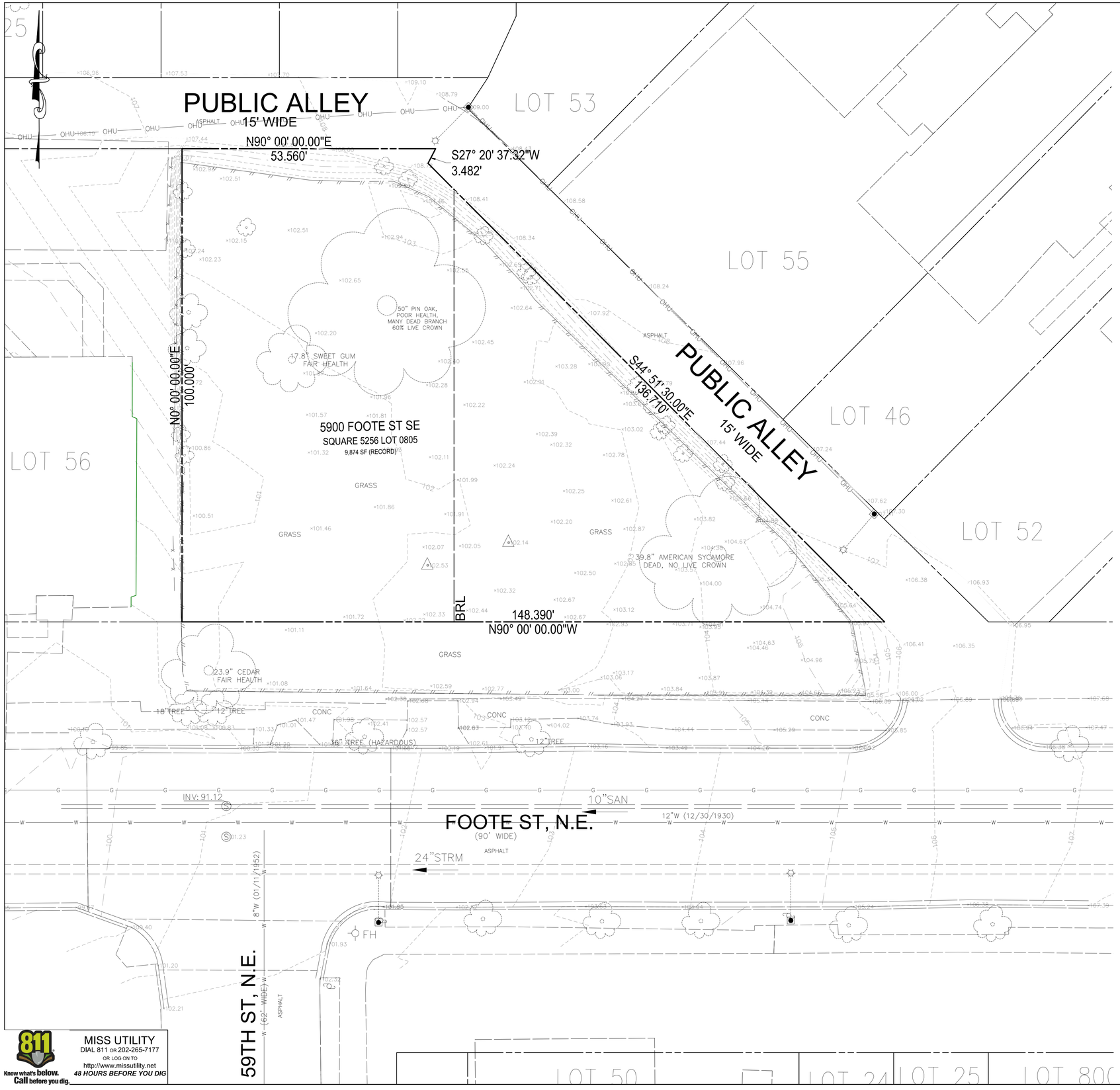

LEGEND:

- TREE
- ROOF DRAIN
- POST
- SINGLE POST SIGN
- GAS VALVE / METER
- POWER POLE
- STREET LIGHT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- IRON WROUGHT FENCE
- WOOD FENCE/WALL INSTALLED BY DC
- TRAVERSE
- CURB
- WATERLINE PAINT MARK
- OVERHEAD UTILITY LINE
- GAS LINE PAINT MARK
- FINISH FLOOR ELEVATION
- WIDTH DOOR
- BUILDING

NOTES:

1. HORIZONTAL DATUM: DISTRICT OF COLUMBIA SURVEYOR'S OFFICE MERIDIAN
2. VERTICAL DATUM: DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
3. PROPERTY LINE INFORMATION BASED LANDTECH ASSOCIATES, RECORDED DEED 11/19/2014 AND CONFIRMED BY SUBDIVISION BOOK 0061 RECORDED JULY 1ST 1919.
4. BOUNDARY INFORMATION SHOWN HEREON IS JUST FOR INFORMATION PURPOSES ONLY. OBTAINED FROM RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL CITY RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT OR DESIGN PURPOSES; A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.
5. THE UNDERGROUND UTILITIES INDICATED HEREON ARE DERIVED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES. THE LOCATION OF THESE UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER UTILITIES MAY EXIST WHICH HAVE NO RECORD DATA OR ARE UNDETECTABLE WITH CONVENTIONAL METHODS. NO GUARANTEE OR WARRANTY IS EXPRESSED OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION PROVIDED HEREON. UTILITIES LABELED (DATR) ARE SHOWN BASED UPON "DATA ACCORDING TO RECORDS".
6. CONTOUR INTERVAL IS ONE (1) FOOT.
7. TREES NOT LABELED ARE LESS THAN 9"DBH.

EXISTING CONDITIONS NARRATIVE

THE SITE CONSISTS OF RECORD LOTS 1, 42, AND 41 AND TAX LOT 805 OF SQUARE 5259 EXISTING SITE IS CURRENTLY VACANT. THE EXISTING SITE IS ABOUT 100% PERVIOUS AS A RESULT OF PREVIOUS DEVELOPMENT WITH LOW RELIEF AND MOST SLOPES <15%. SITE CONTAINS 2 HERITAGE TREES ON SITE AND 1 OFF SITE. ALL TREES TO BE CONSIDERED HAZARDOUS, TREES ON SITE 1 IS DEAD AND OTHER IS HAZARDOUS WITH LITTLE CROWN AND MANY FALLEN ESSENTIAL BRANCHES. EXISTING DRAINAGE IS THROUGH VIA OVERLAND FLOW TO THE COMBINED SEWER IN PUBLIC ALLEY. THE ANACOSTIA RIVER IS OVER 2 MILES AWAY FROM SITE, NO WATER BODIES ARE ON OR DIRECTLY ADJACENT TO THE PROPERTY.

EXISTING CONDITIONS PLAN NOTES

1. EXISTING CONDITIONS LEGEND APPLIES TO THIS SHEET ONLY. EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY OR NOT FULLY DEPICTED ON OTHER PLAN SHEETS.
2. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED UPON AVAILABLE RECORDS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.

GRAPHIC SCALE

10 5 0 5 10 20 30

(IN FEET)
1 inch = 10 feet

08/17/2020

THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION. FINAL APPROVED "FOR CONSTRUCTION" PLANS WILL BE ISSUED UPON COMPLETION OF THE REVIEW AND APPROVAL PROCESS BY ALL DISTRICT AGENCIES.

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APARTMENTS AT 5900 FOOTE ST

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WASHINGTON, DC 20019

STAMP

DISTRICT OF COLUMBIA · GLADYS SERA · REG. 08973 · 08/17/2020 · CIVIL · PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
	08.17.2020	PERMIT SET

Project Number: 2020-26

Issue Date: 7.10.2020

EXISTING CONDITIONS

CIV100

Board of Zoning Adjustment
District of Columbia
CASE NO.20320
EXHIBIT NO.36