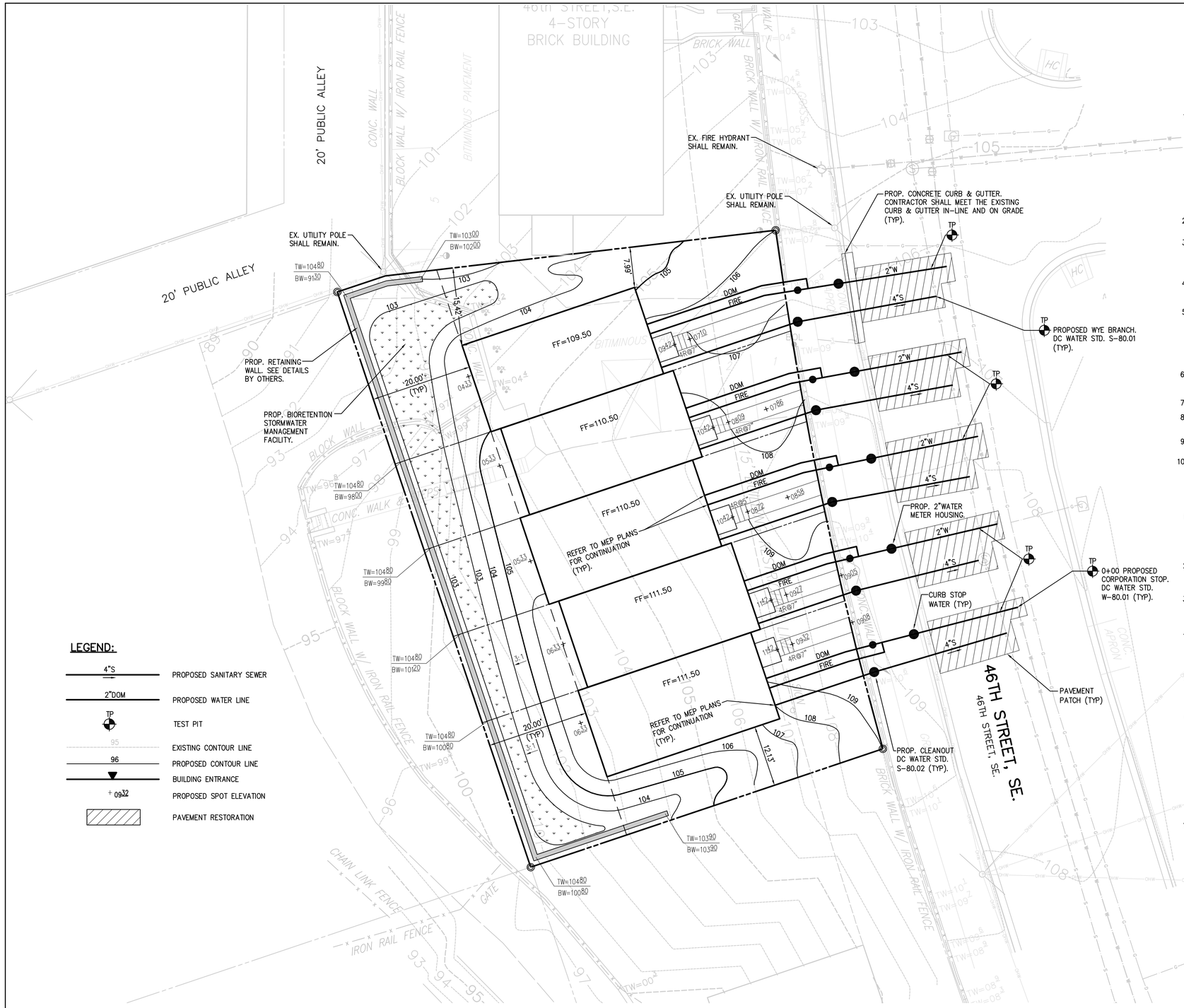


LEGEND:

4"S	PROPOSED SANITARY SEWER
2"DOM	PROPOSED WATER LINE
TP	TEST PIT
95	EXISTING CONTOUR LINE
96	PROPOSED CONTOUR LINE
	BUILDING ENTRANCE
+ 0932	PROPOSED SPOT ELEVATION
	PAVEMENT RESTORATION

GENERAL NOTES:

1. THE BUILDING INFORMATION (UTILITY CONNECTIONS, ETC.) SHOWN ON THIS PLAN WAS TAKEN FROM PLANS/SKETCHES PREPARED BY

   KTGY ARCHITECTS — 12/04/2014
   ARCHITECT — DATE

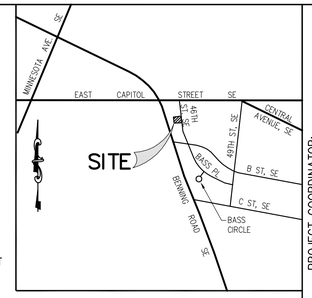
   IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECT / MEP PLANS AND COORDINATE SAME WITH SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES AND GUY WIRES.
3. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VIKA CAPITOL. AT (202) 244-4140 PRIOR TO COMMENCING WORK. VIKA CAPITOL ACCEPTS NO LIABILITY OR ASSUMPTIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONSULTANTS.
4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
5. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER, AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
6. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VIKA CAPITOL IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
7. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
8. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL.
10. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.

COORDINATION NOTES:

1. IF VIKA CAPITOL IS NOT PROVIDING STAKEOUT SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/M.E.P. PLANS AND COORDINATE SAME WITH THE SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE FOLLOWING UTILITY COMPANIES SERVING THE SITE: PEPCO, VERIZON, WASHINGTON GAS, DISTRICT CABLE VISION.
4. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY (DCWATER) FOR TAPPING FEES AND DETERMINING THE EXTENT OF WORK (FOR WATER CONNECTION) TO BE ACCOMPLISHED BY DCWATER.
5. CONTRACTOR TO COORDINATE WITH THE OFFICE OF THE DC SURVEYOR TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A WALLCHECK SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE FOUNDATION.
6. A. NOTIFY DCWATER ONE WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-4299, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3824 OR 3829.
   B. DEVELOPERS, CONTRACTORS, AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWATER INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF NEW UTILITIES IN PUBLIC SPACE. THE APPLICANT MUST SUBMIT THESE DRAWINGS, AND THE AS-BUILT DRAWINGS MUST SHOW DIMENSION, ELEVATION, RELOCATION OF ANY DCWATER UTILITIES AND PERTINENT INFORMATION.
   C. ONCE THE DCWATER INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE OPERATIONS PERMITS OFFICE AND THE (WATER AND SEWER DESIGN SECTION) AT 1100 4TH STREET S.W., 3RD FLOOR.
7. ALL NEW WORK MUST BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF PUBLIC WORKS (DCDPW), AND THE DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY (DCWATER).

GENERAL ROADWAY PAVING CONSTRUCTION NOTES

1. ALL ROADWAY WORK WILL BE PERFORMED IN ACCORDANCE WITH DCDOT STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING UTILITIES WILL BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
3. STABLE SUBGRADE IS DEFINED AS THAT SOLID, UNDISTURBED EARTH CAPABLE OF SUPPORTING STREET LOADING WITHOUT DAMAGING SETTLEMENT AS DETERMINED BY THE GEOTECHNICIAL ENGINEER.
4. WHERE UNSTABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE MADE STABLE BY COMPACTION OR REPLACEMENT, AS REQUIRED.
5. CONTRACTOR TO PROVIDE ROADWAY UNDERDRAINS PER GEOTECHNICAL DIRECTION IF REQUIRED.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY

TEST PIT NOTE:

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND SIZES OF EX. UTILITIES BY DIGGING TESTS PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT FIVE (5) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION AND/OR ORDERING MATERIALS.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO or 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PROJECT COORDINATOR:
E-MAIL: @vikacapital.com
CAPITOL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ SUSTAINABLE DESIGN
VIKA CAPITOL, LLC
★ 4910 MASSACHUSETTS AVENUE, NW SUITE 214 ★ WASHINGTON, DC 20016 ★
Phone: 202.244.4140 ★ Fax: 202.244.4196
★ W W W . V I K A C A P I T O L . C O M ★

46TH PLACE, SE
23 46TH PLACE, SE
WASHINGTON, D.C. 20019

BZA SITE PLAN

VIKA CAPITOL REVISIONS

BZA SUBMISSION
12-12-2014
DATE: APRIL, 2014

DES.	DWN.
SC	BJ

SCALE: 1"=10'

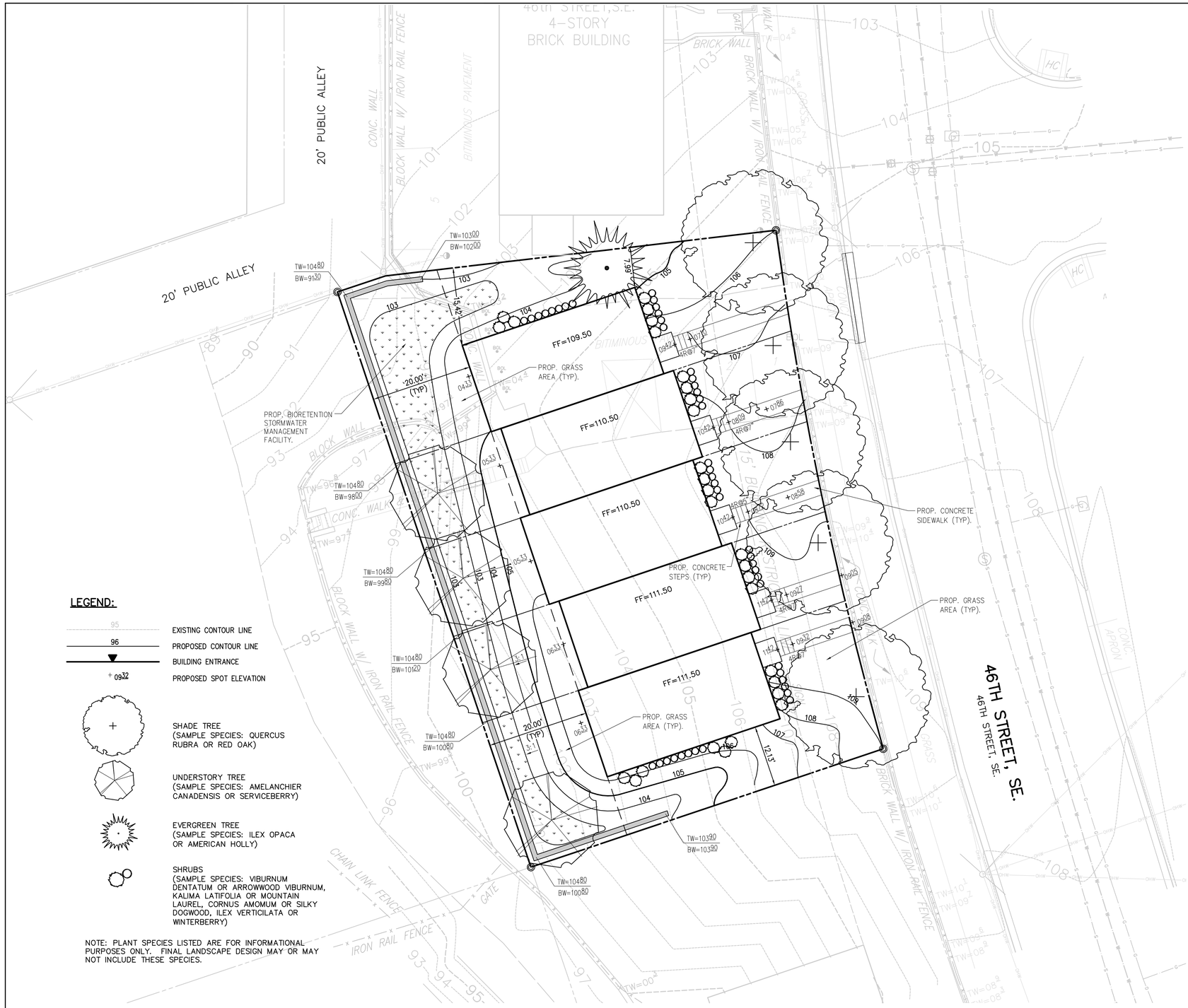
PROJECT/FILE NO. 0225B

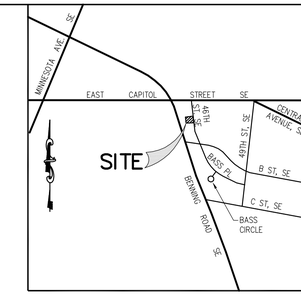
SHEET NO. C-03

Board of Zoning Adjustment
District of Columbia
CASE NO. 19-04
EXHIBIT NO. 40

S:\0001-1000\0225B - 23 46th Place, SE (Final Eng.)\cad\sheets\0225B_100-BZA.DWG - - Jan 23, 2015 AT 12:34:18 PM

LAYOUT: C-03 SITE PLAN, Plotted By: charles





VICINITY MAP

SCALE: 1" = 2000'

LEGEND:

- EXISTING CONTOUR LINE (95)
- PROPOSED CONTOUR LINE (96)
- BUILDING ENTRANCE
- PROPOSED SPOT ELEVATION (+ 09.32)
- SHADE TREE (SAMPLE SPECIES: QUERCUS RUBRA OR RED OAK)
- UNDERSTORY TREE (SAMPLE SPECIES: AMELANCHIER CANADENSIS OR SERVICEBERRY)
- EVERGREEN TREE (SAMPLE SPECIES: ILEX OPACA OR AMERICAN HOLLY)
- SHRUBS (SAMPLE SPECIES: VIBURNUM DENTATUM OR ARROWWOOD VIBURNUM, KALIMA LATIFOLIA OR MOUNTAIN LAUREL, CORNUS AMOMUM OR SILKY DOGWOOD, ILEX VERTICILATA OR WINTERBERRY)

NOTE: PLANT SPECIES LISTED ARE FOR INFORMATIONAL PURPOSES ONLY. FINAL LANDSCAPE DESIGN MAY OR MAY NOT INCLUDE THESE SPECIES.

LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
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- PUBLIC UTILITIES EASEMENTS
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CONC. ..... CONCRETE
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BZA LANDSCAPE PLAN

VIKA CAPITOL REVISIONS

BZA SUBMISSION
12-12-2014

DATE: APRIL, 2014

DES.	DWN.
SC	BJ

SCALE: 1"=10'

PROJECT/FILE NO. 0225B

SHEET NO. C-04

PM 2:30 at 1:30:29 Jan 23, 2015 ~ DWG: \\VIKA-DC-FS2\Projects\Active\0225B 23 46th Place, SE (DBZ)\0001-0300\0225B - 23 46th Place, SE - BZA.dwg

LAYOUT: C-04 LANDSCAPE, Plotted By: charles