

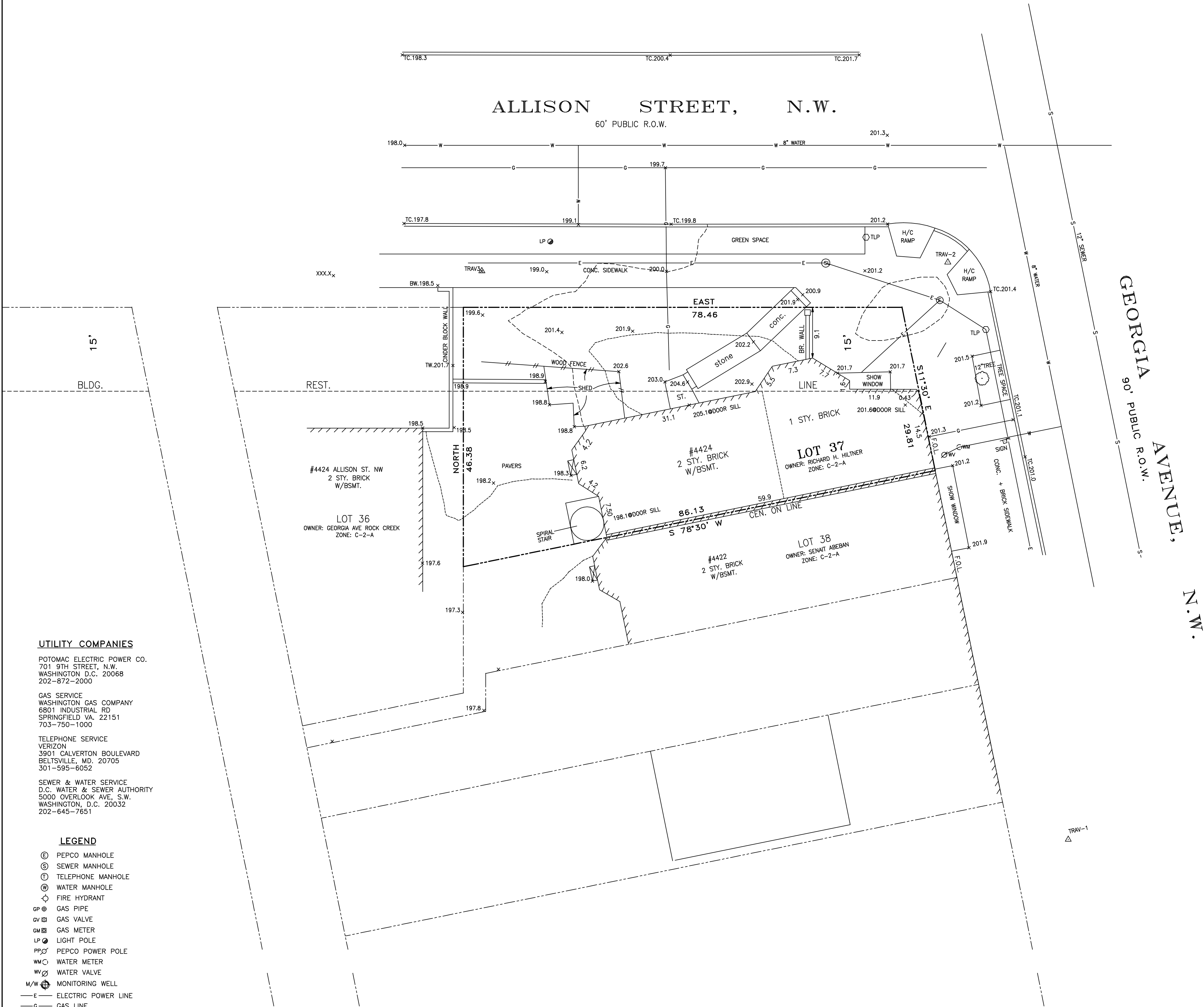
UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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 LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

WASA-BENCHMARK
WASA MANHOLE LOCATED ON INTERSECTION OF
GEORGIA AVENUE AND ALLISON ST 12" SEWER LINE
MAP NO. WASA MAP DC-19-20 NW
ELEVATION = 202.30

BENCHMARK
SEWER MH.
T:202.30
I:190.85

SCALE: 1" = 10'



UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9TH STREET, N.W.
WASHINGTON, D.C. 20068
202-872-2000

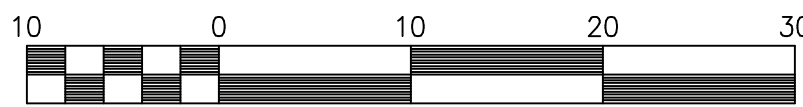
GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA. 22151
703-750-1000

TELEPHONE SERVICE
VERIZON
3901 CALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301-595-6052

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVE. S.W.
WASHINGTON, D.C. 20032
202-645-7651

LEGEND

- ⊙ PEPCO MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER MANHOLE
- ⊙ FIRE HYDRANT
- GP GAS PIPE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- PPC PEPCO POWER POLE
- WM WATER METER
- WV WATER VALVE
- M/W MONITORING WELL
- E ELECTRIC POWER LINE
- G GAS LINE
- S SEWER LINE
- T TELEPHONE LINE
- W WATER LINE
- x CHAIN LINK FENCE
- O— OVER HEAD ELECTRIC WIRE



Scale 1" = 10'

GENERAL NOTES:

- TOTAL AREA OF PROPERTY BY RECORD 3,103 SQ.FT.
- TOTAL AREA OF BUILDING FOOTPRINT 1,202 SQ.FT.
- D.C. PUBLIC WORKS DATUM USED.
- FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO.110001 0010C.
- TOTAL NUMBER OF PARKING SPACES IS 0.
- PROPERTY IS ZONED C-2-A AS PER ZONING MAP OF THE DISTRICT OF COLUMBIA.
- SUBJECT TO MODIFICATION AND/OR VERIFICATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

6. PROPERTY IS ZONED C-2-A.

ZONING SET BACK REQUIREMENTS FOR C-2-A

HEIGHT OF BUILDING ALLOWED: 50 FT. MAXIMUM/ HEIGHT (STORES)- NO LIMIT
HEIGHT OF BUILDING MEASURED: _____ FT.

PERCENTAGE LOT COVERAGE ALLOWED - 60%

PERCENTAGE LOT COVERAGE MEASURED - _____%

FLOOR AREA RATIO ALLOWED - APARTMENT USE OR

OTHER RESIDENTIAL USE - 2.5

OTHER USE PERMITTED - 1.5

MAXIMUM PERMITTED - 2.5

FRONT YARD MINIMUM- NONE REQUIRED.

REAR YARD SET BACK - 15 FEET MINIMUM

SIDE YARD MINIMUM -

NONE REQUIRED BUT WHERE A SIDE YARD IS PROVIDED
IT SHALL BE TWO (2 IN) WIDE FOR EACH FOOT
OF HEIGHT OF BUILDING BUT NOT LESS THAN SIX FOOT (6 FT.)

No.	DESCRIPTION	NAME	DATE
1	REVISIONS		

DRAWN	R. P.
DESIGNED	
CHECKED	A.H.
SCALE	1" = 10'

AAH CONSULTANTS LLC

ENGINEERS - SURVEYORS - CONSULTANTS
4200 FORBES BLVD. SUITE 111
LANHAM, MARYLAND 20706
301-429-1750 (PH) 301-429-1757 (FAX)

#4424 GEORGIA AVENUE, N.W.

EXISTING CONDITION SURVEY
LOT 37 SQUARE 2917
WASHINGTON, DC.

DATE	12-18-2015
SHEET	1 OF 1
JOB No.	15-225