

CIVIL

- 1) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED AUGUST, 2017, AND UPDATED IN OCTOBER/NOVEMBER, 2019.
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED AUGUST, 2017.
- 3) ZONING: PDR-4
- 4) TOTAL LOT AREA: TOTAL AREA = 127,499 SQUARE FEET (2.927 ACRES)  
(SEE BREAKDOWN ON EXISTING CONDITIONS/DEMOLITION PLAN)
- 5) PROJECT IS WITHIN FLOOD ZONES "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 1100010038C.
- 6) FINAL GAS, TELEPHONE AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.
- 7) EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.
- 8) ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
- 9) THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- 10) D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY.
- 11) FOR FIELD LOCATION AND ABANDONMENT / REMOVAL OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750-1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- 12) CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 13) CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
- 14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- 15) CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607-8031 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- 16) CONTRACTOR TO PATCH ROADWAY (PAVEMENT/ASPHALT) AT ALL LOCATIONS WHERE UTILITY WORK OCCURS. CONTRACTOR TO MILL AND OVERLAY ASPHALT AS NECESSARY OR REQUIRED BY DDOT.
- 17) THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.
- 18) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
- 19) THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DC WATER STANDARDS AND DETAILS.

- 1) PROPOSED UTILITY LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- 2) CONTRACTOR TO ADJUST ALL EXISTING UTILITY TOPS (I.E. CLEANOUTS, MANHOLES, VALVE COVERS, ETC.) TO FINAL GRADE WHERE NECESSARY.
- 3) CONTRACTOR TO COORDINATE ABANDONMENT OF ALL EXISTING UTILITIES AS NECESSARY.
- 4) CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE ADEQUATE SEPARATION AT INTERSECTIONS.
- 5) TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE UTILITY AND/OR DC INSPECTOR.
- 6) PROPOSED RETAINING WALLS SHOWN ARE TO BE DESIGNED BY OTHERS, TYPICAL.
- 7) FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- 8) FOR TREE PROTECTION MEASURES SEE PLANS AND REPORTS BY OTHERS AS APPLICABLE.
- 9) CONTRACTOR TO MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. UTILIZE TEMPORARY FACILITIES/FEATURES AND/OR CONNECTIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
- 10) CONTRACTOR TO COMPLETE SITE GRADING AND PAVING TO ENSURE POSITIVE DRAINAGE TO ALL INLETS OR NATURAL DRAINAGE COURSES TO PREVENT PONDING AND THE CREATION OF LOW SPOTS.
- 11) CONTRACTOR TO REVIEW TIE IN POINTS WITH EXISTING PAVING AND GRADING WHERE PROPOSED ON AND ADJACENT TO PROJECT SITE, ADJUST WITH TRANSITIONS AND COORDINATE WITH CAS ENGINEERING AS APPROPRIATE.
- 12) CONTRACTOR RESPONSIBLE FOR ENSURING THAT ROUTES MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE. CONTRACTOR ALSO RESPONSIBLE FOR ENSURING THAT RAMPS MEET ADA REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 8.3% MAXIMUM SLOPE AND 2% MAXIMUM CROSS SLOPE.
- 13) CONTRACTOR TO MAINTAIN FIRE DEPARTMENT AND EMERGENCY ACCESS ROUTES TO SITE AND TO APPLICABLE APPURTENANCES (I.E. FIRE HYDRANTS) DURING CONSTRUCTION UNLESS PRIOR APPROVAL IS OBTAINED FROM APPROPRIATE DISTRICT AGENCIES.

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO [WWW.MISSUTILITY.NET/ATC](http://WWW.MISSUTILITY.NET/ATC) 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND 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 ALL JURISDICTIONAL REQUIREMENTS.

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

- 1) ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY.
- 2) DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- 3) PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- 4) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- 5) ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR BE CAST IRON.
- 6) PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW FINISHED GRADES.

AA	AREA OF ARC	F	FLOOR AREA	R	RADIUS OR PER RECORD
AAAS	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	FAR	FACE OF CURB	RCP	REINFORCED CONCRETE PIPE
AC	ACRE	FD	FLOOR DRAIN	RD	ROAD OR ROOF DRAIN
ADJ	ADJACENT	FF	FIRST FLOOR	RENIF	REINFORCED
AGOR	AGGREGATE	FG	FINISHED GRADE	RECO	REQUIRED
AHD	AHEAD	FI	FIRE HYDRANT	RET	RETAINING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FL	FLOOR LINE	REV	REVISION
APPROX	APPROXIMATE	FO	FOUNDATION	RGA	ROUGH GRADING PLAN
ARCH	ARCHITECTURAL	FP	FOOT PLAIN	RMA	RESOURCE MANAGEMENT AREA
ASPH	ASPHALT	FPS	FEET PER SECOND	ROM	REMOTE OUTSIDE MONITOR
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FS	FEET OR FACTOR OF SAFETY	RPA	RESOURCE PROTECTION AREA
AVE	AVENUE	FT	FOOT OR FEET	RR	RAIL ROAD
AWWA	AMERICAN WATER WORKS ASSOCIATION	G	GAS	RTE	ROUTE
B	BREATH	GAS	GAS	R/W	RIGHT OF WAY
BACK	BACK OF CURB	GAR	GARAGE	S	SOUTH OR SEWER OR SPEED OR SLOPE
BASEMENT	BASEMENT FLOOR	GFA	GROSS FLOOR AREA	SAN	SANITARY
BLD	BUILDING	GH	GAS HOUSE CONNECTION	SEL	SOUTH BOUND LANE
BLVD	BOULEVARD	GR	GUARD RAIL OR GRATE	SOH	SCHEDULE
BMP	BEST MANAGEMENT PRACTICES (WATER-MARK)	GV	GAS VALVE	SD	SIGHT DISTANCE OR STORM DRAIN
BOV	BLOW OFF VALVE	H	HEAD	SDMH	STORM DRAIN MANHOLE
BRV	BEARING	HC	HANDICAP	SE	SECTION
BRL	BUILDING RESTRICTION LINE	HOB	HORIZONTAL BEND	SECT	SECTION
BVCS	BEGINNING VERTICAL CURVE ELEVATION	HOR	HORIZONTAL GRADE LINE	SEW	SEWER
BUCE	BEGINNING VERTICAL CURVE BOTTOM OF WALL	HRL	HORIZONTAL BRIDGE	SH	SQUARE FOOT
C	CURB	HRT	HORIZONTAL RISE	SHO	SHOULDER
C&G	CURB AND GUTTER	HRR	HIGH POINT	SHW	SEWER HOUSE CONNECTION
CATV	CABLE TELEVISION	HR	HAND RAIL	SMH	SEWER MANHOLE
CB	CATCH BASIN	HT	HEIGHT	SP	SPACE OR SITE PLAN
CBR	CALIFORNIA BEARING RATIO	HW	HEADWATER	SPEC	SPECIFICATIONS
CF	CUBIC FEET	I	INTENSITY, RAINFALL	ST	STREET
CFS	CUBIC FEET PER SECOND	ID	INSIDE DIAMETER OR IDENTIFICATION	STA	STATION
CGR	CURB AND GUTTER (REVERSE SLOPE)	IE	INVERT ELEVATION	STD	STANDARD
CH	CHORD	IN	INCH	STK	STACK
CHERG	CHORD BEARING	INV	INVERT	STM	STORM
CL	CLASS	IP	IRON PIPE	STR	STRUCTURE
C/L	CENTER LINE	IR	IRON PIPE FOUND	SW	SERVICE
C&M	CLEAR	IPS	IRON PIPE SET	SWB	SIDEWALK
CMP	CORRUGATED METAL PIPE	J	JUNCTION BOX	SW	SOUTHWEST
CMS	CURB METERS PER SECOND	JT	JOINT	SWM	STORMWATER MANAGEMENT
CNN	CONNECTION	K	KULVERT ENTRANCE LOSS COEFFICIENT	SX	CROSS SLOPE
CONC	CONCRETE	L	LENGTH	SY	SQUARE YARD
COV	COVERED	LAT	LATERAL	T	TELEPHONE OR TANGENT
CS	CURB STOP	LATS	LIMITS OF CLEARING & GRADING	TB	TOP OF BANK
C/S	COMBINED SEWER	LF	LINEAL FEET	TC	TOP OF CURB
CTR	CURB	LF	LINEAL FEET	T.C.	TERRA COTTA
CY	CUBIC YARD	LL	LOWER LEVEL	TC	TIME OF CONCENTRATION
D	DRAIN	LOC	LOCATION	TH	THE
DA	DRAINAGE AREA	LOS	LINE OF SIGHT	TH	TRAFFIC LIGHT
DB	DEED BOOK	LP	LOW POINT	TR	TEST PIT OR TREE PROTECTION
DCV	DISTRICT OF COLUMBIA	LS	LOADING SPACE	TRASP	TRANSPORTATION
DDOT	DISTRICT DEPARTMENT OF TRANSPORTATION	L/S	LANDSCAPE AREA	TW	TOP OF WALL OR TAIL WATER
DET	DETAIL	LT	LEFT	TYP	TYPICAL
DIA	DIAMETER	M	METER	U	UNKNOWN
DI	DROP INLET PIPE	M	METER	UG	UNDERGROUND
DIP	DROP INLET	MAP	MAPLE	U/G	UNDERGROUND
DIST	DISTANCE	MAX	MAXIMUM	U/E	UNDERGROUND ELECTRIC
DI	DIAMETER	MAY	MARYLAND	UGC	UNDERGROUND CABLE
DIST	DISTANCE	MECH	MECHANICAL	UL	UPPER LEVEL
DOM	DOMESTIC LINE	METRO	METROPOLITAN	UP	UTILITY POLE
DOH	DEPARTMENT OF HEALTH	MH	MANHOLE	USGS	US GEOLOGICAL SURVEY
DOM	DOMESTIC	MILE	MILE	V	VOLUME
DR	DRIVE	MIN	MINIMUM	V/L	VELOCITY
DRN	DRAIN	MISC	MISCELLANEOUS	VA	VERGINIA
DU	DWELLING UNITS	MON	MONUMENT	VB	VERTICAL BEND
DWG	DRAWING	MPH	MILES PER HOUR	VC	VERTICAL CURVE
D/W	DRAINAGE	MS	MEDIAN STRIP	VDOT	VIA DEPARTMENT OF TRANSPORTATION
D/W	DELTA	MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION	VERT	VERTICAL
E	EAST OR ELECTRIC OR RATE OF SUPER ELEVATION	MSL	MEAN SEA LEVEL	V/F	VERTICAL FOOT
EA	EACH	N	NORTH	W	WEST OR WATER OR WEIGHT OR WIDTH
EBL	EAST BOUND LANE	N/A	NOT APPLICABLE	W/	WITH
EC	EDGESSON CONTROL	NBL	NORTH BOUND LANE	WBL	WEST BOUND LANE
EG	EDGE OF GUTTER	NE	NORTHEAST	WCC	WATER HOUSE CONNECTION
EGL	ENERGY LINE GRADIENT	N/F	DOWN OR FORMERLY	WL	WATER LINE
EH	ELEVATION	NFA	NET FLOOR AREA	WM	WATER MAIN
EHC	ELEVATION HOUSE CONNECTION	NL	NUMBER	WQA	WATER QUALITY IMPACT ASSESSMENT
ELEC	ELECTRIC	NW	NORTHWEST	WS	WRAPPED STEEL
ELEV	ELEVATION	OC	ON CENTER	WV	WATER VALVE
ENGR	ENGINEER	OBJ	OBJECT	XROSS	CROSS SECTION
ENT	ENTRANCE	OD	OUTSIDE DIAMETER	TRANS	TRANSFORMER
EP	EDGE OF PAVEMENT	OH	OVERHANG	Y	YARD
EQUIP	EQUIPMENT	O/H	OVERHEAD	YR	YEAR INLET
ESMT					

CONTRACTOR TO REFER TO DC WATER GENERAL  
CONSTRUCTION NOTES, MOST RECENT VERSION FOR  
INFORMATION REGARDING DC WATER UTILITIES.  
NOTES ARE AVAILABLE AT  
[www.dewater.com/sites/default/files/  
DCWater\\_General\\_Construction\\_Notes.pdf](http://www.dewater.com/sites/default/files/DCWater_General_Construction_Notes.pdf)

C.1	CIVIL LEGEND AND NOTES
C.2	EXISTING CONDITIONS / SITE DEMOLITION PLAN
C.3	SITE DEVELOPMENT PLAN
C.4	GRADING PLAN
C.5	STORMWATER MANAGEMENT PLAN
C.6	EROSION AND SEDIMENT CONTROL PLAN
C.7	UTILITY PLAN
C.8	FLOODPLAIN EXHIBIT

EXISTING FEATURES		PROPOSED FEATURES		SEDIMENT CONTROL FEATURES	
	EX. SANITARY MANHOLE AND INVERT EX. STORM MANHOLE AND INVERT EX. WATER LINE WITH WATER METER EX. GAS LINE EX. OVERHEAD UTILITY WITH POLE EX. UNDERGROUND UTILITY LINE EX. TWO- AND TEN-FOOT CONTOURS EX. SPOT ELEVATION EX. METAL FENCE EX. SIGN EX. DOWNSPOUT (PDS - PIPED) EX. LIGHT POLE EX. PARKING METER EX. TREE EX. WALL		PROP. WATER CONNECTION PROP. SANITARY SEWER CONNECTION PROP. STORM SEWER CONNECTION PROP. GAS CONNECTION PROP. ELECTRIC CONNECTION PROP. CONTOUR WITH ELEVATION PROP. SPOT ELEVATION PROP. DRAINAGE PATH PROP. BUILDING (FOUNDATION WALL) PROP. BUILDING (ABOVE GRADE WALL) PROPOSED BUILDING (ABOVE GRADE) PROPOSED DRIVEWAY / PARKING AREA (BUILDING BELOW) PROPOSED DRAINAGE AREA		STABILIZED CONSTRUCTION ENTRANCE INLET PROTECTION LIMITS OF DISTURBANCE STRAW BALE, OR EROSION CONTROL TUBE, OR SUPER SILT FENCE, OR TREE PROTECTION FENCING

SE Waterfront, Washington DC

### CIVIL LEGEND AND NOTES



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	118,633	2.723
2	1048-S	8,866	0.204
TOTAL		127,499	2.927

SITE DEMOLITION NARRATIVE

- 1) 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.
- A) INSTALL SEDIMENT CONTROL MEASURES.
- B) PROCEED WITH DEMOLITION ACTIVITIES. DEMOLISH EXISTING STRUCTURES WITH APPROPRIATE EQUIPMENT.
- C) REMOVE DEBRIS FROM SITE BY TRUCK. TEMPORARILY STABILIZE ALL DISTURBED AREAS PER DC SEDIMENT CONTROL REQUIREMENTS.
- D) 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.

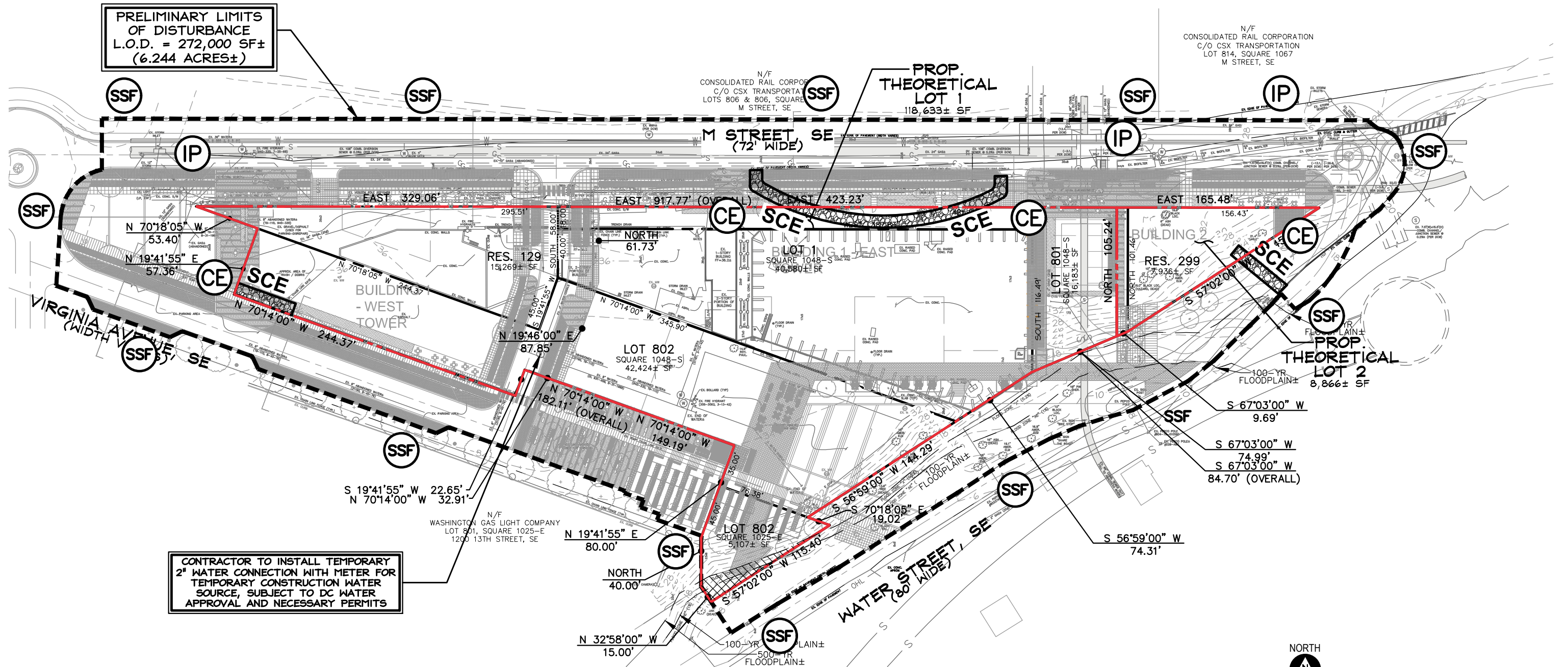
NOTE: THIS PROJECT DISTURBS OVER AN ACRE AND IS SUBJECT TO US ENVIRONMENTAL PROTECTION AGENCY (EPA) NOTICE OF INTENT FILING UNDER THE EPA'S GENERAL CONSTRUCTION PERMIT.

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)

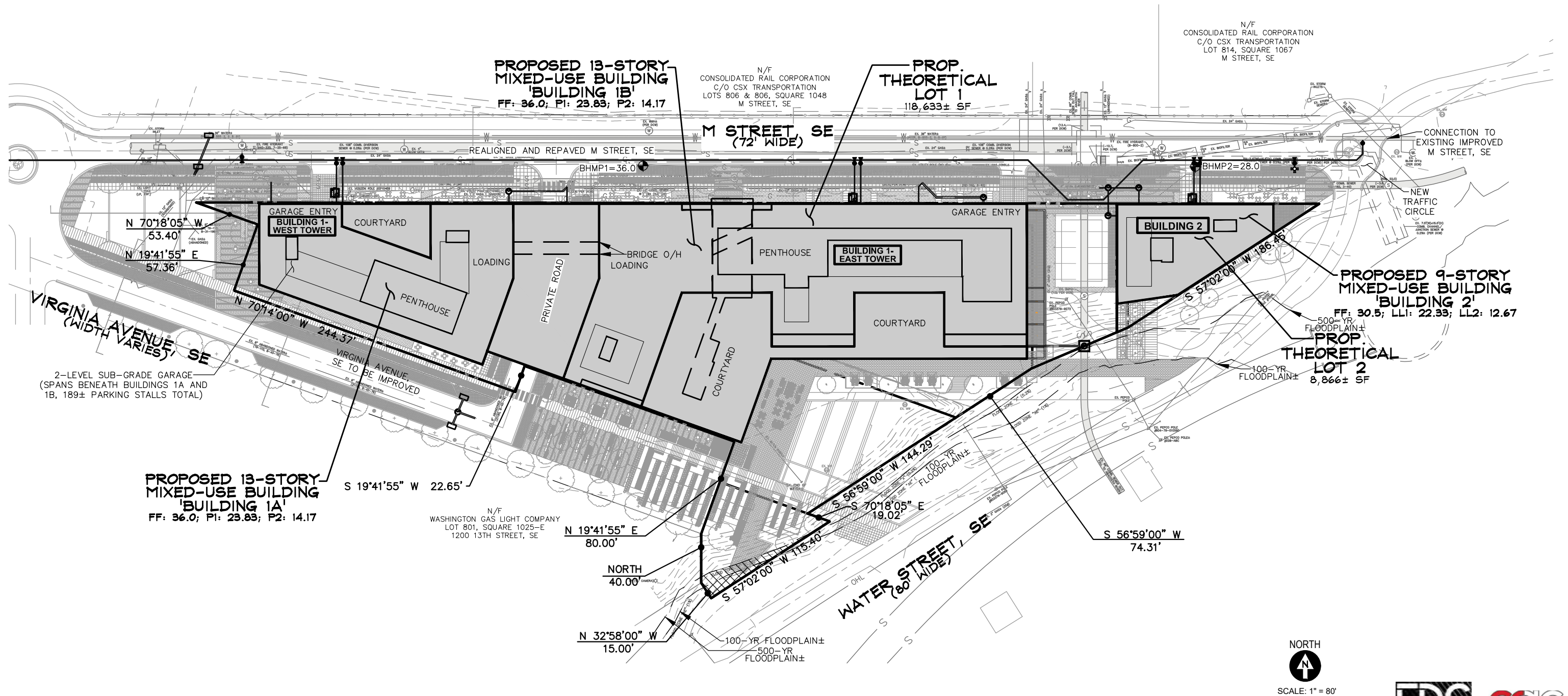
IP CE SSF





BUILDING COVERAGE/HEIGHT TABULATION

BUILDING	FOOTPRINT	NUMBER OF STORIES	MEASURE POINT	FF	BLDG. HEIGHT	% OCCUPANCY
BUILDING 1	72,721±	13	36.0 (PROP. TOP CURB)	36.0±	130'	61.3%
BUILDING 2	7,757±	9	32.0 (PROP. TOP CURB)	32.0±	92'	87.5%
TOTAL SITE AREA = 127,499 SQ. FT.±; TOTAL BUILDING FOOTPRINT = 80,478 SQ. FT.±; % OCCUPANCY OVER ENTIRE SITE = 63.1%						



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

SITE DEVELOPMENT PLAN

(Previously Filed 6/8/20 at Exhibit 17A4) November 19, 2020

P:\2000-2009\2003\03051\_\_1333 M Street, SE\6 drawings\03051-DC\_PUD-Set-8.dwg, 10/28/2020 5:22:24 AM, © 2020 CAS Engineering and CAS Engineering-DC, LLC



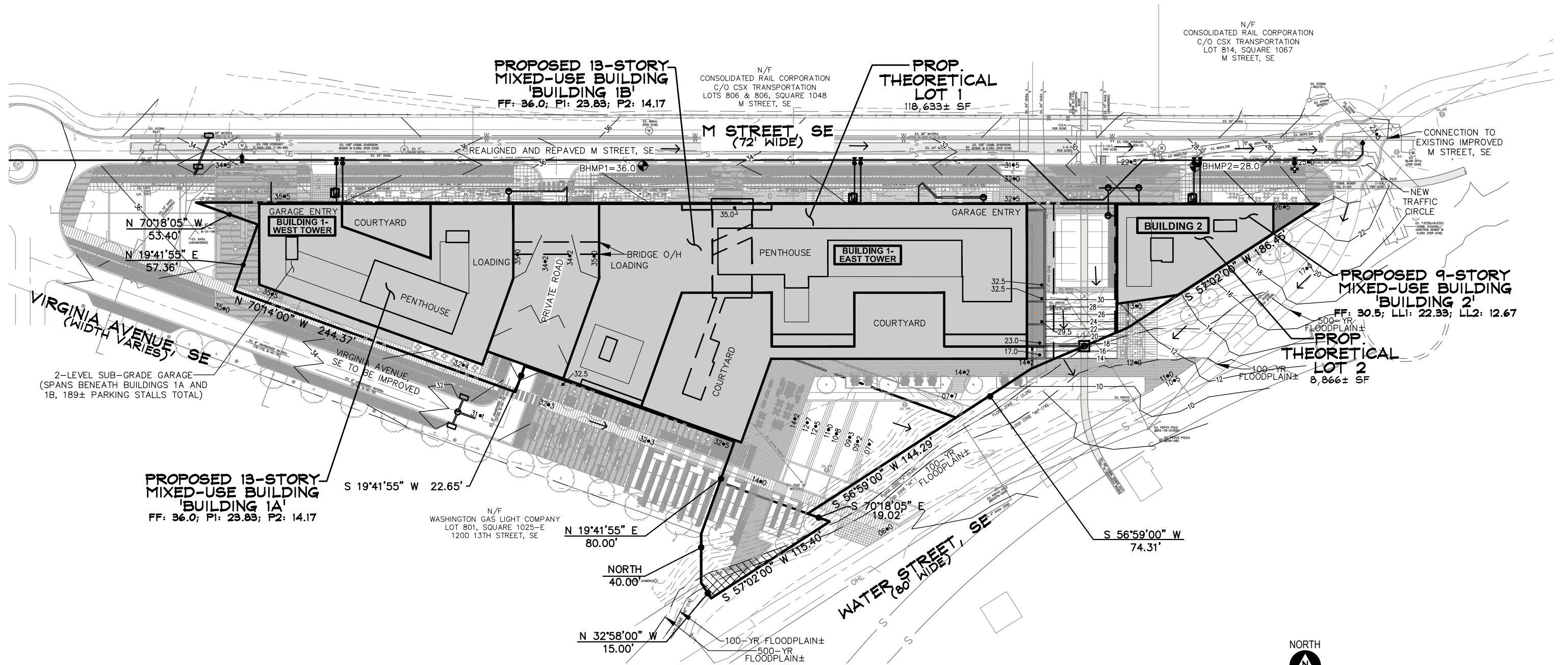
SCALE: 1" = 80'



C.3

GRADING PLAN NOTES

1) GRADING SHOWN SUBJECT TO FINAL PATIO/LANDSCAPE DESIGN.



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

GRADING PLAN

(Previously Filed 6/8/20 at Exhibit 17A4) November 19, 2020

C.4