Government of the District of Columbia

ZONING COMMISSION

February 13, 2002

Jerry A. Moore, III
Arter & Hadden LLP
1801 K Street, N.W.
Washington, D.C. 20006

Re: Z.C. Case No. 02-03 (George Washington University – Lot 26 in Square 43)

Dear Mr. Moore:

The Office of Zoning has received and reviewed the application for the application cited above, which requests:

> Further processing of an existing campus plan for an area variance from the minimum closed court area and width requirements of section 406.1 of the Zoning Regulations.

The Office of Zoning has determined that your application is complete, that it meets the basic filing requirements, and that the appropriate filing fee of $800.00 has been paid. This application has therefore been accepted for processing.

The Office of Planning (OP) will further process this application prior to it being presented to the Zoning Commission. The initial consideration given to the application concerns whether the Commission should set the case down for a public hearing. The OP will make a recommendation on that issue to the Zoning Commission at one of its monthly meetings. The Zoning Commission generally meets on the second Monday of each month (with some exceptions) in the Office of Zoning Hearing Room, Suite 220, 441 4th Street, N.W., Washington, D.C. 20001.

Please contact this office no later than the Thursday before the second Monday of each month to determine the meeting at which the Commission will consider your filing. If you have any questions, please call the Office of Zoning on (202) 727-6311.

Sincerely,

Alberto P. Bastida, AICP
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia
Case 02-03
Exhibit 3

441 4th Street, N.W., Suite 210-S, Washington, D.C. 20001
Tel: (202) 727-6311 • Fax: (202) 727-6072
E-Mail: zoning info@dcoz.dcgov.org • Web Site: http://dcoz.dcgov.org/

ZONING COMMISSION
District of Columbia
CASE NO.02-03
EXHIBIT NO.3

BEFORE THE BOARD OF ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA

RE: Statement of The George Washington University in Support of its Application for Area Variance Approval to Construct and Operate a University Dormitory as Proposed

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2002 JAN 18 P 3:38

I. Nature of Relief Sought

Pursuant to Section 3103.2 of the D.C. Zoning Regulations, this is an application for variance relief from the minimum closed court area and width requirements at section 406.1 of the Zoning Regulations. This relief is necessary for final zoning approval of the proposed plans to construct a new dormitory on the campus of The George Washington University (the "University") at 616 23rd Street, N.W. (Square 43, Lot 26) (the "Site"). The proposed building will be located in an R-5-D zone district and will be used to house University students.

II. Jurisdiction of the Board

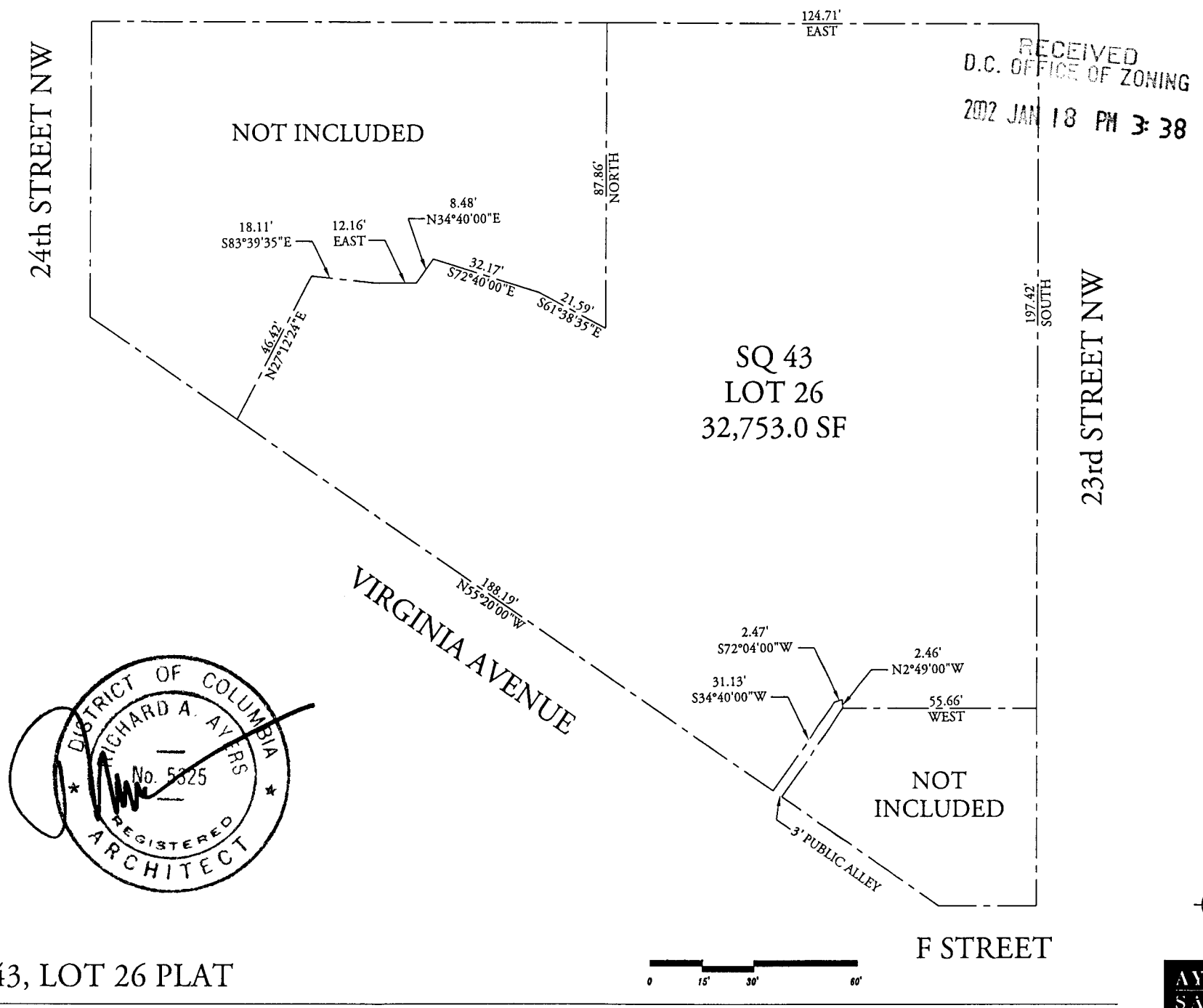
The D.C. Zoning Commission (the "Commission") has jurisdiction to grant the relief requested pursuant to subsections 210.1 and 3103.2 of the Zoning Regulations.

III. Background

The site is on Square 43 which borders portions of 23rd Street, G Street and Virginia Avenue, NW. The site is presently unimproved. The lot exists for 197.42 feet on 23rd Street, 124.71 feet along G Street and for 188.19 feet along Virginia Avenue NW. The proposed building fronts on 23rd Street; the rear of the structure abuts Virginia Avenue.

Square 43 was added to the University's campus boundary in 2001. The University has assembled this parcel and consolidated the former lot pattern for the purpose of constructing an additional residence dormitory for its undergraduate students. Additional on-campus residence facilities have been an expressed planning priority of the University and of the Board of Zoning Adjustment. Accessory food service facilities and below grade off-street parking will also be provided .

The building height, FAR, side and rear yard measurements are all consistent with the Zoning Regulations. However, the proposed dormitory building provides for a recess at the southeastern "hinge" of the structure which qualifies as a closed court. The court is bounded by the walls of the proposed dormitory, a common lot line with an adjacent property and a public alley which is three feet wide. The court width is four feet, which is 16 feet less than the regulations require. The court area is approximately 77 square feet, which is less than the required minimum of 400 square feet. The exceptional narrowness, shallowness and shape of Lot 26, together with other exceptional topographical conditions and extraordinary conditions causes the strict application of Section 406.1 to result in peculiar and exceptional practical difficulties to the owner of the property. The requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and map.



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DISTRICT OF COLUMBIA
RICHARD A. AYERS
No. 5325
REGISTERED
ARCHITECT

SQUARE 43, LOT 26 PLAT

The George Washington University - Square 43 Student Residence Hall

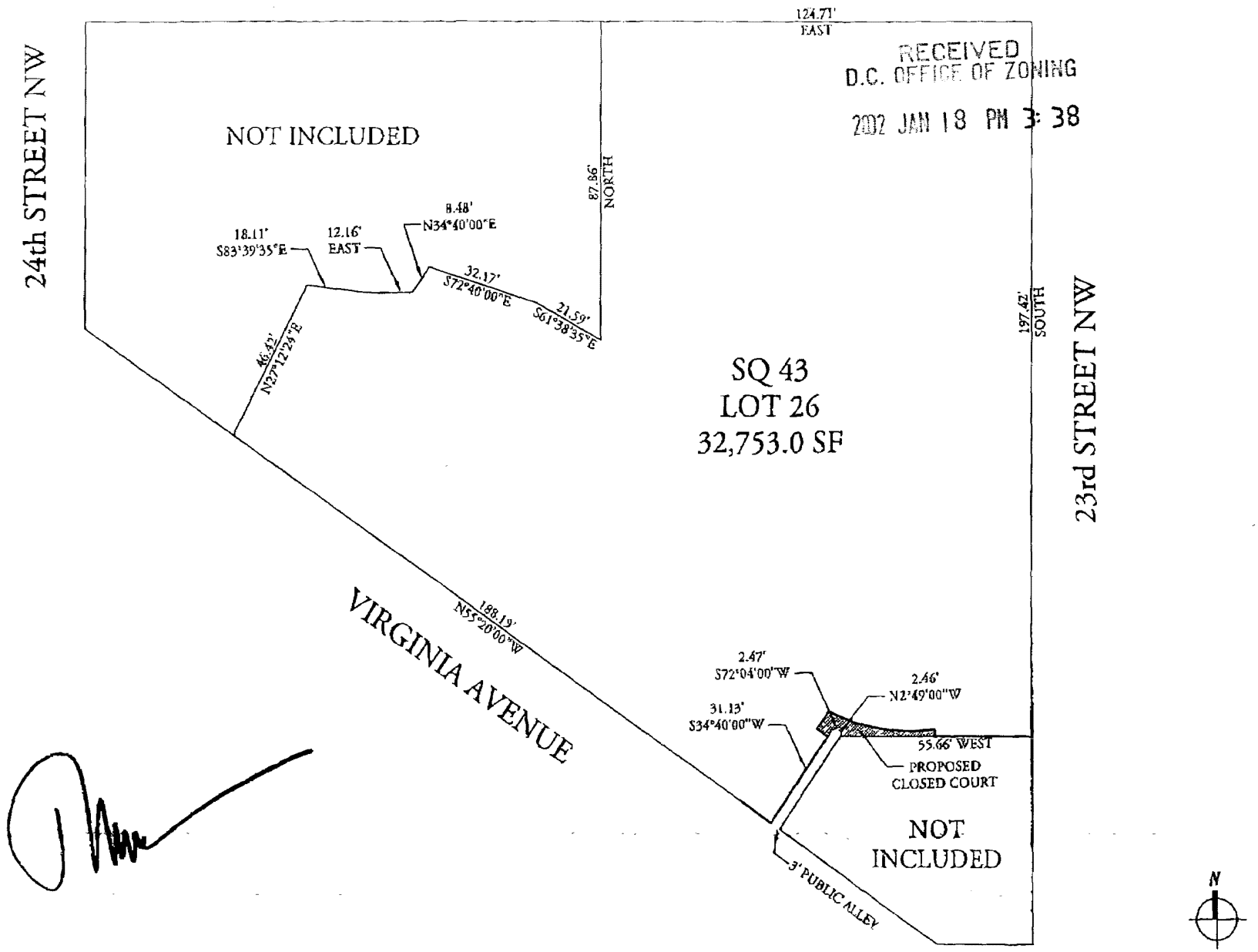
Aug 31, 2001

AYERS SAINT GROSS

JAN 17 '02 04:50PM AYERS/SAINT/GROSS P.2/2

01/17/02 THU 17:49 [TX/RX NO 5582]

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SQUARE 43, LOT 26 PLAT

The George Washington University – Square 43 Student Residence Hall *January 17, 2002*

AYERS SAINT GROSS

The George Washington University
WASHINGTON DC

VICE PRESIDENT AND GENERAL COUNSEL

January 17, 2002

Jerrily Kress, Executive Director
D.C. Office of Zoning
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: The George Washington University (the "University"); Square 43

Dear Ms. Kress:

Please be advised that the law firm of Arter & Hadden LLP and its partner Jerry A. Moore III, are duly authorized to file and prosecute an application to the D.C. Zoning Commission for variance relief at the above-referenced location, which is owned by the University. This authorization includes the power to bind the University in a case before the Commission as is required at 11 DCMR §3303.1.

Sincerely,

C. K. Barber

Charles K. Barber
Senior Counsel

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D.C. OFFICE OF ZONING
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2100 PENNSYLVANIA AVE., N.W. • SUITE 525 • WASHINGTON, DC 20052 • (202) 994-6503 • FAX (202) 994-4640

The George Washington University
WASHINGTON DC

VICE PRESIDENT AND GENERAL COUNSEL

January 17, 2002

Jerrily Kress, Executive Director
D.C. Office of Zoning
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: The George Washington University (the "University"); Square 43

Dear Ms. Kress:

Pursuant to Section 210.8 of the Zoning Regulations, the University hereby certifies that the proposed new dormitory the University seeks to build on Square 43 is within the 3.5 floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved. Square 43 is currently zoned R-5-D.

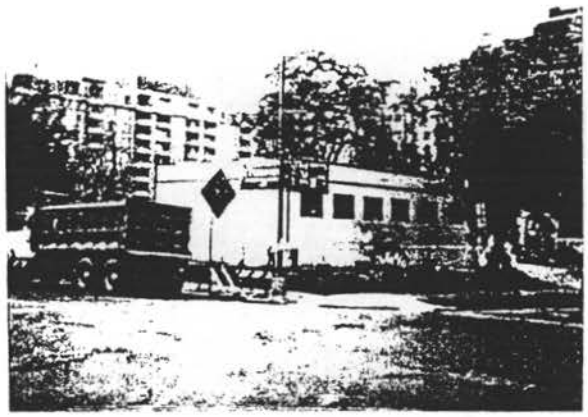
Sincerely,

C K. Barber

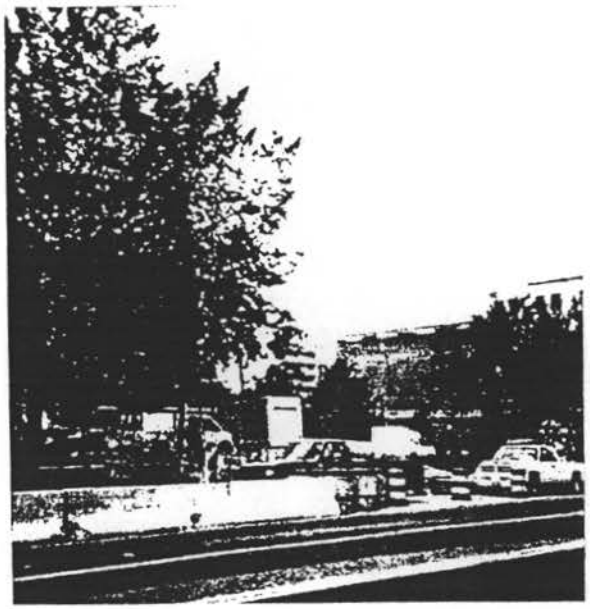
Charles K. Barber
Senior Counsel

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2100 PENNSYLVANIA AVE., N.W. • SUITE 525 • WASHINGTON, DC 20052 • (202) 994-6503 • FAX (202) 994-4640



View of site from 23rd and G Streets, N.W., looking southwest



View of site from 23rd and F Streets, N.W., looking northwest

SITE OF THE PROPOSED UNIVERSITY DORMITORY

616 23rd Street, N.W. (Square 43, Lot 26)



View of site from 23rd Street, N.W., between F and G, looking west



View of site from Virginia Avenue, N.W., between 23rd and 24th, looking northeast

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View of site from G Street, N.W., looking southeast



View of site from G Street, N.W., looking south

The George Washington University
Proposed New Dormitory
Square 43, Lot 26

Names and Mailing Addresses of the Owners of all Properties Within 200 feet in all Directions from all Boundaries of the Property Involved in this Application

Square	Lot	Owner's Name	Mailing Address
31	28	Western Presbyterian Church TRS	2401 Virginia Ave, NW Washington, DC 20037
31	843	U.S. Government	(no building number listed) Virginia Ave, NW Washington, DC 20037
33	87	Columbia Plaza Ltd. c/o T.W. Roberson TR	2440 Virginia Ave, NW Washington, DC 20037
42	51	U.S. Government	725 24th St, NW Washington, DC 20037
42	52	TRS Friendship Lodge	P.O. Box 6122 Washington, DC 20044
42	823 not in database	The George Washington University ("GWU") – property address listed in book is Square 42 Lot 55	2121 I St, NW Washington, DC 20052 *
42	847 not in database	GWU – property address listed in book only says G St, NW	
43	6	GWU	
43	7	Donald W. Kreuzer	600 23rd St., NW Washington, DC 20037
43	8	Donald W. Kreuzer	600 23rd St., NW Washington, DC 20037
43	9	Donald W. Kreuzer	600 23rd St., NW Washington, DC 20037
43	18	GWU	
43	24	GWU	
43	801	GWU	
43	805	GWU	
43	829	GWU	
43	830	GWU	
43	833	GWU	

* All other entries for GWU are addressed the same unless otherwise noted.

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Square	Lot	Owner's Name	Mailing Address
43	836	GWU	
43	840	GWU	
43	841	GWU	
43	844	GWU	
43	845	GWU	
43	854	GWU	
43	855	GWU	
43	856	GWU	
43	857	GWU	
43	2001	Kogan Associates	2405 I Street, N.W. Washington, DC 20037
43	2002	Kogan Associates	2405 I Street, N.W. Washington, DC 20037
43	2003	First American Bank, NA c/o Remington, Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2004	Remington, Inc. c/o Remington, Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2005	Marilyn S. Manalo Revocable Trust	601 24th Street, N.W., #201 Washington, DC 20037
43	2006	V.D. Fotopoulous, et al. c/o Theodora D. Kunec	206 N. Montague St. Arlington, VA 22203
43	2007	Remington Group LLC	601 24th Street, N.W., #102 Washington, DC 20037
43	2008	Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2009	Sajida M. Abdulla	601 24th Street, N.W., #205 Washington, DC 20037
43	2010	Remington Group LLC	601 24th Street, N.W., #102 Washington, DC 20037
43	2011	Remington Assoc. Ltd.	601 24th Street, N.W., #102 Washington, DC 20037
43	2012	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2013	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2014	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2015	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2016	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2017	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2018	First Properties Assoc.	601 24th Street, N.W., #102

Square	Lot	Owner's Name	Mailing Address
		c/o Remington Inc.	Washington, DC 20037
43	2019	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2020	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2021	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2022	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2023	Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2024	Lisa A. Delpy	601 24th Street, N.W., #502 Washington, DC 20037
43	2025	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2026	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2027	Sattar A. Mansi	5501 Seminary Rd., #1414 Falls Church, VA 22041
43	2027	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2028	First Properties Assoc. c/o Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2029	Katsuko Henry	5115 Lawton Dr Bethesda, MD 20816
43	2030	Katsuko Henry	5115 Lawton Dr Bethesda, MD 20816
43	2031	Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2032	Katsuko Henry	5115 Lawton Dr Bethesda, MD 20816
43	2033	Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2034	Katsuko Henry	5115 Lawton Dr Bethesda, MD 20816
43	2035	Roger C. & Joan E. Caron	6701 SW 82nd Ave Miami, FL 33143
43	2036	Roger C. & Joan E. Caron	6701 SW 82nd Ave Miami, FL 33143
43	2037	Roger C. & Joan E. Caron	6701 SW 82nd Ave Miami, FL 33143
43	2038	Roger C. & Joan E. Caron	6701 SW 82nd Ave Miami, FL 33143
43	2039	Ray & Sheila Hiebert	38091 Beach Dr

Square	Lot	Owner's Name	Mailing Address
			Coltons Point, MD 20626
43	2040	Remington Group LLC	601 24th St, N.W., #102 Washington, DC 20037
43	2041	Remington Inc.	601 24th Street, N.W., #102 Washington, DC 20037
43	2042	Matthew D. Smyth	2405 I St, N.W., #8B Washington, DC 20037
43	2043	John R. Bowlin & Patricia E. Bowlin	8821 Fircrest Pl Alexandria, VA 22308
43	2044	Leung F. & Cheung C. Lo	15201 Plane Tree Ct Bowie, MD 20721
43	2045	Tiffany Meyer	601 24th St, N.W., #805 Washington, DC 20037
43	2046	Remington Inc.	601 24th St, N.W., #102 Washington, DC 20037
43	2047	Donald C. Linkowski	601 24th St., N.W., #901 Washington, DC 20037
43	2048	Robin L. Meigel	601 24th St., N.W., #902 Washington, DC 20037
43	2049	Nan H. & Wan H. Char	8625 Chateau Dr. Potomac, MD 20854
43	2050	Eduardo Melendez	3414 Fiddlers Green Falls Church, VA 22044
43	2051	Seddigheh & J. Feissee	7600 Manor House Dr. Fairfax Station, VA 22039
43	2052	Kae S. Yingling	4 Goldleaf Ct. Bethesda, MD 20817
56	30	GWU	
57	55	GWU	
57	56	GWU	
58	8	WIN Corporation	2224 F St, NW Washington, DC 20037
58	805	WIN Corporation	2224 F St, NW Washington, DC 20037

Form 1 - BZA Certification - Side (Revised 03/07/00)

ZONING SELF-CERTIFICATION FORM

Date	Project Address(es)			
Jan. 18, 2002	616 23rd Street, N.W., Washington, DC			
Square	**Lot(s)**	**Zone District(s)**	**ANC(s)/Single Member District(s)**	**Case No.**
43	26	R-5-D	2A	

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

☐	Use Variance DCMR 11 §3103	☒	Area Variance DCMR 11 §3103	☐	Special Exception DCMR 11 §3104		

which is provided for by DCMR Title 11 Section No(s).:

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia;
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief as a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Owner's Name (Please Print)
C. K. Barber	The George Washington University
Agent's Signature	**Agent's Name (Please Print)**
Jerry A. Moore III	Jerry A. Moore III

D.C. Bar No.	911511	or	Architect Registration No.	

OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 §3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____

Signature		Date	

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D.C. OFFICE OF ZONING
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Jerrily R. Kress, FAIA - Director of the Office of Zoning
441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * www.dcoz.dcgov.org

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on BZA Certification Form 1. All certification forms must be completely filled out (front **and** back) and be typewritten or legibly printed. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form per each application filed. Present this form with the BZA Form 2 application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING	REQUIRED	ALLOWED	PROVIDED	VARIANCE Deviation/Percent
Lot Area	N/A				
Lot Width	N/A				
Lot Occupancy	N/A				
Floor Area Ratio (FAR)	N/A				
Parking Spaces	N/A				
Loading Berths	N/A				
Front Yard	N/A				
Rear Yard	N/A				
Side Yard	N/A				
Court, Open	N/A				
Court, Closed	VACANT	20 feet width 400 sq. ft. area		4 feet width 77.24 sq. ft. area	80% 81%
HEIGHT	N/A				

Western Presbyterian Church TRS
2401 Virginia Ave, NW
Washington, DC 20037

Columbia Plaza Ltd.
c/o T.W. Roberson TR
2440 Virginia Ave, NW
Washington, DC 20037

Friendship Lodge TRS
P.O. Box 6122
Washington, DC 20044

Donald W. Kreuzer
600 23rd St., NW
Washington, DC 20037

Kogan Associates
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Washington, DC 20037

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Washington, DC 20037

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Washington, DC 20037

Remington Group LLC
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Washington, DC 20037

Sajida M. Abdulla
601 24th Street, N.W., #205
Washington, DC 20037

Remington Assoc. Ltd.
601 24th Street, N.W., #102
Washington, DC 20037

U.S. Government
(no building number listed)
Virginia Ave, NW
Washington, DC 20037

U.S. Government
725 24th St, NW
Washington, DC 20037

Donald W. Kreuzer
600 23rd St., NW
Washington, DC 20037

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Washington, DC 20037

Kogan Associates
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Washington, DC 20037

Remington, Inc.
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Washington, DC 20037

V.D. Fotopoulous, et al.
c/o Theodora D. Kunec
206 N. Montague St.
Arlington, VA 22203

Remington Inc.
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Washington, DC 20037

Remington Group LLC
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Washington, DC 20037

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Lisa A. Delpy
601 24th Street, N.W., #502
Washington, DC 20037

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c/o Remington Inc.
601 24th Street, N.W., #102
Washington, DC 20037

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c/o Remington Inc.
601 24th Street, N.W., #102
Washington, DC 20037

Katsuko Henry
5115 Lawton Dr
Bethesda, MD 20816

Remington Inc.
601 24th Street, N.W., #102
Washington, DC 20037

Katsuko Henry
5115 Lawton Dr
Bethesda, MD 20816

Katsuko Henry
5115 Lawton Dr
Bethesda, MD 20816

Roger C. & Joan E. Caron
6701 SW 82nd Ave
Miami, FL 33143

Roger C. & Joan E. Caron
6701 SW 82nd Ave
Miami, FL 33143

Remington Group LLC
601 24th St, N.W., #102
Washington, DC 20037

Matthew D. Smyth
2405 I St, N.W., #8B
Washington, DC 20037

Leung F. & Cheung C. Lo
15201 Plane Tree Ct
Bowie, MD 20721

Remington Inc.
601 24th St, N.W., #102
Washington, DC 20037

Robin L. Meigel
601 24th St., N.W., #902
Washington, DC 20037

Eduardo Melendez
3414 Fiddlers Green
Falls Church, VA 22044

Remington Inc.
601 24th Street, N.W., #102
Washington, DC 20037

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Miami, FL 33143

Roger C. & Joan E. Caron
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Miami, FL 33143

Ray & Sheila Hiebert
38091 Beach Dr
Coltons Point, MD 20626

Remington Inc.
601 24th Street, N.W., #102
Washington, DC 20037

John R. Bowlin & Patricia
E. Bowlin
8821 Fircrest Pl
Alexandria, VA 22308

Tiffany Meyer
601 24th St, N.W., #805
Washington, DC 20037

Donald C. Linkowski
601 24th St., N.W., #901
Washington, DC 20037

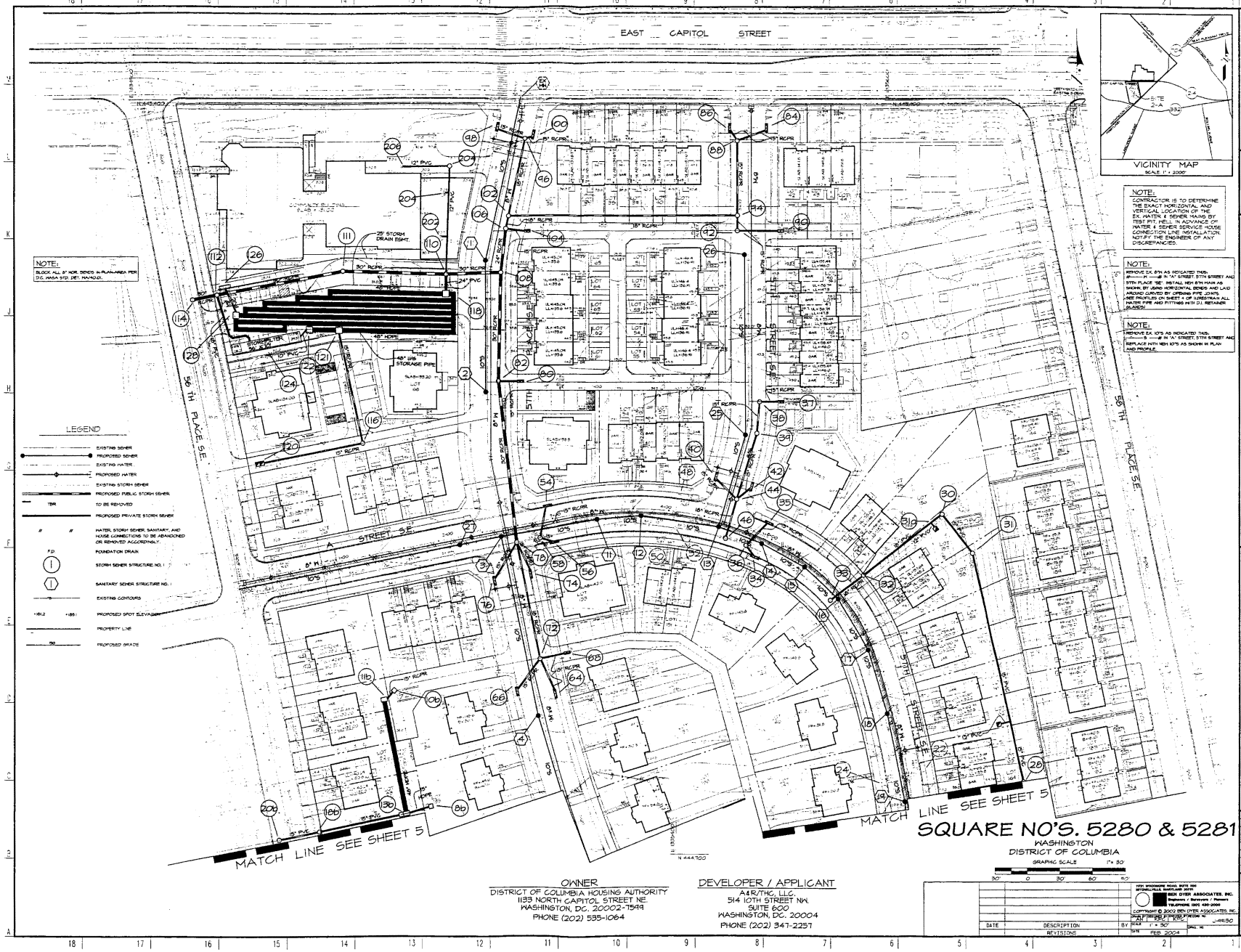
Nan H. & Wan H. Char
8625 Chateau Dr.
Potomac, MD 20854

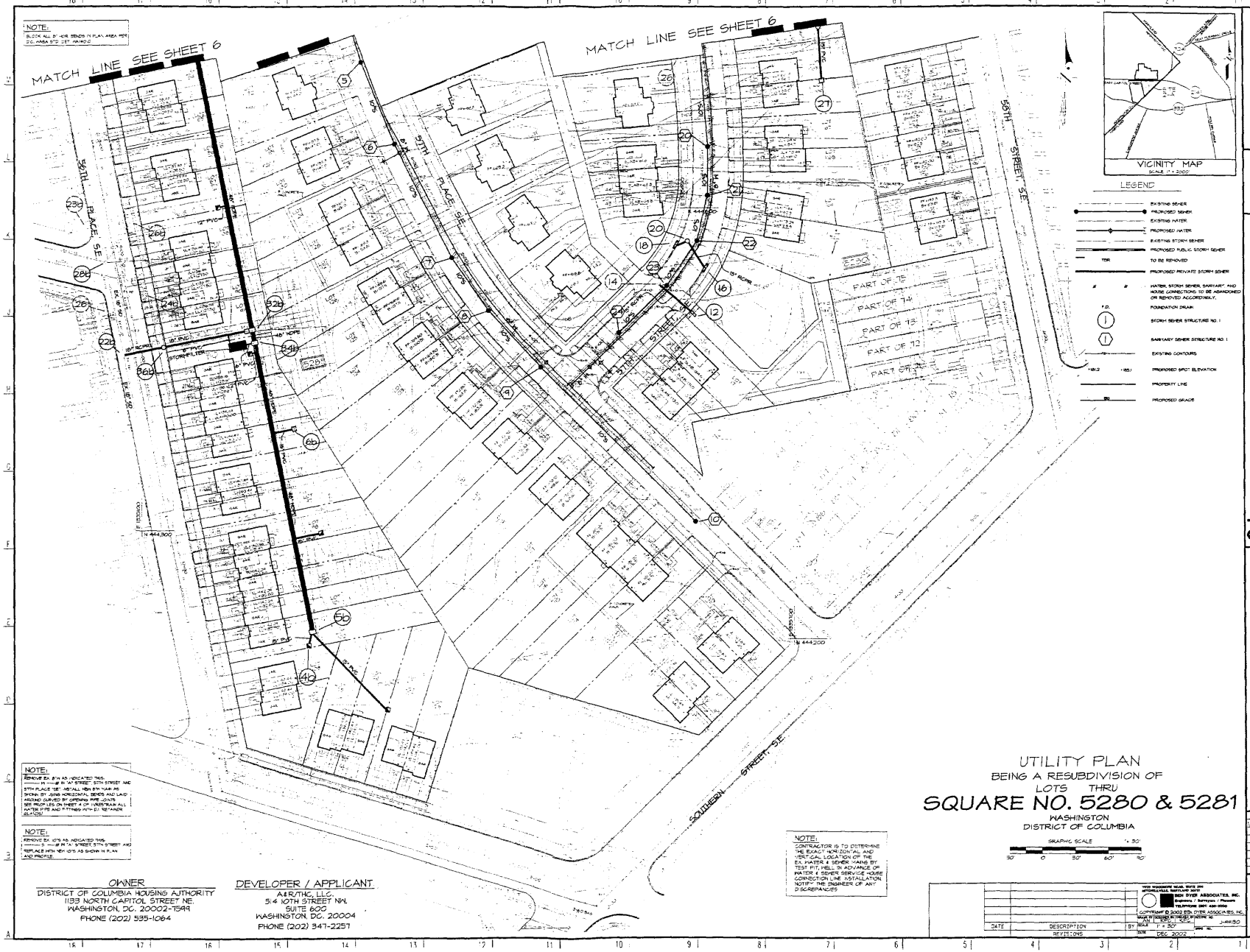
Seddigheh & J. Feissee
7600 Manor House Dr.
Fairfax Station, VA 22039

Kae S. Yingling
4 Goldleaf Ct.
Bethesda, MD 20817

WIN Corporation
2224 F St, NW
Washington, DC 2003

WIN Corporation
2224 F St, NW
Washington, DC 20037


EAST CAPITOL STREET
56 TH PLACE S.E.
A STREET S.E.
5TH STREET S.E.
MATCH LINE SEE SHEET 5
MATCH LINE SEE SHEET 5
NOTE:
BLOCK ALL 8" HDR. BENDS IN PLAN-AREA PER D.C. WASA STD. DET. WA-W-20.
NOTE:
CONTRACTOR IS TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF THE EX. WATER & SEWER MAINS BY TEST PIT, WELL IN ADVANCE OF WATER & SEWER SERVICE HOUSE CONNECTION LINE INSTALLATION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
NOTE:
REMOVE EX. 8"W AS INDICATED THUS:
REPLACE WITH NEW 8"W MAIN AS SHOWN BY JOINT HORIZONTAL BENDS AND LAID AROUND CURVED BY OPENING PIPE JOINTS. SEE PROFILES ON SHEET 4 OF 5 (WEST MAIN ALL WATER PIPE AND FITTINGS WITH D.I. RETAINER GLANDS)
NOTE:
REMOVE EX. 10"S AS INDICATED THUS:
REPLACE WITH NEW 10"S AS SHOWN IN PLAN AND PROFILE
LEGEND
EXISTING SEWER
PROPOSED SEWER
EXISTING WATER
PROPOSED WATER
EXISTING STORM SEWER
PROPOSED PUBLIC STORM SEWER
TBR TO BE REMOVED
PROPOSED PRIVATE STORM SEWER
WATER, STORM SEWER, SANITARY, AND HOUSE CONNECTIONS TO BE ABANDONED OR REMOVED ACCORDINGLY
FD FOUNDATION DRAIN
STORM SEWER STRUCTURE NO. 1
SANITARY SEWER STRUCTURE NO. 1
EXISTING CONTOURS
PROPOSED SPOT ELEVATION
PROPERTY LINE
PROPOSED GRADE
VICINITY MAP
SCALE 1" = 2000'
SITE
SQUARE NO'S. 5280 & 5281
WASHINGTON
DISTRICT OF COLUMBIA
GRAPHIC SCALE 1" = 80'
OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064
DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2257
DATE DESCRIPTION REVISIONS
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 490-2000
COPYRIGHT © 2003 BEN DYER ASSOCIATES INC.
SCALE 1" = 50'
DATE FEB 2004
Grimm and Parker Architects
11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000 301.595.0897 Fax
1355 Beverly Road Suite 105 McLean VA 22101 703.903.9100 703.903.9255 Fax
UTILITY PLAN
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.
DATE DESCRIPTION
C-209



NOTE:
BLOCK ALL EXISTING SEWER IN PLAN AREA PER D.C. WASA STD. DET. WW-10

NOTE:
REMOVE EX. R/W AS INDICATED THUS
——R——R—— IN "A" STREET, 55TH STREET AND 55TH PLACE, SE. INSTALL NEW R/W AS SHOWN BY USING HORIZONTAL BENDS AND LAID AROUND CURVED BY OPENING PIPE JOINTS SEE PROFILES ON SHEET 4 OF 11 FOR MAIN ALL WATER PIPE AND FITTINGS WITH 21 RETAINER GLANDS.

NOTE:
REMOVE EX. LOTS AS INDICATED THUS
——S——S—— IN "A" STREET, 55TH STREET AND REPLACE WITH NEW LOTS AS SHOWN IN PLAN AND PROFILE

NOTE:
CONTRACTOR IS TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF THE EX. WATER & SEWER MAINS BY TEST PIT HELL IN ADVANCE OF WATER & SEWER SERVICE HOUSE CONNECTION LINE INSTALLATION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW,
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2257

UTILITY PLAN
BEING A RESUBDIVISION OF
LOTS THRU
SQUARE NO. 5280 & 5281
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 30'
30' 0 30' 60' 90'

DATE	DESCRIPTION
	REVISIONS

BY: [illegible]
SCALE: 1" = 30'
DATE: DEC. 2002
J-HH150

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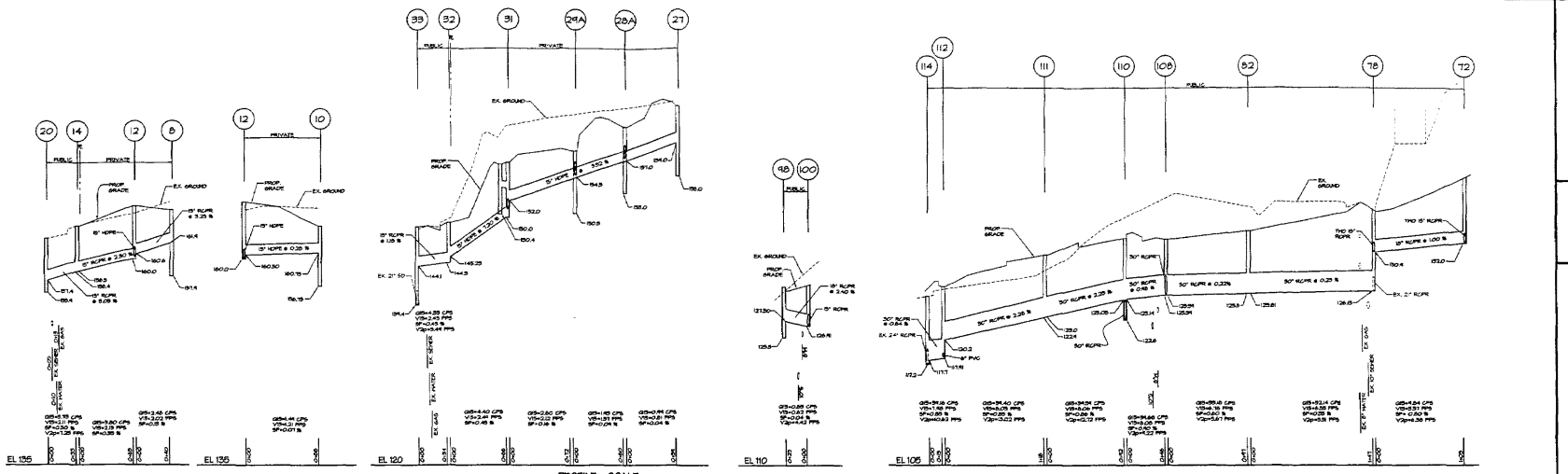
BEN DYER ASSOCIATES, INC.
Surveyors • Planners • Engineers
1300 WASHINGTON BOULEVARD, SUITE 100
WOODBRIDGE, VIRGINIA 22192
TELEPHONE (703) 680-7000

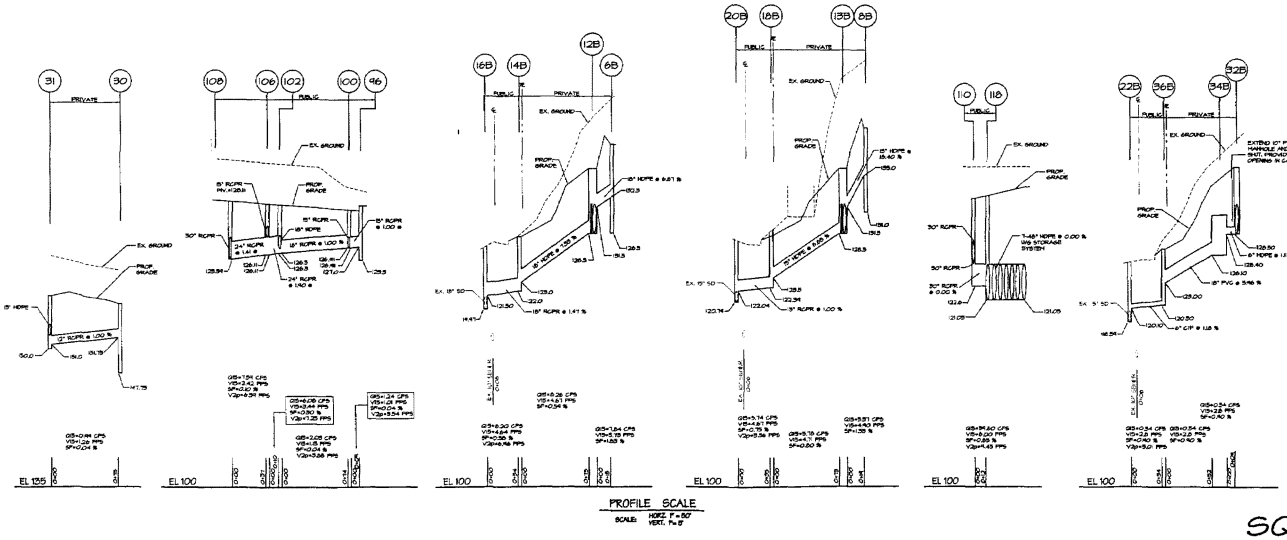
Grimm and Parker Architects
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Suite 1400
Calverton MD 20705
301 595 1000
301 595 0989 Fax
1355 Beverly Road
Suite 105
McLean VA 22101
703 903 9100
703 903 9705 Fax

UTILITY PLAN
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION
12/16/02	PERMIT SET

C-210





UTILITY PLAN-PROFILES

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

DATE	DESCRIPTION
	REVISIONS

BY: RAS | SCALE: 1"=50' | DATE: NOV 2002 | JOB NO. xx002-2

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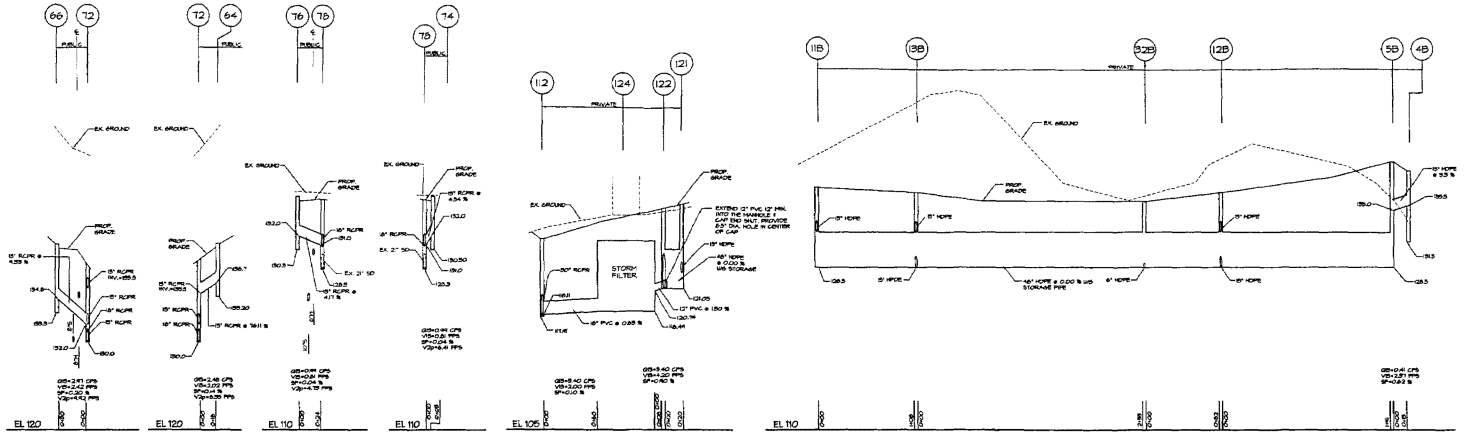
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 495-1000
11785 Beltsville Drive, Suite 1400, Calverton MD 20705
1355 Beverly Road, Suite 105, McLean VA 22101
703.903.9100 Fax 703.903.97595

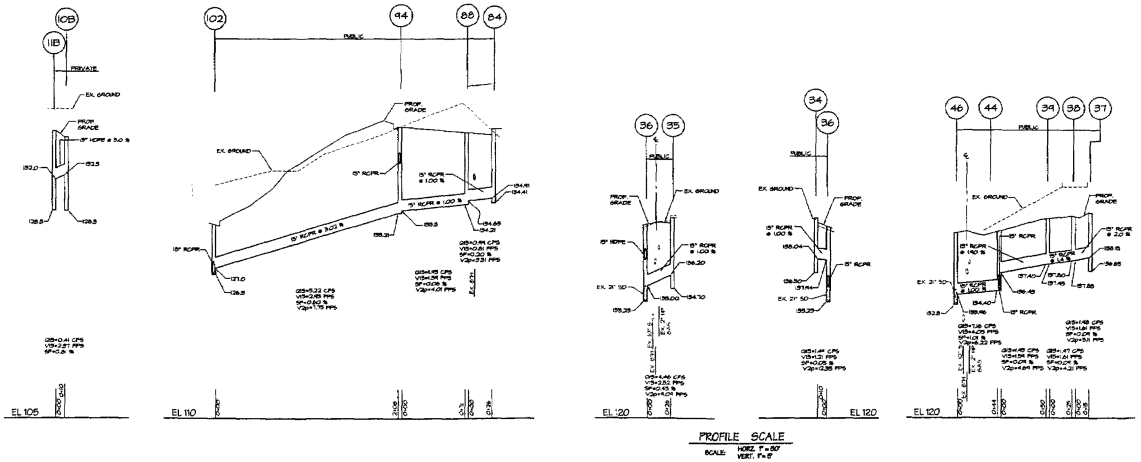
Grimm and Parker Architects

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION
12/16/02	PERMIT SET

C-211





UTILITY PLAN-PROFILES

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

Grimm and Parker Architects

11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000 301.595.0689 Fax

1355 Beverly Road Suite 105 McLean VA 22101 703.903.9100 703.903.8795 Fax

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING

DATE	DESCRIPTION
12/6/02	PERMIT SET

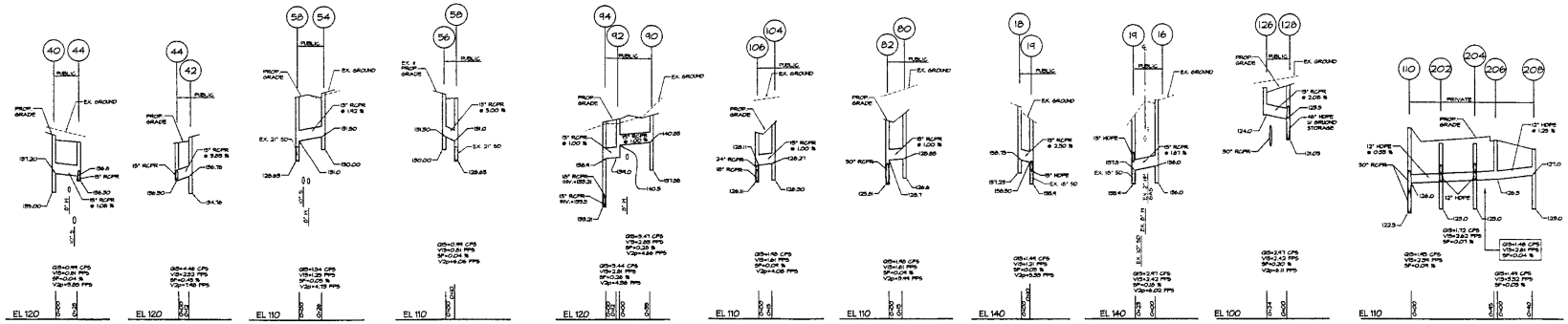
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DATE	DESCRIPTION
	REVISIONS

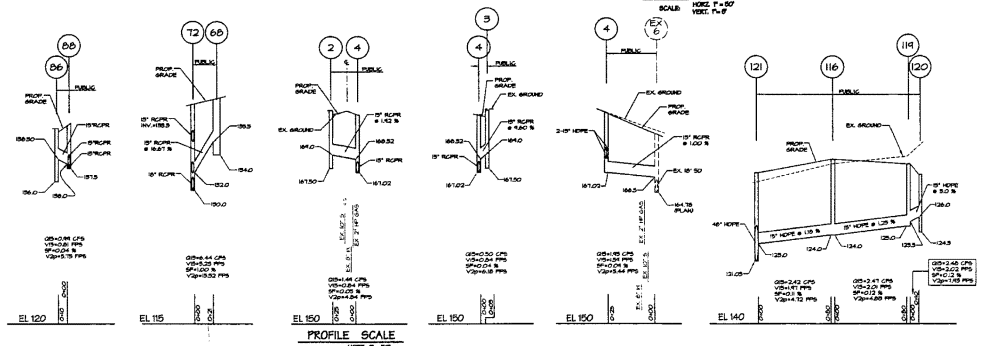
BY: SCALE: 1"=50'
DATE: NOV. 2002
DRWG. #: KN.002-Z

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners

C-212



PROFILE SCALE
SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



PROFILE SCALE
SCALE: HORZ. 1" = 50'
VERT. 1" = 5'

PRIVATE STRUCTURE SCHEDULE

Standard D.C. WASA No.	No.	TYPE	WIDTH DIAM.	INV. ELEV.	AS BUILT TOP ELEV. UPPER	AS BUILT TOP ELEV. LOWER	AS BUILT TOP ELEV. UPPER	AS BUILT TOP ELEV. LOWER	STANDARD DETAIL
	48	MANS TYPE I CATCH BASIN *	2'-6"	131.5	134.5				WASA STD # 358-8-8, DPH STD # 350.08
	58	PRECAST MH.	12'-4"	128.5	140.5				WASA STD # 358-8-5, DPH STD # 350.04
	68	MANS TYPE I CATCH BASIN *	2'-6"	128.5	136.5				WASA STD # 358-8-8, DPH STD # 350.08
	88	MANS TYPE I CATCH BASIN *	2'-6"	129.0	136.5				WASA STD # 358-8-8, DPH STD # 350.08
	108	MANS TYPE I CATCH BASIN *	7'-0"	128.5	136.5				WASA STD # 358-8-8, DPH STD # 350.10
	118	PRECAST MH.	12'-8	128.5	137.9				WASA STD # 358-8-5, DPH STD # 350.04
	128	CONTROL STRUCTURE	4'x4'	128.5	137.0				SEE DETAIL ON SHEET C-80
	138	CONTROL STRUCTURE	4'x4'	128.5	137.0				SEE DETAIL ON SHEET C-80
	528	HOOD, PRECAST MH.	12'-8	128.5	138.2				WASA STD # 358-8-5, DPH STD # 350.04
	548	STORM PH. 1128	6'x6'	128.1	140.6				SEE DETAIL ON SHEET C-80
	8	MANS TYPE I CATCH BASIN *	2'-6"	127.4	134.28				WASA STD # 358-8-8, DPH STD # 350.08
	10	MANS TYPE I CATCH BASIN *	2'-6"	126.78	134.28				WASA STD # 358-8-8, DPH STD # 350.08
	12	STANDARD MH.	48"#	140.0	151.0				WASA STD # 358-8-2, DPH STD # 350.02
	21	MANS TYPE I CATCH BASIN *	2'-6"	139.0	148.5				WASA STD # 358-8-8, DPH STD # 350.08
	28A	MANS TYPE I CATCH BASIN *	2'-6"	138.0	146.0				WASA STD # 358-8-8, DPH STD # 350.08
	29A	MANS TYPE I CATCH BASIN *	2'-6"	130.0	137.0				WASA STD # 358-8-8, DPH STD # 350.08
	30	MANS TYPE I CATCH BASIN *	2'-6"	141.78	155.5				WASA STD # 358-8-8, DPH STD # 350.08
	318	MANS TYPE I CATCH BASIN *	2'-6"	150.4	158.2				WASA STD # 358-8-8, DPH STD # 350.08
	31	STANDARD MH.	48"#	150.0	164.3				WASA STD # 358-8-2, DPH STD # 350.02
	202	MANS TYPE I CATCH BASIN *	2'-6"	129.0	150.8				WASA STD # 358-8-8, DPH STD # 350.08
	304	MANS TYPE I CATCH BASIN *	2'-6"	125.0	132.5				WASA STD # 358-8-8, DPH STD # 350.08
	204	STANDARD MH.	48"#	129.3	151.0				WASA STD # 358-8-2, DPH STD # 350.02
	206	MANS TYPE I CATCH BASIN *	2'-6"	125.0	150.1				WASA STD # 358-8-8, DPH STD # 350.02

Remarks:
* SINGLE GRATE TYPE CATCH BASIN
** DOUBLE GRATE TYPE CATCH BASIN
*** TRIPLE GRATE TYPE CATCH BASIN
NOTE: FOR ALL THE ABOVE INLETS PROVIDE DRAIN-COIN DEVICE. SEE DETAIL ON SHEET C-90
- INVERTS TAKEN FROM D.C. WASA RECORDS. CONTRACTOR IS TO VERIFY INVERT ELEVATION, NOTIFY ENG. OF ANY DISCREPANCIES

PRIVATE PIPE SCHEDULE

Standard D.C. WASA No.	FROM	TO	SIZE	TYPE	LENGTH
	48	58	15"	HDPE	15'
	58	128	48"	HDPE**	181'
	68	128	15"	HDPE	15'
	88	138	15"	HDPE	15'
	108	118	15"	HDPE	10'
	118	138	48"	HDPE	106'
	138	528	48"	HDPE**	259'
	328	128	48"	HDPE**	83'
	128	148	15"	HDPE	75'
	138	158	15"	HDPE	75'
	528	548	6"	HDPE	4'
	548	560	6"	HDPE	52'
	8	12	15"	HDPE	40'
	10	12	15"	HDPE	88'
	12	14	15"	HDPE	33'
	21	28	15"	HDPE	54'
	28	24	15"	HDPE	60'
	24	31	15"	HDPE	72'
	30	31	15"	HDPE	75'
	31	31A	18"	HDPE	31'
	31A	33	18"	HDPE	61'
	318	31A	12"	HDPE	3'
	28A	28	12"	HDPE	6'
	29A	24	12"	HDPE	5'
	116	112	48"	HDPE**	632'
	208	206	12"	HDPE	40'
	206	204	12"	HDPE	20'
	204	202	12"	HDPE	35'
	202	110	12"	HDPE	30'
			TOTAL:		2166'

Remarks:
ADS (N-12 CORRUGATED POLYETHYLENE PIPE) ALL HDPE PIPE SHALL HAVE SMOOTH INTERIOR WALLS AND A PUSH-ON JOINTS. FOR FIELD INFORMATION CALL D. MINGER, INC. (800) 591-9300 EXT. 250. # SLOPE MAY BE REDUCED TO 0.50% WHERE SHORTAGE PIPE SYSTEMS USE CONCRETE PIPE FROM ARE APPROVED SUBSTITUTIONS FOR NOTE.
** SMOOTH WALLED HIGH DENSITY POLYETHYLENE PIPE IS NOT ACCEPTABLE FOR USE IN PUBLIC STORAGE PIPE SYSTEMS. USE CONCRETE P.C. PIPE OR EQUIVALENT

PRIVATE PIPE SUMMARY

SIZE	TYPE	LENGTH
6"	HDPE	61'
15"	RCPR	634
18"	HDPE	66
48"	HDPE	1266
12"	HDPE	125
	TOTAL	2166

Remarks:
ADS, HIGH DENSITY POLYETHYLENE SMOOTH WALL PIPES OR EQUIVALENT

PUBLIC STRUCTURE SCHEDULE

Standard D.C. WASA No.	NO.	TYPE	WIDTH DIAM.	INV. ELEV.	AS BUILT TOP ELEV. UPPER	AS BUILT TOP ELEV. LOWER	AS BUILT TOP ELEV. UPPER	AS BUILT TOP ELEV. LOWER	STANDARD DETAIL
	2	SHIELDED CATCH BASIN **	8'-4"	127.3	134.0				WASA STD # 358-8-8, DPH STD # 350.10
	3	SHIELDED CATCH BASIN **	8'-4"	127.5	134.0				WASA STD # 358-8-8, DPH STD # 350.10
	4	SHIELDED MH.	48"#	141.03	151.53				WASA STD # 358-8-2, DPH STD # 350.02
	14	CLEANOUT MH.	48"#	138.5	164.0				WASA STD # 358-8-2, DPH STD # 350.02
	16	SHIELDED CATCH BASIN **	14'-6"	139.0	152.5				WASA STD # 358-8-3, DPH STD # 350.04
	18	SHIELDED CATCH BASIN **	14'-6"	137.25	145.15				WASA STD # 358-8-3, DPH STD # 350.04
	20	STANDARD MH.	48"#	139.4	162.4				WASA STD # 358-8-2, DPH STD # 350.02
	22	CLEANOUT MH.	48"#	144.5	161.5				WASA STD # 358-8-2, DPH STD # 350.02
	28	STANDARD MH.	48"#	134.4	148.4				WASA STD # 358-8-2, DPH STD # 350.02
	34	SHIELDED CATCH BASIN **	14'-6"	138.5	143.7				WASA STD # 358-8-3, DPH STD # 350.04
	36	SHIELDED CATCH BASIN **	14'-6"	134.7	142.7				WASA STD # 358-8-3, DPH STD # 350.04
	38	STANDARD MH.	48"#	139.2	146.1				WASA STD # 358-8-2, DPH STD # 350.02
	39	GRATE TYPE CATCH BASIN **	7'-0"	136.65	145.25				WASA STD # 358-8-8, DPH STD # 350.10
	50	INT.STANDARD MH.	48"#	137.85	142.99				WASA STD # 358-8-2, DPH STD # 350.02
	54	STANDARD MH.	48"#	137.45	142.45				WASA STD # 358-8-2, DPH STD # 350.02
	60	SHIELDED CATCH BASIN **	14'-6"	135.0	141.1				WASA STD # 358-8-3, DPH STD # 350.04
	62	SHIELDED CATCH BASIN **	14'-6"	134.78	141.28				WASA STD # 358-8-3, DPH STD # 350.04
	64	STANDARD MH.	48"#	134.48	140.48				WASA STD # 358-8-2, DPH STD # 350.02
	66	STANDARD MH.	48"#	132.6	141.0				WASA STD # 358-8-2, DPH STD # 350.02
	74	SHIELDED CATCH BASIN **	14'-6"	130.0	136.1				WASA STD # 358-8-3, DPH STD # 350.04
	76	SHIELDED CATCH BASIN **	14'-6"	130.0	136.3				WASA STD # 358-8-3, DPH STD # 350.04
	78	STANDARD MH.	48"#	128.65	136.35				WASA STD # 358-8-2, DPH STD # 350.02
	82	SHIELDED CATCH BASIN **	14'-6"	134.0	141.2				WASA STD # 358-8-3, DPH STD # 350.04
	84	SHIELDED CATCH BASIN **	14'-6"	134.0	142.7				WASA STD # 358-8-3, DPH STD # 350.04
	86	SHIELDED CATCH BASIN **	14'-6"	134.0	140.3				WASA STD # 358-8-3, DPH STD # 350.04
	88	GRATE TYPE CATCH BASIN **	7'-0"	134.0	140.3				WASA STD # 358-8-8, DPH STD # 350.10
	72	STANDARD MH.	48"#	130.0	140.0				WASA STD # 358-8-2, DPH STD # 350.02
	74	SHIELDED CATCH BASIN **	14'-6"	130.5	138.5				WASA STD # 358-8-3, DPH STD # 350.04
	76	SHIELDED CATCH BASIN **	14'-6"	132.0	140.2				WASA STD # 358-8-3, DPH STD # 350.04
	78	STANDARD MH.	60"#	128.2	139.4				WASA STD # 358-8-2, DPH STD # 350.02
	80	GRATE TYPE CATCH BASIN **	7'-0"	128.65	136.38				WASA STD # 358-8-8, DPH STD # 350.10
	53	STANDARD MH.	60"#	128.61	139.31				WASA STD # 358-8-2, DPH STD # 350.02
	54	SHIELDED CATCH BASIN **	14'-6"	134.41	142.81				WASA STD # 358-8-3, DPH STD # 350.04
	56	SHIELDED CATCH BASIN **	14'-6"	134.7	143.0				WASA STD # 358-8-3, DPH STD # 350.04
	58	STANDARD MH.	48"#	134.21	142.31				WASA STD # 358-8-2, DPH STD # 350.02
	90	GRATE TYPE CATCH BASIN **	7'-0"	127.56	144.06				WASA STD # 358-8-8, DPH STD # 350.10
	92	STANDARD MH.	48"#	129.2	148.2				WASA STD # 358-8-2, DPH STD # 350.02
	94	STANDARD MH.	48"#	131.31	145.31				WASA STD # 358-8-2, DPH STD # 350.02
	96	SHIELDED CATCH BASIN **	14'-6"	129.5	136.0				WASA STD # 358-8-3, DPH STD # 350.04
	98	SHIELDED CATCH BASIN **	14'-6"	129.5	137.5				WASA STD # 358-8-3, DPH STD # 350.04
	100	STANDARD MH.	48"#	128.95	150.45				WASA STD # 358-8-2, DPH STD # 350.02
	102	STANDARD MH.	48"#	126.5	136.0				WASA STD # 358-8-2, DPH STD # 350.02
	104	GRATE TYPE CATCH BASIN **	7'-0"	128.3	152.8				WASA STD # 358-8-8, DPH STD # 350.10
	106	STANDARD MH.	60"	128.1	154.81				WASA STD # 358-8-2, DPH STD # 350.02
	108	STANDARD MH.	60"#	128.91	151.91				WASA STD # 358-8-2, DPH STD # 350.02
	110	STANDARD MH.	60"#	129.6	152.6				WASA STD # 358-8-2, DPH STD # 350.02
	11	STANDARD MH.	60"#	129.0	150.3				WASA STD # 358-8-2, DPH STD # 350.02
	112	STANDARD MH.	60"#	129.4	139.44				WASA STD # 358-8-2, DPH STD # 350.02
	114	STANDARD MH.	60"#	127.2	138.4				WASA STD # 358-8-2, DPH STD # 350.02
	116	STANDARD MH.	48"#	134.0	152.5				WASA STD # 358-8-2, DPH STD # 350.02
	118	MISC. MH.	4'-10"	121.05	151.85				WASA STD # 358-8-10, DPH STD #
	119	MANS TYPE I CATCH BASIN *	2'-6"	134.5	152.0				WASA STD # 358-8-8, DPH STD # 350.08
	120	MANS TYPE I CATCH BASIN *	7'-0"	134.5	150.8				WASA STD # 358-8-8, DPH STD # 350.10
	121	MISC. MH.	4'-10"	131.25	150.5				WASA STD # 358-8-10, DPH STD #
	122	MISC. MH.	4'-10"	121.05	150.0				WASA STD # 358-8-10, DPH STD #
	123	CLEANOUT MH.	48"#	141.5	139.3				WASA STD # 358-8-2, DPH STD # 350.02
	165	STANDARD MH.	48"#	141.7	139.91				WASA STD # 358-8-2, DPH STD #
	185	CLEANOUT MH.	48"#	132.84	138.84				WASA STD # 358-8-2, DPH STD # 350.02
	208	STANDARD MH.	48"#	130.76	137.76				WASA STD # 358-8-2, DPH STD # 350.02
	225	STANDARD MH.	48"#	128.54	139.24				WASA STD # 358-8-2, DPH STD # 350.02
	768	CLEANOUT MH.	48"#	130.5	139.4				WASA STD # 358-8-2, DPH STD # 350.02

Remarks:
* SINGLE GRATE TYPE CATCH BASIN
** DOUBLE GRATE TYPE CATCH BASIN
*** TRIPLE CATCH BASIN

PUBLIC PIPE SCHEDULE

Standard D.C. WASA No.	FROM	TO	SIZE	TYPE	LENGTH
	2	4	15"	RCPR	28'
	3	4	15"	RCPR	5'
	4	EX6	15"	RCPR	52'
	14	20	15"	RCPR	93'
	16	20	15"	RCPR	28'
	18	20	15"	RCPR	10'
	32	38	15"	RCPR	26'
	34	36	15"	RCPR	10'
	35	36	15"	RCPR	26'
	37	38	15"	RCPR	15'
	39	39	15"	RCPR	25'
	34	44	15"	RCPR	60'
	40	44	15"	RCPR	20'
	42	44	15"	RCPR	12'
	44	46	15"	RCPR	34'
	54	56	15"	RCPR	28'
	56	58	15"	RCPR	10'
	66	72	15"	RCPR	50'
	64	72	15"	RCPR	15'
	66	72	15"	RCPR	21'
	72	76	15"	RCPR	109'
	76	78	15"	RCPR	85'
	74	78	15"	RCPR	35'
	78	82	30"	RCPR	147'
	80	82	15"	RCPR	15'
	82	108	30"	RCPR	87'
	84	88	15"	RCPR	28'
	86	88	15"	RCPR	10'
	88	90	15"	RCPR	71'
	90	92	15"	RCPR	95'
	92	94	15"	RCPR	12'
	94	102	18"	RCPR	206'
	96	100	18"	RCPR	8'
	98	100	15"	RCPR	25'
	102	106	18"	RCPR	14'
	106	108	24"	RCPR	57'
	108	110	30"	RCPR	46'
	110	111	30"	RCPR	92'
	112	114	30"	RCPR	15'
	115	665	18"	RCPR	34'
	665	228	6"	CIP	34'
	668	208	15"	RCPR	38'
	202	111	15"	RCPR	10'
	111	116	15"	RCPR	80'
	116	121	15"	RCPR	85'
	116	208	15"	RCPR	20'
			TOTAL:		1681'

Remarks:
ADS (HIGH DENSITY POLYETHYLENE PIPE) ALL HDPE PIPE SHALL HAVE SMOOTH INTERIOR WALLS AND A PUSH-ON JOINTS. FOR FIELD INFORMATION CALL D. MINGER, INC. (800) 591-9300 EXT. 250. # SLOPE MAY BE REDUCED TO 0.50% WHERE SHORTAGE PIPE SYSTEMS USE CONCRETE PIPE FROM ARE APPROVED SUBSTITUTIONS FOR NOTE.
** SMOOTH WALLED HIGH DENSITY POLYETHYLENE PIPE IS NOT ACCEPTABLE FOR USE IN PUBLIC STORAGE PIPE SYSTEMS. USE CONCRETE P.C. PIPE OR EQUIVALENT

PUBLIC PIPE SUMMARY

SIZE	TYPE	LENGTH
6"	CIP	34'
15"	RCPR	1094'
18"	RCPR	214'
24"	RCPR	57'
30"	RCPR	361'
	TOTAL	1681'

Remarks:
ADS (HIGH DENSITY POLYETHYLENE PIPE) ALL HDPE PIPE SHALL HAVE SMOOTH INTERIOR WALLS AND A PUSH-ON JOINTS. FOR FIELD INFORMATION CALL D. MINGER, INC. (800) 591-9300 EXT. 250. # SLOPE MAY BE REDUCED TO 0.50% WHERE SHORTAGE PIPE SYSTEMS USE CONCRETE PIPE FROM ARE APPROVED SUBSTITUTIONS FOR NOTE.

UTILITY PLAN-PROFILES

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

1015 WOODMORE ROAD, SUITE 300
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 490-3000

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PLAN BY UNLESS OTHERWISE NOTED: J.M. | P.D. | K.P.K.
PLAT: 1"=50'
DATE: NOV. 2002
J-99180
SHEET NO. 2 OF 2
XX-002-Z

DATE	DESCRIPTION	BY
	REVISIONS	

11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
301.595.1000
301.595.0089 Fax

1355 Beverly Road
Suite 105
McLean, VA 22101
703.903.9100
703.903.9295 Fax

Grimm and Parker Architects

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
12/19/02	PERMIT SET

C-213

BOX CULVERT STORMFILTER DATA	
PROJECT NAME	
HYDROLOGY DATA	
TREATMENT FLOW/DETENTION RELEASE RATE (cfs)	3.70
RADIAL FLOW CARTRIDGES	121
DESIGN WATER SURFACE ELEV. IN OUTLET BAY	118.66
MEDIA TYPE	perlite
DESIGN DATA	
INLET PIPE INVERT	120.79
INLET PIPE DIAMETER	18"
INLET PIPE MATERIAL	PVC
CULVERT PIPE INVERT	118.49
OUTLET PIPE DIAMETER	18"
OUTLET PIPE MATERIAL	PVC
TOP OF UPSTREAM BAFFLE WALL	127.80
TOP OF DOWNSTREAM BAFFLE WALL	126.49
RIM/GRADE ELEVATION - CARTRIDGE BAY	118.58
CULVERT FLOOR ELEVATION	118.49
CULVERT BOTTOM ELEVATION	117.74
INVERT OF UNDERDRAIN MANIFOLD	118.46
TOP OF CULVERT ELEVATION	127.24
RIM/GRADE ELEVATION - FOREBAY	XXX
RIM/GRADE ELEVATION/CARTRIDGE BAY/U.S.	XXX
RIM/GRADE ELEVATION/CARTRIDGE BAY/D.S.	XXX
RIM/GRADE ELEVATION - OUTLET BAY	XXX
RIM/GRADE ELEVATION-CARTRIDGE BAY 2/U.S.	XXX
RIM/GRADE ELEVATION-CARTRIDGE BAY 2/D.S.	XXX
PENNETEK DRAIN PIPE INVERT	118.79

GENERAL NOTES:

1.) BOX CULVERT STORMFILTER BY STORMWATER MANAGEMENT, PORTLAND, OREGON (503-240-3293)

2.) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR DETAILS.

3.) EXTERNAL PIPING AND COUPLINGS PROVIDED BY OTHERS.

4.) FINAL CARTRIDGE LAYOUT AND LOCATION OF JOINTS AND PIPE PENETRATIONS TO BE ON SHOP DRAWINGS PREPARED BY PRECASTER.

BOX CULVERT STORMFILTER - SECTION VIEW N.T.S.

BOX CULVERT STORMFILTER - SECTION VIEW N.T.S.

BOX CULVERT STORMFILTER SYSTEM - 128 CARTRIDGES (MAX) STANDARD DETAIL SECTION VIEW

CONTROL STRUCTURE DETAIL FOR STR. #128 & 138

SECTION B-B

SECTION A-A

BOX CULVERT STORMFILTER SYSTEM - 128 CARTRIDGES (MAX) STANDARD DETAIL PLAN AND SECTION VIEW

GRATE TYPE CATCH BASIN AND FIELD INLET

MODIFIED GRATE TYPE CATCH BASIN AND FIELD INLET

UTILITY PLAN-DETAILS

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

DATE	DESCRIPTION	BY
	REVISIONS	

SCALE: N.T.S.
DATE: NOV 2002
J-98150
xx-C02-x

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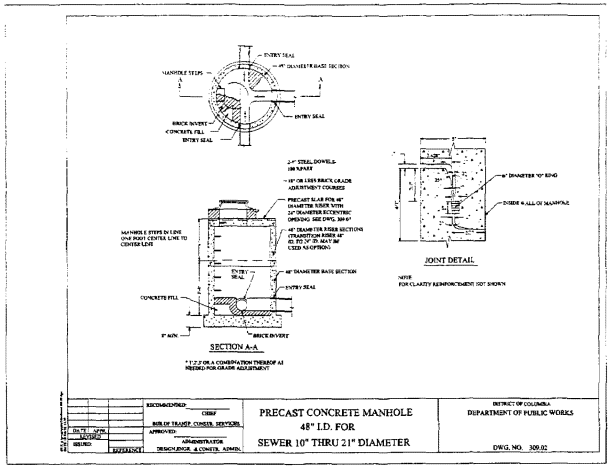
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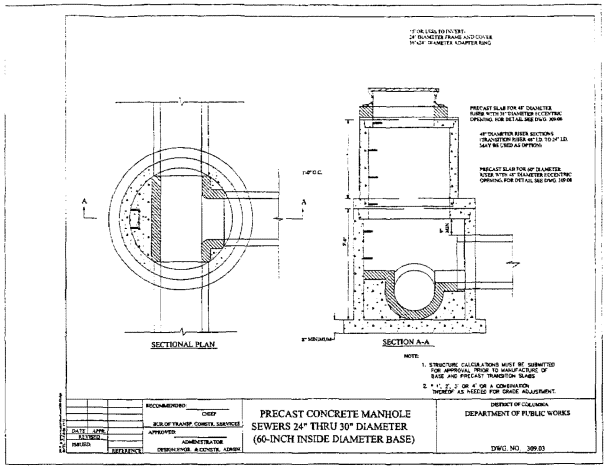
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1355 Beverly Road, Suite 105, McLean VA 22101, 703.903.9100 Fax

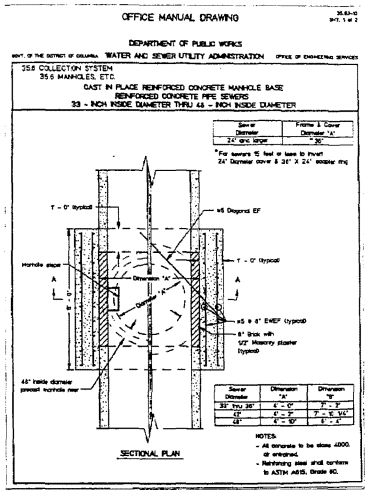
UTILITY PLAN-DETAILS
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

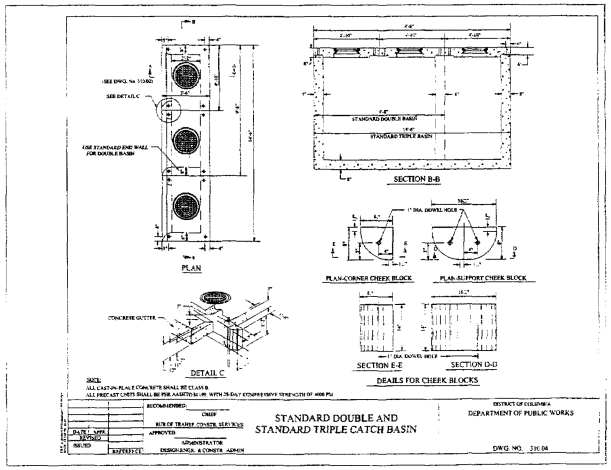
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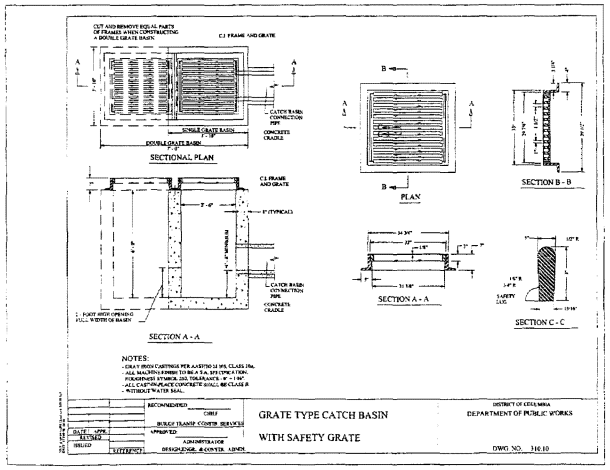
C-214

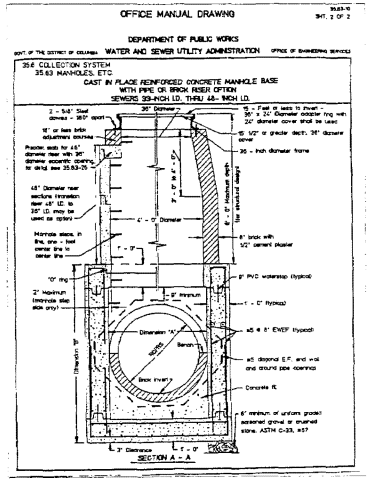












UTILITY PLAN-DETAILS

BEING A RESUBDIVISION OF

LOTS THRU

SQUARE NO. 5280 & 5281

WASHINGTON

DISTRICT OF COLUMBIA

DATE	DESCRIPTION	BY
	REVISIONS	

DATE NOV. 2002

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 490-2990

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J-04150

XX-000-Z

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301.595.0980 Fax

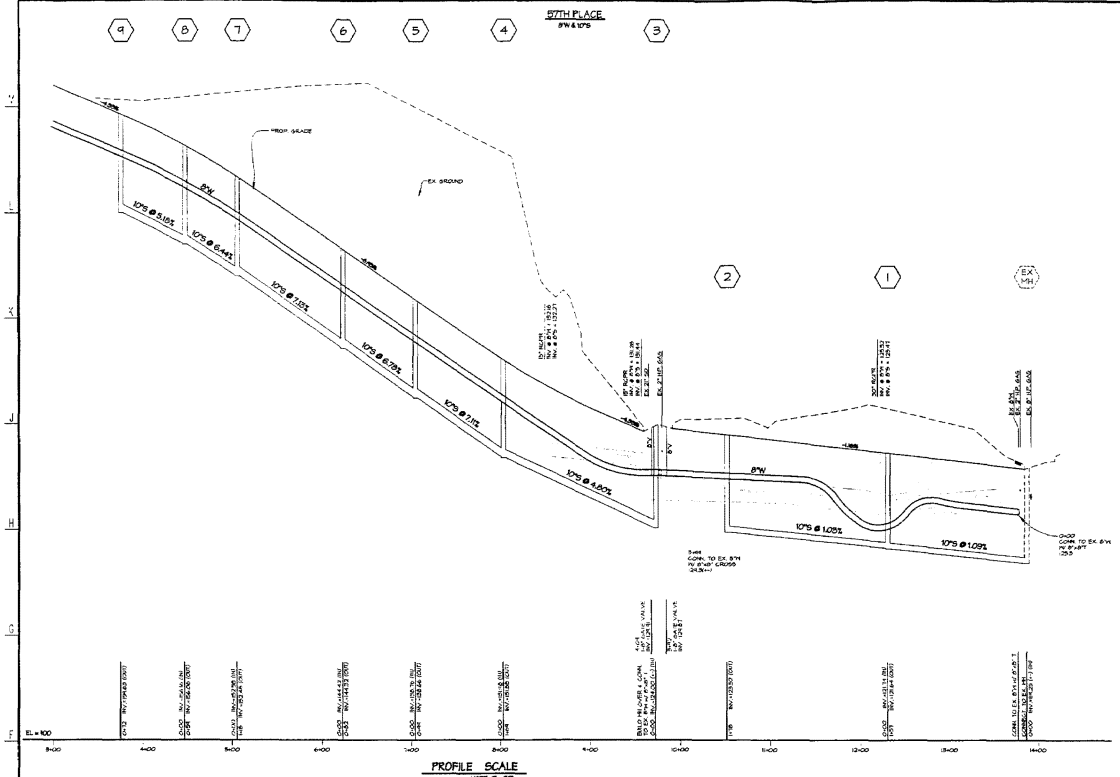
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Suite 105
McLean VA 22101
703.903.0100
703.903.0759 Fax

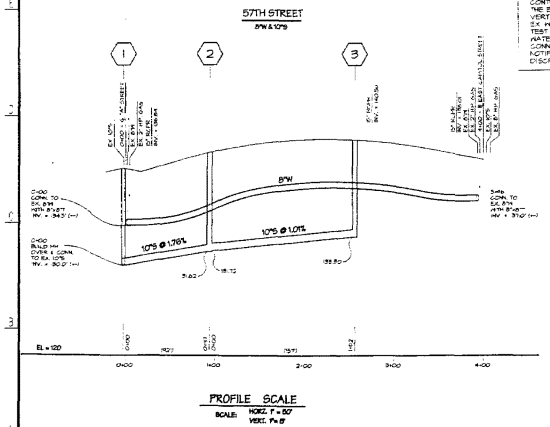
Grimm and Parker Architects

UTILITY PLAN-DETAILS
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION
2/14/03	REVISE 32"

C-215





NOTE:
CONTRACTOR IS TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF THE EX. WATER & SEWER MAINS BY TEST PIT, WELL IN ADVANCE OF WATER & SEWER SERVICE HOUSE CONNECTION LINE INSTALLATION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

NOTE:
ALL 4" & 6" WATER PIPE & FITTINGS TO BE D.I. CL. 51 AND RESTRAINED WITH RETAINER GLANDS.

EAST CAPITOL SEWER INVERT ELEVATION AT PROPERTY LINE (EAST CAPITOL STREET)

SQUARE NO.	LOT NO.	UNIT TYPE	CLEAN OUT INV. ELEVATION
5280	10	B	?
5280	11	B	?
5280	12	B	?
5280	13	B	?
5280	14	B	?
5280	15	B	?
5280	31	B	?
5280	32	B	?
5280	33	B	?

EAST CAPITOL SEWER INVERT ELEVATION AT PROPERTY LINE (56TH STREET)

SQUARE NO.	LOT NO.	UNIT TYPE	CLEAN OUT INV. ELEVATION
5281	6	G	?
5281	7	H	?
5281	8	H	?
5281	9	G	?
5281	10	G	?
5281	11	H	?
5281	12	H	?
5281	13	B	?
5281	14	B	?
5281	15	B	?
5281	16	B	?
5281	17	B	?
5281	18	B	?
5281	19	B	?
5281	20	B	?
5281	21	G	?
5281	22	H	?
5281	23	H	?
5281	24	G	?
5281	25	G	?
5281	26	H	?
5281	27	H	?
5281	28	G	?
5281	29	G	?
5280	7	G	?
5280	8	G	?
5280	9	N	?

EAST CAPITOL SEWER INVERT ELEVATION AT PROPERTY LINE (57TH PLACE)

SQUARE NO.	LOT NO.	UNIT TYPE	CLEAN OUT INV. ELEVATION
5280	2	N	?
5280	7	B	?
5280	18	B	?
5280	19	B	?
5280	20	B	?
5280	21	B	?
5281	73	SF-K	?
5281	74	G	?
5281	75	G	?
5281	76	SF-K	?
5281	77	SF-K	?
5281	78	SF-K	?
5281	79	SF-K	?
5281	35	SF-	?
5281	36	SF-	?
5281	37	SF-	?
5281	38	F	?
5281	39	F	?
5281	40	F	?
5281	41	F	?
5281	42	F	?
5281	43	F	?
5281	44	F	?
5281	45	F	?
5281	46	F	?
5281	47	F	?
5281	48	F	?
5281	49	F	?
5281	50	F	?
5281	51	F	?
5281	52	A	?
5281	53	A	?
5281	54	A	?
5281	55	A	?

EAST CAPITOL SEWER INVERT ELEVATION AT PROPERTY LINE ("A" STREET)

SQUARE NO.	LOT NO.	UNIT TYPE	CLEAN OUT INV. ELEVATION
5280	3	B	?
5280	4	B	?
5280	5	B	?
5280	6	HC	?
5280	21	A	?
5280	22	A	?
5280	23	A	?
5280	24	A	?
5281	60	H	?
5281	61	H	?
5281	62	H	?
5281	90	A	?
5281	91	A	?
5281	92	A	?
5281	93	A	?
5281	94	A	?

EAST CAPITOL SEWER INVERT ELEVATION AT PROPERTY LINE STREET NAME

SQUARE NO.	LOT NO.	UNIT TYPE	CLEAN OUT INV. ELEVATION
5280	6	A	?
5280	7	A	?
5280	8	A	?
5280	9	A	?
5280	20	A	?
5280	34	B	?
5280	35	B	?
5280	36	B	?
5280	37	B	?
5280	38	B	?
5280	39	B	?
5280	40	N	?
5280	41	H	?
5280	56	H	?
5280	57	G	?
5280	58	G	?
5280	59	H	?
5280	60	H	?
5280	61	G	?
5280	62	G	?
5280	63	H	?
5280	64	H	?
5280	65	G	?
5280	66	G	?
5280	88	SF-J	?
5280	89	SF-J	?
5280	90	SF-J	?
5281	63	H	?
5281	64	H	?
5281	65	H	?
5281	66	H	?
5281	67	SF-J	?
5281	68	SF-J	?
5281	69	H	?
5281	70	H	?
5281	71	SF-J	?

EAST CAPITOL SEWER INVERT ELEVATION AT PROPERTY LINE (SOUTHERN AVENUE)

SQUARE NO.	LOT NO.	UNIT TYPE	CLEAN OUT INV. ELEVATION
5281	56	G	?
5281	57	G	?
5281	58	H	?
5281	94	H	?

EAST CAPITOL SEWER INVERT ELEVATION AT PROPERTY LINE (CENTRAL AVENUE)

SQUARE NO.	LOT NO.	UNIT TYPE	CLEAN OUT INV. ELEVATION
5281	1	G	?
5281	2	G	?
5281	3	H	?
5281	4	H	?
5281	5	G	?

UTILITY PLAN-PROFILES

BEING A RESUBDIVISION OF
LOTS THRU
SQUARE NO.
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1"= 30'
30' 0 30' 60' 90'

DATE	DESCRIPTION REVISIONS	BY

SCALE: 1"=30'
DATE: NOV. 2002
J-HHBD
KK.D02-7

BEN DYER ASSOCIATES, INC.
MITCHELLVILLE, MARYLAND 20721
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

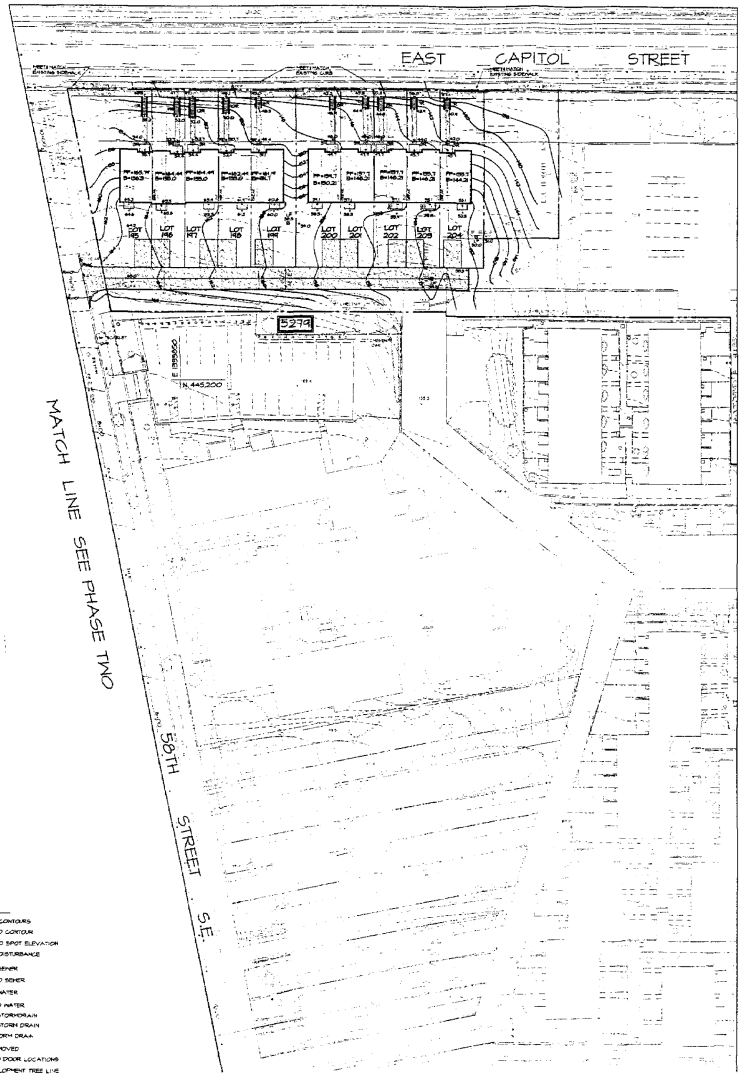
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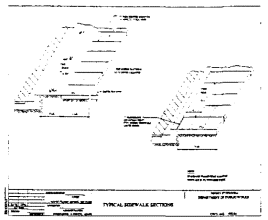
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1355 Beverly Road Suite 100 McLean, VA 22101 703.903.9100 703.903.9125 Fax

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE TWO-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

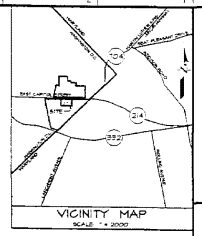
DATE	DESCRIPTION
12/16/02	PERMIT SET

C-216





CONCRETE SIDEWALK DETAIL
DC. DPW STANDARD DETAIL INCO.01



GENERAL NOTES

1. TOPOGRAPHY INFORMATION IS PROVIDED BY AERIAL SURVEY
2. CONTOUR INTERVAL = 2'
3. THE SUBJECT PROPERTY IS ZONED:
4. FOOTINGS TO REST ON VIRGIN SOIL WHERE POSSIBLE. ALL FILL WITHIN THE BUILDING TO BE CLASS 1 FILL. ANY PORTION OF FOOTING NOT DEEMED AS SUPPORTED BY THE STANDARD PROCTOR PROCEDURE ABOVE SHALL BE UNDERCUT AND BACKFILLED AS REQUIRED TO BE CLASS 2 STRUCTURAL FILL COMPACTED TO 95% COMPACTION. ALL LANDSCAPE AREAS TO BE CLASS 3.
5. MINIMUM GRADE ON OTHER THAN PAVING - 2.0% (1.0% DRAINAGE SWALES)
MAXIMUM SLOPE: 3:1
6. ALL GRADED SHALL SLOPE AWAY FROM THE BUILDINGS AT A MINIMUM RATE OF 4% (5' IN 1.25') TO A POINT OR RATE OF 10% (10' IN 90') OR A PERPENDICULAR DISTANCE FROM THE FRONT FACE OR BACK FACE OF BUILDING AS PRESCRIBED BY THE CODE FACING THE BUILDING.
7. HANDRAILS SHALL BE REQUIRED ONLY WHEN THE STAIRWAY OR RAMP CONSTRUCTION SERVES TO PROVIDE FOR A CHANGE OF ELEVATION FROM ONE LEVEL TO ANOTHER IN EXCESS OF 3 RISERS OR 22" IN VERTICAL HEIGHT.
8. ALL GRADES, ELEVATIONS, EARTH QUANTITIES, ETC. ARE TO BE VERIFIED BY THE CONTRACTOR. ANY EARTH QUANTITIES SHOWN OR CALCULATED ARE INTENDED TO FINAL GRADE AND ARE APPROXIMATE. NO ALLOWANCE HAS BEEN MADE FOR UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION. ALL FILL AREAS SHALL BE TESTED AND APPROVED. AREAS OR STABILITY OF CUT AREAS, COMPACTION, ETC., SHOULD BE DETERMINED BY A SOILS ENGINEER.
9. UPON COMPLETION OF WORK, SITE GRADING, DRAINAGE, PROPERTY CORNERS AND LANDSCAPE CONSTRUCTION SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR. THE CERTIFICATION SHALL CONFIRM THAT ALL WORK WAS SATISFACTORILY PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND CODES. THESE CERTIFICATIONS ARE REQUIRED TO FINALIZE THE PERMIT AND RELEASE BONDS.
10. UTILITY INFORMATION SHOWN IS BASED ON BEST AVAILABLE RECORDS. CONTRACTOR SHALL USE REASONABLE METHODS TO DETERMINE EXACT FIELD LOCATIONS SUCH AS HIS UTILITY TEST PITS, ETC. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURES OR UNDERGROUND UTILITIES.
11. THE CONTRACTOR WILL HAVE SOLE RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, AND TECHNIQUES OF EXECUTING HIS WORK, INCLUDING SAFETY.
12. TOTAL SITE AREA = AC. OR SF.
13. DISTURBED AREA = AC. OR SQ.FT.

DRIVEWAY ENTRANCE NOTES

1. ALL DRIVEWAY ENTRANCES ARE TO BE CONSTRUCTED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARD DRAWING NO. 5041.01. RADII ARE AS SHOWN ON THE PLAN VIEW.
2. PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS PRIOR TO CONSTRUCTION.
3. PERMITTEE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY WITHIN THE PUBLIC RIGHT-OF-WAY DURING CONSTRUCTION.
4. CURB AND GUTTER SHALL BE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION, STANDARD DRAWING NO. 600.01, TYPE "A" BARRIER CURB AND GUTTER.
5. CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO COMMENCING EXCAVATION TO DETERMINE THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
6. THE "MISS UTILITY" VERIFICATION NUMBER (TICKET NUMBER) MUST BE RE-UPDATED EVERY 10 DAYS.

NOTE: CONTRACTOR TO DIG TEST PITS TO DETERMINE EXACT LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORMDRAIN
- PRIVATE STORM DRAIN
- PUBLIC STORM DRAIN
- TO BE REMOVED
- PROPOSED DOOR LOCATIONS
- PRE-DEVELOPMENT TREE LINE
- POST DEVELOPMENT TREE LINE
- LIMITS OF CLASS 1 FILL
- PROPOSED CONCRETE PAVING

THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-257-7777) FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2257

SQUARE NO. 5279
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1"= 30'
30' 0 30' 60' 90'

DATE	DESCRIPTION
	REVISIONS

BY: MJC | 1" = 30' | JOB NO. J-04130
SITE: FEBRUARY 2004

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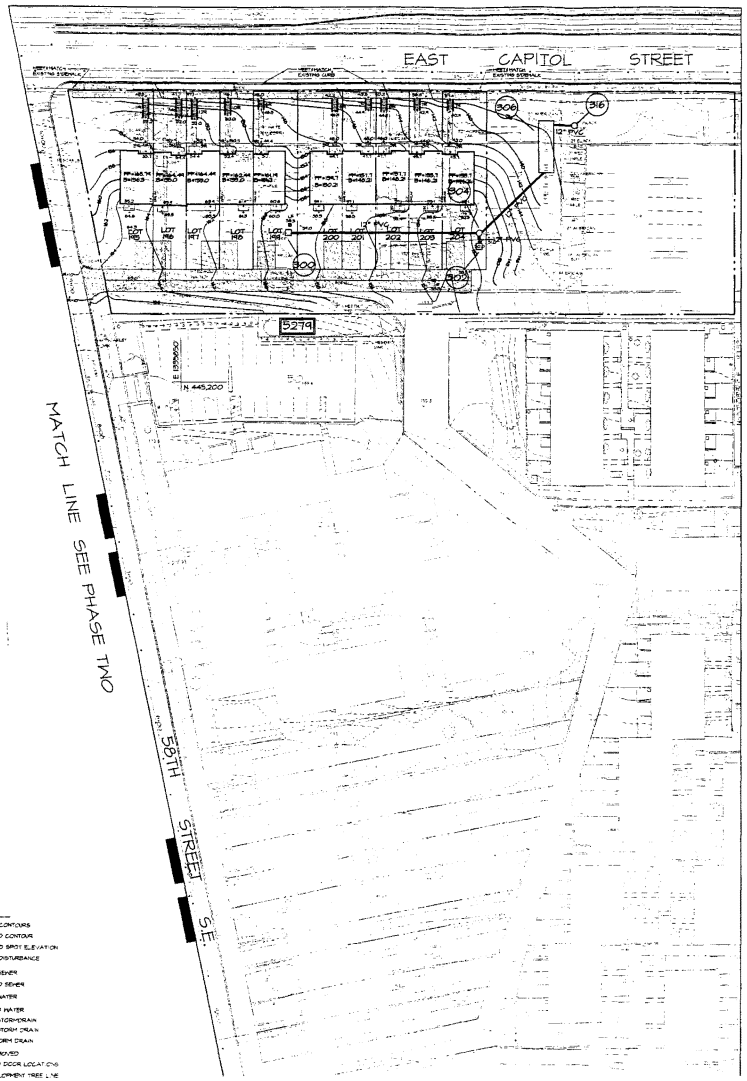
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101 WOOTTON ROAD, SUITE 200
BETHESDA, MARYLAND 20817

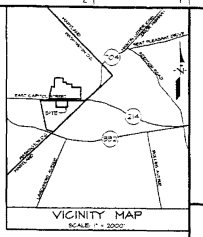
Grimm and Parker Architects
11785 Beltsville Drive, Suite 1400, Calverton MD 20705, 301.595.1000, 301.595.0089 Fax
1355 Beverly Road, Suite 105, McLean VA 22101, 703.903.9100, 703.903.9292 Fax

SITE DEVELOPMENT PLAN-PHASE THREE-A
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION

C-301





LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORMDRAIN
- PRIVATE STORM DRAIN
- PUBLIC STORM DRAIN
- TO BE REMOVED
- PROPOSED DOOR LOCATIONS
- PRE-DEVELOPMENT TREE LINE
- POST DEVELOPMENT TREE LINE
- LIMITS OF GLASS FILL
- PROPOSED CONCRETE PAVING

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777 (TOLL FREE) 72H HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

SQUARE NO. 5279

WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 30'
30' 0 30' 60' 90'

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET NE.
WASHINGTON, DC. 20002-7599
PHONE (202) 535-1064

DEVELOPER / APPLICANT
A&R/THC, LLC.
514 10TH STREET NW.
SUITE 600
WASHINGTON, DC. 20004
PHONE (202) 347-2257

DATE	DESCRIPTION
	REVISIONS

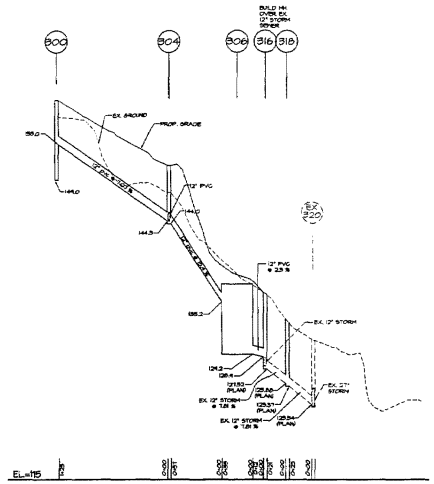
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (202) 452-2000
COPYRIGHT © 2002 BEN DYER ASSOCIATES, INC.
SCALE 1" = 30'
DATE FEBRUARY, 2004
J-99150

Grimm and Parker Architects
11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000 301.595.0089 Fax
1355 Beverly Road Suite 105 McLean VA 22101 703.903.9100 703.903.9755 Fax

UTILITY PLAN—PHASE THREE—A
CAPITOL GATEWAY ESTATES, SINGLE FAMILY HOUSING
WASHINGTON D.C.

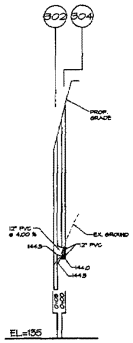
DATE	DESCRIPTION

C-302



PROFILE SCALE

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



PUBLIC PIPE SCHEDULE

Revised & Renumbered By	FROM	TO	SIZE	TYPE	LENGTH

PUBLIC STRUCTURE SCHEDULE

Revised & Renumbered By	NO.	TYPE	MEAN DIAM.	INV. ELEV.	TOP ELEV. UPPER	TOP ELEV. LOWER	As Built TOP ELEV. UPPER	As Built TOP ELEV. LOWER	STANDARD DETAIL

PRIVATE PIPE SCHEDULE

Revised & Renumbered By	FROM	TO	SIZE	TYPE	LENGTH

PRIVATE STRUCTURE SCHEDULE

Revised & Renumbered By	NO.	TYPE	MEAN DIAM.	INV. ELEV.	TOP ELEV. UPPER	TOP ELEV. LOWER	As Built TOP ELEV. UPPER	As Built TOP ELEV. LOWER	STANDARD DETAIL

PUBLIC PIPE SUMMARY

SIZE	TYPE	LENGTH

PRIVATE PIPE SUMMARY

SIZE	TYPE	LENGTH

PHASE THREE-A
UTILITY PLAN

BEING A RESUBDIVISION OF
LOTS THRU
SQUARE NO. 5279
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 50'
50' 0 50' 100' 150'

N.E.

SHEET OF (FOR SHEETS AND OF SEE ROAD PLANS NOS.)

DATE	DESCRIPTION REVISIONS

RICE WILLIAMS SQUARE 3RD
RESTON, VIRGINIA 20190
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (703) 435-3000

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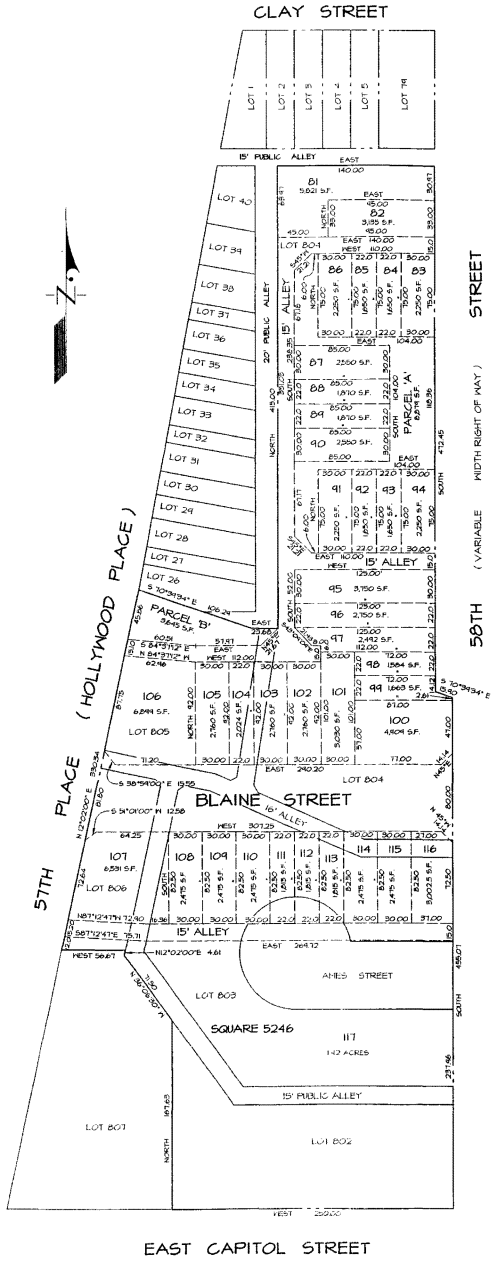
JOB NO. J-4130
SCALE AS SHOWN
DATE FEB. 2004
SHEET NO. 6.007-2

Grimm and Parker Architects
11785 Beltsville Drive Suite 1400 Calverton MD 20705 301.595.1000 301.595.0088 fax
1355 Beverly Road Suite 105 McLean VA 22101 703.903.9111 703.903.9719 fax

UTILITY PLAN-PROFILES
CAPITOL GATEWAY ESTATES PHASE THREE-A
SINGLE FAMILY HOUSING
WASHINGTON D.C.

DATE	DESCRIPTION

C-303



REVISED
PLAT OF COMPUTATION
PART OF
SQUARE 5246
(SHOWING EXISTING AND PROPOSED LOTS)
(CAPITOL GATEWAY ESTATES)
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 50'
0 50 100 150

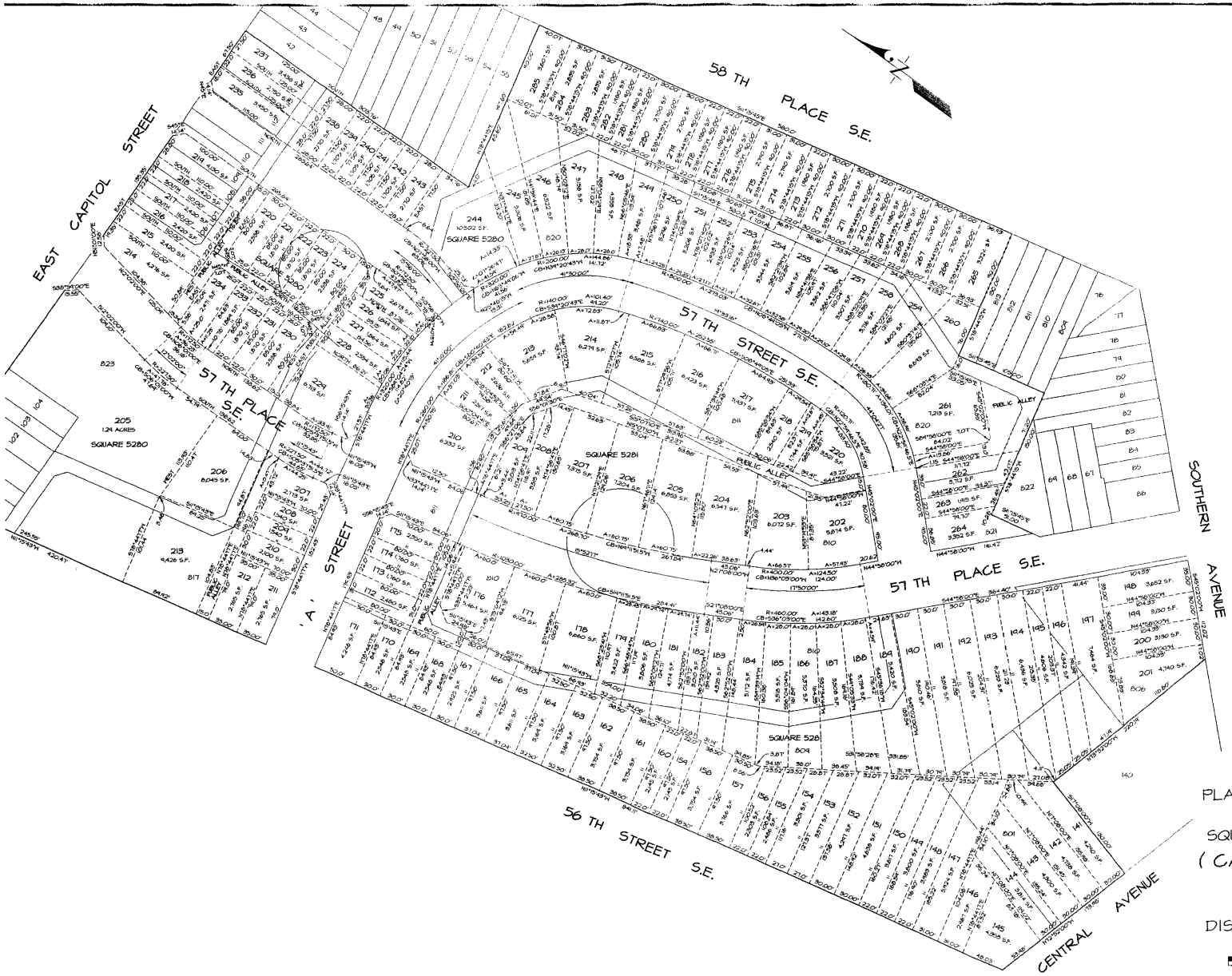
SE

DATE	DESCRIPTION	BY
2-18-04	REVISE LOTS	MEB
DATE	REVISIONS	BY

7221 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-9000

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DRAWN BY MEB | DESIGNED BY | CHECKED BY | RECORD NO. J-99130
SCALE 1"=50'
DATE OCTOBER 2003
DRWG. NO. 30.0010-Y



REVISED PLAT OF COMPUTATION PARTS OF SQUARES 5280 AND 5281 (CAPITOL GATEWAY ESTATES) WASHINGTON DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 50'

0 50 100 150

(SE)

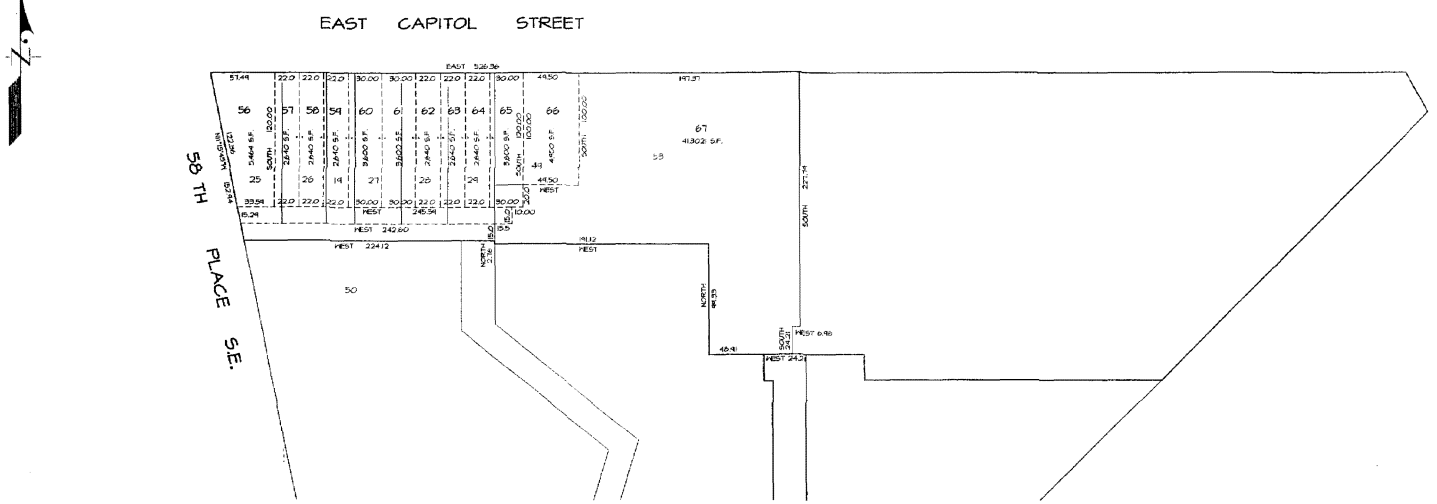
DATE	DESCRIPTION / REVISIONS	BY
1-15-2004	NEW LOT LAYOUT	MEB

DRAWN BY: MEB | DESIGNED BY: | CHECKED BY: | RECORD NO.: J-99130

SCALE: 1"=50' | DATE: FEBRUARY 2003 | DRWG. NO.: 30,001I-Y

11721 WOODMORE ROAD, SUITE 300
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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PLAT OF COMPUTATION
PART OF
SQUARE 5279
(CAPITOL GATEWAY
ESTATES)
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1"= 50'
0 50 100 150

5E

DATE	DESCRIPTION	BY
	REVISIONS	

10721 WOODMOORE ROAD, SUITE 309
POTOMAC, MARYLAND 20731
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 428-1000

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DRAWN BY: KSS/SMS CHECKED BY: RECORD NO.: J-99130
SCALE 1"=50'
DATE FEBRUARY 2004
BDA JOB NO. 30.0012-Y