

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.

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9th STREET, N.W.
WASHINGTON D.C. 20068
202-331-6237

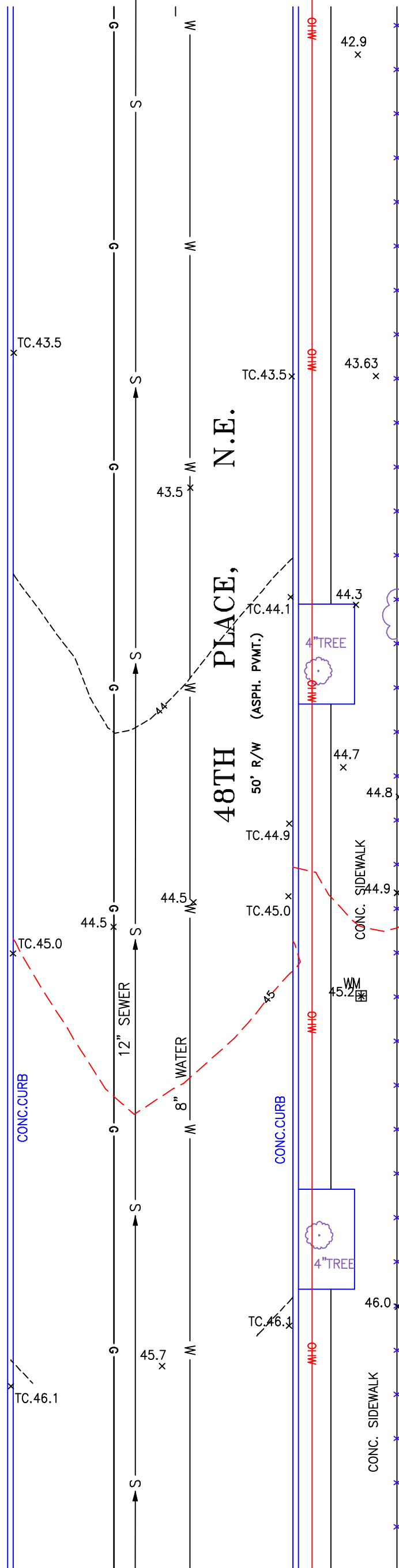
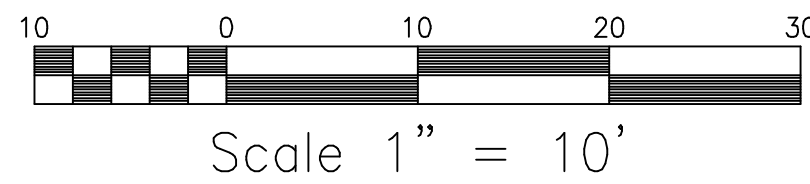
GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA. 22151
703-750-1000

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

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVENUE, S.W.
WASHINGTON, D.C. 20032

LEGEND

- UNKNOWN MANHOLE
- PEPCO MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- LIGHT POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- MONITORING WELL
- ELECTRIC POWER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- WATER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- OVER HEAD WIRE
- PROPERTY LINE



NOTE: EXISTING UTILITY LOCATION ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATION MUST BE FIELD VERIFIED

WASA BENCHMARK

WASA SEWER MANHOLE LOCATED
48TH PLACE NE
SHEET: PQ-5-6 - NE- SEWER
TOP ELEV=49.8

SCALE: 1"= 10'

VICINITY MAP
SCALE: NOT TO SCALE

ALLEY

PUBLIC

SOUTH

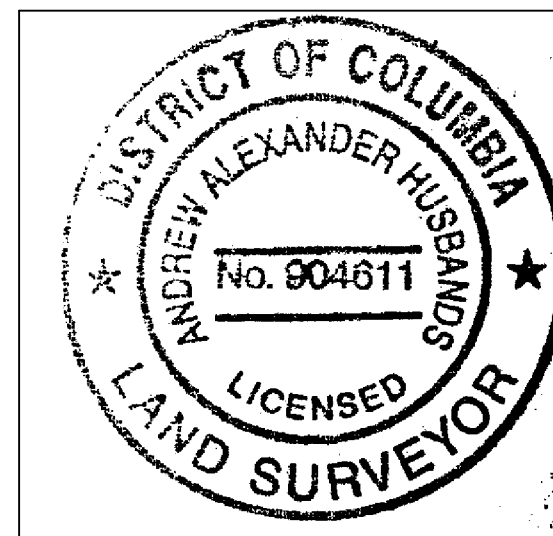
GENERAL NOTES:

- TOTAL AREA OF PROPERTY BY RECORD 2,160.0 SQ. FT..
- APPROXIMATE AREA OF BUILDING FOOTPRINT 0.0 SQ. FT.. (VACANT)
- FLOOD ZONE DESIGNATION "X" MINIMAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO. 110001 0043C.
- PROPERTY IS ZONED R-2, A RESIDENTIAL USE ZONE AS PER CURRENT AVAILABLE ZONING MAP.
- TOTAL NUMBER OF PARKING SPACES ON SITE = 0
- PROPERTY MEASURED DIMENSIONS SUBJECT TO MODIFICATION AND/OR VERIFICATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY.

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.

ANDREW HUSBANDS
PROFESSIONAL LAND SURVEYOR No. 964611



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No.				
SHEET TITLE		EXISTING CONDITION		
PROJECT ADDRESS		#1119 48TH PLACE, N.E. LOT 10 SQUARE 5158 WASHINGTON, DC.		
DRAWN BY: R.P.		DESIGNED BY:		CHECKED BY: A.A.H.
SCALE 1"=10'		DATE 01-10-24		
SHEET DOEE001		JOB No. 23-35		
Board of Zoning Adjustment City of Columbia CASE NO.21133 Case No. 20				