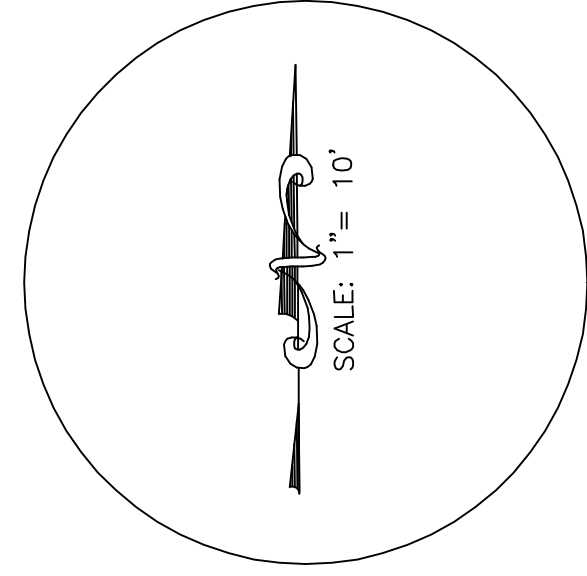


UTILITY DISCLAIMER
 THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT 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.

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



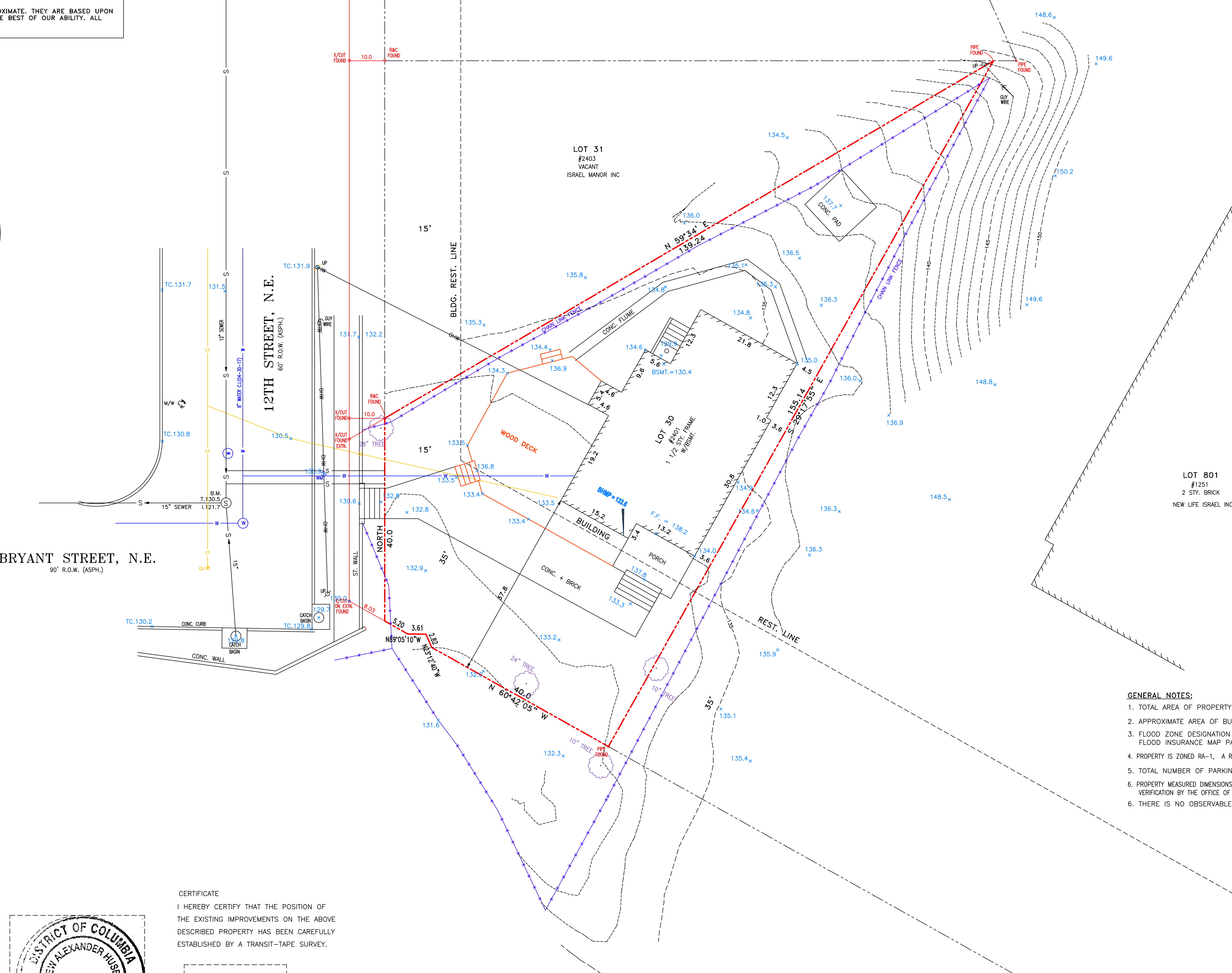
WASA BENCHMARK
 WASA SEWER MANHOLE LOCATED AT 12TH STREET NE
 SHEET: CD - 11-12 - NE- SEWER
 TOP ELEV-130.5

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

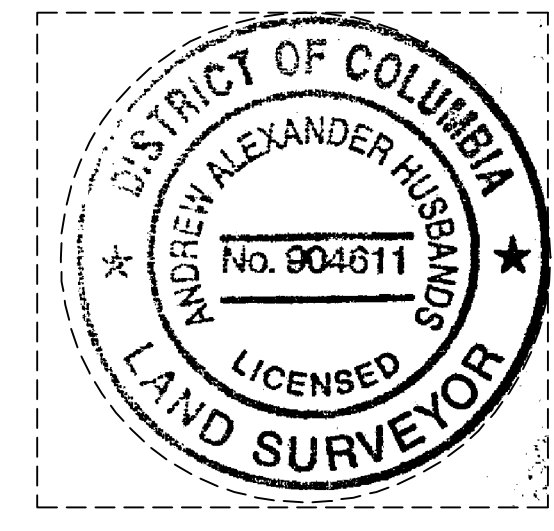
- LEGEND**
- ⊙ UNKNOWN MANHOLE
 - ⊙ PEPCO MANHOLE
 - ⊙ SEWER MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ WATER MANHOLE
 - ⊙ FIRE HYDRANT
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ MONITORING WELL
 - E- ELECTRIC POWER LINE
 - G- GAS LINE
 - S- SEWER LINE
 - T- TELEPHONE LINE
 - W- WATER LINE
 - x-x CHAIN LINK FENCE
 - W- WOOD FENCE
 - OHW- OVER HEAD WIRE
 - - - PROPERTY LINE

BRYANT STREET, N.E.
 90' R.O.W. (ASPH.)

12TH STREET, N.E.
 60' R.O.W. (ASPH.)

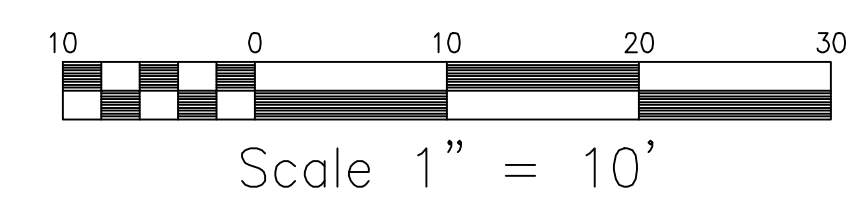


- GENERAL NOTES:**
- TOTAL AREA OF PROPERTY BY RECORD 6,322.0 SQ. FT..
 - APPROXIMATE AREA OF BUILDING FOOTPRINT 1,218.0 SQ. FT.. VACANT
 - FLOOD ZONE DESIGNATION "X" MINIMAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO. 110001 0018C.
 - PROPERTY IS ZONED RA-1, A RESIDENTIAL USE ZONE AS PER CURRENT AVAILABLE 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. 904611



COPYRIGHT: AAH CONSULTANTS LLC REPRODUCTION OR RE-USE IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS FORBIDDEN	
No.	REVISIONS DESCRIPTION
	DATE

EXISTING CONDITIONS
 PROJECT ADDRESS
#2401 12TH STREET, N.E.
LOT 30 SQUARE 3939
 WASHINGTON, DC.

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

DESIGNED BY: R.P.
 CHECKED BY: A.A.H.

SCALE: 1"=10'

DATE: 02-15-22
 SHEET: DOEE001
 JOB No. 22-033

Board of Zoning Adjustments
 Case No. 20759