

VICINITY MAP
SCALE: 1" = 200'

DEVELOPMENT PLAN NOTES

- DEVELOPER: WYURBAN DEVELOPMENTS LLC
ATTN: DOUGLAS SMITH
2001 SOUTHEAST 10TH STREET, S.W.O.C.
BLOOMFIELD, MD 48304
(410) 271-6450
BLOOMFIELD, MD 48304
(410) 910-6970
(PROPOSED OWNER AND MANAGER)
- SITE INFORMATION:

ADDRESS	WARD	SECTION	BLOCK	LOT	AREA (ACRES)	AREA (SQ. FT.)
101 W 24TH STREET	12	6	3419 AC	D01	3.419 AC	148,844.832
204 W WARE STREET	12	5	3608A	D11	0.671 AC	29,163.507
2438 N HOWARD STREET	12	5	3608A	D11	0.671 AC	29,163.507
2000 HUNTINGDON AVENUE	12	5	3608C	D01	4.804 AC	209,279.013
300 W 24TH STREET	12	5	3608C	D02	4.804 AC	209,279.013
300 W 24TH STREET	12	5	3608C	D03	2.301 AC	100,210.108
400 W 24TH STREET	12	5	3608C	D04	0.399 AC	17,343.000
PROPOSED CSX SUBDIVISION PARCEL	12	5	3608C	D05	0.175 AC	7,743.000
PROPOSED WAREHOUSE CLOSING	NA	NA	NA	NA	NA	0.000 AC
PROPOSED WARE STREET CLOSING	NA	NA	NA	NA	NA	0.000 AC
TOTAL					11.529 AC	502,091.361
- THE AREA OF THE PUD, WHICH INCLUDES RIGHT-OF-WAY, IS 14.2 AC.
- ZONING: B-2.3, B-3.3 AND M-2.2
PROPOSED: B-2.3, B-3.3 AND M-2.2
PROPERTIES ARE PROPOSED TO BE INCORPORATED INTO THE APPROVED 25TH STREET PLANNED UNIT DEVELOPMENT AND INDUSTRIAL PLANNED UNIT DEVELOPMENT (CITY COUNCIL ORDINANCE 19-367 AND COUNCIL BILL NUMBER 19-0468).
- URBAN RENOVATION: THE SITE IS NOT LOCATED WITHIN A DESIGNATED URBAN RENOVATION AREA.
- HISTORIC DISTRICT: THE SITE IS NOT LOCATED WITHIN A DESIGNATED HISTORIC DISTRICT.
- CRITICAL AREA: THE SITE IS NOT LOCATED WITHIN THE CHEESAPEAKE BAY CRITICAL AREA.
- FLOOD PLAIN: THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER FIRM MAP 24087-0007 D.
- THE PROJECT IS LOCATED WITHIN THE JONES FALL WATERSHED. STORMWATER RUNOFF FOR THE SITE IS PROPOSED TO BE CONVEYED BY A SERIES OF ALLEYS AND PIPES TO EXISTING STORM DRAINAGE SYSTEMS. THE DISCHARGE FROM SITE 1 WILL GO TO THE PUBLIC STORM DRAIN SYSTEM ON N. HOWARD STREET.
- PROPOSED STREET CLOSING: THE PORTION OF HUNTINGDON AVENUE NORTH OF WEST 24TH STREET IS PROPOSED TO BE CLOSED. WARE STREET WEST OF HOWARD STREET IS PROPOSED TO BE CLOSED.
- ZONING SUMMARY:
FLOOR AREA RATIO: THE TOTAL LOT SIZE FOR THE PROPOSED AREA OF DEVELOPMENT IS 502,091.36 SF. THE FAR RATIO FOR ZONING B-2.3 IS 0.4. THE MAXIMUM PERMITTED FLOOR AREA FOR THE PROPOSED DEVELOPMENT IS 200,836.54 SF. THE MAXIMUM FLOOR AREA PERMITTED IN ZONING B-3.3 IS 2,510,458.13 SF. THE TOTAL SQUARE FOOTAGE PROPOSED IN SITE 1 AND SITE 2 IS 274,339 SF. THEREFORE, MEETING THE FAR REQUIREMENT.
- PROPOSED DEVELOPMENT PROGRAM:
APARTMENTS: 70-80
RETAIL: 194,231 SF
OFFICE: 2,000 SF

PROPOSED DEVELOPMENT PROGRAM BREAKDOWN

SITE 1	RETAIL	LOWER LEVEL	UPPER LEVEL	AREA (SQ. FT.)
				104,858.5
				9,150.4
				8,478.4
SITE 2	RETAIL			15,991.1
				17,461.1
				4,098.1
	OFFICE			2,000.0
	RESIDENTIAL			160.0

- NOTE THAT RETAIL SQUARE FOOTAGE IS APPROXIMATE GROSS SQ. FT.
- THE ABOVE SQUARE FOOTAGE AND RESIDENTIAL DENSITIES ARE SUBJECT TO AMENDMENT BY THE BALTIMORE CITY DEPARTMENT OF PLANNING AND ZONING. SQUARE FOOTAGE (EXCLUDING STRUCTURED PARKING) DOES NOT EXCEED 400,000 SQUARE FEET AND THERE IS NO MATERIAL CHANGE IN THE OVERALL DEVELOPMENT PROGRAM.

DEVELOPMENT PLAN A (24TH STREET LEVEL) SHEET 1 OF 9

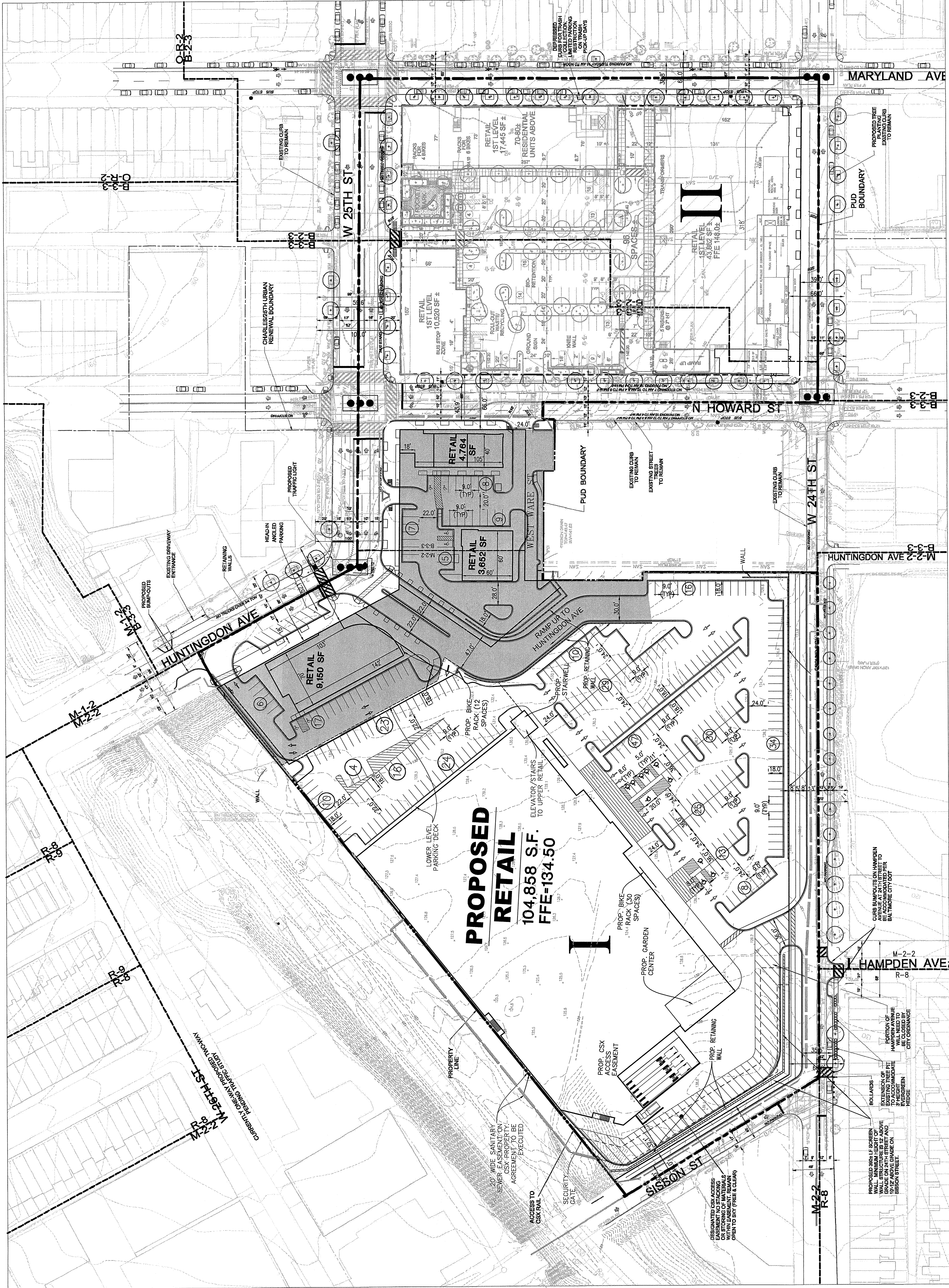
**25TH STREET STATION
PLANNED UNIT DEVELOPMENT
FINAL DESIGN APPROVAL
& MINOR AMENDMENTS**

**SHEET REVISED
9-26-2013**

DATE: DEC. 10, 2010

DATE	REVISIONS

GRAPHIC SCALE: 1" = 25'



12. PARKING

USE	QUANTITY	REQUIREMENT	TOTAL PROVIDED	TOTAL REQUIRED
RESIDENTIAL (R-3)	80 UNITS	1 PER 2 UNITS	40	80.0
RETAIL (B-2.3 & B-3.3)	78,028 SF	1 PER 1,000 SF	78	243.3
RETAIL (M-2.2)	116,193 SF	1 PER 1,000 SF	116	384.4
OFFICE (B-3.3)	2,000 SF	1 PER 1,000 SF	2	8.4
TOTAL			547	717.2

13. B-2.3 AND B-3.3 REQUIRE 1 SPACE PER 600 SF IN EXCESS OF 4,000 SF. B-2.3 AND B-3.3 REQUIRE 1 SPACE PER 1,000 SF IN EXCESS OF 6,000 SF. B-3.3 REQUIRES 1 SPACE PER 800 SF IN EXCESS OF 2,000 SF. NOTE: OF THE 717 SPACES, A TOTAL OF 482 SPACES (NET OUT 8 CART CORRALS) PROVIDED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE REMAINING 235 SPACES INCLUDES STORM WATER MANAGEMENT. THIS PROJECT WILL MEET THE APPLICABLE MARYLAND STORM WATER REGULATIONS. THE FINAL STORMWATER MANAGEMENT DESIGN WAS APPROVED BY THE BALTIMORE CITY DEPARTMENT OF PLANNING AND ZONING. THE PROJECT INCLUDES ENVIRONMENTAL SITE DESIGN (GREEN ROOF), AS WELL AS A SAND FILTER.

14. OPEN SPACES: THERE ARE TWO PROPOSED PLAZA AREAS THAT WILL BE PART OF THE OVERALL PROJECT AND PRIVATELY OWNED. NO PUBLICLY OWNED OPEN SPACE IS PROPOSED.

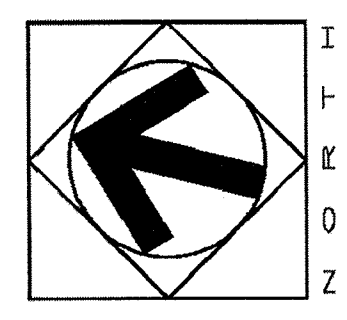
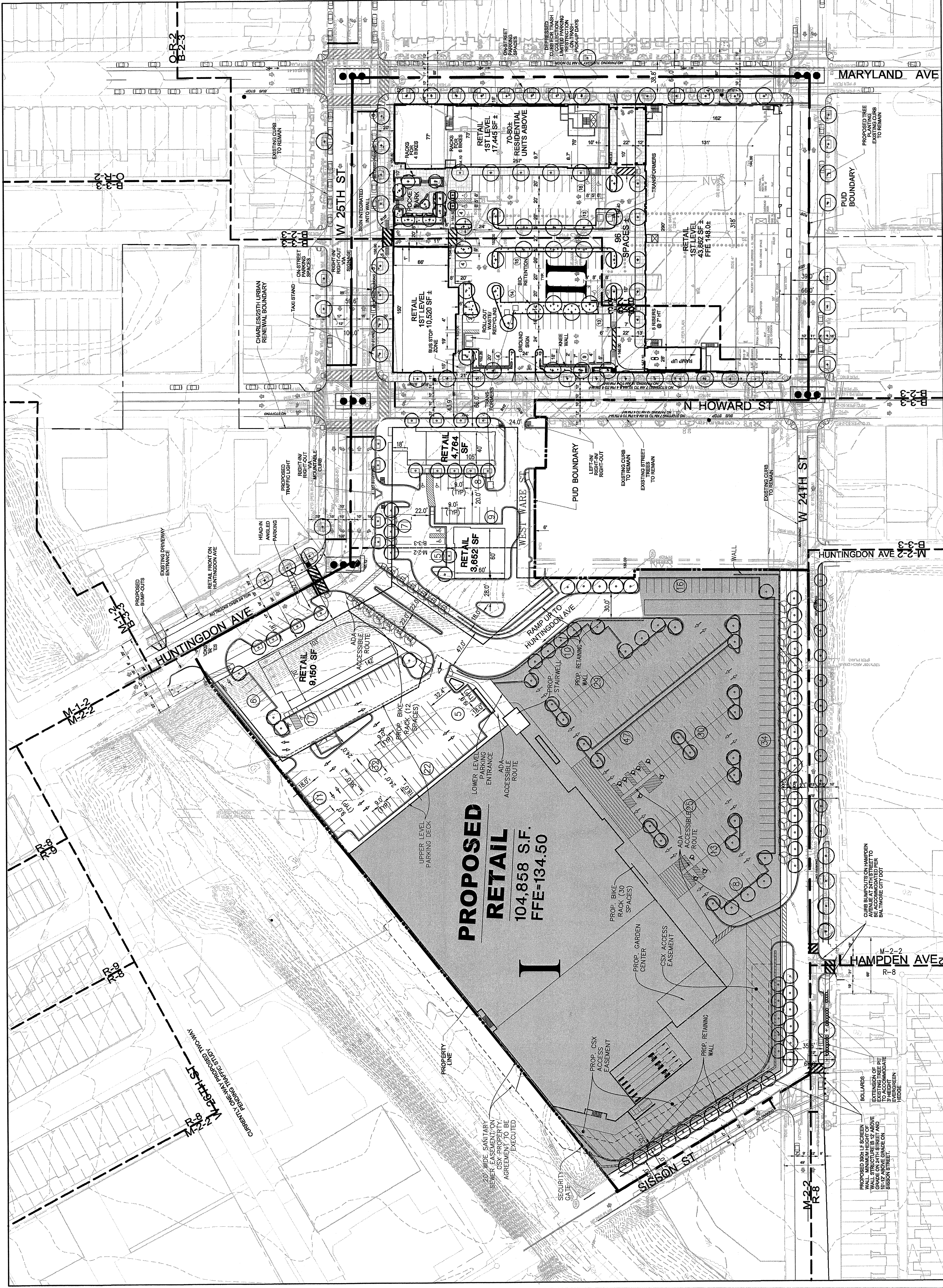
- BASE INFORMATION: BASE INFORMATION IS COMPILED FROM AN ALTA SURVEY PREPARED BY SURVEYOR W. J. W. SURVEYING CONSULTANTS INC. BALTIMORE, MD.
- SCHEDULE:

PROJECT SCHEDULE	DATE
GROUND BREAKING	5/1/2014
SITE 1 DEMO WORK	5/1/2014
SITE 2 DEMO WORK	8/1/2014
CONSTRUCTION	7/1/2014
COMPLETION	11/1/2015
- DATE ARE APPROXIMATE & ARE SUBJECT TO CHANGE.
- BIKE RACK LOCATIONS ARE SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.
- CONTACT INFORMATION: BOWMAN CONSULTANTS GROUP
ATTN: MIKE BIRKLAND
1420 THUNDERBOLT PLACE
SUITE 300, VA 20151
(703) 494-1000
- CONTACT INFORMATION: ROSENFELD, INC.
ATTN: BOB ROSENFELD
2835 SMITH AVENUE
SUITE 100, MD 21209
(410) 853-3838

NOTE: PARKING LAYOUT (PARKING SPACE STRIPING, STAIR ORIENTATION, PEDESTRIAN CIRCULATION, INGRESS/EGRESS, ETC) MAY BE MODIFIED PRIOR TO PERMITTING BUT WILL BE SUBJECT TO SITE PLAN REVIEW COMMITTEE APPROVAL.

LEGEND

- LIMIT OF PROPOSED (PUD) PLANNED UNIT DEVELOPMENT
- PROPERTY LINE
- ZONING
- URBAN RENOVATION PLAN BOUNDARY



NOTE: PARKING LAYOUT, CURBSIDE SPACES, STAIRS, OBSERVATION, PERFORATION, CIRCULATION, ACCESSIBILITY, ETC. MAY BE MODIFIED PRIOR TO PERMITTING BUT WILL BE SUBJECT TO SITE PLAN REVIEW COMMITTEE APPROVAL.

DEVELOPMENT PLAN B (25TH STREET LEVEL) SHEET 2 OF 9

SHEET REVISED
9-26-2013

FINAL DESIGN APPROVAL
 & MINOR AMENDMENTS

DATE: DEC. 10, 2010

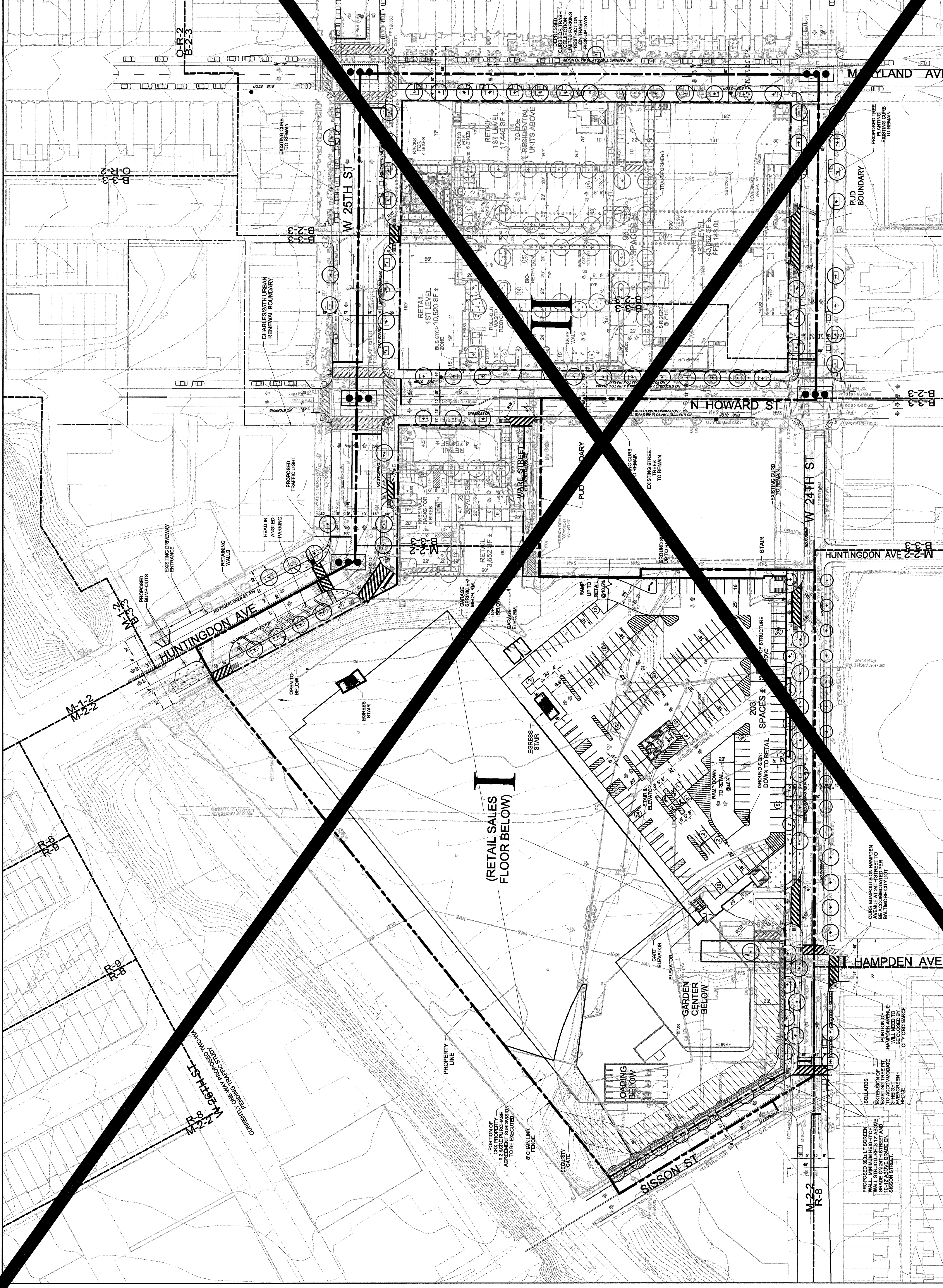
REVISIONS	DATE	DESCRIPTION



Colbert Metz Rosenfield, Inc.
 2700 W. CALVERT STREET
 BALTIMORE, MARYLAND 21201
 Telephone: (410) 636-3838
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 www.colbertmetzrosenfield.com

Bowman
 CONSULTING

25TH STREET STATION
 BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT



NOTE: PARKING LAYOUT (PARKING SPACE STRIPING, STAIR ORIENTATION, PEDESTRIAN CIRCULATION, INGRESS/EGRESS, ETC.) MAY BE MODIFIED PRIOR TO PERMITTING BUT WILL BE SUBJECT TO SITE PLAN REVIEW COMMITTEE APPROVAL.

WORK AMENDMENTS INCLUDE RECONFIGURATION OF BUILDINGS AT THE SOUTHWEST CORNER OF HOWARD & 25TH STREET & INCLUSION OF OFFICE SF IN SECOND STORY OF EXISTING GM BUILDING AT SOUTHWEST CORNER OF HOWARD & 24TH STREET.

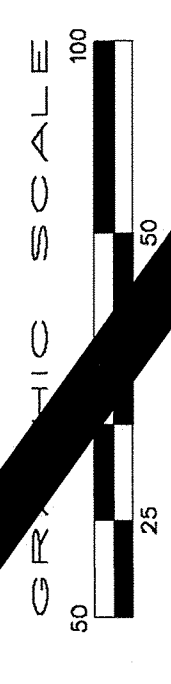
DEVELOPMENT PLAN C (MEZZANINE LEVEL) SHEET 3 OF 9

SHEET TO BE REMOVED

25TH STREET STATION
 PLANNED UNIT DEVELOPMENT
 FINAL DESIGN APPROVAL
 & MINOR AMENDMENTS

DATE: DEC. 10, 2010

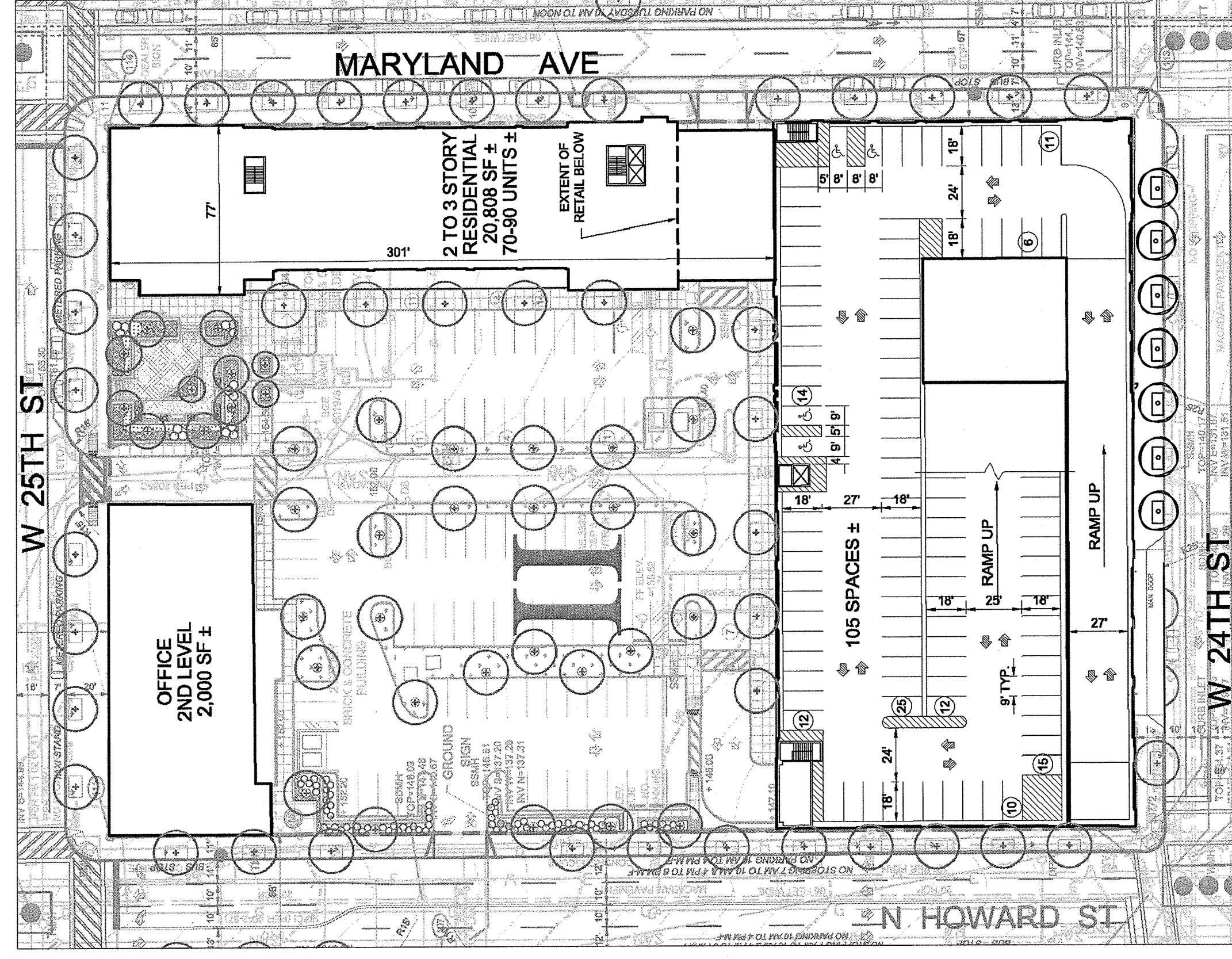
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Bowman CONSULTING

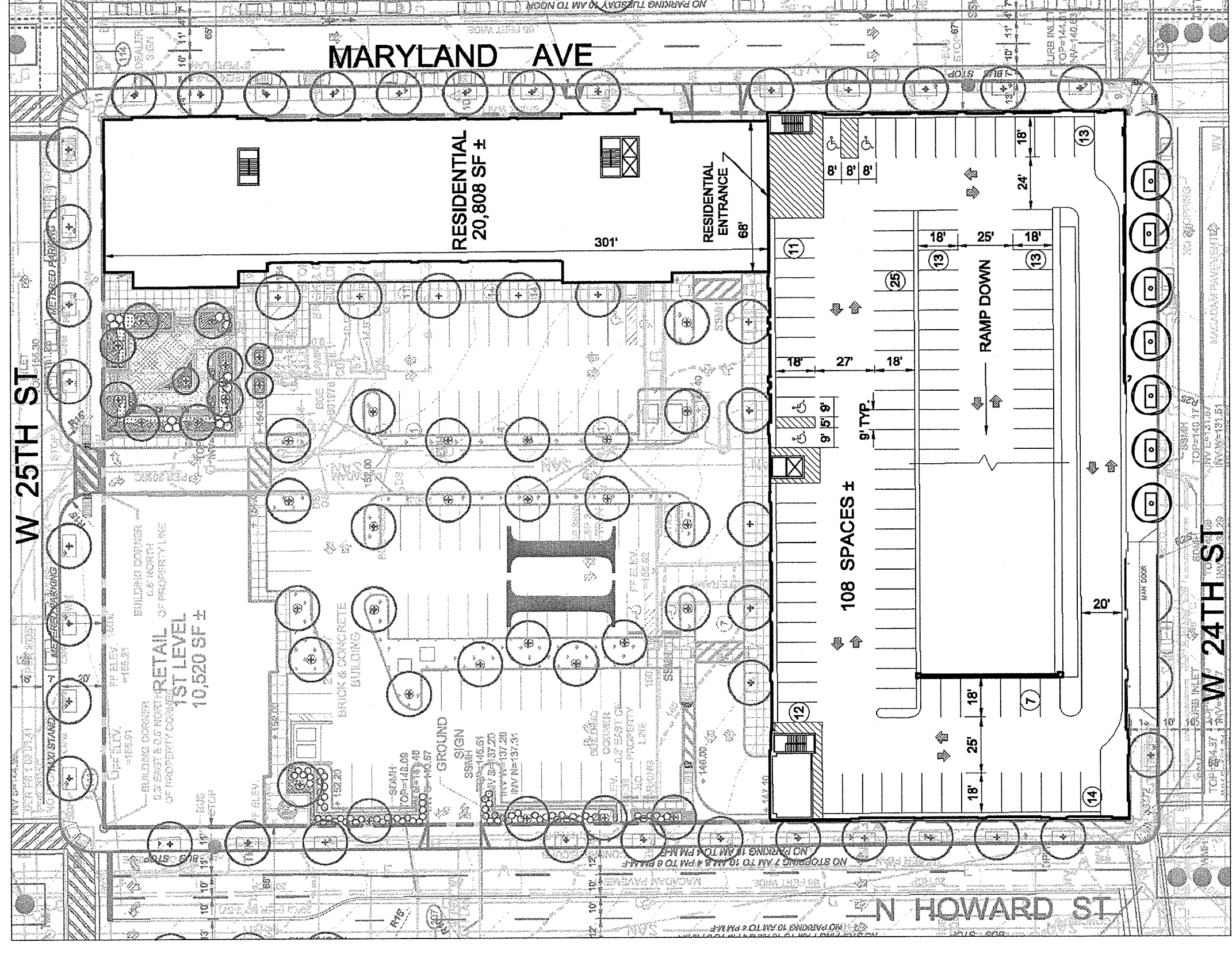
Robert Meitz, President, Inc.
 1000 North Avenue, Suite 400
 Baltimore, Maryland 21202
 Phone: (410) 528-2247
 Fax: (410) 528-2247
 www.bowmanconsulting.com

25TH STREET STATION
 BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT



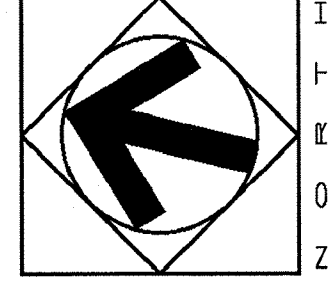
SITE II - SECOND LEVEL
1"=50'

SITE II PARKING TABULATION			
AREA	TOTAL SPACES	ADA SPACES	
AT GRADE	98 ±	8 ±	
GARAGE LEVEL ONE	105 ±	4 ±	
GARAGE LEVEL TWO	108 ±	4 ±	
TOTAL	308 ±	14 ±	



SITE II - THIRD LEVEL
1"=50'

NOTE: PARKING LAYOUT, PARKING SPACE STRIPING, STAIR ORIENTATION, PEDESTRIAN CIRCULATION, INGRESS/EGRESS, ETC. MAY BE MODIFIED PRIOR TO PERMITTING BUT WILL BE SUBJECT TO SITE PLAN REVIEW COMMITTEE APPROVAL.

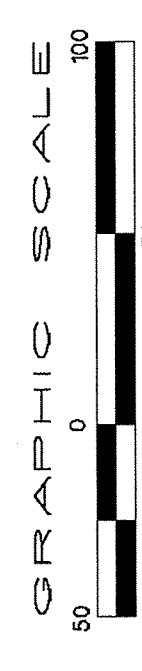


DEVELOPMENT PLAN D (SITE II UPPER LEVELS) SHEET 4 OF 9

SHEET NOT REVISED

DATE: DEC. 10, 2010

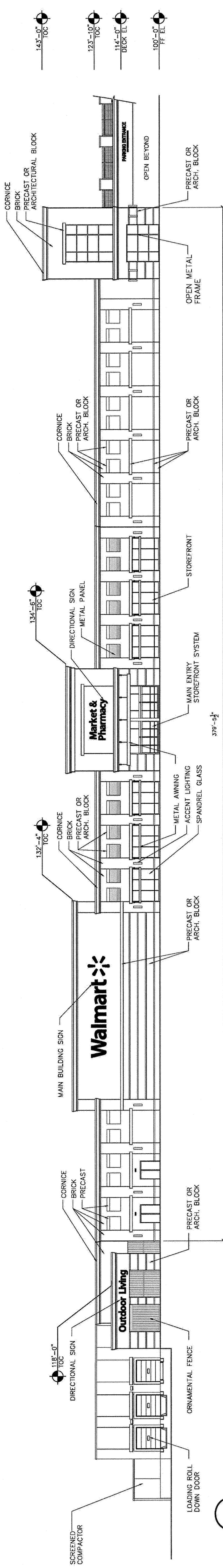
NO.	REVISIONS	DATE



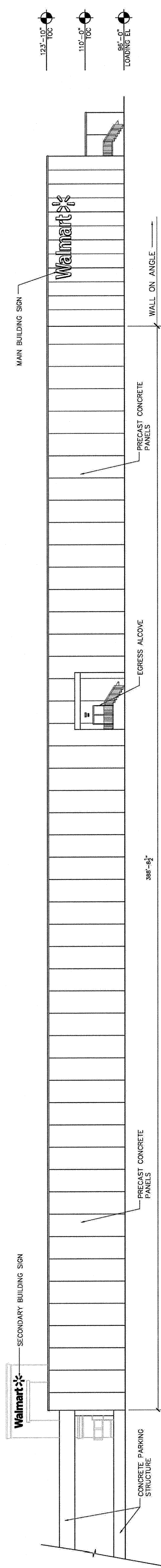
Colbert Maltz Rosenfield, Inc.
 100 North Howard Avenue, Suite 100
 Baltimore, Maryland 21201
 Phone: (410) 552-7447
 Fax: (410) 552-7903
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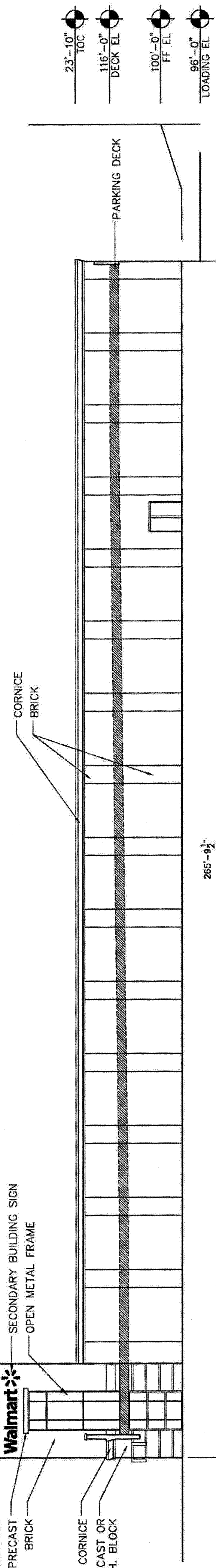
25TH STREET STATION
 BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT



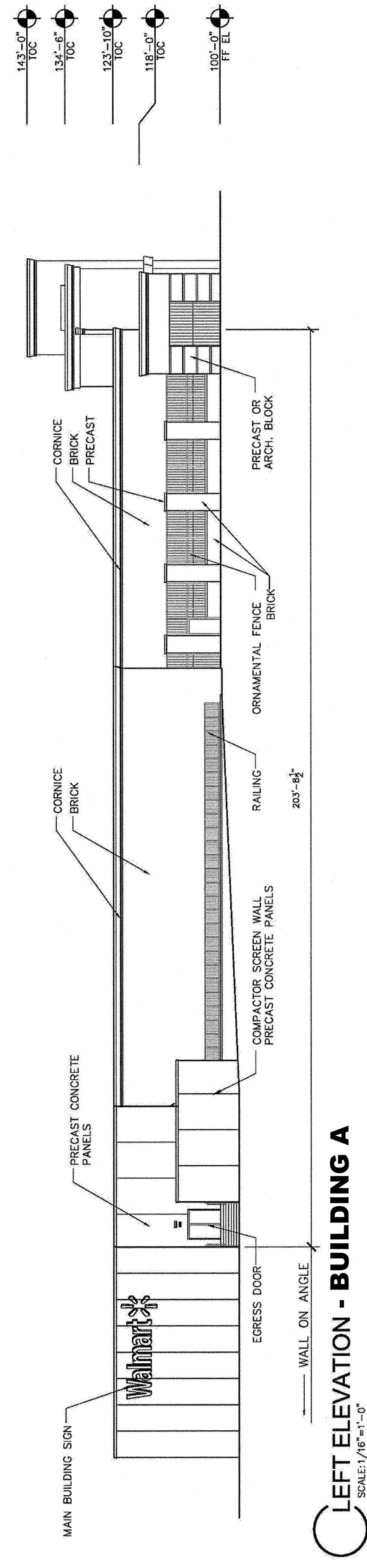
FRONT ELEVATION - BUILDING A
 SCALE: 1/16" = 1'-0"
 *** EGRESS DOOR LOCATIONS ARE NOT FINAL. ADDITIONAL DOORS, RELOCATION OF DOORS, & REMOVAL OF DOORS WILL BE REQUIRED.



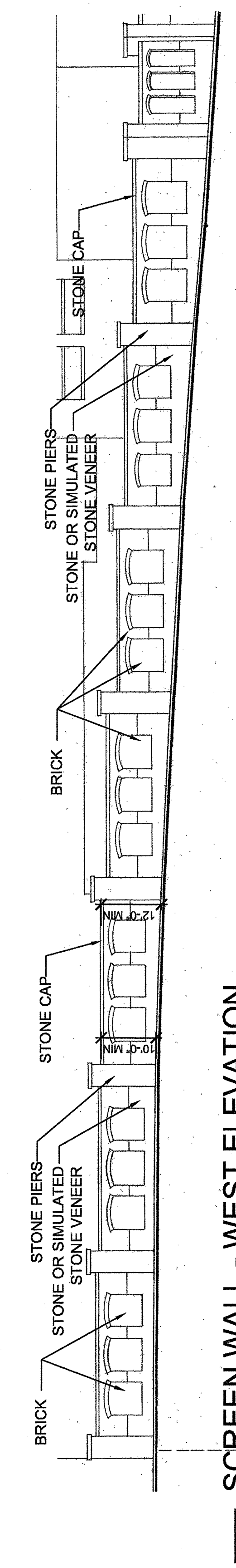
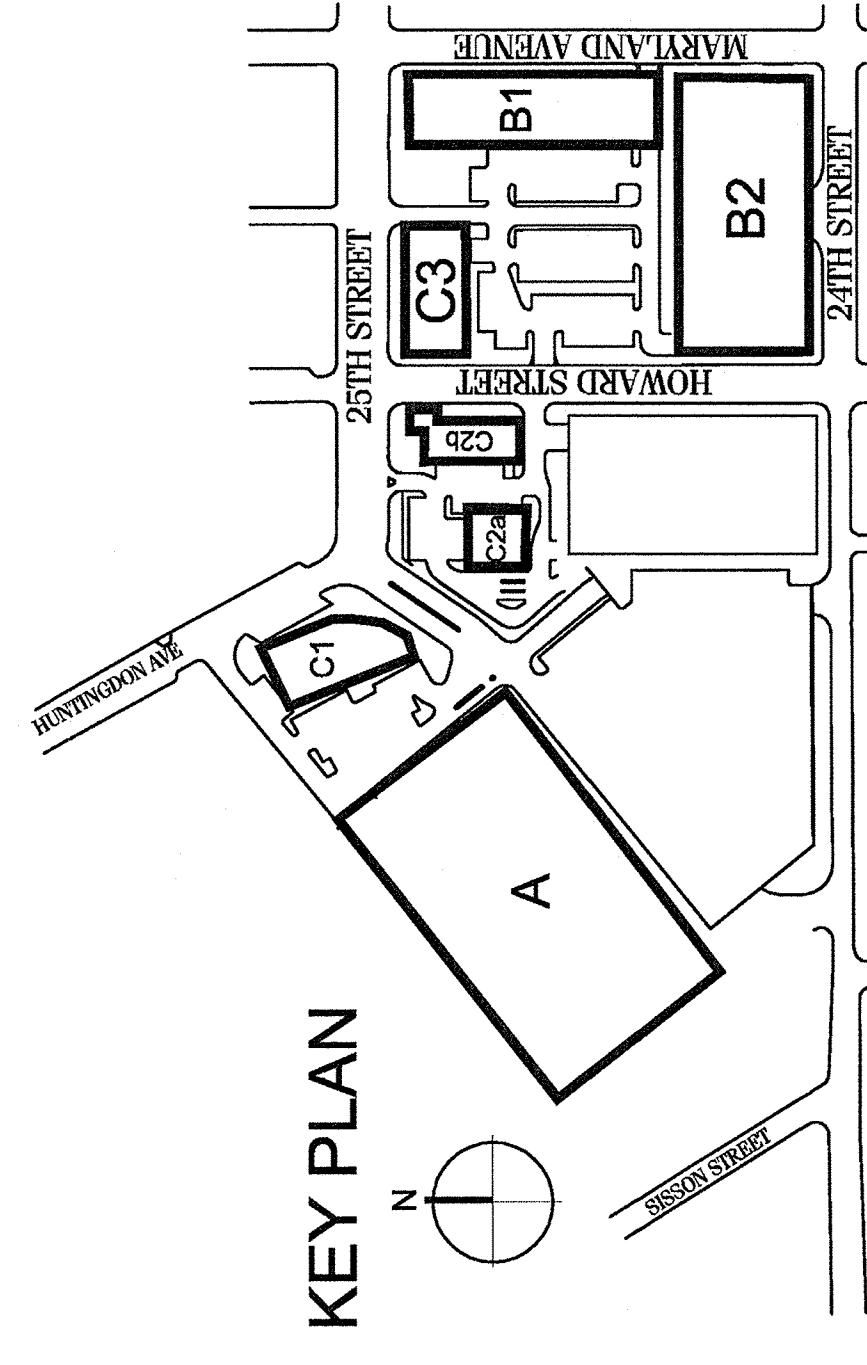
REAR ELEVATION - BUILDING A
 SCALE: 1/16" = 1'-0"



RIGHT ELEVATION - BUILDING A
 SCALE: 1/16" = 1'-0"



LEFT ELEVATION - BUILDING A
 SCALE: 1/16" = 1'-0"



SCREEN WALL - WEST ELEVATION
 SCALE: 1/16" = 1'-0"

MMO *max/sa montalito*
 architects, pc
 OFFICE CENTER 66
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ARCHITECTURAL ELEVATIONS SHEETS OF 9

SHEET REVISED
9-26-2013

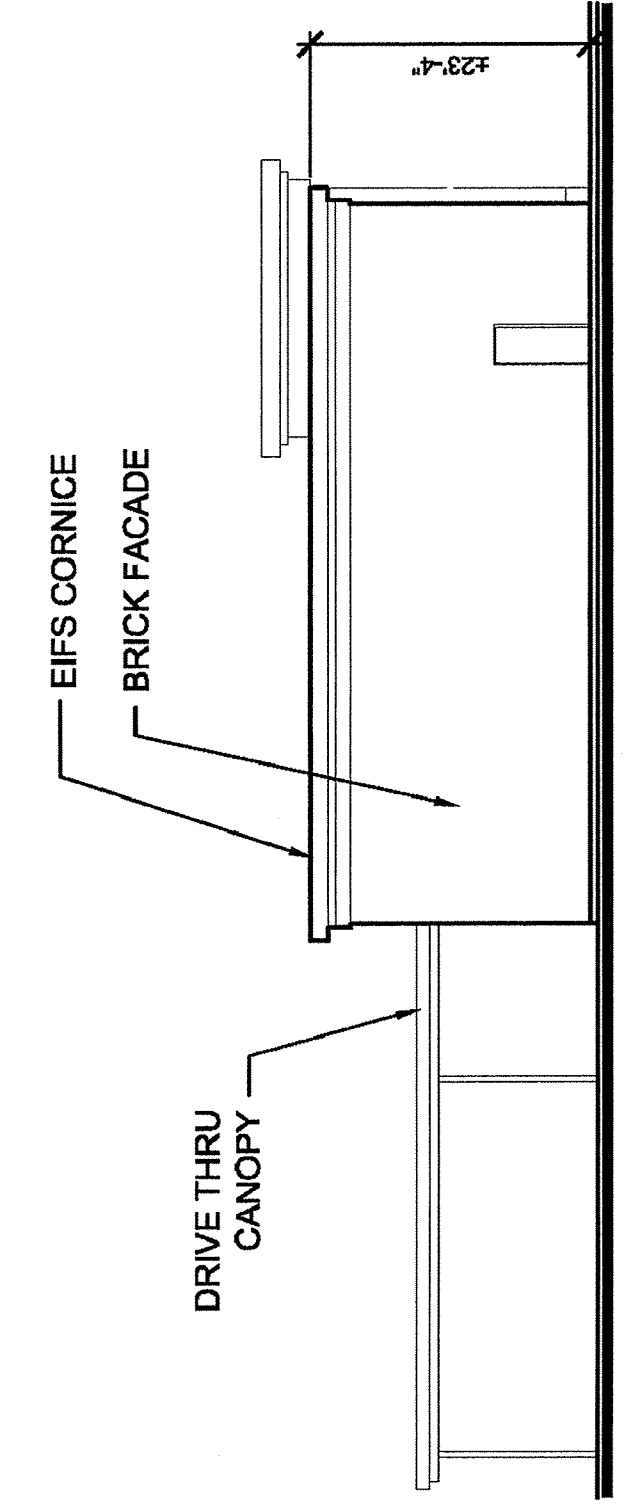
DATE: DEC. 10, 2010

REVISION	DATE	DESCRIPTION

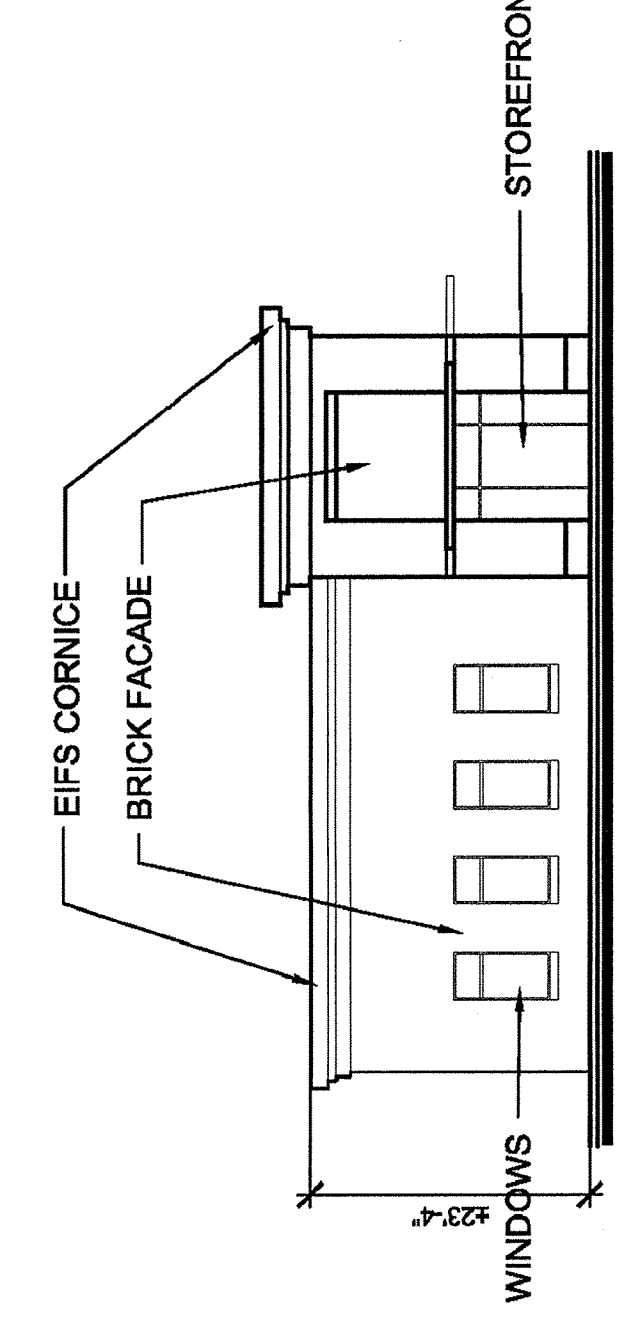
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25TH STREET STATION
 BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT

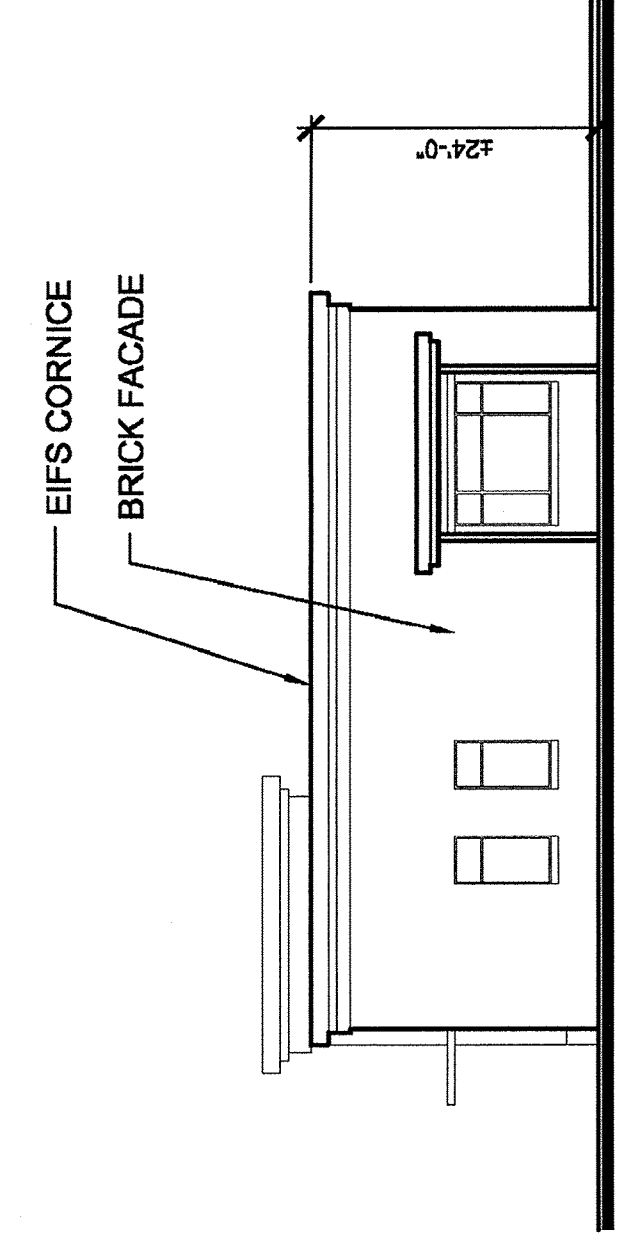
25TH STREET STATION
 BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT



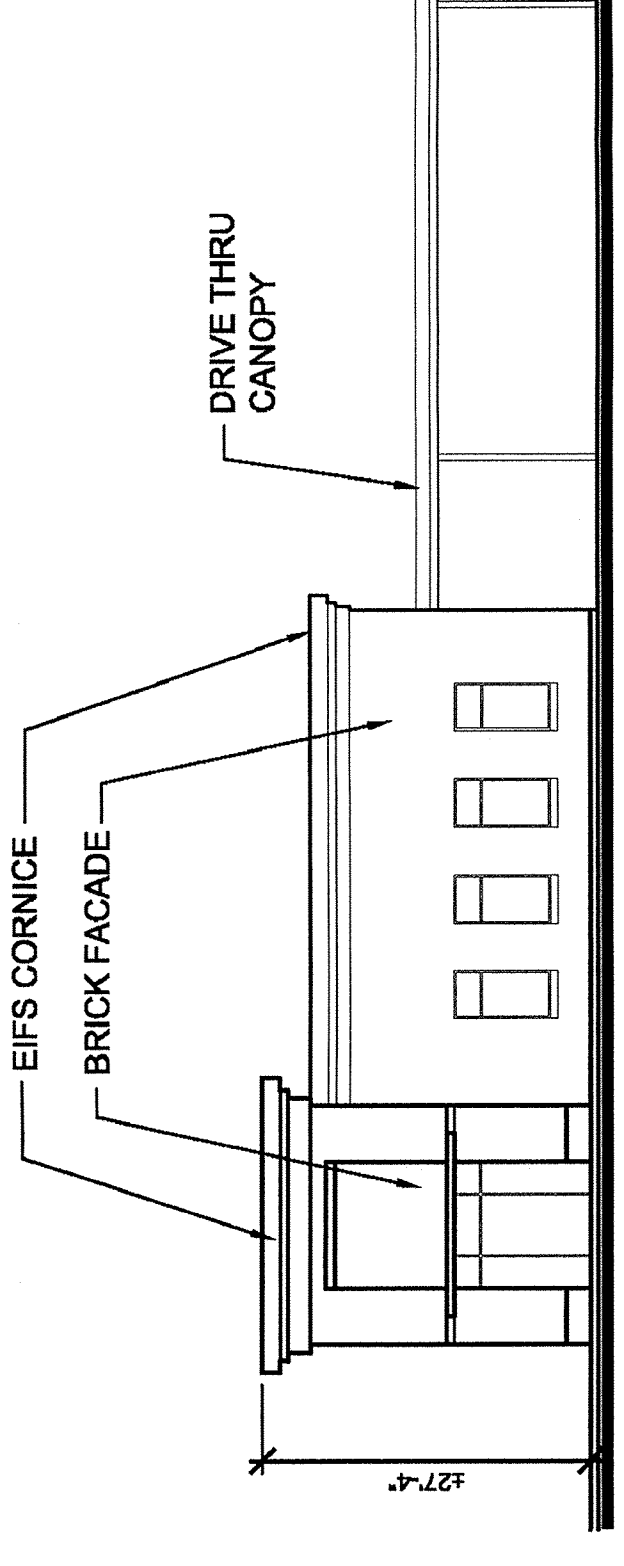
BUILDING C2a - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



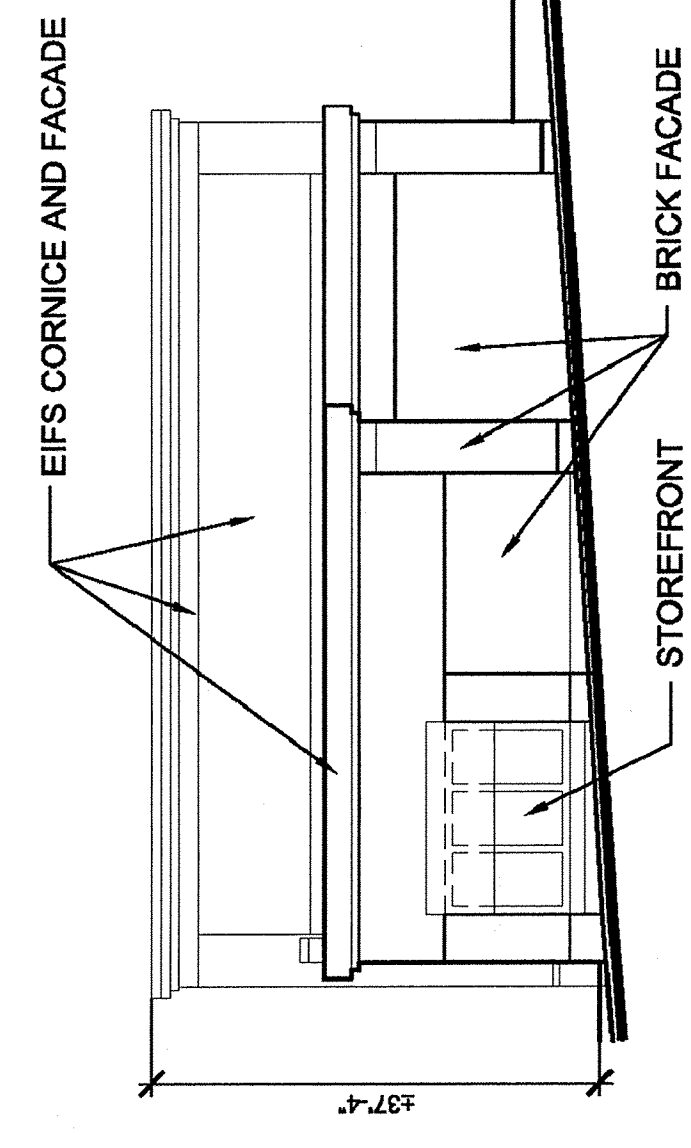
BUILDING C2a - EAST ELEVATION
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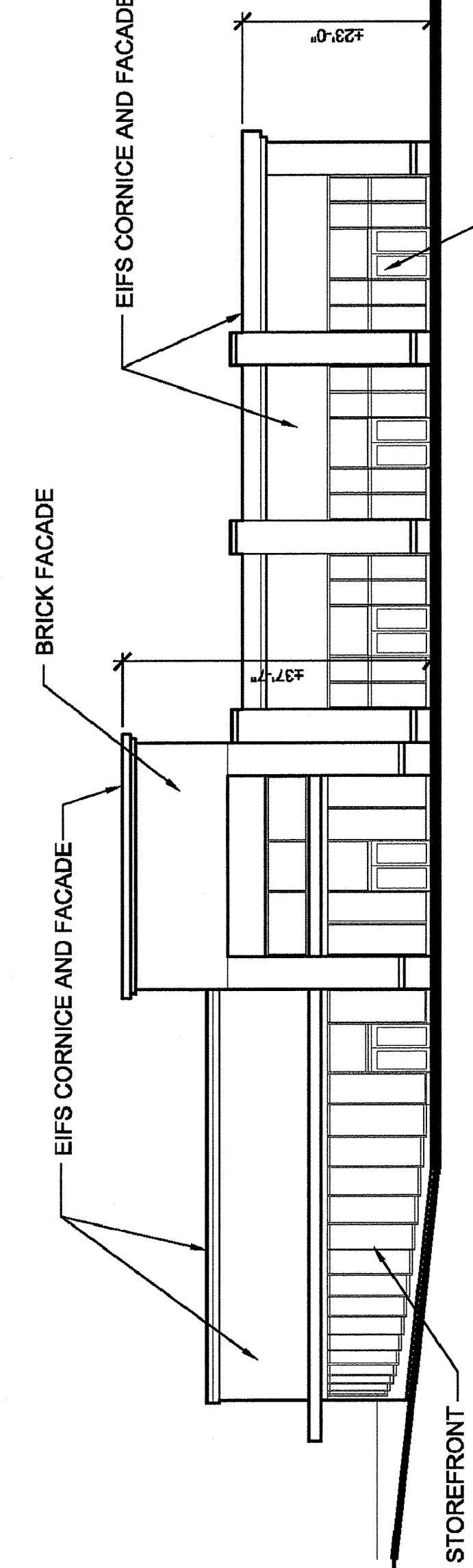
BUILDING C2a - WEST ELEVATION
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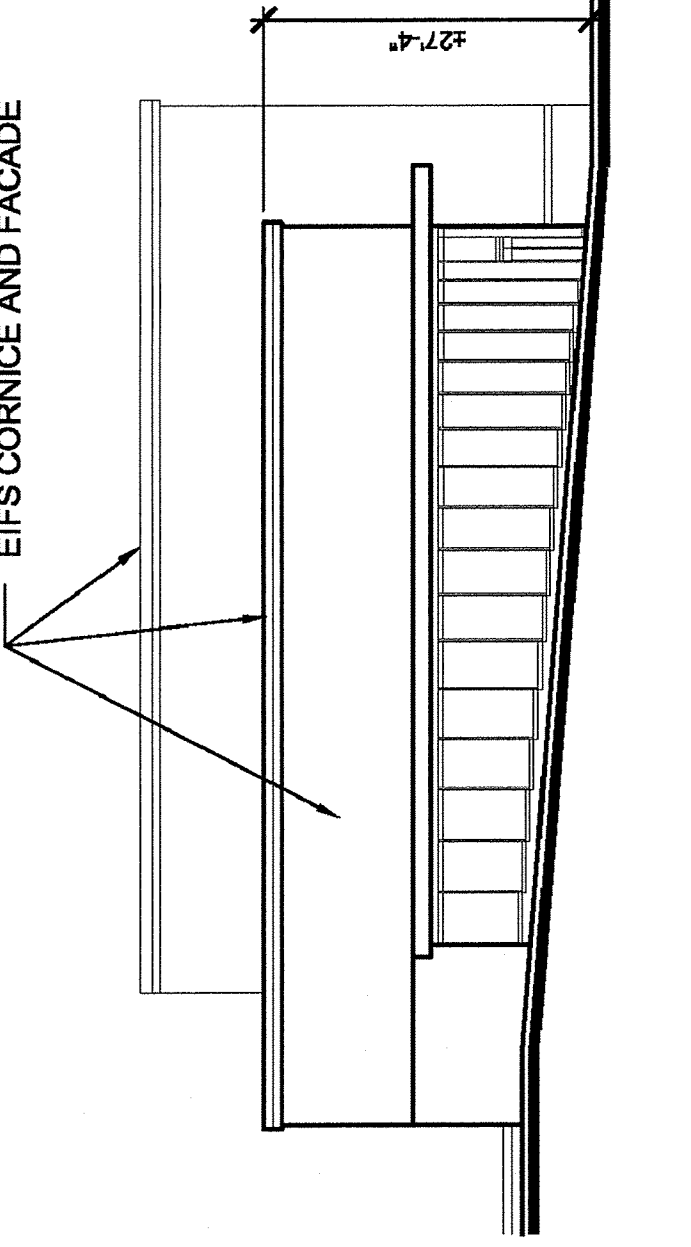
BUILDING C2a - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



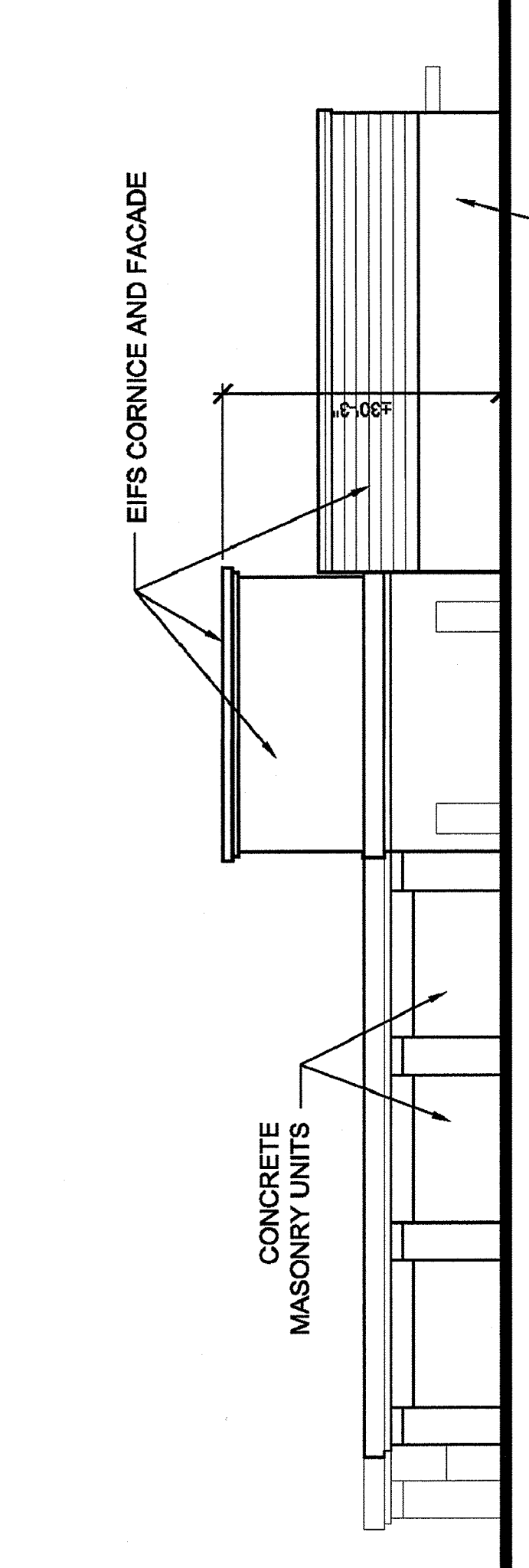
BUILDING C1 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



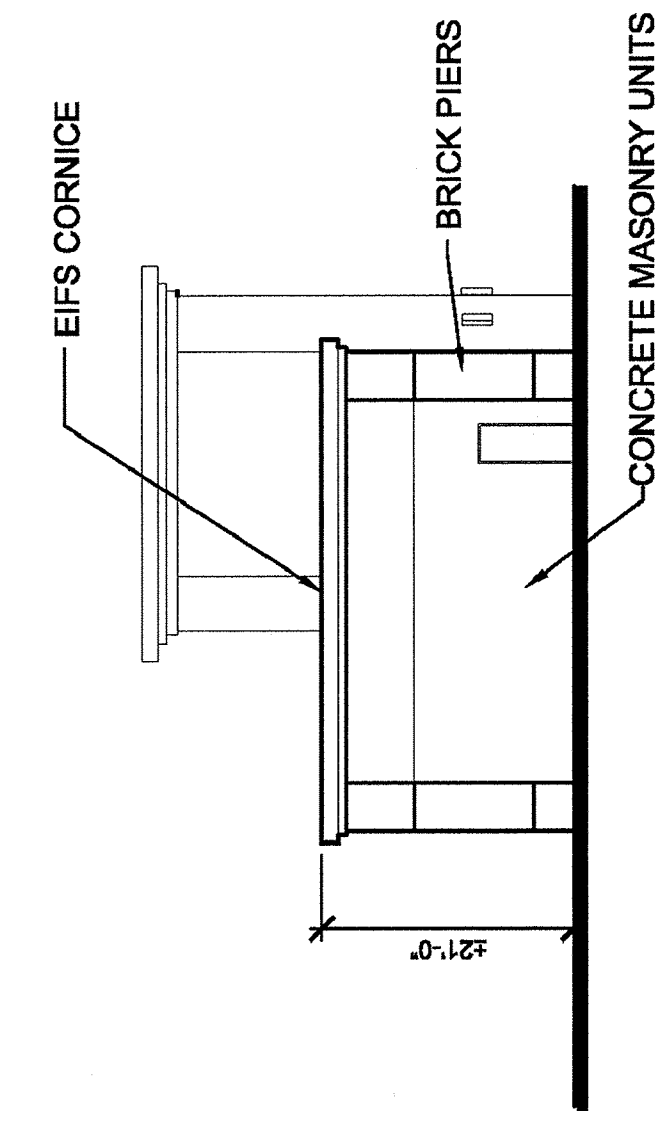
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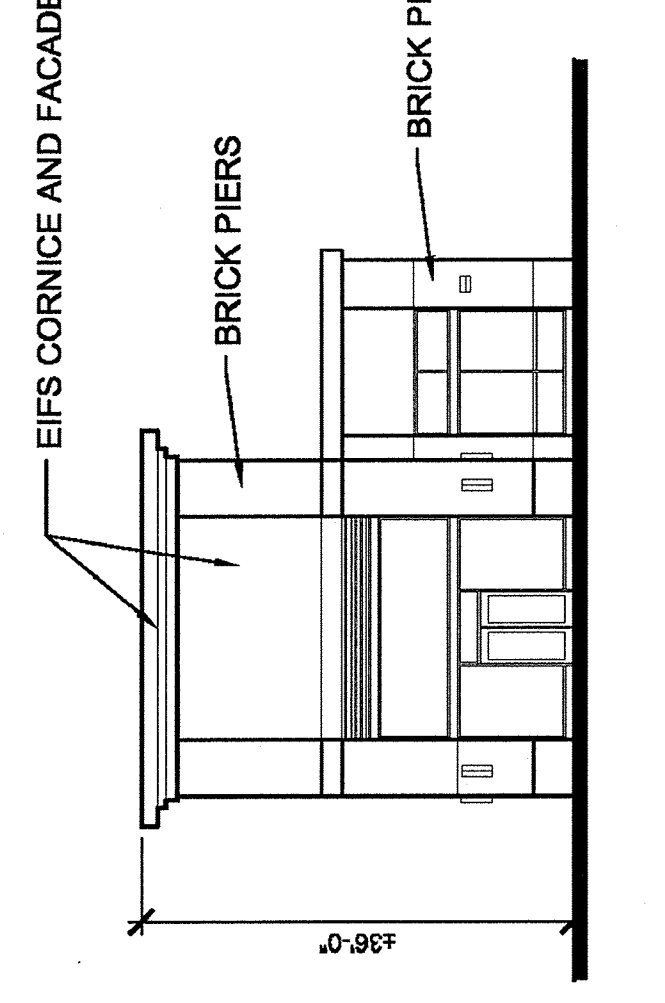
BUILDING C1 - SOUTH ELEVATION
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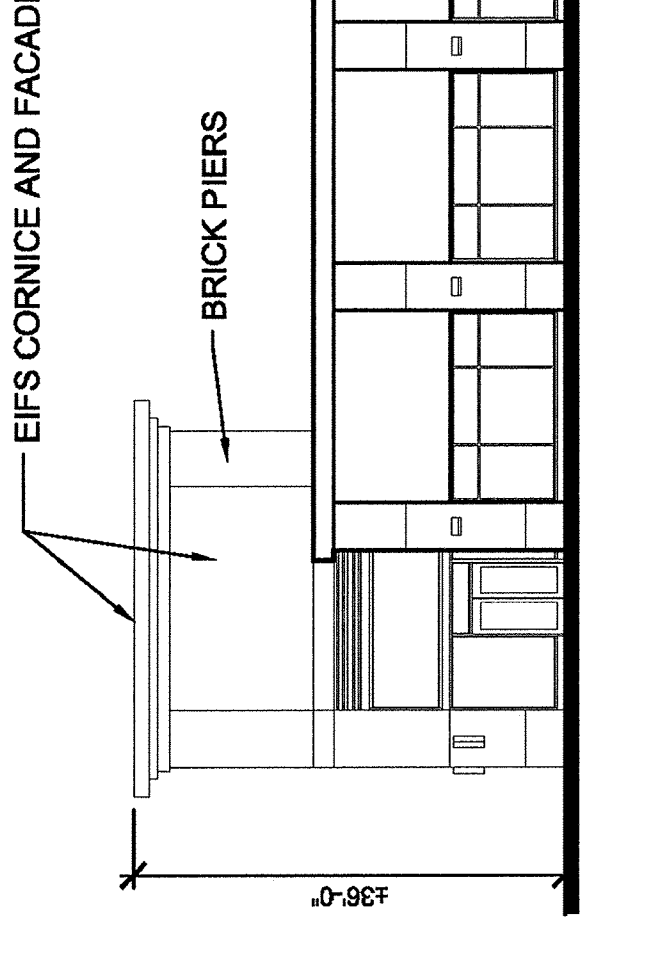
BUILDING C1 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



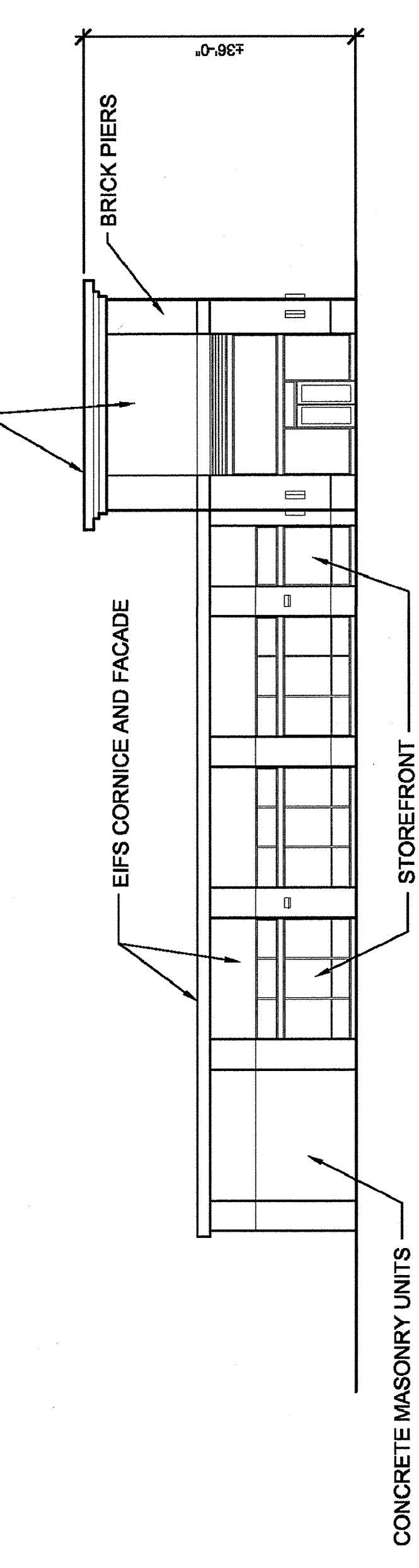
BUILDING C2b - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



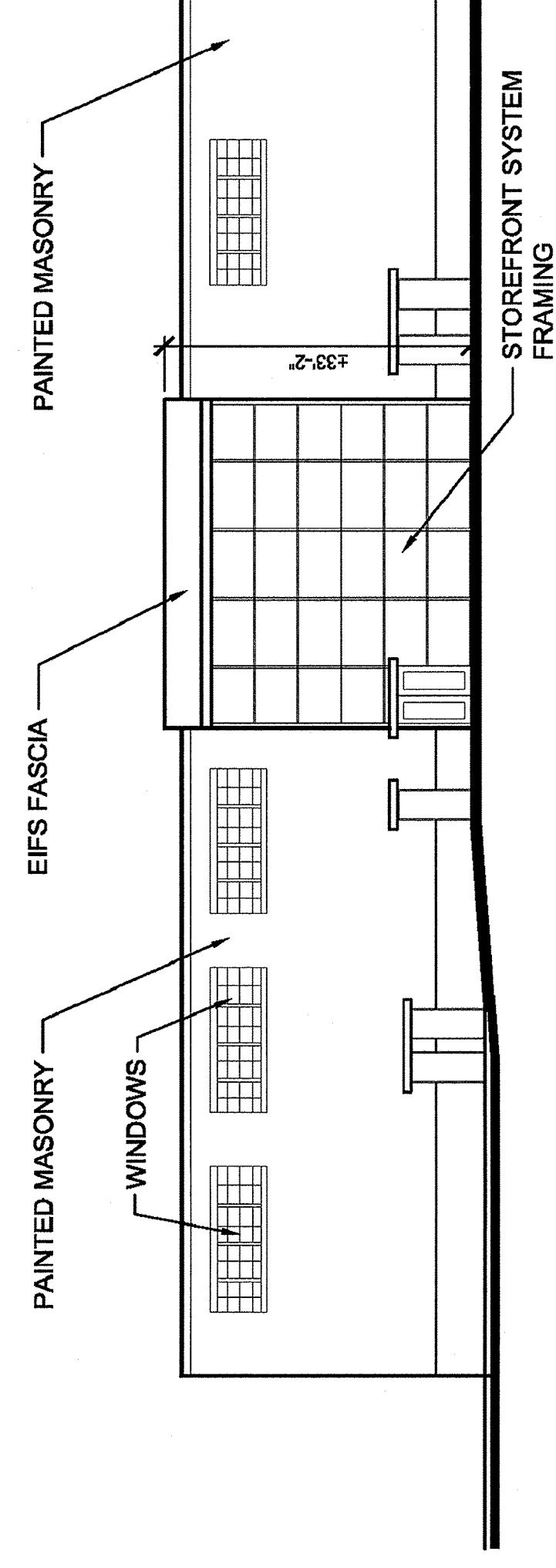
BUILDING C2b - NORTH ELEVATION
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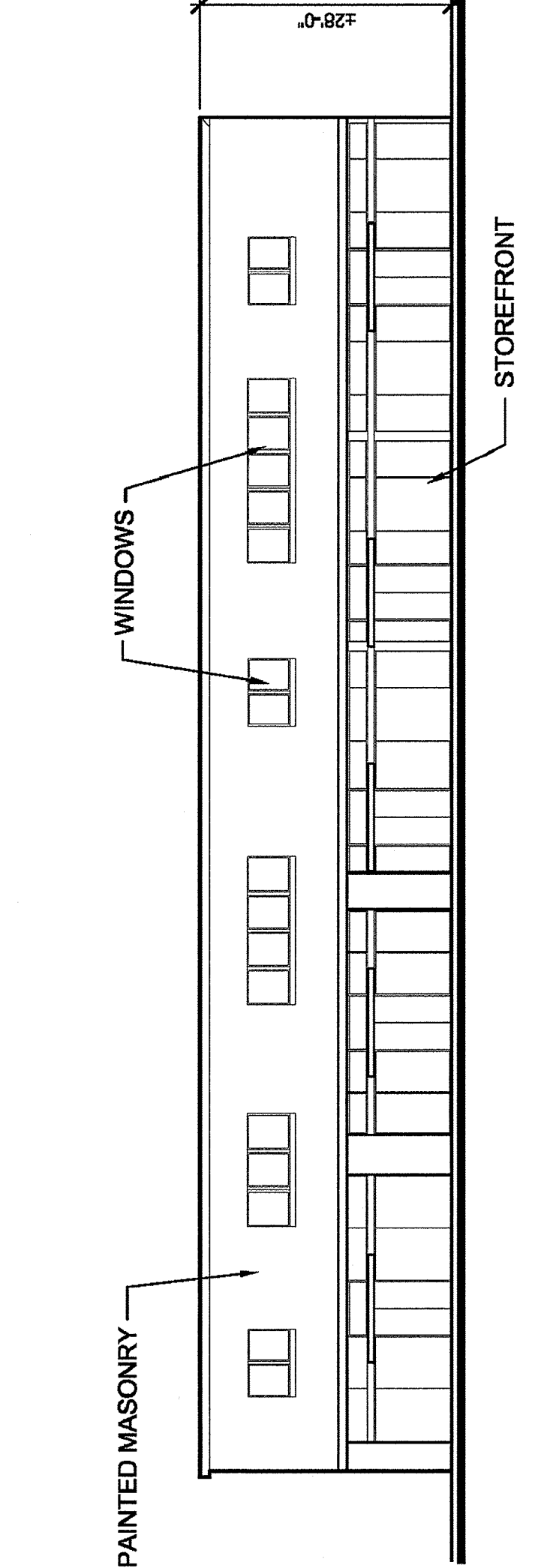
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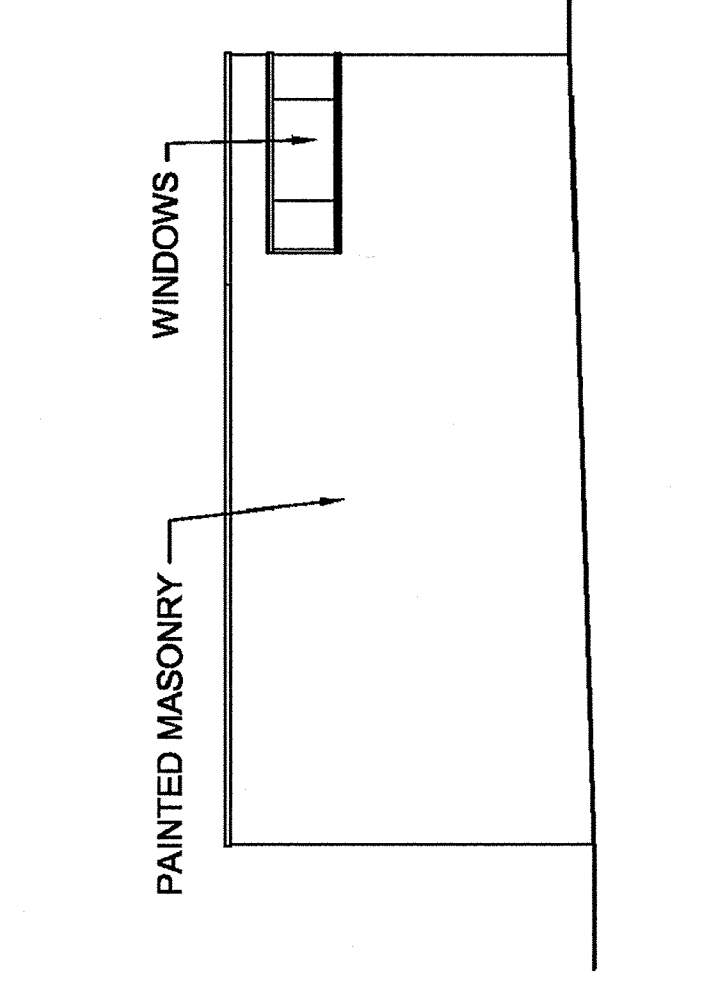
BUILDING C2b - EAST ELEVATION
SCALE: 1/16" = 1'-0"



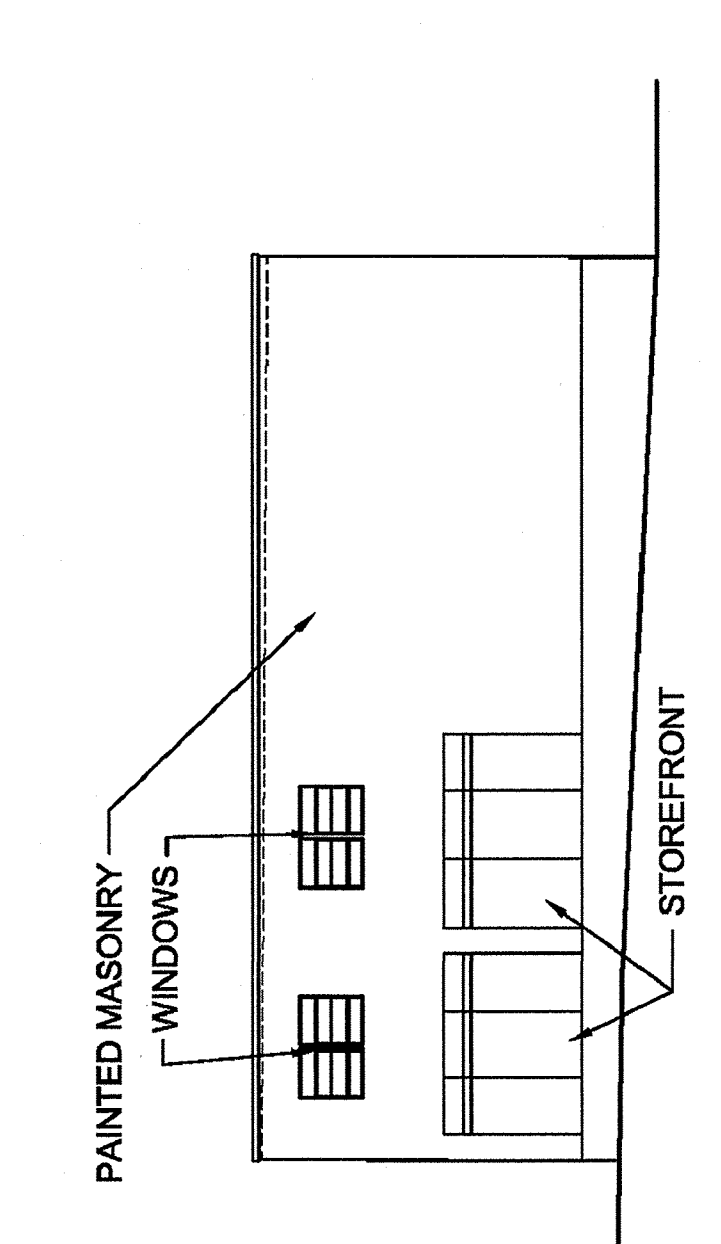
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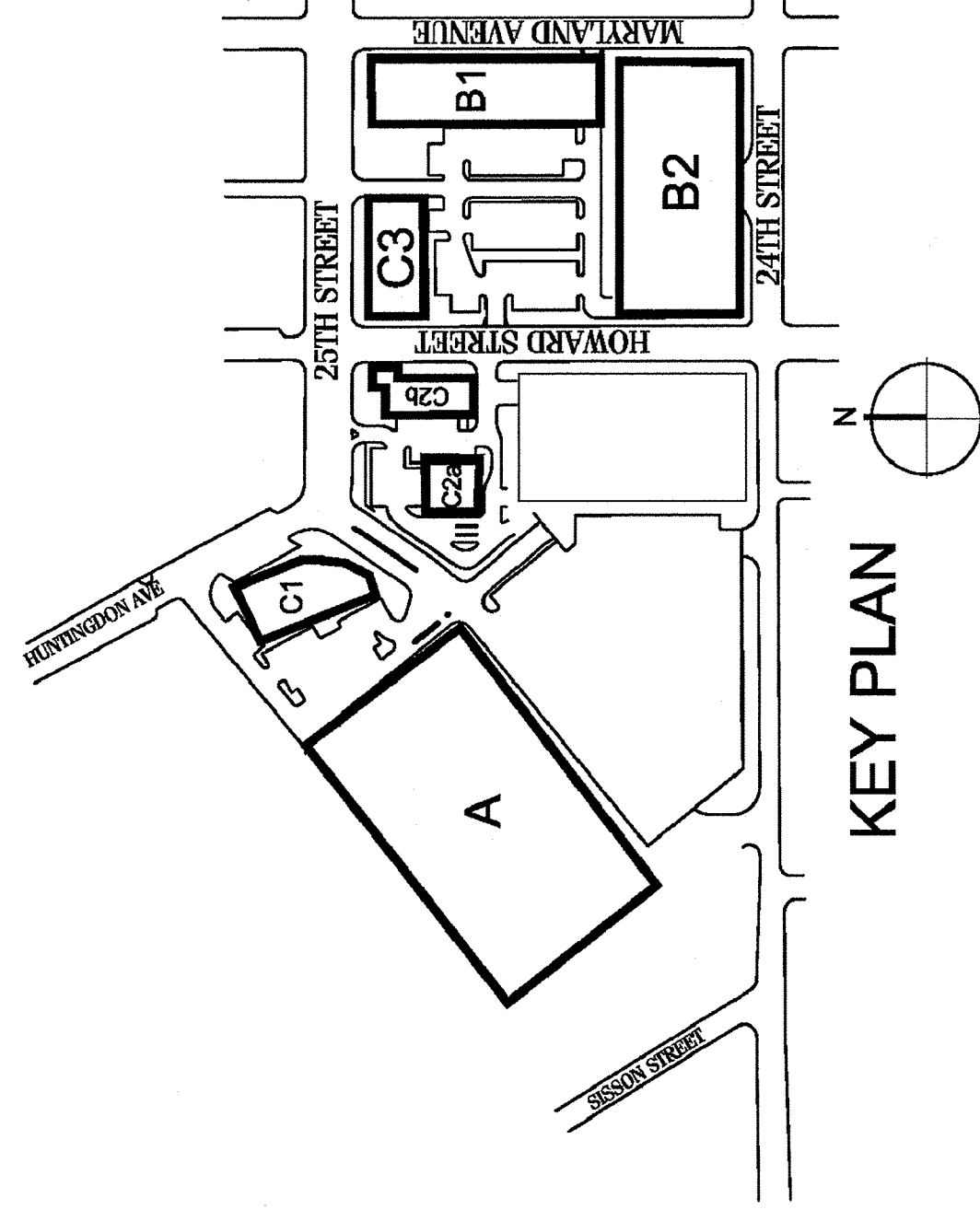
BUILDING C3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING C3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING C3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



ARCHITECTURAL ELEVATIONS SHEET 7 OF 9

25TH STREET STATION
PLANNED UNIT DEVELOPMENT
FINAL DESIGN APPROVAL
& MINOR AMENDMENTS

SHEET NOT REVISED

DATE: DEC. 10, 2010

NO.	DATE	DESCRIPTION

SUGGESTED PLANT LIST - PLANTING IN RIGHT OF WAY

Huntingdon Avenue				
Symbol	Latin Name	Common Name	Quantity	Size
UA	Ulmus americana	Valley Forge Elm	7	2.5' cal.

25th Street				
Symbol	Latin Name	Common Name	Quantity	Size
AR	Acer rubrum	Red Maple	3	2.5' cal.
CC	Cercis canadensis	Forest Pansy	2	1.5' cal.
QP	Quercus phellos	Willow Oak	19	2.5' cal.

24th Street				
Symbol	Latin Name	Common Name	Quantity	Size
CC	Cercis canadensis	Forest Pansy	11	1.5' cal.
IG	Ilex glabra	Compact Holly	20	30"-36" O.C.
PA	Platanus acerifolia	London Planetree	36	2.5' cal.
QP	Quercus phellos	Willow Oak	8	2.5' cal.

Sisson Street				
Symbol	Latin Name	Common Name	Quantity	Size
CA	Carpinus caroliniana	American Hornbeam	10	2.5' cal.

Howard Street				
Symbol	Latin Name	Common Name	Quantity	Size
GB	Ginkgo biloba	Autumn Gold Ginkgo	4	2.5' cal.
UA	Ulmus americana	Valley Forge Elm	9	2.5' cal.
ZS	Zelkova serrata	Green Vase Zelkova	6	2.5' cal.

Maryland Avenue				
Symbol	Latin Name	Common Name	Quantity	Size
UA	Ulmus americana	Valley Forge Elm	10	2.5' cal.
ZS	Zelkova serrata	Green Vase Zelkova	4	2.5' cal.

NOTE: SPECIFIC PLANT LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.

SUGGESTED PLANT LIST - PLANTING ON PRIVATE PROPERTY

Site I				
Latin Name	Common Name	Quantity	Size	Spacing
Acer rubrum	Red Maple	10	3" cal.	Per plan
Ginkgo biloba	Autumn Gold Ginkgo	4	2.5' cal.	Per plan
Gleditsia triacanthos	Inermis Shademaster	40	2.5' cal.	Per plan
Lagerstroemia indica	Obrage Crapoe Myrtle	12	1.5' cal.	Per plan

Site II				
Latin Name	Common Name	Quantity	Size	Spacing
Acer palmatum	Bloodgood Japanese Maple	1	1.5" cal.	Specimen
Acer rubrum	Red Maple	10	3" cal.	Per plan
Carpinus caroliniana	American Hornbeam	7	2.5" cal.	Per plan
Ginkgo biloba	Autumn Gold Ginkgo	13	2.5" cal.	Per plan
Gleditsia triacanthos	Shademaster Honey Locust	10	2.5" cal.	Per plan
Ilex glabra	Compact Holly	67	30"-36" O.C.	
Laucoctone fontinalis	Dwarf Fetterbush	10	30"-36" O.C.	
Platanus acerifolia	Liberty Planetree	9	3.0' cal.	Per plan
Quercus phellos	Willow Oak	2	2.5' cal.	Per plan
Salvia Greggii	Hummer's Red	3	30"-36" O.C.	

NOTE: SPECIFIC PLANT LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.

SUGGESTED PLANT LIST

ADDITIONAL PLANTING WILL BE PROVIDED IN THE AREAS INDICATED ON THE LANDSCAPE PLAN. SHRUBS, GRASSES AND PERENNIALS WILL BE PROVIDED IN PLANTING BEDS AND BIORETENTION AREAS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING SPECIES:

EVERGREEN SHRUBS	
LATIN NAME	COMMON NAME
ILEX GLABRA 'COMPACTA'	COMPACT HIBERNY
ILEX VOMITORIA 'STONES DWARF'	STONES DWARF YALPON HOLLY
LEUCODIUM FONTINIANA 'NANA'	DWARF FETTERBUSH
MAHONIA AQUIFOLIUM 'ORANGE FLAME'	ORANGE FLAME OREGON GRAPE HOLLY
NANDINA DOMESTICA	HEAVENLY BAMBOO
SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED AUTUMN SAGE

DECIDUOUS SHRUBS	
LATIN NAME	COMMON NAME
CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
ILEX VERTICILLATA	WINTERBERRY
ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSPINE
RHUS AROMATICA	FRAGRANT SUMAC

PERENNIALS & GRASSES	
LATIN NAME	COMMON NAME
ANDROPOGON VIRGINICUS	BROOKSIDE
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS
CHASMANTHIUM LATIFOLIUM	INLAND SEA OATS
COLEUS SPP.	COLEUS
FESTUCA OVINA 'GAUCA'	BLUE FESCUE
HAMAMELIS VIRGINIANA	WITCH HAZEL
HEUCHERA SPP.	CORAL BELLS
RHODOCKIA HYPERA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN
SCIRPUS CYPERINUS	WOODGRASS
VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY

VINES	
LATIN NAME	COMMON NAME
ELIOMYSLS FORTUNEI 'VEGETUS'	VEGETUS WINTERCREEPER
ELIOMYSLS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER
LONICERA SEMPERVIRENS	NATIVE HONEYSUCKLE

NOTE: SPECIFIC PLANT LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.

SUGGESTED PLANT LIST - PLANTING IN RIGHT OF WAY

Huntingdon Avenue				
Symbol	Latin Name	Common Name	Quantity	Size
UA	Ulmus americana	Valley Forge Elm	7	2.5' cal.

25th Street				
Symbol	Latin Name	Common Name	Quantity	Size
AR	Acer rubrum	Red Maple	3	2.5' cal.
CC	Cercis canadensis	Forest Pansy	2	1.5' cal.
QP	Quercus phellos	Willow Oak	19	2.5' cal.

24th Street				
Symbol	Latin Name	Common Name	Quantity	Size
CC	Cercis canadensis	Forest Pansy	11	1.5' cal.
IG	Ilex glabra	Compact Holly	20	30"-36" O.C.
PA	Platanus acerifolia	London Planetree	36	2.5' cal.
QP	Quercus phellos	Willow Oak	8	2.5' cal.

Sisson Street				
Symbol	Latin Name	Common Name	Quantity	Size
CA	Carpinus caroliniana	American Hornbeam	10	2.5' cal.

Howard Street				
Symbol	Latin Name	Common Name	Quantity	Size
GB	Ginkgo biloba	Autumn Gold Ginkgo	4	2.5' cal.
UA	Ulmus americana	Valley Forge Elm	9	2.5' cal.
ZS	Zelkova serrata	Green Vase Zelkova	6	2.5' cal.

Maryland Avenue				
Symbol	Latin Name	Common Name	Quantity	Size
UA	Ulmus americana	Valley Forge Elm	10	2.5' cal.
ZS	Zelkova serrata	Green Vase Zelkova	4	2.5' cal.

NOTE: SPECIFIC PLANT LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.

SUGGESTED PLANT LIST - PLANTING ON PRIVATE PROPERTY

Site I				
Latin Name	Common Name	Quantity	Size	Spacing
Acer rubrum	Red Maple	10	3" cal.	Per plan
Ginkgo biloba	Autumn Gold Ginkgo	4	2.5' cal.	Per plan
Gleditsia triacanthos	Inermis Shademaster	40	2.5' cal.	Per plan
Lagerstroemia indica	Obrage Crapoe Myrtle	12	1.5' cal.	Per plan

Site II				
Latin Name	Common Name	Quantity	Size	Spacing
Acer palmatum	Bloodgood Japanese Maple	1	1.5" cal.	Specimen
Acer rubrum	Red Maple	10	3" cal.	Per plan
Carpinus caroliniana	American Hornbeam	7	2.5" cal.	Per plan
Ginkgo biloba	Autumn Gold Ginkgo	13	2.5" cal.	Per plan
Gleditsia triacanthos	Shademaster Honey Locust	10	2.5" cal.	Per plan
Ilex glabra	Compact Holly	67	30"-36" O.C.	
Laucoctone fontinalis	Dwarf Fetterbush	10	30"-36" O.C.	
Platanus acerifolia	Liberty Planetree	9	3.0' cal.	Per plan
Quercus phellos	Willow Oak	2	2.5' cal.	Per plan
Salvia Greggii	Hummer's Red	3	30"-36" O.C.	

NOTE: SPECIFIC PLANT LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.

SUGGESTED PLANT LIST

ADDITIONAL PLANTING WILL BE PROVIDED IN THE AREAS INDICATED ON THE LANDSCAPE PLAN. SHRUBS, GRASSES AND PERENNIALS WILL BE PROVIDED IN PLANTING BEDS AND BIORETENTION AREAS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING SPECIES:

EVERGREEN SHRUBS	
LATIN NAME	COMMON NAME
ILEX GLABRA 'COMPACTA'	COMPACT HIBERNY
ILEX VOMITORIA 'STONES DWARF'	STONES DWARF YALPON HOLLY
LEUCODIUM FONTINIANA 'NANA'	DWARF FETTERBUSH
MAHONIA AQUIFOLIUM 'ORANGE FLAME'	ORANGE FLAME OREGON GRAPE HOLLY
NANDINA DOMESTICA	HEAVENLY BAMBOO
SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED AUTUMN SAGE

DECIDUOUS SHRUBS	
LATIN NAME	COMMON NAME
CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
ILEX VERTICILLATA	WINTERBERRY
ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSPINE
RHUS AROMATICA	FRAGRANT SUMAC

PERENNIALS & GRASSES	
LATIN NAME	COMMON NAME
ANDROPOGON VIRGINICUS	BROOKSIDE
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS
CHASMANTHIUM LATIFOLIUM	INLAND SEA OATS
COLEUS SPP.	COLEUS
FESTUCA OVINA 'GAUCA'	BLUE FESCUE
HAMAMELIS VIRGINIANA	WITCH HAZEL
HEUCHERA SPP.	CORAL BELLS
RHODOCKIA HYPERA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN
SCIRPUS CYPERINUS	WOODGRASS
VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY

VINES	
LATIN NAME	COMMON NAME
ELIOMYSLS FORTUNEI 'VEGETUS'	VEGETUS WINTERCREEPER
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LONICERA SEMPERVIRENS	NATIVE HONEYSUCKLE

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SUGGESTED PLANT LIST - PLANTING IN RIGHT OF WAY

Huntingdon Avenue				
Symbol	Latin Name	Common Name	Quantity	Size
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Symbol	Latin Name	Common Name	Quantity	Size
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ZS	Zelkova serrata	Green Vase Zelkova	6	2.5' cal.

Maryland Avenue				
Symbol	Latin Name	Common Name	Quantity	Size
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ZS	Zelkova serrata	Green Vase Zelkova	4	2.5' cal.

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SUGGESTED PLANT LIST - PLANTING ON PRIVATE PROPERTY

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Acer rubrum	Red Maple	10	3" cal.	Per plan
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Platanus acerifolia	Liberty Planetree	9	3.0' cal.	Per plan
Quercus phellos	Willow Oak	2	2.5' cal.	Per plan
Salvia Greggii	Hummer's Red	3	30"-36" O.C.	

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SUGGESTED PLANT LIST - PLANTING IN RIGHT OF WAY

Huntingdon Avenue				
Symbol	Latin Name	Common Name	Quantity	Size</