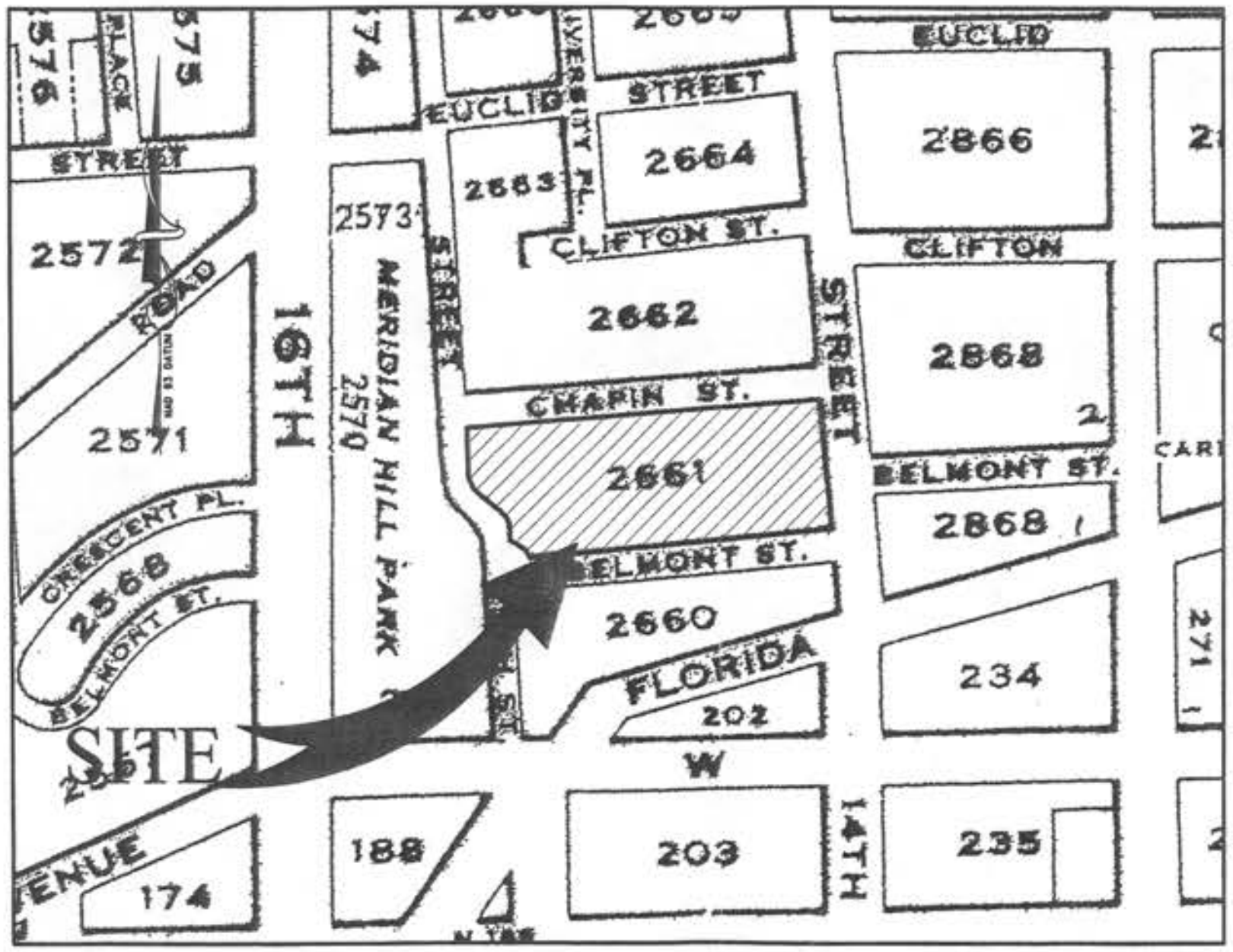
PLANNED UNIT DEVELOPMENT
FOR
MERIDIAN HILL CONDOMINIUMS
BELMONT STREET
WASHINGTON, DISTRICT OF COLUMBIA

ZONING COMMISSION
District of Columbia
Case 03-04
Exhibit 6



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 an 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 4
   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 MISS UTILITY at 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).

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.

Loiederman Soltesz Associates
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Land Planning
Land Surveying
Environmental Sciences
www.lsassociates.net
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4407 Forbes Boulevard, Lanham, Maryland 20706, 301-794-7555, Fax 301-794-7656
7 North Market Street, Frederick, Maryland 21701, 301-696-1240, Fax 301-831-4065
401 Post Office Road, Waldorf, Maryland 20602, 301-870-2166, Fax 301-870-2884

NO.	REVISIONS	BY	DATE

Date: December 13, 2002 | CAD Standards Version: Microstation V8 - Std 2000
Designed: ILB | Technician: CWW | Checked: ILB

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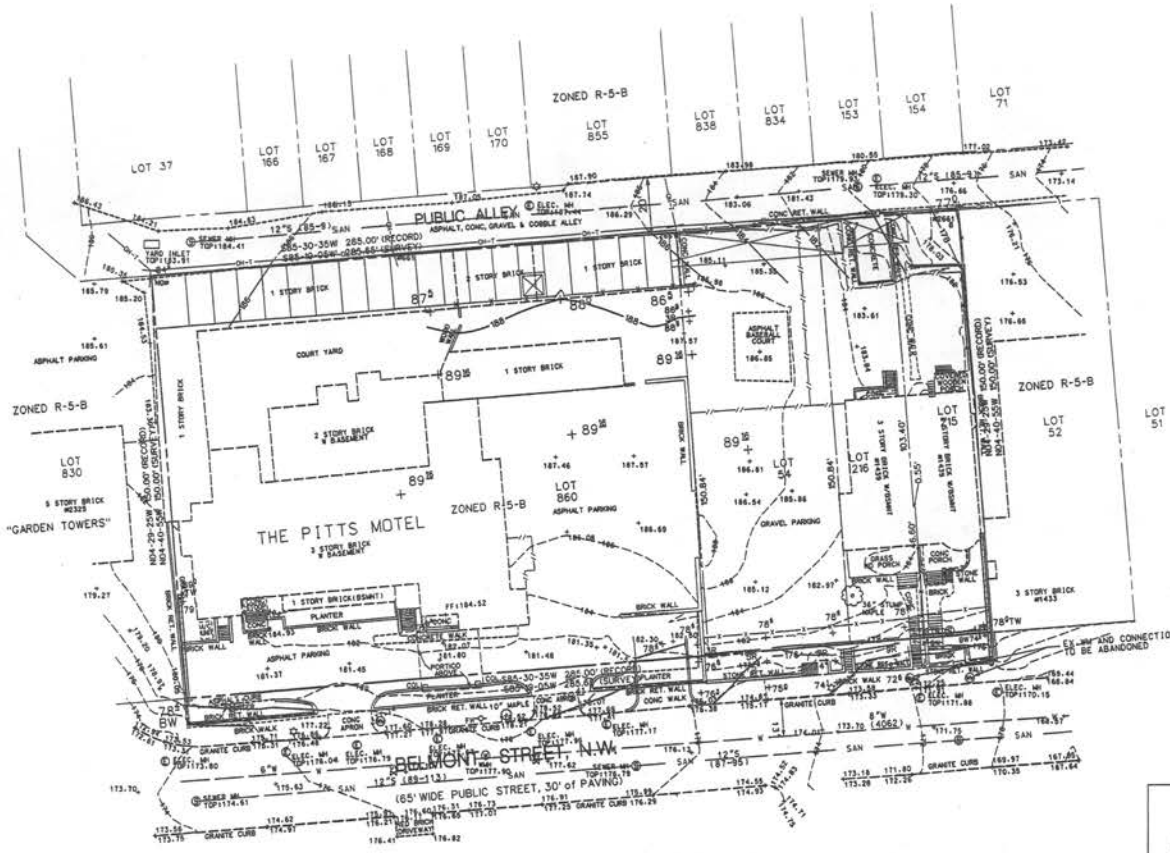
COVER SHEET

MERIDIAN HILL CONDOS

LOTS [illegible] SQUARE 2561
1437–1451 BELMONT STREET,
NW, WASHINGTON D.C.

Scale: 1" = 200'
SHEET 1 of 6
PROJECT NO. 0990-05

ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.6



LEGEND

192	EXISTING CONTOURS
+171.75	EXISTING SPOT ELEVATIONS
—x—x—x—x—	EXISTING CHAIN LINK FENCE
—/—/—/—/—	EXISTING BOARD FENCE
EXISTING EDGE OF BUILDING	
Ⓔ	EXISTING ELECTRICAL MANHOLES
—OH-T—	EXISTING OVERHEAD TELEPHONE

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EXISTING CONDITIONS - TOPO SURVEY

MERIDIAN HILL CONDOS

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

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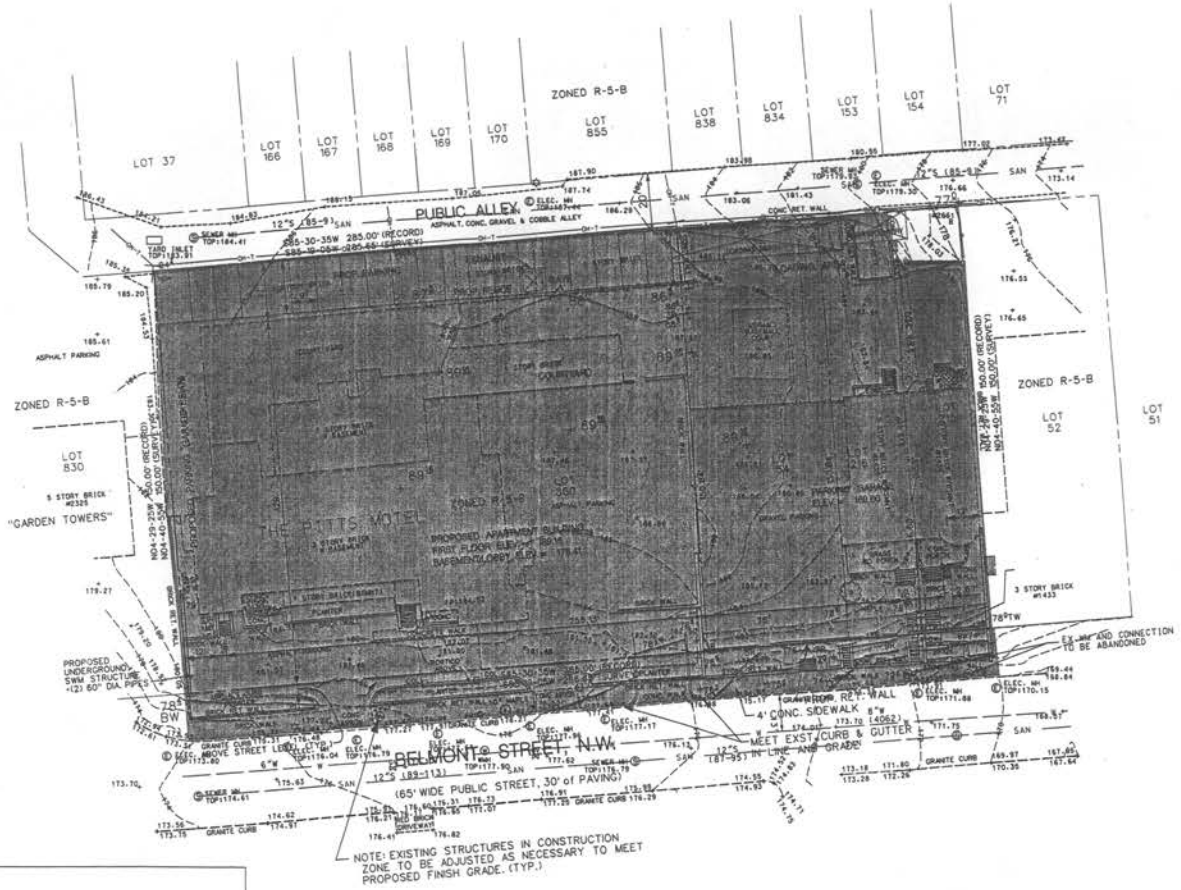
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Page 5 Grid K-D WASH. D.C. 6TH ED.

Tax Map	Zoning Category
	R-5-B

Issue Date: not issued
1"= 20'
SHEET 2 OF 6
PROJECT NO. 0990-06

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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 GRANITE CURB TO REMAIN.

EXISTING OVERHEAD TELEPHONE IN PUBLIC ALLEY TO REMAIN.

MISS UTILITY NOTE

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DEMOLITION PLAN

MERIDIAN HILL CONDOS

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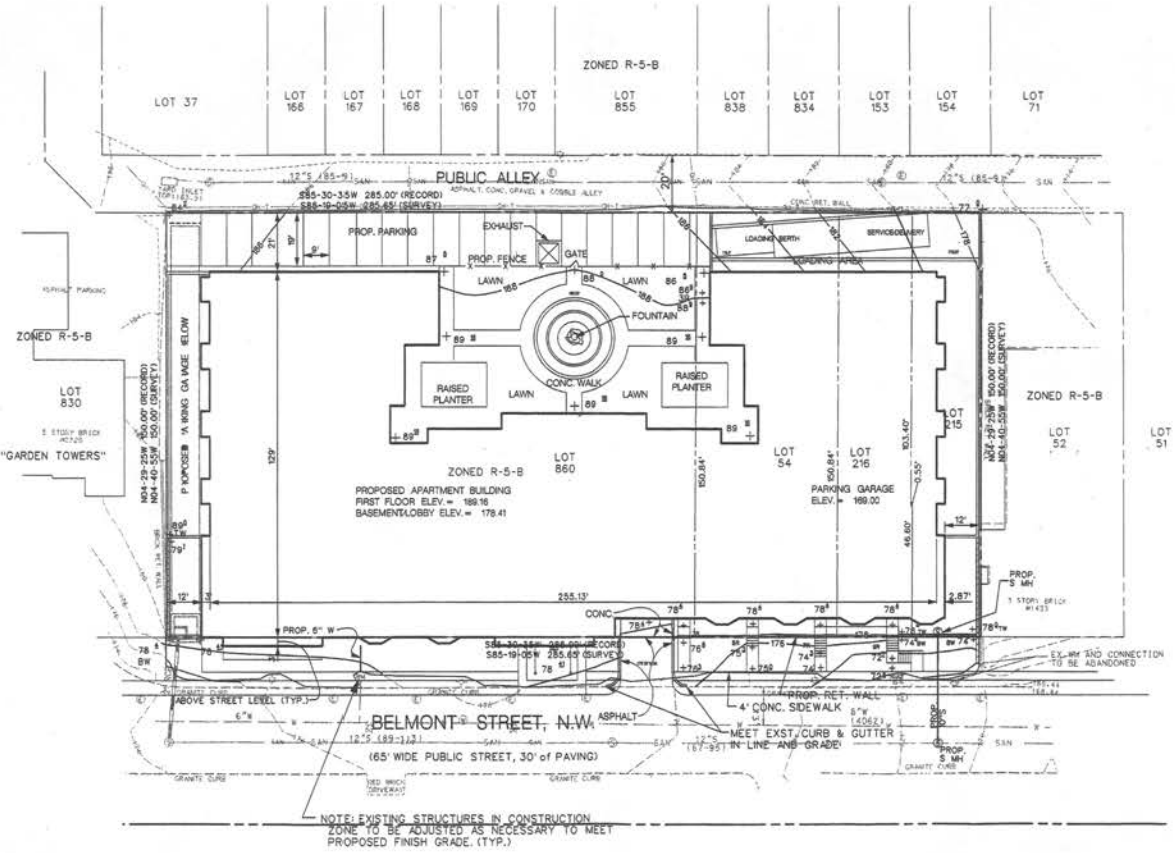
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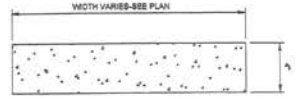
1"= 20'

SHEET 3 OF 6

PROJECT NO.: 0990-05

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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

LOTS 54, 860, 215 AND 216, SQUARE 2661

1437-1451 BELMONT STREET,

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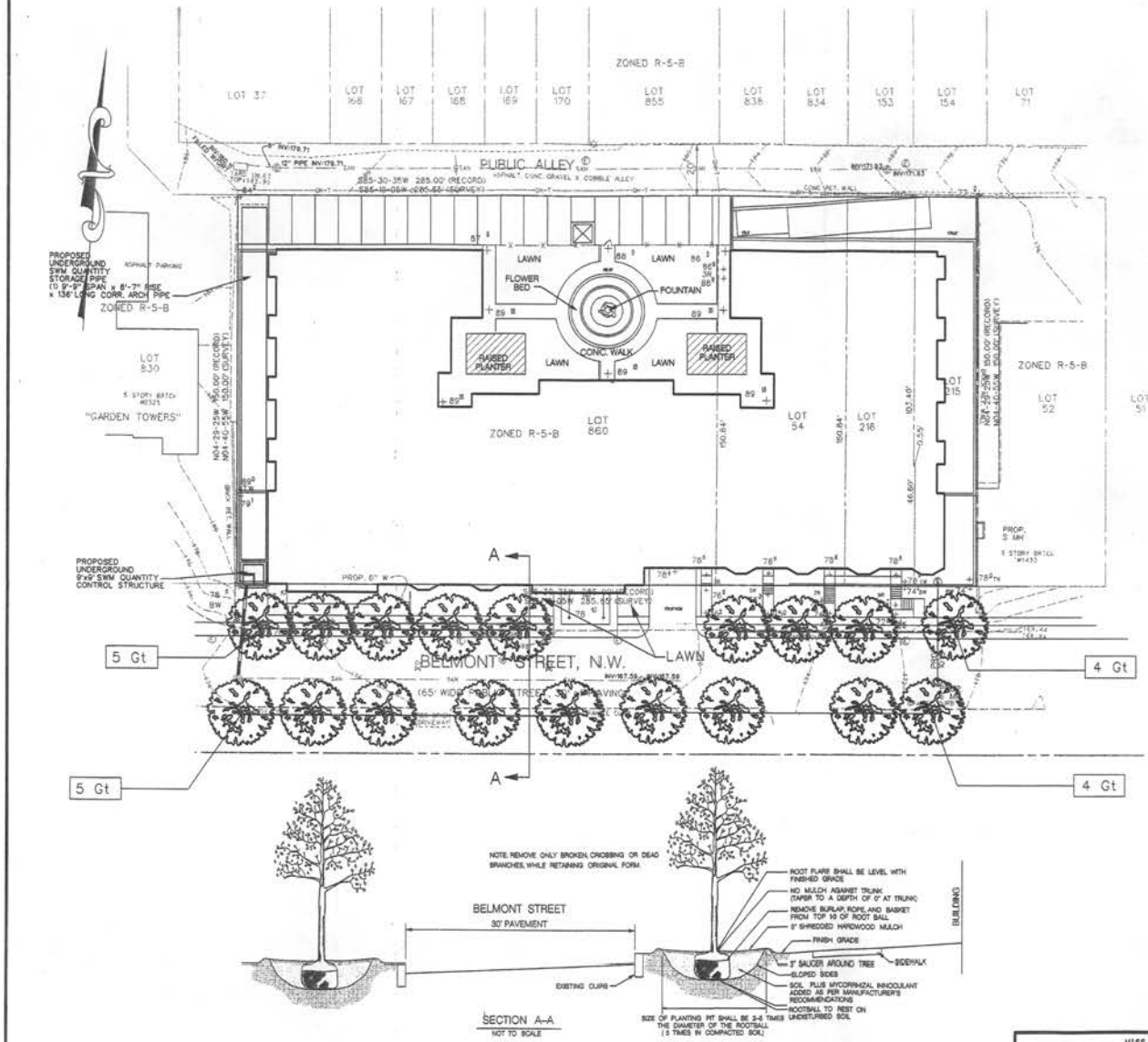
Tax Map | Zoning Category

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Date:	CAD Standards Version:		
Designed:	Technician:	Checked:	

Scale: as indicated
1"= 20'

SHEET 4 OF 6

PROJECT NO.: 0990-05



PLANTING NOTES:

1. Quality Assurance:

a. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.

2. Applicable Specifications and Standards:

1. Applicable Zoning Ordinances, including Forest and Tree Preservation Ordinance, Adopted Forest Conservation Manual, Tree Planting Standard 10-A, and other requirements
2. Standardized Plant Names, latest edition, American Joint Committee on Horticultural Nomenclature
3. American Standard for Nursery Stock, latest edition
4. American Association of Nurserymen
5. Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, Landscape Contractors Association

a. Where conflicts occur between standards, the most stringent of the standards shall apply.

3. Submittals:

A. Submit the following to the Owner's Representative prior to beginning work.

a. Copies of manufacturer's data for all materials required.

b. Samples of required mulch material.

c. Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter, and soil mix to be used.

d. Planting schedule showing the dates backfilled and fertilizer programs for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.

e. List all proposed sources for all plant material.

B. Submit the following to the owner/owner's representative:

a. Copies of invoices for Mycorrhizae innoculum.

3. Delivery, Storage, and Handling:

a. Deliver packaged materials, in manufacturers unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.

b. Dig balled and burlapped (B&B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.

c. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches, or destroy natural shape. If planting is delayed more than six hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling in bare root stock and covering plant balls with soil, peat moss, or other acceptable material for balled stock. Planting shall be kept well watered and shall not remain unplanted for longer than 10 days after delivery.

d. Plants shall be lifted and handled from the bottom of the ball only.

e. Do not remove container grown stock from containers until planting time.

4. Before planting, determine that areas to receive plant material have adequate subdrainage.

a. Perform water percolation testing by digging pits, as described below. In areas of multiple tree plantings or trees planted in lines of three or more, perform tests on every fifth tree pit or intervals not greater than 200 feet apart.

b. Dig planting pits to full depth and dimensions indicated on drawings.

c. At bottom of planting pit, excavate subsoil an additional 12 inches by 12-inches deep. Quickly pour water into pit and determine the rate of percolation (approximately 2-3 gallons per minute are required for water to be absorbed). Correct poor drainage conditions noted by pits to achieve average rate of absorption for area of work. Where rate observations exceeding 60 minutes per inch, notify owner immediately for directions on how to proceed.

5. Planting shall be done only within the following dates, except as approved by owner:

a. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15
b. Evergreen Trees, Shrubs, and Vines: March 1 to May 31 and September 1 to November 15.

6. All plant material shall be guaranteed by the contractor for a period of one year from the date of final acceptance to be in good, healthy, and flourishing condition.

7. Materials for Planting:

a. Mulch: Shall be double shredded hardwood bark. Submit sample for approval. Shall be mulching grade, uniform in size, and free from foreign matter.

b. Fertilizer: Shall be commercial fertilizer for ornamental trees, shrubs, and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil tests. As a basis for bidding, contractors shall assume a fertilizer with an analysis of 10% Nitrogen, 6% Phosphorus, and 4% Potassium. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form.

c. Topsoil: If required, shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their root debris and other extraneous matter of one inch in diameter, and capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5, with a pH range of 5.0 to 5.5 for plants requiring acid soils. Organic content shall be 3% minimum.

d. Soil Testing: Topsoil and existing soils for planting shall be tested for nutrients, trace materials, pH and, organic content. Test shall be taken on each side of a block, and in the median for a total of two or three tests per general area to be planted. Fewer tests may be taken with approval by the owner. Contractor shall forward test results to the owner and the landscape architect.

e. Composted Pine Bark Fines: Shall be approved composted ground pine bark, having no particle with a dimension greater than 1 inch.

f. Root Barrier: Shall be «Deflector» by Reemay, Inc. (1-800-267-4667), a Tyvar polypropylene fabric containing bee release chemicals herbicide.

8. Plant Materials: Shall be the PLANT LIST on the drawings for specific types and quantities of plants.

a. Plants shall be nursery grown in accordance with good horticultural practices. Plant shall be obtained from local nurseries and/or others, which have and (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.

b. Plants shall be true to species and variety, and, unless specifically noted otherwise, shall be specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be unquestionably and outstandingly superior in form, number of branches, compactness, and symmetry.

c. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or any conditions that would prevent thriving health and free desired appearance.

d. Trees which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Sheared arrangements will be will be rejected. Trees with abrasion of the bark, sun scalded, shelfgrowing scars, or growing cuts more than 1-1/4 inch in diameter, which have not completely callused, will be rejected.

9. Plants shall conform to measurements specified in the plant schedules, except that plants larger than specified may be used, if acceptable to the landscape architects. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.

a. Caliper Measurements: Shall be taken at a point on the trunk six inches above natural ground line for trees up to four inches in diameter, and a point 12-inches above the natural ground line for trees over four inches in diameter.

b. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.

10. Excavation of Plants Areas:

a. Trees: Excavated plant pit walls sloped and scarify sides. Plant pit depth shall be sufficient to leave root flare level with finished grade. Tree pit shall be 12-inches wider than the ball on all sides and taper up to a minimum of 2 times the diameter of the rootball, 5 times diameter in compacted soil.

b. Shrubs, Shrub Beds and Hedges: Loosen soil in the area of the entire plant bed or hedge row to a depth of six inches minimum with a rototiller. Add soil amendments and rototill again to a depth of six inches. Excavate plant pit and hedge trenches a minimum of 12-inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit level with finished grade.

c. Ground Covers and Seasonal Plantings: Loosen soil to a depth of six inches minimum with a rototiller. Add amendments to the soil and/or specified planting soil mix and rototill again to a depth of six inches. Install plants (liners) into prepared bed, and trim the soil skin around them. Do not cover crown of tree.

11. General Plan Installation:

a. Excavation: Excavate all planting pits and planting areas to the width and depth shown in the planting details.

b. Center plant in pit and orient for the most visual effect. Set plant plumb and hold rigidly in position until soil has been tamped firmly around root ball.

c. Mix soil amendments and fertilizers with existing soil in accordance with soil test recommendations for plant type, based upon soil test results, as approved by owner. Delay mixing of fertilizer, if planting will not occur within a few days.

d. Backfill pit with planting soil mix and fertilizer, until 2/3 full. Tamp and water each layer thoroughly to settle soil. After soil settles, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and maintains ground at edge of planting pit.

e. Install all tree pits, shrub, ground cover, and perennial beds with a two inch layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of three inches. No mulch shall touch stems of plants.

f. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide elevated saucer around tree pits, as shown on planting details. Remove all tags, labels, strings, etc. from all plants.

12. Permanent Seeding or Sodding for Grass Areas:

a. Lawn seed or sod varieties shall be the following selections from the 1996-97 Maryland Turfgrass Recommendations.

1. Lawn Grass Mix, to be used on all areas noted as sod or lawn areas:

70% Bluegrass
30% Perennial Ryegrass

2. Meadow Grass Mix, to be used for permanent seeding on disturbed areas that are not designated as sod or lawn.

Grass Species	Botanical Name	Lb. Pure Live Seed/Acre
Switchgrass	Panicum virgatum «Shelter»	2
Big Bluestem	Andropogon gerardi	5
Little Bluestem	Andropogon scoparius «Camper»	5
Indiangrass	Sorghastrum nutans	5
Broomsedge	Andropogon virginicus	5

Add 20 pounds per acre of oats per acre as a cover crop. Test the soil pH and add soil amendments to bring it up to a pH of 6, and the recommended fertility levels for potassium and phosphorus, but not nitrogen, as this will encourage competing weed growth. Seed is to be still seeded to 1/4 inch depth, or quickbale spread and dragged to lightly cover.

b. Refer to the Maryland Erosion and Sediment Control Handbook for guidelines, specifications, and installation techniques of seed and sod.

13. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.

NOTE: THERE ARE NO GRADES OVER 15%

SUMMARY PLANT LISTING (Trees)

Quantity	Genus/Species	Common Name	Size	Comment
18 Gt	GLEDITSIA triacanthos inermis	Skyline Honey locust	2½" - 3"CAL.	Single Stem

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LANDSCAPE PLAN

MERIDIAN HILL CONDOS

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

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NO.	REVISIONS	BY	DATE
Date: December 20, 2002	CAD Standards Version:		
Designed: RJB	Technician:	Checked:	

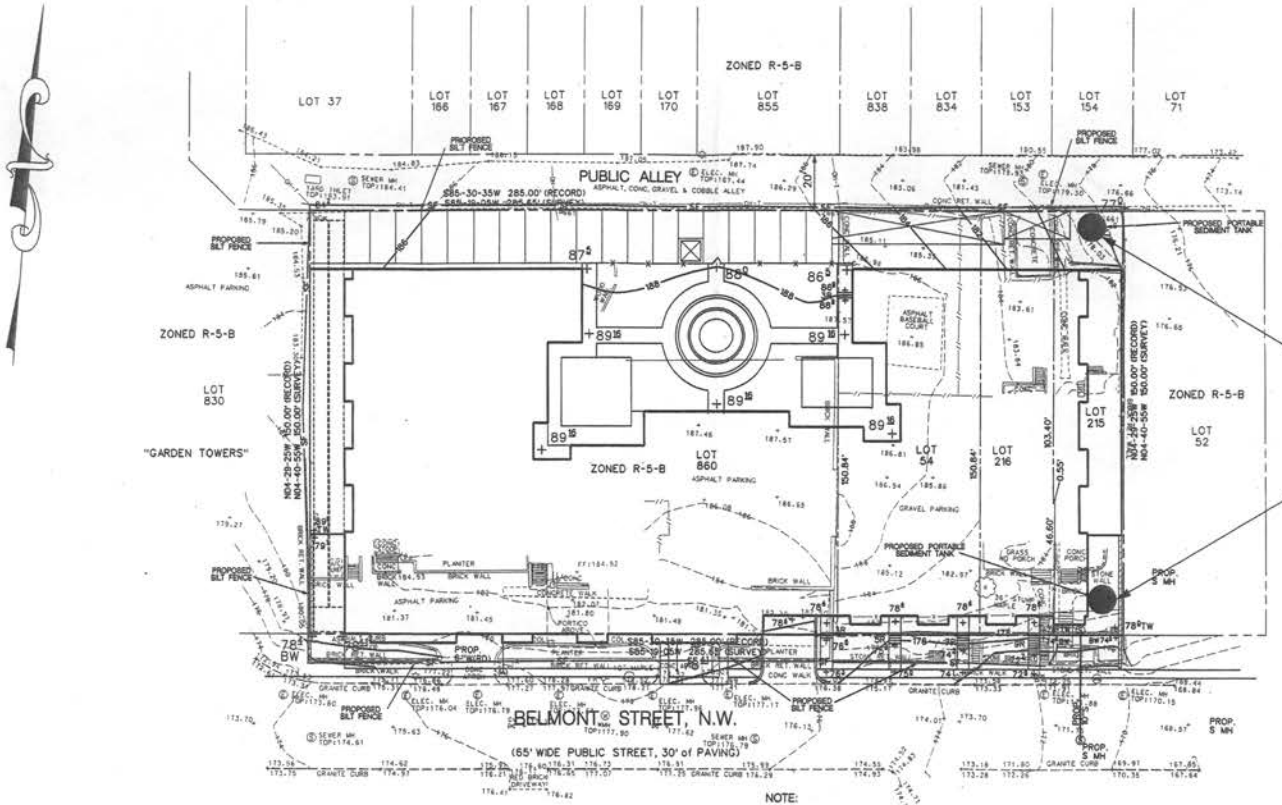
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Tax Map	Zoning Category:
	R-5-B

1" = 20'

SHEET 5 OF 6

PROJECT NO. 0990-05



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.

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

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.

SEDIMENT CONTROL PLAN

MERIDIAN HILL CONDOS

LOTS 54, 860, 215 AND 216, SQUARE 2661
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NO.	REVISIONS	BY	DATE
Date: December 13, 2002	CAD Standards Version		
Designed: MFN	Technician	Checked	

1" = 20'
SHEET 6 OF 6
PROJECT NO. 0990-05