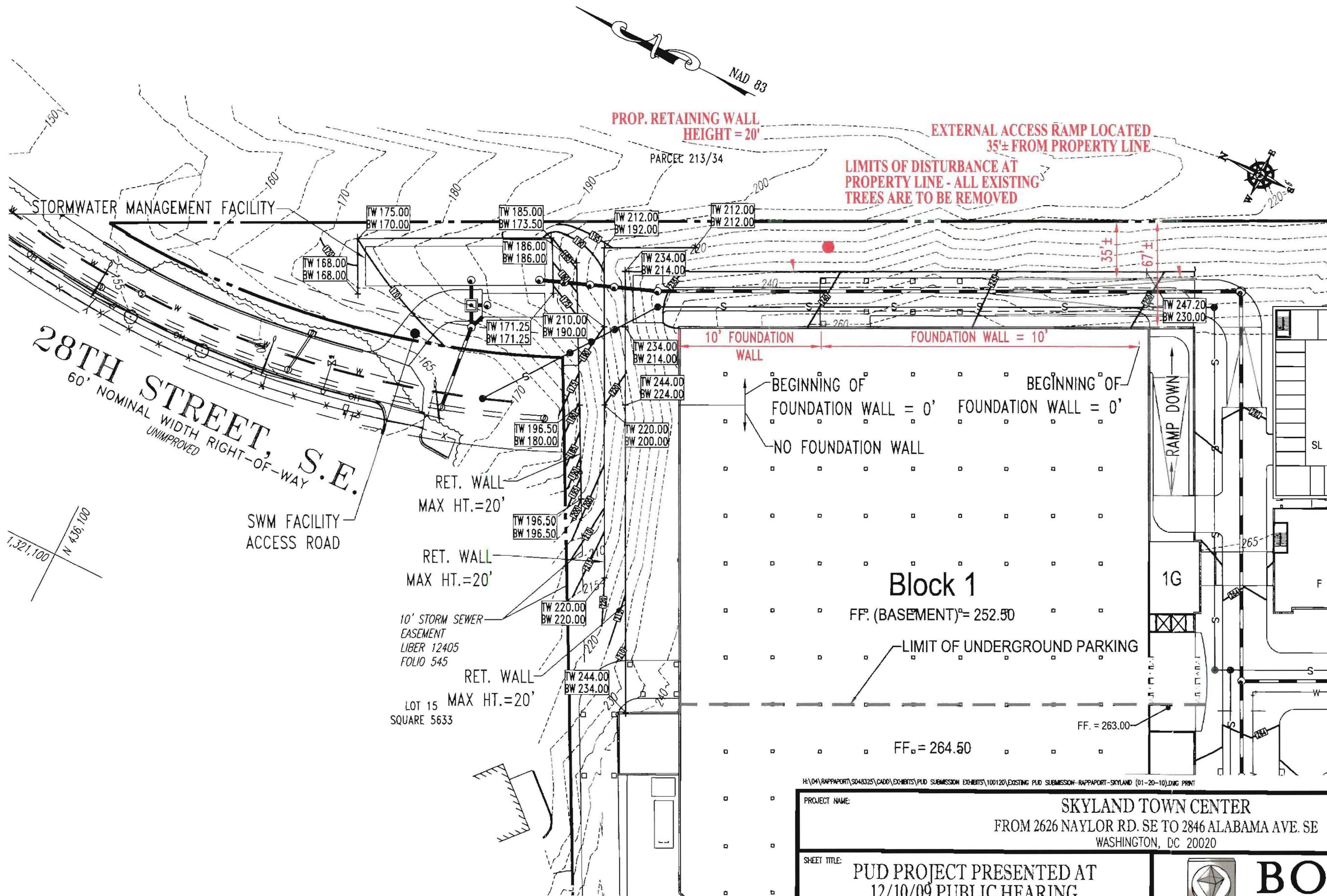




H:\04\RAPPAPORT\048325\CADD\EXHIBITS\PLD SUBMISSION EXHIBITS\100120\EXISTING PLD SUBMISSION-RAPPAPORT-SKYLAND (01-20-10).DWG PRINT

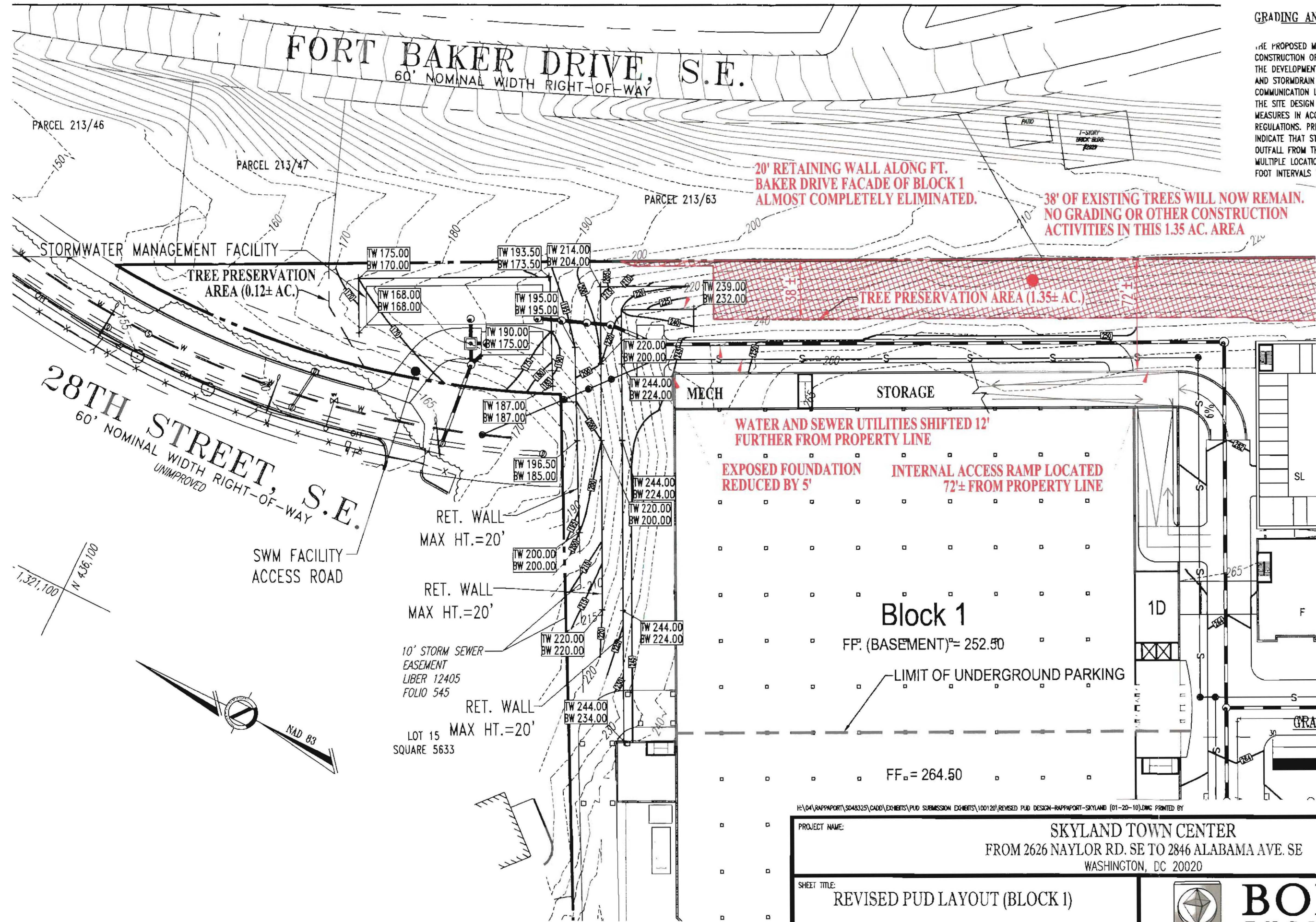
PROJECT NAME: SKYLAND TOWN CENTER FROM 2626 NAYLOR RD. SE TO 2846 ALABAMA AVE. SE WASHINGTON, DC 20020			
SHEET TITLE: PUD PROJECT PRESENTED AT 12/10/09 PUBLIC HEARING			
SCALE: 1"=60'	DATE: 01/20/10	CAD ID: EXO	PROJECT NUMBER: S048325

**BOHLER**
ENGINEERING
ZONING COMMISSION
District of Columbia
CASE NO. 09-03
NO. 62A2

22630 DAVIS DRIVE, SUITE 200 STERLING, VA 20164
PHONE: (703) 709-9500 FAX: (703) 709-9501

GRADING AND UTILITY NARRATIVE

THE PROPOSED MIXED USE PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. PROPOSED WATER MAINS, SEWER MAINS, AND STORMDRAIN SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. THE SITE DESIGN SHALL INCLUDE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH CURRENT DDOE REGULATIONS. PRELIMINARY MEETINGS WITH DC WASA INDICATE THAT STORMWATER AND SANITARY SEWER WILL OUTFALL FROM THE SITE TO EXISTING INFRASTRUCTURE AT MULTIPLE LOCATIONS. EXISTING GRADES ARE SHOWN AT 5 FOOT INTERVALS TO IMPROVE PLAN CLARITY.



H:\04\RAPPAPORT\S048325\CADD\EXHIBITS\PUID SUBMISSION EXHIBITS\100120\REVISED PUD DESIGN-RAPPAPORT-SKYLAND (01-20-10).DWG PRINTED BY

PROJECT NAME:		SKYLAND TOWN CENTER	
		FROM 2626 NAYLOR RD. SE TO 2846 ALABAMA AVE. SE	
		WASHINGTON, DC 20020	
SHEET TITLE:		REVISED PUD LAYOUT (BLOCK 1)	
SCALE:	DATE:	CAD ID:	PROJECT NUMBER:
1"=60'	01/20/10	EXO	S048325

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- Legend:
- GROUNDCOVER - LIRIOPE
 - SHRUBS - YEW, VIBURNUM
 - RED MAPLE, BALD CYPRESS
 - LONDON PLANE TREE
 - MALE GINKGO
 - AMERICAN ELM, WILLOW OAK
 - ORNAMENTAL TREES - CHERRY, SHADBLOW
 - EVERGREEN TREES - SPRUCE, CYPRESS

Key Plan



Landscape Plan at North-Eastern Site Edge - Revised

Tree Plantings



Willow Oak



Leyland Cypress



Fir



Ginkgos with Green Screen

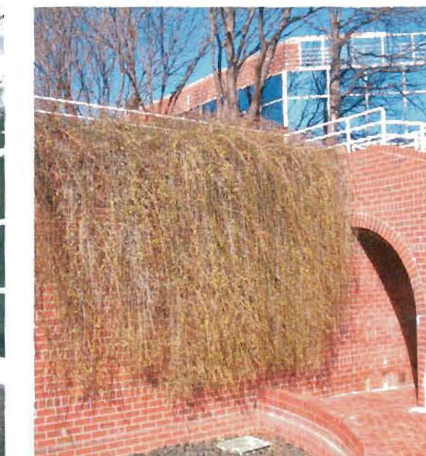


Ornamental

Wall Plantings



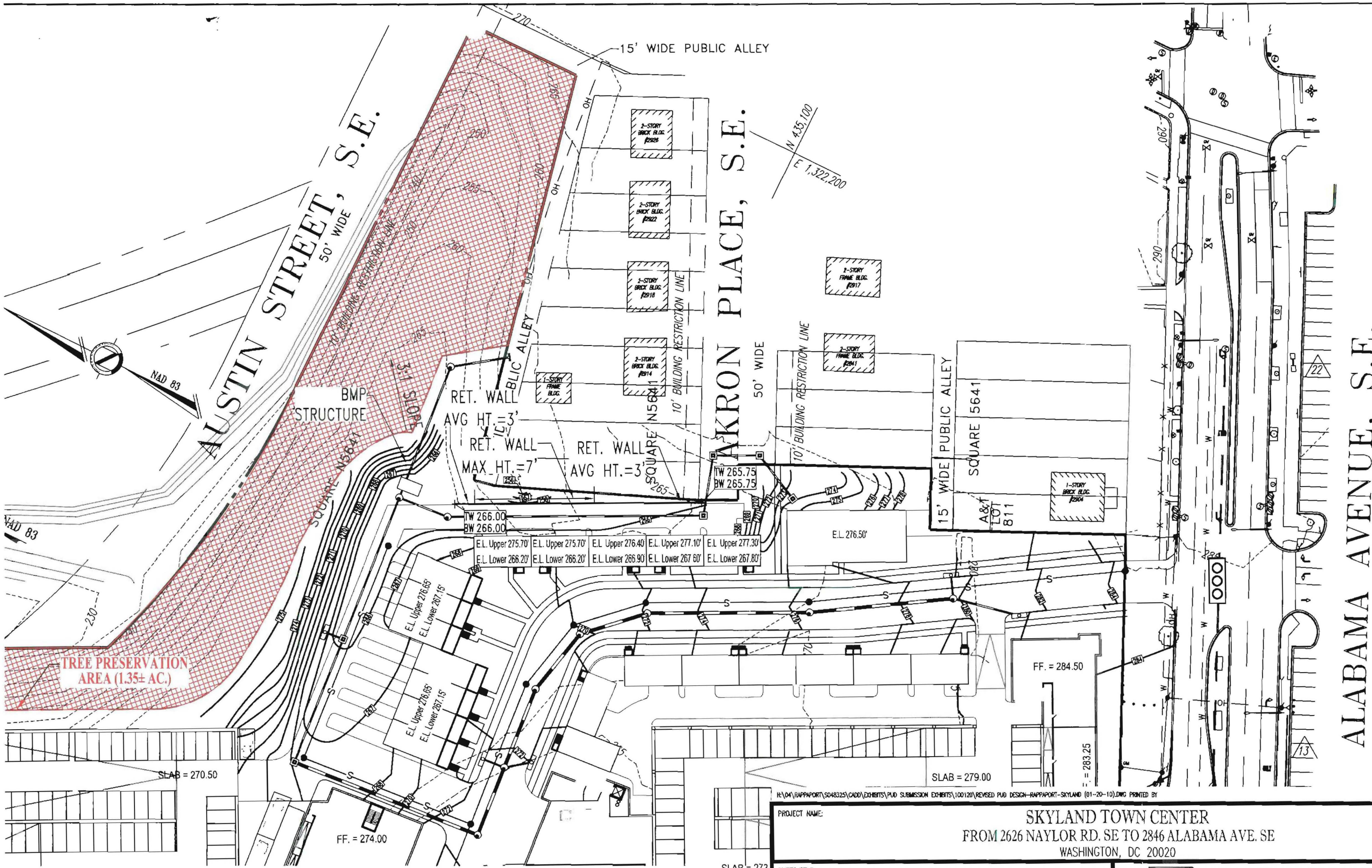
Winter Jasmine



Jasminum Nudifolium

872004 Torti Gallas and Partners, Inc. | 11000 Spring Street, 4th Floor Silver Spring, Maryland 20901 | 301.588.4800

Detail of Landscape Buffer at North-Eastern Site Edge - Revised



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PROJECT NAME: SKYLAND TOWN CENTER FROM 2626 NAYLOR RD. SE TO 2846 ALABAMA AVE. SE WASHINGTON, DC 20020			
SHEET TITLE: REVISED PUD LAYOUT (BLOCKS 3 & 4)			
SCALE: 1"=60'	DATE: 01/20/10	CAD ID: EXO	PROJECT NUMBER: S048325

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