GENERAL NOTES

SEE PUBLIC SPACE RELATED NOTES ON SHEET CIV001.

PUBLIC SPACE SCOPE

TINDALL STREET, NW

FEATURES TO BE REMOVED:

- SELECT EXISTING TREES AND VEGETATION
- PORTIONS OF EXISTING CURB FOR NEW CURB CUT APRONS
- EXISTING CHAIN LINK FENCE ALONG PROPERTY LINE

FEATURES TO REMAIN:

- EXISTING HERITAGE TREES
- EXISTING UTILITY POLES
- EXISTING CATCH BASIN CURB INLETS
- EXISTING CURB & GUTTER

FEATURES TO BE CONSTRUCTED:

- TWO (2) NEW CURB CUT APRONS AND DRIVEWAYS
- TWO (2) NEW LEAD WALKS CONNECTIONS
- FIVE (5) NEW STREET TREES
- 1,646 SF OF NEW SIDEWALK
- MINOR LANDSCAPING AND ASSOCIATED GRADING
- AND ASSOCIATED EXCAVATION/EARTHWORK TO CONSTRUCT THE ABOVE SCOPE ITEMS
- NEW ASPHALT PAVING FOR DRIVEWAY WITH ADJACENT LANDSCAPING, STREET, AND CURB REPAIR WORK TO FULLY RESTORE PUBLIC SPACE AREA WHERE WORK SCOPE LISTED ABOVE OCCURS

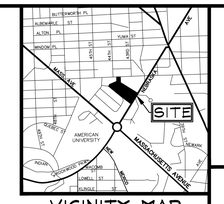
TREE AND ROOT PROTECTION NOTES

THE CONTRACTOR MUST ADHERE TO THE FOLLOWING TREE PROTECTION CONDITIONS. ALL PROTECTION MEASURES AND EXCAVATION OPERATIONS SHALL COMPLY WITH THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES (GOLD BOOK) – SECTIONS 207.03, 608.07 AND 608.08 AND DDOT STANDARD DRAWINGS 608.10, 608.11, AND 608.12

1. TREES WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK MUST BE PROTECTED WITH 6 FT. TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX (MINIMUM 4 FT. X 9 FT.) OR TO THE ROOT ZONE IN A PLANTING STRIP. THE ROOT ZONE IS MEASURED FROM THE NEAR SIDE OF THE TRUNK TO THE DISTANCE THAT EQUALS THE TREE'S DIAMETER (MEASURED AT 4.5' ABOVE GRADE) X 1 FT. (PREFERRED DISTANCE 1.5 FEET).
2. NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE: ALTERATION OR DISTURBANCE TO EXISTING GRADE, STAGING/STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL, OR DEBRIS; DISPOSAL OF ANY LIQUIDS E.G. CONCRETE, GAS, OIL, PAINT, AND BLACKTOP, AND TRENCHING.
3. INSTALL ONLY TRENCHLESS SILT/SUPER SILT FENCE METHODS WITHIN THE ROOT ZONE OF A TREE; TRENCHLESS METHODS SUCH AS FILTER LOGS, SILT SOXX, STRAW BALES, OR AN APPROVED EQUIVALENT SHALL BE USED.
4. NO HEAVY EQUIPMENT SHALL BE USED TO EXCAVATE WITHIN THE ROOT ZONE; EXCAVATIONS SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES, AND ROOTS.
5. NO ROOTS GREATER THAN TWO (2) INCHES IN DIAMETER SHALL BE CUT WITHOUT AN ARBORISTS PERMISSION. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
6. IF FOR ANY REASON THE SCOPE OF THE PROJECT REQUIRES WORK TO BE PERFORMED WITHIN THE FENCED PROTECTION ZONE, THE PERMIT HOLDER MUST CALL THE DISTRICT DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY DIVISION (UFD) AT 202-671-5133 OR 202-671-1400 TO RECEIVE CLEARANCE TO CONTINUE THE CONFLICTING WORK.
7. IF A TREE REQUIRES REMOVAL, APPLICANT MUST APPLY FOR THE PROPER PERMIT (CONSTRUCTION OR SPECIAL TREE) FOR ITS REMOVAL AND COMPENSATE AS PER CURRENT LAWS/REGULATIONS. PLEASE CONTACT DDOT UFD AT 202-671-5133 OR 202-671-1400 FOR QUESTIONS REGARDING PERMITTING REQUIREMENTS.

TREE PLANTING NOTES

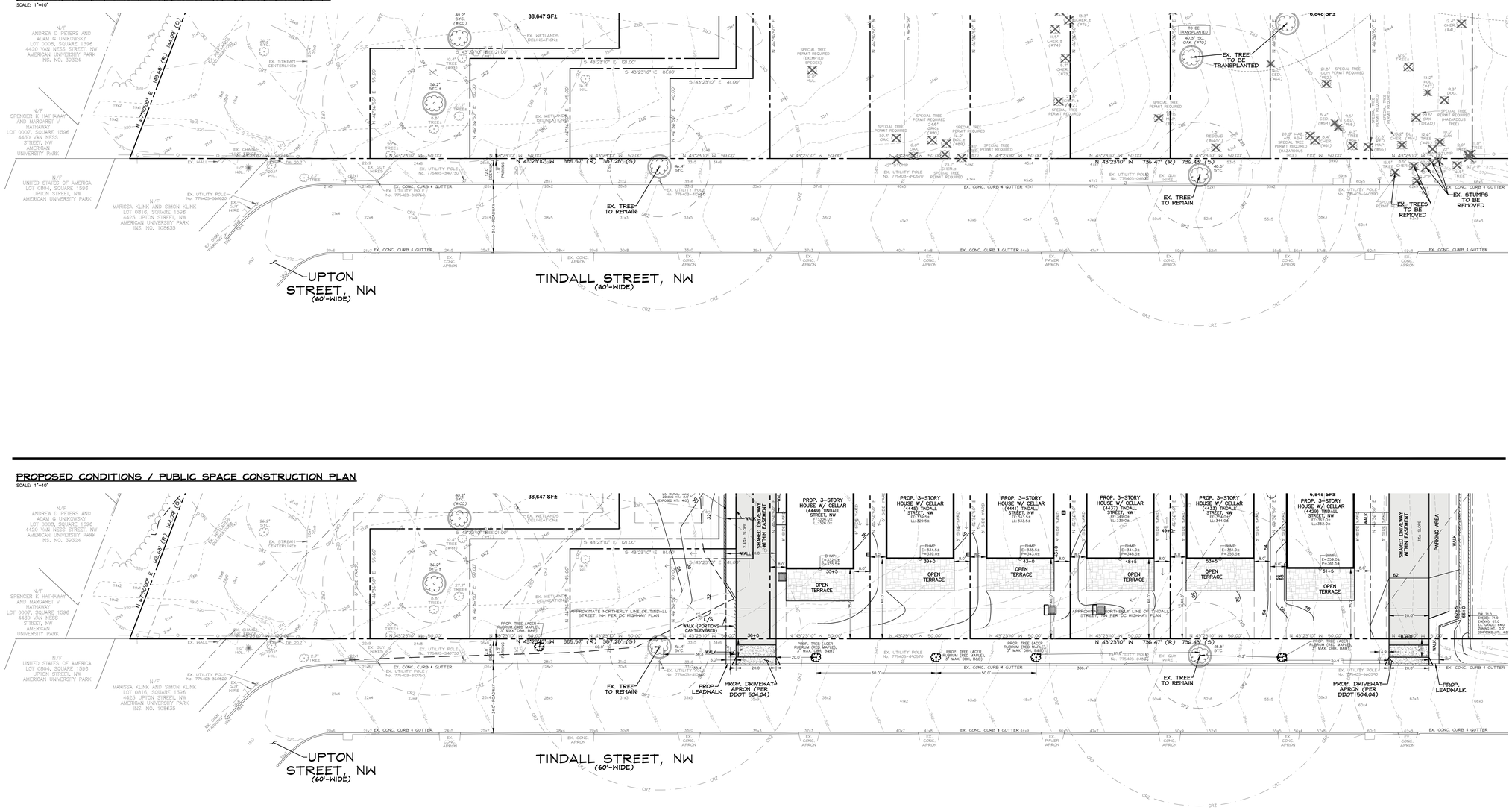
1. TREE PLANTING AND STAKING SHALL COMPLY WITH THE CURRENT VERSION OF THE DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES (GOLD BOOK), SECTION 603.07 AND PER STANDARD DRAWINGS NO. 608.02 AND 608.03. DECIDUOUS TREES SHALL ONLY BE PLANTED BETWEEN OCTOBER 15 AND MAY 1 AS PER THE SPRING AND FALL PLATING SEASON DATES (STANDARD DRAWING NO. 608.08 AND 608.09).
2. PEAT MOSS IS NOT ALLOWED FOR USE AS A SOIL AMENDMENT.
3. COMPANION PLANTS (I.E. PERENNIALS, GRASSES, BULBS, SHRUBS, ETC.) TO BE INSTALLED IN A TREE SPACE MUST CONFORM TO THE CURRENT VERSION OF THE DISTRICT DEPARTMENT OF TRANSPORTATION'S TREE AND PLANT PROTECTION AND DOMI TITLE 24 SECTION 109 – BEAUTIFICATION OF TREE SPACES. COMPANION PLANTS SHALL NOT EXCEED 3 FEET IN HEIGHT, HAVE A SHALLOW ROOT SYSTEM AND BE PLANTED AT MINIMUM 2 FEET FROM THE ROOT FLARE (CROWN) OF THE STREET TREE.
4. GRASS/SOD IN CONTINUOUS PLANTING STRIPS SHALL NOT BE PLANTED WITHIN 4 FEET OF THE ROOT FLARE OF THE TREE.
5. FINISH GRT UNPLANTED AREAS IN A TREE SPACE WITH 2–3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
6. CONTRACTOR TO CONTACT EVAN ANDERSON, WARD 3 ARBORIST AT evan.anderson@dc.gov WHEN THE STREET TREES ARE READY TO BE PLANTED, PROVIDING AT LEAST 48 HOURS NOTICE.



VICINITY MAP
ADC MAP 5407, GRID G-10
SCALE: 1" = 2000'

EXISTING CONDITIONS / PUBLIC SPACE DEMOLITION PLAN

SCALE: 1"=10'



PROPOSED CONDITIONS / PUBLIC SPACE CONSTRUCTION PLAN

SCALE: 1"=10'

LEGEND

PROPOSED FEATURES

- PROP. CONTOUR WITH ELEVATION
- PROP. SPOT ELEVATION
- PROP. RETAINING WALL
- PROP. SURFACE DRAINAGE FLOWPATH
- PROP. DRIVEWAY

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

PUBLIC SPACE RESTORATION TO BE DONE AS NECESSARY PER DDOT PERMIT OR APPLICABLE DETAILS.

FOR MORE INFORMATION, SEE ADDITIONAL PROFILES, NOTES, COMPUTATIONS, AND DETAILS ON CIV200-SERIES SHEETS.

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TO HORIZONTALLY BORE OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES). COORDINATE WITH DDOT WARD 3 ARBORIST AS APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS MICHAEL CHUKO, michael.chuko@dc.gov; (202) 527-4149.

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(202) 337-7255 (PHONE)

LANDSCAPE ARCHITECT
JOSEPH RICHARDSON LANDSCAPE ARCHITECTURE
(202) 870 4405 (PHONE)
office@richardsonla.com

PROPOSED LOTS A-M (N/F LOTS 0811 & 0813) SQUARE 1596 AMERICAN UNIV. PARK

(4425-4469) TINDALL STREET, NW

N.W. WASHINGTON, DISTRICT OF COLUMBIA

ENGINEER ATTESTATION:

I AM RESPONSIBLE FOR DETERMINING THAT THE ENGINEERING DESIGNS, DRAWINGS, AND SPECIFICATIONS COMPLY WITH THE CODES AND REGULATIONS OF THE DISTRICT OF COLUMBIA I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ENGINEERING DESIGNS INCLUDED IN THIS APPLICATION.

I FURTHER CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE DISTRICT OF COLUMBIA AND THAT MY COMPETENCY WAS GAINED THROUGH EDUCATION AND EXPERIENCE. THIS ATTESTATION APPLIES ONLY TO CIVIL ENGINEERING AND RELATED COMPONENTS TO THE EXTENT OF MY TRAINING, WITHIN OUR SCOPE OF SERVICES FOR THIS PROJECT, AND BEAR MY SEAL AND SIGNATURE.

DISTRICT OF COLUMBIA — PROFESSIONAL ENGINEER — PE900054 — CIVIL

06/15/2023

REVISION	DATE
BASE SHEET ISSUED	04.11.2023
PERMIT SET	05.26.2023
DDOT PLAN 7776 PERMIT SET	06.01.2023

CAS PROJECT	21-1290-DC
DATE	06/2023
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=20'

SCALE: 1 INCH = 20 FEET

NORTH

DATUM: HORIZONTAL: NAD 83/91 (2011) VERTICAL: NAVD 88 SURVEY DATE, OFFICE: DC SURVEYOR'S OFFICE COUNTY BOOK: 22 / PAGE: 30 SURVEY BOOK: 190 / PAGE: 30

SHEET TITLE

PUBLIC SPACE PLAN

CIV400