

**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	— G —	GAS LINE
- - -	ADJACENT PROPERTY LINE	○ GM	GAS METER
- · - · -	BUILDING RESTRICTION LINE	⊗	GAS VALVE
///	BUILDING FACE	— OHU —	OVERHEAD UTILITY
∠	DOOR	12" SAN	SANITARY SEWER
▨	WALL	12" STM	STORM SEWER
—	WOOD FENCE	⊙	COMBINED/SANITARY MANHOLE
— ○ —	IRON FENCE	⊙	STORM SEWER MANHOLE
— · —	HANDRAIL	° CO	CLEANOUT
==	CURB AND GUTTER	° DS	DOWNSPOUT
▨	ASPHALT PAVEMENT	— COMM —	TELECOMMUNICATIONS
▨	CONCRETE PAVEMENT	⊕	TELECOMMUNICATIONS MANHOLE
BHMP & x314.1	SPOT ELEVATION	☀	LIGHT POLE/STREET LIGHT
- 90 - - -	CONTOUR	⊗	UTILITY POLE
⊙	TREE W/ CRZ & SRZ	•	GUY WIRE
⊙	TRAFFIC SIGN	8" DIP	WATER LINE
— E —	ELECTRIC LINE	⊙ WM	WATER METER
° EM	ELECTRIC METER	⊙ WV	WATER VALVE
		△ 100	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**

- 401.2 Predefine 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:
- Identify how soils will be prepared, amended and placed in a manner that establishes or restores the ability of the soil to support the vegetation that has been protected and that will be planned.
  - Identify invasive plant species on the site for removal; and
  - Identify native plant species on the site.

**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.

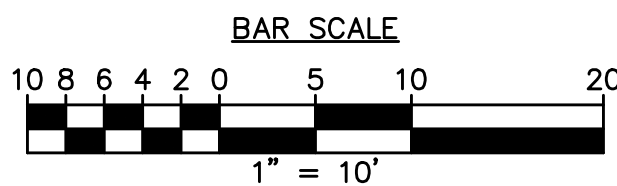
**EXISTING CONDITIONS PLAN NARRATIVE**

THE PROJECT IS A 18,000 SF (0.4132 ACRES) PROPERTY, AND IS SITUATED IN SQUARE 5560 ON LOTS 0008 AND 0819, 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 SOUTHWEST, AND LOT 30 TO THE NORTHEAST.

THE SITE IS WITHIN THE MS4. THERE IS NO STORM SEWER ALONG THE FRONTAGE OF 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 SCALED) 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.



NOT FOR CONSTRUCTION

PERMIT DOCUMENTS

2/25/2024

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

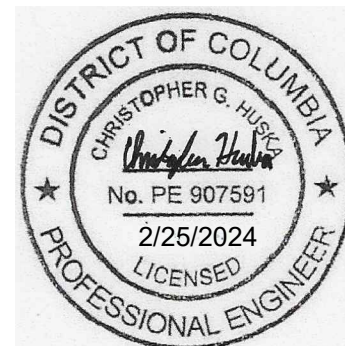
CLIENT  
MATT MEDVENE  
DISTRICT LINE DEVELOPMENT  
703.589.4832

CIVIL ENGINEER  
CHRISTOPHER HUSKA  
HUSKA & TORGAN ENGINEERING, LLC  
1050 30TH STREET, NW  
WASHINGTON, DC 20007  
703.425.3862

LAND SURVEYOR  
ISMAEL VAZQUEZ RENTAS  
DISTRICT SURVEY  
800 MAINE AVE SW #200  
WASHINGTON, DC 20024  
571.330.7055

ARCHITECT  
RYAN PETYAK  
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



SEAL

EXISTING CONDITIONS

DRAWING TITLE

Board of Zoning Adjustment  
District of Columbia  
CIV-100  
EXHIBIT NO. 2

DRAWING NO.