













NOTE: STOREFRONT RETAIL SIGNAGE DESIGNS ARE ILLUSTRATIVE AND WILL VARY BASED ON ACTUAL RETAIL DESIGNS. UTILITY POLES AND LINES NOT SHOWN FOR GRAPHIC PURPOSES



NOTE: STOREFRONT RETAIL SIGNAGE DESIGNS ARE ILLUSTRATIVE AND WILL VARY BASED ON ACTUAL RETAIL DESIGNS. UTILITY POLES AND LINES NOT SHOWN FOR GRAPHIC PURPOSES. ROOF TOP MECHANICAL EQUIPMENT NOT SHOWN IN PERSPECTIVES; SEE ROOF PLAN FOR EQUIPMENT.



NOTE: STOREFRONT RETAIL SIGNAGE DESIGNS ARE ILLUSTRATIVE AND WILL VARY BASED ON ACTUAL RETAIL DESIGNS. UTILITY POLES AND LINES NOT SHOWN FOR GRAPHIC PURPOSES



NOTE: STOREFRONT RETAIL SIGNAGE DESIGNS ARE ILLUSTRATIVE AND WILL VARY BASED ON ACTUAL RETAIL DESIGNS. UTILITY POLES AND LINES NOT SHOWN FOR GRAPHIC PURPOSES



NOTE: STOREFRONT RETAIL SIGNAGE DESIGNS ARE ILLUSTRATIVE AND WILL VARY BASED ON ACTUAL RETAIL DESIGNS. UTILITY POLES AND LINES NOT SHOWN FOR GRAPHIC PURPOSES

TITLE COMMITMENT NOTES:

(LOT 1034, SQUARE 2882)

TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. DC13-101843M, WITH AN EFFECTIVE DATE OF MARCH 4, 2014 AT 8:00 A.M. HAS BEEN INCORPORATED INTO THIS SURVEY.

THE ARE NO SURVEY RELATED EXCEPTIONS LISTED IN SCHEDULE B - SECTION 2 OF THE AFOREMENTIONED TITLE COMMITMENT.

TITLE COMMITMENT NOTES:

(LOTS 742 THROUGH 749, 760 THROUGH 767, 769, 1038 & 1039, SQUARE 2882)

TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. DC13-101844M, WITH AN EFFECTIVE DATE OF NOVEMBER 21, 2013 AT 8:00 A.M. HAS BEEN INCORPORATED INTO THIS SURVEY.

THE ARE NO SURVEY RELATED EXCEPTIONS LISTED IN SCHEDULE B - SECTION 2 OF THE AFOREMENTIONED TITLE COMMITMENT.

LEGAL DESCRIPTION:

PER TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

FILE NO. DC13-101843M, WITH AN EFFECTIVE DATE OF NOVEMBER 21, 2013 AT 8:00 A.M.

LOT NUMBERED ONE THOUSAND THIRTY-FOUR (1034) IN SQUARE NUMBERED TWENTY-EIGHT

HUNDRED EIGHTY-TWO (2882) IN A SUBDIVISION/COMBINATION MADE BY THE DISTRICT OF

COLUMBIA, INCORPORATED, AS PER PLAT RECORDED AMONG THE RECORDS OF

THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN SUBDIVISION BOOK 145 AT PAGE 45.

AND

PARCEL ONE

LOTS 742, 743, 744, 745, 746, 747, 748, 749, 760, 761, 762, 763, 764, 765, 766, 767,

AND 769 IN SQUARE 2882 IN A SUBDIVISION MADE BY THE REAL ESTATE SECURITY

COMPANY OF LOTS IN WRIGHT AND POLES SUBDIVISION OF PART OF "M. PLEASANT" AS

PER PLAT RECORDED AMONG THE RECORDS OF THE SURVEYOR FOR THE DISTRICT OF

COLUMBIA IN SUBDIVISION BOOK 47 AT PAGE 120.

AND

PARCEL TWO

LOTS 1038 AND 1039 IN A SUBDIVISION MADE BY IRMA RUPPERT HINCHUFFE AS PER PLAT

RECORDED AMONG THE RECORDS OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN

SUBDIVISION BOOK 177 AT PAGE 134.

AREA TABULATION

TOTAL AREA OF SURVEY (BY RECORD) 47,952 SQ. FT. OR 1.22945 AC.

TOTAL AREA OF SURVEY (BY MEASURED) 47,938 SQ. FT. OR 1.10083 AC.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE ONLINE INTERACTIVE ZONING MAP OF THE DISTRICT OF COLUMBIA PER

WWW.DC.ZONING.MAP ON-LINE RECORDS:

ZONING: B-4-B

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN

HEREON.

D.C. BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE

FIELD INsofar AS POSSIBLE. 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 FOR THE DISTRICT OF COLUMBIA. A "SURVEY TO

MARK" PREPARED BY A REGISTERED D.C. SURVEYOR IS REQUIRED TO ESTABLISH AN ACTUAL MEASURED

BOUNDARY AND MUST BE OBTAINED AND INCORPORATED INTO THIS PLAT BEFORE IT IS TO BE USED FOR ANY

DESIGN PURPOSES. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK".

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE

BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING

DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES

IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND

UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE

INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE

SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS

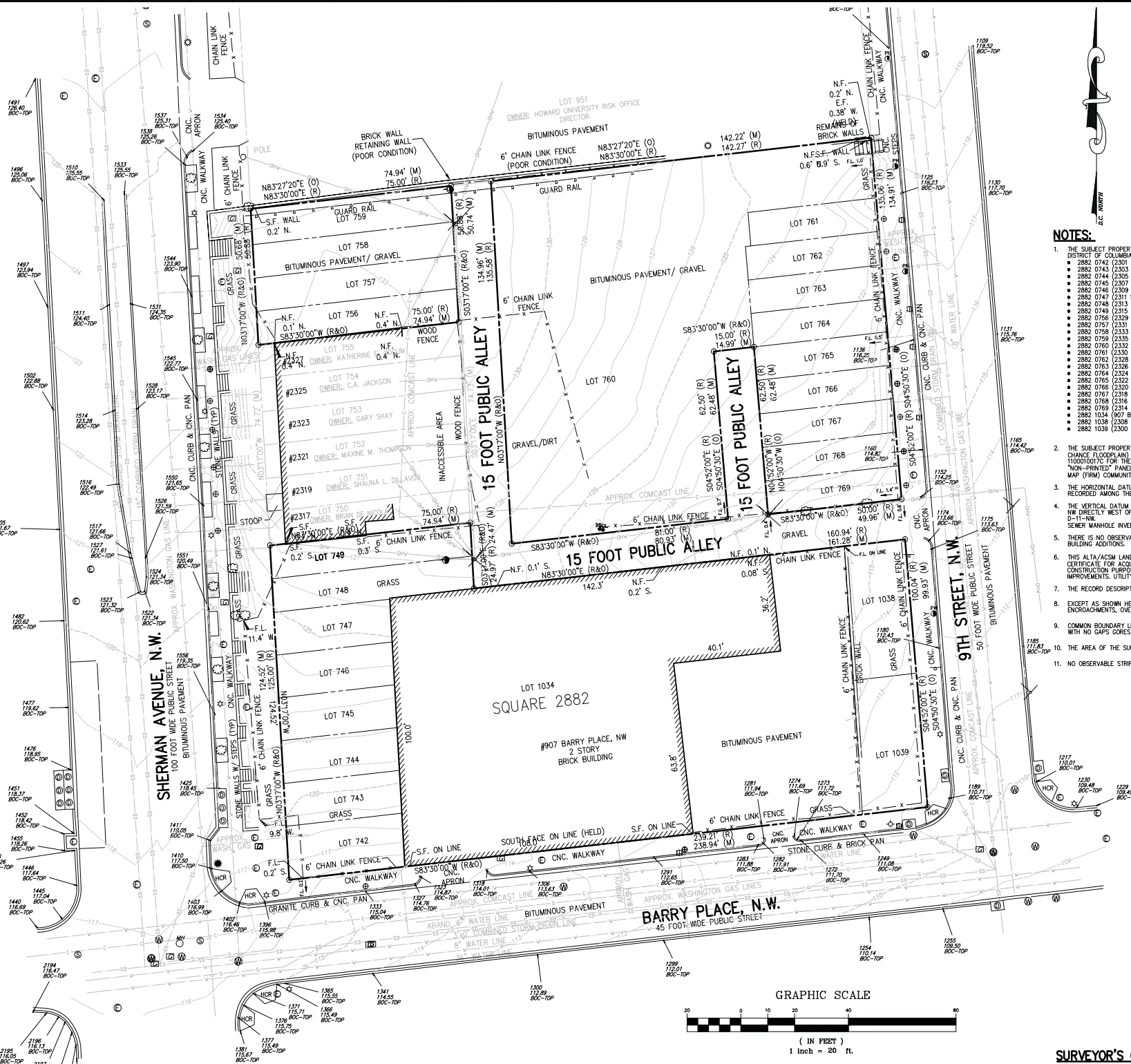
SPECIFICALLY NOTED ON THE DRAWING.

THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW

ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
TELEPHONE.....	NO RESPONSE AT THIS TIME
VERIZON COMMUNICATIONS	NO RESPONSE AT THIS TIME
GLOBAL CROSSING	NO RESPONSE AT THIS TIME
LEVEL 3 COMMUNICATIONS	NO RESPONSE AT THIS TIME
GAS.....	NO RESPONSE AT THIS TIME
WASHINGTON GAS	WG-82063 3/21/2014
ELECTRIC.....	NO RESPONSE AT THIS TIME
PEPCO	NO RESPONSE AT THIS TIME
CABLE TV.....	NO RESPONSE AT THIS TIME
COMCAST	PLAN M6-62
STAR POWER	NO RESPONSE AT THIS TIME
WATER AND SEWER...	NO RESPONSE AT THIS TIME
D.C. WATER	NO RESPONSE AT THIS TIME

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

**NOTES:**

- THE SUBJECT PROPERTIES IDENTIFIED IN THE RECORDS OF THE ASSESSMENT AND TAXATION OFFICE OF THE DISTRICT OF COLUMBIA, AS:
 - 2882 0742 (2301 SHERMAN AV. NW)
 - 2882 0743 (2303 SHERMAN AV. NW)
 - 2882 0744 (2305 SHERMAN AV. NW)
 - 2882 0745 (2307 SHERMAN AV. NW)
 - 2882 0746 (2309 SHERMAN AV. NW)
 - 2882 0747 (2311 SHERMAN AV. NW)
 - 2882 0748 (2313 SHERMAN AV. NW)
 - 2882 0749 (2315 SHERMAN AV. NW)
 - 2882 0750 (2317 SHERMAN AV. NW)
 - 2882 0751 (2319 SHERMAN AV. NW)
 - 2882 0752 (2321 SHERMAN AV. NW)
 - 2882 0753 (2323 SHERMAN AV. NW)
 - 2882 0754 (2325 SHERMAN AV. NW)
 - 2882 0755 (2327 SHERMAN AV. NW)
 - 2882 0756 (2329 SHERMAN AV. NW)
 - 2882 0757 (2331 SHERMAN AV. NW)
 - 2882 0758 (2333 SHERMAN AV. NW)
 - 2882 0759 (2335 SHERMAN AV. NW)
 - 2882 0760 (2337 SHERMAN AV. NW)
 - 2882 0761 (2339 SHERMAN AV. NW)
 - 2882 0762 (2341 SHERMAN AV. NW)
 - 2882 0763 (2343 SHERMAN AV. NW)
 - 2882 0764 (2345 SHERMAN AV. NW)
 - 2882 0765 (2347 SHERMAN AV. NW)
 - 2882 0766 (2349 SHERMAN AV. NW)
 - 2882 0767 (2351 SHERMAN AV. NW)
 - 2882 0768 (2353 SHERMAN AV. NW)
 - 2882 0769 (2355 SHERMAN AV. NW)
 - 2882 1038 (2309 9TH ST. NW)
 - 2882 1039 (2311 9TH ST. NW)
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FROM) COMMUNITY PANEL NO. 1100010017C FOR THE DISTRICT OF COLUMBIA, WASHINGTON, D.C. COMMUNITY PANEL NO. 1100010017C IS A "NON-PRINTED" PANEL, DUE TO HAVING NO SPECIAL FLOOD HAZARD AREAS AS PER FLOOD INSURANCE RATE MAP (FROM) COMMUNITY PANEL NO. 1100010017C (WASHINGTON D.C. MAP INDEX PANEL).
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO RECORD AS SHOWN ON SURVEY PAPERS RECORDED AMONG THE RECORD OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
- THE VERTICAL DATUM IS BASED ON A SEWER MANHOLE INVERT ELEVATION LOCATED IN SHERMAN AVENUE, NW DIRECTLY WEST OF SUBJECT PROPERTY, SAID SEWER MANHOLE BEING SHOWN ON DC WATER SEWER PLAN D-11-NW.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THIS ALTA/ACSM LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATE FOR ACQUISITION / LENDING / REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
- THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
- EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
- COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS CORRES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
- THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
- NO OBSERVABLE STRIPED PARKING SPACES.

SURVEYOR'S CERTIFICATE:

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
EAGLEBRINK, ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR
AVENUE COMMERCIAL TITLE COMPANY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 14 & 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 17, 2014.

MATTHEW C. HULL
LICENSED LAND SURVEYOR
DC #2004668
EMAIL: ADDRESS:HULL@KACAPITOL.COM

MAY 20, 2014

DATE OF PLAT OR MAP

VIKA REVISIONS

ADDL. INFO.

APRIL 18, 2014

REVISED PER COMMENTS

MAY 9, 2014

REVISED PER COMMENTS

MAY 20, 2014

UPGRADE WITH VERTICAL

JULY 31, 2014

DATE: APRIL 18, 2014

DES. MCH DWN. AFQ

SCALE: 1"=20'

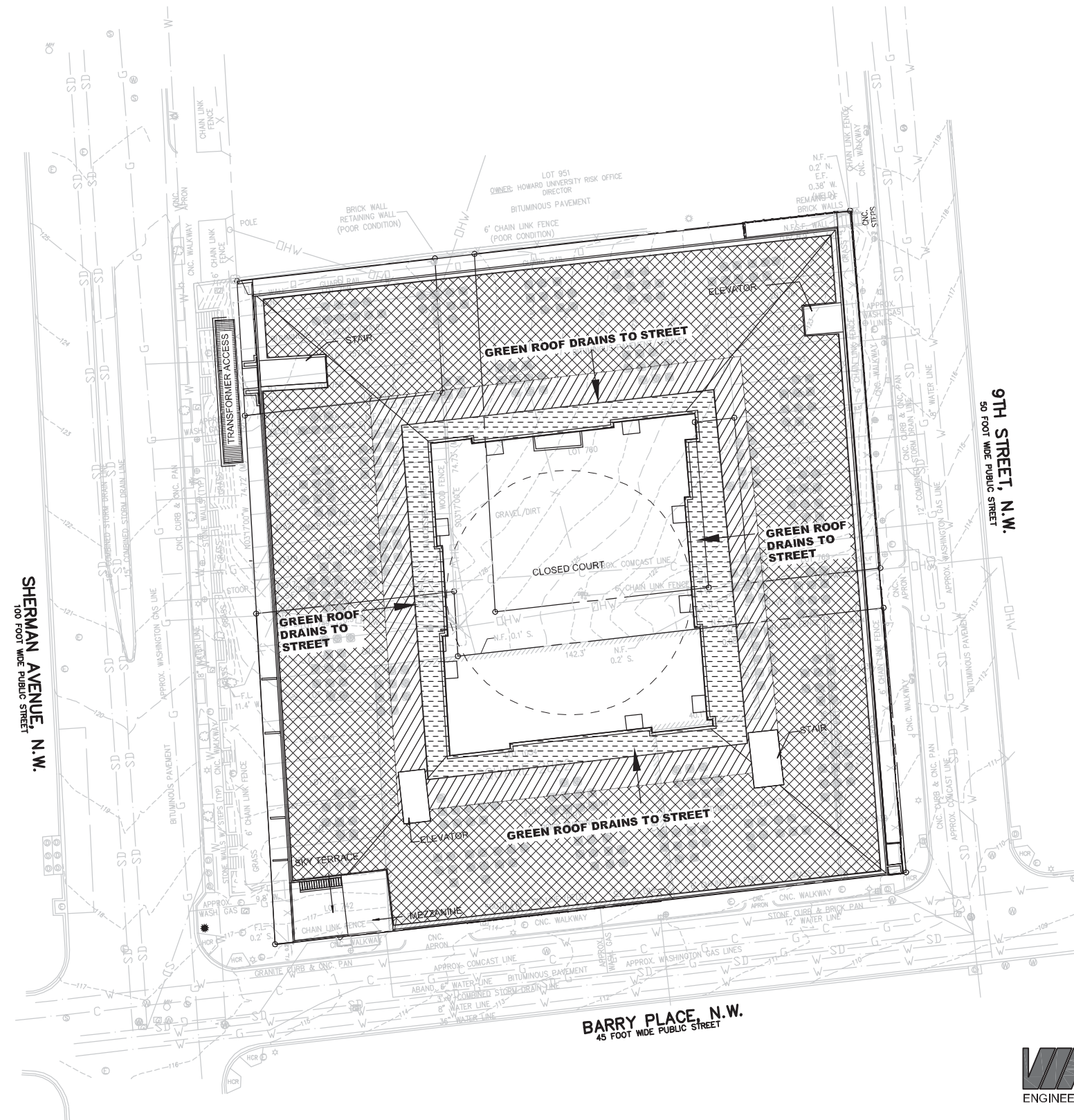
PROJECT/FILE NO.

DVV7697A

SHEET NO.

1

S#



-  GREEN ROOF AREA =29,000 SF
-  IMPERVIOUS AREA DRAINING TO GREEN ROOF =6,250 SF
-  IMPERVIOUS AREA DRAINING TO BIO RETENTION FACILITY =5,000 SF

SITE NARRATIVE:
 THE SITE WILL MEET THE CURRENT DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT REGULATIONS WITH A COMBINATION OF GREEN ROOF AND BIORETENTION AREAS.

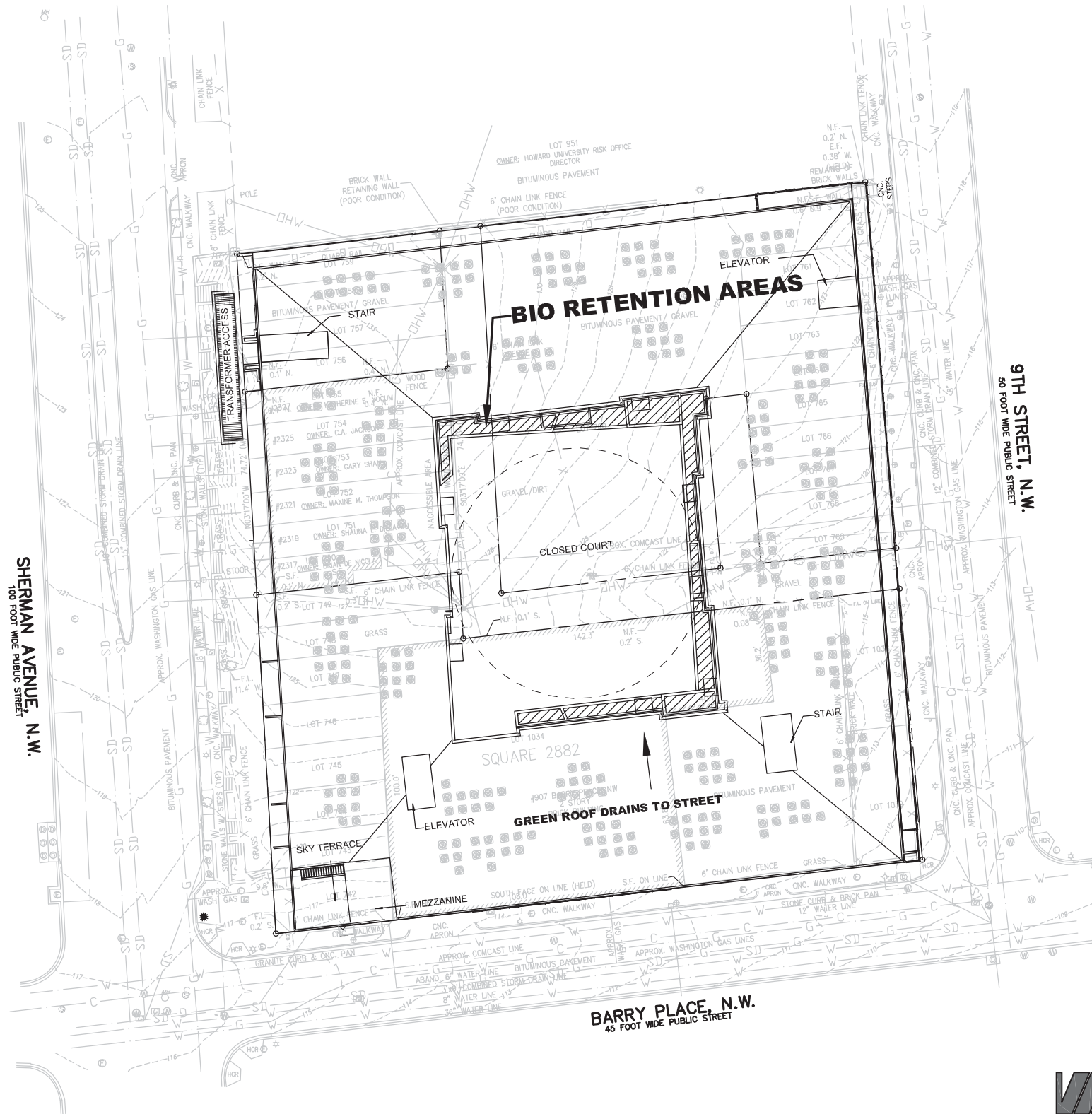
SHEET NO. C-1

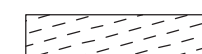
PROJECT COORDINATOR: Kyle Oliver
 E-MAIL: oliver@vikacapitol.com



VIKA CAPITOL, LLC
 ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 214 ★ WASHINGTON, DC 20016 ★
 Phone: 202.244.4140 ★ Fax: 202.244.4196
 ★ WWW.VIKACAPITOL.COM ★

STORMWATER MANAGEMENT GREEN ROOF EXHIBIT



-  BIO RETENTION AREAS
-  IMPERVIOUS AREA DRAINING TO BIO RETENTION FACILITY = 5,000 SF

SHEET NO. C-2

PROJECT COORDINATOR: Kyle Oliver
E-MAIL: oliver@vikacapitol.com



ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ SUSTAINABLE DESIGN



VIKA CAPITOL, LLC
★ 4910 MASSACHUSETTS AVENUE, NW SUITE 214 ★ WASHINGTON, DC 20016 ★
Phone: 202.244.4140 ★ Fax: 202.244.4196
★ WWW.VIKACAPITOL.COM ★

STORMWATER MANAGEMENT BIORETENTION EXHIBIT

BIORETENTION

$Sv = SA_{bottom} \times [(d_{media} \times \eta_{media}) + (d_{gravel} \times \eta_{gravel})] + (SA_{average} \times d_{ponding})$			
Sv = Storgae Volume			
Bottom Surface Area (SA _{bottom})	1266	ft ²	
Depth of Filter Media (d _{media})	2	ft	
Filter Media Effective Porosity (η _{media})	0.25		
Depth of Gravel Layer (d _{gravel})	1	ft	
Gravel Layer Effective Porosity (η _{gravel})	0.4		
Average Surface Area (SA _{average})	1266	ft ²	1/2x(top area+bottom area)
Max. Ponding Depth (d _{ponding})	0.5	ft	
RV	1772.4	ft ³	
60% RV	Standard BR	Underdrain + < 24" filter media	
100% RV	Enhanced BR	Infiltrate in 72hr OR Underdrain + 24" filter media + Sump	
RV _{Standard}	1063.44	ft ³	Max. Rv eligible for discount is Rv1.2"
RV _{Enhanced}	1772.4	ft ³	
RV _{Standard}	7954.5312	gallons	
RV _{Enhanced}	13257.552	gallons	

GREEN ROOF

$Sv = SA \times [(d \times \eta_1) + (DL \times \eta_2)]/12$			
Sv = Storgae Volume			
Green Roof Area (SA)	29000	ft ²	
Media Depth (d)	3	in	
Drainage Layer Depth (DL)	3	in	
Media Volume of Voids (η ₁)	0.17		
Drainage Layer Volume of Voids (η ₂)	0.94		If unknown use 0.15
Green Roof Receive 100% Retention Value			
Rv =	8047.5	ft ³	Max. Rv eligible for discount is Rv1.2"
Rv =	60195.3	gallons	

STORMWATER MANAGEMENT NARRATIVE:

THE SITE’S STORMWATER REQUIREMENTS WILL BE MET WITH A COMBINATION OF 29,000 SF OF GREEN ROOF AND BIORETENTION AREAS TOTTALING APPROXIMATELY 1,300 SF. BASED ON THE DISTRICT’S GENERAL RETENTION COMPLIANCE CALCULATOR, THE ON–SITE RETENTION VOLUME CRITERIA IS BEING ACHIEVED BY THE AFOREMENTIONED BMP’S WITH A VOLUME TOTALING 5,587 CUBIC FEET. CONSEQUENTLY, THE SITE HAS EXCEEDED THE REQUIRED SWRV BY 12 GALLONS, WHICH MAY BE ABLE TO BE USED TO GENERATE STORMWATER MANAGEMENT RETENTION CREDITS (SRC’S).

GREEN AREA RATIO NARRATIVE:

THE SITE’S GREEN AREA RATIO (0.305) WILL BE ACHIEVED ON THE SITE VIA A COMBINATION OF THE GREEN ROOF AND THE BIORETENTION AREAS. THESE TOTAL APPROXIMATELY 31,000 SF.

SHEET NO. C–3

PROJECT COORDINATOR: Kyle Oliver
 E–MAIL: oliver@vikacapitol.com



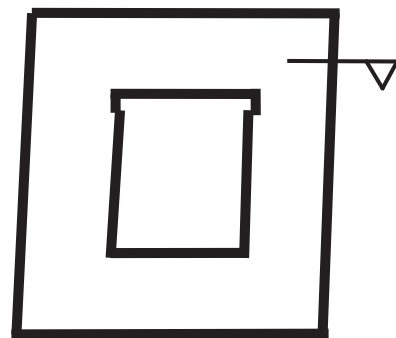
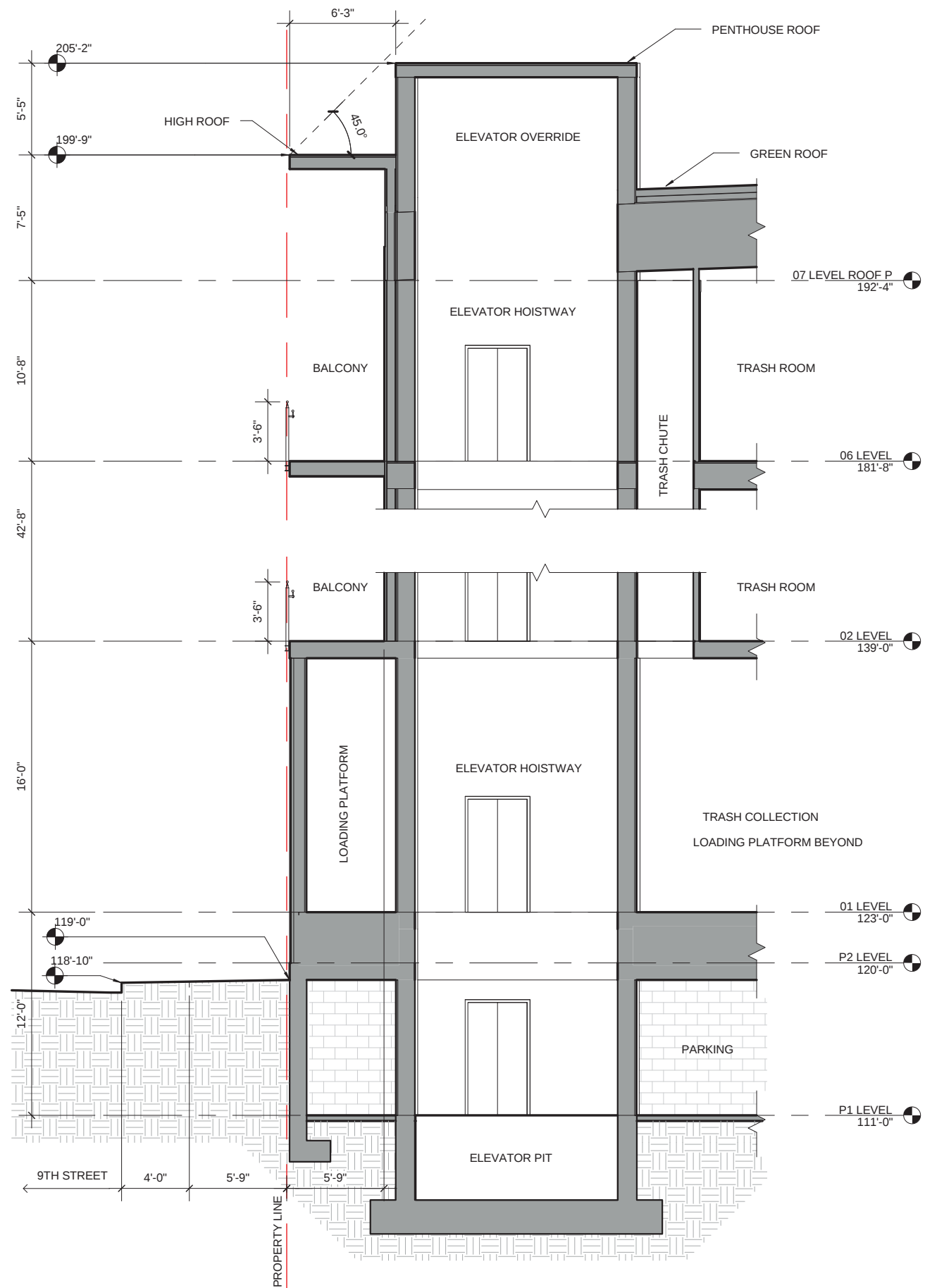
CAPITOL

ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ SUSTAINABLE DESIGN



VIKA CAPITOL, LLC
 ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 214 ★ WASHINGTON, DC 20016 ★
 Phone: 202.244.4140 ★ Fax: 202.244.4196
 ★ WWW.VIKACAPITOL.COM ★

STORMWATER MANAGEMENT AND GREEN AREA (GAR)
 DESIGN SUMMARY AND COMPUTATIONS



SECTION KEY

