



L STREET, N.W.  
(45 FEET WIDE)

1ST STREET, N.W.  
(50 FEET WIDE)

RECEIVED  
D.C. OFFICE OF ZONING  
JUL 11 PM 11:11

K STREET, N.W.  
(147.67 FEET WIDE)

43 K STREET N.W.  
PROPOSED 9-STORY BUILDING  
(TAX LOT # 862)

1ST TERRACE

# GENERAL NOTES:

- THE BUILDING INFORMATION (UTILITY CONNECTIONS, ETC.) SHOWN ON THIS PLAN WAS TAKEN FROM PLANS/NOTES PREPARED BY:  
OWNER + PARTNER ARCHITECTS  
ARCHITECT DATE 7/28/2011  
ADVANCED CONSULTING ENGINEERING DATE 8/23/2011  
MEP DATE
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECT 7 MEP PLANS AND COORDINATE SAME WITH THE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- THE CONTRACTOR IS TO VERIFY THAT THE RELLOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING EXISTING PIPES AND SET BACKS.
- IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF ANY WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONSULT WITH CAPITAL AT 1500 K STREET, N.W. PRIOR TO COMMENCING WORK. NO CAPITAL ACCEPTS RESPONSIBILITY FOR ANY CHANGES OR MISINTERPRETATIONS MADE BY THE CONTRACTOR OF THIS PLAN.
- THE CONTRACTOR SHALL NOTIFY "M&E UTILITY" FOR WARNING LOCATIONS OF UTILITIES AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, DEPTH, AND SIZE OF EX UTILITIES BY USING TEST PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSING POINTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION AND/OR UNDERGROUND UTILITIES.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY WVA CAPITAL, MEMBER OF ANY DESIGN AND/OR ADVISORY OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
- DRAINAGE SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL MAKE FIELD MEASUREMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVE AS FUNCTIONAL.
- REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR NEGLIGENCE OF OPERATIONS MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.

## COORDINATION NOTES:

- IF WVA CAPITAL IS NOT PROVIDING EXISTENT SERVICES, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL COORDINATES TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPLETE THE LAYOUT OF THE ENTIRE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL PLANS AND COORDINATE SAME WITH THE SITE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE FOLLOWING UTILITY COMPANIES SERVING THE SITE:  
PEOPLES, METRO, WASHINGTON GAS, DISTRICT CABLE, VISION.
- CONTRACTOR TO COORDINATE WITH THE OFFICE OF THE DC SURVEYOR TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A WALLEDED SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE FOUNDATION.
- A. NOTIFY OWNER ONE WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-789-4356, WATER SERVICES 202-613-3400 OR 3460 AND SENIOR SERVICES 202-384-3624 OR 3629.
- DEVELOPER/CONTRACTORS AND PLANNERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL UPON COMPLETION OF NEW UTILITIES IN PUBLIC SPACE. APPLICANT MUST SUBMIT THESE CHANGES: AS-BUILT SPREADSHEETS MUST SHOW DIMENSIONS, ELEVATION, RELATION OF ANY EXISTING UTILITIES AND FORECAST INFORMATION.
- ONCE THE AGENCIES APPROVE THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DISTRICT ENGINEER, A.E. 151, CONDO.
- ALL NEW WORK MUST BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF PUBLIC WORKS (DOWNS) AND THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY (DOWNS).

## GENERAL ROADWAY PAVING CONSTRUCTION NOTES

- ALL ROADWAY WORK WILL BE PERFORMED IN ACCORDANCE WITH EXISTING STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UTILITIES WILL BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
- STABLE SUBGRADE IS DEFINED AS THAT SOIL UNDISTURBED EARTH CAPABLE OF SUPPORTING STREET LOADS WITHOUT DRAINAGE SETTLEMENT AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- WHERE IMPROVABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE MADE STABLE BY COMPACTION OR REPLACEMENT, AS REQUIRED.
- CONTRACTOR TO PROVIDE ROADWAY UNDERDRAINAGE PER GEOTECHNICAL DESIGNER'S REQUIREMENTS.

## TEST PIT NOTE:

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, DEPTH, AND SIZE OF EX UTILITIES BY USING TEST PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSING POINTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION AND/OR UNDERGROUND UTILITIES.

## LEGEND:

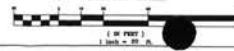
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- TEST PIT
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PAVING EXISTENCE
- PROPOSED SPOT ELEVATION
- EX UTILITY TO BE REMOVED
- EX UTILITY TO BE RELOCATED IN PLACE

## ENLARGED VIEW

SCALE: 1"=1'-0"



GRAPHIC SCALE



FOR LOCATION OF UTILITIES CALL  
48 HOURS PRIOR TO ANY  
EXCAVATION



SCALE: 1" = 200'

THE SEVERNA  
PHASE 2  
43 K STREET N.W.  
SQUARE 621, LOT 245 (TAX LOT #862)  
WASHINGTON, D.C.

SITE AND UTILITY PLAN

VWA CAPITAL  
REVISIONS

PRINT SET 03/20/2012  
DC WATER SUBMISSION  
03-20-2011  
R-2-1-10 03/20/2012  
DATE: MAY 2011  
DES: JMM  
SG: CAD  
SCALE: 1"=20'  
PROJECT/FILE NO.: 0071  
SHEET NO.: C-3

