

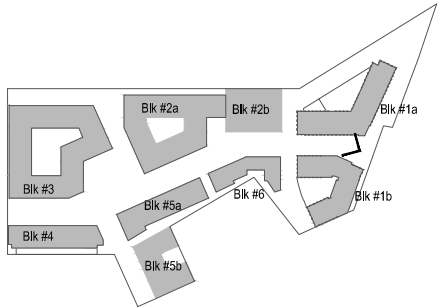
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April 4, 2017 | 1.402

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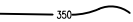

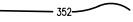

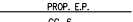
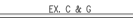
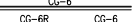



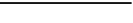



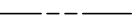

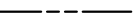


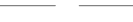








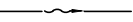
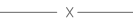

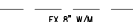
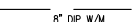
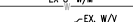
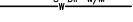
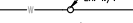
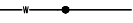

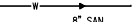

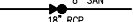
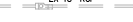


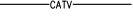





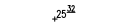

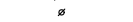

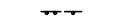

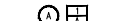

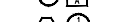

















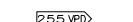

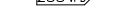









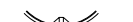













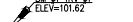






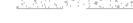
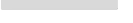


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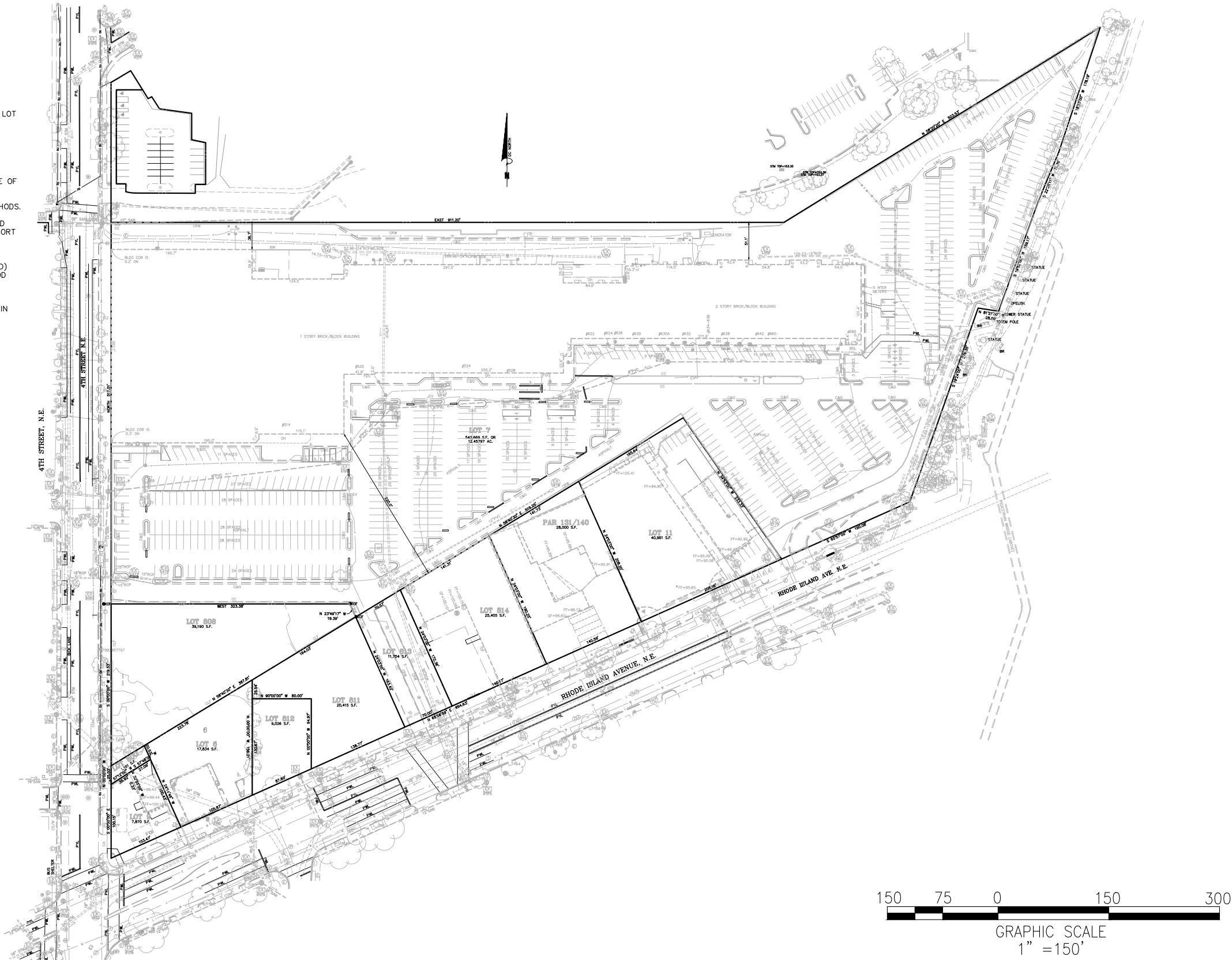
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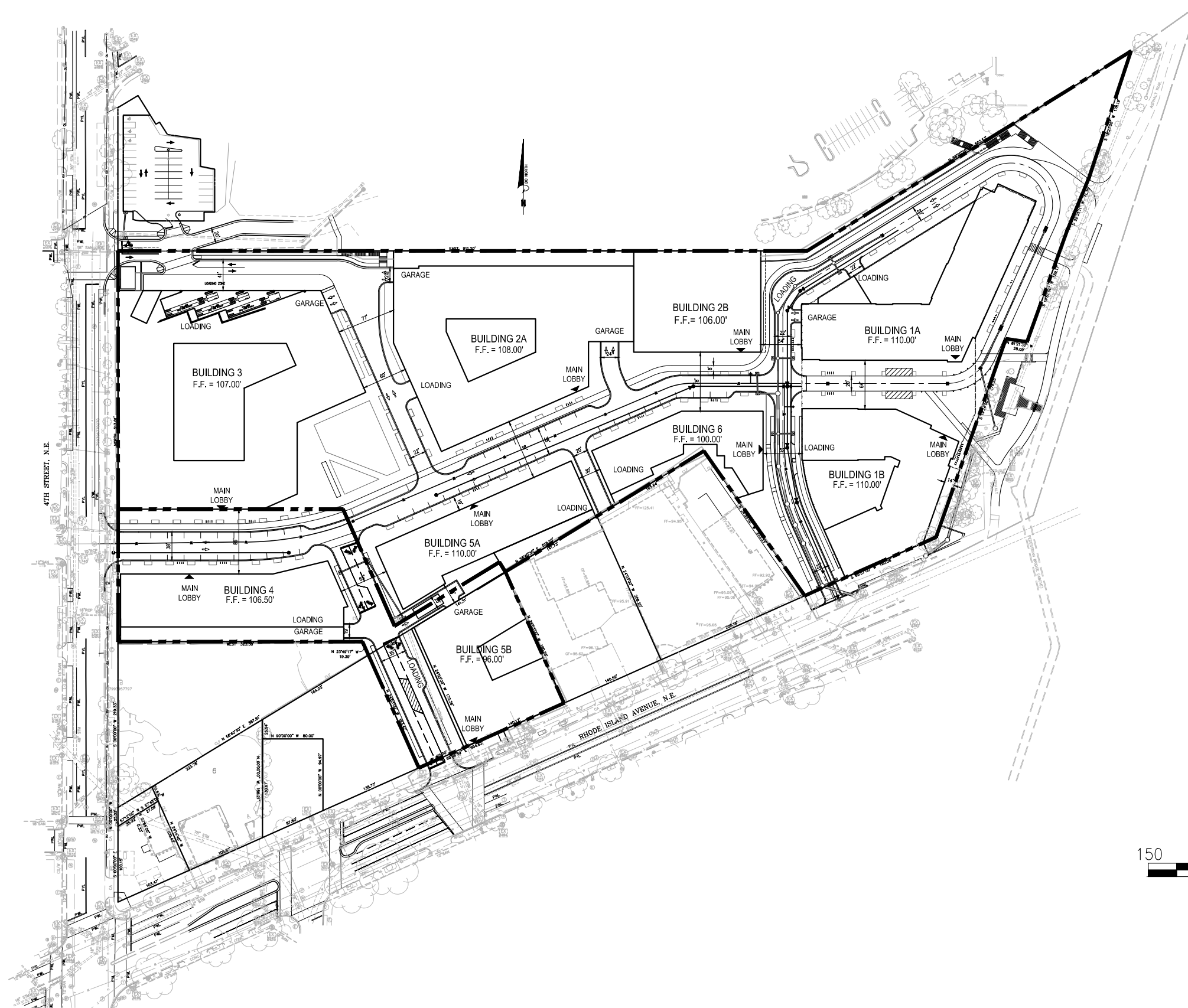
LEGEND		ABBREVIATIONS	
EXISTING	DESCRIPTION	PROPOSED	
	INDEX CONTOUR		A AREA OF ARC
	INTERMEDIATE CONTOUR		AASHTO AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
	EDGE OF PAVEMENT		AC ACRE
	CURB AND GUTTER		ADJ ADJACENT
	TRANSITION FROM CG-6R TO CG-6		AGGR AGGREGATE
	PROPOSED HEADER CURB		AHD AHEAD
	PROPERTY LINE		ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
	DEPARTING PROPERTY LINE		APPROX APPROXIMATE
	LOT LINE		ARCH ARCHITECTURAL
	RIGHT-OF-WAY		ASPH ASPHALT
	CENTERLINE		ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
	FLOOD PLAN		AWWA AMERICAN WATER WORKS ASSOCIATION
	CLEARING AND GRADING		B BREADTH
	TREE LINE		BC BACK OF CURB
	FLOW LINE OF SWALE		BF BASEMENT FLOOR
	STREAM		BLDG BUILDING
	OVERLAND RELIEF PATHWAY		BM BENCHMARK
	FENCE LINE		BOV BLOW OFF VALVE
	EASEMENT		BRG BEARING
	WATER LINE		BRL BUILDING RESTRICTION LINE
	WATER VALVE		BVCE BEGINNING VERTICAL CURVE ELEVATION
	REDUCER		BVCS BEGINNING VERTICAL CURVE STATION
	SANITARY SEWER		BW BOTTOM OF WALL
	STORM SEWER		c+c CENTER CORRECTION ON VERTICAL CURVE
	CABLE TV		C RUNOFF COEFFICIENT
	ELECTRIC SERVICE		CATV CABLE TELEVISION
	TELEPHONE SERVICE		C&G CURB AND GUTTER
	GAS LINE		CB CATCH BASIN
	SPOT ELEVATION		CBR CALIFORNIA BEARING RATIO
	UTILITY POLE		CC CENTER TO CENTER
	SIGN		CF CUBIC FEET
	SANITARY SEWER IDENTIFIER		CFG CUBIC FEET PER SECOND
	STORM DRAIN IDENTIFIER		CG(R) CURB AND GUTTER (REVERSE SLOPE)
	EASEMENT IDENTIFIER		CH CHORD
	WATER METER		CHRG CHORD BEARING
	FIRE HYDRANT		CIP CAST IRON PIPE
	PARKING INDICATOR		CL CENTERLINE OR CLASS
	INDICATES THE NUMBER OF TYPICAL PARKING SPACES		C/L CENTERLINE
	STREET LIGHT		CLR CLEAR
	VEHICLES PER DAY (TRAFFIC COUNT)		CM CUBIC METERS
	TEST PIT LOCATION RECOMMENDED/REQUIRED		CMP CORRUGATED METAL PIPE
	OPTICAL SLOPE		CMS CUBIC METERS PER SECOND
	HANDICAP RAMP (CG-12)		CN RUNOFF CURVE NUMBER
	DENOTES CLEAR SIGHT TRIANGLE		CONT CONTINUOUS
	TREE		CO CLEAN OUT
	BENCHMARK		CONC CONCRETE
	ASPHALT TRAIL		CS CURB STOP
	CONCRETE SIDEWALK		CT COURT
	END WALLS		CTR CENTERLINE
	END SECTIONS		CY CUBIC YARD
	STOP SIGN		D DEPTH
	STREET SIGN		DA DRAINAGE AREA
	OVERHEAD ELECTRIC		DB DEED BOOK
	OVERHEAD TELEPHONE		DC DISTRICT OF COLUMBIA
	HANDICAP PARKING SPACE (VAN)		DEQ VA DEPARTMENT OF ENVIRONMENTAL QUALITY
	RIP RAP		DET DETAIL
	EX. WETLANDS		DIA DIAMETER
NOTES: 1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.			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
			EGL EDGE OF GUTTER
			EGL ENERGY GRADIENT LINE
			EL ELEVATION
			ELEV ELECTRIC 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
			ECC ENVIRONMENTAL QUALITY CORRIDOR
			F FIRE LINE
			FAR FLOOR AREA RATIO
			FC FACE OF CURB
			FCWA FAIRFAX COUNTY PARK AUTHORITY
			FDWA FAIRFAX COUNTY WATER AUTHORITY
			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
			IPFS IRON PIPE SET
			J 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
			CHC 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
			PL PROPERTY LINE
			PRC POINT OF REVERSE CURVE
			PRELIM PRELIMINARY
			PROP PROPOSED
			PRV PRESSURE REDUCING VALVE
			PT POINT OF TANGENCY
			PVC POINT OF VERTICAL CURVE
			PVI POINT OF VERTICAL INTERSECTION
			PWMT PAVEMENT
			PVRC POINT OF VERTICAL REVERSE CURVE
			PVT POINT OF VERTICAL TANGENT
			Q (cfs) AMOUNT OF RUNOFF (FLOW RATE)
			R RADIUS
			R REINFORCED CONCRETE PIPE
			RDR REDUCER
			RD ROAD OR ROOF DRAIN
			REIN 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
			R 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
			TBR TO BE REMOVED
			TC TOP OF CURB
			Tc TIME OF CONCENTRATION
			TEL TELEPHONE
			TEMP TEMPORARY
			TH TEST HOLE
			TP TEST PIT OR TREE PROTECTION
			TW TOP OF WALL OR TAILWATER
			TYP TYPICAL
			UG UNDERGROUND
			UGE UNDERGROUND ELECTRIC
			UGT UNDERGROUND TELEPHONE
			UGC UNDERGROUND CABLE
			UL UNDERDRAIN
			UL UPPER LEVEL
			UP UTILITY POLE
			USSS US GEOLOGICAL SURVEY
			V OR VOL VOLUME
			V OR VEL VELOCITY
			VA VIRGINIA
			VAN HANDICAPPED VAN PARKING SPACE
			VB VERTICAL BEND
			VC VERTICAL CURVE
			VDT VA DEPT OF TRANSPORTATION
			VDT VERTICAL FOOT
			VF VERTICAL FOOT
			W WEIGHT OR WIDTH
			WBL WEST BOUND LANE
			WL WATER LINE
			WM WATER METER
			W/M OR WM WATER MAIN
			WQA WATER QUALITY IMPACT ASSESSMENT
			WV WATER VALVE
			WNG CROSSING

NOTES

1. THE PROPERTY DELINEATED HEREON IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 7, LOT 813 AND LOT 814 IN SQUARE 3629 AND IS ZONED MU-7.
2. THE PROPERTY IS NOW IN THE NAME OF B&R ASSOCIATES LP & MRP 600 RI LLC.
3. THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED ON EXISTING LAND RECORDS OF THE SURVEYOR OF THE WASHINGTON DISTRICT OF COLUMBIA.
4. THE VERTICAL DATUM AS REFERENCED HEREON IS BASED UPON BENCHMARKS OBTAINED AT THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
5. THE TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
6. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
7. THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR DISTRICT OF COLUMBIA, WASHINGTON, D.C., COMMUNITY-PANEL NUMBER 1100010036C, EFFECTIVE DATE SEPTEMBER 27, 2010.
8. BOUNDARY INFORMATION SHOWN HERE ON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURE DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.

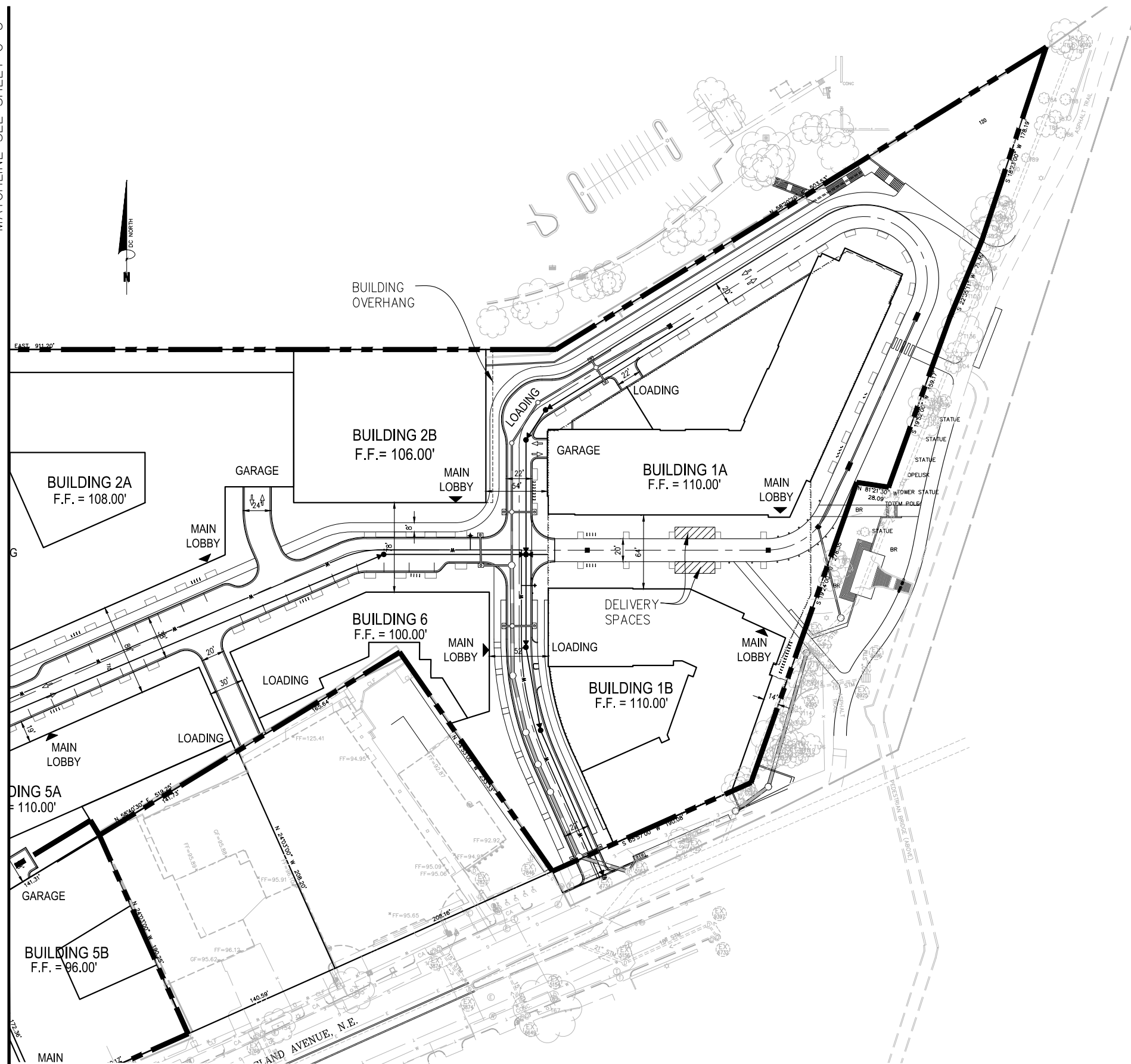


KEY PLAN



KEY PLAN





KEY PLAN

MRP REALTY

BRYANT STREET

Washington, DC

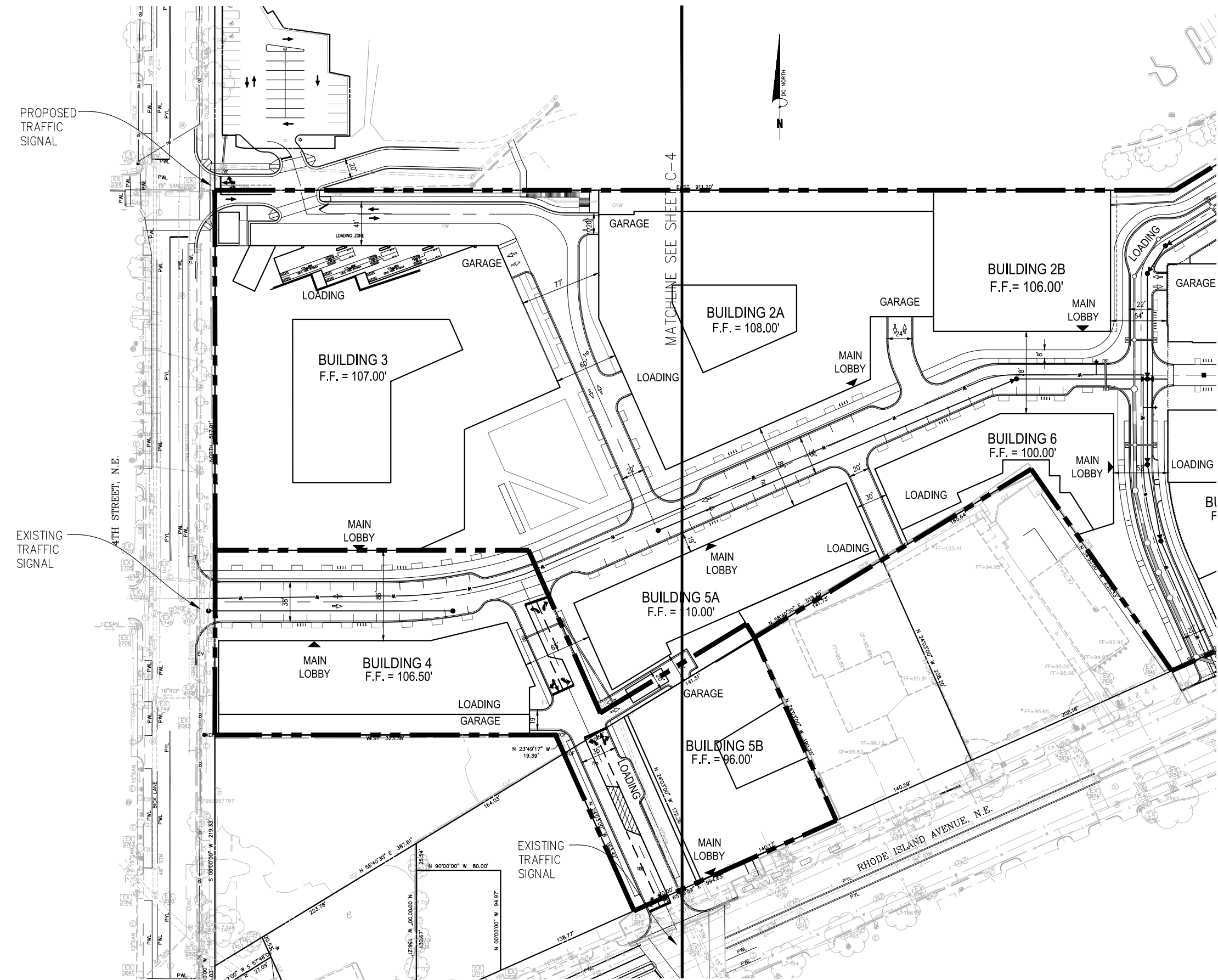
April 4, 2017 | C-4

SITE PLAN (1 OF 2)

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ARCHITECTURE

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CONSULTING





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BRYANT STREET

Washington, DC

KEY PLAN

April 4, 2017

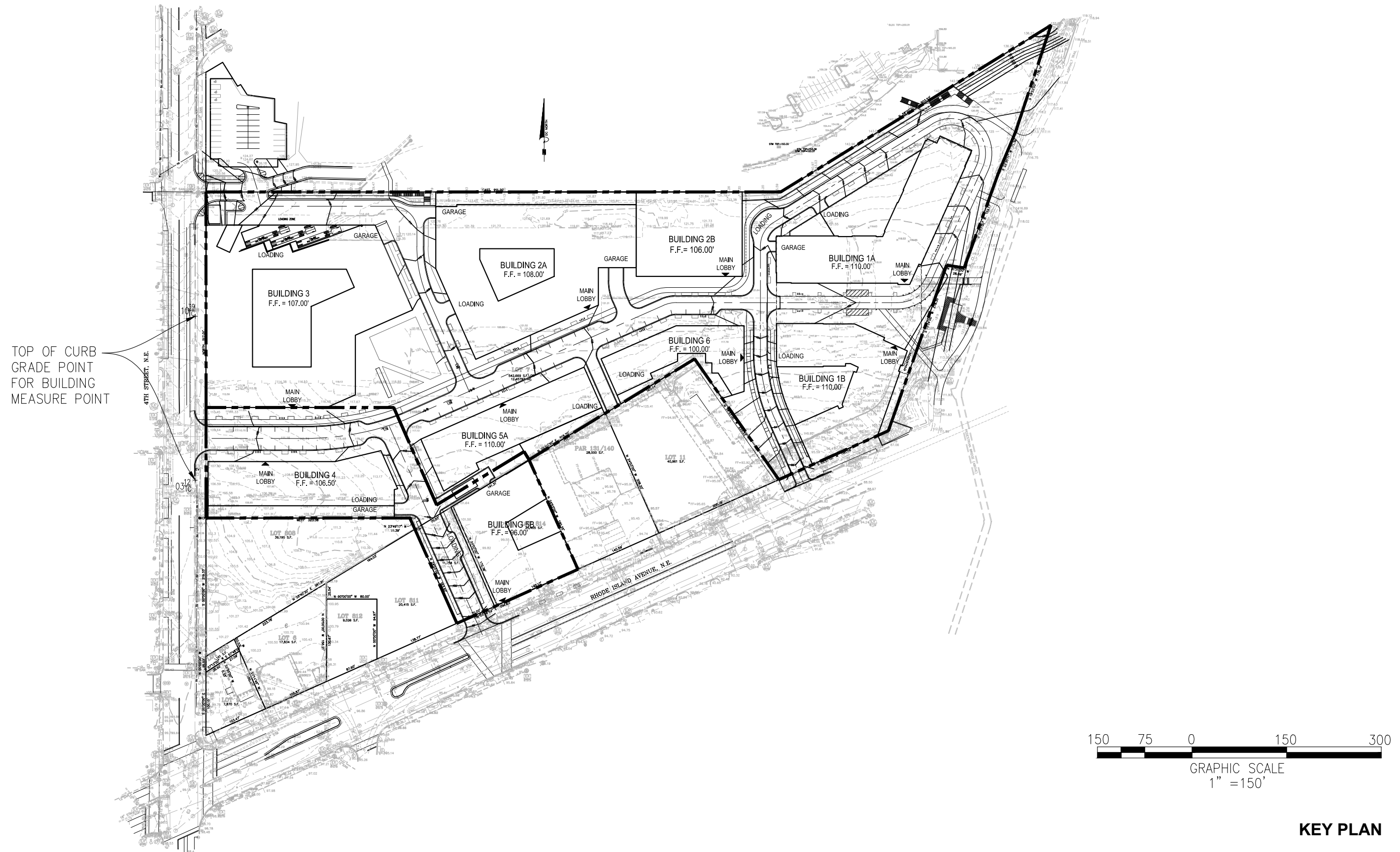
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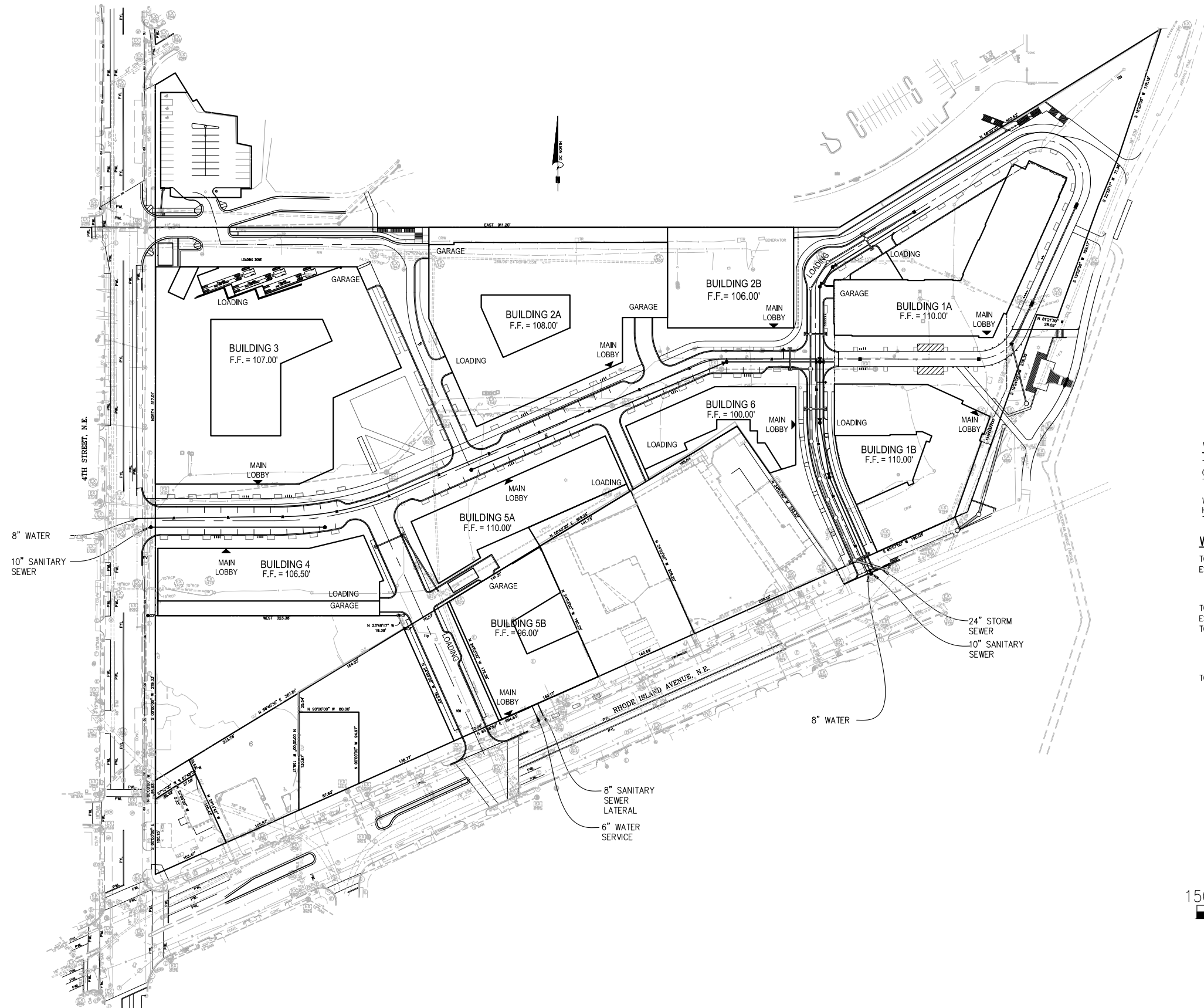
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SITE PLAN (2 OF 2)







WATER AND SEWER NARRATIVE

THIS SITE IS WITHIN COMBINED SEWER. SEPARATE UTILITY CONNECTIONS FOR SANITARY AND STORM SEWER WILL BE MADE TO THE COMBINED SEWER.

WATER WILL BE PUBLICLY OWNED AND MAINTAINED AND WILL HAVE A LOOP CONNECTION FROM RHODE ISLAND AVENUE N.E. TO 4TH STREET N.E.

WATER/SEWER USAGE CALCULATION

TOTAL RETAIL: 276,894 SF
ESTIMATE 200GAL/1000SF/DAY RETAIL

GALLONS = 200 GAL/1000SF/DAY x (276,894 SF) = 55,379 GAL/DAY

TOTAL RESIDENTIAL: 1,550 UNITS
ESTIMATE 80 GAL/CAPITA/DAY RESIDENTIAL
TOTAL POPULATION = (X UNITS x 2.5 PEOPLE/UNIT) = 1,550 UNITS x 2.5 PEOPLE/UNIT = 3,875 PEOPLE

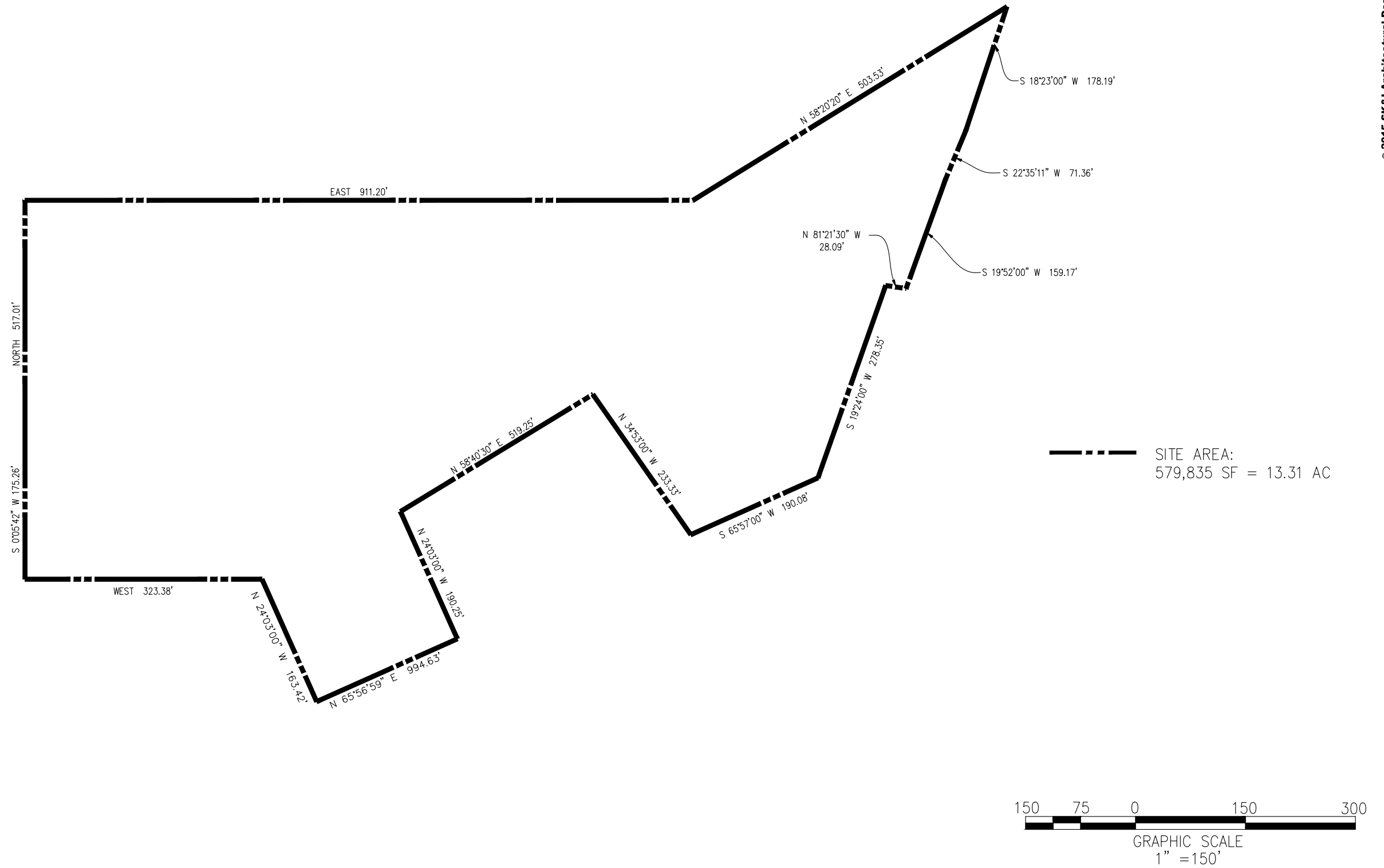
GALLONS = 80 GAL/DAY x (3,875 PEOPLE) = 310,000 GAL/DAY

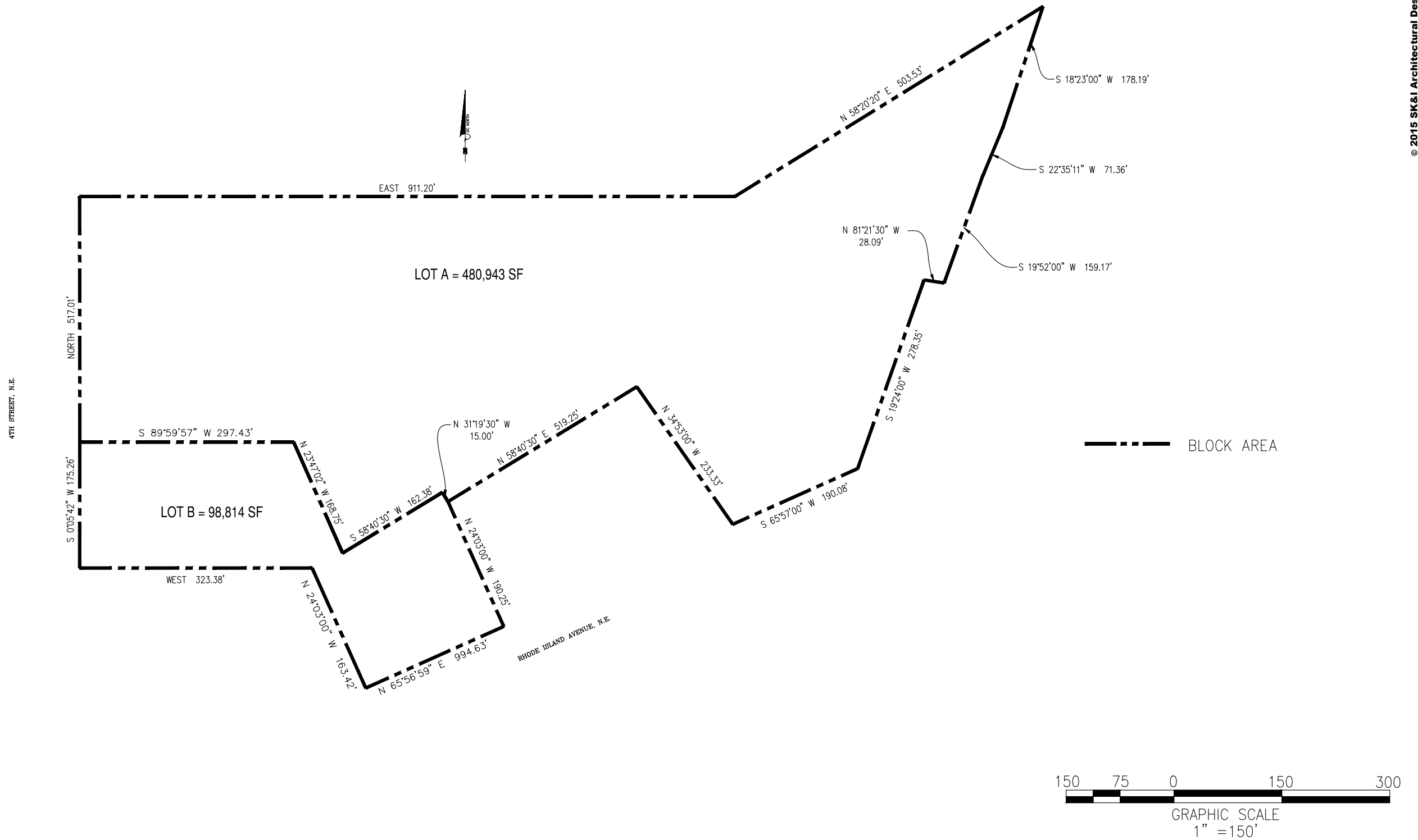
TOTAL PROPOSED GALLONS OF WATER/SEWER = 55,379 + 310,000 = 365,379 GAL/DAY



KEY PLAN







KEY PLAN

