GENERAL NOTES

1) ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2014.

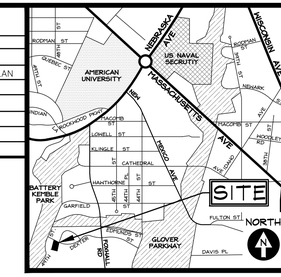
2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED OCTOBER, 2014.

3) ZONING: WH/R-1-A (WESLEY HEIGHTS OVERLAY)
   MINIMUM LOT WIDTH = 75 FEET
   MINIMUM LOT AREA = 7,500 SQUARE FEET
   MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
   FRONT B.R.L. = 15 FEET PER DC SURVEYORS OFFICE
   FRONT YARD SETBACK = 44 FEET
   MINIMUM REAR YARD = 25 FEET
   MINIMUM SIDE YARD = 8 FEET
   MAXIMUM LOT OCCUPANCY = 30% (WESLEY HEIGHTS OVERLAY)
   MINIMUM PERVIOUS SURFACE COVERAGE = 50%
   FLOOR AREA RESTRICTIONS PER 11 DCMR 1543.3

4) TOTAL LOT AREA: LOT 14 = 28,429 SQUARE FEET (0.653 ACRES)

INDEX OF CIVIL DRAWINGS

NO.	TITLE
C.1	EXISTING CONDITIONS / DEMOLITION PLAN
C.2	BUILDING PERMIT SITE, GRADING, PUBLIC SPACE, AND STORMWATER MANAGEMENT PLAN
C.2-1	BUILDING PERMIT SITE AND STORMWATER MANAGEMENT DETAILS
C.2-2	STORMWATER MANAGEMENT COMPUTATIONS
C.3	SEDIMENT CONTROL PLAN
C.3-1	SEDIMENT CONTROL NOTES
C.3-2	SEDIMENT CONTROL DETAILS



VICINITY MAP

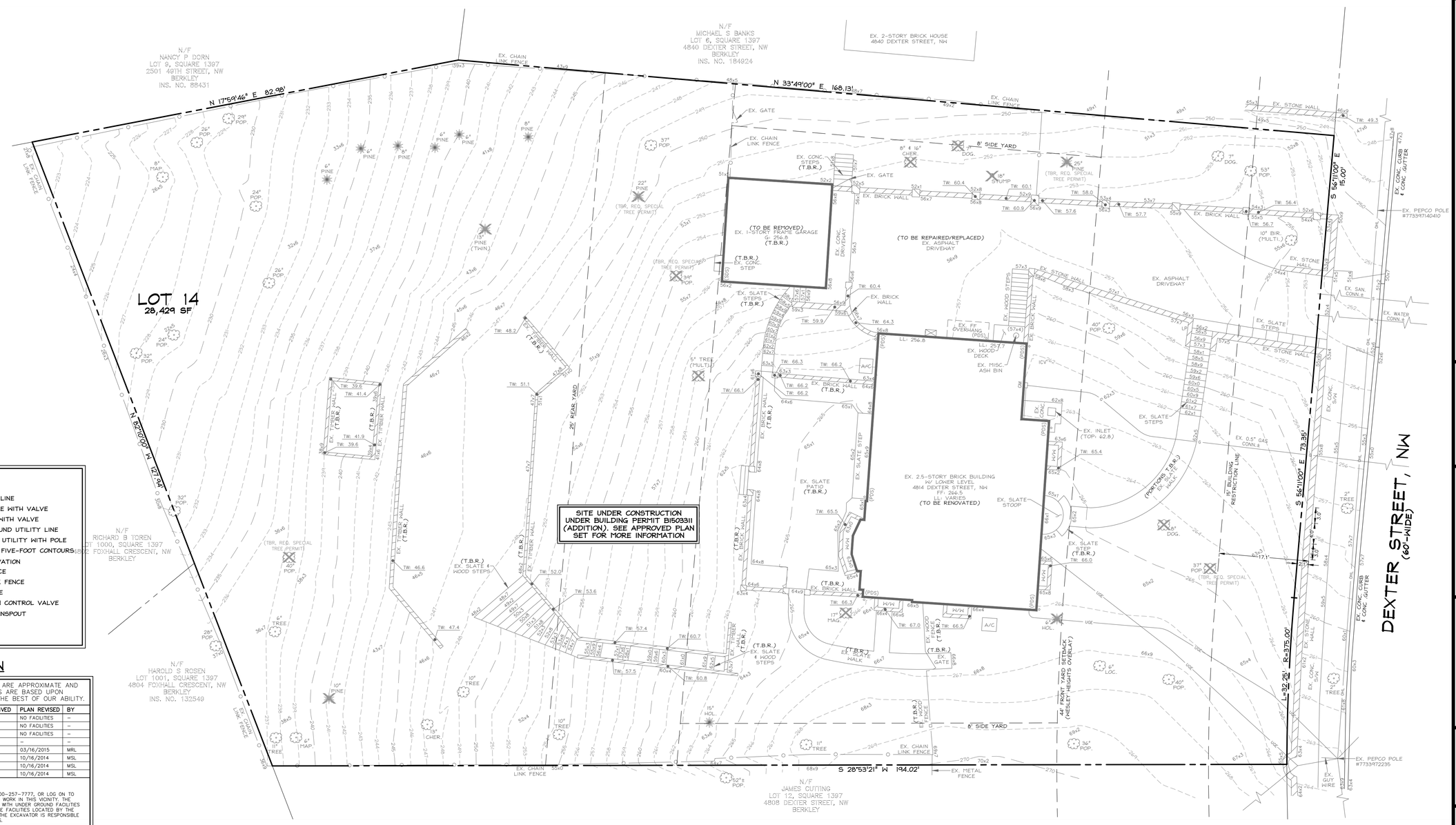
ADC MAP 5527, GRID E-3
SCALE: 1" = 2000'

CAS ENGINEERING
Experience you can build on.

DC Branch Office
1001 Connecticut Avenue, NW
Suite 401
Washington, DC 20036
(202) 393-7200 Phone
www.casengineering.com
info@casengineering.com
CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT
BRIDGET AND GREGORY NIKODEM
3002 R STREET, NW
WASHINGTON, DC 20007
(415) 786-9387 - BRIDGET CELL
bridget.nikodem@gmail.com
gregory.nikodem@carlyle.com

ARCHITECT
JONES-BOER ARCHITECTS
ATTN: DAVID JONES
1739 CONNECTICUT AVENUE, NW
WASHINGTON, DC 20009
(202) 332-1200 PHONE
(202) 332-7044 FAX
david@jonesboer.com



LEGEND

EXISTING FEATURES

- EX. SANITARY LINE
- EX. WATER LINE WITH VALVE
- EX. GAS LINE WITH VALVE
- EX. UNDERGROUND UTILITY LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. ONE- AND FIVE-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. WOOD FENCE
- EX. CHAIN LINK FENCE
- EX. LIGHT POLE
- EX. IRRIGATION CONTROL VALVE
- EX. PIPED DOWNSPOUT
- EX. TREE
- EX. WALL

UTILITY INFORMATION

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.

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISED	BY
AT&T	09/26/2014	MSL	10/17/2014	NO FACILITIES	–
COMCAST	09/26/2014	MSL	12/16/2014	NO FACILITIES	–
MCI/WORLDCOM	09/26/2014	MSL	10/17/2014	NO FACILITIES	–
PEPCO	09/26/2014	MSL	PENDING	–	–
VERIZON	09/26/2014	MSL	11/07/2014	03/16/2015	MRL
WASH. GAS	09/26/2014	MSL	10/16/2014	10/16/2014	MSL
DC SEWER	N/A	–	ON FILE	10/16/2014	MSL
DC WATER	N/A	–	ON FILE	10/16/2014	MSL

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 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.

LOT 14
SQUARE 1397
WESLEY HEIGHTS
4814 DEXTER STREET, NW
N.W. WASHINGTON, DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
DAVID C. LANDSMAN
PE906954
PROFESSIONAL ENGINEER
CIVIL
04/20/2015

REVISION	DATE
BASE SHEET ISSUED	10.20.2014
PROGRESS PLOT ISSUED	12.11.2014
PERMIT SET	12.18.2014
TOP ISSUED	01.05.2015
FOOTPRINT REVISION	01.30.2015
PHASE 2 PROGRESS PLOT	04.01.2015
PHASE 2 PERMIT SET	04.20.2015

CAS PROJECT	14-333
DATE	04/2015
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	CAS
SCALE	1"=10'

SCALE: 1 INCH = 10 FEET

NORTH
DATUM:
VERTICAL
DC WATER
HORIZONTAL
DC SURVEYOR'S OFFICE
BOOK: 209 / PAGE 121

SHEET TITLE
EXISTING CONDITIONS / DEMOLITION PLAN

C.1

P:\2014\14333_4814 Dexter Street NW\6 drawings\14333_Civil\Set-1\P2\.dwg, 4/20/2015 4:29:43 PM, rml, (C) 2015, CAS Engineering, a division of CAS Enterprises