

LEGAL DESCRIPTION

LOT NUMBERED 52 IN SQUARE NUMBERED 499, CONTAINING 30,375.0 SQUARE FEET, AS SHOWN ON A PLAT OF SUBDIVISION RECORDED IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA IN SURVEY BOOK 129 AT PAGE 47 TOGETHER WITH ALL RIGHTS, PRIVILEGES AND APPURTENANCES TO THE SAME BELONGING.

UNDERGROUND UTILITY RECORDS SHOWN (TABLE A, OPTION 11):

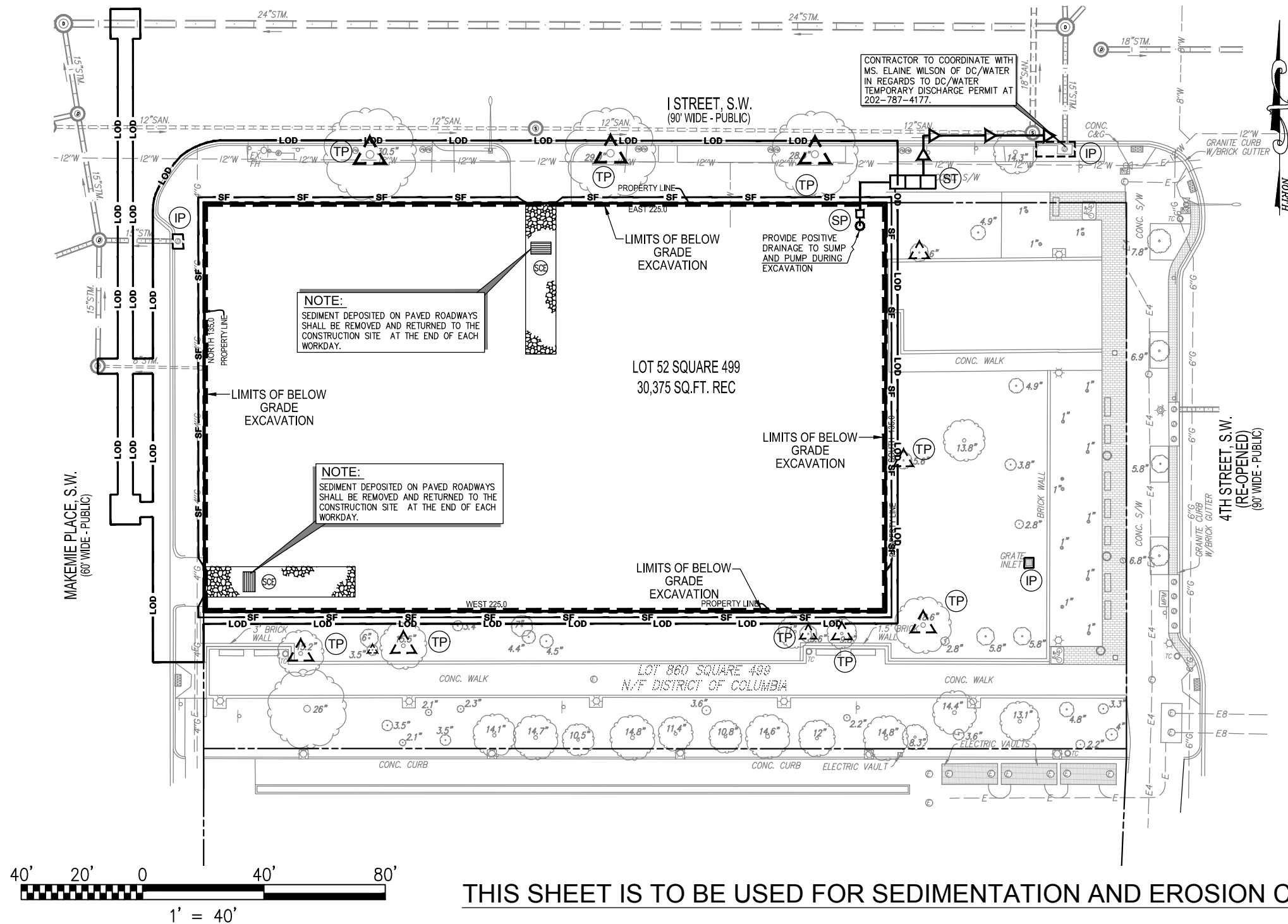
UTILITY	SOURCE	DATE
SEWER: WASA PANEL:	OS B-5-S.W.	6-10-92
WATER: WASA PANEL:	OW B-5-S.W.	7-6-70
ELECTRIC: PEPCO	NOT LABELED	7-10-17
GAS: WASHINGTON GAS	WG-4056	10-11-2017
OCTO DCNET FIBER:	NOT LABELED	9-25-2017
COMMUNICATION: VERIZON	MAP #16, GRID B-4	3-26-75
COMMUNICATION: MCI	REPORTED NONE	9-25-2017
COMMUNICATION: COMCAST	NOT LABELED	10-13-2017

GENERAL NOTES:

1. THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS WILES MENSCH CORPORATION, LAST DATE OF FIELD SURVEY SEPTEMBER 21, 2017.
2. 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.
3. MERIDIAN REFERENCED TO DCSO NORTH BY HOLDING I (EYE) STREET, S.W. AS E-W.
4. PROPERTY IS IDENTIFIED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010019C, EFFECTIVE DATE SEPTEMBER 27, 2010.
5. ZONING CLASSIFICATION, NOT SHOWN AND NOT PROVIDED BY THE CLIENT. (TABLE A, OPTION 6A AND 6B)
6. AS OF THE DATE OF THIS SURVEY, THERE WAS A BUILDING OBSERVED ON SURVEYED PROPERTY, AS SHOWN ON PLAT. (TABLE A, OPTION 7A)
7. AS OF THE DATE OF THIS SURVEY, THERE WAS PARKING OBSERVED ON SURVEYED PROPERTY, AS SHOWN ON PLAT. (TABLE A, OPTION 9)
8. ADJACENT PROPERTY AS SHOWN ON PLAT. (TABLE A, OPTION 13)
9. AS OF THE DATE OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (TABLE A, OPTION 16)



EXISTING CONDITIONS PLAN



EROSION AND SEDIMENT CONTROL PLAN

EROSION AND SEDIMENT CONTROL NARRATIVE:

THE OVERALL EROSION AND SEDIMENT CONTROL PLAN ON THE SITE CONSISTS OF SILT FENCE, INLET AND TREE PROTECTION AND STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK.

DESCRIPTION OF PREDOMINANT SOIL TYPE:

URBAN LAND (Ub)

STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING.
2. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS, SHALL BE INSTALLED AS SOON AS NEW SITE-RELATED RUNOFF IS DETECTED AND EMPLOYED AT ALL TIMES, TO PROTECT INLETS OR STORM SEWERS BELOW SILT-PRODUCING AREAS.
3. NO LATER THAN THE FIRST DAY OF CONSTRUCTION, INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE, REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
4. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DOEE INSPECTOR.
5. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS.

LAND DISTURBANCE ACTIVITY NOTE:

A PERSON RESPONSIBLE FOR LAND DISTURBANCE IS TO BE PRESENT OR AVAILABLE AT ALL TIMES WHILE SITE IS IN A PHASE INVOLVING LAND DISTURBING ACTIVITY. THE RESPONSIBLE PERSON IS RESPONSIBLE FOR INSPECTION OF THE SITE EROSION & SEDIMENT CONTROL MEASURES BIWEEKLY AND AFTER RAINFALL EVENTS. AVAILABILITY TO RESPOND TO POTENTIAL EROSION PROBLEMS AS THEY OCCUR AND AVAILABILITY TO SPEAK ONSITE WITH DOEE TO REMEDY POTENTIAL PROBLEMS. THE RESPONSIBLE PERSON IS TO HAVE AVAILABLE ONSITE PROOF OF PROFESSIONAL LICENSING OR OF SUCCESSFUL COMPLETION OF A DEPARTMENT APPROVED TRAINING PROGRAM IN COMPLIANCE OF RESPONSIBLE PERSON DESIGNATION.

EROSION AND SEDIMENT CONTROL NOTE:

1. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY AND ENVIRONMENT BY PHONE (202-535-2977) AT LEAST 72 HOURS PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF ENERGY AND ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
2. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES REQUIRES APPROVAL FROM DOEE INSPECTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
4. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
5. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF ENERGY AND ENVIRONMENT, WATERSHED PROTECTION DIVISION.
6. PROVIDE A CHAIN LINK FENCE AT PERIMETER OF SITE
7. NO LATER THAN THE FIRST DAY OF CONSTRUCTION, INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURES REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAY.
8. REMOVE OFF-SITE ACCUMULATION OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF DOEE INSPECTOR.
9. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DE-STABILIZATION AREAS.
10. STRAW BALE DIKES WILL BE REPLACED EVERY THREE (3) MONTHS UNTIL COMMENCEMENT OF CONSTRUCTION.

DUST CONTROL NOTES:

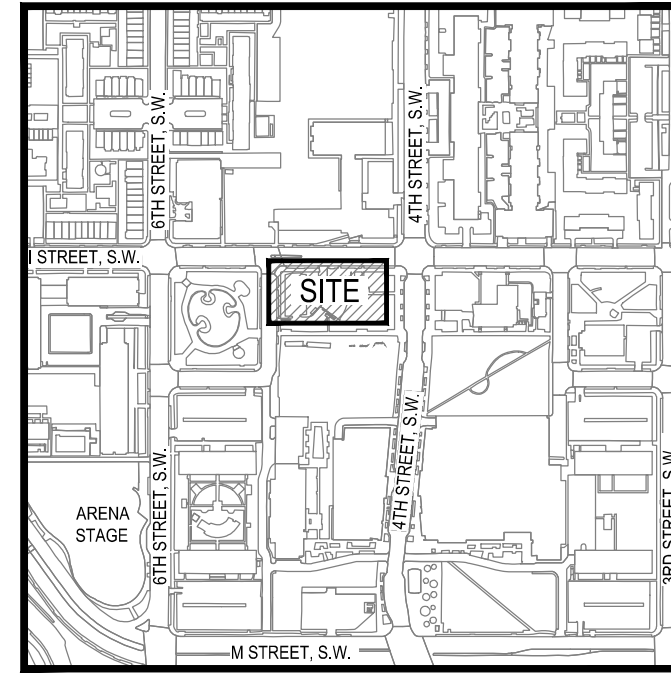
1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.
7. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
8. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
9. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STRAW BALE DIKES, INLET PROTECTION, SUMP PIT, PORTABLE SEDIMENT TANK, STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK, TREE PROTECTION, AND SILT FENCE AS INDICATED ON SHEET CIV0102. SEE SHEET CIV0501 FOR EROSION AND SEDIMENT CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL PROPOSED UTILITIES AS INDICATED ON SHEET CIV0106.
5. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
6. CONSTRUCT Bmps AS INDICATED ON SHEET CIV0701.
7. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

ENFORCEMENT OF SIGNAGE REQUIREMENT FOR PROJECTS REQUIRING EROSION AND SEDIMENT CONTROL PLANS:

ALL CONSTRUCTION PROJECTS REQUIRING SOIL EROSION AND SEDIMENT CONTROL (ESC) PLANS MUST POST A DISTRICT-APPROVED SIGN THAT NOTIFIES THE PUBLIC TO CONTACT DOEE IN THE EVENT OF EROSION OR OTHER POLLUTION FROM THE SITE. DOEE HAS INCREASED ITS ENFORCEMENT EFFORTS FOR THIS REQUIREMENT. A LIMITED NUMBER OF PRE-PRINTED SIGNS IS AVAILABLE AT THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS AND WILL BE ISSUED AT NO CHARGE WITH APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS ON A FIRST COME, FIRST SERVED BASIS. AN ELECTRONIC COPY OF THE DISTRICT APPROVED SIGN IS AVAILABLE AT [HTTP://DOEE.DC.GOV/ESC](http://doee.dc.gov/esc).



VICINITY MAP

SCALE 1" = 500'
SQUARE: 499 LOT: 52
ADDRESS: 400 I-STREET, S.W.
WASHINGTON, DC.

TOTAL SITE AREA:

TOTAL SITE AREA: 30,375 SF / 0.6973 AC

TOTAL VOLUME OF CUT OF BELOW GRADE EXCAVATION:

TOTAL AREA OF EXCAVATION: 30,195 SF / 0.6932 AC
VOLUME OF CUT: (30,195) SQ.FT. (AREA) X (12 FEET (DEPTH))
27

VOLUME OF CUT: (13,420) cy +/-

TOTAL VOLUME OF UTILITY EXCAVATION:

TOTAL AREA OF EXCAVATION: 1,420 SF / 0.0326 AC
VOLUME OF CUT: (1,420) SQ.FT. (AREA) X (7) FEET (DEPTH)
27

VOLUME OF CUT: (368) cy +/-

TOTAL AREA OF DISTURBANCE:

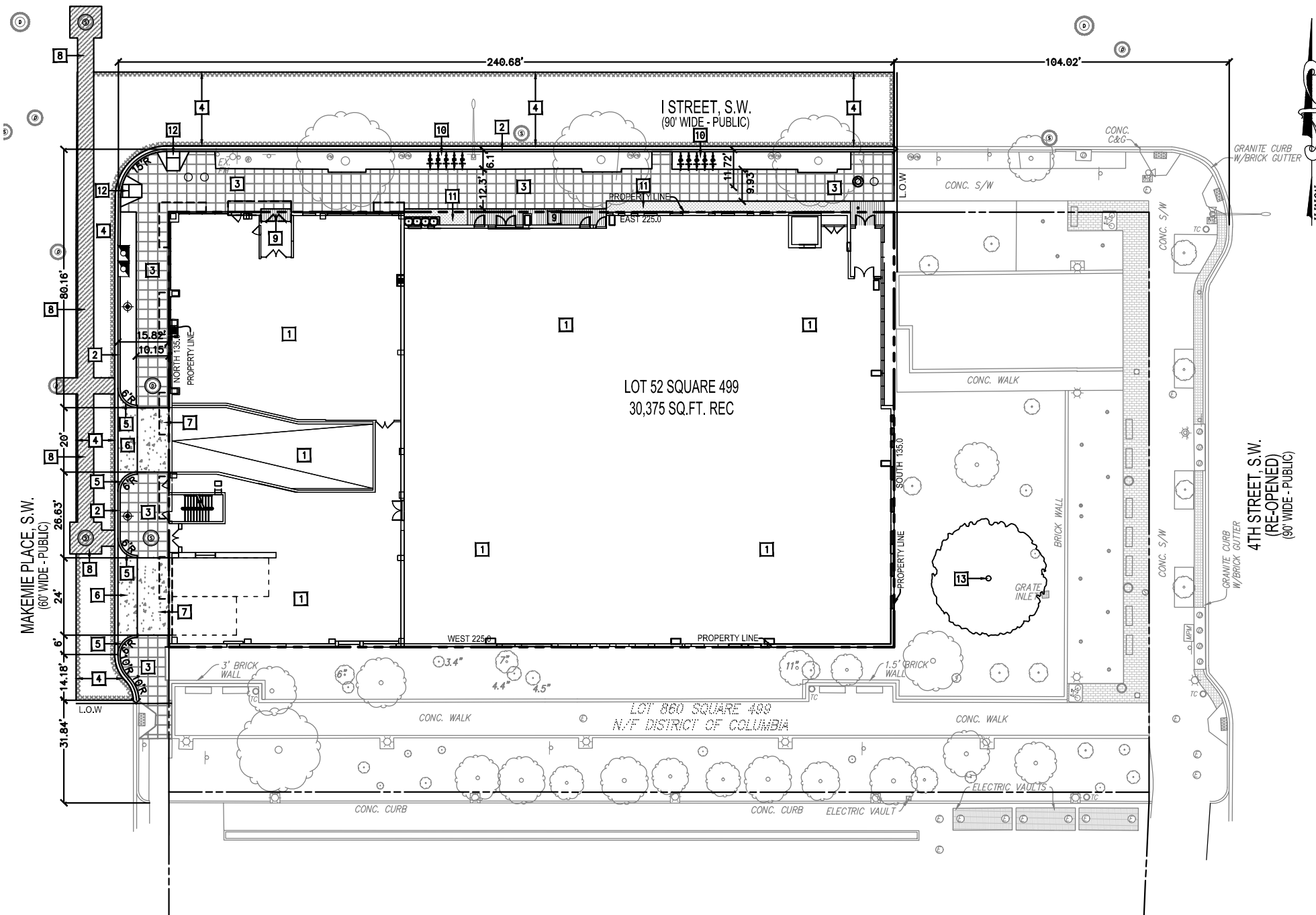
TOTAL AREA OF DISTURBANCE: 40,208 SQUARE FEET OR 0.9230 AC
TOTAL AREA OF PUBLIC DISTURBANCE: 9,833 SQUARE FEET OR 0.2257 AC
TOTAL AREA OF PRIVATE DISTURBANCE: 30,375 SQUARE FEET OR 0.6973 AC

CONSTRUCTION DATES:

THE PROPOSED WORK DUE TO COMMENCE SPRING 2020 AND IS ANTICIPATED TO TAKE APPROXIMATELY 12 MONTHS.

EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.



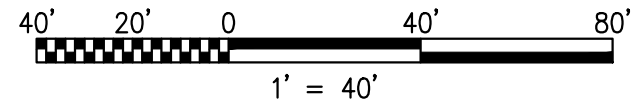


SITE KEYNOTES:

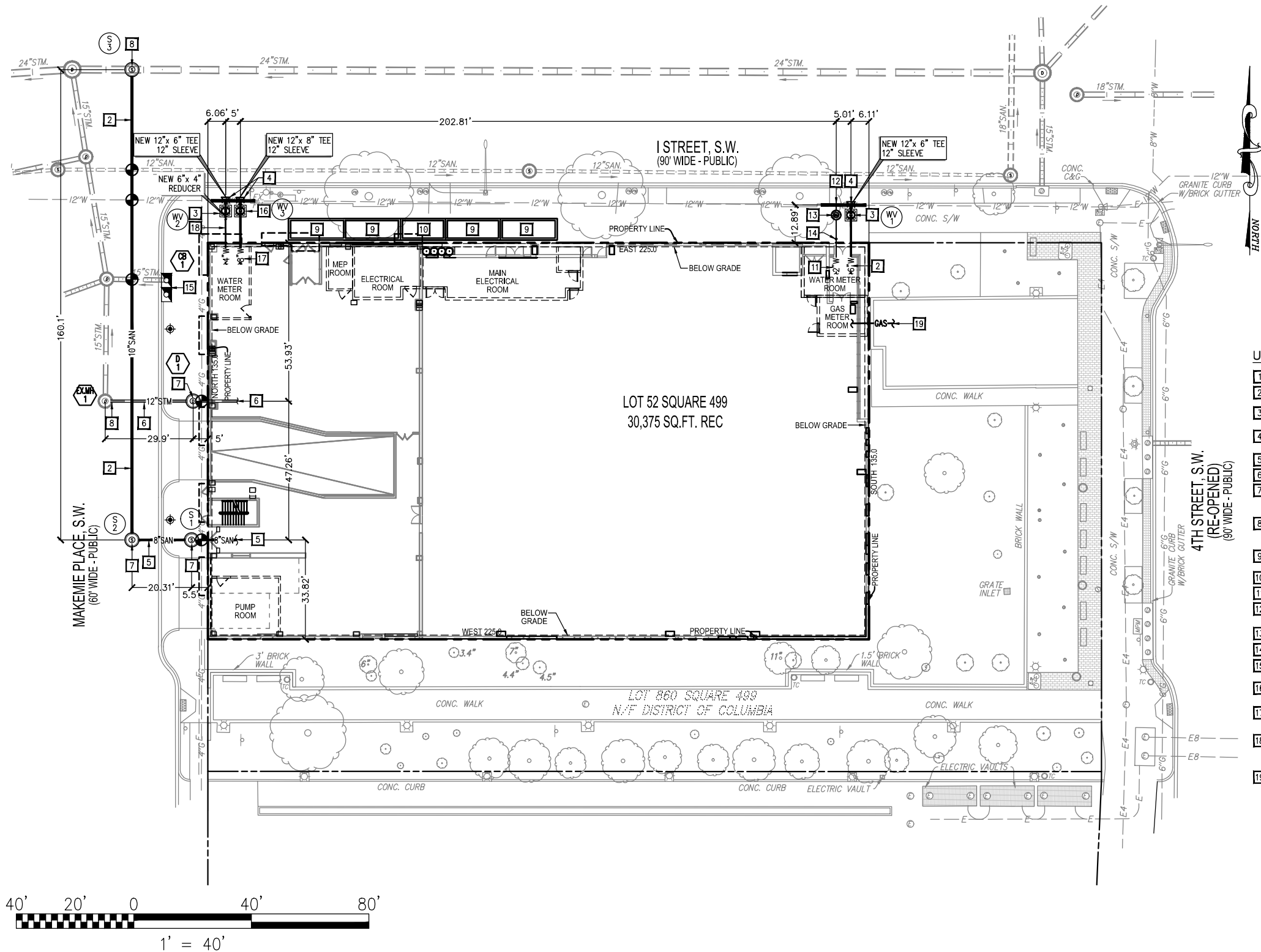
- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW CONCRETE CURB AND CONCRETE GUTTER PER DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET CIV0503 FOR DETAILS.
- 3 NEW CONCRETE SIDEWALK TO MATCH EXISTING PAVEMENT PER DDOT STANDARDS AND SPECIFICATIONS.
- 4 NEW ASPHALT PAVEMENT SURFACE COURSE FROM FACE OF CURB TO THE CENTERLINE OF ROAD PER DDOT STANDARDS AND SPECIFICATIONS.
- 5 NEW CONCRETE DRIVEWAY ENTRANCE TYPE "A" WITH 6'-0" RADIUS PER DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET CIV0503 FOR DETAILS.
- 6 NEW CONCRETE APRON PER DDOT STANDARDS AND SPECIFICATIONS.
- 7 NEW CONCRETE PAVEMENT. REFER TO LANDSCAPE FOR DETAILS.
- 8 NEW ASPHALT PAVEMENT AT FULL DEPTH PER DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET CIV0503 FOR DETAILS.
- 9 NEW SPECIAL PAVEMENT. REFER TO LANDSCAPE FOR DETAILS.
- 10 NEW BIKE RACK. REFER TO LANDSCAPE FOR DETAILS.
- 11 NEW LANDSCAPED AREA. REFER TO LANDSCAPE FOR DETAILS.
- 12 NEW HANDICAP RAMP PER DDOT STANDARDS AND SPECIFICATIONS.
- 13 RELOCATED HERITAGE TREE.

LEGEND:

	NEW ASPHALT PAVEMENT (FULL DEPTH) PER DDOT STANDARDS AND SPECIFICATIONS
	NEW ASPHALT PAVEMENT (SURFACE COURSE) PER DDOT STANDARDS AND SPECIFICATIONS
	NEW CONCRETE PAVEMENT PER DDOT STANDARDS AND SPECIFICATIONS.
	NEW CONCRETE SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.
	NEW LANDSCAPED AREA

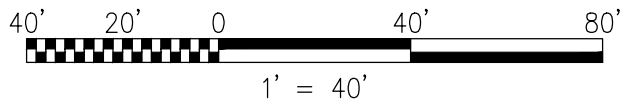


SITE PLAN



UTILITY KEYNOTES:

- 1 NEW 10" PVC SCH-40 SANITARY SEWER LINE.
- 2 NEW 6" DIP CLASS 52 FIRE SERVICE LATERAL. BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1048.
- 3 NEW 6" WATER VALVE WITH 4.0' CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING W-20.01.
- 4 NEW CONCRETE THRUST BLOCK PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING W-40.01.
- 5 NEW 8" PVC SCH-40 SANITARY SEWER LINE.
- 6 NEW 12" PVC SCH-40 STORM SEWER LATERAL.
- 7 PRECAST CONCRETE MANHOLE FOR NEW 10" THROUGH 21" DIAMETER SEWERS (48" DIAMETER PRECAST BASE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING S-20.01.
- 8 PRECAST CONCRETE MANHOLE FOR NEW 10" THROUGH 21" DIAMETER SEWERS (DOGHOUSE BASE) PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING S-21.01.
- 9 NEW 6'X18' TRANSFORMER VAULT. REFER TO DRY UTILITY CONSULTANT FOR DETAILS.
- 10 NEW 6'X14' BUS VAULT. REFER TO DRY UTILITY CONSULTANT FOR DETAILS.
- 11 NEW 2" TYPE-K COPPER DOMESTIC WATER SERVICE LATERAL.
- 12 NEW CORPORATION STOP CONNECTION TO 12" WATER MAIN. REFER TO DC WATER STANDARD DRAWING S-80.01.
- 13 NEW 2" WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS.
- 14 NEW CURB STOP PER DC WATER STANDARDS AND SPECIFICATIONS.
- 15 NEW DOUBLE CATCH BASIN. REFER TO DC WATER STANDARDS DRAWING S-30.03 FOR DETAILS.
- 16 NEW 8" WATER VALVE WITH 4.0' CASING PER DC WATER STANDARDS AND SPECIFICATIONS. REFER TO DC WATER STANDARD DRAWING W-20.01.
- 17 NEW 8" DIP CLASS 52 FIRE SERVICE LATERAL. BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1048.
- 18 NEW 4" DIP CLASS 56 DOMESTIC WATER SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS. BACKFLOW PREVENTER ASSEMBLY TO MEET ASSE-1015.
- 19 NEW GAS SERVICE TO BE CONNECTED TO EXISTING GAS SERVICE. REFER TO DRY UTILITY DRAWINGS. COORDINATE REQUIREMENTS WITH WASHINGTON GAS.



UTILITY PLAN