



**1.17 ACRES**  
FOR SALE

**LEASING CONTACT**

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**MANAGING BROKER**

TED GILDEA
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## PROJECT HIGHLIGHTS

- ADT - 12,000 cars per day on Armory Drive

## DEMOGRAPHICS



### TOTAL HOUSEHOLDS

<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
4,462	5,870	7,394



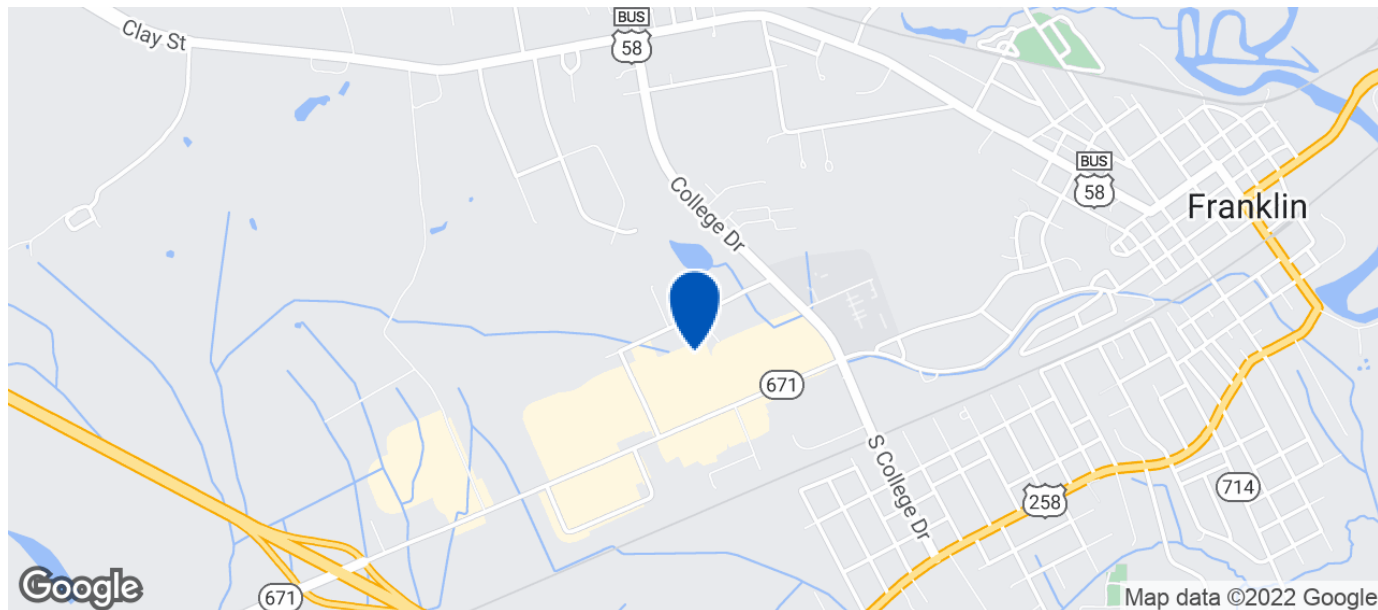
### TOTAL POPULATION

<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
9,221	12,301	15,697



### AVERAGE INCOME

<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
\$62,998	\$67,942	\$70,538



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### PROPOSED STORM SEWER STRUCTURE SCHEDULE

STR	STRUCTURE TYPE	GRATE/RISE ELEVATION	INVERTS	NORTHING	EASTING
1.1	HEADWALL DW-2	—	48'-31.63	5408188.3548	11830511.0420
1.2	MANHOLE	33.25	18'-28.04 (N) 42'-22.62 (S)	5408104.6406	11830702.5740
1.3	CURB INLET	33.06	24'-24.56 (N) 42'-23.09 (S)	5407935.8048	11830631.7922
1.4	DROP INLET	30.10	10'-27.27 (E) 15'-26.29 (S)	5407744.8224	11830702.2702
1.5	CURB INLET	30.63	38'-25.35 (N)	5407808.0878	11830728.2380
1.6	DROP INLET	32.20	18'-27.89 (E/W)	5407754.5336	11830605.1040
1.7	DROP INLET	32.20	18'-28.31 (S/W)	5407818.8443	11830923.0020
1.8	DROP INLET	33.20	18'-28.20 (S)	5407858.1546	11830845.8451
1.9	NOT USED	—	—	—	—
1.10	MANHOLE	32.59	18'-27.11 (E) 24'-28.81 (S)	5407720.8150	11830805.5500
1.11	CURB INLET	30.89	24'-26.89 (N)	5407854.9122	11830844.2814
1.12	MANHOLE	31.38	24'-27.24 (W/S)	5407648.5702	11830982.2526
1.13	CURB INLET WITH BSI BASE	31.16	18'-27.85 (E)	5407910.2803	11830914.8949
1.14	DROP INLET	32.10	15'-28.45 (E)	5407884.2827	11830801.7885
1.15	DROP INLET	32.10	15'-28.85	5407738.5863	11830188.7043
1.16	MANHOLE DW-1	—	15'-28.59	5407855.8118	11830862.7979
1.17	FLARED END	—	15'-28.68	5407907.9433	11830809.0100
1.18	DROP INLET	28.83	15'-28.68	5407723.0626	11830822.8245
1.19	DROP INLET	32.80	24'-24.25	5407895.4992	11830813.5058
1.20	CURB INLET	30.73	15'-27.65	5408045.2188	11830828.7928
1.21	CURB INLET	33.56	18'-27.84 (S)	5408174.8009	11830729.0054
1.22	CURB INLET WITH BSI BASE	33.66	30'-24.00 (E)	5408245.8729	11830861.8435
1.23	CURB INLET	31.43	15'-28.81 (S/W)	5408347.8097	11830918.7087
1.24	MANHOLE	31.85	20'-25.81 (S)	5408295.1145	11830254.3017
1.25	CURB INLET	31.48	24'-28.80 (N)	5408003.4027	11830824.3947
1.26	CURB INLET	31.44	24'-28.80 (N)	5407994.4088	11830823.2534
1.27	CURB INLET	31.43	15'-27.73 (S)	5407918.4988	11830825.9024
1.28	PROPOSED CURB INLET	31.74	15'-28.22 (E)	5407815.0253	11830276.2009
1.29	PROPOSED DROP INLET	31.28	15'-28.85	5407799.8047	11830333.3034
1.30	SECTION DW-1	—	24'-27.25	5408284.4288	11830820.1071
2.1	CURB INLET	28.83	15'-28.42	5408288.0252	11830814.8285
2.2	CURB INLET	28.87	18'-27.79 (E/W)	5408283.1800	11830445.3793
2.3	CURB INLET	28.87	18'-27.25 (N)	5408284.2741	11830427.8793
2.4	DROP INLET	28.80	15'-28.25	5408294.2741	11830427.8793
3.1	HEADWALL DW-1A	32.50	27'-20'-28.85	5408314.8485	11830501.0283
3.2	JUNCTION BOX	31.40	(21) 24'-27.70 (S)	5408337.7150	11830438.7036
3.3	CONNECT TO EXISTING	—	18'-20'-27.87 (N)	5408242.7002	11830454.8024

### GRADING AND DRAINAGE NOTES

- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FILLING, TRICES, ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DEPOSED OF OFF SITE. NO REWORK ON SITE IS PERMITTED. TREE PROTECTION TO BE PROVIDED WITHIN 2' OF EXISTING TREE LINE.
- STORM DRAINAGE (NO PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), ASTM CIP, CLASS B. DOWNSPOUT LEADER PIPING SHALL BE HDPE OR POLYURETHANE DRAINAGE PIPE (PUP).
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST CONCRETE, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES AND 60 PIPES SHALL MEET HEAVY DUTY TRAFFIC (HDT) LOADING AND BE INSTALLED ACCORDINGLY.
- CONTRACTOR SHALL VERIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN INSTALLED-OFF-SITE PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOGICAL ALL UTILITIES PRIOR TO EXCAVATION.
- 60 SITE GRADING SHALL NOT EXCEED 1:6 UNLESS OTHERWISE NOTED.
- STORM WATER MANAGEMENT SYSTEM DESIGN SHALL BE 10-YEAR DESIGN. THE OUTLET WILL BE DEVELOPED BY OTHERS AT A FUTURE DATE, BUT THE SITE DESIGNATION AND DRAINAGE SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE DEVELOPED FLOOD BASES ON THE WORK AREA.
- TOTAL DETENTION FACILITY SHALL BE 210,000 GALLONS PER FOOT OF DETENTION STRUCTURE. DETENTION FACILITY SHALL BE 11.5' HIGH. DETENTION FACILITY SHALL BE 11.5' HIGH. DETENTION FACILITY SHALL BE 11.5' HIGH. DETENTION FACILITY SHALL BE 11.5' HIGH.
- THE 10-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 12.74 CFS. THE 2-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 18.24 CFS. THE 1-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 24.34 CFS. THE 5-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 30.44 CFS. THE 10-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 36.54 CFS. THE 15-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 42.64 CFS. THE 20-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 48.74 CFS. THE 25-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 54.84 CFS. THE 30-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 60.94 CFS. THE 35-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 67.04 CFS. THE 40-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 73.14 CFS. THE 45-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 79.24 CFS. THE 50-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 85.34 CFS. THE 55-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 91.44 CFS. THE 60-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 97.54 CFS. THE 65-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 103.64 CFS. THE 70-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 109.74 CFS. THE 75-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 115.84 CFS. THE 80-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 121.94 CFS. THE 85-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 128.04 CFS. THE 90-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 134.14 CFS. THE 95-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 140.24 CFS. THE 100-YEAR PRE-DEVELOPED DISCHARGE RATE FROM THE SITE IS 146.34 CFS.
- ALL SPOT ELEVATIONS ARE PROVIDED THROUGHOUT THE DRAWING. SPOT ELEVATIONS ARE THE FRONT EDGE OF DRIVE AT ELEVATION/GRID & OUTLET PAN FOR CURB INLETS AND CENTER OF GRADE FOR DRIVE MANHOLES.
- AFTER PERMITS HAVE BEEN OBTAINED AND DESIGN CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL PROVIDE BUILDING PAD, GROUND CENTER AND APPROX 2' TO 3' OF FLOOR TO BE FINISHED. FINISH FLOOR SHALL BE 3" ABOVE FINISHED GROUND, DIMENSION 2' OF LOWEST FINISHED SITE SPECIFICATION.
- IMMEDIATELY APPLY AND COMPACT STONE SAND FOR BUILDING PAD TO 1/2" BEFORE EXCAVATING INDOOR AND FLOOR FOUNDERS.
- UNDERDRAIN SHALL BE INSTALLED AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR AS SHOWN ON PLAN.
- GENERAL CONTRACTOR SHALL PROVIDE 3" x 6" THICK CONCRETE ANCHOR AT ALL CLEANSOUTS OUTSIDE OF BUILDING.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE DESIGN 2' OF LOWE'S STANARDS AND SPECIFICATIONS.
- ALL ROOF DRAINS TO BEARING SHALL END 6" OUTSIDE THE BUILDING AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
- THE LAND DEFLECTED AREAS IS EACH WITHIN FLOOD ZONE "X" AS OBTAINED AND SHOWN ON FLOOD INSURANCE RATE MAP. WITH EFFECTIVE DATE 08/01/2004. ALL FLOOD ZONES SHOWN ON THIS MAP ARE BASED ON 100-YEAR FLOOD PROBABILITY.
- DRAINAGE SHALL BE INSTALLED ON EACH UPSTREAM NEARBY. SEE VTI STANDARDS EN-1, EN-2, EN-3, EN-4 AND EN-5 AND MANUAL DETAILS. SEE VERBA FOR ADDITIONAL INFORMATION.
- NOTES TO SHEET GOVERN FOR PROPOSED LANDSCAPING.
- SEE CROSS SECTIONS FOR PROPOSED ROADWAY STORM PROTECTION.
- SEE VTI STANDARDS EN-1, EN-2, EN-3, EN-4, EN-5 AND EN-6 FOR DETAILS.
- UNDERDRAIN SHALL BE INSTALLED ON EACH UPSTREAM NEARBY. SEE VTI STANDARDS EN-1, EN-2, EN-3, EN-4 AND EN-5 AND MANUAL DETAILS. SEE VERBA FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL REMOVE ANY UNDESIRABLE SOILS AND ALL EXCAVATED MATERIAL AND OTHER (A) DEPOSED OFF SITE, OR (B) PLACE IN THE SITE IN AN AREA THAT IS A NON-CONSTRUCTION AREA FOR THE GEOTECHNICAL ENGINEER'S APPROVAL.
- EXISTING BARRIAGE WALL TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. PLACEWORK OF FILL UPON EXISTING BARRIAGE WALL PRIOR TO THE GEOTECHNICAL ENGINEER'S APPROVAL.
- CONTRACTOR TO PROVIDE NECESSARY MEANS AND METHODS TO LOCATE THE SITE.

### BENCHMARKS

- BM-1: CHIEFLY SQUARE ON TOP OF CURB AT STEWART DRIVE PROPERTY CORNER NORTH SIDE OF STEWART DRIVE. ELEVATION 33.47.
- BM-2: CHIEFLY SQUARE ON TOP OF CURB INLET COLLAR AT SOUTHWEST PROPERTY CORNER SOUTH SIDE OF AMORY DRIVE. ELEVATION 30.54.

### GRADING AND DRAINAGE PLAN

LOWE'S OF FRANKLIN VA  
FRANKLIN, VIRGINIA  
PROJECT NO. 0831

### REVISIONS

NO.	DATE	DESCRIPTION

WOLPERT, INC.  
4141 Robison Ave.  
Franklin, VA 23801  
424-3511  
425-9113  
513.272.8300  
FAX: 513.272.8301

1606 CURTIS BRIDGE ROAD,  
FREE DOCK  
WILKINSON, NC 28079  
336.658.4000 (T) 336.658.3217 (F)

ORIGINAL  
ISSUE DATE: 07/14/08  
PERMIT SET  
ISSUE DATE: 11/16/08  
CONSTRUCTION SET  
ISSUE DATE: 12/1/08  
DRAWING NUMBER:  
**C300**  
8/1/09

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