



DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNIDENTIFIED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
7. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.



EXISTING SANITARY SEWER TABULATION

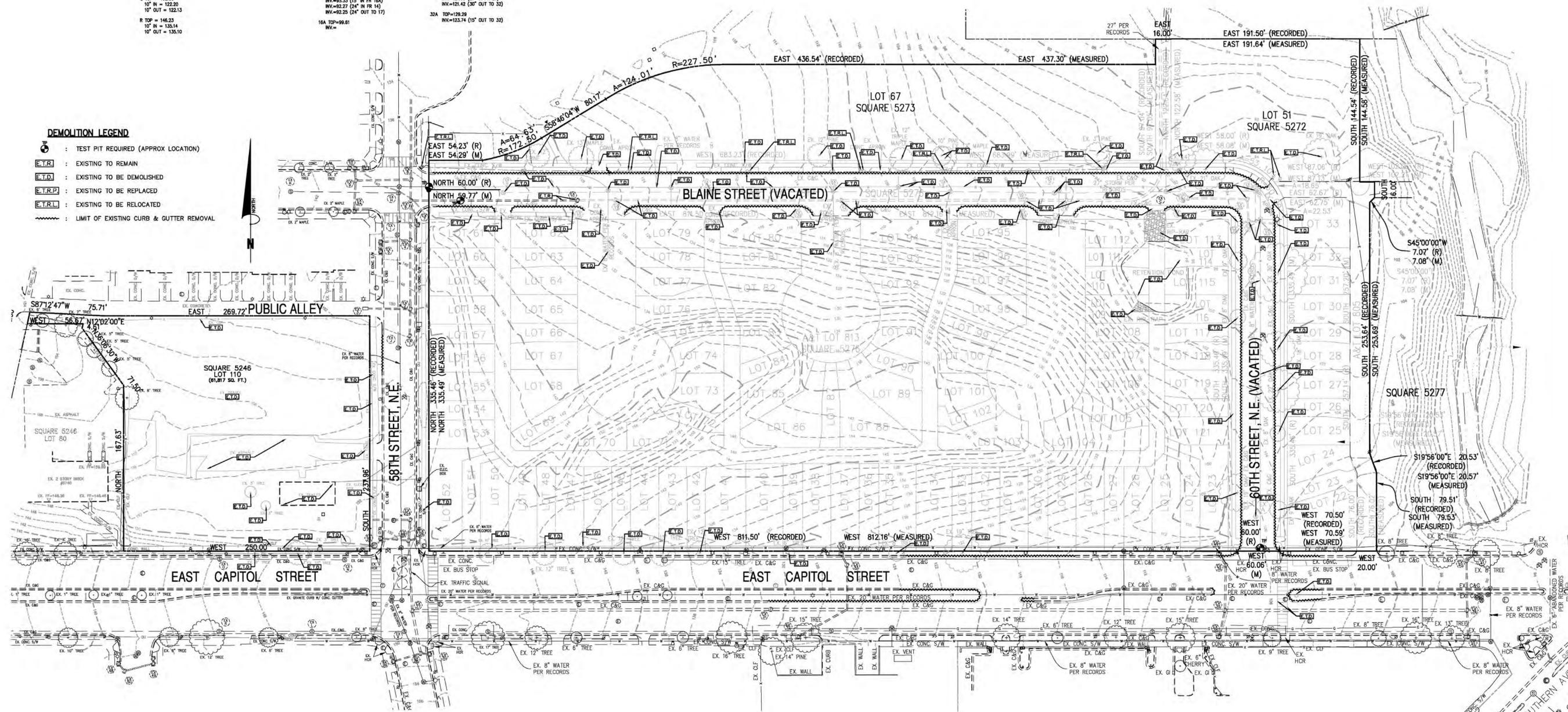
A	TOP=106.36 INV.=97.16 (10' OUT TO 9)
B	TOP=94.76 INV.=84.56 (10' IN FR A) INV.=84.44 (10' OUT TO C)
C	TOP=91.82 INV.=81.35 (10' IN FR B) INV.=81.09 (10' OUT TO D)
D	TOP=87.33 INV.=77.07 (10' OUT TO C) INV.=77.11 (10' IN FR E)
E	TOP=103.94 INV.=93.84 (10' IN FR F) INV.=94.19 (10' IN FR G) INV.=93.58 (10' OUT TO G)
F	TOP=116.71 INV.=103.45 (10' OUT TO E) INV.=109.28 (10' IN FR G)
G	TOP=133.78 INV.=123.15 (10' IN FR H) INV.=122.99 (10' OUT TO F)
H	TOP=140.14 INV.=129.89 (10' IN FR I) INV.=130.39 (10' IN FR J) INV.=129.84 (10' OUT TO I)
I	TOP=143.77 INV.=132.71 (10' IN FR J) INV.=132.70 (10' OUT TO H)
J	TOP=152.84 INV.=142.53 (10' IN FR K) INV.=142.53 (10' OUT TO I)
K	TOP = 149.42 10' IN = 139.28 (PER RECORDS)
L	TOP = 146.33 10' IN = 135.15 10' OUT = 135.10
M	TOP = 130.36 10' IN = 119.06 10' OUT = 119.04
N	TOP = 146.11 10' OUT = 139.19
O	TOP = 146.18 10' IN = 135.45 10' OUT = 135.45
P	TOP = 131.28 10' IN = 121.08 (FR Q) 10' IN = 120.86 (FR Q) 10' OUT = 120.75
Q	TOP = 132.55 10' IN = 122.20 10' OUT = 122.13
R	TOP = 146.23 10' IN = 135.14 10' OUT = 135.10

EXISTING STORM SEWER TABULATION

1	TOP=151.87 INV.=151.87 (STUBBED W/CAP @ MH) INV.=145.08 (15' OUT TO 2)
2	TOP=149.83 INV.=142.28 (15' OUT TO 4) INV.=143.00 (15' FR 3) INV.=142.28 (15' OUT TO 4)
3	TOP=151.53 INV.=144.45 (15' OUT TO 2)
4	TOP=143.54 INV.=136.76 (15' IN FR 5) INV.=136.09 (15' OUT TO 6) INV.=136.09 (15' OUT TO 4)
5	TOP (3x)=144.77 INV.=138.37 (15' OUT TO 4)
6	TOP=140.10 INV.=133.18 (15' IN FR 1) INV.=133.30 (15' IN FR 4) INV.=132.94 (15' OUT TO 9)
7	TOP (3x)=141.86 INV.=FILLED
8	TOP=136.85 INV.=131.11 (15' IN FR 6) INV.=131.37 (15' IN FR 9) INV.=130.89 (15' OUT TO 7)
9	TOP=140.38 INV.=136.71 (15' IN FR 8A) INV.=136.11 (15' IN FR 10) INV.=133.70 (15' OUT TO 8)
9A	TOP=140.38 INV.=137.03 (15' OUT TO 9)
10	TOP (3x)=140.86 INV.=136.20 (OUT TO 9)
11	TOP=128.77 INV.=124.65 (15' IN FR 12) INV.=123.15 (15' IN FR 6) INV.=121.92 (15' OUT TO 13)
12	TOP (3x)=129.33 INV.=FILLED
13	TOP (3x)=126.46 INV.=119.46 (15' IN FR 11) INV.=119.48 (15' OUT TO 14)
14	TOP=111.44 10' IN = 107.74 (15' IN FR 13) 10' IN = 107.74 (15' IN FR 15) 10' IN = 105.80 (24' OUT TO 16)
15	TOP (3x)=111.73 INV.=FILLED (15' OUT TO 14)
16	TOP=98.96 INV.=95.33 (15' IN FR 16A) INV.=92.27 (24' IN FR 14) INV.=92.25 (24' OUT TO 17)
16A	TOP=99.81 INV.=
17	TOP=96.45 INV.=92.24 (24' IN FR 18) INV.=92.76 (12' IN) INV.=89.36 (27' OUT)
18	TOP (3x)=91.86 INV.=FILLED
19	TOP=92.14 INV.=84.64 (15' IN) INV.=88.00 (12' IN FR 18) INV.=84.32 (10' OUT TO 19A)
19A	TOP=91.25 INV.=FILLED
20	TOP=95.07 INV.=87.37 (15' IN FR 21) INV.=87.46 (15' OUT TO 19)
21	TOP=95.85 INV.=89.24 (15' IN) INV.=91.87 (15' IN FR 22) INV.=91.46 (10' IN FR 23) INV.=86.47 (15' OUT TO 20)
22	TOP=95.84 INV.=FILLED
23	TOP=96.08 INV.=FILLED
24	TOP=150.03 INV.=FILLED
25	TOP=149.89 INV.=141.58 (18' IN FR 25-A) INV.=140.22 (15' IN FR 26) INV.=141.46 (18' OUT TO 27) INV.=145.67 (18' IN FR 24)
25A	TOP=150.29 INV.=141.87 (18' OUT TO 25) INV.=141.84 (15' IN)
26	TOP (3x)=149.90 INV.=FILLED
27	TOP=149.42 10' IN FR 25) INV.= (24' IN FR 28) INV.= (27' OUT TO 31)
28	TOP=150.79 INV.=143.48 (24' IN) INV.=145.54 (15' IN FR 29) INV.=142.18 (15' IN FR 30) INV.=143.13 (24' OUT TO 27)
29	TOP=151.84 INV.=FILLED
30	TOP=151.20 INV.=FILLED
31	TOP=150.71 INV.=121.55 (27' IN FR 27) INV.=121.42 (30' OUT TO 32)
32A	TOP=129.29 INV.=123.74 (15' OUT TO 33)

DEMOLITION LEGEND

- : TEST PIT REQUIRED (APPROX LOCATION)
- : EXISTING TO REMAIN
- : EXISTING TO BE DEMOLISHED
- : EXISTING TO BE REPLACED
- : EXISTING TO BE RELOCATED
- : LIMIT OF EXISTING CURB & GUTTER REMOVAL



CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE 02.04.13
TITLE EXISTING CONDITIONS AND DEMO PLAN
SHEET



LAND USE ATTORNEY

Holland & Knight

MASTER PLANNER ARCHITECT

PERKINS + WILL

ARCHITECT - WALMART



LANDSCAPE ARCHITECT



CIVIL ENGINEER LANDSCAPE ARCHITECT

Bowman CONSULTING

	PARCEL 1		PARCEL 2		PARCEL 3		PARCEL 4		TOTAL	
	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED
USE		Restaurant		Large-Format Retail		Office		Mixed-Use		
CURRENT ZONING		R-2		R-5-A		R-5-A		R-5-A		VARIES
PROPOSED ZONING		C-2-A		C-2-A		C-2-A		C-2-A		C-2-A
SITE AREA										
ACRES		1.42		5.84		0.72		3.99		11.98
SQUARE FEET		61,817		254,494		31,452		173,971		521,734
BUILDING FOOTPRINT		8,800		135,551		10,866		85,300		240,517
LOT COVERAGE		14.2%		53.3%		34.5%	75% ††	49.0%		46.1%
GROSS FLOOR AREA										
RESIDENTIAL		0		0		0		298,316		298,316
NON-RESIDENTIAL		8,800		135,551		21,900		23,962		190,213
ABOVE-GRADE PARKING		0		0		0		57,093		57,093
TOTAL		8,800		135,551		21,900		379,371		545,622
FAR										
RESIDENTIAL	3.0	0.00	3.0	0.00	3.0	0.00	3.0	1.71	3.0	0.57
NON-RESIDENTIAL	2.0	0.14	2.0	0.53	2.0	0.70	2.0	0.47	2.0	0.47
TOTAL	3.0	0.14	3.0	0.53	3.0	0.70	3.0	2.18	3.0	1.05
YARD SETBACKS										
FRONT	35' *	35'-0"	35' *	35'-4"	17'-4" †	92'-8"	35' *	37'-3"		VARIES
REAR	15'	133'-2"	15'	AVG 91'-4"	15'	17'-4"	15'	28'-4"		VARIES
SIDE	6' **	15'-11"	15'	36'-10"	8'-4" **	9'-0"	15'-9" **	34'-2"		VARIES
SIDE	6' **	91'-2"	15'	41'-10"	8'-4" **	28'-4"	15'-9" **	50'-6"		VARIES
COURTS										
EAST COURT	NA	NA	NA	NA	NA	NA				
WIDTH							15' ***	53'-0"		
AREA (SQUARE FEET)							450 †††	5,433		
WEST COURT										
WIDTH							15' ***	53'-0"		
AREA (SQUARE FEET)							450 †††	8,735		
BUILDING HEIGHT	65'	32'-4"	65'	40'-10"	65'	50'-0"	65'	TOP OF ROOF: 62'-9" § TOP OF PARAPET: 72'-9" §		VARIES
PARKING										
RESIDENTIAL							142 §§	191		191
NON-RESIDENTIAL	73 ‡	91	442 ††	484 §§§	67 †††	32 §	70 ††	87 ¶		694 §§§
TOTAL							192 ††	374	774	885
LOADING										
RESIDENTIAL										
LOADING BERTH							1 @ 55'	1 @ 30' §	1 @ 55'	1 @ 30' §
LOADING PLATFORM							1 @ 200 sq. ft.	1 @ 200 sq. ft.	1 @ 200 sq. ft.	1 @ 200 sq. ft.
SERVICE / DELIVERY							1 @ 20'	1 @ 20'	1 @ 20'	1 @ 20'
NON-RESIDENTIAL										
LOADING BERTH	1 @ 30'	1 @ 30'	2 @ 55'	2 @ 55'	1 @ 30'	0 §	2 @ 30'	1 @ 30' §	2 @ 55'	2 @ 55'
			1 @ 30'	1 @ 30'					4 @ 30'	3 @ 30' §
LOADING PLATFORM	1 @ 100 sq. ft.	1 @ 100 sq. ft.	2 @ 200 sq. ft.	2 @ 200 sq. ft.	1 @ 100 sq. ft.	0 §	2 @ 100 sq. ft.	1 @ 100 sq. ft. §	2 @ 200 sq. ft.	2 @ 200 sq. ft.
			1 @ 100 sq. ft.	1 @ 100 sq. ft.					5 @ 100 sq. ft.	3 @ 100 sq. ft.
SERVICE / DELIVERY			1 @ 20'	1 @ 20'	1 @ 20'	0 §	1 @ 20'	1 @ 20'	3 @ 20'	2 @ 20' §
BICYCLE PARKING		4		20		4		60 ¶¶		88

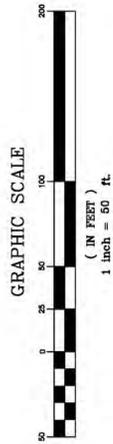
NOTES

- * Building Restriction Line per Plat (Book 199, Page 154)
- ** 2" per foot of height or 6' per 775.5
- *** 4" per foot of height per 776.3
- † Equivalent to rear yard per 2517.3
- †† With Inclusionary Zoning bonus per 2604.2
- ††† Twice the square of the minimum width or 350 square feet per 776.4
- ‡ 1 per 100 square feet in excess of 1,500 square feet
- ‡‡ 1 per 300 square feet in excess of 3,000 square feet
- ‡‡‡ For medical office uses, twice the number required for General Office (1 per 600 square feet in excess of 2,000 square feet)
- § Relief requested
- §§ 1 per 2 dwelling units
- §§§ 388 spaces provided on Parcel 2; 96 spaces located on Parcel 4
- ¶ Excludes 96 spaces for use by Parcel 2
- ¶¶ Includes 50 spaces within building

CAPITOL GATEWAY
MARKETPLACE
WASHINGTON, DC

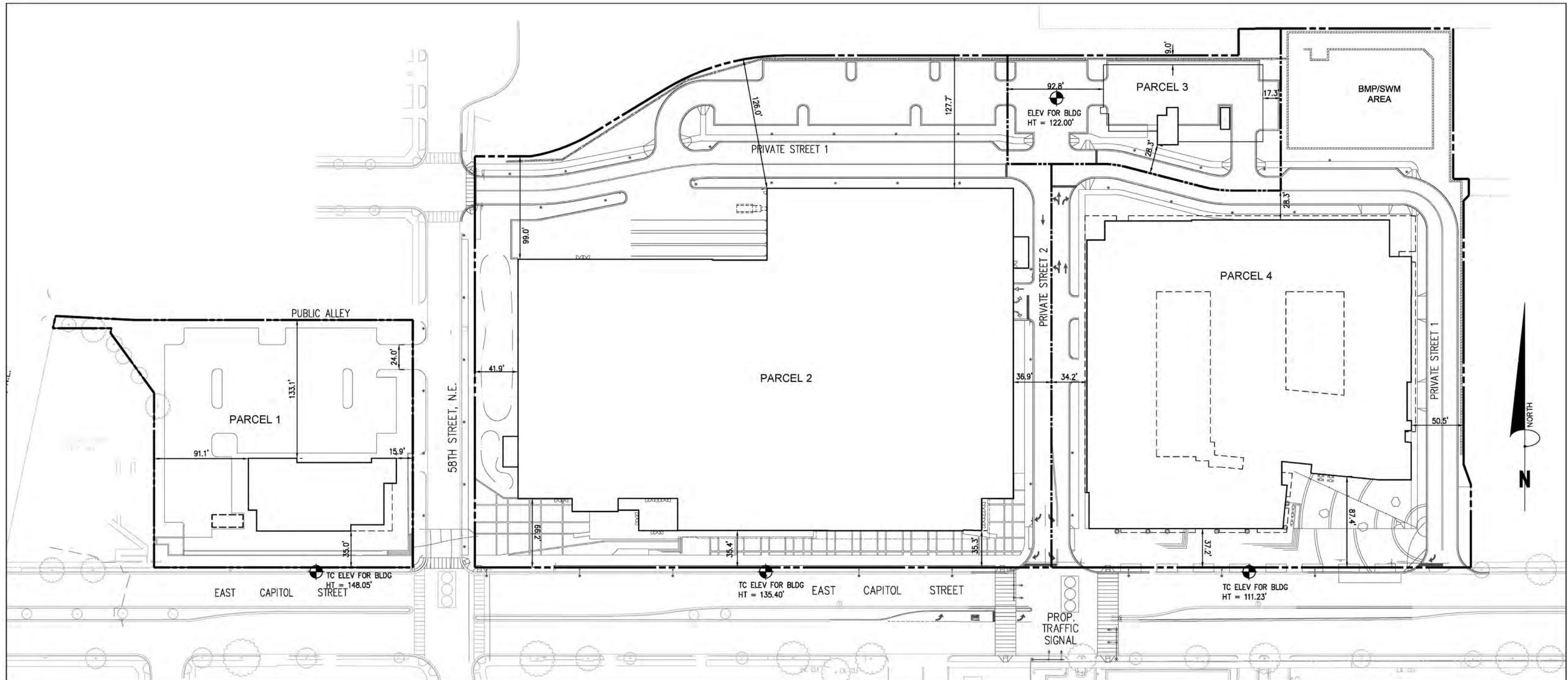
DATE
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ZONING TABULATIONS

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FAR TABULATION

PARCEL	SITE AREA (SF)	BUILDING GROSS FLOOR AREA (SF)	STREET AREA (SF)	FAR	FAR WITHOUT STREET AREA
1	61,817	8,800	0	0.14	0.14
2	254,494	135,551	23,552	0.53	0.59
3	31,452	21,900	3,613	0.70	0.79
4	173,971	379,371	25,397	2.18	2.55



CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

APPLICANT
A&R COMPANIES

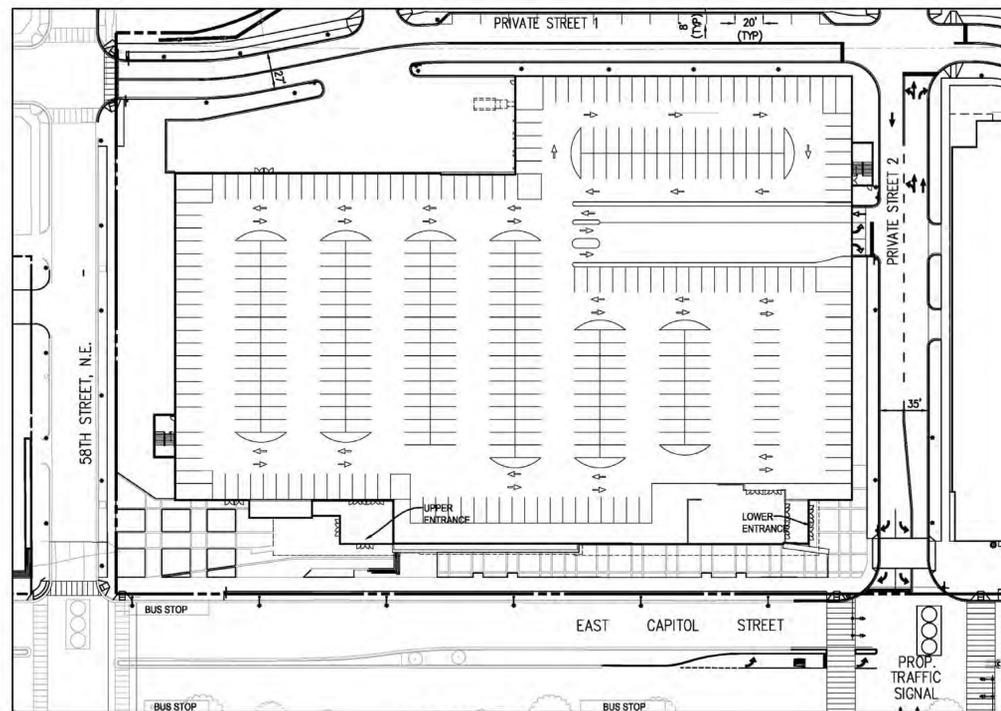
LAND USE ATTORNEY
Holland & Knight

MASTER PLANNER ARCHITECT
PERKINS + WILL
 ARCHITECT - WALMART

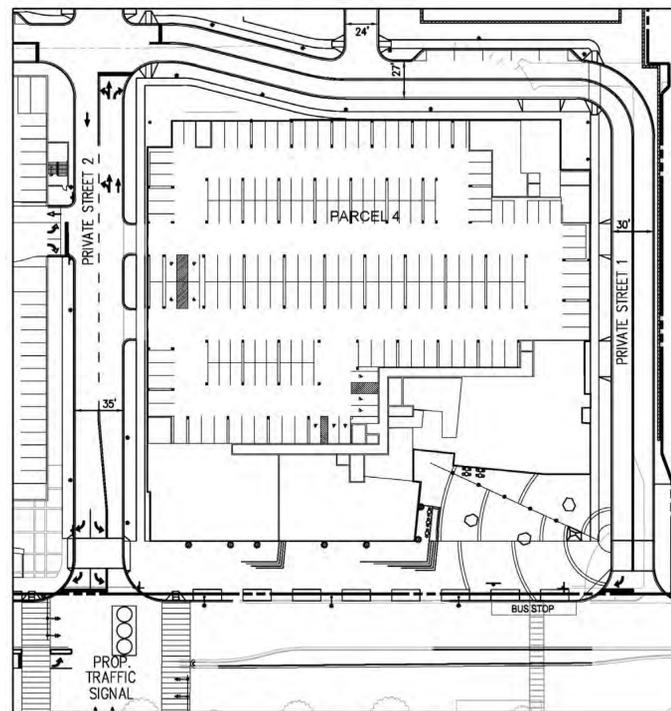
LANDSCAPE ARCHITECT
MMA

CIVIL ENGINEER LANDSCAPE ARCHITECT
Bowman CONSULTING

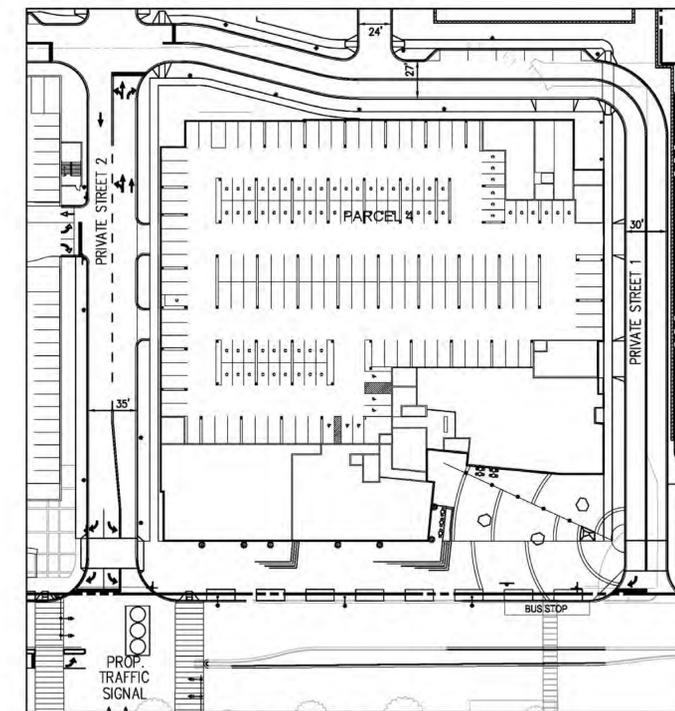
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



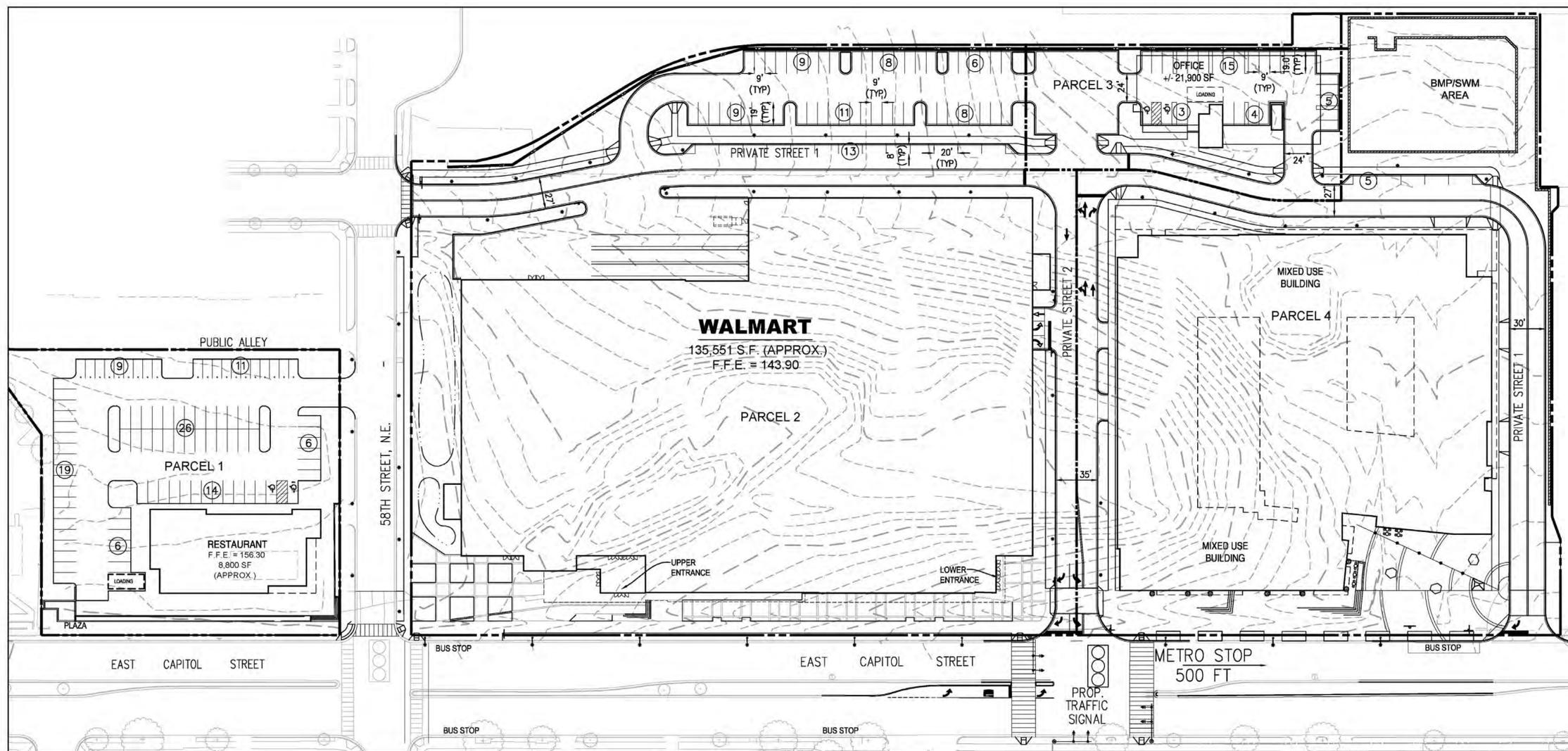
WALMART GARAGE PARKING
1"=60'



RETAIL PARKING
LEVEL 2
(MIXED USE BUILDING)
1"=60'



RESIDENTIAL PARKING
LEVEL 1
(MIXED USE BUILDING)
1"=60'



OVERALL SITE
1"=50'

CAPITOL GATEWAY
MARKETPLACE

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- MASTER PLANNER
ARCHITECT
PERKINS
+ WILL
ARCHITECT - WALMART
- MMA
LANDSCAPE ARCHITECT
- cgl
CIVIL ENGINEER
LANDSCAPE ARCHITECT
Bowman
CONSULTING

DATE
02.04.13

TITLE
OVERALL SITE
DEVELOPMENT PLAN

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GRADING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
- STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: (SEE MASTER SITE SPECIFICATIONS SECTION 02630 FOR ALLOWED MATERIALS.)
- EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER"
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WAL-MART SPECIAL CONDITIONS, SECTION B, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION. THIS APPLIES TO WAL-MART BUILT PROJECTS ONLY.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY BOWMAN CONSULTING GROUP. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.



LEGEND

- LOD --- LIMITS OF DISTURBANCE
- PROPOSED STORM SEWER CANOPY DRAINS
- EXISTING STORM SEWER PIPING
- ## PROPOSED DRAINAGE STRUCTURE INDICATOR
- ## EXISTING DRAINAGE STRUCTURE INDICATOR
- EXISTING GRATED DROP INLET
- SLOPE ARROW
- EXISTING CURB INLET
- EXISTING GUIDE RAIL
- EXISTING CHAIN LINK FENCE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- BREAK LINE (EXISTING BUILDING)
- EXISTING SINGLE FIXTURE LIGHT POLE AND BASE
- EXISTING 2 FIXTURE LIGHT POLE AND BASE
- 2 EXISTING 2 FIXTURE LIGHT POLE AND BASE
- SPOT ELEVATION
- EXISTING TREES

WATER/SEWER USAGE

ESTIMATE 200GAL/1000SF/DAY COMMERCIAL/OFFICE/RETAIL

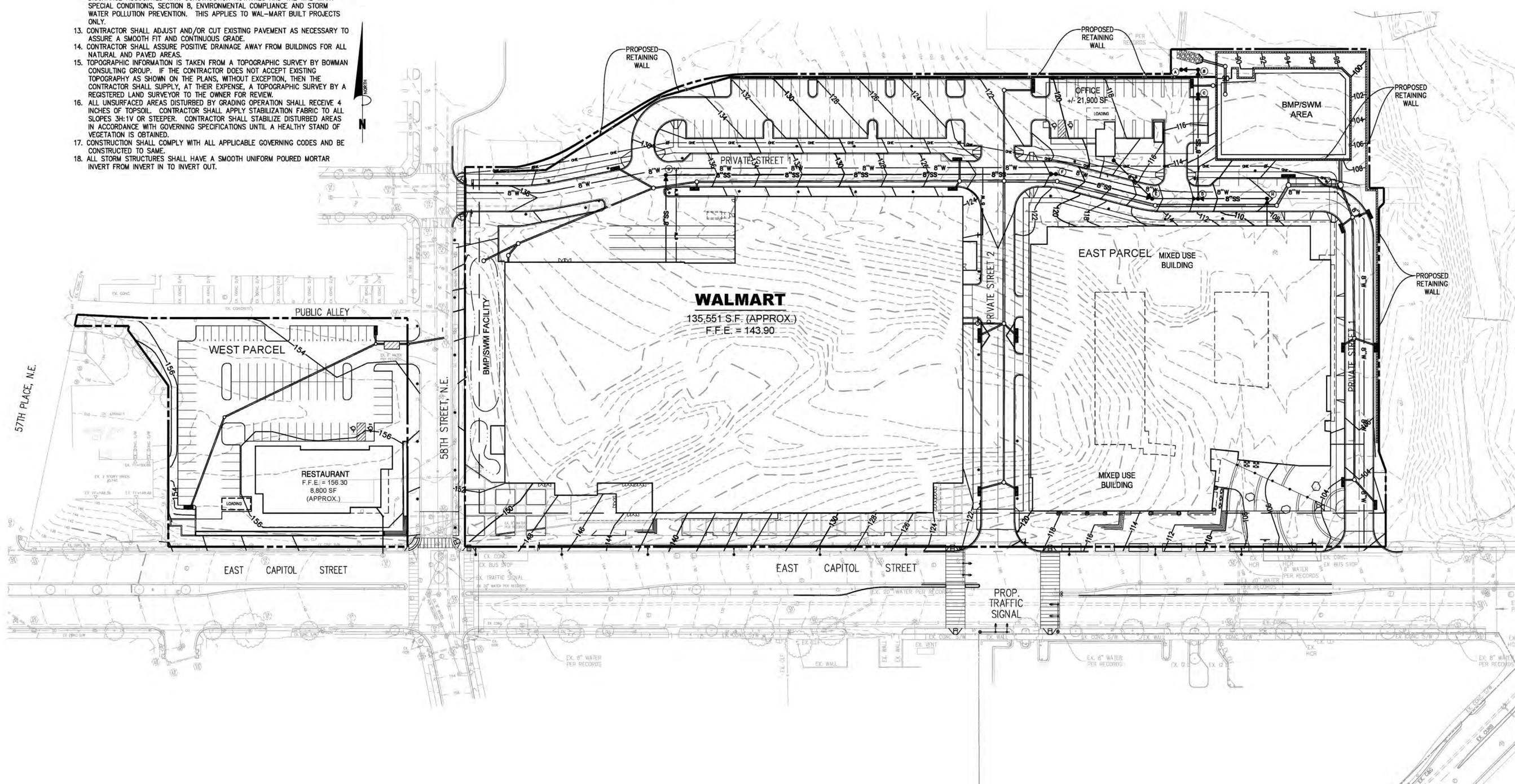
TOTAL COMMERCIAL/OFFICE/RETAIL:

WALMART	135,551 S.F.
OFFICE	21,900 S.F.
MIXED USE (NON-RESIDENTIAL)	23,962 S.F.
RESTAURANT	8,800 S.F.

TOTAL 190,213 S.F.

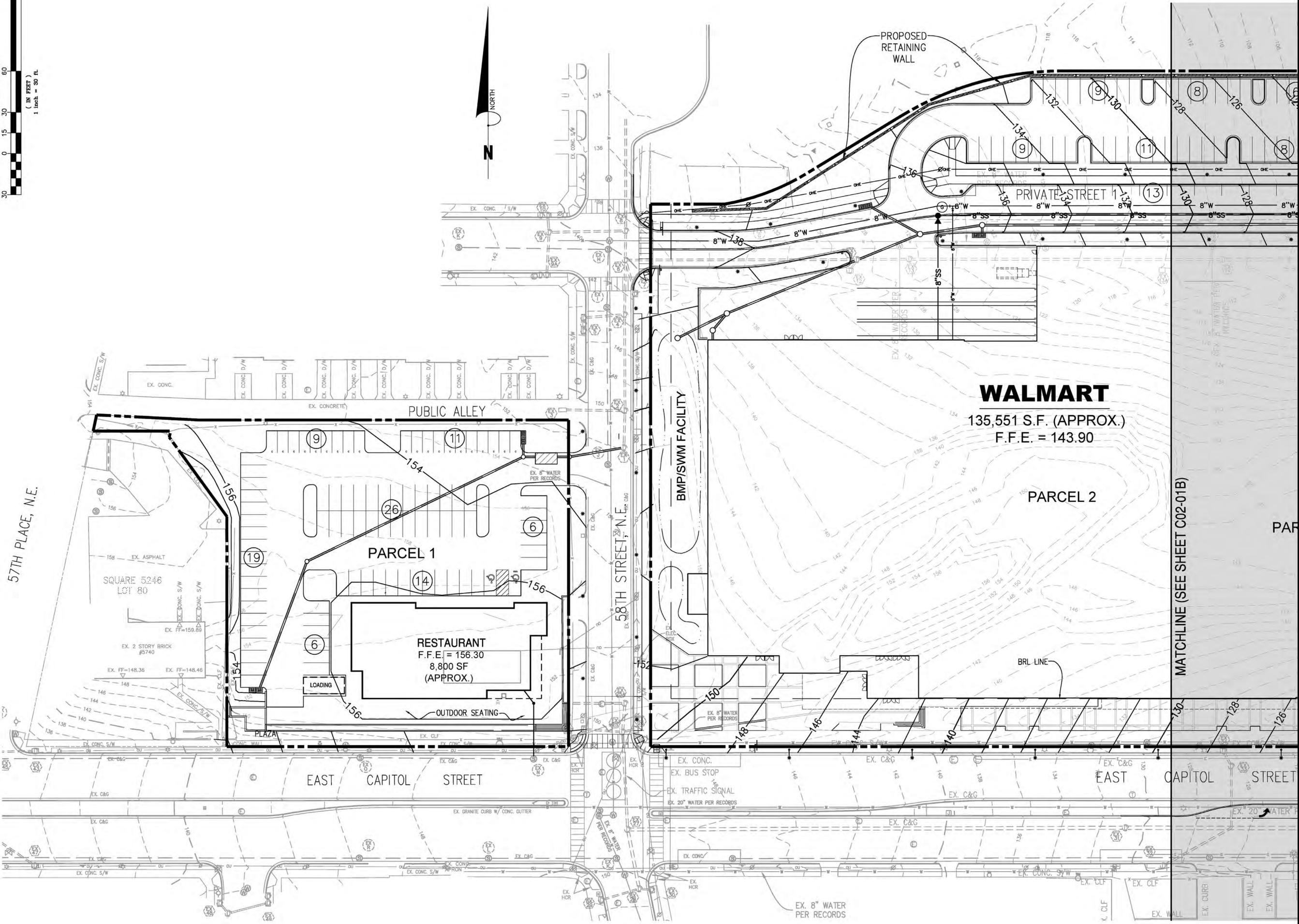
GALLONS = 200 GAL x 190,213 SF = 38,043/DAY
1,000 SF/DAY

TOTAL GALLONS OF WATER/SEWER (ALL NON-RESIDENTIAL) = 38,043 GALLONS/DAY



CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC



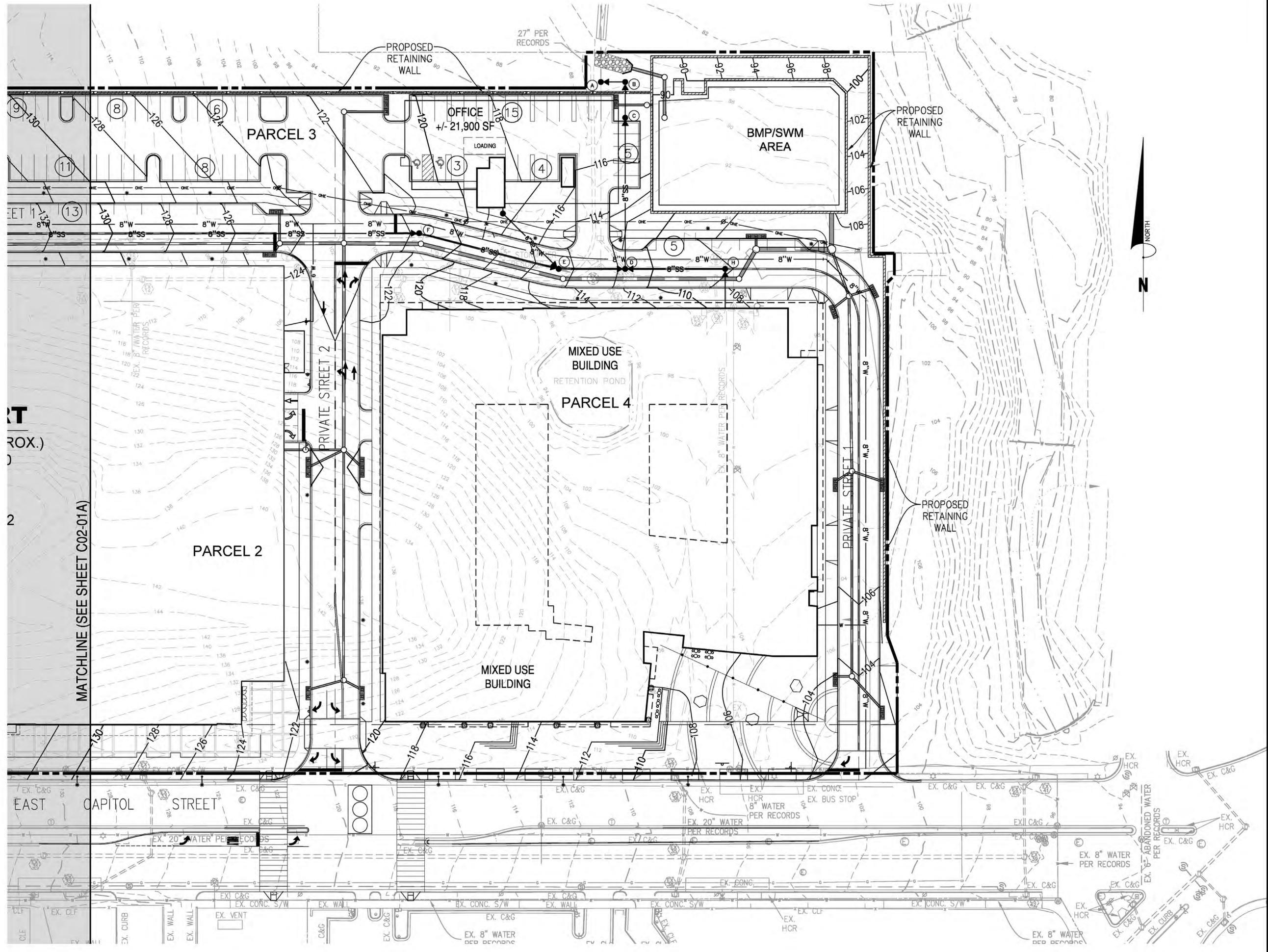
- APPLICANT
A&R COMPANIES
- LAND USE ATTORNEY
Holland & Knight
- MASTER PLANNER
 ARCHITECT
**PERKINS
 + WILL**
 ARCHITECT - WALMART
- MMA**
 LANDSCAPE ARCHITECT
- cgl**
 CIVIL ENGINEER
 LANDSCAPE ARCHITECT
- Bowman
 CONSULTING**

**CAPITOL GATEWAY
 MARKETPLACE**
 WASHINGTON, DC

DATE
02.04.13

TITLE
 PARTIAL GRADING AND
 UTILITY PLAN - WEST

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APPLICANT
A&R COMPANIES

LAND USE ATTORNEY
Holland & Knight

MASTER PLANNER
 ARCHITECT
PERKINS + WILL
 ARCHITECT - WALTHAM

MMA
 LANDSCAPE ARCHITECT

cgl
 CIVIL ENGINEER
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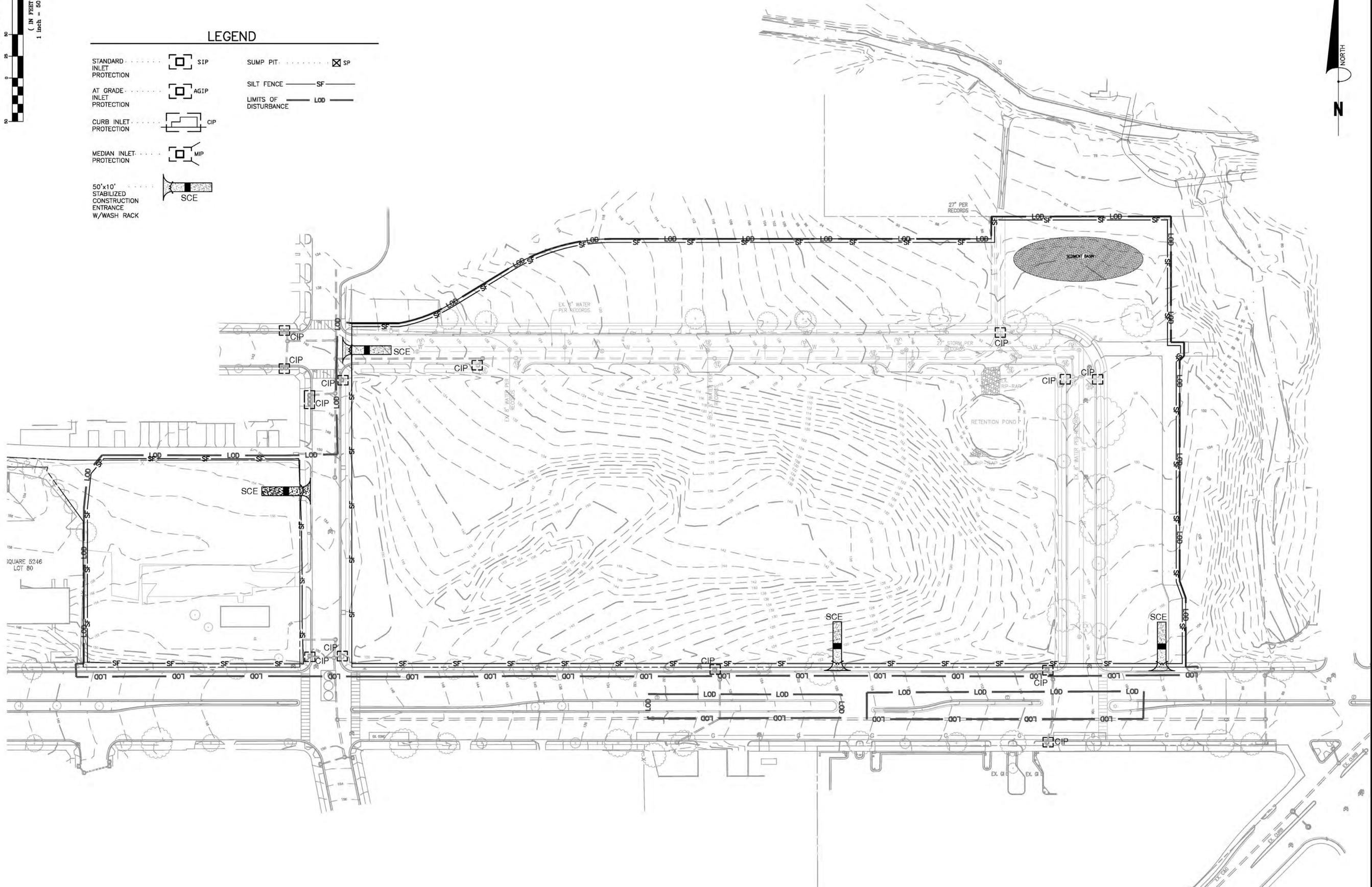
WASHINGTON, DC

DATE	02.04.13
TITLE	PARTIAL GRADING AND UTILITY PLAN - EAST
SHEET	C02-01B
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LEGEND

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|--|--|-----------------------|--|
| STANDARD INLET PROTECTION | | SUMP PIT | |
| AT GRADE INLET PROTECTION | | SILT FENCE | |
| CURB INLET PROTECTION | | LIMITS OF DISTURBANCE | |
| MEDIAN INLET PROTECTION | | | |
| 50'x10' STABILIZED CONSTRUCTION ENTRANCE W/WASH RACK | | | |



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STORMWATER MANAGEMENT STRATEGY

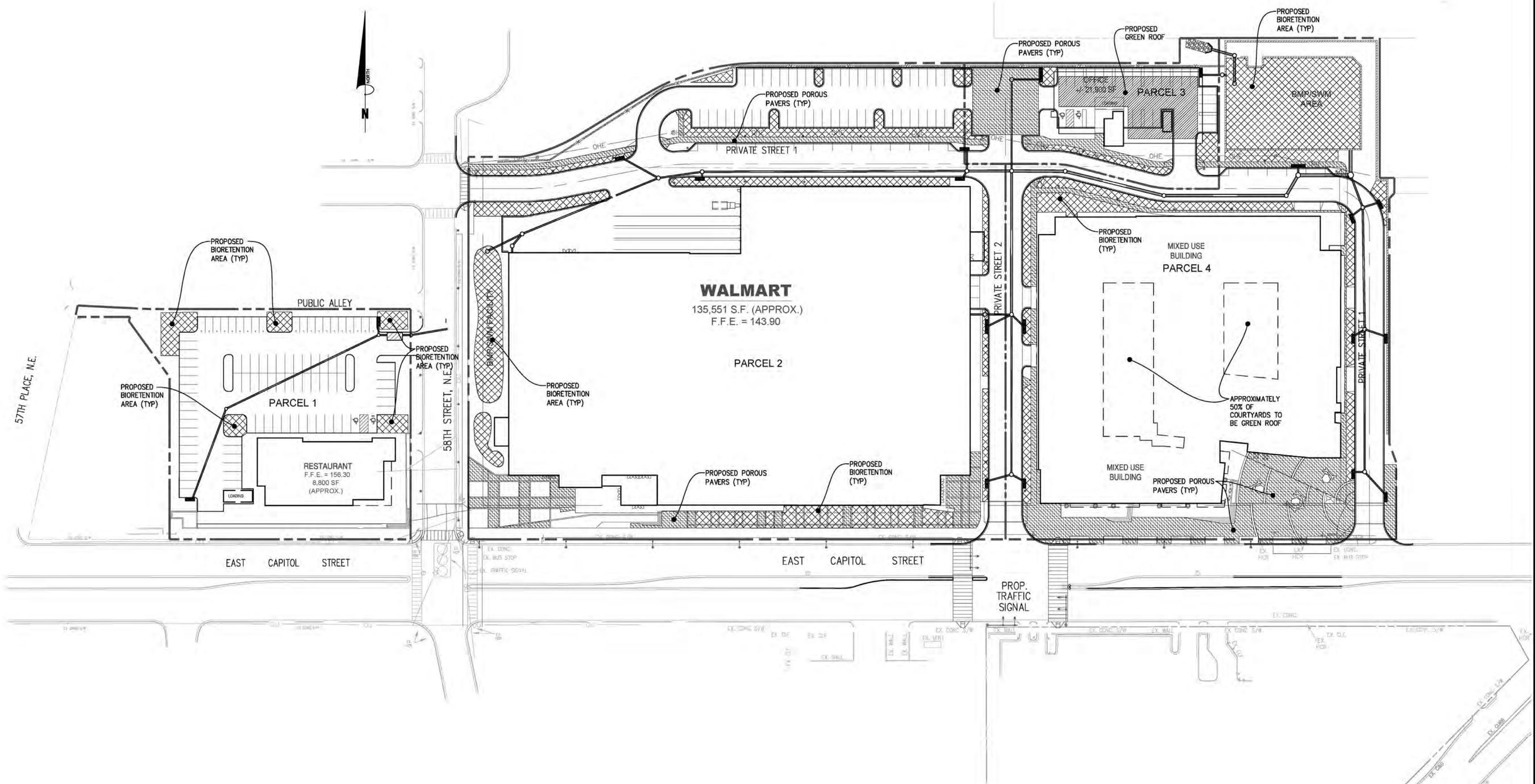
STORMWATER RETENTION REQUIREMENTS, AS OUTLINED IN DC'S "STORMWATER MANAGEMENT GUIDEBOOK" DATED AUGUST 2012, FOR THE FOUR (4) PARCELS IN THIS APPLICATION WILL BE MET USING RETENTION AND DETENTION METHODS OUTLINED WITHIN THE GUIDEBOOK. THE 1.2" RETENTION REQUIREMENT SHALL BE ATTAINED THROUGH THE USE OF BEST MANAGEMENT PRACTICES (BMP) AND LOW IMPACT DEVELOPMENT (LID) MEASURES WHICH INCLUDE: GREEN ROOF; POROUS PAVERS; AND BIORETENTION FACILITIES (TRADITIONAL, STREETScape, AND STORMWATER PLANTERS). THE EXHIBIT BELOW SHOWS POTENTIAL LOCATIONS FOR GREEN ROOF, POROUS PAVERS, AND BIORETENTION FACILITIES. GREEN ROOF SHALL COVER APPROXIMATELY 80% OF THE OFFICE BUILDING LOCATED ON PARCEL 3 AND APPROXIMATELY 50% OF THE COURTYARDS WITH THE MIXED-USE BUILDING LOCATED ON PARCEL 4. POROUS PAVERS SHALL BE PLACED ON SIDEWALKS AND PLAZA AREAS. BIORETENTION SHALL BE PLACED ALONG THE STREETScape TO TREAT ROAD RUNOFF. BIORETENTION FACILITIES WILL ALSO BE IN AREAS ADJACENT TO BUILDINGS TO TREAT ROOF RUNOFF. LARGE BIORETENTION FACILITIES WILL BE LOCATED IN THE NORTHEAST CORNER OF THE PROJECT AND IN THE WESTERN PORTION OF PARCEL 2 BETWEEN THE WALMART AND 58TH STREET. THE BIORETENTION FACILITY LOCATED IN THE NORTHEAST CORNER OF THE PROJECT WILL TREAT RUNOFF THAT WILL BE PIPED FROM THE STREETS AND ROOFS AND THE BIORETENTION FACILITY ALONG 58TH STREET WILL TREAT A LARGE PORTION OF THE WALMART ROOF. AT THE TIME OF FINAL ENGINEERING, THE "DISTRICT OF COLUMBIA STORMWATER COMPLIANCE SPREADSHEET" AND DESIGN METHODOLOGY SHALL BE UTILIZED TO DEMONSTRATE THE STORMWATER RETENTION VOLUME FOR ALL PARCELS HAS BEEN ACHIEVED.

PARCEL 1 DETENTION REQUIREMENTS SHALL BE SATISFIED BY MEANS OF UNDERGROUND VAULTS AND/OR PIPE STORAGE, WHICH SHALL ENSURE THAT THE PROPOSED 2-YEAR PEAK DISCHARGE RATE IS BELOW THE PRE-DEVELOPMENT DISCHARGE RATE AND THE PROPOSED 15-YEAR PEAK DISCHARGE RATE IS BELOW THE PRE-PROJECT DISCHARGE RATE. STORMWATER FROM THIS PARCEL WILL OUTFALL INTO THE EXISTING STORM SEWER SYSTEM UNDER 58TH STREET.

PARCELS 2, 3, AND 4 DETENTION REQUIREMENTS SHALL BE SATISFIED BY UTILIZING THE BMP/SWM AREA IN THE NORTHEAST CORNER OF THE SITE AND SIZING IT TO ADEQUATELY DISCHARGE THE PEAK FLOWS FROM THE SITE INTO WATTS BRANCH CREEK. ADDITIONAL MEASURES MAY ALSO BE NEEDED TO ADEQUATELY CONTROL THE 2- AND 15-YEAR PEAK DISCHARGE RATES WHICH INCLUDE OVER SIZED PIPES, AND/OR UNDERGROUND DETENTION VAULTS.

LEGEND

-  BIORETENTION
-  POROUS PAVEMENT
-  GREEN ROOF



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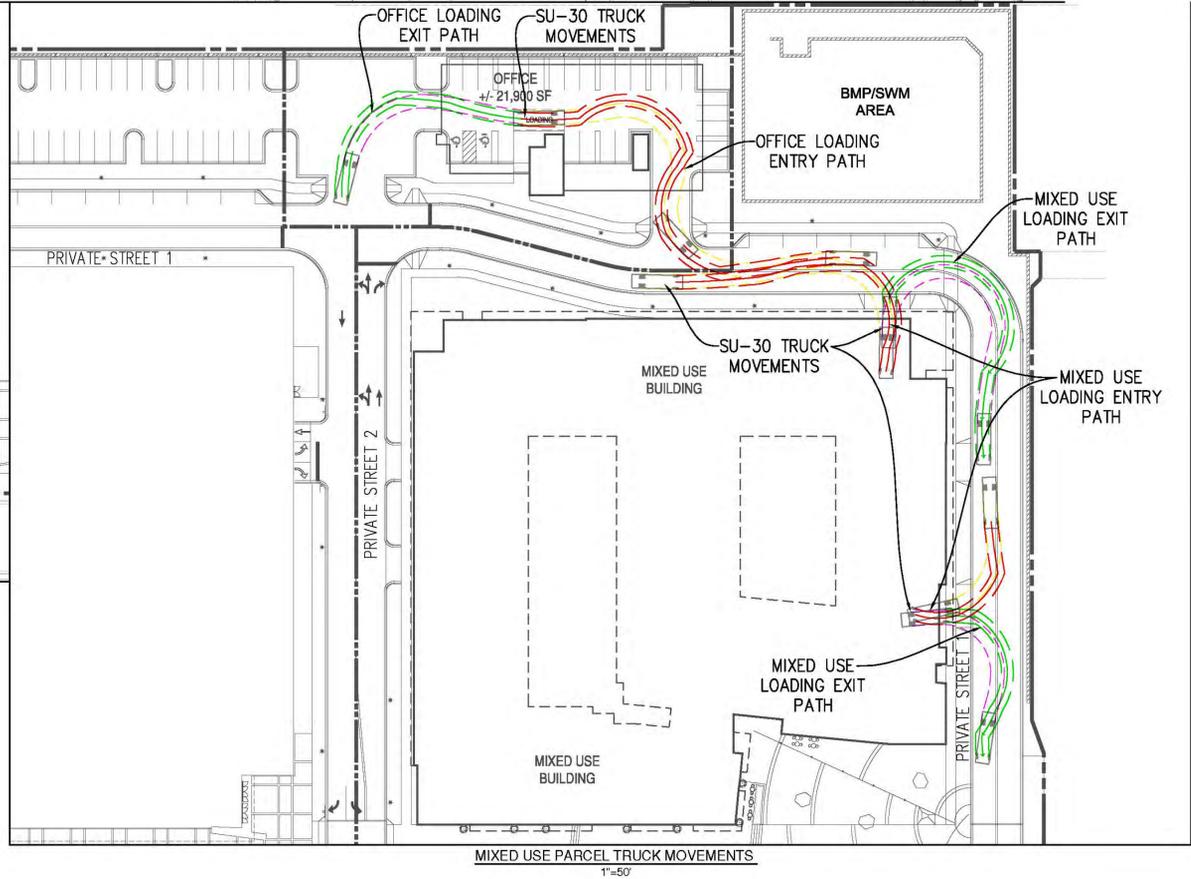
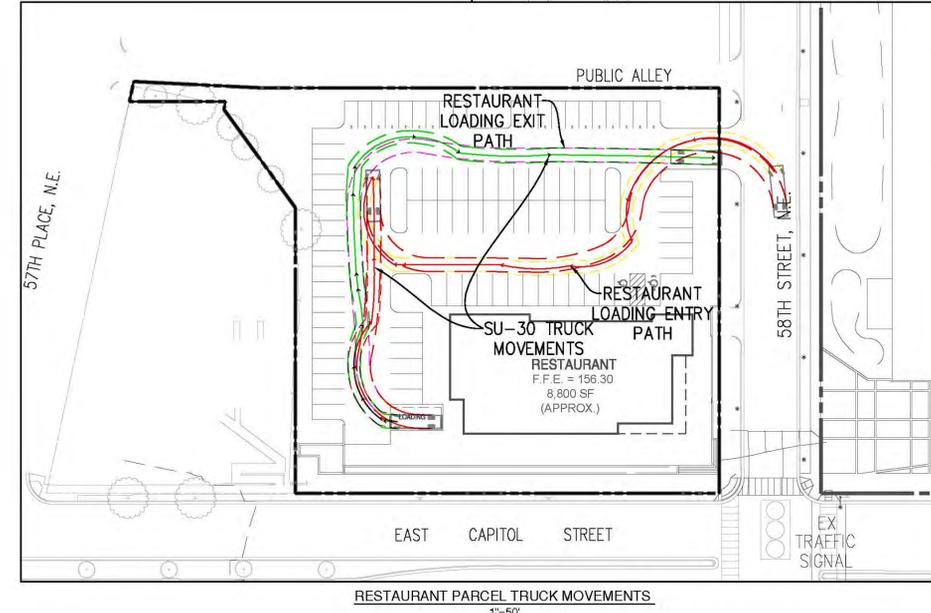
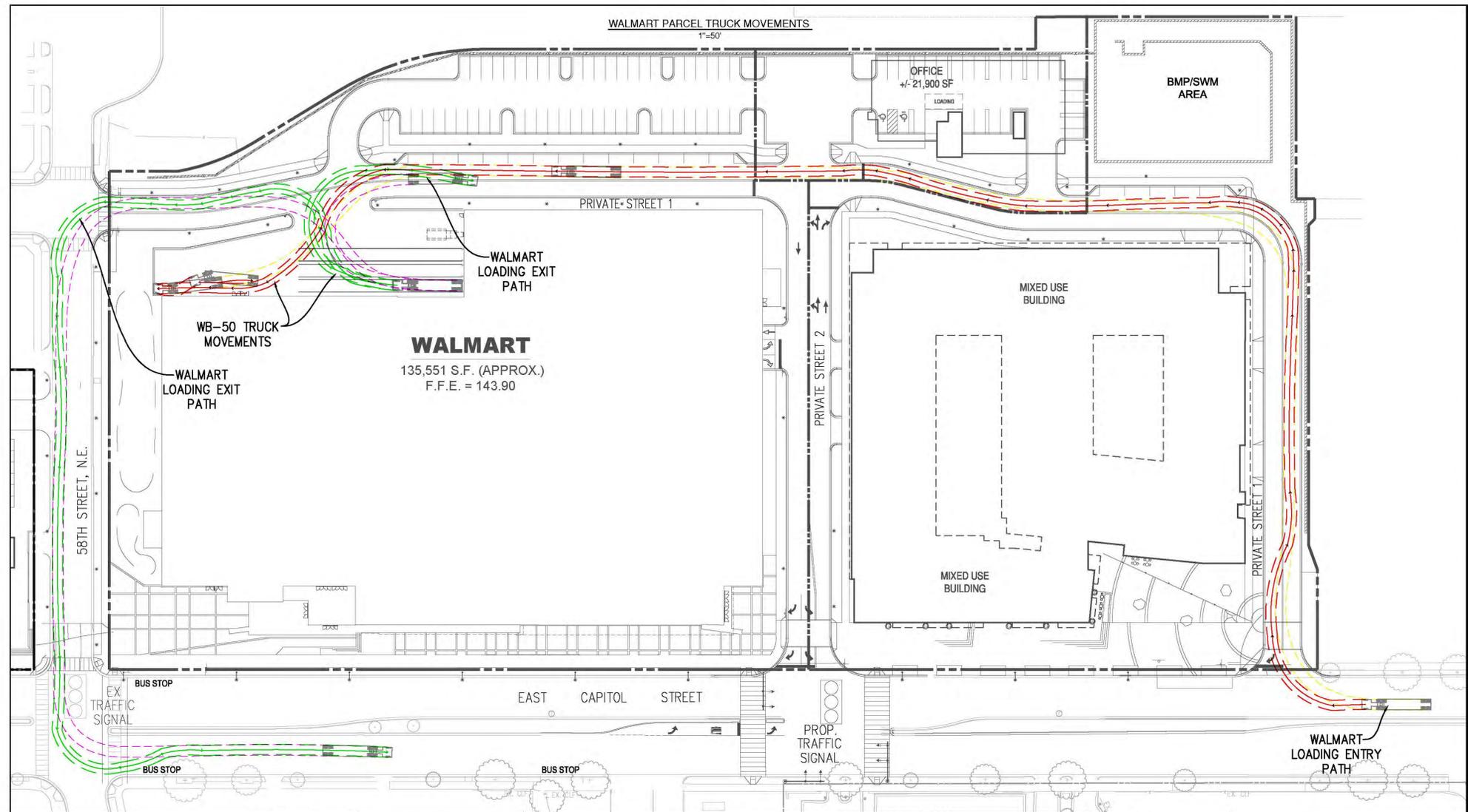
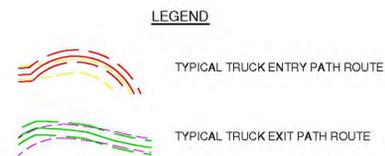
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- TRUCK ACCESS FROM ROUTE 50
- TRUCK ACCESS FROM I-95

TRUCK ROUTE EXHIBIT

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