



**CARROLLSBURG SQUARE CONDOMINIUM ASSOCIATION
LANDSCAPE REVITALIZATION PRESENTATION**

SPRING 2021

LORRAINE TRACTON, CHAIR

CARROLLSBURG SQUARE LANDSCAPE COMMITTEE

CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION

- Carrollsburg Square Condominium Association is located in the upscale Waterfront District of Southwest Washington, DC. The CSCA community is comprised of mid-century townhomes, open air parks, markets and green spaces; and within walking distance to museums on the National Mall, The Spy Museum, Arena Stage-The Mead Center for American Theater, Nationals Baseball Stadium, DC United Soccer Stadium and Yards Park.
- Our community is also uniquely adjacent to The Wharf, home to numerous international restaurants, retail shops, the District Fish Market, as well as, the world class Anthem music venue.
- Accessible and convenient, Carrollsburg Square has direct access to grocery, pharmacy, restaurant and transportation options. There are three (3) metro stations (Waterfront, L'Enfant Plaza, Navy Yard-Ballpark), city and regional bus service, and 10 minutes to Reagan National Airport and Amtrak's Union Station.



CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION
Birds-Eye View



CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION

CSCA Committee Goals & Objectives

- The existing landscape of our Carrollsborg Square Condominium Association common areas has been aging for decades without benefit of revitalization. The last comprehensive landscape plan was implemented more than 25 years ago and paid for via special assessment. Subsequent landscaping has been maintenance and (limited) replacement only. Therefore, this revitalization plan has been developed over the past few years to meet the following goals:
 - **Enhance the natural beauty and visual appearance** of the areas surrounding our homes
 - **Unify the visual elements to identify our property and distinguish** it from neighboring properties
 - **Update the plantings to:**
 - Reflect current growing conditions
 - Remedy disorganized and unintentional planting of landscaped areas and "hit and miss" decisions on proper plant materials throughout the community
 - Conserve water and keep routine maintenance costs manageable through choice of appropriate plants
 - **Address specific landscape and hardscape issues** such as:
 - Increased foot traffic in areas adjacent to public streets
 - Sidewalk upheaval due to tree root growth
 - Flooding due to slope of ground
 - **Add signage to help visitors find their way around our community**
 - **Create a template** to guide future landscaping decisions
 - **Develop a maintenance manual** to enhance future care of all plantings

CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION Pricing Proposal

Denison Pricing Proposal

TOTAL Plantings + Permits + Fees + Taxes	144,000.68
<u>Credit: Landscape Design Fee</u>	<u>-9,200.00</u>
GRAND TOTAL	134,800.68**

** The CSCA Landscape Revitalization Project grand total above represents the purchase of plants and scope of services provided by Denison Landscape Inc. A comprehensive review of the entire CSCA property was performed by the landscape committee. Based on feedback from committee members, the final proposal was submitted and approved in concept by the CSCA board.

After full discussion of all options, the Board agreed that CSCA could save considerable costs by completing the entire project all at once and spreading repayment costs over 10 years. This recommended financing was approved unanimously at the October 2020 Board meeting.

All areas of the CSCA property will receive focused attention to create a more harmonious and desirable landscape plan throughout the CSCA community.

The CSCA board of directors proposes a special assessment for the community landscape revitalization. Owners may find details showing fee structure by unit percentage cost on slide 32.

CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION Plant Schedule

PLANT PHOTO	CODE	PLANT NAME	PLANT TYPE	SIZE	LIGHT	WATER	MAINT
	AP	AJUGA MIDNIGHT	HERBACEOUS PERENNIAL	HGT: 0.5 - .75 SPREAD: 0.5 - 1.0	FULL SUN TO PARTIAL SHADE	MEDIUM	LOW
	AS	ASTILBE	HERBACEOUS PERENNIAL	HGT: 2.5 - 3.0 SPREAD: 1.5 - 2.0	PART SHADE TO FULL SHADE	MEDIUM	LOW
	AZ	ENCORE AZALEA	BROADLEAF EVERGREEN	HGT: 2.0 - 3.0 SPREAD: 2.0 - 3.0	PART SHADE	MEDIUM	MEDIUM
	BB	LIRIOPE BIG BLUE	HERBACEOUS PERENNIAL	HGT: 1.0 - 2.0 SPREAD: 1.0 - 2.5	FULL SUN TO PART SHADE	MEDIUM	LOW
	BC	BLACK CHOKEBERRY	DECIDUOUS SHRUB	HGT: 3.0 - 6.0 SPREAD: 3.0 - 6.0	FULL SUN TO PART SHADE	MEDIUM	LOW

CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION Plant Schedule

PLANT PHOTO	CODE	PLANT NAME	PLANT TYPE	SIZE	LIGHT	WATER	MAINT
	BJ	BLUE PACIFIC JUNIPER	GROUNDCOVER	HGT: 0.5 - 1.0 SPREAD: 4.0 - 6.0	FULL SUN	MEDIUM	LOW
	CF	FLOWERING DOGWOOD	FLOWERING TREE	HGT: 15.0 - 30.0 SPREAD: 15.0 - 30.0	FULL SUN TO PART SHADE	MEDIUM	MEDIUM
	DL	DRAGON LADY	BROADLEAF EVERGREEN	HGT: 10.0 - 20.0 SPREAD: 4.0 - 6.0	FULL SUN TO PART SHADE	MEDIUM	MEDIUM
	DR	DRIFT ROSE	DECIDUOUS SHRUB	HGT: 1.0 - 2.0 SPREAD: 2.0 - 3.0	FULL SUN	MEDIUM	MEDIUM
	EH	ENDLESS SUMMER HYDRANGEA	DECIDUOUS SHRUB	HGT: 3.0 - 4.0 SPREAD: - 4.0	3.0 PART SHADE	MEDIUM	LOW

CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION Plant Schedule

PLANT PHOTO	CODE	PLANT NAME	PLANT TYPE	SIZE	LIGHT	WATER	MAINT
	HC	HEUCHERA-CORRALBELL	BROADLEAF EVERGREEN BUSH	HGT: 1.0 - 2.0 SPREAD: - 1.5	FULL SUN 1B TO PART SHADE	MEDIUM	LOW
	HG	HAMELN GRASS	ORNAMENTAL GRASS / GROUNDCOVER	HGT: 1.5 - 2.5 SPREAD: 2.5	FULL SUN 1.5- TO PART SHADE	MEDIUM TO WET	LOW
	LE	LACEBARK ELM	TREE	HGT: 40.0 - 50.0 SPREAD: 25.0 - 40.0	FULL SUN	MEDIUM	MEDIUM
	LH	LITTLE HENRY	DECIDUOUS SHRUB	HGT: 3.0 - 4.0 SPREAD: 4.0 - 6.0	FULL SUN TO PART SHADE	MEDIUM TO WET	LOW
	ML	MOUNTAIN LAUREL	FLOWERING BROADLEAF EVERGREEN	HGT: 5.0 - 15.0 SPREAD: - 15.0	50 PART SHADE	MEDIUM	MEDIUM

CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION Plant Schedule

PLANT PHOTO	CODE	PLANT NAME	PLANT TYPE	SIZE	LIGHT	WATER	MAINT
	ND	NANDINA DOMESTICA	BROADLEAF EVERGREEN	HGT: 3.0 - 3.0 SPREAD: -4.0	FULL SUN TO PART SHADE	MEDIUM	MEDIUM
	OF	OSTRICH FERN	BROADLEAF EVERGREEN BUSH	HGT: 3.0 - 6.0 SPREAD: 5.0 - 8.0	PART SHADE TO FULL SHADE	MEDIUM TO WET	MEDIUM
	OH	OAK LEAF HYDRANGEA	DECIDUOUS SHRUB	HGT: 6.0 - 8.0 SPREAD: - 8.0	FULL SUN TO PART SHADE	MEDIUM	LOW
	OL	OTTO LUYWEN LAUREL	BROADLEAF EVERGREEN BUSH	HGT: 3.0 - 4.0 SPREAD: 8.0	FULL SUN TO PART SHADE	MEDIUM	LOW
	RB	RIVER BIRCH	TREE	HGT: 40.0 - 70.0 SPREAD: 40.0 - 60.0	FULL SUN TO PART SHADE	MEDIUM TO WET	LOW

CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION Plant Schedule

PLANT PHOTO	CODE	PLANT NAME	PLANT TYPE	SIZE	LIGHT	WATER	MAINT
	SH	SOFT TOUCH HOLLY	BROADLEAF EVERGREEN BUSH	HGT: 2.0 - 6.0 SPREAD: 3.0 - 5.0	FULL SUN TO PART SHADE	MEDIUM	MEDIUM
	ST	POWERS	COLONIAL STEPPERS	1.0 - 2.0 each	N/A	N/A	N/A
	FB	ROCKS	FIELDSTONE BOULDERS	1.0 - 2.5 hg/width	N/A	N/A	N/A

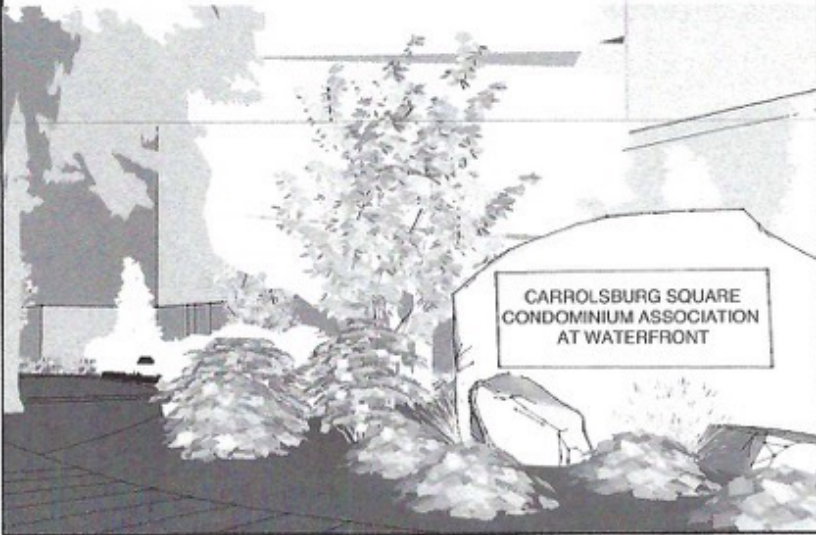
CARROLLSBURG SQUARE CONDOMINIUM ASSOCIATION

VISION STATEMENT: CREATE A COMMUNAL PLACE OF BEAUTY AND PRIDE FOR RESIDENTS AND VISITORS TO ENJOY, WHILE ADDING TO THE VALUE OF THE COMMUNITY AT LARGE.

MISSION STATEMENT: THE CSCA COMMUNITY WILL UNDERGO A NEW LANDSCAPE PROFILE ACROSS THE ENTIRE PROPERTY. WITH CONSIDERATION TO THE SURROUNDING ENVIRONMENT, MAINTENANCE, AND LONGEVITY, THE LANDSCAPE DESIGN SHALL BE HOLISTIC AND CONSIST OF A UNIFYING PALETTE OF PLANTING MATERIALS ACROSS THE COMMUNITY.

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2. EXISTING DELAWARE AVE
3. EXISTING N ST
4. MASTER PLAN
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- 6-12. SECTIONS A-F
- 13-20. EXISTING VS PROPOSED



CARROLLSBURG SQUARE
CONDOMINIUM ASSOCIATION
AT WATERFRONT



DESIGNED BY
G. Cassiano
DRAWN BY
G. Cassiano
DATE
Aug 2018
PROJECT

PENSON INC.
3211 Green Hill Rd
Suite 202
Springfield, VA 22154
www.pensoninc.com

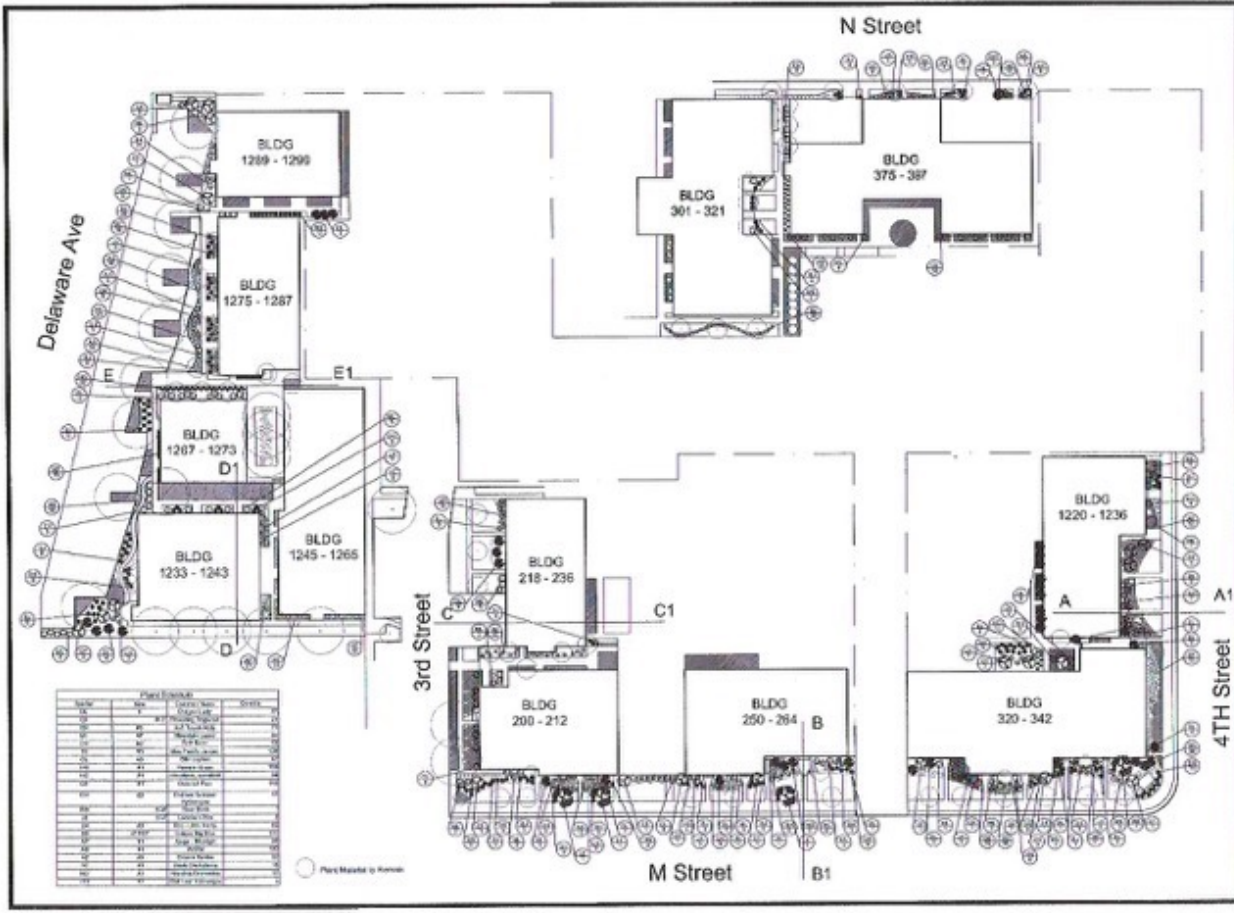


SCALE
1" = 20'

Carrollsburg Square Condominium
Association

Cover Page





Drawn by:
G. Dosbarantos
Checked by:
G. Dosbarantos
Date:
Aug 2018
Sheet:
1 of 20

DENISON INC. INC.
P.O. Box 118, No. 20144
San Jose, CA 95136
denisoninc.com



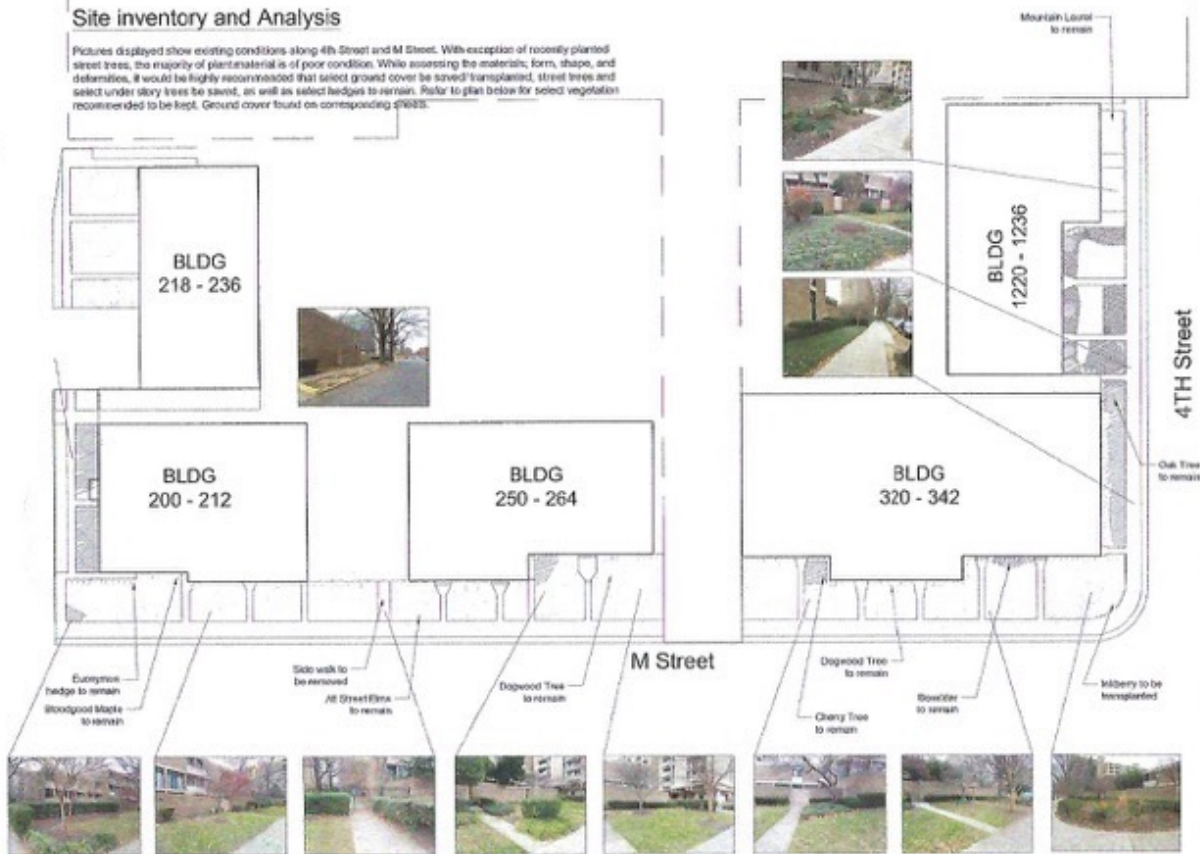
Scale:
1" = 40'

Carrollsburg Square Condominium Association
Master Plan



Site inventory and Analysis

Pictures displayed show existing conditions along 4th Street and M Street. With exception of recently planted street trees, the majority of plant material is of poor condition. While assessing the materials, form, shape, and deflections, it would be highly recommended that select ground cover be saved/transplanted, street trees and select under story trees be saved, as well as select hedges to remain. Refer to plan below for select vegetation recommended to be kept. Ground cover found on corresponding sheets.



Drawn by: G. Desbarrats
Checked by: G. Desbarrats
Date: Dec 2017
Sheet: 2 OF 20

DENISON ENGINEERING INC.
2210 GARDNER RD. #2014
S.W. CORNER ALBANY ST.
BIRMINGHAM, ALABAMA 35209
205.978.1100
denisoneng.com

12020
1" = 20'

Carrollsburg Square Condominium Association

Existing Conditions - 3rd, 4th and M st

Site inventory and Analysis

Pictures displayed show existing conditions along Delaware Ave and 3rd St extension. Areas have recently install hardscapes and some plant material. Most lower vegetation is of medium to poor health, while larger canopy and understorey trees seem to be in good health. Assessing the materials, form, shape, and deformities, it would be recommended that select ground cover be preserved and street trees/ select under story trees be saved. The majority of five recent landscape installation toward M at would also be recommended to be kept and enhanced. There are also areas of concrete/ walkways that would be recommended to be eliminated/ repaired.



Delaware Ave

Trees to remain

Crack Myrtles to remain

All Street Cms to remain

Walkway and design to remain

Gate work to be installed

BLDG
1289 - 1299

BLDG
1275 - 1287

BLDG
1267 - 1273

BLDG
1233 - 1243

BLDG
1245 - 1265

BLDG
218 - 236

Locust trees and Oaks-Lyken to remain



Gate remain

Drawn by
G. DonStamias
Checked by
G. DonStamias
Dec 2017
3 OF 20

DENSON
LANDSCAPE ARCHITECTS INC.
1811 S. COLLETTA RD. #5
SILVER SPRING, MD 20914
301-227-2272
DENSON@DENSONLA.COM



SCALE
1" = 20'

Carrollsbury Square Condominium
Association



Existing Conditions - Delaware Ave



N st

All trees to remain

All trees to remain

BLDG
301 - 321

BLDG
375 - 397



Drawn by
G. Desbarats
Checked by
G. Desbarats
Date
Aug 2018
Sheet
4 of 20

DEMSON P&C, INC.
19911 Green Hill Rd. 20144
San Diego, CA 92128
619-457-0555
demsonpandc.com



Scale
1" = 20'

Carrollsbury Square Condominium Association

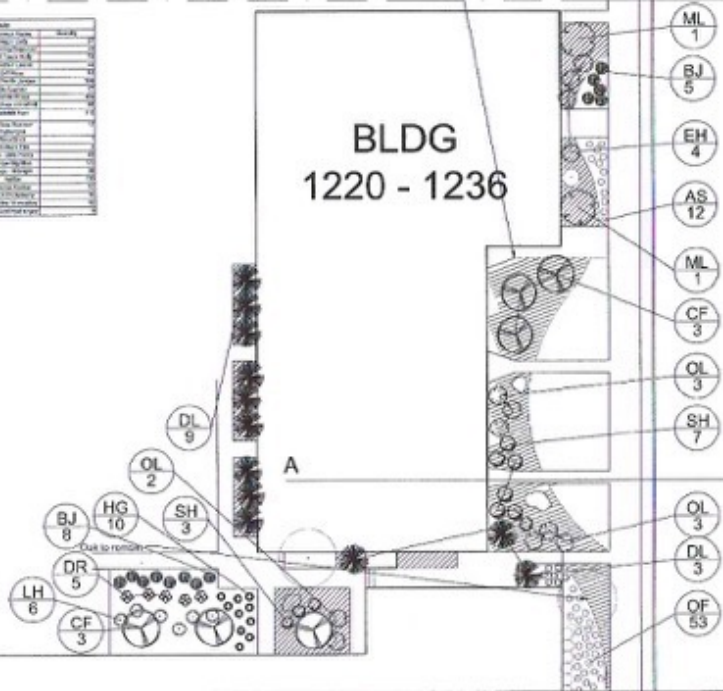
Existing Conditions - Delaware Ave



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100	100	100

Ground cover to remain/transplanted

BLDG
1220 - 1236



4TH Street

A1

Carrollsbury Square Condominium Association
Planting Plan - 4th St - Section A

DESIGN BY
DENISON PLANNING INC.
1011 10th St. NE, Suite 201
Atlanta, GA 30309
404.525.2325
denisonplanning.com

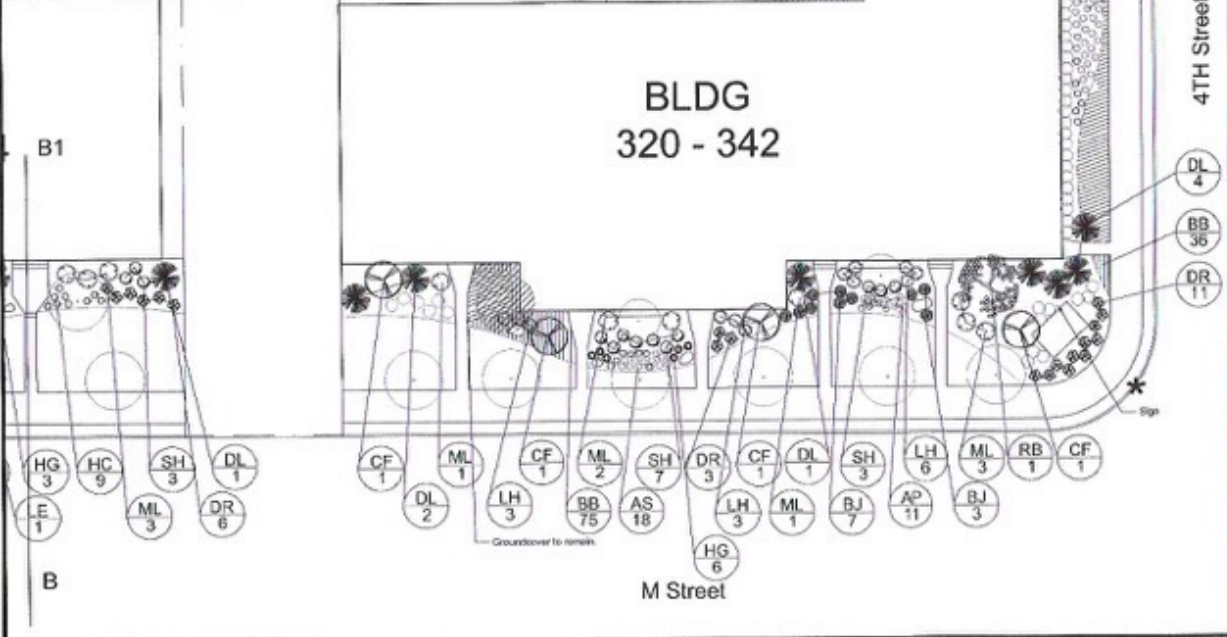
DESIGNED BY
G. Dossantos
Aug 2018

SCALE
1" = 10'

DATE
6 OF 20

Sign Perspective - *

Plant	Plant Name	Quantity	Notes
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DL	DL 2	1	
DL	DL 3	1	
DL	DL 4	1	
DL	DL 53	1	
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Carrollsburg Square Condominium Association

Planting Plan - 4th & M st - Section A - B

DESIGNED BY
G. Dosbaratos

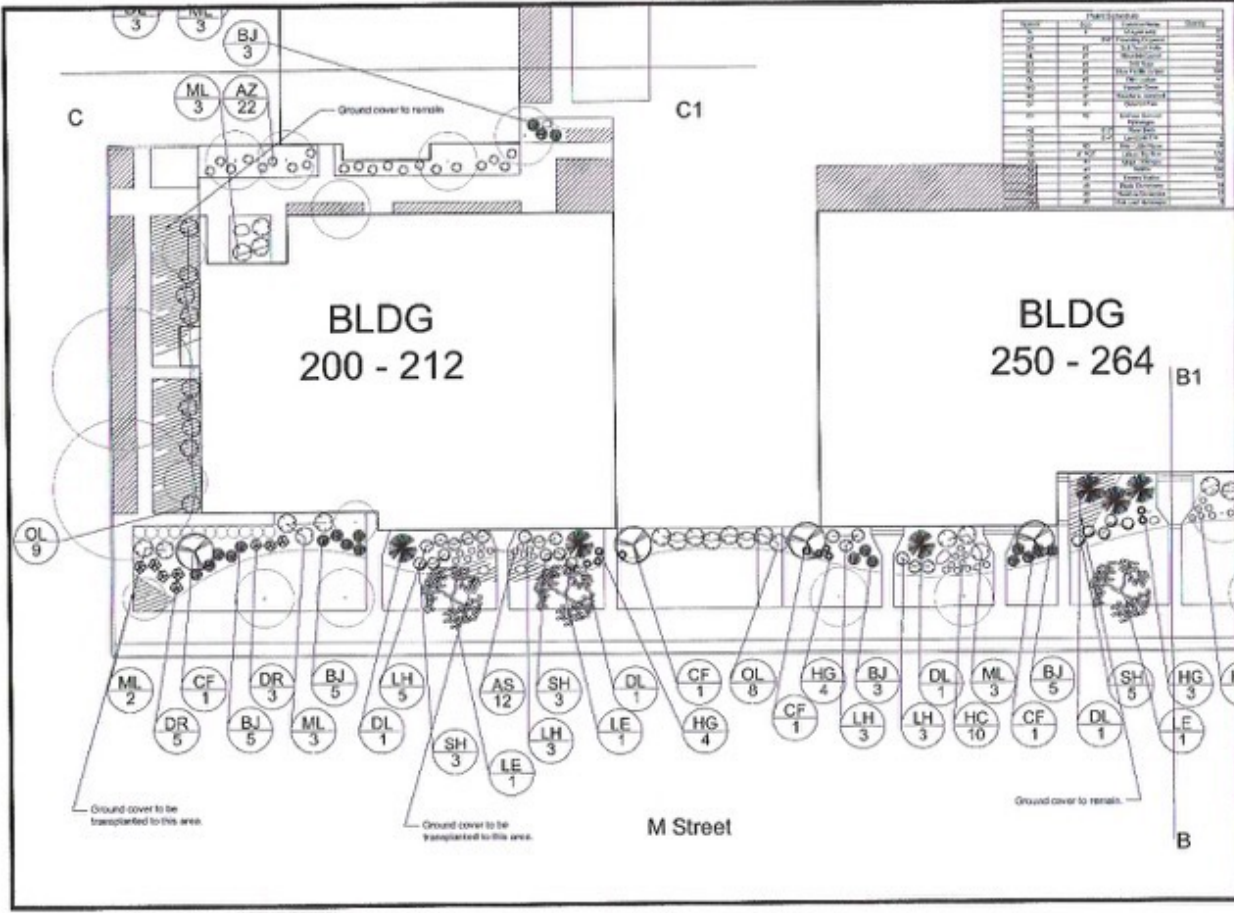
DRAWN BY
G. Dosbaratos

DATE
Aug 2018

SCALE
1" = 10'

SHEET
7 of 20

DEMONSTRATION INC.
3010 N. 2nd St. #202
Tulsa, OK 74103
918.438.1000
demonstrating.com



Plant Species	Quantity	Notes
AS 12	12	
BJ 3	3	
BJ 5	5	
CF 1	1	
DL 1	1	
DR 3	3	
DR 5	5	
HC 10	10	
HG 3	3	
HG 4	4	
LH 3	3	
LH 5	5	
LE 1	1	
ML 3	3	
ML 2	2	
SH 3	3	
SH 5	5	
OL 8	8	
OL 9	9	
AZ 22	22	

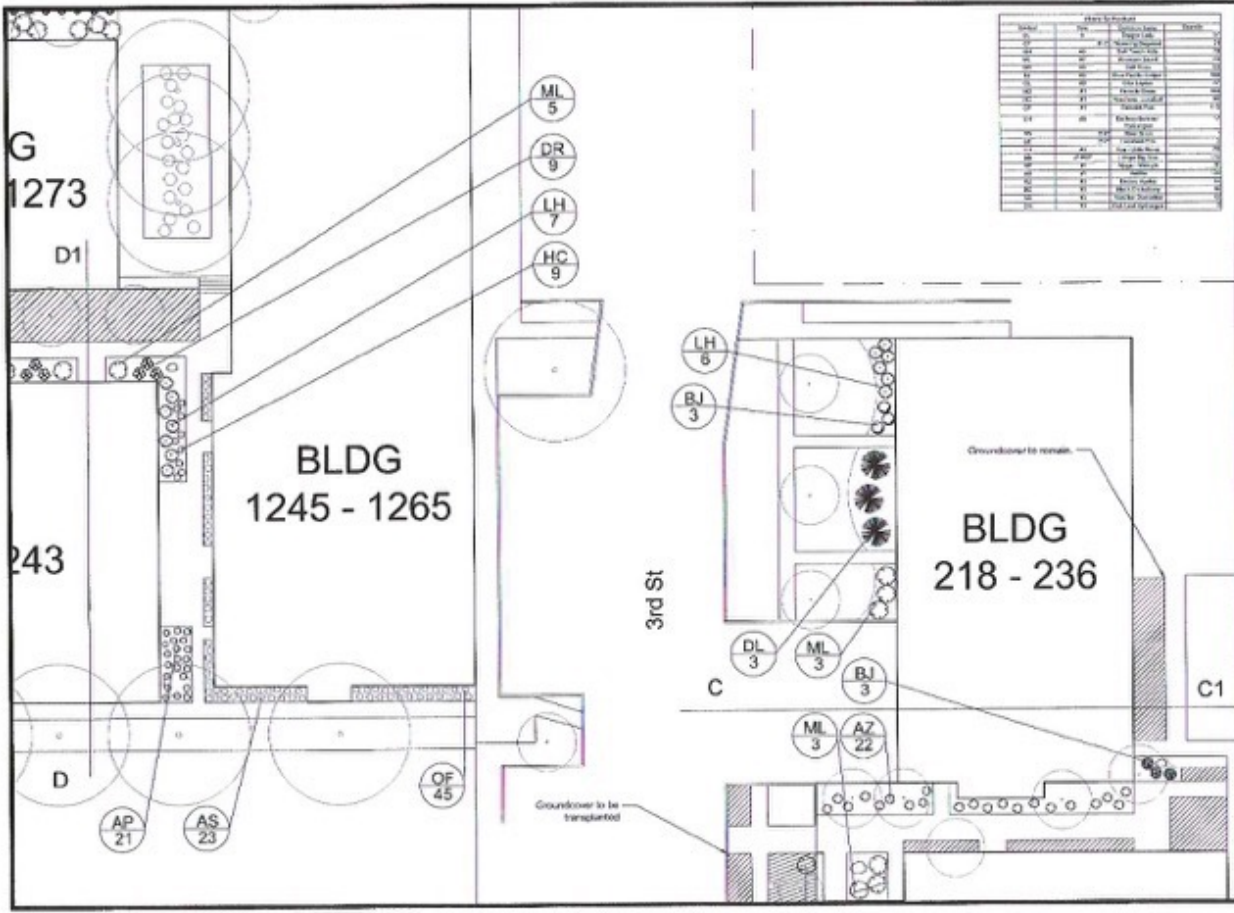
drawn by
G. Dornbush
 checked by
G. Dornbush
 date
Dec 2017
 sheet
B OF 20



DENISON INC.
 581 Oak Hill Rd
 581 Oak Hill Rd
 581 Oak Hill Rd
 581 Oak Hill Rd

scale
 1" = 10'

Carrollburg Square Condominium Association
Planting Plan - 4th Street - Section B - C




Plant	Quantity	Notes
AP 21	1	
AS 23	1	
OF 45	1	
ML 5	1	
DR 9	1	
LH 7	1	
HC 9	1	
DL 3	1	
ML 3	1	
BJI 3	1	
LH 6	1	
BJI 3	1	
ML 3	1	
AZ 22	1	

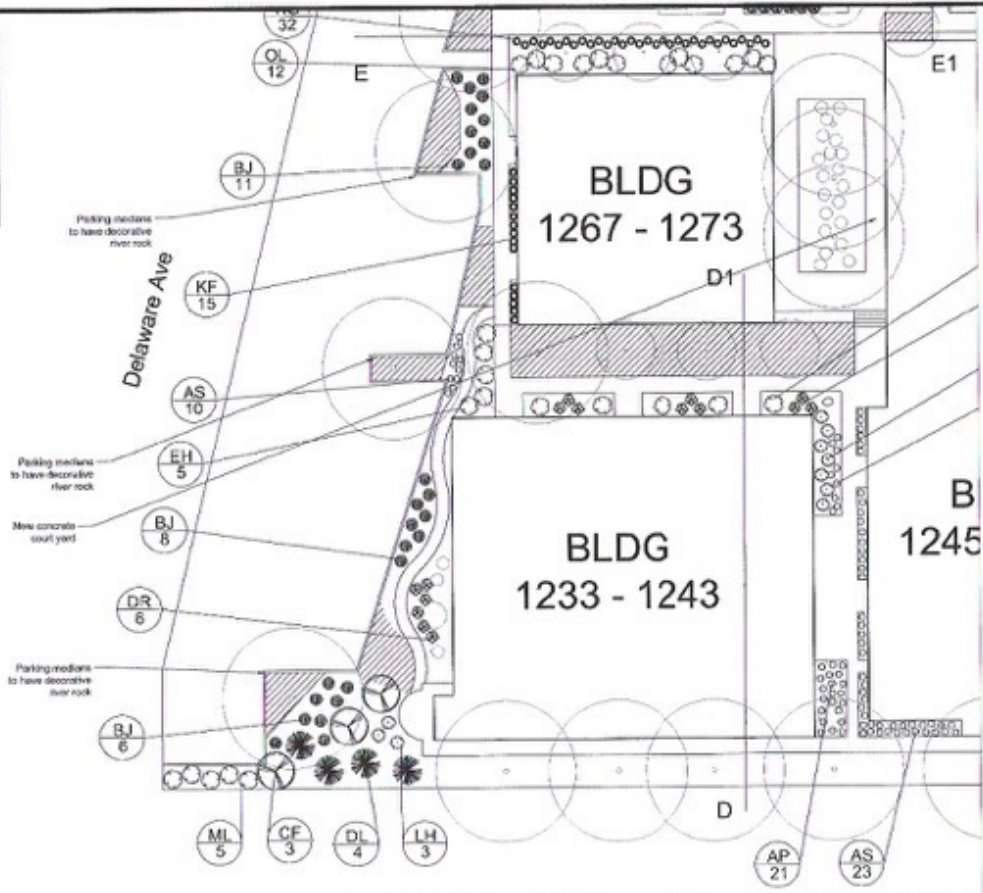

 DENISON INC. INC.
 801 D Street, NE
 Suite 200, Atlanta, GA 30316
 404.527.2655
 denisoninc.com

Drawn by: G. Dostanis
 Checked by: G. Dostanis
 Date: Aug 2018
 Page: 9 of 20

Scale: 1" = 10'



Carrollsburg Square Condominium Association
Planting Plan - 3rd Street - Section C - D

No.	Item	Plant	Quantity	Notes
1
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Carrollsburg Square Condominium Association

Association

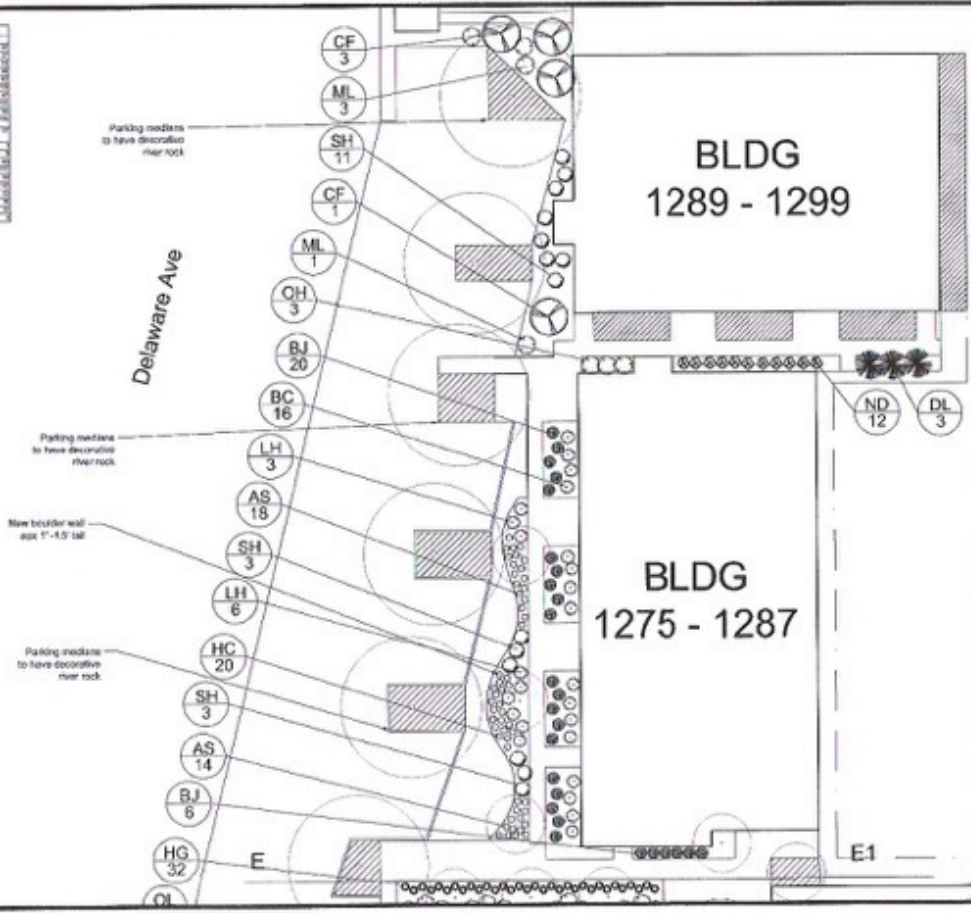


DENISON DESIGN INC.
 5010 Denison Rd., Ste. 100
 Dayton, OH 45424
 Tel: (937) 233-7335
 Fax: (937) 233-7336
 Email: denison@denisoninc.com
 www.denisoninc.com
 Project No. 2018-08
 Date: Aug 2018
 Sheet: 10 of 20

Planting Plan - Delaware Ave - Sec. D-E

Scale: 1" = 10'

Item	Plant Schedule	Quantity
1	1" x 1" x 1" x 1" x 1" x 1"	100
2	2" x 2" x 2" x 2" x 2" x 2"	50
3	3" x 3" x 3" x 3" x 3" x 3"	25
4	4" x 4" x 4" x 4" x 4" x 4"	15
5	5" x 5" x 5" x 5" x 5" x 5"	10
6	6" x 6" x 6" x 6" x 6" x 6"	5
7	7" x 7" x 7" x 7" x 7" x 7"	3
8	8" x 8" x 8" x 8" x 8" x 8"	2
9	9" x 9" x 9" x 9" x 9" x 9"	1
10	10" x 10" x 10" x 10" x 10" x 10"	1
11	11" x 11" x 11" x 11" x 11" x 11"	1
12	12" x 12" x 12" x 12" x 12" x 12"	1
13	13" x 13" x 13" x 13" x 13" x 13"	1
14	14" x 14" x 14" x 14" x 14" x 14"	1
15	15" x 15" x 15" x 15" x 15" x 15"	1
16	16" x 16" x 16" x 16" x 16" x 16"	1
17	17" x 17" x 17" x 17" x 17" x 17"	1
18	18" x 18" x 18" x 18" x 18" x 18"	1
19	19" x 19" x 19" x 19" x 19" x 19"	1
20	20" x 20" x 20" x 20" x 20" x 20"	1
21	21" x 21" x 21" x 21" x 21" x 21"	1
22	22" x 22" x 22" x 22" x 22" x 22"	1
23	23" x 23" x 23" x 23" x 23" x 23"	1
24	24" x 24" x 24" x 24" x 24" x 24"	1
25	25" x 25" x 25" x 25" x 25" x 25"	1
26	26" x 26" x 26" x 26" x 26" x 26"	1
27	27" x 27" x 27" x 27" x 27" x 27"	1
28	28" x 28" x 28" x 28" x 28" x 28"	1
29	29" x 29" x 29" x 29" x 29" x 29"	1
30	30" x 30" x 30" x 30" x 30" x 30"	1
31	31" x 31" x 31" x 31" x 31" x 31"	1
32	32" x 32" x 32" x 32" x 32" x 32"	1
33	33" x 33" x 33" x 33" x 33" x 33"	1
34	34" x 34" x 34" x 34" x 34" x 34"	1
35	35" x 35" x 35" x 35" x 35" x 35"	1
36	36" x 36" x 36" x 36" x 36" x 36"	1
37	37" x 37" x 37" x 37" x 37" x 37"	1
38	38" x 38" x 38" x 38" x 38" x 38"	1
39	39" x 39" x 39" x 39" x 39" x 39"	1
40	40" x 40" x 40" x 40" x 40" x 40"	1
41	41" x 41" x 41" x 41" x 41" x 41"	1
42	42" x 42" x 42" x 42" x 42" x 42"	1
43	43" x 43" x 43" x 43" x 43" x 43"	1
44	44" x 44" x 44" x 44" x 44" x 44"	1
45	45" x 45" x 45" x 45" x 45" x 45"	1
46	46" x 46" x 46" x 46" x 46" x 46"	1
47	47" x 47" x 47" x 47" x 47" x 47"	1
48	48" x 48" x 48" x 48" x 48" x 48"	1
49	49" x 49" x 49" x 49" x 49" x 49"	1
50	50" x 50" x 50" x 50" x 50" x 50"	1



drawn by
 G. Doobaratos
 checked by
 G. Doobaratos
 Date
 Aug 2018
 sheet
 11 of 20

DENISON PNC INC.
 8011 9th St. NE
 Ste. 200
 Bellevue, WA 98008
 denisonpnc.com



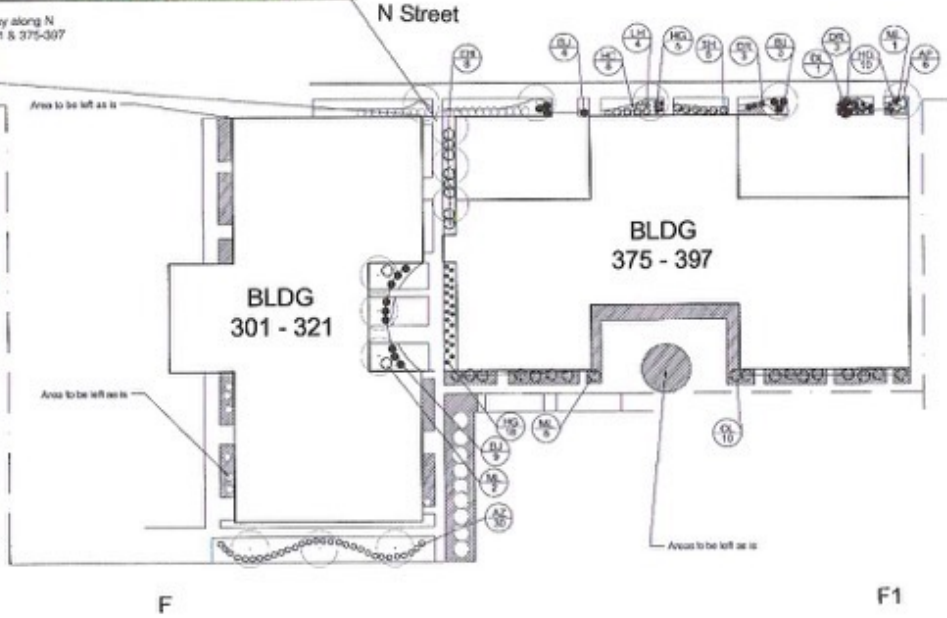
Carrollburg Square Condominium Association
Planting Plan - Delaware Ave - Section E
 1" = 10'



Proposed view from public walkway along N Street - between buildings 301-321 & 375-397



Current view



Plant Code	Plant Name	Quantity
BL 4
HL 4
HL 5
HL 6
HL 7
HL 8
HL 9
HL 10
HL 11
HL 12
HL 13
HL 14
HL 15
HL 16
HL 17
HL 18
HL 19
HL 20
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HL 93
HL 94
HL 95
HL 96
HL 97
HL 98
HL 99
HL 100

Drawn by: G. Doobartha
 Checked by: G. Doobartha
 Date: Aug 2018
 Sheet: 12 of 20

DEWSON P/NIC INC.
 8271 BUCKINGHAM
 SUITE 207-105
 DENVER, CO 80234
 denisonplanning.com



Carrollsbury Square Condominium Association
 Planting Plan - N st - Section F
 Scale: 1" = 10'



Existing

Location: Interior Court Yard - M St & 4th St.
Orientation: West

Proposed

Location: Interior Court Yard - M St & 4th St.
Orientation: West

Units Shown: 1220, 326 - 332



Carrollsburg Square Condominium Association

Existing vs Proposed



DENISON
LANDSCAPING INC.
1100 W. 10th St. #100
Lawrence, MO 64504
denisonlandscaping.com

Drawn by:
G. DosSantos
Checked by:
G. DosSantos
Date:
Aug '18
Scale:
1:1

Scale:
NONE

13 OF 20



Existing

Location: Edge of property on 4th St
Orientation: South



Proposed

Location: Edge of property on 4th St
Orientation: South
Units Shown: 1230 - 1236



Drawn by
G. Doobanantz
Checked by
G. Doobanantz
Date
Aug 2018

DEWSON
ARCHITECTS
INC.
1201 Old
Way, Suite 2014
San Diego, CA 92103
361-549-1333
361-549-1334
361-549-1335
361-549-1336
361-549-1337
361-549-1338
361-549-1339
361-549-1340
361-549-1341
361-549-1342
361-549-1343
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361-549-1395
361-549-1396
361-549-1397
361-549-1398
361-549-1399
361-549-1400

Scale
NONE

14 of 20

Carrollsbury Square Condominium Association

Existing vs Proposed

Existing

Location: Corner of 4th St and M St
Orientation: South East



Proposed

Location: Corner of 4th St and M St
Orientation: West



*Monument and signage design to be determined
Building #320 - 942 shown

Drawn by
G. Desbriens
Checked by
G. Desbriens
Date
Aug 2018
15 OF 20



SCALE
NONE

Carrollsbury Square Condominium
Association

Existing vs Proposed



Existing

Location: Delaware Ave Parking Lot
Orientation: SouthWest



Proposed

Location: Delaware Ave Parking Lot
Orientation: South

Carrollsbury Square Condominium Association

Existing vs Proposed



DENSON
LANDSCAPING, INC.
1000 W. LITTLEFIELD AVE. SUITE 2024
DALLAS, TEXAS 75214
denisonlandscaping.com

Drawn by:
G. DosSantos
Checked by:
G. DosSantos
Date:
Aug 2018
No. of
20

SCALE:
NONE

Existing

Location: Corner of 3rd St and M St
Orientation: West



Proposed

Location: Corner of 3rd St and M St
Orientation: West

Units Shown: 200 - 212

DESIGNED BY
G. DosSantos
PROJECT NO.
G. DosSantos
DATE
Aug 2018
17 OF 20

DENISON
ENGINEERING INC.
1411 S. G. ST. SUITE 210
DENVER, CO 80202-3155
denisoninc.com



SCALE
NONE

Carrollsbury Square Condominium
Association

Existing vs Proposed



Existing

Location: Delaware Ave - Existing
Walkway
Orientation: North

Proposed

Location: Delaware Ave - Existing Walkway
Orientation: North



Carrollsbury Square Condominium Association

Existing vs Proposed

Drawn by
G. Doebler
 Checked by
G. Doebler
 Date
Aug 2018

DEMISON PAVING INC.
 5810 S.W. 10th Ave #100
 Fort Lauderdale, FL 33314
 954-575-3333
 demisonpaving.com

Scale: NONE
 18' 0" = 1"



Existing

Location: 3rd St Extension - Parking lot
Orientation: South West

Proposed

Location: 3rd St Extension - Parking lot
Orientation: South West
Units 230 - 236



Carrollsburg Square Condominium Association Existing vs Proposed

Drawn by:
G. Desbarrats
Checked by:
G. Desbarrats
Date:
Aug 2018
19 OF 20

DENISON
LANDSCAPING INC.
8410 US HWY 101
SUITE 200
MIDLAND, TX 79706
940.709.2222
denisonlandscaping.com



SCALE:
NONE



Existing

Location: M st
 Orientation: Looking West toward Dry
 Cleaners

Proposed:

Location: M st
 Orientation: Looking West toward Dry
 Cleaners
 Units 258-294



Carrollsburg Square Condominium Association Existing vs Proposed

DRAWN BY: G. Dossbambas
 CHECKED BY: G. Dossbambas
 DATE: Aug 2018
 SCALE: 20' CF 20'
 DENISON PLANNING INC.
 1000 W. 10th St.
 Suite 200
 Lincoln, NE 68502
 denisonplanning.com

 SCALE: NONE

CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION Pricing Proposal + CSCA Repayment Schedule

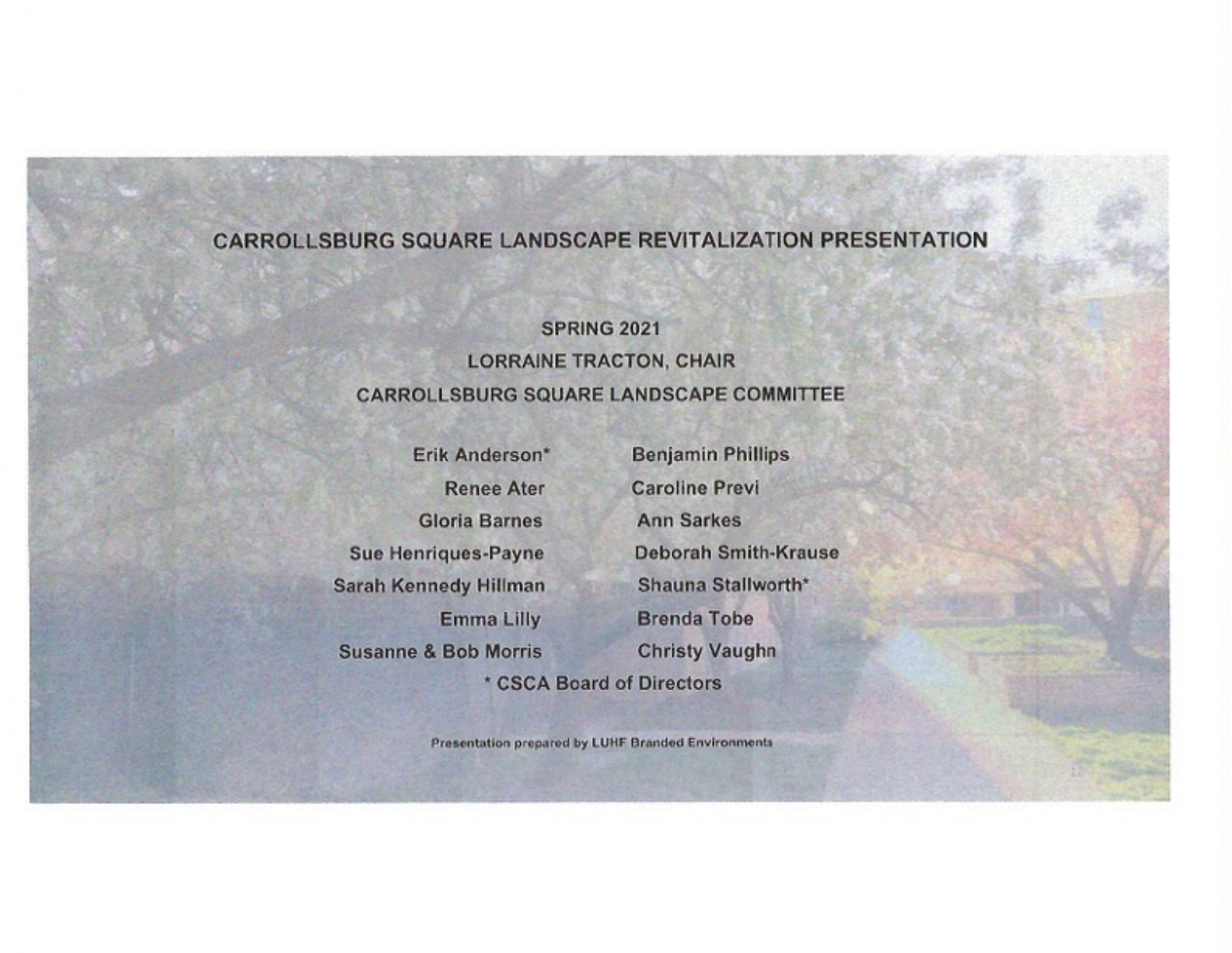
Denison Pricing Proposal

Grand Total Plantings	138,419.78
DC Permits	5,265.00
DC Construction Tax (6%)	<u>315.90</u>
Total Permits	5,580.90
Total (without tax)	135,849.70
Total DC Tax (6%)	8,150.98
TOTAL	144,000.68
Credit: Landscape Design Fee	<u>-9,200.00</u>
GRAND TOTAL	134,800.68

CSCA Proposed Repayment Schedule – 10 Years

LANDSCAPE GRAND TOTAL	134,800.68
Total Divided By 10 Years	13,480.07
10 Years Divided by 12 Months	1,123.34
12 Months Divided by 102 Owners (avg monthly fee)	11.01 ^{^^}

^{^^} Actual unit percentages (per month assessment): .885 (9.94) .908 (10.20) 1.018 (11.44) 1.041 (11.69) 1.107 (12.44)
Owners may elect to pay their landscape assessment in installments other than monthly.

The background of the slide is a photograph of a paved path in a park. The path is lined with trees, some of which have pink blossoms. In the distance, a brick building is visible. A faint rainbow is visible in the sky above the path.

CARROLLSBURG SQUARE LANDSCAPE REVITALIZATION PRESENTATION

SPRING 2021

LORRAINE TRACTON, CHAIR

CARROLLSBURG SQUARE LANDSCAPE COMMITTEE

Erik Anderson*

Benjamin Phillips

Renee Ater

Caroline Previ

Gloria Barnes

Ann Sarkes

Sue Henriques-Payne

Deborah Smith-Krause

Sarah Kennedy Hillman

Shauna Stallworth*

Emma Lilly

Brenda Tobe

Susanne & Bob Morris

Christy Vaughn

* CSCA Board of Directors

Presentation prepared by LUHF Branded Environments