



Trammell Crow Company

Northeast Heights

Washington, DC

Large Tract Review - Submission

September 18, 2020 | **Z.02**



Existing Aerial Map w/ Zoning Overlay

Large Tract Review	East Site					South Site	West Site			Full LTR Totals	East Site Totals	South Site Totals	West Site Totals	
	Square 5051 N (Lots 15, 16, 838, & 840)					Sq 5051	Sq. 5044 (Lot 812)							
	Block E-1	Block E-2	Block E-3	Block E-4	Block E-5	Block S-1	Block W-1	Block W-2						
Retail Area	86,904	16,492	19,017	0	0	13,211	43,649	15,157	194,430	127,401	49,344	328,310	Commercial Coverage	
Office	0	0	0	0	0	32,896	0	208,455	241,351					
Penthouse Office								23,496	23,496	0.47	0.75	0.40		
Service	11,767	2,873	6,335	1,623	0	1,617	10,847	7,587	42,649				residential coverage	
Amenity	9,480	1,810	12,110	8,754	0	1,620	16,839	0	50,613					
Public Lobby	3,976		1,012				2,280		7,268					
Residential Area	128,124	93,600	185,047	191,925	0	0	339,847	0	938,543					
Penthouse Residential Area	24,800	11,200	32,500	25,074	0	0	65,272	0	158,846	724,424	0	421,958		
Total residential*	152,924	104,800	217,547	216,999	0	0	405,119	0	1,097,389	0.50	0.00	0.37		
Units	189	129	269	268	0	0	500	0	1,355	855	0	500		
Res: Short term bike pkg	9	6	13	13	0	0	25	0	68	43	0	25		
Res: Long term bike pkg	63	43	90	89	0	0	167	0	452	285	0	167		
Retail: Short term bike pkg	25	6	5	0	0	4	12	4	57	36	4	17		
Retail: Long term bike pkg	9	2	2	0	0	1	4	2	19	12	1	6		
Office: Short term bike pkg	0	0	0	0	0	1	0	6	7	0	1	6		
Office: Long term bike pkg	0	0	0	0	0	13	0	93	106	0	13	93		
Total: Short term bike parking	34	12	19	13	0	5	37	10	131	79	5	48		
Total: Long term bike parking	72	45	91	89	0	14	171	94	577	297	14	265		
Residential: Required Parking	63	43	90	89	0	0	167	0	452	285	0	167		
Retail: Required Parking	112	18	21	0	0	14	54	16	235	151	14	70		
Office: Required Parking	0	0	0	0	0	15	0	0	15	0	15	0		
Total: Required Parking	175	61	111	89	0	29	221	16	701	436	29	237		
Above Grade Parking (FAR)	33,447	0	59,769	0	149,665	0	71,029	0	313,910	242,881	0	71,029		
Below Grade Parking						0	47,931	57,279		0	0	105,210		
Garage Spaces	83	0	171	0	459	0	336	98		713	0	434		
Surface Parking	0	0	0	0	0	0	0	70		0	0	70		
Parking Spaces Provided	83	0	171	0	459	0	336	168	1217	713	0	504		
Loading berth	3	1	1	1	0	1	2	3	12	6	1	5		
Delivery Space	2	1	1	1	0	1	1	1	8	5	1	2		
Gross SF FAR	298,498	125,975	315,790	227,376	149,665	49,344	549,763	254,695	1,971,106	1,117,304	49,344	804,458		

Provided FAR									
FAR Adjustments for roads									
Site	GSF	Site Area	Road Area	Adjusted Site	Allowable FAR	FAR (PH)	Com. FAR	Parking FAR	Res. FAR
East Site: Square 5051 N (MU-7)	1,117,304	291,463	20,957	270,506	5.20	4.13	0.47	0.90	2.76
South Site: Square 5051 (MU-7)	49,344	21,979		21,979	5.20	2.25	2.25	0.00	0.00
South Site: Square 5051 (R-2)		7,703		7,703	na				
West Site: Square 5044 (PDR-1)		32,852		32,852	3.50				
West Site: Square 5044 (MU-7)	804,458	228,625	25,415	203,210	5.20	3.96	1.44	0.35	2.17
Totals:	1,971,106	582,622		536,250		3.68	0.87	0.59	2.22

Allowable FAR													
FAR Adjustments for roads													
Site	Site Area	Road Area	Adjusted Site	Base FAR	Base SF	Res FAR	Res. SF	IZ FAR	IZ SF	Pent FAR	Pent SF	MAX FAR	MAX SF
East Side: MU-7	291,463	20,957	270,506	2.5	676,265	4	1,082,024	0.8	216,405	0.4	108,202	5.2	1,406,631
South Side: MU-7	21,979			2.5	54,948	4	87,916	0.8	17,583	0.4	8,792	5.2	114,291
West Side: PDR-1	32,852			3.5	114,982	n/a	0	n/a	0	n/a	0	3.5	114,982
West Side: MU-7	228,625	25,415	203,210	2.5	571,563	4	914,500	0.8	182,900	0.4	91,450	5.2	1,188,850
Totals:	574,919				1,417,757		2,084,440		416,888		208,444		2,824,754



Northeast Heights | Washington, DC

Large Tract Review - Submission

September 18, 2020 | **Z.03**



Development Table

ZONING SUMMARY

East Site - (East River Park)

Square / Lot	Square: 5051 N / Lots 15, 16, 838 and 840
Existing Zoning	MU-7
Lot Area:	291,463 SF
Excluded Road Area:	20,957 SF
Adjusted Lot Area:	270,506 SF

	Allowed	Provided
FAR	Residential: 4.8 (w/ IZ)	Residential: up to 4.8 (w/ IZ)
	Commercial: 2.5	Commercial: up to 2.5
	Penthouse: .4	Penthouse: up to .4
	Total: 5.2 (w/ IZ)	Total: up to 5.2 (w/ IZ)

	Allowed	Provided
Height	65'-0"	65'-0"
	Measure Point	Elevation: 53.65'
	Maximum Height	Elevation: 118.65'
	Penthouse: 12'-0" Habitable	Elevation: 130.65' Habitable
	Penthouse: 18'-6" Mechanical	Elevation: 137.15" Mechanical

	Allowed	Provided
Lot Occupancy	Commercial: 100%	Commercial up to 100%
	Residential: 80% (w/ IZ)	Residential up to 80%

	Required	Provided
Side Yard	None Required	0" on North - South Property Line
	But if provided: 2" per foot of Height	(Adjacent to DC Library)
	and not < 5'-0"	
	(for 65' of height = 10'-10" required)	

	Required	Provided
Rear Yard	2.5" per foot of Height	13'-6.5" for 65' of height
	and not < 12'-0"	
	(for 65' of Height = 13'-6.5" required)	

	Required	Provided
GAR	0.25	0.25
		see diagram

	Required	Provided
Closed Court (Irregular)	4" per foot of Height, not < 15'-0"	min. 18'-4" in Width for 55'-0" Height
	and area shall be 2X the square of	See Irregular Court Exhibit - Z.09
	the minimum Width	
	(for 65' of Height = 21'-8" Width and 939 SF Min.)	

	Required	Provided
Open Court (Irregular)	4" per foot of Height, not < 10'-0"	min. 18'-4" in Width for 55'-0" Height
	and area shall be 2X the square of	See Irregular Court Exhibit - Z.09
	the minimum Width	
	(for 65' of Height = 21'-8" Width and 939 SF Min.)	

	Required	Provided
Commercial Parking (72,000 Retail Anchor + 52,000 SF In-Line Retail)	1.33 spaces per 1000 SF of Retail (>3000SF)	Retail Anchor: 132 spaces
	Retail Anchor = 92 + In-Line Retail = 66	In-Line Retail: 122 spaces
	Total Commercial = 158 spaces	Total Commercial = 254 Spaces*

	Required	Provided
Residential Parking	1 space per 3 dwelling units	855 dwelling units
	855 dwelling units = 285 Spaces	Total Residential = 459 Spaces*

* 40% Compact Max

	Required	Provided
Total Parking	158 (Commercial) + 285 (Res) = 443 Spaces	254 (Commercial) + 459 (Res) = 614 Spaces**

** Parking Provided for South Site (Dix St. Parcel)

	Required	Provided
Loading	8 Loading berths	6 Loading berths***
	5 Service / Delivery Spaces	5 Service / Delivery Spaces

*** includes 2 shared loading berths

	Required	Provided
Long Term Bicycle Parking (124,000 Retail + 855 Dwelling Units)	Retail Long Term: 1 per 10,000 SF = 13	
	Res. Long Term: 1 per 3 DU = 285	
	Total Long Term = 298	Total Long Term = 298

	Required	Provided
Short Term Bicycle Parking (124,000 Retail + 855 Dwelling Units)	Retail Short Term: 1 per 3,500 SF = 36	
	Res. Short Term: 1 per 20 DU = 43	
	Total Short Term = 79	Total Short Term = 79



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Northeast Heights

Washington, DC

Large Tract Review - Submission

September 18, 2020 | Z.04



Zoning Summary - East Site

ZONING SUMMARY

South Site - (Dix Street Parcel)

Square / Lot	Square: 5051 / Lots 28 and 29
Existing Zoning	MU-7 & R2
MU-7 Lot Area:	21,644 SF
R2 Lot Area:	7,458 SF
Combined Lot Area	29,102 SF

FAR (MU-7 only)	Allowed	Provided
	Residential: 4.8 (w/ IZ)	Residential: up to 4.8 (w/ IZ)
	Commercial: 2.5	Commercial: up to 2.5
	Penthouse: .4	Penthouse: up to .4
	Total: 5.2 (w/ IZ)	Total: up to 5.2 (w/ IZ)

Height	Allowed	Provided
	65'-0"	65'-0"
	Measure Point	Elevation: 38.24'
	Maximum Height	Elevation: 103.24'
	Penthouse: 12'-0" Habitable	Elevation: 115.24' Habitable
Penthouse: 18'-6" Mechanical	Elevation: 121.74" Mechanical	

Lot Occupancy	Allowed	Provided
	Commercial: 100%	Commercial up to 100%
	Residential: 80% (w/ IZ)	Residential up to 80%

Side Yard	Required	Provided
	None Required	0" on West - West Property Line
	But if provided: 2" per foot of Height and not < 5'-0"	(Adjacent to McDonald's Site) Adjacent to Alley on East
	(for 65' of height = 10'-10" required)	

Rear Yard (on Alley)	Required	Provided
	2.5" per foot of Height and not < 12'-0"	12' from Centerline of Alley
	(for 65' of Height = 13'-6.5" required)	

GAR	Required	Provided
	0.25	0.25
		see diagram

Closed Court (Irregular)	Required	Provided
	4" per foot of Height, not < 15'-0"	N/A
	and area shall be 2X the square of the minimum Width	
	(for 65' of Height = 21'-8" Width and 939 SF Min.)	

Open Court (Irregular)	Required	Provided
	4" per foot of Height, not < 10'-0"	min. 18'-4" in Width for 55'-0" Height
	and area shall be 2X the square of the minimum Width	See Irregular Court Exhibit - Z.09
	(for 65' of Height = 21'-8" Width and 939 SF Min.)	

Commercial Parking (13,5000 Retail + 33,000 Office)	Required	Provided
	1.33 spaces per 1000 SF of Retail (>3000SF)	Retail: 20 spaces
	0.5 spaces per 1000 SF of Office (>3000SF)	Office: 16 spaces
	14 Retail + 16 Office	
	Total Commercial = 30 Spaces	Total Commercial = 36 Spaces*

Residential Parking	Required	Provided
	1 space per 3 dwelling units	0 dwelling units
	N/A	N/A

* 40% Compact Max

Total Parking	Required	Provided
	30 (Commercial) + 0 (Res) = 30 Spaces	36(Commercial) + 0 (Res) = 36 Spaces**

** Parking Provided in Building East 3

Loading	Required	Provided
	1 Loading berths	1 Loading berths
	1 Service / Delivery Spaces	1 Service / Delivery Spaces

Long Term Bicycle Parking (13,500 Retail + 33,000 Office)	Required	Provided
	Retail Long Term: 1 per 10,000 SF = 1	
	Office Long Term: 1 per 2,500 SF = 13	
	Total Long Term = 14	Total Long Term = 14

Short Term Bicycle Parking (13,500 Retail + 33,000 Office)	Required	Provided
	Retail Short Term: 1 per 3,500 SF = 4	
	Office Short Term: 1 per 40,000 = 1	
	Total Short Term = 5	Total Short Term = 5



Trammell Crow Company

Northeast Heights

Washington, DC

Large Tract Review - Submission

September 18, 2020 | Z.05



Zoning Summary - South Site

ZONING SUMMARY
West Site - (Senator Square Parcel)

Square / Lot	Square: 5044 / Lot 22
Existing Zoning	MU-7 & PDR-1
PDR-1 Lot Area:	32,852 SF
MU-7 Lot Area:	228,625 SF
Excluded Road Area:	25,415 SF
Adjusted Lot Area:	239,804 SF

FAR	Allowed	Provided
	Residential: 4.8 (w/ IZ)	Residential: up to 4.8 (w/ IZ)
	Commercial: 2.5	Commercial: up to 2.5
	Penthouse: .4	Penthouse: up to .4
	Total: 5.2 (w/ IZ)	Total: up to 5.2 (w/ IZ)

Height	Allowed	Provided
	65'-0"	65'-0"
	Measure Point	Elevation: 38.82'
	Maximum Height	Elevation: 103.82'
	Penthouse: 12'-0" Habitable	Elevation: 115.82' Habitable
Penthouse: 18'-6" Mechanical	Elevation: 122.32" Mechanical	

Lot Occupancy	Allowed	Provided
	Commercial: 100%	Commercial up to 100%
Residential: 80% (w/ IZ)	Residential up to 80%	

Side Yard	Required	Provided
	None Required	0" on South Property Line
	But if provided: 2" per foot of Height and not < 5'-0"	Upper levels Setback > 5'-0"
	(for 65' of height = 10'-10" required)	

Rear Yard	Required	Provided
	2.5" per foot of Height and not < 12'-0"	13'-6.5" for 65' of height
	(for 65' of Height = 13'-6.5" required)	

GAR	Required	Provided
	0.25	0.25
		see diagram

Closed Court (Irregular)	Required	Provided
	4" per foot of Height, not < 15'-0"	min. 18'-4" in Width for 55'-0" Height
	and area shall be 2X the square of the minimum Width	See Irregular Court Exhibit - Z.09
	(for 65' of Height = 21'-8" Width and 939 SF Min.)	
Open Court (Irregular)	Required	Provided
	4" per foot of Height, not < 10'-0"	min. 18'-4" in Width for 55'-0" Height
	and area shall be 2X the square of the minimum Width	See Irregular Court Exhibit - Z.09
	(for 65' of Height = 21'-8" Width and 939 SF Min.)	

Commercial Parking (232,000 Office + 60,000 SF In-Line Retail)	Required	Provided
	0.5 spaces per 1000 SF of Office (>3000SF)	Office: 141 spaces (30 Tandem)
	1.33 spaces per 1000 SF of Retail (>3000SF)	In-Line Retail: 112 spaces
	Office = 114 + In-Line Retail = 74	Surface Parking: 60 spaces
	Total Commercial = 188 spaces	Total Commercial = 313 Spaces*

Residential Parking	Required	Provided
	1 space per 3 dwelling units	500 dwelling units
	500 dwelling units = 166 Spaces	Total Residential = 250 Spaces*

* 40% Compact Max

Total Parking	Required	Provided
	188 (Commercial) + 166 (Res) = 354 Spaces	313 (Commercial) + 250 (Res) = 567 Spaces**

** Parking Provided for South Site (Dix St. Parcel)

Loading	Required	Provided
	6 Loading berths	5 Loading berths***
	3 Service / Delivery Spaces	3 Service / Delivery Spaces

*** includes 1 shared loading berth + 1 Stacked Berth

Long Term Bicycle Parking (232,000 Office + 60,000 Retail + 500 Dwelling Units)	Required	Provided
	Retail Long Term: 1 per 10,000 SF = 6	
	Office Long Term: 1 per 2,500 SF = 93	
	Res. Long Term: 1 per 3 DU = 167	
	Total Long Term = 266	Total Long Term = 266

Short Term Bicycle Parking (232,000 Office + 60,000 Retail + 500 Dwelling Units)	Required	Provided
	Retail Short Term: 1 per 3,500 SF = 17	
	Office Short Term: 1 per 40,000 SF = 6	
	Res. Short Term: 1 per 20 DU = 25	
	Total short Term = 48	Total Short Term = 48



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Northeast Heights

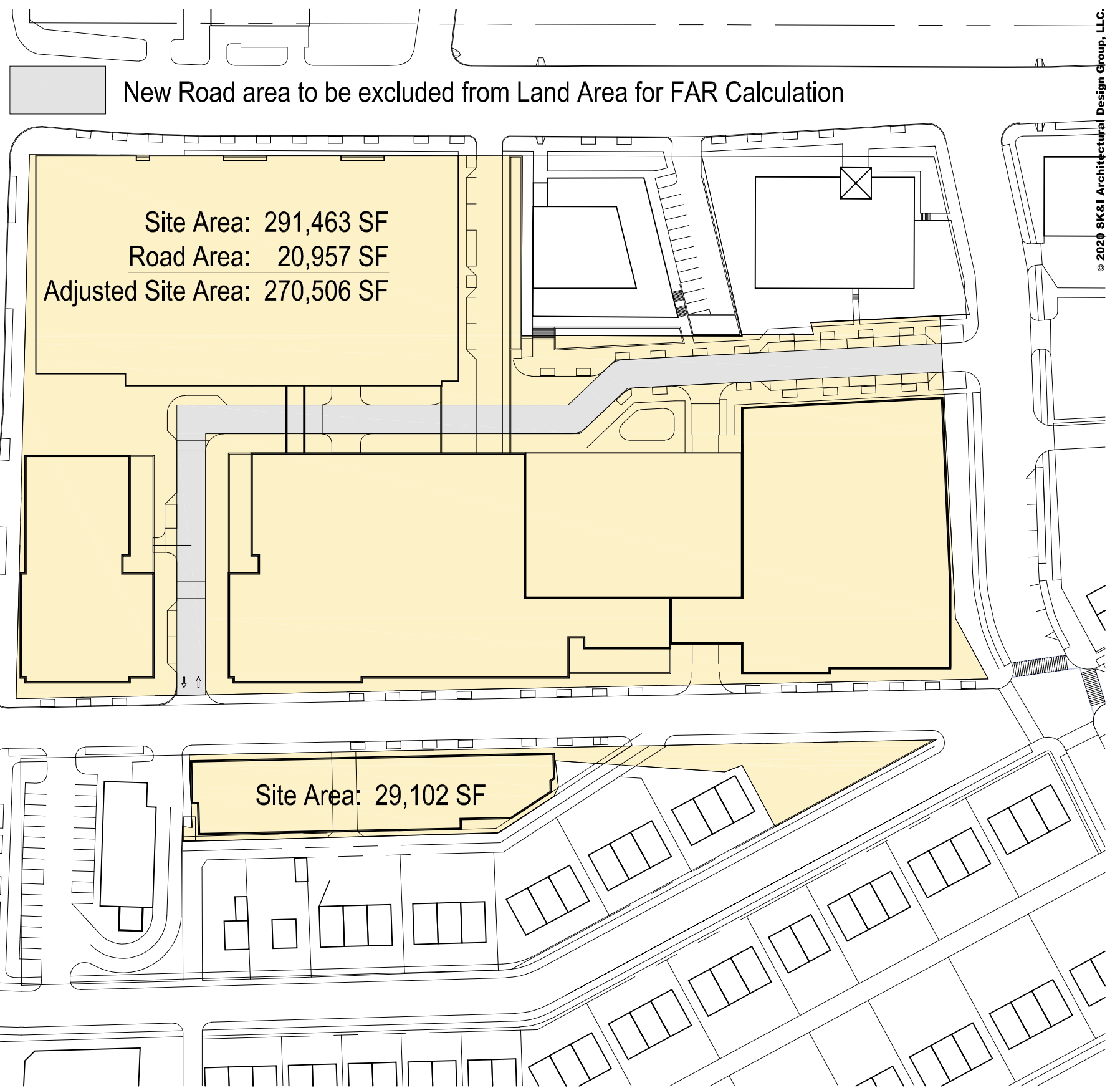
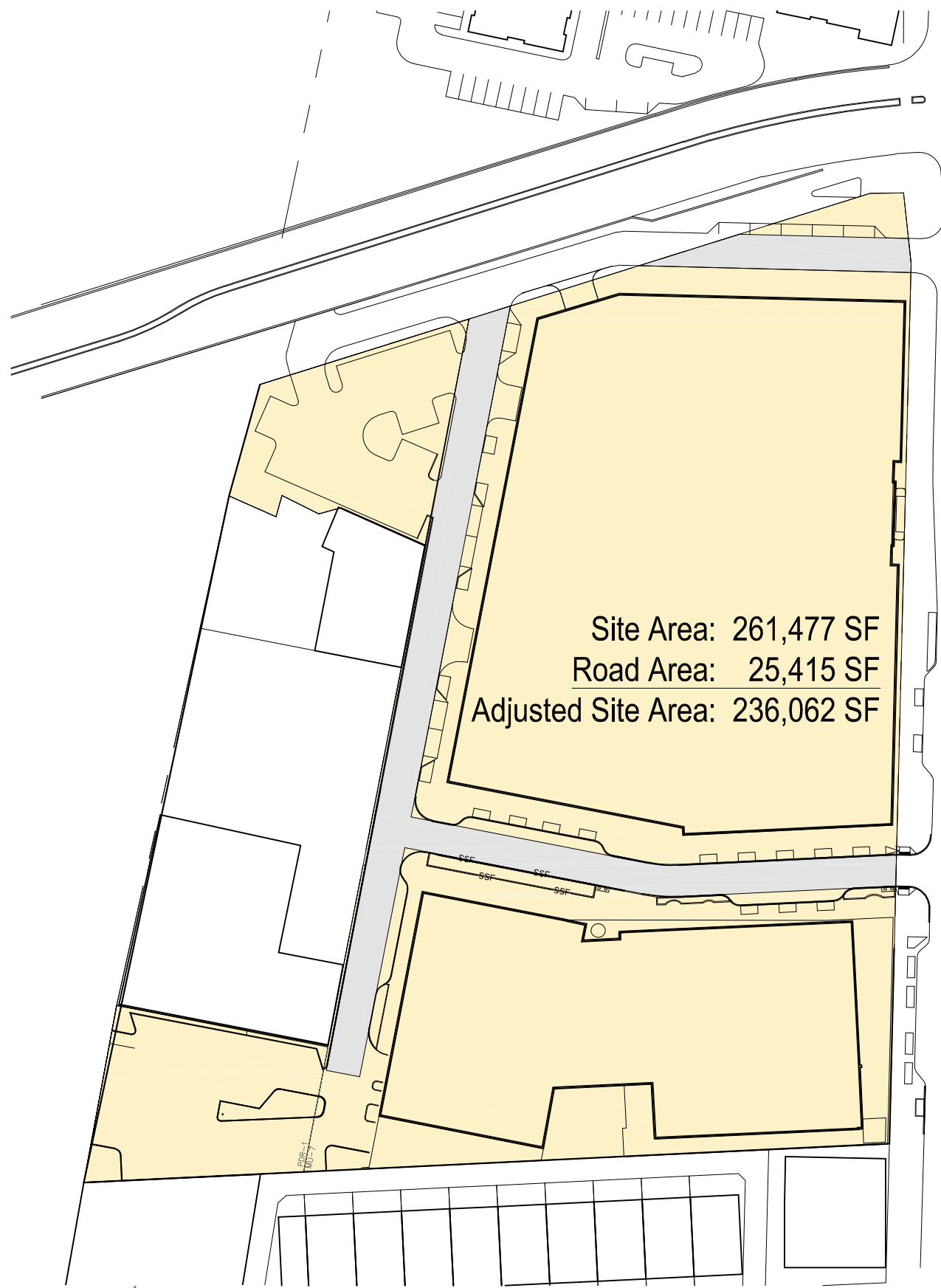
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Large Tract Review - Submission

September 18, 2020 | Z.06



Zoning Summary - West Site



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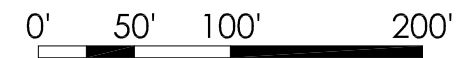
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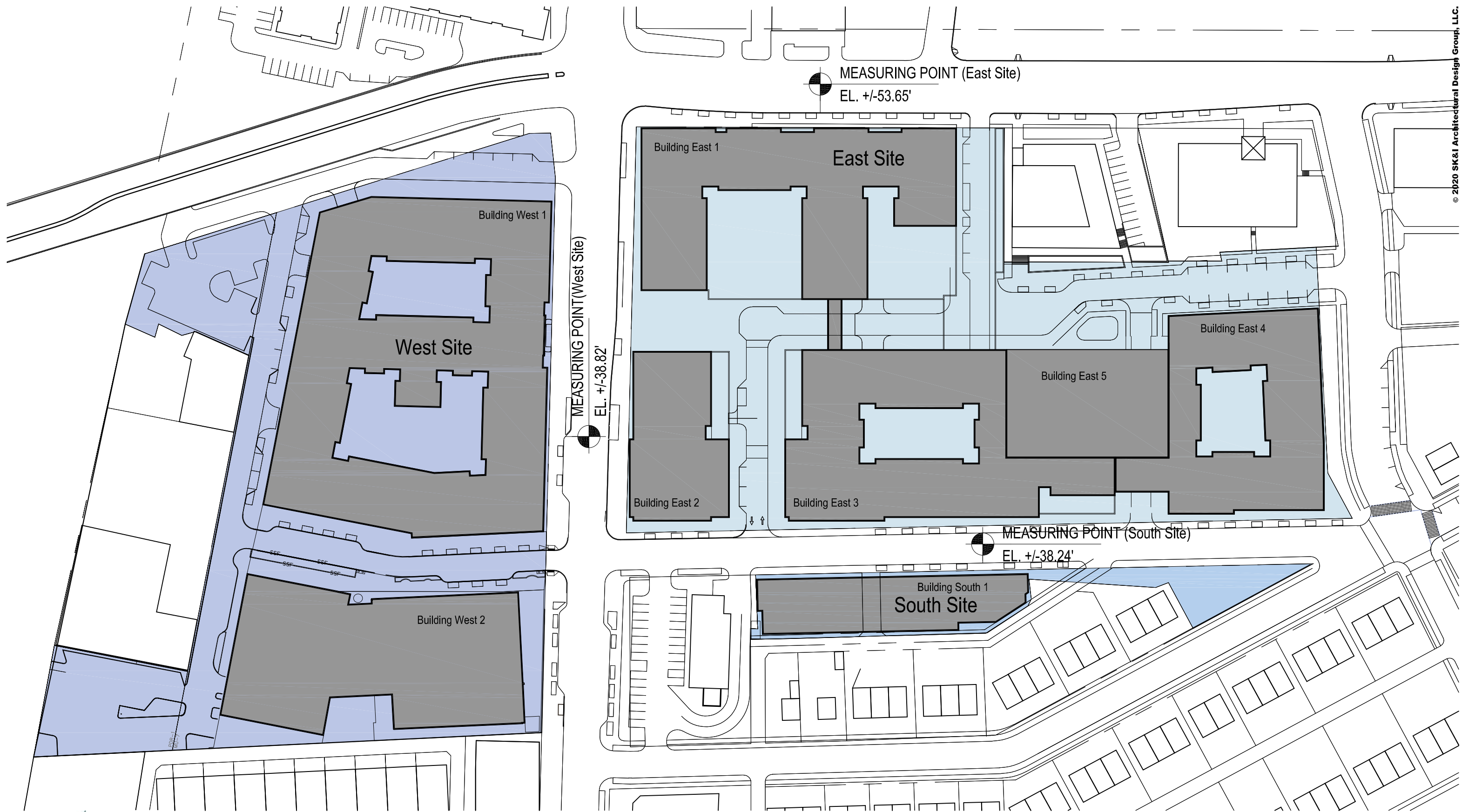
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September 18, 2020 | Z.07



FAR Exhibit





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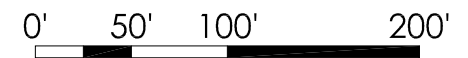
Washington, DC

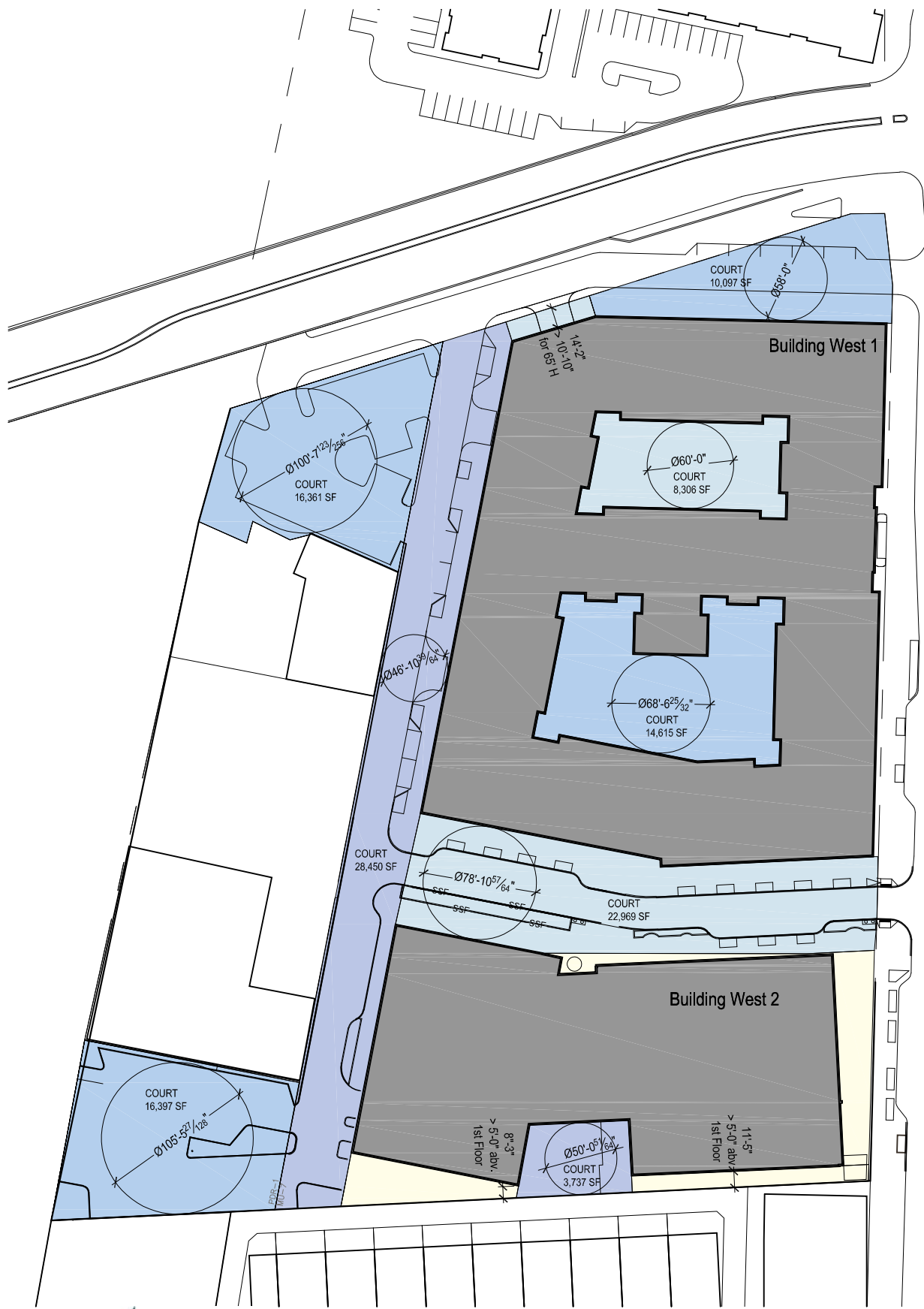
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September 18, 2020 | Z.08



Measure Point Exhibit





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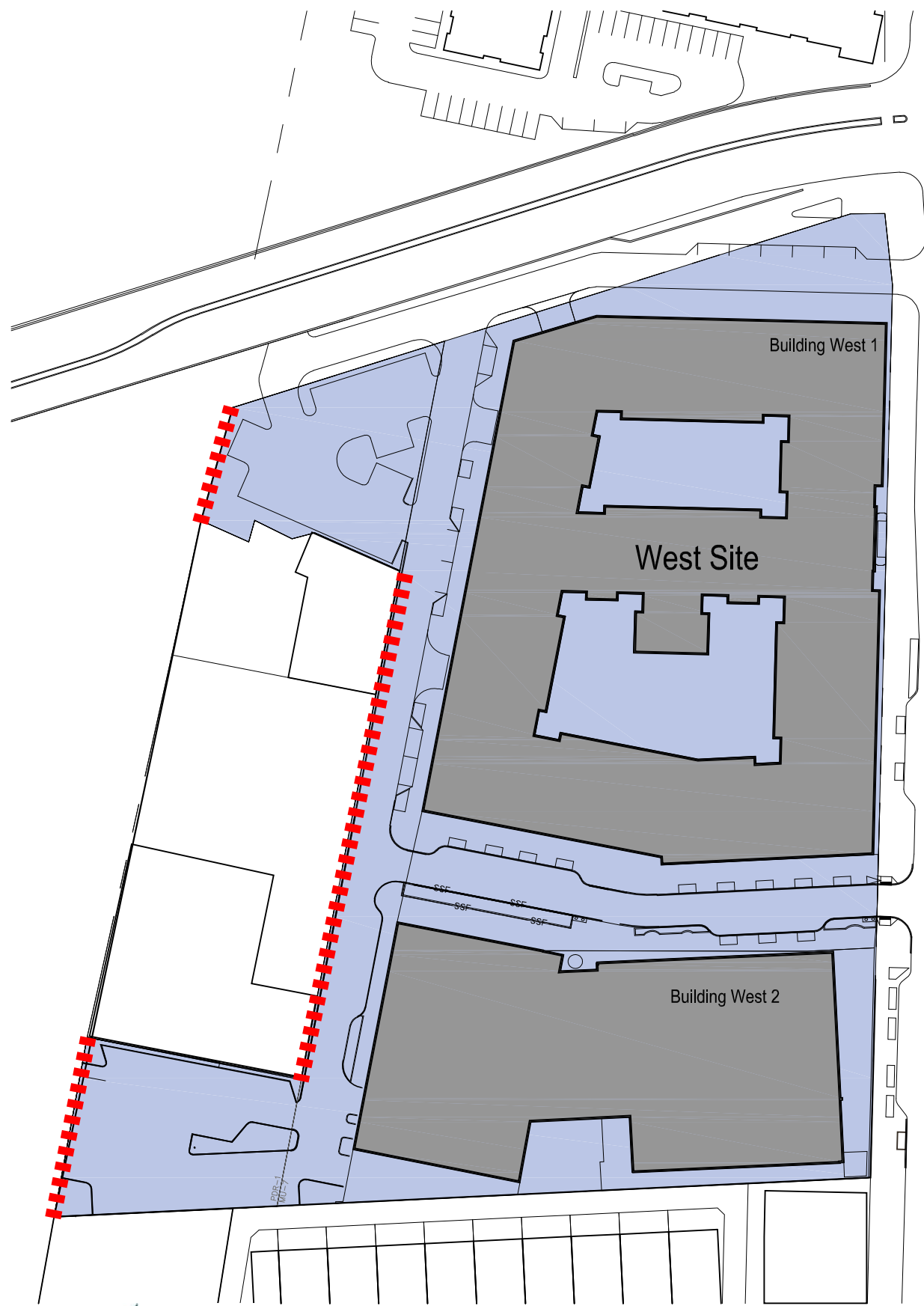
Large Tract Review - Submission

September 18, 2020 | Z.09



Irregular Courts Exhibits





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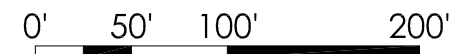
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Large Tract Review - Submission









September 18, 2020 | Z.10

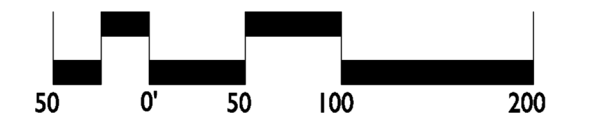
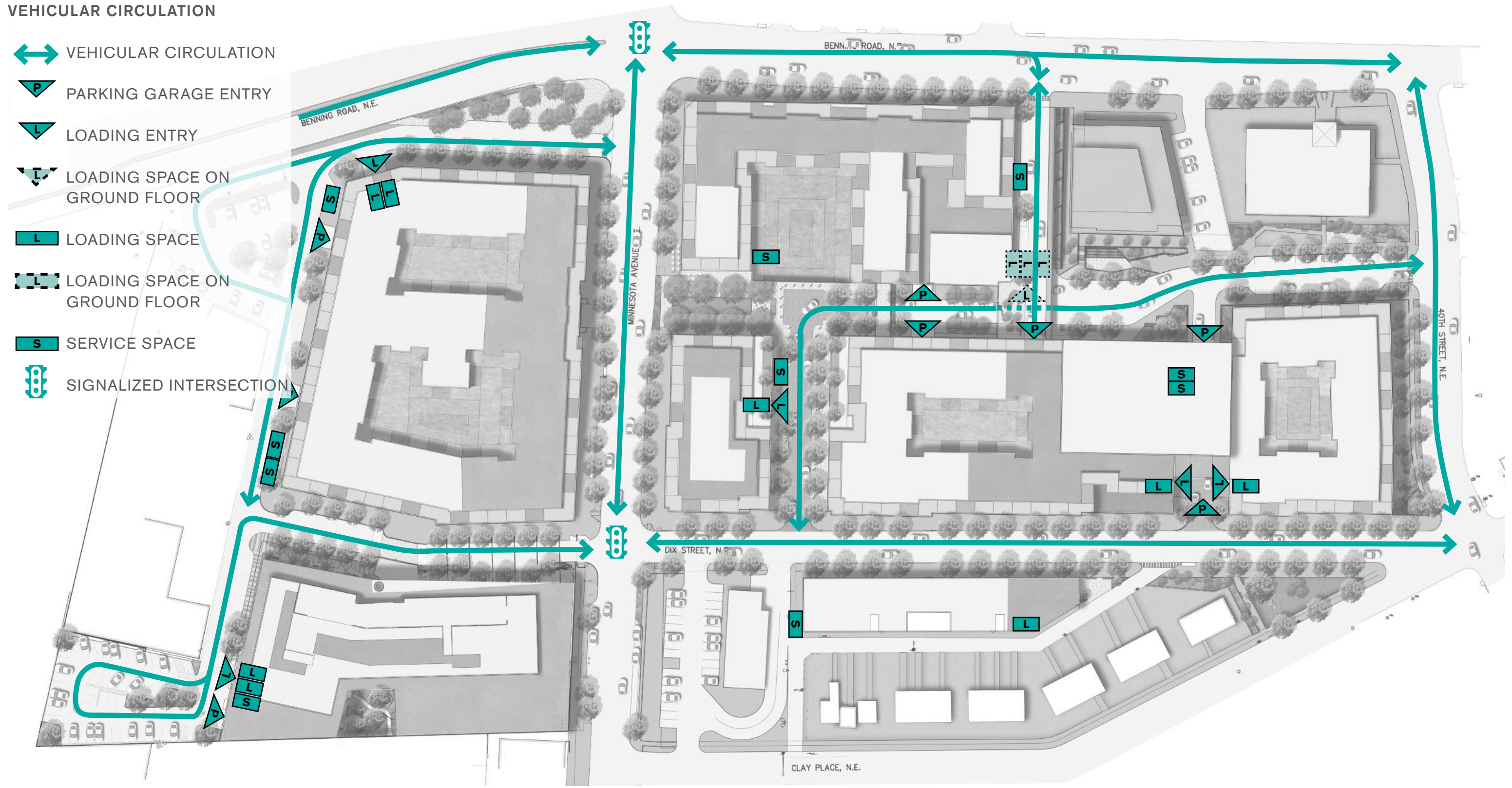


Rear Yard Exhibit



VEHICULAR CIRCULATION

-  VEHICULAR CIRCULATION
-  PARKING GARAGE ENTRY
-  LOADING ENTRY
-  LOADING SPACE ON GROUND FLOOR
-  LOADING SPACE
-  LOADING SPACE ON GROUND FLOOR
-  SERVICE SPACE
-  SIGNALIZED INTERSECTION



PEDESTRIAN CIRCULATION

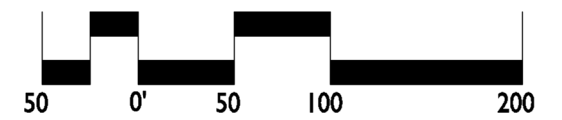
↔ PEDESTRIAN CIRCULATION

⋯ PEDESTRIAN CROSSING

||||| OVERHEAD PEDESTRIAN CROSSING

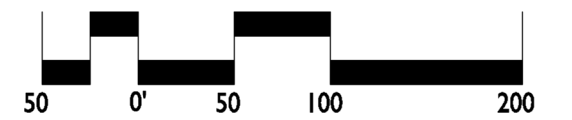
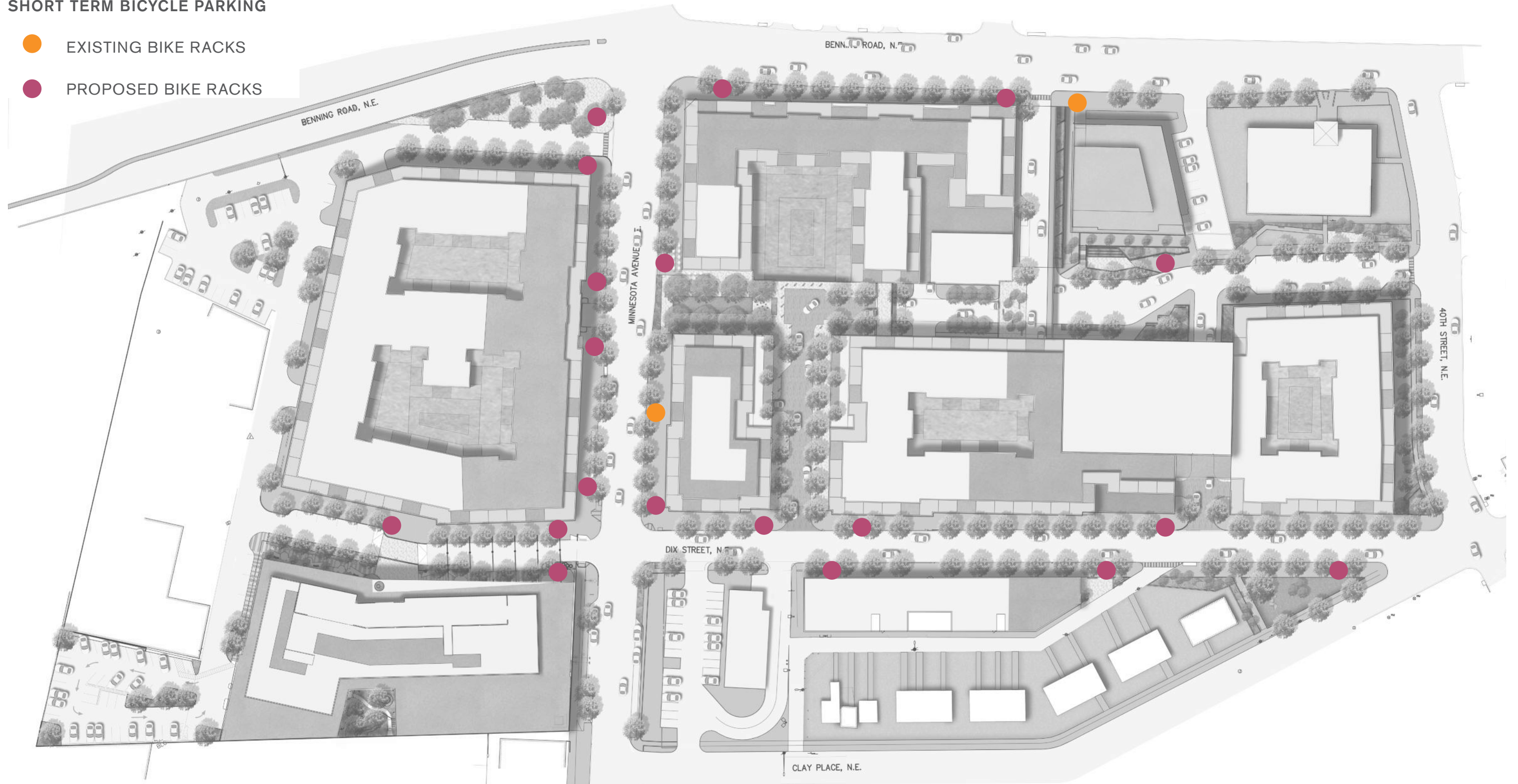
OPEN SPACE

WOONERF



SHORT TERM BICYCLE PARKING

- EXISTING BIKE RACKS
- PROPOSED BIKE RACKS

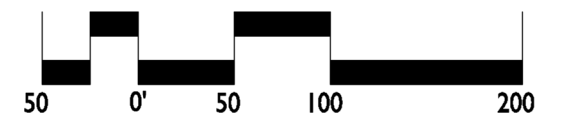
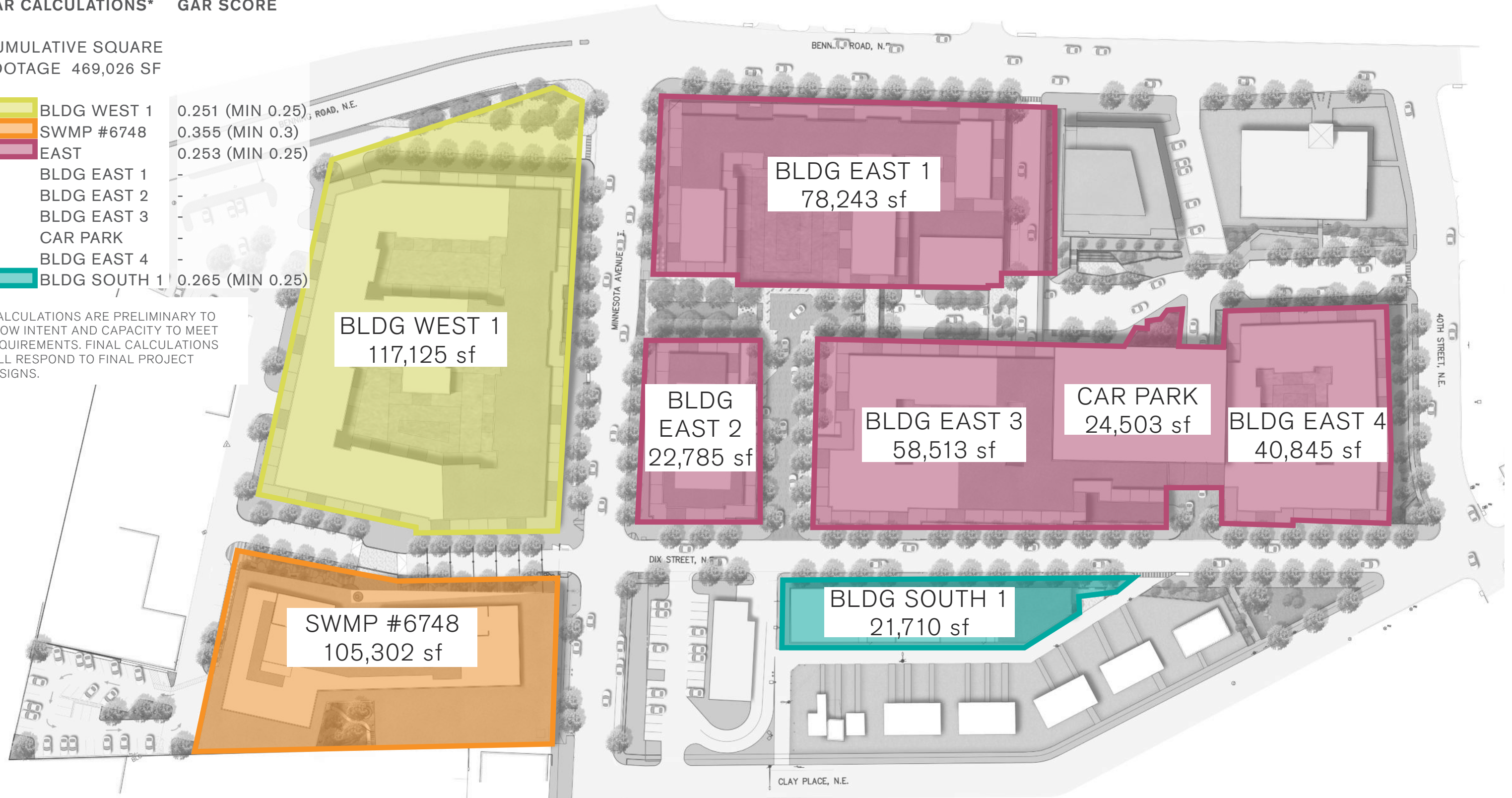


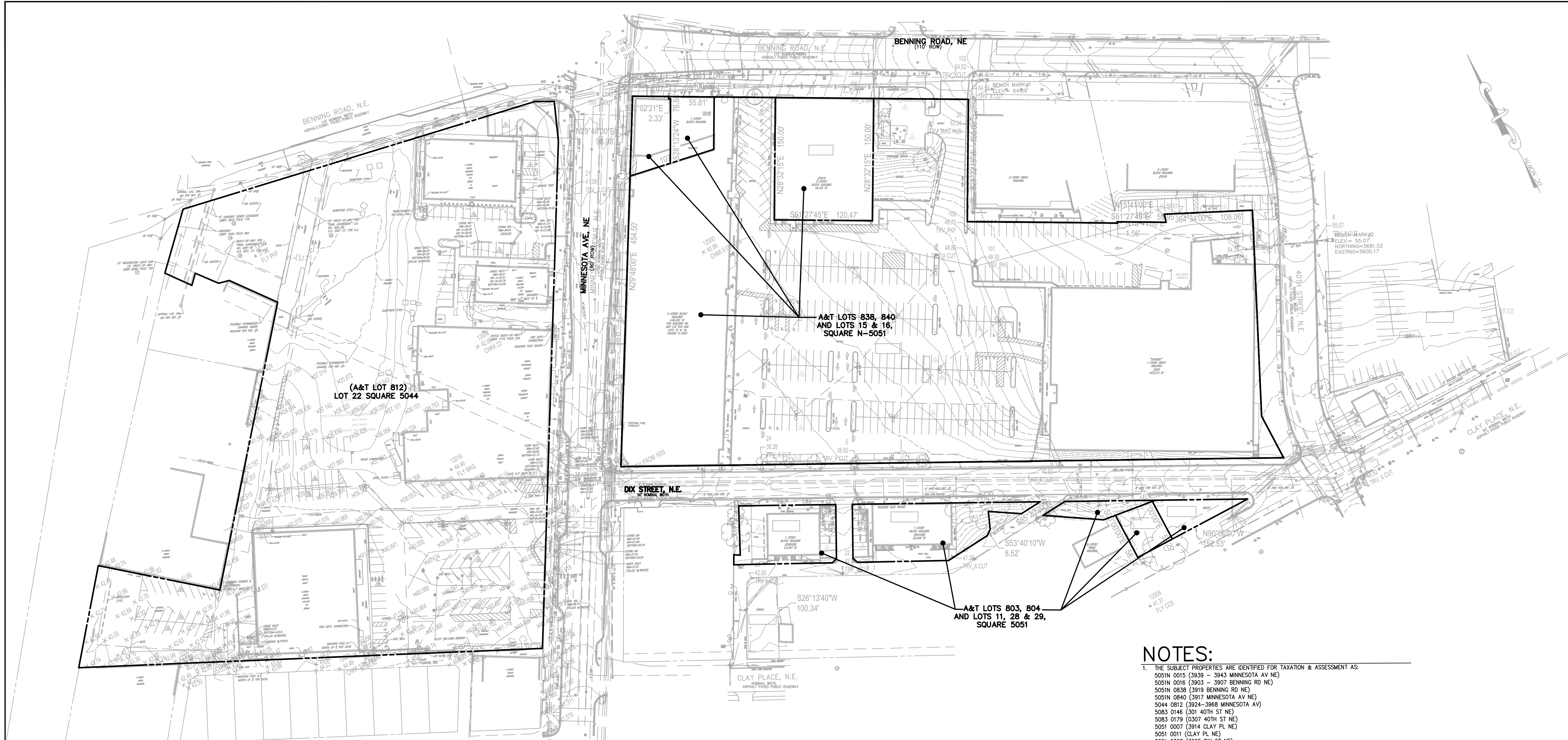
GAR CALCULATIONS* GAR SCORE

CUMULATIVE SQUARE FOOTAGE 469,026 SF

BLDG WEST 1	0.251 (MIN 0.25)
SWMP #6748	0.355 (MIN 0.3)
EAST	0.253 (MIN 0.25)
BLDG EAST 1	
BLDG EAST 2	
BLDG EAST 3	
CAR PARK	
BLDG EAST 4	
BLDG SOUTH 1	0.265 (MIN 0.25)

*CALCULATIONS ARE PRELIMINARY TO SHOW INTENT AND CAPACITY TO MEET REQUIREMENTS. FINAL CALCULATIONS WILL RESPOND TO FINAL PROJECT DESIGNS.

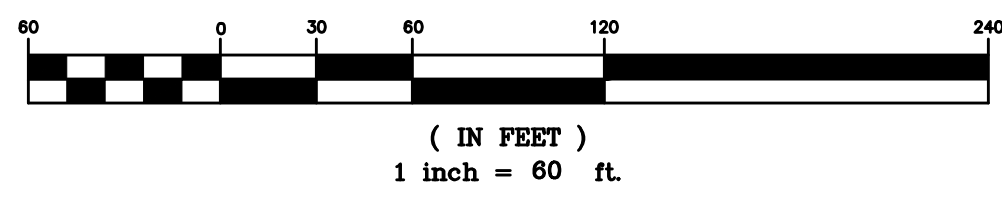




TEST PIT NOTE
 INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND SIZES OF EX. UTILITIES BY DIGGING TESTS PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT FIVE (5) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION AND/OR ORDERING MATERIALS.



GRAPHIC SCALE



FOR LOCATION OF UTILITIES
 CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO or 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM DCOZ.DC.GOV WEB SITE.
 5051N 0015 (3938 - 3943 MINNESOTA AV NE) MU-7 (MIXED USE ZONES)
 5051N 0016 (3903 - 3907 BENNING RD NE) MU-7 (MIXED USE ZONES)
 5051N 0838 (3919 BENNING RD NE) MU-7 (MIXED USE ZONES)
 5051N 0840 (3917 MINNESOTA AV NE) MU-7 (MIXED USE ZONES)
 5044 0812 (3924-3968 MINNESOTA AV) MU-7 (MIXED USE ZONES)
 5083 0146 (301 40TH ST NE) MU-7 (MIXED USE ZONES)
 5083 0179 (0307 40TH ST NE) MU-7 (MIXED USE ZONES)
 5051 0007 (3914 CLAY PL NE) R-2 (RESIDENTIAL ZONE)
 5051 0011 (CLAY PL NE) R-2 (RESIDENTIAL ZONE)
 5051 0028 (3905 DIX ST NE) MU-7 (MIXED USE ZONES)
 5051 0029 (3915 DIX ST NE) MU-7 (MIXED USE ZONES)
 5051 0803 (DIX ST NE) R-2 (RESIDENTIAL ZONE)
 5051 0804 (DIX ST NE) R-2 (RESIDENTIAL ZONE)

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON (VERIZON ENGINEERING 13101 COLUMBIA PIKE FDC 1 SILVER SPRING, MD. 20904)	SHOWN ON SURVEY PER RESIDENTIAL.PDF
COMCAST (NEED-BLT_BeltwayRegionDesignRequests @cable.comcast.com)	SHOWN ON SURVEY PER Comcast 0411_001n.pdf
WASHINGTON GAS/MD REPLACEMENT SECTION (MappingResearch@washgas.com & WAMazzoli@washgas.com)	SHOWN ON SURVEY PER BENNING RD NO AND MINNESOTA AVE NE 05232019.PDF
VERIZON BUSINESS (MCI) (Investigations@verizon.com)	NO REPLY AT THIS TIME
PEPCO DISTRIBUTION (dedo@pepco.com)	SHOWN ON SURVEY
PEPCO TRANSMISSION (alexander@pepco.com)	NO FACILITIES IN THE SITE VICINITY
DC WATER - SEWER & WATER (permit.operations@dcwater.com)	SHOWN PER GIS, LM-1-2-NE, LM-3-4-NE, LM-5-6-NE, N-2-NE & NO-1-2-NE
AT&T LOCAL (bm2692@att.com)	NO FACILITIES IN THE SITE VICINITY
AT&T CORE/AT&T LEGACY/AT&T LONG DISTANCE (gw1349@att.com)	NO FACILITIES IN THE SITE VICINITY
CENTURYLINK (relo@centurylink.com & CenturylinkNationalOSSRelocations@centurylink.com)	CENTURY LINK HAS NO FACILITIES ON SITE PER MAP RECEIVED 4/12/2019
FIBER LIGHT (Wayne_hithcox@fiberlight.com)	NO REPLY AT THIS TIME
ZAYO (doug.shuele@zayo.com)	NO REPLY AT THIS TIME

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION. VIKKA CAPITOL, LLC HAS NOT REQUESTED MISS UTILITY MARKINGS OF UNDERGROUND UTILITY LINES.

NOTES:

- THE SUBJECT PROPERTIES ARE IDENTIFIED FOR TAXATION & ASSESSMENT AS:
 5051N 0015 (3938 - 3943 MINNESOTA AV NE)
 5051N 0016 (3903 - 3907 BENNING RD NE)
 5051N 0838 (3919 BENNING RD NE)
 5051N 0840 (3917 MINNESOTA AV NE)
 5044 0812 (3924-3968 MINNESOTA AV)
 5083 0146 (301 40TH ST NE)
 5083 0179 (0307 40TH ST NE)
 5051 0007 (3914 CLAY PL NE)
 5051 0011 (CLAY PL NE)
 5051 0028 (3905 DIX ST NE)
 5051 0029 (3915 DIX ST NE)
 5051 0803 (DIX ST NE)
 5051 0804 (DIX ST NE)
- THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
- VERTICAL DATUM IS BASED ON DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORK (DCDPW).
 DL-SITE BENCHMARKS:
 BM #1: (CROSS CUT NEAR NE CORNER OF LOT 838 INSQUARE 5051-N) (ELEVATION= 64.59')
 BM #2: (CROSS CUT ON CATCH BASIN) (ELEVATION= 55.07')
- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1100010039C FOR WASHINGTON, D.C. DATED SEPTEMBER 27, 2010.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION AND BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF WETLAND DELINEATION ON THE SUBJECT PROPERTY.
- UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES. SUPPLEMENTAL UTILITY NOTE: TABLE A, ITEM #11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES, HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THE SUBJECT AND ADJACENT PROPERTY OWNER REFERENCES LISTED HEREON WERE TAKEN FROM THE DISTRICT OF COLUMBIA'S DORA PROPERTY INFORMATION VERIFICATION SYSTEM WEBSITE. ONLINE TAX ASSESSMENT RECORDS, LAND RECORDS AND/OR THE REFERENCED TITLE COMMITMENT. ACTUAL OWNERSHIP IS NOT PART OF THE CERTIFICATION SHOWN HEREON.

DC BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

LEGEND

	SUBJECT PROPERTY LINE		ELECTRIC MANHOLE
	ADJACENT PROPERTY LINE		ELECTRIC VALVE
	BUILDING RESTRICTION LINE		ELECTRIC METER
	ELECTRICAL CONDUIT		UTILITY POLE
	NATURAL GAS CONDUIT		GUY WIRE
	OVERHEAD WIRES		UTILITY POLE W/STREET LIGHT
	TELEPHONE/COMMUNICATIONS CONDUIT		COBRA LIGHT POLE
	WATER LINE		LIGHT POLE
	CABLE TV		UTILITY POLE W/ALLEY LIGHT
	SANITARY SEWER CONDUIT		PHONE MANHOLE
	STORM DRAIN CONDUIT		UNKNOWN UTILITY MANHOLE
	FENCE LINE		GAS VALVE
	APPROXIMATE ZONING LINE		GAS METER
	BUILDING LINE		CARD READER
	RETAINING OR FREE STANDING WALL		DCSD..... DISTRICT OF COLUMBIA SURVEYOR'S OFFICE
	MAJOR CONTOUR		DCDPW..... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS
	MINOR CONTOUR		CIRC..... CIRCUMFERENCE

***NOTE**
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VIKKA CAPITOL REVISIONS

#	DATE	DESCRIPTION

DATE: **07/09/19**

DES.	CUO	DWN.	VEM
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SCALE: **1"=60'**

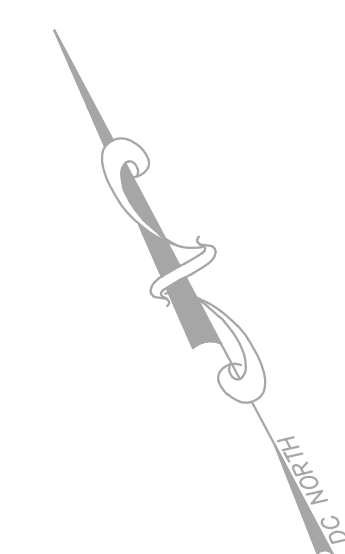
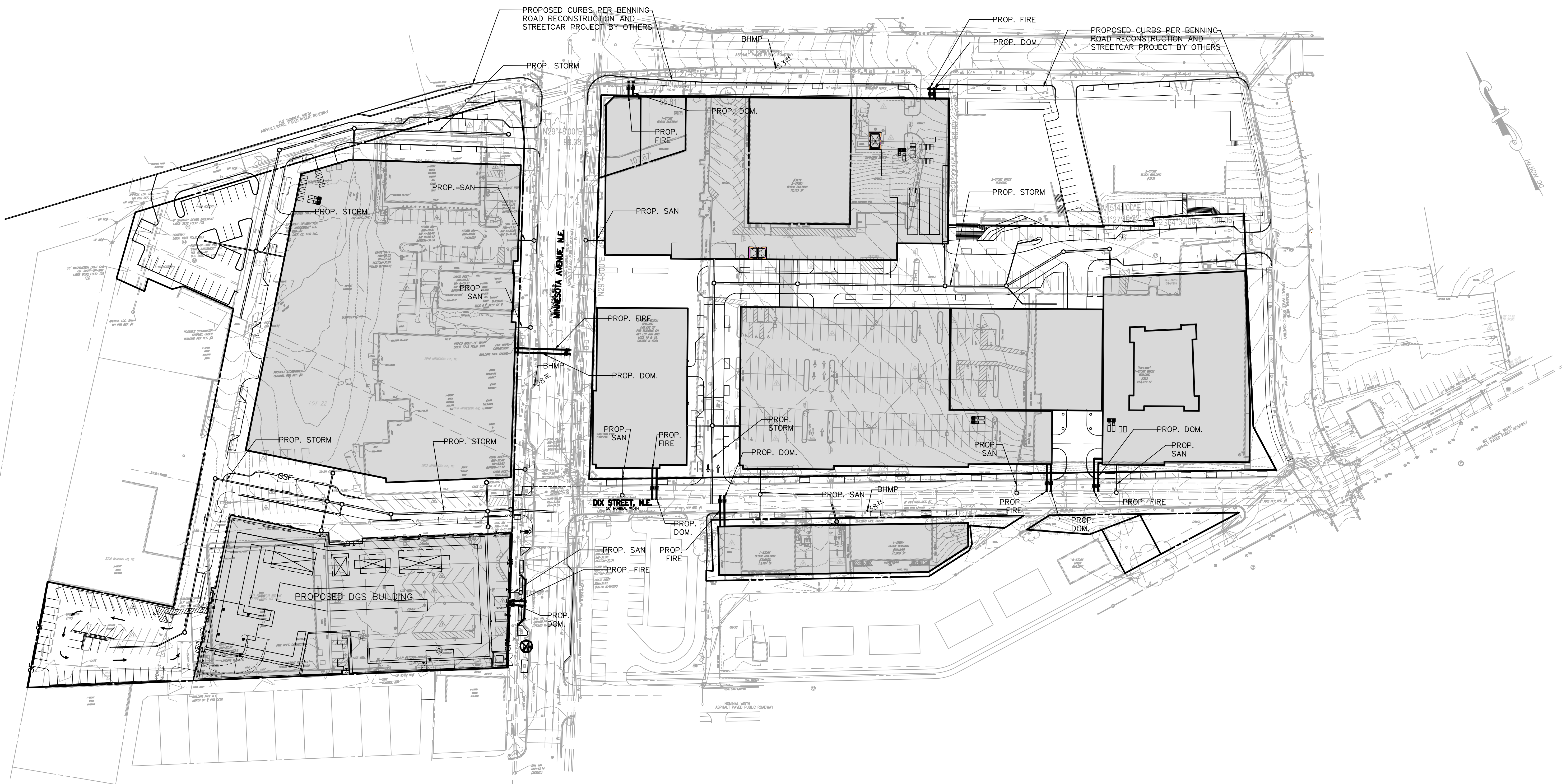
PROJECT/FILE NO. **VC0524A**

SHEET NO. **CIV0100**

VIKKA CAPITOL
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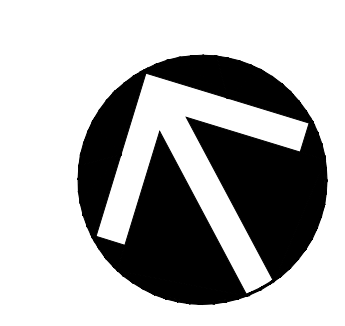
NORTH EAST HEIGHTS
 WASHINGTON, D.C. 20019

EXISTING CONDITIONS PLAN

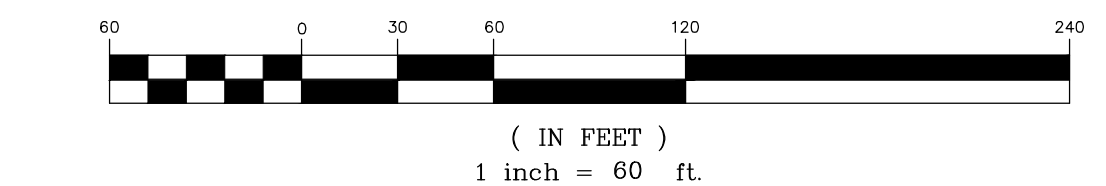


LEGEND

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|---|---|--|--|---|--|---|
| <ul style="list-style-type: none"> — C— C— C— C— C— C— C— C— C— C— C— — E— E— E— E— E— E— E— E— E— E— E— — X— X— X— X— X— X— X— X— X— X— X— — G— G— G— G— G— G— G— G— G— G— G— — OHW— OHW— OHW— OHW— OHW— — T— T— T— T— T— T— T— T— T— T— T— — S— S— S— S— S— S— S— S— S— S— S— — SD— SD— SD— SD— SD— SD— SD— SD— SD— SD— SD— — W— W— W— W— W— W— W— W— W— W— W— | <ul style="list-style-type: none"> CABLE TELEVISION CONDUIT ELECTRICAL CONDUIT EDGE OF PAVEMENT FENCE LINE NATURAL GAS CONDUIT OVERHEAD WIRES TELEPHONE/COMMUNICATIONS CONDUIT PROPERTY LINES PUBLIC UTILITIES EASEMENTS SANITARY SEWER CONDUIT STORM DRAIN CONDUIT WATER CONDUIT | <ul style="list-style-type: none"> ⊕ SC ⊕ SD ⊕ EJ ⊕ EM ⊕ FC ⊕ FH ⊕ GM ⊕ GP ⊕ GV ⊕ LP ⊕ PM ⊕ PH ⊕ UP | <ul style="list-style-type: none"> SANITARY CLEANOUT STORM DRAIN MANHOLE ELECTRICAL JUNCTION BOX ELECTRICAL MANHOLE FIRE DEPARTMENT CONNECTION FIRE HYDRANT GAS MANHOLE GUY POLE GAS VALVE LIGHT POLE PHONE PEDESTAL PHONE MANHOLE UTILITY POLE | <ul style="list-style-type: none"> ⊕ SM ⊕ TC ⊕ TS ⊕ TR ⊕ TP ⊕ UM ⊕ WM ⊕ WV ⊕ WP ⊕ SP ⊕ WP ⊕ I ⊕ CI | <ul style="list-style-type: none"> ⊕ CM ⊕ CG ⊕ BLD ⊕ STY ⊕ TRV ⊕ ASPH ⊕ ESMT ⊕ RCP ⊕ BRL ⊕ R/W | <ul style="list-style-type: none"> CONCRETE CURB AND GUTTER BUILDING STORY ELECTRICAL TRANSFORMER ASPHALT EASEMENT REINFORCED CONCRETE PIPE CORRUGATED METAL PIPE BUILDING RESTRICTION LINE RIGHT-OF-WAY |
|---|---|--|--|---|--|---|



GRAPHIC SCALE



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VIKA CAPITOL REVISIONS

#	DATE	DESCRIPTION

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SCALE: **1"=60'**

PROJECT/FILE NO. **VC0524A**

SHEET NO. **CIV0300**

NORTH EAST HEIGHTS
WASHINGTON, D.C. 20019

UTILITY PLAN

VIKA CAPITOL
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