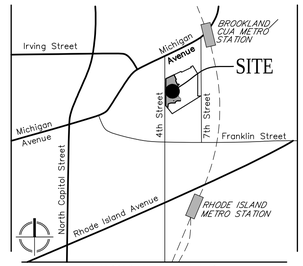
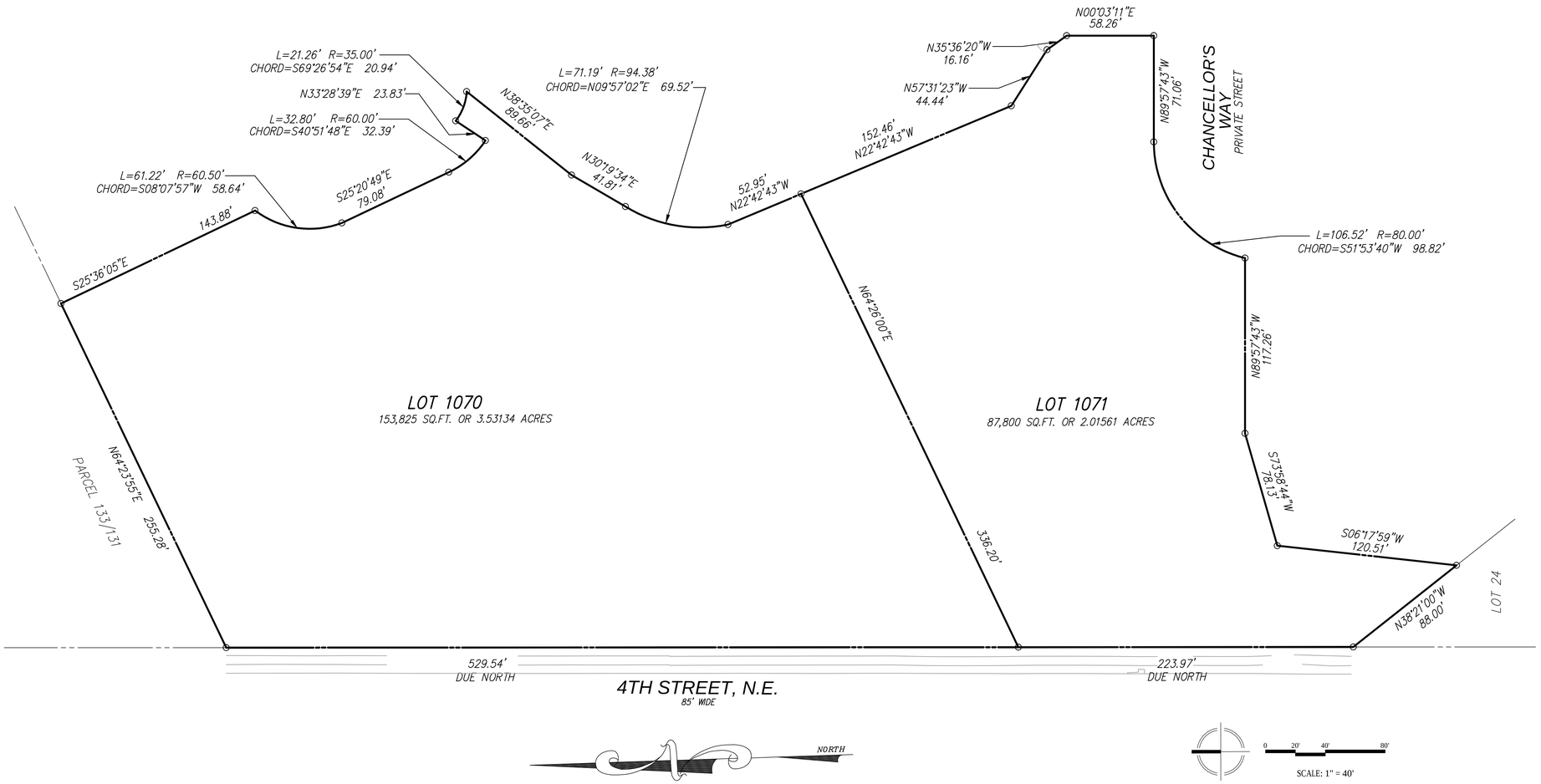


VICINITY MAP
SCALE: 1" = 2000'

EXHIBIT SHOWING A&T LOT 1067 DIVIDED INTO LOT 'A' AND LOT 'B'



"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.

LAYOUT: C-17, Plotted By: frost

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE. NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

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
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

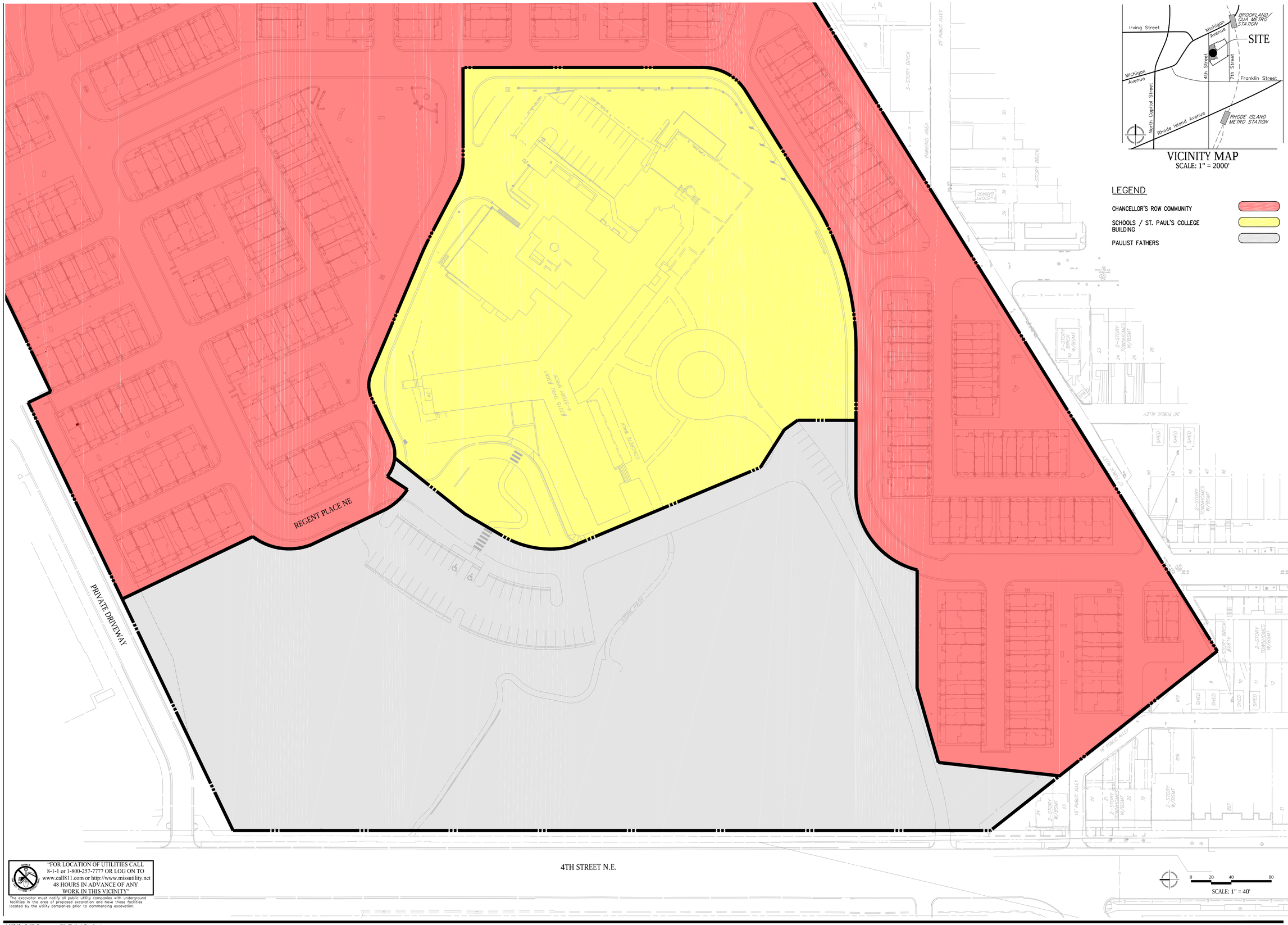
ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

EXHIBIT SHOWING A&T LOTS 'A' AND 'B'

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C-17

Received by Planning & Performance
District of Columbia
Office of Zoning
Date: 6/29/2018

S:\2000\VM2000-1000\VM1453100.ELM_P_LOT A AND B EXHIBIT FOR GDLS\TOS\dwg - June 26, 2018 - St. Paul's College\plan\plan\Drawings\VM1453100.ELM_P_LOT A AND B EXHIBIT FOR GDLS.dwg



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- CHANCELLOR'S ROW COMMUNITY
- SCHOOLS / ST. PAUL'S COLLEGE BUILDING
- PAULIST FATHERS

"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.

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE. NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

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
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

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

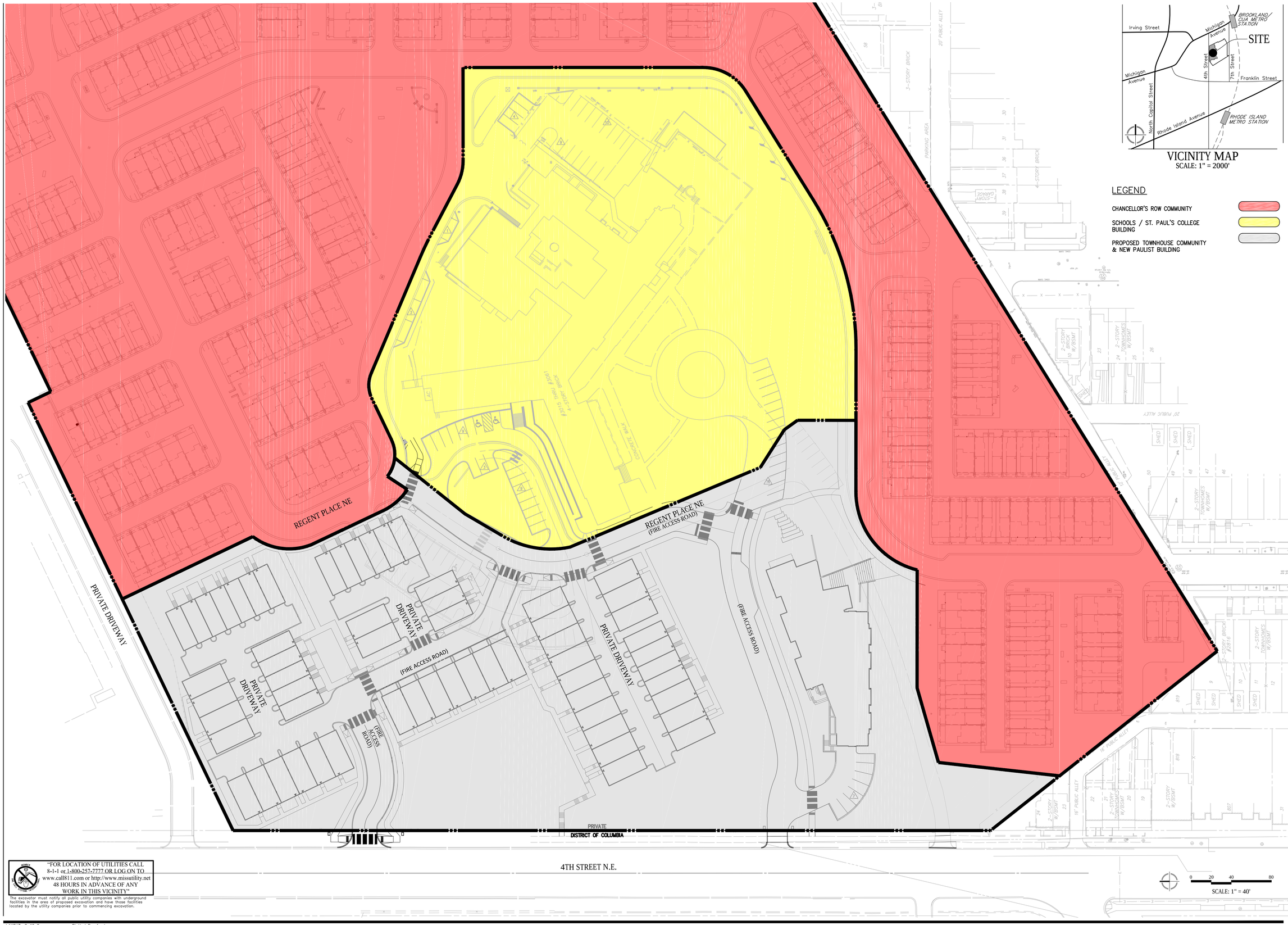
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

COMMUNITY OWNERSHIP MAP - EXISTING

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C–18

S:\1000\1001-1050\1001-1050\1003\VM1453\CAD\Planning\VM1453100_PLAT_P_COMM_OWNER_EX.dwg – June 26, 2018 – St. Paul's College\cad\dwg\Comm own EX, Plotted By: frost

LAYOUT: C–18 Comm own EX, Plotted By: frost



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- CHANCELLOR'S ROW COMMUNITY
- SCHOOLS / ST. PAUL'S COLLEGE BUILDING
- PROPOSED TOWNHOUSE COMMUNITY & NEW PAULIST BUILDING

"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 20 40 80
SCALE: 1" = 40'

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE. NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

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
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.

COMMUNITY OWNERSHIP MAP - PROPOSED

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C–19

LAYOUT: C-19 Comm own prop, Plotted By: frost

S:\VM1453\01-00\01-0001\VM1453_0001_Comm_Ownership_Map_Prop_Site - June 26, 2018

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

OPEN SPACE EASEMENT

NOTE: ELEMENTS SHOWN MAY BE ADJUSTED TO REFLECT FINAL DESIGN CONDITION

"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 20 40 80
SCALE: 1" = 40'

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

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
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.

OPEN SPACE EASEMENT

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

VIKA PROJECT VM1453 G

DRAWING NO.

SHEET NO. C–20

S:\VM1453\VM1453 St. Paul's townhouse\preliminary\VM1453 St. Paul's townhouse - Open Space Easement.dwg June 26, 2018 - 9:38am

LAYOUT: C–20 Open easem, Plotted By: frost

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

PUBLIC ACCESS EASEMENT

NOTE: ELEMENTS SHOWN MAY BE ADJUSTED TO REFLECT FINAL DESIGN CONDITION

0 20 40 80
SCALE: 1" = 40'

"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.

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

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
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

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

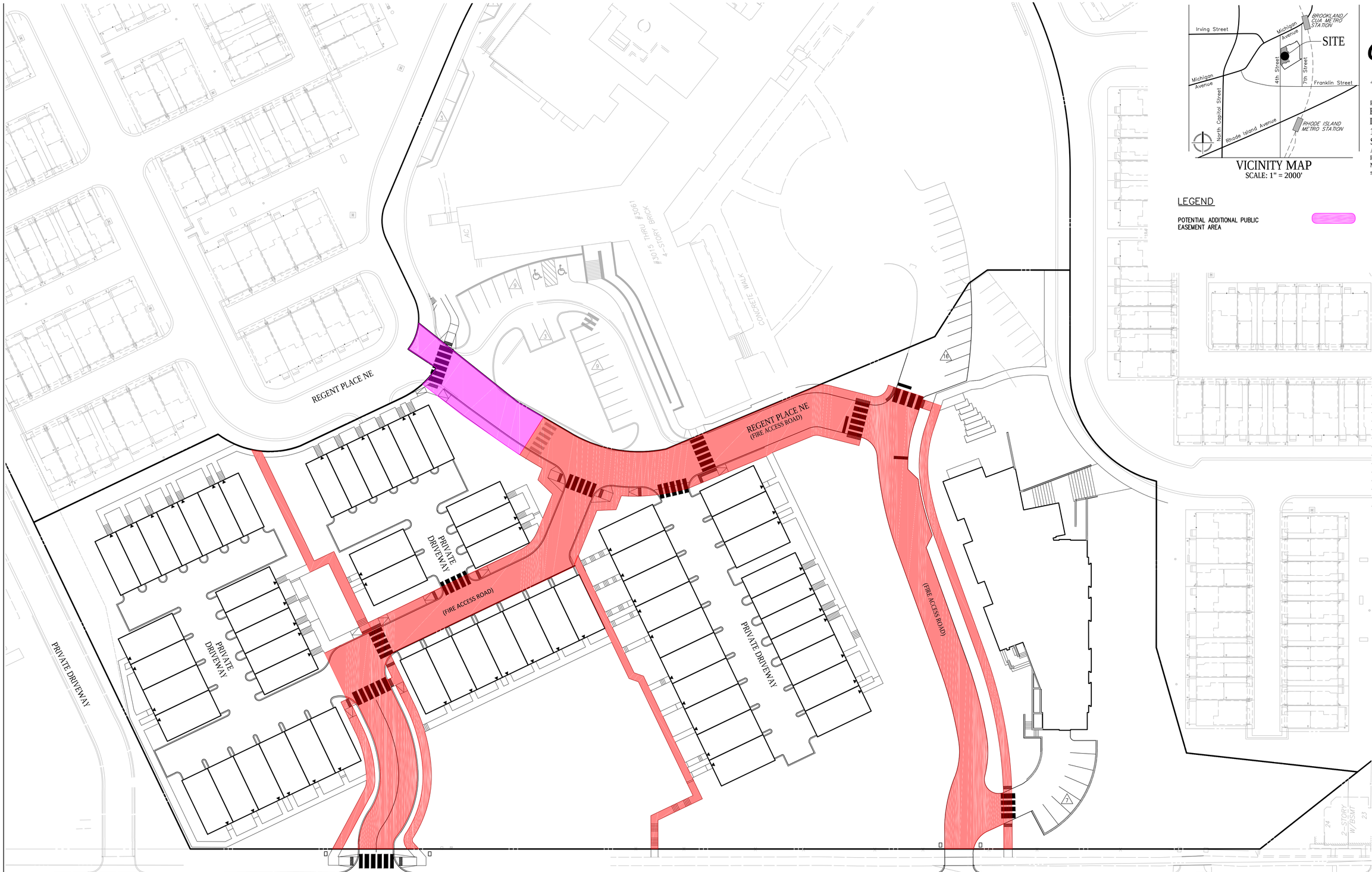
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

PUBLIC ACCESS EASEMENT

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C-21

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

LAYOUT: C-21 pub acc easem, Plotted By: frost



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

POTENTIAL ADDITIONAL PUBLIC EASEMENT AREA

NOTE: ELEMENTS SHOWN MAY BE ADJUSTED TO REFLECT FINAL DESIGN CONDITION

0 20 40 80
SCALE: 1" = 40'

"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.

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

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
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

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

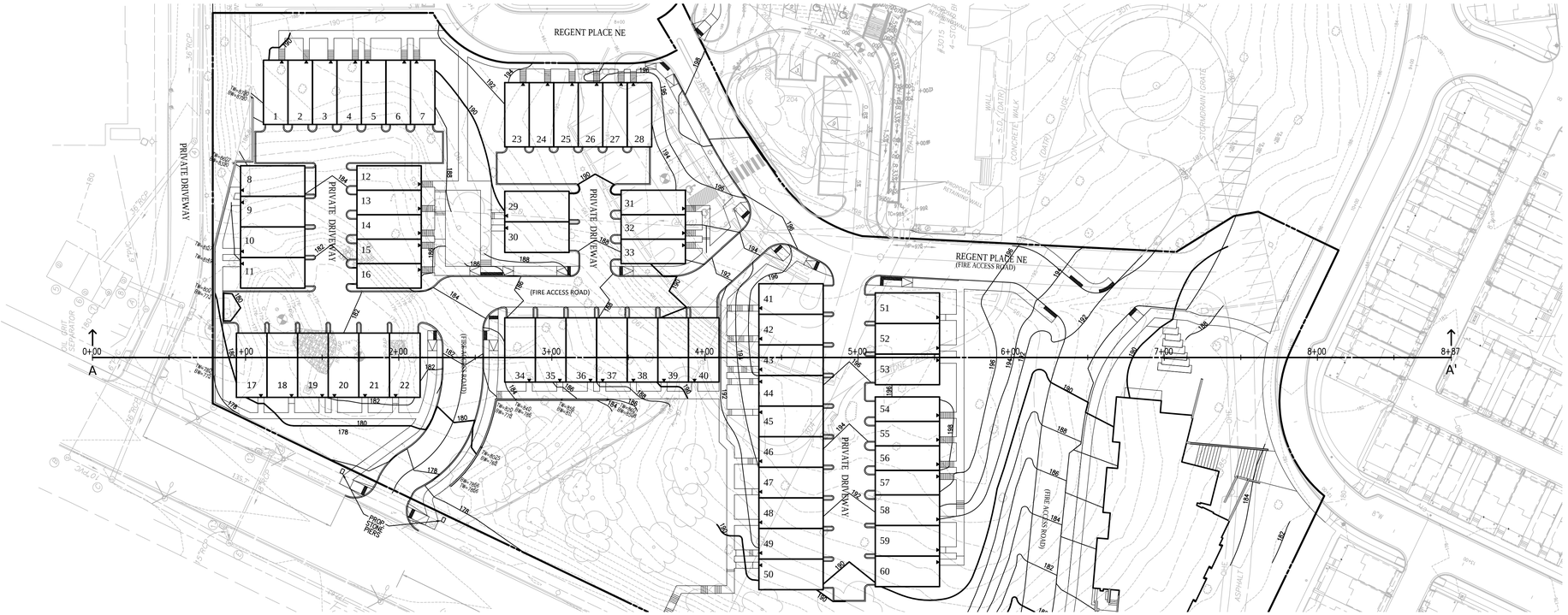
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

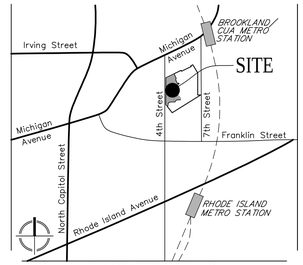
POTENTIAL ADDITIONAL PUBLIC EASEMENT AREA

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C-22

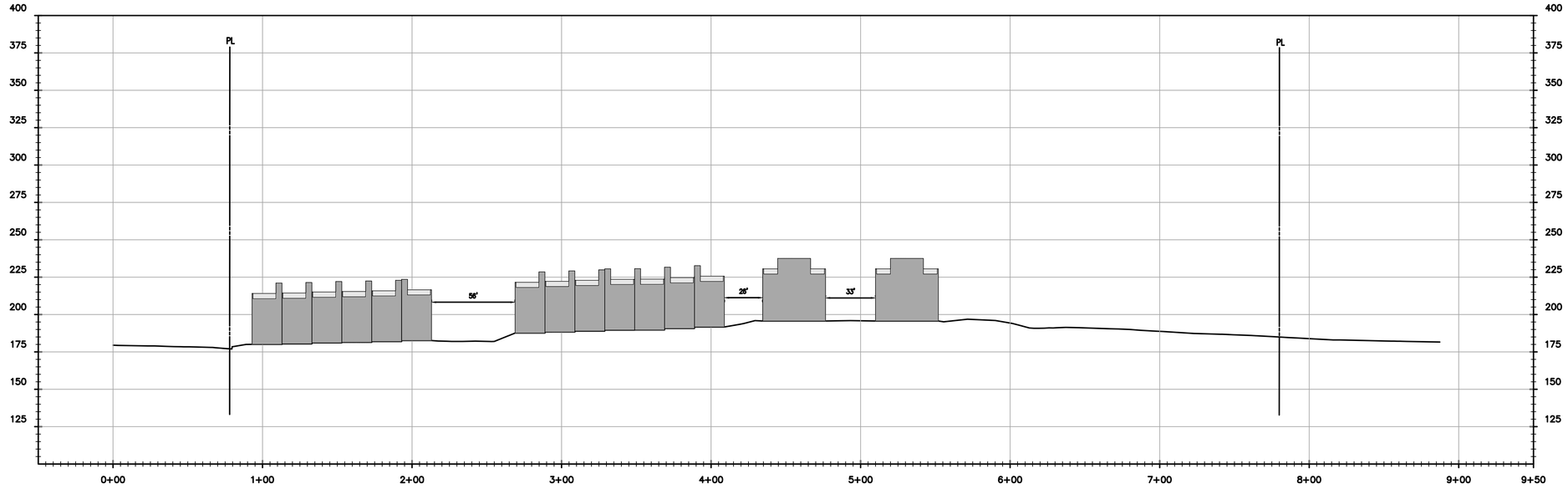
S:\0001-1000\0360A - St. Paul's College\cadd\preliminary\1453100_ELM_P_EASE_PUBLIC_ACC.dwg ~ June 26, 2018

LAYOUT: C-22 pot add pub easement, Plotted By: frost





VICINITY MAP
SCALE: 1" = 2000'



SECTION A A'

"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 20' 40' 80'
SCALE: 1" = 40'

LAYOUT: SECTION A-A, Plotted By: frost

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE. NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

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
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

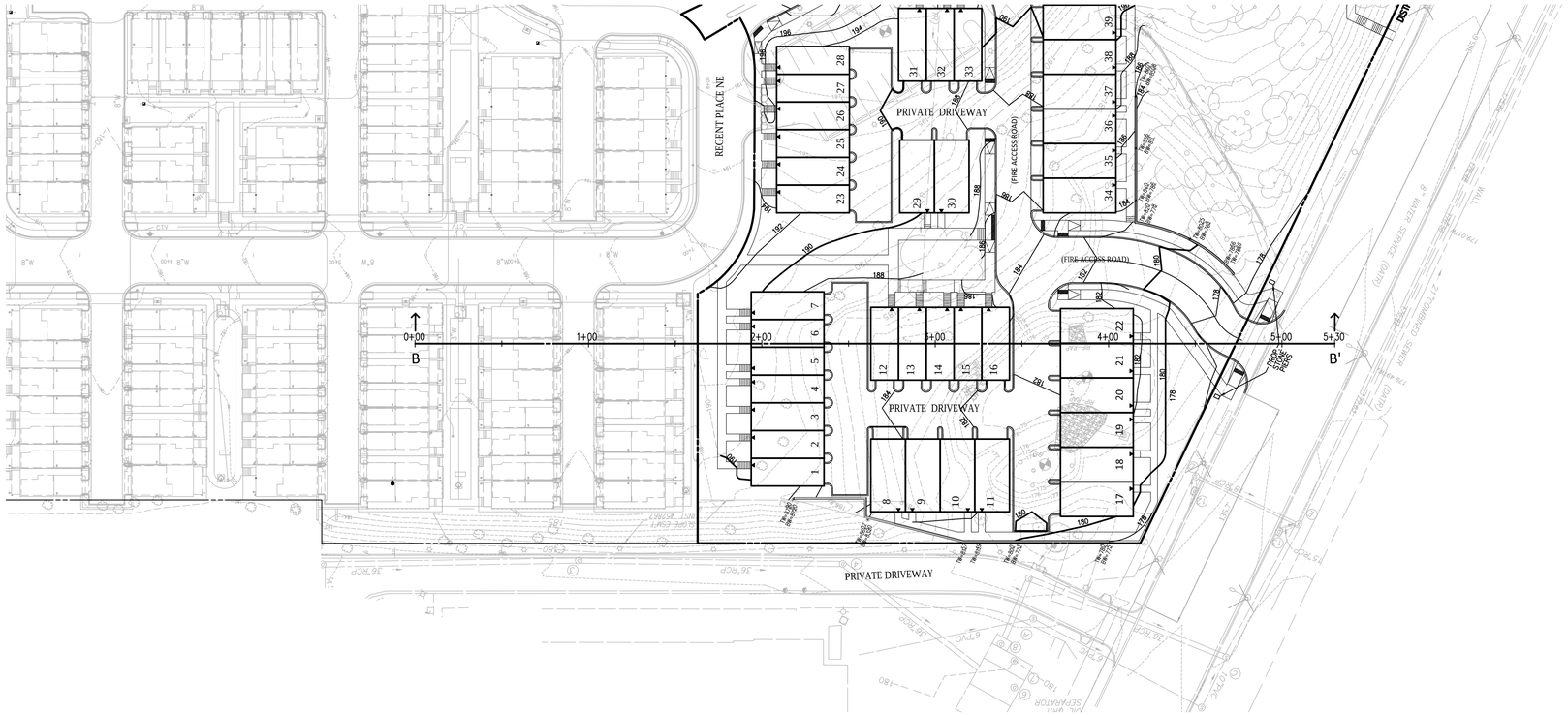
ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL

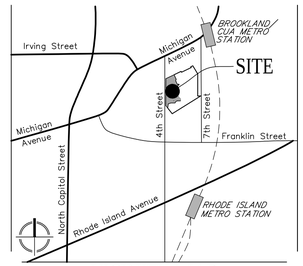
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

SECTION A-A'

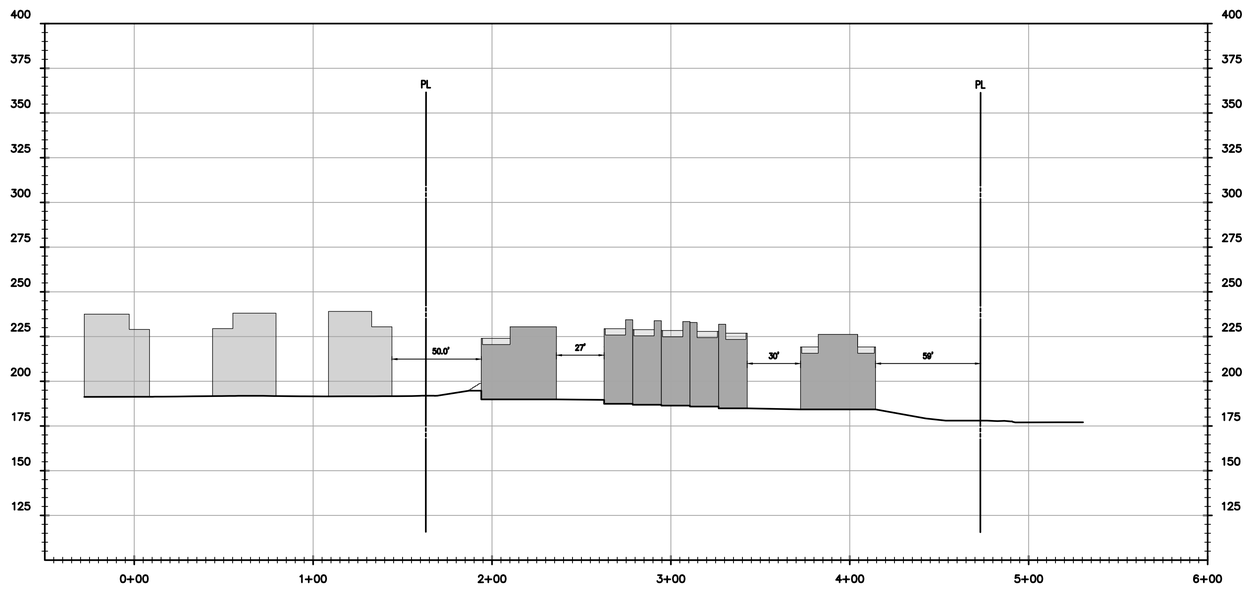
DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C–23

S:\VM1453\100\CAD\Drawings\Civil\Sheets\VM1453100_SECTIONS_A-A'.dwg — June 26, 2018 — 10:08am





VICINITY MAP
SCALE: 1" = 2000'



SECTION B B'

"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.

SCALE: 1" = 40'

LAYOUT: SECTION B-B, Plotted By: frost

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE. NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

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
PER HEARING COMMENTS	JUNE-2018
FINAL	JUNE-2018

PROFESSIONAL SEAL

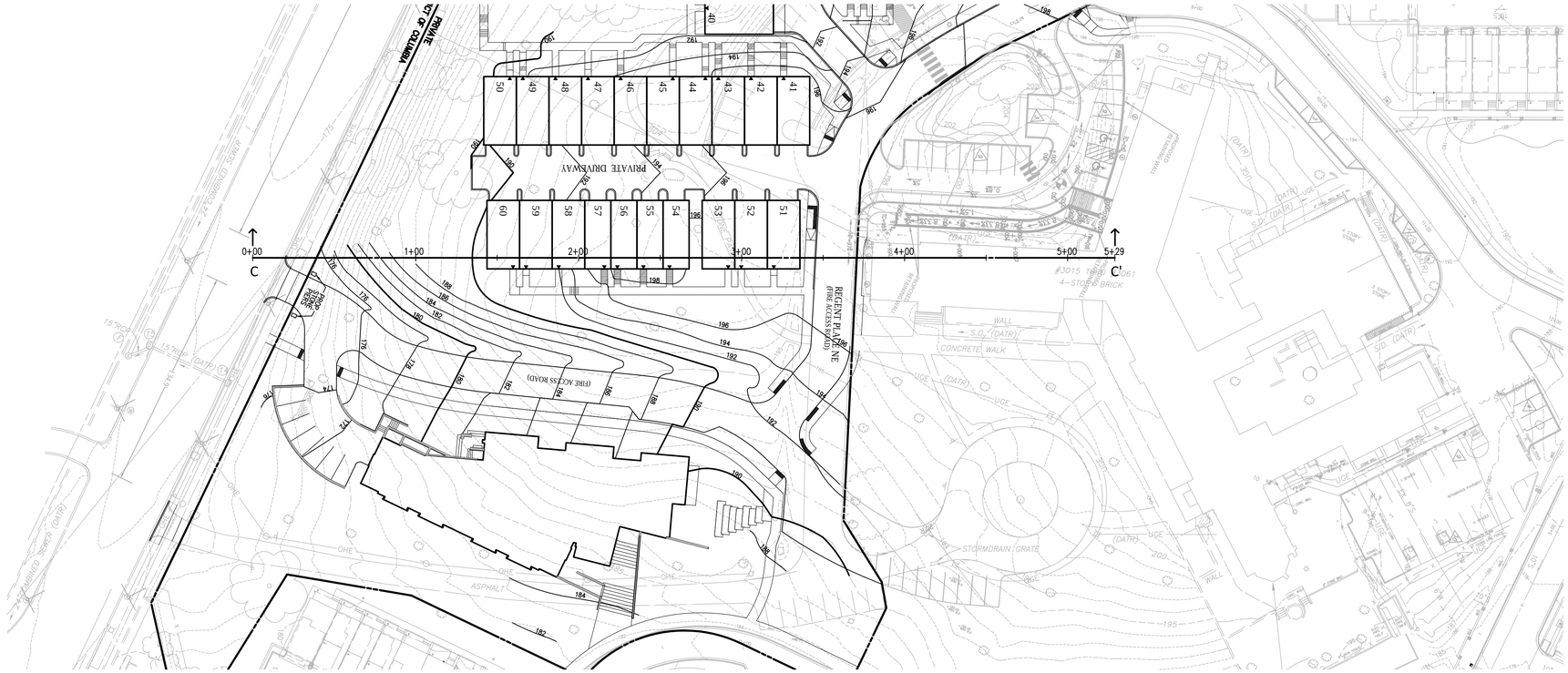
ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL

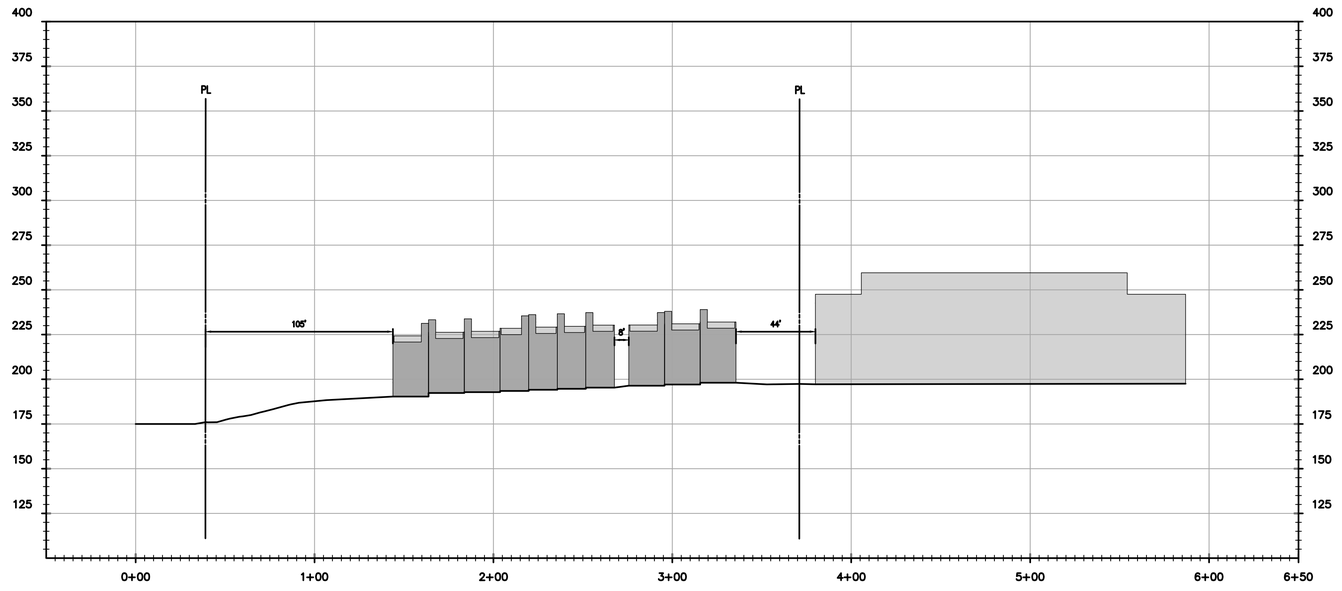
LOTS 1070 & 1071
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

SECTION B-B'

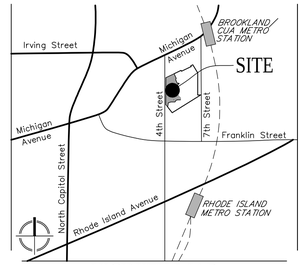
DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C–24

S:\VM1453\100\Drawings\Sheets\Campus St. Paul's - 100\VM1453_100_SECTION B-B' dwg — June 26, 2018





SECTION C C'



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.

SCALE: 1" = 40'

LAYOUT: SECTION C-C, Plotted By: frost

VIKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE. NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

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
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.

SECTION C-C'

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: JUNE 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C–25

S:\2001 - 2500\VM1453100.01\CAD\Layout\Final Site Plans\St. Paul's College\vm1453100.01_SP_SECTION C-C.dwg — June 26, 2018