

EXHIBIT A

SITE DEVELOPMENT PLANS FOR 4509 FOXHALL CRESCENT NW

LOCATION OF SITE

4509 FOXHALL CRESCENT NW
LOT 0960 OF SQUARE 1397
WASHINGTON, DC 20007



SITE VICINITY MAP
(1"=200')

<u>CIVIL SHEET INDEX</u>	
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DC PERMIT AGENCIES:
DCRA TRACKING: --
RAZE #: N/A
DC WATER TRACKING: --
DOEE PLAN: --
DDOT TRACKING: --
DDOT TREE REMOVAL: --

PROJECT NARRATIVE:

THIS PROJECT IS FOR THE DEVELOPMENT OF LOT 0960 OF SQUARE 1397, TO BE KNOWN AS 4509 FOXHALL CRESCENT NW. THE SITE IS CURRENTLY VACANT.

A SINGLE FAMILY HOME WILL BE BUILT AND SITE DEVELOPMENT WILL INCLUDE TREE REMOVAL, SITE GRADING AND EXCAVATION, UTILITY TRENCHING AND INSTALLATION, EROSION AND SEDIMENT CONTROL, LANDSCAPING, STORMWATER MANAGEMENT, AND TREE PROTECTION.

UTILITY TRENCHING WILL PASS THROUGH THE NEIGHBORING LOTS AND REQUIRE COORDINATION WITH THE HOA AND THE NEIGHBORING HOME OWNERS. A 1.5" COMBINATION WATER LINE WILL CONNECT TO THE EXISTING 3" WATER MAIN, AND A 4" SANITARY LATERAL WILL CONNECT TO A NEW MANHOLE AT THE LOCATION OF THE JUNCTION BETWEEN THE TWO EXISTING 8" SANITARY SEWER MAINS.

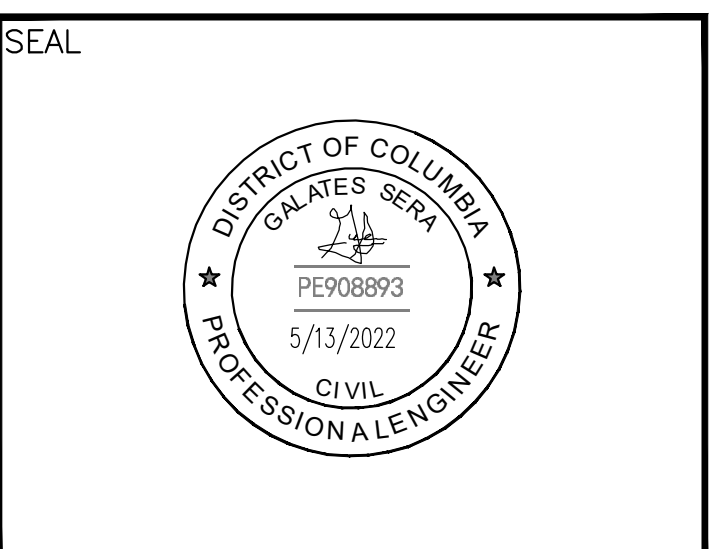
EROSION AND SEDIMENT CONTROL MEASURES WILL INCLUDE A SUPER SILT FENCE AND COMPOST FILTER SOCK AROUND ON SITE AREAS OF DISTURBANCE, AND COMPOST FILTER SOCKS ALONG THE UTILITY TRENCHING DISTURBANCE.

STORMWATER MANAGEMENT WILL INVOLVE AN INFILTRATION TRENCH WITH PERMEABLE PAVERS.

ABBREVIATIONS AND DEFINITIONS

ABBREVIATIONS MAY INCLUDE A PERIOD (.) AT THE END OF THE ABBREVIATION

AC	ACRE/ AIR CONDITIONING UNIT	DIP	DUCTILE IRON PIPE	MIN	MINIMUM	STY	STORY
ADA	AMERICANS WITH DISABILITIES ACT	DOM	DOMESTIC WATER	MH	MANHOLE	TBR	TO BE REMOVED
ASPH	ASPHALT	E/ELEC	ELECTRIC	ONSITE	ON PROJECT PROPERTY	TBA	TO BE ABANDONED
BF	BASEMENT FLOOR	EISF	ENVIRONMENTAL IMPACT SCREENING FORM	OFFSITE	OFF PROJECT PROPERTY	TBD	TO BE DETERMINED
BLDG	BUILDING	ELEV	ELEVATION	PERF	PERFORATED	TC	TERRA COTTA
C&G	CURB AND GUTTER	EX	EXISTING	PROP	PROPOSED	TOC	TOP OF CURB
CB	CATCH BASIN	FFE	FINISHED FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE	TR	TO REMAIN
CI	CURB INLET	FOC	FACE OF CURB	REC	RECORD	TYP	TYPICAL
CLF	CHAIN LINK FENCE	G/NG	NATURAL GAS	RCP	REINFORCED CONCRETE PIPE	VERT/V	VERTICAL
CO	CLEANOUT	GM	GAS METER	SAN/S/SS	SANITARY SEWER	W	WATER
COMM	COMMUNICATIONS	HORZ/H	HORIZONTAL	SCH	(PIPE-TYPE) SCHEDULE	W/	WITH
CONC	CONCRETE	JB	JUNCTION BOX	SD	STORM DRAIN	WM	WATER METER
CS	COMBINED SEWER	INV	INVERT	SF	SQUARE FOOT (OR FEET)	WV	WATER VALVE
DATR	DATA ACCORDING TO RECORD	MAX	MAXIMUM	SUE	SUBSURFACE UTILITY ENGINEERING		
DC	DISTRICT OF COLUMBIA	MEAS	MEASURE				
DIAM	DIAMETER	MEP	MECHANICAL/ELECTRIC/ PLUMBING DESIGNER				



REVISIONS			
No.	Date	Drawing Issue	By

DATE: MAY 13, 2022
DRAWN BY: AC/DW CHECKED BY: GS
S.E. JOB NUMBER: 121-126

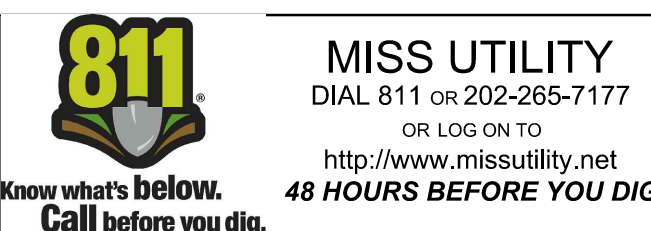
PROJECT ADDRESS:
4509 FOXHALL CRES NW
WASHINGTON DC, 20007

PHASE:
PERMIT DOCUMENTS

SHEET NO.:
CIV001

SHEET TITLE:
COVER SHEET

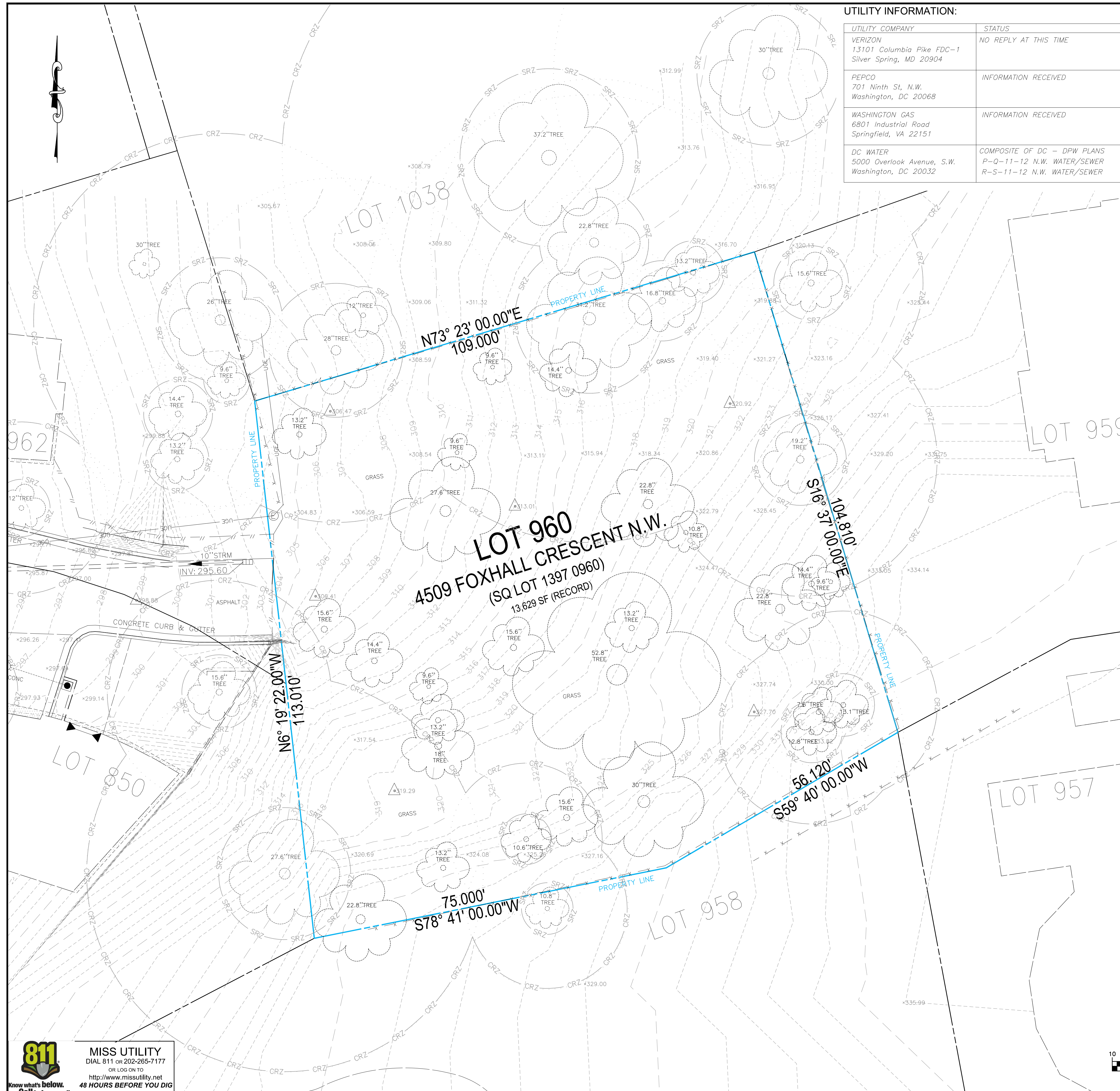
SHEET SCALE.:
AS SHOWN



DISTRICT OF COLUMBIA PERMIT REVIEW AGENCIES

<p>DISTRICT DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (DCRA) 1100 4TH STREET, SW WASHINGTON, DC 20024 (202) 442-4400</p>	<p>DC WATER 1100 4TH STREET, SW SUITE 310 WASHINGTON, DC 20024 (202) 646-8600</p>	<p>DEPARTMENT OF ENERGY & ENVIRONMENT (DOEE) 1200 FIRST STREET, NW WASHINGTON, DC 20002 (202) 535-2600</p>	<p>DISTRICT DEPARTMENT OF TRANSPORTATION (DDOT) 1100 4TH STREET, SW WASHINGTON, DC 20024 (202) 442-4670</p>
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5/13/2022
THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION. FINAL APPROVED "FOR CONSTRUCTION" PLANS WILL BE ISSUED UPON COMPLETION OF THE REVIEW AND APPROVAL PROCESS BY ALL DISTRICT AGENCIES.



UTILITY INFORMATION:

UTILITY COMPANY	STATUS
VERIZON 13101 Columbia Pike FDC-1 Silver Spring, MD 20904	NO REPLY AT THIS TIME
PEPCO 701 Ninth St. N.W. Washington, DC 20068	INFORMATION RECEIVED
WASHINGTON GAS 6801 Industrial Road Springfield, VA 22151	INFORMATION RECEIVED
DC WATER 5000 Overlook Avenue, S.W. Washington, DC 20032	COMPOSITE OF DC - DPW PLANS P-Q-11-12 N.W. WATER/SEWER R-S-11-12 N.W. WATER/SEWER

LEGEND:

- TREE
- STREET LIGHT
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER METER
- ELECTRIC PEPCO MANHOLE
- WOOD FENCE
- TRAVERSE
- CONTROL POINT
- CURB
- IRON WROUGHT FENCE
- FINISH FLOOR ELEVATION
- WIDTH DOOR
- BUILDING
- OVERHANG
- WATERLINE PAINT MARK
- SSWR PAINT MARK
- GAS LINE PAINT MARK
- UNDERGROUND ELECTRIC

NOTES:

- HORIZONTAL DATUM: BASED ON MARYLAND NAD83F AND CP BASED ON GPS OBSERVATION
- VERTICAL DATUM: BASED ON MARYLAND NAD83F AND CP BASED ON GPS OBSERVATION
- PROPERTY LINE INFORMATION BASED ON DC SURVEY: SURVEY BOOK 202 PAGE 193
- BOUNDARY INFORMATION SHOWN HEREON IS JUST FOR INFORMATION PURPOSES ONLY, OBTAINED FROM RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL CITY 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 A "SURVEY TO MARK", THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT OR DESIGN PURPOSES; A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.
- THE UNDERGROUND UTILITIES INDICATED HEREON ARE DERIVED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES. THE LOCATION OF THESE UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER UTILITIES MAY EXIST WHICH HAVE NO RECORD DATA OR ARE UNDETECTABLE WITH CONVENTIONAL METHODS. NO GUARANTEE OR WARRANTY IS EXPRESSED OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION PROVIDED HEREON. UTILITIES LABELED (DATR) ARE SHOWN BASED UPON "DATA ACCORDING TO RECORDS".
- CONTOUR INTERVAL IS ONE (1) FOOT.

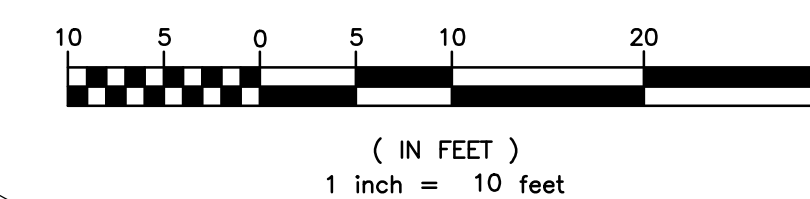
EXISTING CONDITIONS NARRATIVE

THE SITE CONSISTS OF SQUARE 1397 OF LOT 960. THE SITE IS CURRENTLY VACANT AND HAS LOW RELIEF AND MOST SLOPES >15%. EXISTING DRAINAGE IS THROUGH VIA OVERLAND FLOW TO THE MS4 OFF THE LOT. THE SITE IS IN THE POTOMAC RIVER WATERSHED - BATTERY KEMBLE CREEK SUBSHED.

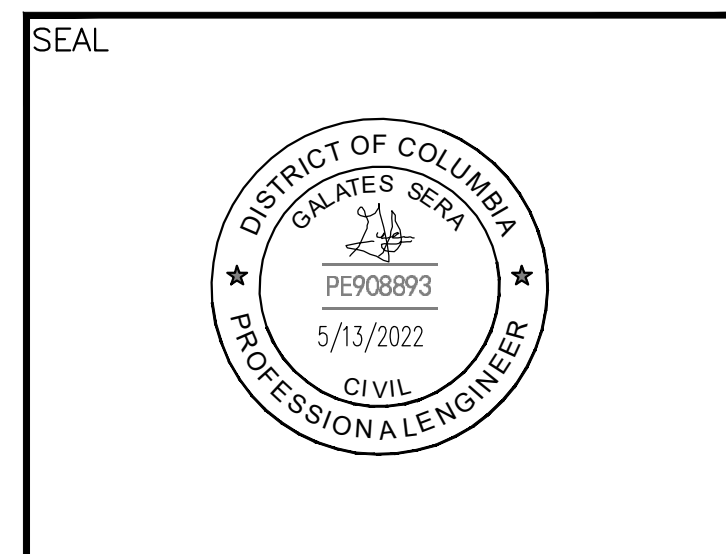
EXISTING CONDITIONS PLAN NOTES

- EXISTING CONDITIONS LEGEND APPLIES TO THIS SHEET ONLY. EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY OR NOT FULLY DEPICTED ON OTHER PLAN SHEETS.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED UPON AVAILABLE RECORDS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.

GRAPHIC SCALE



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CIV100

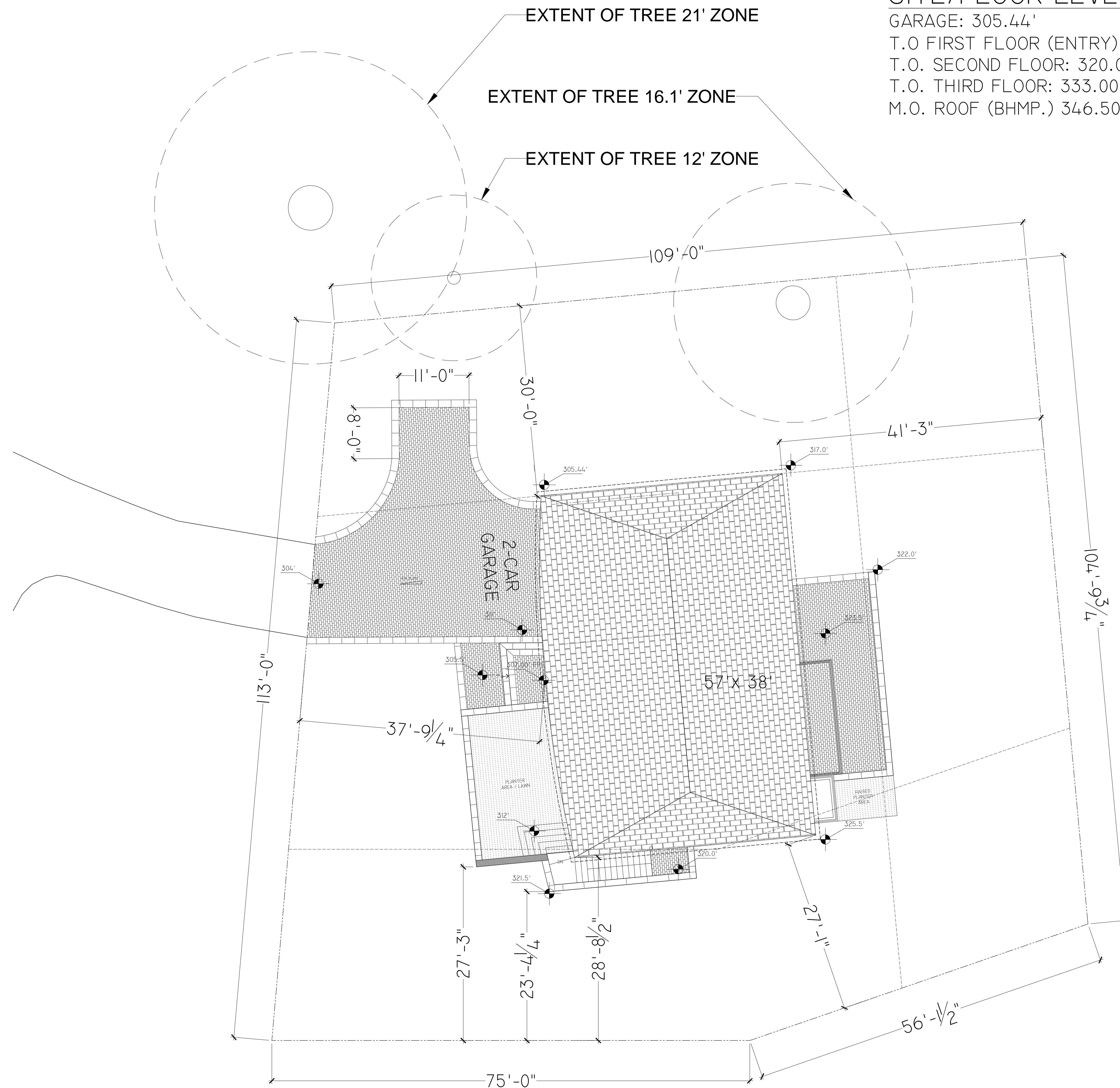
SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET SCALE:.
AS SHOWN

811
MISS UTILITY
DIAL 811 OR 202-265-7177
OR LOG ON TO
http://www.missutility.net
48 HOURS BEFORE YOU DIG
Know what's below.
Call before you dig.

SITE/FLOOR LEVEL ELEVATIONS:

GARAGE: 305.44'
 T.O FIRST FLOOR (ENTRY) : 307.00'
 T.O. SECOND FLOOR: 320.00'
 T.O. THIRD FLOOR: 333.00'
 M.O. ROOF (BHMP.) 346.50'



ARCHITECTS

3G ARCHITECTS, LLC.
 1729 OLD HEADROW ROAD
 SUITE 500
 MCLEAN, VA 22102
 703-506-6889
 3GARCHITECTS.COM

Consultants

CLIENT

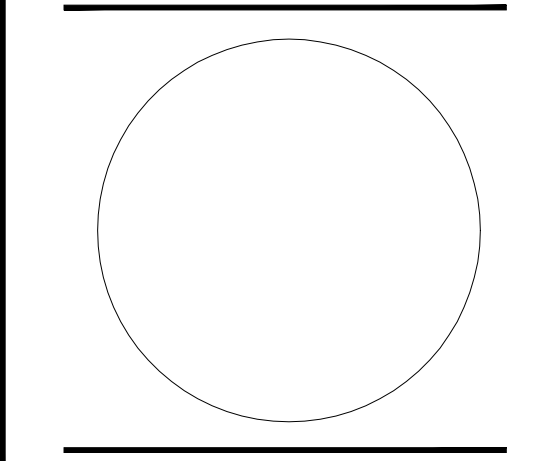
Christopher Zumot

4509
 FOXHALL CRESCENT, NW
 Washington DC

Drawings
 PROPOSED SITE PLAN

DATE	ISSUE
05/24/22	REVIEW SET

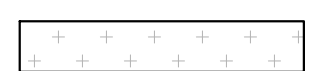
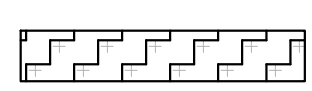


E-SIG



A2.0



DEMOLITION LEGEND

-  LIMITS OF DISTURBANCE
-  LIMITS OF EXCAVATION FOR BUILDING FOUNDATION AND DRIVEWAY OUTSIDE OF EXISTING TREES CRZ
-  LIMITS OF EXCAVATION FOR BUILDING FOUNDATION AND DRIVEWAY INSIDE EXISTING TREES CRZ – ONLY HAND TOOLS, PNEUMATIC EXCAVATION, OR TUNNELING ALLOWED
-  SITE TO BE DEVELOPED WITHIN EXISTING TREE CRZ

DEMOLITION KEYNOTES

- (A) ONSITE TREE TO REMAIN – DISTURBANCE WITHIN THE CRZ OF AN EXISTING TREE IS ONLY PERMITTED IF DONE BY HAND TOOL, PNEUMATIC EXCAVATION, OR TUNNELING PER CHAPTER 5.4 OF DOE GAR GUIDEBOOK
- (B) OFFSITE TREE TO REMAIN – DISTURBANCE WITHIN THE CRZ OF AN EXISTING TREE IS ONLY PERMITTED IF DONE BY HAND TOOL, PNEUMATIC EXCAVATION, OR TUNNELING PER CHAPTER 5.4 OF DOE GAR GUIDEBOOK
- (C) SITE AREA WITHIN THE CRZ TO BE DEVELOPED WITH LANDSCAPING AND GRADING.
- (D) LIMITS OF EXCAVATION FOR BUILDING FOUNDATION.
- (E) LIMITS OF EXCAVATION FOR DRIVEWAY INSTALLATION.
- (F) EXISTING FENCE TO BE REMOVED
- (G) PREVIOUS PHASE TREE REMOVAL
- (H) PRESENT PHASE TREE REMOVAL
- (I) LIMITS OF UTILITY TRENCHING

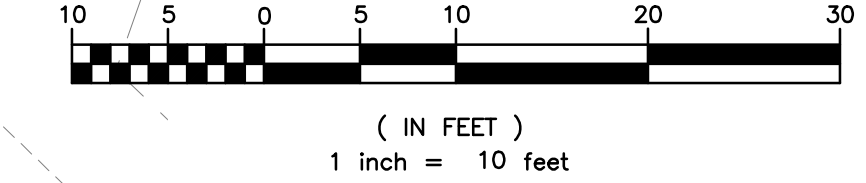
DEMOLITION PLAN NARRATIVE

THE SITE CONSISTS OF LOT 0960 IN SQUARE 1397. DEMOLITION WILL INCLUDE EXCAVATION FOR THE BUILDING FOUNDATION AND DRIVEWAY INSTALLATION, AS WELL AS THE GRADING OF THE SITE AREA. EXISTING TREES BOTH ONSITE AND OFFSITE TO REMAIN WITH CRZ PROTECTED ARE SHOWN. EXCAVATION DONE WITHIN THE CRZ OF EXISTING TREES CAN ONLY BE DONE WITH HAND TOOLS, PNEUMATIC EXCAVATION, OR TUNNELING. PRESERVE ANY ROOTS WITH GREATER THAN A 2" DIAMETER (WHERE EXCAVATION MUST OCCUR, PRUNE ROOTS TO THE EDGE OF EXCAVATION WITH A TRENCHING MACHINE, VIBRATORY KNIFE, OR ROCK SAW TO A DEPTH OF 18 INCHES TO ALLOW A CLEAN CUT). NOTE THAT THE REMOVAL OF SPECIAL TREES REQUIRES A SPECIAL TREE REMOVAL PERMIT – HERITAGE TREES IN HEALTHY CONDITION CANNOT BE REMOVED.

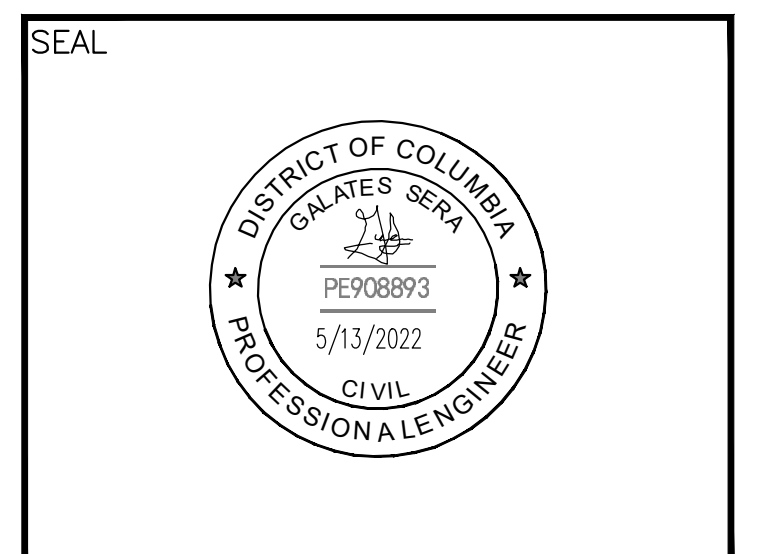
DEMOLITION PLAN NOTES

1. ITEMS TO BE ABANDONED OR DEMOLISHED ARE NOTED OR SHOWN BOLD/SHADED ON THE DEMOLITION PLAN, BUT ARE SHOWN APPROXIMATE IN LOCATION AND SCALE. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING FEATURES AS REQUIRED FOR INSTALLATION OF PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR IN-KIND REPLACEMENT OF ANY EXISTING FEATURE DISTURBED, DAMAGED, OR REMOVED WHICH IS NOT NOTED OR SHOWN TO BE DEMOLISHED. DEMOLITION OF ITEMS TO BE REMOVED AND REPLACED IN KIND (SUCH AS PAVEMENT FOR UTILITY INSTALLATION) IS NOT NECESSARILY DEPICTED ON THE DEMOLITION PLAN.
2. REMOVE/ABANDON WATER, SEWER, AND STORM UTILITIES IN ACCORDANCE WITH DC WATER STANDARDS AND AS DICTATED BY THE DC WATER INSPECTOR.
3. METHODS AND REQUIREMENTS OF REMOVAL/ABANDONMENT OF ELECTRIC, COMMUNICATION, AND NATURAL GAS UTILITIES ARE NOT ADDRESSED ON THIS PLAN. COMPLY WITH UTILITY SERVICE PROVIDER'S REQUIREMENTS FOR REMOVAL/ABANDONMENT.
4. SAWCUT EXISTING PAVEMENT WHERE ADJACENT TO EXISTING PAVEMENT TO REMAIN. SAWCUTS SHALL BE STRAIGHT AND NEAT.
5. INSTALL SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE. SEE SEDIMENT CONTROL PLAN.
6. ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED ON THIS PLAN. SEE EXISTING CONDITIONS SHEETS.
7. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED UPON AVAILABLE RECORDS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.

GRAPHIC SCALE



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SHEET TITLE:
 DEMOLITION PLAN

SHEET SCALE:.
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