

**LEGEND**

	UTILITY POLE
	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	ELECTRIC MANHOLE
	FIRE HYDRANT
	LIGHT POLE
	GUY WIRE
	SIGN
	STORM DRAIN MANHOLE
	CLEANOUT
	GROUND ELEVATION SHOT
	x 500.00
	BOLLARD
	UNKNOWN MANHOLE
	DRAIN INLET
	SEWER MANHOLE
	GAS VALVE
	GAS LINE MARKER
	FIRST FLOOR
	WATER VALVE
	DOOR
	CHAIN LINK FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BUILDING FOOTPRINT
	CONCRETE
	ASPHALT
	RETAINING WALL
	EDGE OF ELEVATED HIGHWAY
	BRIDGE COLUMNS
	TEMPORARY PLASTIC BARRIERS
	PLASTIC PYLONS

**SURVEY NOTES**

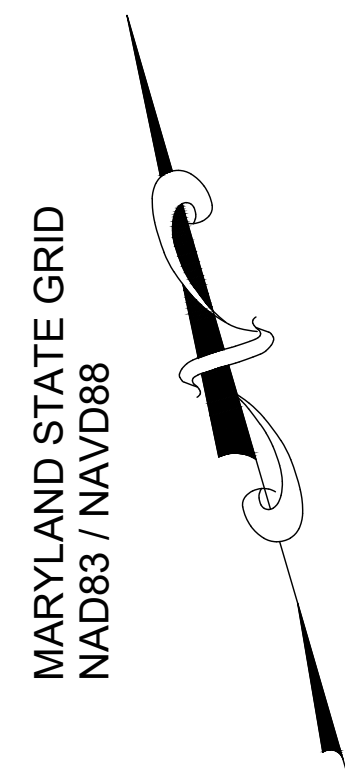
- A SUBSURFACE UTILITY ENGINEERING LOCATION OF UNDERGROUND UTILITIES HAS NOT BEEN COMPLETED FOR THE PROPERTY SHOWN HEREON. SURVEY OBSERVATIONS ARE LIMITED TO VISUALLY EVIDENT ABOVE GROUND ITEMS. NO CERTIFICATION IS MADE AS TO THE ACCURACY, EXISTENCE, SUFFICIENCY OR EXTENT OF UNDERGROUND UTILITIES OR IMPROVEMENTS LOCATED ON OR SERVING THE SUBJECT PROPERTY.
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CORRECTION BY THE OFFICE OF THE SURVEYOR, D.C.
- THE PROPERTY SHOWN HEREON IS GRAPHICALLY SHOWN AS BEING IN ZONE AE (SPECIAL FLOOD HAZARD AREA) ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 11001 0014 C, DATED SEPTEMBER 27, 2010, FOR THE DISTRICT OF COLUMBIA, WASHINGTON, D.C. ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SURVEY SHOWN HEREON, WAS PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF IS AN ACCURATE REPRESENTATION OF CONDITIONS AS OF THE DATE OF THE SURVEY. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2025.

GARY F. CROUSE  
LICENSED LAND SURVEYOR  
DISTRICT OF COLUMBIA  
LICENSE NO. 900483

**SITE NOTES**

- THE ENTIRETY OF THE PARCEL LIES IN WITHIN THE 100-YEAR FLOODPLAIN.



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**GEORGETOWN UNIVERSITY**  
NEW NON-MOTORIZED BOATHOUSE

3500 WATER STREET, N.W., SITE D, WASHINGTON, DC 20007

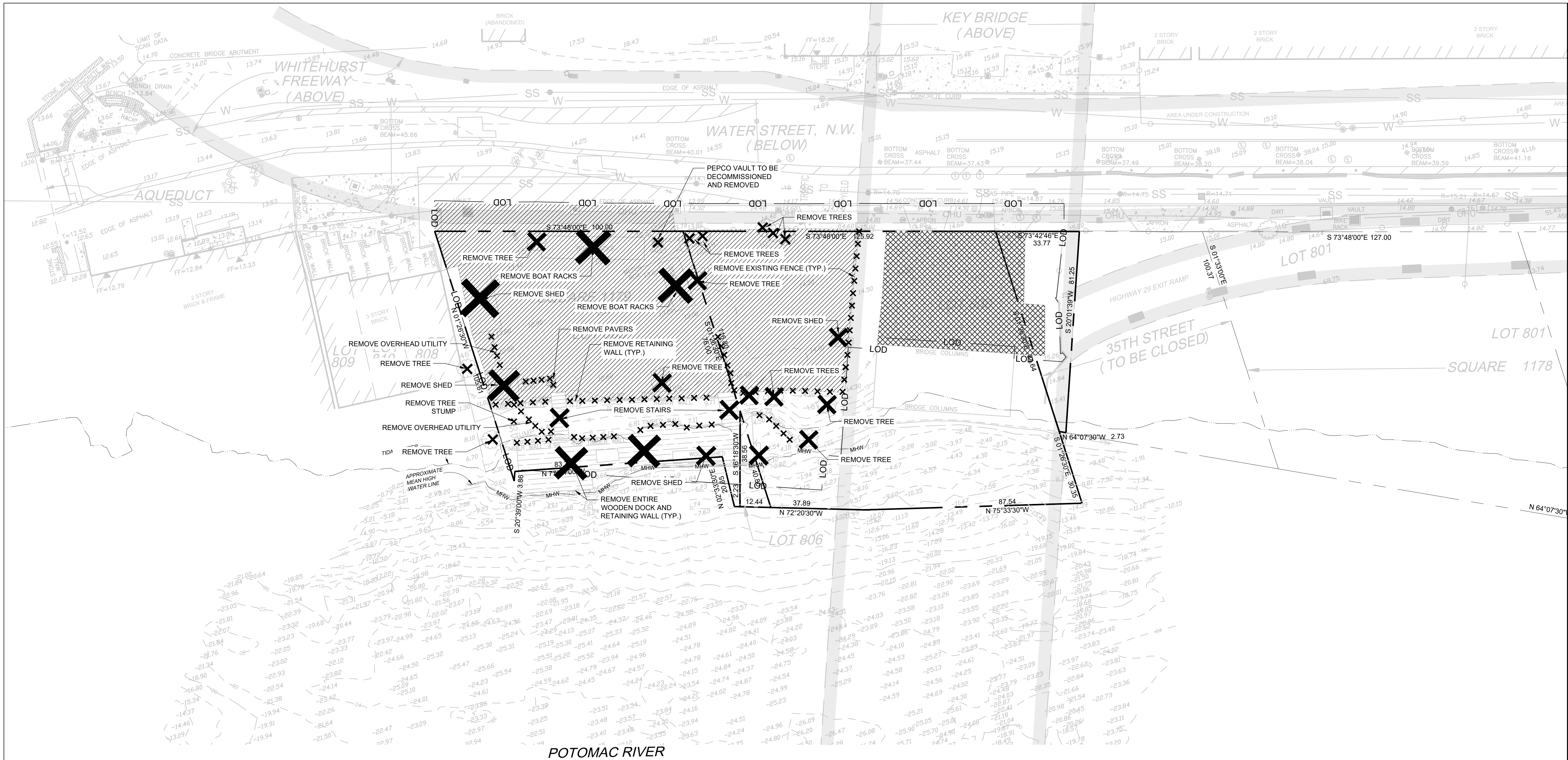
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ZONING SUBMISSION  
2026 APRIL 9

EXISTING CONDITIONS PLAN

SHEET NO.  
**CIV100**

ZONING COMMISSION  
District of Columbia  
CASE NO. 16-181  
EXHIBIT NO. 3C4



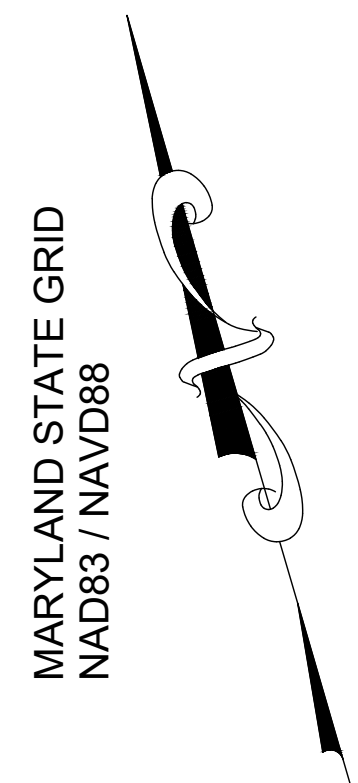
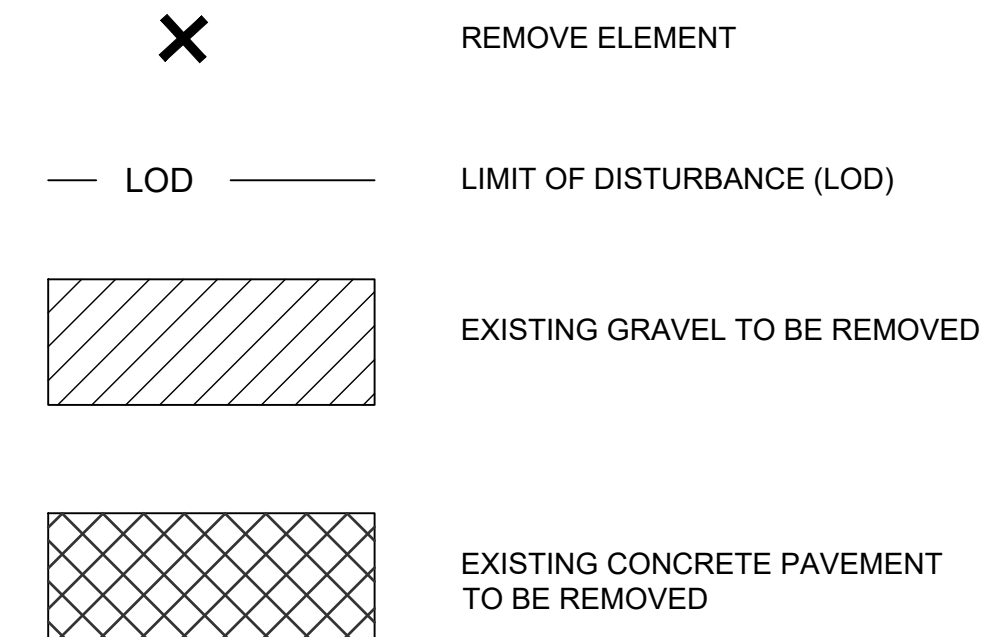
**DEMOLITION NOTES**

- 1) ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE DISTRICT OF COLUMBIA, OSHA, AND GEORGETOWN UNIVERSITY.
- 2) CONTRACTOR SHALL VERIFY PROPER SHUTDOWN AND TERMINATION OF ALL UTILITIES INDICATED TO BE REMOVED, AND ALL UTILITY SERVICE STRUCTURES TO BE DEMOLISHED, PRIOR TO THE START OF DEMOLITION. ALL TERMINATIONS SHALL BE PERFORMED IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES AND UTILITY OWNER REQUIREMENTS.
- 3) ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION. SEE SHEETS CIV800 TO CIV803.
- 4) CONTRACTOR TO COMPLY WITH CONDITION OF ALL ENVIRONMENTAL PERMITS, APPLICABLE JURISDICTIONAL REGULATIONS, AND DIRECTION OF OWNER-ENGAGED ENVIRONMENTAL SCIENTISTS.
- 5) CONTRACTOR TO PREPARE SITE LOGISTICS AND SAFETY PLAN FOR UNIVERSITY REVIEW AND APPROVAL. MAINTAIN ACCESS TO ALL EMERGENCY EQUIPMENT SUCH AS FIRE ALARM PULL BOXES, FIRE HYDRANTS, AND OTHER SIMILAR ITEMS IN ACCORDANCE WITH APPROVED SITE LOGISTICS AND SAFETY PLAN.
- 6) ALL EXISTING ROADWAY SIGNS AND TRAFFIC CONTROLS ARE TO REMAIN OPERATIONAL AND VISIBLE DURING ALL PHASES OF CONSTRUCTION FOR ROADWAYS AND PEDESTRIAN ACCESS THAT ARE OPEN TO PUBLIC IN ANY WAY.
- 7) PEDESTRIAN TRAFFIC AND ACCESS TO ALL SURROUNDING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH APPROVED SITE LOGISTICS AND SAFETY PLANS. THE CONTRACTOR SHALL PROVIDE APPROPRIATE PROTECTIONS FOR PEDESTRIAN SAFETY AND MAINTENANCE OF TRAFFIC DURING ALL PHASES OF DEMOLITION/CONSTRUCTION IN ACCORDANCE WITH UNIVERSITY AND DDOT REQUIREMENTS.

- 8) POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL SITE RUNOFF FROM DISTURBED AREAS SHALL BE FILTERED THROUGH SEDIMENT CONTROL MEASURES (PER THE APPROVED ESC PLAN) PRIOR TO DISCHARGE OFF-SITE.
- 9) HARD SURFACED STREETS AND PARKING AREAS SHALL BE MAINTAINED IN A CLEAN CONDITION (MUD AND DUST FREE) AT ALL TIMES. CLEAN TRUCKS AND EQUIPMENT ON-SITE OVER A VEHICLE WASH RACK TO MAINTAIN CLEAN STREETS AND PARKING AREAS IN ACCORDANCE WITH EROSION AND SEDIMENT PLANS.
- 10) SAWCUT EXISTING PAVEMENT TO BE REMOVED. SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALKS AND CURB/GUTTER AT THE NEAREST JOINT.
- 11) COORDINATE ANY TRAILER, CONSTRUCTION FENCING, CONSTRUCTION PARKING, AND STAGING AREAS WITH DCEE INSPECTORS AND OWNER. CONTRACTOR RESPONSIBLE FOR ALL RELATED PERMITS.
- 12) MINIMIZE GENERATION OF DUST DURING CONSTRUCTION IN ACCORDANCE WITH THESE PLANS AND DCEE STANDARDS.
- 13) UTILITIES NOT ASSOCIATED WITH BUILDING CONNECTIONS ARE PRESENT IN WORK AREA AND SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING BUT NOT LIMITED TO THOSE OWNED BY DC WATER, PEPCO, WASHINGTON GAS, AND COMMUNICATION PROVIDERS.
- 14) DEMOLITION SHOWN HEREON IS INTENDED TO SHOW MAJOR DEMOLITION OPERATIONS THAT ARE TO BE COMPLETED INITIALLY AS PART OF THIS PROJECT. IT IS NOT A COMPLETE DEMOLITION SCOPE FOR THIS PROJECT, AS APPLICABLE LANGUAGE OF THIS CONTRACT, SPECS, AND/OR REQUIRED PERMITS SHALL ALSO APPLY.
- 15) CONTRACTOR SHALL COORDINATE ALL REQUIRED SERVICE OUTAGES WITH THE UNIVERSITY AND RESPECTIVE UTILITY OWNERS. NO SERVICE SHALL BE EXECUTED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE UTILITY OWNER'S REPRESENTATIVE AND UNIVERSITY.

- 16) WITH OWNER'S PERMISSION EXISTING FEATURES TO REMAIN MAY BE REQUIRED TO BE TEMPORARILY RELOCATED AND/OR ADJUSTED DURING CONSTRUCTION. CONTRACTOR TO RESTORE TO ORIGINAL CONFIGURATION AND CONDITION, IF DISTURBED AND OUTSIDE THE LIMITS OF FUTURE BUILDING SITE IMPROVEMENTS.
- 17) UNLESS OTHERWISE NOTED, AND IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE INDICATED HEREIN, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF LEGALLY ALL ABOVE/BELOW GROUND FEATURES WITHIN THE PROJECT AREA, AS REQUIRED TO PERFORM THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
  - CONCRETE BASES FOR LIGHT FIXTURES
  - ANY FENCING
  - RETAINING WALLS
  - TREES (SEE CIV800-CIV803 FOR ADDITIONAL INFORMATION ON TREE REMOVAL REQUIREMENTS AND PHASING)
  - EQUIPMENT PADS/CONCRETE SLABS
  - SIDEWALKS/ROADWAYS/CURBING/STAIRS
  - SITE/TRAFFIC SIGNAGE
  - ANY OTHER ITEMS THAT ARE ENCOUNTERED AND NOT LISTED ABOVE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO PROCEEDING WITH ITS RELOCATION/DEMOLITION.
- 18) IN GENERAL, ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED CONDITIONS, SHALL BE REMOVED TO FACILITATE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THE PHASING PLANS. ANY ADJUSTMENTS AFFECTING TREES TO REMAIN MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- 19) ALL UTILITY SYSTEMS SHALL BE PROTECTED AND REMAIN IN SERVICE THROUGHOUT THE DURATION OF DEMOLITION AND CONSTRUCTION, EVEN IF THE SYSTEM IS REQUIRED TO BE MODIFIED BY THESE PLANS. ABANDONED PIPES SHALL BE COMPLETELY REMOVED.

- 20) CONTRACTOR SHALL INSPECT THE PROJECT SITE PRIOR TO BIDDING. IN ACCORDANCE WITH THE DEMOLITION REQUIREMENTS SPECIFIED HEREIN, VISIBLE, ABOVE-GROUND OBJECTS, WHICH MAY NOT BE SHOWN ON THE SURVEY, SHALL BE INCLUDED IN THE CONTRACTOR'S PRICING. ABSENCE OF THESE ITEMS FROM THE SURVEY/CONTRACT DOCUMENTS SHALL NOT BE CAUSE FOR EXTRA COMPENSATION TO THE CONTRACTOR FOR THEIR REMOVAL.
- 21) CONTRACTOR SHALL PROVIDE TEMPORARY STEEL ROAD PLATES AS PERMITTED/REQUIRED BY DDOT. PROVIDE EMERGENCY VEHICLE ACCESS TO ALL ACTIVE CONSTRUCTION.
- 22) REFER TO TREE PRESERVATION PLANS FOR SITE SPECIFIC PROCEDURE AND INFORMATION REGARDING TREE PROTECTION, PERMITTING, AND RELOCATION.
- 23) REFER TO ARCHITECTURE AND LANDSCAPE DRAWINGS FOR PROTECTION OF ADDITIONAL ITEMS TO REMAIN.
- 24) SITE LIGHTING CONDUIT, CONDUCTOR, HANDHOLES, TO BE DISCONNECTED AT SOURCE AND REMOVED AS NECESSARY TO ACCOMMODATE PROPOSED CONSTRUCTION.
- 25) ALL WORK WITHIN PUBLIC RIGHT OF WAY TO BE PER CURRENT DDOT STANDARD SPECIFICATIONS AND STANDARDS, INCLUDING PUBLIC SPACE PERMITTING REQUIREMENTS.



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**GEORGETOWN UNIVERSITY**  
 NEW NON-MOTORIZED BOATHOUSE

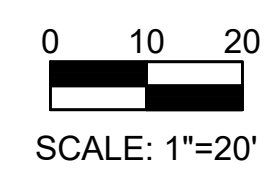
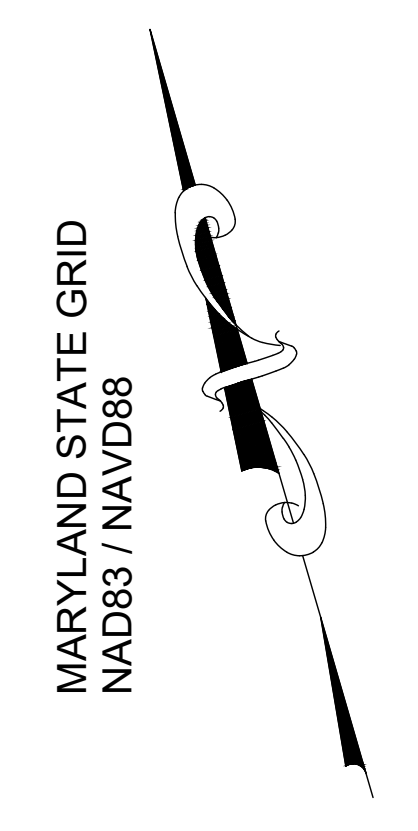
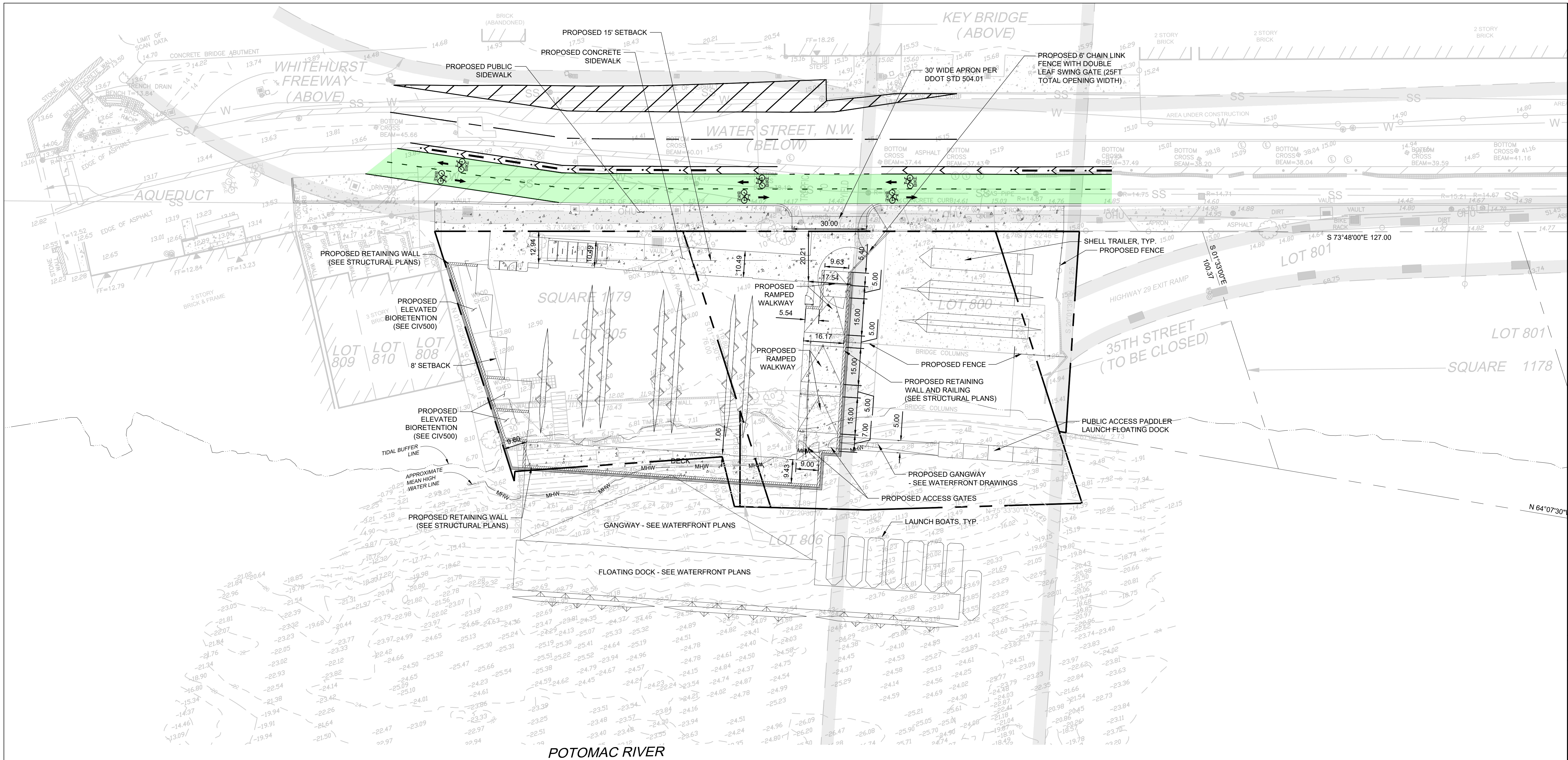
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ZONING SUBMISSION  
 2026 APRIL 9

SITE DEMO PLAN

SHEET NO.  
**CIV110**



**SITE NOTES**

1. THE ENTIRETY OF THE PARCEL LIES WITHIN THE 100-YEAR FLOODPLAIN.

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 NEW NON-MOTORIZED BOATHOUSE

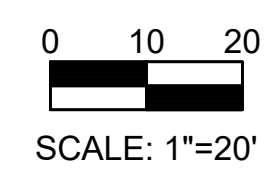
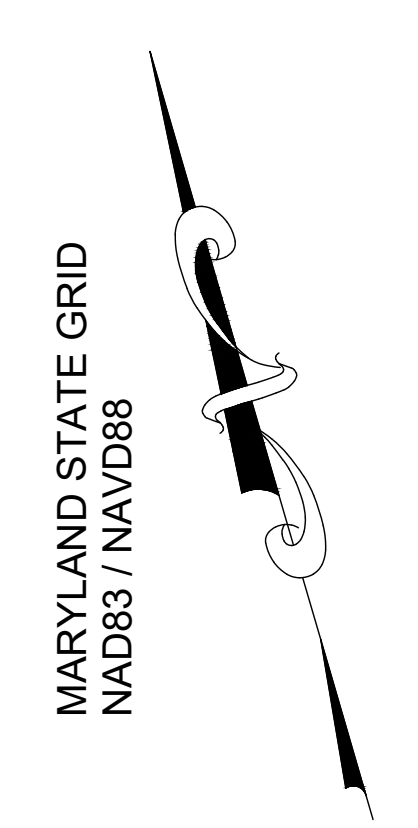
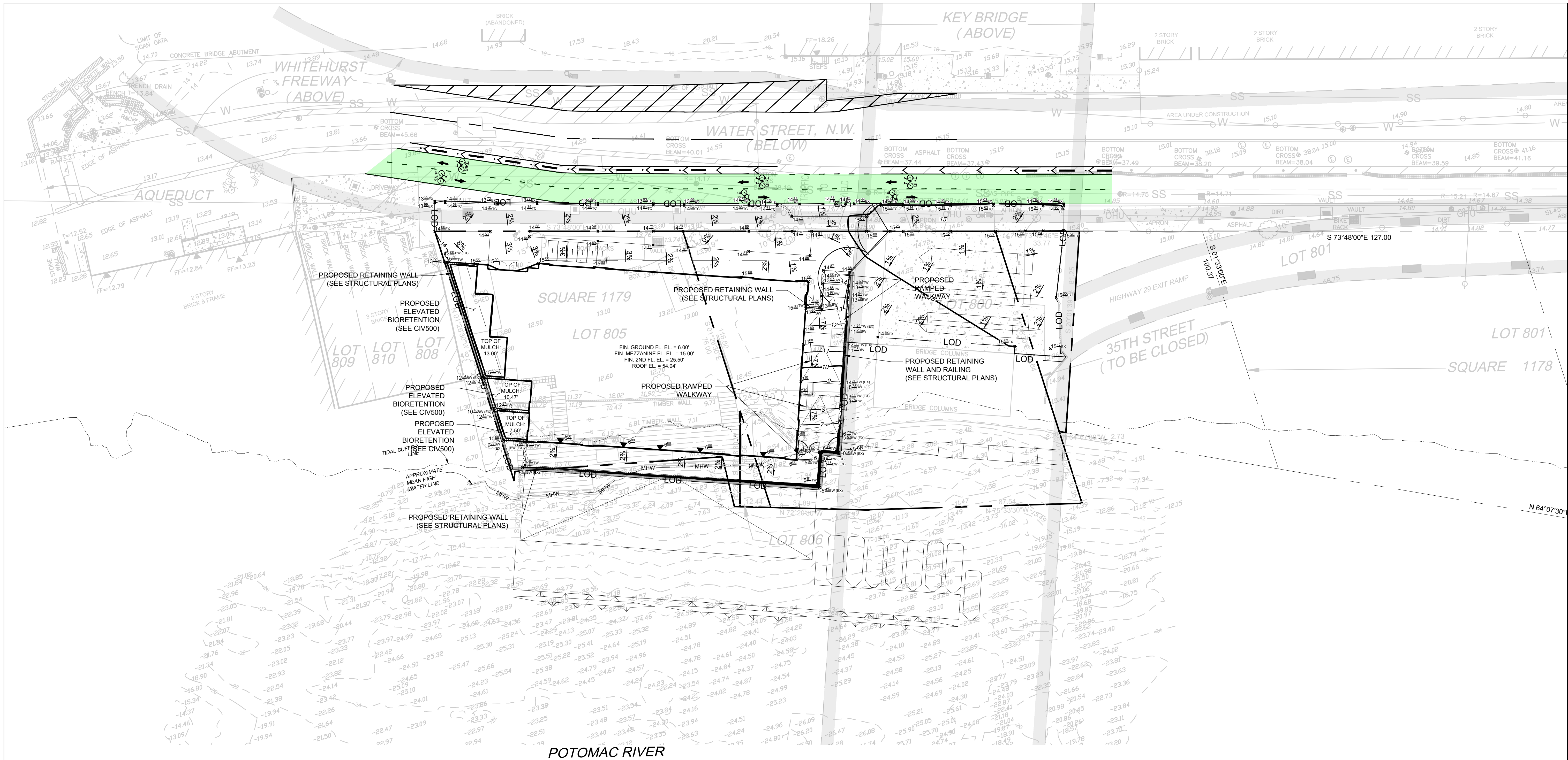
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ZONING SUBMISSION  
 2026 APRIL 9

SITE PLAN

SHEET NO.  
**CIV300**



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**GEORGETOWN UNIVERSITY**  
 NEW NON-MOTORIZED BOATHOUSE

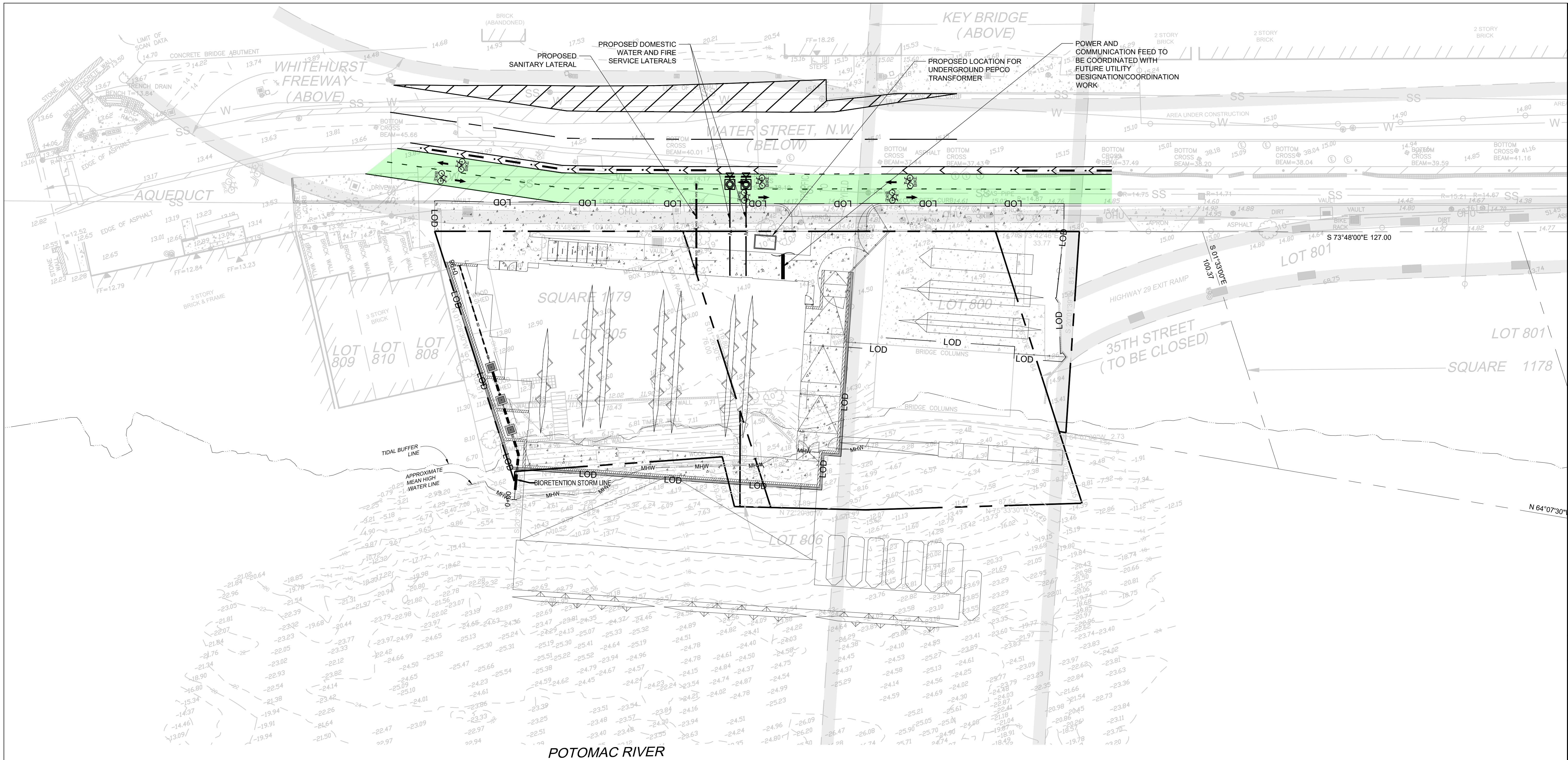
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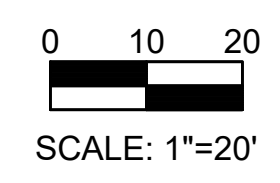
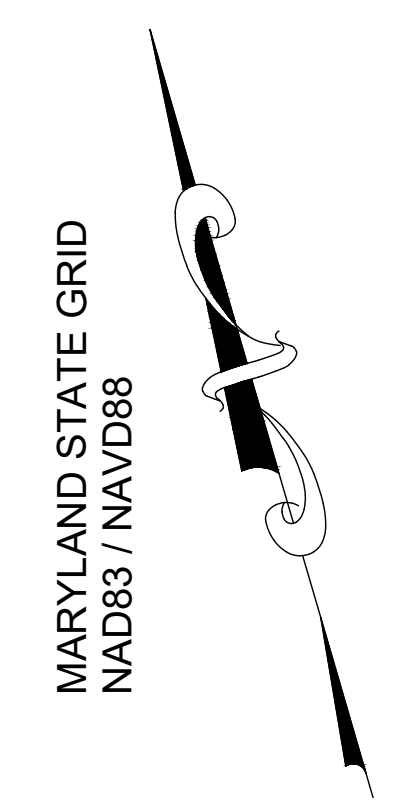
ZONING SUBMISSION  
 2026 APRIL 9

GRADING PLAN

SHEET NO.  
**CIV310**



**NOTES:**  
 1) EXISTING SEWER AND WATER LINES APPROXIMATELY SHOWN BASED ON DC WATER COUNTER MAPS. FIELD UTILITY DESIGNATION TO BE CONDUCTED UPON APPROVAL FROM THE NATIONAL PARK SERVICE.



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 ZONING SUBMISSION  
 2026 APRIL 9

UTILITY PLAN

SHEET NO.  
**CIV320**