BZA 17070

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MEMORANDUM

August 13, 2003

TO: Elaine Boothe, Office of Zoning

FROM: Jill R. Gottdiener, Land Use Planner

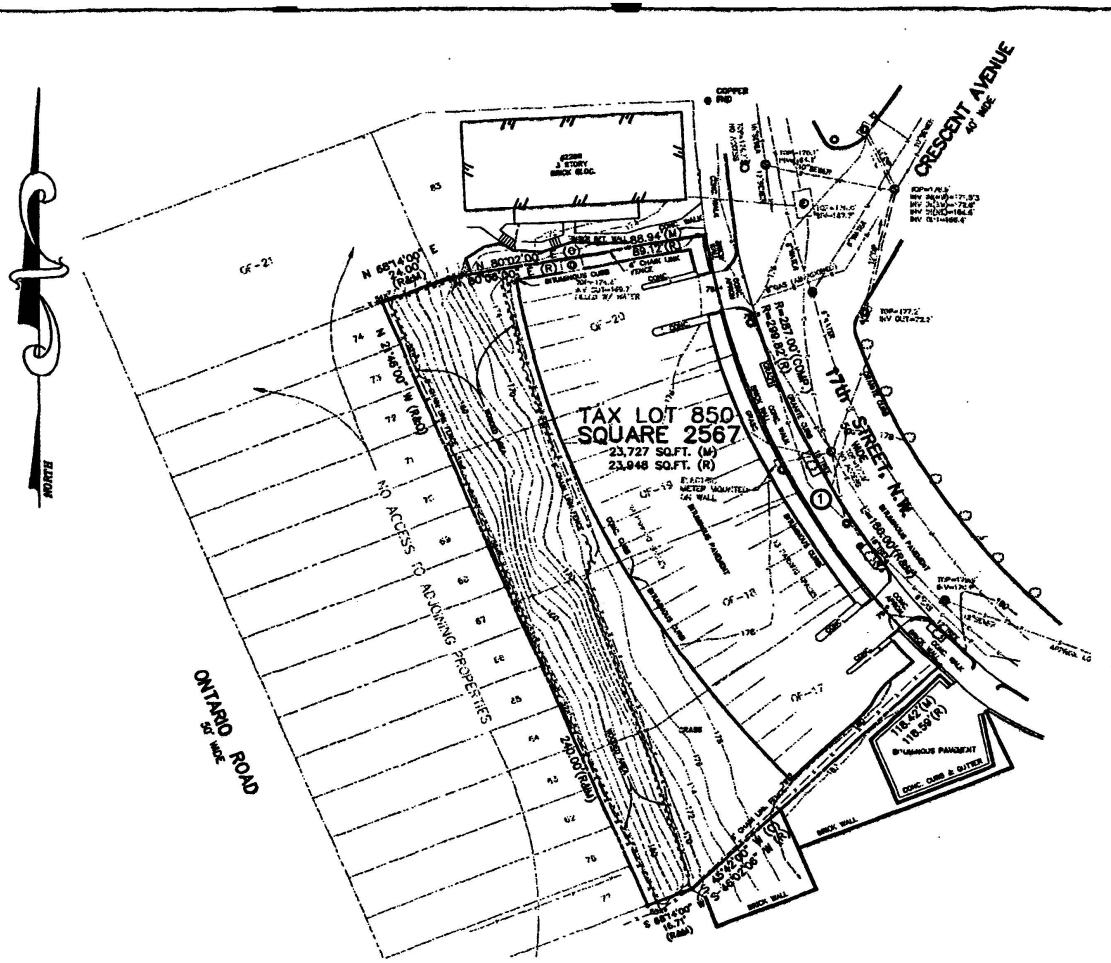
RE: Meridian International Center

Enclosed please find the survey plat for the above-referenced application submitted to your office yesterday. Per your conversation with Freda Zamer-Hobar, only one (1) full-sized copy is enclosed. I have also enclosed a 11" x 17" reduction. Please contact me directly should you require additional copies. Thank you.

RECEIVED
D.C. OFFICE OF ZONING
2003 AUG 13 AM 11:08

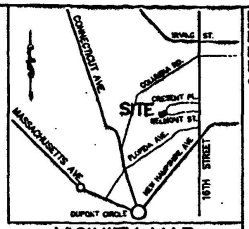
BZA
Case No. 17070
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO. 17070
EXHIBIT NO. 20



D.C BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD WHERE AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL RECORDED LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR, A "BLANKET" TO LAND PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS NECESSARY TO ESTABLISH A FINAL WARRANTY DETERMINATION AND CONFIRMATION FOR THIS PROPERTY.



VICINITY MAP
SCALE: 1" = 2000'

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE OBTAINED FROM VARIOUS RECORDS AND MARKINGS BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE FROM THE UTILITY COMPANIES AND FROM OTHER SOURCES AS INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNLESS SPECIFICALLY NOTED ON THE DRAWING, THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR FIELD PLANS AND RECORD UTILITY DRAWINGS. THOSE MARKED WITH AN "X" HAVE RESPONDED WITH PLANS, THOSE MARKED WITH A "-" HAVE NOT RESPONDED AT THE TIME OF THIS SURVEY. A COPY OF ALL RECEIVED PLANS AND/OR LETTERS IS INCLUDED IN THE APPENDIX OF THIS REPORT. THE ABSENCE OF ANY UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / STATUS
VERIZON 3903 Northern Boulevard – 3rd Floor Bethesda, Maryland 20705	PLAN PROVIDED
DISTRICT CABLE VISION 600 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
WASHINGTON GAS/NO REPLACEMENT RECEIVED 6801 Industrial Road Springfield, VA 22151 703 750-1000	PLAN AND E-MAIL PROVIDED
Level 3 Communications 7250 Lindbergh Road Baltimore, MD 21090	NO FACILITIES WITHIN PROJECT AREA
PEPCO 1900 Pennsylvania Ave. Room 309 Washington, DC 20068	PLAN PROVIDED
WASH. GAS LIGHT 6801 Industrial Road Springfield, VA 22151	WASA, WASH. GAS & SEWER MAPS F-10-NW
AT&T 11926 Fingerboard Road Monrovia, MD 21770	NO FACILITIES WITHIN PROJECT AREA

THE OWNER/REPRESENTATIVE OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

NOTES:

1) FOR PROPERTY IDENTIFICATION SEE LOT 850 IN SQUARE 2567.

2) THE HORIZONTAL DATUM IS BASED ON THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA PLATS AND PLANS.

3) THE VERTICAL DATUM IS BASED ON DISTRICT OF COLUMBIA BENCH MARKS

BENCH MARK 6-34,113, BRASS DISK LOCATED AT THE S.E. CORNER OF SHOLD ST. N.W. AND 16TH ST. N.W. ON THE FIRST ENTRANCE STEP TO WALDEN S PARK. ELEVATION = 163.66'

BENCH MARK 6-34, LOCATED ON THE S.E. CORNER OF THE FIRST CONCRETE STEP TO #2400 16TH. ST. N.W. ELEVATION = 163.56'

4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001 0030 B, FOR THE DISTRICT OF COLUMBIA, DATED NOVEMBER 15, 1985.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE ZONING MAP OF THE DISTRICT OF COLUMBIA (MAP #8).

PRESENT ZONING R-5-B (RESIDENTIAL USE)

SETBACKS (SECTION 5: BUILDING = 90 (NO LIMIT OF STORIES)
FLOOR AREA RATIO = 1.8 (F.A.R.)
SIDE YARD - NONE REQUIRED, EXCEPT AS PROVIDED UNDER 405.1, 405.2 AND 405.8

"THE INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT THE SUBJECT OF THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO :

I HEREBY CERTIFY THAT THIS SURVEY IS MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 6, 6, 7(A), 8, 9, 10, 13, 14, AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERGROUND FEATURES WILL BE SURVEY MEASUREMENTS HAVE BEEN MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

DATE

HARRY L. JENKINS
LICENSED LAND SURVEYOR
DC REG. LS000240

CURVE TABLE

PVI	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE	DELTA
1	287.00'	150.80'	83.02'	S 36°36'15" E	177.07'	30°06'08"

LEGEND

BUILDING LINE
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
T-LINE PEDESTAL
T-LINE 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
ELEC ..... ELECTRICAL TRANSFORMER
ASPH ..... ASPHALT
EASMT ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
H.C. ..... HANDICAP RAMP
(M) ..... MEASURED INFORMATION
(R) ..... RECORDED INFORMATION
(C) ..... CALCULATED INFORMATION
(COMP.) ..... COMPUTED INFORMATION

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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GERMANTOWN, MD. ■ ROCKVILLE, MD. ■ MERRIFIELD, VA.

TAX LOT 850
SQUARE 2567
WASHINGTON, D.C.

TOPOGRAPHIC SURVEY AND
ALTA / ACSM
LAND TITLE SURVEY

VIKA REVISIONS

REVISED CONTOURS, ADDED ADDITIONAL TOPO. ON ADJOINING PROPERTY 6-25-03

ADDED RECORD INFORMATION 7-09-03

DATE: JUNE 2003
DES. HLJ. DWN. HLJ.
SCALE: 1"=20'
PROJECT/FILE NO. 1220
SHEET NO. 1