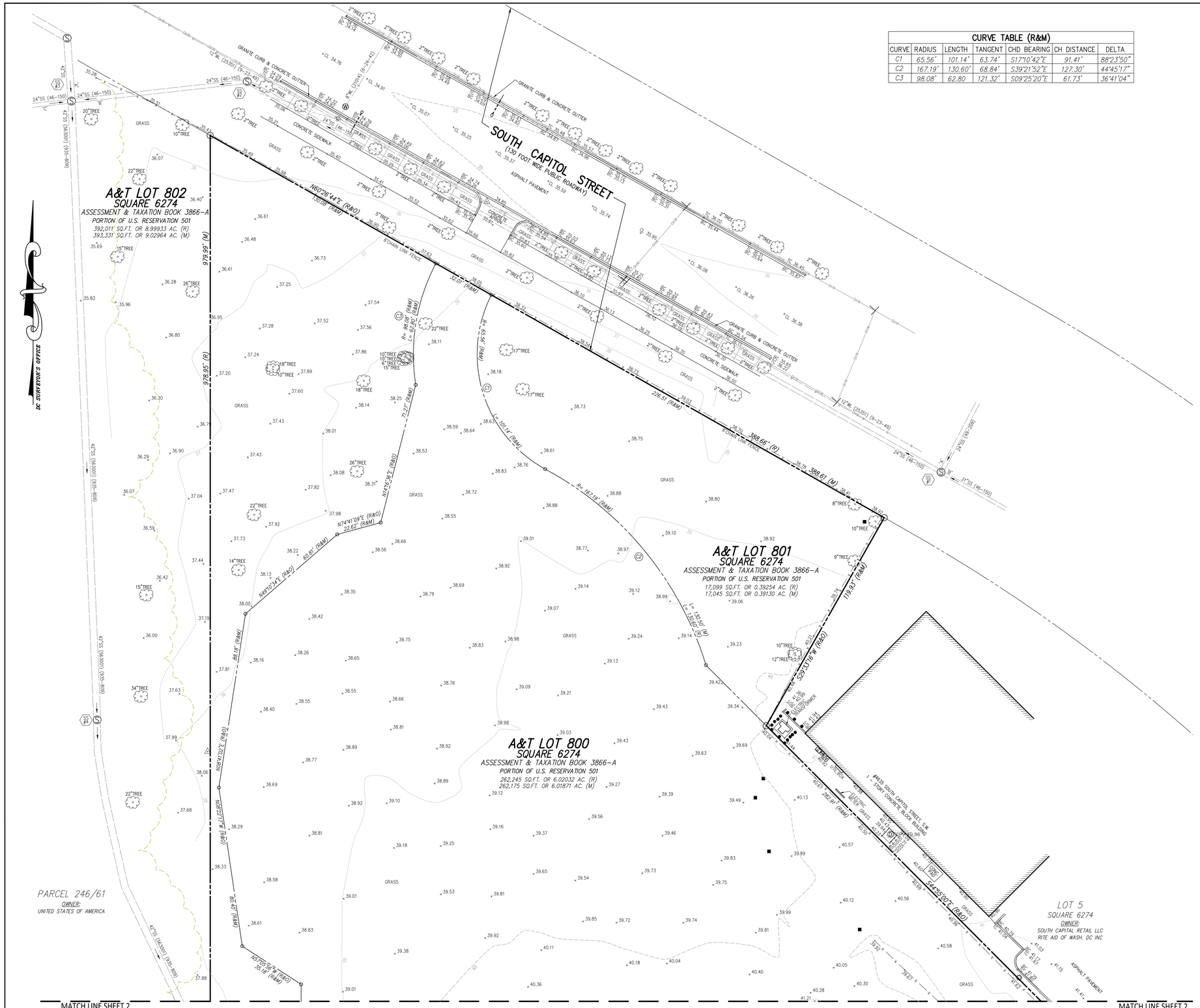
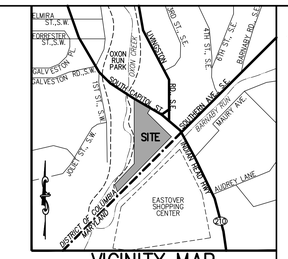


CURVE TABLE (R&M)						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	65.56'	101.14'	63.74'	S17°10'42"E	91.41'	88°23'50"
C2	167.19'	130.60'	68.84'	S39°21'52"E	127.30'	44°45'17"
C3	98.08'	62.80	121.32'	S09°25'20"E	61.73'	36°41'04"



VICINITY MAP
NOT TO SCALE

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 (Investigations@Verizon.com)	NO REPLY AT THIS TIME
COMCAST (NED-BLT_BeltwayRegionDesignRequests @cable.comcast.com)	NO REPLY AT THIS TIME
WASHINGTON GAS/NO REPLACEMENT SECTION (MappingResearch@washgas.com & WAMazzoli@washgas.com)	NO REPLY AT THIS TIME
VERIZON BUSINESS (MCI) (Investigations@verizon.com)	NO REPLY AT THIS TIME
PEPCO (dedc@pepco.com)	NO REPLY AT THIS TIME
DC WATER- SEWER & WATER (permit.operations@dcwater.com)	COUNTER MAP# AB-23-24-SE USED TOGETHER WITH FIELD EVIDENCE.
AT&T LOCAL (bm2692@att.com) AT&T CORE\AT&T LEGACY\AT&T LONG DISTANCE (gw1349@att.com)	NO REPLY AT THIS TIME
LEVEL3 COMMUNICATIONS, LLC (Relo@level3.com)	NO REPLY AT THIS TIME

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:

1. THE SUBJECT PROPERTY IS IDENTIFIED FOR TAXATION & ASSESSMENT AS: 6274 0800 (#4669 SOUTH CAPITOL STREET, S.W.)
2. THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
3. VERTICAL DATUM IS BASED ON DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORK (DCDPW). DCSO BENCH MARKS 16-1 (ELEV.= 44.76') AND 16-2 (ELEV.= 48.11') CHECKED & USED.
4. 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. 11000100559C FOR WASHINGTON, D.C. DATED SEPTEMBER 27, 2010.
5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION AND BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
7. THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.
8. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
9. THERE IS NO OBSERVABLE EVIDENCE OF WETLAND DELINEATION ON THE SUBJECT PROPERTY.
10. THE SUBJECT AND ADJACENT PROPERTY OWNER REFERENCES LISTED HEREON WERE TAKEN FROM AVAILABLE THE DISTRICT OF COLUMBIA'S OCRA PROPERTY INFORMATION VERIFICATION SYSTEM WEBSITE, TAX ASSESSMENT RECORDS, LAND RECORDS AND/OR THE REFERENCED TITLE COMMITMENT. ACTUAL OWNERSHIP IS NOT PART OF THE CERTIFICATION SHOWN HEREON.
12. STORM AND SANITARY INVERT ELEVATIONS AND PIPE SIZE INFORMATION SHOWN HEREON WERE OBTAINED BY APPROXIMATE FIELD MEASUREMENTS, UNLESS NOTED AS OBTAINED FROM PLANS.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM DCOZ.DC.GOV WEB SITE.

LOT 800 IN SQUARE 6274 RA-1 (RESIDENTIAL APARTMENT ZONE)

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

DC 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 ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

LEGEND

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WATER LINE
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
FENCE LINE
EDGE OF PAVEMENT
BUILDING LINE
MAJOR CONTOUR
MINOR CONTOUR
BOLLARD
FLAG POLE
PARKING METER
BIKE RACK
SIGN POST
TREE
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SANITARY CLEAN OUT
STORM DRAIN MANHOLE
GRATE
WATER MANHOLE
FIRE HYDRANT
WATER METER
WATER VALVE
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GAS METER
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GUY WIRE
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UTILITY POLE W/ALLEY LIGHT
TRAFFIC LIGHT
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TW .....TOP OF WALL
CONC .....CONCRETE
ESMT .....EASEMENT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SURVEYOR'S CERTIFICATION

I, MATTHEW C. HULL, A LICENSED LAND SURVEYOR IN THE DISTRICT OF COLUMBIA, DO HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION, AND THAT THIS IS A SURVEY OF LOT 800 IN SQUARE 6274 AS SHOWN AMONG THE RECORDS OF THE OFFICE OF SURVEYOR OF THE DISTRICT OF COLUMBIA.

DRAFT

MATTHEW C. HULL
LICENSED LAND SURVEYOR
DC# LS904868

DATE

VIKA CAPITOL
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★WWW.VIKACAPITOL.COM★

ALL OF ASSESSMENT & TAXATION LOT 800 & 801 AND A PORTION OF ASSESSMENT & TAXATION LOT 802 IN SQUARE 6274
ASSESSMENT & TAXATION BOOK 3866-A
PORTION OF U.S. RESERVATION 501
#4669 SOUTH CAPITOL STREET, S.W.
WASHINGTON, D.C.

BOUNDARY AND TOPOGRAPHIC SURVEY

VIKA REVISIONS

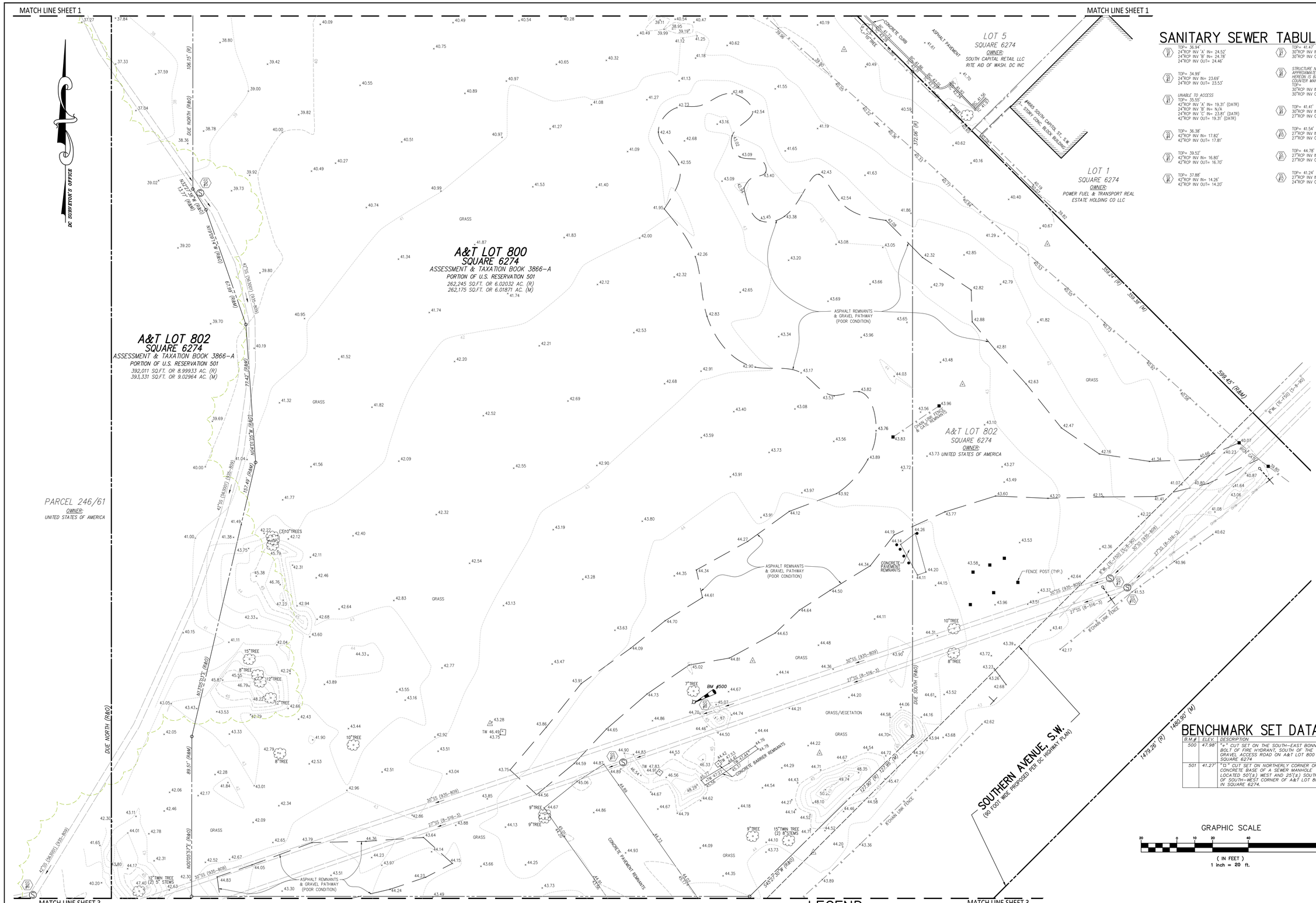
5.15.2018 - DRAFT ISSUED
7.17.2018 - PHASE II ADDED

DATE	MAY, 2018
DES.	DWN. MKOP
SCALE:	1" = 20'
PROJECT/FILE NO.	VC0471A
SHEET NO.	1 OF 3

Board of Zoning Adjustment
District of Columbia
CASE NO.21-11
Exhibit No.2

LAYOUT: BOUNDARY SURVEYS - DC; Plotted By: kopecky

S:\2021-\0471A - 4669 South Capitol Street, SW\Survey\01-Field Map - July 11, 2018



SANITARY SEWER TABULATION

SSMH #36: TOP= 36.94' 24"RCP INV 'A' IN= 24.52' 24"RCP INV 'B' IN= 24.78' 24"RCP INV OUT= 24.46'	SSMH #37: TOP= 41.47' 30"RCP INV IN= 24.27' 30"RCP INV OUT= 24.22'
SSMH #38: TOP= 34.99' 24"RCP INV IN= 23.69' 24"RCP INV OUT= 23.53'	SSMH #39: STRUCTURE NOT FOUND ON SITE APPROXIMATE LOCATION SHOWN HEREON IS BASED ON DC WATER COUNTER MAP TOP= 30"RCP INV IN= 23.89' (DATR) 30"RCP INV OUT= 23.89' (DATR)
SSMH #39: UNABLE TO ACCESS TOP= 35.55' 42"RCP INV IN= 19.31' (DATR) 24"RCP INV 'B' IN= N/A 24"RCP INV 'C' IN= 23.81' (DATR) 42"RCP INV OUT= 19.31' (DATR)	SSMH #40: TOP= 41.41' 30"RCP INV IN= 21.41' 27"RCP INV OUT= 21.33'
SSMH #41: TOP= 36.38' 42"RCP INV IN= 17.82' 42"RCP INV OUT= 17.81'	SSMH #42: TOP= 41.54' 27"RCP INV IN= 25.09' 27"RCP INV OUT= 25.04'
SSMH #43: TOP= 39.52' 42"RCP INV IN= 16.80' 42"RCP INV OUT= 16.70'	SSMH #44: TOP= 44.78' 27"RCP INV IN= 23.49' 27"RCP INV OUT= 23.44'
SSMH #45: TOP= 37.88' 42"RCP INV IN= 14.26' 42"RCP INV OUT= 14.20'	SSMH #46: TOP= 41.24' 27"RCP INV IN= 22.09' 24"RCP INV OUT= 22.04'

BENCHMARK SET DATA

B.M.#	ELEV.	DESCRIPTION
500	47.98'	"+" CUT SET ON THE SOUTH-EAST BONNET BOLT OF FIRE HYDRANT, SOUTH OF THE GRAVEL ACCESS ROAD ON A&T LOT 800 IN SQUARE 6274
501	41.27'	"O" CUT SET ON NORTHERLY CORNER OF CONCRETE BASE OF A SEWER MANHOLE LOCATED 50'(±) WEST AND 25'(±) SOUTH OF SOUTH-WEST CORNER OF A&T LOT 800 IN SQUARE 6274.

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BUILDING LINE
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MINOR CONTOUR

BOLLARD
FLAG POLE
PARKING METER
BIKE RACK
SIGN POST
TRASH CONTAINER
HANDICAP PARKING SPACE
MAIL BOX
TREE
SANITARY MANHOLE
SANITARY CLEAN OUT
STORM DRAIN MANHOLE
GRATE
WATER MANHOLE
FIRE HYDRANT
SIAMESE CONNECTION
WATER METER
WATER VALVE

ELECTRIC MANHOLE
ELECTRIC VALVE
ELECTRIC METER
UTILITY POLE
GUY WIRE
UTILITY POLE W/STREET LIGHT
COBRA LIGHT POLE
LIGHT POLE
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TRAFFIC LIGHT
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UNKNOWN UTILITY VALVE
GAS VALVE
GAS METER

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CAPITOL ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
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★ W W W . V I K A C A P I T O L . C O M ★

ALL OF ASSESSMENT & TAXATION LOT 800 & 801 AND A PORTION OF ASSESSMENT & TAXATION LOT 802 IN SQUARE 6274

ASSESSMENT & TAXATION BOOK 3866-A
PORTION OF U.S. RESERVATION 501
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BOUNDARY AND TOPOGRAPHIC SURVEY

VIKA REVISIONS

5.15.2018 – DRAFT ISSUED
7.17.2018 – PHASE II ADDED

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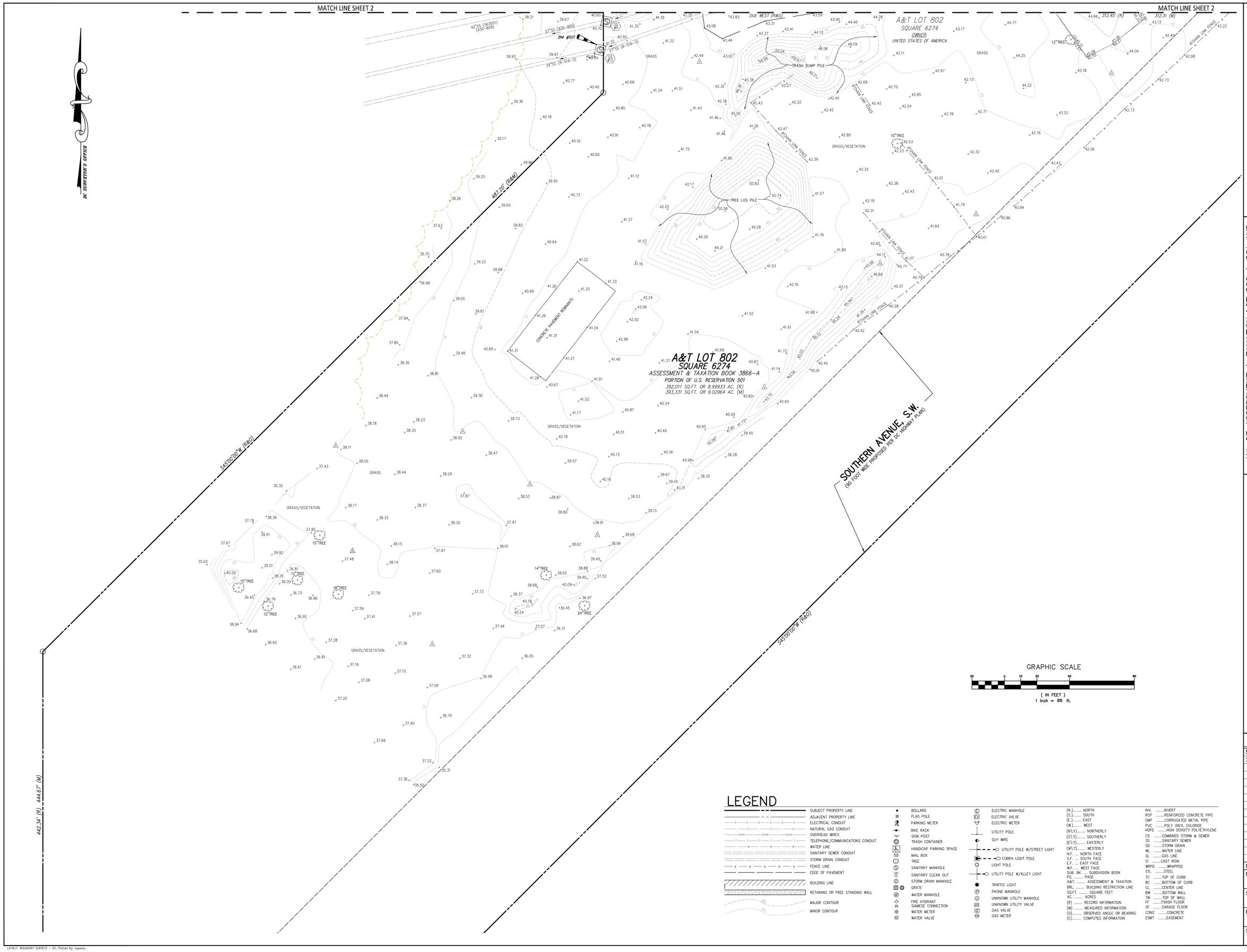
SCALE:	1" = 20'
PROJECT/FILE NO.	VC0471A
SHEET NO.	2 OF 3

© 2018 - 2019 VIKA - 4910 South Capitol Street, SW Land Dev Surveying Plan - as-built.dwg - Apr 11, 2019

LAYOUT: BOUNDARY SURVEYS – DC, Plotted By: kopecky



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