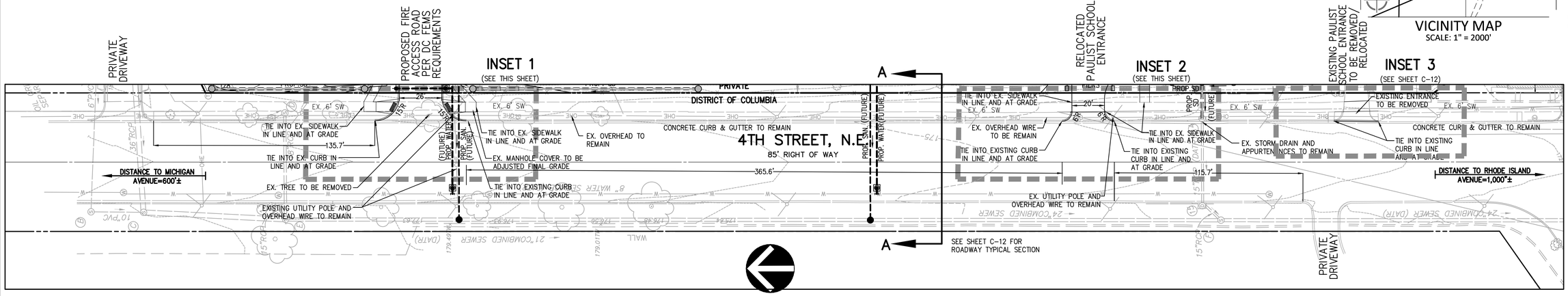
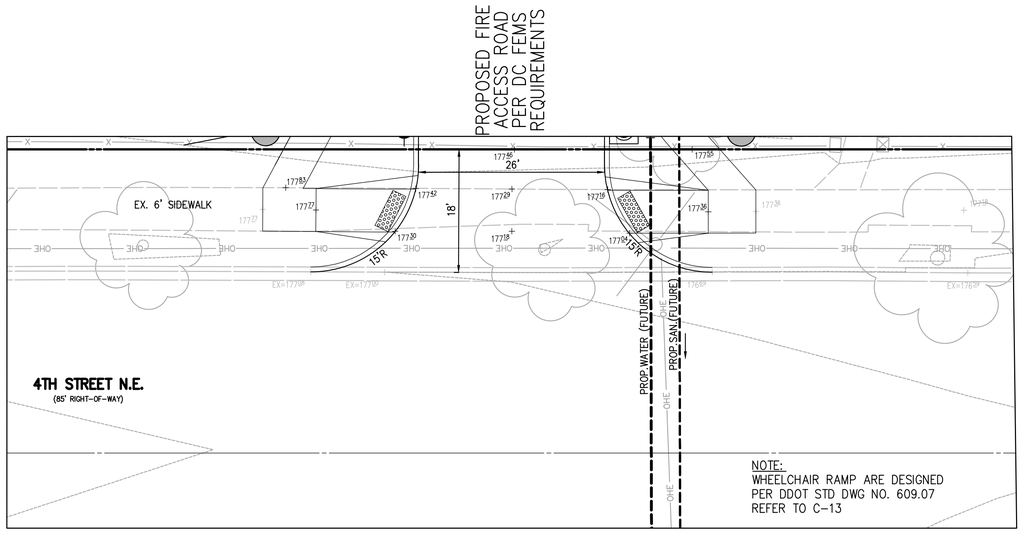


VICINITY MAP
SCALE: 1" = 2000'

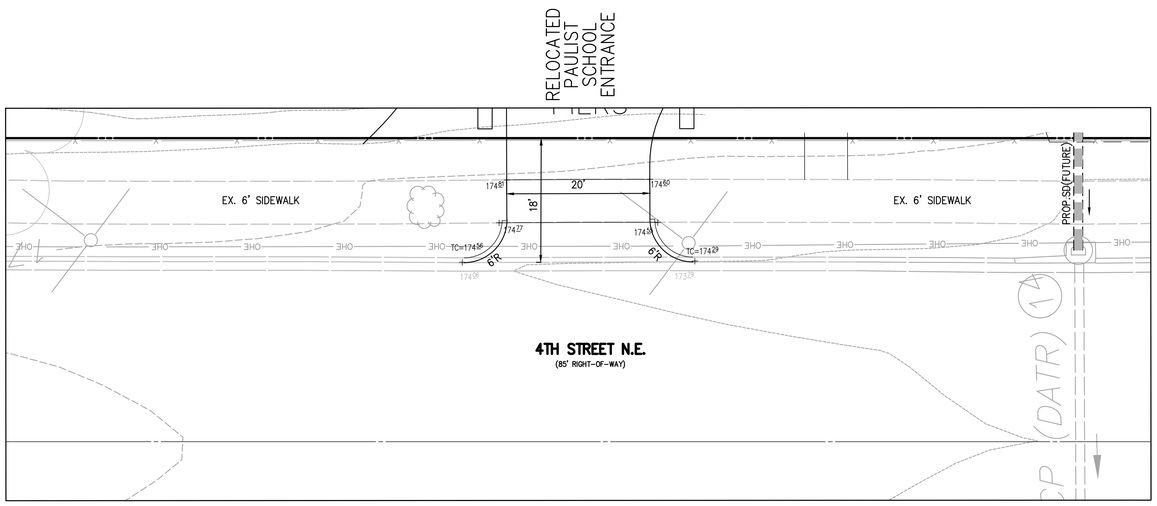
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



INSET 1

SCALE: 1"=10'



INSET 2

SCALE: 1"=10'

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175 Admiral Cochrane Dr.
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P. 410-266-9700
Mr. Stephen M. Horne
shorne@elmstreetdev.com

REVISIONS	DATE

PROFESSIONAL SEAL

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

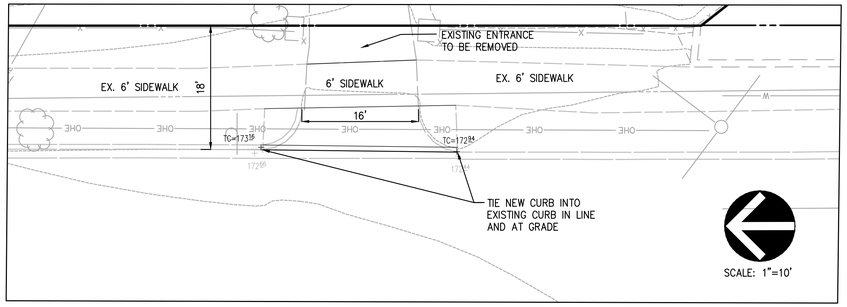
ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL

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

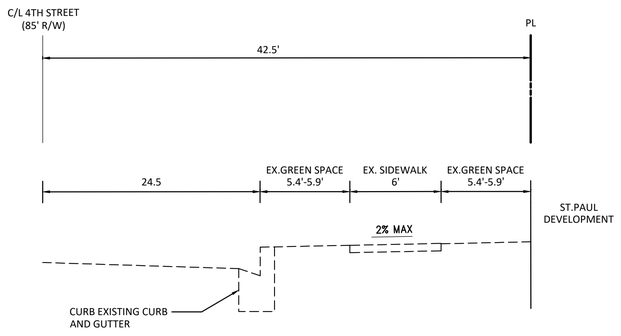
PUBLIC SPACE PLAN AND INSETS

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: FEBRUARY 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C-11

LAYOUT: C-11, Plotted By: Khouri

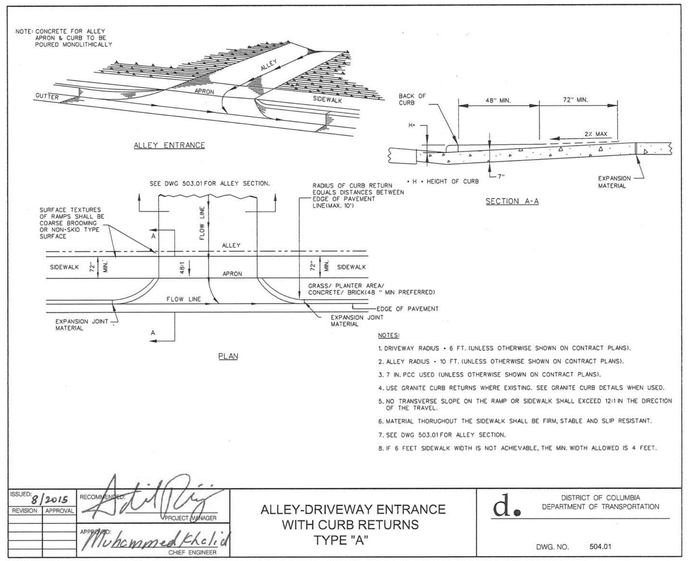


INSET 3

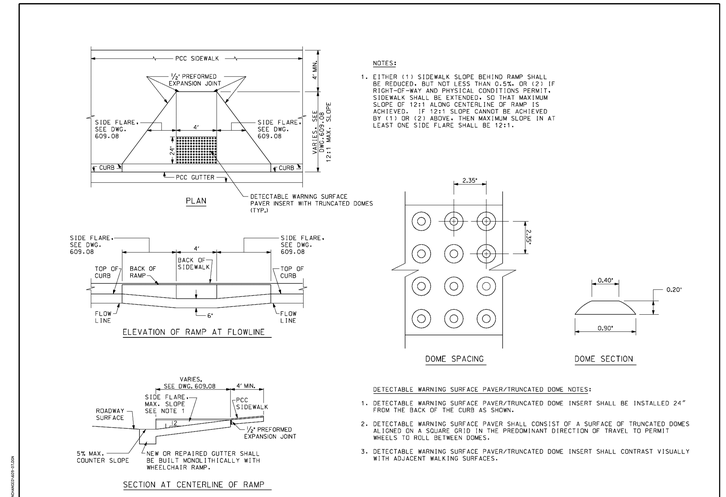


4TH STREET SECTION A–A

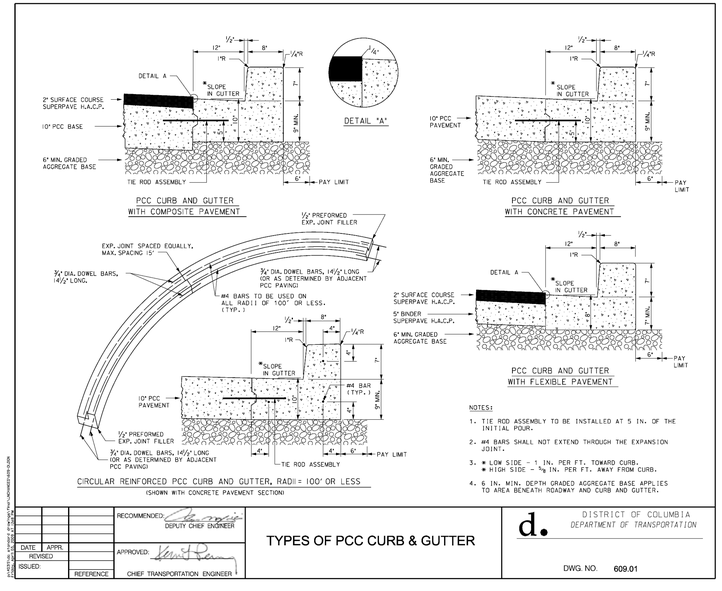
N.T.S.



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



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



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

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Mr. Stephen M. Horne
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REVISIONS	DATE

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ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL
LOT 1067
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: FEBRUARY 2018

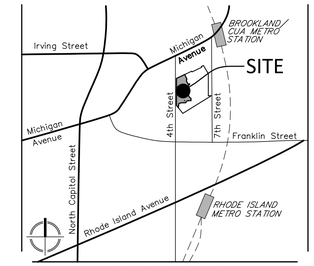
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C-12

K:\1000-1500\1453\xref\arch\VM1453_4th_ST_PAULIST\PLOT SHEETS\1453SD_ELM_2ND_4th.dwg - February 21, 2018

LAYOUT: C-12, Plotted By: Khouri

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	78%	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	Linodendron 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	58%	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	33	103.6	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	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	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	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 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



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

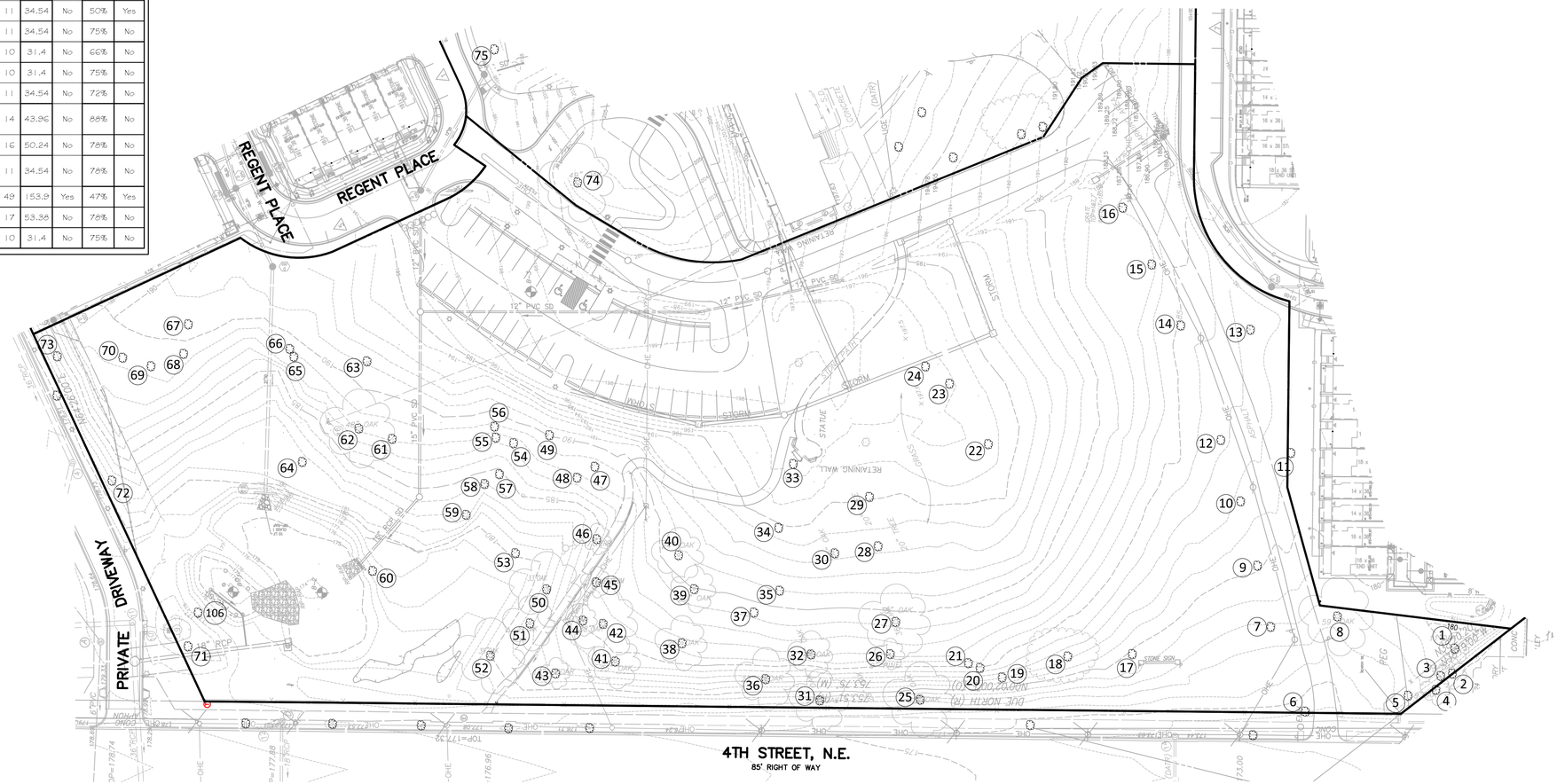
- (11) TREE NUMBER
- EXISTING TREE
- EDGE OF PAVEMENT
- FENCE LINE
- OVERHEAD WIRES
- PROPERTY LINE

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



"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.

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REVISIONS	DATE

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ST. PAUL'S TOWNHOUSE PARCEL

PART OF LOT 1067
PART OF LOT 915
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: FEBRUARY 2018

VIKA PROJECT VM1453 G

DRAWING NO.

SHEET NO. C–13

K:\1000-1500\1453\used\preliminary\ELM STREET PAULS\1\PLOT SHEETS\1453100_ELM_SPECIAL TREE EXHIBIT.dwg - February 7, 2018

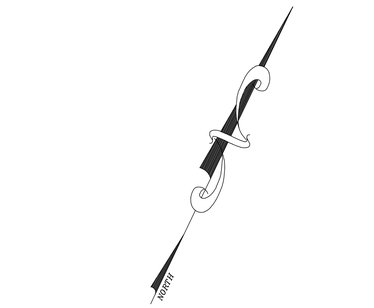
LAYOUT: EX. LANDSCAPE –PLAN, Plotted By: Khouri

St. Paul's College - Tree Inventory

Date: May 31, 2016

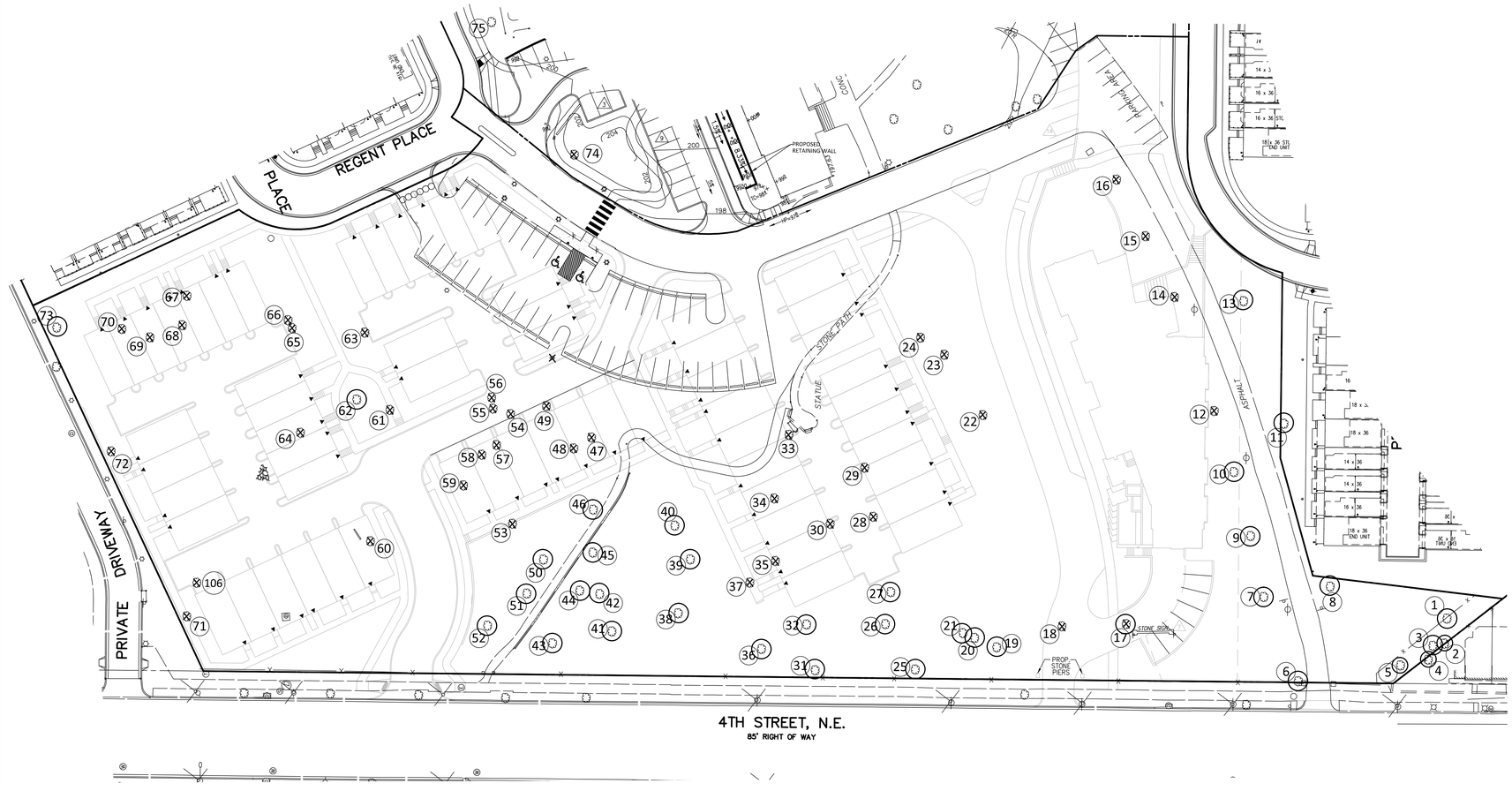
Tree #	Botanical Name	Common Name	Size	Size	Special Tree	Cond.	Hazard Tree	Canopy Position	Crown Density	Avg. Crown radius	Notes	Removal
			DBH (in.)	Circ. (in.)		%			%			
1	Quercus rubra	Red Oak	11	34.5	No	66%	No	Intermediate	55%	15'	DBH estimated; Vines on trunk; No severe biotic issues observed; Good 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	63%	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%	19'	Girdling root; 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	Lirodendron tulipifera	Tulip poplar	27	84.8	Yes	72%	No	Dominant	55%	27'	Open canopy; Deadwood; Somewhat asymmetrical	Yes
16	Acer rubrum	Red Maple	15	47.1	No	53%	No	Dominant	45%	11'	No root flare; bad form; Broken limbs	Yes
17	Picea abies	Norway Spruce	9	28.3	No	75%	No	Dominant	80%	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; Codominat 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", 8"; 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'	Webworm 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%	36'	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 path	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	No
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'	Lean; 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%	36'	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	9	28.3	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

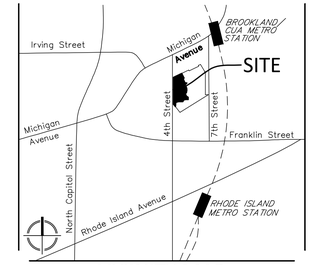
DBH = Diameter at Breast Height (measured 4.5 feet above ground)



LEGEND

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





VICINITY MAP
SCALE: 1" = 2000'

VIKA
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Mr. Stephen M. Horne
shorne@elmstreetdev.com

REVISIONS	DATE

PROFESSIONAL SEAL

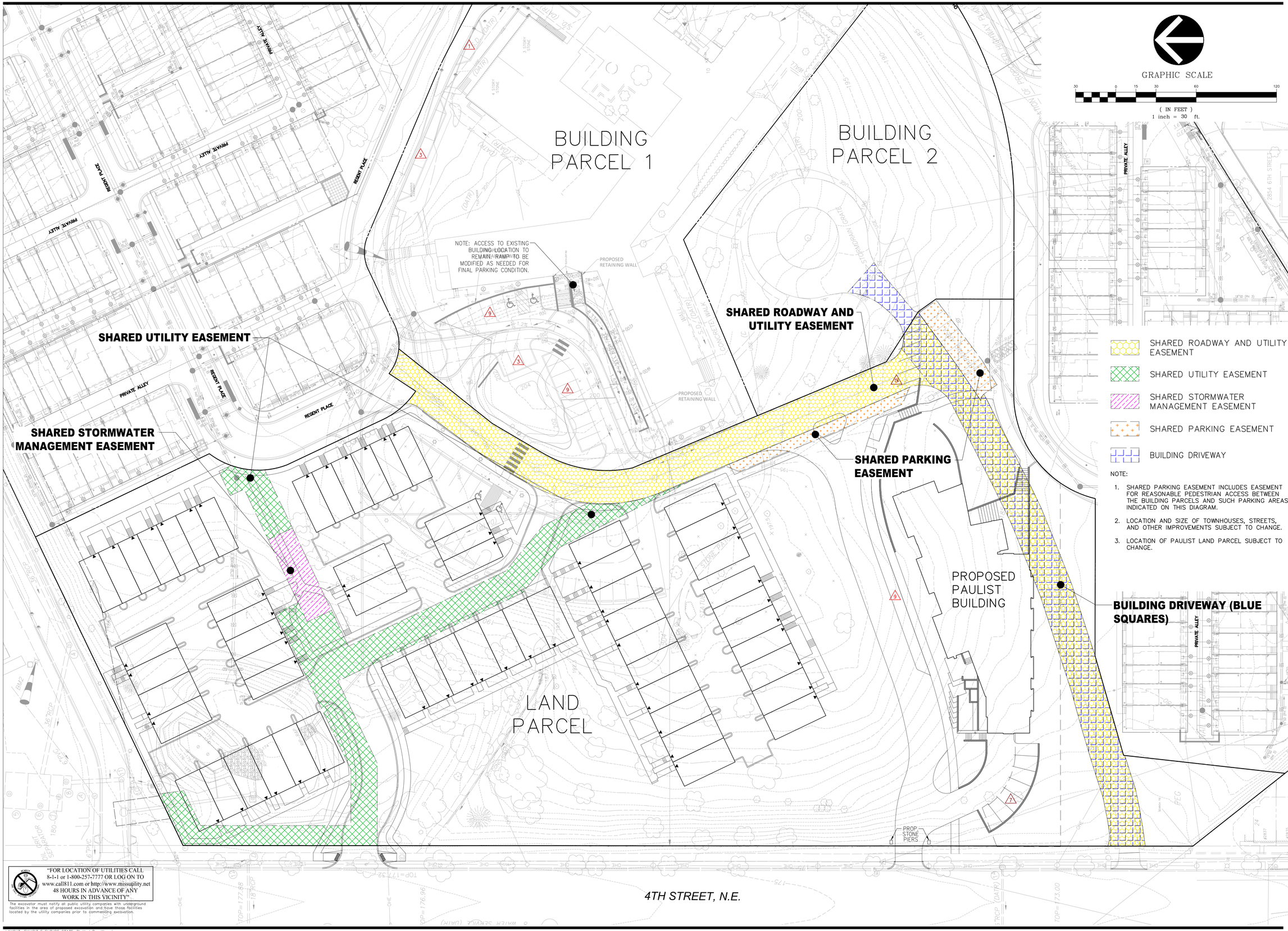
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.
JEFFREY B. AMATEAU LICENSE No. 905527
EXPIRATION DATE: JULY 14, 2018

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

LOT 1067
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: FEBRUARY 2018
VIKA PROJECT VM1453 G
DRAWING NO.
SHEET NO. C–14



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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 TOWNHOUSES, STREETS, AND OTHER IMPROVEMENTS SUBJECT TO CHANGE.
3. LOCATION OF PAULIST LAND PARCEL SUBJECT TO CHANGE.

"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.

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3015 4th STREET N.E.
WASHINGTON, D.C.

SHARED EASEMENT EXHIBIT FUTURE STATE

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

LAYOUT: EXHIBIT E FUTURE STATE, Plotted By: Khouri