 11-30-2022	
COMMUNICATION: VERIZON	NONE RECEIVED AS OF 11-30-2022	
COMMUNICATION: MCI	NONE RECEIVED AS OF 11-30-2022	
COMMUNICATION: COMCAST	NONE RECEIVED AS OF 11-30-2022	

GENERAL NOTES:

1. THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY WILES MENSCH CORP, LAST DATE OF FIELD SURVEY NOVEMBER 16, 2022.
2. NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
3. AS OF THE DATE OF THIS SURVEY, LOT 1010 SQUARE 1299 IS IN THE NAME OF THE DISTRICT OF COLUMBIA.
4. ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 5–86 & 5–88), MERIDIAN REFERENCED TO DCSO NORTH.
5. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38–02 QUALITY LEVELS A–D. A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL D.
6. PROPERTY IS IDENTIFIED AS ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010012C, EFFECTIVE DATE SEPTEMBER 27, 2010.
7. AS OF NOVEMBER 30, 2022, THE PROPERTY IS ZONED R–1–B AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (http: //maps.dcoz.dc.gov/zr16); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.

NOTE:

SITE/CIVIL DESIGN HAS BEEN LARGELY PREPARED USING DATA DIGITIZED AT THE SOLE RISK OF THE OWNER FROM AN EXISTING SURVEY PDF PROVIDED TO WILES MENSCH BY THE CLIENT. A CERTIFIED, TOPOGRAPHIC SURVEY INCLUDING A REGISTERED SURVEY–TO–MARK BOUNDARY MUST BE CONDUCTED PRIOR TO CONSTRUCTIONTO ENSURE ACCURACY OF DESIGN AND/OR PROPERTY INFORMATION. WILES MENSCH IS IN NO WAY LIABLE FOR INACCURACIES OF DESIGN RESULTING FROM THE INADEQUATE SURVEY INFORMATION NOR WILL WILES MENSCH REVISE DESIGNS UNDER THE CURRENT CONTRACTUAL OBLIGATIONS AS A RESULT.

NOTES:

1. THE PROPERTY IS CURRENTLY IN THE NAME OF THE DISTRICT OF COLUMBIA, RECORDED AT INSTRUMENT NO. 2010001185.
2. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH.
3. RECORD BEARINGS ARE REFERENCED TO RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
4. THE PROPERTY SHOWN HEREON LIES IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR WASHINGTON DC, DISTRICT OF COLUMBIA, COMMUNITY–PANEL NUMBER 1100010012C, EFFECTIVE DATE SEPTEMBER 27, 2010.
5. NORTH MERIDIAN IS REFERENCED TO MARYLAND STATE PLANE NAD83 DATUM.
6. ELEVATIONS ARE BASED ON A DCDPW BENCHMARK, BM 5–86, HAVING A PUBLISHED ELEVATION OF 182.33 FEET.
7. MISS UTILITY WAS UTILIZED FOR THIS SURVEY AND LOCATION OF ALL UNDERGROUND UTILITIES ARE A APPROXIMATE SOURCE OF INFORMATION. OTHER INFORMATION FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES WAS ADDED TO THIS SURVEY. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
8. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND APPROVAL BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY THE DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT PURPOSES; A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.

25' 0 25' 50'
1" = 25'

DLRGROUP
© DLR Group

DPR DC DEPARTMENT OF PARKS AND RECREATION
DGS DISTRICT SERVICES GENERAL SERVICES
BUILD MAINTAIN SUSTAIN

Jelleff Recreation Center
3265 S ST NW
WASHINGTON, DC 20007

PERMIT REVISIONS
05/08/2026
Revisions

Existing Conditions

CIV0101

Autodesk Docs://55-22112-00 DC DGS AE Svcs for the Jelleff Comm Ctr/N\55-22112-00_DC DGS AE Svcs for the Jelleff Comm Ctr\N_AR_2024.rvt
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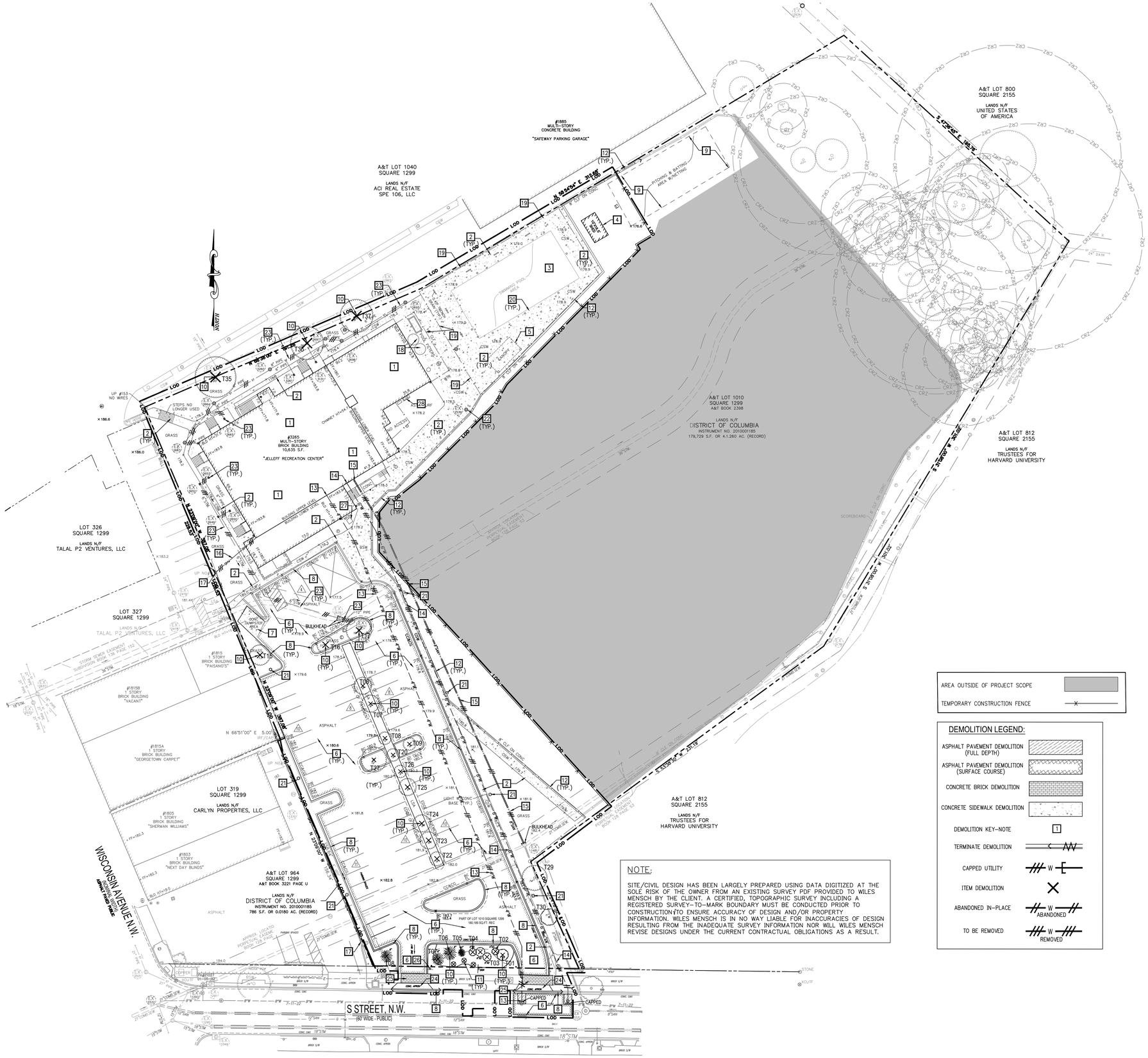
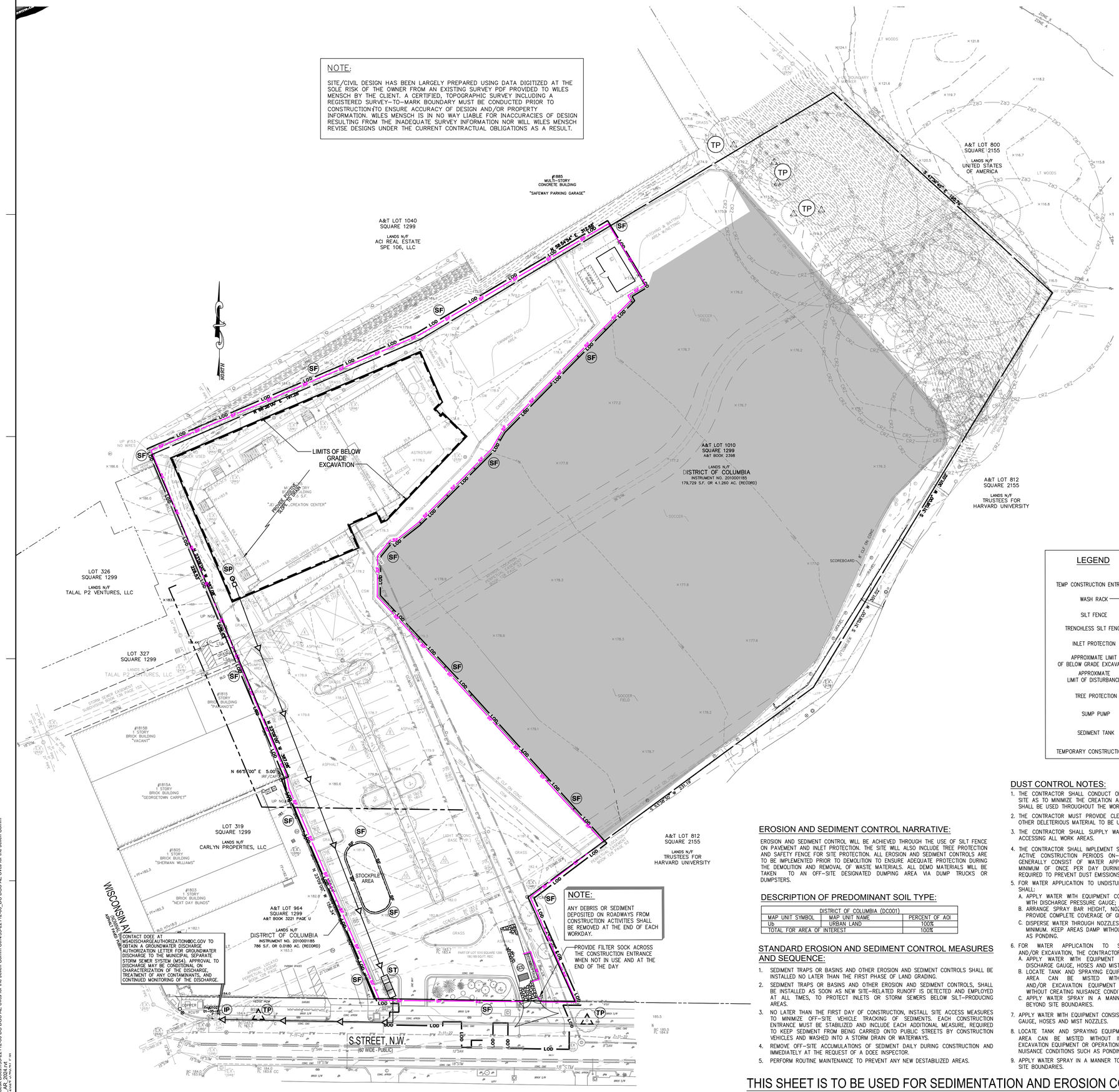
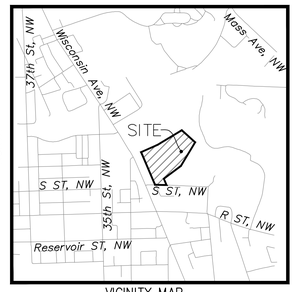

A&T LOT 1040
SQUARE 1299
LANDS N/F
ACI REAL ESTATE
SPE 106, LLC
#1885
MULTI-STORY
CONCRETE BUILDING
"SAFEWAY PARKING GARAGE"
A&T LOT 800
SQUARE 2155
LANDS N/F
UNITED STATES
OF AMERICA
A&T LOT 1010
SQUARE 1299
A&T BOOK 2398
LANDS N/F
DISTRICT OF COLUMBIA
INSTRUMENT NO. 2010001185
179,729 S.F. OR 4.1.260 AC. (RECORD)
A&T LOT 812
SQUARE 2155
LANDS N/F
TRUSTEES FOR
HARVARD UNIVERSITY
#3265
MULTI-STORY
BRICK BUILDING
10,635 S.F.
"JELLEFF RECREATION CENTER"
LOT 326
SQUARE 1299
LANDS N/F
TALAL P2 VENTURES, LLC
LOT 327
SQUARE 1299
LANDS N/F
TALAL P2 VENTURES, LLC
#1815
1 STORY
BRICK BUILDING
"PAISANO'S"
#1815B
1 STORY
BRICK BUILDING
"VACANT"
#1815A
1 STORY
BRICK BUILDING
"GEORGETOWN CARPET"
LOT 319
SQUARE 1299
LANDS N/F
CARLYN PROPERTIES, LLC
#1805
1 STORY
BRICK BUILDING
"SHERMAN WILLIAMS"
#1803
1 STORY
BRICK BUILDING
"NEXT DAY BLINDS"
A&T LOT 964
SQUARE 1299
A&T BOOK 3221 PAGE U
LANDS N/F
DISTRICT OF COLUMBIA
INSTRUMENT NO. 2010001185
789 S.F. OR 0.0180 AC. (RECORD)
WISCONSIN AVENUE N.W.
(VARIABLE WIDTH - PUBLIC)
S STREET, N.W.
(60 WIDE - PUBLIC)
NORTH
N 66°51'00" E 5.00'
S 23°09'00" W 301.05'
S 66°51'00" W 301.05'
S 23°09'00" W 301.05'
S 66°51'00" E 301.05'
S 23°09'00" W 301.05'
S 66°51'00" E 301.05'
S 23°09'00" W 301.05'
S 66°51'00" E 301.05'
S 23°09'00" W 301.05'
N 23°09'00" E 301.05'
N 66°51

NOTE:

SITE/CIVIL DESIGN HAS BEEN LARGELY PREPARED USING DATA DIGITIZED AT THE SOLE RISK OF THE OWNER FROM AN EXISTING SURVEY PDF PROVIDED TO WILES MENSCH BY THE CLIENT. A CERTIFIED, TOPOGRAPHIC SURVEY INCLUDING A REGISTERED SURVEY-TO-MARK BOUNDARY MUST BE CONDUCTED PRIOR TO CONSTRUCTION TO ENSURE ACCURACY OF DESIGN AND/OR PROPERTY INFORMATION. WILES MENSCH IS IN NO WAY LIABLE FOR INACCURACIES OF DESIGN RESULTING FROM THE INADEQUATE SURVEY INFORMATION NOR WILL WILES MENSCH REVISE DESIGNS UNDER THE CURRENT CONTRACTUAL OBLIGATIONS AS A RESULT.





VICINITY MAP
A&T LOT 1010 AND 964 SQUARE 1299
A&T BOOK 2396 A&T BOOK 3221 AT PAGE U
WASHINGTON, DISTRICT OF COLUMBIA

AREA OUTSIDE OF PROJECT SCOPE

TEMPORARY CONSTRUCTION FENCE —X—

LEGEND

	PROPOSED
TEMP CONSTRUCTION ENTRANCE / WASH RACK	SCE
SILT FENCE	SF
TRENCHLESS SILT FENCE	TSF
INLET PROTECTION	IP
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
APPROXIMATE LIMIT OF DISTURBANCE	LOD
TREE PROTECTION	TP
SUMP PUMP	SP
SEDIMENT TANK	ST
TEMPORARY CONSTRUCTION FENCE	—X—

EROSION AND SEDIMENT CONTROL NARRATIVE:

EROSION AND SEDIMENT CONTROL WILL BE ACHIEVED THROUGH THE USE OF SILT FENCE ON PAVEMENT AND INLET PROTECTION. THE SITE WILL ALSO INCLUDE TREE PROTECTION AND SAFETY FENCE FOR SITE PROTECTION. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE IMPLEMENTED PRIOR TO DEMOLITION TO ENSURE ADEQUATE PROTECTION DURING THE DEMOLITION AND REMOVAL OF WASTE MATERIALS. ALL DEMO MATERIALS WILL BE TAKEN TO AN OFF-SITE DESIGNATED DUMPING AREA VIA DUMP TRUCKS OR DUMPSTERS.

DESCRIPTION OF PREDOMINANT SOIL TYPE:

DISTRICT OF COLUMBIA (DC001)		
MAP UNIT SYMBOL	MAP UNIT NAME	PERCENT OF AOI
Ub	URBAN LAND	100%
TOTAL FOR AREA OF INTEREST		100%

STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING.
2. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS, SHALL BE INSTALLED AS SOON AS NEW SITE-RELATED RUNOFF IS DETECTED AND EMPLOYED AT ALL TIMES, TO PROTECT INLETS OR STORM SEWERS BELOW SILT-PRODUCING AREAS.
3. NO LATER THAN THE FIRST DAY OF CONSTRUCTION, INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE, REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
4. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DOEE INSPECTOR.
5. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS.

DUST CONTROL NOTES:

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

LAND DISTURBANCE ACTIVITY NOTE:

A PERSON RESPONSIBLE FOR LAND DISTURBANCE IS TO BE PRESENT OR AVAILABLE AT ALL TIMES WHILE SITE IS IN A PHASE INVOLVING LAND DISTURBING ACTIVITY. THE RESPONSIBLE PERSON IS RESPONSIBLE FOR INSPECTION OF THE SITE EROSION & SEDIMENT CONTROL MEASURES BIWEEKLY AND AFTER RAINFALL EVENTS. AVAILABILITY TO RESPOND TO POTENTIAL EROSION PROBLEMS AS THEY OCCUR AND AVAILABILITY TO SPEAK ONSITE WITH DOEE TO REMEDY POTENTIAL PROBLEMS. THE RESPONSIBLE PERSON IS TO HAVE AVAILABLE ONSITE PROOF OF PROFESSIONAL LICENSING OR OF SUCCESSFUL COMPLETION OF A DEPARTMENT APPROVED TRAINING PROGRAM IN COMPLIANCE OF RESPONSIBLE PERSON DESIGNATION.

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STRAW BALE DIKES, INLET PROTECTION, SUMP PIT, PORTABLE SEDIMENT TANK, STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK, TREE PROTECTION, AND SILT FENCE AS INDICATED ON SHEET CIV0104. SEE SHEET CIV0501 FOR EROSION AND SEDIMENT CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL PROPOSED UTILITIES AS INDICATED ON SHEET CIV0106.
5. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
6. CONSTRUCT BMPS AS INDICATED ON SHEET CIV0702.
7. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

EROSION AND SEDIMENT CONTROL NOTE:

1. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY AND ENVIRONMENT BY PHONE (202-535-2977) AT LEAST 72 HOURS PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF ENERGY AND ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
2. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES REQUIRES APPROVAL FROM DOEE INSPECTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
4. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
5. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF ENERGY AND ENVIRONMENT, WATERSHED PROTECTION DIVISION.
6. PROVIDE A CHAIN LINK FENCE AT PERIMETER OF SITE
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10. STRAW BALE DIKES WILL BE REPLACED EVERY THREE (3) MONTHS UNTIL COMMENCEMENT OF CONSTRUCTION.

TOTAL AREA OF DISTURBANCE:

DISTURBED AREA: 73,521 SF / 1.68 AC

TOTAL VOLUME OF CUT OF BELOW GRADE EXCAVATION:

TOTAL AREA OF EXCAVATION: 17,943 SF / 0.4119 AC

VOLUME OF CUT: 16,300 SQ.FT. (AREA) X 4.5 FEET (AVERAGE DEPTH) / 27

VOLUME OF CUT: 2,717 cy +/-

TOTAL VOLUME OF CUT /FILL FOR UTILITIES:

TOTAL AREA OF EXCAVATION: 6,995 SF / 0.1606 AC

VOLUME OF CUT: 6,995 SQ.FT. (AREA) X 6 FEET (AVERAGE DEPTH) / 27

VOLUME OF CUT AND FILL: 1,554 cy +/-

TOTAL VOLUME OF CUT FOR BIORETENTION:

VOLUME OF CUT: 320 cy +/-

CONSTRUCTION DATES:

THE PROPOSED WORK DUE TO COMMENCE APRIL 2026 AND IS ANTICIPATED TO TAKE APPROXIMATELY 18 MONTHS.

EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

ENFORCEMENT OF SIGNAGE REQUIREMENT FOR PROJECTS REQUIRING EROSION AND SEDIMENT CONTROL PLANS:

ALL CONSTRUCTION PROJECTS REQUIRING SOIL EROSION AND SEDIMENT CONTROL (ESC) PLANS MUST POST A DISTRICT-APPROVED SIGN THAT NOTIFIES THE PUBLIC TO CONTACT DOEE IN THE EVENT OF EROSION OR OTHER POLLUTION FROM THE SITE. DOEE HAS INCREASED ITS ENFORCEMENT EFFORTS FOR THIS REQUIREMENT. A LIMITED NUMBER OF PRE-PRINTED SIGNS IS AVAILABLE AT THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS AND WILL BE ISSUED AT NO CHARGE WITH APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS ON A FIRST COME, FIRST SERVED BASIS. AN ELECTRONIC COPY OF THE DISTRICT APPROVED SIGN IS AVAILABLE AT HTTP://DOEE.DC.GOV/ESC.

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

25' 0 25' 50'
1" = 25'

APPROVAL

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DLRGROUP

DPR THE DEPARTMENT OF PARKS AND RECREATION

DGS DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

Jelleff Recreation Center
3265 S ST NW
WASHINGTON, DC 20007

PERMIT
REVISIONS
05/08/2026
Revisions

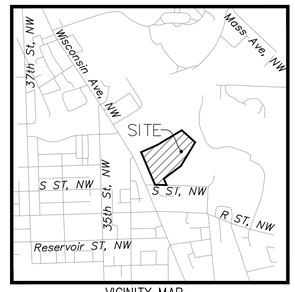
Erosion and Sediment Control Plan Existing

CIV0103

Autodesk Docs://55-22112-00 DC DGS AE Svcs for the Jelleff Comm Ctr/N55-22112-00_DC DGS AE Svcs for the Jelleff Comm Ctr_AR_2024.rvt
Autodesk Docs://55-22112-00 DC DGS AE Svcs for the Jelleff Comm Ctr/N55-22112-00_DC DGS AE Svcs for the Jelleff Comm Ctr_MEP_2024.rvt

NOTE:

SITE/CIVIL DESIGN HAS BEEN LARGELY PREPARED USING DATA DIGITIZED AT THE SOLE RISK OF THE OWNER FROM AN EXISTING SURVEY PDF PROVIDED TO WILES MENSCH BY THE CLIENT. A CERTIFIED, TOPOGRAPHIC SURVEY INCLUDING A REGISTERED SURVEY-TO-MARK BOUNDARY MUST BE CONDUCTED PRIOR TO CONSTRUCTION TO ENSURE ACCURACY OF DESIGN AND/OR PROPERTY INFORMATION. WILES MENSCH IS IN NO WAY LIABLE FOR INACCURACIES OF DESIGN RESULTING FROM THE INADEQUATE SURVEY INFORMATION NOR WILL WILES MENSCH REVISE DESIGNS UNDER THE CURRENT CONTRACTUAL OBLIGATIONS AS A RESULT.



VICINITY MAP
A&T LOT 1010 AND 964 SQUARE 1299
A&T BOOK 2398 A&T BOOK 3221 AT PAGE U
WASHINGTON, DISTRICT OF COLUMBIA

AREA OUTSIDE OF PROJECT SCOPE

TEMPORARY CONSTRUCTION FENCE

LEGEND

	PROPOSED
TEMP CONSTRUCTION ENTRANCE	SCE
WASH RACK	
SILT FENCE	SF
TRENCHLESS SILT FENCE	TSF
INLET PROTECTION	IP
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
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DESCRIPTION OF PREDOMINANT SOIL TYPE:

DISTRICT OF COLUMBIA (DC001)		
MAP UNIT SYMBOL	MAP UNIT NAME	PERCENT OF AOI
Ub	URBAN LAND	100%
TOTAL FOR AREA OF INTEREST		100%

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1. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING.
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3. NO LATER THAN THE FIRST DAY OF CONSTRUCTION, INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE, REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
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25' 0 25' 50'
1" = 25'

DLRGROUP
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DPR THE DEPARTMENT OF PARKS AND RECREATION
DGS DISTRICT OF COLUMBIA GENERAL SERVICES
BUILD MAINTAIN SUSTAIN

Jelleff Recreation Center
3265 S ST NW
WASHINGTON, DC 20007

PERMIT REVISIONS
05/08/2026
Revisions

Erosion and Sediment Control Plan Proposed

CIV0103A

Autodesk Docs://55-22112-00 DC DGS AE Svcs for the Jelleff Comm Ctrn/_AR_2024.rvt
Central Time*

TREE PROTECTION AND REPLACEMENT NOTES:

A. DESCRIPTION:
WORK UNDER THIS ITEM INCLUDES PROVIDING PROTECTION FOR EXISTING TREES WITHIN THE PROJECT LIMITS DURING CONSTRUCTION OPERATIONS. WORK SHALL INCLUDE PROTECTION BY FENCING OF ALL TREES WITHIN THE PROJECT BOUNDARIES AS INDICATED ON THE CONTRACT DOCUMENTS.
THE CONTRACTOR IS LIABLE FOR REPLACEMENT AND REPAIR OF TREES OR COMPENSATION FOR TREES DAMAGED OR KILLED THROUGH NEGLECT OR FAILURE TO APPLY TREE PROTECTION DURING CONSTRUCTION OPERATIONS.
FAILURE OF THE CONTRACTOR TO IMPLEMENT TREE CONSERVATION MEASURES OR TREE REPLACEMENT, AS DIRECTED BY THE ENGINEER, WILL RESULT IN COMPENSATION OR LIQUIDATED DAMAGES TO THE DISTRICT ACCORDING TO THE SCHEDULE OF PAYMENT CONTAINED HEREIN. ANY REPLACEMENT DETERMINED TO BE REQUIRED BY THE ENGINEER MUST BE PERFORMED WITHIN TWO (2) WEEKS OF NOTIFICATION, UNLESS OUTSIDE OF THE PLANTING SEASON, IN WHICH CASE REPLACEMENT MUST OCCUR WITHIN THE FIRST TWO (2) WEEKS OF THE PLANTING SEASON.

B. METHODS AND MATERIALS:
PROTECTION FROM DAMAGE CAUSED BY THE CONTRACTOR'S EQUIPMENT OR CARELESSNESS SHALL CONSIST OF THE FOLLOWING METHODS AND MEASURES:
ALL TREES TO BE PRESERVED SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY FENCING. THE TREE PROTECTION FENCING SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING HAS COMMENCED. DETAILS OF THE MINIMUM ACCEPTABLE TREE PROTECTION ARE SHOWN IN THE CONTRACT DOCUMENTS. NO EQUIPMENT, TRAILERS OR MATERIALS MAY BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES TO BE RETAINED WITHIN THE PROJECT LIMITS WITH THE EXCEPTION OF PAVED AREAS OR AREAS TO BE PAVED.
ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR UNDER THE DIRECTION OF AN ARBORIST FROM THE DISTRICT'S URBAN FORESTRY ADMINISTRATION.
IF ANY TREES NOT DESIGNATED TO BE REMOVED ARE SEVERELY INJURED OR KILLED BY THE CONTRACTOR'S OPERATIONS FOR ANY REASON, THEY SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DISTRICT, OR BY PAYMENT IN LIQUIDATED DAMAGES ACCORDING TO THE FOLLOWING SCHEDULE:

– $200 PER INCH OF DIAMETER

– THE DIAMETER OF THE TREE TRUNK SHALL BE MEASURED BREAST HIGH (4 TO 5 FEET) ABOVE THE GROUND. REPLACEMENT SHALL BE DONE ON A DBH INCH PER DBH INCH BASIS (1 DBH INCH OF REPLACEMENT TREES PER DBH INCH OF DAMAGED TREES). TREES REPLACED IN KIND SHALL BE PLANTED IN ACCORDANCE WITH 608.02. THE ENGINEER SHALL BE SOLELY RESPONSIBLE FOR DETERMINING WHETHER OR NOT A GIVEN INJURY IS SUFFICIENT TO WARRANT REPAIR, REPLACEMENT OR MONETARY COMPENSATION BY THE CONTRACTOR.
MATERIALS SHALL MEET THE FOLLOWING REQUIREMENTS:
– TREE PROTECTION FENCING: TREE PROTECTION FENCING SHALL CONSIST OF 6 FOOT TALL CHAIN LINK FENCE MATERIALS. FENCING SHALL PROTECT AN AREA NO SMALLER THAN 9 FOOT X 4 FOOT.

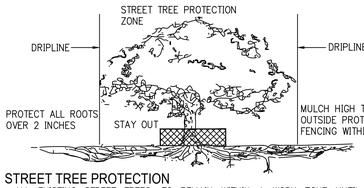
C. MEASURE AND PAYMENT:
THE UNIT OF MEASURE WILL BE EACH. NO DIRECT MEASURE WILL BE TAKEN. PAYMENT FOR TREE PROTECTION AND REPLACEMENT WILL BE MADE AT THE CONTRACT UNIT PRICE PER EACH FOR TREE PROTECTION, WHICH PAYMENT WILL INCLUDE ALL LABOR, TOOLS, MATERIALS, EQUIPMENT, AND INCIDENTALS NEEDED TO COMPLETE THE REQUIRED WORK. NO PAYMENT WILL BE MADE FOR REPAIR AND REPLACEMENT IN KIND FOR TREES DAMAGED OR KILLED DUE TO THE CONTRACTOR'S OPERATIONS. THIS WORK WILL BE PERFORMED AT THE SOLE EXPENSE OF THE CONTRACTOR.

TREE ROOT PROTECTION:

A. DESCRIPTION:
THIS WORK INCLUDES PRECAUTIONS TO BE TAKEN WHILE PERFORMING UTILITY TRENCHING, ROADWAY WORK, SIDEWALK, AND CURB INSTALLATION. WORK ALSO INCLUDES FURNISHING AND PLACEMENT OF PREPARED PLANTING SOIL MIX AND FERTILIZER (FERTILIZER IS NOT NEEDED UNLESS AN ELEMENT IS DEFICIENT) BACKFILL AROUND EXPOSED AND DISTURBED ROOTS, AND THE DISPOSAL OF EXCESS MATERIALS, BRANCHES AND DEBRIS.

B. CONSTRUCTION METHODS:
CONSTRUCTION OPERATIONS ADJACENT TO EXISTING TREES SHALL BE PERFORMED IN ACCORDANCE WITH 608.07(B) TO PREVENT TRUNK, CROWN, AND ROOT DAMAGE. TREE ROOTS SHALL NOT BE CUT UNLESS SPECIFICALLY AUTHORIZED BY THE DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION. IF AUTHORIZED, PRUNING SHALL BE PERFORMED UNDER THEIR SUPERVISION IN ACCORDANCE WITH 107.12 AND 608.04(B), OR BY A CERTIFIED ARBORIST MEETING THEIR APPROVAL. WHEN AUTHORIZED BY THE ENGINEER, THE CONTRACTOR MAY CUT MINOR ROOTS (LESS THAN 2 INCHES IN DIAMETER) WITH HIS OWN FORCES. WHEN TRENCHING OR WHEN OLD CURB, GUTTER, OR SIDEWALK IS REMOVED, DAMP BURLAP SHALL BE PLACED OVER EXPOSED ROOTS AND KEPT DAMP AT ALL TIMES UNTIL THE NEW WORK IS PLACED. TRENCH EXCAVATION SHALL FOLLOW 207.03 TO AVOID ROOT DAMAGE TO ROOTS LARGER THAN 2 INCHES IN DIAMETER. EXPOSED OR CUT ROOTS SHALL BE BACKFILLED WITH PREPARED FERTILIZER–ENRICHED PLANTING SOIL MIX TO ENCOURAGE ROOT GROWTH. (FERTILIZER IS NOT NEEDED UNLESS AN ELEMENT IS SHOWN TO BE DEFICIENT.)
IN ALL OPERATIONS INVOLVING UTILITY TRENCHING, THE WORK SHALL BE PERFORMED AS PER 207.03. WHENEVER POSSIBLE, ROOT CUTTING SHALL BE AVOIDED; NO PART OF THE ROOT BALL SHALL BE TRENCHED. UTILITY TRENCHING SHALL NOT BE ALLOWED IF TREE ROOTS ARE WITHIN THE TRENCH AREA DETERMINED AS THE DRIP–LINE OF THE TREE. THESE EXCAVATIONS SHALL BE AUGURED OR TUNNELED, AS NECESSARY, TO PREVENT ROOT CUTTING.
IN CURB INSTALLATIONS, IT IS RECOMMENDED THAT CURBING BE BRIDGED ACROSS THE LENGTH OF THE TREE SPACE, WITHOUT A DRY MIX BACKING BLOCK, IN ORDER TO AVOID ANY TRENCHING EXCAVATION IN THE VICINITY OF THE ROOTS. THE LENGTH OF CURBING PLACED ADJACENT TO THE LENGTH OF THE TREE SPACE SHALL THEN BE DOWELLED OR PINNED TO THE STANDARD CURB CONSTRUCTION OUTSIDE THE TREE SPACE.
TREES LOCATED ADJACENT TO CONSTRUCTION WORK SHALL BE WATERED AT TEN (10) DAY INTERVALS THROUGHOUT THE GROWING SEASON. THE CONTRACTOR SHALL SUPPLY WATERING BAGS OF SAME TYPE THAT ARE SOLD IN THE INDUSTRY AND FILL THEM ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS OR AT A MINIMUM KEEPING THE BAG FULL DURING THE GROWING SEASON. NO EQUIPMENT, TRAILERS, OR MATERIAL SHALL BE PLACED WITHIN 20 FEET OR WITHIN THE DRIP LINES OF ANY TREE TO BE SAVED, WHICHEVER IS GREATER.
ANY DAMAGE DONE TO EXISTING TREE TRUNKS, CROWNS, OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT HIS EXPENSE, UNDER THE DIRECTION OF AN ARBORIST FROM THE DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION.
PROTECT ROOT SYSTEMS FROM DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING CAUSED BY DEWATERING OPERATIONS.
DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONES. DO NOT PERMIT VEHICLES OR FOOT TRAFFIC WITHIN TREE PROTECTION ZONES; PREVENT SOIL COMPACTION OVER ROOT SYSTEMS.
MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
INSTALL MYCORRHIZAL FUNGAL INOCULATION INSIDE THE TREE PROTECTION ZONE AS REQUIRED BY THE MANUFACTURER.
WHERE RE–GRADING IS REQUIRED, THE FOLLOWING SHALL APPLY:
MINOR FILL: WHERE EXISTING GRADE IS 6 INCHES OR LESS BELOW ELEVATION OF FINISH GRADE, FILL WITH MATERIAL AS SHOWN IN THE CONTRACT DRAWINGS. PLACE MATERIAL IN A SINGLE UNCOMPACTED LAYER AND HAND GRADE TO REQUIRED FINISH ELEVATIONS.
MODERATE FILL: WHERE EXISTING GRADE IS MORE THAN 6 INCHES (150 MM) BUT LESS THAN 12 INCHES (300 MM) BELOW ELEVATION OF FINISH GRADE, PLACE DRAINAGE FILL, FILTER FABRIC, AND TOPSOIL ON EXISTING GRADE AS FOLLOWS:
CAREFULLY PLACE DRAINAGE FILL AGAINST TREE TRUNK APPROXIMATELY 2 INCHES (50 MM) ABOVE ELEVATION OF FINISH GRADE AND EXTEND NOT LESS THAN 18 INCHES (450 MM) FROM TREE TRUNK ON ALL SIDES. FOR BALANCE OF AREA WITHIN DRIP LINE PERIMETER, PLACE DRAINAGE FILL UP TO 6 INCHES (150 MM) BELOW ELEVATION OF GRADE.
PLACE FILTER FABRIC WITH EDGES OVERLAPPING 6 INCHES (150 MM) MINIMUM. PLACE FILL LAYER OF MATERIAL TO FINISH GRADE. DO NOT COMPACT DRAINAGE FILL.
HAND GRADE TO REQUIRED ELEVATIONS.

C. MEASURE AND PAYMENT:
NO MEASURE WILL BE TAKEN FOR THIS WORK. NO DIRECT PAYMENT WILL BE MADE. THIS WORK IS CONSIDERED INCIDENTAL TO THE WORK BEING PERFORMED, THE COST OF WHICH SHALL BE CONSIDERED WHEN PREPARING BIDS FOR WORK IN THESE AREAS.



STREET TREE PROTECTION

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 DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION AT 202–671–5133 BEFORE ENTERING.
   A. SIX (6) FOOT TALL CHAIN LINK FENCING ON ALL SIDES.
   B. INSTALL FENCING PRIOR TO AND MAINTAIN THROUGHOUT CONSTRUCTION, REMOVING ONLY AT THE END OF THE PROJECT.
   C. FENCING SHALL PROTECT AN AREA NO SMALLER THAN 4 FEET BY 9 FEET.
   D. FENCING SHALL HAVE VERTICAL AND HORIZONTAL SUPPORT RAILINGS TO DECREASE FLEXIBILITY AND PREVENT SAGGING.
   E. FENCE POSTS SHALL BE ANCHORED IN THE GROUND TO PREVENT MOVEMENT AND PROVIDE A AUTHORIZED ENTRY ONLY: CONTACT THE WARD ARBORIST AT DDOT URBAN SECURE BARRIER.
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, AND BLACKTOP IS ALLOWED WITHIN THE FENCED TREE PROTECTION ZONE.
3. EXCAVATIONS WITHIN THE DRIP LINE 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 10 DAYS FROM APRIL THROUGH SEPTEMBER.
7. SECTION 608.07 TREE PROTECTION AND REPLACEMENT OF THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES WILL APPLY SHOULD ANY DAMAGE OCCUR TO THE EXISTING STREET TREE(S).
8. ANY FINES RELATED TO DAMAGE TO A STREET TREE ON A JOB SITE SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER.

DDOT/URBAN FORESTRY ADMINISTRATION MARCH 2014

TEMPORARY SEEDING SUMMARY

SEED MIXTURE				FERTILIZER RATE (10–10–10)	LIME RATE
SPECIES	SEEDING RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS (IN)^2		
ANNUAL RYEGRASS	40	02/15 TO 04/30; 08/15 TO 11/30;	0.5	436 lb/ac (10lb/ 1,000 ft.²)	2 tons/ac (90lb/ 1,000 ft.²)
BARLEY	96	02/15 TO 04/30; 08/15 TO 11/30;	1.0		
OATS	72	02/15 TO 04/30; 08/15 TO 11/30;	1.0		
WHEAT	120	02/15 TO 04/30; 08/15 TO 11/30;	1.0		
CEREAL RYE	112	02/15 TO 04/30; 08/15 TO 12/15;	1.0		
FOXTAIL MILLET	30	05/01 TO 08/14;	0.5		
PEARL MILLET	20	05/01 TO 08/14;	0.5		

PERMANENT SEEDING SUMMARY

SEED MIXTURE								LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS (IN^2)	N	P_2O_5	K_2O	
11	CREEPING RED FESCUE	30	2/15 TO 4/30; 8/15 TO 10/31; 11/01 TO 11/30;	1.0	45 lb/ac (1.0lb/ 1,000 ft.²)	90 lb/ac (2 lb/ 1,000 ft.²)	90 lb/ac (2 lb/ 1,000 ft.²)	2 tons/ac (90 lb/ 1,000 ft.²)
11	CHEWINGS FESCUE	30	2/15 TO 4/30; 8/15 TO 10/31; 11/01 TO 11/30;	1.0				
11	KENTUCKY BLUE GRASS	20	2/15 TO 4/30; 8/15 TO 10/31; 11/01 TO 11/30;	0.5				

STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING.
2. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS, SHALL BE INSTALLED AS SOON AS NEW SITE–RELATED RUNOFF IS DETECTED AND EMPLOYED AT ALL TIMES, TO PROTECT INLETS OR STORM SEWERS BELOW SILT–PRODUCING AREAS.
3. NO LATER THAN THE FIRST DAY OF CONSTRUCTION, INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF–SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE, REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
4. REMOVE OFF–SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DOEE INSPECTOR.
5. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS.

DOEE SOIL EROSION AND SEDIMENT CONTROL PLAN GENERAL NOTES:

1. FOLLOWING INITIAL LAND DISTURBANCE OR RE–DISTURBANCE, PERMANENT OR INTERIM STABILIZATION MUST BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS FOR THE SURFACES OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND SLOPES GREATER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1); AND FOURTEEN (14) DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THESE REQUIREMENTS DO NOT APPLY TO AREAS SHOWN ON THE PLAN THAT ARE USED FOR MATERIAL STORAGE OTHER THAN STOCKPILING, OR FOR THOSE AREAS ON THE PLAN WHERE ACTUAL CONSTRUCTION ACTIVITIES ARE BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY SO THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (ESC).
   [21 DCMR § 542.9 (0)]
2. ESC MEASURES SHALL BE IN PLACE BEFORE AND DURING LAND DISTURBANCE.
   [21 DCMR § 543.6]
3. CONTACT DOEE INSPECTION (202) 535–2977 TO SCHEDULE A PRE–CONSTRUCTION MEETING AT LEAST THREE (3) BUSINESS DAYS BEFORE THE COMMENCEMENT OF A LAND–DISTURBING ACTIVITY. [21 DCMR § 503.7 (A)]
4. A COPY OF THE APPROVED PLAN SET WILL BE MAINTAINED AT THE CONSTRUCTION SITE FROM THE DATE THAT CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION AND WILL BE AVAILABLE FOR DOEE INSPECTORS. [21 DCMR § 542.15]
5. ESC MEASURES SHALL BE IN PLACE TO STABILIZE AN EXPOSED AREA AS SOON AS PRACTICABLE AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED BUT NO LATER THAN FOURTEEN (14) DAYS FOLLOWING CESSATION, EXCEPT THAT TEMPORARY OR PERMANENT STABILIZATION SHALL BE IN PLACE AT THE END OF EACH DAY OF UNDERGROUND UTILITY WORK THAT IS NOT CONTAINED WITHIN A LARGER DEVELOPMENT SITE. [21 DCMR § 543.7]
6. STOCKPILED MATERIAL BEING ACTIVELY USED DURING A PHASE OF CONSTRUCTION SHALL BE PROTECTED AGAINST EROSION BY ESTABLISHING AND MAINTAINING PERIMETER CONTROLS AROUND THE STOCKPILE.
   [21 DCMR § 543.16 (A)]
7. STOCKPILED MATERIAL NOT BEING ACTIVELY USED OR ADDED TO SHALL BE STABILIZED WITH MULCH, TEMPORARY VEGETATION, HYDRO–SEED OR PLASTIC WITHIN FIFTEEN (15) CALENDAR DAYS AFTER ITS LAST USE OR ADDITION.
   [21 DCMR § 543.16 (B)]
8. FILL MATERIAL MUST BE FREE OF CONTAMINATION LEVELS OF ANY POLLUTANT THAT IS, OR MAY BE CONSIDERED TO REPRESENT, A POSSIBLE HEALTH HAZARD TO THE PUBLIC OR MAY BE DETRIMENTAL TO SURFACE OR GROUND WATER QUALITY, OR WHICH MAY CAUSE DAMAGE TO PROPERTY OR THE DRAINAGE SYSTEM. ALL FILL MATERIAL MUST BE FREE OF HAZARDOUS MATERIALS AND COMPLY WITH ALL APPLICABLE DISTRICT AND FEDERAL REGULATIONS.
9. PROTECT BEST MANAGEMENT PRACTICES FROM SEDIMENTATION AND OTHER DAMAGE DURING CONSTRUCTION FOR PROPER POST CONSTRUCTION OPERATION.
   [21 DCMR § 543.5]
10. REQUEST A DOEE INSPECTOR'S APPROVAL AFTER THE INSTALLATION OF PERIMETER AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. [21 DCMR § 542.12 (A)]
11. REQUEST A DOEE INSPECTOR'S APPROVAL AFTER FINAL STABILIZATION OF THE SITE AND BEFORE THE REMOVAL OF EROSION AND SEDIMENT CONTROLS.
    [21 DCMR § 542.12 (B)]
12. FINAL STABILIZATION MEANS THAT ALL LAND–DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND EITHER OF THE FOLLOWING TWO CRITERIA HAVE BEEN MET: (1) A UNIFORM (FOR EXAMPLE, EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF SEVENTY PERCENT (70%) OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR (2) EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN EMPLOYED (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEO–TEXTILES).[21 DCMR § 542.12 (B.1, B.2)]
13. FOLLOW THE REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MAINTAIN A LEGIBLE COPY OF THIS SWPPP ON SITE. [21 DCMR § 543.10 (B)]
14. POST A SIGN THAT NOTIFIES THE PUBLIC TO CONTACT DOEE IN THE EVENT OF EROSION OR OTHER POLLUTION. THE SIGN WILL BE PLACED AT EACH ENTRANCE TO THE SITE OR AS DIRECTED BY THE DOEE INSPECTOR. EACH SIGN WILL BE NO LESS THAN 18 X 24 INCHES IN SIZE AND MADE OF MATERIALS THAT WILL WITHSTAND WEATHER FOR THE DURATION OF THE PROJECT. LETTERING WILL BE AT LEAST 1 INCH IN HEIGHT AND EASILY READABLE BY THE PUBLIC FROM A DISTANCE OF TWELVE FEET (12 FT). THE SIGN MUST DIRECT THE PUBLIC, IN SUBSTANTIALLY THE FOLLOWING FORM: "TO REPORT EROSION, RUNOFF, OR STORMWATER POLLUTION" AND WILL PROVIDE THE CONSTRUCTION SITE ADDRESS, DOEE'S TELEPHONE NUMBER (202–535–2977), DOEE'S E–MAIL ADDRESS (IEB.SCHEDULING@DC.GOV), AND THE 311 MOBILE APP HEADING ("CONSTRUCTION–EROSION RUNOFF"). [21 DCMR § 543.22]

    IF A SITE DISTURBS 5,000 SQUARE FEET OF LAND OR GREATER, THE ESC PLAN MUST CONTAIN THE FOLLOWING STATEMENT:
15. A RESPONSIBLE PERSON MUST BE PRESENT OR AVAILABLE WHILE THE SITE IS IN A LAND–DISTURBING PHASE. THE RESPONSIBLE PERSON IS CHARGED WITH BEING AVAILABLE TO (A) INSPECT THE SITE AND ITS ESC MEASURES AT LEAST ONCE BIWEEKLY AND AFTER A RAINFALL EVENT TO IDENTIFY AND REMEDY EACH POTENTIAL OR ACTUAL EROSION PROBLEM, (B) RESPOND TO EACH POTENTIAL OR ACTUAL EROSION PROBLEM IDENTIFIED BY CONSTRUCTION PERSONNEL, AND (C) SPEAK ON SITE WITH DOEE TO REMEDY EACH POTENTIAL OR ACTUAL EROSION PROBLEM. A RESPONSIBLE PERSON SHALL BE (A) LICENSED IN THE DISTRICT OF COLUMBIA AS A CIVIL OR GEO–TECHNICAL ENGINEER, A LAND SURVEYOR, OR ARCHITECT; OR (B) CERTIFIED THROUGH A TRAINING PROGRAM THAT DOEE APPROVES, INCLUDING A COURSE ON EROSION CONTROL PROVIDED BY ANOTHER JURISDICTION OR PROFESSIONAL ASSOCIATION. DURING CONSTRUCTION, THE RESPONSIBLE PERSON SHALL KEEP ON SITE PROOF OF PROFESSIONAL LICENSING OR OF SUCCESSFUL COMPLETION OF A DOEE–APPROVED TRAINING PROGRAM.
    [21 DCMR § 547]

VEGETATIVE STABILIZATION:

PERMANENT AND TEMPORARY SEEDING, SODDING AND MULCHING

I. SITE PREPARATION
PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, GRASSED WATERWAYS, SEDIMENT BASINS, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND (B) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

II. SEEDBED PREPARATION AND SEEDING APPLICATION
THE TOP LAYER OF SOIL SHALL BE LOOSENED, LIMED AND FERTILIZED BY RAKING, DISCING OR HARROWING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1–3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1–3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING.
APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL CULTIPACKER, SEEDER OR HYDROSEEDER ON A FIRM MOIST SEEDBED.

III. SOIL AMENDMENTS
LIME AND FERTILIZE ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TEST APPLY THE FOLLOWING:

DOLOMITIC LIMESTONE	2 TONS PER ACRE OR 92 LBS/1,000 (PERMANENT AND SODDING SQ.FT.)
FERTILIZER	1 TON PER ACRE OR 46 LB/1,000 (TEMPORARY) 10–10–10 OR EQUIVALENT AT 1,000 LBS PER ACRE OR 23 LBS PER 1,000 SQ. FT. (PERMANENT AND SODDING)

IV. SEDIMENT CONTROL PRACTICES, SEEDING

SEED:	"KENTUCKY 31" TALL FESCUE 60 LBS./ACRE OR 1.38 LBS/1,000 SQ. FT AND ITALIAN (ANNUAL) RYEGRASS 40 LBS/ACRE OR .91 LBS/1,000 SQ. FT.
DATES:	1/2 – 10/31 5/1 – 8/14 WITH IRRIGATION.

V. TEMPORARY SEEDING: PER GROWING SEASON

SEED:	ITALIAN OR PERENNIAL RYEGRASS 40 LBS/ACRE OR .92 LBS/1,000 SQ. FT.
DATES:	2/1 – 4/30 AND 8/15 – 11/30
SEED:	MILLET 40 LBS/ACRE OR 0.92 LBS/1,000 SQ. FT.
DATES:	5/1 – 8/14

VI. PERMANENT SEEDING
A. RESIDENTIAL AND HIGH MAINTENANCE AREAS
1. "KENTUCKY BLUEGRASS, "PLUSH", "BIRKA", "PARADE", "VANTAGE", "COLUMBIA", "MERION", "ADELPHI", "SOUTH DAKOTA", "KENBLUE". ANY THREE VARIETIES AT 30 LBS. TO MAKE 90 LBS/ACRE OR 2 LBS/1,000 SQ.FT. AND RED FESCUE – "PENNLAWN" OR JAMESTOWN 10 LBS/1000 SQ.FT.

DATES: 2/1 – 4/30 AND 8/15 – 10/31.

2. "KENTUCKY 31" TALL FESCUE 220–260 LBS/ACRE OR 5–6 LBS/1,000 SQ. FT.

DATES: 2/1 – 10/31 5/1 – 8/14 IRRIGATION REQUIRED.

B. LOW MAINTENANCE AND MINING AREAS
"KENTUCKY 31" TALL FESCUE 40 LBS/ACRE OR 0.92 LBS/1,000 SQ. FT. AND "INTERSTATE" SERICEA LESPEDEZA (INOCULATED)20 LBS/ACRE OR 0.46 LBS/1,000 SQ. FT.

DATES: 2/1 – 4/30 AND 8/15 – 10/31

C. GENERAL AND LARGE ACREAGE
"KENTUCKY 31" TALL FESCUE 60 LBS./ACRE OR 1.38 LBS/1,000 SQ.FT.(0.5 kg/100 sq.m)

VII. MULCHING
ALL SEEDINGS REQUIRE MULCHING. USE MULCH ONLY DURING NON–SEEDING DATES UNTIL SEEDING CAN BE DONE.
MULCH SHALL BE UNROTTED, UNCHOPPED SMALL GRAIN STRAW APPLIED AT A RATE OF 1 TO 2 TONS/ACRE OR 70–90 LBS/1,000 SQ.FT. (2 BALES) MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEED BEDS AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY MECHANICALLY OR BY HAND. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY MULCH NETTINGS, MULCH ANCHORING TOOL, PEG AND TWIN OR LIQUID MULCH BINDERS.
LIQUID MULCH BINDER SHALL BE RAPID CURING CUTBACK ASPHALT APPLIED AT A RATE OF 200 GAL/ACRE OR 5 GAL. PER 1,000 SQ. FT. SLOPES 8 FEET OR MORE HIGH USE 348 GAL./ACRE OR 8 GAL./1,000 SQ. FT.

VII. SODDING
CLASS OF TURFGRASS SOD SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED OR MARYLAND OR VIRGINIA STATE APPROVED SOD. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD IS TO BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR WITH STAGGERED JOINTS WITH ALL ENDS TIGHTLY ABUTTING AND NOT OVERLAPPING. SOD SHALL BE ROLLED AND THOROUGHLY WATERED WITHIN EIGHT HOURS OF INSTALLATION. DAILY WATERING TO MAINTAIN 4 INCH DEPTH OF MOISTURE FOR THE FIRST WEEK IS REQUIRED IN THE ABSENCE OF RAINFALL. SOD IS NOT TO BE APPLIED ON FROZEN GROUND.

IX. MAINTENANCE
A. IRRIGATION – WHEN SOIL MOISTURE BECOMES DEFICIENT, IRRIGATE TO PREVENT LOSS OF STAND OF PROTECTIVE VEGETATION. B. REPAIRS – IF STAND IS INADEQUATE FOR EROSION CONTROL, OVERSEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY APPLIED. IF STAND IS OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL RATES AND PROCEDURES.
NOTE: USE OF THIS INFORMATION DOES NOT PRECLUDE MEETING ALL OF THE REQUIREMENTS OF THE 1987 DISTRICT OF COLUMBIA DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL VEGETATIVE PRACTICES.

STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AS SHOWN.
4. NO DISTURBED AREA WILL BE DEN

AREA OUTSIDE OF PROJECT SCOPE

TEMPORARY CONSTRUCTION FENCE

SITE LEGEND:

- NEW ASPHALT PAVEMENT (FULL DEPTH)
- NEW ASPHALT PAVEMENT (SURFACE COURSE)
- NEW CONCRETE PAVEMENT
- NEW BIORETENTION
- NEW CONCRETE SIDEWALK
- NEW BRICK SIDEWALK
- NEW GRASS AREA

NOTE:

1. REFER TO LANDSCAPE DRAWING FOR LAYOUT AND SPECIES OF TREES.
2. REFER TO LANDSCAPE DRAWING FOR LAYOUT OF STREETSCAPE.
3. ALL EXISTING MANHOLE TOP TO BE ADJUSTED TO MATCH PROPOSED GRADES.
4. DC/DDOT MAY REQUIRE NEW ASPHALT SURFACE COURSE TO CENTERLINE OF THE STREET, PER DC/DDOT INSPECTOR'S RECOMMENDATIONS. CONTRACTOR TO COORDINATION LIMITS OF NEW ASPHALT SURFACE COURSE WITH DC/DDOT INSPECTOR.

SITE KEYNOTES:

1. NEW BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
2. EXISTING POOL TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
3. NEW ORNAMENTAL TREE. REFER TO LANDSCAPE DRAWINGS FOR SPECIES AND DETAILS.
4. NEW 3'X3' SCORED CONCRETE PAVEMENT.
5. NEW ASPHALT PAVEMENT SURFACE COURSE AT FULL DEPTH. SEE SITE DETAIL SHEET FOR DETAILS.
6. NEW STRUCTURAL BIORETENTION. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
7. NEW CONCRETE CURB. SEE SITE DETAIL SHEET FOR DETAILS.
8. NEW SCREENING FENCE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
9. NEW ADULT FITNESS AREA. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
10. NEW PLAYGROUND. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
11. NEW RELOCATED PITCHING AND BATTING AREA WITH NETTING AND SOLAR PANELS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
12. NEW SOLAR PANEL STRUCTURES. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
13. NOT IN USE.
14. NEW CMU POOL EQUIPMENT AND BATHROOM BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
15. NEW CONCRETE SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.
16. NEW CONCRETE POOL DECK. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
17. NEW CONCRETE APRON PER DDOT STANDARDS AND SPECIFICATIONS. SEE CIV0502 FOR DETAILS.
18. NEW CONCRETE ALLEY ENTRANCE WITH 6'-0" RADIUS CONCRETE CURB PER DDOT STANDARDS AND SPECIFICATIONS. SEE CIV0502 FOR DETAILS.
19. NEW VEHICULAR CONCRETE PAVEMENT PER DDOT STANDARDS AND SPECIFICATIONS.
20. EXISTING BRICK SIDEWALK TO REMAIN.
21. NEW HANDICAP RAMP. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
22. NEW GENERATOR. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
23. NEW TRANSFORMER PAD. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
24. NEW DUMPSTER AND ENCLOSURE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
25. NEW DECORATIVE METAL FENCE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
26. NEW CONCRETE RETAINING WALL. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
27. NEW SPORTS FENCE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
28. NEW FLAG POLE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
29. EXISTING RELOCATED MARKER STONE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
30. NEW ASPHALT PAVEMENT SURFACE COURSE AT FULL DEPTH PER DDOT STANDARDS AND SPECIFICATIONS.
31. NEW ASPHALT PAVEMENT SURFACE COURSE FROM FACE OF CURB TO THE CENTERLINE OF ROAD PER DDOT STANDARDS AND SPECIFICATIONS.
32. NEW BIKE RACKS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
33. EXISTING RELOCATED STOP SIGN. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
34. NEW 18" NOSED DOWN CURB. SEE SHEET CIV0502 FOR DETAILS.
35. NEW STONE RIP RAP.
36. **NEW PRECAST CONCRETE WHEEL STOP.**

NOTE:

SITE/CIVIL DESIGN HAS BEEN LARGELY PREPARED USING DATA DIGITIZED AT THE SOLE RISK OF THE OWNER FROM AN EXISTING SURVEY PDF PROVIDED TO WILES MENSCH BY THE CLIENT. A CERTIFIED, TOPOGRAPHIC SURVEY INCLUDING A REGISTERED SURVEY–TO–MARK BOUNDARY MUST BE CONDUCTED PRIOR TO CONSTRUCTION TO ENSURE ACCURACY OF DESIGN AND/OR PROPERTY INFORMATION. WILES MENSCH IS IN NO WAY LIABLE FOR INACCURACIES OF DESIGN RESULTING FROM THE INADEQUATE SURVEY INFORMATION NOR WILL WILES MENSCH REVISE DESIGNS UNDER THE CURRENT CONTRACTUAL OBLIGATIONS AS A RESULT.

25' 0 25' 50'
1" = 25'

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DGS DISTRICT OF COLUMBIA GENERAL SERVICES
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Site Plan

CIV0105

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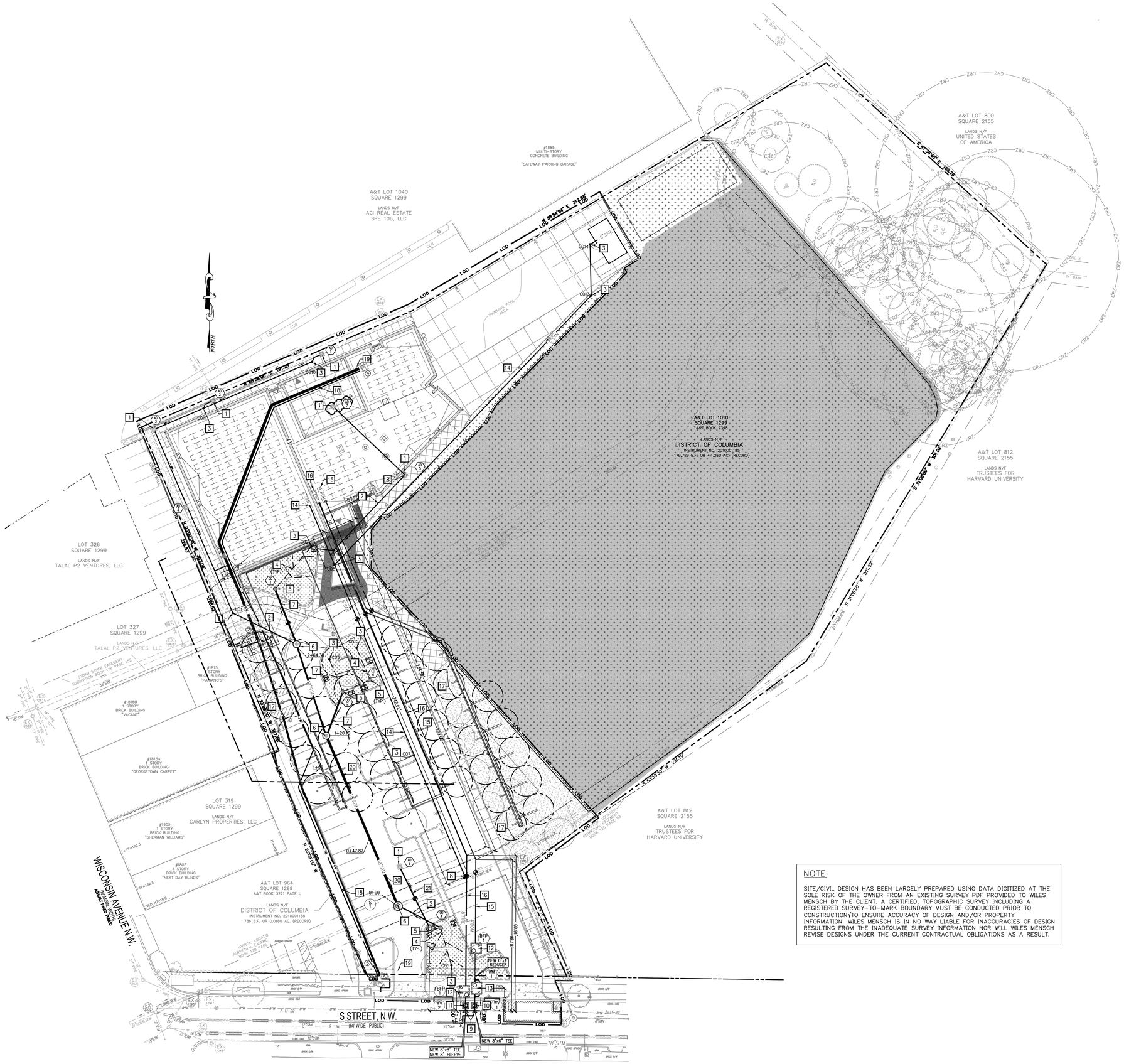

AREA OUTSIDE OF PROJECT SCOPE

TEMPORARY CONSTRUCTION FENCE —X—

NOTE:

PROPOSED BACKWATER VALVES TO BE INSTALLED INSIDE THE BUILDING ON APPLICABLE LATERALS.

NOTE:

SITE/CIVIL DESIGN HAS BEEN LARGELY PREPARED USING DATA DIGITIZED AT THE SOLE RISK OF THE OWNER FROM AN EXISTING SURVEY PDF PROVIDED TO WILES MENSCH BY THE CLIENT. A CERTIFIED, TOPOGRAPHIC SURVEY INCLUDING A REGISTERED SURVEY-TO-MARK BOUNDARY MUST BE CONDUCTED PRIOR TO CONSTRUCTION TO ENSURE ACCURACY OF DESIGN AND/OR PROPERTY INFORMATION. WILES MENSCH IS IN NO WAY LIABLE FOR INACCURACIES OF DESIGN RESULTING FROM THE INADEQUATE SURVEY INFORMATION NOR WILL WILES MENSCH REVISE DESIGNS UNDER THE CURRENT CONTRACTUAL OBLIGATIONS AS A RESULT.

UTILITY KEYNOTES:

1. NEW 12" FIELD INLET. REFER TO DC WATER STANDARDS DRAWING S-30.30 FOR DETAILS.
2. NEW 6" PVC SCH-40 STORM SEWER LATERAL.
3. NEW CLEANOUT PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL S-80.02.
4. NEW PRIVATELY MAINTAINED 4" PERFORATED PVC SCH-40 STORM SEWER LATERAL.
5. NEW 8" CIRCULAR OVERFLOW DRAIN OR APPROVED EQUIVALENT. REFER TO SHEET CIV0503 FOR DETAILS
6. NEW PRECAST CONCRETE MANHOLE FOR NEW 10" THRU 21" DIAMETER SEWER (48" DIAMETER PRECAST BASE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL S-20.01.
7. NEW 12" PVC SCH-40 STORM SEWER PER DC WATER STANDARDS AND SPECIFICATIONS.
8. NEW WYE BRANCH CONNECTION PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING S-80.01 FOR DETAILS.
9. NEW CONCRETE THRUST BLOCK PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL W-40.01.
10. NEW 6" WATER VALVE WITH 4.0' CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL W-20.01.
11. NEW 8" WATER VALVE WITH 4.0' CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL W-20.01.
12. NEW BACKFLOW PREVENTER VAULT PER DC/WATER STANDARDS AND SPECIFICATIONS. REFER TO DC/WATER STANDARD DRAWING DG-23.03 ON SHEET CIV503 FOR DETAILS.
13. NEW 72"x72"x72" CAST-IN-PLACE 3" WATER METER VAULT PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DETAIL DG-23.01.
14. NEW 6" PVC SCH-40 SANITARY SEWER LATERAL.
15. NEW 4" DIP CLASS 56 DOMESTIC WATER SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS. BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1015.
16. NEW 8" DIP CLASS 56 FIRE SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS. BPA TO MEET ASSE-1048.
17. NEW GEOTHERMAL WELLS. REFER TO GEOTHERMAL CONSULTANT FOR DETAILS.
18. NEW TELECOM SERVICE. SHOWN FOR COORDINATION ONLY. REFER TO DRY UTILITY PLANS FOR DETAILS..
19. NEW ELECTRIC SERVICE. SHOWN FOR COORDINATION ONLY. REFER TO DRY UTILITY PLANS FOR DETAILS..
20. NEW 18" PVC SCH-40 STORM SEWER PER DC WATER STANDARDS AND SPECIFICATIONS.
21. NEW 8" PVC SCH-40 STORM SEWER LATERAL.

25' 0 25' 50'
1" = 25'

APPROVAL

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Utility Plan

CIV0106

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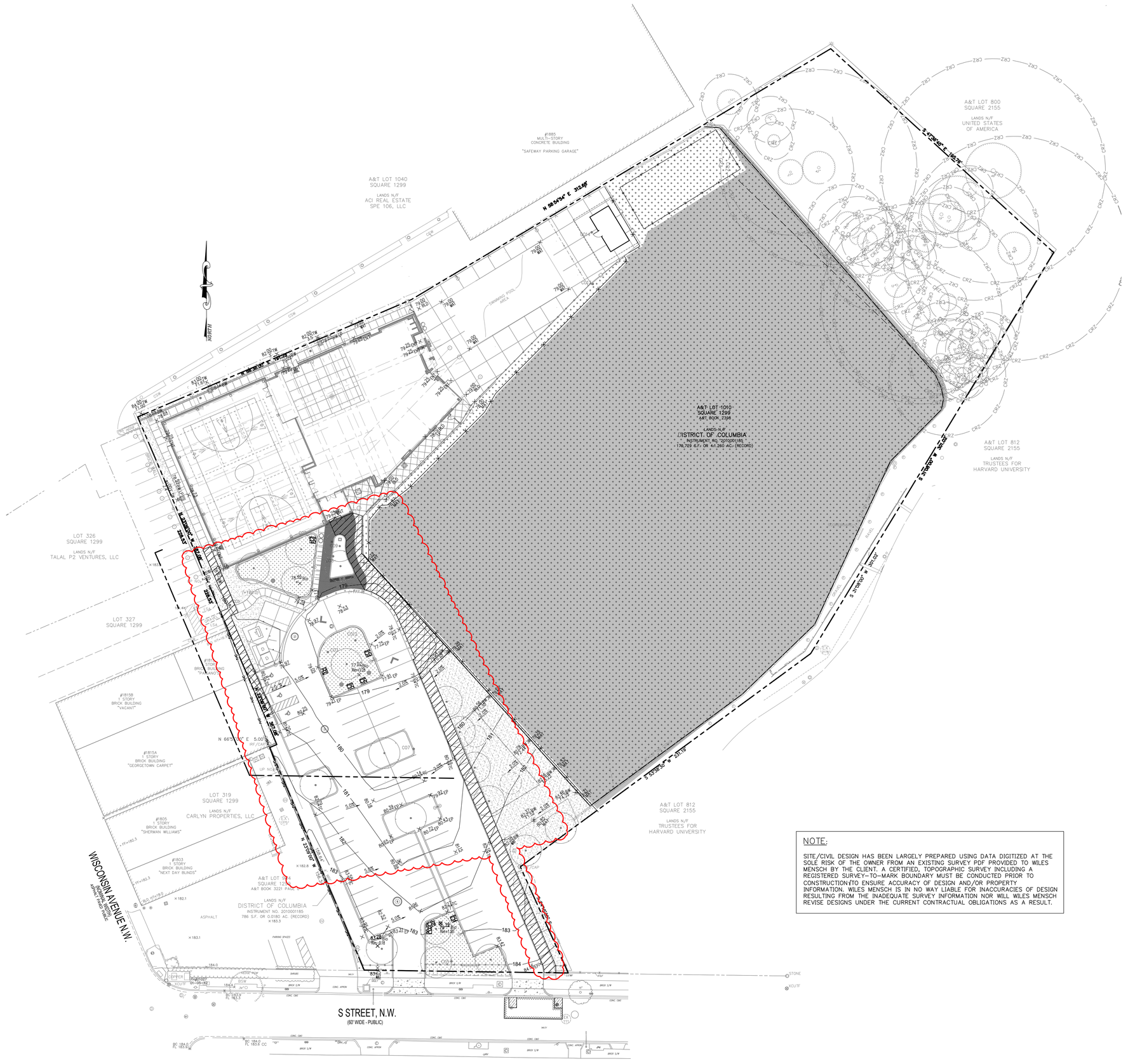

AREA OUTSIDE OF PROJECT SCOPE

NOTE:

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LEGEND

EXISTING		BY OTHERS		PROPOSED	
303.25	SPOT ELEVATIONS	*03.25		03.25	HUNDREDS PLACE TRUNCATED
AS-BUILT [03.25]	SPOT ELEVATIONS (WITH NOTATION)	BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THEN THIS CONTRACT.		03.25 7 TC	NOTATION & REVEAL
				UP DATED (DUE TO AS-BUILT) <03.25>	BC: BOTTOM OF CURB CRN: CROWN GB: GRADE BREAK INV: INVERT MAT: MATCH (EXISTING CONDITION) LP: LOW POINT TC: TOP OF CURB BW: BOTTOM OF WALL BR: BOTTOM OF RAMP TR: TOP OF RAMP TS: TOP OF STAIRS BS: BOTTOM OF STAIRS HP: HIGH POINT ES: EDGE OF SIDEWALK FL: FLOW LINE
			SLOPE	2%	
					PEDESTRIAN ACCESS ROUTE

25' 0 25' 50'
1" = 25'

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Grading Plan

CIV0107

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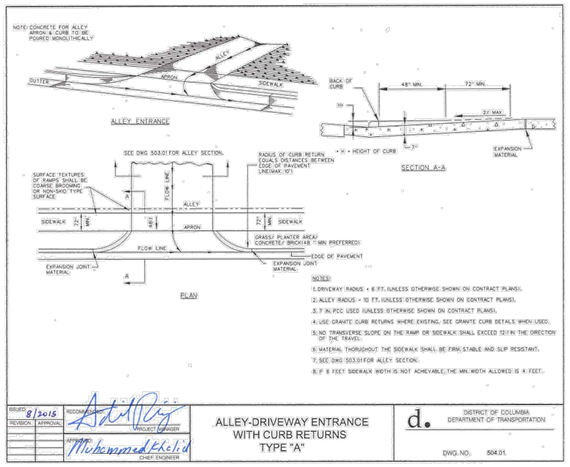
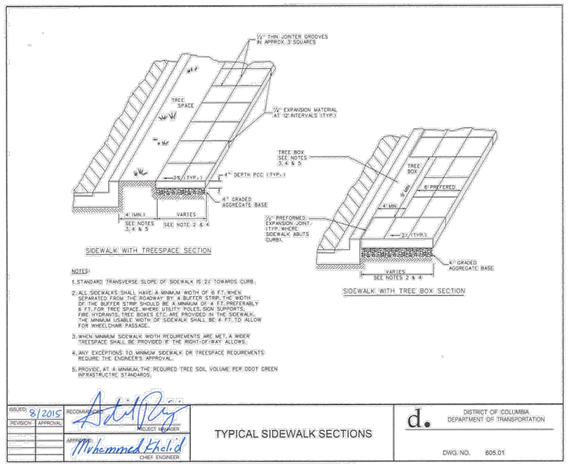


ALLEY-DRIVEWAY ENTRANCE WITH CURB RETURNS TYPE "A"

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

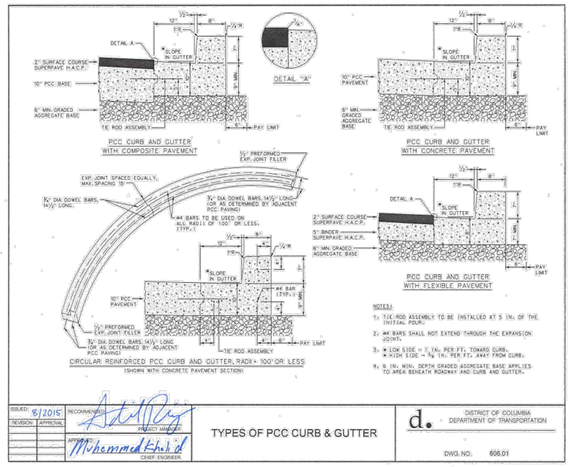
DWG.NO. 504.01



TYPICAL SIDEWALK SECTIONS

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

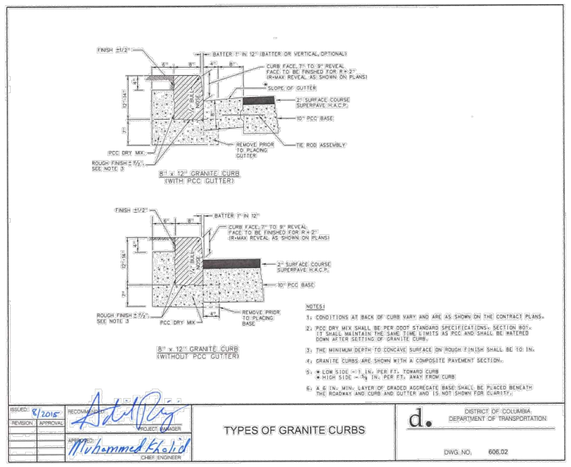
DWG.NO. 505.01



TYPES OF PCC CURB & GUTTER

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

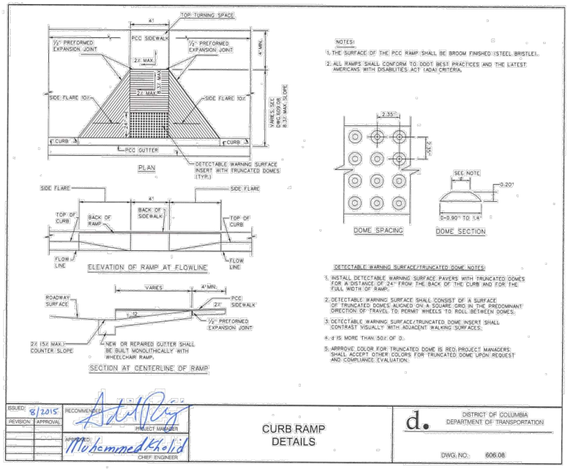
DWG.NO. 606.01



TYPES OF GRANITE CURBS

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

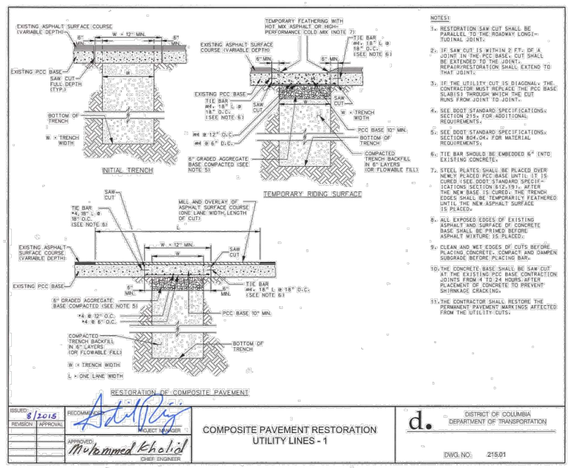
DWG.NO. 606.02



CURB RAMP DETAILS

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

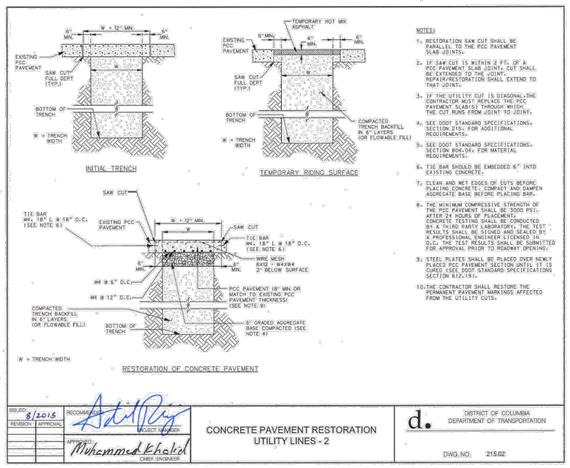
DWG.NO. 606.08



COMPOSITE PAVEMENT RESTORATION UTILITY LINES - 1

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

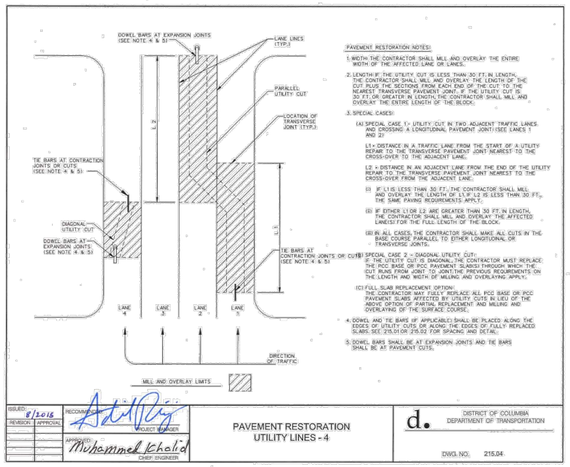
DWG.NO. 215.01



CONCRETE PAVEMENT RESTORATION UTILITY LINES - 2

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

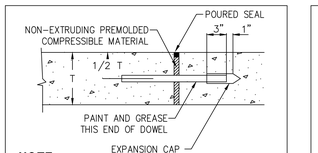
DWG.NO. 215.02



PAVEMENT RESTORATION UTILITY LINES - 4

DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION

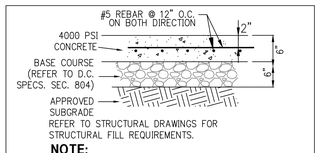
DWG.NO. 215.04



THICKNESS OF SLAB	DOWELS		
	DIAMETER	LENGTH	SPACING
	1"	16"	12"

DOWELED TRANSVERSE EXPANSION JOINT FOR CONCRETE DRIVEWAY APRON

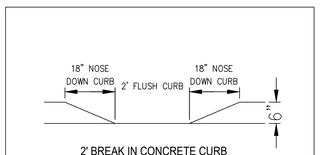
(NOT TO SCALE)



TYPICAL CONCRETE PAVEMENT DETAIL FOR DRIVEWAY ENTRANCE

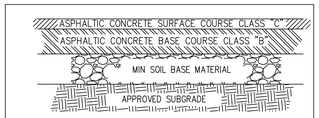
(NOT TO SCALE)

NOTE: PER DC/DDOT STANDARDS AND SPECIFICATIONS



2' BREAK IN CONCRETE CURB WITH 18" NOSE DOWN CURBS

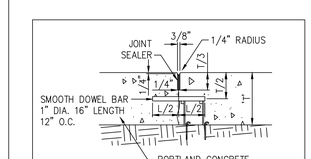
(NOT TO SCALE)



RECOMMENDED PAVEMENT SECTIONS	
RECOMMENDED PAVEMENT SECTIONS	
BITUMINOUS CONCRETE SURFACE COURSE	2.0"
BITUMINOUS CONCRETE BASE COURSE	5.0"
SOIL BASE MATERIALS	6.0"

NEW ASPHALT PAVEMENT

(NOT TO SCALE)



CONTRACTION JOINT WITH LOAD TRANSFER FOR CONCRETE DRIVEWAY APRON

(NOT TO SCALE)

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Central Standard Time

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BUILD MAINTAIN SUSTAIN

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05/08/2026
Revisions

Site Detail

CIV0502

SWM #: 7966

EXISTING D.A. LAND COVER LEGEND:

- COMPACTED LAND COVER
- IMPERVIOUS LAND COVER
- TOTA BMP LAND COVER
- VEHICULAR ACCESS AREA LAND COVER
- UTILITY TRENCHING AREA COMPACTED LAND COVER
- UTILITY TRENCHING AREA IMPERVIOUS LAND COVER

NORTH

SITE DRAINAGE AREA #1:
TOTAL AREA= 70,458 SF
47,473 SF IMPERVIOUS COVER
20,641 SF COMPACTED COVER
22,050 SF VEHICULAR ACCESS AREA

A&T LOT 1010
SQUARE 1299
A&T BOOK 2398
LANDS N/F
DISTRICT OF COLUMBIA
INSTRUMENT NO. 2010001185
179,729 S.F. OR 4.1.260 AC. (RECORD)

WISCONSIN AVENUE N.W.
(VARIABLE WIDTH PUBLIC)

S STREET, N.W.
(60 WIDE - PUBLIC)

NOTE:

SITE/CIVIL DESIGN HAS BEEN LARGELY PREPARED USING DATA DIGITIZED AT THE SOLE RISK OF THE OWNER FROM AN EXISTING SURVEY PDF PROVIDED TO WILES MENSCH BY THE CLIENT. A CERTIFIED, TOPOGRAPHIC SURVEY INCLUDING A REGISTERED SURVEY-TO-MARK BOUNDARY MUST BE CONDUCTED PRIOR TO CONSTRUCTION TO ENSURE ACCURACY OF DESIGN AND/OR PROPERTY INFORMATION. WILES MENSCH IS IN NO WAY LIABLE FOR INACCURACIES OF DESIGN RESULTING FROM THE INADEQUATE SURVEY INFORMATION NOR WILL WILES MENSCH REVISE DESIGNS UNDER THE CURRENT CONTRACTUAL OBLIGATIONS AS A RESULT.

25' 0 25' 50'
1" = 25'

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Storm Water Management Plan - Existing

CIV0701

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Autodesk Docs://55-22112-00 DC DGS AE Svcs for the Jelleff Comm CtrN55-22112-00_DC DGS AE Svcs for the Jelleff Comm

Stormwater Management Plan Compliance Data

Site Address	3265 S Street NW	Plan number	8413
Stormwater Management Plan?	Yes	Green Area Ratio?	Yes
Soil Erosion and Sediment Control?	Yes	Floodplain Review?	No
Type of Activity	Major Land Disturbing	AWDZ?	Non-AWDZ
Is the entire site in the CSS?	No		

	Total Area (sf)	Site Area	PROW
Natural	0	0	0
Compacted	10,366	10,285	81
Impervious	42,101	40,187	1,914
BMP	11,220	11,220	0
Total	63,687	61,692	1,995

Curve Numbers

☐ Additional Detention Provided

Pre-development	70	2-year storm adjusted CN	61
Pre-project	92	15-year storm adjusted CN	72
		100-year storm adjusted CN	76

Requirements Summary (total is the sum of PROW and Parcel)	PROW (ft²)	Parcel (ft²)	Total (ft²)	Total (Gallons)
SWRv	184	5,141	5,325	39,828
WQTv	0	0	0	0
On-site retention achieved	0	5,696	5,696	42,602
On-site treatment achieved	0	1,291	1,291	9,654
% of SWRv complied with on-site	0%	111%	106.96%	106.96%
SRC eligibility				0
Offv				1,375

Compliance data last updated: 05-20-2026 11:20 AM
Plan 8413 Page 1 of 3

Site Drainage Area Compliance Data

Site Drainage Area ID	Public Right of Way	Total area (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Vehicular access area	SWRv (cubic feet)	WQTv (cubic feet)	Volume retained (cubic feet)	Volume treated (cubic feet)	2-year storm adjusted Curve Number	15-year storm adjusted Curve Number	100-year storm adjusted Curve Number	SDA Minimum Compliance
8413-1	☐	61,692	0	10,285	40,187	11,220	20,475	5,141	0	5,696	1,291	61	72	76	Yes

Site BMP Compliance Data

BMP ID number	Type	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Volume retained (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers
8413-1-1	Traditional bioretention - Standard	15,225		1,157	12,856	1,212	0	0	1,934	2,303	60% of storage volume		1,382	552	
8413-1-2	Traditional bioretention - Standard	26,792		7,967	17,631	1,194	15,510	0	2,816	3,463	60% of storage volume		2,078	738	
8413-1-3	Traditional bioretention - Standard	8,006		1,161	5,525	1,320	4,965	0	962	3,828	60% of storage volume		962	0	
8413-1-4	Intensive green roof	11,668			4,175	7,493		0	1,570	1,274	100% of storage volume		1,274	0	

Compliance data last updated: 05-20-2026 11:20 AM
Plan 8413 Page 2 of 3

PROW Drainage Area Compliance Data

Site Drainage Area ID	Public Right of Way	Total area (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Vehicular access area	SWRv (cubic feet)	WQTv (cubic feet)	Volume retained (cubic feet)	Volume treated (cubic feet)
8413-2	☒	1,995	0	81	1,914	0		184	0		

PROW BMP Compliance Data

No records were retrieved.

Compliance data last updated: 05-20-2026 11:20 AM
Plan 8413 Page 3 of 3

SWM #: 8413

PROPOSED D.A. LAND COVER LEGEND:

- COMPACTED LAND COVER
- IMPERVIOUS LAND COVER
- BMP LAND COVER
- VEHICULAR ACCESS AREA LAND COVER
- UTILITY TRENCHING AREA COMPACTED LAND COVER
- UTILITY TRENCHING AREA IMPERVIOUS LAND COVER

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR BIORETENTION PLANT SPECIES AND PLANTING PLAN.

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

WITHIN 21 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE ALL STORMWATER BEST MANAGEMENT PRACTICES (BMPS), STORMWATER INFRASTRUCTURE, AND LAND COVERS (COLLECTIVELY THE "FACILITY), PLEASE SEND THIS PAGE TO THE WATERSHED PROTECTION DIVISION OF THE DISTRICT DEPARTMENT OF THE ENVIRONMENT.

1. FACILITY INFORMATION:

SOURCE NAME: _____

SOURCE LOCATION: STREET: _____

CITY: _____

DCRA PERMIT NO.: _____

DATE ISSUED: _____

2. AS–BUILT CERTIFICATION:

I HEREBY CERTIFY THAT ALL STORMWATER BEST MANAGEMENT PRACTICES (BMPS), STORMWATER INFRASTRUCTURE, AND LAND COVERS HAVE BEEN BUILT IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THAT ANY DEVIATIONS NOTED BELOW WILL NOT PREVENT THE SYSTEM FROM FUNCTIONING IN COMPLIANCE WITH THE REQUIREMENTS CHAPTER 5 OF TITLE 21 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS WHEN PROPERLY MAINTAINED AND OPERATED. THESE DETERMINATIONS HAVE BEEN BASED UPON ON–SITE OBSERVATIONS OF CONSTRUCTION, SCHEDULED AND CONDUCTED BY ME OR BY A PROJECT REPRESENTATIVE UNDER MY DIRECT SUPERVISION. I HAVE ENCLOSED ONE SET OF AS–BUILT ENGINEERING DRAWINGS.

_____ SIGNATURE OF ENGINEER

_____ NAME (PLEASE TYPE) D.C. REG. NO.

AFFIX SEAL:

COMPANY NAME: _____

COMPANY ADDRESS: _____

DATE: _____ TELEPHONE: _____

SUBSTANTIAL DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS (ATTACH ADDITIONAL SHEETS IF REQUIRED).

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA

THIS IS TO CERTIFY THAT THE ENGINEERING FEATURES OF ALL STORMWATER BEST MANAGEMENT PRACTICES (BMPS), STORMWATER INFRASTRUCTURE, AND LAND COVERS (COLLECTIVELY THE "FACILITY), HAVE BEEN DESIGNED/EXAMINED BY ME AND FOUND TO BE IN CONFORMITY WITH MODERN ENGINEERING PRINCIPLES APPLICABLE TO THE TREATMENT AND DISPOSAL OF STORMWATER POLLUTANTS. I FURTHER CERTIFY THAT THE FACILITY HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATION REQUIRED UNDER CHAPTER 5 OF TITLE 21 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS. IT IS ALSO STATED THAT THE UNDERSIGNED HAS FURNISHED THE APPLICANT WITH A SET OF INSTRUCTIONS FOR MAINTENANCE AND OPERATION OF THE SITE'S FACILITY.

_____ SIGNATURE OF THE ENGINEER

AFFIX SEAL:

NAME AND TITLE (PLEASE TYPE):

510 8TH STREET, S.E.
ADDRESS:

WASHINGTON, D.C. 20003

DATE: _____ PHONE NO. (703) 391–7600

30' 15' 0 30' 60'
1" = 30'

BMP 8413-1-1

Variable	Value	Units	Notes on use
Type	Standard	Select	From drop down list, select type of bioretention.
SA_{top}	1,212.00	ft²	
SA_{bottom}	1,212.00	ft²	
$SA_{average}$	1,212.00	ft²	Typical average
d_{media}	4.00	ft	
η_{media}	0.25	unitless	Typically 0.25
d_{gravel}	1.00	ft	
d_{sump}		ft	Depth of stone below underdrain (sump); only for Enhanced with Underdrain
η_{gravel}	0.40	unitless	Typically 0.40
$d_{ponding}$	0.50	ft	Maximum depth is 1.5 ft; minimum depth is 0.25 ft.
Sv	2,302.80	ft³	BMP storage volume (cubic feet)
K_{sat}		ft/day	Must exceed 0.1 ft/day
t_d	3.00	days	Must be within 3 days
n_r	0.40	unitless	Assumed to be 0.40
d_{sump}	N/A	ft	Maximum depth of stone below underdrain (sump) allowed.
$Sv_{infiltrate}$	0.0	ft³	
Check for $Sv_{infiltrate}$	N/A	N/A	$Sv_{infiltrate}$ must be greater than or equal to Sv to ensure infiltration within 72 hours.
Rv	1,381.68	ft³	Retention volume achieved per type selected.
Rv	10,334.97	gallons	Retention volume achieved per type selected.

BMP 8413-1-2

Variable	Value	Units	Notes on use
Type	Standard	Select	From drop down list, select type of bioretention.
SA_{top}	1,194.00	ft²	
SA_{bottom}	1,194.00	ft²	
$SA_{average}$	1,194.00	ft²	Typical average
d_{media}	4.00	ft	
η_{media}	0.25	unitless	Typically 0.25
d_{gravel}	1.00	ft	
d_{sump}		ft	Depth of stone below underdrain (sump); only for Enhanced with Underdrain
η_{gravel}	0.40	unitless	Typically 0.40
$d_{ponding}$	1.50	ft	Maximum depth is 1.5 ft; minimum depth is 0.25 ft.
Sv	3,462.60	ft³	BMP storage volume (cubic feet)
K_{sat}		ft/day	Must exceed 0.1 ft/day
t_d	3.00	days	Must be within 3 days
n_r	0.40	unitless	Assumed to be 0.40
d_{sump}	N/A	ft	Maximum depth of stone below underdrain (sump) allowed.
$Sv_{infiltrate}$	0.0	ft³	
Check for $Sv_{infiltrate}$	N/A	N/A	$Sv_{infiltrate}$ must be greater than or equal to Sv to ensure infiltration within 72 hours.
Rv	2,077.56	ft³	Calculated based on type selected.
Rv	15,540.15	gallons	

BMP 8413-1-3

Variable	Value	Units	Notes on use
Type	Standard	Select	From drop down list, select type of bioretention.
SA_{top}	1,320.00	ft²	
SA_{bottom}	1,320.00	ft²	
$SA_{average}$	1,320.00	ft²	Typical average
d_{media}	4.00	ft	
η_{media}	0.25	unitless	Typically 0.25
d_{gravel}	1.00	ft	
d_{sump}		ft	Depth of stone below underdrain (sump); only for Enhanced with Underdrain
η_{gravel}	0.40	unitless	Typically 0.40
$d_{ponding}$	1.50	ft	Maximum depth is 1.5 ft; minimum depth is 0.25 ft.
Sv	3,828.00	ft³	BMP storage volume (cubic feet)
K_{sat}		ft/day	Must exceed 0.1 ft/day
t_d	3.00	days	Must be within 3 days
n_r	0.40	unitless	Assumed to be 0.40
d_{sump}	N/A	ft	Maximum depth of stone below underdrain (sump) allowed.
$Sv_{infiltrate}$	0.0	ft³	
Check for $Sv_{infiltrate}$	N/A	N/A	$Sv_{infiltrate}$ must be greater than or equal to Sv to ensure infiltration within 72 hours.
Rv	2,296.80	ft³	Calculated based on type selected.
Rv	17,180.06	gallons	

BMP 8413-1-4

Variable	Value	Units	Notes on use
SA	7,493.00	ft²	Total green roof area
d	4.00	in	Minimum of 3 inches
η_1	0.51	unitless	If unknown, enter 0.10 as a baseline default.
DL	0.50	in	If drainage & media layers are combined, enter 0.
η_2	0.00	unitless	If unknown, enter 0.0 as a baseline default.
Irrigation	Non-irrigated	n/a	Select irrigation type from drop down list.
Sv	1,273.81	ft³	
Rv	1,273.81	ft³	Calculated based on irrigation type selected.
Rv	9,528.10	gallons	Converted from cubic feet.

NOTE:

SITE/CIVIL DESIGN HAS BEEN LARGELY PREPARED USING DATA DIGITIZED AT THE SOLE RISK OF THE OWNER FROM AN EXISTING SURVEY PDF PROVIDED TO WILES MENSCH BY THE CLIENT. A CERTIFIED, TOPOGRAPHIC SURVEY INCLUDING A REGISTERED SURVEY–TO–MARK BOUNDARY MUST BE CONDUCTED PRIOR TO CONSTRUCTION TO ENSURE ACCURACY OF DESIGN AND/OR PROPERTY INFORMATION. WILES MENSCH IS IN NO WAY LIABLE FOR INACCURACIES OF DESIGN RESULTING FROM THE INADEQUATE SURVEY INFORMATION NOR WILL WILES MENSCH REVISE DESIGNS UNDER THE CURRENT CONTRACTUAL OBLIGATIONS AS A RESULT.

DLR GROUP
© DLR Group

DPR DC DEPARTMENT OF PARKS AND RECREATION
DGS DEPARTMENT OF GENERAL SERVICES
BUILD MAINTAIN SUSTAIN

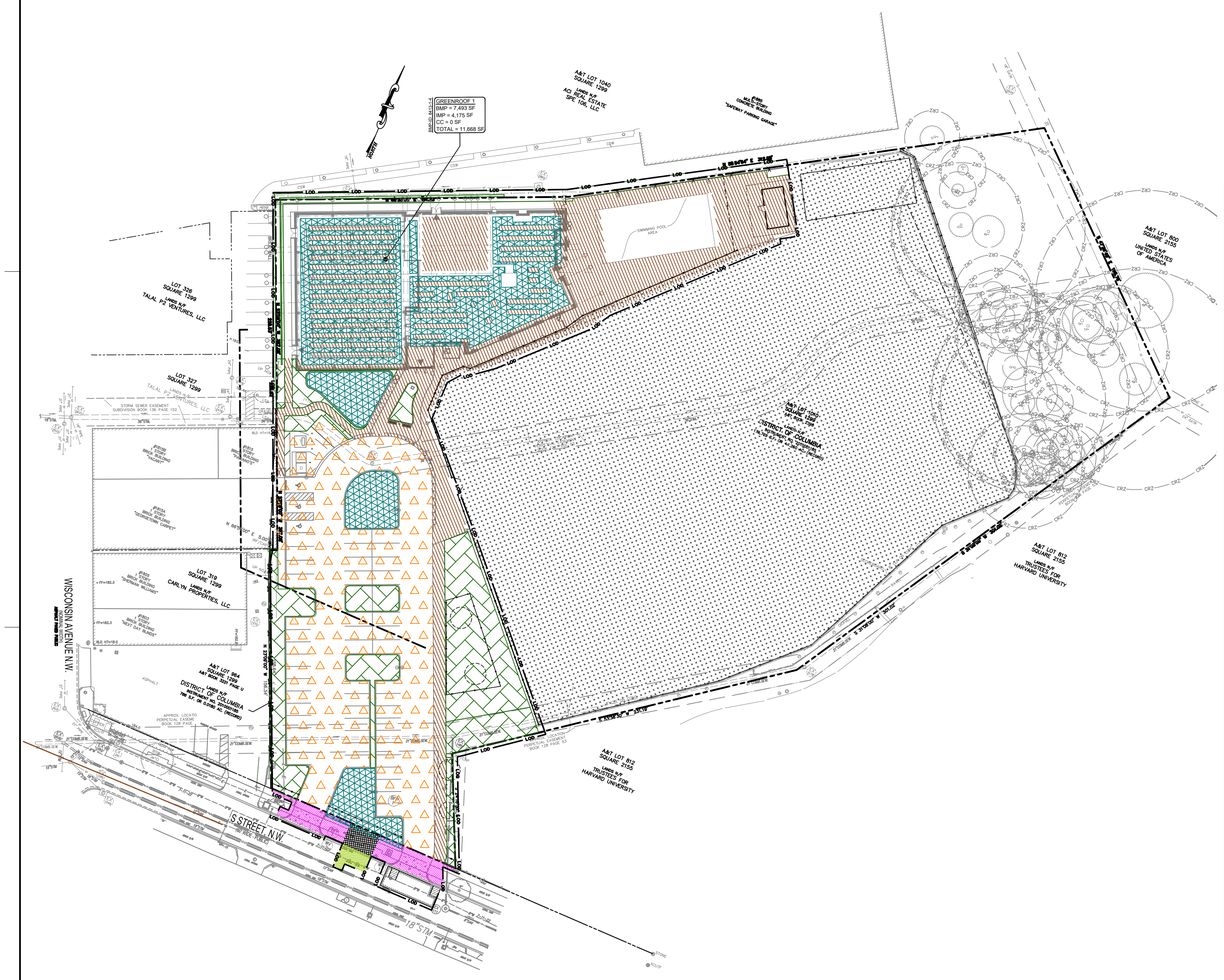
Jelleff Recreation Center
3265 S ST NW
WASHINGTON, DC 20007

PERMIT REVISIONS
05/08/2026
Revisions
-

Storm Water Management Plan -Proposed

CIV0702

Autodesk Docs://55-22112-00 DC DGS AE Svcs for the Jelleff Comm Ctr/55-22112-00_DC DGS AE Svcs for the Jelleff Comm Ctr_AR_2024.rvt
Last saved: 2026-05-11 by r_mu


GREENROOF 1
RAP = 7,493 SF
RAP = 4,175 SF
CC = 0 SF
TOTAL = 11,668 SF
WISCONSIN AVENUE N.W.
S STREET N.W.
LOT 326 SQUARE 1299
LOT 327 SQUARE 1299
LOT 75 SQUARE 1299
A&T LOT 1000 SQUARE 1299
A&T LOT 900 SQUARE 1299
A&T LOT 813 SQUARE 1299
A&T LOT 884 SQUARE 1299
#3001 GEORGETOWN
#3003 GEORGETOWN
#3005 GEORGETOWN
#3007 GEORGETOWN
#3009 GEORGETOWN
#3011 GEORGETOWN
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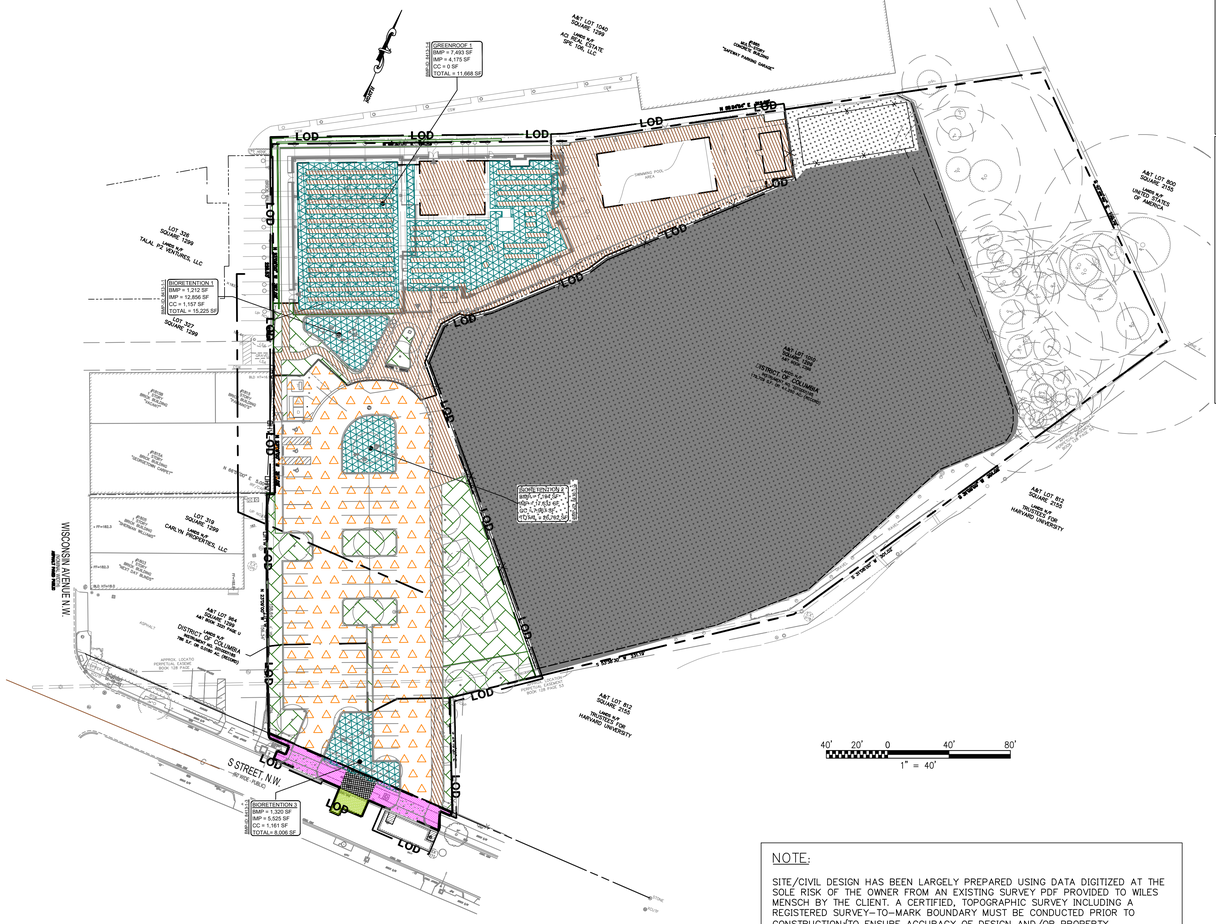
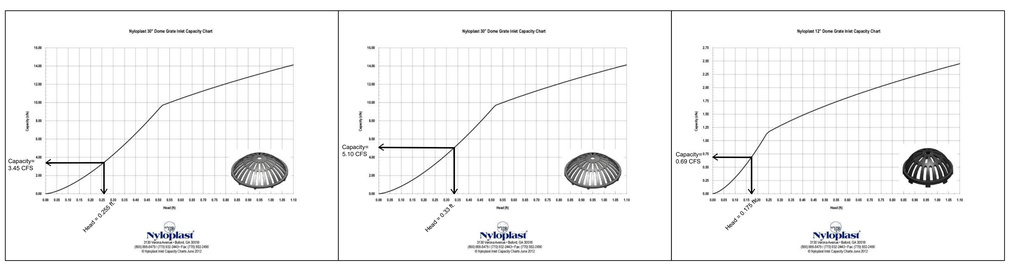


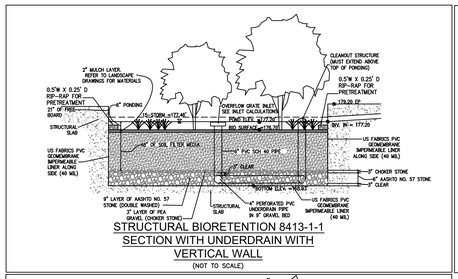
NOTE:

SITE/CIVIL DESIGN HAS BEEN LARGELY PREPARED USING DATA DIGITIZED AT THE SOLE RISK OF THE OWNER FROM AN EXISTING SURVEY PDF PROVIDED TO WILES MENSCH BY THE CLIENT. A CERTIFIED, TOPOGRAPHIC SURVEY INCLUDING A REGISTERED SURVEY—TO—MARK BOUNDARY MUST BE CONDUCTED PRIOR TO CONSTRUCTION/TO ENSURE ACCURACY OF DESIGN AND/OR PROPERTY INFORMATION. WILES MENSCH IS IN NO WAY LIABLE FOR INACCURACIES OF DESIGN RESULTING FROM THE INADEQUATE SURVEY INFORMATION NOR WILL WILES MENSCH REVISE DESIGNS UNDER THE CURRENT CONTRACTUAL OBLIGATIONS AS A RESULT.

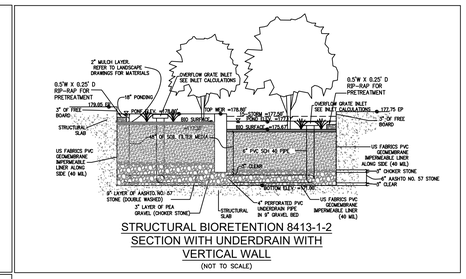
Drain #	Location	Drainage Area (SF)	Drainage Area (Acres)	Runoff Coefficient	Q (CFS)	Assumed Head (FT)	Required Drain Area (SF)	Required Drain Area Assuming 50% Clogged (SF)	Minimum Drain Size (IN)		Circular Drain		Square Drain	
									Provided Circular Drain (Diameter, in.)	Provided Square Drain (Side Length, in.)	Provided Drain Area (SF)	Sufficient? Y or N	Provided Drain Area (SF)	Sufficient? Y or N
BIO. 1	SDA-1	23,106	0.53	0.86	3.45	0.255	1.42	2.84	30	24	4.91	YES	4.00	YES
BIO. 2	SDA-1	30,918	0.71	0.95	5.10	0.33	1.84	3.69	30	24	4.91	YES	4.00	YES
BIO. 3	SDA-1	4,209	0.10	0.95	0.69	0.175	0.34	0.69	12	10	0.79	YES	0.69	YES

Q = CIA		*C = Refer to chart*	*I = 7.56in/hr*	*A = Refer to chart*
Compute drain opening operating as a weir: A = Q / [0.6 (2 x 32.2 x H) ^ 0.5]		*Q = Refer to chart*	*H = Assumed Head = Refer to chart*	





STRUCTURAL BIORETENTION 8413-1-1
SECTION WITH UNDERDRAIN WITH VERTICAL WALL
(NOT TO SCALE)



STRUCTURAL BIORETENTION 8413-1-2
SECTION WITH UNDERDRAIN WITH VERTICAL WALL
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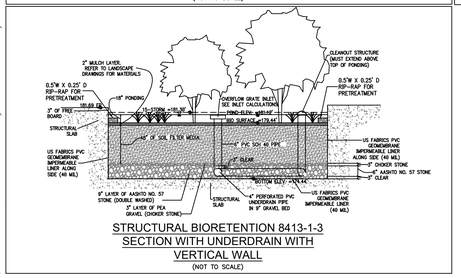
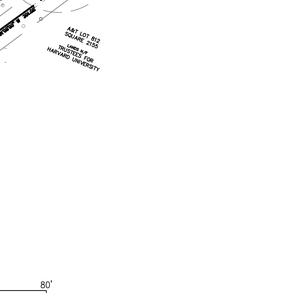
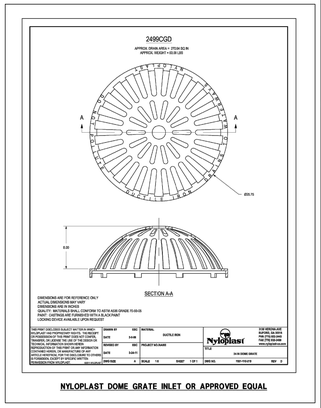


STRUCTURAL BIORETENTION 8413-1-3
SECTION WITH UNDERDRAIN WITH VERTICAL WALL
(NOT TO SCALE)





NYLOPLAST DOME GRATE INLET OR APPROVED EQUAL

Table 3-19 Summary of Filter Media Criteria for Bioretention

Filter Media Criterion	Description	Standard(s)
General Composition	Filter media must have the proper proportions of sand, loam/soil, and organic amendments to promote healthy growth of the proposed plant species and to support microbial activity. The filter media must not contain pollutants.	80% (+/-5%) sand; 10%-20% soil fines; maximum of 10% clay; and 3%-5% organic content. Must meet: final filter media grain size distribution OR have a saturated hydraulic conductivity of 2 inches per hour.
Sand	Medium to coarse aggregate	Based on final filter media grain size distribution.
Loam/Soil	Loamy sand, sandy loam, silt loam	USDA Textural Triangle.
Organic Amendments	Shall be well-composted, natural, carbon-containing organic materials such as leaf mulch, peat moss, biochar, or coir, worm	Appendix K.
P Index or Phosphorus (P) Content	Filter media will be high P levels will export P through the media and potentially to downstream surface waters at unacceptable levels.	P Index of 10 / 30 (a) P content >7-13 mg/kg (Mehlich 0) or 15-30 mg/kg (Mehlich III)
Cation Exchange Capacity (CEC)	The CEC is determined by the amount of soil fines and organic matter. Higher CEC will promote pollutant removal.	CEC > 5 milliequivalents per 100 grams
pH	Soil pH influences nutrient availability and microbial activity.	Between 6.0 and 7.5
Salinity/Salts	Filter media with high level(s) of soluble salts can injure or kill plants.	Less than 500 ppm or less than 0.5 mmhos/cm.

In cases where greater removal of specific pollutants is desired, additives with documented pollutant removal benefits, such as water treatment residuals, alum, iron, or other materials, may be included in the filter media if accepted by DOEE.

Filter Media Depth. The filter media bed depth must be a minimum of 18 inches for the Standard Design, not including the mulch layer. The media depth must be 24 inches or greater to qualify for the Enhanced Design, unless an infiltration-based design is used. The media depth must not exceed 6.5 feet. Turf perennials, or shrubs should be used instead of trees on landscape shallower filter beds. See

Table 3-21 Bioretention Material Specifications

Material	Specification	Notes
Filter Media	• See Table 3-18 and Table 3-19	Minimum depth of 24 inches (18 inches for standard design). To account for settling/compaction, it is recommended that 110% of the plan volume be utilized.
Mulch Layer	Use aged, shredded hardwood bark mulch	Lay a 2- to 3-inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, coir and jute matting, or turf cover.	Lay a 2- to 3-inch layer of to suppress weed growth
Top Soil for Turf Cover	Loamy sand or sandy loam texture, with less than 5% clay content, pH corrected to between 6 and 7, and an organic matter content of at least 2%.	3-inch-tilled into surface layer.
Geotextile or Choking Layer	An appropriate geotextile fabric that complies with AASHTO M-288 Class 2 (latest edition available here: https://store.transportation.org/item/publicationdetail/3791) requirements and has a permeability of at least an order of magnitude (10 times) higher than the soil subgrade permeability must be used.	Can use in place of the choking layer where the depth of the practice is limited. Geotextile fabric may be used on the sides of bioretention areas as well.
Underdrain Stone	Lay a 2- to 4-inch layer of choker stone (e.g., typically No.8 or No.89 washed gravel) over the underdrain stone	
	3-inch diameter stone must be washed clean and free of fines (with no more than 2% passing the No. 200 sieve) (e.g., ASTM D448 No. 57 or smaller stone).	At least 2 inches above and below the underdrain.
Storage Layer (optional)	To increase storage for larger storm events, chambers, perforated pipe, stone, or other acceptable material can be incorporated below the filter media layer.	
Impermeable Liner (optional)	Where appropriate, use a PVC Geomembrane liner or equivalent material of an appropriate thickness	
Underdrains, Cleanouts, and Observation Wells	Use 6- or 8-inch rigid schedule 40 PVC pipe, or equivalent corrugated HDPE for small bioretention BMPs, with three or four rows of 3/8-inch perforations at 6 inches on center. Multiple underdrains may be necessary for bioretention areas wider than 40 feet, and each underdrain is recommended to be located no more than 20 feet from the next pipe or the edge of the bioretention.	Lay the perforated pipe under the length of the bioretention cell, and install non-perforated pipe as needed to connect with the storm drain system or to daylight in a stabilized, conveyance. Install T's and Y's as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface of ponding.
Plant Materials	See Section 3.6.5 Bioretention Landscaping Criteria	Establish plant materials as specified in the landscaping plan and the recommended plant list.

Table 3.25 Typical Maintenance Tasks for Bioretention Practices

Frequency	Maintenance Tasks
1 year establishment	• For the first 6 months following construction, the practice and 4 DA should be inspected at least twice after storm events that exceed 1/2 inch of rainfall • Conduct any needed repairs or stabilization • Inspectors should look for bare or eroding areas in the contributing drainage area or around the bioretention area, and make sure they are immediately stabilized with grass cover. • One time, spot fertilization may be needed for initial plantings. • Watering is needed once a week during the first 2 months, and then as needed during first growing season (April-October), depending on rainfall. • Remove and replace dead plants. Up to 10% of the plant stock may die off in the first year, so construction contracts should include a care and replacement warranty to ensure that vegetation is properly established and survives during the first growing season following construction.
At least 4 times per year	• Mow grass filter strips and bioretention with turf cover • Check curb cuts and inlets for accumulated grit, leaves, and debris that may block inflow.
Twice during growing season	• Spot weed, remove trash, and rake the mulch
Annually	• Conduct a maintenance inspection • Supplement mulch or alcovial areas to maintain a 3 inch layer • Prune trees and shrubs • Remove sediment in pretreatment cells and inflow points
Once every 2- 3 years	• Remove sediment in pretreatment cells and inflow points • Remove and replace the mulch layer
As needed	• Stabilize the contributing drainage area to prevent erosion

3.6.6 Bioretention Construction Sequence

Soil Erosion and Sediment Controls. The following soil erosion and sediment control guidelines must be followed during construction:

- All Bioretention areas must be fully protected by silt fence or construction fencing.
- Bioretention areas intended to infiltrate runoff must remain outside the limit of disturbance during construction to prevent soil compaction by heavy equipment and loss of design infiltration rate.
  - Where it is infeasible keep the proposed bioretention areas outside of the limits of disturbance, there are several possible outcomes for the impacted area. If excavation in the proposed bioretention area can be restricted then the remediation can be achieved with deep tilling practices. This is only possible if in-situ soils are not disturbed any deeper than 2 feet above the final design elevation of the bottom of the bioretention. In this case, when heavy equipment activity has ceased, the area is excavated to grade, and the impacted area must be tilled to a depth of 12 inches below the bottom of the bioretention.
  - Alternatively, if it is infeasible to keep the proposed permeable pavement areas outside of the limits of disturbance, and excavation of the area cannot be restricted, then infiltration tests will be required prior to installation of the bioretention to ensure that the design infiltration rate is still present. If tests reveal the loss of design infiltration rates then deep tilling practices may be used in an effort to restore those rates. In this case further testing must be done to establish design rates exist before the permeable pavement can be installed.
  - Finally, if it is infeasible to keep the proposed bioretension areas outside of the limits of disturbance, and excavation of the area cannot be restricted, and infiltration tests reveal design rates cannot be restored, then a resubmission of the SWMP will be required.
- Bioretention areas must be clearly marked on all construction documents and grading plans.
- Large bioretention applications may be used as small sediment traps or basins during construction. However, these must be accompanied by notes and graphic details on the soil erosion and sediment control plan specifying that (1) the maximum excavation depth of the trap or basin at the construction stage must be at least 1 foot higher than the post-construction (final) invert (bottom) of the facility), and (2) the facility must contain an underdrain. The plan must also show the proper procedures for converting the temporary sediment control practice to a permanent bioretention BMP, including dewatering, cleanout, and stabilization.

Bioretention Installation. The following is a typical construction sequence to properly install a bioretention basin. The construction sequence for micro-bioretention is more simplified. These steps may be modified to reflect different bioretention applications or expected site conditions:

Step 1: **Stabilize Drainage Area.** Construction of the bioretention area may only begin after the entire contributing drainage area has been stabilized with vegetation. It may be necessary to block certain curb or other inlets while the bioretention area is being constructed. The proposed site should be checked for existing utilities prior to any excavation.

Step 2: **Preconstruction Meeting.** The designer, the installer, and DDOE inspector must have a preconstruction meeting, checking the boundaries of the contributing drainage area and the actual inlet elevations to ensure they conform to original design. Since other contractors may be responsible for constructing portions of the site, it is quite common to find subtle differences in site grading, drainage and paving elevations that can produce hydraulically important differences for the proposed bioretention area. The designer should clearly communicate, in writing, any project changes determined during the preconstruction meeting to the installer and the inspector. Material certifications for aggregate, soil media and any geotextiles must be submitted for approval to the inspector at the preconstruction meeting.

Step 3: **Install Soil Erosion and Sediment Control Measures to Protect the Bioretention.** Temporary soil erosion and sediment controls (e.g., diversion dikes, reinforced silt fences) are needed during construction of the bioretention area to divert stormwater away from the bioretention area until it is completed. Special protection measures, such as erosion control fabrics, may be needed to protect vulnerable side slopes from erosion during the construction process.

Step 4: **Install Pretreatment Cells.** Any pretreatment cells should be excavated first and then sealed to trap sediment.

Step 5: **Avoid Impact of Heavy Installation Equipment.** Excavators or backhoes should work from the sides to excavate the bioretention area to its appropriate design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not have to sit inside the footprint of the bioretention area. Contractors should use a cell construction approach in larger bioretention basins, whereby the basin is split into 500- to 1,000-square foot temporary cells with a 10- to15-foot earth bridge in between, so that cells can be excavated from the side.

Step 6: **Promote Infiltration Rate.** It may be necessary to rip the bottom soils to a depth of 6 to 12 inches to promote greater infiltration.

Step 7: **Order of Materials.** If using a geotextile fabric, place the fabric on the sides of the bioretention area with a 6-inch overlap on the sides. If a stone storage layer will be used, place the appropriate depth of No .57 stone (clean double washed) on the bottom; install the perforated underdrain pipe; pack No. 57 stone to 3 inches above the underdrain pipe, and add the choking layer or appropriate geotextile layer as a filter between the underdrain and the soil media layer. If no stone storage layer is used, start with 6 inches of No. 57 stone on the bottom and proceed with the layering as described above.

Step 8: **Layered Installation of Media.** Apply the media in 12-inch lifts until the desired top elevation of the bioretention area is achieved. Wait a few days to check for settlement and add additional media, as needed, to achieve the design elevation.

Note: The batch receipt confirming the source of the soil media must be submitted to the DDOE inspector.

Step 9: **Prepare Filter Media for Plants.** Prepare planting holes for any trees and shrubs, install the vegetation, and water accordingly. Install any temporary irrigation.

Step 10: **Planting.** Install the plant materials as shown in the landscaping plan, and water them as needed.

Step 11: **Secure Surface Area.** Place the surface cover (i.e., mulch, river stone, or turf) in both cells, depending on the design. If coir or jute matting will be used in lieu of mulch, the matting will need to be installed prior to planting (Step 10), and holes or slits will have to be cut in the matting to install the plants.

Step 12: **Inflows.** If curb cuts or inlets are blocked during bioretention installation, unblock these after the drainage area and side slopes have good vegetative cover. It is recommended that unblocking curb cuts and inlets take place after two or three storm events if the drainage area includes newly installed asphalt; since new asphalt tends to produce a lot of fines and grit during the first several storms.

Step 13: **Final Inspection.** Conduct the final construction inspection using a qualified professional, providing DDOE with an as-built, then log the GPS coordinates for each bioretention facility, and submit them for entry into the maintenance tracking database.

Construction Supervision. Supervision during construction is recommended to ensure that the bioretention area is built in accordance with the approved design and this specification. Qualified individuals should use detailed inspection checklists that include sign-offs at critical stages of construction, to ensure that the contractor's interpretation of the plan is consistent with the designer's intentions.

DDOE's construction phase inspection checklist can be found in Appendix K.

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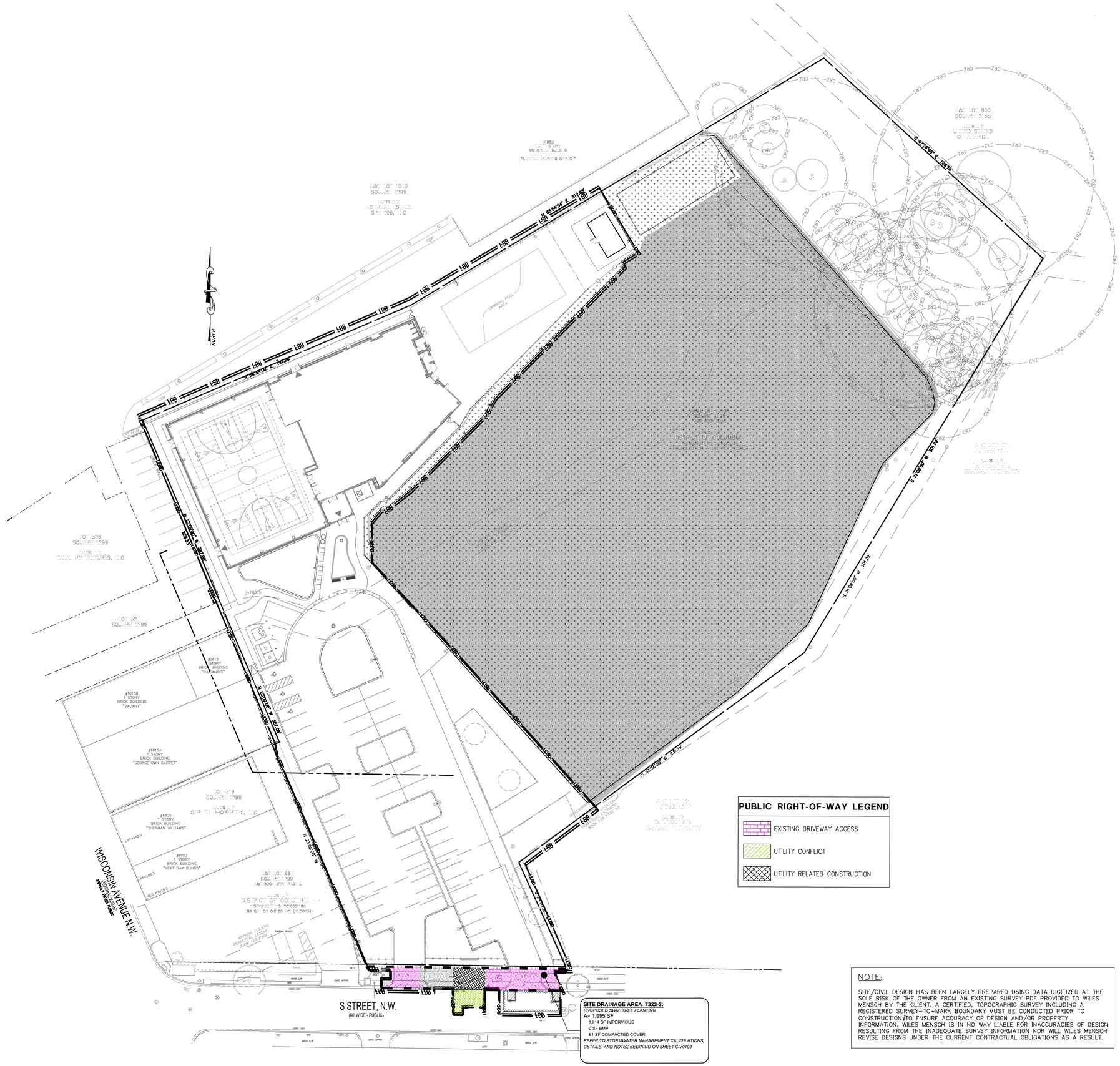
Storm Water Management Plan - Bioretention

CIV0704

Autodesk Docs://55-22112-00 DC DGS AE Svcs for the Jelleff Comm Ctr/_AR_2024.rvt
2024


NORTH
S 37°06'00" W 301.02'
S 53°08'30" W 231.19'
N 23°39'00" W 301.05'
N 23°39'00" W 301.04'
S 37°06'00" W 301.02'
S 52°54'00" E 231.19'
S 37°06'00" W 301.02'
SWIMMING POOL AREA
DISTRICT OF COLUMBIA
WISCONSIN AVENUE N.W.
S STREET, N.W.
(60' WIDE - PUBLIC)
#1815 4 STORY BRICK BUILDING "PARAMOS"
#1815B 1 STORY BRICK BUILDING "VACANT"
#1815A 1 STORY BRICK BUILDING "GEORGETOWN CARPET"
#1805 1 STORY BRICK BUILDING "SHERMAN WILLIAMS"
#1803 1 STORY BRICK BUILDING "NEXT DAY BLINDS"
LOT 376 SQUARE 1299
LOT 377 SQUARE 1299
LOT 379 SQUARE 1299
LOT 96 SQUARE 1299
LOT 800 SQUARE 1299
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
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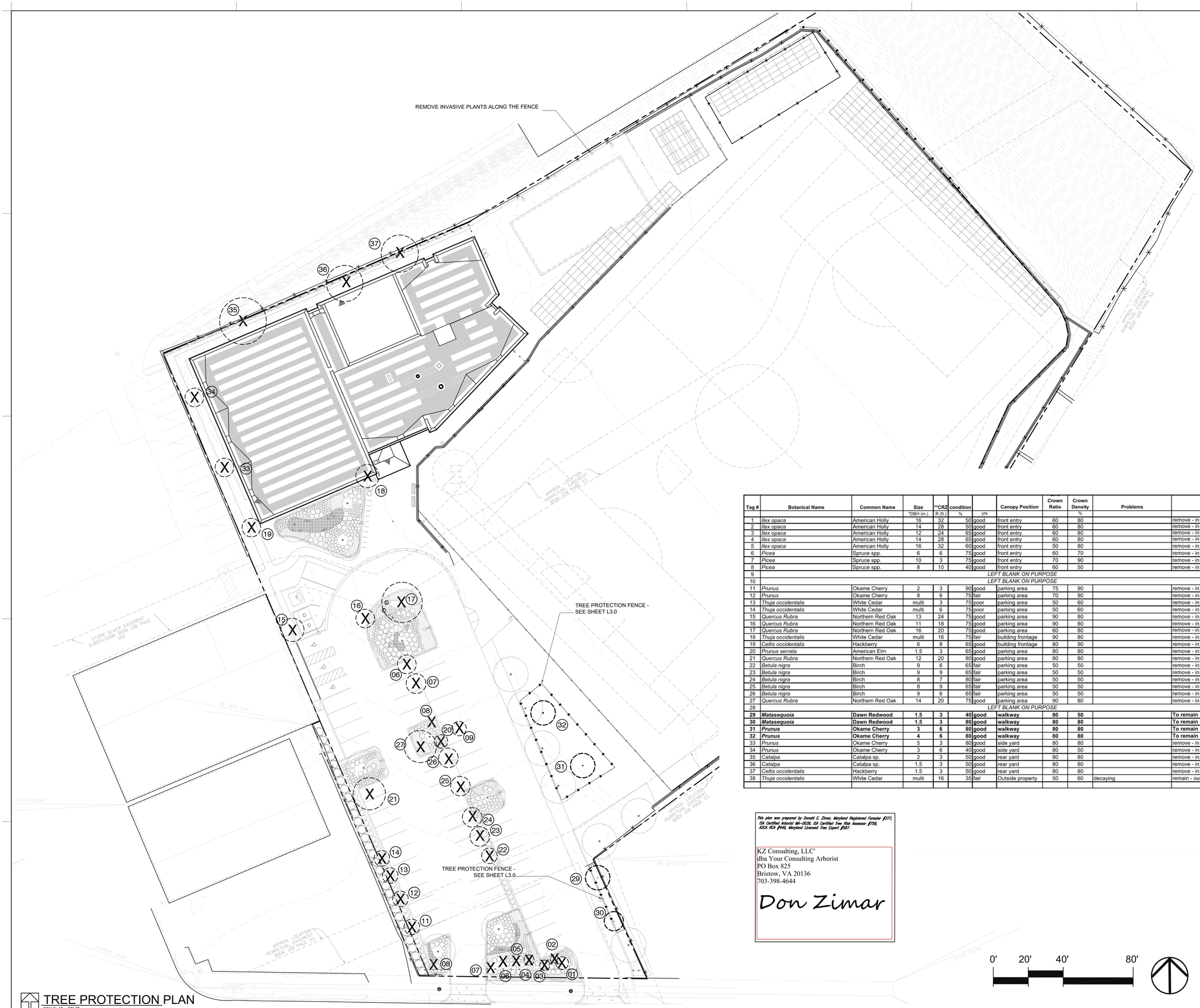
LOT



TREE PROTECTION PLAN
SCALE: 1" = 20'-0"
NORTH

Tag #	Botanical Name	Common Name	Size	**CRZ	condition		Canopy Position	Crown Ratio	Crown Density	Problems	Comments
			*DBH (in.)	R (ft.)	%	yrs			%		
1	*Ilex opaca*	American Holly	16	32	50	good	front entry	60	80		remove - in project boundary
2	*Ilex opaca*	American Holly	14	28	50	good	front entry	60	80		remove - in project boundary
3	*Ilex opaca*	American Holly	12	24	65	good	front entry	60	80		remove - in project boundary
4	*Ilex opaca*	American Holly	14	28	65	good	front entry	60	80		remove - in project boundary
5	*Ilex opaca*	American Holly	16	32	60	good	front entry	50	80		remove - in project boundary
6	*Picea*	Spruce spp.	6	6	75	good	front entry	60	70		remove - in project boundary
7	*Picea*	Spruce spp.	10	3	75	good	front entry	70	90		remove - in project boundary
8	*Picea*	Spruce spp.	8	10	40	good	front entry	60	50		remove - in project boundary
9	*LEFT BLANK ON PURPOSE*										
10	*LEFT BLANK ON PURPOSE*										
11	*Prunus*	Okame Cherry	2	3	90	good	parking area	75	90		remove - in project boundary
12	*Prunus*	Okame Cherry	8	6	75	fair	parking area	70	90		remove - in project boundary
13	*Thuja occidentalis*	White Cedar	multi	3	75	poor	parking area	50	60		remove - in project boundary
14	*Thuja occidentalis*	White Cedar	multi	6	75	poor	parking area	50	60		remove - in project boundary
15	*Quercus Rubra*	Northern Red Oak	13	24	75	good	parking area	90	80		remove - in project boundary
16	*Quercus Rubra*	Northern Red Oak	11	18	75	good	parking area	90	80		remove - in project boundary
17	*Quercus Rubra*	Northern Red Oak	16	20	75	good	parking area	60	80		remove - in project boundary
18	*Thuja occidentalis*	White Cedar	multi	16	75	fair	building frontage	90	80		remove - in project boundary
19	*Celtis occidentalis*	Hackberry	6	8	65	good	building frontage	80	90		remove - in project boundary
20	*Prunus serrata*	American Elm	1.5	3	65	good	parking area	80	80		remove - in project boundary
21	*Quercus Rubra*	Northern Red Oak	12	20	80	good	parking area	80	80		remove - in project boundary
22	*Betula nigra*	Birch	9	6	65	fair	parking area	50	50		remove - in project boundary
23	*Betula nigra*	Birch	9	9	65	fair	parking area	50	50		remove - in project boundary
24	*Betula nigra*	Birch	8	7	80	fair	parking area	50	50		remove - in project boundary
25	*Betula nigra*	Birch	8	9	65	fair	parking area	50	50		remove - in project boundary
26	*Betula nigra*	Birch	9	6	65	fair	parking area	50	50		remove - in project boundary
27	*Quercus Rubra*	Northern Red Oak	14	20	75	good	parking area	90	80		remove - in project boundary
28	*LEFT BLANK ON PURPOSE*										
29	***Matasequoia***	**Dawn Redwood**	**1.5**	**3**	**40**	**good**	**walkway**	**80**	**50**		**To remain**
30	***Matasequoia***	**Dawn Redwood**	**1.5**	**3**	**80**	**good**	**walkway**	**80**	**80**		**To remain**
31	***Prunus***	**Okame Cherry**	**3**	**6**	**80**	**good**	**walkway**	**80**	**80**		**To remain**
32	***Prunus***	**Okame Cherry**	**4**	**6**	**80**	**good**	**walkway**	**80**	**80**		**To remain**
33	*Prunus*	Okame Cherry	5	3	80	good	side yard	80	80		remove - in project boundary
34	*Prunus*	Okame Cherry	3	6	40	good	side yard	80	50		remove - in project boundary
35	*Catalpa*	Catalpa sp.	2	3	50	good	rear yard	80	80		remove - in project boundary
36	*Catalpa*	Catalpa sp.	1.5	3	50	good	rear yard	80	80		remove - in project boundary
37	*Celtis occidentalis*	Hackberry	1.5	3	50	good	rear yard	80	80		remove - in project boundary
38	*Thuja occidentalis*	White Cedar	multi	16	35	fair	Outside property	50	60	decaying	remain - outside of property line

This plan was prepared by Donald E. Zimar, Maryland Registered Forester #377, ISA Certified Arborist MA-0039, ISA Certified Tree Risk Assessor #756, ASCA RCA #446, Maryland Licensed Tree Expert #587.

KZ Consulting, LLC'
dba Your Consulting Arborist
PO Box 825
Bristow, VA 20136
703-398-4644

Don Zimar

0' 20' 40' 80'

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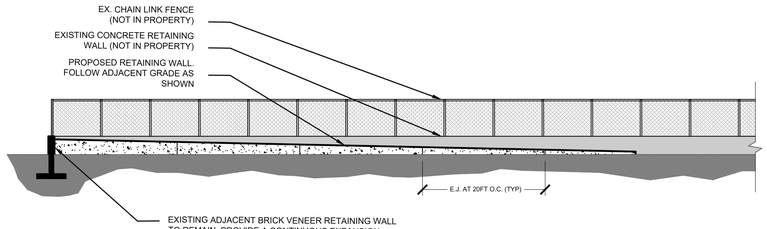
TREE PROTECTION PLAN

L1.0



NORTH RETAINING WALL ELEVATION

SCALE: 1" = 10'-0"

SITE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

RELOCATED BATTING CAGE

POOL EQUIPMENT STRUCTURE - REFER TO ARCH DRAWINGS

PROPOSED METAL CANOPY STRUCTURE

NEW CONC. POOL DECK

EX SPORTS FENCING TO REMAIN

EX. POOL TO REMAIN

SCORED CONCRETE SLOPED TO DRAIN. BROOM FINISH

CONCRETE WALKWAY

95 LINEAR FEET RETAINING WALL

PROVIDE CONTINUOUS EXPANSION JOINT WHERE NEW WALL ABUTS EXISTING BRICK WALL

SEE WALL ELEVATION ON THIS SHEET

PROPOSED REC CENTER BUILDING. REFER TO ARCH DRAWINGS.

GREEN ROOF AND PV PANELS ON THE ROOF ARE SUBJECT TO DELEGATED DESIGN BY OTHERS

7FT DECORATIVE PICKET FENCE WITH POOL SAFETY LATCH

TRASH/ RECYCLE BINS

RELOCATED MARKER STONE

BRICK ENTRY PLAZA

BIO RETENTION AREA

BIKE RACKS

BENCHES

FLAG POLE

BOLLARDS AND TACTILE WARNING PAVERS

EX. EASEMENT

EXISTING SYNTHETIC TURF FIELD TO REMAIN

SOD

CONC. PATH - CONNECT TO EX. PATH

SERVICE (10' x 20')

DROP OFF

NEW DOUBLE GATE 12FT TOTAL WIDTH

7.5' SQ. PEPCO TRANSFORMER WITH THREE (3) SAFETY BOLLARDS

RAISED TABLE (ASPHALT)

14ft W X 13FT D X 7FT H PAINTED WOOD DUMPSTER ENCLOSURE WITH TWO (2) 4CY DUMPSTERS

189 LF OF NEW SPORTS FENCE

BIO-RETENTION AREA

EVERGREEN PLANTED SCREEN WITH PAINTED WOOD FENCE

SEEDED LAWN

EX. EASEMENT

CONCRETE SIDEWALK

MAINTAIN EX. CURB CUTS AND ONE-WAY TRAFFIC PATTERN

BIO-RETENTION AREA

ENHANCED LANDSCAPE, DECORATIVE PERIMETER FENCE, BIO-RETENTION AND ENTRY SIGN

WISCONSIN AVENUE N.W.

DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT #LA000148

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SITE PLAN

L1.1

HARDSCAPE PLAN
SCALE: 1" = 20'-0"

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HARDSCAPE PLAN

L1.2

LEGEND:

- DECORATIVE WOOD SCREEN
- DECORATIVE METAL FENCE
- NEW SPORTS FENCE TO MATCH EXISTING.
- EX. SPORTS CHAIN LINK TO REMAIN.
- DECORATIVE DUMPSTER ENCLOSURE
- EX. CHAIN LINK FENCE TO BE REMOVED

1,2 / L3.5 DECORATIVE METAL FENCE AND GATE

EX. CHAIN LINK FENCE TO REMAIN.
NOTE: REMOVE INVASIVE PLANTS AND PRUNE EXISTING TREES TO AVOID DAMAGE TO THE FENCE

NEW SPORTS FENCE TO MATCH EXISTING.
NOTE: REMOVE INVASIVE PLANTS AND PRUNE EXISTING TREES AS NEEDED PRIOR TO CONSTRUCTION

RELOCATED BATTING CAGE

EX. CHAIN LINK FENCE TO REMAIN

NEW SPORTS FENCE TO MATCH EXISTING.

EX. CHAIN LINK FENCE TO BE REMOVED

EX. SPORTS FENCE TO REMAIN.

EX. SPORTS FENCE TO REMAIN.
NOTE: REMOVE INVASIVE PLANTS AND PRUNE EXISTING TREES TO AVOID DAMAGE TO THE FENCE

1,2 / L3.5 DECORATIVE METAL FENCE AND GATE

3,4 / L3.5 DECORATIVE DUMPSTER ENCLOSURE

6,7 / L3.1 DECORATIVE WOOD SCREEN

NEW SPORTS FENCE TO MATCH EXISTING

2 / L3.5 DECORATIVE METAL FENCE

APPROX. LOCATION PERPETUAL EASEMENT BOOK 128 PAGE 33

STORM SEWER EASEMENT SUBDIVISION BOOK 136 PAGE 152

IRF WITH CAP

XOUT FOUND

COPPER FOUND

IRON FOUND

TIMELOCK ET CO., LLC

NORTH

N

0' 20' 40' 80'

FENCING PLAN
SCALE: 1" = 20'-0"

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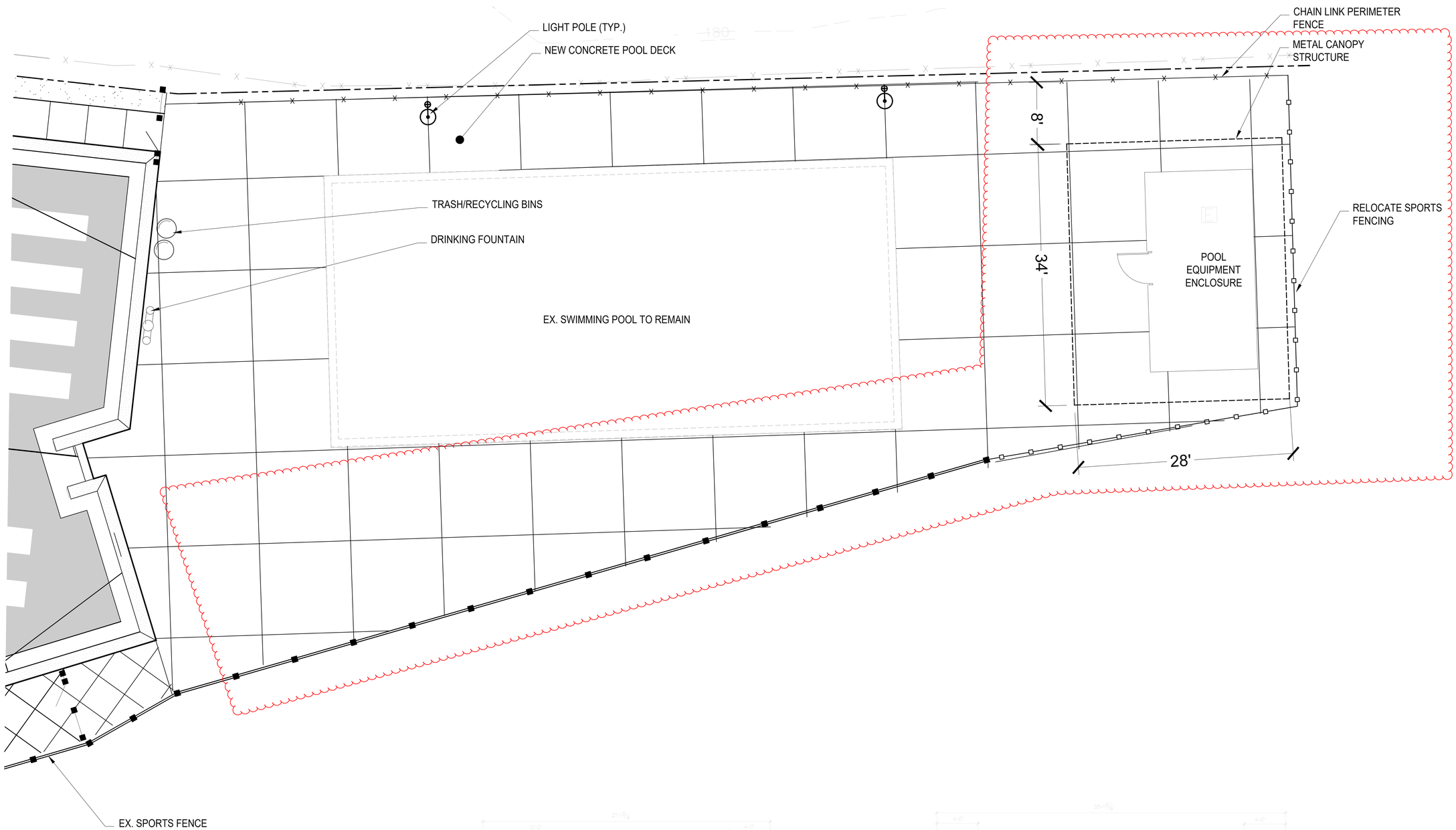
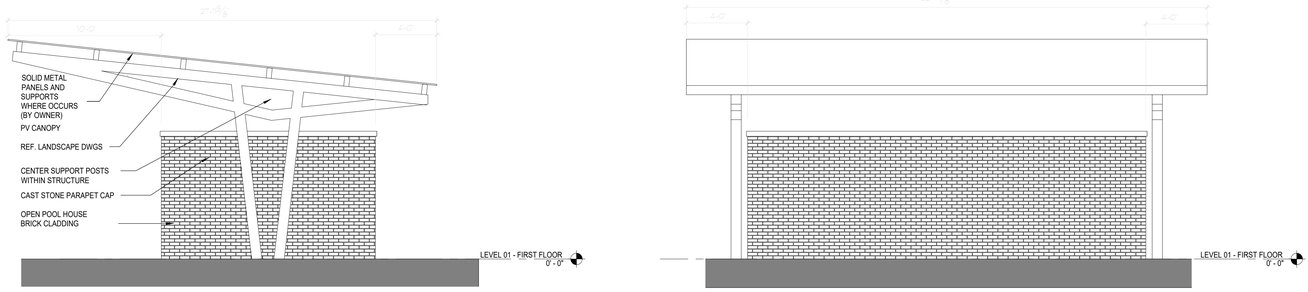
FENCING PLAN

L1.3





METAL PANEL CANOPY STRUCTURE ELEVATION

SCALE: 1/4" = 1'-0"

NOTES:

1. BASIS OF DESIGN: SOLAR SCAPES 'MODERN' STRUCTURE BY LUMOS, INC.
2. ALL MEMBERS TO BE $\frac{1}{4}$" THICK BRUSHED ALUMINUM WITH CONTINUOUS ALUMINUM WELDS.
3. WELD, GRIND, AND POLISH ALL JOINTS PRIOR TO ANODIZING.
4. FINISH TO BE CORROSION RESISTANT METALLIC PAINT. COLOR = DARK GREEN (PMS 553-C) CONTRACTOR TO SUBMIT COLOR SAMPLES.
5. ALL STRUCTURE DETAILS TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
6. FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

POOL DECK ENLARGEMENT PLAN

SCALE: 3/16" = 1'-0"

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POOL DECK ENLARGEMENT PLAN

L1.4

BIO-RETENTION AREA

MAIN ENTRANCE VESTIBULE

BIKE RACKS

TRASH/ RECYCLE BINS

RELOCATED MONUMENT STONE

6" RAISED CONCRETE CURB

BRICK PAVERS

SCORED CONCRETE

PEDESTRIAN LIGHT POLE

FLAG POLE

BENCH

RAISED TABLE (ASPHALT) REFER TO CIVIL PLANS

ASPHALT VEHICULAR DROP OFF

24" WIDE FLUSH EDGE WITH TACTILE WARNING PAVERS AND BOLLARDS

NEW SPORTS FENCE ALIGNMENT

6" THICK CONCRETE SERVICE / LOADING AREA - REFER TO CIVIL PLANS

CONNECT TO EXISTING PATH

TRANSFORMER PAD WITH ANTI-VEHICLE BOLLARDS - REFER TO CIVIL PLANS

DUMPSTER ENCLOSURE

ADA RAMP - REFER TO CIVIL PLANS

6" FLUSH CURB

10'

9'-5"

22'

4'-6"

T

D

D

NORTH

FRONT PLAZA ENLARGEMENT PLAN

SCALE: 1/4" = 1'-0"

0' 4' 8' 16'

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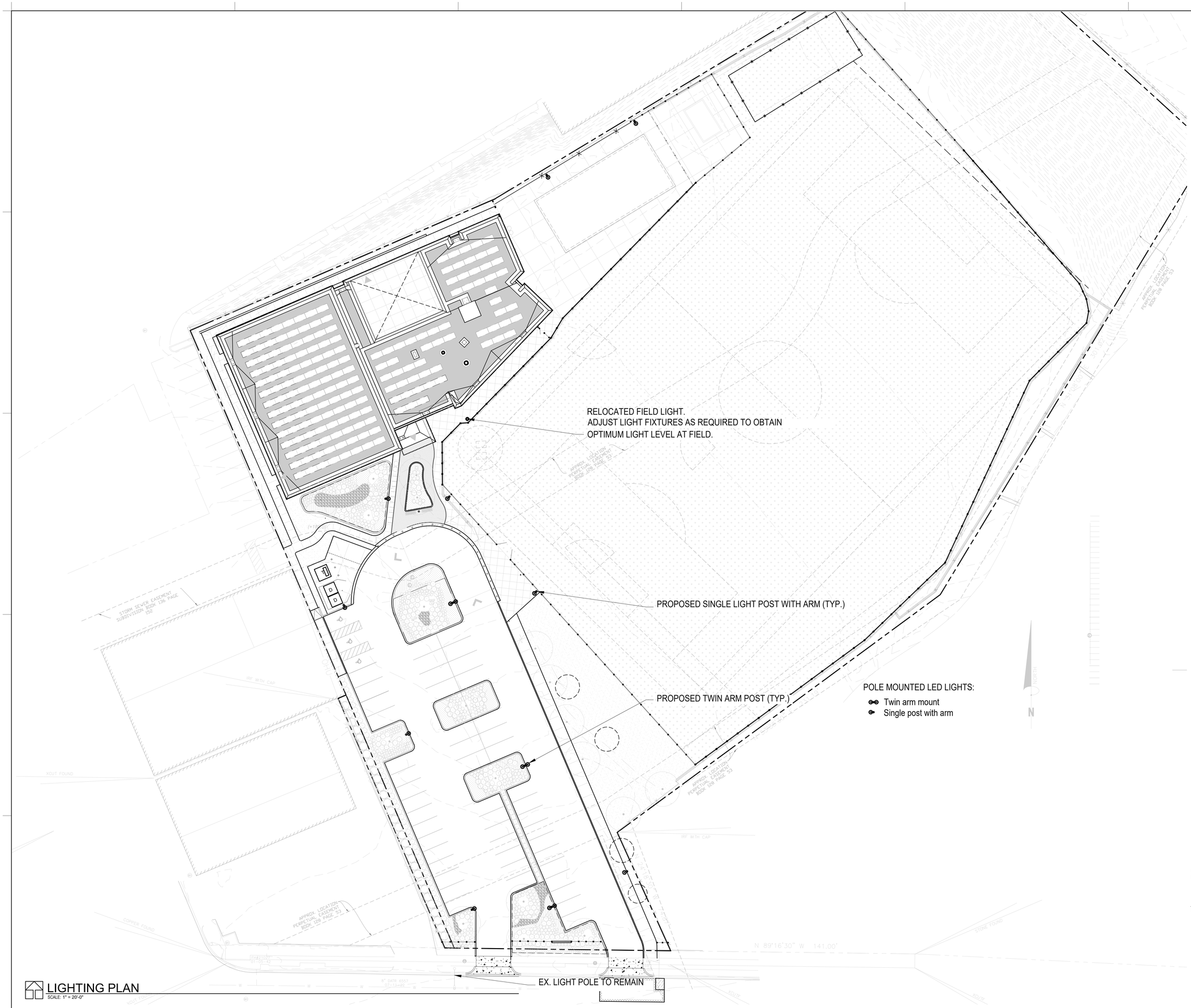
FRONT PLAZA ENLARGEMENT PLAN

L1.6



LIGHTING PLAN
SCALE: 1" = 20'-0"

0' 20' 40' 80'

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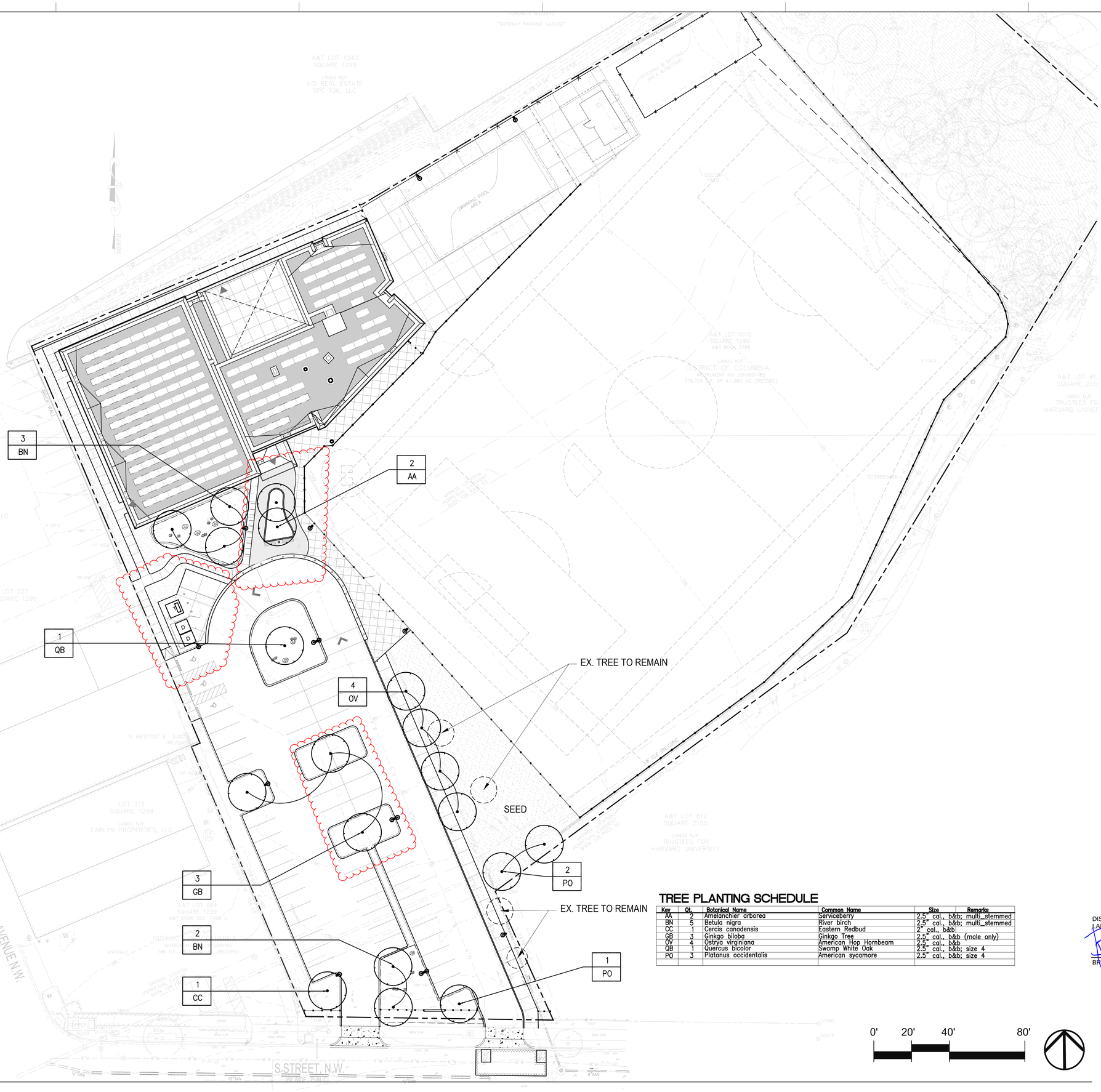
LIGHTING PLAN

L1.7



TREE PLANTING SCHEDULE

Key	Qt.	Botanical Name	Common Name	Size	Remarks
AA	2	Amelanchier arborea	Serviceberry	2.5" cal., b&b;	multi stemmed
BN	5	Betula nigra	River birch	2.5" cal., b&b;	multi stemmed
CC	1	Cercis canadensis	Eastern Redbud	2" cal., b&b	
GB	3	Ginkgo biloba	Ginkgo Tree	2.5" cal., b&b	(male only)
OV	4	Ostrya virginiana	American Hop Hornbeam	2.5" cal., b&b	
QB	1	Quercus bicolor	Swamp White Oak	2.5" cal., b&b;	size 4
PO	3	Platanus occidentalis	American sycamore	2.5" cal., b&b;	size 4

0' 20' 40' 80'

NORTH

TREE PLANTING PLAN
SCALE: 1" = 20'-0"

DISTRICT OF COLUMBIA REGISTERED
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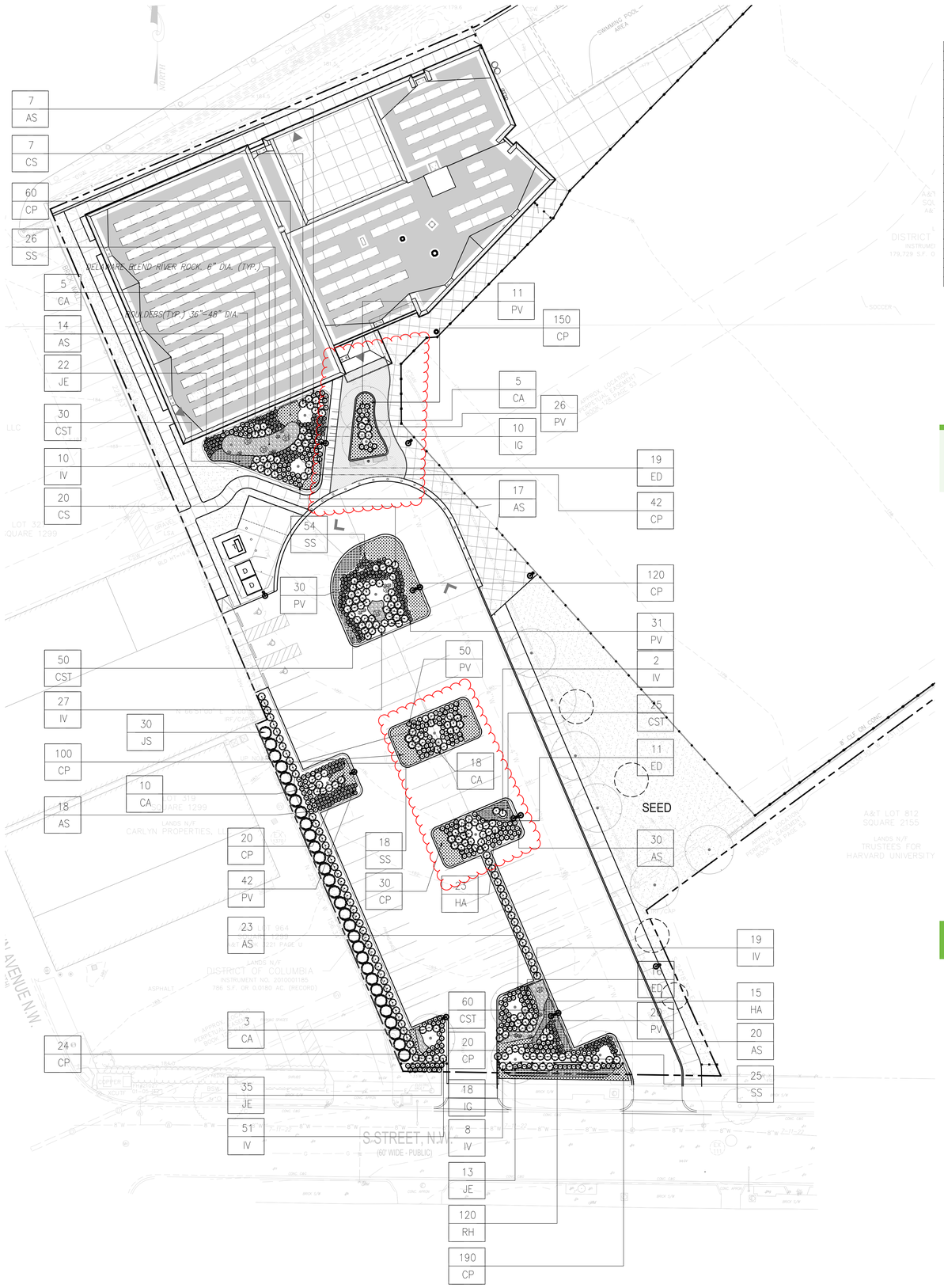
TREE PLANTING PLAN

L2.1



NORTH

SHRUBS AND GROUNDCOVER PLANTING PLAN

SCALE: 1" = 20'-0"

PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name	Size	Remarks
		Shrubs:			
CA	17	Clethra alnifolia	Summersweet Clethra	5 gal. cont.	plant 36" o.c.
CS	27	Cornus sericea	Red Osier Dogwood	7 gal. cont.	plant 48" o.c.
HA	38	Hydrangea arborescens	Smooth Hydrangea	5 gal. cont.	plant 36" o.c.
IG	28	Ilex Glabra	Inkberry Holly	5 gal. cont.	plant 36" o.c.
IV	117	Itea Virginica	Virginia Sweetspire	5 gal. cont.	plant 36" o.c.
JS	30	Juniperus Scopulorum 'Skyrocket'	Skyrocket juniper	7 gal. cont.	plant 60" o.c.
		Groundcovers			
CP	7565	Carex Pennsylvanica	Pennsylvania Sedge	1 qt. cont.	plant 12" o.c.
CST	195	Carex stricta	Tussock Sedge	1 qt. cont.	plant 12" o.c.
		Herbaceous Perennials:			
AS	129	Asclepias syriaca	Common Milkweed	3 gal. cont.	plant 24" o.c.
ED	35	Eupatorium dubium	Joe Pye Weed	3 gal. cont.	plant 24" o.c.
JE	70	Juncus effusus	Soft Rush	3 gal. cont.	plant 18" o.c.
PV	184	Panicum Virgatum	Switchgrass	3 gal. cont.	plant 24" o.c.
SS	123	Schizachyrium scoparium	Little Blue Stem Grass	3 gal. cont.	plant 24" o.c.

1. All proposed plants are native or adaptive species to the Chesapeake Bay region.
2. All new plant material must meet the standards in the ANLA American Standards for Nursery Stock (ANSI Z60.1–2014).
3. 3All trees and shrubs must have a species identification tag from the nursery to remain on 2 of each planted species until the Landscape Checklist is signed. Tags may be removed after final inspection to prevent girdling.
4. Maximum water retention value for the green roof media and drainage layer = 57%

FURBISH
A SOPREMA GROUP COMPANY

SOPRANATURE® EcoCline

SOPRANATURE EcoCline Pre-grown Sedum Mats

SOPRANATURE EcoCline Sedum Mats are composed of a variation of sedum mixtures that are suitable for various conditions. EcoCline Sedum Mats are grown with a blend of organic and inorganic materials that are designed for minimal decomposition and maximum plant growth. EcoCline Sedum Mats are composed with biodegradable coconut fibers.

TECHNICAL INFORMATION

PROPERTIES	
PROPERTY	**VALUE**
Size / Dimensions	5'x5'x.75 (25 sf)
Coverage When Shipped	95%
Dry Weight	1.25 lbs./ft. sq.
Saturated Weight	5.0 lbs./ft. sq.
Rolls per Pallet	16
Square Feet per Pallet	400 sf
Weight per Pallet	500 lbs
Pallets per 53' truck	20-24

TYPICAL PLANT LIST *(Consists of 8-10 of the following)*	
Delosperma nubigenum	Phedimus kamtschaticum
Phedimus kamtschaticum var floriferum	Phedimus takesimense 'Golden Carpet'
Sedum acre	'Weihenstephaner Gold'
Phedimus takesimense 'Golden Carpet'	Sedum album
Sedum album 'Murale'	Sedum divergens
Sedum hybridum 'Immergrunchen'	Sedum hispanicum 'Purple Form'
Sedum reflexum 'Blue Spruce'	Sedum rupestre 'Angelina'
Sedum sexangulare	Sedum spurium 'Fuldaglut'
Sedum spurium 'John Creech'	Sedum spurium 'Red Carpet'
Sedum spurium 'Tricolor'	

This data is provided for informational purposes only. This document is not a warranty as to the suitability or the fitness for a specific use or merchantability of products referred to, no guarantee of satisfactory results from reliance upon contained information or recommendation and disclaims all liability from resulting loss or damage. This information is subject to change without notice. Please check with Furbish for current updates until such time that a warranty is issued for this project.

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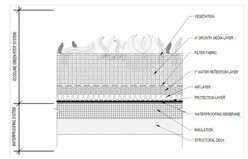
System Data

SOPRANATURE ECOCLINE 4+1 SYSTEM PERFORMANCE (G2+MW)

PROPERTIES	VALUE
SYSTEM THICKNESS	5 INCHES
DRY WEIGHT	24-27 LBS/SF
MAX FULLY SATURATED WEIGHT	41-42 LBS/SF
WATER HOLDING CAPACITY	1.77 GALLONS/SF
MAX RAIN EVENT CAPACITY	2.85 INCH STORM
ANSI/SPRI RP-14 CLASS (WIND)	#2 BALLAST
ANSI VF-1 RATING (FIRE)	CLASS A
MDE RUNOFF CURVE NUMBER	85
MAX WATER RETENTION	57% (ASTM E-2397, 99)
BULK DENSITY (DRY)	63-64 LBS/CF
BULK DENSITY (WET)	99-100 LBS/CF



SYSTEM COMPONENTS

Root Barrier/ Protection Fabric
Drainage/ Air Layer
Water Retention Layer
Filter/ Separation Fabric
Growing Media
Vegetation
Edging (if required)
Ballast (if required)

updated 2024

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DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT # LA000148

BRUNO P. CARVALHO, ASLA

0' 20' 40' 80'

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12/09/2025

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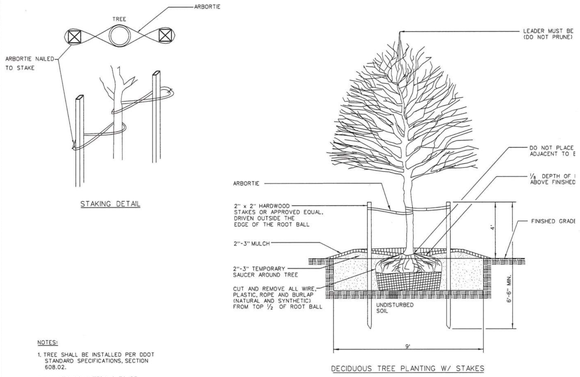
05/08/2026 - PERMIT REVISIONS

55-20102-00

SHRUBS AND GROUNDCOVER PLANTING PLAN

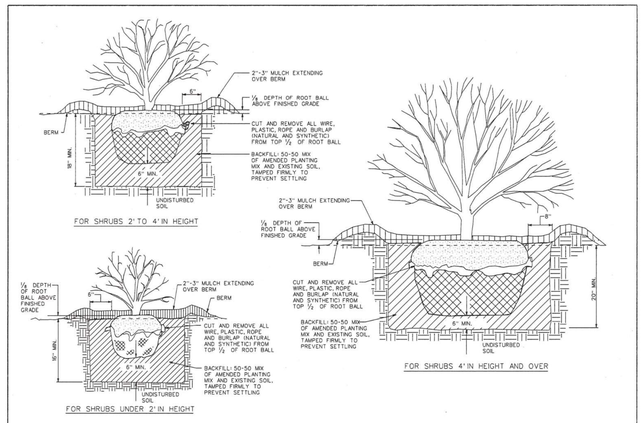
L2.2



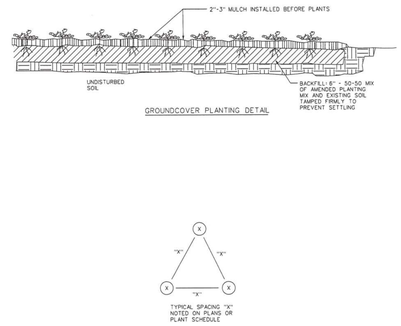
NOTES:

1. TREE SHALL BE INSTALLED PER DDOT STANDARD SPECIFICATIONS, SECTION 608.02.
2. ALL STAKING MATERIALS TO BE REMOVED AT THE END OF THE PLANT ESTABLISHMENT PERIOD.

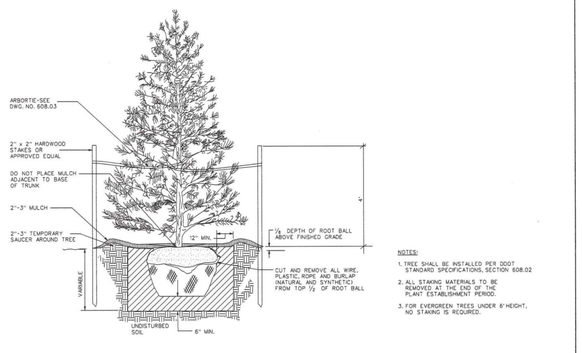
ISSUED: 8/2015	RECOMMENDED:	PROJECT MANAGER	STANDARD PLANTING DETAILS DECIDUOUS TREE	d. DISTRICT OF COLU DEPARTMENT OF TRANSP
REVISION / APPROVAL	APPROVED: Mohammed Khalid	CHIEF ENGINEER		DWG. NO. 608.03



ISSUED: 8/2015	RECOMMENDED:	PROJECT MANAGER	STANDARD PLANTING DETAILS SHRUBS	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid	CHIEF ENGINEER		DWG. NO. 608.06



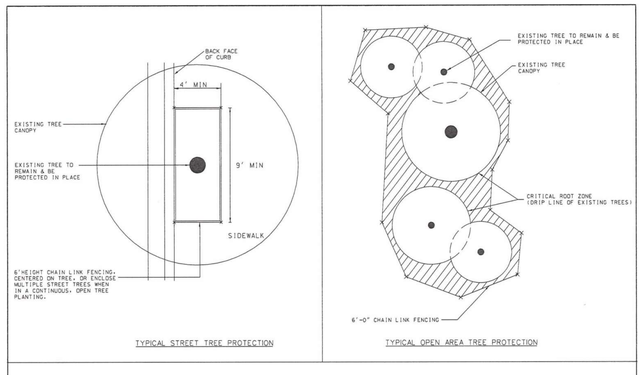
ISSUED: 8/2015	RECOMMENDED:	PROJECT MANAGER	STANDARD PLANTING DETAILS GROUND COVER & PERENNIALS	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid	CHIEF ENGINEER		DWG. NO. 608.07



NOTES:

1. TREE SHALL BE INSTALLED PER DDOT STANDARD SPECIFICATIONS, SECTION 608.02
2. ALL STAKING MATERIALS TO BE REMOVED AT THE END OF THE PLANT ESTABLISHMENT PERIOD.
3. FOR EVERGREEN TREES UNDER 6' HEIGHT, NO STAKING IS REQUIRED.

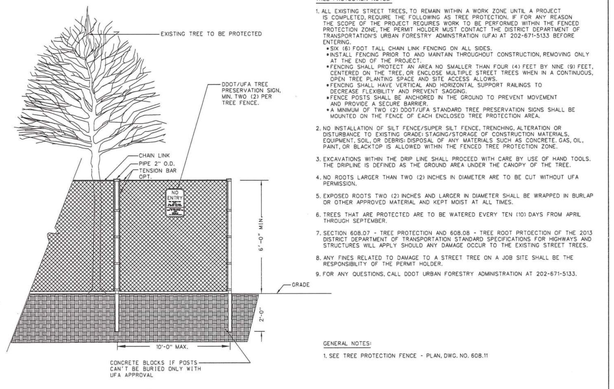
ISSUED: 8/2015	RECOMMENDED:	PROJECT MANAGER	STANDARD PLANTING DETAILS EVERGREEN TREE	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid	CHIEF ENGINEER		DWG. NO. 608.04



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.

ISSUED: 8/2015	RECOMMENDED:	PROJECT MANAGER	TREE PROTECTION FENCE - PLAN VIEW	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid	CHIEF ENGINEER		DWG. NO. 608.11



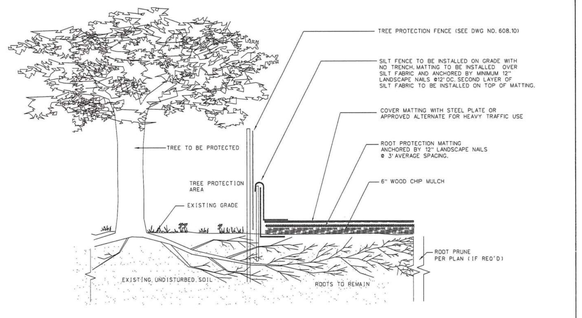
TREE PROTECTION NOTES:

1. ALL EXISTING STREET TREES TO REMAIN WITHIN A WORK ZONE UNTIL A PROJECT ARBORIST DETERMINES 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 DEPARTMENT 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 CONSTRUCTION, REMOVING ONLY AT THE END OF THE PROJECT.
   - FENCING SHALL PROTECT AN AREA NO SMALLER THAN FOUR (4) FEET BY NINE (9) FEET, OR TWENTY-FIVE (25) SQUARE FEET FOR STREET TREES IN OPEN AREAS WHEN IN A CONTINUOUS, OPEN TREE PLANTING SPACE AND SITE ACCESS ALLOWS.
   - FENCING SHALL HAVE 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.
   - A MINIMUM OF TWO (2) DDOT/UFA STANDARD TREE PRESERVATION SIGNS SHALL BE MOUNTED ON 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 DRIP LINE 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. SECTION 608.07 - TREE PROTECTION AND 608.08 - TREE ROOT PRTOECTION OF THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION 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.

GENERAL NOTES:

1. SEE TREE PROTECTION FENCE - PLAN, DWG. NO. 608.11

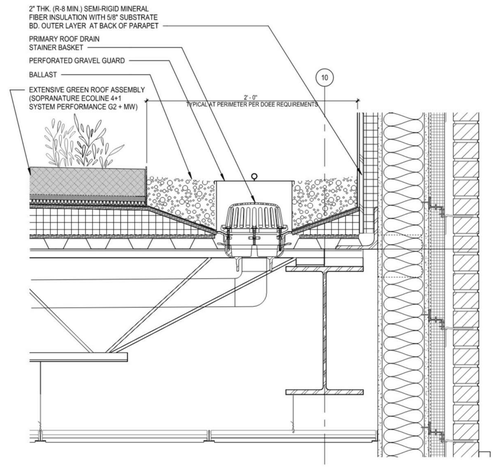
ISSUED: 8/2015	RECOMMENDED:	PROJECT MANAGER	TREE PROTECTION FENCE - ELEVATION	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid	CHIEF ENGINEER		DWG. NO. 608.10



NOTES:

1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE,GEONET CORE WITH NON-WOVEN COVERING 15UCH AS TENSAR ROADRAIN #371 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.

ISSUED: 8/2015	RECOMMENDED:	PROJECT MANAGER	TREE ROOT PROTECTION W/SILT FENCE	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid	CHIEF ENGINEER		DWG. NO. 608.12



TYPICAL GREEN ROOF SECTION - REFER TO ARCHITECTURAL PLANS FOR FULL ROOFING DETAILS. REFER TO L2.2 FOR GREEN ROOF PLANT PALETTE AND SPECIFICATIONS

DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT #LA000148

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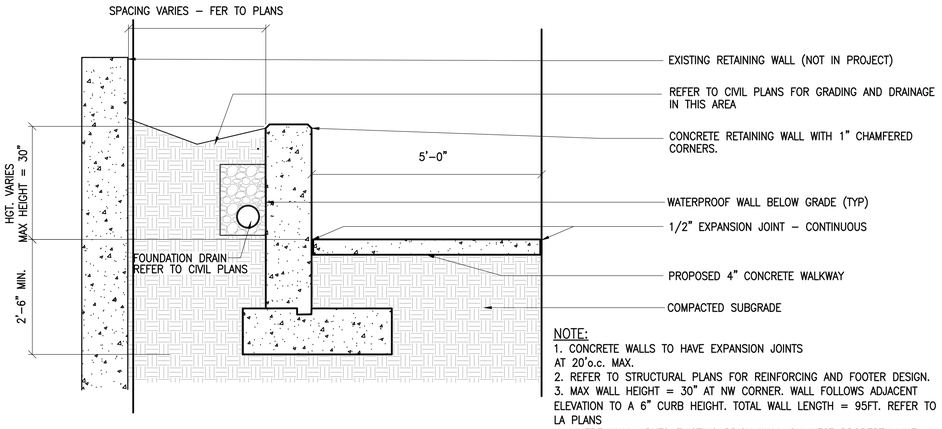
05/08/2026 - PERMIT SUBMISSION

55-20102-00

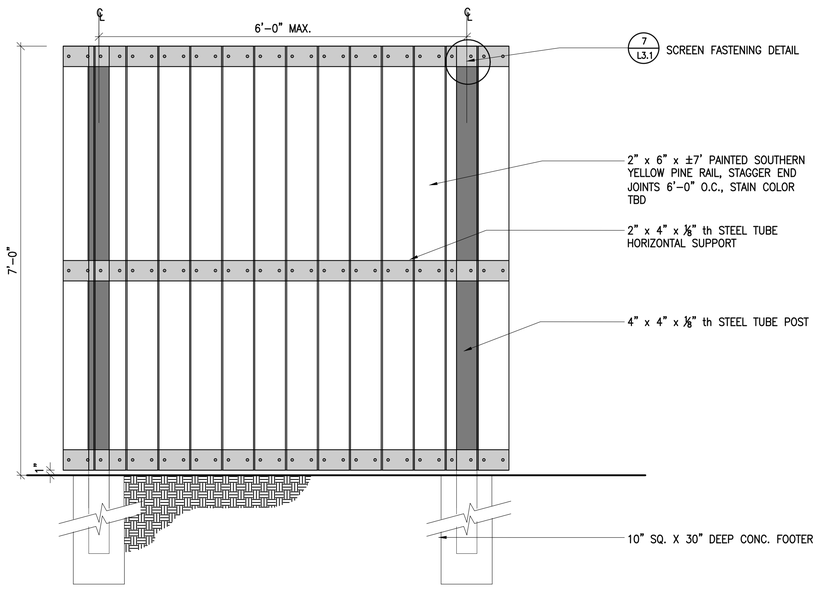
PLANTING DETAILS

L3.0

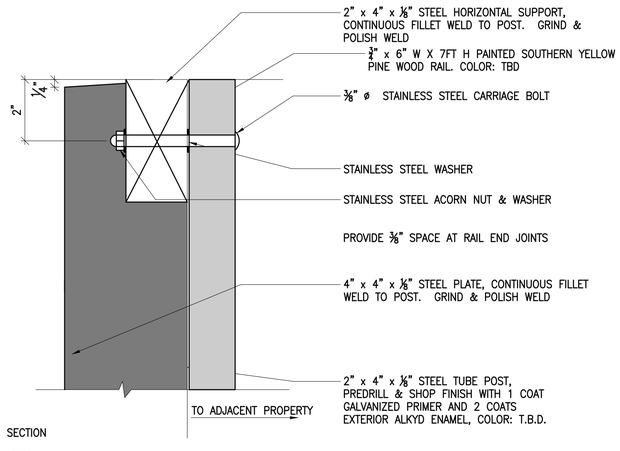


NOTE:
1. CONCRETE WALLS TO HAVE EXPANSION JOINTS AT 20'o.c. MAX.
2. REFER TO STRUCTURAL PLANS FOR REINFORCING AND FOOTER DESIGN.
3. MAX WALL HEIGHT = 30" AT NW CORNER. WALL FOLLOWS ADJACENT ELEVATION TO A 6" CURB HEIGHT. TOTAL WALL LENGTH = 95FT. REFER TO LA PLANS
4. WHERE WALL ABUTS EXISTING BRICK WALL ON WEST PROPERTY LINE. PROVIDE A CONTINUOUS ½" EXPANSION JOINT

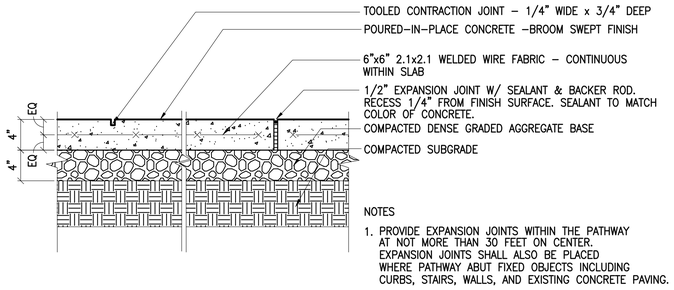
5 CONCRETE RETAINING WALL (TYP)
SCALE: 3/4"=1'-0" (wall01f)



6 PAINTED +WOOD SCREEN
SCALE: 1"=1'-0" (woodscreen01E)

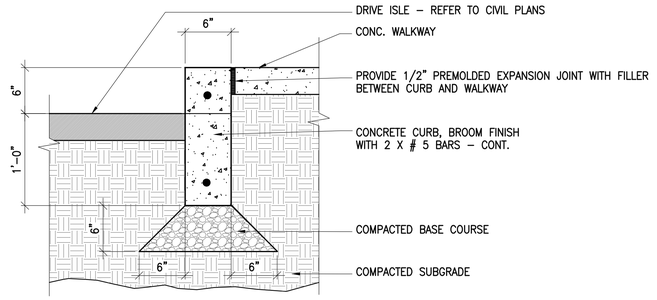


7 WOOD SCREEN DETAIL
SCALE: 6" = 1'-0" (screen02b)

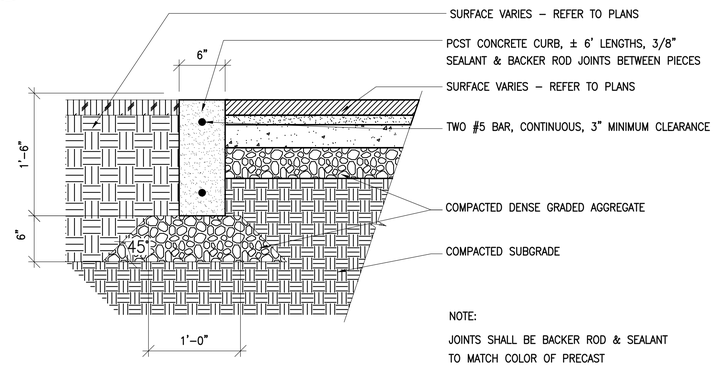


NOTES
1. PROVIDE EXPANSION JOINTS WITHIN THE PATHWAY AT NOT MORE THAN 30 FEET ON CENTER. EXPANSION JOINTS SHALL ALSO BE PLACED WHERE PATHWAY ABUT FIXED OBJECTS INCLUDING CURBS, STAIRS, WALLS, AND EXISTING CONCRETE PAVING.

1 SITE CONCRETE WALKWAY
SCALE: 1 1/2" = 1'-0" (pave02D)

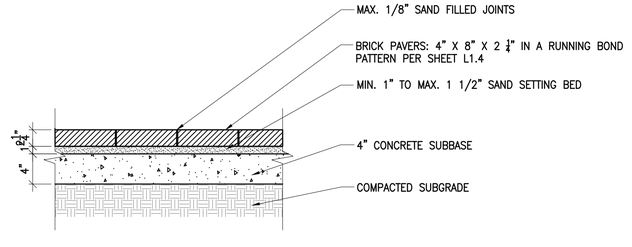


2 6" CONCRETE CURB
SCALE: 1 1/2" = 1'-0" (curb01D)



NOTE:
JOINTS SHALL BE BACKER ROD & SEALANT TO MATCH COLOR OF PRECAST

3 6" HEADER CURB ON GRADE
SCALE: 1 1/2" = 1'-0" (FLUSH HEADER CURB 03D.DWG)



4 CONCRETE PAVERS ON GRADE
SCALE: 1 1/2" = 1'-0" (Pave02D)

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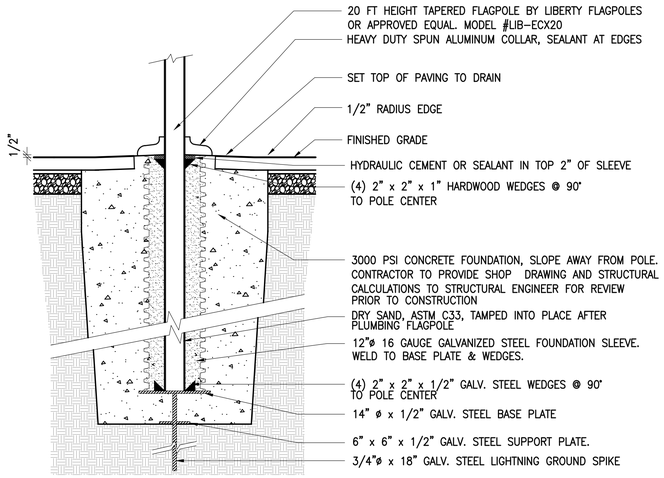
DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT #LA000148

BRUNO P. CARVALHO, ASLA

55-20102-00

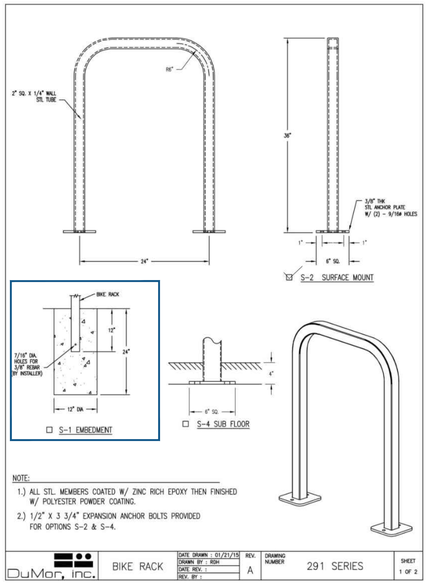
SITE DETAILS

L3.1



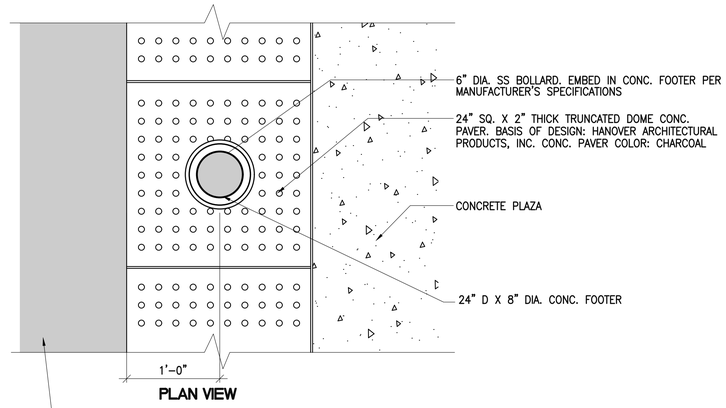
5 FLAGPOLE

SCALE: 1" = 1'-0" (FLAGPOLE BASE 01E.DWG)

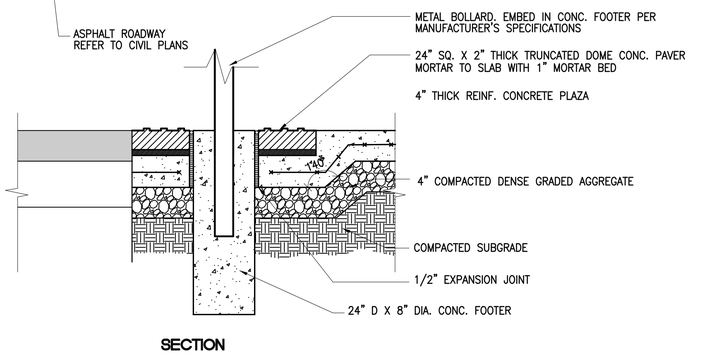


BASIS OF DESIGN:291 SERIES BIKE RACK DuMor, INC. S-2 SURFACE MOUNTED
REFER TO MANUFACTURER'S SPECIFICATIONS FOR SURFACE MOUNTING

3 METAL BIKE RACK



PLAN VIEW



SECTION

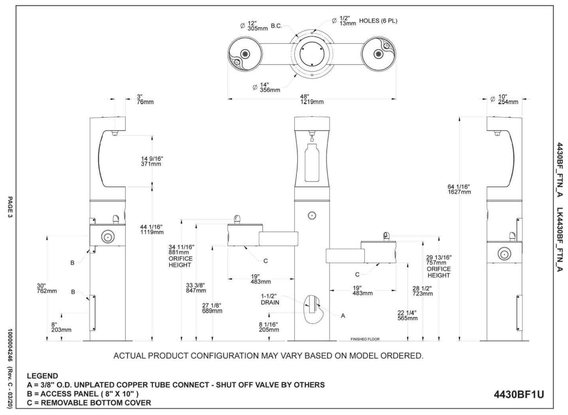
1 VEHICULAR EDGE DETAIL

SCALE: 1 1/2" = 1'-0" (pave04d)

BASIS OF DESIGN: 6" DIA. EMBEDDED STAINLESS STEEL BOLLARD
BY 'BOLLARD PROS' OR APPROVED EQUAL
SIZE: 6" DIA. X 42" H SCH 40 (304) STAINLESS STEEL
DIRECT EMBED INTO CONCRETE FOUNDATION.
FINISH: STAINLESS STEEL

6 VEHICLE BOLLARD

SCALE: 1/2"=1'-0" (Vehicular bollard01A)



ACTUAL PRODUCT CONFIGURATION MAY VARY BASED ON MODEL ORDERED.

LEGEND
A = 3/8" O.D. UNPLATED COPPER TUBE CONNECT - SHUT OFF VALVE BY OTHERS
B = ACCESS PANEL (8" X 10")
C = REMOVABLE BOTTOM COVER

4430BF1U

NOTE: REFER TO CIVIL PLANS FOR WATER/ SANITARY CONNECTION

4 DRINKING FOUNTAIN

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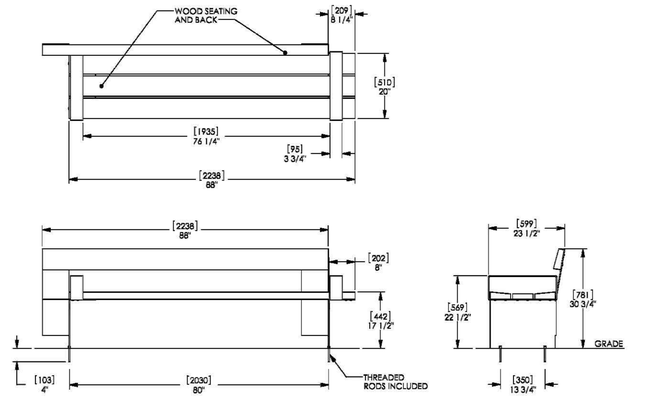
Backed Bench, BBin, Embedded, Wood, w/ Arms www.landscapeforms.com Ph: 800.521.2546



Drawing: BAGB1-02
Date: 8/10/2012
Dimensions are in inches[mm]
Spanish Industrial Design 151.245

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2 WOOD BENCH

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BRUNO P. CARVALHO, ASLA

55-20102-00

SITE DETAILS

L3.2

Sign 1: 60X30 Post Mounted Sign

Sign 14: 24x18 Fence Mounted Sign (Plaza Rules)

Sign 31: 24x18 Fence Mounted Sign (Athletic Field Use Rules)

Sign 7: 24x18 Post Mounted Sign (Park Rules)

Sign 20: 9x12: Fence Mounted Sign (No Smoking)

Sign 32: 9x12 Fence Mounted Sign (Field Use by Permit Ony)

Sign 9: 12x18 Post Mounted Sign (Park Guidelines)

Sign 24: 9x12: Fence Mounted Sign (Park Closes at Dark)

Sign 35: 9x12: Fence Mounted Sign (No Dogs Allowed on the Field)

SIGNAGE

DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT #LA000148

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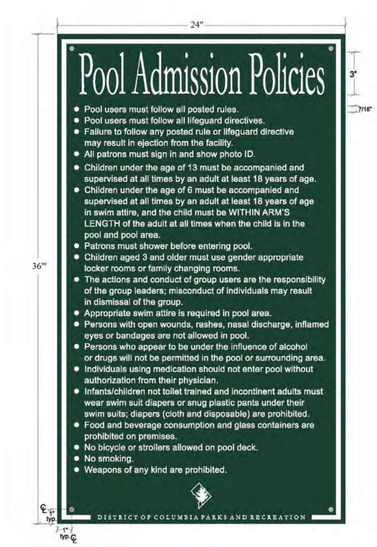
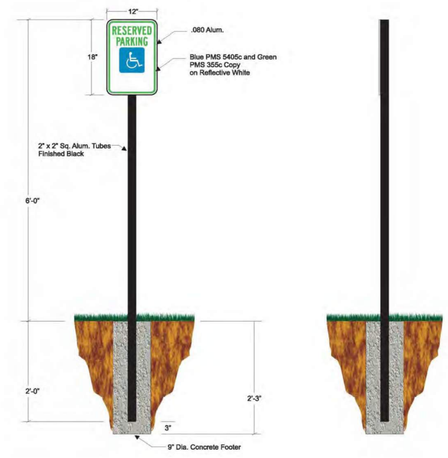
SITE DETAILS

L3.3

Sign 58: 24x36 Fence Mounted Sign (Pool Admission Policies)



Sign 62: 12x18 Post Mounted Sign (ADA Reserved Parking)



Sign 56: 48X24 Fence Mounted Sign

Sign 57: 24x36 Fence Mounted Sign (Pool Rules)

SIGNAGE

Invue

DESCRIPTION

The Invue Arbor post top brings architectural style to areas/site and pedestrian scale applications. Its dayform appearance brings a desired organic look into the urban environment. WaveStream™ LED Optics provide a uniform pixelation free image, managing glare while providing high levels of visibility.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Two-piece IP66 rated housing is cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. ANSI C136.31 testing compliance prevents damage from installation generated vibration. External hardware and casting seams are minimized to enhance appearance.

Optics
Specifically designed for pedestrian applications, WaveStream LED optical waveguide technology produces both symmetric NEMA type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic resulting in a pixelation free optical image for improved glare control and visual comfort. Luminaire efficacy's measure up to 100 lm/w for 4000K (+/- 275K) CCT at 70 CRI (min), optional 3000K CCT at 80 CRI is also available.

Electrical
LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance. Standard 0-10V dimming drivers and Eaton's proprietary surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V/60Hz or 480V/60Hz operation optional. Suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F). Limited high ambient options allow for 50°C operation.

Controls
The Arbor LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An Integrated dimming and occupancy sensor is a standalone control option available in on/off (MS) and bi-level dimming (MS/DIM) operation. The optional LumaWatt Pro™ system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Fitter assembly mounts over 2-3/8" O.D. tenon and is secured via six concealed stainless steel set screws. Design of fitter provides seamless transition to 3" O.D. round pole top. Additional mounting accessories include a single fixture arm mount, twin fixture arm mount and wall mount arm. Additional pole mount accessories mount to a 3" x 4" long tenon for 4" - 5" O.D. poles tops. For existing 2-3/8" tenons an adapter is shipped standard.

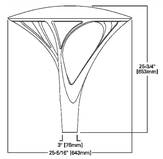
Finish
Eaton utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Eaton to serve functionally as well as decorative. Good film appearance combined with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard.

Warranty
Five-year warranty.

ARB ARBOR POST TOP

DECORATIVE LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL/cUL Listed
IP66 Housing
ANSI C136.31
1.5G Vibration Tested
RoHS
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V, 50/60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

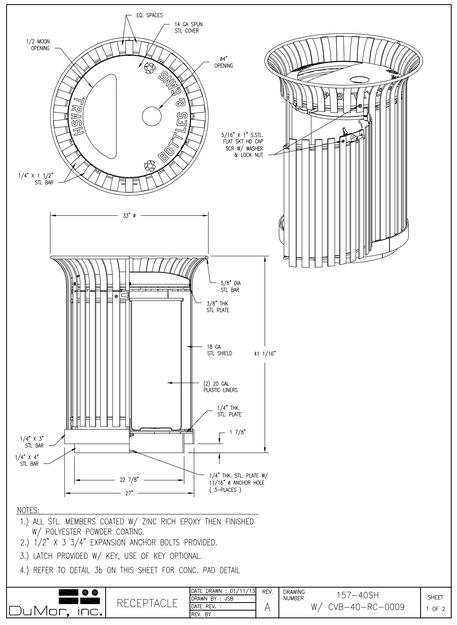
EPA
Effective Projected Area: (Sq. Ft.) 0.9

Approximate Net Weight:
37 lbs. (16.8 kgs.)

EATON
Powering Business Worldwide

TD816018EN
March 12, 2018 3:38 PM

1 LIGHT POLE



2 TRASH/RECYCLE RECEPTACLE

DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT #LA000148

BRUNO P. CARVALHO, ASLA

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CGLA
landscape architecture planning urban design
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DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

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3265 S Street NW
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12/09/2025

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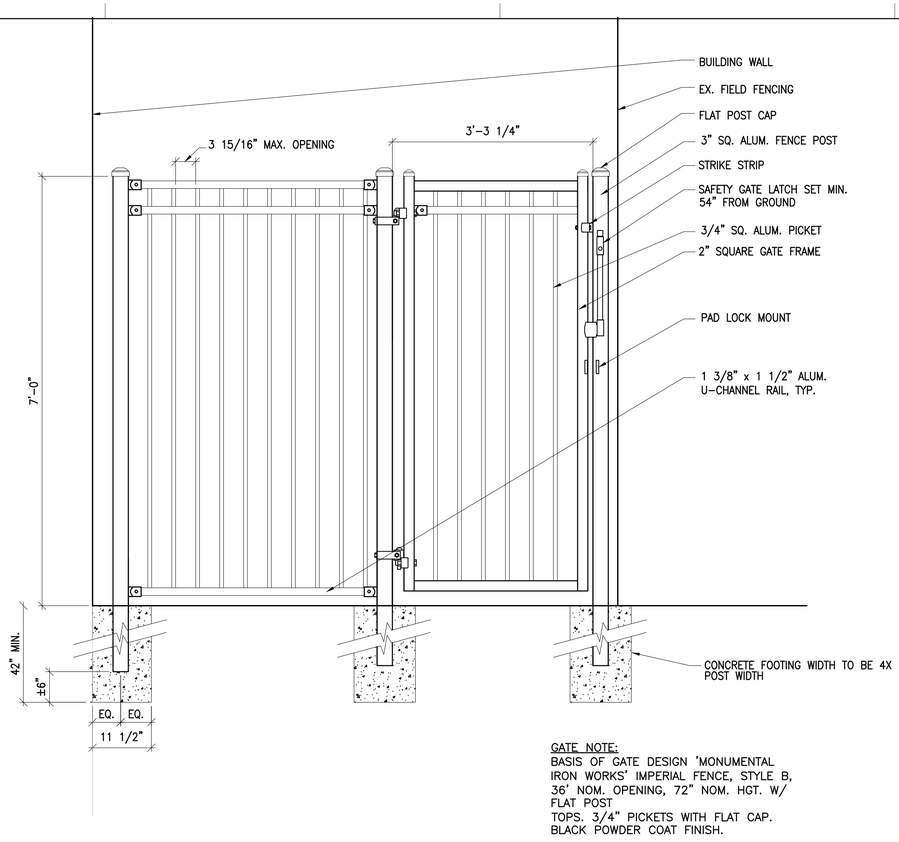
03/27/2026 - DOEE REVISIONS
05/08/2026 - PERMIT SUBMISSION

55-20102-00

SITE DETAILS

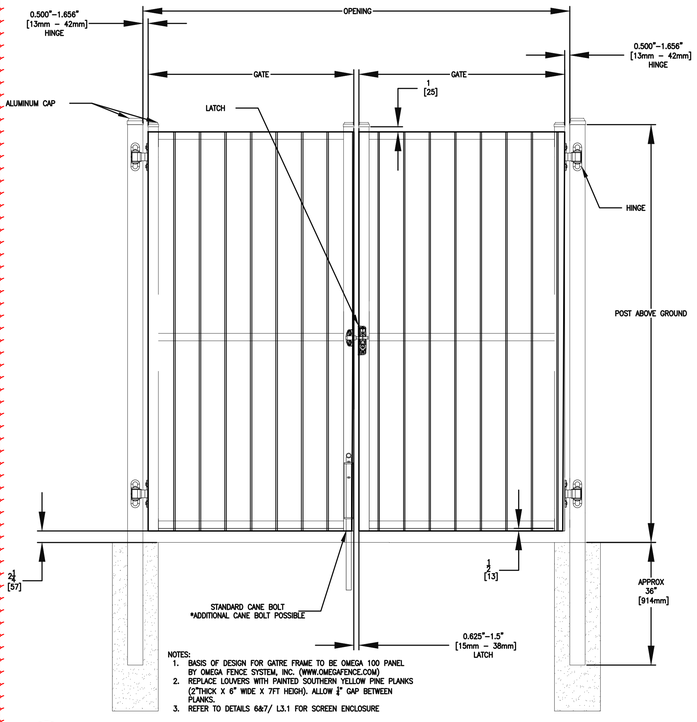
L3.4



GATE NOTE:
BASIS OF GATE DESIGN 'MONUMENTAL IRON WORKS' IMPERIAL FENCE, STYLE B, 36' NOM. OPENING, 72" NOM. HGT. W/ FLAT POST
TOPS. 3/4" PICKETS WITH FLAT CAP.
BLACK POWDER COAT FINISH.

1 DECORATIVE METAL GATE AT THE PLAYGROUND

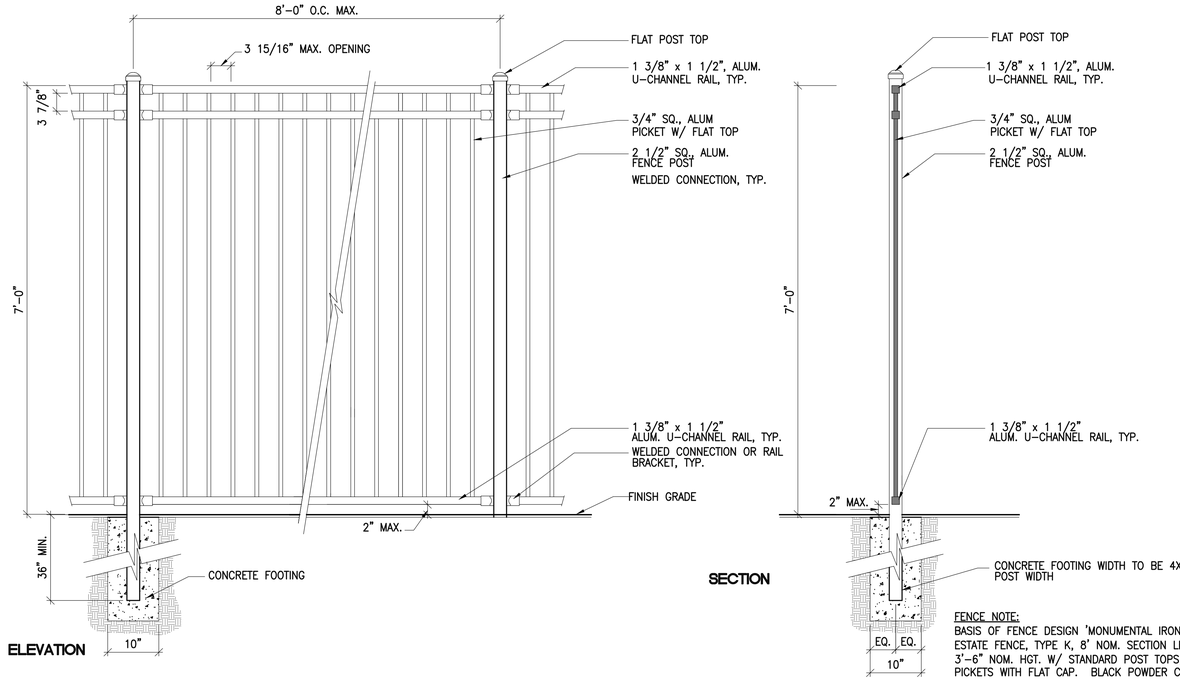
SCALE: 1" = 1'-0" (GATE02E)



NOTES:
1. BASIS OF DESIGN FOR GATRE FRAME TO BE OMEGA 100 PANEL BY OMEGA FENCE SYSTEM, INC. (WWW.OMEGAFENCE.COM)
2. REPLACE LOUVERS WITH PAINTED SOUTHERN YELLOW PINE PLANKS (2"THICK X 6" WIDE X 7FT HEIGH). ALLOW ¼" GAP BETWEEN PLANKS.
3. REFER TO DETAILS 6&7/ L3.1 FOR SCREEN ENCLOSURE

3 PAINTED WOOD DUMPSTER ENCLOSURE DOUBLE SWING GATE

SCALE: 1" = 1'-0" (DUMPSTER GATE01E.DWG)



FENCE NOTE:
BASIS OF FENCE DESIGN 'MONUMENTAL IRON WORKS' ESTATE FENCE, TYPE K, 8' NOM. SECTION LENGTH, 3'-6" NOM. HGT. W/ STANDARD POST TOPS, 3/4" PICKETS WITH FLAT CAP. BLACK POWDER COAT FINISH.

2 DECORATIVE METAL PICKET FENCE

SCALE: 1" = 1'-0" (Fence04-E)

DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT #LA000148

BRUNO P. CARVALHO, ASLA

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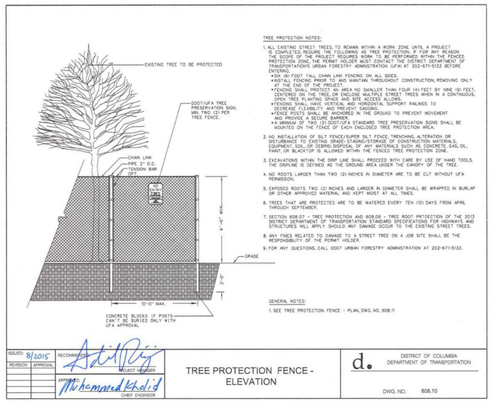
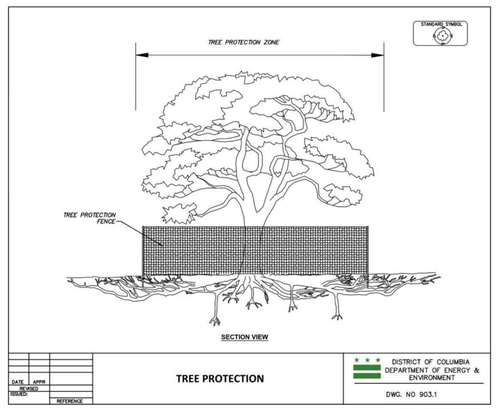
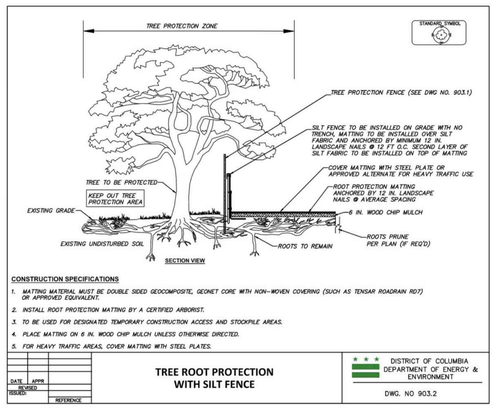
SITE DETAILS

L3.5







TREE PROTECTION NARRATIVE

1. All work performed shall meet or exceed industry standards as most recently published by the international society of Arboriculture (ISA), American National Standards Institute (ANSI), or the tree care industry association (TCIA).

2. A professional ISA certified arborist shall be obtained to ensure the proper implementation of the tree preservation plan.

3. All tree preservation related work occurring in or adjacent to tree preservation areas such as root pruning, installation of tree protection fencing and silt control devices; removal of trash and debris; or extraction of trees designated to be removed to eliminate hazardous conditions shall be performed in a manner that minimizes damage to trees, understory shrubs, herbaceous plants, leaf litter, root systems and soil conditions. The use of equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as excavators, track hoes, dump trucks, bull dozers, articulated tractors, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall be prohibited subject to review and approval by Loudoun County.

4. Trees designated in the approved tree conservation plan for "hand removal" along the limits of disturbance shall be removed using a chainsaw as to avoid damage to surrounding trees and understory vegetation to be preserved. If a stump must be removed, this shall be done using a stump-grinding machine in a manner that causes as little disturbance as possible to adjacent trees, vegetation and soil conditions.

5. Root pruning shall be performed as needed to comply with the requirements of the approved tree conservation plan. Root pruning shall be accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

a) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
b) Root pruning shall take place prior to any clearing and grading.
c) Root pruning may be done by hand with pneumatic excavation equipment (airspade) in areas inaccessible to other equipment.
d) Project Arborist shall be on-site to monitor all root pruning operations.

6. Mulching shall be accomplished using wood chips or shredded mulch produced during the clearing and grading operations.

Distribution of chips:

a) Heavy equipment is prohibited from entering the tree preservation area(s) to distribute mulch.
b) Heavy equipment may be used to distribute chips over tree protection fencing at "distribution locations" determined by "Project Arborist".
c) Distribution locations shall be field located by "Project Arborist". Locations shall be chosen to minimize damage to existing overstory and understory vegetation to be preserved.
d) During distribution of mulch "Project Arborist" shall be on-site to monitor operations.
e) Mulch shall be spread by hand inside tree preservation areas.
f) Hardwood chips or shredded mulch from site clearing operation should be used where possible.
g) Mulch shall not be placed against the trunks of any trees over 10" in diameter.

7. All construction activity beyond the limits of disturbance shown on the tree conservation plan shall be prohibited unless previously approved. The storage of equipment, materials, chemicals, and debris as well as vehicular traffic or the parking of vehicles shall not be permitted within tree preservation areas.

8. The services of the Project Arborist shall be retained to walk the limits of clearing and grading in the areas of tree preservation that have been marked with a continuous line of flagging prior to the preconstruction meeting with the County. During the preconstruction meeting, the Project Arborist shall walk such limits of clearing and grading to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location and/or design of the development.

10. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the developer shall be present to monitor the process and ensure that the activities are conducted per the Tree Conservation Narrative. The services of the "Project Arborist" or landscape architect shall be retained to monitor all on-site construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation conditions

11. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I & II erosion and sediment control sheets. Super silt fence may be substituted for tree preservation fence as an equivalent alternative so long as it is installed under the supervision of the Project Arborist.

12. Signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 50 feet. Signs shall alternate between English and Spanish.

13. Trees specifically identified within the Tree Conservation Plan shall be treated as indicated in the Tree Inventory Table as follows:

a) Trees identified as for mulching shall be mulched to the greatest extent possible to include the entire root zone except where intersected by the LOD.
b) Trees indicated for crown cleaning shall be pruned to remove all deadwood, conflicting branches, damaged branches, diseased portions. Pruning shall remove all such limbs 2.0" in diameter or greater at the point of attachment to healthy limbs or trunk. No thinning shall be performed unless specifically indicated by the Project Arborist.
c) Fertilization, if indicated, shall be accomplished using liquid soil injection techniques. Nitrogen shall be professional arboricultural grade comprised primarily of slow release form with a low salt index. Nitrogen shall be applied at a rate of 3 pounds of actual Nitrogen per thousand square feet of root area treated. An organic humate product shall be included in the fertilization at maximum label rate.
d) Pest treatment shall consist of systemic borer application and may be added to fertilization of label allows. Product should be imadcloprid or similar systemic product for the treatment of borers and/or other pests. All pesticides shall be applied according to appropriate local state and federal regulations.
e) Cambistat shall be applied according to manufacturers' rates for species and recommended methods by registered applicator.
f) Cabling shall be performed according to most recent ANSI standards and shall be extra high strength steel cable of appropriate size and hardware for limbs being cabled.

These specifications shall also be used to treat any trees identified for treatment by the Project Arborist during the pre-construction walk-through.

14. The Project Arborist will determine areas with extensive exotic invasive treatments and make recommendations for their treatment. Such treatment may include physical removal and/or herbicide treatment.

This plan was prepared by Donald E. Zimar, Maryland Registered Forester #377, ISA Certified Arborist MA-0039, ISA Certified Tree Risk Assessor #758, ASCA RCA #446, Maryland Licensed Tree Expert #587.

KZ Consulting, LLC'
dba Your Consulting Arborist
PO Box 825
Bristow, VA 20136
703-398-4644

Don Zimar

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CGLA landscape architecture planning + urban design
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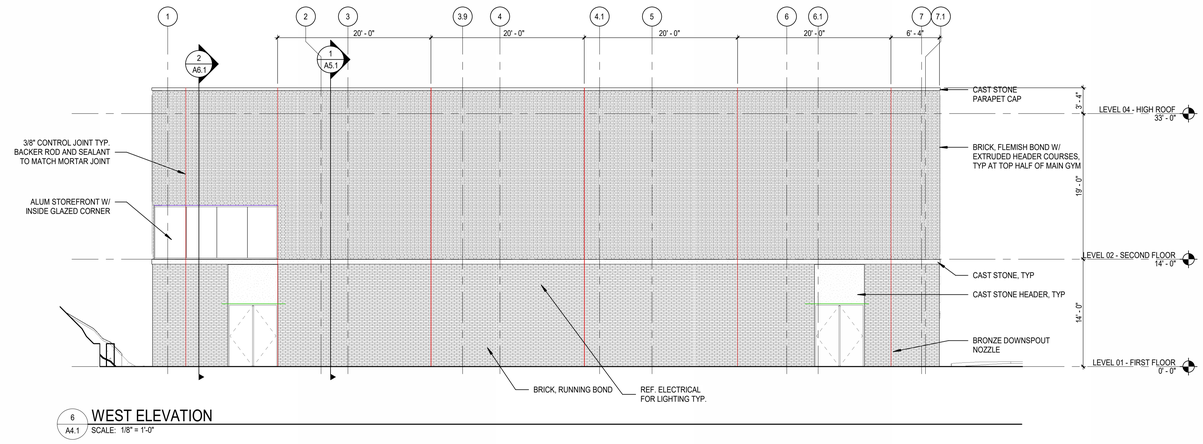
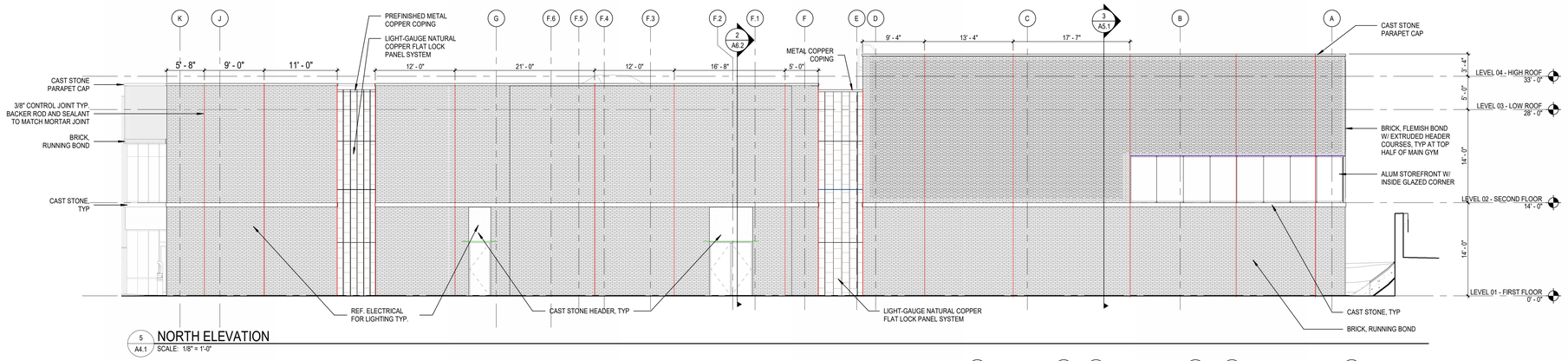
55-20102-00

TREE PROTECTION DETAILS

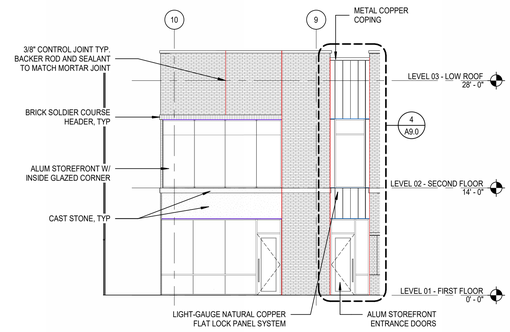
L3.7



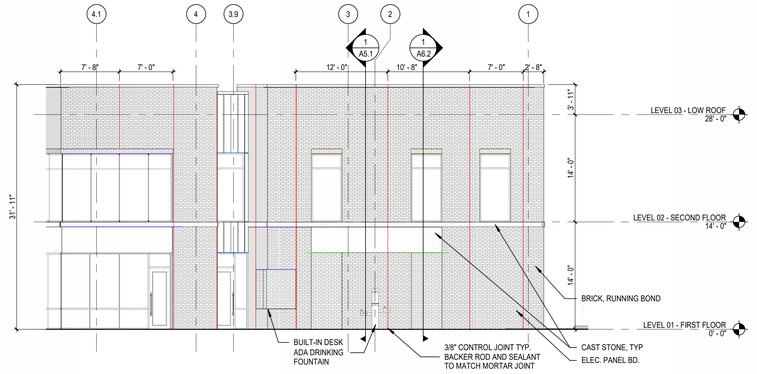
6 A4.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 A4.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A4.1 EAST ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



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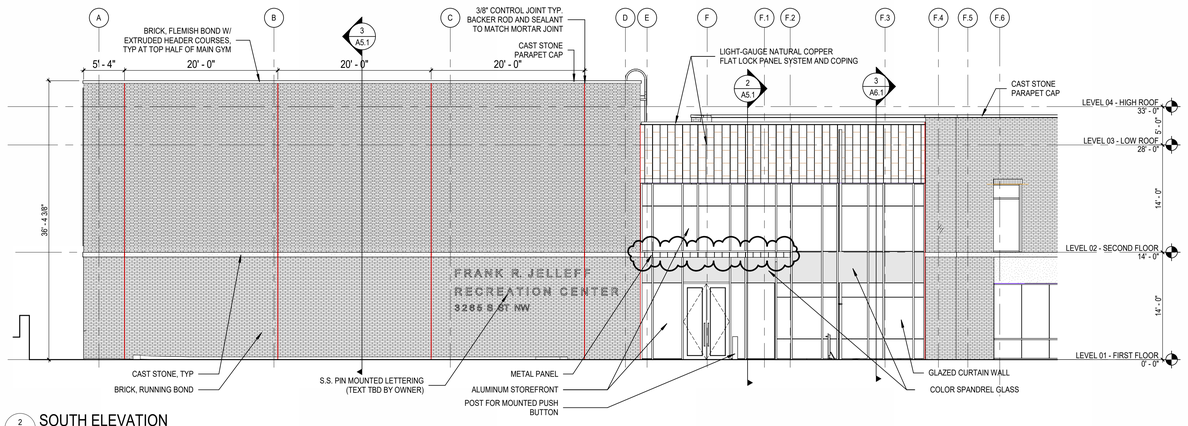

2 A4.1 SOUTH ELEVATION
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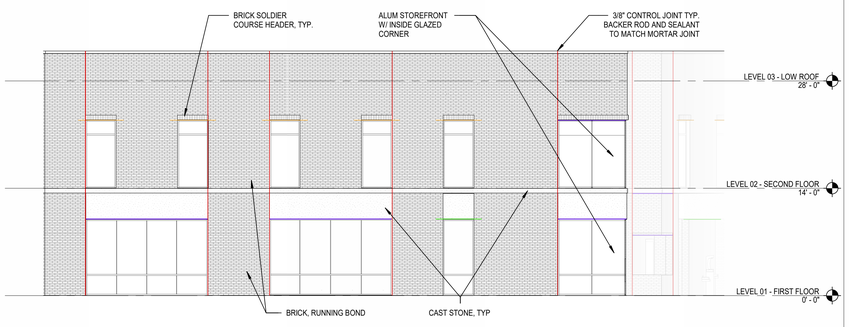

1 A4.1 SOUTH ELEVATION - EAST
SCALE: 1/8" = 1'-0"

CONTROL JOINT LEGEND

- CONTROL JOINT
- JOINT
- LOOSE LINTEL
- SPECIAL LOOSE LINTEL
- HUNG ANGLE

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HAI-SUN MACHEL CHONG-WEBER
10298
LICENSED
ARCHITECT

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EXTERIOR ELEVATIONS

A4.1

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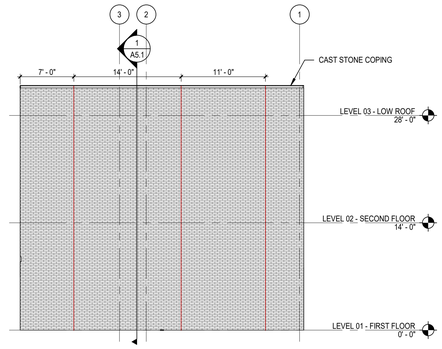
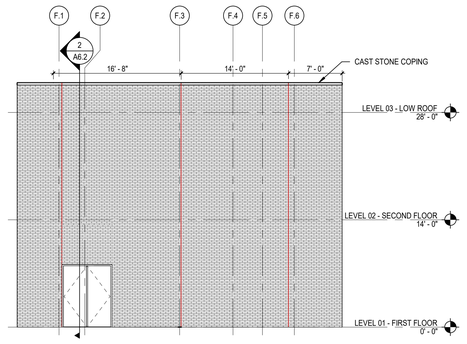
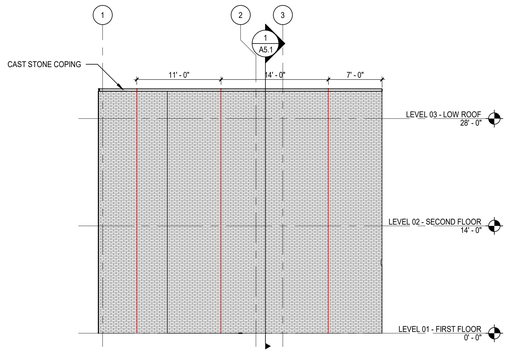


4 A4.2 COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.2 COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.2 COURTYARD EAST ELEVATION
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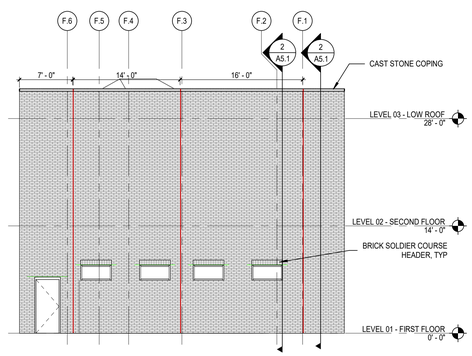

1 A4.2 COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CONTROL JOINT LEGEND

- CONTROL JOINT
- JOINT
- LOOSE LINTEL
- SPECIAL LOOSE LINTEL
- HUNG ANGLE

APPROVAL

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EXTERIOR ELEVATIONS - COURTYARD

A4.2

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03

ENVIRONMENTAL & HISTORICAL CONSIDERATIONS

ENVIRONMENTAL & HISTORICAL CONSIDERATIONS

HISTORIC PRESERVATION
The DC Historic Preservation Office confirmed that the existing building was constructed in 1953, which is outside the period of significance for the Georgetown Historic District. They also evaluated the building and determined that demolishing it will have no adverse effects to above-grade historic resources.

Additionally, the project team worked with DC HPO to investigate the potential for subsurface archaeological deposits. This consisted of a Phase IA investigation including an archival review, cut-and-fill analysis, and archaeological monitoring of geotechnical cores. Based on the findings, the team conducted a Phase IB investigation which included additional mechanical trenching. Ultimately, DC HPO concurred with the project team's findings of little to no potential for intact subsurface archaeological deposits within the project limit of disturbance.

EXISTING TREE SURVEY, PRESERVATION, & PROTECTION
The existing wooded hillside is outside of our workarea and all trees within this area are to remain.

FLOODING
The project is not classified as critical action and is not located in a flood plain. It has no effect from, or on, any neighboring properties.

NATURAL RESOURCES
Because of the current developed condition of the site, it is assumed that the project will have no impact to natural resources (wetlands, wildlife, habitat, etc.). The team is coordinating with the District Department of Energy & Environment (DOEE) to review the project and confirm.

The proposed building is a replacement structure and located in the same area of the site as the existing building. The team has submitted an Environmental Impact Screening Form (EISF) to the Department of Buildings and it is currently under review.

STORMWATER MANAGEMENT & ANALYSIS
The current design for stormwater management includes the installation of multiple bioretention facilities and extensive green roof. The current stormwater designs are designed within reasonable tolerances to meet the on-site stormwater volumetric requirements as set forth by DOEE. Slight variations to them may be required as design reviews progress but substantial changes shouldn't be required. Wiles Mensch (civil engineer) has regular contact with DOEE on all projects and can attend DOEE's monthly DGS meeting as needed.