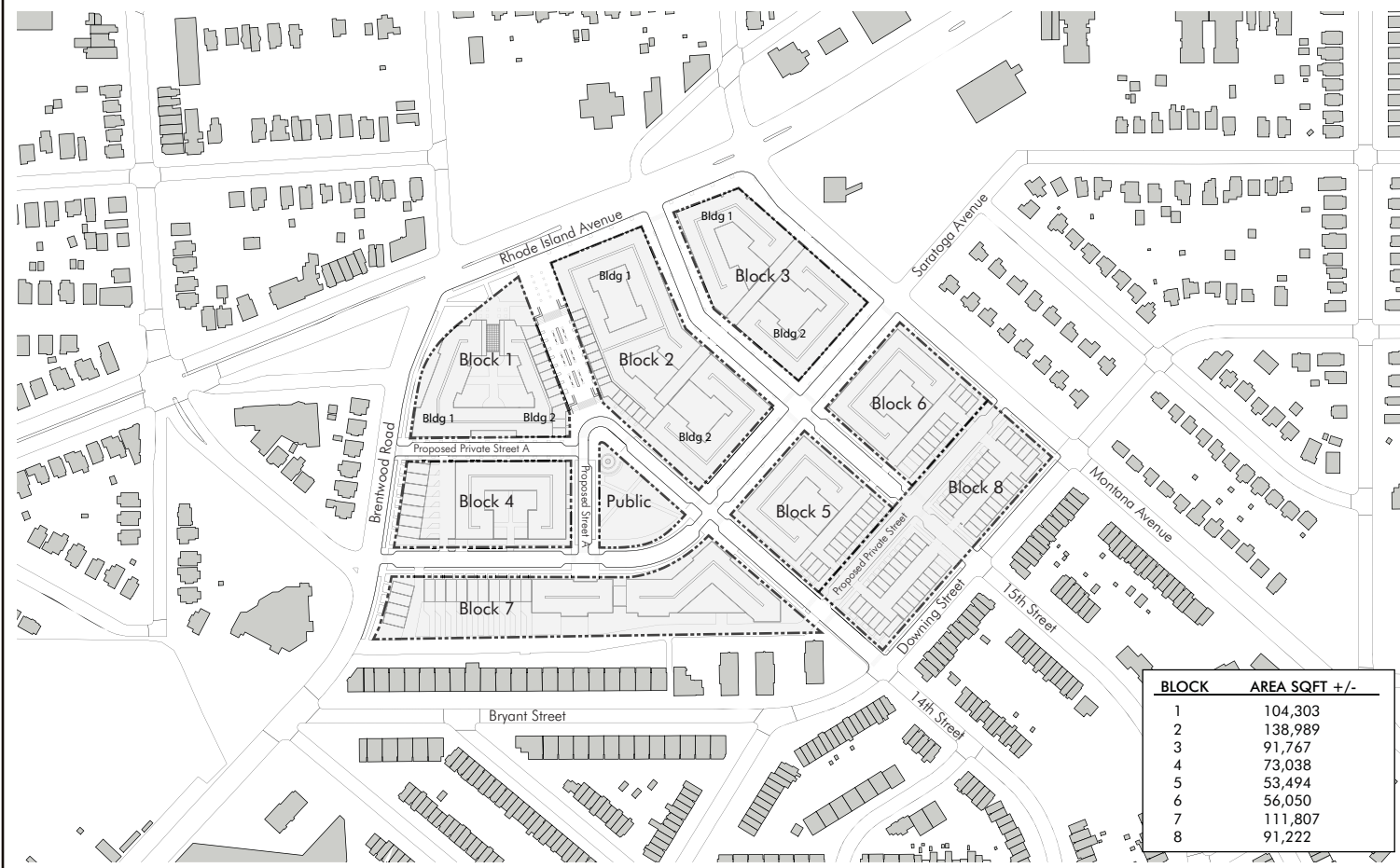


Zoning Tabulations

OP Proposal																			
Lot Information			Zoning		Building & Use							FAR							
Block Number	Proposed Area (SF)	Proposed Area (SF) per Prop. Use	Existing Zoning	Proposed Zoning	Proposed Use	Total Building Footprint (SF)	Number of Stories	Proposed Building Height Max (FT)	Proposed Lot Occupancy (%)*	GFA (SF)	# of Units	Permitted FAR (PUD)			Proposed FAR			Overall Proposed FAR	
												Total	Residential	Non-Residential	Total	Residential	Non-Residential		
1	104,303	104,303	R-5-A	C-2-A	Residential	44,891	6	65	43%	312,909	347	3.0	3.0	2.0	3.0	3.0	0.0	2.8	
2	138,989	138,989	R-5-A / C-2-A	C-2-A	Retail	112,941	4 + 1	65	81%	97,518	N/A	3.0	3.0	2.0	3.0	2.3	0.7		
					Residential					319,674	355								
3	91,767	91,767	R-5-A / C-2-A	C-2-A	Retail	84,288	4 + 1	65	92%	84,326	N/A	3.0	3.0	2.0	3.0	2.1	0.9		
					Residential					192,710	214								
4	73,038	56,858	R-5-A	R-5-B	Residential	42,958	5	60	59%	170,574	182	3.0	3.0	0.0	3.0	3.0	0.0		
		16,180			Residential (2/2)		4			33,600	14				2.1	2.1			
5	53,494	38,348	R-5-A	R-5-B	Residential	46,534	4	60	87%	115,044	128	3.0	3.0	2.0	3.0	3.0	n/a		
		15,146		R-5-B	Residential (rowhome)		3			45	24,654							12	3.0
6	56,050	40,175	R-5-A	R-5-B	Residential	48,395	4	60	86%	120,525	134	3.0	3.0	2.0	3.0	3.0	n/a		
		15,875		R-5-B	Residential (rowhome)		3			45	24,654							12	3.0
7	111,807	72,444	R-5-A	R-5-B	Residential	68,284	5	60	61%	217,332	286	3.0	3.0	0.0	3.0	3.0	0.0		
		39,363			Residential (2/2)		4			83,400	28				2.1	2.1			
8	91,222	70,708	R-5-A	R-5-B	Residential (rowhome)	33,132	3	45	36%	131,383	48	3.0	3.0	0.0	1.4	1.4	0.0	NOTE: The area used for the Overall Proposed FAR calculation (687,032 SF) is calculated by taking the total area of blocks 1-8 (720,670) subtracting the area of the private roads (60,074 SF) and adding the area of the proposed Community Green (26,433 SF). The total GFA (1,928,303 SF) is divided by the area to get an overall FAR of 2.8.	
										TOTAL =	1,928,303	1,760							
										TOTAL RETAIL =	181,844								
										TOTAL RESIDENTIAL =	1,746,459								
* Mixed use buildings will have retail on the ground floor and residential above. Maximum Lot Occupancy for retail in all zones is listed as 100%. Maximum Lot Occupancy provided for all Residential uses in R-5-B and C-2-A zones is 60%.																			



Zoning Tabulations

Block Number	Total Block Area (SF)	Proposed Zoning	Proposed Use	GFA (SF)	# of Units	Parking Calculations			
						Parking Requirements	Provided	Use Breakdown Totals	
1	104,303	C-2-A	Residential	312,909	347	<i>N/A (assume 1 per 2 dwelling units)</i>	$347 * 0.75 =$	261	Residential = 261
2	138,989	C-2-A	Retail	97,518	N/A	In excess of 3000 SF; 1 for each additional 750 SF of GFA and CFA	$(97,518 - 3,000) / 750 =$	127	Retail = 127
			Residential	319,674	355	<i>N/A (assume 1 per 2 dwelling units)</i>	$355 * 0.75 =$	267	Residential = 267
3	91,767	C-2-A	Retail	84,326	N/A	In excess of 3000 SF; 1 for each additional 750 SF of GFA and CFA	$(84,326 - 3,000) / 750 =$	109	Retail = 109
			Residential	192,710	214	<i>N/A (assume 1 per 2 dwelling units)</i>	$214 * 0.75 =$	161	Residential = 161
4	73,038	R-5-B	Residential	170,574	182	1 per 2 dwelling units	$182 * 0.75 =$	137	Residential = 151
			Residential (rowhome)	33,600	14	1 per dwelling unit (row home)	$14 * 1 =$	14	
5	53,494	R-5-B	Residential	115,044	128	1 per 2 dwelling units	$128 * 0.75 =$	96	Residential = 108
		R-5-B	Residential (rowhome)	24,654	12	1 per dwelling unit (row home)	$12 * 1 =$	12	
6	56,050	R-5-B	Residential	120,525	134	1 per 2 dwelling units	$134 * 0.75 =$	101	Residential = 113
		R-5-B	Residential (rowhome)	24,654	12	1 per dwelling unit (row home)	$12 * 1 =$	12	
7	111,807	R-5-B	Residential	217,332	286	1 per 2 dwelling units	$286 * 0.75 =$	215	Residential = 245
			Residential (rowhome)	83,400	28	1 per dwelling unit (row home)	$28 * 1 =$	30	
8	91,222	R-5-B	Residential (rowhome)	131,383	48	1 per dwelling unit (row home)	$48 * 1 =$	48	Residential = 48
						GFA (Gross Floor Area)	TOTAL =	1590	Retail = 236 Residential = 1354
						CFA (Cellar Floor Area)			

Lot Information		Building & Use			Average Daily Flow (Residential=300GPD/Unit; Retail=200 GPD/1,000 SF)		
Block Number	Total Area (SF)	Proposed Use	GFA (SF)	# of Units	Average Daily Flow (GPD)		
					Average Daily Flow (GPD)	Peak Factor	Peak Flow (GPD)
1	104,303	Residential	312,909	347	104,100	4.0	416,400
2	138,989	Retail	97,518	N/A	19,504	4.0	78,014
		Residential	319,674	355	106,500	4.0	426,000
3	91,767	Retail	84,326	N/A	16,865	4.0	67,461
		Residential	192,710	214	64,200	4.0	256,800
4	73,038	Residential	170,574	182	54,600	4.0	218,400
		Residential (rowhome)	33,600	14	4,200	4.0	16,800
5	53,494	Residential	115,044	128	38,400	4.0	153,600
		Residential (rowhome)	24,654	12	3,600	4.0	14,400
6	56,050	Residential	120,525	134	40,200	4.0	160,800
		Residential (rowhome)	24,654	12	3,600	4.0	14,400
7	111,807	Residential	217,332	286	85,800	4.0	343,200
		Residential (rowhome)	83,400	28	8,400	4.0	33,600
8	91,222	Residential	131,383	48	14,400	4.0	57,600

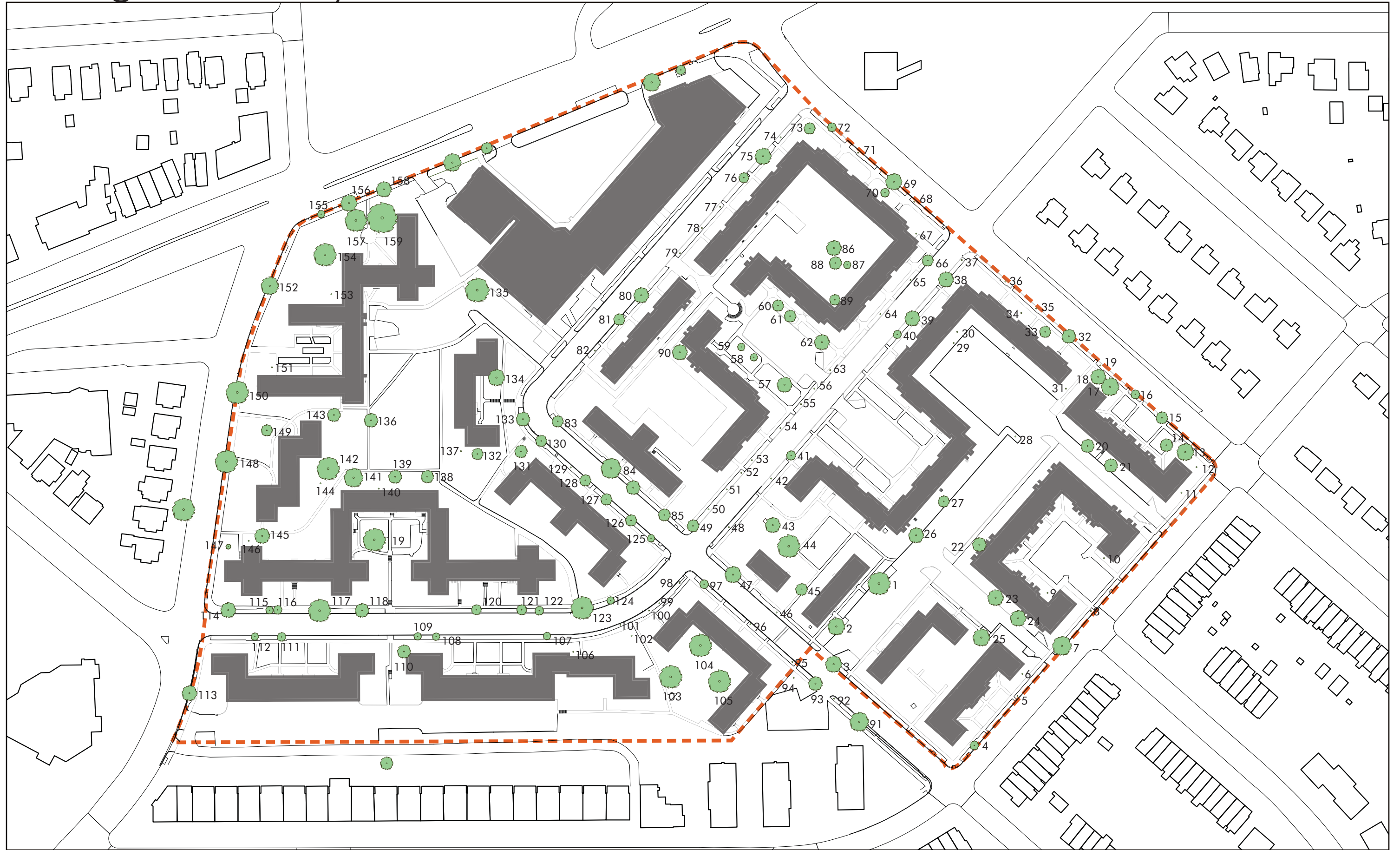
Existing Tree Survey



Existing Tree Survey

Tree#	Species	Location	Quality	DBH	Comment	Tree#	Species	Location	Quality	DBH	Comment
1	White Oak	2425	Fair	36"	Deadwood	37	Elm	Saratoga Ave	Fair	9"	No root flare
2	Sweet Gum	2423	Fair to Poor	28"	Deadwood, Cavity @ 20 ft., No Root Flare	38	Elm	Saratoga Ave	Fair	27"	Girdling Roots
3	Pin Oak	14th Street	Fair	26"	Deadwood	39	Elm	Saratoga Ave	Fair	28"	Girdling Roots
4	Zelkova	Downing Street	Fair to Poor	15"	Deadwood, Thined, Under Power Lines	40	Zelkova	Saratoga Ave	Fair	14"	Girdling Roots, Deadwood
5	Zelkova	Downing Street	Fair	6"	Some trunk damage, under power lines	41	Zelkova	Saratoga Ave	Fair	17"	Girdling Roots, Deadwood
6	Holly	1404	Fair	10"	Clearance from building	42	Zelkova	Saratoga Ave	Fair	9"	Girdling Roots
7	Elm	Downing Street	Fair to Poor	30"	Confined Root Zone, Damage on Roots, under power lines, Deadwood	43	White Oak	Basketball Court	Fair	28"	No Root Flare, Deadwood
8	Elm	Downing Street	Fair	20"	Confined Root Zone, under Power Lines	44	White Oak	Basketball Court	Fair	39"	Deadwood
9	Elm	1406&1408	Fair to Poor	16"617"615"	Deadwood, Excessive lean with Poor Trunk Unions	45	White Pine	Back of 2243	Fair to Poor	20"	No Root Flare, Deadwood, Conflict with Sidewalk
10	Hawthorne	1420	Fair to Poor	3"63"62.5"	Deadwood, declining	46	Elm	14th Street	Fair to Poor	28"	Deadwood, Limited Root Zone, Limited Decay in Trunk
11	Holly	1437	Fair	11"	Some damage on trunk	47	Elm	14th Street	Poor to Fair	26"	Deadwood, Limited Root Zone, Large Decay Column in Trunk
12	Holly	1437	Fair	7"6 8"		48	Zelkova	Saratoga Ave	Fair	9"	Girdling Roots
13	Pin Oak	1437	Fair to Good	28"	Deadwood	49	Elm	Saratoga Ave	Fair	18"	Under Power Lines, Limited Root Zone
14	Sycamore	1437&1435	Poor	21"	Hollow, decay, seam in trunk, deadwood	50	Zelkova	Saratoga Ave	Poor	10"	Under Power Lines, Deadwood, Dieback, Girdling Roots,
15	Elm	Montana Ave	Poor to Fair	19"	Confined Root Zone, Girdling Roots, Deadwood	51	Zelkova	Saratoga Ave	Poor to Fair	9"	Under Power Lines, Deadwood, Dieback, Girdling Roots,
16	Elm	Montana Ave	Poor to Fair	14"	Confined Root Zone, Girdling Roots, Deadwood	52	Elm	Saratoga Ave	Fair to Poor	27"	Under Power Lines, Limited Root Zone, Deadwood
17	Pin Oak	1431	Fair	29"	Deadwood	53	Zelkova	Saratoga Ave	Fair to Poor	16"	Under Power Lines, Girdling Roots, Limited Root Zone
18	Pin Oak	1431	Fair	24"	Deadwood	54	Zelkova	Saratoga Ave	Poor to Fair	19"	Under Power Lines, Girdling Roots, Limited Root Zone
19	Elm	Montana Ave	Poor to Fair	11"	Confined Root Zone, Girdling Roots, Deadwood	55	Zelkova	Saratoga Ave	Poor to Fair	16"	Under Power Lines, Girdling Roots, Limited Root Zone
20	Pin Oak	Back of 1433	Fair to Poor	19"	Deadwood	56	Zelkova	Saratoga Ave	Fair	11"	Under Power Lines, Girdling Roots, Limited Root Zone
21	Pin Oak	Back of 1433	Poor	19"	Deadwood, missing top	57	Zelkova	1418	Fair	28"	Girdling Roots, Deadwood, Some Damage at Root Flare
22	Pin Oak	Back of 1412	Fair	21"	Deadwood	58	Zelkova	1418&1420	Poor to Fair	9"613"614"611"610"	Girdling Roots, Deadwood, Die Back
23	Pin Oak	Back of 1410	Fair	24"	Deadwood	59	Zelkova	1420&1422	Fair to Poor	16"619"617"	Girdling Roots, Deadwood, Poor Trunk Union
24	Pin Oak	Back of 1408	Fair	27"	Deadwood	60	Zelkova	1424&1426	Fair to Poor	18"	Girdling Roots, Deadwood
25	Elm	Back of 1404	Fair to Poor	32"	Deadwood, Girdling Roots	61	Zelkova	1426&1428	Fair to Poor	21"	Girdling Roots, Deadwood
26	Pin Oak	Back of 1417	Fair	22"	Deadwood	62	Zelkova	1428	Fair to Poor	23"	Girdling Roots, Deadwood
27	Pin Oak	Back of 1419	Fair to Poor	22"	Deadwood, die back on top	63	Zelkova	Saratoga Ave	Fair	11"	Under power lines, limited root zone, girdling roots
28	Elm	Back of 1421	Fair	11"	Girdling Roots	64	Zelkova	Saratoga Ave	Fair to Poor	14"	Under power lines, limited root zone, girdling roots
29	Hawthorn	Back of 1429	Fair to Good	7"	Broken Branch, Excessive Sprouts	65	Zelkova	Saratoga Ave	Fair to Poor	16"	Under power lines, limited root zone, girdling roots
30	Hawthorn	Back of 1429	Fair to Good	6"	Deadwood	66	Zelkova	Saratoga Ave	Poor to Fair	17"	Under power lines, limited root zone, girdling roots, deadwood
31	White Pine	Back of 1429	Fair	18"	Stubs from Broken Limbs	67	Holly	1434	Fair	8"	Cavity in Trunk
32	Pin Oak	Montana Ave	Fair	22"	Deadwood	68	Zelkova	Montana Ave	Fair	16"	Limited Root Zone, Girdling Roots
33	Bartlett Pear	1427&1429	Fair to Poor	21"	Previous Storm Damage to Leads, over extended limbs	69	Zelkova	Montana Ave	Fair to Poor	26"	Limited Root Zone, Girdling Roots, Deadwood
34	Bartlett Pear	1427&1425	Fair to Poor	20"	Previous Storm Damage to Leads, over extended limbs	70	Pin Oak	1405&1403	Fair	17"	Sail like canopy
35	Elm	Montana Ave	Fair to Poor	9"	Girdling Roots, Deadwood	71	Zelkova	Montana Ave	Fair	18"	Limited Root Zone, Girdling Roots
36	Elm	Montana Ave	Fair to Poor	19"	Girdling Roots, Deadwood, restricted root zone	72	Zelkova	Montana Ave	Fair	15"	Limited Root Zone, Girdling Roots

Existing Tree Survey



Existing Tree Survey

Tree#	Species	Location	Quality	DBH	Comment	Tree#	Species	Location	Quality	DBH	Comment
73	Pin Oak	1401	Fair to Good	17"	Deadwood	109	Zelkova	Saratoga Ave	Poor/Fair	9"	Limited Root Zone, Girdling Roots, Deadwood and Decay in Trunk
74	Pin Oak	14th Street	Fair	11"	Limited Root Zone	110	Elm	1335 Saratoga Ave	Fair/Poor	31"	Blocks Security Camera, Roots on Foundations, Clearance from building
75	Elm	14th Street	Fair to Poor	27"	Limited Root Zone, Trunk is scarred, some decay, deadwood	111	Zelkova	Saratoga Ave	Fair	13"	Limited Root Zone, Girdling Roots, Deadwood
76	Pin Oak	14th Street	Fair	17"	Limited Root Zone	112	Zelkova	Saratoga Ave	Poor	11"	Limited Root Zone, Girdling Roots, Deadwood
77	Pin Oak	14th Street	Fair	25"	Limited Root Zone, near power lines	113	Elm	Brentwood Rd	Poor	29"	Cavity, Hollow & Decay in Trunk, Deadwood, Limited Root Zone
78	Pin Oak	14th Street	Fair	16"	Limited Root Zones, deadwood	114	Elm	Saratoga Ave	Fair	21"	Limited Root zone, Girdling Roots, Under Utility Lines
79	Elm	14th Street	Fair	26"	Limited Root Zones	115	Zelkova	Saratoga Ave	Fair/Poor	12"	Deadwood, Limited Root zone, Girdling Roots, Under Utility Lines
80	Pin Oak	14th Street	Fair	18"	Limited Root Zones	116	Zelkova	Saratoga Ave	Fair/Poor	16"	Deadwood, Limited Root zone, Girdling Roots, Under Utility Lines
81	Pin Oak	14th Street	Fair	16"	Limited Root Zones	117	Elm	Saratoga Ave	Fair/Poor	34"	Limited Root zone, Girdling Roots, Under Utility Lines
82	Pin Oak	14th Street	Fair	19"	Limited Root Zones, Hangers	118	Elm	Saratoga Ave	Fair/Poor	21"	Limited Root zone, Girdling Roots, Under Utility Lines
83	Elm	14th Street	Fair to Poor	31"	Limited Root Zone, deadwood, near power lines, in retrenchment	119	Willow Oak	1392-1398 Saratoga	Fair/Good	52"	Deadwood, Clearance from Building
84	Elm	14th Street	Fair	25"	Limited Root Zone, Half root flare missing, deadwood	120	Zelkova	Saratoga Ave	Poor/Fair	29"	Limited Root Zone, Deadwood, Under Utility Lines
85	Pin Oak	14th Street	Fair	18"	Limited Root Zone	121	Elm	Saratoga Ave	Fair/Poor	22"	Limited Root Zone, Deadwood, Clearance from Building
86	Zelkova	Playground	Fair	22"	Girdling Roots, deadwood	122	Zelkova	Saratoga Ave	Poor/Fair	15"	Limited Root Zone, Girdling Roots, Decay in Trunk, Deadwood, Under Utility
87	Locust	Courtyard	Fair to Poor	15"816"821"	Poor trunk unions, deadwood	123	Elm	Saratoga Ave	Fair/Poor	29"	Limited Root Zone, Under Utility Lines
88	Locust	Playground	Fair	18"821"	Large hanger, deadwood	124	Zelkova	Saratoga Ave	Poor/Fair	13"	Limited Root Zone, Girdling Roots, Deadwood, Under Utility Lines
89	Pin Oak	Courtyard	Fair	18"	Stubs, soil like canopy	125	Pin Oak	14th Street	Fair/Poor	13"	Limited Root Zone, Under Utility Lines
90	Pin Oak	Pool	Fair	24"	Deadwood	126	Pin Oak	14th Street	Fair/Poor	16"	Limited Root Zone, Girdling Roots, Under Utility Lines
91	Elm	14th Street	Poor/Fair	33"	Limited Root zone, Deadwood, Power Lines	127	Pin Oak	14th Street	Fair/Poor	17"	Limited Root Zone, Under Utility Lines
92	Pin Oak	14th Street	Fair	14"	Limited Root zone, Power Lines	128	Pin Oak	14th Street	Fair/Poor	17"	Limited Root Zone, Girdling Roots, Under Utility Lines
93	Elm	14th Street	Poor/Fair	24"	Limited Root zone, Deadwood, Power Lines	129	Pin Oak	14th Street	Fair	7"	Limited Root Zone, Under Utility Lines
94	Hawthorn	2422 14th Street	Fair/Poor	11"66"	Decay in Trunk, Deadwood	130	Elm	14th Street	Fair/Poor	19"	Limited Root Zone, Under Utility Lines, Girdling Root, Deadwood
95	Cherry	14th Street	Fair	4"	Under Communication Lines	131	Zelkova	2504 14th Street	Fair/Poor	24"	Girdling Root, Deadwood
96	Pin Oak	14th Street	Fair/Poor	19"	Under Power Lines, Limited Root Zone, Girdling Roots	132	Pin Oak	2506 & 2530 14th Street	Poor/Fair	20"	Tip Die Back, Deadwood, Clearance from Building
97	Pin Oak	14th Street	Fair/Poor	16"	Under Power Lines, Limited Root Zone,	133	Elm	14th Street	Fair	25"	Limited Root zone, Near Utility Lines, Deadwood
98	Elm	Saratoga Ave	Fair/Poor	23"	Near Power Lines, Limited Root Zone, Deadwood	134	Pin Oak	2534 14th Street	Fair	33"	Little Deadwood
99	Zelkova	Saratoga Ave	Poor	8"	Girdling Roots, Hollow Trunk, Declining	135	Elm	Behind 2534	Poor	34"	Damage to Trunk, Decay
100	Elm	Saratoga Ave	Fair	17"	Limited Root Zone, Deadwood	136	Elm	Courtyard	Poor/Fair	23"	Cavity, Decay, Little Deadwood
101	Zelkova	Saratoga Ave	Fair/Poor	13"	Girdling Roots, Deadwood	137	Hawthorn	Courtyard	Poor/Fair	4"64"64"	Deadwood
102	Hawthorn	1345 Saratoga Ave	Poor/Fair	6"	Split in Trunk, Deadwood	138	Pin Oak	Courtyard	Fair/Good	20"	Deadwood, Clearance from Building
103	Willow Oak	1345 Saratoga Ave	Good/Fair	45"	Deadwood, Squirrel Hole Cavity @ 14'	139	Pin Oak	Courtyard	Poor	22"	Declining, Dead top, Deadwood
104	Pin Oak	1345 Saratoga Ave	Fair/Good	49"	Deadwood	140	Hawthorn	Courtyard	Fair	5"65"	Deadwood
105	Willow Oak	1345 Saratoga Ave	Fair/Good	42"	Deadwood	141	Pin Oak	Courtyard	Fair	27"	Co Dominate Stems, Girdling Roots, Clearance from Building
106	Holly	1343 Saratoga Ave	Fair/Good	14"610"	Poor Trunk Union, Clearance from Building	142	Elm	Courtyard	Fair	41"	Poor Co-Dominate Lead Union, Deadwood
107	Zelkova	Saratoga Ave	Poor/Fair	12"	Limited Root Zone, Girdling Roots, Deadwood	143	Pin Oak	Courtyard	Poor/Fair	24"	Under Utility Lines, Deadwood, Topped
108	Zelkova	Saratoga Ave	Fair/Poor	12"	Limited Root Zone, Girdling Roots, Deadwood	144	Hawthorn	Courtyard	Fair	5"64"	Deadwood
						145	Zelkova	1273 Brentwood	Fair/Poor	28"	Deadwood, Girdling Roots, Clear From Building
						146	Hawthorn	1273 Brentwood	Poor/Fair	5"	Dead Broken Lead, Deadwood, Decay
						147	Hawthorn	1273 Brentwood	Fair	7"65"	Deadwood, Thinning
						148	Elm	Brentwood Rd	Poor/Fair	24"	Near Utility Lines, Limited Root Zone, Deadwood
						149	Pin Oak	127561277 Brentwood	Fair	19"610"	Deadwood
						150	Elm	Brentwood Rd	Fair/Poor	30"	Deadwood, Limited Root Zone
						151	Elm	1279 Brentwood	Fair	37"	Missing Some Root Flare, Stubbed Branches
						152	Elm	Brentwood Rd	Fair/Poor	34"	Limited Root Zone, Deadwood
						153	Hawthorn	1289-1 Brentwood	Fair/Poor	6"	Deadwood
						154	Pin Oak	1291 Brentwood	Poor/Fair	34"	Cavity at 10", Deadwood, Decay
						155	Pin Oak	Rhode Island Ave	Fair/Poor	13"	Limited Root Zone, Under Utility Lines, Some Damage to Trunk, Little
						156	Pin Oak	Rhode Island Ave	Fair/Poor	27"	Limited Root Zone, Under Utility Lines
						157	White Oak	1291 Rhode Island Ave	Poor/Fair	33"	Deadwood, Dieback, Declining
						158	Pin Oak	Rhode Island Ave	Fair/Poor	25"	Limited Root Zone, Under Utility Lines
						159	White Oak	1295 Rhode Island Ave	Fair	42"	Deadwood

Sheet Index

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
				ELECTRIC BOX	
				ELECTRIC PEDESTAL	
	SANITARY LABEL			MONITORING WELL	
	STORM LABEL			TEST PIT	
	SANITARY SEWER LATERAL			BENCHMARK	
	UNDERGROUND WATER LINE			BORING	
	UNDERGROUND ELECTRIC LINE				
	UNDERGROUND GAS LINE				

GENERAL NOTES:

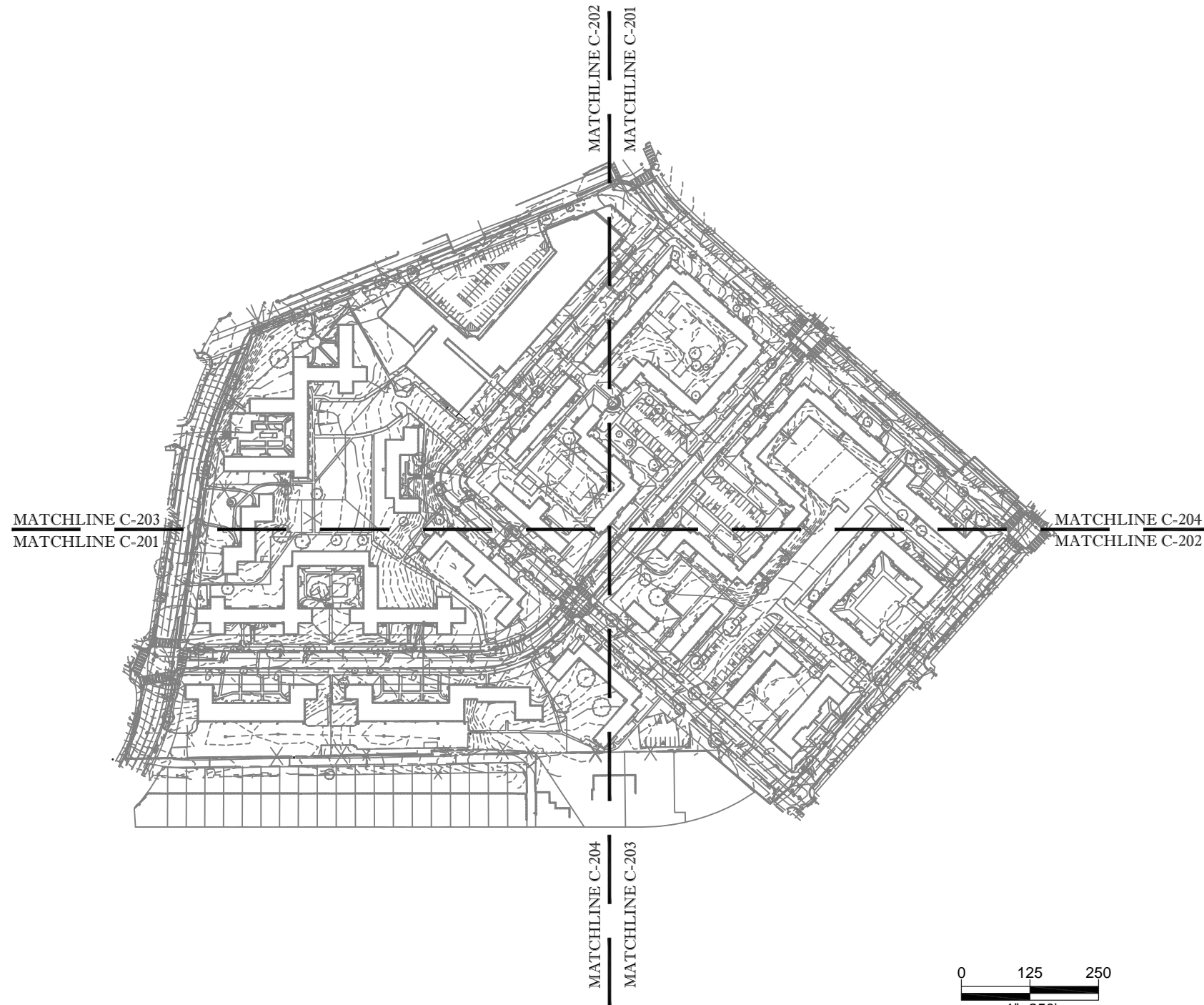
- THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
 - ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY, BROOKLAND MANOR, SQUARES 3953, 4024 & 4025, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC132214, DATED: 3/17/14
 - DIGITAL ARCHITECTURAL PLANS: ENTITLED: "2015 MARCH - CURRENT.DWG" PREPARED BY: PERKINS EASTMAN. DATED: 8/18/14.
 - UTILITY LOCATION CAD FILE ENTITLED: "14022 - BROOKLANDMANOR.DWG", PREPARED BY: AI DATA, DATED: 2/02/14
- 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 OUT 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.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	C-100
DEMOLITION PLAN	C-200-204
SITE PLAN	C-300 -305
UTILITY PLAN	C-306-310
EROSION AND SEDIMENT CONTROL PLAN	C-400-404

DEVELOPER

MID-CITY FINANCIAL CORPORATION
20316 SENECA MEADOWS PARKWAY
GERMANTOWN, MD 20876
C/O MICHAEL S. MEERS

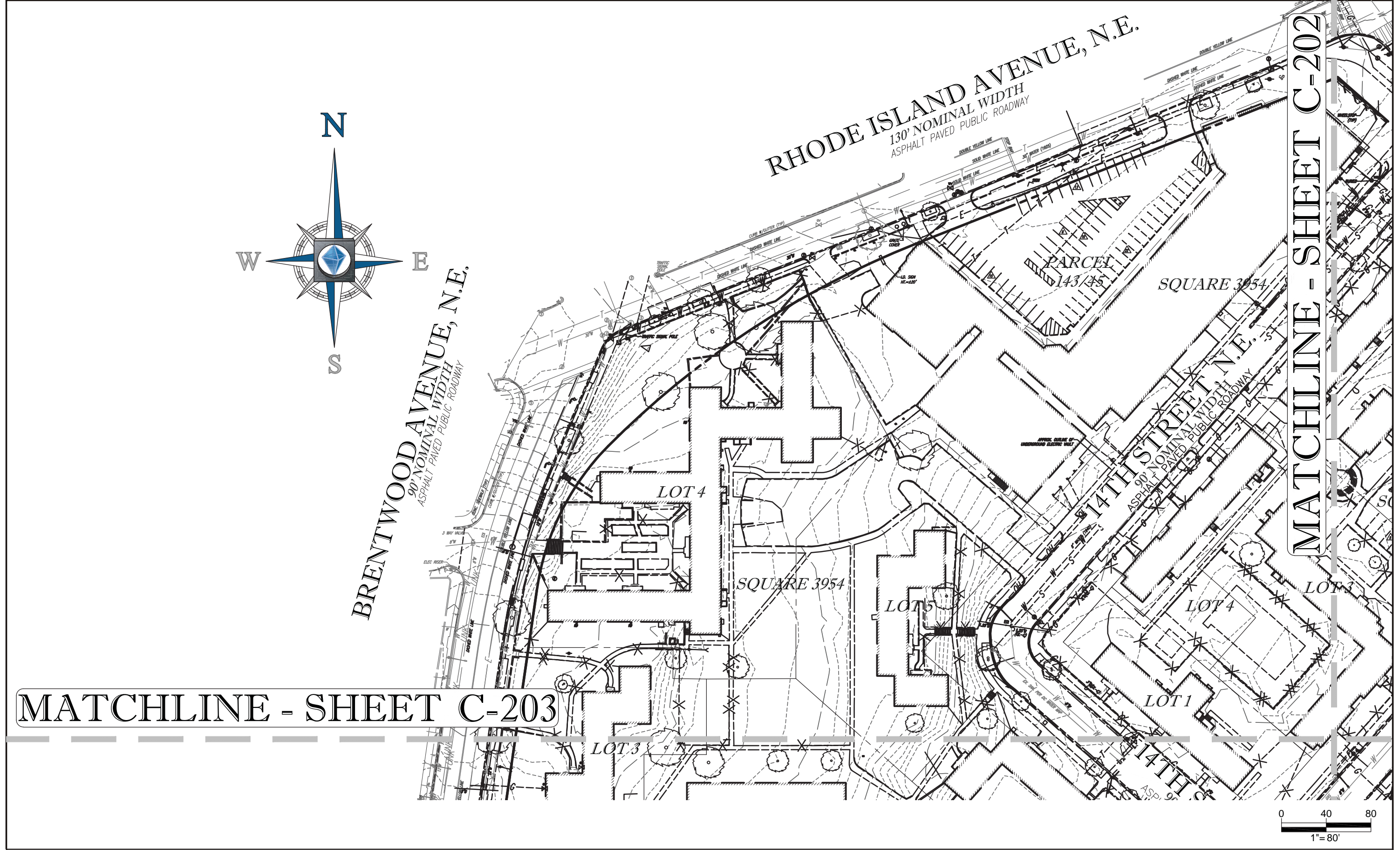
OVERALL DEMOLITION PLAN KEY MAP



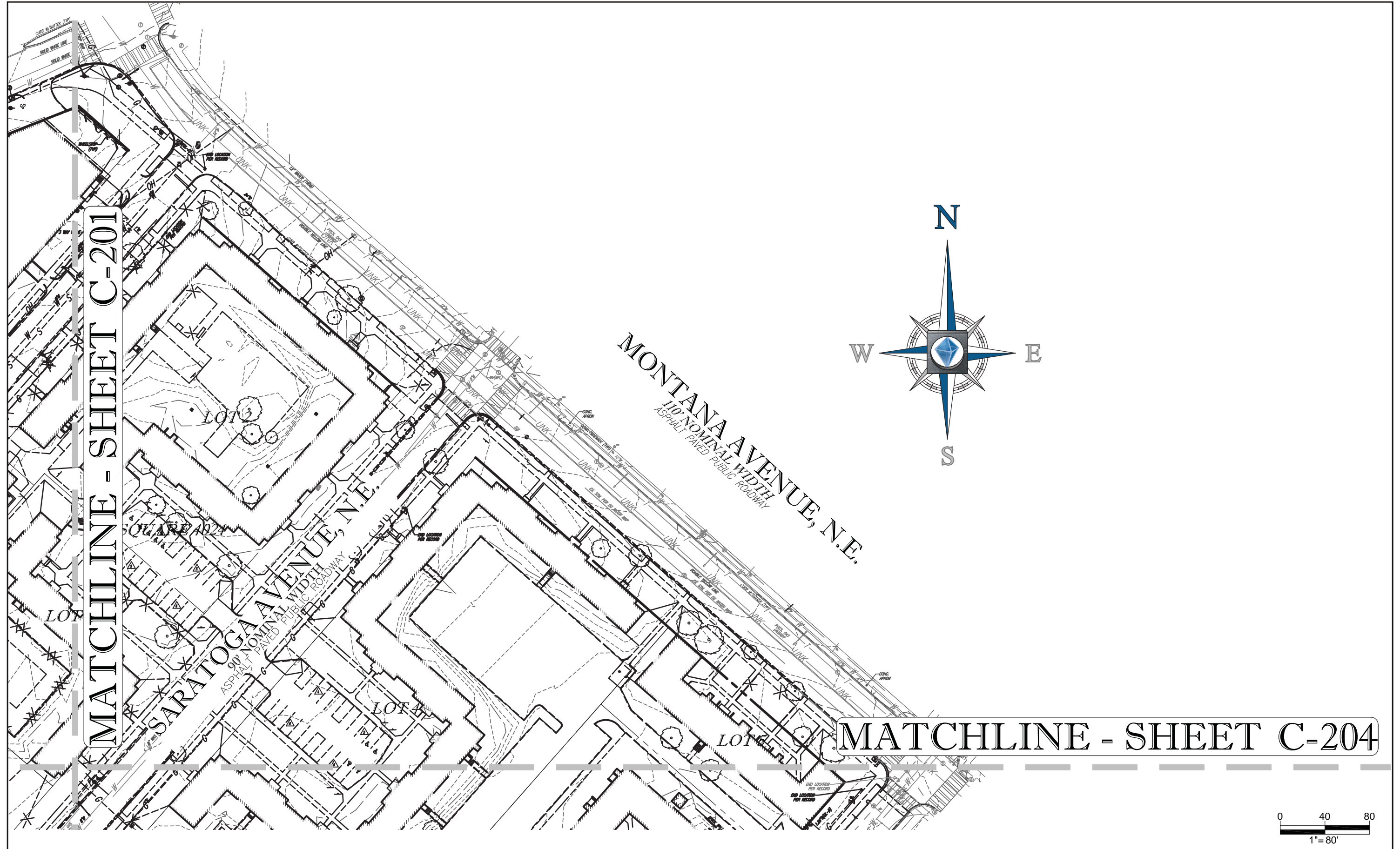
DEMOLITION PLAN NARRATIVE

THE EXISTING SITE IS BORDERED BY BRENTWOOD ROAD TO THE WEST; SARATOGA AVENUE, 16TH STREET, AND A 16' PUBLIC ALLEY TO THE SOUTH; DOWNING STREET TO THE EAST; AND MONTANA AVENUE TO THE NORTH. THE SITE IS MADE UP OF SEVERAL MULTI-STORY APARTMENT BUILDINGS RANGING IN HEIGHT FROM TWO (2) STORIES TO FOUR (4) STORIES (535 RESIDENTIAL UNITS). THERE IS AN EXISTING STRIP MALL AT THE SOUTHWEST CORNER OF RHODE ISLAND AND MONTANA AVENUES (50,000 SQUARE FEET OF RETAIL). THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES PRIOR TO THE CONSTRUCTION OF SEVERAL MULTI-FAMILY RESIDENCES, APPROXIMATELY 170,000 SQUARE FEET OF RETAIL, A 56,000 SQUARE FOOT GROCERY STORE, AND SEVERAL ROW HOMES. THE PROJECT PROPOSES THE CLOSING OF A PORTION OF 14TH STREET (PARALLEL TO SARATOGA AVENUE) BETWEEN MONTANA AVENUE AND 14TH STREET. EXISTING UTILITIES ON SITE SHALL BE ABANDONED AND / OR REMOVED AT THE TIME OF DEMOLITION.

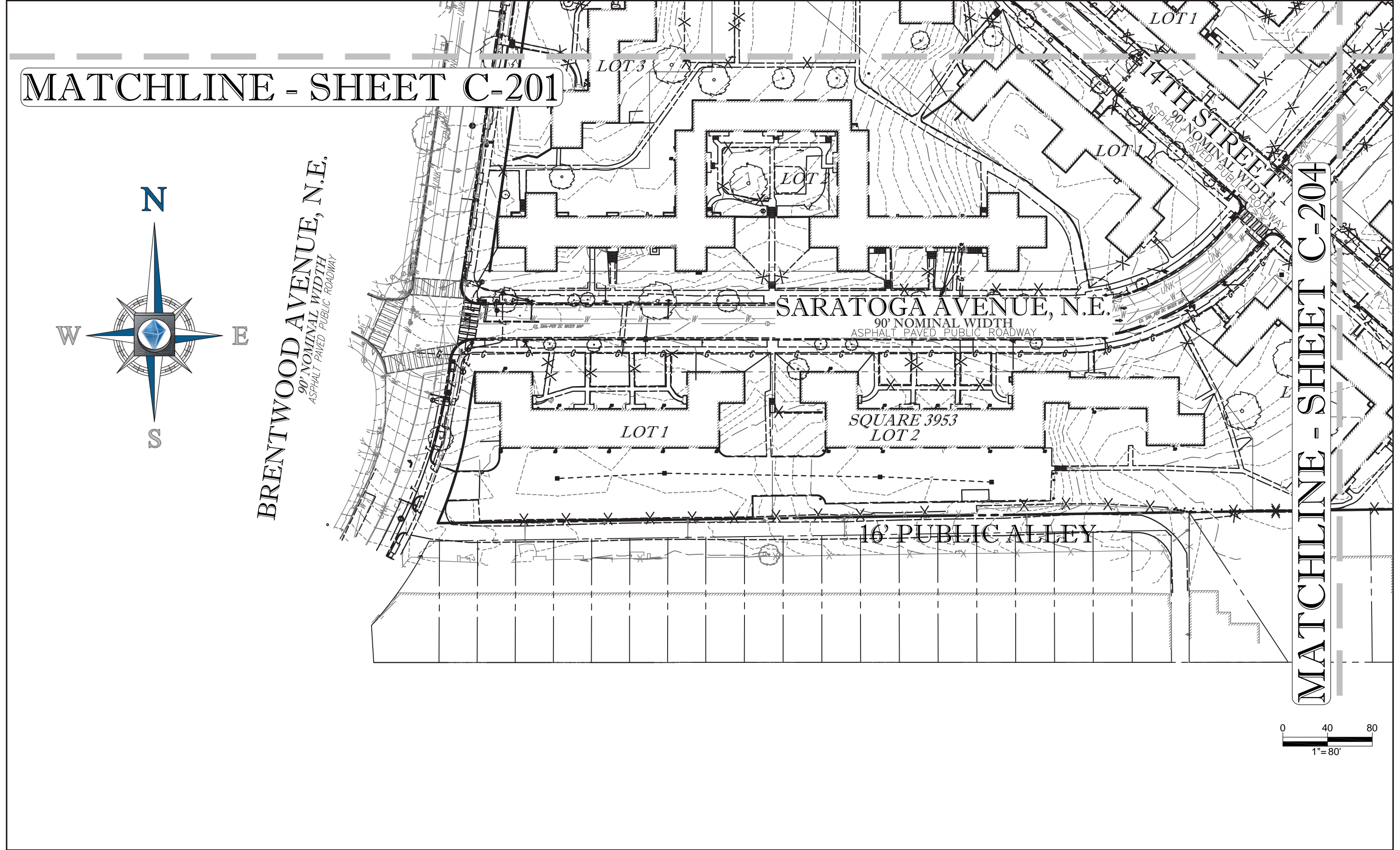
Demolition Plan C-201



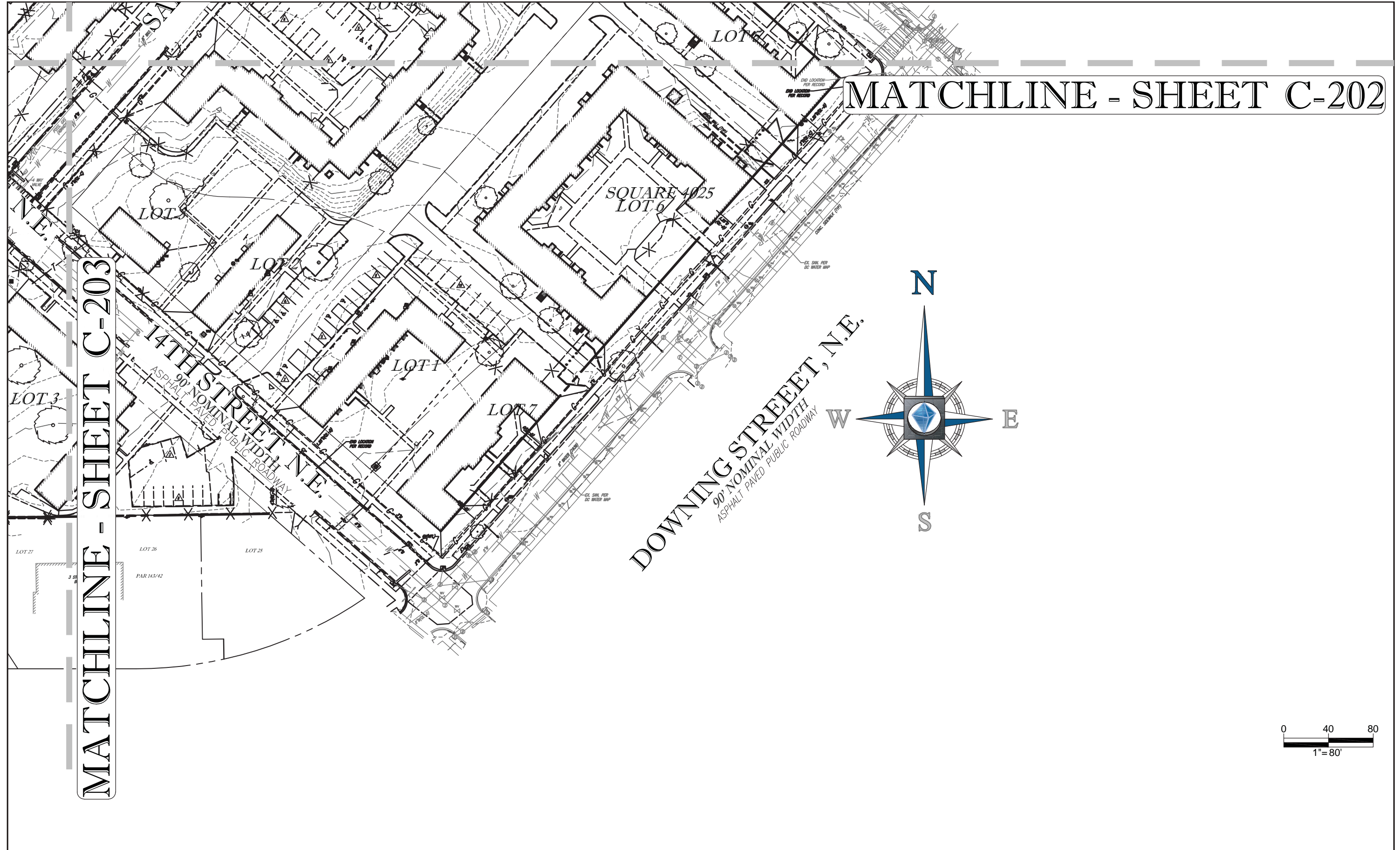
Demolition Plan C-202



Demolition Plan C-203



Demolition Plan C-204



Overall Site Plan

OVERALL SITE PLAN KEY MAP

SITE PLAN NARRATIVE

THE PROJECT PROPOSES SEVERAL MULTI-FAMILY RESIDENCES, APPROXIMATELY 170,000 SQUARE FEET OF RETAIL, A 56,000 SQUARE FOOT GROCERY STORE, AND SEVERAL ROW HOMES. THE CLOSING OF A PORTION OF 14TH STREET WILL REQUIRE THE ADDITION OF SOME NEW PUBLIC STREETS AND MODIFICATIONS / UPGRADES TO SOME OF THE EXISTING STREET SECTIONS. AS A RESULT OF THE RECONFIGURATION OF THE STREET GRID, ONE (1) NEW CURB CUT WILL BE PROPOSED ALONG BRENTWOOD AVENUE AND ONE (1) NEW CURB CUT WILL BE PROPOSED ALONG RHODE ISLAND AVENUE. THE RECONFIGURATION OF THE STREET GRID SYSTEM RESULTS IN A NEW CONFIGURATION OF BLOCKS.



- BLOCK 1
 - AREA = 104,303 SF
 - USE: RESIDENTIAL
 - TOTAL GROSS FLOOR AREA: 312,909 SF
 - 347 UNITS
 - 6 STORIES

- BLOCK 2
 - AREA = 138,989 SF
 - USE: MIXED USE
 - TOTAL GROSS FLOOR AREA: 417,192 SF
 - RETAIL GFA: 97,518 SF
 - RESIDENTIAL GFA: 319,674 SF
 - 355 UNITS
 - 4 + 1 STORIES

- BLOCK 3
 - AREA = 91,767 SF
 - USE: MIXED USE
 - TOTAL GROSS FLOOR AREA: 277,036 SF
 - RETAIL GFA: 84,326 SF
 - RESIDENTIAL GFA: 192,710 SF
 - 214 UNITS
 - 4 + 1 STORIES

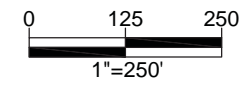
- BLOCK 4
 - AREA = 73,038 SF
 - USE: RESIDENTIAL
 - TOTAL GROSS FLOOR AREA: 204,174 SF
 - 185 UNITS - 5 STORIES
 - 14 UNITS - 4 STORIES (2/2 UNITS)

- BLOCK 5
 - AREA = 53,694 SF
 - USE: RESIDENTIAL
 - TOTAL GROSS FLOOR AREA: 139,698 SF
 - 128 UNITS - 4 STORIES
 - 12 ROWHOUSES - 3 STORIES

- BLOCK 6
 - AREA = 56,050 SF
 - USE: RESIDENTIAL
 - TOTAL GROSS FLOOR AREA: 145,179 SF
 - 134 UNITS - 4 STORIES
 - 12 ROWHOUSES - 3 STORIES

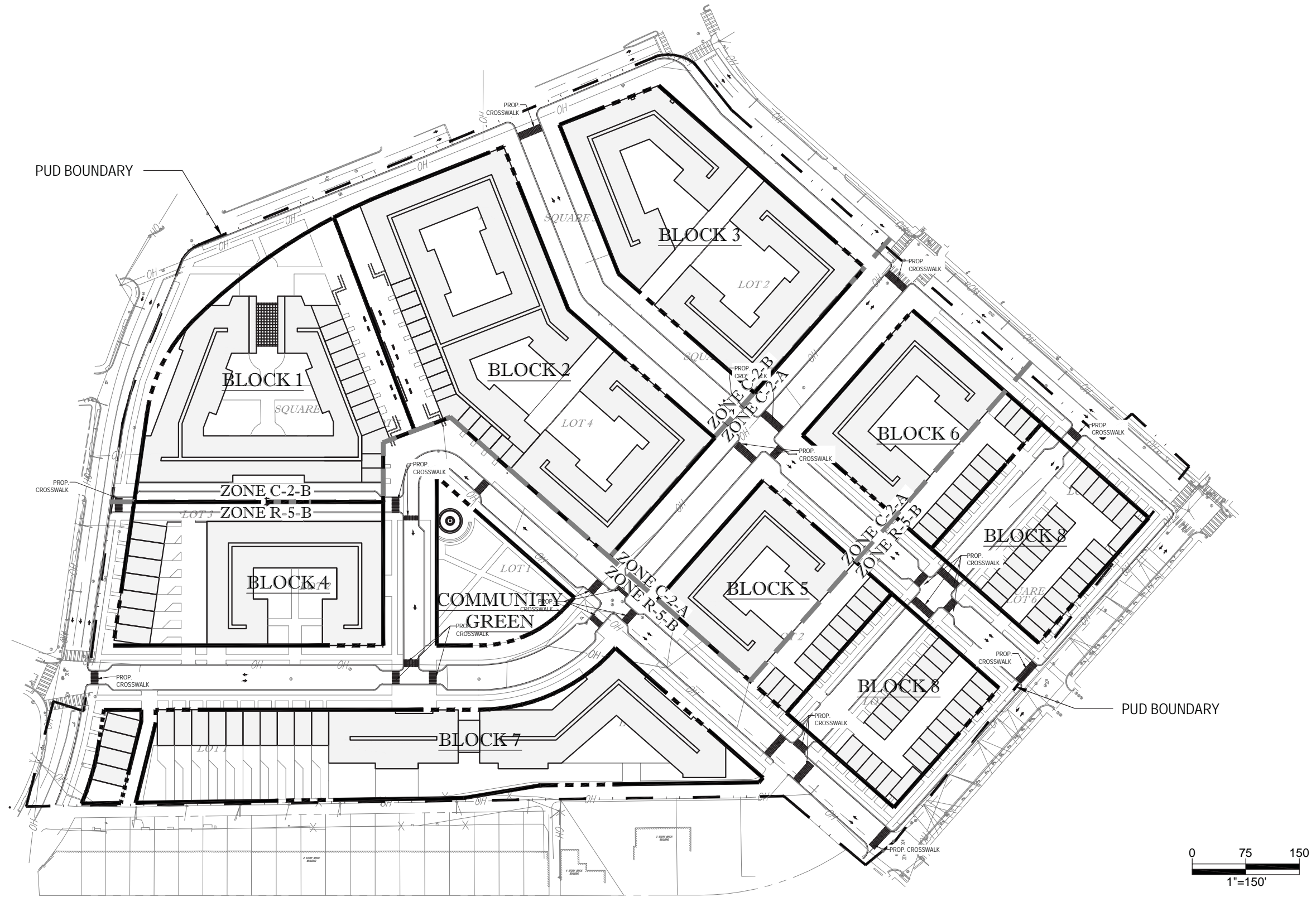
- BLOCK 7
 - AREA = 111,807 SF
 - USE: RESIDENTIAL
 - TOTAL GROSS FLOOR AREA: 300,732 SF
 - 286 UNITS - 5 STORIES
 - 28 UNITS - 4 STORIES - (2/2 UNITS)

- BLOCK 8
 - AREA = 91,222 SF
 - USE: RESIDENTIAL (ROWHOMES)
 - TOTAL GROSS FLOOR AREA: 131,383 SF
 - 48 ROWHOUSES
 - 3 STORIES

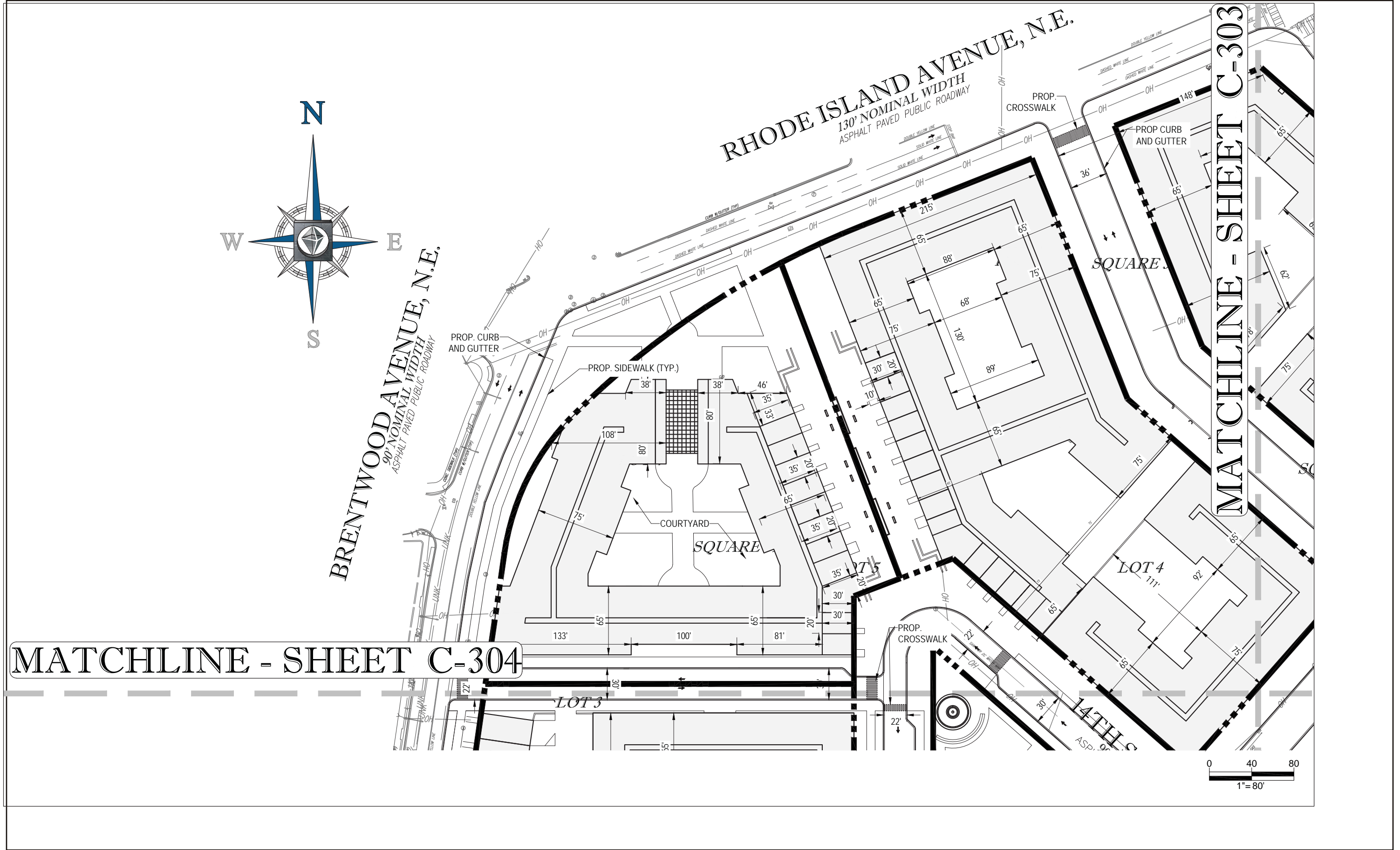


NOTE: ALL DIMENSIONS SHOWN ON THE SITE PLAN ARE NOMINAL AND ARE SUBJECT TO CHANGE.

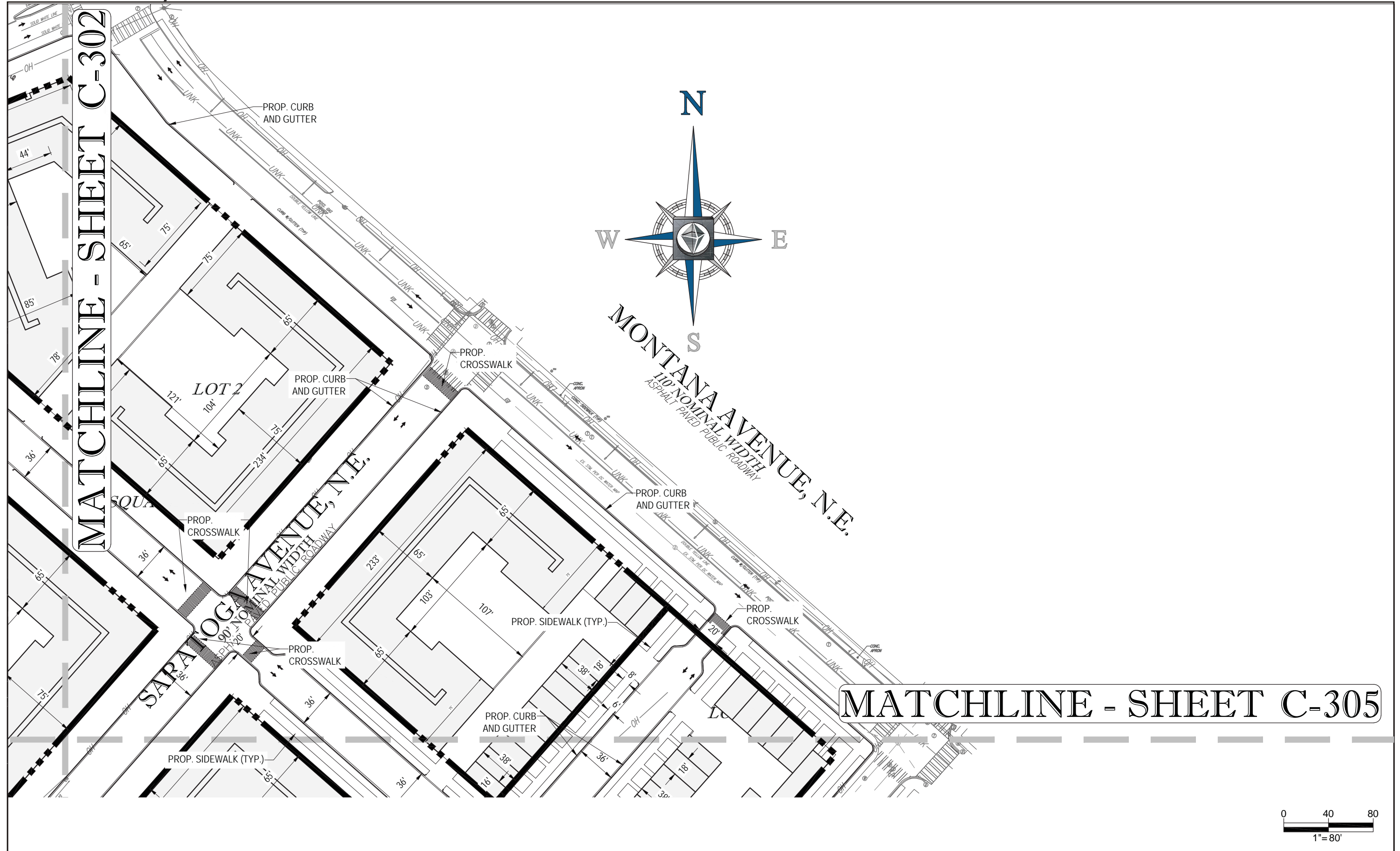
OVERALL BLOCK LAYOUT



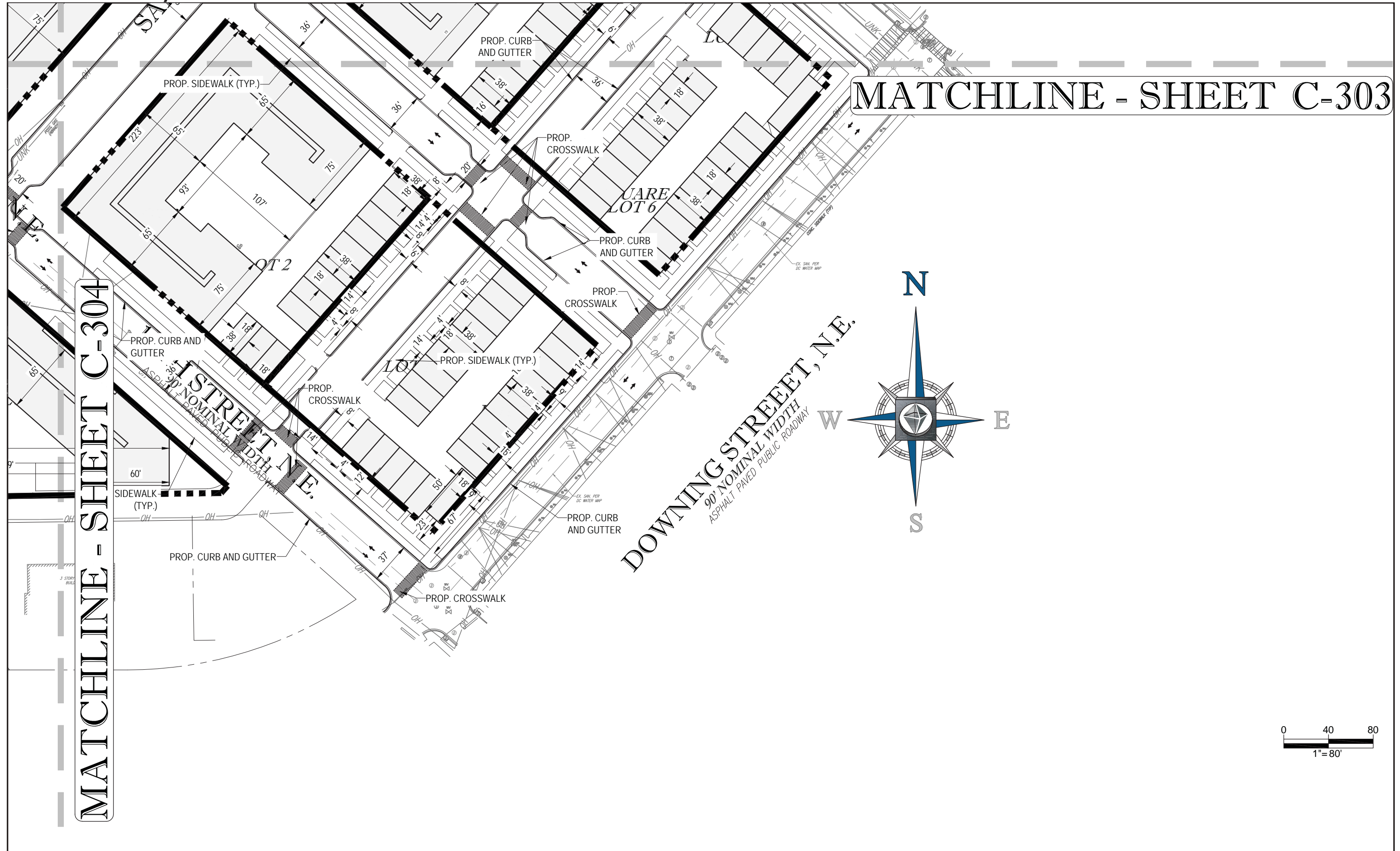
Block Layout C-302



Block Layout C-303

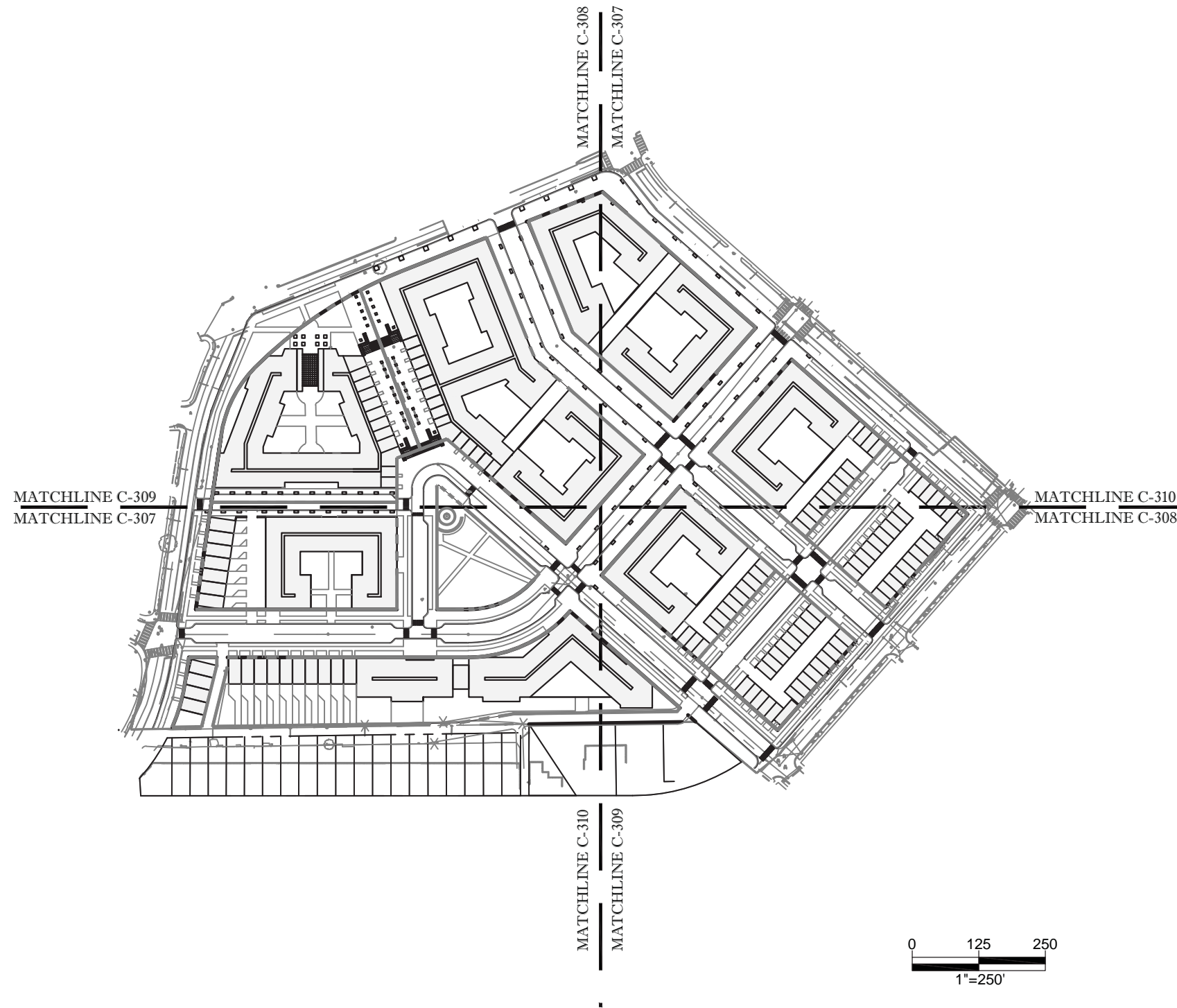


Block Layout C-305



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OVERALL UTILITY PLAN KEY MAP



UTILITY PLAN NARRATIVE

THE PROPOSED MIXED USE AND RESIDENTIAL PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. UPGRADES TO THE EXISTING SANITARY, WATER, AND STORM SYSTEMS WILL BE REQUIRED TO ADEQUATELY SERVICE THE PROJECT. A SANITARY, WATER, AND STORM SERVICE LINE IS PROPOSED FOR EACH NEW MULTI-USE/RETAIL BUILDING. A SANITARY AND WATER SERVICE LINE IS PROPOSED FOR EACH TOWNHOUSE UNIT. TOWNHOUSE ROOFTOP RUNOFF WILL DISCHARGE TO GRADE. EXTENSIONS TO THE SEWER MAIN ARE PROPOSED WITHIN 14TH STREET BETWEEN BLOCKS 2 AND 4; 15TH STREET (EXTENDED) BETWEEN BLOCKS 2 AND 3; AND WITHIN BLOCK 8 IN THE PRIVATE ALLEY BETWEEN 14TH STREET AND MONTANA AVENUE. ANY UPGRADES TO THE EXISTING SANITARY, WATER, AND STORM SYSTEM ARE STILL TO BE DETERMINED BY DC WATER IF NEEDED.

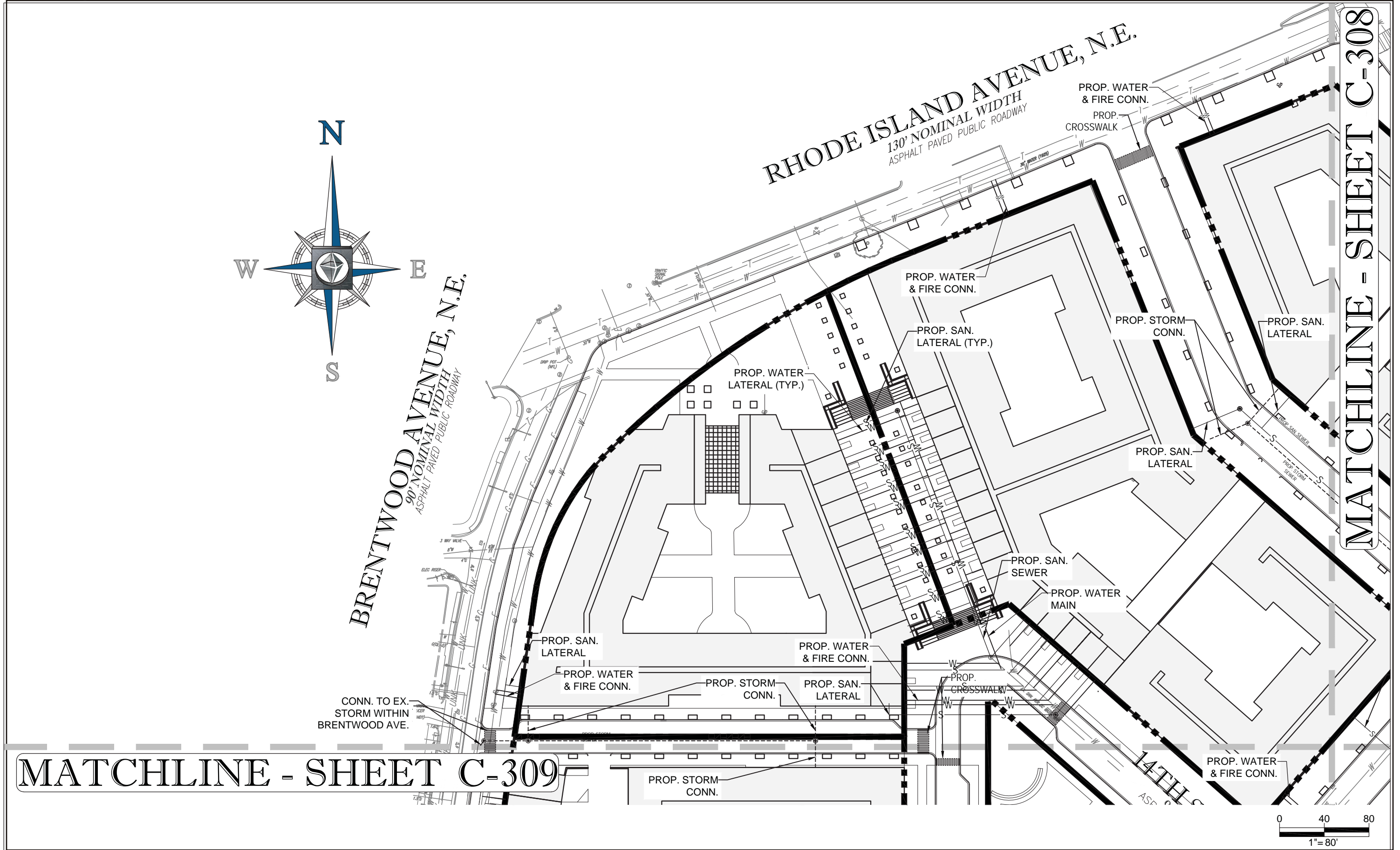
SWM/GAR PLAN NARRATIVE

THE PROPOSED OVERALL DEVELOPMENT WILL ADHERE TO THE MOST CURRENT (2013) DDOE STORMWATER MANAGEMENT GUIDEBOOK TO MEET THE MINIMUM REQUIREMENTS FOR STORMWATER MANAGEMENT. THIS PROJECT WILL TRIGGER THE MAJOR LAND DISTURBING ACTIVITY CATEGORY AND WILL BE REQUIRED TO RETAIN THE 1.2" STORM. THE TOTAL STORMWATER VOLUME (SWRV) REQUIRED FOR ONSITE RETENTION OF THE 1.2" STORM WILL BE APPROXIMATELY 67,598 CF. THE OVERALL PROJECT WILL BE BROKEN DOWN INTO 8 BLOCKS, WITH APPROXIMATE INDIVIDUAL SWRV REQUIREMENTS AS FOLLOWS:

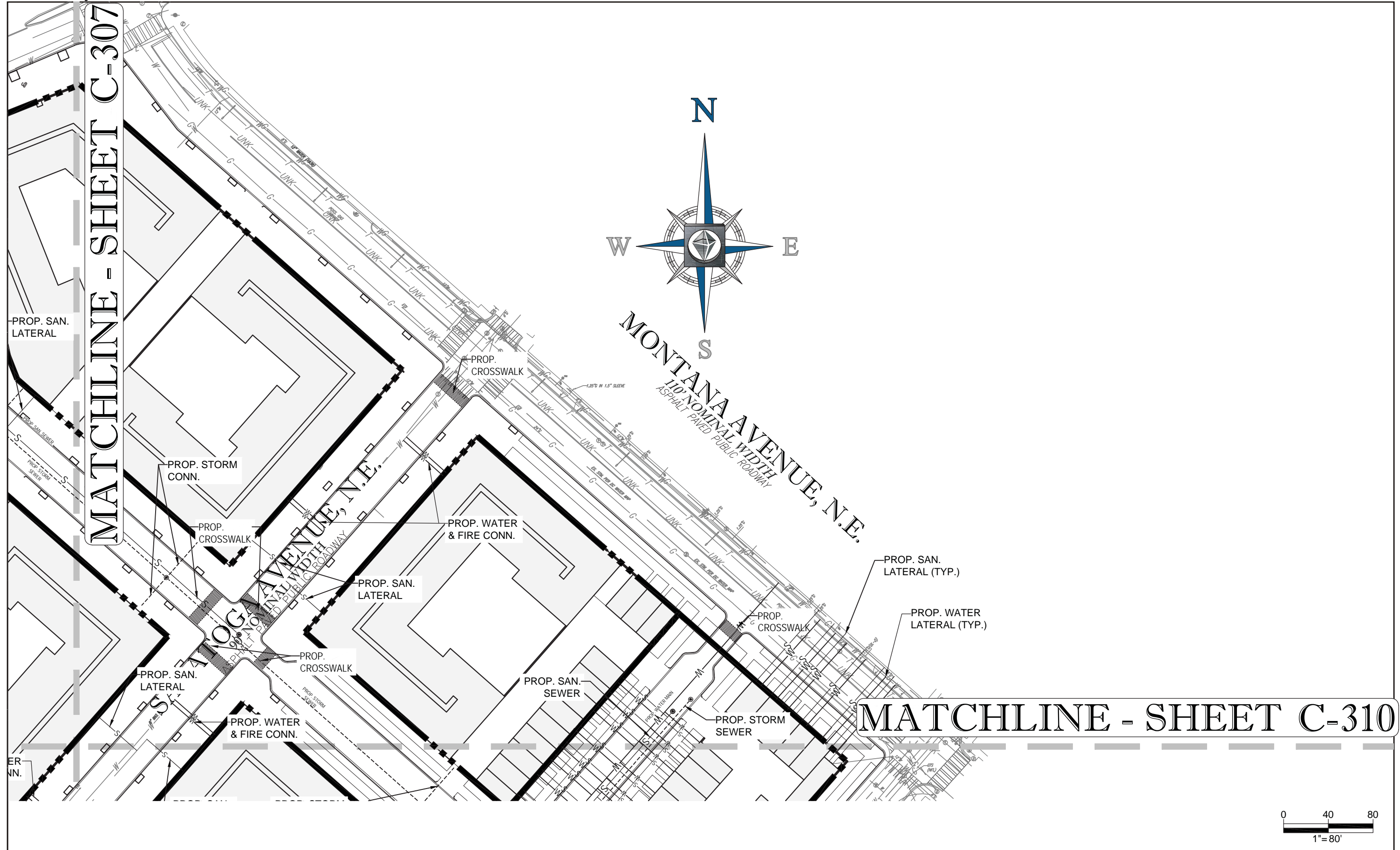
- BLOCK 1: 8,102 CF
- BLOCK 2: 12,078 CF
- BLOCK 3: 8,578 CF
- BLOCK 4: 6,277 CF
- BLOCK 5: 5,780 CF
- BLOCK 6: 5,762 CF
- BLOCK 7: 11,840 CF
- BLOCK 8: 9,181 CF

THE INDIVIDUAL AND OVERALL ONSITE SWRV REQUIREMENTS WILL BE MET THROUGH A COMBINATION OF GREEN ROOFS, PERMEABLE PAVERS, BIORETENTION AREAS AND TREE PITS, TREE PLANTINGS, AND DEDICATED OPEN SPACE. THE PUBLIC SPACE AREAS WILL BE CALCULATED SEPARATELY FROM EACH BLOCK AND WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE UTILIZING A COMBINATION OF PERMEABLE PAVERS, BIORETENTION TREE PITS, TREE PLANTINGS AND DEDICATED OPEN SPACE.

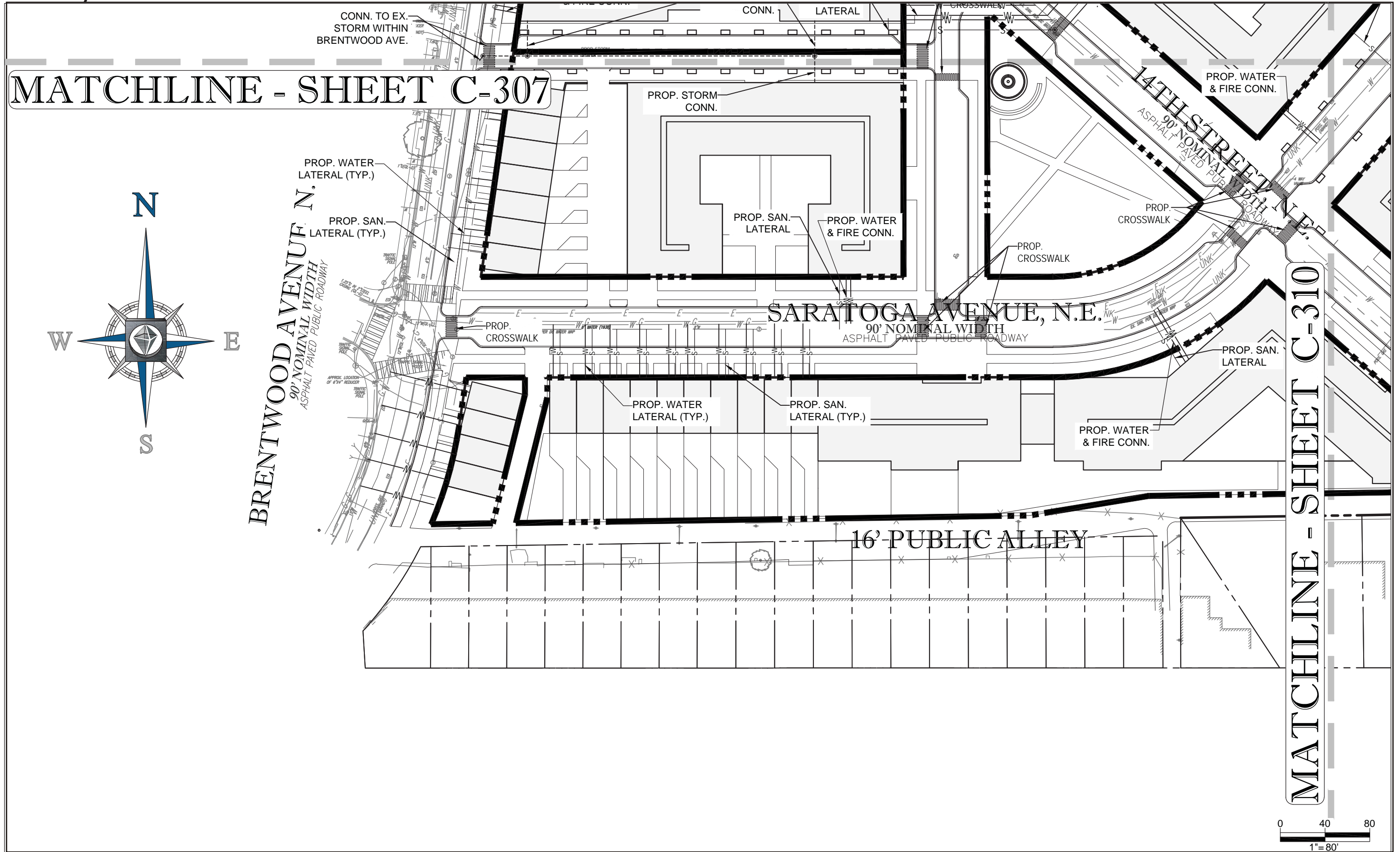
Utility Plan C-307



Utility Plan C-308



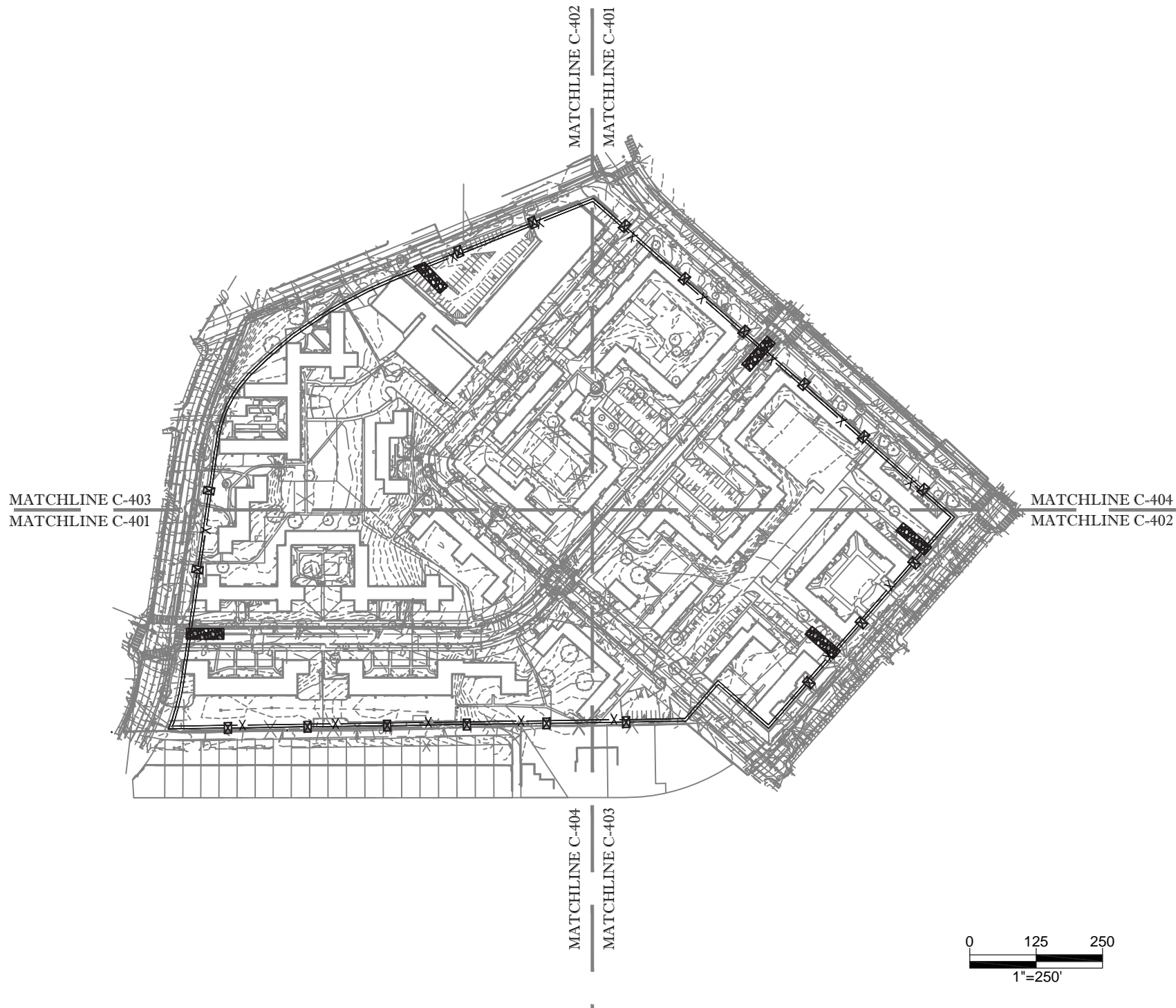
Utility Plan C-309



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Erosion and Sediment Control Plan

OVERALL EROSION AND SEDIMENT CONTROL PLAN KEY MAP



EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

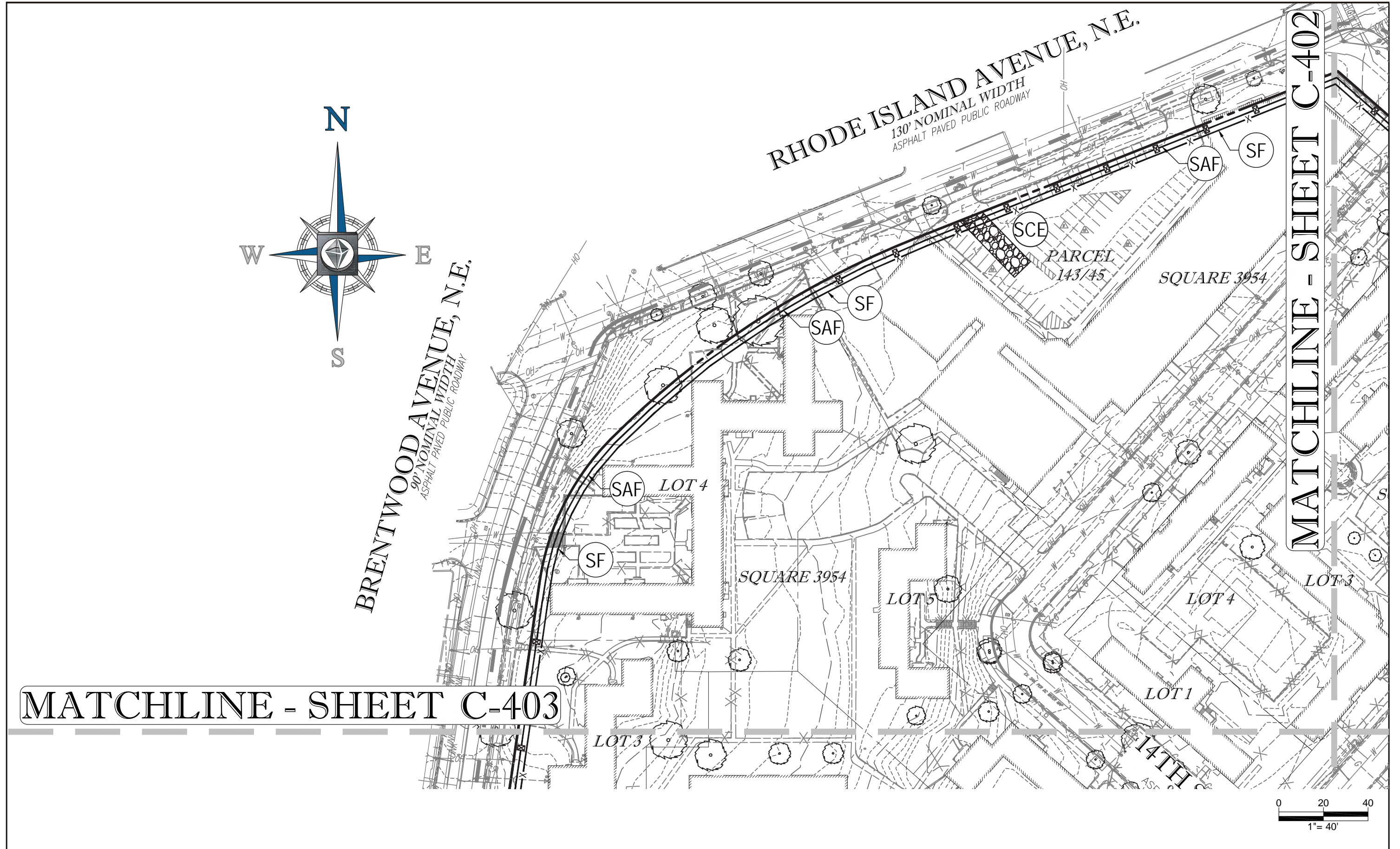
DUE TO THE SIZE OF THE OVERALL DEVELOPMENT, THE PROJECT WILL BE BROKEN INTO SEVERAL PHASES. THE SEQUENCING OF THESE PHASES IS STILL TO BE DETERMINED AND WILL BE COORDINATED CLOSELY WITH THE TENANT RELOCATION PLAN. THE PHASING WILL BE BROKEN INTO INDIVIDUAL BLOCKS AND WILL UTILIZE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SILT FENCE, SUPER SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES, SAFETY FENCE, INLET PROTECTION, DUST CONTROL, SUMP PITS, DEWATERING BAGS, PORTABLE SEDIMENT TANKS, AND TREE PROTECTION. SHEETING AND SHORING WILL BE INSTALLED AT THE REQUIRED LOCATIONS AS NEEDED. ANY AREAS THAT ARE DISTURBED THAT ARE OUTSIDE OF THE PERIMETER CONTROLS WILL BE STABILIZED AT THE END OF EACH WORKING DAY.

THIS PLAN SHOWS STABILIZED CONSTRUCTION ENTRANCES AT POTENTIAL LOCATIONS FOR CONSTRUCTION ACCESS. EXACT LOCATIONS SHALL BE PROVIDED ONCE THE OVERALL CONSTRUCTION PHASING IS DETERMINED. FINAL EROSION AND SEDIMENT CONTROL MEASURES WILL NOT IMPEDE PEDESTRIAN OR VEHICULAR ACCESS TO AREAS THAT ARE NOT UNDER CONSTRUCTION.

EROSION AND SEDIMENT CONTROL LEGEND

TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
TEMPORARY STONE CONSTRUCTION ENTRANCE WITH WASHRACK	SCE	

Erosion and Sediment Control C-401



Erosion and Sediment Control C-402

