

Tree No.	Species	Size / (Circumference)	CRZ	Condition	Canopy Position	Crown Density	Average Crown Radius	Status	Activities			Existing Conditions / Observations
									Root Prune	Tree Protection	Remove Invasive	
		*DBH (in)	R (ft)	%		%	R (ft)					
24*	Quercus alba, White Oak	26.00 (81.68)	39	0.57	Dominant	0.60	20	PRESERVE				NELSON P. KIRCHNER, RLA LANDSCAPE ARCHITECT ISA CERTIFIED ARBORIST MA-4720AM  NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY. EI AT ROOT CROWN. AND LOWER TRUNK STEM. TREE IS OFF-SITE.
26*	Liriodendron tulipifera, Yellow Poplar	42.00 (131.95)	63	0.60	Dominant	0.30	19	PRESERVE				NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. TREE IS OFF-SITE.
28*	Fagus grandifolia, American Beech	24.9 (78.23)	38	0.65	Dominant	0.80	25	PRESERVE				NO APPARENT BIOTIC ISSUES OBSERVED. GOOD VIGOR, VITALITY & STRUCTURE. SLIGHT DEADWOOD. TREE IS OFF-SITE.
29*	Fagus grandifolia, American Beech	19.9 (62.58)	30	0.65	Dominant	0.80	25	PRESERVE				NO APPARENT BIOTIC ISSUES OBSERVED. GOOD VIGOR, VITALITY & STRUCTURE. TREE IS OFF-SITE.
30*	Ulmus americana, American Elm	14 (43.98)	21	0.40	Dominant	0.45	18	PRESERVE				TREE-30 W/ SIGNIFICANT DEADWOOD IN CANOPY. OPEN CANKER AT ROOT CROWN. TREE SHOWS DECLINE. TREE IS OFF-SITE.
1627	Carya glabra, Pignut Hickory	14.1 (44.30)	22	0.25	Dominant	0.15	14	REMOVE				TREE-1627 W/ SEVERE INVASIVE ENGLISH IVY (EI) FROM GRADE TO CANOPY. EI EMBEDDED INTO TRUNK STEM. POOR SCAFFOLD BRANCHING.
1628	Quercus rubra, Northern Red Oak	9.3 (29.22)	14	0.25	Dominant	0.15	8	REMOVE				NO SEVERE BIOTIC ISSUES OBSERVED. TREE-1628 W/ SEVERE INVASIVE ENGLISH IVY (EI) FROM GRADE TO CANOPY. VERY LOW CANOPY RATIO. POOR SCAFFOLD BRANCHING.
1629	Prunus serotina, Black Cherry	13.1 41.15)	20	0.00 -0.05	Codominant	0.10	8	REMOVE				TREE-1629 W/ SEVERE INVASIVE EI & WILD GRAPE (VITIS) FROM GRADE TO CANOPY. EXPOSED ROOTS AT ROOT CROWN.

Tree No.	Species	Size / (Circumference)	CRZ	Condition	Canopy Position	Crown Density	Average Crown Radius	Status	Activites			Existing Conditions / Observations
									Root Prune	Tree Protection	Remove Invasive	
		*DBH (in)	R (ft)	%		%	R (ft)					
1630	Robinia pseudoacacia, Black Locist	7.6 (23.88)	12	0.10	Codominant	0.10	14	REMOVE				TREE-1630 IN SEVERE DECLINE. SEVERE INVASIVE ENGLISH IVY (EI) & POISON IVY FROM GRADE TO CANOPY.
1631	Quercus alba, White Oak	7.5 (23.56)	12	0.00-0.05	Codominant	0.05	6	REMOVE				TREE-1631 IN SEVERE DECLINE. INVASIVE VINE FROM GRADE TO CANOPY. VERY (V) POOR STRUCTURE & SCAFFOLD BRANCHING.
1634	Fagus grandifolia, American Beech	17.3 (54.34)	26	0.65	Dominant	0.45	18	PRESERVE				NO APPARENT BIOTIC ISSUES OBSERVED. GOOD VIGOR, VITALITY & STRUCTURE.
1635	Fagus grandifolia, American Beech	11.5 (36.13)	18	0.65	Dominant	0.70	10	PRESERVE				NO APPARENT BIOTIC ISSUES OBSERVED. GOOD VIGOR, VITALITY & STRUCTURE.
1636	Fagus grandifolia, American Beech	18.0 (56.55)	27	0.65	Dominant	0.85	18	PRESERVE				NO APPARENT BIOTIC ISSUES OBSERVED. GOOD VIGOR, VITALITY & STRUCTURE.
1637	Quercus alba, White Oak	12.8 (40.21)	20	0.00	Codominant	0.08	7	REMOVE				TREE-1637 W/ SEVERE EI FROM GRADE TO CANOPY. TREE IN SEVERE DECLINE. SHOWS NO SCAFFOLD BRANCHING.
1638	Robinia pseudoacacia, Black Locist	7.6 (23.88)	12	0.00-0.05	Codominant	0.15	10	REMOVE				TREE-1638 W/ VERY SEVERE EI FROM GRADE TO CANOPY. VERY POOR SCAFFOLD BRANCHING & CANOPY RATIO. V-POOR STRUCTURE.
1639	Fagus grandifolia, American Beech	10.6 (33.30)	16	0.60	Codominant	0.90	12	PRESERVE				NO APPARENT BIOTIC ISSUES OBSERVED. GOOD VIGOR & VITALITY. FAIR/GOOD STRUCTURE.
1640	Quercus prinus, Chestnut Oak	21 (65.97)	32	0.60	Dominant	0.80	18	PRESERVE				NO APPARENT BIOTIC ISSUES OBSERVED. GOOD VIGOR, VITALITY & STRUCTURE. SLIGHT DEADWOOD.

## 4509 FOXHALL CRESCENT , NW, WASHINGTON, DC

Tree No.	Species	Size / (Circumference)	CRZ	Condition	Canopy Position	Crown Density	Average Crown Radius	Status	Activites			Existing Conditions / Observations
									Root Prune	Tree Protection	Remove Invasive	
		*DBH (in)	R (ft)	%		%	R (ft)					
1641	Fagus grandifolia, American Beech	5.2 (16.33)	8	0.50	Codominant	0.70	8	PRESERVE				NELSON P. KIRCHNER, RLA LANDSCAPE ARCHITECT ISA CERTIFIED ARBORIST MA-4720AM  NO SEVERE BIOTIC ISSUES OBSERVED. GOOD VIGOR & VITALITY. SEVERE INVASIVE ENGLISH IVY FROM GRADE TO CANOPY.
5368	Quercus alba, White Oak	27.00 (84.82)	41	0.00 - 0.05	Dominant	0 -0.05	15	REMOVE				TREE-5368 IS IN SEVERE DECLINE. EMBEDDED EI FROM GRADE TO CANOPY. NEAR NECROSIS.
5369	Carya glabra, Pignut Hickory	20.30 (63.77)	30	0.15	Codominant	0.10	12	REMOVE				VERY SEVERE INVASIVE ENGLISH (EI) IVY FROM GRADE TO CANOPY. EI EMBEDDED INTO TRUNK STEM.
5374	Quercus alba, White Oak	32.40 (101.78)	49	0.58	Dominant	0.25	18	PRESERVE				NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. LOW CANOPY RATIO. INVASIVE VITIS (GRAPE VINE).

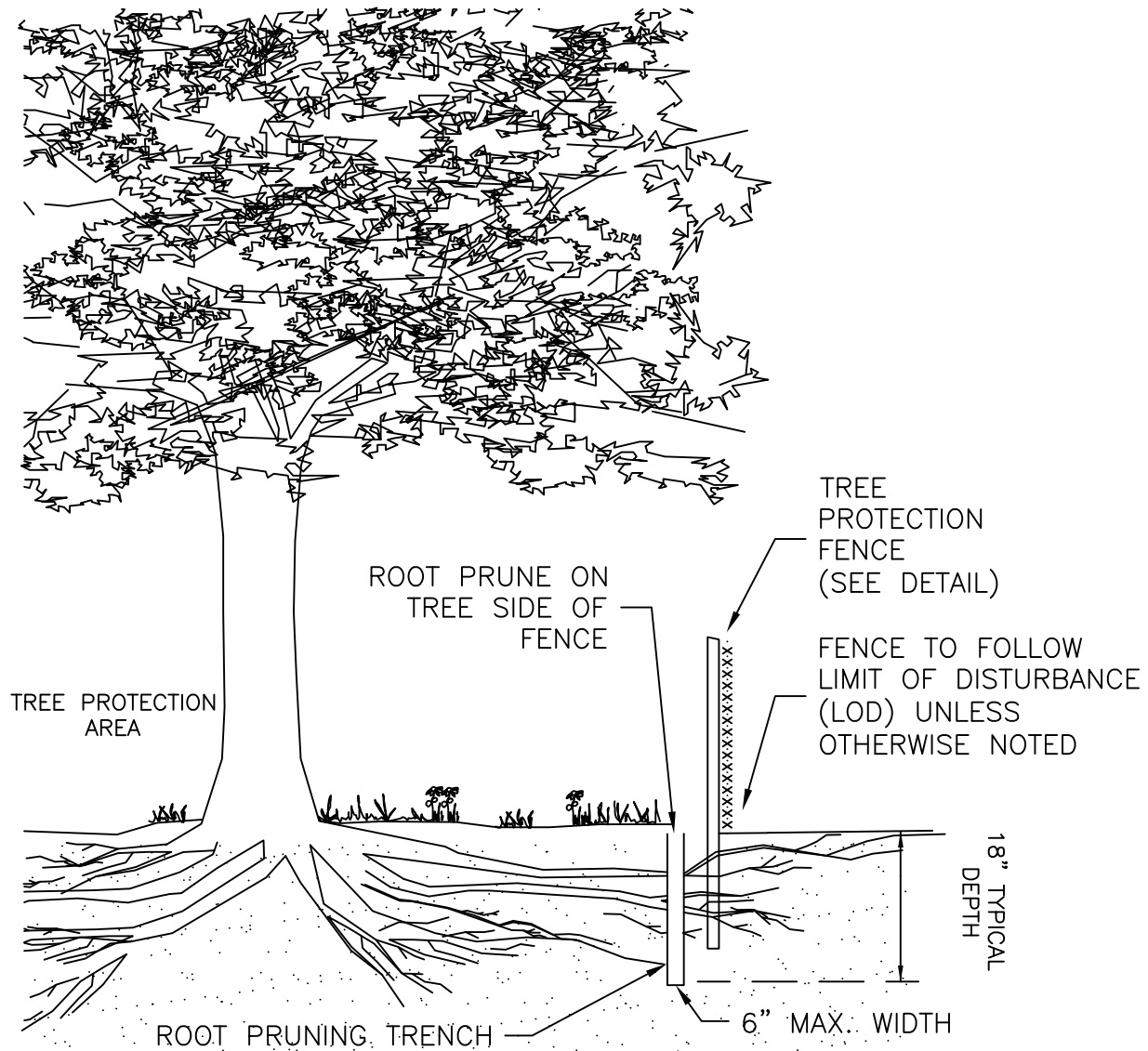
DBH = Diameter at Breast Height (measured 4.5 feet above ground).

CRZ =Critical Root Zone (1.5 foot of radius per inch of tree diameter). CRZ for trees with multiple stems are calculated based on the diameter of a tree with the basal area equal to the sum of the basal areas for all stems measured.

\* = Indicates that the subject tree is off-site and that caliper is estimated. Because the tree is off-site the immediate close-up biotic conditions were not observed.

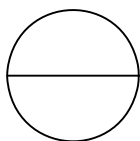
Conditions Ratings are provided as percentages and are based on methods outlined in the "Guide for Plant Appraisal", 9th edition, published by the International Society of Arboriculture.

C:\Projects\NPK Arbor . Landscp Projs\4509 Foxhall Crescent Dr NW\[4509 Foxhall Crescent (2022.04.03).xls]Sheet1



**NOTES:**

1. TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FIELD BY PROJECT ARBORIST.
2. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING.
3. TRENCH SHOULD BE BACKFILLED IMMEDIATELY OR INCORPORATED WITH SILT FENCE INSTALLATION.
4. ROOTS SHOULD BE SEVERED BY TRENCHER, VIBRATORY PLOW OR APPROVED EQUIVALENT. ROOTS OVER 1.5" DIAMETER SHOULD BE CLEANLY CUT BY HAND. ROOT PRUNING ADJACENT TO SPECIMEN TREES MAY REQUIRE SOIL REMOVAL BY SUPERSONIC AIR TOOL TO MINIMIZE TREE AND ROOT IMPACTS.



**ROOT PRUNING (TYPICAL)**

SCALE: NTS

**ROOT PRUNING DETAIL**

**\*\* REFER TO PROJECT SPECIFICATIONS FOR TREE PROTECTION MATERIALS \*\***

Sheet #:  
Scale: NTS  
Date:

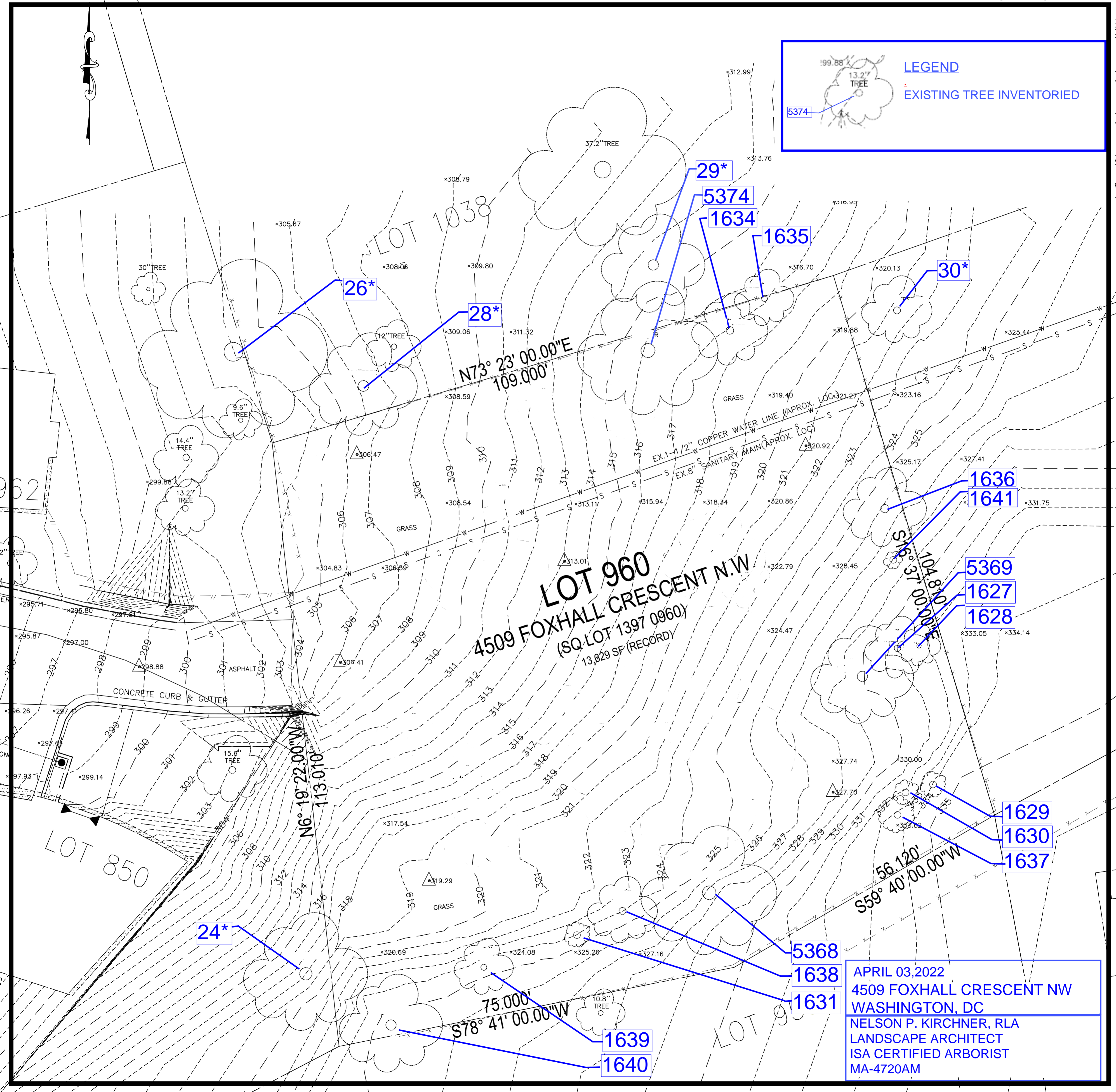


1131 Benfield Boulevard, Suite L  
Millersville, MD 21108  
Phone: 410-672-5990 • Fax: 410-672-5993  
www.wetlands.com



**LEGEND**

EXISTING TREE INVENTORIED

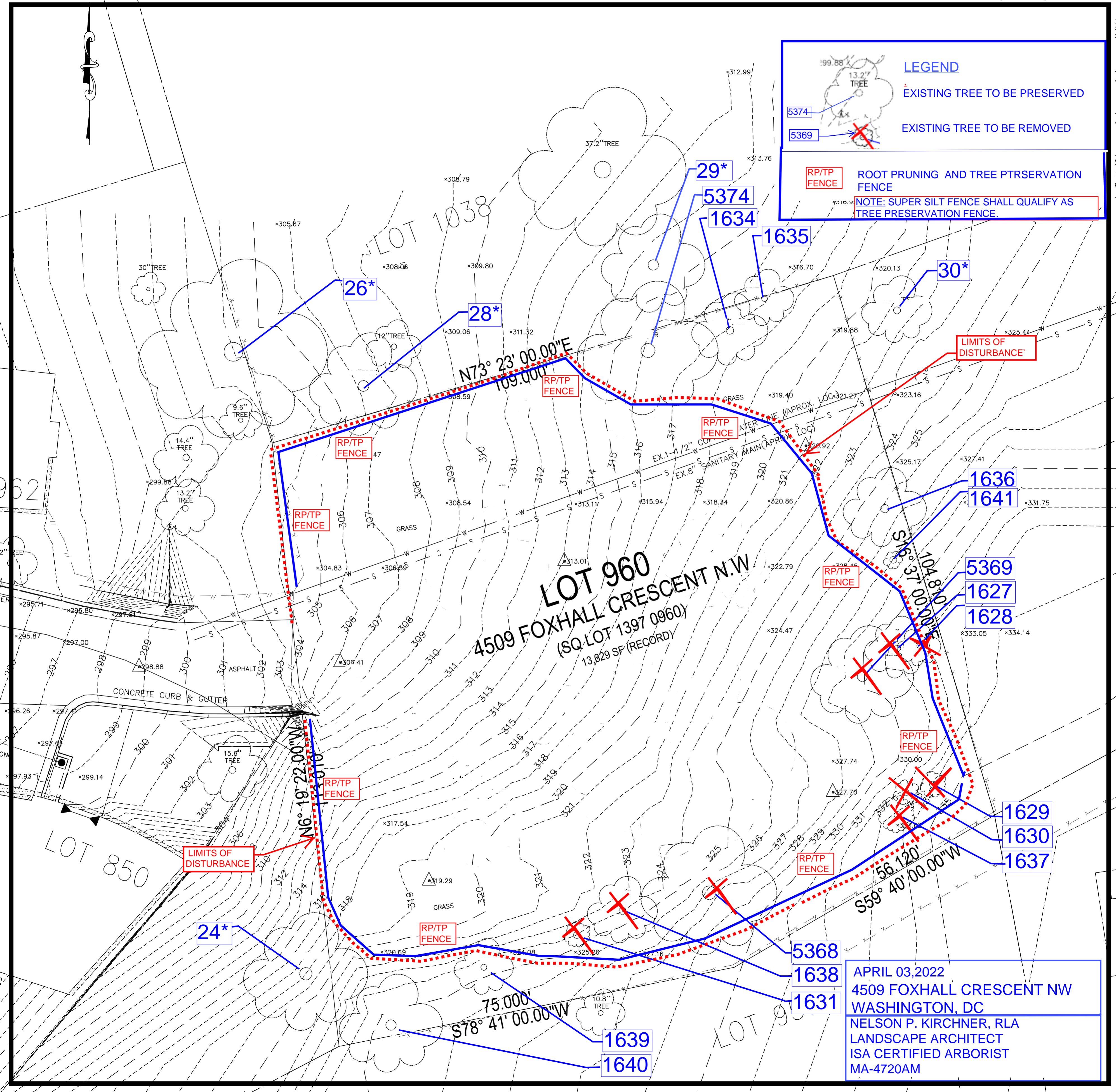


APRIL 03, 2022  
 4509 FOXHALL CRESCENT NW  
 WASHINGTON, DC  
 NELSON P. KIRCHNER, RLA  
 LANDSCAPE ARCHITECT  
 ISA CERTIFIED ARBORIST  
 MA-4720AM

**LEGEND**

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- RP/TP FENCE
- ROOT PRUNING AND TREE PRESERVATION FENCE

**NOTE: SUPER SILT FENCE SHALL QUALIFY AS TREE PRESERVATION FENCE.**



APRIL 03, 2022  
 4509 FOXHALL CRESCENT NW  
 WASHINGTON, DC  
 NELSON P. KIRCHNER, RLA  
 LANDSCAPE ARCHITECT  
 ISA CERTIFIED ARBORIST  
 MA-4720AM

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

RP/TP FENCE

ROOT PRUNING AND TREE PRESERVATION FENCE

NOTE: SUPER SILT FENCE SHALL QUALIFY AS TREE PRESERVATION FENCE.

5374

5369

29\*

5374

1634

1635

30\*

26\*

28\*

1636

1641

5369

1627

1628

1629

1630

1637

5368

1638

1631

1639

1640

**LOT 960**  
**4509 FOXHALL CRESCENT N.W.**  
 (SQ LOT 1397 0960)  
 13,629 SF (RECORD)

LOT 850

LOT 9

LOT 1038



## EXHIBIT C

# *Construction Management Plan*

*for*

## *4509 Foxhall Crescents NW (“Property”)*

Penguin, LLC (“Penguin”) agrees to comply with the forgoing construction management terms for the development of a single family home on the Property (“Project”) upon approval of Board of Zoning Adjustment Application No. 20636:

### **1. Communication:**

Penguin will identify a point of contact (“Consultant”) for construction who shall be responsible for providing a monthly updated schedule and timetable for the Project (see the initial timetable for the Project), and updates and notice of any significant events. The Consultant shall be available by cell phone and electronic mail and shall respond promptly to any inquiries and complaints.

### **2. Neighborhood Safety:**

Penguin will erect temporary signs for all construction workers to drive slowly on Foxhall Crescents Drive, and caution all construction workers to drive slowly.

### **3. Insurance:**

Penguin shall obtain umbrella insurance, flood insurance, HOA insurance, and construction insurance policies for the Property and Project.

### **4. Protection of Neighboring Properties During Construction:**

Penguin will ensure that a Super silt fence will be installed every 50’ around the perimeter of the Property per DC Department of Energy and Environment (“DOEE”) ESC manual. There will be a construction entrance will be provided at the Property gate and an opening in the silt fence to allow access for construction vehicles to the Property.

- There will be a super silt fence at the Property line as well as a sump pump and filter bag, this will drain water to the storm drains directly.
- The storm water drainage inlet for sediment will be checked once a week.
- At the end of the Project, will vacuum and flush the storm water drainage inlet.
- Will install an 8’-10’ green mesh fence between construction site and neighboring properties at 4507 and 4513 Foxhall Crescents.

**5. Staging of Construction Vehicles:**

Penguin will ensure that excavation and large/heavy construction vehicles and deliveries shall be staged and escorted to the Property to avoid blocking the roadway. All vehicles shall turn off their ignitions during staging, except concrete mixer trucks.

**6. Storm Water Management (“SWM”):**

Penguin will submit a stormwater management plan to DOEE as required by law based on the applicable the 5,000+ square foot threshold of site disturbance on the Property. DOEE approval of the plan is required prior to the issuance of a building permit for the development of the Project. The Applicant stipulates that there is no intention to request any special DOEE stormwater accommodations on the Property but if such a need should arise, Penguin will provide at least 10 days prior notice of such a request to the abutting Property owners and ANC 3D01.

**7. Erosion and Sediment Control:**

During construction, Penguin shall implement all DDOE-required erosion and sediment control methods.

**8. Hours of Construction & Limits on Construction Vehicles:**

The hours of construction are limited to:

*Excavation, Site Work and Shell to Under Roof to:*

Monday – Friday, 7:00 a.m. to 5:00 p.m. , Saturday, on need bases, 9:00 a.m. to 2 p.m.

*Interior Build Out:*

Monday – Friday, 7:00 a.m.-7:00 p.m.; Saturday, 9:00 a.m. to 2 p.m.

**9. Construction Equipment and Vehicles:**

All construction equipment and vehicles shall be stored and maintained on the Property.

**10. No Dumpster:**

No dumpster shall be located or maintained on the surrounding private streets.

**11. No Construction Parking:**

No more than four construction vehicles will be parked on Foxhall Crescent streets at any one time. Construction workers shall be prohibited from parking on the surrounding private streets.



**12. Road Repairs:**

Penguin will be responsible for the prompt repair and replacement of any cuts or damage to the surrounding private roadway surfaces as a result of construction activities (exclusive of normal wear and tear and general public use of the streets).

**13. Cleanliness:**

Penguin will be responsible for keeping the surrounding private streets and common areas clean from construction related trash, dirt, mud and other debris at the end of each work day. No construction related trash or materials will be deposited in the private trash cans belonging to adjoining properties

**14. Landscaping Plan:**

Penguin will prepare a landscaping and Tree Protection Plan for all the Heritage and special trees on the Property for review and approval by DDOT.



# *Gladys Sera, PhD, PMP, PE*

CIVIL ENGINEER, SURVEYOR, LANDSCAPE DESIGNER, ARBORIST

(202) 417-6559

GLADYS@SERAENGINEERED.COM | SERAENGINEERED.COM

WASHINGTON, DC

## **QUALIFICATIONS**

Gladys Sera has experience with land and water resource engineering and wastewater operations. She has designed multiple stormwater management systems, provided utility design, site development, and is a net-zero/sustainability expert. She has served as a liaison between project managers and technical staff, obtaining/documenting information essential for project development. Gladys has created/revise reports and determined calculations necessary for energy budgets. She has ed presentations as a subject matter expert in land and water resources.

## **EDUCATION**

DOCTORATE  
Philosophy  
Walden University

MASTER OF ENGINEERING  
Engineering  
University of Florida

BACHELOR OF SCIENCE  
Engineering  
University of Florida

## **LICENSES, REGISTRATIONS & CERTIFICATIONS**

Professional Engineer:  
DC VA MD NC SC GA FL  
Project Management  
Professional (PMP)  
#2589745  
Certified Arborist (ISA)  
#MA-6186A

## **WORK EXPERIENCE**

### *The Warf | PN Hoffman and Madison Marquette Washington, DC*

As the project engineer, Gladys provided many different aspects of civil engineering, from truck turn analysis, utility infrastructure, green infrastructure, and uploading and creating new roads using GIS software. This project entailed over 30 acres of land to redevelop into a large city destination, split into several segments. During the project there were several levels of LEED as well as building codes were required to be met; with Gladys's expertise in sustainability, they were able to achieve the highest level of LEED and achieve close to net-zero. The civil design was net-zero. She designed all BMP's, completed all calculations for the site, and designed the updates to the grading in the roads, which changed a result of new intersections. Gladys also completed the new spread calculations that were required by the new intersection and performed quality control tasks.

### *DCCH Housing Projects Washington, DC*

As the engineer, surveyor, and landscape designer, Gladys worked on these 5 projects from start to finish, completing the survey using both GPS and existing data and converting into CAD information. She used her expertise and policy knowledge to quickly complete the schematic review and provide clients with easier and more affordable paths, finding easy ways for clients to meet landscape requirements. She also performed feasibility assessments on the site for the wet and dry utilities and determined a cost analysis for multiple options.

### *Houston Elementary | Department of General Services Washington, DC*

As the project engineer, Gladys provided civil engineering services, including truck turn analysis, utility infrastructure and green infrastructure, permit expediting, and project management. This project entailed modernizing a school originally built in the 1920s. It was the DGS's goal to achieve net-zero and LEED. Gladys provided the client with 4 (four) to reach this goal. Maintaining sustainability required creativity in creating plans, communication with the surrounding community, as well as timely coordination with the A/E team.

### *DC Streetcar | District Department of Transportation Washington, DC*

For this project Gladys organized all utilities within the areaway of proposed streetcars and analyzed the amount it could cost to remove the all-underground utilities within the areaway. This entailed reviewing around 100 acres of land in order to determine the feasibility of installing streetcars within the limits. Using GIS, AutoCAD, and MicroStation software, she was able to ensure the space analyzed was in the correct location and properly document the cost for utility removal and best relocation methods.

### *Potomac Run Plaza Sterling, VA*

Gladys served as an irrigation design engineer, leading a team of designers. She recalculated energy and hydraulic requirements, created landscapes with irrigation outlines, and estimated designs that were created by the team. The hydraulic calculations she completed determined the amount of water needed, the GPM per type of sprinkler system, and the type of slow needed.

# CAPABILITY STATEMENT

Sera Engineered is a licensed multifaceted civil engineering firm with years of experience. Each project is catered to the needs, requirements and preferences of the client. Our portfolio varies in scale and complexity from single family homes to major infrastructural projects and large-scale design development projects for commercial, industrial, municipal, residential (single home and multi-family), education, healthcare and hospitality. Each client, no matter the cost, is treated equality and since all work is in-house, it is done in a timely and consistent manner. Each project is catered to the needs, requirements and preferences of the clients.



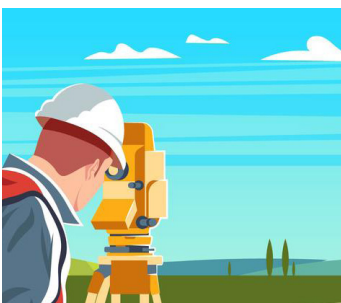
## Engineering Services

- Site Planning and Development
- Sanitary sewer design
- Domestic water design
- Dry utility design
- Storm-water Drainage design
- Storm-water Management Planning
- Storm-water Inspection
- Construction Documents & Specification



## Landscape

- Certified Arborist
- Landscape Design
- Green Area Ratio
- Construction Documents
- Irrigation Plan Design



## Surveying Services

- Commercial Surveying
- Residential Boundary Surveying
- Topographical Surveying
- Condominium Plats
- As built
- Site Plans
- Construction Stakeout



## WHAT SETS US APART?

1. Sera Engineered has Engineering, Surveying and landscape design all under one roof, allowing for a complete and thorough understanding of each project
2. Our budgets are based on realistic and affordable benchmarks for design and completion
3. We strive for direct communication between our clients and principles with response times in hours, not days or weeks.
4. Every client, no matter the size of the project, is prioritized.



DUNS: 11-161-7459

NAICS: 541330 (Civil Engineering), 541340 (Drafting Services), 541370 (Surveying and Mapping (except Geophysical Services)), 541320 (Landscape Architectural Services),

Certified Business Enterprise (CBE)

Licensed States:

- Washington, DC
- Maryland
- Virginia
- North Carolina
- South Carolina
- Georgia
- Florida



# EXHIBIT D

**3G ARCHITECTS, LLC**

1749 Old Meadow Rd  
Suite 506  
McLean VA 22102

703-506-6868



**ARCHITECTS**

www.3GArchitects.com

**Michael D. Greigg, AIA**  
**Principal**

Registered Architect in the following Jurisdictions:

District of Columbia

Maryland

Virginia

Pennsylvania

Delaware

Indiana

## **Biography:**

I have over 29 years experience in all phases of architecture, from schematic design and design development, through construction documentation, into construction administration and project completion.

I have served as project architect for over \$100 million worth of commercial construction in both the United States and Southeast Asia. Notable projects include the new headquarters for Defenders of Wildlife, the Quince Orchard Park Community Center, the new photo lab for the Navel Maritime Intellegence Center (NMIC), The Shops at National Place, The National Press Building and a new office park in Chantilly (Southgate I & II). OVH DATA Center Vint Hill and thousands of standard tenant office build outs.

I have also been the project architect for over 200 residential projects that include Assisted Living Projects for the Housing Opportunities Commission, new single-family homes and additions to single-family homes.

I have been through the process of the DC BZA dozens of times and have good working knowledge of the Georgetown board as well as the

## **Work Experience:**

January 2020 - Current

### **3G Architects, LLC – Principal Member**

Providing full architectural and consulting services to commercial and residential clients

October 1993 – 2020

### **Soe Lin & Associates, LLC – Vice President**

Client contact; contract negotiation; schematic design; preliminary design; design development; construction documentation; field surveys; contractor bid negotiation; construction administration; shop drawings review; punch list and follow up; and BOMA calculations

### **Selected Relevant Projects: Recent Projects going through DC BZA Process**

Mann Residence	1907 Quincy St, NW
Kulkarny Residence	1318 Constitution Ave, NE
Pitt Residence	2131 N St, NW
Mutli-Family	4451 MacArthur Blvd, NW
Reilly Residence	4764 Reservoir Road, NW
Walton-Guerro Residence	1421 29 <sup>th</sup> St, NW
Bos Residence	310 M St, NW

### **3G Architects, LLC**

**Lahkani Residence**- 3001 Foxhall Road, NW  
**DDOT**- Headquarters W St, NE  
**American Postal Workers Union (APWU)** – Museum- 1300 L St, NW  
**OVH Cloud**- Warrenton -80K Data Center  
**Iron Mountain**- Reston- 10K New Office Build out  
**Burn Boot Camp** – Multiple Locations  
**Pearl Vision** – Rockville  
**Terrapin Station Winery** – Elkton, MD - Master planning; Tasting pavilion  
**J.S.S. Spiritual Mission** – Laytonsville, MD - New kitchens  
**Tomlin Residence** – Single-family residence addition  
**Fowler Residence** – Single-family residence renovation

### **Soe Lin & Associates**

#### **Commercial / Government**

**Rincon** – Chantilly VA – New Office Space – 25k sqft  
**Kudu Dynamics** – Chantilly VA – 50 K sqft  
**Copper River** – Chantilly Va – 25K sqft  
**U.S. Treasury** – 1750 Pennsylvania Avenue – New office, 18k sqft  
**U.S. Treasury** – Crystal City, VA – New office, 12k sqft  
**U.S. Treasury – FMS** – K St, NW – New office, 9k sqft  
**Navel Maritime Intelligence Center (NMIC)** – Largo, MD – New digital photo lab, 15k sqft  
  
**IRS** – Bailey’s Crossroads, VA – Reorganization of 6 departments, 25k sqft  
**Equal Employment Opportunity Commission (EEOC)** – 1400 L St – New office, 5k sqft  
**U.S Secret Service** – New York Ave – New office, 18k sqft  
**Marine Mammal** – Bethesda, MD – New office  
**E.B. Prettyman Courthouse and Annex** – Constitution Ave – Full building signage packages and conference rooms  
**Consumer Products Safety Commission** –Bethesda 100 K sqft- existing office renovations

**Commercial / Private Sector:**

Over 300 Office renovations and Commercial construction projects, including:

**Aerospace Corp.** – Chantilly, VA – New SCIF, 60k sqft  
**Defenders of Wildlife** – 17<sup>th</sup> St, NW – Full building renovation  
**National Press Building** – Atrium renovation  
**Shops at National Place** – F St, NW – Renovation and Streetscape, 60k sqft  
**Southpaws Veterinary Hospital** – Rt. 50, VA – Building renovation including  
Medical operation theaters, office space, and linear accelerator  
building, 50k sqft  
**Extreme Acceleration** – Bethesda, MD – Indoor sports facility, 25k sqft  
**Goddard School** – Gaithersburg, MD – New school, 12k sqft  
**Bretton Woods Recreational Center** – Germantown, MD – New clubhouse  
addition including new building and renovation, 20k sqft  
**Southgate Center I & II** – Chantilly, VA – New office building, 135,000 sqft  
**Quince Orchard Community Center** – Gaithersburg, MD – New  
community center and pool  
**Dobbin Center** – Columbia, MD – Renovation to existing shopping  
center and new 15k sqft pad building  
**McNeil Lehrer News Hour** – Shirlington, VA – Office renovation, new  
production studio

**International:**

**Pun Hlaing International Hospital** – Yangon, Myanmar – 125-bed hospital  
**Resort Home for M.R. Yawalak Rangsit** – Chaing Mai, Thailand

**Residential:**

Over 200 single-family home renovations and additions with an average  
construction cost of \$200k

**Education:**

Licensed Architect: Maryland, Virginia, District of Columbia,  
Delaware, Indiana, and Pennsylvania  
1997 NCARB Certified  
1993 M. ARCH degree University of Maryland, College Park  
1990 B.S. degree University of Maryland, College Park

**Awards:**

**1998 Nominated Volunteer of the Year** – Neighborhood Design Committee,  
Montgomery County, MD – Long Branch Bill Project  
**1997 Honorable Mention** – Baltimore Young Architects Committee, Competition  
for an Urban Corridor  
**1993 Alpha Rho Chi Medal** – Leadership / Service Award

**Activities:**

Member: **American Institute of Architects**  
Member: National Council of Architectural Registration Boards -**NCARB**  
Member: **National Building Museum**  
Member: **Knights of Columbus**

**End.**

## EXHIBIT E

### 4509 Foxhall Cresent NW\_SWM

8 messages

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**Gladys Sera** <Gladys@seraengineered.com>

Wed, Apr 27, 2022 at 4:13 PM

To: Tamara Sarkisian <tsarkisian@gmail.com>, "Contempo, LLC" <contempollcva@gmail.com>

Cc: Airen Cruz <Airen@seraengineered.com>, Dylan Walter <Dylan@seraengineered.com>

To whom this may concern:

The lot located at lot 0960 of square 1397, has experienced over 5000sf of disturbance. This disturbance includes the removal of trees and the construction of the new single family home, this disturbance will be about 8,073sf, with a stormwater requirement of about 673 cf. As a result of this disturbance, the project will be required to meet stormwater management regulations as required by DOEE 2020 and 2013 stormwater management guidebook and per EPA guidelines for managing runoff.

Currently all runoff from the property drains to the existing driveway, this will continue with the new development of the lot as we will be having an infiltration trench under pavers to fully meet the Stormwater management requirements on site, we will also be planting several trees along lot 850 and adding landscaping, this is to act as a vegetative buffer between the two properties. The infiltration rate is over 0.5"/hr, which is the minimum requirement for a system to not need to connect to storm system, which we cannot considering the invert of the storm main is too high for us to connect to and have enough cover to pervert freeze. Stormwater management is anticipated to be will fully be met on site.

The final plan set, which will include erosion and sediment control plan, Stormwater management, final grading plan and landscape plan will be submitted prior to May 18<sup>th</sup>.

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Owner

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