

6000 NEW HAMPSHIRE
PLANNED UNIT DEVELOPMENT
Avenue



OWNER/DEVELOPER

WEST GROUP
DEVELOPMENT COMPANY LLC
& THE JARVIS COMPANY

CIVIL ENGINEERING



MASTER PLANNING

FERRELL MADDEN ASSOCIATES
urban design, town planning and formbased coding

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McCRERY
ARCHITECTS

CONDOMINIUM ARCHITECT

ERIC COLBERT & ASSOCIATES

LAND USE COUNSEL

Holland+Knight LLP

ZONING COMMISSION
District of Columbia
CASE NO.05/30
EXHIBIT NO.37

Table of Contents by Zoning Section

Section	Item	Sheet	Section	Item	Sheet
2406.11(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			
2406.11(e)(7)	Any other information needed to understand the project		2406.12(e)	Architectural plans:	A01 - C09
.12(g)				Typical floor plans and elevations for each building	
2406.12(c)	Detailed site plan:	S01		Sections for each building	
.11(d)	Location and external dimensions of all buildings and structures	S01		Sections for entire project	
	Utilities and other easements	S32		Sections and elevations for entire square	
	Walkways and driveways	S01	2406.12(f)	Circulation plan:	S24, S25
	Plazas, arcades and open spaces	S01	.11(e)(4)	Driveways and walkways, including widths, grades and curb cuts	S01,S26
2406.12(d)	Detailed landscaping and grading plan:	S04,S26		Location and number of parking spaces	T01
.11(e)(5)	Existing topography, contours, natural features, landscaping	E01		Location and number of loading berths	T01
	Existing trees of 6" caliper or greater	E01		Designation of spaces for different uses	
	New contours, proposed finished grades, planting and landscaping	S04,S26			

6000 New Hampshire Avenue

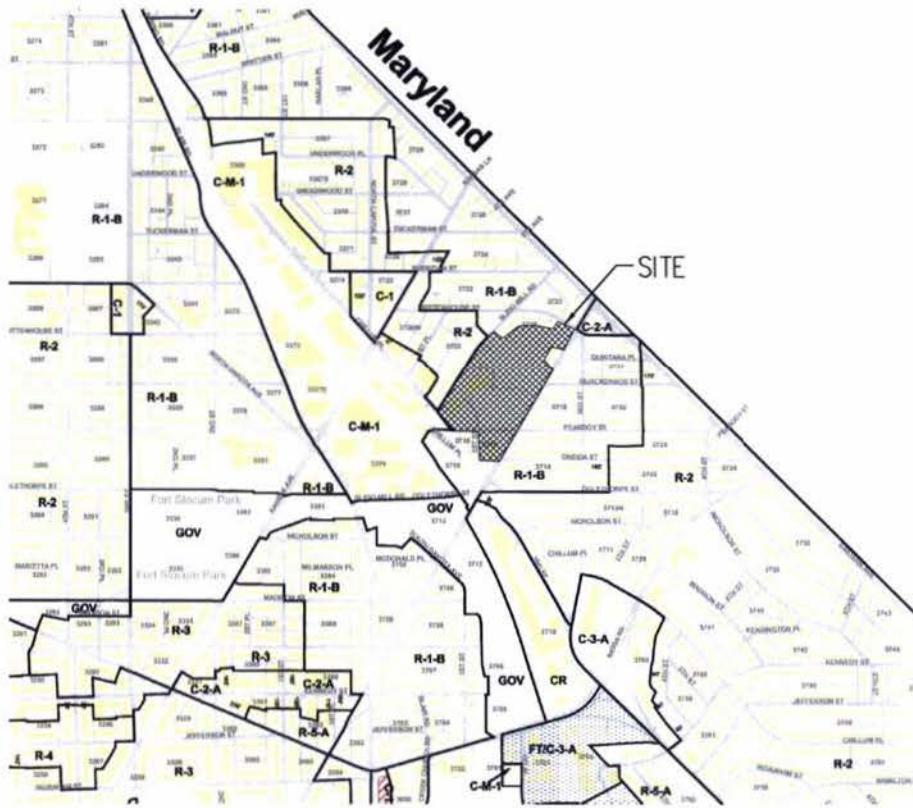
Table of Contents by Sheet Number

Sheet #	Contents
00	Cover Sheet
01	Table of Contents
D01	Proposed Development Data
D02	Proposed Development Data
E01	Existing Conditions Site Plan
E02	Existing Site Photos - Page 1
T01	Lot Tabulation
S01	Proposed Site Plan
S02	Proposed Unit Layout Plan
S03	Proposed Zoning Plan
S04	Proposed Landscape Plan
S05	Peabody Place Pocket Parks Landscape Schematic
S06	Residential Patio & Pedestrian Breezeway Landscape Schematic
S07	Crescent Garden Landscape Schematic
S08	Oval Garden Landscape Schematic
S09	Sculpture Garden Landscape Schematic
S10	Great Lawn Landscape Schematic
S11	Tier Garden Plan Landscape Schematic
S12	Tier Garden Section
S13	Private Residential Yard Concepts & Typical Cross Sections
S14	Sligo Corner Green and Sycamore Park Landscape Schematic
S15	Peabody Pet Park Landscape Schematic
S16	Condominium Courtyard Gardens Landscape Schematic
S17	Proposed Typical Unit Landscape
S18	Proposed Typical Unit Landscape
S19	Proposed Typical Unit Landscape
S20	Landscape Details and Notes
S21	Quackenbos Place Perspective Rendering
S22	Peabody Place Perspective Rendering
S23	1st Street NE Perspective Rendering
S24	Proposed Circulation Plan
S25	Proposed Turning Movement Plan
S26	Proposed Grading and Drainage Plan
S27	Drainage Details I
S28	Drainage Details II
S29	Sediment and Erosion Control Notes
S30	Sediment and Erosion Control Plan - Phase I
S31	Sediment and Erosion Control Plan - Phase II
S32	Proposed Utility Plan
S33 - S62	Zoning Lot Detail Plans
A01	Unit Plans - Townhouse Type 1
A02	Unit Plans - Townhouse Type 2
A03	Unit Plans - Townhouse Type 3
A04	Unit Plans - Townhouse Type 4
A05	Unit Plans - Townhouse Type 5
A06	Typical Townhouse End Unit Side Elevation
A07	Unit Plans - Single Family Type 1 - Plans
A08	Unit Plans - Single Family Type 1 - Elevations
A09	Unit Plans - Single Family Type 2 - Plans
A10	Unit Plans - Single Family Type 2 - Elevations
A11	Site Sections
A12	Site Sections
C01	Main Condo Building - Parking P-1 Plan
C02	Main Condo Building - Basement Plan
C03	Main Condo Building - First Floor Plan
C04	Main Condo Building - Second Floor Plan
C05	Main Condo Building - Third Floor Plan
C06	Main Condo Building - Roof Plan
C07	Main Condo Building - Elevations
C08	Main Condo Building - Elevations
C09	Small Condo Building - Floor Plans
C10	Small Condo Building - Floor Plans
C11	Small Condo Building - Elevations

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District of Columbia**

CASE NO. 05-30
 EXHIBIT NO. 37



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	72,338
TOWNHOUSE	23	239,223

RESIDENTIAL DEVELOPMENT R-5-A

DESIGN ELEMENT	REQUIRED/ALLOWED P/UG	PROPOSED
MINIMUM LOT AREA	NONE	VARIABLE ¹
MINIMUM LOT WIDTH	NONE	VARIABLE ¹
FAR	0.9 MAX	0.78
GROSS FLOOR AREA	454,356 SF	391,234 SF
LOT OCCUPANCY	80% MAX	27.1%
BUILDING HEIGHT	46'-0"	VARIABLE ¹
REAR YARD	20 FT	VARIABLE ¹
SIDE YARD	VARIABLE ²	VARIABLE ¹
PARKING		
ONE-FAMILY DWELLING	1 PER 1 DU =	54 SPACES
	27 SPACES	
APARTMENT HOME/MULTIPLE DWELLING	1 PER 1 DU =	241 SPACES
	160 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 §402.4.
 - SEE SHEET 101 FOR LOT TABULATIONS.
 - AS PRESCRIBED BY THE BOARD PURSUANT TO §101A.

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:

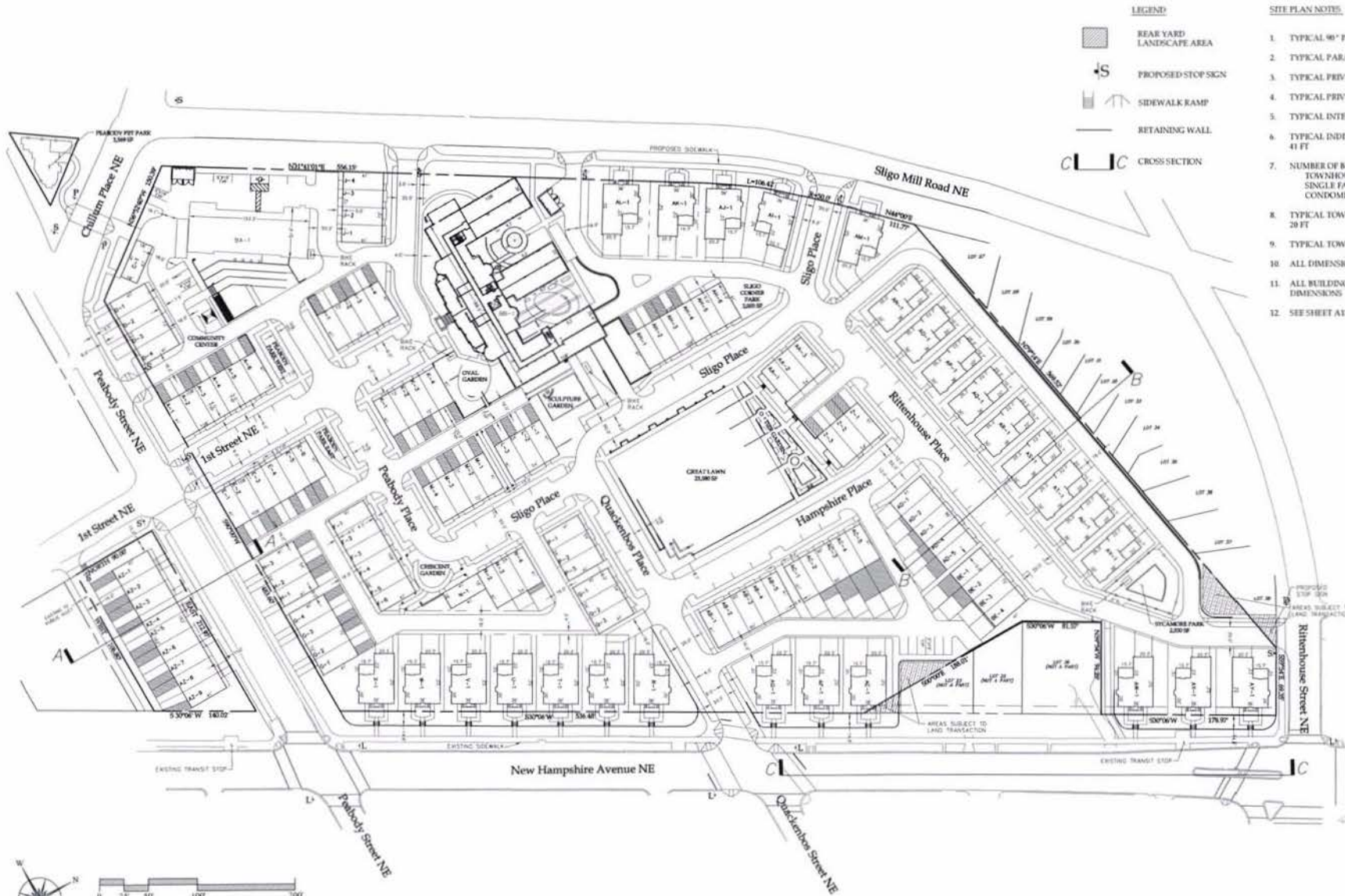
Building Type	Number of Bedrooms	Number of Units	Water Demand Per Unit (gpd)	Avg Water Demand (gpd)	Peak Sanitary Flow Per Unit (gal/hr)	Total Peak Sanitary Flow (gal/hr)
TH 1	4	26	600	15,000	100	2600
TH 2	4	23	800	13,800	100	2300
TH 3	3	35	450	15,750	75	2625
TH 4	3	11	450	4,950	75	825
TH 5	3	4	450	1,800	75	300
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				81,300		14,000

Water Demand Summary






Total Avg Water Demand: 81,300 gpd
 Total Peak Water Demand: 10,163 gal/hr
 Total Peak Water Demand: 169 gpm

Peak Sanitary Sewer Flow Summary

Connection 1: 10,350 gal/hr
 Connection 2: 2,750 gal/hr
 Connection 3: 900 gal/hr
Total Flow: 14,000 gal/hr



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 (B-F)
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 CURBS
11. ALL BUILDING DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS
12. SEE SHEET A12 FOR SITE CROSS SECTIONS

Scale: 1"=100'

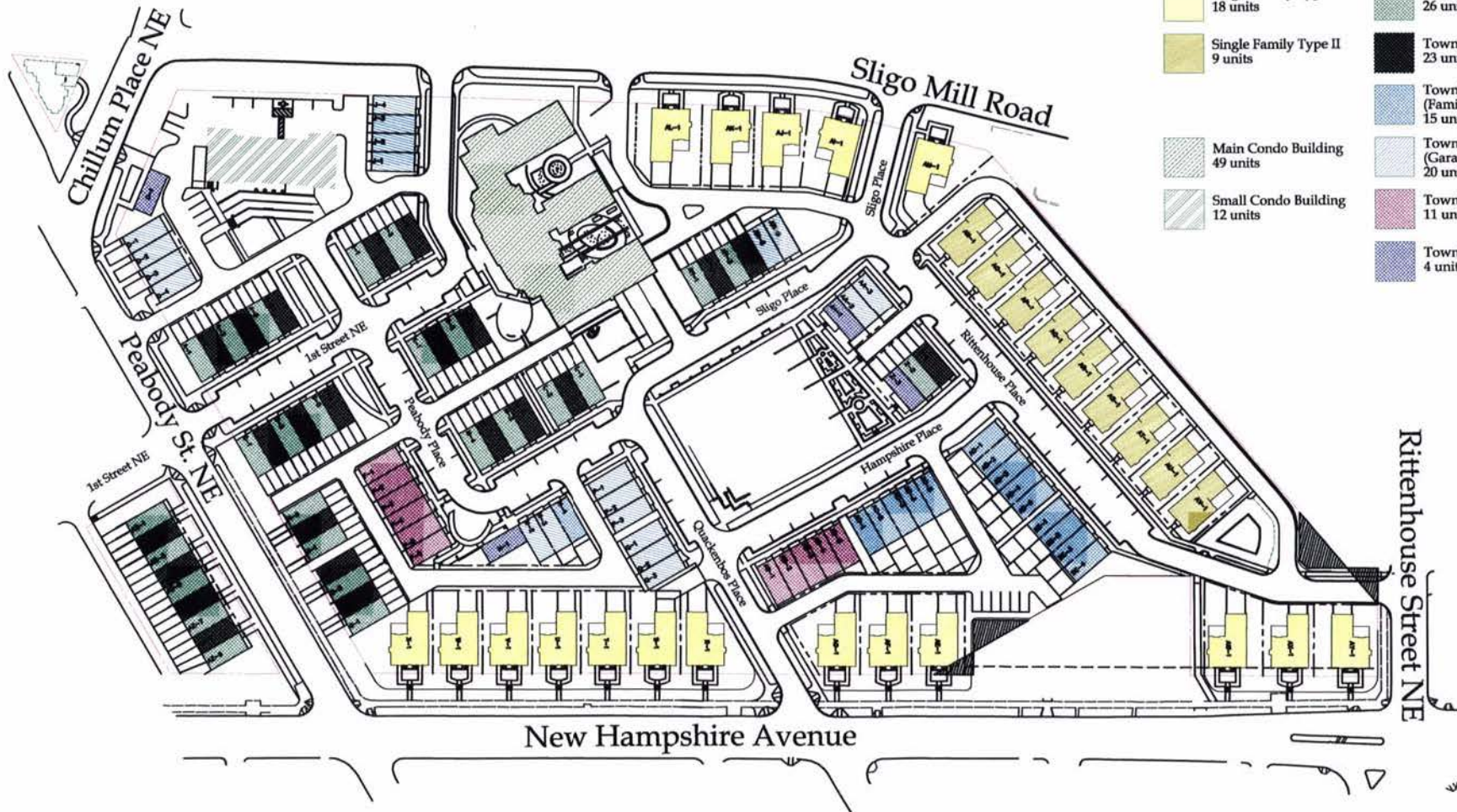



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PROPOSED SITE PLAN

Sheet S01



LEGEND

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

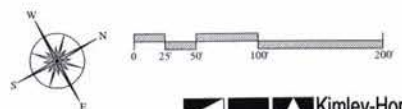
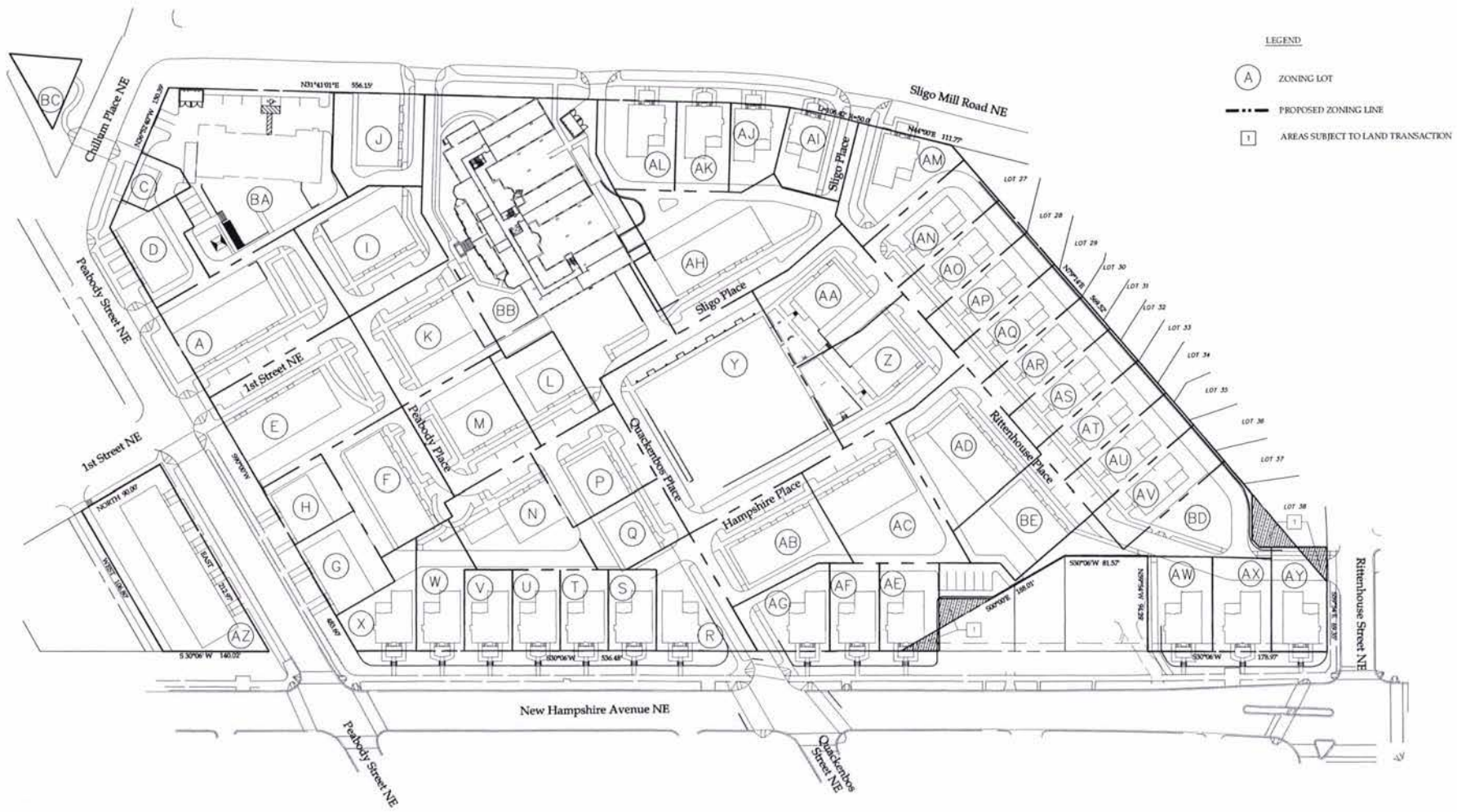
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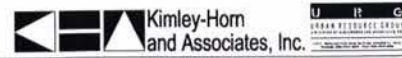
Proposed Unit Layout Plan
Sheet S02

Scale: 1"=100'

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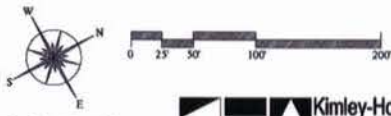


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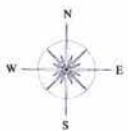
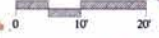
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- | | | | | | | | | | |
|--|--|--|--|--|--|--|---|--|-------------------|
| | Existing trees to remain | | <i>Ulmus americana libertas</i>
Liberty Elm
BB, 10-12'oa. ht., 2.5-3"cal., 4'ct. | | <i>Acer rubrum</i>
Red Maple 'October Glory'
BB, 10-12'oa. 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> 'Patmore'
Patmore 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 | | |

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Kimley-Horn and Associates, Inc.

U R G

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PEABODY PLACE POCKET PARKS

S05

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 (6-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

		DRIVEWAY								TOTAL
		A	B	C	D	E	F	G	H	
CLUSTER I	IN	0/0	0/0	0/0	0/0	0/0	1/0	1/0	0/6	2/6
	OUT	0/0	1/0	0/0	0/0	0/0	0/0	1/1	4/2	6/3
CLUSTER II	IN	0/0	0/0	0/0	0/0	0/0	0/0	0/1	1/1	1/2
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	2/1	0/0	2/2
CLUSTER III	IN	0/0	1/1	0/0	0/0	0/0	0/0	0/0	0/0	1/2
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	1/0	1/1	2/1
CLUSTER IV	IN	0/0	1/0	0/0	0/0	0/0	0/3	1/1	0/3	2/7
	OUT	0/0	1/0	0/0	0/0	0/0	0/0	0/0	0/0	1/4
CLUSTER V	IN	0/0	0/0	0/0	0/0	1/0	1/1	0/0	2/1	4/2
	OUT	0/0	0/0	0/0	1/2	0/2	0/0	0/0	0/0	1/4
CLUSTER VI	IN	0/0	0/0	0/1	2/0	0/0	0/0	0/0	0/0	5/2
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0
CLUSTER VII	IN	0/0	1/0	0/0	0/0	3/5	0/0	0/0	0/7	4/8
	OUT	0/0	0/0	0/0	2/1	9/3	0/0	0/0	0/0	19/10
CLUSTER VIII	IN	0/0	0/2	1/3	0/1	0/0	0/0	1/0	0/2	2/8
	OUT	0/0	2/0	5/2	1/0	0/0	0/0	2/1	0/0	8/3
CLUSTER IX	IN	0/0	1/3	0/0	0/0	0/0	0/0	0/2	0/2	1/4
	OUT	0/0	7/3	0/0	0/0	1/0	0/0	0/0	0/0	8/3
CLUSTER X	IN	0/0	2/3	0/0	0/0	0/0	0/1	0/1	0/2	2/7
	OUT	0/0	2/1	1/1	0/0	0/0	0/0	0/0	5/2	8/4
CLUSTER XI	IN	0/0	1/6	0/1	0/0	0/0	0/0	0/1	1/3	2/11
	OUT	0/0	7/1	0/0	0/0	0/0	1/2	4/0	0/0	12/7
CLUSTER XII	IN	1/3	0/0	0/0	0/0	0/0	0/0	0/0	0/0	1/3
	OUT	1/1	0/0	0/0	0/0	0/0	0/0	0/0	0/0	1/1
TOTAL	IN	1/3	8/20	2/6	0/3	3/6	1/5	3/8	27/28	20/74
	OUT	1/1	18/10	7/4	5/1	10/5	7/4	9/10	13/7	82/42

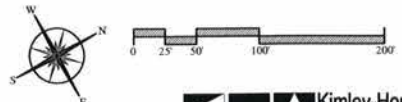
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LEGEND:

- BICYCLE RACK LOCATION
FOUR BIKES PER RACK
- TRAFFIC MOVEMENT OPTIONS
- EXISTING SIGNAL
- DRIVEWAY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

SIGN LEGEND:

- STOP
- NO PARKING
- DO NOT BLOCK DRIVEWAY
- PEDESTRIAN CROSSING



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 URBAN RESOURCE GROUP

6000 New Hampshire Avenue

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PROPOSED CIRCULATION PLAN

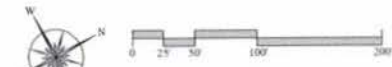
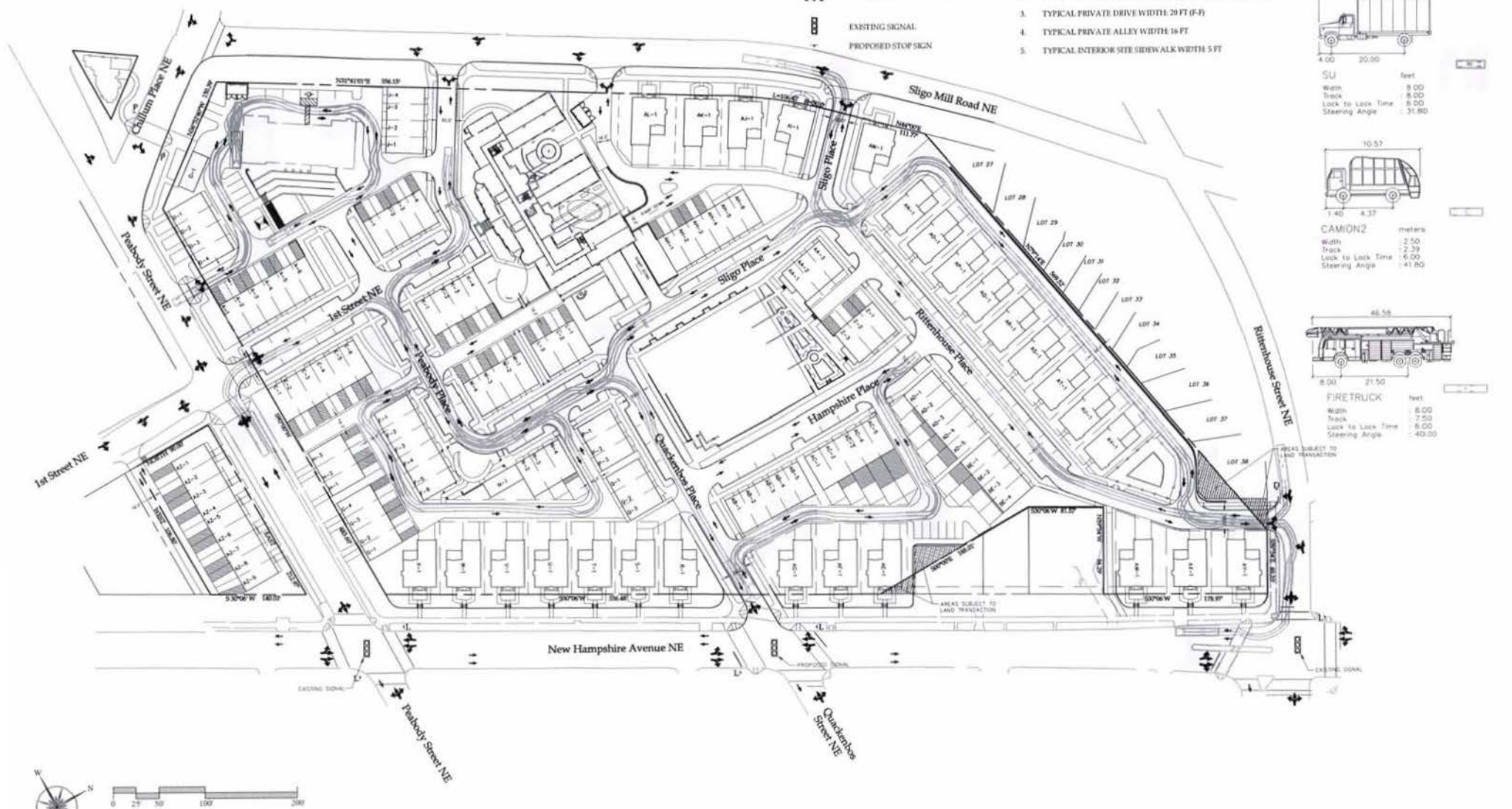
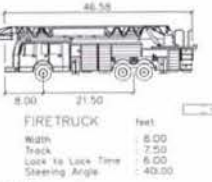
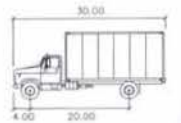
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LEGEND:

-  TRAFFIC MOVEMENT OPTIONS
-  EXISTING SIGNAL
-  PROPOSED STOP SIGN

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



Scale: 1"=100'




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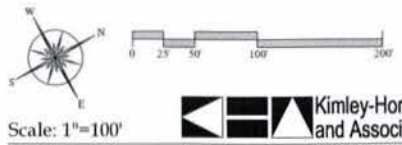
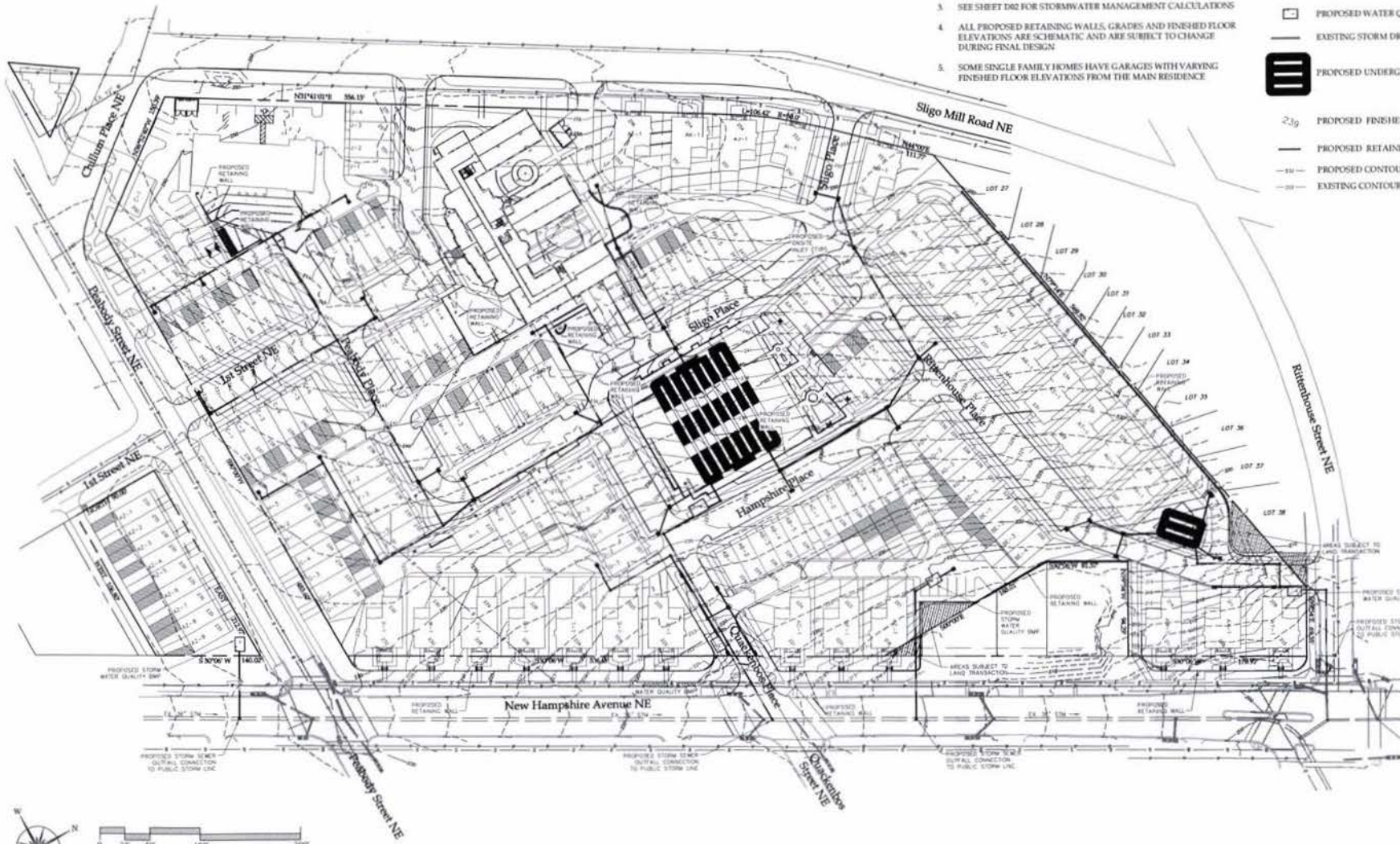
PROPOSED TURNING MOVEMENT PLAN

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
- 2.3g PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED RETAINING WALL
- - - PROPOSED CONTOUR
- - - EXISTING CONTOUR



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SKANSKA PETERSEN GROUP

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PROPOSED GRADING AND DRAINAGE PLAN

Sheet S26

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 MULTI-FAMILY STRUCTURES. CONSTRUCTION ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, DEMOLITION, HOLDING 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 89-73, 801, 824, 825, 856.
- 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 856, SQUARE 3719 6,812 SQ. FT. (PER ASSESSOR) LOTS 89-73, 801, 824 & 825, SQUARE 3714 16,818 SQ. FT. (PER ASSESSOR) PARCEL 126/74, SQUARE 3719 2,549 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, 1980
- 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

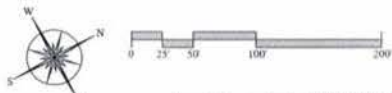
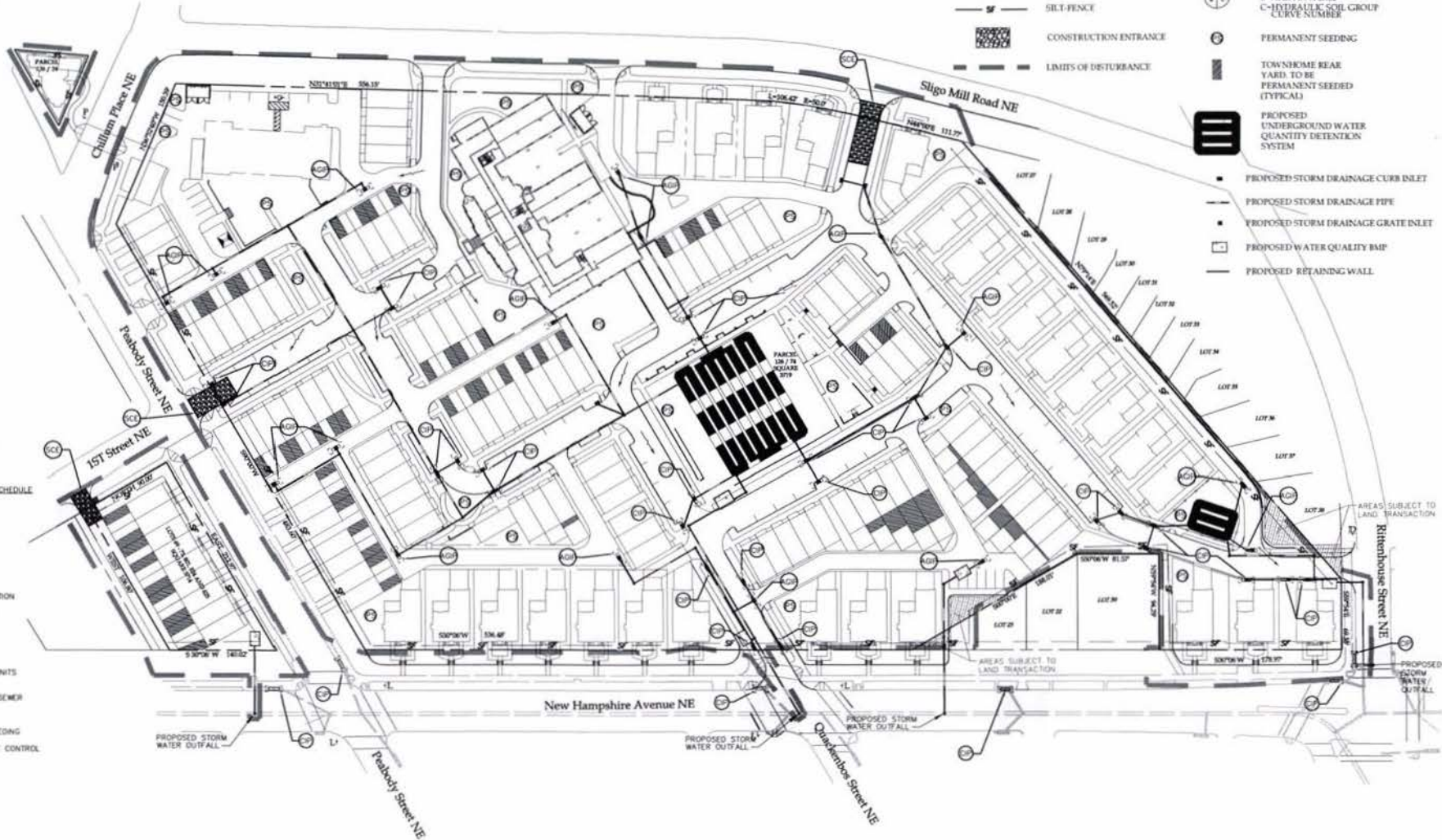
NOTES: THIS CONSTRUCTION SEQUENCE MAY BE ALTERED BASED ON SITE CONDITIONS, AND/OR THE GENERAL CONTRACTOR'S PROJECT SCHEDULE.

ANTICIPATED CONSTRUCTION SEQUENCE

- PHASE I**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
 2. INSTALL SILT FENCE ON THE SITE
 3. CONSTRUCT SEDIMENT TRAPS
 4. CONSTRUCT PIPE DUTIFALL 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)

LEGEND

- | | | | |
|---|---|---|--|
|  | CURB INLET PROTECTION |  | DIRECTION OF OVERLAND FLOW |
|  | AT GRADE INLET PROTECTION |  | A-BASIN DESIGNATION |
|  | SILT FENCE |  | B-AREA IN ACRES |
|  | CONSTRUCTION ENTRANCE |  | C-HYDRAULIC SOIL GROUP CURVE NUMBER |
|  | LIMITS OF DISTURBANCE |  | PERMANENT SEEDING |
|  | TOWNHOME REAR YARD TO BE PERMANENT SEED (TYPICAL) |  | PROPOSED UNDERGROUND WATER QUANTITY DETENTION SYSTEM |
|  | PROPOSED STORM DRAINAGE CURB INLET |  | PROPOSED STORM DRAINAGE PIPE |
|  | PROPOSED STORM DRAINAGE GRATE INLET |  | PROPOSED WATER QUALITY BMP |
|  | PROPOSED RETAINING WALL | | |



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

Scale: 1"=100'




6000 New Hampshire Avenue

FINAL PREHEARING SUBMISSION: JUNE 28, 2006

SEDIMENT AND EROSION CONTROL PLAN PHASE II

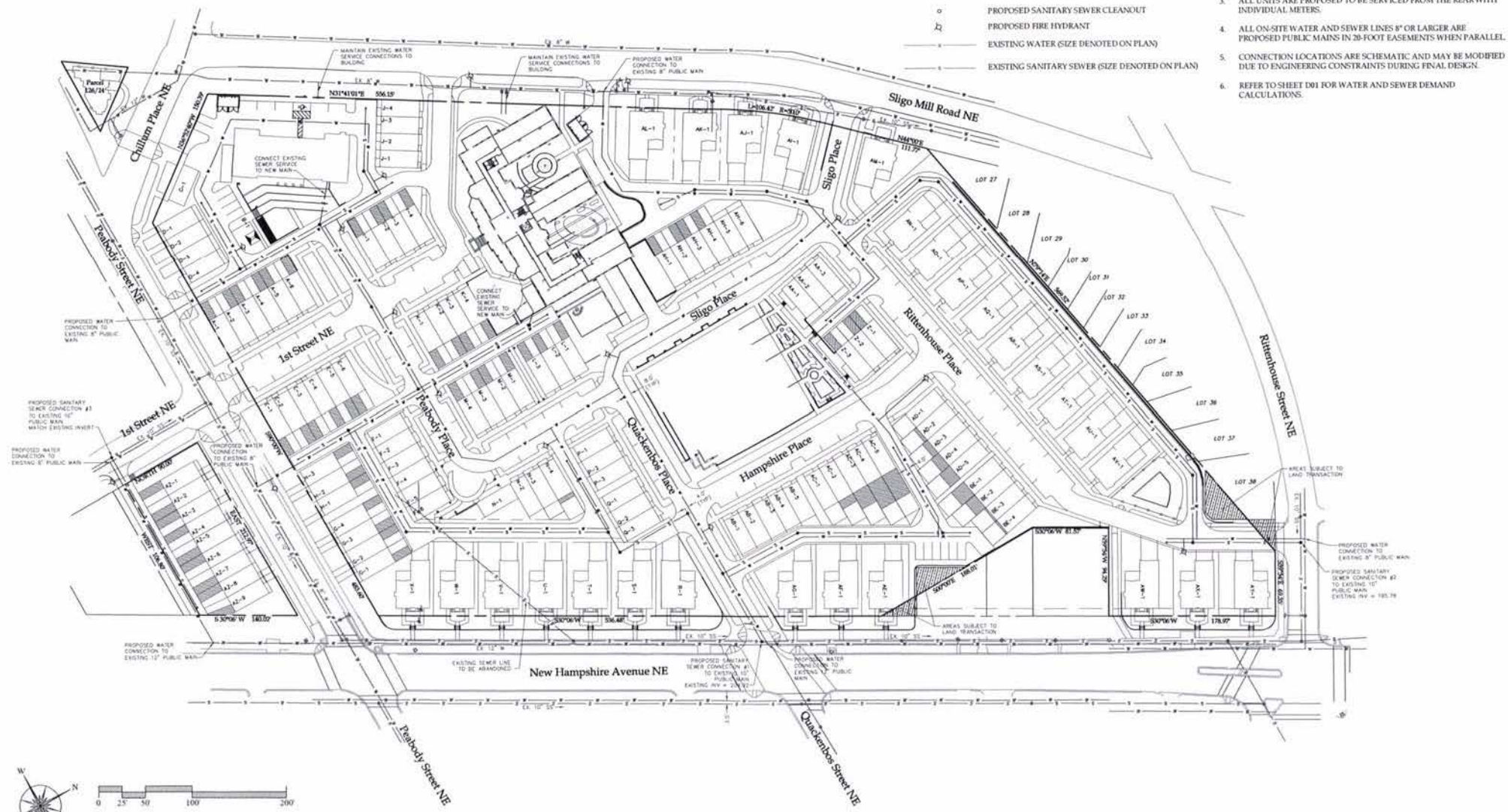
Sheet S31

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 SERVED 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.



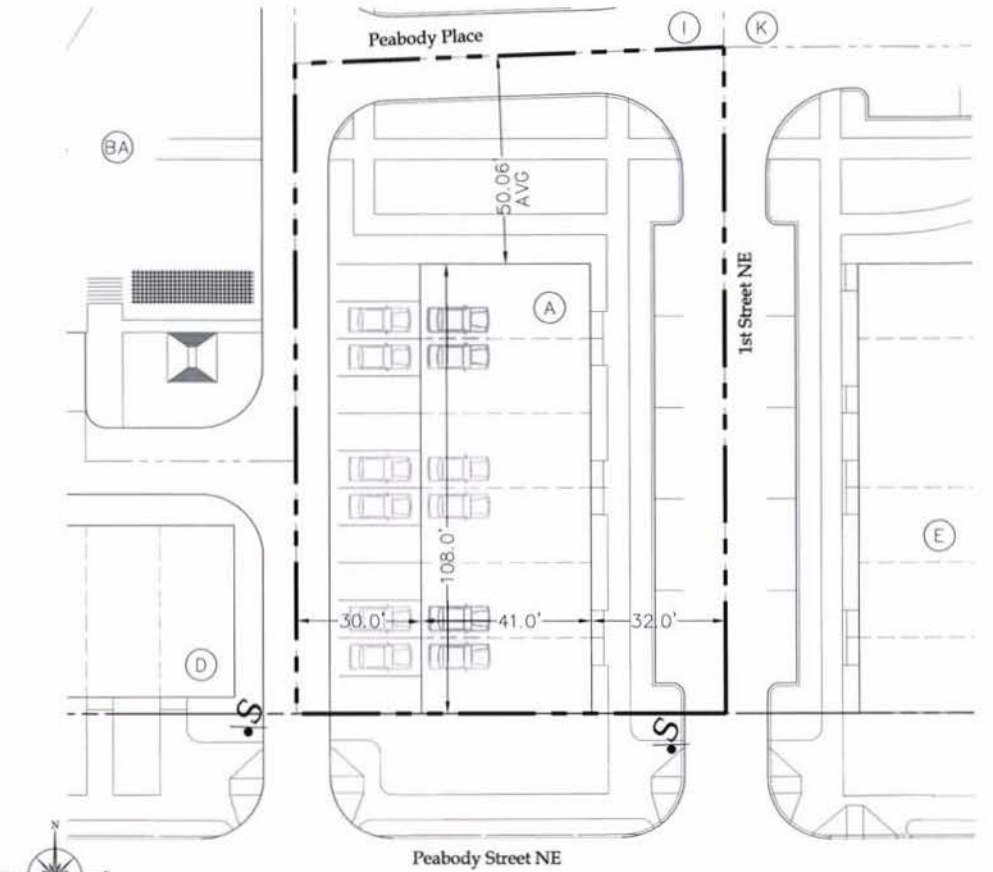
Scale: 1"=100'

6000 New Hampshire Avenue

FINAL PREHEARING SUBMISSION: JUNE 28, 2006

PROPOSED UTILITY PLAN

Sheet S32



Peabody Street NE

LOT A

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

SETBACKS:		REQUIRED		PROVIDED	
FRONT	0.00 FT	FRONT	0.00 FT	FRONT	0.00 FT
SIDE (L)	8.56 FT	SIDE (L)	30.00 FT	SIDE (L)	30.00 FT
SIDE (R)	8.56 FT	SIDE (R)	32.00 FT	SIDE (R)	32.00 FT
REAR	20.00 FT	REAR	50.06 FT	REAR	50.06 FT

LOT OCCUPANCY:	
MAX ALLOWABLE	40%
PROVIDED	27.2%

FLOOR AREA RATIO:	
MAX ALLOWABLE	1.0
PROVIDED	0.82

BUILDING DESCRIPTION:		
TYPE	TH	UNITS
		6

PARKING:	
REQUIRED	6
PROVIDED	12



Scale: 1"=30'

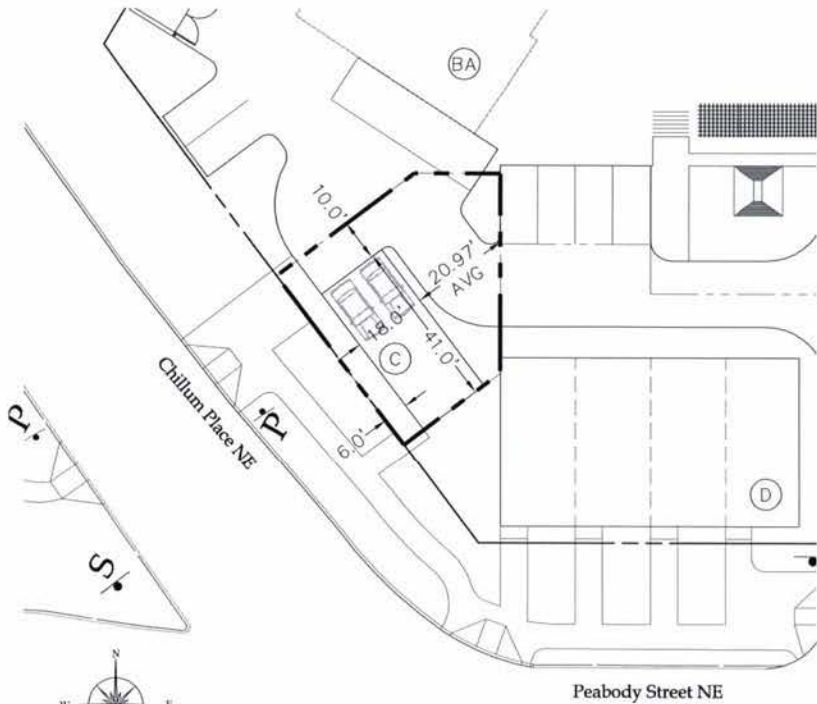


6000 New Hampshire Avenue

FINAL PREHEARING SUBMISSION: JUNE 28, 2006

ZONING LOT DETAIL

Sheet S33



LOT C

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

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		1

LOT OCCUPANCY:

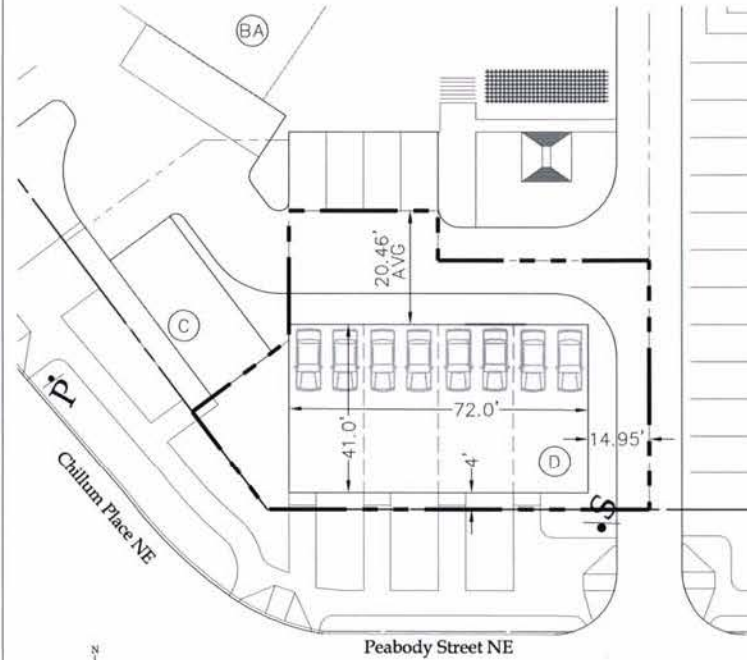
MAX ALLOWABLE	40%
PROVIDED	32.2%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.97

PARKING:

REQUIRED	1
PROVIDED	2



LOT D

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:

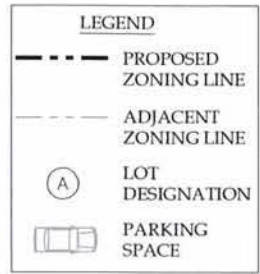
MAX ALLOWABLE	40%
PROVIDED	47.4%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	1.42

PARKING:

REQUIRED	4
PROVIDED	8



Scale: 1"=30'

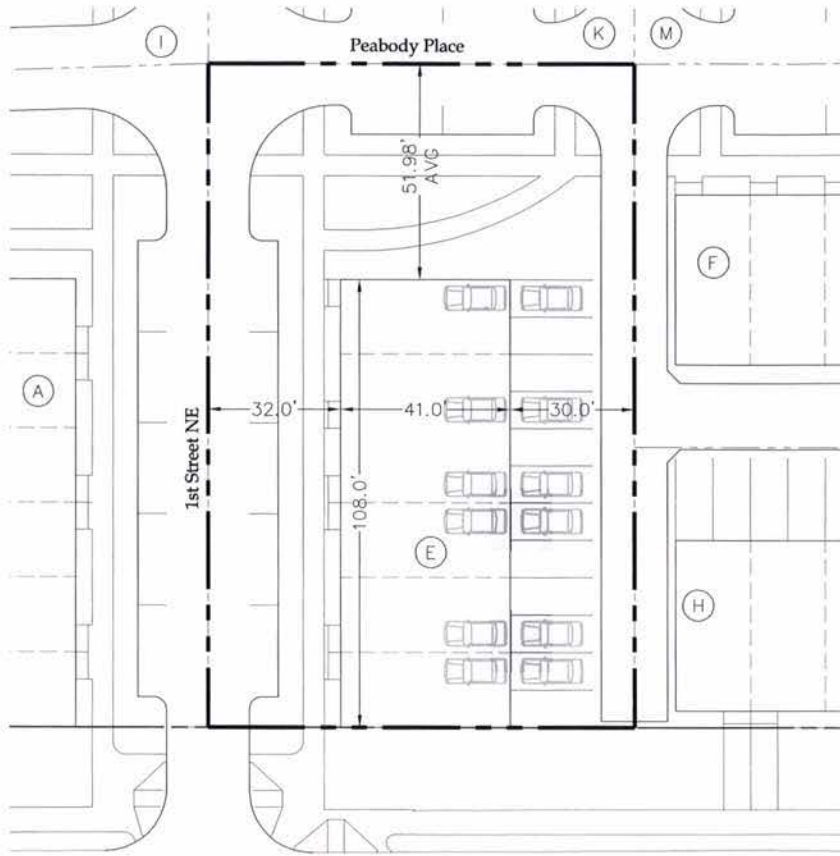


6000 New Hampshire Avenue

FINAL PREHEARING SUBMISSION: JUNE 28, 2006

ZONING LOT DETAIL

Sheet S34



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:

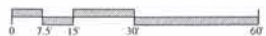
MAX ALLOWABLE	1.0
PROVIDED	0.81

BUILDING DESCRIPTION:

TYPE	TH	UNITS
		6

PARKING:

REQUIRED	6
PROVIDED	12

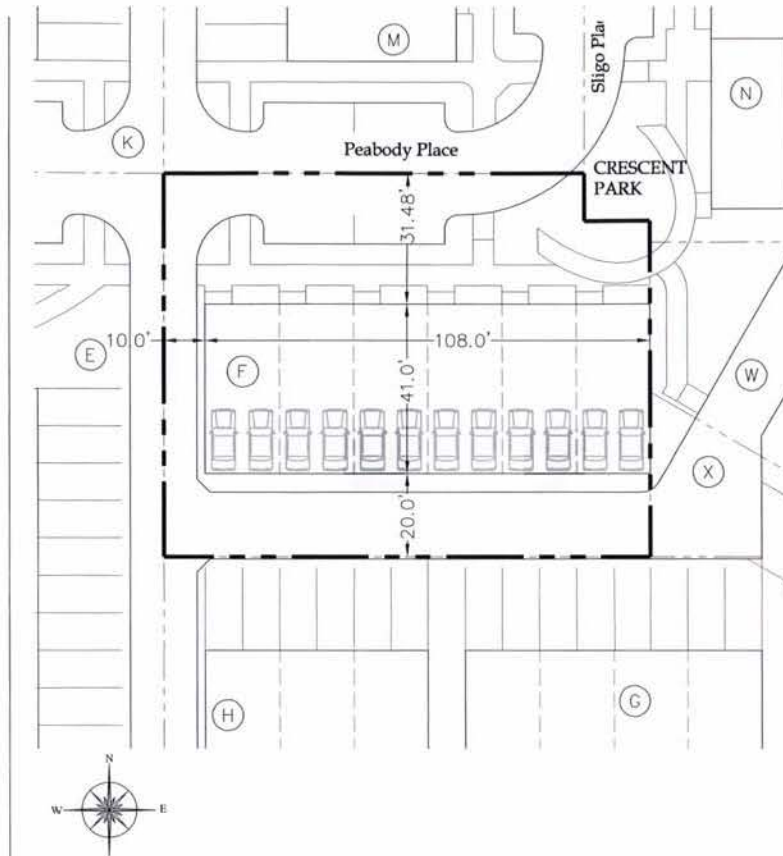


Scale: 1"=30'



6000 New Hampshire Avenue

FINAL PREHEARING SUBMISSION: JUNE 28, 2006



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

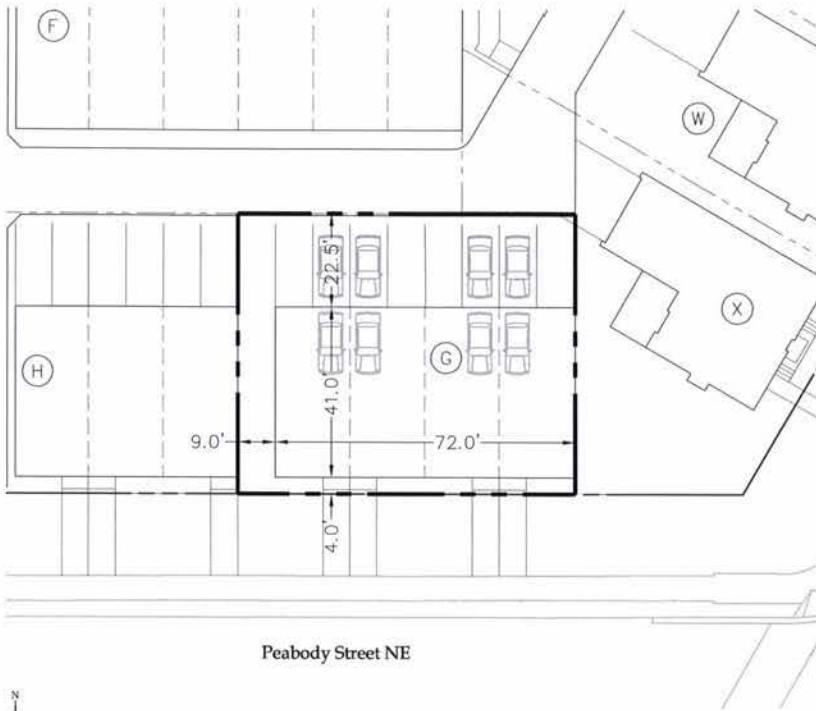


LEGEND

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

ZONING LOT DETAIL

Sheet S35



Peabody Street NE

LOT G



BUILDING DIMENSIONS:

WIDTH	72 FT
DEPTH	41 FT
HEIGHT	29.6 FT

SETBACKS:

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

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	54%

FLOOR AREA RATIO:

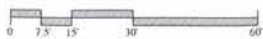
MAX ALLOWABLE	1.0
PROVIDED	1.62

BUILDING DESCRIPTION:

TYPE	TH	UNITS	4
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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	FRONT 4.00 FT
SIDE (L) 8.00 FT	SIDE (L) 10.00 FT
SIDE (R) 0.00 FT	SIDE (R) 0.00 FT
REAR 20.00 FT	REAR 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

FINAL PREHEARING SUBMISSION: JUNE 28, 2006

ZONING LOT DETAIL

Sheet S36

LEGEND

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

LOT BA

BUILDING DIMENSIONS:

WIDTH	123.5 FT
DEPTH	54.1 FT
HEIGHT	37.2 FT

SETBACKS:

REQUIRED	PROVIDED
FRONT	FRONT 35.59 FT
SIDE (L)	SIDE (L) 9.50 FT
SIDE (R)	SIDE (R) 9.63 FT
REAR	REAR 61.44 FT

BUILDING DESCRIPTION:

TYPE	CO	UNITS	12
------	----	-------	----

LOT OCCUPANCY:

MAX ALLOWABLE	40%
PROVIDED	23.4%

FLOOR AREA RATIO:

MAX ALLOWABLE	1.0
PROVIDED	0.70

PARKING:

REQUIRED	12
PROVIDED	12

