MARY VIRGINIA MERRICK RECREATION CENTER

WASHINGTON, DC

SPECIAL EXCEPTION PLAT

LEGEND		
ITEM	NEW	EXISTING
PROPERTY LINE		
SPOT ELEVATIONS	+350.00	814.4
CONTOURS	34	34
BUILDING(S)		
BITUMINOUS PAVING		
CONCRETE PAVING & WALKS		
CONCRETE CURB & GUTTER		
CONCRETE HEADER CURB		
BITUMINOUS CURB		
SANITARY SEWER (MANHOLE)		
STORM SEWER (STRUCTURE)		
OVERHEAD POWER LINE (POLE)	OP	OP
OVERHEAD TELEPHONE LINE (POLE)	OT	OT
POLE GUY WIRE (ANCHOR)		
UNDERGROUND POWER LINE	UP	UP
UNDERGROUND TELEPHONE LINE	UT	UT
SITE LIGHT/FLOOD LIGHT		
WATER MAIN		
FIRE HYDRANT (VALVE)		
GAS MAIN		
UNDERGROUND OIL/FUEL STORAGE TANK		
STEPS		
TREES/SHRUBS		
WOODED AREA		
FENCE		
SOIL BORING		
CBR TEST PIT		
UTILITY TEST PIT		
SIAMESE CONNECTION		
PROPERTY CORNER		
TRAVERSE STATION		
CONCRETE MONUMENT		

ABBREVIATION LIST

APPROX	APPROXIMATE
BLDG	BUILDING
BIT	BITUMINOUS
BS =	BOTTOM OF STRUCTURE
CG	CURB & GUTTER
CI	CURB INLET
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC	CONCRETE
CW	CONCRETE WALK
DW	DOMESTIC WATER
E	EAST
Ex	EXISTING
FF=	FINISHED FLOOR
FH	FIRE HYDRANT
G	NATURAL GAS
GM	GAS METER
GRD	GROUND
GV	GAS VALVE
GW	GUY WIRE
HP	HIGH POINT
HS	HEAD STONES
INV=	INVERT
IP	INLET PROTECTION
LAT	LATERAL
LOC	LOCATION
MEG	MEET EXISTING GRADE
MH	MANHOLE
MIN	MINIMUM
N	NORTH
OPT&C	OVERHEAD POWER TELEPHONE & CABLE
P	POLE
PEPCO	POTOMAC ELECTRICAL POWER COMPANY
PP	POWER POLE
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
RL	REMOVAL LIMITS
R/R	REMOVAL/REPLACEMENT
S	SOUTH
SAN	SANITARY
SCE	STABILIZED CONSTRUCTION ENTRANCE
SEW	SEWER
SF	SQUARE FOOT/FEET
SL	STREET LIGHT
SMH	SANITARY MANHOLE
SS	SANITARY SEWER
STM	STORM
TP	TREE PROTECTION FENCE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
TYP	TYPICAL
UP	UNDERGROUND POWER
UT	UNDERGROUND TELEPHONE
W	WATER
W	WEST
W/	WITH
WDF	WOODEN FENCE
WV	WATER VALVE

SE GENERAL NOTES

SITE LOCATION: SQUARE 6242, LOT 834

SITE ADDRESS: ST THOMAS MOORE
4275 4TH ST SE
WASHINGTON DC 20032

SITE AREA: 283,027 SF OR 6.497 AC

DISTURBED AREA: 74,095 SF OR 1.70 AC

ZONE: R-5A
EXISTING USE: CHURCH
PROPOSED USE: GYMNASIUM/RECREATION ADDITION

ENGINEER: CAD-CON CONSULTING INC.
10706 VANDOR LANE
MANASSAS, VIRGINIA 20109
CONTACT PERSON: ROBERT C. MERENESS
PHONE: 703 392-5141, x117
FAX: 703 392-0507

BENCH MARK: DC DATUM: INVERT OF EX. SAN MH "A"
ELEVATION 40.08

EXISTING BUILDING SQUARE FOOTAGE: 54,650 SF (ALL EXISTING BUILDINGS)

PROPOSED BUILDING SQUARE FOOTAGE: 23,041 SF

LOT COVERAGE: PERMITTED: 60% (283,027 x 0.60 = 169,816 SF)
EXISTING: 27,325 / 283,027 = 10%
PROPOSED: 50,366 / 283,027 = 18%

FAR: PERMITTED: 0.9
EXISTING: 54,650 / 283,027 = 0.19
PROPOSED: 77,691 / 283,027 = 0.27

SET BACKS REQUIRED:
FRONT: 15 FEET (BY PLAT)
REAR: 20 FEET
SIDE: 8 FEET (BY INTERPRETATION)

PROVIDED:
FRONT: SEE SE PLAT
SIDE: SEE SE PLAT
REAR: SEE SE PLAT

BUILDING HEIGHT:
PERMITTED: 40 FEET
EXISTING: 30 FEET
PROVIDED: 29.42 FEET

PARKING REQUIRED:
SANCTUARY: 1 SPACE / 10 SEATS
EXISTING 500 SEATS: 500 / 10 = 50 SPACES
GYM ADDITION: 1 SPACE / 2,000 SF
23,041 / 2,000 SF = 12 SPACES
TOTAL PARKING REQUIRED = 62 SPACES

PARKING PROVIDED:
EXISTING SPACES: = 80 SPACES
PROPOSED:
REGULAR SPACES: (9' X 19') = 38 SPACES
COMPACT SPACES: (8' X 16') = 27 SPACES
HANDICAP SPACES: = 2 SPACES
SUBTOTAL = 67 SPACES
TOTAL PARKING (EX + PROP) = 147 SPACES

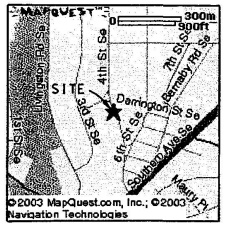
INTERIOR PARKING LOT LANDSCAPING:
REQUIRED: 5 PERCENT
PARKING AREA: 18,021 SF X 0.05 = 901 SF
PROVIDED: 2,092 SF OR 12%

1. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE BEEN TAKEN FROM FIELD SURVEY, FIELD OBSERVATIONS, OWNER'S RECORDS, AND DISTRICT OF COLUMBIA RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES BY TEST PITS PRIOR TO CONSTRUCTION AND NOTIFY "MISS UTILITY" AT 1-800 257-7777 48 HOURS PRIOR TO START OF CONSTRUCTION.

2. THE WORK INCLUDED ON THIS PLAN IS DEMOLITION OF EXISTING CONCRETE ENTRANCES DRIVES, EXISTING CONCRETE CURB AND GUTTER, CONSTRUCTION OF A NEW RECREATION BUILDING ADDITION, NEW CURBING, NEW BITUMINOUS CONCRETE PAVEMENT & PARKING STRIPING, NEW DUMPSTER PAD AND FENCE ENCLOSURE, NEW PARKING LOT LANDSCAPING, NEW SITE LIGHTS AND NEW STORMWATER MANAGEMENT (STORMCEPTOR STRUCTURES). NEW STORM SEWER CONSTRUCTION AND CONNECTINS INTO TO EXISTING STORM SEWER SYSTEM IN 4TH STREET, NEW COMBINATION DOMESTIC & FIRE PROTECTION WATER, NEW FIRE HYDRANT, NEW SANITARY SEWER LATERAL CONNECTION INTO EXISTING SANITARY SEWER SYSTEM IN 4TH STREET AND STABILIZATION OF ALL DISTURBED AREAS.

3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE INDICATED.

4. ALL EXISTING SITE IMPROVEMENTS SHALL REMAIN UNLESS OTHERWISE INDICATED.



VICINITY MAP
SCALE: 1" = 900'

SHEET INDEX

C-1 COVER SHEET
C-2 SPECIAL EXCEPTION PLAT

BZA
Case No. 17215
Exhibit No. 3

CAD-CON CONSULTING INCORPORATED
STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL ENGINEERS
10706 VANDOR LANE
MANASSAS, VIRGINIA 20109
703-392-5141

Client
MARY VIRGINIA MERRICK RECREATION CENTER
WHALEN CONSTRUCTION COMPANY, INC.
SUITE 200
1010 ROCKVILLE PIKE
ROCKVILLE, MD 20852

Issues/Revisions

No.	Date	Remarks
	07-12-04	SUBMIT BZA

Drawn: PMY
Checked: RCM
Approved: RCM
Date: 07-07-04
Job No.: 393.0011

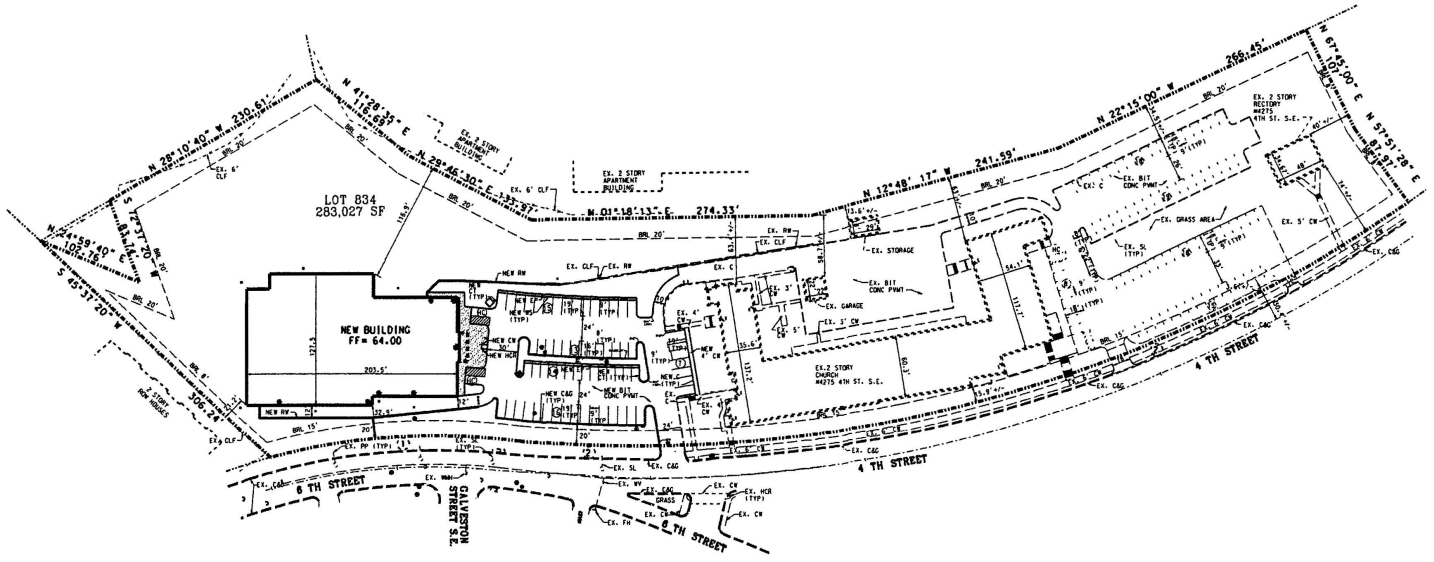
DISTRICT OF COLUMBIA REGISTERED PROFESSIONAL ENGINEER

Project
MARY VIRGINIA MERRICK RECREATION CENTER
SQUARE 6242 LOT 834
4275 4TH ST. SE
WASHINGTON, DC. 20032

Sheet Title
COVER SHEET

Sheet C-1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17215
EXHIBIT NO. 3



CURVE DATA TABLE						
NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	C. BEARING
1	603.65'	23°03'40"	123.14'	242.96'	241.30'	S01°33'38"E
2	1312.21'	39°55'32"	476.64'	914.39'	896.00'	N12°43'52"W

NORTH

50 0 50 100 150

1" = 50'-0"

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SPECIAL EXCEPTION PLAT

Sheet Number: C-2