

**CIVIL**



**LOT AREA TABULATION**

**EXISTING**

LOT	SQUARE	AREA (SF)	AREA (AC.)
802	1025-E	5,107	0.117
1	1048-S	40,580	0.932
801	1048-S	16,183	0.372
802	1048-S	42,424	0.974
129	RES	15,269	0.351
299	RES	7,936	0.182
TOTAL		127,499	2.927

**PROPOSED**

LOT	SQUARE	AREA (SF)	AREA (AC.)
1	1048-S	34,077	0.782
2	1048-S	84,556	1.941
3	1048-S	8,866	0.204
TOTAL		127,499	2.927

**SITE DEMOLITION NARRATIVE**

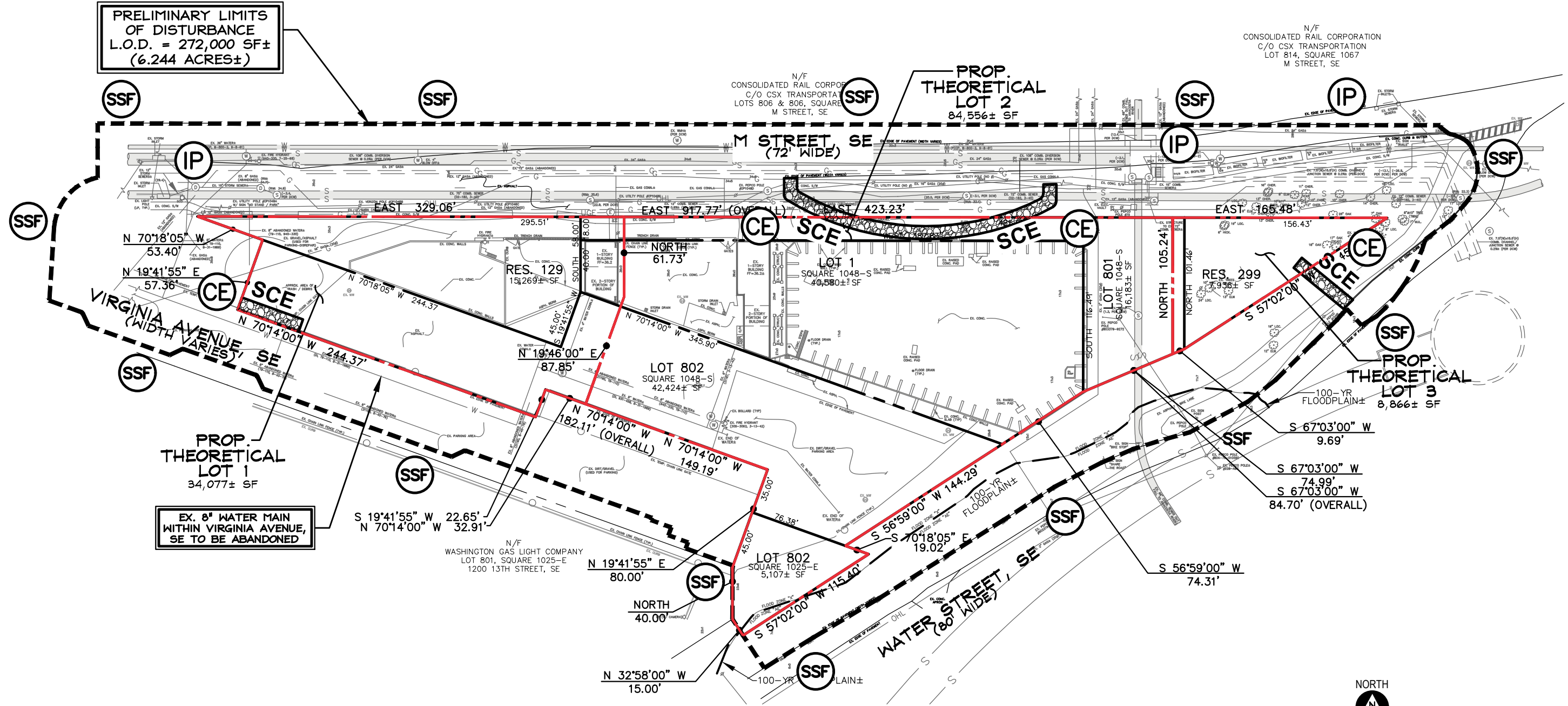
- CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE. CALL 202-535-2240 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
  - INSTALL SEDIMENT CONTROL MEASURES.
  - PROCEED WITH DEMOLITION ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
  - REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
  - REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR. SOME SEDIMENT CONTROL MEASURES MAY BE RETAINED TO USE FOR FUTURE CONSTRUCTION AS APPLICABLE. COORDINATE WITH DC INSPECTOR.

NOTE: THIS PROJECT DISTURBS OVER AN ACRE AND IS SUBJECT TO US ENVIRONMENTAL PROTECTION AGENCY (EPA) NOTICE OF INTENT FILING UNDER THE EPA'S GENERAL CONSTRUCTION PERMIT.

ALL TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED (SUBJECT TO DDOT PERMITS, AS APPLICABLE)

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA WARD 6 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TO HORIZONTALLY BORE OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES), (COORDINATE WITH DDOT WARD 6 ARBORIST AS APPLICABLE. THE DDOT WARD 6 LEAD ARBORIST IS STEVE MCKINDLEY-WARD, [steve.mckindley-ward@dc.gov](mailto:steve.mckindley-ward@dc.gov); (202) 527-5741.

CONTRACTOR TO PROVIDE SUPER SILT FENCE, STRAW BALES OR EROSION CONTROL TUBE AROUND EXCAVATION / LIMITS OF DISTURBANCE AND PROVIDE INLET PROTECTION FOR ALL ONSITE AND ADJACENT INLETS (NOT SHOWN DUE TO SCALE)



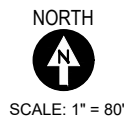
N/F CONSOLIDATED RAIL CORPORATION  
C/O CSX TRANSPORTATION  
LOT 814, SQUARE 1067  
M STREET, SE

PROP. THEORETICAL LOT 1  
34,077± SF

EX. 8" WATER MAIN WITHIN VIRGINIA AVENUE, SE TO BE ABANDONED

PROP. THEORETICAL LOT 2  
84,556± SF

PROP. THEORETICAL LOT 3  
8,866± SF



**BUILDING COVERAGE/HEIGHT TABULATION**

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	BLDG. HEIGHT	% OCCUPANCY
BUILDING 1B	52,178±	13	35.0	35.0±	130'	61.7%
TOTAL SITE AREA = 127,499 SQ. FT.±; TOTAL BUILDING FOOTPRINT = 52,178 SQ. FT.±; % OCCUPANCY OVER ENTIRE SITE = 40.9%						

