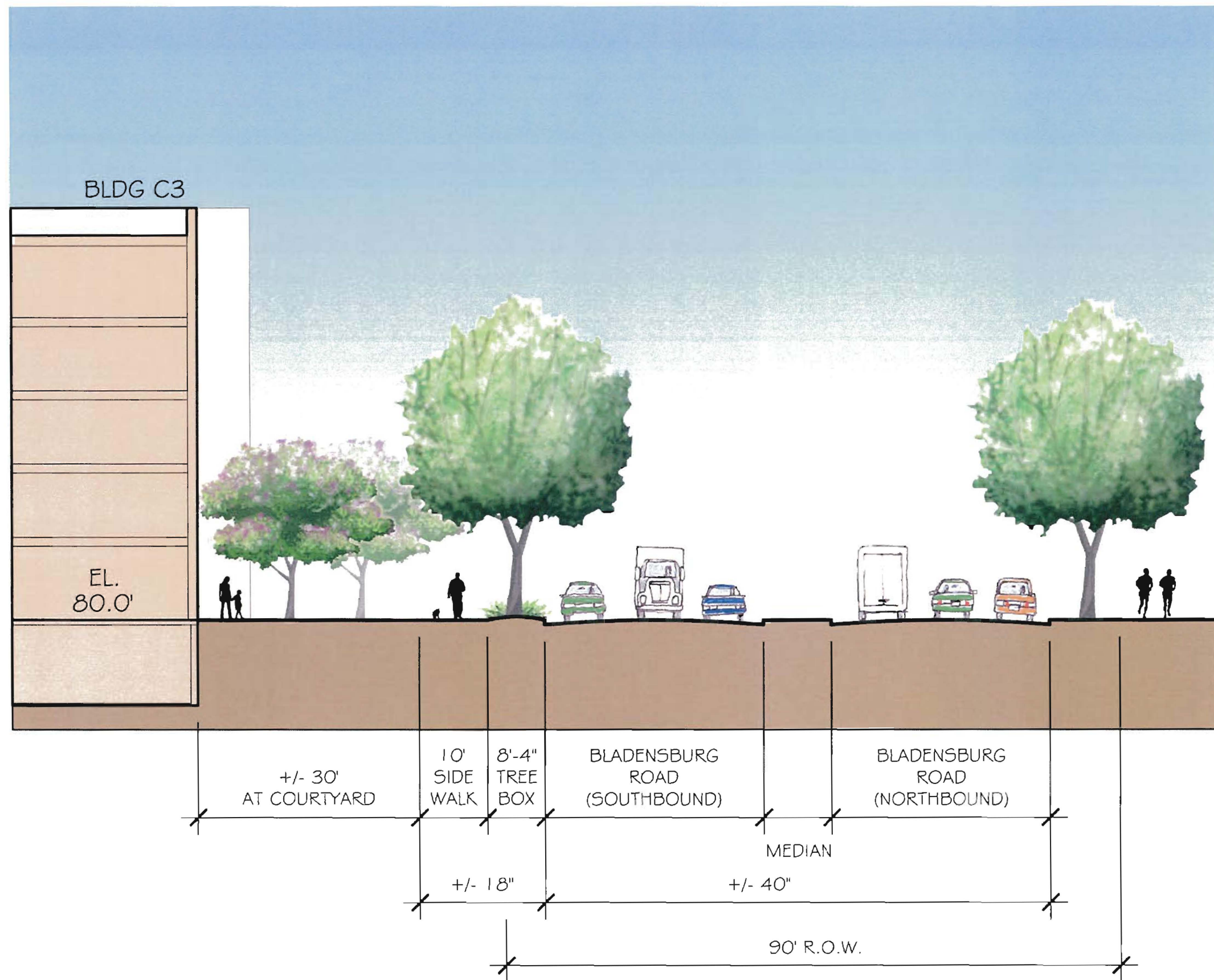




STREET SECTION: BLADENSBURG ROAD



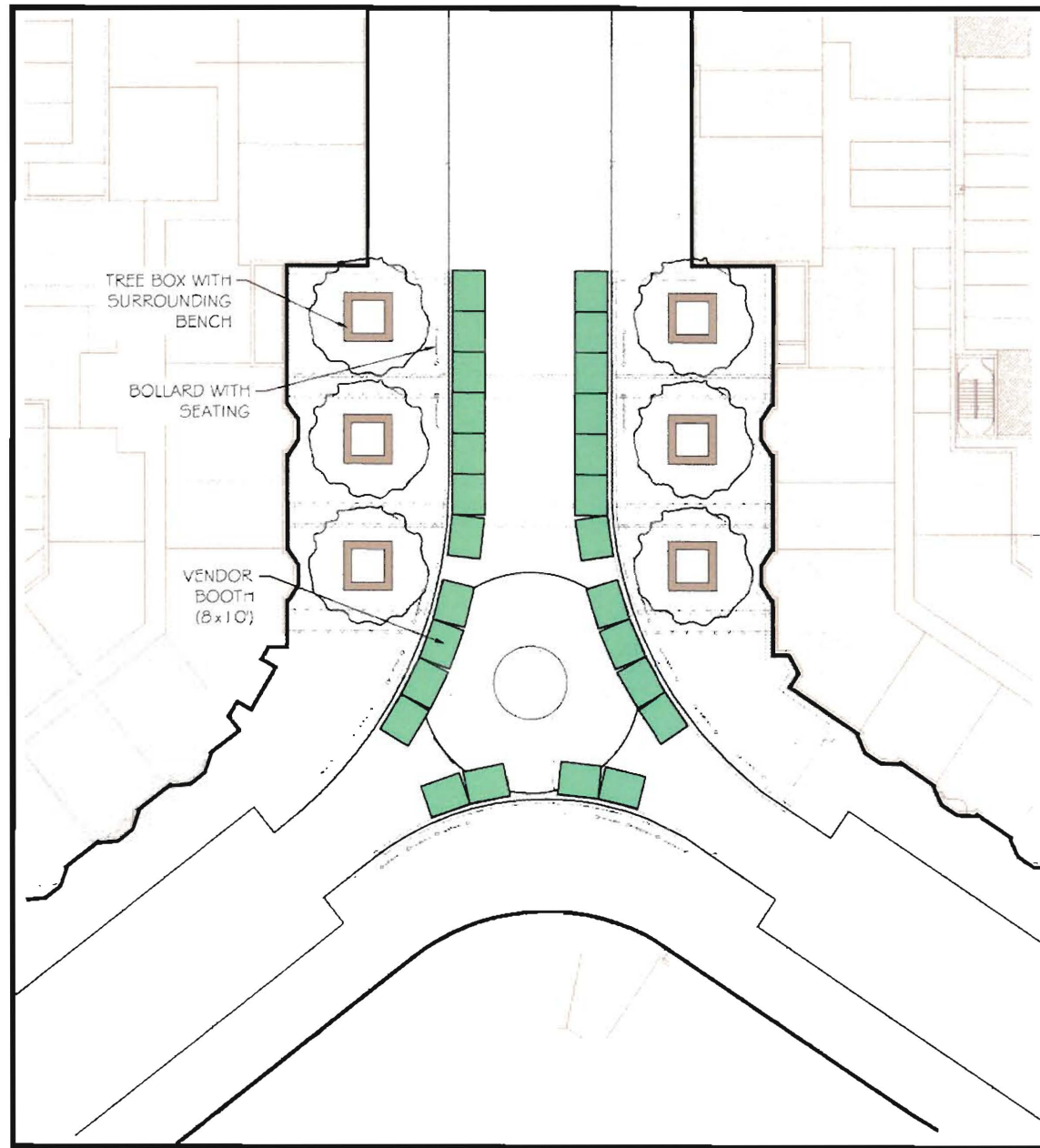
CENTRAL PLAZA SECTION

MAURICE WATERS ARCHITECT, PC | ARDEN NEW YORK, PC
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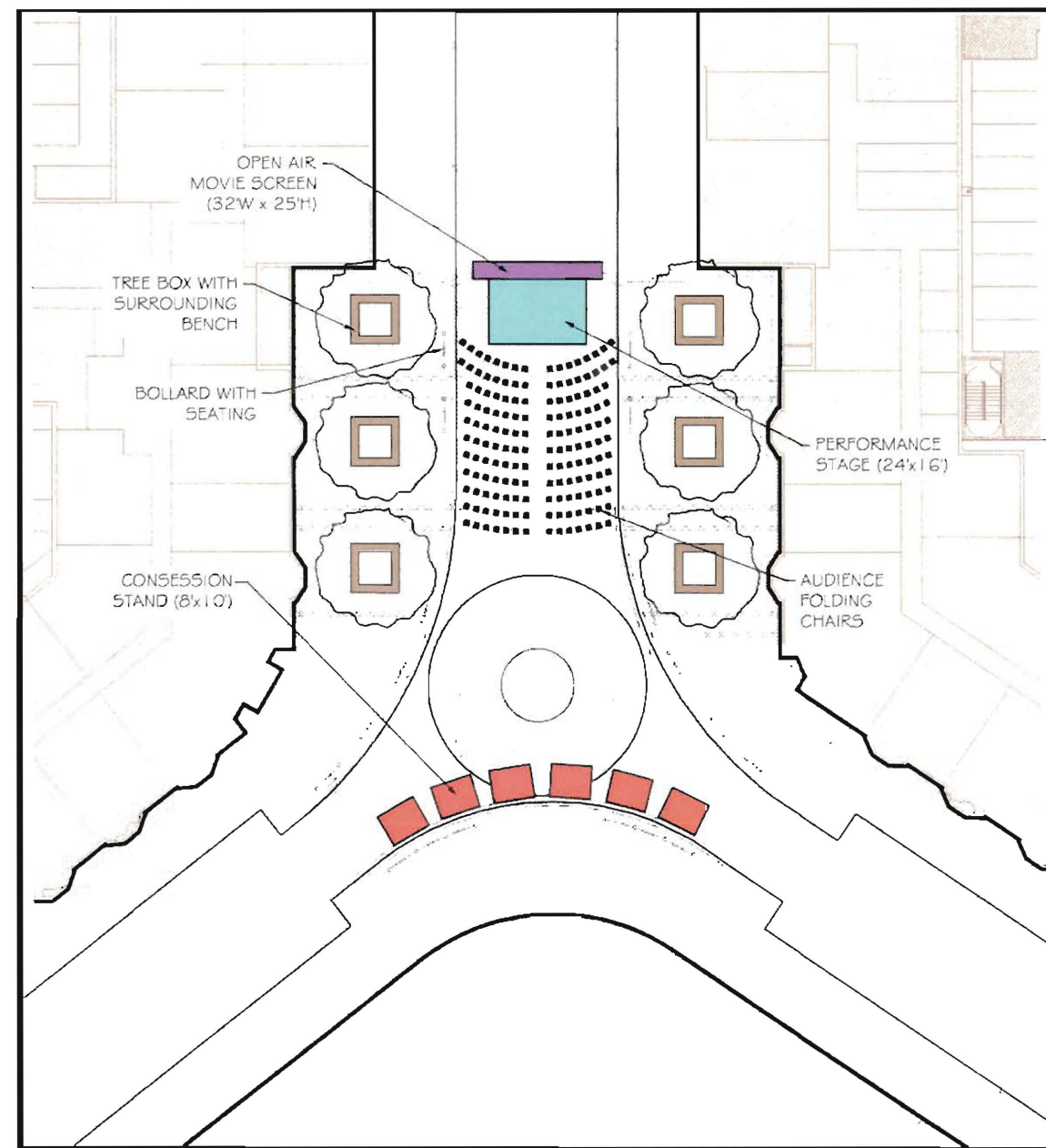
L16

July 9, 2009

ARBOR PLACE

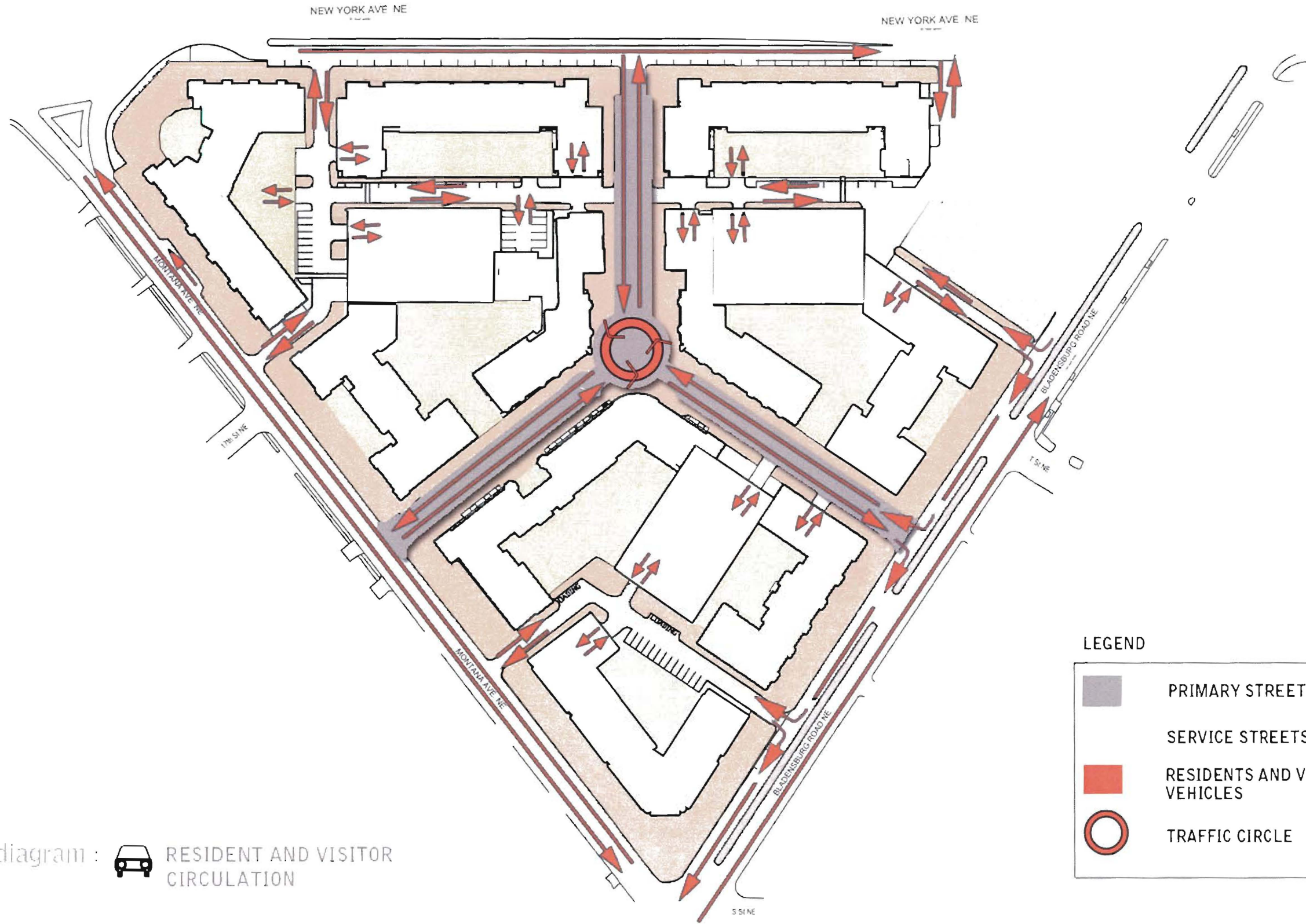


Farmers Market/Arts Festival



Performances/Open Air Cinema

CENTRAL PLAZA EVENT DIAGRAMS



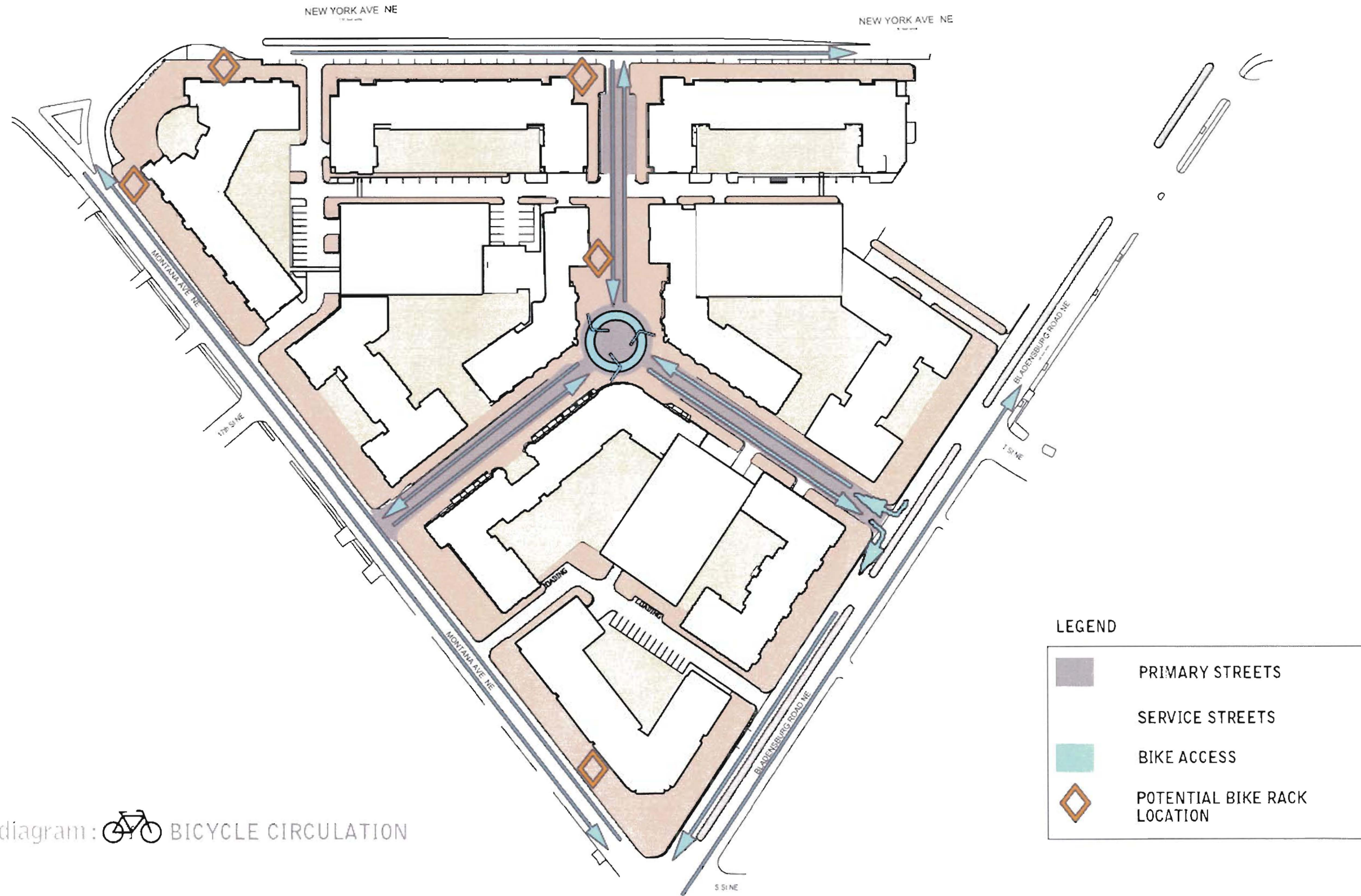
traffic diagram :  RESIDENT AND VISITOR CIRCULATION

LEGEND

	PRIMARY STREETS
	SERVICE STREETS
	RESIDENTS AND VISITOR VEHICLES
	TRAFFIC CIRCLE

RESIDENT AND VISITOR CIRCULATION

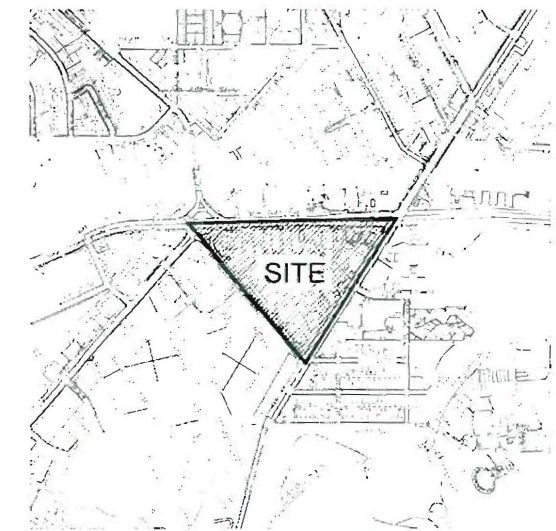
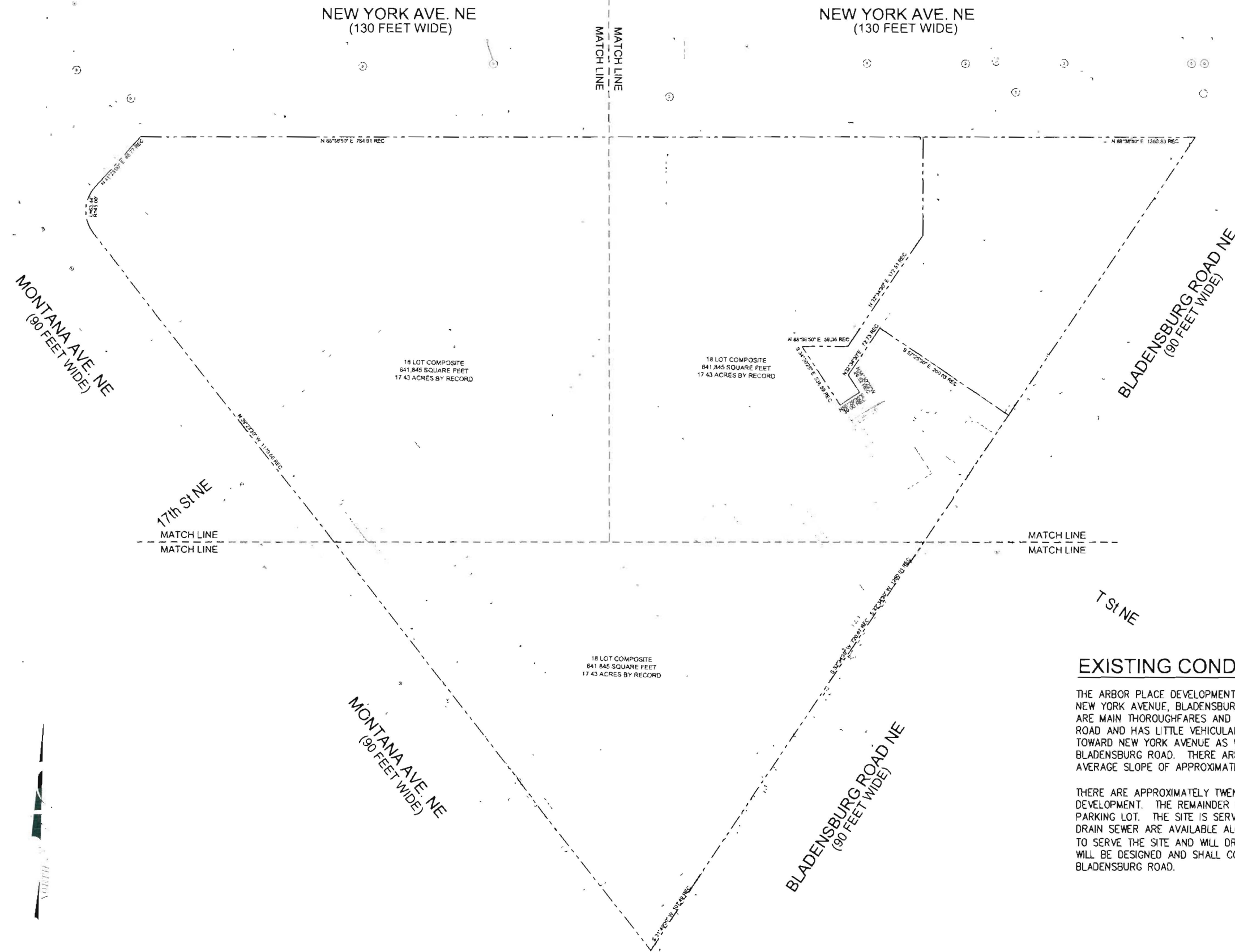
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traffic diagram:  BICYCLE CIRCULATION

BICYCLE CIRCULATION

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VICINITY MAP

SHEET INDEX:

- C1.01 EXISTING CONDITIONS PLAN-OVERALL
- C1.01A EXISTING CONDITIONS PLAN-WEST
- C1.01B EXISTING CONDITIONS PLAN-EAST
- C1.01C EXISTING CONDITIONS PLAN-SOUTH
- C1.02 SEDIMENT AND EROSION CONTROL PLAN-OVERALL
- C1.02A SEDIMENT AND EROSION CONTROL PLAN-WEST
- C1.02B SEDIMENT AND EROSION CONTROL PLAN-EAST
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- C1.03 SITE PLAN-OVERALL
- C1.03A SITE PLAN-WEST
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- C1.05 UTILITY PLAN-OVERALL
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- C1.05C UTILITY PLAN-SOUTH
- C1.06 SEDIMENT AND EROSION CONTROL DETAILS
- C1.07 STORM WATER MANAGEMENT DETAILS

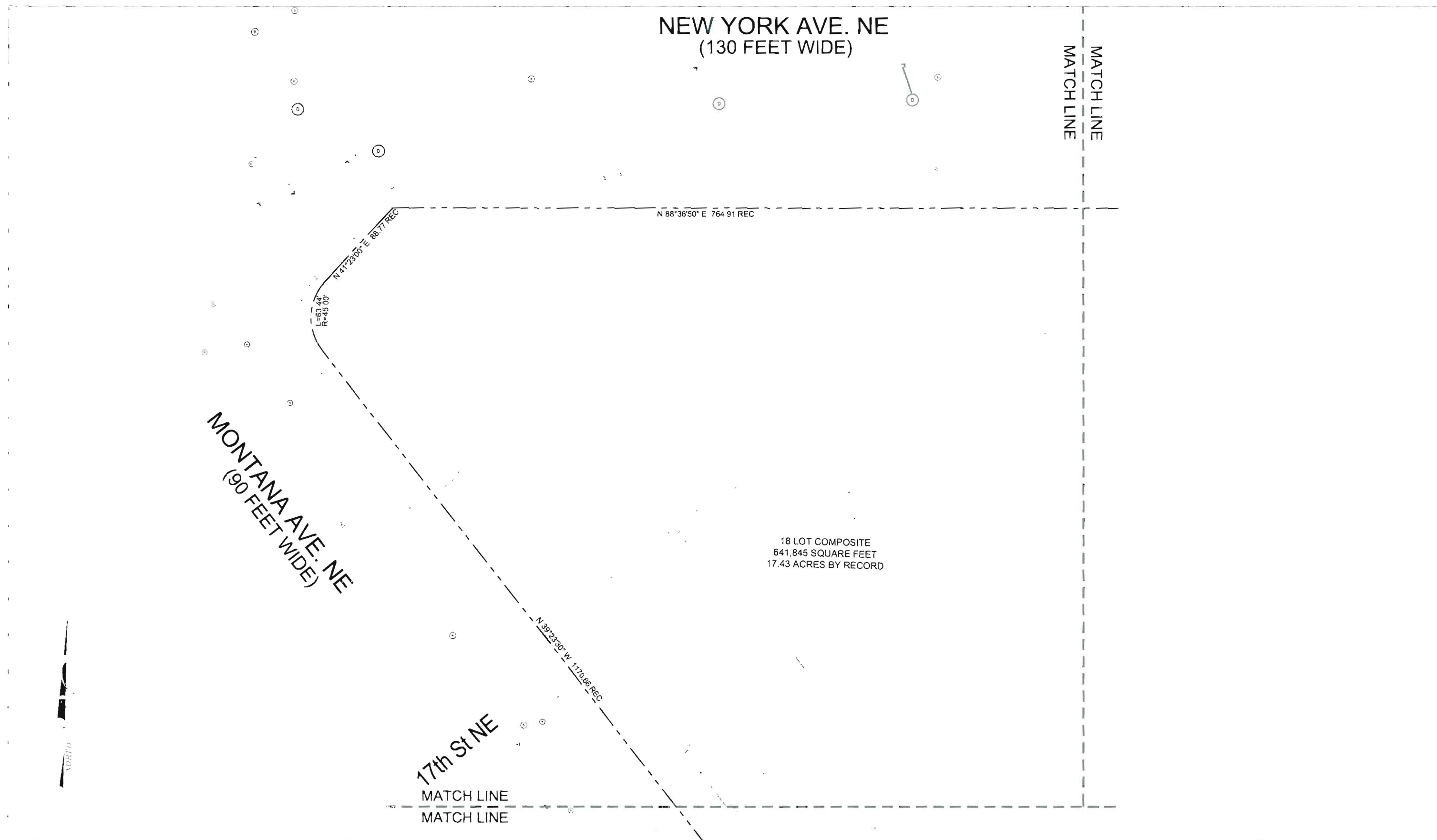
EXISTING CONDITION NOTES:

THE ARBOR PLACE DEVELOPMENT PROJECT IS LOCATED IN NORTHEAST WASHINGTON, D.C. AND IS BOUNDED BY NEW YORK AVENUE, BLADENSBURG ROAD, AND MONTANA AVENUE. NEW YORK AVENUE AND BLADENSBURG ROAD ARE MAIN THOROUGHFARES AND HAVE HIGH VOLUMES OF VEHICULAR TRAFFIC. MONTANA AVENUE IS A SIDE ROAD AND HAS LITTLE VEHICULAR TRAFFIC. THE TOPOGRAPHY OF THE 17.43 ACRE SITE SLOPES TO THE NORTH TOWARD NEW YORK AVENUE AS WELL AS EAST TOWARD THE INTERSECTION OF NEW YORK AVENUE AND BLADENSBURG ROAD. THERE ARE NO STEEP SLOPES ON THE SITE AND THE TOPOGRAPHY IS SUCH THAT AN AVERAGE SLOPE OF APPROXIMATELY 3.5% IS OBSERVED OVER THE SITE.

THERE ARE APPROXIMATELY TWENTY (20) EXISTING BUILDINGS ON THE SITE THAT ARE TO BE REMOVED DURING DEVELOPMENT. THE REMAINDER OF THE SITE IS BOTH PAVED AND UNPAVED AND IS PREDOMINANTLY USED AS A PARKING LOT. THE SITE IS SERVED BY A SEPARATE SEWER SYSTEM. WATER, SANITARY SEWER, AND STORM DRAIN SEWER ARE AVAILABLE ALONG ALL THREE FRONTAGES. A NEW STORM DRAIN SYSTEM WILL BE DESIGNED TO SERVE THE SITE AND WILL DRAIN TO AN EXISTING 84" STORM DRAIN IN NEW YORK AVENUE. WATER SERVICE WILL BE DESIGNED AND SHALL CONNECT TO EXISTING LINES IN NEW YORK AVENUE, MONTANA AVENUE, AND BLADENSBURG ROAD.

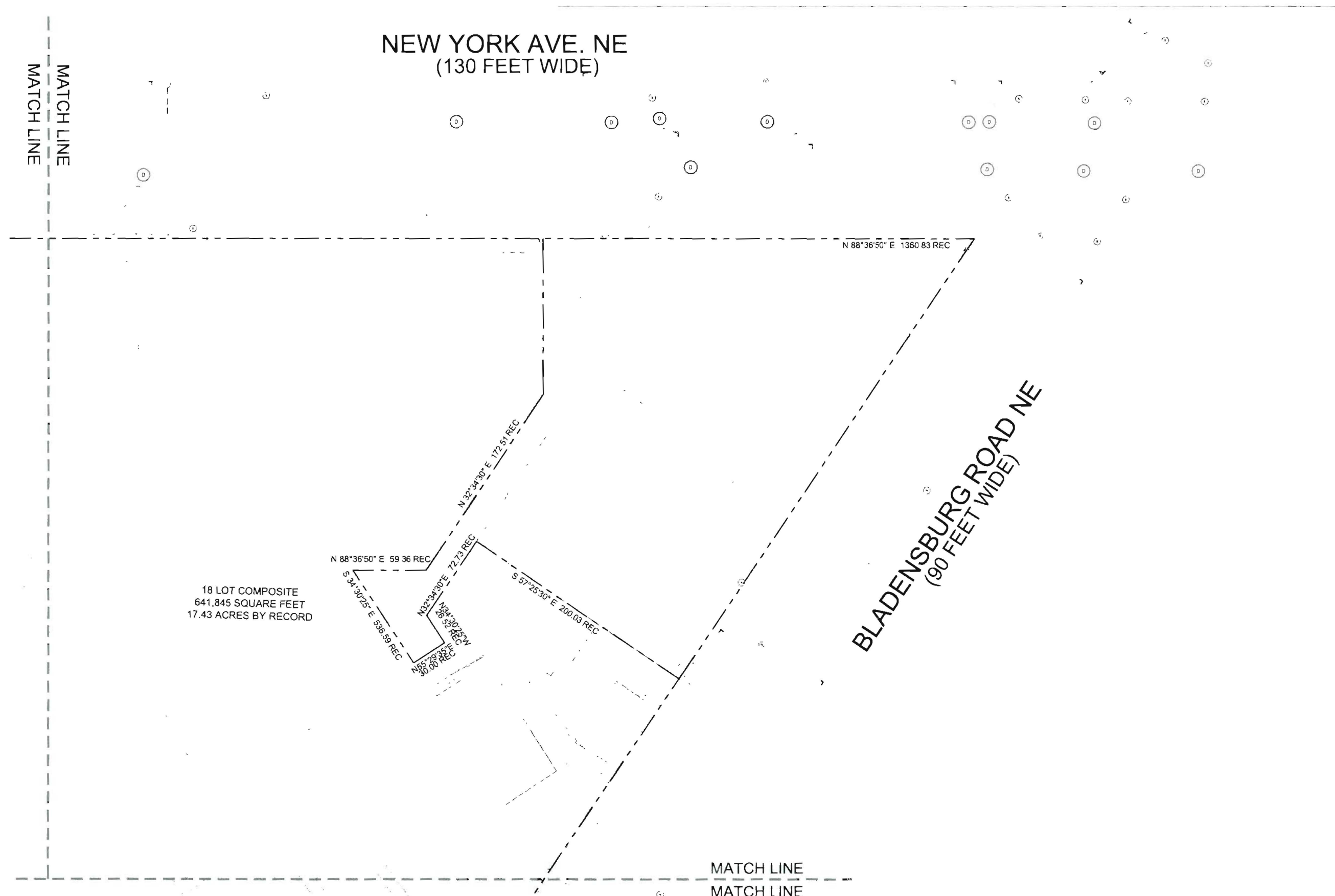
C1.01 EXISTING CONDITIONS PLAN - OVERALL





C1.01A EXISTING CONDITIONS PLAN - WEST





C1.01B EXISTING CONDITIONS PLAN - EAST

