

BZA APPLICATION SITE PLAN

EDEN PLACE

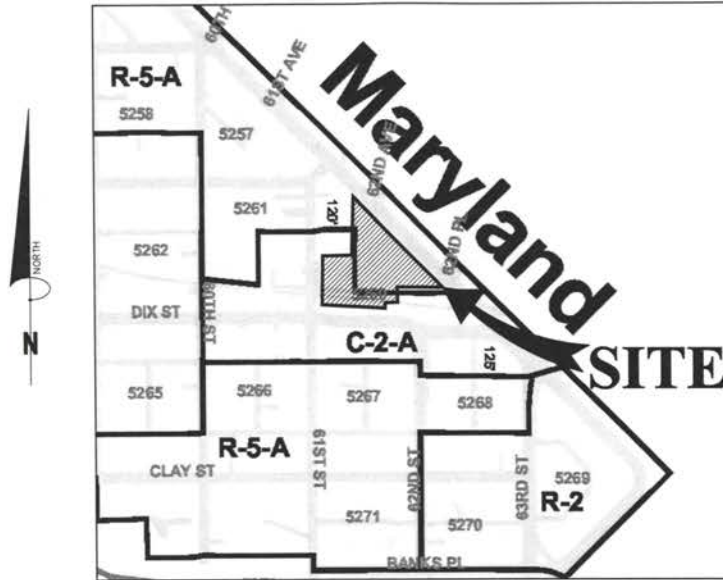
EASTERN AVENUE AND DIX STREET N.E.
WASHINGTON, D.C.

RECEIVED
D.C. OFFICE OF ZONING
2009 DEC 10 PM 4:42

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1101 15th St NW
Suite 200
Washington, DC 20004
Phone: (703) 548-2188
Fax: (703) 548-2189
www.bowmanconsulting.com
© 2009 Bowman Consulting Group, Ltd.

COVER SHEET
EDEN PLACE
EASTERN AVENUE AND DIX STREET N.E.
SQUARE 134, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
WASHINGTON, DC



ZONING MAP
SCALE: 1"=200'



VICINITY MAP
SCALE: 1"=200'

APPLICANT/ARCHITECT

THE DIX STREET CONDO REVITALIZATION PARTNERSHIP

CO NICHOLAS PROPERTY, LLC
1417 11TH STREET NW
WASHINGTON, DC 20001
(202) 448-8888
ATTN: KEVIN J. BADOVINO

SQUARE 134 ARCHITECTS
1232 M STREET, NW
WASHINGTON, DC 20005
(202) 328-0134
ATTN: MARK RAMIREZ

ATTORNEY

PILLSBURY WINTHROP SHAW PITTMAN
2300 N STREET NW
WASHINGTON, DC 20005
(202) 663-8715
ATTN: JOHN EPTING

SHEET INDEX

C1.00 COVER SHEET
C2.00 LEGEND AND NOTES
C2.10 BUILDING LAYOUT AND TABULATION TABLE
C3.00 EXISTING CONDITIONS PLAN
C4.00 DEMOLITION PLAN
C5.00 SITE PLAN
C5.10 GEOMETRIC LAYOUT PLAN
C5.20 TOWNHOUSE COMMUNITY LAYOUT
C6.00 GRADING PLAN
C7.00 UTILITY PLAN
(TOTAL SHEETS=10)

NOTE:

ALL SITE PLANS AND LANDSCAPE PLANS ARE SUBJECT TO REVISION. THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT NOTICE, IN ELEVATIONS, DIMENSIONS, COLOURS, ETC., INCLUDING THE SIZING, LOCATION, ORIENTATION, OR ELIMINATION OF ANY PATIO, DECK, RETAINING WALL, OR OTHER LOT FEATURES. WHEN REQUIRED, APPROVAL OF ANY REVISION TO SITE AND LANDSCAPE PLANS WILL BE OBTAINED FROM THE APPROPRIATE LOCAL JURISDICTION.

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD.
2121 EISENHOWER AVENUE, SUITE 302
ALEXANDRIA, VA 22314
(703) 548-2188
ATTN: JOANNE GABOR

LANDSCAPE ARCHITECT

BOWMAN CONSULTING GROUP, LTD.
2121 EISENHOWER AVENUE, SUITE 302
ALEXANDRIA, VA 22314
(703) 548-2188
ATTN: JACK STORY

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18037
EXHIBIT NO. 13

Board of Zoning Adjustment
District of Columbia
CASE NO. 18037

ABBREVIATIONS

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEANING AND GRADING (LIMITS OF DISTURBANCE)	
	TREE LINE	
	FLOW LINE OF SMALL STREAM	
	OVERLAND WELLET PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR	
	INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	HANDICAP RAMP (CO-12)	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	DND WALLS	
	DND SECTIONS	
	STOP SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	BP RAP	

[illegible]

UL	UPPER LEVEL
UP	UTILITY POLE
USGS	US GEOLOGICAL SURVEY
Y OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
VDOT	VA DOT OF TRANSPORTATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
W/M OR WM	WATER MAIN
WQA	WATER QUALITY IMPACT ASSESSMENT
WV	WATER VALVE
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

SOURCES OF INFORMATION

- NOTIFY DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION. MR. TAYLOR, ACTING CHIEF ENGINEERING INSPECTION BRANCH
202-767-4949
- CONTRACT "WSS UTILITY" - 1-800-253-7777 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE EXCAVATION MUST NOTIFY ALL UTILITIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
- SEWER AND WATER B.A. TO BE USED FOR CONSTRUCTION.
- ALL PROPOSED WATER AND SEWER WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY.
- ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY.
- USE WALKABLE DRIVEY SEALS WHERE REQUIRED.
- THIS PLAN DOES NOT IMPLY THAT ALL UNDERGROUND UTILITIES AND THOSE SHOWN ARE NECESSARILY APPROXIMATE. CONTRACTORS SHALL TAKE ALL PRECAUTIONS WHICH ARE NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF EXCAVATION. IF ANY DISCREPANCIES OR PLANS CAN BE DETECTED, IN THE EVENT OF CONFLICT, THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH: MEET IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY TO VERIFY EXISTENCE OF ALL UTILITIES AND FACILITIES. THE CONTRACTOR SHALL COMPLY WITH WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFIGURATION AND DEPTH OF THE EXISTENCE OF ALL UTILITIES AND FACILITIES. THE LOCATION OF EQUIPMENT AND FACILITIES NEEDS PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND RECHECK THE LOCATION OF ALL UTILITIES AND FACILITIES. ANY SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED, ANY MISMATCHES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE PROPOSED STORMWATER MANAGEMENT SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED INCLUDING ALL PIPING ON PRIVATE PROPERTY.
- CONTRACTOR SHALL COORDINATE UTILITY POLE AND UNDERGROUND CONDUIT RELOCATIONS WITH PEOPCO, WASHINGTON GAS, VERIZON AND COMCAST.
- SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEWERMENT CONTROL INSPECTOR. CALL (202) 335-2420 FOR APPOINTMENT.
- UNDER DOWNSA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION OF EXISTING OR SPACING AND RELOCATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS, FOR NEW UTILITIES, CONNECTIONS AND TAPS, REPAIRS, REPLACEMENTS, SERVICES MADE BY THE CONTRACTOR. THE CONTRACTOR, THE WATER AND SEWER LINE AND STREET IN THE PUBLIC SPACE, REPAIRS AND REPLACEMENTS MADE BY THE CONTRACTOR IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THE CONTRACTOR OR DEVELOPER.
- UTILITY DOWNSA ONE WEEK PRIOR TO START OF CONSTRUCTION:
- NOTIFY DISTRICT OF COLUMBIA (202) 787-4949
- WATER SERVICES (202) 812-3440 OR 3480
- SEWER SERVICES (202) 244-3854 OR 3859
- ALL WATER MAINS TO BE DRILLED FROM SURF, MEETING ANASO C1 REQUIREMENTS. PROVIDE 18" MIN. RIGID POLYETHYLENE GLASS FIBER REINFORCED ANASO ALL WATER MAINS, PIPE AND FITTINGS, INCLUDING VALVES AND FLEX HYDRANTS. RETAINER GLASS SHALL NOT BE USED ON EXISTING CAST IRON PIPE.
- DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DOWNSA DEPARTMENT FOR REVIEW AND APPROVAL UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ADJUDICATED IN PUBLIC SPACE. AS-BUILT DRAWINGS MUST SHOW DIMENSIONS, ELEVATIONS AND RELOCATION OF ANY WASAs UTILITIES AND REMEDIATION.
- ONCE THE WASA INSPECTION APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AND THE WATER AND SEWER DESIGN SECTION AT: 5000 OVERLOOK AVENUE, S.W., 5TH FLOOR, WASHINGTON, DC.
- IT IS CONTRACTORS RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/ENGINEERING PLAN AND COORDINATE SAME WITH THIS SITE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATION.
- PERMANENT WATER CONNECTIONS MUST BE INSTALLED FOR ALL CONSTRUCTION PURPOSES.
- ALL WATER DISTRIBUTION AND SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST DOWNSA SPECIFICATIONS AND DETAILS.
- ALL PUBLIC UTILITIES AND ROAD CONSTRUCTION SHALL CONFORM TO THE LATEST DOT SPECIFICATIONS AND DETAILS.
- DOWNSA AND PLUMBING INSPECTIONS WILL REQUIRE WATER/LAKE CONNECTIONS TO BE "CUT-IN" AT CERTAIN LOCATIONS DUE TO SIZE AND AGE OF EXISTING MAINS. CONTRACTOR SHOULD BE AWARE OF THIS AND CONDUCT TEST PITS AND INSPECTIONS OF EXISTING MAINS, WELL BEFORE INSTALLATION.
- THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISIONS.
- ADDITIONAL TEST PITS MAY BE REQUIRED, FOLLOWING "UTILITY MARK-OUT" PROCEDURES(i.e.: TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC.) AS ORDERED BY THE CONTRACTOR VIA WSS UTILITY ADDITIONAL. TEST PIT LOCATIONS MAY BE MODIFIED TO FINISH.

THE TOPOGRAPHY USED FOR THIS PROJECT WAS TAKEN FROM A SURVEY PERFORMED BY BONHAM CONSULTING GROUP AND DATED OCTOBER 2008.

man

Business Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 202
Alexandria, Virginia 22304

Phone: (703) 543-2188
Fax: (703) 683-2781
www.bcginc.com/llg.com

© Business Consulting Group, Ltd.

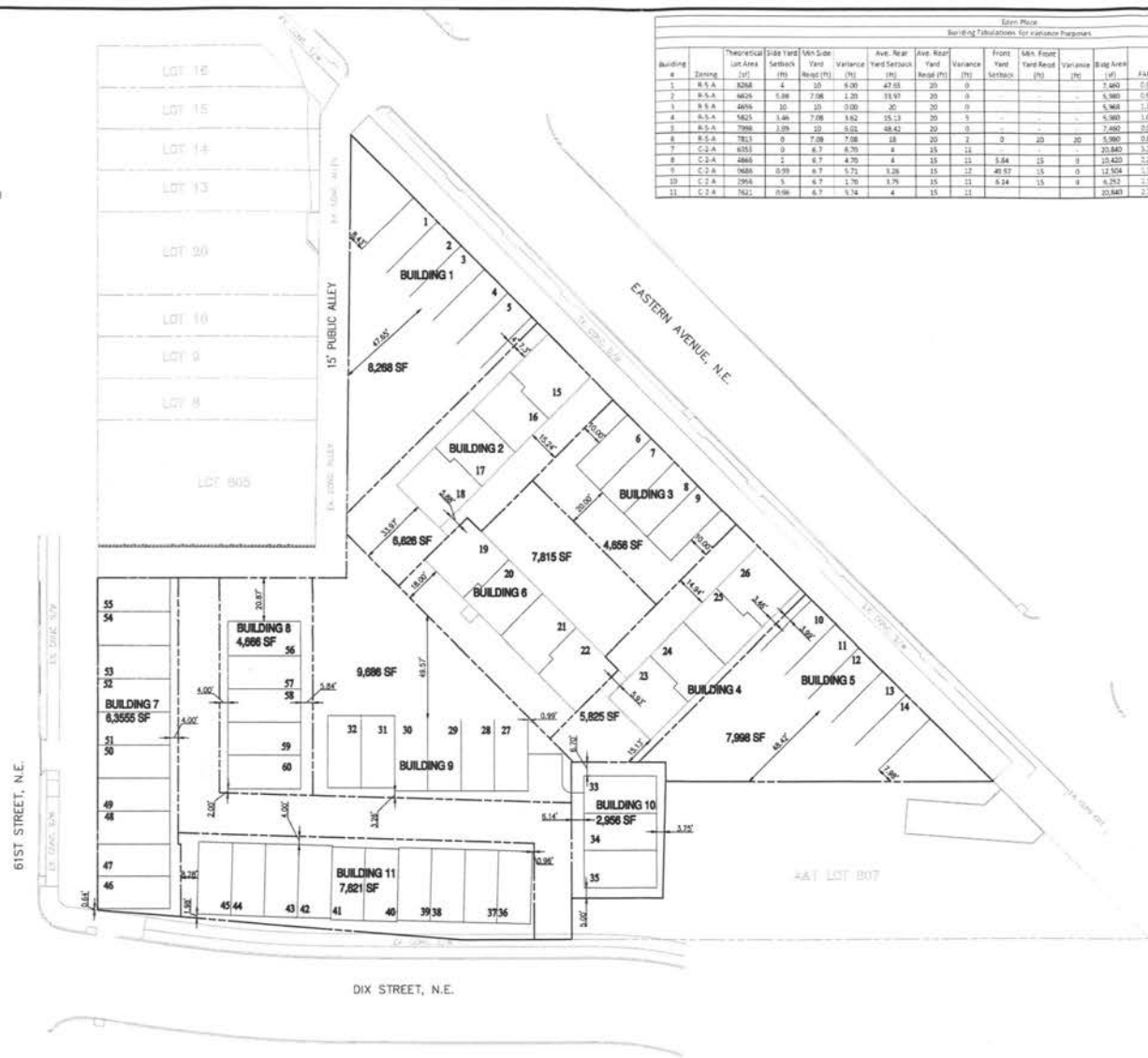
NOTES, ABBREVIATIONS AND LEGEND

EDEN PLACE

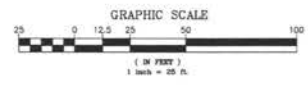
EASTERN AVENUE AND DEK STREET N.E.

RECLINE BEDS, LOTS 1, 2, 17, 18, 19, 20, AND 21 AND
WASHINGTON, DC

[illegible]



Eden Place Building Tabulations for variance purposes																	
Building #	Zoning	Theoretical Lot Area (sq ft)	Side Yard Setback (ft)	Min Side Yard (ft)	Variance (ft)	Ave. Rear Yard Setback (ft)	Ave. Rear Yard (ft)	Variance (ft)	Front Yard Setback (ft)	Min. Front Yard (ft)	Variance (ft)	Bldg Area (sq ft)	FAR	Max. FAR	Variance (ft)	SIUG Footprint (sq ft)	Lot Occupancy (%)
1	R-5-A	8268	4	10	6.00	47.65	20	0	0	0	0	7,480	0.9	0.9	0.0	2624	34%
2	R-5-A	6628	5.88	7.08	1.20	33.97	20	0	0	0	0	5,968	1.1	0.9	0.0	2264	34%
3	R-5-A	7815	10	10	0.00	30	20	0	0	0	0	5,980	1.0	0.9	0.0	3000	39%
4	R-5-A	4688	3.46	7.08	3.62	35.13	20	5	0	0	0	7,480	0.9	0.9	0.0	2624	34%
5	R-5-A	7998	2.09	20	0.00	49.42	20	0	0	0	0	5,980	0.8	0.9	0.0	3000	39%
6	R-5-A	7815	0	7.08	7.08	38	20	2	0	20	20	20,840	3.3	2.5	0.0	15380	19%
7	C-2-A	8366	0	6.7	6.70	8	15	11	3.64	15	8	10,420	2.2	2.5	0.3	2624	34%
8	C-2-A	4688	2	6.7	4.70	8	15	11	3.64	15	8	10,420	2.2	2.5	0.3	2624	34%
9	C-2-A	9686	6.09	6.7	0.70	1.26	15	17	40.57	15	0	12,554	1.3	2.5	1.2	1334	17%
10	C-2-A	2966	1	6.7	5.70	1.00	15	11	6.24	15	8	6,252	1.1	2.5	0.4	1896	64%
11	C-2-A	7821	0.04	6.7	6.74	4	15	11	6.24	15	8	10,843	2.7	2.5	0.0	1624	24%

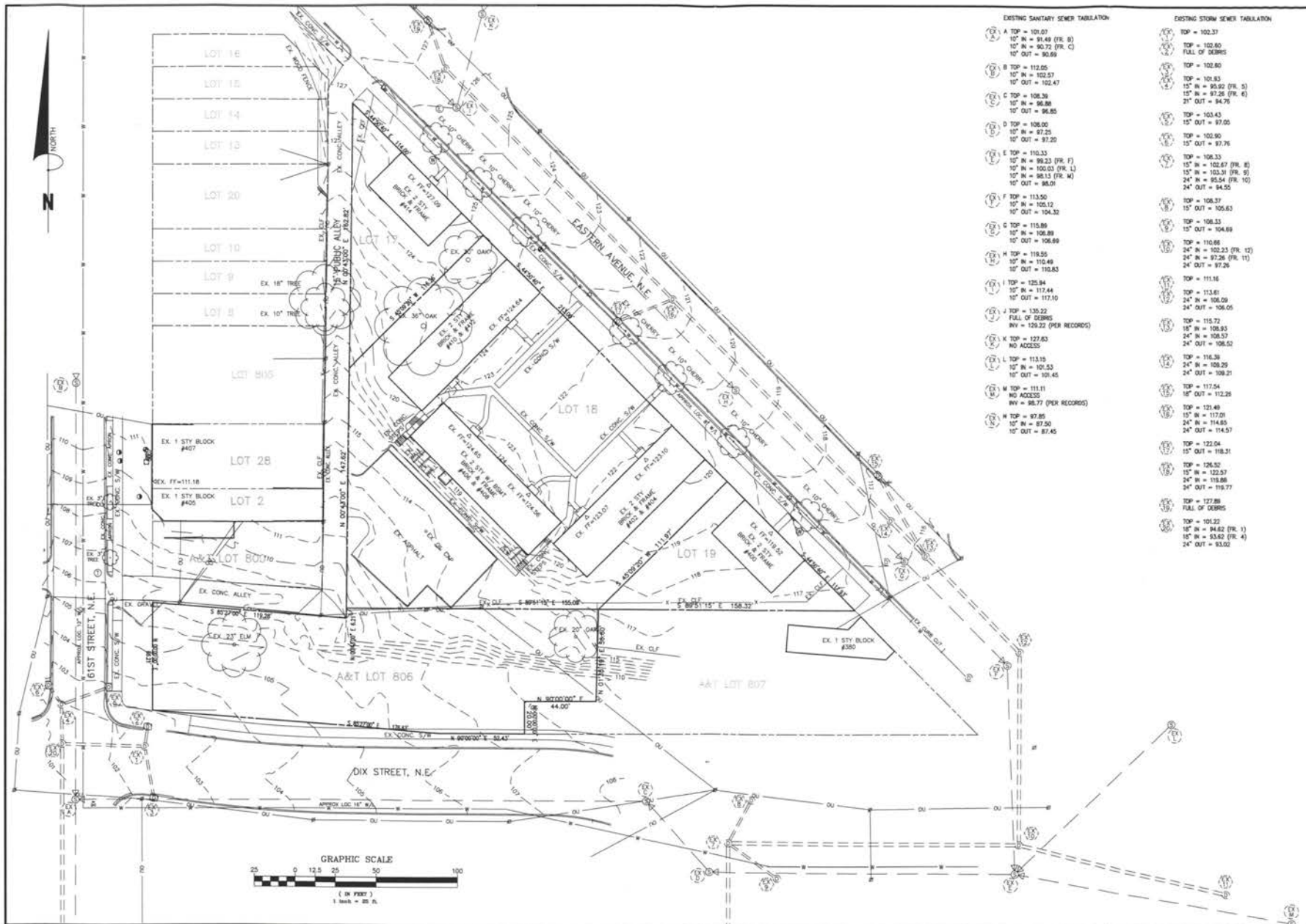


Bowman
CONSULTING

Building Layout and Tabulation Table
EDEN PLACE
EASTERN AVENUE AND DIX STREET N.E.
REAR LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55

2009 DEC 10 PM 4:10
OFFICE OF ZONING

DATE: 12/09/09
DESIGN: JMB
SCALE: 1" = 25'
JOB No: 0877-01-001
DATE: 12/09/09
FILE No: 0877-01-001
SHEET: C2.10



EXISTING SANITARY SEWER TABULATION

A	TOP = 101.07
	10" IN = 84.49 (FR. B)
	10" IN = 90.73 (FR. C)
	10" OUT = 90.69
B	TOP = 112.05
	10" IN = 102.57
	10" OUT = 102.47
C	TOP = 106.36
	10" IN = 96.88
	10" OUT = 96.85
D	TOP = 106.00
	10" IN = 97.25
	10" OUT = 97.30
E	TOP = 110.33
	10" IN = 99.23 (FR. F)
	10" IN = 100.03 (FR. I)
	10" IN = 96.13 (FR. M)
	10" OUT = 96.01
F	TOP = 113.50
	10" IN = 105.12
	10" OUT = 104.32
G	TOP = 115.86
	10" IN = 106.89
	10" OUT = 106.89
H	TOP = 116.55
	10" IN = 110.49
	10" OUT = 110.63
I	TOP = 125.94
	10" IN = 117.44
	10" OUT = 117.10
J	TOP = 135.22
	FULL OF DEBRIS
	INV = 126.32 (PER RECORDS)
K	TOP = 127.63
	NO ACCESS
L	TOP = 113.15
	10" IN = 97.43
	10" OUT = 109.45
M	TOP = 111.81
	NO ACCESS
	INV = 98.77 (PER RECORDS)
N	TOP = 97.85
	10" IN = 87.50
	10" OUT = 87.45

EXISTING STORM SEWER TABULATION

TOP = 102.37
TOP = 102.80
FULL OF DEBRIS
TOP = 102.80
TOP = 101.83
15" IN = 89.92 (FR. 3)
15" IN = 97.26 (FR. 4)
21" OUT = 94.76
TOP = 103.43
15" OUT = 97.05
TOP = 102.90
15" OUT = 97.76
TOP = 106.33
15" IN = 99.23 (FR. 8)
15" IN = 103.31 (FR. 9)
24" IN = 85.54 (FR. 10)
24" OUT = 84.50
TOP = 108.37
15" OUT = 105.63
TOP = 106.33
15" OUT = 104.69
TOP = 110.66
24" IN = 102.23 (FR. 13)
24" IN = 97.26 (FR. 11)
24" OUT = 97.26
TOP = 111.16
TOP = 113.61
24" IN = 106.09
24" OUT = 106.05
TOP = 115.72
15" IN = 106.53
24" IN = 106.57
24" OUT = 106.52
TOP = 116.36
24" IN = 108.29
24" OUT = 108.21
TOP = 117.54
18" OUT = 112.26
TOP = 121.49
15" IN = 117.01
24" IN = 114.65
24" OUT = 114.57
TOP = 122.04
15" OUT = 118.31
TOP = 126.52
15" IN = 122.57
24" IN = 118.86
24" OUT = 119.77
TOP = 127.88
FULL OF DEBRIS
TOP = 101.22
18" IN = 84.82 (FR. 1)
15" IN = 83.62 (FR. 4)
24" OUT = 83.02

EXISTING CONDITIONS PLAN

EDEN PLACE
EASTERN AVENUE AND DIX STREET N.E.
COLUMBIA COUNTY, GA

2009 DEC 10 PM 4:2

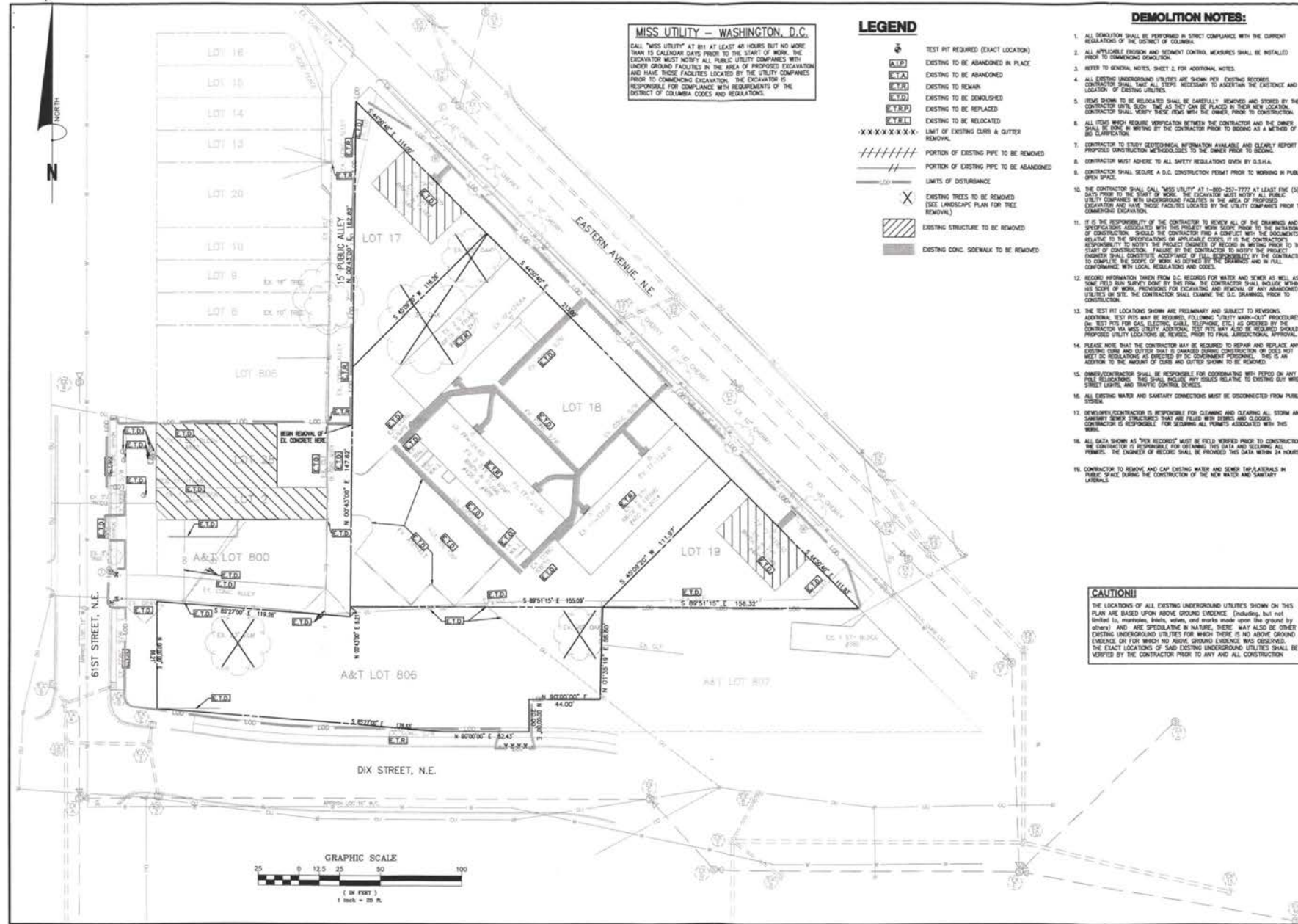
DATE	DESCRIPTION
12/10/09	PLAN STATIONING
	DESIGN DRAWN
	SCALE
	1" = 25'
	JOB NO. 6877-01-001
	DATE: 12/10/09
	FILE NO. 6877-01-001
SHEET	C3.00

Bowman
CONSULTING

Professional Sealing Stamp
2010 Professional Seal
Eden Place, Virginia Beach
Phone: (757) 244-1111
Fax: (757) 244-1111
www.bowmanconsulting.com

UNIVERSITY, DO

RECEIVED
OFFICE OF ZONING



MISS UTILITY - WASHINGTON, D.C.
 CALL "MISS UTILITY" AT 811 AT LEAST 48 HOURS BUT NO MORE THAN 15 CALENDAR DAYS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND 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 REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

LEGEND

- TEST PIT REQUIRED (EXACT LOCATION)
- EXISTING TO BE ABANDONED IN PLACE
- EXISTING TO BE ABANDONED
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING TO BE REPLACED
- EXISTING TO BE RELOCATED
- LIMIT OF EXISTING CURB & GUTTER REMOVAL
- PORTION OF EXISTING PIPE TO BE REMOVED
- LIMITS OF DISTURBANCE
- EXISTING TREES TO BE REMOVED (SEE LANDSCAPE PLAN FOR TREE REMOVAL)
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING CONC. SIDEWALK TO BE REMOVED

DEMOLITION NOTES:

1. ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE DISTRICT OF COLUMBIA.
2. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
3. REFER TO GENERAL NOTES, SHEET 2, FOR ADDITIONAL NOTES.
4. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN PER EXISTING RECORDS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO ASCERTAIN THE EXISTENCE AND LOCATION OF EXISTING UTILITIES.
5. ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION.
6. ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING BY THE CONTRACTOR PRIOR TO BEING AS A METHOD OF JOINT CLARIFICATION.
7. CONTRACTOR TO STUDY GEOLOGICAL INFORMATION AVAILABLE AND CLEARLY REPORT PROPOSED CONSTRUCTION METHODOLOGIES TO THE OWNER PRIOR TO BEGINNING.
8. CONTRACTOR SHALL SECURE A D.C. CONSTRUCTION PERMIT PRIOR TO WORKING IN PUBLIC OPEN SPACE.
9. THE CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-351-7777 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPED PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS ON APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
11. RECORD INFORMATION FOR WATER AND SEWER AS WELL AS GAS, FIBER OPTIC, CABLE, TELEPHONE, ETC. SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXAMINE THE D.C. DRAWINGS PRIOR TO CONSTRUCTION.
12. THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISIONS. ADDITIONAL TEST PITS MAY BE REQUIRED, FOLLOWING "UTILITY WALK-OUT" PROCEDURES (IN TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC.) AS ORDERED BY THE CONTRACTOR AND THE UTILITY. ADDITIONAL TEST PITS MAY ALSO BE REQUIRED SHOULD PROPOSED UTILITY LOCATIONS BE REVEALED PRIOR TO FINAL JURISDICTIONAL APPROVAL.
13. PLEASE NOTE THAT THE CONTRACTOR MAY BE REQUIRED TO REPAIR AND REPLACE ANY EXISTING CURB AND GUTTER THAT IS DAMAGED DURING CONSTRUCTION OR DOES NOT MEET DC REGULATIONS AS DIRECTED BY DC GOVERNMENT PERSONNEL. THIS IS AN ADDITION TO THE AMOUNT OF CURB AND GUTTER SHOWN TO BE RELOCATED.
14. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH PERCS ON ANY FIELD RELOCATIONS. THIS SHALL INCLUDE ANY ISSUES RELATIVE TO EXISTING UTILITY STREET LIGHTS AND TRAFFIC CONTROL DEVICES.
15. ALL EXISTING WATER AND SANITARY CONNECTIONS MUST BE DISCONNECTED FROM PUBLIC SYSTEM.
16. OWNER/CONTRACTOR IS RESPONSIBLE FOR CLEANING AND CLEARING ALL STORM AND SANITARY SWAMP ENCLOSURES THAT ARE FILLED WITH DEBRIS AND CLOGGED. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS ASSOCIATED WITH THIS WORK.
17. ALL DATA SHOWN AS "PER RECORD" MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIS DATA AND SECURING ALL PERMITS. THE ENGINEER OF RECORD SHALL BE PROVIDED THIS DATA WITHIN 24 HOURS.
18. CONTRACTOR TO REMOVE AND CAP EXISTING WATER AND SEWER TAP/STAIRS IN PUBLIC SPACE DURING THE CONSTRUCTION OF THE NEW WATER AND SANITARY LATERALS.

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, blind vision, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

Bowman
 CONSULTING

1000 Connecticut Avenue, N.E.
 Suite 200
 Washington, D.C. 20002
 Phone: (202) 462-2100
 Fax: (202) 462-0101
 www.bowmanconsulting.com

DEMOLITION PLAN
EDEN PLACE
 EASTERN AVENUE AND DIX STREET, N.E.
 SQUARE LOTS 16, 17, 18, 19, AND A&T LOT 805
 WASHINGTON, DC

2009 DEC 14

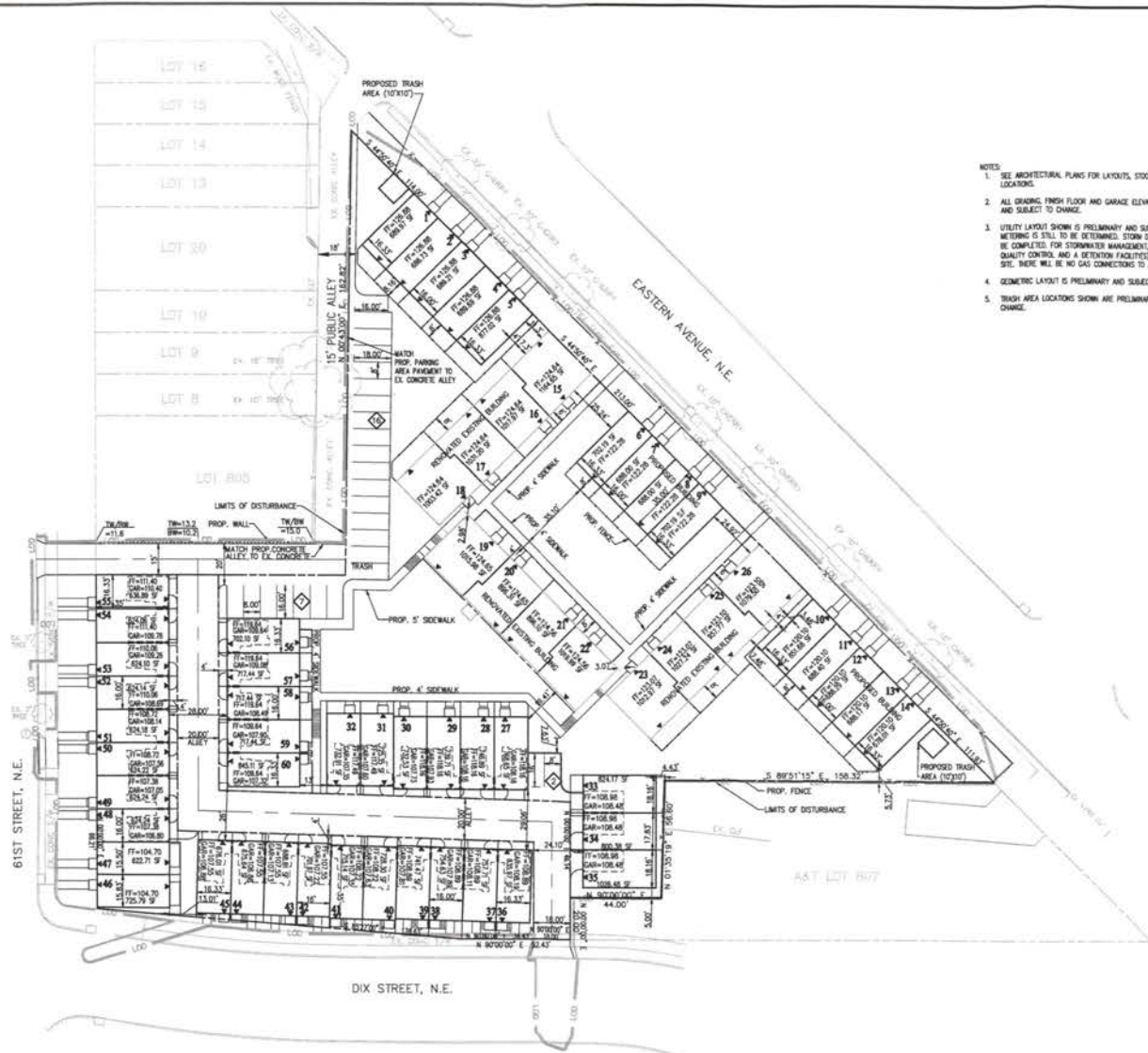
PLAN SHEET
 1/2" = 1' (1/4" = 1')

DATE: 12/14/09
 DESCRIPTION: DEMOLITION

DESIGN: JMD
 DRAWN: JMD
 SCALE: 1/2" = 1'

JOB No: 0077-01-001
 DATE: 12/14/09
 FILE No: 0077-01-001

SHEET C4.00



NOTES:

1. SEE ARCHITECTURAL PLANS FOR LAYOUTS, STOP SIZES AND ENTRY LOCATIONS.
2. ALL GRADING, FINISH FLOOR AND GARAGE ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
3. UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. WATER METERING IS STILL TO BE DETERMINED. STORM DRAINAGE LAYOUT STILL TO BE COMPLETED. FOR STORMWATER MANAGEMENT, A DEVICE(S) FOR QUALITY CONTROL AND A DETENTION FACILITY(S) SHALL BE PROVIDED ON SITE. THERE WILL BE NO GAS CONNECTIONS TO ANY UNITS.
4. GEOMETRIC LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.
5. TRASH AREA LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.

Bowman
CONSULTING

Boonin Consulting Group, Ltd.
2221 Eisenhower Avenue
Suite 102
Annandale, Virginia 22014
Phone: (703) 348-2128
Fax: (703) 880-6781
www.booninconsulting.com
Boonin Consulting Group, Ltd.

GEOMETRIC LAYOUT PLAN
EDEN PLACE
2009 C
EASTERN AVENUE AND DIX STREET N.E.
VOLUME 800, LOT 1, 5, 17, 19, 25, AND 27 600

2009 DEC 10 PM 4: 1

RECEIVED
OFFICE OF THE
ATTORNEY GENERAL
JAN 10 1967
STATE OF NEW YORK
ALBANY

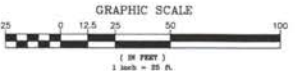
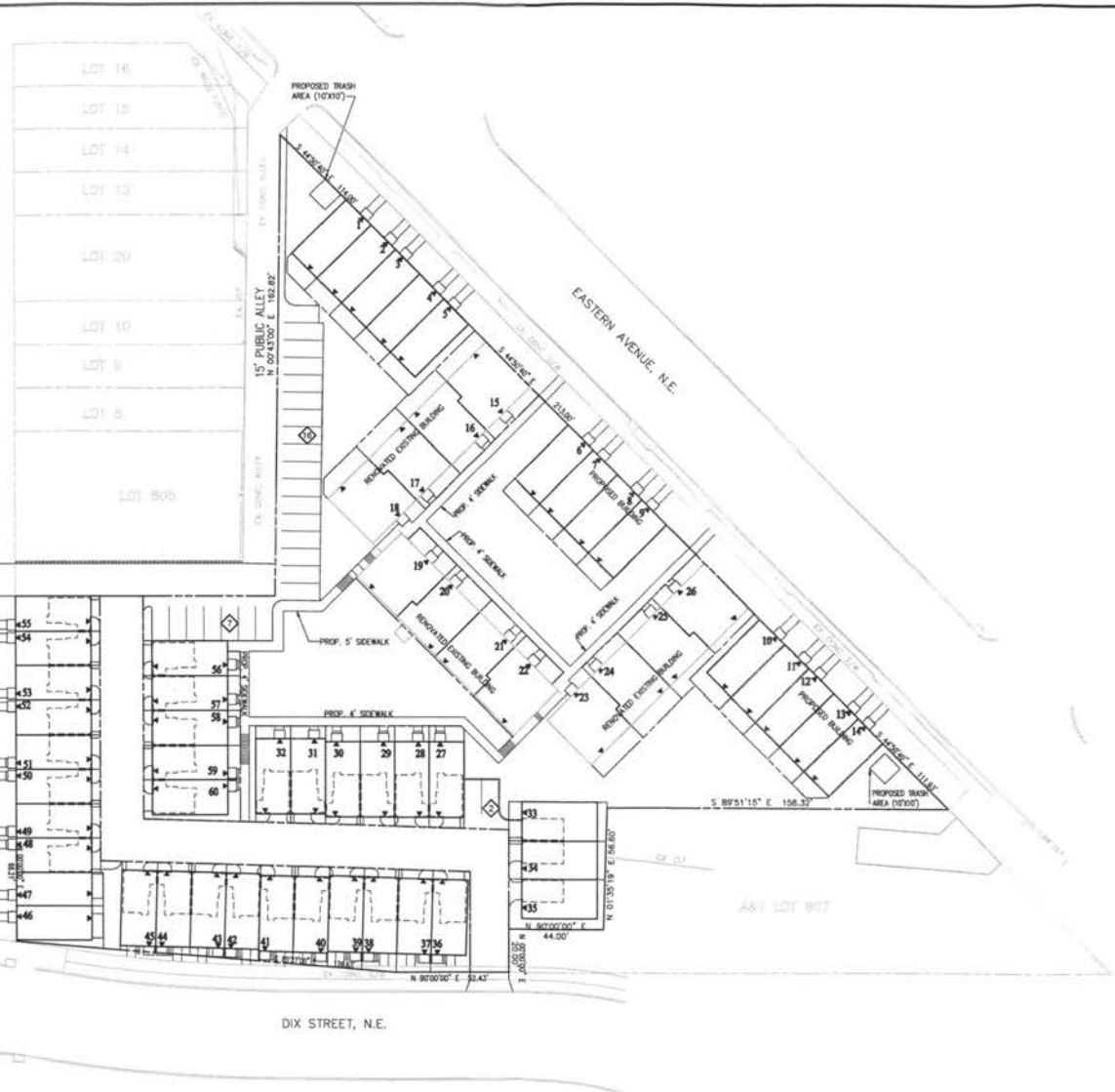
PLAN STATUS	178
12/06/09	BZA SUBMISSION

DATE	DESCRIPTION
DESIGN	DAD DRAWN
SCALE	H: 1" = 25' V:
JOB No.	C877-01-SO
DATE :	06/09/2008
FILE No.	C877-D-CF-00
SHEET	C5.10

Send the name: P-VA377 -- Eastern Ave. Ste. 4, 1st St. SE Washington DC 20003-4748 (USA) -- Contact: Greg Ste & Greg St. Washington DC (Phone) 202-331-2127 -- Email: greg@steandst.com



61ST STREET, N.E.



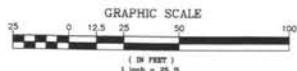
Eden Place Unit Tabulation			
Unit #	Zoning	Area (sq ft)	Unit
1	R-5-A	495	571
2	R-5-A	495	560
3	R-5-A	480	560
4	R-5-A	495	560
5	R-5-A	477	571
6	R-5-A	502	571
7	R-5-A	469	560
8	R-5-A	485	560
9	R-5-A	502	571
10	R-5-A	485	560
11	R-5-A	480	560
12	R-5-A	479	571
13	R-5-A	1,150	850
14	R-5-A	1,014	870
15	R-5-A	1,014	870
16	R-5-A	1,014	870
17	R-5-A	1,014	870
18	R-5-A	1,014	870
19	R-5-A	1,014	870
20	R-5-A	1,014	870
21	R-5-A	1,014	870
22	R-5-A	1,014	870
23	R-5-A	1,014	870
24	R-5-A	1,014	870
25	R-5-A	1,014	870
26	R-5-A	1,014	870
27	C-2-A	760	571
28	C-2-A	767	560
29	C-2-A	760	560
30	C-2-A	773	560
31	C-2-A	725	560
32	C-2-A	773	571
33	C-2-A	824	636
34	C-2-A	800	624
35	C-2-A	1,020	636
36	C-2-A	836	571
37	C-2-A	758	560
38	C-2-A	755	560
39	C-2-A	741	560
40	C-2-A	738	560
41	C-2-A	755	560
42	C-2-A	762	560
43	C-2-A	687	560
44	C-2-A	670	560
45	C-2-A	670	571
46	C-2-A	735	571
47	C-2-A	625	543
48	C-2-A	624	560
49	C-2-A	624	560
50	C-2-A	624	560
51	C-2-A	624	560
52	C-2-A	624	560
53	C-2-A	624	560
54	C-2-A	624	560
55	C-2-A	624	560
56	C-2-A	624	560
57	C-2-A	624	560
58	C-2-A	624	560
59	C-2-A	624	560
60	C-2-A	624	560

Bowman
CONSULTING

Eden Place
2009 DEC 10 PM 4:12

TOWNHOUSE COMMUNITY LAYOUT
EDEN PLACE
EASTERN AVENUE AND DIX STREET, N.E.
BOWMAN CONSULTING, LLC
WASHINGTON, DC

RECEIVED
OFFICE OF ZONING
2009 DEC 10 PM 4:12
PLAN STATUS
12/09/09 BIA SUBMISSION
DATE DESCRIPTION
DESIGN DRAWN CHWD
SCALE 1" = 20'
JOB No. 0077-01-001
DATE 12/09/09
FILE No. 0077-01-001
SHEET C5.20



- NOTES
1. SEE ARCHITECTURAL PLANS FOR LAYOUTS, STOOP SIZES AND ENTRY LOCATIONS.
 2. ALL DRAINING, FINISH FLOOR AND GARAGE ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
 3. UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. WATER METERING IS STILL TO BE DETERMINED. STORM DRAINAGE LAYOUT STILL TO BE COMPLETED FOR STORMWATER MANAGEMENT. (SERVICES) FOR QUALITY CONTROL AND A SELECTION FACILITIES SHALL BE PROVIDED ON SITE. THERE WILL BE NO GAS CONNECTIONS TO ANY UNITS.
 4. GEOMETRIC LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.
 5. TRASH AREA LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.

Bowman
CONSULTING

Business Consulting Group, Ltd.
5221 Shoreline Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 548-2100
Fax: (703) 682-0781
www.bcgma.com/bcg.com

GRADING PLAN

EDEN PLACE

EASTERN AVENUE AND DOX STREET N.E.

LOTS 1, 2, 17, 18, 19, 20, AND 221 000

WASHINGTON, D.C.

2009 DEC

10 PM 4:4

PLAN NO. RUS	
17/08/29	BGA SUBMISSION
DATE	DESCRIPTION
DESIGN	DAD DRAWN CHK
SCALE	M: 1" = 25' W:
JOB No.	C675-CP-6
DATE :	17/08/29
FILE No.	C675-CP-6
SHEET	C6.00

