GENERAL NOTES

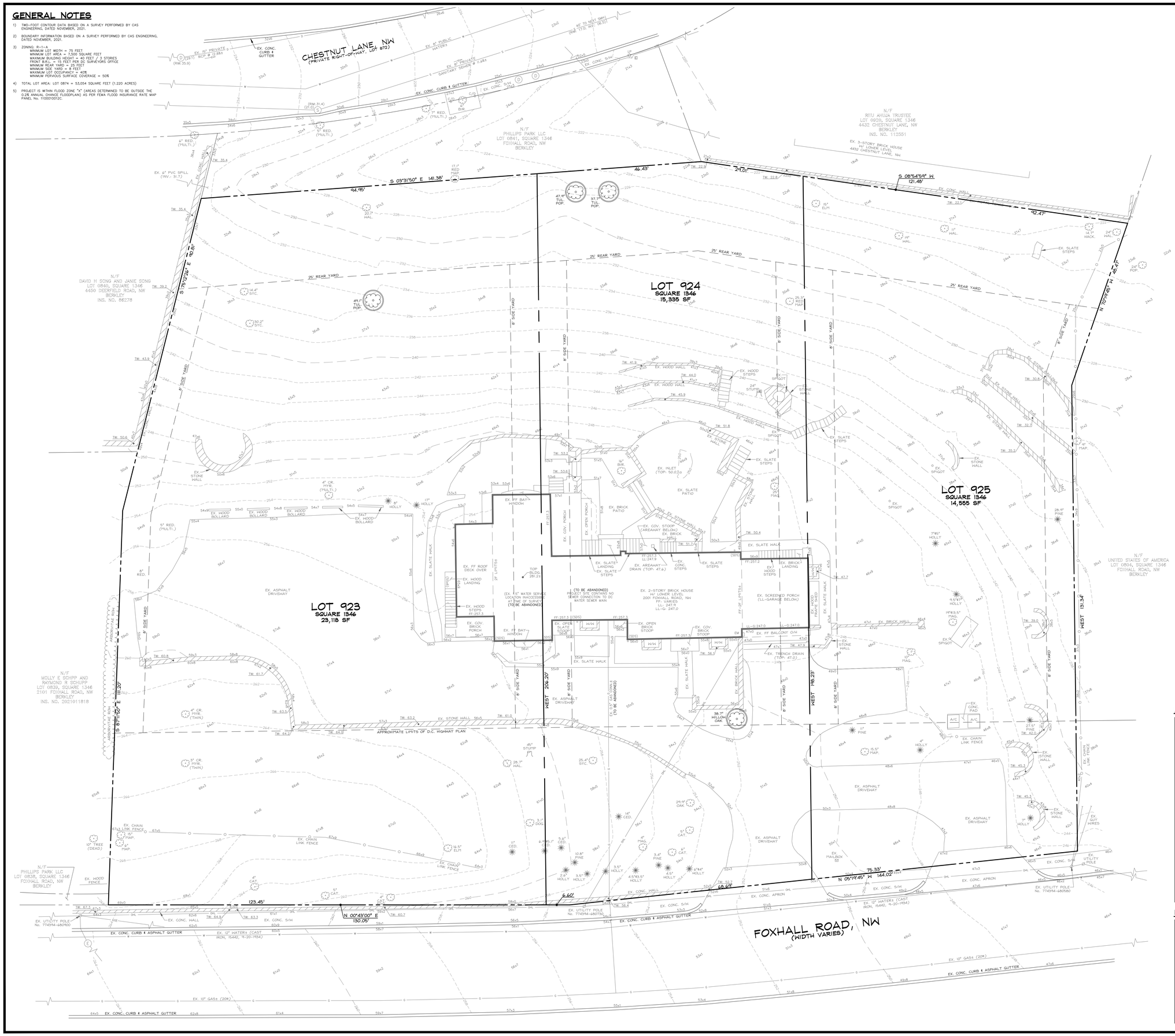
1) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED NOVEMBER, 2021.

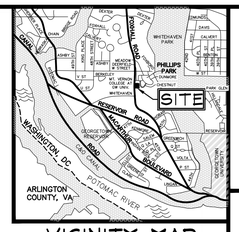
2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED NOVEMBER, 2021.

3) ZONING: R-1-A
   MINIMUM LOT WIDTH = 75 FEET
   MINIMUM LOT AREA = 7,500 SQUARE FEET
   MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
   FRONT B.R.L. = 15 FEET PER DC SURVEYORS OFFICE
   MINIMUM REAR YARD = 25 FEET
   MINIMUM SIDE YARD = 8 FEET
   MAXIMUM LOT OCCUPANCY = 40%
   MINIMUM PERVIOUS SURFACE COVERAGE = 50%

4) TOTAL LOT AREA: LOT 0874 = 53,054 SQUARE FEET (1.220 ACRES)

5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 11000101012C.





VICINITY MAP
ADC MAP 5527, GRID F-4
SCALE: 1" = 2000'

LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EX. SANITARY MANHOLE AND INVERT
- EX. STORM MANHOLE AND INVERT
- EX. WATER LINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. WOOD FENCE
- EX. CHAIN LINK FENCE
- EX. METAL FENCE
- EX. LIGHT POLE
- EX. ELECTRIC JUNCTION BOX
- EX. SIGN
- EX. PIPED DOWNSPOUT
- EX. SPILLED DOWNSPOUT
- EX. TREE
- EX. HERITAGE TREE (>=100" CBH), MAY NOT BE REMOVED UNLESS HAZARDOUS (EVALUATED BY ISA CERTIFIED ARBORIST AND DDOT UFA/PSD) OR PERMIT IS ISSUED BY MAYOR PER THE TREE CANOPY PROTECTION AMENDMENT ACT OF 2016 (REF. DC ACT 21-386)
- EX. WALL

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.

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISED	BY
AT&T	12/23/2020	MSL	12/28/2020	NO FACILITIES	–
COMCAST	12/23/2020	MSL	12/28/2020	11/22/2021	MSL
MCI/WORLDCOM	12/23/2020	MSL	01/07/2021	NO FACILITIES	–
PEPCO	12/23/2020	MSL	PENDING	–	–
VERIZON	12/23/2020	MSL	01/12/2021	11/22/2021	MSL
WASH. GAS	12/23/2020	MSL	01/06/2021	11/22/2021	MSL
DC SEWER	12/23/2020	MSL	01/22/2021	11/22/2021	MSL
DC WATER	12/23/2020	MSL	01/22/2021	11/22/2021	MSL

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/TTIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE CONTRACTOR SHALL CALL "MISS UTILITY" TO REQUEST THE LOCATION OF ALL UTILITIES 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 ALL JURISDICTIONAL REQUIREMENTS.

CAS ENGINEERING-DC, LLC
Experience you can build on.

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CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT
SQUARE 1346 PARTNERS, LLC
ATTN: MARK KNEBEL
8750 BROOKVILLE ROAD
SILVER SPRING, MD 20910
(202) 215-5555 (PHONE)
mark@clemensbuilders.com

ARCHITECT
CTM ARCHITECTS
7735 OLD GEORGETOWN ROAD, SUITE 700
BETHESDA, MD 20814
(240) 333-2000 (PHONE)

LOTS 0923, 0924, & 0925
SQUARE 1346
BERKLEY

2001, 2011, & 2021 FOXHALL ROAD, NW

N.W. WASHINGTON, DISTRICT OF COLUMBIA

BASE SHEET ISSUED	11.24.2021
TRAFFIC CONTROL PLAN ISSUED	11.24.2021

REVISION	DATE

CAS PROJECT	13-263K-DC
DATE	11/2021
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'

5 0 5 10 20
SCALE: 1 INCH = 10 FEET

NORTH

DATUM:
VERTICAL
DC WATER
HORIZONTAL
DC SURVEYOR'S OFFICE

SHEET TITLE

EXISTING CONDITIONS PLAN

CIV100