GENERAL NOTES

1) TWO-FOOT CONTOUR DATA BASED ON A SURVEY BY CAS ENGINEERING, DATED JANUARY, 2016. PORTIONS OF SITE SNOW COVERED DURING SURVEY, DATA SHOWN LOCATED TO THE BEST OF OUR ABILITY GIVEN SITE CONDITIONS.

2) BOUNDARY INFORMATION BASED ON A SURVEY BY CAS ENGINEERING, DATED JANUARY, 2016.

3) ZONING: R-1-A / CBUT
(CHAIN BRIDGE / UNIVERSITY TERRACE OVERLAY)
MINIMUM LOT WIDTH = 75 FEET
MINIMUM LOT AREA = 9,500 SQUARE FEET
MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
MINIMUM REAR YARD = 25 FEET
MINIMUM SIDE YARD = 8 FEET
MAXIMUM LOT OCCUPANCY = 30%
MINIMUM PERVIOUS SURFACE COVERAGE = 50%
TREE REMOVAL RESTRICTIONS PER 11 DCMR 1516

4) TOTAL LOT AREA:
LOT 48 = 21,978 SQUARE FEET
LOT 55 = 9,523 SQUARE FEET
LOT 56 = 9,536 SQUARE FEET

5) FINAL GAS AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.

6) EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.

7) ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.

8) 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.

9) 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.

10) FOR FIELD LOCATION AND ABANDONMENT / REMOVAL 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.

11) CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.

12) CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS – PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.

13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.

14) CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607-8031 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.

15) 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.

16) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.

17) THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DC WASA STANDARDS AND DETAILS.)

STORM DRAIN NOTES

1) ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.

2) DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.

3) PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.

4) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.

5) ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER. WHERE 12" OF COVER CANNOT BE MAINTAINED, PVC PIPING IS TO BE BEDDED IN CONCRETE ON ALL SIDES.

6) PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

7) SEE PLANS BY OTHERS FOR DRAIN LOCATION IN TERRACE AREAS, POOL AREA AND POOL EQUIPMENT AREA.

8) STORM DRAIN PIPING THROUGH LEDGE AND WALL AREAS TO BE AT 2.0% MINIMUM. INVERTS PROVIDED ARE MINIMUM. CONTRACTOR TO ADJUST PIPING AS NECESSARY FOR DOORS, WINDOWS AND OTHER APPURTENANCES, MAINTAIN 2.0% MINIMUM.

LEGEND

PROPOSED FEATURES

—PROP. DOM./FIRE—	PROP. WATER CONNECTION
—PROP. SAN.—	PROP. SEWER CONNECTION
—PROP. GAS—	PROP. GAS CONNECTION
—PROP. ELEC.—	PROP. ELECTRIC CONNECTION
—40—	PROP. CONTOUR WITH ELEVATION
35•7	PROP. SPOT ELEVATION
	PROP. RETAINING WALL
(DS) ∘	PROP. DOWNSPOUT
	PROP. 4" PVC
	PROP. 6" PVC
	PROP. 8" PVC
→	PROP. SURFACE DRAINAGE FLOWPATH
— — —	LIMITS OF DISTURBANCE

SITE CONSTRUCTION NOTES

1) PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.

2) CONTRACTOR TO ADJUST ALL EXISTING UTILITY TOPS (I.E. CLEANOUTS, MANHOLES, VALVE COVERS, ETC.) TO FINAL GRADE WHERE NECESSARY.

3) CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.

4) CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.

5) TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.

6) PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.

7) FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.

8) FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.

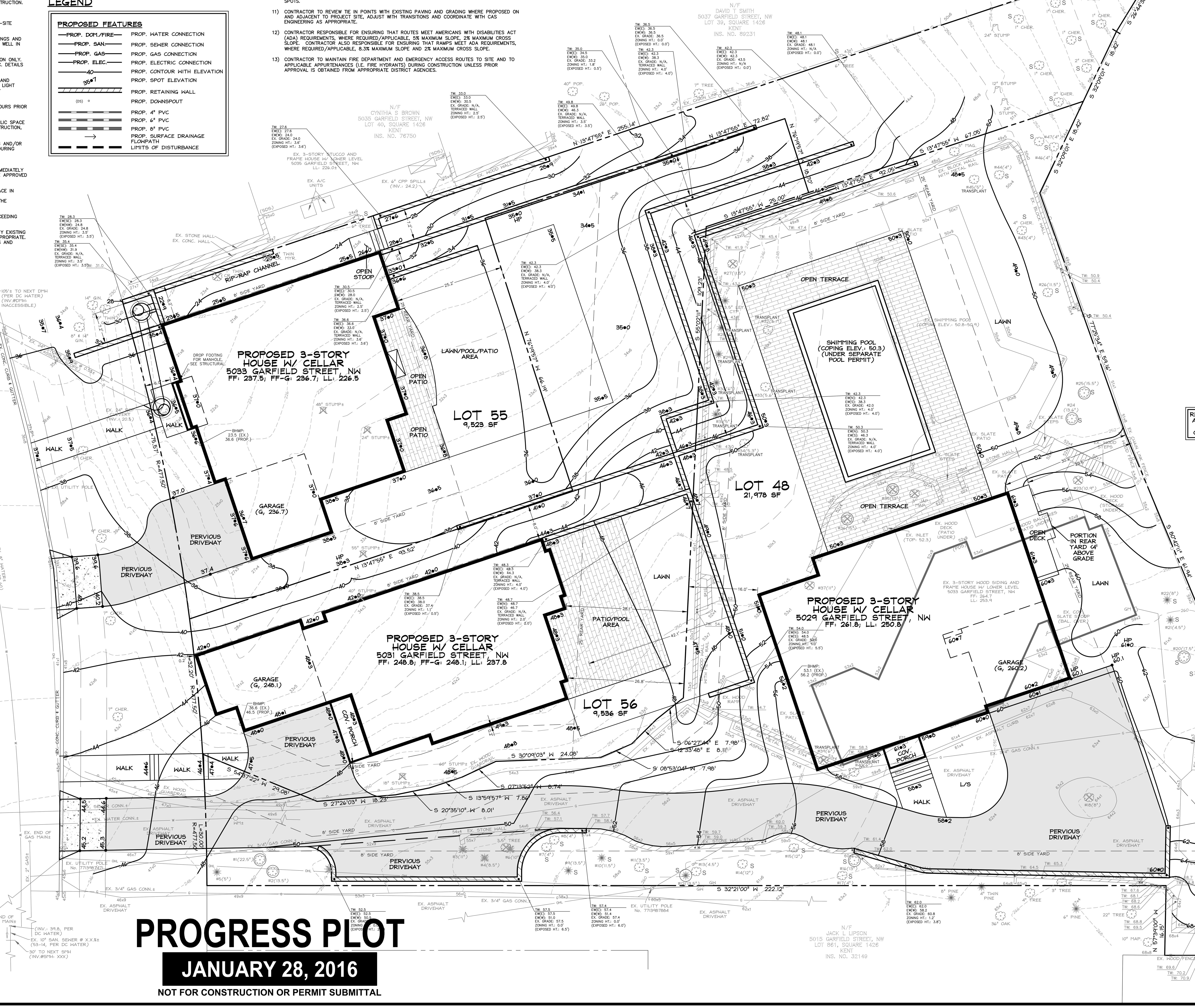
9) CONTRACTOR TO MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. UTILIZE TEMPORARY FACILITIES/FEATURES AND/OR CONNECTIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.

10) CONTRACTOR TO COMPLETE SITE GRADING AND PAVING TO ENSURE POSITIVE DRAINAGE TO ALL INLETS OR NATURAL DRAINAGE COURSES TO PREVENT PONDING AND THE CREATION OF LOW SPOTS.

11) CONTRACTOR TO REVIEW TIE IN POINTS WITH EXISTING PAVING AND GRADING WHERE PROPOSED ON AND ADJACENT TO PROJECT SITE, ADJUST WITH TRANSITIONS AND COORDINATE WITH CAS ENGINEERING AS APPROPRIATE.

12) CONTRACTOR RESPONSIBLE FOR ENSURING THAT ROUTES MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE. CONTRACTOR ALSO RESPONSIBLE FOR ENSURING THAT RAMPS MEET ADA REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 8.3% MAXIMUM SLOPE AND 2% MAXIMUM CROSS SLOPE.

13) CONTRACTOR TO MAINTAIN FIRE DEPARTMENT AND EMERGENCY ACCESS ROUTES TO SITE AND TO APPLICABLE APPURTENANCES (I.E. FIRE HYDRANTS) DURING CONSTRUCTION UNLESS PRIOR APPROVAL IS OBTAINED FROM APPROPRIATE DISTRICT AGENCIES.



GAS CONNECTIONS AND METERS TO BE INSTALLED BY WASHINGTON GAS, SUBJECT TO FIELD MODIFICATION.

CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY

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

FOR MORE INFORMATION, SEE ADDITIONAL UTILITY PROFILE THIS SHEET AND DETAILS ON CIV200-SERIES SHEETS.

REFER TO COMPACTION PROTECTION NOTES FOR ADDITIONAL INFORMATION ON PROTECTING THE SUB-GRADE AND ITS INFILTRATION CAPABILITY/CAPACITY DURING CONSTRUCTION.

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.

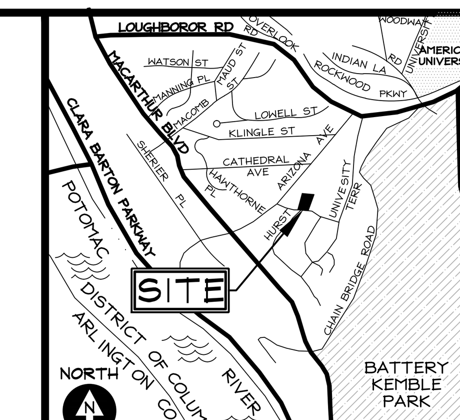
MISS UTILITY

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 COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

PROGRESS PLOT

JANUARY 28, 2016

NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL



VICINITY MAP
ADC MAP 5407, GRID G-9
SCALE: 1" = 2000'

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LOTS 48, 55 & 56
SQUARE 1426
KENT

5029, 5031 AND 5033 GARFIELD STREET, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

REVISION	DATE
CONCEPT FOR PDRM	12.20.2015
BASE SURVEY ISSUED	01.25.2016
PROGRESS PLOT FROM PDRM	01.28.2016

CAS PROJECT	15-508B
DATE	01/2016
DRAWN BY	DCL
CHECKED BY	DCL
APPROVAL	CAS
SCALE	1"=10'

SCALE: 1 INCH = 10 FEET

NORTH

DATUM:
VERTICAL
DC WATER
HORIZONTAL
DC SURVEYOR'S OFFICE
BOOK 198 / PAGE 67

SHEET TITLE

BUILDING PERMIT SITE, DC WATER, PUBLIC SPACE AND STORMWATER MANAGEMENT PLAN

CIV200

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