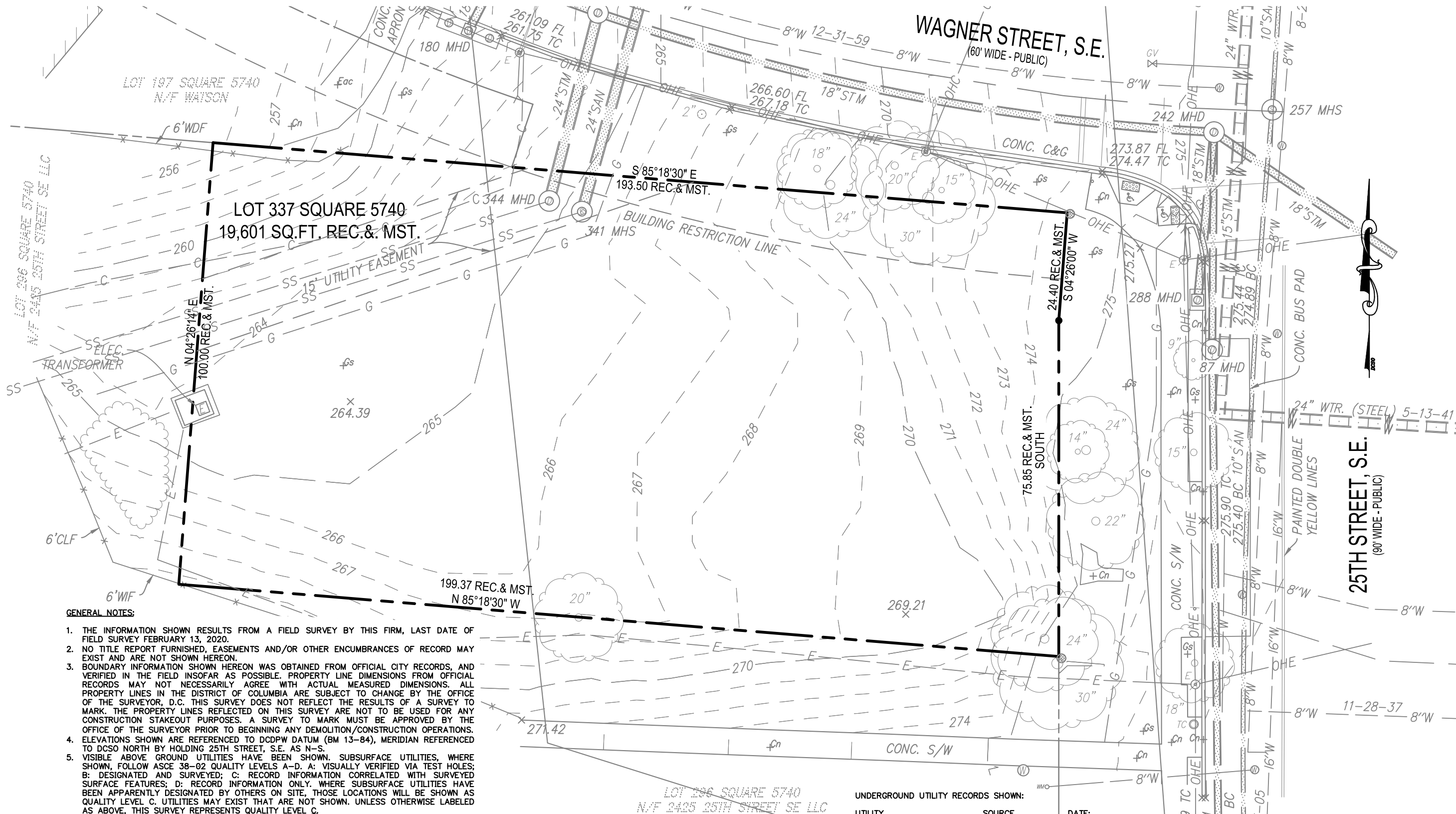


Civil Drawings

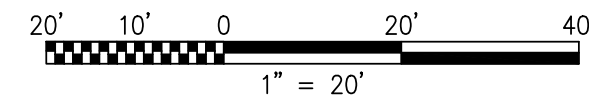


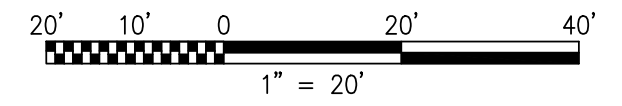
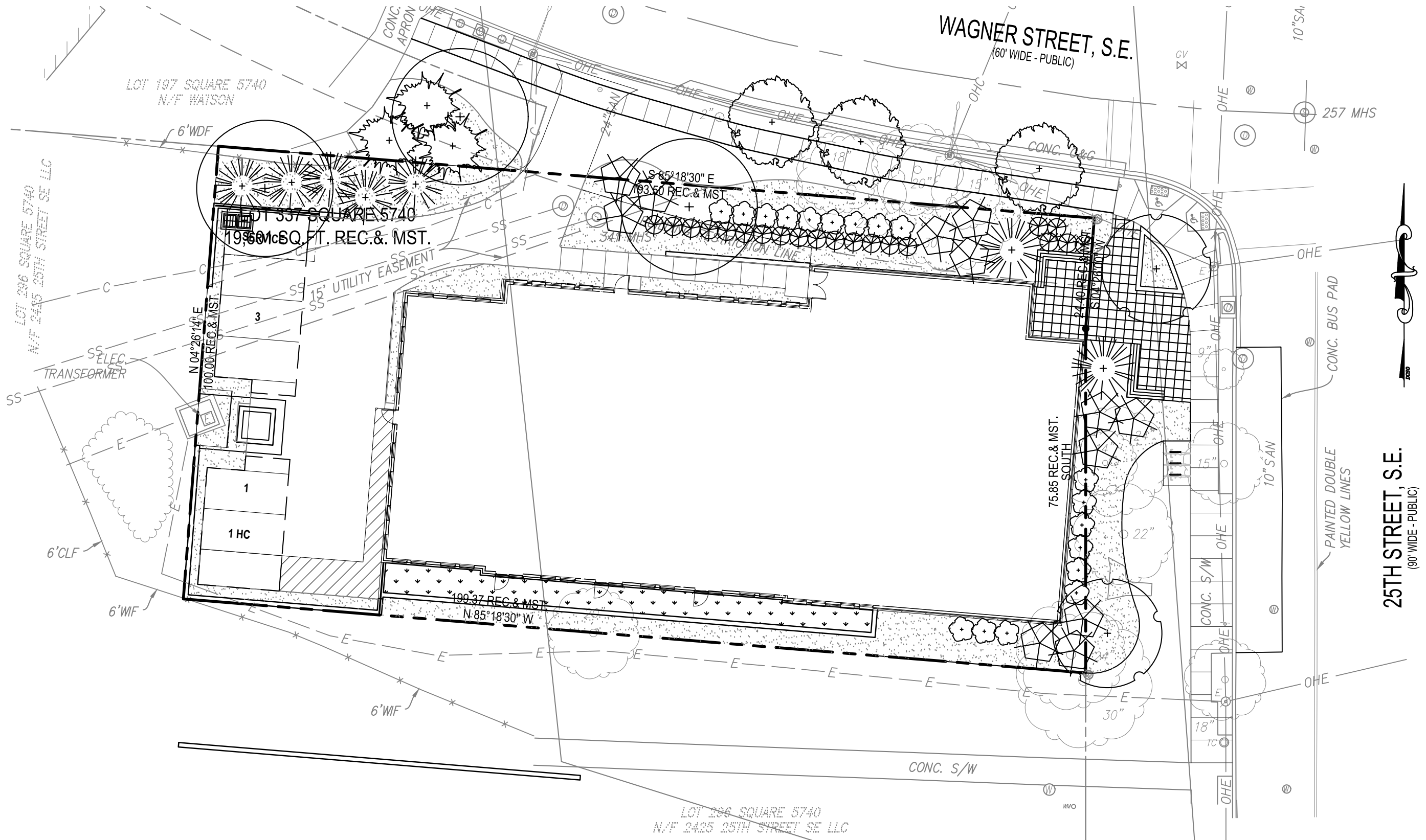
GENERAL NOTES:

1. THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY FEBRUARY 13, 2020.
2. NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
3. 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 CHANGE BY THE OFFICE OF THE SURVEYOR, D.C. THIS SURVEY DOES NOT REFLECT THE RESULTS OF A SURVEY TO MARK. THE PROPERTY LINES REFLECTED ON THIS SURVEY ARE NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT PURPOSES. A SURVEY TO MARK MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY DEMOLITION/CONSTRUCTION OPERATIONS.
4. ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 13-84), MERIDIAN REFERENCED TO DCSD NORTH BY HOLDING 25TH STREET, S.E. AS N-S.
5. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
6. PROPERTY IS IDENTIFIED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010076C, EFFECTIVE DATE SEPTEMBER 27, 2010.
7. AS OF FEBRUARY 17, 2020, THE PROPERTY IS ZONED R-3 AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (<http://maps.dcoz.dc.gov/zr16>); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.

UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE:
SEWER: WASA PANEL:	OS GH-11-12-SE	3-41-60
WATER: WASA PANEL:	OW GH-11-12-SE	2-5-55
ELECTRIC: PEPCO	NONE RECEIVED AS OF	02-17-2020
GAS: WASHINGTON GAS	NONE RECEIVED AS OF	02-17-2020
OCTO DCNET FIBER:	NOT LABELED	2-13-2020
COMMUNICATION: VERIZON	NONE RECEIVED AS OF	02-17-2020
COMMUNICATION: MCI	NONE RECEIVED AS OF	02-17-2020
COMMUNICATION: COMCAST	NOT LABELED	2-17-2020





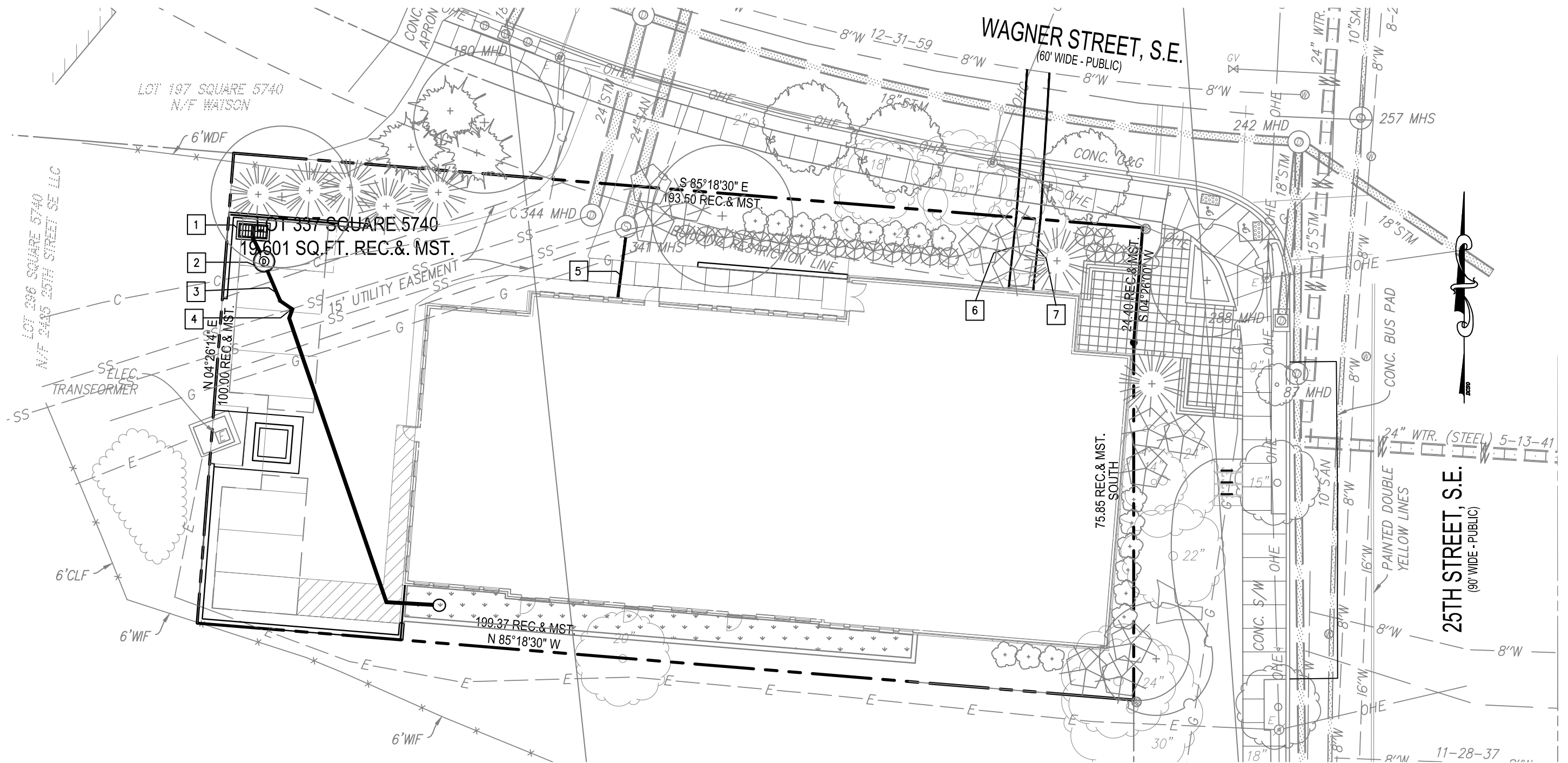
April 17, 2020

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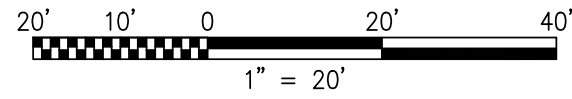
Site Plan
25TH & WAGNER STREET, SE

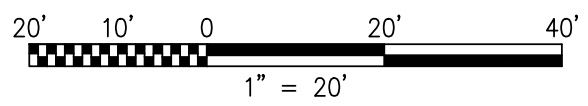
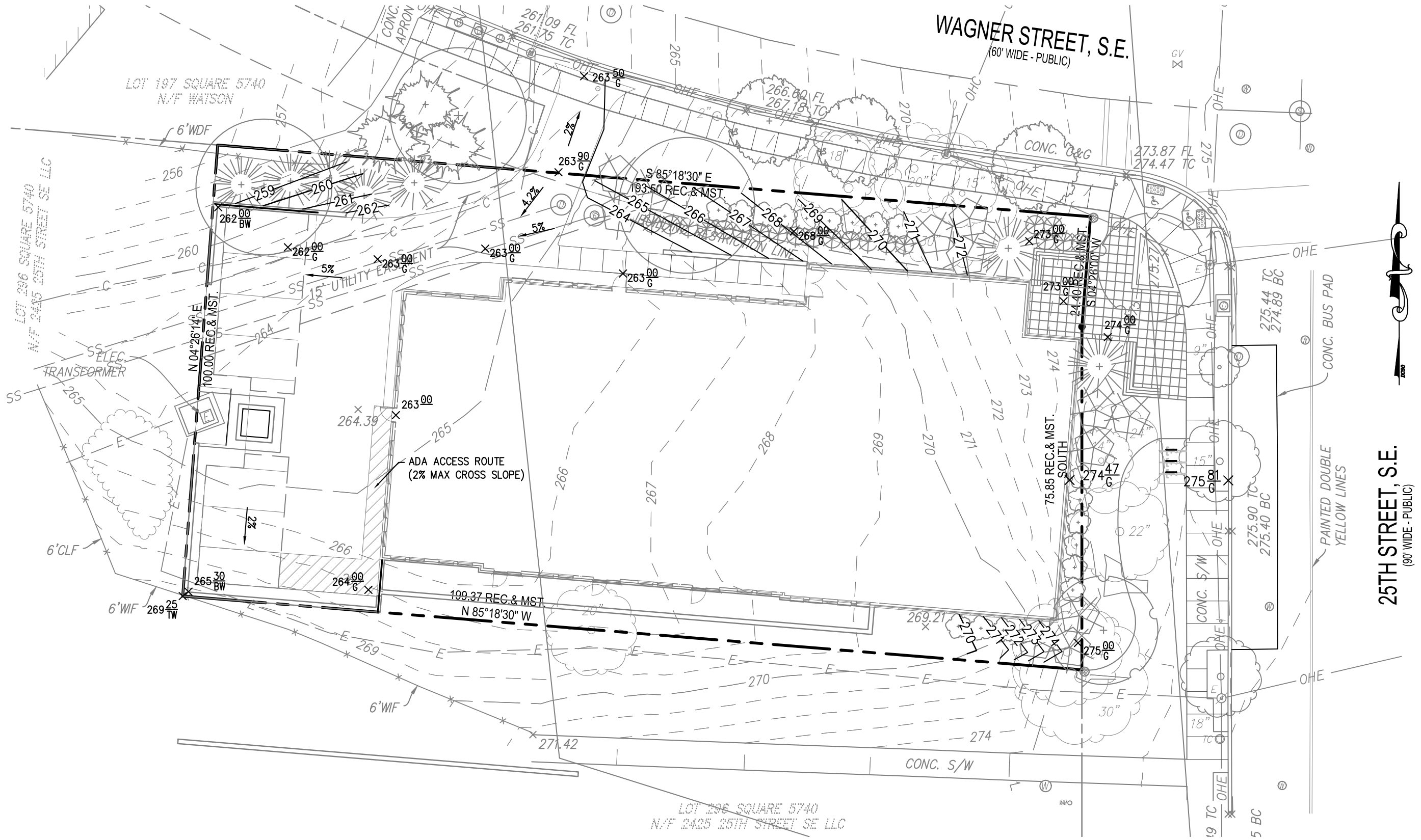
C03

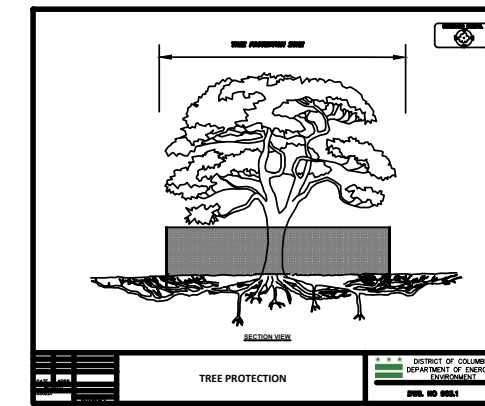
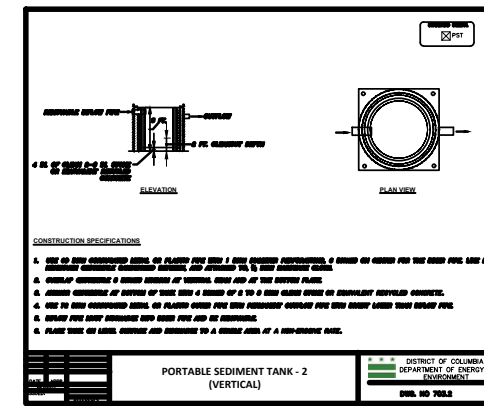
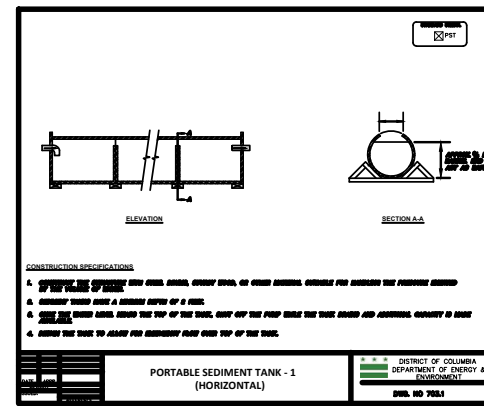
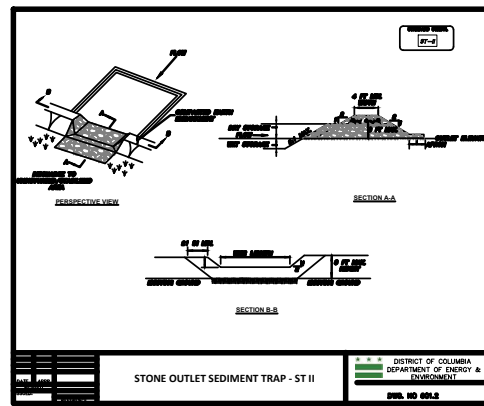
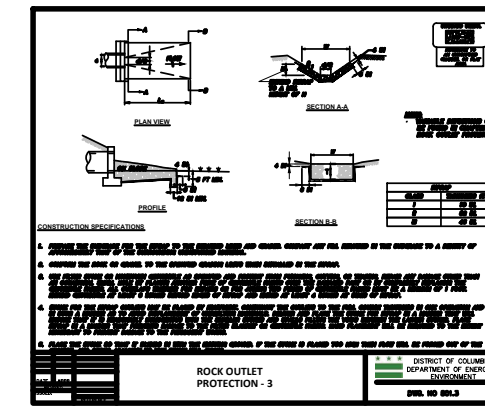
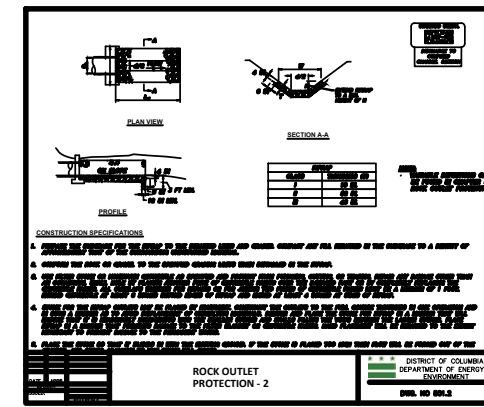
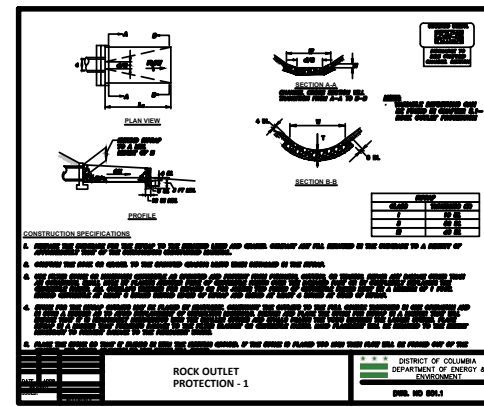
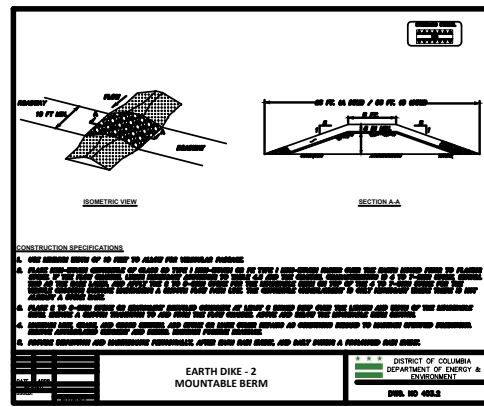
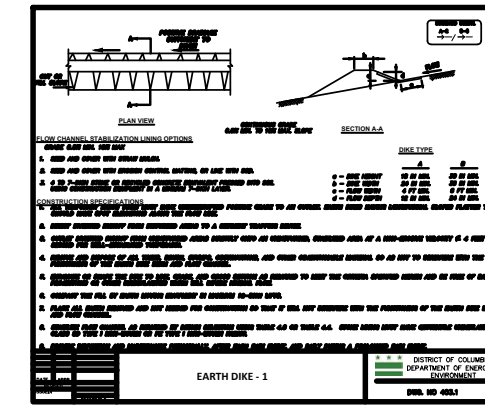
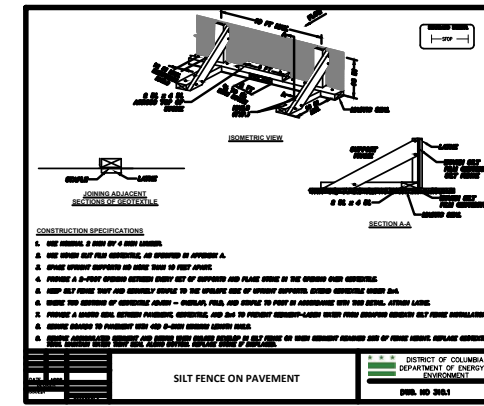
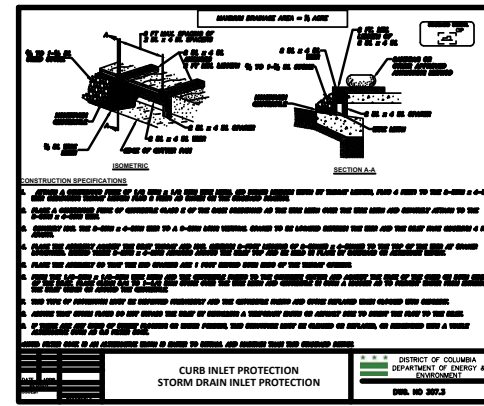
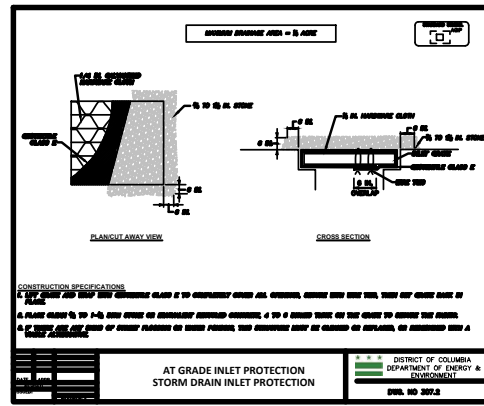
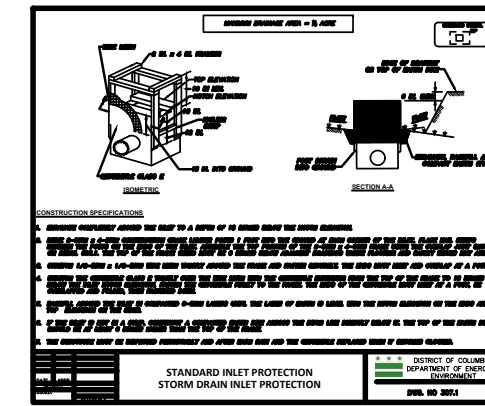
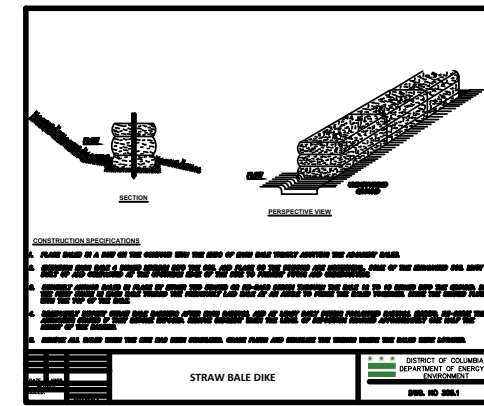
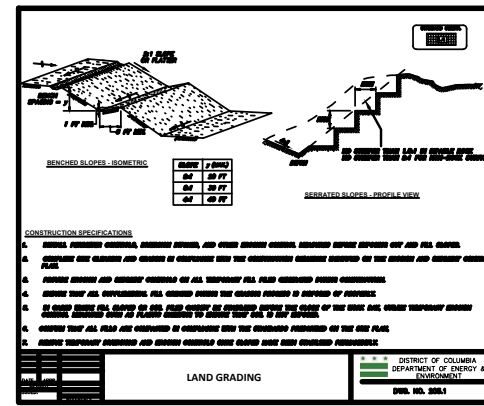
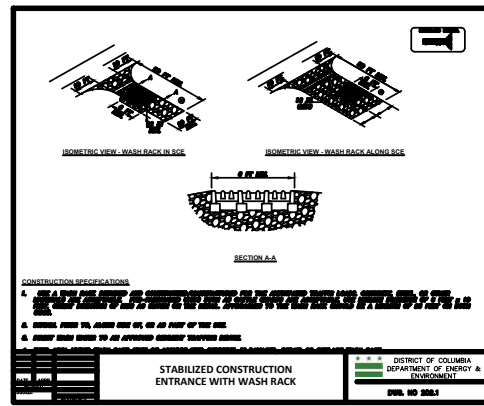


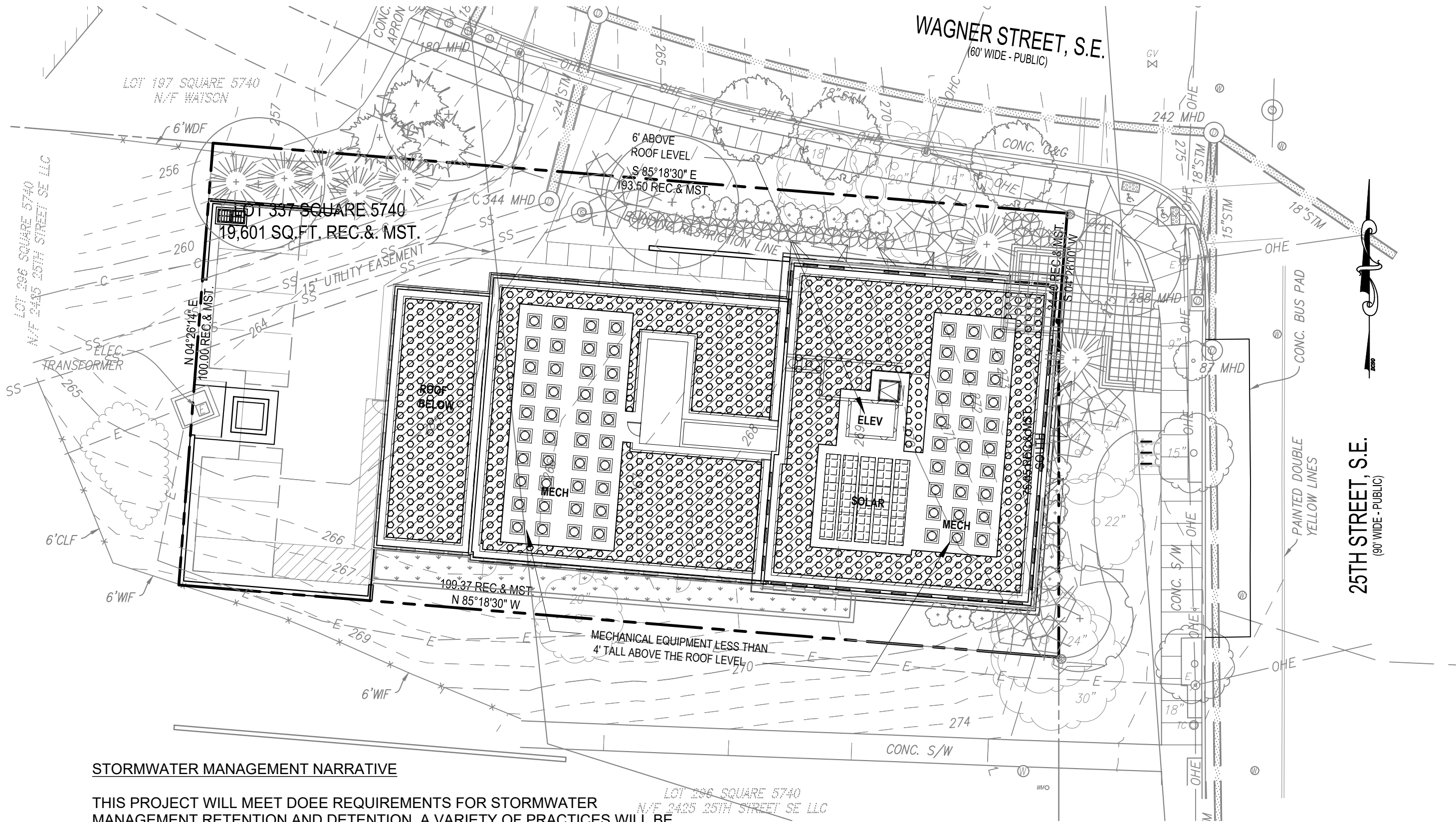
UTILITY KEYNOTES:

- | | | |
|-------------------------------|---|---------------|
| 1 NEW GRATE INLET | 4 NEW Y BRANCH CONNECTION TO EXISTING SEWER | 7 3" DOMESTIC |
| 2 NEW WATER QUALITY STRUCTURE | 5 NEW 6" SANITARY | |
| 3 NEW 8" PVC STORM | 6 4" FIRE | |









STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT WILL MEET DOE REQUIREMENTS FOR STORMWATER MANAGEMENT RETENTION AND DETENTION. A VARIETY OF PRACTICES WILL BE USED INCLUDING GREEN ROOF, BIO-RETENTION, PERMEABLE PAVING AND A STRUCTURE FOR WATER QUALITY TREATMENT

