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May 17, 1999

'99 MAY 17 P3:30
OFFICE OF ZONING
DISTRICT OF COLUMBIA

'99 DEC 20 P3:50
OFFICE OF ZONING
DISTRICT OF COLUMBIA

Hand Delivery

Sheila Cross Reid
Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

Re: BZA Case No. 16457, Good Hope Road, S.E.
Post-Hearing Submission

Dear Chairperson Reid:

As requested by the Board at the public hearing in the above-captioned matter, the Applicant hereby submits its post-hearing submission with regard to the issues raised by the Board. The Board asked the Applicant to (1) respond to a letter from Councilmember Sharon Ambrose, dated May 5, 1999, regarding amendments to the Comprehensive Plan and its impact on this application; (2) provide an analysis of the Fair Housing Act as it applies to prohibition of favorable rent treatment for elderly citizens; and (3) provide the Applicant's environmental evaluation concerning the impact of the proposed development on the environs.

The Applicant was also asked to continue to meet with the community and the National Park Service ("NPS") in order to attempt to resolve any issues regarding the development. As a result of the meetings with the NPS, as described more fully below, the Applicant proposes to reduce the number of single family houses by 2 to 35. This change will allow the Applicant to preserve more wetlands, save additional trees and preserve Fort Stanton Park's view shed.

BZA
Case No. 16457
Exhibit No. 76

12/26/99

Board of Zoning Adjustment
District of Columbia
CASE NO. 16457
EXHIBIT NO. 76

A. Comprehensive Plan

In her letter to the Board dated May 5, 1999, Ward 6 Councilmember Sharon Ambrose, indicated her support for the position taken by the Fairlawn citizens. The Councilmember stated in her letter that she inserted language into the recent Comprehensive Plan Amendments ("Plan") to "encourage row house construction compatible with existing neighborhoods;" while, "discouraging the development of additional multi-family in the Fairlawn community." The Board was concerned with this amendment's effect on the application pending before it. The Applicant does not believe that this amendment is adverse to its application and that the planned residential project before the Board is fully consistent with the Comprehensive Plan.

The language contained in Councilmember Ambrose's letter is excerpted from the Ward 6 Housing Element of the Plan, Section 1705. The full text states:

1705 Ward 6 Objectives for Housing

1705.1 The objectives for housing are as follows:

(a) To maintain and strengthen the quality and construction of housing in the various neighborhoods throughout Ward 6, seek to provide incentives for infill housing constructed in an architectural style and of a material compatible with the predominant Fairlawn brick row housing; and

(b) To stimulate the production in Ward 6 of new and rehabilitated housing, particularly in the Anacostia Historic District, Fairlawn and Woodlawn neighborhoods, to provide housing opportunities to accommodate and allow for residential growth and stability according to area needs, encourage row house construction compatible with existing neighborhoods, discourage the development of additional multi-family housing in the Fairlawn community and instead provide incentives to rehabilitate existing multi-family units." (Emphasis added).

As was pointed out at the public hearing, the Applicant's multi-family housing component of this project is in Ward 8, not Ward 6. Thus, the Ward 6 Element of the Comprehensive Plan is not relevant. In addition, the wording of Section 1705 "discourages" multi-family housing, it does not "prohibit" such housing. Further, Mrs. Thelma Jones, President of the Fairlawn Citizens Association, testified at the public hearing that the boundary of the Fairlawn Citizens Association is located on the north side of Good Hope Road; thus, the Applicant's property is not within the boundaries of the Fairlawn neighborhood.

It is also important to note that the single family detached housing component of this project is located in Ward 6 and fully achieves the objectives of 1705.1 of the Plan in that it encourages infill construction of housing in an architectural style and of material compatible with the housing in Fairlawn. It will be a single family subdivision whose houses will have brick facades. It will help stabilize this area. The full text of the Ward 6 objectives for housing is attached as Exhibit A. Finally, the BZA is required, by the Comprehensive Plan, to "look to the District elements for general policy guidance" (10 DCMR Section 112.6(a)) and by definition, the Ward 6 Element of the Plan cannot be used as policy guidance for property in Ward 8.

More pertinent to the Board's evaluation of this project is that the recent amendments to the Plan did not change the land use designation of the property. The property, both components, are located in the moderate density residential category. A copy of the Comprehensive Plan Land Use Map is attached hereto as Exhibit B.

The legislative documents of the Plan define moderate density residential as: "Predominant housing types including row houses and garden apartments. Densities shall not exceed 48 units per acre (density range = 16-48 units per acre); may also include low density housing . . . ." (Emphasis added). The Applicant's combined development totals 213 housing units (37 single family detached and 176 garden apartments). This results in a density of 14 units per acre, well within the Plan's guideline. In fact, even if the multi-family portion of this project is taken by itself, it has a density of only 25 units per acre. Thus, the proposed project is well within the guidelines of the Land Use Element of the Plan.

As the Board is well aware, while all elements of the Comprehensive Plan are given equal weight, the Land Use Element takes precedent. Section 112 of the Plan establishes the guidelines for interpretation of the Plan. It states:

> "The primary dynamic of the district elements of the Plan is the overlapping of its elements goals. This overlapping is intentional.
>
> (a) District elements of the Plan should be studied and executed in concert with each other and should be interpreted broadly.
>
> (b) The interpretation and implementation of any element should necessarily rely upon, be respectful of, the objectives and policies of other elements.
>
> (c) An element may be tempered or defined by one or more of the other elements. This may occur both within one element and between elements. Since the land use element integrates the policies and objectives of all other district elements, it should be given greater weight than the other elements." (Emphasis added).

Thus, the Land Use Element, which contains the Land Use Map shown in Exhibit B, is the preeminent element to be taken into consideration in evaluating this BZA application. This application is fully consistent with the Land Use Element.

Further, it should be noted that the project is consistent with the Plan's major themes, its Housing, Environmental Protection and Urban Design Elements. The Applicant's proposal is consistent with two of the major themes of the Plan to (1) encourage the stabilization of the District' s neighborhoods, and (2) improve the physical character of the District. 10 DCMR §101.1(a) and (e).

The construction of additional housing in a residential neighborhood characterized by moderate density development stabilizes one of the salient features of this Southeast neighborhood. The addition of housing to the site ensures the future residential character of the neighborhood as well as eliminating an unsightly land fill. The exemplary architectural design employed for the proposed project will contribute to the exceptional physical and dynamic elements of this diverse area. Further, the exceptional design of the project will significantly enhance the neighborhood and improve the

appearance of the area. The proposed bulk, height and orientation of the project is completely within the existing zoning guidelines and will be compatible with the surrounding area and the objectives for the neighborhood and the city has a whole.

The Comprehensive Plan also contains 11 major elements. The proposed project furthers the objectives and policies of several of these elements as follows:

1. Housing Element

It is the goal of the District of "encourage the private sector to provide new housing to meet the needs of present and future residents at locations consistent with District land use policies..." and to "encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused..." and "encourage the private sector to meet housing needs through the development of infill housing..." (10 DCMR §§302.2(a), 302.2(e) and 302.2(f))

The Applicant will provide 213 middle income housing units to meet the needs of present and future District residents on vacant private property and within established neighborhoods.

2. Environmental Protection Element

It is the goal of the District to "Protect the environment, to resist threats to its overall quality, and to act to maintain and enhance its positive features in the interest of residents, workers and visitors." (10 DCMR §401.1)

The Applicant will comply with all the applicable rules and regulations of the District to promote energy conservation, improve air quality and protect the natural environment. Further, by building at a density of only 25% of that allowed under the existing zoning, the Applicant is able to provide more open space and do a more thorough job of environmental protection.

3. Urban Design Element

It is the goal of the District to "preserve and enhance the outstanding physical qualities of the District neighborhoods" (10 DCMR §702.2(b))

The project will enhance and enrich the southeast through superior design elements of this new residential enclave. The new development will replace the vacant and desolate appearance of this property with a vibrant residential community that will add to the urban fabric of this neighborhood. Further, the investment of private capital that the Applicant is proposing here will be a positive contribution to Southeast and the District.

Reading all the elements of the Plan together, including the Land Use Element, which calls for the property to be utilized in a moderate density residential mode, the application that is before the Board is clearly consistent with the Comprehensive Plan. The section of the Plan referenced in Councilmember Ambrose's letter deals only with the Ward 6 communities of Fairlawn, Woodlawn and the Anacostia Historic District and must be balanced with the other Plan Elements. Thus, it is clear that the application before the Board is securely consistent with the Comprehensive Plan.

B. Fair Housing Act

The federal Fair Housing Act of 1988 (and amendments thereto) specifically prohibits discrimination in the provision of housing based on race, color, religion, sex, financial status, national origin or handicap. 42 U.S.C.A. §3604. Rent subsidies, or concessions, which favor one class of persons over another are considered discriminatory and are clearly in violation of the Fair Housing Act. It is unlawful to discriminate against any person in the terms, conditions or privileges in the renting of a dwelling. 42 U.S.C.A. §3604(b). This prohibition makes it unlawful to provide "financial assistance" to one group if it discriminates against any person. Thus, a rent subsidy for elderly residents which is not available for all other persons is a form of discrimination under the Act. 42 U.S.C.A. §§3605(a) and (b).[1] This provision of the Act is also codified in Regulations promulgated by the United

[1] There is an exemption from the Fair Housing Act for "housing for older" persons, which is defined as housing of which at least 80% is intended for those 55 years old and older.

States Department of Housing and Urban Development which also prohibits preferential treatment of any group, at the expense of any person. 24 CFR §100.65 (1998).

Further, the District of Columbia Human Rights Act specifically prohibits discrimination due to age and prohibits rent subsidies given to one class of persons in favor of another class. The Human Rights Act specifically defines unlawful discriminatory practices in real estate transactions:

> "It shall be an unlawful discriminatory practice to do any of the following acts, wholly or partially for a discriminatory reason based on the race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation . . .
>
> (1) To interrupt or terminate, or refuse or fail to initiate or conduct any transaction in real property; or to require different terms for such transaction, . . . (Emphasis added). D.C. Code Ann. §1-2515 (1981), as amended.

Thus, a rent subsidy for an elderly resident is considered discriminatory since it would provide an apartment at a lower rent, at the expense of other persons, based on the occupant's age.

The relevant sections of both of these Acts are attached hereto as Exhibit C.

C. Environmental Evaluation

Attached as Exhibit D is the environmental evaluation with regard to wetlands, vistas and impact on Fort Stanton Park prepared by the Applicant. Included in the Exhibit are: (a) the Sediment and Erosion Control Plans; (b) the Stormwater Management Calculations; (c) the Wetlands Delineation and Data, including the approval form the United States Army Corps of Engineers; and (d) the Geotechnical Report on the Rubble Fill. This information and data was shared with the National Park Service ("NPS") at a meeting with NPS personnel on May 12, 1999. In addition, the Applicant met again with NPS personnel at the site on May 14, 1999.

In response to concerns raised by the NPS, the Applicant is proposing additional mitigation measures to protect the Park. These measures,

contained in Exhibit E of this post-hearing submission, include (a) a conservation easement adjacent to the park; (b) enhanced landscape buffers; and (c) reduce the density of the single family component of the project to thirty-five (35) houses. This revised plan will preserve more wetlands on the site, allow the Applicant to save additional trees and vegetation and protect the view shed of Fort Stanton Park.

D. Meeting with the Community

On May 12, 1999, Mr. Richard Knapp, Senior Vice President of KSI Services, has a telephone conversation with Mrs. Thelma Jones, President of the Fairlawn Citizens' Association to try to arrange a meeting with the Fairlawn community with regard to this project to attempt to find common ground on which to move forward and address the neighborhood's concern with this project. Mrs. Jones agreed to discuss the matter with the Association's Executive Committee to arrange for such a meeting. To date, the meeting has yet to be scheduled, but the Applicant is committed to continuing working with the community as this project progresses.

E. Conclusion

This planned residential community, at approximately one-quarter of the density permitted by the existing zoning, financed entirely by the private sector, is consistent with all the tests articulated in Sections 2516 and 410 of the Zoning Regulations, is consistent with the Comprehensive Plan and more than adequately protects the health, safety and welfare of the community and the District of Columbia. We respectfully urge the Board to approve this application.

Sincerely,

Phil T. Feola

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing letter were hand delivered this 17th day of May, 1999, to the following:

Advisory Neighborhood Commission 8B
1809 Savannah Street, S.E.
Washington, D.C. 20020

Advisory Neighborhood Commission 6C
2019 Ridge Place, S.E.
Washington, D.C. 20020

Mrs. Thelma Jones
President
Fairlawn Citizens Association, Inc.
2217 T Place, S.E.
Washington, D.C. 20020

Phil T. Feola



owners, or continue as renters, they need to be encouraged and assisted to properly maintain the homes they occupy.

1705 WARD 6 OBJECTIVES FOR HOUSING

1705.1 The objectives for housing are as follows:

(a) To maintain and strengthen the quality and construction of housing in the various neighborhoods throughout Ward 6, seek to provide incentives for infill housing constructed in an architectural style and of material compatible with the predominant Fairlawn brick row housing; and

(b) To stimulate production in Ward 6 of new and rehabilitated housing, particularly in the Anacostia Historic District, Fairlawn and Woodlawn neighborhoods, to provide housing opportunities to accommodate and allow for residential growth and stability according to area needs, encourage row house construction compatible with existing neighborhoods, discourage the development of additional multi-family housing in the Fairlawn community and instead provide incentives to rehabilitate existing multi-family units.

1706 WARD 6 POLICIES IN SUPPORT OF HOUSING OBJECTIVES

1706.1 The policies in support of housing objectives are as follows:

(a) Maintain the housing stock through the provision of additional loans and grants to Ward 6 homeowners for housing rehabilitation, appropriate changes in regulatory codes and encouragement of in-fill development on vacant lots;

(b) Discourage encroachment of the non-residential uses in residential areas;

(c) Stimulate private investment in housing in Ward 6 and expand home ownership opportunities; and

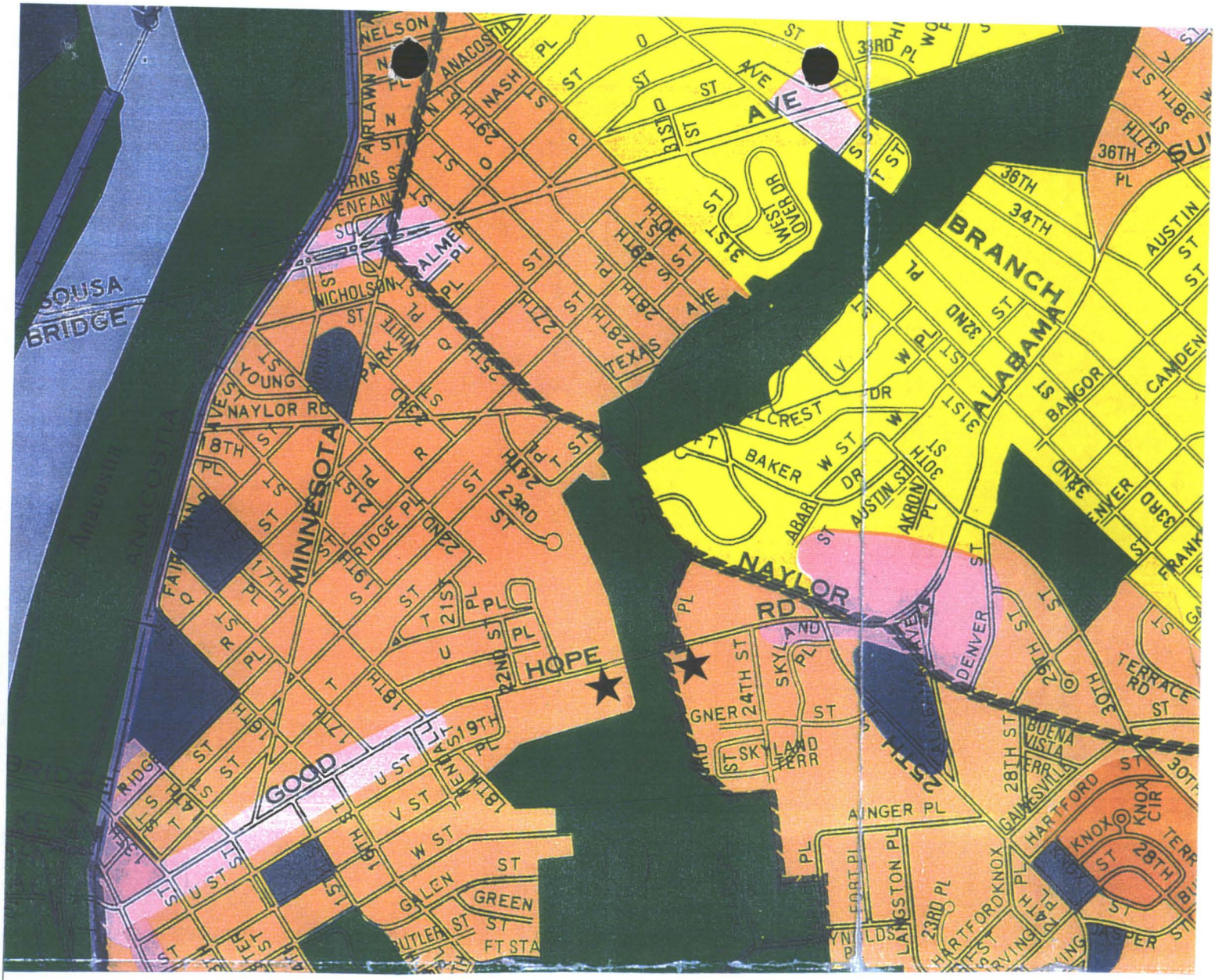
(d) Provide new housing in Ward 6 area through the conversion of appropriate non-residential structures that have outlived their current use, such as churches, warehouses, schools and other public facilities.

1707 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: HOUSING

1707.1 The actions to implement housing are as follows:

11





Legend

residential land use categories

★ Subject Property

low density

Single-family detached and semi-detached housing are the predominant uses.

moderate density

Row houses and garden apartments are the predominant uses;
may also include low density housing.

medium density

Multiple-unit housing and mid-rise apartment buildings are the predominant uses;
may also include low and moderate density housing.

high density

High-rise apartment buildings are the predominant uses; may also include low,



Fair Housing Act

REFERENCES IN TEXT

The National Environmental Policy Act of 1969, referred to in pars. (1)(A), (2), and (3)(D)(i), is Pub. L. 91-190, Jan. 1, 1970, 83 Stat. 852, as amended, which is classified generally to chapter 55 (§ 4321 et seq.) of this title. For complete classification of this Act to the Code, see Short Title note set out under section 4321 of this title and Tables.

The Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1993, referred to in par. (1)(A), is Pub. L. 102-389, Oct. 6, 1992, 106 Stat. 1571. Provisions under the head "Annual Contributions for Assisted Housing" in title II of the Act appear at 106 Stat. 1582 and are not classified to the Code. For complete classification of this Act to the Code, see Tables.

CODIFICATION

Section was enacted as part of the Multifamily Housing Property Disposition Reform Act of 1994, and not as part of the Department of Housing and Urban Development Act which comprises this chapter.

CHAPTER 45—FAIR HOUSING

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(c) Enforcement of subpoenas.
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3616a. Fair housing initiatives program.
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(d) Education and outreach.
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SUBCHAPTER II—PREVENTION OF INTIMIDATION

Sec.
3631. Violations; penalties.

CHAPTER REFERRED TO IN OTHER SECTIONS

This chapter is referred to in section 5304 of this title.

SUBCHAPTER I—GENERALLY

SUBCHAPTER REFERRED TO IN OTHER SECTIONS

This subchapter is referred to in sections 1437*l*, 1437v, 1437w, 1437aaa-1, 1437aaa-2, 3535, 3608a, 3616a, 4621, 5304, 5306, 5307, 6727, 8013, 11386, 11394, 12181, 12754, 12872, 12873, 12892, 12893, 12899b, 12899c, 13603 of this title; title 12 sections 1701q, 1708, 4545; title 15 section 1691e; title 23 section 117; title 31 section 6711; title 49 section 70304.

§ 3601. Declaration of policy

It is the policy of the United States to provide, within constitutional limitations, for fair housing throughout the United States.

(Pub. L. 90-284, title VIII, § 801, Apr. 11, 1968, 82 Stat. 81.)

EFFECTIVE DATE OF 1988 AMENDMENT

Pub. L. 100-430, § 13(a), Sept. 13, 1988, 102 Stat. 1636, provided that: "This Act and the amendments made by this Act [see Short Title of 1988 Amendment note below] shall take effect on the 180th day beginning after the date of the enactment of this Act [Sept. 13, 1988]."

SHORT TITLE OF 1988 AMENDMENT

Pub. L. 100-430, § 1, Sept. 13, 1988, 102 Stat. 1619, provided that: "This Act [enacting sections 3610 to 3614a of this title, amending sections 3602, 3604 to 3608, 3615 to 3619, and 3631 of this title and sections 2341 and 2342 of Title 28, Judiciary and Judicial Procedure, repealing former sections 3610 to 3613 of this title, and enacting provisions set out as notes under this section and section 3602 of this title] may be cited as the 'Fair Housing Amendments Act of 1988'."

SHORT TITLE

Section 1 of Pub. L. 90-284, as added by Pub. L. 100-430, § 2, Sept. 13, 1988, 102 Stat. 1619, provided: "That this Act [enacting this chapter, sections 231 to 233, 245, 2101, and 2102 of Title 18, Crimes and Criminal Procedure, and sections 1301 to 1303, 1311, 1312, 1321 to 1326, 1331, and 1341 of Title 25, Indians, amending sections 1973*j*, 3533, 3535 of this title, and sections 241, 242, and 1153 of Title 18, enacting provisions set out as notes under sections 231 and 245 of Title 18, and repealing provisions set out as notes under section 1360 of Title 28, Judiciary and Judicial Procedure] may be cited as the 'Civil Rights Act of 1968'."

Section 800 of Pub. L. 90-284, title VIII, as added by Pub. L. 100-430, § 4, Sept. 13, 1988, 102 Stat. 1619, provided that: "This title [enacting this subchapter and amending sections 3533 and 3535 of this title] may be cited as the 'Fair Housing Act'."

SEPARABILITY

Pub. L. 100-430, § 14, Sept. 13, 1988, 102 Stat. 1636, provided that: "If any provision of this Act [see Short Title of 1988 Amendment note above] or the application thereof to any person or circumstances is held invalid, the remainder of the Act and the application of the provision to other persons not similarly situated or to other circumstances shall not be affected thereby."

DISCLAIMER OF PREEMPTIVE EFFECT ON OTHER ACTS

Pub. L. 100-430, § 12, Sept. 13, 1988, 102 Stat. 1636, provided that: "Nothing in the Fair Housing Act [this subchapter] as amended by this Act [see Short Title of 1988 Amendment note above] limits any right, procedure, or remedy available under the Constitution or any other Act of the Congress not so amended."

INITIAL RULEMAKING

Pub. L. 100-430, § 13(b), Sept. 13, 1988, 102 Stat. 1636, provided that: "In consultation with other appropriate Federal agencies, the Secretary shall, not later than the 180th day after the date of the enactment of this Act [Sept. 13, 1988], issue rules to implement title VIII [this subchapter] as amended by this Act [see Short Title of 1988 Amendment note above]. The Secretary shall give public notice and opportunity for comment with respect to such rules."

FEDERALLY PROTECTED ACTIVITIES; PENALTIES

Penalties for violations respecting federally protected activities not applicable to and not affecting activities under this subchapter, see section 101(b) of Pub. L. 90-284, set out as a note under section 245 of Title 18, Crimes and Criminal Procedure.

§ 3602. Definitions

As used in this subchapter—

(a) "Secretary" means the Secretary of Housing and Urban Development.

(b) "Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

(c) "Family" includes a single individual.

(d) "Person" includes one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, trustees in cases under title 11, receivers, and fiduciaries.

(e) "To rent" includes to lease, to sublease, to let and otherwise to grant for a consideration the right to occupy premises not owned by the occupant.

(f) "Discriminatory housing practice" means an act that is unlawful under section 3604, 3605, 3606, or 3617 of this title.

(g) "State" means any of the several States, the District of Columbia, the Commonwealth of Puerto Rico, or any of the territories and possessions of the United States.

(h) "Handicap" means, with respect to a person—

(1) a physical or mental impairment which substantially limits one or more of such person's major life activities,

(2) a record of having such an impairment, or

(3) being regarded as having such an impairment,

but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 802 of title 21).

(i) "Aggrieved person" includes any person who—

(1) claims to have been injured by a discriminatory housing practice; or

(2) believes that such person will be injured by a discriminatory housing practice that is about to occur.

(j) "Complainant" means the person (including the Secretary) who files a complaint under section 3610 of this title.

(k) "Familial status" means one or more individuals (who have not attained the age of 18 years) being domiciled with—

(1) a parent or another person having legal custody of such individual or individuals; or

(2) the designee of such parent or other person having such custody, with the written permission of such parent or other person.

The protections afforded against discrimination on the basis of familial status shall apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

(*l*) "Conciliation" means the attempted resolution of issues raised by a complaint, or by the investigation of such complaint, through informal negotiations involving the aggrieved person, the respondent, and the Secretary.

(m) "Conciliation agreement" means a written agreement setting forth the resolution of the issues in conciliation.

(n) "Respondent" means—

(1) the person or other entity accused in a complaint of an unfair housing practice; and

(2) any other person or entity identified in the course of investigation and notified as required with respect to respondents so identified under section 3610(a) of this title.

(*o*) "Prevailing party" has the same meaning as such term has in section 1988 of this title.

(Pub. L. 90-284, title VIII, § 802, Apr. 11, 1968, 82 Stat. 81; Pub. L. 95-598, title III, § 331, Nov. 6, 1978, 92 Stat. 2679; Pub. L. 100-430, § 5, Sept. 13, 1988, 102 Stat. 1619.)

AMENDMENTS

1988—Subsec. (f). Pub. L. 100-430, § 5(a), substituted "3606, or 3617" for "or 3606".

Subsecs. (h) to (*o*). Pub. L. 100-430, § 5(b), added subsecs. (h) to (*o*).

1978—Subsec. (d). Pub. L. 95-598 substituted "trustees in cases under title 11" for "trustees in bankruptcy".

EFFECTIVE DATE OF 1988 AMENDMENT

Amendment by Pub. L. 100-430 effective on 180th day beginning after Sept. 13, 1988, see section 13(a) of Pub. L. 100-430, set out as a note under section 3601 of this title.

EFFECTIVE DATE OF 1978 AMENDMENT

Amendment by Pub. L. 95-598 effective Oct. 1, 1979, see section 402(a) of Pub. L. 95-598, set out as an Effective Date note preceding section 101 of Title 11, Bankruptcy.

TRANSVESTISM

Section 6(b)(3) of Pub. L. 100-430 provided that: "For the purposes of this Act [see Short Title of 1988 Amendment note set out under section 3601 of this title] as well as chapter 16 of title 29 of the United States Code [29 U.S.C. 701 et seq.], neither the term 'individual with handicaps' nor the term 'handicap' shall apply to an individual solely because that individual is a transvestite."

§ 3603. Effective dates of certain prohibitions

(a) Application to certain described dwellings

Subject to the provisions of subsection (b) of this section and section 3607 of this title, the prohibitions against discrimination in the sale or rental of housing set forth in section 3604 of this title shall apply:

(1) Upon enactment of this subchapter, to—

(A) dwellings owned or operated by the Federal Government;

(B) dwellings provided in whole or in part with the aid of loans, advances, grants, or contributions made by the Federal Government, under agreements entered into after November 20, 1962, unless payment due thereon has been made in full prior to April 11, 1968;

(C) dwellings provided in whole or in part by loans insured, guaranteed, or otherwise secured by the credit of the Federal Government, under agreements entered into after November 20, 1962, unless payment thereon has been made in full prior to April 11, 1968: *Provided*, That nothing contained in subparagraphs (B) and (C) of this subsection shall be applicable to dwellings solely by virtue of the fact that they are subject to mortgages held by an FDIC or FSLIC institution; and

(D) dwellings provided by the development or the redevelopment of real property purchased, rented, or otherwise obtained from a State or local public agency receiving Federal financial assistance for slum clearance or urban renewal with respect to such real property under loan or grant contracts entered into after November 20, 1962.

(2) After December 31, 1968, to all dwellings covered by paragraph (1) and to all other dwellings except as exempted by subsection (b) of this section.

(b) Exemptions

Nothing in section 3604 of this title (other than subsection (c)) shall apply to—

(1) any single-family house sold or rented by an owner: *Provided*, That such private individual owner does not own more than three such single-family houses at any one time: *Provided further*, That in the case of the sale of any such single-family house by a private individual owner not residing in such house at the time of such sale or who was not the most recent resident of such house prior to such sale, the exemption granted by this subsection shall apply only with respect to one such sale within any twenty-four month period: *Provided further*, That such bona fide private individual owner does not own any interest in, nor is there owned or reserved on his behalf, under any express or voluntary agreement, title to or any right to all or a portion of the proceeds from the sale or rental of, more than three such single-family houses at any one time: *Provided further*, That after December 31, 1969, the sale or rental of any such single-family house shall be excepted from the application of this subchapter only if such house is sold or rented (A) without the use in any manner of the sales or rental facilities or the sales or rental services of any real estate broker, agent, or salesman, or of such facilities or services of any person in the business of selling or renting dwellings, or of any employee or agent of any such broker, agent,

salesman, or person and (B) without the publication, posting or mailing, after notice, of any advertisement or written notice in violation of section 3604(c) of this title; but nothing in this proviso shall prohibit the use of attorneys, escrow agents, abstractors, title companies, and other such professional assistance as necessary to perfect or transfer the title, or

(2) rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as his residence.

(c) Business of selling or renting dwellings defined

For the purposes of subsection (b) of this section, a person shall be deemed to be in the business of selling or renting dwellings if—

(1) he has, within the preceding twelve months, participated as principal in three or more transactions involving the sale or rental of any dwelling or any interest therein, or

(2) he has, within the preceding twelve months, participated as agent, other than in the sale of his own personal residence in providing sales or rental facilities or sales or rental services in two or more transactions involving the sale or rental of any dwelling or any interest therein, or

(3) he is the owner of any dwelling designed or intended for occupancy by, or occupied by, five or more families.

(Pub. L. 90-284, title VIII, § 803, Apr. 11, 1968, 82 Stat. 82.)

SECTION REFERRED TO IN OTHER SECTIONS

This section is referred to in sections 3604, 3617 of this title.

§ 3604. Discrimination in the sale or rental of housing and other prohibited practices

As made applicable by section 3603 of this title and except as exempted by sections 3603(b) and 3607 of this title, it shall be unlawful—

(a) To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, or national origin.

(b) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin.

(c) To make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.

(d) To represent to any person because of race, color, religion, sex, handicap, familial status, or national origin that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.

(e) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, handicap, familial status, or national origin.

(f)(1) To discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of—

(A) that buyer or renter,[1]

(B) a person residing in or intending to reside in that dwelling after it is so sold, rented, or made available; or

(C) any person associated with that buyer or renter.

(2) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling, because of a handicap of—

(A) that person; or

(B) a person residing in or intending to reside in that dwelling after it is so sold, rented, or made available; or

(C) any person associated with that person.

(3) For purposes of this subsection, discrimination includes—

(A) a refusal to permit, at the expense of the handicapped person, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises except that, in the case of a rental, the landlord may where it is reasonable to do so condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted.[2]

(B) a refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling; or

(C) in connection with the design and construction of covered multifamily dwellings for first occupancy after the date that is 30 months after September 13, 1988, a failure to design and construct those dwellings in such a manner that—

(i) the public use and common use portions of such dwellings are readily accessible to and usable by handicapped persons;

(ii) all the doors designed to allow passage into and within all premises within such dwellings are sufficiently wide to allow passage by handicapped persons in wheelchairs; and

(iii) all premises within such dwellings contain the following features of adaptive design:

(I) an accessible route into and through the dwelling;

[1] So in original. The comma probably should be a semicolon.
[2] So in original. The period probably should be a semicolon.

(II) light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;

(III) reinforcements in bathroom walls to allow later installation of grab bars; and

(IV) usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

(4) Compliance with the appropriate requirements of the American National Standard for buildings and facilities providing accessibility and usability for physically handicapped people (commonly cited as "ANSI A117.1") suffices to satisfy the requirements of paragraph (3)(C)(iii).

(5)(A) If a State or unit of general local government has incorporated into its laws the requirements set forth in paragraph (3)(C), compliance with such laws shall be deemed to satisfy the requirements of that paragraph.

(B) A State or unit of general local government may review and approve newly constructed covered multifamily dwellings for the purpose of making determinations as to whether the design and construction requirements of paragraph (3)(C) are met.

(C) The Secretary shall encourage, but may not require, States and units of local government to include in their existing procedures for the review and approval of newly constructed covered multifamily dwellings, determinations as to whether the design and construction of such dwellings are consistent with paragraph (3)(C), and shall provide technical assistance to States and units of local government and other persons to implement the requirements of paragraph (3)(C).

(D) Nothing in this subchapter shall be construed to require the Secretary to review or approve the plans, designs or construction of all covered multifamily dwellings, to determine whether the design and construction of such dwellings are consistent with the requirements of paragraph 3(C).

(6)(A) Nothing in paragraph (5) shall be construed to affect the authority and responsibility of the Secretary or a State or local public agency certified pursuant to section 3610(f)(3) of this title to receive and process complaints or otherwise engage in enforcement activities under this subchapter.

(B) Determinations by a State or a unit of general local government under paragraphs (5)(A) and (B) shall not be conclusive in enforcement proceedings under this subchapter.

(7) As used in this subsection, the term "covered multifamily dwellings" means—

(A) buildings consisting of 4 or more units if such buildings have one or more elevators; and

(B) ground floor units in other buildings consisting of 4 or more units.

(8) Nothing in this subchapter shall be construed to invalidate or limit any law of a State or political subdivision of a State, or other jurisdiction in which this subchapter shall be effective, that requires dwellings to be designed and constructed in a manner that affords handicapped persons greater access than is required by this subchapter.

(9) Nothing in this subsection requires that a dwelling be made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.

(Pub. L. 90-284, title VIII, § 804, Apr. 11, 1968, 82 Stat. 83; Pub. L. 93-383, title VIII, § 808(b)(1), Aug. 22, 1974, 88 Stat. 729; Pub. L. 100-430, §§ 6(a)-(b)(2), (e), 15, Sept. 13, 1988, 102 Stat. 1620, 1622, 1623, 1636.)

AMENDMENTS

1988—Pub. L. 100-430, § 6(e), inserted "and other prohibited practices" in section catchline.

Subsecs. (a), (b). Pub. L. 100-430, § 6(b)(2), inserted "familial status," after "sex,".

Subsecs. (c) to (e). Pub. L. 100-430, § 6(b)(1), inserted "handicap, familial status," after "sex,".

Subsec. (f). Pub. L. 100-430, § 6(a), added subsec. (f).

Subsec. (f)(3)(A). Pub. L. 100-430, § 15, which directed the substitution of "except that, in the case of a rental, the landlord may where it is reasonable to do so condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted." for the period at the end of subpar. (A) was executed by making the substitution for a semicolon as the probable intent of Congress because subpar. (A) ended with a semicolon, not a period.

1974—Pub. L. 93-383 inserted ", sex" after "religion" wherever appearing in cls. (a) to (e).

EFFECTIVE DATE OF 1988 AMENDMENT

Amendment by Pub. L. 100-430 effective on 180th day beginning after Sept. 13, 1988, see section 13(a) of Pub. L. 100-430, set out as a note under section 3601 of this title.

SECTION REFERRED TO IN OTHER SECTIONS

This section is referred to in sections 3602, 3603, 3617 of this title.

§ 3605. Discrimination in residential real estate-related transactions

(a) In general

It shall be unlawful for any person or other entity whose business includes engaging in residential real estate-related transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of such a transaction, because of race, color, religion, sex, handicap, familial status, or national origin.

(b) "Residential real estate-related transaction" defined

As used in this section, the term "residential real estate-related transaction" means any of the following:

(1) The making or purchasing of loans or providing other financial assistance—

(A) for purchasing, constructing, improving, repairing, or maintaining a dwelling; or

(B) secured by residential real estate.

(2) The selling, brokering, or appraising of residential real property.

(c) Appraisal exemption

Nothing in this subchapter prohibits a person engaged in the business of furnishing apprais-

als of real property to take into consideration factors other than race, color, religion, national origin, sex, handicap, or familial status.

(Pub. L. 90-284, title VIII, § 805, Apr. 11, 1968, 82 Stat. 83; Pub. L. 93-383, title VIII, § 808(b)(2), Aug. 22, 1974, 88 Stat. 729; Pub. L. 100-430, § 6(c), Sept. 13, 1988, 102 Stat. 1622.)

AMENDMENTS

1988—Pub. L. 100-430 amended section generally. Prior to amendment, section read as follows: "After December 31, 1968, it shall be unlawful for any bank, building and loan association, insurance company or other corporation, association, firm or enterprise whose business consists in whole or in part in the making of commercial real estate loans, to deny a loan or other financial assistance to a person applying therefor for the purpose of purchasing, constructing, improving, repairing, or maintaining a dwelling, or to discriminate against him in the fixing of the amount, interest rate, duration, or other terms or conditions of such loan or other financial assistance, because of the race, color, religion, sex, or national origin of such person or of any person associated with him in connection with such loan or other financial assistance or the purposes of such loan or other financial assistance, or of the present or prospective owners, lessees, tenants, or occupants of the dwelling or dwellings in relation to which such loan or other financial assistance is to be made or given: *Provided*, That nothing contained in this section shall impair the scope or effectiveness of the exception contained in section 3603(b) of this title."

1974—Pub. L. 93-383 inserted ", sex" after "religion".

EFFECTIVE DATE OF 1988 AMENDMENT

Amendment by Pub. L. 100-430 effective on 180th day beginning after Sept. 13, 1988, see section 13(a) of Pub. L. 100-430, set out as a note under section 3601 of this title.

SECTION REFERRED TO IN OTHER SECTIONS

This section is referred to in sections 3602, 3617 of this title; title 15 section 1691e.

§ 3606. Discrimination in the provision of brokerage services

After December 31, 1968, it shall be unlawful to deny any person access to or membership or participation in any multiple-listing service, real estate brokers' organization or other service, organization, or facility relating to the business of selling or renting dwellings, or to discriminate against him in the terms or conditions of such access, membership, or participation, on account of race, color, religion, sex, handicap, familial status, or national origin.

(Pub. L. 90-284, title VIII, § 806, Apr. 11, 1968, 82 Stat. 84; Pub. L. 93-383, title VIII, § 808(b)(3), Aug. 22, 1974, 88 Stat. 729; Pub. L. 100-430, § 6(b)(1), Sept. 13, 1988, 102 Stat. 1622.)

AMENDMENTS

1988—Pub. L. 100-430 inserted "handicap, familial status," after "sex,".

1974—Pub. L. 93-383 inserted ", sex" after "religion".

EFFECTIVE DATE OF 1988 AMENDMENT

Amendment by Pub. L. 100-430 effective on 180th day beginning after Sept. 13, 1988, see section 13(a) of Pub. L. 100-430, set out as a note under section 3601 of this title.

SECTION REFERRED TO IN OTHER SECTIONS

This section is referred to in sections 3602, 3617 of this title.

§ 3607. Religious organization or private club exemption

(a) Nothing in this subchapter shall prohibit a religious organization, association, or society, or any nonprofit institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association, or society, from limiting the sale, rental or occupancy of dwellings which it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons, unless membership in such religion is restricted on account of race, color, or national origin. Nor shall anything in this subchapter prohibit a private club not in fact open to the public, which as an incident to its primary purpose or purposes provides lodgings which it owns or operates for other than a commercial purpose, from limiting the rental or occupancy of such lodgings to its members or from giving preference to its members.

(b)(1) Nothing in this subchapter limits the applicability of any reasonable local, State, or Federal restrictions regarding the maximum number of occupants permitted to occupy a dwelling. Nor does any provision in this subchapter regarding familial status apply with respect to housing for older persons.

(2) As used in this section, "housing for older persons" means housing—

(A) provided under any State or Federal program that the Secretary determines is specifically designed and operated to assist elderly persons (as defined in the State or Federal program); or

(B) intended for, and solely occupied by, persons 62 years of age or older; or

(C) intended and operated for occupancy by at least one person 55 years of age or older per unit. In determining whether housing qualifies as housing for older persons under this subsection, the Secretary shall develop regulations which require at least the following factors:

(i) the existence of significant facilities and services specifically designed to meet the physical or social needs of older persons, or if the provision of such facilities and services is not practicable, that such housing is necessary to provide important housing opportunities for older persons; and

(ii) that at least 80 percent of the units are occupied by at least one person 55 years of age or older per unit; and

(iii) the publication of, and adherence to, policies and procedures which demonstrate an intent by the owner or manager to provide housing for persons 55 years of age or older.

(3) Housing shall not fail to meet the requirements for housing for older persons by reason of:

(A) persons residing in such housing as of September 13, 1988, who do not meet the age

D.C. Human Rights Act

ACTIONS OF THE CITY COUNCIL

D. C. LAWS

COUNCIL OF THE DISTRICT OF COLUMBIA

NOTICE

January 6, 1978

Law 2-38

"Human Rights Act of 1977"

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, (PL 93-198) the Act, the Council of the District of Columbia adopted Bill No. 2-179 on first and second readings July 26, 1977 and September 13, 1977, respectively. Following the signature of the Mayor on September 28, 1977, this legislation was assigned Act No. 2-83, published in the October 14, 1977, edition of the D.C. Register and transmitted to both Houses of Congress for a 30-day review, in accordance with Section 602 (c) (1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional review period has expired and, therefore, cites the following legislation as D.C. Law 2-38, effective December 13, 1977.

STERLING TUCKER
Chairman of the Council

(Vol. 24, D.C. Register, 2830, October 14, 1977)

District of Columbia Register

14 OCT 1977

ACTIONS OF THE CITY COUNCIL
ACTS

AN ACT

2-83

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

SEPTEMBER 28, 1977

To enact Regulation 73-22, A Regulation Governing Human Rights.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Human Rights Act of 1977".

TITLE I

General Provisions

Sec. 101. Intent. It is the intent of the Council of the District of Columbia, in enacting this act, to secure an end in the District of Columbia, to discrimination for any reason other than that of individual merit, including, but not limited to discrimination by reason of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, matriculation, political affiliation, physical handicap, source of income, and place of residence or business.

Sec. 102. Definitions. The following words and terms when used in this act have the following meanings:

conditions of a bona fide seniority system or a bona fide employee benefit system such as retirement, pension or insurance plan which is not a subterfuge to evade the purposes of this act, except that no such employee seniority system or benefit plan shall excuse the failure to hire any individual.

Sec. 213. Reports and records. Every employer, employment agency, and labor organization, subject both to this act and to Title VII of the Civil Rights Act of 1964 as amended, is to furnish to the Office, all reports that may be required by the Equal Employment Opportunities Commission established under the Civil Rights Act of 1964.

PART C -- Housing and Commercial Space

Sec. 221. Prohibitions.

(a) General. It shall be an unlawful discriminatory practice to do any of the following acts, wholly or partially for a discriminatory reason based on the race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, physical handicap, matriculation, political affiliation, source of income, or place of residence or business of any individual:

(1) To interrupt or terminate, or refuse or fail to initiate or conduct any transaction in real property; or to

require different terms for such transaction; or to represent falsely that an interest in real property is not available for transaction;

(2) To include in the terms or conditions of a transaction in real property, any clause, condition or restriction;

(3) To refuse to lend money, guarantee a loan, accept a deed of trust or mortgage, or otherwise refuse to make funds available for the purchase, acquisition, construction, alteration, rehabilitation, repair or maintenance of real property; or impose different conditions on such financing; or refuse to provide title or other insurance relating to the ownership or use of any interest in real property;

(4) To refuse or restrict facilities, services, repairs or improvements for a tenant or lessee;

(5) To make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to a transaction, or proposed transaction, in real property, or financing relating thereto, which notice, statement, or advertisement unlawfully indicates or attempts unlawfully to indicate any preference, limitation, or discrimination based on race, color, religion, national origin, sex, age, marital status,

personal appearance, sexual orientation, family responsibilities, physial handicap, matriculation, political affiliation, source of income, or place of residence or business, of any individual; or

(6) To discriminate in any financial transaction involving real property, on account of the location of residence or business (i.e. to "red-line").

(b) Subterfuge. It shall further be an unlawful discriminatory practice to do any of the above said acts for any reason that would not have been asserted but for, wholly or partially, a discriminatory reason based on the race, color, religion, national origin, sex, responsibilities, physical handicap, matriculation, political affiliation, source of income, or place of residence or business of any individual.

Sec. 222. Blockbusting and steering. It shall be an unlawful discriminatory practice for any person, whether or not acting for monetary gain, directly or indirectly to engage in the practices of "blockbusting" and "steering", including, but not limited to the commission of any one or more of the following acts:

(a) To promote, induce, influence, or attempt to promote, induce, or influence a transaction in real property through any representation, means or device whatsoever

calculated to induce a person to discriminate or to engage in such transaction wholly or partially in response to discrimination, prejudice, fear or unrest adduced by such means, device or representation.

(b) To place a sign, or display any other device, either purporting to offer or tending to lead to the belief that an offer is being made for a transaction in real property that is not in fact available or offered for transaction, or which purports that any transaction in real property has occurred that in fact has not.

Sec. 223. Acts of discrimination by broker or salesman.

Any real estate broker or real estate salesman, who commits any act of discrimination prohibited under the provisions of this act, if such act or the property involved is within the District of Columbia, or if such act occurs outside of the District of Columbia, in a place where such act is prohibited by State or local law, ordinance or regulation, without regard to location of the property, shall be considered by the Real Estate Commission, for the purposes of the section 8(h) of the Act of August 25, 1937, as amended (D.C. Code, sec. 45-1408(h) (1967)), as having endangered the interests of the public; and shall be subject to the procedures set forth in section 317 of this act.

Sec. 224. Exceptions.

(a) Nothing in this act is to be construed to apply to the rental or leasing of housing accommodations in a building in which the owner, or members of his family occupy one of the living units and in which there are, or the owner intends that there be, accommodations for not more than:

(1) five (5) families, and only with respect to a prospective tenant, not related to the owner-occupant with whom the owner-occupant anticipates the necessity of sharing a kitchen or bath; and

(2) two (2) families living independently of each other.

(b) Nothing contained in the provisions of this act, shall be deemed to permit any rental or occupancy otherwise prohibited by any statute, or by any regulation previously enacted and not repealed herein.

PART D - Public Accommodations

Sec. 231. Prohibitions.

(a) General. It shall be an unlawful discriminatory practice to do any of the following acts, wholly or partially for a discriminatory reason based on the race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, physical handicap, matriculation,

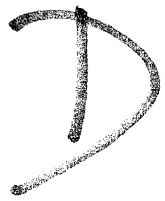
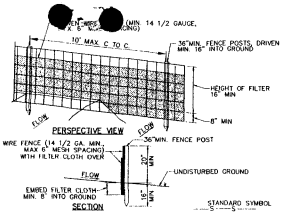


Exhibit D

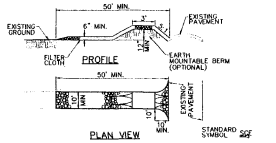
1. Sediment and Erosion Control
2. Stormwater Management
3. Wetlands Data and Approval
4. Geotechnical Report - Public File



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES. POST: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. FABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

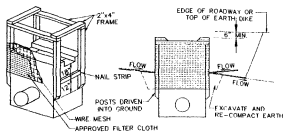
1/7 FABRICATED SILT FENCE
NOT TO SCALE



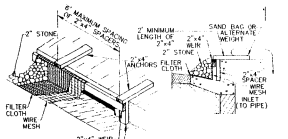
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE--USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH--AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS--NOT LESS THAN SIX (6) INCHES.
4. WIDTH--TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH--WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER--ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE--THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
8. WASHING WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROADS WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2/7 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SWALE INLET PROTECTION



CURB INLET PROTECTION

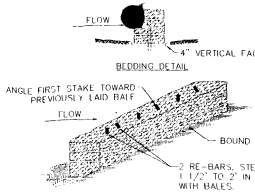
CONSTRUCTION SPECIFICATIONS

A. MATERIALS
1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN. SINCE FINES WOULD CLOG THE CLOTH

B. CURB INLET PROTECTION
1. ATTACH A CONTINUOUS PIECE OF WIRE MESH (30" MIN WIDTH BY THROAT LENGTH PLUS 4') TO THE 2"x4" WEIR (MEASURING THROAT LENGTH PLUS 2') AS SHOWN ON THE STANDARD DRAWING.
2. PLACE A PIECE OF APPROVED FILTER CLOTH (40-85 SIEVE) OF THE SAME DIMENSIONS AS THE LAST STEP OVER THE WIRE MESH AND ATTACH TO WEIR AND BRACE AS IN PREVIOUS STEP AND AS SHOWN ON ALTERNATE WEIGHT.
3. SECURELY NAIL THE 2"x4" WEIR TO 9" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND INLET FACE (MAX 6' APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL MINIMUM 2' LENGTHS OF 2"x4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS. THESE 2"x4" ANCHORS
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM OF 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER CLOTH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

C. A SWALE, DITCHLINE OR YARD INLET PROTECTION.
1. EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18" BELOW NOTCH ELEVATION.
2. DRIVE 2"x4" POST 1' INTO GROUND AT FOUR CORNERS OF INLET. PLACE NAIL STRIPS BETWEEN POSTS ON ENDS OF INLET. ASSEMBLE TOP PORTION OF 2"x4" FRAMING USING OVERLAP JOINT SHOWN. TOP OF FRAME (WEIR) MUST BE 6" BELOW EDGE OF ROADWAY ADJACENT TO INLET.
3. STRETCH WIRE MESH TIGHTLY AROUND FRAME AND FASTEN SECURELY. ENDS MUST MEET AT POST. STRETCH FILTER CLOTH TIGHTLY OVER WIRE MESH. THE CLOTH MUST EXTEND FROM TOP OF FRAME TO 18" BELOW INLET NOTCH ELEVATION. FASTEN SECURELY TO FRAME. ENDS MUST MEET AT POST, BE OVERLAPPED AND FOLDED, THEN FASTENED DOWN.
4. BACKFILL AROUND INLET IN COMPACTED 8" LAYERS UNTIL LAYER OF EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
5. IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A PACKED EARTH DIKE IN THE DITCH LINE BELOW IT. THE TOP OF THIS DIKE IS TO BE AT LEAST 6" HIGHER THAN THE TOP OF FRAME (WEIR).
6. THIS STRUCTURE MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

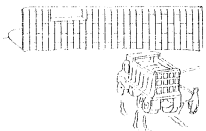
3/7 INLET PROTECTION
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES (4"), AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

4/7 STRAW BALE DIKE
NOT TO SCALE



STANDARDS AND SPECS FOR VEHICLE WASH AREA

DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRIAGE OF A VEHICLE CAN BE WASHED.

PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNIMPROVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

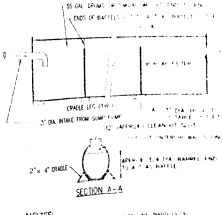
WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL ARBORETUM ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

5/7 VEHICLE WASH AREA
NOT TO SCALE

SOIL ESTABLISHMENT (VEGETATIVE STABILIZATION)

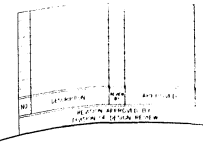
To prevent [illegible] cover on the surface [illegible] and to improve [illegible] for [illegible]

1. General Specifications
   a. Class of turfgrass is a [illegible] Maryland or Virginia.
   b. Sod must be machine cut at a uniform soil thickness of [illegible] of the time of cutting. Maximum allowable [illegible]
   c. Standard size sections of sod shall be [illegible] weight of 4 inches or less. Strength of sod must be adequate [illegible] lifting any corner of a piece of sod [illegible] by the other 49 square inches will not tear.
   d. Individual pieces of sod must be cut to assure [illegible] pieces. Broken pieces must be [illegible]
   e. Sod shall not be mowed before [illegible] Mowing shall [illegible] uniformly [illegible]
   f. Sod shall be harvested, delivered, and installed within a [illegible] Sod must not be [illegible] to dry out, wilt, or [illegible]
   g. Sod shall be [illegible]
2. Sod Installation
   a. During periods of excessive heat [illegible] irrigated immediately after installation to prevent [illegible]
   b. The sod shall be watered to a depth of [illegible] thoroughly wetted. Watering shall be [illegible] to prevent [illegible] is not carried off the site by excessive [illegible] prevent [illegible] on adjacent streets, sidewalks, and [illegible]
   c. On sloping areas, the sod shall be laid with the [illegible] long slopes (across the direction of [illegible] to prevent [illegible] by running [illegible]
   d. No rolling is required, but sod must be [illegible] to ensure [illegible] to ensure a knit [illegible] without smothering the [illegible] Sod shall not be [illegible] but shall be [illegible] to ensure [illegible] Mowing, watering and other [illegible] within eight hours.
3. Sod Maintenance
   a. In the absence of adequate rainfall, newly [illegible] often as necessary to maintain adequate [illegible] moisture must be [illegible] of the sod to prevent [illegible]
   b. After the first week, sod shall be watered [illegible] moisture [illegible] minimum soil moisture will be adequate [illegible]
   c. First mowing should not be [illegible] than 1/3 of the grass [illegible] mowing [illegible] sod [illegible] unless otherwise specified.



NOTES:
1. CLEAN OUT THE SEDIMENT TANK WHEN 1/4 FULL OF SEDIMENT OR AS NEEDED TO MAINTAIN FILLER WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE ONLY. TANKS OF OTHER MATERIALS MAY BE USED BASED ON AVAILABILITY AND TANK MAY BE [illegible] EIGHT CUBIC FEET OF SEDIMENT. THE CALCULATIONS SHALL BE SUBMITTED WITH THE PUMP DISCHARGE DETAIL IF MACHINERY IS USED TO PUMP DISCHARGE DETAIL IS REQUIRED ON THE PLAN.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ANACOSTIA [illegible]

6/7 PORTABLE SEDIMENT TANK DETAIL
NOT TO SCALE



NOTE:
SEE SHEET 8 FOR SUPER SILT FENCE DETAIL AND DIVERSION DIKE DETAIL.

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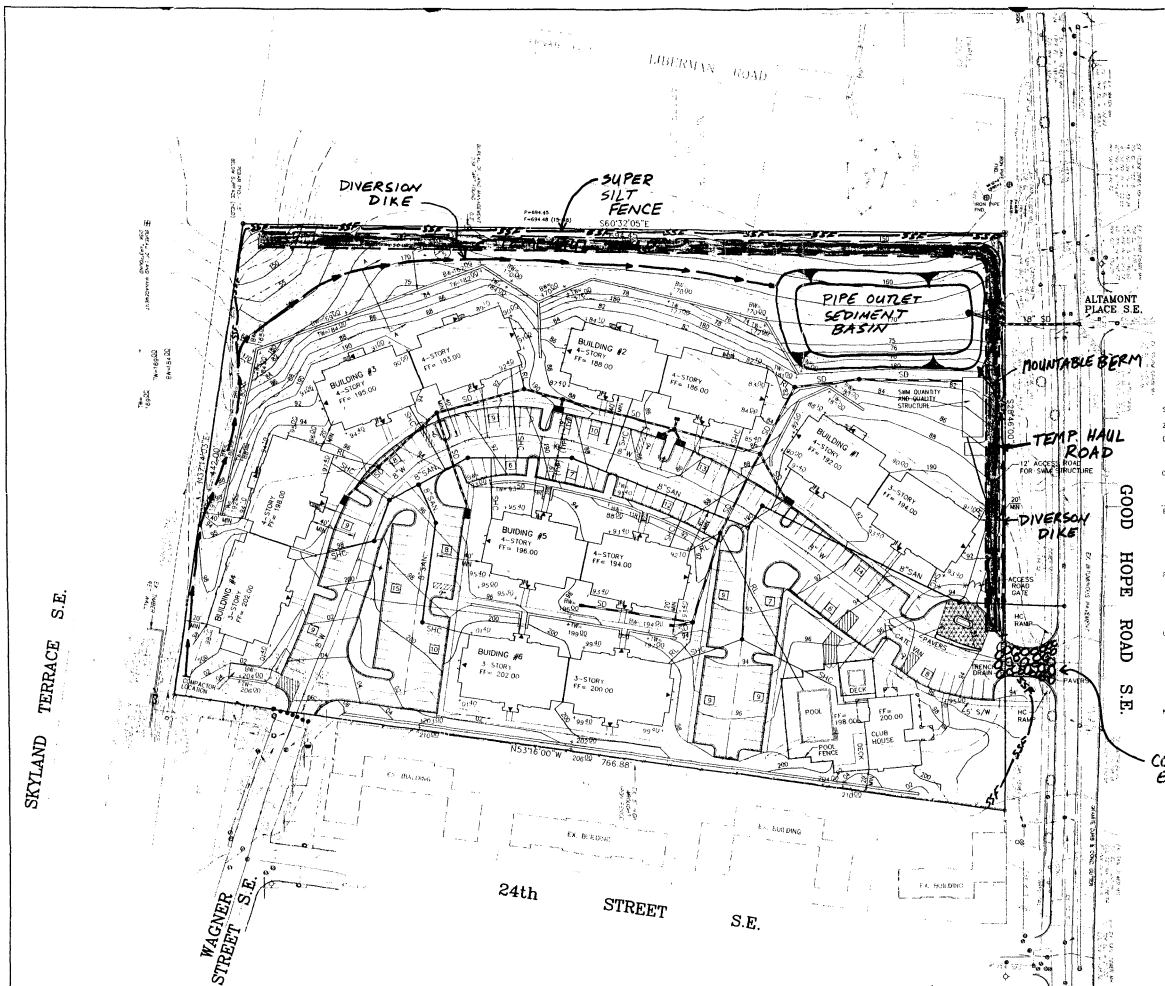
VIKA REVISIONS

THE HOMES AT WOODMONT
SQUARE 5715
PARCELS 219/96 & 220/31
WASHINGTON, D.C.

SEDIMENT & EROSION CONTROL DETAILS AND NOTES

DATE: MAR 12, 1999
DRAWN: [illegible]
SCALE: [illegible]
PROJECT NO: [illegible]
SHEET NO: 7

82



LEGEND:

SD - STORM DRAIN
SHC - SEWER HOUSE CONNECTION
RL - ROOF LEADER
SAN - SANITARY SEWER
W - WATER MAIN
FF - FINISHED FLOOR

SITE TABULATIONS

	EXISTING/REQUIRED	PROPOSED
SITE AREA	8.1549AC	8.1549AC
ZONING	R-5-A	R-5-A
DENSITY/FAR		
MAXIMUM ALLOWED:	9 FAR SITE=8.1549AC X 9=7.33	176 MULTI FAMILY UNITS
OPEN SPACE		
% LOT COVERAGE	40% MAX. OCCUPANCY 3.26 AC	20% OCCUPANCY 1.63 AC

BUILDING SETBACKS

BUILDING TO BUILDING:	VARIES SEE SITE PLAN
FRONT YARD:	B.R.L. (NOT APPLICABLE)
SIDE YARD:	8 FEET
REAR YARD:	20 FEET
BUILDING HEIGHT RESTRICTIONS:	40 FEET

PARKING REQUIREMENTS

OFF-STREET SPACES PER UNIT:	184 SPACES PROVIDED
REGULAR SPACE SIZE:	9 FEET X 19 FEET
HANDICAPPED SPACE SIZE:	8 FEET X 19 FEET 2% OF TOTAL REQ'D
HANDICAPPED SPACES	4 SPACES PROVIDED

UNIT TABULATION

TOTAL UNITS	176
2 BR/2 BA @ 930 S.F.	64
2 BR/2 BA @ 1,000 S.F.	56
3 BR/2 BA @ 1,175 S.F.	56

NOTE: ALL ROOF DRAINS SHALL BE PIPED TO SWM STRUCTURE VIA STORM DRAIN SYSTEM.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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DANIEL RAY ENGINEERING, INC. ARCHITECTS & SURVEYORS & GPS SERVICES
PH. ALEXANDRIA, VA. (703)642-7800 ■ FAX (703)642-5827
FRED GREENBERG, JR. ■ PHILIP A. ■ PHILIP A. ■ PHILIP A.

THE HOMES AT WOODMONT

SEDIMENT & EROSION CONTROL PLAN

SITE PLAN
EASTERN PARCEL

VIKA REVISIONS

DATE: MARCH, 1999
DES. KUO | DWN. GF
SCALE: 1"=40'
PROJECT/FILE NO. 6207
SHEET NO. 9

DESIGN OF SAND FILTER WATER QUALITY/QUANTITY STRUCTURE #1

STORM FREQUENCY = 15 years
STORM DURATION = 24 hours
TIME OF CONCENTRATION : t_c =
RAINFALL INTENSITY: i = 7.56 in/hr

1. FINAL SURFACE ELEVATION, INVERT IN, & INVERT OUT

INV. IN	173	
INV. OUT	165.5	
HEAD DIFFERENCE	7.5	
INFLOW PIPE DIAMETER	2 ft.	
COVER OVER CROWN OF PIPE	1 ft.	
FINAL SURFACE ELEVATION	176	
DEPTH OF FILTER LAYER	2.5 ft.	* Impv. Area only
AREA TO SAND FILTER	1.67 acres*	actual area = 6.35
RUNOFF COEFFICIENT	0.9	actual 'c' = 0.66
FIRST FLUSH RUNOFF	0.5 inches	

2. PEAK DISCHARGE FROM PARKING LOT : Q(PEAK, 15 yr.)
Q(PEAK, 15 yr.) = cia = 30.67 cfs

3. VOLUME OF STORAGE NEEDED: V_s
$V_s = Q_i \times A_{imp} - f \times T \times A_f$
f= 3.18 ft/hr; T = 1 hr.
A2 = 50 + (C_2 - 0.1) 167

A_f = 646.19 USE 693 sq. ft.

A1 = A_f / 3 = 231.67 USE 232 sq. ft.

Therefore
V_s = (0.5 in./1 ft./12 in.)(A_{imp})-[(3.18 ft/hr) x (2 hr) x (A_f)]
V_s = 5841 USE 5240 cu. ft.
6240 cu. ft. is the required volume for quantity control

4. VOLUME OF FILTER LAYER: V_{fs}
$V_{fs} = A_f \times d \times V_v$
V_v = void ratio for sand + gravel + perforated pipe
V_v = 0.4
d = 2.5
V_{fs} = 3042.5 USE 3042.5 cu. ft.

5. BOTTOM VOLUME OF FIRST CHAMBER: V_{1b}
V_{1b} = A1 x d
V_{1b} = 580 USE 580 cu. ft.

6. TOP VOLUME OF FIRST AND SECOND CHAMBER:(V_{1t} + V_{2t})
(V_{1t} + V_{2t}) = V_s - (V_{fs}+V_{1b})
(V_{1t} + V_{2t}) = 4617.5 cu. ft.

7. HEIGHT DIFFERENCE AVAILABLE BETWEEN TOP OF FILTER LAYER AND BOTTOM OF SECOND CHAMBER WEIR: H
V_{1t} + V_{2t} = A_1 x H + A_2 x H
Therefore
H= (V_{1t} + V_{2t}) / (A_1 + A_2) = 4.98 ft.

8. WEIR HEIGHT ABOVE INVERT OUT: D
D = H + d
D = 7.48 ft., <= 7.5 ft. (Good)
USE 7.5 ft. for conservative storage volume

8.5. DESIGN INVERT OUT
DESIGN INVERT OUT= INV. IN - D
DESIGN INVERT OUT = 165.52 >= 165.5 (from 1.)

WEIR INV. = INV. OUT + d =+ 173.50 ft.

9. SIZE OF OVERFLOW WEIR OPENING IN SECOND CHAMBER:
L = 2 ft. (Assume) H=?
$Q = C_1(2g)^{.5} L H^{1.5}$
L= 2
C = 3.33
Q = 30.67 H = 3.78 ft.
USE 3 ft.

10. SUBMERGED WEIR IN FIRST CHAMBER
L = ?
Assume h = 1ft.
$Q = C \times A \times [\text{Square Root of } (2 \times g \times H)]$
Q = 30.67 cfs
C = 0.6
h = 1 ft.
g = 32.2 ft./sec/sec.
H = hydraulic head[(inv. in - inv. out) - h/2]
H = 7 ft.
Solve for A, based on the above equation
A = 2.41 sq. ft.
L = A/h = 2.41 USE 3 ft. for clogging safety

11. STRUCTURE DIMENSIONS: (INTERNAL ONLY)
$A_1 \times L_1 \times W_1$ W = 19.5 ft.
Therefore
L_1 = A_1 / W = 35.64 USE 36 ft.

L_2 = A_1 / W = 11.90 USE 33 ft.
3 ft.

L = L_1 + L_2 + L_3 = 52.00 ft.

TO PREVENT 'SHORT CIRCUITING' IN THE FILTER CHAMBER
L + L_2 >= 3 x W
49.00 >= 58.5 Good

TOTAL INNER HEIGHT
D_t = D + Inflow Pipe Diameter + Freeboard
D = 7.5 ft.
Inflow Pipe Dia. (assumed) = 2 ft.
Freeboard 1 ft.
D_t = 10.5 ft.

12. FLOW AND DETENTION TIME AFTER STORAGE VOLUME FILLS UP
$Q = K \times A_f \times i$
= K x 3 x A_f x (H_{ave} / 2) / 5
5 = Sand Layer = 1.5 ft.
t_c = V_s / Q =
H_{ave} = (d + H) -[(perf. pipe dia./2)] = 7.73 ft.
avg. head = H_{ave} / 2
Therefore
Q = 1074.6 cu. ft./hr.
Q = 0.2985 cu. ft./s
Say 0.3 cu. ft. / s

DETENTION TIME = t_c = V_s / Q = 5.81 hr. <= 72 hr. Good

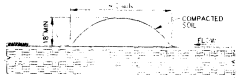
13. INFLOW AND OUTFLOW HYDROGRAPHS
A. INFLOW : Q = CIA

T(min.)	I (in./hr)	Q (cfs)
0	0	0.00
5	7.56	30.69
10	6.1	25.57
15	5.44	22.68
20	4.87	19.96
30	3.93	16.03
45	3.16	12.83
60	2.66	10.80

B. TIME AT WHICH OUTFLOW HYDROGRAPH BEGINS
Tc x Q_{peak} = 2 x V_s
Q_{peak} = 30.69 cfs at 5 min.
V_s = 6240 cu. ft.
9205.81 cfs 12480 cfs
Therefore Tc x Q_{peak} < 2 x V_s

$T = [(2 \times V_s \times T_c)/Q_{peak}]^{0.5}$ = 349.3 sec. 5.82 min.

T = 5.82 min. for Q =

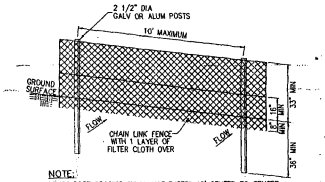


OUTLET
1. THE DIVERTED RUNOFF IF FREE OF SEDIMENT, MUST BE RELEASED THROUGH A STABILIZED OUTLET OR CHANNEL.
2. SEDIMENT-LADEN RUNOFF MUST BE DIVERTED AND RELEASED THROUGH A SEDIMENT TRAPPING FACILITY.

CONSTRUCTION SPECIFICATIONS
1. TEMPORARY DIVERSION DIKES MUST BE INSTALLED AS A FIRST STEP IN THE LAND-DISTURBING ACTIVITY AND MUST BE FUNCTIONAL PRIOR TO UPSLOPE LAND DISTURBANCE.
2. THE DIKE SHOULD BE ADEQUATELY COMPACTED TO PREVENT FAILURE.
3. TEMPORARY OR PERMANENT SEEDING AND MULCH SHALL BE APPLIED TO THE DIKE IMMEDIATELY FOLLOWING ITS CONSTRUCTION.
4. THE DIKE SHOULD BE LOCATED TO MINIMIZE DAMAGES BY CONSTRUCTION OPERATIONS AND TRAFFIC.

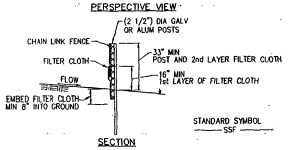
MAINTENANCE
THE MEASURE SHALL BE INSPECTED AFTER EVERY STORM AND REPAIRS MADE TO THE DIKE, FLOW CHANNEL, OUTLET OR SEDIMENT TRAPPING FACILITY, AS NECESSARY. ONCE EVERY TWO WEEKS, WHETHER A STORM EVENT HAS OCCURED OR NOT, THE MEASURE SHALL BE INSPECTED AND REPAIRS MADE IF NEEDED. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY MUST BE REPAIRED BEFORE THE END OF EACH WORKING DAY.

TEMPORARY DIVERSION DIKE
NOT TO SCALE



NOTE:
FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER.

PERSPECTIVE VIEW



SECTION

STANDARD SYMBOL
SSF

FENCING :
FENCING SHALL BE (42") HIGH CHAIN LINK FENCE CONSTRUCTED IN ACCORDANCE WITH THE LATEST WSHA STANDARD DETAILS FOR CHAIN LINK FENCING. THE SPECIFICATIONS FOR A (6'-0") FENCE SHALL BE USED, SUBSTITUTING (42") FABRIC AND (6'-0") LENGTH POSTS.

1. THE POLES DO NOT NEED TO SET IN CONCRETE.
2. CHAIN LINK FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO CHAIN LINK FENCE WITH TIES SPACED EVERY (24") AT TOP AND MID SECTION.
4. FILTER CLOTH SHALL BE EMBEDDED A MINIMUM (8") INTO THE GROUND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY (6") AND FOLDED.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BUILDUPS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SUPER SILT FENCE
NOT TO SCALE

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES
9180 DARNESTOWN RD. ■ SUITE 250 ■ ROCKVILLE, MD. 20850
(703)942-7600 ■ FAX (703)941-2387
ROCKVILLE, VA ■ WWW.VIKA.COM

THE HOMES AT WOODMONT
SQUARE 5735
LOTS 805, 220/31
PARCEL 95
WASHINGTON, D.C.

STORMWATER MANAGEMENT COMPUTATIONS

VIKA REVISIONS

DATE: MAR. 19, 1999
DES. STF | DWN. STF
SCALE: N/A
PROJECT/FILE NO. 6207
SHEET NO. 8

Planning
Site Engineering
Transportation
Environmental
Surveying / Mapping

Greenhorne & O'Mara, Inc. *Founded in 1950*

11211 WAPLES MILL ROAD FAIRFAX, VIRGINIA 22030 PHONE 703-385-9800 FAX 703-385-5721

January 8, 1999

U.S. Army Corps of Engineers
Baltimore District
ATTN: CENAB-OP-RP: Mr. George Harrison ← (410) 962-6002
Potomac Basins Permits Section
P.O. Box 1715
Baltimore, Maryland 21203-1715

RE: Jurisdictional Determination Request
Ft. Stanton Property, Washington, D.C.

Dear Mr. Harrison:

This is a request for a Jurisdictional Determination for a property comprised of two parcels in the Southeast portion of Washington, D.C.

The Agent is:

Greenhorne & O'Mara, Inc.
11211 Waples Mill Road
Fairfax, VA 22030-6050

Attn: Mr. Dan Lucey

The Applicant is:

KSI, Inc.
8081 Wolftrap Road
Vienna, VA 22182

Attn: Mr. Dick Knapp

DESCRIPTION OF THE PROPERTY:

The property consists of two parcels adjacent to Good Hope Road in the District of Columbia. The parcels total 15 acres, with the "Eastern" property comprising approximately 7 acres and the "Western" property comprising approximately 8 acres. The Eastern parcel was filled with excess material from Metro construction in the early 1980's. Approximate fill depths range from a foot or two on the eastern portion of the parcel to about 40 feet near the western edge of the parcel. The entire parcel slopes gently to the west, with a steep bank on the western parcel edge. The vegetation on the eastern parcel is primarily grass and forbs, with two small areas of volunteer black locust.

The Western parcel is generally steep, with most slopes over 15%. The primary vegetation on the parcel is relatively mature hardwood forest. White oak, beech, and tulip poplar dominate the forest. The eastern boundary of the parcel is separated from the western boundary of the Eastern parcel by about 200 feet. The property between the parcels is owned by the National Park Service as part of the Ft. Stanton Park. Surface drainage from the Eastern parcel is conveyed to the Western parcel across the National Park Service property via a storm drain and surface flow.

A vicinity map is included as an inset to the delineation map.

DRAINAGE DESCRIPTION:

An unnamed tributary to the Anacostia River drains the property. A prominent storm drain discharges storm water onto the western parcel as shown on the enclosed delineation map. Near the western boundary of the western parcel, the surface flow again enters a culvert. This culvert apparently discharges directly into the District of Columbia Storm Water System, and no further surface flow (downstream) is apparent.

WETLAND DELINEATION:

In January of 1999, G&O scientists conducted a detailed wetland delineation. This delineation was conducted in accordance with the Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1. The delineation boundaries were flagged with numbered pink plastic flagging labeled "Wetland Delineation". The delineation resulted in identifying the following jurisdictional areas:

EASTERN PARCEL:

200 lf of 2-foot wide Intermittent Waterway (WOUS-R-4).

WESTERN PARCEL:

Four forested wetlands totaling approximately 0.6 acres (PFO)
375 lf of 4-foot wide Intermittent Waterway (WOUS-R-4)
75 lf of 20-foot wide Intermittent Waterway (WOUS-R-4)
50 lf of 18-foot-wide Intermittent Waterway (WOUS-R-4)
125 lf of 18-foot wide Perennial Waterway (WOUS-R-3)

G&O also installed 5 field data plots on the project. Of these plots, two were in upland and three were in wetlands. Data forms for the plots are in enclosed.

DESCRIPTION OF JURISDICTIONAL AREAS:

All of the waterways (R-3, R-4) are essentially devoid of vegetation. All are incised. Wetlands 2, A, and B, are drained by braided segments of these waterways. Wetland 3 is not in-line and was created by backwater from the stormwater inlet near the western boundary of the western parcel.

VEGETATION: Within the forested wetlands, the dominant overstory vegetation is Red maple (Acer rubrum), Sweet gum (Liquidambar styraciflua), American elm (Ulmus americana), and Silver maple (Acer saccharinum). The understory vegetation varies, but is dominated by Japanese honeysuckle (Lonicera japonica), Common greenbrier (Smilax rotundifolia), and Northern spicebush (Lindera benzoin).

SOILS : The soils in the forested wetland areas mapped primarily as Croom and Christiana series. Croom is classified as a gravelly silt loam and Christiana is classified as silt loam. Within the wetland areas, gleying and low chroma soils are evident. In Wetland 3, oxidized root channels are also evident.

HYDROLOGY: As described above, the hydrology is furnished by surface flow associated with the unnamed tributary to the Anacostia River.

FORESTED WETLAND SIZES:
WETLAND 2.....0.08 Acres
WETLAND 3.....0.33 Acres
WETLAND A.....0.06 Acres
WETLAND B.....0.12 Acres
TOTAL.....0.59 Acres

The applicant is anxious to obtain a Jurisdictional Determination for the above delineation. We would like to accompany you on your field visit. Please call me at (703)-385-9800 to coordinate the field visit. If in the interim, you have questions, please let me know.

Sincerely,

Daniel C. Lucey

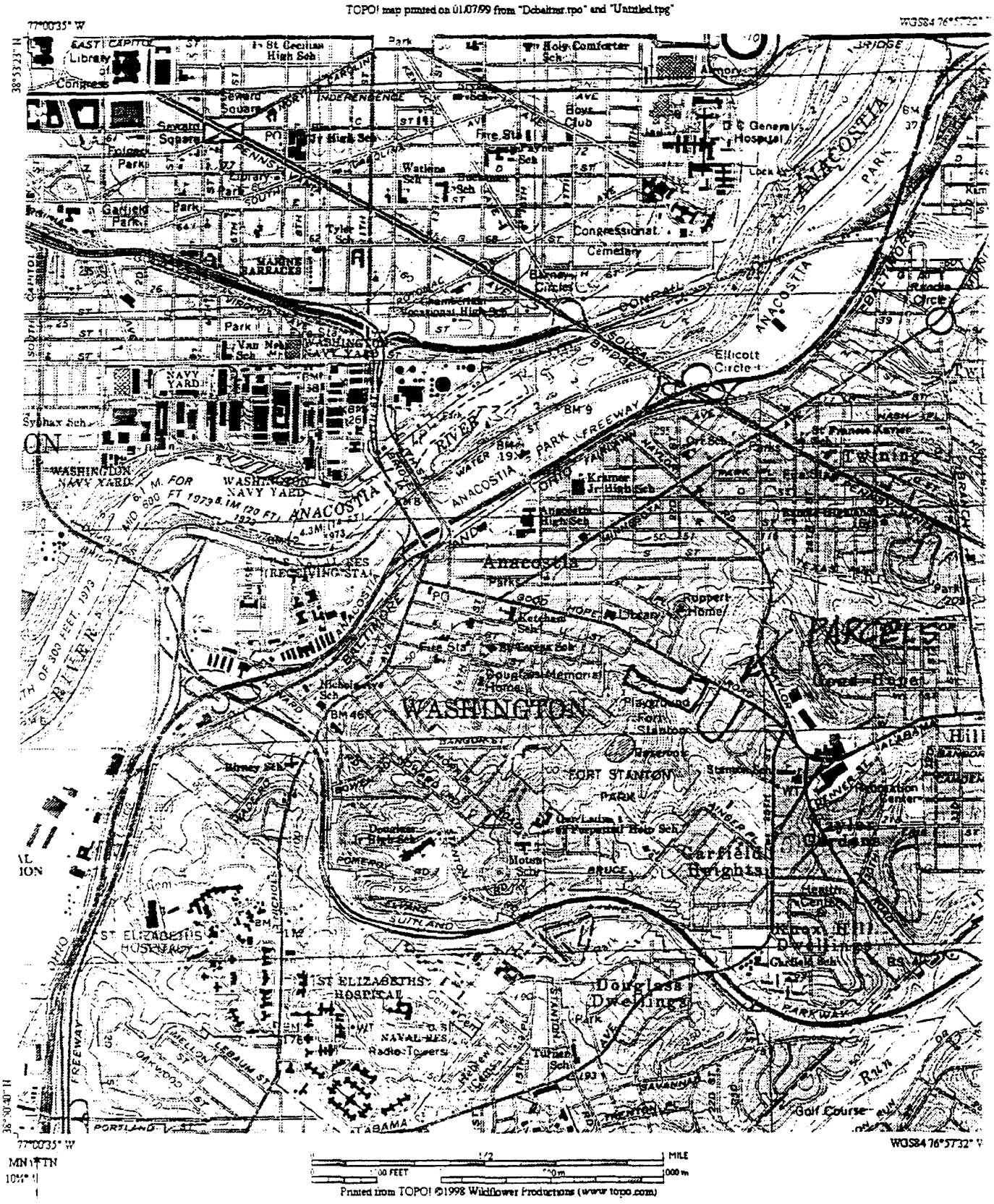
Daniel C. Lucey
Environmental Engineer
Environmental Services Group
Greenhorne & O'Mara, Inc.

Enclosures:
Data Sheets, Plots 1-5
USGS Quad (Anacostia, DC/MD)
Delineation Map

Cc: Richard Knapp, with enclosures.
Lynn Stemy, with enclosures

ANACOSTIA QUADRANGLE

TOPO! map printed on 01/07/99 from "Dcbaltmr.tpo" and "Untitled.tpg"



Printed from TOPO! ©1998 Wildflower Productions (www.topo.com)

FT. STANTON

No profile exists. Choose 'Build Profile' from the pop-up options menu of a route.

PARCEL CENTROID (NAD'83)

7000664 N

DATA FORM

ROUTINE WETLAND DETERMIN/ ON

(1987 COE Wetlands Deline[redacted]on Manual)

Project/Site:	Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner:	KSI		**County:**
Investigators:	LS, RN		**State:** District of Columbia
			Plot ID: 1

Do Normal Circumstances exist on the site?	Yes (No)	**Community ID:** PFO
Is the site significantly disturbed (Atypical Situation:)?	(Yes) No	**Transect ID:**
Is the area a potential Problem Area?	Yes (No)	**Field Location:**
(If needed, explain on the reverse side)		Wetland data point 1

VEGETATION **(USFWS Region No. 1)**

Dominant Plant Species(Latin/Common)	Stratum	Indicator	Plant Species(Latin/Common)	Stratum	Indicator
Acer rubrum	Tree	FAC	*Liquidambar styraciflua*	Tree	FAC
Maple,Red			Gum,Sweet		
Toxicodendron radicans	Shrub	FAC	*Acer negundo*	Tree	FAC+
Ivy,Poison			Box-Elder		
Ailanthus altissima	Tree	NI	*Lonicera japonica*	Tree	FAC-
Tree-Of-Heaven			Honeysuckle,Japanese		
Smilax rotundifolia	Shrub	FAC			
Greenbrier,Common					

Percent of Dominant Species that are OBL, FACW or FAC: (excluding FAC-) 5/6 = 83.33%

FAC Neutral: 0/0 = 0.00%

Numeric Index: 18/6 = 3.00

Remarks:

HYDROLOGY

NO Recorded Data(Describe in Remarks):
- N/A Stream, Lake or Tide Gauge
- N/A Aerial Photographs
- N/A Other

YES No Recorded Data

Field Observations

Depth of Surface Water:	= 0-2 *(in.)*
Depth to Free Water in Pit:	= 0 *(in.)*
Depth to Saturated Soil:	= 0 *(in.)*

Wetland Hydrology Indicators

Primary Indicators
- NO Inundated
- YES Saturated in Upper 12 Inches
- YES Water Marks
- NO Drift Lines
- YES Sediment Deposits
- YES Drainage Patterns in Wetlands

Secondary Indicators
- NO Oxidized Root Channels in Upper 12 Inches
- YES Water-Stained Leaves
- NO Local Soil Survey Data
- NO FAC-Neutral Test
- NO Other(Explain in Remarks)

Remarks:

WetForm[tm]

DATA FORM

ROUTINE WETLAND DETERMIN/ ON

(1987 COE Wetlands Deline[redacted]n Manual)

Project/Site:	Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner:	KSI		**County:**
Investigators:	LS, RN		**State:** District of Columbia
			Plot ID: 1

SOILS

Map Unit Name (Series and Phase): Udorthents
Map Symbol: U1 **Drainage Class:** N/A **Mapped Hydric Inclusion?**
Taxonomy (Subgroup): Udorthents **Field Observations Confirm Mapped Type?** Yes (No)
Profile Description

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Color (Munsell Moist)	Mottle Abundance/Contrast		Texture, Concretions, Structure, etc
0-3	A	10YR3/3	N/A	N/A	N/A	Clay loam
3-7	C1	7.5YR4/4	N/A	N/A	N/A	Clay loam
8-16	C2	10YR3/1	N/A	N/A	N/A	Clay loam

Hydric Soil Indicators:

NO **Histosol**	NO **Concretions**
NO **Histic Epipedon**	NO **High Organic Content in Surface Layer in Sandy Soils**
NO **Sulfidic Odor**	NO **Organic Streaking in Sandy Soils**
NO **Aquic Moisture Regime**	NO **Listed on Local Hydric Soils List**
NO **Reducing Conditions**	NO **Listed on National Hydric Soils List**
YES **Gleyed or Low Chroma Colors**	NO **Other (Explain in Remarks)**

Remarks:
C2 horizon (8-16 inches in depth) very wet and full of tiny roots. Soil also appears to be highly disturbed, composed of fill material.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	(Yes)	No	Is the Sampling Point within the Wetland? (Yes) No
Wetland Hydrology Present?	(Yes)	No	
Hydric Soils Present?	(Yes)	No	

Remarks:

Explanation for response to: Normal Circumstances? Atypical Situation ? Potential Problem Area ?
The wetland is located adjacent to the fill area and appears to be formed by a seep at the base of the fill. The water flow from the seep has been partially blocked further down by a culvert under a trail creating the saturated soils and wetland conditions.

WetForm[tm]

40

DATA FORM

ROUTINE WETLAND DETERMIN. ON

(1987 COE Wetlands Delinea[redacted]n Manual)

Project/Site: Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner: KSI		**County:**
Investigators: LS, RN		**State:** District of Columbia
		Plot ID: 2

Do Normal Circumstances exist on the site?	Yes (No)	**Community ID:** Forest
Is the site significantly disturbed (Atypical Situation:)?	(Yes) No	**Transect ID:**
Is the area a potential Problem Area?	Yes (No)	**Field Location:**
(If needed, explain on the reverse side)		Upland data point 2

VEGETATION **(USFWS Region No. 1)**

Dominant Plant Species(Latin/Common)	Stratum	Indicator	Plant Species(Latin/Common)	Stratum	Indicato:
Acer rubrum	Tree	FAC	*Lonicera japonica*	Shrub	FAC-
Maple,Red			Honeysuckle,Japanese		
Liquidambar styraciflua	Tree	FAC	*Toxicodendron radicans*	Vine	FAC
Gum,Sweet			Ivy,Poison		
Liriodendron tulipifera	Tree	FACU	*Quercus alba*	Vine	FACU-
Tree,Tulip			Oak,White		
Ilex opaca	Shrub	FACU+			
Holly,American					

Percent of Dominant Species that are OBL, FACW or FAC: (excluding FAC-) 3/7 = 42.86%

FAC Neutral: 0/3 = 0.00%

Numeric Index: 24/7 = 3.43

Remarks:

HYDROLOGY

NO **Recorded Data(Describe in Remarks):**
- N/A **Stream, Lake or Tide Gauge**
- N/A **Aerial Photographs**
- N/A **Other**

YES **No Recorded Data**

Field Observations

Depth of Surface Water:	N/A *(in.)*
Depth to Free Water in Pit:	N/A *(in.)*
Depth to Saturated Soil:	N/A *(in.)*

Wetland Hydrology Indicators

Primary Indicators
- NO **Inundated**
- NO **Saturated in Upper 12 Inches**
- NO **Water Marks**
- NO **Drift Lines**
- NO **Sediment Deposits**
- NO **Drainage Patterns in Wetlands**

Secondary Indicators
- NO **Oxidized Root Channels in Upper 12 Inches**
- NO **Water-Stained Leaves**
- NO **Local Soil Survey Data**
- NO **FAC-Neutral Test**
- NO **Other(Explain in Remarks)**

Remarks:

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner: KSI		**County:**
Investigators: LS, RN		**State:** District of Columbia
		Plot ID: 2

SOILS

Map Unit Name (Series and Phase): Udorthents, clayey
Map Symbol: U5 **Drainage Class:** N/A **Mapped Hydric Inclusion?**
Taxonomy (Subgroup): Udorthents **Field Observations Confirm Mapped Type?** Yes (No)
Profile Description

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Color (Munsell Moist)	Mottle Abundance/Contrast		Texture, Concretions, Structure, etc
0-16	C	7.5YR4/4	N/A	N/A	N/A	Sandy clay loam

Hydric Soil Indicators:

- NO Histosol
- NO Histic Epipedon
- NO Sulfidic Odor
- NO Aquic Moisture Regime
- NO Reducing Conditions
- NO Gleyed or Low Chroma Colors
- NO Concretions
- NO High Organic Content in Surface Layer in Sandy Soils
- NO Organic Streaking in Sandy Soils
- NO Listed on Local Hydric Soils List
- NO Listed on National Hydric Soils List
- NO Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes (No)	Is the Sampling Point within the Wetland?	Yes (No)
Wetland Hydrology Present?	Yes (No)		
Hydric Soils Present?	Yes (No)		

Remarks:

Explanation for response to: Normal Circumstances? Atypical Situation ? Potential Problem Area ?
The site has been previously disturbed by the placement of fill material.

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner: KSI		**County:**
Investigators: LS, RN		**State:** District of Columbia
		Plot ID: 3

Do Normal Circumstances exist on the site?	(Yes) No	**Community ID:** Floodplain PFO
Is the site significantly disturbed (Atypical Situation:)?	Yes (No)	**Transect ID:**
Is the area a potential Problem Area?	Yes (No)	**Field Location:**
(If needed, explain on the reverse side)		Wetland data point 2

VEGETATION **(USFWS Region No. 1)**

Dominant Plant Species(Latin/Common)	Stratum	Indicator	Plant Species(Latin/Common)	Stratum	Indicato
Liquidambar styraciflua	Tree	FAC	*Toxicodendron radicans*	Vine	FAC
Gum,Sweet			Ivy,Poison		
Lindera benzoin	Shrub	FACW-	*Lonicera japonica*	Vine	FAC-
Spicebush,Northern			Honeysuckle,Japanese		
Acer negundo	Shrub	FAC+	*Rubus allegheniensis*	Vine	FACU-
Box-Elder			Blackberry,Allegheny		
Acer rubrum	Tree	FAC	*Physocarpus opulifolius*	Shrub	FACW-
Maple,Red			Ninebark,Eastern		

Percent of Dominant Species that are OBL, FACW or FAC: (excluding FAC-) 6/8 = 75.00%

FAC Neutral: 2/3 = 66.67%

Numeric Index: 23/8 = 2.88

Remarks:

HYDROLOGY

NO Recorded Data(Describe in Remarks):
- N/A Stream, Lake or Tide Gauge
- N/A Aerial Photographs
- N/A Other

YES No Recorded Data

Field Observations

Depth of Surface Water:	N/A *(in.)*
Depth to Free Water in Pit:	= 6 *(in.)*
Depth to Saturated Soil:	= 6 *(in.)*

Wetland Hydrology Indicators

Primary Indicators
- NO Inundated
- YES Saturated in Upper 12 Inches
- YES Water Marks
- NO Drift Lines
- YES Sediment Deposits
- YES Drainage Patterns in Wetlands

Secondary Indicators
- YES Oxidized Root Channels in Upper 12 Inches
- YES Water-Stained Leaves
- NO Local Soil Survey Data
- YES FAC-Neutral Test
- NO Other(Explain in Remarks)

Remarks:

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site:	Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner:	KSI		**County:**
Investigators:	LS, RN		**State:** District of Columbia
			Plot ID: 3

SOILS

Map Unit Name (Series and Phase): Udorthents
Map Symbol: U1 **Drainage Class:** N/A **Mapped Hydric Inclusion?**
Taxonomy (Subgroup): Udorthents **Field Observations Confirm Mapped Type?** Yes (No)
Profile Description

Depth (Inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Color (Munsell Moist)	Mottle Abundance/Contrast		Texture, Concretions, Structure, etc
0-2	A	10YR3/3	N/A	N/A	N/A	Clay loam
2-8	A	10YR4/4	N/A	N/A	N/A	Clay loam
8-16	B	10YR3/2	7.5YR5/8	Few	Faint	Clay loam

Hydric Soil Indicators:

NO Histosol	NO Concretions
NO Histic Epipedon	NO High Organic Content in Surface Layer in Sandy Soils
NO Sulfidic Odor	NO Organic Streaking in Sandy Soils
NO Aquic Moisture Regime	NO Listed on Local Hydric Soils List
NO Reducing Conditions	NO Listed on National Hydric Soils List
YES Gleyed or Low Chroma Colors	NO Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	(Yes)	No	Is the Sampling Point within the Wetland? (Yes) No
Wetland Hydrology Present?	(Yes)	No	
Hydric Soils Present?	(Yes)	No	

Remarks:
Wetland located in floodplain of stream with braided channel.

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site:	Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner:	KSI		**County:**
Investigators:	LS, RN		**State:** District of Columbia
			Plot ID: 4

Do Normal Circumstances exist on the site?	(Yes) No	**Community ID:** PFO
Is the site significantly disturbed (Atypical Situation:)?	Yes (No)	**Transect ID:**
Is the area a potential Problem Area?	Yes (No)	**Field Location:**
(If needed, explain on the reverse side)		Wetland data point 3

VEGETATION **(USFWS Region No. 1)**

Dominant Plant Species(Latin/Common)	Stratum	Indicator	Plant Species(Latin/Common)	Stratum	Indicator
Acer saccharinum	Tree	FACW	*Rosa blanda*	Herb	FACU
Maple,Silver			Rose,Smooth		
Ulmus americana	Tree	FACW-	*Acer rubrum*	Tree	FAC
Elm,American			Maple,Red		

Percent of Dominant Species that are OBL, FACW or FAC: (excluding FAC-) 3/4 = 75.00%

FAC Neutral: 2/3 = 66.67%

Numeric Index: 11/4 = 2.75

Remarks:

HYDROLOGY

NO **Recorded Data(Describe in Remarks):**
- N/A **Stream, Lake or Tide Gauge**
- N/A **Aerial Photographs**
- N/A Other

YES No Recorded Data

Field Observations

- Depth of Surface Water: N/A *(in.)*
- Depth to Free Water in Pit: N/A *(in.)*
- Depth to Saturated Soil: N/A *(in.)*

Wetland Hydrology Indicators

Primary Indicators
- NO **Inundated**
- NO **Saturated in Upper 12 Inches**
- YES **Water Marks**
- NO **Drift Lines**
- YES **Sediment Deposits**
- YES **Drainage Patterns in Wetlands**

Secondary Indicators
- YES **Oxidized Root Channels in Upper 12 Inches**
- NO **Water-Stained Leaves**
- NO **Local Soil Survey Data**
- YES **FAC-Neutral Test**
- NO **Other(Explain in Remarks)**

Remarks:

DATA FORM
ROUTINE WETLAND DETERMIN. ON
(1987 COE Wetlands Delineation Manual)

Project/Site: Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner: KSI		**County:** .
Investigators: LS, RN		**State:** District of Columbia
		Plot ID: 4

SOILS

Map Unit Name (Series and Phase): Udorthents, clayey
Map Symbol: U5 **Drainage Class:** N/A
Taxonomy (Subgroup): Udorthents
Mapped Hydric Inclusion?
Field Observations Confirm Mapped Type? Yes (No)
Profile Description

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Color (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc
0+	A	10YR4/2	7.5YR5/8	Common Prominent	Clay loam

Hydric Soil Indicators:

- NO Histosol
- NO Histic Epipedon
- NO Sulfidic Odor
- NO Aquic Moisture Regime
- NO Reducing Conditions
- YES Gleyed or Low Chroma Colors
- NO Concretions
- NO High Organic Content in Surface Layer in Sandy Soils
- NO Organic Streaking in Sandy Soils
- NO Listed on Local Hydric Soils List
- NO Listed on National Hydric Soils List
- NO Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	(Yes)	No	Is the Sampling Point within the Wetland?	(Yes) No
Wetland Hydrology Present?	(Yes)	No		
Hydric Soils Present?	(Yes)	No		

Remarks:

WetFormIr

DATA FORM
ROUTINE WETLAND DETERMIN/ ON
(1987 COE Wetlands Delineat[redacted] Manual)

Project/Site: Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner: KSI		**County:**
Investigators: LS, RN		**State:** District of Columbia
		Plot ID: 5

Do Normal Circumstances exist on the site?	(Yes) No	**Community ID:** Forest
Is the site significantly disturbed (Atypical Situation:)?	Yes (No)	**Transect ID:**
Is the area a potential Problem Area?	Yes (No)	**Field Location:**
(If needed, explain on the reverse side)		Upland data point 1

VEGETATION (USFWS Region No. 1)

Dominant Plant Species(Latin/Common)	Stratum	Indicator	Plant Species(Latin/Common)	Stratum	Indicato:
Ulmus americana	Tree	FACW-	*Lonicera japonica*	Tree	FAC-
Elm,American			Honeysuckle,Japanese		
Robinia pseudoacacia	Tree	FACU-	*Ilex opaca*	Tree	FACU+
Locust,Black			Holly,American		

Percent of Dominant Species that are OBL, FACW or FAC: (excluding FAC-) 1/4 = 25.00%

FAC Neutral: 1/3 = 33.33%

Numeric Index: 13/4 = 3.25

Remarks:

HYDROLOGY

NO Recorded Data(Describe in Remarks):
- N/A Stream, Lake or Tide Gauge
- N/A Aerial Photographs
- N/A Other

YES No Recorded Data

Field Observations

Depth of Surface Water:	N/A *(in.)*
Depth to Free Water in Pit:	N/A *(in.)*
Depth to Saturated Soil:	N/A *(in.)*

Wetland Hydrology Indicators

Primary Indicators
- NO Inundated
- NO Saturated in Upper 12 Inches
- NO Water Marks
- NO Drift Lines
- NO Sediment Deposits
- NO Drainage Patterns in Wetlands

Secondary Indicators
- NO Oxidized Root Channels in Upper 12 Inches
- NO Water-Stained Leaves
- NO Local Soil Survey Data
- NO FAC-Neutral Test
- NO Other(Explain in Remarks)

Remarks:

WetForm[WT]

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site:	Fort Stanton	**Project No:**	**Date:** 5-Jan-1999
Applicant/Owner:	KSI		**County:**
Investigators:	LS, RN		**State:** District of Columbia
			Plot ID: 5

SOILS

Map Unit Name (Series and Phase): Udorthents
Map Symbol: U1 **Drainage Class:** N/A **Mapped Hydric Inclusion?**
Taxonomy (Subgroup): Udorthents **Field Observations Confirm Mapped Type?** Yes (No)
Profile Description

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Color (Munsell Moist)	Mottle Abundance/Contrast		Texture, Concretions, Structure, etc
0-5	A	2.5YR4/6	N/A	N/A	N/A	Sandy clay loam
5-18	B	7.5YR6/8	N/A	N/A	N/A	Sandy clay loam

Hydric Soil Indicators:

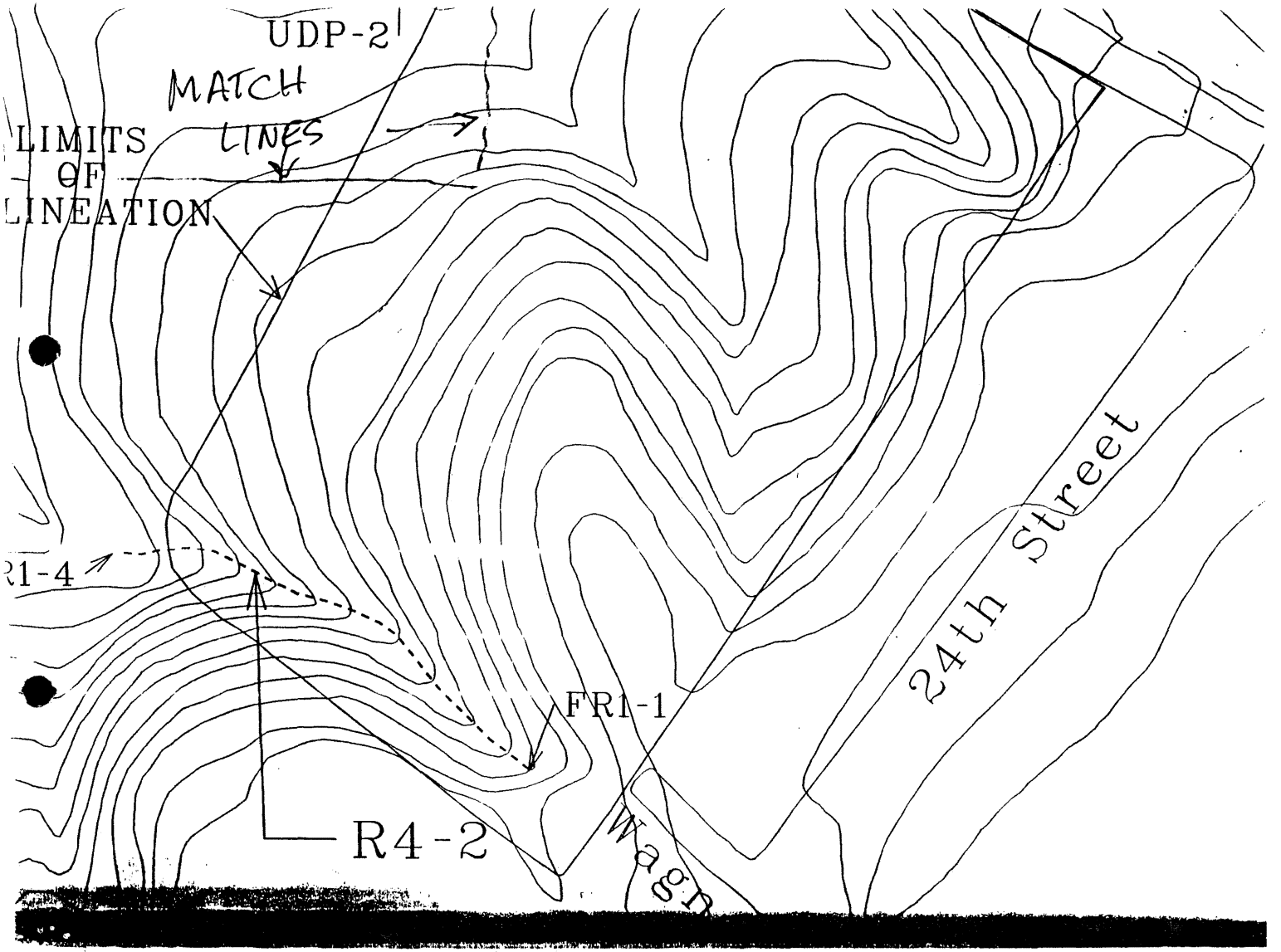
NO Histosol	NO Concretions
NO Histic Epipedon	NO High Organic Content in Surface Layer in Sandy Soils
NO Sulfidic Odor	NO Organic Streaking in Sandy Soils
NO Aquic Moisture Regime	NO Listed on Local Hydric Soils List
NO Reducing Conditions	NO Listed on National Hydric Soils List
NO Gleyed or Low Chroma Colors	NO Other (Explain in Remarks)

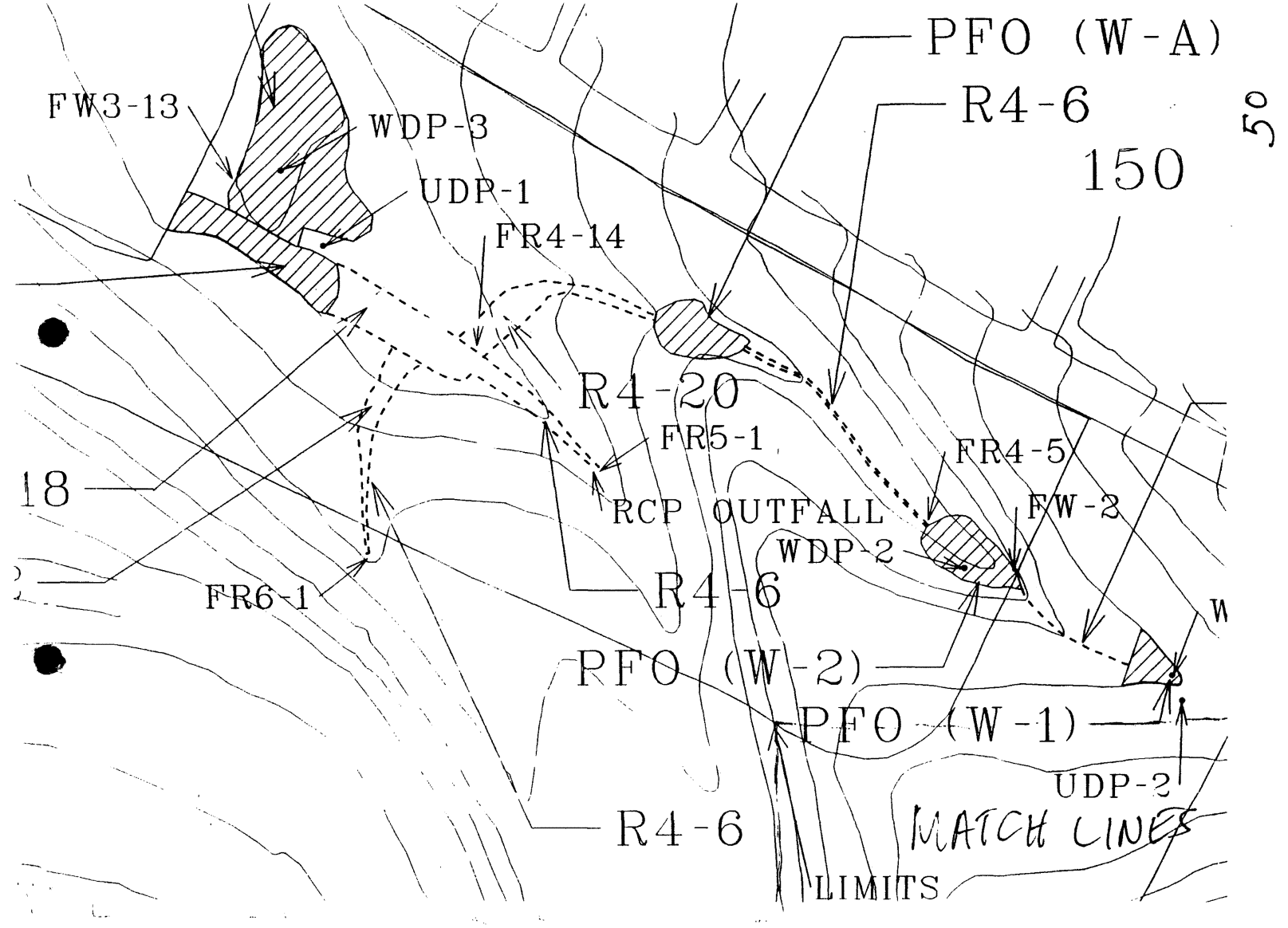
Remarks:

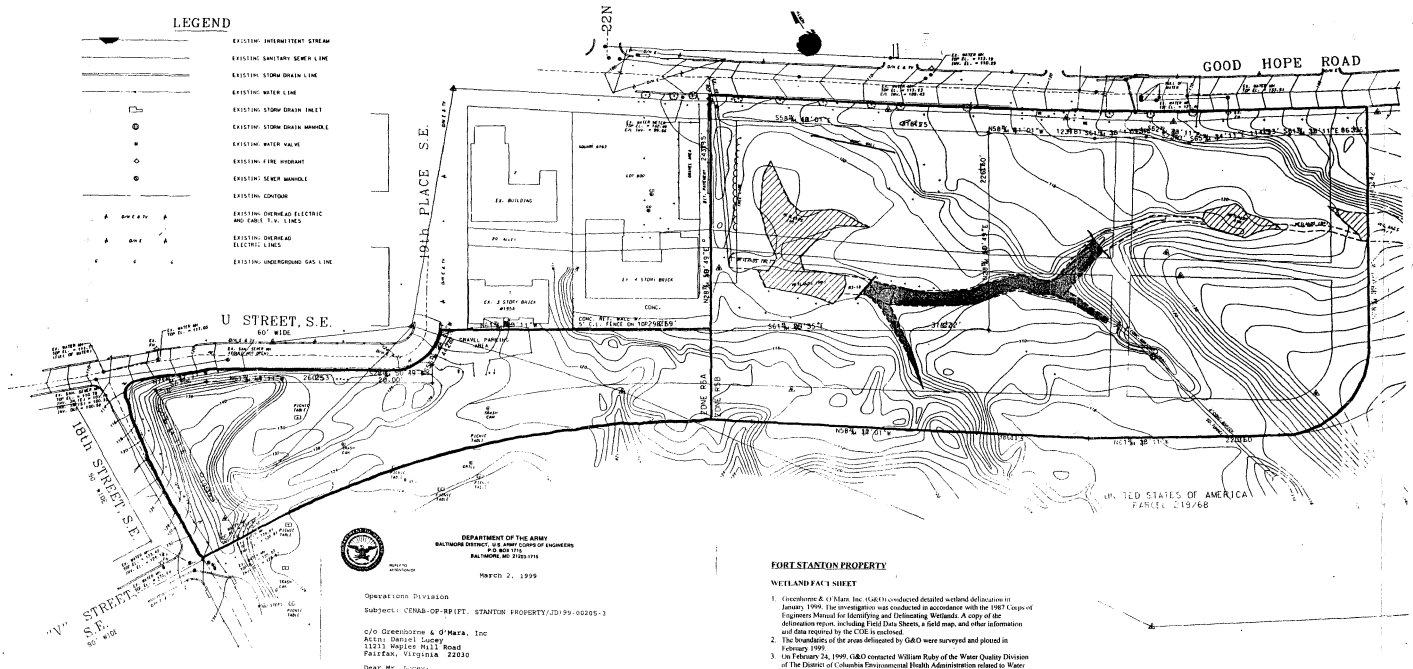
WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	(No)	Is the Sampling Point within the Wetland? Yes (No)
Wetland Hydrology Present?	Yes	(No)	
Hydric Soils Present?	Yes	(No)	

Remarks:


UDP-2
MATCH LINES
LIMITS OF LINEATION
R1-4
FR1-1
R4-2
24th Street
Wash


PFO (W-A)
R4-6
150
50
FW3-13
WDP-3
UDP-1
FR4-14
R4-20
FR5-1
FR4-5
18
RCP OUTFALL
FW-2
WDP-2
FR6-1
R4-6
PFO (W-2)
PFO (W-1)
UDP-2
R4-6
MATCH LINES
LIMITS



FORT STANTON PROPERTY
WETLAND DELINEATION MAP
West Parcel
(AS APPROVED BY US ARMY COE, March 2, 1999)

Approved Limits of Waters of the U.S. (non-vegetated)
Approved Limits of Vegetated Wetlands
Limits of proposed Impacts (Section 404 Permit)

Scale 1" = 50 feet. Greenhorne & O'Mara, Inc.

DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 1715
BALTIMORE, MD 21203-1715

March 2, 1999

Operations Division

Subject: CENAB-OP-RP(FT. STANTON PROPERTY/JD199-00205-1

c/o Greenhorne & O'Mara, Inc
Attn: Daniel Lucey
11213 Waples Mill Road
Fairfax, Virginia 22030

Dear Mr. Lucey:

I am replying to your letter, dated January 8, 1999, requesting a jurisdictional determination and verification of the delineation of waters of the United States, including jurisdictional wetlands, on property located off of Good Hope Road, District of Columbia.

A field inspection was conducted on January 21, 1999. This inspection indicated that the delineation of waters of the United States, including jurisdictional wetlands, on the enclosed map is accurate. Those areas indicated as waters of the United States, including non-tidal wetlands, are regulated by this office pursuant to Section 404 of the Clean Water Act. This delineation verification is valid for five years from the date of this letter, unless new information warrants a revision before the expiration date.

You are reminded that any practice or filling of waters of the United States, including jurisdictional wetlands, is subject to Department of the Army authorization. In addition, the prospective buyers be made aware, it the option of the Federal authority over any waters of the United States, including jurisdictional wetlands, being purchased.

If you have any questions concerning this matter, please call George Harrison of this office at (410) 962-6092.

Sincerely,

Richard M. Spencer
Chief, Potomac Basin Section

FORT STANTON PROPERTY

WETLAND FACT SHEET

1. Greenhorne & O'Mara, Inc. (G&O) conducted detailed wetland delineation in January, 1999. The investigation was conducted in accordance with the 1987 Corps of Engineers Manual for Identifying and Delineating Wetlands. A copy of the delineation report, including Field Data Sheets, a field map, and other information and data required by the COE is enclosed.
2. The boundaries of the areas delineated by G&O were surveyed and plotted in February 1999.
3. On February 24, 1999, G&O contacted William Ruby of the Water Quality Division of The District of Columbia Environmental Health Administration related to Water Quality Certification requirements for proposed wetland impacts on the project. Mr. Ruby requested that discussions be deferred until after the COE issued a JD and the COE had expressed a position related to wetland impacts under Section 404 (CWA).
4. On March 2, 1999, the Baltimore COE issued a Jurisdictional Determination (JD) approving the limits of the jurisdictional areas as proposed. The JD is valid for 5 years.
5. On May 4, 1999, G&O met with George Harrison of the Baltimore Office of the COE related to proposed wetland impacts on the property.
6. Mr. Harrison concluded that the nature and amount of proposed impact (approximately 0.15 acres to non-vegetated Waters of the US) are consistent with COE regulations, and that he would recommend that a permit be issued for the impacts upon request.
7. G&O is in the process of coordinating with Mr. Ruby to address Water Quality Certification Requirements, including mitigation.
8. Here is a summary of the Wetland Inventory and Proposed Wetland Impacts on the property:

	Vegetated Wetlands Present (Square Feet)	Waters of the US Non-vegetated Present (Square Feet)	TOTALS
WEST PARCEL	25,700	10,350	35,650
EAST PARCEL	0	600	600
TOTAL	25,700	10,950	35,650
PROPOSED IMPACT	0	6,400*	6,400

This estimated proposed impact is less than 0.15 acres. *= No impact is proposed on the Eastern Parcel.

WHITLOCK DALRYMPLE POSTON & ASSOCIATES, INC.
CONSULTING ENGINEERS

November 20, 1998

Greenhorne & O'Mara, Inc.
11211 Waples Mill Road
Fairfax, Virginia 22030-6050

Attention: Mr. Dan Lucey

Subject: **Geotechnical Feasibility Study**
Fort Stanton Property
Goodhope Road and 24th Street, S.E.
Washington, D.C.
WDP Project No. 06-98106

Dear Mr. Lucey:

Whitlock Dalrymple Poston & Associates, Inc. (WDP) is pleased to transmit four (4) copies of the Geotechnical Feasibility Study for the Fort Stanton Property at the intersection of Goodhope Road and 24th Street, S.E. in Washington, D.C. Limited field exploration (backhoe test pits) including visual-manual soil classification and report preparation was performed in accordance with WDP's Work Authorization Form, dated November 4, 1998. To further aid in the preparation of this study, WDP received preliminary development information including approximate original and existing contour plans as well as proposed preliminary grade changes information from Mr. Lucey and Mr. Ernie Anderson with Greenhorne & O'Mara (G&O).

PROJECT UNDERSTANDING

From our discussions and review of preliminary development information, it is our understanding that several garden-style apartment structures and associated site improvements are proposed at this time. Retaining structures and/or slopes (both cut and fill) may be necessary in order to achieve final design grades, which are in preliminary design phase. Approximate grade changes may be on the order of 20± feet and 10± feet in cut and fill, respectively. A retaining structure is being considered along the south/southwest property boundary along the toe of the existing slope as well as the addition of fill soils upon the existing westerly facing slope.

WDP

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SITE DESCRIPTION

The geotechnical feasibility study area is comprised of a nearly rectangular, 8± acre vacant parcel of land covered with a moderate growth of wild grass and a few small scattered trees. A lightly wooded area was noted within the southeast portion of the property. An existing earth berm/swale drainage feature crosses the property from near the northeast corner down towards the southwest corner/slope area. The site generally slopes to the west; relatively gently up to the earth berm/swale then gradually increasing in steepness to an approximate 2 to 2-1/2 H:1V ratio. Some erosion gulleys and rivulets (up to 18-24 inches deep) were observed within the grass-covered slope faces along the southern and western property limits. No apparent significant slope instabilities, either gross or surficial were observed. Total site relief is on the order of 60± feet with a high elevation of 210± north of the lightly wooded tree area and a low elevation of 150± along the western property boundary. The property is bordered by Goodhope Road to the north, by residences and 24th Street to the east, woods and residential development under construction to the south and heavily wooded, Fort Stanton Park to the west. A Site Vicinity Map has been included at the end of this report.

FIELD EXPLORATION/TEST PIT OBSERVATIONS

Thirteen (13) backhoe test pits were excavated on November 17, 1998 at the approximate location indicated on the attached Test Pit Location Plan. Test pit locations/elevations were approximated from the existing site features/topography and elevation contours indicated on the Test Pit Location Plan. Test pit logs are included with this report with visual-manual soil classification performed in accordance with ASTM D-2488 procedures. Laboratory testing was beyond the authorized scope of services for this phase of the project.

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Beneath a moderate growth of wild grasses and thin 2± inch veneer of moderately organic silts/sands, test pit observations can be categorized into two (2) distinct strata as described below:

Stratum I - Existing Fill Materials

Consists of brown, grayish, and reddish/yellow brown, grayish black variable quality and strength existing fill materials comprised of Silty to Clayey SANDS (USCS SM/SC), Sandy to Silty CLAYS (USCS CL/CH) and Sandy SILTS (USCS ML) with variable gravel and cobble/boulder content. Miscellaneous debris such as brick, wood, concrete and asphalt pieces, wire, steel, glass, plastic, paper and rubber were observed in varying amounts throughout the existing fill materials. Several large concrete and asphalt pieces encountered with Test Pits Nos. 2, 3, 4, 5, 6, 10 and 13 resulted in backhoe excavation difficulties and subsequent refusal. A 5-gallon plastic oil/grease container was encountered within Test Pit No. 9. The existing fill materials generally ranged from loose/soft to medium dense/medium stiff and moist to very moist/wet. Some slight to moderate organic odors were detected during test pit explorations at random locations/elevations.

Based upon the topography/contour information from Greenhorne & O'Mara representatives superimposed by WDP on the Test Pit Location Plan, existing fill material depths exist across the site ranging from 4± to 20± feet and up to 40± feet. These fill depths appear to be located within previous drainage paths/valleys running through the north, central and southern portions of the site as well as the 50± foot high fill slope along the western property boundary.

The table below presents the approximated depths of fill material at the Test Boring locations based upon the submitted contour plans. The test pit observations/logs correlate well to the approximate depths of fill where natural soils were encountered within the test pits.

Test Pit - Surface Elevation	Encountered Depth/Elevation of Fill	Plan-approximated Depth of Fill	Remarks
1 - 204±	11± ft/193	14-15± feet	
2 - 208±	3-1/2 ft/204.5	14-15± feet	Refusal on buried asphalt - possible road
3 - 210±	2-1/2 ft/207.5	19-21± feet	Refusal on buried asphalt - possible road

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Test Pit - Surface Elevation	Encountered Depth/Elevation of Fill	Plan-approximated Depth of Fill	Remarks
4 - 211±	0.5 ft/210.5	10-12± feet	Refusal on buried asphalt - possible road
5 - 208±	7 ft/201	13-15± feet	Refusal on buried oversized debris
6 - 200±	8 ft/192	30-32± feet	Refusal on buried oversized debris
7 - 203±	6± ft/197	4-8± feet	Native soils at 6± feet
8 - 204±	3± ft/201	3-5± feet	Native soils at 3± feet
9 - 204±	10± ft/194	23-25± feet	
10 - 198±	5± ft/193	26-30± feet	Refusal on buried oversized debris
11 - 197±	11± ft/186	20-22± feet	
12 - 198±	10± ft/188	18-20± feet	
13 - 195±	8± ft/187	25-30± feet	Refusal on buried oversized debris

Limited soil compaction test data was submitted for review from Cohen Engineers, dated November 14, 1986. It is not known what the minimum compaction specification was under which these fill materials were placed and compacted/tested. Furthermore, the locations indicate an unknown station reference with no elevations for the test locations. All twenty-five (25) density tests were noted to be performed on the same day, October 7, 1986. The cover letter for the test data suggests that additional density tests were performed during other periods of fill placement and compaction.

Existing fill soils proposed for reuse should possess Liquid Limits and Plasticity Indices less than 45% and 20%, respectively, and be free of debris, oversized materials, and/or other deleterious matter. Moisture content adjustments can be expected, as well as screening of debris and/or oversized materials, in view of the test pit observations.

Stratum II - Native Soils

Consists of yellow to orange brown/gray, medium dense to medium stiff, Clayey SANDS (USCS SC), Sandy SILT (USCS ML) and Sandy CLAY (USCS CL) with some gravels and cobbles. These soils were in a generally moist condition and only encountered at Test Pit Nos. 7 and 8 at 6± feet and 3± feet below existing grade, respectively, which correlates well with the original ground and existing grade contours on the Test Pit Location Plan. These soils were classified as native soils due to the absence of miscellaneous debris, indications of geologic/soil structure, and increased consistency. These soils are generally considered suitable for reuse as structural fill; some moisture content adjustments should be anticipated in order to achieve proper compaction and develop suitable-bearing strengths.

Bedrock and/or Groundwater

Bedrock and/or groundwater was not encountered within the exploration limits of this study, and based upon the local geology, is not anticipated to be a significant problem. Groundwater seepage, or locally perched zones of water, should be anticipated to exist within the existing fill materials.

CONCLUSIONS AND RECOMMENDATIONS

In general, development and construction of garden-style apartment structures and related site improvements is considered feasible from a geotechnical perspective. Since preliminary details (site layout, desired elevations, slope and/or retaining wall locations) are unknown at this time, it is difficult to comment on the specifics of the above. However, special considerations (both design and construction) are considered appropriate and necessary in view of the test pit observations and anticipated, deep variable quality and strength existing fill materials.

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Conventional residential construction (shallow foundation/basement walls/on-grade slab) may necessitate increased structural capacity (additional reinforcing, larger dimensions, better material qualities) and/or selective removals and replacement/recompaction for foundations and/or slab-bearing subgrades in view of the test pit observations of the existing fill materials. Sitework difficulties can be expected in view of the variable fill quality and miscellaneous debris content. Retaining structures and/or slopes should be appropriately evaluated and designed in view of the existing fill materials.

Existing fill materials and native soils may be suitable for reuse as structural fill provided the Liquid Limits and Plasticity Indices do not exceed 45% and 20%, respectively, and are screened of miscellaneous debris, oversized materials, and/or other deleterious matter. Moisture content adjustments should be expected in order to achieve adequate compaction densities and develop suitable-bearing strengths.

Although not apparent based upon the limited field investigation, the 30 to 50± foot high slopes on the southern and western property boundaries do not exhibit significant indications of gross and/or surficial instabilities. Some erosion gulleys and rivulets (up to 18-24 inches deep) were observed within the grass-covered slope faces along the southern and western facing sloped areas.

While significant evidence of environmentally-impacted or contaminated soils was not observed/detected, the presence of miscellaneous debris including a 5-gallon oil/grease container (Test Pit No. 9 area) suggests the possibility/probability of localized areas of contaminated soils/materials. Analytical testing of observed conditions/materials was beyond WDP's authorized scope of services for this phase of the project.

In view of the above observations/findings and conclusions, WDP recommends the following be considered for planning and development of the property:

- A detailed, plan-specific geotechnical investigation utilizing both test borings and test pits to better geologically characterize the on-site conditions, obtain samples for laboratory testing, and provide geotechnical design parameters and construction considerations. The details of such a study can be discussed/developed as project details and particulars become available.

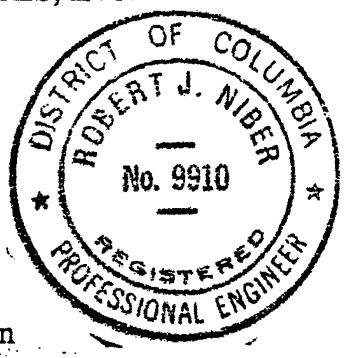
- An environmental site assessment (Phase II level minimum) be performed to better characterize the environmental impacts of the existing site conditions. It is WDP's understanding that Greenhorne & O'Mara is presently performing a preliminary environmental site assessment for feasibility study purposes.

WDP would be pleased to continue our involvement on the Fort Stanton property by providing additional, plan-specific geotechnical engineering services as necessitated by WDP's test pit observations. Furthermore, our geotechnical expertise and experience with challenging site conditions may be realized during grading and construction through proper geotechnical testing and inspection services. We would be pleased to discuss your future project needs further at your convenience.

WDP appreciates the opportunity to be of continued professional service to Greenhorne & O'Mara, Inc. and KSI Services, Inc. on this project. Should you have any questions after reviewing the above or enclosed information, please do not hesitate to contact me.

Respectfully Submitted,
WHITLOCK DALRYMPLE POSTON & ASSOCIATES, INC.

Robert J. Niber, P.E.
Senior Geotechnical Engineer



RJN/rp

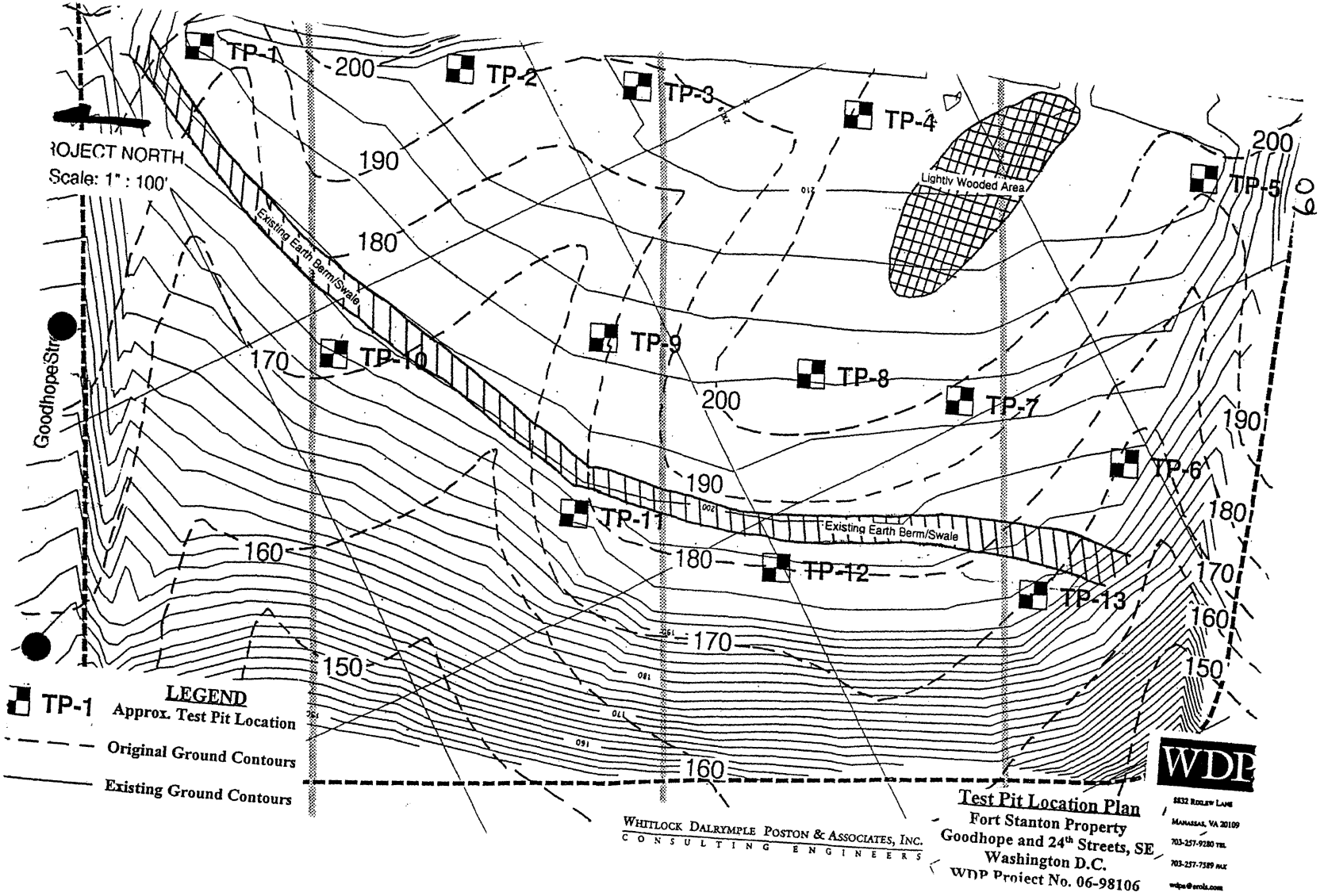
cc: Greenhorne & O'Mara, Inc. - Mr. Ernie Anderson
KSI Services, Inc. - Mr. Dick Knapp

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Site Vicinity Map
Fort Stanton Property
Goodhope Road and 24th Street, S.E.
Washington, D.C.
WDP Project No. 06-98106



Whitlock Dalrymple Poston & Associates, Inc.
Consulting Engineers

Test Pit Location Plan
Fort Stanton Property
Goodhope and 24th Streets, SE
Washington D.C.
WDP Project No. 06-98106

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TEST PIT LOG

BORING LOCATION: NE corn
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-1
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 204 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
200	0			FILL - Brown and yellow brown, medium dense, Silty to Clayey fine-medium SAND (SM/SC) and fine Sandy SILT with Clay (ML/CL), gravels and cobbles - Moist to very moist								Wild grasses at surface. Variable amounts of debris - wood, brick, concrete, wire, asphalt, plastic and rubber.
				4.5								
	5			FILL - Brown to gray brown, reddish brown and black, soft to medium stiff, silty CLAY (CL/CH) with sand, gravels - Very moist								Concrete, brick, wood pieces.
				Slight to moderate organic odor								Large concrete chunk/boulders at 8-9 feet.
195				9.0								
	10			FILL - Brown/gray brown, medium stiff, micaceous fine-medium Sandy SILT (ML) to Silty fine-medium SAND (SM), some gravels - Moist to very moist								
				11.0								
190				Test pit terminated at 11 feet. No water. Backfilled.								

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

▽	DURING DRILLING	None	FEET
▼	AT COMPLETION	None	FEET
▼	AFTER ____ HOURS	____	FEET
▼	AFTER ____ HOURS	____	FEET

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Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

WDP-TP 98106 TP-1 11/20/98

TEST PIT LOG

BORING LOCATION: East property boundary - north central
BORING NO.: TP-2
BORING METHOD: JD310D Backhoe
DATE STARTED: 11/17/98
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 208 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
208	0			FILL - Brown to orange/yellow brown, medium dense, Silty to Clayey fine-medium SAND (SM/SC), gravels, some cobbles - Moist to very moist								Wild grasses at surface.
												Brick/concrete pieces, wood, asphalt, asphalt millings, CMU fragments.
205				Hard asphalt pavement — 3.5								
				Backhoe refusal at 3-1/2 feet on buried asphalt pavement. No water. Backfilled.								Backhoe excavation difficult.
	5											
200												
	10											
195												

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

▽	DURING DRILLING	None	FEET
▼	AT COMPLETION	None	FEET
▽	AFTER ____ HOURS	____	FEET
▽	AFTER ____ HOURS	____	FEET

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Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: East property boundary - central
BORING NO.: TP-3
BORING METHOD: JD310D Backhoe
DATE STARTED: 11/17/98
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 210 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
				FILL - Brown/yellow brown, medium dense, Silty to Clayey fine-medium SAND (SM/SC) with gravels, cobbles - Moist									Wild grasses at surface.
				1.5								Brick wall piece, concrete, asphalt.
				FILL - Gray white/orange brown, fat CLAY (CH) and fine Sandy Silt/Clay (ML/CL) - Very moist								
				2.5								Asphalt pavement.
				Backhoe refusal at 2-1/2 feet on buried asphalt pavement. No water. Backfilled.								
205	5											
200	10											

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

DURING DRILLING	None		FEET
AT COMPLETION	None		FEET
AFTER ____	HOURS ____		FEET
AFTER ____	HOURS ____		FEET

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Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: East property boundary - south central
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-4
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 211 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
210	0			FILL - Brown, dense, Clayey fine-medium SAND (SC) - Moist								Wild grasses at surface.
	0.5			Backhoe refusal at 6 inches on buried asphalt pavement. No water. Backfilled.								
	5											
205												
	10											
200												

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

DURING DRILLING	None	FEET	
AT COMPLETION	None	FEET	
AFTER ____ HOURS	____	FEET	
AFTER ____ HOURS	____	FEET	

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Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: SE corner - Near top of slope
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-5
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 208 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
205	0			FILL - Brown/yellow brown, medium dense, Silty to Clayey fine-medium SAND (SM/SC), gravels, cobbles - Moist								Wild grasses at surface. Concrete/brick pieces. Wire cable pieces. Asphalt.
	3.5			FILL - Gray brown, soft to medium stiff, Clayey SAND/Sandy CLAY (SC/CL), gravels, cobbles - Very moist								Brick, concrete, glass debris.
	5			Concrete/sheet metal pieces								Large asphalt chunk at 6 feet.
	7.0			Backhoe refusal at 7 feet on oversized (+2 feet) concrete/asphalt debris. No water. Backfilled.								
200	10											
195												

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

DURING DRILLING	None	FEET	
AT COMPLETION	None	FEET	
AFTER ____	HOURS ____	FEET	
AFTER ____	HOURS ____	FEET	

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Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: South central property - Near top of slope
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-6
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 200 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
				FILL - Brown and yellow brown, dense Silty/Clayey fine-coarse SAND (SM/SC), gravels, cobbles - Moist								Wild grasses at surface.
				Large 2-3 foot concrete pieces. 1.5								Brick, asphalt, concrete pieces.
				FILL - Gray to gray brown, loose to medium dense, Silty/Clayey SAND (SM/SC) to Sandy CLAY (CL) - Moist to very moist								Wire strapping.
195	5											Miscellaneous concrete, wood, asphalt, brick debris.
				8.0 Backhoe refusal at 8 feet on miscellaneous buried debris. No water. Backfilled.								
190	10											

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

▽	DURING DRILLING	None	FEET
▼	AT COMPLETION	None	FEET
▼	AFTER ____ HOURS	____	FEET
▼	AFTER ____ HOURS	____	FEET

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Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: South central property
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-7
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 203 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
				FILL - Brown/yellow brown, medium dense, Silty to Clayey SAND (SM/SC), gravels, cobbles - Moist								Wild grasses at surface.
				1.0								
				FILL - Grayish black, loose to medium dense, Silty SAND (SM), gravels, some clay - Moist								Asphalt cinders, slag pieces, wood, brick/CMU, wire.
200												
	5											
				6.0								
				Native - Yellow brown, soft to medium stiff, fine Sandy SILT (ML) to fine Sandy CLAY (CL) - Moist								Possible original ground - Trace rootlets
195												
				9.0								
				Test pit terminated at 9 feet. No water. Backfilled.								
	10											
190												

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

DURING DRILLING	None		FEET
AT COMPLETION	None		FEET
AFTER		HOURS	FEET
AFTER		HOURS	FEET

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Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: South central property
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-8
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 204 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
				FILL - Yellow brown, medium dense, Silty to Clayey SAND (SM/SC) to Sandy CLAY (CL), gravels, cobbles - Moist								Wild grasses at surface.
				1.5								Asphalt cinders, brick.
				FILL - Grayish black, medium dense, Silty SAND (SM), gravels - Moist								
				3.0								Possible original ground.
200				Native - Orange brown, medium dense/stiff, Clayey SAND (SC) to Sandy CLAY (CL), some gravels, cobbles - Moist								
	5			Orange brown/gray, mottled, medium dense, Silty/Clayey SAND (SM/SC), trace gravels, cobbles - Moist								
				8.5								
195				Native - Light gray brown, medium dense, Silty fine SAND/fine Sandy SILT (SM/ML) - Moist								
	10			10.0								
				Test pit terminated at 10 feet. No water. Backfilled.								
190												

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

▽	DURING DRILLING	None	FEET
▼	AT COMPLETION	None	FEET
▽	AFTER ____	HOURS ____	FEET
▼	AFTER ____	HOURS ____	FEET

WHITLOCK DALRYMPLE POSTON & Assoc.
8832 Rixlew Lane
Manassas, Virginia 20109
(703) 257-9280

Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: North central property
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-9
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 204 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
				FILL - Brown/yellow brown, medium dense, Silty to Clayey SAND (SM/SC), gravels, cobbles - Moist								Wild grasses at surface. Some brick, wood, concrete, asphalt, wire cable pieces.
				FILL - Greyish brown to gray black, medium stiff, fine Sandy CLAY to Silty CLAY (CL/CH) - Moist to very moist								Some brick, asphalt, concrete, wood debris.
200	5			Blue gray color - 5 gallon oil/grease can								Paper/plastic.
195				Gray brown/gray black, soft to medium stiff, Clayey SAND/Sandy CLAY (SC/CL) to Silty CLAY (CL/CH) - Moist to very moist								
	10			Test pit terminated at 10 feet. No water. Backfilled.								
190												

3.0

10.0

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

DURING DRILLING	None		FEET
AT COMPLETION	None		FEET
AFTER		HOURS	FEET
AFTER		HOURS	FEET

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8832 Rixlew Lane
Manassas, Virginia 20109
(703) 257-9280

Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: North central property
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-10
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 198 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
				FILL - Brown, medium dense, Clayey to Silty SAND (SC/SM), gravels, cobbles - Moist to very moist								Wild grasses at surface.
												Some brick, asphalt, concrete, wood debris.
195				Large asphalt sheets, concrete boulders, slab pieces at 3-5 feet								Difficult backhoe excavating.
	5			Backhoe refusal at 5 feet on buried oversized debris. 5.0								
				No water. Backfilled.								
190												
	10											
185												

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

▽	DURING DRILLING	None	FEET
▼	AT COMPLETION	None	FEET
▽	AFTER ____ HOURS	____	FEET
▼	AFTER ____ HOURS	____	FEET

WHITLOCK DALRYMPLE POSTON & Assoc.
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(703) 257-9280

Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

WDP-TP 98106 TP-10 11/20/98

TEST PIT LOG

BORING LOCATION: West central property
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-11
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 197 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
				FILL - Brown, medium dense/medium stiff, Clayey SAND/Sandy CLAY (SC/CL), gravels, cobbles, boulders - Moist to very moist								Wild grasses at surface.
												Concrete slabs, brick, wood debris.
195				More clayey and more moist								
				Brown, soft, silty CLAY/Sandy CLAY (CL/CH), gravels, cobbles - Very moist								Railroad tie at 4 feet.
	5											Bricks, asphalt.
				Concrete debris								
190												
				Very moist and clayey								
	10											
				Test pit terminated at 11 feet. 11.0								
				No water. Backfilled.								
185												

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

▽	DURING DRILLING	None	FEET
▼	AT COMPLETION	None	FEET
▽	AFTER ____ HOURS	____	FEET
▽	AFTER ____ HOURS	____	FEET

WHITLOCK DALRYMPLE POSTON & Assoc.
8832 Rixlew Lane
Manassas, Virginia 20109
(703) 257-9280

Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: Southwest central property
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-12
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 198 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
				FILL - Brown/yellow brown, medium dense, Clayey SAND (SC), gravels, cobbles - Moist								Wild grasses at surface.
												Brick, concrete, wire pieces.
				Brown/reddish brown, soft, Sandy CLAY (CL) - Very moist								
195												Brick, concrete pieces.
				Gray brown color								
	5											
				7.5								
190				FILL - Gray brown, medium dense, Silty to Clayey SAND (SM/SC), gravels - Very moist								
	10			10.0								
				Test pit terminated at 10 feet. No water. Backfilled.								
185												

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

DURING DRILLING	None	FEET		
AT COMPLETION	None	FEET		
AFTER		HOURS		FEET
AFTER		HOURS		FEET

WHITLOCK DALRYMPLE POSTON & Assoc.
8832 Rixlew Lane
Manassas, Virginia 20109
(703) 257-9280

Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106

TEST PIT LOG

BORING LOCATION: Southwest property - Near top of slope
BORING METHOD: JD310D Backhoe
LOGGED BY: Robert Niber, P.E. DRILLER: Washington Air

BORING NO.: TP-13
DATE STARTED: 11/17/98
DATE COMPLETED: 11/17/98
SHEET 1 OF 1

SURFACE ELEVATION: 195 ±

Elevation (ft)	Depth (ft)	Groundwater	Stratum	MATERIAL DESCRIPTION	Sample	Dry Density (pcf)	Pocket Pentrometer (tsf)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing No. 200 Sieve	REMARKS
				FILL - Brown/orange brown, medium dense, Silty/Clayey SAND (SM/SC), gravels, cobbles - Moist								Wild grasses at surface.
												Rebar pieces, wood, brick, concrete, asphalt pieces.
				FILL - Gray black, medium dense, Silty SAND (SM), gravels, cobbles - Moist (2.0)								
				Concrete slab pieces (3 feet diameter)								Steel angle. Asphalt cinders.
												Bricks, concrete debris.
190	5			Gray black/grayish brown, medium dense to medium stiff, Silty/Clayey SAND (SM/SC) to Sandy CLAY (CL/CH) - Very moist								
				Backhoe refusal at 8 feet on buried oversized materials/debris. (8.0) No water. Backfilled.								
185	10											

The lines between various strata on the test boring logs represent the approximate strata boundary; however, the transition between strata may be more gradual than shown, especially where indicated by a broken line.

GROUNDWATER DATA

▽	DURING DRILLING	None		FEET
▼	AT COMPLETION	None		FEET
▽	AFTER ____	HOURS	____	FEET
▽	AFTER ____	HOURS	____	FEET

WDP-TP 98106 TP-13 11/20/98

WHITLOCK DALRYMPLE POSTON & Assoc.
8832 Rixlew Lane
Manassas, Virginia 20109
(703) 257-9280

Geotechnical Feasibility Study
Ft. Stanton Property
Goodhope and 24th Sts., S.E.
WDP Project No.: 06-98106



EXHIBIT E

National Park Service (NPS) Accommodations

1. Large existing trees will be "directionally cut" away from NPS property to avoid tree damage on NPS property from tree fall.

2. A drainage swale will be constructed adjacent to the NPS property line and the western parcel's 18th Street entrance road. This is necessary to collect NPS excessive drainage runoff.

3. "Super silt fence" will be placed on all NPS property lines adjacent to the proposed development.

4. NPS and developer will jointly provide construction monitoring during all phases of construction. This will be especially important during the site clearing and rough grading operations.

5. A site-clearing plan will be presented to NPS for review prior to site clearing.

6. Developer to provide limited trail enhancements to the existing Fort Circle Trail per the direction of NPS.

7. On the eastern parcel's property line, proposed "whips" plantings of native plant material will be placed in a natural scalloped edge planting area adjacent to the NPS property. Tree quantity and species types to be determined. Proper soil testing and soil amendments will be provided to increase plant material survival. Certain planting areas will have larger caliper trees in high impact view sheds from the Fort Circle Trail. This will help insure acceptable runoff quality/quality directed towards the NPS site.

8. A combination of evergreen and deciduous trees will be placed adjacent tothe proposed apartment buildings facing the NPS property. This is to help soften the buildings' architectural lines from views from the Fort Circle Trail.

9. A meadow grass planting will be placed in the area between the apartment retaining walls and the scalloped edge planting. This will help insure acceptable runoff quality/quantity directed towards the NPS site.

10. A "neighborhood liaison will be utilized to monitor any construction violations.

11. Fencing along all NPS property lines abutting individual single family lots and the apartment parcel will be made of material to allow for maximum transparency. This will assist in limiting direct private access to the NPS property in lieu of the existing trail.

12. An arborist will be used by the developer to review and provide guidelines for tree preservation of tree save areas adjacent to NPS property.

13. Client to address long term impacts of the development in respect to the NPS property.

14. A ten foot (10') restrictive homeowner use easement to be placed on the rear yards of the single family homes abutting the NPS property.

15. "Surgical grading' along the NPS/apartment parcel property line will be done by the developer under the supervision of NPS to remove the existing fill currently on NPS prpoerty. An arborist will also review this operation.

16. Developer to control concrete truck wash waste and not allow it to drain onto the NPS property.

17. The apartments will not advertise its views since the goal is to screen these long term with vegetation.

Exhibit E

1. Conservation Easement
2. Landscape Buffers
3. Vista Sections

THE HOMES AT WOODMONT

SUPPLEMENTAL IMPACT STUDY

PREPARED FOR:

National Park Service

BZA of Washington D.C.

May 11, 1999

May 11, 1999

The following booklet is in response to meeting with the Building and Zoning Adjustment (BZA) of Washington D.C., and the National Park Service regarding environmental impacts to the Park Service land from the proposed development.

Proposed Development:
The Homes at Woodmont

Clients

KSI Services Inc.
8081 Wolftrap Road, Suite 300
Vienna, VA 22182
Contact: Richard Knapp

Vertx/IDS
Contact: Gene Edgecombe/Andy Boticello

Consultants

VIKA Inc.
8180 Greensboro Drive, Suite 200
Mclean, VA 22102
Contact: John Lutostanski

Studio 39 Landscape Architecture P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, VA 22310
Contact: Joseph Plumpe

Greenhorne & O'Mara, Inc.
11211 Waples Mill Rd.
Fairfax, VA 22030
Contact: Ernest Anderson

NOTES

Intent
The intention of the dedicated conservation easement is to buffer existing Federal Park Service lands at Fort Stanton from the proposed adjacent development. This will help maintain the integrity of the forest edge and prevent park boundary edges from deteriorating physically and visually due to proposed new construction.

Conservation Easements
There are a number of planned provisions which will be acted upon to prevent boundary deterioration. The proposed conservation easement will help ensure quality runoff. The slope stabilization plan will consist of super silt fencing placed within the adjusted boundary to prevent any soil erosion during construction from infiltrating the forest proper.

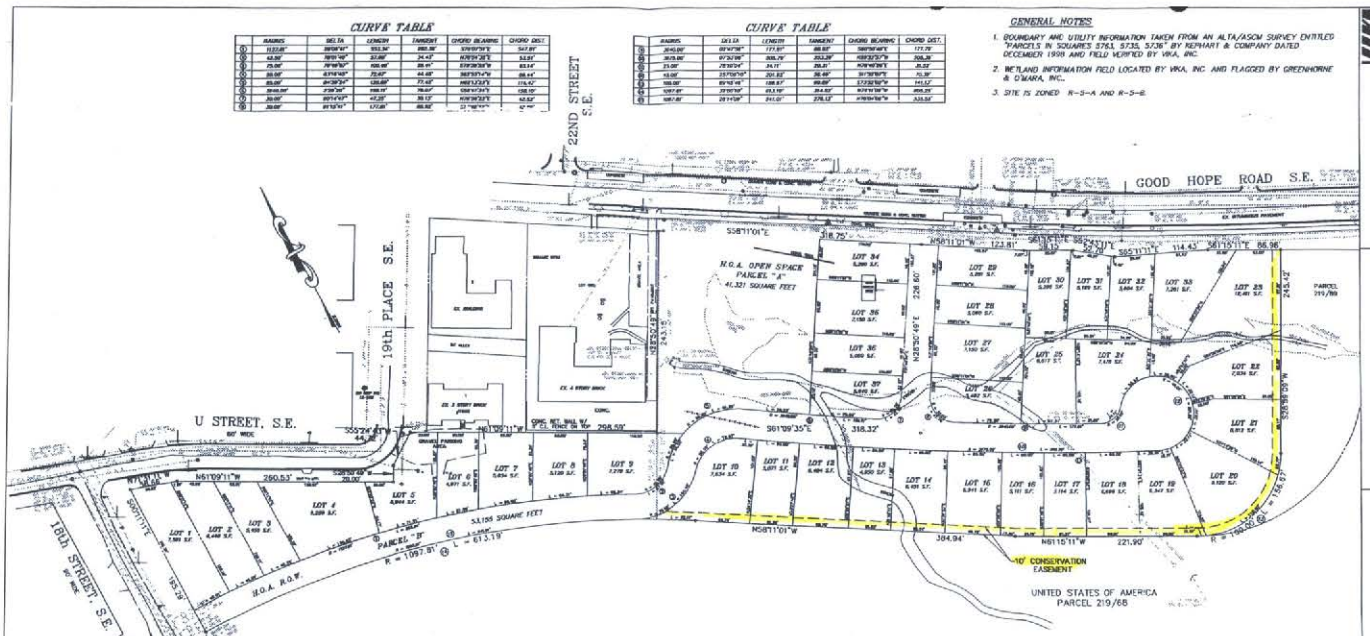
Landscape Buffers
Concerns about non-point source water pollution will be addressed by the use of dense landscape buffers acting as filters, along with the silt fencing. The landscape buffers will consist of dense plantings of high quality major trees and understory plant materials. Typical native edge plant species will be specified. These vegetation layers will also provide a degree of noise abatement and visual screening of the new construction. In order to create a more diverse habitat, both deciduous and evergreen native plant materials will be used to provide variety within the landscape. No exotic plant material will be allowed. On the eastern parcel, trenches will be dug approximately 2-3' and filled in with 1/3 super pine fines and organic matter and 2/3 existing soil to ensure quality growth. Width of the trenches will be determined upon final engineering. In addition, all nursery stock and seeds added shall be grown in nurseries within 50 miles of the site.

The following are some of the possible proposed native species:

Acer rubrum - Red Maple
Acer negundo – Box Elder
Carya ovata – Shagbark Hickory
Cercis canadensis – Red Bud
Ilex opaca - American Holly
Juniperus virginiana - Red Cedar
Liquidambar styraciflua – Sweet Gum
Lonicera sempervirens – Coral Honeysuckle
Myrica pensylvsnica – Northern Wax Myrtle
Quercus palustris - Pin Oak
Quercus alba – White Oak
Rhus aromatica – Aromatic Sumac
Robina pseudoacacia – Black Locust
Rubus allegheniensis – Allegheny Blackberry

Erosion Control
The standard chain link fence will be replaced by a super silt fence that will be constructed to control erosion into the adjacent park lands. The easement will be dedicated to ensure a permanent buffer between Fort Stanton Park lands and adjacent residential properties.

Viewsheds
To address any visual impact caused by the new construction, a graphic illustration (See section A) shows a considerable drop in elevation on Federal Park Service land within Fort Stanton Park. Existing trees within the park and the additional landscape buffers on either side along the property lines will provide visual screening of the new construction. The Section B illustrative shows Marbury Apartments north of Good Hope road to the Single Family Section. Comparatively, this existing 90' high apartment complex adjacent to Fort Stanton Park will be much more visible and obtrusive than the proposed 3 and 4 story apartment homes the developer is proposing within the site.



CURVE TABLES

	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
①	1132.96'	09°04'44"	359.56'	180.56'	S76°59'19"E	357.97'
②	48.00'	78°01'49"	65.38'	34.43'	N78°31'23"E	53.81'
③	75.00'	78°59'50"	103.40'	59.41'	S39°28'38"W	95.44'
④	55.00'	83°16'00"	79.94'	49.08'	S67°51'41"W	73.08'
⑤	85.00'	94°39'24"	140.48'	93.49'	N65°13'23"E	174.42'
⑥	3146.00'	2°39'24"	145.76'	72.90'	S34°12'41"E	145.75'
⑦	30.00'	89°14'47"	46.73'	29.13'	N39°39'23"E	42.16'
⑧	30.00'	89°45'13"	47.00'	29.87'	S51°20'37"E	42.34'

CURVE TABLE

	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
⑨	2040.00'	05°47'06"	171.81'	85.97'	S89°08'48"E	171.76'
⑩	2015.00'	07°30'06"	263.79'	263.59'	N89°23'57"E	263.39'
⑪	25.00'	75°00'04"	34.11'	20.21'	N39°46'09"E	31.72'
⑫	10.00'	23°59'04"	201.57'	35.49'	S11°58'58"E	70.39'
⑬	100.00'	83°10'16"	108.83'	66.66'	S73°35'58"W	141.52'
⑭	1067.00'	21°05'04"	253.19'	214.57'	N79°19'58"W	454.25'
⑮	1067.00'	29°11'08"	341.01'	276.12'	N59°09'06"W	339.54'

GENERAL NOTES

1. BOUNDARY AND UTILITY INFORMATION TAKEN FROM AN ALTA/ASCM SURVEY ENTITLED "PARCELS IN SQUARES 5761, 5735, 5736" BY KEPHART & COMPANY DATED DECEMBER 1998 AND FIELD VERIFIED BY VIKA, INC.
2. WETLAND INFORMATION FIELD LOCATED BY VIKA, INC. AND FLAGGED BY GREENHORNE & O'MARA, INC.
3. SITE IS ZONED R-3-A AND R-5-B.

SITE TABULATION

LOT NUMBER	LOT AREA (SF)	FRONT YARD (MIN)	REAR YARD (MIN)	SIDE YARD (MIN)	BUILDING FOOTPRINT (SF)	INDIVIDUAL LOT OCCUPANCY (%)	FAR
1	7381	25	65	8	1322	17.48	.35
2	6448	25	50	8	1328	20.60	.41
3	5455	25	30	8	1322	24.23	.48
4	9259	25	20	8	1402	15.14	.30
5	8944	25	25	10	1328	19.12	.38
6	4871	25	18	8	1322	27.14	.54
7	5654	25	28	8	1402	24.80	.50
8	5120	25	23	8	1402	27.38	.55
9	7279	25	23	8	1322	18.16	.36
10	7634	25	15	8	1402	18.37	.37
11	5071	25	32	8	1322	26.07	.52
12	6484	25	40	8	1402	21.63	.43
13	4950	25	18	9	1322	26.71	.53
14	6451	23	40	9	1402	21.73	.43
15	6541	25	40	8	1402	21.43	.43
16	5111	25	22	8	1322	25.87	.52
17	8114	25	16	6	1328	25.97	.52
18	9899	25	43	6	1402	20.83	.42
19	8347	25	22	4	1402	22.09	.44
20	9120	25	44	6	1402	15.37	.31

LOT NUMBER	LOT AREA (SF)	FRONT YARD (MIN)	REAR YARD (MIN)	SIDE YARD (MIN)	BUILDING FOOTPRINT (SF)	INDIVIDUAL LOT OCCUPANCY (%)	FAR
21	6813	25	25	8	1402	20.58	.41
22	7034	25	30	10	1322	18.79	.38
23	12411	25	40	8	1402	11.30	.23
24	7418	25	10	8	1402	18.75	.37
25	6817	25	44	8	1402	21.19	.42
26	5492	25	32	8	1322	24.07	.48
27	7150	25	32	8	1402	19.61	.39
28	5060	25	20	5	1328	26.25	.52
29	5281	25	35	8	1322	25.03	.50
30	5296	23	22	8	1328	25.06	.50
31	5199	25	25	8	1322	25.43	.51
32	5604	25	17	10	1328	23.70	.47
33	7261	23	28	8	1322	18.21	.36
34	5286	23	20	5	1328	25.12	.50
35	7150	25	53	8	1402	19.61	.39
36	5060	25	31	8	1322	26.13	.52
37	5846	23	26	8	1328	23.55	.47

TOTAL SITE LOT OCCUPANCY 15.11%
TOTAL SITE FAR .30

AREA TABULATION

RECORD LOTS
AREA OF LOTS 1 THRU 4 28,721 SQ. FT. OR 0.65934 ACRES

THEORETICAL LOTS
AREA OF LOTS 5 THRU 37 209,217 SQ. FT. OR 4.80290 ACRES

N.O.A. OPEN SPACE/R.O.W.
AREA OF OPEN SPACE/R.O.W. PARCELS "A" & "B" 94,476 SQ. FT. OR 2.16857 ACRES
TOTAL = 332,414 SQ. FT. OR 7.63077 ACRES

AREA TOTALS
TOTAL AREA OF RECORD LOTS (LOTS 1 THRU 4) 28,721 SQ. FT. OR 0.65934 ACRES
TOTAL AREA OF REMAINDER (THEORETICAL LOTS AND N.O.A. OPEN SPACE) 303,693 SQ. FT. OR 6.97143 ACRES
TOTAL AREA OF SITE 332,414 SQ. FT. OR 7.63077 ACRES

VIKA

THE HOMES AT WOODMONT
WESTERN PARCEL

CONSERVATION EASEMENT EXHIBIT

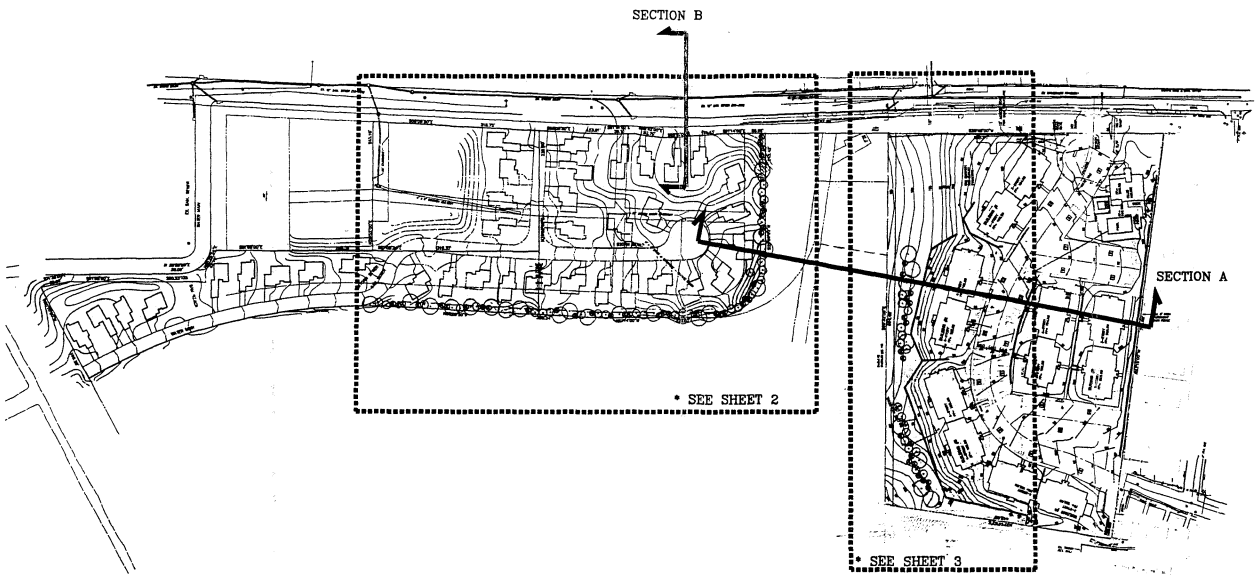
VIKA REVISIONS
3/24/98 – ADDED WATER LINE & MISC. UTILITY INFO.

DATE: APRIL 1998
DES. HLJ
DWN. RNS
SCALE: 1" = 50'
PROJECT/FILE NO. V82107
SHEET NO.

81

STUDIO39

Landscape Architecture, P.C.



THE HOMES AT WOODMONT

Washington, D.C.

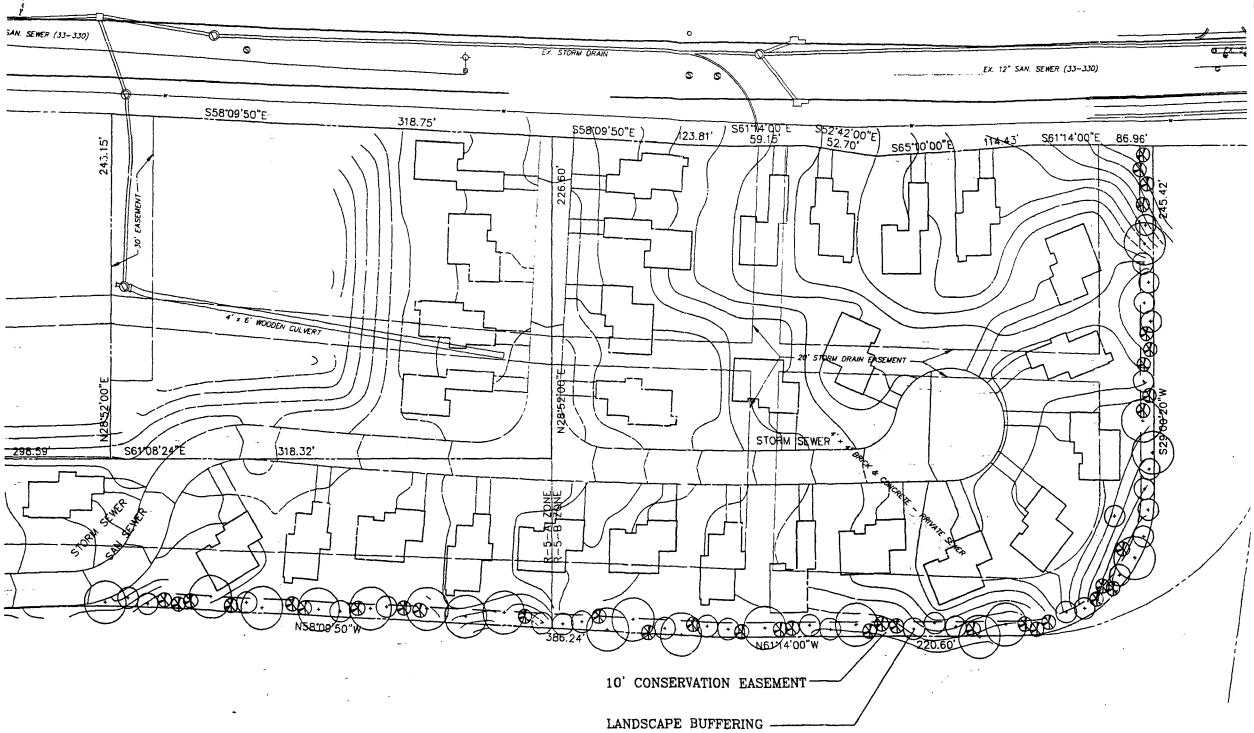
KSI Services, Inc.

OVERALL PLAN

0 80 160 240

NOTE:
landscape plans are conceptual and are not for construction

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
Old Georgetown Plaza
Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.0039
Fax: 703.719.0043



STUDIO39

Landscape Architecture, P.C.

THE HOMES AT WOODMONT

Washington, D.C.

KSI Services, Inc.

SHEET 2
LANDSCAPE BUFFER
Western parcel

0 30 60 90

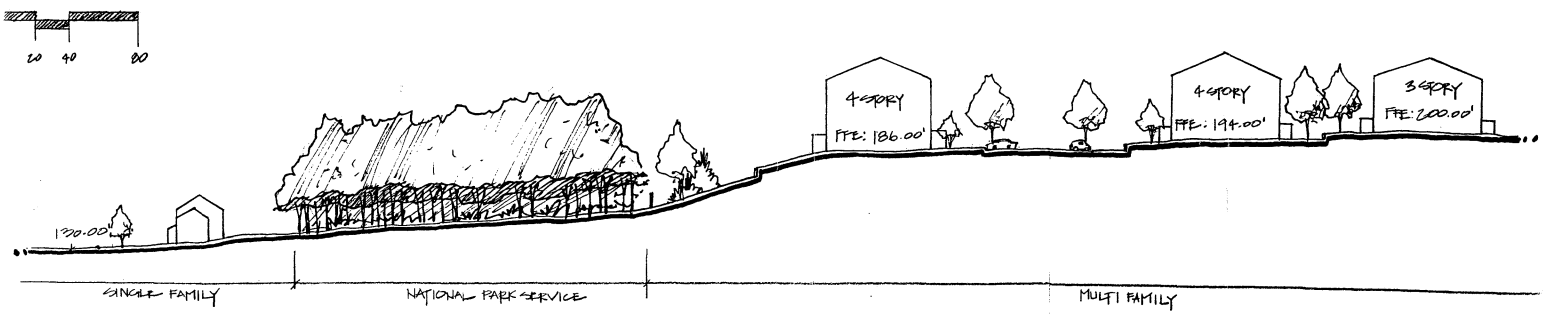
NOTE:
landscape plans are conceptual and are not for construction

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
Tel: 703.719.0660 Fax: 703.719.0663

STUDIO39
Landscape Architecture, P.C.
THE HOMES AT WOODMONT
Washington, D.C.
KSI Services, Inc.
SHEET 3
LANDSCAPE BUFFER/
SLOPE STABILIZATION
PLAN
Eastern Parcel
LANDSCAPE BUFFER/
TRENCH WITH FILL
NOTE:
landscape plans are conceptual
and are not for construction
BUILDING #1
4-STORY
FF= 192.00
BUILDING #2
4-STORY
FF= 188.00
BUILDING #3
4-STORY
FF= 193.00
BUILDING #4
3-STORY
FF= 202.00
BUILDING #5
4-STORY
FF= 196.00
BUILDING #6
3-STORY
FF= 202.00
CLUB HOUSE
FF= 200.00
POOL
FF= 198.00
DECK
POOL FENCE
EX. 5' HIGH WROUGHT IRON FENCE
S60°32'05"E
694.45'
N53°16'00"W
766.88'
S39°06'20"W
0
30
60
90

84

SECTION A


0 20 40 80
1130.00'
4 STORY
FFE: 186.00'
4 STORY
FFE: 194.00'
3 STORY
FFE: 200.00'
SINGLE FAMILY
NATIONAL PARK SERVICE
MULTI FAMILY

SECTION B

