



PREPARED FOR: ELM STREET DEVELOPMENT, INC. 175 Admiral Cochrane Dr. SUITE 112 Annapolis, MD. 21401 P. 410-286-9700 Mr. Stephen M. Home shorne@elmstreetdev.com

LEGEND

Table with 2 columns: EXISTING and PROPOSED (NEW). Lists various utility symbols and their corresponding line styles, including storm sewer, sanitary sewer, water main, telephone lines, electrical lines, overhead wires, gas lines, contours, pavement edges, curbs, property lines, easements, water conduits, benchmarks, manholes, inlets, cleanouts, hydrants, valves, meters, reducers, tees, bends, transformers, pedestals, street lights, poles, wires, manholes, valves, spot elevations, soil borings, and test pits.

GENERAL CONSTRUCTION AND COORDINATION NOTES

- 1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION FOR THE MARKING OF UNDERGROUND UTILITIES.
2. CONSTRUCTION OF THESE PLANS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE DCDOT STANDARDS, ALL PERMIT CONDITIONS, AND SPECIFICATIONS AS WELL AS ALL DDOE AND DOWATER STANDARDS FOR UTILITY CONSTRUCTION.
3. IF VKA HAS NOT BEEN ENGAGED TO PROVIDE STAKEOUT SERVICES, THE CONTRACTOR SHALL ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT.
4. CONSTRUCTION STAKEOUT SHALL BE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
5. THE CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES AND DIMENSIONS IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING TOPOGRAPHIC CONDITIONS INDICATED ON THESE PLANS AND CONTRACT DOCUMENTS PRIOR TO BEGINNING ANY LAND DISTURBANCE WORK ON THE PROJECT.
7. THE CONTRACTOR SHALL VERIFY ALL FIELD EXISTING CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY VKA IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND APPROVED PLAN.
8. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VKA PRIOR TO COMMENCING WORK.
9. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VKA MARYLAND LLC. IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
10. CONTRACTOR SHALL TEST PIT AND PROVIDE ALL UTILITY CONNECTION LATERALS FROM THE STREET TO THE EDGE OF RIGHT OF WAY IN ADVANCE OF COMPLETING FINAL INTERNAL LATERAL AND VERTICAL PIPE CONSTRUCTION WITHIN EDGE OF RIGHT OF WAY AND VERIFY CONNECTION POINTS ARE COORDINATED BOTH VERTICALLY AND HORIZONTALLY BASED ON AS-BUILT STREET LATERAL CONDITIONS.
11. CONSTRUCTION OF GRAVITY WET UTILITIES SHALL BE PROVIDED FROM LOWEST CONNECTION POINT UPSTREAM UNLESS OTHERWISE SPECIFICALLY SPECIFIED IN THE CONTRACT DOCUMENTS.
12. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS PROVIDED IN THE DESIGN, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
13. THE CONTRACTOR SHALL PROVIDE THE DEVELOPER PHOTOGRAPHIC RECORDS OF THE SITE PRIOR TO LAND DISTURBANCE ACTIVITIES.
14. THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE FAA FOR ALL TEMPORARY STRUCTURES SUCH AS CRANES REQUIRED FOR CONSTRUCTION.
15. THE CONTRACTOR SHALL PROVIDE AND COORDINATE THE INSTALLATION OF ALL DRY UTILITIES CONDUITS AND DUCT BANKS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
16. THE CONTRACTOR SHALL REVIEW STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS, LOCATION OF UNDERDRAINS, AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
17. ALL EARTHWORK OPERATIONS AND EXCAVATION DEWATERING SHALL BE PERFORMED UNDER THE FULL TIME SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING PROVIDED IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.
18. THE FOLLOWING PROVISIONS SHALL APPLY TO THE USE OF SHEETING AND SHORING:
A. SHEETING AND SHORING OR OTHER APPROVED METHODS FOR TRENCH BRACING WILL BE REQUIRED ON THIS CONTRACT AS NEEDED TO MEET ALL SAFETY REQUIREMENTS.
B. UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL/STRUCTURAL ENGINEER, SHEETING AND SHORING WILL BE COMPLETELY REMOVED FROM ALL TRENCHES PRIOR TO BACKFILLING OPERATIONS.
C. UNLESS SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS, NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR SHEETING AND SHORING.
D. ALL EXCAVATION SUPPORT SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND/OR CONTRACT DOCUMENTS.
E. CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FINAL DESIGN AND CONSTRUCTION PERMIT.
19. THE CONTRACTOR IS TO VERIFY THAT ALL REQUIRED EASEMENTS (ONSITE AND OFFSITE) HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR IS TO ALSO VERIFY THAT ALL EASEMENTS OR LETTERS OF PERMISSION ARE RECORDED PRIOR TO THE START OF ANY CONSTRUCTION.
20. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE HOLDER OF THE EASEMENT AS TO THE NATURE OF ANY WORK THAT IS PERFORMED WITHIN SAID EASEMENT AND TO FOLLOW ANY GUIDELINES OF STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RELOCATED EASEMENT.
21. CONSTRUCTION OF THESE PLANS SHALL BE IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND SPECIFICATIONS AS WELL AS ALL APPLICABLE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION AND DEPARTMENT OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
22. THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL PERMITS REQUIRED FOR THESE PLANS ARE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
23. MEASURES TO CONTROL EROSION AND SEDIMENT SHALL BE PROVIDED PURSUANT TO AND IN ACCORDANCE WITH CURRENT DISTRICT ORDINANCES AND STANDARDS AND THE APPROVED PLANS.
24. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE PROVIDED IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDING OR STORM INLETS.
25. CONTRACTOR SHALL ESTABLISH LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE IN THE FIELD AS SHOWN ON APPROVED SEDIMENT AND EROSION CONTROL PLANS. LOCATION MUST BE APPROVED BY THE SEDIMENT CONTROL INSPECTOR PRIOR TO INSTALLATION.
26. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY TRAFFIC CONTROL MEASURES AND PERSONNEL INCLUDING TEMPORARY PEDESTRIAN MEASURES REQUIRED TO MAINTAIN SIDEWALK CIRCULATION PER DISTRICT REQUIREMENTS.
27. ALL LAND, ON OR OFF SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY SEEDDED AND STABILIZED TO CONTROL EROSION AND SEDIMENTATION IN ACCORDANCE WITH MDE STANDARDS.
28. THE CONTRACTOR SHALL REMOVE AND REPLACE TO THE CURRENT DISTRICT STANDARDS AND SPECIFICATIONS ANY EXISTING ENTRANCES, CURB AND GUTTER OR SIDEWALK ALONG THE FRONTAGE OF THIS SITE WHICH IS DAMAGED DURING CONSTRUCTION.
29. EXISTING IMPROVEMENTS TO BE REMOVED SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
30. THE CONTRACTOR SHALL PROVIDE A PEDESTRIAN GUARDRAIL/HANDRAIL (42" IN HEIGHT) WHERE ANY VERTICAL DROP IS MORE THAN 30" OR WHERE SLOPES EXCEED 2(H):1(V) AND THE TOP OF THE SLOPE IS HORIZONTALLY LESS THAN FOUR (4) FEET AWAY FROM THE EDGE OF THE SIDEWALK. THE HANDRAIL SHALL MEET DISTRICT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE SPECIFIED IN CONTRACT DOCUMENTS.
31. ALL STEPS WITH 3 OR MORE RISERS SHALL BE PROVIDED WITH A HANDRAIL PER DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS.
32. ALL CONSTRUCTION SHALL COMPLY WITH OSHA SAFETY STANDARD FOR EXCAVATION AND ALL OTHER APPLICATION OSHA REQUIREMENTS.
33. CONTRACTOR SHALL PROVIDE ALL MAINTENANCE OF TRAFFIC MEASURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
34. ANY DEVIATION FROM THESE PLANS SHALL BE COMMUNICATED TO VKA VIA A REQUEST FOR INFORMATION (RFI) PROCESS. THE DEVELOPER AND APPLICABLE INSPECTOR MUST BE NOTIFIED OF ANY PLANNED DURATIONS, CONCURRENT TO VKA'S RFI PROCESS.
35. ANY BLASTING NECESSARY TO INSTALL UTILITIES OR PROVIDE EXCAVATION SHALL REQUIRE A PERMIT AND SHALL BE PERMITTED AND PERFORMED IN ACCORDANCE WITH COUNTY STANDARDS AND THE PROJECT SPECIFICATIONS.
36. NO PLANTINGS OR ERECTION OR OTHER OBSTRUCTIONS SHALL BE MADE WITHIN 5 FT OF ANY FIRE HYDRANT OR WITHIN 10 FT OF ANY FIRE DEPARTMENT CONNECTION.

- 37. NO EXISTING WATERMAIN OR FIRE HYDRANT SHALL BE TAKEN OUT OF SERVICE OR MADE INACCESSIBLE WITHOUT APPROVAL BY APPROPRIATE AGENCIES.
38. THE CONTRACTOR SHALL VERIFY THAT THE RELOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GRADE IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING BUT NOT LIMITED TO UTILITY POLES.
39. THE CONTRACTOR IS TO VERIFY THAT ALL UTILITIES ARE IN PLACE PRIOR TO THE PLACEMENT OF SUB BASE AND / OR PAVING.
40. THE CONTRACTOR SHALL COORDINATE FINAL STORM DRAINAGE PIPING, SEWER AND WATER CONSTRUCTION DISCHARGE POINTS WITH FINAL MECHANICAL AND PLUMBING PLANS.
41. THE CONTRACTOR SHALL VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS TO THE MAINS WITH THE MECHANICAL PLANS AND WITH TEST PITS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
42. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILED LANDSCAPE PLANS FOR CONSTRUCTION OF SITE IMPROVEMENTS.

GENERAL UTILITY AND PAVING NOTES

- 1. THE WORD "PROPOSED" OR "PROP" SHALL MEAN "NEW" ON THESE CONTRACT DOCUMENTS.
2. APPROVED SUB GRADE REFERENCED ON THE PLANS IS DEFINED AS THAT SOLID, UNDISTURBED EARTH CAPABLE OF SUPPORTING STREET LOADING WITHOUT DAMAGING SETTLEMENT AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
3. LOCATIONS OF ALL EXISTING UTILITIES INCLUDING THOSE OBTAINED FROM RECORDS AND SURFACE SURVEYS ARE APPROXIMATE ONLY.
4. THE TEST PITS REQUIRED BY THESE PLANS SHALL BE PERFORMED BY THE CONTRACTOR WELL IN ADVANCE OF CONSTRUCTION AND PRIOR TO ORDERING PRECAST STRUCTURES IN THE VICINITY OF THE AFFECTED UTILITIES.
5. A 4 FT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER LINES AND SANITARY SEWER LINES UNLESS OTHERWISE SPECIFICALLY SPECIFIED ON THE CONTRACT DOCUMENTS.
6. NEW UNDERGROUND UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE AND GAS WHICH SERVE THE PROJECT SHALL BE LOCATED WITH A MINIMUM 5 FOOT HORIZONTAL SEPARATION FROM WATER, SEWER, AND STORM DRAIN.
7. THE CONTRACTOR SHALL VERIFY CLEARANCES BELOW EXISTING AERIAL UTILITY LINES TO REMAIN FOR VEHICULAR ACCESS.
8. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES AND GUY WIRES.
9. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.
10. CONTRACTOR SHALL VERIFY THAT ALL UTILITIES, I.E., WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE ETC., ARE IN PLACE PRIOR TO CONSTRUCTION OF SUB BASE AND/OR PAVING.
11. IF PUBLIC WATER SERVICE IS PERMITTED FOR TEMPORARY VEHICLE WASH AREA, A BACKFLOW PREVENTER SHALL BE REQUIRED.
12. IF CONTRACTOR REQUIRES THE USE OF FIRE HYDRANTS AS A SOURCE OF WATER FOR CONSTRUCTION PURPOSES, IT SHALL BE UNDER THE AUTHORITY OF DCWATER.
13. ALL WATER AND SEWER TRENCH BEDDING TO BE IN ACCORDANCE WITH DCWATER STANDARDS UNLESS OTHERWISE NOTED.
14. ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DCWATER STANDARD SPECIFICATIONS, DESIGN MANUAL, STANDARD DETAILS, AND PLUMBING AND GAS FITTING REGULATIONS.
15. ALL STORM DRAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA CONSTRUCTION SPECIFICATIONS AND THE LATEST EDITION OF THE GENERAL SPECIFICATIONS.
16. ALL STORM DRAIN STRUCTURES GREATER THAN 4 FEET DEEP SHALL BE INSTALLED WITH STEPS IN ACCORDANCE WITH DDOT DWG NO. 309.14.
17. ALL PROPOSED UNDERGROUND UTILITIES WITHIN THE RIGHTS-OF WAY SHALL BE INSTALLED IN ACCORDANCE WITH DISTRICT STANDARDS AND SPECIFICATIONS PRIOR TO INSTALLATION OF ANY SUB BASE MATERIAL, CURB AND GUTTER, OR SIDEWALK WITHIN SAID RIGHTS-OF-WAY.
18. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY TO MEET EXISTING CONDITIONS.
19. ALL ELEVATIONS SHOWN ON THE PROFILES ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED.
20. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL AT ALL TIMES.
21. ALL STORM DRAIN UNDER PAVEMENT THAT IS NOTED TO BE "ABANDONED" IS TO BE FILLED FULL WITH CONCRETE.
22. FOR UTILITIES INSTALLED UNDER ROADWAYS AND/OR EASEMENTS PLANNED FOR FUTURE ROADWAYS, BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY.
23. ALL STORM SEWER STRUCTURES SHALL BE PRECAST OR PREFABRICATED SO THAT TOPS AND/OR SLABS ARE JOINTED AND MAY BE ADJUSTED TO FINAL GRADES.
24. A WATERTIGHT CONNECTION SHALL BE MADE AT ALL PIPES ENTERING DRAINAGE STRUCTURES.
25. LENGTHS OF STORM DRAIN PIPE SHOWN ON THE DRAWINGS ARE MEASURED FROM EDGE OF STRUCTURE TO EDGE OF STRUCTURE UNLESS INDICATED OTHERWISE.
26. CUT AND PATCH WORK IN EXISTING PUBLIC STREETS WHICH MUST BE PERFORMED DUE TO THE INSTALLATION OF UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH DISTRICT STANDARDS AND SPECIFICATIONS.
27. ALL UTILITY PATCH IN PAVEMENT SHALL BE DONE IN ACCORDANCE WITH DDOT STANDARD DWG NO. 215.01.
28. EXISTING FEATURES TO REMAIN SUCH AS EXISTING MANHOLE FRAMES AND COVERS, VALVE BOXES AND COVERS, AND FIRE HYDRANTS SHALL BE ADJUSTED OR RECONSTRUCTED, AS NECESSARY, TO MATCH FINISHED GRADES.
29. RETAINING WALLS SHOWN HERON SHALL BE DESIGNED BY OTHERS.
30. A BUILDING PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF ANY TYPE OF FENCE OR WALL OVER 30 INCH IN HEIGHT.
31. A MINIMUM OF 2 FOOT HORIZONTAL CLEARANCE IS REQUIRED BETWEEN THE WALKWAY EDGE AND ANY VERTICAL OBSTRUCTIONS SUCH AS TREES, UTILITY POLES, SIGNS, ETC., UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS AT EACH LOCATION.
32. ALL DRIVEWAYS AND ACCESS TO ADJACENT PROPERTIES AND PROPERTIES LOCATED ACROSS ALL PUBLIC ROADWAYS SHALL BE MAINTAINED AT ALL TIMES.
33. THE CONTRACTOR SHALL GRIND OR MILL EXISTING PAVEMENT ON ADJACENT ROADWAYS AS REQUIRED AND SHALL OVERLAY EXISTING PAVEMENT AND PROVIDE HEELS AND SMOOTH FINISH SURFACE BETWEEN LIMIT OF OVERLAY AND EXISTING PAVEMENT SURFACE OVERLAY.
34. STANDARD GUARDRAIL SHALL BE REQUIRED BASED ON FINAL INSPECTION OF DISTRICT INSPECTOR AND PHYSICAL CONDITIONS AND OBSTRUCTIONS IN FIELD AND/OR AS SPECIFIED ON THE CONTRACT DOCUMENTS.
35. A 4 IN (MIN.) LAYER OF GRADED AGGREGATE STONE IS REQUIRED BENEATH CURB AND GUTTER AND SIDEWALKS UNLESS OTHERWISE SPECIFIED ON THE CONTRACT DOCUMENTS.
36. DISTURBED AREAS ADJACENT TO ESTABLISHED LAWNS SHALL BE SODDED.
37. WHERE A PROPOSED PIPE CROSSES OR PARALLELS AN EXISTING STREET, THE ASPHALT SHALL BE NEATLY SAW CUT TO FULL DEPTH.
38. THE FIRST LAYER OF THE BITUMINOUS CONCRETE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW AFTER THE BITUMINOUS CONCRETE BASE COURSE HAS BEEN PLACED.
39. TYPES OF STRUCTURES REFER TO THE STANDARD DETAILS OF THE DISTRICT OF COLUMBIA UNLESS OTHERWISE NOTED.

- 40. WHERE THE DROP ON THE MAIN LINE THROUGH A STRUCTURE CAN BE ACCOMMODATED BY A SLOPE OF 1-1/2:1 OR FLATTER, A ROUNDED CHANNEL LINED WITH SEWER BRICK ON EDGE SHALL BE BUILT TO THE CROWN OF THE PIPES.
41. ALL RCP STORM DRAIN PIPES SHALL BE INSTALLED ON APPROVED SUBGRADE AND BACKFILLED WITH APPROVED MATERIAL.
42. ALL PIPES SHOWN AS RCP SHALL BE REINFORCED CONCRETE PIPE CLASS IV CONFORMING TO ASTM C-76 AND C-443, UNLESS INDICATED OTHERWISE ON THE CONTRACT DOCUMENTS.
43. PIPE SHALL NOT BE CONSTRUCTED INTO THE CORNER OF A SQUARE OR RECTANGULAR STORM DRAIN STRUCTURE.
44. CUT AND PATCH WORK IN EXISTING PUBLIC STREETS WHICH MUST BE PERFORMED DUE TO INSTALLATION OF UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH DISTRICT STANDARDS AND SPECIFICATIONS.

GENERAL PAVING AND GRADING NOTES

- 1. A TEN FOOT TRANSITION FROM STD. CURB AND GUTTER TO THE MODIFIED SPILL GUTTER WILL BE REQUIRED.
2. CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS OF THE CURB AND GUTTER WITH SMOOTH SPLINE CURBS.
3. ALL CURB AND GUTTER TO BE CONCRETE PER STD. DWG NO. 609.01 UNLESS OTHERWISE NOTED ON PLAN.
4. CONTRACTOR TO TIE INTO EXISTING CURB, SIDEWALK, AND PAVEMENT WITH A SMOOTH TRANSITION TO MEET EXISTING.
5. ALL EXISTING CURB AND GUTTER AND SIDEWALK TO REMAIN ALONG THE FRONTAGE OF THIS SITE DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE STANDARDS AND SPECIFICATIONS OF THE DISTRICT.
6. ALL INTERNAL SIDEWALKS TO BE A MINIMUM OF 58ALL SIDEWALK RAMPS TO BE BUILT IN ACCORDANCE WITH DCDOT STD DWG NO. 609.05 AND 609.07 WITH DETECTABLE WARNING SURFACES (DWG NO. 609.07) AS NOTED ON DESIGN PLANS.
7. ALL ELEVATIONS SHOWN ON THE PLANS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
8. CONTRACTOR IS TO VERIFY THAT ALL UTILITIES, I.E., WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, ETC., ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING.
9. ALL EXISTING UTILITIES ARE TO BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
10. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
11. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
12. ALL LAND, ON OR OFF SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY SEEDDED AND STABILIZED TO CONTROL EROSION AND SEDIMENTATION.

GENERAL STORM DRAIN NOTES

- 1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM AVAILABLE RECORDS.
2. ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF GENERAL SPECIFICATIONS AND STANDARDS OF DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION.
3. CONTRACTOR SHALL SUBMIT DRAWINGS FOR ALL PRECAST STORM DRAIN STRUCTURES TO THE DEVELOPER/ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
4. THE STRUCTURE TOPS ARE TO BE SET AFTER FINE GRADING IS FINISHED TO AVOID UNNECESSARY ADJUSTING.
5. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. ALL UTILITIES REQUIRED TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH DDOT AND DCWATER STANDARDS.
7. ALL BLASTING REQUIREMENTS TO INSTALL UTILITIES SHALL REQUIRE A PERMIT AND SHALL BE PERFORMED IN ACCORDANCE WITH THE DCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
8. ALL STORM DRAIN ARE PUBLIC, UNLESS OTHERWISE NOTED.

DISTRICT OF COLUMBIA GENERAL NOTES:

- 1. NOTIFY DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTACT MISS UTILITY (1-800-257-7777) 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. SEWER AND WATER B.M. TO BE USED FOR CONSTRUCTION.
4. ALL PROPOSED WATER AND SEWER WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DC WATER.
5. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE DC WATER.
6. USE MANHOLE ENTRY SEALS WHERE REQUIRED.
7. THIS PLAN DOES NOT IMPLY THAT ALL UNDERGROUND UTILITIES AND THOSE SHOWN ARE NECESSARILY APPROXIMATE.
8. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTEND OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
9. THE PROPOSED STORMWATER MANAGEMENT SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED INCLUDING ALL PIPING ON PRIVATE PROPERTY.
10. CONTRACTOR SHALL COORDINATE UTILITY POLE AND UNDERGROUND CONDUIT RELOCATIONS WITH PEPCO, WASHINGTON GAS, VERIZON AND COMCAST.
11. SCHEDULE AND HOLD PR-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR, CALL 202-535-2240 FOR APPOINTMENT.
12. UNDER DCWATER CUSTOMER FEES AND CHARGES, CONTRACTOR, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACKFILLING, REPAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS, FOR NEW UTILITIES, CONNECTIONS AND TAPS.
13. NOTIFY DCWATER ONE WEEK PRIOR TO START OF CONSTRUCTION.
14. ALL WATER MAINS TO BE DUCTILE IRON PIPE, MEETING ANWA C11 REQUIREMENTS.
15. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWATER INSPECTOR(S) FOR REVIEW AND APPROVAL.
16. ONCE DCWATER INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE.
17. IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/MEP PLAN AND COORDINATE SAME WITH THIS SITE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
18. PERMANENT WATER CONNECTIONS MUST BE INSTALLED FOR ALL CONSTRUCTION PURPOSES.
19. ALL WATER DISTRIBUTION AND SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST DCWATER SPECIFICATIONS AND DETAILS.
20. ALL PUBLIC UTILITIES AND ROAD CONSTRUCTION SHALL CONFORM TO THE LATEST DDOT SPECIFICATIONS AND DETAILS.
21. DCWATER AND PLUMBING INSPECTORS MAY REQUIRE WATERLINE CONNECTIONS TO BE "CUT-IN" AT CERTAIN LOCATIONS DUE TO SIZE AND AGE OF EXISTING MAINS.
22. THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISIONS. ADDITIONAL TEST PITS MAY BE REQUIRED, FOLLOWING "UTILITY MARK-OUT" PROCEDURES (I.e: TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC) AS ORDERED BY THE CONTRACTOR VIA MISS UTILITY.

Table with 2 columns: REVISIONS and DATE. Includes rows for PER HEARING COMMENTS, FINAL, and multiple blank rows for revisions.

PROFESSIONAL SEAL

ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL. LOTS 1070 & 1071 SQUARE 3648 3015 4th STREET N.E. WASHINGTON, D.C.

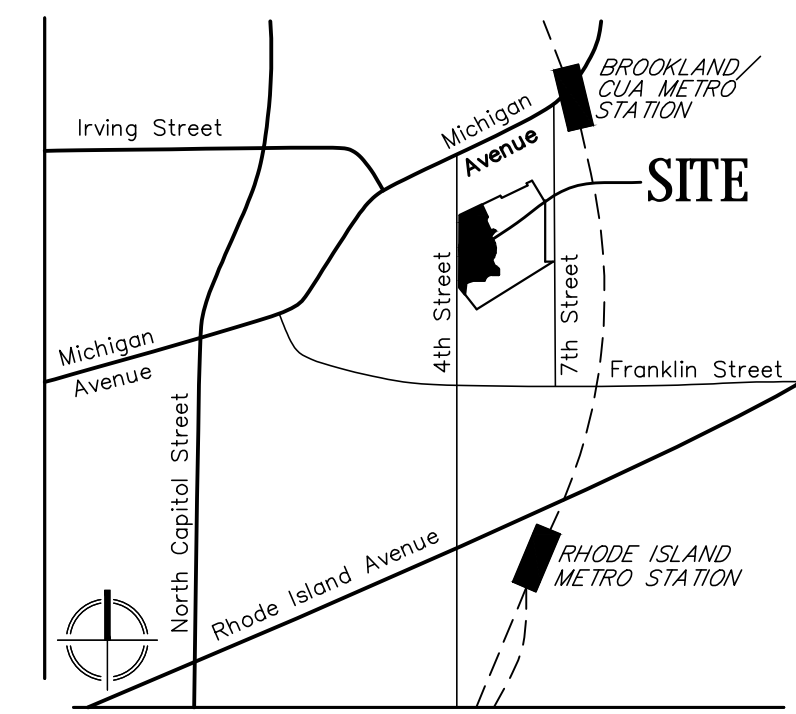
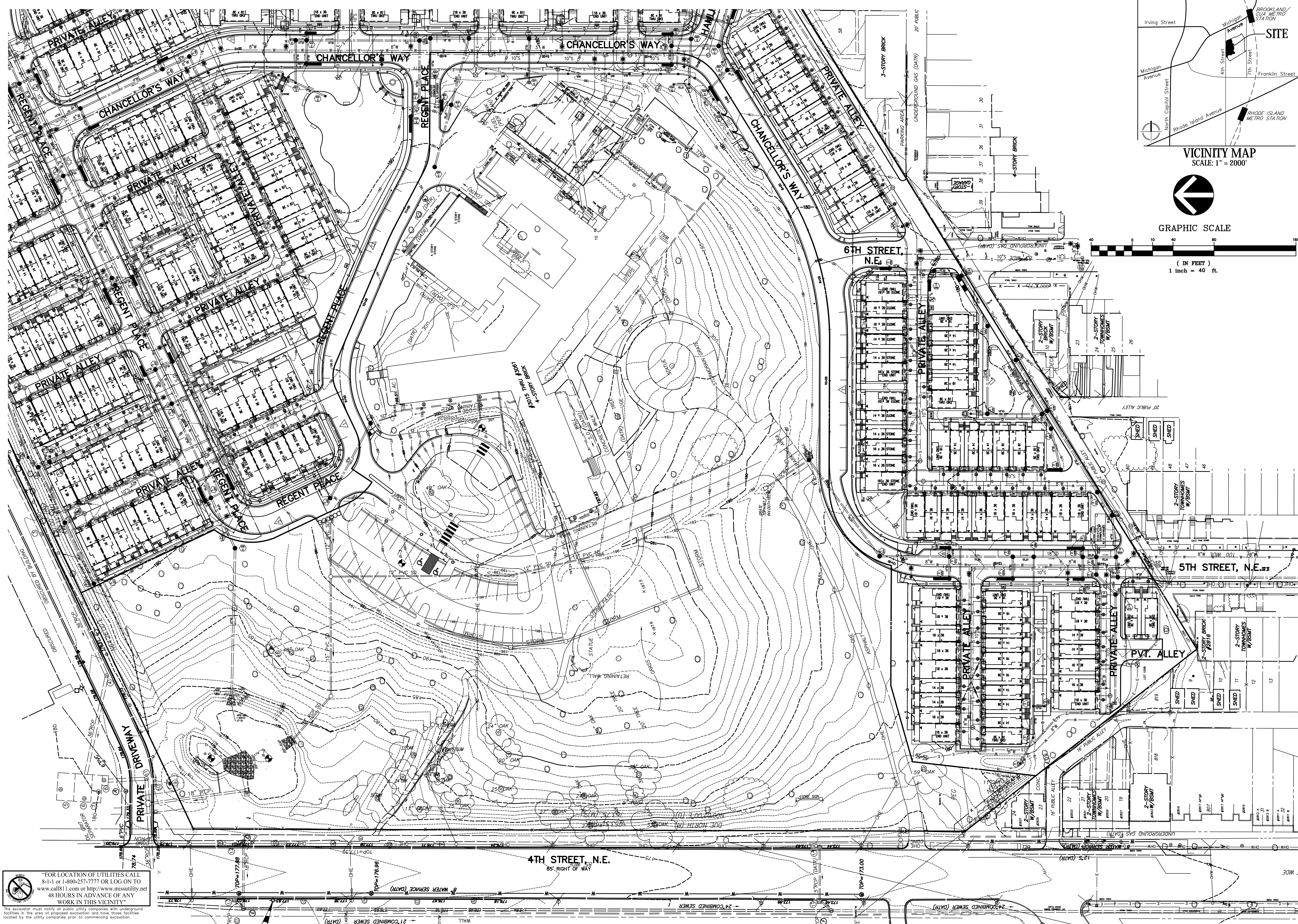
LEGEND AND NOTES

DRAWN BY: CAD
DESIGNED BY: JK
DATE ISSUED: JUNE 2018

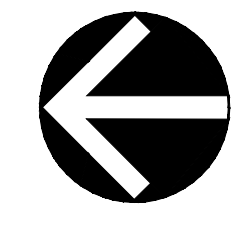
VKA PROJECT VM1453 G
DRAWING NO.

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

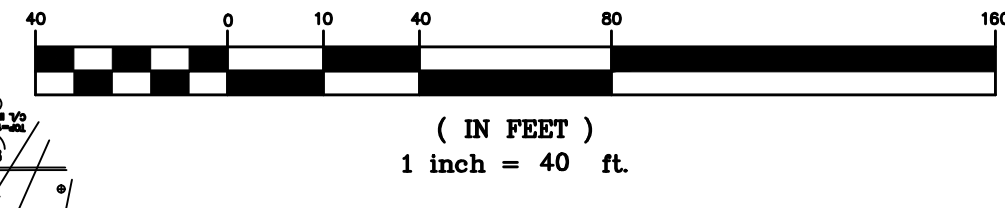
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.



VICINITY MAP  
SCALE: 1" = 2000'



GRAPHIC SCALE



FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

**VKA CAPITOL**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VKA CAPITOL, LLC  
4910 MASSACHUSETTS AVE. NW, SUITE #214  
WASHINGTON, DC 20016  
PHONE: (202) 244-4140

PREPARED FOR:  
**ELM STREET DEVELOPMENT, INC.**  
175 Admiral Cochrane Dr.  
SUITE 112  
Annapolis, MD, 21401  
P. 410-266-9700  
Mr. Stephen M. Home  
shome@elmstreetdev.com

REVISIONS	DATE
PER HEARING COMMENTS	JUNE 2018
FINAL	JUNE 2018

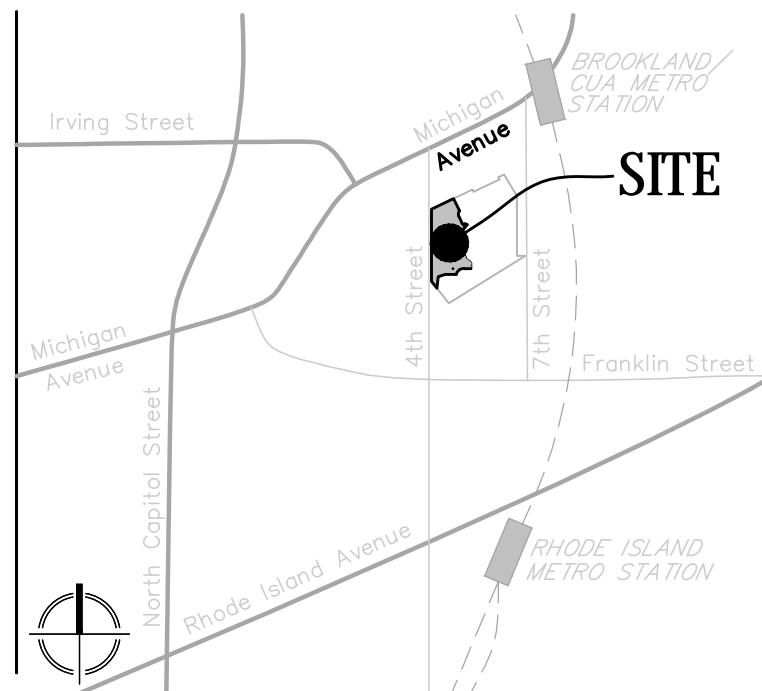
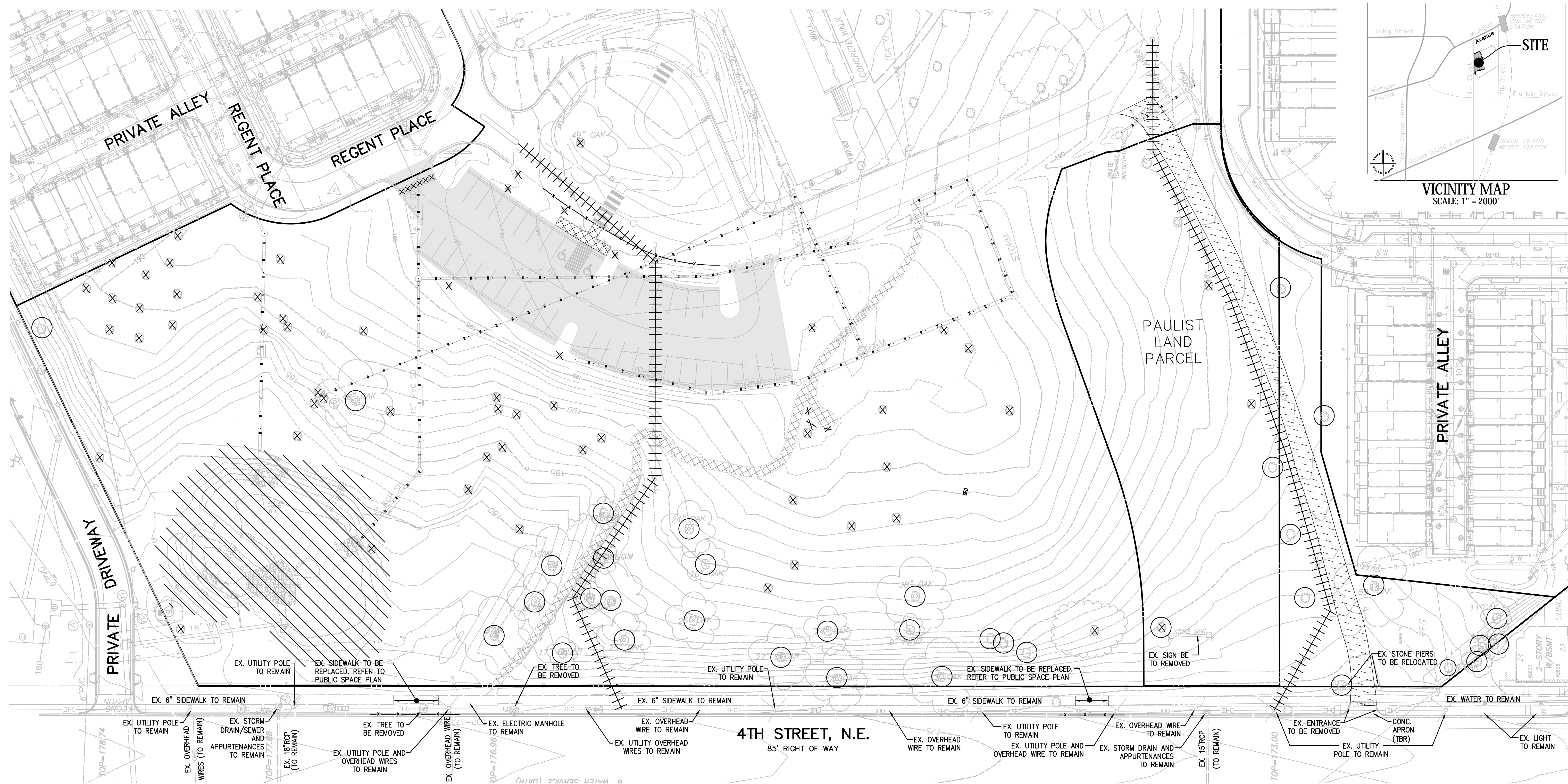
PROFESSIONAL SEAL

**ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL**  
LOTS 1070 & 1071  
SQUARE 3048  
3015 4th STREET N.E.  
WASHINGTON, D.C.

**EXISTING CONDITIONS PLAN INCLUDING EXISTING GRADING**

DRAWN BY: CAD  
DESIGNED BY: LK  
DATE ISSUED: JUNE 2018  
VKA PROJECT: VMI1453 G  
DRAWING NO.

SHEET NO. C-03



VICINITY MAP  
SCALE: 1" = 2000'

**VIRA CAPITOL**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VIRA CAPITOL LLC  
4910 MASSACHUSETTS AVE NW, SUITE #214  
WASHINGTON, DC 20016  
PHONE: (202) 244-4140

PREPARED FOR:  
**ELM STREET DEVELOPMENT, INC.**  
175 Admiral Cochrane Dr.  
SUITE 112  
Annapolis, MD 21401  
P. 410-266-9700  
Mr. Stephen M. Horne  
shorne@elmstreetdev.com

REVISIONS	DATE
PER HEARING COMMENTS	JUNE 2018
FINAL	JUNE 2018

PROFESSIONAL SEAL

**ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL**  
LOTS 1070 & 1071  
SQUARE 3648  
3015 4th STREET N.E.  
WASHINGTON, D.C.

**DEMOLITION PLAN**

DRAWN BY: CAD  
DESIGNED BY: LK  
DATE ISSUED: JUNE 2018

VIRA PROJECT VM1453 G  
DRAWING NO.

SHEET NO. C-04

**PLAN LEGEND**

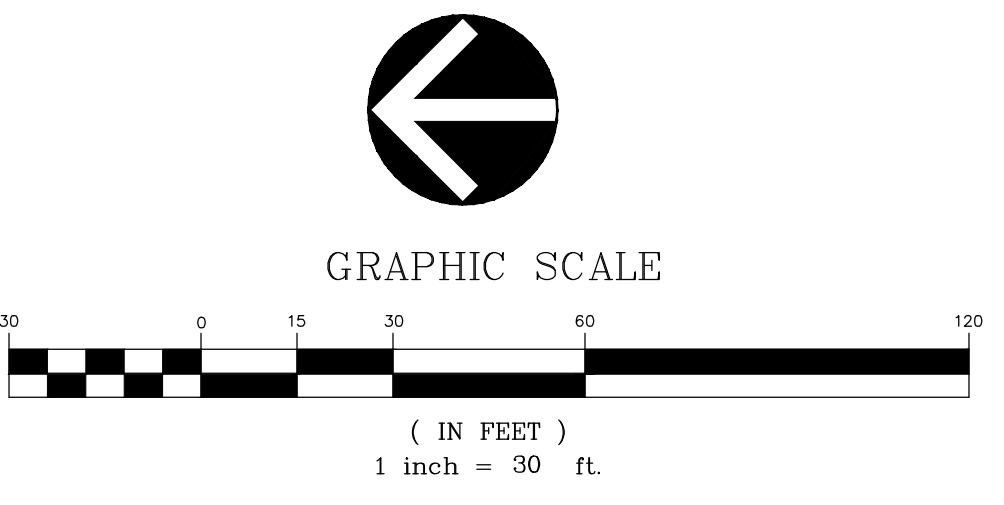
- PORTION OF EXISTING PIPE TO BE REMOVED
- LIMITS OF EXISTING CURB AND GUTTER REMOVAL
- EXISTING OVERHEAD WIRES TO BE RELOCATED
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING PARKING TO BE REMOVED
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING DRIVEWAY TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE SAVED
- EXISTING BENCHES TO BE REMOVED
- EXISTING BOLLARDS TO BE REMOVED
- EXISTING LIGHTS TO BE REMOVED

**CAUTION!!**  
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

**MISS UTILITY - WASHINGTON D.C.**  
CALL "MISS UTILITY" AT 811 AT LEAST 48 HOURS BUT NO MORE THAN 15 CALENDAR DAYS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

**DEMOLITION NOTES:**

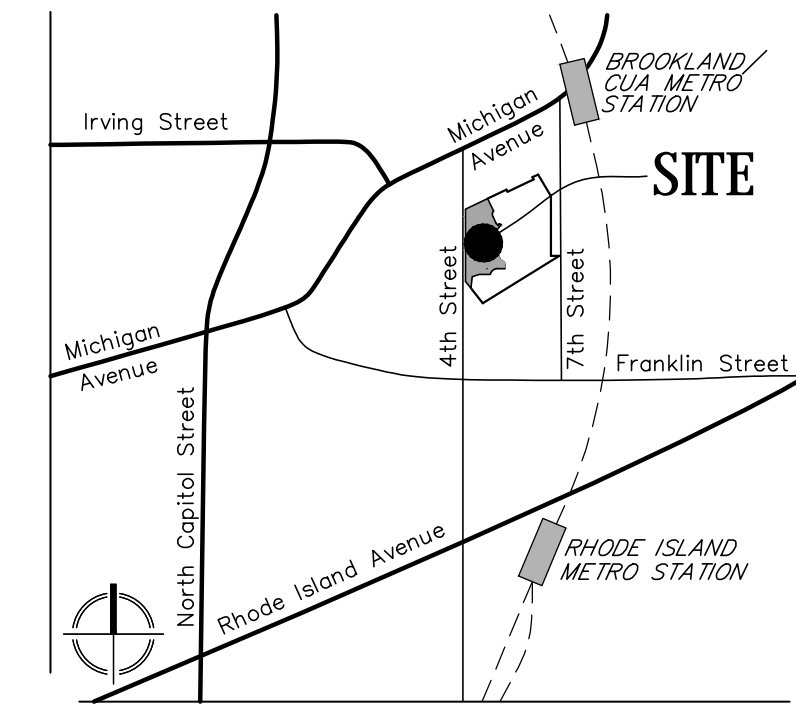
- ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE DISTRICT OF COLUMBIA.
- ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
- REFER TO GENERAL NOTES, SHEET 2, FOR ADDITIONAL NOTES.
- ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN PER EXISTING RECORDS. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ASCERTAIN THE EXISTENCE AND LOCATION OF EXISTING UTILITIES.
- ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
- ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING THE CONTRACTOR PRIOR TO BIDDING AS A METHOD OF BID CLARIFICATION.
- CONTRACTOR TO STUDY GEOTECHNICAL INFORMATION AVAILABLE AND CLEARLY REPORT PROPOSED CONSTRUCTION METHODOLOGIES TO THE OWNER PRIOR TO BIDDING.
- CONTRACTOR MUST ADHERE TO ALL SAFETY REGULATIONS GIVEN BY O.S.H.A.
- CONTRACTOR SHALL SECURE A D.C. CONSTRUCTION PERMIT PRIOR TO WORKING IN PUBLIC OPEN SPACE.
- THE CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-527-7777 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF THE PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
- RECORD INFORMATION TAKEN FROM D.C. RECORDS FOR WATER AND SEWER AS WELL AS SOME FIELD RUN SURVEY DONE BY THIS FIRM. THE CONTRACTOR SHALL INCLUDE WITHIN HIS SCOPE OF WORK PROVISIONS FOR EXCAVATING AND REMOVAL OF ANY ABANDONED UTILITIES ON SITE. THE CONTRACTOR SHALL EXAMINE THE D.C. DRAWINGS, PRIOR TO CONSTRUCTION.
- TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISIONS. ADDITIONAL TEST PITS MAY BE REQUIRED, FOLLOWING "UTILITY MARK-OUT" PROCEDURE (i.e. TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC.) AS ORDERED BY THE CONTRACTOR VIA MISS UTILITY LOCATIONS BE REVISED, PRIOR TO FINAL JURISDICTIONAL APPROVAL.
- PLEASE NOTE THAT THE CONTRACTOR MAY BE REQUIRED TO REPAIR AND REPLACE ANY EXISTING CURB AND GUTTER THAT IS DAMAGED DURING CONSTRUCTION OR DOES NOT MEET DC REGULATIONS AS DIRECTED BY DC GOVERNMENT PERSONNEL. THIS IS AN ADDITION TO THE AMOUNT OF CURB AND GUTTER SHOWN TO BE REMOVED.
- OWNER/ CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PEPCO ON ANY POLES RELOCATIONS. THIS SHALL INCLUDE ANY ISSUES RELATIVE TO EXISTING ELECTRIC POLES; GUY WIRES, STREET LIGHTS, AND TRAFFIC CONTROL DEVICES.
- ALL EXISTING WATER AND SANITARY CONNECTIONS MUST BE DISCONNECTED FROM PUBLIC SYSTEM.
- DEVELOPER/ CONTRACTOR IS RESPONSIBLE FOR CLEANING AND CLEARING ALL STORM AND SANITARY SEWER STRUCTURES THAT ARE FILLED WITH DEBRIS AND CLOGGED. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS ASSOCIATED WITH THIS WORK.
- ALL DATA SHOWN AS "PER RECORDS" MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIS DATA AND SECURING ALL PERMITS. THE ENGINEER OF RECORD SHALL BE PROVIDED THIS DATA WITHIN 24 HOURS.
- CONTRACTOR TO CAP EXISTING WATER AND SEWER TAP/ LATERALS IN PUBLIC SPACE DURING THE CONSTRUCTION OF THE NEW WATER AND SANITARY LATERALS.



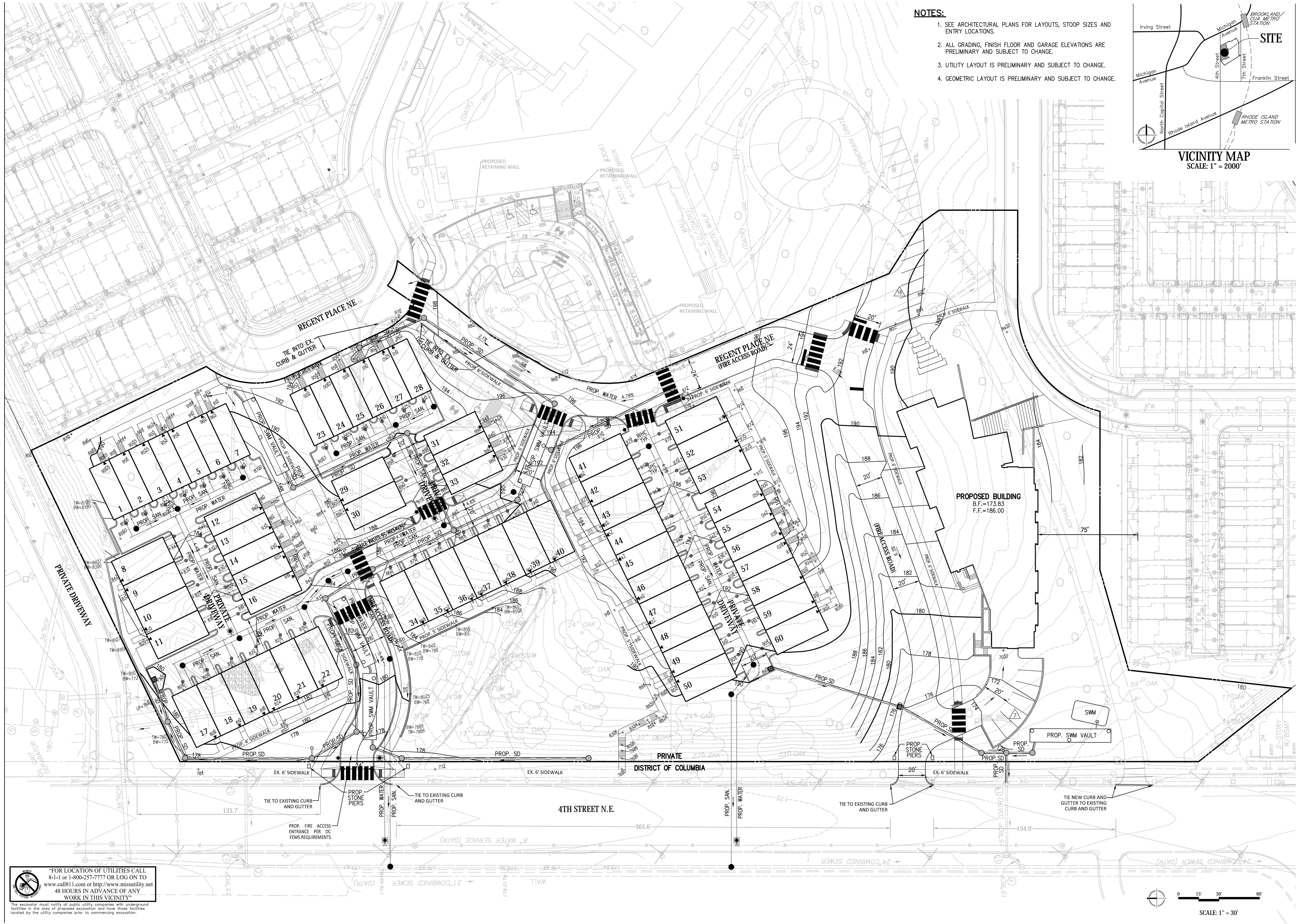
FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

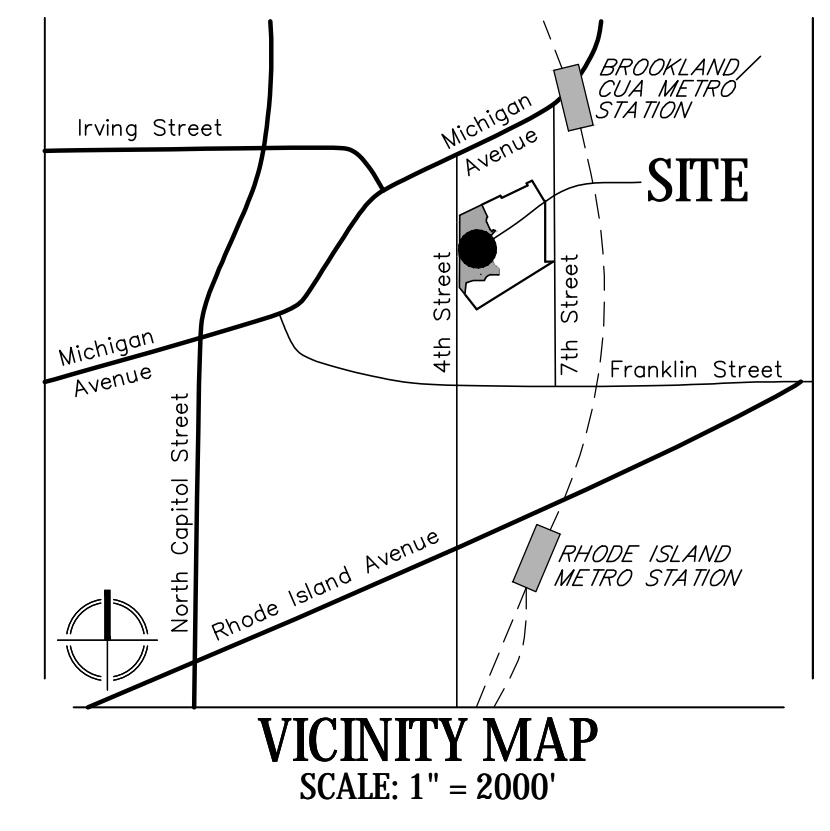




Lot #	Type of Unit	Zoning	Unit Description	Floors	Unit Length	Unit Width	Unit Footprint Area	Deck Area	Total Unit Footprint (With Deck)	Total Unit SF (Gross Floor Area or GFA) w/o Deck	Total Unit SF (Gross Floor Area or GFA) w/ Deck	Lot Length	Lot Width	Lot Area	Lot Occupancy (Unit Footprint Area as % of Unit Lot Area w/o Deck)	Lot Occupancy (Unit Footprint Area as % of Unit Lot Area with Deck)	FAR w/o Deck (Floor Area Ratio)	FAR w/ Deck (Floor Area Ratio)	Side Yard Required (FT)	Side Yard Provided (SF)	Rear Yard Required (FT)	Rear Yard Provided w/ deck (FT)	Rear Yard Provided w/o deck (FT)	Garage Spaces
1	16'	RA-1	16' - 2 Story Front + Loft	3	42.83	16.33	699	60	759	2519.36	2579.36	61.36	20.00	1227	57%	62%	2.05	2.10	10	3.67	20	0	4.67	1
2	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2445	2505	61.36	16.00	982	69%	75%	2.49	2.55	N/A	N/A	20	0	5	1
3	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2445	2505	61.36	16.00	982	69%	75%	2.49	2.55	N/A	N/A	20	0	5	1
4	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2445	2505	61.36	16.00	982	69%	75%	2.49	2.55	N/A	N/A	20	0	5	1
5	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2445	2505	61.36	16.00	982	69%	75%	2.49	2.55	N/A	N/A	20	0	5	1
6	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2445	2505	61.36	16.00	982	69%	75%	2.49	2.55	N/A	N/A	20	0	5	1
7	16'	RA-1	16' - 2 Story Front + Loft	3	42.83	16.33	699	60	759	2519.36	2579.36	61.36	20.00	1227	57%	62%	2.05	2.10	10	3.67	20	0	4.67	1
8	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	VARIES	VARIES	1334	65%	71%	2.00	2.06	10	1.67	20	1.67	6.67	2
9	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	60.67	20.00	1213	70%	76%	2.15	2.22	N/A	N/A	20	2	7	2
10	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	60.67	20.00	1213	70%	76%	2.15	2.22	N/A	N/A	20	2	7	2
11	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	VARIES	VARIES	1355	64%	70%	1.97	2.03	10	2.05	20	1.52	6.52	2
12	16'	RA-1	16' - 3 Story Front	3	42.66	16.33	697	60	757	2743.55	2803.55	VARIES	VARIES	1038	67%	73%	2.64	2.70	10	1.67	20	1.67	6.67	1
13	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2666.12	2726.12	57.78	16.00	924	73%	80%	2.89	2.95	N/A	N/A	20	2	7	1
14	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2666.12	2726.12	57.78	16.00	924	73%	80%	2.89	2.95	N/A	N/A	20	2	7	1
15	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2666.12	2726.12	57.78	16.00	924	73%	80%	2.89	2.95	N/A	N/A	20	2	7	1
16	16'	RA-1	16' - 3 Story Front	3	42.66	16.33	697	60	757	2743.55	2803.55	VARIES	VARIES	1050	66%	72%	2.61	2.67	10	2.05	20	1.52	6.52	1
17	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	VARIES	VARIES	1375	63%	69%	1.94	2.00	10	3.67	20	1.67	6.67	2
18	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	59.00	20.00	1180	72%	79%	2.21	2.28	N/A	N/A	20	2	7	2
19	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	59.00	20.00	1180	72%	79%	2.21	2.28	N/A	N/A	20	2	7	2
20	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	59.00	20.00	1180	72%	79%	2.21	2.28	N/A	N/A	20	2	7	2
21	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	59.00	20.00	1180	72%	79%	2.21	2.28	N/A	N/A	20	2	7	2
22	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	VARIES	VARIES	1417	61%	67%	1.89	1.94	10	2.08	20	1.67	6.67	2
23	16'	RA-1	16' - 2 Story Front + Loft	3	42.83	16.33	699	60	759	2519.36	2579.36	52.00	20.00	1040	67%	73%	2.42	2.48	10	3.67	20	0	3.67	1
24	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2445	2505	52.00	20.00	832	82%	89%	2.94	3.01	N/A	N/A	20	0	4	1
25	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2445	2505	52.00	20.00	832	82%	89%	2.94	3.01	N/A	N/A	20	0	4	1
26	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2445	2505	52.00	20.00	832	82%	89%	2.94	3.01	N/A	N/A	20	0	4	1
27	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2445	2505	52.00	20.00	832	82%	89%	2.94	3.01	N/A	N/A	20	0	4	1
28	16'	RA-1	16' - 2 Story Front + Loft	3	42.83	16.33	699	60	759	2519.36	2579.36	52.00	20.00	1040	67%	73%	2.42	2.48	10	3.67	20	0	3.67	1
29	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	VARIES	VARIES	1442	60%	66%	1.85	1.91	10	4.67	20	1.67	6.67	2
30	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	57.77	24.00	1386	63%	68%	1.93	1.99	10	3.67	20	1.67	6.67	2
31	16'	RA-1	16' - 3 Story Front	3	42.83	16.33	699	60	759	2743.55	2803.55	VARIES	VARIES	1254	56%	61%	2.19	2.24	10	3.97	20	1.67	6.67	1
32	16'	RA-1	16' - 3 Story Front	3	42.5	16	680	60	740	2666.12	2726.12	60.00	16.00	960	71%	77%	2.78	2.84	N/A	N/A	20	2	7	1
33	16'	RA-1	16' - 3 Story Front	3	42.83	16.33	699	60	759	2743.55	2803.55	VARIES	VARIES	1074	65%	71%	2.55	2.61	10	1.55	20	1.67	6.67	1
34	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	VARIES	VARIES	1319	66%	72%	2.09	2.15	10	3.67	20	1.67	6.67	2
35	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	55.00	20.00	1100	77%	84%	2.37	2.45	N/A	N/A	20	2	7	2
36	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	55.00	20.00	1100	77%	84%	2.37	2.45	N/A	N/A	20	2	7	2
37	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	55.00	20.00	1100	77%	84%	2.37	2.45	N/A	N/A	20	2	7	2
38	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	55.00	20.00	1100	77%	84%	2.37	2.45	N/A	N/A	20	2	7	2
39	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	55.00	20.00	1100	77%	84%	2.37	2.45	N/A	N/A	20	2	7	2
40	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	55.00	20.00	1100	79%	86%	2.43	2.50	10	0	20	1.67	6.67	2
41	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	VARIES	VARIES	1514	57%	63%	1.77	1.82	10	3.67	20	1.67	6.67	2
42	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	65.00	20.00	1300	65%	71%	2.01	2.07	N/A	N/A	20	2	7	2
43	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	65.00	20.00	1300	65%	71%	2.01	2.07	N/A	N/A	20	2	7	2
44	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	65.00	20.00	1300	65%	71%	2.01	2.07	N/A	N/A	20	2	7	2
45	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	65.00	20.00	1300	65%	71%	2.01	2.07	N/A	N/A	20	2	7	2
46	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	65.00	20.00	1300	65%	71%	2.01	2.07	N/A	N/A	20	2	7	2
47	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	65.00	20.00	1300	65%	71%	2.01	2.07	N/A	N/A	20	2	7	2
48	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	65.00	20.00	1300	65%	71%	2.01	2.07	N/A	N/A	20	2	7	2
49	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	65.00	20.00	1300	65%	71%	2.01	2.07	N/A	N/A	20	2	7	2
50	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	65.00	24.00	1560	56%	61%	1.71	1.77	10	3.67	20	1.67	6.67	2
51	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	VARIES	VARIES	1438	60%	66%	1.86	1.92	10	3.67	20	1.67	6.67	2
52	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2611.8	2691.8	60.00	20.00	1200	71%	77%	2.18	2.24	N/A	N/A	20	2	7	2
53	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2673.83	2753.83	60.00	24.00	1440	60%	66%	1.86	1.91	10	3.67	20	1.67	6.67	2
54	16'	RA-1	16' - 3 Story Front	3	42.66	16.33	697	60	757	2743.55	2803.55	60.00	20.00	1200	58%	63%	2.29	2.34	10	3.67	20	1.67	6.67	1
55	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2666.12	2726.12	60.00	16.00	960	71%	77%	2.78	2.84	N/A	N/A	20	2	7	1
56	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2666.12	2726.12	60.00</												



- NOTES:**
1. SEE ARCHITECTURAL PLANS FOR LAYOUTS, STOOP SIZES AND ENTRY LOCATIONS.
  2. ALL GRADING, FINISH FLOOR AND GARAGE ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
  3. UTILITY LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.
  4. GEOMETRIC LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.



**VKA CAPITOL**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VKA CAPITOL LLC  
4910 MASSACHUSETTS AVE NW, SUITE #214  
WASHINGTON, DC 20016  
PHONE: (202) 244-4140

PREPARED FOR:  
**ELM STREET DEVELOPMENT, INC.**  
175 Admiral Cochrane Dr.  
SUITE 112  
Annapolis, MD, 21401  
P. 410-266-9700  
Mr. Stephen M. Home  
shome@elmstreetdev.com

REVISIONS	DATE
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

**ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL**  
LOTS 1070 & 1071  
SQUARE 3048  
3015 4th STREET N.E.  
WASHINGTON, D.C.

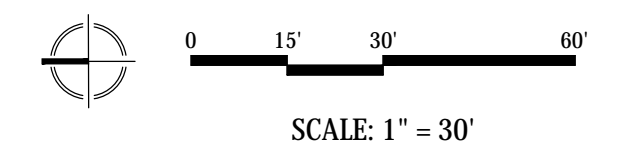
**SITE PLAN**

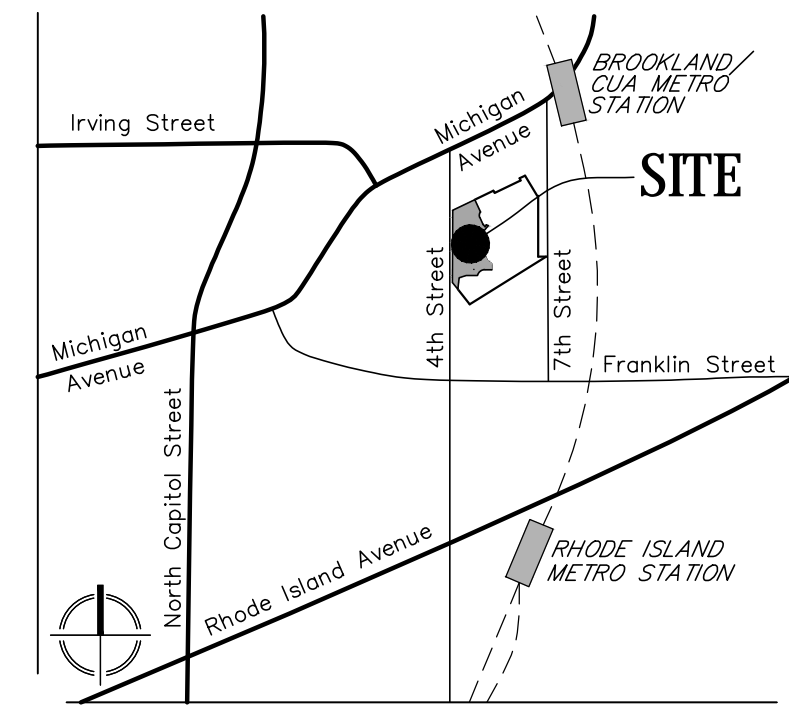
DRAWN BY: CAD  
DESIGNED BY: IK  
DATE ISSUED: JUNE 2018

VKA PROJECT: VM1453 G  
DRAWING NO.

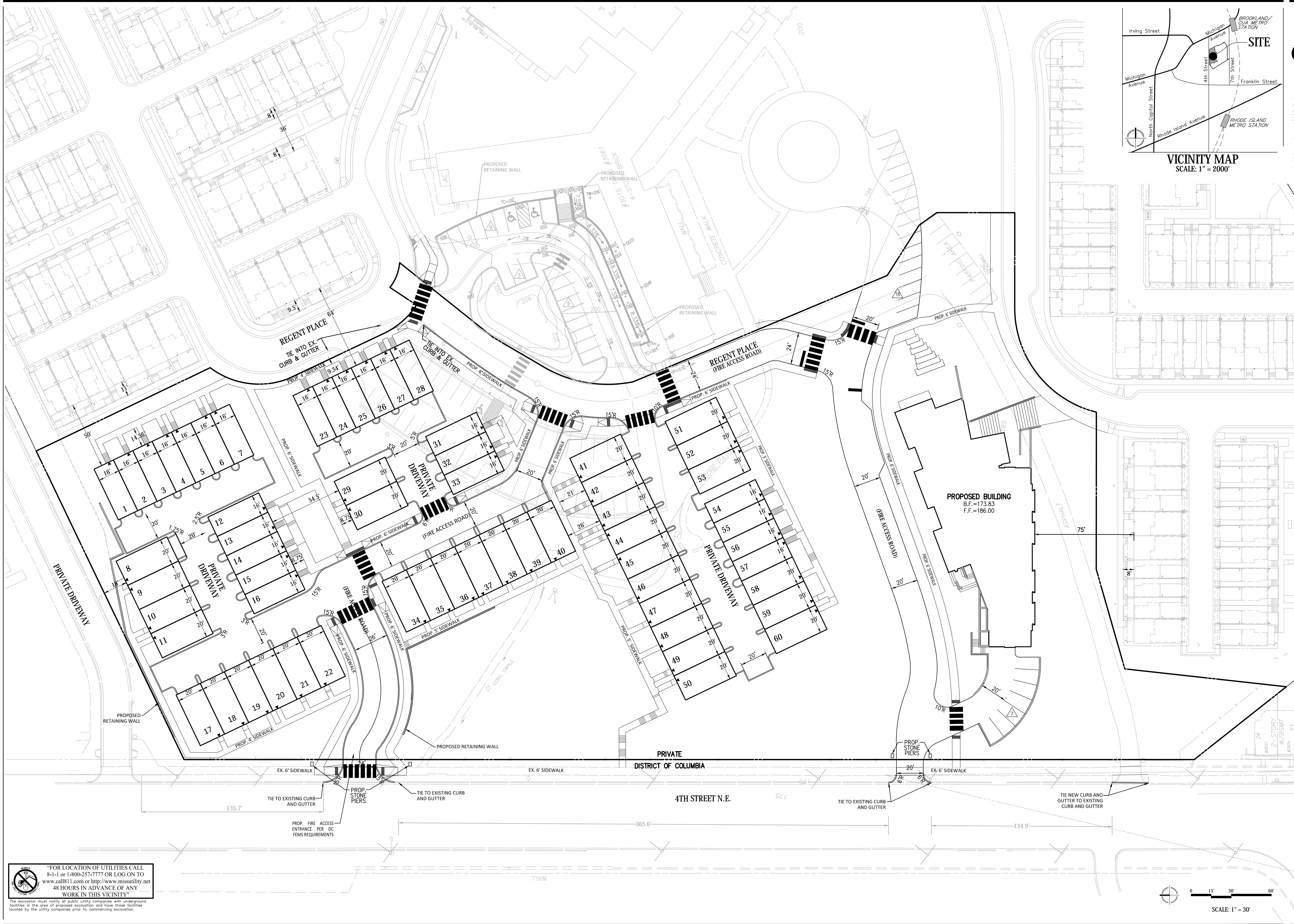
SHEET NO. **C-06**

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY





VICINITY MAP  
SCALE: 1" = 2000'



REVISIONS	DATE
PER HEARING COMMENTS	JUNE 2018
FINAL	JUNE 2018

PROFESSIONAL SEAL

**ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL**  
LOTS 1070 & 1071  
SQUARE 3648  
3015 4th STREET N.E.  
WASHINGTON, D.C.

**GEOMETRIC LAYOUT PLAN**

DRAWN BY: CAD  
DESIGNED BY: LK  
DATE ISSUED: JUNE 2018

VIA PROJECT VMI1453 G  
DRAWING NO.

SHEET NO. **C-07**

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

