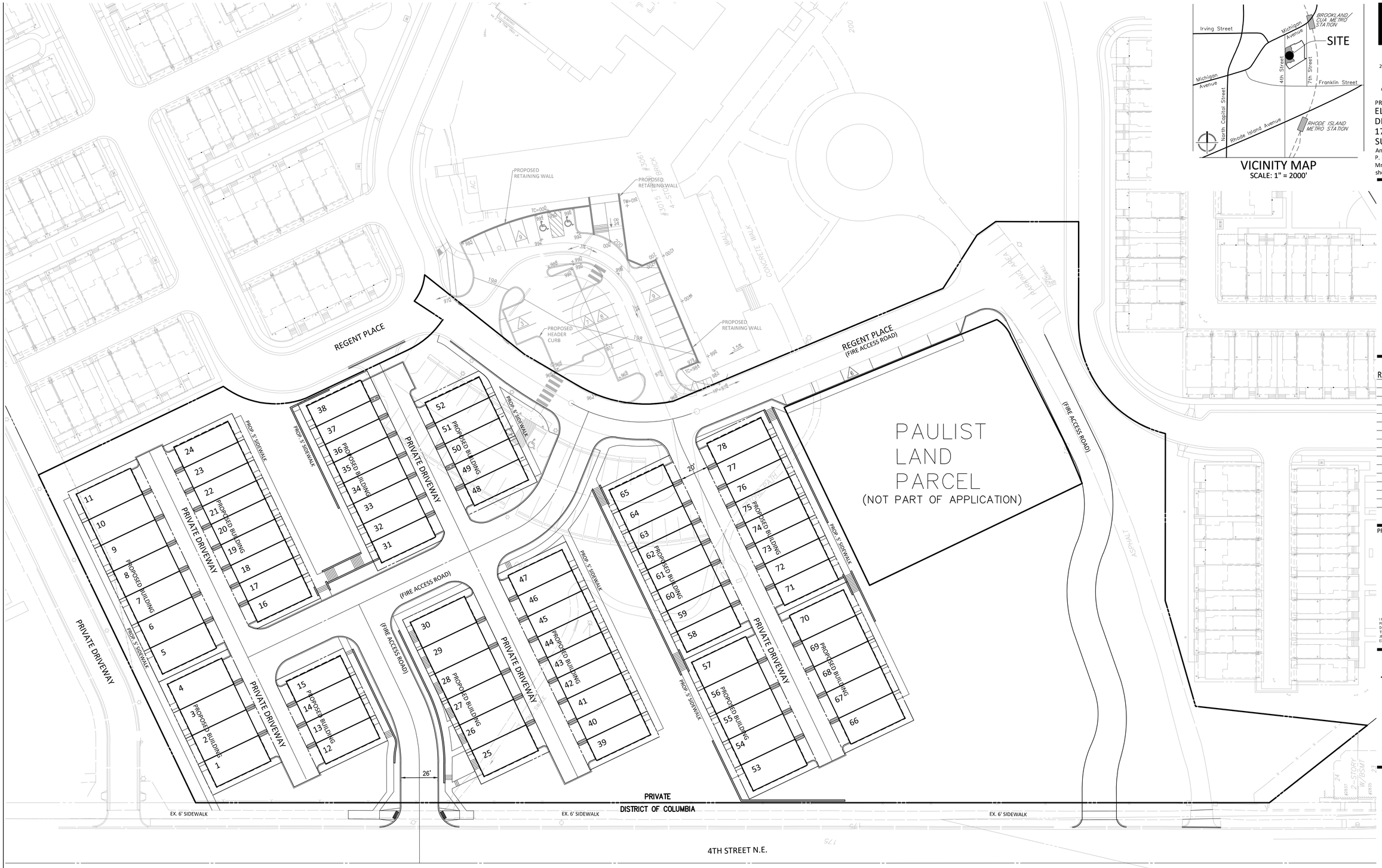

VICINITY MAP
SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
ELM STREET
DEVELOPMENT, INC.
175 Admiral Cochrane Dr.
SUITE 112
Annapolis, MD, 21401
P. 410-266-9700
Mr. Stephen M. Horne
shorne@elmstreetdev.com

REVISIONS	DATE

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.
JEFFREY B. AMATEAU LICENSE No. 905527
EXPIRATION DATE JULY 14, 2018

ST. PAUL'S TOWNHOUSE PARCEL

PART OF LOT 1067
PART OF LOT 915
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

TOWNHOUSE COMMUNITY LAYOUT

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

0 15' 30' 60'
SCALE: 1" = 30'

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: SEPT. 2016

VIKA PROJECT VM1453 G

DRAWING NO.

SHEET NO. C-08

Permit Set
District of Columbia
Not for Construction

LAYOUT: C-08, Plotted By: kelso

G:\1000-1500\1453\cad\preliminary\ELM STREET PAULIST\PLOT SHEETS\1453100_ELM_P_STE.dwg - September 22, 2016

VICINITY MAP
SCALE: 1" = 2000'

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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JEFFREY B. AMATEAU LICENSE No. 905527
EXPIRATION DATE JULY 14, 2018

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PART OF LOT 915
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3015 4th STREET N.E.
WASHINGTON, D.C.

GRADING PLAN

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: SEPT. 2016
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C–09

LAYOUT: C–09, Plotted By: kelso

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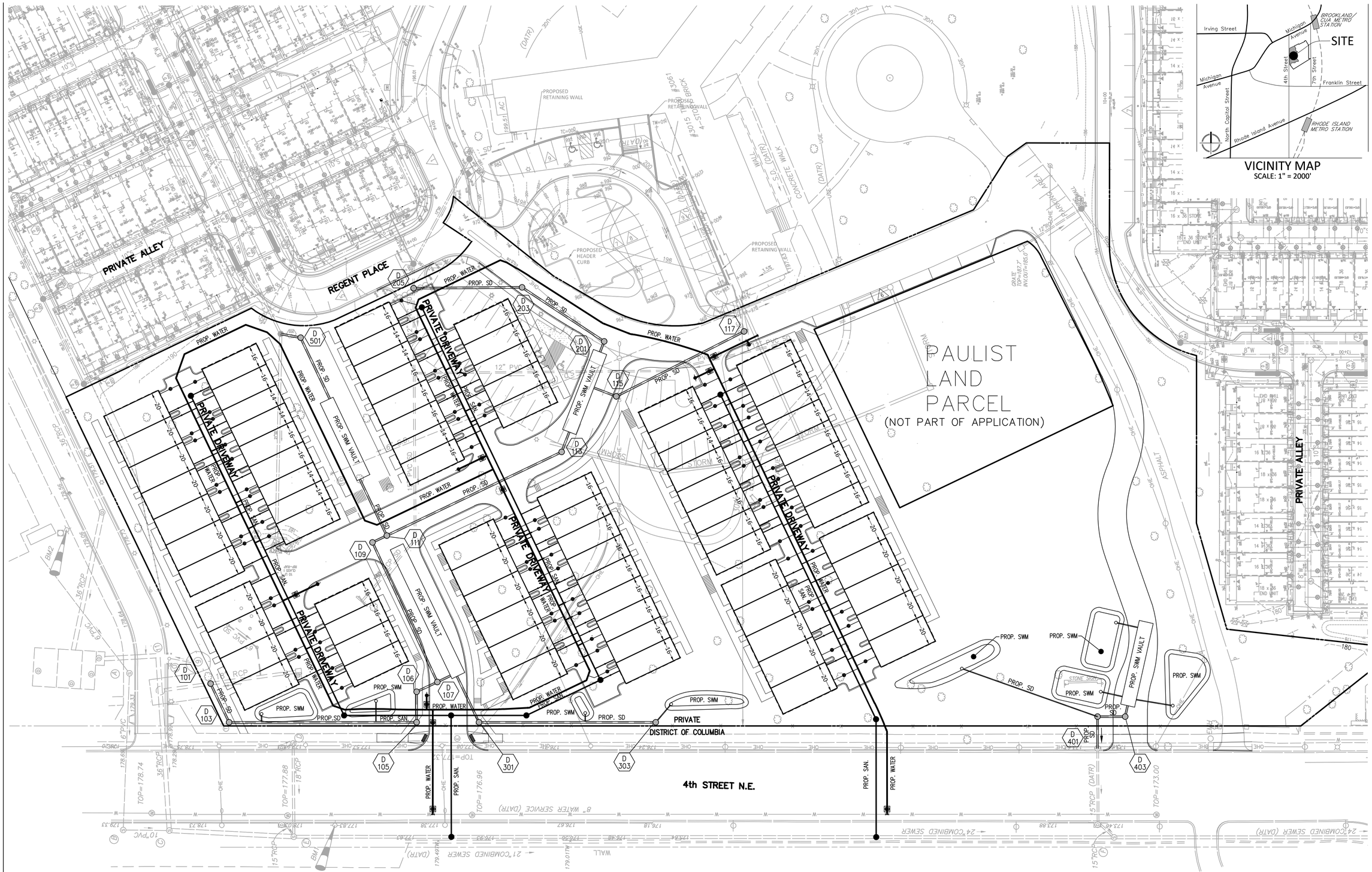

VICINITY MAP
SCALE: 1" = 2000'

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JEFFREY B. AMATEAU LICENSE No. 905527
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PART OF LOT 1067
PART OF LOT 915
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3015 4th STREET N.E.
WASHINGTON, D.C.

UTILITY PLAN

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NOTES:

1. SEE ARCHITECTURAL PLANS FOR LAYOUTS, STOOP SIZES AND ENTRY LOCATIONS.
2. ALL GRADING, FINISH FLOOR AND GARAGE ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
3. UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. WATER METERING IS STILL TO BE DETERMINED. STORM DRAINAGE LAYOUT STILL TO BE COMPLETED. FOR STORMWATER MANAGEMENT, A DEVICE(S) FOR QUALITY CONTROL AND A DETENTION FACILITIES SHALL BE PROVIDED ON SITE.
4. GEOMETRIC LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.

0 15' 30' 60'
SCALE: 1" = 30'

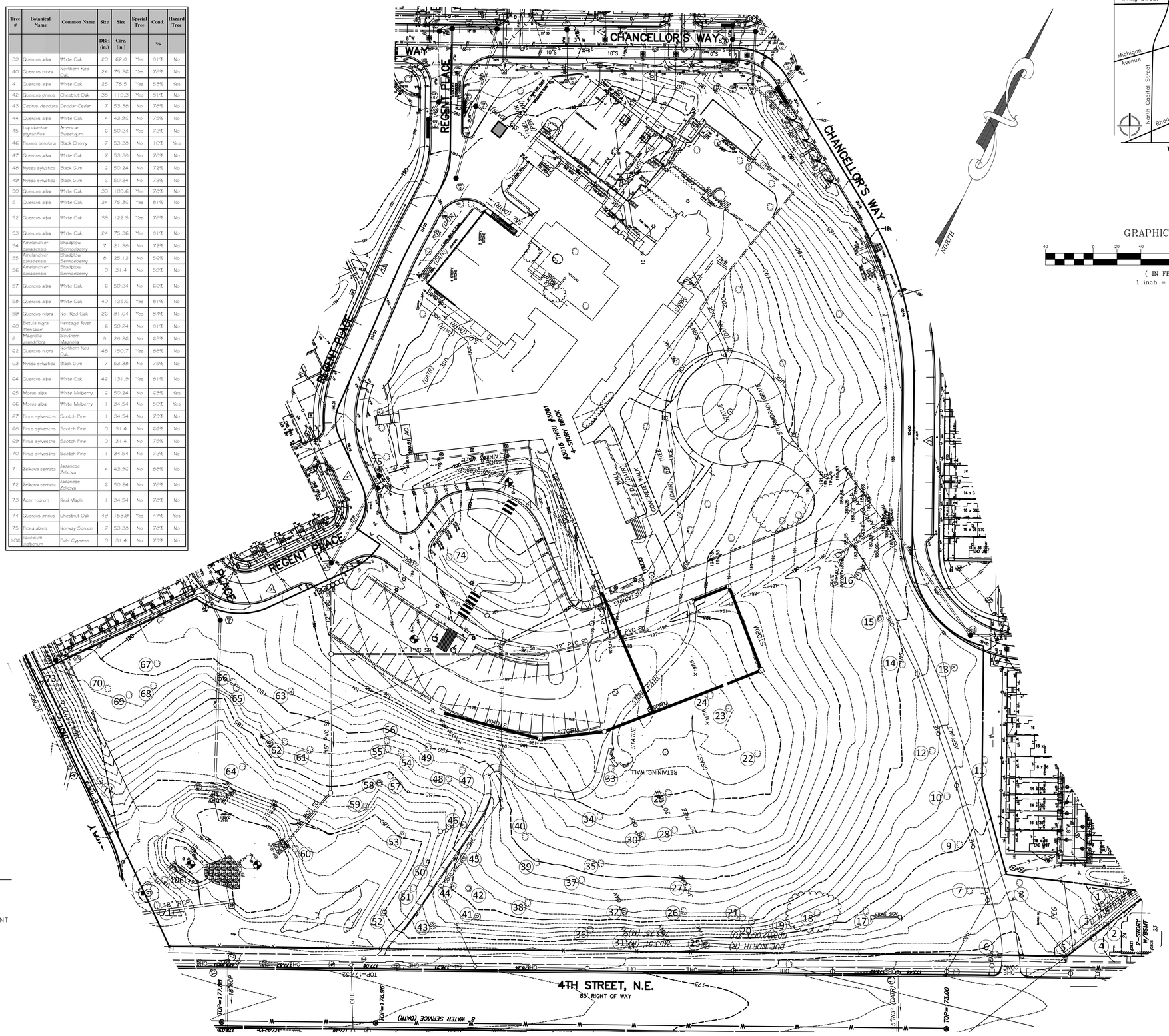
DRAWN BY:	CAD
DESIGNED BY:	LK
DATE ISSUED:	SEPT. 2016
VIKA PROJECT	VM1453 G
DRAWING NO.	
SHEET NO.	C–10

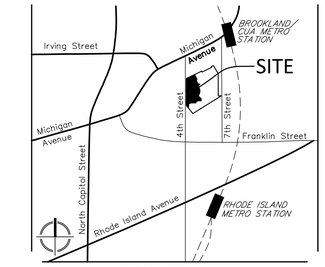
K:\3100-3500\1453\Sketch\preliminary\1453 STREET PAULIST\PLOT SHEETS\1453\100-UTILITY.dwg – September 22, 2016

LAYOUT: UTILITY PLAN, Plotted By: kelso

Tree #	Botanical Name	Common Name	Size	Size	Special Tree	Cond.	Hazard Tree
			DBH (in.)	Circ. (in.)		%	
1	[illegible]	Red Oak	11	34.56	No	62%	No
2	[illegible]	[illegible]	11	11	No	79%	No
3	[illegible]	Red Oak	14	43.96	No	72%	No
4	[illegible]	Red Oak	12	37.68	No	62%	No
5	[illegible]	[illegible]	11	11	No	79%	No
6	[illegible]	Norway Spruce	22	69.12	Yes	62%	No
7	[illegible]	Red Maple	11	34.56	No	62%	No
8	[illegible]	Norway Spruce	22	69.12	Yes	72%	No
9	[illegible]	Red Maple	12	37.68	No	72%	No
10	[illegible]	Red Maple	12	37.68	No	72%	No
11	[illegible]	Norway Maple	24	75.36	Yes	79%	No
12	[illegible]	Red Maple	11	34.56	No	62%	No
13	[illegible]	Norway Maple	18	56.52	Yes	79%	No
14	[illegible]	Red Maple	12	37.68	No	72%	No
15	[illegible]	Shadblow Serviceberry	7	21.98	No	72%	No
16	[illegible]	Red Maple	11	34.56	No	62%	No
17	[illegible]	Norway Spruce	22	69.12	Yes	79%	No
18	[illegible]	Norway Spruce	20	62.8	Yes	62%	No
19	[illegible]	Red Oak	7	21.98	No	62%	No
20	[illegible]	Willow Oak	7	21.98	No	62%	No
21	[illegible]	Black Cherry	20	62.8	Yes	62%	No
22	[illegible]	Black Cherry	14	43.96	No	72%	No
23	[illegible]	Norway Spruce	12	37.68	No	62%	No
24	[illegible]	Red Oak	22	69.12	Yes	62%	No
25	[illegible]	Chestnut Oak	12	37.68	No	62%	No
26	[illegible]	White Oak	24	75.36	Yes	79%	No
27	[illegible]	White Oak	24	75.36	Yes	79%	No
28	[illegible]	White Oak	24	75.36	Yes	79%	No
29	[illegible]	Black Cherry	12	37.68	Yes	62%	No
30	[illegible]	White Oak	22	69.12	Yes	79%	No
31	[illegible]	Northern Red Oak	22	69.12	Yes	62%	No
32	[illegible]	White Oak	24	75.36	Yes	79%	No
33	[illegible]	Chestnut Oak	27	84.78	Yes	72%	No
34	[illegible]	White Oak	24	75.36	Yes	62%	No
35	[illegible]	White Oak	23	72.22	Yes	72%	No
36	[illegible]	White Oak	23	72.22	Yes	72%	No

Tree #	Botanical Name	Common Name	Size	Size	Special Tree	Cond.	Hazard Tree
			DBH (in.)	Circ. (in.)		%	
39	Quercus alba	White Oak	20	62.8	Yes	81%	No
40	Quercus rubra	Northern Red Oak	24	75.36	Yes	78%	No
41	Quercus alba	White Oak	25	78.5	Yes	53%	Yes
42	Quercus prinus	Chestnut Oak	38	119.3	Yes	81%	No
43	Cedrus deodara	Deodar Cedar	17	53.38	No	78%	No
44	Quercus alba	White Oak	14	43.96	No	75%	No
45	Liquidambar styraciflua	American Sweetgum	16	50.24	Yes	72%	No
46	Prunus serotina	Black Cherry	17	53.38	No	10%	Yes
47	Quercus alba	White Oak	17	53.38	No	78%	No
48	Nyssa sylvatica	Black Gum	16	50.24	No	72%	No
49	Nyssa sylvatica	Black Gum	16	50.24	No	72%	No
50	Quercus alba	White Oak	33	103.6	Yes	78%	No
51	Quercus alba	White Oak	24	75.36	Yes	81%	No
52	Quercus alba	White Oak	38	122.5	Yes	78%	No
53	Quercus alba	White Oak	24	75.36	Yes	81%	No
54	Amelanchier canadensis	Shadblow Serviceberry	7	21.98	No	72%	No
55	Amelanchier canadensis	Shadblow Serviceberry	8	25.12	No	56%	No
56	Amelanchier canadensis	Shadblow Serviceberry	10	31.4	No	59%	No
57	Quercus alba	White Oak	16	50.24	No	66%	No
58	Quercus alba	White Oak	40	125.6	Yes	81%	No
59	Quercus rubra	No. Red Oak	26	81.64	Yes	84%	No
60	Betula nigra 'Heritage'	Heritage River Birch	16	50.24	No	81%	No
61	Magnolia grandiflora	Southern Magnolia	9	28.26	No	63%	No
62	Quercus rubra	Northern Red Oak	48	150.7	Yes	88%	No
63	Nyssa sylvatica	Black Gum	17	53.38	No	75%	No
64	Quercus alba	White Oak	42	131.9	Yes	81%	No
65	Morus alpa	White Mulberry	16	50.24	No	63%	Yes
66	Morus alpa	White Mulberry	11	34.54	No	50%	Yes
67	Pinus sylvestris	Scotch Pine	11	34.54	No	75%	No
68	Pinus sylvestris	Scotch Pine	10	31.4	No	66%	No
69	Pinus sylvestris	Scotch Pine	10	31.4	No	75%	No
70	Pinus sylvestris	Scotch Pine	11	34.54	No	72%	No
71	Zelkova serrata	Japanese Zelkova	14	43.96	No	88%	No
72	Zelkova serrata	Japanese Zelkova	16	50.24	No	78%	No
73	Acer rubrum	Red Maple	11	34.54	No	78%	No
74	Quercus prinus	Chestnut Oak	49	153.9	Yes	47%	Yes
75	Picea abies	Norway Spruce	17	53.38	No	78%	No
100	Taxodium distichum	Bald Cypress	10	31.4	No	75%	No





VICINITY MAP
SCALE: 1" = 2000'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND

- (11) TREE NUMBER
- EXISTING TREE
- EDGE OF PAVEMENT
- FENCE LINE
- OVERHEAD WIRES
- PROPERTY LINE

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Mr. Stephen M. Horne
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REVISIONS	DATE

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JEFFREY B. AMIATEAU LICENSE No. 905527
EXPIRATION DATE JULY 14, 2018

ST. PAUL'S TOWNHOUSE PARCEL

PART OF LOT 1067
PART OF LOT 915
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

EXISTING LANDSCAPE PLAN

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: SEPT. 2016
VIKA PROJECT: VM1453 G
DRAWING NO.
SHEET NO. C–13

S:\VDOC-1350\VM1453\projects\andersonwy\ELM STREET PARKS\PLOT SHEETS\VM1453G_ELM_SHEETS_TREE EXHIBIT.dwg – September 22, 2016

LAYOUT: EX. LANDSCAPE –PLAN, Plotted By: kelso

STUDIO39

St. Paul's Townhomes

Illustrative Site Plan

Preserved Trees	Ø	QTY.	SF. Credit	Total SF.
Class I	6″-12″	2	250	500
Class II	12″-18″	5	600	3,000
Class III	18″-24″	1	1,300	1,300
Class IV	24″+	3	2,000	6,000
Preserved Canopy Coverage: 10,300				

Proposed Trees	Ø	QTY.	SF. Credit	Total SF.
Ornamental	2.5″-6″	42	50	2,100
Evergreen	2.5″-6″	34	50	1,700
Shade	2.5″-6″	49	50	2,450
Proposed Canopy Coverage: 6,250				

General Notes

- All open space and landscaping shown is illustrative and subject to change during final site design.

Scale: 1″ = 30′-0″

0 15′ 30′ 60′

NORTH

Photos of the Property

View from Entrance at 4th Street, NE (SE of site)

View of site from 4th Street, NE

View north into site from interior private street