LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	PROP. E.P.
EX. C & G	CURB AND GUTTER	C&G
	TRANSITION FROM CG-6R TO CG-6	C&G REVERSED C&G
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING (LIMITS OF DISTURBANCE)	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
EX 8" W/M	WATER LINE	8" DIP W/M
EX. W/V	WATER VALVE	W
	REDUCER	W
EX 8" SAN	SANITARY SEWER	8" SAN
EX 18" RCP	STORM SEWER	18" RCP
	CABLE TV	CATV
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
+ 25.32	SPOT ELEVATION	+25.32
⌀	UTILITY POLE	⌀
	SIGN	
EX A	SANITARY SEWER IDENTIFIER	A
EX 1	STORM DRAIN IDENTIFIER	1
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
	CRITICAL SLOPE	
	HANDICAP RAMP	
	STOP SIGN	
	STREET SIGN	
	TREE	
	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
× 110.40	SPOT GRADE	× 110.00

ABBREVIATIONS

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
c,e	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
C&G	CABLE TELEVISION
CATV	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
℄	CENTERLINE
C/L	CENTERLINE
CLR	CLEAR
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTR	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SPOUT
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
Δ	DELTA
E	RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDOR
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOY	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LCG	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
NA OR N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
N/F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO. OR #	NUMBER
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCTC	POINT OF CURVATURE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
℄	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
ROM	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TRANSP	TRANSPORTATION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	US GEOLOGICAL SURVEY
V OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
W/M OR WM	WATER MAIN
WQIA	WATER QUALITY IMPACT ASSESMENT
WV	WATER VALVE
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

ABBREVIATIONS AND LEGEND

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CAPITOL GATEWAY MARKETPLACE

DESIGN	DRAWN
STL	MSQ
CHECKED	
MSD	
DATE	
8/23/2012	
SCALE	
AS SHOWN	
JOB No.	
4694-01-002	
SHEET	
C-4.0	

ZONING COMMISSION
District of Columbia
CASE NO.12-06A
EXHIBIT NO.3A2

EXISTING CONDITIONS AND DEMOLITION PLAN

EXISTING SANITARY SEWER TABULATION

A TOP=106.38
INV.=97.1 (10" OUT TO B)

B TOP=94.76
INV.=84.99 (10" IN FR A)
INV.=84.44 (10" OUT TO C)

C TOP=91.92
INV.=81.35 (10" IN FR B)
INV.=81.10 (10" IN FR D)
INV.=81.01 (10" OUT)

D TOP=97.33
INV.=87.07 (10" OUT TO C)
INV.=87.11 (10" IN FR. E)

E TOP=103.94
INV.=93.64 (10" IN FR F)
INV.=94.18 (10" IN)
INV.=93.58 (10" OUT TO D)

F TOP=119.71
INV.=109.45 (10" OUT. TO E)
INV.=109.58 (10" IN FR G)

G TOP=133.78
INV.=123.15 (10" IN)
INV.=122.99 (10" OUT TO F)

H TOP=140.14
INV.=129.98 (10" IN FR I)
INV.=130.39 (10" IN FR K)
INV.=129.84 (10" OUT)

I TOP=143.77
INV.=132.71 (10" IN FR J)
INV.=132.70 (10" OUT TO H)

J TOP=152.94
INV.=142.53 (10" IN)
INV.=142.53 (10" OUT TO I)

K TOP = 149.42
10" IN = 139.28 (PER RECORDS)

L TOP = 146.23
10" IN = 135.15
10" OUT = 135.10

M TOP = 130.36
10" IN = 119.06
10" OUT = 119.04

N TOP = 149.11
10" OUT = 139.19

O TOP = 146.18
10" IN = 135.46
10" OUT = 135.45

P TOP = 131.28
10" IN = 121.08 (FR. Q)
10" IN = 120.88 (FR. O)
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.=(15" 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 G.I.=151.13
INV.=144.45 (15" OUT TO 2)

4 TOP=143.54
INV.=136.76 (15" IN FR 5)
INV.=136.54 (15" IN FR 2)
INV.=136.09 (15" OUT TO 6)

5 TOP (3 MH. CB.)=144.77
INV.=138.37 (15" OUT TO 4)

6 TOP=140.18
INV.=133.19 (15" IN FR 11)
INV.=133.30 (15" IN FR 4)
INV.=132.94 (15" OUT TO 8)

7 TOP (CB.)=141.86
INV.=FILLED

8 TOP=138.65
INV.=131.11 (15" IN FR 6)
INV.=131.37 (15" IN FR 9)
INV.=130.81 (15" OUT)

9 TOP=140.38
INV.=136.71 (15" IN FR 9A)
INV.=136.11 (15" IN FR 10)
INV.=133.33 (15" OUT TO 8)

9A TOP=140.98
INV=137.03 (15" OUT TO 9)

10 TOP (C.B.)=140.86
INV.=136.20 (OUT TO 9)

11 TOP=128.77
INV.=124.68 (12" IN FR 12)
INV.=122.15 (15" IN FR 5)
INV.=121.92 (15" OUT TO 13)

12 TOP (CB.)=129.33
INV.=FILLED

13 TOP (CB.)=126.46
INV.=119.49 (15" IN FR 11)
INV.=119.48 (15" OUT TO 14)

14 TOP=111.44
INV.=104.71 (15" IN FR 13)
INV.=107.74 (15" IN FR 15)
INV.=103.95 (24" OUT TO 16)

15 TOP (CB.)=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=99.61
INV.=

17 TOP=96.45
INV.=89.50 (24" IN FR 16)
INV.=89.76 (12" IN)
INV.=89.36 (27" OUT)

18 TOP (CB.)=91.86
INV.=FILLED

19 TOP=92.16
INV.=84.64 (15" IN)
INV.=88.05 (12" IN FR 18)
INV.=84.36 (18" OUT TO 19A)

19A TOP=91.55
INV.=FILLED

20 TOP=95.07
INV.=87.57 (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 (15" IN FR 23)
INV.=88.47 (15" OUT TO 20)

22 TOP=95.84
INV.=FILLED

23 TOP=96.08
INV.=FILLED

24 TOP=150.03
INV.=FILLED

25 TOP=149.69
INV.=141.58 (18" IN FR 25-A)
INV.=145.22 (15" IN FR 26)
INV.=141.46 (18" OUT TO 27)
INV.=145.67 (15" IN FR 24)

25A TOP=150.29
INV.=141.97 (18" OUT TO 25)
INV.=141.84 (15" IN)

26 TOP (CB.)=149.90
INV.=FILLED

27 TOP=149.42
INV.= (18" IN FR 25)
INV.= (24" IN FR 28)
INV.= (27" OUT TO 31)

28 TOP=150.79
INV.=143.46 (24" IN)
INV.=145.54 (15" IN FR 29)
INV.=147.18 (15" IN FR 30)
INV.=143.13 (24" OUT TO 27)

29 TOP=151.64
INV=FILLED

30 TOP=151.20
INV.=FILLED

31 TOP=130.71
INV.=121.55 (27" IN FR 27)
INV.=121.42 (30" OUT TO 32)

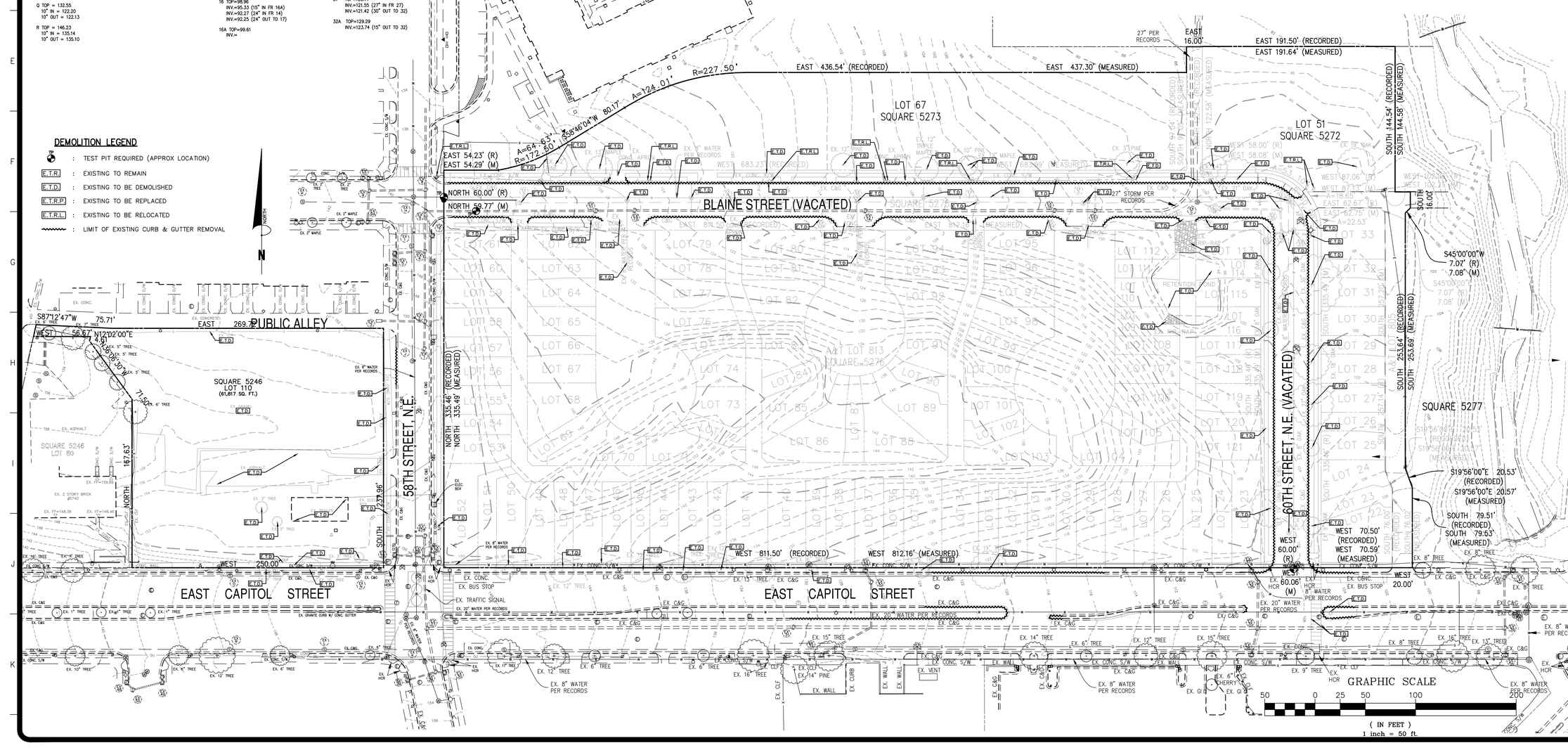
32A TOP=129.29
INV.=123.74 (15" OUT TO 32)

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 ONSITE 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 ANTICIPATED 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 IT'S 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.

DEMOLITION LEGEND

- TP : TEST PIT REQUIRED (APPROX LOCATION)
- E.T.R. : EXISTING TO REMAIN
- E.T.D. : EXISTING TO BE DEMOLISHED
- E.T.R.P. : EXISTING TO BE REPLACED
- E.T.R.L. : EXISTING TO BE RELOCATED
- : LIMIT OF EXISTING CURB & GUTTER REMOVAL



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CAPITOL GATEWAY MARKETPLACE

DESIGN	DRAWN
STL	MSQ
CHECKED	
MSD	
DATE	
8/23/2012	
SCALE	
1"=50'	
JOB No.	
4694-01-002	
SHEET	
C-5.0	

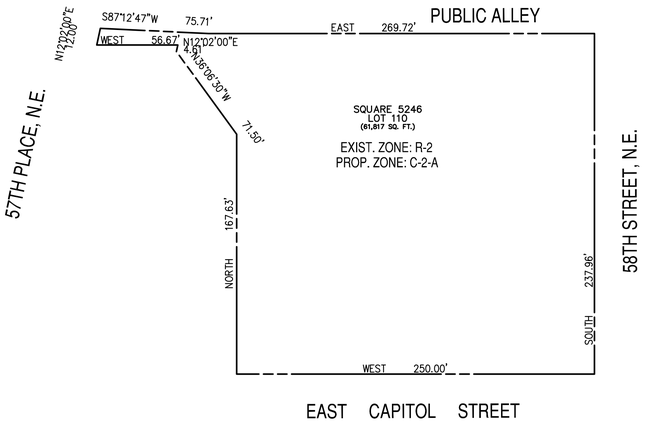
*EAST PARCEL TABULATIONS

			EX. ZONE	PROP. ZONE
SQUARE 5272:				
	LOT 51	25,718 S.F.	R-5-A	C-2-A
SQUARE 5273:				
	LOT 67	56,141 S.F.	R-5-A	C-2-A
SQUARE 5276:				
	AT&T LOT 812	114,509 S.F.	R-5-A	C-2-A
	AT&T LOT 813	25,340 S.F.	R-5-A	C-2-A
	LOTS 23-121	206,104 S.F.	R-5-A	C-2-A
SQUARE 5277:				
	LOTS 22-33	23,353 S.F.	R-5-A	C-2-A
	AT&T LOT 805	8,752 S.F.	R-5-A	C-2-A
TOTAL SITE AREA		459,917 S.F.		

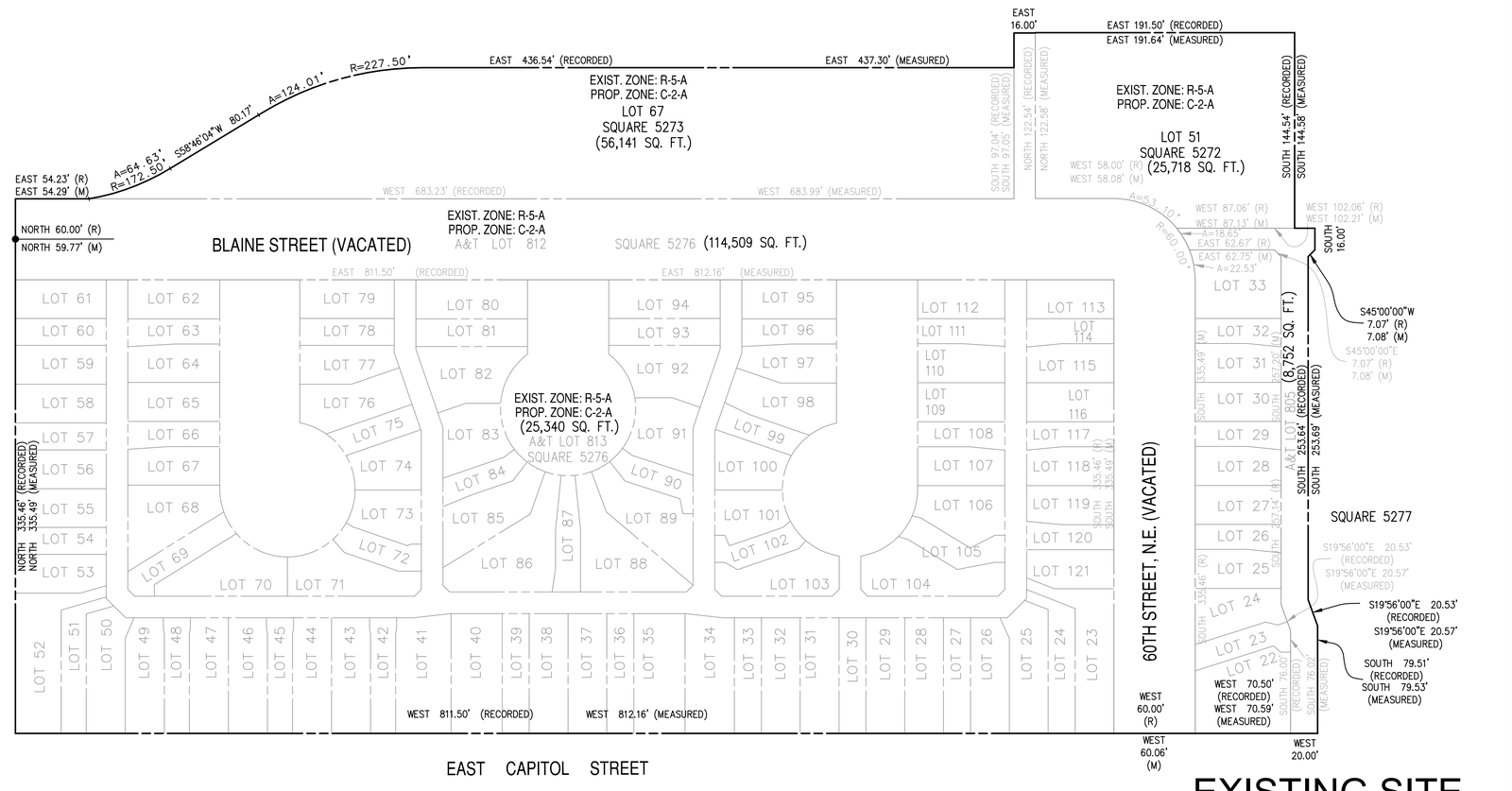
*WEST PARCEL TABULATIONS

			EX. ZONE	PROP. ZONE
SQUARE 5246:				
	LOT 110	61,817 S.F.	R-2	C-2-A
TOTAL SITE AREA		61,817 S.F.		

*EAST AND WEST OF 58TH ST. N.E.



WEST PARCEL



EAST PARCEL

EXISTING SITE AREA AND ZONING TABULATION

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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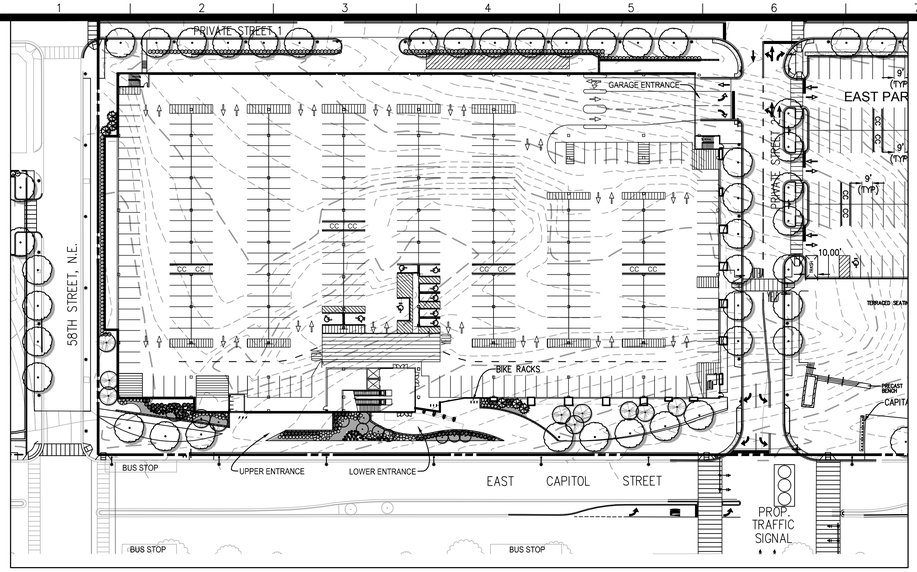
CAPITOL GATEWAY MARKETPLACE

DESIGN	DRAWN
STL	MSQ
CHECKED	
MSD	
DATE	
8/23/2012	
SCALE	
1"=50'	
JOB No.	
4894-01-002	
SHEET	
C-5.1	



GARAGE PARKING
1"=60'

EAST PARCEL

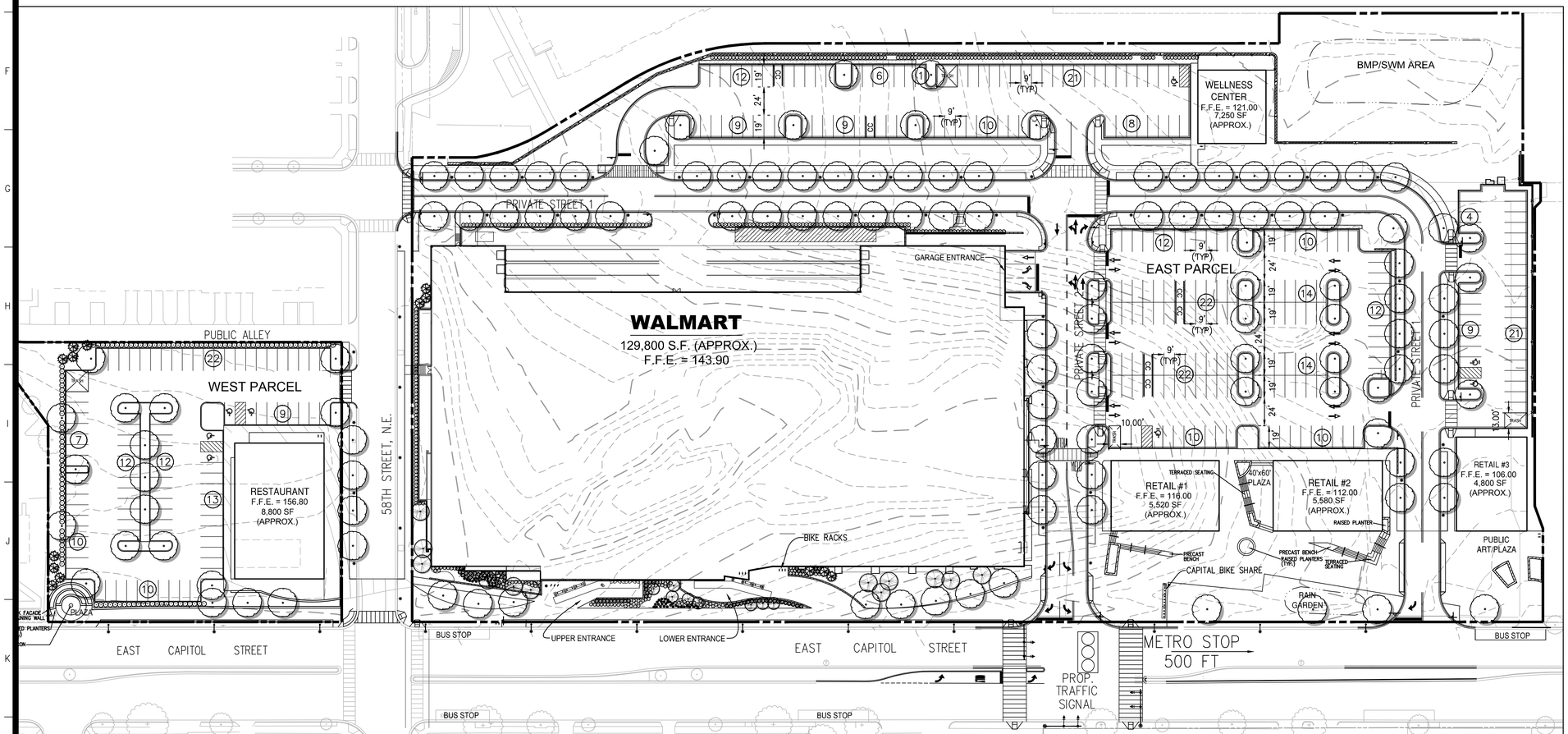
RETAIL	152,950 S.F.
BELOW STRUCTURE PARKING	334 SPACES
SURFACE PARKING	236 SPACES
TOTAL PARKING	570 SPACES
RATIO	3.73/1,000 S.F.

WEST PARCEL

RESTAURANT PAD	8,800 S.F.
TOTAL PARKING	95 SPACES
RATIO	10.80/1,000 S.F.

OVERALL

BUILDING AREA	161,750 S.F.
TOTAL PARKING	665 SPACES
RATIO	4.11/1,000 S.F.



OVERALL SITE DEVELOPMENT PLAN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISIONS	BY

Bowman CONSULTING
Bowman Consulting Group, Ltd.
2121 Eisenhower Ave
Suite 302
Alexandria, Virginia 22314
Telephone: (703) 548-2188
Fax: (703) 683-5781
www.bowmanconsulting.com

CAPITOL GATEWAY MARKETPLACE

DESIGN	DRAWN
STL	MSQ
CHECKED	
MSD	
DATE	
8/23/2012	
SCALE	
1"=50'	
JOB No.	
4694-01-002	
SHEET	
C-6.0	

GRADING NOTES

1. 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.
2. 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.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: (SEE MASTER SITE SPECIFICATIONS SECTION 02630 FOR ALLOWED MATERIALS.)
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
9. 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.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. 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".
12. 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 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION. THIS APPLIES TO WAL-MART BUILT PROJECTS ONLY.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. 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.
16. 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.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
18. 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
- —X— EXISTING CHAIN LINK FENCE
- —232— PROPOSED CONTOURS
- —232— EXISTING CONTOURS
- BREAK LINE(EXISTING BUILDING)
- EXISTING SINGLE FIXTURE LIGHT POLE AND BASE
- EXISTING 2 FIXTURE LIGHT POLE AND BASE
- 2 FIXTURE LIGHT POLE AND BASE
- +00.00 SPOT ELEVATION
- EXISTING TREES

PRELIMINARY STORMWATER ANALYSIS

EAST PARCEL:

PRE-DEVELOPMENT 15-YEAR RUNOFF: 27.94 CFS

POST DEVELOPMENT 15-YEAR RUNOFF: 48.27 CFS

WEST PARCEL:

PRE-DEVELOPMENT 15-YEAR RUNOFF: 3.75 CFS

POST DEVELOPMENT 15-YEAR RUNOFF: 9.12 CFS

WATER/SEWER USAGE

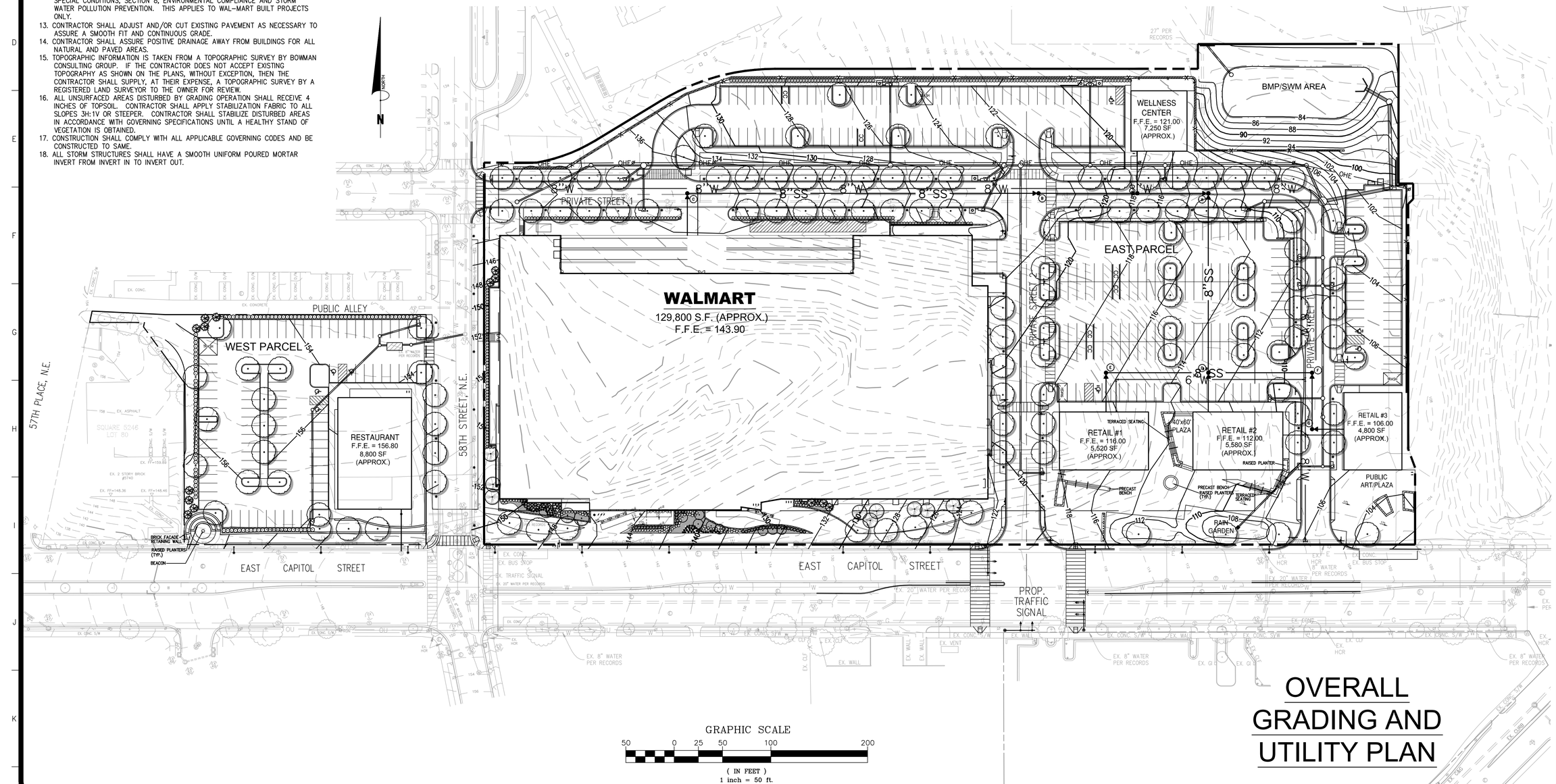
ESTIMATE 200GAL/1000SF/DAY COMMERCIAL/OFFICE/RETAIL

TOTAL COMMERCIAL/OFFICE/RETAIL:

WALMART	129,800 S.F.
RETAIL	15,900 S.F.
WELLNESS CENTER	7,250 S.F.
RESTAURANT	8,800 S.F.
TOTAL	161,750 S.F.

GALLONS = 200 GAL x $\frac{161{,}750\ SF}{1{,}000\ SF/DAY}$ = 32,350/DAY

TOTAL GALLONS OF WATER/SEWER = 32,350 GALLONS/DAY



OVERALL GRADING AND UTILITY PLAN

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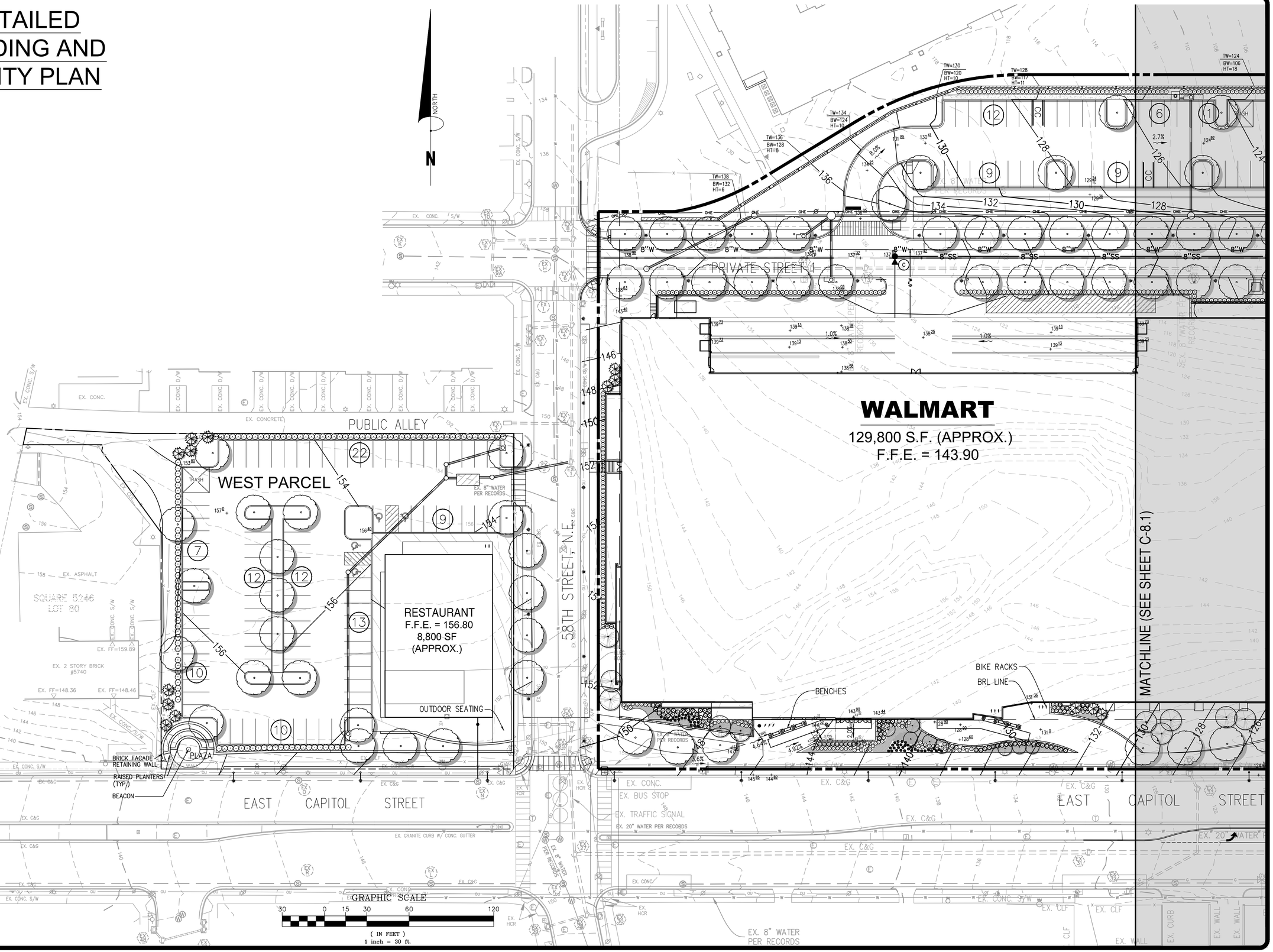
DETAILED GRADING AND UTILITY PLAN



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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DETAILED GRADING AND UTILITY PLAN

WELLNESS CENTER
F.F.E. = 121.00
7,250 SF
(APPROX.)

BMP/SWM AREA

EAST PARCEL

RETAIL #1
F.F.E. = 116.00
5,520 SF
(APPROX.)

RETAIL #2
F.F.E. = 112.00
5,580 SF
(APPROX.)

RETAIL #3
F.F.E. = 106.00
4,800 SF
(APPROX.)

TERRACED SEATING

40'x60' PLAZA

RAISED PLANTER

PRECAST BENCH

BIKE SHARE

PRECAST BENCH
RAISED PLANTERS
(TYP.)

TERRACED SEATING

RAIN GARDEN

PUBLIC ART/PLAZA

PRIVATE STREET 1

PRIVATE STREET 2

MATCHLINE (SEE SHEET C-8.0)

EAST CAPITOL STREET

27" PER RECORDS

EX. 20" WATER PER RECORDS

EX. 8" WATER PER RECORDS

EX. 6" ABANDONED WATER PER RECORDS

EX. BUS STOP

NORTH

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LEGEND

STANDARD INLET PROTECTION ..... SIP

AT GRADE INLET PROTECTION ..... AGIP

CURB INLET PROTECTION ..... CIP

MEDIAN INLET PROTECTION ..... MIP

50'x10' STABILIZED CONSTRUCTION ENTRANCE W/WASH RACK ..... SCE

SUMP PIT ..... SP

SILT FENCE ——— SF ———

LIMITS OF DISTURBANCE ——— LOD ———

NORTH

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

EROSION AND SEDIMENT CONTROL PLAN

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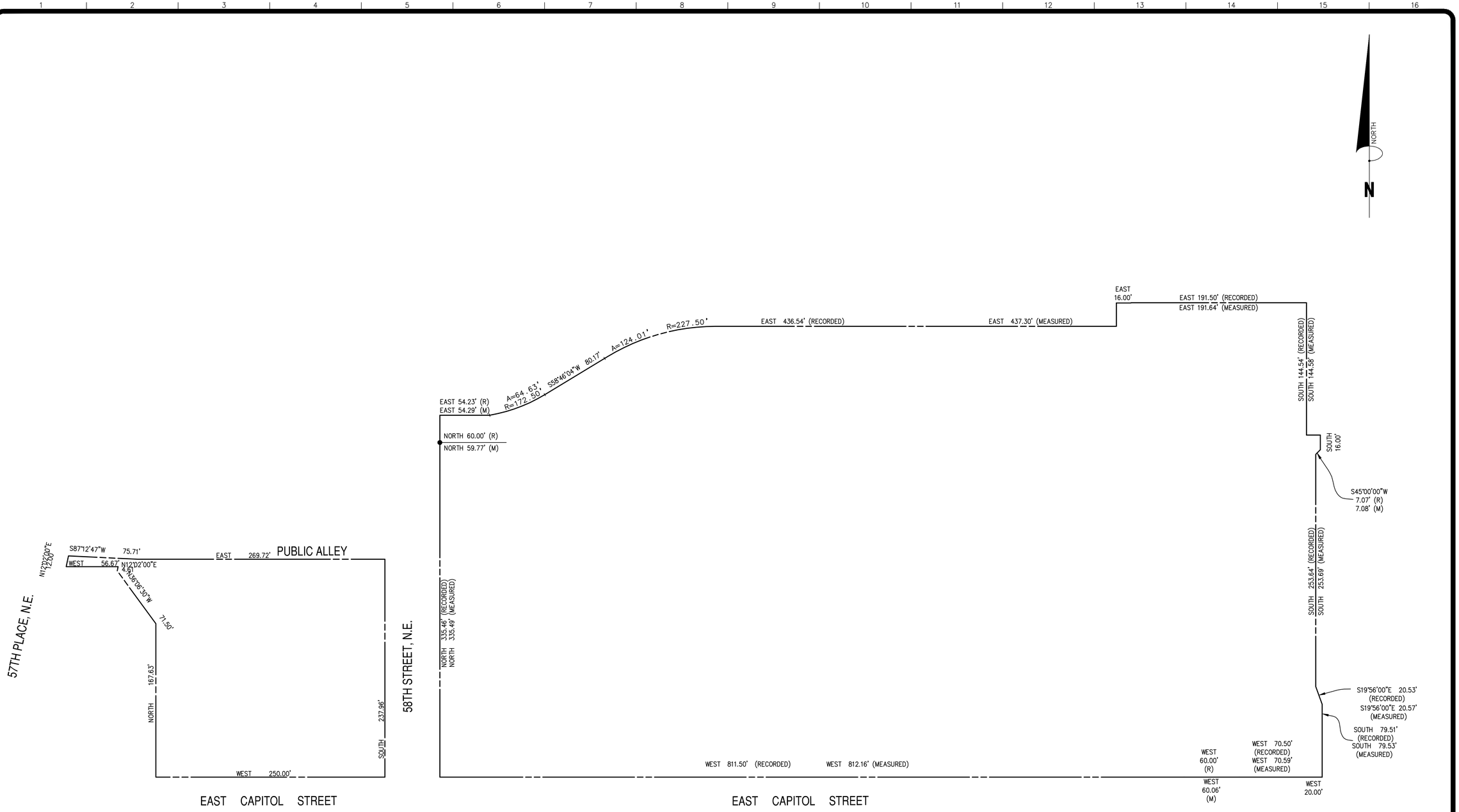

PRELIMINARY SUBDIVISION PLAT

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(IN FEET)
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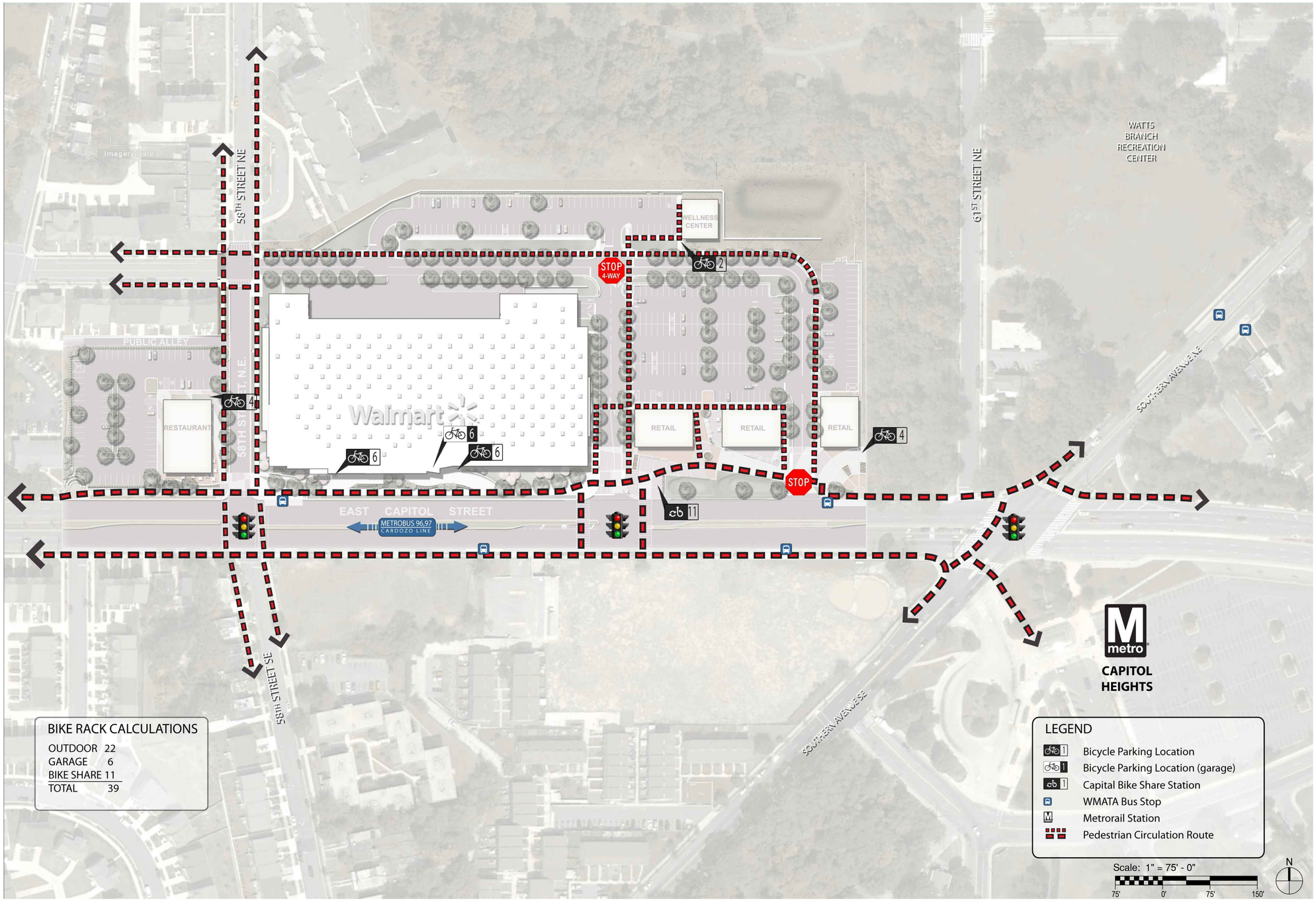

CIRCULATION PLAN

REVISIONS	BY

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