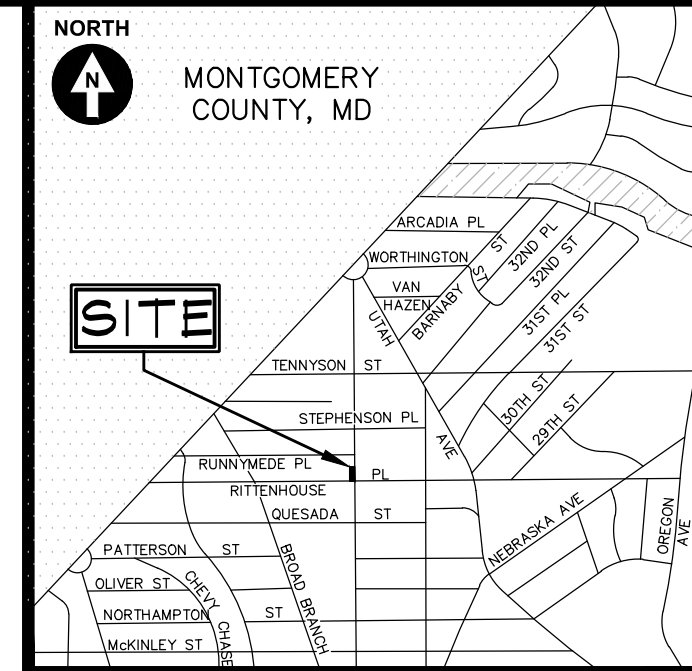


GENERAL NOTES

- TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED NOVEMBER, 2022.
- BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED NOVEMBER, 2022.
- ZONING: R-1-B
 MINIMUM LOT WIDTH = 50 FEET
 MINIMUM LOT AREA = 5,000 SQUARE FEET
 MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
 FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
 MINIMUM REAR YARD = 8 FEET
 MINIMUM SIDE YARD = 25 FEET
 MAXIMUM LOT OCCUPANCY = 40%
 MINIMUM PERVIOUS SURFACE COVERAGE = 50%
 FRONT SETBACK RANGE = 9.5-15.0 FEET
 LOT 8 = 6100 33RD STREET, NW = 9.5 FEET
 LOT 15 = 3341 RITTENHOUSE STREET, NW = 15.0 FEET
- TOTAL LOT AREA: LOT 8 = 5,244 SQUARE FEET (0.120 ACRES)
- PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 1100010022



VICINITY MAP
 ADC MAP 5407, GRID J-6
 SCALE: 1" = 2000'

CAS
ENGINEERING-DC, LLC
 Experience you can build on.

CAS ENGINEERING-DC, LLC
 4836 MacArthur Boulevard, NW
 2nd Floor
 Washington, DC 20007
 (202) 393-7200 Phone
 www.cas-dc.com
 info@cas-dc.com

CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT

ELIZABETH BURDEN
 6100 33RD STREET, NW
 WASHINGTON, DC 20015
 eburden1@gmail.com
 (202) 285-5804 (PHONE)

ARCHITECT

TBD

LOT 0008, SQUARE 2009
 CHEVY CHASE

6100 33RD STREET, NW

N.W. WASHINGTON,
 DISTRICT OF COLUMBIA

BASE SHEET ISSUED 11.15.2022

REVISION DATE

CAS PROJECT 22-0710-DC
 DATE 11/2022
 DRAWN BY MSL
 CHECKED BY DCL
 APPROVAL DCL
 SCALE 1"=10'

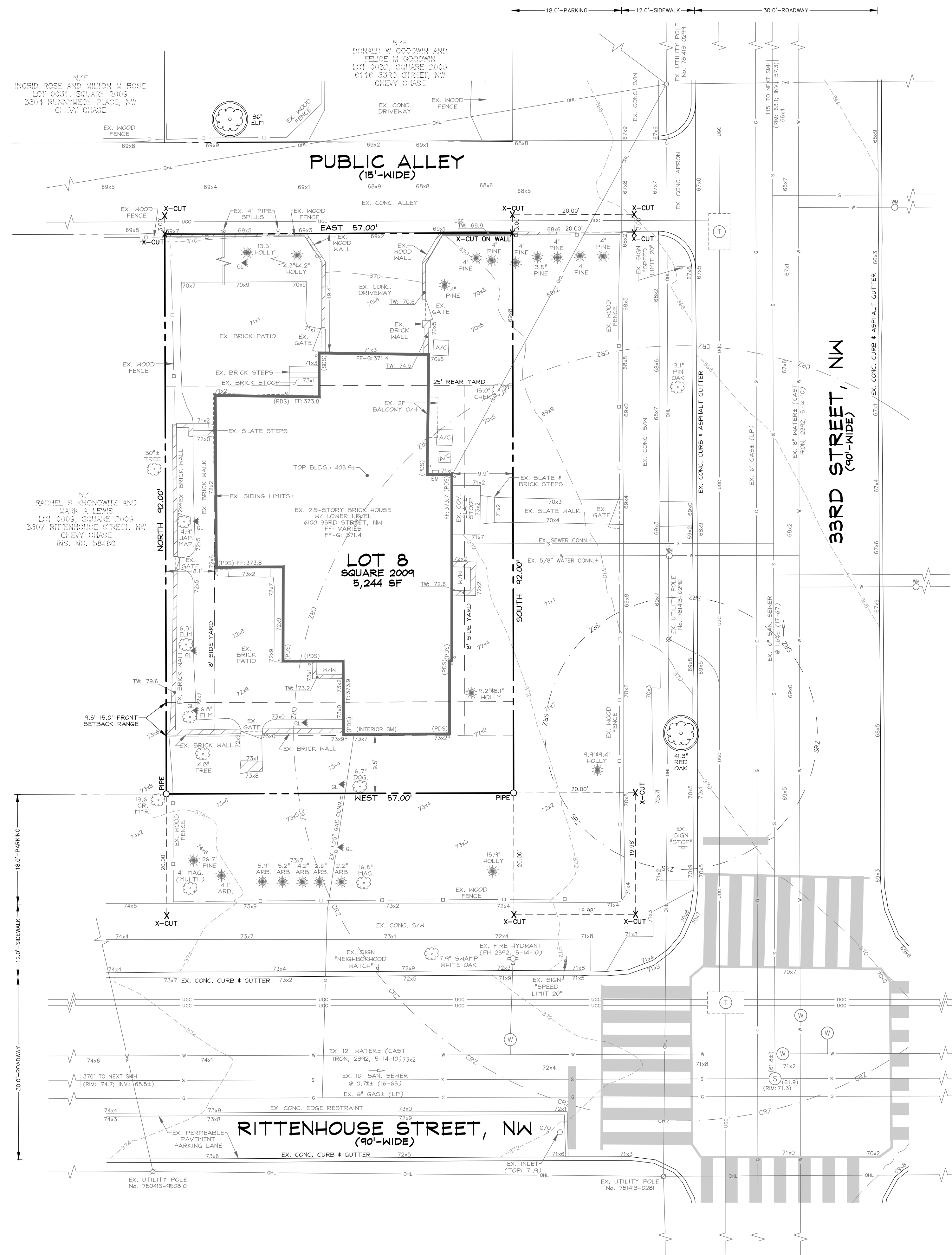
SCALE: 1"=10 FEET

NORTH
 DATUM: NAD 83
 DC WATER
 DC SURVEYOR'S OFFICE
 BOOK 100 | PAGE 102

SHEET TITLE

EXISTING CONDITIONS PLAN

CIV100



LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EX. SANITARY MANHOLE AND INVERT
- EX. WATER LINE WITH MANHOLE
- EX. GAS LINE
- EX. UNDERGROUND CONDUIT LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. FIRE HYDRANT
- EX. SPOT ELEVATION
- EX. WOOD FENCE
- EX. GROUND LIGHT
- EX. SIGN
- EX. PIPED DOWNSPOUT
- EX. SPILLED DOWNSPOUT
- EX. TREE
- EX. HERITAGE TREE (>=100' CBH), MAY NOT BE REMOVED UNLESS HAZARDOUS (EVALUATED BY ISA CERTIFIED ARBORIST AND DDOT UFA/PSD) OR PERMIT IS ISSUED BY MAYOR PER THE TREE CANOPY PROTECTION AMENDMENT ACT OF 2016 (REF. DC ACT 21-386)
- 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	10/13/2022	MSL	10/13/2022	NO FACILITIES	-
COMCAST	10/13/2022	MSL	10/14/2022	11/14/2022	MSL
MC/WORLDCOM	10/13/2022	MSL	10/17/2022	NO FACILITIES	-
PEPCO	10/13/2022	MSL	ON FILE	11/14/2022	MSL
VERIZON	10/13/2022	MSL	10/31/2022	11/14/2022	MSL
WASH. GAS	10/13/2022	MSL	10/17/2022	11/14/2022	MSL
DC SEWER	10/13/2022	MSL	ON FILE	11/14/2022	MSL
DC WATER	10/13/2022	MSL	ON FILE	11/14/2022	MSL

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