GENERAL NOTES

1) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2017.
2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2017.
3) ZONING: R-9
   MINIMUM LOT WIDTH = 50 FEET
   MINIMUM LOT AREA = 5,000 SQUARE FEET
   MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
   FRONT B.R.L. = 15 FEET PER DC SURVEYORS OFFICE
   (BOTH FESSENDEN AND BROAD BRANCH)
   MINIMUM REAR YARD = 25 FEET
   MINIMUM SIDE YARD = 8 FEET EACH, 24 FEET AGGREGATE
   MAXIMUM LOT OCCUPANCY = 30%
   MINIMUM PERVIOUS SURFACE COVERAGE = 50%
   FRONT YARD SETBACK PER ZR16 = 15.1-64.4 FEET
   LOT 817 = 3311 FESSENDEN STREET, NW = 15.1 FEET
   LOT 19 = 3303 FESSENDEN STREET, NW = 64.4 FEET
   TREE REMOVAL RESTRICTIONS UNDER 11 DCMR 509.1 DO NOT APPLY TO SQUARE 2031.
4) TOTAL LOT AREA: LOT 822 = 17,341 SQUARE FEET (0.398 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. 1100010004C.
6) FINAL GAS AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
7) EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
8) ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
9) 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.
10) 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.
11) 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.
12) CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
13) CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS – PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
15) 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.
16) 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.
17) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
18) 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.

STORMWATER MANAGEMENT NARRATIVE AND FACILITY PROTECTION NOTE

[DESIGN PENDING]

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED AS FOLLOWS:

PRIVATE PROPERTY:
- PRIVATE INFILTRATION TRENCHES ON-SITE CONTAINING RAINTANK MODULES

PUBLIC SPACE:
- TBD

SEE THIS SHEET AND CIV200-SERIES SHEETS FOR MORE DETAILS.

PURSUANT TO DOEE REQUIREMENTS, AREAS INTENDED FOR BMP INSTALLATION INVOLVING INFILTRATION SHALL BE PROTECTED FROM COMPACTION DURING CONSTRUCTION.

DC WATER NARRATIVE

THE SUBJECT PROPERTY IS IMPROVED WITH 1-STORY DETACHED RESIDENTIAL DWELLING AND ASSOCIATED APPURTENANCES. THE EXISTING HOUSE AND SELECT APPURTENANCES ARE TO BE RAZED (REFERENCE DCRA RAZE SUBMITTAL [PENDING] AND DC WATER RAZE SUBMITTAL MAXIMO No. [PENDING]).

THIS PROJECT PROPOSES TO CONSTRUCT A NEW 3-STORY (W/ LOWER LEVEL) SINGLE FAMILY RESIDENTIAL DWELLINGS FOLLOWING RAZE ACTIVITIES.

THE FOLLOWING CONNECTIONS WILL BE ABANDONED PER DC WATER REQUIREMENTS:

TBD

THE PROPOSED BUILDING AT WILL RE-USE THE FOLLOWING EXISTING CONNECTIONS:

TBD

NEW CONNECTIONS FOR THE PROPOSED BUILDING ARE AS FOLLOWS:

TBD

THE DEVELOPER IS TO ABANDON ANY ADDITIONAL ACTIVE CONNECTIONS PER DC WATER REQUIREMENTS AND/OR AS DIRECTED BY THE DC WATER INSPECTOR.

LEGEND

PROPOSED FEATURES

PROP. DOM./FIRE	PROP. WATER CONNECTION
PROP. SAN.	PROP. SEWER CONNECTION
PROP. GAS	PROP. GAS CONNECTION
PROP. ELEC.	PROP. ELECTRIC CONNECTION
84	PROP. CONTOUR WITH ELEVATION
84*0	PROP. SPOT ELEVATION
	PROP. RETAINING WALL
(DS)	PROP. DOWNSPOUT
	PROP. 4" PVC
	PROP. 6" PVC
→	PROP. SURFACE DRAINAGE FLOWPATH
	LIMITS OF DISTURBANCE
	PROP. DRIVEWAY (PORTIONS TO BE PERVIOUS)
	PROP. PATIO/TERRACE

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.

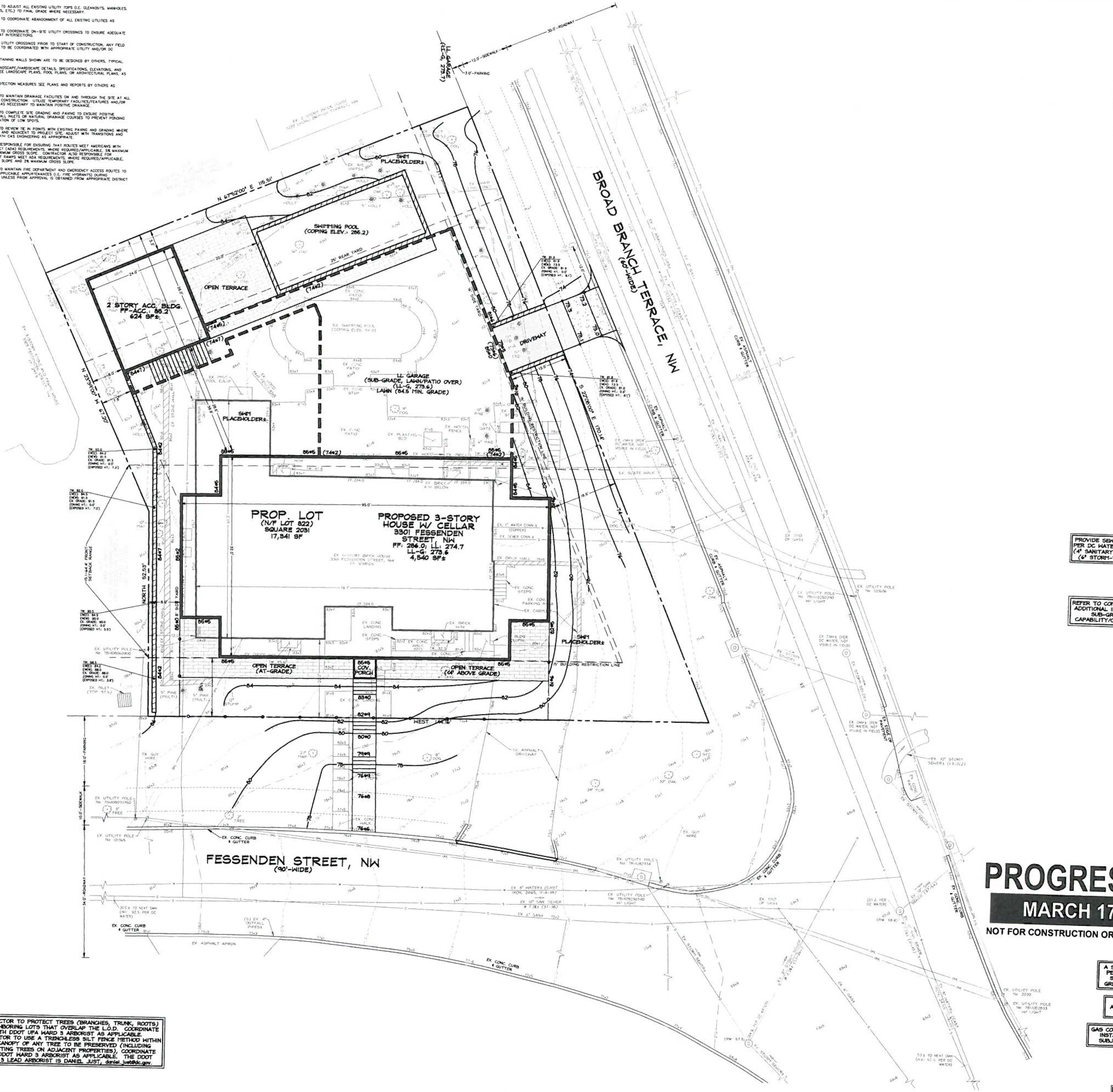
UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISED	BY
AT&T	02/10/2017	BDD	02/13/2017	NO FACILITIES	-
COMCAST	02/10/2017	BDD	02/14/2017	03/14/2017	JAK
MCI/WORLDCOM	02/10/2017	BDD	PENDING	-	-
PEPCO	02/10/2017	BDD	PENDING	-	-
VERIZON	02/10/2017	BDD	02/23/2017	03/14/2017	JAK
WASH. GAS	02/10/2017	BDD	02/13/2017	03/14/2017	JAK
DC SEWER	02/10/2017	BDD	02/21/2017	03/14/2017	JAK
DC WATER	02/10/2017	BDD	02/21/2017	03/14/2017	JAK

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.

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.



CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. COORDINATE WITH DDOT UFA WARD 3 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD 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 DANIEL JUST, daniel.just@dc.gov.

VICINITY MAP
ADC MAP 5407, GRID K-8
SCALE: 1" = 2000'

PROVIDE SEWER CLEANOUTS WHERE SHOWN PER DC WATER DETAILS S-80.01 & S-80.02 (4" SANITARY-TOP: 04.5±; INV.: 98.8± MIN.) (6" STORM-TOP: 01.7±; INV.: 93.0± MIN.)

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

PROGRESS SET
MARCH 17, 2017
NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL

A SEPARATE DDOT TREE REMOVAL PERMIT IS REQUIRED FOR PUBLIC SPACE TREES AND FOR TREES GREATER THAN 44" CBH (14" DBH)

CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY

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

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.

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CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT
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560 14TH ROAD S, #1517
ARLINGTON, VA 22202
(240) 421-0931 PHONE
blaze@realington.com

ARCHITECT
TBD

PROP. LOT
(N/F LOT 0822)
SQUARE 2031
FOREST HILLS

3301 FESSENDEN STREET, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

REVISION	DATE
BASE SHEET ISSUED	03.16.2017

CAS PROJECT	16-315-DC
DATE	03/2017
DRAWN BY	JAK
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'

SCALE: 1 INCH = 10 FEET

NORTH

DATUM:
VERTICAL
DC WATER
HORIZONTAL
DC SURVEYOR'S OFFICE
LIBER 140 | FOLIO 79

SHEET TITLE
BUILDING PERMIT SITE, DC WATER, GRADING AND STORMWATER MANAGEMENT PLAN

CIV200

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