

# Civil Design



STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET  
(NOT TO SCALE)

| EXISTING NOTE | TYPICAL NOTE TEXT                                | PROPOSED NOTE | EXISTING NOTE | TYPICAL NOTE TEXT          | PROPOSED NOTE |
|---------------|--------------------------------------------------|---------------|---------------|----------------------------|---------------|
|               | ONSITE PROPERTY LINE / R.O.W. LINE               |               |               | OVERHEAD WIRE              |               |
|               | NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE |               |               | UNDERGROUND TELEPHONE LINE |               |
|               | EASEMENT LINE                                    |               |               | UNDERGROUND CABLE LINE     |               |
|               | SETBACK LINE                                     |               |               | STORM SEWER                |               |
|               |                                                  |               |               | SANITARY SEWER MAIN        |               |
|               | CONCRETE CURB & GUTTER                           |               |               | HYDRANT                    |               |
|               |                                                  |               |               | SANITARY MANHOLE           |               |
|               |                                                  |               |               | STORM MANHOLE              |               |
|               |                                                  |               |               | WATER METER                |               |
|               | UTILITY POLE WITH LIGHT                          |               |               | WATER VALVE                |               |
|               | POLE LIGHT                                       |               |               | GAS VALVE                  |               |
|               | TRAFFIC LIGHT                                    |               |               | GAS METER                  |               |
|               | UTILITY POLE                                     |               |               | TYPICAL END SECTION        |               |
|               | TYPICAL LIGHT                                    |               |               | HEADWALL OR ENDWALL        |               |
|               | ACORN LIGHT                                      |               |               | YARD INLET                 |               |
|               | TYPICAL SIGN                                     |               |               | CURB INLET                 |               |
|               | PARKING COUNTS                                   |               |               | CLEAN OUT                  |               |
|               | CONTOUR LINE                                     |               |               | ELECTRIC MANHOLE           |               |
|               | SPOT ELEVATIONS                                  |               |               | TELEPHONE MANHOLE          |               |
|               | SANITARY LABEL                                   |               |               | ELECTRIC BOX               |               |
|               | STORM LABEL                                      |               |               | ELECTRIC PEDESTAL          |               |
|               | SANITARY SEWER LATERAL                           |               |               | MONITORING WELL            |               |
|               | UNDERGROUND WATER LINE                           |               |               | TEST PIT                   |               |
|               | UNDERGROUND ELECTRIC LINE                        |               |               | BENCHMARK                  |               |
|               | UNDERGROUND GAS LINE                             |               |               | BORING                     |               |
|               |                                                  |               |               | SIDEWALK                   |               |

GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:

A) BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED, "EDENS-GATEWAY MARKET, FLORIDA AVE, NE AND 4TH ST, NE, LOT 8 SQUARE 3587, DISTRICT OF COLUMBIA," PREPARED BY BOHLER ENGINEERING 02/22/13, FILE NO. SS122049.

B) CAD FILES ENTITLED, "fp-01\_PUD, fp-02\_PUD, fp-Ground\_PUD," PREPARED BY SK+I, DATED 02/22/13, REV. 03/14/13

C) CAD FILES ENTITLED, "594 L-BASE.DWG" PREPARED BY LAB, DATED 03/26/13

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

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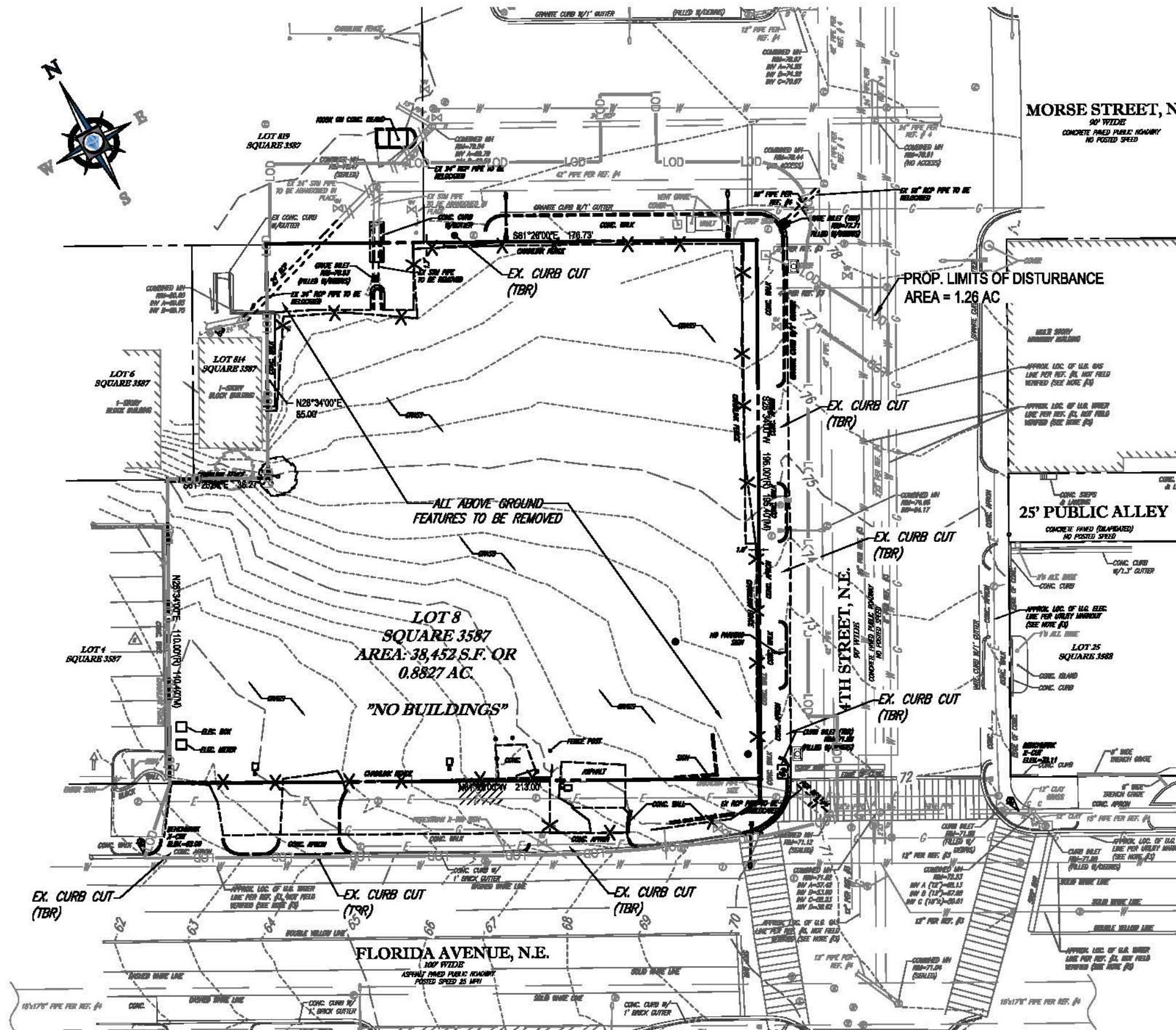


## DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF ONE (1) LOT CONTAINING AN EXISTING GRASS LOT AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES PRIOR TO THE CONSTRUCTION OF A NEW 6 STORY RETAIL/RESIDENTIAL BUILDING WITH 5 STORIES OF RESIDENTIAL USE ABOVE THE FOOTPRINT AND TWO LEVELS OF UNDERGROUND PARKING FOR THE RETAIL AND RESIDENTIAL FACILITIES. EXISTING UTILITIES ON SITE SHALL BE ABANDONED AND / OR REMOVED AT THE TIME OF DEMOLITION.

## LEGEND

— LOD — PROP LIMITS OF DISTURBANCE



EDENS / Sang Oh & Company

Gateway Market And Residences Washington DC

november 14, 2013 C-2.0

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EXISTING CONDITIONS/DEMOLITION PLAN

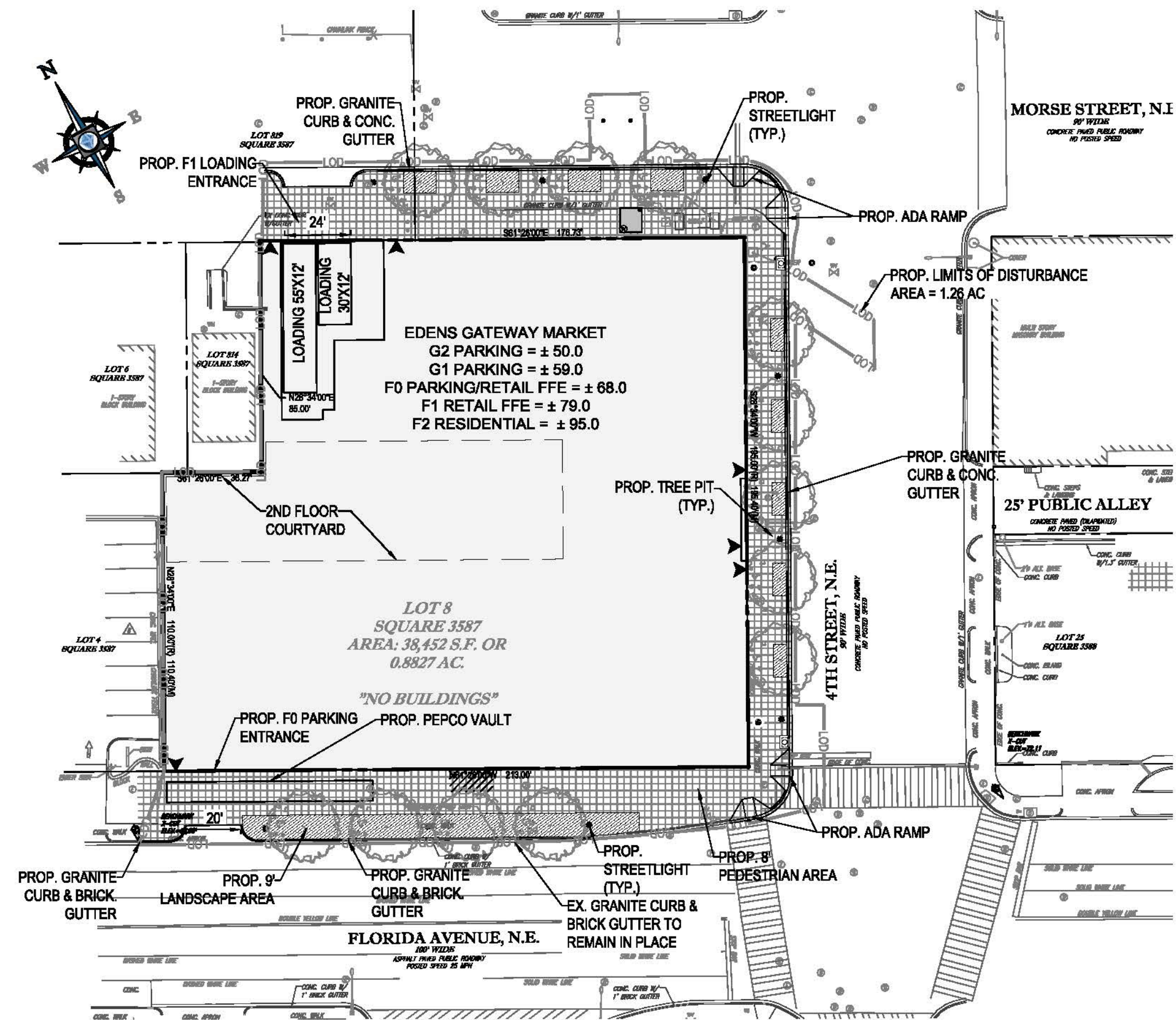
0 20 40  
1" = 40'





# NOTES:

1. FINAL LANDSCAPE PLAN IS TO BE PROVIDED BY OTHERS. PLANTINGS SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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SITE/LANDSCAPE/STREETSCAPE PLAN

