

EXISTING CONDITIONS PLAN LEGEND

	PROPERTY LINE		GAS LINE
	ADJACENT PROPERTY LINE		GAS METER
	BUILDING FACE		GAS VALVE
	DOOR		OVERHEAD UTILITY
	WALL		COMBINED SEWER
	WOOD FENCE		SANITARY SEWER
	IRON FENCE		STORM SEWER
	HANDRAIL		COMBINED/SANITARY MANHOLE
	CURB AND GUTTER		STORM SEWER MANHOLE
	BOLLARD		STORM DRAIN
	ASPHALT PAVEMENT		CLEANOUT
	BRICK PAVEMENT		DOWNSPOUT
	CONCRETE PAVEMENT		TELECOMMUNICATIONS
	WOOD/LUMBER DECK		TELECOMMUNICATIONS MANHOLE
	SPOT ELEVATION		LIGHT POLE/STREET LIGHT
	CONTOUR		UTILITY POLE
	TREE W/ CRZ & SRZ		GUY WIRE
	TRAFFIC SIGN		WATER LINE
	ELECTRIC LINE		FIRE HYDRANT
	ELECTRIC MANHOLE		FIRE DEPT. CONN.
	ELECTRIC METER		WATER METER
	ELECTRIC VAULT		WATER VALVE
			SURVEY TRAVERSE
			BOUNDARY MONUMENT

STORM SEWER STRUCTURES

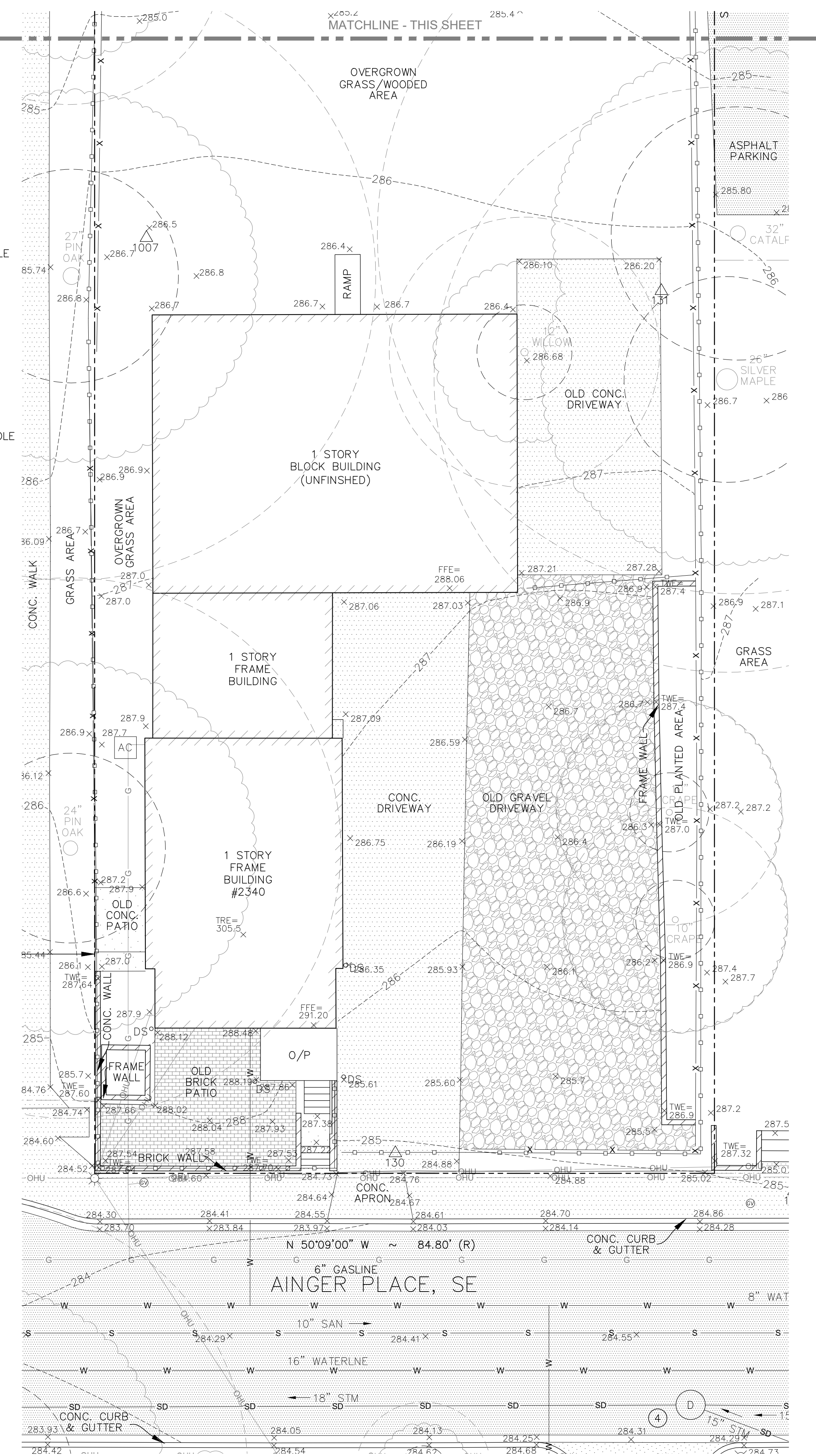
- 1 TOP=283.10
INV.IN=273.40 FROM 4
INV.IN=273.30 TO WEST
NOT ACCESSIBLE
- 2 TOP=283.44
INV.OUT=280.1 TO 1
- 3 TOP=283.45
INV.OUT=278.9 TO 1
- 4 TOP=284.51
INV.IN=278.96 FROM 6
INV.OUT=278.96 TO 1
NOT ACCESSIBLE
- 5 TOP=285.05
INV.OUT=281.1 TO 4
- 6 TOP=285.57
INV.OUT=280.87 TO 4
NOT ACCESSIBLE

COMBINED SEWER STRUCTURES

- A TOP=285.60
INV.IN=274.55 FROM B
INV.IN=274.11 TO SOUTH
- B TOP=283.26
INV.IN=276.25 FROM WEST
INV.OUT=276.11 TO A

EXISTING CONDITIONS PLAN KEYNOTES

- 1 PARKING PAVEMENT FROM ADJACENT PROPERTY ENCROACHES OVER PROPERTY LINE.



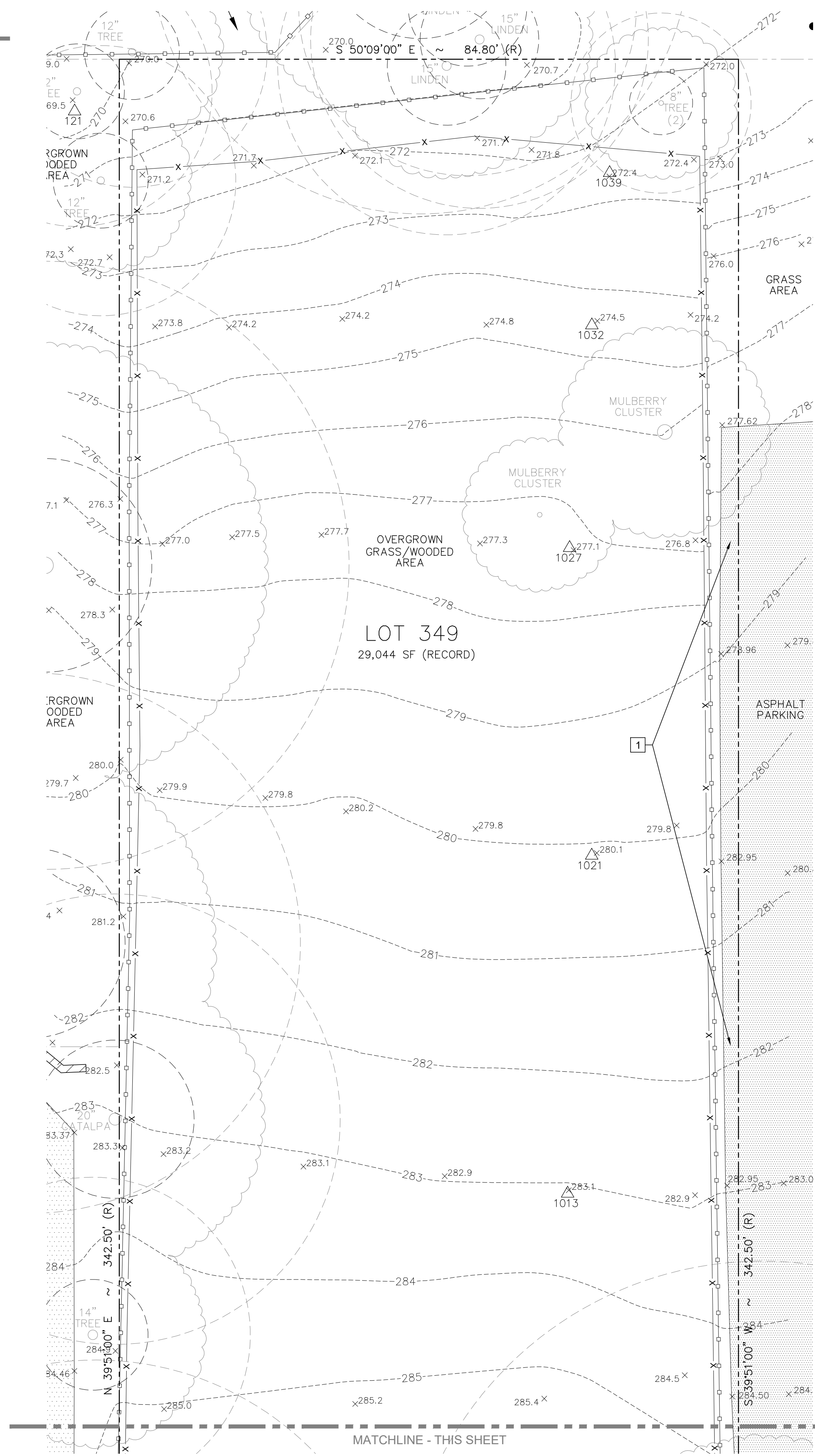
EXISTING CONDITIONS PLAN NARRATIVE

PENDING.

DC BOUNDARY NOTE

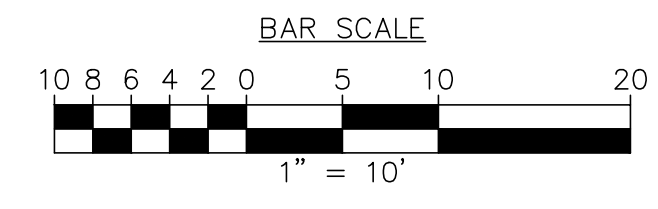
THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED (MST) DIMENSIONS, AND A "SURVEY TO MARK" PREPARED BY A DISTRICT OF COLUMBIA REGISTERED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

1. THIS EXISTING CONDITIONS PLAN IS BASED ON A SURVEY AND AUTOCAD FILES PERFORMED AND PROVIDED BY SUSTAINABLE LAND 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
50% DEVELOPED DESIGN
2/6/2022

PROJECT
2340 ANGER PLACE, SE
WASHINGTON, DC 20020
SQUARE 5740 LOT 349

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SEAL

EXISTING CONDITIONS

DRAWING TITLE Board of Zoning Adjustment
CIV-100
EXHIBIT NO. 17A

DRAWING NO.