PLANNED UNIT DEVELOPMENT

EMERSON PARK TOWNHOMES

WASHINGTON, DISTRICT OF COLUMBIA



EMERSON PARK
TYPICAL 5 UNIT STREETSCAPE

ROCKY GORGE HOMES

DESIGN CONCEPTS ARCHITECTS

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ZONING TABULATION

1. TOTAL SITE AREA: 255,975 S.F. (5.87 AC.)
   AREA OF COMMON AREAS= 132,431 S.F. (3.04 AC.)
   AREA OF INDIVIDUAL LOTS= 123,544 S.F. (2.83 AC.)
2. EXISTING ZONING:
   AREA CURRENTLY ZONED-FT/M= 122,767 S.F. (2.82 AC.)
   AREA CURRENTLY ZONED-FT/C-M-1= 57,596 S.F. (1.32 AC.)
   AREA CURRENTLY ZONED-R-2= 75,612 S.F. (1.73 AC.)
3. UNIT MIX AND LOT AREA:
   33= 18' X 72' TOWNHOUSE LOTS (1,296 S.F. EACH)
   (TOTAL 42,768 S.F.)
   14= 20' X 72' TOWNHOUSE LOTS (1,440 S.F. EACH)
   (TOTAL 20,160 S.F.)
   28= 30' X 72' TOWNHOUSE LOTS (2,160 S.F. EACH)
   (TOTAL 60,616 S.F.)*
   * TWO OF THE LOTS ARE 2,115 S.F. AND IRREGULARLY SHAPED.
4. LOT COVERAGE:
   33=18' X 44' BUILDING FOOTPRINT**: UNITS = 26,136 S.F. (.6 AC.)
   14=20' X 48' BUILDING FOOTPRINT**: UNITS = 13,440 S.F. (.31 AC.)
   28=20' X 48' BUILDING FOOTPRINT**: UNITS = 26,880 S.F. (.61 AC.)
   AVERAGE BUILDING AREA/LOT SIZE: 68,456 S.F.
   OVERALL PERCENTAGE OF LOT OCCUPANCY: 25.96%
   ** INCLUDES THE 8' DECK BEHIND EACH UNIT.
5. GROSS FLOOR AREA RATIO:
   GROSS FLOOR AREA (G.F.A.): 175,224 S.F. (4.02 AC.)
   TOTAL SITE AREA: 255,975 S.F. (5.87 AC.)
   G.F.A./TOTAL SITE AREA: 175,224 S.F./255,975 S.F.=.69
6. BUILDING HEIGHT
   MAXIMUM PERMITTED BUILDING HEIGHT = 40'-0"
   PROPOSED BUILDING HEIGHT = 30'-8"***
   ***BUILDING HEIGHT MEASURED FROM THE FINISHED OUTSIDE GRADE IN THE MIDDLE OF THE FRONT OF EACH BUILDING AND THE CEILING HEIGHT OF THE TOP FLOOR.
7. OPEN SPACE
   PROPOSED OPEN SPACE PROVIDED = 82,374 S.F. (1.89 AC.)
   PERCENTAGE OF OPEN SPACE PROVIDED PER P.U.D. PARCEL = 32.0%
8. UNIT DENSITY
   75 DWELLING UNITS PROPOSED
   OVERALL UNIT DENSITY PROPOSED = 12.71 DWELLING UNITS PER ACRE
9. PARKING
   GARAGE SPACES PROVIDED:
   (42) 20' WIDE DWELLING UNITS PROVIDE 84 GARAGE SPACES
   (33) 18' WIDE DWELLING UNITS PROVIDE 33 GARAGE SPACES

   ON STREET PARALLEL SPACES PROVIDE 39 PARKING SPACES

   TOTAL PARKING PROPOSED 156 PARKING SPACES
   TOTAL PARKING REQUIRED 75 PARKING SPACES
10. YARD SETBACKS
    MINIMUM REAR YARD SETBACK PROVIDED = 20'
    MINIMUM SIDE YARD SETBACK PROVIDED = 10'
    MINIMUM FRONT YARD SETBACK PROVIDED = 10'
11. PROPOSED REZONING: R-4

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COVER SHEET

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA ANTHONY C. MORSE No. 9525 REGISTERED PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

DCL DESIGN	JR DRAWN	ACM CHKD
SCALE	H: AS SHOWN V:	
JOB No.	2560-01-001	
DATE:	APRIL 9, 2004	
FILE No.		
SHEET	1 OF 22	

ZONING COMMISSION
District of Columbia
CASE NO.04-11
EXHIBIT NO.5B

LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
0.5'	EDGE OF PAVEMENT	PROP. E.P.
	CURB AND GUTTER	CG-6
CG-6R CG-6	TRANSITION FROM CG-6R TO CG-6	CG-6R CG-6
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING (LIMITS OF DISTURBANCE)	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
D.I. W/N	WATER LINE	8" DIP W/N
CL W/V	WATER VALVE	
	REDUCER	
24"Ø SAN 21.10' SCP	SANITARY SEWER	8" SAN 21.10' SCP
	STORM SEWER	24" RCP
	CABLE TV	CATV
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	T
G	GAS LINE	G
+ 25.72	SPOT ELEVATION	25.72
	UTILITY POLE	
	SIGN	
SAN MH	SANITARY SEWER IDENTIFIER	A
STM CB	STORM DRAIN IDENTIFIER	D
W	EASEMENT IDENTIFIER	W
WV	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	2,555 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR APPROPRIATE STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	B.M. STA. ELEVATION
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	

ABBREVIATIONS

A	AREA OF ARC				
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP. OFFICIALS	I	RAINFALL INTENSITY	UL	UPPER LEVEL
		ID	INSIDE DIAMETER OR IDENTIFICATION	UP	UTILITY POLE
AC.	ACRE	IE	INVERT ELEVATION	USGS	US GEOLOGICAL SURVEY
ADJ	ADJACENT	IN	INCH		
AGGR	AGGREGATE	INV	INVERT	V OR VOL	VOLUME
AHD	AHEAD	IP	IRON PIPE	V OR VEL	VELOCITY
AWS	AMERICAN NATIONAL STANDARDS INSTITUTE	IPF	IRON PIPE FOUND	VA	VIRGINIA
APPROX	APPROXIMATE	IPS	IRON PIPE SET	VAN	HANDICAPPED VAN PARKING SPACE
ARCH	ARCHITECTURAL			VB	VERTICAL BEND
ASPH	ASPHALT	JB	JUNCTION BOX	VC	VERTICAL CURVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	JNT	JOINT	VDOT	VA DEPT OF TRANSPORTATION
AWWA	AMERICAN WATER WORKS ASSOCIATION	K	SIGHT DISTANCE COEFFICIENT	VF	VERTICAL FOOT
B	BREADTH	Ke	CULVERT ENTRANCE LOSS COEFFICIENT	W	WEIGHT OR WIDTH
BC	BACK OF CURB			WBL	WEST BOUND LANE
BF	BASEMENT FLOOR	L	LENGTH	WL	WATER LINE
BLDG	BUILDING	LAT	LATERAL	WM	WATER METER
BM	BENCHMARK	LOG	LIMITS OF CLEARING & GRADING	W/M OR WM	WATER MAIN
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	LF	LINEAR FEET	WQIA	WATER QUALITY IMPACT ASSESMENT
BOV	BLOW OFF VALVE	LL	LOWER LEVEL	WV	WATER VALVE
BRG	BEARING	LOS	LINE OF SIGHT		
BRL	BUILDING RESTRICTION LINE	LP	LOW POINT	XF	TRANSFORMER
BVCE	BEGINNING VERTICAL CURVE ELEVATION	LS	LOADING SPACE	YI	YARD INLET
BVCS	BEGINNING VERTICAL CURVE STATION	LT	LEFT	YR	YEAR
BW	BOTTOM OF WALL	M	MONUMENT FOUND	Z	SIDE SLOPES
c.c	CENTER CORRECTION ON VERTICAL CURVE	MAX	MAXIMUM		
C	RUNOFF COEFFICIENT	MECH	MECHANICAL		
CAG	CABLE TELEVISION	MH	MANHOLE		
CATV	CURB AND GUTTER	MI	MILE		
CB	CATCH BASIN	MIN	MINIMUM		
CBR	CALIFORNIA BEARING RATIO	MISC	MISCELLANEOUS		
CC	CENTER TO CENTER	MPH	MILES PER HOUR		
CF	CUBIC FEET	MS	MEDIAN STRIP		
CFS	CUBIC FEET PER SECOND	MSL	MEAN SEA LEVEL		
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	NA OR N/A	NOT APPLICABLE		
CH	CHORD	NBL	NORTH BOUND LANE		
CHBRG	CHORD BEARING	N/F	NOW OR FORMERLY		
CIP	CAST IRON PIPE	NFA	NET FLOOR AREA		
CL	CENTERLINE OR CLASS	NO. OR #	NUMBER		
℄	CENTERLINE				
C/A	CENTERLINE	OC	ON CENTER		
CLR	CLEAR	OBJ	OBJECT		
CM	CUBIC METERS	OD	OUTSIDE DIAMETER		
CMP	CORRUGATED METAL PIPE	OH	OVERHANG		
CMS	CUBIC METERS PER SECOND	O/H	OVERHEAD		
CN	RUNOFF CURVE NUMBER	OHC	OVERHEAD CABLE		
CONT	CONTINUOUS	OHE	OVERHEAD ELECTRIC		
CO	CLEAN OUT	OHT	OVERHEAD TELEPHONE		
CONC	CONCRETE				
CS	CURB STOP	P	PERIMETER		
CT	COURT	P&P	PLAN AND PROFILE		
CTR	CENTERLINE	PC	POINT OF CURVATURE		
CY	CUBIC YARD	PCC	POINT OF COMPOUND CURVE		
		PCTC	POINT OF CURVATURE TOP OF CURB		
D	DEPTH	PCEP	POINT OF CURVE EDGE OF PAVEMENT		
DA	DRAINAGE AREA	PFM	PUBLIC FACILITIES MANUAL		
DB	DEED BOOK	PG	PAGE		
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PGL	POINT OF GRADE LINE		
DET	DETAIL	PI	POINT OF INTERSECTION		
DIA	DIAMETER	PL	PROPERTY LINE		
DIP	DUCTILE IRON PIPE	E	PROPERTY LINE		
DI	DROP INLET	PRC	POINT OF REVERSE CURVE		
DIST	DISTANCE	PRELIM	PRELIMINARY		
DL	DOMESTIC LINE	PROP	PROPOSED		
DM	DROP MANHOLE	PT	POINT OF TANGENCY		
DOM	DOMESTIC	PVC	POINT OF VERTICAL CURVE		
DR	DRIVE	PVI	POINT OF VERTICAL INTERSECTION		
DRN	DRAINAGE AREA	PVMT	PAVEMENT		
DS	DOWN SPOUT	PVRC	POINT OF VERTICAL REVERSE CURVE		
DU	DWELLING UNITS	PVT	POINT OF VERTICAL TANGENT		
DWG	DRAWING				
D/W	DRIVEWAY	Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)		
Δ	DELTA				
		R	RADIUS		
E	RATE OF SUPER ELEVATION	RCP	REINFORCED CONCRETE PIPE		
EA	EACH	RD	ROAD OR ROOF DRAIN		
EBL	EAST BOUND LANE	REINF	REINFORCED		
EC	EROSION CONTROL	REQD	REQUIRED		
EG	EDGE OF GUTTER	RET	RETAINING		
EGL	ENERGY GRADIENT LINE	REV	REVISION		
EL	ELEVATION	RGP	ROUGH GRADING PLAN		
ELEC	ELECTRIC	RMA	RESOURCE MANAGEMENT AREA		
ELEV	ELEVATION	ROM	REMOTE OUTSIDE MONITOR		
ENGR	ENGINEER	RPA	RESOURCE PROTECTION AREA		
ENT	ENTRANCE	RR	RAILROAD		
EP	EDGE OF PAVEMENT	RT	RIGHT		
EQUIP	EQUIPMENT	RTE	ROUTE		
ES	END SECTION	R/W	RIGHT OF WAY		
ESMT	EASEMENT				
ETD	EXISTING TO BE DEMOLISHED	S	SPEED OR SLOPE		
ETR	EXISTING TO REMAIN	SAN	SANITARY		
ETRL	EXISTING TO BE RELOCATED	SBL	SOUTH BOUND LANE		
ETRP	EXISTING TO BE REPLACED	SCH	SCHEDULE		
EVCE	ENDING VERTICAL CURVE ELEVATION	SD	SIGHT DISTANCE		
EVCS	ENDING VERTICAL CURVE STATION	SEC	SECTION		
EW	END WALL	SECT	SECTION		
EX	EXISTING	SEW	SEWER		
EQC	ENVIRONMENTAL QUALITY CORRIDOR	SF	SQUARE FEET		
F	FIRE LINE	SH	SHOULDER		
FAR	FLOOR AREA RATIO	SP	SPACE OR SITE PLAN		
FC	FACE OF CURB	SPEC	SPECIFICATIONS		
FCPA	FAIRFAX COUNTY PARK AUTHORITY	STA	STATION		
FCWA	FAIRFAX COUNTY WATER AUTHORITY	STD	STANDARD		
FD	FLOOR DRAIN	STK	STACK		
FF	FIRST FLOOR	STM	STORM		
FG	FINISH GRADE	STR	STRUCTURE		
FH	FIRE HYDRANT	SWS	SIDEWALK		
FL	FLOW LINE	S/W	SIDEWALK		
FND	FOUNDATION	SWM	STORM WATER MANAGEMENT		
FOY	FOYER	Sx	CROSS SLOPE		
FP	FLOOD PLAIN	SY	SQUARE YARD		
FPS	FEET PER SECOND	T	TANGENT		
FS	FIRE SERVICE OR FACTOR OF SAFETY	TB	TOP OF BANK OR TEST BORING		
FT	FOOT / FEET	TC	TOP OF CURB		
G	GAS	Tc	TIME OF CONCENTRATION		
GAR	GARAGE	TEL	TELEPHONE		
GFA	GROSS FLOOR AREA	TEMP	TEMPORARY		
GR	GUARD RAIL OR GRATE INLET	TH	TEST HOLE		
		TP	TEST PIT OR TREE PROTECTION		
H	HEAD	TRANSP	TRANSPORTATION		
HC	HANDICAP	TW	TOP OF WALL OR TAILWATER		
HB	HORIZONTAL BEND	TYP	TYPICAL		
HGL	HYDRAULIC GRADE LINE				
HORZ	HORIZONTAL	UG	UNDERGROUND		
HP	HIGH POINT	UGE	UNDERGROUND ELECTRIC		
HR	HAND RAIL	UGT	UNDERGROUND TELEPHONE		
HT	HEIGHT	UGC	UNDERGROUND CABLE		
HW	HEADWATER				

NOTES:
1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

STORMWATER COMPUTATIONS

A.- AREA #1 TO BMP FILTER #1 (EMERSON ST.)

A.1 COMPUTE WATER QUALITY VOLUME (WQV)
- RNB SITE AREA = 3.65 AC
- IMPERVIOUS AREA = 2.36 AC
- TREATED WQV = 1898 ft 2.36 = 4,322 CF

A.2 COMPUTE DETENTION VOLUME
Q = CiA (Tc = 5 MIN.)

A.2.1 2 YEAR RUNOFF BEFORE DEVELOPMENT
- C = 0.30
- I2 = 3.28 IN/HR
- A = 3.65 AC
- Q2 = 0.30*3.28*3.65 = 8.3 CFS

A.2.2 15 YEAR RUNOFF AFTER DEVELOPMENT
- C = 0.61
- I2 = 7.56 IN/HR
- A = 3.65 AC
- Q2 = 0.61*7.56*3.65 = 16.8 CFS

A.2.3 DETENTION VOLUME REQUIRED
- V0 = 300(Q15-Q2)T1.25
- V0 = 300(16.8 - 8.3)*1.25
- V0 = 4,463 CF

B.- AREA #2 TO BMP FILTER #2 (7TH ST.)

B.1 COMPUTE WATER QUALITY VOLUME (WQV)
- RNB SITE AREA = 1.68 AC
- IMPERVIOUS AREA = 1.32 AC
- TREATED WQV = 1898 ft 1.32 = 2,397 CF

B.2 COMPUTE DETENTION VOLUME
Q = CiA (Tc = 5 MIN.)

B.2.1 2 YEAR RUNOFF BEFORE DEVELOPMENT
- C = 0.30
- I2 = 3.28 IN/HR
- A = 1.68 AC
- Q2 = 0.30*3.28*1.68 = 3.8 CFS

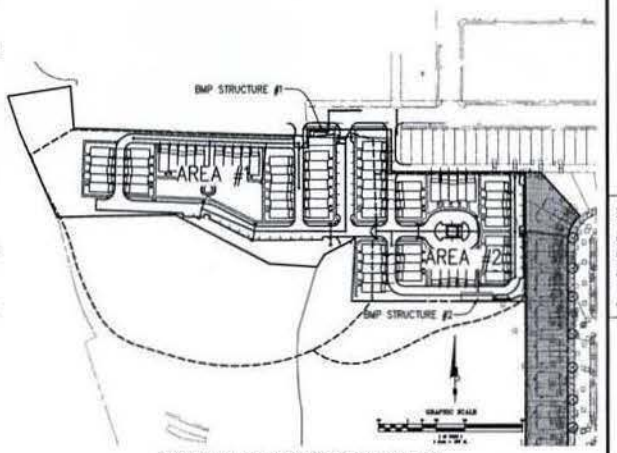
B.2.2 15 YEAR RUNOFF AFTER DEVELOPMENT
- C = 0.80
- I2 = 7.56 IN/HR
- A = 1.68 AC
- Q2 = 0.80*7.56*1.68 = 11.4 CFS

B.2.3 DETENTION VOLUME REQUIRED
- V0 = 300(Q15-Q2)T1.25
- V0 = 300(11.4 - 3.8)*1.25
- V0 = 3,150 CF

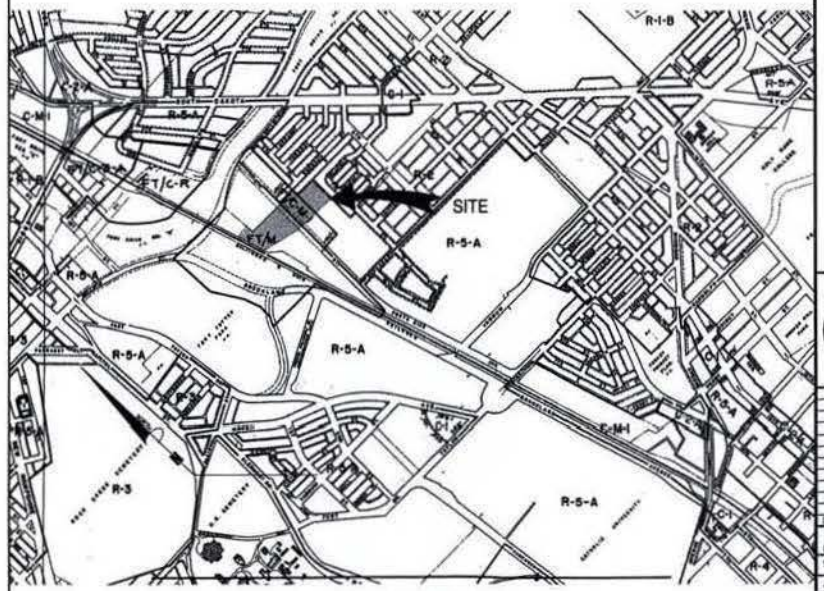
C. APPROXIMATE DETENTION SIZING
- DA OF 84" DMP = 38.48 SF
- 116 LF = 84" DMP = 4,464 CF
- 82 LF = 84" DMP = 3,155 CF

ESTIMATED WATER AND SANITARY SEWER USEAGE

A. NUMBER OF UNITS:	75 TOWNHOUSES (SINGLE FAMILY ATTACHED)	
B. ESTIMATE 80 GAL./PERSON/DAY:		
C. TOTAL HOUSEHOLD POPULATION:	2.5 PEOPLE/UNIT	187.5 PEOPLE TOTAL
D. TOTAL AVERAGE DAILY FLOW:	(187.5 X 80)	15,000 GAL./DAY
E. PEAK FLOW	(15,000 GAL. X 4)	60,000 GAL./DAY
F. TOTAL PEAK FLOW 60,000 GAL./DAY+ OR MOD		



STORMWATER COMPUTATION AREAS



VICINITY AND ZONING MAP
NOT TO SCALE

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NOTES, ABBREVIATIONS AND LEGEND

EMERSON PARK P.U.D.

WASHINGTON — DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA — ANTHONY C. MORSE — No. 9525 — REGISTERED PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL	STC	ACM
DESIGN	DRAWN	CHKD

SCALE: H: NO SCALE V:

JOB No. 2560-01-001

DATE: APRIL 9, 2004

FILE No.

SHEET 2 OF 22

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CONTEXTUAL PLAN

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9533
REGISTERED PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	DRAWN	ACM CHKD

SCALE H: 1"=100'
V: -

JOB No. 2560-01-001

DATE : APRIL 9, 2004

FILE No. .

SHEET 3 OF 22



ABUTTING PROPERTY ON EMERSON ST.



EXISTING ENTRANCE TO PROPERTY



EXISTING STREETSCAPE ON EMERSON ST.



EXISTING ABUTTING PUBLIC ALLEY



EXISTING DUPLEX ON DELAFIELD ST.



EXISTING DUPLEXES ON DELAFIELD ST.



EXISTING DUPLEXES ON 7TH ST.



EXISTING STREETSCAPE ON 7TH ST.



EXISTING STREETSCAPE ON 7TH ST.



EXISTING STREETSCAPE ON EMERSON ST.



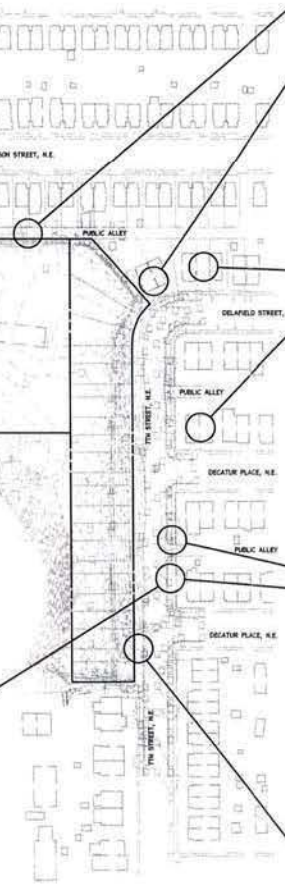
EXISTING ALLEY ON EMERSON ST.



EXISTING STREETSCAPE ON 7TH ST.



EXISTING SIDEWALK ON 7TH ST.



NORTH

SCALE: 1" = 80'

0 40 80 160 240

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NEIGHBORHOOD IMAGE BOARD

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9523
REGISTERED
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	STC DRAWN	ACM CHKD

SCALE: H: 1"=80'
V:

JOB No. 2560-01-001

DATE : APRIL 9, 2004

FILE No.

SHEET 4 OF 22

Cad file name: P:\2560 - Emerson Street\2560-01-001 Eng\Engineering\PUD plans\2560-01-001-PUD-IMAGE BOARDS.dwg



EXISTING RETAINING WALLS



EXISTING STRUCTURE



EXISTING STRUCTURE AND VEGETATION



EXISTING MATERIAL TO BE REMOVED



EXISTING FREESTANDING CONCRETE WALLS



BALTIMORE, OHIO & METRO RAIL



EXISTING DEBRIS TO BE REMOVED



EXISTING CONCRETE STRUCTURES



EXISTING FREESTANDING CONCRETE WALL



EXISTING CONCRETE STRUCTURE



EXISTING STRUCTURE



EXISTING SITE



EXISTING VEGETATION AND ACCESS TO ABUTTING PROPERTY

SCALE: 1" = 80'

NORTH

0 40 80 160 240

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EXISTING CONDITIONS IMAGE BOARD

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9525
REGISTERED
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	STC DRAWN	ACM CHKD

SCALE H: 1"=80' V:

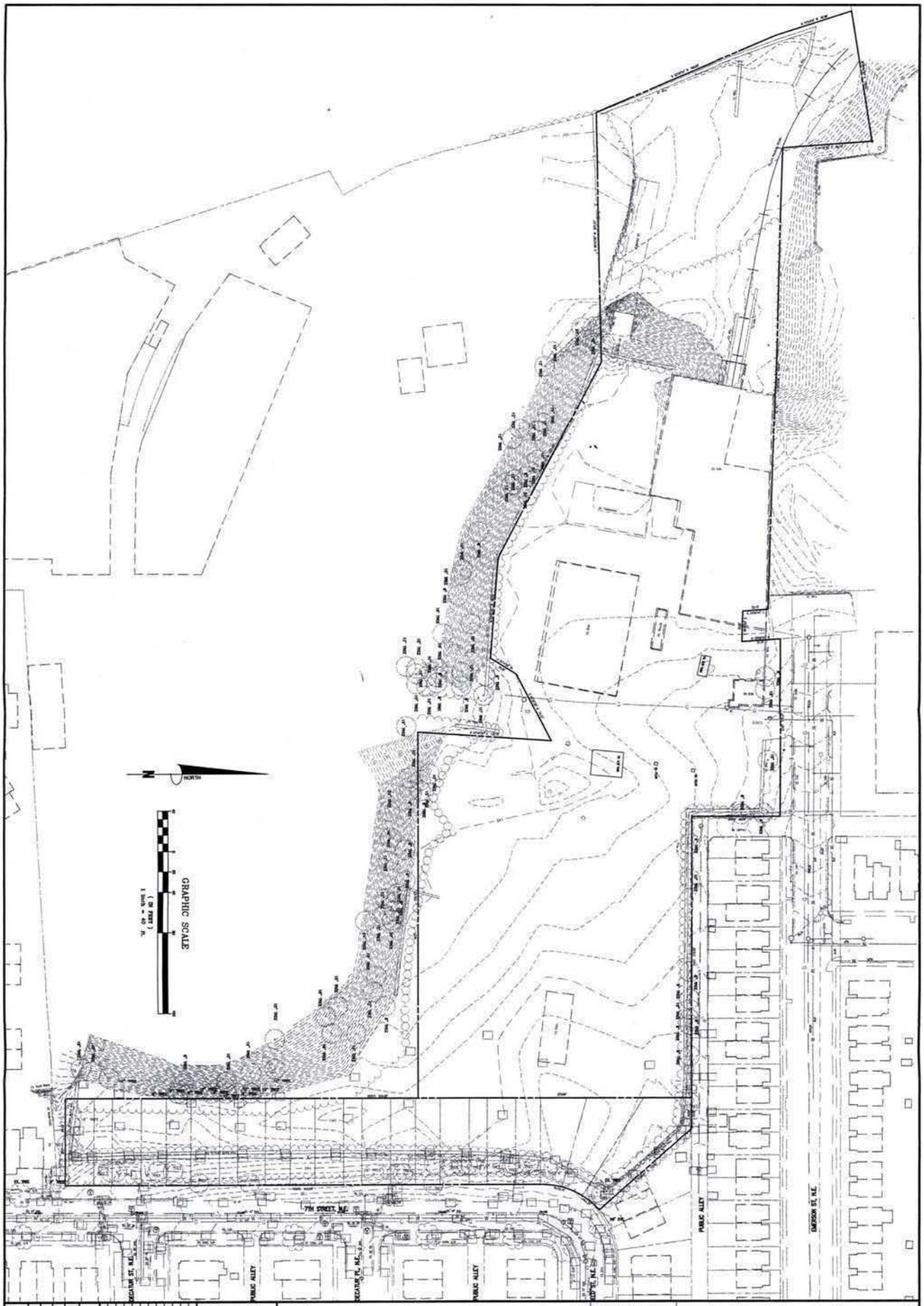
JOB No. 2560-01-001

DATE : APRIL 9, 2004

FILE No.

SHEET 5 OF 22

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SHEET 9 OF 22

DATE: APRIL 9, 2004
FILE No.
JOB No. 2560-01-001
SCALE: 1" = 40'
DESIGN CHKD
DRAWN CHKD
QCL STC ADM

PLAN STATUS

DATE	DESCRIPTION

EXISTING CONDITIONS PLAN

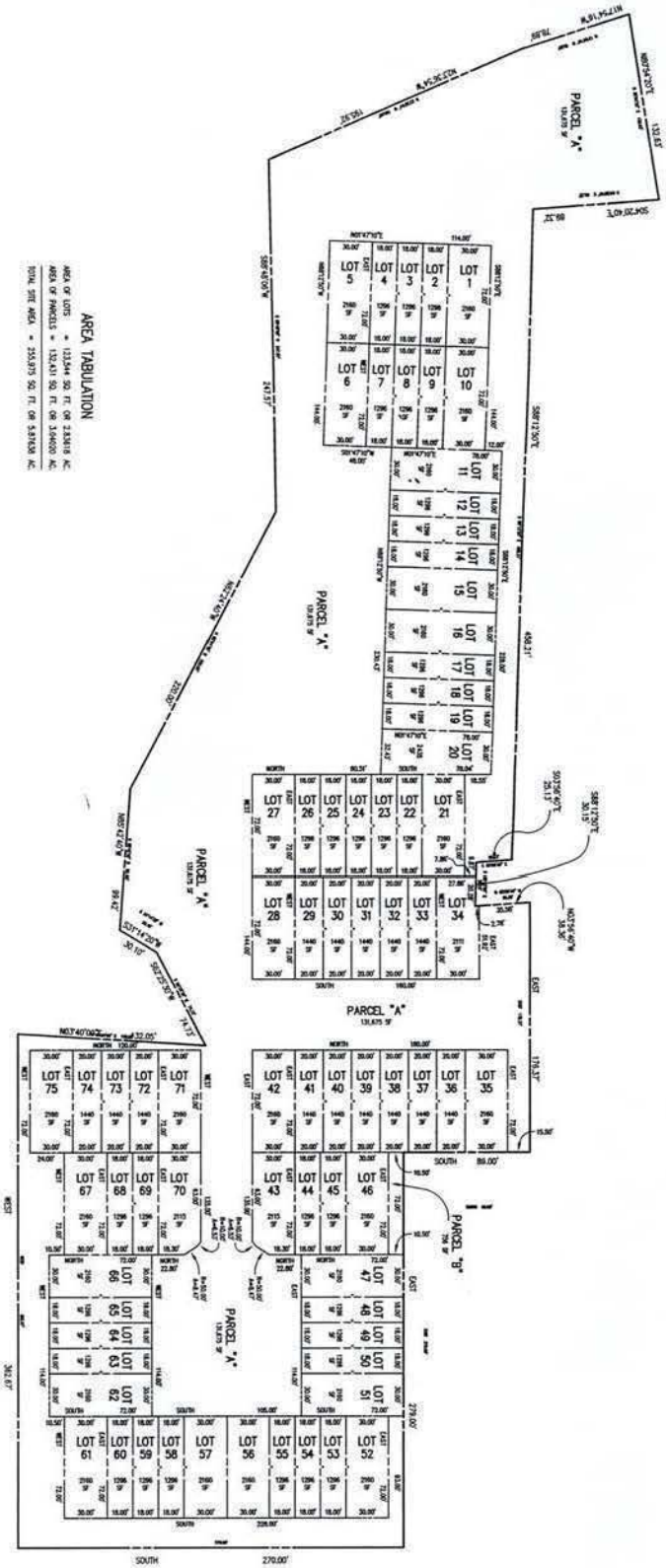
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PRELIMINARY SUBDIVISION PLAT

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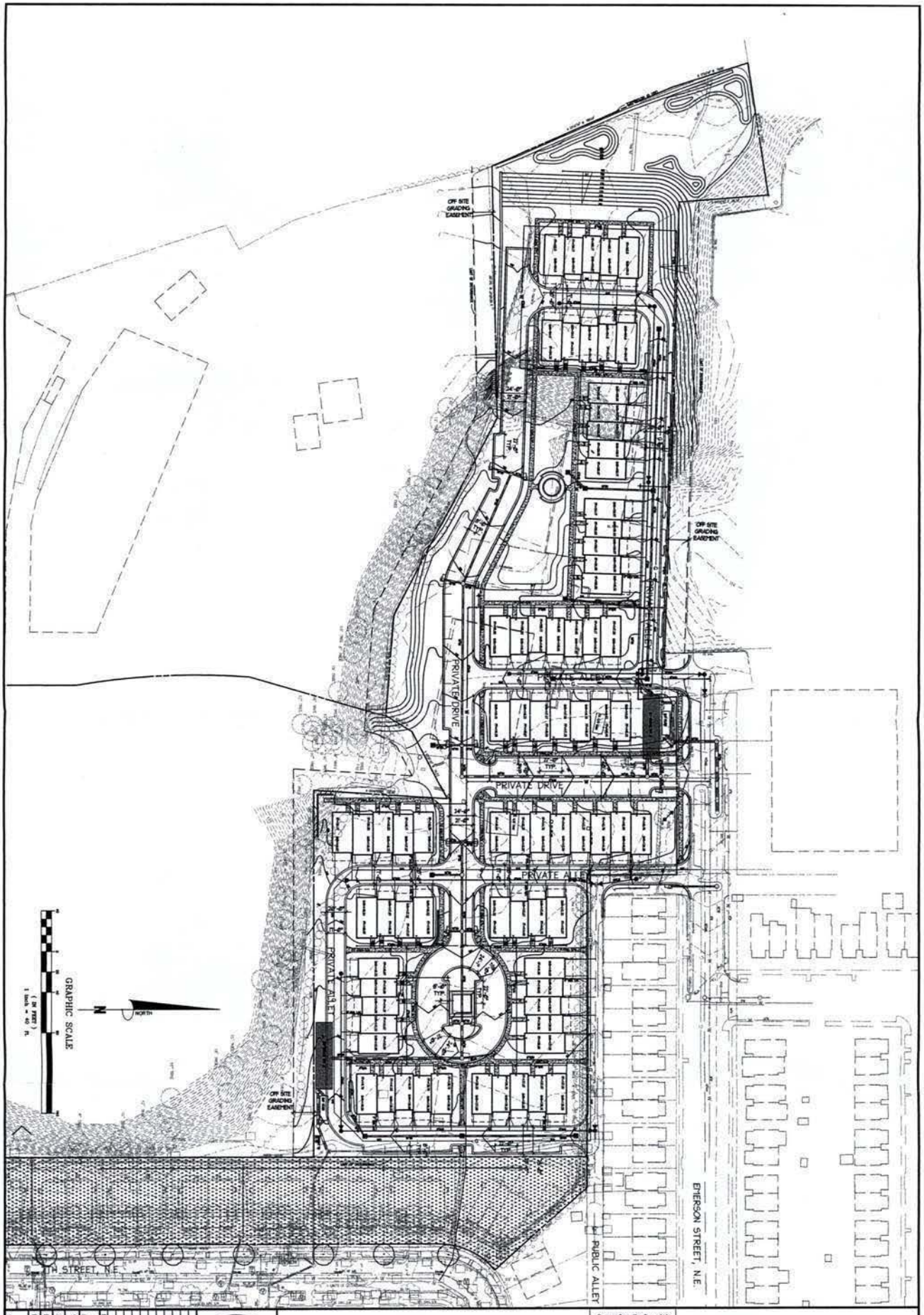
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FILE No.	
DATE	APRIL 9, 2004
JOB No.	2560-01-001
SCALE	1" = 40'
DESIGN	GCL
DRAWN	ACM
CHKD	CWG

DATE	DESCRIPTION

PLAN STATUS

DISTRICT OF COLUMBIA — REGISTERED PROFESSIONAL ENGINEER — ANTHONY C. MORE — No. 9525

Cad file name : P:\2560 - Emerson Street\2560-01-001-Eng\Engineering\PUD plans\2560-01-001-PUD-PRELIM.dwg



SHEET 8 OF 22

FILE No. :

DATE : APRIL 9, 2004

JOB No. : 2560-01-001

SCALE : H: 1"=40'

DESIGN DRAWN CHKD

GCL STC ACM

DATE	DESCRIPTION

PLAN STATUS

DISTRICT OF COLUMBIA — REGISTERED PROFESSIONAL ENGINEER — ANTHONY C. MOORE — No. 6525

OVERALL SITE DEVELOPMENT PLAN

EMERSON PARK P.U.D.

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DETAILED SITE DEVELOPMENT PLAN (SHEET 1 OF 2)

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9525
REGISTERED
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	STC DRAWN	ACM CHKD

SCALE H: 1"=20'
V:

JOB No. 2560-01-001

DATE : APRIL 9, 2004

FILE No.

SHEET 9 OF 22

Cad file name = F:\2560 - Emerson Street\2560-01-001 Eng\Engineering\Civil plans\2560-01-001-PDP-SHEET1.dwg

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DETAILED SITE DEVELOPMENT PLAN (SHEET 1 OF 2)

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9525
REGISTERED
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL	STC	ACM
DESIGN	DRAWN	CHKD

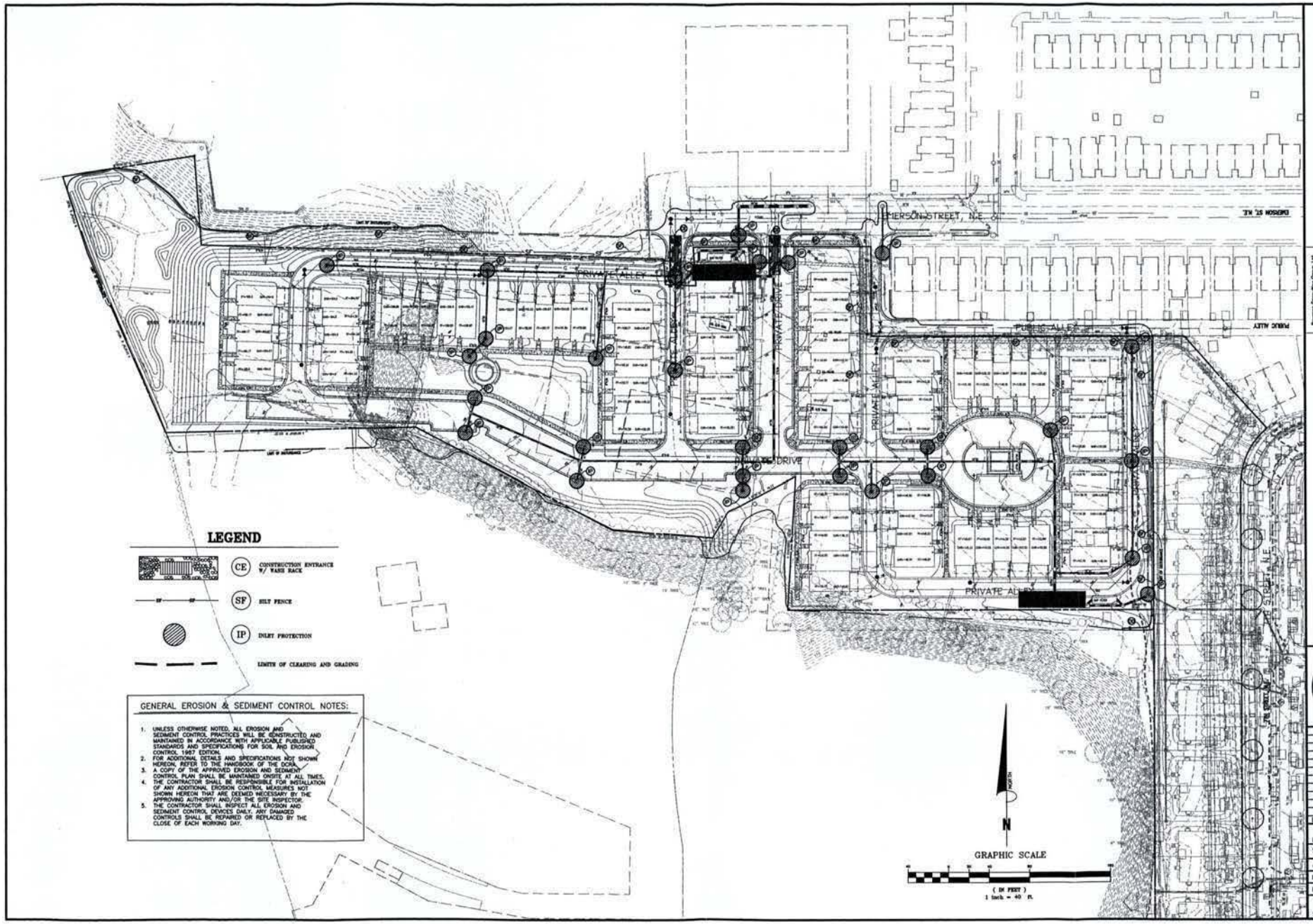
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V:

JOB No. 2560-01-001

DATE : APRIL 9, 2004

FILE No.

SHEET 10 OF 22



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EROSION AND SEDIMENT CONTROL PLAN

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WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9525
REGISTERED PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
GCL DESIGN	STC DRAWN
ACM CHKD	
SCALE	H: 1"=40' V:
JOB No.	2560-01-001
DATE :	APRIL 9, 2004
FILE No. :	
SHEET	11 OF 22

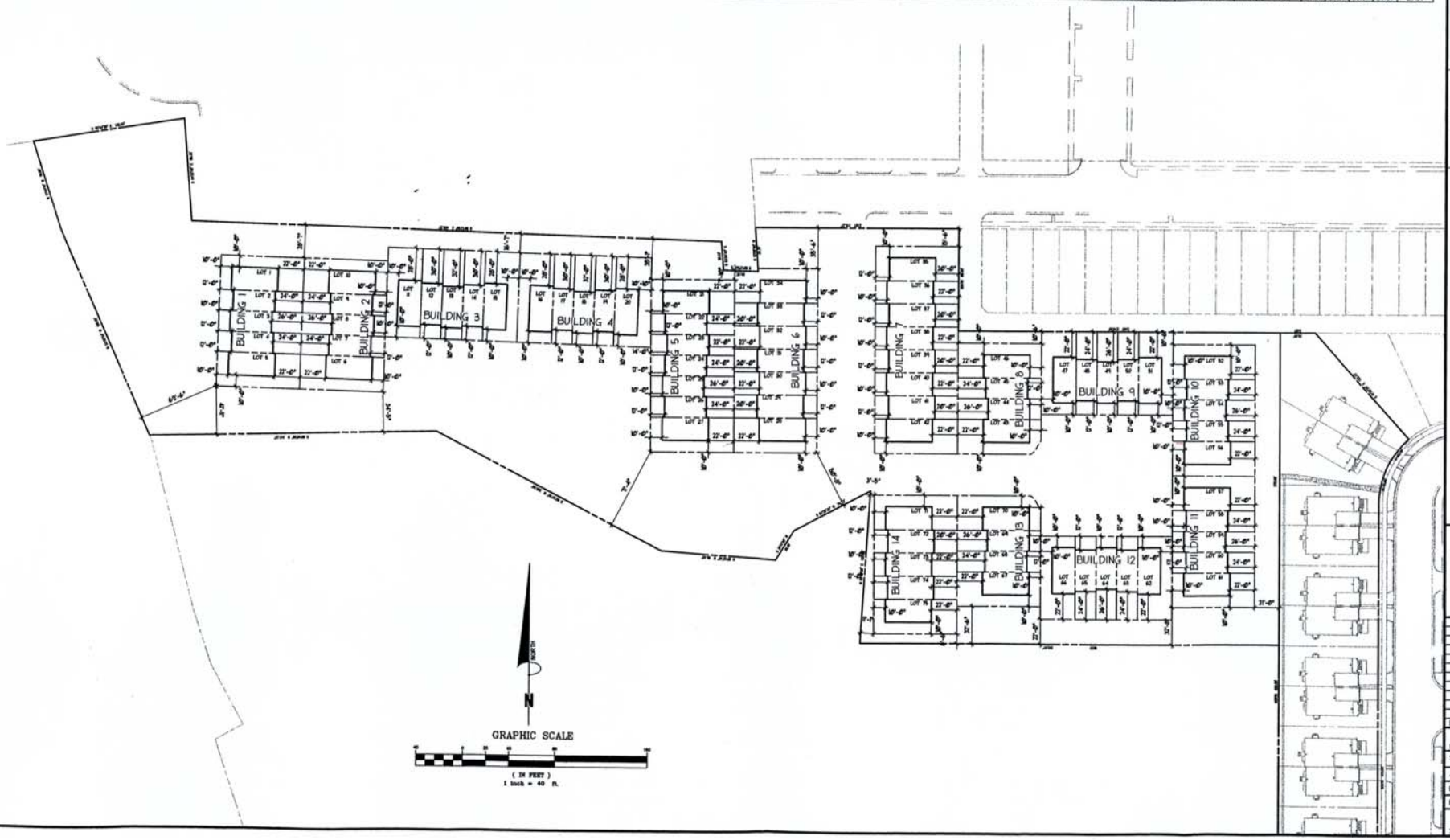
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	BUILDING 1						BUILDING 2						BUILDING 3						BUILDING 4					
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	TOTALS	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	TOTALS	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27	TOTALS	LOT 16	LOT 17	LOT 18	LOT 19
LOT AREA (S.F.)	2,160	1,296	1,296	1,296	2,160	8,208	2,160	1,296	1,296	1,296	2,160	8,208	2,340	1,404	1,404	1,404	1,404	1,404	2,340	11,700	2,340	1,404	1,404	1,404
LOT WIDTH (L.F.)	20	18	18	18	20	94	20	18	18	18	20	94	20	18	18	18	18	18	20	130	20	18	18	18
UNIT FOOTPRINT (S.F.)	800	648	648	648	800	3,544	800	648	648	648	800	3,544	800	648	648	648	648	648	800	4,840	800	648	648	648
FLOOR AREA - INCLUDING DECKS (S.F.)	2,560	2,088	2,088	2,088	2,560	11,384	2,560	2,088	2,088	2,088	2,560	11,384	2,560	2,088	2,088	2,088	2,088	2,088	2,560	15,560	2,560	2,088	2,088	2,088
FLOOR AREA RATIO PER LOT	1.19	1.61	1.61	1.61	1.19	1.39	1.19	1.61	1.61	1.61	1.19	1.39	1.09	1.49	1.49	1.49	1.49	1.49	1.09	1.33	1.09	1.49	1.49	1.49
PERCENTAGE OF LOT OCCUPANCY	37.5%	50.0%	50.0%	50.0%	37.5%	43.2%	37.0%	50.0%	50.0%	50.0%	37.0%	43.2%	34.2%	46.2%	46.2%	46.2%	46.2%	46.2%	34.2%	41.4%	34.2%	46.2%	46.2%	46.2%
REAR YARD SETBACK (L.F.)	22	24	24	24	22	22	22	24	24	24	22	22	22	24	24	24	24	24	22	22	22	24	24	24
SIDE YARD SETBACK (L.F.)	10	0	0	0	10	10	10	0	0	0	10	10	10	0	0	0	0	0	10	10	10	0	0	0
BUILDING HEIGHT (L.F.)	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67

	BUILDING 4						BUILDING 5						BUILDING 6						BUILDING 7					
	LOT 20	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34	TOTALS	LOT 47	LOT 48	LOT 49	LOT 50	LOT 51	TOTALS	LOT 52	LOT 53	LOT 54	LOT 55	LOT 56	TOTALS	LOT 67	LOT 68	LOT 69	LOT 70
LOT AREA (S.F.)	2,160	1,440	1,440	1,440	1,440	1,440	2,160	11,400	2,160	1,296	1,296	1,296	2,160	8,208	2,160	1,296	1,296	1,296	2,160	8,208	2,160	1,296	1,296	2,160
LOT WIDTH (L.F.)	20	20	20	20	20	20	20	140	20	18	18	18	20	94	20	18	18	18	20	94	20	18	18	20
UNIT FOOTPRINT (S.F.)	800	800	800	800	800	800	800	5,600	800	648	648	648	800	3544	800	648	648	648	800	3544	800	648	648	800
FLOOR AREA - INCLUDING DECKS (S.F.)	2,560	2,560	2,560	2,560	2,560	2,560	2,560	17,920	2,560	2,088	2,088	2,088	2,560	11384	2,560	2,088	2,088	2,088	2,560	11384	2,560	2,088	2,088	2,560
FLOOR AREA RATIO PER LOT	1.19	1.78	1.78	1.78	1.78	1.78	1.19	1.56	1.19	1.61	1.61	1.61	1.19	1.39	1.19	1.61	1.61	1.61	1.19	1.39	1.19	1.61	1.61	1.19
PERCENTAGE OF LOT OCCUPANCY	37.0%	55.6%	55.6%	55.6%	55.6%	55.6%	37.0%	48.8%	37.0%	50.0%	50.0%	50.0%	37.0%	43.2%	37.0%	50.0%	50.0%	50.0%	37.0%	43.2%	37.0%	50.0%	50.0%	37.0%
REAR YARD SETBACK (L.F.)	22	24	24	24	24	24	22	22	22	24	24	24	22	22	22	24	24	24	22	22	22	24	24	22
SIDE YARD SETBACK (L.F.)	10	0	0	0	0	0	10	10	10	0	0	0	10	10	10	0	0	0	10	10	10	0	0	10
BUILDING HEIGHT (L.F.)	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67

	BUILDING 8						BUILDING 9						BUILDING 10						BUILDING 11					
	LOT 43	LOT 44	LOT 45	LOT 46	TOTALS		LOT 57	LOT 58	LOT 59	LOT 60	LOT 61	TOTALS	LOT 62	LOT 63	LOT 64	LOT 65	LOT 66	TOTALS	LOT 71	LOT 72	LOT 73	LOT 74	LOT 75	TOTALS
LOT AREA (S.F.)	2,160	1,296	1,296	2,115	6,867		2,160	1,296	1,296	1,296	2,160	8,208	2,160	1,296	1,296	1,296	2,160	8,208	2,160	1,440	1,440	1,440	1,440	7,920
LOT WIDTH (L.F.)	20	18	18	20	76		20	18	18	18	20	94	20	18	18	18	20	94	20	20	20	20	20	100
UNIT FOOTPRINT (S.F.)	800	648	648	800	2896		800	648	648	648	800	3544	800	648	648	648	800	3544	800	800	800	800	800	4,000
FLOOR AREA - INCLUDING DECKS (S.F.)	2,560	2,088	2,088	2,560	9,296		2,560	2,088	2,088	2,088	2,560	11384	2,560	2,088	2,088	2,088	2,560	11384	2,560	2,560	2,560	2,560	2,560	12,800
FLOOR AREA RATIO PER LOT	1.19	1.61	1.61	1.21	1.35		1.19	1.61	1.61	1.61	1.19	1.39	1.19	1.61	1.61	1.61	1.19	1.39	1.19	1.78	1.78	1.78	1.78	1.48
PERCENTAGE OF LOT OCCUPANCY	37.0%	50.0%	50.0%	37.5%	42.2%		37.0%	50.0%	50.0%	50.0%	37.0%	43.2%	37.0%	50.0%	50.0%	50.0%	37.0%	43.2%	37.0%	55.6%	55.6%	55.6%	55.6%	55.5%
REAR YARD SETBACK (L.F.)	22	24	24	22	22		22	24	24	24	22	22	22	24	24	24	22	22	22	24	24	24	24	22
SIDE YARD SETBACK (L.F.)	10	0	0	10	10		10	0	0	0	10	10	10	0	0	0	10	10	10	0	0	0	0	10
BUILDING HEIGHT (L.F.)	29.67	29.67	29.67	29.67	29.67		29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67

	BUILDING 12						BUILDING 13						BUILDING 14					
	LOT 62	LOT 63	LOT 64	LOT 65	LOT 66	TOTALS	LOT 67	LOT 68	LOT 69	LOT 70	TOTALS		LOT 71	LOT 72	LOT 73	LOT 74	LOT 75	TOTALS
LOT AREA (S.F.)	2,160	1,296	1,296	1,296	2,160	8,208	2,160	1,296	1,296	2,160	6,912		2,160	1,440	1,440	1,440	1,440	7,920
LOT WIDTH (L.F.)	20	18	18	18	20	94	20	18	18	20	94		20	20	20	20	20	100
UNIT FOOTPRINT (S.F.)	800	648	648	648	800	3544	800	648	648	800	2896		800	800	800	800	800	4,000
FLOOR AREA - INCLUDING DECKS (S.F.)	2,560	2,088	2,088	2,088	2,560	11384	2,560	2,088	2,088	2,560	9,296		2,560	2,560	2,560	2,560	2,560	12,800
FLOOR AREA RATIO PER LOT	1.19	1.61	1.61	1.61	1.19	1.39	1.19	1.61	1.61	1.19	1.35		1.19	1.78	1.78	1.78	1.78	1.48
PERCENTAGE OF LOT OCCUPANCY	37.0%	50.0%	50.0%	50.0%	37.0%	43.2%	37.0%	50.0%	50.0%	37.0%	42.2%		37.0%	55.6%	55.6%	55.6%	55.6%	55.5%
REAR YARD SETBACK (L.F.)	22	24	24	24	22	22	22	24	24	22	22		22	24	24	24	24	22
SIDE YARD SETBACK (L.F.)	10	0	0	0	10	10	10	0	0	10	10		10	0	0	0	0	10
BUILDING HEIGHT (L.F.)	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67	29.67		29.67	29.67	29.67	29.67	29.67	29.67



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SITE TABULATIONS - BUILDING SETBACKS

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9525
REGISTERED
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	STC DRAWN	ACM CHKD

SCALE H: 1" = 40'
V:

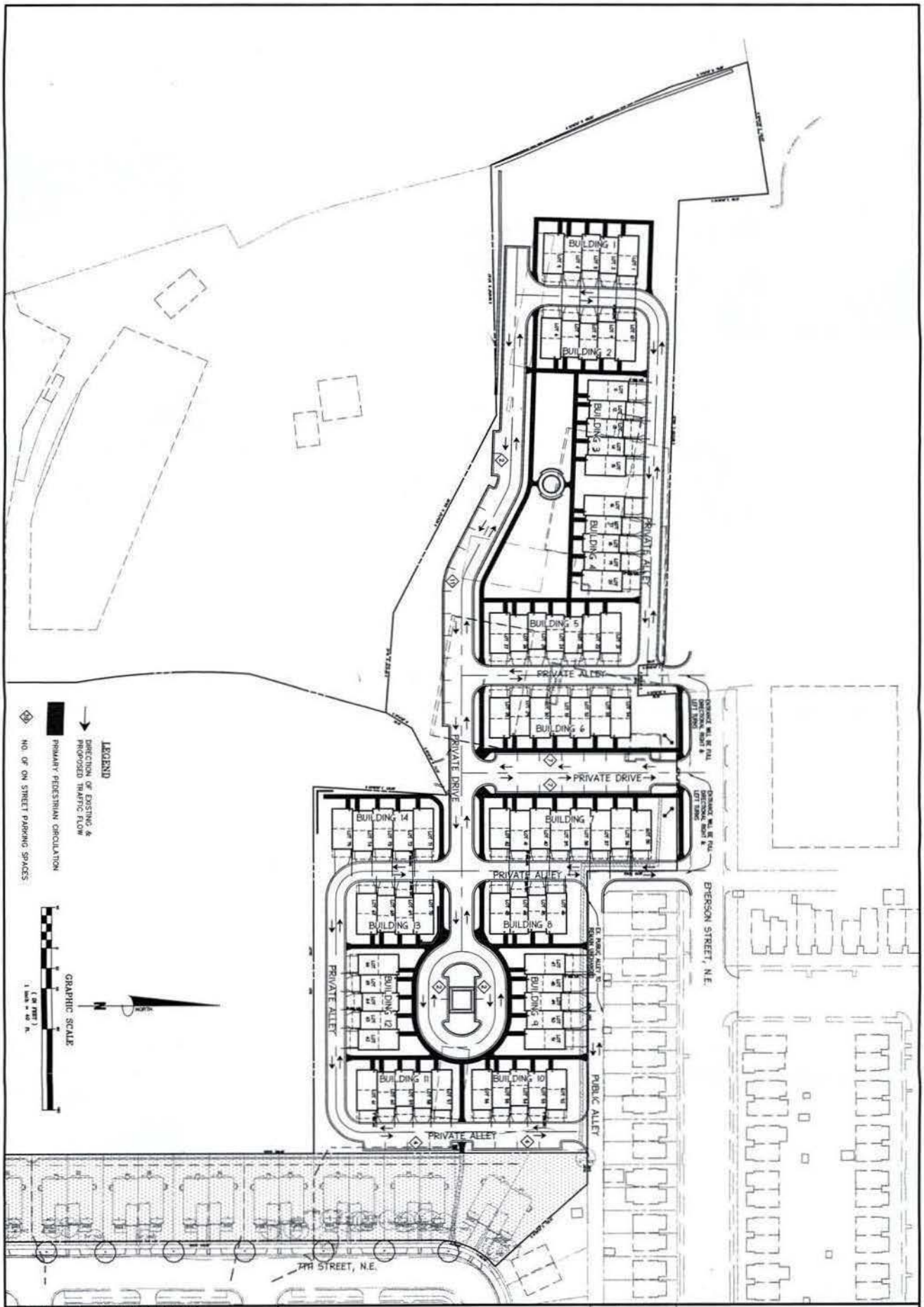
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DATE : APRIL 9, 2004

FILE No. .

SHEET 12 OF 22

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DETAILED CIRCULATION AND PARKING PLAN

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DATE	DESCRIPTION	BY

PLAN STATUS

DESIGN: GDL
DRAWN: STC
CHKD: ADM
SCALE: 1" = 40'
JOB No.: 2580-01-001
DATE: APRIL 9, 2004
FILE No.:

SHEET 13 OF 22

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OPEN SPACE PLAN

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9525
REGISTERED
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	STC DRAWN	ACM CHKD

SCALE H: 1"=40'
V:

JOB No. 2560-01-001

DATE : APRIL 9, 2004

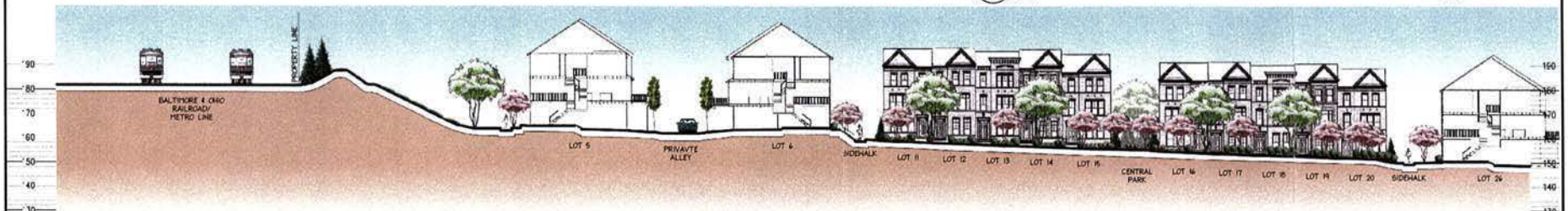
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SHEET 14 OF 22

Last file name: I:\2560 - Emerson Street\2560-01-001\Engineering\Plan prep\2560-01-001-PUD-SHEETS.dwg



1/15 VICINITY MAP
PLAN
1"=100'



2/15 CROSS SECTION A-A'
ELEVATION
1" = 20'



3/15 CROSS SECTION B-B'
ELEVATION
1" = 20'

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

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SITE CROSS SECTIONS

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9525
REGISTERED PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	GCL DRAWN	ACM CHKD

SCALE H: 1"=20'
V:

JOB No. 2560-01-001

DATE : APRIL 9, 2004

FILE No.

SHEET 15 OF 22



1/16 CROSS SECTION C-C'
PLAN 1"=20'



2/16 VICINITY MAP
PLAN 1"=100'



3/16 CROSS SECTION D-D'
ELEVATION 1" = 20'



4/16 CROSS SECTION E-E'
ELEVATION 1" = 20'

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

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SITE CROSS SECTIONS

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 8525
REGISTERED
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
GCL DESIGN	GCL DRAWN
ACM CHKD	
SCALE	H: 1"=20' V:
JOB No.	2560-01-001
DATE :	APRIL 9, 2004
FILE No.	
SHEET	16 OF 22



1/17 SITE LANDSCAPE PLAN
PLAN 1"=40'

NOTES:
1. SEE SHEET 21 FOR PLANT LIST AND DETAILS

NORTH
SCALE: 1" = 40'
0 20 40 80 120

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OVERALL LANDSCAPE PLAN
EMERSON PARK P.U.D.
WASHINGTON DISTRICT OF COLUMBIA

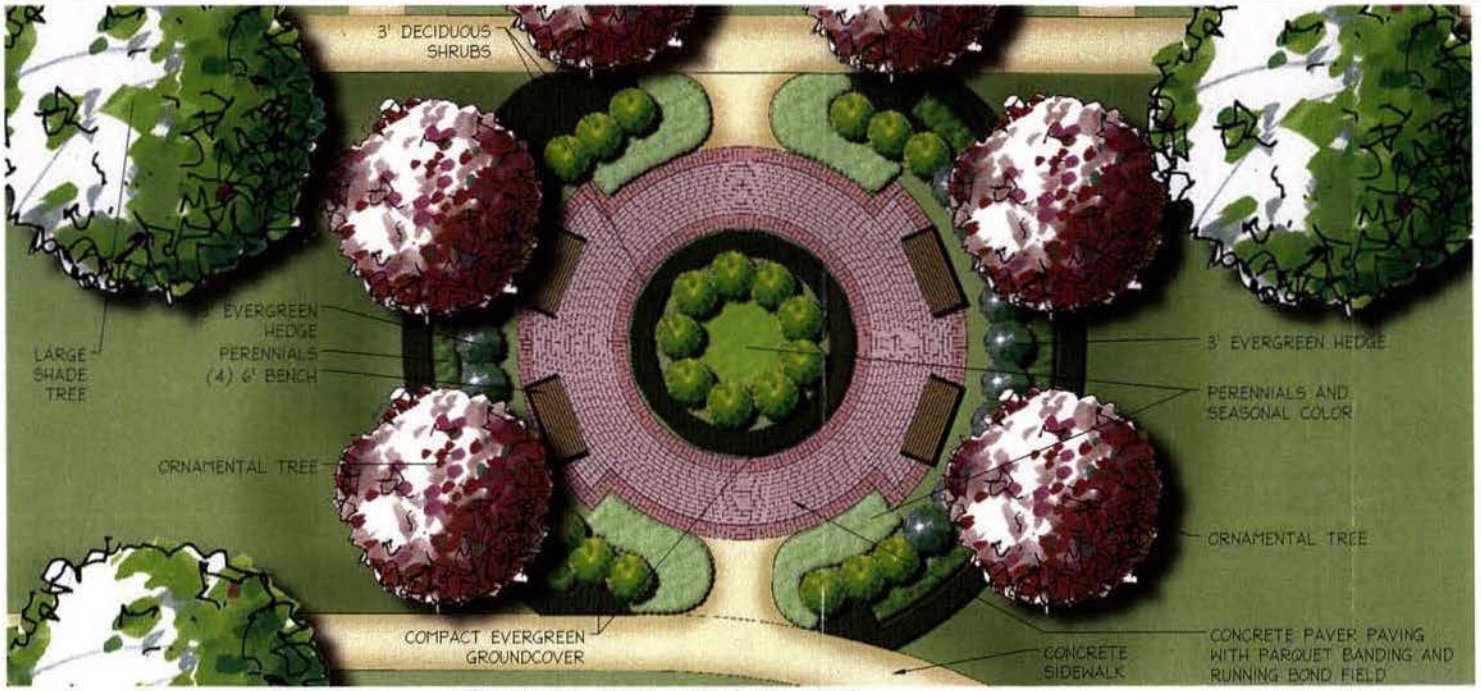
ANTHONY C. MORSE
No. 9533
Registered
PROFESSIONAL ENGINEER
DISTRICT OF COLUMBIA

PLAN STATUS

DATE	DESCRIPTION

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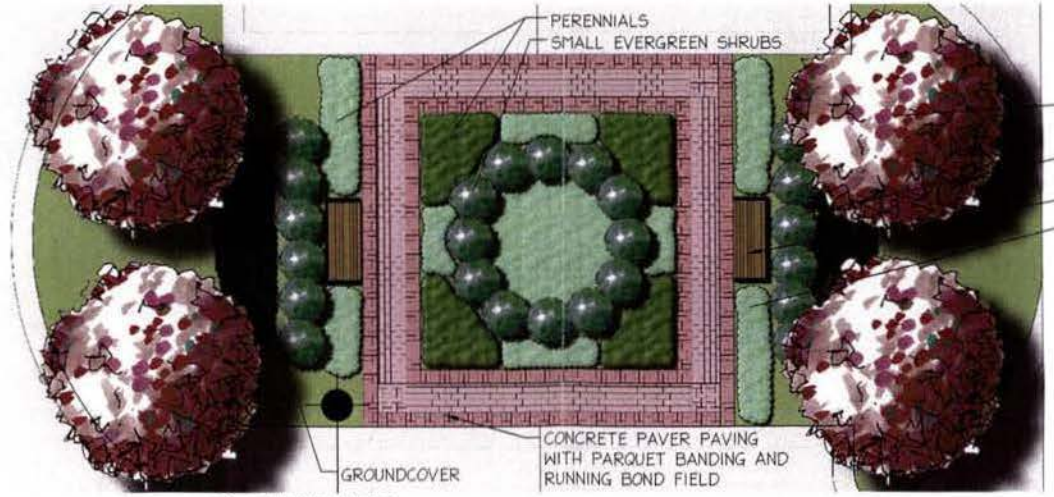
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V: -
JOB No. 2560-01-001
DATE : APRIL 9, 2004
FILE No.
SHEET 17 OF 22



1/18 SEATING AREA AT CENTRAL PARK ELEVATION 1/4" = 1'-0"

PLANT LEGEND

- LARGE SHADE TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GROUNDCOVER
- PERENNIALS
- PERENNIALS/ORNAMENTAL GRASS



2/18 SEATING AREA ELEVATION 1/4" = 1'-0"

NOTES:
1. SEE SHEET 21 FOR PLANT LIST AND DETAILS

SCALE: 1" = 4'-0"

NORTH 0 2 4 8 12

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LANDSCAPE ENLARGEMENT PLANS
EMERSON PARK P.U.D.
WASHINGTON DISTRICT OF COLUMBIA

ANTHONY C. MORSE No. 8525 REGISTERED PROFESSIONAL ENGINEER

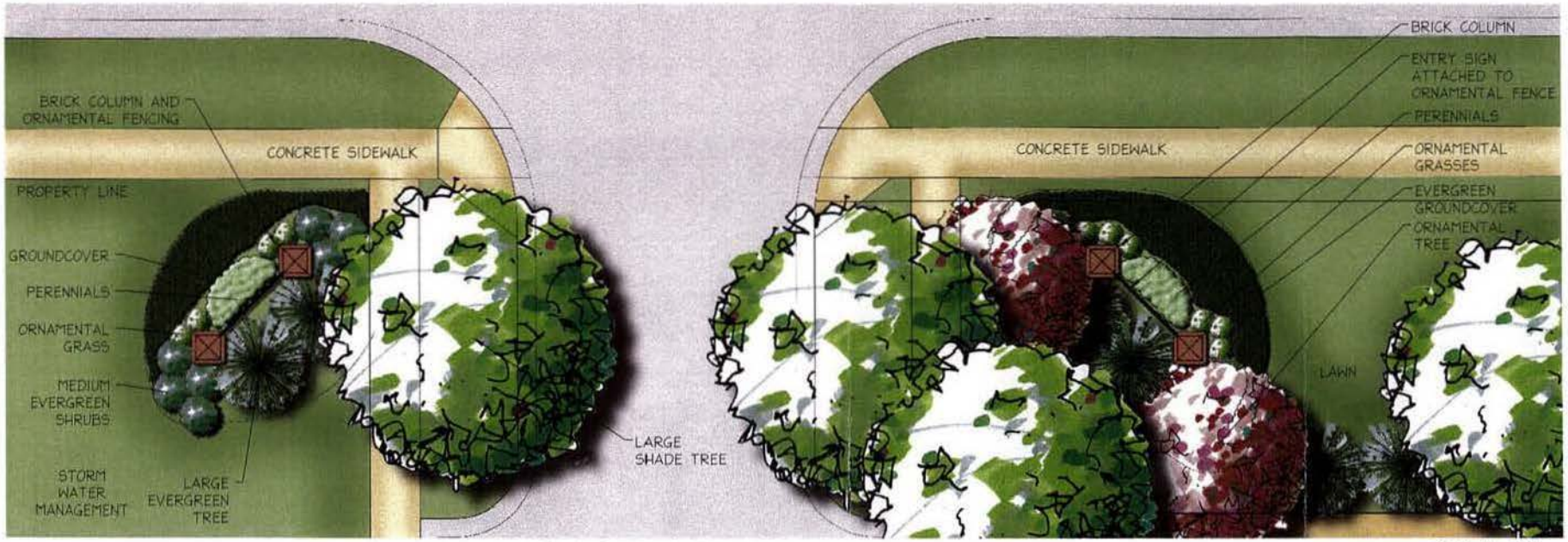
PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	GCL DRAWN	ACM CHKD

SCALE H. 1/4"=1'-0" V. -
JOB No. 2560-01-001
DATE : APRIL 9, 2004
FILE No.
SHEET 18 OF 22

EMERSON STREET N.E.



1/19 MAIN ENTRY FEATURE PLAN — 1/4" = 1'-0"

SCALE: 1" = 4'-0"

PLANT LEGEND

- LARGE SHADE TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- MEDIUM EVERGREEN/DECIDUOUS SHRUB
- GROUNDCOVER
- PERENNIALS
- PERENNIALS/ORNAMENTAL GRASS



2/19 MAIN ENTRY FEATURE ELEVATION — 1/2" = 1'-0"

NOTES:
1. SEE SHEET 21 FOR PLANT LIST AND DETAILS

SCALE: 1" = 2'-0"

Bowman CONSULTING

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LANDSCAPE ENLARGEMENT PLANS

EMERSON PARK P.U.D.

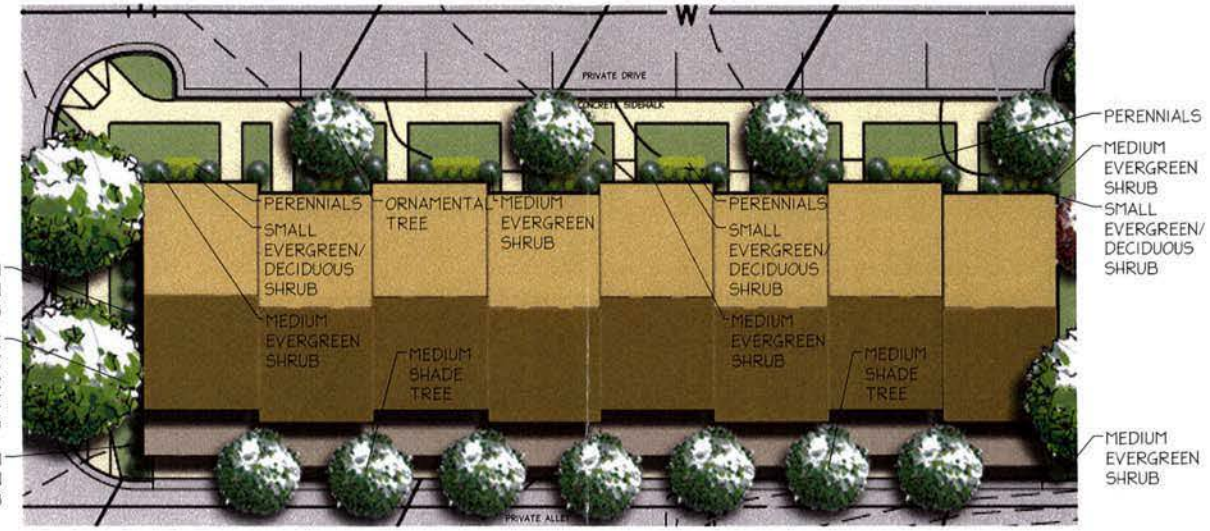
WASHINGTON DISTRICT OF COLUMBIA

ANTHONY C. MORSE No. 9525 REGISTERED PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	GCL DRAWN	ACM CHKD
SCALE	H: AS SHOWN V:	
JOB No.	2560-01-001	
DATE :	APRIL 9, 2004	
FILE No.		
SHEET	19 OF 22	



1/20 TYPICAL UNIT PLANTING
PLAN 1" = 10'

PLANT LEGEND

- LARGE SHADE TREE
- MEDIUM SHADE TREE/ORNAMENTAL TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- LARGE EVERGREEN SHRUB
- MEDIUM EVERGREEN/DECIDUOUS SHRUB
- SMALL EVERGREEN/DECIDUOUS SHRUB
- GROUNDCOVER
- PERENNIALS

NOTES:
1. SEE SHEET 21 FOR PLANT LIST AND DETAILS

SCALE: 1" = 10'
NORTH
0 5 10 20 30

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TYPICAL UNIT PLANTING

EMERSON PARK P.U.D.

DISTRICT OF COLUMBIA

WASHINGTON

DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9525
REGISTERED
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	GCL DRAWN	ACM CHKD

SCALE H: 1/4" = 1'-0" V: -

JOB No. 2560-01-001

DATE : APRIL 9, 2004

FILE No. -

SHEET 20 OF 22

1.0 GENERAL NOTES:

1.1 THIS PLAN IS FOR PLANTING ONLY.

1.2 UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

1.3 REQUIREMENTS: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

1.4 PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

1.5 APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTINGS WILL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES 4TH EDITION AS APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, VIRGINIA, AND THE DISTRICT OF COLUMBIA.

1.6 SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL. SEE NOTE 4.8 ON PROFFERED PLANTS.

1.7 QUANTITIES: QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1.8 PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.9 GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

1.10 DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1.11 PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS.

1.12 PLANT COSTS INSTALLED: UNIT PRICES FOR ALL PLANT MATERIALS SHALL BE SUPPLIED TO THE OWNER AND LANDSCAPE ARCHITECT AT THE BIDDING TIME.

2.0 MATERIALS:

2.1 SOIL AMENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

TREES:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
10-6-4 FERTILIZER	10 LBS	1,000 SQ.FT.

SHRUBS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
10-6-4 FERTILIZER	5 LBS	100 SQ.FT.

PERENNIALS & GROUNDCOVERS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.
COMPOST	3 YARDS	1,000 SQ.FT.

SEASONAL COLOR: SUMMER ANNUAL BED PREPARATION

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.
COMPOST	1.5 YARDS	1,000 SQ.FT.

SEASONAL COLOR: FALL PANSY BED PREPARATION

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.
COMPOST	1.5 YARDS	1,000 SQ.FT.

CONTAINERS / POTS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.

2.2 PLANTS: ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE OF DISEASE, INSECTS, IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, TREES WITH BROKEN, CROOKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1-1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN OVER.

2.3 BALLED AND BURLAPPED (B&B) MATERIAL: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS NOT PROTECTED BY ADEQUATE SOIL TYPES FROM SUN AND DRYING WINDS OR FROST.

2.4 CONTAINER GROWN MATERIAL: ROOTBALL MASS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.

2.5 DORMANT PROPAGULS: (RHIZOMES, TUBERS, CORMS AND BULBS): SHOOTS AND RHIZOMES SHALL EXHIBIT TURGOR AND SHOOTS SHALL BE LIGHTLY COLORED. BODIES OF TUBERS AND BULBS SHALL BE RIGID TO THE TOUCH. PROPAGULES WHOSE SHOOTS AND BODIES ARE SOFT OR MUSHY TO THE TOUCH, OR WHOSE SHOOTS LACK TURGOR OR ARE DARK COLORED SHALL BE REJECTED.

2.6 SHADE TREES: CALIPER SHALL BE MEASURED AT SIX (6") INCHES ABOVE THE ROOTBALL HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

2.7 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.8 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LUMPS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

2.14 ORGANIC AMENDMENTS: IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF MOLD, ECOLOGY - A LOW PH COMPOSED SEWAGE SLUDGE PRODUCT, OR OTHER APPROVED ORGANIC MATERIAL SHALL BE THOROUGHLY DISCED INTO THE TOPSOIL AREA.

3.0 INSTALLATION:

3.1 VERIFY GRADES: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.

3.3 PLANTING FIELD ADJUSTMENTS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

3.4 TOPSOIL INSTALLATION: TOPSOIL SHALL BE SPREAD TO FINISH GRADE OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" AND WORKED INTO THE TOP 12" OF SOIL. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING COMPACTION.

3.5 PLANTING HOLES FOR CONTAINER GROWN PLANTS: SHALL BE ONE FOOT (1') DEEP PLUS THE CONTAINER DEPTH IN WHICH THE PLANT HAS BEEN GROWN AND TWO FEET (2') WIDER THAN THE CONTAINER.

3.6 PLANTING HOLES FOR B&B PLANTS: THE CROWN OF THE ROOTBALL SHALL BE HIGHER AFTER SETTLING THAN THE ADJACENT SOIL. THE PLANTING HOLE SHALL BE EXCAVATED ONE FOOT (1') DEEP PLUS THE ROOTBALL DEPTH AND TWO FEET (2') WIDER THAN THE ROOTBALL.

3.7 PLANTING: BACKFILL THE PLANTING HOLES WITH IN-SITU SOIL MATERIALS REMOVED FOR PLANTING AFTER REMOVING ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. A MYCORRHIZAL INNOCULANT SHALL BE ADD TO THE BACKFILL PER THE MANUFACTURER'S INSTRUCTIONS. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNDISED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH ATOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS.) THE PLANTING HOLE AREAS MUST NOT BE DEPRESSED BELOW THE SURROUNDING SOIL SURFACE ELEVATIONS.

3.8 WATERING: ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING UNTIL THE SOIL IS SATURATED. PLANTS SHALL BE WATERED A MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTANCE BY THE OWNER. DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A HILT FREE CONDITION.

3.9 SITE WORK CONDITIONS: ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

3.10 EROSION CONTROL: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL RYE GRASS OR AN APPROVED EQUAL BEFORE INSTALLATION AT THE RECOMMENDED RATE TO STABILIZE AREA, OR OTHER EQUIVALENT EROSION CONTROL PRATICE.

3.11 FIELD ADJUSTMENTS: LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN (1 FOOT OR .3 METERS) AIRSPACE BETWEEN UNIT AND PLANT. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSOR UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIALS AROUND THE CONDENSORS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

3.12 TREE STAKING AND GUYING: SHALL BE DONE PER DETAILS IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

3.13 BURLAP, TAGS AND TWINE: ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.

3.14 PLANT SPACING: SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.

3.15 A.D.A.: THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS REQUIRE THAT A (7 FOOT OR 2.13 METER) VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIAN SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD SLIGHTLY TO MINIMIZE BRANCH OVERHANG. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN CLEAR ACCESS OF PEDESTRIAN WAYS IN ACCORDANCE WITH THE ADA REQUIREMENTS.

3.16 SLOPES: SHRUBS, GROUNDCOVERS AND PERENNIALS PLANTED ON SLOPES GREATER THAN 3:1 SHALL HAVE A NATURAL FIBER GEO-TEXTILE WOVEN MESH MATERIAL PINNED TO GROUND PER MANUFACTURER'S SPECIFICATIONS. GROUNDCOVER BEDS SHALL HAVE 2 INCHES OF GROUND LEAF COMPOST SPREAD ONTO SLOPE PRIOR TO PLACING MESH. EXCAVATE PLANT PITS THROUGH MESH.

3.17 SOIL EXCAVATION: ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.

3.18 INSPECTIONS: THE CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). THE CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND PLANT ANY MISSING PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASONS.

3.19 PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OR 1.22 METERS OF PLANT BEDS SHALL SHARE THE SAME MULCH BED.

3.20 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF (3 FEET OR .9 METERS OR 4 FEET OR 1.20 METERS) FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

4.0 PROJECT SPECIFIC:

4.1 *** SPECIFICATIONS: THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION, MD I DC I VA CURRENT EDITION, OR A PROJECT SPECIFIC SPECIFICATION MANUAL, UNLESS OTHERWISE NOTED IN THESE PLANS.

4.2 *** PREVENTATIVE MAINTENANCE PLAN: THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING A PREVENTATIVE PLAN FOR PROTECTION AGAINST ANIMAL GRAZING SUCH AS NETTING, STRING LINES OR AN APPROVED METHOD, AS PLANT MATERIAL IS INSTALLED ON A DAILY BASIS.

4.3 *** TOPSOIL: TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY (OWNER OR CONTRACTOR). THE CONTRACTOR MUST LOAD, HAUL, MIX, TEST AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES AS SPECIFIED OR REQUIRED.

4.4 *** SEASONAL COLOR SPACING & ROTATION: ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN IN THE PLANTING DETAIL IN THIS SET OF LANDSCAPE PLANS. CONTRACTOR IS TO BID ONE YEAR (4 ROTATIONS) OF SEASONAL COLOR BUT ONLY INSTALL THE FIRST ROTATION WHICH IS "IN SEASON" AT TIME THAT ADJACENT PLANTINGS ARE INSTALLED. WHEN THE CONTRATOR IS RESPONSIBLE FOR MAINTANCE OF THE SITE, THE CONTRACTOR'S BID SHALL INCLUDE THE INSTALLATION OF ALL THE ROTATIONS FOR THE YEAR.

4.5 *** BULBS: THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BULBS, KEEP SWEEPS OF SIMILAR BULBS IN SEPARATE GROUPS.

4.6 *** LAWNS: THE CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL EXISTING LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.

4.7 *** CUSTOM SOIL MIX: ALL EXISTING SOIL SHALL BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER THE CUSTOM SOIL MIX DETAIL IN THIS SET OF LANDSCAPING PLANS.

4.8 *** PROFFER PLANTS: CENTER OF DARK CIRCLES OR BOXED PLANT CODES ON PLANTING PLANS REPRESENT COUNTY PROFFERED PLANT LOCATIONS. NO SUBSTITUTIONS OR RELOCATIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY COUNTY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SHOULD THE RELOCATION OR SUBSTITUTION OF ANY PROFFERED PLANTS BE NECESSARY.

4.9 *** HANGING BASKETS: CONTRACTOR TO PROVIDE AND INSTALL HANGING BASKETS (HB ON PLANT LIST). WIRE BASKETS SHALL BE 22" TO 24" MINIMUM WIDTH GREEN HEAVY GAUGE WIRE BASKETS WITH FOUR 18" LONG GREEN VINYL COATED CHAINS ARE TO BE JOINED TOGETHER WITH ONE LARGE "S" HOOK AT TOP AND HUNG FROM AN INSTALLED #4 EYE BOLT. BASKET SHALL BE PREPARED WITH AN OUTSIDE LAYER OF SPAGNUM MOSS ROLLED INWARD ALONG THE EDGE OF THE BASKET TO FORM A LIP. A LAYER OF PLASTIC SHOULD BE INSTALLED AGAINST THE MOSS AND SOIL MIX ADDED. INCORPORATE ONE-FOURTH TEASPOON OF TERRASORB (OR APPROVED EQUIVALENT) AND ONE-FOURTH CUP OF OSMOCOTE 14-14-14 WORKED INTO TOP 4" OF SOIL. SEE PLANT LIST FOR PLANT SELECTION.

4.10 *** GUIDELINES: ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF (STATE) DEPARTMENT OF TRANSPORTATION'S GUIDELINES.

4.11 ***PLANTERS: IN FREE STANDING PLANTERS INCORPORATE INTO POTTING SOIL GRANULAR TERRASORB CRYSTALS OR APPROVED EQUAL FOR MOISTURE RETENTION PER MANUFACTURER'S SPECIFICATION. PLANTERS ARE TO BE LINED WITH MIRAFI-FILTER FABRIC OR APPROVED EQUAL AND TO HAVE HOLES IN BOTTOM. MATCHING SAUCERS ARE TO BE PROVIDED.

4.12 *** SEASONAL COLOR SOIL BERMS: ALL SEASONAL COLOR BEDS ARE TO BE BERMED WITH A SOIL MIX ON A CASE BY CASE BASIS BETWEEN .65 FEET (OR .2 METERS) - 1.2 FEET (OR .35 METERS) AS NECESSARY TO SHOWCASE ANNUALS WITHIN THE PLANT BED. NOTE: DO NOT BLOCK DRAINAGE FLOW WITH BERMING.

4.13 *** VINES: ATTACH ALL VINES AND ESPALIERED PLANTS TO TRELLIS AND FENCE WITH GALVANIZED HOOKS AND NAILS. REMOVE ALL PLANT ATTACHMENT COMPONENTS WHICH ARE SUPPLIED WITH THE PLANT.

4.14 *** SPECIMEN TREES: HIGH PROFILE TREES AT THE ENTRY TO CLUB/LEASING OR FRONT OF SIGN SHALL USE LEAST VISIBLE TREE STAKING TECHNIQUES. SEE DETAILS IN THIS SET OF LANDSCAPE PLANS.

PLANT LIST

LARGE SHADE TREES-
2 1/2" CALIPER, 14' IN HEIGHT, B&B

AUTUMN FLAME MAPLE
OCTOBER GLORY MAPLE
MARSHALL SEEDLESS ASH
TULIP POPLAR
BLOODGOOD LONDON PLANETREE
WILLOW OAK
NORTHERN RED OAK

MEDIUM SHADE TREES-
2" CALIPER, 12' IN HEIGHT, B&B

CHANTICLEER CALLERY PEAR
PRINCETON SENTRY GINKGO

ORNAMENTAL TREES-
1 1/2" CALIPER, 10' IN HEIGHT, B&B

CUMULUS SERVICEBERRY
AUTUMN BRILLIANCE SERVICEBERRY
ABLOODGOOD JAPANESE MAPLE
HERITAGE RIVER BIRCH
FOREST PANSY REDBUD
CLOUD NINE DOGWOOD
MILKY WAY DOGWOOD
CRIMSON CLOUD ENGLISH HAWTHORN
SAUCER MAGNOLIA
COLUMNAR SARGENT CHERRY
KHANZAN ORIENTAL CHERRY
YOSHINO CHERRY
OKAME CHERRY

LARGE EVERGREEN TREES-
2 1/2" CALIPER, 10' IN HEIGHT, B&B

DEODAR CEDAR
LEYLAND CYPRESS
FOSTER HOLLY
AMERICAN HOLLY
EMERALD GREEN ARBORVITAE
EASTERN RED CEDAR
NORWAY SPRUCE
SERBIAN SPRUCE
EASTERN WHITE PINE

LARGE EVERGREEN SHRUBS-
10 GAL. CONT., 42" IN HEIGHT

MANHATTAN EUONYTUS
BURFORD HOLLY
NELLIE R. STEVENS HOLLY
SCHIPKAENSIS SCHIP LAUREL
HOLLY OSMANTHUS
CAPITATA PYRAMIDAL YEW

LARGE DECIDUOUS SHRUBS-
5 GAL. CONT., 36" IN HEIGHT

KOREAN SPICE VIBURNUM
MARIESSII DOUBLEFILE VIBURNUM
EUROPEAN CRANBERRY VIBURNUM
WILLOWOOD VIBURNUM

MEDIUM EVERGREEN SHRUBS-
3 GAL. CONT., 36" IN HEIGHT

INKBERRY HOLLY
HOHARDI HOLLY
CHESAPEAKE HOLLY
BLUE PRINCE HOLLY
BLUE PRINCESS HOLLY
DELAHARE VALLEY WHITE AZALEA

MEDIUM DECIDUOUS SHRUBS-
3 GAL. CONT., 24" IN HEIGHT

EDWARD GOUCHER ABELIA
ROSY GLOW BARBERRY
SILVER BLYE HYDRANGEA

SMALL EVERGREEN SHRUBS-
2 GAL. CONT., 24" IN HEIGHT

WILLOWLEAF COTONEASTER
IVORY JADE EUONYTUS
HELLERI HOLLY
WINTER JASMINE
PARSON'S JUNIPER
SARGENT'S VIRIDIS JUNIPER
HARBOUR DWARF NANDINA
OTTO LUYKEN LAUREL
WEEPING ENGLISH YEW

SMALL DECIDUOUS SHRUBS-
2 GAL. CONT., 18" IN HEIGHT

CRIMSON PYGMY BARBERRY
RUBY SPICE SUPERSHEET
RED MEIDILAND ROSE
WHITE MEIDILAND ROSE
ANTHONY WATERER SPIRAEA
MISS KIM LILAC

GROUNDCOVER-
1 GAL. CONT., HEIGHT VARIES

CORAL BEAUTY COTONEASTER
EMERALD GAIETY WINTERCREEPER
HEDERA HELIX - ENGLISH IVY
SAN JOSE JUNIPER
MONROE #2 LILY TURF
BIG LEAF PERIWINKLE

PERENNIALS-
1 GAL. CONT., HEIGHT VARIES

AUGUST ORANGE DAYLILY
JUNGLE PRINCESS DAYLILY
PING TOY DAYLILY
WILSON'S YELLOW DAYLILY
PERSONAL APPEARANCE DAYLILY
WHITE VARIEGATED HOSTA
ROYAL STANDARD HOSTA
BECKY SHASTA DAISY
MORNING LIGHT GRASS
MAIDEN GRASS
SILVER BANNER GRASS
FOUNTAIN GRASS
BLACK-EYED SUSAN
SNOWY STONECROP
KINGSBLOOD TULIP
PARADE TULIP

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PLANTING NOTES AND SCHEDULE

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

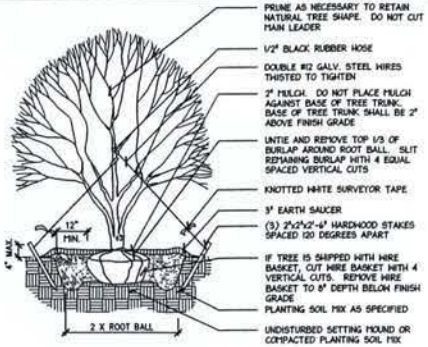
DISTRICT OF COLUMBIA
ANTHONY C. MORSE
No. 9525
REGISTERED
PROFESSIONAL ENGINEER

PLAN STATUS

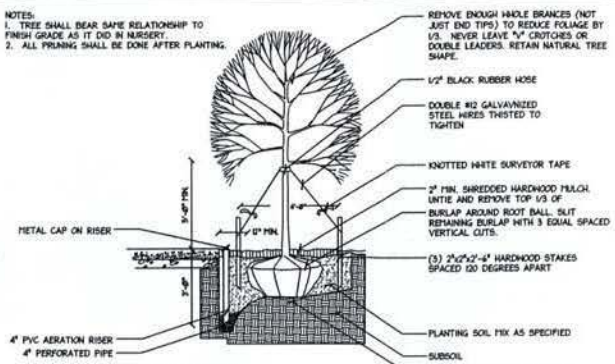
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DATE:	APRIL 9, 2004	
FILE No.		
SHEET	21 OF 22	

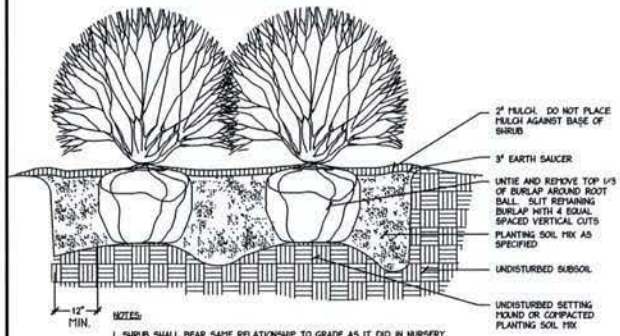
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1/21 SECTION — MULTI-SETM TREE DETAIL — 08-002A — NTS



4/21 SECTION — DECIDUOUS TREE — 08-003A — NTS



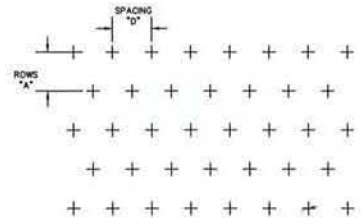
2/21 PLEASE ENTER THE VIEW — SHRUB DETAIL — 08-001A — NTS

PLANT SPACING CHART

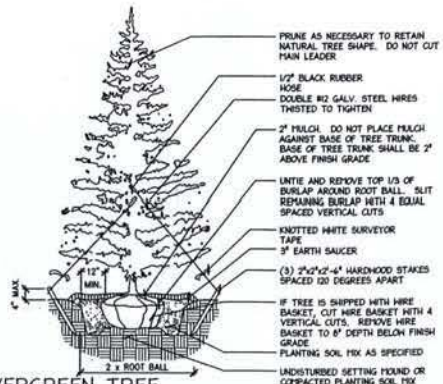
SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

GROUNDCOVERS PROPOSED:
-HEDERA HELIX 'BALTICA'- BALTIC ENGLISH IVY (EVERGREEN GROUNDCOVER TYPE "A") PLANTED 12" O.C. 1,522 PLANTS REQ.

-EUONYMUS FORTUNEI VAR. 'COLORATUS' PURPLELEAF WINTERCREEPER (EVERGREEN GROUNDCOVER TYPE "B") PLANTED 12" O.C. 1,611 PLANTS REQ.



5/21 GROUNDCOVER SPACING — 08-005A — NTS



3/21 SECTION — EVERGREEN TREE — 08-004A — NTS

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LANDSCAPE DETAILS

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DISTRICT OF COLUMBIA REGISTERED PROFESSIONAL ENGINEER — ANTHONY C. MORSE No. 9025

PLAN STATUS

DATE	DESCRIPTION

GCL DESIGN	GCL DRAWN	ACM CHKD

SCALE H: AS NOTED V:

JOB No. 2560-01-001

DATE : APRIL 9, 2004

FILE No. .

SHEET 22 OF 22

Cad file name: I:\2560-01-001 - Emerson Street\2560-01-001 Engineering\PUD plans\2560-01-001-PUD-L1-DETAILS.dwg



FRONT ELEVATIONS
1/4":1'-0"

SHEET A1

ROCKY GORGE HOMES

TYPICAL 4 UNIT BUILDING

EMERSON PARK

04.02.2004

DESIGN CONCEPTS ARCHITECTS
A PROFESSIONAL CORPORATION



FRONT ELEVATIONS

1/4":1'-0"

SHEET A2

ROCKY GORGE HOMES

TYPICAL 5 UNIT BUILDING

EMERSON PARK

04.02.2004

DESIGN CONCEPTS ARCHITECTS

A PROFESSIONAL CORPORATION



FRONT ELEVATIONS (20' & 18')

SHEET A3

ROCKY GORGE HOMES

7 UNIT BUILDING

EMERSON PARK

04.02.2004

DESIGN CONCEPTS ARCHITECTS



FRONT ELEVATIONS

1/4":1'-0"

SHEET A4

ROCKY GORGE HOMES

TYPICAL 5 UNIT BUILDING

EMERSON PARK

04.02.2004

DESIGN CONCEPTS ARCHITECTS

A PROFESSIONAL CORPORATION



FRONT ELEVATIONS (ALL 20')
3/16":1'-0"

SHEET A5

ROCKY GORGE HOMES

7 UNIT BUILDING

EMERSON PARK

04.02.2004

DESIGN CONCEPTS ARCHITECTS
A PROFESSIONAL CORPORATION



FRONT ELEVATIONS (ALL 20')
3/16":1'-0"

SHEET A6

ROCKY GORGE HOMES

8 UNIT BUILDING

EMERSON PARK

04.02.2004

DESIGN CONCEPTS ARCHITECTS
A PROFESSIONAL CORPORATION



REAR ELEVATIONS (20'&18")
1/4":1'-0"

SHEET A7

ROCKY GORGE HOMES

5 UNIT BUILDING

EMERSON PARK

04.02.2004

DESIGN CONCEPTS ARCHITECTS
A PROFESSIONAL CORPORATION



REAR ELEVATIONS (ALL 20')

1/4":1'-0"

SHEET A8

ROCKY GORGE HOMES

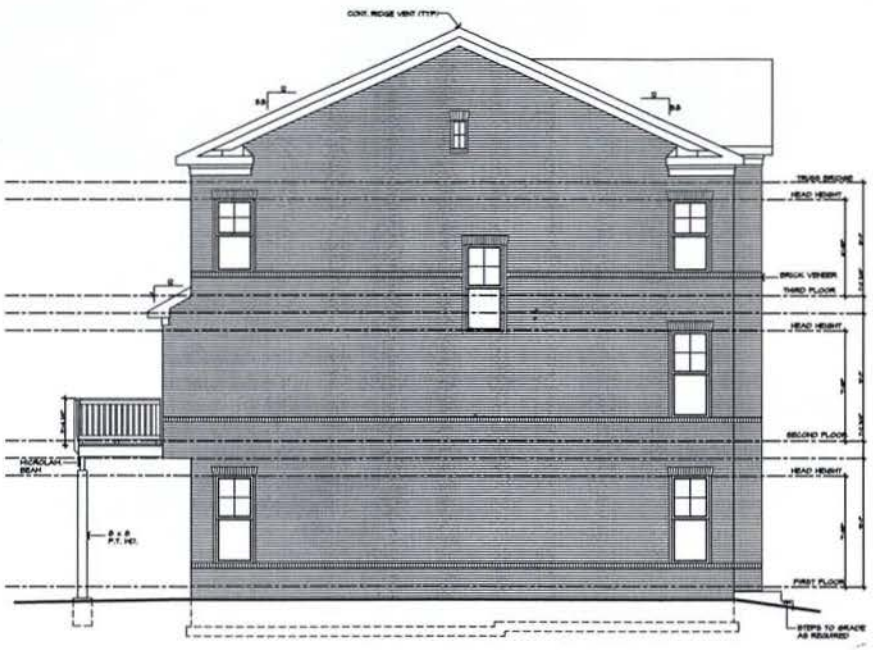
5 UNIT BUILDING

EMERSON PARK

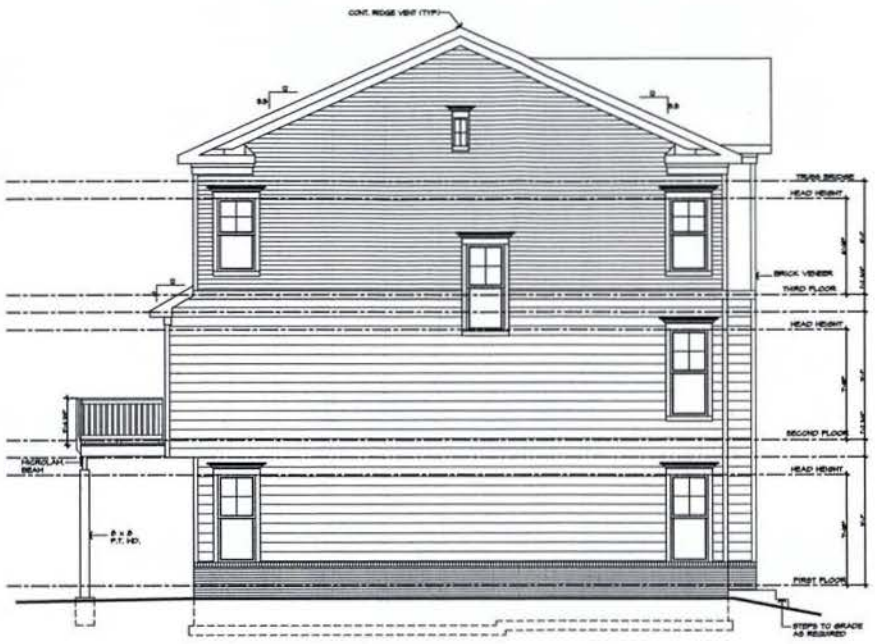
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DESIGN CONCEPTS ARCHITECTS

A PROFESSIONAL CORPORATION



BRICK SIDING



VINYL SIDING

SIDE ELEVATIONS
1/4":1'-0"

SHEET A9

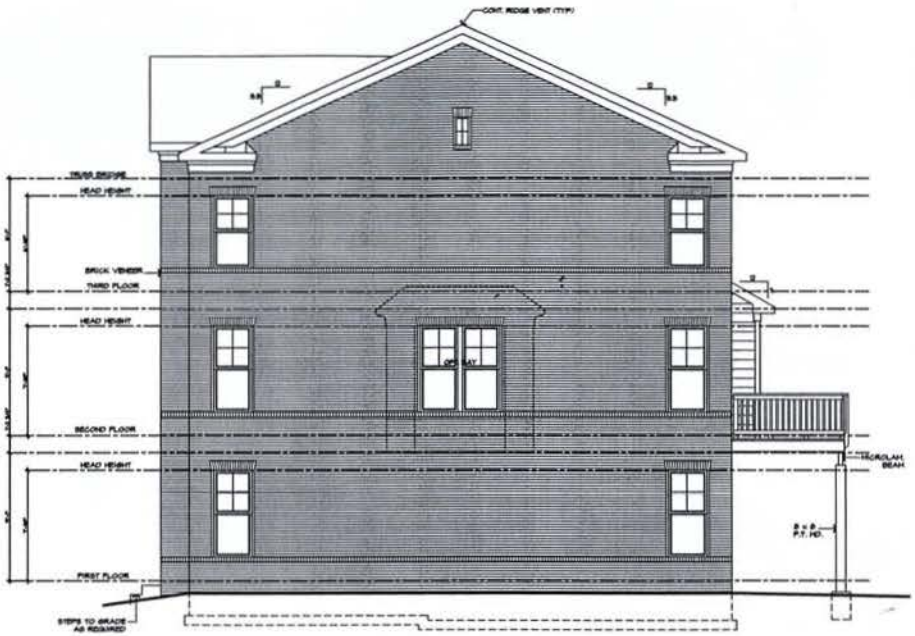
ROCKY GORGE HOMES

20' UNIT
ENTRY-SIDE

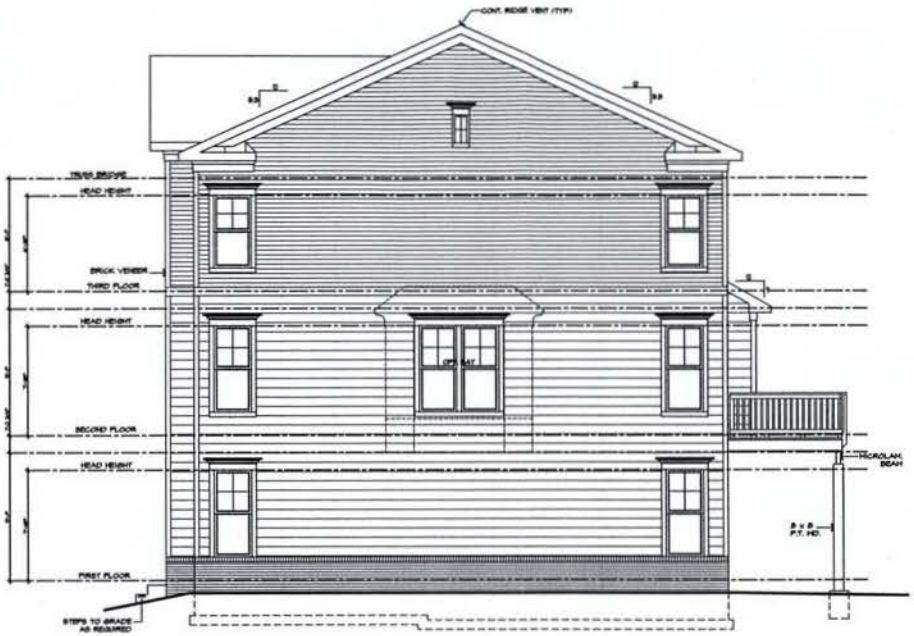
EMERSON PARK

04.02.2004

DESIGN CONCEPTS ARCHITECTS
A PROFESSIONAL CORPORATION



BRICK SIDING



VINYL SIDING

SIDE ELEVATIONS
1/4":1'-0"

SHEET A10

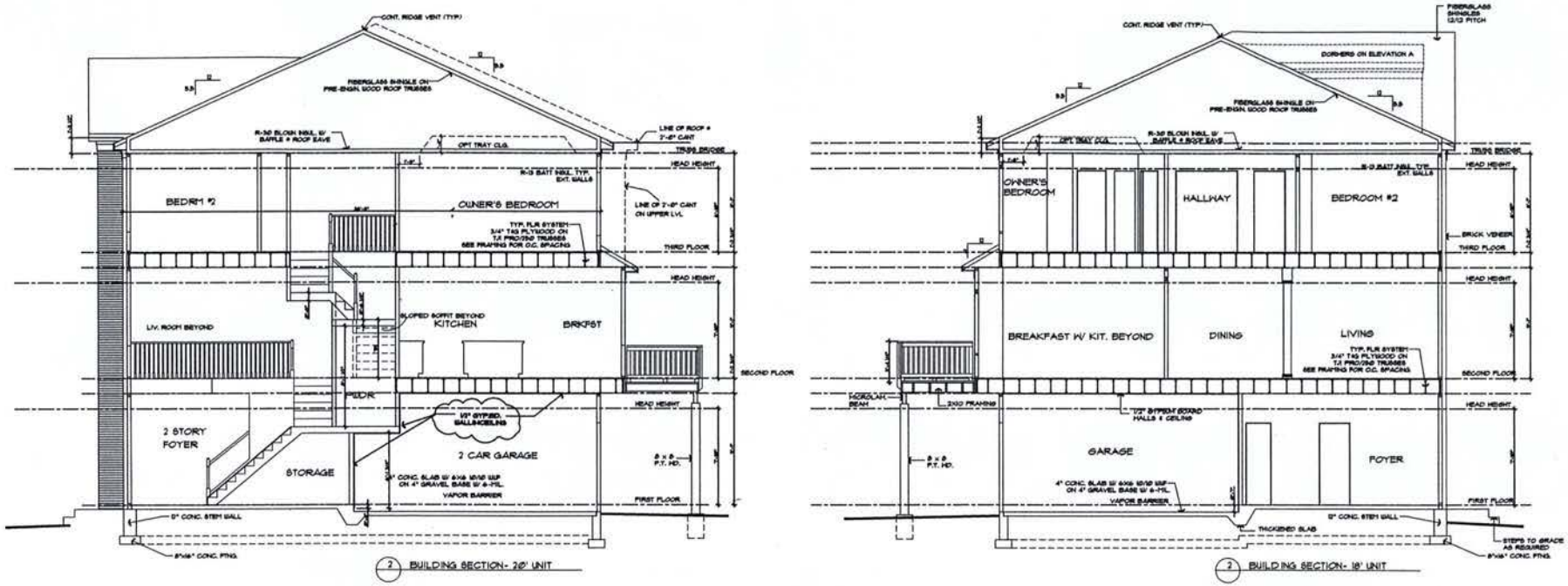
ROCKY GORGE HOMES

20' UNIT
BUMP-SIDE

EMERSON PARK

04.02.2004

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BUILDING SECTIONS

1/4":1'-0"

SHEET A11

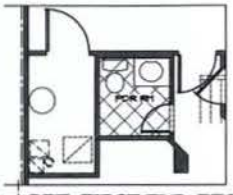
ROCKY GORGE HOMES

EMERSON PARK

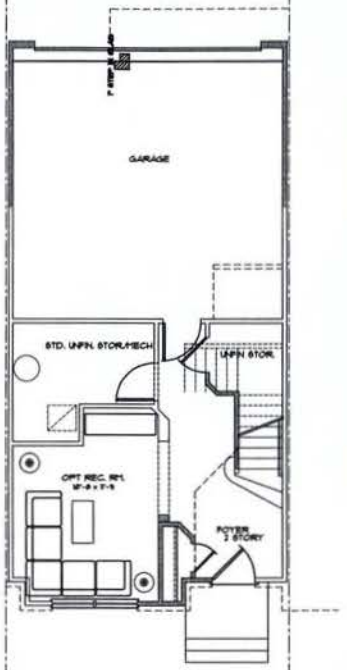
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DESIGN CONCEPTS ARCHITECTS

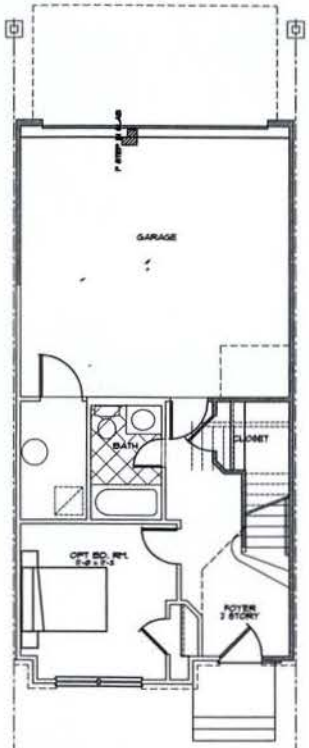
A PROFESSIONAL CORPORATION



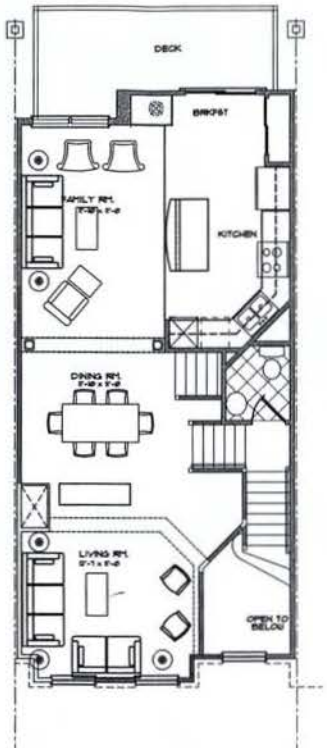
OPT. FIRST FLR. PDR ROOM



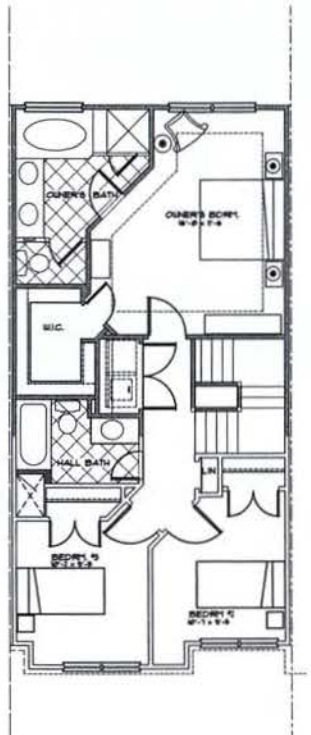
FIRST FLOOR
384 SQ FT



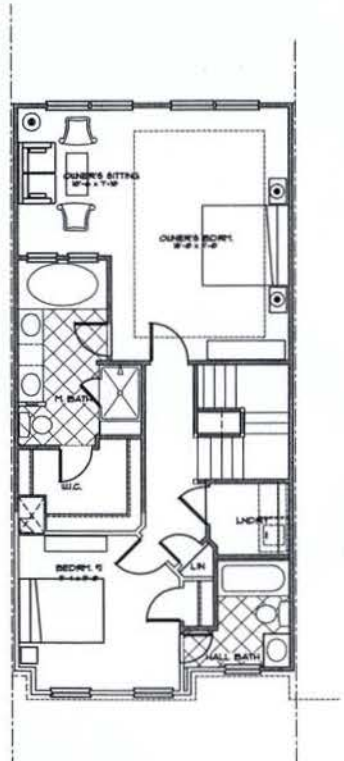
FIRST FLOOR
W/ OPT BEDROOM AND BATH
387 SQ FT



SECOND FLOOR
727 SQ FT



THIRD FLOOR
717 SQ FT.



ALT.THIRD FLOOR
755 SQ FT.

FLOOR PLANS

1/4"=1'-0"

SHEET A12

ROCKY GORGE HOMES

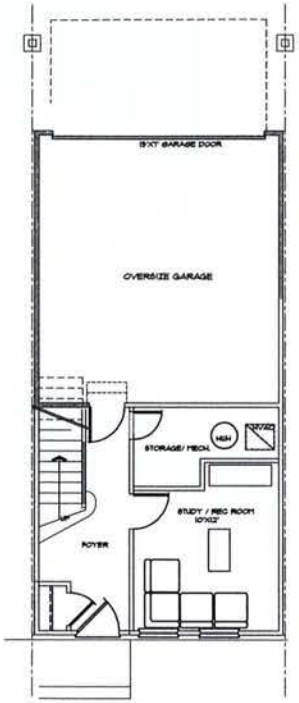
20 X 40' UNIT

EMERSON PARK

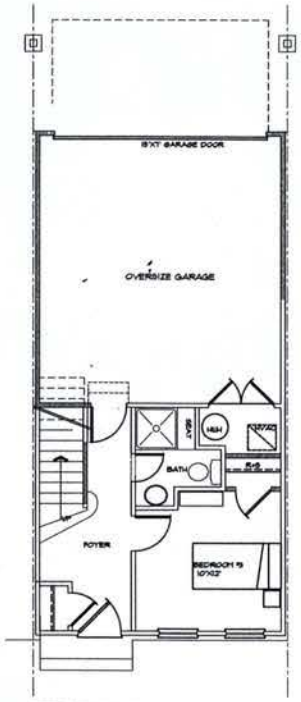
04.02.2004

FLOOR PLANS ARE PRELIMINARY AND SCHEMATIC. FINAL PLANS MAY VARY DUE TO DEVELOPMENT AND INCORPORATION OF OPTIONAL CONDITIONS

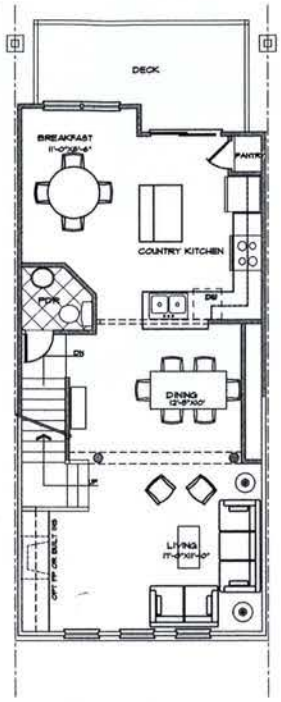
DESIGN CONCEPTS ARCHITECTS



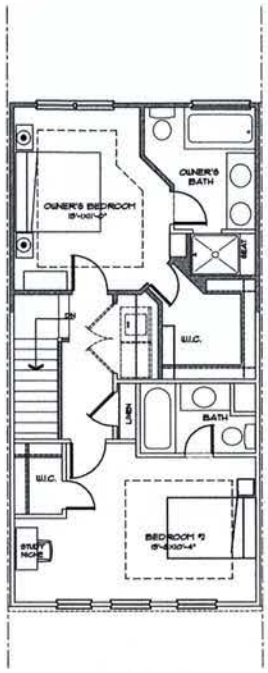
FIRST FLOOR WITH STUDY
292 SQ FT



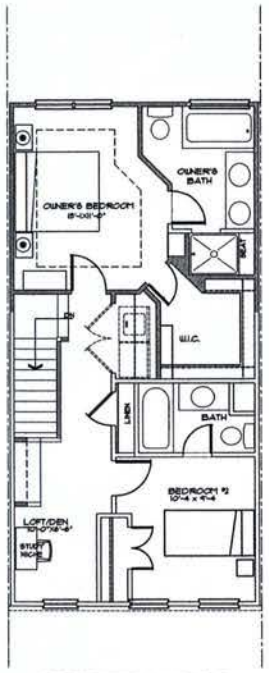
FIRST FLOOR
WITH OPT.BEDROOM AND BATH
292 SQ FT



SECOND FLOOR
653 SQ FT



THIRD FLOOR
597 SQ FT.



ALT.THIRD FLOOR
WITH OPT. LOFT/DEN

FLOOR PLANS

FLOOR PLANS ARE PRELIMINARY AND SCHEMATIC. FINAL PLANS MAY VARY DUE TO DEVELOPMENT AND INCORPORATION OF OPTIONAL CONDITIONS

1/4"=1'-0"

SHEET A13

ROCKY GORGE HOMES

18' X 36' UNIT

EMERSON PARK

04.02.2004

DESIGN CONCEPTS ARCHITECTS
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