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2012 DEC 19 PM 2:52

Attachment 1

St. Elizabeths East Campus Subdivision Plat (Square S-5868)

ZONING COMMISSION
District of Columbia

CASE NO. 04-08C/02-45

EXHIBIT NO. 3

ZONING COMMISSION
District of Columbia
CASE NO.04-08C/02-45
EXHIBIT NO.3

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful possession thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby subdivides Lots 800 and 802, Square S-5868 into two Lots and Squares S-5868 and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

OWNERS

DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR FOR
PLANNING AND ECONOMIC DEVELOPMENT

[Signature]
WITNESS SIGNATURE

[Signature]
VICTOR L. HOSKINS, DEPUTY MAYOR

[Signature]
WITNESS SIGNATURE

Subscribed and sworn before me this 5 day of APRIL, 2012

[Signature]
Notary Public

9/30/2015
My Commission Expires

[Signature]
My Commission Expires 9/30/2015

NUMBER OF TRUSTS: 0

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: A.M.T.

Drawn by: L.E.S. Checked by: *[Signature]*

Record and computations by: B. MYERS

Recorded at: 10:18 AM on APRIL 27, 2012

Recorded in Book 206 Page 96 SR-12-02098

Scale: 1 inch = 300 feet

File No. 12-01307

OFFICE OF TAX AND REVENUE

4/19 2012 DW

I certify that the following statements relating to this subdivision are correct.

1. Ownership agrees with our records: 4/19/12 DW
2. Real estate taxes are paid to: 9/30/12 DW
3. There are no unpaid assessments: 4/19/12 DW

[Signature]
Chief Assessment Administrator

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

[Signature] 4/19/12

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

4/25/2012

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: UNZoned / SP-1 (PUD) (4008)
[Signature]
Zoning Administrator

THE DISTRICT DEPARTMENT OF THE ENVIRONMENT (DDOE)

4/25/2012

I certify that this subdivision complies with all applicable provisions of DCMR30, Chapter 31 - Flood Hazard Rules, of the District of Columbia.

Flood Zone & Flood Elevation:

[Signature]
DDOE Official

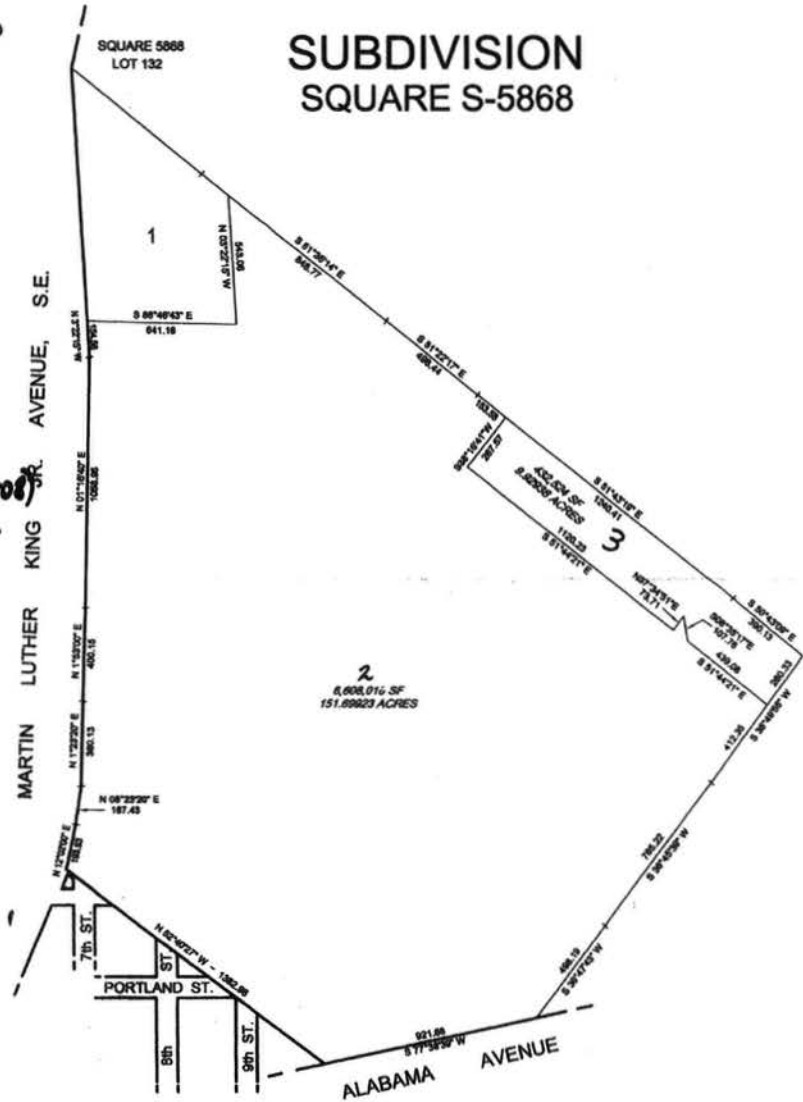
[Signature] 4/25/2012
HISTORIC PRESERVATION

OFFICE OF THE SURVEYOR

April 27, 2012

I certify that this plat is correct and is hereby recorded.

[Signature]
Surveyor, D.C.



SUBDIVISION
SQUARE S-5868

SQUARE 5868
LOT 132

Attachment 2

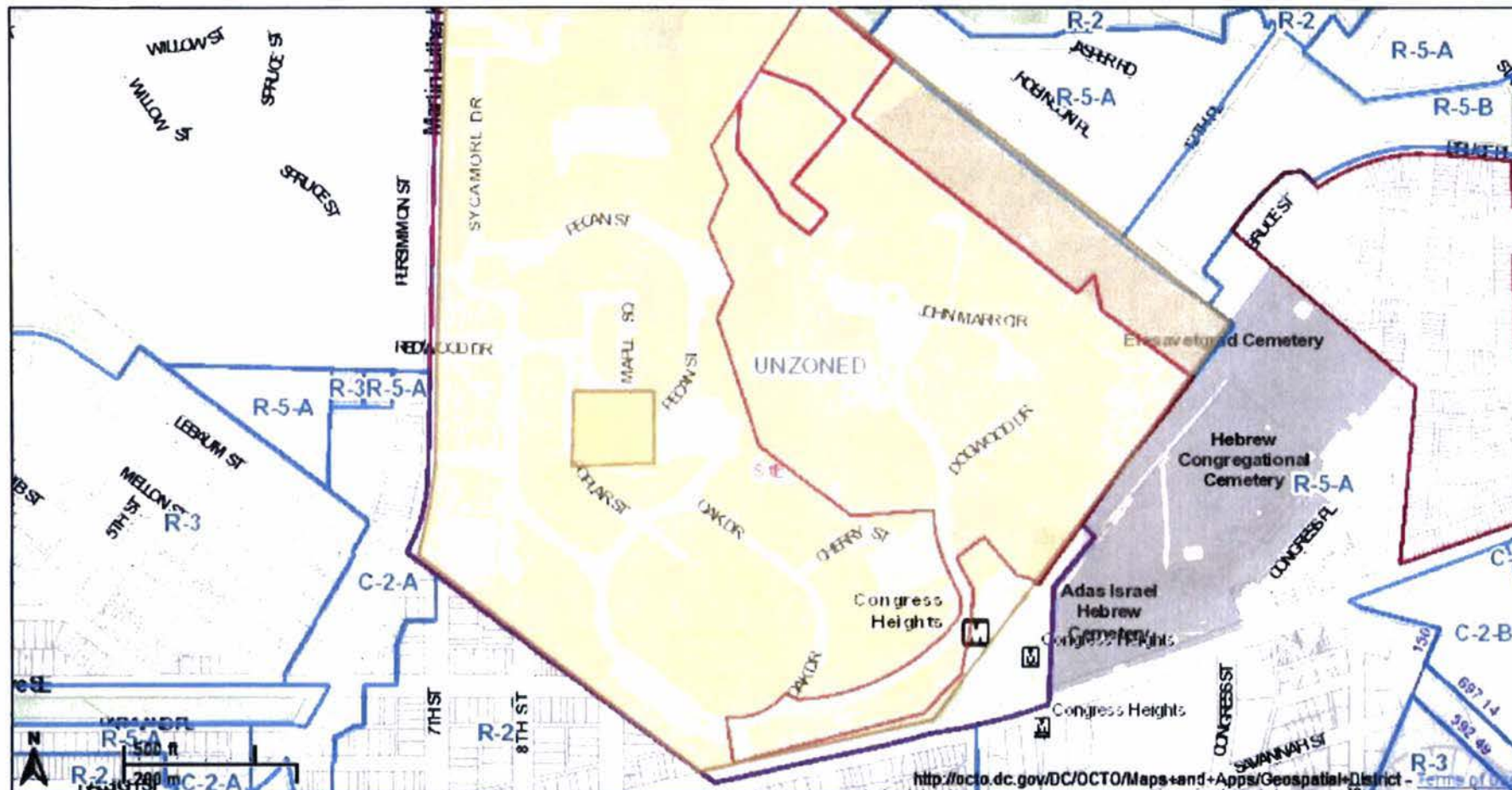
Extract of the District of Columbia Zoning Map (October 18, 2012)



District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

October 18, 2012



Zoning Layers

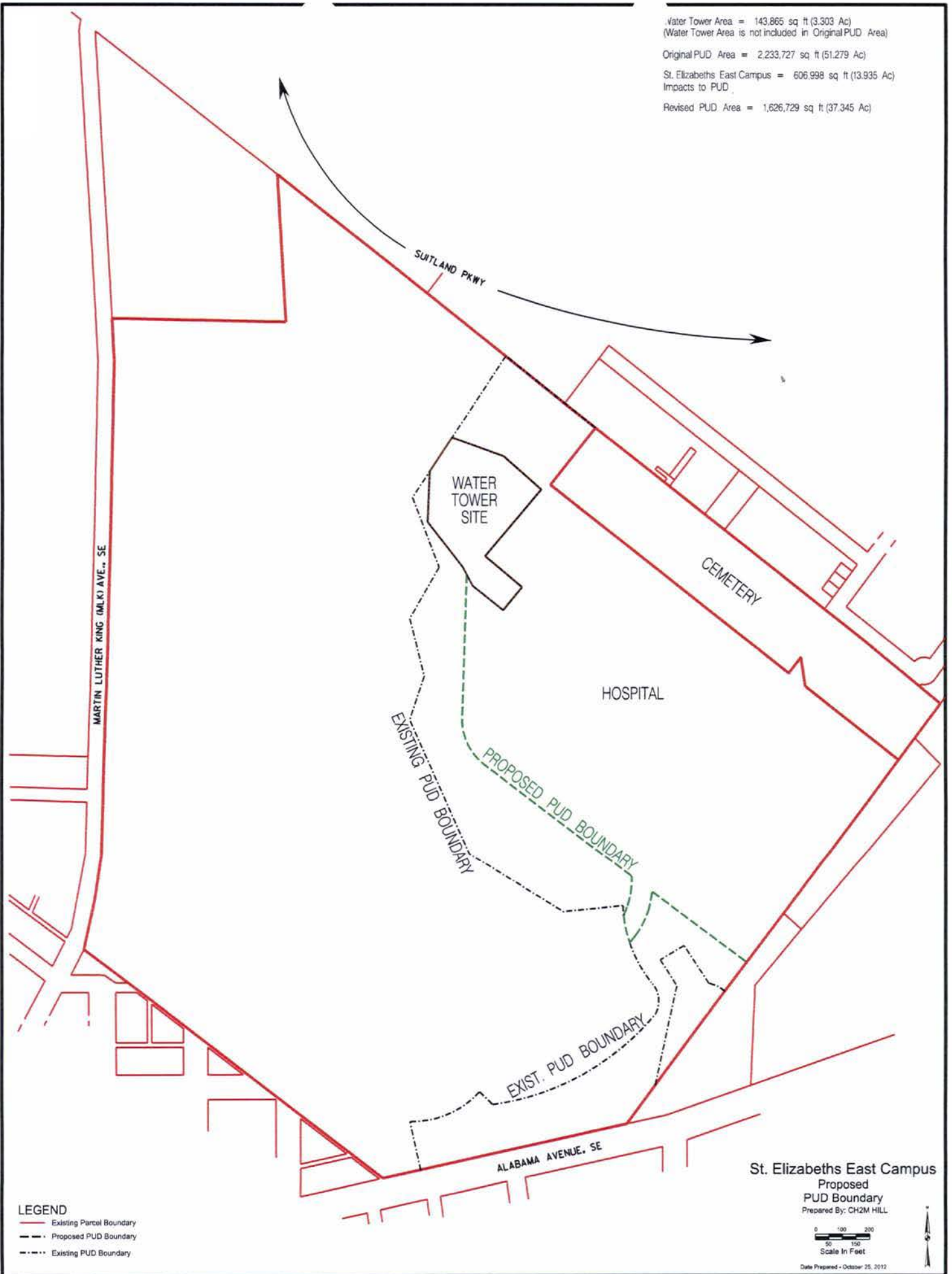
Zone Districts	Overlays Districts	TDRs	Air Rights Zone
Pending Zones	Pending Overlay Districts	Pending FUDs	Baist Index
Historic Districts	Campus Plans	Active FUDs	CEA

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

Attachment 3

Proposed PUD Boundary Map

Water Tower Area = 143,865 sq ft (3.303 Ac)
 (Water Tower Area is not included in Original PUD Area)
 Original PUD Area = 2,233,727 sq ft (51,279 Ac)
 St. Elizabeths East Campus = 606,998 sq ft (13.935 Ac)
 Impacts to PUD
 Revised PUD Area = 1,626,729 sq ft (37,345 Ac)



St. Elizabeths East Campus
 Proposed
 PUD Boundary
 Prepared By: CH2M HILL

0 50 100 200
 Scale In Feet

Date Prepared - October 25, 2012

Attachment 4

Sketch of Proposed Hospital A&T Lot/Legal Description

LOT 19

SQUARE 5875
LOT 903

SQUARE 5875
LOT 38

NOTE:
SEE SHEET 2 FOR LINE
AND CURVE TABLES



SUBDIVISION BK. 206

PG. 95

LOT 6

HOSPITAL A&T LOT

Area: 1,626,729 SQ. FT.
or 37.34456 AC.

PARCEL
228/162

P.O.B.

LOT 13

LOT 12

LOT 105

LOT 15

LOT 16

LOT 18a

PARCEL
228/144



SKETCH OF
PROPOSED HOSPITAL A&T LOT
FOR

ST. ELIZABETH EAST CAMPUS
ZONING AMENDMENT
SUBDIVISION LOT 2 - SQUARE S-5868
SUBDIVISION BOOK 206 PAGE 95

SCALE: 1"=300' AUGUST 6, 2012

AMT, LLC

PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET, N.E. SUITE 430
WASHINGTON, D.C. 20002
PHONE: (202) 289-4546 FAX: (202) 289-6051

SHEET 1 OF 2

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord
C1	78.85	401.48	11°15'12"	S12° 19' 58"W	78.73
C2	100.97	300.00	19°17'01"	S27° 36' 05"W	100.49
C3	107.34	482.11	12°45'27"	N12° 05' 33"W	107.12
C4	36.64	222.00	9°27'27"	N22° 41' 17"E	36.60
C5	111.85	323.48	19°48'42"	N08° 03' 13"E	111.30
C6	204.60	215.00	54°31'29"	N25° 29' 40"W	196.97

Line Table		
Line #	Length	Direction
L1	412.35	S36° 49' 55"W
L2	526.28	S36° 45' 39"W
L3	436.09	N52° 45' 24"W
L4	31.92	S37° 14' 36"W
L5	679.95	N52° 45' 24"W
L6	524.90	N1° 46' 04"E
L7	48.22	S27° 52' 36"E
L8	142.43	S51° 45' 30"E
L9	109.02	N39° 54' 57"E
L10	178.71	N50° 05' 03"W
L11	320.96	N40° 17' 45"E
L12	186.81	N48° 29' 59"W
L13	201.04	N70° 09' 44"W
L14	358.90	N33° 26' 28"E
L15	269.80	S51° 22' 17"E
L16	153.58	S51° 43' 19"E
L17	267.57	S38° 16' 41"W
L18	1120.23	S51° 44' 21"E
L19	73.71	N37° 34' 51"E
L20	107.76	S8° 35' 17"E
L21	439.08	S51° 44' 21"E



SKETCH OF
PROPOSED HOSPITAL A&T LOT
FOR
ST. ELIZABETH EAST CAMPUS
ZONING AMENDMENT
SUBDIVISION LOT 2 - SQUARE S-5868
SUBDIVISION BOOK 206 PAGE 95
AUGUST 6, 2012

AMT, LLC

PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET, N.E. SUITE 430
WASHINGTON, D.C. 20002
PHONE: (202) 289-4545 FAX: (202) 289-5051

**DESCRIPTION OF
PROPOSED HOSPITAL A & T LOT
FOR
ST. ELIZABETH EAST CAMPUS ZONING AMENDMENT
SUBDIVISION LOT 2, SQUARE S-5868
DISTRICT OF COLUMBIA**

August 6, 2012

Being part of Subdivision Lot 2 in Square S-5868 as shown on a Plat of Subdivision recorded April 27, 2012 in Subdivision Book 206 at Page 95 among the Records of the Office of the Surveyor of the District of Columbia, and being more particularly described as follows:

Beginning for the same at the beginning of the South 36° 49' 55" West, 412.35 foot line of said Subdivision Lot 2; thence binding on and running with the outline of said Subdivision Lot 2 the following two (2) courses and distances

1. South 36° 49' 55" West, 412.35 feet to a point; thence
2. South 36° 45' 39" West, 526.28 feet to a point; thence running in, through, over and across said Subdivision Lot 2 the following seventeen (17) courses and distances
3. North 52° 45' 24" West, 436.09 feet to a point; thence
4. 78.85 feet along the arc of a curve to the right having a radius of 401.48 feet, a delta angle of 11° 15' 12" and a chord bearing and distance of South 12° 19' 58" West, 78.73 feet to a point; thence
5. 100.97 feet along the arc of a curve to the right having a radius of 300.00 feet, a delta angle of 19° 17' 01" and a chord bearing and distance of South 27° 36' 05" West, 100.49 feet to a point; thence
6. South 37° 14' 36" West, 31.92 feet to a point; thence
7. 107.34 feet along the arc of a curve to the right having a radius of 482.11 feet, a delta angle of 12° 45' 27" and a chord bearing and distance of North 12° 05' 33" West, 107.12 feet to a point; thence

8. 36.64 feet along the arc of a curve to the left having a radius of 222.00 feet, a delta angle of $9^{\circ} 27' 27''$ and a chord bearing and distance of North $22^{\circ} 41' 17''$ East, 36.60 feet to a point; thence
9. 111.85 feet along the arc of a curve to the left having a radius of 323.48 feet, a delta angle of $19^{\circ} 48' 42''$ and a chord bearing and distance of North $8^{\circ} 03' 13''$ East, 111.30 feet to a point; thence
10. North $52^{\circ} 45' 24''$ West, 679.95 feet to a point; thence
11. 204.60 feet along the arc of a curve to the right having a radius of 215.00 feet, a delta angle of $54^{\circ} 31' 29''$ and a chord bearing and distance of North $25^{\circ} 29' 40''$ West, 196.97 feet to a point; thence
12. North $1^{\circ} 46' 04''$ East, 524.90 feet to a point; thence
13. South $27^{\circ} 52' 36''$ East, 48.22 feet to a point; thence
14. South $51^{\circ} 45' 30''$ East, 142.43 feet to a point; thence
15. North $39^{\circ} 54' 57''$ East, 109.02 feet to a point; thence
16. North $50^{\circ} 5' 3''$ West, 178.71 feet to a point; thence
17. North $40^{\circ} 17' 45''$ East, 320.96 feet to a point; thence
18. North $48^{\circ} 29' 59''$ West, 186.81 feet to a point; thence
19. North $70^{\circ} 9' 44''$ West, 201.04 feet to a point; thence
20. North $33^{\circ} 26' 28''$ East, 358.90 feet to a point on the outline of said Subdivision Lot 2; thence binding on and running with the said outline the following seven (7) courses and distance
21. South $51^{\circ} 22' 17''$ East, 269.80 feet to a point; thence
22. South $51^{\circ} 43' 19''$ East, 153.58 feet to a point; thence
23. South $38^{\circ} 16' 41''$ West, 267.57 feet to a point; thence
24. South $51^{\circ} 44' 21''$ East, 1120.23 feet to a point; thence
25. North $37^{\circ} 34' 51''$ East, 73.71 feet to a point; thence
26. South $08^{\circ} 35' 17''$ East, 107.76 feet to a point; thence

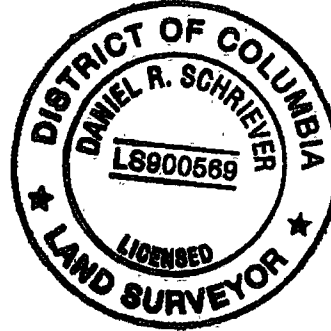
27. South 51° 44' 21" East, 439.08 feet to the Point of Beginning.

Containing a computed area of 1,626,729 square feet or 37.34456 acres, more or less.



8-6-12

Daniel R. Schriever
Licensed Land Surveyor
District of Columbia No. LS 900569
For AMT, LLC



Attachment 5

Proposed Hospital PUD Boundary Adjustment Map

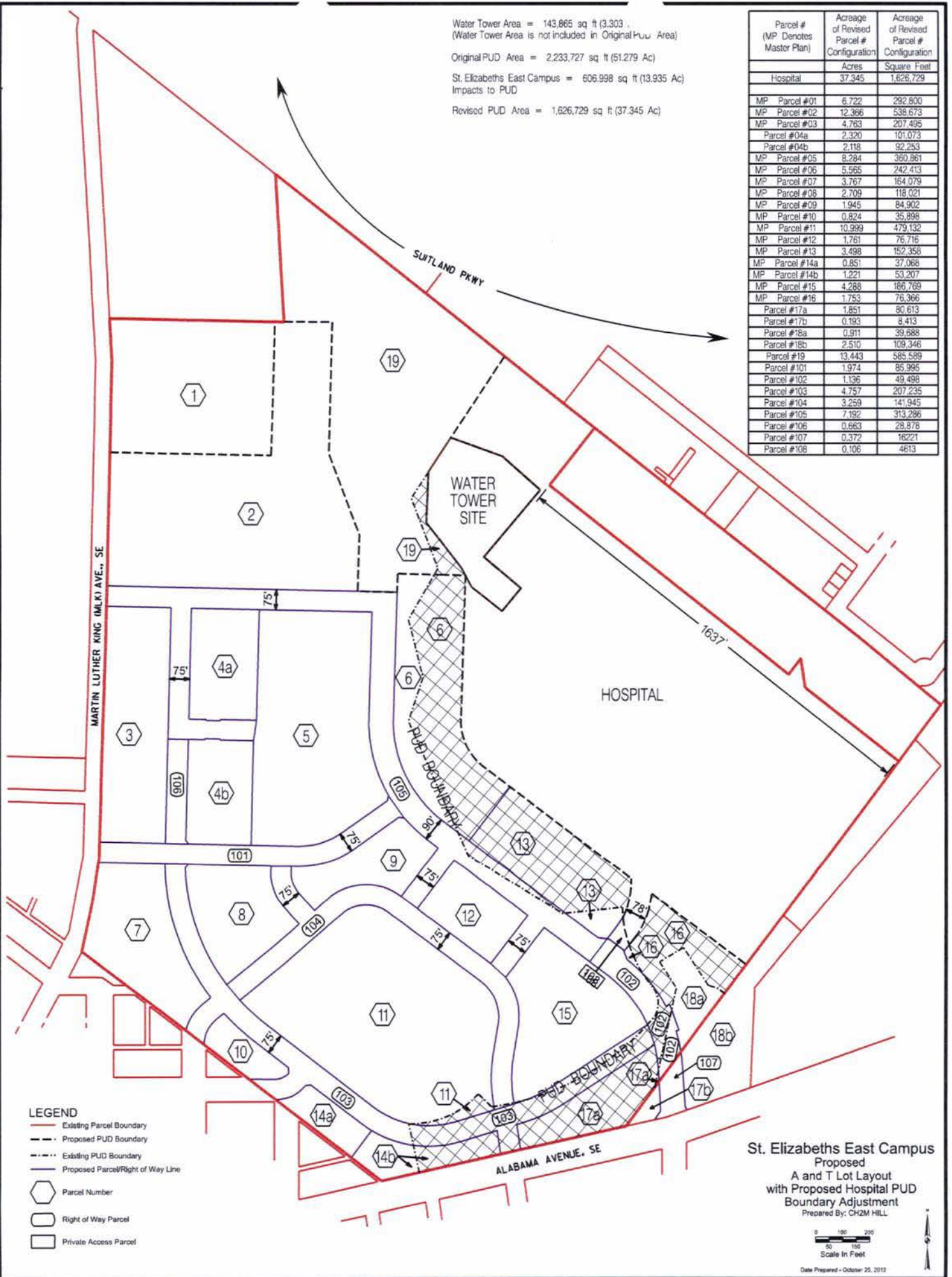
Water Tower Area = 143,865 sq ft (3.303)
(Water Tower Area is not included in Original PUD Area)

Original PUD Area = 2,233,727 sq ft (51.279 Ac)

St. Elizabeths East Campus = 606,998 sq ft (13.935 Ac)
Impacts to PUD

Revised PUD Area = 1,626,729 sq ft (37.345 Ac)

Parcel # (MP Denotes Master Plan)	Acreage of Revised Parcel # Configuration	Acreage of Revised Parcel # Configuration
Hospital	37.345	1,626,729
MP Parcel #01	6.722	292,800
MP Parcel #02	12.366	538,673
MP Parcel #03	4.763	207,495
Parcel #04a	2.320	101,073
Parcel #04b	2.118	92,253
MP Parcel #05	8.284	360,861
MP Parcel #06	5.565	242,413
MP Parcel #07	3.767	164,079
MP Parcel #08	2.709	118,021
MP Parcel #09	1.945	84,902
MP Parcel #10	0.824	35,898
MP Parcel #11	10.999	479,132
MP Parcel #12	1.761	76,716
MP Parcel #13	3.498	152,358
MP Parcel #14a	0.851	37,068
MP Parcel #14b	1.221	53,207
MP Parcel #15	4.288	186,769
MP Parcel #16	1.753	76,366
Parcel #17a	1.851	80,613
Parcel #17b	0.193	8,413
Parcel #18a	0.911	39,688
Parcel #18b	2.510	109,346
Parcel #19	13.443	585,589
Parcel #101	1.974	85,995
Parcel #102	1.136	49,498
Parcel #103	4.757	207,235
Parcel #104	3.259	141,945
Parcel #105	7.192	313,286
Parcel #106	0.663	28,878
Parcel #107	0.372	16,221
Parcel #108	0.106	4,613



Attachment 6

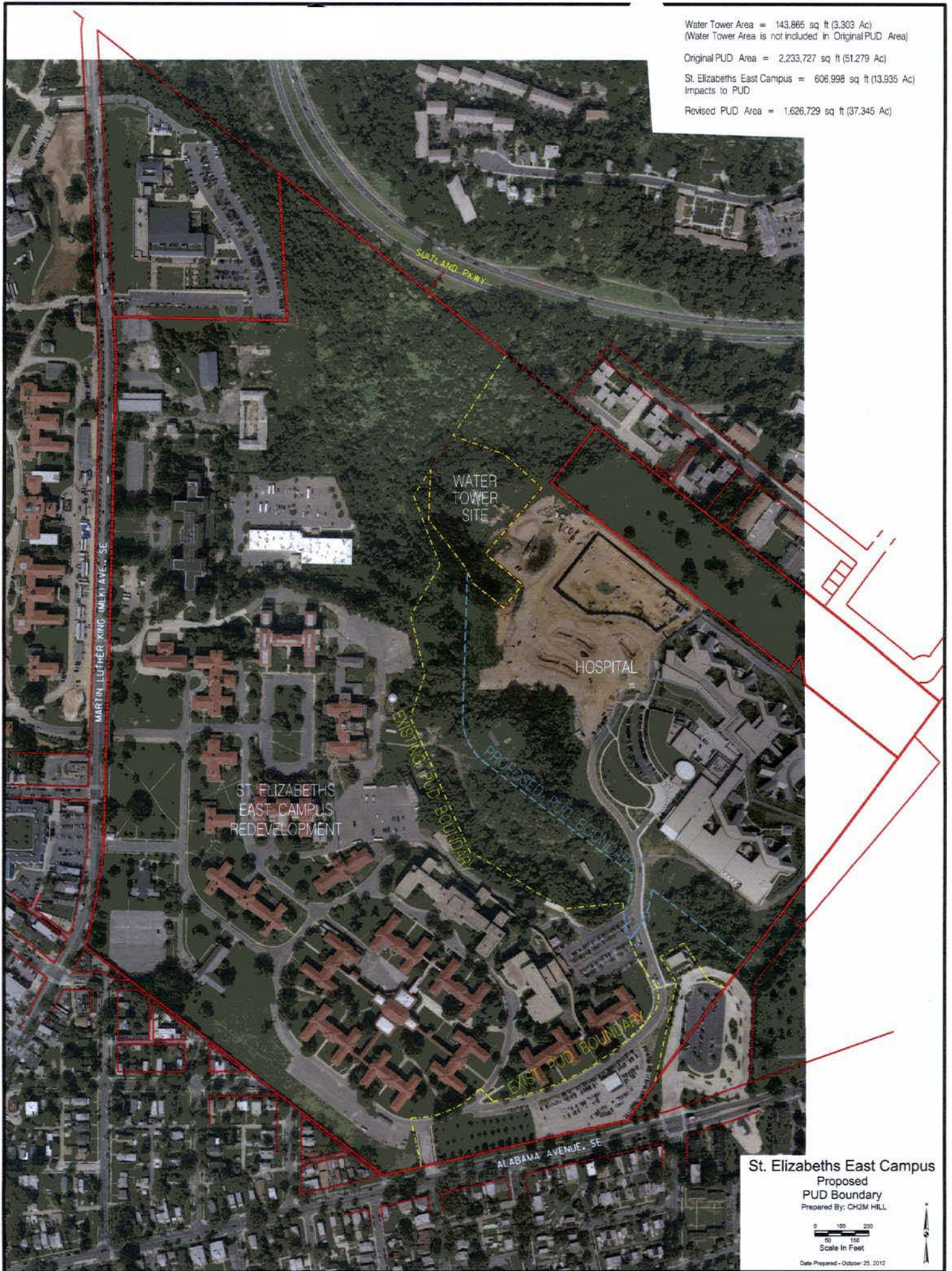
Proposed PUD Boundary Aerial Map

Water Tower Area = 143,865 sq ft (3.303 Ac)
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St. Elizabeths East Campus
Proposed
PUD Boundary
Prepared By: CH2M HILL

0 100 200
50 100
Scale In Feet

Date Prepared - October 25, 2012



Attachment 7

Original PUD Site Layout Plan

Attachment 8

Development Data Comparison Chart

Request for modification to PUD boundary

Development Data Chart Comparison

	<u>Current</u>	<u>Proposed</u>
Total PUD Site Area	51.279 acres (2,233,725 s.f.)	37.345 acres (1,626,729 s.f.)
Required Minimum for PUD (SP-1) = 15,000 s.f.		
Gross Floor Area	448,190 s.f.	448,190 s.f.
Floor Area Ratio	0.2 FAR	0.275 FAR
Permitted for SP-1 (PUD) = 4.5		
Building Height	46 feet	46 feet
Permitted for SP-1 (PUD) = 75 feet		
Lot Occupancy	11%	14.8%
Permitted = 80%		
Parking	330 spaces	330 spaces
Required = 290		