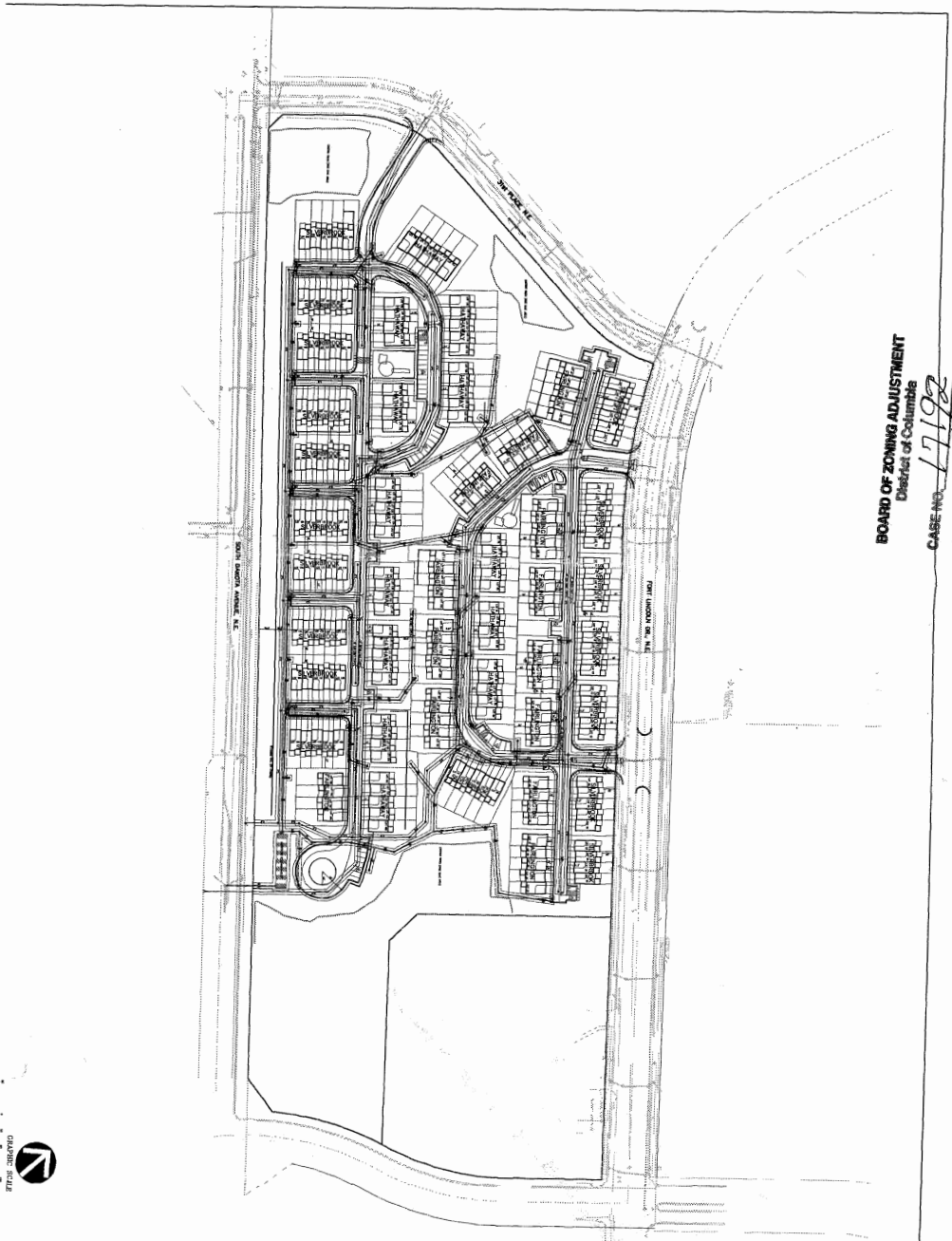
RECEIVED
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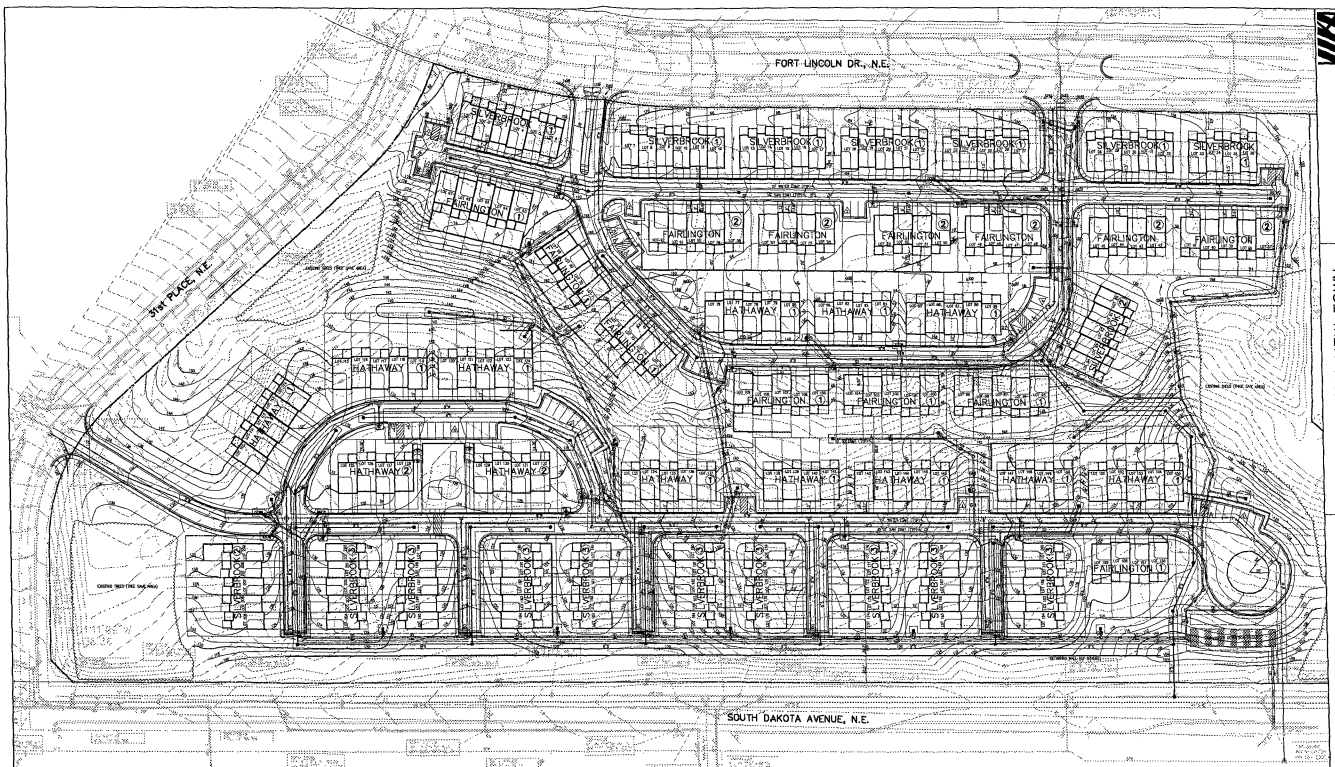
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District of Columbia
CASE NO. 17102
EXHIBIT NO. 3

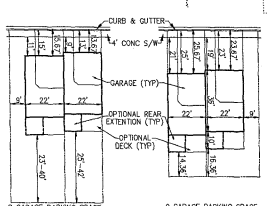
GRID HEADING

OVERALL SITE PLAN

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA GERMANTOWN, MD LEESBURG, VA

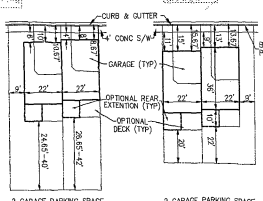




2 GARAGE PARKING SPACE
HATHAWAY (1)

2 GARAGE PARKING SPACE
HATHAWAY (2)

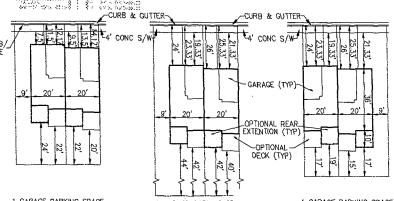
TYPICAL HATHAWAY LOT LAYOUTS
SCALE: 1"=20'



2 GARAGE PARKING SPACE
FAIRLINGTON (1)

2 GARAGE PARKING SPACE
FAIRLINGTON (2)

TYPICAL FAIRLINGTON LOT LAYOUTS
SCALE: 1"=20'



1 GARAGE PARKING SPACE
SILVERBROOK (1)

1 GARAGE PARKING SPACE
SILVERBROOK (2)

1 GARAGE PARKING SPACE
SILVERBROOK (3)

TYPICAL SILVERBROOK LOT LAYOUTS
SCALE: 1"=20'

NOTES:

1. THIS PLAN REQUESTS A MODIFICATION TO THE FRONT YARD REQUIREMENT FOR THE FAIRLINGTON LOTS, A MODIFICATION TO THE REAR YARD REQUIREMENT FOR SILVERBROOK LOTS, AND A MODIFICATION TO THE FRONT YARD REQUIREMENT FOR THE HATHAWAY LOTS AND TO THE REAR YARD REQUIREMENT ON OTHER SELECTED HATHAWAY LOTS.

SITE TABULATION:

TOTAL SITE AREA: 585,169.62 SF OR 13.68826 ACRES
BUILDING AREA: 270,000.00 SF OR 13.20616 ACRES
TOTAL FAR: 0.58

NUMBER OF UNITS:
HATHAWAY: 60
FAIRLINGTON: 58
SILVERBROOK: 91
TOTAL UNITS: 209

PARKING PROVIDED:
GARAGE SPACES: 237
SURFACE SPACES: 61 (INCL.1 HC)
TOTAL PARKING: 388 SPACES PROVIDED

GRAPHIC SCALE

VIKA

VIKA, VIRGINIA, INC. ARCHITECTURE & ENGINEERING
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
PHONE: (703) 442-7800 FAX: (703) 761-2787
WEB: WWW.VIKA.COM

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

DETAILED BZA SITE PLAN

VIKA REVISIONS

DATE: DECEMBER 2003
DES.: | DWN.: KUO | CADD
SCALE: 1"=40'
PROJECT/FILE NO.: 5310
SHEET NO.:

LEGEND

DECIDUOUS SHADE TREE (25' DIA CANOPY)

ORNAMENTAL TREE (15' DIA CANOPY)

EVERGREEN TREE (6' DIA CANOPY)

GRAPHIC SCALE

BZA LANDSCAPE PLAN

FORT LINCOLN NEW TOWN

TOWNHOMES

LOTS 38, 39 & 40 / SQUARE 4325

N.E., WASHINGTON, D.C.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED

8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102

(703)442-7800 ■ FAX (703)761-2787

MCLEAN, VA GERMANTOWN, MD LEESBURG, VA

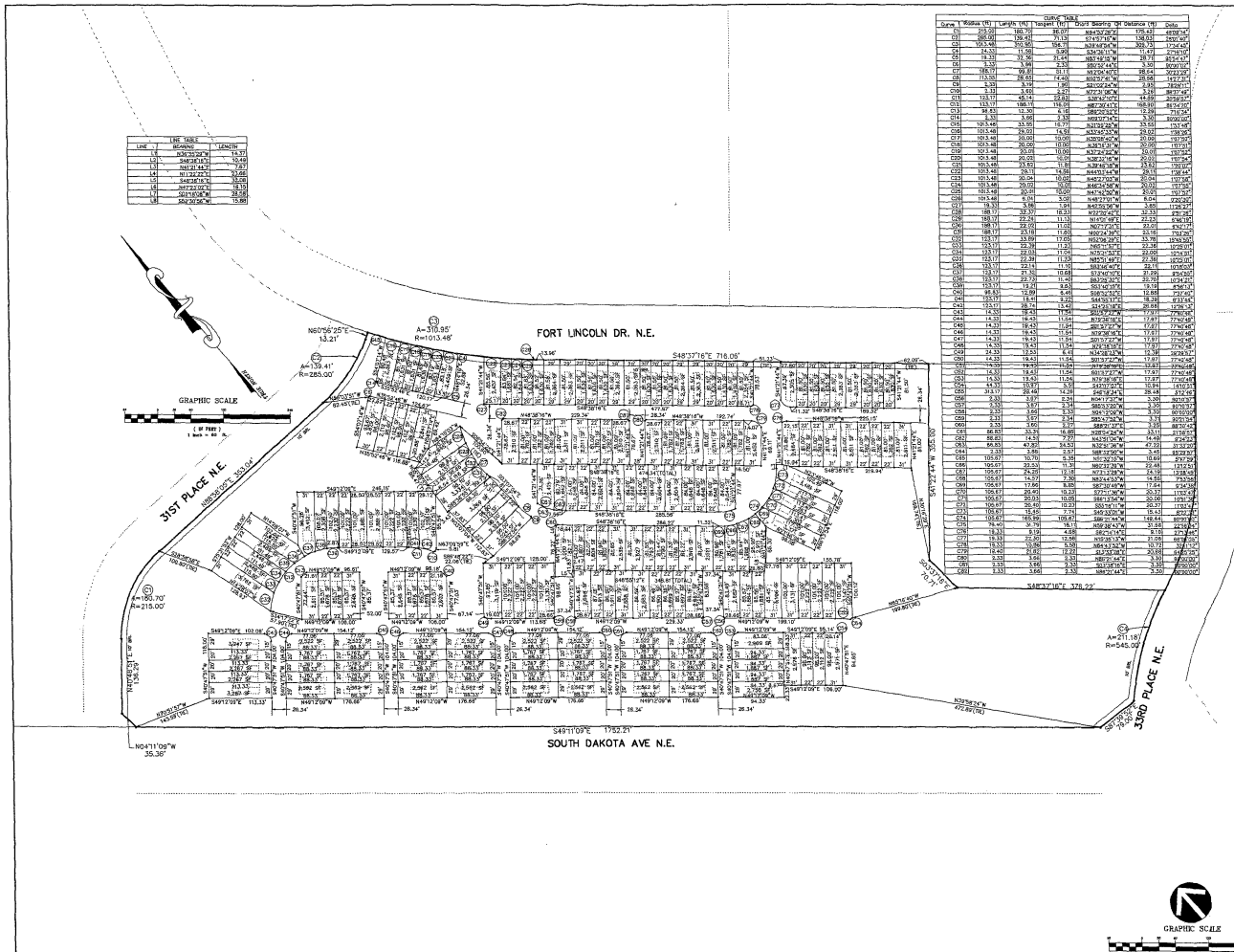
VIKA REVISIONS

DATE: SEPTEMBER, 2003

SCALE: 1"=40' 1"=80'

PROJECT/FILE NO.

SHEET NO.

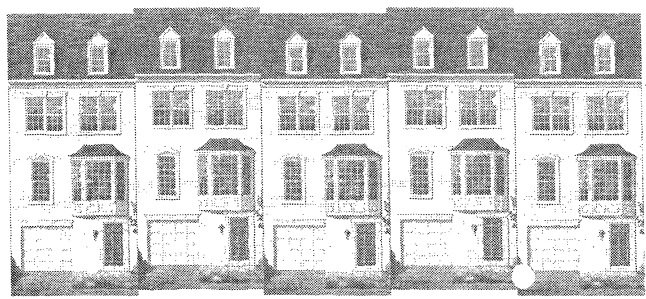

FORT LINCOLN DR. N.E.
31ST PLACE N.E.
33RD PLACE N.E.
SOUTH DAKOTA AVE N.E.
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
S48°37'16"E 716.08'
N60°56'25"E 13.21'
A=310.95'
R=1013.48'
A=139.41'
R=265.00'
N00°36'09"E 353.04'
R=185.70'
R=215.00'
A=211.18'
R=545.00'
S49°11'09"E 1752.21'
N04°11'09"W 35.36'
S48°37'16"E 378.22'
S41°22'44"W 1025.00'
N49°12'09"W 1916.02'
S49°12'09"E 1916.02'
S49°12'09"E 113.33'
N49°12'09"W 176.68'
S49°12'09"E 106.00'
N49°12'09"W 106.00'
S49°12'09"E 154.12'
N49°12'09"W 154.12'
S49°12'09"E 154.12'
N49°12'09"W 154.12'
S49°12'09"E 154.12'
N49°12'09"W 154.12



TYPICAL HATHAWAY ELEVATION



TYPICAL FAIRLINGTON ELEVATION



TYPICAL SILVERBROOK ELEVATION

VIKA

DESIGN ● PLANNING ● LANDSCAPE ARCHITECTS ● SURVEYORS ● GIS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703) 442-7800 FAX (703) 761-2787
MARYLAND OFFICE: 9200 BASIL COURT, SUITE 101, LARGO, MD 20774
(301) 916-7100 FAX (301) 925-8792

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

TYPICAL BUILDING ELEVATIONS

VIKA REVISIONS

DATE: DECEMBER, 2003

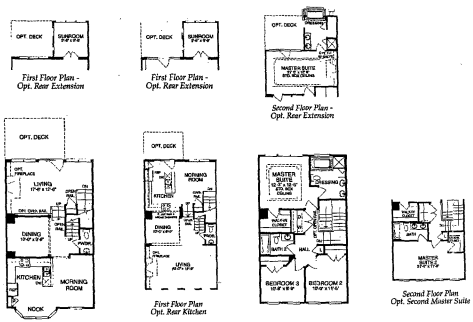
DES.	DWN.
KUO	CADD

SCALE: N/A

PROJECT/FILE NO.: 5310R

SHEET NO.: 5

Fairlington

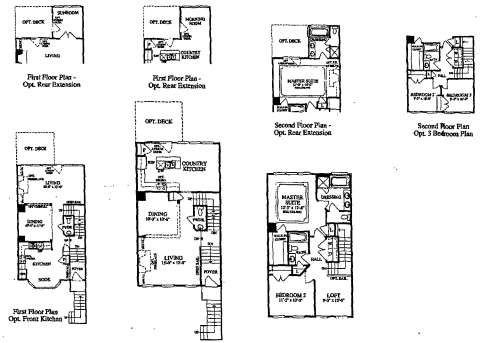


First Floor Plan

Second Floor Plan

FAIRLINGTON

Hathaway



First Floor Plan

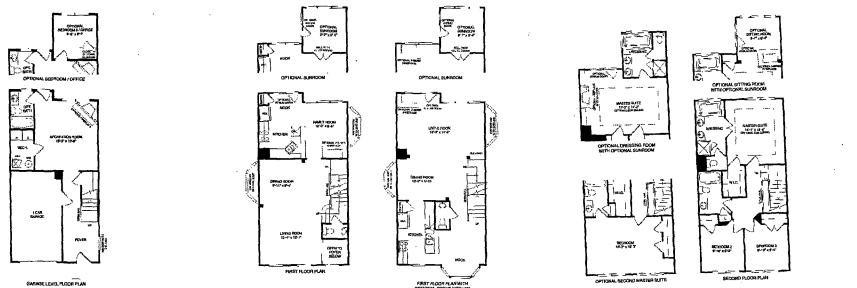
Second Floor Plan

HATHAWAY

Silverbrook

Silverbrook

Silverbrook



Lower Level Plan

First Floor Plan

Second Floor Plan

SILVERBROOK

VIKA

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

TYPICAL FLOOR PLANS

VIKA REVISIONS

DATE: DECEMBER, 2003
DES. KJO DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 03108
SHEET NO. 6

GRAPHIC SCALE