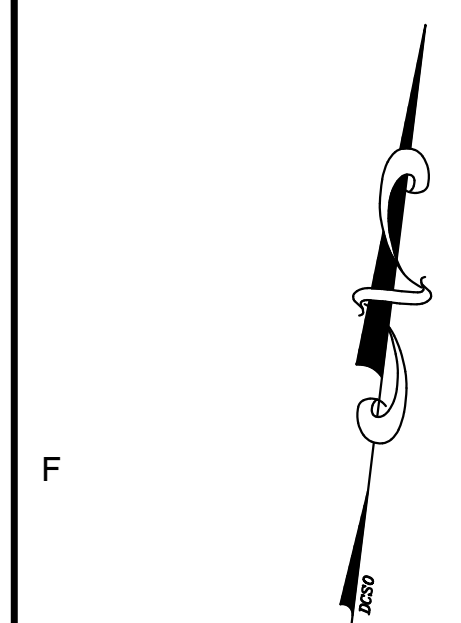
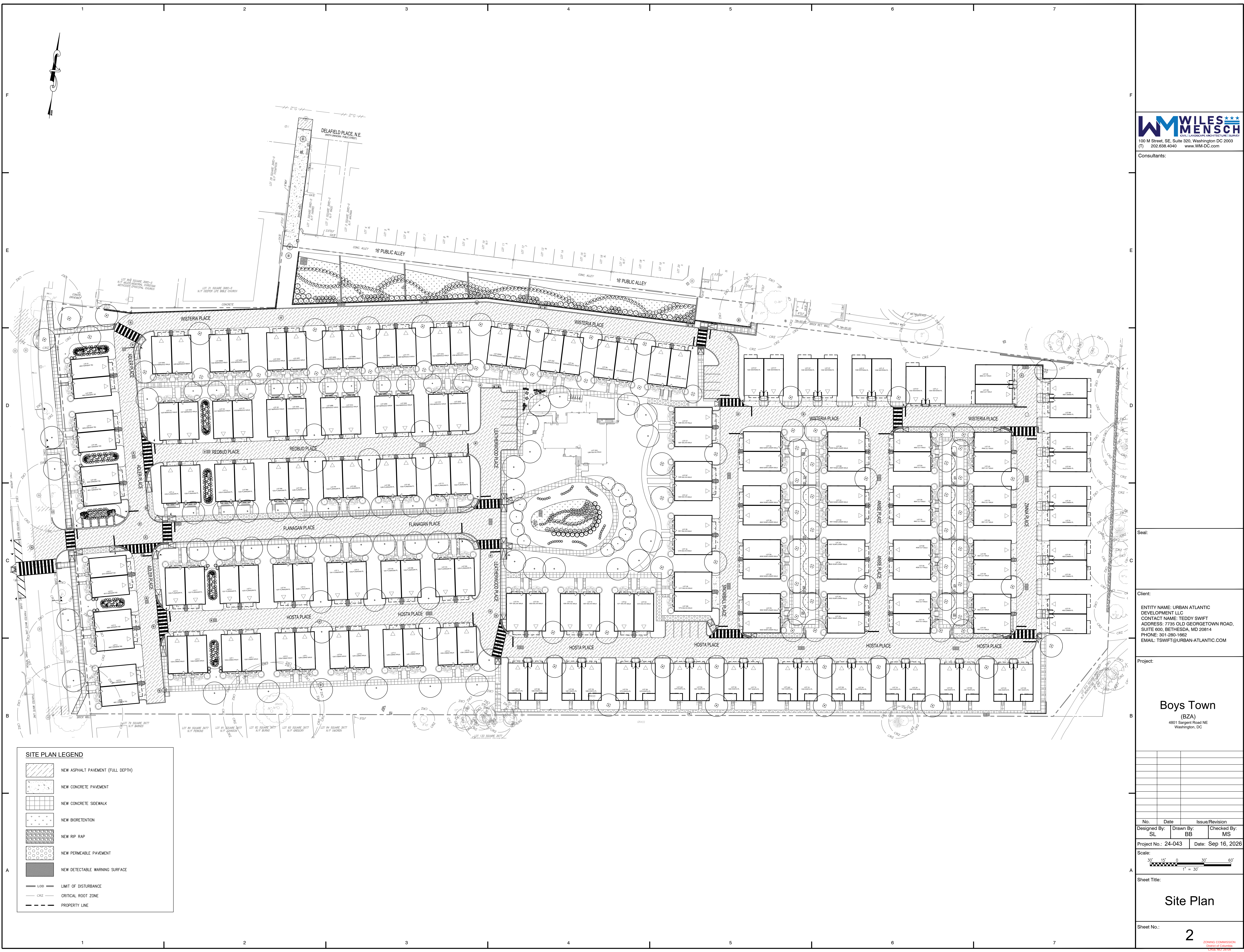




SITE PLAN LEGEND

[Pattern]	NEW ASPHALT PAVEMENT (FULL DEPTH)
[Pattern]	NEW CONCRETE PAVEMENT
[Pattern]	NEW CONCRETE SIDEWALK
[Pattern]	NEW BIORETENTION
[Pattern]	NEW RIP RAP
[Pattern]	NEW PERMEABLE PAVEMENT
[Pattern]	NEW DETECTABLE WARNING SURFACE
[Line]	LOD LIMIT OF DISTURBANCE
[Line]	CRZ CRITICAL ROOT ZONE
[Line]	PROPERTY LINE

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Consultants:

Seal:

Client:

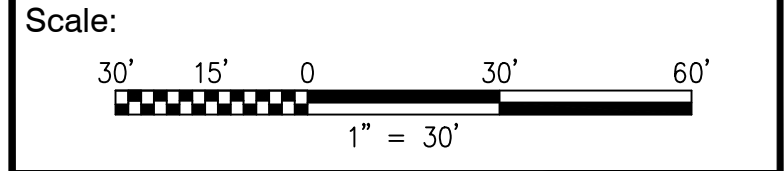
ENTITY NAME: URBAN ATLANTIC DEVELOPMENT LLC
CONTACT NAME: TEDDY SWIFT
ADDRESS: 7735 OLD GEORGETOWN ROAD, SUITE 500, BETHESDA, MD 20814
PHONE: 301-280-1662
EMAIL: TSWIFT@URBAN-ATLANTIC.COM

Project:

Boys Town
(BZA)
4801 Sargent Road NE
Washington, DC

No.	Date	Issue/Revision
Designed By:	Drawn By:	Checked By:
SL	BB	MS

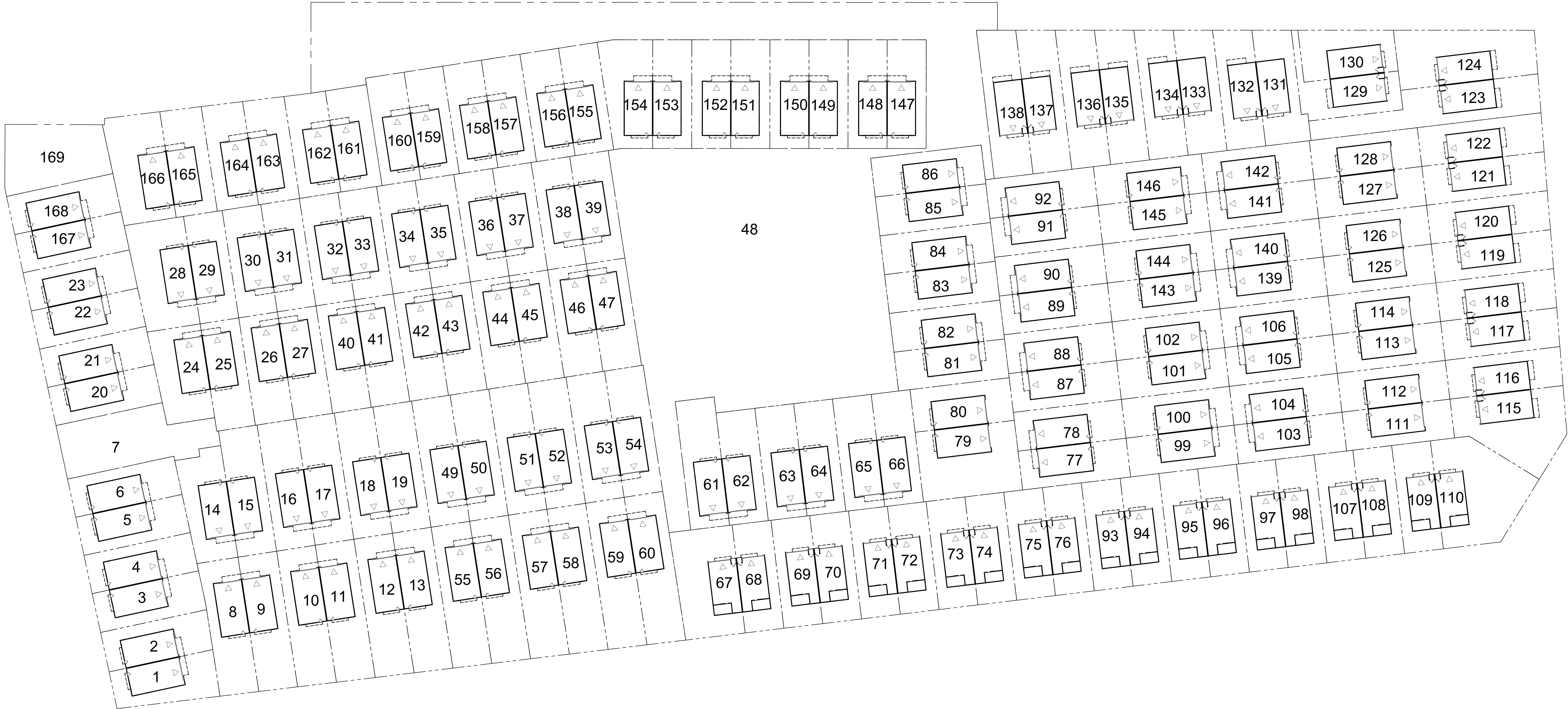
Project No.: 24-043 Date: Sep 16, 2026



Sheet Title:

Site Plan

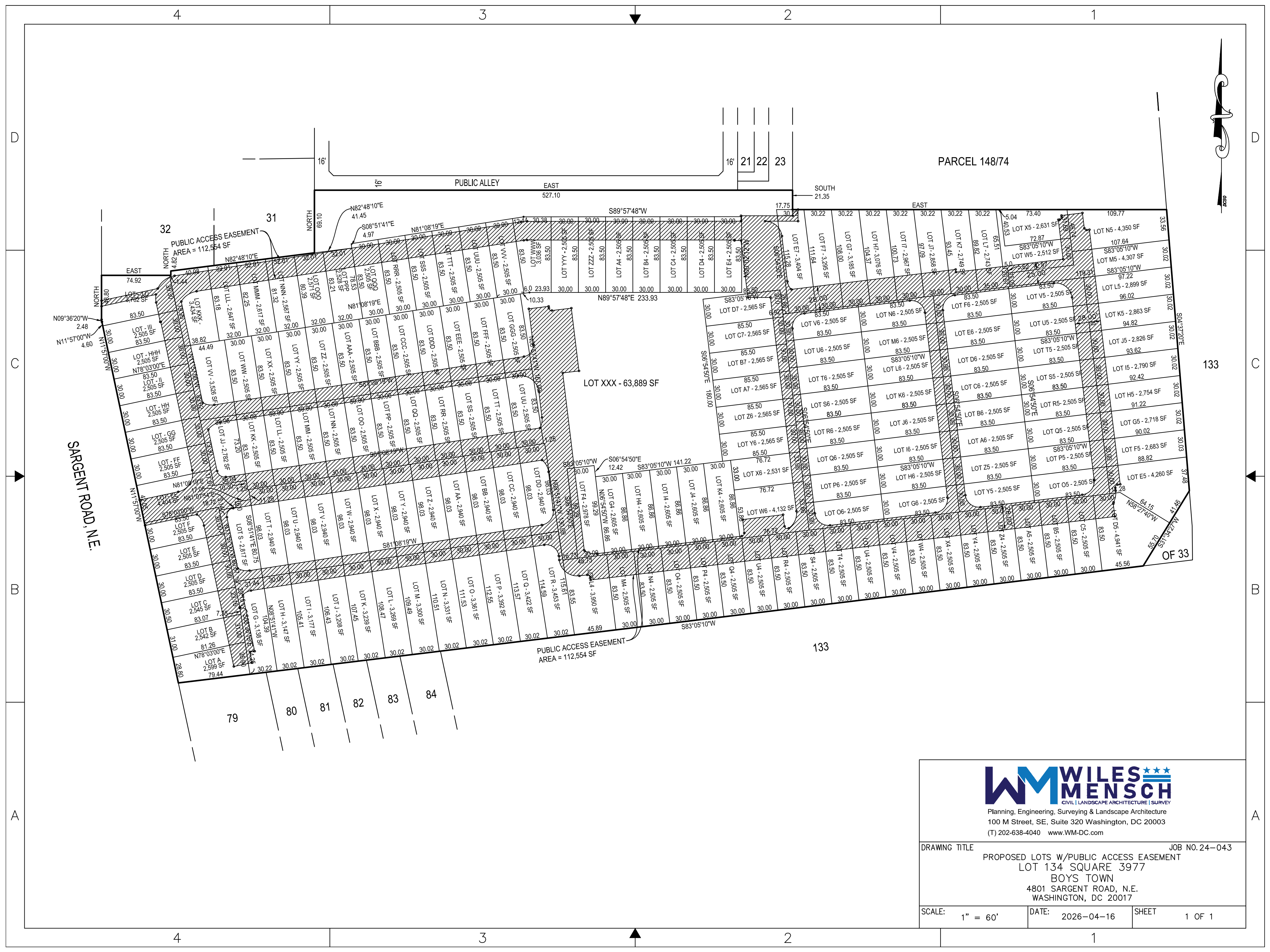
Sheet No.:



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	859	33.6%
3	30.50	924	2,546	36.3%	8.50	24.25	827	32.5%
4	30.00	924	2,505	36.9%	8.00	24.25	796	31.8%
5	30.00	924	2,505	36.9%	8.00	24.25	796	31.8%
6	30.00	924	2,505	36.9%	8.00	24.25	841	33.6%
7	42.05	0	4,440	0.0%	N/A	N/A	1,334	30.0%
8	30.00	924	3,146	29.4%	8.00	43.08	1,013	32.2%
9	30.00	924	3,147	29.4%	8.00	43.76	1,548	49.2%
10	30.00	924	3,178	29.1%	8.00	45.12	1,579	49.7%
11	30.00	924	3,208	28.8%	8.00	45.80	1,609	50.2%
12	30.00	924	3,239	28.5%	8.00	47.16	1,640	50.6%
13	30.00	924	3,269	28.3%	8.00	47.84	1,671	51.1%
14	31.87	924	2,866	32.2%	10.86	20.00	992	34.6%
15	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
16	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
17	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
18	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
19	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
20	30.00	924	2,505	36.9%	8.00	24.25	783	31.3%
21	30.00	924	2,505	36.9%	8.00	24.25	795	31.7%
22	30.00	924	2,505	36.9%	8.00	24.25	795	31.7%
23	30.00	924	2,505	36.9%	8.00	24.25	795	31.7%
24	36.97	924	2,849	32.4%	16.25	20.13	2,565	36.0%
25	30.00	924	2,505	36.9%	8.00	30.75	884	35.3%
26	30.00	924	2,505	36.9%	8.00	30.75	884	35.3%
27	30.00	924	2,505	36.9%	8.00	30.75	884	35.3%
28	41.23	1,204	3,646	25.3%	20.34	20.75	1,246	34.3%
29	30.00	924	2,505	36.9%	8.00	20.75	838	33.5%
30	30.00	924	2,505	36.9%	8.00	20.75	838	33.5%
31	30.00	924	2,505	36.9%	8.00	20.75	838	33.5%
32	30.00	924	2,505	36.9%	8.00	20.75	773	30.9%
33	30.00	924	2,505	36.9%	8.00	20.75	774	30.9%
34	30.00	924	2,505	36.9%	8.00	20.75	773	30.9%
35	30.00	924	2,505	36.9%	8.00	20.75	774	30.9%
36	30.00	924	2,505	36.9%	8.00	20.75	773	30.9%
37	30.00	924	2,505	36.9%	8.00	20.75	774	30.9%
38	30.00	924	2,505	36.9%	8.00	20.75	838	33.5%
39	30.00	924	2,505	36.9%	8.00	20.75	807	32.2%
40	30.00	924	2,505	36.9%	8.00	30.75	878	35.0%
41	30.00	924	2,505	36.9%	8.00	30.75	801	32.0%
42	30.00	924	2,505	36.9%	8.00	30.75	769	30.7%
43	30.00	924	2,505	36.9%	8.00	30.75	769	30.7%
44	30.00	924	2,505	36.9%	8.00	30.75	769	30.7%
45	30.00	924	2,505	36.9%	8.00	30.75	769	30.7%
46	30.00	924	2,505	36.9%	8.00	30.75	769	30.7%
47	30.00	924	2,505	36.9%	8.00	30.75	774	30.9%
48	193.73	0	63,677	0.0%	N/A	N/A	42,859	67.3%
49	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
50	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
51	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
52	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
53	30.00	924	2,941	31.4%	8.00	37.28	1,008	34.3%
54	30.00	924	2,941	31.4%	8.00	37.28	893	30.4%
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	1,763	52.5%
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	53.28	1,824	53.3%
60	30.00	924	3,453	26.8%	8.00	53.96	1,883	48.7%

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	968	32.5%
62	30.00	924	2,606	35.5%	8.00	33.61	1,249	47.9%
63	30.00	924	2,606	35.5%	8.00	33.61	1,236	47.4%
64	30.00	924	2,606	35.5%	8.00	33.61	1,236	47.4%
65	30.00	924	2,606	35.5%	8.00	33.61	1,227	47.1%
66	30.00	924	2,606	35.5%	8.00	33.61	953	36.6%
67	45.89	924	3,950	23.4%	24.30	23.75	1,400	35.4%
68	30.00	924	2,505	36.9%	8.00	23.75	781	31.2%
69	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
70	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
71	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
72	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
73	30.00	924	2,505	36.9%	8.00	23.75	779	31.1%
74	30.00	924	2,505	36.9%	8.00	23.75	779	31.1%
75	30.00	924	2,505	36.9%	8.00	23.75	779	31.1%
76	30.00	924	2,505	36.9%	8.00	23.75	779	31.1%
77	30.00	924	2,505	36.9%	8.00	25.67	776	31.0%
78	30.00	924	2,505	36.9%	8.00	25.67	1,055	42.1%
79	63.86	924	4,132	22.4%	31.88	20.00	1,238	30.0%
80	33.00	924	2,532	36.5%	11.00	20.00	1,020	40.3%
81	30.00	924	2,565	36.0%	8.00	21.75	975	38.0%
82	30.00	924	2,565	36.0%	8.00	21.75	928	36.2%
83	30.00	924	2,565	36.0%	8.00	21.75	1,065	41.5%
84	30.00	924	2,565	36.0%	8.00	21.75	1,074	41.9%
85	30.00	924	2,565	36.0%	8.00	21.75	1,011	39.4%
86	30.00	924	2,565	36.0%	8.00	21.75	790	30.8%
87	30.00	924	2,505	36.9%	8.00	25.67	1,069	42.7%
88	30.00	924	2,505	36.9%	8.00	25.67	833	33.3%
89	30.00	924	2,505	36.9%	8.00	25.67	1,069	42.7%
90	30.00	924	2,505	36.9%	8.00	25.67	1,055	42.1%
91	30.00	924	2,505	36.9%	8.00	25.67	1,069	42.7%
92	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
93	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
94	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
95	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
96	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
97	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
98	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
99	30.00	924	2,505	36.9%	8.00	22.83	760	30.3%
100	30.00	924	2,505	36.9%	8.00	22.83	979	39.1%
101	30.00	924	2,505	36.9%	8.00	22.83	990	39.5%
102	30.00	924	2,505	36.9%	8.00	22.83	979	39.1%
103	30.00	924	2,505	36.9%	8.00	25.67	790	31.5%
104	30.00	924	2,505	36.9%	8.00	25.67	1,058	42.2%
105	30.00	924	2,505	36.9%	8.00	25.67	1,073	42.8%
106	30.00	924	2,505	36.9%	8.00	25.67	1,058	42.2%
107	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
108	30.00	924	2,505	36.9%	8.00	23.75	822	32.8%
109	30.00	924	2,505	36.9%	8.00	23.75	781	31.2%
110	30.00	924	4,886	19.9%	31.83	23.75	2,669	54.6%
111	30.00	924	2,505	36.9%	8.00	21.42	753	30.1%
112	30.00	924	2,505	36.9%	8.00	21.42	859	34.3%
113	30.00	924	2,505	36.9%	8.00	21.42	868	34.7%
114	30.00	924	2,505	36.9%	8.00	21.42	859	34.3%
115	30.00	924	4,168	22.2%	15.39	20.02	2,854	63.7%
116	30.00	924	2,642	35.0%	8.00	21.17	1,186	44.9%
117	30.00	924	2,677	34.5%	8.00	22.38	1,222	45.6%
118	30.00	924	2,713	34.1%	8.00	23.53	1,257	46.3%
119	30.00	924	2,748	33.9%	8.00	24.74	1,292	47.0%
120	30.00	924	2,784	33.2%	8.00	25.89	1,328	47.7%

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	1,363	48.4%
122	30.00	924	2,854	32.4%	8.00	28.26	1,399	49.0%
123	30.00	924	4,263	21.7%	8.00	29.47	1,434	33.6%
124	33.53	924	4,278	21.6%	15.35	30.62	2,311	54.0%
125	30.00	924	2,505	36.9%	8.00	21.42	868	34.7%
126	30.00	924	2,505	36.9%	8.00	21.42	859	34.3%
127	30.00	924	2,505	36.9%	8.00	21.42	868	34.7%
128	30.00	924	2,505	36.9%	8.00	21.42	753	30.1%
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	1,423	54.5%
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	20.62	1,029	36.1%
134	30.00	924	2,956	31.3%	8.00	20.15	1,137	38.5%
135	30.00	924	3,065	30.1%	8.00	23.86	1,246	40.7%
136	30.00	924	3,174	29.1%	8.00	27.39	1,355	42.7%
137	30.00	924	3,282	28.2%	8.00	31.10	1,463	44.6%
138	30.00	924	3,391	27.2%	8.00	34.62	1,193	35.2%
139	30.00	924	2,505	36.9%	8.00	25.67	1,073	42.8%
140	30.00	924	2,505	36.9%	8.00	25.67	1,058	42.2%
141	30.00	924	2,505	36.9%	8.00	25.67	1,073	42.8%
142	30.00	924	2,505	36.9%	8.00	22.83	786	31.4%
143	30.00	924	2,505	36.9%	8.00	22.83	990	39.5%
144	30.00	924	2,505	36.9%	8.00	22.83	979	39.1%
145	30.00	924	2,505	36.9%	8.00	22.83	990	39.5%
146	30.00	924	2,505	36.9%	8.00	22.83	801	32.0%
147	30.00	924	2,505	36.9%	8.00	27.65	771	30.8%
148	30.00	924	2,505	36.9%	8.00	27.65	789	31.5%
149	30.00	924	2,505	36.9%	8.00	27.65	793	31.7%
150	30.00	924	2,505	36.9%	8.00	27.65	793	31.7%
151	30.00	924	2,505	36.9%	8.00	27.66	792	31.6%
152	30.00	924	2,505	36.9%	8.00	27.66	792	31.6%
153	30.00	924	2,505	36.9%	8.00	27.67	1,084	35.7%
154	30.00	924	3,037	30.4%	8.00	27.67	792	31.6%
155	30.00	924	2,505	36.9%	8.00	27.67	792	31.6%
156	30.00	924	2,505	36.9%	8.00	27.64	780	31.1%
157	30.00	924	2,505	36.9%	8.00	27.64	779	31.1%
158	30.00	924	2,505	36.9%	8.00	27.64	779	31.1%
159	30.00	924	2,505	36.9%	8.00	27.64	754	30.5%
160	30.00	924	2,505	36.9%	8.00	27.65	766	30.6%
161	32.00	924	2,512	36.8%	10.00	22.65	773	30.8%
162	32.00	924	2,519	36.8%	10.00	22.77	775	30.8%
163	32.00	924	2,550	36.7%	10.00	23.99	800	31.4%
164	32.00	924	2,583	35.8%	10.00	24.37	833	32.2%
165	32.00	924	2,616	35.3%	10.00	25.96	867	33.1%
166	40.43	924	3,549	26.0%	19.14	26.44	1,166	32.9%
167	30.00	924	2,505	36.9%	8.00	24.25	798	31.8%
168	30.00	924	2,505	36.9%	8.00	24.25	795	31.7%
169	38.37	0	3,704	0.0%	N/A	N/A	2,662	72.4%



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DRAWING TITLE JOB NO. 24-043
PROPOSED LOTS W/PUBLIC ACCESS EASEMENT
LOT 134 SQUARE 3977
BOYS TOWN
4801 SARGENT ROAD, N.E.
WASHINGTON, DC 20017

SCALE: 1" = 60' DATE: 2026-04-16 SHEET 1 OF 1