CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing Post-Hearing Submission of ZC Case No. 03-04 were hand delivered to Maxine Brown-Roberts at the District of Columbia Office of Planning, 801 North Capital Street, N.E., Washington, DC 20002 and to Theodore Butler, ANC 1B, at 1420 Chapin Street, N.W., Washington, DC 20010 this 30th day of October, 2003.

Samara R. Gerson, Esq.

ZONING COMMISSION
District of Columbia
CASE NO. 03-04
EXHIBIT NO. 38

ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.38

CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing Post-Hearing Submission of ZC Case No. 03-04 were hand delivered to Maxine Brown-Roberts at the District of Columbia Office of Planning, 801 North Capital Street, N.E., Washington, DC 20002 and to Theodore Butler, ANC 1B, at 1420 Chapin Street, N.W., Washington, DC 20010 this 30th day of October, 2003.

Samara R. Gerson, Esq.

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October 30, 2003

Zoning Commission
for the District of Columbia
441 4th Street, N.W. Suite 2105
Washington, DC 20001

DISTRICT OF COLUMBIA
2003 NOV -3 PM 2:45

Re: Belmont Street, N.W. Zoning Commission Case No. 03-04
Post-Hearing Submission

Dear Members of the Commission:

Belmont Partners, LLC, the applicant in the above referenced case (the "Applicant"), files this Post-Hearing Submission as requested by the Zoning Commission:

I. Closing Statement:

The proposed Planned Unit Development offers the Zoning Commission the opportunity to effectuate the District of Columbia's expressed planning goals by providing a desirable residential use in Columbia Heights that replaces an underutilized building without displacing any existing residents. The appropriateness of this development is supported by the following factors:

• Compatibility with the Comprehensive Plan's Generalized Land Use Map:

The Generalized Land Use Map recommends the subject site for medium density residential development with multi-unit and midrise apartments as the predominant use. The density and residential unit types proposed in this project are consistent with the express recommendations of the Generalized Land Use Map.

• Location of the Proposed Development:

The proposed project is situated between two significant thoroughfares, 14th and 15th Streets and is in close proximity to two Metro rail stations. The site is more than adequately served by Metro bus and is within easy access to many desirable social amenities.

• Compatibility with the Surrounding Community:

ZONING COMMISSION
District of Columbia
Case 03-04
Exhibit 38

The proposed development is compatible with the pattern of height and density existing in the surrounding community. The surrounding neighborhood consists of a mix of single family detached and row units, multifamily apartments and condominium buildings. To the east of the proposed development are apartment buildings and the 14th Street commercial corridor. Across Belmont Street, to the south of the proposed project there are single family rowhouses and multifamily, apartments and condominium building. The subject site abuts the six story Garden Towers Apartment building and Meridian Hill Park to the west. The site is in the R-5-B Zoning District.

• Adopted Planning Goals that Guide Zoning in the District of Columbia:

The proposed project furthers substantial goals and policies of the District of Columbia including the creation of additional housing, increasing tax revenue, and the focusing of increased housing density near major transportation access points.

These factors make the proposed project ideal for its site. The underutilized and dilapidated structure currently standing presents an ideal opportunity for housing development. The site is further enhanced by its presence on a slope which presents a unique scenic view of the whole city.

The Applicant has worked with the immediate community, the Advisory Neighborhood Commission, the Office of Planning and others to create a housing project that serves the needs of the community and the City as a whole. As a result, the Applicant is able to present a project that meets the City's planning goals while addressing specifically expressed community desires such as increased parking, site improvements, affordable housing and educational and recreational needs for local youth. The proposed project removes the existing blight and improves the neighborhood and does not in any way adversely affect the quality of life in southern Columbia Heights. The development incentives requested by the Applicant are more than offset by the significant community amenities and benefits proposed including the creation of new housing, an improved streetscape, outstanding architecture, physical improvements to community institutions and the donation of cash and equipment to local recreation and educational institutions. The Applicant has taken great care to ensure that there are no adverse traffic or transportation impacts through careful planning. The benefits derived from this project could not be achieved under a matter of right development. This proposed project was abetted by significant community and District government participation as part of the PUD process.

As previously discussed, this project substantially furthers the objectives and policies of the Comprehensive Plan. The Ward 1 Plan policies encourage the private sector to provide new housing in multi-unit form including market rate and affordable housing of appropriate density. This project specifically furthers those expressed goals.

Accordingly, this Applicant requests that the Zoning Commission approve the application for a consolidated PUD and grant all necessary relief requested thereunder.

II. Information Requested by the Commission:

A. Additional Details Regarding Design Including Revised Roof, Parking and Landscape Details:

Attached hereto as Attachment 1 are amended architectural plans and drawings as requested by the Commission. The design has been amended to include a rooftop observation deck for the use of project residents. This deck will afford residents additional recreational opportunities and will be enhanced with rail planters. The roof structure has been reduced in size and consists of one 16 foot mechanical penthouse connected by a walkway to a stair tower located in the northwest corner of the building. The second stair tower is employed to provide the required second means of egress from the roof deck. The Applicant's posthearing drawings include a landscape plan with a detailed list of plants, colored renderings and a revised parking plan showing the location of bicycle racks.

The plans show a total of 103 units and 154 parking spaces. The unit mix consists of 41 one-bedroom, 14 one-bedroom with den, 32 two-bedroom and 16 two-bedroom with den units. The unit sizes range from 705 square feet for 1559 square feet. In addition, the plans show the location of resident storage spaces along with 12 bicycle spaces. The plans and drawings have been revised to include the considerations specifically requested by the Zoning Commission.

B. Additional Specificity Regarding the Affordable Housing Program:

Attached hereto as Attachment 2 is a detailed statement of the Applicant's proposed affordable housing program included as part of the Community Amenity and Benefits Package. The Applicant has worked diligently with Office of Planning and the Advisory Neighborhood Commission to include an affordable housing component not unlike those previously approved by the Commission for other projects. The Applicant recognizes the importance of this issue for the District of Columbia and will include enforcement mechanisms in all legal documentation pertaining to the project to ensure that the intended benefits for the District are maintained. The Applicant is discussing oversight mechanisms with the Department of Housing and Community Development and will use deed restrictions and covenants to ensure the affordable housing program's viability. Subsequent to the previous hearing, the Applicant's representatives met with a local housing advocacy group, ACORN, to discuss the affordable housing program. ACORN presented the Applicant with a non-negotiable demand for an increase in the total number of units in the affordable housing program and terminated the Applicant's participation in the meeting. The Applicant has invited ACORN to continue the discussion but, to date, the invitation has been refused.

C. Details Regarding Owner Occupancy:

Attached hereto as Attachment 3, is a statement from the applicant detailing its plan to ensure that the project will continue to be a predominantly owner occupied building. The Applicant intends to limit purchase of the units for investment purposes and encourage sale to those persons who will reside in the condominiums. These limits will be included in all purchase agreements, deeds, and condominium registration documents generated by the Applicant. Applicant's corporate policy is to restrict investment sales to 15% or less of the total units.

D. Additional Specificity Regarded Parking Space Ownership:

The Applicant intends to offer parking spaces for sale to each unit owner. Based on availability, each unit owner may purchase not more than two spaces. Eighteen spaces (along the alley) will be reserved for visitor parking. Any remaining spaces may be purchased by the immediate neighbors (within one block of the proposed project) for their use. The neighbors may purchase not more than one space. The Applicant intends to honor its commitment to the neighborhood to help alleviate the neighborhood parking shortage. The Applicant will restrict use of the parking to the owners of the spaces and does not intend to allow any commercial use of the parking spaces. Access to the garage will be limited to space owners and will be controlled by a card reader system.

E. Additional Specificity Regarding Materials:

The Zoning Commission requested material samples form the Applicant showing the types and colors of materials. Submitted herewith in Attachment 1 is a Sample Board along with representative photographs. In those instances where there is a range of color or material choices, the Applicant requests that authority to make final selection be delegated to the Office of Planning.

F. Additional Specificity for the Public Amenities Plan:

The Applicant has submitted signed contribution agreements with the Boys and Girls Club and Garnet-Patterson Junior High School. The Zoning Commission requested that more detail be provided as to the value of the amenities, particularly where labor is involved. These values are provided in Attachment 4 to this document. It should be noted that the Applicant is guaranteeing all work and labor regardless of dollar value. The Applicant has made inquiry with officials of the D.C. Public Schools and has been told that there are no current plans to close the Garnett-Patterson facility.

G. Additional Relief Requested:

As noted by the Zoning Commission, the Applicant will, in addition to the relief already requested, need relief from the side yard requirements of Section 405 of the Zoning Regulations. The Zoning Regulations would require side yards of 13 feet, 9 inches. The proposed project has side yards of 12 feet. The Applicant also requests relief from the loading berth size requirements in Section 2201.1 of th Zoning Regulations. The required depth of a loading berth for a development of this nature is 55 feet, and the Applicant proposes a loading berth that is 35 feet deep. The Applicant hereby requests that the Commission grant the required relief.

H. Proposed Findings of Fact and Conclusions of Law:

Applicant hereby submits the requested Proposed Findings of Fact and Conclusions of Law as Attachment 5.

We appreciate the Commission's consideration of this Post-Hearing Submission. Should you have any questions or need additional information please do note hesitate to have the Office of Zoning Staff contact us.

Respectfully Submitted,

GRIFFIN, FARMER & MURPHY, LLP

By: _____
Jonathan L. Farmer, Esq.

By: _____
Samara R. Gerson, Esq.



Attachment 1

SHEET INDEX

ARCHITECTURAL

A-0 Cover Sheet, Unit Analysis etc.
A-1 1/8" P2 Garage Plan
A-2 1/8" Basement, P1 Garage, and Lobby Plans
A-3 1/8" First Floor Plan
A-4 1/8" Second and Third Floor Plans
A-5 1/8" Fourth Floor Plan
A-6 1/8" Roof Plan

A-7 1/8" Elevation - South and East
A-8 1/8" Elevation - North and West
A-9 1/8" Sections

A-10 Street Elevations of Surrounding Square
A-11 Street Elevations of Surrounding Square

A-12 Material and Color Selections
A-13 Rendering from West
A-14 Rendering from East

CIVIL

1. Cover Sheet
2. Existing Conditions - Topo Survey
3. Demolition Plan
4. Site Plan
5. Sediment Control Plan
6. Sediment Control Details
7. Stormwater Management Plan
8. Stormcepton& Stormwater Management Calculations
9. Stormwater Management Details
10. Stormceptor Details
11. Stormwater Management Notes

LANDSCAPE

L2-1 Plant Material Schedule & Planting with Specifications
L2-2 Landscape Master Plan

ZONING INFORMATION

CURRENT ZONING:	R-5-B		
LOT SIZE:	42,847.50 SF (survey combined lot) 42,750.00 SF (record of combined lots)	SIDE YARD SETBACKS:	None required. 12'-0" / 12'-0" (west / east respectively) provided for residential component
LOT DIMENSIONS:	285' length x 150' depth	REQUIRED OFF STREET PARKING PARKING PROVIDED:	1 space/d.u. Approximately 153 spaces
LOT OCCUPANCY:	26,750 SF (63 %)	LOADING BERTH:	35' x 15' wide x 14' high loading space provided
TOTAL GROSS FLOOR AREA:	115,260 residential	LOADING AREA:	200 SF provided
FLOOR AREA RATIO:	2.70	DELIVERY SPACE:	20' x 10' wide x 10' high delivery space provided
PERMITTED BUILDING HEIGHT BASED UPON 1910 HEIGHT ACT:	55'-0" to main roof (1910 Height Act; Belmont St. has a 65'-0" Right of Way subtract 10'-0", measured from top of curb at center of lot on Belmont St.)	BASEMENT DWELLINGS:	Ceiling is greater than 4'-0" above grade
REQUIRED REAR YARD:	4" per 1'-0" vertical distance to roof equals approximately 18'-2"	PROJECTING BAYS:	Permitted: 131'-6" total length; 13'-0" allowed for a building 24'-0" in length and then 6" for every 1 foot over 24'-0" Provided: 93'-8"

PUD DESIGN SET 11-22-02

OWNER
Belmont Partners, LLP
6401 Golden Triangle Drive, Suite 200
Greenbelt, MD 20770-3203
Telephone: (301) 623-5723

CIVIL ENGINEER
Loiderman Soltesz Associates
1390 Piccard Drive, Suite 100
Rockville, MD 20850
Telephone: (301) 948-2750

ARCHITECTS
SK&I Architectural
Design Group, LLC
7735 Old Georgetown Rd.
Suite 1000
Bethesda, MD 20814
Telephone: (301) 654-9300

LANDSCAPE ARCHITECT
Parker Rodriguez Inc.
101 N. Union Streeet, Suite 320
Alexandria, VA 22314
Telephone: (703) 548-5010

REVISED 10.30.03
REVISED 10.7.03

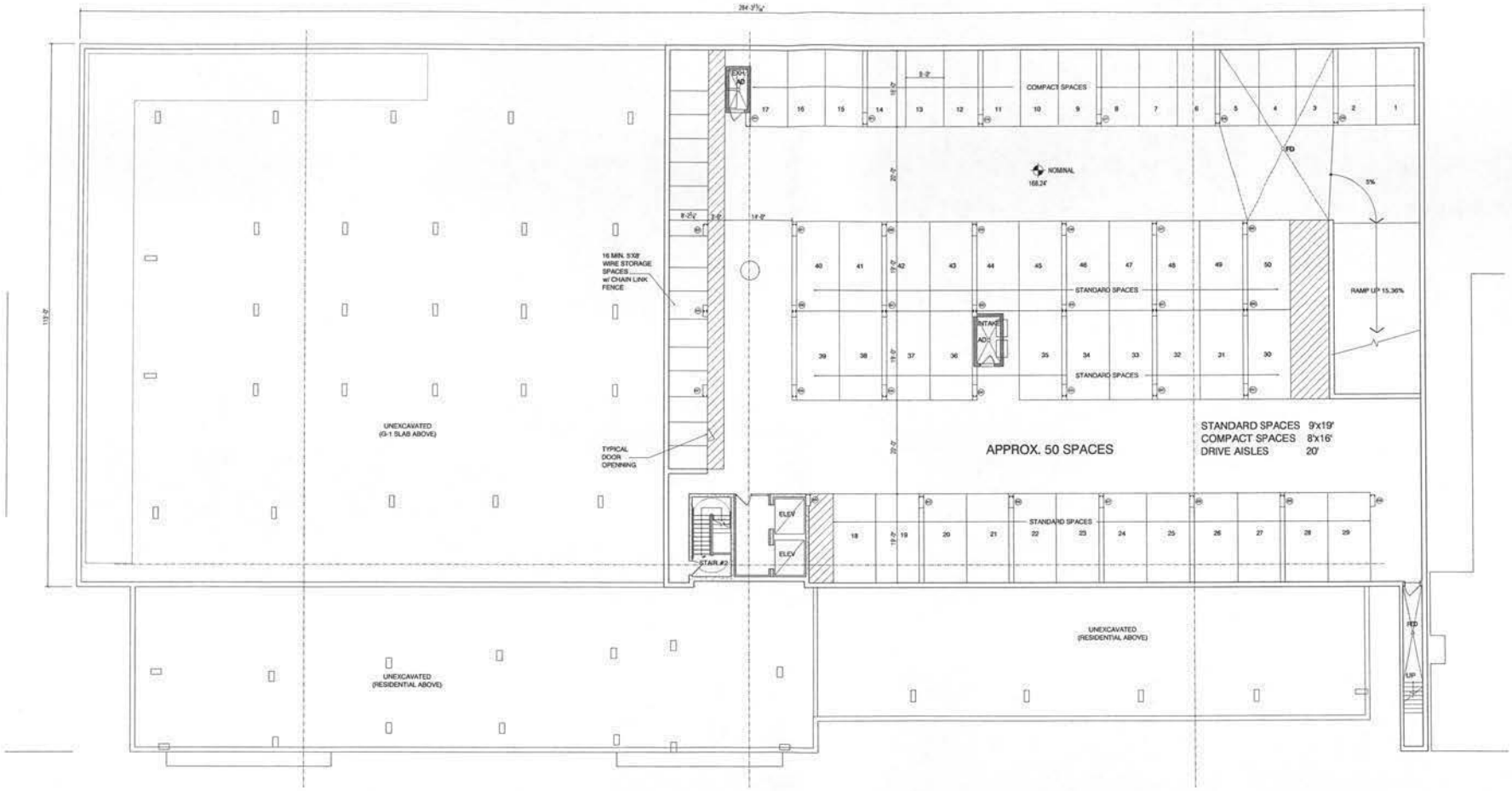
The Bozzuto Group - PUD Application

1437 thru 1451 Belmont Street, NW

WASHINGTON, DC

SK & I Architectural Design Group | DATE 8.11.03 | A0

#38



1 G2 Garage Level

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REVISED 10.7.03

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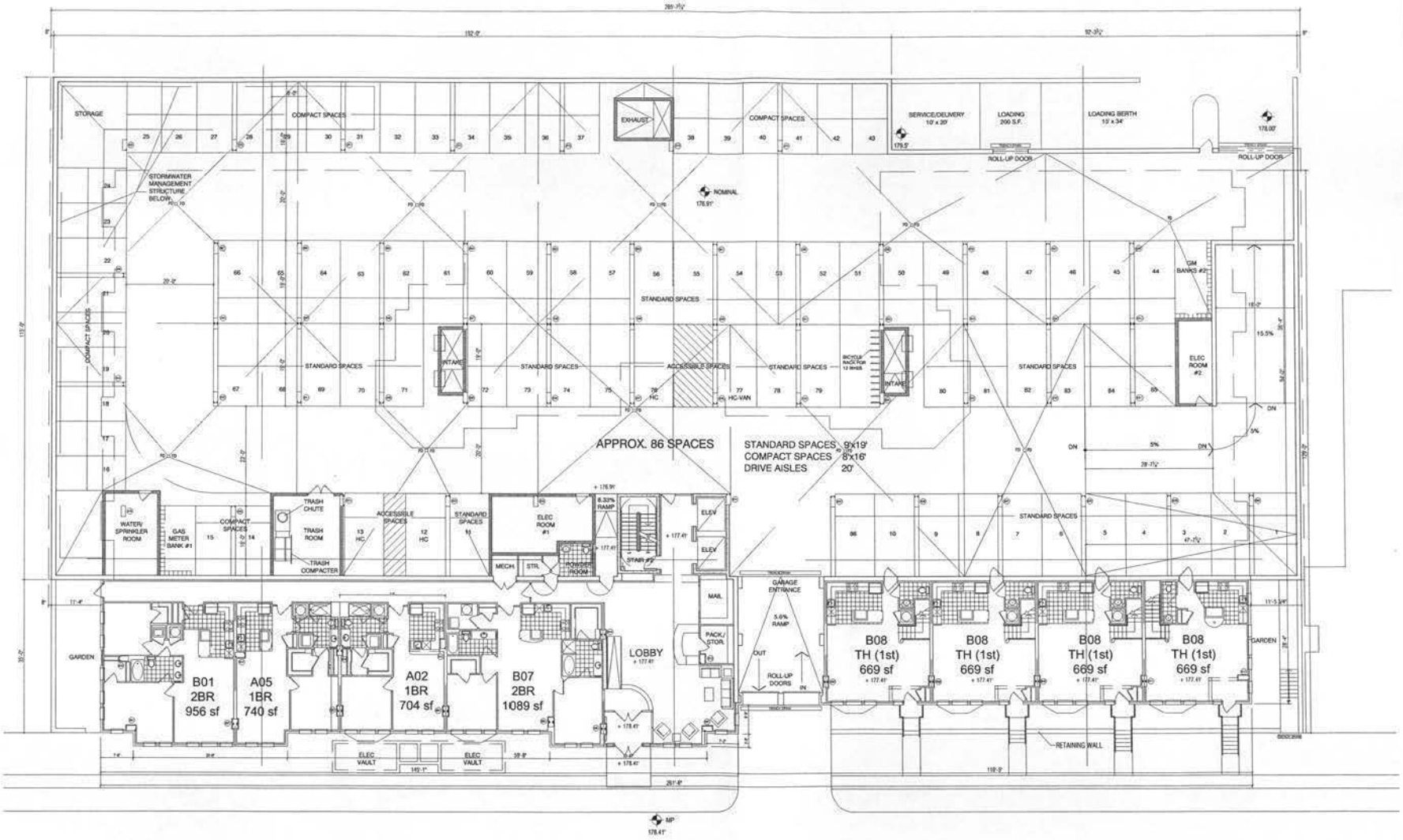
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1 Basement and Garage Levels

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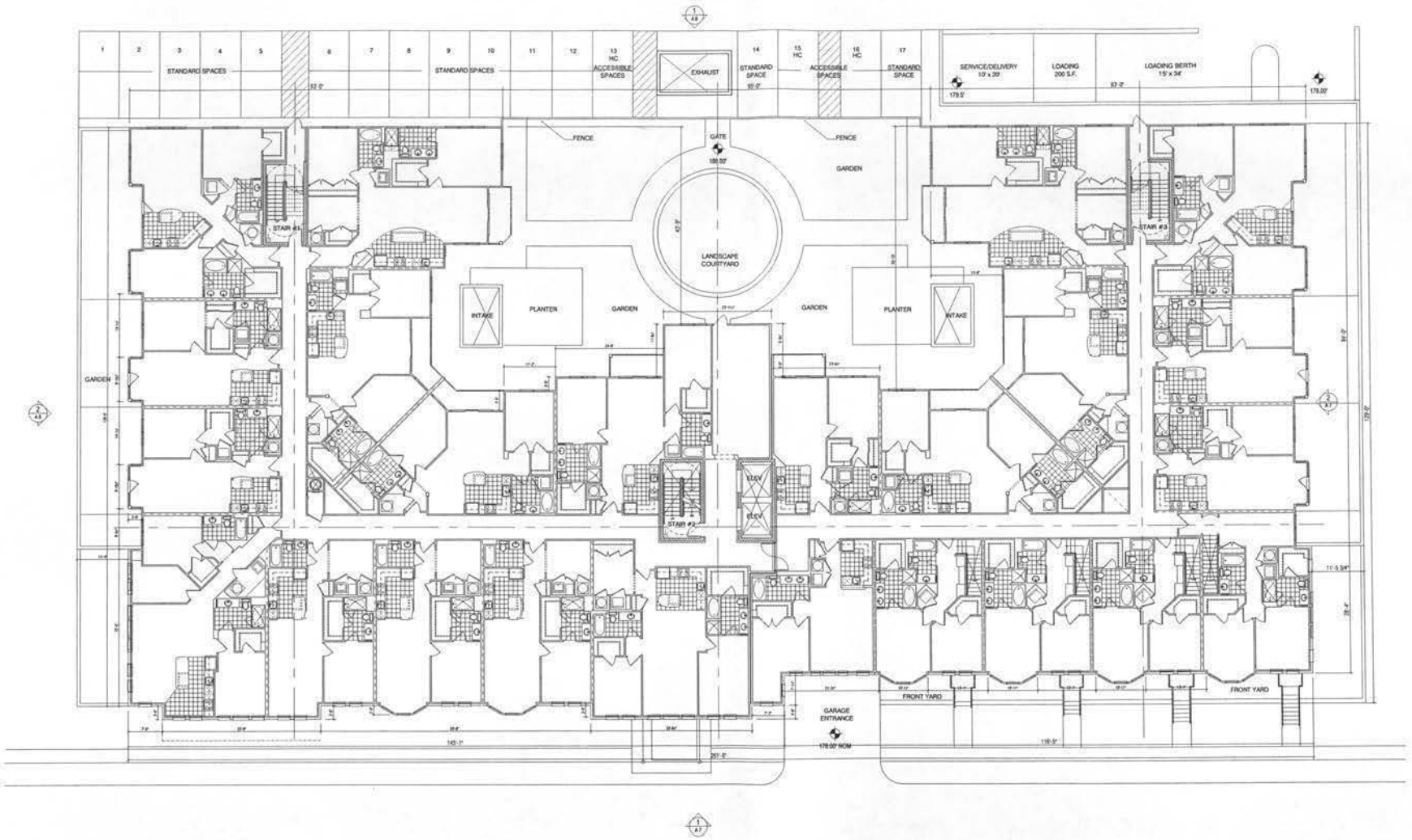
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1 First Floor and Courtyard
1/8" = 1'-0"

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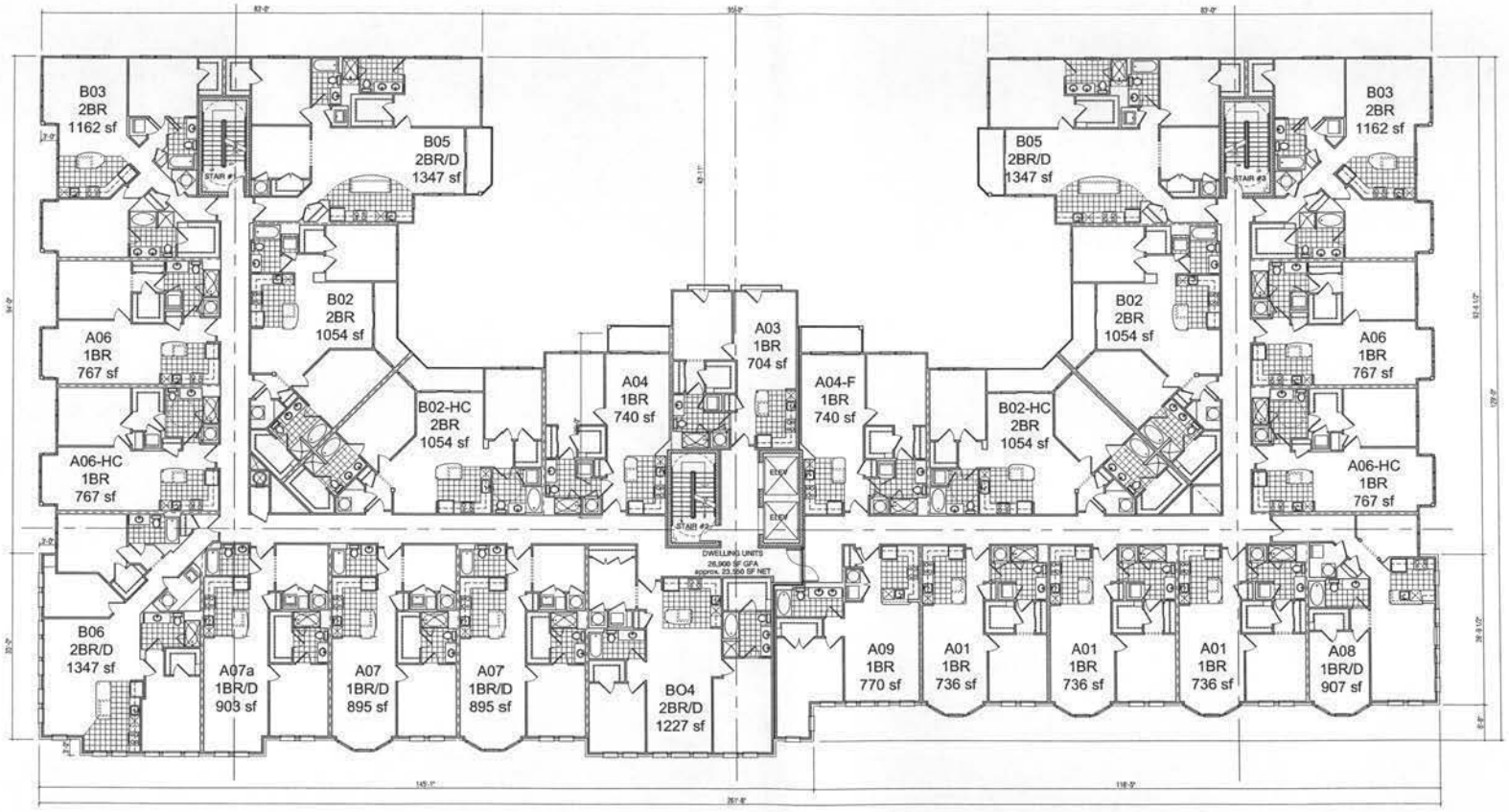
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1 Typical Floors

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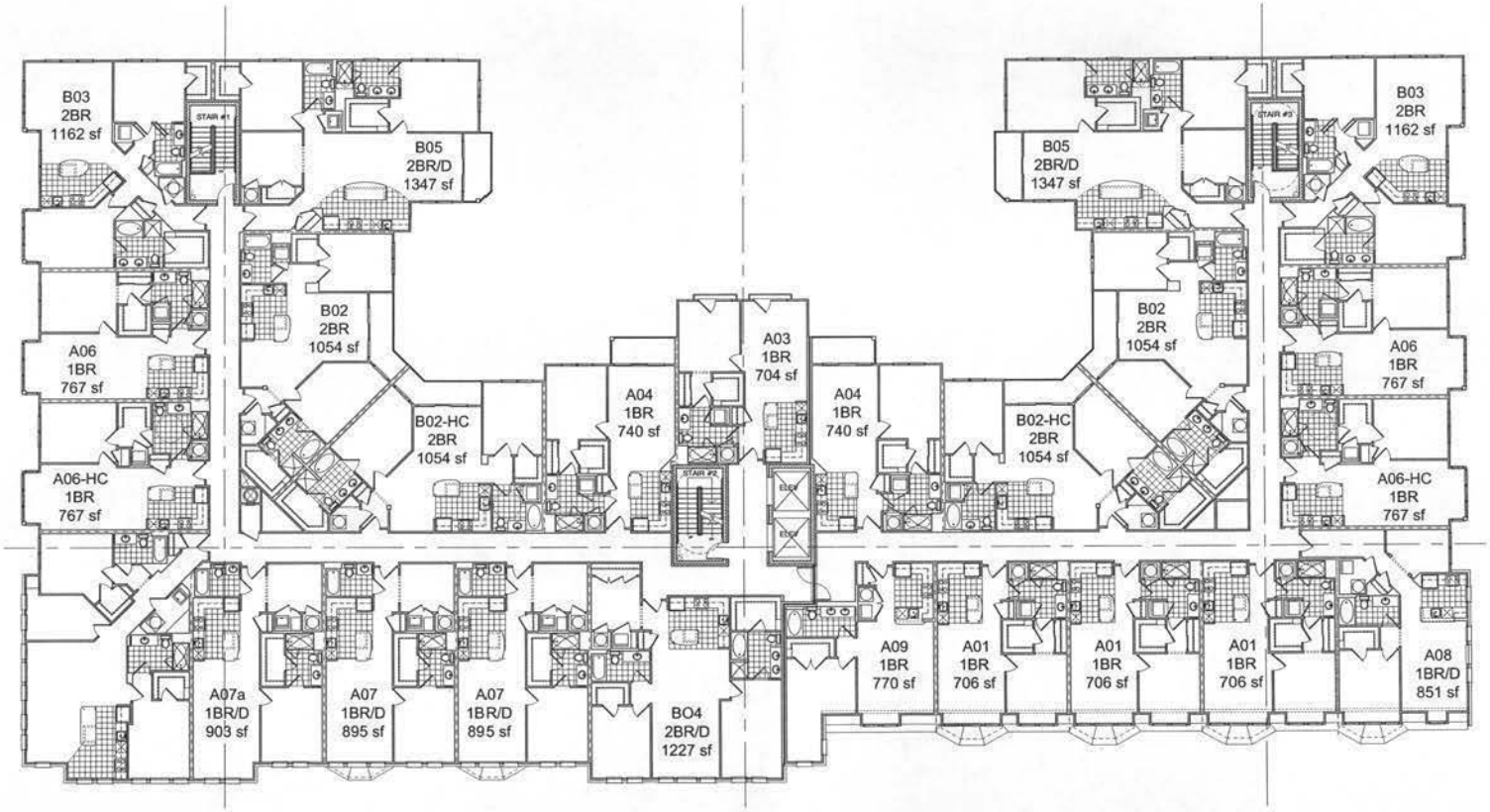
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1 Fourth Floor
1/8" = 1'-0"

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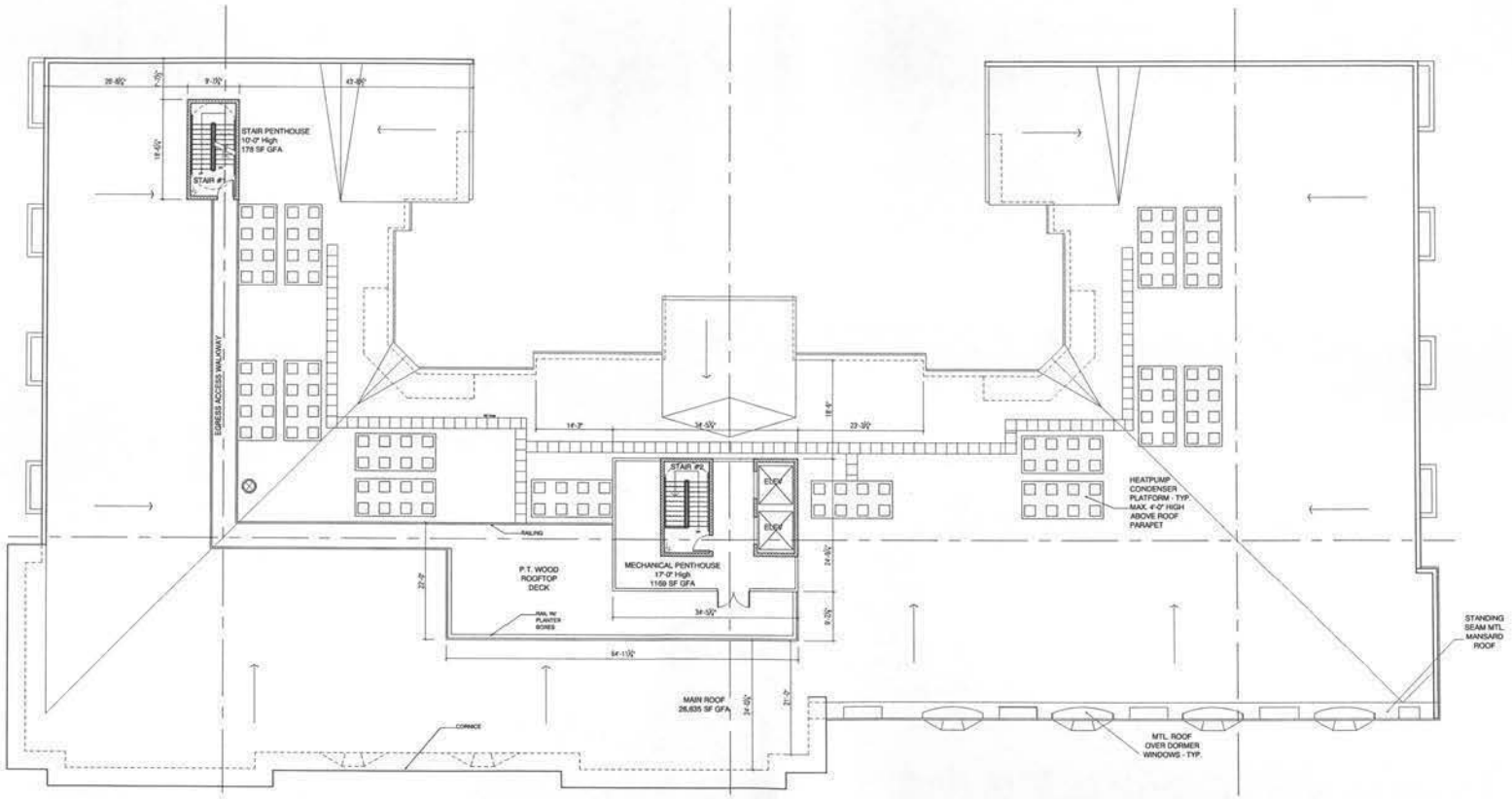
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1 Main Roof
1/8" = 1'-0"

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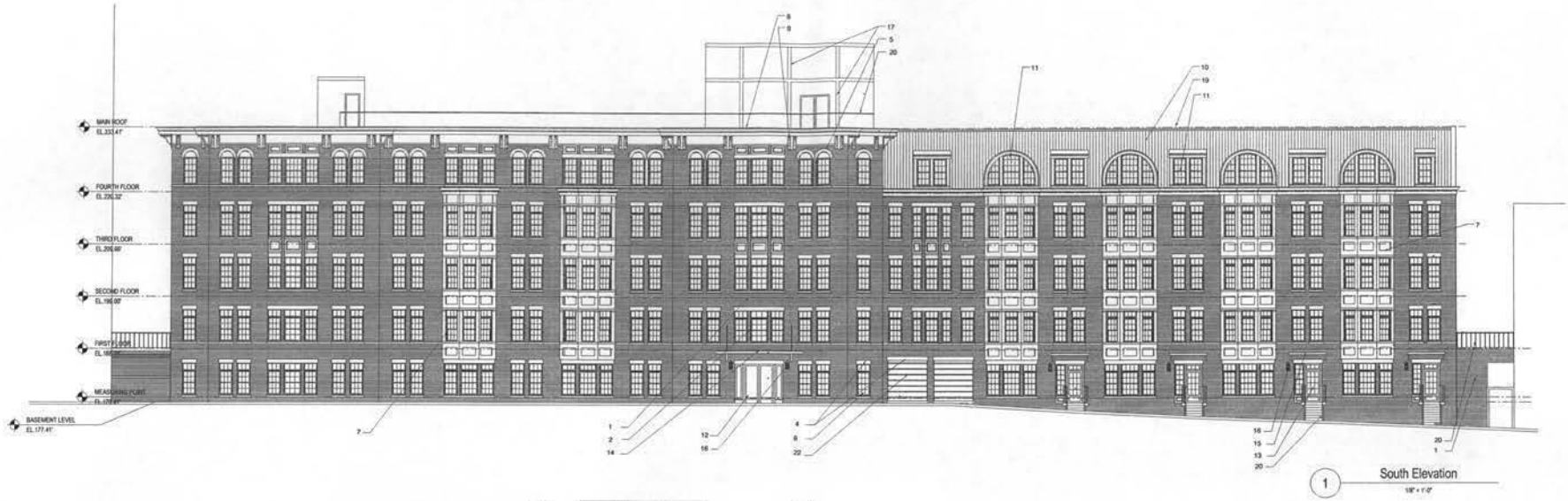
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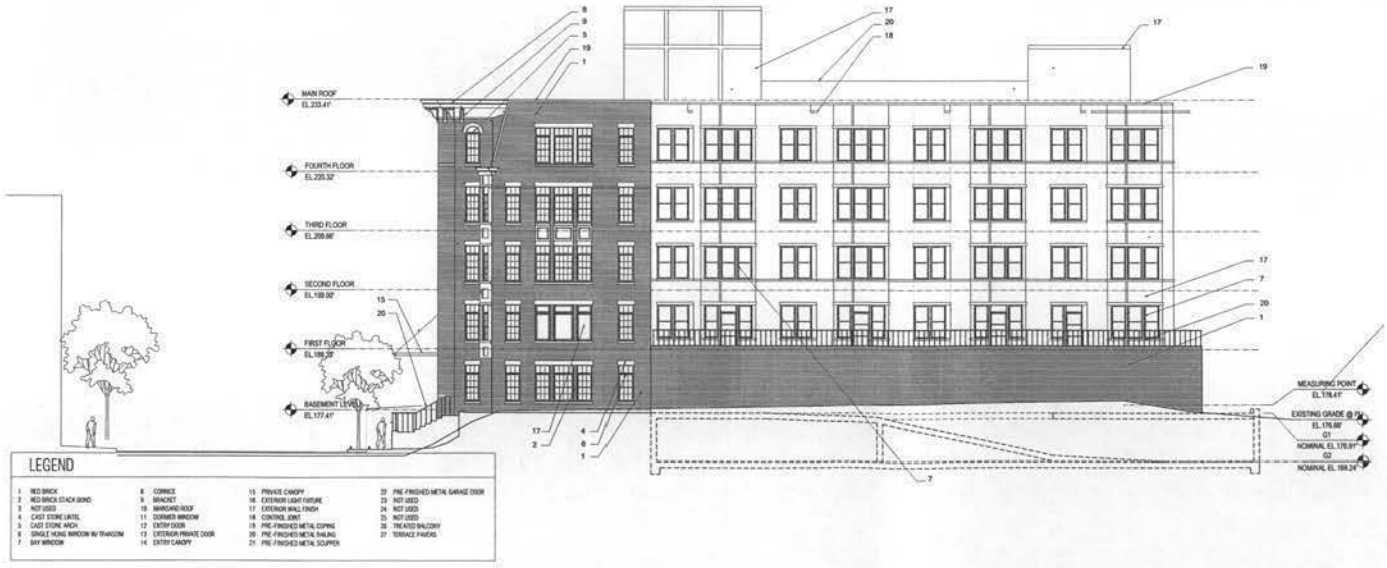
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1 South Elevation

1/8" = 1'-0"



2 East Elevation

1/8" = 1'-0"

LEGEND

1 RED BRICK	8 CORNICE	15 PRIVATE CANOPY	22 PRE-FINISHED METAL GARAGE DOOR
2 RED BRICK STACK BOND	9 BRACKET	16 EXTERIOR LIGHT FIXTURE	23 NOT USED
3 NOT USED	10 MANSARD ROOF	17 EXTERIOR WALL FINISH	24 NOT USED
4 CAST STONE LINTEL	11 DORMER WINDOW	18 CONTROL JOINT	25 NOT USED
5 CAST STONE ARCH	12 ENTRY DOOR	19 PRE-FINISHED METAL COPING	26 TREATED BALCONY
6 SINGLE HUNG WINDOW W/ TRANSOM	13 EXTERIOR PRIVATE DOOR	20 PRE-FINISHED METAL SIDING	27 TERRACE PAVERS
7 BAY WINDOW	14 ENTRY CANOPY	21 PRE-FINISHED METAL SCUPPER	

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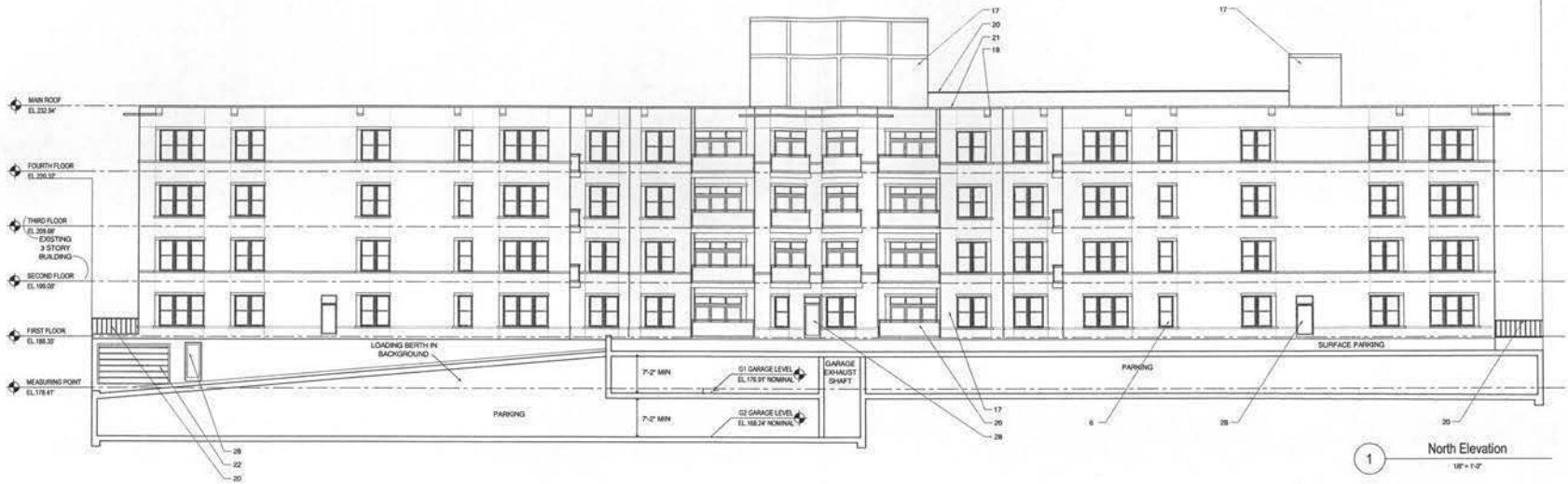
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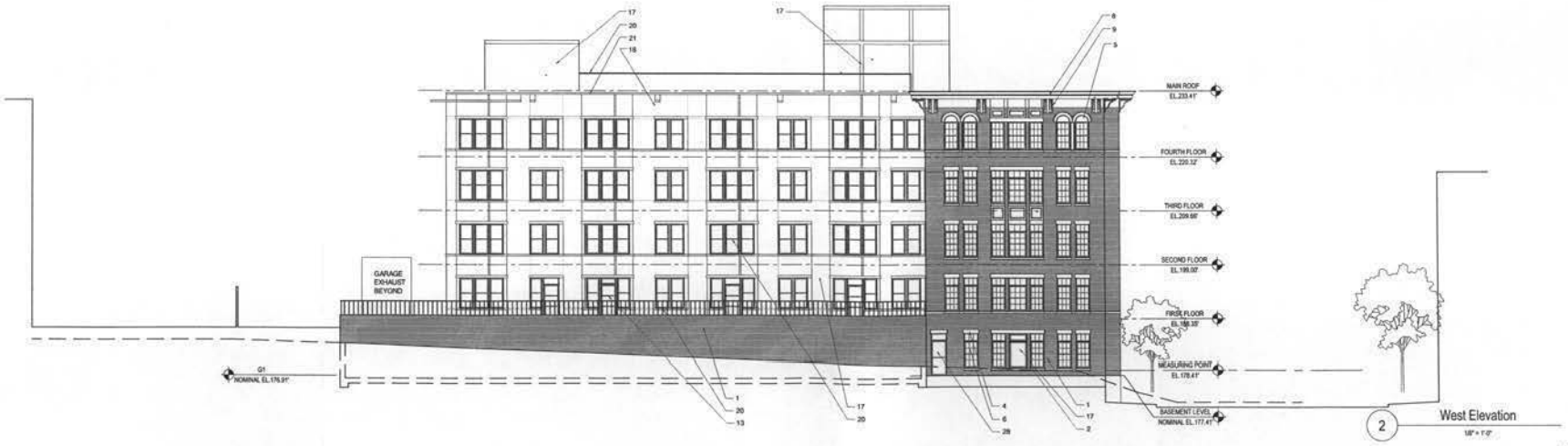
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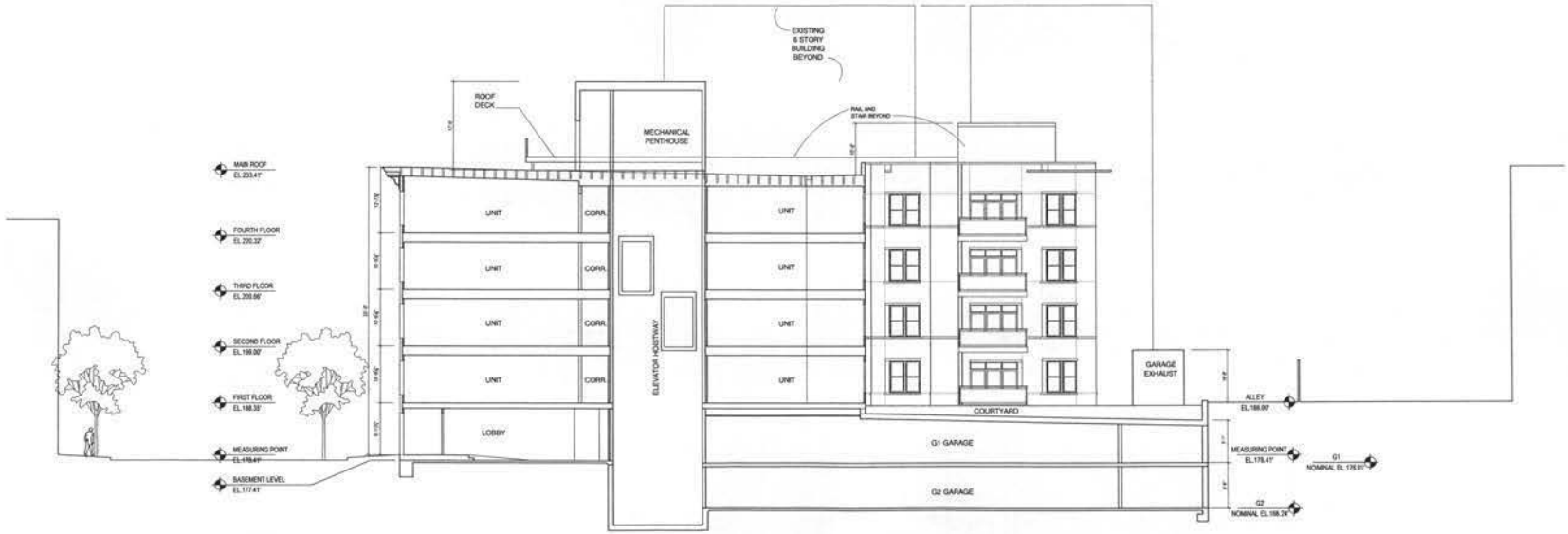
WASHINGTON, DC

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1 Section A - A
1/8" = 1'-0"

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0' 1' 2' 4' 8' 16' 32'

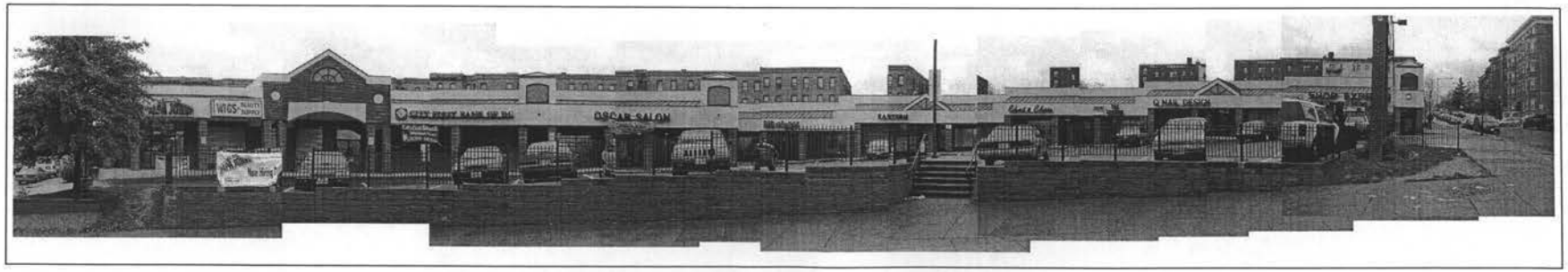
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1 Belmont Street
North Side



2 14th Street
West Side

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3 Chapin Street
South Side



4 15th Street
East Side

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COLOR AND MATERIAL SAMPLES

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Schematic Rendering From West

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1437 thru 1451 Belmont Street, NW

WASHINGTON, DC

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Schematic Rendering From East

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WASHINGTON, DC

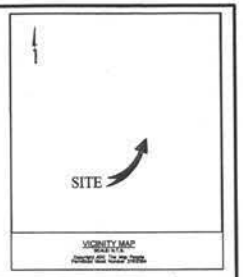
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PLANNED UNIT DEVELOPMENT
FOR
MERIDIAN HILL CONDOMINIUMS
BELMONT STREET
WASHINGTON, DISTRICT OF COLUMBIA



VICINITY MAP
NOT TO SCALE

GENERAL AND UTILITY NOTES

- SANITARY BENCHMARK to be used for sewer construction. Use invert of existing manhole at new connection or the next down stream manhole.
- WATER BENCHMARK to be used for water construction. Use operating nut elevation of closest fire hydrant.
- Contractor shall excavate and locate vertically and horizontally all other utilities in close proximity to the proposed water and sewer facilities.
- The location of utilities shown on the plans are based on filed survey data and/or record drawings of the original locations. The information shown is not necessarily complete and the location of the utilities shown is approximate. It shall be the responsibility of the Contractor to verify the existence of the utilities well in advance of conduction construction operations which could damage these facilities. In areas where proposed construction may conflict with existing utilities, the Contractor shall take necessary precautions to avoid damage to existing utilities. If an underground utility is damaged, the Contractor shall immediately notify the Engineer and the owner of said utility. Any damage sustained to utilities above or below ground shall be repaired by or under the direction of the utility owner at the Contractor expense. Under no circumstances shall the Contractor backfill an excavation affecting said utility without first receiving permission form the utility owner.
- Watermain to be constructed with a nominal cover of 4' below proposed grade.
- All catch basins shall have water seals.
- All 12" and smaller diameter watermain fittings, including valves and fire hydrants, to be installed using ductile iron retainer glands as follower rings instead of standard follower rings for restraint.
- All manholes used in conveying sanitary sewage shall have pipe entry seals for all connections 21" and smaller in diameter.
- The Contractor's attention called to the fact that additional contracts may have been or are intended to be let adjacent to his work and that he shall coordinate those portions of his work affected by others.
- The Contractor shall verify, by field measurement, the required dimensions of all pipes, fittings, equipment and structures to assure proper clearance and spacing prior to fabrication or installation.
- The construction foreman shall excavate and locate vertically and horizontally all other utilities in close proximity to the proposed water and sewer facilities.
- During excavation all abandon sewer laterals uncovered in the excavation shall be plugged or capped at or outside of the property line and tightly sealed by contractor. Lateral to be sealed by contractor. Later to be plugged with "Quick-Seal," plugged and encased in concrete.
- Notify District of Columbia – Water and Sewer Administration 48 hours prior to start of construction: Mr. Ted Dyson (202) 787-2377.
- All proposed utility work to be constructed in accordance with latest Standards and Specifications of the District of Columbia – Water and Sewer Authority.
- Provide thrust block at all water line bends, tees, and blow offs.
- The contractor shall take proper precautions so as not to damage existing adjacent facilities and structures. The contractor shall restore disturbed areas to their original condition or better unless noted otherwise.
- Due to the proximity of live underground and overhead utilities, LSA is not responsible for any damage or injury sustained during construction by any person, vehicles or equipment used on or adjacent to the site.
- The contractor shall provide DCWASA as as-built plan of the utilities which were constructed in public space for review and approval by DCWASA. Contact Ted Dyson at (202) 787-2377 to arrange for a pre-work conference. Submit all documents to Mr. Dyson.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. Total Area: 42,750.00 Sq.Ft. or 0.98140 Ac.(Record).
   42,847.50 Sq.Ft. or 0.98364 Ac.(Computed from D.C.Meas.).
2. Property shown among the Records of the D.C.Surveyor's Office as follows:
   Subdivision Book "District 1" - page 76
   Subdivision Book "County 17" - page 21
   Subdivision Book "County 7" - page 32
   Subdivision Book 85 - page 3
   Survey Book 189 - page 6
   Assessment and Taxation Plat 3548-C
   Surveyor's Office Map No.9404
3. Property Zoned: "R-5-B."
4. The property shown hereon does not lie within any Special Flood Hazard Area as established by the U.S. Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Maps, Community Panel No.110001-0020-B, effective date November 15, 1985.
5. Property corner markers not installed.
6. Boundary information shown hereon was obtained from ALTA/ACSM Land Title Survey prepared by A.Morton Thomas & Associates, Inc. dated August 2, 2002. Property line dimensions from official records may not necessarily agree with actual measured dimensions. All property lines in the District of Columbia are subject to change by the Office of the Surveyor, D.C.
7. All underground utility locations should be considered approximate. For marking of underground utility lines, call 1-800-257-7777 at least 48-hours prior to any excavation or construction.
8. Total number of parking spaces on property ..... 119 proposed
9. Minimum Building Setback Requirements in "R-5-B" Zone, per current (August 1996) District of Columbia Zoning Ordinance. (NOTE: Existing buildings on property pre-date D.C. Zoning Requirements.)
   Front ..... No Setback Required
   Rear ..... Varies with height of building, but not less than 15 feet Minimum.
   Side ..... None required.
10. Estimated water demand is 1,580 gpm and sewer demand is 19,440 gpd (based on WSSC methodology).

SHEET INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS - TOPO SURVEY
3. DEMOLITION PLAN
4. SITE PLAN
5. SEDIMENT CONTROL PLAN
6. SEDIMENT CONTROL DETAILS AND NOTES
7. STORMWATER MANAGEMENT PLAN
8. STORMCEPTOR & STORMWATER MANAGEMENT CALCULATIONS
9. STORMWATER MANAGEMENT DETAILS
10. STORMCEPTOR DETAILS
11. SWM NOTES

OWNER / DEVELOPER :
THE BOZZUTO GROUP
6401 Golden Triangle Drive
Suite 200
Greenbelt, Maryland 20770
(301) 220-0100
Attn.: CLARK WAGNER

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

COVER SHEET

MERIDIAN HILL CONDOS

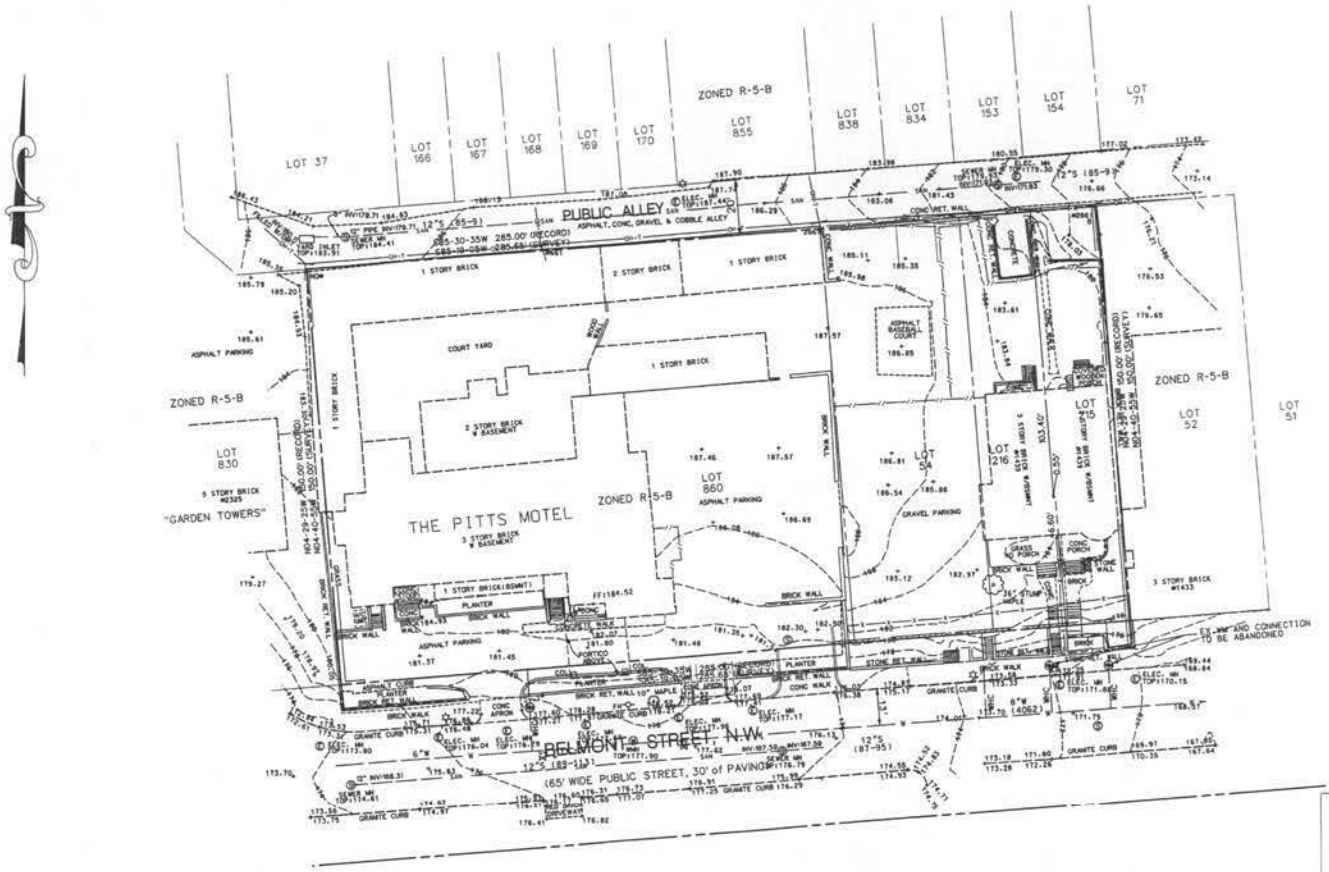
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Tax Map | Zoning Category: R-5-B

SHEET 1 OF 11
PROJECT NO. 0990-05



GENERAL NOTES:

1. ALL WHC'S SHOWN ON THE PLAN ARE BASED ON THE INFORMATION PROVIDED BY DCWASA.
2. WHC SIZES ARE 1½" FOR LOT 860 AND ¾" FOR LOTS 54, 215 & 216 BASED ON DCWASA INFORMATION.
3. LOT 54 WHC MAY BE ABANDONED SINCE LSA SURVEY DID NOT LOCATE A WATER METER IN FRONT OF THIS LOT.

LEGEND:

- EXISTING CONTOURS
- 172.00 EXISTING SPOT ELEVATIONS
- EXISTING CHAIN LINK FENCE
- EXISTING BOARD FENCE
- EXISTING EDGE OF BUILDING
- EXISTING ELECTRICAL MANHOLES
- OH-T EXISTING OVERHEAD TELEPHONE

MISS UTILITY NOTE

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EXISTING CONDITION - TOPO SURVEY

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SHEET 2 OF 11

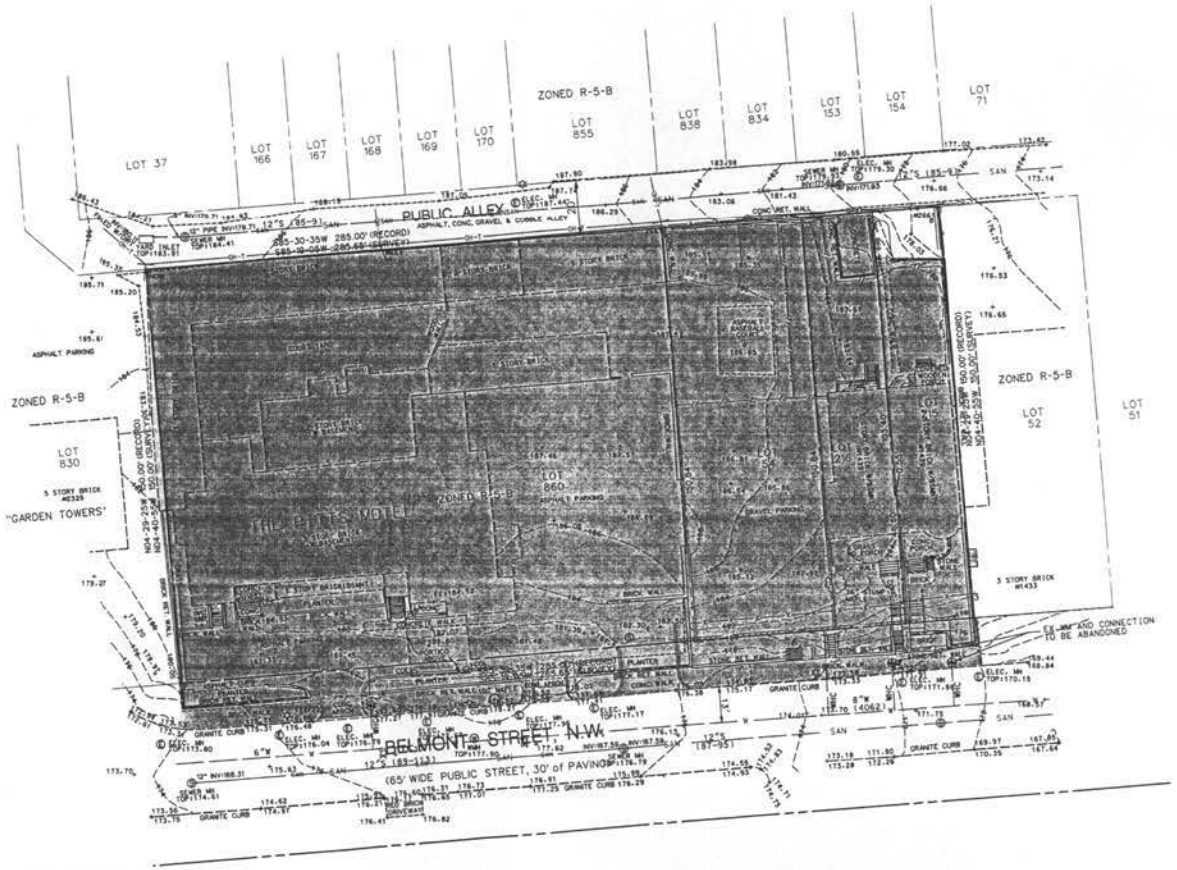
PROJECT NO. 0990-05

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LEGEND

ALL EXISTING SITE FEATURES INCLUDING: TREES, BUILDINGS, WALLS, PAVEMENTS, FENCES, PLANTERS, ABOVE AND BELOW GROUND UTILITIES ARE TO BE DEMOLISHED AND LEGALLY DISPOSED OF OFF-SITE.

EXISTING OVERHEAD TELEPHONE IN PUBLIC ALLEY TO REMAIN.

MISS UTILITY NOTE

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DEMOLITION PLAN

MERIDIAN HILL CONDOS

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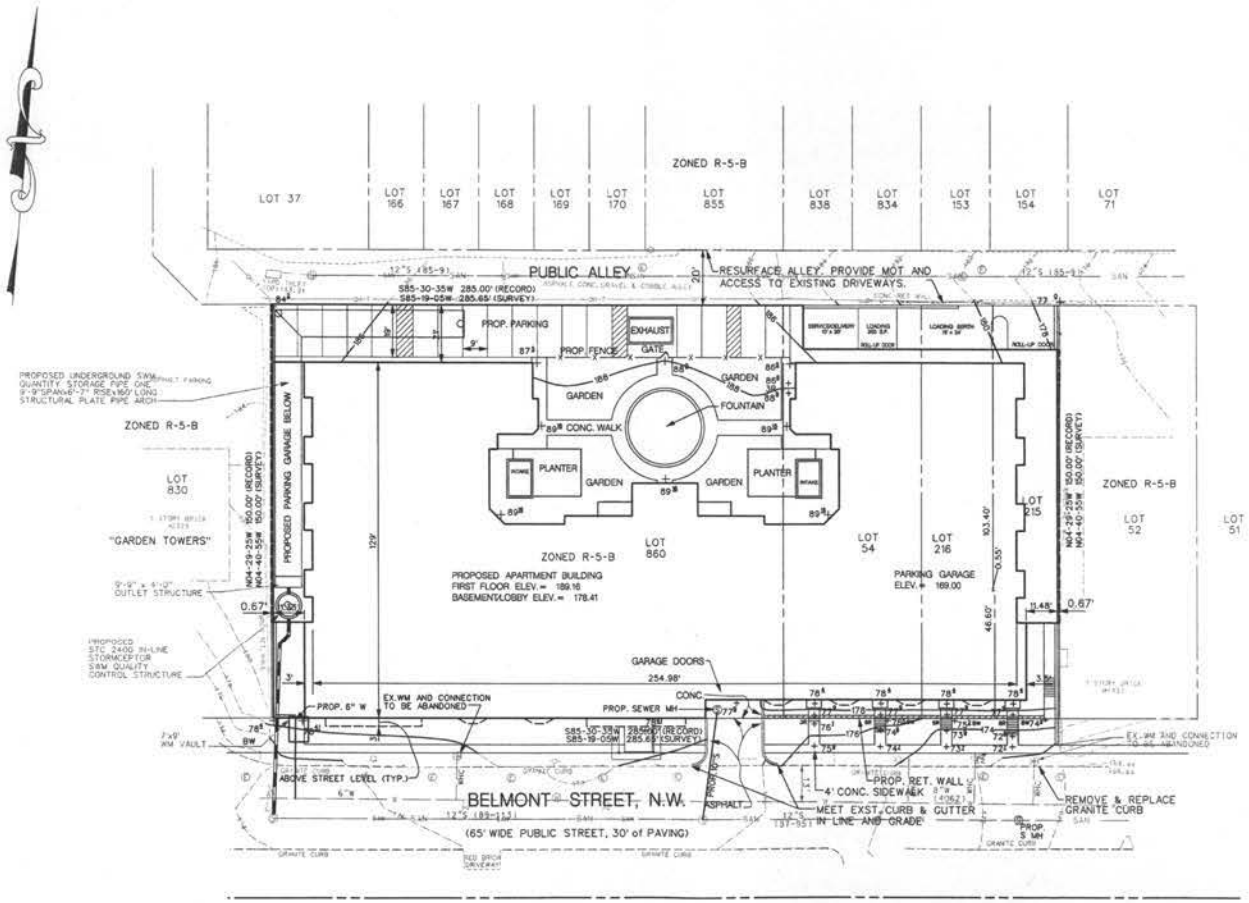
1130 Fiscal Drive, Rockville, Maryland 20850, 301-948-2250, Fax: 301-948-9067
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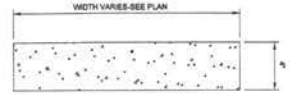
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MERIDIAN HILL CONDOS
1" = 20'
SHEET 3 OF 11
PROJECT NO. 0990-05





NOTES:

1. 4,000 PSI CONCRETE.
2. PROVIDE 1/2" PREFORMED CORK EXPANSION JOINT FILLER IF SIDEWALK ABUTS A PERMANENT STRUCTURE SUCH AS CURB AND GUTTER, BUILDING, ETC.
3. TRANSVERSE CONTRACTION JOINTS AT 10' INTERVALS.

DISTRICT OF COLUMBIA SIDEWALK

NOT TO SCALE

MISS UTILITY NOTE

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SITE PLAN

MERIDIAN HILL CONDOS

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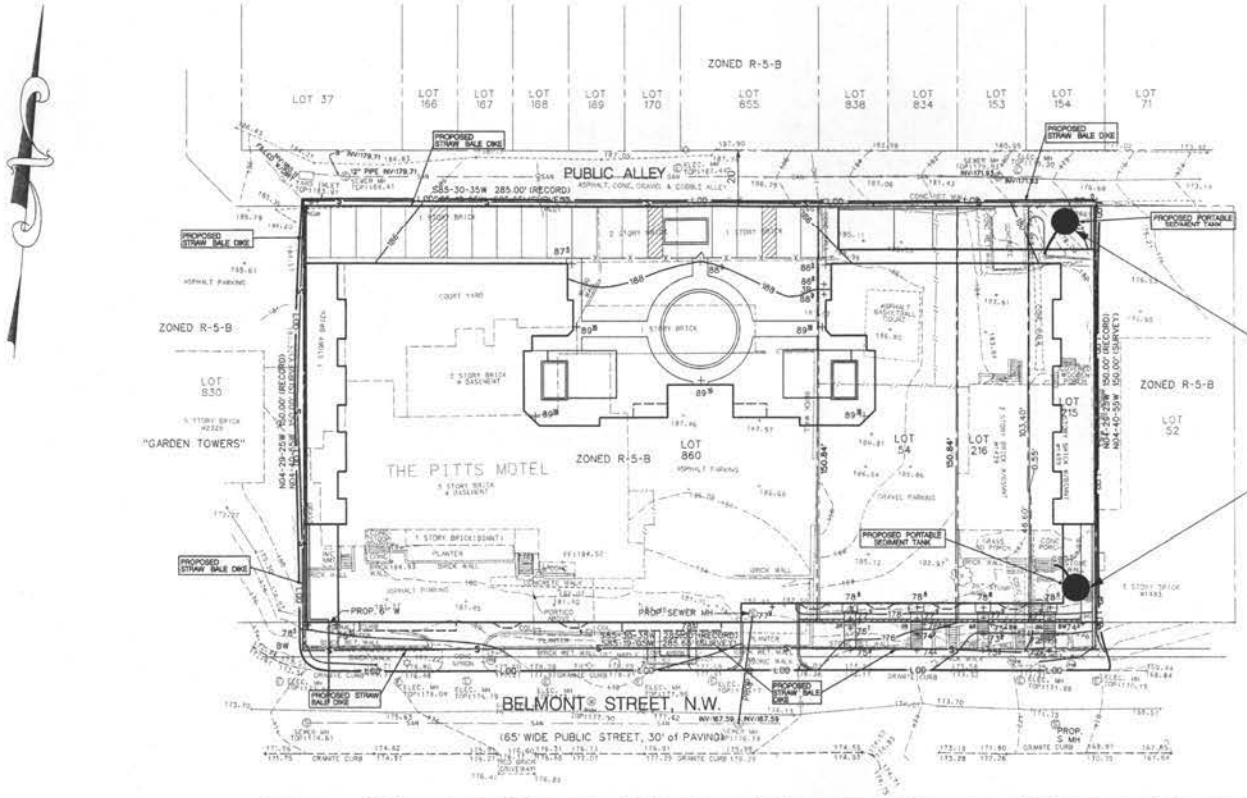
SCALE:	1" = 20'
SHEET	4 OF 11
PROJECT NO.	0990-05

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DUST CONTROL NOTES

1. TEMPORARY: Seed with Ryegrass at 50 Lbs. per acre.
   Irrigate, sprinkle site with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that run off begins to flow.
2. PERMANENT: Seed with Tall Fescue type 10-10-10 at 12 Lbs. per acre.
   Topsoil, topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam and loamy sand, and must be free of plant parts such as bermuda grass, quackgrass, poison ivy,and thistle.

1. TEMPORARY: Seed with Ryegrass at 50 Lbs. per acre



PROPOSED SEDIMENT TANK(S) ARE TO BE FIELD ADJUSTED AS DEEMED NECESSARY FOR EASE OF CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION TRAFFIC AND ACTIVITIES.

LEGEND:

- LOD — LIMIT OF DISTURBANCE
- S — STRAW BALE DIKE
- SEDIMENT TANK W/3" HOSE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT CONTROL NOTE

NOTE:
PROVIDE STABILIZED CONSTRUCTION ENTRANCE WHERE CONSTRUCTION TRAFFIC ENTERS AND-OR LEAVES THE CONSTRUCTION SITE.

NARRATIVE OF THE PROPOSED ACTIVITIES
DEMOLITION OF THE EXISTING SITE FEATURES FOR THE CONSTRUCTION OF 103 UNITS CONDOMINIUMS AND ASSOCIATED PARKING.

SEDIMENT CONTROL APPROVAL

PLAN NUMBER _____

This approval is for grading and Sediment Control only. Permittee/ Contractor is required to construct design feature shown hereon. He shall notify this office at number below at least 24 hours before start of grading activity, and within two (2) weeks after completion of project for final inspection.

DATE

FLOODING AND EROSION CONTROL SECTION

WSSC UTILITY NOTE

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SEDIMENT CONTROL PLAN

MERIDIAN HILL CONDOS

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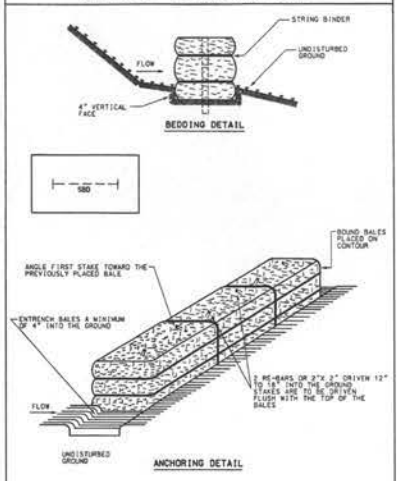
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Title Map
Zoning Category: R-5-B

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SHEET 5 OF 11
PROJECT NO. 0990-05

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DETAIL 32 - STRAW BALE DIKE



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE M - 25 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

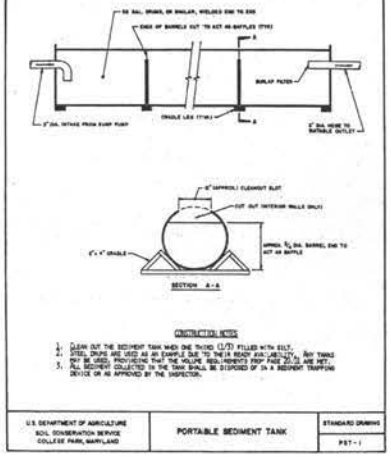
DETAIL 32A - STRAW BALE DIKE

CONSTRUCTION SPECIFICATION

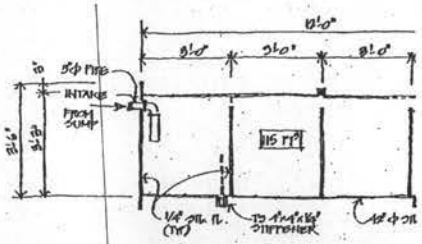
1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE, ON THE CONTOUR. AND IN A RON WITH THE ENDS OF EACH BALE TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE ENTRENCHED IN THE SOIL A MINIMUM OF 4" AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE 12" TO 18" INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE BALE.
4. STRAW BALE DIKES SHALL BE INSPECTED FREQUENTLY AND AFTER EACH RAIN EVENT AND MAINTENANCE PERFORMED AS NECESSARY.
5. ALL BALES SHALL BE REMOVED WHEN THE SITE HAS BEEN STABILIZED. THE TRENCH WHERE THE BALES WERE LOCATED SHALL BE GRADED FLUSH AND STABILIZED.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE M - 25 - 2A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PORTABLE SEDIMENT TANK

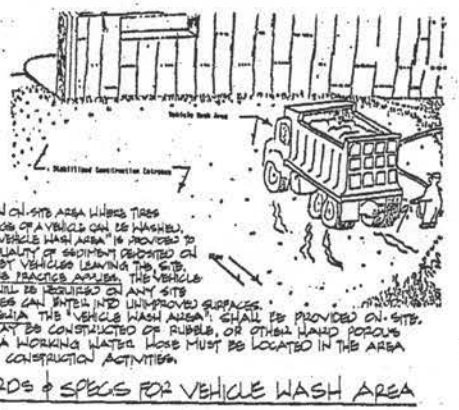


U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	PORTABLE SEDIMENT TANK	STANDARD DRAWING PST-1



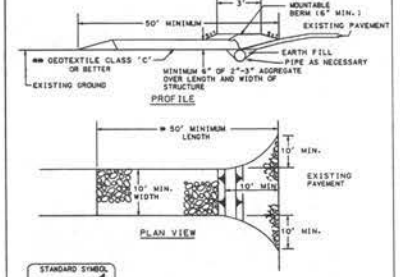
A/A-1 SECTION THRU SEDIME
NOT TO SCALE

NOTES:
1. ALTERNATE CONFIGURATION:
   36"ϕ STEEL CYLINDER, 15'-0" LONG WITH 5 CI
2. WHEN SILT HAS ACCUMULATED IN TANK TO A
   67% OF CAPACITY OF TANK, CLEAN TANK OF AL



STANDARDS & SPECS FOR VEHICLE WASH AREA
NO SCALE

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATION

1. LENGTH - MINIMUM OF 50' (*NOT FOR SINGLE RESIDENCE LOT).
2. WIDTH - 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. *WITH PLAN APPROVAL AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
4. STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE LONG ENOUGH TO THE DRIVING SURFACE, BUT NO LONGER THAN 50' UNLESS A REVERSE SLOPE AND ADDITIONAL STONE TO CONVEY THE FLOW ARE PROVIDED. PIPE SLOPE SHALL BE MINIMUM 2%, ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM FALL SHALL BE REQUIRED.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEQUENCE OF CONSTRUCTION FOR MERIDIAN HILLS CONDOS

1. Set up a pre-construction meeting on-site and contact miss utility at 1-800-257-7777.
2. Field mark the limits of disturbance.
3. Clear and grade as required to install silt fence.
4. Install silt fence.
5. Begin with site clearing, provide construction entrance as necessary, remove existing walls, paving, concrete, asphalt, etc. as required, and legally dispose of debris from site, demolish existing building structures, remove above and below ground utilities and legally dispose of off-site.
6. Rough grade site.
7. Excavate for proposed building, garage, haul away excess material and provide the two proposed portable sediment tanks as needed.
8. Install all proposed utilities, as deemed necessary.
9. As building/garage construction progresses begin with the installation of the proposed underground Stormwater Management structure and install stormceptor.
10. Fine grade and stabilize all disturbed areas, as per landscape plan.
11. Obtain approval from the inspector after all construction/grading activities have been completed, for removal of the sediment control measures.
12. Stabilize and restore after removal.
13. Disturbed square footage=42,800 sq. ft..

STANDARD NOTES

1. All sediment and erosion control methods shall be installed before the start of any excavation and/or construction as per Standards and Specifications for Soil Erosion and Sediment Control for the District of Columbia. If an on-site inspection reveals further erosion control measures are necessary, the same shall be provided.
2. All debris to be removed from site.
3. Alley and/or street shall be swept clean at all times during excavation and construction.
4. All catch basins and area drains shall be protected during excavation and construction.
5. If any catch basin or drains become clogged as a result of excavation or construction, the contractor shall be responsible for its cleaning.
6. When sediment trap/sediment tank has reached 67% capacity, clean out of same is required.
7. Any stockpiling, regardless of location shall be stabilized and covered with plastic or canvas, after its establishment and for the duration of the project.
8. After Raze or Demos, there is the need for ground-cover to prevent erosion and sediment runoff from occurring. Such as seed, sod, pave, brickbat or mulch, etc.

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SEDIMENT CONTROL DETAILS

MERIDIAN HILL CONDOS

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NW, WASHINGTON D.C.

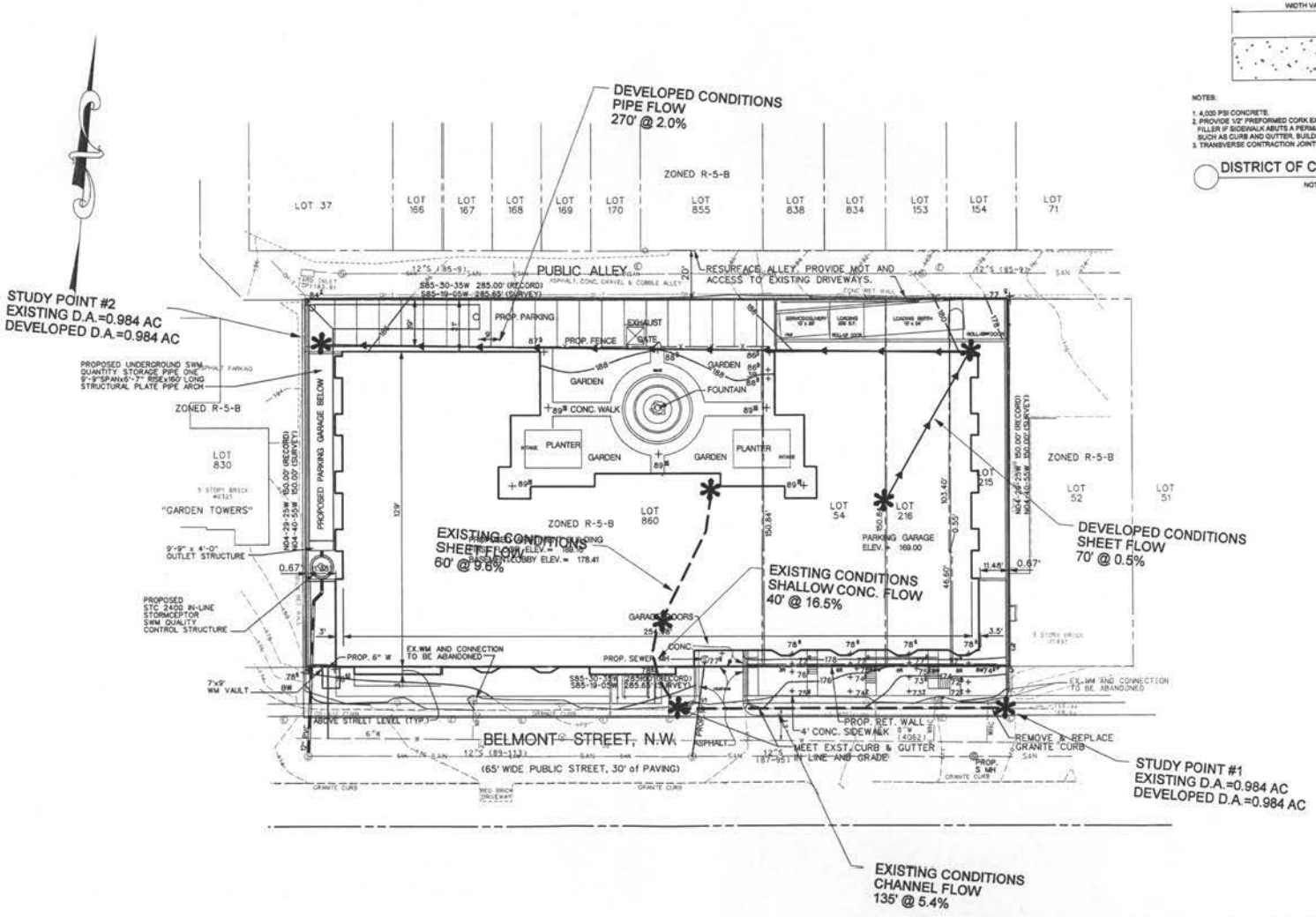
Landscape Architect

1"=As Shown

SHEET 6 OF 11

PROJECT NO. 0990-05

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Page 8, Grid A-10 WASH. D.C. 8TH ED.

Tax Map	Zoning Category

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

STORMWATER MANAGEMENT PLAN

MERIDIAN HILL CONDOS

LOTS 54, 860, 215 AND 216. SQUARE 2661
1437-1451 BELMONT STREET,
NW, WASHINGTON D.C.

SCALE: ONE INCH = 20'
SHEET 7 OF 11
PROJECT NO. 0990-05

UNDERGROUND PIPE STORAGE SYSTEM QUANTITY CALCULATION

1. TR-55 TABULAR HYDROGRAPH PRE-DEVELOPED INPUT SUMMARY (15-YEAR)	HYDROGRAPH DURATION : 1440 MINUTES RAINFALL DISTRIBUTION : TYPE II 24-HOUR RAINFALL : 6.79 IN OPEN SPACE, 6.00D CONDITION GRASS COVER : 0.98 ACRES CURVE NO. 61
2. TR-55 TABULAR HYDROGRAPH PRE-DEVELOPED TC SUMMARY	FLOW TYPE FLOW TYPE SHEET L = 60 FT S= 0.096 'n' = 0.24 T_1 = 0.08 Hrs. SHALLOW CONC. L = 40 FT S= 0.165 T_1 = 0.0 Hrs. PIPE FLOW L = 135 FT S= 0.054 'n' = 0.13 T_1 = 0.0 Hrs. Tc = 0.10 HRS MINIMUM
3. TR-55 TABULAR HYDROGRAPH POST-DEVELOPED INPUT SUMMARY (15-YEAR)	HYDROGRAPH DURATION : 1440 MINUTES RAINFALL DESTRIBUTION : TYPE II 24-HOUR RAINFALL : 6.79 IN PAVEMENT - ROOF TOP : 0.98 ACRES CURVE NO. 98
4. TR-55 TABULAR HYDROGRAPH POST-DEVELOPED TC SUMMARY	FLOW TYPE PARAMETERS SHEET L = 70 FT S = 0.006 'n' = 0.013 T_1 = 0.03 HRS PIPE FLOW L = 270 FT S = 0.02 'n' = 0.01 T_2 = 0.013 HRS Tc = 0.10 HRS MINIMUM
5. TR-55 TABULAR HYDROGRAPH RESULTS AND STORAGE REQUIREMENTS	PRE-DEVELOPED Q-PEAK: 3.83 CFS (15-YEAR) POST-DEVELOPED Q-PEAK: 10.14 CFS (15-YEAR) QUANTITY STORAGE REQUIRED: 7,687 CF (15-YEAR)
6. UNDERGROUND PIPE SYSTEM QUANTITY STORAGE PROVIDED	UNDERGROUND PIPE STORAGE COMLETELY FULL: 7764 CF
7. CALCULATED DISCHARGE ORIFICE 1 (2-YEAR) ELEV. = 175.41 FT ORIFICE 2 (15-YEAR) ELEV. = 176.43 FT	STAGE (FT) DISCHARGE (CFS) 170.0 0.0 171.0 0.22 172.0 0.33 173.0 0.40 174.0 0.57 175.0 2.44 176.0 3.21 176.8 3.57

STORMCEPTOR QUALITY CALCULATION OUTPUT

SELECTED RAINFALL STATION
STATE: DISTRICT OF COLUMBIA
NAME: WASHINGTON DC NATL AIRPORT
ID#: 8906
ELEV. (FT): 10
LATITUDE: N38 DEG 51 MIN
LONGITUDE: W77 DEG 2 MIN

SITE PARAMETERS
TOTAL AREA (AC): 0.98
IMPERVIOUSNESS (%): 99
IMPERVIOUSNESS AREA (AC): 0.97

PARTICLE SIZE DISTRIBUTION

DIAMETER (UM)	PERCENT (%)	VELOCITY (FT/S)
20	20.0	0.0013
60	20.0	0.0062
150	20.0	0.0351
400	20.0	0.2116
2000	20.0	0.9416

NOTE: SIZING RESULTS VARY WITH PARTICLE SIZE DISTRIBUTION. BMP COMPARISIONS MUST USE THE SAME PARTICLE DISTRIBUTION. PLEASE CALL (800)909 - 7763 FOR SIZING WITH OTHER DISTRIBUTIONS.

STORMCEPTOR SIZING TABLE

STROMCEPTOR MODEL	%RUNOFF TREATED	%TSS REMOVAL
STC 2400	97.2	83.9

Loiederman Soltesz Associates Inc.
Civil Engineering
Land Planning
Land Surveying
Environmental Sciences
www.loiesoltesz.net
11190 Poland Drive, Rockville, Maryland 20850, 301-948-2750, Fax: 301-948-9067
4807 Forbes Boulevard, Lanham, Maryland 20706, 301-794-2555, Fax: 301-794-7656
3 North Market Street, Frederick, Maryland 21701, 301-694-1330, Fax: 301-831-4065
401 Post Office Road, Waldorf, Maryland 20602, 301-870-7166, Fax: 301-870-2088

NO.	REVISIONS	BY	DATE
Date: JULY, 2011	CAD Standards Version: MICROSTATION-V8 XM 2009		
Designed: KLW	Technician: ANEB	Checked: KLW	

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Page: MAP1 Grid: A-18 Tax Map: 0.98 Zone Category: R-5B*

MISS UTILITY NOTE

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THIS PLAN IS FOR THE CONSTRUCTION AND MAINTENANCE OF SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES ONLY.

STORMCEPTOR & STORMWATER MANAGEMENT CALCULATIONS

MERIDIAN HILL CONDOS

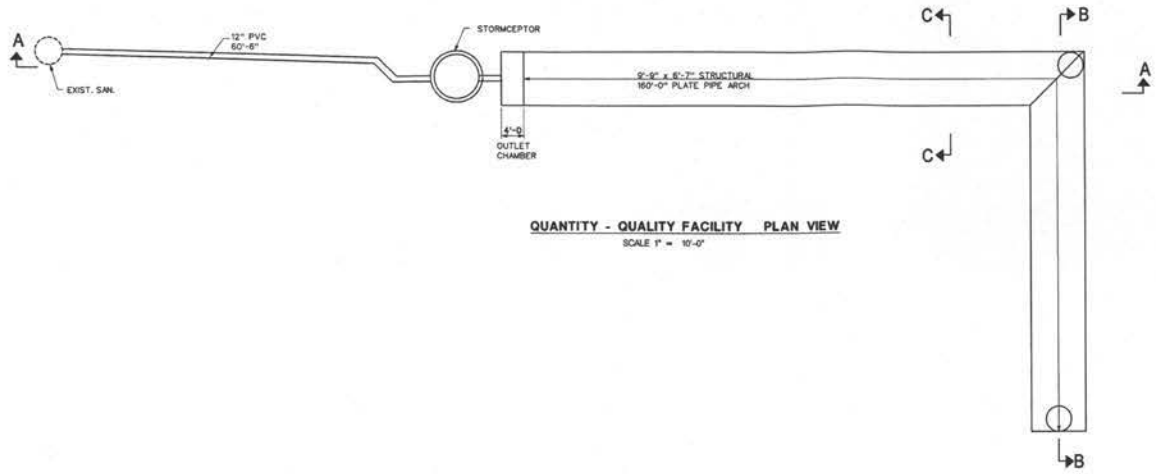
LOTS 54, 860, 215 AND 216. SQUARE 2661
1437-1451 BELMONT STREET,
NW, WASHINGTON D.C.

Scale: As Shown

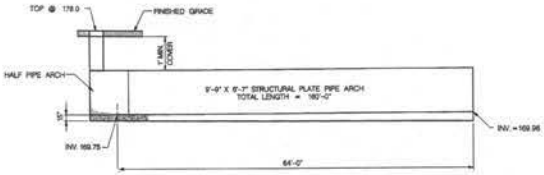
SHEET 8 OF 11

PROJECT NO. 0990-05

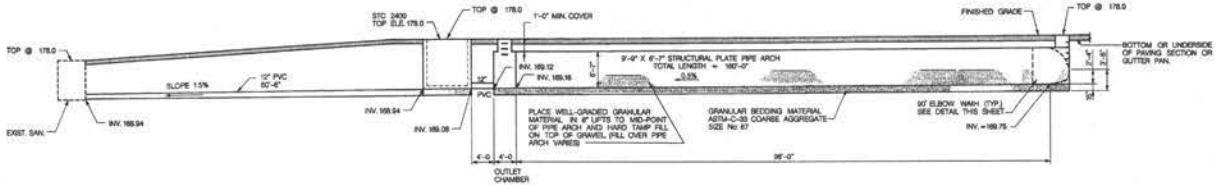
09900500\Engineer\Swm\SwmStcpterNotes.sht



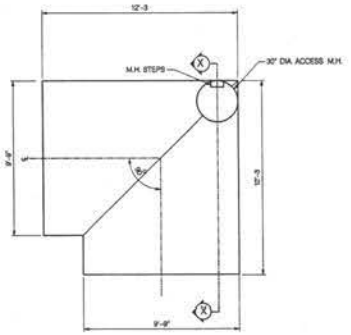
QUANTITY - QUALITY FACILITY PLAN VIEW
SCALE 1" = 10'-0"



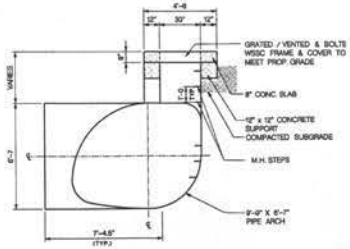
QUANTITY - QUALITY PROFILE THROUGH CENTERLINE B-B
SCALE: 1" = 10'-0"



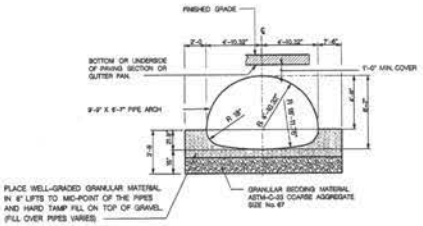
QUANTITY - QUALITY FACILITY PROFILE THROUGH CENTERLINE A-A
SCALE 1" = 10'-0"



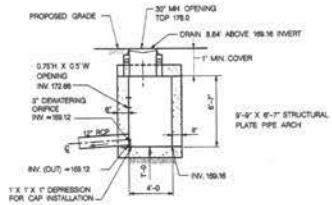
PLAN VIEW
90° ELBOW W/ MANHOLE OPENING (TYP.)
NOT TO SCALE



SECTION X-X
NOT TO SCALE



QUANTITY - QUALITY FACILITY - SECTION "C-C"
NOT TO SCALE



OUTLET CHAMBER
SCALE: 1" = 50'-0"

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STORMWATER MANAGEMENT DETAILS

MERIDIAN HILL CONDOS

LOTS 54, 860, 215 AND 216. SQUARE 2661
1437-1451 BELMONT STREET,
NW, WASHINGTON D.C.

SHEET 9 OF 11
PROJECT NO. 0990-05

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www.lsassociates.net
1190 Piccard Drive, Rockville, Maryland 20850, 301-948-2750, Fax: 301-948-9067
4302 Forbes Boulevard, Lanham, Maryland 20706, 301-794-2555, Fax: 301-794-1656
7 North Market Street, Frederick, Maryland 21701, 301-694-1300, Fax: 301-831-8865
401 Post Office Road, Waldorf, Maryland 20602, 301-870-5166, Fax: 301-870-2884

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Page MAP 9 Grid X-10 WASH. DC 14th Ed.

Tile Map | Zoning Category: R-5-B

NO.	REVISIONS:	BY	DATE
Date: JULY, 2005	CAD Standards Version: Microstation V8 - Std.2000		
Designed: KWL	Technician: ANM	Checked: KWL	

1" = As Shown

Precast Concrete Stormceptor® Order Request Form

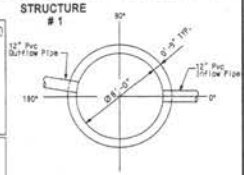
STRUCTURE # 1

Contractor Information

Name
Address
City
State
Zip Code
Contact
Phone
Fax

Owner Information

THE BOZZUTO GROUP
ATTN: CLARK WAGNER
Phone 301 220-0100
Fax



Please draw orientation of inlet and outlet pipes on diagram along with the pipe inside diameter (id), and invert elevation (IT). Clearly mark inlet pipes with an "I" and outlet pipes with an "O". Please provide the inlet/outlet pipe angle in degrees.

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT 0.96ac.

Stormceptor® Model			
STC 4501	☐		
900	☐	3600	☐
1200	☐	4800	☐
1800	☐	6000	☐
2400	☒	7200	☐

Manhole Number	1
Top Elevation (ft) (RIM)	178.0
Inlet Pipe Invert (ft)	169.96
Outlet Pipe Invert (ft)	169.18
Pipe Type	PVC
Inlet Pipe Inside Diameter (ID)	12"
Inlet Pipe Outside Diameter (OD)	12.33"
Outlet Pipe Inside Diameter (ID)	12"
Outlet Pipe Outside Diameter (OD)	12.33"

Project Name @ MERIDIAN HILL CONDOS
Approximate time frame of delivery (weeks)
Delivery Address Street (For Permits) @ 1437-1451 BELMONT STREET, NW
City @ WASHINGTON State @ DC Zip Code @ 20009
Designer Company LOIEDERMAN SOLTESZ ASSOCIATES, INC.
Designer Contact JAGDISH MANDAVIA Phone 301 948-2750 Fax 301 948-9067

@These fields must be filled out for processing.

CSR Hydro Conduit

PLEASE FILL OUT COMPLETELY AND FAX TO:
ATTN: DUANE THOMAS FAX: (301)698-5351, PHONE: (301)698-7373

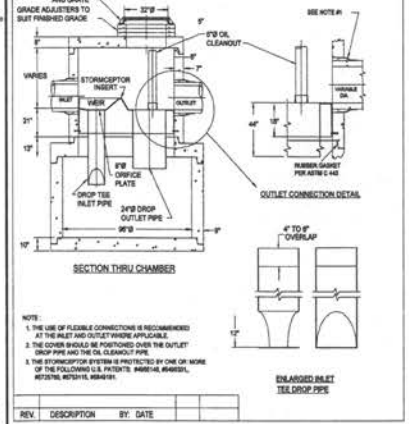
Hydro Conduit

CSR

STC 2400 Precast Concrete Storm Ceptor
(also for Series Connection)

PROJECT: MERIDIAN HILL CONDOS
LOCATION: 1437-1451 BELMONT STREET, NW, WASHINGTON D.C.

DR. BY:
CK. BY:
DATE:
SCALE:
DWG.#



SECTION THRU CHAMBER

NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498351, #5725760, #5753115, #5849181.

REV.	DESCRIPTION	BY:	DATE

Stormceptor Sizing Table
Version 3.0.0

Selected Rainfall Station

State	DISTRICT OF COLUMBIA
Name	WASHINGTON DC WB CITY
ID #	0200
Elev. (ft)	72
Latitude	N 38 deg 54 min
Longitude	W 77 deg 3 min

Site Parameters

Total Area (ac)	984
Imperviousness (%)	100
Impervious Area (ac)	98

Particle Size Distribution

Diameter (um)	Percent (%)	Velocity (ft/s)
20	20.0	0.0013
60	20.0	0.0052
150	20.0	0.0361
400	20.0	0.2126
2000	20.0	0.9416

Note: Sizing Results vary with particle size distribution. SMP comparisons must use the same particle size distribution. Please call (800) 909-7763 for sizing with other distributions.

Stormceptor Sizing table

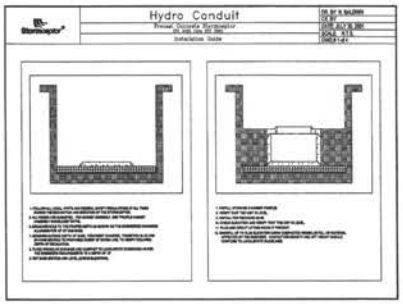
Stormceptor Model	(%) Runoff Treated	% TSS Removal
STC 450i	61.3	70.3
STC 900	78.5	79.3
STC 1200	78.5	79.4
STC 1800	78.5	79.7
STC 2400	87.2	83.9
STC 3600	87.2	84.6
STC 4800	93.7	87.8
STC 6000	93.7	88.3
STC 7200	96.8	90.3
STC 11000	98.8	92.9
STC 13000	98.6	93.2
STC 16000	99.8	94.4

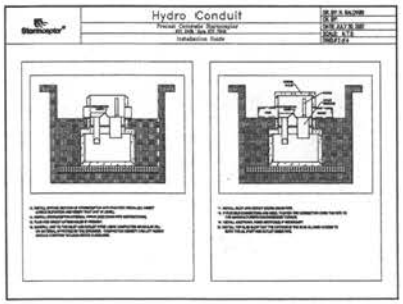
Comments

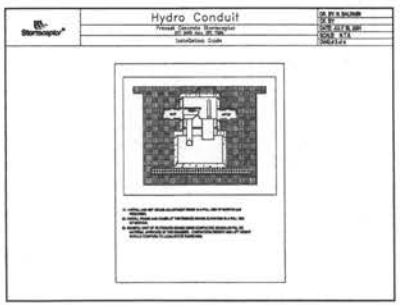
CONTRACTOR INSTALLATION PROCEDURE FOR STORMCEPTOR

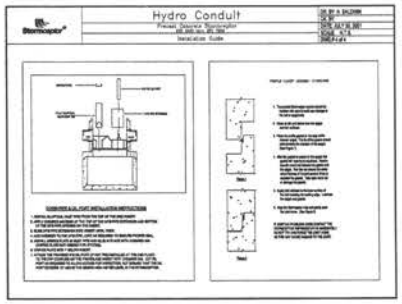
1. STAKE-OUT THE LOCATION OF THE INLET STORMCEPTOR AND EXCAVATE HOLE. EXCAVATE ADEQUATE SPACE TO CONNECT INLET AND OUTLET PIPES TO UNIT. INSTALL A 12" DEEP (OR AS REQUIRED) LAYER OF COMPACTED AGGREGATE SUBBASE AT BOTTOM OF EXCAVATION.
2. CHECK ELEVATION OF UNIT BY MEASURING ITS SECTIONS FROM THE BASE OF THE STORAGE CHAMBER (BOTTOM OF BASE SLAB) TO THE INVERT OF THE UNIT BYPASS CHAMBER OUTLET ELEVATION (FIBERGLASS INSERT). SUBTRACT THIS DISTANCE FROM DESIGN OUTLET ELEVATION TO DETERMINE TOP OF SUBBASE ELEVATION. CHECK ELEVATION OF INSTALLED SUBBASE AND ADJUST AS NEEDED.
3. SECURE INSPECTOR APPROVAL OF SUB GRADE AND SUBBASE.
4. INSTALL STORAGE CHAMBER. ATTACH CABLES OR CHAINS TO THE THREE PULLING IRONS ON THE BASE SLAB. USING LARGE EQUIPMENT OR CRANE, LIFT AND PLACE THE BASE SECTION OF THE STORAGE CHAMBER IN THE EXCAVATED HOLE ON THE SUBBASE. MAKE SURE THE BASE IS LEVEL. SPECIFIC ALIGNMENT OF THIS PART IS NOT REQUIRED. INSTALL RUBBER GASKET ON THE BASE UNIT AND APPLY LUBRICATING SOAP (PROVIDED IN SHIPMENT).
5. INSTALL BYPASS CHAMBER OF INLET STORMCEPTOR WITH FACTORY INSTALLED INSERT. LIFT BYPASS SECTION, LUBRICATE BELL AND INSTALL WHILE CHECKING ALIGNMENT AND GRADE OF OUTLET DRAINAGE PIPE. CHECK AND MAKE SURE BYPASS CHAMBER IS SET FLUSH, LEVEL, AND IS AT THE PROPER ELEVATION. INSTALL RUBBER GASKET ON TOP OF BYPASS RISER AND LUBRICATE.
6. INSTALL INLET AND OUTLET STORM DRAIN PIPES. CONNECT PIPE WITH FLEXIBLE BOOTS (WHEN PROVIDED) AND WITH NON-SHRINK GROUT WHEN FLEXIBLE BOOTS ARE NOT PROVIDED. THE INVERT OF THE OUTLET PIPE IS TO MATCH THE INVERT OF THE STORMCEPTOR INSERT. FLEXIBLE BOOT INSTALLATION PROCEDURES: CENTER THE PIPE IN THE BOOT OPENING. LUBRICATE THE OUTSIDE OF THE PIPE AND/OR THE INSIDE OF THE BOOT. POSITION THE PIPE CLAMP IN THE GROOVE OF THE BOOT WITH THE SCREW AT THE TOP. TIGHTEN THE PIPE CLAMP WHILE ENSURING EVEN CONTRACTION OF THE RUBBER.
7. INSTALL INLET DOWN PIPE WITH HANDLE AND 4" VENT PIPE ACCORDING TO INSTALLATION INSTRUCTIONS FOR INLET STORMCEPTOR MODEL STC4501.
8. INSTALL RISER SECTION. ALIGN STEPS ABOVE INLET ("I") DOWN PIPE. NOTE, FOR SHALLOW INSTALLATIONS THIS SECTION MAY NOT BE REQUIRE.
9. INSTALL FLATTOP WITH OPENING FOR STORMCEPTOR FRAME AND GRATE ORIENTED ABOVE THE STORMCEPTOR 12" INLET DOWN PIPE.
10. BACK FILL STORMCEPTOR WITH APPROVED BACK FILL MATERIAL (NO ORGANIC OR TOP SOIL IS TO BE USED FOR BACK FILL). BACK FILL AND COMPACT IN 8" LIFTS. BACK FILL SHOULD BE COMPACTED TO LOCAL/STATE REQUIREMENTS.
11. INSTALL AND SET GRADE ADJUSTING RINGS, AS NEEDED.
12. INSTALL AND SET FRAME AND GRATE.
13. THE STORMCEPTOR SHOULD BE PUMPED OUT WHEN SEDIMENT CONTROL MEASURES ARE REMOVED (SITE PERMANENTLY STABILIZED).
14. FINAL INSPECTION.

FOR TECHNICAL INFORMATION CALL
CSR HYDRO CONDUIT AT 800-414-7960









MAINTENANCE PROCEDURE - INLINE STORMCEPTOR

1. INSPECT AND MAINTAIN THE IN-LINE STORMCEPTOR FROM THE SURFACE, WITHOUT ENTRY INTO THE UNIT. PERFORM MAINTENANCE ONCE THE STORED VOLUME REACHES 15% OF THE STORMCEPTOR CAPACITY, OR IMMEDIATELY IN THE EVENT OF A SPILL.
2. MAINTENANCE INTERVALS VARY DEPENDING ON THE APPLICATION. CONDUCT QUARTERLY INSPECTIONS DURING THE FIRST YEAR OF INSTALLATION. ALLOW ACCURATE ESTABLISHMENT OF THE FUTURE MAINTENANCE SCHEDULE.
3. REMOVE OIL AND SEDIMENT THROUGH THE 24-INCH DIAMETER OUTLET RISER PIPE. ALTERNATIVELY, REMOVE FLOATABLES AND HYDROCARBONS THROUGH THE 6-INCH OIL INSPECTION PORT.
4. THE REQUIREMENTS FOR DISPOSAL FROM THE STORMCEPTOR ARE SIMILAR TO THAT OF ANY OTHER BEST MANAGEMENT PRACTICE (BMP). CONSULT LOCAL D.C. GUIDELINES OR STORMCEPTOR AREA MARKETING MANAGER PRIOR TO DISPOSING THE SEPARATOR CONTENTS.

Loiederman Soltesz Associates

Civil Engineering
Land Planning
Land Surveying
Environmental Sciences

www.lsassociates.net

2100 Research Blvd., Rockville, Maryland 20850, 301 948-2750, Fax: 301 948-9067
9407 Fairfax Boulevard, Fairfax, Virginia 22031, 703 591-5555, Fax: 703 591-5656
7 North Market Street, Frederick, Maryland 21701, 301 694-5395, Fax: 301 831-5865
103 Post Office Road, Waldorf, Maryland 20603, 301 870-2166, Fax: 301 870-2884

NO.	REVISIONS	BY	DATE

Date: February, 2003 CAD Standards: Version
Designed: DPB Technician: ITS Checked: JCM

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12") INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

STORMCEPTOR DETAILS

MERIDIAN HILL CONDOS

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1437-1451 BELMONT STREET,
NW, WASHINGTON D.C.

Horizontal Scale: 1" = As Shown

SHEET 10 OF 11

PROJECT NO. 0990-05

0990D000/Engineer/Civil/CeptorDtl.dwt

STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE

The undersigned agrees to maintain and operate the discharge facilities in such a manner as to comply with the provisions of Section 526 through 535 of DCMR-21, Chapter 5. Responsibility for maintenance and operation may be transferred to another entity upon notice written to the Watershed Protection Division of the Department of Health from the undersigned and the entity assuming responsibility, certifying that the transfer of responsibility for maintenance and operation in compliance with Section 526 through 535 of DCMR-21, Chapter 5 has been accepted.

SIGNATURE OF THE PERSON RESPONSIBLE FOR MAINTENANCE (IT MAY BE THE APPLICANT)

NAME AND TITLE (PLEASE PRINT)

ADDRESS

DATE _____ TELEPHONE NO. _____

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Within 21 days after completion of construction of the stormwater discharge facility, please send this page to the Watershed Protection Division - Department of Health.

1. *Stormwater discharge facility information*

Source Name: _____

Source Location: Street: _____

City: _____

DCRA Permit No.: _____

Date Issued: _____

2. *As-Built Certification*

I hereby certify that the stormwater discharge facility has been built substantially in accordance with the approved plans and specifications, and that any substantial deviations (noted below) will not prevent the system from functioning in compliance with the requirements of action 526 through 535 of DCMR-21, Chapter 5 when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision. I have enclosed one set of as-built engineering drawings.

Signature of Engineer

Name (Please Type) D.C. Reg. No.

Affix Seal:

Company Name

Company Address

Date: _____ Phone No. _____

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

STRUCTURAL NOTES FOR PIPE ARCH FACILITY

I CONSTRUCTION

1. TAKE NECESSARY PRECAUTIONS CONCERNING SAFETY AND PRESERVATION OF EXISTING STRUCTURES AND UTILITIES ADJACENT TO THE NEW WORK. PROVISIONS SHALL BE MADE FOR ADEQUATE BRACING, SUPPORT, PROTECTION OR RELOCATION OF UTILITIES AND STRUCTURES AS REQUIRED.

2. THE STRUCTURE IS DESIGNED FOR LIVE LOADS INDICATED. DETERMINE ALLOWABLE CONSTRUCTION LOADS AND PROVIDE FALSE WORK, STAGING, BRACING, SHEETING AND SHORING AS REQUIRED. THE USE OF A WELL-GRADE GRANULAR MATERIAL PLACED 4" TO 6" WORKS BEST FOR BEDDING.

3. ALL EXCAVATION SHALL BE SHEETED. EXCAVATION SHALL BE INSPECTED BY THE ENGINEER BEFORE SETTING FORMS OR PLACING CONCRETE.

4. BACKFILL SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 90% AASHTO 799 STANDARD PROCTOR DENSITY. THE BACKFILL SHALL BE PLACED IN A BALANCED MANNER MAKING SURE THAN NO MORE THAN A TWO-LIFT DIFFERENCE IS PRESENT FROM ONE PIPE SIDE TO THE OTHER.

5. AS BACKFILL IS PLACED BETWEEN PIPES, IT MUST BE KEPT BALANCED FROM SIDE TO SIDE AS WELL AS ADVANCED AT THE SAME RATE ALONG LENGTH OF PIPE ARCH.

6. CONSTRUCTION LOADS MAY EXCEED LOADS MAY EXCEED LOADS FOR WHICH PIPE IS DESIGNED IN COMPLETED STATE. INCREASED TEMPORARY MINIMUM COVER ARE NECESSARY TO FACILITATE CONSTRUCTION LOADING.

7. RAINFALL CAN CAUSE EXCAVATION TO FILL WITH WATER RAPIDLY. RAPID INFLOW OF WATER CAN CAUSE FLOATATION AND MOVEMENT OF PIPES. IT IS BEST TO START THE SYSTEM AT THE OUTLET WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW AN ESCAPE ROUTE.

8. CONCRETE SURFACES EXPOSED TO THE FLOW OF STORMWATER SHALL BE SMOOTH, AND HAVE A STEEL TROWEL FINISH.

9. TEMPORARY DIVERSION MEASURES TO MANAGE FLOW MAY BE REQUIRED DUE TO RESTRICTED NATURE OF OUTLET PIPES.

10. WITHIN 21 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE STORMWATER DISCHARGE FACILITY AN AS-BUILT CERTIFICATION MUST BE COMPLETED BY A PROFESSIONAL ENGINEER AND SUBMITTED TO THE SOIL RESOURCES BRANCH - DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

II. DESIGN SPECIFICATIONS:

1. ENVIRONMENTAL ENGINEERING CONCRETE STRUCTURES (ACI 350R-89) WITH CURRENT SUPPLEMENTS.

2. DISTRICT OF COLUMBIA BUILDING CODE, WITH LATEST AMENDMENTS.

3. SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (AISC MANUAL, NINTH EDITION) WITH CURRENT SUPPLEMENTS.

4. STRUCTURAL WELDING CODE, AS D1.1 LATEST EDITION.

III. DESIGN LIVE LOADS:

1. ROOF SLABS H520-44

IV. CONCRETE:

1. THE DESIGN METHOD SHALL BE THE ALTERNATE DESIGN METHOD DESCRIBED IN APPENDIX A, ACI 318-89 AND CURRENT SUPPLEMENT.

2. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFIVATIONS AND SHALL BE CLASS 4000 CONCRETE.

V. REINFORCEMENT:

1. ALL REINFORCEMENT PLACEMENT AND DETAILING SHALL CONFORM TO ACI 315-89 AND "MANUAL OF STANDARD PRACTICE" FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315-80).

2. REINFORCEMENT BARS SHALL BE DEFORMED BILLET STEEL BARS CONFORMING TO ASTM A615 AND A775 GRADE 60 WITH FY=60,000 PSI REINFORCEMENT BARS SHALL BE EPOXY COATED.

VI. INSPECTIONS:

NOTIFY MR. LARRY GREEN,
STORMWATER MANAGEMENT BRANCH, ENVIRONMENTAL
HEALTH AGENCY, DISTRICT OF COLUMBIA,
AT (202) 645-6059 EXT. 3040,
AT LEAST 24 HOURS BEFORE START OF CONSTRUCTION FOR INSPECTION

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA

This is to certify that the engineering features of this stormwater discharge facility have been designed/examined by me and found to be in conformity with modern engineering principals applicable to the treatment and disposal of stormwater pollutants. I further certify that the facility has been designed in accordance with the specification required under Section 526 through 535 of DCMR-21, Chapter 5. It is also stated that the undersigned has furnished the applicant with a set of instructions for the maintenance and operation of the stormwater discharge facility.

SIGNATURE OF THE PROFESSIONAL ENGINEER

RACHEL L. WALES, PROJECT MANAGER
NAME AND TITLE (PLEASE PRINT)

Loiederman Soltesz Associates Inc.
1390 Piccard Drive, Rockville, Maryland 20850
ADDRESS

DATE _____ TELEPHONE NO. 301-948-2750

AFFIX SEAL:

Loiederman Soltesz Associates
Civil Engineering
Land Planning
Land Surveying
Environmental Sciences
www.loiedersoltesz.net
1390 Piccard Drive, Rockville, Maryland 20850, 301-948-2750, Fax: 301-948-9067
4607 Forbes Boulevard, Lanham, Maryland 20706, 301-794-9555, Fax: 301-794-1656
7 North Market Street, Frederick, Maryland 21701, 301-694-1749, Fax: 301-831-5865
101 Post Office Road, Waldorf, Maryland 20602, 301-870-2162, Fax: 301-870-2884

NO.	REVISIONS	BY	DATE
Date: JULY, 2005	CAD Standards Version: MICROSTATION-V8 STD 2005		
Designed: RLW	Technician: AMR	Checked: RLW	

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Permitted Use No. 2702194 WASHINGTON DC

Page MAP 8 Grid E-13 Sub Sq. 248 Sq.

Tax Map	
	B-13

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

THIS PLAN IS FOR THE CONSTRUCTION AND MAINTENANCE OF SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES ONLY.

STORMWATER MANAGEMENT NOTES

MERIDIAN HILL CONDOS

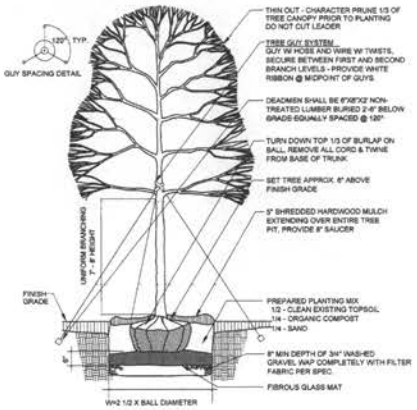
LOTS 54, 860, 215 AND 216. SQUARE 2661
1437-1451 BELMONT STREET,
NW, WASHINGTON D.C.

Horizontal 1"=40' Vertical 1"= As Shown

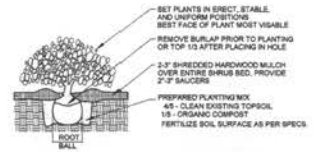
SHEET 11 OF 11

PROJECT NO. 0990-05

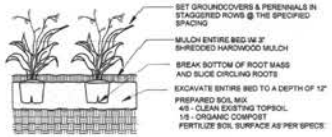
0990050O/Engineer/Swm/SwmSpecs.sht



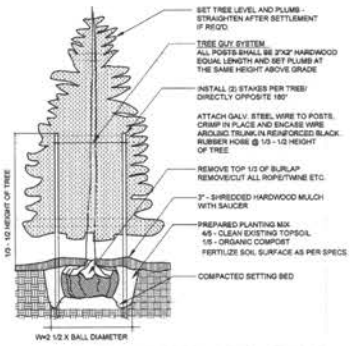
1 TREE PLANTING GUYED
NOT TO SCALE



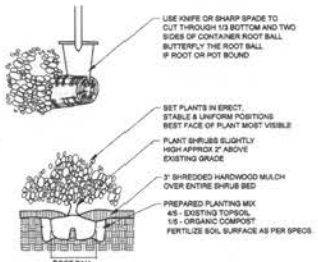
4 TYPICAL B&B SHRUB PLANTING
NOT TO SCALE



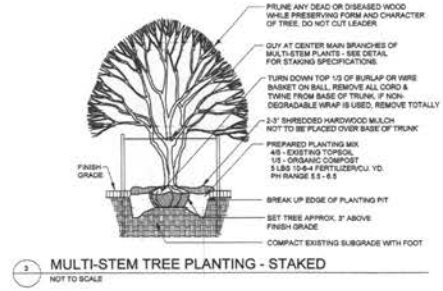
5 GROUNDCOVERS, PERENNIALS AND ORNAMENTAL GRASSES
NOT TO SCALE



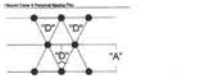
2 EVERGREEN TREE PLANTING - STAKED
NOT TO SCALE



6 CONTAINERIZED SHRUB PLANTING
NOT TO SCALE



3 MULTI-STEM TREE PLANTING - STAKED
NOT TO SCALE



SPACING "D"	ROW "A"	NO. OF PLANTS	AREA/UNIT
4" O.C.	3.5"	7.36	10 sq. ft.
6" O.C.	5.2"	4.81	
8" O.C.	6.93"	2.9	
10" O.C.	8.66"	1.89	
12" O.C.	10.4"	1.15	
15" O.C.	13.0"	7.36	10 sq. ft.
18" O.C.	15.6"	5.13	
24" O.C.	20.8"	2.9	
30" O.C.		26.0"	1.85
36" O.C.		30.0"	1.39
4" O.C.	3.46"	7.36	100 sq. ft.
6" O.C.	4.33"	4.81	
8" O.C.	5.2"	3.2	
8" O.C.		6.93"	1.6
10" O.C.		8.66"	1.16
12" O.C.	10.4"	9	1000 sq. ft.
15" O.C.	13.0	5.15	
20" O.C.	17.3	2.89	
29" O.C.		21.50"	1.85
36" O.C.		26.9"	1.26
40" O.C.	34.6"	7.22	10000 sq. ft.

7 GOUNDCOVER SPACING DETAIL
NOT TO SCALE

Plant Material - Quantities shown on the plant list are for the contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities, shown on the plan and quantities shown on the plant list, the quantities on the plan shall apply. The quantities given in the plant list are approximate only. The contractor provides exact quantities and proof of availability before award of contract.

Plant Quality - All plant material shall conform to the sizes given in the plant list and shall be nursery grown in accordance with the American Standard for Nursery Stock (ANSI Z60.1), latest edition. Shrubs shall be dense, heavy to the ground, and well grown. All plants shall be sound, free of plant disease, and shall have a healthy, normal root system. Plants shall be freshly dug and not heeled-in stock, nor stock from cold storage. All plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall, in general, conform to its natural growth proportions unless otherwise specified. Owner reserves the right to inspect all plant material for conformance to specifications prior to installation.

Plant Locations - The planting plan shows general intent of the planting design. Contractor to stake location of all plant material for Owners inspection and approval prior to planting.

Soil Mix - Plant backfill mix shall be 5/8 topsoil, free of clumps, stones greater than ¾" dia., weeds, brush, and debris, ¼ peat moss, and 1/8 clean sand.

Excavation - Holes for trees and ball and burlap material shall be 2.5 times larger than the size of the root ball and 18" beyond the root mass of all shrub material. Excavate plant holes only deep enough so that the elevation of the final grade is equal to that of the top outside corner of the root ball. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Planting - Backfill plant pit with topsoil described above. Set plant plumb and at the proper elevation in relation to existing grade. Backfill hole in 9" lifts, tamping soil to remove air pockets, until desired height of soil is met. Form a topsoil saucer around perimeter of plant hole for watering. Owner has the right to inspect all beds and site preparation prior to planting to insure intent of specifications is met.

Top Dressing - Mulch all plant material beds with min. 2", max. 3" shredded hardwood mulch.

Watering - Water plant material thoroughly after installation.

Maintenance - The Contractor shall be responsible during the contract and up to the time of acceptance for keeping the planting and work incidental thereto in good condition by replanting, plant replacement, watering, weeding, cultivating, pruning, spraying, restaking and cleaning up, and by performing all other necessary operations of care for the promotion of good plant growth so that all work is in satisfactory condition at the time of acceptance at no additional cost to the owner.

Fertilizer - Apply granular preplant fertilizer at time of planting and repeat 3 months from first application. Application rates are: 3 lbs per inch of caliper for trees and 2 lbs per 100 square feet of shrub beds

Guarantee and Replacement - All plant material shall be unconditionally guaranteed for one year. The guarantee will begin on the date of final acceptance of the work. After plant has been determined to be dead, dying or damaged from handling or installation, it will be replaced during the next growing season. During the guarantee period, the Contractor will not be responsible for mechanical injury or vandalism caused by other parties.

Meridian Hills Schedule of Plant Material

Key	Qty	Botanical Name	Common Name	Size	Conditio	Comments
		CANOPY TREES				
GT	15	Gleditsia triacanthos inermis 'Halka'	Halka Honeylocust	3 - 3 1/2" cal.	B & B	single leader, heavy, matched, symmetrical, full crown
UP	2	Ulmus parvifolia 'Allee'	Allee' Chinese Elm	3 - 3 1/2" cal.	B & B	single leader, heavy, matched, symmetrical, full crown
		SUBTOTAL				
		EVERGREEN TREES				
IF	15	Ilex x aquipernyi	Aquipernyi Holly	5'-6'	B & B	heavy, symmetrical, branched to ground
MG	1	Magnolia grandiflora	Southern Magnolia	16-18' ht.	B & B	heavy, matched, symmetrical
		UNDERSTORY TREES				
AC	5	Amelanchier canadensis	Serviceberry	8 - 10' ht.	B & B	multi-stem
CFC	5	Cornus florida 'Celestial'	Celestial Flowering Dogwood	8 - 10' ht.	B & B	multi-stem, heavy, symmetrical,
MVC	2	Magnolia virginiana 8-10'	Sweetbay Magnolia	8 - 10' ht.	B & B	multi-stem, heavy, full branching
MS	8	Magnolia x soulangiana	Saucer Magnolia	8 - 10' ht.	B & B	heavy, full branching, symmetrical
		SHRUBS				
AZ	23	Rhododendron 'Tradition'	Tradition Azalea	24 - 30"	cont.	heavy, matched, symmetrical
CA	49	Clethra alnifolia	Summersweet	30 - 36"	B & B	heavy, matched, symmetrical, 24" o.c.
CST	7	Cornus stolonifera	Red Twig Dogwood	24 - 30"	cont.	full branching
HQ	14	Hydrangea quercifolia 30"-36"	Oakleaf Hydrangea	30 - 36"	B & B	heavy, matched, symmetrical, 24" o.c.
IGS	4	Ilex glabra 'Shamrock'	Shamrock Inkberry	24 - 30"	B & B	heavy, matched, symmetrical
ICG	26	Ilex crenata 'Green Luster'	Green Luster Holly	24 - 30"	B & B	heavy, matched, symmetrical
IVR	15	Ilex verticillata 'Cacapon'	Winterberry	30 - 36"	B & B	heavy, matched, symmetrical
PL	31	Prunus laurocerasus 'Otto Luyken'	Cherry Laurel	24 - 30"	B & B	heavy, full branching
SAW	17	Spirea x bumalda 'Anthony Waterer' 24	Anthony Waterer Spirea	24 - 30"	B & B	heavy, matched, symmetrical, 36" o.c.
VC	31	Viburnum carlesii compactum	Cranberry Bush Viburnum	30 -36"	B & B	heavy, matched, symmetrical, full branching, 24" o.c.
		PERENNIALS				
HSD	24	Hosta x Royal Standard	Royal Standard Hosta	1 gal.	cont.	Pale green , 24", Heavy @ 24" o.c.
HSF	48	Hosta x 'Shade Fanfare'	Shade Fanfare Hosta	1 gal.	cont.	heavy
MSI	7	Miscanthus sinensis 'Nippon'	Japanese Silver Grass	1 gal.	cont.	heavy
PAL	38	Pennisetum alopecuroides	Fountain Grass	1 gal.	cont.	3-4". Heavy @ 24" o.c.
		ANNUALS				
NKA	1200	Narcissus 'King Alfred'	King Alfred	each		
		GROUNDCOVER				
HC	1065	Hypericum calycinum	St. John's Wort	4" pp	cont.	heavy, 12"o.c.
LM	109	Liriope muscari 'Big Blue'	Big Blue Liriope	4" pp	cont.	heavy, 12"o.c.

PARKER RODRIGUEZ, INC.
Planning
Urban Design
Landscape Architecture
101 N. Union Street, Suite 320
Alexandria, VA 22314
703.739.9313

Plant Material Schedule & Planting Details with Specifications

Meridian Hill

WASHINGTON, DC

Revision & Date:
District of Columbia Review 9/23/03

Drawn by: FV, JL
Designed by: JL
Checked by: JL
Date: 09/23/03
Scale: as noted

Drawing Number:
L 2-1

Sheet 1 OF 2

PARKER RODRIGUEZ, INC.

LANDSCAPE MASTER PLAN

Meridian Hill

WASHINGTON, DC

Revision & Date:
District of Columbia Review 9/23/03

Drawn by: FV, JL
Designed by: JL
Checked by: JL
Date: 09/23/03
Scale: 1"=10'

Drawing Number:
L 1-1

Sheet 1 OF 1

Attachment 2

Meridian Hill Condominium

Bozzuto Homes, Inc.
1437 thru 1451 Belmont Street, N.W.
Washington, D.C.
Summary of Affordable Housing Program
October 10, 2003

Units: Applicant has committed to provide four (4) Affordable Dwelling Units (ADUs).

Unit Configuration: The size and configuration of the units shall be determined in the final floor plan for the Project. It is expected that the units will be approximately 770 – 1054 "saleable" square feet, containing (2) one bedroom units, (1) one bedroom with den unit, and (1) two bedroom unit or three (3) – two (2) person households and one (1) – four (4) person household.

Initial Unit Price: The final contract price of an affordable unit will be determined by the average affordable housing for the largest household permitted to occupy a unity by the US Department of Housing and Urban Development (HUD) standards. Price determinations are illustrated on Exhibit A.

Certification of Eligibility: Eligible buyers – for both initial purchases and for resale – are defined as those households that meet the following criteria:

- Having household income not exceeding the "low income" limit by household size allowed by the U.S. Department of Housing and Urban Development for the Section 8 Program, or the appropriate successor program, for the Washington, D.C. Metropolitan Statistical Area (attached is a copy of the Fiscal Year 2002 Income Limits Summary);
- Purchasing their primary residence;
- Have no ownership interest in any other housing;
- Commit to continuous owner occupancy; and
- Purchasers must also qualify for the necessary home mortgage and fund the required down payment.

Potential homebuyers can be certified for income-eligibility by making application to the home purchase assistance programs of the Department of Housing and Community Development (DHCD).

Certification shall make households eligible for selection by lottery (see below).

Selection of

Buyers: Applicant shall hold a lottery of all qualified families to be selected as the Initial Unit Purchasers. Applicant will provide notice of the lottery through advertisements in local newspapers and other reasonable vehicles to ensure broad exposure to potentially eligible purchasers. The Department of Housing and Community Development will also advise existing applicants to its home purchase assistance programs of this affordable housing opportunity. The Initial Unit Purchasers and the Initial Unit Price shall be determined six months prior to the projected completion of the Affordable Units.

Restriction on Sale Affordable Units: The Affordable Units will be restricted (through a deed restriction, covenant and/or other legal means) in their resale for a period of 20 years to: (1) income-eligible homebuyers (a list of whom may be obtained from the Department of Housing and Community Development's applicant pool for home purchase assistance programs); (2) a maximum Purchase Price equal to the Initial Unit Price plus the cumulative change in the consumer price index and the cost of permanent improvements to the Unit; and (3) Sale within a given 20 year affordability restriction period shall create a new 20 year affordability restriction period.

Sale After Restriction Period: Upon the expiration of the 20-year restricted selling period, the then current owner of the Unit may sell the Unit without restriction but the sales proceeds shall be allocated as follows:

First, to the seller in the amount of their original sales price plus the cumulative change in the consumer price index, the cost of permanent improvements to the Unit and a reasonable sales commission.

The remainder shall be split equally between the seller and a District of Columbia government fund dedicated to the provision of affordable housing.

Exhibit A

No. of Units	1	1	1	1
Unit Size	740	767	895	1054
Unit Description	1BR	1BR	1BR, DEN	2BR
Interest Rate	7.00%	7.00%	7.00%	7.00%
Debt Constant	7.98%	7.98%	7.98%	7.98%
Condo Fee ($0.25/Sf)	$185	$192	$224	$264
Down Payment	5.00%	5.00%	5.00%	5.00%
Household Size	2	2	2	4
Low Income Limt				
Section 8 Program				
Washington, DC MSA	$43,500	$43,500	$43,500	$54,400
Available	30.00%	30.00%	30.00%	30.00%
Available Annually for Mortgage Payment,				
Taxes, Condo Fee	$13,050	$13,050	$13,050	$16,320
Available Monthly	$1,088	$1,088	$1,088	$1,360
Taxes	($87)	($87)	($87)	($109)
Condo Fee	($185)	($192)	($224)	($264)
Mortgage Payment	$816	$809	$777	$988
Loan Amount	$123,324	$122,303	$117,465	$149,366
Down Payment	$6,166	$6,115	$5,873	$7,468
Sales Price	$129,490	$128,418	$123,339	$156,834

Bozzuto Homes

Attachment 3

Memo

To: All Homes Sites

From: Bertie Culp, Director of Sale and Marketing

CC: Jim Spurrier, Susanna Crowley, Tina Vladavsky, Pat Motyka, All Sites, Nicoletta Richards

Date: 10/29/2003

Re: Policies – Investor

The following guidelines are to be used regarding an **"Investor"** Sale.

1. In each of our communities, we offer limited investment opportunities.
2. Bozzuto Homes allows for a maximum investor ratio of 15% per Building/HOA.
3. Any sale that is NOT Owner Occupied or Second Home is considered an Investment property.

Attachment 4

MERIDIAN HILL CONDOS
PUD Detailed Public Amenities List

May 14, 2003
Amended October 24, 2003

The following list addresses the approximate dollar values that the Bozzuto Group will commit towards the Public Amenities Package of the Meridian Hill Condos PUD.

I. **Affordable Housing Units at The Meridian Hill Condos:**
The Bozzuto Group plans to set aside four (4) units as affordable housing units. The 3,456 square footage of these units equals approximately 7% of the additional FAR over the matter-of-right FAR. An outline of our affordable housing program is attached. The affordable housing unit types are as follows:

# of Units	Type	Size	Square Feet	%	Price
1	1 BR	740	740		$129,490
1	1 BR	767	767		$128,418
1	1 BR & DEN	895	895		$123,339
1	2 BR	1,054	1,054		$156,834
4		**864**	**3,456**	**7%**	**$538,081**
		Avg. Size	**Total**		**Total**

Sub-Total: $538,081

II. **Garnet-Patterson Middle School**. This school has lost significant funding in the past several years. Many of its facilities are in disrepair, and there are not enough donations made to the school to improve these facilities. The Bozzuto Group intends to donate cash and in-kind improvements toward specific items in need of repair/replacement but also toward an After-school child care program run by the school. **Many of the building improvements will be made directly by subcontractors of the Bozzuto Group. Cost estimates are provided on the items that are identified with an asterisk (*) only to determine a total value of the contribution. The work will be performed accordingly, irrespective of the cost estimates shown herein.**

- $5,000 for the Afterschool For All Child Care Program
  These funds will be used toward daily snacks and field trip activities for the students (including swimming, museums, bowling, billiards, and table tennis).
- $10,000 for auditorium stage curtains *
- $5,000 for cafeteria tables *

- $500 for new ceiling lights to replace missing lights(work provided by subcontractor) *
- $1,500 for a washer & dryer *
- $500 towards the Fund to Purchase School Uniforms for Those Without
- $5,000 to paint the cafeteria (work provided by subcontractor) *
- $5,000 to repair the fence and wall (work provided by subcontractor) *
- $1,000 towards air conditioning in the Main Office (work provided by sub) *
- $9,900 in value of donated computer equipment (6 desktop computers), each with a 3-year warranty *

Subtotal: $43,400

III. **The Metropolitan Police Boys and Girls Clubhouse #10**

- $5,000 - These funds will be used toward an after school tutorial program, athletic equipment, and the annual awards banquet.
- $14,600 - The Bozzuto Group will donate seven (10) desktop computers for the Clubhouse library/computer room, each with a 3-year warranty. *
- $3,000 – to purchase new monitors. *

Subtotal: $22,600

IV. **Streetscape Plan**

One of the stated amenities in the PUD application is the landscaping in front of the condominium project on both sides of Belmont Street. Included in this plan will be 18 trees (at approximately $300 each) as well as curb and sidewalk improvements. By specifically stating so in the condominium documents, and in the PUD covenant provisions, the Bozzuto Group plans to reserve a portion of the monthly condominium fees and dedicate those fees to support the perpetual maintenance of the sidewalk and street trees.

Subtotal $ 5,400 (plus $2,000/year in maintenance costs → future)

GRAND TOTAL: $609,481

APPLICANT'S PROPOSED FINDINGS OF FACT AND CONCLUSIONS OF LAW

Attachment 5

ZONING COMMISSION ORDER NO. _____
Case No. 03-04

(Consolidated Planned Unit Development for 1437-1451 Belmont Street, N.W.)

Pursuant to notice, the Zoning Commission for the District of Columbia held a public hearing on October 9, 2003, to consider an application from Belmont Partners, LLC for consolidated review and approval of a Planned Unit Development ("PUD") (the"Application"). The Commission considered the Application pursuant to Chapters 24 and 30 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations ("DCMR"). The Public Hearing was conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Zoning Commission hereby approves the Application subject to conditions.

FINDINGS OF FACT

The Application, Parties, and Hearing

1. On January 17, 2003, Belmont Partners, LLC, on behalf of Bozzuto Holdings, LLC and George H. Purcell (collectively, the "Applicant") submitted an application to the Zoning Commission for the consolidated review and one-step approval of a PUD for the subject property located at the north side of Belmont Street, N.W. between 14th Street, N.W. and 15th Street, N.W. and consisting of Lots 54, 215, 216 and 860 in Square 2661. On April 14, 2003, the Zoning Commission decided to set down the application for hearing.

2. A description of the proposed development, including a description of the subject property and notice of the public hearing was published in the D.C. Register on August 22, 2003, and were mailed to all property owners within 200 feet of the property as well as Advisory Neighborhood Commission ("ANC") 1B.

3. The parties in the case were the Applicant and ANC 1B. The Zoning Commission opened the public hearing on October 9, 2003. At the public hearing, the Commission heard testimony and received evidence from the Applicant and the Office of Planning. ANC 1B submitted a letter in support of the proposed PUD dated August 22, 2003. Members from ACORN group, who expressed concern that the project did not provide enough affordable housing units and that it would raise property taxes in the area, testified in opposition to the PUD.

4. Under the PUD process of the Zoning Regulations, the Commission has the authority to consider this application as a consolidated PUD. The Commission may impose

development conditions, guidelines and standards that may exceed or be less than the matter-of-right standards identified for height, floor area ratio (FAR), lot occupancy, or yards and courts. The Zoning Commission may also approve uses that are permitted as special exceptions that would otherwise require approval by the Board of Zoning Adjustment (BZA).

5. At the conclusion of the hearing on the PUD application on October 9, 2003, the Commission requested the submission of certain additional materials and information by the Applicant. The additional materials requested by the Commission at the hearing include the following:

   a. Revised architectural drawings including a landscape plan with a detailed list of plants, colored renderings, roof plan showing recreational space, alley traffic plan, and bicycle parking in the garage area;

   b. More specific information about the value of services rendered in lieu of money in donations to the Garnet-Patterson Middle School and the Metropolitan Police Boys and Girls Club;

   c. Additional details on the sale of parking spaces to project residents and surrounding neighbors;

   d. Additional details on assuring that the majority of units will be owner-occupied; and

   e. Samples of materials to be used in the project.

6. The Applicant submitted the requested materials and information in its Post-Hearing Submission dated October 30, 2003.

Office of Planning Report

7. By report dated September 29, 2003, and by testimony at the public hearing, the Office of Planning ("OP") recommended approval of the application subject to certain conditions.

8. OP identified several key public benefits and project amenities of the PUD, including urban design, architecture, landscaping, or creation or preservation of open spaces; site planning and efficient and economical land utilization; effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts; employment and training opportunities; housing and affordable housing; social services and facilities; environmental benefits, such as stormwater runoff controls and preservation of open spaces or trees; uses of special value to the neighborhood or District of Columbia as a whole; and other public benefits and project amenities and other ways in which the

proposed PUD substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan. OP further stated that the PUD is "not inconsistent" with the Comprehensive Plan, noting compliance with the Generalized Land Use Map of the Land Use Element and various policies in major elements of the Plan as well as consistency with several major themes of the Plan.

9. OP's recommendation for approval was conditioned by provisions, some of which were complied with by the time of the Zoning Commission hearing on October 9, 2003, including the provision of a signed DOES Agreement, the provision of signed agreements with the Metropolitan Police Boys and Girls Club and the Garnet-Patterson Middle School, and the provision of a signed construction management plan. The other conditions that OP sought will be complied with at the time the condition arises including, providing a service contract for the computers to be donated to the Garnet-Patterson Middle School (in lieu of a warranty on the computers), providing the proposed donations to the Metropolitan Police Boys and Girls Club and the Garnet-Patterson Middle School prior to the granting of the first Certificate of Occupancy, and installing the off-site landscaping prior to the issuance of the last Certificate of Occupancy. The Applicant will provide covenant provisions to ensure compliance with the expressed conditions.

Reports of Other Agencies

10. The District Department of Transportation ("DDOT") submitted a report to OP dated September 29, 2003. The report stated that the proposed PUD will generate far less traffic than the Applicant calculated, and DDOT does not expect that the PUD will significantly impact the current level of service on the surrounding intersections. DDOT also noted that the number of parking spaces for the PUD more than adequately accommodates the parking needs of the development and minimizes the parking spillover to the adjacent neighborhood parking, which DDOT noted as having a "chronic deficit of off-street parking facilities." DDOT recommended that the Applicant provide at least 10 bicycle parking spaces and revise the plan for the loading berth and secondary access to the rear entrance to the parking garage.

The Site and Surrounding Area

11. The subject property consists of Lots 54, 215, 216 and 860 in Square 2661. The subject property is situated in Ward 1 on the north side of Belmont Street, N.W. between 14th Street, N.W. to the east and 15th Street, N.W. to the west and has a land area of approximately 42,750 square feet. Its rectangular configuration extends along Belmont Street for 280 feet and the alley 150 feet north of Belmont Street. Th topography of the site is highest at the northwest corner and slopes down approximately 15 feet to the southeast.

12. The subject property is located in the Columbia Heights neighborhood of Northwest

Washington, DC and currently contains a vacant and dilapidated structure formerly known as the Pitts Motel on Lots 860 and 54. Lots 215 and 216 are each occupied by a vacant 3-story brick row house. The subject site is in Ward 1 and within the boundaries of ANC 1B.

13. The site is located in the Columbia Heights neighborhood and is ½ block east of Meridian Hill Park. The immediately surrounding neighborhood contains a mix of single-family and multi-family residential structures. There is a 6-story apartment building, The Garden Tower Apartments, immediately to the west of the site. The site is within one block of 14th Street, N.W. and one and ½ blocks of 16th Street, N.W., where there is a mix of residential and commercial uses. The site is 6 blocks from the Columbia Heights and U Street Metrorail stations and is 1 block from Metrobus lines on 14th Street and 15th Street.

14. The site is neither a designated historic landmark nor is it within a historic district.

15. The site is zoned R-5-B, as are the majority of the lots to the north and south of the site between 14th Street and 15th Street. Both the immediate east and west sides of 14th Street are zoned C-2-B between Florida Avenue and Columbia Road. Land to the immediate east of 15th Street and proceeding north from Chapin Street is located in the R-5-B zone district. Meridian Hill Park, to the west of the intersection of 15th Street and Belmont Street is zoned as federal government property and is under the jurisdiction of the National Park Service.

16. The Applicant is not requesting a zoning map amendment in conjunction with this PUD.

17. The R-5 district is designed to permit all types of urban residential development that conforms to applicable height, density, and area requirements. The R-5-B district is a moderate height and density residential zone that allows multi-dwelling uses on the site. With a PUD, the maximum permitted building height is 60 feet and the maximum permitted floor area ratio ("FAR") is 3.0.

The PUD Project

18. The proposed PUD, known as the Meridian Hill Condominiums consists of a U-shaped building that extends from the northwest corner of the site to the southwest corner of the site, proceeds along Belmont Street to the east and further proceeds to the northeast corner of the site. The development surrounds an open courtyard facing north and contains garden space along both the east and west side yards of the site. The site will be further landscaped with trees along the Belmont Street facade of the building. The Applicant also proposes to landscape the opposite side of Belmont Street for the length of the proposed project.

19. The proposed PUD contains 103 residential units, comprised of 41one-bedroom, 14 one-

bedroom plus den, 32 two-bedroom and 16 two-bedroom plus den units. The unit sizes range from 705 square feet to 1559 square feet.

20. The proposed PUD also contains a two-level below-ground parking garage, which will accommodate 136 automobile parking spaces for unit owners and residential neighbors within one block of the development and 12 bicycle parking spaces, and above-ground parking at the rear of the building that will accommodate 18 automobile parking spaces for visitors. Parking spaces in the garage may be purchased for use by unit owners and residential neighbors within one block of the development. Each unit owner may purchase no more than two spaces. Neighbors may purchase no more than one space.

21. The Applicant proposes to raze the Pitts Motel and the two vacant row houses and replace them with the proposed development.

22. The proposed PUD is designed to incorporate the architecture of the surrounding neighborhood. The Belmont Street facade is designed to make a transition from the higher scale of the Garden Tower Apartments to the west, to the townhouse scale of the eastern end of the site and on the south side of Belmont Street. Thus the western portion of the Belmont Street facade will read as a unified building located along the property line, while the eastern portion of the Belmont Street facade reflects the neighboring townhouses by being set back an extra 6 feet from the property line and utilizing private entrances for the first floor units, mansard roofing, and bay windows.

23. In its Post-Hearing Submission, the Applicant provides a detailed policy to ensure that the project will continue to be an owner-occupied building. The Applicant intends to limit purchase of units for investment purposes to no more than 15% and encourage sales to those persons who will reside in the condominiums. This policy will be included in all purchase agreements, deeds, and condominium registration documents generated by the Applicant.

24. The Applicant's plans include a rooftop recreational space so that the residents of the development can take advantage of views of the Washington, DC skyline. The roof plan is shown in Exhibit ___, and it incorporates a roof deck for residents surrounded by planters. There are two means of egress from the roof deck. A 17-foot tall structure in the middle of the roof houses the elevators and stairwell to the roof, a second 10-foot tall structure on the northwest part of the roof houses a second stairwell. Additional HVAC platforms that are four feet in height are also located in groups on the roof.

25. Automobiles will gain ingress and egress to and from the development through a garage door at the middle of the Belmont Street facade. Service trucks, including garbage trucks, will have access to the development through the entrance at the rear of the development off of the 20-foot alley behind the site. Trucks that cannot maneuver through the 20-foot alley in the back will be able to make deliveries or otherwise provide services through the front of the development.

26. The Applicant requests that the Zoning Commission grant the following relief:

    a. A waiver of the 1-Acre minimum area required under § 2401.1 of the Zoning Regulations;

    b. An increase in lot occupancy from the required 60% to 63% as may be allowed under 11 DCMR § 2405.4;

    c. A decrease in the side yard setback on the east and west side yard from 13 feet, 9 inches, as required under 11 DCMR § 405.6, to12 feet, as may be allowed under 11 DCMR §§ 2405.5.

    d. A smaller loading berth than required under 11 DCMR § 2201.1. 11DCMR 2405.5 allows the Zoning Commission to reduce the size of a loading berth based on the use and location of the project. The loading berth as planned is 35-feet deep, 20 feet less than required under the Zoning Regulations.

    e. A special exception for varying heights of the roof structure and roof setback as allowed under 11 DCMR §§ 2405.7 and 3104.1 to accommodate a roof structure that houses a second means of egress at the northwest corner of the roof that is 10 feet tall and is set back seven feet and seven ½ inches from the northern roof edge. The roof penthouse that encompasses the main stairwell and the elevators is 17 feet tall.

Public Benefits from the PUD

27. The proposed PUD provides public benefits and project amenities in accordance with 11 DCMR § 2403.9. These include the following:

    a. Housing and Affordable Housing. The proposed PUD offers new high-quality housing to replace a dilapidated and underutilized property. The Applicant has worked diligently with OP and ANC 1B to include an affordable housing component not unlike that previously approved by the Zoning Commission. The Applicant proposes 4 affordable housing units, 2 one-bedroom units, 1 one-bedroom plus den unit, and 1 two-bedroom unit, in accordance with Exhibit ____.

    b. Urban Design, Architecture, Landscaping or Creation or Preservation of Open Spaces. This proposed PUD was designed with the primary intent of creating a building that conforms with the architectural characteristics of the neighboring buildings. The proposed building transitions from the large-scale apartment style of the Garden Towers Apartments, to the west of the site, to the small-scale single family townhouses, to the east and south of the site. Building elements–such as the brick facade, mansard roofs, bay windows and private entrances for first floor

units–ensure that the proposal reflects the neighborhood's characteristics. The proposed PUD also contains landscaped street frontage and a landscaped courtyard, side yards and roof-top deck.

c. Transportation Issues. The traffic impact study conducted by Gorove/Slade Associates, Inc. and DDOT's report show that there are no adverse traffic impacts to the surrounding are due to an increase in traffic to and from the site. The Applicant's proposal provides enough parking for its residents. The proposed project provides additional parking to mitigate existing parking shortages in the immediate area.

d. Employment and Training Opportunities. The Applicant seeks to employ local contractors to work of the construction of the proposed development. The Applicant has executed a memorandum of understanding with the Minority Business Opportunity Commission and has executed a First Source Employment with the Department of Employment Services as shown in Exhibit ___.

e. Social Services/Facilities. In accordance with Exhibit ____, the Applicant has pledged donations of cash, services and equipment to the Garnet-Patterson Middle School and the Metropolitan Police Boys and Girls Club.

f. Environmental Benefits, Such as Preservation of Open Space or Trees. The Applicant proposes to add open space to the site and enhance both sides of Belmont Street with landscaping as shown in Exhibit ___. Currently, Belmont Street is primarily residential and does not have street landscaping. The landscape plan proposed by the Applicant is a direct public benefit of the PUD.

28. The Applicant has entered into a Construction Management Plan, as shown in Exhibit __, to ensure responsible construction on the site and to mitigate any adverse impacts from construction on the surrounding neighborhood.

29. As stated in OP's September 29, 2003 report to the Zoning Commission, this proposed PUD is "not inconsistent with the recommendation of the Generalized Land Use Plan" or "other sections of the Comprehensive Plan" including stabilizing and improving district neighborhoods, respecting and improving the physical character of the District, and preserving and ensuring community input. OP further notes that the proposed PUD is consistent with the following Ward 1 policies: housing, urban design, and land use.

30. ANC 1B has submitted a letter in support of the proposed PUD, as shown in Exhibit ___. The Applicant has consistently worked with the ANC and with the immediate neighbors of the site to come up with a responsible development that takes into account factors that are important to the surrounding community.

Conclusions of Law

1. Pursuant to the Zoning Regulations, the PUD process is designed to encourage high-quality development that provides public benefits. 11 DCMR § 2400.01. The overall goal of the PUD process is to permit flexibility of development and other incentives, provided that the PUD project "offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare and convenience." 11 DCMR § 2400.02.

2. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to consider this application as a consolidated PUD. The Commission may impose development conditions, guidelines, and standards that may exceed or be less than the matter-of-right standards identified for height, FAR, lot occupancy, parking and loading, or for yards and courts. The Zoning Commission may also approve uses that are permitted as special exceptions and would otherwise require approval by the Board of Zoning Adjustments.

3. The development of this PUD project carries out the purposes of Chapter 24 of the Zoning Regulations to encourage well-planned developments that will offer a variety of building types with more attractive and efficient overall planning and design, not achievable under matter-of-right development.

4. The proposed PUD does not meet the minium area requirements of § 2401.1 of the Zoning Regulations. The proposed PUD is 810 square feet less than the required 1-Acre minimum area requirement. The Zoning Commission may waive not more than 50% of the minimum area requirement provided that the Commission finds that the proposed PUD is of exceptional merit and is in the best interest of the city or country and provided that at least 80% of the gross floor area of the development is used exclusively for dwelling units and uses accessory thereto. 11 DCMR § 2401.2.

5. The PUD is within the applicable height and bulk standards of the Zoning Regulations, the height and density will not cause a significant adverse effect on any nearby properties. The proposed residential use is appropriate for this site, which is served by minor arterial streets, bus lines, and a nearby Metrorail station. As set forth in the Findings of Fact, the proposed PUD is appropriately designed to respect the surrounding areas, including the lower density residential areas to the east and south of the site and the higher density residential building to the west of the site.

6. The Applicant seeks an increase in lot occupancy as permitted by 11 DCMR § 2405.4. The project benefits and amenities, particularly the provision of housing and affordable housing, the landscaping plan, and the donations to the Metropolitan Police Boys and Girls Club and the Garnet-Patterson Middle School are a reasonable trade-off for the requested development flexibility.

7. Approval of the Application is appropriate because the proposed PUD is consistent with the present character of the area.

8. Approval of the PUD is not inconsistent with the Comprehensive Plan.

9. In accordance with D.C. Official Code § 1-309.10(d) (2001), the Zoning Commission must give great weight to the issues and concerns of the affected ANC. The Commission notes that ANC 1B submitted written recommendations in this proceeding.

10. Approval of the Application will promote the orderly development of the site in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Zoning Map of the District of Columbia.

11. Notice of the public hearing was provided in accordance with the Zoning Regulations.

12. The Applicant is subject to compliance with D.C. Law 2-38, The Human Rights Act of 1977.

DECISION

In consideration of the Findings of Fact and Conclusions of Law contained in this order, the Zoning Commission for the District of Columbia orders **APPROVAL** of the Application for consolidated review of a Planned Unit Development for Square 2661, Lots 54, 215, 216 and 860. This approval is subject to the following guidelines, conditions and standards:

1. The PUD shall be developed in accordance with the plans prepared by SK&I Architectural Design Group, LLC dated October 30, 2003, as supplemented by drawings dated _____, marked as Exhibits _____ in the record (the "Plans") as modified by the guidelines, conditions and standards herein.

2. The PUD shall be a residential building consisting of approximately 115,260 square feet of gross floor area, with no more than 103 dwelling units. The Project shall not exceed a density of 2.7 FAR. The building shall not exceed a height of 55 feet, as measured in accordance with the Zoning Regulations. The project may include a roof structure with a height not to exceed 17 feet as indicated in the Plans and in accordance with the Zoning Regulations

3. The Applicant shall provide affordable housing as described in Exhibit ___. To the extent that minor modifications are needed in the execution of the program to conform to District or Federal housing programs, the Applicant shall work with the Department of Housing and Community Development to make such changes to comply with the same.

4. The proposed PUD shall include a minimum number of parking spaces in the amount of

1.5 parking spaces per dwelling unit. The proposed PUD shall include 136 parking spaces in the below-ground garage and 18 parking spaces behind the building in an above-ground surface lot. All of the parking spaces behind the building shall be devoted to visitor parking and shall be free of charge to visitors. Parking spaces shall be offered for sale to owners of dwelling units in the proposed PUD and to residents within a one block radius of the proposed project. There is no requirement for any dwelling unit owner to purchase a parking space. A single person cannot own more than 2 parking spaces in the below-ground garage.

5. The proposed PUD shall include on 15-foot by 35-foot loading berth, with a 200-square-foot loading platform as shown on the Plans.

6. The proposed PUD shall include open, green space that is accessible to residents of the building and has gating as depicted in the Plans. Landscaping improvements shall be in accordance with the Plans.. The Applicant or its successors shall maintain all landscaping improvements in good condition.

7. The Applicant shall include landscaping improvements as indicated on the Plans along both sides of Belmont Street for the length of the building. The off-site landscaping should be installed prior to the issuance of the last Certificate of Occupancy for the PUD. The Applicant or its successors shall maintain all landscaping improvements in good condition.

8. The Applicant shall create a recreational roof structure in accordance with the Plans.

9. The Applicant shall have flexibility with the design of the proposed PUD in the following areas:

    1. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, elevators, kitchens and toilet rooms, provided that the variations do not change the exterior configuration of the building;

    2. To vary the number of parking spaces, not to decrease below the minimum 1 parking spaces per unit;

    3. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction; and

    4. To make minor refinements to exterior details and dimensions, including balcony enclosures, belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the Construction Codes or that are otherwise necessary to obtain a final building permit.

10. The Applicant shall abide by the terms of the executed Memorandum of Understanding with the D.C. Office of Local Business Development in order to achieve, at a minimum, a goal of thirty-five percent (35%) participation by local, small, and disadvantaged businesses in the contracted development costs in connection with the design, development, construction, maintenance, and security for the project to be created as a result of the PUD project. After the completion of construction of the project, the Applicant shall provide a written status report to the Zoning Commission and the D.C. Local Business Opportunity Commission regarding compliance with this agreement.

11. The Applicant shall abide by the terms of the executed First Source Employment Agreement with the Department of Employment Services (DOES) in order to achieve the goal of utilizing District of Columbia residents for at least fifty-one percent (51%) of the jobs created by the PUD project. After completion of construction of this project, the Applicant shall provide a written status report to the Zoning Commission and the DOES regarding compliance with this agreement.

12. The Applicant shall abide by the terms of the executed Construction Management Plan in order to achieve the goal of constructing the PUD in a reasonable manner and by minimizing any adverse effect the construction of the PUD may have on the immediate surrounding neighborhood.

13. The Applicant shall abide by the executed donations made to the Metropolitan Boys and Girls Club and to the Garnet-Patterson Middle School and shall provide these donations prior to the granting of the first Certificate of Occupancy for the PUD.

14. No building permit shall be issued for this PUD until the Applicant has recorded a covenant in the Land Records of the District of Columbia, between owners and the District of Columbia, that is satisfactory to the Office of the Corporation Counsel and the Zoning Division of the Department of Consumer and Regulatory Affairs ("DCRA"). Such covenant shall bind the Applicant and all successors in title to construct on and use this property in accordance with this order or amendment thereof by the Zoning Commission.

15. The Office of Zoning shall not release the record of this case to the Zoning Division of DCRA until the Applicant has filed a copy of the covenant with the records of the Zoning Commission.

16. The PUD approved by the Zoning Commission shall be valid for a period of two (2) years from the effective date of this order. Within such time, an application must be filed for a building permit as specified in 11 DCMR § 2409.1. Construction shall begin within three (3) years of the effective date of this order.

17. Pursuant to the Human Rights Act of 1977, D.C. Law 2-38, as amended, codified at D.C. Official Code § 2-1402.67 (2001), the Applicant is required to comply fully with the

provisions of the Act, and this order is conditioned upon full compliance with those provisions. Nothing in this order shall be understood to require the Zoning Division of DCRA to approve permits if the Applicant fails to comply with any provision of the Human Rights Act.

Vote of the Zoning Commission taken at its public meeting on _____:

The order was adopted by the Zoning Commission at its public meeting on _____:

In accordance with the provisions of 11 DCMR § 3028, this order shall become final and effective upon publication in the *D.C. Register*, that is on_____.