

EXISTING CONDITIONS KEYNOTES

- WATER/SEWER/STORM UTILITY SHOWN PER DC WATER COUNTER MAP, NOT FIELD VERIFIED. COUNTER MAPS ARE HAND-DRAWN WATER & SEWER MAPS PRIMARILY DEPICTING UTILITY MAINS WHICH ARE NOT ACCURATELY DRAWN TO SCALE AND ARE NOT CONSISTENTLY UPDATED, ESPECIALLY FOR UTILITIES THAT HAVE BEEN ABANDONED. COUNTER MAPS HAVE NOT BEEN UPDATED SINCE APPROXIMATELY THE YEAR 2000.
- WATER/SEWER/STORM UTILITY SHOWN PER DC WATER GIS MAPPING, NOT FIELD VERIFIED. DC WATER GIS IS SCHEMATIC LEVEL MAPPING PRIMARILY DEPICTING UTILITY MAINS THAT IS NOT NECESSARILY DRAWN TO SCALE. GIS MAPPING IS REGULARLY UPDATED. GIS MAPPING MIGHT NOT SHOW OLDER OR ABANDONED UTILITIES.
- WATER/SEWER/STORM UTILITY SHOWN PER WMATA DEVELOPMENT PLANS.
- 8'X10' (ESTIMATED INTERIOR DIMENSION) UNDERGROUND STEAM TUNNEL, LOCATED WEST OF STEAM TUNNEL VENTS AND EAST OF TUNNEL STAIR ACCESS. STEAM TUNNEL IS ASSUMED TO CONTAIN ABANDONED STEAM PIPING AND POTENTIALLY OTHER (ASSUMED ABANDONED) UTILITIES. STEAM TUNNEL WAS OBSERVED TO BE HOLDING A COUPLE FEET OF STANDING WATER.
- DC VILLAGE LANE AND ADJACENT STREETS ARE PRIVATELY OWNED & MAINTAINED BY DC, NOT PUBLIC RIGHTS OF WAYS OWNED & MAINTAINED BY DDOT.
- APPROXIMATE FOOTPRINT OF PREVIOUSLY DEMOLISHED BUILDING, SLAB AND FOUNDATIONS AND UTILITIES MAY STILL EXIST BELOW CURRENT SITE FEATURES.
- ELECTRIC/COMMUNICATIONS MANHOLE FILLED WITH WATER, WITH UPPER CONDUITS & CABLE VISIBLE AS SHOWN.
- ELECTRIC SERVICE IS UNDERSTOOD ORIGINATE AT THE SOUTHWEST LIMITS OF THE SITE AND EXTEND TO THE PRIVATE TRANSFORMER ON-SITE.
- CONNECTION OF ON-SITE ELECTRICAL SYSTEM TO WMATA SITE TO THE NORTH NOT SHOWN ON WMATA SITE DEVELOPMENT PLANS, CABLE NOT OBSERVED.
- DCNET COMMUNICATION LINE PER DCNET MAPPING WITH SERVICE TO OSSE TRAILER AND EXISTING MPD BUILDINGS ON SITE, SHOWN APPROXIMATE IN LOCATION. DCNET UTILITY LOCATIONS MAY COINCIDE WITH ELECTRIC/COMMUNICATIONS LINES FIELD LOCATED (O&B). MAINTAIN DC NET SERVICE TO OSSE TRAILER THROUGHOUT CONSTRUCTION UNTIL OSSE TRAILER IS TO BE REMOVED ON SITE.

- TRANSFORMER VAULT (PRIVATE, NOT PEPCO-OWNED) PROVIDING ELECTRIC SERVICE TO EXISTING MPD BUILDINGS, OSSE TRAILER / OSSE FACILITY, & FUEL STATION.
- MPD SLAB-ON-GRADE BUILDING.
- MANHOLE ASSUMED TO BE BURIED UNDER DIRT/GRAVEL, SHOWN PER DC WATER MAPPING AND RECORD MAPPING.
- MANHOLE FIELD VERIFIED BURIED BELOW GRADE WITH WOOD PLANK LID WITHOUT MANHOLE FRAME / COVER.
- BIORETENTION STORMWATER MANAGEMENT FACILITY PREVIOUSLY INSTALLED PER DDOT-APPROVED STORMWATER MANAGEMENT PLAN. PROTECT WITH SILT FENCE & MAINTAIN THROUGHOUT CONSTRUCTION FOR AS LONG AS PRACTICAL.
- TEMPORARY OVERHEAD ELECTRIC SERVING TEMPORARY USE IN EASTERN PARKING LOT TO BE REMOVED WITH THE RAZE WORK PERFORMED BY OTHERS.
- UPSTREAM INLET OF EXISTING STORM SEWER NOT FIELD VERIFIED, POTENTIALLY LOCATED IN SILT BUILT-UP AREA AT LOW POINT OF PARKING LOT.

- OSSE OFFICE TRAILER
- OSSE FUEL STATION
- SITE / PARKING LOT LIGHTS' UNDERGROUND ELECTRIC LINE LOCATION UNKNOWN, TYPICAL FOR ALL LIGHTS WITHIN PROJECT LIMITS. SITE / PARKING LOT LIGHTS' UNDERGROUND ELECTRIC LINES, IF SHOWN, ARE SHOWN PER ORIGINAL DESIGN PLANS.
- APPROXIMATE LIMITS OF CONCRETE PAVEMENT BASE OBSERVED UNDER ASPHALT SURFACE COURSE, ASSUMED TO EXIST IN DC VILLAGE LANE TO THE NORTH.

EXISTING CONDITIONS PLAN NOTES

- EXISTING CONDITIONS LEGEND APPLIES TO THIS SHEET ONLY. EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY OR NOT FULLY DEPICTED ON OTHER PLAN SHEETS.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED UPON AVAILABLE RECORDS. CONTRACTOR TO HIRE A 3RD PARTY UTILITY LOCATION SUBCONTRACTOR TO CONFIRM, LOCATE, AND MARK ALL UTILITIES PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.
- DC WATER HAS NOT CLAIMED OWNERSHIP OR MAINTENANCE RESPONSIBILITY OF THE EXISTING WATER/SEWER/STORM UTILITIES ON SITE. DC WATER MAY INSPECT PORTIONS OF THE WATER/SEWER/STORM WORK. ALL WATER/SEWER/STORM WORK SHALL BE IN ACCORDANCE WITH DC WATER STANDARDS AND SPECIFICATIONS.
- BELOW-GRADE UTILITIES AND UTILITY STRUCTURES ARE SHOWN WITH A UTILITY SYMBOL THAT DOESN'T REFLECT THE SIZE OF UTILITY LID OR BELOW-GRADE UTILITY STRUCTURE. ANY BELOW GRADE STRUCTURES SHOWN ARE APPROXIMATE IN SIZE AND LOCATION.
- THIS PLAN REFLECTS EXISTING CONDITIONS AS OF THE DATE OF THE FIELD SURVEY. EXISTING CONDITIONS MAY DIFFER THAN WHAT IS SHOWN. CONTRACTOR SHALL PERFORM A SITE VISIT PRIOR TO BIDDING AND VISUALLY CONFIRM EXISTING CONDITIONS OF THE SITE.
- REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



EXISTING CONDITIONS NARRATIVE

THE IMMEDIATE BOUNDARIES OF THE PROJECT ARE DC VILLAGE LANE (PRIVATE ROAD) TO THE SOUTH & EAST, WMATA PROPERTY TO THE NORTH AND MPD IMPOUND LOT TO THE WEST.


THE EXISTING TOPOGRAPHIC AND DRAIN CONDITIONS ARE THAT THE EAST SIDE OF THE PROPERTY GENERALLY DRAINS TO THE SOUTH TO AN EXISTING 18" STORM DRAIN. THE REST OF THE PROPERTY DRAINS TO A 54" STORM DRAIN TO THE WEST OF THE PROPERTY.

THERE ARE NO WETLANDS, STREAMS OR WATER COURSES ON/ADJACENT TO THE PROPERTY.

THERE ARE CURRENTLY EXISTING STORMWATER MANAGEMENT FACILITIES AT THE SITE WHICH WILL BE REMOVED / REPLACED WITH THE DEVELOPMENT.

THE TOTAL AREA TO BE DISTURBED IS 465,738 SQFT.

#	Date	Change Description



**BUILD
MAINTAIN
SUSTAIN**

**NORTH AND SOUTH MPD
BUILDING RAZE**
BLUE PLAINS - D.C. VILLAGE LANE SW,
WASHINGTON D.C. 20032
FOR THE
GOVERNMENT OF THE DISTRICT
OF COLUMBIA



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DISTRICT OF COLUMBIA
J. GARTH
10/12/2023
PROFESSIONAL ENGINEER

Dwg. Coord.: J.G.MLM Tech. Coord.: J.G.MLM Project No.: AMT-19-0749.001

EXISTING CONDITIONS PLAN	CIV100
PERMIT SUBMISSION	10/12/2023