GENERAL NOTES

1) TOPOGRAPHIC INFORMATION BASED ON A SURVEY BY CAS ENGINEERING, DATED NOVEMBER, 2010.

2) BOUNDARY INFORMATION BASED ON AVAILABLE RECORDS.

3) ZONING: R-5-B (LOT 420)
MINIMUM LOT WIDTH = NONE
MINIMUM LOT AREA = NONE
MAXIMUM BUILDING HEIGHT = 50 FEET
FRONT B.R.L. = NONE
MINIMUM REAR YARD = SCALED PER 404.1, NOT LESS THAN 15 FEET
MINIMUM SIDE YARD = NONE, UNLESS DWELLING IS DETACHED OR SEMI-DETACHED

4) TOTAL LOT AREA: LOT 420 = 1,867.5 SQUARE FEET (0.04 ACRES)

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.

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

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

FOR MORE INFORMATION, SEE ADDITIONAL UTILITY PROFILES AND DETAILS ON SHEET C.3.

CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY

SEWER CONNECTIONS TO HAVE BACKWATER VALVE PER IPC 715

SITE CONSTRUCTION NOTES

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

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

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

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

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

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

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

UTILITY GENERAL NOTES (DC WATER)

1. CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:
   A. CONSTRUCTION INSPECTION SECTION AT 202-787-4024
   B. WATER SERVICES AT 202-612-3400 OR 3460
   C. SEWER SERVICES AT 202-264-3824 OR 3829

2. OWNER RESPONSIBILITY: THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION/ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION TO INSTALL/INSPECT THE UTILITY WORK. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES DURING CONSTRUCTION.

3. DC WATER RESPONSIBILITY: DC WATER IS RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (2" DIAMETER AND LESS) TO THE PUBLIC MAIN, SMALL WATER SERVICE TAP REMOVALS FROM THE PUBLIC MAIN, FINISHING & INSTALLING THE METER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC SYSTEMS.

4. MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.

5. WATER & SEWER AVAILABILITY CERTIFICATE: THE OWNER IS RESPONSIBLE FOR PAYING ALL APPLICABLE DC WATER FEES (REVIEW FEES, INSPECTION FEES, INSTALLATION SERVICE FEES, DEPOSITS, ETC.) AND OBTAINING APPROVED STAMPED PLANS BY DC WATER PRIOR TO OBTAINING PUBLIC SPACE AND/OR DCRA PERMITS.

6. PLAN SET: A SET OF SIGNED & SEALED AND DC WATER STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY.

7. ABANDONMENTS: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE NO LONGER IN USE AT THEIR CONNECTION TO THE PUBLIC MAIN. REFER TO THE DC WATER STANDARD ABANDONMENT REQUIREMENTS FOR MORE INFORMATION ON THE CORRECT WAY TO ABANDON UTILITIES.

8. UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.

9. WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER-METER CONTACT DC WATER AT 202-612-3600. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VAULT HAS BEEN INSTALLED. DC WATER DOES NOT FURNISH NOR INSTALL FIRE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLIES. ASSE 1048 CERTIFIED BACKFLOW PREVENTION ASSEMBLIES ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BUILDING (UNLESS AN EXTERNAL LOCATION IS NECESSARY OR REQUIRED BY DC WATER) WHERE IT IS OWNED, OPERATED, AND MAINTAINED BY THE OWNER.

10. UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT-DOWNS IN NUMBER AND DURATION. COORDINATE THESE SHUT DOWNS WITH DC WATER.

11. WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUT DOWNS WITH ADEQUATE ADVANCED NOTICE. ONLY DC WATER EMPLOYEES MAY SHUT DOWN A PUBLIC WATER MAIN. A CERTIFIED PLUMBER IS ONLY AUTHORIZED TO TURN OFF VALVES INSIDE METER PITS.

12. WATER GATE VALVE LOCATION: LOCATE GATE VALVES FOR DOMESTIC AND FIRE SERVICES AS CLOSE TO THE PUBLIC WATER MAIN TEE AS POSSIBLE. HOWEVER, IF NECESSARY ADJUSTMENTS ARE REQUIRED DUE TO CONFLICTS COORDINATE WITH A DC WATER INSPECTOR.

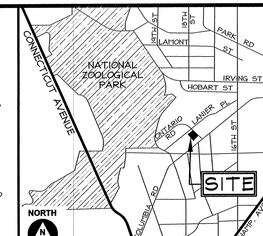
13. MATERIAL: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP CUTS TO THE APPROPRIATE DC WATER OFFICE FOR APPROVAL OR OBTAINING A DC WATER APPROVAL STAMP FOR ALL WORK IN PUBLIC SPACE IN ADVANCE OF INSTALLATION. ONLY APPROVED MATERIALS MAY BE USED.

14. TEMPORARY CONDITIONS MINIMUM COVER: A NOMINAL FOUR FEET OF COVER IS REQUIRED FOR ALL WATER MAINS AT FINAL GRADE. COVER OF LESS THAN FOUR FEET REQUIRES DC WATER APPROVAL.

15. STANDARDS: ALL CONSTRUCTION, MATERIALS, AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WASA PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN GUIDELINES, AND SPECIFICATIONS.

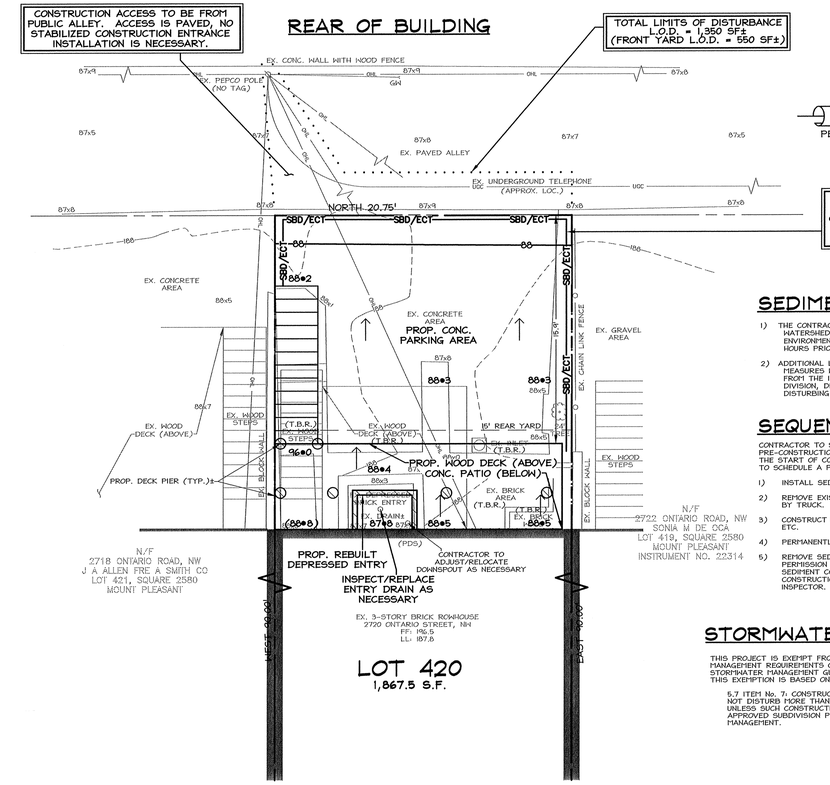
16. AS-BUILT: DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DC WATER INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES. WHEN THE FINAL AS-BUILT IS APPROVED THE DEPOSIT WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS-BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.

17. CONFLICTS: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING DC WATER INFRASTRUCTURE PRIOR TO INSTALLATION OF PROPOSED UTILITIES. A MINIMUM OF ONE FOOT VERTICAL AND FIVE FEET HORIZONTAL CLEARANCE FROM OTHER UTILITIES SHALL BE MAINTAINED.



VICINITY MAP

ADC MAP 8, GRID H-8
SCALE: 1" = 2000'



LEGEND

EXISTING FEATURES

UGE	EX. UNDERGROUND ELECTRIC
S	EX. SEWER LINE
W	EX. WATER LINE
G	EX. GAS LINE
190 / 189	EX. ONE- AND FIVE-FOOT CONTOURS
28x0	EX. SPOT ELEVATION
(DSP)	EX. PIPED DOWNSPOUT

PROPOSED FEATURES

PROP. 1" DOM./FIRE WATER±	PROP. WATER CONNECTION
WV	PROP. WATER VALVE
WM	PROP. WATER METER
C/O	PROP. SEWER CLEANOUT
PROP. GHC±	PROP. GAS SERVICE
PROP. EHC±	PROP. ELECTRIC SERVICE
SSF/SBD/ET	STRAW BALE DIKE OR EROSION CONTROL TUBE
OR	LIMITS OF DISTURBANCE L.O.D. = 1,350 S.F.±

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.

UTILITY	REQUEST DATE	BY	INFO REC'D	PLAN REVISED	BY
AT&T	11/08/10	MRL	11/16/10	12/01/10	DCL
DIST. CABLE	11/08/10	MRL	PENDING	-	N/A
NGI	11/08/10	MRL	11/12/10	12/01/10	DCL
PEPCO	11/08/10	MRL	11/11/10	12/01/10	DCL
VERIZON	11/08/10	MRL	03/08/11	03/08/11	DCL
WASH. GAS	11/08/10	MRL	11/09/10	11/26/10	MSL

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 THE REQUIREMENTS OF THE LOCAL JURISDICTION.

GRAPHIC SCALE
1 INCH = 5 FEET

SEDIMENT CONTROL NOTES

1) THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2240 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.

2) ADDITIONAL LOCATIONS AND TYPES OF EROSION AND SEDIMENT CONTROL MEASURES WILL BE DETERMINED AS DEEMED NECESSARY BY INSPECTORS FROM THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT DURING LAND DISTURBING ACTIVITY.

SEQUENCE OF CONSTRUCTION

CONTRACTOR TO SECURE ALL NECESSARY PERMITS, AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.

1) INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN.
2) REMOVE EXISTING FEATURES AS APPLICABLE. REMOVE DEBRIS FROM SITE BY TRUCK.
3) CONSTRUCT NEW UTILITY CONNECTIONS, NEW PARKING AREA PAVING, DECK, ETC.
4) PERMANENTLY STABILIZE ALL DISTURBED AREAS.
5) REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR. SOME SEDIMENT CONTROL MEASURES MAY BE RETAINED TO USE FOR FUTURE CONSTRUCTION OF A NEW STRUCTURE AS APPLICABLE. COORDINATE WITH DC INSPECTOR.

STORMWATER MANAGEMENT NOTE

THIS PROJECT IS EXEMPT FROM THE PROVISIONS OF THE STORMWATER MANAGEMENT REQUIREMENTS OF 21 DCMR, CHAPTER 5 IN ACCORDANCE WITH DDOE STORMWATER MANAGEMENT GUIDE BOOK, APRIL 2003, CHAPTER 5, SECTION 5.7. THIS EXEMPTION IS BASED ON:

5.7 ITEM No. 7: CONSTRUCTION OR GRADING OPERATIONS, OR BOTH, THAT DO NOT DISTURB MORE THAN FIVE THOUSAND SQUARE FEET OF LAND AREA, UNLESS SUCH CONSTRUCTION OR GRADING OPERATIONS SHALL BE PART OF AN APPROVED SUBDIVISION PLAN WHICH CONTAINS PROVISIONS FOR STORM WATER MANAGEMENT.

DISTURBED AREA: 1,350 SQUARE FEET±
CUT: 10 CUBIC YARDS
FILL: 10 CUBIC YARDS

OWNER-LOT 420

SUSAN G. BODNER TRUSTEE
6605 24TH STREET N
SUITE N
ARLINGTON, VA 22205

CLIENT/ARCHITECT

SQUARE 134 ARCHITECTS
ATTN: RONALD SCHNECK
1219 FIRST STREET
ALEXANDRIA, VA 22314
(202) 328-0134 PHONE
(202) 315-3615 FAX

2720 ONTARIO STREET, NW LOTS 420, SQUARE 2580 MOUNT PLEASANT BUILDING PERMIT SITE, PUBLIC SPACE, DC WATER AND SEDIMENT CONTROL PLAN

DATE	BY	REVISION
12/01/10	DCL	BASE TO ARCHITECT
03/08/11	DCL	REVISED BASE ISSUED
04/22/11	DCL	PERMIT SET
07/11/11	DCL	REV. PER DC WATER COMMENTS
04/09/12	DCL	REV. PER ARCH. REQUEST
05/04/12	DCL	ISSUE SITE PER ARCH. REQUEST
05/10/12	DCL	RE-ISSUE SITE PER ARCH. REQ.

DATE	05/2012
PROJECT	10-232
ENGINEERING	DCL
DRAFTING	MSL
SCALE	1"=5'
APPROVAL	CAS

N/F LOTS 420, SQUARE 2580
MOUNT PLEASANT
N.W. WASHINGTON
DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA CURT A. SCHREFFLER 10757 REGISTERED PROFESSIONAL ENGINEER
Curt A. Schreffler 05/18/2012

CAS ENGINEERING
CIVIL · SURVEYING · LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd., Suite 101, Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

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