

STUDIO39

NOTE: LANDSCAPING AND PUBLIC SPACE DESIGN MAY BE MODIFIED DURING DETAILED DESIGN PHASES OF WORK IN ORDER TO CONFORM TO APPLICABLE DESIGN AND PERMITTING STANDARDS AND, WHERE APPLICABLE, DUE TO THE PUBLIC SPACE APPROVAL PROCESS

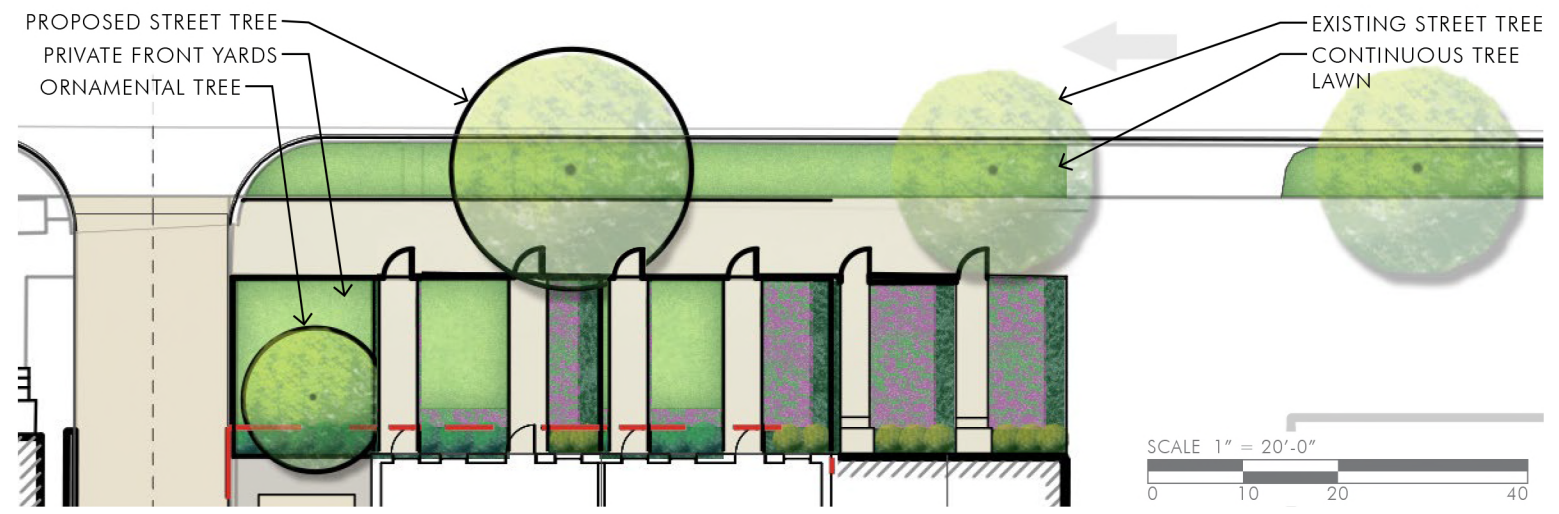
**BEYER
BLINDER
BELLE**

1319 SOUTH CAPITOL STREET SW

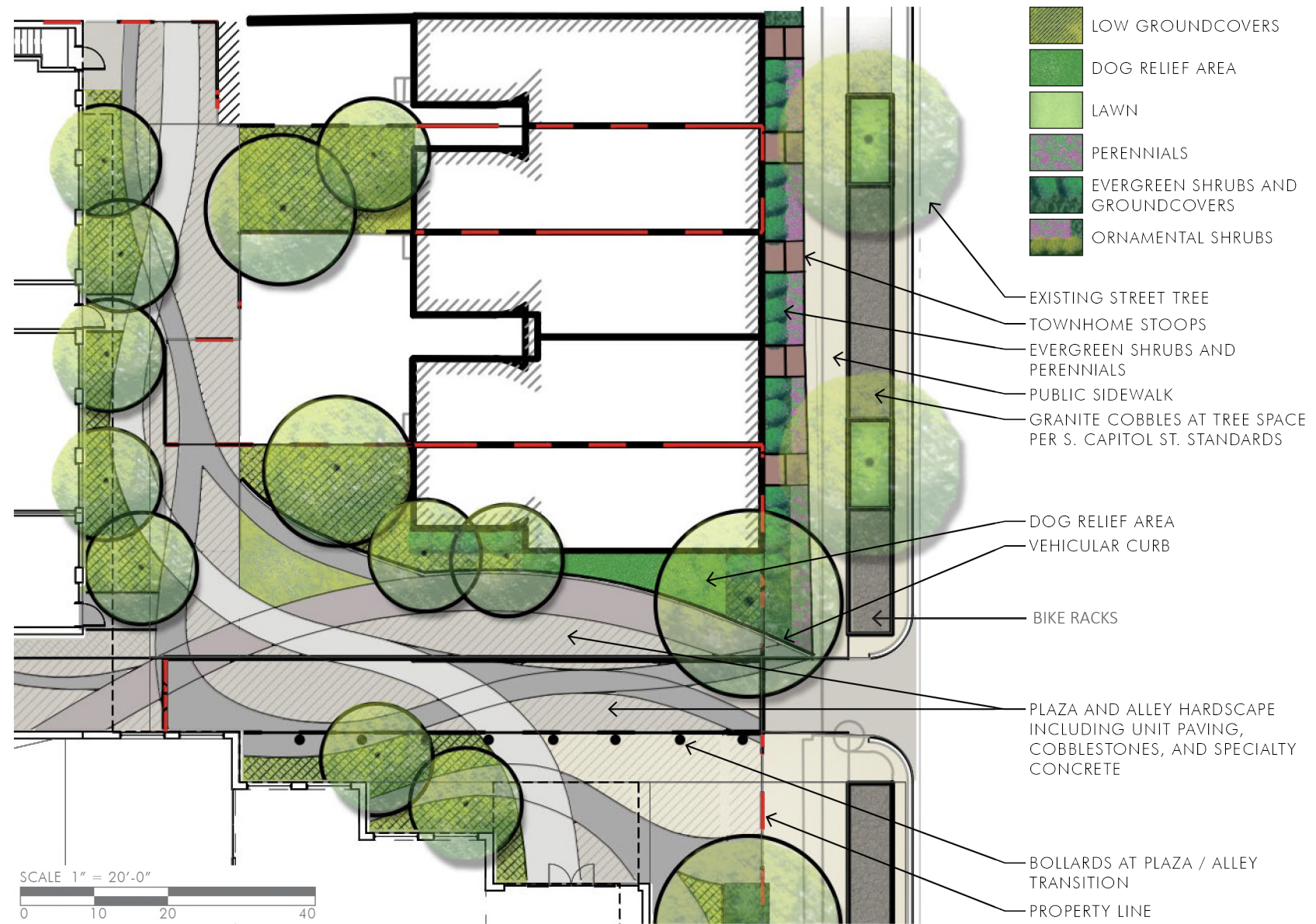
6 OCTOBER 2020

LANDSCAPE CONCEPT 36

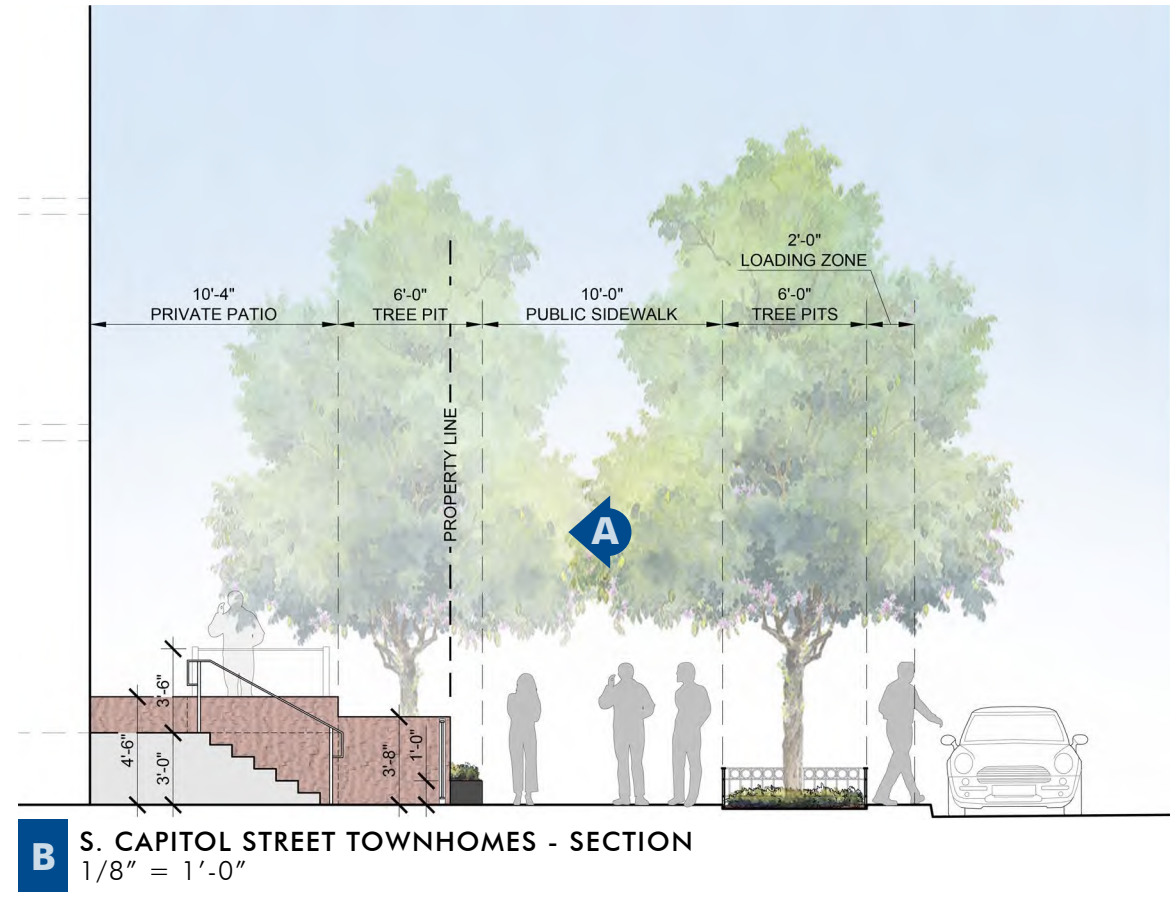
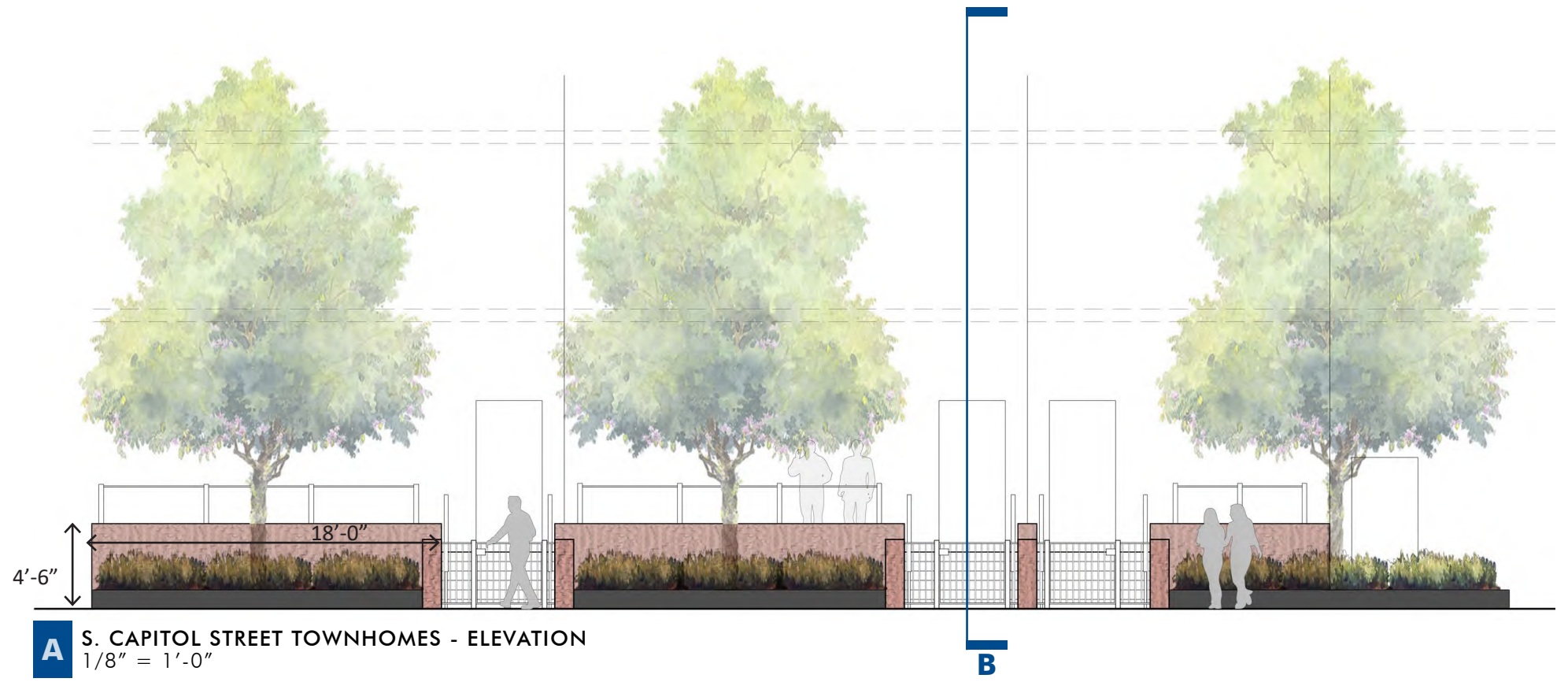
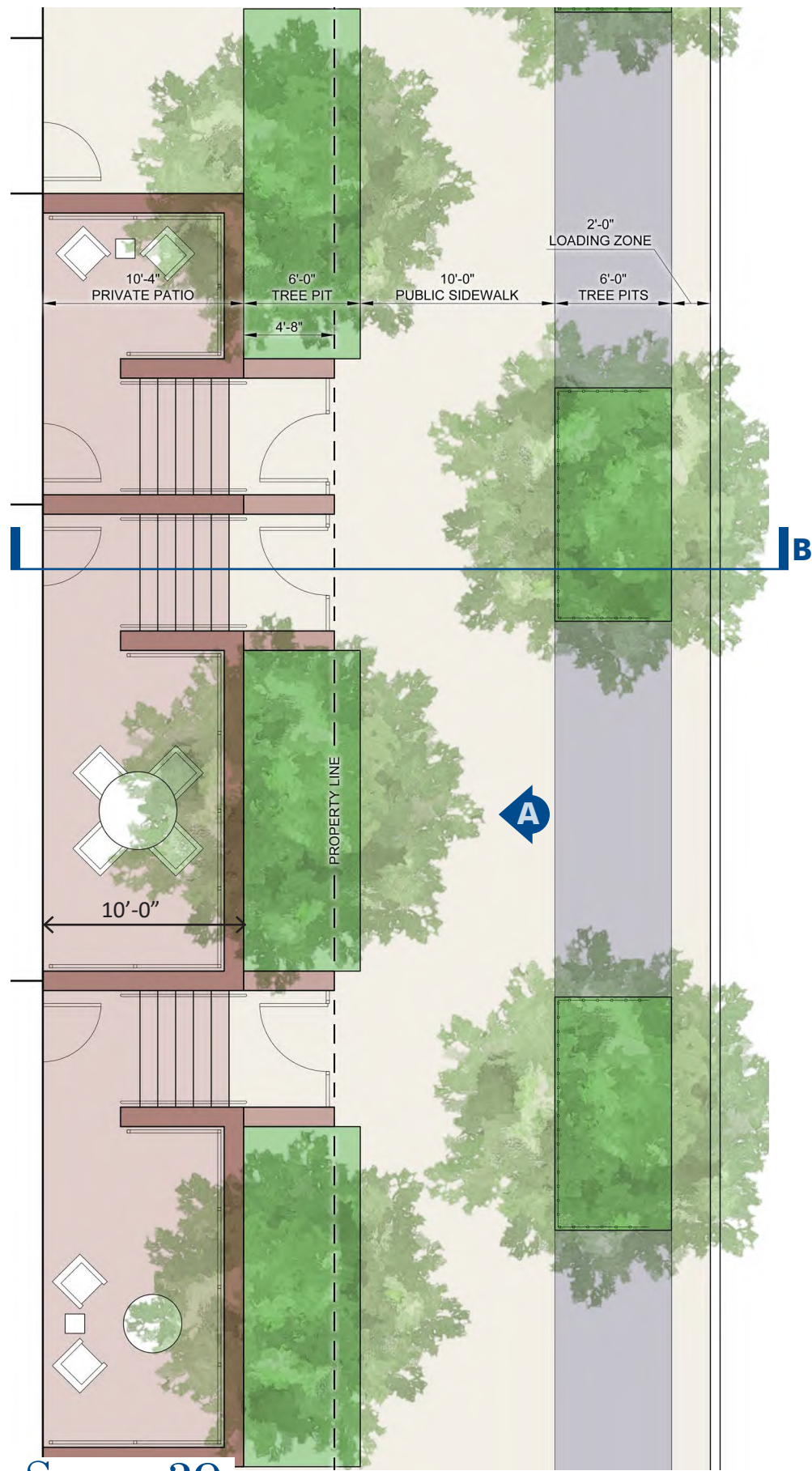
ZONING COMMISSION
District of Columbia
CASE NO.20-18
EXHIBIT NO.12A2



LANDSCAPE IMPROVEMENTS ALONG N STREET TOWNHOUSES



LANDSCAPE IMPROVEMENTS ALONG SOUTH CAPITOL TOWNHOUSES AND NEW PLAZA



STUDIO39

NOTE: LANDSCAPING AND PUBLIC SPACE DESIGN MAY BE MODIFIED DURING DETAILED DESIGN PHASES OF WORK IN ORDER TO CONFORM TO APPLICABLE DESIGN AND PERMITTING STANDARDS AND, WHERE APPLICABLE, DUE TO THE PUBLIC SPACE APPROVAL PROCESS

BEYER
BLINDER
BELLE

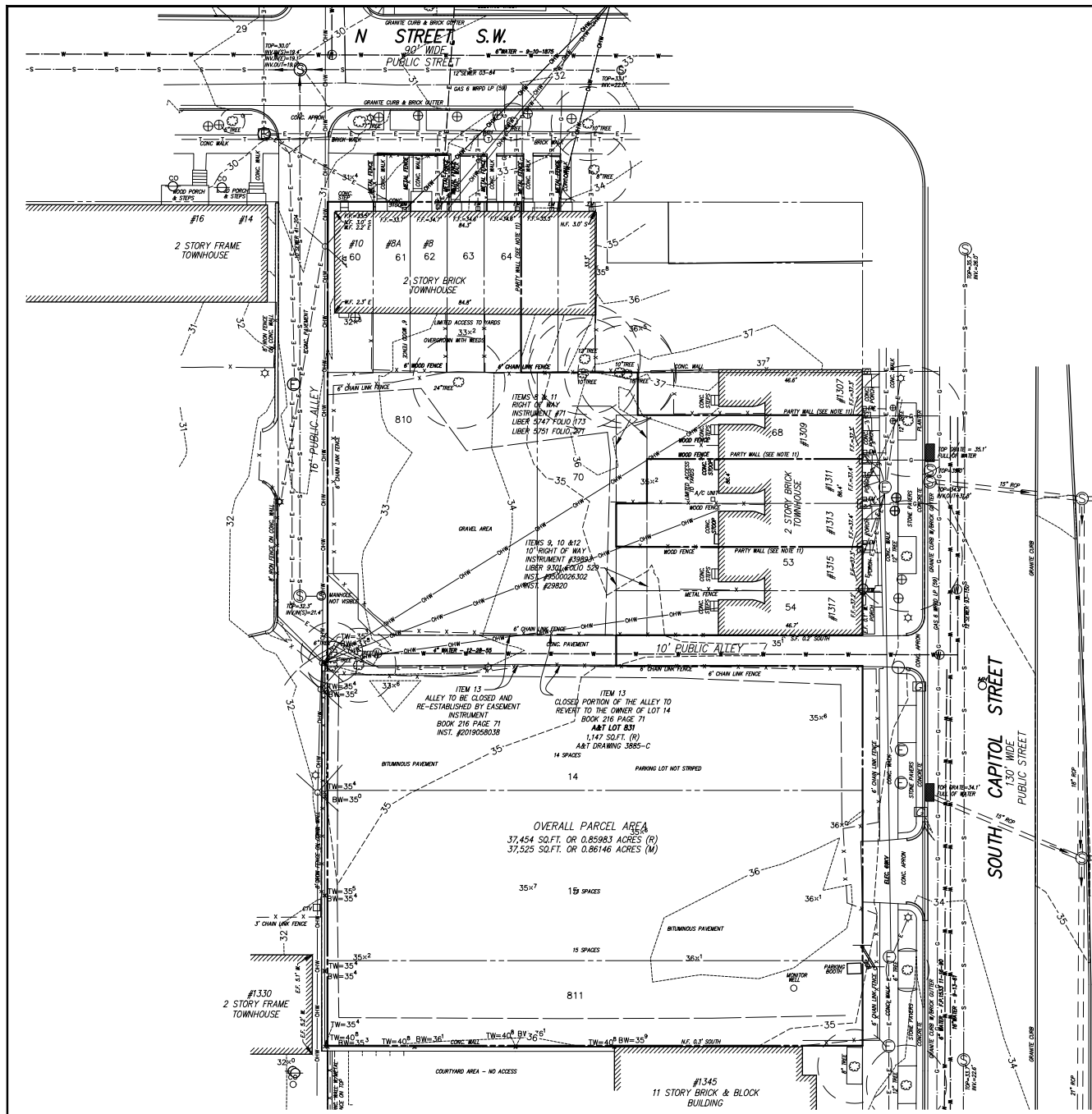
1319 SOUTH CAPITOL STREET SW
6 OCTOBER 2020

S. CAPITOL STREETSCAPE DESIGN



LOADING TURNS
1" = 40'-0"

CIVIL. GAR. LEED.



LEGEND

--- SUBJECT PROPERTY LINE	● BOLLARD	○ ELECTRIC MANHOLE	(N) ... NORTH	INV. ... INVERT
--- ADJACENT PROPERTY LINE	✉ MAIL BOX	○ ELECTRIC VALVE	(S) ... SOUTH	ROP ... REINFORCED CONCRETE PIPE
--- BUILDING RESTRICTION LINE	☐ TREE	○ ELECTRIC METER	(E) ... EAST	OMP ... CORRUGATED METAL PIPE
--- ELECTRICAL CONDUIT	○ SANITARY MANHOLE	○ UTILITY POLE	(W) ... WEST	PVC ... POLY VINYL CHLORIDE
--- NATURAL GAS CONDUIT	○ STORM DRAIN MANHOLE	○ GUY WIRE	N.F. ... NORTH FACE	SS ... SANITARY SEWER
--- OVERHEAD WIRES	○ GRATE	○ UTILITY POLE W/STREET LIGHT	S.F. ... SOUTH FACE	SD ... STORM DRAIN
--- TELEPHONE/COMMUNICATIONS CONDUIT	○ WATER MANHOLE	○ COBRA LIGHT POLE	E.F. ... EAST FACE	WL ... WATER LINE
--- WATER LINE	○ FIRE HYDRANT	○ LIGHT POLE	W.F. ... WEST FACE	GL ... GAS LINE
--- CABLE TV	○ SAMESIE CONNECTION	○ UTILITY POLE W/ALLEY LIGHT	SUBD. BK ... SUBDIVISION BOOK	CI ... CAST IRON
--- SANITARY SEWER CONDUIT	○ WATER METER	○ PHONE MANHOLE	ASST. ... ASSESSMENT & TAXATION	WRP ... WRAPPED
--- STORM DRAIN CONDUIT	○ WATER VALVE	○ UNKNOWN UTILITY MANHOLE	PAGE ... PAGE	TC ... TOP OF CURB
--- FENCE LINE	○ IRRIGATION CONTROL VALVE	○ GAS VALVE	BRL ... BUILDING RESTRICTION LINE	BC ... BOTTOM OF CURB
--- APPROXIMATE ZONING LINE	○ ROOF LEADER	○ GAS METER	SQ.FT. ... SQUARE FEET	CL ... CENTER LINE
--- BUILDING LINE	○ WHEEL STOP	○ CARD READER	AC. ... ACRES	BW ... BOTTOM WALL
--- RETAINING OR FREE STANDING WALL			(R) ... RECORD INFORMATION	CL ... CENTER LINE
--- MAJOR CONTOUR			(M) ... MEASURED INFORMATION	FW ... FINISH FLOOR
--- MINOR CONTOUR			(O) ... OBSERVED ANGLE OR BEARING	CONC. ... CONCRETE
			(C) ... COMPUTED INFORMATION	TW ... TOP OF WALL
			DATR. ... DATA ACCORDING TO RECORD	FF ... FINISH FLOOR
			END. ... END OF INFORMATION	CDCS ... DISTRICT OF COLUMBIA SURVEYOR'S OFFICE
				DCDPM ... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS
				CRD ... CIRCUMFERENCE

DATE: 01/01/20 EX. COND. PLOTTED BY: [redacted]

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE ZONING MAP OF THE DISTRICT OF COLUMBIA. THE SUBJECT PROPERTY IS ZONED: C-2-C THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT OF THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON (Conduit Group, Lower Level) 13101 Columbia Pike Silver Spring, Maryland 20904	POSSIBLE SERVICE IN NORTH SIDE OF N STREET OTHERWISE NO SERVICE
COMCAST 2008 Sand Piper Circle White Marsh, Maryland 21236	UNDERGROUND LINES LOCATED JUST WEST OF THE SUBJECT PROPERTY
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	SERVICE TO SOME OF THE TOWNHOUSE UNITS AS SHOWN
MCI WORLDCOM 2400 N. Grenville Richardson, TX 75082	NO FACILITIES IN THIS AREA
PEPCO 701 8th Street, N.W. Washington, DC 20068	UNDERGROUND SERVICE LOCATED ALONG SOUTH CAPITOL ST. AND IN ALLEY
AT & T 4800 Winchester Blvd. Frederick, MD 21703	NO FACILITIES IN THIS AREA
FiberOpte, Inc. 6076-C Franconia Road Alexandria, VA 22310	NO REPLY AT THIS TIME
Level 3 Communications (email to Level3.networkrelocations@level3.com)	NO FACILITIES IN THIS AREA
Zayo Group (On line maps at www.zayo.com/fiber-network-maps)	NO FACILITIES IN THIS AREA
DC WATER - WATER & SEWER, DC PUBLIC WORKS	DC WATER PLANS

THE OWNER/DEVELOPER 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:

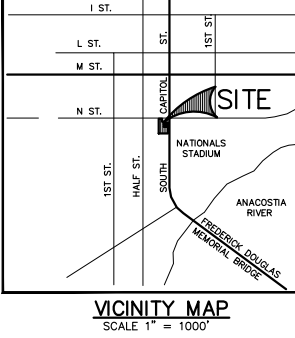
- THE SUBJECT PROPERTY IS IDENTIFIED AS TAX ASSESSMENT NO: 0653 0014, 0653 0015, 0653 0053, 0653 0054, 0653 0060, 0653 0061, 0653 0062, 0653 0063, 0653 0064, 0653 0068, 0653 0070, 0653 0810, 0653 0811, 0831 0653 (#1309, 1315-1323 SOUTH CAPITOL STREET, SW AND #6-10 N STREET, SW)
- THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1100010057C, FOR THE DISTRICT OF COLUMBIA, DATED SEPTEMBER 27, 2010.
- THIS ALTA/NSPS LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATION FOR ACQUISITION, LENDING, REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND/OR SIZES.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVED EVIDENCE OF WETLAND MARKINGS, AS DELINEATED BY OTHER, ON THE SUBJECT PROPERTY.
- THE ONLY BUILDINGS ON SITE ARE LOCATED ON LOTS 60 THRU 64, 53, 54 AND 68.
- LOTS 14, 15 70, 810 AND 811 ARE BEING USED FOR PARKING BUT THERE IS NO STRIPING IN THESE AREA'S.
- BASED ON FIELD OBSERVATIONS AND OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA SURVEY PAPERS, IT APPEARS THAT A PARTY WALL EXISTS IN THESE AREA'S.

PARKING NOTE

THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND APPROVAL BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA. A SURVEY TO MARK PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY. 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 PURPOSES; A SURVEY TO MARK MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.



VICINITY MAP
SCALE 1" = 1000'

AREA TABULATION

PARCEL	AREA
NORTH PARCEL	14,906 SQ.FT. OR 0.34219 ACRES (R)
SOUTH PARCEL	21,422 SQ.FT. OR 0.49132 ACRES (R)
A&T LOT 831	1,147 SQ.FT. OR 0.02633 ACRES (R)
TOTAL AREA	37,455 SQ.FT. OR 0.85984 ACRES (R)
NORTH PARCEL	14,944 SQ.FT. OR 0.34307 ACRES (M)
SOUTH PARCEL	21,439 SQ.FT. OR 0.49217 ACRES (M)
A&T LOT 831	1,151 SQ.FT. OR 0.02642 ACRES (M)
TOTAL AREA	37,534 SQ.FT. OR 0.86167 ACRES (M)

VKA CAPITOL
PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GEOMETRICS

PROJECT COORDINATOR:
SONEIL CHARLES
charles@vkapitol.com

VKA CAPITOL, LLC • 4810 MASSACHUSETTS AVENUE, NW SUITE 18
WASHINGTON, DC 20016 • PHONE: 202.244.4140
WWW.VKACAPITOL.COM

SOUTH CAPITOL STREET
SO. 653, LOTS 14-15, 53-54, 60-64, 70, 810 AND 811
1319 SOUTH CAPITOL STREET, SW
WASHINGTON, D.C. 20024

EXISTING CONDITIONS PLAN

VKA CAPITOL REVISIONS

#	DATE	DESCRIPTION

DATE: 04/24/20

DES. KUO DWN. VEM

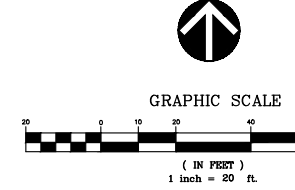
SCALE: AS SHOWN

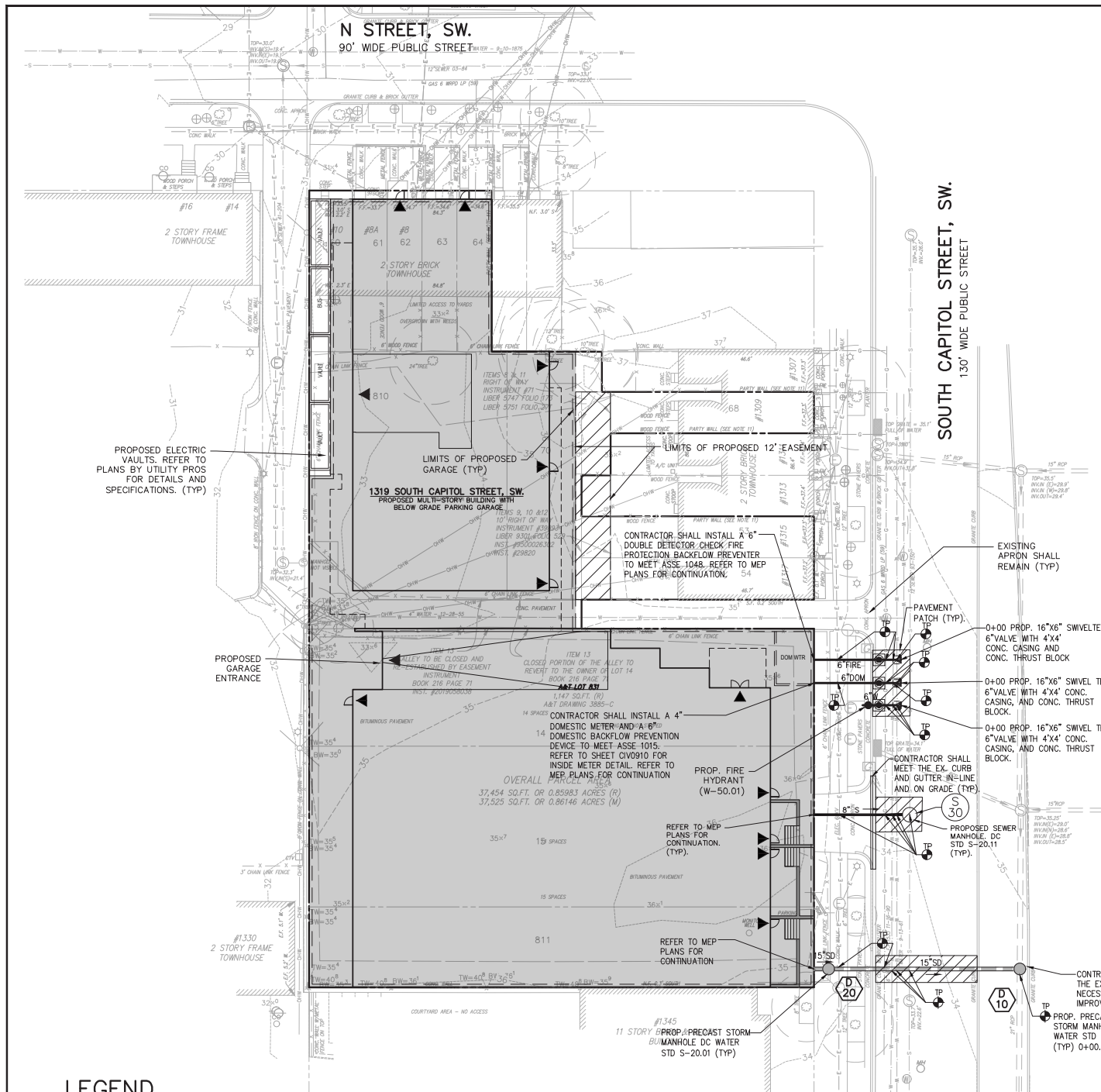
PROJECT/FILE NO. VC0277E

SHEET NO. CIV0100

NOTE
THE INFORMATION DESIGN AND CONTENT OF THE DRAWINGS OR DOCUMENTS ATTACHED HERETO ARE PROPRIETARY TO VKA CAPITOL, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THE ATTACHED DRAWINGS AND/OR DOCUMENTS MUST NOT BE REPRODUCED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VKA CAPITOL, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. UNLESS OTHERWISE SPECIFIED, ALL MEASUREMENTS ARE TO BE TAKEN FROM FINISHED AND SEALED PLANS OR DRAWINGS. ANY FIELD CHANGES OR CONSTRUCTION PURPOSES.

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.





SITE & UTILITY LEGEND:

- PROPOSED PARKING SPACE
- PROPOSED ADA LOADING/OFF-LOADING AREA
- PROPOSED ASPHALT PAVEMENT PATCH
- PROPOSED STORM DRAIN PIPE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SMALL SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
- PROPOSED DIP WATER MAIN & VALVE
- PROPOSED LARGE WATER SERVICE CONNECTION (DG-23.01)
- PROPOSED FIRE HYDRANT (W-50.01)
- 2" AIR/RAIN BLOW-OFF FOR DEAD ENDS (W-50.10)
- TEST PIT
- ABANDONED UTILITIES
- REMOVED UTILITIES
- EXISTING MAJOR WHOLE CONTOUR LINE
- EXISTING MINOR QUARTER CONTOUR LINE
- PROPOSED MAJOR WHOLE CONTOUR LINE
- PROPOSED MINOR QUARTER CONTOUR LINE
- BUILDING ENTRANCE
- PROPOSED 7" CONC. CURB & BRICK GUTTER
- WATER CONDUIT ABANDONED PER RECORD
- PROPERTY LINE

SEWER LABEL LEGEND:

- CO CLEAN OUT
- ID NYLON/AST INLINE DRAIN
- OW OBSERVATION WELL
- OF OVERFLOW/OUTFALL

WATER LABEL LEGEND:

- CR CROSS
- GV GATE VALVE
- HB HORIZONTAL BEND
- F.INV FEEDER PIPE INVERT ELEVATION
- T.INV TRANSPORT PIPE INVERT ELEVATION
- SL SLEEVE
- T Tee
- FH FIRE HYDRANT
- PC POINT OF CURVATURE
- PT POINT OF TANGENT
- WM WATER MAIN



VICINITY MAP
SCALE 1" = 1000'

LEGEND

- | | | | |
|----------------------------------|-----------------------------|---------------------------|---|
| SUBJECT PROPERTY LINE | ELECTRIC MANHOLE | NORTH | INVERT |
| ADJACENT PROPERTY LINE | ELECTRIC VALVE | SOUTH | REINFORCED CONCRETE PIPE |
| BUILDING RESTRICTION LINE | ELECTRIC METER | EAST | CORRUGATED METAL PIPE |
| ELECTRICAL CONDUIT | UTILITY POLE | WEST | POLY VINYL CHLORIDE |
| NATURAL GAS CONDUIT | UTILITY POLE W/STREET LIGHT | NORTH FACE | SANITARY SEWER |
| OVERHEAD WIRES | COBRA LIGHT POLE | SOUTH FACE | STORM DRAIN |
| TELEPHONE/COMMUNICATIONS CONDUIT | LIGHT POLE | EAST FACE | WATER LINE |
| WATER LINE | UTILITY POLE W/WALLEY LIGHT | WEST FACE | GAS LINE |
| CABLE TV | WATER VALVE | SUBDIVISION BOOK | CAST IRON |
| SANITARY SEWER CONDUIT | FIRE HYDRANT | ASSESSMENT & TAXATION | WRAPPED |
| STORM DRAIN CONDUIT | SIAMASE CONNECTION | BUILDING RESTRICTION LINE | TOP OF CURB |
| FENCE LINE | WATER METER | SQUARE FEET | CENTER LINE |
| APPROXIMATE ZONING LINE | WATER VALVE | ACRES | BOTTOM WALL |
| BUILDING LINE | TRAFFIC CONTROL BOX | RECORD INFORMATION | TOP OF WALL |
| RETAINING OR FREE STANDING WALL | LIGHT | MEASURED INFORMATION | FINISH FLOOR |
| MAJOR CONTOUR | IRRIGATION CONTROL VALVE | OBSERVED ANGLE OR BEARING | CONCRETE |
| MINOR CONTOUR | CLEAN OUT | COMPUTED INFORMATION | EASEMENT |
| | ROOF LEADER | DATA ACCORDING TO RECORD | DISTRICT OF COLUMBIA SURVEYOR'S OFFICE |
| | WHEEL STOP | END OF INFORMATION | DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS |
| | | | CIRCUMFERENCE |

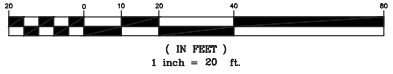
TEST PIT NOTE

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



VKA CAPITOL
 PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS
 SONEIL CHARLES
 CHARLES@vkapitol.com
 VKA CAPITOL, LLC * 4810 MASSACHUSETTS AVENUE, NW SUITE 18 *
 WASHINGTON, DC 20016 * PHONE: 202.244.4140 *
 P O BOX 1114 C A P I T O L C O M

SOUTH CAPITOL STREET
 SOUTH CAPITOL STREET
 SQ. 653, LOTS 14-15, 53-54,
 60-64, 70, 810 AND 811
 1319 SOUTH CAPITOL STREET, SW
 WASHINGTON, D.C. 20024

SITE UTILITY PLAN

VKA CAPITOL REVISIONS

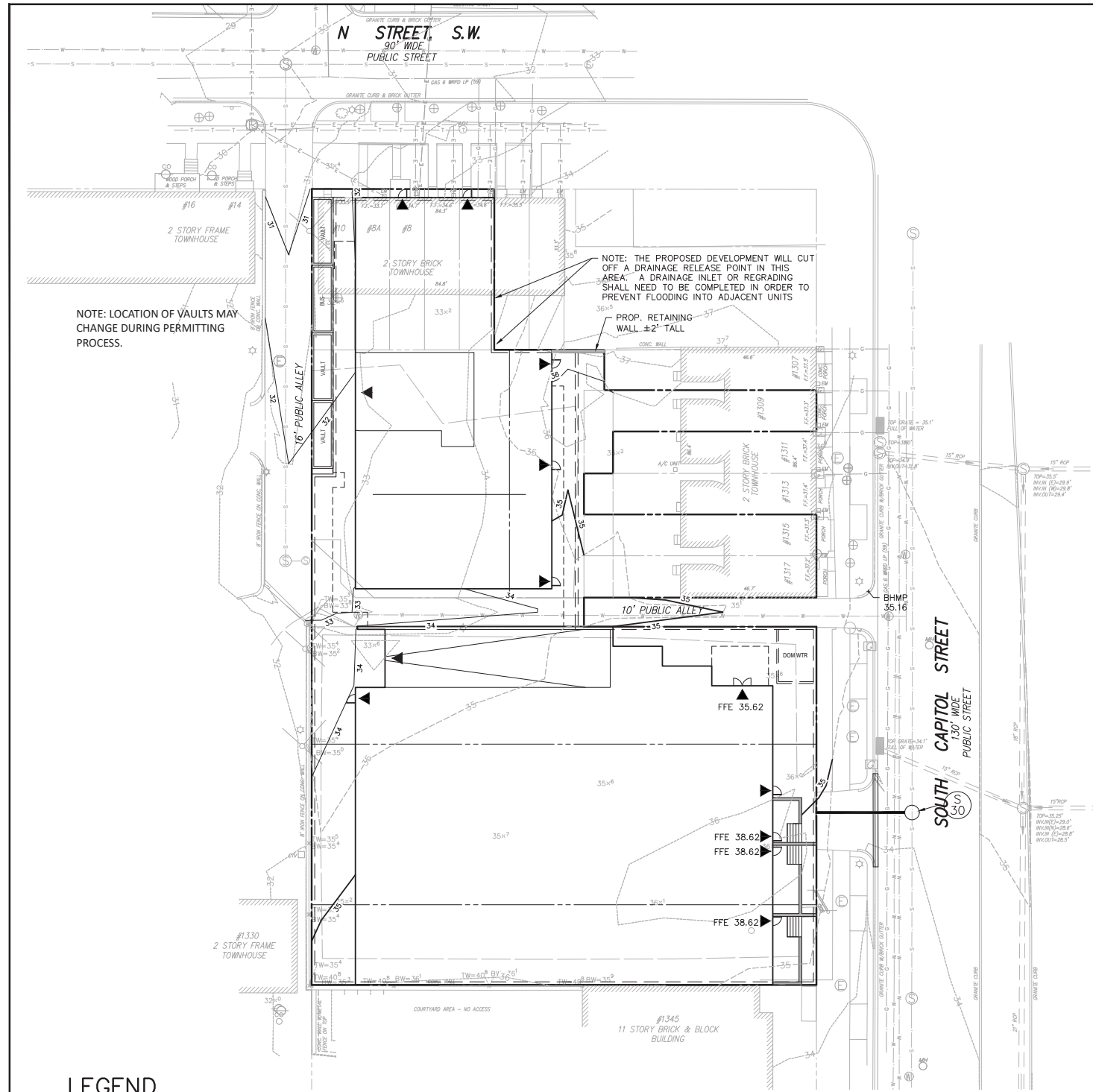
#	DATE	DESCRIPTION

DATE: 04/24/20
 DES. KUO DWN. VEM

SCALE: AS SHOWN

PROJECT/FILE NO.
 VC0277E

SHEET NO.
 CIV0300



SITE & UTILITY LEGEND:

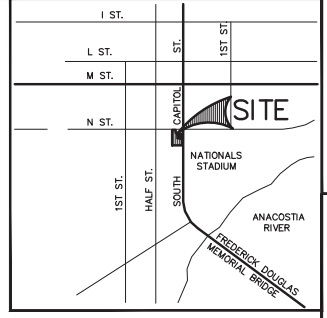
- PROPOSED PARKING SPACE
- PROPOSED ADA LOADING/OFF-LOADING AREA
- PROPOSED ASPHALT PAVEMENT PATCH
- PROPOSED STORM DRAIN PIPE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SMALL SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
- PROPOSED DIP WATER MAIN & VALVE
- PROPOSED LARGE WATER SERVICE CONNECTION (DG-23.01)
- PROPOSED FIRE HYDRANT (W-50.01)
- 2" AIR/RAIN BLOW-OFF FOR DEAD ENDS (W-50.10)
- TEST PIT
- ABANDONED UTILITIES
- REMOVED UTILITIES
- EXISTING MAJOR WHOLE CONTOUR LINE
- EXISTING MINOR QUARTER CONTOUR LINE
- PROPOSED MAJOR WHOLE CONTOUR LINE
- PROPOSED MINOR QUARTER CONTOUR LINE
- BUILDING ENTRANCE
- PROPOSED 7" CONC. CURB & BRICK GUTTER
- WATER CONDUIT ABANDONED PER RECORD
- PROPERTY LINE

SEWER LABEL LEGEND:

- CO CLEAN OUT
- ID NYLOPLAST INLINE DRAIN
- OW OBSERVATION WELL
- OF OVERFLOW/OUTFALL

WATER LABEL LEGEND:

- CR CROSS
- GV GATE VALVE
- HB HORIZONTAL BEND
- F.INV FEEDER PIPE INVERT ELEVATION
- T.INV TRANSPORT PIPE INVERT ELEVATION
- SL SLEEVE
- T TEE
- FH FIRE HYDRANT
- PC POINT OF CURVATURE
- PT POINT OF TANGENT
- WM WATER MAIN



VICINITY MAP
SCALE 1" = 1000'

VIKA CAPITOL
ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS

SONEIL CHARLES
charles@vikacapitol.com

PROJECT COORDINATOR
* 4810 MARYSHIELDS AVENUE, NW SUITE 16 *
* WASHINGTON, DC 20008 * PHONE: 202.244.4140 *
* WWW.VIKACAPITOL.COM *

SOUTH CAPITOL STREET
STREET
SQ. 653, LOTS 14-15, 53-54,
60-64, 70, 810 AND 811
1319 SOUTH CAPITOL STREET, SW
WASHINGTON, D.C. 20024

GRADING PLAN OVERALL

VIKA CAPITOL REVISIONS

#	DATE	DESCRIPTION

DATE:	04/24/20
DES.	KUO
DWN.	VEM
SCALE:	AS SHOWN
PROJECT/FILE NO.	VC0277E
SHEET NO.	CIV0400

LEGEND

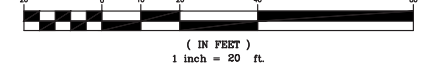
- | | | | | | | | | | |
|--|----------------------------------|--|--------------------------|--|-----------------------------|--|--|--|---|
| | SUBJECT PROPERTY LINE | | BOLLARD | | ELECTRIC MANHOLE | | (N) NORTH | | INV. INVERT |
| | ADJACENT PROPERTY LINE | | SIGN POST | | ELECTRIC VALVE | | (S) SOUTH | | ROP. REINFORCED CONCRETE PIPE |
| | BUILDING RESTRICTION LINE | | MAIL BOX | | ELECTRIC METER | | (E) EAST | | CMP. CORRUGATED METAL PIPE |
| | ELECTRICAL CONDUIT | | TREE | | UTILITY POLE | | (W) WEST | | PVC. POLY VINYL CHLORIDE |
| | NATURAL GAS CONDUIT | | SANITARY MANHOLE | | UTILITY POLE W/STREET LIGHT | | N.F. NORTH FACE | | SS. SANITARY SEWER |
| | OVERHEAD WIRES | | STORM DRAIN MANHOLE | | GUY WIRE | | S.F. SOUTH FACE | | SD. STORM DRAIN |
| | TELEPHONE/COMMUNICATIONS CONDUIT | | GRATE | | UTILITY POLE W/ALLEY LIGHT | | E.F. EAST FACE | | WL. WATER LINE |
| | WATER LINE | | WATER MANHOLE | | UTILITY POLE W/STREET LIGHT | | W.F. WEST FACE | | GL. GAS LINE |
| | CABLE TV | | FIRE HYDRANT | | UTILITY POLE W/ALLEY LIGHT | | CI. CAST IRON | | WRPD. WRAPPED |
| | SANITARY SEWER CONDUIT | | SWIMEC CONNECTION | | UTILITY POLE W/STREET LIGHT | | TC. TOP OF CURB | | BC. BOTTOM OF CURB |
| | STORM DRAIN CONDUIT | | WATER METER | | UTILITY POLE W/STREET LIGHT | | CL. CENTER LINE | | BW. BOTTOM WALL |
| | FENCE LINE | | WATER VALVE | | UTILITY POLE W/STREET LIGHT | | TL. TOP OF WALL | | FF. FINISH FLOOR |
| | APPROXIMATE ZONING LINE | | TRAFFIC CONTROL BOX | | UTILITY POLE W/STREET LIGHT | | CONC. CONCRETE | | ESMT. EASEMENT |
| | BUILDING LINE | | WALL LIGHT | | UTILITY POLE W/STREET LIGHT | | DCSS. DISTRICT OF COLUMBIA SURVEYOR'S OFFICE | | DCDPPW. DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS |
| | RETAINING OR FREE STANDING WALL | | IRRIGATION CONTROL VALVE | | UTILITY POLE W/STREET LIGHT | | CIRC. CIRCUMFERENCE | | |
| | MAJOR CONTOUR | | CLEAN OUT | | UTILITY POLE W/STREET LIGHT | | | | |
| | MINOR CONTOUR | | ROOF LEADER | | UTILITY POLE W/STREET LIGHT | | | | |
| | | | WHEEL STOP | | UTILITY POLE W/STREET LIGHT | | | | |

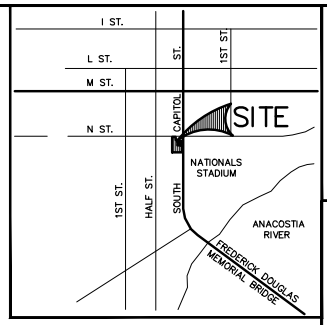
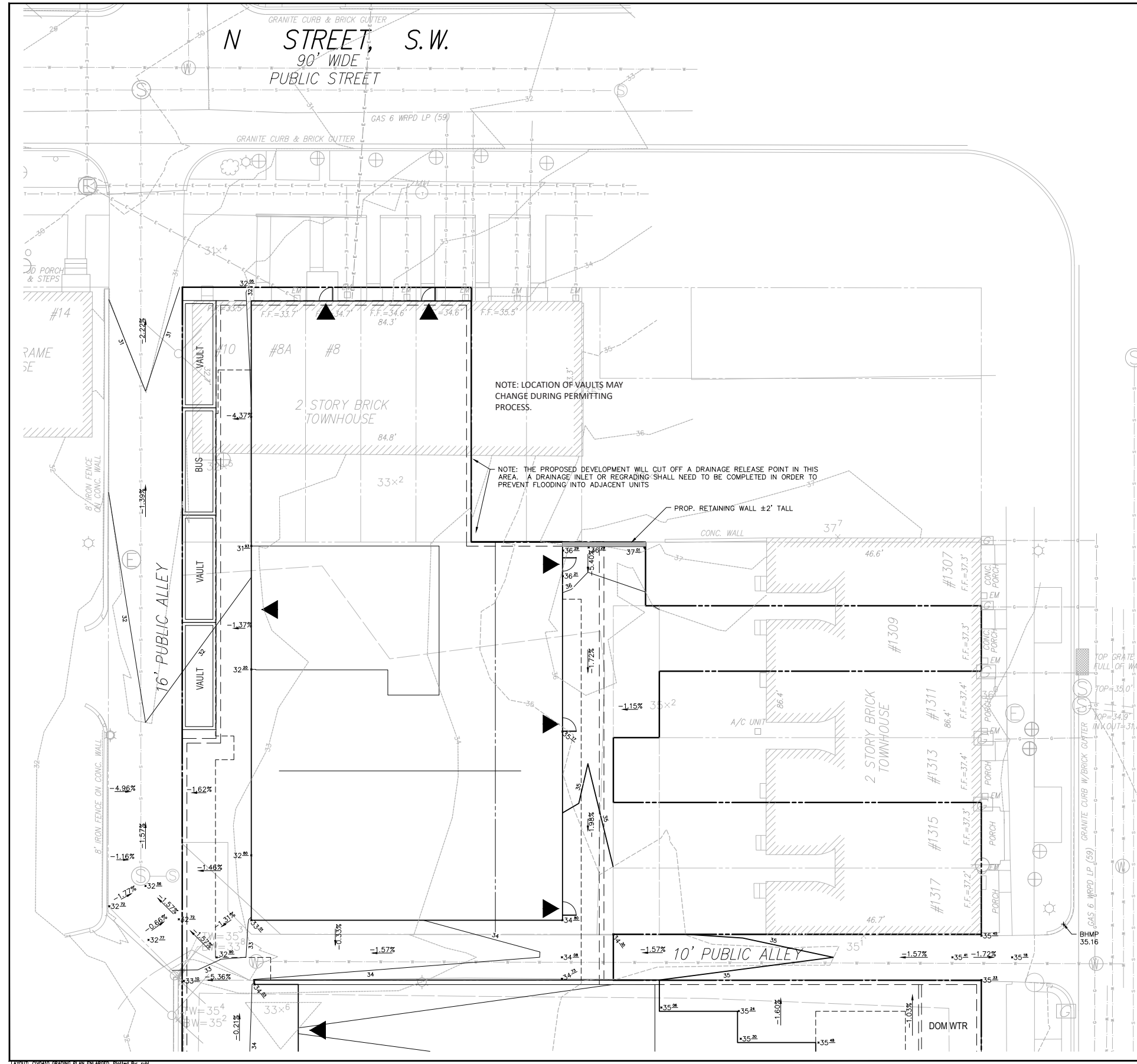
TEST PIT NOTE
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND SIZES OF EX. UTILITIES BY DIGGING TESTS PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED 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





VKA CAPITOL
 ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS
 PROJECT COORDINATOR:
SONEIL CHARLES
 charles@vkapitol.com
 * 410 MASSACHUSETTS AVENUE, NW SUITE 16 *
 * WASHINGTON, DC 20006 * PHONE: 202.244.4140 *
 * WWW.VKACAPITOL.COM *

SOUTH CAPITOL STREET
 SQ. 653, LOTS 14-15, 53-54, 60-64, 70, 810 AND 811
 1319 SOUTH CAPITOL STREET, SW
 WASHINGTON, D.C. 20024

GRADING PLAN ENLARGED

VKA CAPITOL REVISIONS

#	DATE	DESCRIPTION

DATE: 04/24/20
 DES. KUO DWN. VEM
 SCALE: AS SHOWN
 PROJECT/FILE NO. VC0277E
 SHEET NO. CIV0410

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"

NOTE
 THE INFORMATION, DESIGN AND CONTENT OF THE DRAWINGS OR DOCUMENTS ATTACHED HERETO ARE PROPRIETARY TO VKA CAPITOL, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THE ATTACHED DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, INSTALLED, CONVERTED, MODIFIED, OR USED FOR ANY PURPOSE, IN ANY FORM, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VKA CAPITOL, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

