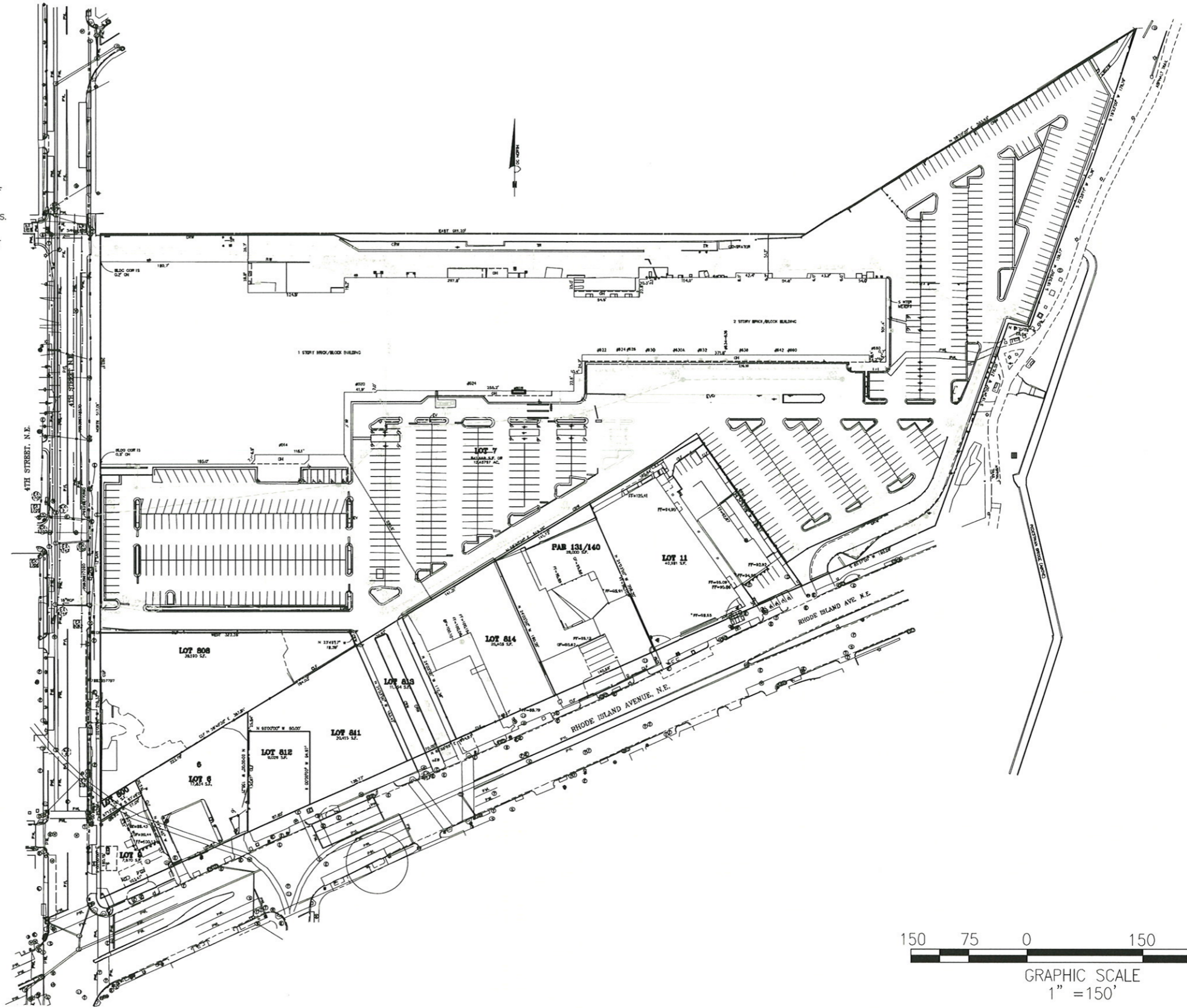
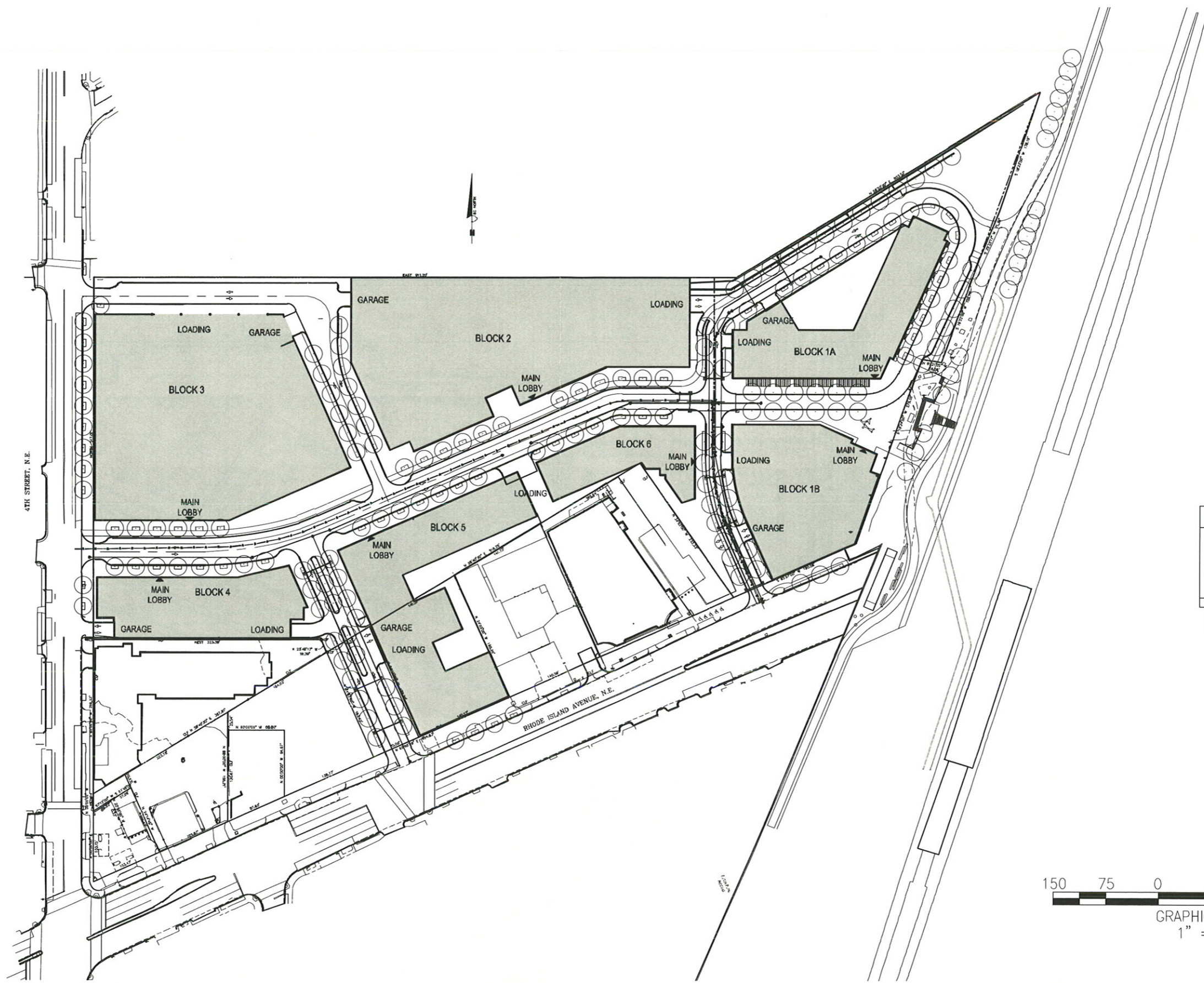


**NOTES**

1. THE PROPERTY DELINEATED HEREON IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 7 IN SQUARE 3629 AND IS ZONED C-3-A.
2. THE PROPERTY IS NOW IN THE NAME OF B&R ASSOCIATES VANGUARD REALTY GROUP.
3. THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED ON EXISTING LAND RECORDS OF THE SURVEYOR OF THE WASHINGTON DISTRICT OF COLUMBIA.
4. THE VERTICAL DATUM AS REFERENCED HEREON IS BASED UPON BENCHMARKS OBTAINED AT THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
5. THE TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
6. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREMITH. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
7. THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN, IT LIES IN ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR DISTRICT OF COLUMBIA, WASHINGTON, D.C., COMMUNITY-PANEL NUMBER 1100010036C, EFFECTIVE DATE SEPTEMBER 27, 2010.
8. BOUNDARY INFORMATION SHOWN HERE ON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURE DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.



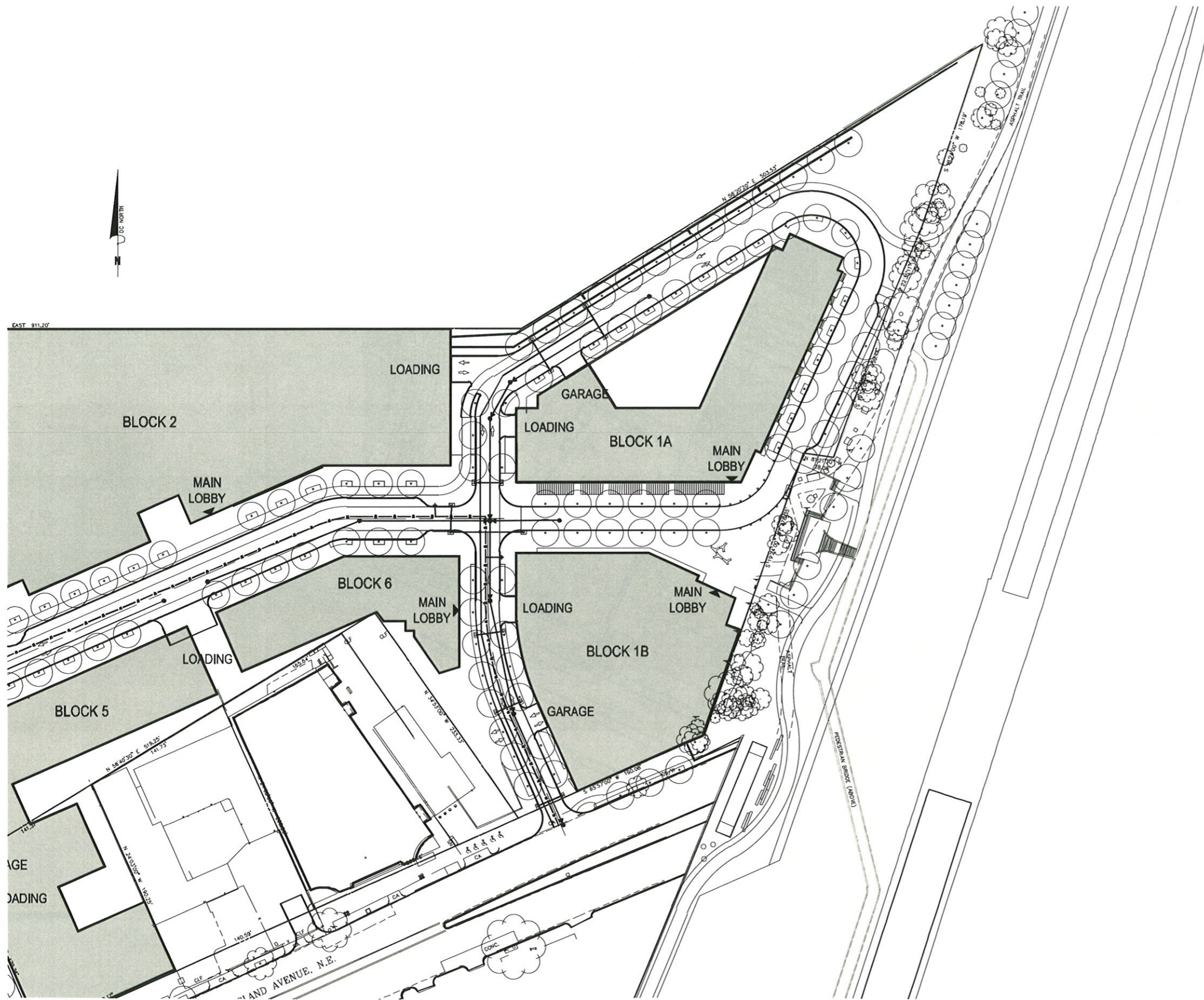


**ZONING TABULATION**

BLOCK	CURRENT ZONING	PROPOSED REZONING
	C-3-A ZONE	PUD C-3-A ZONE
BLOCK 1A	N/A	82,264 S.F.
BLOCK 1B	N/A	48,264 S.F.
BLOCK 2	N/A	106,004 S.F.
BLOCK 3	N/A	113,092 S.F.
BLOCK 4	N/A	33,061 S.F.
BLOCK 5	N/A	63,157 S.F.
BLOCK 6	N/A	43,977 S.F.
TOTAL AREA	N/A	489,819 S.F.

\*\*NOTE: ZONING C-3-C (PUSJANT TO Z.C. ORDER NOS. 05-38 AND 05-38A)





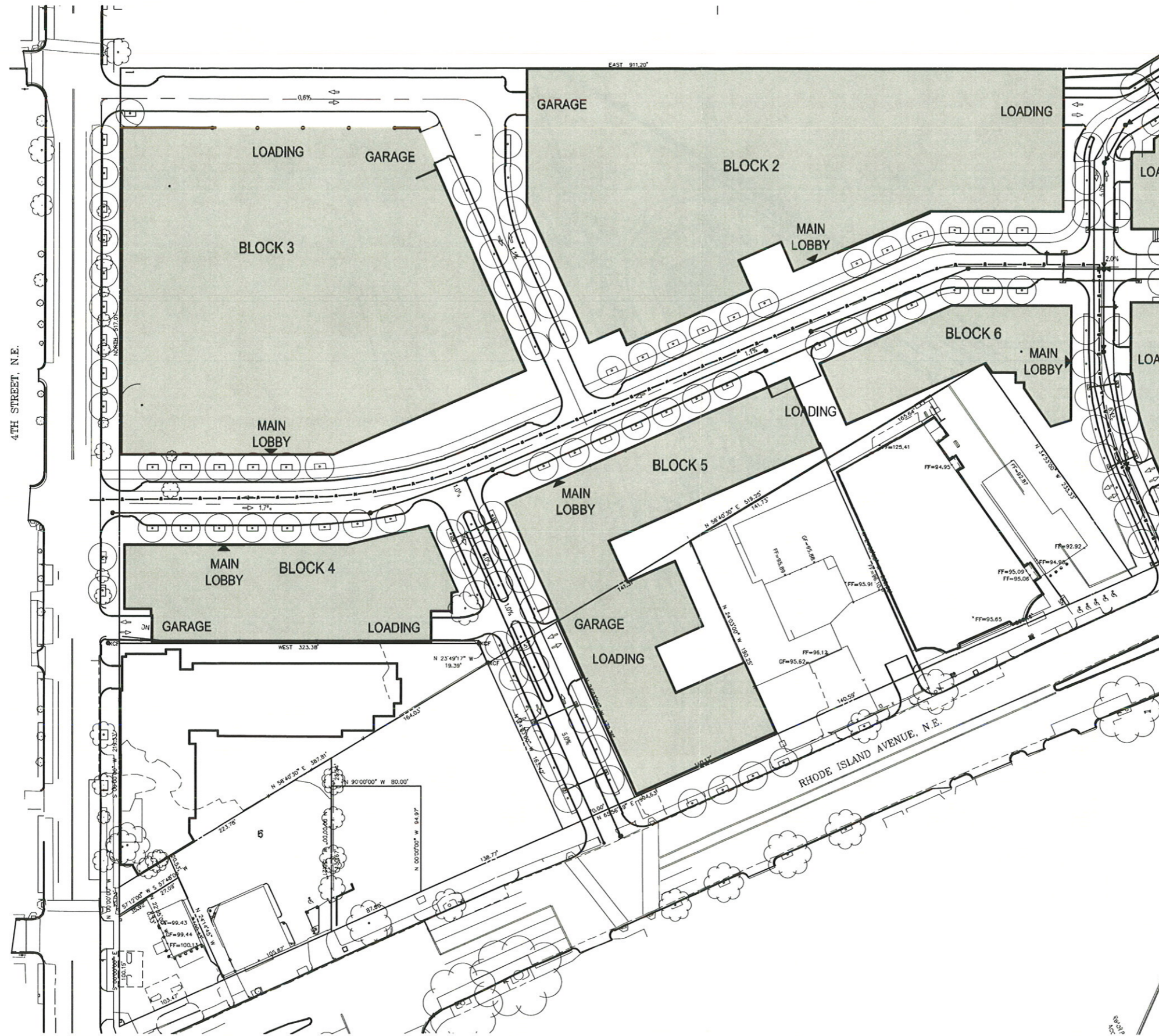
MRP REALTY

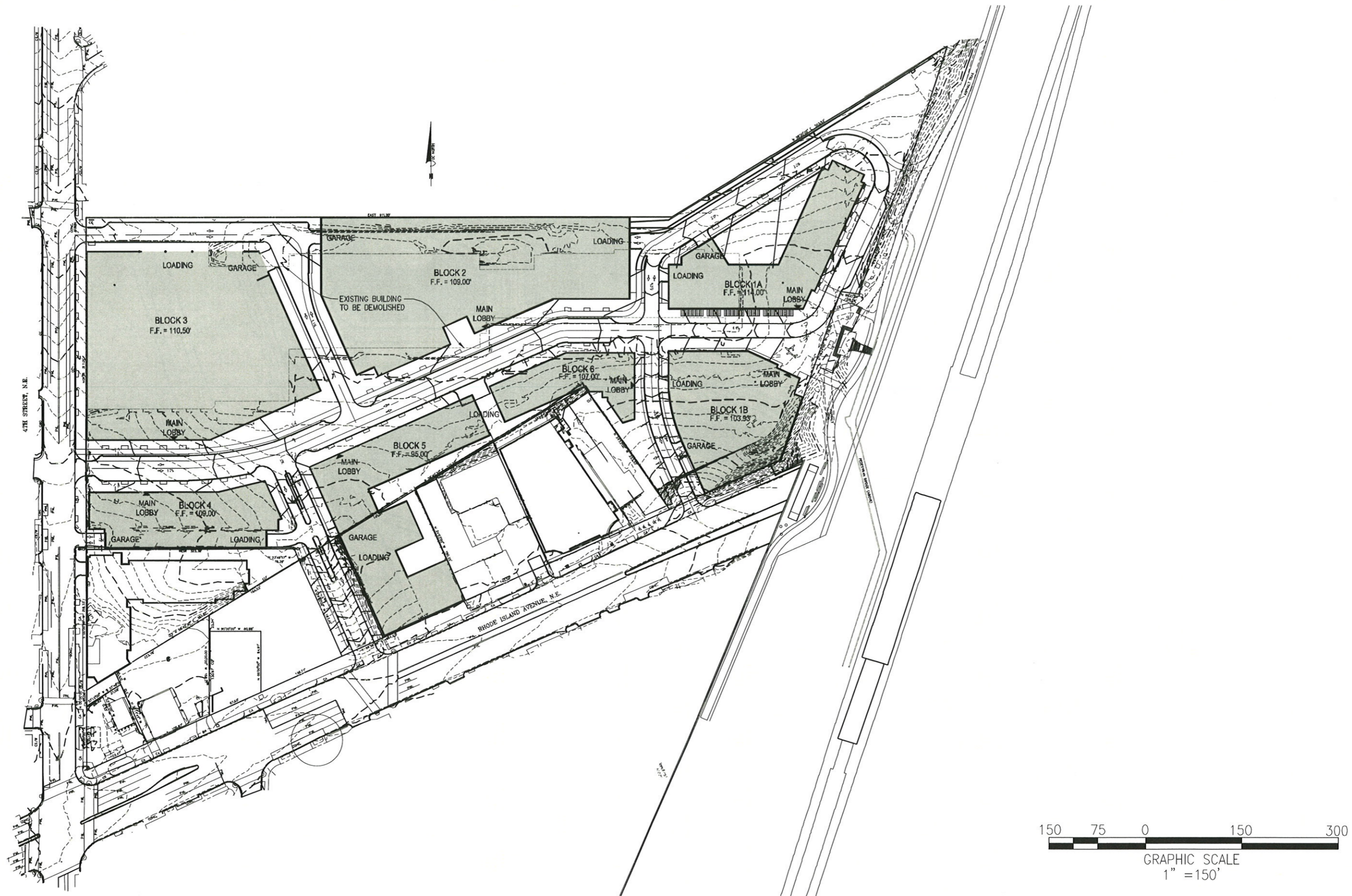
680 Rhode Island Ave. | Washington, DC

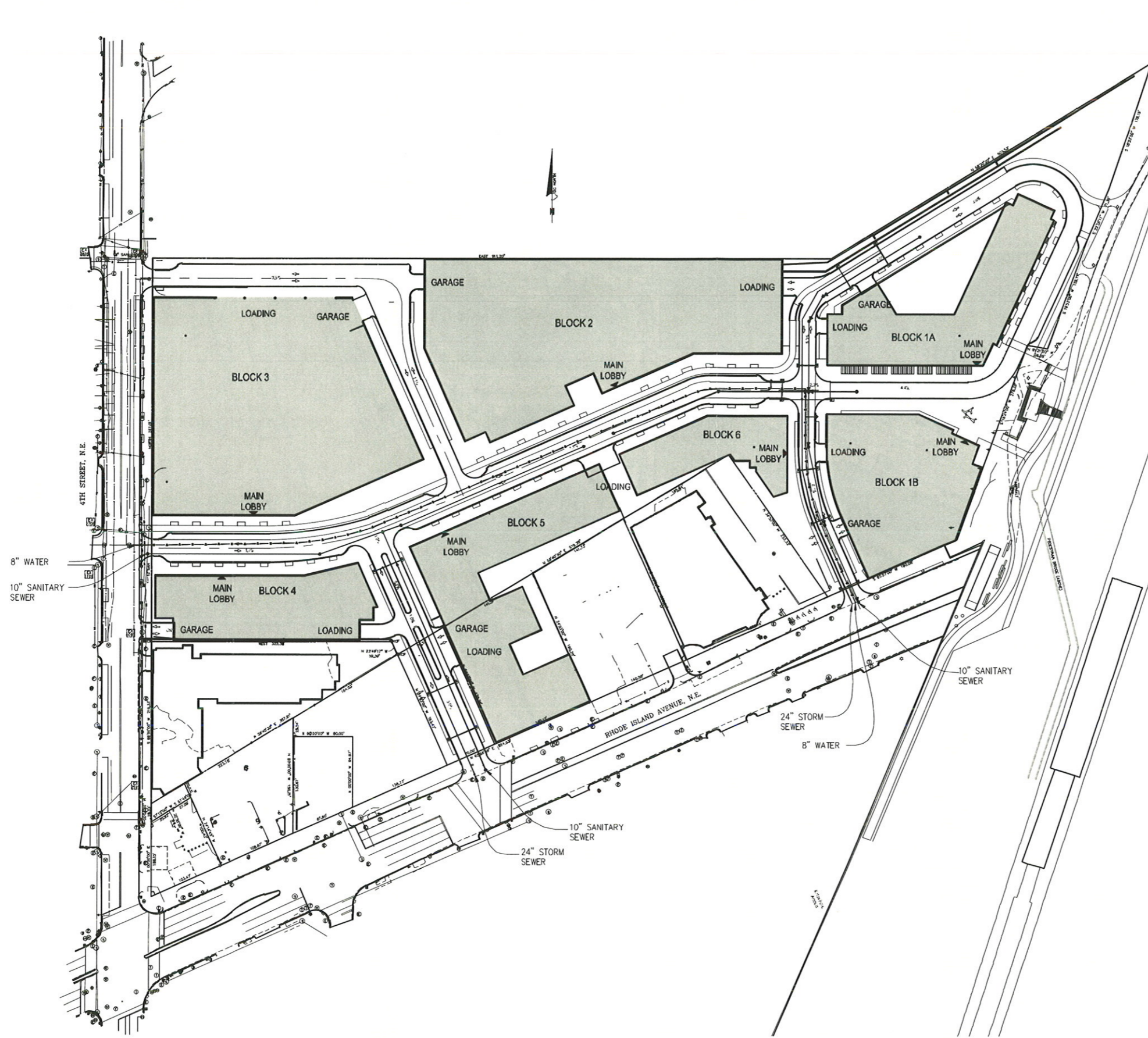
July 10, 2015 | C-4

SK+I **Bowman**  
ARCHITECTURE CONSULTING

STAGE 1 SITE PLAN (1 OF 2)







**WATER AND SEWER NARRATIVE**

THIS SITE IS WITHIN COMBINED SEWER. SEPARATE UTILITY CONNECTIONS FOR SANITARY AND STORM SEWER WILL BE MADE TO THE COMBINED SEWER.

WATER WILL BE PUBLICLY OWNED AND MAINTAINED AND WILL HAVE A LOOP CONNECTION FROM RHODE ISLAND AVENUE N.E. TO 4TH STREET N.E.

**WATER/SEWER USAGE CALCULATION**

TOTAL RETAIL: 210,622 SF  
 ESTIMATE 200GAL/1000SF/DAY RETAIL  
 GALLONS = 200 GAL/1000SF/DAY x (210,622 SF) = 42,124 GAL/DAY

TOTAL RESIDENTIAL: 1,555 UNITS  
 ESTIMATE 80 GAL/CAPITA/DAY RESIDENTIAL  
 TOTAL POPULATION = (X UNITS x 2.5 PEOPLE/UNIT) = 1,555 UNITS x 2.5 PEOPLE/UNIT = 3,888 PEOPLE  
 GALLONS = 80 GAL/DAY x (3,888 PEOPLE) = 311,040 GAL/DAY

TOTAL PROPOSED GALLONS OF WATER/SEWER = 42,124 + 311,040 = 353,164 GAL/DAY

**STORMWATER MANAGEMENT NARRATIVE**

PURSUANT TO DCMR 21-5, SECTION 599.1(A) (WATER QUALITY) AND 522.2(C) (TRANSITION), THE STORMWATER MANAGEMENT CONCEPT BEING PROPOSED IS CONSISTENT WITH THE STORMWATER MANAGEMENT CONCEPT AND REGULATIONS IN PLACE AT THE TIME OF THE PUD APPROVAL.

THE PROPOSED SITE WILL UTILIZE THREE RUNOFF REDUCTION METHODS: GREEN ROOFS, RAINWATER HARVESTING AND BIORETENTION PLANTERS. THE RAINWATER HARVESTING COLLECTION SYSTEM FROM THE IMPERVIOUSNESS OF THE BUILDING'S ROOFTOPS WILL BE USED TO PROVIDE IRRIGATION FOR LANDSCAPING THROUGHOUT THE SITE. THE BIORETENTION PLANTERS ALONG THE ROAD WILL BE USED TO COLLECT IMPERVIOUSNESS OF SIDEWALK AND HARDSCAPE IN THE SITE. RUNOFF FROM THE ROAD WILL NOT BE TREATED AND BE COLLECTED BY THE ROAD INLETS. GREEN ROOF AREAS WILL BE PROVIDED WITH THE LANDSCAPE PLAN FINAL ENGINEERING.



