

RECEIVED
D.C. OFFICE OF ZONING
2008 JUN -2 PM 3:38

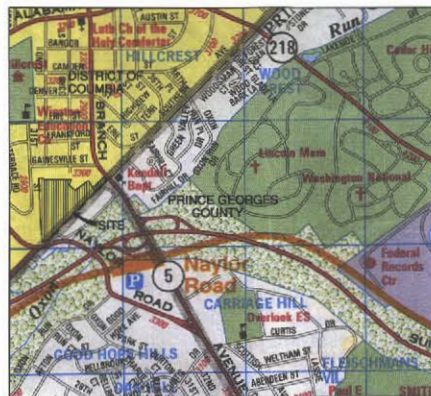
LARGE TRACT REVIEW SITE PLAN

HILLCREST

WASHINGTON (S.E.), DISTRICT OF COLUMBIA

PROJECT DESCRIPTION

ZONING CLASSIFICATION: R-1-B
SITE AREA TABULATION:
PARCEL AREA (ACRES)
02080004 2.20
02080061 1.42
02080064 4.81
02080065 0.41
02150027 3.73
TOTAL SITE AREA: 947,992 SQUARE FEET (12.57 ACRES)



VICINITY MAP
SCALE 1"=100'

Copyright 2007 by the District of Columbia
Map of the District of Columbia

OWNER/DEVELOPER

EYA
4800 HAMPTON LANE SUITE 300
BETHESDA, MD 20814
ATTN: BOB YOUNGENTON
JACK LESTER

ARCHITECTS

LESSARD GROUP
8521 LEEBURG PARK SUITE 700
VIENNA, VA 22182
ATTN: JACK McLAURIN, AIA

CIVIL ENGINEER

BOWMAN CONSULTING
2121 EISENHOWER AVE.
ALEXANDRIA, VA 22314
ATTN: MARK S. STIRES, P.E.
HECTOR DIAZ

LANDSCAPE ARCHITECT

BOWMAN CONSULTING
2121 EISENHOWER AVE.
ALEXANDRIA, VA 22314
ATTN: SARAH GOODENOW, PLA

NOTE:
ALL SITE PLANS AND LANDSCAPE PLANS ARE SUBJECT TO REVISION. THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT NOTICE, IN ELEVATIONS, DIMENSIONS, CONTOURS, ETC., INCLUDING THE SIZING, LOCATION, CREATION, OR ELIMINATION OF ANY PATIO, DECK, RETAINING WALL, OR OTHER LOT FEATURES. WHEN REQUIRED, APPROVAL OF ANY REVISION TO SITE AND LANDSCAPE PLANS WILL BE OBTAINED FROM THE APPROPRIATE LOCAL JURISDICTION.

SHEET INDEX

- C1.00 COVER SHEET
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- C4.00 EXISTING CONDITIONS AND DEMOLITION PLAN
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- C5.10 DETAILED SITE PLAN (1 OF 3)
- C5.20 DETAILED SITE PLAN (2 OF 3)
- C5.30 DETAILED SITE GEOMETRIC PLAN (1 OF 3)
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- C7.00 TYPICAL ROADWAY SECTIONS
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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17837
EXHIBIT NO. 9

Bowman
CONSULTING

Bowman Consulting Group, LLC
2121 Eisenhower Avenue
Alexandria, Virginia 22314
Phone: 703.684.1000
Fax: 703.684.1001
www.bowmanconsulting.com

PAN 0000 (0000, 0001 & 0002-0009) PAN 0015 0027
COVER SHEET
HILLCREST
LARGE TRACT REVIEW



PAN 0015 0027
DATE: 11/11/2008

DATE	DESCRIPTION
MRO	DAD
08/08	08/08
08/08	08/08
08/08	08/08
08/08	08/08
08/08	08/08
08/08	08/08
08/08	08/08
08/08	08/08
08/08	08/08

Sheet C1.00



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PROJECT: 0208 (LOCAL 0001 & 0002 0003) / 0010 0010 0010 / 0010 BRANCH AVENUE DE

CONTROL NO. 2-NIT 001

HILLCREST

LARGE TRACT REVIEW

REVIEW 100 100



DATE: 04/01/00

BY: J. E. BOWMAN

FOR: 0001 0002 0003 0004 0005 0006 0007 0008 0009 0010 0011 0012 0013 0014 0015 0016 0017 0018 0019 0020 0021 0022 0023 0024 0025 0026 0027 0028 0029 0030 0031 0032 0033 0034 0035 0036 0037 0038 0039 0040 0041 0042 0043 0044 0045 0046 0047 0048 0049 0050 0051 0052 0053 0054 0055 0056 0057 0058 0059 0060 0061 0062 0063 0064 0065 0066 0067 0068 0069 0070 0071 0072 0073 0074 0075 0076 0077 0078 0079 0080 0081 0082 0083 0084 0085 0086 0087 0088 0089 0090 0091 0092 0093 0094 0095 0096 0097 0098 0099 0100 0101 0102 0103 0104 0105 0106 0107 0108 0109 0110 0111 0112 0113 0114 0115 0116 0117 0118 0119 0120 0121 0122 0123 0124 0125 0126 0127 0128 0129 0130 0131 0132 0133 0134 0135 0136 0137 0138 0139 0140 0141 0142 0143 0144 0145 0146 0147 0148 0149 0150 0151 0152 0153 0154 0155 0156 0157 0158 0159 0160 0161 0162 0163 0164 0165 0166 0167 0168 0169 0170 0171 0172 0173 0174 0175 0176 0177 0178 0179 0180 0181 0182 0183 0184 0185 0186 0187 0188 0189 0190 0191 0192 0193 0194 0195 0196 0197 0198 0199 0200 0201 0202 0203 0204 0205 0206 0207 0208 0209 0210 0211 0212 0213 0214 0215 0216 0217 0218 0219 0220 0221 0222 0223 0224 0225 0226 0227 0228 0229 0230 0231 0232 0233 0234 0235 0236 0237 0238 0239 0240 0241 0242 0243 0244 0245 0246 0247 0248 0249 0250 0251 0252 0253 0254 0255 0256 0257 0258 0259 0260 0261 0262 0263 0264 0265 0266 0267 0268 0269 0270 0271 0272 0273 0274 0275 0276 0277 0278 0279 0280 0281 0282 0283 0284 0285 0286 0287 0288 0289 0290 0291 0292 0293 0294 0295 0296 0297 0298 0299 0300 0301 0302 0303 0304 0305 0306 0307 0308 0309 0310 0311 0312 0313 0314 0315 0316 0317 0318 0319 0320 0321 0322 0323 0324 0325 0326 0327 0328 0329 0330 0331 0332 0333 0334 0335 0336 0337 0338 0339 0340 0341 0342 0343 0344 0345 0346 0347 0348 0349 0350 0351 0352 0353 0354 0355 0356 0357 0358 0359 0360 0361 0362 0363 0364 0365 0366 0367 0368 0369 0370 0371 0372 0373 0374 0375 0376 0377 0378 0379 0380 0381 0382 0383 0384 0385 0386 0387 0388 0389 0390 0391 0392 0393 0394 0395 0396 0397 0398 0399 0400 0401 0402 0403 0404 0405 0406 0407 0408 0409 0410 0411 0412 0413 0414 0415 0416 0417 0418 0419 0420 0421 0422 0423 0424 0425 0426 0427 0428 0429 0430 0431 0432 0433 0434 0435 0436 0437 0438 0439 0440 0441 0442 0443 0444 0445 0446 0447 0448 0449 0450 0451 0452 0453 0454 0455 0456 0457 0458 0459 0460 0461 0462 0463 0464 0465 0466 0467 0468 0469 0470 0471 0472 0473 0474 0475 0476 0477 0478 0479 0480 0481 0482 0483 0484 0485 0486 0487 0488 0489 0490 0491 0492 0493 0494 0495 0496 0497 0498 0499 0500 0501 0502 0503 0504 0505 0506 0507 0508 0509 0510 0511 0512 0513 0514 0515 0516 0517 0518 0519 0520 0521 0522 0523 0524 0525 0526 0527 0528 0529 0530 0531 0532 0533 0534 0535 0536 0537 0538 0539 0540 0541 0542 0543 0544 0545 0546 0547 0548 0549 0550 0551 0552 0553 0554 0555 0556 0557 0558 0559 0560 0561 0562 0563 0564 0565 0566 0567 0568 0569 0570 0571 0572 0573 0574 0575 0576 0577 0578 0579 0580 0581 0582 0583 0584 0585 0586 0587 0588 0589 0590 0591 0592 0593 0594 0595 0596 0597 0598 0599 0600 0601 0602 0603 0604 0605 0606 0607 0608 0609 0610 0611 0612 0613 0614 0615 0616 0617 0618 0619 0620 0621 0622 0623 0624 0625 0626 0627 0628 0629 0630 0631 0632 0633 0634 0635 0636 0637 0638 0639 0640 0641 0642 0643 0644 0645 0646 0647 0648 0649 0650 0651 0652 0653 0654 0655 0656 0657 0658 0659 0660 0661 0662 0663 0664 0665 0666 0667 0668 0669 0670 0671 0672 0673 0674 0675 0676 0677 0678 0679 0680 0681 0682 0683 0684 0685 0686 0687 0688 0689 0690 0691 0692 0693 0694 0695 0696 0697 0698 0699 0700 0701 0702 0703 0704 0705 0706 0707 0708 0709 0710 0711 0712 0713 0714 0715 0716 0717 0718 0719 0720 0721 0722 0723 0724 0725 0726 0727 0728 0729 0730 0731 0732 0733 0734 0735 0736 0737 0738 0739 0740 0741 0742 0743 0744 0745 0746 0747 0748 0749 0750 0751 0752 0753 0754 0755 0756 0757 0758 0759 0760 0761 0762 0763 0764 0765 0766 0767 0768 0769 0770 0771 0772 0773 0774 0775 0776 0777 0778 0779 0780 0781 0782 0783 0784 0785 0786 0787 0788 0789 0790 0791 0792 0793 0794 0795 0796 0797 0798 0799 0800 0801 0802 0803 0804 0805 0806 0807 0808 0809 0810 0811 0812 0813 0814 0815 0816 0817 0818 0819 0820 0821 0822 0823 0824 0825 0826 0827 0828 0829 0830 0831 0832 0833 0834 0835 0836 0837 0838 0839 0840 0841 0842 0843 0844 0845 0846 0847 0848 0849 0850 0851 0852 0853 0854 0855 0856 0857 0858 0859 0860 0861 0862 0863 0864 0865 0866 0867 0868 0869 0870 0871 0872 0873 0874 0875 0876 0877 0878 0879 0880 0881 0882 0883 0884 0885 0886 0887 0888 0889 0890 0891 0892 0893 0894 0895 0896 0897 0898 0899 0900 0901 0902 0903 0904 0905 0906 0907 0908 0909 0910 0911 0912 0913 0914 0915 0916 0917 0918 0919 0920 0921 0922 0923 0924 0925 0926 0927 0928 0929 0930 0931 0932 0933 0934 0935 0936 0937 0938 0939 0940 0941 0942 0943 0944 0945 0946 0947 0948 0949 0950 0951 0952 0953 0954 0955 0956 0957 0958 0959 0960 0961 0962 0963 0964 0965 0966 0967 0968 0969 0970 0971 0972 0973 0974 0975 0976 0977 0978 0979 0980 0981 0982 0983 0984 0985 0986 0987 0988 0989 0990 0991 0992 0993 0994 0995 0996 0997 0998 0999 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2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 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EXCAVATION NOTES:

1. ALL EXCAVATION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE DISTRICT OF COLUMBIA.
2. ALL APPLICABLE DESIGN AND SEEDMENT TEST MONITORS SHALL BE INSTALLED PRIOR TO COMMENCING EXCAVATION.
3. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM EXISTING RECORDS. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ASCERTAIN THE EXISTENCE AND LOCATION OF EXISTING UTILITIES.
4. LINES SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL NOTIFY THOSE CONCERNED WITH THE OWNER PRIOR TO CONSTRUCTION.
5. ALL TRENCH MATCH RECORDS INFORMATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE CONCISE AND INTENDING BY THE CONTRACTOR PRIOR TO BEGINNING AS A METHOD OF PRO CLARIFICATION.
6. CONTRACTOR TO STUDY GEOGRAPHICAL INFORMATION AVAILABLE AND CLEARLY REPORT REPOSED CONSTRUCTION METHODOLOGIES TO THE OWNER PRIOR TO BEGINNING.
7. CONTRACTOR MUST ADHERE TO ALL SAFETY REGULATIONS GIVEN BY OSHA.
8. CONTRACTOR SHALL SECURE A D.C. CONSTRUCTION RIGHT PRIOR TO WORKING IN PUBLIC OPEN SPACE.
9. THE CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-297-7777 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK. THE CONTRACTOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
11. RECORD INFORMATION TAKEN FROM D.C. RECORDS FOR WATER AND SEWER AS WELL AS SOME FIELD RUN SURVEY DONE BY THE FIRM. THE CONTRACTOR SHALL INCLUDE WITHIN HIS SCOPE OF WORK, MEASUREMENTS FOR EXCAVATING AND REMOVAL OF ANY UNKNOWN UTILITIES ON SITE. THE CONTRACTOR SHALL CHARGE THE D.C. DRAWINGS PRIOR TO CONSTRUCTION.
12. THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION. ADDITIONAL TEST PITS MAY BE REQUIRED FOLLOWING "UTILITY MAN-UP" PROCEDURES (i.e. TEST PITS FOR GAS, ELECTRICAL, CABLE, TELEPHONE, ETC.) AS ORDERED BY THE CONTRACTOR. ALL MISS UTILITY, ADDITIONAL TEST PITS MAY ALSO BE REQUIRED SHOULD PROPOSED UTILITY LOCATIONS BE REVEALED PRIOR TO FINAL ARCHITECTURAL APPROVAL.
13. TEST PITS SHOULD ALSO BE CONSIDERED AT ADJACENT RELOCATIONS IN ORDER TO LOCATE EXISTING FOOTINGS AND FOUNDATIONS.
14. TEST PITS SHOULD ALSO BE CONDUCTED AT EXISTING PLOTS IMMEDIATELY TO DETERMINE EXACT EXTERIOR DIMENSIONS OF STRUCTURES.
15. RELOCATION AND/OR DEMOLITION OF EXISTING UTILITY PLOTS TO BE COORDINATED BY OWNER.
16. REFER TO TREE PRESERVATION PLAN FOR ACTUAL TREE SURVEY ON SHEETS 19-20 TO 19-20.

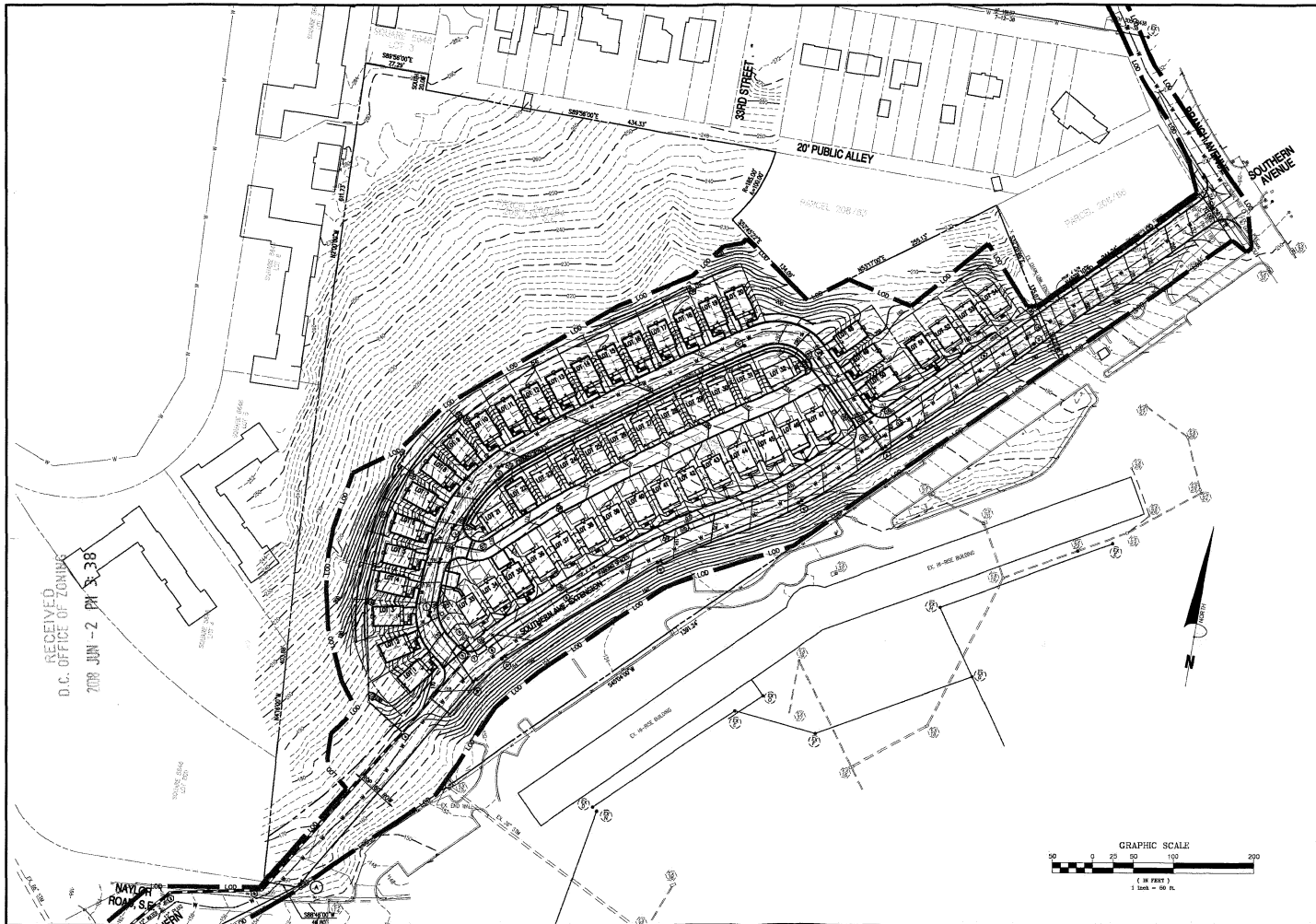
UTILITY CONTACTS

1. ELECTRIC: PECO
240 VENTURE BOARDS
1500 PENNSYLVANIA AVENUE, NW
ROOM 272
WASHINGTON, DC 20006
(202) 475-5447
2. NATURAL GAS: WASHINGTON GAS
C/O GUY SARGENT AND KERN
6000 MONTGOMERY ROAD
WASHINGTON, DC 20015
(202) 725-5447 / (202) 725-4445
3. TELEPHONE: VERIZON (BELL) ATLANTIC
1700 TWO ROCKS DRIVE, NW
(202) 392-8207 / (202) 392-8241
4. CABLE TV: CABLEVISION
CONSTRUCTION REFERENCE
500 MONTGOMERY AVENUE, NE
WASHINGTON, DC 20002
(202) 832-2200
5. TELECOM/AVS INTERNET: STAR POWER
C/O JEFF BARRY STEVE BARBARO
15000 DORCHESTER LANE
LOS ANGELES, CA 90044
(202) 521-2140
EMAIL: TITHE.MISS@STARPOWER.NET

GRAPHIC SCALE
(1 INCH = 50 FT)
1 inch = 50 ft

SHEET **C4.00**

	DISTRICT OF COLUMBIA	WASHINGTON	
001			
08			
01			
06			
09			
07			
02			
03			
04			
05			
00			



SHEET

C5.00

DATE	DESCRIPTION
MSD	DAD
SDR	DRW
SCALE	DATE
JOB No.	8010-01-001
DATE	APRIL 2008
FILE No.	8010-0-PP-001

DATE SUBMITTED
5/27/08

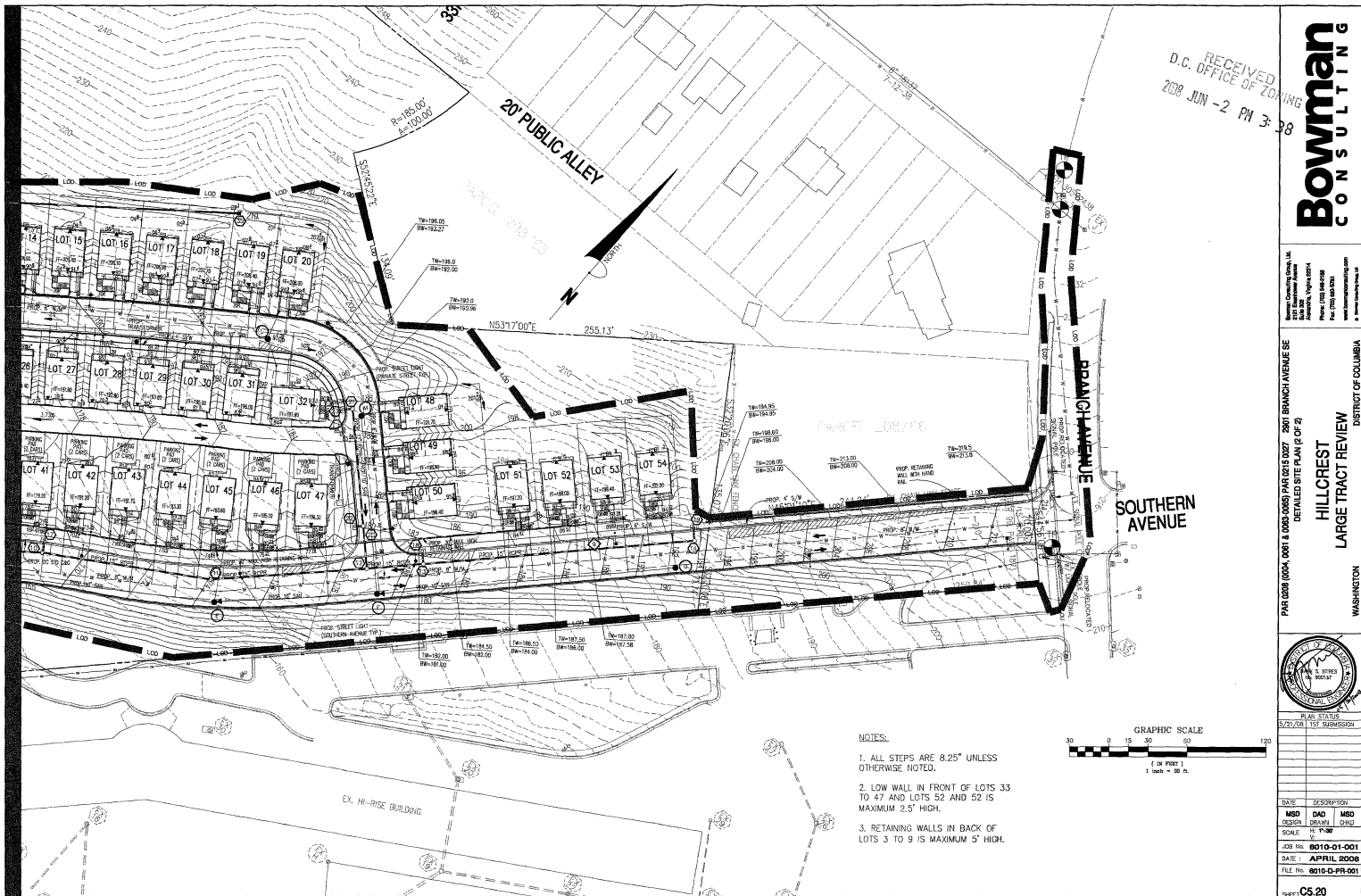


PAR 0208 (0004, 0007 & 0008-0009) PAR 0215 0007 2007 BRANCH AVENUE SE
OVERALL SITE PLAN
HILLCREST
LARGE TRACT REVIEW
DISTRICT OF COLUMBIA

Bowman Consulting LLC
1000 15th St NW
Suite 300
Washington, DC 20004
Phone (202) 462-2200
Fax (202) 462-2201
www.bowmanconsulting.com

Bowman
CONSULTING

SHEET C5.10



RECEIVED
D.C. OFFICE OF ZONING
2008 JUN -2 PM 3:38

Bowman
CONSULTING

Bowman Consulting Group, LLC
1000 15th St NW
Suite 200
Washington, DC 20004
Phone: (202) 462-4788
Fax: (202) 462-4789
www.bowmanconsulting.com

PAR 0208 (0004, 0001 & 0003-0005) PAR 0215 0207 2901 BRANCH AVENUE SE
DETAILED SITE PLAN (P OF 2)
HILLCREST
LARGE TRACT REVIEW
DISTRICT OF COLUMBIA
WASHINGTON



PLAT STATUS

SIZE/DATE 1ST SUBMISSION

DATE DESCRIPTION

MSD DAD MSD

EXCHG DESIGN CHG

SCALE 1/4" = 1'-0"

JOB NO. 8010-01-001

DATE: APRIL 2008

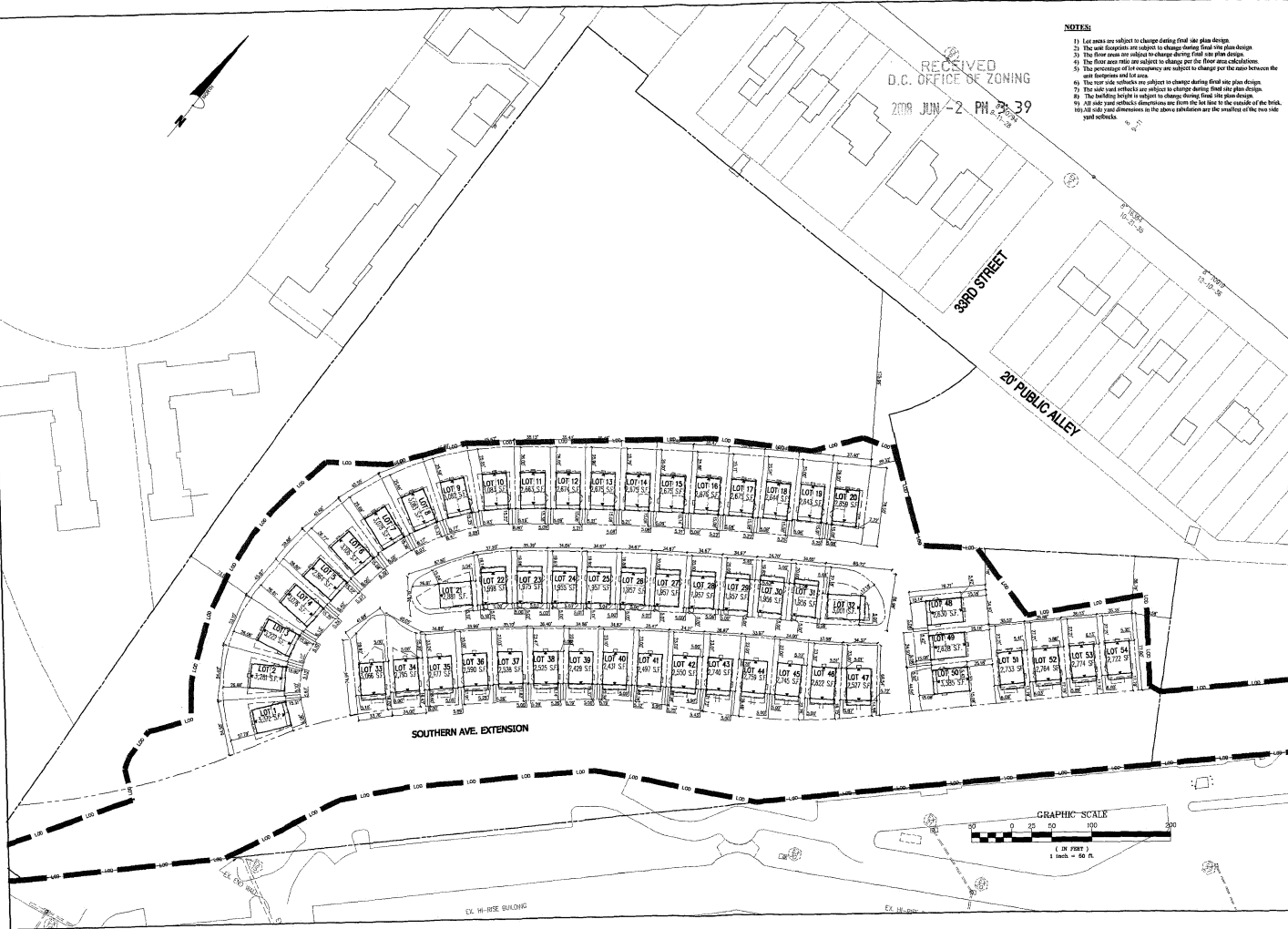
FILE NO. 8010-D-PR-001

SHEET CS.20



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2008 JUN -2 PM 2:39

- NOTES:**
- 1) Lot areas are subject to change during final site plan design.
 - 2) The wall diagrams are subject to change during final site plan design.
 - 3) The floor areas are subject to change during final site plan design.
 - 4) The floor area ratio is subject to change per the zoning calculations.
 - 5) The percentage of lot occupancy are subject to change per the ratio between the wall diagrams and lot area.
 - 6) The rear side setbacks are subject to change during final site plan design.
 - 7) The side yard setbacks are subject to change during final site plan design.
 - 8) The building height is subject to change during final site plan design.
 - 9) All side yard setbacks dimensions are from the face line to the outside of the brick.
 - 10) All side yard dimensions in the above tabulation are the smallest of the two side yard setbacks.



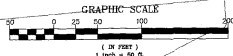
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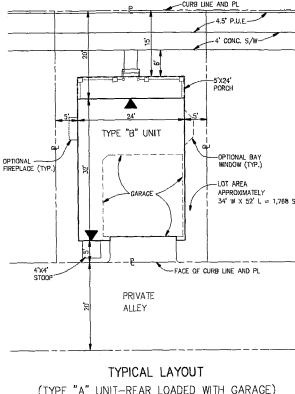
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2000 Wisconsin Avenue, NW
Washington, D.C. 20007
Phone: (202) 462-8888
Fax: (202) 462-8891
www.bowmanconsulting.com

PAR 0208 (0004, 0007 & 0083-0085) PAR 0215 0207 2901 BRANCH AVENUE SE
SITE TABULATION
HILLCREST
LARGE TRACT REVIEW
DISTRICT OF COLUMBIA
WASHINGTON



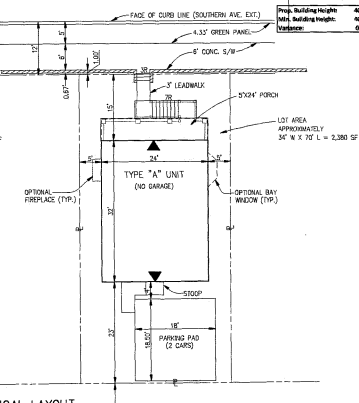
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DATE	DESCRIPTION	
MSD	RM	MSD
DESIGN	DRAWN	CHNO
SCALE: 1" = 50'		
JOB No. 6010-01-001		
DATE: APRIL 2008		
FILE No. 6010-D-PR-001		
SHEET C6.00		





TYPICAL LAYOUT
(TYPE "A" UNIT-REAR LOADED WITH GARAGE)

TYPICAL LAYOUT
(TYPE "B" UNIT-FRONT LOADED)
LOTS 1 TO 20 AND TO 48 TO 50
SCALE: 1"=10'



— TYPICAL LAYOUT
(TYPE "A" UNIT—REAR LOADED)

TYPICAL LAYOUT
(TYPE "A" UNIT-MODIFIED)
LOTS 51 TO 54

[illegible]

NOTED

1. WHEN SOUTHERN AVENUE IS EXTENDED, DEDICATED LOTS 33 AND 34 SHALL BE 34.00 M. WIDE, AND A FRONT YARD SETBACK SHALL BE 10.00 M.

2. LOT CONSIDERERS ARE NOT CHURCH. THEY SHALL EITHER BE LOCATED WITHIN THE LOT OR ATTACHED TO THE FOUNDATION WALL OF THE RESPECTIVE LOTS.

3. PER TITLE 11, SECTION 2516-6 (a), THE LOT AREA PROPOSED EXCLUDE ANY FORM OF CONSERVED MEANS OF INGRESS OR EGRESS.

4. THE LOTS PROPOSED SHALL BE A-1 (ASSESSMENT TAXATION) LOTS AND WILL THEREFORE BE CONSIDERED "THEORETICAL LOTS."

5. PER TITLE 11, SECTION 2516-8 (a) TWENTY-FIVE (25%) MIN. WIDTH IS PROVIDED FOR MEANS OF VEHICULAR INGRESS OR EGRESS TO ANY PRINCIPAL STRUCTURE AT EACH THEORETICAL LOT.

6. PER TITLE 11, SECTION 2516-8 (a) TWO (2) ENTRANCES OR EXITS ARE PROPOSED FROM SOUTHERN AVENUE EXTENSION AND A "T" TURNAROUND IS PROPOSED AT THE SOUTHERN END OF THE LOT.

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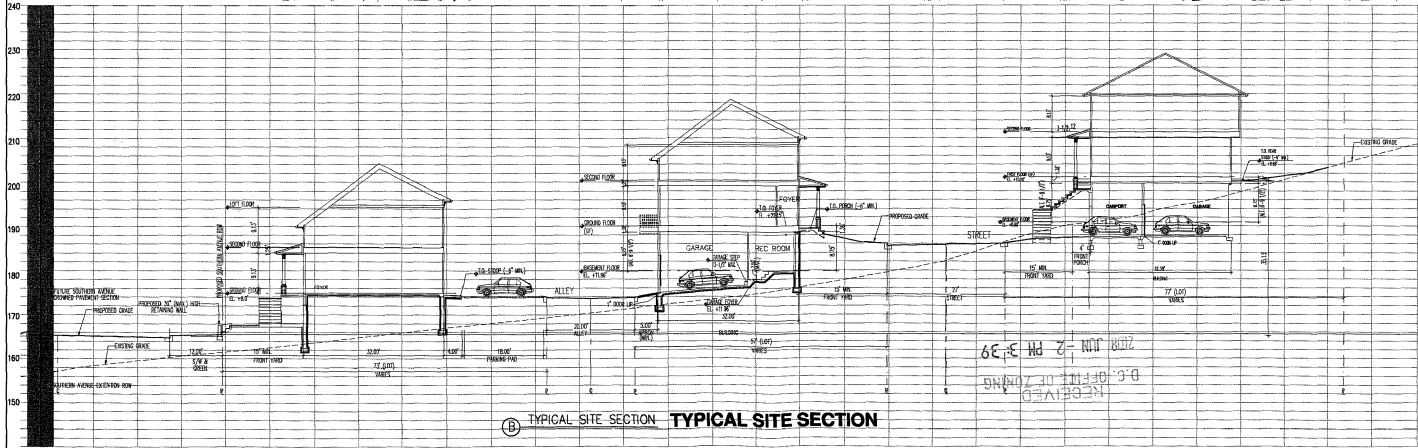
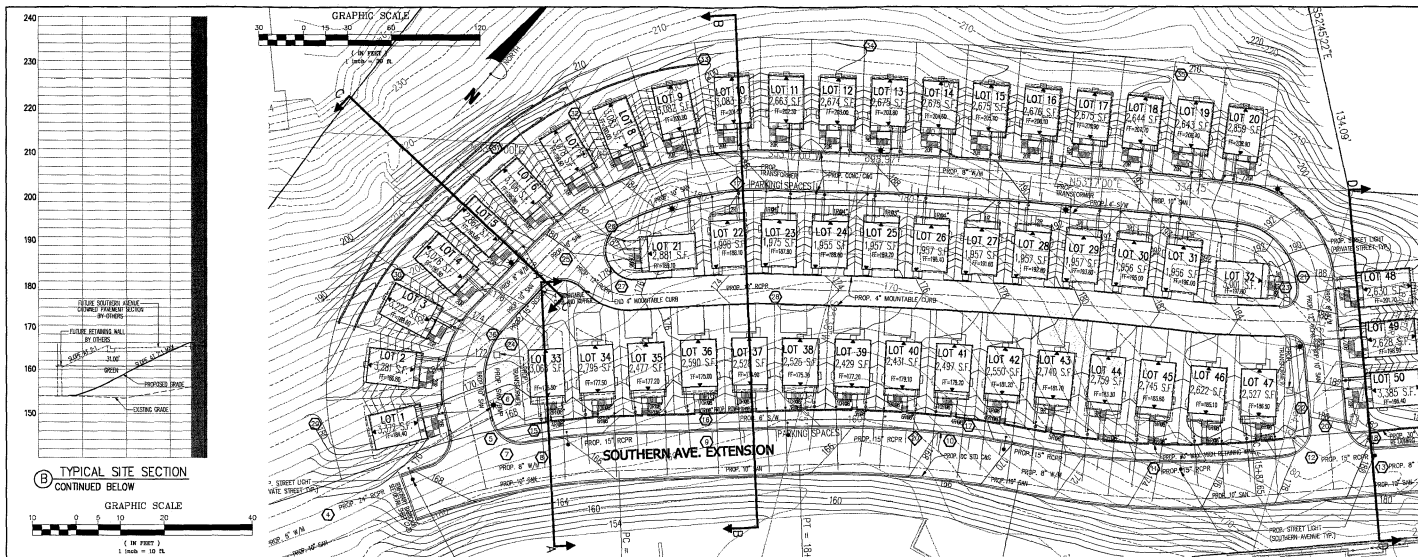
PAR 0208 (0004, 0061 & 0063-0065) PAR 0215 0027 2901 BRANCH AVENUE SE
HILLCREST
TYPICAL UNITS AND VARIANCES
LARGE TRACT REVIEW

Seal of the District of Columbia, featuring the text "DISTRICT OF COLUMBIA" around the perimeter and "MARK S. STINES No. 800137" in the center.

PLAN STATUS		
5/21/08	1ST SUBMISSION	
DATE	DESCRIPTION	
MSD	DAD	MS
DESIGN	DRAWN	CH
SCALE	Rt 1" = 10' W.	
JOB No.	6010-01-0	
DATE :	APRIL 20	
FILE No.	6010-D-PR-4	
C6 10		

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HILLCREST LARGE TRACT REVIEW

WASHINGTON

PAR 0208 (000A, 0001 & 0002-0005) PAR 0214 (0007) 2001 BRANCH AVENUE SE

SITE SECTIONS

PLAN STATUS
5/25/08 1ST SUBMISSION

DATE DESCRIPTION

DATE	DESCRIPTION	
MSD	DAO	MSD
DESIGN	DESIGN	DESIGN

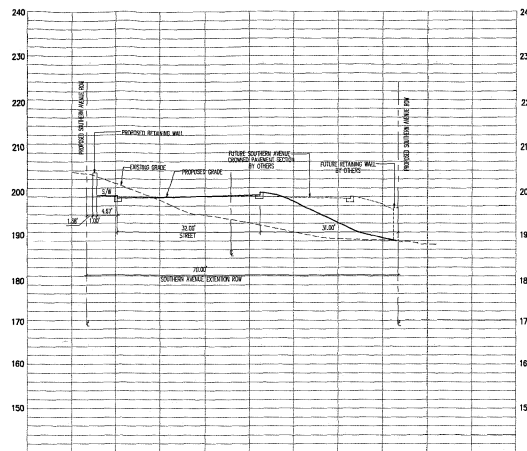
SCALE
1" = 10' (FEET)

JOB No. 6010-01-001

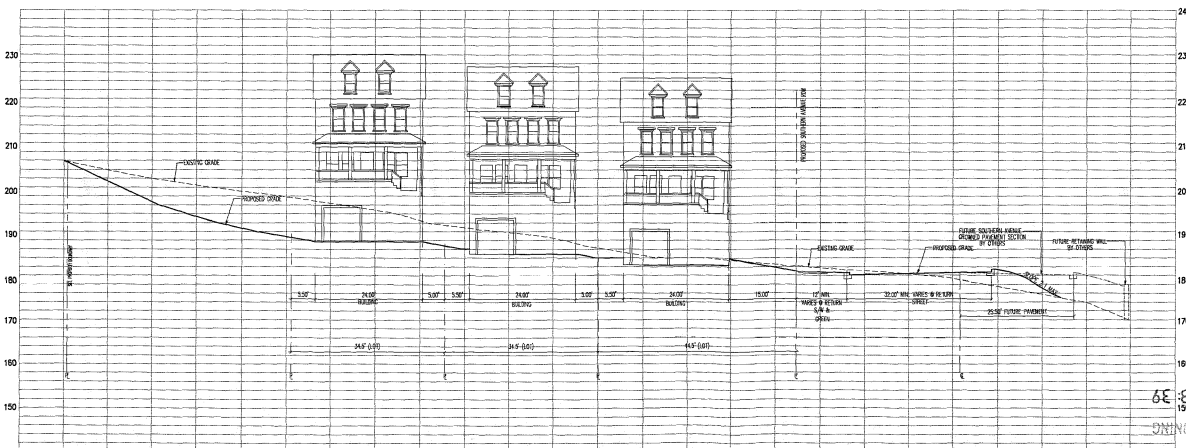
DATE APRIL 2008

FILE No. 6010-D-PH-001

SHEET C7,10

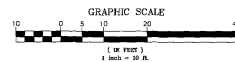


(E) TYPICAL SITE SECTION



(D) TYPICAL SITE SECTION

TYPICAL SITE SECTIONS



Stewart Consulting Group, Ltd.
12121 Eisenhower Avenue
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APR 0208 (0004, 0081 & 0068-0065) PAR 0215 0207
 SITE SECTIONS
 HILLCREST
 LARGE TRACT REVIEW
 DISTRICT OF COLUMBIA
 WASHINGTON



PLAN STATUS	
5/21/08	1ST SUBMISS

DATE	DESCRIPTION	
MSD	DAD	MSD
DESIGN	DRAWN	CHECK
SCALE	H: 1"=10'	
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JOB No.	6010-01-001	
DATE :	APRIL 2008	
FILE No.	6010-D-PR-001	

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CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

CAUTION:
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE CITED EVIDENCE. (Including, but not limited to, records, maps, views, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE HAS BEEN OBTAINED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.

TRAP SUMMARY	
SEDIMENT TRAP #1	
TRAP TYPE	ST-1
DRAINAGE AREA (AC) =	7.74 AC.
STORAGE REQUIRED =	27,884 CF
STORAGE PROVIDED =	28,384 CF
PIPE SIZE (BARREL) =	24"
BARREL LENGTH =	66.85'
RISER DIAMETER =	27"
TRASH RACK =	42"
EMBANKMENT ELEVATION =	166.00
WET STORAGE ELEVATION =	163.42
DRY STORAGE ELEVATION =	166.18
BOTTOM DIMENSIONS =	35' X 70'
SIDE SLOPES =	2:1



(IN FEET)
1 inch = 50 ft.

TOTAL DISTURBED AREA: 7.94 A.C.
6E E Hd 2- NII

RECEIVED
D.C. OFFICE OF ZONING

1. SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SEWAGE CONTROL INSPECTOR 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY.
2. UNLESS OTHERWISE NOTED, ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EROSION STEWARDSHIP AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, 2003 EDITION.
3. FOR ADDITIONAL DETAILS AND SPECIFICATIONS NOT SHOWN HEREIN, REFER TO THE DRAWINGS OF THE WORKING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL BE DEEMED NECESSARY BY THE APPROVING AUTHORITY AND/OR THE SITE INSPECTOR.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES DURING THE WORKING. EROSION AND SEDIMENT CONTROL SHALL BE REPAIRED OR REPLACED BY THE CLOSE OF EACH WORKING DAY.

AT GRADE INLET PROTECTION

CARB INLET PROTECTION



STABILIZED
CONSTRUCTION
ENTRANCE

SILT FENCE ——— SF ——— SF ———

SUPER SLT FENCE ———— 59'

SAFETY FENCE

DIVERSION DIKE/SCALE

EARTH DIKE

Bowman
CONSULTING

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PAR 0208 (0004, 0061 & 0063-0065) PAR 0215 0027 2901 BRANCH AVENUE SE
EROSION AND SEDIMENT CONTROL PLAN

EROSION AND SEDIMENT CONTROL PHASE 1

HILLCREST

HILLGREST
OF TRACT: REVIEW

WASHINGTON



PLAN STATUS	
5/21/00	1ST SUBMISSION

DATE	DESCRIPTION
10/1/2010	10/1/2010

MSD	XXX	MSD
DESIGN	DRAWN	CWG
SCALE: 1/8" = 1'-0"		

JOB No. 6010-01-00

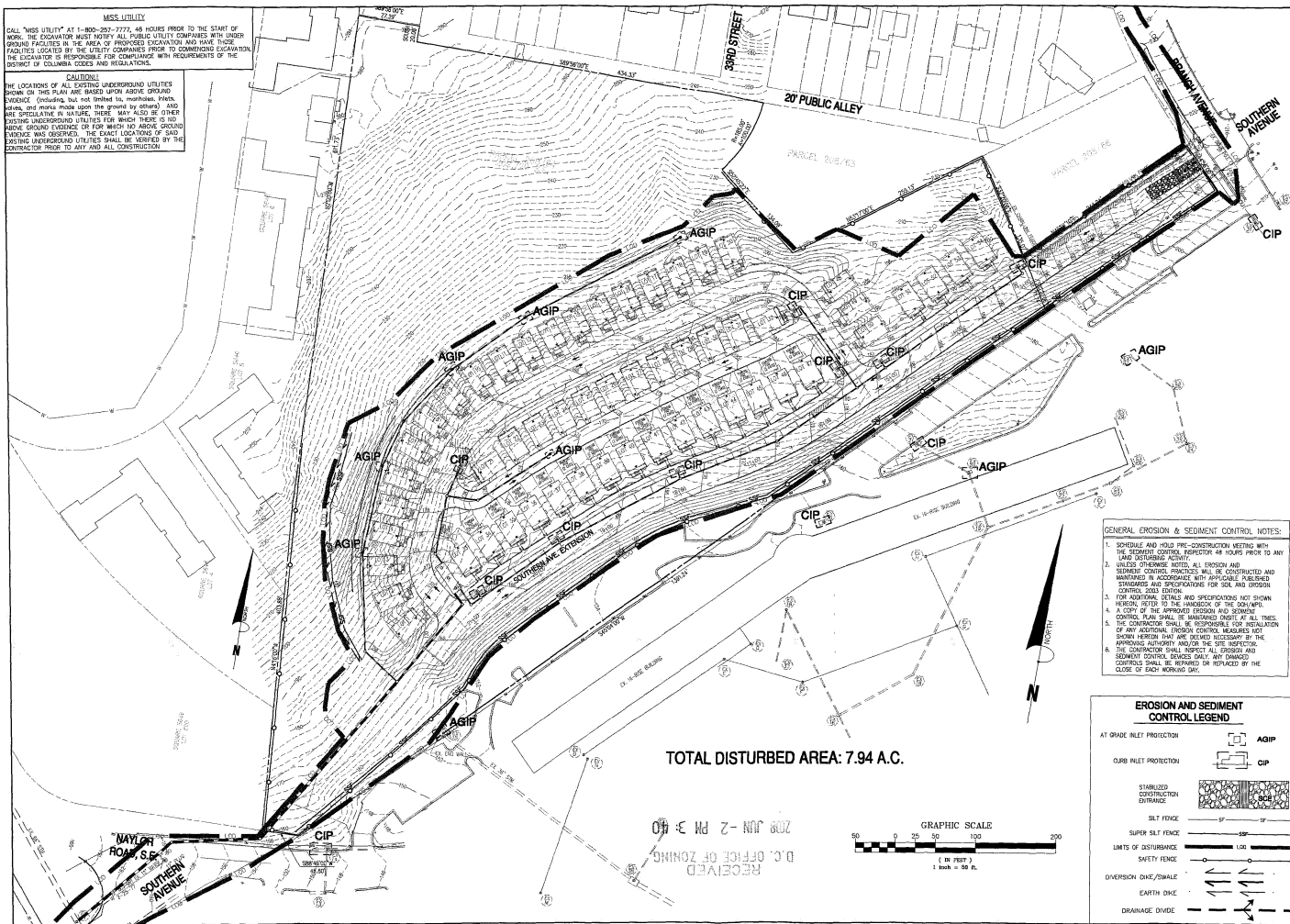
DATE : **APRIL 200**
FILE No. **8010 D-88-0**

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01	08	01
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CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

CAUTION!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, vaults, valves, and markers made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.



1. SCHEDULE AND HOLD PRE-CONSTRUCTION MEETING WITH THE SECOND EROSION INSPECTOR 48 HOURS PRIOR TO ANY EROSION CONTROL ACTIVITIES.
2. UNLESS OTHERWISE NOTED, ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, 2003 EDITION.
3. FOR ADDITIONAL DETAILS AND SPECIFICATIONS NOT SHOWN HEREIN, REFER TO THE HANDBOOK OF THE DOW/AFPO.
4. A COPY OF THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE PROJECT MANAGER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES NOT SHOWN HEREIN THAT ARE DEEMED NECESSARY BY THE APPROVING AUTHORITY AND/OR THE SITE INSPECTOR.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES DAILY, ANY DAMAGED CONTROL SHALL BE REPAIRED OR REPLACED BY THE CLOSE OF EACH WORKING DAY.

AT GRADE INLET PROTECTION

AT GRADE INLET PROTECTION

OUR INLET PROTECTION

DATA FILE PROTECTION

STABILIZED
CONSTRUCTION

ENTRANCE

1000

SIL FENCE

SUPER SILT FENCE

LIMITS OF DISTURBANCE

SAFETY FENCE

1000

DIVERSION DIVE/SWALE

EARTH DAY

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

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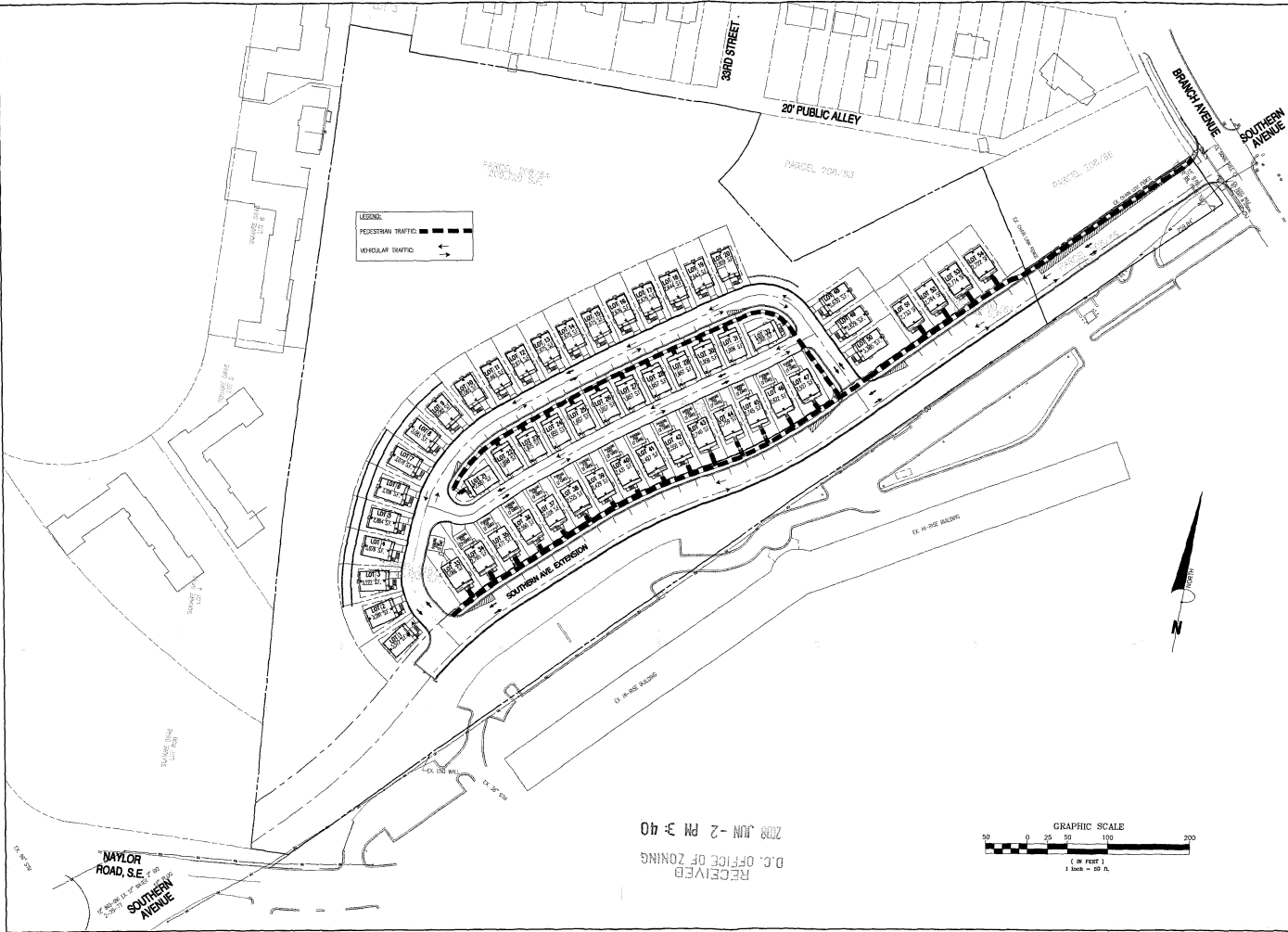
WASHINGTON
DISTRICT OF COLUMBIA
HILLCREST
LARGE TRACT REVIEW
EROSION AND SEDIMENT CONTROL PHASE 2
PAR 1206 (0004, 0061 & 0063-0065) PAR 0215 0027 2901 BRANCH AVENUE SE



PLAN STATUS		
5/21/08	157 SUBMISSION	
DATE	DESCRIPTION	
MSD DESIGN	CDP DRAWN	MSD CHKD
SCALE	1E 1" = 50' V.S.	
JOB No.	6010-01-00	
DATE :	APRIL 200	
FILE No.	6010-D-PR-00	
SHEET	C8.10	

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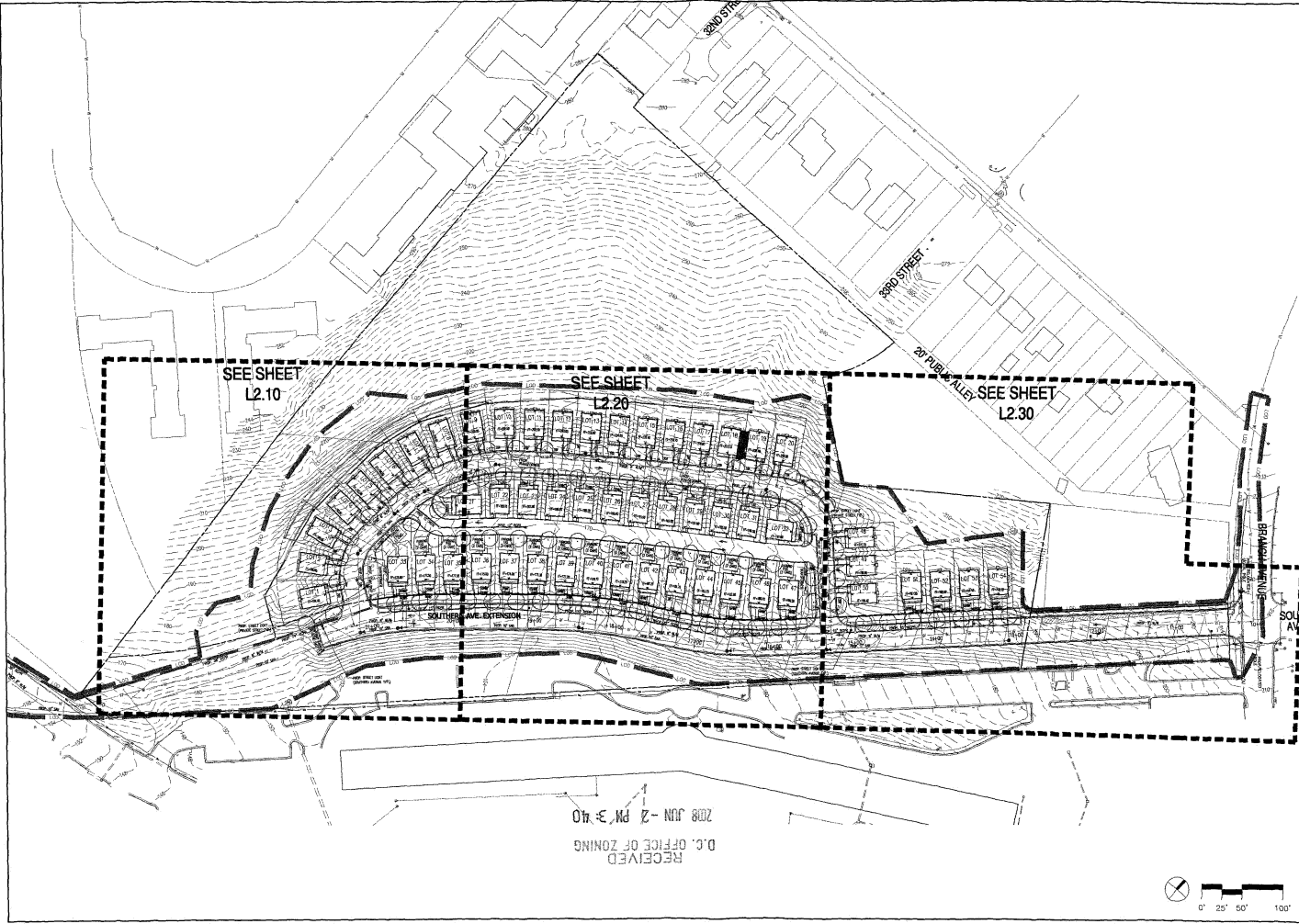
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PAT 0208 BACK 0001 & 0005-0009 PAR 015 0007 3001 BRANCH AVENUE SE
CIRCULATION PLAN
HILLCREST
LARGE TRACT REVIEW
 WASHINGTON DISTRICT OF COLUMBIA



DATE	DESCRIPTION
MSD	FM
MD	FM
SCALE	IN 1" = 50'
JOB NO.	6010-01-001
DATE	APRIL 2008
FILE NO.	6010-0-PR-001
SHEET	C8.00



DATE	DESCRIPTION
8/2/08	1ST SUBMISSION
8/2/08	2ND SUBMISSION
8/2/08	3RD SUBMISSION
8/2/08	4TH SUBMISSION
8/2/08	5TH SUBMISSION
8/2/08	6TH SUBMISSION
8/2/08	7TH SUBMISSION
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8/2/08	97TH SUBMISSION
8/2/08	98TH SUBMISSION
8/2/08	99TH SUBMISSION
8/2/08	100TH SUBMISSION

DATE: 8/2/08
DESCRIPTION: 1ST SUBMISSION
SCALE: 1/8" = 1'-0"
JOB NO: 6010-01-001
DATE: MAY 2008
FILE NO: 6010-01-001

SHEET L1.10

OVERALL LANDSCAPE PLAN
HILLCREST
LARGE TRACT REVIEW

WASHINGTON

DISTRICT OF COLUMBIA

Bowman
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3000 Branch Avenue SE
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LEGEND

STREET TREE

SMALL EVERGREEN TREE

LARGE SHRUBS

MEDIUM SHRUBS

SMALL SHRUBS

GROUND COVER

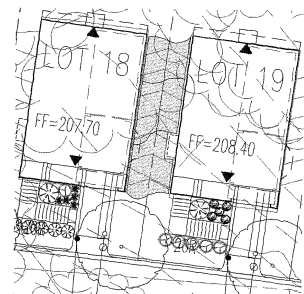
PLANT CALLOUT

WASHINGTON GLOBE #10 STREETLIGHT

TEARDROP STREETLIGHT

LIMITS OF DISTURBANCE

NOTES:
 1. FOR EXISTING TREE INVENTORY AND PRESERVATION SEE SHEETS TP 1.00 - TP 3.00



SLOPE STABILIZATION

NOTES:
 ALL SLOPED GREATER THAN 3:1 TO BE PLANTED WITH GROUND COVER INCLUDING BUT NOT LIMITED TO:
 - PACHYSANDRA TERMINALIS
 - VINCA MINOR
 - COTONEASTER DAMMER
 - JUNIPERUS HORIZONTALIS 'WILTON'
 - EUONYMUS FORTUNEI

PAR 0008 (LOCAL CODE) & 0002 (0005) PAR 0215 0027 3001 BRANDI AVENUE SE
 LANDSCAPE ENLARGEMENT

**HILLCREST
 LARGE TRACT REVIEW**

WASHINGTON DISTRICT OF COLUMBIA

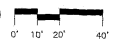
PLAN STATUS
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DATE	DESCRIPTION
5/27/08	1ST SUBMISSION

REG. 0001 0001 0001
 SCALE: 1" = 30'
 JOB NO. 8010-01-001
 DATE: MAY 2008
 FILE NO. 8010-0-PR-001

SHEET **L2 10**

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 Washington, DC 20004
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PLANT SCHEDULE

SHADE TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	NOTES	COVERAGE
ANA	x	Asar nitens 'Armstrong'	Armstrong Red Maple	86B, 3 - 3 1/2" cal.	Nursery grown, M.	-
CCA	x	Quercus coccinea	Scarlet Oak	86B, 3 - 3 1/2" cal.	Nursery grown, M.	-
CPX	x	Quercus phellos	Willow Oak	86B, 3 - 3 1/2" cal.	Nursery grown, M.	-
UPK	x	Ulmus parvifolia	Chinese Elm	86B, 3 - 3 1/2" cal.	Nursery grown, M.	-

SMALL EVERGREEN TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	NOTES	COVERAGE
HS	x	Illex cor. 'Noy's Dwarf'	Harry's Dwarf Holly	86B, 8" H.	Nursery grown, M. asymmetric.	-
JOM	x	Juniperus chinensis 'Spartan'	Spartan Juniper	86B, 8" H.	Nursery grown, M.	-
YOE	x	Thuja occidentalis 'Tomball Dwarf'	Emerald Green Arborvitae	86B, 8" H.	Nursery grown, M. asymmetric.	-

LARGE SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	NOTES	MISC
AGE	x	Abies x grandifolia 'Silver Cloudstar'	Edward Douglas' Gray Abies	3 gal., 18"x36"	Ful.	-
ASP	x	Aspidistra formosa	Pinnate Aspidistra	3 gal., 18"x36"	Ful.	-
CCW	x	Cornus coccinea 'Winter's Star'	Winter's Star Cornelia	3 gal., 18"x36"	Ful.	-
VIX	x	Viburnum rhytidophyllum	Leatherleaf Viburnum	3 gal., 18"x36"	Ful.	-
VCI	x	Viburnum ceras	Korean Spice Viburnum	3 gal., 18"x36"	Ful.	-

MEDIUM SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	NOTES	MISC
LSH	x	Laurel japonica 'Greenleaf'	Greenleaf Laurels	3 gal., 18"x36"	Ful.	-
LYD	x	Hydrangea quercifolia	Oak Leaf Hydrangea	3 gal., 18"x36"	Ful.	-
OR	x	Illex crenata 'Burford'	Burford Holly	3 gal., 18"x36"	Ful.	-
OS	x	Illex glabra 'Shamrock'	Shamrock Holly	3 gal., 18"x36"	Ful.	-
ROD	x	Rhododendron 'Dorchester'	Dorchester Rhododendron	3 gal., 18"x36"	Ful.	-
PM	x	Photinia japonica 'Mountain Fire'	Mountain Fire Japanese Andromeda	3 gal., 18"x36"	Ful.	-
PO	x	Prunella americana 'Olio Luyker'	Olio Luyker's Lavender	3 gal., 18"x36"	Ful.	-
TRD	x	Taxus media 'Greenmantle'	Greenmantle Taxus	3 gal., 18"x36"	Ful.	-

SMALL SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	NOTES	MISC
ADD	x	Abies x grandifolia 'Dwarf Purple'	Dwarf Purple Gray Abies	3 gal., 18"x36"	Ful.	-
CLA	x	Celastrus scandens 'Violet Spire'	Violet Spire Starburst Celastrus	3 gal., 18"x36"	Ful.	-
DND	x	Daphne genkwa 'Dwarf Mashed'	Dwarf Mashed Flowering Daphne	3 gal., 18"x36"	Ful.	-
OR	x	Illex crenata 'Virens'	Virens Holly	3 gal., 18"x36"	Ful.	-
NDM	x	Nandina domestica 'Mourning'	Mourning Nandina	3 gal., 18"x36"	Ful.	-
PLP	x	Photinia japonica 'Prostrata'	Prostrata Japanese Andromeda	3 gal., 18"x36"	Ful.	-
RM	x	Rosa rugosa 'New Dawn'	New Dawn Rose	3 gal., 18"x36"	Ful.	-
SBA	x	Spiraea x latifolia 'Anthony Waterer'	Anthony Waterer Spirea	3 gal., 18"x36"	Ful.	-

GROUNDCOVERS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	NOTES	SPACING
AMM	x	Artemisia	Musical Anemone	4" pots	Ful.	12" o.s.
CCD	x	Cotoneaster dammeri	Cotoneaster	3 gal.	Ful.	18" o.s.
EPK	x	Euphorbia corollata	Witchhazel	1 lb.	Ful.	18" o.s.
ICL	x	Hypericum androsaemum	St. John's Wort	1 lb.	Ful.	18" o.s.
JRW	x	Juniperus horizontalis 'Wilton'	Blue Rug Juniper	1 lb.	Ful.	12" o.s.
LYR	x	Lythrum spicata	Lythrum	1 lb.	Ful.	12" o.s.
PTL	x	Phlox paniculata	Japanese Phlox	1 lb.	Ful.	12" o.s.
VMK	x	Vincetoxicum	Pinkflower	4" pots	Ful.	12" o.s.

*NOTE: THE PLANT PALETTE IS INTENDED AS AN INDICATION OF THE TYPE OF PLANT MATERIAL THAT WILL BE USED. ADDITIONAL SPECIES MAY BE INCORPORATED IN THE FINAL LANDSCAPE DESIGN.

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www.bowmanconsulting.com

PAR 0208 (0004-0061 & 0005-0055) PAR 0215 0007 3001 BRANCH AVENUE SE

PLANT SCHEDULE

HILLCREST

LARGE TRACT REVIEW

WASHINGTON

DISTRICT OF COLUMBIA

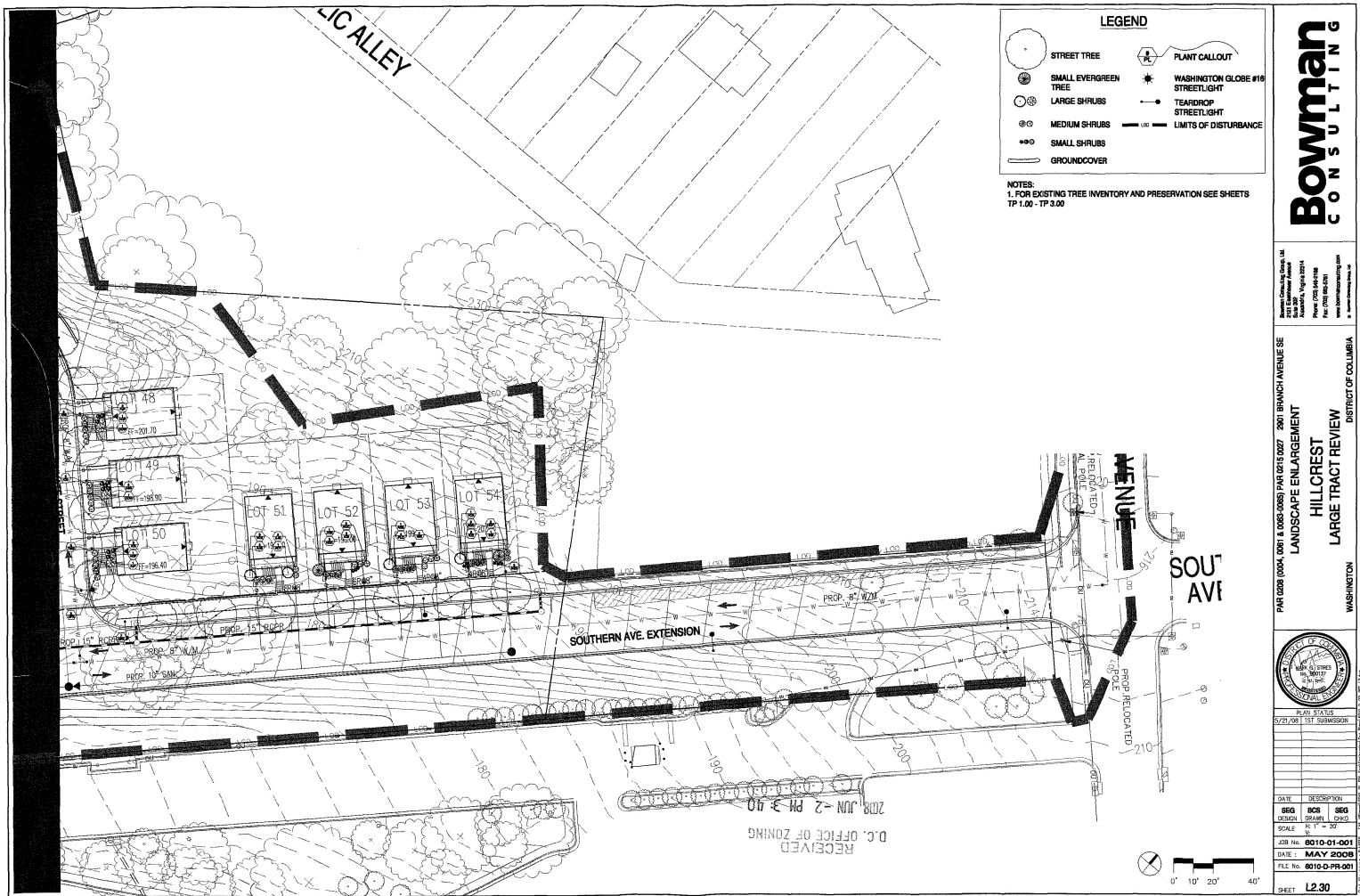


PLANT SCHEDULE
5/21/08 1ST SUBMISSION

DATE DESCRIPTION
REV. 0001 0001 0001
SCALE 1/8" = 1'-0"
JOB No. 6010-01-001
DATE: MAY 2008
FILE No. 6010-D-P-001

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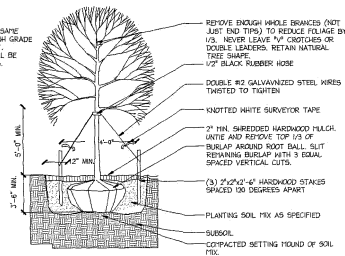
PAR 0208 (0004, 0061 & 0063-0065) PAR 0215 0127 2901 BRANCH AVENUE SE
LANDSCAPE ENLARGEMENT
HILLCREST
LARGE TRACT REVIEW
DISTRICT OF COLUMBIA
WASHINGTON



PLAY STATUS	
5/21/08	1ST SUBMISSION

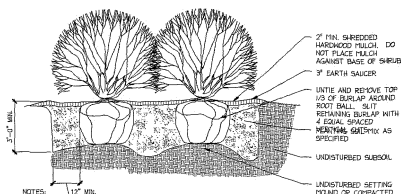
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DATE :	MAY 2008	
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NOTES:
1. TREE SHALL BEAR SAME
RELATIONSHIP TO FINISH GRADE
AS IT DID IN NURSERY.
2. ALL PRUNING SHALL BE
DONE AFTER PLANTING.



① SHADE/SINGLE-STEM TREE

N.T.S.

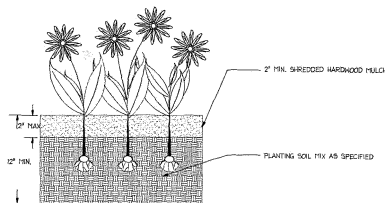


NOTES: 12" MIN.

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. PRUNE AS NEEDED TO RETAIN NATURAL SHRUB SHAPE.
3. FOR CONTAINER GROWN PLANTS, SPLIT THE ROOT BALL WITH 4 EQUAL SPACED VERTICAL CUTS AND BUTTERFLY THE ENTIRE ROOT BALL.

2 SHRUB

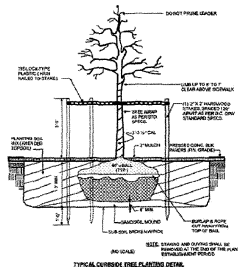
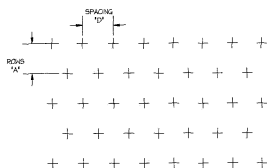
N.T.S.



3 GROUND COVER/PERENNIAL/ANNUAL

NTS

SPACING 1'D	ROW 1'A	PLANTS / 5 F.
6" O.C.	5.20' O.C.	4.61
8" O.C.	4.93' O.C.	2.60
10" O.C.	5.64' O.C.	1.66
12" O.C.	10.40' O.C.	1.15
15" O.C.	15.04' O.C.	0.73
18" O.C.	15.60' O.C.	0.51
24" O.C.	20.80' O.C.	0.29



TYPICAL CORROSION-FREE PLANTING DETAIL

5 STREET TREE

NTS

4 GROUND COVER SPACING

NTS

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PAR 0208 (0004, 0081 & 0083-0085) PAR 0215 0027 2301 BRANCH AVENUE SE

PLANTING DETAILS S

HILLCREST
LARGE TRACT REVIEW

WASHINGTON



PLAN STATUS	
5/21/08	1ST SUBMISSION

DATE	DESCRIPTION		
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FILE No.	8010-0-PR-00		

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GENERAL PLANTING NOTES:

1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH INSTALLATION GUIDELINES FOR LANDSCAPE PLANTINGS IN THE NATIONAL CAPITAL AREA, AS PUBLISHED BY THE (LCA) LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA (4TH EDITION) UNLESS COMPLETE LANDSCAPE SPECIFICATIONS ARE PROVIDED BY THE APPLICANT.

2. ALL PLANT MATERIAL SHALL BE GRADED AND NAMED IN COMPLIANCE WITH AHS 2603.1 - THE AMERICAN STANDARD FOR NURSERY STOCK (CURRENT AND MOST UP TO DATE EDITION). SIZES TO CONFORM TO AHS 2603.1 CALIPER AND HEIGHT MEASUREMENTS.

3. MAINTENANCE AFTER INSTALLATION, ONCE THE CONTRACTOR HAS COMPLETED THE RESPONSIBILITY OF THE OWNER. MAINTENANCE PRIOR TO APPROVAL OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. THE CONTRACTOR SHALL WARRANT ALL WORK SHOWN ON THE DRAWINGS AND NOTED HEREON FOR THE PERIOD OF ONE YEAR AFTER INSTALLATION APPROVAL. WARRANTY REPLACEMENTS SHALL BE THE OWNER'S RESPONSIBILITY. THE CONTRACTOR SHALL CARRY A 100% WARRANTY REPLACEMENT FOR THE PERIOD OF ONE YEAR AFTER REPLACEMENT.

5.

LANDSCAPE SPECIFICATIONS

1. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND TO "VORTUS THRO" (1977 EDITION) FOR BOTANICAL AND COMMON NAMES.

2. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.S. SPECIFICATIONS. ALL CONTAINER GROWN STOCK SHALL BE WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS SOLD. AN ESTABLISHED CONTAINER GROWN PLANT SHALL HAVE A ROOT SYSTEM DEVELOPED SUFFICIENT TO RETAIN ITS SHAPE WHEN REMOVED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION. ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSPORT AND DURING ON SITE STORAGE. 5. ANTI-DISEASES SHALL BE APPLIED ON ALL MATERIAL. USE WATER IN FILLING.

MULCH MATERIAL SHALL BE EITHER SHREDED HARDWOOD BARK, PINE BARK OR APPROVED EQUIVALENT. MATERIAL SHALL BE MIXED GRADATIONS IN SIZE AND FREE OF FOREIGN MATTER.

TOPSOIL MIXTURE SHALL BE TWO PARTS EXISTING TOPSOIL MIXED EVENLY WITH ONE PART BRANDED PEAT MOSS OR PEAT MUCK. EXISTING TOPSOIL SHALL BE FREE OF STONES, LIMBS, PLANTS, ROOTS AND OTHER DEBRIS OVER 1-1/2 INCHES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0.

6. PLANTING PROCEDURES FOR TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH ALL DETAILS.

A. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS. LIFTING FROM THE BALL (NEVER FROM THE BRANCHES OR TRUNK). ALL PLANT MATERIAL SHALL BE PLACED IN A STRAIGHT POSITION WITHIN THE PLANTING PIT WITH THE MOST DESIRABLE SIDE PLACED TOWARDS THE PROMINENT VIEW (SIDEWALK, STREET, ETC.).

C. THE TREE OR SHRUB PIT SHALL BE BACKFILLED WITH A SOIL MIXTURE, AS PER #7 OF THESE SPECIFICATIONS. THE PIT SHALL BE FILLED THOROUGHLY INITIALLY AND TAPPED FIRMLY. ALL ROPEL WIRES, ETC. ON THE ROOTBALL SHALL BE CUT AND THE TOP OF THE BALL WRAP FILLED BACK TO THE EDGES OF THE ROOTBALL. COMPLETE BACKFILLING THE PLANT PIT AND TAMP FIRMLY. BURLAP SHALL NOT COVER THE TOP OF THE ROOTBALL. MULCH THE ROOTBALL AND SAUCER WITH A MINIMUM OF 3" SHREDED HARDWOOD OR PINE BARK MULCH. WATER THOROUGHLY AND WATER PLANT PIT 3 TIMES WITHIN ONE WEEK OF PLANTING.

7. FINAL ACCEPTANCE AND WARRANTY PER AGREEMENT BETWEEN OWNER AND CONTRACTOR.

SEEDING SPECIFICATIONS

1. SEEDING ALL SEEDING SHALL BE PERFORMED PER SEEDING CHART. NO SEEDING SHALL BE DONE ON FROZEN GROUND OR WHEN TEMPERATURE IS 32° FAHRENHEIT OR LOWER.

2. FOLLOWING SEEDING, APPLY A ONE INCH LAYER OF STRAW TO MAINTAIN GERMINATION. STRAW MULCH SHALL BE ANCHORED BY EITHER A MULCH TIE OR ASPHALT EMULSION CHEMICAL MULCH UNDER TREES OR OTHERS.

3. FINAL ACCEPTANCE AND WARRANTY PER AGREEMENT BETWEEN OWNER AND CONTRACTOR. SITE EVALUATION FOR LIME WITHOUT SOIL TESTING. FERTILIZER AND LIME APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, FERTILIZER AND LIME MATERIALS MAY BE APPLIED IN AMOUNTS SHOWN UNDER #2 AND #3 BELOW.

4. PRIOR TO SEEDING, THE SURFACE SHALL BE CLEARED OF ALL VEGETATION, TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRAZE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH THE PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

5. WHERE THE SOIL IS ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND AGRICULTURAL LIME/STONE SHALL BE SPREAD AT THE RATE OF 20 POUNDS PER 1,000 SQUARE FEET.

6. SLOW RELEASE NITROGEN AT THE RATE OF 3.5 POUNDS PER 1,000 SQUARE FEET SHALL BE APPLIED TO THE PREPARED SOIL JUST PRIOR TO SOI INSTALLATION. THIS MATERIAL SHALL BE APPROXIMATELY 1/3 IMMEDIATELY AVAILABLE AND 2/3 WATER INSOLUBLE NITROGEN. UREA FORMALDEHYDE (UFI) OR DISODIUM/UREA (DUFI) MEET THESE STANDARDS.

SOIL PREPARATION FOR SEEDING OR SODDING

1. EXISTING SOIL OR TOP SOIL STORED ON SITE AND SPREAD AT A 3"-4" DEPTH OVER AREAS TO BE SEEDING SHALL BE USED FOR ESTABLISHMENT OF TURF. ALL SURFACE AREAS TO BE SEEDING SHALL BE COVERED BY DISKS OR BY SCRYMGE TO A DEPTH OF NO LESS THAN 4 INCHES. ALL ESTABLISHED EXISTING SITE GRADES MUST BE MAINTAINED. ANY ALTERATION OF EXISTING GRADES COULD CAUSE DRAINAGE PROBLEMS. THE AREA TO BE SEEDING SHALL BE FREE FROM ROOTS, BRUSH, STONES AND TRASH LARGER THAN 1-1/2" IN DIAMETER OR LENGTH.

2. SOIL TESTS SHALL BE CONDUCTED TO DETERMINE EXACT REQUIREMENTS FOR BOTH LIME AND FERTILIZER. SOIL TESTS SHALL BE CONDUCTED BY A STATE LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY.

A. FERTILIZER: ALL FERTILIZER SHALL BE UNIFORM IN COMPOSITION FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. FERTILIZER APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. FERTILIZER SHALL BE DISTRIBUTED EVENLY OVER THE ENTIRE AREA TO BE SEEDING.

B. LIME: LIME MATERIAL SHALL BE GROUND LIMESTONE (HYDRATED OR BURNED LIME MAY BE SUBSTITUTED) WHICH CONTAINS AT LEAST 80% TOTAL OXIDES CALCIUM OXIDE PLUS MAGNESIUM OXIDE. APPLICATION RATES FOR LIMING MATERIALS SHALL BE DETERMINED BY SOIL TESTS. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA TO BE SEEDING.

3. ALL LIME AND FERTILIZER SHALL BE UNIFORMLY MIXED INTO THE TOP 4 INCHES OF SOIL BY DISKING, HARROWING OR OTHER APPROVED METHODS. ANY UNIFORMITY OF IRREGULARITIES IN THE SURFACE RESULTING FROM FERTILIZING, TILLING OR OTHER CAUSES SHALL BE LEVELED PRIOR TO SEEDING.

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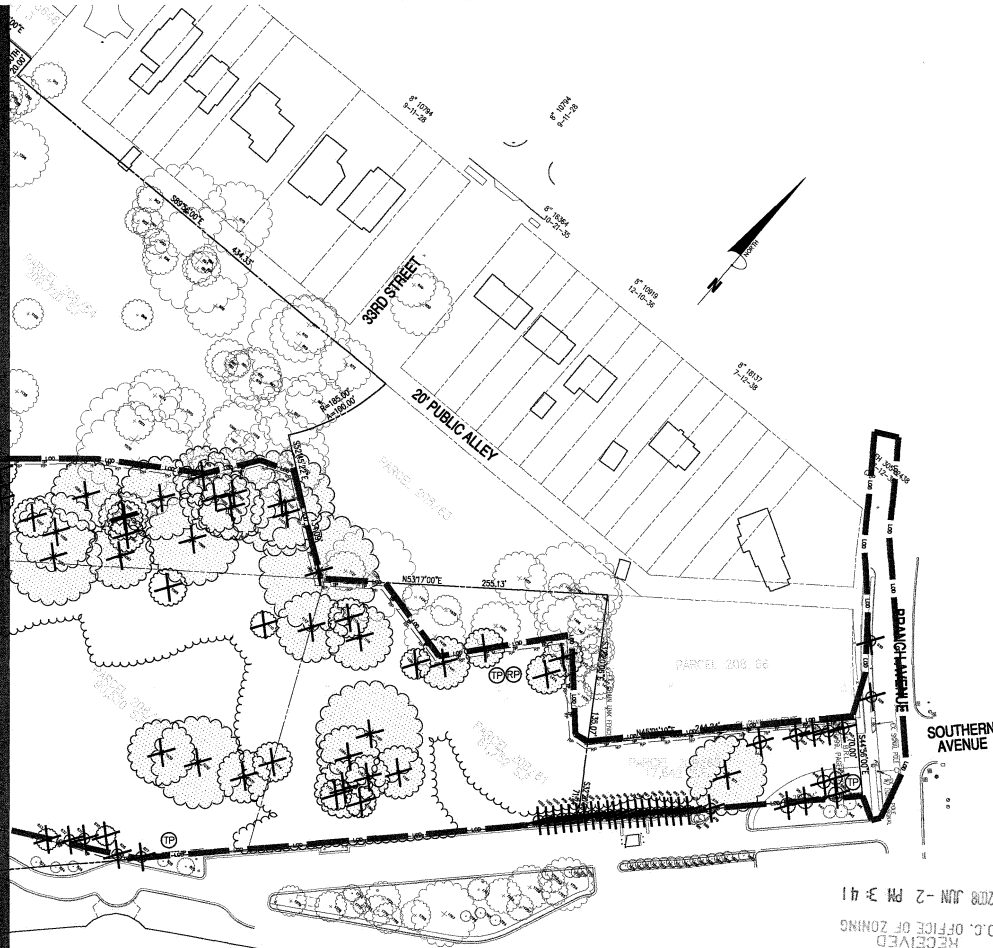
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SCALE	H: AS SHOWN V:	
JOB No	6010-01-001	
DATE :	MAY 2008	
FILE No.	6010-D-PR-001	
SHEET	L5.10	

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WASHINGTON DISTRICT OF COLUMBIA

LARGE TRACT REVIEW

MATCHLINE



LEGEND



EXISTING TREE TO BE PRESERVED



EXISTING TREE TO BE REMOVED



EXISTING 'SPECIAL TREE' TO BE REMOVED

NOTE: SPECIAL TREE AS DEFINED BY WASHINGTON D.C. URBAN FOREST PRESERVATION ACT OF 2002. (SEE TREE INVENTORY)



EXISTING TREELINE



LIMITS OF CLEARING AND GRADING



TREE PROTECTION FENCE

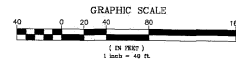


ROOT PRUNING TRENCH

NOTE:

1. BASED ON THE DATA COLLECTED, THE FOREST WITHIN THE LIMITS OF THE PROPERTY IS CHARACTERIZED BY THE SWEETGUM-YELLOW-POPLAR FOREST COVER TYPE (87), AS DESCRIBED IN THE FOREST COVER TYPES OF THE UNITED STATES AND CANADA LABELS. THIS TYPE IS A PART OF THE MIXED BOTTOMLAND FOREST IN WHICH SWEETGUM AND YELLOW-POPLAR COMPOSE A MAJORITY OF THE OVERSTORY STRUCCUM. THIS MATURE STAND CONTAINS RED MAPLE, LOCUSTLY PINE, WHITE PINE, BUDLEDER, SYCAMORE, RED BIRCH, ASH, YELLOW OAK, BLACKOAK, AND AMERICAN BEECH. UNDERSTORY TREES INCLUDE THE ELMS, ASHES, RED MAPLE, OAK, HICKORY, AMERICAN HOLLY, AMERICAN HOPHOBREAN, FLOWERING DOGWOOD, AND RED MULBERRY.

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HILLCREST
LARGE TRACT REVIEW
DISTRICT OF COLUMBIA



PLAN STATUS
5/21/08 1ST SUBMISSION

DATE	DESCRIPTION
5/21/08	1ST SUBMISSION

BATH DESCRIPTION
MSD CAD MSD
DESIGN CRIMINAL CHAD
SCALE 1" = 40'
JOB No. 6010-01-001
DATE: APRIL 2008
FILE No. 6010-0-PR-001

SHEET TP 2.00

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PRI-TO POST CONSTRUCTION TREE PRESERVATION NOTES

PRE-CONSTRUCTION REQUIREMENTS/TREATMENTS

- The services of a certified arborist shall be retained prior to any construction activity to ensure the proper implementation of the Arbor Management Plan. A "certified arborist" is defined as an arborist who has demonstrated their proficiency by attaining a certification through a recognized arboricultural institution. This person shall be referred to as the "Project Arborist".
- Tree protection shall be installed prior to demolition activities where indicated on the Arbor Management Plan. In cases where major site trees are tree protection, canopy, or ground cover shall be maintained. The Project Arborist shall monitor the installation of tree protection fencing to verify the proper installation.
- Root pruning shall be completed in a single operation where indicated on this plan under the direction of the Project Arborist. Pruning shall be performed in a clean, deep and localized manner in areas where major site trees are indicated on tree protection fencing to verify the proper installation.
- Existing asphalt and concrete within the Critical Root Zone (CRZ) of trees to be preserved shall be removed by hand. Exposed equipment including sidewalks, balconies, and treehouses are to be limited to paved and concrete areas.
- Three days prior to commencement of any clearing and grading, the Project Arborist shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed.
- All fencing shall be maintained throughout construction of the proposed phase/ project. Fencing shall not be removed or relocated without the consent of the Project Arborist upon completion of construction.
- "Tree Preservation Area" signs are to be secured to the tree protection fencing no more than 10 feet apart. Signs shall be re-secured as needed throughout construction (See tree protection sign detail on this sheet).
- Mulch shall be applied to a depth of 3-4" on the side of the protective fencing to be left undisturbed. Any variety of hardwood or pine mulch can be used in addition to any mulch that has been supplied onsite from untreated trees or other sites. All mulch is to be placed by hand.

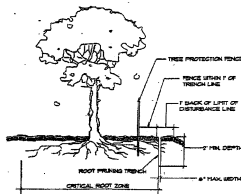
DURING CONSTRUCTION REQUIREMENTS/TREATMENTS

- Under no circumstances shall storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel occur within the tree preservation area without the consent of the Project Arborist. Should storage occur, every effort shall be made to have a licensed arborist attempt to amend the problem as soon as possible.
- Any necessary tree pruning within the LCC will be observed and amended if necessary onsite by the Project Arborist.
- All required pruning, bracing, and/or cabling shall be done in accordance with the American National Standards Institute (ANSI) Z300.1-2000 pruning standards.
- Trees to be removed shall not be felled, pushed, or pulled into the tree preservation area. Trees on the edge of the limits of clearing and grading shall be cut down by hand with a chain saw. Branches within the tree preservation area shall be cut and piled, including stumps, inside the limits of clearing and grading and shall be left in place or ground down 12" deep from the soil surface with a stump grinder.
- Subsequent removal of individual trees or tree preservation areas shown on the Arbor Management Plan must be approved by the Project Arborist.
- Project Arborist shall conduct visits at least once a month to ensure that the activities are conducted in accordance with the Arbor Management Plan.

POST-CONSTRUCTION REQUIREMENTS/TREATMENTS

- Total completion of the site shall be indicated by careful removal of all tree preservation fencing and the spreading of existing mulch over the remainder of the root system to a depth of 3-4".

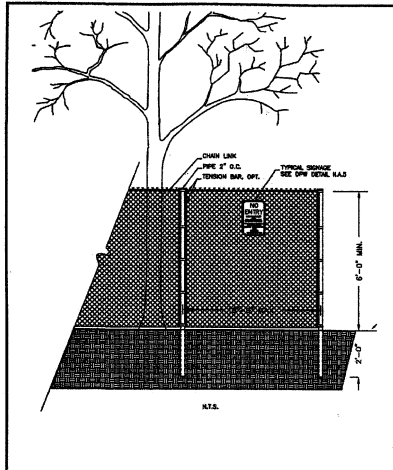
ROOT PRUNING DETAIL



NOTES:

- Minimum depth shall be as part of the review process.
- Excavation or removal should be left to the arborist and completed prior to the start of construction.
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TREE PROTECTION FENCE DETAIL



TREE PRESERVATION AREA

KEEP OUT!

NONE OF THE FOLLOWING ACTIVITIES ARE TO BE CONDUCTED WITHIN THE TREE PRESERVATION AREA

- NO VEHICLES, EQUIPMENT, MATERIALS, OR CHEMICALS ARE TO BE STORED WITHIN.
- NO CHEMICALS ARE TO BE MIXED WITHIN OR OF THE PROTECTIVE FENCE.
- NO EXCESS MOVEMENT WITHIN THE FENCE IS TO BE CONDUCTED (IE: NO LUNCH UNDER THE PROTECTED TREES).
- IN CASE OF NECESSARY TRESPASS, EVERY EFFORT WILL BE MADE TO INCUR NO DAMAGE TO ROOTS, TRUNK, AND/OR CANOPY.

PENALTIES MAY OCCUR PENDING ANY EVIDENT DAMAGE DURING A POST-CONSTRUCTION VISIT TO THE SITE BY THE PROJECT ARBORIST IN COMPARISON TO PRE-CONSTRUCTION CONDITION.

SPECIFICATIONS:

- DIMENSIONS:** LENGTH=17 INCHES
WIDTH=11 INCHES
- BACKGROUND/TEXT COLOR:** RED/WHITE OR WHITE/BLACK
- LETTER SIZE:** "TREE PRESERVATION AREA" = 8.00"
"KEEP OUT!" = 6.00"
"NONE OF THE FOLLOWING" = 6.00"
"REQUIREMENTS" = 6.00"
"PENALTIES MAY OCCUR" = 6.00"
- LETTERS ARE ALWAYS TO BE IN CAPITALS AND ALWAYS BOLD.

TREE PRESERVATION SIGN DETAIL

SEE NOTES FOR SIGN TREATMENT/CONSTRUCTION

14-3-2020
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PLAN STATUS
8/27/20 1ST SUBMISSION

DATE DESCRIPTION
MSD DAD MSD
DESIGN DESIGN CHECK
SCALE 1/8" = 1'-0"

JOB No. 6010-01-001
DATE: APRIL 2008
FILE No. 6010-0-PR-001

SHEET TP 4.00