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Block 3 - Fourth Floor Plan

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS



For locational dimensions to penthouses and mechanical enclosures, see Page VII.



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Block 3 - Roof Plan

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS



Elevation A - West Elevation - Main Street



Elevation B - North Elevation - Residential Street



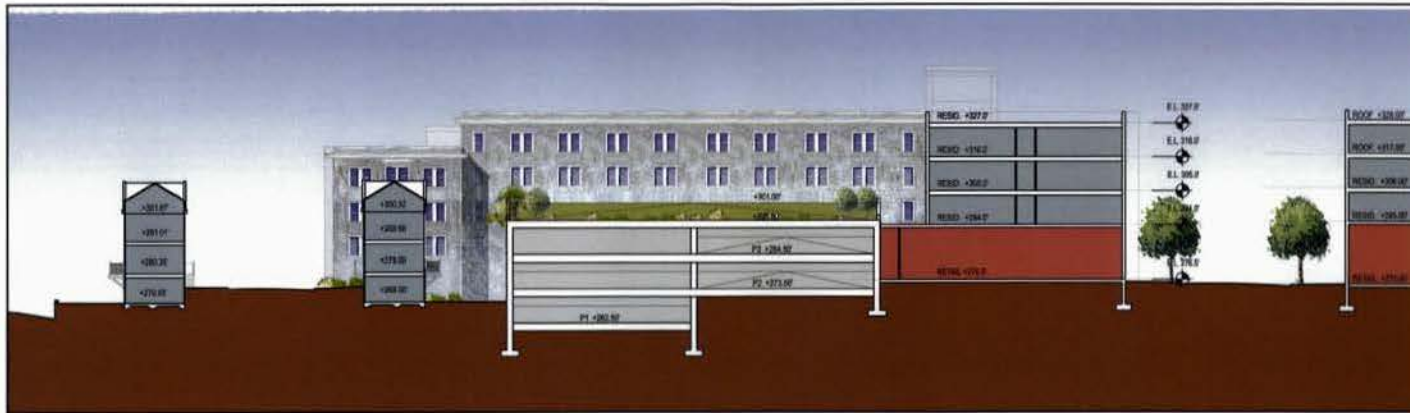
Elevation C - South Elevation - Alabama Avenue

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Block 3 - Elevations

SKYLAND HOLDINGS, LLC
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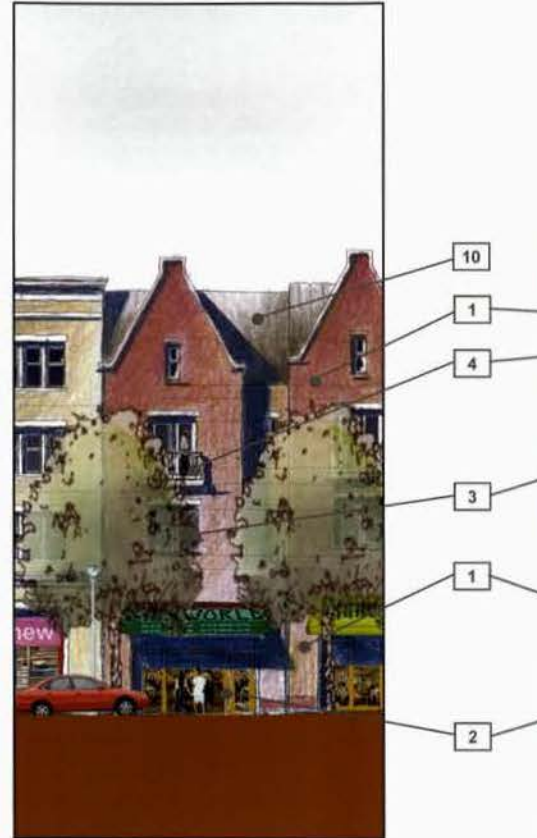
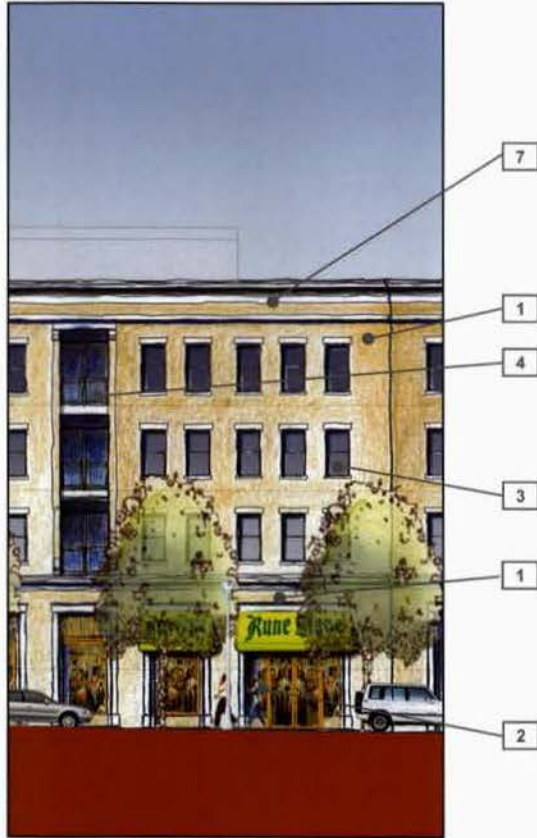
Section A-A - East-West Section through Parking

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Block 3 - Section

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MATERIALS LEGEND	
1 -	Masonry w/ Precast Accents
2 -	Storefront
3 -	Window
4 -	Decorative Railing
5 -	Canopy
6 -	Architectural Embellishment
7 -	Decorative Cornice
8 -	Green Screen
9 -	Metal Screen
10 -	Shingle Roofing
11 -	Cementitious Siding

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Block 3 - Bay Studies

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS





Illustrative Bay Study



Elevation Key

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Block 3 - Additional Facade Details and Materials - Main Street

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TORTI GALLAS AND PARTNERS



Precedent Photo



Brick Sample



Key Plan



Illustrative Bay Study

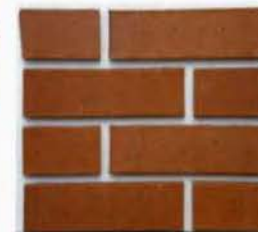


Elevation Key

Note: Sample materials are conceptual. Actual color and manufacturer are subject to availability.



Precedent Photo



Brick Sample



Key Plan



Illustrative Bay Study



Brick Sample

Brick Sample



Key Plan



Elevation Key

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Block 3 - Additional Facade Details and Materials - Main Street

SKYLAND HOLDINGS, LLC
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Illustrative Bay Study



Precedent Photo



Brick Sample



Elevation Key



Key Plan

Block 4 - Additional Facade Details and Materials - Main Street

SKYLAND TOWN CENTER



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Block 4 - Ground Floor Plan

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Block 4 - Second Floor Plan

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Block 4 - Third Floor Plan (Fourth Floor Similar)

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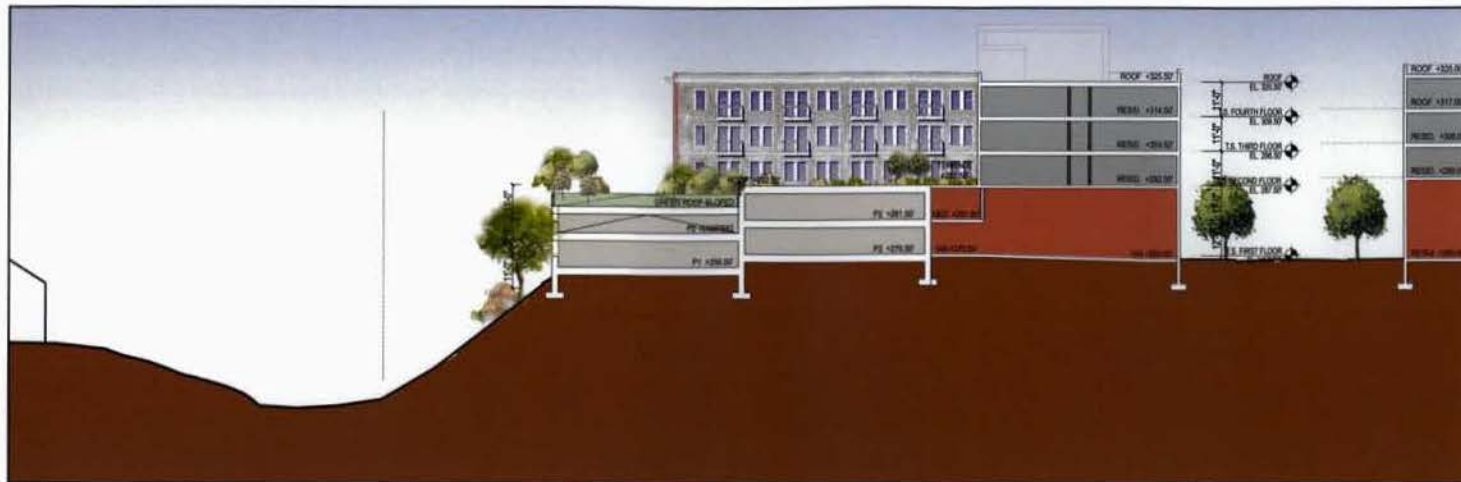
For locational dimensions to penthouses and mechanical enclosures, see Page VII.



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Block 4 - Roof Plan

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Section 1-1 - East-West Section through Parking



Elevation A - East Elevation



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Block 4 - Elevation & Section

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Elevation B - West Elevation - Main Street



Elevation C - North Elevation



Elevation D - South Elevation - Residential Street



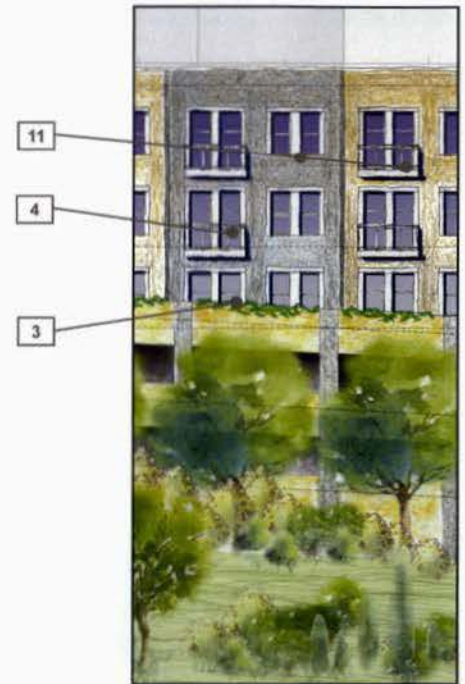
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Block 4 - Elevations

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS



MATERIALS LEGEND	
1 -	Masonry w/ Precast Accents
2 -	Storefront
3 -	Window
4 -	Decorative Railing
5 -	Canopy
6 -	Architectural Embellishment
7 -	Decorative Cornice
8 -	Green Screen
9 -	Metal Screen
10 -	Shingle Roofing
11 -	Cementitious Siding



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Block 4 - Bay Studies

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS





Illustrative Bay Study



Precedent Photo



Brick Sample



Elevation Key

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Block 4 - Additional Facade Details and Materials - Main Street

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS



Precedent Photo



Brick Sample



Elevation Key

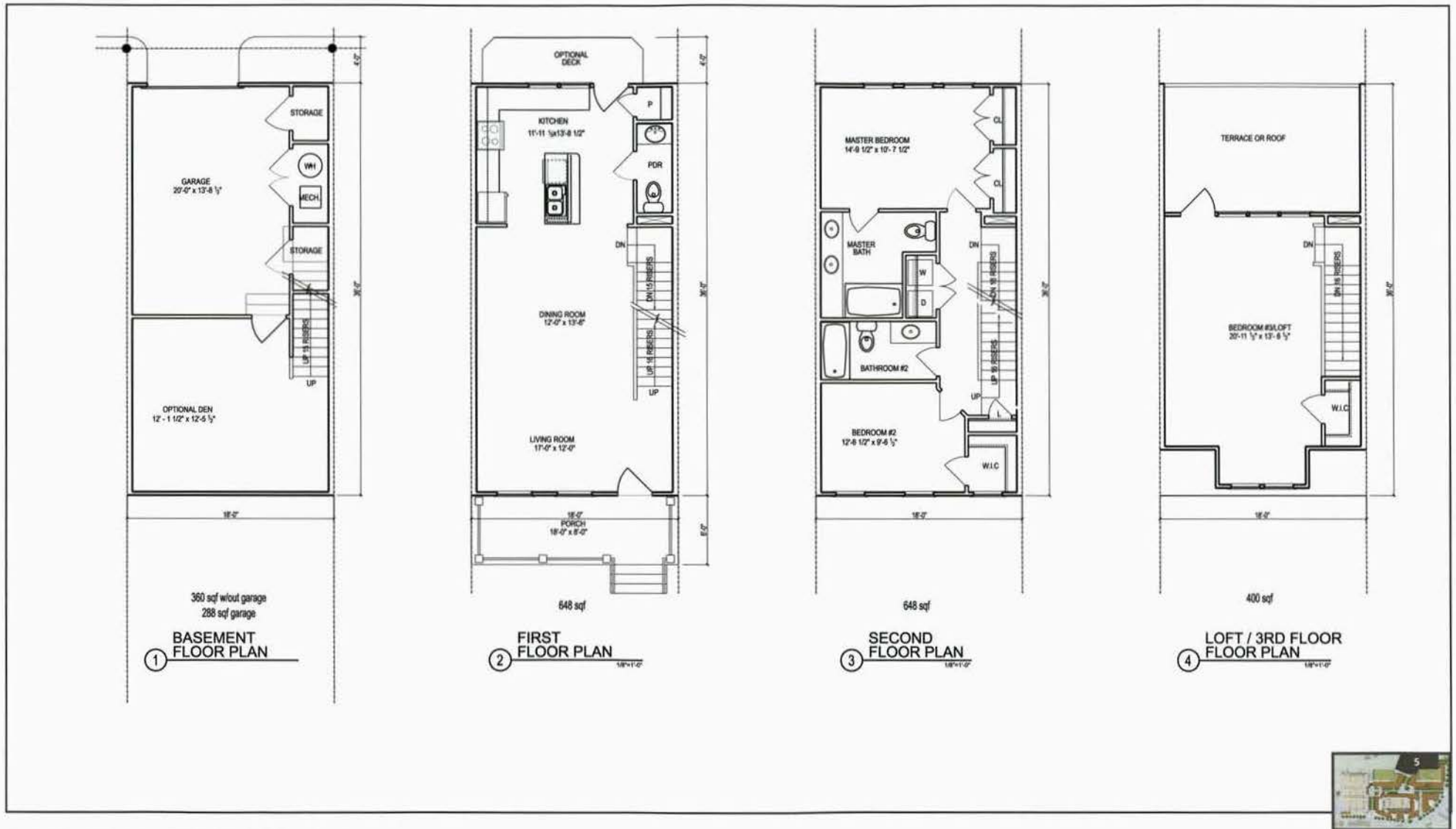
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Townhouse Site Plan - (Blocks 3 & 5)

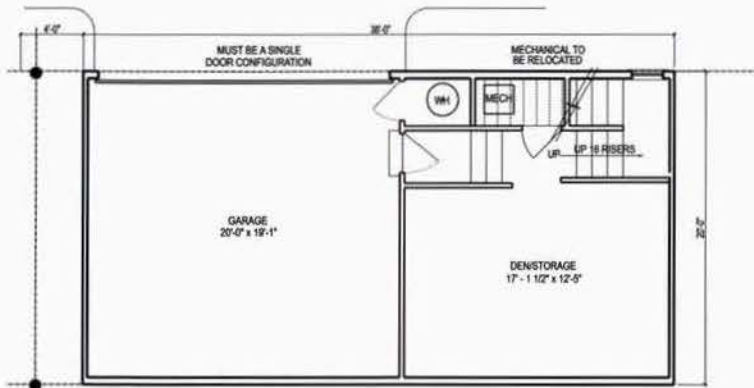
SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS



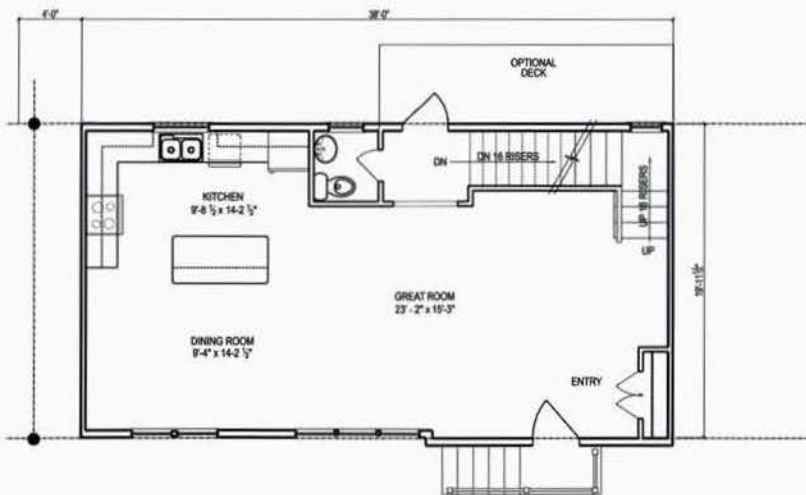
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Block 5 - Unit Plans - 18' Townhouse with Garage

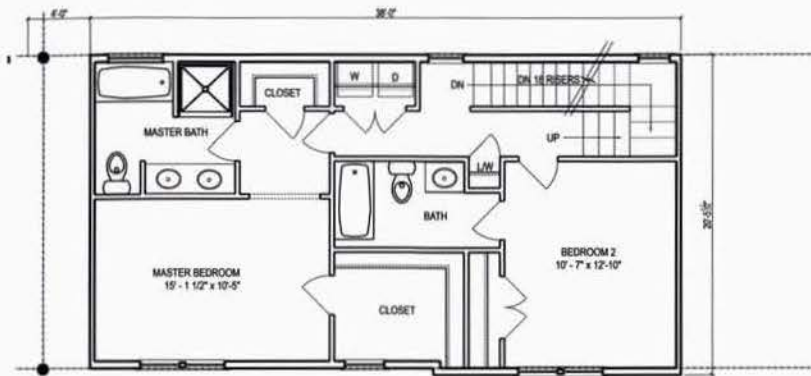
SKYLAND HOLDINGS, LLC
 TORTI GALLAS AND PARTNERS



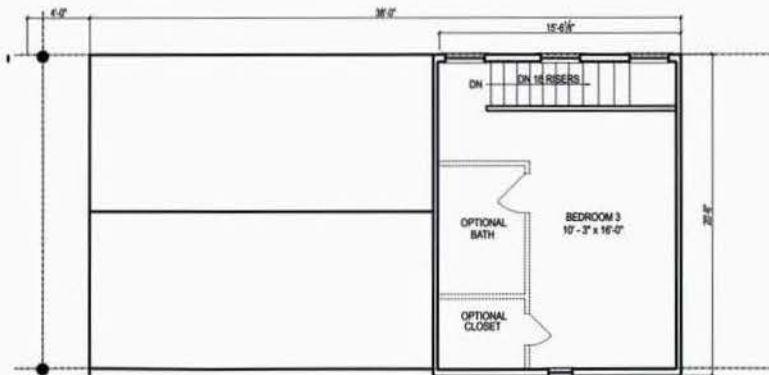
1 BASEMENT FLOOR PLAN
18'-0" x 38'-0"



2 GROUND FLOOR PLAN
18'-0" x 38'-0"



3 SECOND FLOOR PLAN
18'-0" x 38'-0"



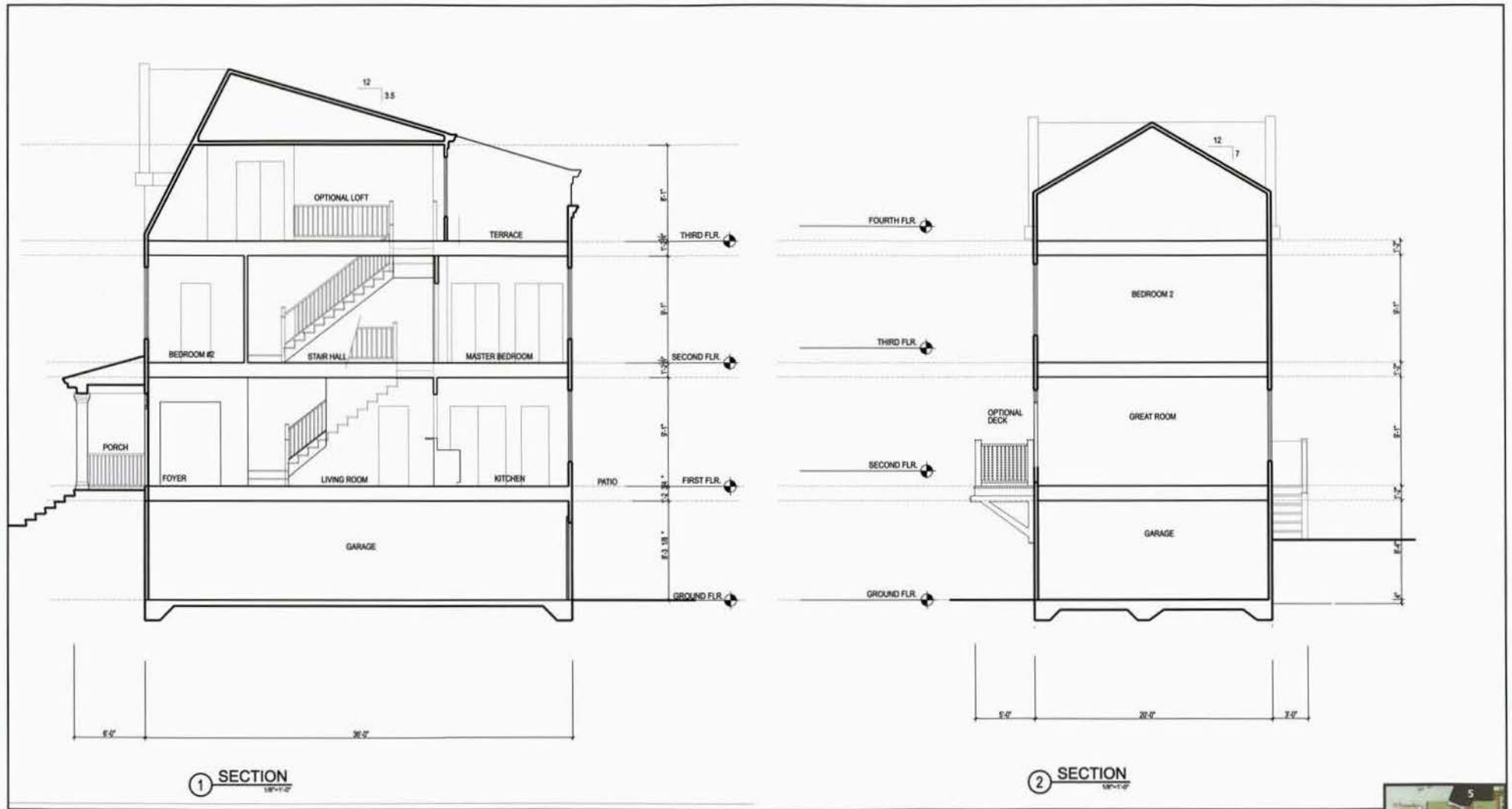
4 THIRD FLOOR/ROOF PLAN
18'-0" x 38'-0"



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Block 5 - Unit Plans - 38' Townhouse with Garage

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Townhouse Sections - (Block 5)

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Elevation A - West Elevation - Residential Street



Elevation B - East Elevation - Residential Street

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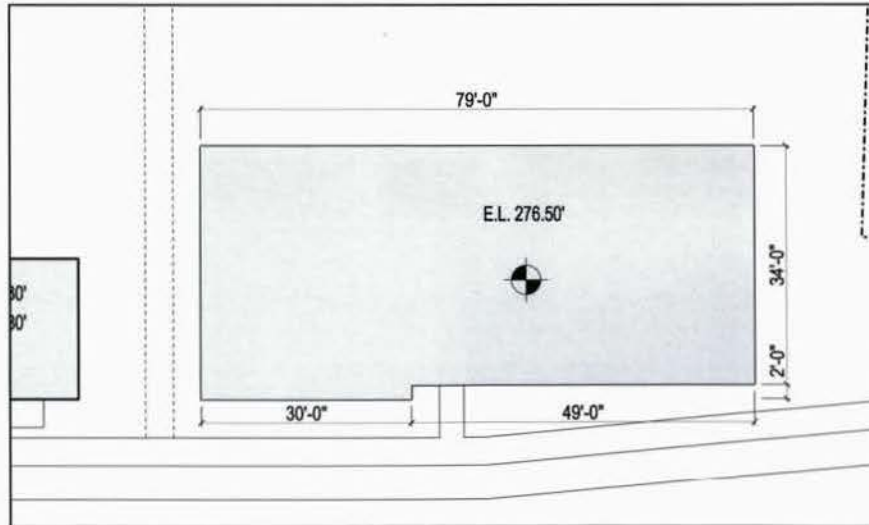
Townhouse Elevations - (Block 5)

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South Elevation



Building Plan



Site Plan



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RCN Building Plan & Elevation - (Block 5)

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Typical Townhouse Elevation



RCN Building



Examples of Tudor in Hillcrest



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Block 5 - Townhouses and RCN Building

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LANDSCAPE DRAWINGS

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SITE CONTEXT



Skyland

Perched on a crest above the Potomac River overlooking the US Capitol, the Skyland Development spearheads regeneration of one of Washington's most promising inner suburban neighborhoods. Mixed use commercial, residential and flexible public space presents the community with a new forum for living well.

Defined public spaces of varying scales create multiple opportunities for gathering. The periphery of these spaces animate the whole spilling into the streets.



Planting Concept

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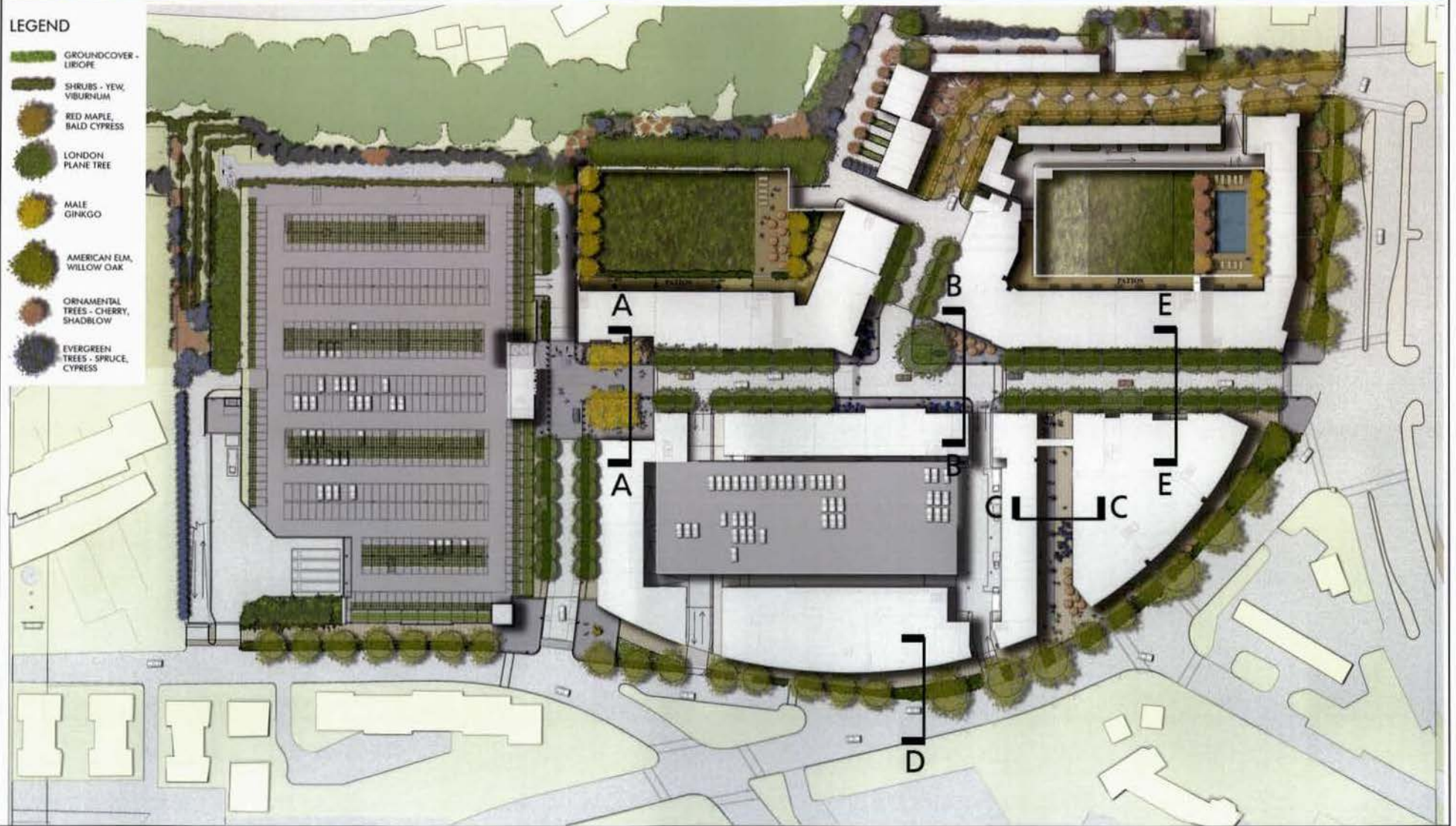
Landscape - Site Context

SKYLAND HOLDINGS, LLC
TORTI GALLAT AND PARTNERS

LANDSCAPE SITE PLAN

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



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Landscape Site Plan

SKYLAND HOLDINGS, LLC
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LEGEND

-  ROOFTOP - SEDUMS, GRASSES, PERENNIALS
-  GROUNDCOVER
-  SHRUBS - YEW, VIBURNUM
-  LONDON PLANE TREE
-  MALE GINKGO
-  AMERICAN ELM, WILLOW OAK
-  ORNAMENTAL TREES - CHERRY, SHADBLOW
-  EVERGREEN TREES - SPRUCE, CYPRESS



Roof plan of Green Roofs at Block 3 and Block 4



Examples of Green Roofs with sedums, grasses, and perennials

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Blocks 3 & 4 Green Roofs

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Rooftop pool

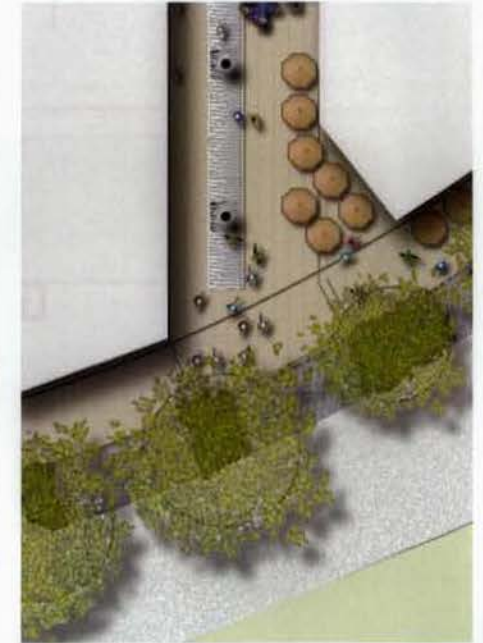
STREETSCAPE DETAIL PLANS



Retail Plaza



Main Street Plaza



Paseo



Main Street

LEGEND

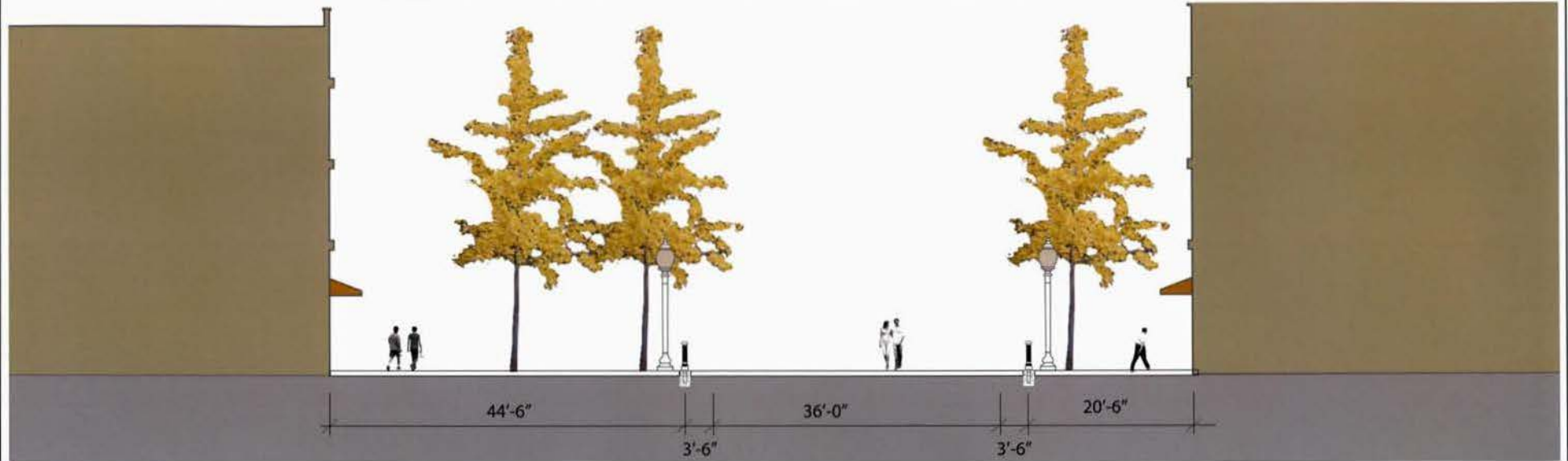
-  GROUNDCOVER - LIRIOPE
-  SHRUBS - YEW, VIBURNUM
-  RED MAPLE, BALD CYPRESS
-  LONDON PLANE TREE
-  MALE GINKGO
-  AMERICAN ELM, WILLOW OAK
-  ORNAMENTAL TREES - CHERRY, SHADLOW
-  EVERGREEN TREES - SPRUCE, CYPRESS

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Landscape - Streetscape Detail Plans

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STREET SECTIONS

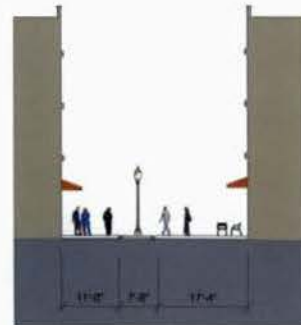


Retail Plaza (A-A)

Street Width Dimensions playfully expand and contract to create flexible spaces and the opportunity for multiple uses.



Main Street Plaza (B-B)



Paseo (C-C)



Perimeter Streets (D-D)



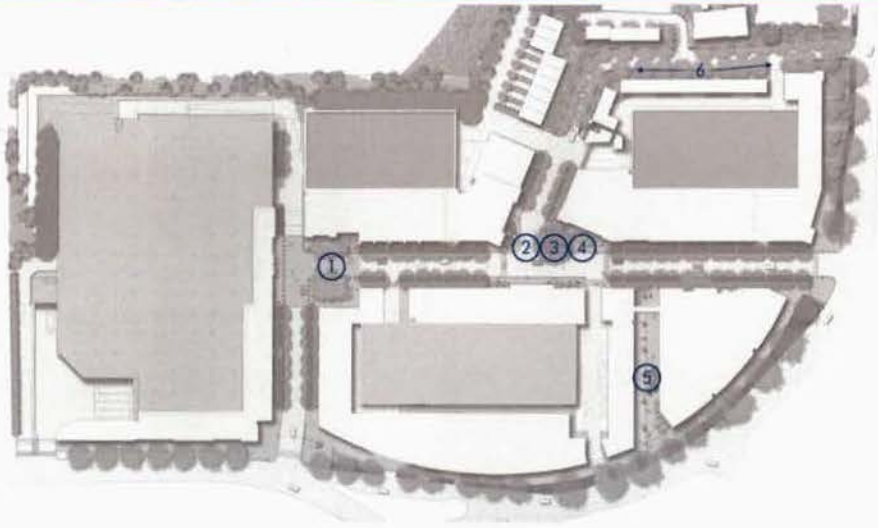
Main Street (E-E)

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Landscape - Street Sections

SKYLAND HOLDINGS, LLC
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STREETSCAPE IMAGES



Typical Street



1. Retail Plaza



2. Main Street Plaza



4. Main Street Fountain



3. Main Street Plaza



5. Paseo

Caddy Alley, J. Finch Studios



6. Residential Rain Gardens



Cafe Umbrellas



Cafe Seating



Cafe Umbrellas



Planters



Typical Street Light

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Landscape - Streetscape Images

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PAVINGS AND PLANTINGS



Ginkgo Allée (Retail Plaza)



Young Ginkgo



Plane Tree (Main Street)



Maple (Residential)



Arborvitae screen



American Elm (perimeter street)



Aquatic Plants



Aquatic Plants



Liriope



Ginkgo Leaves



Maple Leaves



Unit Pavers



Saw-cut Concrete



Staggered Saw-Cut Joints



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Landscape - Pavings and Plantings

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Legend:



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



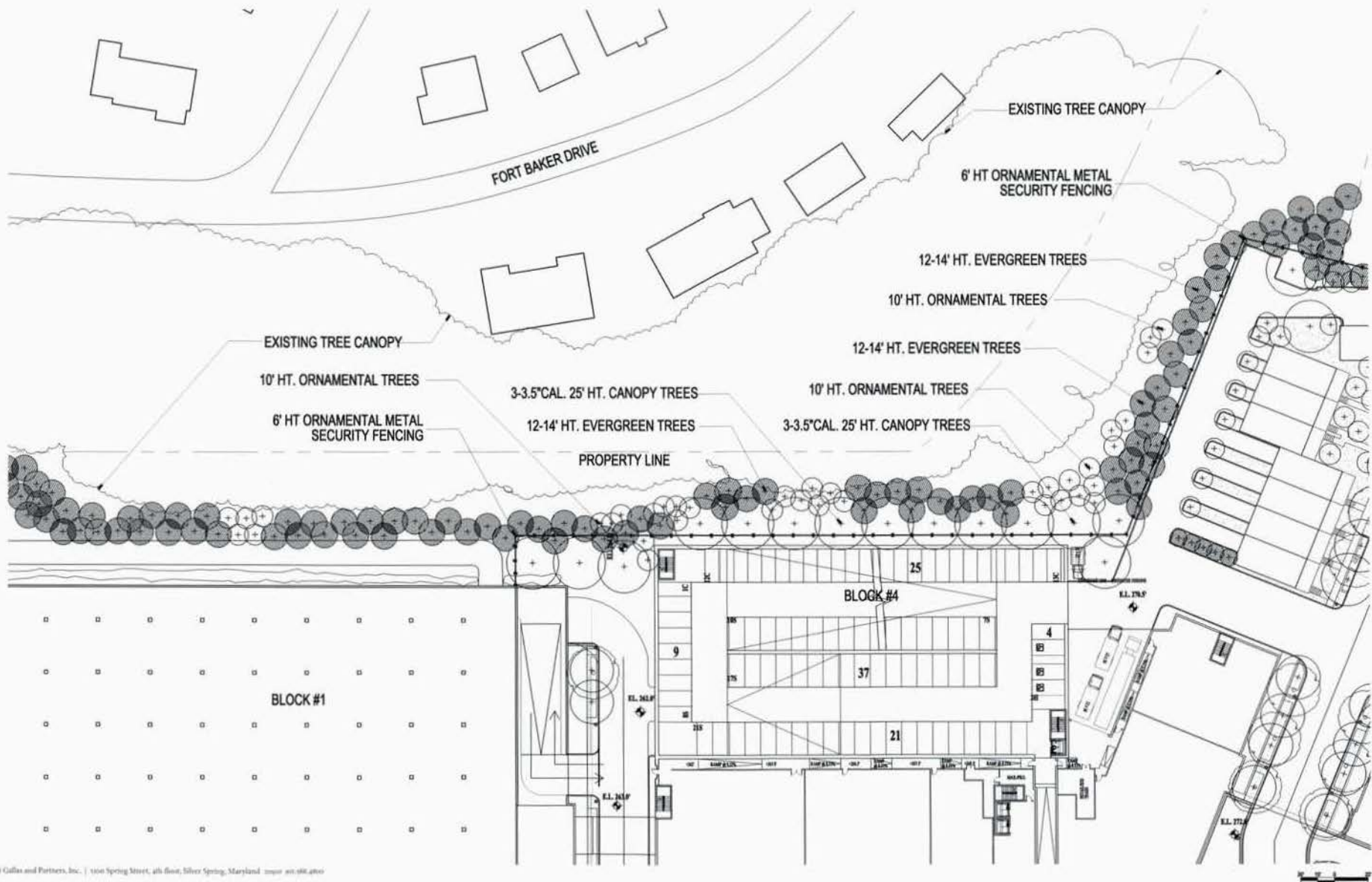
Jasminum Nudifolium

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Detail of Landscape Buffer at North-Eastern Site Edge

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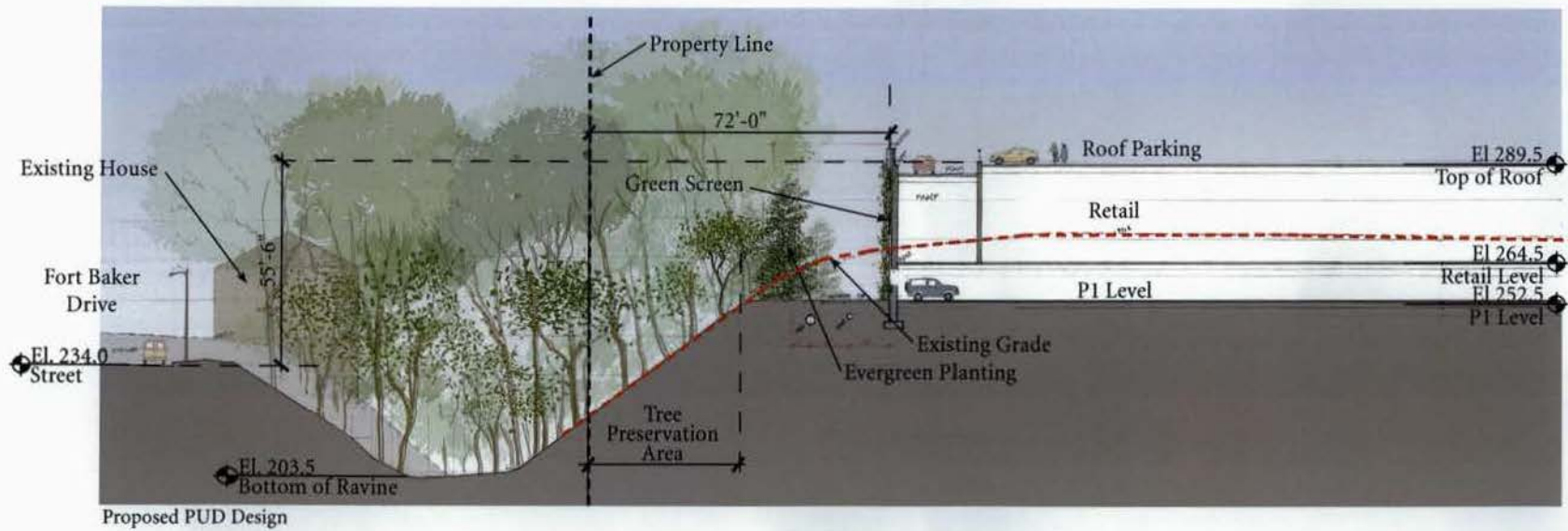
SKYLAND TOWN CENTER



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Landscape Plan at Buffer at Fort Baker Drive

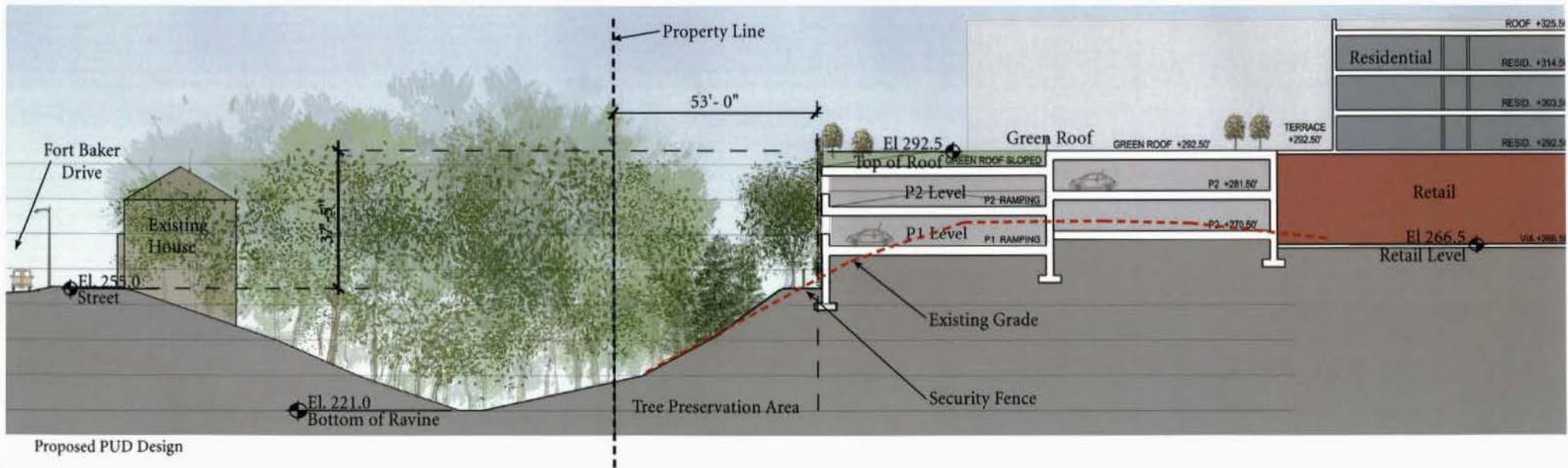
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Buffer Area Adjacent to Block 1

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Proposed PUD Design

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Buffer Area Adjacent to Block 4

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CIVIL DRAWINGS

GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:

- ALTA/ACRIS LAND TITLE SURVEY ENTITLED, "THE RAPPAPORT COMPANIES, PART OF PARCELS 213 & 214, PART OF SQUARE 3632, 3633, N-3641 & 3641, SKYLAND SHOPPING CENTER, DISTRICT OF COLUMBIA," PREPARED BY BOHLER ENGINEERING, DATED 04/27/06.
- BOUNDARY AND TOPOGRAPHY SURVEY ENTITLED, "THE RAPPAPORT COMPANIES, PART OF PARCELS 213 & 214, PART OF SQUARE 3632, 3633, N-3641 & 3641, SKYLAND SHOPPING CENTER, DISTRICT OF COLUMBIA," PREPARED BY BOHLER ENGINEERING, DATED 06/22/07.
- SITE PLAN ENTITLED, "BLISSON 1 - GRADING LEVEL/LOADING STUDY," PREPARED BY TERRY SALLAS AND PARTNERS, INC., DATED 11/25/08.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE DOCUMENTS AND FAMILIARIZING HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.

2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE KEPT BY THE GENERAL CONTRACTOR PRIOR TO DEMOLITION.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERTINENT AUTHORITIES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/all CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PRECEDENCE OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.

7. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING, P.C. AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, P.C. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY BOHLER ENGINEERING, P.C. IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. SUCH NOTICE SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH MODIFICATION HAS NOT BEEN GIVEN.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.

12. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE).

13. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAVEMENT, STRUCTURES, ETC. TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

14. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND FOR NOTIFYING CONSTRUCTION MANAGER PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE ANY EXISTING AREA DURING CONSTRUCTION (E.G. PAVEMENT, CURBS, ETC.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL EXISTING AND DAMAGED UTILITY LOCATIONS, INCLUDING BUT NOT LIMITED TO: SANITARY, STORM, GAS, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL EXISTING AND DAMAGED UTILITY LOCATIONS, INCLUDING BUT NOT LIMITED TO: SANITARY, STORM, GAS, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL EXISTING AND DAMAGED UTILITY LOCATIONS, INCLUDING BUT NOT LIMITED TO: SANITARY, STORM, GAS, ETC.

15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. BOHLER ENGINEERING, P.C. IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND BOHLER ENGINEERING, P.C. OF RECORD WHEN A CONFLICT IS IDENTIFIED.

17. BOHLER ENGINEERING, P.C. OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.

18. ALL CONTRACTORS MUST CARRY STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, P.C. AND ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE AIDED HAZARDOUS AND INHERENTLY HAZARDOUS ACTIVITIES OF THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING, P.C. WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR.

19. WHETHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELY ON THE GENERAL CONTRACTOR OR ITS SUBSULTANTS AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

20. BOHLER ENGINEERING, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRACERS OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE promptness WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING, P.C. IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

21. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, BOHLER ENGINEERING, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBIDDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

22. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR RESOLVE DISPUTATION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

23. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT TO EXISTING AND ANY CONSTRUCTION OR FUTURE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND BOHLER ENGINEERING, P.C. HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

24. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

SURVEY REFERENCES:

1. THE DISTRICT OF COLUMBIA, REAL PROPERTY SERVICE CENTER, SQUARES 3632, 3633, 3641, 3641W AND PARCELS 213 & 214.
2. MAP ENTITLED "FLOOD FLOOD INSURANCE RATE MAP, DISTRICT OF COLUMBIA, WASHINGTON, D.C., PANEL 30 OF 36", COMMUNITY-PANEL NUMBER 110001 030 B, MAP EFFECTIVE DATE NOVEMBER 15, 1985.
3. MAP ENTITLED "WATER, 00-9-10-S.E. AND W-9-10-S.E.", PREPARED BY THE WATER AND SEWER UTILITY ADMINISTRATION.
4. MAP ENTITLED "SEWER, 00-9-10-S.E. AND W-9-10-S.E.", PREPARED BY THE WATER AND SEWER UTILITY ADMINISTRATION.

NOTES:

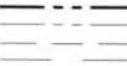
1. IF THE CONTRACTOR OR SUBCONTRACTOR IS NOTED AS NOT BEING A PROFESSIONAL ENGINEER, ARCHITECT, OR LAND SURVEYOR, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING

EXISTING NOTE



PROPOSED

PROPOSED NOTE



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	
SUPER SILT FENCE	SSF	
SAFETY FENCE	SAF	
AT GRADE INLET PROTECTION	AGIP	
CURB INLET PROTECTION	CIP	
TREE PROTECTION	TP	
RIP RAP INFLOW PROTECTION	RRP	
GRASSSED SWALE	GS	
PIPED SLOPE DRAIN	PSD	
EARTH DIVERSION	ED	
SUMP PIT	SP	
PORTABLE SEDIMENT TANK	PST	

SHEET INDEX

1	GENERAL NOTES
2	EXISTING CONDITIONS/DEMOLITION PLAN (BLOCK 1)
3	EXISTING CONDITIONS/DEMOLITION PLAN (BLOCK 2)
4	EXISTING CONDITIONS/DEMOLITION PLAN (BLOCKS 3&4)
5	SITE PLAN (BLOCK 1)
6	SITE PLAN (BLOCK 2)
7	SITE PLAN (BLOCKS 3&4)
8	GRADING AND UTILITY PLAN (BLOCK 1)
9	GRADING AND UTILITY PLAN (BLOCK 2)
10	GRADING AND UTILITY PLAN (BLOCKS 3&4)
11	EROSION AND SEDIMENT CONTROL PLAN (BLOCK 1)
12	EROSION AND SEDIMENT CONTROL PLAN (BLOCK 2)
13	EROSION AND SEDIMENT CONTROL PLAN (BLOCKS 3&4)

BOHLER ENGINEERING

23430 DAVIS DRIVE
SUITE 200
TOKYO, VIRGINIA 22184
PH: (703) 799-0000
FX: (703) 799-0001
www.bohlerengineering.com

OWNER: SKYLAND HOLDINGS, LLC
PROJECT: SKYLAND TOWN CENTER
PROJECT MANAGER: BOHLER ENGINEERING, P.C.
CONSULTANT: BOHLER ENGINEERING, P.C.

REV	DATE	DESCRIPTION	BY
1	04/26/06	REVISED BLOCK 1 LAYOUT	BA
2	07/14/06	REVISED BLOCK 1 LAYOUT	BA

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	04080301
DATE OF ISSUE	04/26/06
SCALE	AS SHOWN
DRAWN BY	BA

PLANNED UNIT DEVELOPMENT

FOR

SKYLAND HOLDINGS, LLC
SKYLAND TOWN CENTER
FROM 2626 MAYLOW RD. SE TO
2646 ALABAMA AVE. SE
WASHINGTON, DC 20020

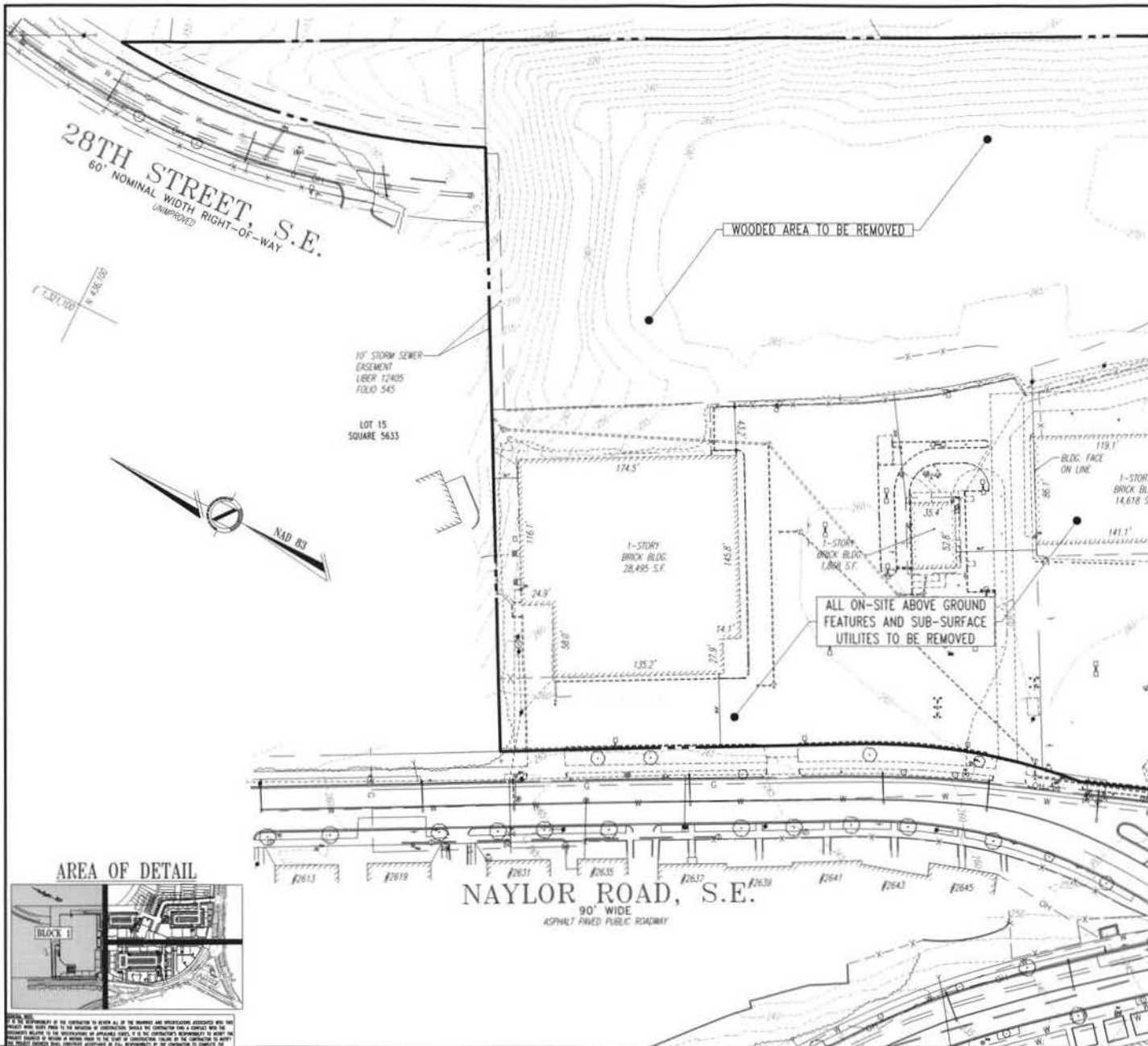
BOHLER ENGINEERING

23430 DAVIS DRIVE
SUITE 200
TOKYO, VIRGINIA 22184
PH: (703) 799-0000
FX: (703) 799-0001
www.bohlerengineering.com

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
1

OF 13



DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF SINGLE STORY RETAIL BUILDINGS, PARKING, AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES AND WOODED AREAS PRIOR TO THE CONSTRUCTION OF MIXED USE RETAIL AND RESIDENTIAL. THE MULTIPLE EXISTING LOTS SHALL BE CONSOLIDATED TO A SINGLE RECORD LOT AND PUBLIC ALLEYS SHALL BE CLOSED AND INCLUDED. EXISTING UTILITY EASEMENTS ON SITE SHALL BE ABANDONED AT THE TIME OF DEMOLITION AND UTILITY REMOVAL.



BOHLER ENGINEERING
 CIVIL & CONSULTING ENGINEERS
 PROJECT MANAGERS
 LANDSCAPE ARCHITECTS
 OFFICES
 • ALABAMA
 • ARIZONA
 • CALIFORNIA
 • COLORADO
 • CONNECTICUT
 • FLORIDA
 • GEORGIA
 • ILLINOIS
 • INDIANA
 • IOWA
 • KANSAS
 • KENTUCKY
 • LOUISIANA
 • MARYLAND
 • MASSACHUSETTS
 • MICHIGAN
 • MINNESOTA
 • MISSISSIPPI
 • MISSOURI
 • MONTANA
 • NEBRASKA
 • NEVADA
 • NEW HAMPSHIRE
 • NEW JERSEY
 • NEW YORK
 • NORTH CAROLINA
 • NORTH DAKOTA
 • OHIO
 • OKLAHOMA
 • OREGON
 • PENNSYLVANIA
 • RHODE ISLAND
 • SOUTH CAROLINA
 • SOUTH DAKOTA
 • TENNESSEE
 • TEXAS
 • UTAH
 • VERMONT
 • VIRGINIA
 • WASHINGTON
 • WEST VIRGINIA
 • WISCONSIN
 • WYOMING

REV	DATE	DESCRIPTION	BY
1	06/14/10	REVISED BLOCK 1 LAYOUT	BA
2	06/14/10	REVISED BLOCK 1 LAYOUT	BA

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	3048325
PROJECT NAME	SKYLAND TOWN CENTER
CLIENT	SKYLAND HOLDINGS, LLC
DATE	12/12/09
SCALE	1"=80'

PLANNED UNIT DEVELOPMENT

SKYLAND HOLDINGS, LLC
 SKYLAND TOWN CENTER
 FROM 2826 NAYLOR RD. SE TO
 2846 ALABAMA AVE. SE
 WASHINGTON, DC 20020

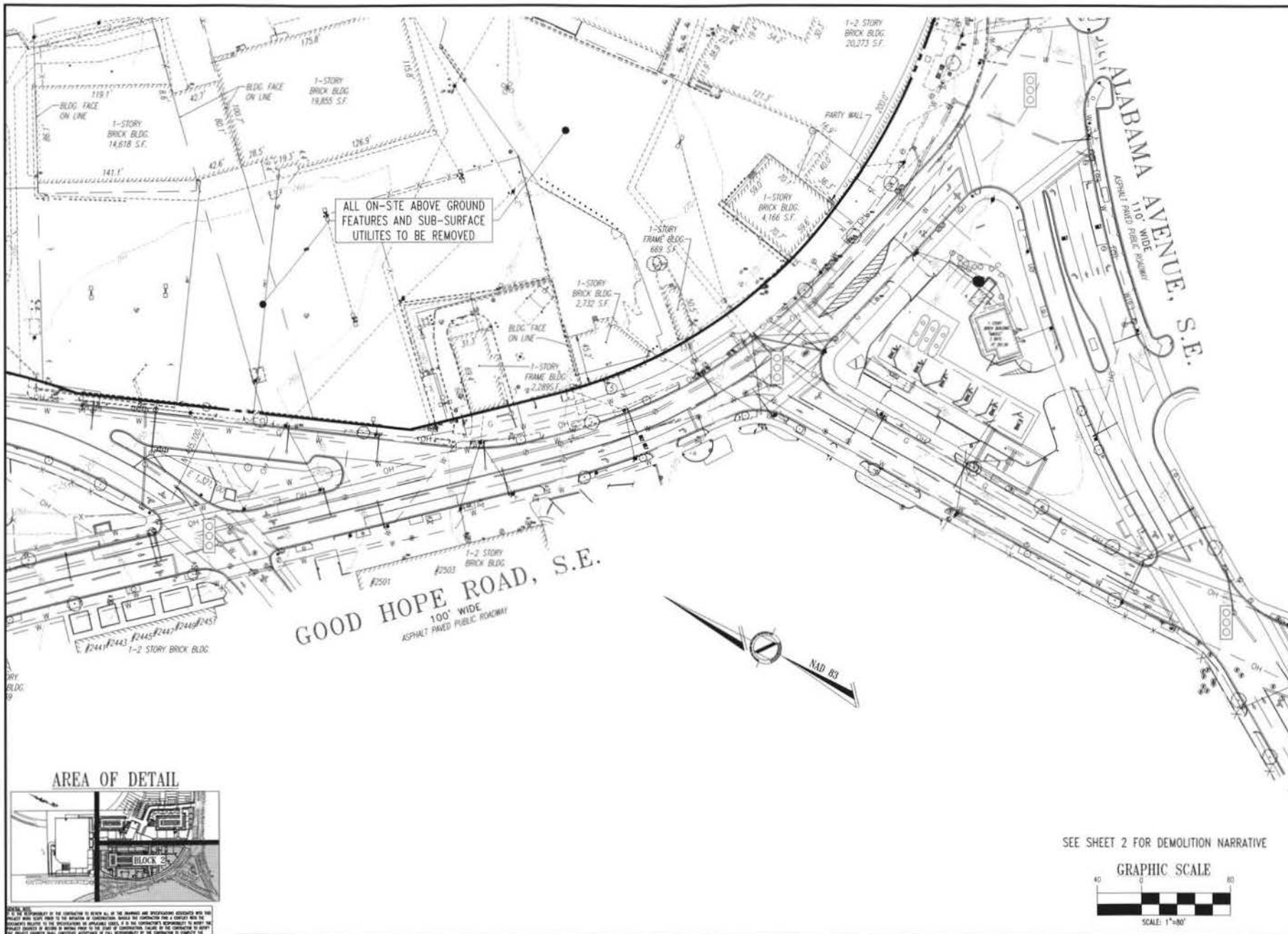
BOHLER ENGINEERING
 22850 DAVIS DRIVE
 SUITE 200
 STERLING, VIRGINIA 20164
 PH (703) 708-0000
 FX (703) 708-0001
 WWW.BE-VA.COM

SHEET TITLE:
 EXISTING CONDITIONS/
 DEMOLITION PLAN (BLOCK)

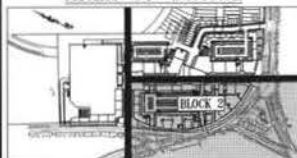
SHEET NUMBER:
 2
 OF 13



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



AREA OF DETAIL



It is the responsibility of the contractor to review all of the drawings and specifications associated with the project with special care prior to the initiation of construction. Should the contractor find a conflict with the documents with respect to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer in writing in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance in full responsibility by the contractor to complete the

GOOD HOPE ROAD, S.E.
100' WIDE
ASPHALT PAVED PUBLIC ROADWAY

ALL ON-SITE ABOVE GROUND
FEATURES AND SUB-SURFACE
UTILITIES TO BE REMOVED

SEE SHEET 2 FOR DEMOLITION NARRATIVE

GRAPHIC SCALE


BOHLER
ENGINEERING[illegible][illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	204831
DRAWN BY:	B
CHECKED BY:	
DATE:	12/19/0
SCALE:	1" = 8'
CAD L.D.:	PJG

PLANNED UNIT DEVELOPMENT	
--------------------------	--

SEAYLAND HOLDINGS, LLC

SKYLAND TOWN
CENTER

FROM 2626 NAYLOR RD. SE 1
2846 ALABAMA AVE. SE
WASHINGTON, DC 20020

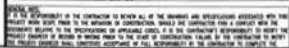

BOHLE
ENGINEERING

22630 DAYS DRIVE
SUITE 200
STERLING, VIRGINIA 20144
PH: (703) 709-8500
FX: (703) 709-8501
www.burkert-usa.com

SHEET TITLE:

EXISTING CONDITIONS
DEMOLITION PLAN (BLOCK

SHEET NUMBER:
3
OF 13



GRAPHIC SCALE



SCALE: 1"=80'

[illegible][illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	104832
DRAWN BY:	82
CHECKED BY:	A
DATE:	12/19/02
SCALE:	1" = 8'
CAD FILE:	PLO

PROJECT	PLANNED UNIT DEVELOPMENT
---------	--------------------------

— FBI —

DAYLAND HOLDINGS LLC

SKYLAND TOWN

FROM 2628 NAVLOR RD. SE 31
2845 ALABAMA AVE. SE
WASHINGTON, DC 20020



22630 DAVIS DRIVE
SUITE 200
STERLING, VIRGINIA 20166
Ph: (703) 308-8500
Fx: (703) 308-8501
www.bobbiemagnum.com

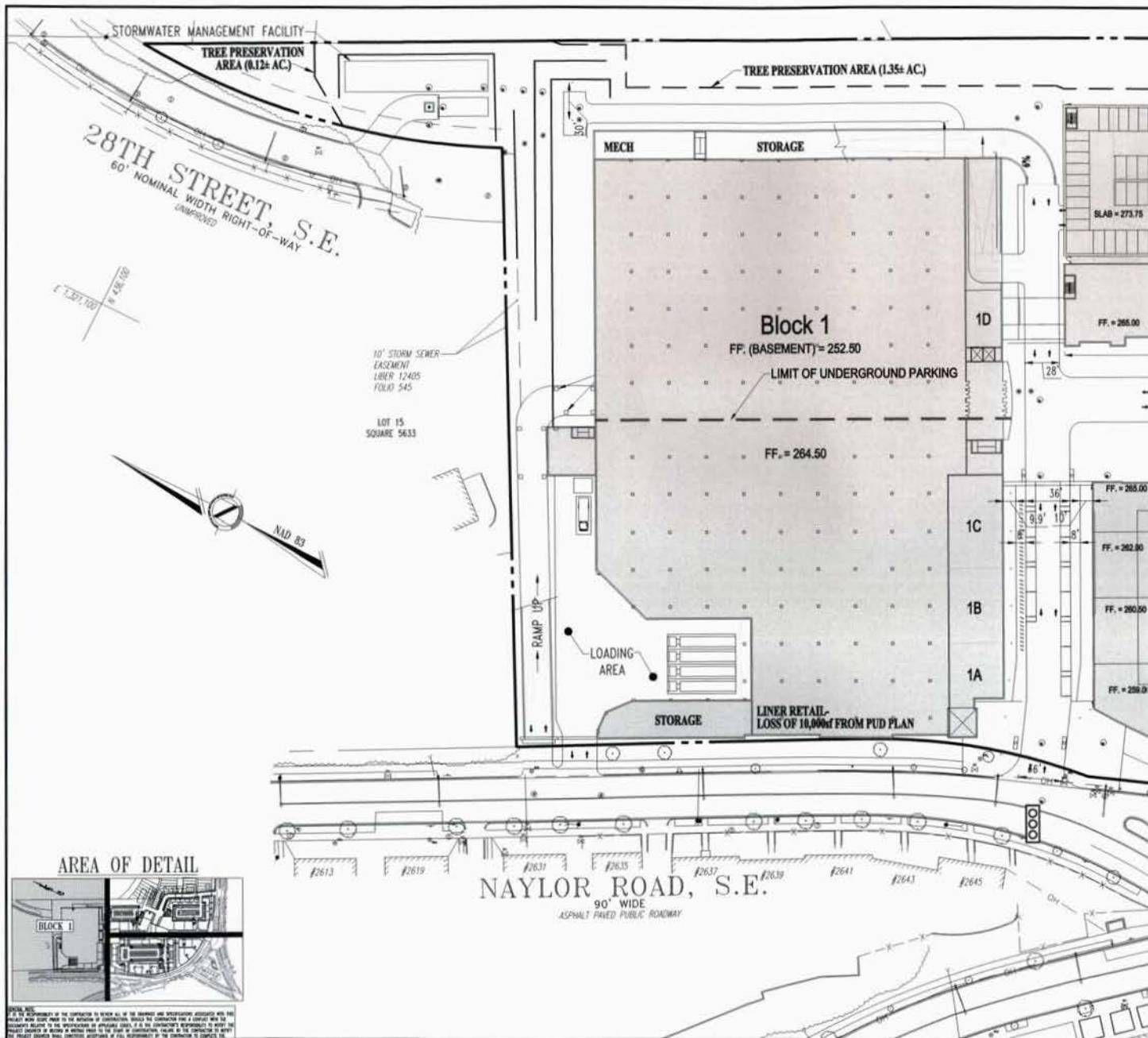
SHORT TITLE:

EXISTING CONDITIONS,
DEMOLITION PLAN (BLOCKS 3)

SHEET NUMBER:

4

OF 13



BOHLER
 ENGINEERING

REV	DATE	DESCRIPTION	BY
1	06/14/10	REVISED BLOCK 1 LAYOUT	BOH
2	06/14/10	REVISED BLOCK 1 LAYOUT	BOH

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	5048325
DRAWN BY	BOH
CHECKED BY	BOH
DATE	12/13/09
DATE	12/13/09

PLANNED UNIT DEVELOPMENT

SKYLAND HOLDINGS, LLC

SKYLAND TOWN CENTER

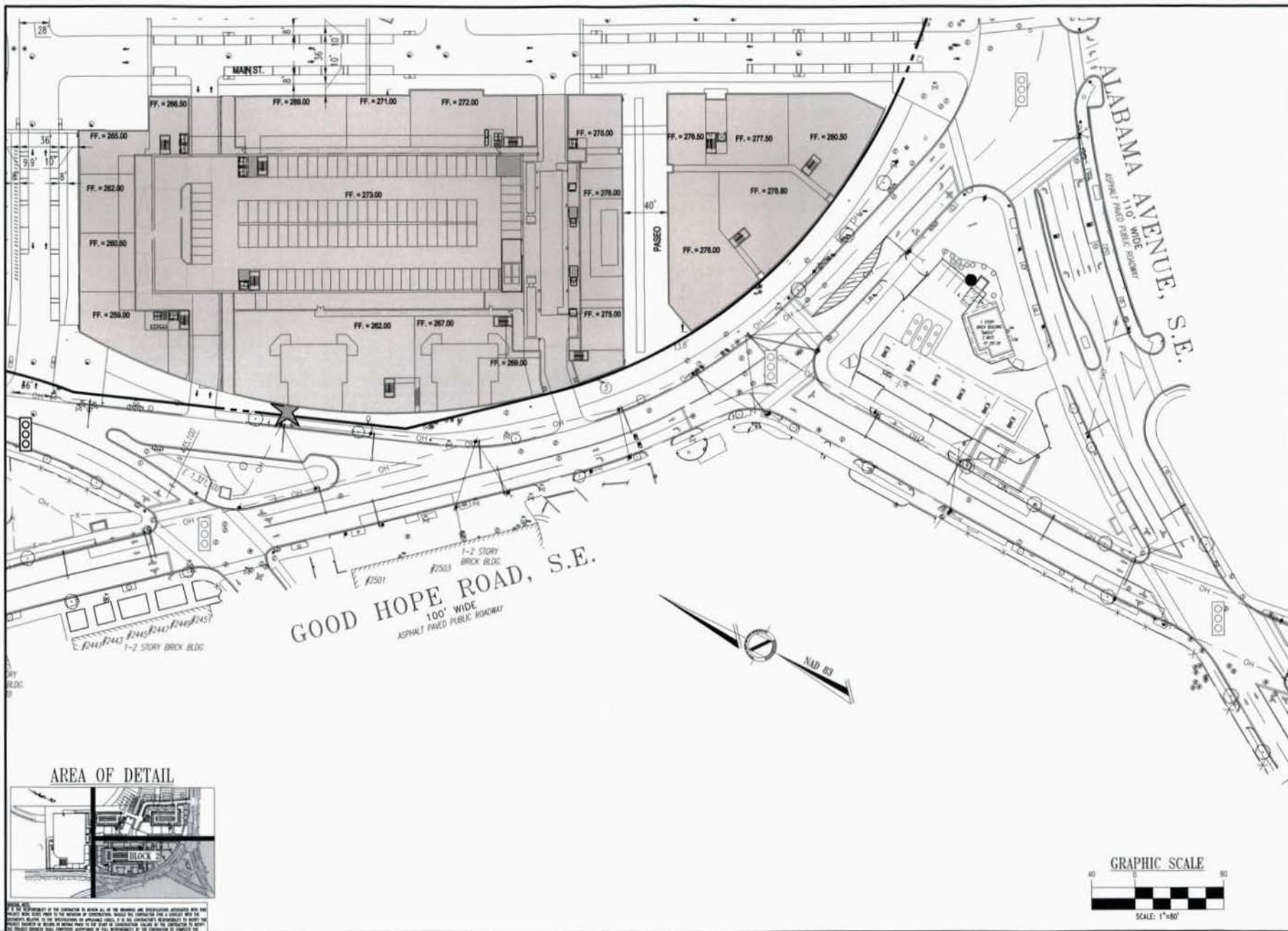
FROM 2626 NAYLOR RD. SE TO 2646 ALABAMA AVE. SE WASHINGTON, DC 20030

BOHLER
 ENGINEERING

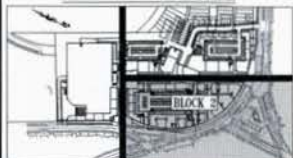
2300 DAVIS DRIVE
 SUITE 200
 STERLING, VIRGINIA 20164
 PH: (703) 708-0000
 FX: (703) 708-0001
 WWW.BOHLERENGINEERING.COM

SHEET TITLE:
 SITE PLAN (BLOCK 1)

SHEET NUMBER:
 5
 OF 15



AREA OF DETAIL



SPECIAL NOTE:
It is the responsibility of the contractor to review all of the drawings and specifications attached with this project prior to the initiation of construction. Should the contractor find a conflict with the drawings relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project manager of record in writing prior to the start of construction. Failure by the contractor to notify the project manager of record in writing prior to the start of construction shall be deemed an acceptance of the drawings and specifications as shown. The contractor shall be responsible for any and all errors, omissions, and/or delays resulting from the contractor's failure to notify the project manager of record in writing prior to the start of construction.


BOHLER
ENGINEERING[illegible][illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	3048
DRAWN BY:	B
CHECKED BY:	
DATE:	11/18/
SCALE:	1" = 1'
CAD FILE:	PL

PLANNED UNIT DEVELOPMENT

_____ **TOP** _____

SKYLAND HOLDINGS, LLC

SKYLAND TOWN
CENTER

FROM 2626 NAYLOR RD. SE
2846 ALABAMA AVE. SE
WASHINGTON, DC 20020


BOHLE
ENGINEERING

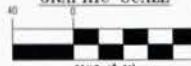
22630 DAYS DRIVE
SUITE 200
STERLING, VIRGINIA 20164
PH: (703) 708-9500
FX: (703) 708-9501
www.brotherengineering.com

SHEET TITLE:

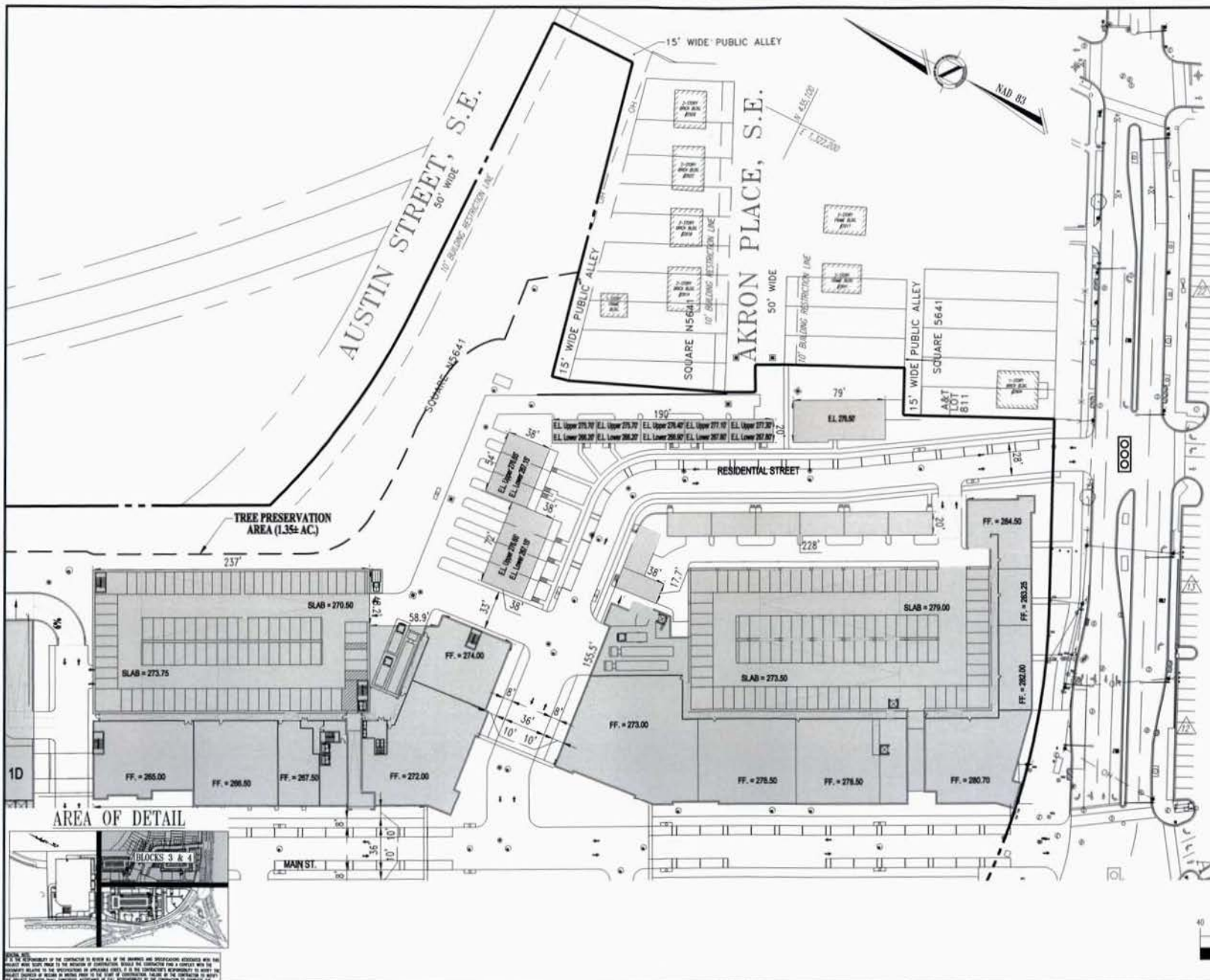
SITE PLAN
(BLOCK 2)

SHEET NUMBER:
6
OF 13

GRAPHIC SCALE



SCALE: 1"=8'

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.	1048
DRAWN BY	
CHECKED BY	
DATE	12/19/81
SCALE	1" = 6'
CAD (S)	PL

PROJECT	PLANNED UNIT DEVELOPMENT
---------	--------------------------

SKYLAND HOLDINGS, L.L.C.

SKYLAND TOWN
CENTER

FROM 2626 NAYLOR RD. SE TO
2846 ALABAMA AVE. SE
WASHINGTON, DC 20020

22630 DAVIS DRIVE
SUITE 200
STERLING, VIRGINIA 20166
PH: (703) 706-8500
FX: (703) 706-8501
www.buffingtonline.com

SHEET TITLE:
SITE PLAN
(BLOCKS 3&4)
SHEET NUMBER:

7
of

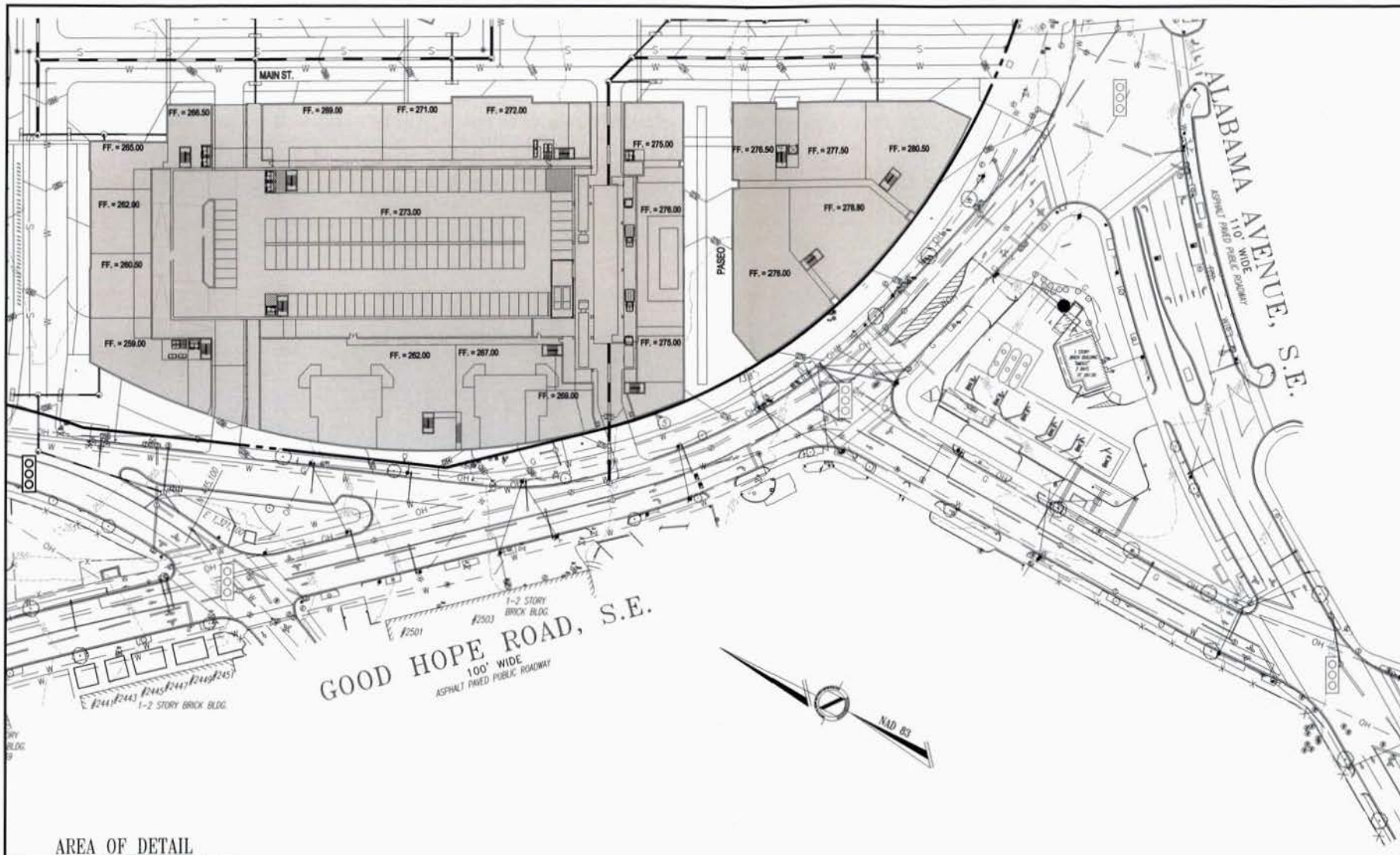
110' WIDE

ALABAMA AVENUE, S.E.

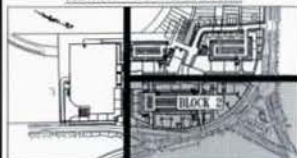
GRAPHIC SCALE



SCALE: 1"=80'



AREA OF DETAIL



NOTES:
1. THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE MATERIALS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS WITH THE ARCHITECT'S INTENT IS THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT'S RESPONSIBILITY IS TO REVIEW THE CONTRACTOR'S SUBMITTALS AND TO APPROVE OR REJECT THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AND STATE AGENCIES.

GOOD HOPE ROAD, S.E.
100' WIDE
ASPHALT PAVED PUBLIC ROADWAY



POTABLE WATER DEMAND				
USE	AREA (SQ FT)	DEMAND FORMULA	DEMAND FORMULA SOURCE	CALCULATED DEMAND (GPD)
COMMERCIAL/RETAIL	314,475	0.18 GPD PER SQ FT	MARYLAND DEPARTMENT OF THE ENVIRONMENT	56,606
RESIDENTIAL	551,515	300 GPD PER 1500 SQ FT	DC WATER AND SEWER AUTHORITY	110,303
TOTAL DEMAND =				166,909

SEE SHEET 8 FOR GRADING AND UTILITY NARRATIVE



BOHLER ENGINEERING

OFFICES:

- STERLING, VA
- WASHINGTON, DC
- ARLINGTON, VA
- FAIRFAX, VA
- SPRINGFIELD, VA
- MANASSAS, VA
- LEESBURG, VA
- WILLIAMSBURG, VA
- NEWPORT NEWS, VA
- PORTSMOUTH, VA
- ROANOKE, VA
- CHARLOTTE, NC
- MEMPHIS, TN
- INDIANAPOLIS, IN
- CHICAGO, IL
- ST. LOUIS, MO
- KANSAS CITY, MO
- MINNEAPOLIS, MN
- PORTLAND, ME
- BOSTON, MA
- NEW YORK, NY
- PHILADELPHIA, PA
- PITTSBURGH, PA
- RICHMOND, VA
- ROANOKE, VA
- SPRINGFIELD, VA
- STERLING, VA
- WASHINGTON, DC
- WILLIAMSBURG, VA

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 1000000000

DATE: 12/15/2009

BY: [Signature]

FOR: PLANNED UNIT DEVELOPMENT

FOR: SKYLAND HOLDINGS, L.L.C.

SKYLAND TOWN CENTER

FROM 2626 NATLOR RD. SE TO 2846 ALABAMA AVE. SE WASHINGTON, DC 20020

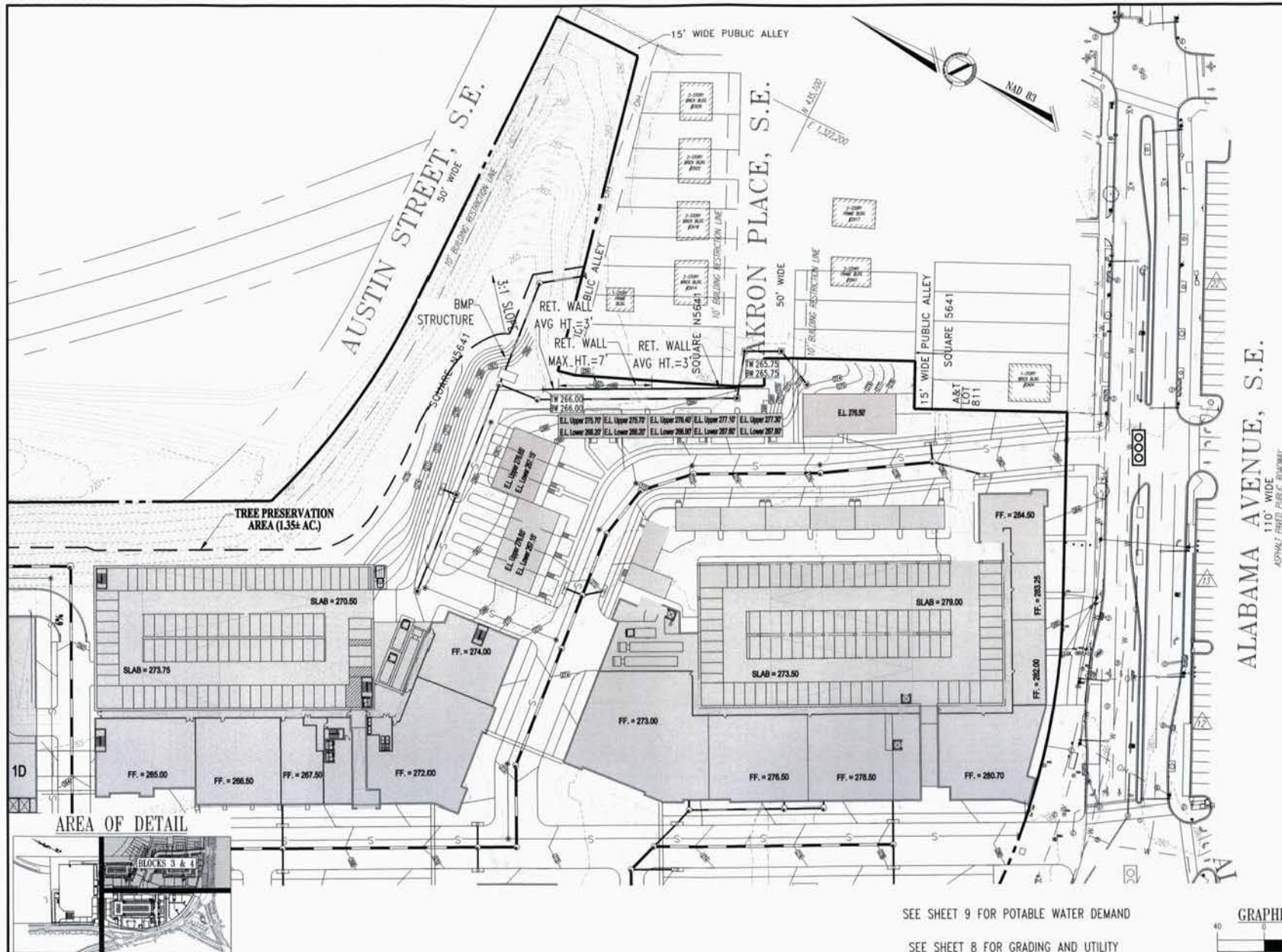
BOHLER ENGINEERING

22830 DAVIS DR. SUITE 200 STERLING, VIRGINIA 20166

PH: (703) 708-0000 FX: (703) 708-0000 WWW.BOHLENGEERING.COM

SHEET TITLE: GRADING AND UTILITY PLAN (BLOCK 2)

SHEET NUMBER: 9 OF 13



SEE SHEET 9 FOR POTABLE WATER DEMAND

SEE SHEET 8 FOR GRADING AND UTILITY
NARRATIVE



REV.	DATE	DESCRIPTION
1	6/14/10	REVISED BLOCK 1 LAYOUT
2	6/17/10	REVISED BLOCK 1 LAYOUT

NOT APPROVED FOR
CONSTRUCTION

PROJECT NO.	SKYLAND
DATE	11/13/09
CAD FILE	PUID

PLANNED UNIT
DEVELOPMENT

SKYLAND HOLDINGS LLC

SKYLAND TOWN
CENTER

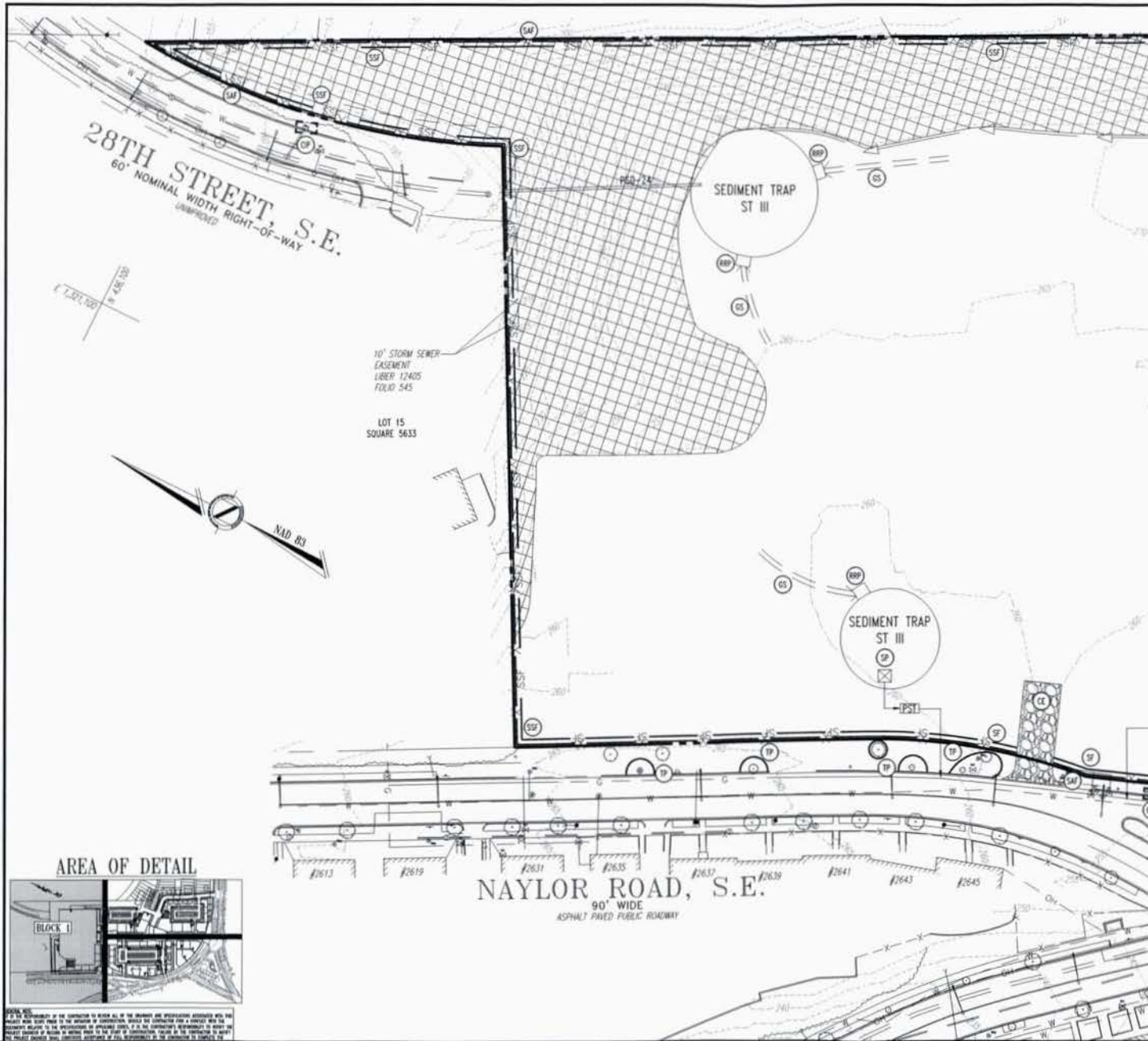
FROM 2626 NAYLOR RD. SE TO
2846 ALABAMA AVE. SE
WASHINGTON, DC 20003



27650 DAVIS DRIVE
SUITE 200
STERLING, VIRGINIA 20164
PH: (703) 398-4900
FX: (703) 398-5501
WWW.BOHLENGEERING.COM

SHEET TITLE:
GRADING AND UTILITY
PLAN (BLOCKS 3&4)

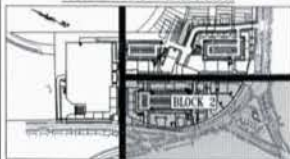
SHEET NUMBER:
10
OF 13



\\04\Rappoport\3048325\Cadd\3SITE PLAN DOCUMENTS\POD\3048325POD2.dwg, 6/7/2010 1:35:03 PM, ben.svedlow.



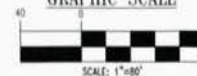
AREA OF DETAIL



= STEEP SLOPES, 15% OR GREATER

SEE SHEET 11 FOR EROSION AND SEDIMENT
CONTROL NARRATIVE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	06/14/10	REVISED BLOCK 1 LAYOUT	BA
2	06/14/10	REVISED BLOCK 1 LAYOUT	BA

NOT APPROVED FOR
CONSTRUCTION

PROJECT NO.	3048325
DATE	12/12/09
BY	BA

PLANNED UNIT
DEVELOPMENT

SKYLAND HOLDINGS, LLC

SKYLAND TOWN
CENTER

FROM 2626 HAYLOW RD. SE TO
2846 ALABAMA AVE. SE
WASHINGTON, DC 20005

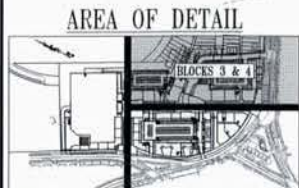
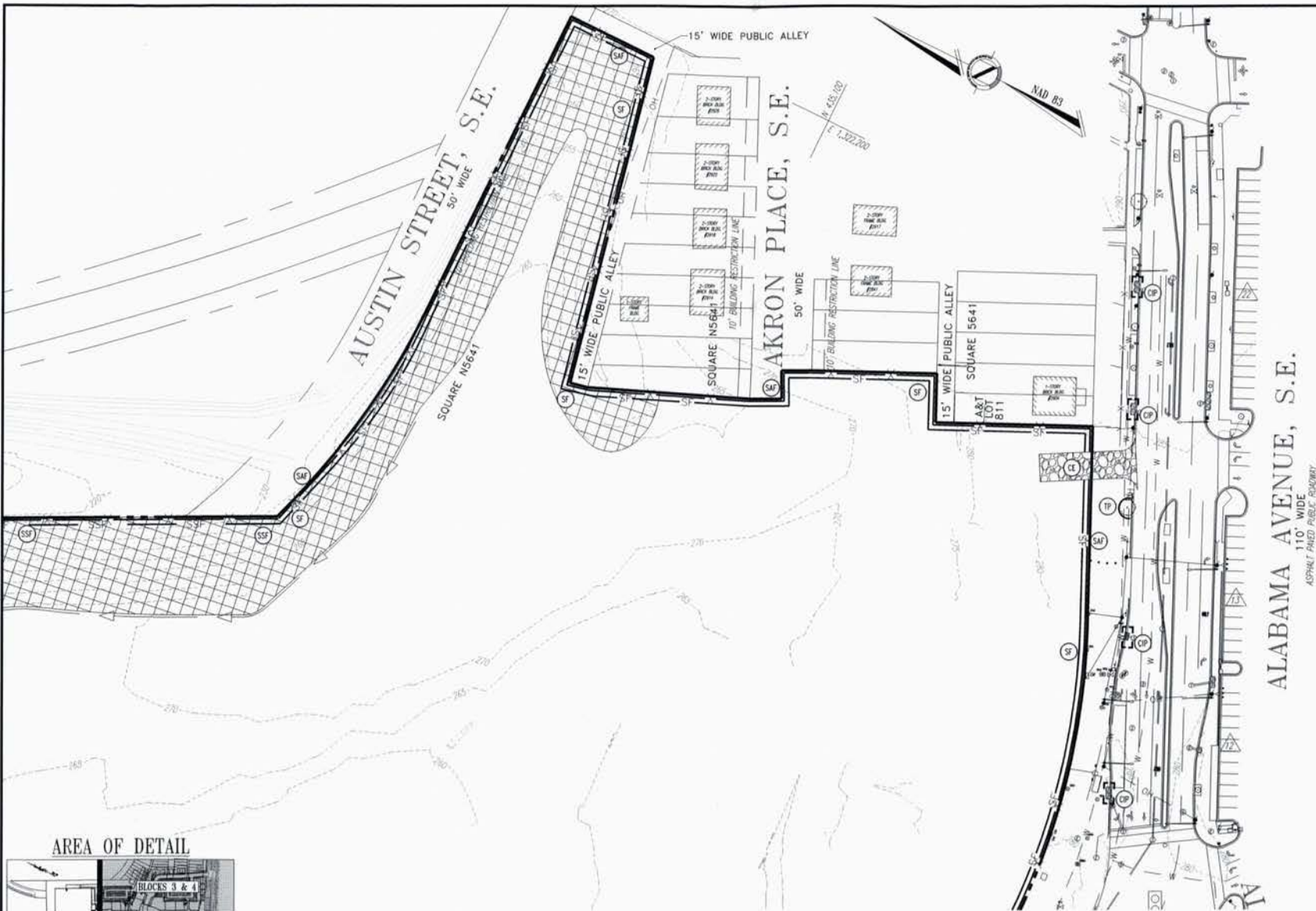


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SHEET TITLE:
EROSION AND SEDIMENT
CONTROL PLAN (BLOCK 2)

SHEET NUMBER:
12
OF 13

\\04\Rappoport\5048325\Cadd\Site Plan Documents\PU\5048325PUD2.dwg, 6/3/2010 1:33:07 PM, barn.svedlow,



 = STEEP SLOPES, 15% OR GREATER

SEE SHEET 11 FOR EROSION AND SEDIMENT
CONTROL NARRATIVE



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REVISIONS		
NO.	DATE	DESCRIPTION
1	11/14/09	REVISED BLOCK 3 LAYOUT
2	11/14/09	REVISED BLOCK 4 LAYOUT

NOT APPROVED FOR
CONSTRUCTION

PROJECT NO.	1048325
DATE	11/14/09
CHECKED BY	WJS
DATE	11/14/09
DESIGNED BY	WJS
DATE	11/14/09

PLANNED UNIT
DEVELOPMENT

SKYLAND HOLDINGS, LLC

SKYLAND TOWN
CENTER

FROM 2626 HAYLOR RD. SE TO
2846 ALABAMA AVE. SE
WASHINGTON, DC 20020

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FX: (703) 709-0501
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SHEET TITLE:
EROSION AND SEDIMENT
CONTROL PLAN (BLOCKS 3&4)

SHEET NUMBER:
13
OF 13