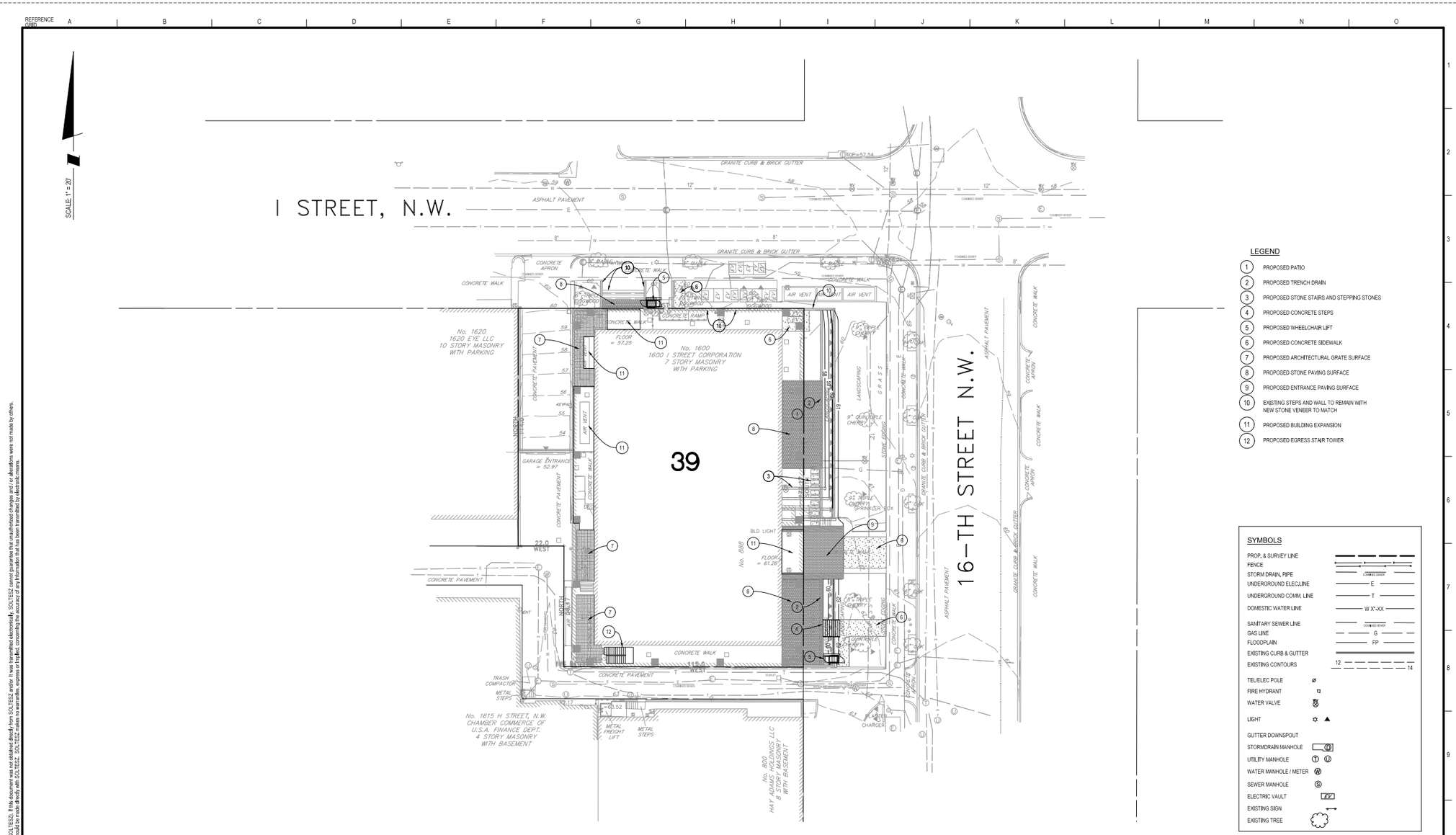
SITE AND GRADING PLAN



LEGEND

1. PROPOSED PATIO
2. PROPOSED TRENCH DRAIN
3. PROPOSED STONE STAIRS AND STEPPING STONES
4. PROPOSED CONCRETE STEPS
5. PROPOSED WHEELCHAIR LIFT
6. PROPOSED CONCRETE SIDEWALK
7. PROPOSED ARCHITECTURAL GRATE SURFACE
8. PROPOSED STONE PAVING SURFACE
9. PROPOSED ENTRANCE PAVING SURFACE
10. EXISTING STEPS AND WALL TO REMAIN WITH NEW STONE VENEER TO MATCH
11. PROPOSED BUILDING EXPANSION
12. PROPOSED EGRESS STAIR TOWER

SYMBOLS

- PROP. & SURVEY LINE
- FENCE
- STORM DRAIN, PIPE
- UNDERGROUND ELEC.LINE
- UNDERGROUND COMM. LINE
- DOMESTIC WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- FLOODPLAIN
- EXISTING CURB & GUTTER
- EXISTING CONTOURS
- TEL/ELEC POLE
- FIRE HYDRANT
- WATER VALVE
- LIGHT
- GUTTER DOWNSPOUT
- STORMDRAIN MANHOLE
- UTILITY MANHOLE
- WATER MANHOLE / METER
- SEWER MANHOLE
- ELECTRIC VAULT
- EXISTING SIGN
- EXISTING TREE

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www.solteszco.com
Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE

DATE: JULY 2015 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: CWW | TECHNICIAN: CWW | CHECKED: AP

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.

OWNER/DEVELOPER/APPLICANT

1600 I STREET CORPORATION
BUILDING 6
15301 VENTURA BOULAVARD
SHERMAN OAKS CA. 91403-6885

MAP 9 GRID K 13
TAX MAP | ZONING CATEGORY:
WSSC 200' SHEET
SITE DATUM
HORIZONTAL: ASSUMED
VERTICAL: DC WATER

SITE AND GRADING PLAN

NO. 1600 I STREET, N.W.
LOT 39
SQUARE 186
Subdivision Book 152 page 116
WASHINGTON
DISTRICT OF COLUMBIA

GRAPHIC SCALE 1" = 20'
SHEET 3 OF 4
PROJECT NO. 3561-00-00

Q:\3561\0000\ENGINEER\SHEETS\03 SITE PLAN.sht Scale= 20.0000 ft / in. User= mmiller PLTdrv= PDF_Grey_300.pltcfg PenTbl= TEXT_SUB.tbl 7/24/2015 2:25:09 PM

Board of Zoning Adjustment
District of Columbia
CASE NO.19122
EXHIBIT NO.27D12

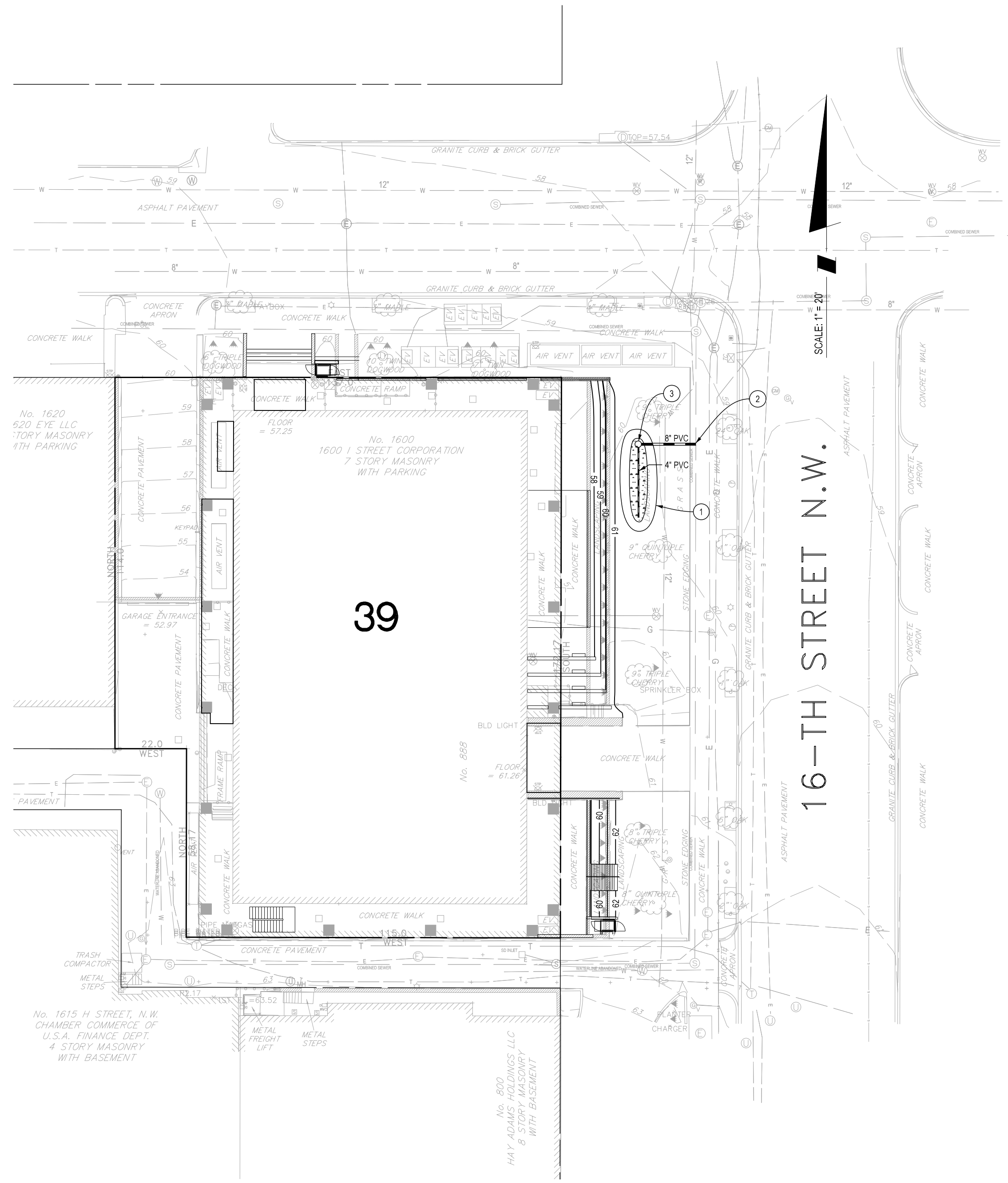
STORMWATER MANAGEMENT PLAN

Table 3.22 Bioretention Material Specifications

Material	Specification	Notes
Filter Media	▪ See Table 3.20	Minimum depth of 24 inches (18 inches for small-scale practices) To account for settling/compaction, it is recommended that 110% of the plan volume be utilized.
Mulch Layer	Use aged, shredded hardwood bark mulch	Lay a 2 to 3-inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, coir and jute matting, or turf cover.	Lay a 2 to 3-inch layer of to suppress weed growth.
Top Soil For Turf Cover	Loamy sand or sandy loam texture, with less than 5% clay content, pH corrected to between 6 and 7, and an organic matter content of at least 2%.	3-inch tilled into surface layer.
Geotextile or Choking Layer	An appropriate geotextile fabric that complies with AASHTO M-288 Class 2, latest edition, requirements and has a permeability of at least an order of magnitude higher (10x) than the soil subgrade permeability must be used	Can use in place of the choking layer where the depth of the practice is limited. Geotextile fabric may be used on the sides of bioretention areas, as well.
	Lay a 2 to 4 inch layer of choker stone (e.g., typically No.8 or No.89 washed gravel) over the underdrain stone.	
Underdrain stone	1-inch diameter stone must be double-washed and clean and free of all fines (e.g., ASTM D448 No. 57 or smaller stone).	At least 2 inches above and below the underdrain.
Storage Layer (optional)	To increase storage for larger storm events, chambers, perforated pipe, stone, or other acceptable material can be incorporated below the filter media layer	
Impermeable Liner (optional)	Where appropriate, use a thirty mil (minimum) PVC Geomembrane liner	
Underdrains, Cleanouts, and Observation Wells	Use 4- or 6-inch rigid schedule 40 PVC pipe, or equivalent corrugated HDPE for small bioretention BMPs, with 3/8-inch perforations at 6 inches on center. Multiple underdrains are necessary for bioretention areas wider than 40 feet, and each underdrain must be located no more than 20 feet from the next pipe or the edge of the bioretention.	Lay the perforated pipe under the length of the bioretention cell, and install non-perforated pipe as needed to connect with the storm drain system or to daylight in a stabilized conveyance. Install T's and Y's as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface.

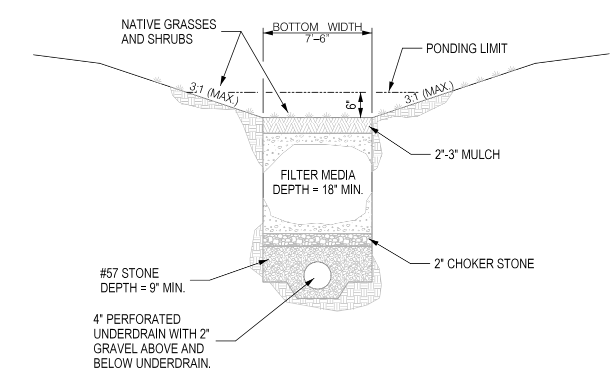
Table 3.25 Typical Maintenance Tasks for Bioretention Practices

Frequency	Maintenance Tasks
Upon establishment	▪ For the first 6 months following construction, the practice and CDA should be inspected at least twice after storm events that exceed 1/2 inch of rainfall. Conduct any needed repairs or stabilization. ▪ Inspectors should look for bare or eroding areas in the contributing drainage area or around the bioretention area, and make sure they are immediately stabilized with grass cover. ▪ One-time, spot fertilization may be needed for initial plantings. ▪ Watering is needed once a week during the first 2 months, and then as needed during first growing season (April-October), depending on rainfall. ▪ Remove and replace dead plants. Up to 10% of the plant stock may die off in the first year, so construction contracts should include a care and replacement warranty to ensure that vegetation is properly established and survives during the first growing season following construction.
At least 4 times per year	▪ Mow grass filter strips and bioretention with turf cover ▪ Check curb cuts and inlets for accumulated grit, leaves, and debris that may block inflow
Twice during growing season	▪ Spot weed, remove trash, and rake the mulch
Annually	▪ Conduct a maintenance inspection ▪ Supplement mulch in devoid areas to maintain a 3 inch layer ▪ Prune trees and shrubs ▪ Remove sediment in pretreatment cells and inflow points
Once every 2–3 years	▪ Remove sediment in pretreatment cells and inflow points ▪ Remove and replace the mulch layer
As needed	▪ Add reinforcement planting to maintain desired vegetation density ▪ Remove invasive plants using recommended control methods ▪ Remove any dead or diseased plants ▪ Stabilize the contributing drainage area to prevent erosion



LEGEND

1. PROPOSED BIO-RETENTION POND, SEE DETAIL THIS SHEET
2. CONNECT TO EXISTING COMBINED SANITARY SYSTEM
3. PROPOSED OVERFLOW STRUCTURE



TYPICAL BIO-RETENTION SECTION

SYMBOLS

- PROP. & SURVEY LINE
- FENCE
- STORM DRAIN, PIPE
- UNDERGROUND ELEC.LINE
- UNDERGROUND COMM. LINE
- DOMESTIC WATER LINE
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NO.	REVISIONS	BY	DATE

DATE: JULY 2015 | CAD STANDARDS VERSION: V8 - 2000
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MAP 9 GRID K 13
TAX MAP | ZONING CATEGORY:
WSSC 200' SHEET
SITE DATUM
HORIZONTAL: ASSUMED
VERTICAL: DC WATER

STORMWATER MANAGEMENT PLAN

NO. 1600 I STREET, N.W.
LOT 39
SQUARE 186
Subdivision Book 152 page 116
WASHINGTON
DISTRICT OF COLUMBIA

ONE INCH
1" = 20'
SHEET 4 OF 4
PROJECT NO. 3561-00-00

Q:\35610000\ENGINEER\SHEETS\04 SWM PLAN.sht Scale= 20.0000 ft / in. User= mmiller PLTdrv= PDF_Grey_300.pltcfg Pentbl= TEXT_SUB.tbl 7/24/2015 2:09:35 PM

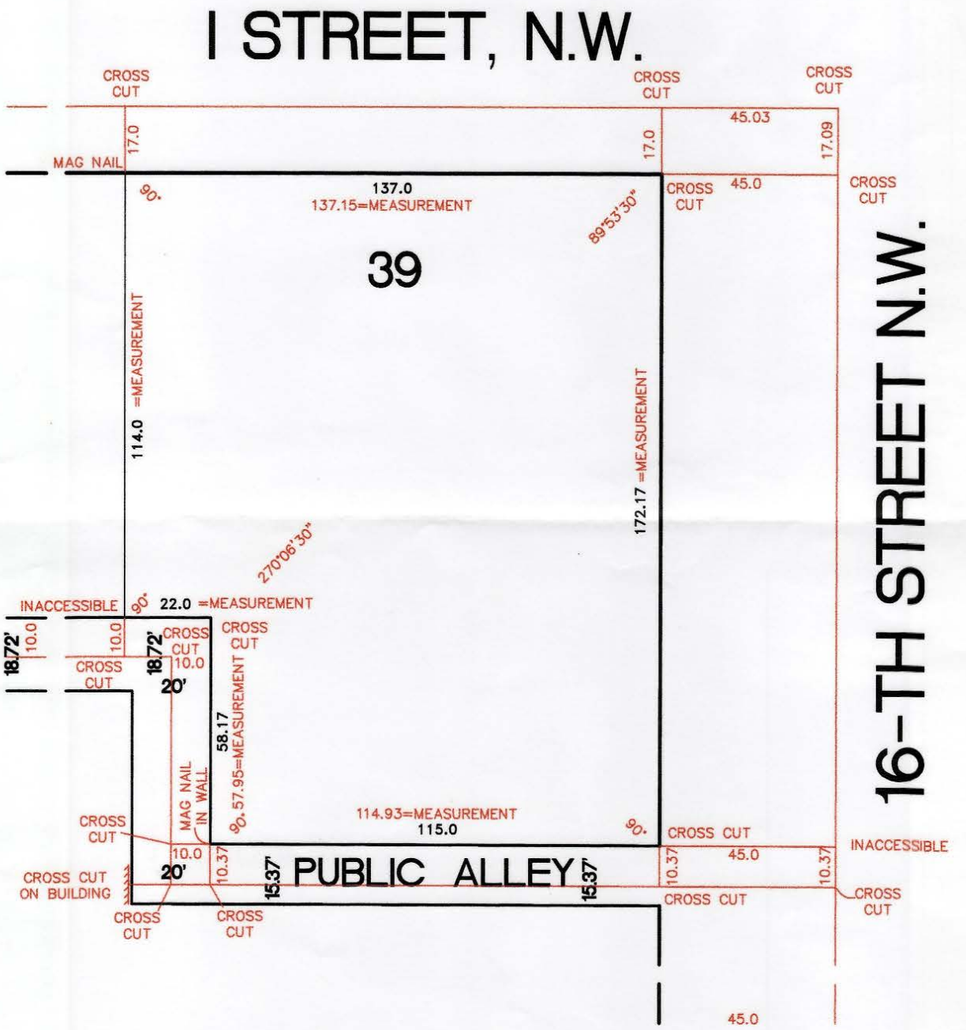
Survey Book No. 1003 Page No. 161

DISTRICT OF COLUMBIA GOVERNMENT
Office of the Surveyor

Plat of SURVEY OF LOT 39 TO MARK, SHOW ACTUAL ANGLES AND MEASUEMENTS.
SQUARE 186

Scale: 1 inch = 30 feet

S.O. Receipt No. SR15-SO-05161



OFFICE OF THE SURVEYOR, D.C.

This plat is accepted for recordation in accordance with Chapter 28 of Title 10 DCMR.

S.O. SEAL

June 8, 2015
Date

Surveyor, D.C.

RLS SEAL

Recorded at 10:00AM on JUNE 8, 2015

Recorded in Survey Book 1003, Page 161

REGISTERED LAND SURVEYOR'S CERTIFICATION

I certify that the survey shown hereon was made by me or under my direction in accordance with Chapter 28 of Title 10 DCMR.

6-1-15
Date

Daniel T. Caywood
D.C. Registration Number: 96-6

MADDOX | Engineers Surveyors
3204 Tower Oaks Blvd., Suite 200-A, Rockville, MD 20852
(301) 762-9001 www.maddoxinc.com

Party Chief: J.J. SLAMA Date: 05/18/15
RLS Job No. 15030

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

PLAT

Washington, D.C., July 16, 2015

Plat for Building Permit of SQUARE 186 LOT 39

Scale: 1 inch = 30 feet Recorded in Book 152 Page 116

Receipt No. 15-06287

Furnished to: ANKUR PATEL

Surveyor, D.C.

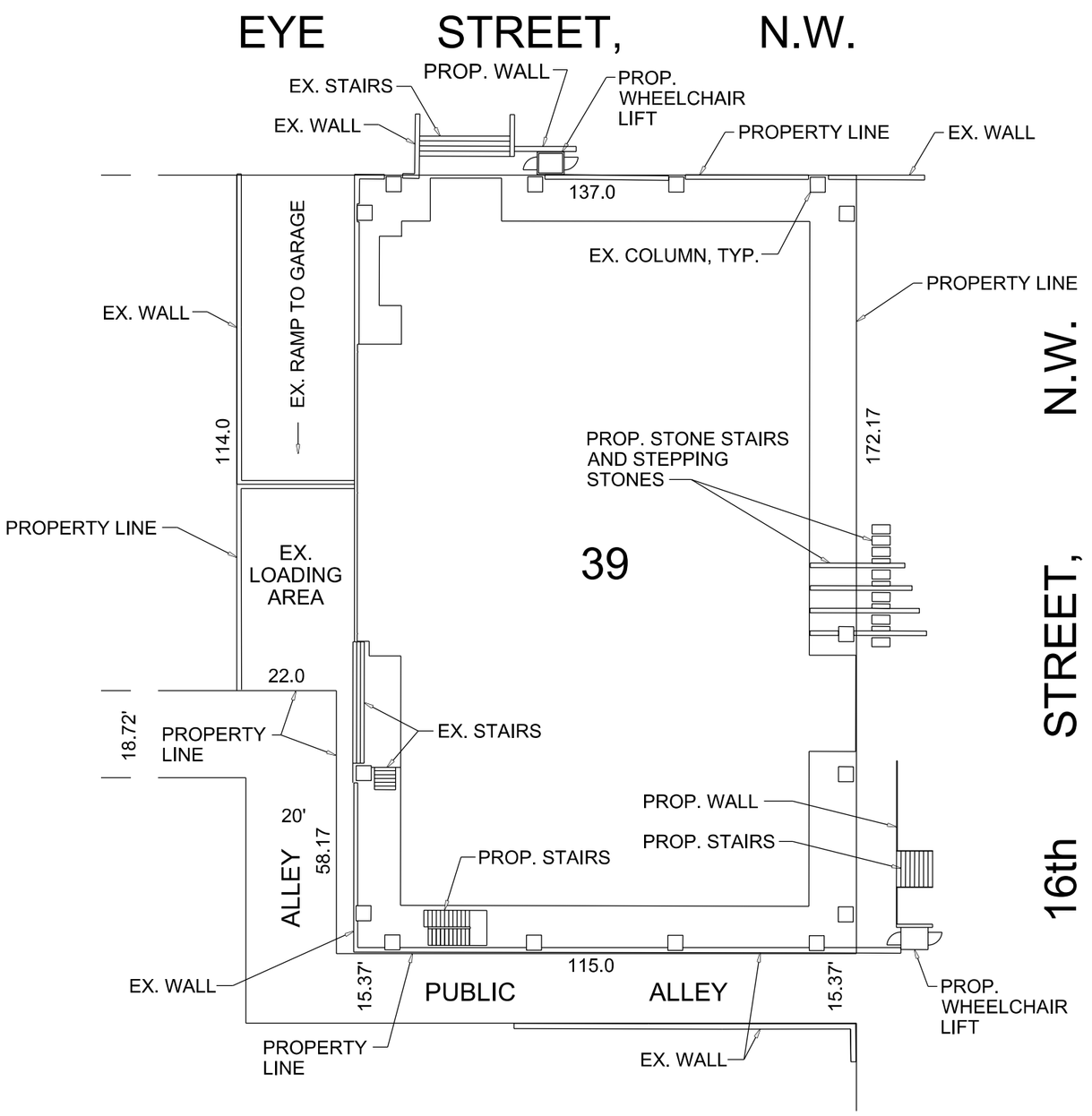
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn , and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers,employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims,damages,liabilities,and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



Gensler

SR-15-06287(2015)
* E-MAIL