

SCALE: 1 INCH = 50 FEET

PREPARED FOR: CLEMENS BUILDERS
3900 Nebraska Avenue, NW
Lots 0811 & 0813, Square 1596

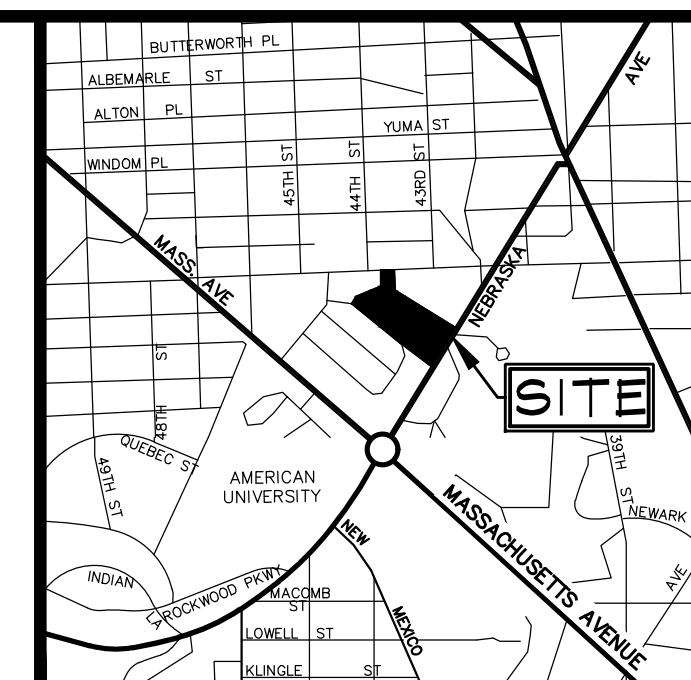
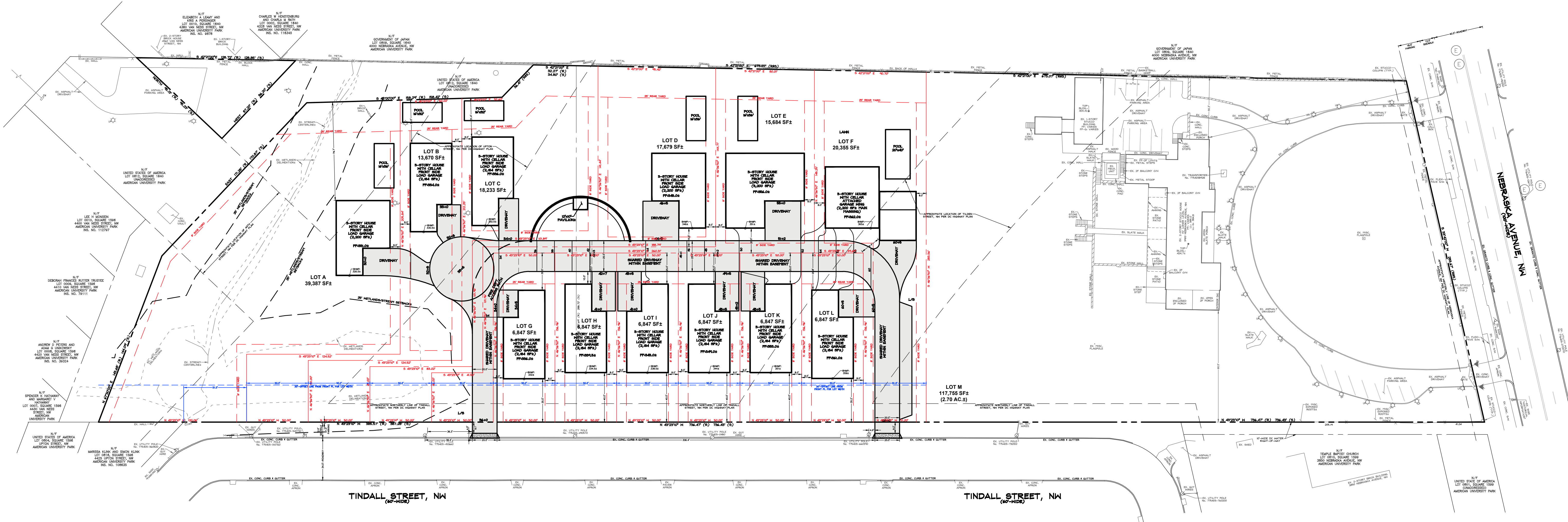


CAS Engineering-DC, LLC
 Attn: David C. Landsman, PE, Prof. LS
 4836 MacArthur Boulevard, NW, 2nd Floor
 Washington, DC 20007
 (202) 393-7200 phone
 info@cas-dc.com
 CAS Project No. 21-1290-DC

GENERAL NOTES
SEE GENERAL NOTES ON SHEET CIV230

OVERALL SITE ZONING CONCEPT PLAN

SCALE: 1" = 40'



VICINITY MAP
ADC MAP 5407, GRID G-10
SCALE: 1" = 2000'

CAS
ENGINEERING-DC, LLC
Experience you can build on.
CAS ENGINEERING-DC, LLC
4518 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
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www.cas-dc.com
info@cas-dc.com

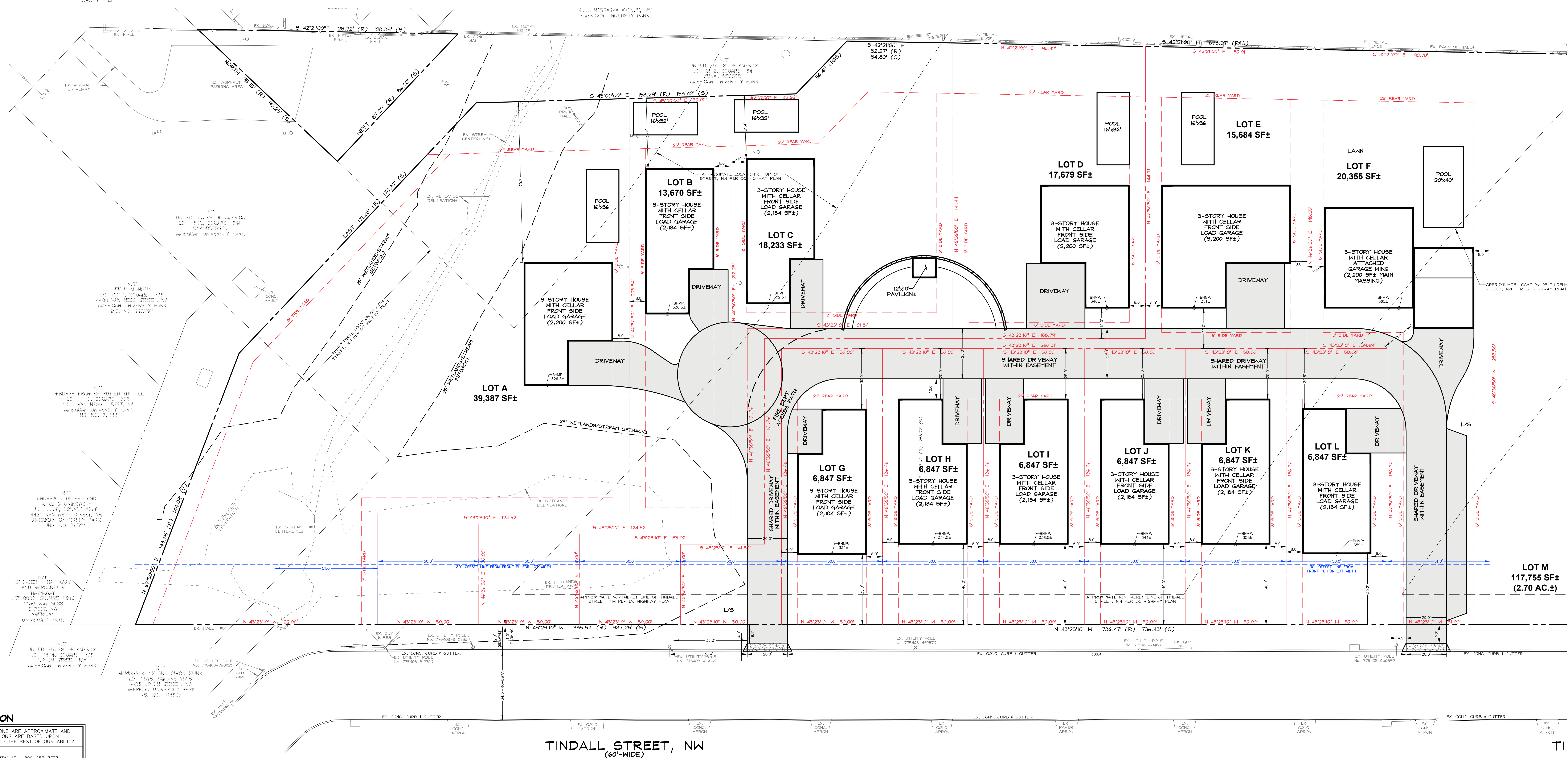
OWNER/CLIENT
SQUARE ONE PARTNERS LLC
4300 FORDHAM ROAD, NW, SUITE 200
WASHINGTON, DC 20007

ARCHITECT
BENEFITS ARCHITECTS
100 POTOMAC STREET, NW, SUITE 12
WASHINGTON, DC 20007
(202) 371-7281 (PHONE)

LOTS 0811, 0813, & 0815
SQUARE 1594
AMERICAN UNIV. PARK

REAR OF SITE ZONING CONCEPT PLAN

SCALE: 1" = 20'



3900
NEBRASKA
AVENUE, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

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.
MISS UTILITY
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-227-2777, OR LOG ON TO WWW.MISSUTILITY.NET FOR 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. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

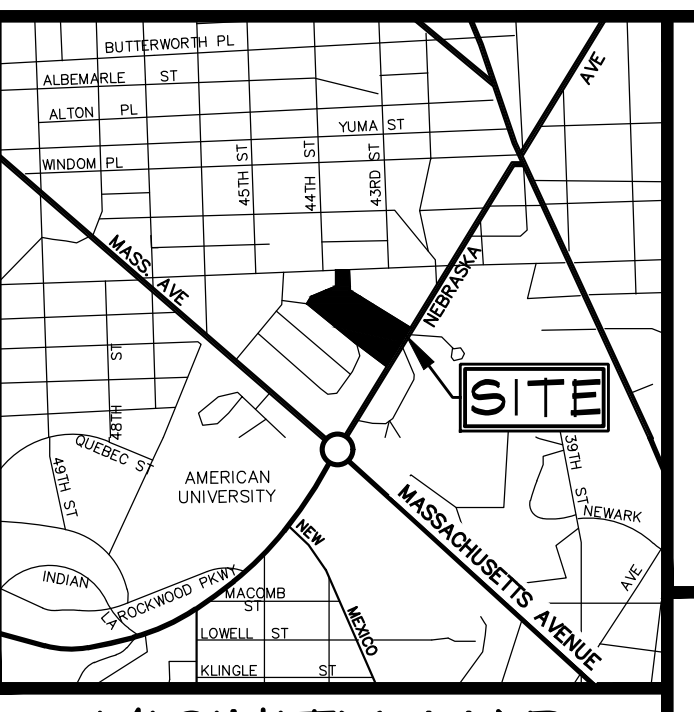
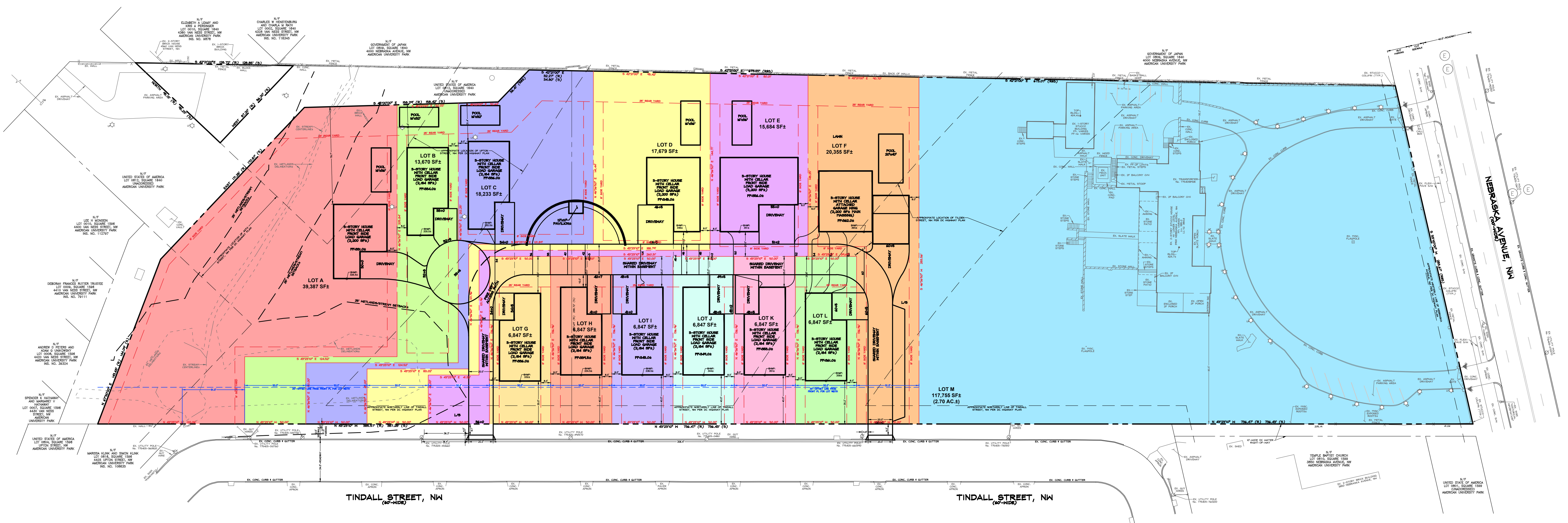
DATE SHEET ISSUED	04/11/2023
REVISION	DATE
CAS PROJECT	21-1290-DC
DATE	04/2023
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	DCL
SCALE	VARIABLE
SCALE: 1" = 20 FEET	
NORTH	
SHEET TITLE	ZONING CONCEPT SITE PLAN
CIV230	

GENERAL NOTES

SEE GENERAL NOTES ON SHEET CIV300.

OVERALL SITE ZONING CONCEPT PLAN

SCALE: 1" = 40'



VICINITY MAP
ADC MAP 5407, GRID G-10
SCALE: 1" = 2000'



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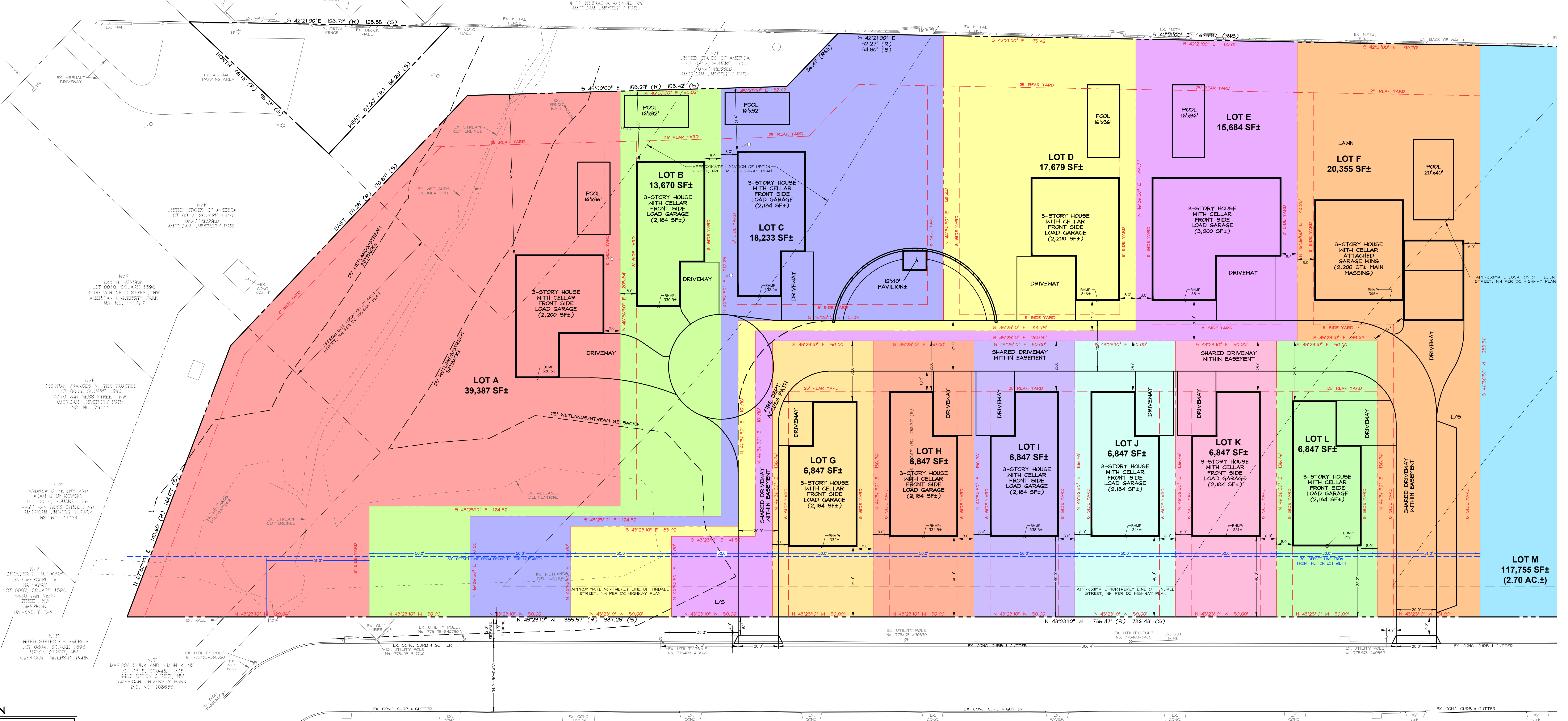
OWNER/CLIENT
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WASHINGTON, DC 20016

ARCHITECT
BENEFIT PARTNERS ARCHITECTS
100 POTOMAC STREET, NW, SUITE 202
WASHINGTON, DC 20007
(202) 371-7283 (PHONE)

LOTS 0811, 0813, & 0815
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AMERICAN UNIV. PARK

REAR OF SITE ZONING CONCEPT PLAN

SCALE: 1" = 20'



3900
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REVISION	DATE

CAS PROJECT	21-1280-DC
DATE	04/2023
DRAWN BY	MSJ
CHECKED BY	DCL
APPROVAL	DCL
SCALE	AS SHOWN
SCALE	1" = 20 FEET

SHEET TITLE
**ZONING CONCEPT
SITE PLAN**
CIV300