

GENERAL CONSTRUCTION NOTES

- BOUNDARY AND TOPOGRAPHIC BASE MAPPING INDICATED HEREON FROM TOPOGRAPHIC VERIFICATION SURVEY COMPLETED BY CAS ENGINEERING, JUNE 2011 AND FROM THE FOLLOWING REFERENCES:
 - DRAWING ENTITLED "PUBLIC WATER AND PRIVATE SEWER PLAN PHILLIPS PARK" PREPARED BY GREENHORNE AND OYAMA DATED DEC. 2005 LAST REVISED 4-19-2007
 - DRAWING ENTITLED "PHILLIPS PARK STRUCTURAL FACILITY DRAWING FOR PERCO, VERION, COPCAST AND WASHINGTON GAS" PREPARED BY UTILITY SYSTEMS CASE, LLC, DATED 11-16-2006 LAST REVISED 7-17-2007
 - DRAWING ENTITLED "WATER HOUSE CONNECTION PLAN PHILLIPS PARK" PREPARED BY GREENHORNE AND OYAMA DATED 4/20/2007
 - DRAWING ENTITLED "SITE GRADING PLAN PHILLIPS PARK" PREPARED BY GREENHORNE AND OYAMA DATED JANUARY 16, 2007
 - DRAWING "PLAT OF COMPUTATION ON LOT 826 AND PART OF LOT 831, SQUARE 1346 SHOWING 39 THEORETICAL SITES" AS RECORDED IN THE D.C. SURVEYORS OFFICE ON NOV. 21, 2006 AS MAP NUMBER 10267
- ZONING: PUD-B1 (R-1-A)
 - FRONT YARD = 25 FEET
 - REAR YARD = 25 FEET
 - SIDE YARD = 0 FEET
 - PER PHILLIPS PARK ARCHITECTURAL STANDARDS.
- BOUNDARY VERIFICATION SURVEY COMPLETED JUNE, 2012 BY CAS ENGINEERING.
- TOTAL LOT AREA:
 - LOT 852 = 9,552 SF±
 - LOT 853 = 10,276 SF±
- EXISTING HOA EASEMENT ARE SHOWN GRAPHICALLY PER PLANS PROVIDED BY PHILLIPS PARK AND PREPARED BY GREENHORNE & OYAMA, AND ARE APPROXIMATE ONLY.
- FINAL GAS AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
- EX. WATER AND SEWER LINES TO BE "TEST - PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
- TREE SAVE MEASURES TO BE ADDRESSED BY OTHERS.
- THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY.
- FOR FIELD LOCATION OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750-1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 646-7050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (202) 607-6001 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH EXECUTION OF EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE.
- UNDER D.C. WASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS & OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACKFILLING, RE-PAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS, FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT OF SERVICES WITHIN PUBLIC SPACE UNDER D.C. WASA INSPECTION. D.C. WASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.

SITE CONSTRUCTION NOTES

- PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.
- CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.
- TEST FIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.
- PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.
- FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- FOR TREE PROTECTION MEASURED SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.

STORM DRAIN NOTES

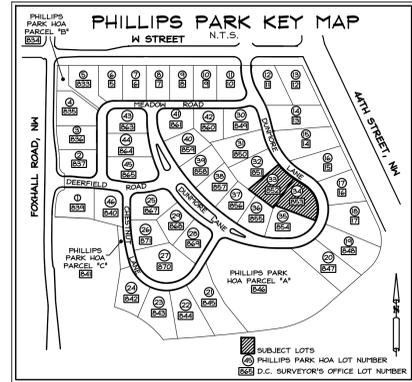
- ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR BE CAST IRON.
- PROPOSED STORM DRAIN BRING TO BE AT 2.2% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED VIA A REGIONAL FACILITY PREVIOUSLY INSTALLED WITH PHILLIPS PARK DEVELOPMENT ACTIVITIES.

DC WATER WORK NARRATIVE

THIS PROJECT PROPOSES TO CONSTRUCT TWO NEW, SINGLE-FAMILY DETACHED DWELLINGS ON TWO VACANT LOTS. THE NEW 10' COVERED WATER SERVICES WILL BE INSTALLED, CONNECTING TO TWO EXISTING 1.5" WATER METERS AND CONNECTIONS THAT WERE INSTALLED PREVIOUSLY IN CONJUNCTION WITH THE PHILLIPS PARK DEVELOPMENT UTILITIES. TWO NEW 4" SANITARY SEWERS WILL BE INSTALLED, CONNECTING TO TWO EXISTING 4" SANITARY SEWER CONNECTIONS AND CLEAROUTS THAT WERE INSTALLED PREVIOUSLY IN CONJUNCTION WITH THE PHILLIPS PARK DEVELOPMENT UTILITIES. STORM DRAIN CONNECTIONS WILL BE MADE TO A PRIVATE STORM DRAIN SYSTEM ON THE PROJECT SITE. THIS STORM DRAIN MAIN IS NOT A PUBLIC SYSTEM MAINTAINED BY DC WATER.



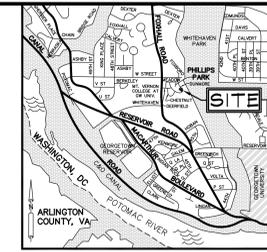
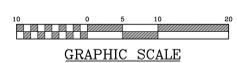
LEGEND

- EXISTING FEATURES**
- EX. STORM DRAIN WITH MANHOLE
 - EX. SEWER LINE WITH CLEANOUT
 - EX. SEWER MANHOLE AND INVERT
 - EX. WATER LINE WITH VALVE
 - EX. GAS LINE WITH VALVE
 - EX. UNDERGROUND UTILITY LINE
 - EX. TWO-FOOT CONTOUR
 - EX. TEN-FOOT CONTOUR
 - EX. SPOT ELEVATION
 - EX. METAL FENCE
 - EX. LIGHT POLE
 - EX. IRRIGATION CONTROL VALVE
 - EX. CRITICAL ROOT ZONE
 - EX. MINIMUM CLEARANCE ZONE
- PROPOSED FEATURES**
- PROP. DOWNSPOUT
 - PROP. WATER-HOUSE CONNECTION
 - PROP. SHC
 - PROP. SEWER-HOUSE CONNECTION
 - PROP. GAC
 - PROP. GAS-HOUSE CONNECTION
 - PROP. EHC
 - PROP. ELECTRIC-HOUSE CONNECTION
 - PROP. CONTOUR WITH ELEVATION
 - PROP. SPOT ELEVATION
 - PROP. RETAINING WALL
 - PROP. DOWNSPOUT
 - PROP. SURFACE DRAINAGE FLOWPATH

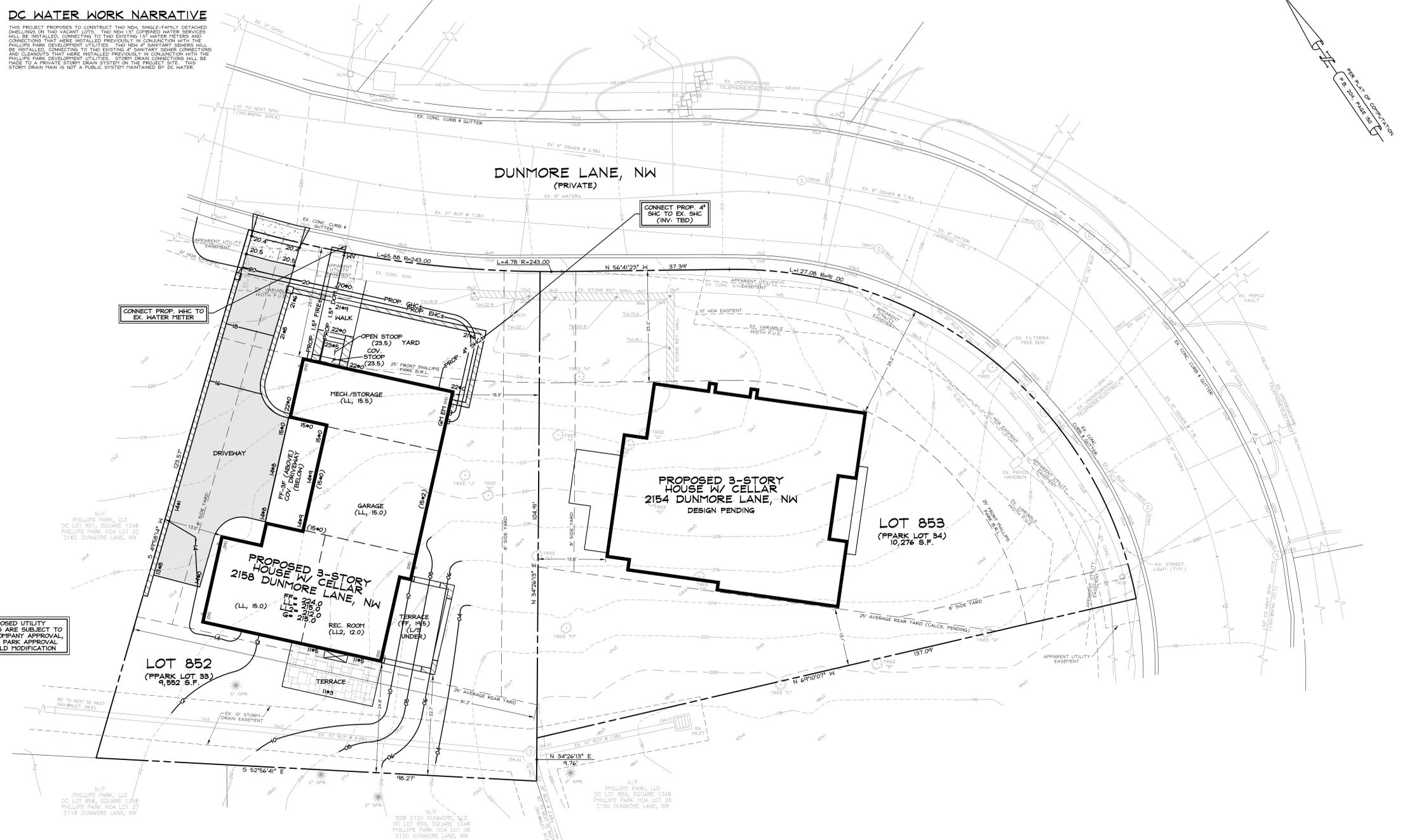
UTILITY INFORMATION

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

MISS UTILITY
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/TC 48 HOURS IN ADVANCE OF ANY WORK IN THIS MOUND. 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 COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION.



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|----------|---------|-------------|----------|
| DATE | 09/2012 | PROJECT | 12-146 |
| BY | DCL | ENGINEERING | MSL |
| REVISION | | DRAFTING | |
| DATE | | SCALE | 1" = 10' |
| | | APPROVAL | CAS |



FINAL PATIO DRAINS SUBJECT TO FINAL PATIO DESIGN

FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS, SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
ALL RETAINING WALLS SHOWN ON SITE TO BE DESIGNED BY OTHERS.

LANDSCAPE ARCHITECT

LOT 852 (PPARK LOT 33)
DCA LANDSCAPE ARCHITECTURE
ATTN: ANNY HILLES
316 WISCONSIN AVENUE, NW
WASHINGTON, DC 20007
(202) 337-1160 PHONE
(202) 437-2619 CELL
mhill@dcslandscape.com

LOT 853 (PPARK LOT 34)
MARION OXFORD DEARTH
LANDSCAPE DESIGN, INC.
ATTN: MARION OXFORD DEARTH
4832 N STREET, NW
WASHINGTON, DC 20016
(202) 336-5798 PHONE/FAX
(202) 422-4832 CELL
moxford@marionoxford.com

CLIENT

FCV VENTURES, LLC
C/O CGS/4TH FLOOR
326 THIRD AVENUE
NEW YORK, NY 10001
(212) 716-3330 PHONE
kgordon@phillipsparkdc.com

ARCHITECT

LOT 852 (PPARK LOT 33)
DAVID JONES ARCHITECTS
ATTN: DAVID JONES
1739 CONNECTICUT AVENUE, NW
WASHINGTON, DC 20004
(202) 332-1200 PHONE
(202) 332-7044 FAX
mail@davidjonesarchitects.com

LOT 853 (PPARK LOT 34)
RUDI
ATTN: RUDI DJABBARZADEH
2740 CHAIN BRIDGE ROAD, NW
WASHINGTON, DC 20016
(202) 686-0003 PHONE
(202) 258-4200 CELL
rudi.ox@gmail.com

ARBORIST

FITCHFORD ASSOCIATES
2215 40TH PLACE, NW, SUITE 1
WASHINGTON, DC 20007
(202) 333-3361 PHONE
(202) 333-3654 FAX

PROGRESS PLOT
OCTOBER 5, 2012
NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL

2154 & 2158 DUNMORE LANE, NW
LOTS 852 & 853, SQUARE 1346
PHILLIPS PARK LOT 33 & 34
BUILDING PERMIT SITE, DC WATER AND
STORMWATER MANAGEMENT PLAN

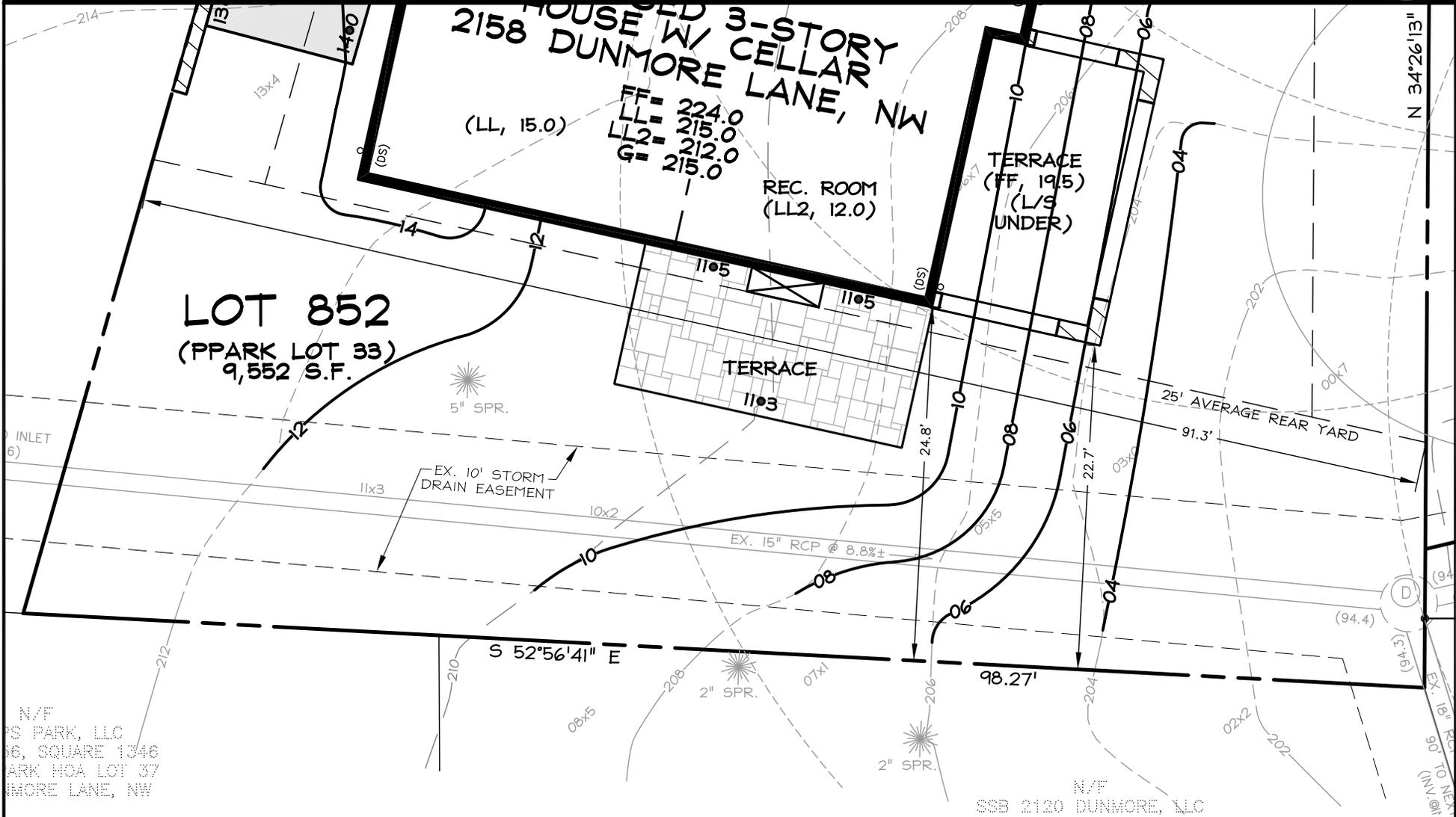
N/F LOTS 852 & 853, SQUARE 1346
PHILLIPS PARK HOA LOTS 33 & 34
2154 & 2158 DUNMORE LANE, NW
NORTHWEST QUADRANT, DISTRICT OF COLUMBIA
BUILDING PERMIT SITE, DC WATER AND
STORMWATER MANAGEMENT PLAN

108 West Ridgewille Blvd., Suite 101
Mount Airy, Maryland 21771
www.cas-engineering.com
301-607-8845 fax
www.casengineering.com
info@casengineering.com



P:\2012\10-05-2012\2154 & 2158 Dunmore Lane.dwg 10/5/2012 10:24 AM EDT

AVERAGE REAR YARD SKETCH (PARTIAL SITE PLAN)

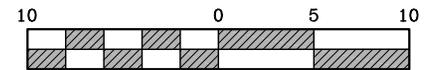


PREPARED FOR: FCT VENTURES, LLC



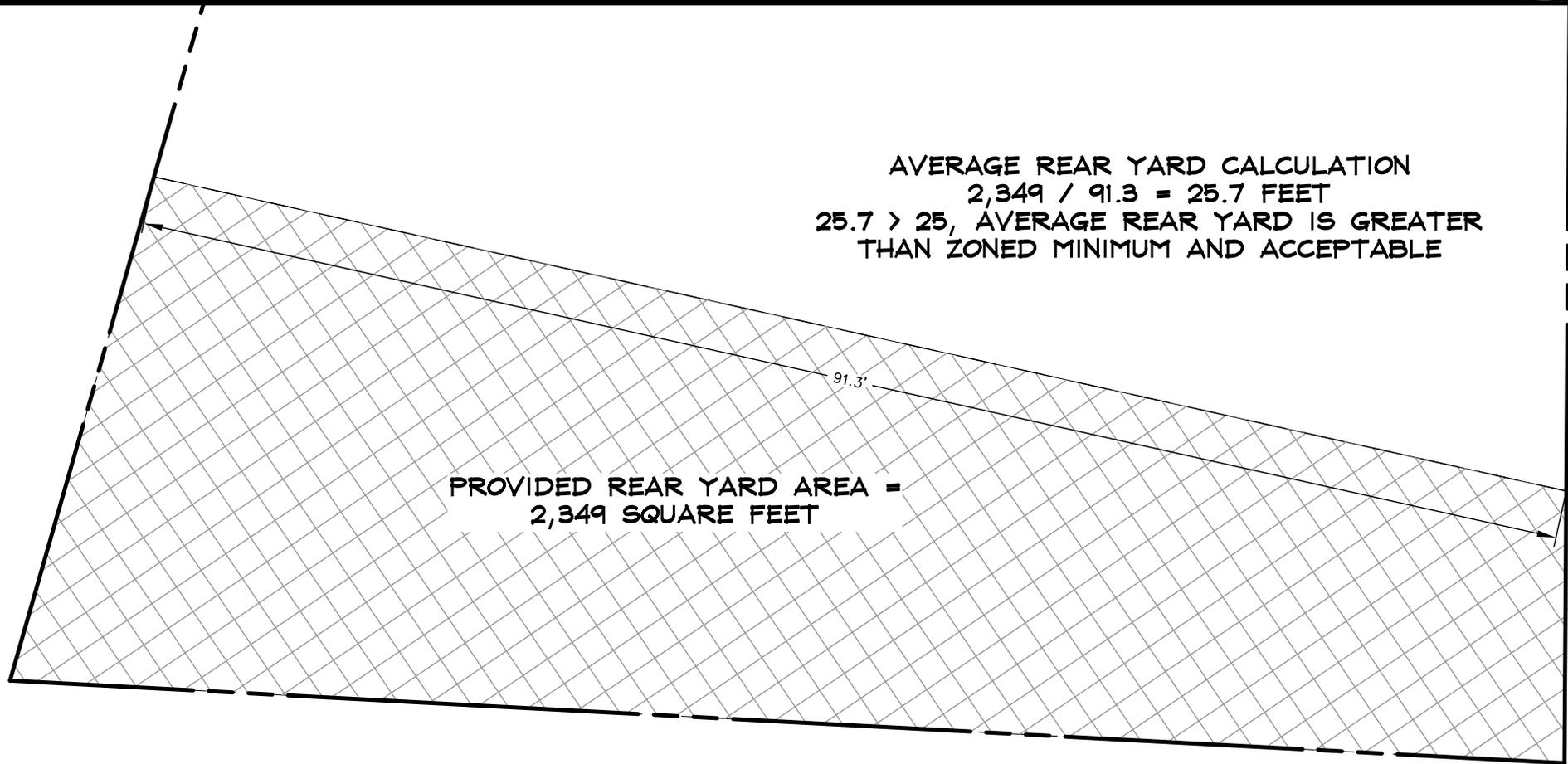
CAS Engineering
 108 West Ridgeville Blvd., Ste. 101
 Mount Airy, Maryland 21771
 301-607-8031 office
 301-607-8045 fax
 info@casengineering.com

2158 DUNMORE LANE, NW
 LOTS 852, SQUARE 1346
 PHILLIPS PARK LOT 33



GRAPHIC SCALE
 1 INCH = 10 FEET

AVERAGE REAR YARD SKETCH (WIDTH AND AREA EXHIBIT)



AVERAGE REAR YARD CALCULATION
 $2,349 / 91.3 = 25.7$ FEET
 $25.7 > 25$, AVERAGE REAR YARD IS GREATER
THAN ZONED MINIMUM AND ACCEPTABLE

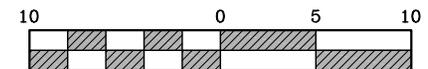
PROVIDED REAR YARD AREA =
2,349 SQUARE FEET

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GRAPHIC SCALE
1 INCH = 10 FEET