ARNOLD & PORTER LLP

Nathan W. Gross
Zoning and Land Use Specialist
Nathan_Gross@aporter.com
Not Engaged in the Practice of Law

202.942.5956
202.942.5999 Fax

555 Twelfth Street, NW
Washington, DC 20004-1206

RECEIVED
D.C. OFFICE OF ZONING
2005 OCT 21 PM 2:25

October 21, 2005

Jerrily Kress, Director
D.C. Office of Zoning
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Pre-Hearing Submission, Zoning Commission Case No. 05-24
Eastgate Family Consolidated PUD

Dear Ms. Kress:

Pursuant to § 3013 of the Rules of Practice and Procedure before the Zoning Commission, we are herewith submitting twenty (20) copies of the Pre-Hearing Submission on behalf of the applicant in the above-referenced case.

The following items are being submitted:

1. Twenty (20) copies of the Pre-Hearing Statement, including twenty (20) copies of reduced project plans and one (1) set of full-size plans.

2. A list of witnesses who will testify at the public hearing, a summary of their testimony, and an estimate of the time required for the applicant's presentation.

4. A set of mailing labels with the names and addresses of all property owners within 200 feet of the subject property.

5. Pursuant to § 3013.3, the property owners in this case are the District of Columbia Housing Authority ("DCHA") and A&R/THC II, LLC, a joint venture between A&R Development Corporation and The Henson Development Company (the "Applicant").

6. Certification pursuant to § 3013.7: We hereby certify that all of the requirements of § 3013 have been complied with in this submission.

7. A copy of the application form for the PUD, filed on July 28, 2005.

CASE NO. 05-24
EXHIBIT NO. 14

ZONING COMMISSION
District of Columbia
CASE NO.05-24
EXHIBIT NO.14A1

Please contact the undersigned if any additional materials are needed.

Sincerely,
ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

Enclosures

EASTGATE FAMILY HOUSING

A PLANNED UNIT DEVELOPMENT
BEFORE THE
DISTRICT OF COLUMBIA ZONING COMMISSION

PRE-HEARING SUBMISSION
Zoning Commission Case No. 05-24

October 21, 2005



RECEIVED
D.C. OFFICE OF ZONING
2005 OCT 21 PM 2:55

APPLICANT:
The District of Columbia Housing Authority and A&R/THC II, LLC
A Joint Venture Between A & R Development Corporation and
The Henson Development Company

DEVELOPMENT TEAM

Applicant:	District of Columbia Housing Authority and A&R/THC II, LLC Washington, D.C.
Architect:	Grimm & Parker, P.C. Calverton, Maryland
Civil Engineer	Bowman Consulting Group, LTD. Alexandria, Virginia
Landscape Architect	The Edgecomb Group, INC. Hyattsville, Maryland
Transportation Engineer	O. R. George & Associates, INC. Landham, Maryland
Attorney	Arnold & Porter LLP Washington, D.C.

LIST OF WITNESSES AND ESTIMATE OF TIME REQUIRED TO PRESENT CASE

Witnesses:

District of Columbia Housing Authority

Jessica Franklin, Project Manager

A & R Development Corporation,
Residential Developer:

Matt Engel, Project Manager

Grimm & Parker Architects, P.C.

Carl J. Oehrig, AIA
Logan Schutz, AIA

O.R. George & Associates, Inc.,
Transportation Planning & Engineering Consultants

Osborne R. George, Principal, Transportation Planner

Arnold & Porter, Land Use Counsel

Cynthia A. Giordano, Coordinating Attorney
Nathan W. Gross, AICP, City Planner

Estimated Time Required to Present Case: 1.25 hours

Summary of Testimony of the D.C. Housing Authority and A & R Development Corporation, Residential Developers:

Jessica Franklin, Project Manager, DCHA:

I. Hope VI Development - Summary Background

II. Project Housing Strategy

III. Community Participation

Matt Engel, Project Director, A & R Development

I. Project Background and Goals

II. Development Planning, Financing, Timetable

Carl J. Oehrig, AIA, Grimm & Parker Architects, P.C.
Logan Schutz, AIA, Grimm & Parker Architects, P.C.

I. Presentation of Site and Architectural Plans for the PUD

II. Review of Necessary Areas of Flexibility for the Project

III. Discussion of Building Materials

Lee Edgecomb, ASLA, Principal, The Edgecomb Group, Inc.

I. Presentation of the Landscape Architecture Plans

II. Urban Tree Park

O.R. George, Principal, O.R. George & Associates, Inc., Transportation Planning & Engineering Consultants:

I. Review of Existing Road Network

II. Findings of Traffic Impact Analysis

Summary of Testimony of Nathan W. Gross, AICP
City Planner, Arnold & Porter:

I. Assessment of Key Planning Issues and Benefits of Proposed Project

II. Consistency of Project with Comprehensive Plan and PUD Evaluation Standards

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form please see the instructions on the reverse side
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations request is hereby made for consolidated Approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
5318	9-20	R-5-A	R-5-A
5319	20-36	"	"
5320	29-36	"	"

Address or description of the premises: Vacant land, former public housing.

Area of the site: 558,501 square feet or 12.78 acres.

Baist Atlas No. ____, Page ____.

Brief description of the proposal: New, affordable residential community of townhouses, detached homes and groundhomes, totalling 186 units. New streets.

The above information and attached documents are true to the best of my knowledge.

x _____ Owner's Signature

7/27/05 Date

_____ Owner's Printed Name

Person to be notified of all actions:

Cynthia A. Giordano Name

_____ Telephone Number

ARNOLD & PORTER

555 12th St., N.W. Address

20004-1206 Zip Code

Washington, D.C.

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 2 acres pursuant to Section 2401 of the Zoning Regulations.

x _____ Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z. C. Case No. _____

EASTGATE GARDENS

PRE-HEARING STATEMENT IN SUPPORT OF THE CONSOLIDATED PLANNED UNIT DEVELOPMENT
October 21, 2005

I. Background, Site Description and Community Participation

This document is the Pre-Hearing Statement of the District of Columbia Housing Authority ("DCHA") and A&R/THC II, LLC, a joint venture between A&R Development Corporation and The Henson Development Company (the "Applicant") for review and approval of a consolidated Planned Unit Development ("PUD") under Chapter 24 of the D.C. Zoning Regulations. The property that is the subject of this application is located in the Marshall Heights neighborhood of Southeast Washington on the site of the former Eastgate Gardens public housing complex. The project site is bounded generally by Fitch Street on the south, near Benning Road on the west, F Street and Drake Place (Queen's Stroll Lane) on the north and 51st Street on the east, all S.E. (the "PUD Site").[1]

The PUD Site has a total land area of 745,660 square feet, or 17.12 acres. This total includes 141,914 square feet of future public street rights-of-way to be dedicated. The PUD Site includes Lots 9-20 in Square 5318, Lots 20-36 in Square 5319, and Lots 29-36 in Square 5320. It is located in Ward 7 and also within the boundaries of Advisory Neighborhood Commission ("ANC") 7E. The former 230-unit public housing

[1] All street references in this document are in Southeast Washington, but "S.E." will not be indicated.

development was fully demolished in 2002, and the site is currently vacant. The proposed redevelopment plan is to construct 186 new dwelling units, including townhouses, grandhomes and detached single-family dwellings.

As part of its commitment to redevelop Eastgate Gardens, DCHA has made a concurrent commitment to help revitalize the surrounding Marshall Heights neighborhood. A series of meetings and workshops with community interests were completed to define elements of a community plan. For this purpose DCHA joined with the community-based Eastgate/Marshall Heights Neighborhood Alliance to prepare the master plan for the PUD Site and surrounding neighborhood.

DCHA, in partnership with A & R/THC II LLC, successfully applied for a $20 million HOPE VI grant from the U.S. Department of Housing and Urban Development for the Eastgate Gardens PUD Site. HOPE VI projects aim to achieve success through participatory community planning, a holistic approach to creating a complete new community, public-private sector partnership with market-rate business discipline, and high quality design with a pedestrian environment and other features that encourage social interaction. HOPE VI funds and support procedures will help the new Eastgate community provide high quality housing affordable to people in a wide range of income levels, including home ownership opportunities for low-income and market-rate homebuyers, as well as rental units for families and seniors.

II. The Applicant

Several parties are involved in the comprehensive and complex redevelopment planned for the Property. DCHA owns the PUD Site and has legal authority from HUD to proceed with redevelopment. In keeping with its mission, DCHA is undertaking the

Eastgate project in order to provide quality housing for low-income citizens, increase neighborhood stability by creating mixed-income homeownership opportunities, promote area residents' economic capacity and self-sufficiency, and help revitalize the Marshall Heights neighborhood. An experienced and capable DCHA team will help bring the Eastgate Gardens redevelopment to fruition.

The developer for the new Eastgate residential community is A&R/THC, LLC II, a joint venture between A&R Development Corp. ("A&R") and the Henson Development Company ("THC"). The joint venture's principals are Theo Rodgers and Cheryl Hamilton (A&R) and Daniel Henson, III (THC). Both A&R and THC are 100% minority owned and work to achieve the highest participation by minorities and women in their projects.

Founded in 1977, A&R specializes in urban design and development and has substantial experience with HOPE VI projects. The firm's extensive portfolio includes low-to-moderate income rental and homeownership units, elderly housing, garden and high-rise facilities, townhouses and student living facilities. Since its inception, A&R has completed more than 4,300 housing units and over 400,000 square feet of retail and commercial development.

A few years ago the firm completed work on Wheeler Creek Estates, a 314-unit mixed-income housing development in the Washington Highlands neighborhood and funded by a $54 million HOPE VI grant. The firm also recently completed is the 151-unit, $17-million Redwood Apartments in Baltimore. One of A&R's projects is Heritage Crossing, another Baltimore HOPE VI project consisting of 260 townhouses and a community/daycare center. Other developments include the Senior Building at Capitol

Gateway Estates (formerly New East Capitol), approved by the D.C. Zoning Commission in 2003; Lockwood Place, a $71 million, 250,000 square foot Class A office building; and Symphony Centre & Symphony Centre Apartments, which includes two 3-story office buildings and an 8-story, 186-unit apartment building.

THC is a highly experienced real estate development and program management firm whose expertise extends to all aspects of public housing authority operations, including HOPE VI and mixed-finance development. THC specializes in utilizing public housing authorities' existing physical facilities and properties to achieve maximum benefit for the authorities and their customers. The company's principal, Daniel P. Henson, III, has served as both Executive Director of the Housing Authority and Housing Commissioner for Baltimore City.

During his tenure in those positions, HUD awarded Baltimore a total of $172 million in HOPE VI funds, the most awarded to any city. These grants were leveraged to obtain approximately $600 million for the redevelopment of Baltimore's public housing. Dana Henson, Vice President of THC, served as a key member of the development team that completed the $160 million Columbus Center for Marine Research in Baltimore's Inner Harbor. Ms. Henson also is the founder and CEO of Teaching Education and Motivation, an organization that inspires and instructs students in developing skills that will help them achieve their career goals and succeed in the workforce. A Cultural Arts Center geared towards the training of youth in the arts is a significant element of the proposed Eastgate Gardens redevelopment. The idea for the arts center derived from a suggestion from a former residents of Eastgate Gardens in combination with Ms. Henson's strong interest and experience in this area.

III. The Surrounding Neighborhood

The PUD Site is located in the Marshall Heights neighborhood, which is almost exclusively residential in character. Existing housing types are primarily single-family dwellings and three- to four-story apartment buildings. In the far northwest and northeast corners of the neighborhood, the area has a calm, somewhat suburban feel where the rectangular street grid ends and the roads wind past single-family, attached and detached homes. The part of the neighborhood that has a rectangular street grid includes several blocks developed almost exclusively with four- to 19-unit apartment buildings. Residential properties range in condition from good to poor, with several blocks dominated by vacant and abandoned properties that contribute to a blighted and distressed feel to much of the neighborhood.

Marshall Heights is home to approximately 29 religious congregations, which are woven into the residential fabric of the neighborhood. The neighborhood's churches provide many community services including daycare, senior activities, meal programs and counseling. Community services such as the Metropolitan Police Boys and Girls Club and the Benning Park Recreation Center are located just to the north and south of the residential area. The largest parcels in the neighborhood (other than Eastgate Gardens) accommodate three public schools -- Fletcher-Johnson Middle School, J.C. Nalle Elementary School and C.W. Harris Elementary School.

Small retail pockets and strip centers are located along the boundaries of the community, providing a limited range of goods and services. With the exception of the BENCO shopping center at East Capitol Street and Benning Road, the centers are located

on small parcels (less than one acre) and are generally in a blighted condition. Various District of Columbia government services such as a police station, a fire station, a post office, and a library are also located along Benning Road and north of East Capitol Street.

Demographic and market studies of the neighborhood conducted for the Applicant found that Marshall Heights has experienced a higher rate of population loss than the District or Ward 7 over the past 10 years, has a higher rate of rental occupancy than the Ward or the District and household incomes that are below the city's median income.

Because of its location at the eastern edge of the District and along the east-west artery of East Capitol Street, the Marshall Heights community serves as a gateway into the District for suburban commuters. Public transportation is available from two Metrorail stations –Benning Road (a 25-minute walk from the center of the Eastgate Gardens site) and Capitol Heights (a 40-minute walk). Area buses supplement the Metrorail system by running passengers from the heart of the Marshall Heights community along 51st and 53rd Streets to each Metrorail station. Benning Road, another major artery into the city center, runs past the Eastgate Gardens Site and offers many bus routes connecting to the Benning Road Metrorail station.

IV. Existing and Proposed Zoning

The majority of the land area of the neighborhood, including the PUD Site, is zoned R-5-A (Low-Density General Residential) or R-2 (Semi-detached Dwellings).[2] R-5-A is a low-density apartment house zone that allows a variety of residential building types within a height limit of 40 feet, three stories and a maximum floor area ratio ("FAR") of 0.9. Detached and semi-detached single-family dwellings are allowed as of

[2] See the "Zoning Map" attached as Exhibit A.

right; townhouses and low-density apartments are allowed if approved by the Board of Zoning Adjustment ("BZA") as a special exception. The PUD process authorizes the Zoning Commission to approve developments that would otherwise require a special exception. With a PUD, the maximum permitted height in R-5-A zones is 60 feet and the maximum FAR is 1.0. The development standards of the R-5-A District readily accommodate the proposed PUD, and accordingly, no map amendment is requested.

The R-5-A District is mapped widely in Marshall Heights and adjacent neighborhoods. These areas include a mixture of detached and semi-detached single-family homes and three- and four-story apartment houses. Vacant lots and buildings are scattered throughout the R-5-A area, but are far less common in the areas with R-2 zoning. The R-2-zoned areas generally are designed with uniform lot sizes and front and side yard setbacks and contain attractive, well-maintained homes and streets, despite the presence of a number of vacant lots and vacant houses.

Several short retail strips and pockets are zoned C-1 (Neighborhood Shopping) or C-2-A (Community Business Center). The most significant for the Eastgate site is the C-2-A strip along the west frontage of Benning Road opposite the Arts or Residential Site of the PUD.

V. Project Description

The PUD Site itself is a rolling hillside that changes in grade by approximately 80 feet, rising from Benning Road and Fitch Street to the level of the rest of the neighborhood at its north and east ends. The Applicant plans to develop the PUD Site

with 186 dwelling units, including 158 townhouses, 20 detached single-family dwellings and 8 units in two grandhomes (each having four units).[3]

The overall goal is to create a stable, mixed-income residential community, with the emphasis on affordable housing. The breakdown of the 186 dwelling units by building type, affordability and tenure is as follows:

Building Type/Number	**Tenure**	**Affordability**
53 townhouses	Rental	60% AMI[4]
36 townhouses	Sale	Below 60% AMI
25 townhouses	Sale	60-80% AMI
44 townhouses	Sale	Above 80% AMI (Market)
20 detached houses	Sale	Above 80% AMI (Market)
8 grandhomes units	Rental	Below 60% AMI

While Eastgate will be a mixed-income community, the emphasis is upon affordable units, with 97 units (52%) in the low-income range, 25 units (13%) in the moderate-income range and 64 units (34%) market rate.

Status of Cultural Arts Center. In 2001-2002 the Applicant prepared conceptual plans for a Cultural Arts Center to serve the surrounding multi-neighborhood area and Ward 7 generally. The Arts Center was included in a PUD Application submitted by this Applicant in November 2002 but not pursued to public hearing. The feasibility and location of the proposed Arts Center has not yet been determined. Accordingly, this 1.09-acre parcel at the western end of the PUD Site fronting on Benning Road is not part of this PUD application. This site is included in the plans in that it was part of the former Eastgate Gardens public housing development, and it is indicated as "Arts or Residential

---

[3] See the set of Project Plans attached as Exhibit C.

[4] AMI is Area Median Income. Less than 60 percent AMI would be considered low income, 60-80 percent moderate income and in excess of 80 percent, market rate/middle income.

Site." But the PUD boundary depicted on Sheet ____ of the attached Plans excludes this site. In the coming year or two, the Applicant will determine whether to build the Arts Center or alternatively an apartment house on this prominent site fronting on Benning Road. At that time, the Applicant will file for a separate PUD and probably map amendment for this parcel.

Site Plan and Design.[5] The site plan for the Consolidated PUD is generally described as follows. Two- and three-story townhouses in groups of three to five units will line the perimeter street frontages facing the surrounding neighborhood along F Street, Queen's Stroll Place, 51st Street and Fitch Street. The only minor exceptions to this pattern are a short section of open space along Fitch Street and two grandhomes sited at the corner of 51st Street and Queen's Stroll Place. Eighty-six of the townhouses have garages and 72 do not; all of the detached dwellings have either a one-car or a two-car garage.

As depicted in the map and photographs on Sheet 4.0 of the plans, "Neighborhood Image Board," surrounding development adjacent to the perimeter streets of the PUD is predominantly three-to-four-story apartment buildings or open spaces, with the exception of a group of six detached houses along Queen's Stroll Place. The only adjacent commercial area is the C-2-A strip on the west frontage of Benning Road, which is across the street from the "Arts or Residential Site" but not the instant PUD.

The interior of the PUD Site will be served by two new streets that are proposed to be public streets. There will be a pedestrian orientation along these streets, including six-foot-wide sidewalks, lighting and street trees following public street standards. One

[5] Please refer to the Project Plans attached as Exhibit C.

of the streets is a U-shaped, loop road that connects with E and F Streets at 51st Street, S.E. For a distance of approximately 450 feet into the site along both legs of this street, proposed development is townhouses in groups of four and five units. At that point, proceeding around the "U", both frontages will be developed with detached single-family houses. A tot lot will be provided between the last townhouse and the first detached house along the northern leg of this street. The design principle embodied here is that like housing types will face each other along the street frontages. Five-foot-wide easements run through the center of rear yards on this block. This easement will provide access to the dwellings for residents of the for-sale units and management in the case of rental units. This easement is needed for maintenance and rear access. Such easements are also proposed in other locations as depicted on the Circulation and Parking Plan, Sheet C-9.0 of the plans. The easements and public alley through the middle of the blocks allows "dry" utilities to be located underground, a major benefit in terms of visual and design quality.

The second proposed new street will be in the southern part of the site. It would be curvilinear, run generally east-west and would connect to 51st Street on the east and Fitch Street on the west. The south frontage would be developed with groups of townhouses and the north frontage with six detached dwellings. An east-west public alley will serve the interior of this block. A tot lot will be located at the western end of the townhouses facing the new, interior street.

Between the detached houses on the "U" curve and the Arts or Residential Site is a large proposed open space. This area consists of steeply-sloping land with substantial coverage with mature trees in places. The Applicant's team determined that creating

streets and new buildings on this part of the site would be environmentally undesirable and created the site plan accordingly. This open space constitutes the great majority of the 2.88 acres of proposed open space, which equals 18 percent of the PUD Site. The Applicant plans to preserve the mature trees in this open space and create an Urban Tree Park with meandering paths and benches to sit on. This park will preserve and enhance a small piece of urban wilderness.

Parking will be ample and will exceed the R-5-A requirement of one parking space per dwelling unit -- a requirement of 186 spaces. There will be 132 spaces in garages and 186 in driveways for a total of 318 off-street parking spaces. In addition there will be 56 curbside parallel parking spaces on public streets.[6]

Building heights will range from just under 23 feet for the two-story detached houses to 33 feet, 6 ¾ inches for the three-story townhouses. The grandhomes and two-story townhouses are in the range of 23 to 24 feet high. All of the proposed building heights are well within the 60-foot building height allowed in R-5-A with a PUD. As the plans are refined, some of the houses may have a greater height; the Applicant will address this more specifically in the Pre-Hearing Submission and/or the public hearing.

Lot occupancy is 35.15 percent based on the area divided in the lots, and drops to 27.23 percent as a percentage of the lot areas plus open space. This is well within the allowed 40 percent lot occupancy in the R-5-A District.

---

[6] See Sheet C-8.10 ("Site Tabulation and Setbacks") of the attached plans, Sheet C-9.0 ("Circulation and Parking Plan") and the "Zoning Tabulation" on the Cover Sheet for a complete tabulation of development data.

The site plan depicts a number of minor deviations from the matter-of-right side and rear yard requirements.[7] In R-5-A, a side yard, if provided, must be no less than 8 feet wide. Because the townhouses are built in groups of three to five houses, there are numerous side yards required at the ends of rows. In 80 locations the minimum side setback of 8 feet is not provided, but the deficiencies are extremely minor. All of the side yards except one are in the range from 7.50 feet to 7.99 feet, and the other one is 6.93 feet. These represent a minor shortfall from matter-of-right requirements and occur in a site plan that provides ample open spaces, both in common areas and large yards.

The required rear yard in R-5-A is 20 feet. Seventy-two (72) houses are not in compliance. The substantial majority of these houses have 18-foot rear yard setbacks; smaller numbers have rear yards in the 13-foot range; and one has only a 9.75' rear yard. However, the 114 complying houses tend to have very deep rear yards. For example, 62 rear yards have a depth of 40 feet or more. Again, in general, the setting is one of ample open spaces, and the Applicant believes there are no problems of light, air or privacy imposed on neighbors by the somewhat smaller yard setbacks. These minor modifications to some of the matter-of-right yard requirements will enable the development to become a "Pedestrian Friendly" community. Site planning flexibility of this type is one of the purposes of the PUD process.

In the R-5-A District the Zoning Regulations do not specify a minimum lot area or width, but leave these dimensions to the Board of Zoning Adjustment or the Zoning Commission to determine on a case-by-case basis.

---

[7] Section 2405 of the planned unit development regulations allows the Zoning Commission to exercise flexibility from matter-of-right area requirements, "depending upon the exact circumstances of the particular project." (§ 2405.5) Sheet C-8.10 in the attached project plans is a chart setting forth all of the side yard and rear yard setbacks and other data.

The exterior siding material will be high-quality vinyl in "Norman Rockwell" colors. The Applicant's team engaged in charrettes and other extensive consultations with community residents and groups to determine desired architectural styles, colors and specific building features. Participants reviewed images of the surrounding architectural context, including examples of Victorian farmhouse, English cottage, 1950's Ranch, and Bungalow-style single-family homes. Planners also pointed out that it is a unique phenomenon in the District that residential architectural styles are increasingly more eclectic with distance from downtown. This information appealed to the community, as the stated objective is to generate an individualistic look for Eastgate Gardens.

Examples of relevant design features include rich colors, covered porches, bay windows, front doors facing the street, peaked roofs, stone water tables, turrets and garages. The architectural style for townhouses, single-family dwellings and grandhouses suggested by the planners and supported by the community conveys that eclectic sentiment. Bold and bright colors accent Victorian, Tudor and Craftsmen style facade detailing. Oval windows and door lights complement sturdy porch detailing and bay window projections. The resulting look for both the Eastgate Gardens Site and the surrounding Marshall Heights neighborhood balances the historic context of the surrounding architecture with the preferences of the residents of Eastgate Gardens.

This new community is designed generally according to new urbanist principles. The new development will reweave Eastgate into the surrounding neighborhood and the city. The principal interior street connects with the surrounding street grid as an extension of E and F Streets. Townhouses (and two grandhomes) will line the perimeter streets facing the surrounding neighborhood and will become part of the urban fabric. The

interior and perimeter streets will have sidewalks and the houses will have quite uniform setbacks that frame the streetscape in a traditional way. New sidewalks will be added along the entire frontage of Fitch Street, where none exist today. These new sidewalks will further enhance pedestrian connectivity to the major transportation facilities and commercial uses along Benning Road. The setting and design will be friendly to pedestrian use.

The overall intensity of development proposed in this PUD is low, reflecting the large preserved open space on the PUD Site as an Urban Tree Park and the allocation of land areas to future public streets. The proposed density is 0.62 FAR and 14.55 dwelling units per acre. This is based upon the land area devoted to individual lots plus the preserved open space, a total area of 556,501 square feet or 12.78 acres. The remaining land area will be devoted to public rights-of way – 141,914 sf (3.25 acres)[8]

VI. Public Benefits of the Proposed PUD

Section 2403 (Evaluation Standards) of the PUD regulations provides that the Zoning Commission must find that the proposed PUD is "not inconsistent" with the Comprehensive Plan and other adopted public policies for the subject site (§2403.4); that the proposed development includes public benefits and project amenities as set forth in §2403.9: and that the proposed project's impacts on the surrounding area and on public facilities and services shall be acceptable commensurate with the public benefits of the PUD or are capable of mitigation (§2403.3). These factors are discussed below.

[8] See the "Zoning Tabulation" on the cover sheet of the Project Plans attached as Exhibit C.

A. Public Plans and Policies

1. ***Major Local Development Initiative.*** Clearly the proposed replacement of a deteriorated and now demolished public housing complex with a new, high-quality mixed-income residential community is a high priority planning objective for the District of Columbia. Eastgate represents a major policy initiative and commitment of resources by the D.C. Housing Authority in partnership with experienced private sector developers of affordable housing working closely with community residents and organizations.

The Marshall Heights community has been engaged in a series of active planning initiatives for several years. These plans include studies completed on behalf of the D.C. Office of Planning, the D.C. Housing Authority, the Marshall Heights Community Development Organization, and the Eastgate Redevelopment Associates. As a result of seven to eight years of planning specifically for the revitalization of the Eastgate Gardens site and the surrounding neighborhood, certain public policy principles have been agreed upon or adopted, as summarized below.

The ***District of Columbia's Consolidated Plan*** highlights two priorities for the area: (1) raising the homeownership rate and (2) preserving affordable housing, including rental housing initiatives.

The D.C. Office of Planning's ***Cluster 33 SNAP*** initiative sets priorities in several areas, including (1) rooting out blight by enforcing property maintenance codes; (2) demolishing vacant buildings near the Eastgate Gardens Site; (3) slowing traffic through the area; (4) improving delivery of youth programs to the community; and (5) proceeding with the redevelopment of the Eastgate Gardens Site.

The Eastgate/Marshall Heights Neighborhood Alliance summarized several prior plans in its ***White Paper on Marshall Heights Redevelopment.*** The Alliance's vision, which is the culmination of these planning efforts, is focused on providing "homeownership and rental opportunities for a broad range of income levels in a safe environment with appropriate neighborhood retail activity."

The proposed planned unit development at Eastgate Gardens helps carry out the policies cited above.

2. ***Comprehensive Plan: Affordable Housing Policies.*** The *Comprehensive Plan for the National Capital* (the "Comprehensive Plan" or the "Plan") is the officially adopted planning blueprint for the future of the District of Columbia. The Home Rule Act requires that zoning shall be "not inconsistent" with the Comprehensive Plan. Numerous policies in the Housing Element in Chapter 3 and the Ward 7 Element of the Plan emphasize the importance of housing that is affordable to low and moderate income households and affordable to elderly persons, as well as housing for homeownership.

The Major Policies in §300.1 (Housing) highlight the importance of partnerships between the government, the private sector and nonprofit organizations to achieve housing goals. The General Housing Goals in §302, the Low- and Moderate-Income Housing goals in §303 and the Housing for the Elderly goals in §304 all include numerous policies the Eastgate Gardens community will help implement on a major scale.

The Ward 7 Objectives for Housing in §1808.1 also emphasize affordable housing, homeownership, improvements to public and assisted housing, elderly housing and public regulatory and financial actions in furtherance of the housing objectives.

The proposed PUD plan helps advance all of the foregoing housing objectives.

3. ***Comprehensive Plan: Compliance with Major Themes.*** The Eastgate new residential community exemplifies six of the ten Major Themes set forth in the Comprehensive Plan in Chapter 1, including:

Stabilizing and Improving the District's Neighborhoods (§ 102). The proposed new community will completely transform the affected properties and will help stabilize and improve the surrounding neighborhoods by providing a high quality, affordable and mixed-income housing development. The result will be an attractive and stable community.

Respecting and Improving the Physical Character of the District (§106) and *Preserving and Promoting Cultural and Natural Amenities (§105).* The high quality of the proposed development, as to housing, open space, design, and environmental features, will help improve the physical character of this neighborhood and the quality of life therein. The townhouse design acknowledges traditional Washington, D.C. architecture. The large, preserved open space, or Urban Tree Park, with mature trees and amenities helps preserve and promote natural amenities. The easements and public alley through the middle of the blocks allow "dry" utilities to be located underground, a major benefit in terms of visual and design quality.

Preserving and Ensuring Community Input (§107). As noted above, very extensive community participation has been undertaken in preparing the revitalization and redevelopment plans. The Eastgate Resident Association, formed by a group of three former Eastgate residents in 1997, has been instrumental in guiding the development and the community participation process.

Providing for Diversity and Overall Social Responsibilities (§111). As indicated previously in this statement, the private developer team is entirely minority-owned. Community interests have been fully explored and respected. Marketing efforts will focus on increasing racial diversity in the new Eastgate.

Promoting Enhanced Public Safety (§110). The new residential community will fill a void in the neighborhood fabric, place additional "eyes on the street," and create a new street system more conducive to public safety than the former "superblock" created for Eastgate Gardens public housing. The surrounding neighborhoods will benefit from improved public safety as well, according to studies of Hope VI community developments.

4. ***Comprehensive Plan: Land Use Element.*** The Generalized Land Use Map of the Land Use Element of the Plan includes the PUD Site within a large area designated for Moderate Density Residential Development. This term is defined as, "Row houses and garden apartments are the predominant uses; may also include low density housing." The range of residential building types proposed in this PUD clearly coincide with the stated land use policy.

5. ***Comprehensive Plan: Human Services Element, Transportation Element, Economic Development, Environmental Protection Element, and Urban Design Element.*** Numerous policies in the foregoing elements of the Comprehensive Plan can be cited in support of the proposed PUD. In the interests of brevity, these will not be cited in the application, but may be included in the Pre-Hearing Submission and/or testimony at the public hearing, if granted. A superior human services feature of the project is the Community Services Support Program ("CSSP"), which is funded with

$1.75 million of HOPE VI funds and matched with $9.6 million of public and private contributions. This program is being administered by DCHA and the Eastgate Residents Association Community Development Corporation. The CSSP will focus on youth services, economic development and health care. Economic development efforts include a Technology and Learning Center, small business assistance, homeownership counseling and Sec. 3 Training and Employment Opportunities. The CSSP has also partnered with established health care organizations to provide on-site health care services as well as training. As to youth programs, the Cultural Arts Center is an initiative that aims to provide training in the business side of music and the arts as well as learning and performing the arts themselves.

B. Public Benefits and Project Amenities

The proposed PUD clearly provides superior features that will benefit the surrounding neighborhood and the public to a significantly greater extent than would likely result from matter-of-right development of the PUD Site. The applicable project benefits and amenities from 11 DCMR §2403.9 are indicated below. Because some of these items have been discussed above under public policies and plans, little or no commentary is included. The PUD's public benefits and amenities include the following:

1. ***Housing and Affordable Housing (2403.9(f)).*** Discussed above.

2. ***"Urban Design, Architecture, Landscaping, Creation or Preservation of Open Spaces" (2403.9(a)). "Site Planning, Efficient and Economical Land Utilization" (2403.9(b)).*** The proposed development creates a complete new community with attractive urban design and new landscaping, tree preservation and an improved street network. A balanced mixture of housing types and densities are proposed, together

with a pedestrian and traditional streetscape orientation following new urbanist principles. The interior streets and the design of the community will integrate effectively into the surrounding urban fabric. The large amount of preserved open space as an Urban Tree Park is a highly significant preservation of an open space area that should not be developed with buildings, but rather can be a major natural amenity for the neighborhood.

3. "Employment and Training Opportunities" (2403.9(e)). Although this PUD project is not a commercial development, several beneficial economic effects will result from it. In the short term the Eastgate redevelopment process will create construction jobs and will also require intense outreach to community residents and businesses to secure full participation in project planning, resulting in some employment opportunities. The new residents on-site will provide additional patronage for nearby retail and service businesses.

Moreover, as part of this planned unit development the Applicant will enter into a First Source Employment Agreement with the Department of Employment Services (DOES) so as give District of Columbia residents the opportunity to secure construction and permanent jobs at Eastgate. The applicant will also enter into a Memorandum of Understanding with the D.C. Office of Local Business Development to assure that a fair share of contracting opportunities go to local, small and disadvantaged businesses.

4. "Environmental Benefits, such as storm water runoff controls and preservation of open space or trees" (2403.9(h)). Given the hilly nature of the site and challenging soil conditions, the plans carefully address storm water runoff, slope stability, open spaces and tree preservation, including the Urban Tree Park.

5. "Effective and Safe Vehicular and Pedestrian Access" (2403.9(c)). The new residential community will have substantially fewer dwelling units than the previous Eastgate Gardens public housing complex, so that automobile trip generation will be reduced. Public Metrobus service connecting to Metrorail stations is convenient. The new community will be pedestrian-friendly, with ample sidewalks, street lamps and ample open spaces. The "Traffic Impact Analysis" by O. R. George & Associates, Inc., attached as Exhibit B, indicates that:

> *[T]he proposed development can occur as planned, without any significant adverse traffic impacts. The study area intersections currently operate at acceptable Levels of Service, during both the morning and afternoon peak hours. . . . [I]t is therefore projected that the study area intersections would continue to operate acceptably upon build-out and occupancy of the Eastgate Family Housing. The study has also concluded that the proposed development would not create any appreciable roadway capacity, safety, or operational deficiencies, nor otherwise be unacceptable in terms of its impact on the surrounding area. (p. 3).*

C. Potential Impact on Surrounding Area and City Services

The surrounding neighborhoods are expected to benefit from the development of the new residential community in several ways, including improved public safety; attractive building and site aesthetics, favorably affecting property values and enjoyment of neighborhood life; and reduced traffic due to reduced population density and the other findings of the Traffic Impact Study. There will be no overcrowding of local schools, because the new community will have fewer residents and households than the previous Eastgate Gardens public housing development. The applicant believes that the affect of the built PUD on surrounding neighborhoods and city facilities will be entirely positive.

VII. Community Comment

As summarized earlier in this Statement, the applicants and their associated professionals have engaged in extensive consultations with community representatives as part of preparing a master plan for the Marshall Heights neighborhood. The Eastgate Gardens development proposed herein is part of that larger effort. Advisory Neighborhood Commission ("ANC") 7E, within which the PUD Site is located, has been fully involved in this process and has been supportive. The ANC will take a formal vote prior to the public hearing on this case.

VIII. Conclusion

For the foregoing reasons, the applicant submits that the proposed PUD plan meets the standards of Chapter 24 of the Zoning Regulations. It is consistent with the purpose and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; is not inconsistent with the Comprehensive Plan; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; and advances important goals and policies of the District of Columbia. Accordingly, the Applicant requests that the Zoning Commission approve the proposed PUD.

Respectfully Submitted,
ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

Attachments

Exhibit A: Zoning Map


R-5-A
R-2
C-2-A
PUD105
R-5-A
R-5-A
R-2
R-2
metery
cemetery
Maryland
FABLE ST
NTHER ST
ATH ST
HANNA PL
5341E
5342E
5301
5295
5296
5298
5299
5300
5302
5303
5305
5306
5307
5308
5309
5310
5311
5312
5313
5314
5315
5316
5317
5318
5319
5320
5321
5322
5323
5324
5325
5326
5327
5328
5331
5332
5333
5334
5336
5337
5339
5340
5341
5342
5343
5344
5345
5346
5347
5348
5349
5350
5351
5352
5353
5354
5355
5356
5357
5358
5359
5360
5361
5362
5363
5405
5406

ZONING MAP

Exhibit B: Traffic Impact Analysis

TRAFFIC IMPACT ANALYSIS FOR EASTGATE FAMILY HOUSING PLANNED UNIT DEVELOPMENT APPLICATION, SOUTHEAST, WASHINGTON, DC

DRAFT

Prepared for:
A & R DEVELOPMENT
514 10th Street, N.W., Suite 600
Washington, D.C. 20004
- Matt Engel, Associate

Land Use Counsel:
ARNOLD & PORTER
555 Twelfth St., NW
Washington, D.C. 20004-1206
- Cynthia A. Giordano, Esquire

Prepared by:
O. R. GEORGE & ASSOCIATES, INC.
Transportation Planning & Engineering Consultants
10210 Greenbelt Road, Suite 310
Lanham, MD 20706-2218

October 14, 2005

TABLE OF CONTENTS

Page

1.0 INTRODUCTION 1

1.1 Project Background 1
1.2 Study Purpose and Scope 1
1.3 Report Organization and Summary 3

2.0 EXISTING ROADWAY AND TRAFFIC CONDITIONS 4

2.1 Land Use and Zoning 4
2.2 Existing Study Area Road Network 4
2.3 Existing Peak Hour Traffic Situation 6
2.4 Traffic Safety Situation 8

3.0 BACKGROUND TRAFFIC SITUATION 9
3.1 Introduction 9
3.2 Projected Year 2008 Background Traffic Situation 9
3.3 Traffic Analysis – Year 2008 Background Traffic Situation 10

4.0 TRAFFIC ANALYSIS – EASTGATEH HOUSING DEVELOPMENT 12
4.1 Development Plan 12
4.2 Trip Generation – Eastgate Family Housing Development 12
4.3 Trip Distribution and Traffic Assignment – Eastgate Family Housing Development 13
4.4 Traffic Analysis – Year 2008 Total Traffic Situation 13
4.5 Parking Analysis 16

5.0 SUMMARY OF FINDINGS AND CONCLUSION 17
5.1 Summary of Findings 17
5.2 Conclusion 17

LIST OF EXHIBITS

		Page
1 -	Site Location Map	2
2 -	Existing Roadway Lane Configuration	5
3 -	Existing Peak Hour Turning Movement Volumes	7
4-	Projected Year 2008 Background Traffic Situation	11
5-	Projected Trip Distribution & Traffic Assignment – Eastgate Family Housing Development	14
6-	Projected Year 2008 Total Traffic Situation (Including Eastgate Family Housing Developed As Planned)	15

LIST OF TABLES

		Page
1-	Summary of Capacity Analysis Results - Existing Traffic Situation	6
2-	Projected Peak Hour Trip Generation – Other/Background Developments	9
3-	Summary of Capacity Analysis Results – Projected Year 2008 Background Traffic Situation	10
4-	Projected Peak Hour Trip Generation – Eastgate Family Housing	12
5-	Summary of Capacity Analysis Results – Projected Year 2008 Total Traffic Situation (Including Subject Development)	13

LIST OF APPENDICES

A. Correspondence with DC-DPW Intermodal Planning Office Staff

B. Turning Movement Count Summaries – Existing Traffic Situation

C. Capacity Analysis Worksheets –Existing Traffic Situation

D. Accident Data Record

E. Projected Year 2008 Base Traffic Volumes

F. Traffic Assignment Sheets for Other/Background Developments

G. Capacity Analysis Worksheets – Projected Year 2008 Background Traffic Situation

H. Capacity Analysis Worksheets – Projected Year 2008 Total Traffic Situation (Including Eastgate Family Housing Development)

1.0 INTRODUCTION

1.1 Project Background

The Applicant, A & R Development, plans to develop a residential community on a property bounded by Benning Road (to the west), F Street/Queens Stroll Place (to the north), 51st Street (to the east) and G Street/Fitch Street (to the south), within Southeast, Washington, D.C. The property is zoned R-5-A (Low Density Apartment Houses), and the Applicant plans to develop one hundred sixty-six (166) townhouse units and twenty (20) single-family-detached units on the site, in accordance with that zoning category and the City's Planned Unit Development (PUD) guidelines and "Large Tract Review" process. There is currently on-street parking along Fitch Street and Queen Stroll Place, and future plans call for each dwelling unit to be provided with one (1) off-street parking space. Primary access to the site would be provided via three (3) entrances off 51st Street and one (1) entrance of Fitch Street.

The City's Zoning Regulations require the Applicant to demonstrate that the proposed use of the site is not likely to become objectionable to neighboring property, due to consideration of its traffic access and usage patterns, among other considerations. If approved, the Applicant plans to build out the development within three (3) years (i.e., by the year 2008). Exhibit 1 shows the location of the site, which will be referred to hereinafter as the Eastgate Family Housing.

1.2 Study Purpose and Scope

The study was prepared as supporting documentation to the Applicant's PUD submission. The purpose of the study is to address the following key analysis elements:

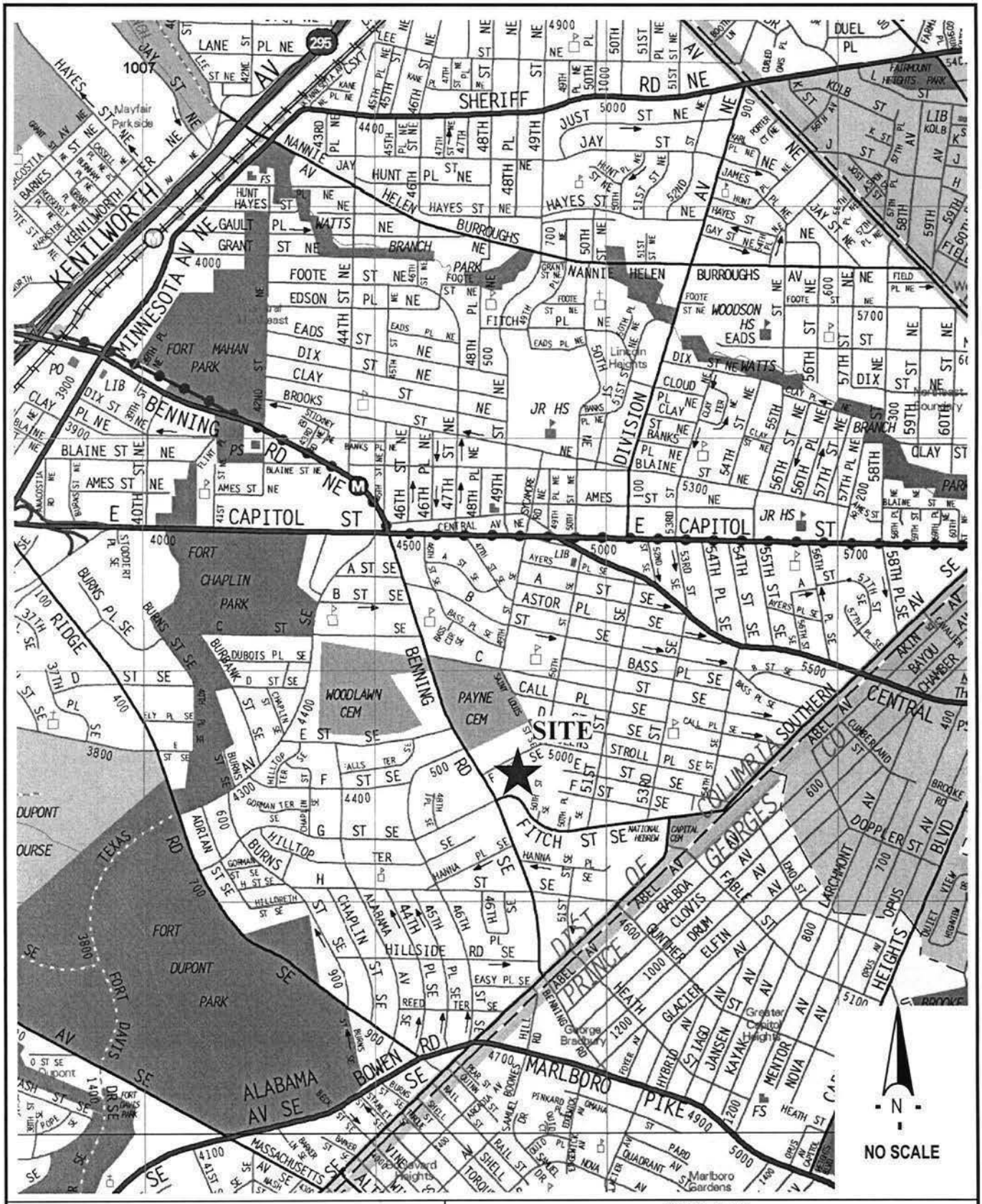
a) Existing roadway and traffic flow conditions within the immediate area of the subject site, which is defined as the study area;

b) Future "background" traffic conditions, based on a generalized examination of planned developments within the study area, and potential annual growth in through traffic along the key study area roadways;

c) The traffic impact of the development proposal, considering existing and planned transportation facilities, site trip generation, access and on-site circulation; and

d) Any capacity, safety, or operational constraints to the planned development, as well as potential measures to mitigate such constraints, where appropriate.

The methodology used in this analysis is in accordance with the current guidelines stipulated by the District of Columbia Department of Transportation (DDOT) for the assessment of the transportation impacts and access requirements associated with planned unit developments. The study area and other key parameters considered were also discussed with the responsible DDOT staff. Correspondence outlining the scope of the study is presented in Appendix A.



O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

EXHIBIT 1

SITE LOCATION MAP
Eastgate Family Housing PUD

1.3 Report Organization and Summary

This report is organized into five (5) sections. The current section presents the background and context for the study. Section 2 evaluates existing roadway and traffic conditions. Section 3 addresses projected growth in through traffic, as well as growth due to the impact of approved, but not yet built, developments within the study area. Section 4 analyzes the traffic impact of the Applicant's development proposal, and addresses related site access, circulation and parking provisions. Section 5 summarizes the study findings and makes recommendations, where appropriate, to mitigate any potential transportation impacts identified.

The study has shown that the proposed development can occur as planned, without any significant adverse traffic impacts. The study area intersections currently operate at acceptable Levels of Service, during both the morning and afternoon peak hours. Review of traffic volume data available from the City shows that peak period traffic volumes within the general study area have been quite stable. In a number of cases, volumes have decreased due to apparent shifts in residential and employment activity, as well as due to other demographic changes within the region in general.

The projected future traffic conditions would include background developments and growth in through traffic along key roadways. The proposed development would generate an average of one hundred thirty-eight (138) peak hour trips unto the study area roadway network. These trips would be well distributed, resulting in minimal impacts on the study intersections.

Based on the above, it is therefore projected that the study area intersections would continue to operate acceptably upon build-out and occupancy of the Eastgate Family Housing. The study has also concluded that the proposed development would not create any appreciable roadway capacity, safety, or operational deficiencies, nor otherwise be unacceptable in terms of its impact on the surrounding area.

2.0 EXISTING ROADWAY AND TRAFFIC CONDITIONS

2.1 Land Use and Zoning

Based on the current District of Columbia Generalized Land Use Policies Map, areas to the north and east are zoned R-5-A (Low Density Apartment Houses); and are developed with conforming residential uses and institutional uses including the Fletcher-Johnson Elementary School. The areas to the west, across Benning Road, are also zoned R-5-A, except for a narrow tract of land between G Street and 46th Street which is zoned C-2-A (Community Business Center – Medium Density). To the north of the site is the Benning Road Rail Station on the Washington Area Metropolitan Transit Authority (WMATA) Blue Line.

2.2 Existing Study Area Roadway Network

Regional access to the proposed development site is served by several major roadway corridors including the East Capitol Street, S.E. - Central Avenue (MD 214), Southern Avenue – Martin Luther King, Jr. Highway (MD 704), Anacostia Freeway – Kenilworth Avenue (DC 295/I-295), and Pennsylvania Avenue, S.E. – Pennsylvania Avenue (MD 4) corridors. Immediate access to the site will be provided off 51st Street and Fitch Street.

Based on a field reconnaissance of the site and its environs, the study area road network selected for evaluation and impact assessment was defined by the following intersections:

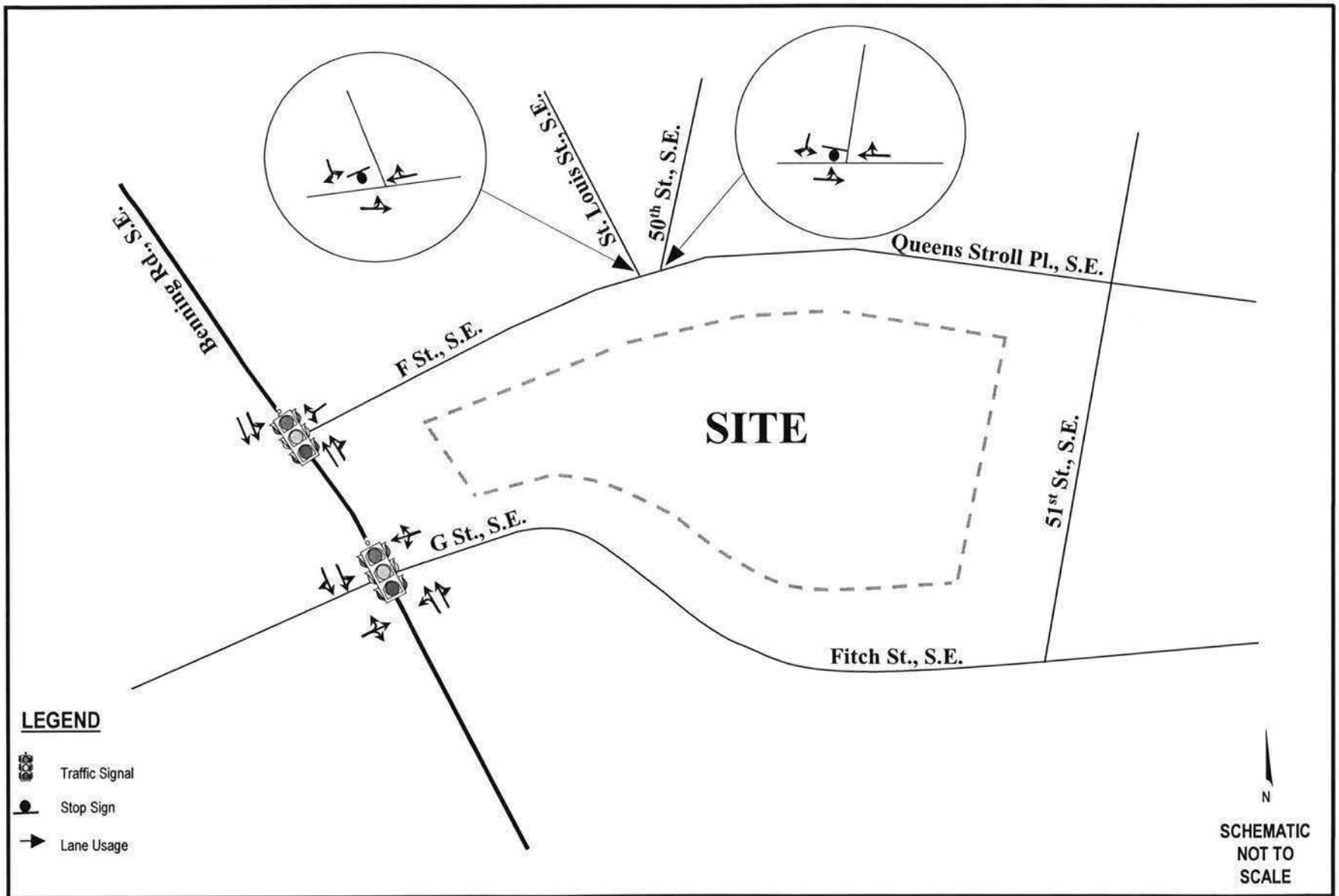
a) Benning Road @ F Street, S.E. (signalized);
b) Benning Road @ G Street, S.E. (signalized);
c) F Street @ St. Louis Street, S.E. (stop sign controlled); and
d) Queens Stroll Place @ 50th Street, S.E. (stop sign controlled).

The physical characteristics and service functions of the key study area roadways involved are described below:

- **Benning Road, S.E.**: This is a four-lane north-south major collector on the City's Highway System. This facility provides two (2) lanes of travel in each direction within a pavement cross-section of approximately 30 ft. in width. Within the study area, this roadway serves 11,000 vehicles per average weekday. The posted speed is 25 MPH.

- **G Street, Fitch Street, 51st Street, Queens Stroll Place and F Street** are all local two-way streets providing a single travel lane in each direction. These facilities carry relatively low weekday traffic volumes. The posted speed along those streets is 25 MPH.

Exhibit 2 shows the existing roadway network, as well as the lane configuration and traffic control devices provided at the study intersections.



O. R. GEORGE &ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

EXHIBIT 2

EXISTING ROADWAY LANE CONFIGURATION
Eastgate Housing Development PUD

2.3 Existing Peak Hour Traffic Situation

In order to assess current traffic operating conditions, field observations were made of the study area roadway network during the weekday morning and afternoon peak periods. Weekday traffic turning movement counts were also undertaken at the study area intersections, during the periods 7:00 – 9:00 AM and 4:00 – 6:00 PM, in accordance with general evaluation procedures established by the City. Based on the turning movement count data obtained, the weekday morning and afternoon peak hours were determined to be as follows:

	AM Peak Hr	PM Peak Hr
• Benning Road @ F Street, S.E.	7:45 – 8:45	4:15 - 5:15
• Benning Road @ G Street, S.E.	7:30 – 8:30	4:15 – 5:15
• F Street @ St. Louis Street, S.E.	7:45 – 8:45	5:00 – 6:00
• Queen Stroll Place @ 50th Street, S.E.	7:45 – 8:45	5:00 – 6:00

The existing weekday morning and afternoon peak hour turning movement volumes for the study area intersections are shown on Exhibit 3. The turning movement count summaries are presented in Appendix B.

The peak hour traffic volumes were analyzed using the Highway Capacity Manual (HCM) capacity analysis procedures, in accordance with the DDOT requirements. The results show that the study area intersections currently operate at quite acceptable Levels of Service[1], during the morning and afternoon peak hours. The Level of Service results are based on the average delay computed for all vehicles utilizing the particular intersection during the peak hour analyzed. Table 1 presents a summary of the capacity analysis results for the existing traffic situation. Capacity analysis worksheets are presented in Appendix C.

TABLE 1

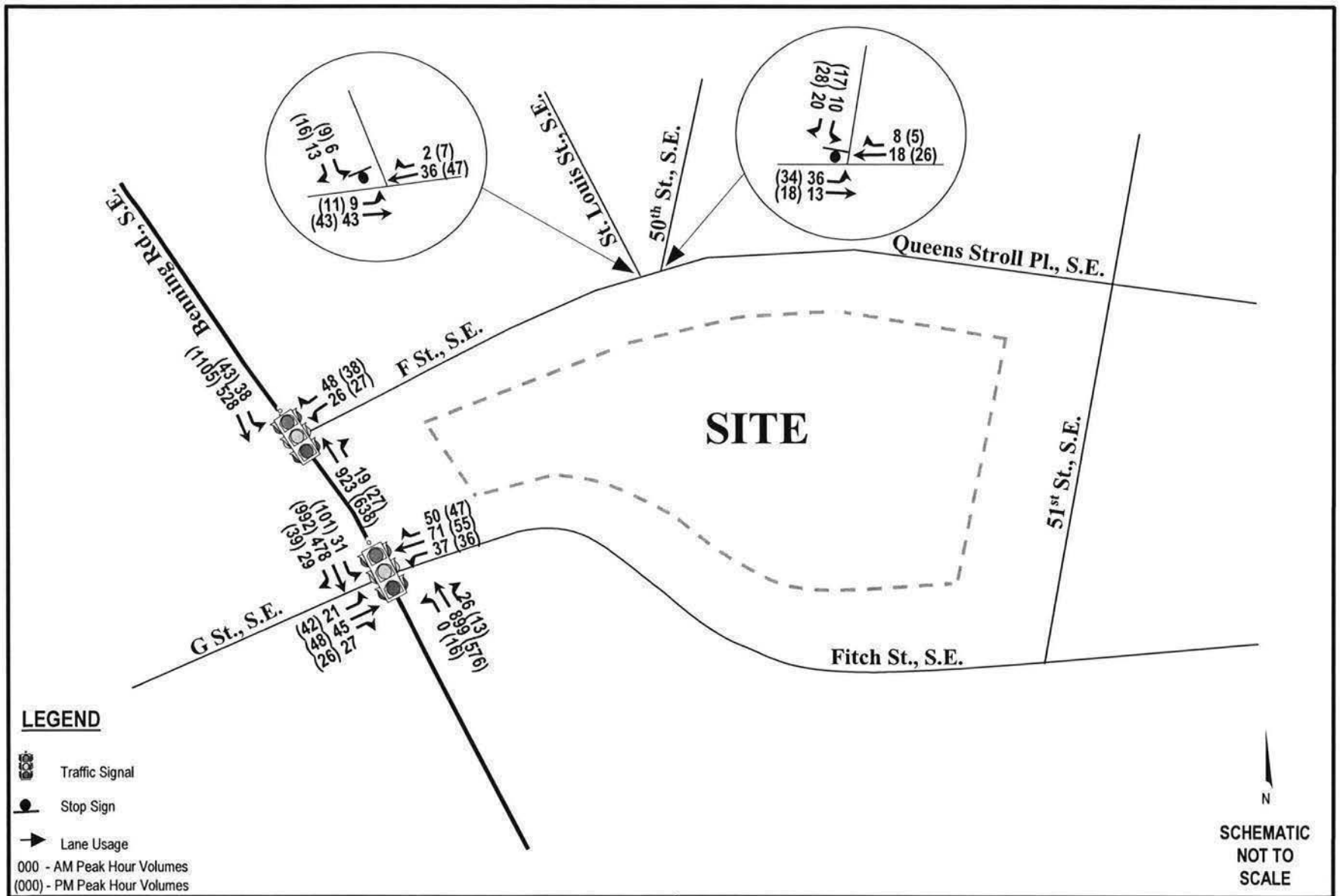
SUMMARY OF CAPACITY ANALYSIS RESULTS - EXISTING TRAFFIC SITUATION

Intersection	AM Peak Hour		PM Peak Hour	
	Level of Service	Avg. Delay (Secs./Veh.)	Level of Service	Avg. Delay (Secs./Veh.)
• Benning Road @ F Street, S.E.	A	8.0	A	8.9
• Benning Road @ G Street, S.E.	A	10.0	B	11.2
• F Street @ Saint Louis Street, S.E.	A	8.7	A	8.8
• Queens Stroll Place @ 50th Street, S.E.	A	8.7	A	8.9

Note: Sec./Veh. = Seconds Per Vehicle

Source: O. R. George & Associates.

[1] "*Level of Service*" is a qualitative measure, that describes operational conditions within a traffic stream or at an intersection, and their perception by roadway users. Principal considerations are factors such as speed and travel time, delay, freedom of maneuver, traffic interruptions, comfort, convenience and safety. Current engineering practice defines six (6) Levels of Service (A-F), with Level of Service "A" representing best operating conditions, and Level of Service "F" representing worst conditions. Level of Service "D" is generally considered by the District of Columbia as the minimum acceptable conditions for planning and design purposes.



O. R. GEORGE &ASSOCIATES, INC.

Traffic Engineers - Transportation Planners

EXHIBIT 3

EXISTING PEAK HOUR VOLUMES

Eastgate Housing Development PUD

2.4 Traffic Safety Situation

In addition to the above, traffic accident data was obtained from the DDOT Traffic Services Administration for the four (4) study area intersections, covering the most recent three-year period, i.e., 2002 - 2004. Copies of the accident data summaries are included as Appendix D. The data shows that the study area intersections currently operate without any significant safety deficiencies.

(THIS SPACE LEFT BLANK INTENTIONALLY)

3.0 BACKGROUND TRAFFIC SITUATION

3.1 Introduction

As noted earlier, the Applicant projects that the site will be built-out and occupied by the year 2008. Therefore, for purposes of this study, year 2008 was considered the "design year." This section projects the traffic situation likely to occur by the design year, not including the impact of the subject development. This is referred to as the "background" traffic situation.

3.2 Projected Year 2008 Background Traffic Situation

The projected year 2008 background traffic situation was derived by combining the following:

a) Year 2008 base traffic situation, i.e., existing traffic (Exhibit 3) factored by an annual growth of two percent (2%) per year (i.e., 6% growth unto year 2008) per DDOT recommendations. This reflects potential growth in through traffic.

b) Traffic generation from approved developments, which are likely to be built-out within the immediate study area by year 2008.

The study area roadways have experienced stability and marginal fluctuation in traffic volumes and related growth patterns over the five-year period of 1999 – 2003. As such, the growth factor shown in Item (a) above is quite conservative, (i.e., on the high side), and it includes a considerable "factor of safety" which is appropriate for the planning process. The year 2008 "base" year traffic situation reflecting growth in through traffic is included as Appendix E.

Based on information provided by the District Office of Planning, three (3) planned developments were identified for consideration in this study. The projected trip estimates for those developments are summarized in Table 2. The trip distribution and traffic assignment sheets for these developments are included in Appendix F.

TABLE 2

PROJECTED PEAK HOUR TRIP GENERATION FOR OTHER/BACKGROUND DEVELOPMENTS

Trip Rates	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
• Trips/Apartment Unit	0.10	0.36	0.46	0.38	0.20	0.58
Trip Generation						
1) JW King Senior Housing - Trips/74 Apartment Units	7	27	34	28	15	43
2) Amber Overlook - Trips/100 Apartment Units	10	36	46	38	20	58
3) Elsinore Courtyards - Trips/151 Apartment Units	15	54	69	57	30	87
Total	**32**	**117**	**149**	**149**	**123**	**188**

Source: D.C. Office of Planning, ITE Trip Generation Manual (2003) and O. R. George & Associates.

3.3 Traffic Analysis - Year 2008 Background Traffic Situation

The projected year 2008 background traffic situation (Exhibit 4) was analyzed using the HCM capacity analysis procedures, as was done for the existing traffic situation. The results indicate that the study area intersections would continue to operate within the City's acceptable planning standards. The results are summarized in Table 3. The capacity analysis worksheets are included as Appendix G.

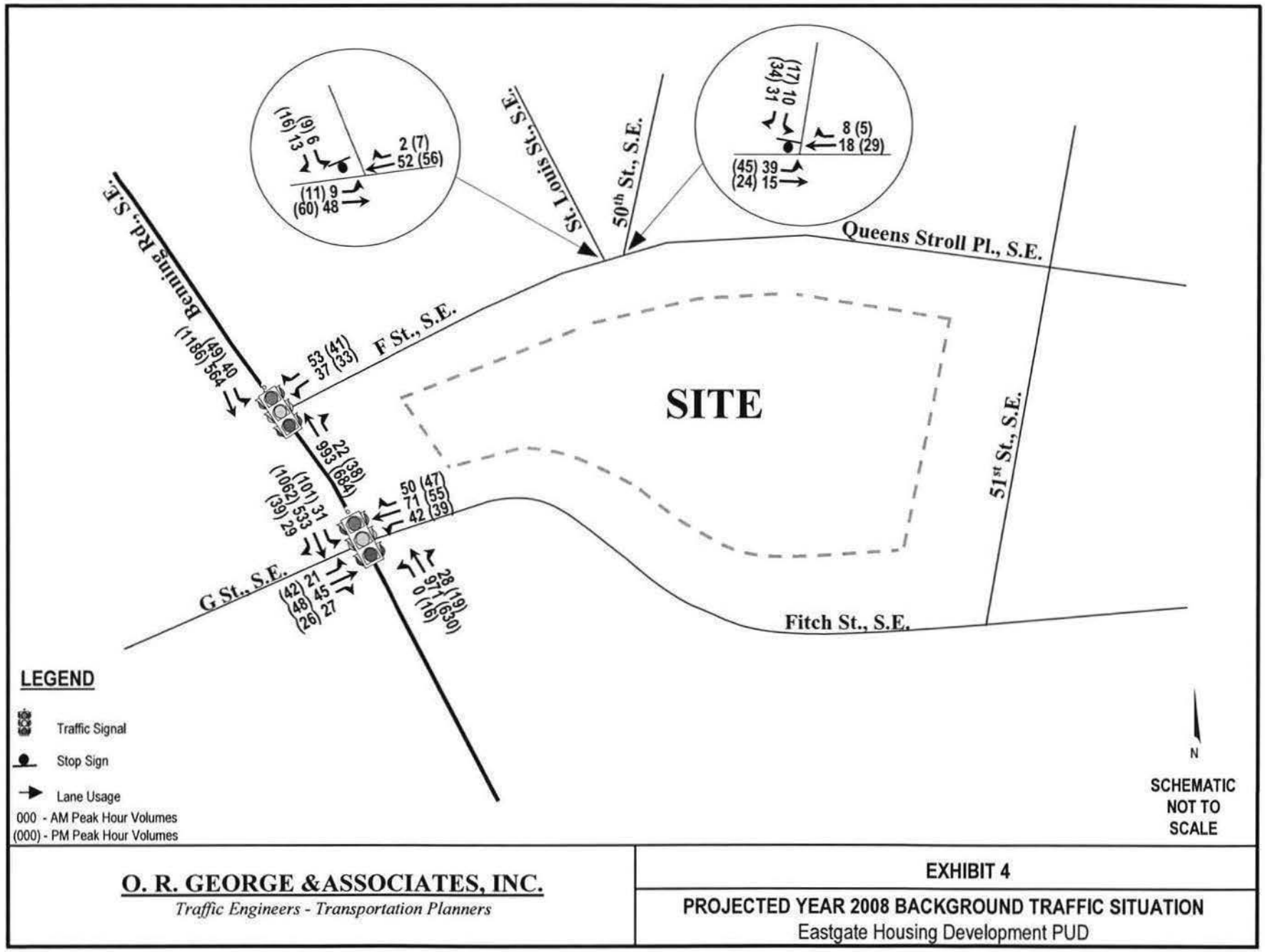
TABLE 3

SUMMARY OF CAPACITY ANALYSIS RESULTS - PROJECTED YEAR 2008 BACKGROUND TRAFFIC SITUATION

Intersection	AM Peak Hour		PM Peak Hour	
	Level of Service	Avg. Delay (Secs./Veh.)	Level of Service	Avg. Delay (Secs./Veh.)
• Benning Road @ F Street, S.E.	A	8.4	A	9.6
• Benning Road @ G Street, S.E.	B	10.2	B	11.7
• F Street @ Saint Louis Street, S.E.	A	8.8	A	8.9
• Queens Stroll Place @ 50th Street, S.E.	A	8.7	A	9.0

Note: Sec./Veh. = Second Per Vehicle

Source: O. R. George & Associates.



O. R. GEORGE &ASSOCIATES, INC.

Traffic Engineers - Transportation Planners

EXHIBIT 4

PROJECTED YEAR 2008 BACKGROUND TRAFFIC SITUATION

Eastgate Housing Development PUD

4.0 TRAFFIC ANALYSIS – EASTGATE FAMILY HOUSING PUD

4.1 Proposed Development Plan

As noted in Section 1.1 of this report, the subject application is for the development of a residential community consisting of one hundred sixty-six (166) townhouse units and twenty (20) single-family-detached units on the subject property. The site will be accessed off 51st Street and off Fitch Street. The internal roadways will be generally 30 ft. wide, except for the public alleyway, which will be approximately 20 ft. wide. The internal roadway widths are adequate to accommodate on-street parking along one side. This parking would serve to mitigate speeding and thus enhance safety within the proposed development. In addition, each dwelling unit would be provided with one (1) off-street parking space. Current plans call for the proposed residential community to be built out by year 2008.

4.2 Trip Generation

Estimates of morning and afternoon peak hour vehicle trip generation were developed for the site, using trip generation rates recommended by the Institute of Transportation Engineers (ITE). It is important to note that these rates are generally based on surveys of stand-alone outlying urban and suburban sites, with relatively limited access to public transportation. The projected trip generation for the proposed development is shown in Table 4.

TABLE 4

PROJECTED PEAK HOUR TRIP GENERATION - EASTGATE FAMILY HOUSING PUD

Trip Rates	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
• Townhouse Unit	0.16	0.50	0.67	0.45	0.33	0.78
• Single-Family-Detached Unit	0.16	0.50	0.75	0.64	0.37	1.01
Trip Generation						
1) Per 166 Townhouse Units	27	83	111	75	54	129
2) Per 20 Single-Family-Detached Units	4	11	15	13	7	20
Total	**31**	**94**	**126**	**88**	**61**	**149**

Source: ITE Trip Generation Manual (2003) & O. R. George & Associates.

4.3 Trip Distribution and Traffic Assignment – Subject Development

As noted earlier, the proposed development would consist of residential uses. The peak hour trip generation and distribution patterns for such cases are related primarily to the location of the site relative to regional employment opportunities and associated travel patterns. Accordingly, the projected trip generation would be heavily oriented towards areas such as the City's employment core to the northwest and the Capital Beltway to the east.

Trip distribution patterns for the proposed residential uses were developed, considering the factors presented above, as well as the observed traffic patterns and the location of the site in relationship to the regional roadway network. The assumed trip distribution pattern and traffic assignment for the proposed development are presented in Exhibit 5.

4.4 Traffic Analysis – Year 2008 Total Traffic Situation

The projected year 2008 total traffic situation was derived by combining the projected year 2008 background traffic situation (Exhibit 4 on page 11) with the projected traffic assignment for the proposed development (Exhibit 5). The projected year 2008 total traffic situation is illustrated in Exhibit 6. These volumes were analyzed using the appropriate HCM analysis procedures, as was done for the existing and background traffic situations. The resulting levels of service are summarized in Table 5.

TABLE 5

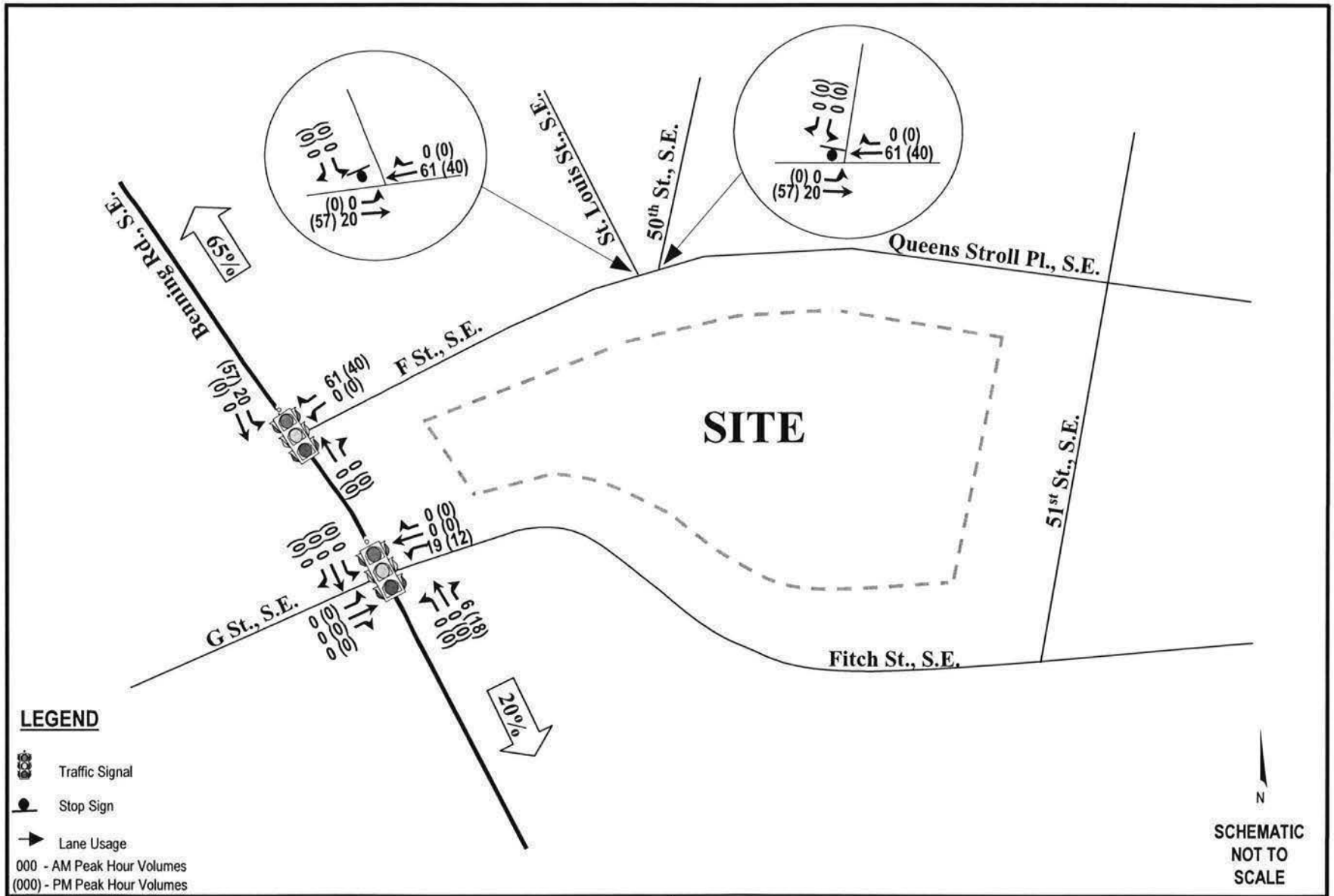
SUMMARY OF CAPACITY ANALYSIS RESULTS - PROJECTED YEAR 2008 TOTAL TRAFFIC SITUATION

Intersection	AM Peak Hour		PM Peak Hour	
	Level of Service	Avg. Delay (Secs./Veh.)	Level of Service	Avg. Delay (Secs./Veh.)
• Benning Road @ F Street, S.E.	A	9.3	B	12.0
• Benning Road @ G Street, S.E.	B	10.6	B	11.9
• F Street @ Saint Louis Street, S.E.	A	9.1	A	9.3
• Queens Stroll Place @ 50th Street, S.E.	A	9.1	A	9.3

Note: Sec./Veh. = Seconds Per Vehicle

Source: O. R. George & Associates.

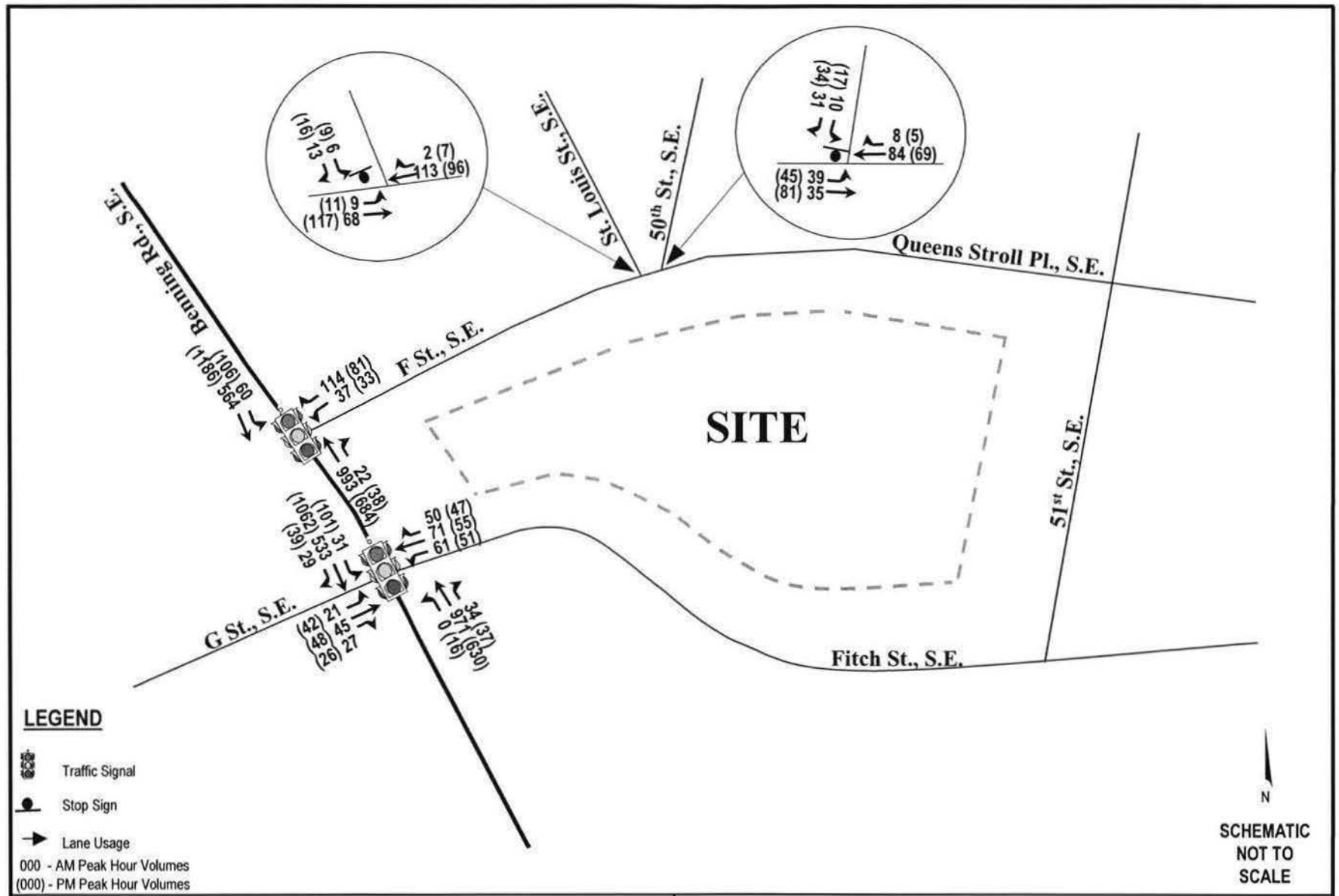
Table 5 shows that under the projected year 2008 total traffic situation, the study area intersections would continue to operate at acceptable levels of service. The capacity analysis worksheets are presented in Appendix H.



O. R. GEORGE &ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

EXHIBIT 5

PROJECTED TRIP DISTRIBUTION & TRAFFIC ASSIGNMENT
Eastgate Housing Development PUD



O. R. GEORGE &ASSOCIATES, INC.

Traffic Engineers - Transportation Planners

EXHIBIT 6

PROJECTED YEAR 2008 TOTAL TRAFFIC SITUATION

Eastgate Housing Development **PUD**

4.5 Parking Analysis

As noted earlier, the proposed development site is zoned R-5-A (Low Density Apartment Houses). The City's off-street parking requirements for the proposed uses, under that zoning category, are developed below.

REQUIRED VS PROPOSED OFF-STREET PARKING

Land Use	Required Ratio	Required Parking	Proposed Parking
• Townhouses (166 units)	1.0	166	
• Single-Family-Detached (20 units)	1.0	20	

Source: DCMR Title 11 - Zoning, and O. R. George & Associates.

The above table also shows the proposed off-street parking, to facilitate a comparison. The data indicates that the proposed exceeds the required parking by a factor of [redacted]. It is also noted that the proposed development would be served by approximately [redacted] on-street spaces, resulting in a total of [redacted] parking spaces. This parking supply should adequately accommodate the projected parking demand for the planned land uses.

5.0 SUMMARY OF FINDINGS

5.1 Summary of Findings

This study has examined the potential traffic impacts of the proposed Eastgate Family Housing Planned Unit Development. The study was performed in accordance with the general guidelines of the DDOT Transportation Policy and Planning Administration, regarding the evaluation of the transportation impacts of development proposals under the "Large Tract Review" process. The principal findings of the study are as follows:

a) The defined study area roadway network currently operates at quite acceptable Levels of Service, during both the morning and afternoon peak periods.

b) The Applicant proposes to develop the property by year 2008. Projection of the future (2008) background traffic situation considered potential annual growth in through traffic and the projected trip generation for the three (3) background developments. Analysis of the background traffic volumes shows that the study area intersections would continue to operate at quite acceptable Levels of Service during both the morning and afternoon peak periods.

c) The proposed development would generate an average of 138 peak hour vehicle trips onto the study area roadway network. These trips will be distributed, resulting in minimal impacts on the study area intersections.

d) The study area roadway network would continue to operate at acceptable levels of service, upon build-out of the proposed development.

e) The proposed development would provide [redacted] off-street parking spaces and [redacted] on-street parking spaces, resulting in a total supply of [redacted] spaces. This supply would significantly exceed the number of spaces required by the City's Municipal Regulations.

5.2 Conclusions and Recommendations

Based on the foregoing data, analyses and discussions, this study has shown that the defined study area road network would be adequate to accommodate the residential community proposed under the subject Planned Unit Development application. This study has also shown that the proposed development would not create any significant capacity, safety, or operational deficiencies within the study area road network, and would also not adversely impact the health, safety and general welfare of roadway users. As such, the proposed Planned Unit Development should not result in conditions that are objectionable to adjacent or area property owners and the community in general.

<<<<<:::::>>>>>

Exhibit C: **Project Plans**

PLANNED UNIT DEVELOPMENT

EASTGATE FAMILY HOUSING

WASHINGTON, DISTRICT OF COLUMBIA

ZONING TABULATION

1. SITE AREA

RESIDENTIAL:

AREA OF COMMON AREAS	=	123,436 S.F. (2.86 AC.)
AREA OF INDIVIDUAL LOTS	=	431,062 S.F. (9.90 AC.)
SUBTOTAL	=	554,501 S.F. (12.78 AC.)
AREA OF ROW	=	141,914 S.F. (3.25 AC.)
AREA OF RESIDENTIAL LOTS	=	47,276 S.F. (1.09 AC.)
TOTAL SITE AREA	=	745,680 S.F. (17.12 AC.)

2. EXISTING ZONING
AREA OF PUD CURRENTLY R-5-A = 745,680 S.F. (17.12) AC

3. UNIT MIX AND LOT AREA (RESIDENTIAL)

112	–	1-CAR GARAGE TOWNHOUSE LOTS	= 223,304 S.F. (5.12 AC.)
66	–	NO-GARAGE TOWNHOUSE LOTS (LOTS 140 AND 153 N/O)	= 87,229 S.F. (2.03 AC.)
2	–	GRANDHOMES	= 16,093 S.F. (0.37 AC.)
18	–	SINGLE FAMILY 1-CAR GARAGE	= 79,858 S.F. (1.84 AC.)
4	–	SINGLE FAMILY 2-CAR GARAGE	= 24,581 S.F. (0.56 AC.)
TOTAL LOT AREA			= 431,062 (9.90 AC.)

4. LOT COVERAGE (RESIDENTIAL)

158	–	761 S.F. TOWNHOUSE UNITS	= 120,238 S.F. (2.76 AC.)
18	–	1,288 S.F. SINGLE FAMILY UNITS	= 20,298 S.F. (0.47 AC.)
4	–	1,460 S.F. SINGLE FAMILY UNITS	= 5,840 S.F. (0.13 AC.)
2	–	2,581 S.F. GRAND HOME UNITS	= 5,196 S.F. (0.12 AC.)
TOTAL FOOTPRINT AREA			= 151,532 S.F. (3.48 AC.)

OVERALL LOT OCCUPANCY

LOTS ONLY	=	151,532/431,062 = 35.15%
WITH OPEN SPACE	=	151,532/(431,062 + 125,436) = 27.23%

5. GROSS FLOOR AREA RATIO (RESIDENTIAL)
GROSS FLOOR AREA (G.F.A.): 430,748 S.F. (9.88 AC.)
TOTAL RESIDENTIAL AREA: 554,501 S.F. (12.78 AC.)
G.F.A./TOTAL SITE AREA: 430,748 S.F./554,501 S.F. = 0.77

6. BUILDING HEIGHT (RESIDENTIAL)
MAXIMUM PERMITTED BUILDING HEIGHT = 40'-0"

PROPOSED BUILDING HEIGHT ***

2-STORY SINGLE FAMILY=		23'-11"
2-STORY FRONT TOWNHOUSE	=	24'-6"
3-STORY FRONT TOWNHOUSE	=	33'-10"
3-STORY GRAND HOME	=	33'-1½"

*** BUILDING HEIGHT MEASURED FROM THE FINISHED OUTSIDE GRADE IN THE MIDDLE OF THE FRONT OF EACH BUILDING AND THE COLUMC HEIGHT OF THE TOP FLOOR.

7. OPEN SPACE (RESIDENTIAL)
PROPOSED OPEN SPACE PROVIDED = 124,445 S.F. (2.86 AC.)
PERCENTAGE OF OPEN SPACE PROVIDED PER P.U.D. PANEL:
124,445 SF/554,501 SF = 22.36%

8. UNIT DENSITY (RESIDENTIAL)
186 DWELLING UNITS PROPOSED
OVERALL UNIT DENSITY PROPOSED:
186 UNITS / 12.78 AC = 14.55 DWELLING UNITS PER ACRE

9. PARKING (RESIDENTIAL)
GARAGE SPACES PROVIDED:
(4) DOUBLE-CAR GARAGE UNITS PROVIDE 8 GARAGE SPACES
(128) SINGLE-CAR GARAGE UNITS PROVIDE 128 GARAGE SPACES

GRINDAMY SPACES (158 TH) = (16 SF x 8 SF) + 4 SF) = 188
ON STREET PARALLEL SPACES PROVIDED = 36

TOTAL PARKING PROPOSED 378 PARKING SPACES
TOTAL PARKING REQUIRED 186 PARKING SPACES

10. YARD SETBACKS (RESIDENTIAL)

MINIMUM REAR YARD SETBACK PROVIDED	=	0.34'
MINIMUM SIDE YARD SETBACK PROVIDED	=	2.00'
MINIMUM FRONT YARD SETBACK PROVIDED	=	0.00'

11. PROPOSED ZONING
ARTS I-M RESIDENTIAL SITE: SF-1 47,276 S.F. (1.09 AC.)



TYPICAL 5 UNIT STREETSCAPE

EASTGATE FAMILY HOUSING

A & R DEVELOPMENT COMPANY **JULY 2005**

ATTORNEY
ARNOLD & PORTER
555 12th STREET, N.W.
WASHINGTON, D.C. 20004
(202) 942-6418

APPLICANT
A&R / THC II, LLC
1040 PARK AVENUE, SUITE 300
BALTIMORE, MARYLAND 21201
(410) 783-4554

ARCHITECT
GRIMM & PARKER, P.C.
11785 BELTSVILLE DRIVE
SUITE 1400
CALVERTON, MARYLAND 20705
(301) 595-1000

TRANSPORTATION ENGINEER
O. R. GEORGE & ASSOCIATES, INC.
10210 GREENBELT ROAD, SUITE 310
LANHAM, MD 20706-2218
(301) 794-7700

LANDSCAPE ARCHITECT
THE EDGECOMBE GROUP, INC.
5415 HAMILTON STREET, SUITE 6
HYATTSVILLE, MD 20782
(301) 864-0042

CIVIL ENGINEER
BOWMAN CONSULTING GROUP, LTD.
2121 EISENHOWER AVENUE, SUITE 302
ALEXANDRIA, VA 22314
(703) 548-2188

SHEET INDEX

CIVIL ENGINEERING DRAWINGS (BOWMAN CONSULTING GROUP)

C-1.0	COVER
C-2.0	ZONING VICINITY MAP, NOTES, ABBREVIATIONS AND LEGEND
C-3.0	CONTEXTUAL PLAN
C-4.0	NEIGHBORHOOD IMAGE BOARD
C-5.0	EXISTING CONDITIONS PLAN
C-6.0	PRELIMINARY SUBDIVISION PLAT
C-7.0	OVERALL SITE DEVELOPMENT PLAN
C-8.0	SITE TABULATIONS AND SETBACKS
C-8.1	SITE TABULATIONS AND SETBACKS
C-9.0	CIRCULATION AND PARKING PLAN
C-10.0	FINAL CIRCULATION AND PARKING PLAN
C-11.0	OVERALL DETAILED SITE DEVELOPMENT PLAN
C-12.0	DETAILED SITE DEVELOPMENT PLAN (SHEET 1 OF 4)
C-12.1	DETAILED SITE DEVELOPMENT PLAN (SHEET 2 OF 4)
C-12.2	DETAILED SITE DEVELOPMENT PLAN (SHEET 3 OF 4)
C-12.3	DETAILED SITE DEVELOPMENT PLAN (SHEET 4 OF 4)
C-13.0	EROSION AND SEDIMENT CONTROL PLAN
C-14.0	UTILITY USAGE COMPUTATION PLAN
C-15.0	OPEN SPACE PLAN
C-16.0	SITE CROSS SECTIONS

LANDSCAPE ARCHITECT DRAWINGS (THE EDGECOMBE GROUP, INC.)

LA-1	LANDSCAPE SITE PLAN
LA-2	LANDSCAPE PLAN
LA-3	LANDSCAPE PLAN
LA-4	LANDSCAPE PLAN
LA-5	LANDSCAPE PLAN
LA-6	LANDSCAPE PLAN – GROUNDCOVER
LA-7	LANDSCAPE PLAN – GROUNDCOVER
LA-8	LANDSCAPE PLAN – GROUNDCOVER
LA-9	LANDSCAPE PLAN – GROUNDCOVER
LA-10	PLAN LAYOUTS (NOT INCLUDED)
LA-11	MISCELLANEOUS SITE DETAILS
LA-12	MISCELLANEOUS SITE DETAILS
LA-13	NOTES
LA-14	TREE SCHEDULES
TD-1	TREE DEMOLITION PLAN
TD-2	TREE DEMOLITION SCHEDULE AND NOTES

ARCHITECTURAL DRAWINGS (BY GRIMM & PARKER ARCHITECTS)

TH-A1.1	FLOOR PLANS
TH-A 1.2	FLOOR PLANS
TH-A1.3	FLOOR PLANS
TH-2.1	ELEVATIONS
TH-2.2	ELEVATIONS
TH-2.3	ELEVATIONS
TH-A4.1	SECTIONS
GH-A1.1	FLOOR PLANS
GH-2.0	ELEVATIONS
GH-A2.1	ELEVATIONS
GH-A4.1	SECTIONS
SF-A1.1	FLOOR PLAN
SF-2.0	ELEVATION
SF-A2.1	ELEVATION AND PERSPECTIVE
SF-A4.1	BUILDING SECTIONS

TOTAL SHEETS = 51

NARRATIVE:

THE APPLICANT PROPOSES TO CONSTRUCT 158 TOWNHOUSES, 20 SINGLE FAMILY HOUSES, 2 GRAND HOMES, AND AN ARTS OR RESIDENTIAL SITE, ON A 17.12 ACRE SITE. THE PROPOSED AREA IS THE SITE OF THE FORMER EASTGATE GARDENS PUBLIC HOUSING COMPLEX, AND IS BOUNDED GENERALLY BY FITCH STREET ON THE SOUTH, BENNING ROAD ON THE WEST, F STREET AND QUEENS STROLL PLACE ON THE NORTH, AND 51st STREET ON THE EAST. THE PROPOSED PROJECT WILL PROVIDE A MIXED-INCOME RESIDENTIAL NEIGHBORHOOD.

Bowman CONSULTING
11785 Beltsville Drive, Suite 1400, Calverton, MD 20705
Tel 301.595.1000 Fax 301.595.0999

GRIMM + PARKER
ARCHITECTS

The Edgecombe Group, Inc.
Landscape Architects
5415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

RELEASED FOR

COVER SHEET
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
7/25/05	PUD SUBMISSION
10/31/05	PUD SUBMISSION

C-1.0

LEGEND



ABBREVIATIONS





ZONING MAP



VICINITY MAP

Bowman Consulting

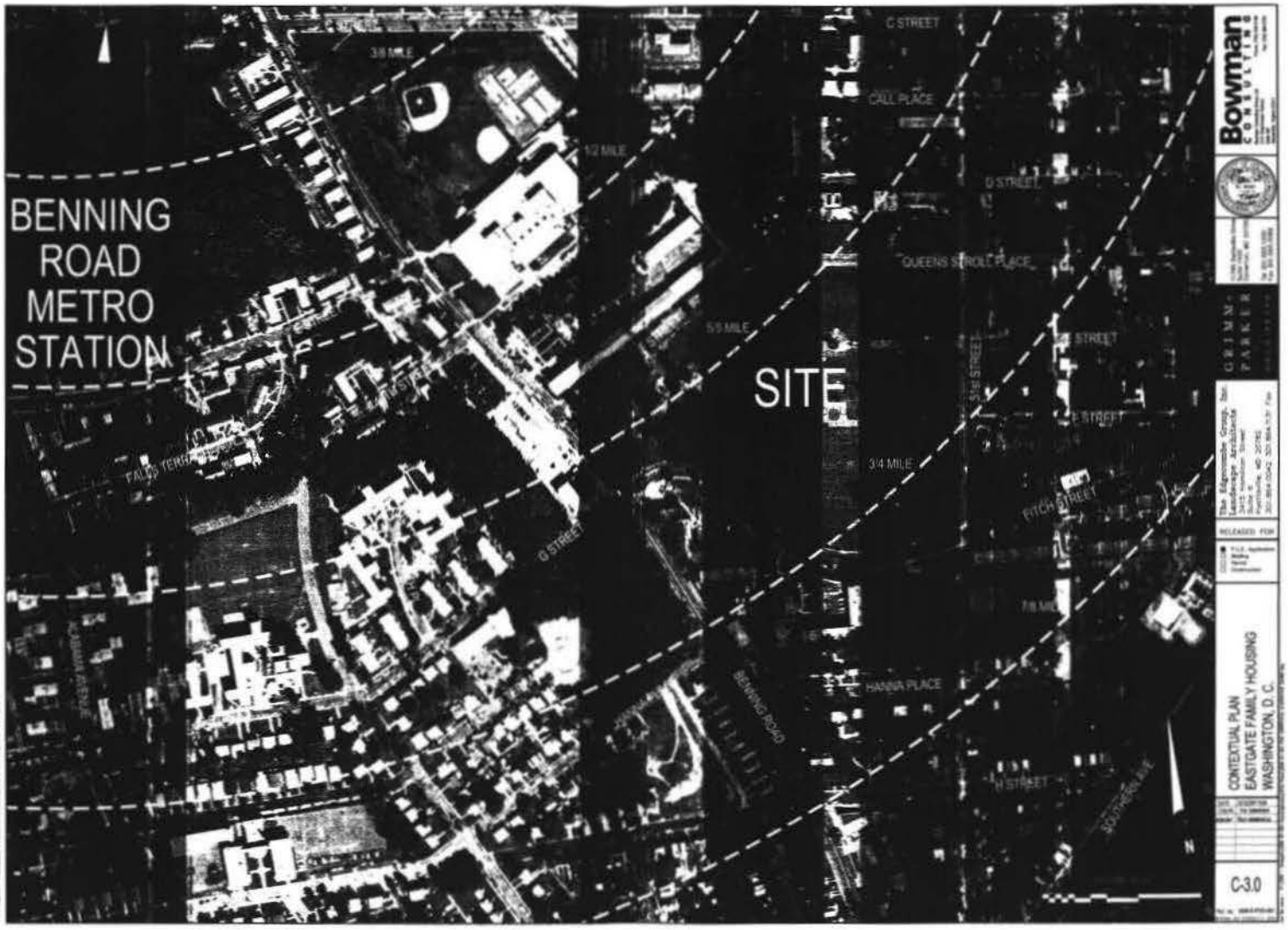
The Edgemoor Group, Inc.
Landscape Architects
3413 Hamilton Street
Suite 2
Hyattsville, MD 20782
301.864.0042 301.864.1121 Fax

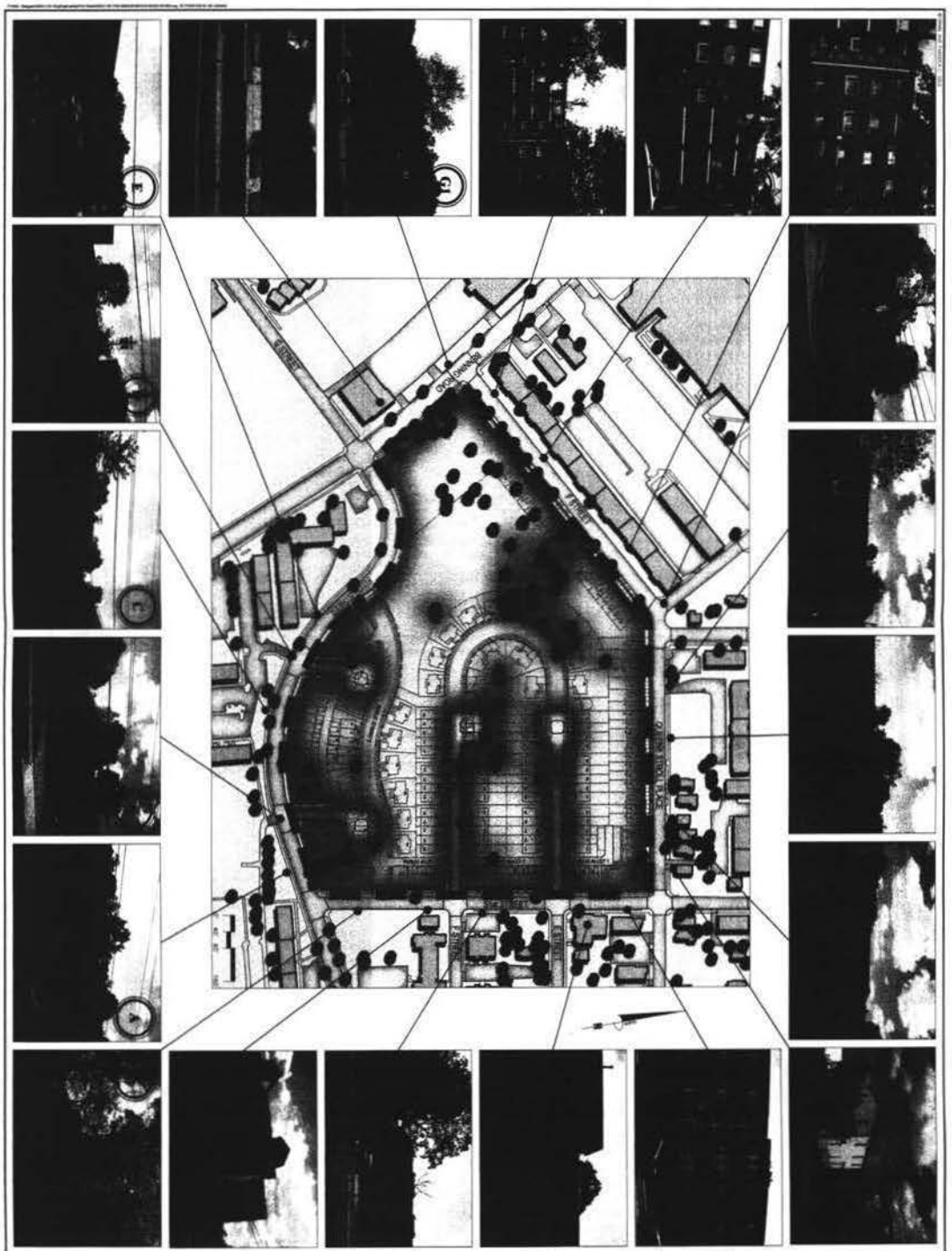
GRIMM + PARKER

RELEASED FOR

ZONING, VICINITY MAP, NOTES, ABBREVIATIONS AND LEGEND
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

C-2.0


BENNING
ROAD
METRO
STATION
SITE
C STREET
CALL PLACE
D STREET
QUEENS STROLL PLACE
E STREET
F STREET
FITCH STREET
HANNA PLACE
H STREET
BENNING ROAD
3/8 MILE
1/2 MILE
5/8 MILE
3/4 MILE
7/8 MILE
N
Bowman
CONSULTING
GRIMM + PARKER
CONTEXTUAL PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.
C3.0



C4.0

NEIGHBORHOOD IMAGE BOARD
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

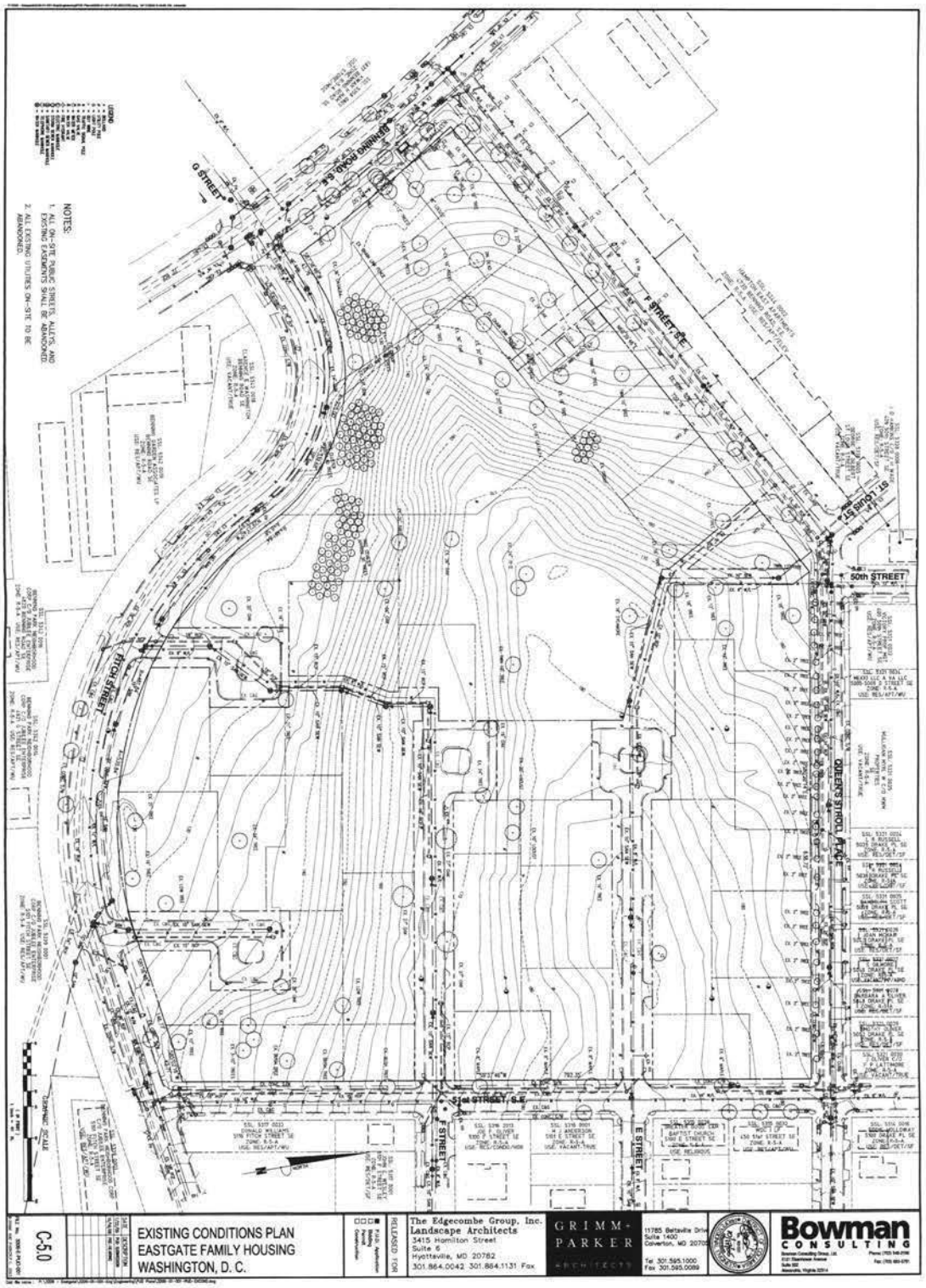
RELEASED FOR

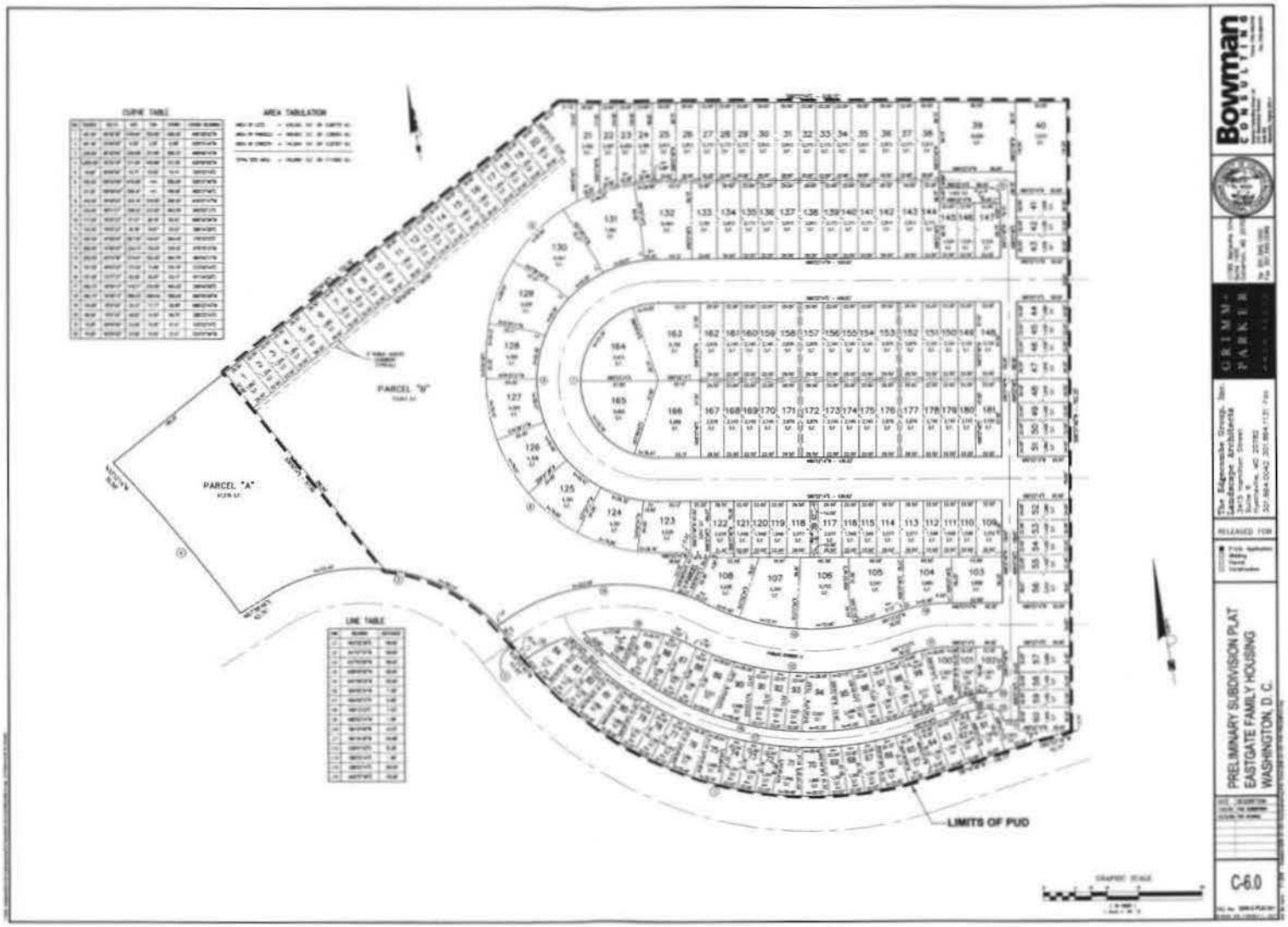
The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

GRIMM+PARKER

11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301.595.1500
Fax 301.595.0389

Bowman
CONSULTING


NOTES:
1. ALL ON-SITE PUBLIC STREETS, ALLEYS, AND EXISTING EASEMENTS SHALL BE ABANDONED.
2. ALL EXISTING UTILITIES ON-SITE TO BE ABANDONED.
G STREET
BENNING ROAD, S.E.
F STREET, S.E.
ST. LOUIS ST.
50th STREET
ITCH STREET
QUEEN'S STROLL PLACE
51st STREET, S.E.
F STREET, N.E.
E STREET, N.E.
DRAWING SCALE
NORTH
C-5.0
EXISTING CONDITIONS PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.
RELEASED FOR
The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax
GRIMM + PARKER
ARCHITECTS
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301.595.1000
Fax 301.595.0089
Bowman
CONSULTING



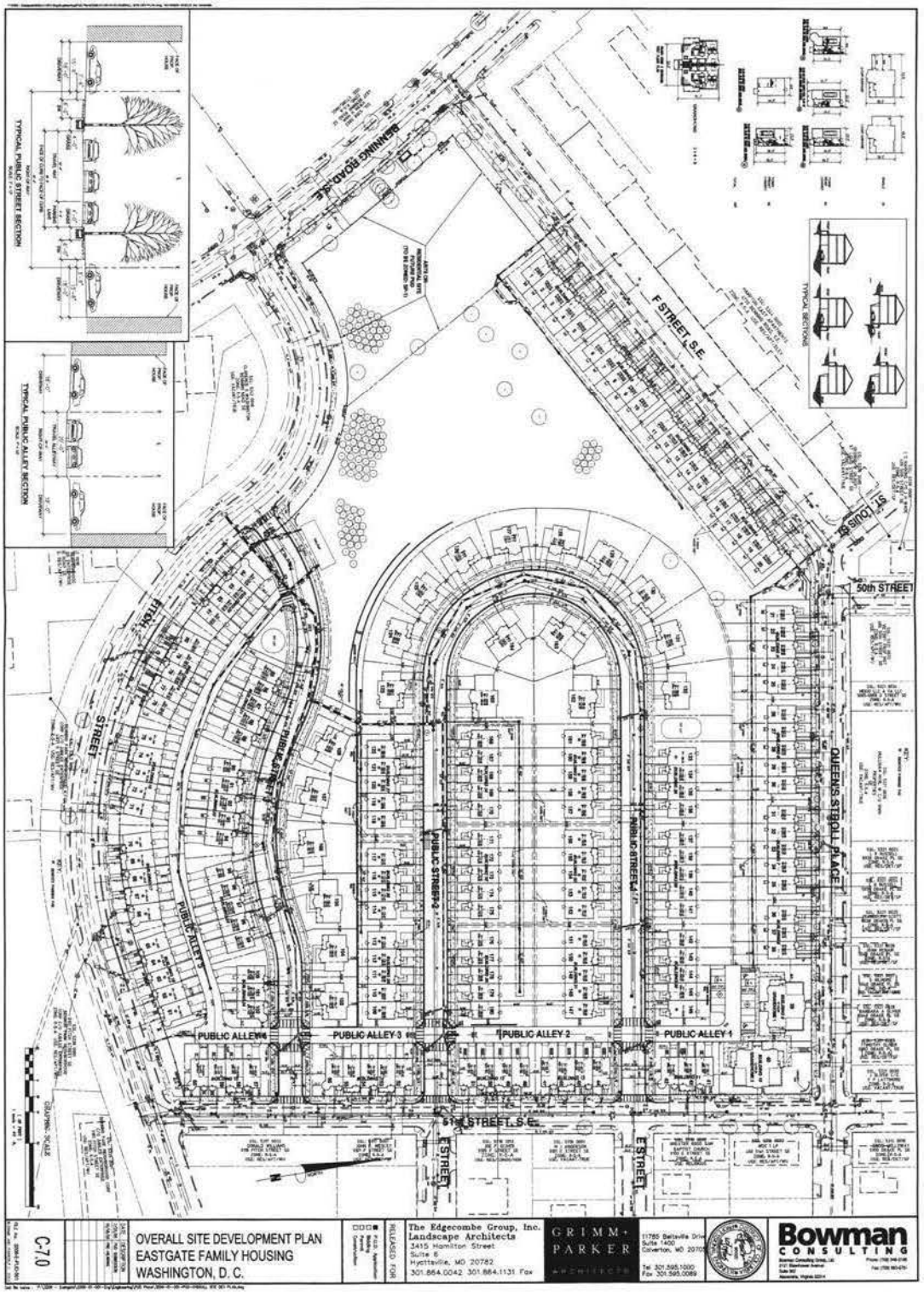
Bowman Consulting

GRIMM + PARKER

RELEASED FOR

PRELIMINARY SUBDIVISION PLAT
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

C6.0



C-7.0

OVERALL SITE DEVELOPMENT PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

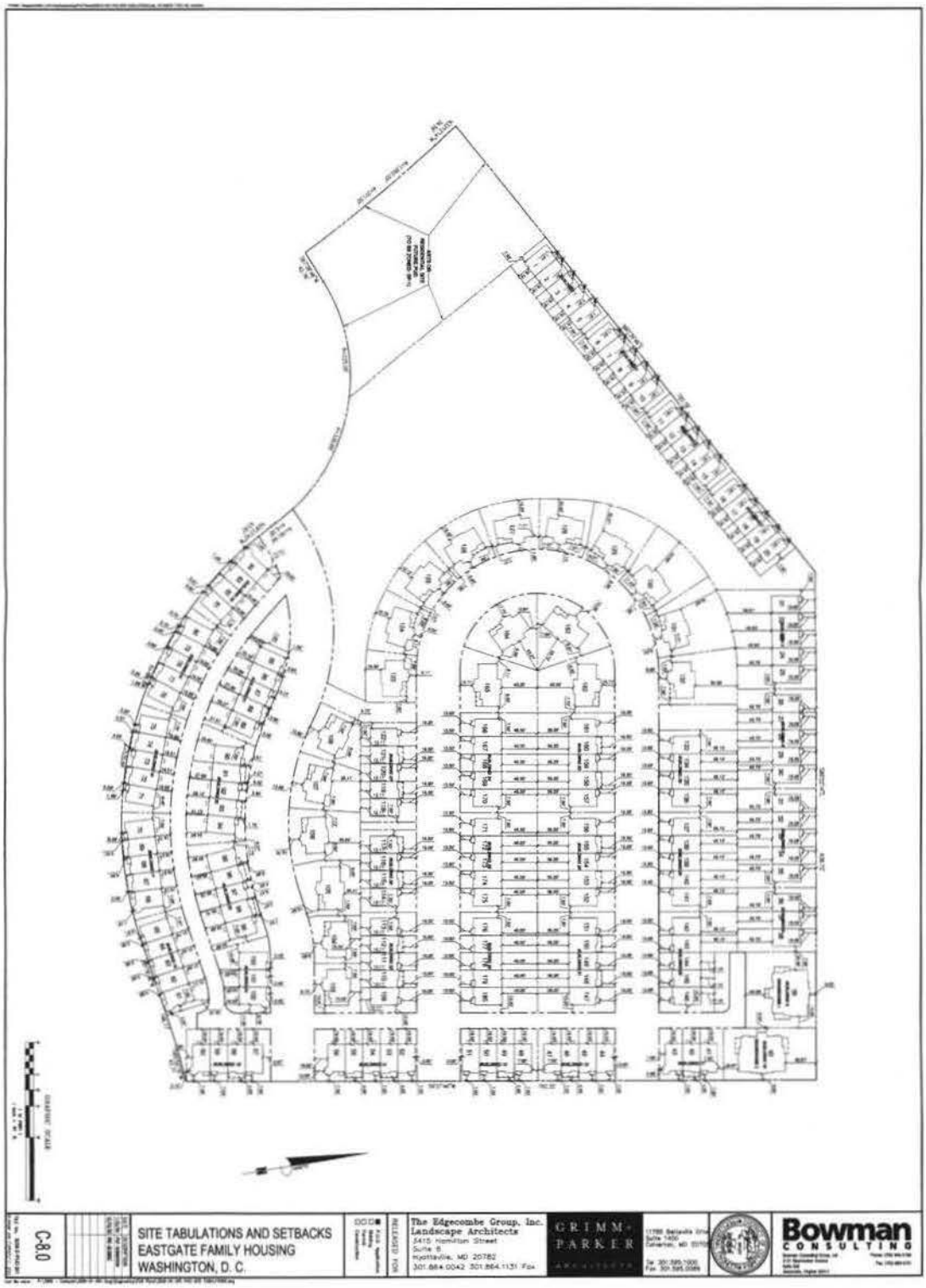
RELEASED FOR: D.D.O. Application / Permit / Construction

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

GRIMM + PARKER architects

11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel. 301.595.1000
Fax 301.595.0089

Bowman CONSULTING



C8.0

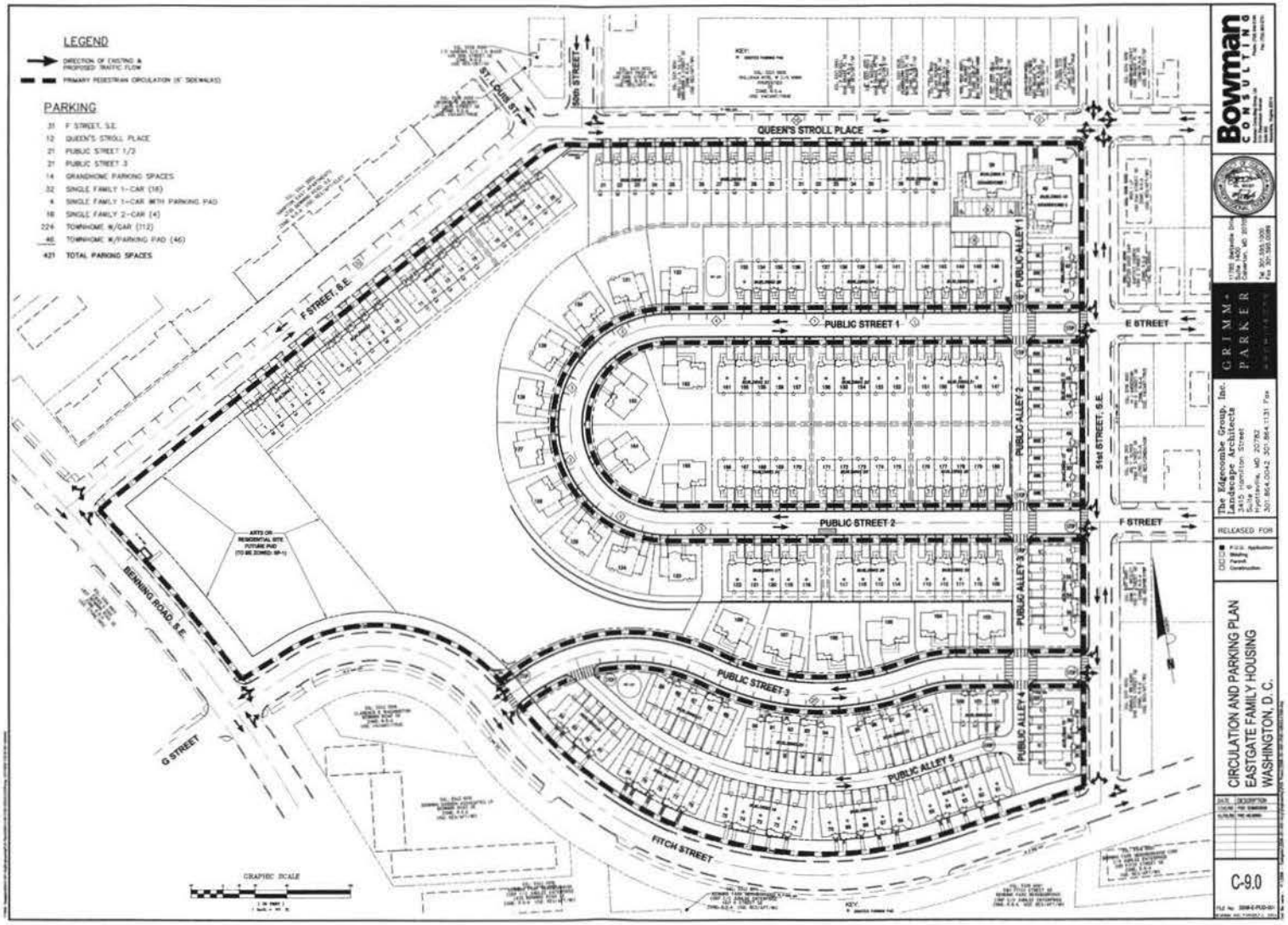
SITE TABULATIONS AND SETBACKS
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

The Edgecombe Group, Inc.
Landscape Architects
5415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

GRIMM+PARKER ARCHITECTS

Bowman CONSULTING

| Unit Type | Townhouse | | |



Bowman CONSULTING

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 1
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

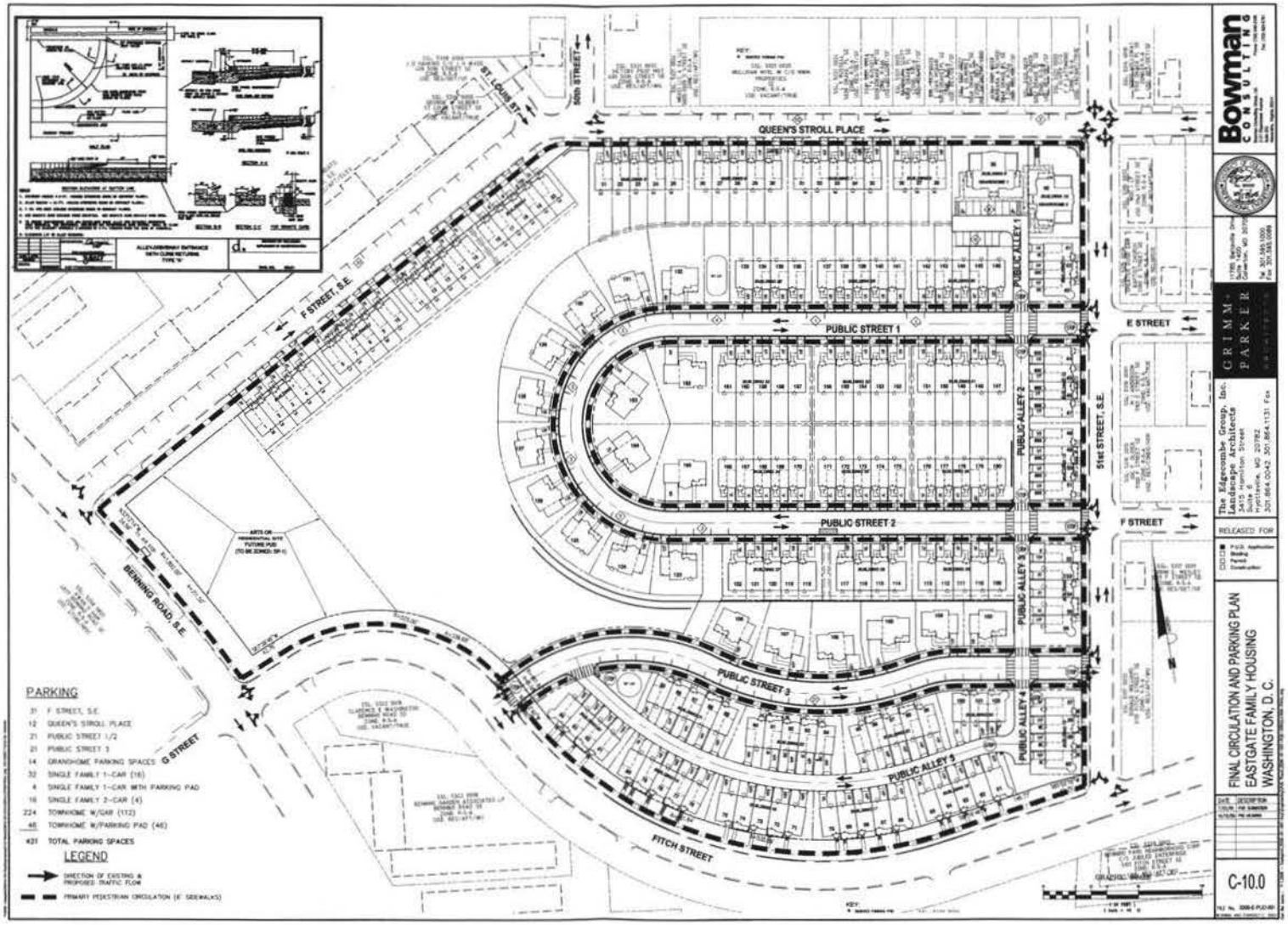
CRIMM + PARKER

RELEASED FOR
DCCA PUD Application
Bidding
Permit
Construction

CIRCULATION AND PARKING PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE DESCRIPTION

C-9.0



Bowman CONSULTING

GRIMM + PARKER ARCHITECTS

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite A
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

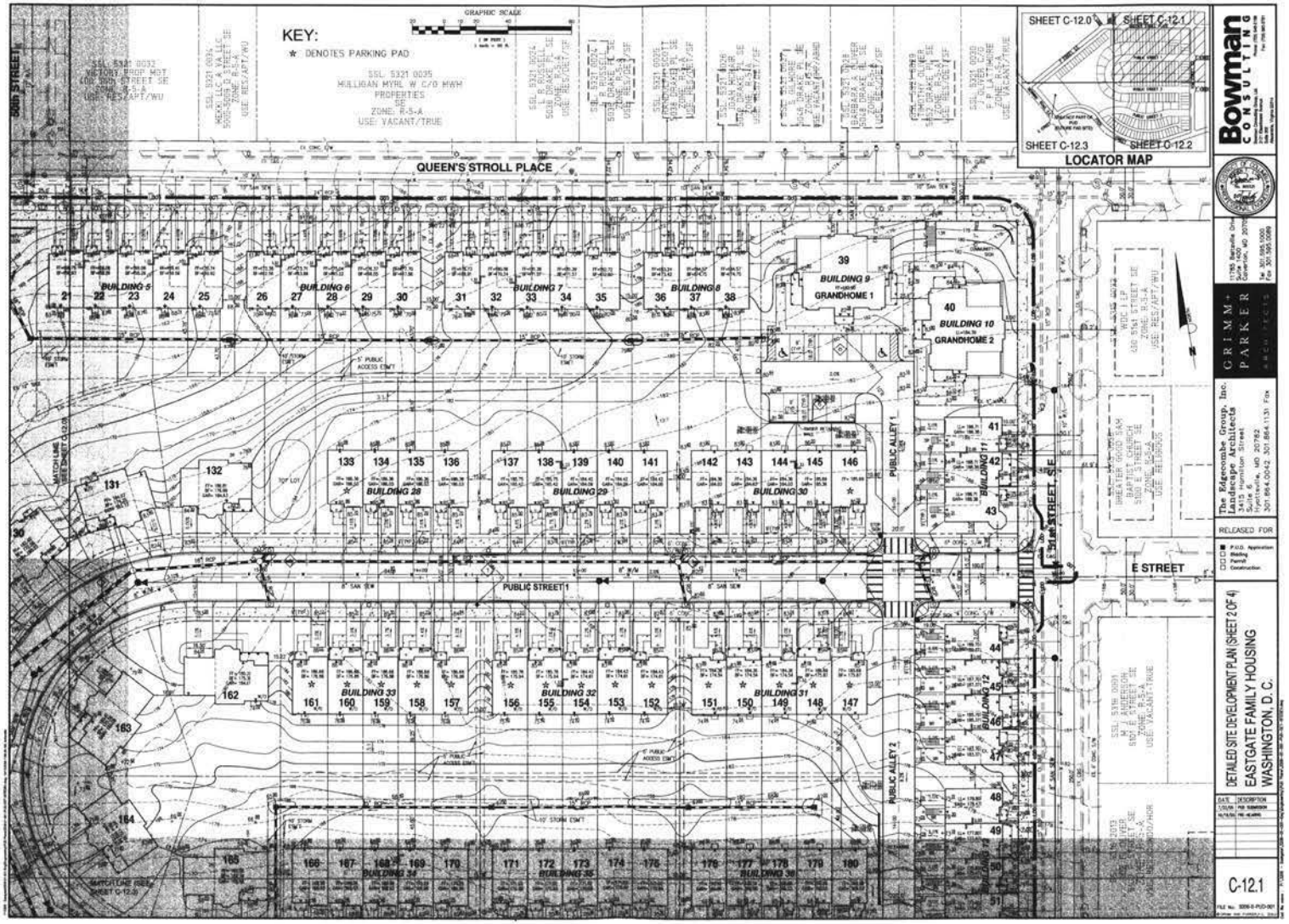
RELEASED FOR

FINAL CIRCULATION AND PARKING PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

C-10.0

TYPICAL SECTIONS
QUEEN'S STROLL PLACE SE
PUBLIC STREET A
PUBLIC STREET B
PUBLIC STREET C
PUBLIC ALLEY 1
PUBLIC ALLEY 2
PUBLIC ALLEY 3
PUBLIC ALLEY 4
PUBLIC ALLEY 5
PUBLIC ALLEY 6
PUBLIC ALLEY 7
PUBLIC ALLEY 8
PUBLIC ALLEY 9
PUBLIC ALLEY 10
PUBLIC ALLEY 11
PUBLIC ALLEY 12
PUBLIC ALLEY 13
PUBLIC ALLEY 14
PUBLIC ALLEY 15
PUBLIC ALLEY 16
PUBLIC ALLEY 17
PUBLIC ALLEY 18
PUBLIC ALLEY 19
PUBLIC ALLEY 20
PUBLIC ALLEY 21
PUBLIC ALLEY 22
PUBLIC ALLEY 23
PUBLIC ALLEY 24
PUBLIC ALLEY 25
PUBLIC ALLEY 26
PUBLIC ALLEY 27
PUBLIC ALLEY 28
PUBLIC ALLEY 29
PUBLIC ALLEY 30
PUBLIC ALLEY 31
PUBLIC ALLEY 32
PUBLIC ALLEY 33
PUBLIC ALLEY 34
PUBLIC ALLEY 35
PUBLIC ALLEY 36
PUBLIC ALLEY 37
PUBLIC ALLEY 38
PUBLIC ALLEY 39
PUBLIC ALLEY 40
PUBLIC ALLEY 41
PUBLIC ALLEY 42
PUBLIC ALLEY 43
PUBLIC ALLEY 44
PUBLIC ALLEY 45
PUBLIC ALLEY 46
PUBLIC ALLEY 47
PUBLIC ALLEY 48
PUBLIC ALLEY 49
PUBLIC ALLEY 50
PUBLIC ALLEY 51
PUBLIC ALLEY 52
PUBLIC ALLEY 53
PUBLIC ALLEY 54
PUBLIC ALLEY 55
PUBLIC ALLEY 56
PUBLIC ALLEY 57
PUBLIC ALLEY 58
PUBLIC ALLEY 59
PUBLIC ALLEY 60
PUBLIC ALLEY 61
PUBLIC ALLEY 62
PUBLIC ALLEY 63
PUBLIC ALLEY 64
PUBLIC ALLEY 65
PUBLIC ALLEY 66
PUBLIC ALLEY 67
PUBLIC ALLEY 68
PUBLIC ALLEY 69
PUBLIC ALLEY 70
PUBLIC ALLEY 71
PUBLIC ALLEY 72
PUBLIC ALLEY 73
PUBLIC ALLEY 74
PUBLIC ALLEY 75
PUBLIC ALLEY 76
PUBLIC ALLEY 77
PUBLIC ALLEY 78
PUBLIC ALLEY 79
PUBLIC ALLEY 80
PUBLIC ALLEY 81
PUBLIC ALLEY 82
PUBLIC ALLEY 83
PUBLIC ALLEY 84
PUBLIC ALLEY 85
PUBLIC ALLEY 86
PUBLIC ALLEY 87
PUBLIC ALLEY 88
PUBLIC ALLEY 89
PUBLIC ALLEY 90
PUBLIC ALLEY 91
PUBLIC ALLEY 92
PUBLIC ALLEY 93
PUBLIC ALLEY 94
PUBLIC ALLEY 95
PUBLIC ALLEY 96
PUBLIC ALLEY 97
PUBLIC ALLEY 98
PUBLIC ALLEY 99
PUBLIC ALLEY 100
PUBLIC ALLEY 101
PUBLIC ALLEY 102
PUBLIC ALLEY 103
PUBLIC ALLEY 104
PUBLIC ALLEY 105
PUBLIC ALLEY 106
PUBLIC ALLEY 107
PUBLIC ALLEY 108
PUBLIC ALLEY 109
PUBLIC ALLEY 110
PUBLIC ALLEY 111
PUBLIC ALLEY 112
PUBLIC ALLEY 113
PUBLIC ALLEY 114
PUBLIC ALLEY 115
PUBLIC ALLEY 116
PUBLIC ALLEY 117
PUBLIC ALLEY 118
PUBLIC ALLEY 119
PUBLIC ALLEY 120
PUBLIC ALLEY 121
PUBLIC ALLEY 122
PUBLIC ALLEY 123
PUBLIC ALLEY 124
PUBLIC ALLEY 125
PUBLIC ALLEY 126
PUBLIC ALLEY 127
PUBLIC ALLEY 128
PUBLIC ALLEY 129
PUBLIC ALLEY 130
PUBLIC ALLEY 131
PUBLIC ALLEY 132
PUBLIC ALLEY 133
PUBLIC ALLEY 134
PUBLIC ALLEY 135
PUBLIC ALLEY 136
PUBLIC ALLEY 137
PUBLIC ALLEY 138
PUBLIC ALLEY 139
PUBLIC ALLEY 140
PUBLIC ALLEY 141
PUBLIC ALLEY 142
PUBLIC ALLEY 143
PUBLIC ALLEY 144
PUBLIC ALLEY 145
PUBLIC ALLEY 146
PUBLIC ALLEY 147
PUBLIC ALLEY 148
PUBLIC ALLEY 149
PUBLIC ALLEY 150
PUBLIC ALLEY 151
PUBLIC ALLEY 152
PUBLIC ALLEY 153
PUBLIC ALLEY 154
PUBLIC ALLEY 155
PUBLIC ALLEY 156
PUBLIC ALLEY 157
PUBLIC ALLEY 158
PUBLIC ALLEY 159
PUBLIC ALLEY 160
PUBLIC ALLEY 161
PUBLIC ALLEY 162
PUBLIC ALLEY 163
PUBLIC ALLEY 164
PUBLIC ALLEY 165
PUBLIC ALLEY 166
PUBLIC ALLEY 167
PUBLIC ALLEY 168
PUBLIC ALLEY 169
PUBLIC ALLEY 170
PUBLIC ALLEY 171
PUBLIC ALLEY 172
PUBLIC ALLEY 173
PUBLIC ALLEY 174
PUBLIC ALLEY 175
PUBLIC ALLEY 176
PUBLIC ALLEY 177
PUBLIC ALLEY 178
PUBLIC ALLEY 179
PUBLIC ALLEY 180
PUBLIC ALLEY 181
PUBLIC ALLEY 182
PUBLIC ALLEY 183
PUBLIC ALLEY 184
PUBLIC ALLEY 185
PUBLIC ALLEY 186
PUBLIC ALLEY 187
PUBLIC ALLEY 188
PUBLIC ALLEY 189
PUBLIC ALLEY 190
PUBLIC ALLEY 191
PUBLIC ALLEY 192
PUBLIC ALLEY 193
PUBLIC ALLEY 194
PUBLIC ALLEY 195
PUBLIC ALLEY 196
PUBLIC ALLEY 197
PUBLIC ALLEY 198
PUBLIC ALLEY 199
PUBLIC ALLEY 200
PUBLIC ALLEY 201
PUBLIC ALLEY 202
PUBLIC ALLEY 203
PUBLIC ALLEY 204
PUBLIC ALLEY 205
PUBLIC ALLEY 206
PUBLIC ALLEY 207
PUBLIC ALLEY 208
PUBLIC ALLEY 209
PUBLIC ALLEY 210
PUBLIC ALLEY 211
PUBLIC ALLEY 212
PUBLIC ALLEY 213
PUBLIC ALLEY 214
PUBLIC ALLEY 215
PUBLIC ALLEY 216
PUBLIC ALLEY 217
PUBLIC ALLEY 218
PUBLIC ALLEY 219
PUBLIC ALLEY 220
PUBLIC ALLEY 221
PUBLIC ALLEY 222
PUBLIC ALLEY 223
PUBLIC ALLEY 224
PUBLIC ALLEY 225
PUBLIC ALLEY 226
PUBLIC ALLEY 227
PUBLIC ALLEY 228
PUBLIC ALLEY 229
PUBLIC ALLEY 230
PUBLIC ALLEY 231
PUBLIC ALLEY 232
PUBLIC ALLEY 233
PUBLIC ALLEY 234
PUBLIC ALLEY 235
PUBLIC ALLEY 236
PUBLIC ALLEY 237
PUBLIC ALLEY 238
PUBLIC ALLEY 239
PUBLIC ALLEY 240
PUBLIC ALLEY 241
PUBLIC ALLEY 242
PUBLIC ALLEY 243
PUBLIC ALLEY 244
PUBLIC ALLEY 245
PUBLIC ALLEY 246
PUBLIC ALLEY 247
PUBLIC ALLEY 248
PUBLIC ALLEY 249
PUBLIC ALLEY 250
PUBLIC ALLEY 251
PUBLIC ALLEY 252
PUBLIC ALLEY 253
PUBLIC ALLEY 254
PUBLIC ALLEY 255
PUBLIC ALLEY 256
PUBLIC ALLEY 257
PUBLIC ALLEY 258
PUBLIC ALLEY 259
PUBLIC ALLEY 260
PUBLIC ALLEY 261
PUBLIC ALLEY 262
PUBLIC ALLEY 263
PUBLIC ALLEY 264
PUBLIC ALLEY 265
PUBLIC ALLEY 266
PUBLIC ALLEY 267
PUBLIC ALLEY 268
PUBLIC ALLEY 269
PUBLIC ALLEY 270
PUBLIC ALLEY 271
PUBLIC ALLEY 272
PUBLIC ALLEY 273
PUBLIC ALLEY 274
PUBLIC ALLEY 275
PUBLIC ALLEY 276
PUBLIC ALLEY 277
PUBLIC ALLEY 278
PUBLIC ALLEY 279
PUBLIC ALLEY 280
PUBLIC ALLEY 281
PUBLIC ALLEY 282
PUBLIC ALLEY 283
PUBLIC ALLEY 284
PUBLIC ALLEY 285
PUBLIC ALLEY 286
PUBLIC ALLEY 287
PUBLIC ALLEY 288
PUBLIC ALLEY 289
PUBLIC ALLEY 290
PUBLIC ALLEY 291
PUBLIC ALLEY 292
PUBLIC ALLEY 293
PUBLIC ALLEY 294
PUBLIC ALLEY 295
PUBLIC ALLEY 296
PUBLIC ALLEY 297
PUBLIC ALLEY 298
PUBLIC ALLEY 299
PUBLIC ALLEY 300
PUBLIC ALLEY 301
PUBLIC ALLEY 302
PUBLIC ALLEY 303
PUBLIC ALLEY 304
PUBLIC ALLEY 305
PUBLIC ALLEY 306
PUBLIC ALLEY 307
PUBLIC ALLEY 308
PUBLIC ALLEY 309
PUBLIC ALLEY 310
PUBLIC ALLEY 311
PUBLIC ALLEY 312
PUBLIC ALLEY 313
PUBLIC ALLEY 314
PUBLIC ALLEY 315
PUBLIC ALLEY 316
PUBLIC ALLEY 317
PUBLIC ALLEY 318
PUBLIC ALLEY 319
PUBLIC ALLEY 320
PUBLIC ALLEY 321
PUBLIC ALLEY 322
PUBLIC ALLEY 323
PUBLIC ALLEY 324
PUBLIC ALLEY 325
PUBLIC ALLEY 326
PUBLIC ALLEY 327
PUBLIC ALLEY 328
PUBLIC ALLEY 329
PUBLIC ALLEY 330
PUBLIC ALLEY 331
PUBLIC ALLEY 332
PUBLIC ALLEY 333
PUBLIC ALLEY 334
PUBLIC ALLEY 335
PUBLIC ALLEY 336
PUBLIC ALLEY 337
PUBLIC ALLEY 338
PUBLIC ALLEY 339
PUBLIC ALLEY 340
PUBLIC ALLEY 341
PUBLIC ALLEY 342
PUBLIC ALLEY 343
PUBLIC ALLEY 344
PUBLIC ALLEY 345
PUBLIC ALLEY 346
PUBLIC ALLEY 347
PUBLIC ALLEY 348
PUBLIC ALLEY 349
PUBLIC ALLEY 350
PUBLIC ALLEY 351
PUBLIC ALLEY 352
PUBLIC ALLEY 353
PUBLIC ALLEY 354
PUBLIC ALLEY 355
PUBLIC ALLEY 356
PUBLIC ALLEY 357
PUBLIC ALLEY 358
PUBLIC ALLEY 359
PUBLIC ALLEY 360
PUBLIC ALLEY 361
PUBLIC ALLEY 362
PUBLIC ALLEY 363
PUBLIC ALLEY 364
PUBLIC ALLEY 365
PUBLIC ALLEY 366
PUBLIC ALLEY 367
PUBLIC ALLEY 368
PUBLIC ALLEY 369
PUBLIC ALLEY 370
PUBLIC ALLEY 371
PUBLIC ALLEY 372
PUBLIC ALLEY 373
PUBLIC ALLEY 374
PUBLIC ALLEY 375
PUBLIC ALLEY 376
PUBLIC ALLEY 377
PUBLIC ALLEY 378
PUBLIC ALLEY 379
PUBLIC ALLEY 380
PUBLIC ALLEY 381
PUBLIC ALLEY 382
PUBLIC ALLEY 383
PUBLIC ALLEY 384
PUBLIC ALLEY 385
PUBLIC ALLEY 386
PUBLIC ALLEY 387
PUBLIC ALLEY 388
PUBLIC ALLEY 389
PUBLIC ALLEY 390
PUBLIC ALLEY 391
PUBLIC ALLEY 392
PUBLIC ALLEY 393
PUBLIC ALLEY 394
PUBLIC ALLEY 395
PUBLIC ALLEY 396
PUBLIC ALLEY 397
PUBLIC ALLEY 398
PUBLIC ALLEY 399
PUBLIC ALLEY 400
PUBLIC ALLEY 401
PUBLIC ALLEY 402
PUBLIC ALLEY 403
PUBLIC ALLEY 404
PUBLIC ALLEY 405
PUBLIC ALLEY 406
PUBLIC ALLEY 407
PUBLIC ALLEY 408
PUBLIC ALLEY 409
PUBLIC ALLEY 410
PUBLIC ALLEY 411
PUBLIC ALLEY 412
PUBLIC ALLEY 413
PUBLIC ALLEY 414
PUBLIC ALLEY 415
PUBLIC ALLEY 416
PUBLIC ALLEY 417
PUBLIC ALLEY 418
PUBLIC ALLEY 419
PUBLIC ALLEY 420
PUBLIC ALLEY 421
PUBLIC ALLEY 422
PUBLIC ALLEY 423
PUBLIC ALLEY 424
PUBLIC ALLEY 425
PUBLIC ALLEY 426
PUBLIC ALLEY 427
PUBLIC ALLEY 428
PUBLIC ALLEY 429
PUBLIC ALLEY 430
PUBLIC ALLEY 431
PUBLIC ALLEY 432
PUBLIC ALLEY 433
PUBLIC ALLEY 434
PUBLIC ALLEY 435
PUBLIC ALLEY 436
PUBLIC ALLEY 437
PUBLIC ALLEY 438
PUBLIC ALLEY 439
PUBLIC ALLEY 440
PUBLIC ALLEY 441
PUBLIC ALLEY 442
PUBLIC ALLEY 443
PUBLIC ALLEY 444
PUBLIC ALLEY 445
PUBLIC ALLEY 446
PUBLIC ALLEY 447
PUBLIC ALLEY 448
PUBLIC ALLEY 449
PUBLIC ALLEY 450
PUBLIC ALLEY 451
PUBLIC ALLEY 452
PUBLIC ALLEY 453
PUBLIC ALLEY 454
PUBLIC ALLEY 455
PUBLIC ALLEY 456
PUBLIC ALLEY 457
PUBLIC ALLEY 458
PUBLIC ALLEY 459
PUBLIC ALLEY 460
PUBLIC ALLEY 461
PUBLIC ALLEY 462
PUBLIC ALLEY 463
PUBLIC ALLEY 464
PUBLIC ALLEY 465
PUBLIC ALLEY 466
PUBLIC ALLEY 467
PUBLIC ALLEY 468
PUBLIC ALLEY 469
PUBLIC ALLEY 470
PUBLIC ALLEY 471
PUBLIC ALLEY 472
PUBLIC ALLEY 473
PUBLIC ALLEY 474
PUBLIC ALLEY 475
PUBLIC ALLEY 476
PUBLIC ALLEY 477
PUBLIC ALLEY 478
PUBLIC ALLEY 479
PUBLIC ALLEY 480
PUBLIC ALLEY 481
PUBLIC ALLEY 482
PUBLIC ALLEY 483
PUBLIC ALLEY 484
PUBLIC ALLEY 485
PUBLIC ALLEY 486
PUBLIC ALLEY 487
PUBLIC ALLEY 488
PUBLIC ALLEY 489
PUBLIC ALLEY 490
PUBLIC ALLEY 491
PUBLIC ALLEY 492
PUBLIC ALLEY 493
PUBLIC ALLEY 494
PUBLIC ALLEY 495
PUBLIC ALLEY 496
PUBLIC ALLEY 497
PUBLIC ALLEY 498
PUBLIC ALLEY 499
PUBLIC ALLEY 500
PUBLIC ALLEY 501
PUBLIC ALLEY 502
PUBLIC ALLEY 503
PUBLIC ALLEY 504
PUBLIC ALLEY 505
PUBLIC ALLEY 506
PUBLIC ALLEY 507
PUBLIC ALLEY 508
PUBLIC ALLEY 509
PUBLIC ALLEY 510
PUBLIC ALLEY 511
PUBLIC ALLEY 512
PUBLIC ALLEY 513
PUBLIC ALLEY 514
PUBLIC ALLEY 515
PUBLIC ALLEY 516
PUBLIC ALLEY 517
PUBLIC ALLEY 518
PUBLIC ALLEY 519
PUBLIC ALLEY 520
PUBLIC ALLEY 521
PUBLIC ALLEY 522
PUBLIC ALLEY 523
PUBLIC ALLEY 524
PUBLIC ALLEY 525
PUBLIC ALLEY 526
PUBLIC ALLEY 527
PUBLIC ALLEY 528
PUBLIC ALLEY 529
PUBLIC ALLEY 530
PUBLIC ALLEY 531
PUBLIC ALLEY 532
PUBLIC ALLEY 533
PUBLIC ALLEY 534
PUBLIC ALLEY 535
PUBLIC ALLEY 536
PUBLIC ALLEY 537
PUBLIC ALLEY 538
PUBLIC ALLEY 539
PUBLIC ALLEY 540
PUBLIC ALLEY 541
PUBLIC ALLEY 542
PUBLIC ALLEY 543
PUBLIC ALLEY 544
PUBLIC ALLEY 545
PUBLIC ALLEY 546
PUBLIC ALLEY 547
PUBLIC ALLEY 548
PUBLIC ALLEY 549
PUBLIC ALLEY 550
PUBLIC ALLEY 551
PUBLIC ALLEY 552
PUBLIC ALLEY 553
PUBLIC ALLEY 554
PUBLIC ALLEY 555
PUBLIC ALLEY 556
PUBLIC ALLEY 557
PUBLIC ALLEY 558
PUBLIC ALLEY 559
PUBLIC ALLEY 560
PUBLIC ALLEY 561
PUBLIC ALLEY 562
PUBLIC ALLEY 563
PUBLIC ALLEY 564
PUBLIC ALLEY 565
PUBLIC ALLEY 566
PUBLIC ALLEY 567
PUBLIC ALLEY 568
PUBLIC ALLEY 569
PUBLIC ALLEY 570
PUBLIC ALLEY 571
PUBLIC ALLEY 572
PUBLIC ALLEY 573
PUBLIC ALLEY 574
PUBLIC ALLEY 575
PUBLIC ALLEY 576
PUBLIC ALLEY 577
PUBLIC ALLEY 578
PUBLIC ALLEY 579
PUBLIC ALLEY 580
PUBLIC ALLEY 581
PUBLIC ALLEY 582
PUBLIC ALLEY 583
PUBLIC ALLEY 584
PUBLIC ALLEY 585
PUBLIC ALLEY 586
PUBLIC ALLEY 587
PUBLIC ALLEY 588
PUBLIC ALLEY 589
PUBLIC ALLEY 590
PUBLIC ALLEY 591
PUBLIC ALLEY 592
PUBLIC ALLEY 593
PUBLIC ALLEY 594
PUBLIC ALLEY 595
PUBLIC ALLEY 596
PUBLIC ALLEY 597
PUBLIC ALLEY 598
PUBLIC ALLEY 599
PUBLIC ALLEY 600
PUBLIC ALLEY 601
PUBLIC ALLEY 602
PUBLIC ALLEY 603
PUBLIC ALLEY 604
PUBLIC ALLEY 605
PUBLIC ALLEY 606
PUBLIC ALLEY 607
PUBLIC ALLEY 608
PUBLIC ALLEY 609
PUBLIC ALLEY 610
PUBLIC ALLEY 611
PUBLIC ALLEY 612
PUBLIC ALLEY 613
PUBLIC ALLEY 614
PUBLIC ALLEY 615
PUBLIC ALLEY 616
PUBLIC ALLEY 617
PUBLIC ALLEY 618
PUBLIC ALLEY 619
PUBLIC ALLEY 620
PUBLIC ALLEY 621
PUBLIC ALLEY 622
PUBLIC ALLEY 623
PUBLIC ALLEY 624
PUBLIC ALLEY 625
PUBLIC ALLEY 626
PUBLIC ALLEY 627
PUBLIC ALLEY 628
PUBLIC ALLEY 629
PUBLIC ALLEY 630
PUBLIC ALLEY 631
PUBLIC ALLEY 632
PUBLIC ALLEY 633
PUBLIC ALLEY 634
PUBLIC ALLEY 635
PUBLIC ALLEY 636
PUBLIC ALLEY 637
PUBLIC ALLEY 638
PUBLIC ALLEY 639
PUBLIC ALLEY 640
PUBLIC ALLEY 641
PUBLIC ALLEY 642
PUBLIC ALLEY 643
PUBLIC ALLEY 644
PUBLIC ALLEY 645
PUBLIC ALLEY 646
PUBLIC ALLEY 647
PUBLIC ALLEY 648
PUBLIC ALLEY 649
PUBLIC ALLEY 650
PUBLIC ALLEY 651
PUBLIC ALLEY 652
PUBLIC ALLEY 653
PUBLIC ALLEY 654
PUBLIC ALLEY 655
PUBLIC ALLEY 656
PUBLIC ALLEY 657
PUBLIC ALLEY 658
PUBLIC ALLEY 659
PUBLIC ALLEY 660
PUBLIC ALLEY 661
PUBLIC ALLEY 662
PUBLIC ALLEY 663
PUBLIC ALLEY 664
PUBLIC ALLEY 665
PUBLIC ALLEY 666
PUBLIC ALLEY 667
PUBLIC ALLEY 668
PUBLIC ALLEY 669
PUBLIC ALLEY 670
PUBLIC ALLEY 671
PUBLIC ALLEY 672
PUBLIC ALLEY 673
PUBLIC ALLEY 674
PUBLIC ALLEY 675
PUBLIC ALLEY 676
PUBLIC ALLEY 677
PUBLIC ALLEY 678
PUBLIC ALLEY 679
PUBLIC ALLEY 680
PUBLIC ALLEY 681
PUBLIC ALLEY 682
PUBLIC ALLEY 683
PUBLIC ALLEY 684
PUBLIC ALLEY 685
PUBLIC ALLEY 686
PUBLIC ALLEY 687
PUBLIC ALLEY 688
PUBLIC ALLEY 689
PUBLIC ALLEY 690
PUBLIC ALLEY 691
PUBLIC ALLEY 692
PUBLIC ALLEY 693
PUBLIC ALLEY 694
PUBLIC ALLEY 695
PUBLIC ALLEY 696
PUBLIC ALLEY 697
PUBLIC ALLEY 698
PUBLIC ALLEY 699
PUBLIC ALLEY 700
PUBLIC ALLEY 701
PUBLIC ALLEY 702
PUBLIC ALLEY 703
PUBLIC ALLEY 704
PUBLIC ALLEY 705
PUBLIC ALLEY 706
PUBLIC ALLEY 707
PUBLIC ALLEY 708
PUBLIC ALLEY 709
PUBLIC ALLEY 710
PUBLIC ALLEY 711
PUBLIC ALLEY 712
PUBLIC ALLEY 713
PUBLIC ALLEY 714
PUBLIC ALLEY 715
PUBLIC ALLEY 716
PUBLIC ALLEY 717
PUBLIC ALLEY 718
PUBLIC ALLEY 719
PUBLIC ALLEY 720
PUBLIC ALLEY 721
PUBLIC ALLEY 722
PUBLIC ALLEY 723
PUBLIC ALLEY 724
PUBLIC ALLEY 725
PUBLIC ALLEY 726
PUBLIC ALLEY 727
PUBLIC ALLEY 728
PUBLIC ALLEY 729
PUBLIC ALLEY 730
PUBLIC ALLEY 731
PUBLIC ALLEY 732
PUBLIC ALLEY 733
PUBLIC ALLEY 734
PUBLIC ALLEY 735
PUBLIC ALLEY 736
PUBLIC ALLEY 737
PUBLIC ALLEY 738
PUBLIC ALLEY 739
PUBLIC ALLEY 740
PUBLIC ALLEY 741
PUBLIC ALLEY 742
PUBLIC ALLEY 743
PUBLIC ALLEY 744
PUBLIC ALLEY 745
PUBLIC ALLEY 746
PUBLIC ALLEY 747
PUBLIC ALLEY 748
PUBLIC ALLEY 749
PUBLIC ALLEY 750
PUBLIC ALLEY 751
PUBLIC ALLEY 752
PUBLIC ALLEY 753
PUBLIC ALLEY 754
PUBLIC ALLEY 755
PUBLIC ALLEY 756
PUBLIC ALLEY 757
PUBLIC ALLEY 758
PUBLIC ALLEY 759
PUBLIC ALLEY 760
PUBLIC ALLEY 761
PUBLIC ALLEY 762
PUBLIC ALLEY 763
PUBLIC ALLEY 764
PUBLIC ALLEY 765
PUBLIC ALLEY 766
PUBLIC ALLEY 767
PUBLIC ALLEY 768
PUBLIC ALLEY 769
PUBLIC ALLEY 770
PUBLIC ALLEY 771
PUBLIC ALLEY 772
PUBLIC ALLEY 773
PUBLIC ALLEY 774
PUBLIC ALLEY 775
PUBLIC ALLEY 776
PUBLIC ALLEY 777
PUBLIC ALLEY 778
PUBLIC ALLEY 779
PUBLIC ALLEY 780
PUBLIC ALLEY 781
PUBLIC ALLEY 782
PUBLIC ALLEY 783
PUBLIC ALLEY 784
PUBLIC ALLEY 785
PUBLIC ALLEY 786
PUBLIC ALLEY 787
PUBLIC ALLEY 788
PUBLIC ALLEY 789
PUBLIC ALLEY 790
PUBLIC ALLEY 791
PUBLIC ALLEY 792
PUBLIC ALLEY 793
PUBLIC ALLEY 794
PUBLIC ALLEY 795
PUBLIC ALLEY 796
PUBLIC ALLEY 797
PUBLIC ALLEY 798
PUBLIC ALLEY 799
PUBLIC ALLEY 800
PUBLIC ALLEY 801
PUBLIC ALLEY 802
PUBLIC ALLEY 803
PUBLIC ALLEY 804
PUBLIC ALLEY 805
PUBLIC ALLEY 806
PUBLIC ALLEY 807
PUBLIC ALLEY 808
PUBLIC ALLEY 809
PUBLIC ALLEY 810
PUBLIC ALLEY 811
PUBLIC ALLEY 812
PUBLIC ALLEY 813
PUBLIC ALLEY 814
PUBLIC ALLEY 815
PUBLIC ALLEY 816
PUBLIC ALLEY 817
PUBLIC ALLEY 818
PUBLIC ALLEY 819
PUBLIC ALLEY 820
PUBLIC ALLEY 821
PUBLIC ALLEY 822
PUBLIC ALLEY 823
PUBLIC ALLEY 824
PUBLIC ALLEY 825
PUBLIC ALLEY 826
PUBLIC ALLEY 827
PUBLIC ALLEY 828
PUBLIC ALLEY 829
PUBLIC ALLEY 830
PUBLIC ALLEY 831
PUBLIC ALLEY 832
PUBLIC ALLEY 833
PUBLIC ALLEY 834
PUBLIC ALLEY 835
PUBLIC ALLEY 836
PUBLIC ALLEY 837
PUBLIC ALLEY 838
PUBLIC ALLEY 839
PUBLIC ALLEY 840
PUBLIC ALLEY 841
PUBLIC ALLEY 842
PUBLIC ALLEY 843
PUBLIC ALLEY 844
PUBLIC ALLEY 845
PUBLIC ALLEY 846
PUBLIC ALLEY 847
PUBLIC ALLEY 848
PUBLIC ALLEY 849
PUBLIC ALLEY 850
PUBLIC ALLEY 851
PUBLIC ALLEY 852
PUBLIC ALLEY 853
PUBLIC ALLEY 854
PUBLIC ALLEY 855
PUBLIC ALLEY 856
PUBLIC ALLEY 857
PUBLIC ALLEY 858
PUBLIC ALLEY 859
PUBLIC ALLEY 860
PUBLIC ALLEY 861
PUBLIC ALLEY 862
PUBLIC ALLEY 863
PUBLIC ALLEY 864
PUBLIC ALLEY 865
PUBLIC ALLEY 866
PUBLIC ALLEY 867
PUBLIC ALLEY 868
PUBLIC ALLEY 869
PUBLIC ALLEY 870
PUBLIC ALLEY 871
PUBLIC ALLEY 872
PUBLIC ALLEY 873
PUBLIC ALLEY 874
PUBLIC ALLEY 875
PUBLIC ALLEY 876
PUBLIC ALLEY 877
PUBLIC ALLEY 878
PUBLIC ALLEY 879
PUBLIC ALLEY 880
PUBLIC ALLEY 881
PUBLIC ALLEY 882
PUBLIC ALLEY 883
PUBLIC ALLEY 884
PUBLIC ALLEY 885
PUBLIC ALLEY 886
PUBLIC ALLEY 887
PUBLIC ALLEY 888
PUBLIC ALLEY 889
PUBLIC ALLEY 890
PUBLIC ALLEY 891
PUBLIC ALLEY 892
PUBLIC ALLEY 893
PUBLIC ALLEY 894
PUBLIC ALLEY 895
PUBLIC ALLEY 896
PUBLIC ALLEY 897
PUBLIC ALLEY 898
PUBLIC ALLEY 899
PUBLIC ALLEY 900
PUBLIC ALLEY 901
PUBLIC ALLEY 902
PUBLIC ALLEY 903
PUBLIC ALLEY 904
PUBLIC ALLEY 905
PUBLIC ALLEY 906
PUBLIC ALLEY 907
PUBLIC ALLEY 908
PUBLIC ALLEY 909
PUBLIC ALLEY 910
PUBLIC ALLEY 911
PUBLIC ALLEY 912
PUBLIC ALLEY 913
PUBLIC ALLEY 914
PUBLIC ALLEY 915
PUBLIC ALLEY 916
PUBLIC ALLEY 917
PUBLIC ALLEY 918
PUBLIC ALLEY 919
PUBLIC ALLEY 920
PUBLIC ALLEY 921
PUBLIC ALLEY 922
PUBLIC ALLEY 923
PUBLIC ALLEY 924
PUBLIC ALLEY 925
PUBLIC ALLEY 926
PUBLIC ALLEY 927
PUBLIC ALLEY 928
PUBLIC ALLEY 929
PUBLIC ALLEY 930
PUBLIC ALLEY 931
PUBLIC ALLEY 932
PUBLIC ALLEY 933
PUBLIC ALLEY 934
PUBLIC ALLEY 935
PUBLIC ALLEY 936
PUBLIC ALLEY 937
PUBLIC ALLEY 938
PUBLIC ALLEY 939
PUBLIC ALLEY 940
PUBLIC ALLEY 941
PUBLIC ALLEY 942
PUBLIC ALLEY 943
PUBLIC ALLEY 944
PUBLIC ALLEY 945
PUBLIC ALLEY 946
PUBLIC ALLEY 947
PUBLIC ALLEY 948
PUBLIC ALLEY 949
PUBLIC ALLEY 950
PUBLIC ALLEY 951
PUBLIC ALLEY 952
PUBLIC ALLEY 953
PUBLIC ALLEY 954
PUBLIC ALLEY 955
PUBLIC ALLEY 956
PUBLIC ALLEY 957
PUBLIC ALLEY 958
PUBLIC ALLEY 959
PUBLIC ALLEY 960
PUBLIC ALLEY 961
PUBLIC ALLEY 962
PUBLIC ALLEY 963
PUBLIC ALLEY 964
PUBLIC ALLEY 965
PUBLIC ALLEY 966
PUBLIC ALLEY 967
PUBLIC ALLEY 968
PUBLIC ALLEY 969
PUBLIC ALLEY 970
PUBLIC ALLEY 971
PUBLIC ALLEY 972
PUBLIC ALLEY 973
PUBLIC ALLEY 974
PUBLIC ALLEY 975
PUBLIC ALLEY 976
PUBLIC ALLEY 977
PUBLIC ALLEY 978
PUBLIC ALLEY 979
PUBLIC ALLEY 980
PUBLIC ALLEY 981
PUBLIC ALLEY 982
PUBLIC ALLEY 983
PUBLIC ALLEY 984
PUBLIC ALLEY 985
PUBLIC ALLEY 986
PUBLIC ALLEY 987
PUBLIC ALLEY 988
PUBLIC ALLEY 989
PUBLIC ALLEY 990
PUBLIC ALLEY 991
PUBLIC ALLEY 992
PUBLIC ALLEY 993
PUBLIC ALLEY 994
PUBLIC ALLEY 995
PUBLIC ALLEY 996
PUBLIC ALLEY 997
PUBLIC ALLEY 998
PUBLIC ALLEY 999
PUBLIC ALLEY 1000
PUBLIC ALLEY 1001
PUBLIC ALLEY 1002
PUBLIC ALLEY 1003
PUBLIC ALLEY 1004
PUBLIC ALLEY 1005
PUBLIC ALLEY 1006
PUBLIC ALLEY 1007
PUBLIC ALLEY 1008
PUBLIC ALLEY 1009
PUBLIC ALLEY 1010
PUBLIC ALLEY 1011
PUBLIC ALLEY 1012
PUBLIC ALLEY 1013
PUBLIC ALLEY 1014
PUBLIC ALLEY 1015
PUBLIC ALLEY 1016
PUBLIC ALLEY 1017
PUBLIC ALLEY 1018
PUBLIC ALLEY 1019
PUBLIC ALLEY 1020
PUBLIC ALLEY 1021
PUBLIC ALLEY 1022
PUBLIC ALLEY 1023
PUBLIC ALLEY 1024
PUBLIC ALLEY 1025
PUBLIC ALLEY 1026
PUBLIC ALLEY 1027
PUBLIC ALLEY 1028
PUBLIC ALLEY 1029
PUBLIC ALLEY 1030
PUBLIC ALLEY 1031
PUBLIC ALLEY 1032
PUBLIC ALLEY 1033
PUBLIC ALLEY 1034
PUBLIC ALLEY 1035
PUBLIC ALLEY 1036
PUBLIC ALLEY 1037
PUBLIC ALLEY 1038
PUBLIC ALLEY 1039
PUBLIC ALLEY 1040
PUBLIC ALLEY 1041
PUBLIC ALLEY 1042
PUBLIC ALLEY 1043
PUBLIC ALLEY 1044
PUBLIC ALLEY 1045
PUBLIC ALLEY 1046
PUBLIC ALLEY 1047
PUBLIC ALLEY 1048
PUBLIC ALLEY 1049
PUBLIC ALLEY 1050
PUBLIC ALLEY 1051
PUBLIC ALLEY 1052
PUBLIC ALLEY 1053
PUBLIC ALLEY 1054
PUBLIC ALLEY 1055
PUBLIC ALLEY 1056
PUBLIC ALLEY 1057
PUBLIC ALLEY 1058
PUBLIC ALLEY 1059
PUBLIC ALLEY 1060
PUBLIC ALLEY 1061
PUBLIC ALLEY 1062
PUBLIC ALLEY 1063
PUBLIC ALLEY 1064
PUBLIC ALLEY 1065
PUBLIC ALLEY 1066
PUBLIC ALLEY 1067
PUBLIC ALLEY 1068
PUBLIC ALLEY 1069
PUBLIC ALLEY 1070
PUBLIC ALLEY 1071
PUBLIC ALLEY 1072
PUBLIC ALLEY 1073
PUBLIC ALLEY 1074
PUBLIC ALLEY 1075
PUBLIC ALLEY 1076
PUBLIC ALLEY 1077
PUBLIC ALLEY 1078
PUBLIC ALLEY 1079
PUBLIC ALLEY 1080
PUBLIC ALLEY 1081
PUBLIC ALLEY 1082
PUBLIC ALLEY 1083
PUBLIC ALLEY 1084
PUBLIC ALLEY 1085
PUBLIC ALLEY 1086
PUBLIC ALLEY 1087
PUBLIC ALLEY 1088
PUBLIC ALLEY 1089
PUBLIC ALLEY 1090
PUBLIC ALLEY 1091
PUBLIC ALLEY 1092
PUBLIC ALLEY 1093
PUBLIC ALLEY 1094
PUBLIC ALLEY 1095
PUBLIC ALLEY 1096
PUBLIC ALLEY 1097
PUBLIC ALLEY 1098
PUBLIC ALLEY 1099
PUBLIC ALLEY 1100
PUBLIC ALLEY 1101
PUBLIC ALLEY 1102
PUBLIC ALLEY 1103
PUBLIC ALLEY 1104
PUBLIC ALLEY 1105
PUBLIC ALLEY 1106
PUBLIC ALLEY 1107
PUBLIC ALLEY 1108
PUBLIC ALLEY 1109
PUBLIC ALLEY 1110
PUBLIC ALLEY 1111
PUBLIC ALLEY 1112
PUBLIC ALLEY 1113
PUBLIC ALLEY 1114
PUBLIC ALLEY 1115
PUBLIC ALLEY 1116
PUBLIC ALLEY 1117
PUBLIC ALLEY 1118
PUBLIC ALLEY 1119
PUBLIC ALLEY 1120
PUBLIC ALLEY 1121
PUBLIC ALLEY 1122
PUBLIC ALLEY 1123
PUBLIC ALLEY 1124
PUBLIC ALLEY 1125
PUBLIC ALLEY 1126
PUBLIC ALLEY 1127
PUBLI

GRAPHIC SCALE
SHEET C-12.0
SHEET C-12.1
SHEET C-12.3
SHEET C-12.2
LOCATOR MAP
SSL 5338 0006
J.D. HAWKINS CYCLE M WADE
409 50th STREET SE
ZONE: R-5-A
USE: RES/DET/DP
SSL 5338 0005
GEORGE W GILBERT
ST LOUIS STREET SE
ZONE: R-5-A
USE: VACANT/RESI
SSL 5344 0800
HAMPTON EAST APARTMENTS
4730 MINNESOTA AVENUE, S.E.
ZONE: R-5-A USE: RESIDENTIAL/ELEV
ST. LOUIS ST.
50th STREET
F STREET, S.E.
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
BUILDING 21
BUILDING 22
MATCH LINE (SEE SHEET C-12.3)
MATCH LINE (SEE SHEET C-12.2)
Bowman CONSULTING
GRIMM + PARKER
The Edgemoor Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax
RELEASED FOR
DETAILED SITE DEVELOPMENT PLAN (SHEET 1 OF 4)
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.
C-12.0


KEY:
★ DENOTES PARKING PAD
GRAPHIC SCALE
SSL 5321 0035
MULLIGAN MYRL W C/O MWM PROPERTIES
SE
ZONE: R-5-A
USE: VACANT/TRUE
QUEEN'S STROLL PLACE
30th STREET SE
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
GRANDHOME 1
BUILDING 10
GRANDHOME 2
BUILDING 11
BUILDING 28
BUILDING 29
BUILDING 30
BUILDING 31
BUILDING 32
BUILDING 33
BUILDING 34
BUILDING 35
BUILDING 36
PUBLIC ALLEY 1
PUBLIC ALLEY 2
PUBLIC STREET 1
E STREET
31st STREET SE
SHEET C-12.0
SHEET C-12.1
SHEET C-12.2
SHEET C-12.3
LOCATOR MAP
Bowman CONSULTING
GRIMM + PARKER ARCHITECTS
The Edgecombe Group, Inc. Landscape Architects
RELEASED FOR
DETAILED SITE DEVELOPMENT PLAN (SHEET 2 OF 4)
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.
C-12.1

C-122

DETAILED SITE DEVELOPMENT PLAN (SHEET 3 OF 4)

EASTGATE FAMILY HOUSING

WASHINGTON, D. C.

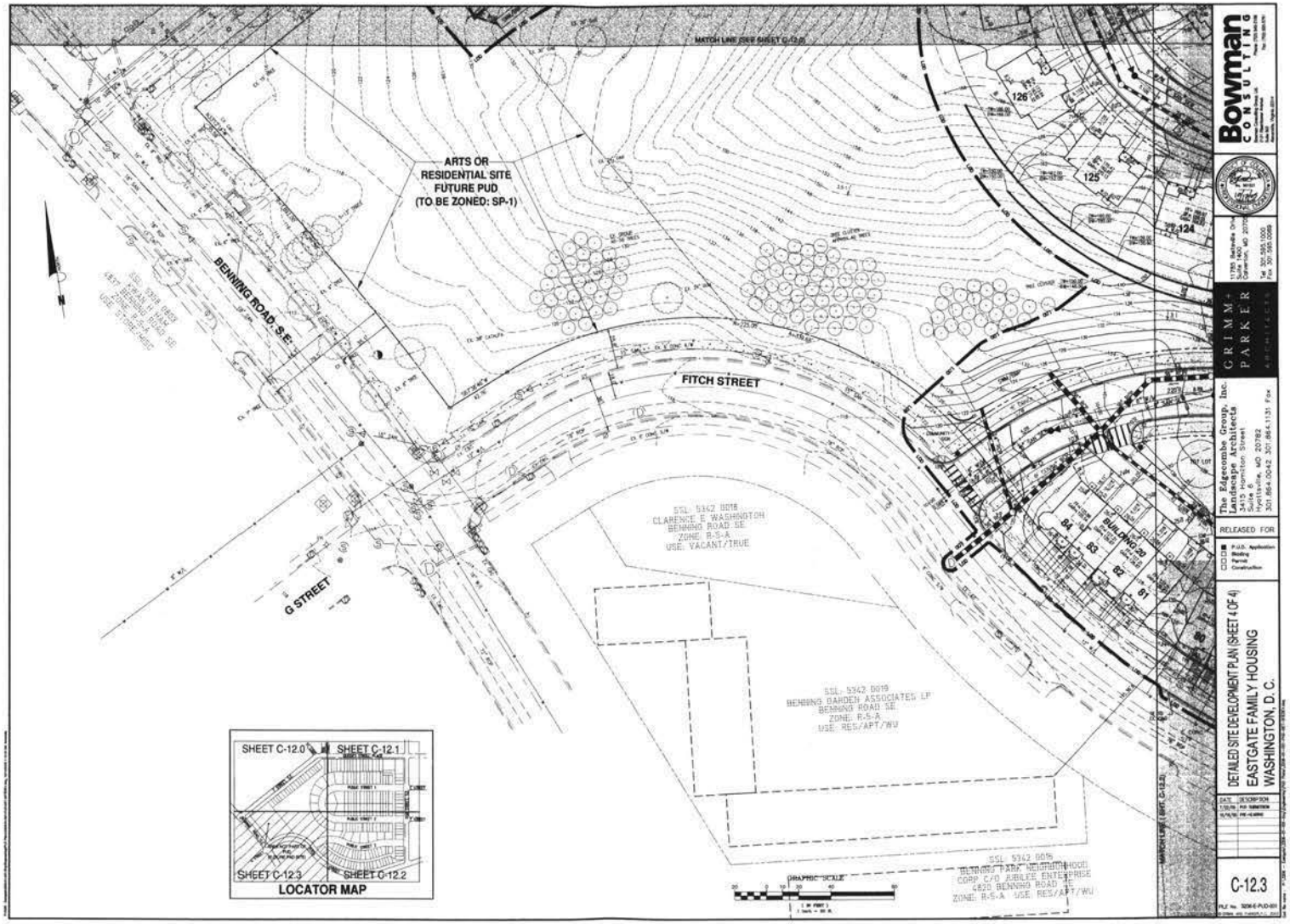
RELEASED FOR

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 8
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

GRIMM + PARKER

11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301.595.1000
Fax 301.595.0064

Bowman CONSULTING


ARTS OR
RESIDENTIAL SITE
FUTURE PUD
(TO BE ZONED: SP-1)
BENNING ROAD S.E.
FITCH STREET
G STREET
SSL: 5342 0018
CLARENCE E WASHINGTON
BENNING ROAD SE
ZONE: R-5-A
USE: VACANT/TRUE
SSL: 5342 0019
BENNING BARDEN ASSOCIATES LP
BENNING ROAD SE
ZONE: R-5-A
USE: RES/APT/WU
SSL: 5362 0076
BENNING TERR NEIGHBORHOOD
CORP C/O AUBLES ENTERPRISE
4820 BENNING ROAD SE
ZONE: R-5-A USE: RES/APT/WU
SUITLAND ST
SHEET C-12.0
SHEET C-12.1
SHEET C-12.3
SHEET C-12.2
LOCATOR MAP
GRAPHIC SCALE
Bowman CONSULTING
GRIMM+ PARKER ARCHITECTS
The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax
RELEASED FOR
P.U.D. Application
Bidding
Permit
Construction
DETAILED SITE DEVELOPMENT PLAN (SHEET 4 OF 4)
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.
C-12.3

LEGEND
QUEEN'S STROLL PLACE
F STREET, SE
E STREET
F STREET
BENNING ROAD, S.E.
G STREET
FITCH STREET
GRAPHIC SCALE
Bowman CONSULTING
GRIMM + PARKER
The Edgemoor Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 0
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax
RELEASED FOR
EROSION AND SEDIMENT CONTROL PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.
C-13.0

ESTIMATED WATER AND SANITARY SEWER USAGE

	TOWNHOUSES	SINGLE FAMILY HOMES	GRAND HOMES
NUMBER OF UNITS	108	20	3
PERSONS/UNIT	3	4	10
TOTAL HOUSEHOLD POPULATION	474	80	30
TOTAL AVERAGE DAILY FLOW (50 GAL/PERSON/DAY)	57,920	8,480	1,900
PEAK FLOW (PEAK FACTOR = 4)	227,328	38,400	8,800
TOTAL PEAK FLOW	275,528 GALS/DAY = 0.28 MGD		

A. AREA #1 TO SWM FILTER #1

A.1 WATER QUALITY VOLUME
TOTAL DRAINAGE AREA = 1.60 AC
IMPERVIOUS AREA = 6,306 SF (ROOFTOPS ONLY)
Wv = 0.5 * 6,306 / 12 = 209 CF

A.2 COMPUTE DETENTION VOLUME
C = C * I * A (TC = 5 MIN)

2-YR POST-DEVELOPMENT
C = 0.50 I = 5.28
Q = 0.50 * 5.28 * 1.60 = 4.3 CFS

10-YR POST-DEVELOPMENT
C = 0.60 I = 7.99
Q = 0.60 * 7.99 * 1.60 = 11.7 CFS

DETENTION VOLUME REQUIRED
MAX OF Vw & Vp
Vp = (Q10 - Q2) * Tc * 1.25
Vp = (11.7 - 4.3) * 300 * 1.25 = 3,330 CF
DETENTION VOLUME = 3,330 CF

A.3 APPROXIMATE DETENTION SIZING
SA OVER CMP = 10.02 SF
3,330 CF / 10.02 SF = 166 LF

B. AREA #2 TO SWM FILTER #2

B.1 WATER QUALITY VOLUME
TOTAL DRAINAGE AREA = 1.79 AC
IMPERVIOUS AREA = 101,152 SF
(6,294 SF ROADS, 17,564 ROOFTOPS & SIDEWALKS)
Vw = (0.5 * 6,294 + 0.2 * 17,564) / 12 = 664 CF

B.2 COMPUTE DETENTION VOLUME
C = C * I * A (TC = 5 MIN)

2-YR PRE-DEVELOPMENT
C = 0.30 I = 5.28
Q = 0.30 * 5.28 * 1.79 = 2.8 CFS

10-YR POST-DEVELOPMENT
C = 0.60 I = 7.99
Q = 0.60 * 7.99 * 1.79 = 15.8 CFS

DETENTION VOLUME REQUIRED
MAX OF Vw & Vp
Vp = (Q10 - Q2) * Tc * 1.25
Vp = (14.8 - 2.8) * 300 * 1.25 = 3,090 CF
DETENTION VOLUME = 3,090 CF

B.3 APPROXIMATE DETENTION SIZING
SA OVER CMP = 10.02 SF
3,090 CF / 10.02 SF = 153 LF

C. AREA #3 TO SWM FILTER #3

C.1 WATER QUALITY VOLUME
TOTAL DRAINAGE AREA = 3.03 AC
IMPERVIOUS AREA = 106,446 SF
(56,551 SF ROADS & SIDEWALKS, 49,895 ROOFTOPS & SIDEWALKS)
Vw = (0.5 * 56,551 + 0.5 * 49,895) / 12 = 8,934 CF

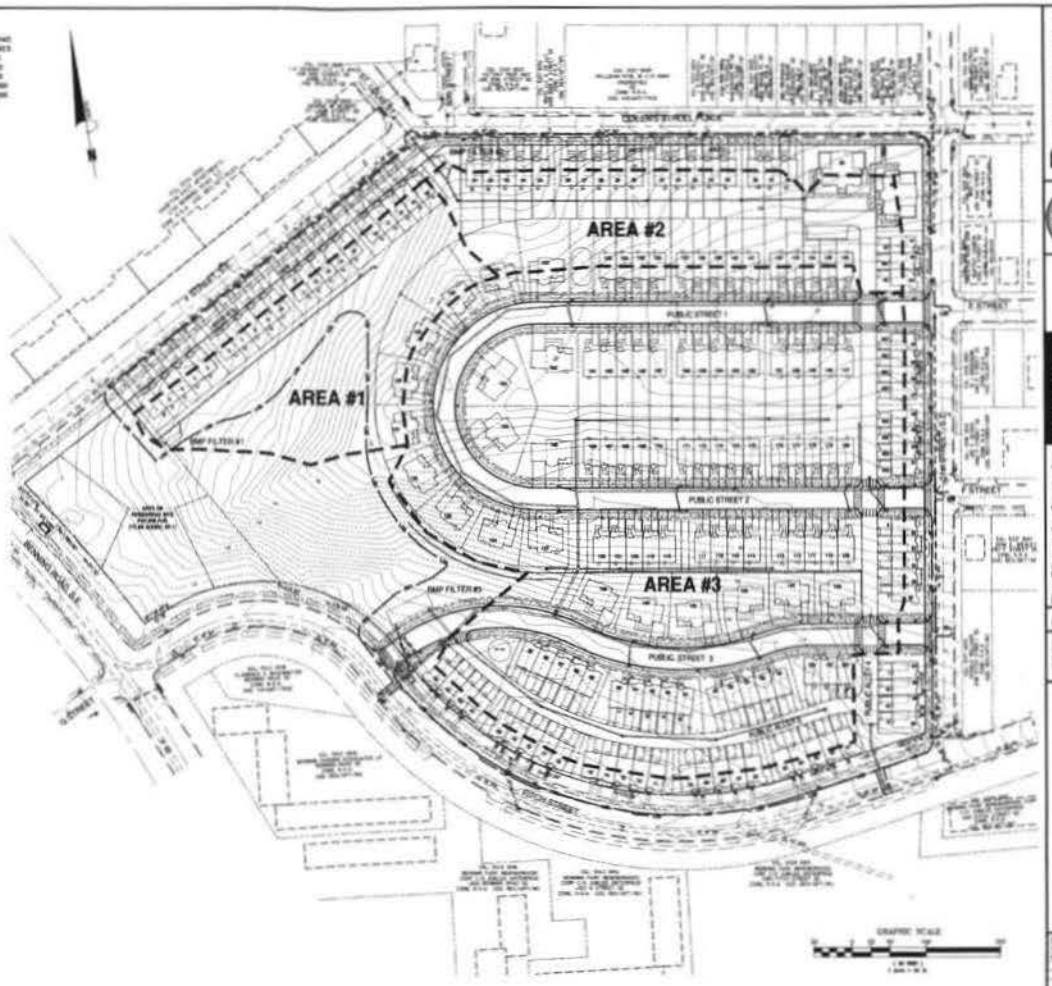
C.2 COMPUTE DETENTION VOLUME
C = C * I * A (TC = 5 MIN)

2-YR PRE-DEVELOPMENT
C = 0.30 I = 5.28
Q = 0.30 * 5.28 * 9.03 = 14.3 CFS

10-YR POST-DEVELOPMENT
C = 0.60 I = 7.99
Q = 0.60 * 7.99 * 9.03 = 34.8 CFS

DETENTION VOLUME REQUIRED
MAX OF Vw & Vp
Vp = (Q10 - Q2) * Tc * 1.25
Vp = (34.8 - 14.3) * 300 * 1.25 = 15,112 CF
DETENTION VOLUME = 15,112 CF

C.3 APPROXIMATE DETENTION SIZING
SA OVER CMP = 10.02 SF
15,112 CF / 10.02 SF = 1,510 LF



Bowman CONSULTING

CRIMM-PARKER

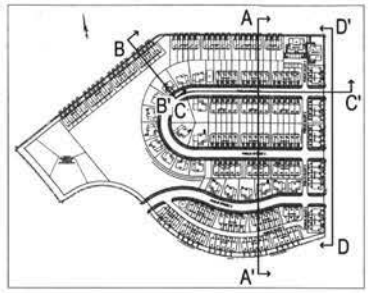
The Edgemoor Group, Inc.
Landscape Architects
1140 Connecticut Avenue
Suite 5
Northwest, WC 20036
202-864-0042 202-864-1131 Fax

RELEASED FOR

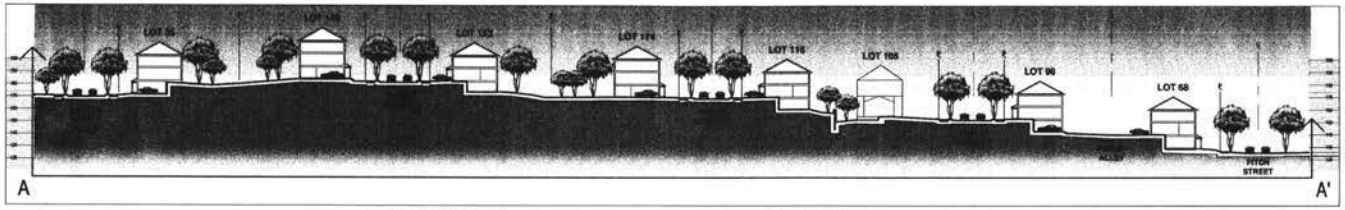
UTILITY USAGE COMPUTATIONS
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

C-14.0

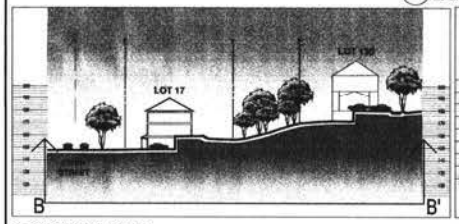
OPEN SPACE TABULATIONS
QUEEN'S STROLL PLACE
PUBLIC STREET 1
PUBLIC STREET 2
PUBLIC STREET 3
PUBLIC ALLEY 1
PUBLIC ALLEY 2
PUBLIC ALLEY 3
PUBLIC ALLEY 4
PUBLIC ALLEY 5
51st STREET, S.E.
E STREET
F STREET
F STREET, S.E.
G STREET
BENNING ROAD, S.E.
FITCH STREET
ST. LOUIS ST.
50th STREET
EXITS ON RESIDENTIAL SITE FUTURE PUD (TO BE ZONED: SP-1)
GRAPHIC SCALE
Bowman CONSULTING
GRIMM + PARKER
The Edgecombe Group, Inc.
Landscape Architects
RELEASED FOR
OPEN SPACE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.
C-15.0

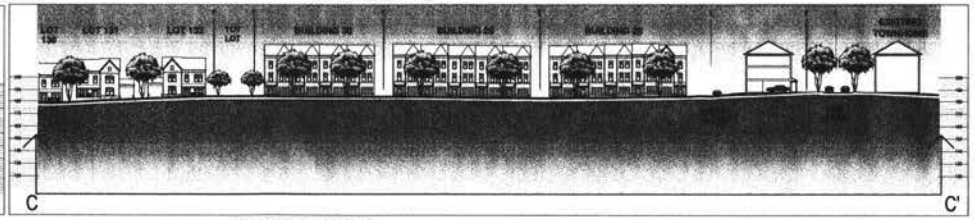


CROSS SECTION KEY MAP
PLAN
1" = 150'
0' 75' 150' 300'



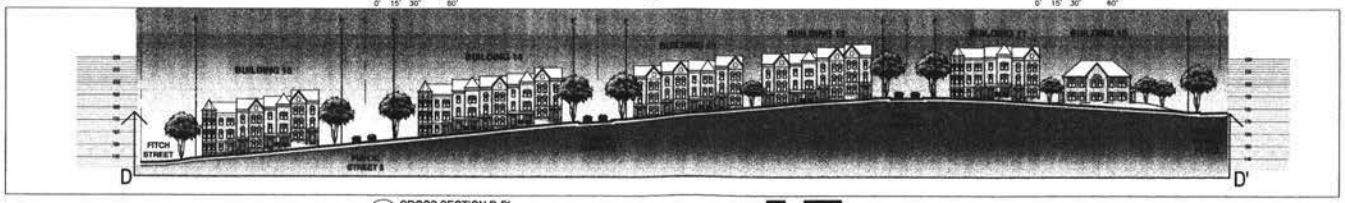
CROSS SECTION A-A'
SECTION ELEVATION
1" = 30'
0' 15' 30' 60'





CROSS SECTION B-B'
SECTION ELEVATION
1" = 30'
0' 15' 30' 60'

CROSS SECTION C-C'
SECTION ELEVATION
1" = 30'
0' 15' 30' 60'



CROSS SECTION D-D'
SECTION ELEVATION
1" = 30'
0' 15' 30' 60'

Bowman CONSULTING
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301.595.1000
Fax 301.595.0068
GRIMM + PARKER
ARCHITECTS
The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 4
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

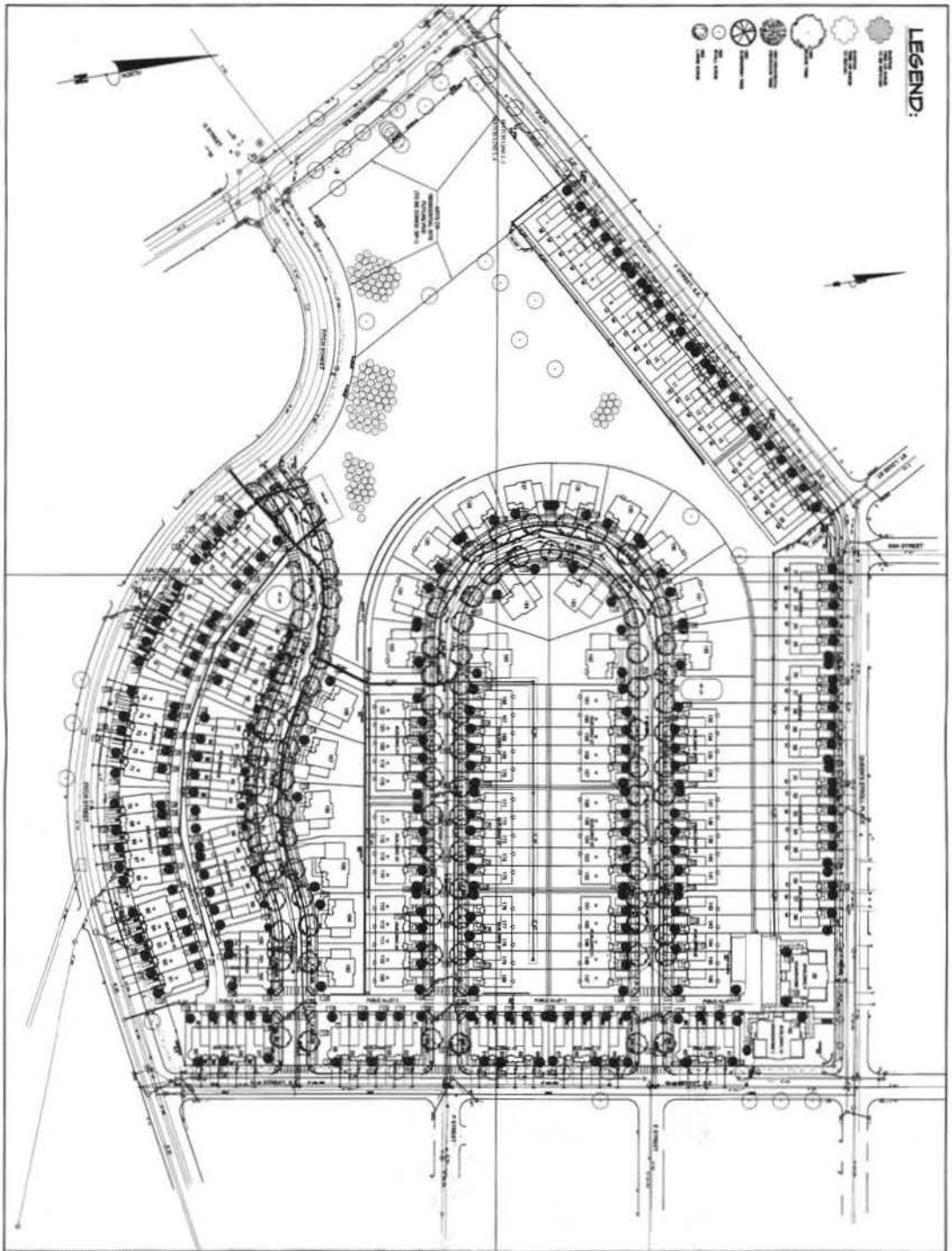
RELEASED FOR
☐ P.U.D. Application
☐ Bidding
☐ Permit
☐ Construction

SITE CROSS SECTIONS
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION
7/10/18	PUD SUBMISSION

C-16.0

FILE No. 8206-E-PUD-001



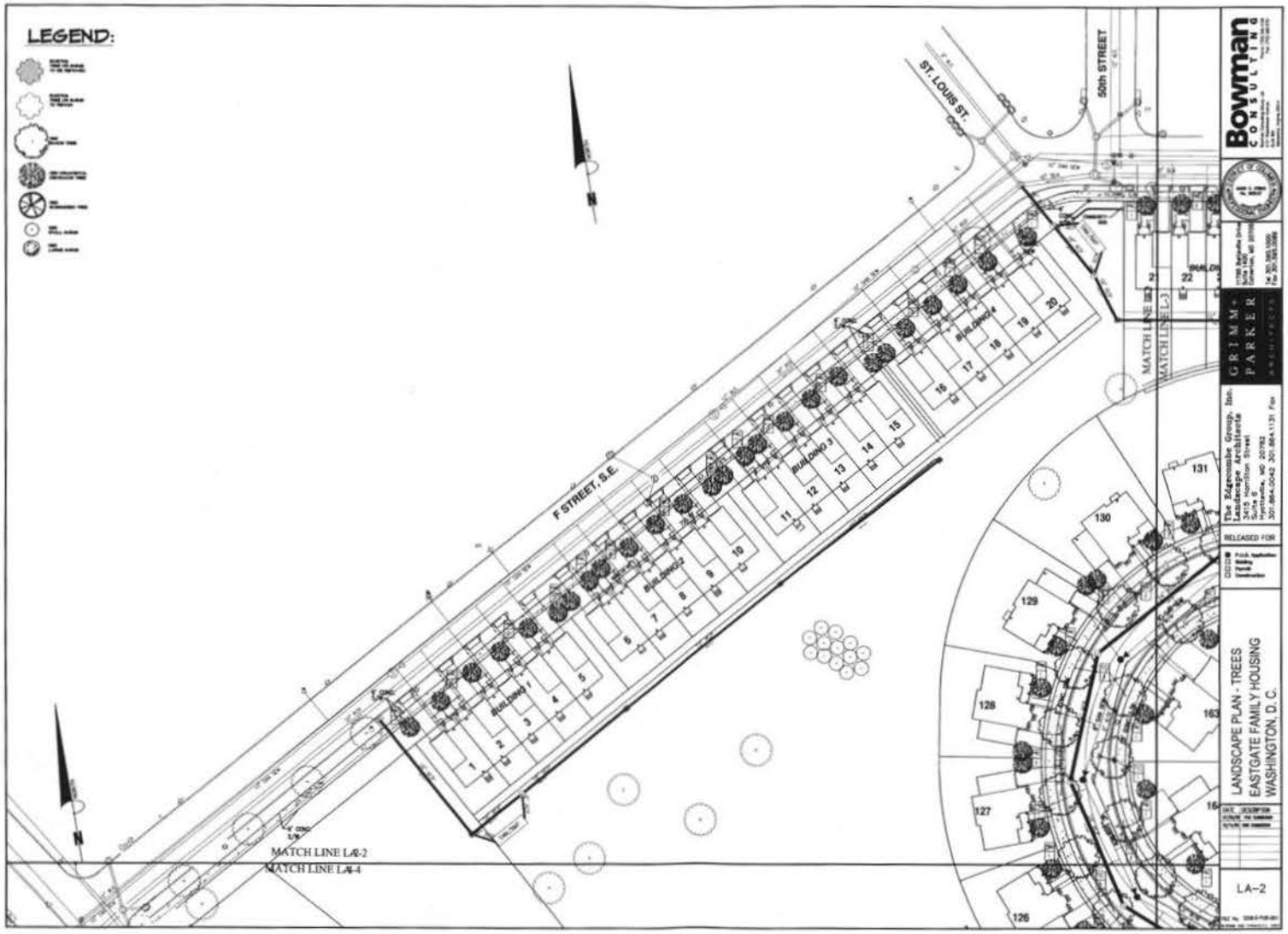
LA-1

LANDSCAPE SITE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

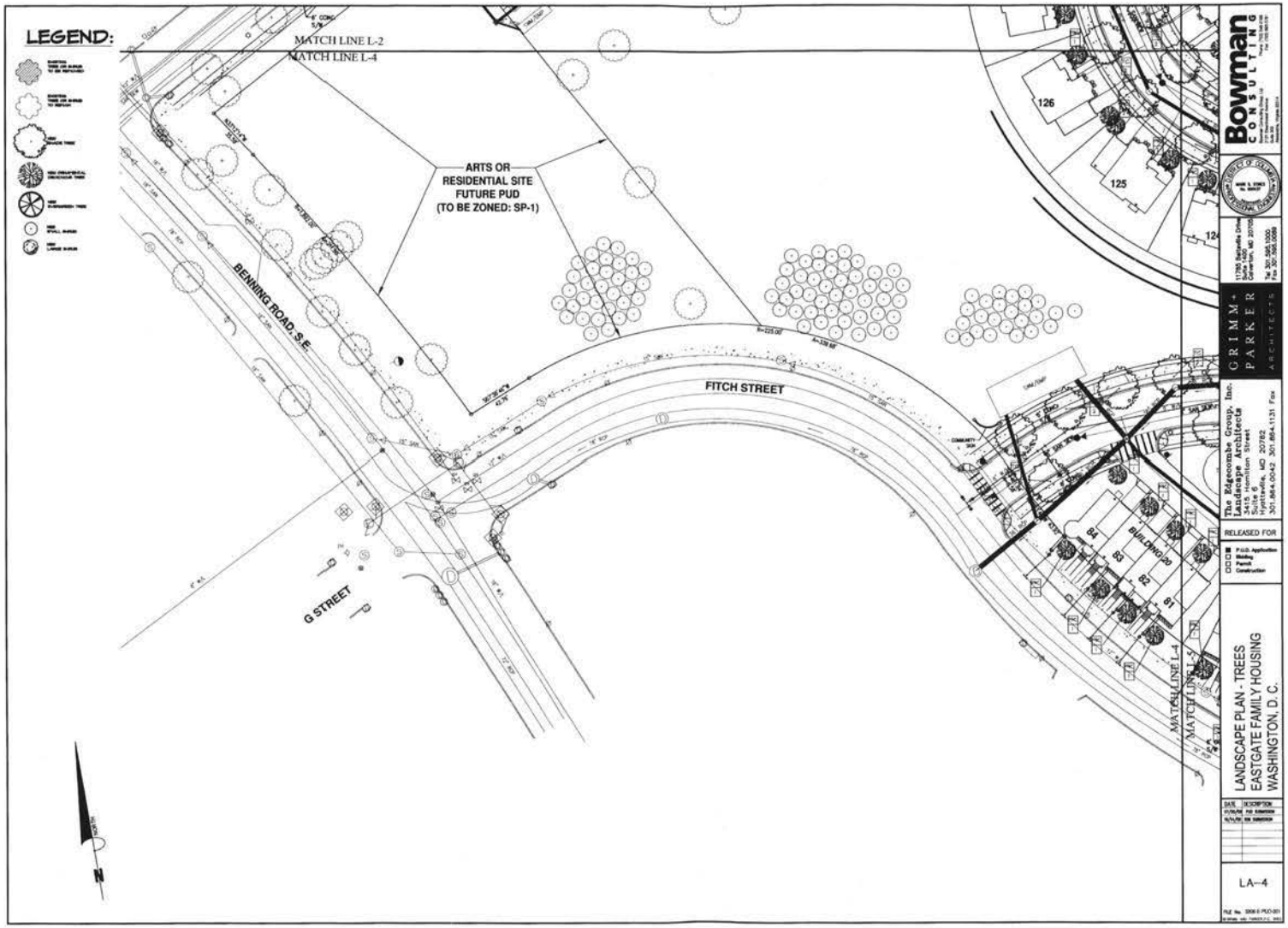
The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

GRIMM+PARKER
ARCHITECTS

Bowman
CONSULTING


LEGEND:
ST. LOUIS ST.
50th STREET
F STREET, S.E.
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
MATCH LINE LA-2
MATCH LINE LA-3
MATCH LINE LA-4
Bowman CONSULTING
GRIMM + PARKER
The Ridgecombe Group, Inc.
Landscape Architects
RELEASED FOR
LANDSCAPE PLAN - TREES
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.
LA-2

LEGEND:
QUEEN'S STROLL PLACE
MATCH LINE L-3
MATCH LINE L-5
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
GRANDHOME 1
BUILDING 10
GRANDHOME 2
BUILDING 11
BUILDING 28
BUILDING 29
BUILDING 30
BUILDING 31
BUILDING 32
BUILDING 33
BUILDING 34
BUILDING 35
BUILDING 36
BUILDING 12
BUILDING 13
TOT LOT
COMMUNITY DOG
PUBLIC ALLEY 1
PUBLIC ALLEY 2
PUBLIC STREET 1
PUBLIC STREET 2
51st STREET, S.E.
Bowman CONSULTING
GRIMM + PARKER ARCHITECTS
The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax
RELEASED FOR
P.U.D. Application
Bldg. Permit
Construction
LANDSCAPE PLAN - TREES
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.
LA-3


LEGEND:
MATCH LINE L-2
MATCH LINE L-4
ARTS OR
RESIDENTIAL SITE
FUTURE PUD
(TO BE ZONED: SP-1)
BENNING ROAD, S.E.
FITCH STREET
G STREET
126
125
124
84
83
82
81
BUILDING
MATCH LINE L-4
MATCH LINE L-4
N
Bowman Consulting
GRIMM + PARKER ARCHITECTS
The Edgemoor Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite #
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax
RELEASED FOR
DESIGN
PUD Application
Construction
LANDSCAPE PLAN - TREES
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.
DATE
DESCRIPTION
LA-4



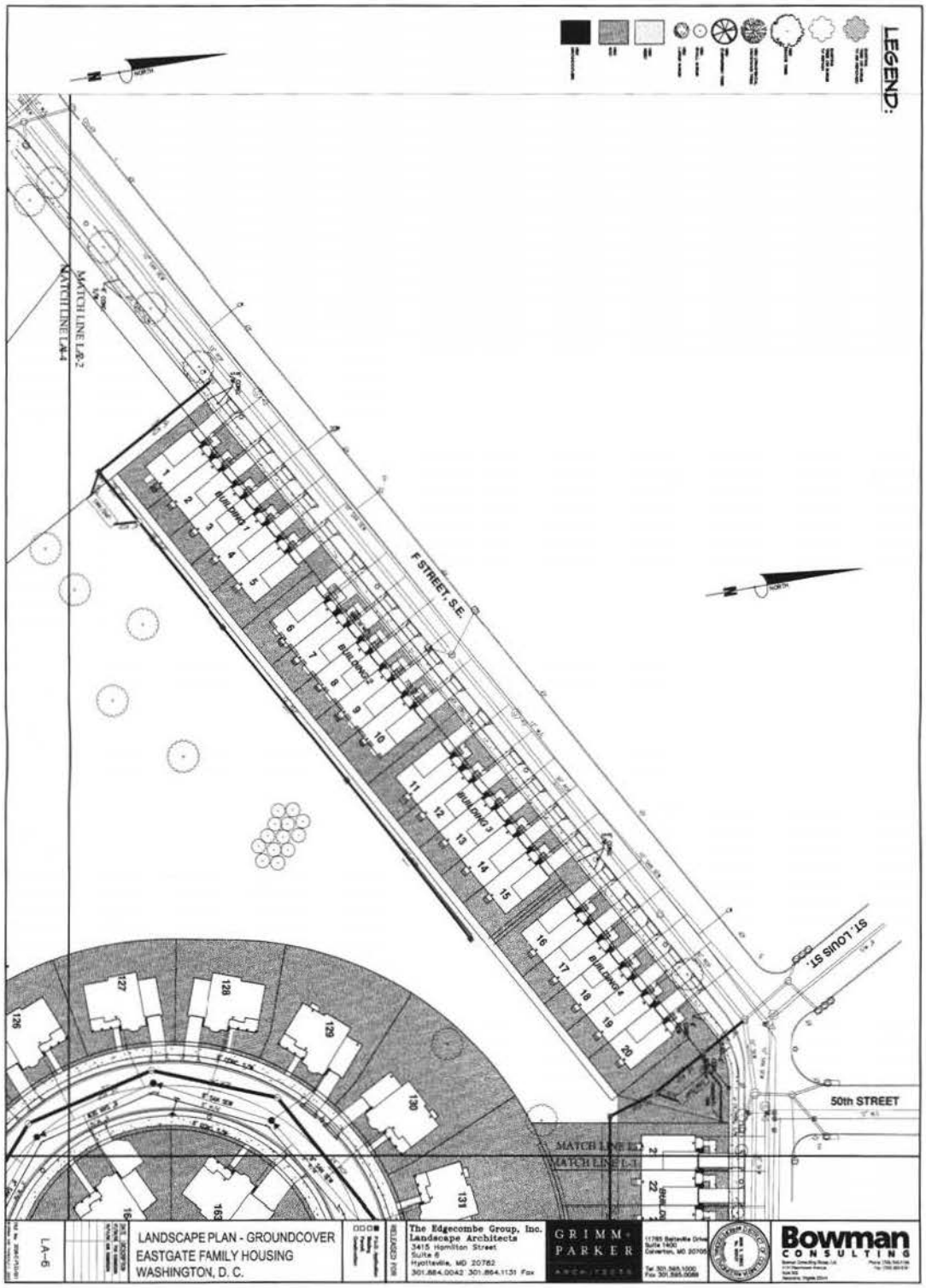
LANDSCAPE PLAN - TREES
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

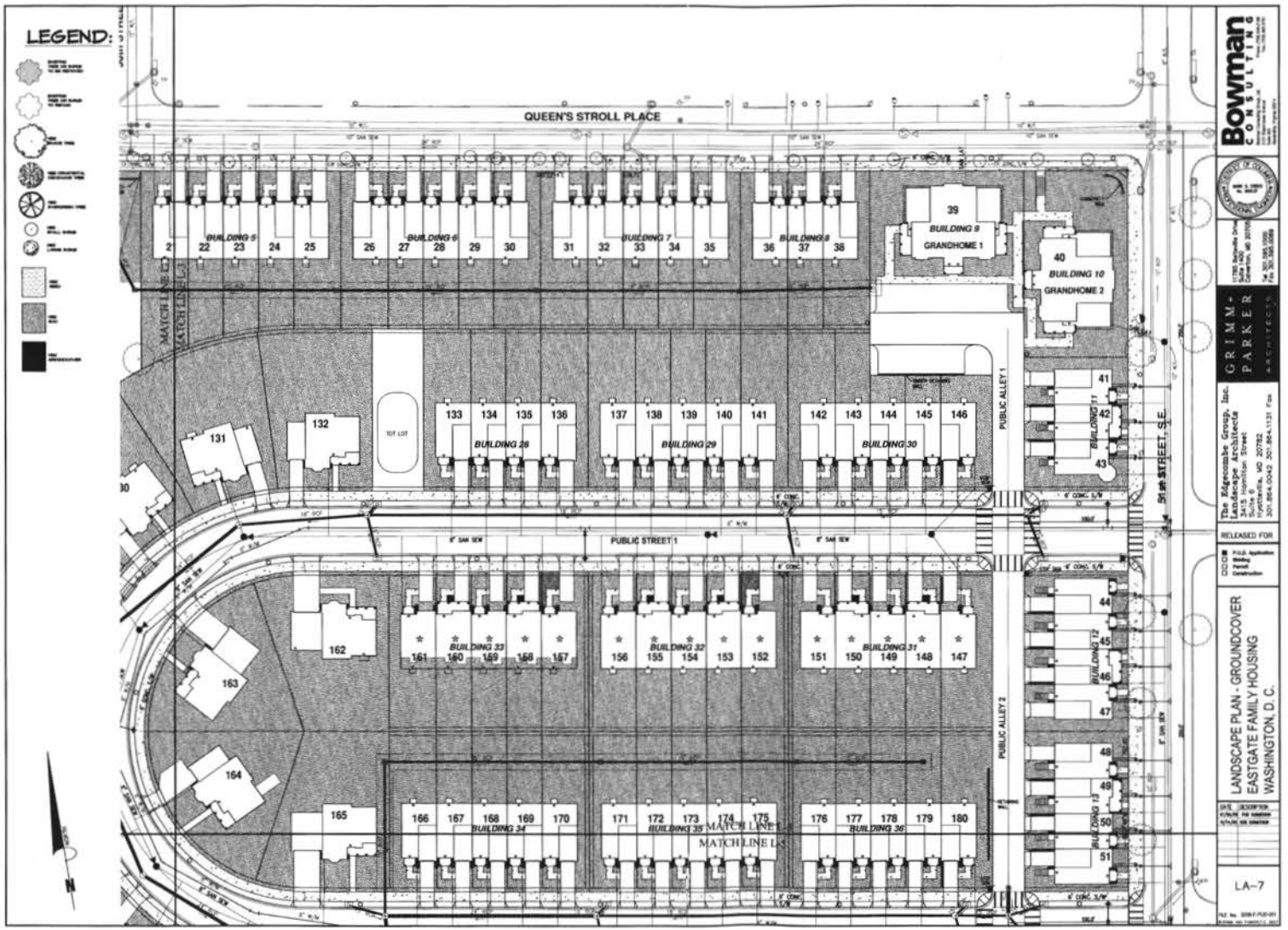
LA-5

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

GRIMM + PARKER ARCHITECTS

Bowman CONSULTING


LEGEND:
MATCH LINE L-4
MATCH LINE L-2
F STREET, S.E.
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 22
ST. LOUIS ST.
50th STREET
MATCH LINE L-3
MATCH LINE L-1
126
127
128
129
130
131
LA-6
LANDSCAPE PLAN - GROUNDCOVER
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.
The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax
GRIMM + PARKER
Bowman
CONSULTING



Bowman CONSULTING

GRIMM + PARKER ARCHITECTS

The Kitchens Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

RELEASED FOR
DESIGN
P.U.D. Application
Permit
Construction

LANDSCAPE PLAN - GROUNDCOVER
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE DESCRIPTION
6/14/06 P.U.D. SUBMISSION
8/14/06 P.U.D. SUBMISSION

LA-7

LEGEND:
MATCH LINE L-2
MATCH LINE L-4
ARTS OR
RESIDENTIAL SITE
FUTURE PUD
(TO BE ZONED: SP-1)
BENNING ROAD, S.E.
FITCH STREET
G STREET
126
125
124
BUILDING 39
MATCH LINE L-4
MATCH LINE L-2
N
Bowman
CONSULTING
GRIMM + PARKER
ARCHITECTS
The Edgecombe Group, Inc.
Landscape Architects
5410 Edmonston Street
Suite 200
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax
RELEASED FOR
LANDSCAPE PLAN - GROUNDCOVER
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.
DATE DESCRIPTION
LA-8

Bowman CONSULTING

GRIMM + PARKER ARCHITECTS

The Edgemoore Group, Inc.
Landscape Architects
3416 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

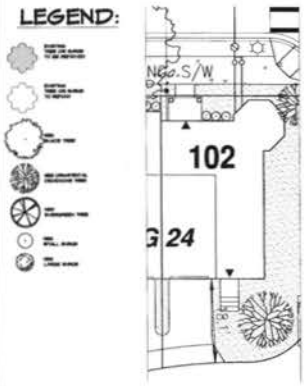
RELEASED FOR

LANDSCAPE PLAN - GROUNDCOVER
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

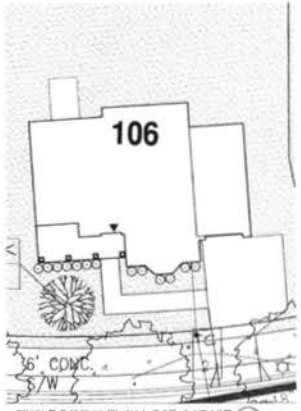
DATE	DESCRIPTION
07/26/06	PUD SUBMISSION
10/13/06	DRB SUBMISSION

LA-9

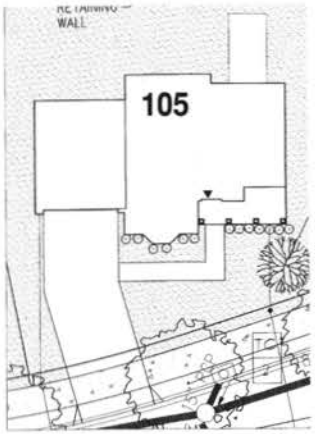
LEGEND:



C1 - REAR LOADED
TOWNHOUSE PLAN W/O GARAGE



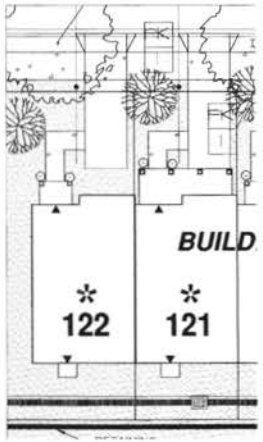
SINGLE FAMILY PLAN 1-CAR GARAGE



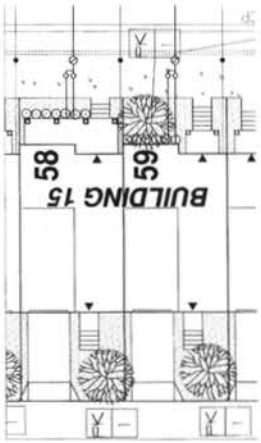
SINGLE FAMILY PLAN 2-CAR GARAGE



GRAND HOME



B1 & D1 - FRONT LOADED
TOWNHOUSE PLAN W/O GARAGE



D1 & B1 - REAR LOADED
TOWNHOUSE PLAN W/ GARAGE

Bowman CONSULTING

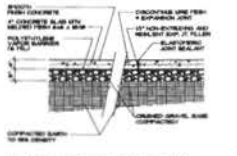
GRIMM + PARKER ARCHITECTS

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

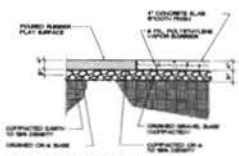
RELEASED FOR

LANDSCAPE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

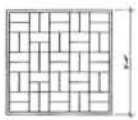
LA-10



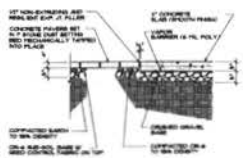
TYPICAL CONCRETE SIDEWALK EXPANSION JOINT DETAIL
NOT TO SCALE
1 LA-5



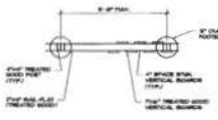
SYNTHETIC RUBBER PLAY SURFACE @ CONCRETE WALK
NOT TO SCALE
2 LA-5



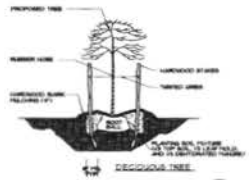
BASKETWEAVE PAVING PATTERN
SCALE: 1" = 1'-0"
3 LA-5



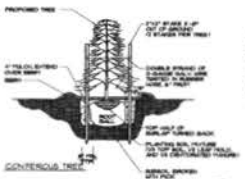
BRICK PAVING DETAIL
NOT TO SCALE
4 LA-5



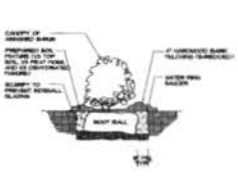
FENCE PLAN
NOT TO SCALE
5 LA-5



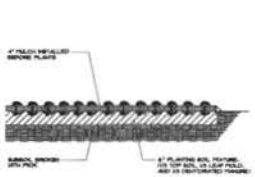
PLANTING & STAKING DETAIL
NOT TO SCALE
6 LA-5



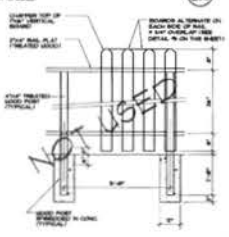
PLANTING & STAKING DETAIL
NOT TO SCALE
7 LA-5



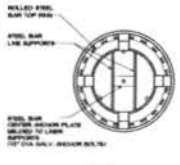
SHRUB PLANTING DETAIL
NOT TO SCALE
8 LA-5



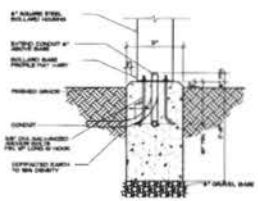
GROUNDCOVER PLANTING DET.
NOT TO SCALE
9 LA-5



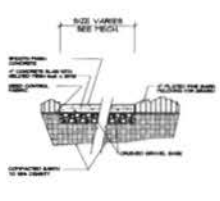
FENCE ELEVATION
NOT TO SCALE
SEE TRACK PLAN ABOVE
10 LA-5



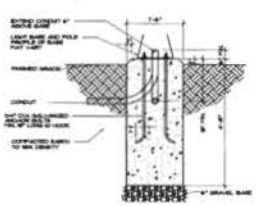
PLAN



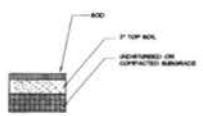
ILLUMINATED BOLLARD BASE DETAIL
NOT TO SCALE
SEE SPECS. FOR BOLLARD MODEL AND MANUFACTURER
REFER TO MANUFACTURERS MOUNTING PLAN AND TEMPLATE
11 LA-5



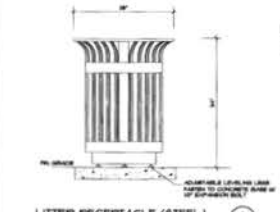
CONCRETE EQUIPMENT PAD DETAIL (SEE MECH. & CIVIL DWGS.)
NOT TO SCALE
12 LA-5



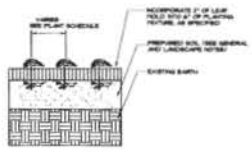
LIGHT POLE BASE DETAIL
NOT TO SCALE
SEE SPECS. FOR POLE LIGHT MODEL AND MANUFACTURER
REFER TO MANUFACTURERS MOUNTING PLAN AND TEMPLATE
13 LA-5



SOD & SOIL DETAIL
NOT TO SCALE
14 LA-5



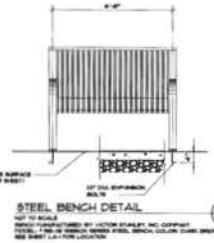
LITTER RECEPTACLE (STEEL)
NOT TO SCALE
STEEL LITTER RECEPTACLE MANUFACTURED BY VICTOR STANLEY, INC. COPYRIGHT, MODEL # S-424 "BENTLEY" SERIES (32 GALLON CAPACITY)
COLOR: DARK BRONZE (CONTRACTOR TO PROVIDE COLOR SAMPLES)
1 LA-5



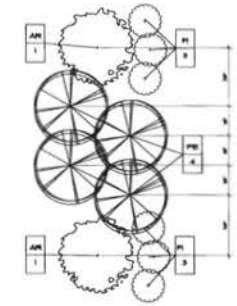
GROUNDCOVER / PERENNIAL PLANTING
NOT TO SCALE
2 LA-5



STEEL BENCH DETAIL
NOT TO SCALE
BENCH MANUFACTURED BY VICTOR STANLEY, INC. COPYRIGHT
MODEL # RB-28 RIBBON SERIES STEEL BENCH, COLOR: DARK BRONZE
SEE SHEET LA-1 FOR LOCATION
3 LA-5



STEEL BENCH DETAIL
NOT TO SCALE
BENCH MANUFACTURED BY VICTOR STANLEY, INC. COPYRIGHT
MODEL # RB-28 RIBBON SERIES STEEL BENCH, COLOR: DARK BRONZE
SEE SHEET LA-1 FOR LOCATION
4 LA-5



LANDSCAPE BUFFER DETAIL
NOT TO SCALE
5 LA-5

Bowman CONSULTING

11785 Beltsville Drive, Suite 1000, Calverton, MD 20705
Tel. 301.585.1000 Fax. 301.585.0089

GRIMM + PARKER ARCHITECTS

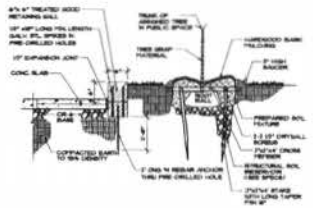
The Edgemoore Group, Inc.
Landscape Architects
3418 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

RELEASED FOR

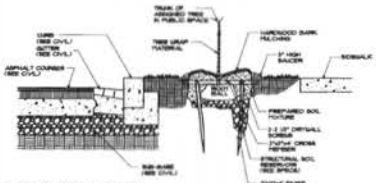
DATE	DESCRIPTION
11/16/06	PUD Application
7/7/07	Hearing Submission

MISCELLANEOUS SITE DETAILS
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

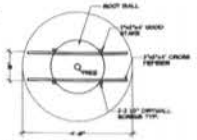
LA-11



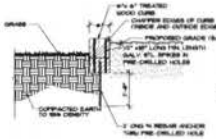
LANDSCAPE TIMBER TREE BOX



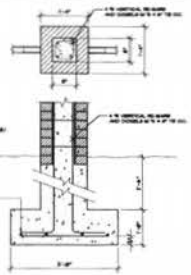
TREE STAKING DETAIL IN PUBLIC SPACE



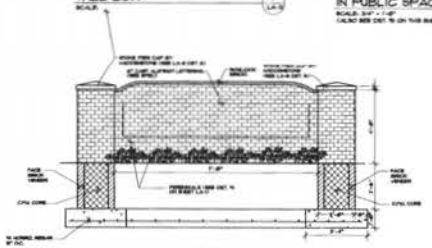
PLAN OF PLANTING IN PUBLIC SPACE



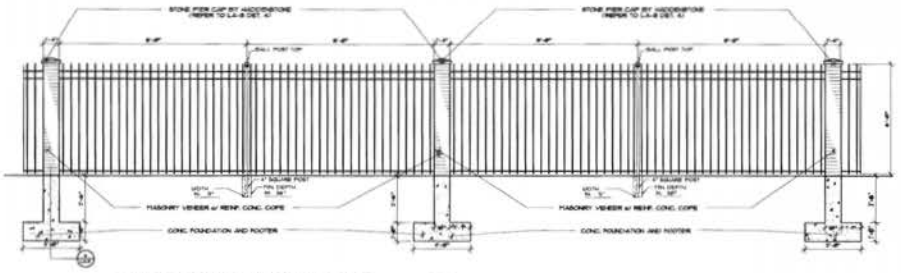
LANDSCAPE TIMBER CURB @ PLAYGROUND SAND BOX



SECTION OF PIER AND 3' FOOTING



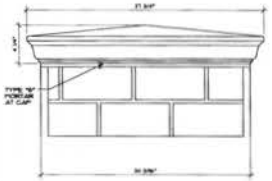
MASONRY BUILDING SIGNAGE



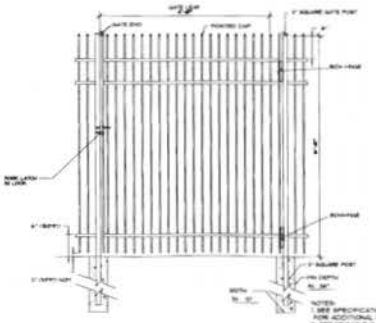
TUBULAR STEEL FENCE W/ MASONRY PIERS



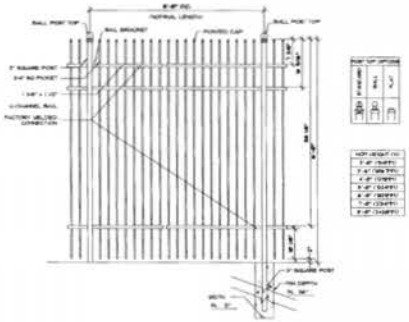
STONE PIER CAP ON 16" COLUMN



STONE PIER CAP ON 24" COLUMN



PLAYGROUND / TOT LOT GATE SECTION ELEVATION



PLAYGROUND / TOT LOT FENCE SECTION ELEVATION

Bowman CONSULTING

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite G
Hyattsville, MD 20782
301-864-0042 301-864-1131 Fax

GRIMM+PARKER ARCHITECTS

RELEASED FOR

DDS Application
Bidding
Permit
Construction

MISCELLANEOUS SITE DETAILS
EASTGATE FAMILY HOUSING
WASHINGTON, D.C.

DATE	DESCRIPTION
6/14/06	PER COMMENTS

LA-12

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND FABRICATION OF ANY ITEM'S CONSIDERATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CHECKING ALL DIMENSIONS AND CLEARANCES INDICATED ON DRAWINGS.
2. THE CONTRACTOR SHALL ASK FOR CLARIFICATIONS FROM THE LANDSCAPE ARCHITECT AND/OR THE OWNER PRIOR TO BIDDING IN THE EVENT THAT HE DISCOVERS TO ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE DRAWINGS NOTES AND SPECIFICATIONS (1) ANY CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, OR (2) ANY ERRORS IN DRAWINGS AND/OR SPECIFICATIONS. IN EACH EVENT, THE MORE STRINGENT CONDITION SHOWN IN THE CONTRACT DOCUMENTS SHALL GOVERN.
3. A. THE CONTRACTOR SHALL PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE OWNER'S UTILITY RECORDS AND THE UTILITY COMPANIES, ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO SUBMITTING BIDS.
5. WHERE OF RESPONSIBILITY OR REQUESTS FOR ADDITIONAL PAYMENTS BASED ON A LACK OF KNOWLEDGE OF CONDITION AT THE SITE AND THE CONTRACT DOCUMENTS WILL NOT BE ACCEPTED OR CONSIDERED.
6. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION TRADES, AND SHALL BE RESPONSIBLE FOR PROVIDING ALL OPENINGS IN SLABS, EXTERIOR WALLS, ETC. FOR PENETRATION OF CONDUIT, P AND C.
7. ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH DISTRICT OF COLUMBIA REGULATIONS.
8. WHERE EXISTING PAVEMENT (OR CONCRETE VALVE, BALLS, OR STEPS ARE TO BE PATCHED, IT SHALL BE PATCHED TO MATCH THE ELEVATION OF THE ADJACENT LEVELS AND TRIMMED TO REGULAR NEW FINISH MATERIAL AS INDICATED ON DRAWINGS.
9. DEMOLITION INCLUDES THOSE AREAS SO DESIGNATED ON DRAWINGS, SPECIFICATIONS OR COVERED BY THESE NOTES. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
10. PROVIDE PEDESTRIAN BARRIERS, PEDESTRIAN PROTECTION, AND DUST CONTROL IN ACCORDANCE TO LOCAL DISTRICT OF COLUMBIA CODES AND REGULATIONS.
11. THE CONTRACTOR SHALL SUBMIT CATALOG CUTS OR SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT UPON REQUEST.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO CONCRETE SALVS AND STEPS, RETAINING SALLS, ETC. THAT HAVE BEEN DAMAGED DURING CONSTRUCTION. THEREFORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING, REPLACE ANY MATERIAL AND/OR REPAIR ALL EXISTING WORK TO REPAIR THAT IS DAMAGED AS A RESULT OF THE EXECUTION OF THE RENOVATION WORK. THIS ALSO INCLUDES ALL EXISTING TREES, GRASSES, SHRUBS, PERENNIALS, GROUNDCOVER, AND ANY OTHER LANDSCAPING.
13. ALL WORK SHALL BE PERFORMED IN A WELL-SKILL AND WORKMANLIKE MANNER.
14. THE CONTRACTOR SHALL REMOVE EXIST. SHRUBS AS INDICATED ON PLANS ONLY UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

LANDSCAPE GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL SHOWN ON THE PLAN AND IN THE PLANT LIST, AND SHALL PROVIDE AND PLANT ALL MATERIAL IN ACCORDANCE WITH THE PLAN.
2. THIS PLAN IS FOR THE APPROXIMATE LOCATION OF PLANT MATERIAL ONLY. THE ACTUAL LOCATIONS AND SIZES OF GREEN SPACE AREAS AND PEDESTRIAN SALES ARE TO BE VERIFIED BY CONTRACTOR.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD BEFORE PROCEEDING WITH THE INSTALLATION OF ANY PLANTING. IF CONDITIONS ARISE IN THE FIELD WHICH NECESSITATE THE SHIFTING OF A PLANT LOCATION MORE THAN 5 FEET, THEN THE LANDSCAPE ARCHITECT IS TO BE CONSULTED.
4. A. ANY CHANGE IN THE TYPE, SIZE OR QUANTITY OF PLANT MATERIAL BY THE LANDSCAPE CONTRACTOR MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL PLANT MATERIAL MUST BE NURSERY GROWN AND IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL LARGE SHADE TREES SHALL HAVE A CLEAR TRUNK OF AT LEAST 5 FEET ABOVE FINISHED GRADE.
7. ALL PLANTING SLAGES ARE TO HAVE A MINIMUM 30" DEPTH OF CLEAN TOPSOIL FOR THE ENTIRE AREA BUT NOT LESS THAN 30 FEET OF PETROLEUM OR OTHER CHEMICAL SUBSTANCES SUCH AS STONE, AND DEBRIS OVER 1-1/2" DIAMETER.
8. ALL FELLOWS IS TO BE 4" DEEP, SHREDDED HARDWOOD MULCH OTHERWISE INDICATED IN THE PLANS AND/OR SPECIFICATIONS.
9. ALL SEN PERENNIALS, AND GROUNDCOVER ARE TO BE PLANTED INTO PREPARED PLANTING BEDS. THE ENTIRE AREA SHALL BE THOROUGHLY LOOSENED OVER TO A DEPTH OF 8". ALL UNSUITABLE DEBRIS AND NATERIAL GREATER THAN 1-1/2" SHALL BE REMOVED FROM THE SITE. A 4" LAYER OF ORGANIC NATERIAL SHALL BE THOROUGHLY CULTIVATED INTO A BED AREA. THE SURFACE SHALL BE SET IN THE BED SLIGHTLY HIGHER THAN THEIR ORIGINAL GRADE. THE ENTIRE BED IS TO RECEIVE 4" OF FELOU. (SEE DRAWING FOR LOCATION)
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER NAMING OF ALL PLANTS WITH IDENTIFYING LABELS LISTING GENUS, SPECIES, VARIETY, AND CULTIVAR.
11. THE CONTRACTOR SHALL USE GRASS AS PRESENTATIVELY INDICATED IN ALL LOCATIONS PREPARED TO RECEIVE GROUNDCOVER, PERENNIALS, AND SHRUB ROSE. TURF PRODUCT THAT BE INSTALLED BEFORE FELOWS.
12. PROVIDE SHREDDED HARDWOOD MULCH UNDER EXISTING TREES AND SHRUBS AS INDICATED ON DRAWINGS. CONTRACTOR WILL USED. REMOVE EXISTING DEBRIS AND DEAD PLANT MATTER BEFORE FELOWING.
13. THE CONTRACTOR SHALL USE A LIQUID HERBICIDE (SUL TROND-UP!) FOR LOCATIONS WHERE EXIST. GRASS ARE PENETRATING THE JOINTS OF EXISTING CONCRETE. TO BE CLEAR 1-1/2" DEEP AND PERIPHERAL NORMALLY.
14. PLANTING SOIL MIXTURE FOR PERENNIAL, GROUNDCOVER, TREES, AND SHRUBS SHALL CONSIST OF (3 PART TOP SOIL, (1) PART PEAT MOSS, AND (1) PART DEHYDRATED MANURE. CONTRACTOR SHALL USE ALL-PURPOSE NEWTLIZER.

PRUNING STANDARD NOTES:

1. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, SO THAT CLOSURE CAN READILY START UNDER NORMAL CONDITIONS. CLEAN CUTS SHALL BE MADE AT ALL TYPES.
2. THE CONTRACTOR SHALL PRIOUT BRANCHES TOO HEAVY TO HANDLE TO PREVENT THE BARK FROM SPLITTING OR PEELING BEFORE REMOVAL, AND SO AS NOT TO DAMAGE TREES OR PROPERTY WHILE BRANCHES SHALL BE LOWERED TO THE GROUND BY PROPER ROPES OR EQUIPMENT.
3. TREATMENT OF CUTS AND WOUNDS WITH TREE WOUND DRESSINGS IS OPPOSED, ESPECIALLY FOR OPEN WOUNDS IN CERTAIN TREES THAT MAY ATTRACT INSECTS CARRYING DISEASE OR ALLOW FUNGUS INVASION. IF SUCH TREATMENT IS THOUGHT NECESSARY TO THE CURRENT LUSTOM THAT BE APPLIED IMMEDIATELY AFTER PRUNING, MATERIALS TO TREAT ONLY THE EXPOSED WOOD WITH A THIN COAT OF DRESSING.
4. ALL TREES KNOWN TO BE DISEASED, TOOLS USED SHALL BE DISINFECTED BEFORE REPEATS, ALCOHOL AT 70% DENATURED WOOD ALCOHOL DILUTED APPROXIMATELY WITH WATER), OR CHLOROX SOLUTION. AFTER EACH CUT AND BETWEEN TREES WHERE THERE IS KNOWN TO BE A CHANGE OF TRANSMITTING THE DISEASE BY TOOLS.
5. OLD WOUNDS SHALL BE INSPECTED. THOSE NOT CLOSING PROPERLY, AND WHERE THE CALLUS GROWTH IS NOT ALREADY COMPLETELY ESTABLISHED, SHOULD BE TRIMED WHERE APPROPRIATE, IF DESIRED, FOR COSMETIC PURPOSES, THE WOOD THAT BE TREATED WITH A THIN COAT OF DRESSING.
6. THE PRESENCE OF ANY STRUCTURAL WEAKNESS, DISEASE CONDITIONS, DECAYED TRUNK OR BRANCHES, SPLIT CROTCHES OR BRANCHES, SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER, WITH CORRECTIVE MEASURES RECOMMENDED.
7. PRUNING SHALL CONSIST OF THE REMOVAL OF DEAD, DYING, DISEASED, INTERFERING, OBJECTIONABLE AND WEAK BRANCHES ON THE TRUN TRUNK, AS WELL AS THOSE WITHIN THE LEAF AREA, AS OCCASIONAL BRANCH UP TO 1 INCH IN DIAMETER THAT REMAIN WITHIN THE THAN LEAD AREA WHERE IT IS NOT PRACTICAL TO REMOVE IT.
8. PRUNING SHALL REMOVE ALL CLEANS AND CLIMBING VINES ATTACHED TO THE TREE TRUNK AND BRANCHES UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER.
9. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PRUNING UNLESS HE/SHE HAS BEEN GIVEN SPECIFIC DIRECTIVES BY THE LANDSCAPE ARCHITECT AND IS STRICT COMPLIANCE WITH THE PLANS AND SPECIFICATIONS HEREIN. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR US PRESENCE BEFORE COMMENCING WITH PRUNING OF THE PARENT LIMB, OR TREE ROOT PRUNING.
10. THE CONTRACTOR SHALL CONSULT A ARBORIST AND/OR A PROFESSIONAL TREE SURGEON FOR OBSERVATION AND RECOMMENDATION BEFORE COMMENCING TO PRUNE ANY TALLER TREE ROOTS.
11. PRUNE ALL EXISTING TREES AND SHRUBS UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER WHILE ON SITE.

CEMENT CONCRETE PAVEMENT

1. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR PORTLAND CEMENT CONCRETE PAVING FOR CURBS AND GUTTERS, SALEWALKS AND RAMPS, AND APRON AND DRIVEWAY REPAIR AS INDICATED ON PLANS.
2. SUBMIT MATERIAL CERTIFICATES SIGNED BY MANUFACTURER AND CONTRACTOR CERTIFYING THAT EACH MATERIAL ITEM COMPLIES WITH OR EXCEEDS REQUIREMENTS.
3. A. DESIGN MIX PROVISIONS OF THE FOLLOWING STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED: A) AMERICAN CONCRETE INSTITUTE (ACI) 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" B) ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND C) CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "HANDBOOK OF STANDARD PRACTICE".
4. CRACKS IN EXISTING CONCRETE DRIVEWAY SHALL BE REPAIRED WITH MINIMUM 55 SLV, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS PRIOR TO RESURFACE OVERLAY.
5. WELDED WIRE, SPEC FABRIC. ASTM A 88.
6. REINFORCING BARS AND TIE BARS. ASTM A615, GRADE 60, DEFORMED.
7. PORTLAND CEMENT. ASTM C 50, TYPE I.
8. NORMAL-WEIGHT AGGREGATES. ASTM C 33, CLASS 4, AND AS FOLLOW. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
9. MAXIMUM AGGREGATE SIZE: 1-1/2 INCHES.
10. AIR-ENTRAINING ADMIXTURES. ASTM C 260, CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER REQUIRED ADMIXTURES.
11. CHEMICAL ADMIXTURES. PROVIDE ADMIXTURES FOR CONCRETE, FREE OF CHLORIDES, COMPLYING WITH THE FOLLOWING STANDARDS:
12. CURING COMPOUND. ASTM C 309, TYPE 1, CLASS B.
13. CONCRETE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF NORMAL-WEIGHT CONCRETE BY EITHER LABORATORY TRIAL BATCH OR FIELD EXPERIENCE METHODS AS SPECIFIED IN ACI 301, FOR THE TRIAL BATCH METHOD, USE A QUALIFIED INDEPENDENT TESTING AGENCY FOR PREPARATION AND REPORTING OF PROPOSED MIX DESIGNS.
14. PROPORTION MIXES ACCORDING TO ACI 211 AND ACI 301 TO PROVIDE NORMAL-WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:
15. PROOF-ROLL PREPARED SUBBASE SURFACE TO CHECK FOR UNSTABLE AREAS AND VERIFY NEED FOR ADDITIONAL COMPACTION. DO NOT BEGIN PAVING WORK UNTIL SUBGRADE CONDITIONS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
16. REMOVE LOOSE MATERIAL FROM COMPACTED SUBBASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
17. CONSTRUCT CONTRACTION, CONSTRUCTION, AND ISOLATION JOINTS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE AS INDICATED ON DETAIL C-5.
18. FINISH SUBBASE TO PROVIDE A UNIFORM COMPACTED CONDITION AT THE TIME CONCRETE IS PLACED. DO NOT PLACE CONCRETE AROUND MANHOLES OR STRUCTURES UNTIL THEY ARE AT THE REQUIRED FINISH ELEVATION AND ALIGNMENT.
19. COMPLY WITH REQUIREMENTS AND WITH ACI 304R FOR HEARMING, HAULING, TRANSPORTING, AND PLACING CONCRETE.
20. SCREED PAVED SURFACES WITH A STRAIGHTEDGE AND STRIKE OFF. USE BULL FLOATS OR DARBIES TO FORM A SMOOTH SURFACE PLANE BEFORE EXCESS MOISTURE OR BLEED WATER APPEARS ON THE SURFACE. DO NOT FURTHER DISTURB CONCRETE SURFACES PRIOR TO BEGINNING FINISHING OPERATIONS.
21. CURBS. WITH ADVANTO TRADLINE PLACEMENT IS USED FOR CURB AND GUTTER PLACEMENT, SUBMIT REVISED MIX DESIGN AND LABORATORY TEST RESULTS THAT MEET OR EXCEED REQUIREMENTS. PREVENT CURVED AND SHORT SECTIONS OF REQUIRED CURB SECTION, LINES, GRADES, FINISH, AND JOINTING AS SPECIFIED FOR FORMED CONCRETE. IF RESULTS ARE NOT ACCEPTABLE, REMOVE AND REPLACE WITH FORMED CONCRETE.
22. HOT-WEATHER PLACEMENT. PLACE CONCRETE COMPLYING WITH ACI 305R AND AS SPECIFIED WHEN HOT WEATHER CONDITIONS EXIST.
23. PROTECT FRESHLY-PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE HOT OR COLD TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION.
24. SAWCUT CONTROL JOINTS IN CONCRETE PAVEMENT WITH CUTTING TOOLS AS SOON AS POSSIBLE BUT WITHIN 12 HOURS OF CONCRETE PLACEMENT, BEFORE DRYING SHRINKAGE CRACKS OCCUR, AND AT LEAST ONE-FOURTH OF CONCRETE THICKNESS. PROTECT PAVEMENT FROM SAWING NOISE.
25. REPAIR OR REPLACE CONCRETE PAVING THAT IS BROKEN, DAMAGED, OR DEFECTIVE, OR DOES NOT MEET THE REQUIREMENTS OF THIS SPECIFICATION.
26. MAINTAIN CONCRETE PAVING FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVING NOT MORE THAN 7 DAYS PRIOR TO DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

WILDFLOWER BED PREPARATION

1. THE CONTRACTOR CAN CONTACT THE FOLLOWING COMPANY FOR WILDFLOWER SEEDS AND ADDITIONAL BED PREPARATION INSTRUCTIONS: CHESAPEAKE NATIVE NURSERY, 564 SOTO AVENUE, SUITE 5, TAKOMA PARK, MARYLAND. 20912. TELEPHONE: (301) 270-4900
2. REFER TO SPECIFICATION FOR BED PREPARATION INSTRUCTIONS. PLANTING BEDS DURING THE GROWING SEASON IS ADVISED.
3. REFER TO BED MANUFACTURER FOR RECOMMENDED MIX OF MARY AND COOL SEASON WILDFLOWERS. NATIVE WILDFLOWER MIXTURE SHALL BE ABLE TO THRIVE IN SUN-PLANT AND SHADE, AND SHALL RANGE BETWEEN 2 TO 4 FEET IN HEIGHT. MOISTURE CONDITIONS SHALL BE RATED AS DRY-AVERAGE.
4. THE WILDFLOWER SEED MIXTURE PROVIDED BEFORE 6TH: (1) SPRAYING THE SUBJECT AREA WITH A NON-SELECTIVE SYSTEMIC HERBICIDE TO KILL ALL GRASSES AND BROAD LEAF WEEDS (TRYCLE-UP!) OR APPROVED EQUAL) (2) MOTO-TILLING THE AREA TO A DEPTH OF 6" TO REMOVE THE ROOTS OF THE PLANTS TO BE KILLED. (3) ADD SOIL AMENDMENTS DURING THE MOTO-TILLING PROCESS. (4) SPRAY A SECOND TIME WITH HERBICIDE. (5) COVER AREA WITH BLACK PLASTIC AND LEAVE IN PLACE FOR APPROX. TWO WEEKS. (6) ADJUST PH TO 6.5-7.0. (7) REMOVE PLASTIC AND SOW SEEDS AT THE VOLUME SPECIFIED BY THE WILDFLOWER SEED NURSERY. WATER ONCE A DAY FOR APPROX TWO (2) WEEKS. REFER TO PLANT LIST SCHEDULE FOR SEED MIXTURE.

EROSION CONTROL NOTES:

1. A SEDIMENT AND EROSION CONTROL PLAN(S) MUST BE INSTALLED BEFORE THE START OF ANY EXCAVATION OR GRADING. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SPECIFICATIONS FOR SEDIMENT CONTROL BY DISTRICT OF COLUMBIA. ALSO, REFER TO CIVIL ENGINEERS DRAWINGS.
2. ALL DEBRIS SHALL BE REMOVED FROM SITE DAILY OR DISPOSED IN AN ON-SITE DUMPSTER.
3. STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIME DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEARING.
6. ANY STOCKPILING REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS.
7. AFTER RAZE DEPTH, THERE IS THE NEED FOR GRASS COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING SUCH AS SEED, SOD, FAVS, BROADCAST, OR HYDRO SET.

SITE PREPARATION

1. REMOVE TREES, SHRUBS, GRASS, AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS, AS REQUIRED, TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE SPOILAGE, ODOR ELIMINATE ON SITE OR PREMISES AS SPECIFICALLY REMOVE WITH NO TEMPORARY DISPOSAL ON SITE OR PREMISES AS SPECIFICALLY INDICATED. REMOVAL INCLUDES DISPOSAL OFF-SITE DISPOSAL OF ALL DEMOLITION DEBRIS.
2. CONDUCT SITE-CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
3. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN IN PLACE.
4. CONTRACTOR SHALL INSTALL WARNING DEVICES, OR WARNING TAPE, TEMPORARY MARKING, ETC. TO NOTIFY THE GENERAL PUBLIC OF CONSTRUCTION ACTIVITIES.
5. BURNING ON OWNER'S PROPERTY: BURNING IS NOT PERMITTED ON OWNERS PROPERTY.
6. REMOVE ALL WASTE MATERIALS FROM OWNERS PROPERTY.

EARTHWORK

1. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
2. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS ONE INCH. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
3. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS. DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT.
4. EXCAVATE TRENCHES TO UNIFORM WIDTHS AND ALIGNMENTS TO INDICATED CROSS SECTIONS, ELEVATIONS, AND GRADES.
5. EXCAVATE TRENCHES SUFFICIENTLY WIDE TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH SIDES VERTICALLY FROM TRENCH BOTTOM UP TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
6. PLACE AND COMPACT BEDDING COURSE UNDER PVC PIPE ON ROCK AND AS TO FILL SHATTERED EXCAVATIONS. SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
7. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
8. PROOF-ROLL PREPARED SUBBASE SURFACE TO CHECK FOR UNSTABLE AREAS AND VERIFY NEED FOR ADDITIONAL COMPACTION. DO NOT BEGIN PAVING WORK UNTIL SUBGRADE CONDITIONS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
9. REMOVE AND RE-ESTABLISH GRADE TO PROVIDE TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME EXPOSED, RUTTED, RETTLED, OR LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.

TREE PROTECTON NOTES

1. ORANGE TREE PROTECTION FENCING SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN, SECURED BY 7 x 2 WOOD STAKES, 6' OC. NO TREE PROTECTION IS TO BE INSTALLED PRIOR TO CLEARING ON A CONJUNCTION WITH PHASE 1 EROSION AND SEDIMENT CONTROLS.
2. TREES AND SHRUBS TO BE REMOVED SHALL BE REMOVED IN SUCH A MANNER AS TO AVOID DAMAGE TO THE TREES TO REMAIN.
3. WITHIN THE LIMITS OF THE TREE PROTECTION FENCING, NO VEHICLES OR CONSTRUCTION EQUIPMENT SHALL BE PERMITTED, AND NO MATERIALS SHALL BE DISPOSED OF OR STORED.
4. NO PERSON SHALL ATTACH ANY SIGN, NOTICE, PLACARD, ELECTRICAL WIRE, OR OTHER NUISANCE DEVICE TO ANY TREE, NOR SHALL ANY PERSON CAUSE ANY SUBSTANCE HARMFUL TO TREES CORE IN CONTACT WITH THEM, OR PREVENT WATER OR OXYGEN FROM REACHING THEIR ROOTS.
5. NO PERSON SHALL COVER THE GROUND WITH ANY CLOSER TO THE TRUNK OF A TREE THAN ITS DRIPLINE, EXCEPT AS SHOWN ON THE APPROVED SITE PLAN.
6. ALL PLANT MATERIAL SHALL BE APPROVED BY THE PROJECT OFFICER PRIOR TO INSTALLATION. IN-LEAF PLANTS SHALL BE INSPECTED WITH ANTI-DESICCANT PRIOR TO DIGGING AND TRANSPORT. REJECTED PLANTS NOT CONFORMING TO ANSI/CSL COUNTY SPECIFICATIONS SHALL BE REMOVED FROM THE SITE PERPETUALLY. PLANTS INSTALLED WITHOUT INSPECTION AND APPROVAL MAY BE REJECTED AT THE PROJECT OFFICER'S DISCRETION.
7. FINAL LOCATION FOR PLANT MATERIAL AND PLANTING BEDS SHALL BE SUBJECT TO THE PROJECT OFFICERS APPROVAL. CONTRACTOR SHALL STAKE PROJECT OFFICER'S APPROVAL FOR LOCATIONS PRIOR TO DIGGING OR INSTALLATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE LOCATION INFORMATION FOR ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. PROJECT OFFICER SHALL RESOLVE LOCATION CONFLICTS WITH PLANTING. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CORP INCURRED DUE TO DAMAGE OF ANY UTILITIES BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL CALL 'MISS UTILITY' (800-257-7777) FOR UTILITY LOCATION AT LEAST 72 HOURS PRIOR TO CONSTRUCTION EXCAVATION OF CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE PROJECT OFFICER WITH A COPY OF THE CLEARED TICKET NUMBER VERIFYING THAT THE UTILITIES HAVE BEEN 'MARKED.'
9. DIMENSIONS OR SPACING SHOWN ON DRAWINGS ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY PROJECT OFFICER OF ANY DISCREPANCIES, CONFLICTS OR OBSTACLES BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS.
10. SIZE AND STANDARDS OF PLANT MATERIALS SHALL CONFORM TO LATEST EDITION OF "USA STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN).
11. REPRESENTATIVE OF REQUIRED PLANTS SHALL BE IN ACCORDANCE WITH "HORTUS III."
12. ALL PLANTS SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE ARLINGTON COUNTY GOVERNMENT DEPARTMENT OF PARKS, WORKS AND RECREATION SPECIFICATIONS FOR PLANT INSTALLATION. INSTALLATION SHALL INCLUDE SOIL AND STAKING. TREES SIZES AND STAKES SHALL BE REVIEWED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION.
13. EXISTING PLANTS AND ROOTS SYSTEMS TO REMAIN SHALL BE PROTECTED BY CONTRACTOR, AND REPLACED IN KIND AT THE CONTRACTORS EXPENSE, IF DAMAGED DURING CONSTRUCTION OPERATIONS.
14. PREPARED PLANTING BEDS SHALL BE PLACED IN EXCAVATION TO A DEPTH OF 8" BELOW EXISTING GRADE. VEG SOIL TO SHALL BE PLACED IN EXCAVATION TO A DEPTH SHOWN ON PLANS EXISTING EXISTING SOIL THAT BE USED IN YOU WITH THE PROJECT OFFICERS PRIOR PERMISSION.
15. TALLOW SHALL BE INSTALLED IN ALL PLANTING BEDS AND AT ALL TREE PLANTING LOCATIONS AS SHOWN ON PLANS TO A 3" FINISHED DEPTH, UNLESS NOTED OTHERWISE.
16. CONTRACTOR SHALL LEAVE NO HOLES OPEN OVERNIGHT. IF PLANS CANNOT BE PLACED IN HOLES DUG, THE HOLES SHALL BEBACKFILLED OR ENTIRELY COVERED TO THE PROJECT OFFICERS SATISFACTION.
17. CONTRACTOR

PERMANENT SEEDING AND SODDING NOTES

SOD BED PREPARATION:
FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST (1) 0 INCHES. THE TOP LAYER, OPENS, SHALL BE LOOSENED BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. SLOPES OF GREATER THAN 3 TO 1 GRADE SHALL HAVE THE TOP 1-2 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING.

SEED BED PREPARATION:
FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST (1-0) INCHES. THE TOP LAYER CONTROL RAKING TO BE LOOSE AND FRIABLE BEFORE SEEDING. SLOPES OF GREATER THAN 3 TO 1 GRADE SHALL HAVE THE TOP 2-3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING.

MULCHING:
MULCH MATERIALS SHALL BE APPLIED EFFECTIVELY AFTER SEEDING. THERE SHALL BE SUFFICIENT SMALL GRAIN STRAW APPLIED AT THE RATE ON (1) TO 2 TONS PER ACRE (TW TO BE POUNDS PER 1,000 SQ FT.) (TALL-FUSTERALS SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT LOSS BY WIND OR WATER. ALL AREAS SHALL BE MULCHED WITHIN 24 HOURS OF SEEDING. MULCH SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS OR SEED CARRY SUCH AS 1-1/2" IN DIAMETER AT THE RATE OF 90# TO 4# ON 1/2A PER ACRE UP TO 1-1/2" DEEP.

FERTILIZING – LIMING:
1-0-2 OR ANY APPROVED EQUIVALENT 1-0-1 RATIO FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT ARE TO BE SEEDED AT THE RATE OF 1,000 POUNDS PER ACRE.
AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED TO ALL DISTURBED AREAS THAT ARE TO BE SEEDED AT THE RATE OF 1,000 POUNDS PER ACRE.

SEEDING OR SODDINGREQUIREMENT

SEEDING PERIOD	SEED MIXTURE	MULCH
A. MARCH 1 – APRIL 30	SEE SPECS.	SEE SPECS
B. MAY 1 – AUGUST 31	SOD ONLY	N.A.
C. SEPTEMBER 1 – NOVEMBER 30	SEE SPECS.	SEE SPECS.
D. DECEMBER 1 – DECEMBER 31	SOD ONLY	N.A.

Bowman CONSULTING
11785 Beltsville Drive, Suite 1000, Calverton, MD 20705
Tel: 301.585.0000 Fax: 301.585.0086

GRIMM + PARKER ARCHITECTS

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

RELEASED FOR
DCCA P.O.S. Application
Bidding
Permit
Construction

MISCELLANEOUS NOTES
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

NO. DESCRIPTION
ISSUED FOR SUBMISSION
ISSUED FOR SUBMISSION

LA-13

FILE No. 3200-2 PLOT DT:

SHADE, EVERGREEN, AND ORNAMENTAL TREE PLANT SCHEDULE - #1

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AP	N.A.	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	-	-	B&B	MULTI-STEM SPECIMEN
AS	N.A.	ACER SACCHARUM*	SUGAR MAPLE	-	-	B&B	SPACE AS SHOWN
TP	N.A.	MALUS FLORIBUNDA	JAP. CRABAPPLE	1.5-2"	-	B&B	SPACE AS SHOWN
BP	N.A.	BETULA PLATYPHYLLA JAP. 'WHITESPIRE'	WHITESPIRE BIRCH	-	10'-12'	B&B	MULTI-STEM SPECIMEN/WHITE BARK
BN	N.A.	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	-	-	B&B	MULTI-STEM SPECIMEN
PC	N.A.	PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	1.5-2"	-	B&B	SPACE AS SHOWN ON PLAN
LH	TS	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	-	-	B&B	MULTI-TRUNK SPECIMEN
QP	N.A.	QUERCUS PALUSTRIS	PIN OAK	1.5-2"	10'-12'	B&B	SPACE AS SHOWN
AR	N.A.	ACER PLATANOIDES 'PARKWAY'	PARKWAY MAPLE	-	10'-12'	B&B	SPACE AS SHOWN
IS	N.A.	ILEX 'NELLIE R. STEVENS'	STEVENS HOLLY	-	-	B&B	SPACE AS SHOWN
GT	N.A.	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST	1.5-2"	-	B&B	THORNLESS/SHADE MASTER*
IS	N.A.	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	-	-	B&B	SPACE AS SHOWN
KP	N.A.	KOELREUTERIA PANNIATA	GOLDENRAIN TREE	1.5-2"	-	B&B	BOGNAR-VILLEA - PINK SEED CAPSULES
MG	N.A.	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	-	-	B&B	SPACE AS SHOWN
MS	N.A.	MAGNOLIA STELLATA	STAR MAGNOLIA	-	6 TO 7'	B&B	MULTI-TRUNK SPECIMEN
MK	18	MAGNOLIA SOULANGIANA 'RUBRA'	RACCEN MAGNOLIA	-	8 TO 10'	B&B	MULTI-TRUNK SPECIMEN
PP	N.A.	PICEA PUNGENS VAR GLAUCA	COLORADO BLUE SPRUCE	-	-	B&B	SPACE AS SHOWN
PB	N.A.	PINUS BUNGEANA	LACEBARK PINE	-	-	B&B	SPACE AS SHOWN
CL	N.A.	x CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	-	6'-8'	B&B	SPACE AS SHOWN
PN	N.A.	PINUS NIGRA	AUSTRIAN PINE	-	-	B&B	SPACE AS SHOWN
PT	N.A.	PINUS THUNBERGIANA	JAPAN. BLACK PINE	-	-	B&B	SPACE AS SHOWN/BONSAI
PK	211	PRUNUS SERRULATA 'KWANSAN'	FLOWERING CHERRY	1.5-2"	-	B&B	SPACE AS SHOWN/DOUBLE PINK FLOWERS
PS	12	PRUNUS SUBHIRTELLA 'PENDULA'	WEEPING CHERRY	-	-	B&B	SPACE AS SHOWN
AR	36	ACER RUBRUM 'SUMMIT'	RED SUMMIT MAPLE	-	10' - 12'	B&B	SPACE AS SHOWN
TC	36	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	-	-	B&B	SPACE AS SHOWN
ZS	59	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	-	10'-12'	B&B	SPACE AS SHOWN
MC	N.A.	MALUS SPP. 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	-	6-7'	B&B	SPACE AS SHOWN
UC	3	ULMUS CARPINOLIA 'HOMESTEAD'	HOMESTEAD ELM	-	6-7'	B&B	SPACE AS SHOWN

ORNAMENTAL SHRUB PLANT SCHEDULE - #4

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AG	N.A.	ABELIA GRANDIFLORA	GLOSSY ABELIA	-	-	5 GAL	SPACE 4 FEET APART
AJ	N.A.	AUCUBA JAPONICA 'VARIEGATA'	JAPANESE AUCUBA	-	-	5 GAL	VARIEGATED/FIELD LOCATED BY LA
AH	N.A.	AZALEA HYBRIDA	EVERGREEN AZALEA	-	21-24"	B&B	SPACE 2 FT. C.C./PINK/WHITE/PURPLE/RED
CP	N.A.	CHAMAECYPARIS PISIFERA 'NANA'	DWARF FALSECYPRESS	-	2' TO 3'	5 GAL	'FILIFERA AUREA'/DWARF GOLD THREAD
AG	N.A.	AZALEA 'GUMPO WHITE'	GUMPO AZALEA	-	-	3 GAL	SPACE 2 FT. APART/WHITE FLOWERS
EK	N.A.	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	EUONYMUS	-	-	B&B	SPACE 4 FEET APART.
JS	65	JUNIPERUS SCOPULORUM 'MELCH'	MELCH JUNIPER	-	4-5'	B&B	SPACE AS SHOWN
CO	N.A.	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI FALSE CYPRESS	-	-	3 GAL	DWARF
IR	N.A.	ILEX CORNUTA 'ROTUNDA NANA'	DWARF CHINESE HOLLY	-	2' TO 3'	B&B	SPACE 3 FEET APART
TO	N.A.	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	-	5-6'	B&B	SPACE 3 FT APART
FI	N.A.	FORSYTHIA X INTERMEDIA 'SPECTABILIS'	BORDER FORSYTHIA	-	3-4'	B&B	SPACE AS SHOWN / SHOW' YELLOW FLOWERS
HY	N.A.	HYDRANGEA MACROPHYLLA	COMMON HYDRANGEA	-	-	3 GAL	SPACE AS SHOWN
IC	N.A.	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	-	-	3 GAL	SPACE AS SHOWN
PF	N.A.	PHOTINIA FRASERI	FRASER'S PHOTINIA	-	4' TO 5'	B&B	SPACE 5 FEET APART.
EA	N.A.	EUONYMUS ALATA	WINGED EUONYMUS	-	3-4'	B&B	SPACE 4 FEET APART.
JP	N.A.	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	-	-	CONT	SPACE AS SHOWN
JH	N.A.	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER	-	4-6"	5 GAL	SPACE 3 FEET APART
VM	N.A.	VIBURNUM PLICATUM 'MARESII'	MARESII VIBURNUM	-	3-3.5'	B&B	SPACE AS SHOWN
PB	N.A.	PHAKNIA BEALEI	LEATHERLEAF MAHONIA	-	-	3 GAL	SPACE AS SHOWN
PM	N.A.	PINUS MUGO	MUGO PINE	-	24-36"	B&B	SPACE 3 FEET APART
PC	N.A.	PYRACANTHA COCCINEA	PYRACANTHA	-	-	5 GAL	SPACE AS SHOWN
RC	N.A.	RHODODENDRON CATAWBIENSE	RHODODENDRON	-	30"-36"	B&B	SPACE 4 FEET APART/PURPLE FLOWERS
PL	MISS	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	-	24-30"	B&B	SPACE 4 FEET APART/DWARF
IG	N.A.	ILEX GLABRA	INKBERRY	-	-	B&B	SPACE AS SHOWN
ND	N.A.	NANDINA DOMESTICA 'COMPACTA'	DWARF NANDINA	-	18"-24"	3 GAL	DWARF/PLACE IN CONC. PLANTER
TD	N.A.	TAXUS CUSPIDATA 'DENSIFORMIS'	JAPANESE YEW	-	-	B&B	SPACE AS SHOWN
VP	N.A.	VIBURNUM PLICATUM	JAP. SNOWBALL VIBURNUM	-	1' TO 8'	B&B	FIELD LOCATED BY LANDSCAPE ARCH.
SV	N.A.	SYRINGA VULGARIS	COMMON LILAC	-	3-4'	B&B	SPACE 8 FEET APART OR AS SHOWN

SHADE AND ORNAMENTAL TREE PLANTING SCHEDULE - #2

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AP	N.A.	ACER GINNALA 'FLAME'	AMUR MAPLE	-	6-8'	B&B	SPACE AS SHOWN/MULTI-STEM
AG	N.A.	ACER GRISEUM	PAPERBARK MAPLE	-	5-6	B&B	SPACE AS SHOWN
AT	N.A.	ACER TRIFOLUM	THREE-FLOWER MAPLE	-	-	B&B	SPACE AS SHOWN
AL	N.A.	ACER LAEVIGATUM X GRANDIFLORA	DIANA BAGEDLOO	-	8-9'	B&B	SPACE AS SHOWN/MULTI-STEM
CD	N.A.	CALOCEDRUS DECURRENS	INCENSE CEDAR	-	8-10'	B&B	SPACE AS SHOWN
CB	N.A.	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3"	-	B&B	SPACE AS SHOWN ON PLAN
CJ	N.A.	CERCIDIPHYLLUM JAPONICA	KATSURA TREE	1.5 - 2"	-	B&B	SPACE AS SHOWN
CC	N.A.	CERCIS CANADENSIS	REDBUD	-	8-10'	B&B	SPACE AS SHOWN
CR	N.A.	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	-	6-7'	B&B	SPACE AS SHOWN
CV	N.A.	CHIONANTHUS VIRGINICUS	AMERICAN FRINGE TREE	-	7-8'	B&B	SPACE AS SHOWN
CL	N.A.	CLADRASTIS LUTEA	YELLOWWOOD	2 - 2.5"	-	B&B	SPACE AS SHOWN
CO	N.A.	CORNUS OFFICINALIS	JAP. CORNEL DOGWOOD	-	-	B&B	SPACE AS SHOWN
CV	N.A.	CRATAEGUS VIRIDIS 'WINTER KING'	GREEN HAWTHORN	1.75 - 2"	-	B&B	SPACE AS SHOWN
DI	N.A.	DAVIDIA INVOLUCRATA	DOVE TREE	-	-	B&B	SPACE AS SHOWN
MD	N.A.	MALUS SPECIES 'DONALD WYMAN'	JAP. CRABAPPLE	-	-	B&B	SPACE AS SHOWN
ME	N.A.	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	-	8-10'	B&B	SPACE AS SHOWN
CF	44	CORNUS FLORIDA 'RUBA'	DOGWOOD	1.5 - 2"	-	B&B	SPACE AS SHOWN / PINK FLOWERS
OV	N.A.	OSTRYA VIRGINIANA	IRONWOOD	-	-	B&B	SPACE AS SHOWN
PA	N.A.	PHELLODENDRON AMURENSE	CHINESE CORK TREE	-	-	B&B	SPACE AS SHOWN
PU	N.A.	PINUS WALLICHIANA	HIMALAYAN PINE	-	-	B&B	SPACE AS SHOWN
PT	N.A.	PTELEA TRIFOLIATA	HOP TREE	-	-	B&B	SPACE AS SHOWN
SD	N.A.	SAPINDUS DRUFFONDII	CHINABERRY	-	-	B&B	SPACE AS SHOWN
SV	N.A.	SCIADOPITYS VERTICILLATA	JAP. UMBRELLA TREE	-	5-6'	B&B	SPACE AS SHOWN
SK	N.A.	STEWARTIA PSEUDOCAMELLIA	STEWARTIA	-	6-7'	B&B	SPACE AS SHOWN
SP	N.A.	STYRACOSOMA PANICULATA	SAPPHIREBERRY	-	-	B&B	SPACE AS SHOWN
SJ	N.A.	STYRAX JAPONICA	JAPANESE SNOWBELL	-	5-6'	B&B	SPACE AS SHOWN
QB	35	QUERCUS BIMUNDI*	BIMUNDI OAK	-	10'-12'	B&B	SPACE AS SHOWN
PE	81	PINUS STROBUS	EASTERN WHITE PINE	-	8-10'	B&B	SPACE AS SHOWN

ORNAMENTAL SHRUB PLANTING SCHEDULE - #5

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AV	N.A.	ACANTHOPANAX SIEBOLDIANUS 'VARIEGATUS'	5-LEAF ARALIA	-	-	B&B	SPACE
AP	N.A.	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	-	-	B&B	SPACE
AO	N.A.	AMELANCHIER OVALIS 'PUMILA'	SERVICEBERRY	-	-	B&B	SPACE
AB	N.A.	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	-	-	B&B	SPACE
BA	N.A.	BUDDLEIA ALTERNIFOLIA	BUTTERFLY BUSH	-	-	B&B	SPACE
CJ	N.A.	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	-	-	B&B	SPACE
CI	N.A.	CALLICARPA DICHOTOMA 'ISSAI'	PURPLE BEAUTYBERRY	-	-	B&B	SPACE
CA	N.A.	CAL'YCANTHUS FLORIDUS 'ATHENS'	CAROLINA ALLSPICE	-	-	B&B	SPACE
CW	N.A.	CAMELLIA OLEIFERA 'WINTER'S ROSE'	TEA-OIL CAMELLIA	-	-	B&B	SPACE
CA	N.A.	CARYOPTERIS CLANDONENSIS	BLUEBEARD	-	-	B&B	'LONGWOOD BLUE' CULTIVAR
CH	N.A.	CEPHALOTAXUS HARRINGTONIA 'PROSTATA'	JAPANESE PLUM YEW	-	-	B&B	SPACE AS SHOWN
CS	N.A.	CERCIS CHINENSIS 'AVONDALE'	CHINESE REDBUD	-	-	B&B	SPACE AS SHOWN
CM	N.A.	CORNUS MAS	CORNELIAN CHERRY	-	-	B&B	SPACE AS SHOWN
CS	N.A.	CORNUS SERICEA 'CARDINAL'	RED OSIER DOGWOOD	-	4-5	B&B	SPACE AS SHOWN
CG	N.A.	CORYLOPSIS SPICATA	SPIKE WINTER HAZEL	-	-	B&B	SPACE
DF	N.A.	DECAISNEA FARGESII	X	-	-	B&B	SPACE
FG	N.A.	FOTHERGILLA GARDENII	WITCH HAZEL	-	-	B&B	SPACE
HV	N.A.	HAMAMELIS VIRGINIANA	WITCH HAZEL	-	-	B&B	SPACE AS SHOWN
HH	N.A.	HEPTACODIUM MICONIOIDES	SEVEN-SON FLOWER	-	-	B&B	SPACE AS SHOWN
EK	N.A.	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	SPREADING EUONYMUS	-	21-24"	B&B	SPACE 4 FEET APART
KL	N.A.	KALMIA LATIFOLIA	MOUNTAIN LAUREL	-	-	B&B	SPACE AS SHOWN
KJ	N.A.	KERRIA JAPONICA 'PICTA'	JAPANESE KERRIA	-	-	B&B	SPACE
MP	N.A.	MYRICA PENNSYLVANICA	BAYBERRY	-	-	B&B	SPACE
ND	N.A.	NANDINA DOMESTICA 'ALBA'	WHITE-BERRIED NANDINA	-	-	B&B	SPACE AS SHOWN
NA	N.A.	PHILADELPHUS CORONARIUS 'NATCHEZ'	SWEET MOCK-ORANGE	-	-	B&B	SPACE
RT	N.A.	RHODOTYPUS PRUNICOV	EARLY SPIRETAIL	-	-	B&B	SPACE AS SHOWN
VC	N.A.	VIBURNUM CARLESII 'COMPACTUM'	KOREAN SPICE VIBURNUM	-	-	B&B	SPACE
PM	N.A.	PICEA PUNGENS 'KM MONTGOMERY'	MONTGOMERY BLUE SPRUCE	-	18-24"	CONT	DWARF SHRUB/SPACE 3 FT. APART

ANNUAL AND PERENNIAL PLANT SCHEDULE - #3

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
SC	N.A.	SENECIO CINERARIA	DUSTY MILLER	-	-	1 QT	SEE LANDSCAPE PLAN
SE	N.A.	SALVIA SPLENDENS 'CARABINIERE RED'	SALVIA	-	-	2 QT	SEE LANDSCAPE PLAN
CH	N.A.	CHRYSANTHEMUM X MORIFOLIUM	HARDY CHRYSANTHEMUM	-	-	2 QT.	'YELLOW, WHITE, 4 LAVENDER FLOWERS
TF	N.A.	SEE SPECS	TURF GRASS SEED MIXTURE	-	-	-	SEE SPECS FOR SEED MIXTURE
SO	N.A.	SEE SPECS	SOD MIXTURE	-	-	-	SEE SPECS FOR SOD MIXTURE
WF	N.A.	NATIVE WILDFLOWER MIXTURE	WILDFLOWER	-	-	-	SEE SPECS FOR WILDFLOWER MIXTURE
LA	N.A.	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	-	-	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HU	N.A.	HOSTA UNDULATA	WAVY-LEAVED HOSTA	-	-	CONT.	SPACE 3 TO 7 FEET APART
HP	N.A.	HOSTA PLANTAGINEA	PLANTAIN LILY	-	-	CONT.	SPACE AS SHOWN
EP	N.A.	ECHINACEA PURPUREA	PURPLE CONE FLOWER	-	2' TO 3'	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
CV	N.A.	COREOPSIS VERTICILLATA 'MOONBEAM'	COREOPSIS	-	24"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
SB	N.A.	SEDUM SPECTABILE 'AUTUN JOY'	STONECROP SEDUM	-	24"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
AS	N.A.	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	WORMWOOD	-	6"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
AC	N.A.	ALLIUM CHRISTOPHII	FLOWERING ONION	-	-	CONT.	SPACE AS SHOWN
AF	N.A.	ACHILLEA FILIPENDULINA 'MOONSHINE'	PERELEAF YARROW	-	-	CONT.	SPACE AS SHOWN
LS	N.A.	LILIUM SP.	GARDEN LILY	-	-	BALB	REDS/ORANGES/YELLOWS, # SOLDS (TYP.)
GB	N.A.	GARYSANTHEMUM x SUPERBUM	SHASTA DAISY	-	2'	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
RF	N.A.	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	-	2' TO 3'	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.

GROUNDCOVER, ORNAMENTAL GRASS, AND TURFGRASS PLANT SCHEDULE - #6

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
HB	44-01	HEDERA HELIX 'BALTICA'	ENGLISH IVY	N/A	2" TO 4"	B.R.	SPACE 12" TO 18" APART
JC	N.A.	JUNIPERUS CONFERTA	SHORE JUNIPER	N/A	-	1 GAL	SPACE 6' APART
AR	N.A.	AJUGA REPTANS	AJUGA	-	6" TO 7"	B.R.	SPACE 8" APART
CD	N.A.	COTONEASTER DAPPERI	BEARBERRY COTONEASTER	-	-	CONT.	SPACE 3 FEET APART
FO	N.A.	FESTUCA OVINA GLAUCA	BLUE FESCUE	-	-	CONT.	SPACE 18" TO 21" APART
HS	N.A.	HEMEROCALLIS SPP.	DAYLILY	-	-	CONT.	SPACE 2 FEET APART
OJ	N.A.	OPHIOPOGON JAPONICUS	'MONDO' GRASS	-	-	CONT.	SPACE 6" APART
PT	N.A.	PACHYSANDRA TERMINALIS	PACHYSANDRA	-	-	B.R.	SPACE 8" APART
MF	N.A.	MISCANTHUS SINENSIS 'PURPURESCENS'	JAPAN SILVER GRASS	N/A	2' TO 3'	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH
LS	N.A.	LIRIOPE TURGAR 'BIG BLUE'	LILY TURF	N/A	-	CONT.	SPACE 12"-9" APART
VR	N.A.	VINCA MINOR 'ALBA'	COMMON PERIWINKLE	N/A	4" TO 6"	B.R.	WHITE FLOWERS/SPACE 8-12 INCHES APART
TF	SEE PLN.	TURF GRASS (SEEDING)	TALL PINE FESCUES	N/A	N/A	SEED	SEE SPECS FOR SEEDING BLEND/MIXTURE
SO	SEE PLN.	TURF GRASS (SOD)	KENTUCKY BLUE GRASSES	N/A	3" CUT	SOD	SEE SPECS FOR SODDING MIXTURE
IC	N.A.	IMPERATA CYLINDRICA 'VAR RUBRA'	JAP BLOOD GRASS	-	-	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
MS	N.A.	MISCANTHUS SINENSIS 'GRACILLIMUS'	JAP SILVER GRASS	-	2' TO 3'	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
PA	N.A.	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	-	3' TO 4'	XGAL	FIELD LOCATED BY LANDSCAPE ARCH.
HS	N.A.	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	-	-	2 QT	SPACE AS SHOWN
HE	N.A.	HEMEROCALLIS SP. 'EVERGOLD'	DAYLILY/EE	-	-	CONT	FIELD LOCATED BY LANDSCAPE ARCH.
MZ	N.A.	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS	-	-	3 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
EF	N.A.	EUONYMUS FORTUNEI	WINTERCREEPER	-	-	CONT.	SPACE 3 FT. APART
JH	N.A.	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	-	-	CONT.	SPACE 4 FT. APART
WS	N.A.	WISTERIA SPENSIS	CHINESE WISTERIA	-	-	CONT.	SPACE 8-15 FT. APART
PT	N.A.	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	-	-	B.R.	SPACE 30 FT. APART.
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-
-	N.A.	-	-	-	-	-	-

LEGEND

B&B = BALLED AND BURLAPED
B.R. = BARE ROOT
GAL. = GALLON
QT. = QUART
N.A. = NOT APPLICABLE
SPACE AS SHOWN = REFER TO SCALE OF DRAWING

Bowman Consulting
Suite 400
Chantilly, VA 20151
Tel: (703) 830-0101

11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel: 301.595.1000
Fax: 301.595.0088

GRIMM + PARKER ARCHITECTS

The Edgecombe Group, Inc.
Real Estate Consultants
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782
301.864.0042 301.864.1131 Fax

RELEASED FOR

- P.U.D. Application
- Building Permit
- Construction

PLANT SCHEDULE AND DETAILS
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION
8/25/06	PER COMMENTS
9/6/06	PER COMMENTS

LA-14

FILE No. 3356.C.PUD.001