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March 30, 2006

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, DC 20001

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Re: Prehearing Statement for Zoning Commission Case No. 05-30 - Consolidated PUD and Zoning Map Amendment- 6000 New Hampshire Avenue

Dear Members of the Commission:

On behalf of the West Group Development Company LLC and The Jarvis Company (the "Applicants"), we hereby submit the following items in support of the above-referenced application for consolidated review and approval for a planned unit development (PUD) and a zoning map amendment:

1. One original and twenty copies of the Applicants' prehearing statement in support of the application with exhibits.
2. One original and twenty copies of the architectural plans and elevations.
3. A check in the amount of \$19,672.40 for payment of the hearing fee.
4. Mailing labels for owners of the property within 200 feet of the PUD site.

ZONING COMMISSION
District of Columbia
CASE NO. 05-30
EXHIBIT NO. 26A1
DATE 2/6/06

The Applicants are prepared to respond to questions or provide any additional information which may be required. We look forward to the Zoning Commission's favorable consideration of this application.

Sincerely,

Norman M. Glasgow, Jr.
Norman M. Glasgow, Jr. *KZ*

Enclosures

cc: Cherita Whiting, Advisory Neighborhood Commission 4B (w/enclosures – via UPS)
Jennifer L. Steingasser, D.C. Office of Planning (w/enclosures – via UPS)
Karen Thomas, Office of Planning (w/enclosures – via UPS)
Stan Voudrie (West*Group) (w/enclosures – via UPS)
Ernest Drew Jarvis, William Jarvis (The Jarvis Company) (w/enclosures – via UPS)
Geoff Ferrell (Ferrell Madden Associates (w/enclosures – via UPS)
Art Lohsen (Frank Lohsen McCreery Architects) (w/enclosures – via UPS)
Eric Colbert (Eric Colbert & Associates) (w/enclosures – via UPS)
Robert Jeter, Ed Papazian (Kimley-Horn and Associates, Inc.) (w/enclosures – via UPS)
Steven E. Sher, Kyrus L. Freeman (w/enclosures)

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Washington, DC 20001-2610

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(703) 714-2184

Commercial Federal Bank
13220 California Street, Omaha, NE 68154
(402) 551-7300
www.comfedbank.com

001125

27-7208/3040 18

DATE	AMOUNT
Mar 20, 2006	****\$19,672.40

Memo: PUD Application-Hearing Fee

Nineteen Thousand Six Hundred Seventy-Two and 40/100 Dollars

Pay to the Order of:

D.C. Treasurer
Tax and Revenue Office
P.O. Box 98095
Washington, DC 20090-8095

Two signatures required on all checks



**6000 NEW HAMPSHIRE AVENUE
WASHINGTON, DC
PLANNED UNIT DEVELOPMENT**

**PREHEARING STATEMENT
OF THE APPLICANTS**

**TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A
CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND
ZONING MAP AMENDMENT**

March 30, 2006

**HOLLAND & KNIGHT LLP
2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000
Norman M. Glasgow, Jr., Esq.
Kyrus L. Freeman, Esq.
Steven E. Sher, Director of Zoning and
Land Use Services**

2006 MAR 30 PM 2:30

D.C. OFFICE OF ZONING

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PREFACE

This Prehearing Statement and attached documents are submitted by the WEST*GROUP Development Company LLC, and The Jarvis Company, LLC, the developers, on behalf of 6000 New Hampshire Avenue LLC, the owner of the subject property (collectively referred to herein as the "Applicants"), in support of their application to the Zoning Commission of the District of Columbia for the consolidated review and one-step approval of a Planned Unit Development ("PUD") and related Zoning Map Amendment.

The property that is the subject of this application consists of Parcel 126/74, Lots 69, 70, 71, 72, 73, 801, 824 and 826 in Square 3714, and Lot 858 in Square 3719 (the "Subject Property"). The Subject Property is located in the northeast quadrant of the District. Parcel 126/74 and Lot 858 in Square 3719 are bounded by Rittenhouse Street, New Hampshire Avenue, Peabody Street, Chillum Place and Sligo Mill Road. Lots 70, 71, 72, 73, 801, 824 and 826 in Square 3714 are bounded by Peabody Street, New Hampshire Avenue, a 15 foot public alley, and 1st Street. The Subject Property is currently zoned R-1-B, which permits a maximum height of forty feet and 3 stories. A maximum floor area ratio ("FAR") is not prescribed in the R-1-B District.

The Applicants are seeking consolidated PUD approval and rezoning of the Subject Property to the R-5-A District, and intend to construct a residential development of 188 units containing approximately 395,000 square feet of gross floor area dedicated to residential uses, with approximately 27 detached single family dwellings, 100 townhomes and 61 condominium apartments, on the Subject

Property. Moreover, the project will include 17 units (5 townhomes and 12 condominiums) offered as affordable housing units. The affordable townhome units will be integrated throughout the development, and each unit in the senior housing building will be dedicated to affordable housing. The project will have an overall floor area ratio ("FAR") of approximately 0.78 and will include approximately 380 off-street parking spaces.

The Applicants originally filed a PUD Statement and supporting documents, including architectural plans and drawings, with the Zoning Commission on September 12, 2005 (the "PUD Submission"). That PUD Submission set forth in detail the proposed development, project design, requested areas of flexibility, and a discussion of how the project meets the requirements of the Comprehensive Plan. This Prehearing Submission supplements the PUD Submission and responds to those issues raised by the Zoning Commission and the Office of Planning.

As set forth below, this Prehearing Submission, along with the original PUD Submission, meets the filing requirements for a PUD application under Chapters 24 and 30 of the District of Columbia Zoning Regulations.

DEVELOPMENT TEAM

Developer: WEST*GROUP Development Company LLC
1600 Anderson Road
McLean, VA 22102

Developer: The Jarvis Company, LLC
2600 Virginia Avenue, N.W., Suite 701
Washington, DC 20037

Master Planner: Ferrell Madden Associates
19 14th Street, SE
Washington DC 20003

Architect: Frank Lohsen McCrery Architects
1750 Pennsylvania Avenue, NW, Suite 810
Washington DC 20006

Architect: Eric Colbert & Associates
717 5th Street, NW
Washington DC 20001

Civil Engineers: Kimley-Horn and Associates, Inc.
13221 Woodland Park Road, Suite 400
Herndon VA 20171

Traffic Consultant: Kimley-Horn and Associates, Inc.
13221 Woodland Park Road, Suite 400
Herndon VA 20171

Landscape and Urban Design Consultant: Urban Resource Group
A division of Kimley-Horn and Associates, Inc.
13221 Woodland Park Road, Suite 400
Herndon VA 20171

Land Use Counsel: Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006

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**CERTIFICATION OF COMPLIANCE
WITH SECTION 3013 OF THE ZONING REGULATIONS**

The Applicant hereby certifies that this application, one original and twenty copies of which were filed with the Zoning Commission on March 30, 2006, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, that the application is complete.

<u>Subsection</u>	<u>Description</u>	<u>Page</u>
3013.1(a)	Information Requested by Zoning Commission and Office of Planning	Pgs. 2-6
3013.1(b)	List of Witnesses	Exhibit G
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for Record	
	Stan Voudrie WEST*GROUP Development Company LLC	Exhibit H
	William Jarvis & Ernest Jarvis [Just Bill?] The Jarvis Company, LLC	Exhibit I
	Geoffrey Ferrell Ferrell Madden Associates	Exhibit J
	Art Lohsen Frank Lohsen McCreery Architects	Exhibit K
	Eric Colbert Eric Colbert & Associates	Exhibit L
	Robert Jeter Kimley-Horn and Associates, Inc.	Exhibit M
	Ed Papazian Kimley-Horn and Associates, Inc.	Exhibit N
	M. Scott Mingonet Urban Resource Group	Exhibit O
	Steven E. Sher	Exhibit P


Director of Zoning and Land
Use Services, Holland & Knight LLP

3013.1(e)	Reduced Plans	Exhibit A
3013.1(f)	List of Maps, Plans or other Documents Readily Available Which Will Be Offered Into Evidence	Exhibit Q
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	Exhibit G
3013.4	First Source Employment Agreement	Exhibit E
3013.4	LSDBE Memorandum of Understanding	Exhibit F
3013.6(a)	List of Names and Addresses of All Property Owners Within 200 Feet of The Subject Property	Exhibit R

The undersigned **HEREBY CERTIFIES** that all of the requirements of Section 3013 of the Zoning Regulations have been complied with. In accordance with Section 3013.8, this application will not be modified less than twenty days prior to the public hearing.

Respectfully Submitted,

HOLLAND & KNIGHT LLP

By: 
Kyrus L. Freeman

LIST OF EXHIBITS

Exhibit	Description
A	Architectural Plans and Elevations
B	Supplemental Traffic Impact Analysis and Circulation Plan
C	Letter of Support from Lamond Community Action Group
D	Community Meeting Minutes
E	First Source Employment Agreement
F	LSDBE Memorandum of Understanding
G	List of Witnesses and Estimated Time Required For Presentation of Applicants case
H	Outline of Testimony of Stan Voudrie
I	Outline of Testimony of William Jarvis
J	Outline of Testimony of Geoffrey Ferrell
K	Outline of Testimony of Art Lohsen
L	Outline of Testimony of Eric Colbert
M	Outline of Testimony of Rob Jeter
N	Outline of Testimony of Ed Papazian
O	Outline of Testimony of M. Scott
P	Outline of Testimony of Steven E. Sher
Q	List of Maps, Plans or other Documents Readily Available Which Will Be Offered Into Evidence
R	List of Names and Addresses of All Owners of Property Within 200 Feet of the Subject Property

I. INTRODUCTION

This Prehearing Statement and the attached documents (the "Prehearing Submission") are submitted by the WEST*GROUP Development Company LLC, and The Jarvis Company, LLC, the developers, on behalf of 6000 New Hampshire Avenue LLC, the owner of the subject property (collectively referred to herein as the "Applicants"), to the Zoning Commission for the District of Columbia ("Commission") for the consolidated review and one-step approval of a Planned Unit Development ("PUD") and related Zoning Map Amendment. The Applicants are seeking PUD approval and rezoning of the Subject Property to the R-5-A District.

The property that is the subject of this application consists of Parcel 126/74, Lots 69, 70, 71, 72, 73, 801, 824 and 826 in Square 3714, and Lot 858 in Square 3719 (the "Subject Property"). The Subject Property is located in the northeast quadrant of the District. Parcel 126/74 and Lot 858 in Square 3719 are bounded by Rittenhouse Street, New Hampshire Avenue, Peabody Street, Chillum Place and Sligo Mill Road, N.E. Lots 69, 70, 71, 72, 73, 801, 824 and 826 in Square 3714 are bounded by Peabody Street, New Hampshire Avenue, a 15 foot public alley, and 1st Street, N.E.¹ The Subject Property is currently zoned R-1-B, which permits a maximum height of forty feet and

¹ The Applicants are discussing with two of the owners of single family dwellings adjacent to the larger parcel swapping land to even out the parcel. The plans submitted with the application identify the locations of the areas to be exchanged. The Applicants will revise the plans to exclude those areas in the event that agreement cannot be reached with the two owners. If agreement is reached, those properties will be a part of the proposed development. For computational purposes, the land areas were adjusted to assume that the properties would be exchanged, which results in a slightly larger land area than is now included in the property.

three stories. A maximum floor area ratio ("FAR") is not prescribed in the R-1-B District. The Applicants are seeking consolidated PUD approval and rezoning of the Subject Property to the R-5-A District. The requested zoning change is fully consistent with the District of Columbia Comprehensive Plan ("Comprehensive Plan"), including the land use element which designates the Subject Property in the low density residential land use category.

The Applicants originally filed a PUD Statement and supporting documents, including architectural plans and drawings, with the Zoning Commission on September 12, 2005 (the "PUD Submission"). That PUD Submission set forth in detail the proposed development, project design, requested areas of flexibility, and a discussion of how the project meets the requirements of the Comprehensive Plan. This Prehearing Submission supplements the PUD Submission and responds to those issues raised by the Zoning Commission and the Office of Planning.

II. ISSUES/QUESTIONS RAISED BY THE ZONING COMMISSION

A. Density

The proposed PUD reflects the careful consideration given by the Applicants and the architects to the unique location of the Subject Property and the surrounding uses and intensity of uses.

The Subject Property is currently zoned R-1-B. A maximum floor area ratio ("FAR") is not prescribed in the R-1-B District. However, the effective density in the R-1-B District is 1.2 FAR (40% lot occupancy times three stories). Thus, based upon a land area of approximately 501,691 square feet,

the Subject Property could be developed as a matter of right to 602,029 gross square feet of residential floor area. Moreover, the R-1-B District permits approximately 8.5 units per acre.

The Applicant is seeking a zoning map amendment to rezone the property to the R-5-A District. The project will have an overall FAR of approximately 0.78, which is less than the effective matter-of-right density of 1.2 for the current R-1-B zoning of the site, less than the R-5-A District's matter of right FAR of 0.9, and less than the 1.0 FAR permitted by the PUD Standards for the R-5-A District. The proposed development is therefore within the limits of the range of residential zones.

Moreover, the layout and grading of the PUD project also contributes to the open feel of the development. Upon entering the development, the visitor is directed through a ribbon of seasonal and sloping streetscapes, tying together various open green spaces. These expansive spaces are strategically located and shaped to both respond to and relieve the density. The slope of the overall site enhances the sense of lessening density by providing open vistas and inclined views directed through great lawns and terracing greens. As a result, the decreased sense of density yields a more comfortable and interactive setting throughout the development.

B. Lot Occupancy and Green Space Computations

The Commission requested computations of the project's percentage of lot occupancy and percentage of green space, not including the proposed private alleys and streets. As indicated in the computations below, the

percentage of lot occupancy without including the private alleys and streets is 36%, which is less than the matter-of-right lot occupancy of 40%, and the percentage of green space in the development without including the private alleys and streets is 54%. Thus, the PUD project is below the permissible percentage of lot occupancy and over half of the project is devoted to green space.

Percentage of Lot Occupancy Computations

Total Lot Area	505,062 square feet
Total Building Area	137,633 square feet
Total Lot Occupancy	27%
Subtract Private Alley and Drives	<120,251> square feet
Total Lot Area (w/o Alley/Drives)	384,811 square feet
Total Lot Occupancy (w/o Alley/drives)	36%

Percentage of Green Space Computations

Total Lot Area	505,062 square feet
Total "Green Space"	182,906 square feet
On-Site "Green Space" Percent	36%

Subtract Private Alley and Drives from Total Lot	<120,251> sq. ft.
Total Lot Area (w/o Alley/Drives)	384,821 sq. ft.
"Green Space" Percent (w/o Alley/Drives)	47%

Add "Green Space" in adjacent Right-of-Way	52,993 square feet
Total Development Area (w/o Alley/Drives)	437,804 sq. ft.
Total "Green Space" within development	235,899 sq. ft.
"Green Space" Percent in development	54%

C. Design of Green Space

Drawings detailing the Applicants' proposed parks and green spaces are attached as Sheets S04 – S20 of the Architectural Plans and Elevations. As shown on the plans, the treatment of each open space presents an individual character while unifying the overall experience at 6000 New

Hampshire. These spaces take form and provide furnishings that yield to a more congregational and interactive experience. The great lawn, a large and expansive green space, sets the stage for open recreational activities, while the tier garden provides a more passive, semi-enclosed experience overlooking the great lawn. The oval garden provides a setting for conversation and picnicking. The Peabody Place pocket parks relieve the density by welcoming pedestrians to congregate and enjoy the open linear green spaces. The sculpture garden, Sycamore park and Crescent pocket park also serve to bring the residents and visitors out to sit, take sun and interact. The Peabody Pet Park will provide a public area for the community to bring their dogs to play off leash. Every space at 6000 New Hampshire responds to its setting while maintaining the traditional style and functioning as outdoor open and interactive space.

A listing of each of the parks and gardens included in the project, and its corresponding square footages, follows:

<u>Park Identification</u>	<u>Green Space</u>
Peabody Place Pocket Park – East	2,379 square feet
Peabody Place Pocket Park – West	2,552 square feet
Crescent Garden	1,743 square feet
Oval Garden	3,373 square feet
Sculpture Garden	4,026 square feet
Great Lawn	23,580 square feet
Tier Garden	5,688 square feet
Sligo Corner Park	2,055 square feet
Sycamore Park	2,330 square feet
Peabody Pet Park	2,569 square feet
Condo Courtyard Gardens	5,818 square feet

D. Areas of Relief

As requested by the Commission, detailed plans showing the dimensions of each proposed zoning lot are attached as Sheets S33 – S62 of the Architectural Plans and Elevations. The Commission also requested more information regarding the request for relief pursuant to Sections 410 and 2516.

1. **Flexibility Pursuant to Sections 410 and 2516 of the Zoning Regulations**

Section 410.1 of the Zoning Regulations provides that in an R-5 District, if approved by the Board of Zoning Adjustment as a special exception, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls erected from the ground up or from the lowest floor up, may be erected and deemed a single building for the purpose of the Zoning Regulations. 11 DCMR §410.1. Moreover, section 2516 of the Zoning Regulations allows multiple buildings on a single subdivided record lot, which is useful where as here, there are large deep lots having a smaller amount of street frontage.

As shown on Sheets S01 – S03 of the Architectural Plans and Drawings, the Applicants propose to erect the townhomes in groups of buildings. All buildings in the group of buildings will be erected simultaneously, and all front entrances of the group will abut either a street, front yard or front court. However, since the Subject Property has a large land area compared to the amount of street frontage, the Applicants are

requesting that the Zoning Commission treat each grouping of townhomes as a single building for the purpose of the Zoning Regulations so that each individual dwelling need not satisfy all the area and bulk provisions.

2. Flexibility from Yard Requirements

Pursuant to Section 405.9 of the Zoning Regulations, side yards provided in the R-5-A District must have a minimum width of not less eight feet. A rear yard with a minimum width of twenty feet is also required 11 DCMR §404.1. For lots having no street frontage, a front yard equal to the minimum required rear yard is also required by §2516.5(b).

The Applicants request flexibility from these requirements because a number of the yards provided are less than the required width. As shown on the development data and zoning lot drawings included in the Architectural Plans and Elevations, due to design and massing features of the project, and the clustering of units to ensure open space, a number of the units do not have complying yards. However, the project includes a significant amount of open space, as the overall lot occupancy is approximately 27%, and approximately 54% of the Subject Property is devoted to open, green space.

E. Transportation/Circulation

The Applicants have discussed this project with DDOT on a number of occasions. A supplemental Traffic Impact Analysis and a revised circulation plan are attached as Exhibit B. These materials, which have been submitted to DDOT for review and comment, were prepared to address the concerns expressed by DDOT staff during meetings with the development team. In

addition, the Applicants have agreed to construct the project's interior streets and alleys according to DDOT material specifications.

F. Affordable Housing

The original PUD Submission included a total of 199 residential units. The Applicants initially proposed to dedicate 5 townhomes and 5 condominium units as affordable housing units. However, the Applicants' revised plans have reduced the number of residential units by approximately 6% from 199 to 188 units. Notwithstanding this reduction in the number of units, the Applicants have *increased* the number of affordable housing units by approximately 70% from 10 to 17 units. The Applicants currently intend to dedicate 5 townhomes for affordable housing. In addition, each of the 12 units in the West condominium building, which will be restricted to residency by persons aged fifty-five and older, will also be dedicated as affordable housing units. Designating each of these 12 units as affordable housing will offer the possibility that senior citizens residing in the community could remain in the community in a smaller, more maintenance friendly home. Therefore, under the Applicants' current proposal, approximately 10 % of the total units offered will be dedicated as affordable housing units.

G. Community Support

The Applicants have worked diligently with the Advisory Neighborhood Commission and various community groups in order to obtain support for the PUD project. The first meeting that the Applicants had with

the community regarding this development was a 4B07 Single Member District meeting in the fall of 2004, chaired by Commissioner Judi Jones, at which time the Applicants first proposed a project that contained single-family homes, townhomes, and the conversion of the two existing buildings into condominiums. The 4B07 community has therefore been involved in the development review process from the very outset and has known the Applicants intentions from the very outset. Every meeting that the Applicants have had with the community since the fall of 2004 has revolved around a development that required new zoning consistent with a project containing single-family homes, townhomes and condominiums.

At every meeting the Applicants have held with the community, the Applicants carefully explained that the Applicants would be applying for a PUD with the Zoning Commission. The Applicants have clearly stated they are not applying for a blanket zoning change permitting great latitude in the building process. The Applicants informed the community that the PUD process allows the Applicants to construct only the development project as submitted to and approved by the Zoning Commission. The Applicants have told the community that if the project is not built as submitted to and approved by the Zoning Commission, then the property remains as currently zoned.

By e-mail exchange between Commissioner Judi Jones and Ms. Anita Hairston of the Office of Planning, Ms. Hairston clarified and confirmed this

position regarding the zoning and the PUD process. The PUD application the Applicants have submitted to the Zoning Commission is in conformance with the promises the Applicants have made to the community and is in conformance with all of the negotiated terms that have been required by the community (including the 4B07 community).

During the course of 2005, the Applicants significantly revised the proposed development based upon continuous conversations with the Lamond-Riggs community – consisting of the neighbors on both sides of New Hampshire Avenue. As a result of the Applicants' meetings with the community, the Applicants revised the original plan and eliminated proposed retail shops, eliminated a proposed park that some neighbors thought might be a problem, significantly reduced the number of townhomes, significantly increased the parking, significantly increased the yards of the townhomes and the common green space, added more sidewalks and pathways, and positioned the street entrances and exits in and out of the development to comply with neighborhood wishes. In addition, the Applicants replaced townhomes with single-family homes, allocated certain units (townhomes and condominium units) specifically for qualified-affordable purchasers, and designated a portion of the condominium building as a community room, all in direct response to the Lamond-Riggs community's requests.

Moreover, the Applicants met several times with, and accepted the April 2005 neighborhood survey results provided by, the Lamond Community

Action Group ("LCAG"). Because of the LCAG's recommendations regarding the project, among other things, the Applicants committed to build the single-family homes and the townhomes with brick covering all four exterior walls, further reduced the density of the project, and increased the infrastructure amenities throughout the project. Based upon the Applicant's work with the community, LCAG sent a letter to ANC Commissioner Judi Jones in June of 2005, supporting the project. A copy of the letter is attached hereto as Exhibit C. During the summer of 2005, at the request of Commissioner Judi Jones, the Applicants converted one of the existing buildings into a seniors-only condominium building.

There have been two separate, community-wide meetings where the Applicants have presented the project to all those affected, and in both cases, the Applicants received nearly unanimous support for the project. The first meeting was held on April 25, 2005 and was led by Commissioner Judi Jones, Commissioner Cherita Whiting, and Councilmember Adrian Fenty. The second meeting was held on July 18, 2005 and was led by Commissioner Cherita Whiting, but Commissioners Judi Jones, Blondine Hughes and Muriel Bowser were all in attendance. The minutes of these meetings, a copy of which is attached hereto as Exhibit D, not only clearly reflect the support of the community for the project, but also document the request (on behalf of the 4B07 community) to convert one of the existing buildings into a seniors building (see attached).

The Applicants attended an additional meeting in the ANC 4B offices on Thursday, February 9, 2006, which meeting included the Applicants' development team, representatives from the community (Yvonne Jefferson and Archie Pritchett from Citizens Aware and James Gaston and Keith White from Lamond Community Action Group), and the Advisory Neighborhood Commissioners (including Commissioners Cherita Whiting, Blondine Hughes, Faith Wheeler, Michael Burke, Wesley Hickman, and Muriel Bowser). The meeting participants had a very healthy dialogue about the project, the many meetings and negotiations that have taken place between the Applicants and various groups in the community over the last 18 months, and the issues that remained of concern for the neighbors. At the close of the February 9th meeting, the Applicants promised to explore options to revise the development plans to address the most recent set of articulated community concerns.

On February 23, 2006, the Applicants submitted to Citizens Aware, LCAG and the ANC revised plans to the community that included all of the negotiated promises the Applicants have made to the community to date (i.e., maintaining the all-brick siding of the homes, preserving the agreed-upon number of affordable units, developing one of the current buildings as a seniors-only facility, etc.) and eliminated 10% of the townhouses in the development. These plans are the basis of the plans filed herewith, and directly address the community's concerns regarding the project's density.

The plan now has a great deal more green space, including garden and landscaped areas, a dog walk, the planting of over 200 new trees on the site, and the significant landscaping of the perimeter curbside areas.

The Applicants presented the new plan to the LCAG on February 27, 2006, and received strong support for the PUD plan as revised. The Applicants also presented the new plan at the 4B07 single member district meeting on March 13, 2006, and received no objections to the plan.

H. Building Connection

As instructed by the Commission, the trellis originally shown on Sheet S03 of the plans filed with the initial PUD Submission has been removed.

I. Grading and Drainage Plan

The Commission questioned whether the proposed grading and drainage plan would be sufficient to accommodate all of the proposed units. The design of the storm drainage system is intended to typically collect storm water from the streets and dwelling units up-gradient of the central park detention system. This water will then be treated in a sand filter for water quality before it leaves the site, entering into the New Hampshire Avenue storm drain. The dwelling units down-gradient of the central park detention system will typically be treated with individual lot downspout water quality infiltration trenches prior to leaving the site. Sandfilters for systems without the benefit of the central park detention, will be sized to accommodate the

water quality volume required as well as the water quantity volume necessary to reduce peak outflow rates to the pre-development levels. Finally, drainage calculations have been done in accordance with the DCDOH Stormwater Management Guidebook. The post development discharge rates will be at or below the predevelopment rates for the 2-yr and 15-yr storm events.

III. ISSUES/QUESTIONS RAISED BY THE OFFICE OF PLANNING

A. Confirm Units Requiring Zoning Relief

As requested by the Commission and the Office of Planning, plans clearly identifying which lots require zoning relief are attached hereto as Sheets S33 – S62 of the Architectural Plans and Elevations.

B. First Source Employment Agreement

The Applicant has executed and submitted to the Department of Employment Services ("DOES") a First Source Employment Agreement in order to ensure cooperation with DOES for employee recruitment for jobs created by the PUD with the objective that fifty-one percent (51%) of the employees hired in connection with the development of the project are District of Columbia residents. A copy of the executed agreement the Applicant submitted to DOES is attached hereto as Exhibit E.

C. LSDBE Memorandum of Understanding

The Applicant has executed and submitted to the Office of Local Business Development ("OLBD") a Memorandum of Understanding committing to make a bona-fide effort to utilize local, small, or disadvantaged business enterprises certified by the District of Columbia Local Business Opportunity Commission in order to achieve, at a minimum, the goal of thirty-five percent (35%) participation in the contracted development costs in connection with the development of the project. A copy of the executed Memorandum the Applicant submitted to the OLBD is attached hereto as Exhibit F.

D. Comparison of Public Benefits/Amenities And Requested Flexibility

A chart showing the public benefits and amenities being offered by the Applicant, in comparison to the requested areas of flexibility, is below.

Benefit/Amenity	Development Flexibility
Creation of approximately 395,000 square feet of new housing, which is consistent with the goals of the Zoning Regulations, the Comprehensive Plan and the Mayor's housing initiative.	Relief to treat grouping of buildings as a single building for the purpose of the Zoning Regulations and to allow multiple buildings on a single subdivided record lot.
Conversion of two vacant buildings that previously housed the Masonic and Eastern Star Nursing Home and Infirmary, but were most recently used as offices for Med-Star Health, into condominium buildings, which is more compatible with the surrounding residential uses and enhances the residential character of	Yard flexibility for a number of the zoning lots.

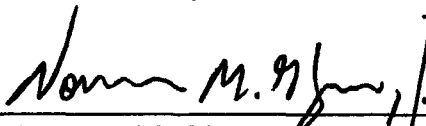
<p>the neighborhood.</p>	
<p>Dedication of 17 units as affordable housing units.</p>	
<p>The project has an overall lot occupancy of 27%, which is less than the matter-of-right lot occupancy of 40% in both the R-1-B and R-5-A Districts.</p>	
<p>Provision of approximately 182,906 square feet of green space, including 11 park and garden areas, in the development.</p>	
<p>Execution of a First Source Employment Agreement in order to ensure cooperation with Department of Employment Services ("DOES") for employee recruitment for jobs created by the PUD with the objective that fifty-one percent (51%) of the employees hired in connection with the development of the project are District of Columbia residents.</p>	
<p>Execution of a Memorandum of Understanding and commitment to make a bona-fide effort to utilize local, small, or disadvantaged business enterprises certified by the District of Columbia Local Business Opportunity Commission in order to achieve, at a minimum, the goal of thirty-five percent (35%) participation in the contracted development costs in connection with the development of the project.</p>	

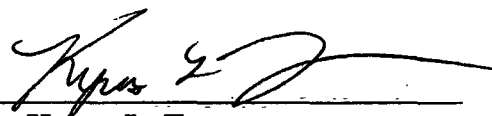
IV.
CONCLUSION

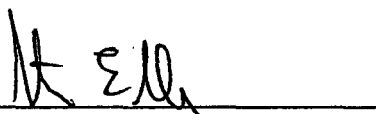
For the foregoing reasons, the Applicants respectfully request that the Zoning Commission approve the PUD application.

Respectfully submitted:

HOLLAND & KNIGHT LLP

By: 
Norman M. Glasgow, Jr.

By: 
Kyrus L. Freeman

By: 
Steven E. Sher, Director of
Zoning and Land Use Services

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6000 NEW HAMPSHIRE
PLANNED UNIT DEVELOPMENT
Avenue



OWNER/DEVELOPER

WEST GROUP
DEVELOPMENT COMPANY LLC
& THE JARVIS COMPANY

BUILDER

THE LINDE COMPANIES

CIVIL ENGINEERING



MASTER PLANNING

FERRELL MADDEN ASSOCIATES
urban design, urban planning and formbased coding

ARCHITECT

FRANCK
LOHSEN
McCREERY
ARCHITECTS

CONDOMINIUM ARCHITECT

ERIC COLBERT & ASSOCIATES

LAND USE COUNSEL

Holland+Knight LLP

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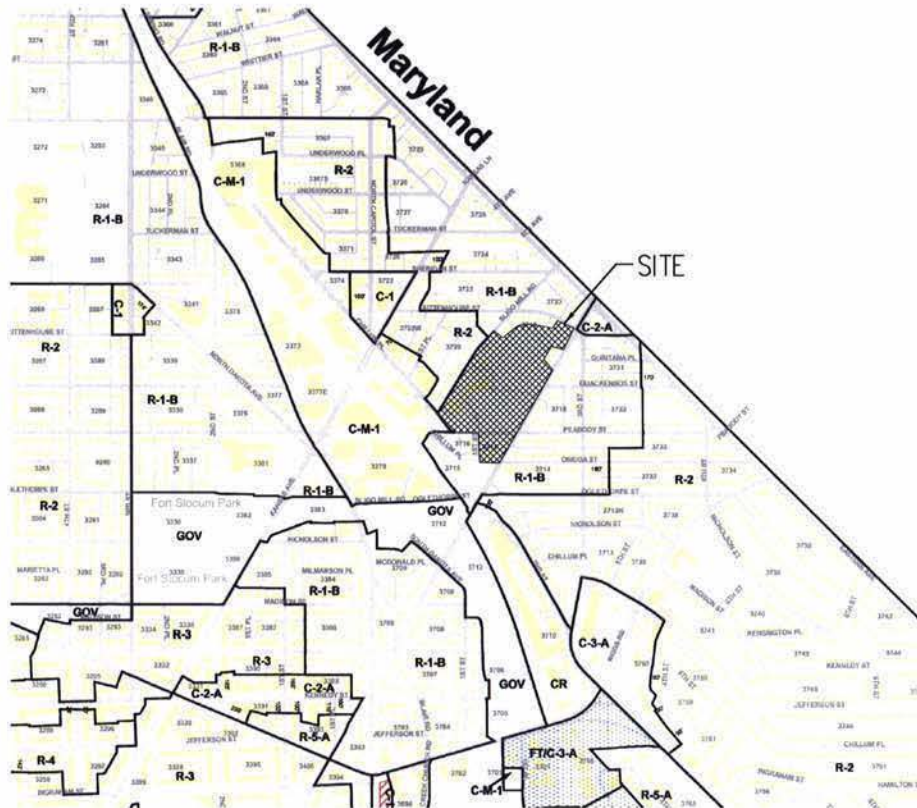
Section	Item	Sheet	Section	Item	Sheet
02406.11(e)	Tabulation of development data:		2406.12(d)	<i>(continued)</i>	
.11(e)(1)	Area and dimensions of each lot Exact area of total site	T01	.11(e)(5)	Proposed drainage, including water and sewer lines, inlets and basins connections to public water and sewer lines	S26,S32
.11(e)(2)	Percentage of lot occupancy: for each building on each lot for all buildings on entire site	T01		Proposed erosion controls	S30, S31
.11(e)(3)	Gross floor area and floor area ratio: for each building on each lot for all buildings on entire site including a breakdown for each use	T01		Location and elevations of public or private streets, alleys or easements bounding or traversing the site, including an indication of any rights-of-way or easements to be continued, relocated or abandoned	E01
11(e)(6)	Estimated quantities of potable water, sanitary sewage and storm water including methods of calculation	D01,D02	2406.12(e)	Architectural plans:	A01 - C09
2406.11(e)(7)	Any other information needed to understand the project			Typical floor plans and elevations for each building	
.12(g)				Sections for each building	
2406.12(c)	Detailed site plan:	S01		Sections for entire project	
.11(d)	Location and external dimensions of all buildings and structures	S01		Sections and elevations for entire square	
	Utilities and other easements	S32	2406.12(f)	Circulation plan:	S24, S25
	Walkways and driveways	S01	.11(e)(4)	Driveways and walkways, including widths, grades and curb cuts	S01,S26
	Plazas, arcades and open spaces	S01		Location and number of parking spaces	T01
2406.12(d)	Detailed landscaping and grading plan:	S04,S26		Location and number of loading berths	T01
.11(e)(5)	Existing topography, contours, natural features, landscaping	E01		Designation of spaces for different uses	
	Existing trees of 6" caliper or greater	E01			
	New contours, proposed finished grades, planting and landscaping	S04,S26			

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6000 New Hampshire Avenue

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DEVELOPMENT DATA AND ZONING TABULATIONS

SQUARE: 3714 & 3719		
BUILDING TYPE	LOTS	SITE AREA (SF)
SINGLE FAMILY HOMES	27	147,950
OPEN SPACE	3	45,501
CONDOMINIUM	2	69,337
TOWNHOUSE	24	242,204

RESIDENTIAL DEVELOPMENT R-5-A

DESIGN ELEMENT	REQUIRED/ALLOWED PLD	PROVIDED
MINIMUM LOT AREA	NONE	VARES ²
MINIMUM LOT WIDTH	NONE	VARES ²
FAR	0.8 MAX	0.78
GROSS FLOOR AREA	454,556 SF	393,148 SF
LOT OCCUPANCY	60% MAX	27.3%
BUILDING HEIGHT	40'-0"	VARES ²
REAR YARD	20 FT	VARES ²
SIDE YARD	VARES ¹	VARES ²
PARKING		
ONE-FAMILY DWELLING	1 PER 1 DU = 27 SPACES	54 SPACES
APARTMENT HOME/MULTIPLE DWELLING	1 PER 1 DU = 161 SPACES	243 SPACES
LOADING	NONE	NONE

NOTES:

- ONE SIDE YARD SHALL BE PROVIDED, EXCEPT FOR THOSE LOTS WHICH ARE SINGLE FAMILY DETACHED DWELLINGS, IN WHICH CASE TWO SIDE YARDS SHALL BE PROVIDED PER §405.4.
- SEE SHEET T01 FOR LOT TABULATIONS.
- AS PRESCRIBED BY THE BOARD PURSUANT TO §3104.

WATER AND SEWER DEMAND CALCULATIONS

Assumptions:

Bedrooms	Flow/Sewage (gpd)
1	150
2	300
3	450
4	600
5	750

Water Peaking Factor: 3
Sanitary Peaking Factor: 4

Calculations:

Building Type	Number of Bedrooms	Number of Units	Water Demand Per Unit (gpd)	Avg Water Demand (gpd)	Peak Sanitary Flow Per Unit (gal/hr)	Total Peak Sanitary Flow (gal/hr)
TH 1	4	26	600	15,600	100	2600
TH 2	4	23	600	13,800	100	2300
TH 3	3	35	450	15,750	75	2625
TH 4	3	11	450	4,950	75	825
TH 5	3	5	450	2,250	75	375
SF 1	4	18	600	10,800	100	1800
SF 2	4	9	600	5,400	100	900
1BR Condo	1	22	150	3,300	25	550
2BR Condo	2	33	300	9,900	50	1650
3BR Condo	3	6	450	2,700	75	450
Total Flow:				81,750		14,075

Water Demand Summary

Total Avg Water Demand: 81,750 gpd
Total Peak Water Demand: 10,219 gal/hr
Total Peak Water Demand: 170 gpm

Peak Sanitary Sewer Flow Summary

Connection 1: 10,425 gal/hr
Connection 2: 2,750 gal/hr
Connection 3: 900 gal/hr
Total Flow: 14,075 gal/hr

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 D.C. OFFICE OF ZONING
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6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

PROPOSED DEVELOPMENT DATA

D01

TOTAL SITE STORM WATER RUNOFF CALCULATIONS

STORMWATER QUANTITY HYDROLOGY

Stormwater Rational Method

$$Q = CA$$

Where	Q =	Peak flow (cfs)
	C =	Runoff Coefficient
	I =	Rainfall intensity (in/hr)
	A =	Drainage Area (acres)
	T _c =	Time of Concentration (min)

Total Site Pre-Development Run-Off

T _c =	19.6 min
Pre-Development Runoff Coefficient	
A ₁ =	2.56 acres
C ₁ =	0.75 (Medium Density Apartment House)
A ₂ =	0.19 acres
C ₂ =	0.65 (One-Family Detached Dwelling)
A ₃ =	8.80 acres
C ₃ =	0.35 (Grass)

$$\text{Weighted Runoff Coefficient } C = 0.44$$

Pre-Development 2-Year Storm

Q _{2-year} =	CA
C =	Runoff Coefficient
I ₂ =	rainfall intensity (in/hr) - 2-Yr Frequency 20-min
A =	Area (acres)
C =	0.44 weighted runoff coefficient
I ₂ =	3.36 in/hr
A =	11.54 acres

$$Q_{2-year} = 37.2 \text{ cfs} \quad \text{Peak Flow}$$

Pre-Development 15-Year Storm

Q _{15-year} =	CA
C =	Runoff Coefficient
I ₁₅ =	rainfall intensity (in/hr) - 15-Yr Frequency 20-min
A =	Area (acres)
C =	0.44 weighted runoff coefficient
I ₁₅ =	4.62 in/hr
A =	11.54 acres

$$Q_{15-year} = 24.7 \text{ cfs} \quad \text{Peak Flow}$$

Total Site Post-Development Run-Off

T _c =	10 min
Post-Development Runoff Coefficient	
A ₁ =	2.81 acres
C ₁ =	1.00 (Roads and Parking Lot Pavement)
A ₂ =	0.73 acres
C ₂ =	0.75 (Medium Density Apartment House)

$$\text{Weighted Runoff Coefficient } C = 0.81$$

Post-Development 2-Year Storm

Q _{2-year} =	CA
C =	Runoff Coefficient
I ₂ =	rainfall intensity (in/hr) - 2-Yr Frequency 5-min
A =	Area (acres)
C =	0.81 weighted runoff coefficient
I ₂ =	4.44 in/hr
A =	11.54 acres

$$Q_{2-year} = 41.5 \text{ cfs} \quad \text{Peak Flow}$$

Post-Development 15-Year Storm

Q _{15-year} =	CA
C =	Runoff Coefficient
I ₁₅ =	rainfall intensity (in/hr) - 15-Yr Frequency 5-min
A =	Area (acres)
C =	0.81 weighted runoff coefficient
I ₁₅ =	6.3 in/hr
A =	11.54 acres

$$Q_{15-year} = 89.0 \text{ cfs} \quad \text{Peak Flow}$$

TOTAL SITE WATER QUALITY CALCULATIONS

WATER QUALITY

Water Quality Volume

$$V_w = (R \times I) / 12$$

Where	V _w =	Water Quality Volume (cubic feet)
	R =	Runoff Depth (inches)
	I =	Impervious Area (square feet)
	CF =	Conversion Factor

Stand Filter Area

$$A_s = 90 + (V_w / 0.14) \times (187 \text{ sq/ft})$$

Where	A _s =	Surface Area of Filter layer (second chamber) (square feet)
	I _s =	Impervious Area (acres)

First Flush Volume

$$V_f = V_w \times (F \times T \times A)$$

Where	V _f =	Storage Volume needed to hold first flush runoff (cubic feet)
	V _w =	Water Quality Volume (cubic feet)
	F =	Attenuation Rate for sand (bed/hour)
	T =	Filling Time (hours)
	A _s =	Surface Area of Filter Layer (second chamber)

Total Site Water Quality Volume

$$V_w = (R \times I) / 12$$

Weighted R =	0.35 inches
I =	302,667 square feet
V _w =	14,887 cubic feet

Roof Downspout Filtration System (Typical)

Roof Depth:	0.5 inches =	Parking lots, city streets, highspeed roads
	0.3 inches =	Roadways, sidewalks, pedestrian plaza areas

Typical Townhome Area (including driveway)

Area =	918 square feet
A =	0.021 acres
R =	0.30 inches (Roadways, sidewalks, pedestrian plaza areas)

Townhome Water Quality Volume

$$V_w = (R \times I) / 12$$

R =	0.30 inches
I =	918 square feet
V _w =	23.0 cubic feet

Townhome Stand Filter Area

$$A_s = 90 + (V_w / 0.14) \times (187 \text{ sq/ft})$$

I _s =	0.021 acres
A _s =	36.8 square feet
Use	40 square feet

Total Site Runoff Depth

0.5 inches =	Parking lots, city streets, highspeed roads
0.3 inches =	Roadways, sidewalks, pedestrian plaza areas
A ₁ =	2.81 acres
R ₁ =	0.50 (Parking lots, city streets, highspeed roads)
A ₂ =	0.73 acres
R ₂ =	0.30 (Roadways, sidewalks, pedestrian plaza areas)
Weighted Runoff Depth R =	0.35 inches

Total Site Stand Filter Area

$$A_s = 90 + (V_w / 0.14) \times (187 \text{ sq/ft})$$

I _s =	11.54 acres
A _s =	1,960.5 square feet
Use	2,000 square feet
A ₁ =	2.81 acres
F =	1.18 bed/hour
T =	1.0 hour
A _s =	2,000 square feet
V _f =	12,387 cubic feet

BSF Stone Reservoir Size

$$V = V_w \times (1/n)$$

A =	Void
V _w =	A × (1 + 0.25) × n
V _w =	V _w × V ₁
d _s =	V _w / A

Where	V =	Total RCV Volume (cubic feet)
	V _w =	Water Quality Volume (cubic feet)
	A =	Total RCV Surface Volume (square feet)
	d =	Total Depth of system (less than or equal to 10 feet)
	V ₁ =	Volume of Stand Filter Bed (cubic feet)
	d _s =	Depth of Stand Filter Bed (feet)
	n =	Porosity
	V _w =	Volume of Stone Reservoir (cubic feet)
	d _s =	Depth of Stone Reservoir (feet)

$$V_w = 23.0 \text{ cubic feet}$$

$$n = 0.30$$

$$V = 29.8 \text{ cubic feet}$$

$$d = 5.0 \text{ feet}$$

$$A = 6.0 \text{ square feet}$$

$$d_s = 1.0 \text{ feet}$$

$$V_1 = 2.2 \text{ cubic feet}$$

$$V_w = 27.6 \text{ cubic feet}$$

$$d_s = 6.8 \text{ feet}$$

TOTAL SITE STORM WATER STORAGE VOLUME CALCULATIONS

STORMWATER QUANTITY CONTROL

NRCS TR-55 Hydrology Method

Where	V _s =	Storage Volume
	Q ₁ =	Peak Outflow Discharge
	V ₁ =	Runoff Volume
	Q ₂ =	Peak Inflow Discharge

Pre-Development Run-Off

$$Q_{10} = 17.2 \text{ cfs}$$

$$Q_{15} = 24.7 \text{ cfs}$$

$$Q_{20} = 37.2 \text{ cfs}$$

$$Q_{25} = 41.5 \text{ cfs}$$

$$Q_{30} = 59.0 \text{ cfs}$$

$$Q_{35} = 64.5 \text{ cfs}$$

$$Q_{40} = 72.8 \text{ cfs}$$

$$Q_{45} = 81.1 \text{ cfs}$$

$$Q_{50} = 90.4 \text{ cfs}$$

$$Q_{55} = 100.7 \text{ cfs}$$

$$Q_{60} = 112.0 \text{ cfs}$$

$$Q_{65} = 124.3 \text{ cfs}$$

$$Q_{70} = 137.6 \text{ cfs}$$

$$Q_{75} = 151.9 \text{ cfs}$$

$$Q_{80} = 167.2 \text{ cfs}$$

$$Q_{85} = 183.5 \text{ cfs}$$

$$Q_{90} = 200.8 \text{ cfs}$$

$$Q_{95} = 219.1 \text{ cfs}$$

$$Q_{100} = 238.4 \text{ cfs}$$

$$Q_{105} = 258.7 \text{ cfs}$$

$$Q_{110} = 280.0 \text{ cfs}$$

$$Q_{115} = 302.3 \text{ cfs}$$

$$Q_{120} = 325.6 \text{ cfs}$$

$$Q_{125} = 350.0 \text{ cfs}$$

$$Q_{130} = 375.4 \text{ cfs}$$

$$Q_{135} = 401.8 \text{ cfs}$$

$$Q_{140} = 429.2 \text{ cfs}$$

$$Q_{145} = 457.6 \text{ cfs}$$

$$Q_{150} = 487.0 \text{ cfs}$$

$$Q_{155} = 517.4 \text{ cfs}$$

$$Q_{160} = 548.8 \text{ cfs}$$

$$Q_{165} = 581.2 \text{ cfs}$$

$$Q_{170} = 614.6 \text{ cfs}$$

$$Q_{175} = 649.0 \text{ cfs}$$

$$Q_{180} = 684.4 \text{ cfs}$$

$$Q_{185} = 720.8 \text{ cfs}$$

$$Q_{190} = 758.2 \text{ cfs}$$

$$Q_{195} = 796.6 \text{ cfs}$$

$$Q_{200} = 836.0 \text{ cfs}$$

$$Q_{205} = 876.4 \text{ cfs}$$

$$Q_{210} = 917.8 \text{ cfs}$$

$$Q_{215} = 960.2 \text{ cfs}$$

$$Q_{220} = 1003.6 \text{ cfs}$$

$$Q_{225} = 1048.0 \text{ cfs}$$

$$Q_{230} = 1093.4 \text{ cfs}$$

$$Q_{235} = 1139.8 \text{ cfs}$$

$$Q_{240} = 1187.2 \text{ cfs}$$

$$Q_{245} = 1235.6 \text{ cfs}$$

$$Q_{250} = 1285.0 \text{ cfs}$$

$$Q_{255} = 1335.4 \text{ cfs}$$

$$Q_{260} = 1386.8 \text{ cfs}$$

$$Q_{265} = 1439.2 \text{ cfs}$$

$$Q_{270} = 1492.6 \text{ cfs}$$

$$Q_{275} = 1547.0 \text{ cfs}$$

$$Q_{280} = 1602.4 \text{ cfs}$$

$$Q_{285} = 1658.8 \text{ cfs}$$

$$Q_{290} = 1716.2 \text{ cfs}$$

$$Q_{295} = 1774.6 \text{ cfs}$$

$$Q_{300} = 1834.0 \text{ cfs}$$

$$Q_{305} = 1894.4 \text{ cfs}$$

$$Q_{310} = 1955.8 \text{ cfs}$$

$$Q_{315} = 2018.2 \text{ cfs}$$

$$Q_{320} = 2081.6 \text{ cfs}$$

$$Q_{325} = 2146.0 \text{ cfs}$$

$$Q_{330} = 2211.4 \text{ cfs}$$

$$Q_{335} = 2277.8 \text{ cfs}$$

$$Q_{340} = 2345.2 \text{ cfs}$$

$$Q_{345} = 2413.6 \text{ cfs}$$

$$Q_{350} = 2483.0 \text{ cfs}$$

Determine Runoff Q

$$Q = (P \times 2.5 / P + 0.85)$$

Where	Q =	Runoff (in)
	P =	Rainfall (in)
	S =	Potential Maximum Retention after Runoff Begins (in)

$$S = (1000CN) - 10$$

$$S = 0.88$$

$$\text{Runoff } Q_{10} = 1.39 \text{ in}$$

$$\text{Runoff } Q_{15} = 5.84 \text{ in}$$

$$\text{Runoff } Q_{20} = 1.39 \text{ in}$$

$$\text{Runoff } Q_{25} = 5.84 \text{ in}$$

$$\text{Runoff } Q_{30} = 1.39 \text{ in}$$

$$\text{Runoff } Q_{35} = 5.84 \text{ in}$$

$$\text{Runoff } Q_{40} = 1.39 \text{ in}$$

$$\text{Runoff } Q_{45} = 5.84 \text{ in}$$

$$\text{Runoff } Q_{50} = 1.39 \text{ in}$$

$$\text{Runoff } Q_{55} = 5.84 \text{ in}$$

$$\text{Runoff } Q_{60} = 1.39 \text{ in}$$

$$\text{Runoff } Q_{65} = 5.84 \text{ in}$$

$$\text{Runoff } Q_{70} = 1.39 \text{ in}$$

$$\text{Runoff } Q_{75} = 5.84 \text{ in}$$



View looking North from intersection of New Hampshire Avenue and Peabody Street



View looking East from Peabody Street near Chillum Place



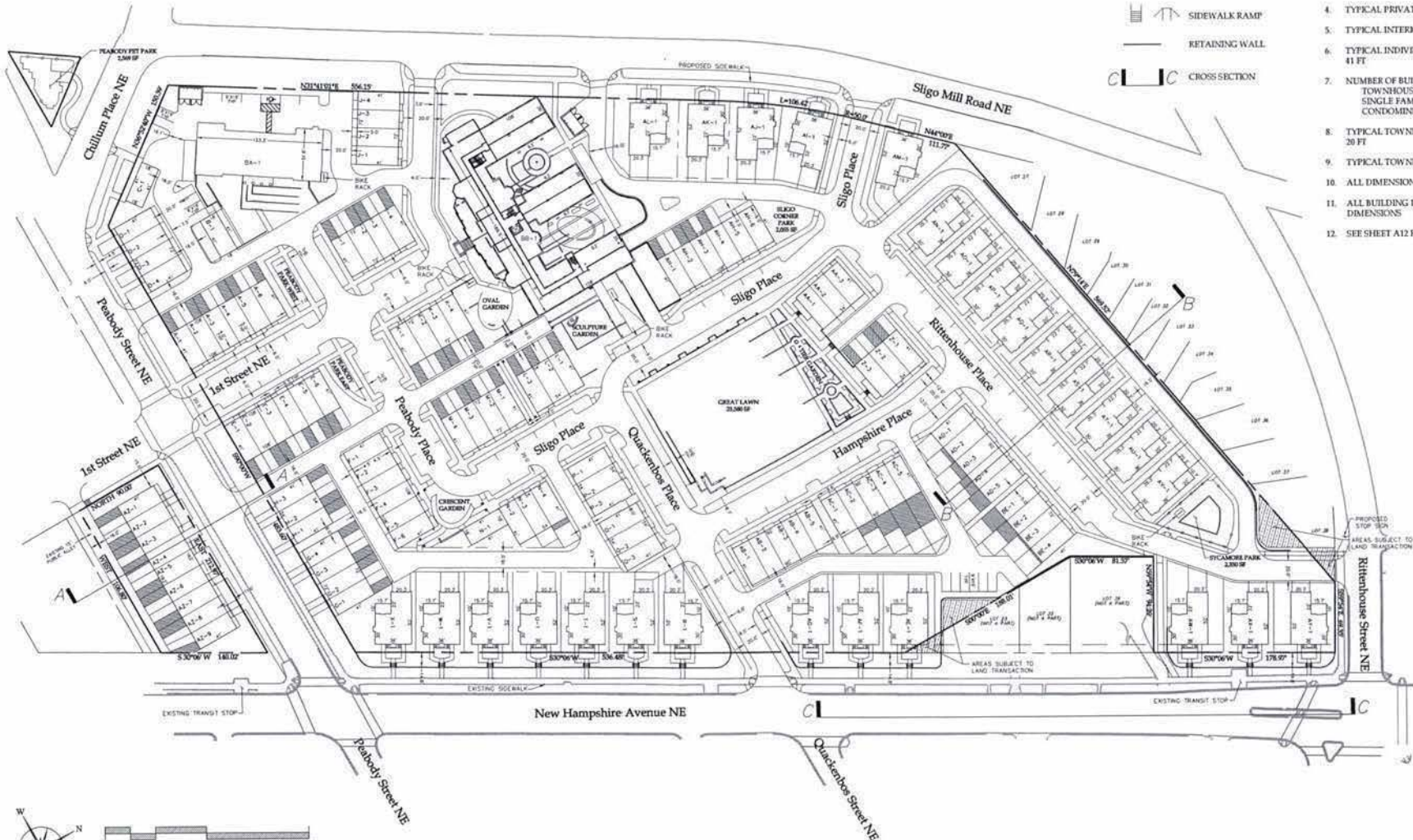
View of Existing Building, proposed to be Small Condo Building



View of Existing Building, proposed to be Main Condo Building

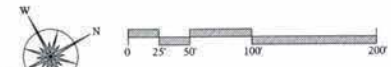
Zoning Table

Zoning Lot	Unit	Bldg Dimensions		Vertical Height From FFE to Top Fir Ceiling	Elevation at Ceiling	Ground Elev at Midpt of Building	Building Height (By defn)	Rear Midpoint Grade Elev	Fronts Public Street ?	Setbacks				Lot Occupancy		Lot / Building Data			FAR		Parking							
		Width	Depth							Required				Provided				Maximum Allowable	Provided	Lot Area	Building Area	Gross Square Footage	Maximum Allowable	Provided	Required		Provided	
										Front	Side (L)	Side (R)	Rear	Front	Side (L)	Side (R)	Rear								Onsite	Pvt Street	Onsite	Pvt Street
A	TH	108	41	28	275	240.76	34.24	243	Y	0	8.56	8.56	20	0.00	30.00	32.00	50.06	40%	27.2%	16,280	4,428	13,284	1.0	0.82	6	0	12	5
B	TH	41	18	28	275	248.5	26.5	247	N	20	8.00	8.00	20	20.00	10.00	0.00	20.00	40%	24.9%	2,958	738	2,214	1.0	0.75	1	0	2	0
C	TH	41	18	28	278	245	33	249	Y	0	8.00	8.00	20	6.00	10.00	0.00	20.97	40%	32.2%	2,293	738	2,214	1.0	0.97	1	0	2	0
D	TH	72	41	28	268	240.88	27.12	247	Y	0	0.00	8.00	20	4.00	0.00	14.95	20.46	40%	47.4%	6,234	2,952	8,856	1.0	1.42	4	0	8	0
E	TH	41	108	28	269	238.5	30.5	238	Y	0	8.00	8.00	20	0.00	32.00	30.00	51.98	40%	26.9%	16,478	4,428	13,284	1.0	0.81	6	0	12	7
F	TH	108	41	28	266	235.5	30.5	238	N	20	0.00	8.00	20	31.48	0.00	10.00	20.00	40%	41.3%	10,729	4,428	13,284	1.0	1.24	6	0	12	2
G	TH	72	41	28	262	232.4	29.6	233	Y	0	8.00	0.00	20	4.00	9.00	0.00	22.50	40%	54.0%	5,468	2,952	8,856	1.0	1.62	4	0	8	0
H	TH	54	41	28	265	233.8	31.2	235	Y	0	8.00	0.00	20	4.00	10.00	0.00	22.50	40%	51.3%	4,320	2,214	6,642	1.0	1.54	3	0	6	0
I	TH	72	41	28	279	248.8	30.2	249	N	20	8.00	8.00	20	32.00	22.90	19.00	25.78	40%	25.2%	11,730	2,952	8,856	1.0	0.75	4	0	8	2
J	TH	41	72	28	279	252.8	26.2	252	Y	0	8.00	8.00	20	0.00	24.00	23.73	20.44	40%	36.0%	8,207	2,952	8,856	1.0	1.08	4	0	8	0
K	TH	72	41	28	272	246.7	25.3	241	N	20	8.00	8.00	20	32.20	13.70	27.02	30.00	40%	25.4%	11,609	2,952	8,856	1.0	0.76	4	0	8	4
L	TH	54	41	28	267	237	30	238	N	20	8.00	0.00	20	31.00	12.98	0.00	20.00	40%	35.1%	6,301	2,214	6,642	1.0	1.05	3	0	6	2
M	TH	72	41	28	269	238	31	239	N	20	8.00	0.00	20	31.00	27.02	0.00	30.00	40%	29.2%	10,098	2,952	8,856	1.0	0.88	4	0	8	5
N	TH	95	41	28	262	234.5	27.5	230	N	20	0.00	8.00	20	31.00	0.00	8.00	30.54	40%	28.0%	10,550	2,952	8,856	1.0	0.84	4	0	8	2
P	TH	54	41	28	262	232	30	231	N	20	0.00	8.00	20	31.00	0.00	31.00	24.00	40%	27.1%	8,160	2,214	6,642	1.0	0.81	3	0	6	3
Q	TH	54	41	28	258	228	30	228	N	20	0.00	8.00	20	31.00	0.00	8.00	21.31	40%	38.1%	5,814	2,214	6,642	1.0	1.14	3	0	6	2
R	SF	36	52	27.21	249.21	222	27.21	225	Y	0	8.00	8.00	20	8.00	7.33	31.60	41.24	40%	20.0%	7,646	1,527	3,274	1.0	0.43	1	0	2	0
S	SF	36	52	27.21	251.21	224	27.21	225	Y	0	8.00	8.00	20	8.00	7.33	4.00	20.52	40%	40.1%	3,811	1,527	3,274	1.0	0.86	1	0	2	0
T	SF	36	52	27.21	251.21	224	27.21	226	Y	0	8.00	8.00	20	8.00	7.33	4.00	20.52	40%	40.1%	3,811	1,527	3,274	1.0	0.86	1	0	2	0
U	SF	36	52	27.21	253.21	226	27.21	228	Y	0	8.00	8.00	20	8.00	7.33	4.00	20.52	40%	40.1%	3,811	1,527	3,274	1.0	0.86	1	0	2	0
V	SF	36	52	27.21	255.21	228	27.21	229	Y	0	8.00	8.00	20	8.00	7.33	4.00	20.52	40%	40.1%	3,811	1,527	3,274	1.0	0.86	1	0	2	0
W	SF	36	52	27.21	257.21	230	27.21	230	Y	0	8.00	8.00	20	8.00	7.33	4.00	62.36	40%	26.4%	5,791	1,527	3,274	1.0	0.57	1	0	2	0
X	SF	36	52	27.21	259.21	232	27.21	231	Y	0	0.00	8.00	20	8.00	17.00	4.00	30.85	40%	29.9%	5,100	1,527	3,274	1.0	0.84	1	0	2	0
Y	OS								N/A	0	0.00	0.00	0					40%	0.0%	31,045	0	0	1.0	0.00	0	0	0	0
Z	TH	54	41	28	269	235	34	238	N	20	8.50	8.50	20	26.80	47.65	31.00	23.41	40%	17.6%	12,615	2,214	6,642	1.0	0.53	3	0	6	2
AA	TH	54	41	28	270	245	25	244	N	20	8.00	8.00	20	24.00	31.00	31.20	20.06	40%	20.5%	10,810	2,214	6,642	1.0	0.61	3	0	6	1
AB	TH	90	41	28	254	227.5	26.5	225	N	20	8.00	8.00	20	31.05	8.58	26.10	15.06	40%	33.6%	10,966	3,690	11,070	1.0	1.01	5	0	10	4
AC	TH	90	41	28	254	229	25	225	N	20	8.00	0.00	20	31.00	10.00	0.00	59.33	40%	28.1%	13,133	3,690	11,070	1.0	0.84	5	0	10	3
AD	TH	90	41	28	258	228	30	227	N	20	0.00	8.00	20	31.00	0.00	27.00	33.53	40%	29.8%	12,395	3,690	11,070	1.0	0.89	5	0	10	4
AE	SF	36	52	27.21	245.21	215	30.21	220	Y	0	8.00	8.00	20	8.00	8.00	14.83	27.29	40%	29.7%	5,135	1,527	3,274	1.0	0.64	1	0	2	6
AF	SF	36	52	27.21	247.21	217	30.21	222	Y	0	8.00	8.00	20	8.00	8.88	4.00	27.29	40%	35.8%	4,266	1,527	3,274	1.0	0.77	1	0	2	0
AG	SF	36	52	27.21	248.21	218	30.21	224	Y	0	8.00	8.00	20	8.00	35.70	4.00	15.95	40%	25.6%	5,966	1,527	3,274	1.0	0.55	1	0	2	0
AH	TH	108	41	28	276	245	31	247	N	20	8.00	0.00	20	32.50	36.00	0.00	36.79	40%	22.6%	19,566	4,428	13,284	1.0	0.68	6	0	12	5
AI	SF	36	52	27.21	280.21	253	27.21	251	Y	0	8.00	8.00	20	4.00	27.01	5.83	22.09	40%	27.9%	5,468	1,527	3,274	1.0	0.60	1	0	2	0
AJ	SF	36	52	27.21	281.21	254	27.21	251	Y	0	8.00	8.00	20	4.00	11.00	4.00	22.74	40%	38.0%	4,022	1,527	3,274	1.0	0.81	1	0	2	0
AK	SF	36	52	27.21	281.21	255	26.21	251	Y	0	8.00	8.00	20	4.00	8.51	9.00	32.13	40%	32.4%	4,715	1,527	3,274	1.0	0.69	1	0	2	0
AL	SF	36	52	27.21	283.21	256	27.21	251	Y	0	8.00	8.00	20	4.00	11.78	30.60	32.13	40%	23.2%	6,588	1,527	3,274	1.0	0.50	1	0	2	0
AM	SF	36	52	27.21	280.21	253	27.21	250	Y	0	8.00	8.00	20	4.00	24.80	27.00	40.06	40%	18.0%	8,466	1,527	3,274	1.0	0.39	1	0	2	0
AN	SF	30	58	27.21	273.21	245	28.21	249	N	20	8.00	8.00	20	39.00	16.00	6.00	35.64	40%	21.7%	7,030	1,527	3,274	1.0	0.47	1	0	2	1
AO	SF	30	58	27.21	270.21	242	28.21	246	N	20	8.00	8.00	20	39.00	5.00	6.00	35.64	40%	27.4%	5,571	1,527	3,274	1.0	0.59	1	0	2	2
AP	SF	30	58	27.21	267.21	239	28.21	243	N	20	8.00	8.00	20	39.00	5.00	6.00	35.64	40%	27.4%	5,571	1,527	3,274	1.0	0.59	1	0	2	2
AQ	SF	30	58	27.21	264.21	236	28.21	250	N	20	8.00	8.00	20	39.00	5.00	6.00	35.64	40%	27.4%	5,571	1,527	3,274	1.0	0.59	1	0	2	2
AR	SF	30	58	27.21	261.21	233	28.21	237	N	20	8.00	8.00	20	39.00	5.00	6.00	35.64	40%	27.4%	5,571	1,527	3,274	1.0	0.59	1	0	2	2
AS	SF	30	58	27.21	258.21	230	28.21	234	N	20	8.00	8.00	20	39.00	5.00	6.00	35.64	40%	27.4%	5,571	1,527	3,274	1.0	0.59	1	0	2	2
AT	SF	30	58	27.21	255.21	227	28.21	231	N	20	8.00	8.00	20	39.00	5.00	6.00	35.64	40%	27.4%	5,571	1,527	3,274	1.0	0.59	1	0	2	2
AU	SF	30	58	27.21	252.21	224	28.21	228	N	20	8.00	8.00	20	39.00	5.00	6.00	35.64	40%	27.4%	5,571	1,527	3,274	1.0	0.59	1	0	2	1
AV	SF	30	58	27.21	248.21	221	27.21	225	N	20	8.00	8.00	20	39.00	5.00	11.00	35.64	40%	24.5%	6,234	1,527	3,274	1.0	0.53	1	0	2	1
AW	SF	36	52	27.21	238.21	208	30.21	214	Y	0	8.00	8.00	20	8.00	17.44	10.75	34.00	40%	25.3%	6,035	1,527	3,274	1.0	0.54	1	0	2	0
AX	SF	36	52	27.21	235.21	205	30.21	212	Y	0	8.00	8.00	20	8.00	12.46	10.63	32.56	40%	27.8%	5,497	1,527	3,274	1.0	0.60	1	0	2	0
AY	SF	36	52	27.21	232.21	202	30.21	208	Y	0	8.00	0.00	20	8.00	11.47	8.11	43.44	40%	26.6%	5,750	1,527	3,274	1.0	0.57	1	0	2	0
AZ	TH	162	41	28	263</																							



- LEGEND**
- REAR YARD LANDSCAPE AREA
 - PROPOSED STOP SIGN
 - SIDEWALK RAMP
 - RETAINING WALL
 - CROSS SECTION

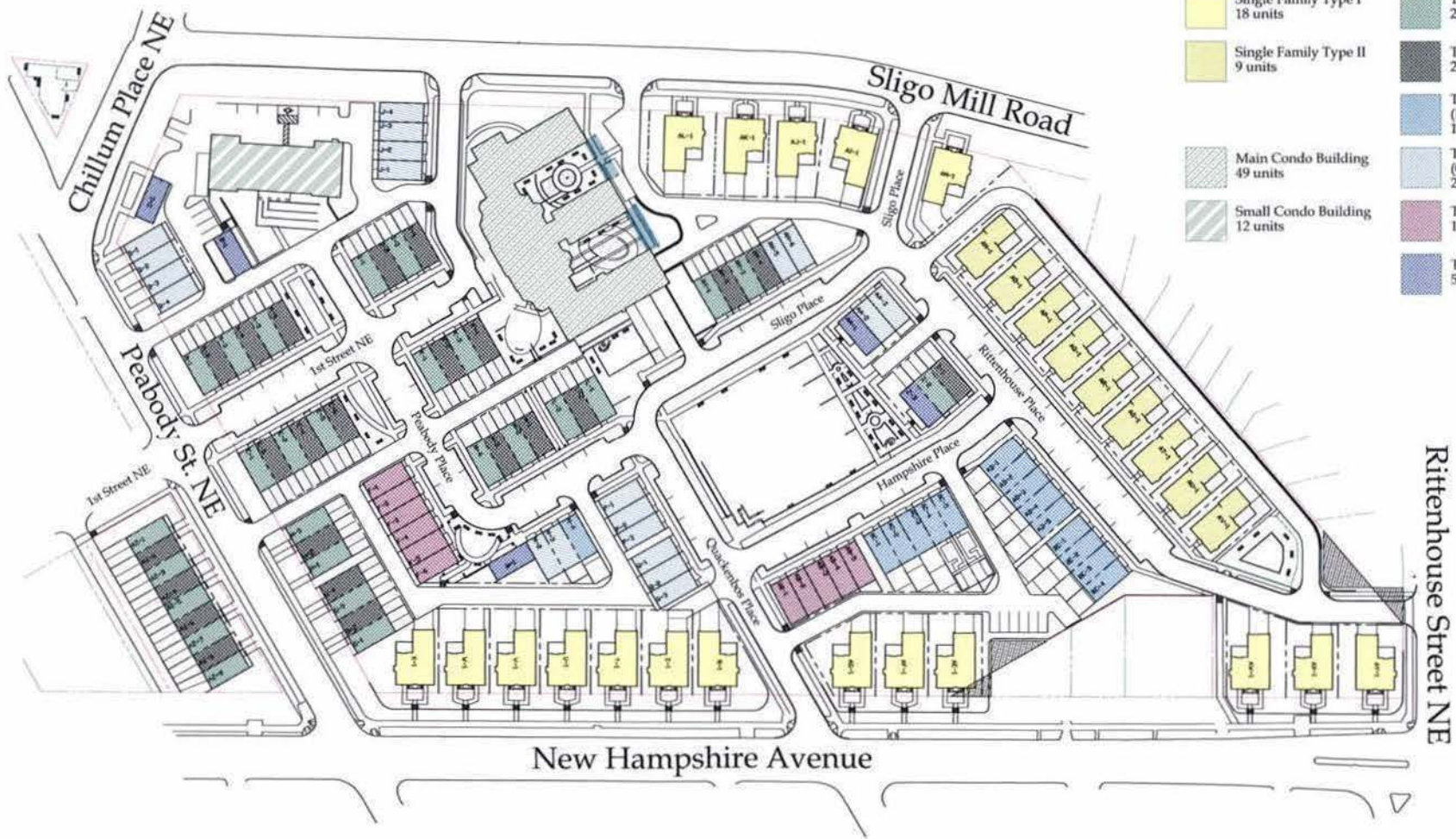
- SITE PLAN NOTES**
1. TYPICAL 90° PARKING STALL DIMENSION: 9 FT X 19 FT
 2. TYPICAL PARALLEL PARKING STALL DIMENSION: 7 FT X 22 FT
 3. TYPICAL PRIVATE DRIVE WIDTH: 20 FT (8-9)
 4. TYPICAL PRIVATE ALLEY WIDTH: 16 FT
 5. TYPICAL INTERIOR SITE SIDEWALK WIDTH: 5 FT
 6. TYPICAL INDIVIDUAL TOWNHOUSE UNIT DIMENSION: 18 FT X 41 FT
 7. NUMBER OF BUILDING STORIES: REF. ARCH UNIT PLANS
TOWNHOUSE: A01 - A06
SINGLE FAMILY HOME: A07 - A10
CONDOMINIUMS: C01 - C09
 8. TYPICAL TOWNHOUSE SINGLE DRIVEWAY DIMENSION: 9 FT X 20 FT
 9. TYPICAL TOWNHOUSE FRONT STOOP: 3 FT
 10. ALL DIMENSIONS SHOWN ARE FROM FACE OF CURB
 11. ALL BUILDING DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS
 12. SEE SHEET A12 FOR SITE CROSS SECTIONS



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6000 New Hampshire Avenue

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LEGEND

- Single Family Type I
18 units
- Single Family Type II
9 units
- Townhouse Type I
26 units
- Townhouse Type II
23 units
- Townhouse Type IIIA
(Family Room)
15 units
- Townhouse Type IIIB
(Garage)
20 units
- Townhouse Type IV
11 units
- Townhouse Type V
5 units
- Main Condo Building
49 units
- Small Condo Building
12 units

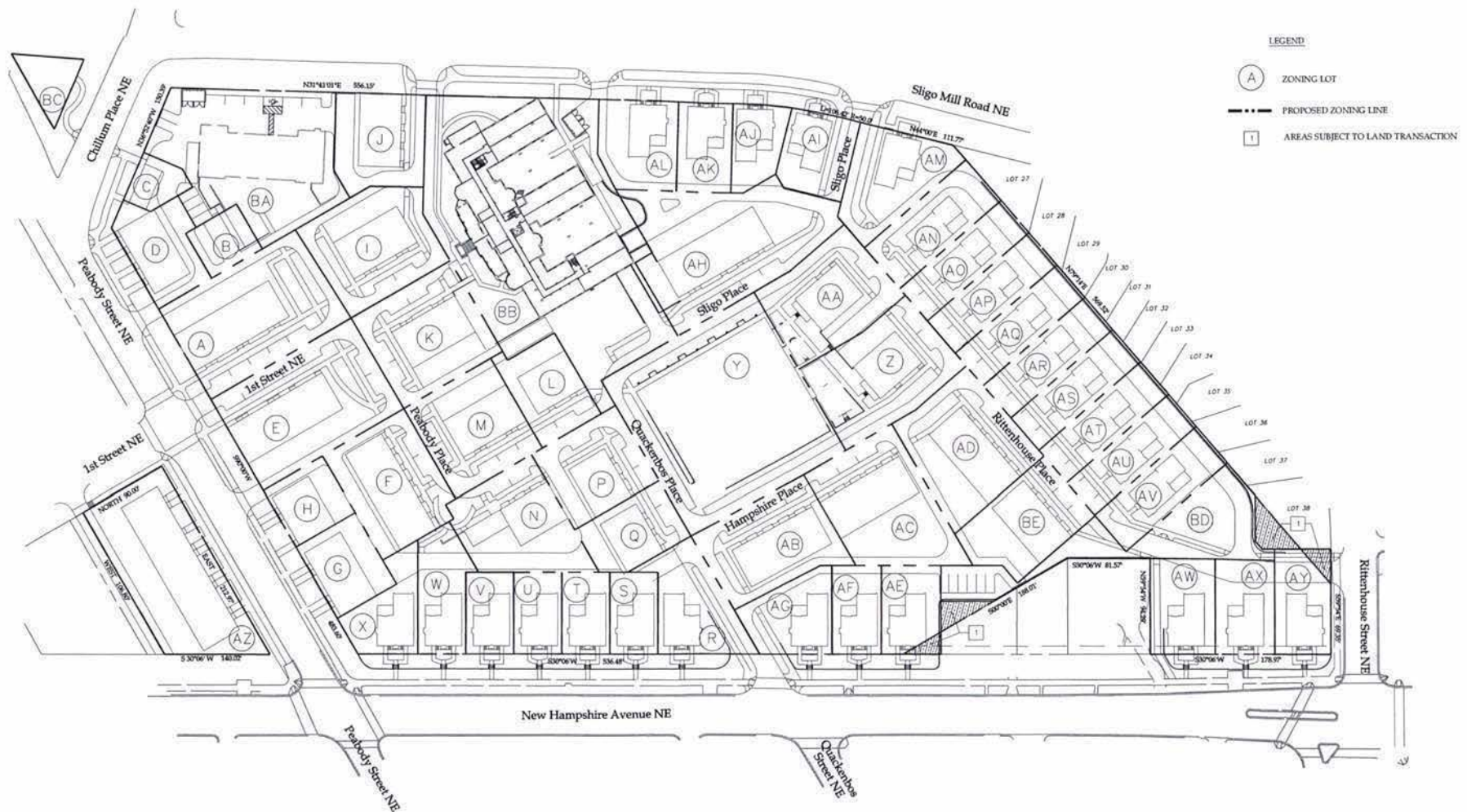
Scale: 1"=100'

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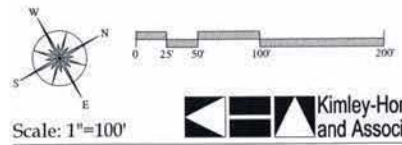
6000 New Hampshire Avenue

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Proposed Unit Layout Plan
Sheet S02



- LEGEND**
- (A) ZONING LOT
 - PROPOSED ZONING LINE
 - [T] AREAS SUBJECT TO LAND TRANSACTION



6000 New Hampshire Avenue

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PROPOSED ZONING PLAN








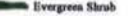


Sheet S03



Scale: 1"=100'

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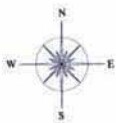
- | | | | | | | | | | |
|---|--|---|--|---|---|---|--|---|-------------------|
|  | Existing trees to remain |  | <i>Ulmus americana libertia</i>
Liberty Elm
BB., 10-12' oa. ht., 2.5-3" cal., 4' ct. |  | <i>Acer rubrum</i>
Red Maple 'October Glory'
BB., 10-12' oa. ht., 2.5-3" cal., 4' ct. |  | <i>Platanus occidentalis</i>
Sycamore
BB., 10-12' oa. ht., 2.5-3" cal., 4' ct. |  | Landscape Area |
|  | <i>Fraxinus pennsylvanica</i> 'Palmore'
Palmore Green Ash
BB., 10-12' oa. ht., 2.5-3" cal., 4' ct. |  | <i>Tilia tomentosa</i>
Silver Linden
BB., 10-12' oa. ht., 2.5-3" cal., 4' ct. |  | <i>Ilex x 'Nellie R. Stevens'</i>
Winter Holly
BB., 10-12' oa. ht., 2.5-3" cal., 4' ct. |  | Evergreen Shrub |  | Green roof system |
| | | | | | |  | Private Area Landscape | | |

6000 New Hampshire Avenue

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PROPOSED LANDSCAPE PLAN

S04



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J. H. G.
JAMES H. GIBSON
LANDSCAPE ARCHITECTS

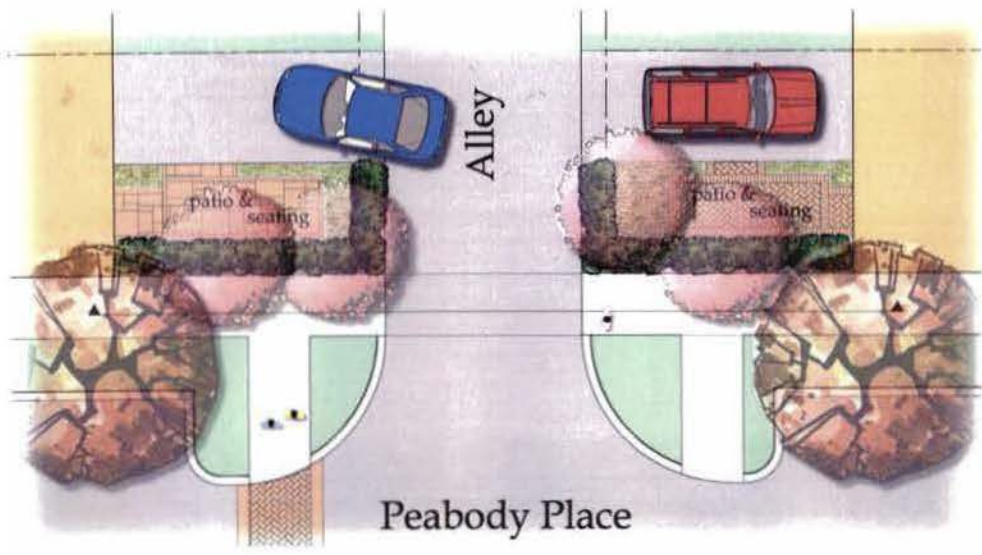
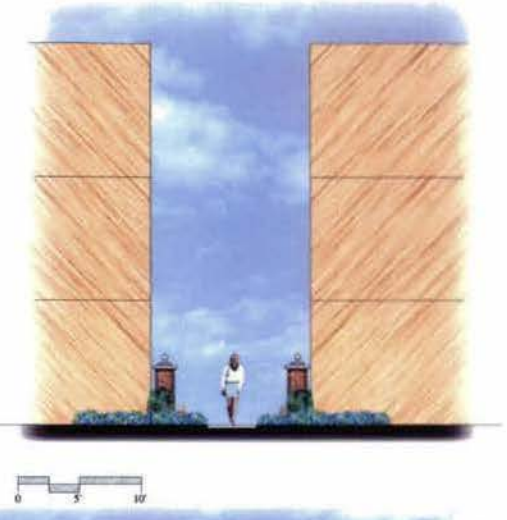
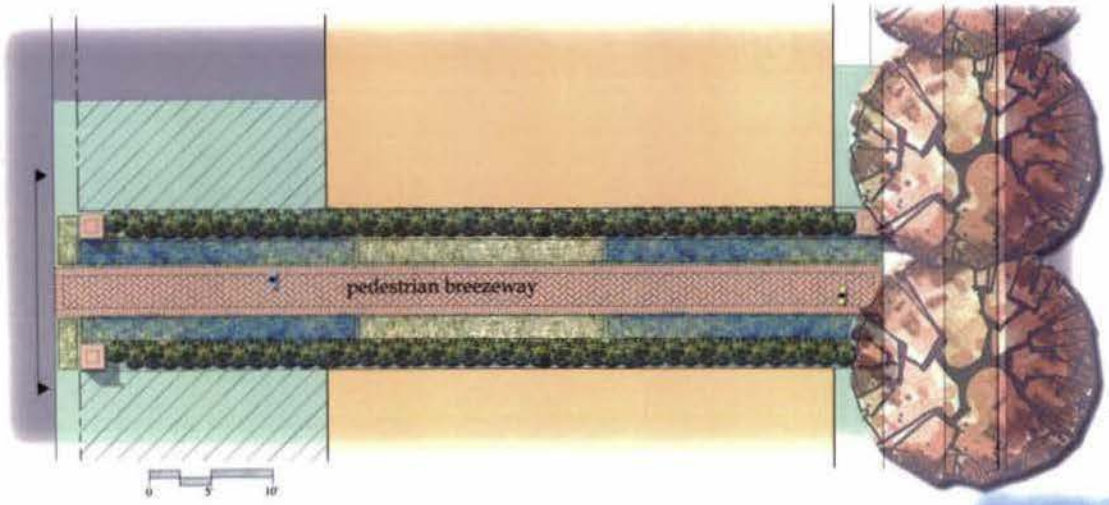
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PEABODY PLACE POCKET PARK

S05



Note: Potential owner improvements shown are for illustrative purposes only.

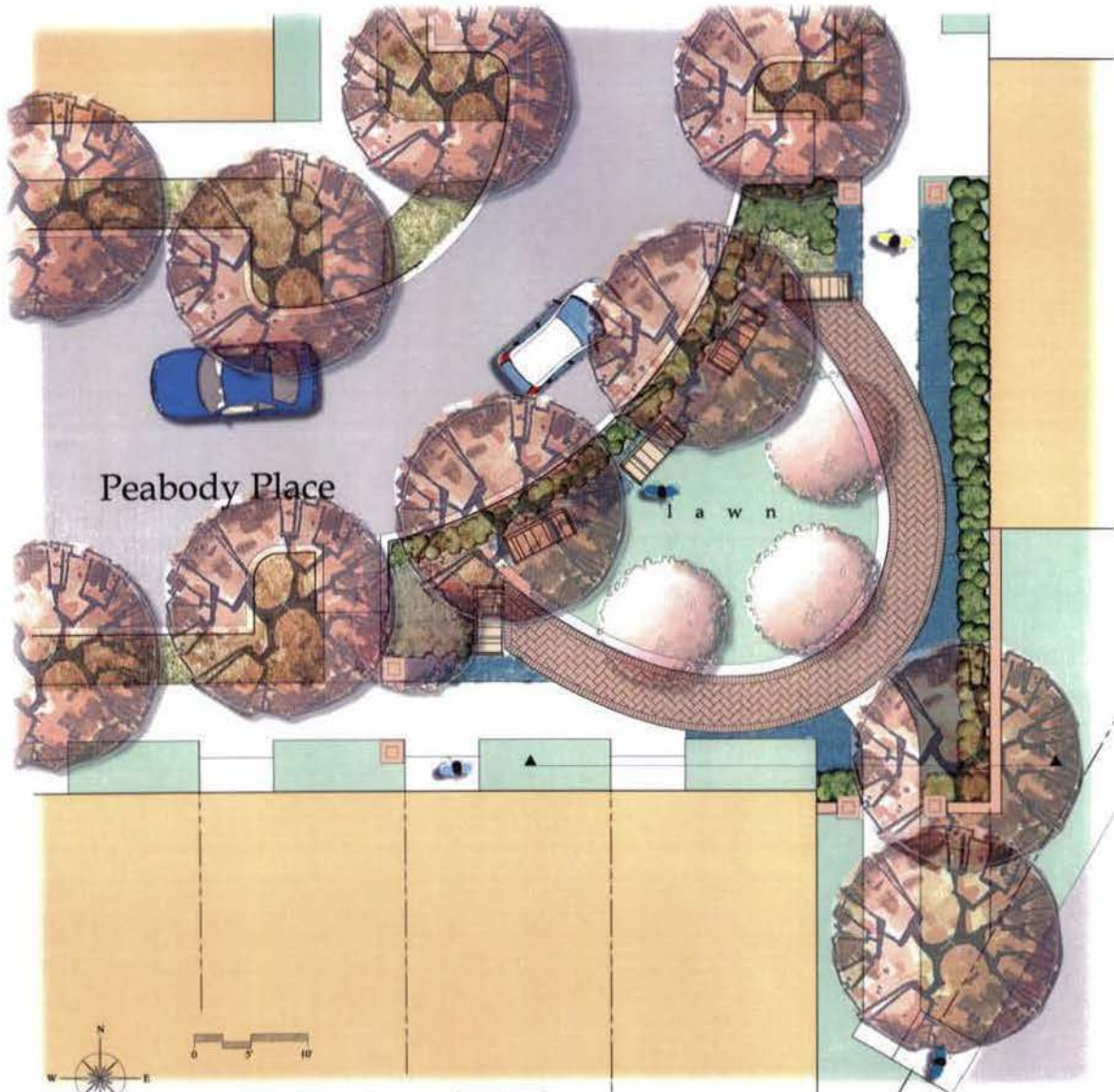


6000 New Hampshire Avenue



RESIDENTIAL PATIO AND BREEZEWAY

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Peabody Place

l a w n



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 LANDSCAPE ARCHITECTS
 1000 W. 10th Street, Suite 100
 Lincoln, NE 68502
 (402) 441-1111
 www.kimley-horn.com

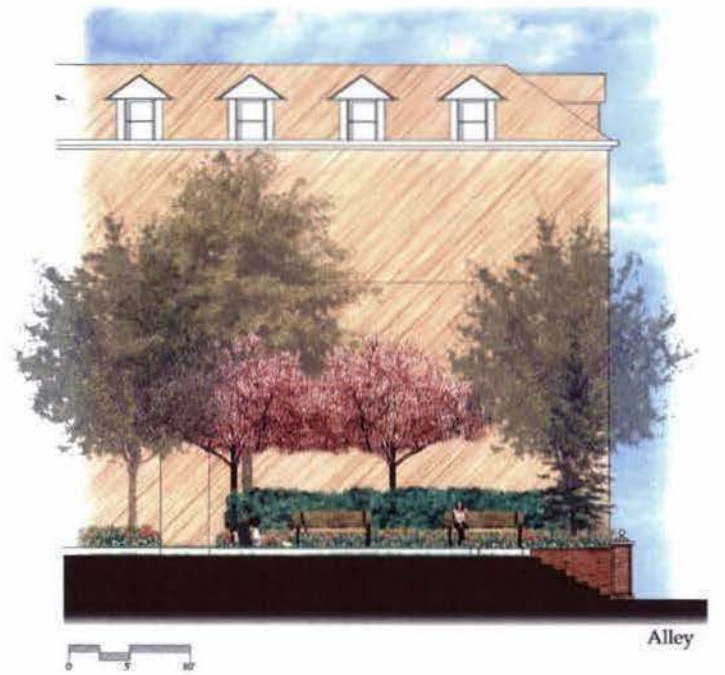
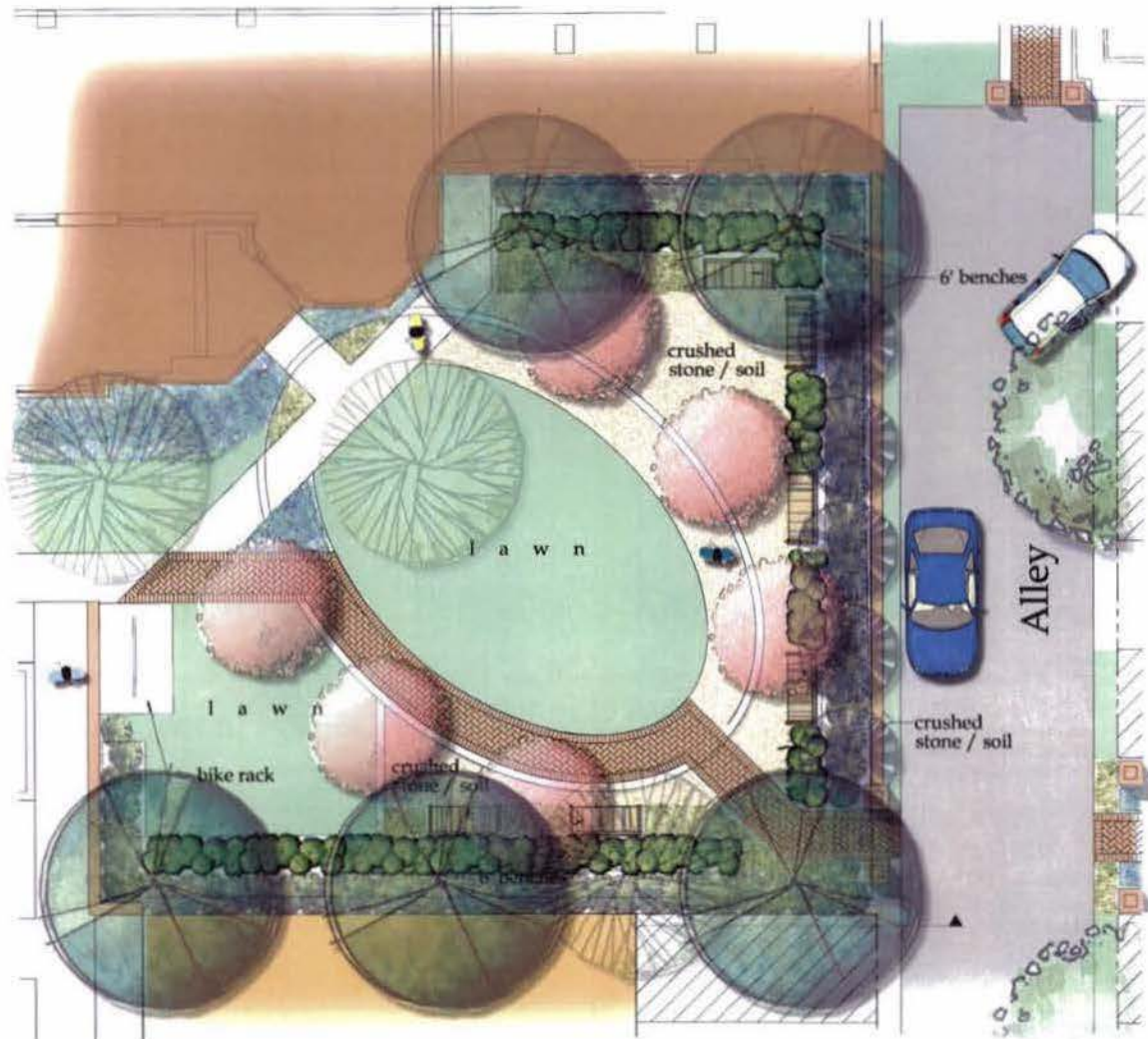
6000 New Hampshire Avenue



CRESCENT GARDEN

S07

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GREEN RESOURCE GROUP
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.

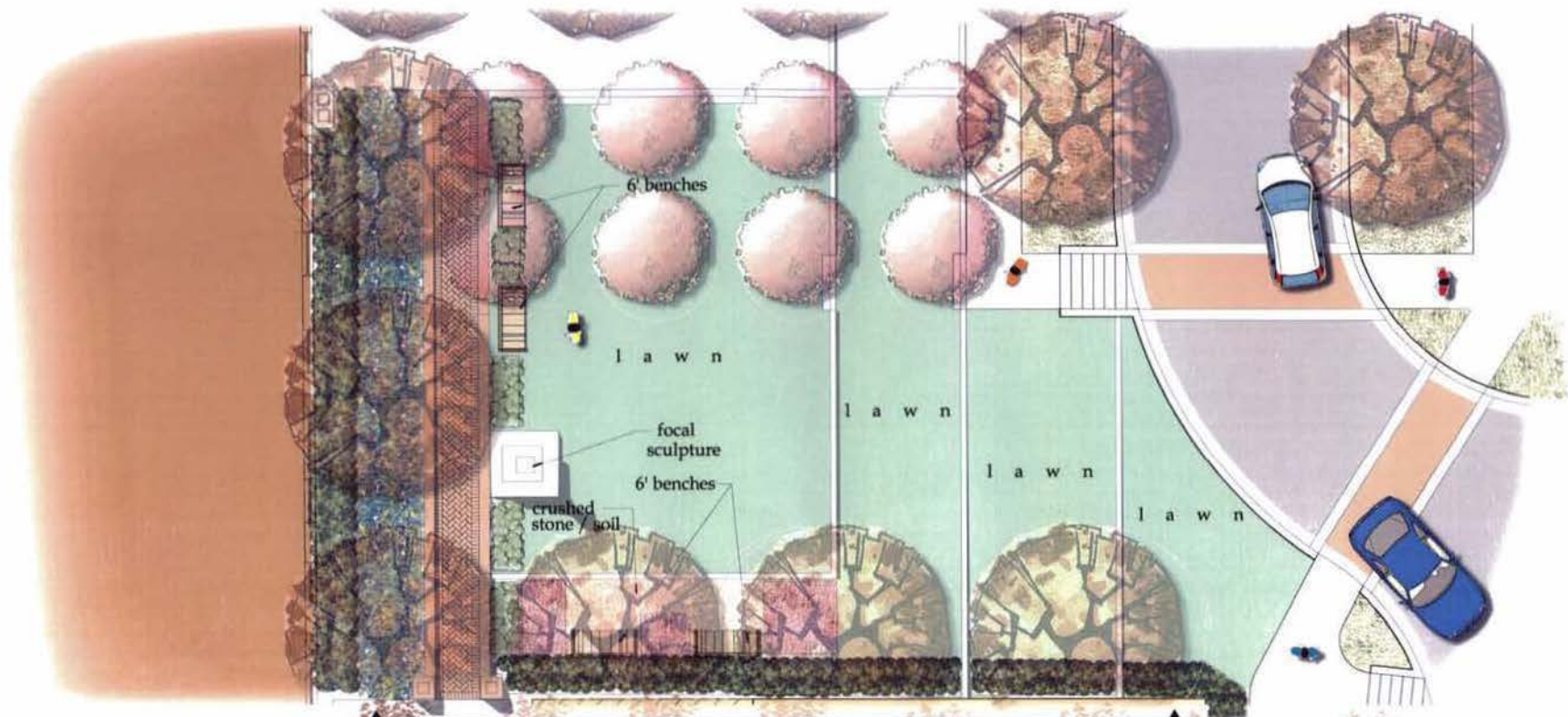
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OVAL GARDEN

S08



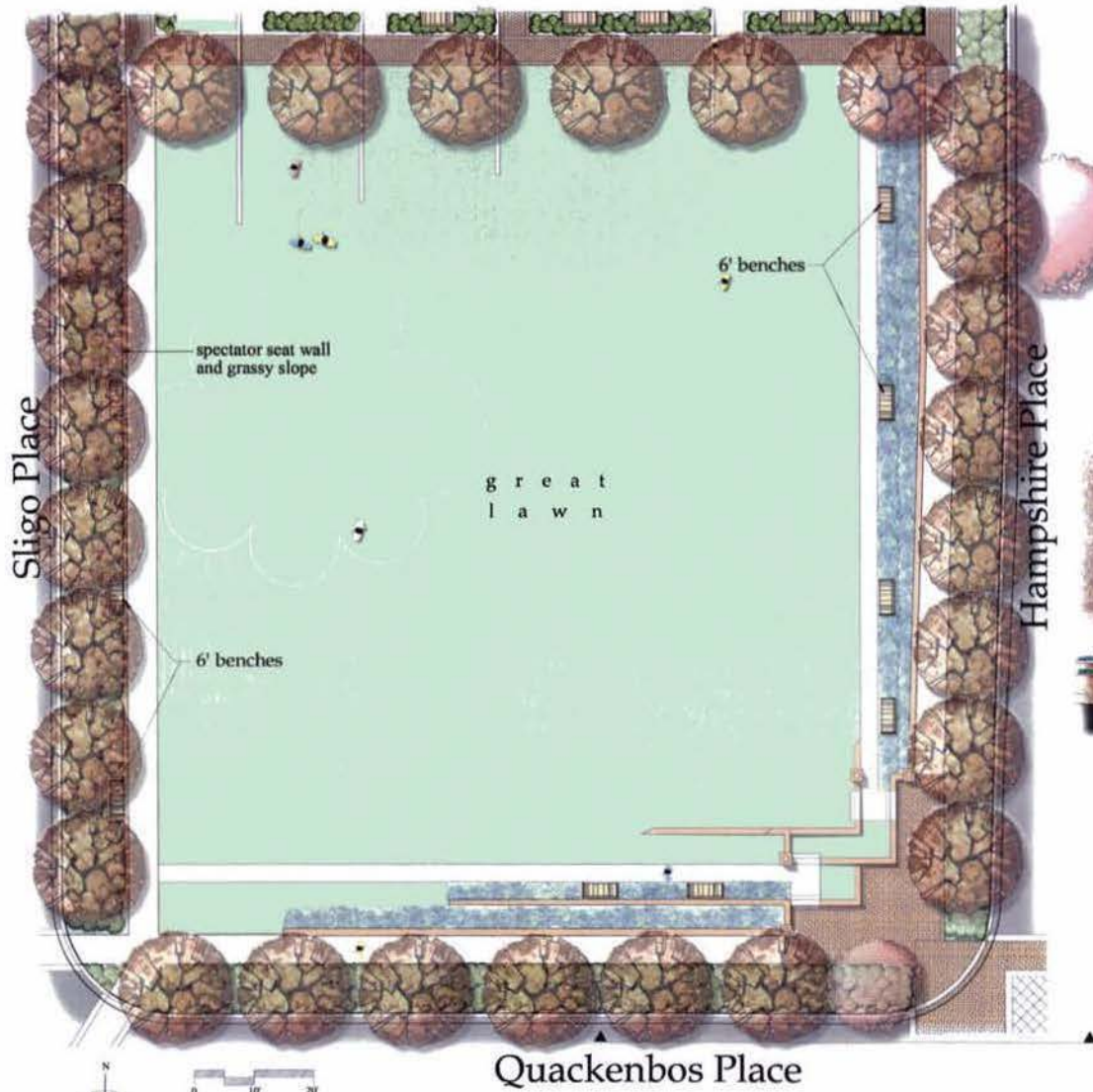

**Kimley-Horn
and Associates, Inc.**
LANDSCAPE ARCHITECTS
1000 MARKET STREET, SUITE 200
ANN ARBOR, MI 48106-1000
PH: 734.769.0200
WWW.KIMLEY-HORN.COM

6000 New Hampshire Avenue

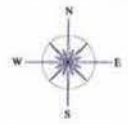
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SCULPTURE GARDEN



Hampshire Place



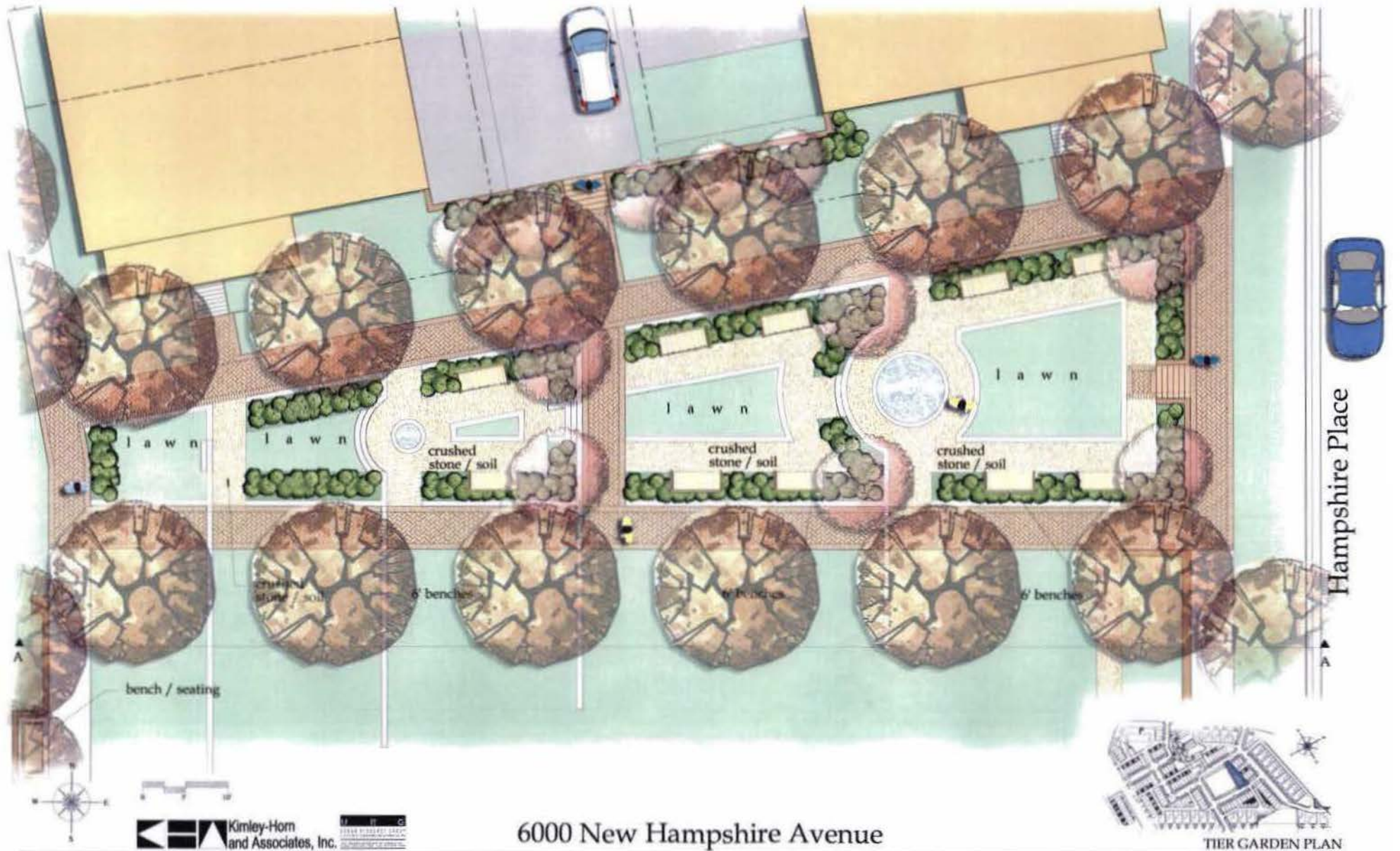
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Great Lawn
 S10





Sligo Place
▲
A

▲
A
Hampshire Place

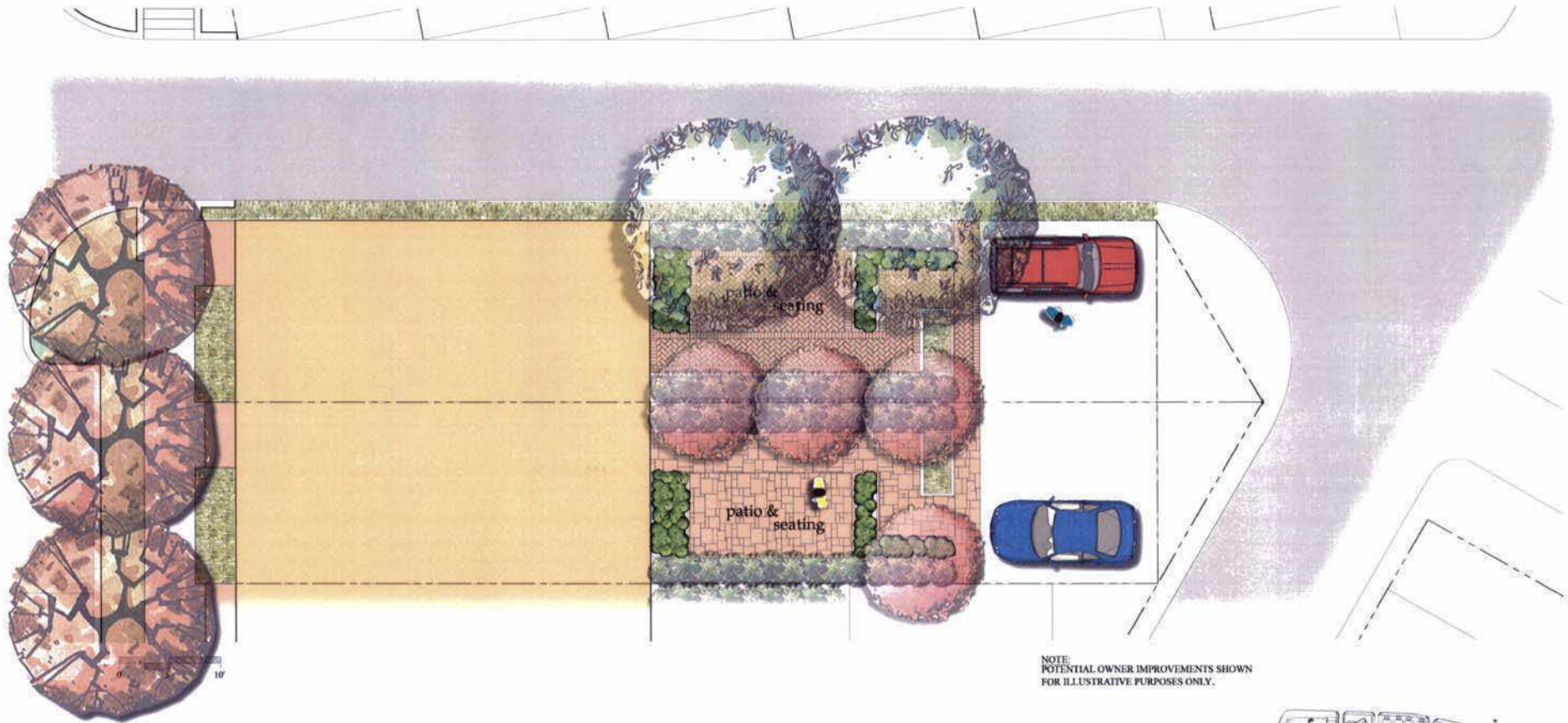


TIER GARDEN SECTION

S12

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NOTE:
POTENTIAL OWNER IMPROVEMENTS SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.



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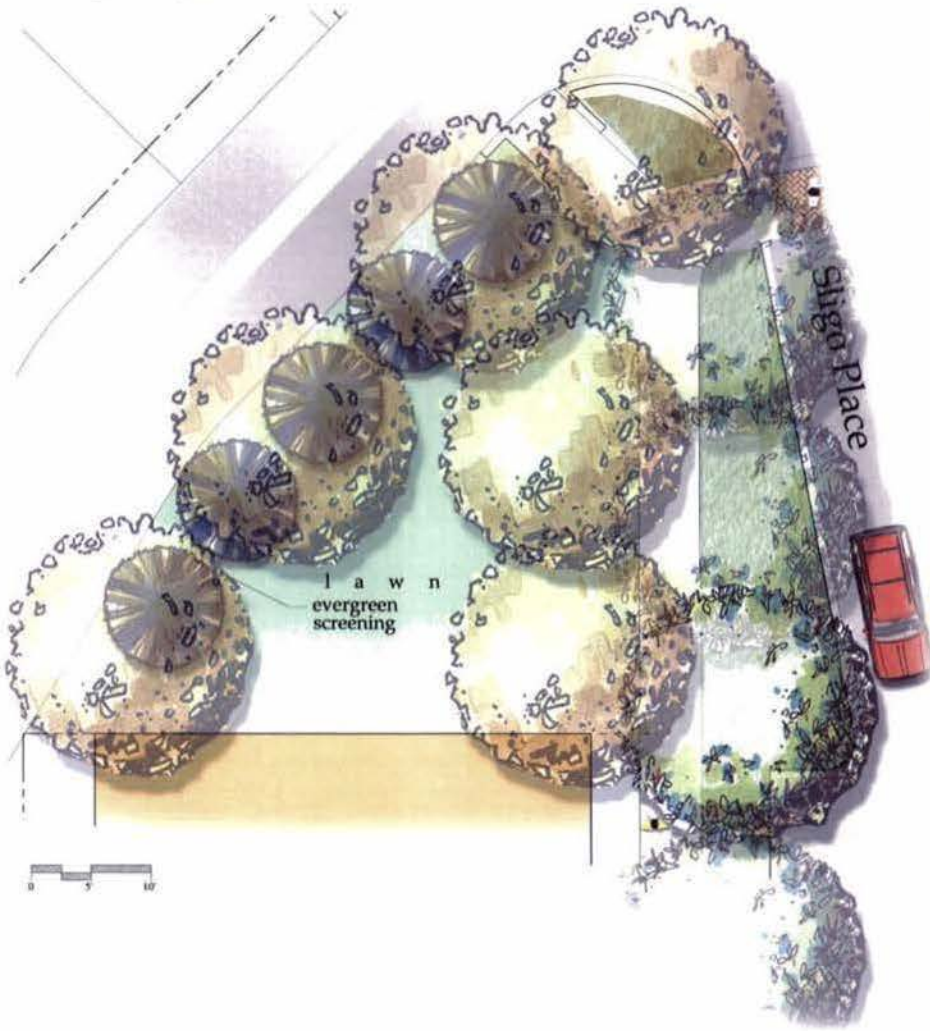
6000 New Hampshire Avenue

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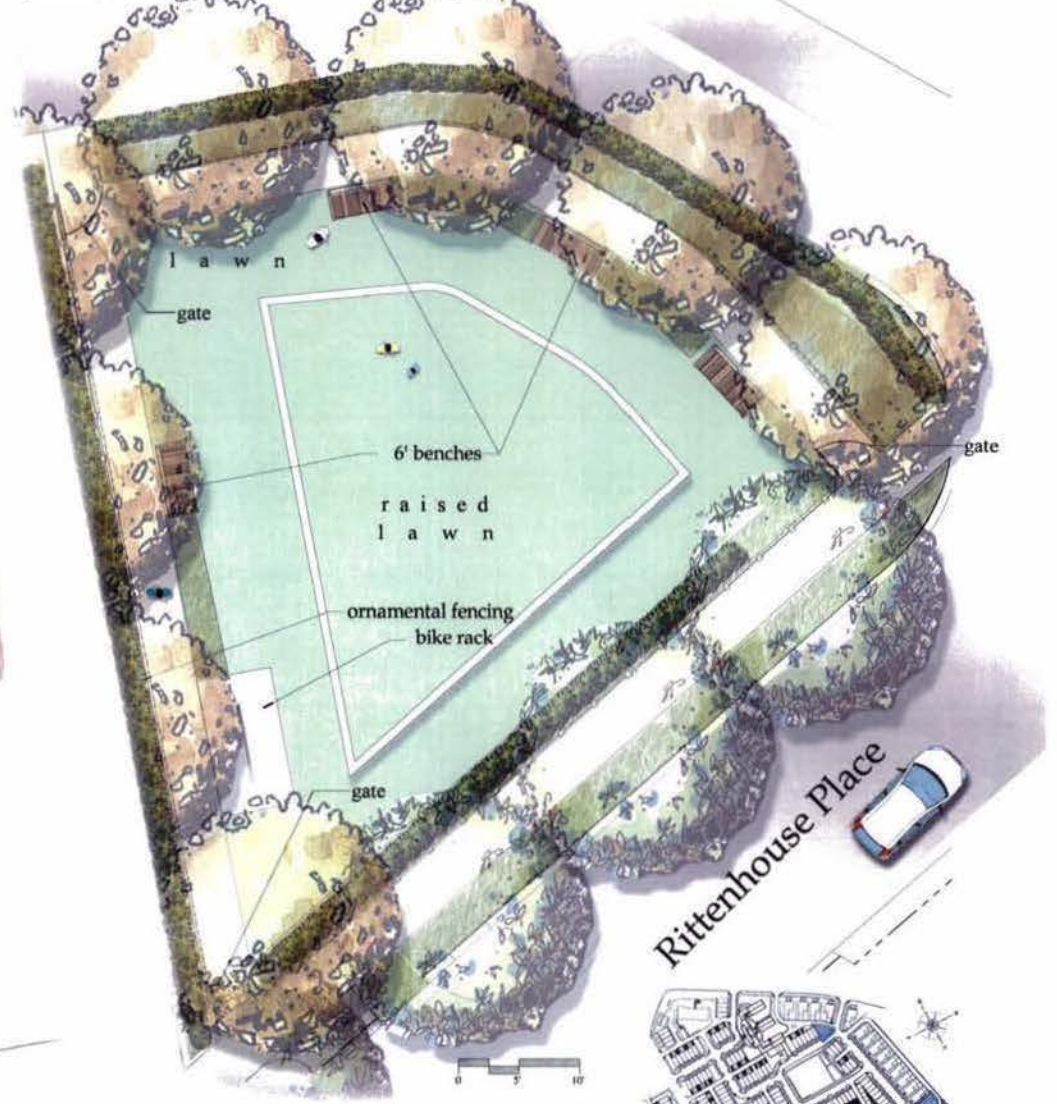


PRIVATE RESIDENTIAL YARD CONCEPTS

Silgo Corner park



Sycamore park



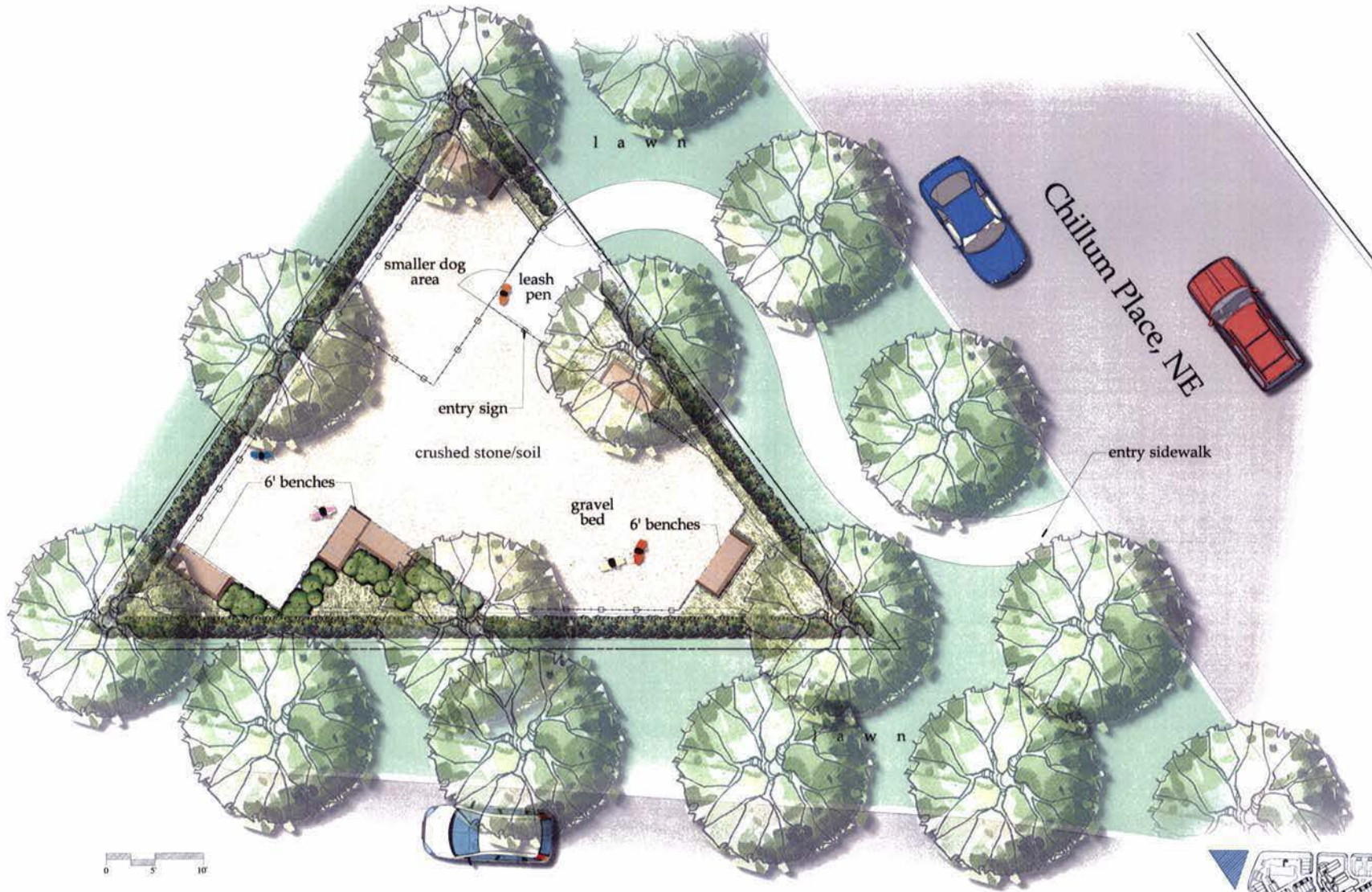
Kimley-Horn and Associates, Inc.
 LANDSCAPE ARCHITECTS
 1000 N. W. 10th St., Suite 100
 Fort Lauderdale, FL 33304
 Phone: 954.575.1100
 Fax: 954.575.1101
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SILGO CORNER GREEN AND SYCAMORE PARK



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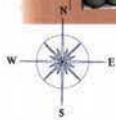
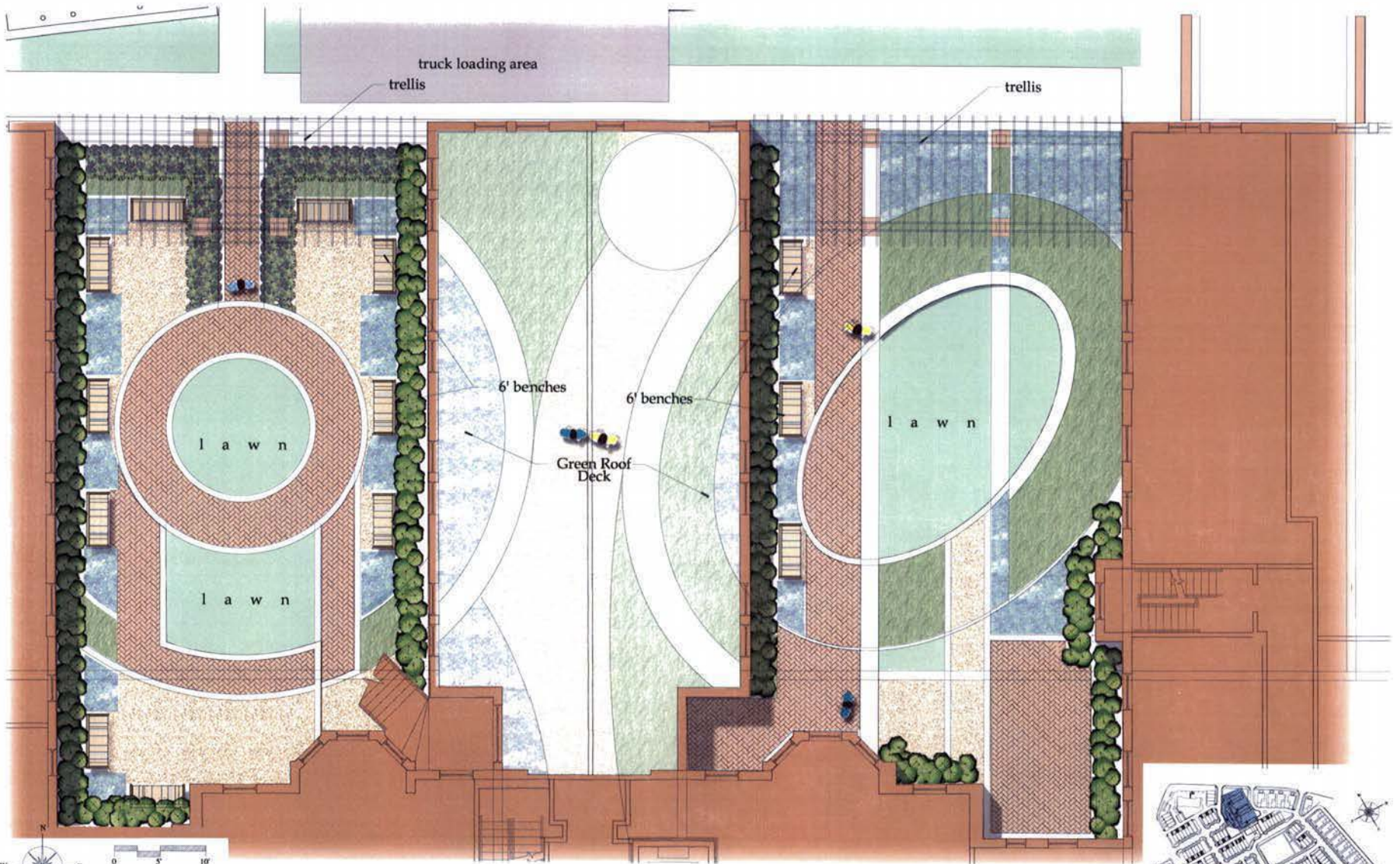
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PEABODY PET PARK

S15



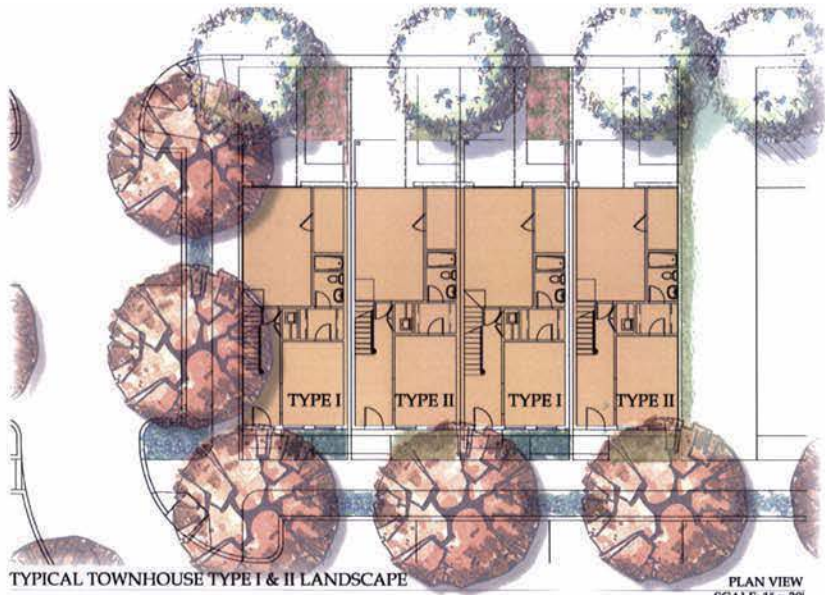
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ARCHITECTURAL DESIGN

6000 New Hampshire Avenue

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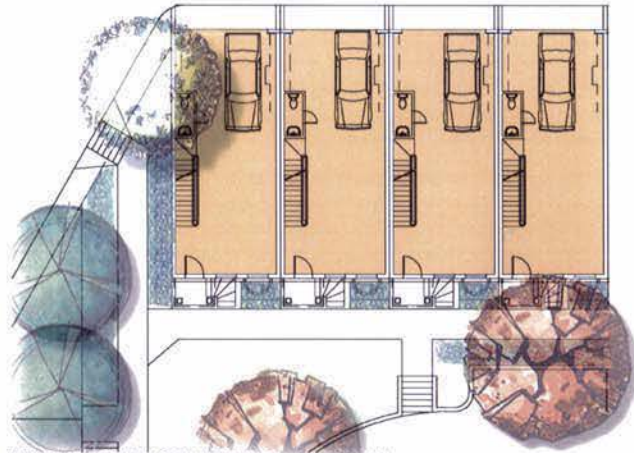


CONDOMINIUM COURTYARD GARDEN



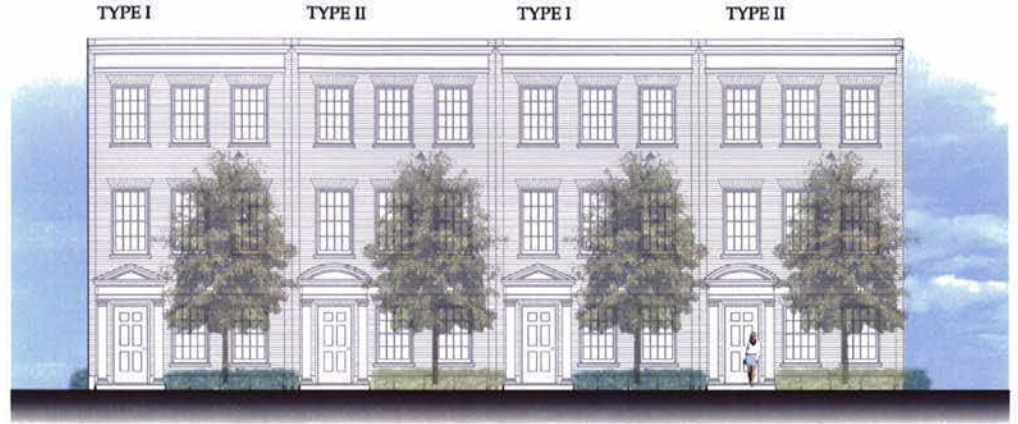
TYPICAL TOWNHOUSE TYPE I & II LANDSCAPE

PLAN VIEW
SCALE: 1" = 20'



TYPICAL TOWNHOUSE TYPE IV LANDSCAPE

PLAN VIEW
SCALE: 1" = 20'



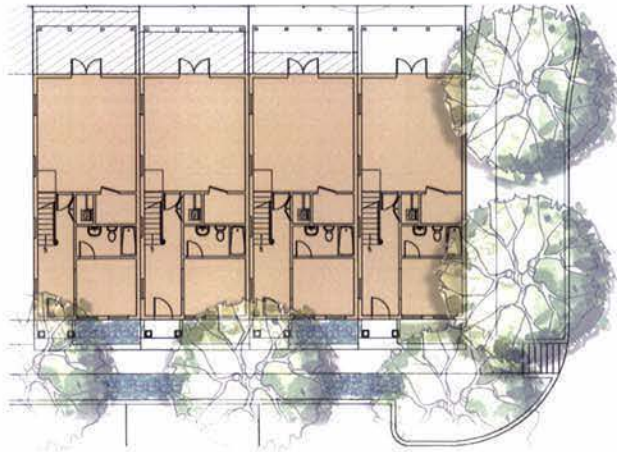
TYPICAL TOWNHOUSE TYPE I & II LANDSCAPE

SECTION
SCALE: 3/32" = 1'



TYPICAL TOWNHOUSE TYPE IV LANDSCAPE

SECTION
SCALE: 3/32" = 1'



TYPICAL TOWNHOUSE TYPE III LANDSCAPE

PLAN VIEW
SCALE: 1" = 20'



TYPICAL TOWNHOUSE TYPE III BLOCK LANDSCAPE

SECTION
SCALE: 3/32" = 1'



TYPICAL SINGLE FAMILY HOUSE TYPE II LANDSCAPE

PLAN VIEW
SCALE: 1" = 20'



TYPICAL SINGLE FAMILY HOUSE TYPE II LANDSCAPE

SECTION
SCALE: 3/32" = 1'

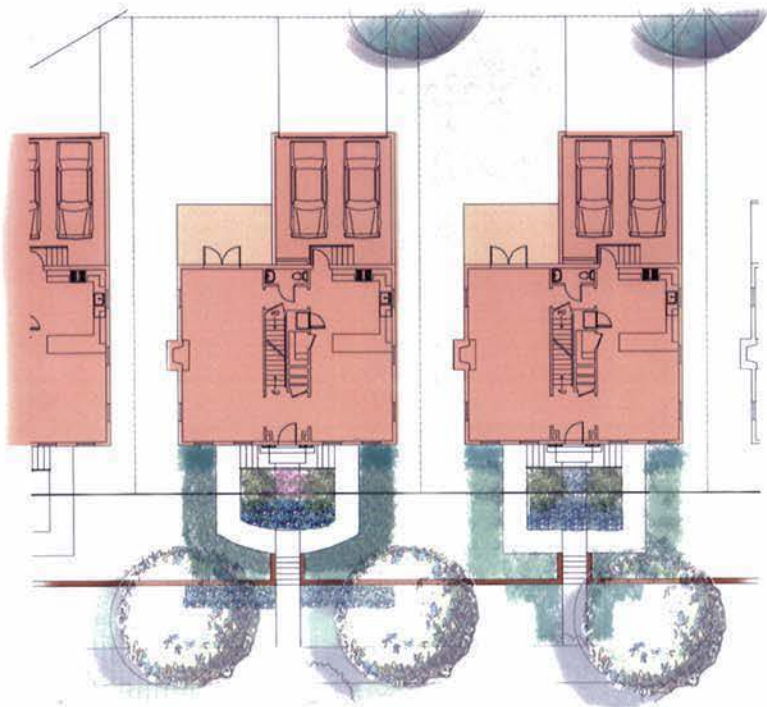


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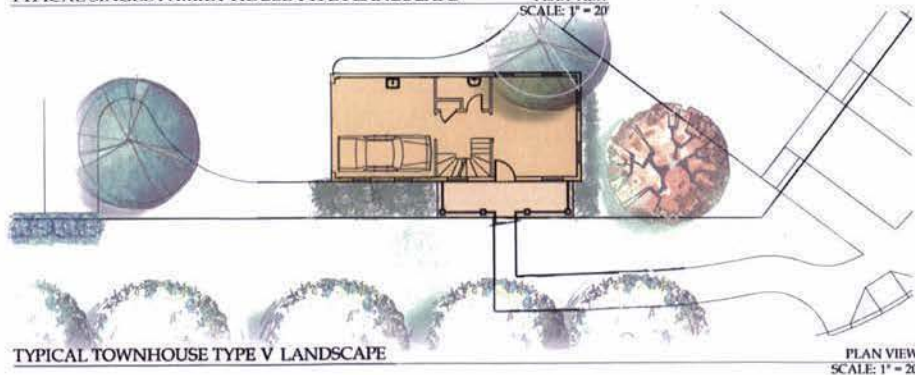
PROPOSED TYPICAL UNIT LANDSCAPE

S18



TYPICAL SINGLE FAMILY HOUSE TYPE I LANDSCAPE

PLAN VIEW
SCALE: 1" = 20'



TYPICAL TOWNHOUSE TYPE V LANDSCAPE

PLAN VIEW
SCALE: 1" = 20'



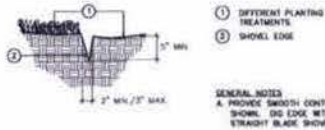
TYPICAL SINGLE FAMILY HOUSE TYPE I LANDSCAPE

SECTION
SCALE: 3/32" = 1'

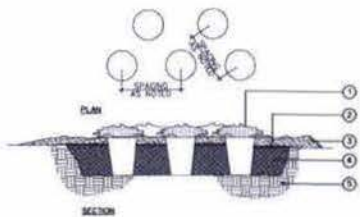


TYPICAL TOWNHOUSE TYPE V LANDSCAPE

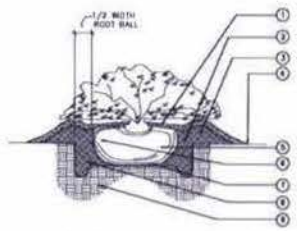
SECTION
SCALE: 3/32" = 1'



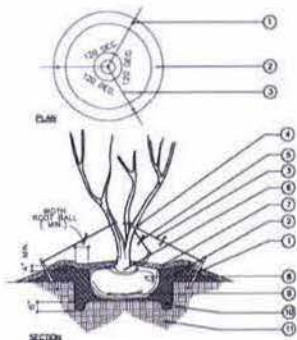
1 SHOVEL EDGE DETAIL
SCALE: N.T.S.



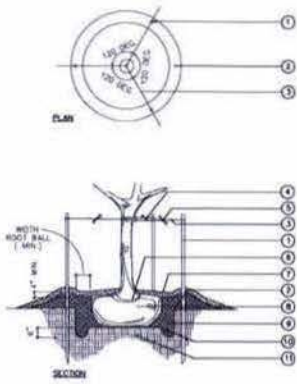
2 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



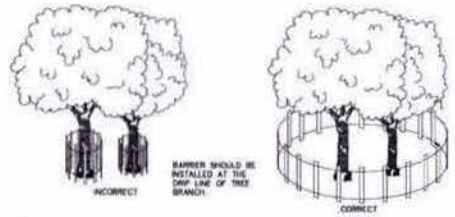
3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



5 SINGLE-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



6 TREE PROTECTION
N.T.S.

NOTES:
IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES, REPAIR ANY DAMAGE TO THE DRAINAGE TRACK OR ROOT SYSTEM IMMEDIATELY.

- REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOST FERTILE OVER EXPOSED ROOTS.
- REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS. TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
- CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN IN BRANCH. USE THREE SEPARATE CUTS TO AVOID PULLING BARK FROM HEALTHY AREAS.

SEEDING & SOD SCHEDULE			
Seedling Water	Seeding Dates	Lime and Fertilizer	Seeding procedure
50/50 Wt. Annual Ryegrass (Lolium multi-florum) & Cereal Rye (Secalium cereale)	Sept. 1 - Feb. 15	Recommended Application of Agriculture Lime	1. Seedling make in fall for winter cover and during hot and dry summer months that be mulched according to MCHPDM, Sec. 8.3.6.3.6, except that topsoil (100 mulch) will not be required otherwise. Stone mulch should be used during these periods.
Annual Ryegrass (Lolium multi-florum)	Feb. 16 - Apr. 30	Lime 4.2 - 5.2 3 tons per acre	2. Secondary seeding made under favorable soil and site conditions during optimum spring and fall seeding dates may not require lime.
Perennial Ryegrass (Lolium perenne)	May 1 - Aug. 31	5.2 - 6 1 ton per acre	
PERMANENT SEEDING			
Seeding Dates	Lime and Fertilizer	Seeding procedure	Maintenance
Plant on Owner's Record Use MCHPDM 8.3.6.3.6 (Table 8.3.1) October 1 - 31 November 1 - 31 December 1 - 31 January 1 - 31 February 1 - 31 March 1 - 31 April 1 - 31 May 1 - 31 June 1 - 31 July 1 - 31 August 1 - 31 September 1 - 31 October 1 - 31 November 1 - 31 December 1 - 31	Lime 2 tons ground limestone or equivalent per acre Fertilizer: 1000 LBS 10-20-10 or equivalent nutrients per acre	Controlled event will not occur for 12 months after seeding. 1. 1/2 to 3 tons straw per acre 1500 LBS straw per acre or 43,500 SF 4/4 mulch per acre 4 to 6 Core Dens Slats or Wood chips per acre Program ground and grade to permit use of conventional equipment for seeding, fertilizing, and watering. Mulch immediately after seeding is complete. Apply at a uniform rate according to seeding plan. SOE to 100% of mulch area.	Single, multi-trunk and street trees require a healthy green.
<p>* Use seasonal nurse crop in accordance with seeding dates as stated below:</p> <p>February, March through April: Annual Ryegrass May through August: Perennial Ryegrass September, October through November 15th: Annual Ryegrass November 15th through January: Perennial Ryegrass</p> <p>** May through October, used hybrid seed. All other seeding periods, use certified seed.</p>			
<p>The seeding is required for semi permanent and permanent seeding in:</p> <ol style="list-style-type: none"> 1. Seeding and watering trees from 2000 feet ground surface (set and top) 2. Seeding and watering adequately root penetration 3. Seeding and watering adequately root penetration 4. Seeding and watering adequately root penetration <p>Composition of Topsoil: 1. 100% minimum of fine grained materials 2. 1.5% minimum of organic materials Topsoil shall be placed at four (4) inch depth</p>			





PEABODY PLACE PERSPECTIVE
SHEET S22

6000 New Hampshire Avenue

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CIRCULATION PLAN NOTES

1. TYPICAL 90° PARKING STALL DIMENSION: 9 FT X 19 FT
2. TYPICAL PARALLEL PARKING STALL DIMENSION: 7 FT X 22 FT
3. TYPICAL PRIVATE DRIVE WIDTH: 20 FT (F-F)
4. TYPICAL PRIVATE ALLEY WIDTH: 16 FT
5. TYPICAL INTERIOR SITE SIDEWALK WIDTH: 5 FT

CIRCULATION PLAN NOTES

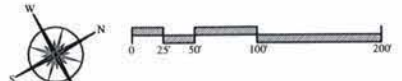
- CLUSTER I
- CLUSTER II
- CLUSTER III
- CLUSTER IV
- CLUSTER V
- CLUSTER VI
- CLUSTER VII
- CLUSTER VIII
- CLUSTER IX
- CLUSTER X
- CLUSTER XI
- CLUSTER XII

		TRIP GENERATION VOLUMES (Peak Hour (AM/PM) Trips)										
		DRIVEWAY										
		A	B	C	D	E	F	G	H	I	J	TOTAL
CLUSTER I	IN	0/0	0/0	0/0	0/0	0/0	0/0	1/0	1/0	0/6	2/6	3/6
	OUT	0/0	3/0	0/0	0/0	0/0	0/0	0/0	1/1	2/2	6/3	6/3
CLUSTER II	IN	0/0	1/1	0/0	0/0	0/0	0/0	0/0	0/1	0/0	2/2	2/2
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	1/0	1/1	2/1
CLUSTER III	IN	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	1/0	1/1	2/1
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	1/0	1/1	2/1
CLUSTER IV	IN	0/0	0/0	1/0	0/0	0/0	0/0	0/3	1/2	0/2	2/2	2/2
	OUT	0/0	1/1	0/0	0/0	0/0	0/0	4/1	1/1	1/1	7/4	7/4
CLUSTER V	IN	0/0	1/0	0/0	0/0	0/0	0/1	0/1	0/0	0/2	1/4	1/4
	OUT	0/0	0/0	0/0	0/0	0/0	1/0	1/1	0/0	2/2	5/2	5/2
CLUSTER VI	IN	0/0	0/0	0/0	1/2	0/2	0/0	0/0	0/0	0/0	1/4	1/4
	OUT	0/0	0/0	0/0	3/1	2/0	0/0	0/0	0/1	0/0	5/2	5/2
CLUSTER VII	IN	0/0	0/0	1/6	0/0	0/0	3/5	0/0	0/1	0/6	4/10	4/10
	OUT	0/0	1/1	2/3	0/0	2/1	0/5	0/0	0/0	0/0	10/10	10/10
CLUSTER VIII	IN	0/0	0/0	0/2	1/3	0/1	0/0	0/0	1/2	0/0	2/8	2/8
	OUT	0/0	0/0	2/0	3/2	1/0	0/0	0/0	2/1	0/0	8/3	8/3
CLUSTER IX	IN	0/0	1/2	0/1	0/0	0/0	0/0	0/0	0/4	0/0	1/7	1/7
	OUT	0/0	0/0	1/0	0/0	0/0	0/0	1/0	0/0	0/0	2/3	2/3
CLUSTER X	IN	0/0	1/4	1/1	0/0	0/0	0/0	0/1	0/1	0/0	2/2	2/2
	OUT	0/0	4/1	0/0	1/1	0/0	0/0	0/0	0/0	3/2	8/4	8/4
CLUSTER XI	IN	0/0	0/2	1/4	0/1	0/0	0/0	0/0	0/1	1/3	2/11	2/11
	OUT	0/0	0/0	2/1	0/0	0/0	0/0	1/2	4/4	0/0	12/7	12/7
CLUSTER XII	IN	1/3	15/0	4/14	2/6	0/3	5/6	1/5	3/8	1/24	20/20	20/20
	OUT	3/1	15/6	17/4	7/4	5/1	10/5	7/4	0/10	11/7	84/42	84/42

* #/# - AM/PM

LEGEND

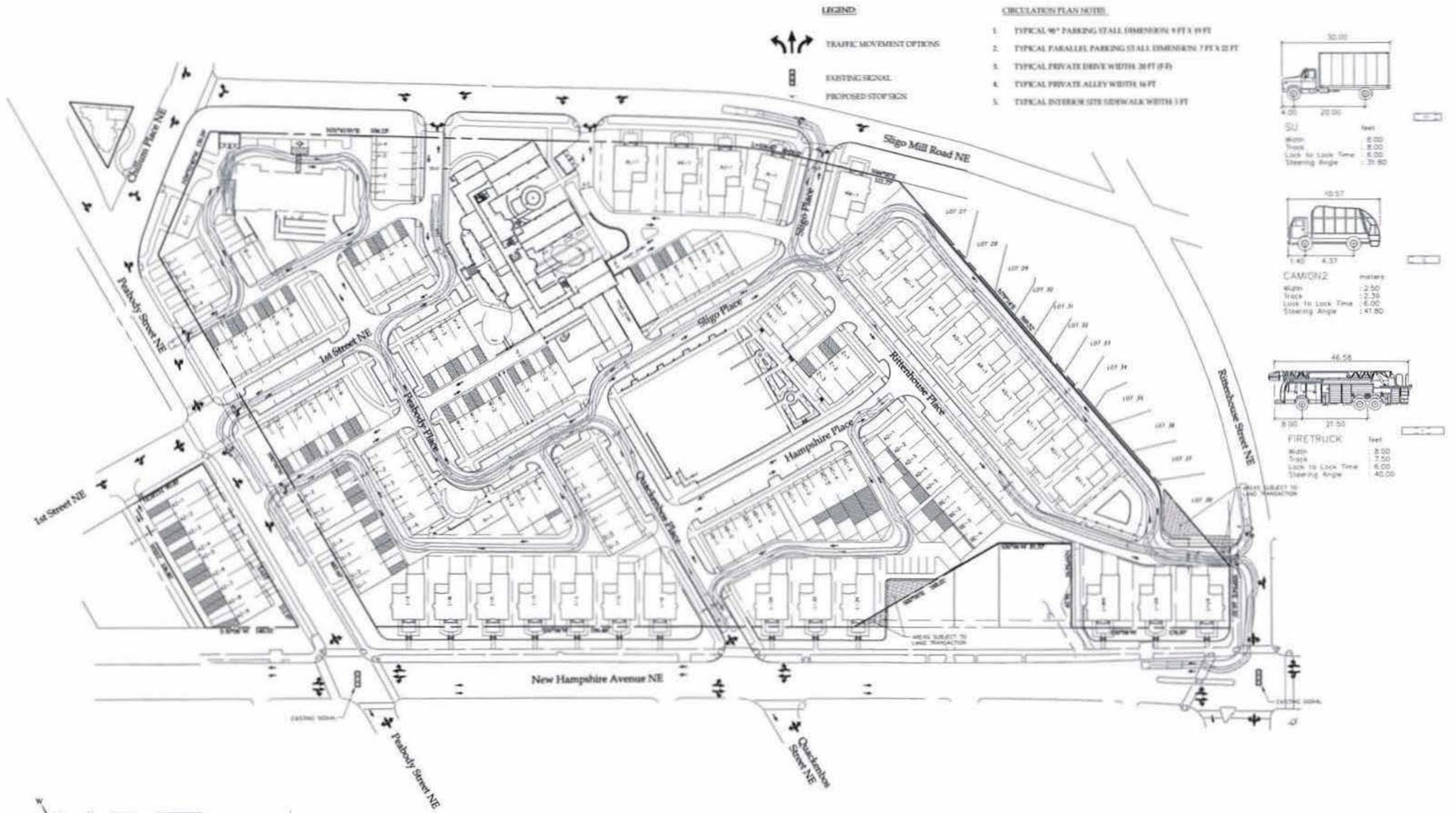
- ▲ BICYCLE RACK LOCATION - FOUR BIKES PER RACK
- TRAFFIC MOVEMENT OPTIONS
- ⓧ EXISTING SIGNAL
- ⓐ DRIVEWAY
- ⓧ DO NOT BLOCK INTERSECTION



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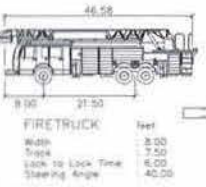


LEGEND

- TRAFFIC MOVEMENT OPTIONS
- EXISTING SIGNAL
- PROPOSED STOP SIGNS

CIRCULATION PLAN NOTES

1. TYPICAL 90° PARKING STALL DIMENSION: 9 FT X 19 FT
2. TYPICAL PARALLEL PARKING STALL DIMENSION: 7 FT X 22 FT
3. TYPICAL PRIVATE DRIVE WIDTH: 20 FT (8 FT)
4. TYPICAL PRIVATE ALLEY WIDTH: 16 FT
5. TYPICAL INTERIOR SITE SIDEWALK WIDTH: 5 FT



Kimley-Horn and Associates, Inc.



6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

PROPOSED TURNING MOVEMENT PLAN

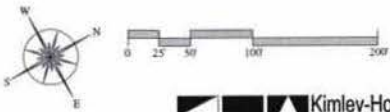
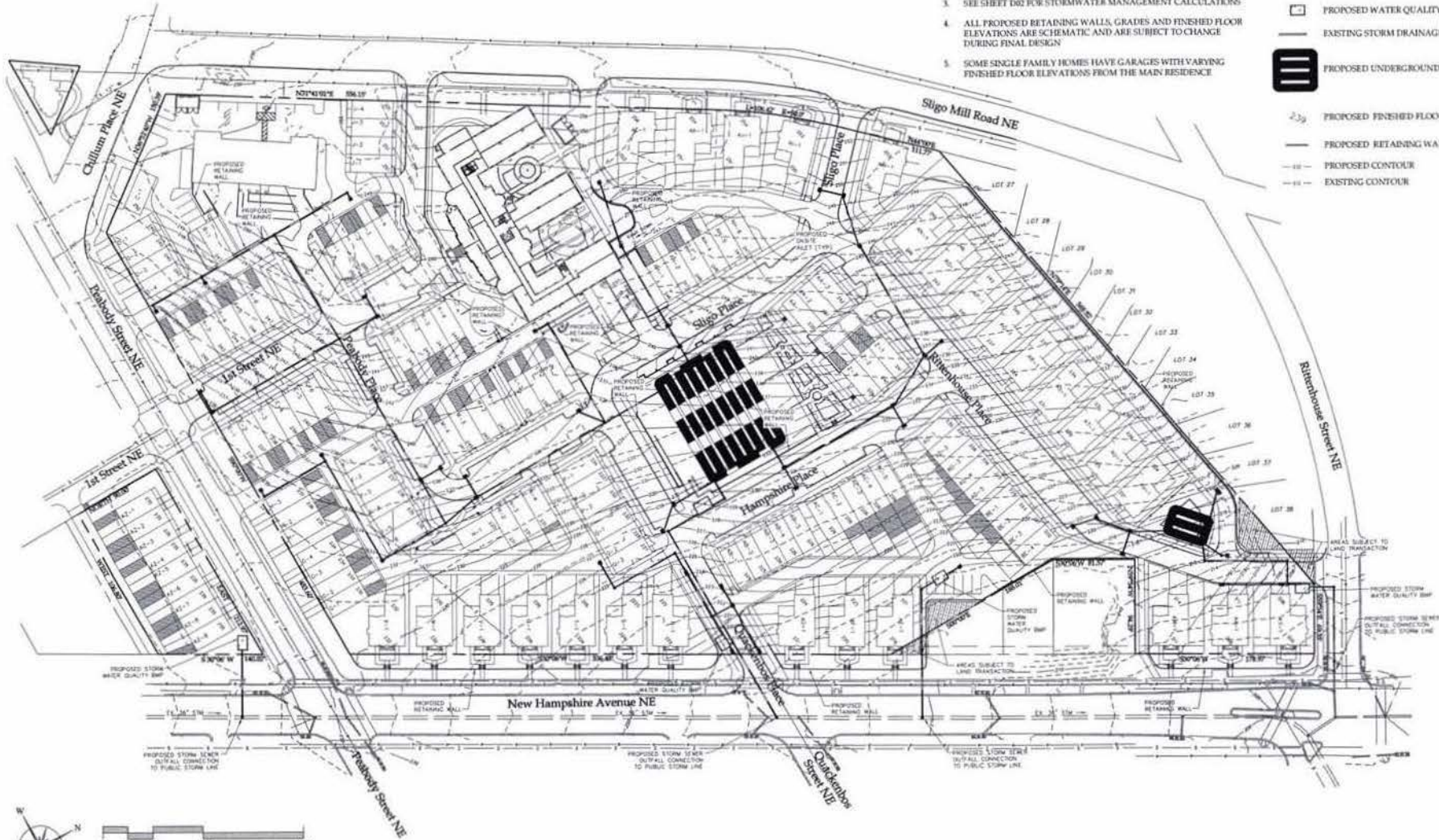
Sheet S25

GRADING AND DRAINAGE PLAN NOTES

1. OUTFALL CONNECTION LOCATIONS ARE PRELIMINARY AND MAY BE MODIFIED DUE TO ENGINEERING CONSTRAINTS DURING FINAL DESIGN.
2. LOCATIONS, TYPES AND SIZES OF STORM WATER QUALITY AND QUANTITY BMPs ARE SCHEMATIC AND MAY BE MODIFIED DURING FINAL DESIGN.
3. SEE SHEET D02 FOR STORMWATER MANAGEMENT CALCULATIONS.
4. ALL PROPOSED RETAINING WALLS, GRADES AND FINISHED FLOOR ELEVATIONS ARE SCHEMATIC AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
5. SOME SINGLE FAMILY HOMES HAVE GARAGES WITH VARYING FINISHED FLOOR ELEVATIONS FROM THE MAIN RESIDENCE.

LEGEND

- PROPOSED STORM DRAINAGE MANHOLE
- PROPOSED STORM DRAINAGE CURB INLET
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE GRATE INLET
- PROPOSED WATER QUALITY BMP
- EXISTING STORM DRAINAGE PIPE (SIZE INDICATED ON PLAN)
- PROPOSED UNDERGROUND WATER QUANTITY DETENTION SYSTEM
- 2.39 PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED RETAINING WALL
- - - PROPOSED CONTOUR
- - - EXISTING CONTOUR



Scale: 1"=100'



6000 New Hampshire Avenue

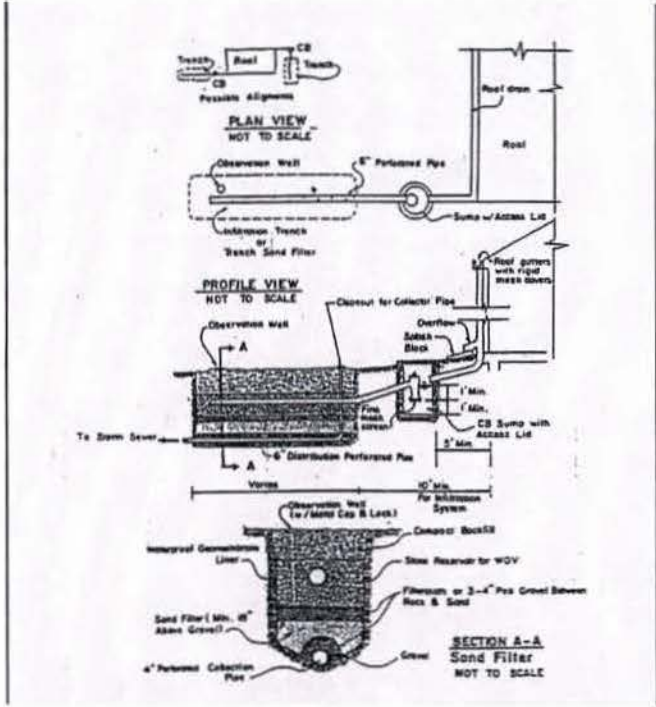
PREHEARING SUBMISSION: MARCH 29, 2006

PROPOSED GRADING AND DRAINAGE PLAN

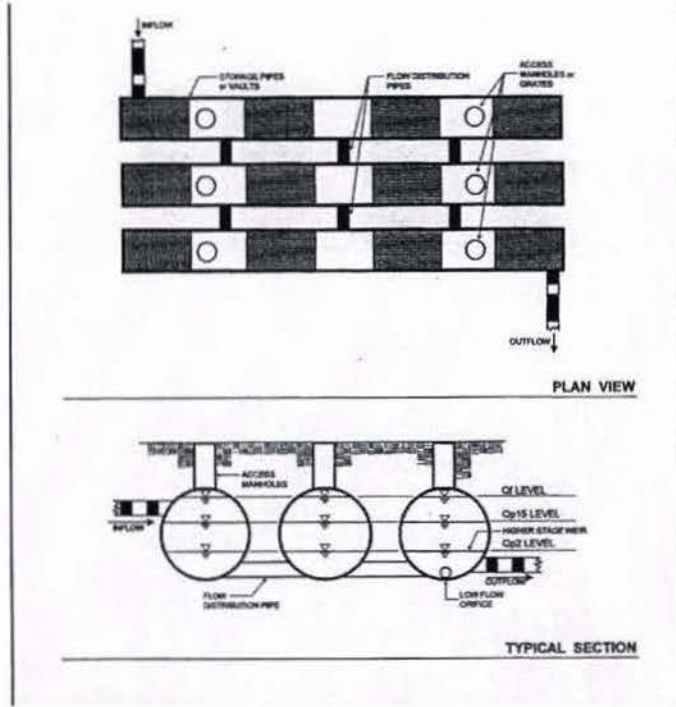
Sheet S26

DRAINAGE DETAIL NOTES

1. CURRENT LOCATIONS, TYPES AND SIZES OF STORM WATER QUALITY BMP'S SHOWN ON PLANS ARE SCHEMATIC AND MAY BE MODIFIED DURING FINAL DESIGN
2. SEE SHEET D01 FOR STORMWATER MANAGEMENT CALCULATIONS



1 ROOF DOWNSPOUT WATER QUALITY INFILTRATION TRENCH
SCALE: N.T.S.

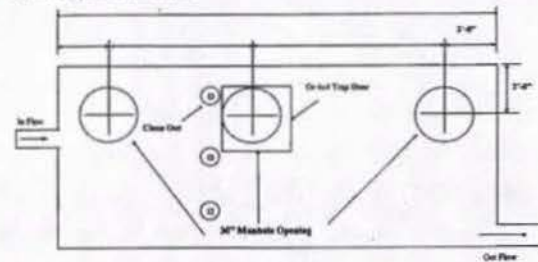


2 UNDERGROUND WATER QUANTITY DETENTION
SCALE: N.T.S.

DRAINAGE DETAIL NOTES:

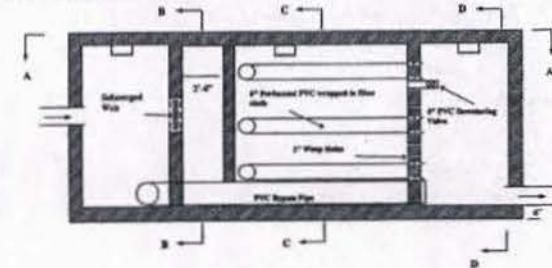
1. CURRENT LOCATIONS, TYPES AND SIZES OF STORM WATER QUALITY BMPs SHOWN ARE SCHEMATIC AND MAY BE MODIFIED DURING FINAL DESIGN.
2. SEE SHEET D40 FOR STORMWATER MANAGEMENT CALCULATIONS.

Note: Check Filtration Chamber Top Cover is Optional.



Plan View (Top Slab)
NTS

Note: Dimensions may vary from design to design.

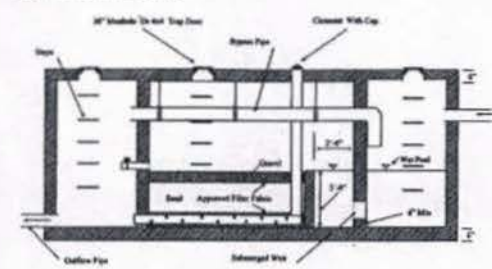


Plan View (Top Slab Removed)
NTS

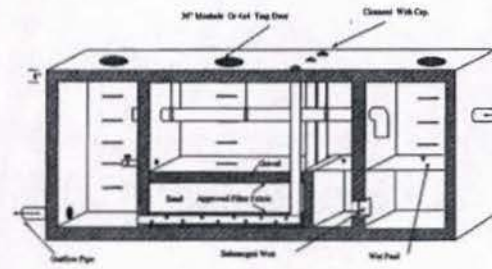
Source: Division of Columbia, 2001

3 **THREE CHAMBER UNDERGROUND SAND FILTER PLAN VIEW**
SCALE: N.T.S.

Note: Dimensions may vary from design to design.



Section A-A
NTS

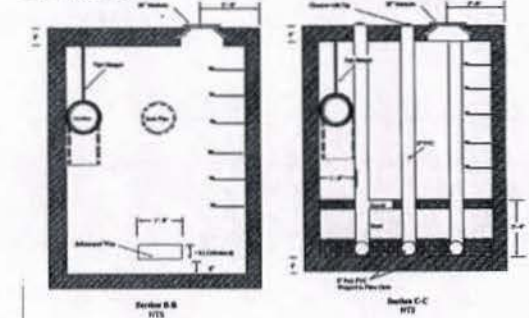


Section A-A (30)
NTS

Source: Division of Columbia, 2001

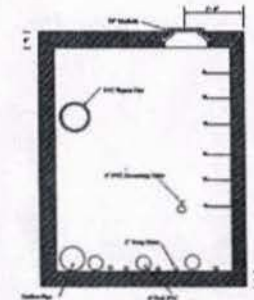
4 **THREE CHAMBER UNDERGROUND SAND FILTER SECTION VIEW**
SCALE: N.T.S.

Note: Dimensions may vary from design to design.



Section B-B
NTS

Section C-C
NTS



Section B-B (30)
NTS

5 **THREE CHAMBER UNDERGROUND SAND FILTER SECTION VIEW**
SCALE: N.T.S.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION:	THIS PROJECT CONSISTS OF THE REDEVELOPMENT OF THE 6000 NEW HAMPSHIRE BLOCK LOCATED IN WASHINGTON D.C. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO: SINGLE AND MULTI FAMILY HOME CONSTRUCTION, RENOVATION OF EXISTING FACILITIES, GRADING, PAVEMENT, DRAINAGE, AND IMPROVEMENTS AS NECESSARY TO ALLOW FOR THE REDEVELOPMENT OF THE 6000 NEW HAMPSHIRE BLOCK.
EXISTING SITE CONDITIONS:	THE EXISTING SITE ENCOMPASSES APPROXIMATELY 11 ACRES AND CURRENTLY CONSISTS OF A NUMBER OF EXISTING STRUCTURES, DRIVEWAYS, A GRASS FIELD INCLUDING TREES AND VEGETATION, TOPOGRAPHY VARIES ACROSS THE SITE, BUT IN GENERAL HAS A TOPOGRAPHIC HIGH ALONG THE WESTERN EDGE OF THE SITE AND SLOPES TO THE EAST.
ADJACENT AREAS:	IMPROVEMENTS TO THIS SITE SHOULD HAVE LITTLE IMPACT TO THE ADJACENT AREAS. PRE-DEVELOPMENT FLOWS WILL BE PRIMARILY DIRECTED TO ONE OF THREE PROPOSED SEDIMENT TRAPS, LOCATED ALONG THE EASTERN EDGE OF THE SITE. ADDITIONAL FLOWS THAT CANNOT BE DIRECTED TO EITHER SEDIMENT TRAP SHALL BE DIRECTED TO DIVERSION DIKES THAT WILL FLOW TO THE NEAREST SEDIMENT TRAP. POST DEVELOPMENT FLOWS SHALL BE DIRECTED TO THE PROPOSED STORM WATER MANAGEMENT SYSTEM. IN ADDITION, A SILT FENCE SHALL BE INSTALLED TO MINIMIZE OFF-SITE IMPACT. TYPICAL LOCATIONS OF SILT FENCING SHALL BE: ALONG EXISTING STREETS, THE LIMITS OF DISTURBANCE, AND THE PROPERTY BOUNDARY.
OFF-SITE AREAS: CRITICAL AREAS:	IMPROVEMENTS TO THIS SITE SHOULD HAVE LITTLE IMPACT TO SURROUNDING FACILITIES ASIDE FROM THE NUISANCE OF CONSTRUCTION ACTIVITIES. OFF-SITE CONSTRUCTION ACTIVITIES INCLUDE THE CONSTRUCTION OF CURB, GUTTER AND SIDEWALK ALONG PEABODY STREET, THE NORTHERN SIDE OF CHILLUM STREET, AND THE EASTERN SIDE OF SLIGO MILL ROAD.
EROSION & SEDIMENT CONTROL MEASURES:	METHODS INTENDED TO REDUCE EROSION ON THIS PLAN INCLUDE BUT ARE NOT LIMITED TO THE USE OF DIVERSION DIKES, CONSTRUCTION ENTRANCES, INLET PROTECTION, SEDIMENT TRAPS, AND SILT FENCING.
STORM WATER MANAGEMENT MEASURES:	STORM WATER FOR THIS SITE WILL BE COLLECTED BY THE ON-SITE STORM DRAINAGE SYSTEM, TREATED FOR WATER QUALITY AND DETAINED TO PRE-DEVELOPMENT RELEASE RATES, THEN RELEASED TO THE EXISTING UNDERGROUND DRAINAGE SYSTEM.
PERMANENT & TEMPORARY STABILIZATION:	DURING CONSTRUCTION, TEMPORARY STABILIZATION SHALL BE ACHIEVED BY PERIMETER EROSION CONTROLS AND CONSTRUCTION ROAD STABILIZATION MEASURES. PERMANENT STABILIZATION WILL BE ACHIEVED THROUGH RECOVERING THE SITE WITH SEEDING, SOO GRASS AND LANDSCAPING IN THOSE AREAS THAT ARE NOT COVERED WITH STRUCTURES, PAVING AND CONCRETE.
SOIL STOCKPILES, BORROW AREAS, & WASTE AREAS:	ALL STOCKPILES OF EXCESS MATERIAL SHALL BE PLACED WITHIN THE CONFINES OF THE PERIMETER CONTROLS OF THE SITE. IF THIS IS NOT FEASIBLE, ANY STOCKPILE OR BORROW LOCATION MUST BE SURROUNDED BY SILT FENCE. IN ADDITION, OFF-SITE DUMPING OF WASTE MATERIAL SHALL ONLY BE PERMITTED ON SITES WITH AN APPROVED EROSION & SEDIMENT CONTROL PLAN.
MAINTENANCE SCHEDULE:	MAINTENANCE SCHEDULE: SEE MAINTENANCE OF EROSION CONTROL MEASURES (THIS SHEET).

MAINTENANCE OF EROSION CONTROL MEASURES

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAINFALL OR WEEKLY, WHICHEVER IS MOST FREQUENT, AND SHOULD BE CLEANED AND REPAIRED ACCORDING TO THE FOLLOWING SCHEDULE:

1. THE SEDIMENT TRAPS WILL BE CHECKED REGULARLY FOR SEDIMENT CLEAN OUT.
2. EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETRIORATION AND BUILDUP OR CLOGGING WITH SEDIMENT. CORRECTIVE ACTION WILL BE TAKEN IMMEDIATELY.
3. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NECESSARY.
4. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED AND VEGETATION IS ESTABLISHED WITH THE PERMISSION OF THE INSPECTOR.

MANAGEMENT STRATEGIES AND SEQUENCE OF EROSION CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE LATEST EDITION OF THE DISTRICT OF COLUMBIA EROSION AND SEDIMENT CONTROL LAW AND REGULATIONS, AND THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

THE FOLLOWING SEQUENCE OF EVENTS AND EROSION CONTROL MEASURES SHALL BE INCORPORATED INTO THE CONSTRUCTION SCHEDULE FOR THIS PROJECT AND SHALL APPLY TO ALL CONSTRUCTION ACTIVITIES WITHIN PROJECT LIMITS:

1. A. TEMPORARY CONSTRUCTION ENTRANCE(S) SHALL BE PROVIDED AT THE LOCATION(S) SHOWN ON THE PLANS. ENTRANCE(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STD. & SPEC. A1-0).
- B. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS LARGER LAND DISTURBING ACTIVITIES.
- C. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ACCESS ROADS. ALL TRAFFIC IS PROHIBITED FROM CROSSING DRAINAGE SWALES AND STREAMS EXCEPT WHERE ABSOLUTELY NECESSARY.
2. TEMPORARY SEDIMENT TRAPS, SEDIMENT BARRIERS, CONSTRUCTION ENTRANCES, AND EROSION CONTROL STONE ARE TO BE PLACED PRIOR TO CLEARING AND GRUBBING AND PRIOR TO THE FIRST PHASE OF CONSTRUCTION AND ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
3. ALL PERMANENT STORM WATER MANAGEMENT FACILITIES INCLUDING EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MADE OPERATIONAL WHEN FINAL STABILIZATION OF THE SITE IS ACHIEVED, INCLUDING APPROVED SEDIMENT BASINS.
4. THE CONTRACTOR SHALL COMPLETE DRAINAGE FACILITIES WITHIN THIRTY (30) DAYS FOLLOWING COMPLETION OF ROUGH GRADING AT ANY POINT WITHIN THE PROJECT.
5. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
6. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FENCING, FLAGS, SIGNS, ETC.
7. A. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR.
(HYDROSEEDING MAY BE USED IN PLACE OF MULCHING ON AREAS OTHER THAN DITCH BANKS) STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIVERSIONS, AND DITCH OR WATERCOURSE BEDS AND BANKS IMMEDIATELY AFTER INSTALLATION PER THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STD. & SPEC. J-42.0).
- B. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE LOCAL PROGRAM ADMINISTRATOR OR HIS DESIGNATED AGENT, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
8. A. ALL STORM SEWER INLETS THAT ARE TO BE USED FOR DRAINAGE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
B. BEFORE NEWLY CONSTRUCTED CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
9. A. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE (1) YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZATION MEASURES UNTIL THE PROBLEM IS CORRECTED.
B. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION AND SEDIMENT CONTROLS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ENVIRONMENTAL ENGINEERING DEPT.
11. PERIODIC INSPECTIONS AND REQUIRED MAINTENANCE MUST BE PROVIDED, ESPECIALLY AFTER EACH SIGNIFICANT STORM. THE PROJECT SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
12. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE (1) WEEK PRIOR TO THE PRE CONSTRUCTION CONFERENCE, ONE (1) WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE (1) WEEK PRIOR TO THE FINAL INSPECTION.
13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
14. PERMANENT VEGETATION COVER MUST MEET THE REQUIREMENTS OF MINIMUM STANDARDS PER THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STD. & SPEC. J-42.0).
15. MULCHING SHALL BE DESIGNED AND MAINTENANCE/INSPECTION PROVIDED FOR IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STD. & SPEC. J-42.0).
16. DUST CONTROL - IRRIGATION - SITE TO BE SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED PER THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (STD. & SPEC. K-44.0).

DISTRICT OF COLUMBIA STANDARD SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF AN EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN A SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION ON THE SITE, SHALL BE STABILIZED WITHIN 20 DAYS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.

EROSION AND SEDIMENT CONTROL NOTES:

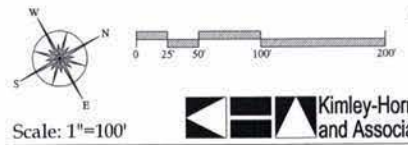
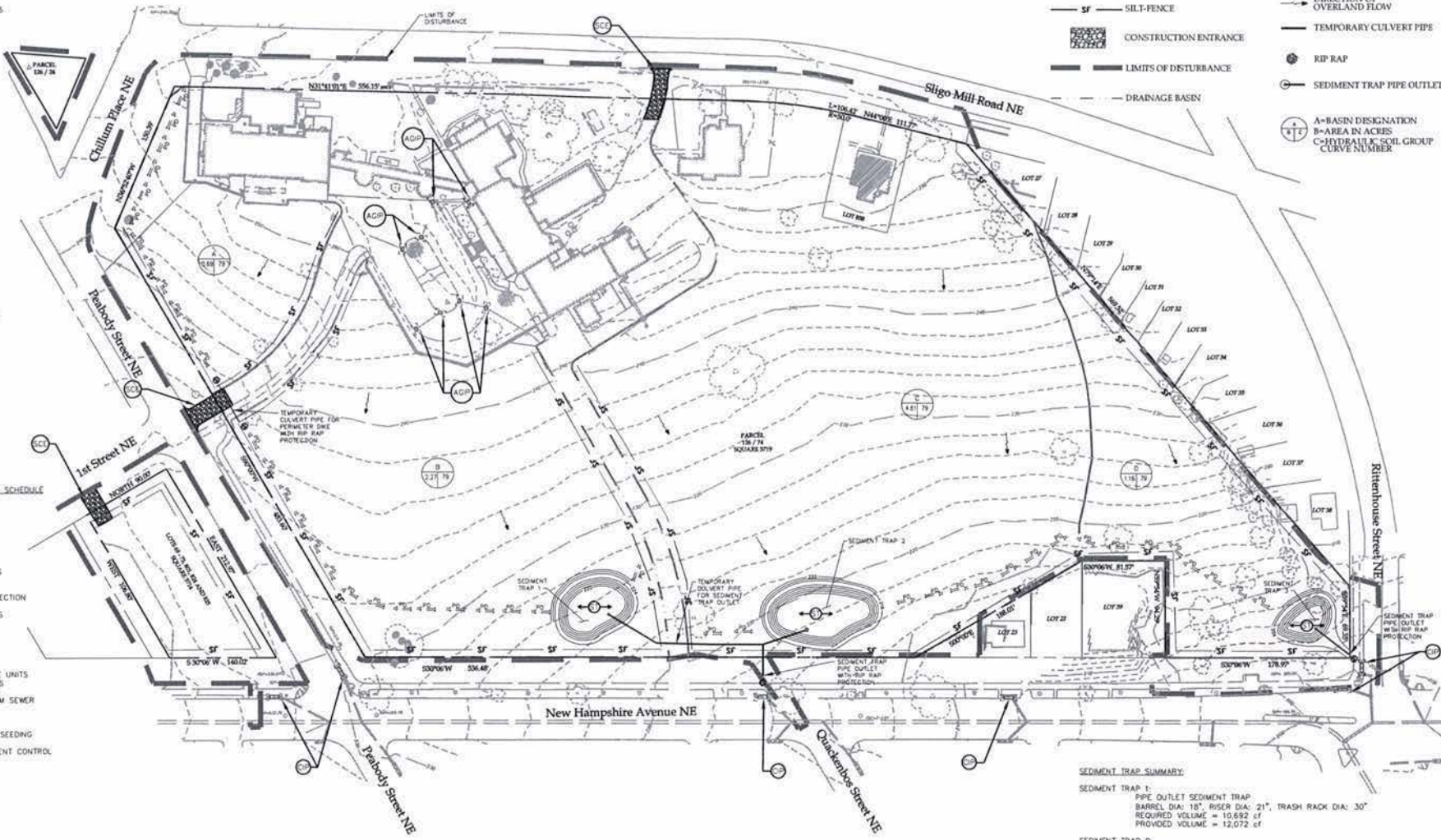
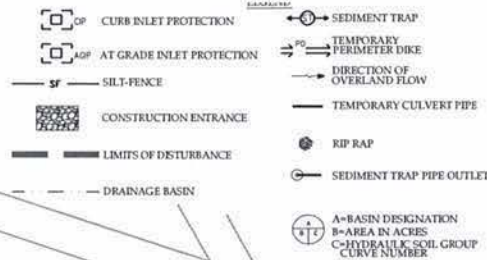
- 1.) EROSION AND SEDIMENT CONTROL NARRATIVE: THE NATURE AND PURPOSE OF THE CONSTRUCTION ACTIVITIES PROPOSED FOR THIS SITE IS FOR THE REDEVELOPMENT, EXPANSION AND NEW DEVELOPMENT OF APPROXIMATELY 11.6 ACRES OF A R-5-A ZONED PROPERTY INTO SINGLE FAMILY, TOWNHOME AND MULTIFAMILY STRUCTURES. CONSTRUCTION ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, DEMOLITION, HOUSING CONSTRUCTION, UTILITY CONSTRUCTION, EXCAVATION, AND PAVING.
- 2.) THE SITE ADDRESS IS: 6000 NEW HAMPSHIRE AVENUE, NE WASHINGTON, DC 20015
- 3.) THIS SITE IS LOCATED IN WARD 4, PART OF SQUARES 3719 AND 3714, PARCEL 126/74, LOTS 69-73, 801, 824, 825, 858.
- 4.) TOTAL SITE AREA: 11.6 ACRES. THE AREAS OF THE SITE ARE: PARCEL 126/74, SQUARE 3719 477,088 SQ. FT. (PER ASSESSOR) LOT 858, SQUARE 3719 6,812 SQ. FT. (PER ASSESSOR) LOTS 69-73, 801, 824 & 825, SQUARE 3714 16,818 SQ. FT. (PER ASSESSOR) PARCEL 126/24, SQUARE 3719 2,569 SQ. FT. (PER ASSESSOR)
- 5.) THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 13.24 ACRES
- 6.) THE SITE IS CURRENTLY NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN. IT IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) ON FEMA PANEL 110001 0020 B DATED NOVEMBER 15, 1985
- 7.) NO WETLANDS ARE PRESENT ON SITE
- 8.) STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSION STRUCTURES IMMEDIATELY AFTER CONSTRUCTION
- 9.) SEE SHEET 529 FOR EROSION AND SEDIMENT CONTROL NOTES
- 10.) SEE SHEET 531 FOR PHASE II EROSION AND SEDIMENT CONTROL PLAN

SOIL EROSION/SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTES: THIS CONSTRUCTION SEQUENCE MAY BE ALTERED BASED ON SITE CONDITIONS, AND/OR THE GENERAL CONTRACTOR'S PROJECT SCHEDULE

ANTICIPATED CONSTRUCTION SEQUENCE

- PHASE I**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
 2. INSTALL SILT FENCE ON THE SITE
 3. CONSTRUCT SEDIMENT TRAPS
 4. CONSTRUCT PIPE OUTFALL AND RIP-RAP PROTECTION
 5. CONSTRUCT DIVERSION DIKES
 6. INSTALL INLET PROTECTION ON EXISTING INLETS
- PHASE II**
1. CLEAR AND GRUB THE SITE
 2. BEGIN DEMOLITION OPERATIONS
 3. BEGIN GRADING THE SITE
 4. CONSTRUCT RETAINING WALLS
 5. BEGIN CONSTRUCTION OF BUILDING AND HOUSE UNITS
 6. INSTALL SANITARY SEWER AND WATER UTILITIES
 7. INSTALL STORM SEWERS, CURBS AND GUTTERS
 8. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES
 9. PREPARE SITE FOR PAVING
 10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING
 11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)



BEFORE YOU DIG, TO MISS THE UTILITIES CALL "MISS UTILITY" OF WASHINGTON D.C. 1-800-257-7777 (TOLL FREE)



6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

SEDIMENT TRAP SUMMARY:

- SEDIMENT TRAP 1:**
PIPE OUTFALL SEDIMENT TRAP
BARREL DIA: 18", RISER DIA: 21", TRASH RACK DIA: 30"
REQUIRED VOLUME = 10,692 cf
PROVIDED VOLUME = 12,072 cf
- SEDIMENT TRAP 2:**
PIPE OUTFALL SEDIMENT TRAP
BARREL DIA: 21", RISER DIA: 27", TRASH RACK DIA: 42"
REQUIRED VOLUME = 16,596 cf
PROVIDED VOLUME = 18,483 cf
- SEDIMENT TRAP 3:**
PIPE OUTFALL SEDIMENT TRAP
BARREL DIA: 15", RISER DIA: 18", TRASH RACK DIA: 27"
REQUIRED VOLUME = 4,176 cf
PROVIDED VOLUME = 5,064 cf

EROSION AND SEDIMENT CONTROL NOTES:

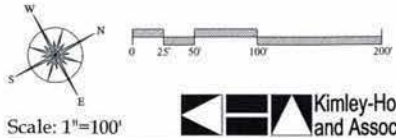
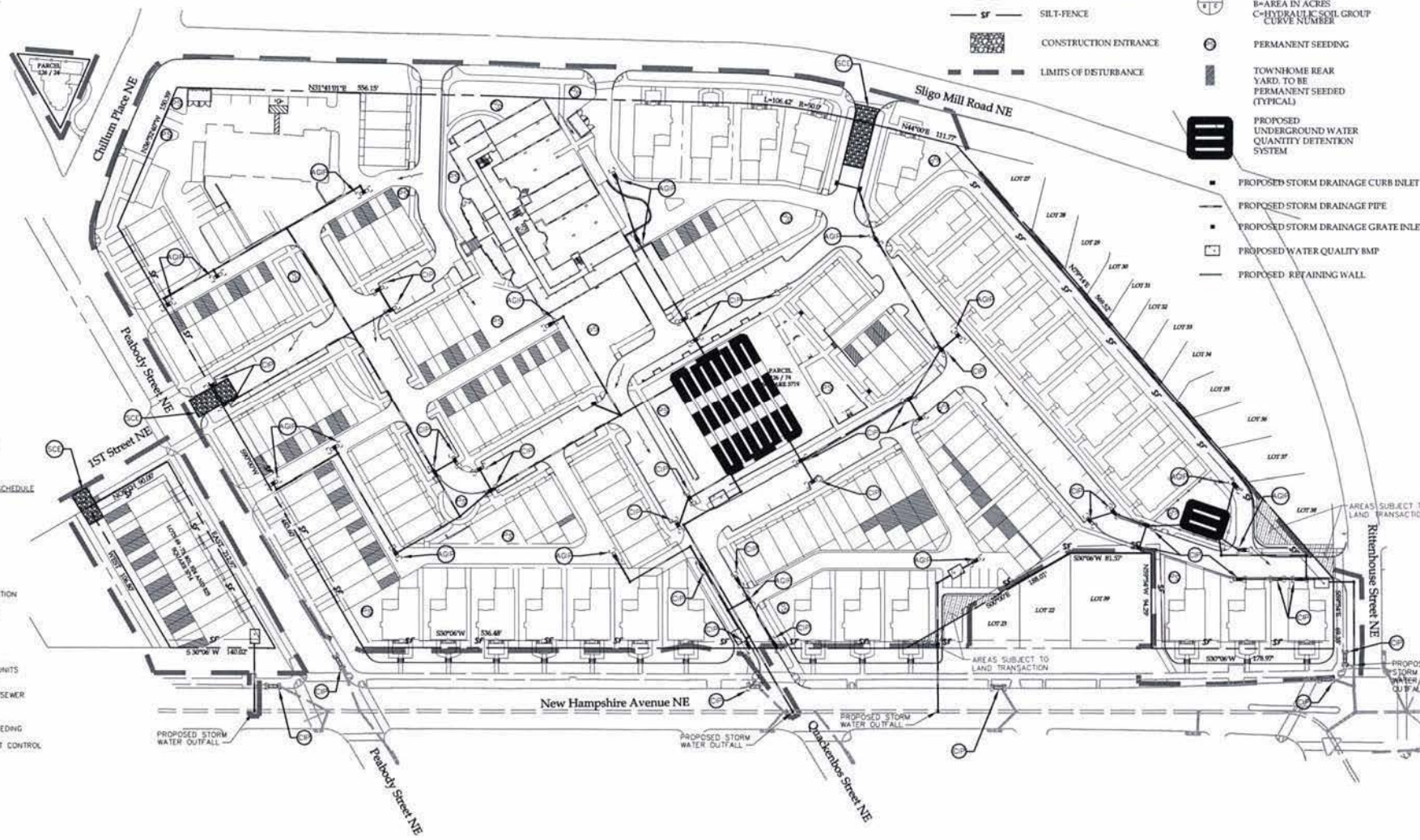
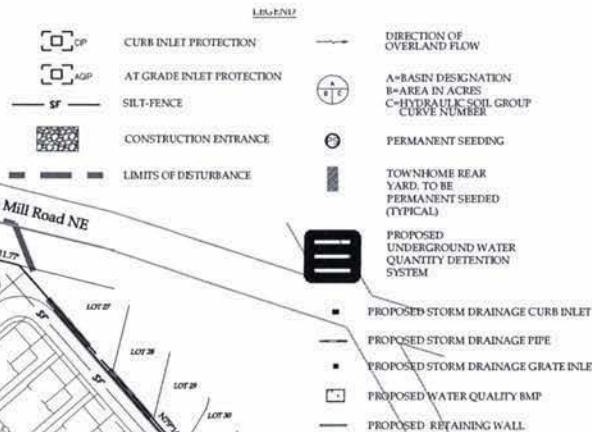
- 1) EROSION AND SEDIMENT CONTROL NARRATIVE, THE NATURE AND PURPOSE OF THE CONSTRUCTION ACTIVITIES PROPOSED FOR THIS SITE IS FOR THE REDEVELOPMENT, EXPANSION, AND NEW DEVELOPMENT OF APPROXIMATELY 11.6 ACRES OF A B-5-A ZONED PROPERTY INTO SINGLE FAMILY, TOWNHOME, AND MULTIFAMILY STRUCTURES. CONSTRUCTION ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, DEMOLITION, HOUSING CONSTRUCTION, UTILITY CONSTRUCTION, EXCAVATION, AND PAVING.
- 2) THE SITE ADDRESS IS: 6000 NEW HAMPSHIRE AVENUE, NE WASHINGTON, DC 20015.
- 3) THIS SITE IS LOCATED IN WARD 4, PART OF SQUARES 3719 AND 3714, PARCEL 126/74, LOTS 69-73, 801, 824, 825, 808.
- 4) TOTAL SITE AREA: 11.6 ACRES THE AREAS OF THE SITE ARE: PARCEL 126/74, SQUARE 3719 477,088 SQ. FT. (PER ASSESSOR) LOT 858, SQUARE 3719 6,812 SQ. FT. (PER ASSESSOR) LOTS 69-73, 801, 824 & 825, SQUARE 3714 16,818 SQ. FT. (PER ASSESSOR) PARCEL 126/24, SQUARE 3719 2,569 SQ. FT. (PER ASSESSOR)
- 5) THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 12.4 ACRES.
- 6) THE SITE IS CURRENTLY NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN. IT IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) ON FEMA PANEL 110001 0020 B DATED NOVEMBER 15, 1995.
- 7) NO WETLANDS ARE PRESENT ON-SITE.
- 8) STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSION STRUCTURES IMMEDIATELY AFTER CONSTRUCTION.
- 9) SEE SHEET S26 FOR PROPOSED GRADING AND DRAINAGE PLAN.
- 10) SEE SHEET S29 FOR EROSION AND SEDIMENT CONTROL NOTES.
- 11) SEE SHEET S30 FOR PHASE I EROSION CONTROL PLAN.

SOIL EROSION/SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTES: THIS CONSTRUCTION SEQUENCE MAY BE ALTERED BASED ON SITE CONDITIONS, AND/OR THE GENERAL CONTRACTOR'S PROJECT SCHEDULE.

ANTICIPATED CONSTRUCTION SEQUENCE

- PHASE I**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
 2. INSTALL SILT FENCE ON THE SITE
 3. CONSTRUCT SEDIMENT TRAPS
 4. CONSTRUCT PIPE OUTFALL AND RIP RAP PROTECTION
 5. CONSTRUCT DIVERSION DIKES
 6. INSTALL INLET PROTECTION ON EXISTING INLETS
- PHASE II**
1. CLEAR AND GRUB THE SITE
 2. BEGIN DEMOLITION OPERATIONS
 3. BEGIN GRADING THE SITE
 4. CONSTRUCT RETAINING WALLS
 5. BEGIN CONSTRUCTION OF BUILDING AND HOUSE UNITS
 6. INSTALL SANITARY SEWER AND WATER UTILITIES
 7. INSTALL STORM SEWERS, CURBS AND GUTTERS
 8. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES
 9. PREPARE SITE FOR PAVING
 10. PAVE SITE
 11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING
 12. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)



BEFORE YOU DIG, TO MISS THE UTILITIES CALL "MISS UTILITY" OF WASHINGTON, D.C. 1-800-257-7777 (TOLL FREE)



6000 New Hampshire Avenue

Scale: 1"=100'

PREHEARING SUBMISSION: MARCH 29, 2006

SEDIMENT AND EROSION CONTROL PLAN PHASE II

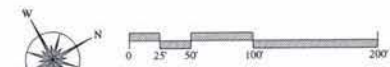
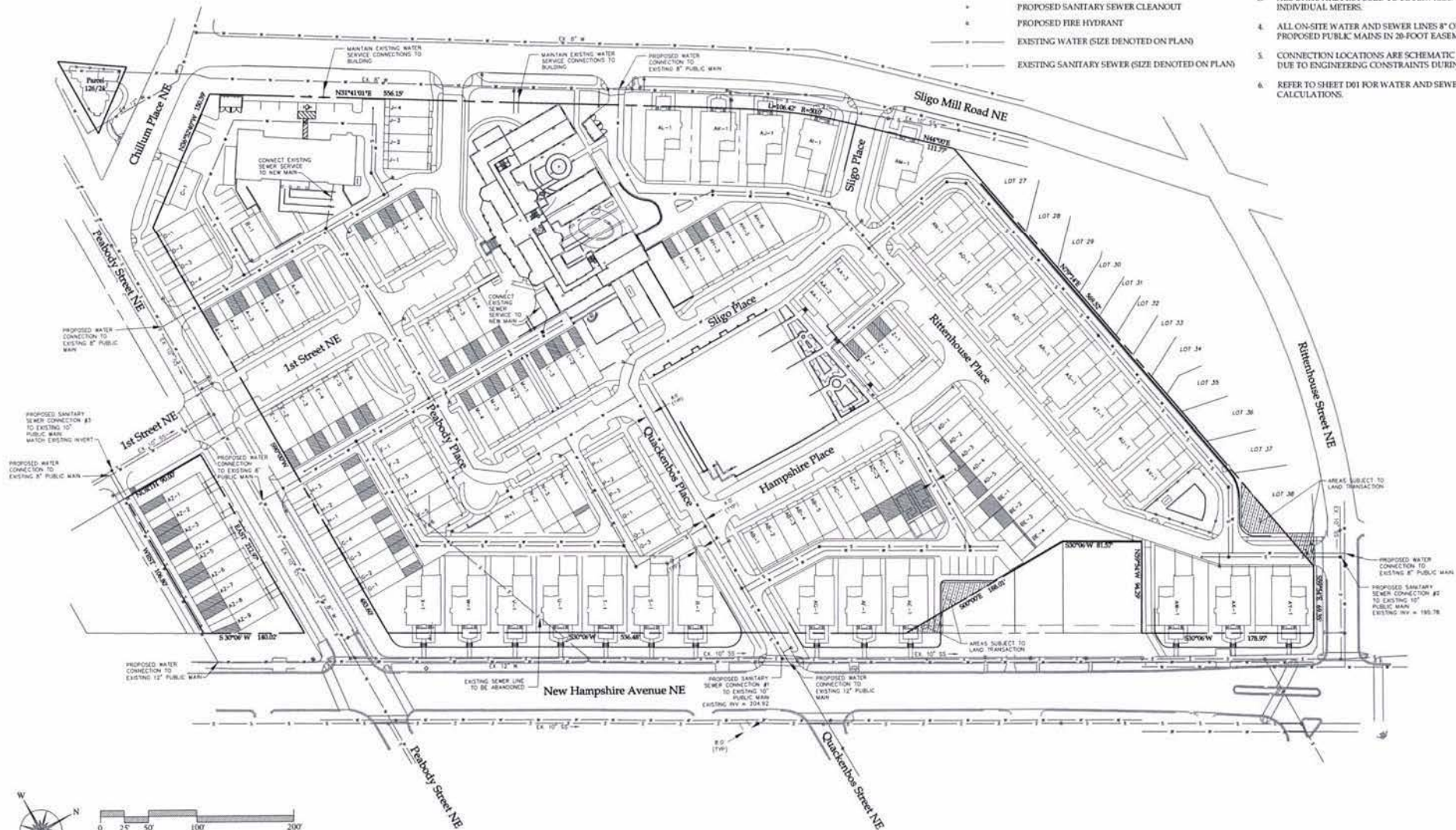
Sheet S31

LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" WATER
- PROPOSED 8" SANITARY SEWER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED FIRE HYDRANT
- EXISTING WATER (SIZE DENOTED ON PLAN)
- EXISTING SANITARY SEWER (SIZE DENOTED ON PLAN)

UTILITY PLAN NOTES

1. ON-SITE WATER MAINS ARE PROPOSED TO BE 8" IN SIZE.
2. ALL ON-SITE SEWER MAINS ARE PROPOSED TO BE 8" IN SIZE.
3. ALL UNITS ARE PROPOSED TO BE SERVICED FROM THE REAR WITH INDIVIDUAL METERS.
4. ALL ON-SITE WATER AND SEWER LINES 8" OR LARGER ARE PROPOSED PUBLIC MAINS IN 20-FOOT EASEMENTS WHEN PARALLEL.
5. CONNECTION LOCATIONS ARE SCHEMATIC AND MAY BE MODIFIED DUE TO ENGINEERING CONSTRAINTS DURING FINAL DESIGN.
6. REFER TO SHEET D01 FOR WATER AND SEWER DEMAND CALCULATIONS.



Scale: 1"=100'

Kimley-Horn and Associates, Inc.

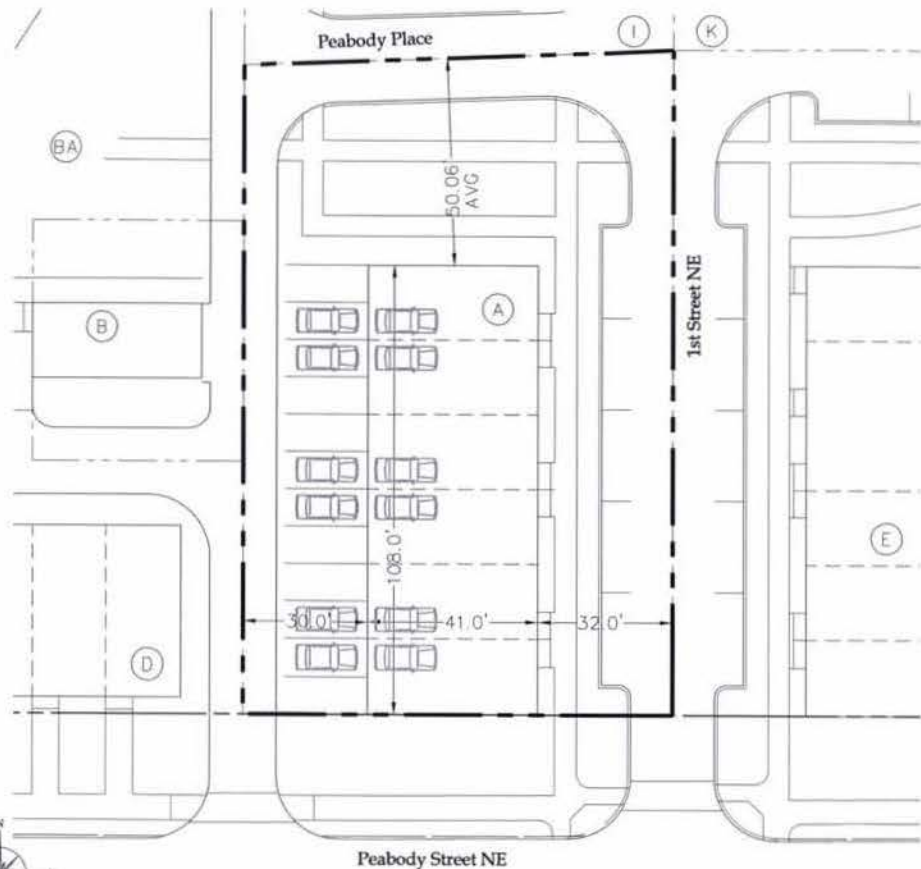
U H G
 URBAN DESIGN GROUP

6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

PROPOSED UTILITY PLAN

Sheet S32



Peabody Street NE

1st Street NE

Peabody Place



BUILDING DIMENSIONS:
 WIDTH 108 FT
 DEPTH 41 FT
 HEIGHT 34.2 FT

SETBACKS:			
REQUIRED		PROVIDED	
FRONT	0.00 FT	FRONT	0.00 FT
SIDE (L)	8.56 FT	SIDE (L)	30.00 FT
SIDE (R)	8.56 FT	SIDE (R)	32.0 FT
REAR	20.00 FT	REAR	50.06 FT

BUILDING DESCRIPTION:			
TYPE	TH	UNITS	6

LOT OCCUPANCY:			
MAX ALLOWABLE	40%	PROVIDED	27.2%

FLOOR AREA RATIO:			
MAX ALLOWABLE	1.0	PROVIDED	0.82

PARKING:			
REQUIRED	6	PROVIDED	12



Scale: 1"=30'

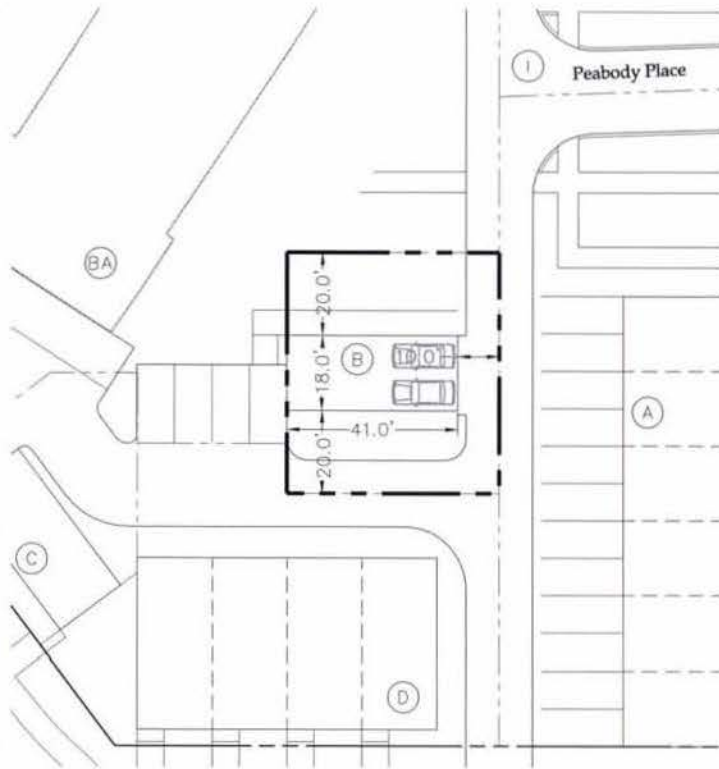


6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE



BUILDING DIMENSIONS:
 WIDTH 41 FT
 DEPTH 18 FT
 HEIGHT 26.5 FT

SETBACKS:			
REQUIRED		PROVIDED	
FRONT	20.00 FT	FRONT	20.00 FT
SIDE (L)	8.00 FT	SIDE (L)	10.00 FT
SIDE (R)	8.00 FT	SIDE (R)	0.00 FT
REAR	20.00 FT	REAR	20.00 FT

BUILDING DESCRIPTION:			
TYPE	TH	UNITS	1

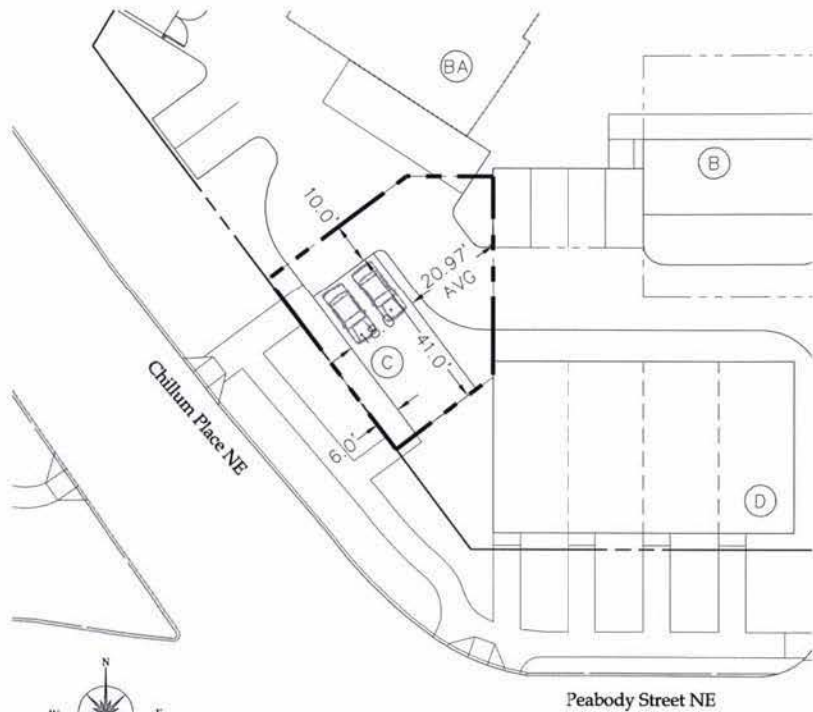
LOT OCCUPANCY:			
MAX ALLOWABLE	40%	PROVIDED	24.9%

FLOOR AREA RATIO:			
MAX ALLOWABLE	1.0	PROVIDED	0.75

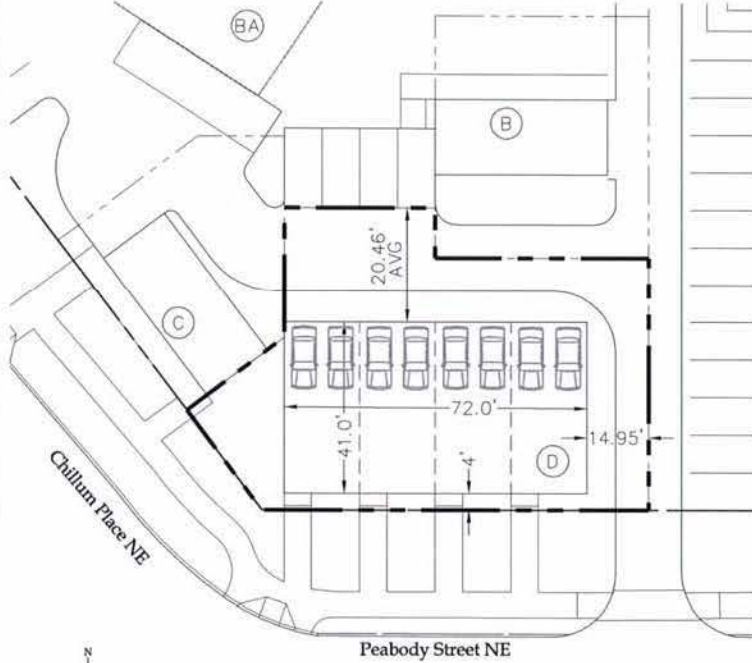
PARKING:			
REQUIRED	1	PROVIDED	2

ZONING LOT DETAIL

Sheet 533



LOT C



LOT D

LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE



BUILDING DIMENSIONS:

WIDTH	41 FT
DEPTH	18 FT
HEIGHT	33 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 6.00 FT
SIDE (L) 8.00 FT	SIDE (L) 10.00 FT
SIDE (R) 8.00 FT	SIDE (R) 0.00 FT
REAR 20.00 FT	REAR 20.97 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	32.2%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.97

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		1

PARKING:

REQUIRED	1
PROVIDED	2



BUILDING DIMENSIONS:

WIDTH	72 FT
DEPTH	41 FT
HEIGHT	27.1 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 4.00 FT
SIDE (L) 0.00 FT	SIDE (L) 0.00 FT
SIDE (R) 8.00 FT	SIDE (R) 14.95 FT
REAR 20.00 FT	REAR 20.46 FT

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		4

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	47.4%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	1.42

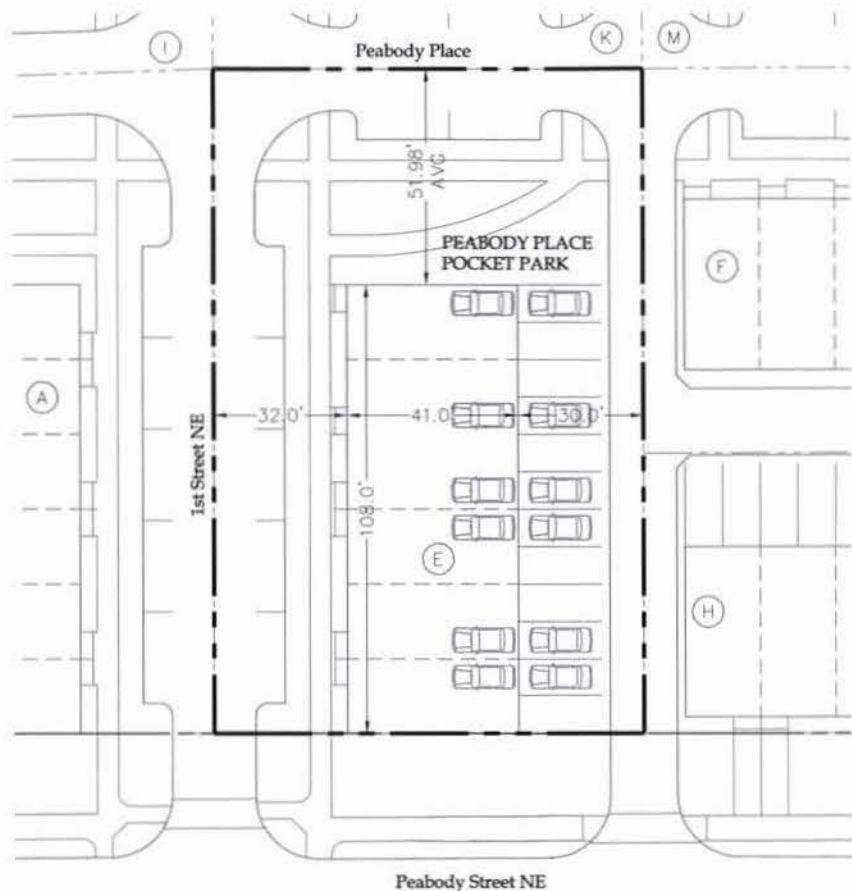
PARKING:

REQUIRED	4
PROVIDED	8



6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006



LOT E

BUILDING DIMENSIONS:

WIDTH	41 FT
DEPTH	108 FT
HEIGHT	30.5 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 0.00 FT
SIDE (L) 8.00 FT	SIDE (L) 32.00 FT
SIDE (R) 8.00 FT	SIDE (R) 30.00 FT
REAR 20.00 FT	REAR 51.98 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	26.9%

FLOOR AREA RATIO:

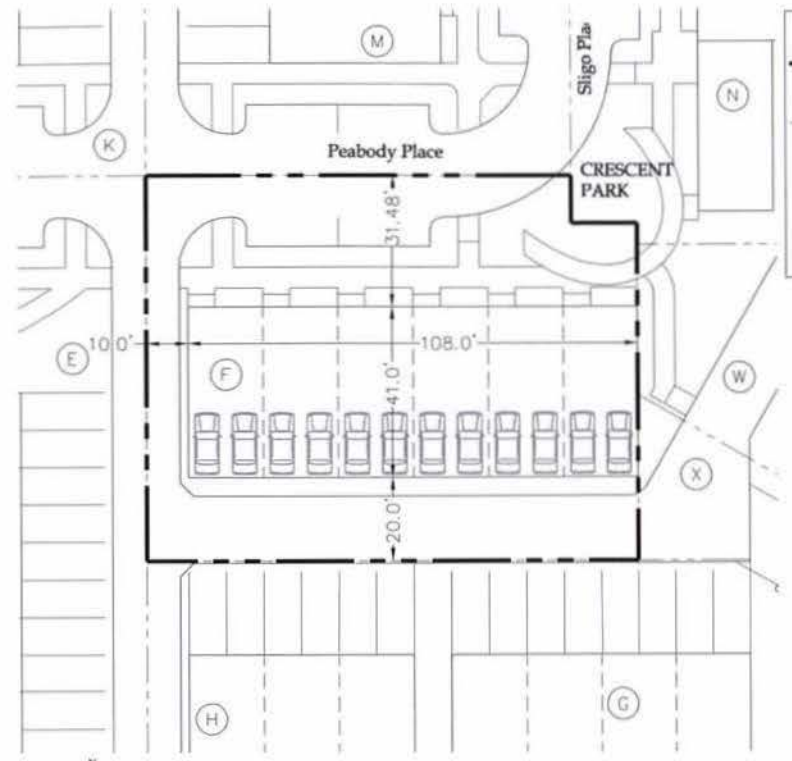
MAX ALLOWABLE	1.0
PROVIDED	0.81

BUILDING DESCRIPTION:

TYPE	TH	UNITS	6
------	----	-------	---

PARKING:

REQUIRED	6
PROVIDED	12



LOT F

BUILDING DIMENSIONS:

WIDTH	108 FT
DEPTH	41 FT
HEIGHT	30.5 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT 20.00 FT	FRONT 31.48 FT
SIDE (L) 0.00 FT	SIDE (L) 0.00 FT
SIDE (R) 8.00 FT	SIDE (R) 10.00 FT
REAR 20.00 FT	REAR 20.00 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	41.3%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	1.24

BUILDING DESCRIPTION:

TYPE	TH	UNITS	6
------	----	-------	---

PARKING:

REQUIRED	6
PROVIDED	12



LEGEND

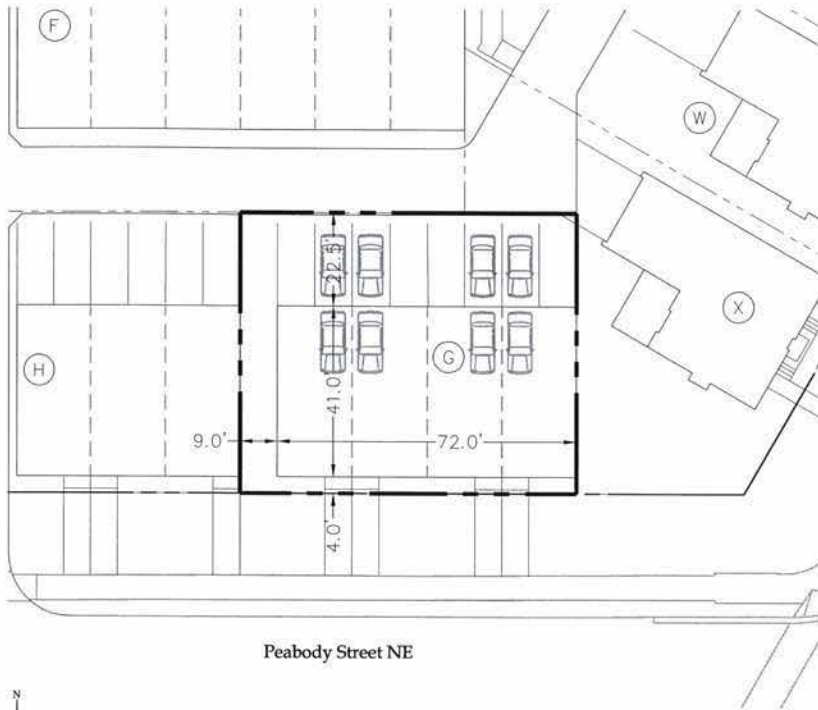
- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

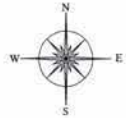
ZONING LOT DETAIL

Sheet 535



Peabody Street NE

LOT G



BUILDING DIMENSIONS:

WIDTH	72 FT
DEPTH	41 FT
HEIGHT	29.6 FT

SETBACKS:

	REQUIRED	PROVIDED
FRONT	0.00 FT	4.00 FT
SIDE (L)	8.00 FT	9.00 FT
SIDE (R)	0.00 FT	0.00 FT
REAR	20.00 FT	22.50 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	54%

FLOOR AREA RATIO:

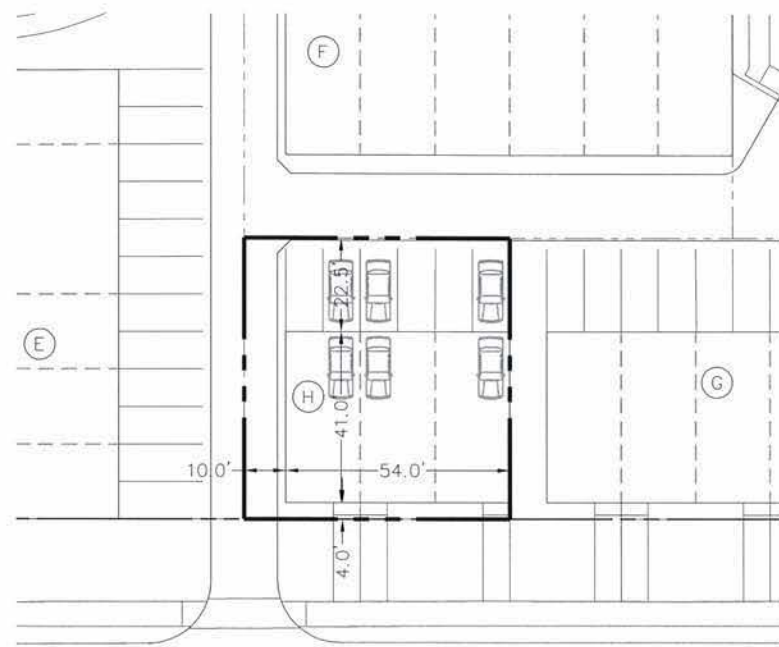
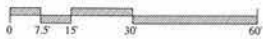
MAX ALLOWABLE	1.0
PROVIDED	1.62

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		4

PARKING:

REQUIRED	4
PROVIDED	8



Peabody Street NE

LOT H



BUILDING DIMENSIONS:

WIDTH	54 FT
DEPTH	41 FT
HEIGHT	31.2 FT

SETBACKS:

	REQUIRED	PROVIDED
FRONT	0.00 FT	4.00 FT
SIDE (L)	8.00 FT	10.00 FT
SIDE (R)	0.00 FT	0.00 FT
REAR	20.00 FT	22.50 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	51.3%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	1.54

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		3

PARKING:

REQUIRED	3
PROVIDED	6

LEGEND

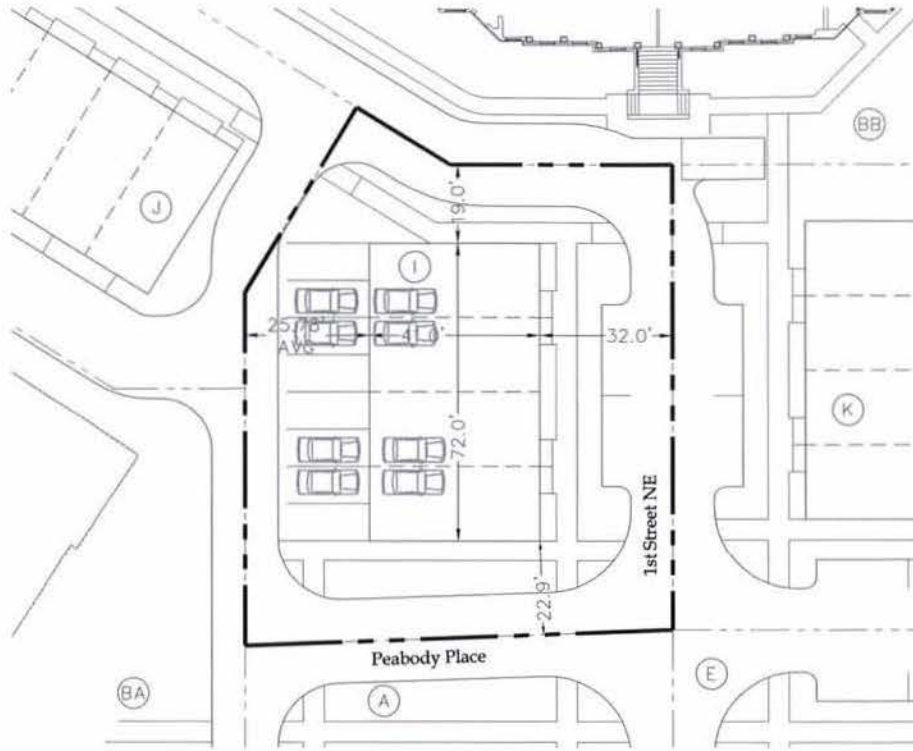
- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

Scale: 1"=30'



6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006



LOT I

BUILDING DIMENSIONS:

WIDTH	72 FT
DEPTH	41 FT
HEIGHT	30.2 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT	20.00 FT
SIDE (L)	8.00 FT
SIDE (R)	8.00 FT
REAR	20.00 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	25.2%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.75

BUILDING DESCRIPTION:

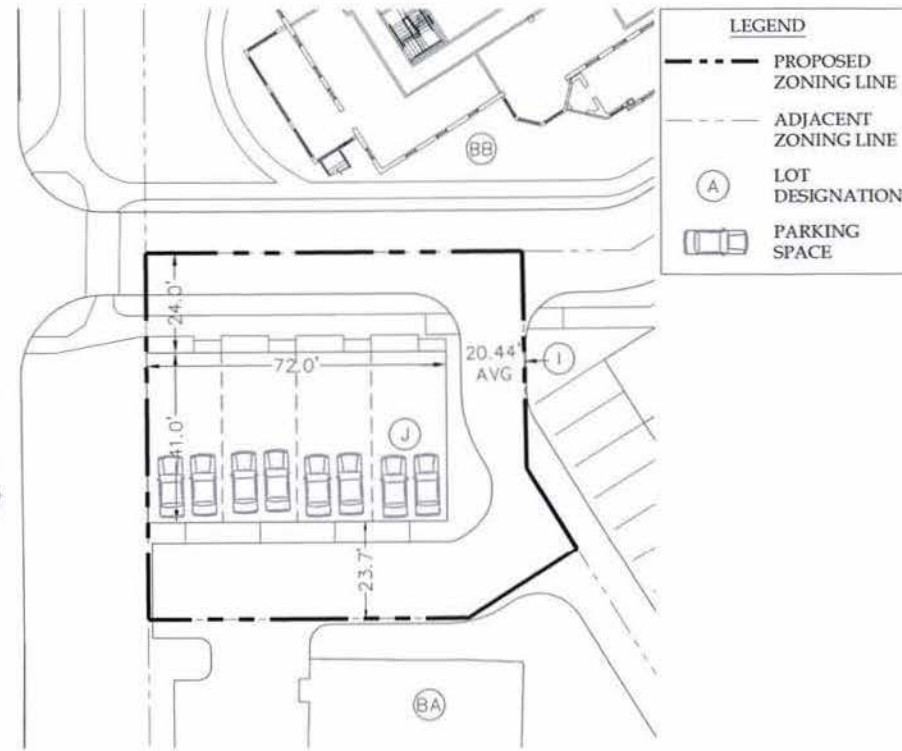
TYPE	TH	UNITS	4
------	----	-------	---

PARKING:

REQUIRED	4
PROVIDED	8



Scale: 1"=30'



LOT J

BUILDING DIMENSIONS:

WIDTH	41 FT
DEPTH	72 FT
HEIGHT	26.2 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT	0.00 FT
SIDE (L)	8.00 FT
SIDE (R)	8.00 FT
REAR	20.00 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	36.0%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	1.08

BUILDING DESCRIPTION:

TYPE	TH	UNITS	4
------	----	-------	---

PARKING:

REQUIRED	4
PROVIDED	8

6000 New Hampshire Avenue

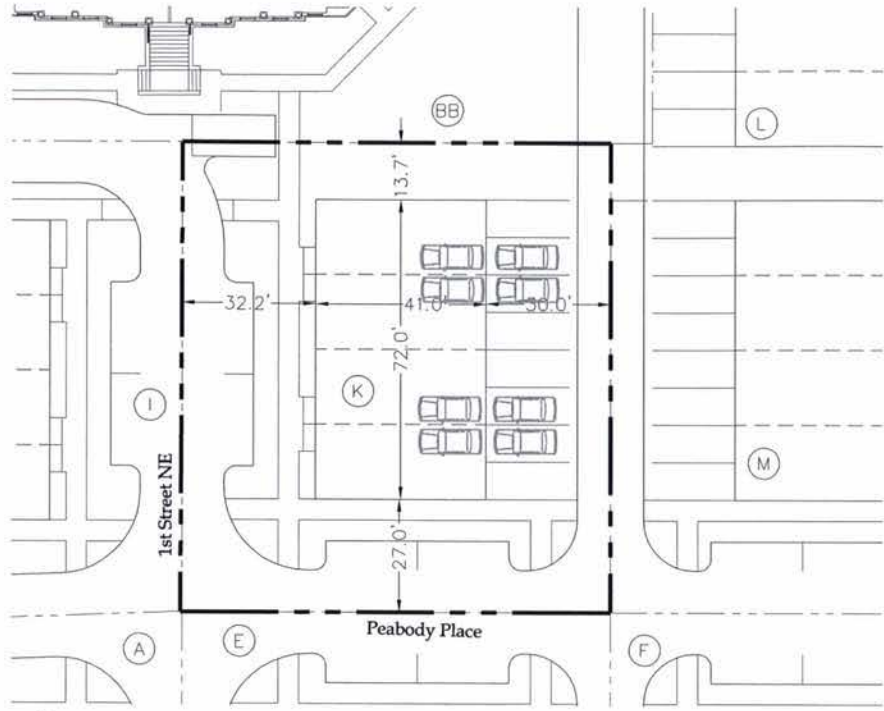
PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

Sheet 537

LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE



LOT K

BUILDING DIMENSIONS:

WIDTH	72 FT
DEPTH	41 FT
HEIGHT	25.3 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT	20.00 FT
SIDE (L)	8.00 FT
SIDE (R)	8.00 FT
REAR	20.00 FT

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		4

LOT OCCUPANCY:

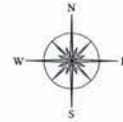
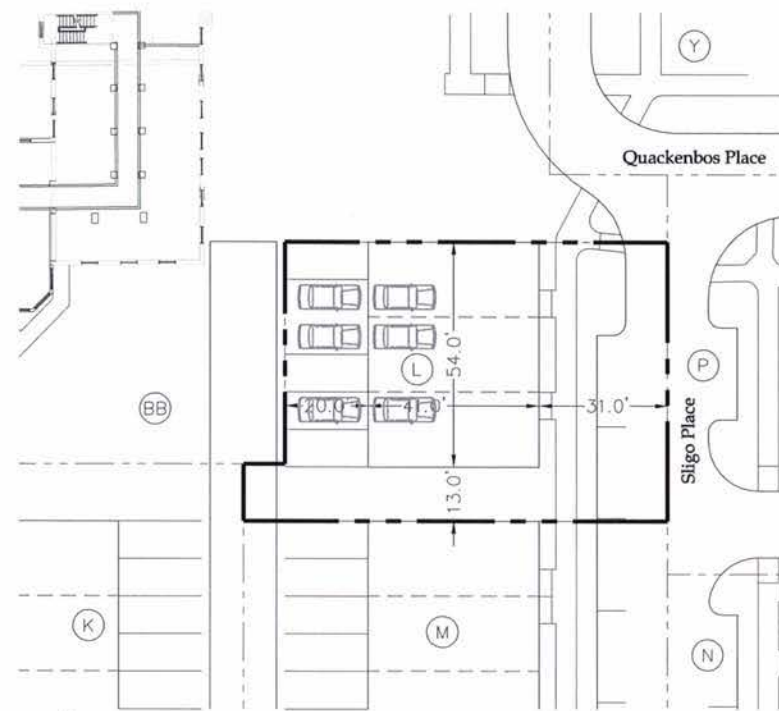
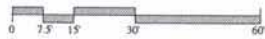
MAX ALLOWABLE	40%
PROVIDED	25.4%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.76

PARKING:

REQUIRED	4
PROVIDED	8



LOT L

BUILDING DIMENSIONS:

WIDTH	54 FT
DEPTH	41 FT
HEIGHT	30 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT	20.00 FT
SIDE (L)	8.00 FT
SIDE (R)	0.00 FT
REAR	20.00 FT

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		3

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	35.1%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	1.05

PARKING:

REQUIRED	3
PROVIDED	6

LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

Scale: 1"=30'

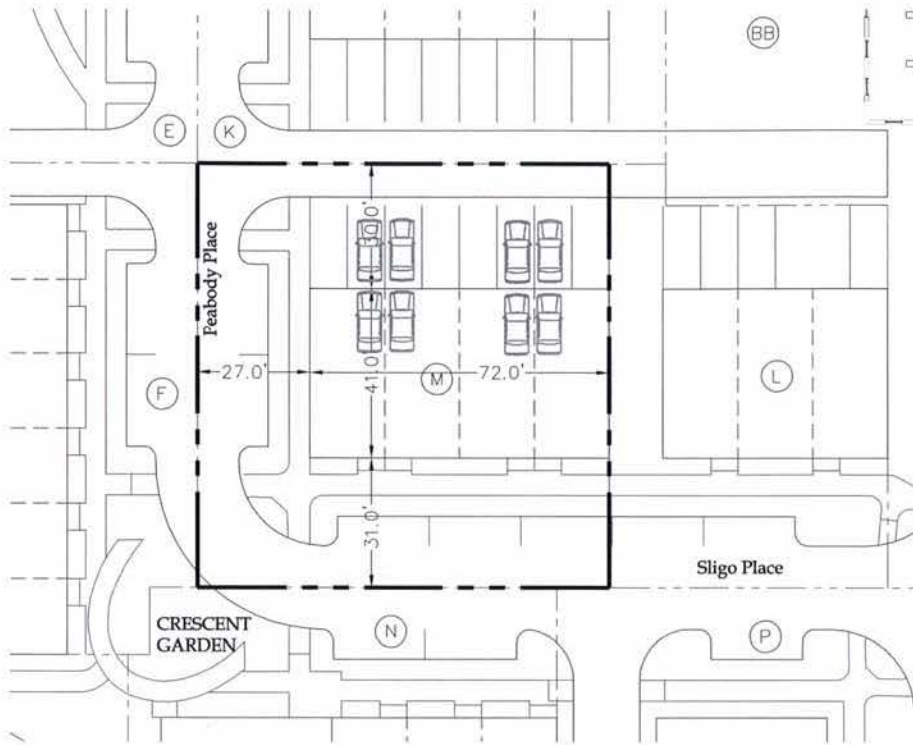


6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

Sheet S38



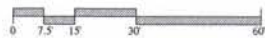
BUILDING DIMENSIONS:
 WIDTH 72 FT
 DEPTH 41 FT
 HEIGHT 31 FT

SETBACKS:		REQUIRED		PROVIDED	
FRONT	20.00 FT	FRONT	31.00 FT		
SIDE (L)	8.00 FT	SIDE (L)	27.02 FT		
SIDE (R)	0.00 FT	SIDE (R)	0.00 FT		
REAR	20.00 FT	REAR	30.00 FT		

BUILDING DESCRIPTION:			
TYPE	TH	UNITS	
		4	

LOT OCCUPANCY:	
MAX ALLOWABLE	40%
PROVIDED	29.2%
FLOOR AREA RATIO	
MAX ALLOWABLE	1.0
PROVIDED	0.88

PARKING:	
REQUIRED	4
PROVIDED	8

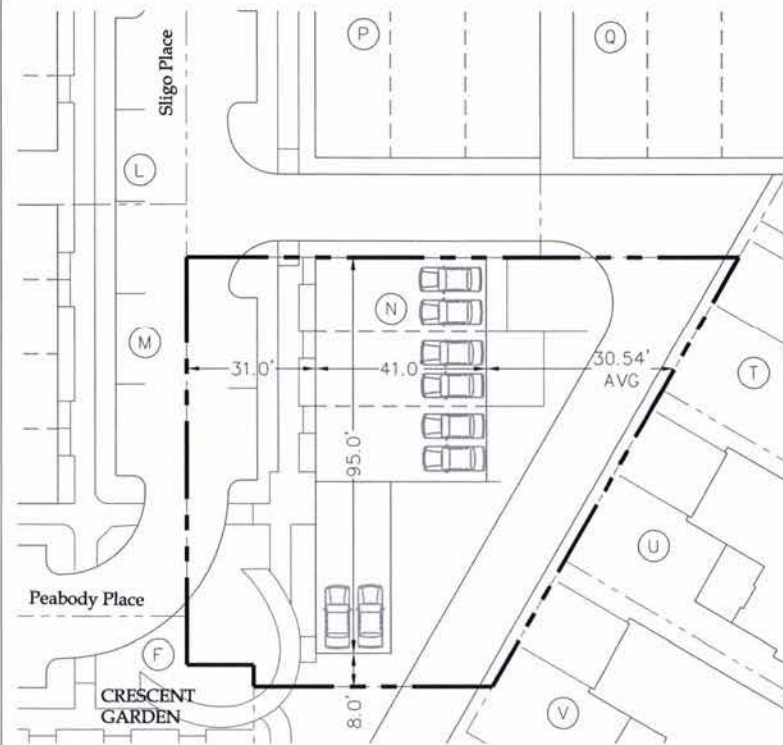


Scale: 1"=30'



6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006



BUILDING DIMENSIONS:
 WIDTH 95 FT
 DEPTH 41 FT
 HEIGHT 27.5 FT

SETBACKS:		REQUIRED		PROVIDED	
FRONT	20.00 FT	FRONT	31.00 FT		
SIDE (L)	0.00 FT	SIDE (L)	0.00 FT		
SIDE (R)	8.00 FT	SIDE (R)	8.00 FT		
REAR	20.00 FT	REAR	30.54 FT		

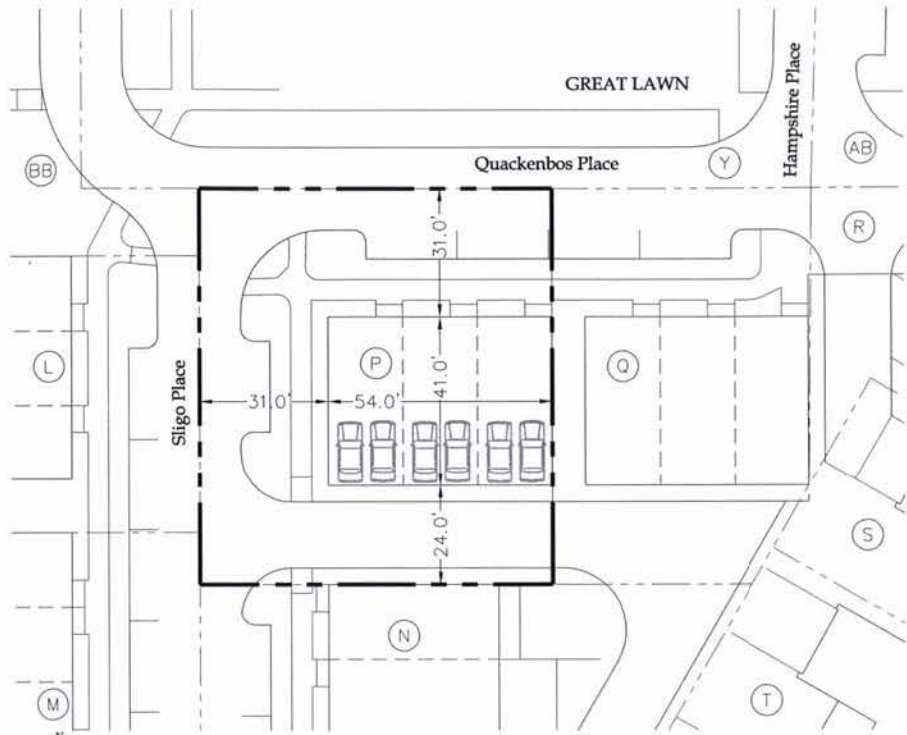
BUILDING DESCRIPTION:			
TYPE	TH	UNITS	
		4	

LOT OCCUPANCY:	
MAX ALLOWABLE	40%
PROVIDED	28%
FLOOR AREA RATIO	
MAX ALLOWABLE	1.0
PROVIDED	0.84

PARKING:	
REQUIRED	4
PROVIDED	8

LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE



LOT P

BUILDING DIMENSIONS:

WIDTH	54 FT
DEPTH	41 FT
HEIGHT	30 FT

SETBACKS:

	REQUIRED	PROVIDED
FRONT	20.00 FT	31.00 FT
SIDE (L)	0.00 FT	0.00 FT
SIDE (R)	8.00 FT	31.00 FT
REAR	20.00 FT	24.00 FT

BUILDING DESCRIPTION:

TYPE	UNITS
3	3

LOT OCCUPANCY:

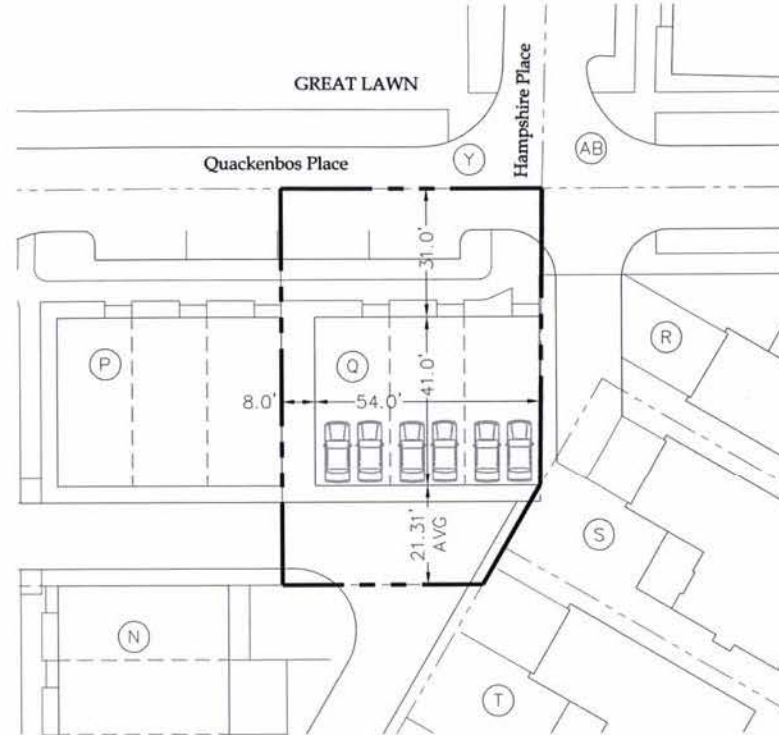
MAX ALLOWABLE	40%
PROVIDED	27.1%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.81

PARKING:

REQUIRED	3
PROVIDED	6



LOT Q

BUILDING DIMENSIONS:

WIDTH	54 FT
DEPTH	41 FT
HEIGHT	30 FT

SETBACKS:

	REQUIRED	PROVIDED
FRONT	20.00 FT	31.00 FT
SIDE (L)	0.00 FT	0.00 FT
SIDE (R)	8.00 FT	8.00 FT
REAR	20.00 FT	21.31 FT

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		3

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	38.1%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	1.14

PARKING:

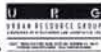
REQUIRED	3
PROVIDED	6



LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

Scale: 1"=30'

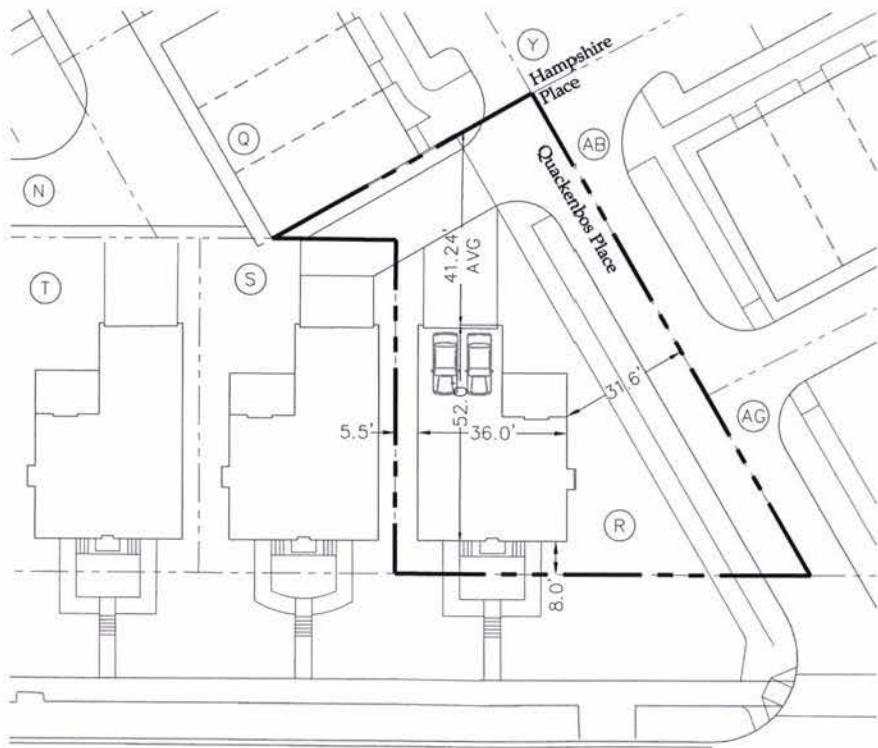


6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

Sheet S40



New Hampshire Avenue NE



LOT R

BUILDING DIMENSIONS:

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	27.2 FT

SETBACKS:		REQUIRED		PROVIDED	
FRONT	0.00 FT	FRONT	8.00 FT	FRONT	8.00 FT
SIDE (L)	8.00 FT	SIDE (L)	7.33 FT	SIDE (L)	7.33 FT
SIDE (R)	8.00 FT	SIDE (R)	31.6 FT	SIDE (R)	31.6 FT
REAR	20.00 FT	REAR	41.24 FT	REAR	41.24 FT

BUILDING DESCRIPTION:

TYPE	SF	UNITS	1

LOT OCCUPANCY:

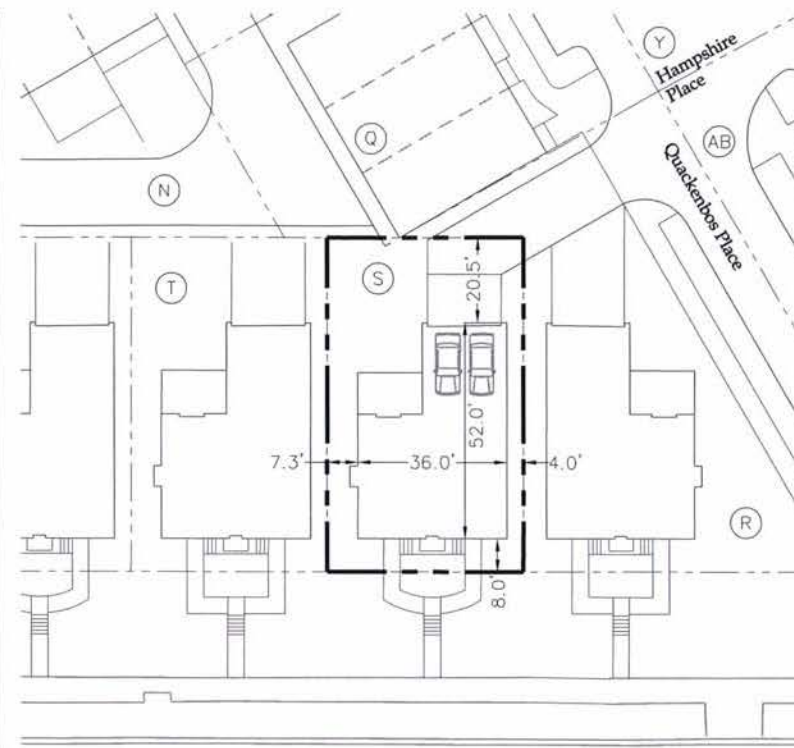
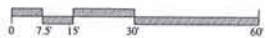
MAX ALLOWABLE	40%
PROVIDED	20%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.43

PARKING:

REQUIRED	1
PROVIDED	2



New Hampshire Avenue NE



LOT S

BUILDING DIMENSIONS:

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	27.2 FT

SETBACKS:		REQUIRED		PROVIDED	
FRONT	0.00 FT	FRONT	8.00 FT	FRONT	8.00 FT
SIDE (L)	8.00 FT	SIDE (L)	7.33 FT	SIDE (L)	7.33 FT
SIDE (R)	8.00 FT	SIDE (R)	4.00 FT	SIDE (R)	4.00 FT
REAR	20.00 FT	REAR	20.52 FT	REAR	20.52 FT

BUILDING DESCRIPTION:

TYPE	SF	UNITS	1

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	40.1%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.86

PARKING:

REQUIRED	1
PROVIDED	2

LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

Scale: 1"=30'

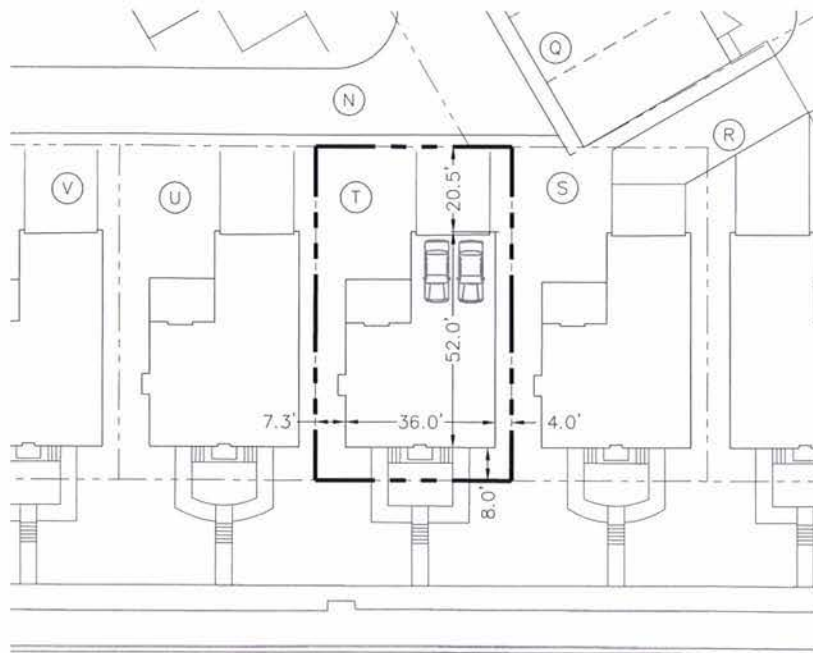


6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

Sheet 541



New Hampshire Avenue NE



LOT T

BUILDING DIMENSIONS:

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	27.2 FT

SETBACKS:

	REQUIRED	PROVIDED
FRONT	0.00 FT	8.00 FT
SIDE (L)	8.00 FT	7.33 FT
SIDE (R)	8.00 FT	4.00 FT
REAR	20.00 FT	20.52 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	40.1%

FLOOR AREA RATIO:

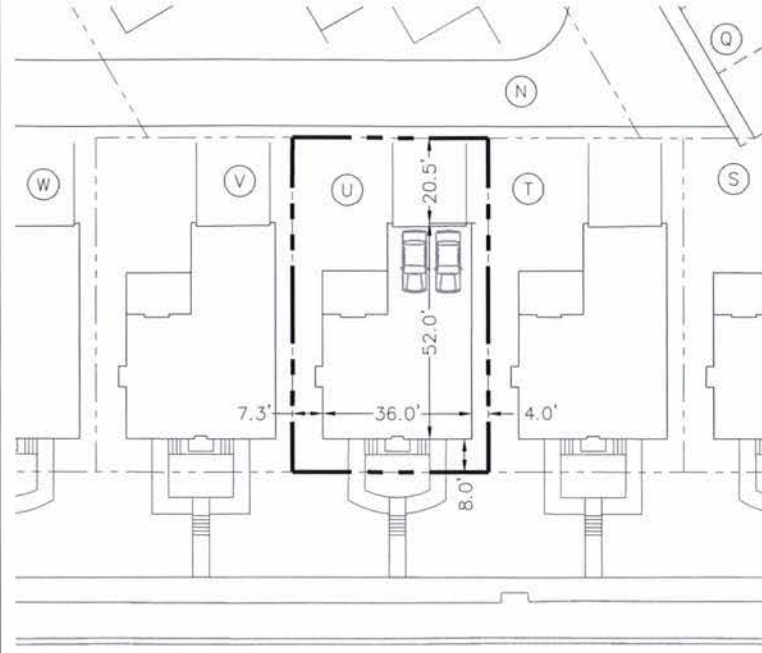
MAX ALLOWABLE	1.0
PROVIDED	0.86

BUILDING DESCRIPTION:

TYPE	SF	UNITS
		1

PARKING:

REQUIRED	1
PROVIDED	2



New Hampshire Avenue NE



LOT U

BUILDING DIMENSIONS:

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	27.2 FT

SETBACKS:

	REQUIRED	PROVIDED
FRONT	0.00 FT	8.00 FT
SIDE (L)	8.00 FT	7.33 FT
SIDE (R)	8.00 FT	4.00 FT
REAR	20.00 FT	20.52 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	40.1%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.86

BUILDING DESCRIPTION:

TYPE	SF	UNITS
		1

PARKING:

REQUIRED	1
PROVIDED	2

LEGEND

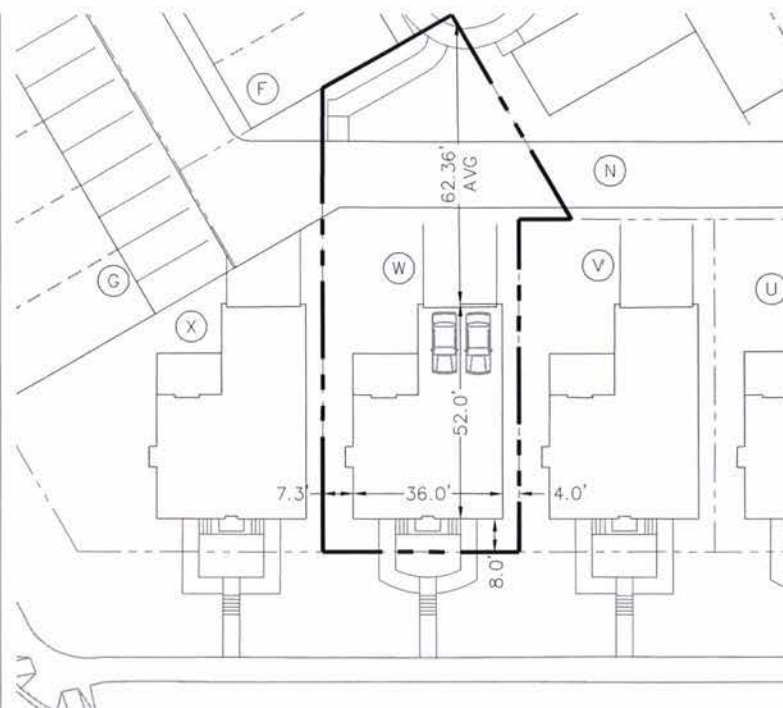
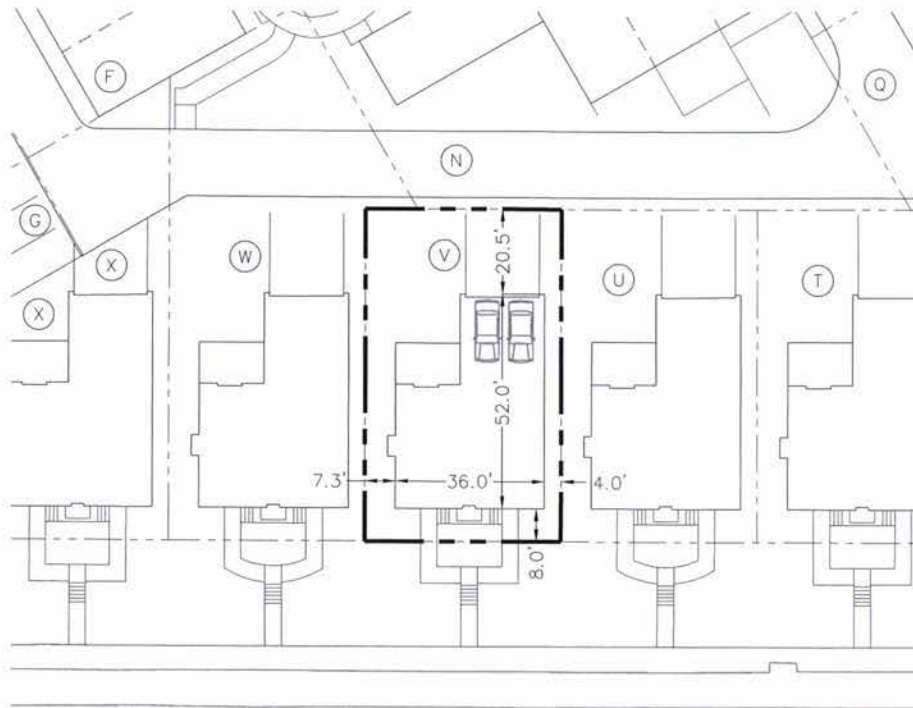
- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

Scale: 1"=30'



6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006



LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

New Hampshire Avenue NE



LOT V

BUILDING DIMENSIONS:

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	27.2 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 8.00 FT
SIDE (L) 8.00 FT	SIDE (L) 7.33 FT
SIDE (R) 8.00 FT	SIDE (R) 4.00 FT
REAR 20.00 FT	REAR 20.52 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	40.1%

FLOOR AREA RATIO:

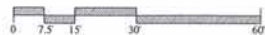
MAX ALLOWABLE	1.0
PROVIDED	0.86

BUILDING DESCRIPTION:

TYPE	SF	UNITS
SF		1

PARKING:

REQUIRED	1
PROVIDED	2



Scale: 1"=30'



6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

LOT W

BUILDING DIMENSIONS:

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	27.2 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 8.00 FT
SIDE (L) 8.00 FT	SIDE (L) 7.33 FT
SIDE (R) 8.00 FT	SIDE (R) 4.00 FT
REAR 20.00 FT	REAR 62.36 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	26.4%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.57

BUILDING DESCRIPTION:

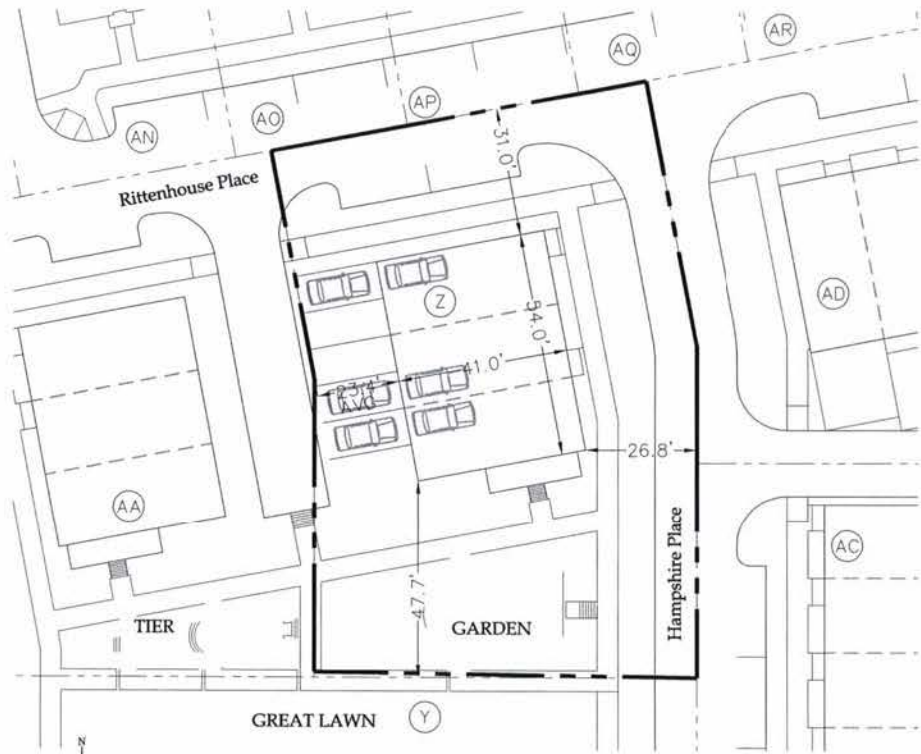
TYPE	SF	UNITS
SF		1

PARKING:

REQUIRED	1
PROVIDED	2

ZONING LOT DETAIL

Sheet S43



LOT Z

BUILDING DIMENSIONS:

WIDTH	54 FT
DEPTH	41 FT
HEIGHT	34 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT	20.00 FT
FRONT (L)	26.80 FT
FRONT (R)	47.65 FT
SIDE (L)	8.5 FT
SIDE (R)	47.65 FT
SIDE (R)	31.00 FT
REAR	23.41 FT
REAR	20.00 FT

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		3

LOT OCCUPANCY:

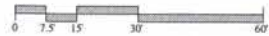
MAX ALLOWABLE	40%
PROVIDED	17.6%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.53

PARKING:

REQUIRED	3
PROVIDED	6

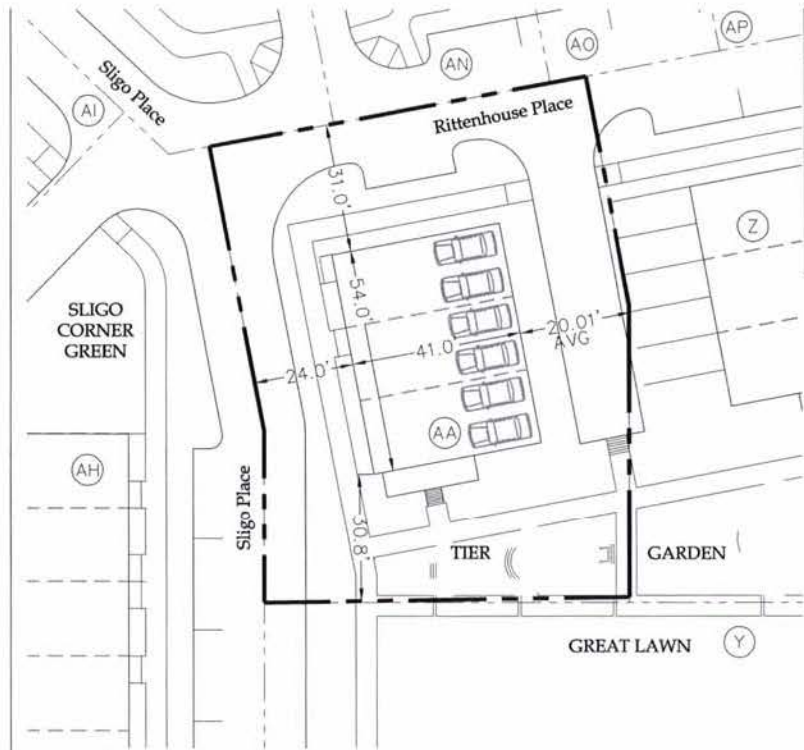


Scale: 1"=30'



6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006



LOT AA

BUILDING DIMENSIONS:

WIDTH	54 FT
DEPTH	41 FT
HEIGHT	25 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT	20.00 FT
FRONT	24.00 FT
FRONT (L)	31.00 FT
FRONT (R)	31.20 FT
SIDE (L)	8.00 FT
SIDE (R)	31.20 FT
SIDE (R)	20.06 FT
REAR	20.00 FT
REAR	20.06 FT

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		3

LOT OCCUPANCY:

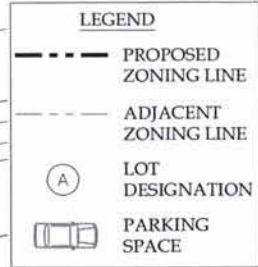
MAX ALLOWABLE	40%
PROVIDED	20.5%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.61

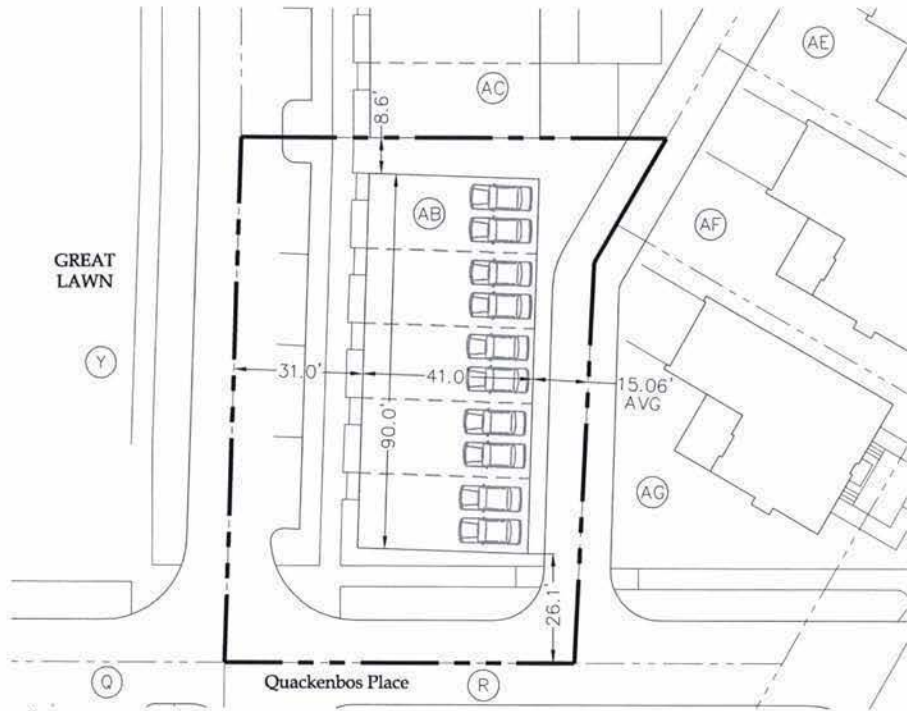
PARKING:

REQUIRED	3
PROVIDED	6



ZONING LOT DETAIL

Sheet S45



LOT AB

BUILDING DIMENSIONS:

WIDTH	90 FT
DEPTH	41 FT
HEIGHT	26.5 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT	20.00 FT / 31.05 FT
SIDE (L)	8.00 FT / 8.58 FT
SIDE (R)	8.00 FT / 26.10 FT
REAR	20.00 FT / 15.06 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	33.6%

FLOOR AREA RATIO:

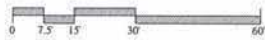
MAX ALLOWABLE	1.0
PROVIDED	1.01

BUILDING DESCRIPTION:

TYPE	TH	UNITS	5
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PARKING:

REQUIRED	5
PROVIDED	10



LOT AC

BUILDING DIMENSIONS:

WIDTH	90 FT
DEPTH	41 FT
HEIGHT	25 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT	20.00 FT / 31.00 FT
SIDE (L)	8.00 FT / 10.00 FT
SIDE (R)	0.00 FT / 0.00 FT
REAR	20.00 FT / 59.33 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	28.1%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.84

BUILDING DESCRIPTION:

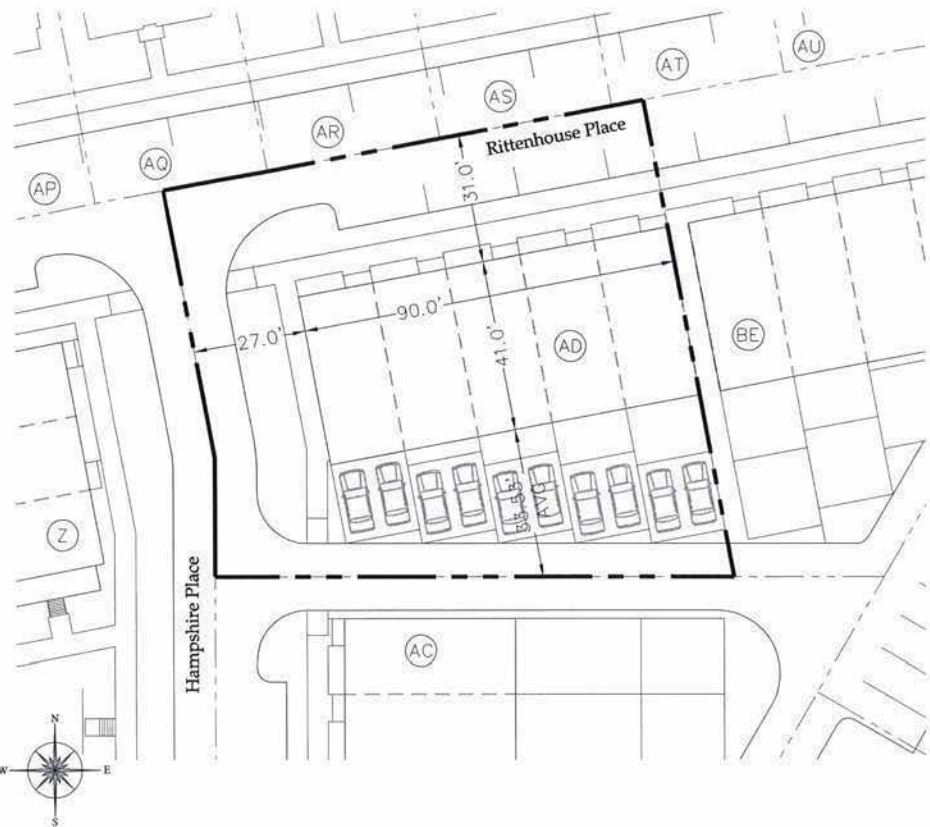
TYPE	TH	UNITS	5
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PARKING:

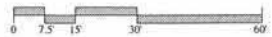
REQUIRED	5
PROVIDED	10

LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE



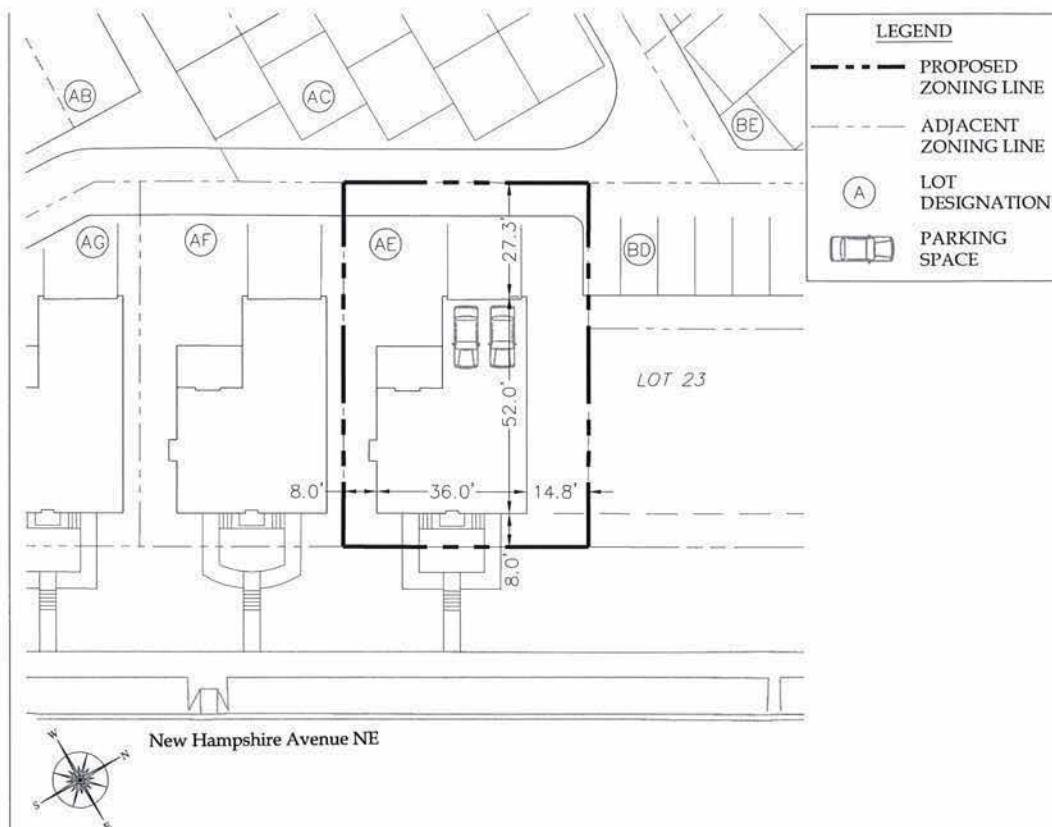
BUILDING DIMENSIONS:		SETBACKS:				LOT OCCUPANCY:	
WIDTH	90 FT	REQUIRED	PROVIDED	MAX ALLOWABLE	40%	PROVIDED	29.8%
DEPTH	41 FT	FRONT	20.00 FT	FRONT	31.00 FT		
HEIGHT	30 FT	SIDE (L)	0.00 FT	SIDE (L)	0.00 FT		
		SIDE (R)	8.00 FT	SIDE (R)	27.00 FT	FLOOR AREA RATIO:	
		REAR	20.00 FT	REAR	33.53 FT	MAX ALLOWABLE	1.0
						PROVIDED	0.89
		BUILDING DESCRIPTION:					
		TYPE	TH	UNITS	5	PARKING:	
						REQUIRED	5
						PROVIDED	10



Scale: 1"=30'

6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006



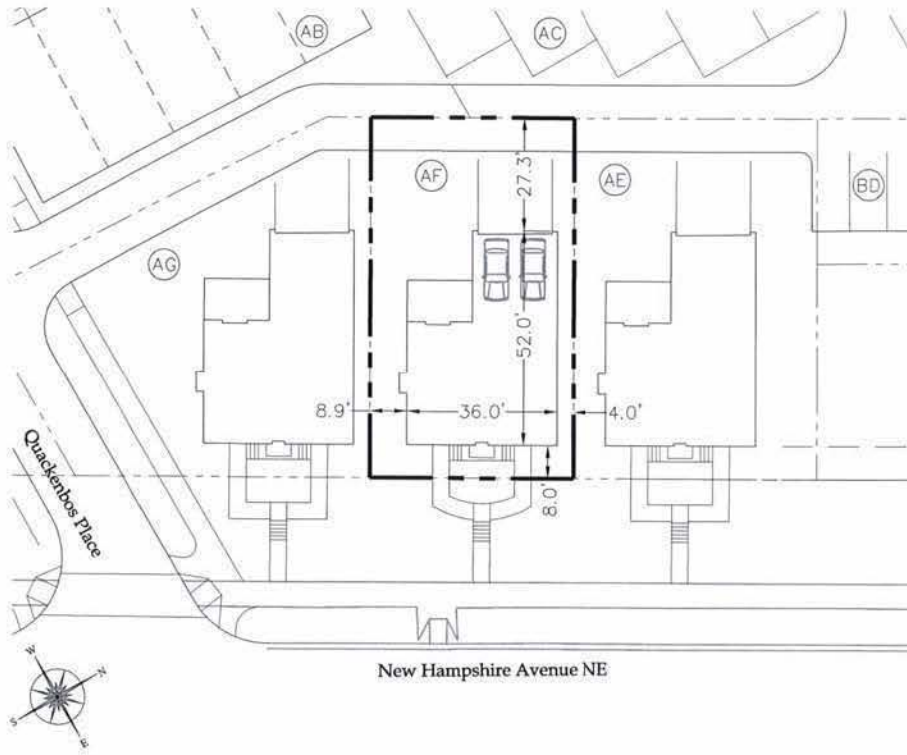
BUILDING DIMENSIONS:		SETBACKS:				LOT OCCUPANCY:	
WIDTH	36 FT	REQUIRED	PROVIDED	MAX ALLOWABLE	40%	PROVIDED	29.7%
DEPTH	52 FT	FRONT	0.00 FT	FRONT	8.00 FT		
HEIGHT	30.2 FT	SIDE (L)	8.00 FT	SIDE (L)	8.00 FT	FLOOR AREA RATIO:	
		SIDE (R)	8.00 FT	SIDE (R)	14.83 FT	MAX ALLOWABLE	1.0
		REAR	20.00 FT	REAR	27.29 FT	PROVIDED	0.64
		BUILDING DESCRIPTION:					
		TYPE	SF	UNITS	1	PARKING:	
						REQUIRED	1
						PROVIDED	2

LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

ZONING LOT DETAIL

Sheet 547



New Hampshire Avenue NE

LOT AF

BUILDING DIMENSIONS:

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	30.2 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 8.00 FT
SIDE (L) 8.00 FT	SIDE (L) 8.88 FT
SIDE (R) 8.00 FT	SIDE (R) 4.00 FT
REAR 20.00 FT	REAR 27.29 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	35.8%

FLOOR AREA RATIO:

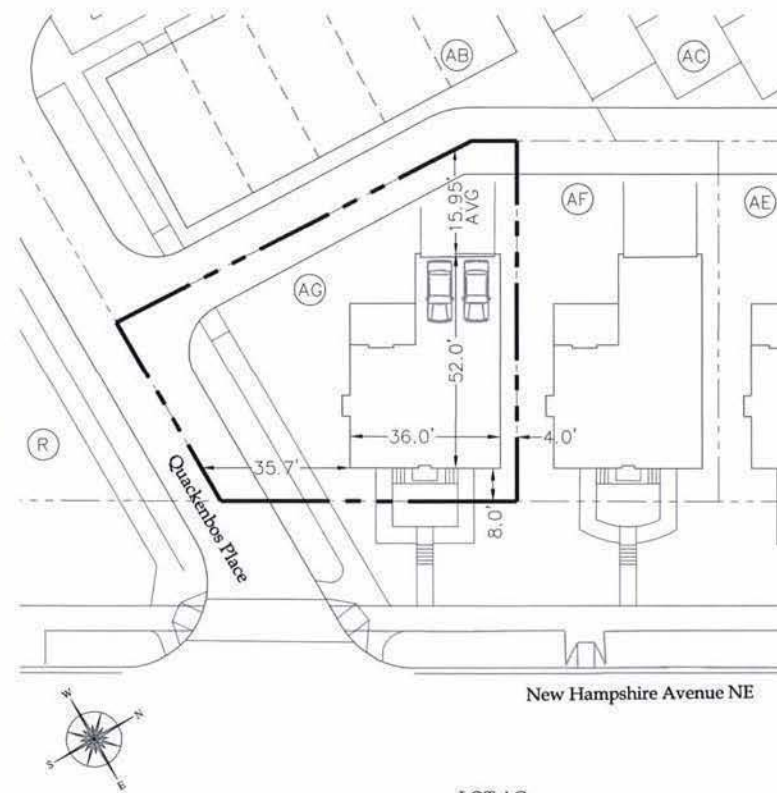
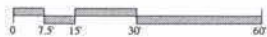
MAX ALLOWABLE	1.0
PROVIDED	0.77

BUILDING DESCRIPTION:

TYPE	SF	UNITS
		1

PARKING:

REQUIRED	1
PROVIDED	2



New Hampshire Avenue NE

LOT AG

BUILDING DIMENSIONS:

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	30.2 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 8.00 FT
SIDE (L) 8.00 FT	SIDE (L) 35.70 FT
SIDE (R) 8.00 FT	SIDE (R) 4.00 FT
REAR 20.00 FT	REAR 15.95 FT

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	25.6%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.55

BUILDING DESCRIPTION:

TYPE	SF	UNITS
		1

PARKING:

REQUIRED	1
PROVIDED	2

LEGEND

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE