

PROJECT

GENERAL NOTES

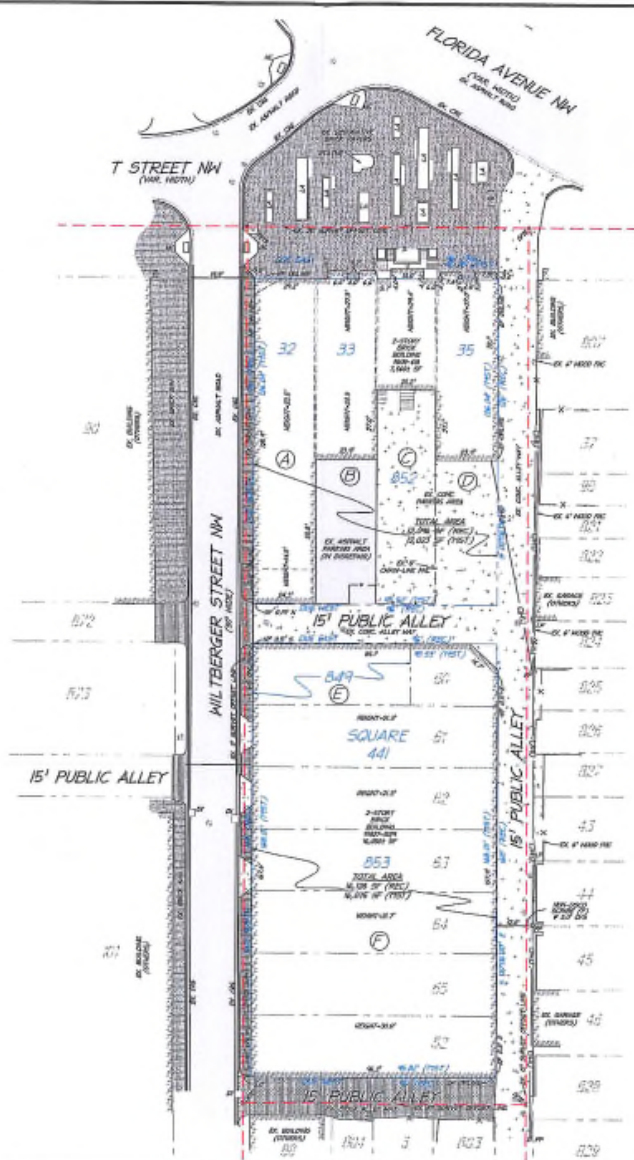
- 1.) THE PROPERTY SHOWN HEREIN IS LOCATED IN SQUARE 44 AND DIVIDED AS LOTS 32, 33, 34, 35, 37 AND 38.
- 2.) DURING THE PROCESS OF OUR PHYSICAL SURVEY NO MODIFICATIONS OF A CERTIFICATE HAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CONVICTIONS.
- 3.) BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREIN IS BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN THE DATES OF JUNE 4, 2015 AND JUNE 11, 2015.
- 4.) METEOROLOGICAL DATA SHOWN HEREIN IS EXTRACTED FROM COLLEGE PARK SURVEYING OFFICE (CPSO) DATA BASED ON THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA PLAT AND PLANS.
- 5.) NO CERTIFICATION IS MADE AS TO THE LOCATION OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY AND STORM SEWERS.
- 6.) NO GEOTECHNICAL, SUBSURFACE, FIELD TESTS, RESEARCH, AGENCY OR GOVERNMENTAL RECORDS, RECORDS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF, HETLANDS, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREIN.
- 7.) ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE FINISHED LEVEL OF BUILDING.
- 8.) WITH RESPECT TO OPTIONAL TABLE A ITEMS:
 ITEM 15, THERE IS NO OBSERVED EVIDENCE OF CURRENT BATHING NODS, BUILDING CONSTRUCTION OR BUILDING REMOVALS.
 ITEM 16, THERE IS NO APPARENT IMPROVED CHANNELS IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
 ITEM 18, THERE IS NO VISIBLE OBSERVATION OF THE SITE SHOWN HEREIN BEING USED AS A SOLID WASTE DUMP, BARRI, OR SIMILAR LANDFILL.
 ITEM 19, TO THE EXTENT FROM FROG LEG, SUBSECTIONAL INFORMATION, THERE ARE NO HETLANDS ON THIS SITE. A FIELD INSPECTION HAS BEEN CONDUCTED TO DETERMINE IF THERE ARE ANY SIMILAR EFFECTS.
 ITEM 20, THE PROFESSIONAL LIABILITY INSURANCE POLICY COVERED BY THE SURVEY IN THE PROPERTY ATTEST OF RECORDING IS TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

ZONING INFORMATION
 THIS INFORMATION IS FOR REFERENCE ONLY. NO CERTIFICATION IS MADE TO THE GENERAL ZONING COMPLIANCE OF THE SITE SHOWN HEREIN.
 ZONED: C-3-B
 SCHEDULED: PERMITS MATTER-OF-RIGHT MEDIUM DENSITY DEVELOPMENT, INCLUDING OFFICE-BUILDING, RESIDENTIAL, AND RECREATION. IT IS INTENDED FOR URBAN LOCALITIES. BEING THE LARGEST COMPONENT OF DEVELOPMENT WILL BE OFFICE-BUILDING AND URBAN NONRESIDENTIAL USES TO A MAXIMUM LOT OCCUPANCY OF ONE (1) PERCENT PER 500 (500) FOR RESIDENTIAL AND 400 (400) FOR OTHER PERMITTED USES, AND A MAXIMUM HEIGHT OF 30 (30) STORIES/STORIES (30) FEET. OTHER HAZARD REQUIREMENTS ARE TABLE (F) (F) FEET, ONE PERCENT DETACHED CHANGELING AND ONE PERCENT NON-DETACHED CHANGELING SIDE YARD REQUIREMENTS ARE 5 FEET (5) FEET.

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, PLEASE REFER TO THE DISTRICT OF COLUMBIA'S APPLICABLE ZONING CODES. COMPLIANCE OF THESE CODES ARE AT THE DISCRETION OF THE DISTRICT OF COLUMBIA'S ZONING ADMINISTRATION. THE ZONING LETTERS AS DESCRIBED ABOVE STATE THAT THERE ARE NO FLOOD ZONING VIOLATIONS FOR THE PROPERTIES.
D.C. BOUNDARY NOTE
 SURVEY INFORMATION FOR SQUARE 441 HAS OBTAINED FROM OFFICIAL CITY RECORDS AND RECORDED IN THE PUBLIC RECORDS. PROPERTY LINE COORDINATES FROM OFFICIAL RECORDS THAT 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 TRACK IMPROVEMENTS BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VIEWED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.
FLOOD ZONE NOTE
 THE PROPERTIES SHOWN HEREIN ARE LOCATED ON THE F.E.P.A. FLOOD HAZARD, CAPABILITY PANEL NO. 4001. REVISION NO. 10, DATED OCTOBER 21, 2000. BY ZONING DIVISION ONLY. THE PROPERTY SHOWN HEREIN IS SHOWN AS:
 FLOOD ZONE 2 - AREA OF PERMANENT FLOOD HAZARD
 A FIELD SURVEY HAS NOT BEEN PERFORMED TO DETERMINE THE FLOOD ZONES LISTED ABOVE. ALL ELEVATION CERTIFICATES MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A GUARANTEE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNERSHIP INFORMATION
 (A) DANIEL H. BENTON
 BY DEED RECORDED IN 18274 18274 ON 04/11/2010
 (B) PAULACE T. ZIGLI
 (NO DEED REFERENCE PROVIDED)
 (C) MATTHEW E. JOHNSON
 BY DEED RECORDED IN 18278 18278 ON 04/22/2010
 (D) CHRISTOPHER T. DENNIS
 BY DEED RECORDED IN 18279 18279 ON 05/01/2010
 (E) BRYAN M. THORNTON LLC
 BY DEED RECORDED IN 18279 18279 ON 05/01/2010
 (F) BRYAN M. THORNTON LLC
 BY DEED RECORDED IN 18279 18279 ON 04/28/2010

SURVEYOR'S CERTIFICATION
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OR ASSESSED THEREON IS BASED UPON FIELD MEASUREMENTS IN ACCORDANCE WITH THE 2011 FEDERAL STANDARD DEGREE REQUIREMENTS FOR ALTIMETRY LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NORS, AND HELD IN FORCE FROM 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON JAN 12, 2016.
 CHRISTOPHER C. FELLNER, LS
 LICENSED LAND SURVEYOR NO. 40371
 DISTRICT OF COLUMBIA



LEGEND

Symbol	Description	Symbol	Description
—	Survey - Square	—	Utility - Electric
—	Survey - Alley	—	Utility - Gas
—	Survey - Drive	—	Utility - Sewer
—	Survey - Easement	—	Utility - Storm Sewer
—	Survey - Right of Way	—	Utility - Telephone
—	Survey - Enclosure	—	Utility - Other
—	Survey - Boundary	—	Utility - Unknown
—	Survey - Easement	—	Utility - Other
—	Survey - Right of Way	—	Utility - Unknown
—	Survey - Enclosure	—	Utility - Other
—	Survey - Boundary	—	Utility - Unknown

NOTES CORRESPONDING TO SCHEDULE B-SECTION 2
SQUARE 441 - LOT 32
 THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE CERTIFICATE FOR TITLE INSURANCE FURNISHED BY OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. DCE-320806, WITH AN EFFECTIVE DATE OF MAY 14, 2014 AT 8:00 AM HAS BEEN REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREIN AND AS DESCRIBED IN SCHEDULE A OF SAID CERTIFICATE:
 THERE ARE NO EXCEPTIONS IN TITLE REPORT THAT ARE SURVEY RELATED
SQUARE 441 - LOT 33 (LOT 352 IN PART)
 THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE CERTIFICATE FOR TITLE INSURANCE FURNISHED BY OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. DCE-320806, WITH AN EFFECTIVE DATE OF MAY 14, 2014 AT 8:00 AM HAS BEEN REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREIN AND AS DESCRIBED IN SCHEDULE A OF SAID CERTIFICATE:
 THERE ARE NO EXCEPTIONS IN TITLE REPORT THAT ARE SURVEY RELATED
SQUARE 441 - LOT 34 (LOT 352 IN PART)
 THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE CERTIFICATE FOR TITLE INSURANCE FURNISHED BY OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. DCE-320806, WITH AN EFFECTIVE DATE OF MAY 14, 2014 AT 8:00 AM HAS BEEN REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREIN AND AS DESCRIBED IN SCHEDULE A OF SAID CERTIFICATE:
 THERE ARE NO EXCEPTIONS IN TITLE REPORT THAT ARE SURVEY RELATED
SQUARE 441 - LOT 35
 THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE CERTIFICATE FOR TITLE INSURANCE FURNISHED BY OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. DCE-320806, WITH AN EFFECTIVE DATE OF MAY 14, 2014 AT 8:00 AM HAS BEEN REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREIN AND AS DESCRIBED IN SCHEDULE A OF SAID CERTIFICATE:
 THERE ARE NO EXCEPTIONS IN TITLE REPORT THAT ARE SURVEY RELATED
SQUARE 441 - LOT 37 AND 38
 THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE CERTIFICATE FOR TITLE INSURANCE FURNISHED BY OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. DCE-320806, WITH AN EFFECTIVE DATE OF MAY 14, 2014 AT 8:00 AM HAS BEEN REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREIN AND AS DESCRIBED IN SCHEDULE A OF SAID CERTIFICATE:
 THERE ARE NO EXCEPTIONS IN TITLE REPORT THAT ARE SURVEY RELATED

christopher consultants
 engineering - surveying - land planning
 8017 11th Avenue NW, Suite 1000, Silver Spring, MD 20910
 PHONE: 301.581.1100 FAX: 301.581.1101

ALTIMETRY LAND TITLE SURVEY
 OF
 LOTS 32, 33, 34, 35, 37 AND 38
 SQUARE 441
 DISTRICT OF COLUMBIA

PROJECT INFORMATION
SCALE: 1" = 20'
DATE: 06/10/16
DRAWN BY: CCF/DFP
CHECKED BY: CCF
SHEET NO. 1 OF 1

10256-4

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19217
 EXHIBIT NO. 11