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"

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.

NOTE: THE BHMP (BUILDING HEIGHT MEASURING POINT) IS LOCATED ON THE FRONT (NON-ALLEY) SIDE OF TOWNHOUSES AT GRADE

SCALE: 1" = 30'

LAYOUT: C-09, Plotted By: frost

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE.NW, SUITE #214
WASHINGTON, DC 20016
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PREPARED FOR:
ELM STREET DEVELOPMENT, INC.
175 Admiral Cochrane Dr.
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Annapolis, MD, 21401
P. 410-266-9700
Mr. Stephen M. Horne
shorne@elmstreetdev.com

REVISIONS	DATE
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL

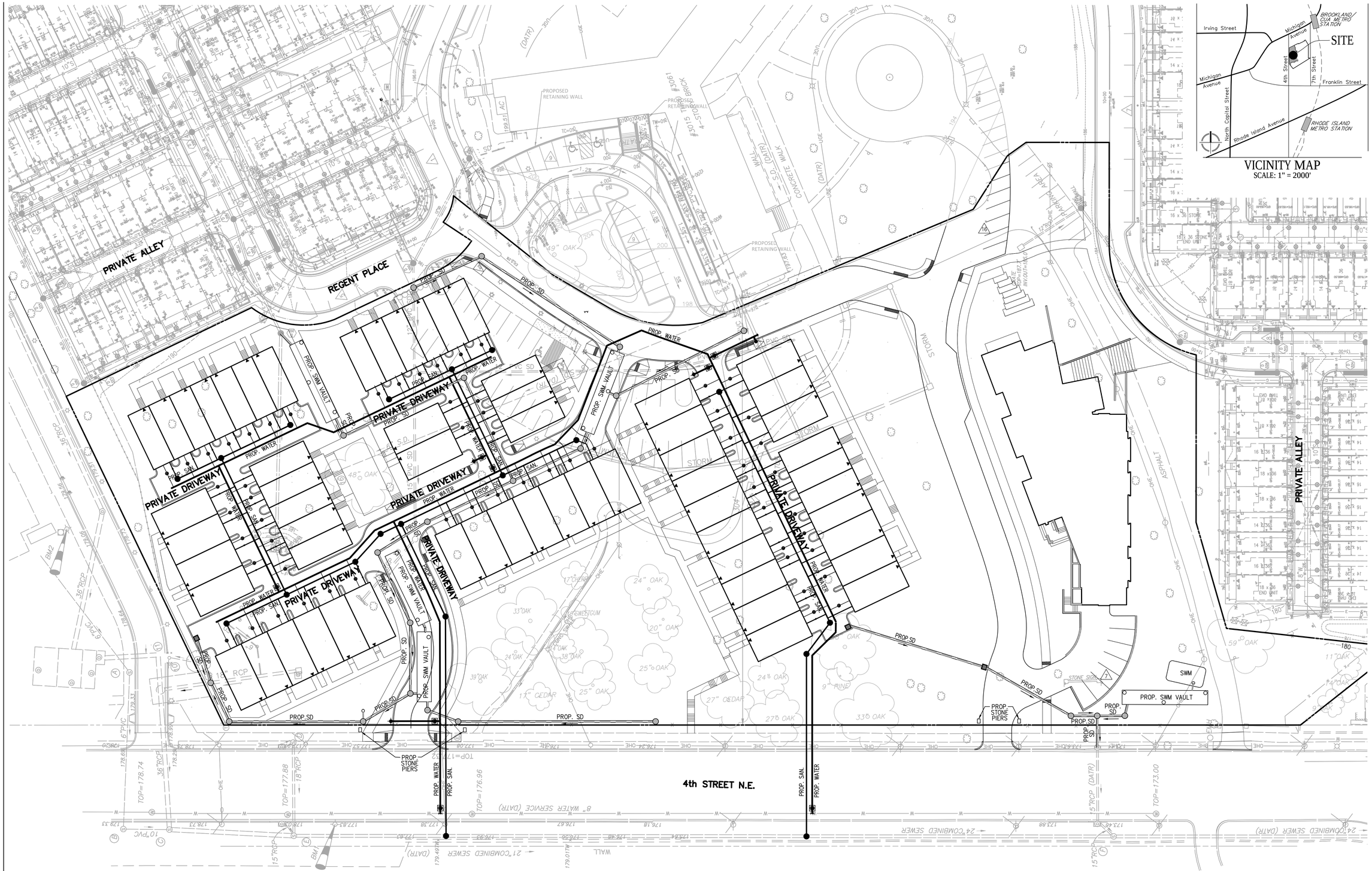
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

GRADING PLAN

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT: VM1453 G
DRAWING NO.
SHEET NO. C-09

Review of Plans and Permits
District of Columbia
Office of Planning

S:\2001-2000\03-2003\03-2003-1001-1000\1453100_ELM_P_SITE_PLAN\Civil\Drawings\Grading Plan - St. Paul's Townhouse - June 26, 2018



VICINITY MAP
SCALE: 1" = 2000'

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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'

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REVISIONS	DATE
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL

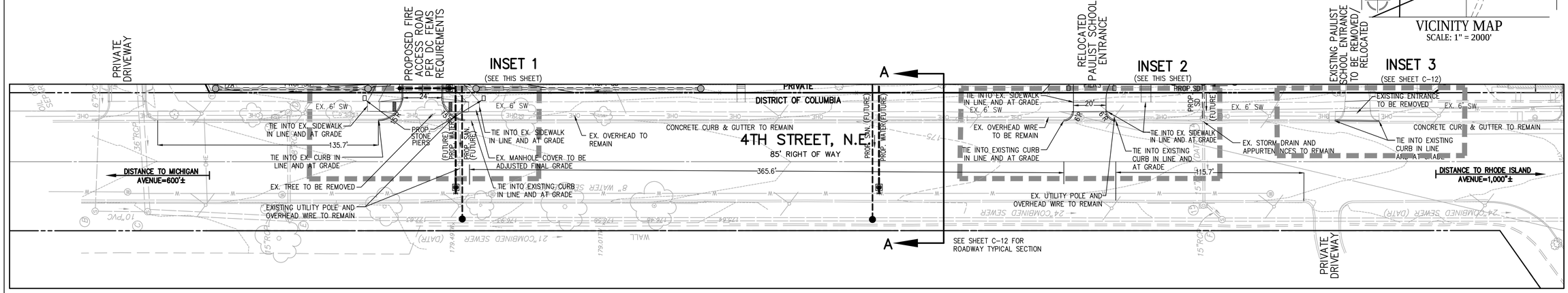
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

UTILITY PLAN

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT: VM1453 G
DRAWING NO.
SHEET NO. C–10

S:\2001-10001\0\0\0\0\Drawings\Civil\Plans\Site Plans\VM1453G_UTILITY.dwg -- June 26, 2018

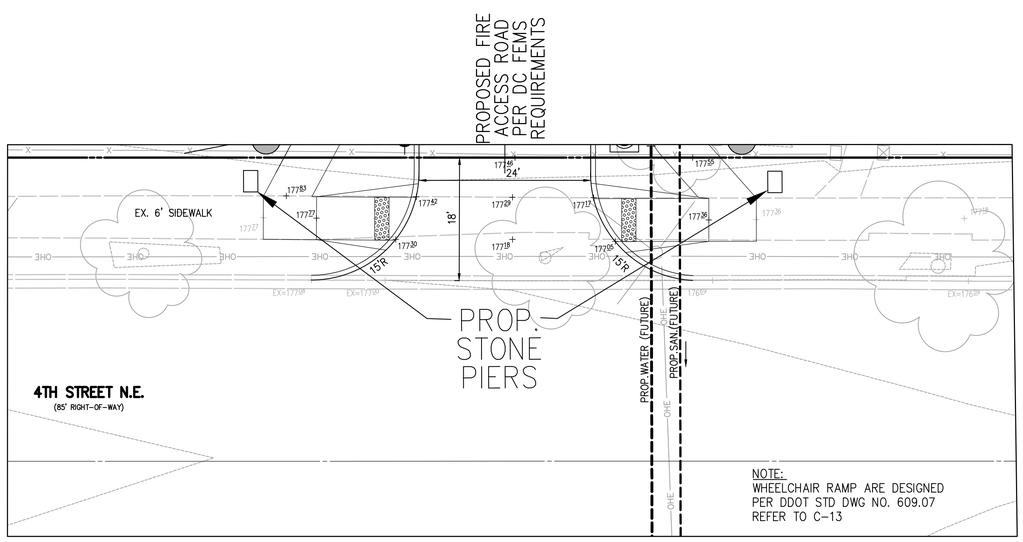
LAYOUT: C–10 UTILITY PLAN, Plotted By: frost



GRAPHIC SCALE

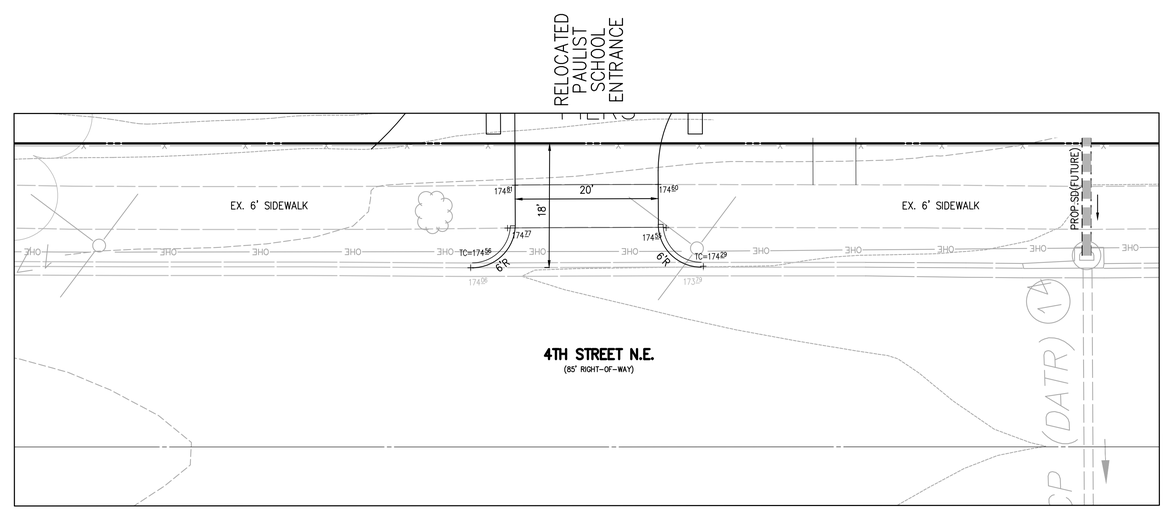
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



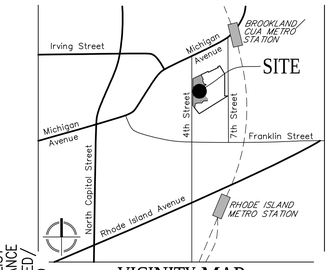
INSET 1

SCALE: 1"=10'



INSET 2

SCALE: 1"=10'



VICINITY MAP
SCALE: 1" = 2000'

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REVISIONS	DATE
~~ADDRESS DDOT COMMENTS~~	03/08/18
	JUNE-2018

PROFESSIONAL SEAL

ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL

LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

PUBLIC SPACE PLAN AND INSETS

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018

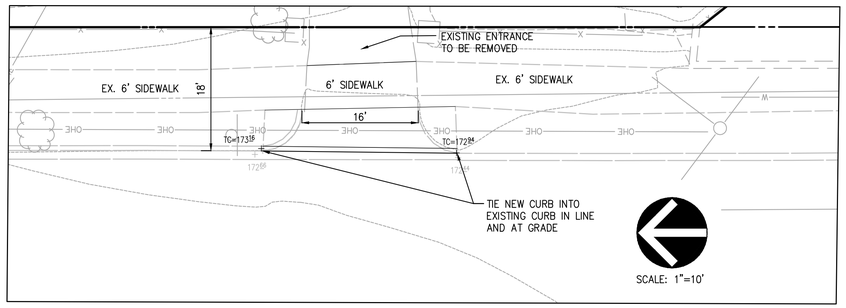
VIKA PROJECT VM1453 G

DRAWING NO.

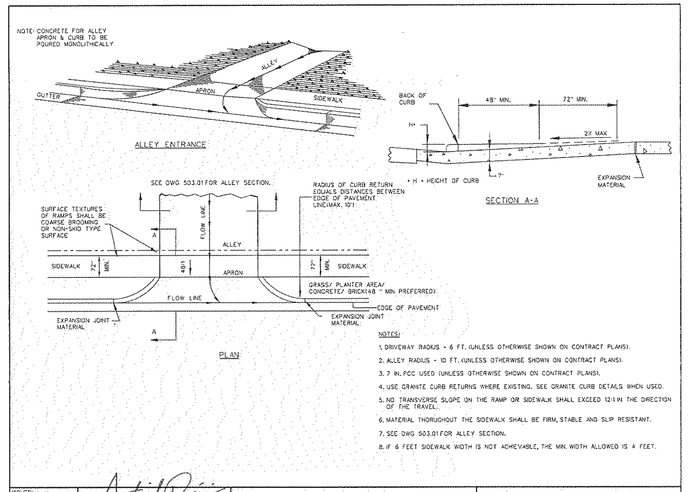
SHEET NO. C-11

© 2018 "3C" and "Map" JNF JNF "VM1453 G\1\Construction\Design\Design Plans - SE - VM3600-0001-10010.dwg"

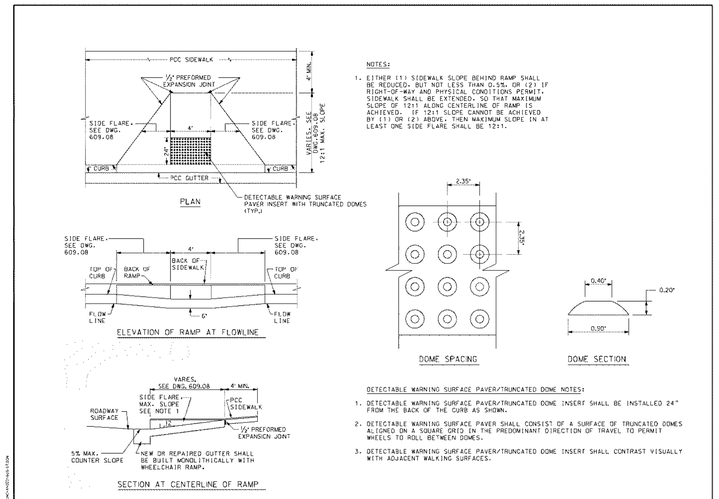
LAYOUT: C-11, Plotted By: frost



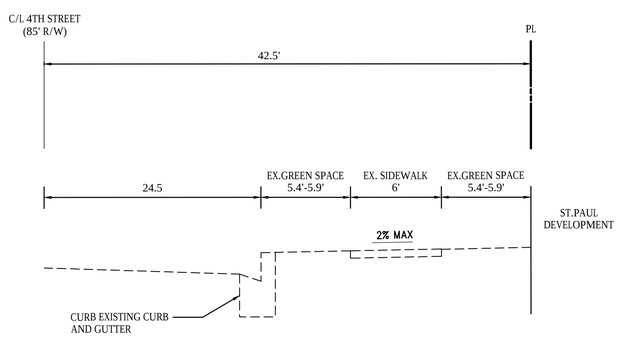
INSET 3



ISSUED: 8/3/2015	RECOMMENDED: PROJECT ENGINEER	ALLEY-DRIVEWAY ENTRANCE WITH CURB RETURNS TYPE "A"	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid, CHIEF ENGINEER		DWG. NO. 504.01

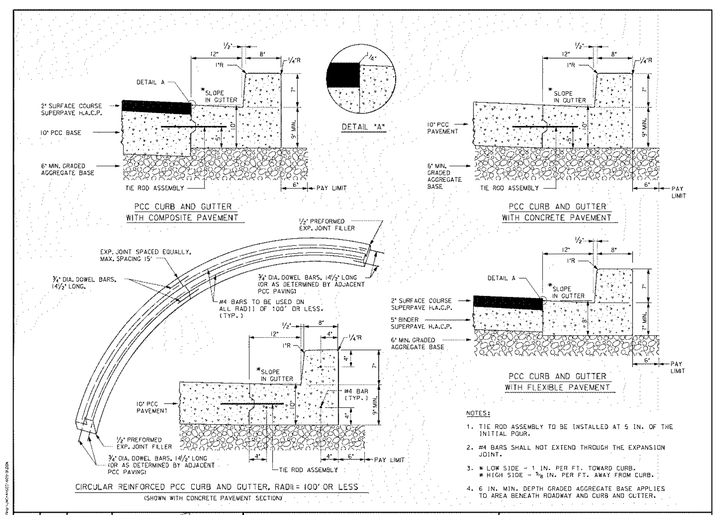


DATE / APPR. / REVISED / ISSUED	REFERENCE	RECOMMENDED: DEPUTY CHIEF ENGINEER	WHEELCHAIR-BICYCLE RAMPS DETAILS	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
		APPROVED: CHIEF TRANSPORTATION ENGINEER		DWG. NO. 609.07



4TH STREET SECTION A–A

N.T.S.



DATE / APPR. / REVISED / ISSUED	REFERENCE	RECOMMENDED: DEPUTY CHIEF ENGINEER	TYPES OF PCC CURB & GUTTER	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
		APPROVED: CHIEF TRANSPORTATION ENGINEER		DWG. NO. 609.01

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REVISIONS	DATE
~~ADDRESS DDOT~~	~~03/08/18~~
COMMENTS	JUNE-2018

PROFESSIONAL SEAL

ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

INSET #3, ROADWAY TYPICAL SECTION, AND DETAILS

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018

VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C-12

S:\0001-1000\0360A - St. Paul's College\cad\preliminary\1453100_ELM_P_IMP.dwg - June 26, 2018

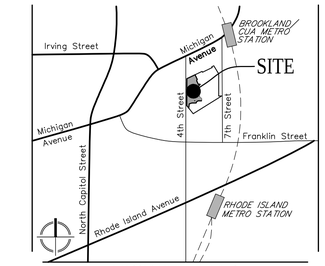
LAYOUT: C-12, Plotted By: frost

Tree #	Botanical Name	Common Name	Size	Size	Special Tree	Cond.	Hazard Tree
			DBH (in.)	Circ. (in.)		%	
1	Quercus rubra	Red Oak	11	34.54	No	66%	No
2	Dead	Dead	0	0	No	0%	No
3	Quercus rubra	Red Oak	14	43.96	No	72%	No
4	Quercus rubra	Red Oak	9	28.26	No	66%	No
5	Dead	Dead	0	0	No	0%	No
6	Quercus rubra	Northern Red Oak	26	81.64	Yes	66%	No
7	Acer rubrum	Red Maple	10	31.4	No	66%	No
8	Quercus rubra	Northern Red Oak	59	185.3	Yes	72%	No
9	Acer rubrum	Red Maple	13	40.82	No	75%	No
10	Acer rubrum	Red Maple	23	72.22	Yes	72%	No
11	Acer platanoides	Norway Maple	24	75.36	Yes	72%	No
12	Acer rubrum	Red Maple	16	50.24	No	63%	No
13	Acer platanoides	Norway Maple	16	50.24	No	75%	No
14	Acer rubrum	Red Maple	23	72.22	Yes	78%	No
15	Liriodendron tulipifera	Tulip poplar	27	84.78	Yes	72%	No
16	Acer rubrum	Red Maple	15	47.1	No	53%	No
17	Picea abies	Norway Spruce	9	28.26	No	75%	No
18	Picea abies	Norway Spruce	20	62.8	Yes	53%	No
19	Quercus palustris	Pin Oak	7	21.98	No	66%	No
20	Quercus laurifolia	Laurel Oak	8	25.12	No	72%	No
21	Quercus phellos	Willow Oak	7	21.98	No	66%	No
22	Prunus serotina	Black Cherry	20	62.8	Yes	63%	No
23	Prunus serotina	Black Cherry	14	43.96	No	72%	No
24	Picea abies	Norway Spruce	9	28.26	No	66%	No
25	Quercus laevis	Turkey Oak	35	109.9	Yes	66%	No
26	Pinus strobus	Eastern White Pine	9	28.26	No	66%	No
27	Quercus alba	White Oak	38	119.3	Yes	78%	No
28	Pinus strobus	White Pine	18	56.52	No	72%	No
29	Prunus serotina	Black Cherry	13	40.82	Yes	66%	No
30	Quercus alba	White Oak	32	100.5	Yes	81%	No
31	Quercus rubra	Northern Red Oak	27	84.78	Yes	66%	No
32	Quercus alba	White Oak	24	75.36	Yes	81%	No
33	Tsuga canadensis	Eastern Hemlock	17	51.81	No	75%	No
34	Quercus alba	White Oak	44	138.2	Yes	66%	No
35	Quercus rubra	Northern Red Oak	19	59.66	Yes	72%	No
36	Cedrus deodara	Deodar Cedar	27	84.78	Yes	72%	No
37	Quercus alba	White Oak	25	78.5	Yes	78%	No
38	Quercus alba	White Oak	25	78.5	Yes	75%	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	36	113.1	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	39	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	50%	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 alba	White Mulberry	16	50.24	No	63%	Yes
66	Morus alba	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
106	Taxodium distichum	Bald Cypress	10	31.4	No	75%	No

LEGEND

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



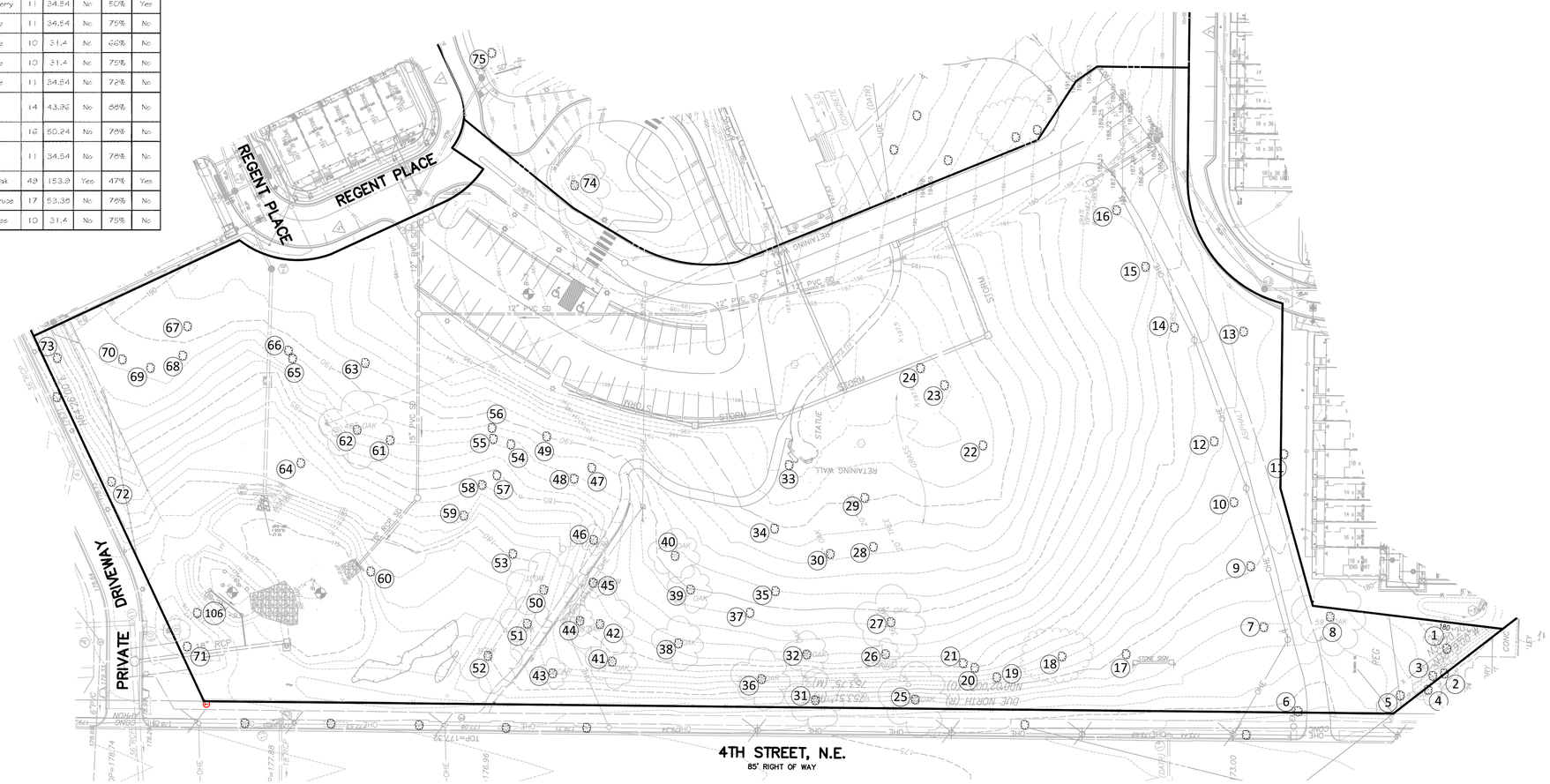
VICINITY MAP
SCALE: 1" = 2000'

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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REVISIONS	DATE
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL

LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

EXISTING TREE SURVEY AND EXISTING LANDSCAPE PLAN

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT: VM1453 G
DRAWING NO.
SHEET NO. C–13

S:\0001-0050\0350A - St. Paul's College\cad\landmarks\1453100_EXM_P_EX LA PLAN.dwg - June 26, 2018

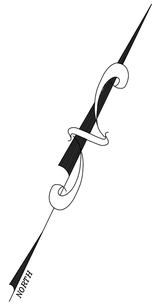
LAYOUT: C-13 EX. LANDSCAPE -PLAN, Plotted By: frost

St. Paul's College - Tree Inventory

Date: May 31, 2016

Tree #	Botanical Name	Common Name	Size	Size	Special Tree	Cond.	Hazard Tree	Canopy Position	Crown Density	Avg. Crown radius	Notes	Removal
			DBH (in.)	Circ. (in.)		%			%			
1	Quercus rubra	Red Oak	11	34.5	No	66%	No	Intermediate	55%	15'	DBH estimated; Vines on trunk; No severe biotic issues observed; Good vigor, vitality and structure.	No
2	Dead	Dead	0	0	No	0%	No	Intermediate	0%	0'	Dead	No
3	Quercus rubra	Red Oak	14	44	No	72%	No	Intermediate	50%	10'	DBH estimated; Vines; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching	No
4	Quercus rubra	Red Oak	9	28.3	No	66%	No	Intermediate	55%	11'	DBH estimated; Dead wood at top; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	No
5	Dead	Dead	0	0	No	0%	No	Intermediate	0%	0'	Dead	No
6	Quercus rubra	Northern Red Oak	26	81.6	Yes	66%	No	Dominant	50%	34'	Open at top; Deadwood; Near column and fence; No severe biotic issues observed;	No
7	Acer rubrum	Red Maple	10	31.4	No	66%	No	Dominant	40%	12'	10", 8", 5"; Multi-trunk; Under utility line; No severe biotic issues observed	No
8	Quercus rubra	Northern Red Oak	59	185	Yes	72%	No	Dominant	60%	42'	Dead Branches; Vines; No severe biotic issues observed;	No
9	Acer rubrum	Red Maple	13	40.8	No	75%	No	Dominant	70%	18'	Under utility line; No severe biotic issues observed;	No
10	Acer rubrum	Red Maple	23	72.2	Yes	72%	No	Dominant	65%	18'	Under utility line; No severe biotic issues observed; Deadwood	No
11	Acer platanoides	Norway Maple	24	75.4	Yes	78%	No	Dominant	75%	24'	Close to existing homes; No severe biotic issues observed; Good vigor, vitality and structure.	No
12	Acer rubrum	Red Maple	16	50.2	No	68%	No	Dominant	40%	16'	Under utility line; No severe biotic issues observed; Fair canopy cover	Yes
13	Acer platanoides	Norway Maple	16	50.2	No	75%	No	Dominant	75%	18'	Girdling roots; No severe biotic issues observed. Good vigor, vitality and structure. Good scaffold branching and canopy ratio	No
14	Acer rubrum	Red Maple	23	72.2	Yes	78%	No	Dominant	70%	18'	Under utility line; scarring on trunk	Yes
15	Liriodendron tulipifera	Tulip poplar	27	84.8	Yes	72%	No	Dominant	55%	27'	Open canopy; Deadwood; Somewhat asymmetrical	No
16	Acer rubrum	Red Maple	15	47.1	No	53%	No	Dominant	45%	11'	No root flare; bad form; Broken limbs	No
17	Picea abies	Norway Spruce	9	28.3	No	75%	No	Dominant	60%	12'	Multi-trunk; 7",5",5",4"	Yes
18	Picea abies	Norway Spruce	20	62.8	Yes	59%	No	Intermediate	45%	25' one-sided	One-sided; Poor structure and canopy ratio	Yes
19	Quercus palustris	Pin Oak	7	22	No	66%	No	Codominant	40%	14'	No severe biotic issues observed; Codominant tree canopy	No
20	Quercus laurifolia	Laurel Oak	8	25.1	No	72%	No	Codominant	60%	14'	Twin, 7",6"; No severe biotic issues observed; Codominant tree canopy.	No
21	Quercus phellos	Willow Oak	7	22	No	66%	No	Codominant	65%	12'	No severe biotic issues observed; Codominant tree canopy	No
22	Prunus serotina	Black Cherry	20	62.8	Yes	63%	No	Dominant	55%	16'	Twin, 20", 10"; Root damage	Yes
23	Prunus serotina	Black Cherry	14	44	No	72%	No	Dominant	65%	12'	Twin, 14", 9"; bad form; trunk scarring	Yes
24	Picea abies	Norway Spruce	9	28.3	No	66%	No	Dominant	70%	8'	No severe biotic issues observed; Good vigor, vitality and structure.	Yes
25	Quercus laevis	Turkey Oak	33	104	Yes	66%	No	Dominant	40%	21'	Little root flare; Open canopy; Deadwood; Near fence	No
26	Pinus strobus	Eastern White Pine	9	28.3	No	66%	No	Dominant	45%	9'	No severe biotic issues observed; Good vigor, vitality and structure.	No
27	Quercus alba	White Oak	38	119	Yes	78%	No	Dominant	50%	27'	Open canopy; Deadwood	No
28	Pinus strobus	White Pine	18	56.5	No	72%	No	Dominant	55%	14'	No severe biotic issues observed; Good vigor, vitality and structure.	Yes
29	Prunus serotina	Black Cherry	13	40.8	Yes	66%	No	Codominant	60%	9'	Wormwork in branches; Twin 13" + 8"	Yes
30	Quercus alba	White Oak	32	100	Yes	81%	No	Codominant	75%	25'	Minor root damage; Deadwood	Yes
31	Quercus rubra	Northern Red Oak	27	84.8	Yes	66%	No	Dominant	45%	20'	Somewhat one-sided; Deadwood; Near fence	No
32	Quercus alba	White Oak	24	75.4	Yes	81%	No	Dominant	70%	18'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	No
33	Tsuga canadensis	Eastern Hemlock	17	51.8	No	75%	No	Dominant	55%	9'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
34	Quercus alba	White Oak	44	138	Yes	66%	No	Dominant	65%	27'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
35	Quercus rubra	Northern Red Oak	19	59.7	Yes	72%	No	Dominant	50%	21'	Deadwood; No severe biotic issues observed; Good vigor, vitality and structure. Fair scaffold branching and canopy ratio	Yes
36	Cedrus deodara	Deodar Cedar	27	84.8	Yes	72%	No	Dominant	50%	14'	2 Main trunks; Open canopy	No
37	Quercus alba	White Oak	25	78.5	Yes	78%	No	Dominant	55%	24'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and fair canopy ratio	Yes
38	Quercus alba	White Oak	25	78.5	Yes	75%	No	Dominant	55%	22'	Open canopy; Deadwood; No severe biotic issues observed; Good vigor, vitality and structure. Fair scaffold branching and fair canopy ratio	No
39	Quercus alba	White Oak	20	62.8	Yes	81%	No	Dominant	60%	12'	Deadwood; No severe biotic issues observed; Good structure, scaffold branching and tree canopy.	No
40	Quercus rubra	Northern Red Oak	24	75.4	Yes	78%	No	Intermediate	45%	18'	Deadwood; No severe biotic issues observed; Good structure, scaffold branching and tree canopy	No
41	Quercus alba	White Oak	25	78.5	Yes	53%	Yes	Dominant	35%	24' one-sided	One-sided; No severe biotic issues observed; Poor structure, scaffold branching and canopy ratio	No
42	Quercus prinus	Chestnut Oak	38	119	Yes	81%	No	Dominant	65%	30'	Open canopy at top; Deadwood	No
43	Cedrus deodara	Deodar Cedar	17	53.4	No	78%	No	Dominant	65%	12'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	No
44	Quercus alba	White Oak	14	44	No	75%	No	Understory	50%	11'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	No
45	Liquidambar styraciflua	American Sweetgum	16	50.2	Yes	72%	No	Intermediate	60%	10'	Dead branches; exposed roots; Near wash	No
46	Prunus serotina	Black Cherry	17	53.4	No	10%	Yes	Dominant	5%	3'	Almost completely dead; Bad form; Central Leader at 90 degree angle; Near path; Hazard	No
47	Quercus alba	White Oak	17	53.4	No	78%	No	Codominant	60%	20'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
48	Nyssa sylvatica	Black Gum	16	50.2	No	72%	No	Codominant	45%	12'	Deadwood at top; Narrow canopy	Yes
49	Nyssa sylvatica	Black Gum	16	50.2	No	72%	No	Dominant	55%	8'	Deadwood at top; Fair scaffold branching and tree canopy	Yes
50	Quercus alba	White Oak	33	104	Yes	78%	No	Dominant	65%	18'	Open canopy; Fair scaffold branching and tree canopy	No
51	Quercus alba	White Oak	24	75.4	Yes	81%	No	Dominant	60%	24'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	No
52	Quercus alba	White Oak	39	122	Yes	78%	No	Dominant	75%	35'	Deadwood at top; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	No
53	Quercus alba	White Oak	24	75.4	Yes	81%	No	Dominant	65%	29'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
54	Amelanchier canadensis	Shadblow Serviceberry	7	22	No	72%	No	Understory	50%	8'	Dead branches at top; Understory	Yes
55	Amelanchier canadensis	Shadblow Serviceberry	8	25.1	No	56%	No	Intermediate	45%	8'	Good vigor, vitality and structure. Fair scaffold branching and canopy ratio	Yes
56	Amelanchier canadensis	Shadblow Serviceberry	10	31.4	No	59%	No	Intermediate	55%	9'	Leaning; No severe biotic issues observed.	Yes
57	Quercus alba	White Oak	16	50.2	No	66%	No	Codominant	55%	24'	Dead branches; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
58	Quercus alba	White Oak	40	126	Yes	81%	No	Dominant	55%	30'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
59	Quercus rubra	No. Red Oak	26	81.6	Yes	84%	No	Dominant	80%	30'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
60	Betula nigra Heritage	Heritage River Birch	16	50.2	No	81%	No	Dominant	75%	17'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
61	Magnolia grandiflora	Southern Magnolia	8	25.3	No	63%	No	Understory	55%	10'	Upper branches in poor health; Under Oak tree.	Yes
62	Quercus rubra	Northern Red Oak	48	151	Yes	88%	No	Dominant	65%	39'	No severe biotic issues observed; Good vigor, vitality and structure. Fair scaffold branching and canopy ratio	No
63	Nyssa sylvatica	Black Gum	17	53.4	No	75%	No	Dominant	60%	16'	Little root flare; narrow canopy	Yes
64	Quercus alba	White Oak	42	132	Yes	81%	No	Dominant	75%	24'	Deadwood; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
65	Morus alba	White Mulberry	16	50.2	No	63%	Yes	Codominant	40%	18'	Hazard tree based on species; Open wounds on trunk	Yes
66	Morus alba	White Mulberry	11	34.5	No	50%	Yes	Codominant	20%	20' one-sided	Hazard tree based on species; Heavy lean; One-sided; poor canopy.	Yes
67	Pinus sylvestris	Scotch Pine	11	34.5	No	75%	No	Dominant	75%	7'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
68	Pinus sylvestris	Scotch Pine	10	31.4	No	66%	No	Dominant	60%	6'	Lower branches dead; Needle discoloration at bottom	Yes
69	Pinus sylvestris	Scotch Pine	10	31.4	No	75%	No	Dominant	55%	5'	Some needle discoloration	Yes
70	Pinus sylvestris	Scotch Pine	11	34.5	No	72%	No	Dominant	75%	6'	Lower branches dead; Needle discoloration	Yes
71	Zelkova serrata	Japanese Zelkova	14	44	No	88%	No	Dominant	80%	18'	Near street; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
72	Zelkova serrata	Japanese Zelkova	16	50.2	No	78%	No	Dominant	70%	14'	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	Yes
73	Acer rubrum	Red Maple	11	34.5	No	78%	No	Dominant	65%	8'	Near street; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio	No
74	Quercus prinus	Chestnut Oak	49	154	Yes	47%	Yes	Dominant	30%	30'	Root damage; broken limbs; break in trunk; Near traffic circle; Hazard	Yes
75	Picea abies	Norway Spruce	17	53.4	No	78%	No	Dominant	55%	9'	No severe biotic issues observed; Good vigor, vitality and structure.	No
106	Taxodium distichum	Bald Cypress	10	31.4	No	75%	No	Dominant	60%	11'	Near fence; No severe biotic issues observed; Good vigor, vitality and structure.	Yes

DBH = Diameter at Breast Height (measured 4.5 feet above ground)



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

St. Paul's College - Special and Heritage Tree Inventory

Date: May 8, 2018

DESCRIPTION	TOTAL QUANTITY	QUANTITY TO BE REMOVED	QUANTITY TO REMAIN
NON-SPECIAL TREE LESS THAN 14" DBH (LESS THAN 43" CIR.)	24	13	11
SPECIAL TREE* 14" + DBH (44" OR GREATER CIR.)	52	25	27
TOTAL	76	38	38

* AS OF THE DATE FILED FOR THE TREE REMOVAL PERMIT THERE WERE NO HERITAGE TREES ON SITE. HOWEVER, IF THE TREE REMOVAL PERMIT WAS SUBMITTED AFTER JULY 1, 2016 THERE WOULD HAVE BEEN 12 HERITAGE TREES (32" + DBH (100" OR GREATER CIR.), AND 5 WOULD HAVE BEEN PROPOSED TO BE REMOVED.

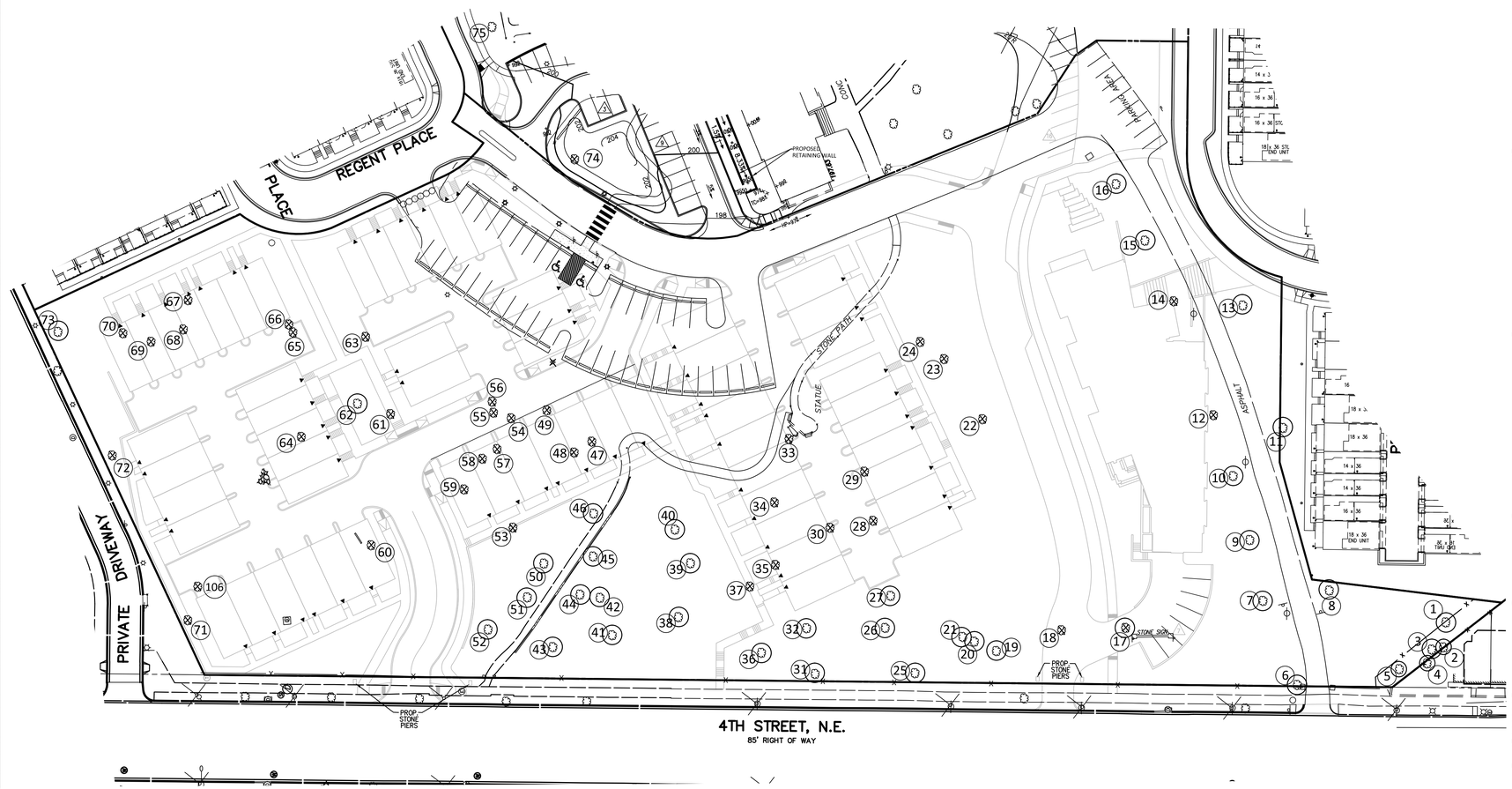
PROPOSED TREE NARRATIVE

PROPOSED ON SITE TREES WILL TOTAL 110 (SHADE TREES = 74, ORNAMENTAL TREES = 27, EVERGREEN TREES = 9)

PROPOSED ST. PAUL'S COLLEGE PARKING REALIGNMENT TREES WILL TOTAL 12 (SHADE TREES = 12, ORNAMENTAL TREES = 0, EVERGREEN TREES = 0)

LEGEND

- (11) TREE NUMBER
- EXISTING TREE
- EDGE OF PAVEMENT
- — x — x — x — x — FENCE LINE
- PROPERTY LINE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE SAVED



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Mr. Stephen M. Horne
shorne@elmstreetdev.com

REVISIONS	DATE
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL

LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

TREE PRESERVATION PLAN WITH GHOST OVERLAY OF PROPOSED SITE PLAN

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018

VIKA PROJECT VM1453 G

DRAWING NO.

SHEET NO. C-14

S:\0001-1000\0860A - St. Paul's College\cad\preliminary\453TOD_ESM_TREE PRESERVATION PLAN.dwg - June 26, 2018

LAYOUT: C-14 TREE SURVEY WITH SITE PLAN OVERLAY, Plotted By: frost

TREE INVENTORY

Tree #	Botanical Name	Common Name	Size	Size	Special Tree	Cond.	Hazard Tree	Fee for Tree Removal	Canopy Position	Crown Density	Avg. Crown radius	Status	Notes
			DBH (in.)	Circ. (in.)		%		$35/in.		%			
1	Quercus rubra	Red Oak	11	34.5	No	66%	No	$0	Intermediate	55%	15'	Save	DBH estimated; Vines on trunk; No severe biotic issues observed; Good vigor, vitality and structure.
2	Dead	Dead	0	0	No	0%	No	$0	Intermediate	0%	0'	Remove	Dead
3	Quercus rubra	Red Oak	14	44	No	72%	No	$0	Intermediate	50%	10'	Save	DBH estimated; Vines; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching
4	Quercus rubra	Red Oak	9	28.3	No	66%	No	$0	Intermediate	55%	11'	Save	DBH estimated; Dead wood at top; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
5	Dead	Dead	0	0	No	0%	No	$0	Intermediate	0%	0'	Remove	Dead
6	Quercus rubra	Northern Red Oak	26	81.6	Yes	66%	No	$2,857	Dominant	50%	34'	Remove	Open at top; Deadwood; Near column and fence; No severe biotic issues observed;
7	Acer rubrum	Red Maple	10	31.4	No	66%	No	$0	Dominant	40%	12'	Remove	10", 8", 5"; Multi-trunk; Under utility line; No severe biotic issues observed
8	Quercus rubra	Northern Red Oak	59	185	Yes	72%	No	$6,484	Dominant	60%	42'	Remove	Dead Branches; Vines; No severe biotic issues observed;
9	Acer rubrum	Red Maple	13	40.8	No	75%	No	$0	Dominant	70%	18'	Remove	Under utility line; No severe biotic issues observed;
10	Acer rubrum	Red Maple	23	72.2	Yes	72%	No	$2,528	Dominant	65%	18'	Remove	Under utility line; No severe biotic issues observed; Deadwood
11	Acer platanoides	Norway Maple	24	75.4	Yes	78%	No	$2,638	Dominant	75%	24'	Remove	Close to existing homes; No severe biotic issues observed; Good vigor, vitality and structure.
12	Acer rubrum	Red Maple	16	50.2	No	63%	No	$0	Dominant	40%	16'	Remove	Under utility line; No severe biotic issues observed; Fair canopy cover
13	Acer platanoides	Norway Maple	16	50.2	No	75%	No	$0	Dominant	75%	19'	Remove	Girdling root; No severe biotic issues observed. Good vigor, vitality and structure. Good scaffold branching and canopy ratio
14	Acer rubrum	Red Maple	23	72.2	Yes	78%	No	$2,528	Dominant	70%	18'	Remove	Under utility line; scarring on trunk
15	Liriodendron tulipifera	Tulip poplar	27	84.8	Yes	72%	No	$2,967	Dominant	55%	27'	Remove	Open canopy; Deadwood; Somewhat asymmetrical
16	Acer rubrum	Red Maple	15	47.1	No	53%	No	$0	Dominant	45%	11'	Remove	No root flare; bad form; Broken limbs
17	Picea abies	Norway Spruce	9	28.3	No	75%	No	$0	Dominant	80%	12'	Remove	Multi-trunk; 7",5",5",4"
18	Picea abies	Norway Spruce	20	62.8	Yes	59%	No	$2,198	Intermediate	45%	25' one-sided	Remove	One-sided; Poor structure and canopy ratio
19	Quercus palustris	Pin Oak	7	22	No	66%	No	$0	Codominant	40%	14'	Remove	No severe biotic issues observed; Codominant tree canopy
20	Quercus laurifolia	Laurel Oak	8	25.1	No	72%	No	$0	Codominant	60%	14'	Remove	Twin. 7",6"; No severe biotic issues observed; Codominnat tree canopy
21	Quercus phellos	Willow Oak	7	22	No	66%	No	$0	Codominant	65%	12'	Remove	No severe biotic issues observed; Codominant tree canopy
22	Prunus serotina	Black Cherry	20	62.8	Yes	63%	No	$2,198	Dominant	55%	16'	Remove	Twin, 20", 10"; Root damage
23	Prunus serotina	Black Cherry	14	44	No	72%	No	$0	Dominant	65%	12'	Remove	Twin. 14", 9"; bad form; trunk scarring
24	Picea abies	Norway Spruce	9	28.3	No	66%	No	$0	Dominant	70%	8'	Remove	No severe biotic issues observed; Good vigor, vitality and structure.
25	Quercus laevis	Turkey Oak	33	104	Yes	66%	No	$3,627	Dominant	40%	21'	Remove	Little root flare; Open canopy; Deadwood; Near fence
26	Pinus strobus	Eastern White Pine	9	28.3	No	66%	No	$0	Dominant	45%	9'	Remove	No severe biotic issues observed; Good vigor, vitality and structure.
27	Quercus alba	White Oak	38	119	Yes	78%	No	$4,176	Dominant	50%	27'	Remove	Open canopy; Deadwood
28	Pinus strobus	White Pine	18	56.5	No	72%	No	$0	Dominant	55%	14'	Remove	No severe biotic issues observed; Good vigor, vitality and structure.
29	Prunus serotina	Black Cherry	13	40.8	Yes	66%	No	$1,429	Codominant	60%	9'	Remove	Webworm in branches; Twin 13" + 8"
30	Quercus alba	White Oak	32	100	Yes	81%	No	$3,517	Codominant	75%	25'	Remove	Minor root damage; Deadwood
31	Quercus rubra	Northern Red Oak	27	84.8	Yes	66%	No	$2,967	Dominant	45%	20'	Remove	Somewhat one-sided; Deadwod; Near fence
32	Quercus alba	White Oak	24	75.4	Yes	81%	No	$2,638	Dominant	70%	18'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
33	Tsuga canadensis	Eastern Hemlock	17	51.8	No	75%	No	$0	Dominant	55%	9'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
34	Quercus alba	White Oak	44	138	Yes	66%	No	$4,836	Dominant	65%	27'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
35	Quercus rubra	Northern Red Oak	19	59.7	Yes	72%	No	$2,088	Dominant	50%	21'	Remove	Deadwood; No severe biotic issues observed; Good vigor, vitality and structure. Fair scaffold branching and canopy ratio
36	Cedrus deodara	Deodar Cedar	27	84.8	Yes	72%	No	$2,967	Dominant	50%	14'	Remove	2 Main trunks; Open canopy
37	Quercus alba	White Oak	25	78.5	Yes	78%	No	$2,748	Dominant	55%	24'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and fair canopy ratio
38	Quercus alba	White Oak	25	78.5	Yes	75%	No	$2,748	Dominant	55%	22'	Remove	Open canopy; Deadwood; No severe biotic issues observed; Good vigor, vitality and structure. Fair scaffold branching and fair canopy ratio
39	Quercus alba	White Oak	20	62.8	Yes	81%	No	$2,198	Dominant	60%	12'	Remove	Deadwood; No severe biotic issues observed; Good structure, scaffold branching and tree canopy
40	Quercus rubra	Northern Red Oak	24	75.4	Yes	78%	No	$2,638	Intermediate	45%	18'	Remove	Deadwood; No severe biotic issues observed; Good structure, scaffold branching and tree canopy
41	Quercus alba	White Oak	25	78.5	Yes	53%	Yes	$0	Dominant	35%	24' one-sided	Remove	One-sided; No severe biotic issues observed; Poor structure, scaffold branching and canopy ratio
42	Quercus prinus	Chestnut Oak	38	119	Yes	81%	No	$4,176	Dominant	65%	36'	Remove	Open canopy at top; Deadwood
43	Cedrus deodara	Deodar Cedar	17	53.4	No	78%	No	$0	Dominant	65%	12'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
44	Quercus alba	White Oak	14	44	No	75%	No	$0	Understory	50%	11'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
45	Liquidambar styraciflua	American Sweetgum	16	50.2	Yes	72%	No	$1,758	Intermediate	60%	10'	Remove	Dead branches; exposed roots; Near path
46	Prunus serotina	Black Cherry	17	53.4	No	10%	Yes	$0	Dominant	5%	3'	Remove	Almost completely dead; Bad form; Central Leader at 90 degree angle; Near path; Hazard
47	Quercus alba	White Oak	17	53.4	No	78%	No	$1,868	Codominant	60%	20'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
48	Nyssa sylvatica	Black Gum	16	50.2	No	72%	No	$0	Codominant	45%	12'	Remove	Deadwood at top; Narrow canopy
49	Nyssa sylvatica	Black Gum	16	50.2	No	72%	No	$0	Dominant	55%	8'	Remove	Deadwood at top; Fair scaffold branching and tree canopy
50	Quercus alba	White Oak	33	104	Yes	78%	No	$3,627	Dominant	65%	18'	Remove	Open canopy; Fair scaffold branching and tree canopy
51	Quercus alba	White Oak	24	75.4	Yes	81%	No	$2,638	Dominant	60%	24'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
52	Quercus alba	White Oak	39	122	Yes	78%	No	$4,286	Dominant	75%	35'	Remove	Deadwood at top; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
53	Quercus alba	White Oak	24	75.4	Yes	81%	No	$2,638	Dominant	65%	29'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
54	Amelanchier canadensis	Shadblow Serviceberry	7	22	No	72%	No	$0	Understory	50%	8'	Remove	Dead branches at top; Understory
55	Amelanchier canadensis	Shadblow Serviceberry	8	25.1	No	56%	No	$0	Intermediate	45%	8'	Remove	Good vigor, vitality and structure. Fair scaffold branching and canopy ratio
56	Amelanchier canadensis	Shadblow Serviceberry	10	31.4	No	59%	No	$0	Intermediate	55%	9'	Remove	Lean; No severe biotic issues observed.
57	Quercus alba	White Oak	16	50.2	No	66%	No	$0	Codominant	55%	24'	Remove	Dead branches; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
58	Quercus alba	White Oak	40	126	Yes	81%	No	$4,396	Dominant	55%	36'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
59	Quercus rubra	No. Red Oak	26	81.6	Yes	84%	No	$2,857	Dominant	80%	30'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
60	Betula nigra 'Heritage'	Heritage River Birch	16	50.2	No	81%	No	$0	Dominant	75%	17'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
61	Magnolia grandiflora	Southern Magnolia	9	28.3	No	63%	No	$0	Understory	55%	10'	Remove	Upper branches in poor health; Under Oak tree.
62	Quercus rubra	Northern Red Oak	48	151	Yes	88%	No	$5,275	Dominant	65%	39'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Fair scaffold branching and canopy ratio
63	Nyssa sylvatica	Black Gum	17	53.4	No	75%	No	$0	Dominant	60%	16'	Remove	Little root flare; narrow canopy
64	Quercus alba	White Oak	42	132	Yes	81%	No	$4,616	Dominant	75%	24'	Remove	Deadwood; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
65	Morus alba	White Mulberry	16	50.2	No	63%	Yes	$0	Codominant	40%	18'	Remove	Hazard tree based on species; Open wounds on trunk
66	Morus alba	White Mulberry	11	34.5	No	50%	Yes	$0	Codominant	20%	20' one-sided	Remove	Hazard tree based on species; Heavy lean; One-sided; poor canopy
67	Pinus sylvestris	Scotch Pine	11	34.5	No	75%	No	$0	Dominant	75%	7'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
68	Pinus sylvestris	Scotch Pine	10	31.4	No	66%	No	$0	Dominant	60%	6'	Remove	Lower branches dead; Needle discoloration at bottom
69	Pinus sylvestris	Scotch Pine	10	31.4	No	75%	No	$0	Dominant	55%	5'	Remove	Some needle discoloration
70	Pinus sylvestris	Scotch Pine	11	34.5	No	72%	No	$0	Dominant	75%	6'	Remove	Lower branches dead; Needle discoloration
71	Zelkova serrata	Japanese Zelkova	14	44	No	88%	No	$0	Dominant	80%	18'	Remove	Near street; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
72	Zelkova serrata	Japanese Zelkova	16	50.2	No	78%	No	$0	Dominant	70%	14'	Remove	No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
73	Acer rubrum	Red Maple	11	34.5	No	78%	No	$0	Dominant	65%	8'	Remove	Near street; No severe biotic issues observed; Good vigor, vitality and structure. Good scaffold branching and canopy ratio
74	Quercus prinus	Chestnut Oak	49	154	Yes	47%	Yes	$0	Dominant	30%	30'	Remove	Root damage; broken limbs; break in trunk; Near traffic circle; Hazard
75	Picea abies	Norway Spruce	17	53.4	No	78%	No	$0	Dominant	55%	9'	Remove	No severe biotic issues observed; Good vigor, vitality and structure.
106	Taxodium distichum	Bald Cypress	10	31.4	No	75%	No	$0	Dominant	60%	11'	Remove	Near fence; No severe biotic issues observed; Good vigor, vitality and structure.

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

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P. 410-266-9700
Mr. Stephen M. Horne
shorne@elmstreetdev.com

REVISIONS	DATE
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

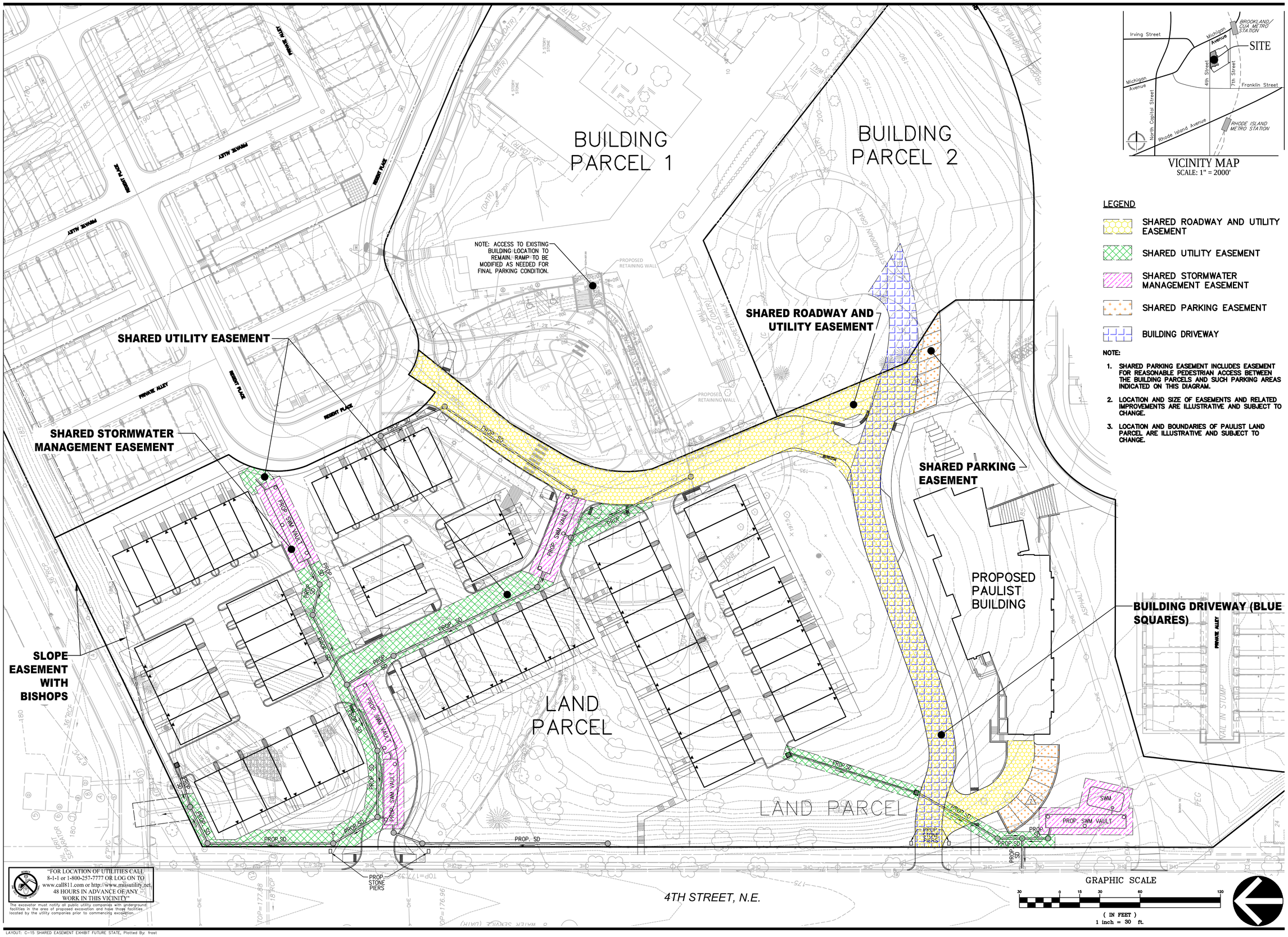
ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

TREE INVENTORY

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C-14A

S:\0001-1000\0360A - St. Paul's College\cadd\preliminary\143360_EM_TREE PRESERVATION PLAN.dwg - June 26, 2018

LAYOUT: C-14A TREE INVENTORY BLOWUP, Plotted By: frost



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- SHARED ROADWAY AND UTILITY EASEMENT
- SHARED UTILITY EASEMENT
- SHARED STORMWATER MANAGEMENT EASEMENT
- SHARED PARKING EASEMENT
- BUILDING DRIVEWAY

NOTE:

1. SHARED PARKING EASEMENT INCLUDES EASEMENT FOR REASONABLE PEDESTRIAN ACCESS BETWEEN THE BUILDING PARCELS AND SUCH PARKING AREAS INDICATED ON THIS DIAGRAM.
2. LOCATION AND SIZE OF EASEMENTS AND RELATED IMPROVEMENTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE.
3. LOCATION AND BOUNDARIES OF PAULIST LAND PARCEL ARE ILLUSTRATIVE AND SUBJECT TO CHANGE.

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PROFESSIONAL SEAL

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LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

SHARED EASEMENT EXHIBIT E - FUTURE STATE

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT: VM1453 G
DRAWING NO.
SHEET NO. C-15

G:\2001-1000\0360A - St. Paul's Townhouse\preliminary\VM1453TOT_ELM_SHARED EASEMENT EXHIBIT.dwg -- June 26, 2018

LAYOUT: C-15 SHARED EASEMENT EXHIBIT FUTURE STATE, Plotted By: frost

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 7, 2018

Plat for Building Permit of SQUARE 3648 LOT 1067

Scale: 1 inch = 40 feet Recorded in Book A & T Page 3873 - R

Receipt No. XX-XXXXX

Furnished to: XXXX XXXXXX

Surveyor, D.C.

By: X.X.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn , and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers,employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims,damages,liabilities,and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

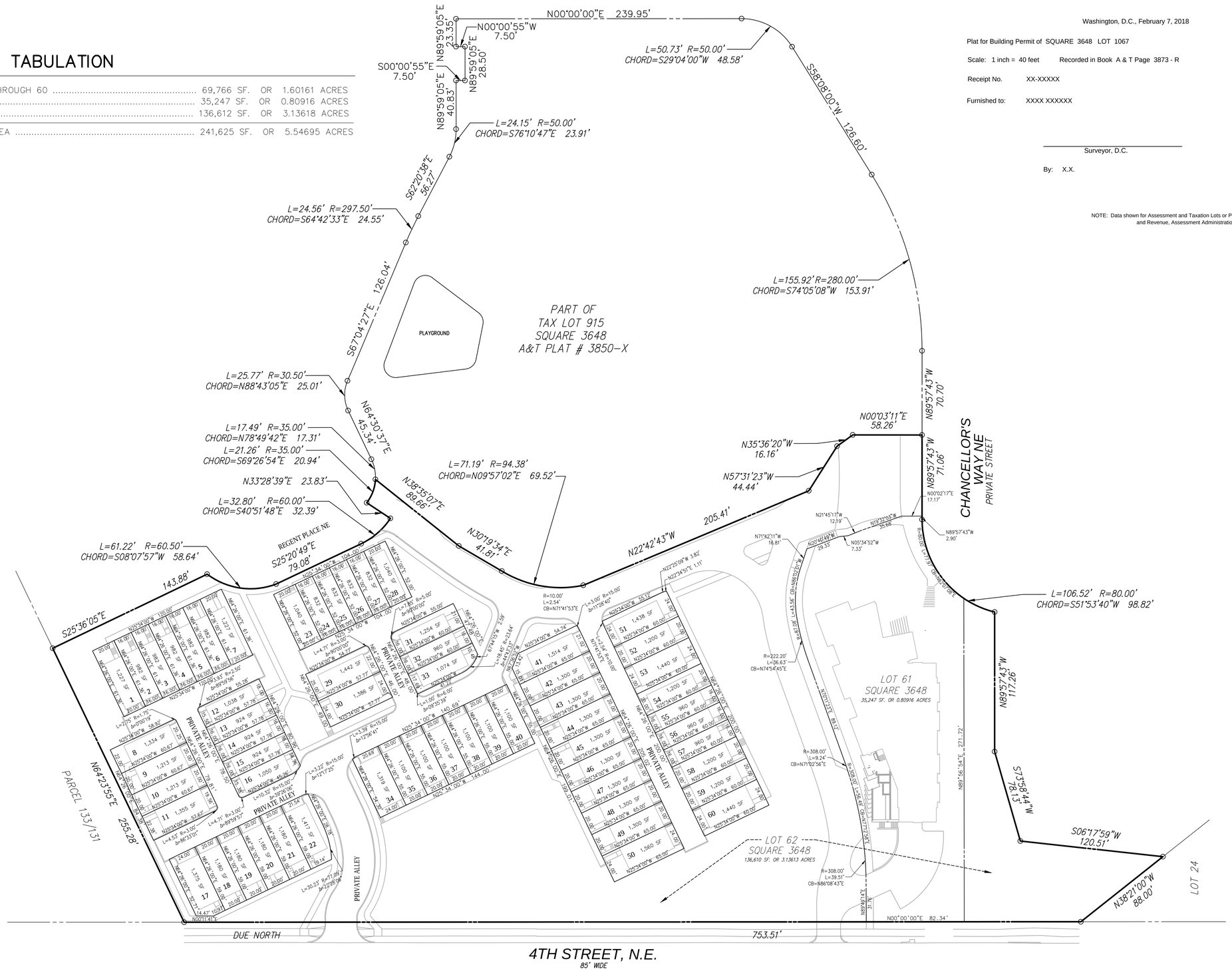
Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

AREA TABULATION

LOTS 1 THROUGH 60	69,766 SF.	OR	1.60161 ACRES
LOT 61	35,247 SF.	OR	0.80916 ACRES
LOT 62	136,612 SF.	OR	3.13618 ACRES
TOTAL AREA	241,625 SF.	OR	5.54695 ACRES



BUILDING PLAT AND PROPOSED A&T LOTS

NOTES:

- LOT 62 IS INTENDED TO INCLUDE ALL OPEN SPACE AND COMMON AREAS NOT OTHERWISE INCLUDED IN LOTS 1-61. LOT 62 MAY BE COMPRISED OF ADDITIONAL A+T LOTS BUT WILL REMAIN OPEN SPACE/COMMON AREAS/ROADWAYS AS SHOWN ON THE PLANS.
- PROPOSED A&T LOTS MIGHT BE ALTERED AS THE RESULT OF MODIFICATIONS.

S:\0001-1000\0360A - St. Paul's College\cadd\preliminary\1453100_ELM_P_A&T LOTS.dwg ~ June 26, 2018