

SANITARY SEWER DATA:

- Ⓐ MANHOLE
TOP=40.15
INV OUT=30.28
- Ⓑ MANHOLE
TOP=29.37
INV IN=19.37

EXISTING CONDITIONS PLAN LEGEND

PROPERTY LINE	GAS LINE
ADJACENT PROPERTY LINE	GAS METER
BUILDING RESTRICTION LINE	GAS VALVE
BUILDING FACE	OVERHEAD UTILITY
DOOR	SANITARY SEWER
WALL	COMBINED/SANITARY MANHOLE
WOOD FENCE	STORM SEWER
IRON FENCE	STORM SEWER MANHOLE
HANDRAIL	CLEANOUT
CURB AND GUTTER	DOWNSPOUT
ASPHALT PAVEMENT	TELECOMMUNICATIONS
CONCRETE PAVEMENT	TELECOMMUNICATIONS MANHOLE
BHMP & SPOT ELEVATION	LIGHT POLE/STREET LIGHT
CONTOUR	UTILITY POLE
TREE W/ CRZ & SRZ	GUY WIRE
TRAFFIC SIGN	WATER LINE
ELECTRIC LINE	WATER METER
ELECTRIC METER	WATER VALVE
	SURVEY TRAVERSE

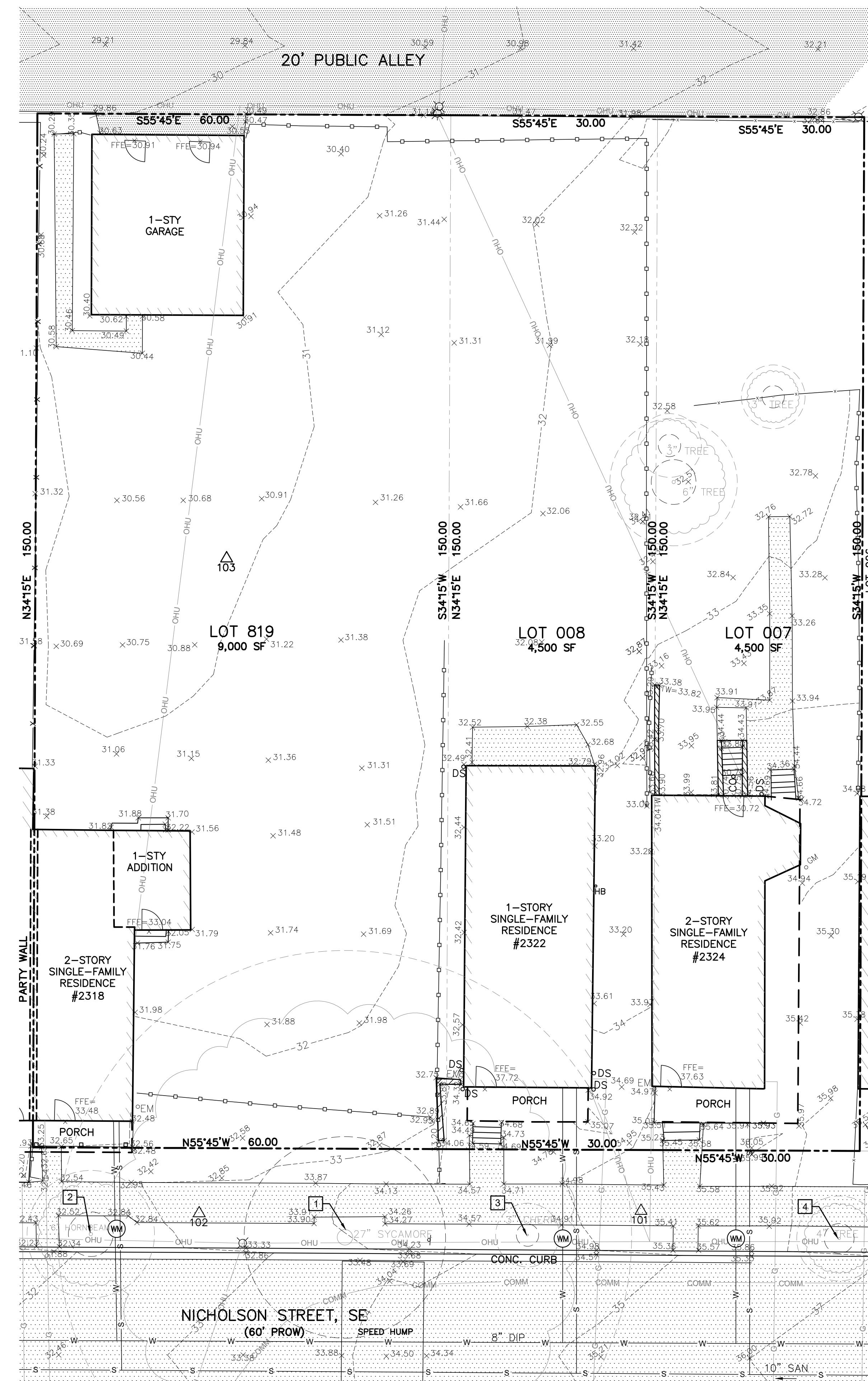
EXISTING CONDITIONS PLAN KEYNOTES

- 1 84.78" CIRCUMFERENCE SPECIAL STREET TREE. MAY NOT BE HARMED OR KILLED.
- 2 18.84" CIRCUMFERENCE STREET TREE. MAY NOT BE HARMED OR KILLED WITHOUT STREET TREE REMOVAL PERMIT.
- 3 9.42" CIRCUMFERENCE STREET TREE. MAY NOT BE HARMED OR KILLED WITHOUT STREET TREE REMOVAL PERMIT.
- 4 12.56" CIRCUMFERENCE STREET TREE. MAY NOT BE HARMED OR KILLED WITHOUT STREET TREE REMOVAL PERMIT.

DC GREEN CONSTRUCTION CODE

401.3 Predesign site inventory and assessment. An inventory and assessment of the natural resources and baseline conditions of the building site shall be submitted with the construction documents. The inventory and assessment shall:

1. Identify how soil will be prepared, amended and placed in a manner that preserves or restores the ability of the soil to support the vegetation that has been protected and that will be planted;
2. Identify *invasive plant species* on the site for removal; and
3. Identify native plant species on the site.



PROJECT
2318, 2322, & 2324 NICHOLSON ST SE
WASHINGTON, DC 20020
SQUARE 5560 LOTS(S) 819, 8, & 7

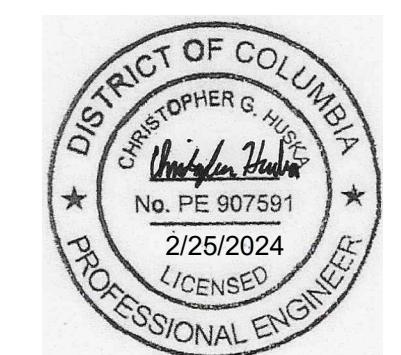
CLIENT
MATT MEDVENE
DISTRICT LINE DEVELOPMENT
703.589.4832

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CHRISTOPHER HUSKA
HUSKA & HORGAN ENGINEERING, LLC
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LAND SURVEYOR
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DISTRICT SURVEY
800 MAINE AVE SW #200
WASHINGTON, DC 20024
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ARCHITECT
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STUDIO 3877
3299 K ST NW, STE 300
WASHINGTON, DC 20007

MEP
KHALID KALIFA
KK ENGINEERING LLC
8850 COLUMBIA 100 PKWY, STE 316
COLUMBIA, MD 21045
443.393.1070 x1003



EXISTING CONDITIONS

NOT FOR CONSTRUCTION
PERMIT DOCUMENTS
2/25/2024

DRAWING TITLE
Board of Zoning Adjustment
CIV-100
EXHIBIT NO. 2
DRAWING NO.

URBAN FORESTRY REGULATED TREES NOTES

1. SPECIAL TREES (44" TO 99" CIRCUMFERENCE) MAY NOT BE HARMED OR KILLED WITHOUT SPECIAL TREE REMOVAL PERMIT.
2. HERITAGE TREES (99" CIRCUMFERENCE AND ABOVE) MAY NOT BE HARMED OR KILLED UNDER ANY CIRCUMSTANCES UNLESS DETERMINED BY CERTIFIED ARBORIST TO BE HAZARDOUS OR AN INVASIVE SPECIES, AND A SPECIAL TREE REMOVAL PERMIT IS PROVIDED STATING EITHER/BOTH OF THESE CONDITIONS.
3. STREET TREES (ANY SIZE) ARE NOT TO BE HARMED OR KILLED UNDER ANY CIRCUMSTANCES.

DC BOUNDARY NOTE

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED (MST) DIMENSIONS, AND A "SURVEY TO MARK" PREPARED BY A DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH THE FINAL BOUNDARY LOCATION OF THIS PROPERTY.

RECORD BOUNDARY DATA FOR RECORD LOTS IS TAKEN FROM RECORDED SUBDIVISION PLATS. RECORD BOUNDARY DATA FOR ASSESSMENT & TAXATION (A&T) LOTS IS TAKEN FROM OFFICE OF TAXATION AND REVENUE RECORDS.

EXISTING CONDITIONS PLAN NARRATIVE

THE PROJECT IS A 18,000 SF (0.4132 ACRES) PROPERTY, AND IS SITUATED IN SQUARE 5560 ON LOTS 0008 AND 019, AND CURRENTLY HAS TWO TWO-STORY STRUCTURES FOR SINGLE-FAMILY RESIDENTIAL USE. THE PROPERTY IS ZONED RA-2. THE PROPERTY IS GENERALLY BOUNDED BY NICHOLSON ST SE TO THE SOUTHWEST, PUBLIC ALLEY TO THE NORTHEAST, LOT 7 TO THE SOUTHEAST, AND LOT 30 TO THE NORTHWEST.

THE SITE IS WITHIN THE MS4. THERE IS NO STORM SEWER ALONG THE FRONTOF NICHOLSON ST SE.

EXISTING CONDITIONS PLAN NOTES

1. THIS EXISTING CONDITIONS PLAN IS BASED ON A SURVEY AND AUTOCAD FILES PERFORMED AND PROVIDED BY DISTRICT SURVEY.
2. THE EXISTING CONDITIONS LEGEND IS APPLICABLE TO THIS SHEET ONLY. THE EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY (GRAY SCALDED) OR NOT FULLY DEPICTED ON OTHER SHEETS.
3. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS AND, WHERE INFORMATION IS NOT AVAILABLE, ASSUMPTIONS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES WITHIN THE BOUNDS OF CONSTRUCTION PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.

BAR SCALE
10 8 6 4 2 0 5 10 20
1" = 10'

