

Avitabile, David

From: Vitale, Elisa (DOB) <elisa.vitale@dc.gov>
Sent: Friday, February 13, 2026 4:37 PM
To: Avitabile, David; DOB Kustomer CRM
Cc: Beeton, Kathleen (DOB)
Subject: RE: 4801 Sargent Road NE - Subdivision Confirmation
Attachments: Boystown - Front Setback Exhibits.pdf; 2026-01-05_Boys Town_Subdivision.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Filed to ND

Good afternoon Dave, I hope you and your family are well.

You are requesting confirmation of our October 9, 2025 and January 15, 2026 discussions regarding the proposed subdivision and semi-detached house development at 4801 Sargent Road NE (the "Property").

As we discussed, the Property is located in the R-2 zone. The proposed subdivision has completed the Large Tract Review process, as summarized in the Office of Planning's September 23, 2025 report, and the subdivision request is expected to be filed imminently. The attached plans depict:

- o Each proposed lot;
- o Each proposed lot, with its associated house;
- o Each proposed lot, with the overlaid public access easement roadway as well as the network of sidewalks providing access to each house;
- o Each proposed lot, with its associated house as well as the roadway and sidewalk network; and
- o Close-up images for each anticipated phase of construction, with dimensions for each lot and associated yards.

You noted that in addition to the 166 lots corresponding to the proposed 166 rowhouses, there are three additional lots (lots 7, 48, and 169) that correspond to unoccupied open spaces within the subdivision. These record lots each maintain the minimum lot frontage, and width requirements of the Zoning Regulations. You also noted that the large record lot in the center, Lot 48, may be further divided into separate assessment and taxation lots.

Subdivision

- C 302.2: A separate lot of record has been created for each new semi-detached house.
- C 303.1: Each lot has frontage on either a street or on a public access easement that will be created on the private roadway system that serves the development.

Pursuant to C-302.2, each new semi-detached house will be erected on a separate lot of record. Pursuant to C-303.1, each record lot will have frontage on either a public street or a public access easement approved by the District Department of Transportation (DDOT). Consistent with prior interpretation and application of this provision by the Office of the Zoning Administrator, the

location of the lot line within the public access easement is acceptable for purposes of meeting C-303.1.

Building Height Measuring Point (BHMP)

- B 308.7: The proposed development plans call for a network of sidewalks that will supplement the roadways throughout the development. Each home has a front door that opens onto either a roadway or a sidewalk, and either the roadway lot line or sidewalk lot line facing that front door shall be established as the “front lot line” for each lot.
- B 308.2: Building height measuring points are located at the adjacent natural or finished grade at the front of each proposed semi-detached house that corresponds to this “front line.”

Consistent with prior interpretation and application of this provision by the Office of the Zoning Administrator, the front lot line functions as the lot line “closest to the street lot line” as required by B-308.2, which is a reasonable application of the regulations that places the BHMP at the adjacent natural or finished grade, whichever is the lower in elevation, at the mid-point of the “front” building facade of each proposed semi-detached house.

Rear Yard

- D 207.1: Each lot is required to have a minimum rear yard of 20 feet.
- The proposed semi-detached house each include a bay window off the rear, as shown on the plans. For purposes of rear yard measurement, the rear yard has been measured from the edge of the bay window.
- In accordance with B 317 and B 318, the rear yard for each lot is measured to the rear lot line that is opposite the front lot line used for height measurement as described above.

Pursuant to B-318.1, the depth of a rear yard shall be measured as the mean horizontal distance between the rear line of a building and the rear lot line, which is opposite the “front lot lines” as described above.

Front Setback

- D 206.2: A front setback is required “within the range of existing setbacks of all residential buildings on the same side of the street in the block where the building is proposed.”
- The proposed homes along Sargent Road have been set back from the street lot line to accommodate the retention of six existing street trees.
- The front setback requirement applies to the entire street segment between South Dakota Avenue and Delafield Place, the proposed houses along Sargent Road fall within the setback range for this segment.
 - As we reviewed and as shown on the third page of the attached “Front Setback Exhibits,” the existing residential semi-detached homes to the south of the Property establish a range of setbacks between the green line (which is roughly equivalent to the street lot line) and the blue line.
 - Note that the blue line is based on the location of the final semi-detached home at 4701 Sargent Road. As shown on the photos included on the third page, the house is set back from the street, with the garage extending out to the street lot line. Since the volume of the house itself is set back (as indicated by the fact that its front door is also set back), it is reasonable to interpret the house’s setback as establishing the outer range for setbacks along the block.

- o The proposed homes on the Property correspond to the red line, which falls within the range of existing setbacks.

In accordance with D-206.2, the proposed homes along Sargent Road meet the front setback requirement based on the existing range of setbacks in the 4700 block of Sargent Road as described above and shown on the attached Front Setback Exhibits.

Pervious Surface

- D 211.1: Each lot with a proposed building meets the minimum pervious surface requirement of 30%.

Pursuant to C-501.2 the pervious surface requirements are not applicable to lots 7, 48, and 169 since they do not feature the following:

- (a) The construction of a new principal structure;**
- (b) An addition to a principal or accessory structure, other than a historic resource, that increases the existing lot occupancy at the time of building permit application by ten percent (10%) or more;**
- (c) The construction of a new accessory structure that increases the existing lot occupancy at the time of building permit application by ten percent (10%) or more; or**
- (d) An addition to a historic resource that increases the existing lot occupancy at the time of building permit application by twenty-five percent (25%) or more.**

The proposed development complies with the lot width, lot area, lot occupancy, and side yard requirements, as follows:

Lot Width

- D 202.1: Each lot meets the minimum lot width of 30 feet, as measured pursuant to C 303.2, which is 30 feet from the street lot line pursuant the rules of lot width measurement under of C 304.
- C 303.3: Each lot to be occupied by a single dwelling has street frontage of at least 14 feet.

Lot Area

- D 202.2: Each lot is permitted to have a minimum lot area of 2,500 sq. ft because the development contains over ten semi-detached dwellings and is a Mandatory Inclusionary Development.

Lot Occupancy

- D 210.1: Each single household semi-detached dwelling falls under the maximum permitted lot occupancy of 40%.

Side Yard

- D 208.5: Each lot meets the minimum requirement of one 8-foot side yard, since each lot will contain a semi-detached building.

Please let me know if you have any further questions.

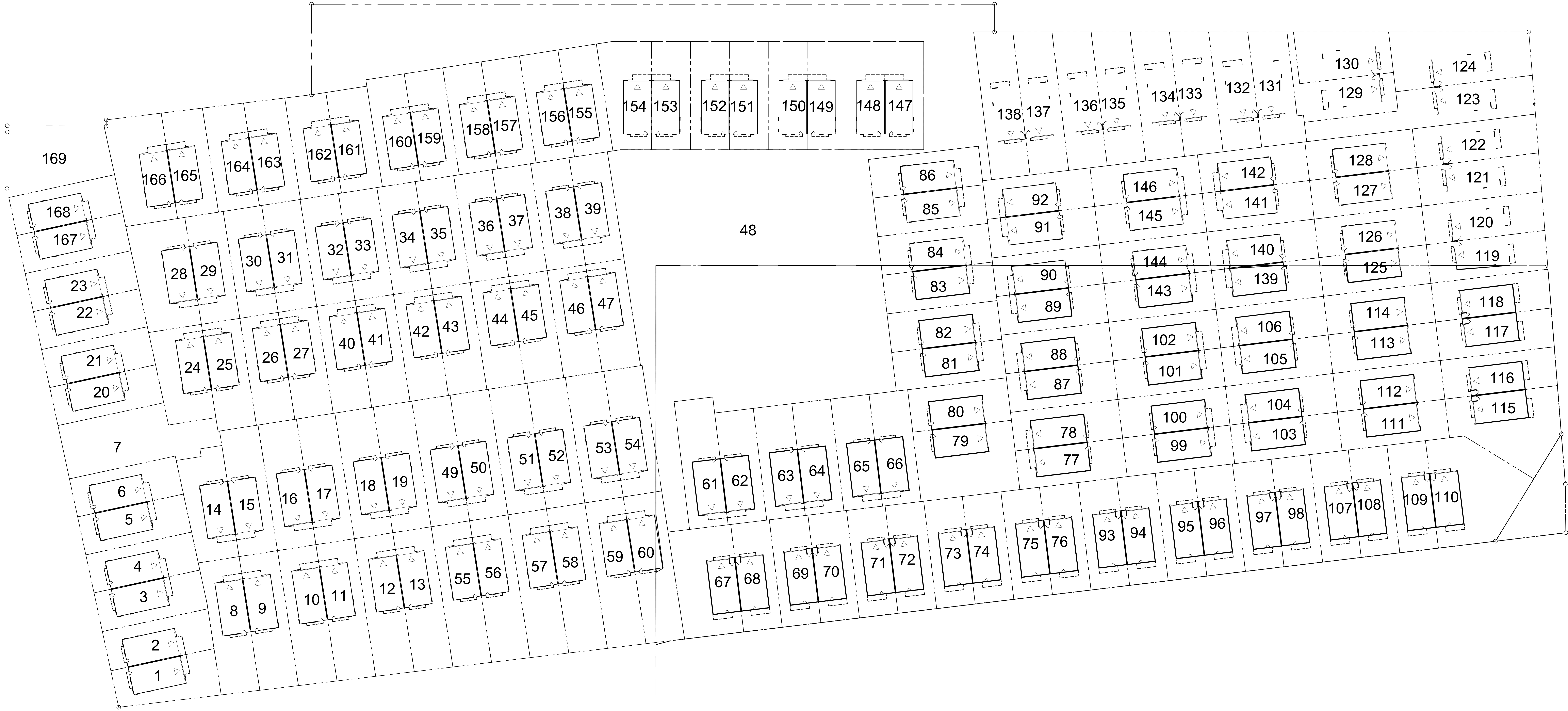
Regards,

Elisa

DISCLAIMER: This email is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this email are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this email. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This email is **NOT** a “final writing”, as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this email based on the information submitted for the Zoning Administrator’s review. Therefore this email does **NOT** vest an application for zoning or other DOB approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DOB.

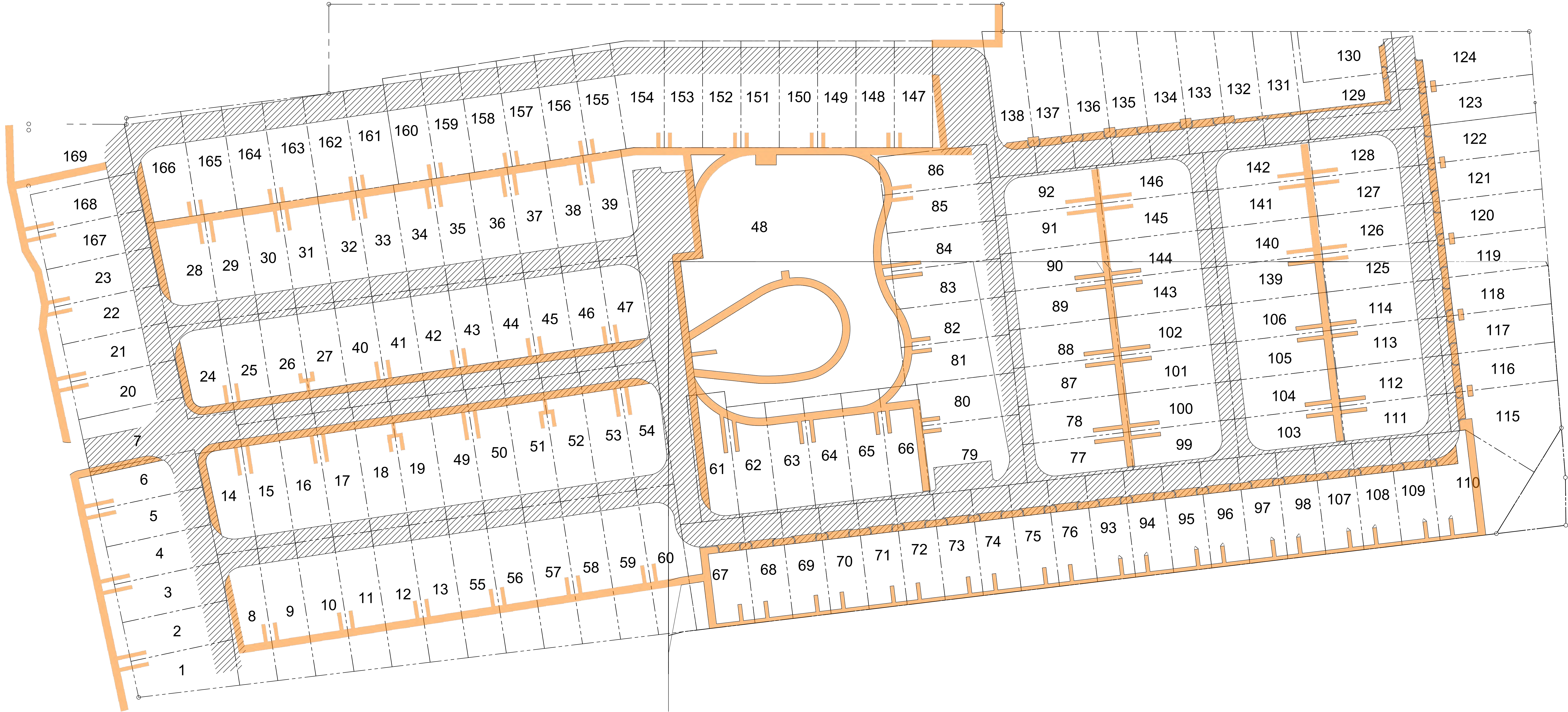
Elisa Vitale, AICP | Deputy Zoning Administrator
The Department of Buildings
elisa.vitale@dc.gov | 1100 4th St SW, DC 20024
main: 202.671.3500 | cell: 202.286.5899
dob.dc.gov





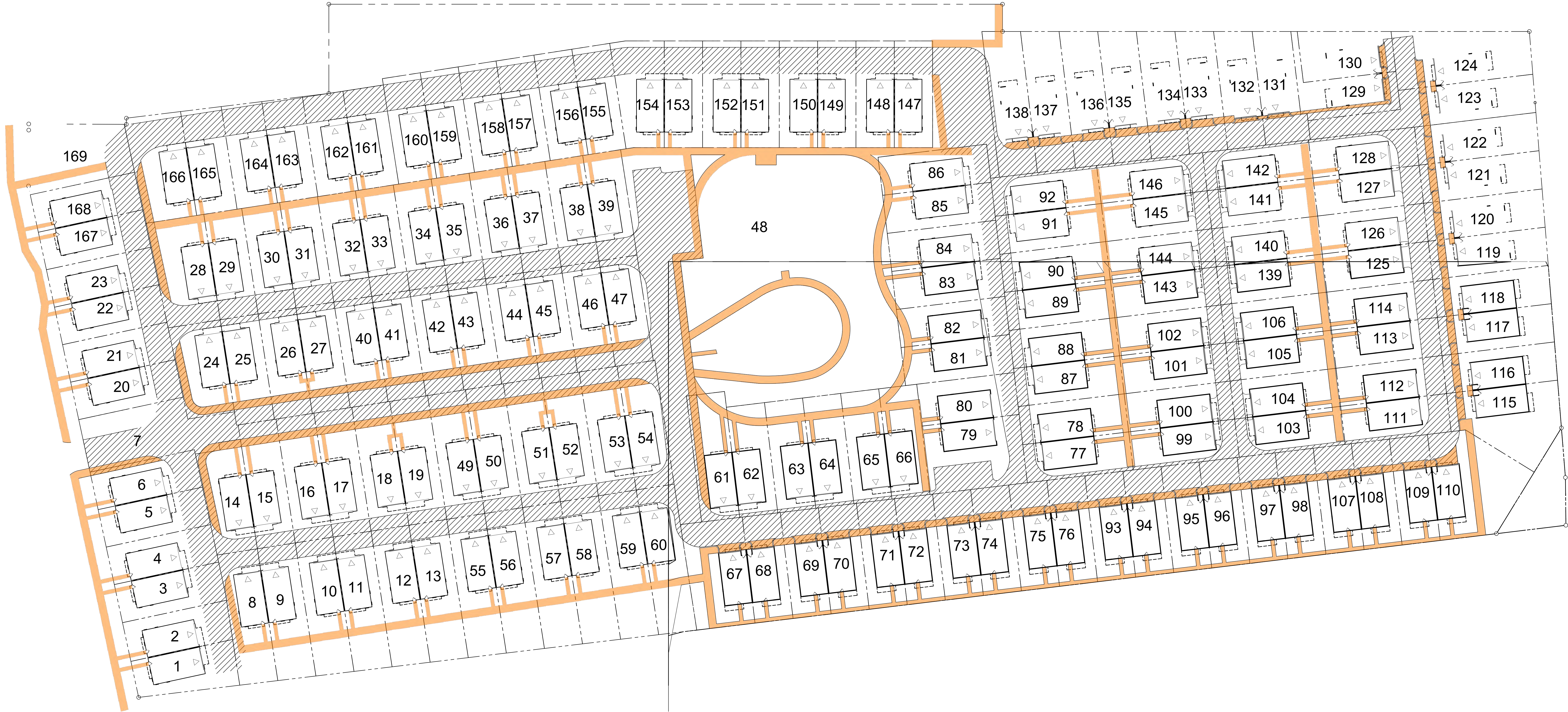
Lot No.	Lot Width (ft) (Min. 30 ft.)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft.)	Rear Yard (ft) (Min. 20 ft.)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
1	30.03	924	2,615	35.3%	8.03	21.33	1,088	41.6%
2	31.00	924	2,553	36.2%	9.00	23.06	846	33.1%
3	30.50	924	2,546	36.3%	8.50	24.25	815	32.0%
4	30.00	924	2,505	36.9%	8.00	24.25	793	31.3%
5	30.00	924	2,505	36.9%	8.00	24.25	785	31.3%
6	30.00	924	2,505	36.9%	8.00	24.25	755	30.1%
7	42.05	0	4,440	0.0%	N/A	N/A	1,332	30.0%
8	30.00	924	3,146	29.4%	8.00	43.08	1,049	33.3%
9	30.00	924	3,147	29.4%	8.00	43.76	1,508	46.9%
10	30.00	924	3,178	29.1%	8.00	45.12	1,566	46.4%
11	30.00	924	3,208	28.8%	8.00	45.80	1,599	46.8%
12	30.00	924	3,238	28.5%	8.00	47.16	1,630	50.3%
13	30.00	924	3,269	28.3%	8.00	47.84	1,661	50.8%
14	31.87	924	3,266	32.2%	10.66	20.00	895	31.4%
15	30.00	924	2,941	31.4%	8.00	37.28	966	33.9%
16	30.00	924	2,941	31.4%	8.00	37.28	996	33.9%
17	30.00	924	2,941	31.4%	8.00	37.28	999	34.0%
18	30.00	924	2,941	31.4%	8.00	37.28	999	34.0%
19	30.00	924	2,941	31.4%	8.00	37.28	999	34.0%
20	30.00	924	2,505	36.9%	8.00	24.25	763	30.5%
21	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
22	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
23	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
24	36.97	924	2,849	32.4%	16.25	20.13	876	30.7%
25	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
26	30.00	924	2,505	36.9%	8.00	30.75	771	30.8%
27	30.00	924	2,505	36.9%	8.00	30.75	771	30.8%
28	41.23	924	3,646	29.3%	20.34	20.75	1,264	36.0%
29	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
30	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
31	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
32	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
33	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
34	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
35	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
36	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
37	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
38	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
39	30.00	924	2,505	36.9%	8.00	20.75	824	32.9%
40	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
41	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
42	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
43	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
44	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
45	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
46	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
47	30.00	924	2,505	36.9%	8.00	30.75	900	35.9%
48	193.73	0	63,677	0.0%	N/A	N/A	42,903	67.4%
49	30.00	924	2,941	31.4%	8.00	37.28	1,006	34.2%
50	30.00	924	2,941	31.4%	8.00	37.28	1,006	34.2%
51	30.00	924	2,941	31.4%	8.00	37.28	1,009	34.3%
52	30.00	924	2,941	31.4%	8.00	37.28	1,009	34.3%
53	30.00	924	2,941	31.4%	8.00	37.28	1,006	34.2%
54	30.00	924	2,941	31.4%	8.00	37.28	915	31.1%
55	30.00	924	3,300	28.0%	8.00	49.20	1,701	51.5%
56	30.00	924	3,331	27.7%	8.00	49.88	1,732	52.0%
57	30.00	924	3,361	27.5%	8.00	51.24	1,762	52.4%
58	30.00	924	3,392	27.2%	8.00	51.82	1,793	52.9%
59	30.00	924	3,422	27.0%	8.00	53.26	1,824	53.3%
60	30.00	924	3,453	26.8%	8.00	53.96	1,868	54.9%

Lot No.	Lot Width (ft) (Min. 30 ft.)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft.)	Rear Yard (ft) (Min. 20 ft.)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
61	30.00	924	2,978	31.0%	8.00	46.03	908	30.5%
62	30.00	924	2,606	35.5%	8.00	33.81	1,218	46.7%
63	30.00	924	2,606	35.5%	8.00	33.81	1,248	47.9%
64	30.00	924	2,608	35.5%	8.00	33.81	1,247	47.9%
65	30.00	924	2,608	35.5%	8.00	33.81	1,225	47.0%
66	30.00	924	2,608	35.5%	8.00	33.81	799	30.7%
67	45.89	924	3,950	23.4%	24.30	23.75	1,347	34.1%
68	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
69	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
70	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
71	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
72	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
73	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
74	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
75	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
76	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
77	30.00	924	2,505	36.9%	8.00	25.67	758	30.3%
78	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
79	53.86	924	4,132	22.4%	31.86	20.00	1,267	30.7%
80	33.00	924	2,532	36.5%	11.00	20.00	1,019	40.2%
81	30.00	924	2,565	36.0%	8.00	21.75	978	38.1%
82	30.00	924	2,565	36.0%	8.00	21.75	929	36.2%
83	30.00	924	2,565	36.0%	8.00	21.75	1,066	41.6%
84	30.00	924	2,565	36.0%	8.00	21.75	1,075	41.9%
85	30.00	924	2,565	36.0%	8.00	21.75	1,007	39.3%
86	30.00	924	2,565	36.0%	8.00	21.75	769	30.0%
87	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
88	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
89	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
90	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
91	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
92	30.00	924	2,505	36.9%	8.00	25.67	792	31.6%
93	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
94	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
95	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
96	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
97	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
98	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
99	30.00	924	2,505	36.9%	8.00	22.83	758	30.3%
100	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
101	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
102	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
103	30.00	924	2,505	36.9%	8.00	25.67	784	31.3%
104	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
105	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
106	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
107	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
108	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
109	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
110	30.00	924	4,685	16.4%	31.63	23.75	2,764	59.0%
111	30.00	924	2,505	36.9%	8.00	21.42	754	30.1%
112	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
113	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
114	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
115	30.00	924	4,168	22.2%	15.39	20.02	2,655	63.7%
116	30.00	924	2,642	35.5%	8.00	22.17	1,184	44.5%
117	30.00	924	2,677	34.5%	8.00	21.28	1,219	45.8%
118	30.00	924	2,713	34.1%	8.00	23.53	1,255	46.3%
119	30.00	924	2,748	33.6%	8.00	24.74	1,290	46.9%
120	30.00	924	2,784	33.2%	8.00	25.89	1,325	47.6%



Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
1	30.03	924	2,615	35.3%	8.03	21.33	1,088	41.6%
2	31.00	924	2,553	36.2%	9.00	23.06	846	33.1%
3	30.50	924	2,546	36.3%	8.50	24.25	815	32.0%
4	30.00	924	2,505	36.9%	8.00	24.25	793	31.3%
5	30.00	924	2,505	36.9%	8.00	24.25	783	31.3%
6	30.00	924	2,505	36.9%	8.00	24.25	755	30.1%
7	42.05	0	4,440	0.0%	N/A	N/A	1,332	30.0%
8	30.00	924	3,146	29.4%	8.00	43.08	1,049	33.3%
9	30.00	924	3,147	29.4%	8.00	43.76	1,558	46.9%
10	30.00	924	3,178	29.1%	8.00	45.12	1,566	46.4%
11	30.00	924	3,208	28.8%	8.00	45.80	1,599	46.8%
12	30.00	924	3,238	28.5%	8.00	47.16	1,630	50.3%
13	30.00	924	3,269	28.3%	8.00	47.84	1,661	50.8%
14	31.87	924	2,866	32.2%	10.66	20.00	895	31.4%
15	30.00	924	2,841	31.4%	8.00	37.28	956	33.9%
16	30.00	924	2,841	31.4%	8.00	37.28	956	33.9%
17	30.00	924	2,841	31.4%	8.00	37.28	956	33.9%
18	30.00	924	2,841	31.4%	8.00	37.28	956	33.9%
19	30.00	924	2,841	31.4%	8.00	37.28	956	33.9%
20	30.00	924	2,505	36.9%	8.00	24.25	763	30.5%
21	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
22	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
23	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
24	36.97	924	2,849	32.4%	16.25	20.13	876	30.7%
25	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
26	30.00	924	2,505	36.9%	8.00	30.75	771	30.8%
27	30.00	924	2,505	36.9%	8.00	30.75	771	30.8%
28	41.23	924	3,646	25.3%	20.34	20.75	1,264	34.7%
29	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
30	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
31	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
32	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
33	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
34	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
35	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
36	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
37	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
38	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
39	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
40	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
41	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
42	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
43	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
44	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
45	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
46	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
47	30.00	924	2,505	36.9%	8.00	30.75	900	35.9%
48	193.73	0	63,677	0.0%	N/A	N/A	42,903	67.4%
49	30.00	924	2,941	31.4%	8.00	37.28	1,006	34.2%
50	30.00	924	2,941	31.4%	8.00	37.28	1,006	34.2%
51	30.00	924	2,941	31.4%	8.00	37.28	1,009	34.3%
52	30.00	924	2,941	31.4%	8.00	37.28	1,009	34.3%
53	30.00	924	2,941	31.4%	8.00	37.28	1,006	34.2%
54	30.00	924	2,941	31.4%	8.00	37.28	915	31.1%
55	30.00	924	3,300	28.0%	8.00	49.20	1,701	51.5%
56	30.00	924	3,331	27.7%	8.00	49.88	1,732	52.0%
57	30.00	924	3,361	27.5%	8.00	51.24	1,762	52.4%
58	30.00	924	3,382	27.2%	8.00	51.82	1,793	52.9%
59	30.00	924	3,422	27.0%	8.00	53.26	1,874	53.3%
60	30.00	924	3,453	26.8%	8.00	53.96	1,888	46.9%

Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
61	30.00	924	2,978	31.0%	8.00	23.75	908	30.5%
62	30.00	924	2,606	35.5%	8.00	33.61	1,218	46.7%
63	30.00	924	2,606	35.5%	8.00	33.61	1,248	47.9%
64	30.00	924	2,606	35.5%	8.00	33.61	1,248	47.9%
65	30.00	924	2,606	35.5%	8.00	33.61	1,225	47.0%
66	30.00	924	2,606	35.5%	8.00	33.61	799	30.7%
67	45.89	924	3,950	23.4%	24.30	23.75	1,347	34.1%
68	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
69	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
70	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
71	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
72	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
73	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
74	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
75	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
76	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
77	30.00	924	2,505	36.9%	8.00	25.67	758	30.3%
78	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
79	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
80	33.00	924	2,532	36.5%	11.00	20.00	1,019	40.2%
81	30.00	924	2,585	36.0%	8.00	21.75	978	38.1%
82	30.00	924	2,565	36.0%	8.00	21.75	929	36.2%
83	30.00	924	2,565	36.0%	8.00	21.75	1,086	41.6%
84	30.00	924	2,565	36.0%	8.00	21.75	1,075	41.9%
85	30.00	924	2,565	36.0%	8.00	21.75	1,007	39.3%
86	30.00	924	2,565	36.0%	8.00	21.75	789	30.0%
87	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
88	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
89	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
90	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
91	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
92	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
93	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
94	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
95	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
96	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
97	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
98	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
99	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
100	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
101	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
102	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
103	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
104	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
105	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
106	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
107	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
108	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
109	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
110	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
111	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
112	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
113	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
114	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
115	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
116	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
117	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
118	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
119	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
120	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
121	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
122	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
123	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
124	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
125	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
126	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
127	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
128	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
129	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
130	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
131	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
132	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
133	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
134	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
135	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
136	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
137	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
138	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
139	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
140	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
141	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%



Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 5 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
1	30.03	924	2,615	35.3%	8.03	21.33	1,088	41.6%
2	31.00	924	2,553	36.2%	9.00	23.06	846	33.1%
3	30.50	924	2,546	36.3%	8.50	24.25	815	32.0%
4	30.00	924	2,505	36.9%	8.00	24.25	793	31.3%
5	30.00	924	2,505	36.9%	8.00	24.25	793	31.3%
6	30.00	924	2,505	36.9%	8.00	24.25	755	30.1%
7	42.05	0	4,440	0.0%	N/A	N/A	1,332	30.0%
8	30.00	924	3,146	29.4%	8.00	43.08	1,049	33.3%
9	30.00	924	3,147	29.4%	8.00	43.76	1,508	46.9%
10	30.00	924	3,178	29.1%	8.00	45.12	1,566	46.4%
11	30.00	924	3,208	28.8%	8.00	45.80	1,599	46.8%
12	30.00	924	3,238	28.5%	8.00	47.16	1,630	50.3%
13	30.00	924	3,269	28.3%	8.00	47.84	1,661	50.8%
14	31.87	924	2,866	32.2%	10.66	20.00	895	31.4%
15	30.00	924	2,841	31.4%	8.00	37.28	966	33.9%
16	30.00	924	2,841	31.4%	8.00	37.28	966	33.9%
17	30.00	924	2,841	31.4%	8.00	37.28	966	33.9%
18	30.00	924	2,841	31.4%	8.00	37.28	966	33.9%
19	30.00	924	2,841	31.4%	8.00	37.28	966	33.9%
20	30.00	924	2,505	36.9%	8.00	24.25	763	30.5%
21	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
22	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
23	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
24	36.97	924	2,849	32.4%	16.25	20.13	876	30.7%
25	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
26	30.00	924	2,505	36.9%	8.00	30.75	771	30.8%
27	30.00	924	2,505	36.9%	8.00	30.75	771	30.8%
28	41.23	924	3,646	25.3%	20.34	20.75	1,264	36.0%
29	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
30	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
31	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
32	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
33	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
34	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
35	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
36	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
37	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
38	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
39	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
40	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
41	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
42	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
43	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
44	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
45	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
46	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
47	30.00	924	2,505	36.9%	8.00	30.75	900	35.9%
48	193.73	0	63,677	0.0%	N/A	N/A	42,903	67.4%
49	30.00	924	2,841	31.4%	8.00	37.28	1,006	34.2%
50	30.00	924	2,841	31.4%	8.00	37.28	1,006	34.2%
51	30.00	924	2,841	31.4%	8.00	37.28	1,009	34.3%
52	30.00	924	2,841	31.4%	8.00	37.28	1,009	34.3%
53	30.00	924	2,841	31.4%	8.00	37.28	1,006	34.2%
54	30.00	924	2,841	31.4%	8.00	37.28	915	31.1%
55	30.00	924	3,300	28.0%	8.00	49.20	1,701	51.5%
56	30.00	924	3,331	27.7%	8.00	49.88	1,732	52.0%
57	30.00	924	3,361	27.5%	8.00	51.24	1,762	52.4%
58	30.00	924	3,382	27.2%	8.00	51.82	1,793	52.9%
59	30.00	924	3,422	27.0%	8.00	53.26	1,874	53.0%
60	30.00	924	3,453	26.8%	8.00	53.96	1,888	48.9%

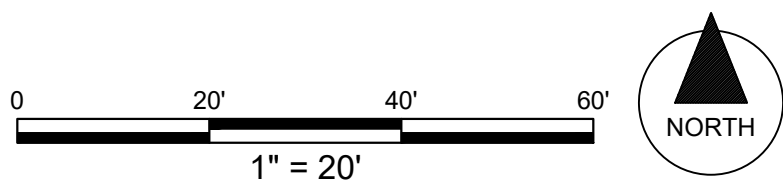
Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 5 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
61	30.00	924	2,978	31.0%	8.00	46.03	908	30.5%
62	30.00	924	2,606	35.5%	8.00	33.61	1,218	46.7%
63	30.00	924	2,606	35.5%	8.00	33.61	1,248	47.9%
64	30.00	924	2,606	35.5%	8.00	33.61	1,248	47.9%
65	30.00	924	2,606	35.5%	8.00	33.61	1,225	47.0%
66	30.00	924	2,606	35.5%	8.00	33.61	799	30.7%
67	45.89	924	3,950	23.4%	24.30	23.75	1,347	34.1%
68	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
69	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
70	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
71	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
72	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
73	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
74	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
75	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
76	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
77	30.00	924	2,505	36.9%	8.00	25.67	758	30.3%
78	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
79	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
80	33.00	924	2,532	36.5%	11.00	20.00	1,019	40.2%
81	30.00	924	2,585	36.0%	8.00	21.75	978	38.1%
82	30.00	924	2,565	36.0%	8.00	21.75	929	36.2%
83	30.00	924	2,565	36.0%	8.00	21.75	1,086	41.6%
84	30.00	924	2,565	36.0%	8.00	21.75	1,075	41.9%
85	30.00	924	2,565	36.0%	8.00	21.75	1,007	39.3%
86	30.00	924	2,565	36.0%	8.00	21.75	789	30.0%
87	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
88	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
89	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
90	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
91	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
92	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
93	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
94	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
95	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
96	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
97	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
98	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
99	30.00	924	2,505	36.9%	8.00	22.83	758	30.3%
100	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
101	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
102	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
103	30.00	924	2,505	36.9%	8.00	25.67	784	31.3%
104	30.00	924	2,505	36.9%	8.00	25.67	978	36.0%
105	30.00	924	2,505	36.9%	8.00	25.67	978	36.0%
106	30.00	924	2,505	36.9%	8.00	25.67	978	36.0%
107	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
108	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
109	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
110	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
111	30.00	924	2,505	36.9%	8.00	21.42	754	30.1%
112	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
113	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
114	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
115	30.00	924	2,505	36.9%	8.00	22.22	2,656	63.7%
116	30.00	924	2,642	35.0%	8.00	21.17	1,184	44.8%
117	30.00	924	2,677	34.5%	8.00	22.38	1,219	45.5%
118	30.00	924	2,713	34.1%	8.00	23.53	1,255	46.3%
119	30.00	924	2,748	33.9%	8.00	24.74	1,290	46.9%
120	30.00	924	2,784	33.2%	8.00	25.89	1,325	47.6%

Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft.)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
121	30.00	924	2,819	32.8%	8.00	27.11	1,361	48.3%
122	30.00	924	2,854	32.4%	8.00	28.26	1,396	48.9%
123	30.00	924	4,263	21.7%	8.00	29.47	1,432	33.6%
124	33.53	924	4,278	21.6%	15.35	30.62	2,403	56.2%
125	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
126	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
127	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
128	30.00	924	2,505	36.9%	8.00	21.42	771	30.8%
129	30.00	924	2,510	36.8%	8.00	21.00	753	30.0%
130	31.45	924	2,612	35.4%	10.76	20.00	1,421	54.4%
131	35.00	924	2,734	33.8%	8.00	21.65	1,017	37.2%
132	30.00	924	2,739	33.7%	8.00	21.38	1,101	40.2%
133	30.00	924	2,848	32.4%	8.00	20.09	1,100	38.6%
134	30.00	924	2,956	31.3%	8.00	23.61	1,209	40.9%
135	30.00	924	3,065	30.1%	8.00	27.32	1,318	43.0%
136	30.00	924	3,174	29.1%	8.00	30.85	1,426	44.9%
137	30.00	924	3,282	28.2%	8.00	34.56	1,535	46.8%
138	30.00	924	3,391	27.2%	8.00	38.08	1,654	39.9%
139	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
140	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
141	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
142	30.00	924	2,505	36.9%	8.00	25.67	800	31.9%
143	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
144	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
145	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
146	30.00	924	2,505	36.9%	8.00	22.83	792	31.6%
147	30.00	924	2,505	36.9%	8.00	25.67	832	33.2%
148	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
149	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
150	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
151	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
152	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
153	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
154	30.00	924	3,037	30.4%	9.84	25.67	1,139	37.5%
155	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
156	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
157	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
158	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
159	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
160	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
161	32.00	924	2,512	36.8%	10.00	20.67	808	32.3%
162	32.00	924	2,519	36.7%	10.00	20.78	815	32.4%
163	32.00	924	2,550	36.2%	10.00	21.90	846	33.2%
164	32.00	924	2,583	35.8%	10.00	22.38	879	34.0%
165	32.00	924	2,616	35.3%	10.00	23.87	913	34.9%
166	40.43	924	3,549	26.0%	19.14	24.44	1,148	32.3%
167	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
168	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
169	39.37	0	3,704	0.0%	N/A	N/A	2,687	72.5%

03960'

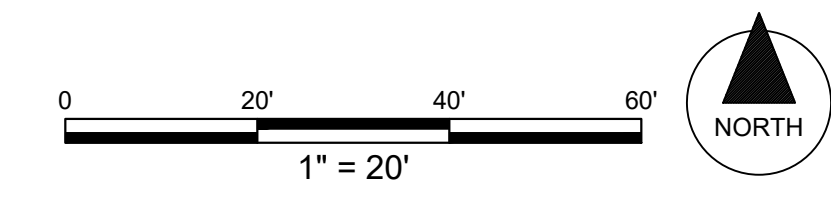


Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
1	30.03	924	2,615	35.3%	8.03	21.33	1,089	41.6%
2	31.00	924	2,553	36.2%	9.00	23.06	846	33.1%
3	30.50	924	2,546	36.3%	8.50	24.25	815	32.0%
4	30.00	924	2,505	36.9%	8.00	24.25	783	31.3%
5	30.00	924	2,505	36.9%	8.00	24.25	783	31.3%
6	30.00	924	2,505	36.9%	8.00	24.25	755	30.1%
7	42.05	0	4,440	0.0%	N/A	N/A	1,332	30.0%
8	30.00	924	3,146	29.4%	8.00	43.08	1,049	33.3%
9	30.00	924	3,147	29.4%	8.00	43.75	1,538	48.9%
10	30.00	924	3,178	29.1%	8.00	45.12	1,569	49.4%
11	30.00	924	3,208	28.8%	8.00	45.80	1,599	49.8%
12	30.00	924	3,239	28.5%	8.00	47.16	1,630	50.3%
13	30.00	924	3,269	28.3%	8.00	47.84	1,661	50.8%
14	31.87	924	2,866	32.2%	10.86	20.00	893	31.4%
15	30.00	924	2,941	31.4%	8.00	37.28	998	33.9%
16	30.00	924	2,941	31.4%	8.00	37.28	996	33.9%
17	30.00	924	2,941	31.4%	8.00	37.28	996	33.9%
18	30.00	924	2,941	31.4%	8.00	37.28	999	34.0%
19	30.00	924	2,941	31.4%	8.00	37.28	999	34.0%



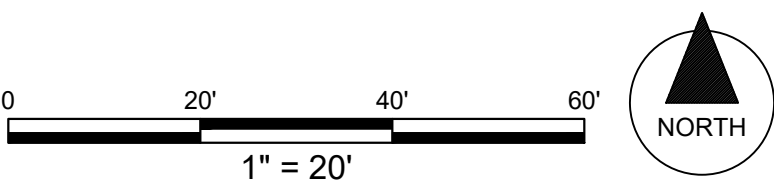


Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
20	30.00	924	2,505	36.9%	8.00	24.25	763	30.5%
21	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
22	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
23	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
24	36.97	924	2,849	32.4%	16.25	20.13	876	30.7%
25	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
26	30.00	924	2,505	36.9%	8.00	30.75	771	30.8%
27	30.00	924	2,505	36.9%	8.00	30.75	771	30.8%
28	41.23	924	3,646	25.3%	20.34	20.75	1,264	34.7%
29	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
30	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
31	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%



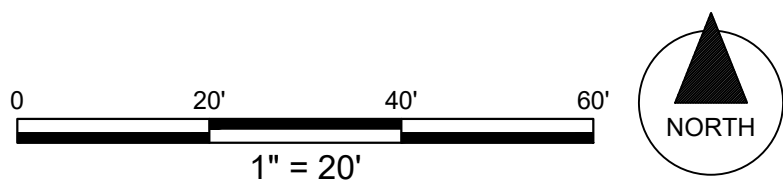


Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft.)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
32	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
33	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
34	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
35	30.00	924	2,505	36.9%	9.00	20.75	830	33.1%
36	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
37	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
38	30.00	924	2,505	36.9%	8.00	20.75	830	33.1%
39	30.00	924	2,505	36.9%	8.00	20.75	824	32.9%
40	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
41	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
42	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
43	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
44	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
45	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
46	30.00	924	2,505	36.9%	8.00	30.75	770	30.7%
47	30.00	924	2,505	36.9%	8.00	30.75	900	35.9%
48	193.73	0	63,677	0.0%	N/A	N/A	42,903	67.4%



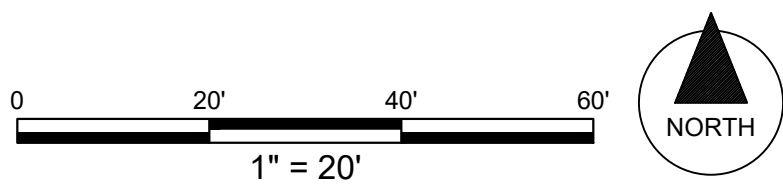


Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
49	30.00	924	2,941	31.4%	8.00	37.28	1,006	34.2%
50	30.00	924	2,941	31.4%	8.00	37.28	1,006	34.2%
51	30.00	924	2,941	31.4%	8.00	37.28	1,009	34.3%
52	30.00	924	2,941	31.4%	8.00	37.28	1,009	34.3%
53	30.00	924	2,941	31.4%	8.00	37.28	1,006	34.2%
54	30.00	924	2,941	31.4%	8.00	37.28	915	31.1%
55	30.00	924	3,300	28.0%	8.00	49.20	1,701	51.5%
56	30.00	924	3,331	27.7%	8.00	49.88	1,732	52.0%
57	30.00	924	3,361	27.5%	8.00	51.24	1,762	52.4%
58	30.00	924	3,392	27.2%	8.00	51.92	1,793	52.9%
59	30.00	924	3,422	27.0%	8.00	53.28	1,824	53.3%
60	30.00	924	3,453	26.8%	8.00	53.96	1,888	48.9%



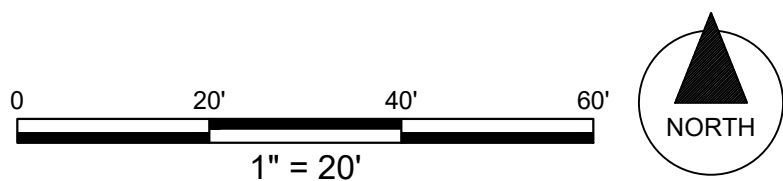


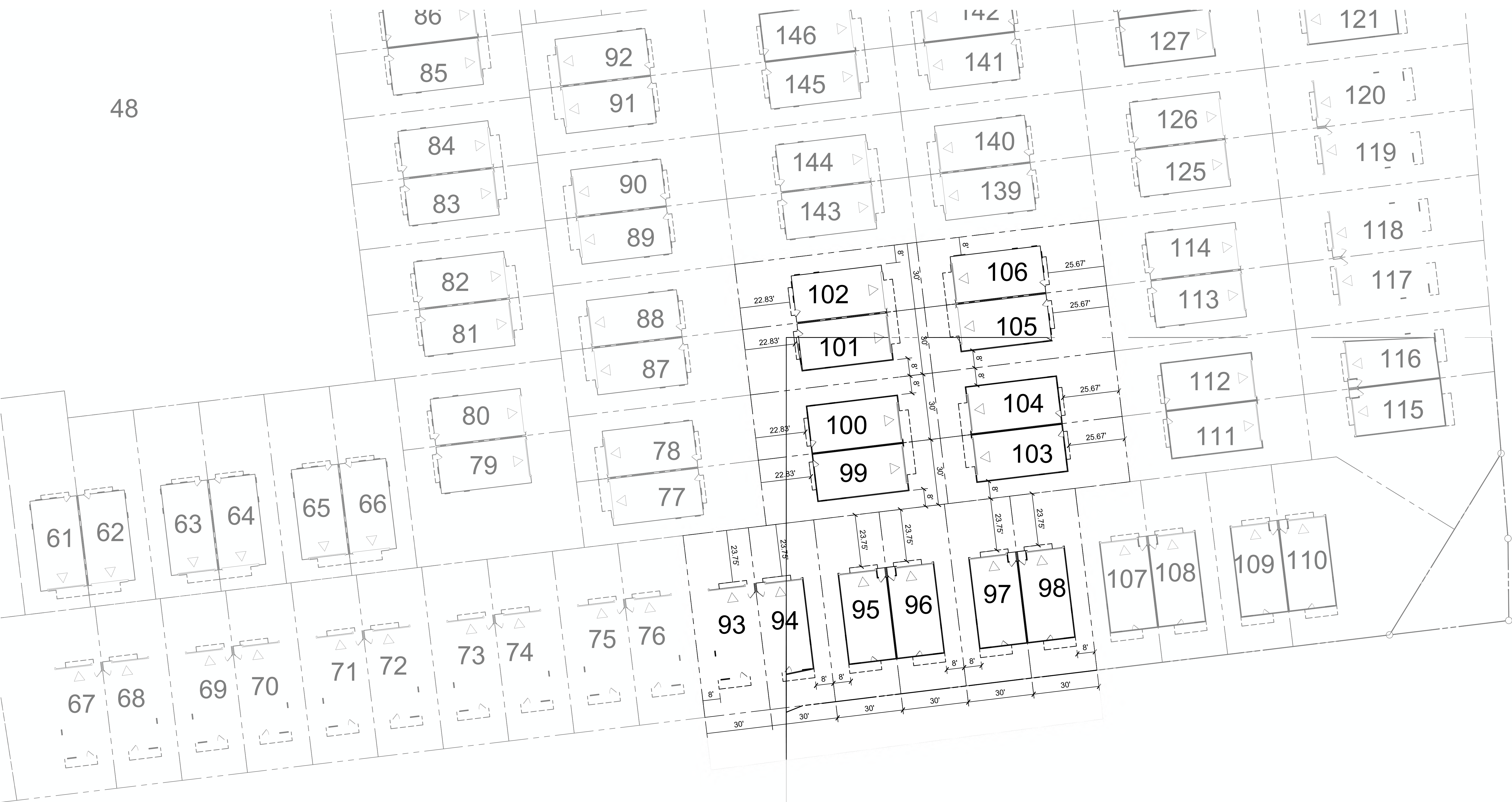
Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
61	30.00	924	2,978	31.0%	8.00	46.03	908	30.5%
62	30.00	924	2,606	35.5%	8.00	33.61	1,218	46.7%
63	30.00	924	2,606	35.5%	8.00	33.61	1,248	47.9%
64	30.00	924	2,606	35.5%	8.00	33.61	1,248	47.9%
65	30.00	924	2,606	35.5%	8.00	33.61	1,225	47.0%
66	30.00	924	2,606	35.5%	8.00	33.61	799	30.7%
67	45.89	924	3,950	23.4%	24.30	23.75	1,347	34.1%
68	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
69	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
70	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
71	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
72	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%





Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft.)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
81	30.00	924	2,565	36.0%	8.00	21.75	978	38.1%
82	30.00	924	2,565	36.0%	8.00	21.75	929	36.2%
83	30.00	924	2,565	36.0%	8.00	21.75	1,066	41.6%
84	30.00	924	2,565	36.0%	8.00	21.75	1,075	41.9%
85	30.00	924	2,565	36.0%	8.00	21.75	1,007	39.3%
86	30.00	924	2,565	36.0%	8.00	21.75	769	30.0%
87	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
88	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
89	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
90	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
91	30.00	924	2,505	36.9%	8.00	25.67	1,020	40.7%
92	30.00	924	2,505	36.9%	8.00	25.67	792	31.6%

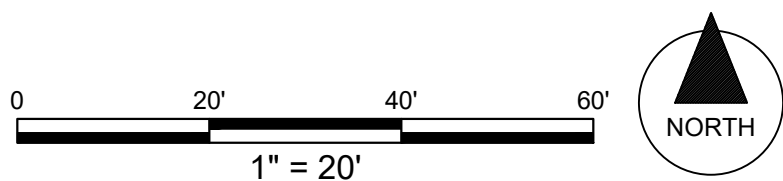




Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
93	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
94	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
95	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
96	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
97	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
98	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
99	30.00	924	2,505	36.9%	8.00	22.83	758	30.3%
100	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
101	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
102	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
103	30.00	924	2,505	36.9%	8.00	25.67	784	31.3%
104	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
105	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
106	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%

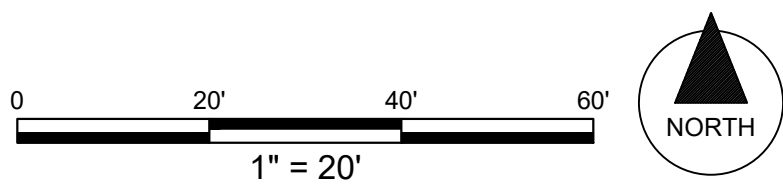


Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
107	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
108	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
109	30.00	924	2,505	36.9%	8.00	23.75	816	32.6%
110	30.00	924	4,885	18.9%	31.83	23.75	2,764	56.6%
111	30.00	924	2,505	36.9%	8.00	21.42	754	30.1%
112	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
113	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
114	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
115	30.00	924	4,168	22.2%	15.39	20.02	2,696	63.7%
116	30.00	924	2,642	35.0%	9.00	21.17	1,194	44.8%
117	30.00	924	2,677	34.5%	8.00	22.38	1,219	45.5%
118	30.00	924	2,713	34.1%	8.00	23.53	1,255	46.3%



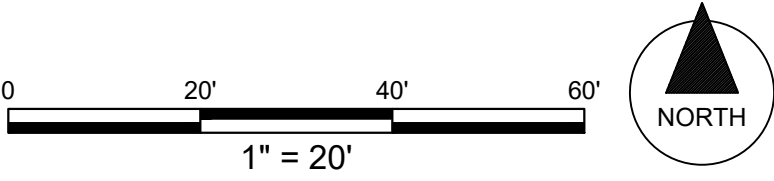


Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
119	30.00	924	2,748	33.6%	8.00	24.74	1,290	46.9%
120	30.00	924	2,784	33.2%	8.00	25.89	1,325	47.6%
121	30.00	924	2,819	32.8%	8.00	27.11	1,361	48.3%
122	30.00	924	2,854	32.4%	8.00	28.26	1,396	48.9%
123	30.00	924	4,263	21.7%	8.00	29.47	1,432	33.6%
124	33.53	924	4,278	21.6%	15.35	30.62	2,403	56.2%
125	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
126	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
127	30.00	924	2,505	36.9%	8.00	21.42	948	37.8%
128	30.00	924	2,505	36.9%	8.00	21.42	771	30.8%
129	30.00	924	2,510	36.8%	8.00	21.00	753	30.0%
130	31.45	924	2,612	35.4%	10.76	20.00	1,421	54.4%



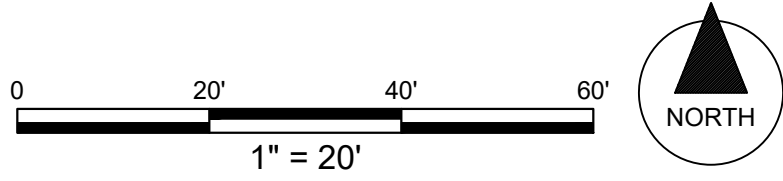


Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft)	Rear Yard (ft) (Min. 20 ft)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
131	35.00	924	2,734	33.8%	8.00	21.85	1,017	37.2%
132	30.00	924	2,739	33.7%	8.00	21.38	1,101	40.2%
133	30.00	924	2,848	32.4%	8.00	20.09	1,100	38.6%
134	30.00	924	2,956	31.3%	8.00	23.61	1,209	40.9%
135	30.00	924	3,065	30.1%	8.00	27.32	1,316	43.0%
136	30.00	924	3,174	29.1%	8.00	30.85	1,426	44.9%
137	30.00	924	3,282	28.2%	8.00	34.56	1,535	46.8%
138	30.00	924	3,391	27.2%	8.00	38.08	1,654	48.9%
139	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
140	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
141	30.00	924	2,505	36.9%	8.00	25.67	978	39.0%
142	30.00	924	2,505	36.9%	8.00	25.67	800	31.9%
143	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
144	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
145	30.00	924	2,505	36.9%	8.00	22.83	1,020	40.7%
146	30.00	924	2,505	36.9%	8.00	22.83	792	31.6%





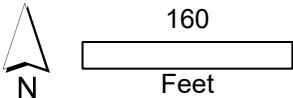
Lot No.	Lot Width (ft) (Min. 30 ft)	Building Area (SF)	Lot Area (SF) (Min. 2,500 SF)	Lot Occupancy (%) (Max. 40%)	Side Yard (ft) (Min. 8 ft.)	Rear Yard (ft) (Min. 20 ft.)	Pervious Area (SF)	Pervious Area (%) (Min. 30%)
147	30.00	924	2,505	36.9%	8.00	25.67	832	33.2%
148	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
149	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
150	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
151	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
152	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
153	30.00	924	2,505	36.9%	8.00	25.67	838	33.5%
154	30.00	924	3,037	30.4%	9.84	25.67	1,139	37.5%
155	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
156	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
157	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
158	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
159	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
160	30.00	924	2,505	36.9%	8.00	25.67	824	32.9%
161	32.00	924	2,512	36.8%	10.00	20.67	868	32.2%
162	32.00	924	2,519	36.7%	10.00	20.78	815	32.4%
163	32.00	924	2,550	36.2%	10.00	21.90	846	33.2%
164	32.00	924	2,583	35.8%	10.00	22.38	879	34.0%
165	32.00	924	2,616	35.3%	10.00	23.97	913	34.9%
166	40.43	924	3,549	26.0%	19.14	24.44	1,148	32.3%
167	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
168	30.00	924	2,505	36.9%	8.00	24.25	793	31.7%
169	38.37	0	3,704	0.0%	N/A	N/A	2,667	72.5%





DC Zoning Map

- Square
- Campus Plans
- PUDs
- Final
- Zone District
- Specific Zone Label
- Specific Zone
- Downtown Zone
- Mixed-Use Zone
- Mixed-Use Zone (IZ+)
- Mixed-Use Zone (IZ+ Exempt)
- Neighborhood Mixed-Use Zone
- Neighborhood Mixed-Use Zone (IZ+)
- Production, Distribution, and Repair Zone
- Residential Apartment Zone
- Residential Apartment Zone (IZ+)
- Residential Flat Zone
- Residential Zone
- Special Purpose Zone
- Special Purpose Zone (IZ+)
- Unzoned
- Zone District
- Downtown Zone
- Mixed-Use Zone
- Mixed-Use Zone (IZ+)
- Mixed-Use Zone (IZ+ Exempt)
- Neighborhood Mixed-Use
- Downtown Zone
- Mixed-Use
- Mixed-Use
- Mixed-Use Zone (IZ+)
- Neighborhood



Generated on maps.dcoz.dc.gov/zr16

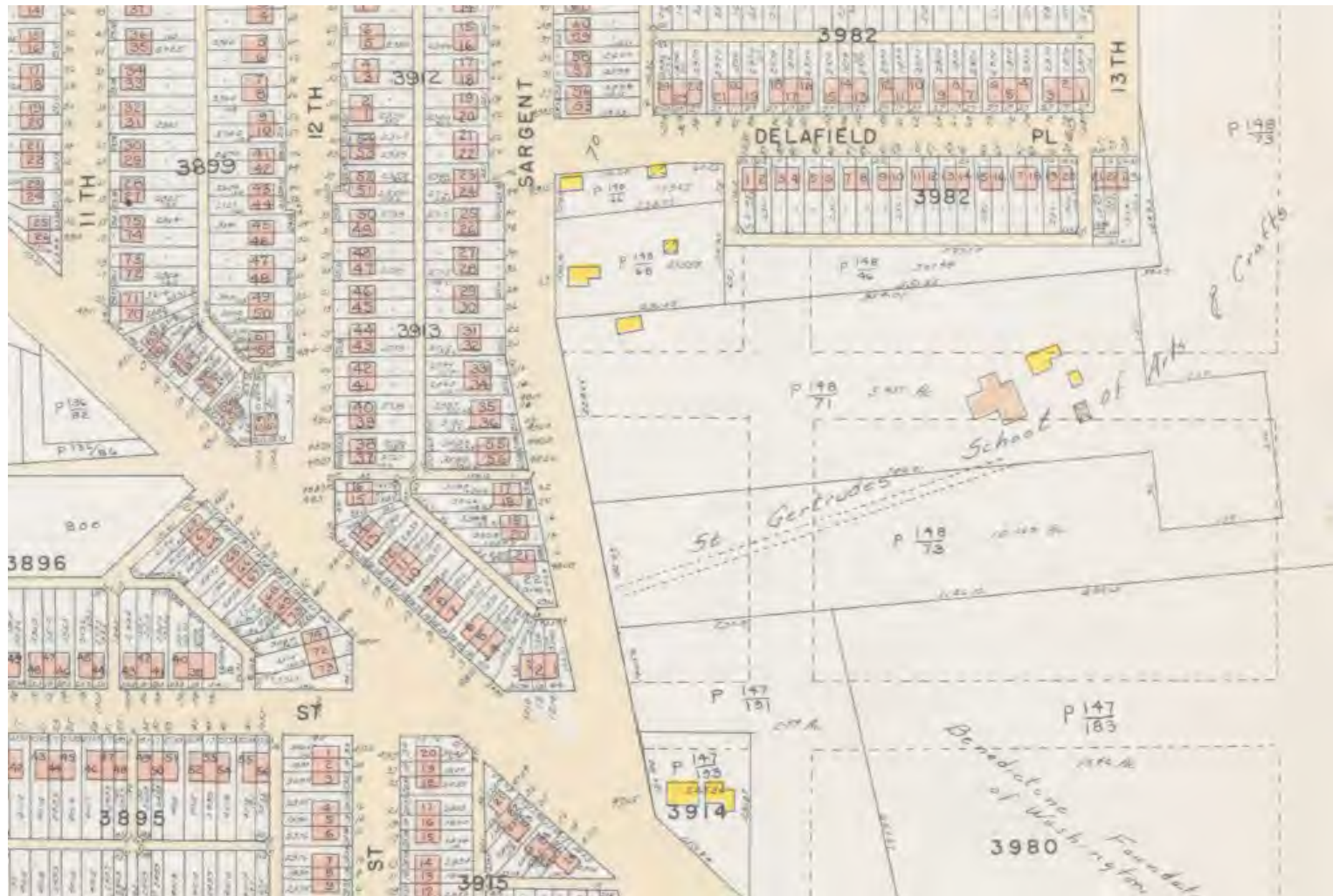
Web Extract of the Official Zoning Map of the District of Columbia created on 1/7/2026.

Service provided by the DC Office of Zoning.

441 4th St NW Ste 200S
Washington, DC 20001

For reference only. To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, DC GIS, DCOZ and DC GIS

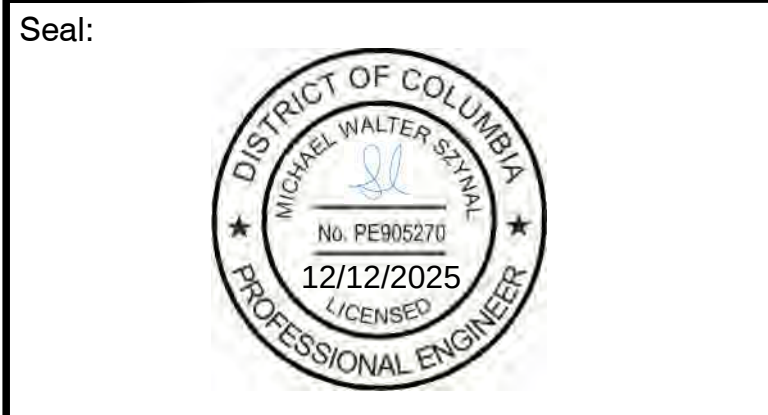




STORM DRAIN CALCULATIONS					
ID	CC (SF)	BMP (SF)	IMP (SF)	RUNOFF COEFFICIENT	AREA (AC)
AD1	913	1201	5740	0.869	0.180
AD2	5926	0	11408	0.711	0.398
AD3	980	0	8528	0.878	0.218
AD4	752	195	2772	0.808	0.085
AD5	850	0	7320	0.877	0.188
AD6	1310	224	2772	0.737	0.099
AD7	677	224	0	0.424	0.021
D3	10779	820	20224	0.713	0.731
D4	1303	0	6815	0.838	0.186
W1	539395	0	103725	0.363	14.764

LEGEND

--- INLET DRAINAGE DIVIDE



Client:

ENTITY NAME: URBAN ATLANTIC DEVELOPMENT LLC
CONTACT NAME: TEDDY SWIFT
ADDRESS: 7735 OLD GEORGETOWN ROAD, SUITE 500, BETHESDA, MD 20814
PHONE: 301-280-1662
EMAIL: TSWIFT@URBAN-ATLANTIC.COM

Project:

Boys Town
(Phase 1)
4801 Sargent Road NE
Washington, DC

No.	Date	Issue/Revision
Designed By: SL	Drawn By: BB	Checked By: MS
Project No.: 24-043		Date: Dec 4, 2025
Scale: 40' 20' 0' 40' 80' 1" = 40'		

Sheet Title:

Inlet Drainage Area Map

Sheet No.: **CIV0401**