

STATEMENT OF EXISTING AND INTENDED USE AND
STATEMENT OF SATISFACTION OF APPLICANT'S BURDEN
OF PROOF FOR APPROVAL

Application of the United States of America
by Forest City SEFC, LLC

June 1, 2007

This statement ("Statement") is of the existing and intended use of certain areas within the Southeast Federal Center ("SEFC") as temporary parking lots. The owner of the property is the United States of America acting by and through the Administrator of the General Services Administration. The master lessee and developer of the property is Forest City SEFC, LLC ("Applicant"). This Statement also serves as an explanation as to the manner in which the application ("Application") meets the specific tests and burden of proof identified in the Zoning Regulations for the proposed use within the Southeast Federal Center. This Statement is submitted on behalf of the Applicant, by its attorneys, Greenstein DeLorme & Luchs, P.C., by Jacques B. DePuy, Esquire, John Patrick Brown, Jr., Esquire and Stephanie A. Baldwin, Esquire.

Summary of Application. The Application seeks Zoning Commission approval pursuant to the standards set forth in the Zoning Regulations under 11 DCMR § 1808, for permission to construct and use four (4) temporary parking lots, each for a maximum period of five (5) years, pursuant to Sections 1803.2(o) and 1804.2(g) of the Zoning Regulations identified.

Property Description; Existing Zoning. The property is identified as the Southeast Federal Center, which is located in southeast Washington, D.C. along the Anacostia River. The property was previously known as Reservation 14, and was previously used as an annex to the Navy Yard. The property is a forty-two (42) acre site. Specifically, the boundaries of the property are M Street S.E. and Tingey Street, S.E. to the north, 1st Street, S.E. to the west, the existing Washington Navy Yard to the east and the Anacostia River to the south (the "Property"). A District of Columbia Water and Sewer Authority Pumping Station facility lies adjacent to the south and west sides of the Property. Also adjacent to the Property is the new U.S. Department of Transportation Headquarters building located at the corner of M Street and New Jersey Avenue, S.E. The Arthur Capper/Carrollburg Project, a mixed income residential development, is located in the vicinity of the Property, on the north side of M Street, S.E. The new Baseball Stadium is located across 1st Street, S.E. and directly abuts the SEFC site.

Intended Use. The new SEFC neighborhood planned by the Applicant will provide over 5.5 million square feet of new development including over 2,800 units of residential housing, 1.8 million square feet of office space, and up to 400,000 square feet of retail and cultural amenities, including a new park and river esplanade. The neighborhood, known as the Yards, will include thirty (30) buildings and will generate substantial benefits for the District, including over \$50 million in annual new tax revenues, over 3,700 new residents, sustainable design including the adaptive reuse of historic buildings; and thousands of jobs for District residents.

The development of the SEFC neighborhood will take place over several years. In the interim, the Applicant seeks to use portions of the site for parking by employees of the

ZONING COMMISSION
District of Columbia
CASE NO. 07-17
EXHIBIT NO. 3
District of Columbia
CASE NO. 07-17
EXHIBIT NO. 3

Yard, the National Geospatial Intelligence Agency and the U.S. Department of Transportation, visitors to these federal facilities and patrons and employees of the new Baseball Stadium.

Upon the construction or redevelopment of buildings within the SEFC by Forest City for office, retail and residential use, the Applicant intends to make some of the parking lots available for use by the tenants and visitors to such buildings. Ultimately, however, these temporary parking lots will all be developed. In fact, the Applicant expects the first building within the SEFC, which will be a residential project along Tingey Street, S.E., to be commenced in late 2007 and to be available for occupancy by the third quarter of 2009.

The location of each proposed parking lot within the Property is more specifically described as follows:

1. "Parking Lot No. 1" is located along the south side of N Street, S.E. between 1st and Canal Streets, S.E., on two parcels of land known as "Parcel H" and "Parcel I", as shown on the Parcel "H/I" Parking Plan at Exhibit "A". It consists of approximately 126,725 square feet and will provide 424 parking spaces. Parking Lot No. 1 is located in the SEFC/CR zone district.

2. "Parking Lot No. 2" is located on the southeast corner of Tingey Street, S.E. and 2nd Street, S.E., on a parcel of land known as "Parcel L", as shown on the Parcel "L" Parking Plan at Exhibit "B-1". It consists of approximately 69,283 square feet and will provide 164 parking spaces. Parking Lot No. 2 is located in the SEFC/R-5-E zone districts. In the event that an interim marketing trailer is placed on the site of Parking Lot No. 2, the parking lot will provide 132 parking spaces (see Parcel "L" Parking Plan with Trailer at Exhibit "B-2").

3. "Parking Lot No. 3" is located along the south side of Tingey Street, S.E., on the southeast corner of Tingey Street and 4th Street, S.E., on a parcel of land known as "Parcel O", as shown on the Parcel "O" Parking Plan at Exhibit "C". It consists of approximately 61,510 square feet and will provide 133 parking spaces. Parking Lot No. 3 is located in the SEFC/R-5-D and SEFC/R-5-E zone districts.

4. "Parking Lot No. 4" is located along Water Street, between 4th Street, S.E. and 5th Street, S.E., on a parcel of land known as "Parcel Q", as shown on the Parcel "Q" Parking Plan at Exhibit "D". This parcel consists of approximately 46,467 square feet and will provide 236 parking spaces. Parking Lot No. 4 is located in the SEFC/R-5-D and SEFC/R-5-E zone districts. (For the purpose of this Statement, these parcels are individually, a "Parking Lot", and collectively, the "Parking Lots"). (See Exhibit "E", for the "Overall Site Layout" of the Parking Lots).

As noted on the plans of each of the Parking Lots, at least sixty percent (60%) of all of the parking spaces on each of the Parking Lots will be nine feet (9 ft.) in width and nineteen feet (19 ft.) in length (full size). The remaining parking spaces will be at least eight feet (8 ft.) by sixteen feet (16 ft.) (compact size). Each of the parking spaces will be clearly striped and lined. Bumper guards and curbs will be used to protect any walks or drives from vehicular encroachment. All of the drive aisles within each Parking Lot will be at least twenty feet (20 ft.) in width. Each of the Parking Lots will be accessible from improved public streets via graded and unobstructed private driveways and will be constructed of all-weather impervious materials.

The Applicant will dedicate a significant portion of each Parking Lot to landscaping. This landscaping will include grass, trees and shrubs. Such landscaping will be maintained in a healthy, growing condition. Each of the Parking Lots will be illuminated by pole lighting. In accordance with Section 2117.13, the lighting will be arranged so that all direct rays of lighting are confined to the surface of the paved area devoted to parking.

Statement of Satisfaction of Burden of Proof for Zoning Relief Sought. The Applicant submits that, based upon (i) its Application and the materials submitted in conjunction therewith, (ii) the evidence to be presented at the public hearing and (iii) other evidence to be submitted subsequent hereto, it will satisfy and comply with the applicable legal standards and burden of proof for the proposed use. Specifically, the Application will satisfy the requirements of Section 1808 of the Zoning Regulations for the construction and use of four parking lots within the SEFC site pursuant to Sections 1803.2(o) and 1804.2(g).

This Application will satisfy the requirements of Sections 1803.2(o) and 1804.2(g) of the Zoning Regulations which require authorization by the Zoning Commission for the construction of temporary parking lots within the SEFC/CR zone district and SEFC/R-5-D and R-5-E zone districts in accordance with the standards specified in Section 1808. Section 1808 of the Zoning Regulations sets forth the conditions to be met for the approval of the temporary parking lots. Additionally, Section 1808 requires that the requested relief also meet the standards set forth in Section 3104.1 of the Zoning Regulations for a special exception. These conditions are set forth and discussed below.

Requirements of Section 1808 of the Zoning Regulations.

The use, building, or structure will help achieve the objectives of the SEFC Overlay District as set forth in § 1802 (§1808.1(a)).

Section 1802 of the Zoning Regulations sets forth objectives of the SEFC Overlay District. The construction of the Parking Lots will help encourage and support residential and commercial development, including visitor-related uses, within the SEFC in accordance with Subsections 1802.2, 1803.3 and 1802.4.

The proposed building or structure shall be designed with a height, bulk, and siting that provide for openness of view and vistas to and from the waterfront and, where feasible, shall maintain views of federal monumental buildings (§1808.1(b)).

This requirement is not applicable to the requested approval which pertains only to temporary parking lots.

On or above-grade parking adjacent to, or visible from, the street shall be limited. Where parking cannot be placed underground, other uses such as retail or residential shall separate parking areas from the street, or where this is not possible, green landscaping or architectural treatment of facades shall adequately

screen parking from the street and adjacent development (§1808.1(c)).

The proposed Parking Lots are temporary. As the development of the Property progresses, the Parking Lots will be replaced with residential and non-residential buildings in phases. These buildings will provide either underground garages or other enclosed parking which will not be visible from the street. In the interim, the surface Parking Lots will be landscaped with grass, trees and shrubs.

Requirements of Section 3104.1 of the Zoning Regulations.

The construction of the proposed Parking Lots will not cause objectionable conditions or adversely affect neighboring or nearby property and will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. Initially, the Parking Lots will provide needed parking for employees of and visitors to the nearby federal facilities and, upon completion of its construction, the Baseball Stadium. Upon the completion of the first buildings within SEFC, the Parking Lots will then also provide parking for the tenants and visitors to those buildings.

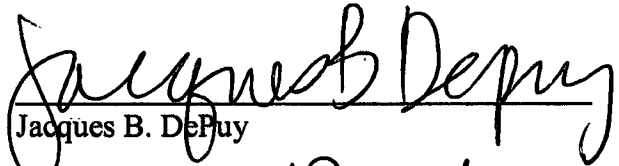
Currently, no residential buildings are located within the SEFC site and thus the Parking Lots will not adversely affect any such uses. In addition, the historic Navy Yard wall runs the length of M Street, S.E., along the Property, from 4th Street to Isaac Hull Avenue. Thus, this wall which is approximately 10 to 14 feet high, partially screens the SEFC site from nearby property to the north. The remainder of the Property is essentially surrounded by the Anacostia River, the Navy Yard, the WASA building, office buildings and the US DOT buildings and, as a result, the parking lots will have no adverse impact on nearby or adjacent property.

For these reasons, the Applicant's proposed use of portions of the Property as temporary parking lots is in harmony with the intent of the Zoning Regulations and will not adversely affect the use of neighboring properties. Thus, the requirements for the approval of the construction of temporary parking lots within the SEFC site pursuant to Section 1808 and 3104.1 are met. The request for permission to construct the Parking Lots will not have any adverse impacts on surrounding properties and meets the objectives and standards of the SEFC Overlay.

Conclusion. For the reasons set forth above, the Applicant, by and through counsel, submits that the Application has satisfied (and will satisfy) all applicable zoning requirements and the requisite burden of proof for the Zoning Commission's approval pursuant to Section 1808 of the Zoning Regulations and, therefore, should be granted.

Respectfully submitted,

GREENSTEIN, DELORME & LUCHS, P.C.

By: 
Jacques B. DePuy

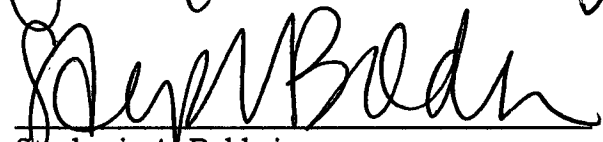
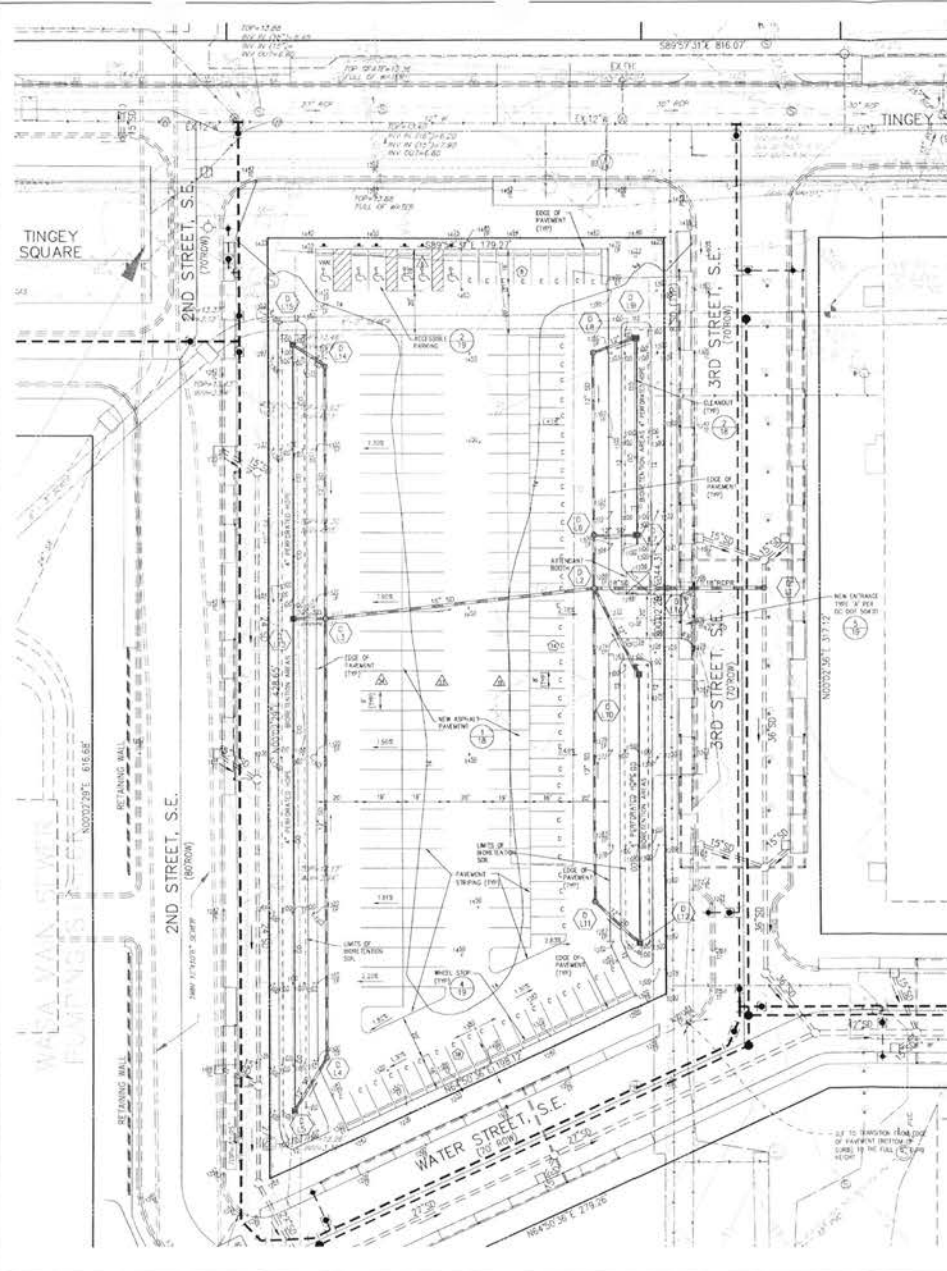
By: 
Stephanie A. Baldwin

Exhibit "A"

Parcel "H/I" Parking Plan

Exhibit "B-1"

Parcel "L" Parking Plan



LEGEND

- 1. STORM DRAIN
- 2. SANITARY SEWER
- 3. WATER LINE
- 4. TEST PIT
- 5. EXISTING CONTOUR LINE
- 6. PROPOSED CONTOUR LINE
- 7. PROPOSED SPOT GRADE
- 8. BUILDING ENTRANCE
- 9. PROPOSED CONTOUR LINE FROM INFRASTRUCTURE PLANS
- 10. PROPOSED SPOT GRADE FROM INFRASTRUCTURE PLANS
- 11. CURB & GUTTER TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 12. WATERLINE TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 13. SANITARY SEWER TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 14. STORM DRAIN TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 15. FULL SIZE PARKING SPACE (30'x10')
- 16. COMPACT PARKING SPACE (8'x10')

PARKING COUNT

PLAT SIZE = 104 (63 ARE)
COMPACT SIZE = 84 (50 ARE)
TOTAL = 184 SPACES

GENERAL NOTES

1. THE BUILDING INFORMATION (CONCRETE, UTILITY CONNECTIONS, ETC.) SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY:

ARCHITECT	DATE
N/A	N/A
WOP	DATE
N/A	N/A
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECT / MEP PLANS AND COORDINATE SAME WITH SITE PLANS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED INCLUDING UTILITY PILES AND GUY WIRES.
4. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF ANY WORK ON THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VWA INC. AT 703-442-7800 PRIOR TO COMMENCING WORK. VWA INC. ACCEPTS NO LIABILITY OR ASSUMPTIONS FOR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONSULTANTS.
5. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-351-7772, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
6. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION, AND DEPTH OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF DISCREPANCIES ARE LESS THAN INDICATED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER, AND THE CORRECT OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
7. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VWA INC. IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
8. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
9. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
10. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL.
11. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.

GENERAL ROADWAY PAVING CONSTRUCTION NOTES

1. ALL ROADWAY WORK WILL BE PERFORMED IN ACCORDANCE WITH DCOTD STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING UTILITIES WILL BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
3. STABLE SUBGRADE IS DEFINED AS THAT SOIL UNDISTURBED EARTH CAPABLE OF SUPPORTING STREET LOADING WITHOUT DAMAGING SETTLEMENT AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
4. WHERE UNSTABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE MADE STABLE BY COMPACTION OR REPLACEMENT, AS REQUIRED.
5. CONTRACTOR TO PROVIDE ROADWAY UNDERDRAIN PER GEOTECHNICAL DESIGNER'S REQUIREMENTS.
6. ALL EXISTING BLUE STONE CURB TO BE SALVAGED AND TURNED OVER TO GOVT.

COORDINATION NOTES

1. IF VWA IS NOT PROVIDING START/STOP SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPLETE THE LAYOUT OF THE CONCRETE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECT/ENGINEER PLANS AND COORDINATE SAME WITH THE SITE PLANS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE FOLLOWING UTILITY COMPANIES SERVING THE SITE: PUEBLO, WASHINGTON, WASHINGTON GAS, DISTRICT COUNCIL, VIRGIN.
4. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE DISTRICT OF COLUMBIA WATER AND SEWER ADMIN. (DCWASA) FOR TAPPING FEES AND DETERMINING THE EXTENT OF WORK FOR WATER CONNECTIONS TO BE ACCOMPLISHED BY COWASA.
5. CONTRACTOR TO COORDINATE WITH THE OFFICE OF THE DC SURVEYOR TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A WALDOCK SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE FOUNDATION.



GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

**SOUTHEAST FEDERAL CENTER
INTERIM PARKING LOTS
"PARCELS H/I, L, O, Q"**

PARCEL "L"
**SITE GRADING AND
UTILITY PLAN**

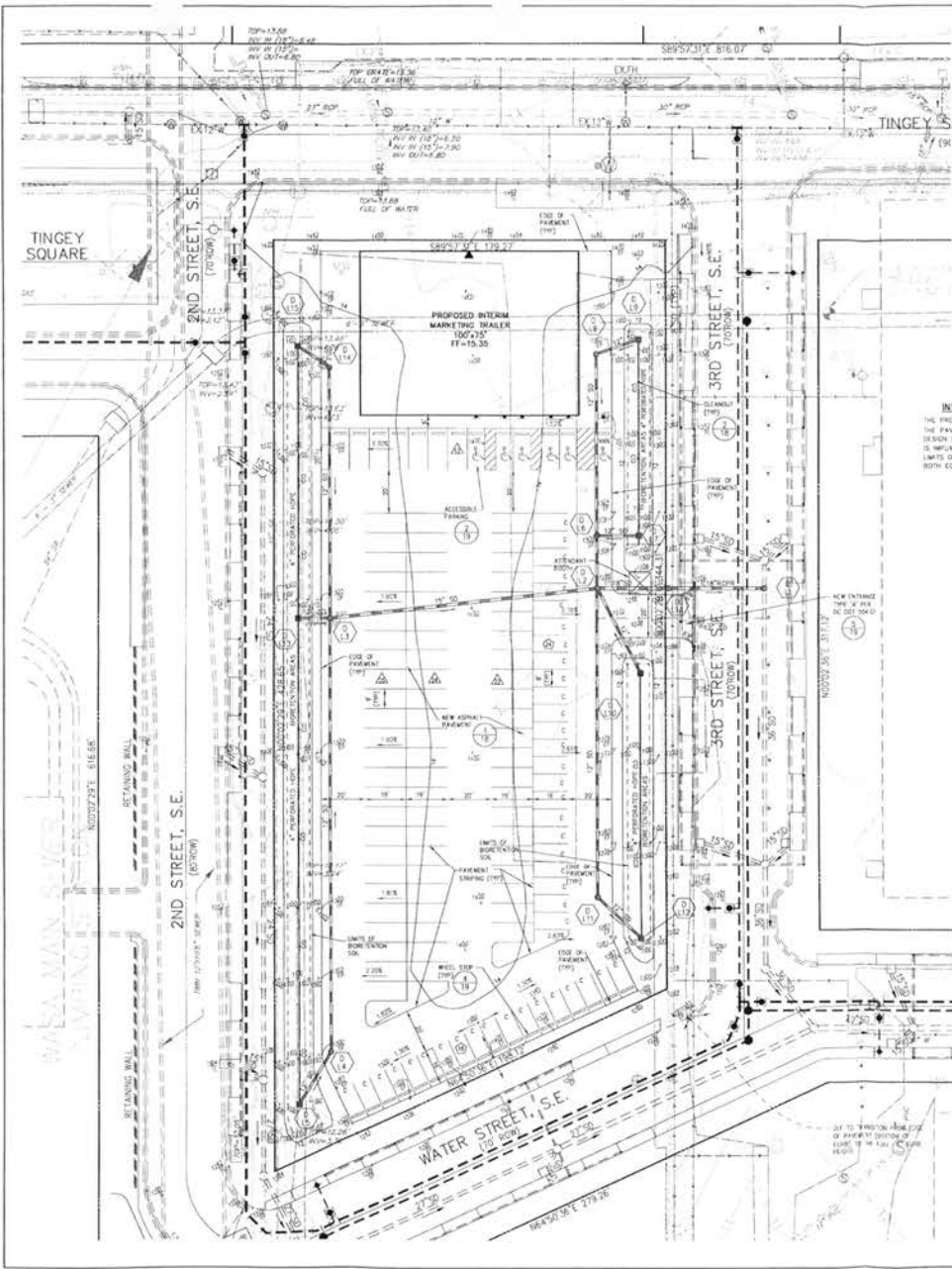
VWA REVISIONS

NO.	DATE	DESCRIPTION
1	02/01/2007	ISSUED FOR PERMIT

DATE: FEBRUARY, 2007
SCALE: 1"=20'
PROJECT/FILE NO.: 61630
SHEET NO.: C-09

Exhibit "B-2"

Parcel "L" Parking Plan with Trailer



LEGEND

- 1 STORM DRAIN
- 2 SANITARY SEWER
- 3 WATER LINE
- 4 TEST PIT
- 5 EXISTING CONTOUR LINE
- 6 PROPOSED CONTOUR LINE
- 7 PROPOSED SPOT GRADE
- 8 BUILDING ENTRANCE
- 9 PROPOSED CONTOUR LINE FROM INFRASTRUCTURE PLANS
- 10 PROPOSED SPOT GRADE FROM INFRASTRUCTURE PLANS
- 11 CURB & GUTTER TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 12 WATERLINE TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 13 SANITARY SEWER TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 14 STORM DRAIN TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 15 FULL SIZE PARKING SPACE (EXISTING)
- 16 COMPACT PARKING SPACE (EXISTING)

INTERM NOTE

THE PROPOSED INTERM MARKETING TRAILER WILL BE PLACED ON THE PAVEMENT CONSTRUCTED WITH THE OVERALL PARKING LOT DESIGN SHOWN ON SHEET C-09. A DIFFERENT PARKING CONFIGURATION WHILE THE TRAILER IS LOCATED ON THE SITE. THE LIMITS OF PAVEMENT, DRAINAGE, AND GRADING ARE THE SAME IN BOTH CONDITIONS.

INTERM* PARKING COUNT

FULL SIZE = 30 (88.2%)
COMPACT SIZE = 42 (31.8%)
TOTAL = 132 SPACES
INTERM MARKETING TRAILER IS ONE.

TEST PIT NOTE

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND DEPTHS OF EX. UTILITIES BY LOCATING TEST PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT (S) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND/OR ORDERING MATERIALS.

GENERAL NOTES

1. THE BUILDING INFORMATION (DIMENSIONS, UTILITY CONNECTIONS, ETC.) SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY:
ARCHITECT: N/A
DATE: N/A
MEP: N/A
DATE: N/A
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENTLY APPROVED ARCHITECT / MEP PLANS AND COORDINATE SAME WITH SITE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS TO AVOID THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY PILES AND SLOTTED WHIES.
4. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF THE WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VPK INC. AT 703-442-7800 PRIOR TO COMMENCING WORK. VPK INC. ACCEPTS NO LIABILITY OF ASSUMPTION OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONSULTANTS.
5. THE CONTRACTOR SHALL NOTIFY "MID UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
6. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND EXTENSIONS OF THE UTILITIES BY LOCATING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF "TYPING" IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED. CONTACT THE ENGINEER, AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
7. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ON A P.L. IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
8. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
9. THE CONTRACTOR SHALL MAKE THEIR ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
10. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL.
11. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.

GENERAL ROADWAY PAVING CONSTRUCTION NOTES

1. FULL ROADWAY WORK WILL BE PERFORMED IN ACCORDANCE WITH SOCIETY STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING UTILITIES WILL BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
3. STABLE SUBGRADE IS DEFINED AS THAT SOIL, UNDISTURBED EXCEPT FOR SURFACING STREET LEAVING WITHOUT SINKING, SETTLEMENT AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
4. WHERE UNSTABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE MADE STABLE BY CONTRACTOR OR REPLACEMENT, AS REQUIRED.
5. CONTRACTOR TO PROVIDE ROADWAY UNDERDRAINS PER GEOTECHNICAL DIRECTION IF REQUIRED.
6. ALL EXISTING BLUE STONE CURBS TO BE SALVAGED AND TURNED OVER TO DOTD.

COORDINATION NOTES:

1. IF VPK IS NOT PROVIDING STAKEOUT/ SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPLETE THE LAYOUT OF THE INTERM PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENTLY APPROVED ARCHITECT/ENGINEER'S PLANS AND COORDINATE SAME WITH THE SITE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE FOLLOWING UTILITY COMPANIES SERVING THE SITE: PERIOD, WISCONSIN, WASHINGTON GAS, DISTRICT CABLE, WISOM.
4. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE DISTRICT OF COLUMBIA WATER AND SEWER ADMIN. (DCWASA) FOR TAPPING FEES AND DETERMINING THE EXTENT OF WORK (FOR WATER CONNECTIONS) TO BE ACCOMPLISHED BY DCWASA.
5. CONTRACTOR TO COORDINATE WITH THE OFFICE OF THE DC SURVEYOR TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A WALKCHECK SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE FOUNDATION.



SOUTHEAST FEDERAL CENTER
INTERM PARKING LOTS
"PARCELS H/L, L, O, Q"

PARCEL "L"
INTERM SITE GRADING
AND UTILITY PLAN

VPKA REVISIONS

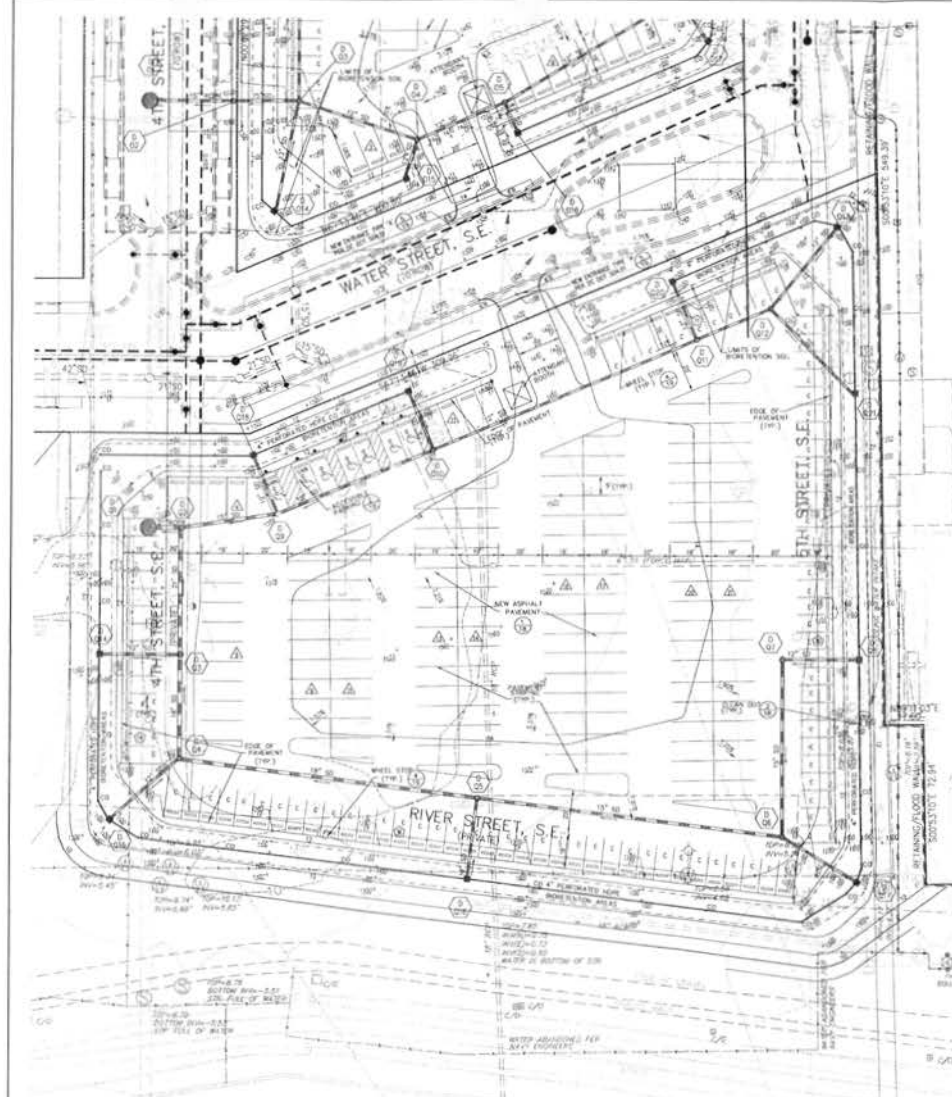
NO.	DATE	DESCRIPTION
1	02/01/2021	ISSUED FOR PERMIT
2	02/01/2021	ISSUED FOR PERMIT
3	02/01/2021	ISSUED FOR PERMIT
4	02/01/2021	ISSUED FOR PERMIT
5	02/01/2021	ISSUED FOR PERMIT
6	02/01/2021	ISSUED FOR PERMIT
7	02/01/2021	ISSUED FOR PERMIT
8	02/01/2021	ISSUED FOR PERMIT
9	02/01/2021	ISSUED FOR PERMIT
10	02/01/2021	ISSUED FOR PERMIT

Exhibit "C"

Parcel "O" Parking Plan

Exhibit "D"

Parcel "Q" Parking Plan



LEGEND

- 1. STORM DRAIN
- 2. SANITARY SEWER
- 3. WATER LINE
- 4. TEST PIT
- 5. EXISTING CONTOUR LINE
- 6. PROPOSED CONTOUR LINE
- 7. PROPOSED SPOT GRADE
- 8. BUILDING ENTRANCE
- 9. PROPOSED CONTOUR LINE FROM INFRASTRUCTURE PLANS
- 10. PROPOSED SPOT GRADE FROM INFRASTRUCTURE PLANS
- 11. CURB & GUTTER TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 12. WATERLINE TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 13. SANITARY SEWER TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 14. STORM DRAIN TO BE INSTALLED WITH INFRASTRUCTURE PLAN
- 15. FULL SIZE PARKING SPACE (20'x10')
- 16. COMPACT PARKING SPACE (8'x6')

PARKING COUNT

FULL SIZE = 140 SPACES
 COMPACT SIZE = 34 SPACES
 TOTAL = 174 SPACES

TEST PIT NOTE

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND DEPTHS OF ALL UTILITIES BY DIGGING TEST PITS BY HAND AT ALL POINTS OF CONNECTION AND AT OCCASIONAL SPOTS FROM EACH TEST PIT. TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT FOR THE (3) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION AND/OR ORDERING MATERIALS.

GENERAL NOTES

1. THE ALL LINE INFORMATION (DIMENSIONS, UTILITY CONNECTIONS, ETC.) SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY:
 ARCHITECT: N/A
 DATE: N/A
 MEET: N/A
 DATE: N/A
2. IF THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECT / MEET PLANS AND COORDINATE SAME WITH SITE PLANS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS TO VERIFY THAT THE RELATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY PILES AND GUY WIRES.
4. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CORRECT LOCATION, HE SHOULD CONTACT VMA INC. AT 703-453-0000 PRIOR TO COMMENCING WORK. VMA INC. ACCEPTS NO LIABILITY FOR ASSUMPTIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBSIDIARIES.
5. THE CONTRACTOR SHALL NOTIFY "WIS UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-257-7772, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
6. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CONNECTIONS PRIOR TO ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 FEET, WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE UNDERGROUND UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
7. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VMA INC. IMMEDIATELY OF ANY EMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
8. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
9. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
10. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL.
11. RETAINS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.

GENERAL ROADWAY PAVING CONSTRUCTION NOTES

1. ALL ROADWAY WORK WILL BE PERFORMED IN ACCORDANCE WITH DCDDT STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING UTILITIES WILL BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
3. STABLE SUBGRADE IS DEFINED AS THAT SOIL UNDISTURBED EXCEPT FOR SURFACING STREET LANDING WITHOUT SHAKING. SETTLEMENT AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
4. WHERE UNSTABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE WORK STABLE BY COMPACTION OR REPLACEMENT, AS REQUIRED.
5. CONTRACTOR TO PROVIDE ROADWAY UNDERDRAIN PER GEOTECHNICAL SPECIFICATIONS IF REQUIRED.
6. ALL EXISTING ROAD SURF DUNE TO BE SALVAGED AND TURNED OVER TO DCDDT.

COORDINATION NOTES

1. IF VMA IS NOT PROVIDING STAKEOUT SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL COORDINATES TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPLETE THE LAYOUT OF THE ENTIRE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL, MEET PLANS AND COORDINATE SAME WITH THE SITE PLAN PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE DC SMALL UTILITY COMPANIES SERVING THE SITE: PUBLIC, WASHINGTON GAS, DISTRICT CABLE, WASH.
4. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE DISTRICT OF COLUMBIA WATER AND SEWER ADMIN. (DCWSA) FOR TAPPING PILES AND DETERMINING THE EXTENT OF WORK (24 HOURS) CONNECTIONS TO BE ACCOMPLISHED BY DCWSA.
5. CONTRACTOR TO COORDINATE WITH THE DISTRICT OF THE DC SURVEYOR TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A WALKDOWN SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE TIE-IN.



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 FAX: 202-638-1101
 WWW.VMA-ARCHITECTS.COM

**SOUTHEAST FEDERAL CENTER
 INTERIM PARKING LOTS
 "PARCELS H/L, L, O, Q"**

**PARCEL "Q" Q
 SITE GRADING AND
 UTILITY PLAN**

VMA REVISIONS

NO.	DATE	DESCRIPTION
1	02/20/2007	ISSUED FOR PERMIT

DATE: FEBRUARY, 2007
 DES: [Signature]
 DRN: [Signature]
 SCALE: 1"=20'
 PROJECT/FILE NO: 0124
 SHEET NO: C-11

Exhibit "E"

Overall Site Layout



OVERALL SITE LAYOUT

DATE: FEBRUARY, 2007	
DES. 1E	DRAW. 1E
SCALE: 1"=80'	
PROJECT/FILE NO. 8182H	
SHEET NO. C-02	

VIKA