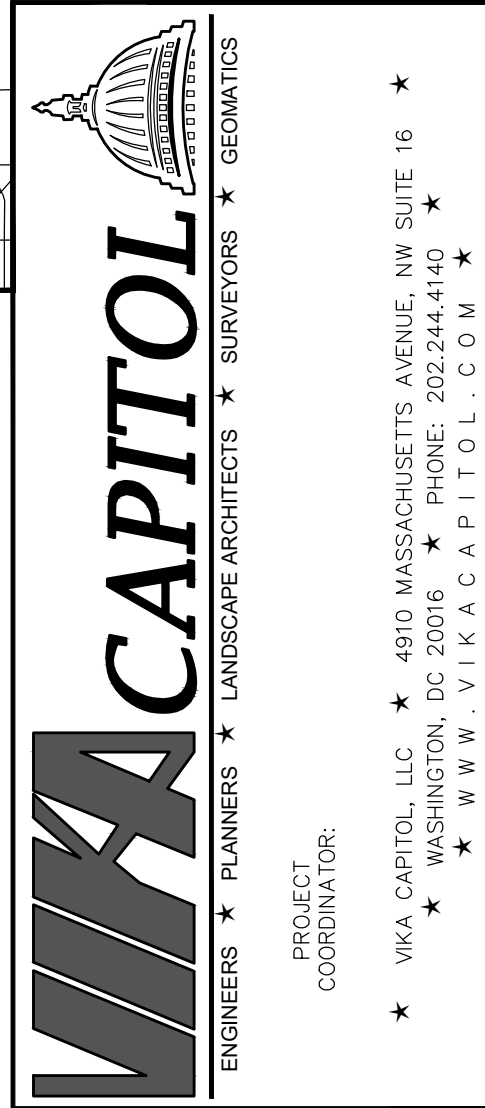
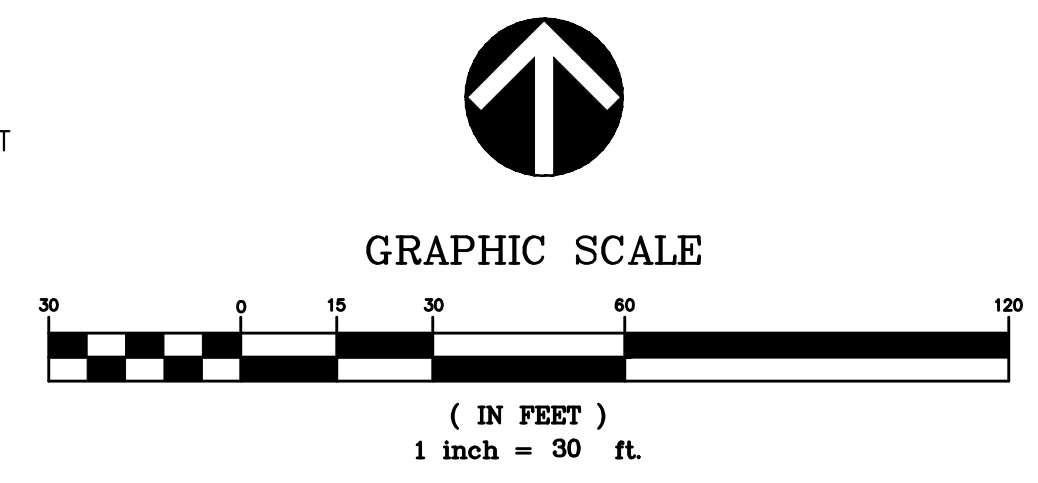


- WATER LABEL LEGEND:**
- BFP BACKFLOW PREVENTION
 - CR CROSS
 - DOM DOMESTIC
 - FDC FIRE DEPARTMENT CONNECTION
 - GV GATE VALVE
 - HB HORIZONTAL BEND
 - SL SLEEVE
 - T TEE
 - FH FIRE HYDRANT
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENT
 - WM WATER MAIN
- UTILITY LABEL LEGEND:**
- EX EXISTING
 - PROP PROPOSED
 - PRIV PRIVATELY OWNED & MAINTAINED
 - PUB PUBLICLY OWNED & MAINTAINED
- GRADING LABEL LEGEND:**
- TW TOP OF WALL
 - BW BOTTOM OF WALL
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - HP HIGH POINT
 - LP LOW POINT
- SEWER LABEL LEGEND:**
- CO CLEAN OUT
 - CS COMBINED SEWER
 - MH MANHOLE
 - OV OVERFLOW
 - OW OBSERVATION WELL
 - PERF PERFORATED
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - UD UNDERDRAIN
 - RL ROOF LITER
- UNIT LEGEND**
-
- 16'x40' UNIT
-
- 20'x40' UNIT

UNIT TABULATION	
DESCRIPTION	# OF UNITS
16'x40'	44
20'x40'	36
TOTAL	80

- LEGEND:**
- PROPOSED STORM CATCH BASINS
 - PROPOSED SEPARATE STORM DRAIN & MANHOLE
 - PROPOSED SANITARY SEWER & MANHOLE
 - PROPOSED SMALL SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
 - PROPOSED CLEAN OUT
 - PROPOSED DIP WATER MAIN & VALVE
 - PROPOSED SMALL WATER SERVICE CONNECTION (W-80.01)
 - TEST PIT
 - EXISTING CONTOUR LINE
 - BIORETENTION FACILITY
 - PROPOSED RETAINING WALL
 - 2" AIR/RAIN BLOW-OFF FOR DEAD ENDS (W-50.10)
 - PROPOSED MECHANICAL CAP
 - PROPOSED CONTOUR LINE
 - PROPOSED SPOT ELEVATION
 - PROPOSED LARGE WATER SERVICE CONNECTION (DG-23.01)
 - PROPOSED FIRE HYDRANT (W-50.01)
 - BUILDING ENTRANCE
 - PROPOSED 7" CURB & GUTTER
 - PAVEMENT RESTORATION
 - ABANDONED UTILITIES
 - REMOVED UTILITIES
 - ABANDONED UTILITIES UNDER SEPARATE CONTRACT



801 BUCHANAN ST NE
SQUARE 3894, PARCEL 01350071
 WASHINGTON, D.C.

SITE PLAN

VIKA CAPITOL REVISIONS		
#	DATE	DESCRIPTION
1	2022-03-31	FIRST SUBMISSION
2	2022-07-22	REV SUBMISSION
3	2022-10-25	REV SUBMISSION

DATE: 10/16/20
 DES. KUO DWN. BJR
 SCALE: AS SHOWN
 PROJECT/FILE NO. VC0477E
 SHEET NO. CIV0300

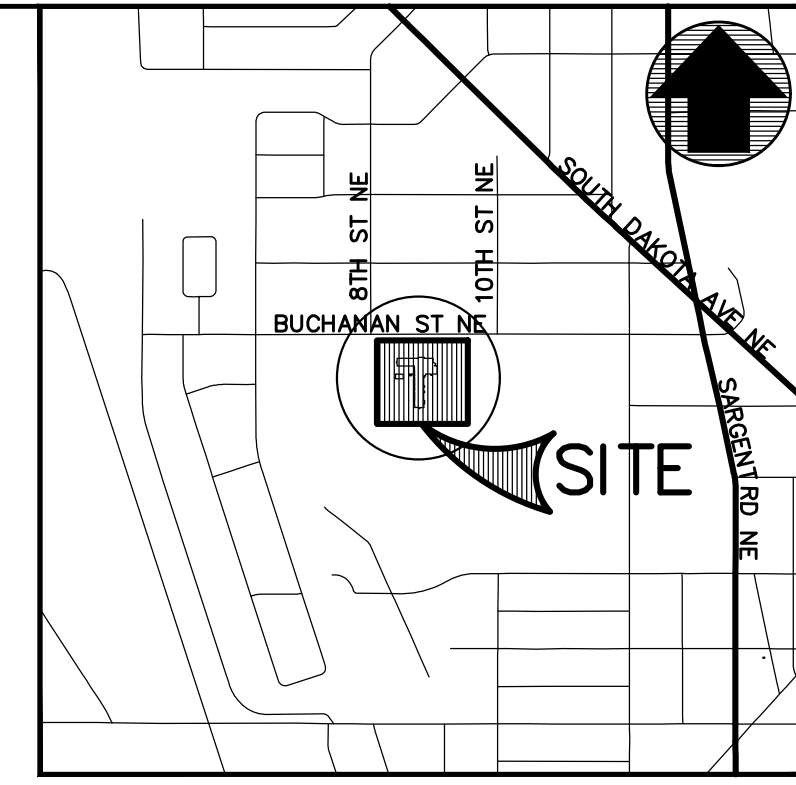
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ZONE: R-2
APPROXIMATE ZONING LINE
ZONE: RA-1

BUCHANAN STREET, N.E.
60' WIDE PUBLIC ROADWAY

PROP. BIKE RACKS

ZONE: R-2
APPROXIMATE ZONING LINE
ZONE: RA-1



VICINITY MAP
SCALE 1" = 1000'



PROPOSED SCHOOL SITE (SEE OTHER APPLICATION)

VKA CAPITOL
ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS

PROJECT COORDINATOR
VKA CAPITOL, LLC * 4910 MASSACHUSETTS AVENUE, NW SUITE 16 * WASHINGTON, DC 20016 * PHONE: 202.244.4140 * WWW.VIKACAPITOL.COM

801 BUCHANAN ST NE
SQUARE 3894, PARCEL 01350071
WASHINGTON, D.C.

IZ UNIT EXHIBIT

LEGEND:

- PROPOSED STORM CATCH BASINS
- PROPOSED SEPARATE STORM DRAIN & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SMALL SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
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- PROPOSED 7" CURB & GUTTER
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- PAVEMENT RESTORATION
- ABANDONED UTILITIES
- REMOVED UTILITIES
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UTILITY LABEL LEGEND:

- EX EXISTING
- PROP PROPOSED
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WATER LABEL LEGEND:

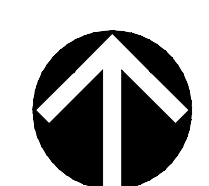
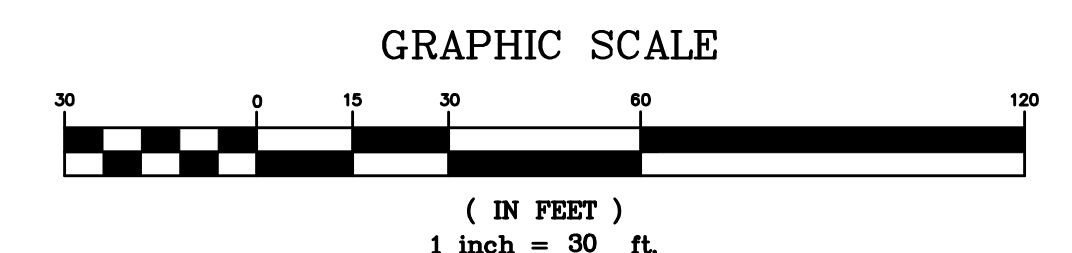
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- SD STORM DRAIN
- UD UNDERDRAIN
- RL ROOF LITER

GRADING LABEL LEGEND:

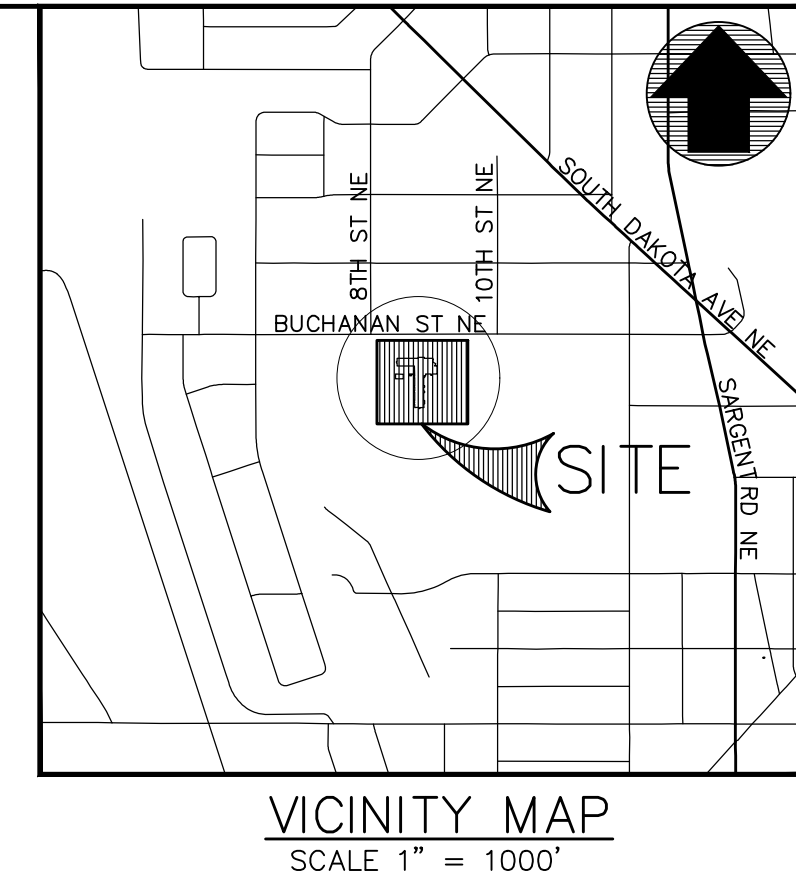
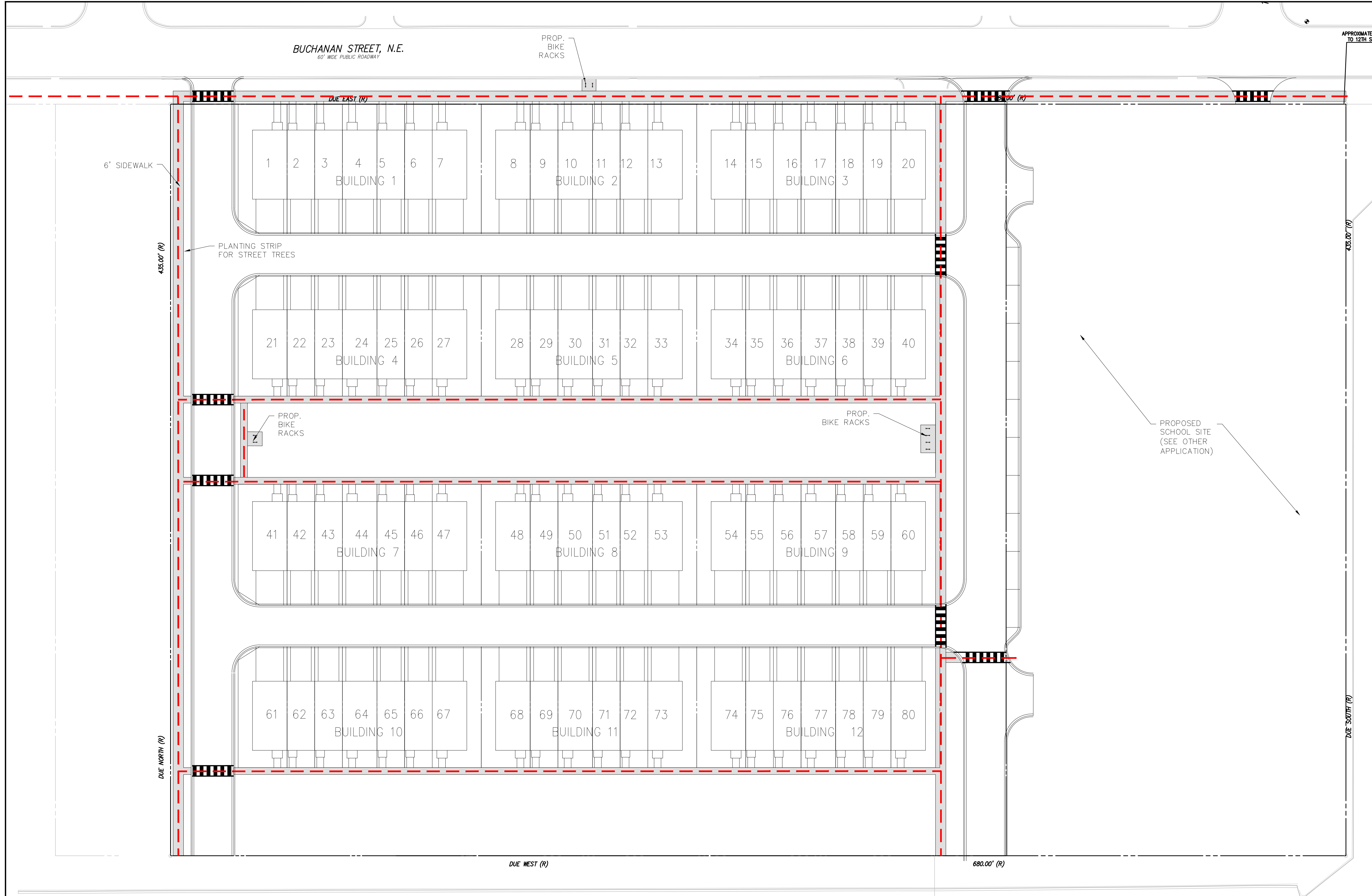
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2	2022-07-22 REV SUBMISSION
1	2022-03-31 FIRST SUBMISSION

DATE:	10/16/20
DES. KUO	DWN. BJR
SCALE:	AS SHOWN
PROJECT/FILE NO.	VC0477E
SHEET NO.	CIV0350



VKA CAPITOL
 ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
 PROJECT COORDINATOR
 ★ VKA CAPITOL, LLC ★ 4810 MASSACHUSETTS AVENUE, NW, SUITE 16 ★
 ★ WASHINGTON, DC 20016 ★ PHONE: 202.244.4140 ★
 ★ WWW.VKACAPITOL.COM ★

801 BUCHANAN ST NE
 SQUARE 3894, PARCEL 01350071
 WASHINGTON, D.C.

PEDESTRIAN
 CIRCULATION EXHIBIT

LEGEND:

- PROPOSED STORM CATCH BASINS
- PROPOSED SEPARATE STORM DRAIN & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
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- TEST PIT
- PEDESTRIAN CIRCULATION
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- BUILDING ENTRANCE
- PROPOSED 7" CURB & GUTTER
- PROPOSED RETAINING WALL
- PAVEMENT RESTORATION
- REMOVED UTILITIES
- ABANDONED UTILITIES UNDER SEPARATE CONTRACT
- EXISTING CONTOUR LINE

UTILITY LABEL LEGEND:

- EX EXISTING
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SEWER LABEL LEGEND:

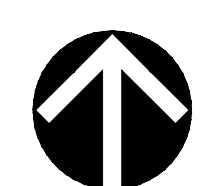
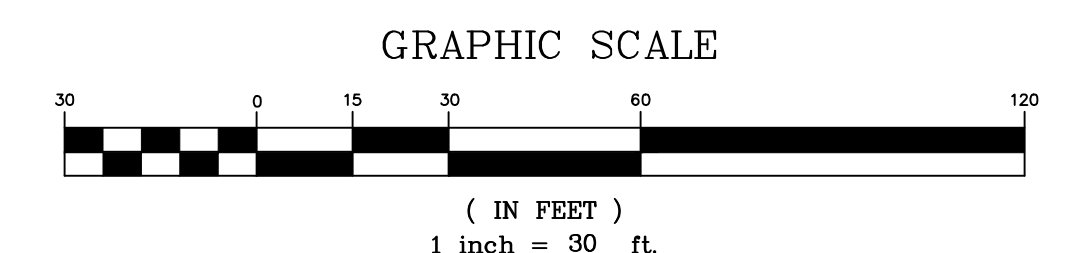
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DATE:	10/16/20
DES.	KUO
DWN.	BJR
SCALE:	AS SHOWN
PROJECT/FILE NO.	VC0477E
SHEET NO.	CIV0375



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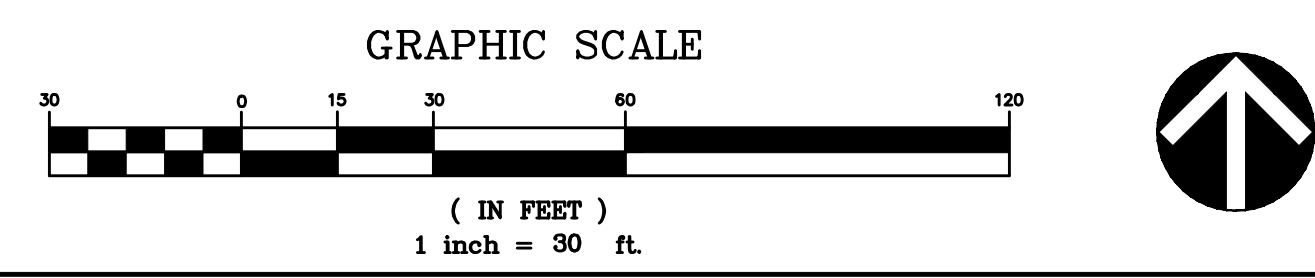
GRADING PLAN

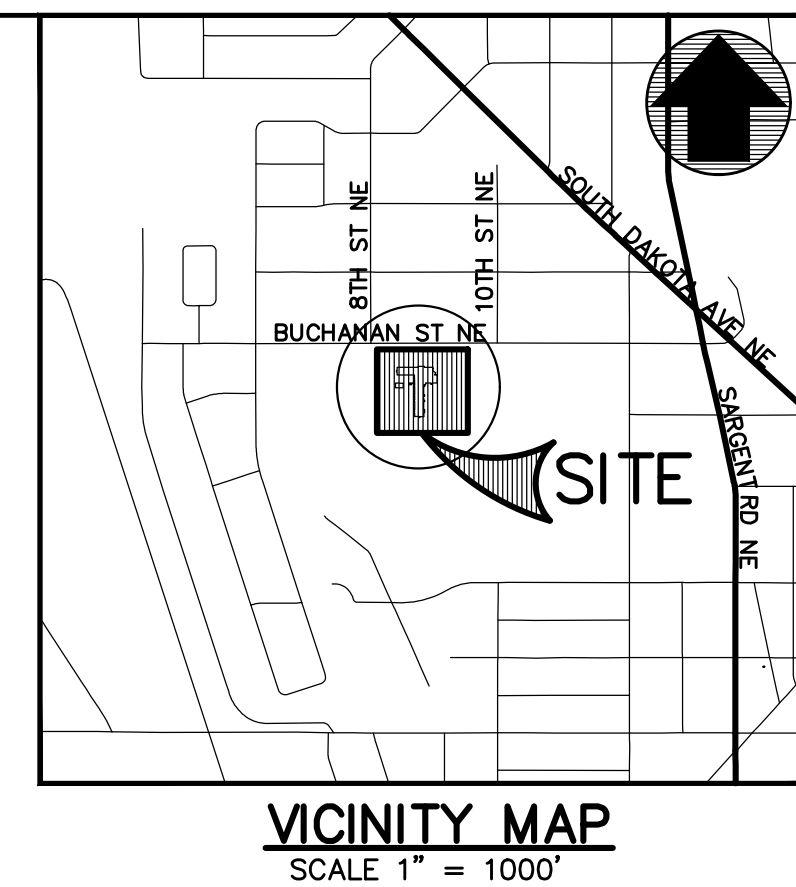
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 DES. KUO DWN. BJR
 SCALE: AS SHOWN
 PROJECT/FILE NO. VC0477E
 SHEET NO. CIV0400

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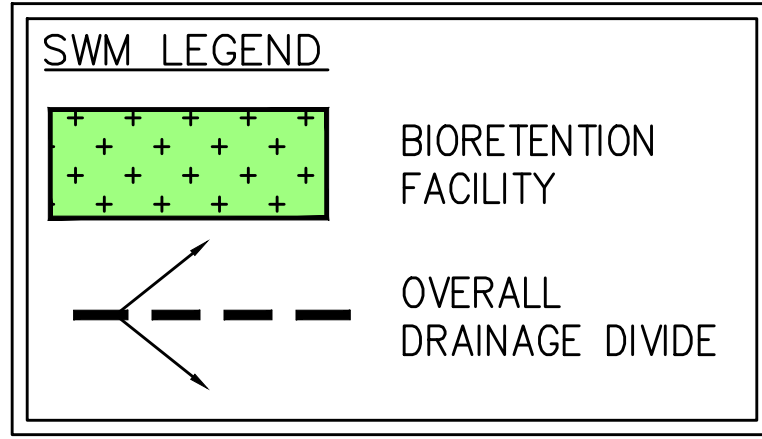


SWM NARRATIVE

STORM WATER FROM THE SITE WILL BE DIRECTED, VIA PIPING OR SHEET FLOW, INTO THE NUMEROUS BIO RETENTION FACILITIES AROUND THE SITE. STORM WATER WILL BE FILTERED THROUGH THESE FACILITIES AND COLLECTED VIA AN UNDER DRAIN. THE STORMWATER WILL THEN BE PIPED THROUGH THE SITE AND CONNECTED TO AN EXISTING DC WATER STORM DRAIN LOCATED IN BUCHANAN ST NE.

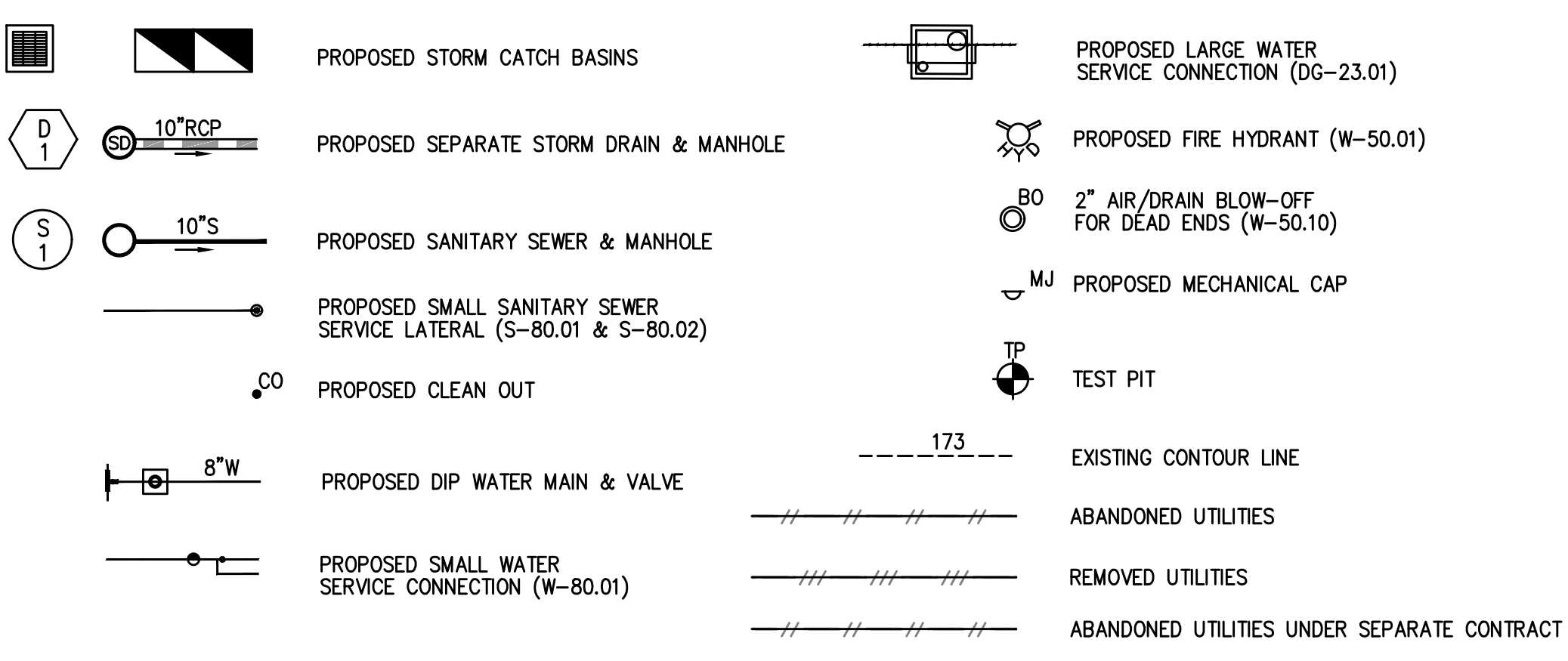
SWM NOTE:

STORMWATER WILL BE DRAINED TO BIO-RETENTION BY SHEETFLOW, VIA PIPING.

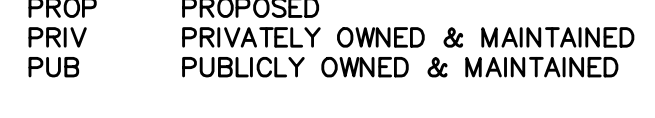


NOTE:
STORMWATER MANAGEMENT (SWM) FACILITIES AND COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. DURING THE PRODUCTIONS OF FINAL ENGINEERING CONSTRUCTION DOCUMENTS, THESE FACILITY TYPES AND COMPUTATIONS MAY BE ADJUSTED OR CHANGED BASED ON SITE CONDITIONS. FINAL SWM DESIGN SHALL MEET DOEE REQUIREMENTS.

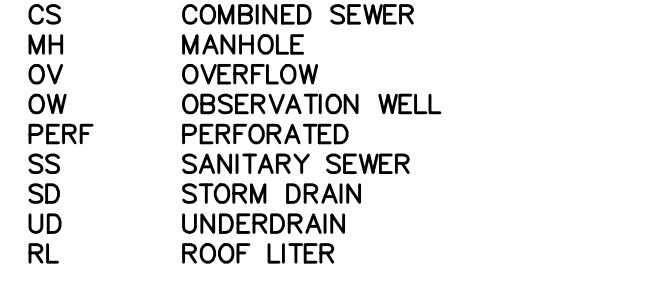
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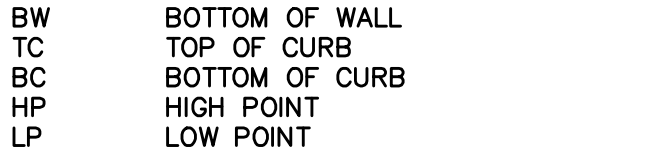
UTILITY LABEL LEGEND:



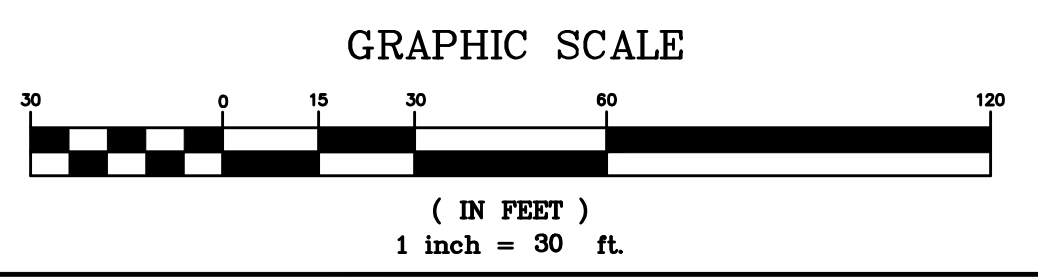
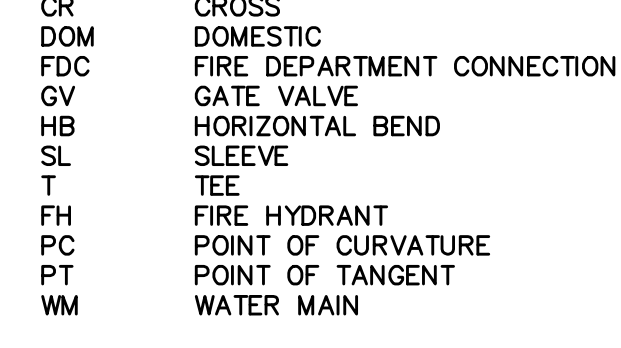
SEWER LABEL LEGEND:



GRADING LABEL LEGEND:



WATER LABEL LEGEND:



VIKA CAPITOL
ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS
PROJECT COORDINATOR
* VIKA CAPITOL, LLC * 4810 MASSACHUSETTS AVENUE, NW, SUITE 16 *
* WASHINGTON, DC 20016 * PHONE: 202.244.4140 *
* WWW.VIKACAPITOL.COM *

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SQUARE 3894, PARCEL 01350071
WASHINGTON, D.C.

STORMWATER MANAGEMENT PLAN

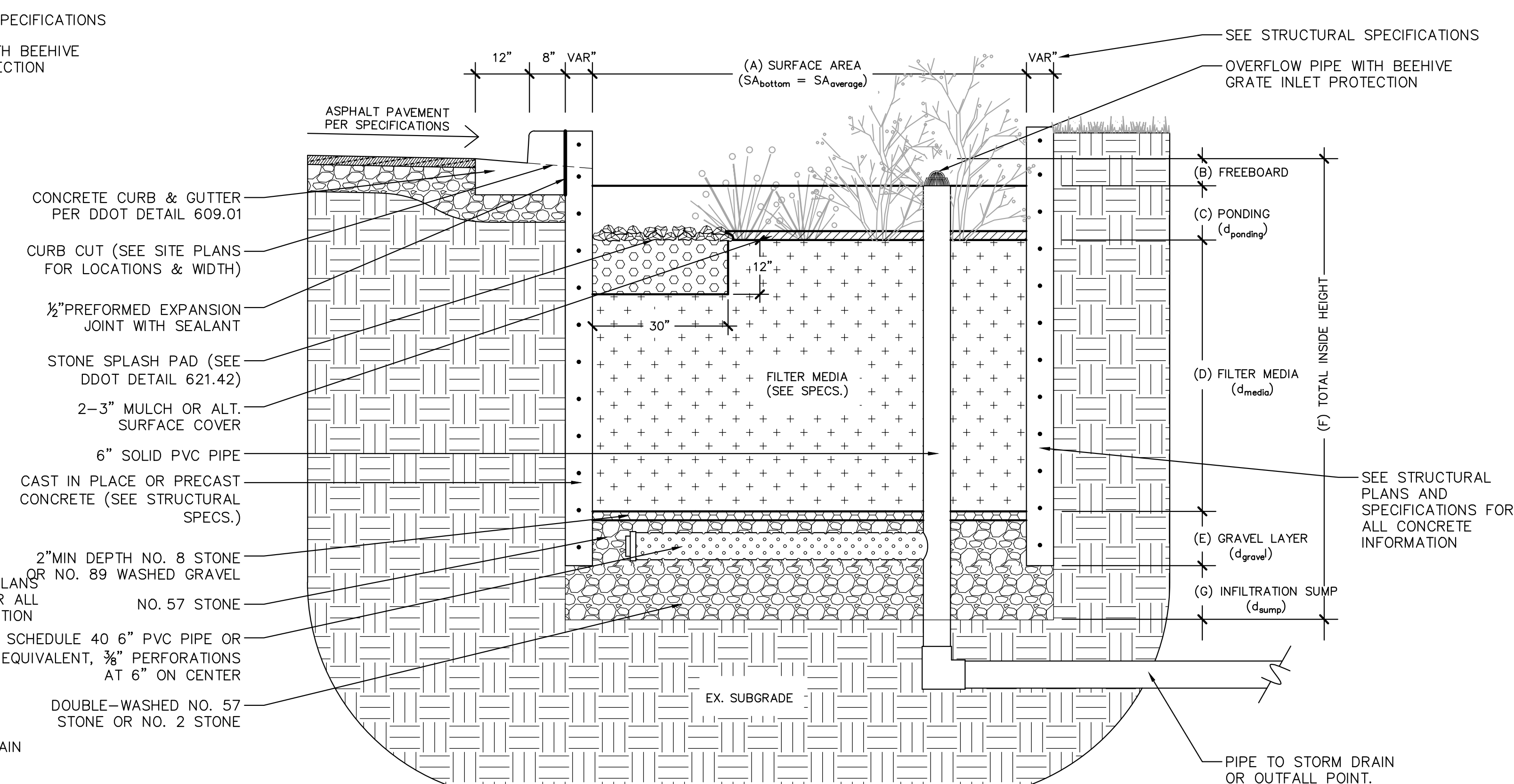
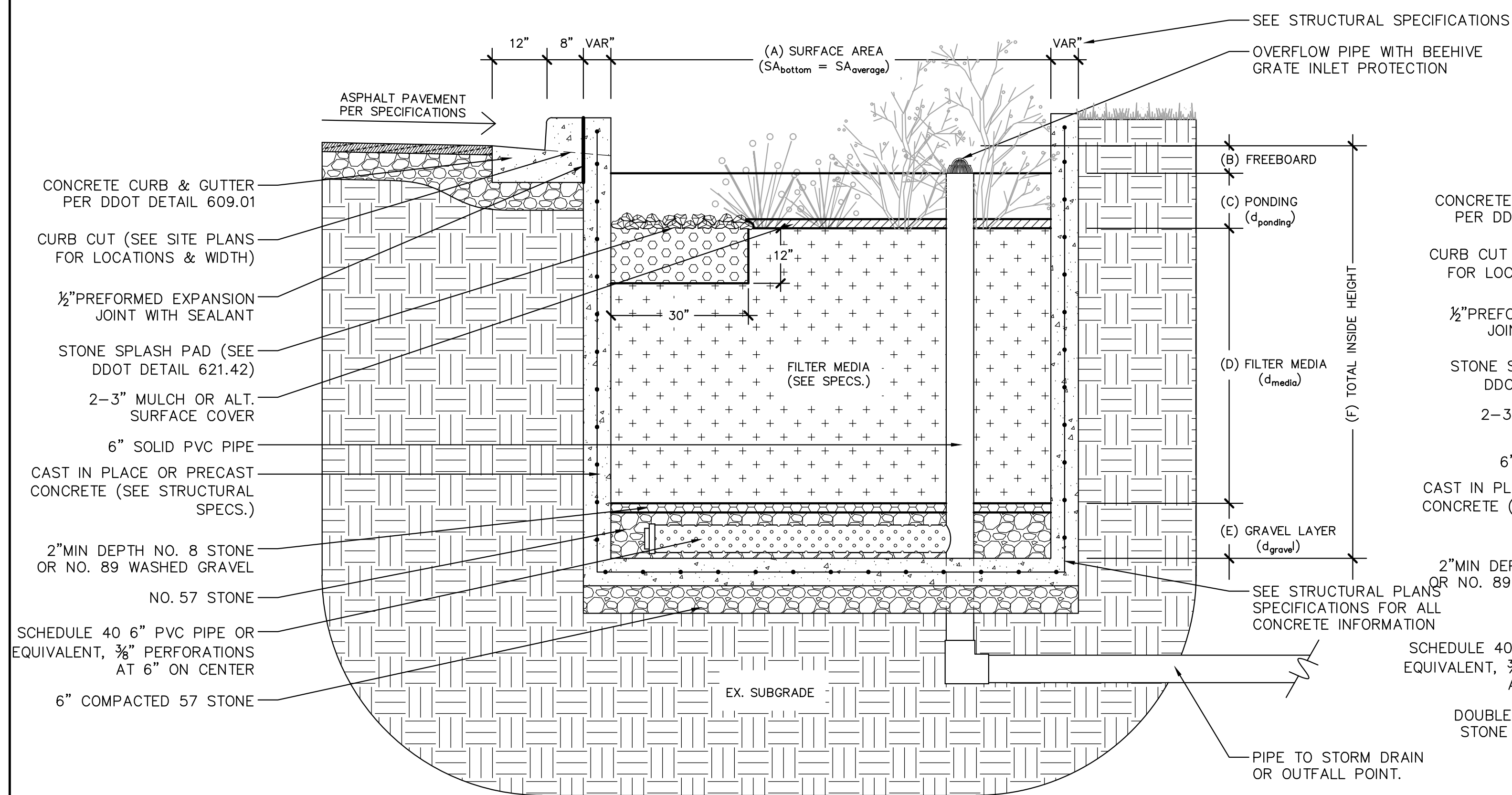
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SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0600

SWRv		205471		205471		0		CN	
Total Area =		205471		SDA 1		SDA 2		PROW	
Post-project Land Cover									
Major Substantial Improvement =	0	0	0	0	0	0	0	0	70
Natural Cover =	0	0	0	0	0	0	0	0	74
Compacted Cover =	49,321	49,321	0	0	0	0	0	0	98
Impervious Cover =	146,826	146,826	0	0	0	0	0	0	98
BMP Cover =	9,324	9,324	0	0	0	0	0	0	98
Total Disturbed Area =	205,471	205,471	0	0	0	0	0	0	
SWRv = 16,067 CF									
120,183 Gallons									
On-site Retention Achieved = 16,204 CF 100.85 %									
121,206 Gallons									
SRC Eligibility = 1,023 Gallons									
Storage Volume of BMP's = 27039.6 CF									

WQTV =	6694.7 CF	Only if Site is in AWDZ
	50076 Gallons	
Remaining =	49054 Gallons	

STORWATER MANAGEMENT CALCULATIONS



1 BIORETENTION TYPICAL SECTION (STANDARD DESIGN)

- NOT TO SCALE
- BIORETENTION FACILITIES THAT ARE TO BE CONCRETE ENCASED:**
- THE FOLLOWING BIORETENTION FACILITIES SHALL BE ENCASED IN CONCRETE AS THEY ARE STANDARD BIORETENTION FACILITIES AND WILL NOT INFILTRATE: BR1, BR2, BR3, BR4, BR5, BR6, AND BR8.
 - SEE STRUCTURAL DRAWINGS FOR CONCRETE DETAILS AND SPECIFICATIONS REGARDING CONCRETE THICKNESS, REINFORCEMENTS, AND TYPE OF CONCRETE.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWING OF ALL PROPOSED STRUCTURES AND GAIN APPROVAL PRIOR TO INSTALLATION OR ORDERING OF PRECAST STRUCTURES
 - BIORETENTION STRUCTURES MAY BE PRECAST CONCRETE OR CIP CONCRETE

NO PERMITTED STORM WATER BMP IS COMPLETE UNTIL:

- A FINAL INSPECTION HAS BEEN CONDUCTED, AND
- AN AS-BUILT PLAN IS SUBMITTED TO DOE WITHIN 21 DAYS OF FINAL INSPECTION FOR REVIEW AND APPROVAL.

BIORETENTION LANDSCAPE NOTES:

SEE LANDSCAPE PLANS FOR FULL PLANTING PLANS FOR ALL BIORETENTION AREAS.

2 BIORETENTION TYPICAL SECTION (ENHANCED DESIGN)

- NOT TO SCALE
- BIORETENTION FACILITIES THAT ARE TO INFILTRATE:**
- THE FOLLOWING BIORETENTION FACILITIES SHALL HAVE AN INFILTRATION SUMP AS THEY ARE ENHANCED BIORETENTION FACILITIES: BR7, BR10, AND BR12. SEE TABLE FOR DEPTH OF INFILTRATION SUMP.
 - SEE STRUCTURAL DRAWINGS FOR CONCRETE DETAILS AND SPECIFICATIONS REGARDING CONCRETE THICKNESS, REINFORCEMENTS, AND TYPE OF CONCRETE.
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SHEET NO. CIV1100	

VIKA CAPITOL
ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS

PROJECT COORDINATOR
★ VIK A CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.244.4140 ★
★ WWW.VIKACAPITOL.COM ★

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SQUARE 3894, PARCEL 01350071
WASHINGTON, D.C.

STORMWATER MANAGEMENT NOTES AND DETAILS

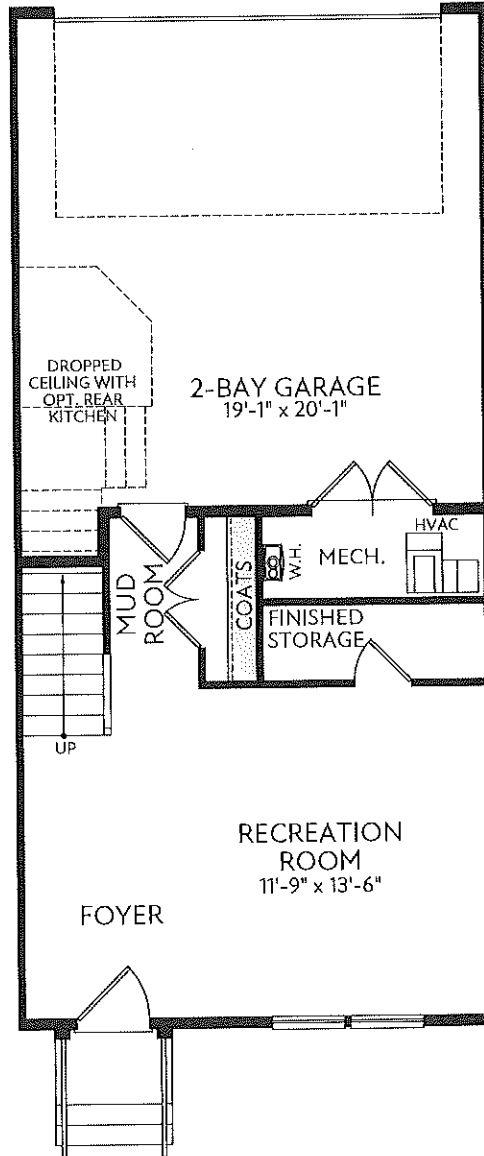
Zone	Building	Lot #	Type of Unit	Unit Description	Floors	Height Req. (FT) (Max)	Height Provid. (FT)	Unit Length (FT)	Unit Width (FT)	Unit Footprint Area	Total Unit SF (Gross Floor Area or GFA)	Lot Length	Lot Width	Lot Area	Side Yard Required (FT)	Side Yard Provided (FT)	Rear Yard Required (FT)	Rear Yard Provided (FT)	Parking Spaces
RA-1	1	1	Townhouse	20' End	3.0	40	37.75	40.00	20.00	800.00	2,400.00	75.00	28.33	2,075.10	8.00	8.00	20.00	20.00	4
		2	Townhouse	16' Middle	3.0	40	37.08	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		3	Townhouse	16' Middle	3.0	40	39.08	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		4	Townhouse	20' Middle	3.0	40	39.08	40.00	20.00	800.00	2,400.00	75.00	20.00	1,500.00	N/A	N/A	20.00	20.00	4
		5	Townhouse	16' Middle	3.0	40	39.08	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		6	Townhouse	16' Middle	3.0	40	39.08	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		7	Townhouse	20' Middle	3.0	40	38.91	40.00	20.00	800.00	2,400.00	75.00	28.33	2,124.75	8.00	8.00	20.00	20.00	4
	2	8	Townhouse	20' End	3.0	40	38.75	40.00	20.00	800.00	2,400.00	75.00	28.33	2,124.75	8.00	8.00	20.00	20.00	4
		9	Townhouse	16' Middle	3.0	40	38.75	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		10	Townhouse	20' Middle	3.0	40	38.48	40.00	20.00	800.00	2,400.00	75.00	20.00	1,500.00	N/A	N/A	20.00	20.00	4
		11	Townhouse	16' Middle	3.0	40	38.48	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		12	Townhouse	16' Middle	3.0	40	38.98	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		13	Townhouse	20' End	3.0	40	38.98	40.00	20.00	800.00	2,400.00	75.00	28.33	2,124.75	8.00	8.00	20.00	20.00	4
	3	14	Townhouse	20' End	3.0	40	37.42	40.00	20.00	800.00	2,400.00	75.00	28.33	2,124.75	8.00	8.00	20.00	20.00	4
		15	Townhouse	16' Middle	3.0	40	37.75	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		16	Townhouse	16' Middle	3.0	40	37.75	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		17	Townhouse	20' Middle	3.0	40	37.75	40.00	20.00	800.00	2,400.00	75.00	20.00	1,500.00	N/A	N/A	20.00	20.00	4
		18	Townhouse	16' Middle	3.0	40	38.08	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
		19	Townhouse	16' Middle	3.0	40	38.08	40.00	16.00	640.00	1,920.00	75.00	16.00	1,200.00	N/A	N/A	20.00	20.00	2
	4	20	Townhouse	20' End	3.0	40	37.42	40.00	20.00	800.00	2,400.00	75.00	28.33	2,124.75	8.00	8.00	20.00	20.00	4
		21	Townhouse	20' End	3.0	40	37.92	40.00	20.00	800.00	2,400.00	70.00	28.33	1,934.13	8.00	8.00	20.00	20.00	4
		22	Townhouse	16' Middle	3.0	40	38.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		23	Townhouse	16' Middle	3.0	40	37.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		24	Townhouse	20' Middle	3.0	40	37.25	40.00	20.00	800.00	2,400.00	70.00	20.00	1,400.00	N/A	N/A	20.00	20.00	4
		25	Townhouse	16' Middle	3.0	40	37.75	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		26	Townhouse	16' Middle	3.0	40	38.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
	5	27	Townhouse	20' End	3.0	40	38.75	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
		28	Townhouse	20' End	3.0	40	36.75	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
		29	Townhouse	16' Middle	3.0	40	37.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		30	Townhouse	20' Middle	3.0	40	37.08	40.00	20.00	800.00	2,400.00	70.00	20.00	1,400.00	N/A	N/A	20.00	20.00	4
		31	Townhouse	16' Middle	3.0	40	37.08	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		32	Townhouse	16' Middle	3.0	40	37.58	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
	6	33	Townhouse	20' End	3.0	40	37.58	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
		34	Townhouse	20' End	3.0	40	37.25	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
		35	Townhouse	16' Middle	3.0	40	37.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		36	Townhouse	16' Middle	3.0	40	37.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		37	Townhouse	20' Middle	3.0	40	37.25	40.00	20.00	800.00	2,400.00	70.00	20.00	1,400.00	N/A	N/A	20.00	20.00	4
		38	Townhouse	16' Middle	3.0	40	37.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		39	Townhouse	16' Middle	3.0	40	37.92	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		40	Townhouse	20' End	3.0	40	37.92	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4

Zone	Building	Lot #	Type of Unit	Unit Description	Floors	Height Req. (FT) (Max)	Height Provid. (FT)	Unit Length (FT)	Unit Width (FT)	Unit Footprint Area	Total Unit SF (Gross Floor Area or GFA)	Lot Length	Lot Width	Lot Area	Side Yard Required (FT)	Side Yard Provided (FT)	Rear Yard Required (FT)	Rear Yard Provided (FT)	Parking Spaces
RA-1	7	41	Townhouse	20' End	3.0	40	37.75	40.00	20.00	800.00	2,400.00	70.00	28.33	1,934.13	8.00	8.00	20.00	20.00	4
		42	Townhouse	16' Middle	3.0	40	37.75	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		43	Townhouse	16' Middle	3.0	40	37.75	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		44	Townhouse	20' Middle	3.0	40	37.08	40.00	20.00	800.00	2,400.00	70.00	20.00	1,400.00	N/A	N/A	20.00	20.00	4
		45	Townhouse	16' Middle	3.0	40	37.08	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		46	Townhouse	16' Middle	3.0	40	37.08	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		47	Townhouse	20' End	3.0	40	37.08	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
	8	48	Townhouse	20' End	3.0	40	37.42	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
		49	Townhouse	16' Middle	3.0	40	37.42	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		50	Townhouse	20' Middle	3.0	40	36.75	40.00	20.00	800.00	2,400.00	70.00	20.00	1,400.00	N/A	N/A	20.00	20.00	4
		51	Townhouse	16' Middle	3.0	40	37.58	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		52	Townhouse	16' Middle	3.0	40	37.58	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		53	Townhouse	20' End	3.0	40	37.58	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
	9	54	Townhouse	20' End	3.0	40	37.92	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
		55	Townhouse	16' Middle	3.0	40	37.92	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		56	Townhouse	16' Middle	3.0	40	37.92	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		57	Townhouse	20' Middle	3.0	40	37.92	40.00	20.00	800.00	2,400.00	70.00	20.00	1,400.00	N/A	N/A	20.00	20.00	4
		58	Townhouse	16' Middle	3.0	40	37.92	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		59	Townhouse	16' Middle	3.0	40	37.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		60	Townhouse	20' End	3.0	40	37.25	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
	10	61	Townhouse	20' End	3.0	40	39.25	40.00	20.00	800.00	2,400.00	70.00	28.33	1,934.13	8.00	8.00	20.00	20.00	4
		62	Townhouse	16' Middle	3.0	40	38.58	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		63	Townhouse	16' Middle	3.0	40	37.92	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		64	Townhouse	20' Middle	3.0	40	37.25	40.00	20.00	800.00	2,400.00	70.00	20.00	1,400.00	N/A	N/A	20.00	20.00	4
		65	Townhouse	16' Middle	3.0	40	37.58	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		66	Townhouse	16' Middle	3.0	40	37.58	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2
		67	Townhouse	20' End	3.0	40	37.58	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
	11	68	Townhouse	20' End	3.0	40	36.92	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4
69		Townhouse	16' Middle	3.0	40	36.92	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2	
70		Townhouse	20' Middle	3.0	40	37.25	40.00	20.00	800.00	2,400.00	70.00	20.00	1,400.00	N/A	N/A	20.00	20.00	4	
71		Townhouse	16' Middle	3.0	40	38.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2	
72		Townhouse	16' Middle	3.0	40	38.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2	
73		Townhouse	20' End	3.0	40	38.25	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4	

Zone	Building	Lot #	Type of Unit	Unit Description	Floors	Height Req. (FT) (Max)	Height Provid. (FT)	Unit Length (FT)	Unit Width (FT)	Unit Footprint Area	Total Unit SF (Gross Floor Area or GFA)	Lot Length	Lot Width	Lot Area	Side Yard Required (FT)	Side Yard Provided (FT)	Rear Yard Required (FT)	Rear Yard Provided (FT)	Parking Spaces	
12		74	Townhouse	20' End	3.0	40	38.92	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4	
		75	Townhouse	16' Middle	3.0	40	38.92	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2	
		76	Townhouse	16' Middle	3.0	40	37.92	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2	
		77	Townhouse	20' Middle	3.0	40	37.92	40.00	20.00	800.00	2,400.00	70.00	20.00	1,400.00	N/A	N/A	20.00	20.00	4	
		78	Townhouse	16' Middle	3.0	40	38.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2	
		79	Townhouse	16' Middle	3.0	40	38.25	40.00	16.00	640.00	1,920.00	70.00	16.00	1,120.00	N/A	N/A	20.00	20.00	2	
		80	Townhouse	20' End	3.0	40	38.92	40.00	20.00	800.00	2,400.00	70.00	28.33	1,983.10	8.00	8.00	20.00	20.00	4	
* Per Zoning Case No. 16-17 - FAR relief not required for individual theoretical lots within a subdivision																				
Townhouse Only Total											170,880.00			115,507.74						232.00
Remaining Area (Greenspace, roads, etc)														94,780.26						
Entire Townhouse Area Total											170,880.00			210,288.00						
FAR - Entire Townhouse Area														0.81						
Lot Occupancy - Entire Townhouse Area														27.09%						
Private Street Area Total (ROW)														20,879.00						
Entire Town Area Minus Private ROW Total														189,409.00						
Total Area without Private ROW											170,880.00			189,409.00						
FAR - Area without Private ROW														0.90						
Lot Occupancy - Area without Private ROW														30.07%						

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Lower Level



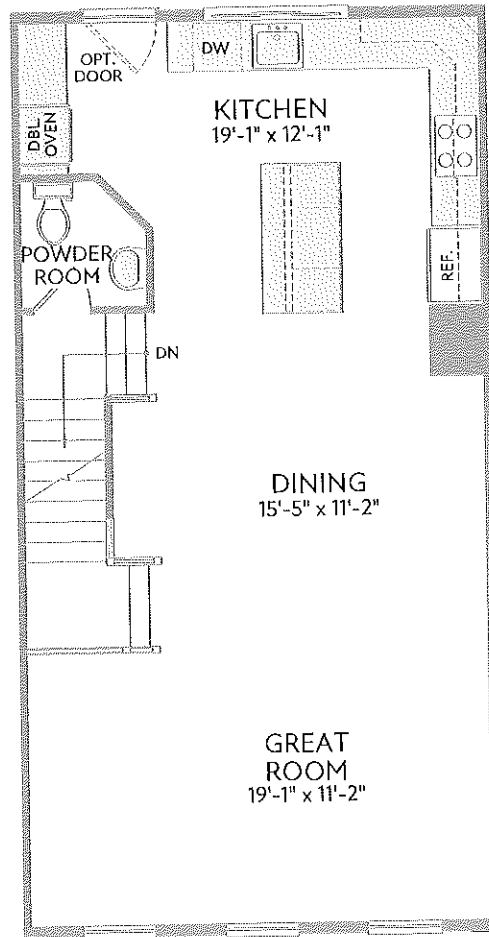
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First Floor



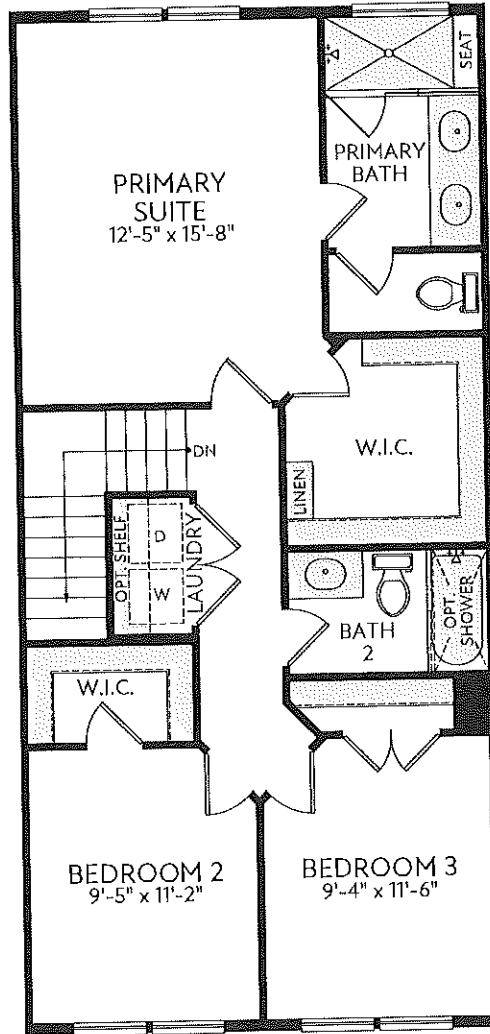
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Second Floor



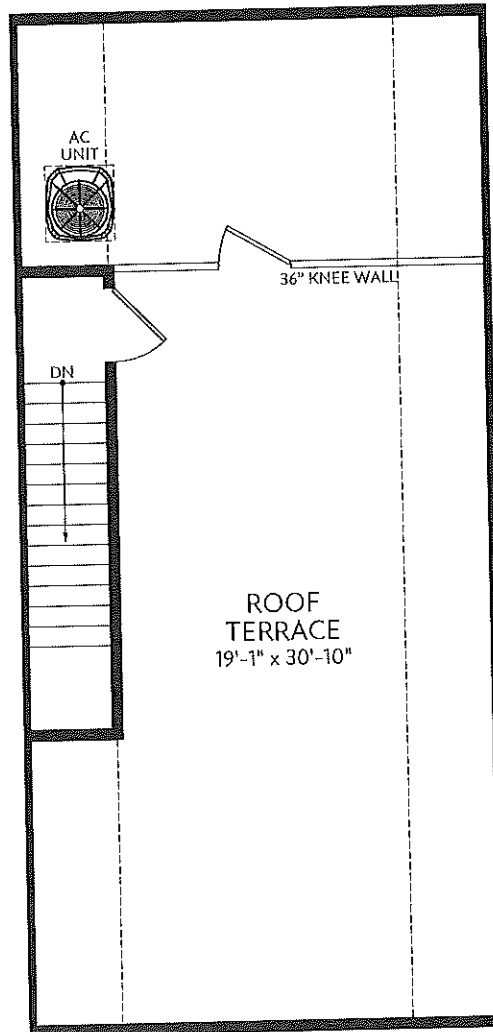
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Third Floor



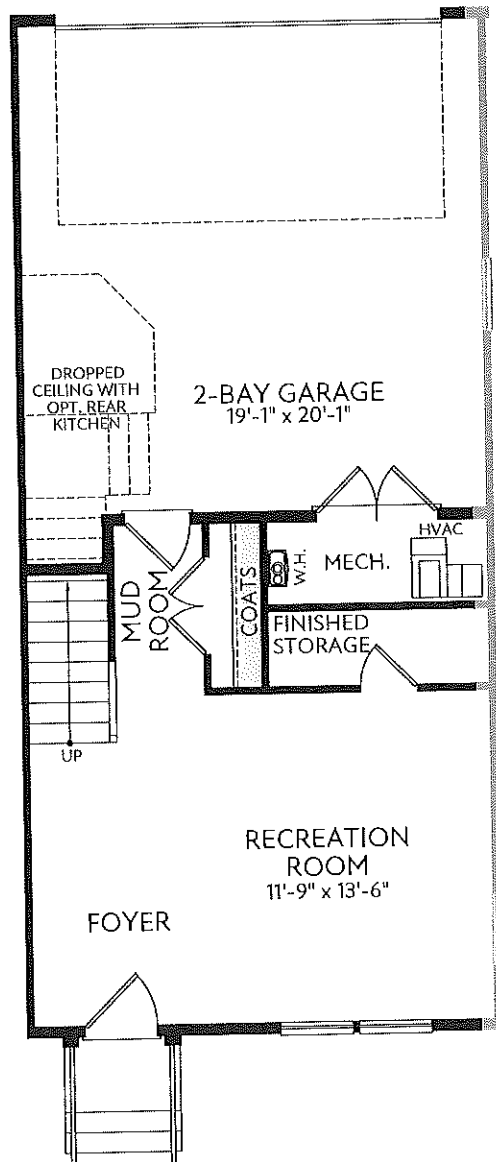
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Lower Level



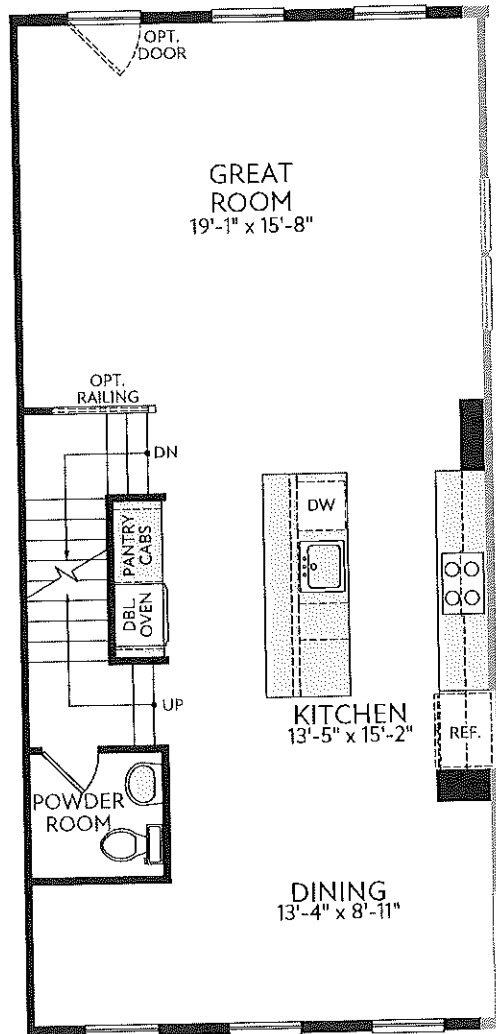
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First Floor



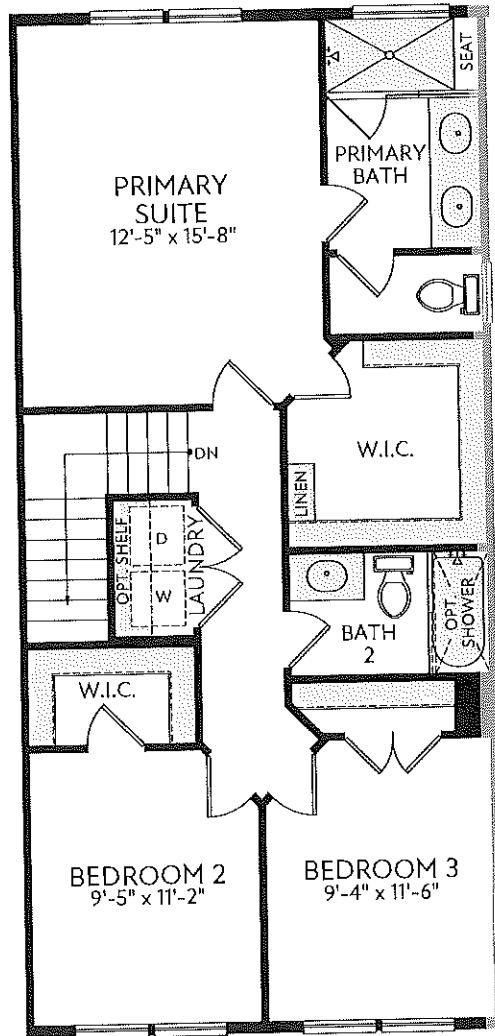
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Second Floor



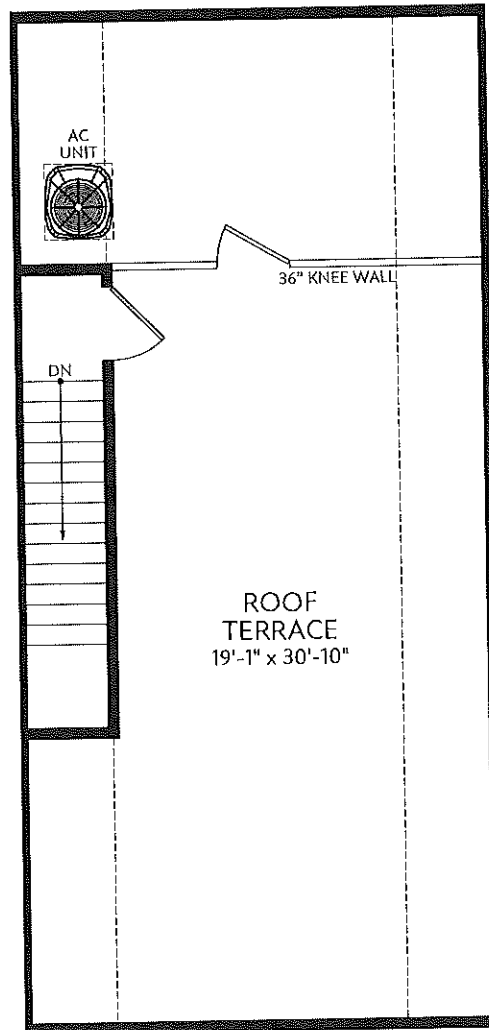
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Third Floor



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