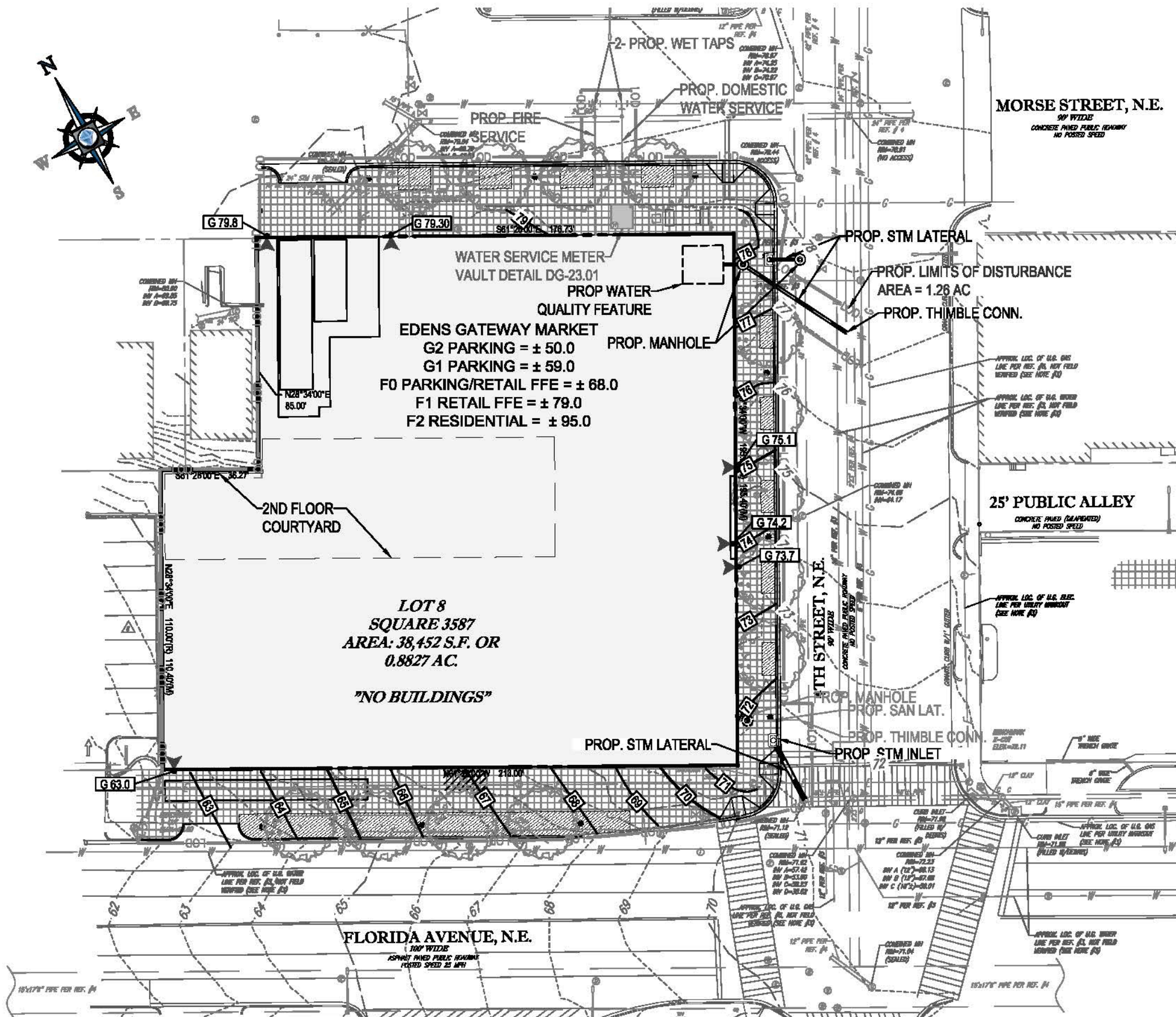




GRADING AND UTILITY NARRATIVE

THE PROPOSED RETAIL AND RESIDENTIAL PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. EXISTING WATER MAINS, SEWER MAINS, AND STORMDRAIN SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. THE SITE DESIGN SHALL INCLUDE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH CURRENT DDOE REGULATIONS. PRELIMINARY DESIGN INDICATES THAT STORMWATER AND SANITARY SEWER WILL OUTFALL FROM THE SITE TO EXISTING INFRASTRUCTURE WEST ALONG 4TH STREET, NE. EXISTING GRADES ARE SHOWN AT 1 FOOT INTERVALS TO IMPROVE PLAN CLARITY. THE PROPERTY HAS A SMALL AREA OF EXISTING SLOPES OVER 15% AND NO SLOPES OVER 15% ARE PROPOSED.

STORMWATER MANAGEMENT NARRATIVE:

- THE EXISTING SITE CONDITIONS HAS NO QUALITY OR QUANTITY CONTROLS.
- STORMWATER MANAGEMENT QUANTITY ANALYSIS:
 - 2 YEAR MEADOW CONDITION FLOW RATE = 1.63 CFS
 - 15 YEAR PROPOSED CONDITION FLOW RATE = 6.32 CFS
 - POST DEVELOPMENT FLOW RATE: < 1.63± WITH 2,800 FT³ OF QUANTITY STORAGE.
- WATER QUALITY WILL BE PROVIDED WITH GREEN ROOF FOR THE COURTYARD AREA AND PROPRIETARY FILTERING DEVICE (STORMFILTER) TO REMOVE POLLUTANTS FROM THE RUNOFF.

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november 14, 2013 C-4.0

SK+I
ARCHITECTURE

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ENGINEERING
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STURLING, VIRGINIA 20164
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Fax: (703) 738-8801
www.BohlerEngineering.com

GRADING/UTILITY PLAN

0 20 40
1" = 40'



EROSION & SEDIMENT CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DDOE APPROVED PRACTICES DURING ALL PHASES OFF CONSTRUCTION. IT IS ANTICIPATED AT THIS TIME THAT EXISTING DRAINAGE DIVIDES SHALL BE UTILIZED FOLLOWING DEMOLITION OF EXISTING SITE FEATURES. INLET PROTECTION, AND SILT FENCE SHALL BE USED FOR EACH DRAINAGE AREA TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. OTHER STANDARD PRACTICES SUCH AS STABILIZED CONSTRUCTION ENTRANCES, SAFETY FENCES, AND TEMPORARY VEGETATIVE SLOPE STABILIZATION SHALL ALSO BE UTILIZED. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE DESIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT IS FINALIZED.

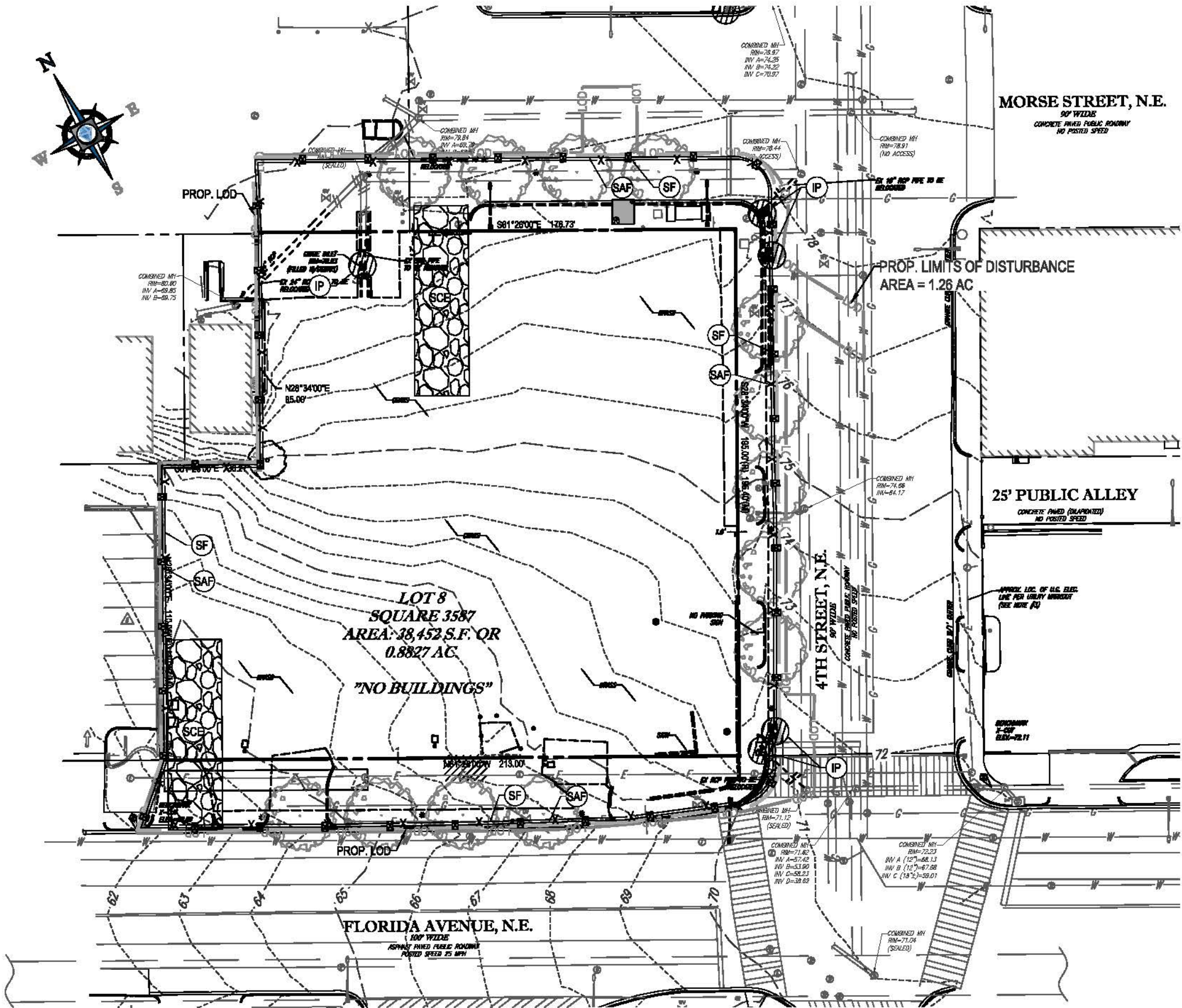
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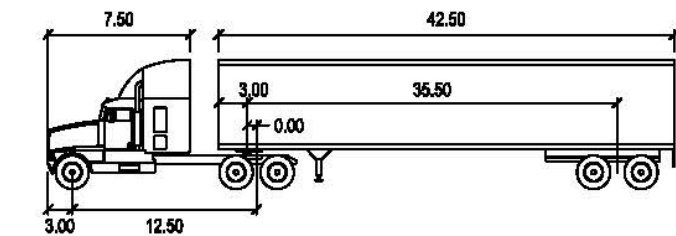
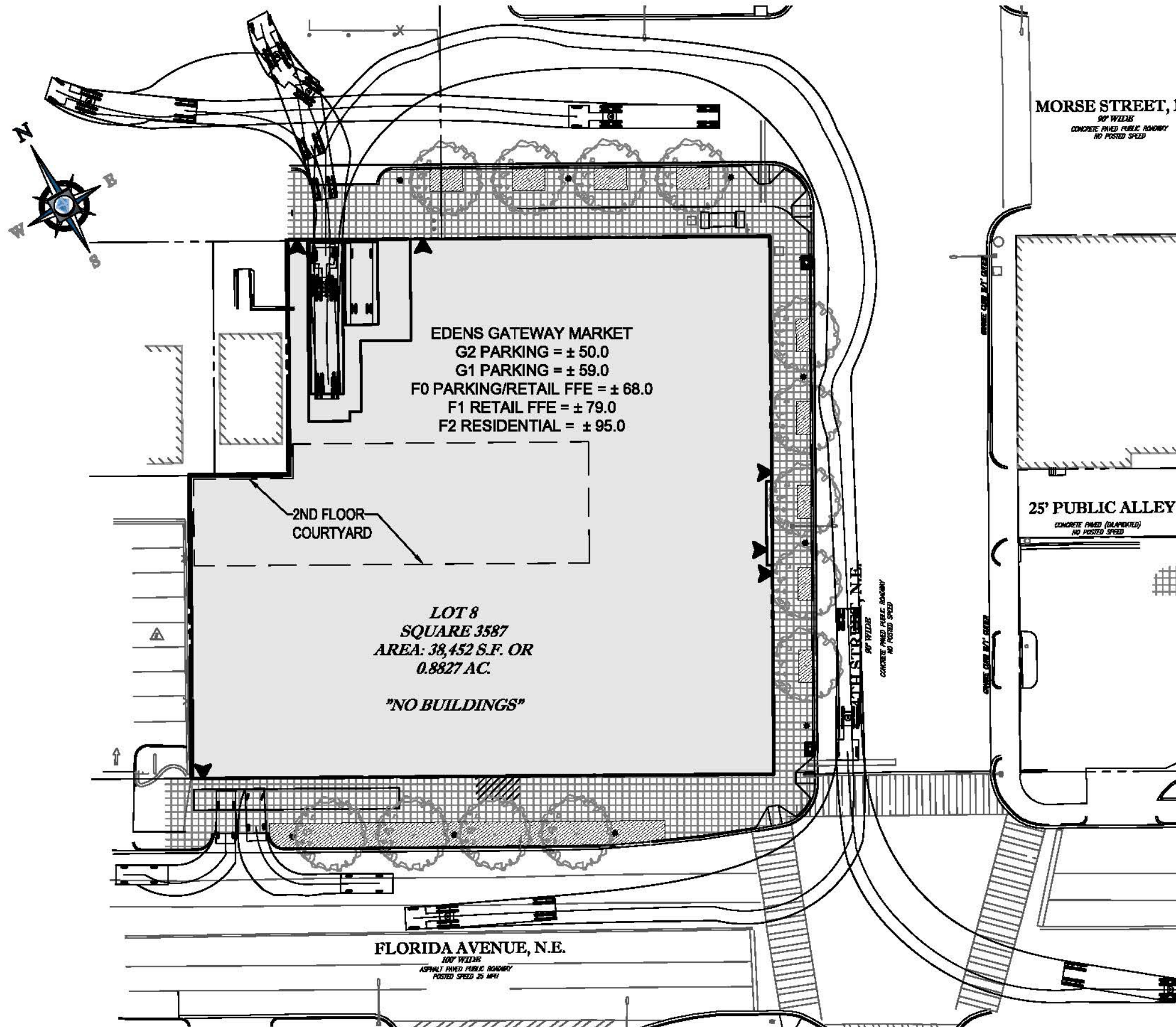
- 1. THERE ARE SLOPES OVER 15% ON-SITE, HOWEVER NO ADVERSE IMPACT TO ADJACENT PROPERTIES IS ANTICIPATED FROM REMOVING THE SOIL IN THOSE AREAS. SHEETING AND SHORING WILL BE INSTALLED AT THE REQUIRED LOCATIONS AS NEEDED.

STANDARD SYMBOLS

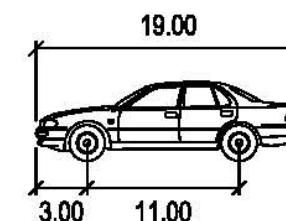
FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	SCE	
SILT FENCE	SF	
SAFETY FENCE	SAF	





WB-50			
	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



P		feet
Width	:	7.00
Track	:	6.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.6

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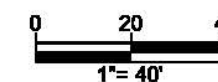
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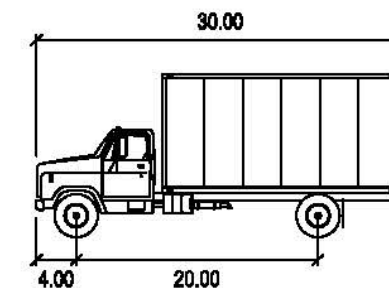
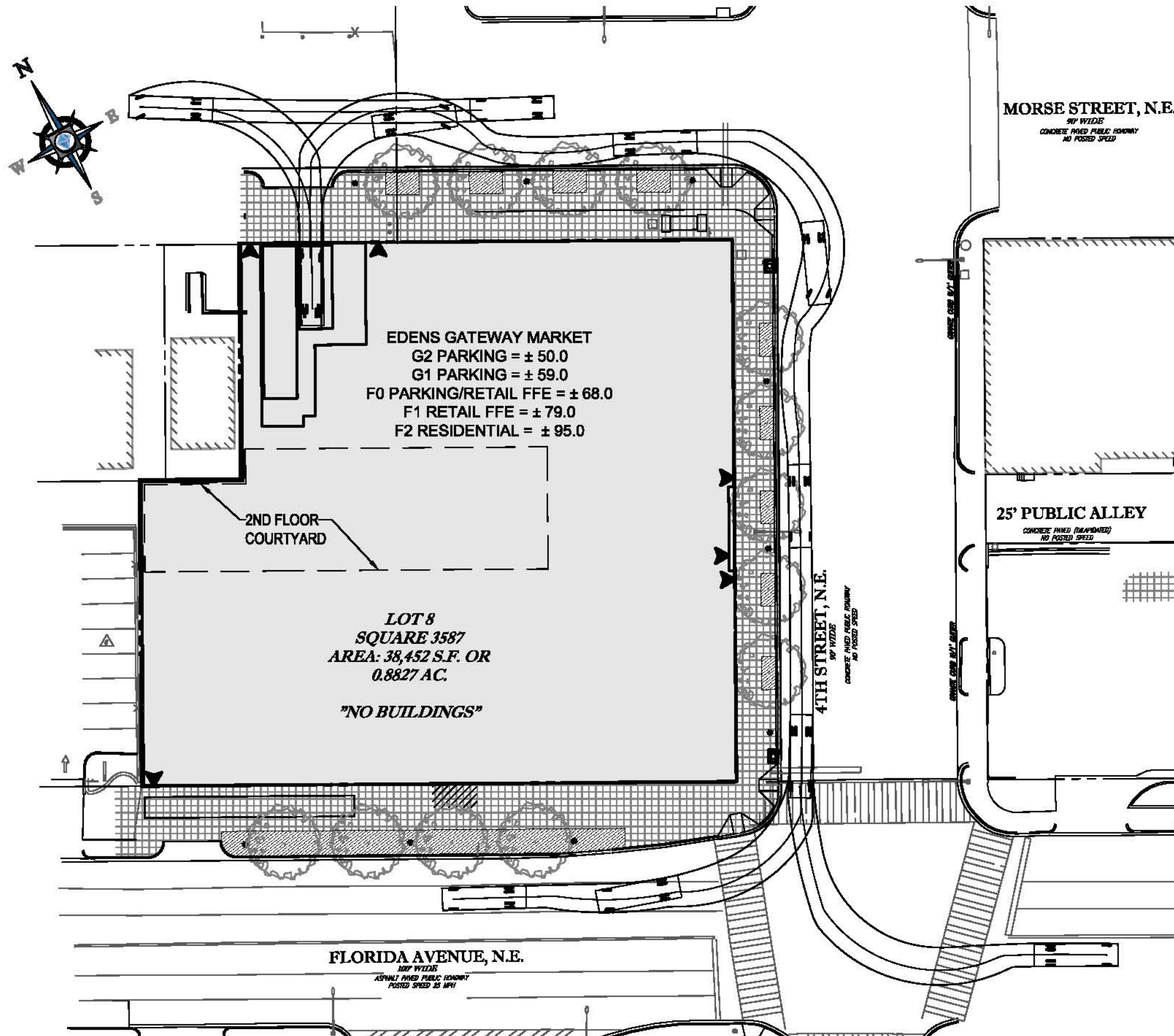
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WB-50 TRUCK AND PASSENGER CAR TURNS





SU	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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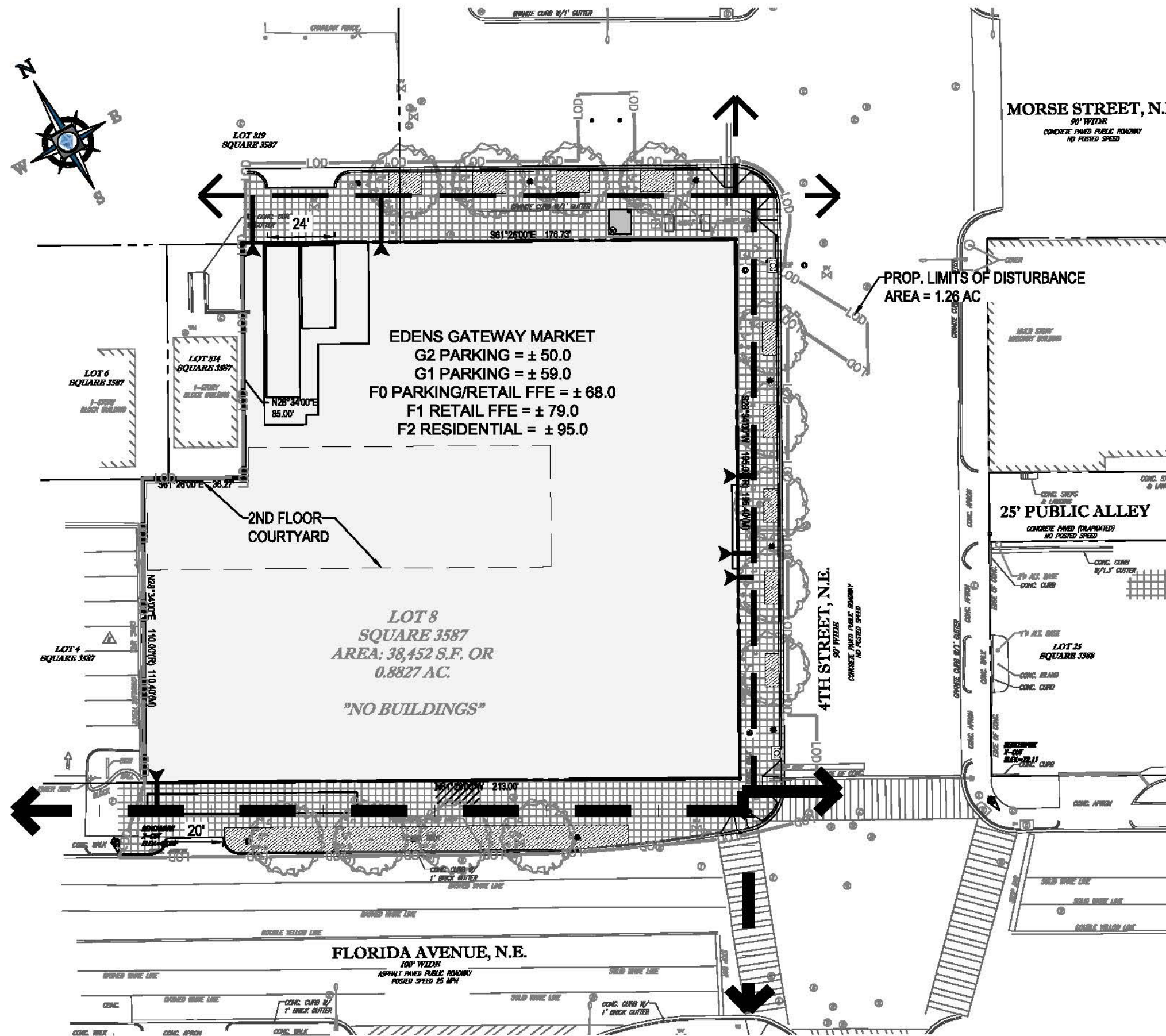
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SU-30 TRUCK TURNS

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.
2. BUILDING ENTRANCE LOCATIONS ARE SUBJECT TO CHANGE AS THE RESULT OF TENANT MODIFICATION OR MARKET DEMANDS, AND AS THE PROJECT IS FURTHER DESIGNED.

LEGEND

- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION

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CIRCULATION PLAN

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0 20 40
1" = 40'

