PRGS REDEVELOPMENT - RAIL CORRIDOR OPEN SPACE
PRELIMINARY INFRASTRUCTURE DEVELOPMENT SITE PLAN

ALEXANDRIA, VIRGINIA

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
COMMONWEALTH OF VIRGINIA JOHN L. HELMS Lic. No.52485 05/30/2025 PROFESSIONAL ENGINEER	05-30-2025	COMPLETENESS SUBMISSION

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY SLATERS LANE; TO THE WEST BY HRP'S REDEVELOPMENT BLOCKS; TO THE SOUTH BY BY N FAIRFAX STREET; AND TO THE EAST BY ROAD A. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30).

THIS DEVELOPMENT SPECIAL USE PERMIT PLAN PROVIDES THE PROPOSED OPEN SPACE (SEGMENT 2), AND PEPCO LINER. STREETSCAPES WILL BE PROPOSED AND SUBMITTED UNDER SEPARATE BLOCK DSUP SUBMISSIONS. THE EXISTING GUARD HOUSE WILL REMAIN FOR ADAPTIVE REUSE.

ACCESS TO THE SITE WILL BE FROM ROAD A.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

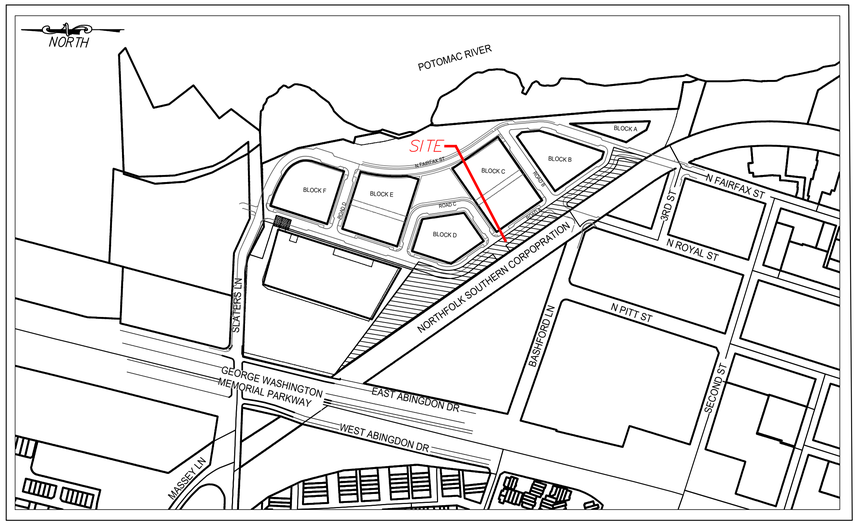
1. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.

LIST OF EXISTING APPROVALS:

- MASTER PLAN AMENDMENT #2022-00001
- MASTER PLAN AMENDMENT #2022-00002
- TEXT AMENDMENT #2022-00006
- TEXT AMENDMENT #2022-00007
- REZONING #2022-00003
- REZONING #2022-00004
- CDD CONCEPTUAL DESIGN PLAN #2021-00004
- INFRASTRUCTURE PLAN DSUP #2023-00001

NOTE:
THE APPLICANT IS SEEKING THE DESIGN EXCELLENCE PATH
AND THE PROJECT WILL BE REVIEWED BY UDAC FOR COMPLIANCE.

VICINITY MAP
SCALE 1"= 300'



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APPLICANT / OWNER
HRP
POTOMAC, LLC
1199 N FAIRFAX ST.
SUITE 808
ALEXANDRIA, VA 22314
312 796-6564
STEEN, SIOBHAN <SSteen@hilcoglobal.com>

ARCHITECT
GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006
202 721-5200

CIVIL ENGINEER
IMEG CONSULTANTS CORP.
4035 RIDGE TOP RD
SUITE 601 FAIRFAX,
VIRGINIA 22030
703 273-6820

ATTORNEY
WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314
703 836-5757

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
BOSTON, MASSACHUSETTS 02114
857 233-5171

TRAFFIC ENGINEER
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314
703 721-3044

SUSTAINABILITY CONSULTANT
ARUP
1120 CONNECTICUT AVENUE
SUITE 1110
WASHING, D.C. 20036
202 729-8220

DRY UTILITY CONSULTANT
DAVIS UTILITY CONSULTING, LLC
3975FAIR RIDGE DRIVE
SUITE 200S
FAIRFAX, VA 22033
571 334-8717

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. XXXXX

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

SHEET: C000

114165

PRGS RAIL CORRIDOR OPEN SPACE ZONING TABULATIONS

SITE LOCATION / ADDRESS	1300 N. ROYAL STREET
EXISTING ZONE	CDD 30
PROPOSED ZONE	CDD 30
SMALL AREA PLAN DISTRICT	OLD TOWN NORTH
TOTAL DISTURBED AREA	165,092 SF OR 3.79 AC
EXISTING IMPERVIOUS AREA	97,647 SF OR 2.24 AC
PROPOSED IMPERVIOUS AREA	28,516 SF OR 0.65 AC
EXISTING USE	VACANT
PROPOSED USE	PARK
SITE AREA	165,092 SF OR 3.79 AC
GROSS FLOOR AREA PROPOSED	N/A
EXISTING FAR	N/A
MAX FAR	N/A
PROPOSED FAR	N/A
OPEN SPACE REQUIRED	N/A
OPEN SPACE PROVIDED	84,942 SF OR 1.95 AC
BUILDING SETBACKS	N/A
MAXIMUM BUILDING HEIGHT	N/A
PROPOSED BUILDING HEIGHT	N/A
AVERAGE FINISHED GRADE	N/A
LOT FRONTAGE REQUIRED	N/A
LOT FRONTAGE PROVIDED	N/A
LOADING	N/A
LOADING REQUIRED	N/A
EXISTING DAILY AVG. TRIPS	0
PROPOSED DAILY AVG. TRIPS	
ROAD A	4,700
ROAD B	2,500
ROAD C	1,200
N FAIRFAX STREET	1,100

GENERAL NOTES

1. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
2. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 AND UPDATED ON MAY 20, 2020 AND BETWEEN THE DATES OF JUNE 16 AND JUNE 18, 2020 AND ON JANUARY 27, 2021 AND BETWEEN THE DATES OF SEPTEMBER 14 AND NOVEMBER 17, 2021.
3. THE SITE IS CURRENTLY DEVELOPED AS POTOMAC RIVER GENERATING STATION. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER EAST OF THIS BLOCK. EXISTING IMPERVIOUS AREA WILL BE REMOVED FROM THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE ARMY CORP OF ENGINEERS WILL BE OBTAINED.
4. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE, MINIMIZING TRAFFIC IMPACTS AND PRESERVING THE RESOURCE PROTECTION AREA.
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
6. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. SEE SHEET C105.
7. SITE WILL NOT FLOW TO A COMBINED SEWER.
8. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
9. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 x2020 (ALEXRENEW).

GREEN BUILDING NARRATIVE

THE APPLICANT'S COORDINATED SUSTAINABILITY STRATEGY "CSS" WAS ENDORSED BY THE CITY COUNCIL ON MAY 13, 2023. REFER TO CSS AND CSS MATRIX AT SHEET C106 FOR APPLICATION TO THIS BLOCK.

SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THE OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM UP TO A DOWNSTREAM SEWER WITH A MINIMUM DIAMETER OF 24 INCHES OR TO A POINT AS DIRECTED BY T&ES STAFF. AS DIRECTED BY CITY STAFF, THE ANALYSIS ENDS AT EXISTING MANHOLE. TABLE "SANITARY FLOW ESTIMATE" ON SHEET C701 PROVIDE AN ESTIMATE OF SANITARY FLOW FROM EACH BLOCK AS WELL AS THE TOTAL FLOW FROM THE PRGS SITE. SANITARY SEWER COMPUTATIONS ON SHEET C701 PRESENT THE IMPACT OF THE PRGS DEVELOPMENT ON CITY SEWER SYSTEM. AS ILLUSTRATED BY THE COMPUTATIONS, CAPACITY IMPROVEMENTS SHALL BE REQUIRED TO SERVE THE PRGS DEVELOPMENT (SEE SHEET C701 FOR CAPACITY IMPROVEMENT DETAILS).

ARCHAEOLOGY NOTES

1. THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
2. THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT / DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

UTILITY CONTACTS:

WASHINGTON GAS

MR. PAT ESTRADA-PALMA
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-4289

VERIZON

MR. STEVE H PURYEAR, SUPERVISOR-ENGINEERING
2980 FAIRVIEW PARK DRIVE, 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5072

DOMINION VIRGINIA POWER

907 WEST GLEBE ROAD.
ALEXANDRIA, VA 22305
(703) 838-2478

VIRGINIA AMERICAN WATER COMPANY

STEVEN CHEN
2225 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3863

COMCAST CABLE

MR. GUSTAVO CATELLON
2707 WILSON BLVD.
ARLINGTON, VA 22201
(703) 926-0534

CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

301 KING STREET, ROOM 4100
ALEXANDRIA, VA 22314
(703) 746-4025

LEGEND

EXISTING	DESCRIPTION	PROPOSED
260	INDEX CONTOUR	260
258	INTERMEDIATE CONTOUR MINOR	258
	PROPERTY LINE	
	RIGHT-OF-WAY	
	PARCEL LINE	
	ROAD CENTERLINE	
	CURB	
	EDGE OF PAVEMENT	
	ADJACENT PROPERTY LINE	
	TREE LINE	
	CURB & GUTTER	
	FENCE	
	STREET LIGHT	
	ELECTRIC	
	STORM SEWER	
	TELECOM	
FM	SANITARY FORCE MAIN	FM
	SANITARY SEWER	
D	STORM MANHOLE	
S	SANITARY MANHOLE	
4	PARKING SPACES	4
	SANITARY SEWER	
	WATER LINE	
G	GAS LINE	G
F.H.	FIRE HYDRANT	F.H.
	ACCESSIBLE CURB RAMP	
5	STORM STRUCTURE NUMBER	5
12" Concrete Pipe	STORM LABEL	12" RCP
S 8	SANITARY SEWER STRUCTURE NUMBER	S 8
8" PVC SDR-26	SANITARY SEWER LABEL	8" PVC SDR-26
1234 11.22	EX. TREE 1234 = ID NUMBER 11.22 = ELEVATION	
	ENTRANCE	
(P)	PRIMARY ENTRANCE	(P)
P	PARKING METER	P

ABBREVIATIONS

CO	CLEAN OUT
CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
EX	EXISTING
ESMT	EASEMENT
FCC	FIRE CONTROL CENTER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
OFD	OVERFLOW DRAIN
RES	RESIDENTIAL
SAN	SANITARY
STM/STRM	STORM
TBR	TO BE REMOVED
TBS	TO BE SAVED
TBV	TO BE VACATED
TOS	TOP OF SLAB
TYP	TYPICAL
W/L	WATER LINE

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

NOTES AND TABULATIONS

SHEET No.
C100

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NOTE:
ALL BUS STOPS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

OWNERSHIP INFORMATION

1. POTOMAC ELECTRIC POWER COMPANY
   1400 N. ROYAL ST
   USE: LEGAL PARCEL BENEATH LEASED ZONE: UT
2. POTOMAC ELECTRIC POWER COMPANY
   1500 N. ROYAL ST
   USE: VACANT LAND COMMERC.
   ZONE: UT
3. HARBOR TERRACE CONDOMINIUM
   551 BASHFORD LA
   USE: CONDO MASTER CARDS
   ZONE: RA
4. KESTERMANN ANNA H TR
   501 BASHFORD LA
   USE: REPAIR SERVICES
   ZONE: OCM
5. RIVERTON CONDOMINIUM
   610 BASHFORD LA
   USE: CONDO MASTER CARDS
   ZONE: RCX
6. POTOMAC SHORES CONDOMINIUM – MULTIPLE OWNERS
   400 BASHFORD LA
   USE: CONDO (GARDEN)
   ZONE: RA
7. 1201 ROYAL OWNER LLC
   1201 N ROYAL ST
   USE: CONDO (HI-RISE)
   ZONE: CRMU/X
8. TRANSPOTOMAC CANAL CENTER OWNERS ASSOCIATION INC
   1 CANAL CENTER PZ
   USE: VACANT LAND COM AREA
   ZONE: CRMU/H
9. 1199 N FAIRFAX OWNER LLC
   1199 N FAIRFAX ST
   USE: OFFICE BUILDINGS
   ZONE: OCM (50)
10. MARINA TOWERS CONDOMINIUM
    501 SLATERS LA
    USE: CONDO MASTER CARDS
    ZONE: RC
11. SALVATION ARMY NATIONAL CORPORATION
    605 SLATERS LA
    USE: CHARITABLE
    ZONE: OCM (50)
12. SALVATION ARMY NATIONAL CORPORATION
    615 SLATERS LA
    USE: CHARITABLE
    ZONE: OCM (50)
13. TRAN INVESTMENTS LLC
    700 SLATERS LA
    USE: GENERAL COMMERCIAL
    ZONE; CG
14. R F AND P RAILROAD
    3 GEORGE WASHINGTON MEM PY
    USE: OP.RAILROAD VDT
    ZONE: UT
15. CVR MASON HALL LLC
    1420 W ABINGDON DR
    USE: MED RISE ELEV (4-6S)
    ZONE: RC

LEGEND

- SITE
- (17) OWNER INFORMATION NUMBER
- PROPERTY LINE
- ZONING LINE

150 75 0 150 300
GRAPHIC SCALE
1" = 150'

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DEPARTMENT OF PLANNING & ZONING
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SHEET TITLE:
CONTEXTUAL PLAN

SHEET No.
C101

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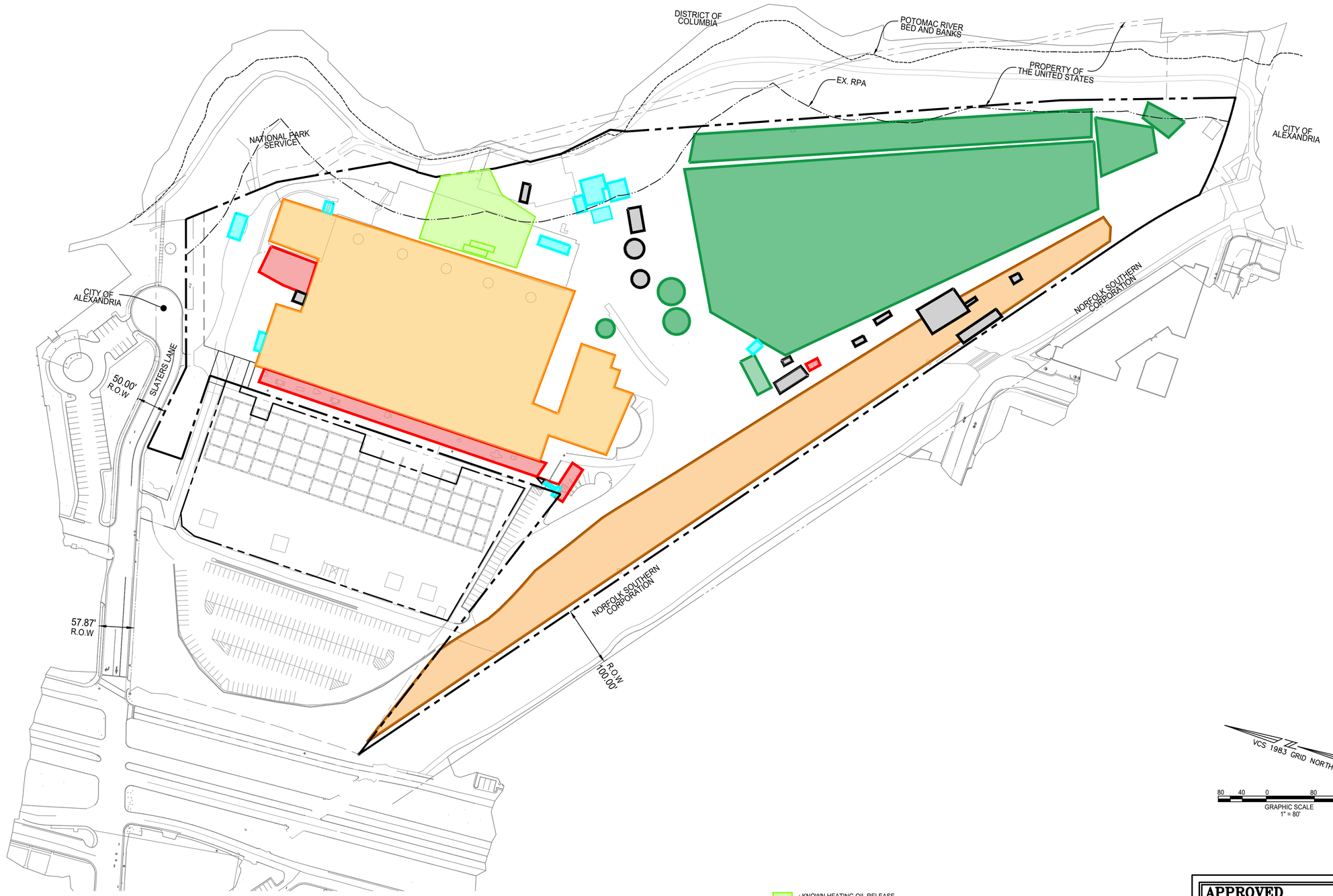

: KNOWN HEATING OIL RELEASE

: POTENTIAL HISTORICAL RELEASES FROM CHEMICAL STORAGE AREAS AND USE

: POWER PLANT AND LABORATORY BUILDING (CURRENTLY INACCESSIBLE)

: FORMER COAL AND ASH STORAGE AREAS

: TRANSFORMERS/ELECTRICAL EQUIPMENT

: RAIL YARD

: OTHER POTENTIAL AREAS OF IMPACT (BASED ON HISTORICAL USE)

VCS 1983 GRID NORTH

80 40 0 80 160

GRAPHIC SCALE
1" = 80'

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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DESIGN: JH
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CHECKED: KMW

SHEET TITLE:

AREAS OF POTENTIAL ENVIRONMENTAL IMPACT

SHEET No.

C102

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Open Space CSS Tracker
Completeness Submission

SITE	DESIGN TRACKING				
	OPEN SPACE AND BIODIVERSITY		GREEN INFRASTRUCTURE	CIRCULATION AND TRANSPORTATION	
	Acres on-site open space (acres)	Genus diversity in tree planting (%)	2 Acres green roof & bioretention systems	4 DASH bus stops with shelters	2 Bikeshare stations
THRESHOLD	5	20%	4	4	2
Roles/Responsibilities	Landscape	Landscape	Landscape	Civil / Transport Planner	Civil / Transport Planner
Completeness Submission	5.44	All genus are less than 20% of total proposed trees. Planting Schedule is provided in L6.000 sheets for Waterfront and Rail Corridor sets.	No roofs in open space. Site bioretention planting areas are shown on the Landscape drawings L6.000 - L6.005	Acknowledged - Locations shown in Infrastructure Final Site plan	Acknowledged - Locations shown in Infrastructure Final Site plan
COMPLIANCE	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress
Requirement Type	CDD #95	CSS Commitment	CSS Commitment	CSS Commitment	CSS Commitment

ENERGY & CARBON	DESIGN TRACKING	
	RENEWABLES	EMBODIED CARBON
	On-site renewable energy generation (%)	Site horizonal embodied carbon reduction (kgCO2e/m2)
THRESHOLD	3%	
Roles/Responsibilities	MEP	Structural & Sustainability
Completeness Submission	In progress. Open space site energy use includes site lighting. DASH Bus stops will have integrated PV panel.	In progress. Hardscape and concrete specifications will address embodied carbon as design develops.
COMPLIANCE	In-Progress	In-Progress
Requirement Type	CDD #139 Target 2	CSS Commitment

WATER	DESIGN TRACKING
	OUTDOOR WATER DEMAND
	Outdoor potable water use reduction (%)
THRESHOLD	50%
Role/Responsibilities	Civil
Commpleteness Submission	In progress - Open space plantings will include a mix of hand watering for establishment and drip irrgiation.
COMPLIANCE	In-Progress
Requirement Type	ALX GBP

HUMAN HEALTH	DESIGN TRACKING
	WASTE MANAGEMENT
	Ongoing operational waste management planning
THRESHOLD	
Role/Responsibilities	Contractor
Completeness Submission	Acknowledged
COMPLIANCE	In-Progress
Requirement Type	CSS Commitment

RESILIENCE	DESIGN TRACKING	
	EXTREME HEAT	EXTREME PRECIPITATION
	100% Tree-lined blocks at intervals of 50 ft spacing or less	Ongoing monitoring and maintenance of green infrastructure during operations to ensure storm event capacity*
THRESHOLD		
Roles/Responsibilities	Landscape	Civil
Completeness Submission	812 feet for waterfront open space Planting Schedule is provided in L6.000 sheets for Waterfront and Rail Corridor sets.	Acknowledged
COMPLIANCE	In-Progress	In-Progress
Requirement Type	CSS Commitment	CSS Commitment

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COMMONWEALTH OF VIRGINIA
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PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
COORDINATED SUSTAINABILITY STRATEGY

SHEET No.
C103

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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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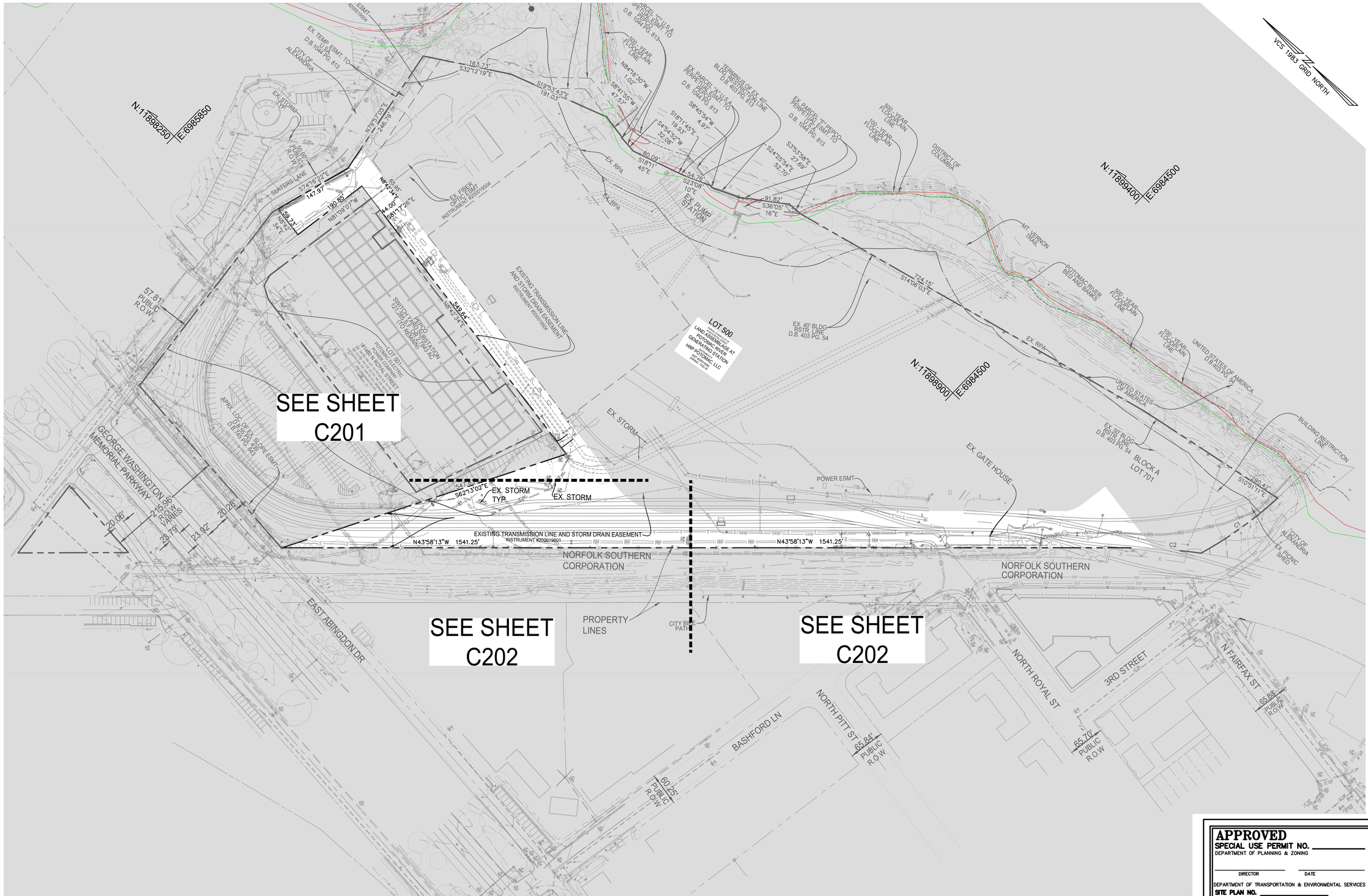

NOTES

1. SEE SHEETS CXXX-CXXX FOR TREE LOCATIONS.
2. TO THE BEST OF OUR KNOWLEDGE THE SITE HAS NO AREAS OF MARINE CLAY.

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	723.28'	172.83'	13°41'27"	86.83'	N 79°45'12" W	172.42'
C2	1005.37'	139.73'	7°57'48"	69.98'	N 39°59'19" W	139.62'

80 40 0 80 160
GRAPHIC SCALE
1" = 80'

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DEPARTMENT OF PLANNING & ZONING

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CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET No.
C200

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C200 OVERALL EXISTING CONDITIONS PLAN.dwg, 5/30/2025 1:12:12 PM, Jacinto D. Su,

SLATERS LANE
50.00' PUBLIC R.O.W.
22.85'
12.19'
EX. S/W
15" RCP
18" RCP
12" CMP
147.97'
S74° 16' 22"E
190.85'
N81° 09' 07"W
59.73'
N8° 42' 34"E
655.95'
44.00'
S81°17'26"E
549.64'
EX. ACCESS ESMT. INSTR. #200019594
BAR LINE
EX. FIBER OPTIC ESMT
EXISTING TRANSMISSION LINE AND STORM DRAIN EASEMENT
EX. MULTI-STORY BRICK BUILDING
EX. RPA
INTAKE WATER PIPE
PUMP UNIT 1
PUMP UNIT 2
PUMP UNIT 3
PUMP UNIT 4
PUMP UNIT 5
EX. PUMP STATION TO REMAIN
MT. TRAIL
80.09'
S18° 11' 45"E
54.79'
S23° 08' 10"E
VCS 1983 GRID NORTH
LOT 501 POTOMAC ELECTRIC POWER COMPANY LAND ASSEMBLAGE AT POTOMAC RIVER GENERATING STATION
SWITCHYARD SUBSTATION 12.138 ACRES (TO REMAIN)
EX. RAIL
SMOKE STACK HEIGHT = 161.6'
ADMIN BUILDING
DRAINAGE AREA 'W1'
DRAINAGE AREA 'W2'
DRAINAGE AREA 'W3'
DRAINAGE AREA 'W4'
DRAINAGE AREA 'W5'
DRAINAGE AREA 'W6'
DRAINAGE AREA 'W7'
DRAINAGE AREA 'W8'
DRAINAGE AREA 'W9'
DRAINAGE AREA 'W10'
DRAINAGE AREA 'W11'
DRAINAGE AREA 'W12'
DRAINAGE AREA 'W13'
DRAINAGE AREA

MATCHLINE SEE SHEET C201

MATCHLINE SEE SHEET C203

VCS 1985 GRID NORTH

EX. RAIL

EX. STORM TYP.

S62° 13' 02"E 547.83'

12" RCP

18" RCP

EXISTING EASEMENT TRANSMISSION LINE AND STORM DRAIN

INSTRUMENT #230011126

EX. GRAVEL

N43° 58' 13"W 1541.25'

EX. STORM TYP.

12" RCP

CSX CORPORATION

NORFOLK SOUTHERN CORPORATION

15" RCP

EX. RAIL XING.

EAST ABINGDON DR

18" RCP

CITY BIKE PATH

100.00' R.O.W

WEST ABINGDON DR

30 15 0 30 60

GRAPHIC SCALE
1"=30'

APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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SITE PLAN NO. _____

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CITY OF ALEXANDRIA, VIRGINIA

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DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.
C202

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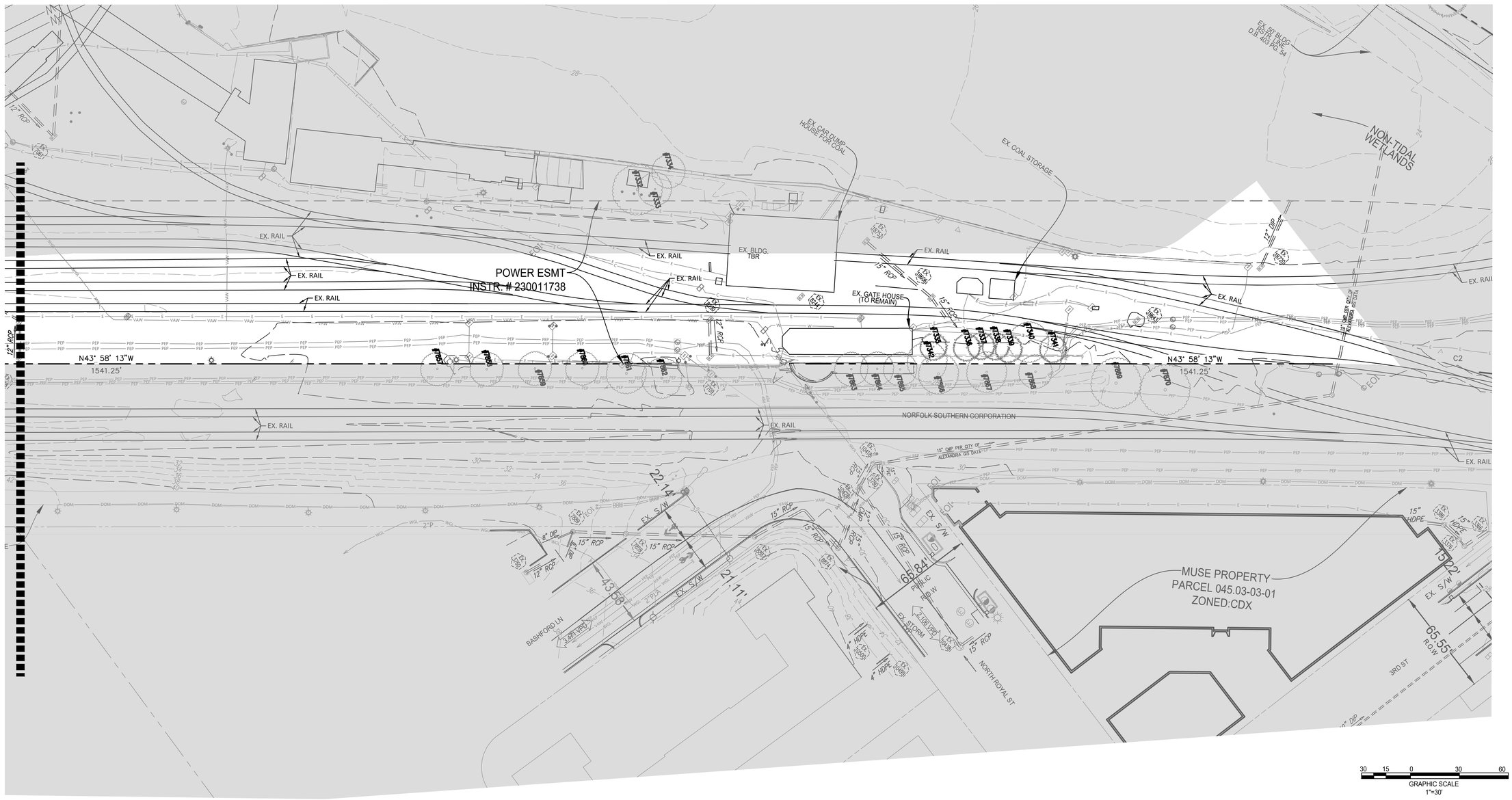

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SITE PLAN NO. _____

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SCALE: 1"=80'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.
C203

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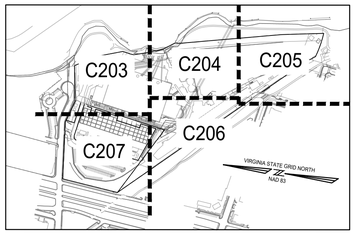

KEY MAP

POTOMAC RIVER
BED AND BANKS

ROOT PRUNING

TREE PROTECTION FENCING

RESOURCE PROTECTION AREA (RPA)

15-FOOT OFFSET FROM LIMITS

LIMITS OF CLEARING AND GRADING

15-FOOT OFFSET FROM LIMITS

TREE PROTECTION FENCING

ROOT PRUNING

TREE PROTECTION FENCING

ROOT PRUNING

SLATERS LANE

MATCHLINE SEE SHEET C207

MATCHLINE SEE SHEET C204

MATCHLINE SEE SHEET C206

LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- CRZ : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

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PRGS - REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

PRELIMINARY DEVELOPMENT USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

ISA CERTIFIED ARBORIST APPROVAL:

01-08-2025
Date

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quinn.c.nolan@imegcorp.com

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SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

TREE AND VEGETATION PROTECTION PLAN - NORTHEAST

SHEET No.

C204

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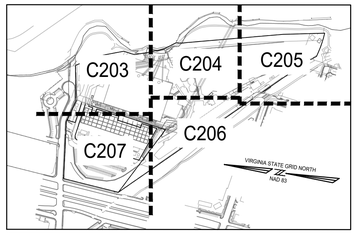

KEY MAP

POTOMAC RIVER BED AND BANKS

LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

15-FOOT OFFSET FROM LIMITS
LIMITS OF CLEARING AND GRADING
15-FOOT OFFSET FROM LIMITS
TREE PROTECTION FENCING
RESOURCE PROTECTION AREA (RPA)

MATCHLINE SEE SHEET C203

MATCHLINE SEE SHEET C205

MATCHLINE SEE SHEET C206

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PRGS - REDEVELOPMENT
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PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

TREE AND VEGETATION PROTECTION PLAN - EAST

SHEET No.
C205

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POTOMAC RIVER
BED AND BANKS

ROOT PRUNING
TREE PROTECTION FENCING

15-FOOT OFFSET FROM LIMITS
LIMITS OF CLEARING AND GRADING
15-FOOT OFFSET FROM LIMITS
RESOURCE PROTECTION AREA (RPA)

MATCHLINE SEE SHEET C204

ROOT PRUNING
TREE PROTECTION FENCING

NORFOLK SOUTHERN CORPORATION

TREE PROTECTION FENCING
ROOT PRUNING

15-FOOT OFFSET FROM LIMITS
LIMITS OF CLEARING AND GRADING
15-FOOT OFFSET FROM LIMITS

MATCHLINE SEE SHEET C206

N FAIRFAX ST
5,278 VPD

3RD ST

N ROYAL ST
2,106 VPD

TUNNEL

LEGEND:

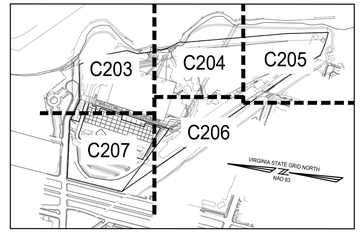
- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83



KEY MAP

ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan — 01-08-2025 (Date)
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quinn.c.nolan@imegcorp.com

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
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PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN - SOUTH

SHEET No.
C205

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MATCHLINE SEE SHEET C203

MATCHLINE SEE SHEET C204

MATCHLINE SEE SHEET C205

MATCHLINE SEE SHEET C207

ROOT PRUNING

TREE PROTECTION FENCING

15-FOOT OFFSET FROM LIMITS

LIMITS OF CONSTRUCTION AND GRADING

15-FOOT OFFSET FROM LIMITS

ROOT PRUNING

TREE PROTECTION FENCING

CITY BIKE PATH

NORFOLK SOUTHERN CORPORATION

BASHFORD LN

1,802 VPD

3,471 VPD

LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
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- TPF : TREE PROTECTION FENCING
- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- CRZ : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60

HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

KEY MAP

C203 C204 C205 C206 C207

ISA CERTIFIED ARBORIST APPROVAL:

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01-08-2025
Date

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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PRGS - REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

PRELIMINARY DEVELOPMENT USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

TREE AND VEGETATION PROTECTION PLAN - WEST

SHEET No.

C206

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MATCHLINE SEE SHEET C203

MATCHLINE SEE SHEET C206

ROOT PRUNING

TREE PROTECTION FENCING

15-FOOT OFFSET FROM LIMITS

LIMITS OF CONSTRUCTION AND GRADING

15-FOOT OFFSET FROM LIMITS

ROOT PRUNING

TREE PROTECTION FENCING

TREE PROTECTION FENCING

ROOT PRUNING

SLATERS LANE

EAST ABINGDON DR

GEORGE WASHINGTON MEMORIAL PARKWAY

EAST ABINGDON DR

LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
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- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

C203 C204 C205 C206 C207

KEY MAP

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quinn.c.nolan@imegcorp.com

01-08-2025
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DIRECTOR DATE

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DATE RECORDED _____

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DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN - NORTHWEST

SHEET No.
C207

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TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
6869	*UNIDENTIFIED*	DEAD TREE	17	17	20	25	OFFSITE	TBS		Tree in water, multitrunk, one snagged trunk, other have peeling bark, ivy
7327	*ACER RUBRUM*	RED MAPLE	18	18	11	69	ONSITE	TBR	NATIVE	Damaged roots, possibly from mowing
7328	*ACER RUBRUM*	RED MAPLE	13	13	12	84	ONSITE	TBR	NATIVE	Uneven canopy, one small scaffold branch to be pruned
7329	*ACER RUBRUM*	RED MAPLE	15	15	10	63	ONSITE	TBR	NATIVE	Damaged roots, possibly from mowing
7330	*QUERCUS PHELLOS*	WILLOW OAK	20	20	28	78	ONSITE	TBR	NATIVE	Some dead scaffold branches
7331	*QUERCUS PHELLOS*	WILLOW OAK	25	25	24	72	ONSITE	TBR	NATIVE	Girdling roots
7332	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	22	72	ONSITE	TBR	NATIVE	Multiple trunks, all in good condition, uneven canopy
7333	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	7	75	ONSITE	TBR	NATIVE	
7334	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	12	69	ONSITE	TBR	NATIVE	Two trunks, one growing between concrete wall and piping
7335	*THUJA SPP.*	ARBORVITAE	8	8	48	69	ONSITE	TBR	NATIVE	
7336	*THUJA SPP.*	ARBORVITAE	8	8	40	69	ONSITE	TBR	NATIVE	Scaffold branches snagged and broken, some large branches to prune
7337	*THUJA SPP.*	ARBORVITAE	8	8	24	69	ONSITE	TBR	NATIVE	Snagged scaffold branches
7338	*THUJA SPP.*	ARBORVITAE	8	8	24	66	ONSITE	TBR	NATIVE	Scaffold branches snagged and broken, some large branches to prune, some dead branches
7339	*THUJA SPP.*	ARBORVITAE	8	8	14	72	ONSITE	TBR	NATIVE	
7340	*QUERCUS VELUTINA*	BLACK OAK	12	12	15	53	ONSITE	TBR	NATIVE	Many broken scaffold branches, many vines on trunk and pulling on scaffold branches, many dead limbs to prune
7341	*THUJA SPP.*	ARBORVITAE	8	8	34	69	ONSITE	TBR	NATIVE	Snagged scaffold branches
7342	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	42	63	ONSITE	TBR	INVASIVE	Triple trunk, low split, English ivy on all three trunks, many large branches need to be pruned
7343	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	25	25	19	63	ONSITE	TBR	NATIVE	Leaning towards fence, some dead branches
7344	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	25	25	12	69	ONSITE	TBR	NATIVE	One dead trunk out of two, intense lean to remaining trunk, exacerbated by growing on steep hillside,
7345	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	36	69	ONSITE	TBR	NATIVE	Co-dominant stems
7346	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	30	66	ONSITE	TBR	NATIVE	Few large dead limbs, vines on trunk, scaffold branches uneven, second dead trunk
7347	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	13	75	ONSITE	TBR	INVASIVE	
7348	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	12	63	OFFSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service. Extreme lean, laying on fence, extreme vine coverage, many dead branches
7349	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	20	20	11	75	ONSITE	TBR	INVASIVE	
7350	*ACER RUBRUM*	RED MAPLE	12	12	12	81	OFFSITE	TBR	NATIVE	
7351	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	30	75	ONSITE	TBR	INVASIVE	
7352	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	36	69	OFFSITE	TBR	INVASIVE	
7353	*QUERCUS VELUTINA*	BLACK OAK	12	12	9	75	ONSITE	TBS	NATIVE	Twin with 7354, bad location between fence and electric box
7354	*QUERCUS VELUTINA*	BLACK OAK	12	12	6	69	ONSITE	TBS	NATIVE	Twin with 7353, bad location between fence and electric box
7355	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	26	75	ONSITE	TBR	NATIVE	3" caliper at DBH, multi-trunk
7356	*PINUS VIRGINIANA*	VIRGINIA PINE	15	15	16	75	OFFSITE	TBS	NATIVE	Many dead lower branches due to forest cover nearby, trunk is slightly curved at top, many vines in canopy
7357	*QUERCUS PHELLOS*	WILLOW OAK	10	10	12	72	OFFSITE	TBS	NATIVE	
7358	*QUERCUS VELUTINA*	BLACK OAK	6	8	9	78	OFFSITE	TBS	NATIVE	Some dead lower branches
7359	*QUERCUS PALUSTRIS*	PIN OAK	8	8	6	75	OFFSITE	TBS	NATIVE	
7360	*PYRUS CALLERYANA*	CALLERY PEAR	10	10	7	69	OFFSITE	TBS	INVASIVE	Crack in trunk, uneven canopy
7361	*ULMUS AMERICANA*	AMERICAN ELM	25	25	12	72	OFFSITE	TBS	NATIVE	
7362	*QUERCUS VELUTINA*	BLACK OAK	30	45	60	75	OFFSITE	TBS	NATIVE	Two main trunks, one dead scaffold branch, some vines on trunks
7363	*MORUS SPP.*	MULBERRY	12	12	30	72	OFFSITE	TBR		Removal is subject to coordination with the National Park Service
7364	*MORUS SPP.*	MULBERRY	12	12	12	63	OFFSITE	TBR		Removal is subject to coordination with the National Park Service. Many small dead branches, many vines on trunk and in canopy
7365	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	20	20	18	72	OFFSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service
7366	*MORUS SPP.*	MULBERRY	8	8	8	25	OFFSITE	TBR		Removal is subject to coordination with the National Park Service. Dead, many invasive vines
7367	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	15	15	30	72	OFFSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service
7368	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	26	69	OFFSITE	TBS	NATIVE	Uneven canopy
7369	*CERCIS CANADENSIS*	EASTERN REDBUD	12	12	74	59	OFFSITE	TBS	NATIVE	Girdling roots, some dead branches
7370	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	15	15	36	75	OFFSITE	TBS	NATIVE	Uneven canopy
7371	*MALLUS SPP.*	CRABAPPLE	12	12	78	75	OFFSITE	TBS	NATIVE	Multistemmed
7372	*ACER SACCHARINUM*	SILVER MAPLE	22	22	22	47	OFFSITE	TBS	NATIVE	Extreme canopy dieback, epicormic sprouting only, peeling bark
7373	*PRUNUS SEROTINA*	BLACK CHERRY	9	9	7	75	OFFSITE	TBS	NATIVE	
7374	*AMELANCHIER ARBOREA*	COMMON SERVICEBERRY	6	8	40	75	OFFSITE	TBS	NATIVE	One branch dieback
7375	*MORUS SPP.*	MULBERRY	5	8	12	59	OFFSITE	TBS		Covered with ivy
7376	*QUERCUS VELUTINA*	BLACK OAK	15	15	13	72	OFFSITE	TBS	NATIVE	Some branch dieback, one wound in trunk
7377	*PRUNUS SEROTINA*	BLACK CHERRY	4	8	6	72	OFFSITE	TBS	NATIVE	
7378	*QUERCUS VELUTINA*	BLACK OAK	16	16	15	75	OFFSITE	TBS	NATIVE	Uneven canopy
7379	*ULMUS AMERICANA*	AMERICAN ELM	10	10	12	72	OFFSITE	TBS	NATIVE	
7380	*QUERCUS RUBRA*	NORTHERN RED OAK	8	8	9	75	OFFSITE	TBS	NATIVE	Some branches being pulled down by vines
7381	*QUERCUS PALUSTRIS*	PIN OAK	8	8	9	75	OFFSITE	TBS	NATIVE	
7382	*ULMUS PUMILA*	SIBERIAN ELM	15	15	19	66	OFFSITE	TBS	EXOTIC	Some large dead branches, foliage has galls and isn't growing properly
7383	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	6	69	OFFSITE	TBS	NATIVE	
7384	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	9	72	OFFSITE	TBS	NATIVE	Uneven leader, many vines on trunk
7385	*QUERCUS PALUSTRIS*	PIN OAK	25	25	24	75	OFFSITE	TBS	NATIVE	
7386	*ULMUS AMERICANA*	AMERICAN ELM	25	25	19	75	OFFSITE	TBS	NATIVE	
7387	*QUERCUS PALUSTRIS*	PIN OAK	22	22	21	72	OFFSITE	TBS	NATIVE	
7388	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	15	63	OFFSITE	TBS	NATIVE	Three leaders, one dead, two rubbing together and fungus at joint, large cracking in bark
7389	*UNIDENTIFIED*	DEAD TREE	5	8	12	25	OFFSITE	TBS		Without bark
7390	*QUERCUS FALCATA*	SOUTHERN RED OAK	8	8	8	75	OFFSITE	TBS	NATIVE	Many dead lower branches
7391	*QUERCUS RUBRA*	NORTHERN RED OAK	15	15	9	72	OFFSITE	TBS	NATIVE	
7392	*QUERCUS VELUTINA*	BLACK OAK	15	15	12	66	OFFSITE	TBS	NATIVE	Central leader is gnarled and dead, all canopy growth is coming from eastern leader
7393	*MORUS SPP.*	MULBERRY	12	12	9	66	OFFSITE	TBS		Leaning
7394	*MORUS RUBRA*	RED MULBERRY	15	15	24	69	OFFSITE	TBS	NATIVE	Triple leader, many vines on trunk and in canopy
7395	*ACER NEGUNDO*	BOXELDER	8	8	11	47	OFFSITE	TBS	NATIVE	Covered with ivy
7396	*MORUS RUBRA*	RED MULBERRY	15	15	20	63	OFFSITE	TBS	NATIVE	Very uneven canopy, many vines on trunk and in canopy
7397	*PRUNUS SEROTINA*	BLACK CHERRY	22	22	51	69	OFFSITE	TBS	NATIVE	Co-dominant stems
7398	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	20	66	OFFSITE	TBS	NATIVE	Leaders pulled to side, uneven canopy
7399	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	8	66	OFFSITE	TBS	NATIVE	
7400	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	16	72	OFFSITE	TBS	NATIVE	Many vines in canopy
7510	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	11	25	OFFSITE	TBS	NATIVE	Dead or dying; all branches removed and top half of trunk snapped off
7511	*ILEX OPACA*	AMERICAN HOLLY	15	15	27	72	OFFSITE	TBS	NATIVE	Tree overgrown with ivy
7512	*ACER SACCHARINUM*	SILVER MAPLE	18	18	13	69	OFFSITE	TBS	NATIVE	English ivy on tree, lean to trunk
7513	*ACER SACCHARINUM*	SILVER MAPLE	18	18	12	69	OFFSITE	TBS	NATIVE	
7514	*ACER SACCHARINUM*	SILVER MAPLE	10	10	6	72	ONSITE	TBS	NATIVE	English ivy on tree, lean to trunk
7516	*ACER SACCHARINUM*	SILVER MAPLE	15	15	24	66	OFFSITE	TBS	NATIVE	English ivy on tree, lean to trunk, multiple leaders, uneven canopy
7517	*ACER SACCHARINUM*	SILVER MAPLE	12	12	12	66	OFFSITE	TBS	NATIVE	
7520	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	9	25	OFFSITE	TBS	NATIVE	Dead
7521	*ULMUS AMERICANA*	AMERICAN ELM	48	72	24	66	OFFSITE	TBS	NATIVE	Ivy on trunk, few dead branches, snagged scaffold branch
7522	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	12	25	ONSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service; dead
7524	*ACER SACCHARINUM*	SILVER MAPLE	12	12	11	69	OFFSITE	TBS	NATIVE	Vines on trunk and in canopy, leaning trunk
7525	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	13	63	OFFSITE	TBS	NATIVE	
7526	*QUERCUS VELUTINA*	BLACK OAK	10	10	9	56	OFFSITE	TBS	NATIVE	Vines on trunk and in canopy, leaning trunk, almost no crown vegetation
7527	*UNIDENTIFIED*	DEAD TREE	2	8	9	25	OFFSITE	TBS		
7528	*ILEX OPACA*	AMERICAN HOLLY	10	10	12	72	OFFSITE	TBS	NATIVE	Some vines on trunk, large branch from another tree laying in canopy
7529	*ACER NEGUNDO*	BOXELDER	20	20	14	47	OFFSITE	TBS	NATIVE	Leaning, broken leader
7530	*PRUNUS SEROTINA*	BLACK CHERRY	18	18	39	25	OFFSITE	TBS	NATIVE	Dead
7531	*UNIDENTIFIED*	DEAD TREE	10	10	10	25	OFFSITE	TBS		
7532	*ACER NEGUNDO*	BOXELDER	10	10	6	56	OFFSITE	TBS	NATIVE	Top half of both leaders broken off
7533	*ULMUS AMERICANA*	AMERICAN ELM	10	10	31	41	OFFSITE	TBS	NATIVE	Holes in trunk
7534	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	36	25	OFFSITE	TBS	NATIVE	Dead
7535	*PRUNUS SEROTINA*	BLACK CHERRY	22	22	20	47	OFFSITE	TBS	NATIVE	Co-dominant, one trunk dead, canopy dieback
7536	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	9	75	OFFSITE	TBS	NATIVE	Uneven canopy
7537	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	14	66	OFFSITE	TBS	NATIVE	
7538	*ULMUS AMERICANA*	AMERICAN ELM	12	12	7	72	OFFSITE	TBS	NATIVE	Slight lean
7539	*ULMUS AMERICANA*	AMERICAN ELM	15	15	13	66	OFFSITE	TBS	NATIVE	Ivy on trunk
7540	*ACER NEGUNDO*	BOXELDER	12	12	34	47	OFFSITE	TBS	NATIVE	Multiple trunks, most canopy vegetation is dead, only a few branches remain alive
7541	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	39	66	OFFSITE	TBS	NATIVE	
7542	*ACER SACCHARINUM*	SILVER MAPLE	12	12	14	75	OFFSITE	TBS	NATIVE	Slight lean to trunk
7543	*ULMUS AMERICANA*	AMERICAN ELM	12	12	22	53	OFFSITE	TBS	NATIVE	Ivy on trunk
7544	*ACER SACCHARINUM*	SILVER MAPLE	10	10	12	50	OFFSITE	TBS	NATIVE	Dead vines on tree, uneven canopy with dead leaders
7545	*PLATANUS OCCIDENTALIS*	SYCAMORE	12	12	14	69	OFFSITE	TBS	NATIVE	
7546	*ACER NEGUNDO*	BOXELDER	20	20	55	69	OFFSITE	TBS	NATIVE	Strong lean to trunk, epicormic sprouting, low scaffold branching
7547	*ACER SACCHARINUM*	SILVER MAPLE	8	8	11	69	OFFSITE	TBS	NATIVE	
7548	*ACER SACCHARINUM*	SILVER MAPLE	12	12	11	59	OFFSITE	TBS	NATIVE	Only a few branches still alive
7549	*ACER SACCHARINUM*	SILVER MAPLE	8	8	6	59	OFFSITE	TBS	NATIVE	
7550	*ACER SACCHARINUM*	SILVER MAPLE	15	15	13	66	OFFSITE	TBS	NATIVE	Leaning trunk, uneven canopy growth
7551	*ACER SACCHARINUM*	SILVER MAPLE	15	15	19	72	OFFSITE	TBS	NATIVE	Co-dominant stems
7552	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	13	25	OFFSITE	TBS	NATIVE	Dead
7553	*ACER NEGUNDO*	BOXELDER	15	15	9	63	OFFSITE	TBS	NATIVE	Dead scaffold branch
7554	*ULMUS AMERICANA*	AMERICAN ELM	20	20	25	66	OFFSITE	TBS	NATIVE	Uneven canopy, multiple trunks, epicormic sprouting
7555	*ULMUS AMERICANA*	AMERICAN ELM	15	15	25	72	OFFSITE	TBS	NATIVE	
7556	*ACER NEGUNDO*	BOXELDER	8	8	11	75	OFFSITE	TBS	NATIVE	Some vines in canopy
7557	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	13	66	OFFSITE	TBS	NATIVE	Leaning over river

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	NATIVITY STATUS	PROCEDURE	COMMENTS
6001	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	6	66	OFF SITE	NATIVE	TBS	
6002	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	8	63	OFF SITE	NATIVE	TBS	
6003	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	6	8	69	OFF SITE	INVASIVE	TBS	
6004	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	8	9	69	OFF SITE	INVASIVE	TBS	
6005	*PRUNUS SEROTINA*	BLACK CHERRY	21	20	66	OFF SITE	NATIVE	TBS	
6006	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	6	69	OFF SITE	NATIVE	TBS	
6007	*PRUNUS SEROTINA*	BLACK CHERRY	24	27	69	OFF SITE	NATIVE	TBS	
6008	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	8	6	69	OFF SITE	INVASIVE	TBS	
6009	*PRUNUS SEROTINA*	BLACK CHERRY	8	12	31	OFF SITE	NATIVE	TBS	TRUNK IS HOLLOW. ALL BUT ONE BRANCH DEAD.
6010	*PRUNUS SEROTINA*	BLACK CHERRY	6	10	50	OFF SITE	NATIVE	TBS	EXTREMELY CURVED TRUNK. LARGE DEAD BRANCHES FROM OTHER TREES CRUSHING CANOPY AND MOST SCAFFOLD BRANCHES.
6011	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	8	9	56	OFF SITE	INVASIVE	TBS	LARGE DEAD BRANCHES FROM OTHER TREES CRUSHING CANOPY. MOST SCAFFOLD BRANCHES BROKEN.
6012	*ULMUS AMERICANA*	AMERICAN ELM	14	14	72	OFF SITE	NATIVE	TBS	
6013	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	12	66	OFF SITE	NATIVE	TBS	
6014	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	12	15	63	OFF SITE	INVASIVE	TBS	
6015	*ULMUS AMERICANA*	AMERICAN ELM	16	15	69	OFF SITE	NATIVE	TBS	
6016	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	72	OFF SITE	NATIVE	TBS	
6017	*QUERCUS PALUSTRIS*	PIN OAK	10	12	75	OFF SITE	NATIVE	TBS	
6018	*ULMUS AMERICANA*	AMERICAN ELM	12	11	69	OFF SITE	NATIVE	TBS	
6019	*PRUNUS SEROTINA*	BLACK CHERRY	16	12	66	OFF SITE	NATIVE	TBS	
6024	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	12	8	66	OFF SITE	INVASIVE	TBS	
6026	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	10	2	50	OFF SITE	INVASIVE	TBS	ENTIRE CANOPY HAS PREVISOUSLY BROKEN OUT FROM STORM DAMAGE. TRUNK HAS VISIBLE DECAY.
6027	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	8	66	OFF SITE	INVASIVE	TBS	
6028	*ULMUS AMERICANA*	AMERICAN ELM	10	8	72	OFF SITE	NATIVE	TBS	
6029	*PRUNUS SEROTINA*	BLACK CHERRY	24	18	63	OFF SITE	NATIVE	TBS	
6031	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	12	2	28	OFF SITE	INVASIVE	TBS	TRUNK BROKEN OFF; ONE LIVING STEM LEFT.
6032	*ACER NEGUNDO*	BOXELDER	10	12	59	OFF SITE	NATIVE	TBS	
6033	*ACER SACCHARUM*	SUGAR MAPLE	16	16	69	OFF SITE	NATIVE	TBS	
6034	*ACER RUBRUM*	RED MAPLE	14	15	56	OFF SITE	NATIVE	TBS	
6035	*LIQUIDAMBAR STYRACIFLUA*	SWEETGUM	18	20	66	OFF SITE	NATIVE	TBS	
6042	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	69	OFF SITE	NATIVE	TBS	
6044	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	6	7	69	OFF SITE	INVASIVE	TBS	
6045	*PRUNUS SEROTINA*	BLACK CHERRY	6	6	63	OFF SITE	NATIVE	TBS	
6046	*PRUNUS SEROTINA*	BLACK CHERRY	3	7	72	OFF SITE	NATIVE	TBS	
6048	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	14	44	OFF SITE	NATIVE	TBS	
6051	*ACER NEGUNDO*	BOXELDER	12	8	63	OFF SITE	NATIVE	TBS	
6053	*PRUNUS SEROTINA*	BLACK CHERRY	16	13	69	OFF SITE	NATIVE	TBS	
6054	*PRUNUS SEROTINA*	BLACK CHERRY	16	15	72	OFF SITE	NATIVE	TBS	
6055	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	4	8	38	OFF SITE	NATIVE	TBS	TREE HAS FALLEN AND IS LAYING ON THE SLOPE BUT NEW GROWTH BRANCHES ARE GROWING UPWARDS OUT OF IT
6056	*ULMUS AMERICANA*	AMERICAN ELM	12	9	69	OFF SITE	NATIVE	TBS	
6057	*PRUNUS SEROTINA*	BLACK CHERRY	9	11	63	OFF SITE	NATIVE	TBS	
6059	*PRUNUS SEROTINA*	BLACK CHERRY	12	15	63	OFF SITE	NATIVE	TBS	
6060	*PRUNUS SEROTINA*	BLACK CHERRY	8	7	63	OFF SITE	NATIVE	TBS	
6061	*PRUNUS SEROTINA*	BLACK CHERRY	9	12	69	OFF SITE	NATIVE	TBS	
6062	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	15	53	OFF SITE	NATIVE	TBS	
6064	*ULMUS AMERICANA*	AMERICAN ELM	12	14	66	OFF SITE	NATIVE	TBS	
6065	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	15	24	72	OFF SITE	INVASIVE	TBS	
6067	*ULMUS AMERICANA*	AMERICAN ELM	28	24	72	OFF SITE	NATIVE	TBS	
6069	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	9	11	69	OFF SITE	INVASIVE	TBS	
6070	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	18	14	66	OFF SITE	INVASIVE	TBS	
6072	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	11	72	OFF SITE	INVASIVE	TBS	
6073	*ULMUS AMERICANA*	AMERICAN ELM	18	7	69	OFF SITE	NATIVE	TBS	
6074	*PYRUS CALLERYANA*	CALLERY PEAR	16	10	72	OFF SITE	INVASIVE	TBS	
8937	*QUERCUS VELUTINA*	BLACK OAK	11	18	75	OFF SITE	NATIVE	TBS	Uneven canopy
8938	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	22	21	72	OFF SITE	NATIVE	TBS	One large dead branch
8939	*PRUNUS SEROTINA*	BLACK CHERRY	11	10	75	OFF SITE	NATIVE	TBS	Uneven canopy
8940	*PRUNUS SEROTINA*	BLACK CHERRY	19	10	72	OFF SITE	NATIVE	TBS	Uneven canopy, trunk growing at 45 degree angle
9344	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	8	66	OFF SITE	NATIVE	TBR	
9345	*PYRUS CALLERYANA*	CALLERY PEAR	6	4	63	OFF SITE	INVASIVE	TBR	
9346	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	8	4	63	OFF SITE	INVASIVE	TBR	
9347	*PRUNUS SEROTINA*	BLACK CHERRY	11	12	56	OFF SITE	NATIVE	TBR	DEAD LEADER.
9348	*PRUNUS SEROTINA*	BLACK CHERRY	13	12	69	OFF SITE	NATIVE	TBR	
9349	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	10	8	53	OFF SITE	INVASIVE	TBS	ALMOST ALL OF CROWN IS DEAD. HEAVILY LEANING.
9350	*PRUNUS SEROTINA*	BLACK CHERRY	10	6	50	OFF SITE	NATIVE	TBS	GROWING INTO DEAD TREE.
9351	*PRUNUS SEROTINA*	BLACK CHERRY	8	9	59	OFF SITE	NATIVE	TBR	EXTREME LEAN, SOME SCAFFOLD BRANCHES DEAD.
9352	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	8	63	OFF SITE	INVASIVE	TBS	
9353	*PRUNUS SEROTINA*	BLACK CHERRY	6	8	66	OFF SITE	NATIVE	TBS	
9354	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	15	10	63	OFF SITE	INVASIVE	TBS	
9355	*PRUNUS SEROTINA*	BLACK CHERRY	6	6	72	OFF SITE	NATIVE	TBS	
9356	*PRUNUS SEROTINA*	BLACK CHERRY	6	7	75	OFF SITE	NATIVE	TBS	
9357	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	9	66	OFF SITE	INVASIVE	TBS	
9358	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	6	8	50	OFF SITE	INVASIVE	TBS	
9359	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	10	12	59	OFF SITE	INVASIVE	TBS	
9360	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	10	12	41	OFF SITE	INVASIVE	TBS	ORIGINAL TRUNK FELL OVER; THIS TREE IS RE-GROWTH FROM ROOT SYSTEM. TRUNK IS ENTIRELY HOLLOW.
9361	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	12	10	50	OFF SITE	INVASIVE	TBS	EXTREME LEAN.
9362	*ULMUS AMERICANA*	AMERICAN ELM	16	20	50	OFF SITE	NATIVE	TBS	ENTIRE CROWN BROKEN OUT BUT ONE SMALL BRANCH.
9363	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	6	59	OFF SITE	INVASIVE	TBS	
9364	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	8	8	59	OFF SITE	INVASIVE	TBS	
9365	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	8	14	59	OFF SITE	INVASIVE	TBS	
9366	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	10	10	28	OFF SITE	INVASIVE	TBS	ENTIRELY DEAD BUT FOR TWO SMALL BRANCHES.
9367	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	8	0	25	OFF SITE	INVASIVE	TBS	ENTIRELY DEAD BUT FOR ONE SMALL BRANCH.

LEGEND:
TBS - TO BE SAVED
TBR - TO BE REMOVED

ISA CERTIFIED ARBORIST APPROVAL:

01-08-2025
Date

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.234.1551
quinn.c.nolan@imegcorp.com

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIG

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
7558	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	11	66	OFFSITE	TBS	NATIVE	Lean to trunk, many vines
7559	*PLATANUS OCCIDENTALIS*	SYCAMORE	22	22	19	56	OFFSITE	TBS	NATIVE	Covered with ivy
7560	*ACER NEGUNDO*	BOXELDER	15	15	22	56	OFFSITE	TBS	NATIVE	Leader snapped off, epicormic growth
7561	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	30	44	OFFSITE	TBS	NATIVE	Snagged and cut down co-dominant trunk, some wounds and conks on trunk
7562	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	17	69	OFFSITE	TBS	NATIVE	One dead leader
7563	*PYRUS CALLERYANA*	CALLERY PEAR	8	8	10	72	OFFSITE	TBS	INVASIVE	
7564	*ACER NEGUNDO*	BOXELDER	30	45	21	69	OFFSITE	TBS	NATIVE	Leaning trunk, strangely grown limbs
7565	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	21	47	OFFSITE	TBS	NATIVE	Snagged branches
7566	*CATALPA SPECIOSA*	NORTHERN CATALPA	15	15	30	69	OFFSITE	TBS	NATIVE	One small leader, one large, many sprouts, uneven canopy
7567	*ACER NEGUNDO*	BOXELDER	8	8	27	75	OFFSITE	TBS	NATIVE	
7568	*CATALPA SPECIOSA*	NORTHERN CATALPA	12	12	14	72	OFFSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service; many vines in canopy
7569	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	11	50	OFFSITE	TBR	NATIVE	Covered with ivy, dead branches
7570	*QUERCUS PHELLOS*	WILLOW OAK	12	12	14	72	OFFSITE	TBS	NATIVE	Some vines on trunk
7571	*ULMUS AMERICANA*	AMERICAN ELM	12	12	7	59	OFFSITE	TBS	NATIVE	Leaning
7572	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	8	9	25	OFFSITE	TBS	NATIVE	Dead
7573	*UNIDENTIFIED*	DEAD TREE	6	8	17	25	OFFSITE	TBS		
7574	*UNIDENTIFIED*	UNIDENTIFIED	10	10	16		OFFSITE	TBR		
7575	*MORUS SPP.*	MULBERRY	25	25	9	47	OFFSITE	TBR		
7576	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	21	72	ONSITE	TBR	NATIVE	Uneven canopy
7577	*PRUNUS SEROTINA*	BLACK CHERRY	8	8	19	50	ONSITE	TBR	NATIVE	
7578	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	14	75	OFFSITE	TBS	NATIVE	Many vines
7579	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	7	50	OFFSITE	TBS	NATIVE	
7580	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	10	69	OFFSITE	TBS	NATIVE	Many vines, leaning trunk
7581	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	12	44	OFFSITE	TBS	NATIVE	Overgrown with ivy
7582	*ULMUS AMERICANA*	AMERICAN ELM	25	25	26	75	OFFSITE	TBS	NATIVE	Slight lean to trunk
7583	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	16	41	OFFSITE	TBR	NATIVE	Overgrown with ivy
7584	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	14	36	66	OFFSITE	TBS	NATIVE	Leader dead, second leader highly vegetated
7585	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	16	66	OFFSITE	TBS	NATIVE	Lightly covered with ivy
7586	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	18	25	OFFSITE	TBS	NATIVE	Dead
7587	*ULMUS AMERICANA*	AMERICAN ELM	10	10	9	56	OFFSITE	TBS	NATIVE	Covered with ivy, top heavy
7588	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	19	25	OFFSITE	TBS	NATIVE	Dead
7589	*PRUNUS SEROTINA*	BLACK CHERRY	6	8	11	25	OFFSITE	TBS	NATIVE	Overgrown with ivy, snagged top
7590	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	19	59	OFFSITE	TBS	NATIVE	Lots of ivy
7591	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	15	41	OFFSITE	TBS	NATIVE	Overgrown with ivy
7592	*PRUNUS SEROTINA*	BLACK CHERRY	6	8	9	38	OFFSITE	TBS	NATIVE	One living branch, everything else dead, lots of English ivy
7593	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	14	41	OFFSITE	TBS	NATIVE	Covered with ivy, conk on trunk
7594	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	1	8	12	25	OFFSITE	TBS	NATIVE	Dead
7596	*QUERCUS VELUTINA*	BLACK OAK	25	25	15	63	OFFSITE	TBS	NATIVE	Uneven canopy, much vines on trunk, dead tree leaning against it
7598	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	1	8	9	25	OFFSITE	TBS	NATIVE	Dead
7599	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	10	44	OFFSITE	TBS	NATIVE	Covered with ivy, dead branches
7600	*PRUNUS SEROTINA*	BLACK CHERRY	8	8	11	63	OFFSITE	TBS	NATIVE	Almost all main leaders defoliated except for one
7701	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	11	25	OFFSITE	TBS	NATIVE	Dead branches, leaning
7702	*ULMUS AMERICANA*	AMERICAN ELM	8	8	12	59	OFFSITE	TBS	NATIVE	Quite small, two stems, lots of vines, uneven canopy, snapped leader on one trunk
7703	*PRUNUS SEROTINA*	BLACK CHERRY	6	8	7	44	OFFSITE	TBS	NATIVE	Covered with ivy, dead branches
7704	*ULMUS AMERICANA*	AMERICAN ELM	4	8	6	72	OFFSITE	TBS	NATIVE	Some small vines, not straight trunk
7705	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	8	8	9	72	OFFSITE	TBS	INVASIVE	Lightly covered with ivy
7706	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	4	8	18	25	OFFSITE	TBS	NATIVE	Dead
7707	*ULMUS AMERICANA*	AMERICAN ELM	10	10	7	69	OFFSITE	TBS	NATIVE	
7708	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	14	25	OFFSITE	TBS	NATIVE	Dead
7709	*QUERCUS PHELLOS*	WILLOW OAK	25	25	33	75	OFFSITE	TBR	NATIVE	
7710	*PRUNUS SEROTINA*	BLACK CHERRY	20	20	24	66	OFFSITE	TBS	NATIVE	Extreme ivy on trunk, dead scaffold branch, some bark peeling from living branches
7711	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	40	59	OFFSITE	TBR	NATIVE	
7712	*PRUNUS SEROTINA*	BLACK CHERRY	22	22	12	50	OFFSITE	TBR	NATIVE	English ivy on trunk, only two living branches
7713	*ACER NEGUNDO*	BOXELDER	35	53	82	66	OFFSITE	TBR	NATIVE	Multiple trunks, few dead branches
7714	*ACER NEGUNDO*	BOXELDER	20	20	7	75	OFFSITE	TBS	NATIVE	Slight lean
7715	*MORUS SPP.*	MULBERRY	28	28	33	72	OFFSITE	TBS		
7718	*ILEX OPACA*	AMERICAN HOLLY	10	10	21	75	OFFSITE	TBS	NATIVE	Dual leaders
7719	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	24	53	OFFSITE	TBS	NATIVE	Trunk covered with poison ivy
7720	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	11	69	OFFSITE	TBS	NATIVE	Leaning trunk, lots of ivy
7721	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	26	66	OFFSITE	TBS	NATIVE	Trunk covered with poison ivy
7722	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	12	69	OFFSITE	TBS	NATIVE	Leaning trunk, lots of ivy
7723	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	9	53	OFFSITE	TBS	NATIVE	Dead branches, leaning over trail
7725	*UNIDENTIFIED*	DEAD TREE	6	8	7	25	OFFSITE	TBS		
7726	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	9	25	OFFSITE	TBS	NATIVE	Dead
7727	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	12	63	OFFSITE	TBS	NATIVE	Epicormic branches
7728	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	25	25	15	25	OFFSITE	TBS	NATIVE	Dead
7729	*PRUNUS SEROTINA*	BLACK CHERRY	18	18	10	69	OFFSITE	TBR	NATIVE	Covered with ivy
7730	*ILEX OPACA*	AMERICAN HOLLY	8	8	10	72	OFFSITE	TBR	NATIVE	Some holes in trunk, epicormic sprouting, otherwise good form
7731	*QUERCUS RUBRA*	NORTHERN RED OAK	22	22	17	72	OFFSITE	TBR	NATIVE	Few dead branches
7732	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	12	75	OFFSITE	TBR	NATIVE	
7733	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	7	8	9	75	OFFSITE	TBR	NATIVE	
7734	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	5	8	14	75	OFFSITE	TBR	NATIVE	
7735	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	11	75	OFFSITE	TBR	NATIVE	
7736	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	17	75	OFFSITE	TBR	NATIVE	
7737	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBR	NATIVE	
7738	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	16	75	OFFSITE	TBR	NATIVE	
7739	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	12	75	OFFSITE	TBR	NATIVE	
7740	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	59	OFFSITE	TBR	NATIVE	Front branches broken and snapped top
7741	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	5	8	6	75	OFFSITE	TBR	NATIVE	
7742	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	56	OFFSITE	TBR	NATIVE	Front branches broken and snapped top
7743	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	75	OFFSITE	TBR	NATIVE	
7744	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	12	75	OFFSITE	TBR	NATIVE	
7745	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	ONSITE	TBS	NATIVE	
7746	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	31	75	ONSITE	TBS	NATIVE	
7747	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	ONSITE	TBS	NATIVE	
7748	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	15	75	ONSITE	TBS	NATIVE	
7749	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	12	75	ONSITE	TBS	NATIVE	
7750	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	ONSITE	TBS	NATIVE	
7751	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	30	75	ONSITE	TBS	NATIVE	
7752	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	15	75	ONSITE	TBS	NATIVE	
7753	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	19	75	ONSITE	TBS	NATIVE	
7755	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	11	75	ONSITE	TBS	NATIVE	
7756	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	16	75	ONSITE	TBS	NATIVE	
7757	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	21	75	ONSITE	TBS	NATIVE	
7758	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	30	75	ONSITE	TBS	NATIVE	
7759	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	34	75	ONSITE	TBS	NATIVE	
7760	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	9	75	OFFSITE	TBR	NATIVE	
7761	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBR	NATIVE	
7762	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	6	75	OFFSITE	TBR	NATIVE	
7763	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	9	75	OFFSITE	TBR	NATIVE	
7764	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	6	75	OFFSITE	TBR	NATIVE	
7765	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBR	NATIVE	
7766	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBR	NATIVE	
7767	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBR	NATIVE	
7768	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBR	NATIVE	
7769	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBR	NATIVE	
7770	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBR	NATIVE	
7771	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	59	OFFSITE	TBR	NATIVE	Snagged top
7772	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBR	NATIVE	
7773	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBR	NATIVE	
7774	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	13	75	OFFSITE	TBR	NATIVE	
7775	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7776	*ACER PENSYLVANICUM*	STRIPED MAPLE	15	15	12	75	OFFSITE	TBS	NATIVE	
7777	*THUJA SPP.*	ARBORVITAE	12	12	22	75	OFFSITE	TBR	NATIVE	
7778	*TSUGA CANADENSIS*	EASTERN HEMLOCK	10	10	12	75	OFFSITE	TBR	NATIVE	No Hemlock Woolly Adelgid, double trunk, new growth
7779	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	55	75	OFFSITE	TBR		
7780	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	47	75	OFFSITE	TBR		
7781	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	48	75	OFFSITE	TBR		
7782	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	53	75	OFFSITE	TBR		
7783	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	48	75	OFFSITE	TBR		
7784	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	56	75	OFFSITE	TBR		
7785	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	42	75	OFFSITE	TBR		

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	NATIVITY STATUS	PROCEDURE	COMMENTS
9368	*PRUNUS SEROTINA*	BLACK CHERRY	18	16	59	OFF SITE	NATIVE	TBS	
9369	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	12	0	28	OFF SITE	INVASIVE	TBS	ENTIRELY DEAD BUT FOR ONE SMALL BRANCH.
9370	*ULMUS AMERICANA*	AMERICAN ELM	24	28	72	OFF SITE	NATIVE	TBS	
9371	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	12	0	25	OFF SITE	INVASIVE	TBS	ENTIRELY DEAD BUT FOR ONE SMALL BRANCH.
9372	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	4	38	OFF SITE	INVASIVE	TBS	
9373	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	0	28	OFF SITE	NATIVE	TBS	
9374	*ULMUS AMERICANA*	AMERICAN ELM	10	12	50	OFF SITE	NATIVE	TBS	
9375	*PRUNUS SEROTINA*	BLACK CHERRY	18	16	53	OFF SITE	NATIVE	TBS	
9376	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	4	44	OFF SITE	NATIVE	TBS	
9377	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	6	44	OFF SITE	NATIVE	TBS	
9378	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	8	38	OFF SITE	INVASIVE	TBS	
9379	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	1	66	OFF SITE	INVASIVE	TBS	
9380	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	8	10	69	OFF SITE	INVASIVE	TBS	
9381	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	8	10	66	OFF SITE	INVASIVE	TBS	
9393	*ULMUS AMERICANA*	AMERICAN ELM	12	18	75	OFF SITE	NATIVE	TBS	
9395	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	3	63	OFF SITE	NATIVE	TBS	
9401	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	1	47	OFF SITE	INVASIVE	TBS	ENTIRE CROWN BROKE OUT DUE TO STORM DAMAGE, ONLY TRUNK REMAINING.
9403	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	7	6	66	OFF SITE	INVASIVE	TBS	
9404	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	8	72	OFF SITE	INVASIVE	TBS	
9405	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	15	75	OFF SITE	NATIVE	TBS	
9406	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	8	75	OFF SITE	NATIVE	TBS	
9407	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	14	12	69	OFF SITE	INVASIVE	TBS	
9408	*ULMUS AMERICANA*	AMERICAN ELM	12	12	72	OFF SITE	NATIVE	TBS	
9409	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	12	8	66	OFF SITE	INVASIVE	TBS	
9410	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	16	12	75	OFF SITE	INVASIVE	TBS	
9411	*ACER SACCHARUM*	SUGAR MAPLE	14	15	59	OFF SITE	NATIVE	TBS	
9412	*ACER RUBRUM*	RED MAPLE	8	10	66	OFF SITE	NATIVE	TBS	
9413	*LIQUIDAMBAR STYRACIFLUA*	SWEETGUM	30	22	72	OFF SITE	NATIVE	TBS	
9414	*MALUS SPP.*	CRAB APPLE	6	7	72	OFF SITE		TBS	
9416	*MALUS SPP.*	CRAB APPLE	8	6	72	OFF SITE		TBS	
9417	*MALUS SPP.*	CRAB APPLE	9	8	72	OFF SITE		TBS	
9418	*MALUS SPP.*	CRAB APPLE	6	6	75	OFF SITE		TBS	
9419	*MORUS RUBRA*	RED MULBERRY	14	19	66	OFF SITE	NATIVE	TBS	
9420	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	8	6	75	OFF SITE	INVASIVE	TBS	
9421	*QUERCUS RUBRA*	NORTHERN RED OAK	14	12	72	OFF SITE	NATIVE	TBS	
9422	*PRUNUS SEROTINA*	BLACK CHERRY	10	13	69	OFF SITE	NATIVE	TBS	
9423	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	7	6	59	OFF SITE	INVASIVE	TBS	
9424	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	6	72	OFF SITE	INVASIVE	TBS	
9425	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	13	75	OFF SITE	INVASIVE	TBS	
9426	*BROUSSONETIA PAPYRIFERA*	PAPER MULBERRY	6	6	72	OFF SITE	INVASIVE	TBS	
9427	*PRUNUS SEROTINA*	BLACK CHERRY	12	19	69	OFF SITE	NATIVE	TBS	
9428	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	13	12	66	OFF SITE	INVASIVE	TBS	
9429	*ULMUS AMERICANA*	AMERICAN ELM	15	11	69	OFF SITE	NATIVE	TBS	
9430	*ACER RUBRUM*	RED MAPLE	12	11	69	OFF SITE	NATIVE	TBS	
9431	*MORUS ALBA*	WHITE MULBERRY	12	11	72	OFF SITE	INVASIVE	TBS	
9432	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	10	7	72	OFF SITE	INVASIVE	TBS	
9433	*PRUNUS SEROTINA*	BLACK CHERRY	14	12	69	OFF SITE	NATIVE	TBS	
9434	*PRUNUS SEROTINA*	BLACK CHERRY	10	9	66	OFF SITE	NATIVE	TBS	
9435	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	3	9	44	OFF SITE	NATIVE	TBS	TRUNK IS ROTTED AND EXPOSING HEART WOOD. ENTIRE CROWN HAS PREVIOUSLY BROKEN OUT DUE TO STORM DAMAGE.
9436	*PRUNUS SEROTINA*	BLACK CHERRY	6	9	69	OFF SITE	NATIVE	TBS	
9437	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	7	66	OFF SITE	NATIVE	TBS	
9438	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	6	69	OFF SITE	NATIVE	TBS	
9439	*QUERCUS PALUSTRIS*	PIN OAK	8	9	69	OFF SITE	NATIVE	TBS	
9440	*PRUNUS SEROTINA*	BLACK CHERRY	7	10	66	OFF SITE	NATIVE	TBS	
9441	*PRUNUS SEROTINA*	BLACK CHERRY	18	16	63	OFF SITE	NATIVE	TBS	
9442	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	11	59	OFF SITE	NATIVE	TBS	ENTIRE CROWN HAS PREVIOUSLY BROKEN OUT DUE TO STORM DAMAGE. EPICORMIC GROWTH.
9443	*ACER RUBRUM*	RED MAPLE	11	12	72	OFF SITE	NATIVE	TBS	
9444	*PRUNUS SEROTINA*	BLACK CHERRY	8	8	72	OFF SITE	NATIVE	TBS	
9445	*PRUNUS SEROTINA*	BLACK CHERRY	12	13	72	OFF SITE	NATIVE	TBS	
9446	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	8	6	72	OFF SITE	INVASIVE	TBS	
9447	*ULMUS AMERICANA*	AMERICAN ELM	8	7	66	OFF SITE	NATIVE	TBS	
9448	*PRUNUS SEROTINA*	BLACK CHERRY	15	19	69	OFF SITE	NATIVE	TBS	
9449	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	6	6	66	OFF SITE	INVASIVE	TBS	
9450	*PRUNUS SEROTINA*	BLACK CHERRY	6	6	53	OFF SITE	NATIVE	TBS	HEAVY LEAN. ENTIRE CROWN HAS PREVISOUSLY TWISTED AND BROKEN DUE TO STORM DAMAGE. CROWN IS STILL ATTACHED TO TRUNK.
9451	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	18	13	72	OFF SITE	INVASIVE	TBS	
9452	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	18	12	72	OFF SITE	INVASIVE	TBS	
9453	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	9	10	75	OFF SITE	INVASIVE	TBS	
9454	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	10	69	OFF SITE	NATIVE	TBS	
9455	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	10	66	OFF SITE	NATIVE	TBS	
9456	*QUERCUS PALUSTRIS*	PIN OAK	6	6	69	OFF SITE	NATIVE	TBS	
9457	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	20	36	72	OFF SITE	INVASIVE	TBS	
9458	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	8	10	66	OFF SITE	INVASIVE	TBS	
9459	*PRUNUS SEROTINA*	BLACK CHERRY	12	10	69	OFF SITE	NATIVE	TBS	
9460	*PRUNUS SEROTINA*	BLACK CHERRY	15	16	50	OFF SITE	NATIVE	TBS	MORE THAN 80% OF CROWN HAS DIED. ONLY LIVING LIMBS ARE EPICORMIC SPROUTS.
9461	*PRUNUS SEROTINA*	BLACK CHERRY	12	24	63	OFF SITE	NATIVE	TBS	
9462	*PRUNUS SEROTINA*	BLACK CHERRY	15	9	66	OFF SITE	NATIVE	TBS	
9463	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	75	OFF SITE	INVASIVE	TBS	
9464	*ULMUS AMERICANA*	AMERICAN ELM	10	6	72	OFF SITE	NATIVE	TBS	
9473	*PRUNUS SEROTINA*	BLACK CHERRY	30	36	66	OFF SITE	NATIVE	TBS	
9474	*PYRUS CALLERYANA*	CALLERY PEAR	12	26	66	OFF SITE	INVASIVE	TBS	CODOMINANT TRUNK STRUCTURE WHICH HAS PREVIOUSLY SPLIT DUE TO STORM DAMAGE.
9500	*PRUNUS SEROTINA*	BLACK CHERRY	14	24	69	OFF SITE	NATIVE	TBS	TRIPLE TRUNK. SIGNIFICANT AMOUNT OF ENGLISH IVY ON TRUNKS.

LEGEND:
TBS - TO BE SAVED
TBR - TO BE REMOVED

ISA CERTIFIED ARBORIST APPROVAL:

01-08-2025
Date

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.234.1551
quinn.c.nolan@imegcorp.com

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN - NOTES & DETAILS

SHEET No.
C210

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C204 TREE AND VEGETATION PROTECTION PLAN - NORTHEAST.dwg, 5/30/2025 3:12:39 AM, Jacinto.D. Su,

P:\FX\Projects\17

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
7786	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	39	75	OFFSITE	TBS		
7787	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	54	75	OFFSITE	TBS		
7788	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	50	75	OFFSITE	TBS		
7789	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	52	75	OFFSITE	TBR		
7790	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	36	75	OFFSITE	TBR		
7791	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	38	75	OFFSITE	TBR		
7792	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	38	75	OFFSITE	TBR		
7793	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	46	75	OFFSITE	TBR		
7794	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	55	75	OFFSITE	TBR		
7795	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7796	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7797	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7798	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7801	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	63	75	OFFSITE	TBR		
7802	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	44	75	OFFSITE	TBR		
7803	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	40	75	OFFSITE	TBR		
7804	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	51	75	OFFSITE	TBR		
7805	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	55	75	OFFSITE	TBR		
7806	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	45	75	OFFSITE	TBR		
7807	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	42	75	OFFSITE	TBR		
7808	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	54	75	OFFSITE	TBR		
7809	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	53	75	OFFSITE	TBR		
7810	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	18	75	OFFSITE	TBR	NATIVE	
7811	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	12	75	OFFSITE	TBR	NATIVE	
7812	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	7	75	OFFSITE	TBR	NATIVE	
7813	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	12	75	OFFSITE	TBR	NATIVE	
7814	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	75	OFFSITE	TBR	NATIVE	
7815	*ACER RUBRUM*	RED MAPLE	15	15	14	63	OFFSITE	TBS	NATIVE	Small mechanical damage to trunk, sap sucker holes
7816	*ACER RUBRUM*	RED MAPLE	25	25	18	81	OFFSITE	TBS	NATIVE	Roots coming up through mulch, one cavity in branch
7817	*PRUNIS X YEODOENSIS*	YOSHINO CHERRY	20	20	15	72	OFFSITE	TBS	EXOTIC	
7818	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	10	59	OFFSITE	TBS	NATIVE	Extreme amount of vines
7819	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	21	53	OFFSITE	TBS	NATIVE	Overgrown with ivy
7820	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	19	25	OFFSITE	TBR	NATIVE	Dead
7821	*MORUS SPP.*	MULBERRY	20	20	47	66	OFFSITE	TBS		Trunk covered with ivy
7822	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	39	59	OFFSITE	TBS	NATIVE	Extreme amount of vines, bad form
7823	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	41	59	OFFSITE	TBS	NATIVE	Some dead branches
7825	*PRUNUS SEROTINA*	BLACK CHERRY	6	8	7	25	OFFSITE	TBR	NATIVE	Dead
7825	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	7	63	OFFSITE	TBS	NATIVE	Overgrown with ivy
7826	*PRUNUS SEROTINA*	BLACK CHERRY	4	8	4	50	OFFSITE	TBS	NATIVE	Very overgrown with ivy
7827	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	11	63	OFFSITE	TBS	NATIVE	Overgrown with ivy
7828	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	10	53	OFFSITE	TBS	NATIVE	Very patchy growth, extreme ivy
7829	*LIQUIDAMBAR STYRACIFLUA*	SWEETGUM	12	12	24	50	OFFSITE	TBS	NATIVE	Co-dominant stems, cavity
7830	*LIQUIDAMBAR STYRACIFLUA*	SWEETGUM	15	15	10	59	OFFSITE	TBS	NATIVE	Very patchy growth, extreme ivy
7831	*QUERCUS VELUTINA*	BLACK OAK	14	14	15	56	OFFSITE	TBS	NATIVE	Covered with ivy
7832	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	1	8	2	56	OFFSITE	TBS	NATIVE	Very patchy growth, extreme ivy
7833	*QUERCUS PHELLOS*	WILLOW OAK	15	15	27	72	OFFSITE	TBS	NATIVE	
7834	*QUERCUS VELUTINA*	BLACK OAK	15	15	18	69	OFFSITE	TBS	NATIVE	Extreme ivy, some dead small branches
7835	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	27	50	OFFSITE	TBS	NATIVE	Covered with ivy
7836	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	7	59	OFFSITE	TBS	NATIVE	Lean to trunk, extreme ivy
7837	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	14	47	OFFSITE	TBR	NATIVE	Covered with ivy
7838	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	24	50	OFFSITE	TBS	NATIVE	Dead leader, broken branches, ivy pulling
7839	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	7	25	OFFSITE	TBR	NATIVE	
7840	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	15	59	OFFSITE	TBS	NATIVE	Dead leader, broken branches, ivy pulling
7841	*PYRUS CALLERYANA*	CALLERY PEAR	10	10	8	59	OFFSITE	TBS	INVASIVE	
7842	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	13	53	OFFSITE	TBS	NATIVE	Extreme ivy, some dead small branches, tree laying in canopy
7843	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	25	25	34	59	OFFSITE	TBS	NATIVE	Extreme ivy, some dead small branches, main leader snapped off and laying on 7842
7844	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	11	66	OFFSITE	TBR	NATIVE	Extreme ivy, some dead small branches
7845	*UNIDENTIFIED*	DEAD TREE	4	8	48	25	OFFSITE	TBR		Overgrown with ivy, dead snag
7846	*PYRUS CALLERYANA*	CALLERY PEAR	8	8	8	75	OFFSITE	TBR	INVASIVE	Extreme ivy, some dead small branches
7847	*PYRUS CALLERYANA*	CALLERY PEAR	6	8	6	38	OFFSITE	TBR	INVASIVE	Leaning, overgrown with ivy, epicormic shoots
7848	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	17	56	OFFSITE	TBS	NATIVE	Extreme ivy, some dead small branches
7849	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	26	53	OFFSITE	TBS	NATIVE	
7850	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	11	59	OFFSITE	TBS	NATIVE	Extreme ivy, some dead small branches, growing at an angle
7851	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	13	53	OFFSITE	TBS	NATIVE	
7852	*PYRUS CALLERYANA*	CALLERY PEAR	8	8	10	53	OFFSITE	TBS	INVASIVE	Growing through fencing
7853	*MORUS SPP.*	MULBERRY	20	20	50	56	OFFSITE	TBS		Trunk covered with ivy
7854	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	15	53	OFFSITE	TBR	NATIVE	Growing at an angle, extreme ivy coverage
7855	*MORUS SPP.*	MULBERRY	15	15	13	47	OFFSITE	TBR		Peeling bark, covered with ivy
7856	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	15	15	9	72	OFFSITE	TBS	NATIVE	
7857	*ZELKOVA SERRATA*	ZELKOVA	10	10	12	75	OFFSITE	TBR	EXOTIC	
7858	*ZELKOVA SERRATA*	ZELKOVA	10	10	10	75	OFFSITE	TBR	EXOTIC	Some peeling bark at base of trunk
7859	*ZELKOVA SERRATA*	ZELKOVA	10	10	9	66	OFFSITE	TBR	EXOTIC	
7860	*ZELKOVA SERRATA*	ZELKOVA	10	10	11	75	OFFSITE	TBR	EXOTIC	Some ants and peeling bark
7861	*LAGERSTROEMIA SPP.*	CREPE MYRTLE	12	12	38	59	OFFSITE	TBS	EXOTIC	Broken stem
7862	*CERCIS CANADENSIS*	EASTERN REDBUD	12	12	33	59	OFFSITE	TBS	NATIVE	Broken leaders still alive, cavities in trunks
7863	*LAGERSTROEMIA SPP.*	CREPE MYRTLE	10	10	32	75	OFFSITE	TBS	EXOTIC	
7864	*CERCIS CANADENSIS*	EASTERN REDBUD	10	10	29	75	OFFSITE	TBS	NATIVE	Uneven canopy, some dead branches
7865	*LAGERSTROEMIA SPP.*	CREPE MYRTLE	10	10	33	75	OFFSITE	TBS	EXOTIC	
7866	*ZELKOVA SERRATA*	ZELKOVA	12	12	14	72	OFFSITE	TBS	EXOTIC	Very uneven canopy, some dead scaffold branches
7867	*ZELKOVA SERRATA*	ZELKOVA	12	12	12	75	OFFSITE	TBS	EXOTIC	
7868	*ZELKOVA SERRATA*	ZELKOVA	10	10	10	25	OFFSITE	TBR	EXOTIC	Dead, some fungus growth
7869	*ZELKOVA SERRATA*	ZELKOVA	15	15	48	75	OFFSITE	TBS	EXOTIC	
7870	*ZELKOVA SERRATA*	ZELKOVA	15	15	15	75	OFFSITE	TBS	EXOTIC	
7903	*QUERCUS VELUTINA*	BLACK OAK	40	60	50	81	OFFSITE	TBR	NATIVE	
8237	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	21	21	9	66	OFFSITE	TBS	NATIVE	Lean towards trail, some snagged and dead scaffold branches
8238	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	17	17	10	66	OFFSITE	TBS	NATIVE	Many vines pulling on scaffold branches, uneven canopy
8239	*PYRUS CALLERYANA*	CALLERY PEAR	10	10	6	72	OFFSITE	TBS	INVASIVE	Trunk overgrown with English ivy
8240	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	23	23	9	69	OFFSITE	TBS	NATIVE	Many vines pulling on scaffold branches, uneven canopy, extreme lean to trunk
8241	*ACER NEGUNDO*	BOXELDER	14	14	7	75	OFFSITE	TBS	NATIVE	
8242	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	9	69	OFFSITE	TBS	NATIVE	Many vines pulling on scaffold branches, uneven canopy, extreme lean to trunk
8243	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	11	63	OFFSITE	TBS	NATIVE	Leaning towards river, canopy dieback, dead scaffold branch, trunk overgrown with English ivy
8244	*ULMUS AMERICANA*	AMERICAN ELM	19	19	11	69	OFFSITE	TBS	NATIVE	Leaning due to cramped surrounding canopy
8245	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	22	69	OFFSITE	TBS	NATIVE	Co-dominant stems
8246	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	12	25	OFFSITE	TBS	NATIVE	Dead
8247	*MORUS SPP.*	MULBERRY	12	12	7	72	OFFSITE	TBS		
8248	*ULMUS AMERICANA*	AMERICAN ELM	11	11	9	69	OFFSITE	TBS	NATIVE	Leaning, bad structure, few small dead branches
8249	*QUERCUS PHELLOS*	WILLOW OAK	30	45	21	72	OFFSITE	TBS	NATIVE	Leaning towards river
8250	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	18	18	14	66	OFFSITE	TBS	NATIVE	Leaning, many dead branches, only vegetation growing at top, lower roots coming out of ground and show damage and decay
8251	*ULMUS AMERICANA*	AMERICAN ELM	17	17	8	66	OFFSITE	TBS	NATIVE	Leaning over trail, few dead scaffold branches, 8' of trunk overgrown with ivy
8252	*PYRUS CALLERYANA*	CALLERY PEAR	20	20	9	69	OFFSITE	TBS	INVASIVE	One large leader dead, many vines pulling on scaffold branches
8253	*GLEDITSIA TRIACANTHOS*	HONEYLOCUST	10	10	8	75	OFFSITE	TBS	NATIVE	
8254	*ULMUS AMERICANA*	AMERICAN ELM	22	22	11	66	OFFSITE	TBS	NATIVE	One dead leader, other is leaning, some roots exposed by water movement
8255	*QUERCUS RUBRA*	NORTHERN RED OAK	25	25	20	72	OFFSITE	TBS	NATIVE	
8256	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	7	59	OFFSITE	TBS	INVASIVE	Malformed trunk, many vines, most branched are defoliated
8257	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	9	9	7	66	OFFSITE	TBS	INVASIVE	Co-dominant stems, portion leaning over river
8258	*QUERCUS PHELLOS*	WILLOW OAK	10	10	6	75	OFFSITE	TBS	NATIVE	One side leader
8259	*PRUNUS SEROTINA*	BLACK CHERRY	19	19	8	59	OFFSITE	TBS	NATIVE	Leaning over trail, few dead scaffold branches
8260	*MORUS SPP.*	MULBERRY	28	28	25	59	OFFSITE	TBS		Many sprouty trunks, epicormic sprouting, many dead branches in canopy
8261	*QUERCUS RUBRA*	NORTHERN RED OAK	12	12	14	63	OFFSITE	TBS	NATIVE	Canopy dieback
8262	*QUERCUS VELUTINA*	BLACK OAK	13	13	16	81	OFFSITE	TBS	NATIVE	Some epicormic sprouting, one dead scaffold branch
8263	*ULMUS AMERICANA*	AMERICAN ELM	14	14	16	72	OFFSITE	TBS	NATIVE	Half of the trunk overgrown with ivy
8264	*MORUS SPP.*	MULBERRY	14	14	11	69	OFFSITE	TBS		Extreme amount of poison ivy on trunk, leaning trunk
8265	*ULMUS AMERICANA*	AMERICAN ELM	8	8	6	72	OFFSITE	TBS	NATIVE	Ivy on trunk
8266	*ULMUS AMERICANA*	AMERICAN ELM	23	23	16	72	OFFSITE	TBS	NATIVE	Multiple leaders, many poison ivy vines on trunk, epicormic sprouting
8267	*PRUNUS SEROTINA*	BLACK CHERRY	11	11	7	56	OFFSITE	TBS	NATIVE	Ivy on trunk, co-dominant trunks, one trunk dead
8268	*QUERCUS PHELLOS*	WILLOW OAK	23	23	19	75	OFFSITE	TBS	NATIVE	One branch growing downward
8269	*QUERCUS PHELLOS*	WILLOW OAK	20	20	12	69	OFFSITE	TBS	NATIVE	
8270	*ULMUS AMERICANA*	AMERICAN ELM	17	17	11	72	OFFSITE	TBS	NATIVE	Three leaders, epicormic sprouting
8271	*ULMUS AMERICANA*	AMERICAN ELM	26	26	14	59	OFFSITE	TBS	NATIVE	Leaning over river, canopy dieback, top heavy, ivy on trunk
8272	*ULMUS AMERICANA*	AMERICAN ELM	11	11	7	75	OFFSITE	TBS	NATIVE	Leaning tree #8271 sitting in branches, epicormic sprouting, some vines on trunk
8273	*PLATANUS OCCIDENTALIS*	SYCAMORE	11	11	7	63	OFFSITE	TBS	NATIVE	Corrective lean, on the edge along river
8274	*PLATANUS OCCIDENTALIS*	SYCAMORE	7	8	9	63	OFFSITE	TBS	NATIVE	Vines on trunk, epicormic sprouting, heavily leaning
8275	*UNIDENTIFIED*	DEAD TREE	7	8	7	25	OFFSITE	TBS		

TREE PRESERVATION SCHEDULE

HARBOR TERRACE PROPERTY SHRUBS ONLY

TAG #	BOTANICAL NAME	COMMON NAME	PLANT TYPE	CONDITION RATING	LOCATION	NATIVITY STATUS	PROCEDURE
6020	*LONICERA MAACKII*	BUSH HONEYSUCKLE	BUSH	75	ONSITE	INVASIVE	TBS
6021	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	66	ONSITE	INVASIVE	TBS
6022	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	66	ONSITE	INVASIVE	TBS
6023	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	75	ONSITE	INVASIVE	TBS
6025	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	75	ONSITE	INVASIVE	TBS
6030	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	56	ONSITE	INVASIVE	TBS
6036	*LONICERA MAACKII*	BUSH HONEYSUCKLE	BUSH	75	ONSITE	INVASIVE	TBS
6037	*LONICERA MAACKII*	BUSH HONEYSUCKLE	BUSH	75	ONSITE	INVASIVE	TBS
6038	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS
6039	*LONICERA MAACKII*	BUSH HONEYSUCKLE	BUSH	75	ONSITE	INVASIVE	TBS
6040	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS
6041	*LONICERA MAACKII*	BUSH HONEYSUCKLE	BUSH	75	ONSITE	INVASIVE	TBS
6043	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	75	ONSITE	INVASIVE	TBS
6047	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	75	ONSITE	INVASIVE	TBS
6049	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS
6050	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	75	ONSITE	INVASIVE	TBS
6052	*LONICERA MAACKII*	BUSH HONEYSUCKLE	BUSH	75	ONSITE	INVASIVE	TBS
6058	*LONICERA MAACKII*	BUSH HONEYSUCKLE	BUSH	75	ONSITE	INVASIVE	TBS
6063	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	75	ONSITE	INVASIVE	TBS
6066	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	75	ONSITE	INVASIVE	TBS
6068	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	75	ONSITE	INVASIVE	TBS
6071	*ROSA MULTIFLORA*	MULTIFLORA ROSE	BUSH	75	ONSITE	INVASIVE	TBS
9465	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	72	ONSITE	INVASIVE	TBS
9466	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS
9467	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS
9468	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS
9469	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS
9470	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS
9471	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS
9472	*LIGUSTRUM SINENSE*	CHINESE PRIVET	BUSH	75	ONSITE	INVASIVE	TBS

LEGEND:
TBS - TO BE SAVED
TBR - TO BE REMOVED

ISA CERTIFIED ARBORIST APPROVAL:

01-08-2025
Date

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.234.1551
quinn.c.nolan@imegcorp.com

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN - NOTES & DETAILS

SHEET No.
C211

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C204 TREE AND VEGETATION PROTECTION PLAN - NORTHEAST.dwg, 5/30/2025 3:12:49 AM, Jacinto D. Su,

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
8276	*QUERCUS VELUTINA*	BLACK OAK	16	16	15	75	OFFSITE	TBS	NATIVE	Vines on trunk, uneven canopy, dead lower branches
8277	*PRUNUS SEROTINA*	BLACK CHERRY	20	20	8	50	OFFSITE	TBS	NATIVE	Cavity, leaning, canopy dieback
8278	*QUERCUS PHELLOS*	WILLOW OAK	13	13	8	72	OFFSITE	TBS	NATIVE	Many vines, some branches very low on trunk
8279	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	8	63	OFFSITE	TBS	NATIVE	
8280	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	9	8	59	OFFSITE	TBS	NATIVE	Broken leader, many vines on tree, uneven canopy
8281	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	6	66	OFFSITE	TBS	NATIVE	
8282	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	10	69	OFFSITE	TBS	NATIVE	Many broken branches, many vines on trunk, two leaders
8283	*PLATANUS OCCIDENTALIS*	SYCAMORE	24	24	16	75	OFFSITE	TBS	NATIVE	
8284	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	11	11	9	75	OFFSITE	TBS	NATIVE	Some vines, some epicormic sprouting
8285	*UNIDENTIFIED*	DEAD TREE	14	14	7	25	OFFSITE	TBS		Snagged trunk
8286	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	17	17	13	72	OFFSITE	TBS	NATIVE	Many vines on trunk
8287	*PRUNUS SEROTINA*	BLACK CHERRY	16	16	7	72	OFFSITE	TBS	NATIVE	
8288	*ULMUS AMERICANA*	AMERICAN ELM	11	11	6	75	OFFSITE	TBS	NATIVE	Many vines
8289	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	8	72	OFFSITE	TBS	NATIVE	
8290	*MORUS SPP.*	MULBERRY	10	10	6	69	OFFSITE	TBS		Uneven canopy
8291	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	23	23	14	75	OFFSITE	TBS	NATIVE	
8292	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	30	63	OFFSITE	TBS	NATIVE	Many broken scaffold branches, second trunk is dead, some decayed heartwood
8293	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	19	19	17	50	OFFSITE	TBS	NATIVE	Co-dominant trunks, one trunk snagged
8294	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	17	17	6	69	OFFSITE	TBS	NATIVE	Lean in trunk, many vines
8295	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	16	16	16	72	OFFSITE	TBS	NATIVE	Along the edge of river
8296	*ACER NEGUNDO*	BOXELDER	14	14	6	75	OFFSITE	TBS	NATIVE	Many vines on trunk, uneven canopy
8297	*PRUNUS SEROTINA*	BLACK CHERRY	11	11	6	66	OFFSITE	TBS	NATIVE	
8298	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	8	8	11	28	OFFSITE	TBS	NATIVE	Tree only has one living branch
8299	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	25	25	12	69	OFFSITE	TBS	NATIVE	Along the edge of the river, leaning over river
8300	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	11	11	7	59	OFFSITE	TBS	NATIVE	Many vines, heavily leaning
8402	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	13	13	15	72	OFFSITE	TBS	NATIVE	Many vines, slightly leaning, uneven canopy
8404	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	11	11	12	69	OFFSITE	TBS	NATIVE	Many vines, leaning
8405	*UNIDENTIFIED*	DEAD TREE	8	8	12	25	OFFSITE	TBS		Covered with ivy
8406	*PRUNUS SEROTINA*	BLACK CHERRY	23	23	16	75	OFFSITE	TBS	NATIVE	Many vines, slight lean in trunk and in scaffold branches
8407	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	18	18	16	69	OFFSITE	TBS	NATIVE	Leaning over river, ivy on trunk
8408	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	20	20	15	69	OFFSITE	TBS	NATIVE	Many vines, heavy lean in trunk and in scaffold branches
8409	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	16	16	19	72	OFFSITE	TBS	NATIVE	Trunk covered with ivy
8410	*MORUS SPP.*	MULBERRY	17	17	11	59	OFFSITE	TBS		Many vines, heavy lean in trunk and in scaffold branches, trunk intertwined with branch
8411	*MORUS SPP.*	MULBERRY	24	24	22	72	OFFSITE	TBS		
8412	*ULMUS AMERICANA*	AMERICAN ELM	21	21	19	72	OFFSITE	TBS	NATIVE	Multi-stemmed, some vines present
8413	*MORUS SPP.*	MULBERRY	20	20	10	69	OFFSITE	TBS		
8414	*QUERCUS RUBRA*	NORTHERN RED OAK	14	14	9	75	OFFSITE	TBS	NATIVE	Uneven canopy due to dense tree behind trunk
8415	*ACER NEGUNDO*	BOXELDER	13	13	9	72	OFFSITE	TBS	NATIVE	
8416	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	18	18	13	66	OFFSITE	TBS	NATIVE	Many vines, two leaders, leaning slightly
8417	*MORUS SPP.*	MULBERRY	20	20	12	59	OFFSITE	TBS		Canopy dieback
8418	*MORUS SPP.*	MULBERRY	12	12	12	69	OFFSITE	TBS		Many vines, multiple leaders, some dead branches
8419	*MORUS SPP.*	MULBERRY	20	20	14	72	OFFSITE	TBS		
8420	*PRUNUS SEROTINA*	BLACK CHERRY	20	20	12	72	OFFSITE	TBS	NATIVE	Many vines, uneven canopy
8421	*PRUNUS SEROTINA*	BLACK CHERRY	17	17	11	72	OFFSITE	TBS	NATIVE	Ivy on trunk
8422	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	7	72	OFFSITE	TBS	NATIVE	Two leaders, many vines
8424	*PRUNUS SEROTINA*	BLACK CHERRY	16	16	10	69	OFFSITE	TBS	NATIVE	Many vines, uneven canopy growth, dead scaffold branches
8425	*MORUS SPP.*	MULBERRY	30	45	22	59	OFFSITE	TBS		Canopy dieback
8426	*ULMUS AMERICANA*	AMERICAN ELM	16	16	26	66	OFFSITE	TBS	NATIVE	Many leaders, epicormic sprouting, vines in branches, some branches merging together
8427	*MORUS SPP.*	MULBERRY	25	25	26	72	OFFSITE	TBS		Ivy on trunk some dead branches
8428	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	22	22	16	63	OFFSITE	TBS	NATIVE	Three leaders, many vines on tree
8429	*MORUS SPP.*	MULBERRY	14	14	8	72	OFFSITE	TBS		
8430	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	19	19	11	72	OFFSITE	TBS	NATIVE	Two leaders, many vines on trees, large dead log laying in tree crotch
8431	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	18	18	30	69	OFFSITE	TBS	NATIVE	
8432	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	8	72	OFFSITE	TBS	NATIVE	Two leaders, many vines on trees, large dead log laying in tree crotch
8433	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	22	38	OFFSITE	TBS	NATIVE	Snagged top, dead scaffold branches
8434	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	14	14	8	72	OFFSITE	TBS	NATIVE	Many vines on scaffold branches
8435	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	11	69	OFFSITE	TBS	NATIVE	
8436	*PRUNUS SEROTINA*	BLACK CHERRY	9	9	7	72	OFFSITE	TBS	NATIVE	Many vines on main branch
8437	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	6	66	OFFSITE	TBS	NATIVE	
8438	*ACER SACCHARINUM*	SILVER MAPLE	16	16	35	69	OFFSITE	TBS	NATIVE	Low trunk split, many trunks, many galled leaves, some dead branches in canopy
8439	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	9	69	OFFSITE	TBS	NATIVE	
8440	*PRUNUS SEROTINA*	BLACK CHERRY	20	20	6	66	OFFSITE	TBS	NATIVE	One large branch on equally sized trunk, uneven canopy, leader has been bent sideways
8441	*ULMUS AMERICANA*	AMERICAN ELM	40	60	30	63	OFFSITE	TBS	NATIVE	
8442	*ULMUS AMERICANA*	AMERICAN ELM	30	45	16	63	OFFSITE	TBS	NATIVE	Extreme lean to trunk, many rubbing branches, uneven canopy
8443	*ULMUS AMERICANA*	AMERICAN ELM	20	20	12	66	OFFSITE	TBS	NATIVE	
8444	*ULMUS AMERICANA*	AMERICAN ELM	15	15	22	63	OFFSITE	TBS	NATIVE	8 trunks, exposed sapwood, very uneven canopy, many vines
8445	*MORUS SPP.*	MULBERRY	14	14	10	69	OFFSITE	TBS		
8446	*MORUS ALBA*	WHITE MULBERRY	9	9	10	66	OFFSITE	TBS	INVASIVE	Two leaders, bad form, uneven canopy
8447	*ACER RUBRUM*	RED MAPLE	15	15	30	72	OFFSITE	TBS	NATIVE	
8448	*MORUS RUBRA*	RED MULBERRY	11	11	7	66	OFFSITE	TBS	NATIVE	Twin leaders, uneven growth, grape vines in canopy
8449	*PLATANUS OCCIDENTALIS*	SYCAMORE	14	14	12	69	OFFSITE	TBS	NATIVE	
8450	*JUGLANS NIGRA*	BLACK WALNUT	13	13	14	75	OFFSITE	TBS	NATIVE	Uneven canopy
8451	*MORUS SPP.*	MULBERRY	10	10	8	66	OFFSITE	TBS		Few dead branches
8452	*ACER SACCHARINUM*	SILVER MAPLE	18	18	20	69	OFFSITE	TBS	NATIVE	Many vines, angled trunk
8453	*ACER SACCHARINUM*	SILVER MAPLE	16	16	18	63	OFFSITE	TBS	NATIVE	Trunk covered with ivy
8454	*ACER SACCHARINUM*	SILVER MAPLE	11	11	13	72	OFFSITE	TBS	NATIVE	Many vines
8455	*PLATANUS OCCIDENTALIS*	SYCAMORE	17	17	15	72	OFFSITE	TBS	NATIVE	
8456	*ACER SACCHARINUM*	SILVER MAPLE	14	14	9	59	OFFSITE	TBS	NATIVE	Many vines, angled trunk
8457	*ULMUS AMERICANA*	AMERICAN ELM	8	8	9	72	OFFSITE	TBS	NATIVE	
8458	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	5	8	9	34	OFFSITE	TBS	NATIVE	Many vines, almost entirely dead, 2 branches at top with vegetation only
8459	*MORUS SPP.*	MULBERRY	26	26	12	59	OFFSITE	TBS		Leaning over river, split
8460	*ULMUS AMERICANA*	AMERICAN ELM	28	28	19	66	OFFSITE	TBS	NATIVE	Extremely leaning, vines on trunk
8461	*ACER SACCHARINUM*	SILVER MAPLE	21	21	16	59	OFFSITE	TBS	NATIVE	Leaning over river, trunk covered with English ivy
8462	*ULMUS AMERICANA*	AMERICAN ELM	13	13	10	53	OFFSITE	TBS	NATIVE	Many vines, many broken leaders and scaffold branches
8463	*MORUS SPP.*	MULBERRY	24	24	13	31	OFFSITE	TBS		Leaning over river, holes in trunk
8464	*ULMUS AMERICANA*	AMERICAN ELM	22	22	14	47	OFFSITE	TBS	NATIVE	Epicormic sprouting, uneven canopy, trunk is growing fully sideways into the water, most roots exposed, many vines on trunk base
8465	*MORUS SPP.*	MULBERRY	24	24	12	41	OFFSITE	TBS		Fallen along river bank
8466	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	11	11	9	75	OFFSITE	TBS	NATIVE	
8467	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	18	18	40	56	OFFSITE	TBS	NATIVE	Overgrown with ivy
8468	*PRUNUS SEROTINA*	BLACK CHERRY	22	22	14	44	OFFSITE	TBS	NATIVE	Angled trunk, many vines, some scaffolding branches alive but most branches and leader are dead
8469	*MALUS SPP.*	CRABAPPLE	19	19	15	72	OFFSITE	TBS	NATIVE	
8470	*MORUS RUBRA*	RED MULBERRY	19	19	12	66	OFFSITE	TBS	NATIVE	Uneven canopy, trunk not growing straight, healed cavity in roots
8471	*UNIDENTIFIED*	DEAD TREE	9	9	9	25	OFFSITE	TBS		
8473	*MORUS SPP.*	MULBERRY	23	23	20	59	OFFSITE	TBS		
8474	*ACER SACCHARINUM*	SILVER MAPLE	20	20	18	56	OFFSITE	TBS	NATIVE	Cavities in exposed roots, leaning trunk, scaffold branches at strange angles
8475	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	30	34	OFFSITE	TBS	NATIVE	Co-dominant stems, one trunk snagged
8476	*PRUNUS SEROTINA*	BLACK CHERRY	24	24	22	59	OFFSITE	TBS	NATIVE	Lean to trunk, cuts in roots
8477	*ULMUS AMERICANA*	AMERICAN ELM	21	21	17	56	OFFSITE	TBS	NATIVE	Co-dominant stems
8478	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	30	45	15	25	OFFSITE	TBS	NATIVE	Dead
8479	*ULMUS AMERICANA*	AMERICAN ELM	15	15	14	66	OFFSITE	TBS	NATIVE	
8480	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	7	8	16	44	OFFSITE	TBS	NATIVE	Trunk rotted out, most branches defoliated
8481	*ULMUS AMERICANA*	AMERICAN ELM	24	24	19	75	OFFSITE	TBS	NATIVE	
8482	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	8	12	25	OFFSITE	TBS	NATIVE	Dead
8483	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	14	13	47	OFFSITE	TBS	NATIVE	Snagged leader
8484	*JUGLANS NIGRA*	BLACK WALNUT	8	8	10	56	OFFSITE	TBS	NATIVE	Lots of poison ivy, bad form
8485	*UNIDENTIFIED*	DEAD TREE	11	11	9	25	OFFSITE	TBS		Overgrown with ivy, conk growth on tree trunk
8486	*ULMUS AMERICANA*	AMERICAN ELM	12	12	12	63	OFFSITE	TBS	NATIVE	Many vines, main scaffold branch rubbing against Tree #8485, uneven scaffold growth
8487	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	14	13	34	OFFSITE	TBS	NATIVE	Conk growth on tree trunk
8488	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	15	63	OFFSITE	TBS	NATIVE	Broken leader, heaving angled trunk growth, scaffold branches growing at angles, dead branches in canopy
8489	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	18	50	OFFSITE	TBS	NATIVE	Co-dominant stems, one trunk snagged, leaning over trail
8490	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	11	11	12	44	OFFSITE	TBS	NATIVE	Both leaders broken, two scaffold branches acting as leaders, many vines on trunk
8491	*ULMUS AMERICANA*	AMERICAN ELM	9	9	14	59	OFFSITE	TBS	NATIVE	Snagged scaffold branch
8492	*ULMUS AMERICANA*	AMERICAN ELM	19	19	18	63	OFFSITE	TBS	NATIVE	Large scaffold branches dead, many vines in canopy and on trunk, trunk at angle
8493	*MORUS SPP.*	MULBERRY	19	19	14	59	OFFSITE	TBS		
8494	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	14	18	69	OFFSITE	TBS	NATIVE	Leader snapped off, main scaffold branches taking its place
8495	*UNIDENTIFIED*	DEAD TREE	10	10	20	25	OFFSITE	TBS		Overgrown with ivy
8496	*ULMUS AMERICANA*	AMERICAN ELM	22	22	21	69	OFFSITE	TBS	NATIVE	Very uneven growth, dual leaders
8497	*UNIDENTIFIED*	DEAD TREE	13	13	18	25	OFFSITE	TBS		Overgrown with ivy
8498	*ULMUS AMERICANA*	AMERICAN ELM	13	13	12	25	OFFSITE	TBS	NATIVE	Dead
8499	*UNIDENTIFIED*	DEAD TREE	11	11	17	25	OFFSITE	TBS		Snagged trunk, overgrown with ivy
8500	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	16	16	15	28	OFFSITE	TBS	NATIVE	Almost entirely dead, only two branches are alive and vegetated

TREE PRESERVATION SCHEDULE (MUSE PROPERTY ONLY)

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9193	*CRATAEGUS CRUS-GALLI*	HAWTHORN	5	7	69	OFFSITE	TBR	DEAD LEADER, LEADER BRANCH DEATH EXTENDS INTO TRUNK EXPOSING HEARTWOOD, LEADER BRANCH DEATH EXTENDS INTO OTHER BRANCHES
9194	*CRATAEGUS CRUS-GALLI*	HAWTHORN	5	3	53	OFFSITE	TBR	DEAD LEADER, LEADER HAS FALLEN OFF, BRANCH DEATH EXTENDS INTO TRUNK EXPOSING HEARTWOOD IN MANY PLACES, LEADER BRANCH DEATH EXTENDS INTO OTHER BRANCHES, APPROXIMATELY HALF OF CANOPY IS GONE
9195	*ACER RUBRUM*	RED MAPLE	3	3	75	OFFSITE	TBR	

LEGEND:
TBS - TO BE SAVED
TBR - TO BE REMOVED

ISA CERTIFIED ARBORIST APPROVAL:

01-08-2025
Date

Quinn Nolan
ISA Certified Arborist, NE-7474A
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APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN - NOTES & DETAILS

SHEET No.
C212

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C204 TREE AND VEGETATION PROTECTION PLAN - NORTHEAST.dwg, 5/30/2025 3:13:04 AM, Jacinto D. Su,

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
8801	*QUERCUS VELUTINA*	BLACK OAK	30	45	24	75	OFFSITE	TBS	NATIVE	Some small branches to prune
8802	*QUERCUS PHELLOS*	WILLOW OAK	45	68	30	75	OFFSITE	TBS	NATIVE	
8803	*QUERCUS RUBRA*	NORTHERN RED OAK	18	18	12	69	OFFSITE	TBS	NATIVE	Canopy dieback
8804	*TILIA CORDATA*	LITTLELEAF LINDEN	14	14	12	75	OFFSITE	TBS	EXOTIC	Some cavities in branch cuttings
8805	*TILIA CORDATA*	LITTLELEAF LINDEN	13	13	12	72	OFFSITE	TBS	EXOTIC	
8806	*TILIA CORDATA*	LITTLELEAF LINDEN	12	12	9	72	OFFSITE	TBS	EXOTIC	Some root burls, cavity in trunk
8807	*TILIA CORDATA*	LITTLELEAF LINDEN	14	14	14	66	OFFSITE	TBS	EXOTIC	Girdling roots, pruned scaffold branches
8808	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	14	56	OFFSITE	TBR	NATIVE	Front branches broken off, second leader snapped off
8809	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	18	47	OFFSITE	TBR	NATIVE	Broken branches
8810	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	14	75	OFFSITE	TBR	NATIVE	Front branches snapped, top branches growing at bad angles
8811	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	10	59	OFFSITE	TBR	NATIVE	Snagged branch
8812	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	16	75	OFFSITE	TBR	NATIVE	Front branches broken off, second leader snapped off
8813	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	14	53	OFFSITE	TBR	NATIVE	Snagged top
8814	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	9	75	OFFSITE	TBR	NATIVE	
8815	*ACER RUBRUM*	RED MAPLE	14	14	12	69	OFFSITE	TBR	NATIVE	Exposed roots
8816	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	18	75	OFFSITE	TBR	NATIVE	
8817	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	18	56	OFFSITE	TBR	NATIVE	Snagged leader
8818	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	9	75	OFFSITE	TBR	NATIVE	
8819	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	7	75	OFFSITE	TBR	NATIVE	
8820	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	13	13	12	75	OFFSITE	TBR	NATIVE	
8821	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	11	75	OFFSITE	TBR	NATIVE	
8822	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	15	56	OFFSITE	TBR	NATIVE	Overpruned, entire north face of tree is pruned
8823	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	14	75	OFFSITE	TBS	NATIVE	
8824	*QUERCUS PHELLOS*	WILLOW OAK	43	65	28	81	OFFSITE	TBS	NATIVE	Some epicormic sprouting, some roots coming up by base of trunk
8825	*QUERCUS PHELLOS*	WILLOW OAK	19	19	17	81	OFFSITE	TBS	NATIVE	Epicormic sprouting
8826	*QUERCUS PHELLOS*	WILLOW OAK	20	20	22	69	OFFSITE	TBS	NATIVE	Large cavity in top of trunk, some large branches to be pruned
8827	*QUERCUS RUBRA*	NORTHERN RED OAK	9	9	6	88	OFFSITE	TBS	NATIVE	Some thinning of canopy
8828	*QUERCUS RUBRA*	NORTHERN RED OAK	25	25	24	81	OFFSITE	TBS	NATIVE	Ivy on tree, canopy leader dead
8829	*QUERCUS PHELLOS*	WILLOW OAK	19	19	17	75	OFFSITE	TBS	NATIVE	
8830	*QUERCUS RUBRA*	NORTHERN RED OAK	16	16	16	88	OFFSITE	TBS	NATIVE	Epicormic sprouting
8831	*QUERCUS RUBRA*	NORTHERN RED OAK	34	51	24	72	OFFSITE	TBS	NATIVE	Leader dead, few cavities, epicormic sprouting, some mechanical cuts to roots
8832	*QUERCUS RUBRA*	NORTHERN RED OAK	14	14	11	69	OFFSITE	TBS	NATIVE	Few large dead branches, fungus growth on cavities
8833	*QUERCUS PHELLOS*	WILLOW OAK	24	24	15	72	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion, uneven canopy growth
8834	*QUERCUS RUBRA*	NORTHERN RED OAK	23	23	27	66	OFFSITE	TBS	NATIVE	Growing in to willow oak directly next to it
8835	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	23	75	OFFSITE	TBS	NATIVE	
8836	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	13	75	OFFSITE	TBS	NATIVE	
8837	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	6	75	OFFSITE	TBS	NATIVE	
8838	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	11	75	OFFSITE	TBS	NATIVE	
8839	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	8	75	OFFSITE	TBS	NATIVE	
8840	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	10	75	OFFSITE	TBS	NATIVE	
8841	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	6	75	OFFSITE	TBS	NATIVE	
8842	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	10	75	OFFSITE	TBS	NATIVE	
8843	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	75	OFFSITE	TBS	NATIVE	
8844	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	9	75	OFFSITE	TBS	NATIVE	
8845	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	10	75	OFFSITE	TBS	NATIVE	
8846	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBS	NATIVE	
8847	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	6	75	OFFSITE	TBS	NATIVE	
8848	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBS	NATIVE	
8849	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	10	75	OFFSITE	TBS	NATIVE	
8850	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	8	75	OFFSITE	TBS	NATIVE	
8851	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	75	OFFSITE	TBS	NATIVE	
8852	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	75	OFFSITE	TBS	NATIVE	
8853	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBS	NATIVE	
8854	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	59	OFFSITE	TBS	NATIVE	Front branches broken off, second leader snapped off
8855	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	6	75	OFFSITE	TBS	NATIVE	
8856	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBS	NATIVE	
8857	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBS	NATIVE	
8858	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	9	69	OFFSITE	TBS	NATIVE	Front branches broken off
8859	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	75	OFFSITE	TBS	NATIVE	
8860	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	10	75	OFFSITE	TBS	NATIVE	
8861	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	8	75	OFFSITE	TBS	NATIVE	
8862	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBS	NATIVE	
8863	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	9	75	OFFSITE	TBS	NATIVE	
8864	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	75	OFFSITE	TBS	NATIVE	
8865	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	10	75	OFFSITE	TBS	NATIVE	
8866	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBS	NATIVE	
8867	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	9	75	OFFSITE	TBS	NATIVE	
8868	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	7	75	OFFSITE	TBS	NATIVE	
8869	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	7	8	6	75	OFFSITE	TBS	NATIVE	
8870	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	11	75	OFFSITE	TBS	NATIVE	
8871	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	11	75	OFFSITE	TBS	NATIVE	
8872	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBS	NATIVE	
8873	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	10	75	OFFSITE	TBS	NATIVE	
8874	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	1	69	OFFSITE	TBS	NATIVE	Front branches broken off
8875	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	72	OFFSITE	TBR	NATIVE	Dry lower branches
8876	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	7	8	8	75	OFFSITE	TBR	NATIVE	
8877	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	10	69	OFFSITE	TBR	NATIVE	Snagged lower branches
8878	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	15	69	OFFSITE	TBR	NATIVE	Front branches broken off
8880	*QUERCUS RUBRA*	NORTHERN RED OAK	21	21	18	69	OFFSITE	TBS	NATIVE	
8881	*QUERCUS PALUSTRIS*	PIN OAK	23	23	20	75	OFFSITE	TBS	NATIVE	
8882	*PRUNUS SEROTINA*	BLACK CHERRY	19	19	25	59	OFFSITE	TBS	NATIVE	
8883	*PINUS STROBUS*	WHITE PINE	12	12	8	75	OFFSITE	TBS	NATIVE	
8884	*PINUS STROBUS*	WHITE PINE	14	14	8	75	OFFSITE	TBS	NATIVE	
8885	*QUERCUS RUBRA*	NORTHERN RED OAK	26	26	25	63	OFFSITE	TBS	NATIVE	Wound on trunk
8886	*QUERCUS PALUSTRIS*	PIN OAK	30	45	25	69	OFFSITE	TBS	NATIVE	Wounded roots, possibly from mowing
8887	*QUERCUS RUBRA*	NORTHERN RED OAK	28	28	27	72	OFFSITE	TBS	NATIVE	
8888	*QUERCUS RUBRA*	NORTHERN RED OAK	21	21	18	66	OFFSITE	TBS	NATIVE	
8890	*QUERCUS PHELLOS*	WILLOW OAK	23	23	14	75	OFFSITE	TBS	NATIVE	
8891	*QUERCUS PHELLOS*	WILLOW OAK	16	16	14	72	OFFSITE	TBS	NATIVE	
8892	*QUERCUS PHELLOS*	WILLOW OAK	40	60	32	72	OFFSITE	TBS	NATIVE	
8893	*QUERCUS PHELLOS*	WILLOW OAK	24	24	18	69	OFFSITE	TBS	NATIVE	
8894	*QUERCUS PHELLOS*	WILLOW OAK	20	20	15	72	OFFSITE	TBS	NATIVE	
8895	*QUERCUS PHELLOS*	WILLOW OAK	8	8	7	75	OFFSITE	TBS	NATIVE	
8896	*QUERCUS RUBRA*	NORTHERN RED OAK	15	15	15	66	OFFSITE	TBS	NATIVE	Multi-trunked, some dead branches
8897	*ULMUS AMERICANA*	AMERICAN ELM	14	14	12	72	OFFSITE	TBS	NATIVE	
8898	*PINUS STROBUS*	WHITE PINE	20	20	25	56	OFFSITE	TBS	NATIVE	Co-dominant stems, snagged top, snagged scaffold branches, pruned
8899	*QUERCUS PHELLOS*	WILLOW OAK	13	13	14	75	OFFSITE	TBS	NATIVE	
8900	*QUERCUS RUBRA*	NORTHERN RED OAK	19	19	14	69	OFFSITE	TBS	NATIVE	
8901	*ACER RUBRUM*	RED MAPLE	25	25	23	59	OFFSITE	TBS	NATIVE	Girdling roots, co-dominant stems, snagged scaffold branch
8902	*ULMUS AMERICANA*	AMERICAN ELM	34	51	29	59	OFFSITE	TBS	NATIVE	Many small holes in trunk, few snagged scaffold branches, some pruned branches
8903	*QUERCUS RUBRA*	NORTHERN RED OAK	25	25	20	69	OFFSITE	TBS	NATIVE	Some dead scaffold branches
8904	*QUERCUS RUBRA*	NORTHERN RED OAK	17	17	21	59	OFFSITE	TBS	NATIVE	Snagged leader and scaffold branches
8905	*QUERCUS RUBRA*	NORTHERN RED OAK	10	10	12	72	OFFSITE	TBS	NATIVE	
8906	*QUERCUS RUBRA*	NORTHERN RED OAK	15	15	15	69	OFFSITE	TBS	NATIVE	
8907	*QUERCUS PALUSTRIS*	PIN OAK	19	19	18	75	OFFSITE	TBS	NATIVE	
8908	*QUERCUS RUBRA*	NORTHERN RED OAK	15	15	18	72	OFFSITE	TBS	NATIVE	
8910	*QUERCUS PHELLOS*	WILLOW OAK	32	48	27	59	OFFSITE	TBS	NATIVE	Snagged leader and scaffold branches
8911	*ACER RUBRUM*	RED MAPLE	11	11	9	88	OFFSITE	TBS	NATIVE	Slightly uneven canopy, some roots exposed by soil erosion
8912	*CRATAEGUS AESTIVALIS*	HAWTHORN	16	16	8	66	OFFSITE	TBS	NATIVE	Limb split, very angled trunk, branches on ground
8913	*CELTIS OCCIDENTALIS*	HACKBERRY	14	14	10	69	OFFSITE	TBS	NATIVE	Limb split, angled trunk, branches on ground
8914	*ULMUS AMERICANA*	AMERICAN ELM	9	9	12	94	OFFSITE	TBS	NATIVE	Very minor root damage to one root from mower
8915	*QUERCUS RUBRA*	NORTHERN RED OAK	19	19	21	97	OFFSITE	TBS	NATIVE	
8916	*QUERCUS PHELLOS*	WILLOW OAK	23	23	19	72	OFFSITE	TBS	NATIVE	Uneven structure due to crowding, some roots exposed by soil erosion
8917	*ACER RUBRUM*	RED MAPLE	10	10	7	91	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion
8918	*ACER RUBRUM*	RED MAPLE	9	9	7	91	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion
8919	*QUERCUS RUBRA*	NORTHERN RED OAK	18	18	12	72	OFFSITE	TBS	NATIVE	
8920	*ULMUS AMERICANA*	AMERICAN ELM	11	11	19	75	OFFSITE	TBS	NATIVE	
8921	*ULMUS AMERICANA*	AMERICAN ELM	11	11	19	75	OFFSITE	TBS	NATIVE	
8922	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	63	OFFSITE	TBR	NATIVE	Large broken branch
8923	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	13	13	16	59	OFFSITE	TBS	NATIVE	
8924	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	15	63	OFFSITE	TBR	NATIVE	

LANDSCAPE MANAGEMENT PLAN FOR INVASIVE SPECIES ONSITE AND IN RESOURCE PROTECTION AREA:

Ailanthus altissima | Tree-of-Heaven
As tree-of-heaven can vary in size and age dramatically, there are multiple treatment recommendations. Plants under four feet should be treated with a foliar herbicide. Foliar treatments should occur two to three times per season, ideally between June and September, for about two to three years, or until plant death occurs.

Plants over six feet tall should be treated with the basal bark method. The tree should be treated with an herbicide. This treatment should occur between June and September for maximum efficacy. Basal bark methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Hack-and-squirt and cut-stump methods are **not** recommended treatments, as they encourage the sprouty nature of this species and often make the infestation worse.

Ampelopsis brevipedunculata | Porcelainberry
As vines can vary in size and age dramatically, there are multiple treatment recommendations. Ground-cover vines should be treated with a foliar herbicide. Foliar treatments should occur three to four times per season, ideally between April and September, for three years, or until plant death occurs.

Vines growing on trees should be treated with the stump cut method, and the stump should be treated with an oil-based herbicide. Any plant being treated with the oil-based herbicide should be treated one to two times per season for three years, or until plant death occurs. When cutting vines, a 'window' should be created, cutting the vine as high up as possible and as low to the ground as possible. Vines should otherwise not be pulled out of trees, as this can damage the tree more than if the vines are left alone.

Broussonetia papyrifera| Paper Mulberry
As paper mulberry trees can vary in size and age dramatically, there are multiple treatment recommendations. Plants under three feet should be treated with a foliar herbicide. Foliar treatments should occur two to three times per season, ideally between May and August, for about two to three years, or until plant death occurs.

Plants between three feet tall and eight feet tall should be treated with the cut-stump method. The tree should be cut down as low to the ground as possible and the stump should be treated with an oil-based herbicide. This treatment can occur at any time of year, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Plants over eight feet tall should be treated with the cut-stump method, hack-and-squirt method, or basal bark method. The tree should be treated with an oil-based herbicide. This treatment can occur at any time of year, with spring and summer being most effective. Hack-and-squirt and cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Celastrus orbiculatus | Oriental Bittersweet
Young vines should be treated with a foliar herbicide. Foliar treatments should occur three to four times per season, ideally between April and September, for about three years, or until plant death occurs.

Vines growing on trees should be treated with the stump cut method. The vine should be cut as low to the ground as possible, and the stump should be treated with an herbicide. This treatment can occur at any time of year, as long as temperatures are above freezing, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season. When cutting vines, a 'window' should be created, cutting the vine as high up as possible and as low to the ground as possible. Vines should otherwise not be pulled out of trees, as this can damage the tree more than if the vines are left alone.

Euonymus fortunei | Wintercreeper
Vines growing on trees should be treated with the stump cut method. The vine should be cut as low to the ground as possible, and the stump should be treated with an herbicide. This treatment can occur at any time of year, as long as temperatures are above freezing, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season. When cutting vines, a 'window' should be created, cutting the vine as high up as possible and as low to the ground as possible. Vines should otherwise not be pulled out of trees, as this can damage the tree more than if the vines are left alone.

Hedera helix | English Ivy
Ground-cover vines should be treated with a foliar herbicide. Foliar treatments should occur three to four times per season for three years or until plant death occurs. At least two treatments should be completed between April and May, when the plant is in its weakest growth stage, and then at least one more treatment should be completed between May and August.

Vines growing on trees should be treated with the stump cut method, and the stump should be treated with an herbicide. Vines should be treated one to two times per season for three years, or until plant death occurs. English ivy vines usually grow small roots into the bark of the tree, so pulling large swaths of vines off will likely rip off the tree's bark. Instead of creating a window that is 4-6 feet tall, it is instead recommended to create a small, 3-5-inch window in the vine towards the bottom of the tree, and another about five feet off the ground. The section of vine in between will die and eventually fall off of the tree without destroying the bark.

Ligustrum sinense | Chinese Privet
Chinese privet shrubs below five feet in height may be treated with a foliar herbicide. Foliar treatments should occur two to three times per season, ideally between March and April, or September and October, for up to three years, or until plant death occurs.

Chinese privet shrubs over five feet in height should be treated with the cut-stump method. The shrub should be cut down as low to the ground as possible and the stump should be treated with an herbicide. This treatment can occur at any time of year. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Lonicera japonica | Japanese Honeysuckle
Ground-cover vines should be treated with a foliar herbicide. Foliar treatments should occur three to four times per season, ideally between April and September, for three years, or until plant death occurs.

Vines growing on trees should be treated with the stump cut method and the stump should be treated with an oil-based herbicide. Any plant being treated with the oil-based herbicide should be treated one to two times per season for three years, or until plant death occurs. When cutting vines, a 'window' should be created, cutting the vine as high up as possible and as low to the ground as possible. Vines should otherwise not be pulled out of trees, as this can damage the tree more than if the vines are left alone.

Lonicera maackii | Bush Honeysuckle
As bush honeysuckle shrubs can vary in size and age dramatically, there are multiple treatment recommendations. Plants under five feet should be treated with a foliar herbicide. Foliar treatments should occur two to three times per season, ideally between mid-May and October, for up to three years, or until plant death occurs.

Plants over five feet tall should be treated with one of two methods: the cut-stump method or the basal bark method. To perform the cut-stump method, the shrub should be cut down as low to the ground as possible and the stump should be treated with a oil-based herbicide. This treatment can occur at any time of year, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

To perform the basal bark method, the base of the shrub's stems should be treated with a oil-based herbicide. The stems should be treated from the ground to approximately three feet up the trunks, careful not to apply so much herbicide that it runs off the stem and pools on the soil. This treatment can occur at any time of year, with spring and summer being most effective. Basal bark methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Morus alba | White Mulberry
As white mulberry trees can vary in size and age dramatically, there are multiple treatment recommendations. Plants under three feet should be treated with a foliar herbicide. Foliar treatments should occur two to three times per season, ideally between May and August, for about two to three years, or until plant death occurs.

Plants between three feet tall and eight feet tall should be treated with the cut-stump method. The tree should be cut down as low to the ground as possible and the stump should be treated with an herbicide. This treatment can occur at any time of year, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, and re-treatments are recommended if it appears that plant death has not fully occurred after the first season.

Plants over eight feet tall should be treated with the hack-and-squirt or basal bark method. The tree should be treated with an herbicide. This treatment can occur at any time of year, with spring and summer being most effective. Hack-and-squirt methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Paulownia tomentosa| Princesstree
These trees should be treated with the cut-stump method or the basal bark method. If the cut-stump method is being used, the tree should be cut down as low to the ground as possible and the stump should be treated with herbicide. This treatment can occur at any time of year, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

If the basal bark method is being used, the stems should be treated from the ground to approximately three feet up the trunks, careful not to apply so much herbicide that it runs off the stem and pools on the soil. Treatments should occur 1-2 times per year at any time of year, with spring and summer being most effective. Any plant being treated with the basal bark method should be treated one to two times per season for three years, or until plant death occurs.

Pyrus calleryana | Callery Pear
Callery pear plants below five feet in height may be treated with a foliar herbicide. Foliar treatments should occur two to three times per season, ideally between March and October, for up to three years, or until plant death occurs.

Callery pear trees that are over five feet in height should be treated with the cut-stump method. The shrub should be cut down as low to the ground as possible and the stump should be treated with a oil-based herbicide. This treatment can occur at any time of year. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Rosa multiflora | Multiflora Rose
As multiflora rose shrubs can vary in size and age dramatically, there are multiple treatment recommendations. Plants under five feet should be treated with a foliar herbicide. Foliar treatments should occur two to three times per season, ideally between June and September, for approximately two to three years, or until plant death occurs.

Plants over five feet tall should be treated with the cut-stump method. The shrub should be cut down as low to the ground as possible and the stump should be treated with a oil-based herbicide. This treatment can occur at any time of year, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

LEGEND:
TBS - TO BE SAVED
TBR - TO BE REMOVED

ISA CERTIFIED ARBORIST APPROVAL:

01-08-2025
Date

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
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703.234.1551
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APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN - NOTES & DETAILS

SHEET No.
C213

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C204 TREE AND VEGETATION PROTECTION PLAN - NORTHEAST.dwg, 5/30/2025 3:13:14 AM, Jacinto D. Su,

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
8925	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	18	63	OFFSITE	TBR	NATIVE	
8926	*PRUNUS SEROTINA*	BLACK CHERRY	8	8	12	66	OFFSITE	TBR	NATIVE	
8927	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	19	44	OFFSITE	TBR	NATIVE	Trunk covered with ivy
8928	*CATALPA SPECIOSA*	NORTHERN CATALPA	14	14	11	63	OFFSITE	TBR	NATIVE	Trunk covered with ivy
8929	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	13	13	12	59	OFFSITE	TBR	NATIVE	Trunk covered with ivy
8930	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	14	56	OFFSITE	TBS	NATIVE	Trunk covered with ivy
8931	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	9	8	63	OFFSITE	TBS	NATIVE	
8932	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	7	8	8	50	OFFSITE	TBS	NATIVE	
8933	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	9	14	50	OFFSITE	TBS	NATIVE	Covered with ivy
8934	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	18	18	8	56	OFFSITE	TBS	NATIVE	
8935	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	8	63	OFFSITE	TBS	NATIVE	
8937	*QUERCUS VELUTINA*	BLACK OAK	11	11	18	75	OFFSITE	TBS	NATIVE	Uneven canopy
8938	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	22	22	21	72	OFFSITE	TBS	NATIVE	One large dead branch
8939	*PRUNUS SEROTINA*	BLACK CHERRY	11	11	10	75	OFFSITE	TBS	NATIVE	Uneven canopy
8940	*PRUNUS SEROTINA*	BLACK CHERRY	19	19	10	72	OFFSITE	TBS	NATIVE	Uneven canopy, trunk growing at 45 degree angle
8942	*QUERCUS PALUSTRIS*	PIN OAK	32	48	38	69	OFFSITE	TBS	NATIVE	Dual leader some broken branches
8943	*QUERCUS PHELLOS*	WILLOW OAK	12	12	11	72	OFFSITE	TBS	NATIVE	Ivy on trunk, some sapsucker holes in trunk
8944	*ULMUS AMERICANA*	AMERICAN ELM	18	18	11	69	OFFSITE	TBS	NATIVE	Dual trunks, very low split, could use some pruning for few dead branches
8945	*QUERCUS PHELLOS*	WILLOW OAK	24	24	30	72	OFFSITE	TBS	NATIVE	Dual trunks, very low split
8946	*QUERCUS PALUSTRIS*	PIN OAK	11	11	6	72	OFFSITE	TBS	NATIVE	Uneven canopy, some curve to trunk, ivy on trunk, some branches to prune
8947	*QUERCUS PHELLOS*	WILLOW OAK	12	12	6	66	OFFSITE	TBS	NATIVE	Mechanical damage, uneven canopy, some roots exposed by soil erosion
8948	*QUERCUS PALUSTRIS*	PIN OAK	33	50	22	72	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion, crown shyness
8949	*QUERCUS PALUSTRIS*	PIN OAK	21	21	16	72	OFFSITE	TBS	NATIVE	Uneven down, slight lean to trunk, some branches to prune
8951	*QUERCUS PALUSTRIS*	PIN OAK	19	19	20	91	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion
8952	*QUERCUS PALUSTRIS*	PIN OAK	10	10	9	88	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion
8953	*ACER RUBRUM*	RED MAPLE	12	12	12	69	OFFSITE	TBS	NATIVE	Some snapped branches, some roots exposed by soil erosion
8954	*QUERCUS PALUSTRIS*	PIN OAK	13	13	10	81	OFFSITE	TBS	NATIVE	Roots exposed by soil erosion, some lower branches to prune
8955	*ACER RUBRUM*	RED MAPLE	13	13	14	66	OFFSITE	TBS	NATIVE	Roots exposed by soil erosion, some fungus on roots, cavity beginning in trunk
8956	*QUERCUS PALUSTRIS*	PIN OAK	12	12	8	78	OFFSITE	TBS	NATIVE	Branch to prune at top of tree
8957	*ACER RUBRUM*	RED MAPLE	13	13	7	72	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion, dense sprouting from base of trunk
8958	*QUERCUS PHELLOS*	WILLOW OAK	34	51	35	69	OFFSITE	TBS	NATIVE	One dead limb to prune, some roots exposed by soil erosion, cavity in tree
8959	*QUERCUS PHELLOS*	WILLOW OAK	25	25	24	72	OFFSITE	TBS	NATIVE	Some dead branches, power line running through tree, uneven canopy, some large branches to be pruned
8960	*QUERCUS PHELLOS*	WILLOW OAK	18	18	24	63	OFFSITE	TBS	NATIVE	Some dead branches, power line running through tree, some root comeup
8962	*QUERCUS PHELLOS*	WILLOW OAK	23	23	19	59	OFFSITE	TBS	NATIVE	Some dead branches, power line running through tree, uneven canopy, some large branches to be pruned
8963	*GINKGO BILOBA*	GINKGO	14	14	9	69	OFFSITE	TBS	EXOTIC	
8964	*GINKGO BILOBA*	GINKGO	15	15	9	75	OFFSITE	TBS	EXOTIC	
8965	*GINKGO BILOBA*	GINKGO	15	15	11	75	OFFSITE	TBS	EXOTIC	
8966	*GINKGO BILOBA*	GINKGO	15	15	9	75	OFFSITE	TBS	EXOTIC	
8967	*QUERCUS PALUSTRIS*	PIN OAK	21	21	24	72	OFFSITE	TBS	NATIVE	Uneven canopy due to trimming for house on one side and power lines on the other, some dead branches to prune
8968	*QUERCUS RUBRA*	NORTHERN RED OAK	30	45	22	72	OFFSITE	TBS	NATIVE	
8969	*ACER RUBRUM*	RED MAPLE	15	15	9	75	OFFSITE	TBS	NATIVE	
8970	*QUERCUS RUBRA*	NORTHERN RED OAK	13	13	12	75	OFFSITE	TBS	NATIVE	
8971	*QUERCUS RUBRA*	NORTHERN RED OAK	19	19	12	75	OFFSITE	TBS	NATIVE	
8972	*ACER RUBRUM*	RED MAPLE	15	15	11	69	OFFSITE	TBS	NATIVE	Many girdling roots
8973	*ACER RUBRUM*	RED MAPLE	14	14	12	63	OFFSITE	TBS	NATIVE	Many girdling roots, pruned
8974	*ACER RUBRUM*	RED MAPLE	19	19	16	56	OFFSITE	TBS	NATIVE	Damaged roots, pruned, co-dominant stems with snagged leaders
8975	*MAGNOLIA VIRGINIANA*	SWEETBAY MAGNOLIA	14	14	30	50	OFFSITE	TBS	NATIVE	Multi-stemmed, majority covered with vines
8976	*QUERCUS PHELLOS*	WILLOW OAK	14	14	16	75	OFFSITE	TBS	NATIVE	
9187	*QUERCUS PALUSTRIS*	PIN OAK	22	22	21	63	OFFSITE	TBR	NATIVE	Extreme root girdling, some roots coming through brick sidewalk, three instances of damage to trunk and scaffold branch exposing heartwood, uneven scaffold branch structure due to nearby streetlight, some small dead branches throughout canopy
9188	*QUERCUS PALUSTRIS*	PIN OAK	21	21	17	66	OFFSITE	TBR	NATIVE	Extreme root girdling, some roots pushing up bricks in brick sidewalk, very uneven scaffold branch structure due to nearby building, some small dead branches throughout canopy
9192	*QUERCUS PALUSTRIS*	PIN OAK	8	8	10	72	OFFSITE	TBS	NATIVE	Large rocks placed on base of roots

TREE PRESERVATION SCHEDULE

ALL TREES OVER 1/2 INCH DBH AND SHRUBS OVER 3 FEET IN RPA

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
5462	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	0.50	69	INSIDE RPA	REMOVE	TRUNK GROWING AT AN ANGLE; SIGNIFICANT VINE GROWTH
5463	*LONICERA MAACKII*	BUSH HONEYSUCKLE	3.5 FEET TALL	69	INSIDE RPA	REMOVE	EVIDENCE OF CHEWING INSECTS ON LEAVES
5464	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	0.75	75	INSIDE RPA	REMOVE	
5465	*PYRUS CALLERYANA*	CALLERY PEAR	0.75	72	INSIDE RPA	REMOVE	TRUNK GROWING AT AN ANGLE
5466	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	2.00	75	INSIDE RPA	REMOVE	
5467	*PYRUS CALLERYANA*	CALLERY PEAR	1.00	72	INSIDE RPA	REMOVE	HEALING WOUND IN UPPER CANOPY
5468	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	0.75	72	INSIDE RPA	REMOVE	LEADER BROKEN
5469	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	1.00	75	INSIDE RPA	REMOVE	
5470	*ZELKOVA SERRATA*	JAPANESE ZELKOVA	0.60	75	INSIDE RPA	REMOVE	
5317	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	0.50	72	INSIDE RPA	REMOVE	OLD WOULD IN TRUNK; DECAY
5318	*PRUNUS SEROTINA*	BLACK CHERRY	0.60	69	INSIDE RPA	REMOVE	TRUNK GROWING AT SEVERE ANGLE; BAD FORM

A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

A. MAINTENANCE SHALL BE PRO-ACTIVE.

B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.

C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

B. FELLING AND STORING VEGETATION. III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.

C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.

E. DISPOSAL OF DEBRIS OR CHEMICALS. VI. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A STANDARD TREE PRESERVATION NOTES
NOT TO SCALE

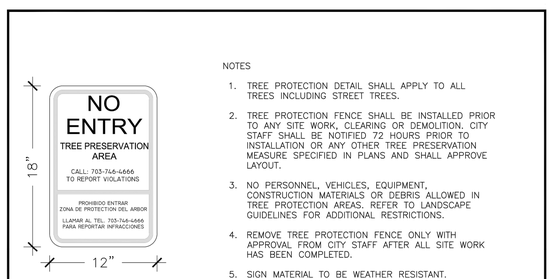
OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
I OF I
STANDARD TREE PRESERVATION PLAN NOTES
Date drawn: 12/02/2019
LD 017

LEGEND:
TBS - TO BE SAVED
TBR - TO BE REMOVED



A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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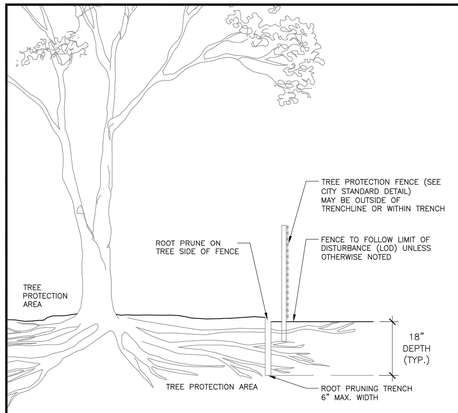
Source: CITY OF ALEXANDRIA
Approved by: COA
I OF I
TREE PROTECTION FENCE
Date drawn: 01/01/19
LD 014



NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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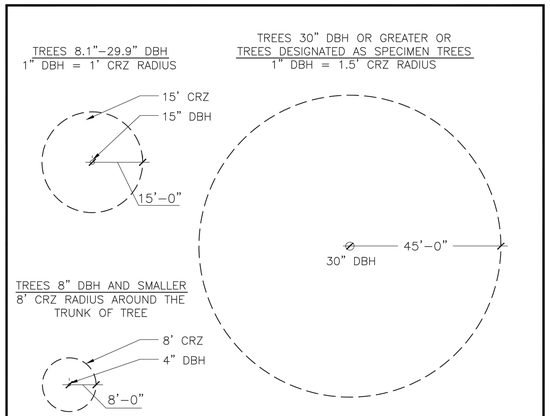
Source: CITY OF ALEXANDRIA
Approved by: COA
I OF I
ROOT PRUNING
Date drawn: 01/01/19
LD 015



NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE..
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA
Approved by: COA
I OF I
CRITICAL ROOT ZONE
Date drawn: 01/01/19
LD 013

ISA CERTIFIED ARBORIST APPROVAL:

01-08-2025
Date

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quinn.c.nolan@imegcorp.com

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

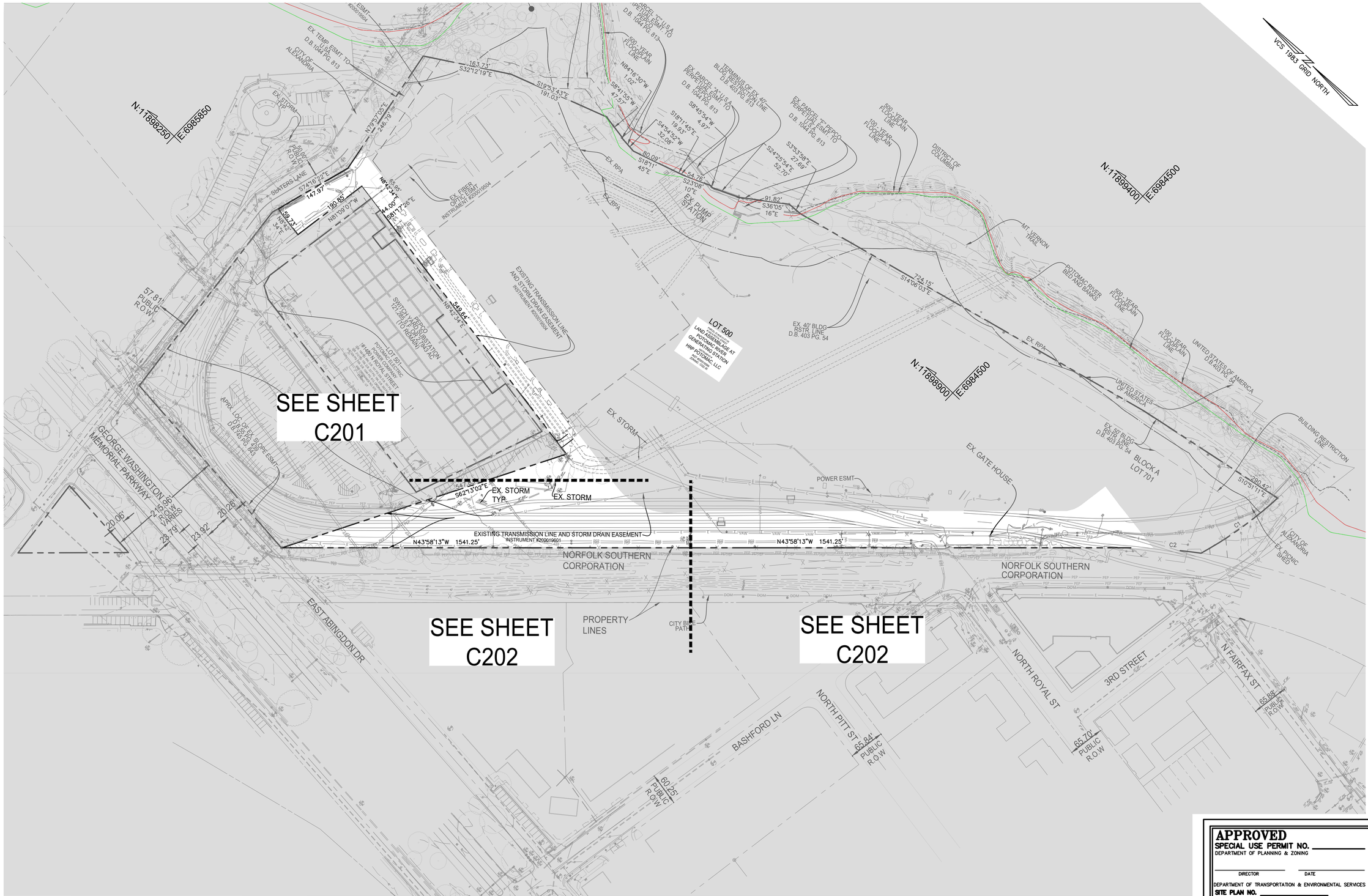
MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN - NOTES & DETAILS

SHEET No.
C214

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C204 TREE AND VEGETATION PROTECTION PLAN - NORTHEAST.dwg, 5/30/2025 3:13:24 AM, Jacinto D. Su,



NOTES

1. SEE SHEETS CXXX-CXXX FOR TREE LOCATIONS.
2. TO THE BEST OF OUR KNOWLEDGE THE SITE HAS NO AREAS OF MARINE CLAY.

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	723.28'	172.83'	13°41'27"	86.83'	N 79°45'12" W	172.42'
C2	1005.37'	139.73'	7°57'48"	69.98'	N 39°59'19" W	139.62'

80 40 0 80 160
GRAPHIC SCALE
1" = 80'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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Fairfax, VA 22030 P 703.273.6820
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET No.
C200

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C200 OVERALL EXISTING CONDITIONS PLAN.dwg, 5/30/2025 1:12:12 PM, Jacinto D. Su,

NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. SEE SHEET C100 FOR UTILITY OWNER NAMES AND THEIR CONTACT INFORMATION.
4. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
5. ALL EXISTING OVERHEAD UTILITIES AND UTILITY POLES ALONG BASHFORD LANE, WITHIN THE PROJECT LIMITS SHALL BE RELOCATED UNDERGROUND
6. FINAL SIZE AND LOCATION OF VAULT WILL BE DETERMINED WITH DSUP.

THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

MATCHLINE SEE SHEET C302

GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET No.
C301

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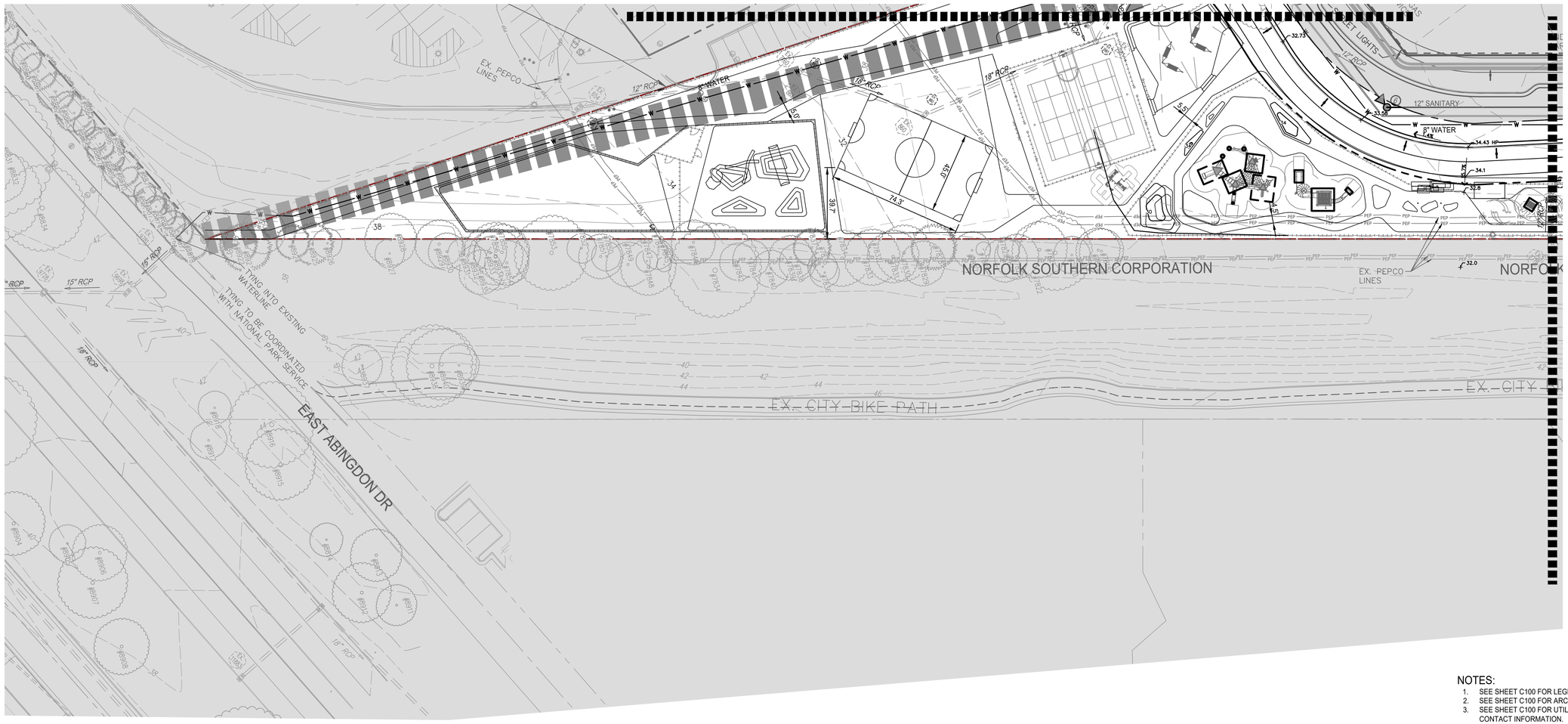

NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. SEE SHEET C100 FOR UTILITY OWNER NAMES AND THEIR CONTACT INFORMATION.
4. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
5. ALL EXISTING OVERHEAD UTILITIES AND UTILITY POLES ALONG BASHFORD LANE, WITHIN THE PROJECT LIMITS SHALL BE RELOCATED UNDERGROUND
6. FINAL SIZE AND LOCATION OF VAULT WILL BE DETERMINED WITH DSUP.

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30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET No.
C302

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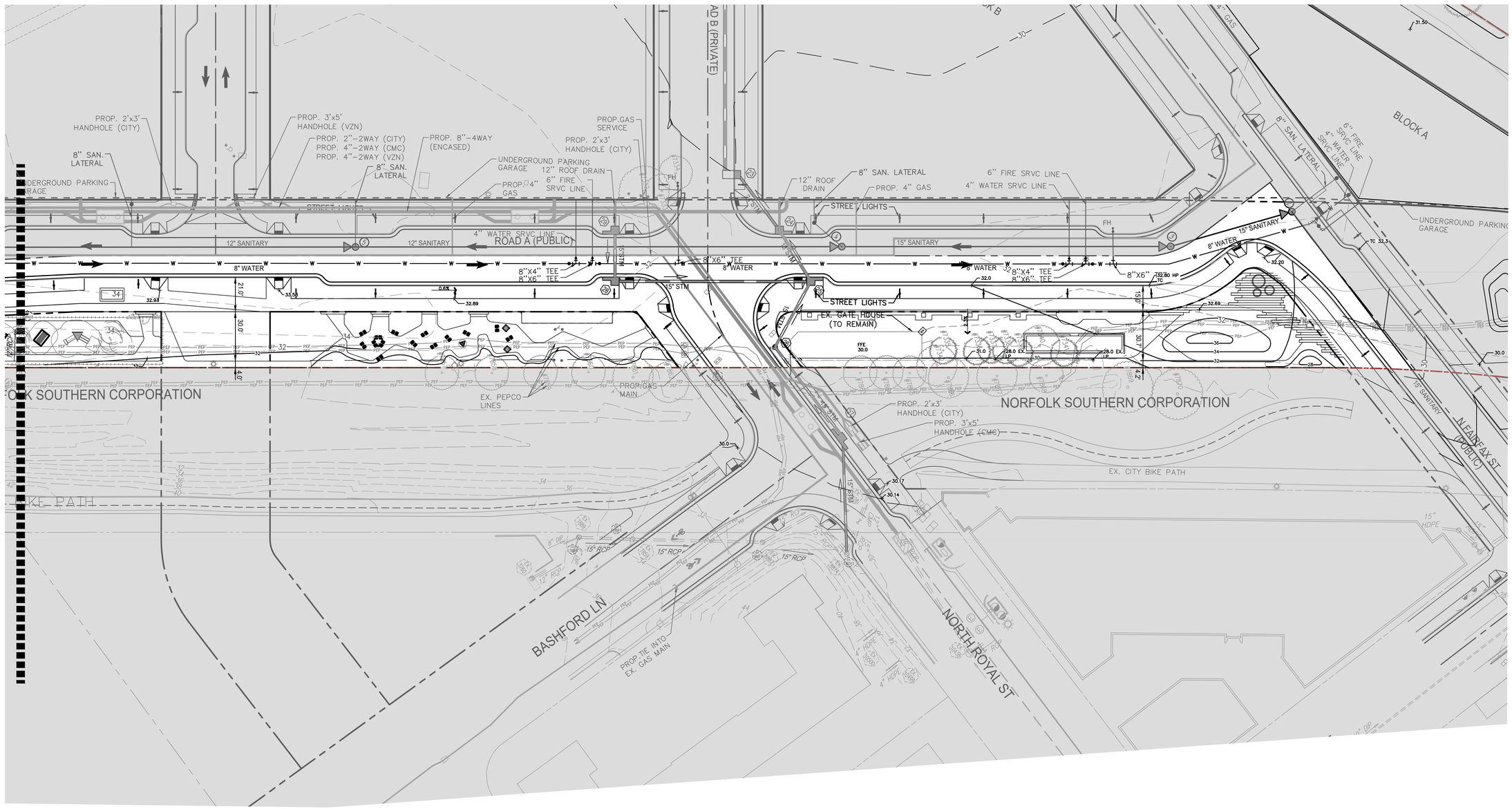

THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. SEE SHEET C100 FOR UTILITY OWNER NAMES AND THEIR CONTACT INFORMATION.
4. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
5. ALL EXISTING OVERHEAD UTILITIES AND UTILITY POLES ALONG BASHFORD LANE, WITHIN THE PROJECT LIMITS SHALL BE RELOCATED UNDERGROUND
6. FINAL SIZE AND LOCATION OF VAULT WILL BE DETERMINED WITH DSUP.

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET No.
C303

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C302 PRELIMINARY GRADING PLAN.dwg, 5/30/2025 2:38:31 PM, Jacinto D. Su

GENERAL NOTES:

1. PAVEMENT MARKING AND SIGNING IN NPS LAND TO BE FURTHER COORDINATED DURING THE NEPA PROCESS.
2. PAVEMENT MARKING AND SIGNING PLAN DOES NOT INCLUDING DIRECTIONAL WAYFINDING SIGNAGE.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

_____ INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO.

PRGS REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

OWNER/ APPLICANT
HRP GROUP
1300 N Royal Street
Alexandria, VA 22314
Tel 312.796.6564

OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
Tel 857.233.5171

Civil Engineer
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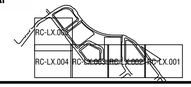
Tel 703.273.6820

Traffic Engineer
GOROVE SLADE
225 Reinekers Lane, Suite 750
Alexandria, Virginia 22314
Tel 703.721.3044

NOT FOR CONSTRUCTION

KEY MAP



REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 70'-0"

PAVEMENT MARKING AND SIGNING PLAN

C.304

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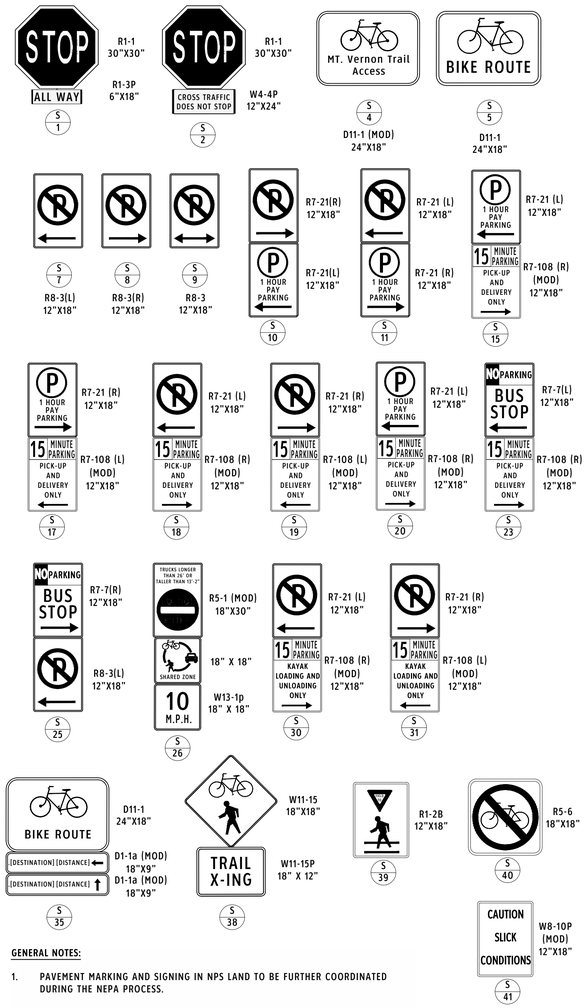
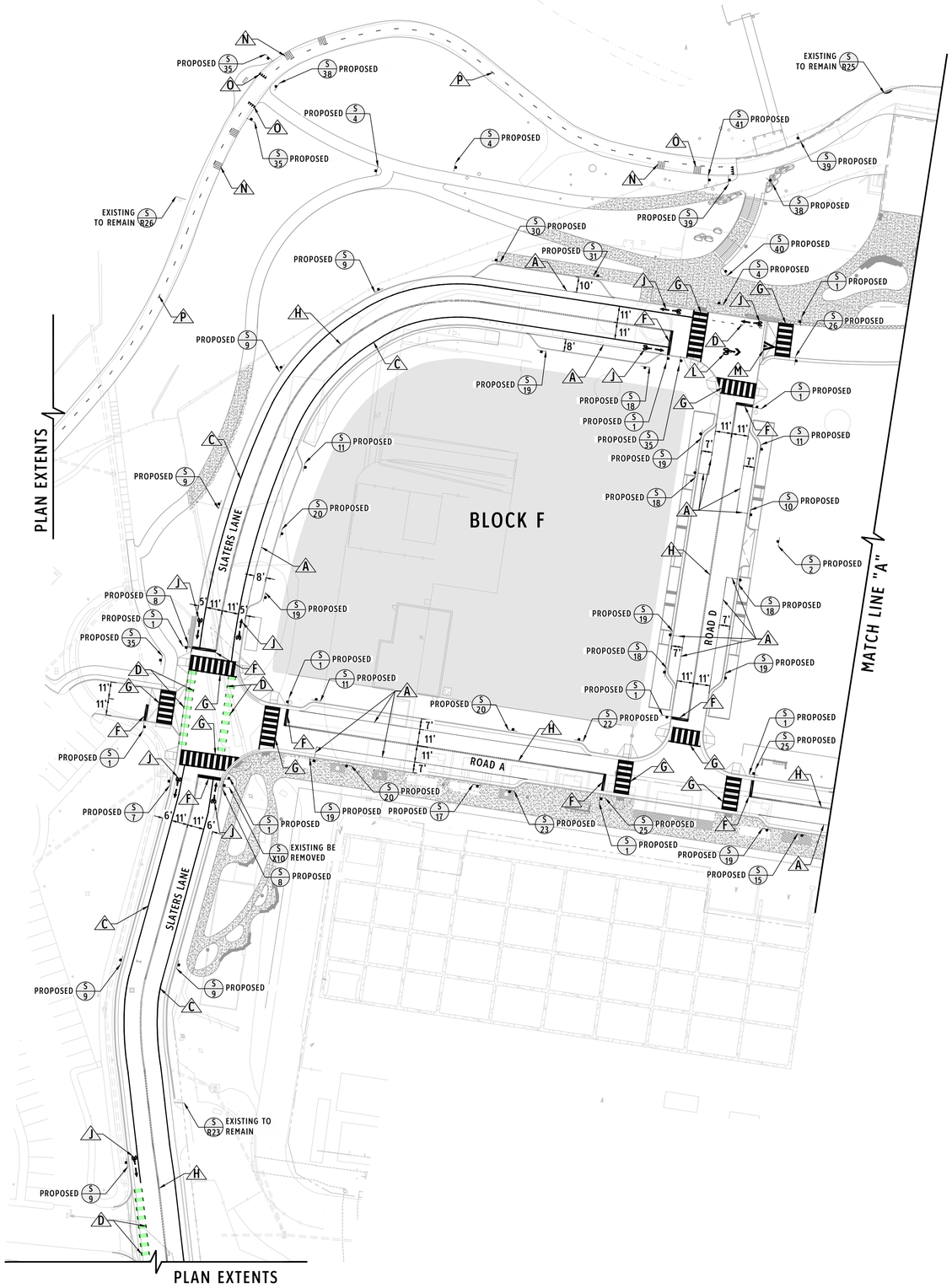
FURNISH & INSTALL





PAVEMENT MARKING LEGEND (THERMOPLASTIC UNLESS NOTED OTHERWISE)

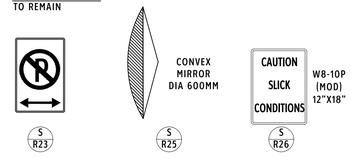
- A. 4" WHITE, SOLID
- B. 4" WHITE, SOLID 2' WITH 6' SPACE
- C. 6" WHITE, SOLID
- D. 6" WHITE, SOLID 2' WITH 6' SPACE
- E. 8" WHITE, SOLID
- F. 24" WHITE, SOLID
- G. 24" WHITE, SOLID WITH 24" SPACE AND 6" EDGELINES (CROSSWALK)
- H. 4" DOUBLE YELLOW, SOLID
- I. ELONGATED ARROW MARKING
- J. ELONGATED BICYCLE AND ARROW MARKING
- K. ELONGATED SMALL ARROW MARKING
- L. ELONGATED SHARROW MARKING
- M. ADVANCE RAMP MARKINGS
- N. BICYCLE RUMBLE STRIPS
- O. YIELD TRIANGLES, WHITE, SOLID, 12" BASE, 18" HEIGHT, 6" SPACE
- P. 6" WHITE, SOLID, 3' WITH 9' SPACE

SOLID GREEN BIKE LANE PAINT

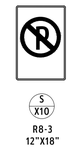
SPECIAL NOTE:

ALL STREET LEVEL BIKE FACILITIES, INCLUDING AT INTERSECTIONS, FLUSH ROADS & CROSSINGS, AND ALL DRIVEWAY CROSSINGS SHALL BE PAINTED GREEN. SIDEWALK LEVEL BIKE LANES SHALL BE PAINTED GREEN ONLY AT CURB CUT AND INTERSECTION CROSSINGS. ALL CURB CUT AND INTERSECTION CROSSING BIKE MARKINGS SHALL BE DASHED.

EXISTING SIGNS
TO REMAIN



EXISTING SIGNS
TO BE REMOVED



GENERAL NOTES:

1. PAVEMENT MARKING AND SIGNING IN NPS LAND TO BE FURTHER COORDINATED DURING THE NEPA PROCESS.
2. PAVEMENT MARKING AND SIGNING PLAN DOES NOT INCLUDING DIRECTIONAL WAYFINDING SIGNAGE.

STANDARD SIGNING & PAVEMENT MARKING NOTES:

1. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING MANUALS, OR THE MOST CURRENT REVISION THEREOF:
   - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   - B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   - C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS
   - D. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE STANDARDS
2. ALL PAVEMENT MARKINGS SHALL BE TYPE B, CLASS I, THERMOPLASTIC UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS INSTALLED ON CONCRETE PAVEMENT SECTIONS SHALL USE SOLVENT-BORNE PAINT, WATERBORNE PAINT, OR 3M 380 STAMARK TAPE.
3. PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH THE STANDARDS REFERENCES IN NOTE 1. EXISTING SIGNS NOT DETAILED ARE INTENDED TO REMAIN.
4. ALL SIGN POSTS INSTALLED AT ROAD GRADE SHALL UTILIZE THE BREAKAWAY SIGN POST TYPE SPECIFIED IN VDOT'S ROAD AND BRIDGE STANDARDS.
5. ANY EXISTING PAVEMENT MARKINGS THAT WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY ERADICATED.
6. LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED TO ENSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
7. REFER TO APPROVED TRAFFIC SIGNAL PLAN FOR THE PROPER LOCATIONS OF STOP LINES AND CROSSWALKS WHERE APPLICABLE.
8. STOP BARS SHALL BE 24" IN WIDTH AND SHALL BE LOCATED AS SHOWN ON THE TRAFFIC SIGNAL PLANS.
9. ARROWS SHALL BE IN ACCORDANCE WITH THE FEDERAL MUTCD.
10. SPACING BETWEEN DOUBLE SOLID YELLOW LINES SHALL BE 4".
11. USE DESIGNATION OF ON-STREET PARKING SPACES ON PRIVATE STREETS MAY BE SUBJECT TO CHANGE.

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORDS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BY CONTACTING UTILITY AGENCIES AND TO AVOID DAMAGING EXISTING UTILITIES DURING EXCAVATION OR THE ERECTION OF POLES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND OR AERIAL UTILITIES BY CALLING "MISS UTILITY" (1-800-552-7001) 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PRGS REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

OWNER/ APPLICANT
HRP GROUP
1300 N Royal Street
Alexandria, VA 22314
Tel 312.796.6564

OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
Tel 857.233.5171

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Tel 703.273.6820

Traffic Engineer
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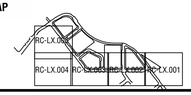
225 Reinekers Lane, Suite 750
Alexandria, Virginia 22314
Tel 703.721.3044

NOT FOR CONSTRUCTION

KEY MAP



REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 40'-0"

PAVEMENT MARKING AND SIGNING PLAN

C.305

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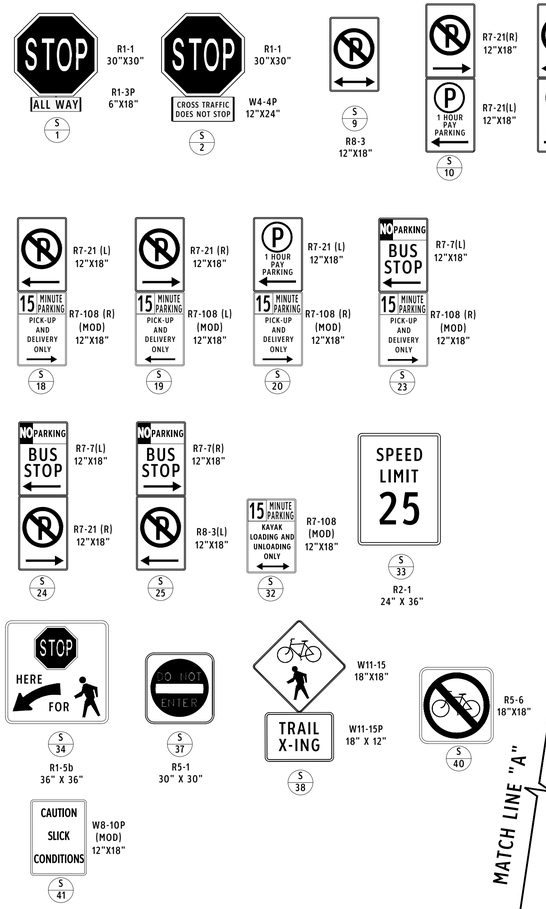
PROPOSED SIGNS
FURNISH & INSTALL



GENERAL NOTES:

1. PAVEMENT MARKING AND SIGNING IN NPS LAND TO BE FURTHER COORDINATED DURING THE NEPA PROCESS.
2. PAVEMENT MARKING AND SIGNING PLAN DOES NOT INCLUDING DIRECTIONAL WAYFINDING SIGNAGE.

STANDARD SIGNING & PAVEMENT MARKING NOTES:

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   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS
   D. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE STANDARDS
2. ALL PAVEMENT MARKINGS SHALL BE TYPE B, CLASS I, THERMOPLASTIC UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS INSTALLED ON CONCRETE PAVEMENT SECTIONS SHALL USE SOLVENT-BORNE PAINT, WATERBORNE PAINT, OR 3M 380 STAMARK TAPE.
3. PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH THE STANDARDS REFERENCES IN NOTE 1. EXISTING SIGNS NOT DETAILED ARE INTENDED TO REMAIN.
4. ALL SIGN POSTS INSTALLED AT ROAD GRADE SHALL UTILIZE THE BREAKAWAY SIGN POST TYPE SPECIFIED IN VDOT'S ROAD AND BRIDGE STANDARDS.
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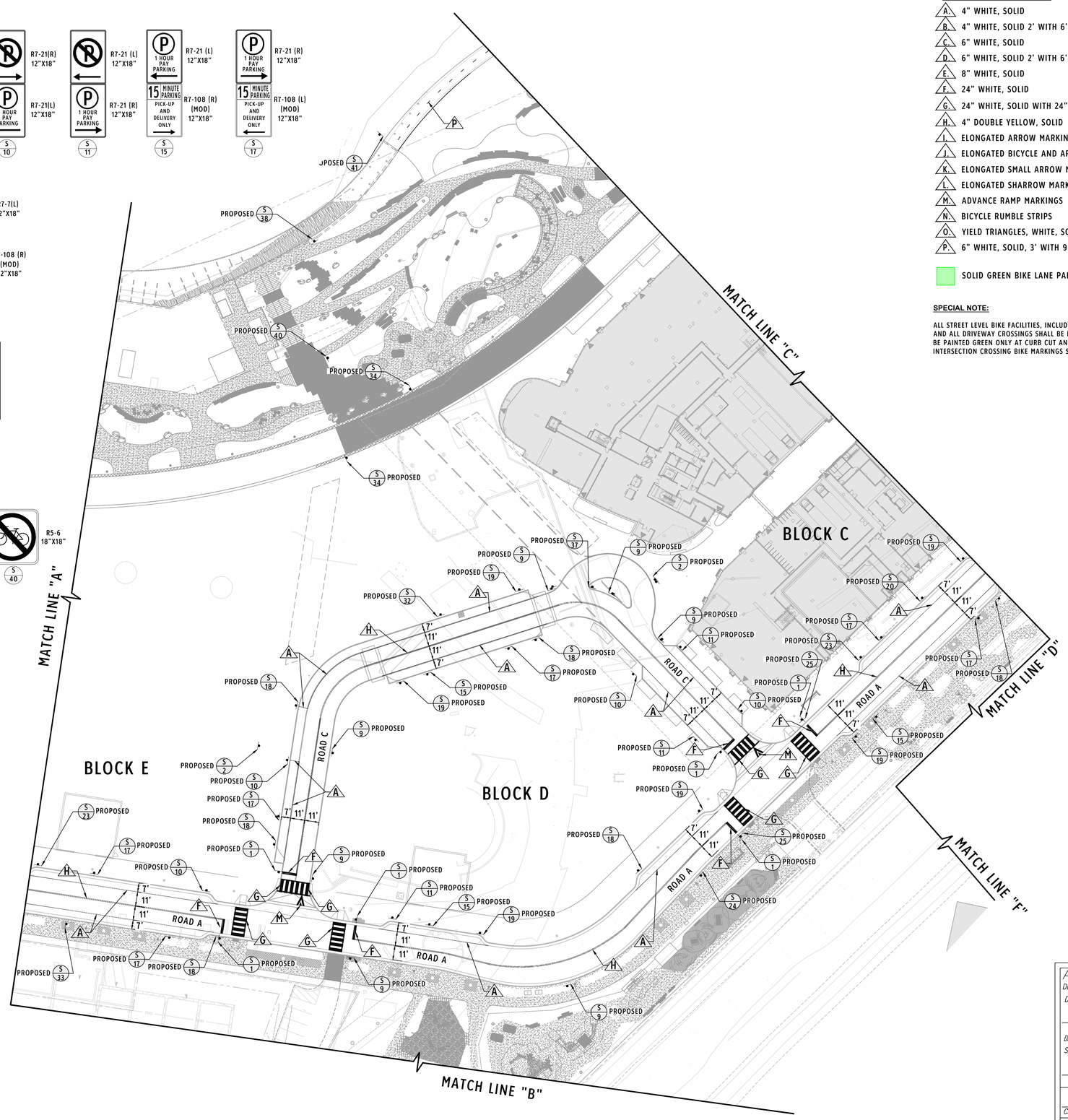
7. REFER TO APPROVED TRAFFIC SIGNAL PLAN FOR THE PROPER LOCATIONS OF STOP LINES AND CROSSWALKS WHERE APPLICABLE.
8. STOP BARS SHALL BE 24" IN WIDTH AND SHALL BE LOCATED AS SHOWN ON THE TRAFFIC SIGNAL PLANS.
9. ARROWS SHALL BE IN ACCORDANCE WITH THE FEDERAL MUTCD.
10. SPACING BETWEEN DOUBLE SOLID YELLOW LINES SHALL BE 4".
11. USE DESIGNATION OF ON-STREET PARKING SPACES ON PRIVATE STREETS MAY BE SUBJECT TO CHANGE.



PAVEMENT MARKING LEGEND (THERMOPLASTIC UNLESS NOTED OTHERWISE)

- A. 4" WHITE, SOLID
- B. 4" WHITE, SOLID 2' WITH 6' SPACE
- C. 6" WHITE, SOLID
- D. 6" WHITE, SOLID 2' WITH 6' SPACE
- E. 8" WHITE, SOLID
- F. 24" WHITE, SOLID
- G. 24" WHITE, SOLID WITH 24" SPACE AND 6" EDGELINES (CROSSWALK)
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- I. ELONGATED ARROW MARKING
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- K. ELONGATED SMALL ARROW MARKING
- L. ELONGATED SHARROW MARKING
- M. ADVANCE RAMP MARKINGS
- N. BICYCLE RUMBLE STRIPS
- O. YIELD TRIANGLES, WHITE, SOLID, 12" BASE, 18" HEIGHT, 6" SPACE
- P. 6" WHITE, SOLID, 3' WITH 9' SPACE

SOLID GREEN BIKE LANE PAINT

SPECIAL NOTE:

ALL STREET LEVEL BIKE FACILITIES, INCLUDING AT INTERSECTIONS, FLUSH ROADS & CROSSINGS, AND ALL DRIVEWAY CROSSINGS SHALL BE PAINTED GREEN. SIDEWALK LEVEL BIKE LANES SHALL BE PAINTED GREEN ONLY AT CURB CUT AND INTERSECTION CROSSINGS. ALL CURB CUT AND INTERSECTION CROSSING BIKE MARKINGS SHALL BE DASHED.

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORDS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BY CONTACTING UTILITY AGENCIES AND TO AVOID DAMAGING EXISTING UTILITIES DURING EXCAVATION OR THE ERECTION OF POLES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND OR AERIAL UTILITIES BY CALLING "MISS UTILITY" (1-800-552-7001) 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR DATE

_____ CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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PRGS REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

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HRP GROUP
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Alexandria, VA 22314
Tel 312.796.6564

OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
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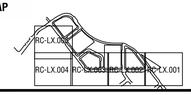
4035 Ridge Top Road, Suite 601
Fairfax, Virginia 22030
Tel 703.273.6820

Traffic Engineer
GROVE SLADE
225 Reinekers Lane, Suite 750
Alexandria, Virginia 22314
Tel 703.721.3044

NOT FOR CONSTRUCTION

KEY MAP



REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 40'-0"

PAVEMENT MARKING AND SIGNING PLAN

C.306

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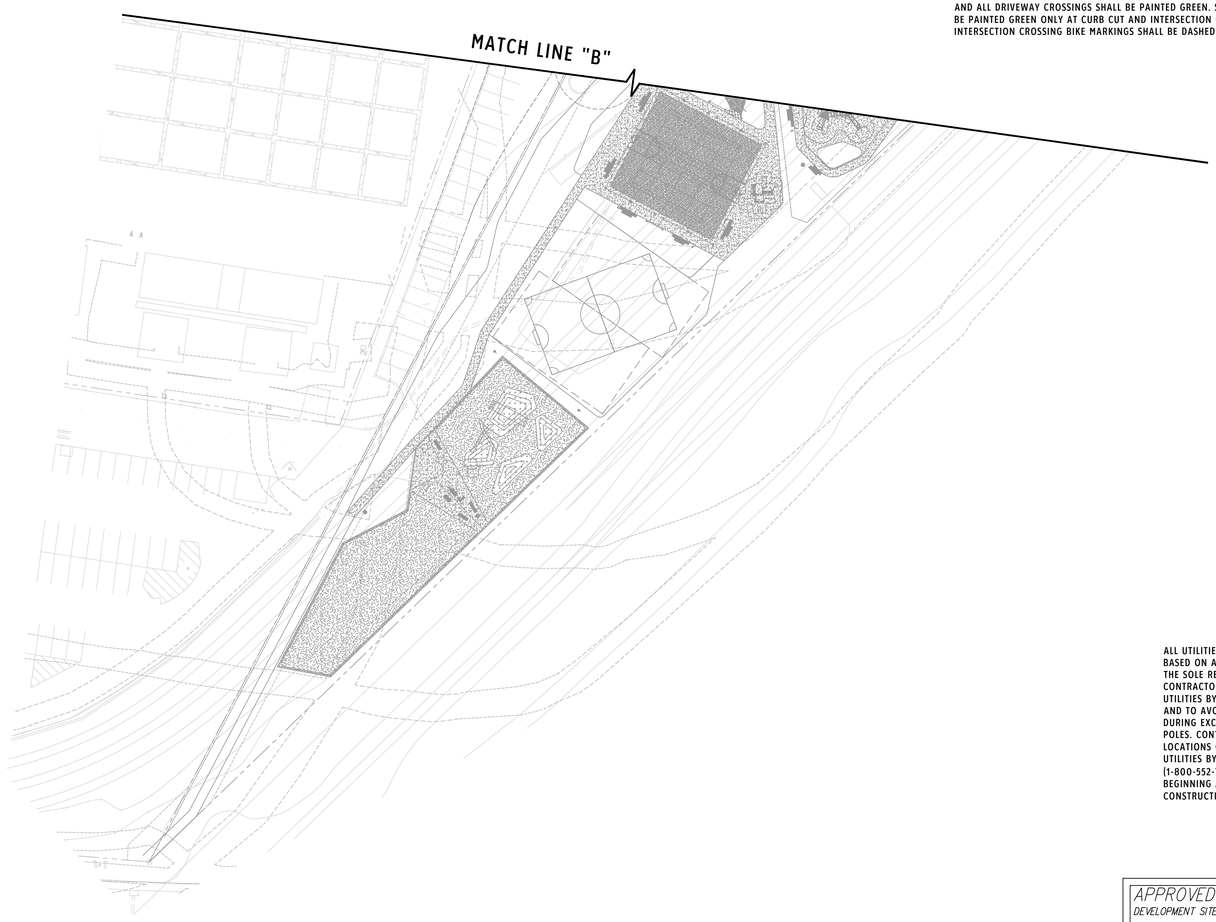
PAVEMENT MARKING LEGEND (THERMOPLASTIC UNLESS NOTED OTHERWISE)

A. 4" WHITE, SOLID
B. 4" WHITE, SOLID 2' WITH 6' SPACE
C. 6" WHITE, SOLID
D. 6" WHITE, SOLID 2' WITH 6' SPACE
E. 8" WHITE, SOLID
F. 24" WHITE, SOLID
G. 24" WHITE, SOLID WITH 24" SPACE AND 6" EDGELINES (CROSSWALK)
H. 4" DOUBLE YELLOW, SOLID
I. ELONGATED ARROW MARKING
J. ELONGATED BICYCLE AND ARROW MARKING
K. ELONGATED SMALL ARROW MARKING
L. ELONGATED SHARROW MARKING
M. ADVANCE RAMP MARKINGS
N. BICYCLE RUMBLE STRIPS
O. YIELD TRIANGLES, WHITE, SOLID, 12" BASE, 18" HEIGHT, 6" SPACE
P. 6" WHITE, SOLID, 3' WITH 9' SPACE

SOLID GREEN BIKE LANE PAINT

SPECIAL NOTE:

ALL STREET LEVEL BIKE FACILITIES, INCLUDING AT INTERSECTIONS, FLUSH ROADS & CROSSINGS, AND ALL DRIVEWAY CROSSINGS SHALL BE PAINTED GREEN. SIDEWALK LEVEL BIKE LANES SHALL BE PAINTED GREEN ONLY AT CURB CUT AND INTERSECTION CROSSINGS. ALL CURB CUT AND INTERSECTION CROSSING BIKE MARKINGS SHALL BE DASHED.



GENERAL NOTES:

1. PAVEMENT MARKING AND SIGNING IN NPS LAND TO BE FURTHER COORDINATED DURING THE NEPA PROCESS.
2. PAVEMENT MARKING AND SIGNING PLAN DOES NOT INCLUDING DIRECTIONAL WAYFINDING SIGNAGE.

STANDARD SIGNING & PAVEMENT MARKING NOTES:

1. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING MANUALS, OR THE MOST CURRENT REVISION THEREOF:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS
   D. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE STANDARDS
2. ALL PAVEMENT MARKINGS SHALL BE TYPE B, CLASS I, THERMOPLASTIC UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS INSTALLED ON CONCRETE PAVEMENT SECTIONS SHALL USE SOLVENT-BORNE PAINT, WATERBORNE PAINT, OR 3M 380 STAMARK TAPE.
3. PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH THE STANDARDS REFERENCES IN NOTE 1. EXISTING SIGNS NOT DETAILED ARE INTENDED TO REMAIN.
4. ALL SIGN POSTS INSTALLED AT ROAD GRADE SHALL UTILIZE THE BREAKAWAY SIGN POST TYPE SPECIFIED IN VDOT'S ROAD AND BRIDGE STANDARDS.
5. ANY EXISTING PAVEMENT MARKINGS THAT WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY ERADICATED.
6. LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED TO ENSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
7. REFER TO APPROVED TRAFFIC SIGNAL PLAN FOR THE PROPER LOCATIONS OF STOP LINES AND CROSSWALKS WHERE APPLICABLE.
8. STOP BARS SHALL BE 24" IN WIDTH AND SHALL BE LOCATED AS SHOWN ON THE TRAFFIC SIGNAL PLANS.
9. ARROWS SHALL BE IN ACCORDANCE WITH THE FEDERAL MUTCD.
10. SPACING BETWEEN DOUBLE SOLID YELLOW LINES SHALL BE 4".
11. USE DESIGNATION OF ON-STREET PARKING SPACES ON PRIVATE STREETS MAY BE SUBJECT TO CHANGE.

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORDS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BY CONTACTING UTILITY AGENCIES AND TO AVOID DAMAGING EXISTING UTILITIES DURING EXCAVATION OR THE ERECTION OF POLES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND OR AERIAL UTILITIES BY CALLING "MISS UTILITY" (1-800-552-7001) 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PRGS REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

OWNER/ APPLICANT
HRP GROUP
1300 N Royal Street
Alexandria, VA 22314
Tel 312.796.6564

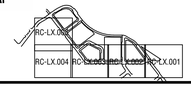
OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
Tel 857.233.5171

Civil Engineer
IMEG CORP.
4035 Ridge Top Road, Suite 601
Fairfax, Virginia 22030
Tel 703.273.6820

Traffic Engineer
GOROVE SLADE
225 Reinekers Lane, Suite 750
Alexandria, Virginia 22314
Tel 703.721.3044

NOT FOR CONSTRUCTION

KEY MAP



REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 40'-0"

PAVEMENT MARKING AND SIGNING PLAN

C.307

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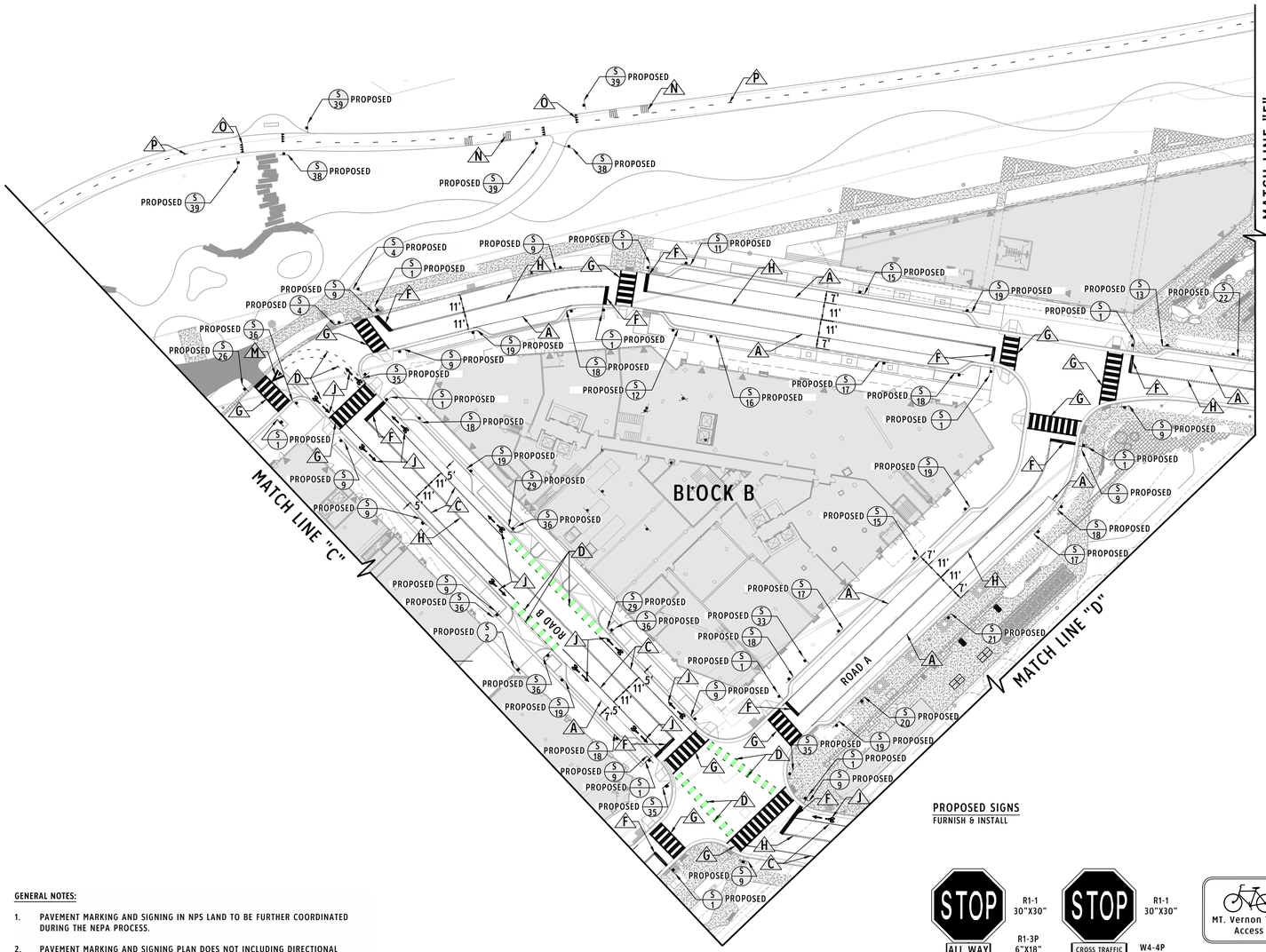

PAVEMENT MARKING LEGEND (THERMOPLASTIC UNLESS NOTED OTHERWISE)

- A. 4" WHITE, SOLID
- B. 4" WHITE, SOLID 2' WITH 6' SPACE
- C. 6" WHITE, SOLID
- D. 6" WHITE, SOLID 2' WITH 6' SPACE
- E. 8" WHITE, SOLID
- F. 24" WHITE, SOLID
- G. 24" WHITE, SOLID WITH 24" SPACE AND 6" EDGELINES (CROSSWALK)
- H. 4" DOUBLE YELLOW, SOLID
- I. ELONGATED ARROW MARKING
- J. ELONGATED BICYCLE AND ARROW MARKING
- K. ELONGATED SMALL ARROW MARKING
- L. ELONGATED SHARROW MARKING
- M. ADVANCE RAMP MARKINGS
- N. BICYCLE RUMBLE STRIPS
- O. YIELD TRIANGLES, WHITE, SOLID, 12" BASE, 18" HEIGHT, 6" SPACE
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SOLID GREEN BIKE LANE PAINT

SPECIAL NOTE:

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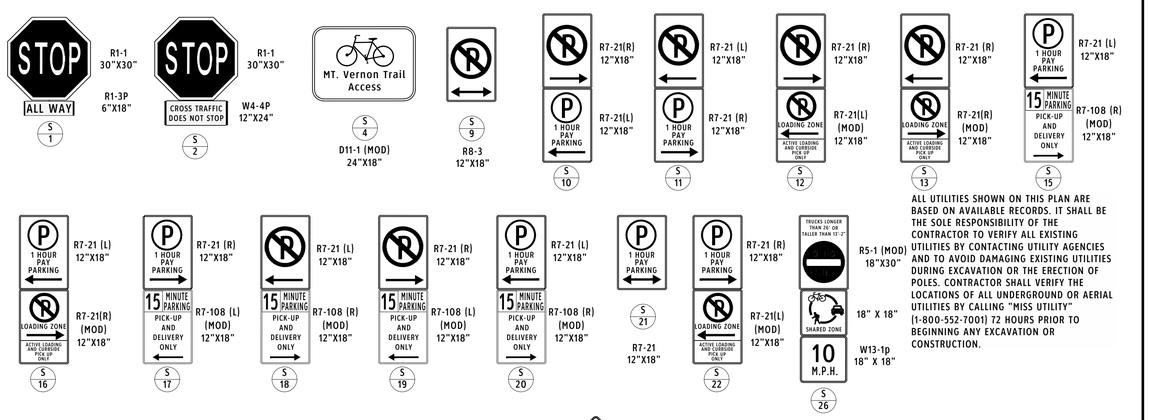
PROPOSED SIGNS
FURNISH & INSTALL



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APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRGS REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

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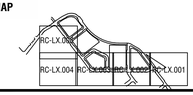
Tel 703.721.3044

NOT FOR CONSTRUCTION

KEY MAP



REV.	DATE	DESCRIPTION
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Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 40'-0"

PAVEMENT MARKING AND SIGNING PLAN

C.308

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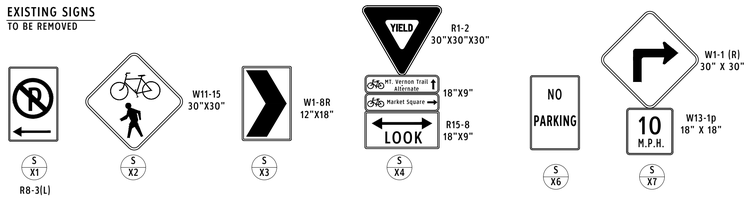
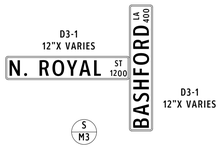
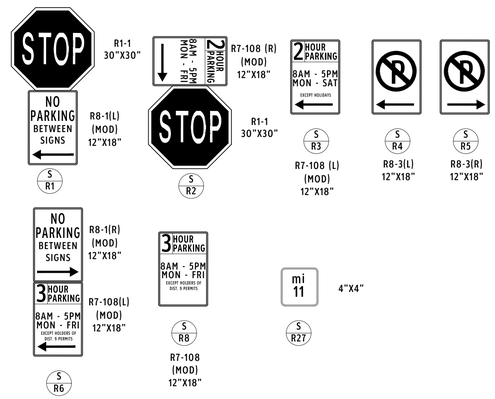
EXISTING SIGNS
TO BE REMOVED



EXISTING SIGNS
TO BE RELOCATED



EXISTING SIGNS
TO REMAIN



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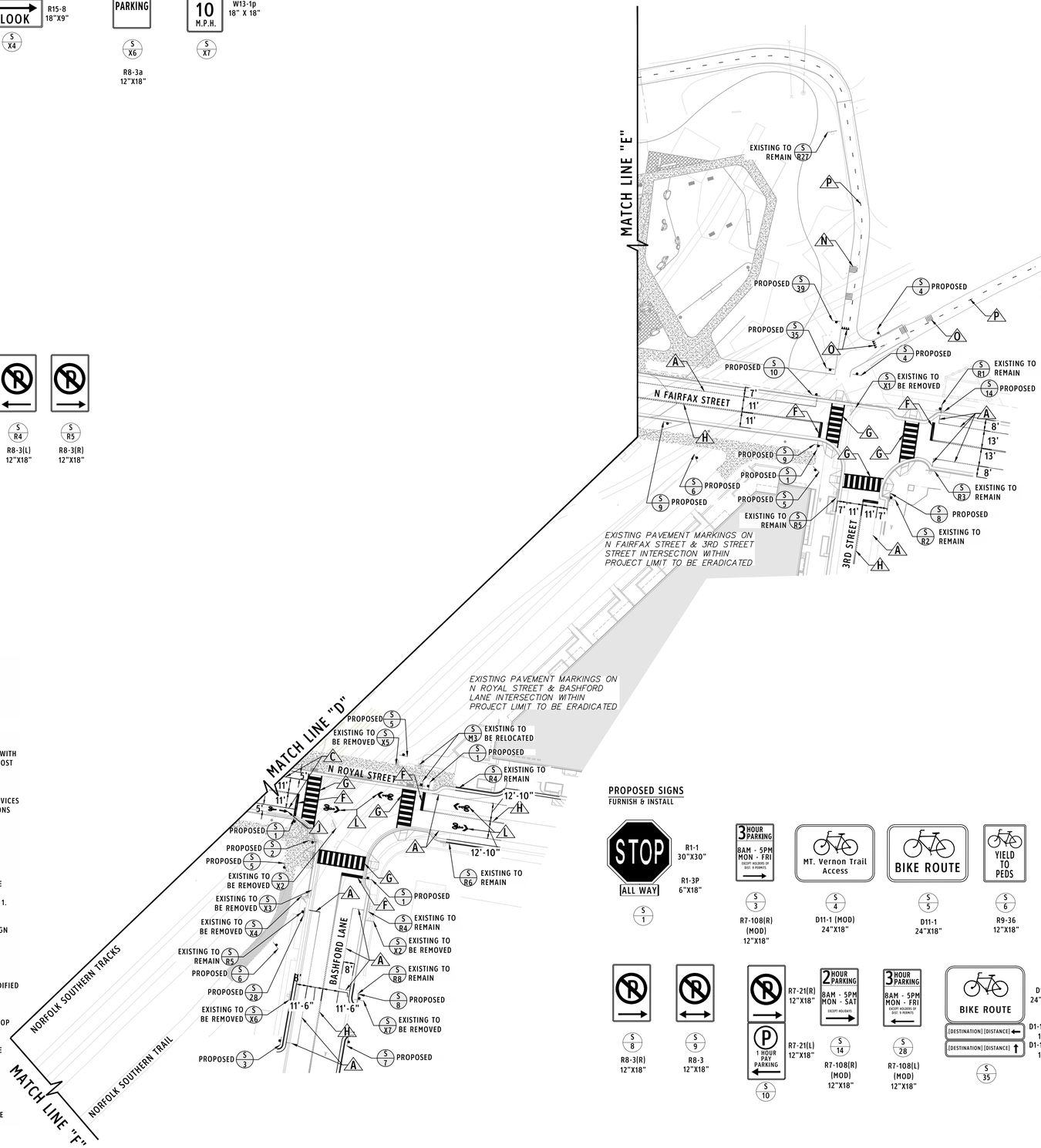

PAVEMENT MARKING LEGEND (THERMOPLASTIC UNLESS NOTED OTHERWISE)

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SOLID GREEN BIKE LANE PAINT

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PROPOSED SIGNS
FURNISH & INSTALL

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APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES — DATE
SITE PLAN No. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PRGS REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

OWNER/ APPLICANT
HRP GROUP
1300 N Royal Street
Alexandria, VA 22314
Tel 312.796.6564

OJB
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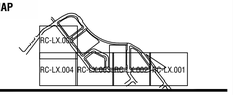
Alexandria, Virginia 22314
Tel 703.721.3044

NOT FOR CONSTRUCTION

KEY MAP



REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 40'-0"

PAVEMENT MARKING AND SIGNING PLAN

C.309

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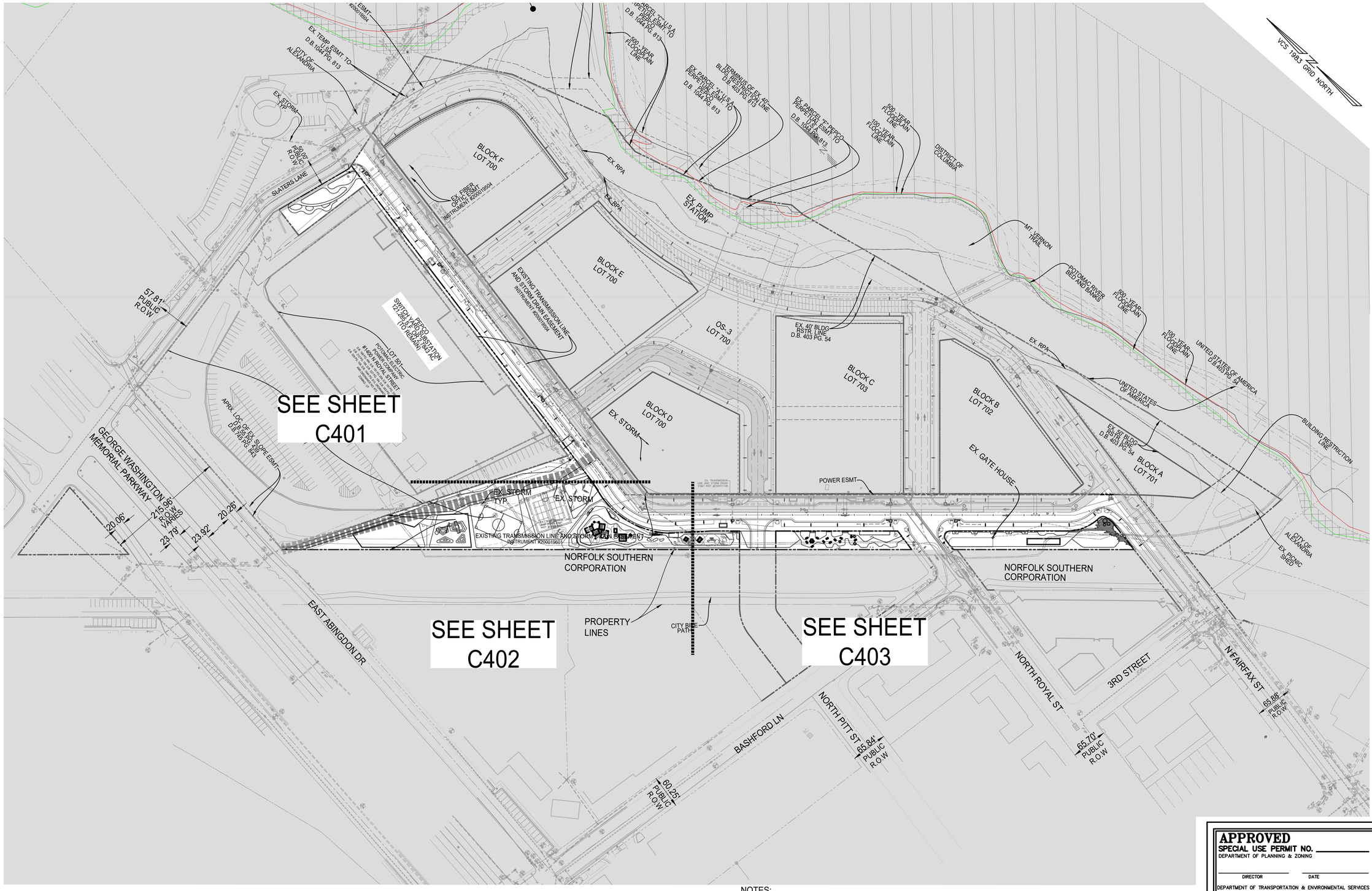

THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

THIS PORTION OF THE ROADWAY THAT IS ACQUIRED FROM PEPCO IN THIS SMALL AREA IS INTENDED TO BE CONVEYED TO THE CITY AS PART OF THE DEDICATION OF ROAD A

NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. SEE SHEET C100 FOR UTILITY OWNER NAMES AND THEIR CONTACT INFORMATION.
4. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
5. ALL EXISTING OVERHEAD UTILITIES AND UTILITY POLES ALONG BASHFORD LANE, WITHIN THE PROJECT LIMITS SHALL BE RELOCATED UNDERGROUND
6. FINAL SIZE AND LOCATION OF VAULT WILL BE DETERMINED WITH DSUP.
7. SEE SHEET C700-C701 FOR SANITARY SEWER PLAN.

80 40 0 80 160
GRAPHIC SCALE
1" = 80'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET No.
C400

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C402 PRELIMINARY UTILITY PLAN.dwg, 5/30/2025 9:25:00 AM, Jacinto D. Su,

NOTES:

1. SEE SHEET C100 FOR LEGENDS.
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VCS 1983 GRID NORTH

MATCHLINE SEE SHEET C402

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LEGEND:

POTENTIAL LOCATION OF BIORETENTIONP #1

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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PROJECT No.: 23005663.00
DRAWING No.: 114165
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SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

PRELIMINARY UTILITY PLAN

SHEET No.
C401

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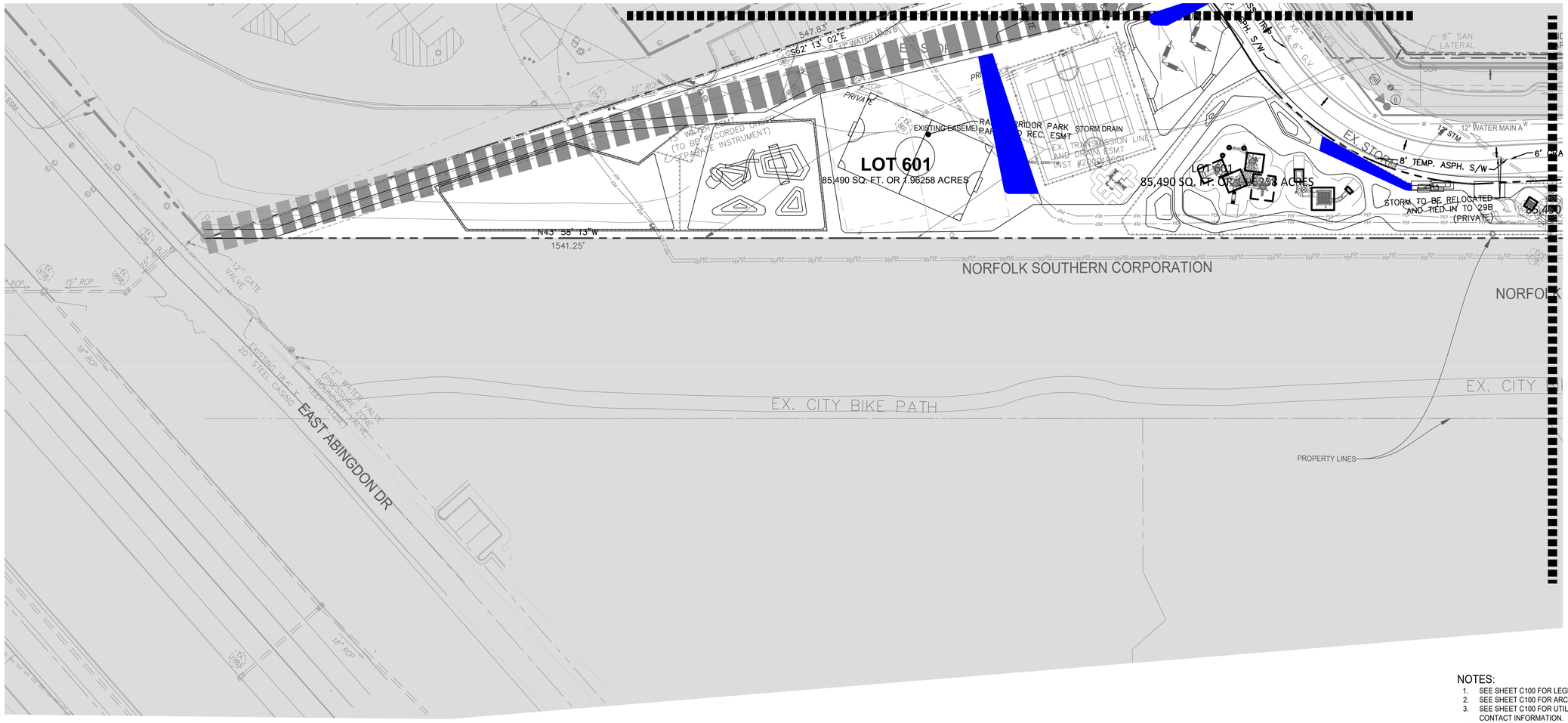

NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. SEE SHEET C100 FOR UTILITY OWNER NAMES AND THEIR CONTACT INFORMATION.
4. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
5. ALL EXISTING OVERHEAD UTILITIES AND UTILITY POLES ALONG BASHFORD LANE, WITHIN THE PROJECT LIMITS SHALL BE RELOCATED UNDERGROUND
6. FINAL SIZE AND LOCATION OF VAULT WILL BE DETERMINED WITH DSUP.

LEGEND:

POTENTIAL LOCATION OF BIORETENTIONP #1

THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
PRELIMINARY UTILITY PLAN

SHEET No.
C402

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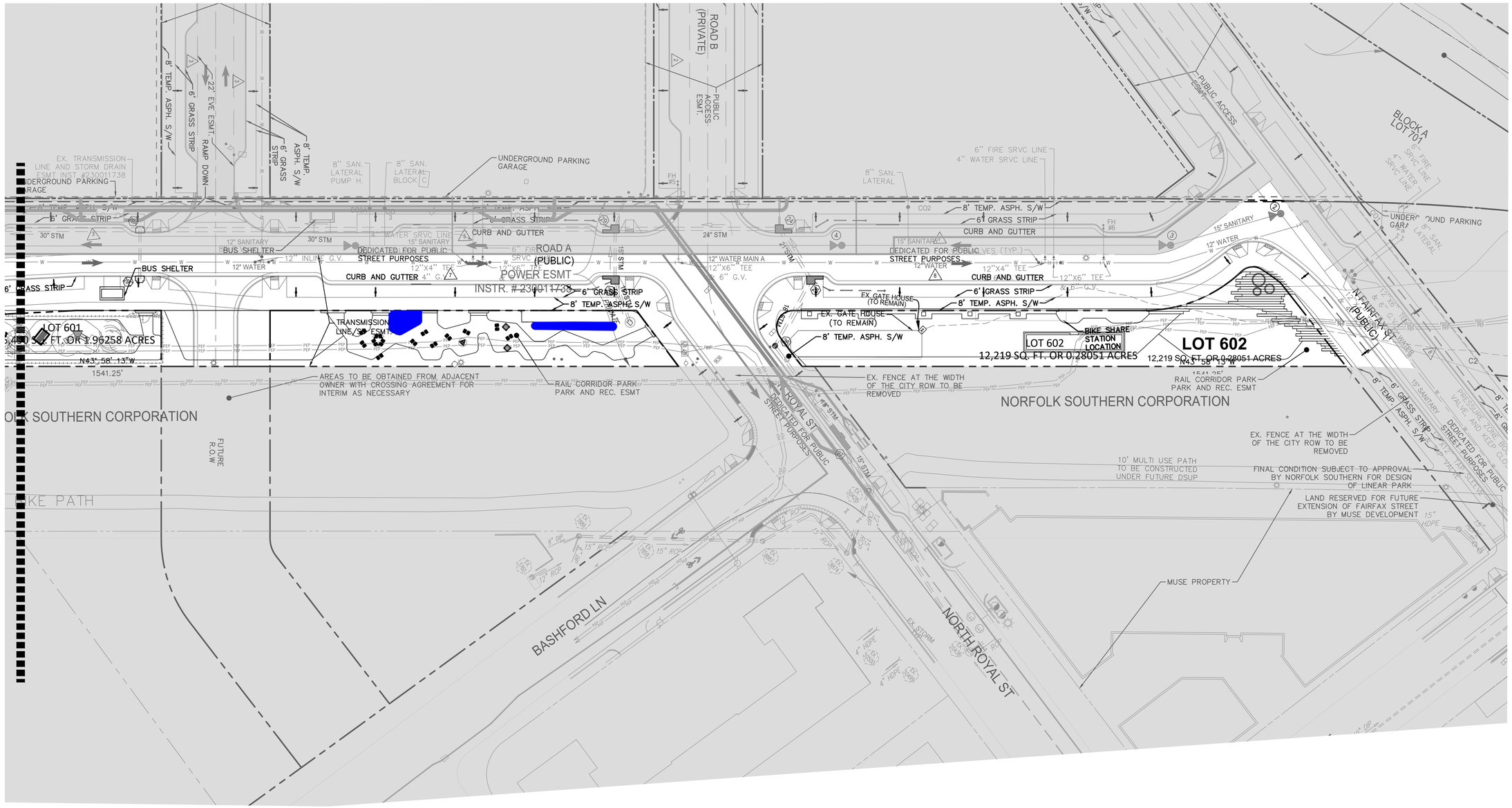

LEGEND:

POTENTIAL LOCATION OF BIORETENTIONP #1

THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

NOTES:

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2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
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GRAPHIC SCALE
1"=30'

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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

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CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

PRELIMINARY UTILITY PLAN

SHEET No.
C403

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Project Name:	Rail Corridor Park
Date:	5/29/2025
Linear Development Project?	No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 3.79

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	*-1.39*

Check:
BMP Design Specifications List: 2011 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

TP LOAD REDUCTION NOT REQUIRED

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				1.55	1.55
Impervious Cover (acres)				2.24	2.24
					3.79

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				3.14	3.14
Impervious Cover (acres)				0.65	0.65
Area Check	OK.	OK.	OK.	OK.	3.79

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	1.55	1.55
Weighted Rv(turf)	0.25	0.25
% Managed Turf	41%	41%
Impervious Cover (acres)	2.24	2.24
Rv(impervious)	0.95	0.95
% Impervious	59%	59%
Total Site Area (acres)	**3.79**	**3.79**
Site Rv	**0.66**	**0.66**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	3.14
Weighted Rv (turf)	0.25
% Managed Turf	83%
Impervious Cover (acres)	0.65
Rv(impervious)	0.95
% Impervious	17%
Final Site Area (acres)	**3.79**
Final Post Dev Site Rv	**0.37**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	3.14
Weighted Rv (turf)	0.25
% Managed Turf	83%
ReDev. Impervious Cover (acres)	0.65
Rv(impervious)	0.95
% Impervious	17%
Total ReDev. Site Area (acres)	**3.79**
ReDev Site Rv	**0.37**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.2096	0.2096
Pre-ReDevelopment Treatment Volume (cubic feet)	9,131	9,131
Pre-ReDevelopment TP Load (lb/yr)	**5.74**	**5.74**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.51	1.51
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.55*

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1169	
Final Post-Development Treatment Volume (cubic feet)	5,091	
Final Post-Development TP Load (lb/yr)	**3.20**	
Final Post-Development TP Load per acre (lb/acre/yr)	0.84	

Treatment Volume and Nutrient Load

Post-ReDevelopment Treatment Volume (acre-ft)	0.1169	
Post-ReDevelopment Treatment Volume (cubic feet)	5,091	
Post-ReDevelopment Load (TP) (lb/yr)*	**3.20**	
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.84	
Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**	
TP Load Reduction Required for Redeveloped Area (lb/yr)	**-1.39**	

Treatment Volume and Nutrient Load

Post-Development Treatment Volume (acre-ft)	--
Post-Development Treatment Volume (cubic feet)	--
Post-Development TP Load (lb/yr)	--
TP Load Reduction Required for New Impervious Area (lb/yr)	**0**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**-1.39**	**	*TP LOAD REDUCTION NOT REQUIRED*

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	41.04	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	22.88

EXISTING CONDITION SITE NARRATIVE

THIS SITE IS 3.79 ACRES (BMP LIMITS - SEE SHEET C501) AND IS THE PROPOSED RAIL CORRIDOR OPEN SPACE. THIS SITE IS BORDERED TO THE NORTH BY SLATERS LANE; TO THE WEST BY HRP'S REDEVELOPMENT BLOCKS; TO THE SOUTH BY BY N FAIRFAX STREET; AND TO THE EAST BY ROAD A.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY DRAINS TOWARDS THE WEST.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES RAIL CORRIDOR OPEN SPACE.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL NOT PROVIDE WATER QUALITY TREATMENT. THE SITE REDUCES THE IMPERVIOUS AREA FROM 2.24 AC TO 0.65 AC, RESULTING TO -1.39 LBS/YR AND TOTAL PHOSPHORUS LOAD REDUCTION AND REDUCTION OF SITE RUNOFF.

SITE AREA
PER CITY CODE SECTION 13-103-LL, THE SITE IS THE ENTIRE PARCEL SINCE LESS THAN 50% OF THE TAX PARCEL IS BEING DISTURBED (18.87 AC). THIS TOTAL SITE / BMP LIMITS AREA IS 3.79 ACRES AND THIS VAULE WILL BE USED FOR THE WQVD CALCULATIONS.

WQV TREATMENT
THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE.
THEREFORE WQV REQUIRED = 0.65 x 1816 = 1,180 CU FT. SEE WQV CALCULATIONS ON THIS SHEET.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE:

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL NOT PROVIDE ON-SITE TREATMENT OF SITE RUNOFF SINCE THE TOTAL PHOSPOROUS LOAD REDUCTION REMOVAL IS NOT REQUIRED. WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA, A WAIVER REQUEST WILL BE MADE TO THE DIRECTOR OF T&ES.

WQVD CALCULATIONS

REQUIRED = (1816 CU FT/ACRE) * (0.65 ACRES) = 1,180 CU FT

PROVIDED (ON-SITE) = (1816 CU FT/ACRE) * (0.0 ACRES) = 0 CU FT
PROVIDED (OFF-SITE) = (1816 CU FT/ACRE) * (0.0 ACRES) = 0 CU FT
TOTAL PROVIDED = 0 CU FT + 0 CU FT = 0 CU FT

TOTAL WQVD REMAINING = 1,180 CU FT - 0 CU FT = 1,180 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 0.65 ACRES

IMPERVIOUS TREATED (ON-SITE) = 0 ACRES
IMPERVIOUS TREATED (OFF-SITE) = 0 ACRES
TOTAL IMPERVIOUS TREATED = 0 ACRES + 0 ACRES = 0 ACRES

TOTAL IMPERVIOUS AREA UNTREATED = 0.65 AC - 0 AC = 0.65 AC

NOTE: A CONTRIBUTION TO THE WQIF IS BEING REQUESTED FOR THE UNTREATED IMPERVIOUS AREA (0.65 AC OR 28,314 SF) OF THE SITE.

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05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
BMP COMPUTATIONS

SHEET No.
C500

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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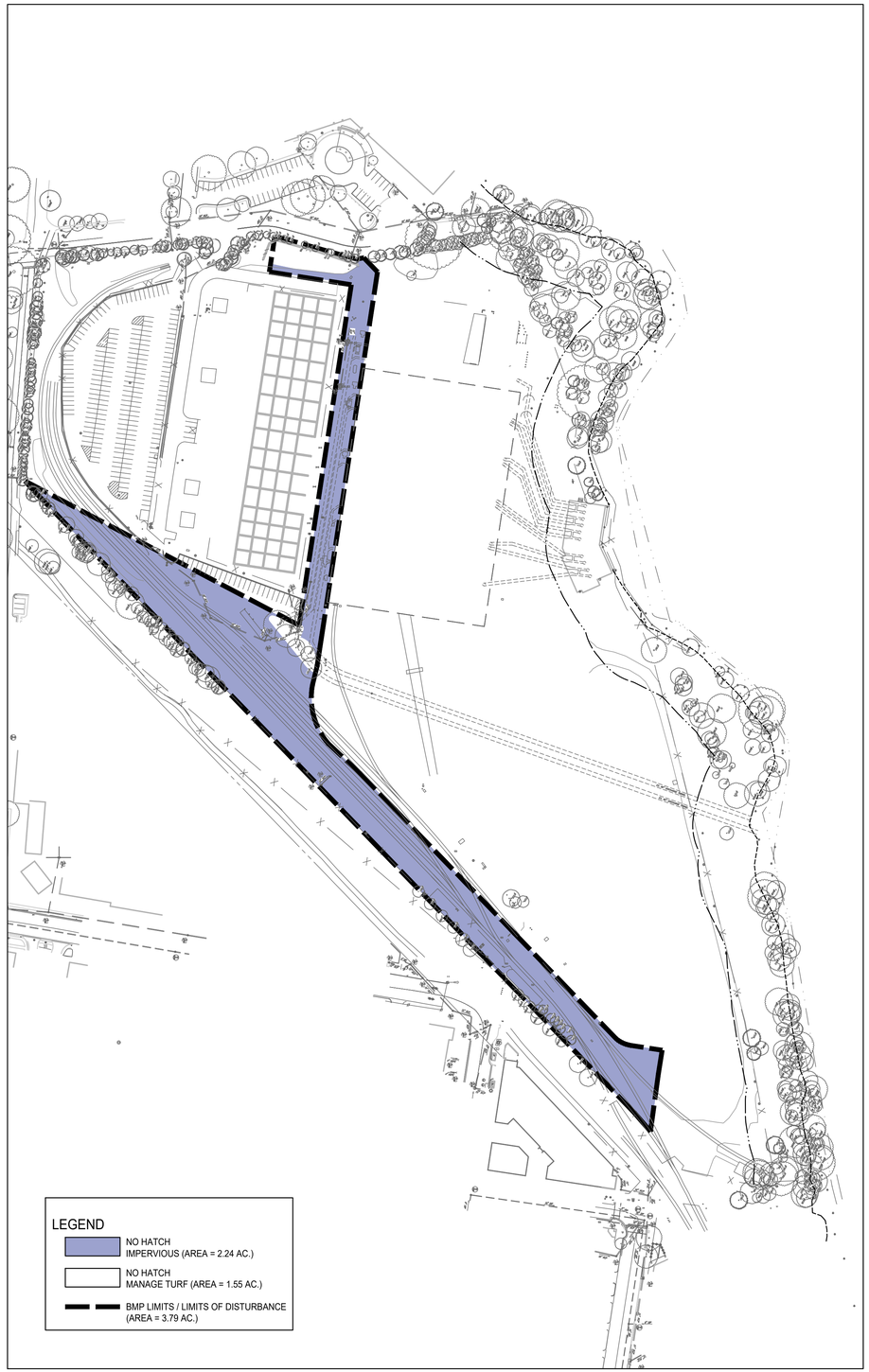

PRE-DEVELOPMENT IMPERVIOUS AREA PLAN

POST-DEVELOPMENT IMPERVIOUS AREA PLAN

PRE–DEVELOPMENT
IMPERVIOUS
97,647 SF

POST–DEVELOPMENT
IMPERVIOUS
28,516 SF

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PRGS - REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

PRELIMINARY DEVELOPMENT USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
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DEPARTMENT OF PLANNING & ZONING

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SITE PLAN NO. _____

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:

PRE AND POST MAP

SHEET No.

C501

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SEE SHEET C503

SEE SHEET C504

SEE SHEET C505

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C617.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

LEGEND:

DRAINAGE DIVIDE

GRAPHIC SCALE
1" = 80'

APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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SHEET TITLE:
OVERALL DRAINAGE AREA MAP

SHEET No.
C502

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NOTES:

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3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

LEGEND:

DRAINAGE DIVIDE

GRAPHIC SCALE
1"=30'

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

DRAINAGE AREA MAP

SHEET No.
C503

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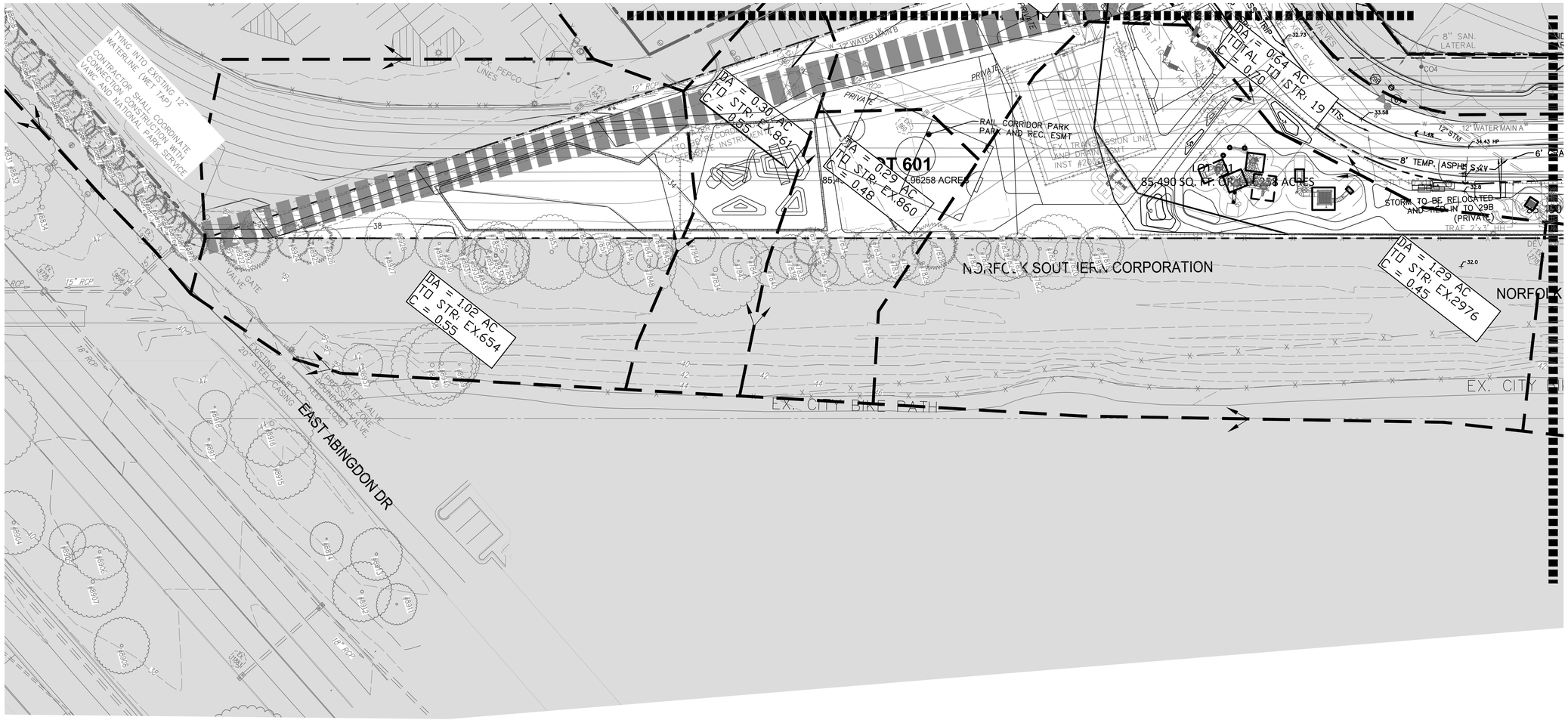
[19] C213 TREE AND VEGETATION PROTECTION PLAN - NOTES & DETAILS



LEGEND:

DRAINAGE DIVIDE

NOTES:

1. SEE STORM SEWER CALCULATIONS ON SHEET C617.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

30 15 0 30 60
GRAPHIC SCALE
1"=30'

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DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

DRAINAGE AREA MAP

SHEET No.
C504

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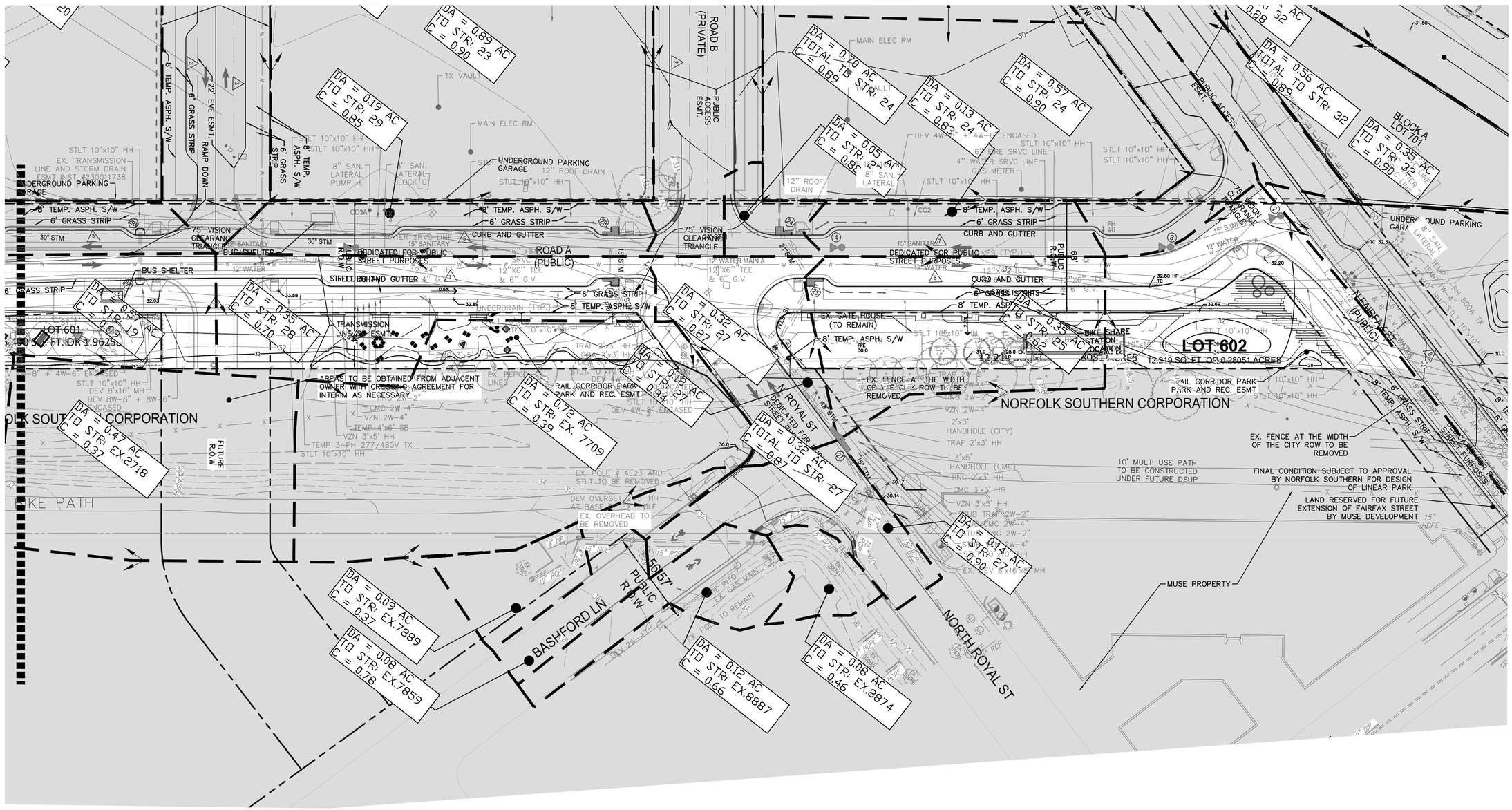

LEGEND:

DRAINAGE DIVIDE

NOTES:

1. SEE STORM SEWER CALCULATIONS ON SHEET C617.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

GRAPHIC SCALE 1"=30'

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SPECIAL USE PERMIT NO. _____
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RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

DRAINAGE AREA MAP

SHEET No.
C505

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C505 DRAINAGE AREA MAP.dwg, 5/30/2025 3:19:07 AM, Jacinto D. Su,

STORM SEWER PIPE COMPUTATIONS

FROM POINT	TO POINT	DRAIN. AREA	RUNOFF COEFF.	CA INCREM.	CA ACCUM.	INLET TIME	RAINFALL INTENSITY	PIPED IN FROM EXISTING	RUNOFF Q	INVERT ELEVATIONS (ft) UPPER	INVERT ELEVATIONS (ft) LOWER	LENGTH	SLOPE	DIA.	n	CAPACITY	VELOCITY	FULL FLOW VELOCITY	FLOW TIME				NOTES
		ACRES	C			MIN.	IN./HR.	C.F.S	C.F.S.			ft	ft/ft	IN.		C.F.S.	FPS	FPS	SEC.	Q/Qfull	V/Vfull	Vfull	
EX.7889 - EX. 3684																							
EX.7889	EX.7859	0.090	0.37	0.03	0.03	5.00	9.00		0.30	30.08	29.40	32.60	0.0209	15	0.015	8.09	3.0	6.59	11.0	0.04	0.45	6.59	
EX.7859	EX.8887	0.080	0.78	0.06	0.10	5.18	9.00		0.86	29.22	28.50	78.83	0.0091	15	0.015	5.35	3.1	4.36	25.2	0.16	0.72	4.36	
EX.8887	EX.8874	0.120	0.66	0.08	0.17	5.60	9.00		1.57	28.27	27.94	51.69	0.0064	15	0.015	4.47	3.3	3.65	15.7	0.35	0.90	3.65	
EX.8874	EX. 10428	0.200	0.72	0.14	0.32	5.87	9.00		2.87	27.75	27.07	71.16	0.0096	15	0.015	5.47	4.5	4.46	16.0	0.52	1.00	4.46	12x18 Hor. Elliptical Pipe (RCP CL IV)
EX. 10428	27			0.11	0.43	6.13	9.00		3.86	26.90	26.60	36.68	0.0082	15	0.015	5.06	4.5	4.13	8.1	0.76	1.09	4.13	Increment 0.11 from STRM 10438
27	26	0.320	0.87	0.28	0.60	6.13	9.00		5.38	26.25	25.87	68.13	0.0056	18	0.015	6.80	4.2	3.85	16.0	0.79	1.10	3.85	12x18 Hor. Elliptical Pipe (RCP CL IV)
26	25				0.60	6.40	9.00		5.38	25.77	25.52	45.46	0.0055	18	0.015	6.75	4.2	3.82	10.8	0.80	1.10	3.82	
25	24	0.130	0.62	0.08	0.68	6.58	9.00		6.10	25.17	24.97	36.41	0.0055	21	0.015	10.18	4.4	4.23	8.3	0.60	1.03	4.23	Increment 0.69 from STRM 28
24	29	0.150	0.89	0.13	1.31	6.72	9.00		11.80	24.37	23.82	99.71	0.0055	27	0.015	19.93	5.2	5.01	19.3	0.59	1.03	5.01	Increment 0.50 from Roof - Block B
29	29A	0.120	0.85	0.10	2.06	7.04	9.00		18.58	23.47	21.89	288.18	0.0055	30	0.015	26.32	5.8	5.36	50.1	0.71	1.07	5.36	Increment 0.49 from Roof - Block C
29A	29B	0.230	0.85	0.20	2.43	7.87	9.00		21.90	21.79	20.83	162.24	0.0059	30	0.015	27.34	6.1	5.57	26.4	0.80	1.10	5.57	
29B	18				2.43	8.31	9.00		21.90	20.73	19.78	160.93	0.0059	30	0.015	27.31	6.1	5.56	26.2	0.80	1.10	5.56	Increment 0.17 from EX.2717
18	16	0.170	0.85	0.14	5.90	8.75	9.00		53.12	16.30	15.75	99.92	0.0055	42	0.013	74.64	8.4	7.76	11.9	0.71	1.08	7.76	
16	3	0.220	0.84	0.18	6.88	8.95	9.00		61.89	15.65	13.92	311.59	0.0056	42	0.013	74.97	8.7	7.79	35.9	0.83	1.11	7.79	Increment 0.69 from Roof - Block E
3	2	0.290	0.86	0.25	7.90	9.55	9.00		71.10	13.82	12.25	212.01	0.0074	42	0.013	86.58	10.0	9.00	21.2	0.82	1.11	9.00	Increment 0.58 from Roof - Block F
2	1	0.140	0.89	0.12	11.39	9.90	9.00		102.47	12.15	10.88	80.44	0.0158	42	0.013	126.42	14.6	13.14	5.5	0.81	1.11	13.14	
1	1A	0.500	0.87	0.44	11.82	9.99	9.00		106.39	10.78	7.32	89.13	0.0388	36	0.013	131.41	20.7	18.59	4.3	0.81	1.11	18.59	
1A	1B				11.82	10.06	9.00		106.39	7.22	4.60	68.91	0.0380	36	0.013	130.05	20.5	18.40	3.4	0.82	1.11	18.40	
1B	EX. 3685				11.82	9.99	9.00		106.39	4.50	2.94	45.36	0.0344	36	0.013	123.69	19.6	17.50	2.3	0.86	1.12	17.50	
EX. 3685	EX. 3684	0.067	0.37	0.02	11.85	10.03	9.00		106.61	2.84	0.02	41.41	0.0681	36	0.013	174.06	25.8	24.62	1.6	0.61	1.05	24.62	
STRM 4 - STRM 3																							
4	3	0.270	0.72	0.19	0.19	5.00	9.00		1.75	18.99	18.83	30.97	0.0052	15	0.015	4.02	3.2	3.28	9.8	0.43	0.96	3.28	
STRM 5 - STRM 2																							
5A	5	0.490	0.51	0.2499	3.1199	5	9.00		28.08	19.38	18.20	31.19	0.0378	24	0.015	38.14	13.2	12.14	2.4	0.74	1.08	12.14	Increment 2.87 from Offsite
5	2	0.350	0.69	0.24	3.36	5.04	9.00		30.25	18.10	16.75	35.97	0.0375	24	0.015	37.98	13.3	12.09	2.7	0.80	1.10	12.09	
STRM 13 - STRM 6A																							
13	12	0.100	0.90	0.09	0.58	5.00	9.00		5.22	24.90	24.75	27.00	0.0055	21	0.015	10.20	4.2	4.24	6.4	0.51	1.00	4.24	Increment 0.49 from Roof - Block F
12	11	0.100	0.90	0.72	1.30	5.11	9.00		11.70	24.15	23.80	63.22	0.0055	27	0.015	19.97	5.2	5.02	12.2	0.59	1.03	5.02	Increment 0.63 from Roof - Block E
11	10	0.710	0.77	0.55	1.85	5.31	9.00		16.62	23.45	22.91	99.73	0.0054	30	0.015	26.16	5.6	5.33	17.9	0.64	1.05	5.33	
10	9			0.00	1.85	5.61	9.00		16.62	22.81	22.28	96.20	0.0055	30	0.015	26.39	5.6	5.38	17.1	0.63	1.05	5.38	
9	8			0.00	1.85	5.89	9.00		16.62	22.18	21.19	180.87	0.0055	30	0.015	26.30	5.6	5.36	32.3	0.63	1.05	5.36	
8	7			0.00	4.12	6.43	9.00		37.09	20.59	19.12	268.61	0.0055	36	0.013	49.34	7.6	6.98	35.2	0.75	1.09	6.98	Increment 6.17 from STRM 14
7	6			0.00	4.12	7.02	9.00		37.09	19.02	18.80	33.01	0.0067	36	0.013	54.45	8.3	7.70	4.0	0.68	1.07	7.70	Increment 0.76 from Roof - Block C
6	6A			0.00	4.93	7.08	9.00		44.37	18.70	18.55	14.43	0.0104	36	0.013	68.00	10.2	9.62	1.4	0.65	1.06	9.62	Increment 3.40 from STRM 21
STRM 21 - STRM 6																							
21	6	0.930	0.87	0.81	0.81	5.00	9.00		7.28	20.76	20.65	9.02	0.0122	18	0.015	10.05	6.2	5.69	1.5	0.72	1.08	5.69	
EX.654 - STRM 18																							
EX.654	EX.861	0.670	0.55	0.37	0.37	5.00	9.00		3.32	29.57	26.81	124.35	0.0222	12	0.015	4.60	6.3	5.86	19.6	0.72	1.08	5.86	Inlet top to be adjusted as needed
EX.861	EX.860	0.350	0.55	0.19	0.56	5.33	9.00		5.05	26.32	24.00	73.18	0.0317	18	0.015	16.21	8.1	9.17	9.1	0.31	0.88	9.17	Inlet top to be adjusted as needed
EX.860	EX.2961	0.520	0.45	0.23	0.80	5.48	9.00		7.16	23.90	22.59	103.20	0.0127	18	0.015	10.26	6.2	5.80	16.6	0.70	1.07	5.80	Inlet top to be adjusted as needed
EX.2961	EX.7502				1.14	5.75	9.00		10.27	22.30	21.80	61.97	0.0081	18	0.015	8.18	4.6	4.63	13.4	1.26	1.00	4.63	Increment 0.58 from EX.2976
EX.7502	19				3.08	5.98	9.00		27.71	21.70	21.47	43.56	0.0053	36	0.013	48.47	7.1	6.86	6.2	0.57	1.03	6.86	Increment 1.96 from EX.7196 & EX.2717
19	18	0.350	0.7	0.25	3.32	6.08	9.00		29.91	16.90	16.73	31.44	0.0054	36	0.013	49.05	7.3	6.94	4.3	0.61	1.05	6.94	
EX.2976 - EX.2961																							
EX.2976	EX.2961	0.77	0.45	0.35	0.35	5.00	9.00		3.12	28.86	27.74	10.39	0.1078	12	0.015	10.14	11.4	12.91	0.9	0.31	0.88	12.91	Inlet top to be adjusted as needed
EX.7201- EX.7502																							
EX.7201	EX.7196	0.18	0.73	0.13	0.13	5.00	9.00		1.18	28.40	28.24	31.44	0.0051	12	0.015	2.20	2.9	2.80	11.0	0.54	1.02	2.80	
EX.7196	EX.7502	2.04	0.8	1.63	1.76	5.18	9.00		15.87	28.14	26.86	73.55	0.0174	12	0.015	4.07	5.2	5.19	14.2	3.90	1.00	5.19	
EX.2718 - STRM 29B																							
EX.2718	EX.2717	0.47	0.37	0.17	0.17	5.00	9.00		1.57	25.64	25.51	22.08	0.0059	12	0.015	2.37	3.2	3.02	6.9	0.66	1.06	3.02	
EX.2717	29B				0.17	5.12	9.00		1.57	25.21	24.50	106.43	0.0067	12	0.015	2.52	3.4	3.21	31.7	0.62	1.05	3.21	
STRM 17 - STRM 16																							
17	16	0.14	0.71	0.10	0.10	5.00	9.00		0.89	17.31	17.15	30.77	0.0052	15	0.015	4.04	2.6	3.29	12.1	0.22	0.78	3.29	
STRM 20 - STRM 8																							
20	20A	0.73	0.90	0.66	1.53	5.00	9.00		13.74	23.25	22.35	181.33	0.0050	27	0.015	18.91	5.2	4.76	35.2	0.73	1.08	4.76	Increment 0.87 from Roof - Block D
20A	8	0.90	0.83	0.75	2.27	5.59	9.00		20.47	22.25	22.19	12.15	0.0051	30	0.015	25.39	5.8	5.17	2.1	0.81	1.11	5.17	
STRM 33 - VAULT																							
33	32	0.28	0.90	0.25	0.66	5.00	9.00		5.96	23.60	23.45	27.24	0.0055	21	0.015	10.19	4.4	4.24	6.2	0.58	1.03	4.24	Increment 0.41 from Roof - Block B
32	VAULT	0.25	0.90	0.23	1.17	5.10	9.00		10.50	20.75	20.40	57.39	0.0061	24	0.015	15.31	5.2	4.87	11.0	0.69	1.07	4.87	Increment 0.28 from Roof - Block A
VAULT - STRM 6A																							
VAULT	31								35.56	12.75	12.60	15.22	0.0099	33	0.013	52.50	9.5	8.84	1.6	0.68	1.07	8.84	
31	30	0.11	0.83	0.09	0.09	5.00	9.00		36.38	12.50	12.00	59.38	0.0084	33	0.013	48.53	8.9	8.17	6.6	0.75	1.09	8.17	
30	6A								36.38	11.90	11.80	6.16	0.0162	33	0.013	67.38	11.5	11.34	0.5	0.54	1.02	11.34	
6A	OUTFALL A								80.75	-2.71	-11.05	192.56	0.0433	96	0.013	1898.16	18.7	37.76	10.3	0.04	0.50	37.76	
EX. 7709 - STRM 28																							
EX.7709	28	0.72	0.39	0.28	0.28	5.00	9.00		2.53	26.32	25.99	27.21	0.0121	15	0.015	6.17	4.7	5.02	5.7	0.41	0.94	5.02	
28	29	0.35	0.7	0.25	0.53	5.00	9.00		4.73	25.89	25.50	31.00	0.0126	15	0.015	6.28	5.6	5.12	5.5	0.75	1.09	5.12	
29C - 29A																							
29C	29A	0.230	0.7	0.16	0.16	5.00	9.00		1.45	23.07	22.77	30.44	0.0100	15	0.015	5.60	3.8	4.56	8.0	0.26	0.83	4.56	

NOTES:

1. SEE SHEET C602-C607 FOR DRAINAGE DIVIDES.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEETS C608 AND C609.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

_____ _____ _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
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SCALE: NONE
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SHEET TITLE:
STORM SEWER COMPUTATIONS

SHEET No.
C600

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C601 STORM SEWER COMPUTATIONS.dwg, 5/30/2025 3:19:33 AM, Jacinto D. Su,
P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C601 STORM SEWER COMPUTATIONS.dwg, 5/30/2025 3:19:30 AM, _AutoCAD PDF (General Documentation).pc3

HGL COMPUTATIONS

	Outlet									JUNCTION LOSS									Final	Inlet	Rim	Δ
	Water																			Water		
Inlet	Surf Elev	Do	Qo	Lo	Sfo	Hf	Vo	Ho	Qi	Vi	QiVi	Vi^2	Hi	Angle	Ha	Ht	1.3Ht	0.5Ht	H	Surf Elev	Elev	Freeboard
Str.	(ft)	(in)	(cfs)	(ft)	(%)	(ft)	(fps)	(ft)	(cfs)	(fps)		2g	(ft)	(deg)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
EX.7889 - EX. 3684																						
1B	5.34	36	106.39	45.36	3.39	1.54	19.6	1.49	106.39	20.5	2177.42	6.50	2.28	58	3.47	7.24	0.00	3.62	5.16	10.50	18.75	8.25
1A	10.50	36	106.39	68.91	3.39	2.33	20.5	1.63	106.39	20.7	2200.19	6.64	2.32	64	3.81	7.76	0.00	3.88	6.22	16.71	25.92	9.21
1	16.71	36	106.39	89.13	3.39	3.02	20.7	1.66	102.47	14.6	1497.78	3.32	1.16	65	1.92	4.75	0.00	2.37	5.39	22.10	25.50	3.40
2	22.10	42	102.47	80.44	1.38	1.11	14.6	0.83	71.10	10.0	711.72	1.56	0.54	26	0.36	1.73	0.00	0.87	1.98	24.08	26.97	2.89
3	24.08	42	71.10	212.01	0.66	1.41	10.0	0.39	61.89	8.7	536.41	1.17	0.41	0	0.00	0.80	0.00	0.40	1.81	25.89	30.49	4.60
16	25.89	42	61.89	311.59	0.50	1.57	8.7	0.29	53.12	8.4	446.70	1.10	0.38	0	0.00	0.68	0.00	0.34	1.91	27.80	31.95	4.15
18	27.80	42	53.12	99.92	0.37	0.37	8.4	0.27	21.90	6.1	134.54	0.59	0.21	0	0.00	0.48	0.00	0.24	0.61	28.41	31.81	3.40
29B	28.41	30	21.90	160.93	0.38	0.61	6.1	0.15	21.90	6.1	134.70	0.59	0.21	53	0.29	0.64	0.00	0.32	0.93	29.34	33.44	4.10
29A	29.34	30	21.90	162.24	0.38	0.62	6.1	0.15	18.58	5.8	106.84	0.51	0.18	0	0.00	0.33	0.00	0.16	0.78	30.12	32.78	2.66
29	30.12	30	18.58	288.18	0.27	0.79	5.8	0.13	11.80	5.2	61.06	0.42	0.15	0	0.00	0.27	0.00	0.14	0.92	31.04	32.43	1.39
24	31.04	27	11.80	99.71	0.19	0.19	5.2	0.10	6.10	4.4	26.64	0.30	0.10	0	0.00	0.21	0.00	0.10	0.30	31.34	31.32	-0.02
25	31.34	21	6.10	36.41	0.20	0.07	4.4	0.07	5.38	4.2	22.67	0.28	0.10	63	0.16	0.33	0.00	0.16	0.24	31.58	31.17	-0.41
26	31.58	18	5.38	45.46	0.35	0.16	4.2	0.07	5.38	4.2	22.83	0.28	0.10	62	0.16	0.32	0.00	0.16	0.32	31.90	30.43	-1.47
27	31.90	18	5.38	68.13	0.35	0.24	4.2	0.07	2.87	4.5	12.80	0.31	0.11		0.00	0.18	0.00	0.09	0.33	32.22	29.94	-2.28
EX. 10428	32.22	15	3.86	36.68	0.48	0.17	4.5	0.08	1.57	3.3	5.18	0.17	0.06		0.00	0.14	0.00	0.07	0.24	32.47	30.98	-1.49
EX.8874	32.22	15	2.87	71.16	0.26	0.19	4.5	0.08	1.57	3.3	5.18	0.17	0.06		0.00	0.14	0.00	0.07	0.26	32.48	31.39	-1.09
EX.8887	32.48	15	1.57	51.69	0.08	0.04	3.3	0.04	0.86	3.1	2.69	0.15	0.05		0.00	0.10	0.00	0.05	0.09	32.57	31.58	-0.99
EX.7859	32.57	15	0.86	78.83	0.02	0.02	3.1	0.04	0.30	3.0	0.89	0.14	0.05		0.00	0.09	0.00	0.04	0.06	32.63	34.02	1.39
EX.7889	32.63	15	0.30	32.60	0.00	0.00	3.0	0.03	0.00	0.0	0.00	0.00	0.00		0.00	0.03	0.00	0.02	0.02	32.65	37.38	4.73
To Strm 3																						
4	19.83	15	1.75	30.97	0.10	0.03	3.2	0.04	0.00	0.0	0.00	0.00	0.00	0	0.00	0.04	0.00	0.02	0.05	19.88	30.38	10.50
To Strm 2																						
5	18.35	24	30.25	35.97	2.38	0.86	13.3	0.69	28.08	13.2	369.45	2.69	0.94	41	0.00	1.63	0.00	0.82	1.67	20.02	26.93	6.91
5A	20.02	24	28.08	31.19	2.05	0.64	13.2	0.67	0.00	0.0	0.00	0.00	0.00	0	0.00	0.67	0.00	0.34	0.98	21.00	27.85	6.85
STRM 13 - STRM 6A																						
6	20.95	36	44.37	14.43	0.59	0.09	10.2	0.40	37.09	8.3	306.37	1.06	0.37	152	0.74	1.52	0.00	0.76	0.84	21.79	27.44	5.65
7	21.79	36	37.09	33.01	0.41	0.14	8.3	0.26	37.09	7.6	283.32	0.91	0.32	146	0.63	1.22	0.00	0.61	0.74	22.54	26.76	4.22
8	22.54	36	37.09	268.61	0.41	1.11	7.6	0.23	16.62	5.6	93.18	0.49	0.17	156	0.34	0.74	0.00	0.37	1.48	24.01	27.31	3.30
9	24.01	30	16.62	180.87	0.22	0.40	5.6	0.12	16.62	5.6	93.49	0.49	0.17	149	0.34	0.64	0.00	0.32	0.71	24.73	32.65	7.92
10	24.73	30	16.62	96.20	0.22	0.21	5.6	0.12	16.62	5.6	92.68	0.48	0.17	152	0.34	0.63	0.00	0.31	0.53	25.25	31.00	5.75
11	25.25	30	16.62	99.73	0.22	0.22	5.6	0.12	11.70	5.2	60.64	0.42	0.15	114	0.29	0.56	0.00	0.28	0.50	25.75	29.30	3.55
12	25.75	27	11.70	63.22	0.19	0.12	5.2	0.10	5.22	5.6	29.11	0.48	0.17	90	0.34	0.61	0.00	0.31	0.43	26.18	30.48	4.30
13	26.18	21	5.22	27.00	0.14	0.04	5.6	0.12	0.00	0.0	0.00	0.00	0.00	0	0.00	0.12	0.00	0.06	0.10	26.27	30.50	4.23
To Strm 6																						
21	21.85	18	7.28	9.02	0.64	0.06	6.2	0.15	0.00	0.0	0.00	0.00	0.00	0	0.00	0.15	0.00	0.07	0.13	21.98	27.81	5.83
EX.654 - STRM 18																						
19	19.13	36	29.91	31.44	0.27	0.08	7.3	0.20	27.71	7.1	196.06	0.78	0.27	50	0.37	0.84	0.00	0.42	0.51	19.64	31.79	12.15
EX.7502	23.87	36	27.71	43.56	0.23	0.10	7.1	0.19	10.27	4.6	47.54	0.33	0.12	29	0.00	0.31	0.00	0.16	0.26	24.13	32.00	7.87
EX.2961	24.13	18	10.27	61.97	1.27	0.79	4.6	0.08	7.16	6.2	44.54	0.60	0.21	37	0.00	0.29	0.00	0.15	0.94	25.06	32.30	7.24
EX.860	25.06	18	7.16	103.20	0.62	0.64	6.2	0.15	5.05	8.1	40.73	1.01	0.35	44	0.42	0.92	0.00	0.46	1.10	26.16	33.30	7.14
EX.861	26.16	18	5.05	73.18	0.31	0.23	8.1	0.25	3.32	6.3	21.06	0.63	0.22	28	0.16	0.63	0.00	0.32	0.54	26.70	34.30	7.60
EX.654	27.61	12	3.32	124.35	1.15	1.43	6.3	0.16	1.18	2.9	3.37	0.13	0.04	0	0.00	0.20	0.00	0.10	1.53	29.14	35.30	6.16
To Ex. 2961																						
EX.2976	28.54	12	3.12	10.39	1.02	0.11	11.4	0.50	0.00	0.0	0.00	0.00	0.00	0	0.00	0.50	0.00	0.25	0.36	28.90	38.30	9.40
EX.7201- EX.7502																						
EX.7196	27.66	12	15.87	73.55	26.42	19.43	5.2	0.10	1.18	2.9	3.37	0.13	0.04	58	0.00	0.15	0.00	0.07	19.50	47.16	38.30	-8.86
EX.7201	47.16	12	1.18	31.44	0.15	0.05	2.9	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.02	0.06	47.23	39.30	-7.93
EX.2718 - STRM 29B																						
EX.2718	26.31	12	1.57	22.08	0.26	0.06	3.2	0.04	0.00	0.0	0.00	0.00	0.00	0	0.00	0.04	0.00	0.02	0.08	26.39	34.08	7.69
EX.2717	26.39	12	1.57	106.43	0.26	0.27	3.4	0.04	0.00	0.0	0.00	0.00	0.00	58	0.00	0.04	0.00	0.02	0.30	26.68	34.02	7.34
To Strm 16																						
17	18.15	15	0.89	30.77	0.03	0.01	2.6	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.01	0.02	18.17	31.92	13.75
To Strm 8																						
20A	24.19	30	20.47	12.15	0.33	0.04	5.8	0.13	13.74	5.2	70.85	0.41	0.14	28	0.00	0.27	0.00	0.14	0.18	24.36	27.28	2.92
20	24.36	27	13.74	181.33	0.26	0.48	5.2	0.10	0.00	0.0	0.00	0.00	0.00	0	0.00	0.10	0.00	0.05	0.53	24.89	27.74	2.85
STRM 33 - VAULT																						
32	22.00	24	10.50	57.39	0.29	0.16	5.2	0.11	5.96	4.4	26.05	0.30	0.10	75	0.00	0.21	0.00	0.10	0.27	22.27	28.25	5.98
33	24.85	21	5.96	27.24	0.19	0.05	4.4	0.07	36.38	11.5	419.55	2.06	0.72	0	0.00	0.80	0.00	0.40	0.45	25.30	28.45	3.15
VAULT - STRM 6A																						
30	14.00	33	36.38	6.16	0.63	0.04	11.5	0.52	36.38	8.9	325.33	1.24	0.43	0	0.00	0.95	0.00	0.48	0.51	14.51	26.02	11.51
31	14.51	33	36.38	59.38	0.63	0.37	8.9	0.31	35.56	9.5	337.10	1.40	0.49	82	0.00	0.80	0.00	0.40	0.77	15.29	27.42	12.13
VAULT	15.29	33	35.56	15.22	0.60	0.09	9.5	0.35	0.00	0.0	0.00	0.00	0.00	31	0.00	0.35	0.00	0.17	0.27	15.55	27.09	11.54
EX. 7709 - STRM 28																						
28	26.50	15	4.73	31.00	0.71	0.22	5.6	0.12	0.00	4.7	0.00	0.35	0.12	20	0.06	0.30	0.00	0.15	0.37	26.87	32.43	5.56
EX.7709	26.99	15	2.53	27.21	0.20	0.06	4.7	0.09	0.00	0.0	0.00	0.00	0.00	0	0.00	0.09	0.00	0.04	0.10	27.09	31.96	4.87
29C - 29A																						
29C	23.77	15	1.45	30.44	0.20	0.06	3.8	0.06	0.00	0.0	0.00	0.00	0.00	0	0.00	0.06	0.00	0.03	0.09	23.86	32.88	9.02

NOTES:

1. SEE SHEET C602-C607 FOR DRAINAGE DIVIDES.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEETS C608 AND C609.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

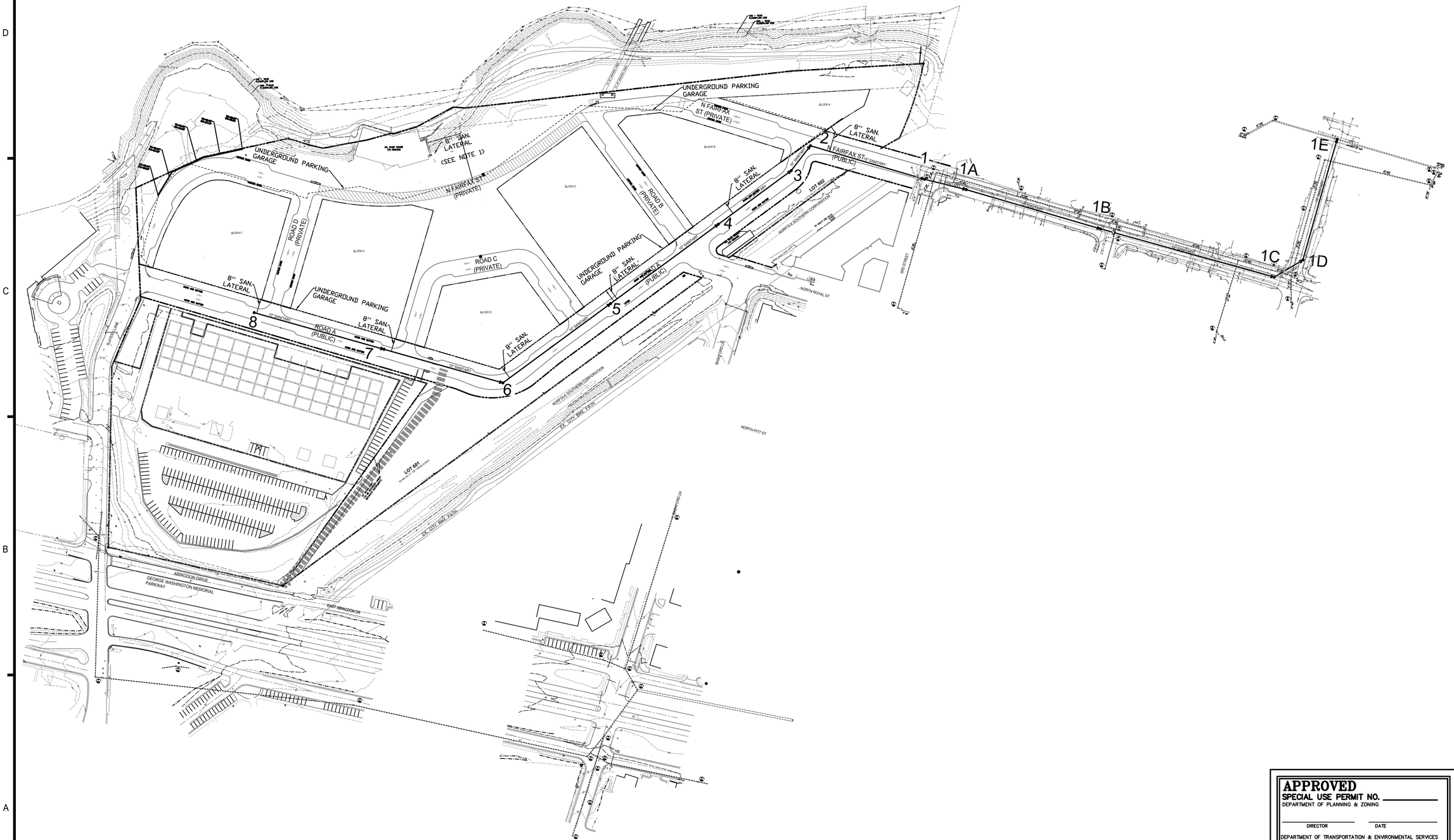
PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:
STORM SEWER COMPUTATIONS

SHEET No.
C601

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C601 STORM SEWER COMPUTATIONS.dwg, 5/30/2025 3:19:47 AM, _AutoCAD PDF (General Documentation).pc3



SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THE OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM UNTIL THE SEWER TIES TO A 24" OR LARGER PIPE. THE PRGS SITE WILL TIE INTO THE EXISTING 26" SEWER MAIN RUNNING NORTH TO SOUTH ALONG MOUNT VERNON TRAIL.

NOTE:

1. PUMP HOUSE SANITARY TO CONNECT INTO PROPOSED GARAGE AND WILL BE PUMPED TO THE MAIN THROUGH BLOCK C's LATERAL.

VCS 1983 GRID NORTH

100 50 0 100 200
GRAPHIC SCALE
1"=100'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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COMMONWEALTH OF VIRGINIA
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PRELIMINARY DEVELOPMENT USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: 1"=100'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

SANITARY SEWER PLAN

SHEET No.
C700

P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C700 SANITARY SEWER PLAN.dwg, 5/30/2025 3:22:00 AM, Jacinto D. Su,

SANITARY FLOW ESTIMATE

Area	Office/Cultural (sq. ft.)	Total Office Wastewater (MGD)	Retail (sq. ft.)	Total Retail Wastewater (MGD)	Hotel (sq. ft.)	No. of Rooms	Total Hotel Wastewater (MGD)	No. of Restaurant Seats	Total Restaurant Wastewater (MGD)	Residential (sq. ft.)	No. of Units	Total Residential Wastewater (MGD)	Floor Area	Total (MGD)
Pump House			10,000	0.0020				467.00	0.0015			0.0035	10,000	0.0070
Block A	41,657	0.01	9,801	0.0020				70.00	0.0002			0.0086	51,458	0.0191
Block B		0.00	66,710	0.0133				840.00	0.0027	378,005	321	0.0963	444,715	0.1124
Block C		0.00	32,888	0.0066				0.00	0.0000	619,969	494	0.1482	652,857	0.1548
Block D		0.00	8,000	0.0016					0.0000	288,582	277	0.0831	296,582	0.0847
Block E		0.00	12,000	0.0024				350.00	0.0011	526,582	547	0.1641	538,582	0.1676
Block F	270,000	0.05	8,000	0.0016				373.00	0.0012	146,580	138	0.0414	424,580	0.0982
Total Onsite Proposed Flow								4.00	0.0000					**0.6438**
99 Canal Properties	155,679	0.03						5.00	0.0000				155,679	0.0312
Tidelock Property	39,133	0.01						7.00	0.0000				39,133	0.0078
Total Offsite Flow								8.00	0.0000					**0.0390**

SANITARY SEWER COMPUTATIONS

POTOMAC POWER PLANT SANITARY SEWER COMPUTATIONS

FROM	TO	INVERTS (FT)		L	SLOPE	DIA	MATERIAL	MANNINGS N VALUE	PIPE CAPACITY		AVE. DAILY FLOW (ADF)		PEAK FACTOR	DESIGN FLOW		V_{FULL}	V	Q/Q_{FULL}	V/V_{FULL}	REMARKS
		UPPER INV	LOWER INV	(FT)	(%)	(IN)		VALUE	(CFS)	(MGD)	INCREMENT (MGD)	ACCUMULATED (MGD)	FACTOR	(CFS)	(MGD)	(FT/S)	(FT/S)			
8	**7**	25.40	22.20	291.99	1.10	10	PVC	0.01	2.98	1.93	0.1027	0.102700	4.00	0.64	0.41	5.47	4.24	0.21	0.78	Block F contribution to Prop. 8 = 0.1027 MGD
7	**6**	22.10	20.75	272.20	0.50	10	PVC	0.01	2.01	1.30	0.1719	0.274600	4.00	1.70	1.10	3.68	4.12	0.85	1.12	Block E contribution to Prop. 7 = 0.1719 MGD
6	**5**	20.65	19.18	295.00	0.50	12	PVC	0.01	3.27	2.11	0.088600	0.363200	4.00	2.25	1.45	4.16	4.46	0.69	1.07	Block D contribution to Prop. 6 = 0.0886 MGD
5	**4**	19.08	17.60	295.00	0.50	15	PVC	0.01	5.95	3.84	0.161800	0.525000	4.00	3.25	2.10	4.85	4.93	0.55	1.02	Block C & Pump House contribution to Prop. 5 = 0.1618 MGD
4	**3**	17.50	16.50	199.49	0.50	15	PVC	0.01	5.94	3.84	0.112400	0.637400	4.00	3.94	2.55	4.84	5.13	0.66	1.06	Block B contribution to Prop. 4 = 0.1124 MGD
3	**2**	16.40	16.05	69.47	0.50	15	PVC	0.01	5.96	3.85	0.000000	0.637400	4.00	3.94	2.55	4.86	5.15	0.66	1.06	
2	**1**	15.95	14.63	262.34	0.50	15	PVC	0.01	5.95	3.85	0.019100	0.656500	4.00	4.06	2.63	4.85	5.20	0.68	1.07	Block A contribution to Prop. 2 = 0.0191 MGD
1	**1A**	14.53	14.06	94.70	0.50	15	PVC	0.01	5.91	3.82	0.000000	0.656500	4.00	4.06	2.63	4.82	5.17	0.69	1.07	
1A	**1B**	13.83	12.30	308.45	0.50	15	PVC	0.01	5.91	3.82	0.000000	0.656500	4.00	4.06	2.63	4.82	5.17	0.69	1.07	
1B	**1C**	12.20	10.20	397.72	0.50	15	PVC	0.01	5.95	3.85	0.000000	0.656500	4.00	4.06	2.63	4.85	5.20	0.68	1.07	
1C	**1D**	10.10	9.73	73.34	0.50	15	PVC	0.01	5.96	3.85	0.000000	0.656500	4.00	4.06	2.63	4.86	5.21	0.68	1.07	
1D	**1E**	9.63	8.25	277.12	0.50	15	PVC	0.01	5.92	3.83	0.000000	0.656500	4.00	4.06	2.63	4.83	5.18	0.69	1.07	
1E	EX. 1263	8.145	7.14	222.64	0.45	26	RCP	0.013	18.81	12.16	0.039000	0.695500	4.00	4.30	2.78	5.10	4.10	0.23	0.80	99 Canal Properties & Tidelock Property Contribution to Prop. 1E = 0.0390

HGL COMPUTATIONS

Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	JUNCTION LOSS												Final H (ft)	Inlet Water Surf Elev (ft)	Rim Elev (ft)
							Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QiVi	Vi^2 2g	Hi (ft)	Angle (deg)	Ha (ft)	Ht (ft)	1.3Ht (ft)	0.5Ht (ft)			
HGL COMPUTATIONS FROM S0 TO S9																					
S1E	9.88	26	2.78	222.64	0.01	0.01	4.1	0.07	2.63	5.2	13.59	0.42	0.15	90	0.28	0.49	0.00	0.25	0.26	10.14	24.00
S1D	10.63	15	2.63	277.12	0.10	0.27	5.2	0.10	2.63	5.2	13.68	0.42	0.15	43	0.00	0.25	0.00	0.13	0.40	11.03	25.00
S1C	11.10	15	2.63	73.34	0.10	0.07	5.2	0.11	2.63	5.2	13.66	0.42	0.15	46	0.00	0.25	0.00	0.13	0.20	11.30	26.00
S1B	13.20	15	2.63	397.72	0.10	0.39	5.2	0.11	2.63	5.2	13.57	0.41	0.15	180	0.00	0.25	0.00	0.13	0.51	13.71	27.00
S1A	14.83	15	2.63	308.45	0.10	0.30	5.2	0.10	2.63	5.2	13.57	0.41	0.15	180	0.00	0.25	0.00	0.12	0.43	15.26	28.00
S1	15.50	15	2.63	94.70	0.10	0.09	5.2	0.10	2.63	5.2	13.67	0.42	0.15	180	0.28	0.53	0.00	0.27	0.36	15.86	27.65
S2	17.01	15	2.63	262.34	0.10	0.26	5.2	0.11	2.55	5.1	13.12	0.41	0.14	69	0.25	0.50	0.00	0.25	0.51	17.52	32.33
S3	17.49	15	2.55	69.47	0.09	0.06	5.1	0.10	2.55	5.1	13.09	0.41	0.14	175	0.27	0.52	0.00	0.26	0.32	17.82	32.56
S4	18.50	15	2.55	199.49	0.09	0.18	5.1	0.10	2.10	4.9	10.34	0.38	0.13	180	0.25	0.49	0.00	0.24	0.43	18.93	30.88
S5	20.08	15	2.10	295.00	0.06	0.18	4.9	0.09	1.45	4.5	6.48	0.31	0.11	180	0.21	0.41	0.00	0.21	0.39	20.47	33.60
S6	20.08	12	1.45	295.00	0.10	0.29	4.5	0.08	1.10	4.1	4.52	0.26	0.09	180	0.18	0.35	0.00	0.17	0.46	20.54	33.52
S7	21.45	10	1.10	199.49	0.15	0.30	4.1	0.07	0.41	4.2	1.74	0.28	0.10	180	0.00	0.16	0.00	0.08	0.38	21.83	31.79
S8	22.77	10	0.41	291.99	0.02	0.06	4.2	0.07	0.00	0.0	0.00	0.00	0.00	0	0.00	0.07	0.00	0.03	0.10	22.86	30.48

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JOHN L. HELMS
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05/30/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
RAIL CORRIDOR OPEN SPACE
PRELIMINARY DEVELOPMENT USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/2025	COMPLETENESS SUBMISSION

PROJECT No.: 23005663.00
DRAWING No.: 114165
DATE: 05/12/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
SANITARY SEWER COMPUTATIONS

SHEET No.
C701

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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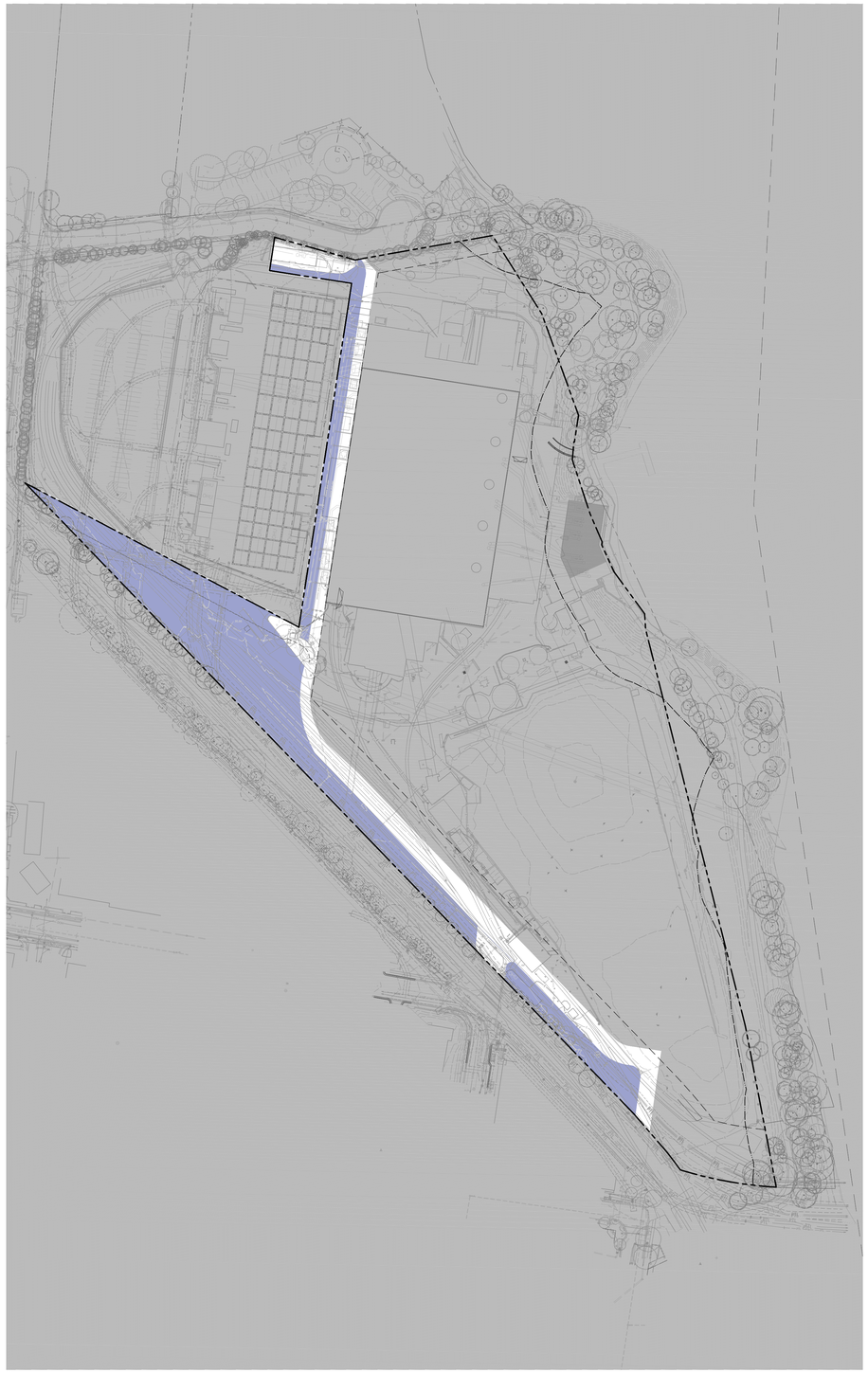
P:\FX\Projects\17005\00403\114165 Prelim Rail Corridor Park\C700 SANITARY SEWER PLAN.dwg, 5/30/2025 3:22:07 AM, _AutoCAD PDF (General Documentation).pc3



SCALE: 1"=50'-0"

PRE-DEVELOPMENT IMPERVIOUS AREA PLAN - RC01

SCALE: 1" = 120'-0"

POST-DEVELOPMENT IMPERVIOUS AREA PLAN - RC01

LANDSCAPE SHEET INDEX

PRE-DEVELOPMENT IMPERVIOUS
97,647 SF

POST-DEVELOPMENT IMPERVIOUS
25,187 SF

POST-DEVELOPMENT IMPERVIOUS (TREATED)
3,329 SF

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____
DIRECTOR DATE

_____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

_____ _____ _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRGS REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

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1300 N Royal Street
Alexandria, VA 22314
Tel 312.796.6564

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225 Reinekers Lane, Suite 750
Alexandria, Virginia 22314
Tel 703.721.3044

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

KEY MAP

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

PRE VS. POST DEVELOPMENT IMPERVIOUS

C800-RC

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L7.000-RC	PLANTING DETAILS
L8.001	COMPREHENSIVE OPEN SPACE PLAN

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SCALE: 1" = 80'-0"

ORIENTATION PLANS

L0.000A-RC

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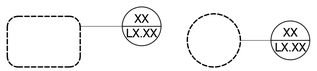
@	AT
A.BOLT	ANCHOR BOLT
AC	ACRE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE, ADJACENT
ALT	ALTERNATE
ARCH	ARCHITECTURAL, ARCHITECT
ANCH	ANCHOR
B&B	BALLED & BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BLK	BLOCK
BLVD	BOULEVARD
BM	BEAM
BMRK	BENCHMARK
B. BOT	BOTTOM
B.O.C.	BOTTOM OF CURB
BRDG	BRIDGING
BS	BOTTOM OF STAIR
BSMT	BASEMENT
CA, CB	COLUMN ABOVE, COLUMN BELOW
C/C, O/C	CENTER TO CENTER
C/W	CONNECT WITH
CAL.	CALIPER
CANT	CANTILEVER
CB	CATCH BASIN
C.I.P.	CAST IN PLACE
CJ	CONTROL JOINT
C.JT	CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
C.L.F.	CHAIN LINK FENCE
CLL	CONTRACT LIMIT LINE
COL	COLUMN
CONC.	CONCRETE
CONSTR	CONSTRUCTION
CONT.	CONTINUOUS
CONN	CONNECTION
C/W	CONNECT WITH
DC	DEPRESSED CURB
DET	DETAIL
DTL	DETAIL
DG	DECOMPOSED GRANITE
DIA,Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DL	DEAD LOAD
DWG(S)	DRAWING(S)
DWL(S)	DOWEL
E	EASTING
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV.	ELEVATION
ELECT	ELECTRICAL
E.O.C	END OF CURVE
EQ	EQUAL
ES	EACH SIDE
ESMT	EASMENT
EW	EACH WAY
EX, EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
E-W	EAST WEST
FF	FAR FACE
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISHED
FL	FLOOR
FS	FINISH SURFACE
FT	FOOT/FEET
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK, GRADE BEAM
GEN	GENERAL
GEOTECH	GEOTECHNICAL ENGINEER
GR	GRATE
GV	GAS VALVE
H, HORZ	HORIZONTAL
HF	FACTORED HORIZONTAL FORCE, KIPS
HH	HOOKED EACH END
HP	HIGH POINT
HSC	HORIZONTALLY STRUCTURAL SECTION
HSS	HOLLOW STRUCTURAL SECTION
HT.	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
INV	INVERT
JT	JOINT
LB(S)	POUND(S)
LFG	LANDFILL GAS
LG	LONG
L.G.	LEGAL GRADE
LL	LIVE LOAD, LOWER LAYER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LVL	LEVEL
MAX	MAXIMUM
MANUF	MANUFACTURER
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MIDDLE LAYER
MOM	MOMENT
MSE	MECHANICALLY STABILIZED EARTH
=	MOMENT CONNECTION
N	NORTHING
NF	NEAR FACE
NIC	NOT IN CONTRACT
MANF.	NUMBER
NTS	NOT TO SCALE
N-S	NORTH SOUTH
OF	OUTSIDE FACE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OPEN	OPENING
OPP	OPPOSITE
OWSJ	OPEN WEB STEEL JOIST
O\H	OVERHEAD
PA	PLANTING AREA
PC	PRECAST
PLC	PLACE
PL	PLATE
PLF	POUNDS PER FOOT
PROJ	PROJECTION
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
POT	POINT OF BEGINNING
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
RECPT.D.	RECEPTACLE
RE:	REFERENCE, REFER TO
RE: ARCH	REFER TO ARCHITECTURAL DRAWINGS
RE: CIVIL	REFER TO CIVIL DRAWINGS
RE: ELECT	REFER TO ELECTRICAL DRAWINGS
RE: MEP	REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS
RE: STRUCT	REFER TO STRUCTURAL DRAWINGS
RE: PLUMB	REFER TO PLUMBING DRAWINGS
RE: GEOTECH	REFER TO GEOTECHNICAL DRAWINGS
REINF	REINFORCE, REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION, REVISED
R/W	REINFORCE WITH
SPEC	SPECIFICATIONS
SPECS	SPECIFICATIONS
SDF	STEP DOWN FOOTING
SECT	SECTION
SFC	STEEL FACED CURB
SIM	SIMILAR
SL	SLAB
SOG	SLAB ON GRADE
SQ	SQUARE
STA	STATION
ST	STREET
STD	STANDARD
STRUCT	STRUCTURAL
SYM	SYMBOL
SS	STAINLESS STEEL
T	TOP
TA	TURF AREA
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEMP	TEMPORARY
TD	TYPICAL DETAIL
TJ	TYPICAL JOINT
TLL	TOP LOWER LAYER
TOC	TOP OF CURB
TS	TOP OF STAIRS
TUL	TOP UPPER LAYER
TYP.	TYPICAL
TW	TOP OF WALL
UL	UPPER LEVEL
U/N	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
UV	UTILITY VALE
VERT	VERTICAL
VB	VERTICAL BRACING
VIF	VERIFY IN FIELD
VSC	VERTICALLY SLOTTED CONNECTION
W/	WITH
WV	WATER VALVE
WWF	WELDED WIRE FABRIC, WELDED WIDE FLANGE SECTION

GENERAL DRAWING SYMBOLS

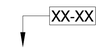
AREA OF DETAIL ENLARGEMENT



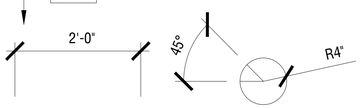
ANNOTATION STYLE

CENTERLINE

CONSTRUCTION CALLOUT



DIMENSION STYLE



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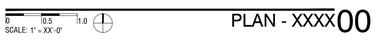
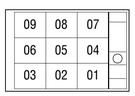


DETAIL TAGS

DETAIL SHEET NUMBERING

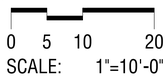


MATCHLINE

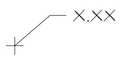
NORTH ARROW

PLANTING CALLOUT

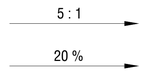
SCALE BAR



SPOT ELEVATION



SLOPE



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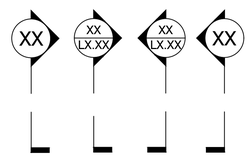
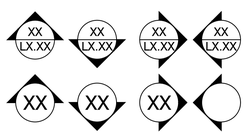


ELEVATION TAGS



CITY STANDARD LANDSCAPE NOTES

1. THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2. THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3. THE CONTRACTOR CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4. ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5. INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
7. SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
9. THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
10. THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
11. THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
12. ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
13. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.
14. AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.
15. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
16. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

SITE CONSTRUCTION NOTES

1. ALL IMPROVEMENTS SHOWN ON OFF-SITE AREAS ARE SUBJECT TO COORDINATION WITH ADJACENT PROPERTY OWNERS.
2. ADAPTIVE REUSE AND ALL LANDSCAPE IMPROVEMENTS OVER EXISTING PUMP HOUSE PENDING STRUCTURAL REVIEW AND COORDINATION WITH PROJECT TEAM.
3. ALL MARINE-SIDE IMPROVEMENTS TO BE FURTHER REVIEWED AND COORDINATED WITH STRUCTURAL ENGINEER AND MARINE ENGINEERS.
4. TRAIL WIDENING AT EXISTING MOUNT VERNON TRAIL TO BE COMPLETED BY NATIONAL PARK SERVICE. TO OCCUR SEPARATELY FROM PRGS REDEVELOPMENT PROJECT.
5. ALL LANDSCAPE AND IMPROVEMENTS WITHIN EXISTING PEPCO TRANSMISSION LINE EASEMENT ARE SUBJECT TO COORDINATION WITH PEPCO.
6. IMPROVEMENTS ON NPS LAND IS SUBJECT TO NEPA REVIEW AND APPROVAL.

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JAMES BURNETT
No. 001605
LANDSCAPE ARCHITECT

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KEY MAP

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SYMBOLS AND ABBREVIATIONS

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CONSTRUCTION SCHEDULE

KEY	DESCRIPTION	DETAIL	SPEC	MATERIAL/ MANUFACTURER	FINISH	COLOR	COMMENTS
ASPHALT PAVING							
AP-01	ASPHALT PAVING - TYPE 1	RE: CIVIL	RE: CIVIL	ASPHALT PAVING (VEHICULAR RATED)	-	-	REFER TO CIVIL DRAWINGS
AP-02	ASPHALT PAVING - TYPE 2	RE: CIVIL	RE: CIVIL	ASPHALT PAVING (PEDESTRIAN RATED)	-	-	TO MATCH EXISTING MVT TRAIL PAVING; REFER TO CIVIL DRAWINGS. PAINTED BIKE SPEED MARKINGS TO BE PROVIDED AT PUMP HOUSE
AP-03	ASPHALT PAVING - TYPE 3	RE: CIVIL	RE: CIVIL	ASPHALT PAVING (PEDESTRIAN RATED)	PAINTED	COLOR TBD	BASIS OF DESIGN: ALPHA GRIP NON-SLIP STRIPE AND ATHLETIC COURT PAINT
ARTIFICIAL SURFACING							
AS-01	ARTIFICIAL TURF (DOG PLAY)		32 18 26	SYNLAWN PET PLATINUM	-	-	RE: MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW AND APPROVAL.
AS-02	ARTIFICIAL TURF (KID PLAY)		32 18 26	SYNLAWN PLAY PLATINUM	-	-	RE: MANUFACTURER FOR PRODUCT AND INSTALLATION INFORMATION. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW AND APPROVAL. CONTRACTOR TO PROVIDE SBR BASE/ IMPACT LAYER.
CURBING AND EDGING							
CB-01	CURB - TYPE 1 (RAISED)	RE: CIVIL	RE: CIVIL	RAISED CONCRETE CURB PER CIVIL	-	-	6" RAISED CURB
CB-02	**NOT USED**						
CONCRETE PAVING							
CP-01	CONCRETE PAVING - TYPE 1 (COLORED, PED)		32 13 16	INTEGRAL COLOR CONCRETE PAVING (PEDESTRIAN RATED), 4" THICKNESS	TOP-CAST OR EQUAL, PENDING MOCKUP	TBD, PENDING MOCKUP, SELECTED FROM STANDARD DAVIS COLORS	SAW CUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. PROVIDE FULL RANGE COLOR KIT FOR COLOR SELECTION. COLOR TO BE APPROVED PRIOR TO MOCKUP. SUBMIT SAMPLES AND PROVIDE MOCKUP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-02	CONCRETE PAVING - TYPE 2 (COLORED, VEH)		32 13 16	INTEGRAL DECORATIVE COLOR CONCRETE PAVING (VEHICULAR RATED), 6" THICKNESS	TO MATCH CP-01	TO MATCH CP-01	SAW CUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. PROVIDE FULL RANGE COLOR KIT FOR COLOR SELECTION. COLOR TO BE APPROVED PRIOR TO MOCKUP. SUBMIT SAMPLES AND PROVIDE MOCKUP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-03	**NOT USED**						
UNIT PAVING							
UP-01	**NOT USED**						
UP-02B	**NOT USED**						
UP-03	UNIT PAVING - TYPE 3		32 14 00	CAST IRON DETECTABLE WARNING PAVER, 2'X2'X2" D	-	COLOR TBD	2" THICK CAST IRON UNIT PAVER WITH POLYMETRIC SAND SWEPT JOINT. BITUMINOUS SETTING BED ON CONCRETE SUB-SLAB. PROVIDE SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. SEALANT AND MORTAR COLOR TO BE CHOSEN AFTER MOCK-UP REVIEW. MNFR: URBAN ACCESSORIES
UP-04	UNIT PAVING - TYPE 4		09 63 41	GRANITE COBBLE UNIT PAVER (PEDESTRIAN RATED), 6"X8"X2"D	FLAMED	TBD	4" THICK GRANITE COBBLE PAVER WITH POLYMERIC SAND SWEPT JOINTS. LATICRETE MORTAR SETTING BED ON CONCRETE SUB-SLAB. PROVIDE SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. SEALANT AND MORTAR COLOR TO BE CHOSEN AFTER MOCK-UP REVIEW. MNFR: STONE CURATORS
UP-05	**NOT USED**						
WOOD DECKING							
WD-01	**NOT USED**						
JOINTING							
JO-01	CONTROL JOINT		32 13 16	1/8" TYPICAL	-	-	SUBMIT SHOP DRAWINGS OF CONCRETE POUR SEQUENCE, JOINT TYPE, AND LAYOUT. PROVIDE MOCK UP FOR APPROVALS BY LANDSCAPE ARCHITECT.
JO-02	EXPANSION JOINT		32 13 16	1/4" WIDTH W/ SNAP CAP AND MASTIC SEALANT	LIGHT SAND @ SEALANT	TO MATCH ADJACENT CONCRETE COLOR	SUBMIT SHOP DRAWINGS OF CONCRETE POUR SEQUENCE, JOINT TYPE, AND LAYOUT. PROVIDE FULL RANGE COLOR FOR SELECTION. PROVIDE MOCK UP WITH (4) DIFFERENT COLOR OPTIONS FOR APPROVALS BY LANDSCAPE ARCHITECT.
LANDSCAPE MATERIALS							
LS-01	DECOMPOSED GRANITE		32 93 50	STABILIZED STONE FINES	STONEDUST	NATURAL	INSTALL IN 2" LIFTS WITH INTEGRATED STABILIZED BINDER. SUBMIT PRODUCT DATA, COLOR SAMPLES, PROVIDE MOCK UP FOR APPROVALS BY LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. BASIS OF DESIGN: READ CUSTOM SOILS STONE DUST WITH ORGANIC LOCK STABILIZER.
LS-02	MULCH		32 18 16	ENGINEERED WOOD FIBER OR APPROVED EQUAL	NATURAL	NATURAL	PROVIDE PRODUCT DATA AND SAMPLE FOR REVIEW AND APPROVAL. FIBARSYSTEM 300 SHALL BE INSTALLED FOR DRAINAGE THROUGHOUT MULCHED ZONE. BASIS OF DESIGN: FIBAR.COM/PLAYGROUNDS/EWF.HTM
LS-03	LANDSCAPE BLOCK		04 43 00	DIMENSIONALLY CUT SANDSTONE BLOCK, 18" HT X 2'D X 5-7' L	NATURAL	BLOOM RUN / ROARING RUN	STONE SHALL HAVE EASED EDGES AND NO SHARP EDGES. HEIGHT:18". WIDTH: PER CONSTRUCTION PLAN. LENGTH: PER CONSTRUCTION PLAN. CONTRACTOR TO PROVIDE PHOTO FOR LANDSCAPE ARCHITECT FOR APPROVAL, INCLUDING MEASUREMENT DEVICE DEPICTING HEIGHT, LENGTH, AND WIDTH OF STONE BLOCKS. LANDSCAPE ARCHITECT TO REVIEW LAYOUT. STONE SUPPLIER: www.russellstoneprodcuts.com
LS-04	LANDSCAPE BOULDER		04 43 00	2-5' LOCALLY SOURED STONE BOULDER	NATURAL	NATURAL	LARGE STONE BOULDERS. STONE SHALL HAVE EASED EDGES AND NO SHARP EDGES. HEIGHT: 24"-30". CONTRACTOR TO PROVIDE PHOTO FOR LANDSCAPE ARCHITECT FOR APPROVAL, INCLUDING MEASUREMENT DEVICE DEPICTING HEIGHT, LENGTH, AND WIDTH OF BOULDERS. LANDSCAPE ARCHITECT TO REVIEW LAYOUT. STONE SUPPLIER: www.russellstoneprodcuts.com
LS-05	METAL EDGING	-	32 93 00	3/16" X 5.5" STEEL EDGING	PAINTED	BLACK	3/16" X 5.5" STEEL EDGING
STAIRS AND RAMPS							
SR-01	**NOT USED**						
SR-02	**NOT USED**						
SR-03A	STAIR - TYPE 3A (STONE STEPPERS RAISED)		04 43 00	DIMENSIONALLY CUT SANDSTONE BLOCK	SAWN ON ALL HORIZONTAL FACES, CHOPPED ON VERTICAL FACES	BLOOM RUN / ROARING RUN	CONTRACTOR TO PROVIDE SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL. VERIFY MACHINE OR HAND CUT PRIOR TO FABRICATION. SAWN INDICATOR STRIPS SHALL BE INCLUDED AT EACH STEP. STONE SUPPLIER: www.russellstoneprodcuts.com
SR-03B	**NOT USED**						
FENCING AND RAILINGS							
FR-01	PLANTER RAIL - TYPE 1 (BMP)		05 52 14	GALVANIZED STEEL POST AND RAILS	COLOR GALVANIZED	CUSTOM RAL, TBD	CUSTOM PLANTER RAIL W/ 3/4" X 2" RECTANGULAR STEEL POSTS & 3" X 3/4" BAR STOCK TOP BAR. POST LOCATION AND LENGTH PER PLANS. PROVIDE DETAILED SHOP DRAWINGS & SAMPLES, INCLUDING FINISHED WELDS AND GRINDS, AND POST TO RAIL CONNECTION, FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT. SHALL ADHERE TO ALL LOCAL AND STATE BUILDING CODES.
FR-02	**NOT USED**						
FR-03	**NOT USED**						
FR-04	**NOT USED**						
FR-05	FENCE - TYPE 1 (DOG)		05 52 14	GALVANIZED STEEL POST W/ ARCHITECTURAL MESH	COLOR GALVANIZED	CUSTOM RAL, TBD	CUSTOM FENCE W/ 3"x5" C CHANNEL POSTS, STEEL STANCHIONS, AND METAL FRAME WITH 2"X2" ARCHITECTURAL MESH. FOOTINGS AND WELDED CONNECTIONS PER STRUCTURAL ENGINEER. POSTS AT 4'-0" ON CENTER. PROVIDE DETAILED SHOP DRAWINGS & SAMPLES FOR REVIEW AND APPROVAL. SHALL ADHERE TO ALL LOCAL AND STATE BUILDING CODES. MESH MNFR: MCNICHOLS SQUARE WIRE MESH
FR-06	FENCE - TYPE 2 (KIDS)		05 52 14	GALVANIZED STEEL POST W/ ARCHITECTURAL MESH	COLOR GALVANIZED	CUSTOM RAL, TBD	CUSTOM FENCE W/ 3"x5" C CHANNEL POSTS, STEEL STANCHIONS, AND METAL FRAME WITH 3"x3" ARCHITECTURAL MESH. FOOTINGS AND WELDED CONNECTIONS PER STRUCTURAL ENGINEER. POSTS AT 4'-0" ON CENTER. PROVIDE DETAILED SHOP DRAWINGS & SAMPLES FOR REVIEW AND APPROVAL. SHALL ADHERE TO ALL LOCAL AND STATE BUILDING CODES. MESH MNFR: MCNICHOLS SQUARE WIRE MESH
FR-07	FENCE - TYPE 3 (BALL COURT)		05 52 14 06 15 37	TIMBER POSTS WITH CABLE MESH	**METAL:** STAINLESS STEEL **WOOD:** LOCALLY SOURCED AND TREATED	**WOOD:** NATURAL	CUSTOM FENCE W/ WOOD POSTS AND STEEL CABLE MESH. FOOTINGS AND WELDED CONNECTIONS PER STRUCTURAL ENGINEER. POST WITH INTEGRATED LIGHTING, (1) BASKETBALL NET INTEGRATE TO (1) POST. LOCATION PER PLAN. PROVIDE DETAILED SHOP DRAWINGS & SAMPLES FOR REVIEW AND APPROVAL. SHALL ADHERE TO ALL LOCAL AND STATE BUILDING CODES. MESH MNFR: CARL STAHL CABLE MESH, XTEND 2.
FR-08	FENCE - TYPE 4 (PEPCO SCREEN)		-	DECORATIVE FENCE PER OWNER	TBD	TBD	SCREEN FENCE
FR-09	GATE - TYPE 1 (DOG)		05 52 14	3'-8" H, 4-6"W DOUBLE SWING GATE W/ GALVANIZED STEEL POST AND ARCHITECTURAL MESH	COLOR GALVANIZED	CUSTOM RAL, TBD	CUSTOM GATE W/ 3"x5" C CHANNEL POSTS & METAL FRAME WITH 2"X2" ARCHITECTURAL MESH. FOOTINGS AND WELDED CONNECTIONS PER STRUCTURAL ENGINEER. INCLUDE FULL GATE OPERATION SYSTEM, HINGES, HANDLES AND LOCKSETS. PROVIDE DETAILED SHOP DRAWINGS & SAMPLES FOR REVIEW AND APPROVAL. SHALL ADHERE TO ALL LOCAL AND STATE BUILDING CODES.
FR-10	GATE - TYPE 2 (KIDS)		05 52 14	3'-8" H, 4-6"W SINGLE SWING GATE W/ GALVANIZED STEEL POST AND ARCHITECTURAL MESH	COLOR GALVANIZED	CUSTOM RAL, TBD	CUSTOM GATE W/ 3"x5" C CHANNEL POSTS & METAL FRAME WITH 3"X3" ARCHITECTURAL MESH. FOOTINGS AND WELDED CONNECTIONS PER STRUCTURAL ENGINEER. INCLUDE FULL GATE OPERATION SYSTEM, HINGES, HANDLES AND LOCKSETS. PROVIDE DETAILED SHOP DRAWINGS & SAMPLES FOR REVIEW AND APPROVAL. SHALL ADHERE TO ALL LOCAL AND STATE BUILDING CODES.
SITE WALLS							
SW-01	SITE WALL - TYPE 1		32 93 20	DIMENSIONALLY CUT SANDSTONE BLOCK, 18" HT X 2'D X 5-7' L	SAWN ON ALL HORIZONTAL FACES, CHOPPED ON VERTICAL FACES	BLOOM RUN / ROARING RUN	STONE SHALL HAVE EASED EDGES AND NO SHARP EDGES. HEIGHT:18". WIDTH: PER CONSTRUCTION PLAN. LENGTH: PER CONSTRUCTION PLAN. CONTRACTOR TO PROVIDE PHOTO FOR LANDSCAPE ARCHITECT FOR APPROVAL, INCLUDING MEASUREMENT DEVICE DEPICTING HEIGHT, LENGTH, AND WIDTH OF STONE BLOCKS. LANDSCAPE ARCHITECT TO REVIEW LAYOUT. STONE SUPPLIER: www.russellstoneprodcuts.com
SW-02	**NOT USED**						

CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR ALL MATERIALS, FIXTURES, FURNISHINGS, ETC. QUANTITIES ARE PROVIDED HERE FOR REFERENCE ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF EACH FINISH TYPE, AND PROVIDE SHOP DRAWINGS OF ALL FABRICATED CONDITIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY THE LAYOUT OF ALL MATERIALS IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. INCLUDING PAVING, BOLLARDS, TREE GRATES, LIGHT POLE BASES, FOUNTAINS, STEPS, SEATS AND WALLS.
4. CONTRACTOR TO PROTECT ALL HARDSCAPE IN PLACE ONCE CONSTRUCTED, AND TO REPLACE ANY DAMAGED OR CRACKED STONE DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL MEP AND IRRIGATION SLEEVING BENEATH AND THROUGH HARDSCAPE.
6. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
4. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
6. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
7. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
8. CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
10. CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.
11. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED (+/-) AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).
12. SIMILAR (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.
13. DIMENSIONS NOTED CLEAR (CLR) MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY (FV) OR VERIFY IN FIELD (VIF) PRIOR TO CONSTRUCTION.
14. TYPICAL (TYP) MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
15. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
16. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
17. ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRGS REDEVELOPMENT

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

KEY MAP

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: N/A

CONSTRUCTION SCHEDULE

L1.000A-RC

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CONSTRUCTION SCHEDULE (CONT'D)

KEY	DESCRIPTION	DETAIL	SPEC	MATERIAL	FINISH	COLOR	COMMENTS
SITE FEATURES							
SF-01	WASTE RECEPTACLE		12 93 00	METAL LITTER & RECYCLING RECEPTACLES	POWDERCOATED STEEL	CUSTOM RAL, TBD	LOCATION PER PLAN. MODEL: VROOM, MANF: VESTRE; SUBMIT PRODUCT DATA FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-02	BIKE RACK	-	12 93 00	METAL BIKE RACK	POWDERCOATED STEEL	CUSTOM RAL, TBD	QUANTITY PER PLANS. MODEL: HOOP RACK, MANF: DERO, dero.com; SUBMIT PRODUCT DATA FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-03	BIKE SHARE DOCK	-	12 93 00	PER CITY STANDARD	-	-	-
SF-04	**NOT USED**						
SF-05	PUMP ROOM		-	CMU PUMP ROOM BUILDING WITH INTEGRATE METAL MESH FRAME AND CHALK BOARD	**METAL:** COLOR GALVANIZED	**METAL:** CUSTOM RAL, TBD **CMU:** PAINTED, COLOR TBD	CMU PUMP ROOM BUILDING FOR WATER FEATURE AND IRRIGATION EQUIPMENT. WATER AND ELECTRICAL CONNECTIONS TO BE COORDINATED WITH WATER FEATURE DESIGNER AND MEP. MESH MNFR: MCNICHOLS SQUARE WIRE MESH
SF-06	CORTEN PLANTER POT	-	12 93 00	CORTEN PLANTER POT	PRE-PAINTED	SEALED	PROVIDE PRODUCT DATA AND SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. ALL PLANTER POTS TO RECEIVE DRIP IRRIGATION, RE: IRRIGATION PLANS.
SF-07	**NOT USED**						
SF-08	ART AT GATEWAY		12 93 00	PERFORATED METAL STRUCTURE WITH VINE AND MIST			
SF-09	KID PLAY ENTRY		12 93 00	RECLAIMED RAIL TRACK INSTALLATION			
SF-10	DOGGIE BAG DISPENSER		12 93 00	METAL DOGGIE BAG HOLDER	POWDERCOATED STEEL	CUSTOM RAL, TBD	SUBMIT MATERIAL SAMPLES & SHOP DRAWINGS FOR REVIEW & APPROVAL. QUANTITY PER PLANS. LOCATE IN THE FIELD UNDER THE REVIEW OF LANDSCAPE ARCHITECT. MNFR: SITE PIECES MONOLINE NO. 2 BAG HOLDER
SF-11	DRINKING FOUNTAIN W/ PET BOWL		12 93 00	PET FOUNTAIN	POWDERCOATED STEEL	CUSTOM RAL, TBD	SUBMIT MATERIAL SAMPLES & SHOP DRAWINGS FOR REVIEW & APPROVAL. PROVIDE HOSE AT INSTALLATION. QUANTITY PER PLANS. LOCATE IN THE FIELD UNDER THE REVIEW OF LANDSCAPE ARCHITECT. COORDINATE WITH MEP FOR WATER CONNECTION. MNFR: MOSTDEPENDABLE.COM.
SF-12	BOCCE BALL COURT EDGING	-	06 15 37	RECLAIMED TIMBER EDGING	LOCALLY SOURCED AND TREATED	NATURAL	RAISED WOOD CURBING
SF-13	CHESS BOARD TABLE	-	12 93 00	CUSTOM WOOD TABLE WITH STONE CHESS BOARD INSERT	**WOOD:** SMOOTH **STONE:** GRANITE, SPECIES TBD	**WOOD:** KEBONY,NATURAL **STONE:** SAWN	SUBMIT MATERIAL SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL. LENGTH AND QUANTITY PER PLANS.
SF-14	PING PONG TABLE	-	12 93 00	ALUMINUM PING PONG TABLE	POWDERCOATED STEEL	CUSTOM RAL, TBD	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: SITE PIECES; MODEL NUMBER: MONOLINE PING PONG TABLE
SF-15	FOOSBALL	-	12 93 00	G-500 FOOSBALL TABLE	POWDERCOATED STEEL	CUSTOM RAL, TBD	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: POOL WAREHOUSE; MODEL NUMBER: 26-7895
SF-16	HAMMOCK	-	12 93 00	FREE STANDING HAMMOCK	POWDERCOATED STEEL	CUSTOM RAL, TBD	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-17	COMMUNITY TABLES AND CHAIRS		12 93 00	WOOD PICNIC TABLE WITH METAL LEGS AND WOOD BENCH WITH METAL LEGS	**WOOD:** SMOOTH **METAL:** POWDERCOATED	**WOOD:** KEBONY,NATURAL **METAL:** CUSTOM RAL, TBD	SUBMIT MATERIAL SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL. LENGTH AND QUANTITY PER PLANS. MMFR: MMCITE (mmcite.com) WOODY BENCH AND TABLE LWB 900.
SF-18	EXERCISE EQUIPMENT - TYPE 1	-	12 93 00	TIMBER FITNESS CLUSTER WITH TIMBER POSTS, BENCHES WITH METAL RAILS	**TIMBER:** PRESSURE TREATED **METAL:** POWDER COATED	**TIMBER:** DOUGLAS FIR **METAL:** CUSTOM RAL, TBD	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: COLUMBIA CASCADE (fitness.columbia-cascade.com) MODEL NUMBER: GROUP A, 5100-A
SF-19	**NOT USED**						
SF-20	BENCH - TYPE 2		05 52 14 06 15 37	WOOD BLOCK BENCH WITH METAL SUPPORT	**WOOD:** LOCALLY SOURCED AND TREATED **FRAME:** COLOR GALVANIZED	**WOOD:** SAWN **STEEL:** CUSTOM RAL, TBD	CUSTOM WOOD BLOCK BENCH WITH MTEAL SUPPORT. FASTEN TO STEEL FRAME WITH HIDDEN FASTENERS. SUBMIT SAMPLES, SHOP DRAWINGS, AND MOCK UPS FOR REVIEW AND APPROVAL. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER.
SF-21	**NOT USED**						
SF-22	BENCH - TYPE 4		05 52 14 06 15 37	WOOD SLAT BENCH WITH METAL SUPPORT	**WOOD:** SMOOTH **FRAME:** COLOR GALVANIZED	**WOOD:** KEBONY,NATURAL **FRAME:** CUSTOM RAL, TBD	CUSTOM WOOD BENCH WITH WOOD SLATS AND METAL SUPPORT. FASTEN TO STEEL FRAME WITH HIDDEN FASTENERS. SUBMIT SAMPLES, SHOP DRAWINGS, AND MOCK UPS FOR REVIEW AND APPROVAL. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER.
SF-23	BENCH - TYPE 5		06 15 37	RECLAIMED LOG BENCH	LOCALLY SOURCED AND TREATED	**TOP:** SAWN **SIDES:** LIVE EDGE	LENGTH VARIES - APPROXIMATE PER PLANS. CONTRACTOR SHALL PROPERLY STORE AND TREAT FELLED TREES TO BE REUSED PER PLANS. REFER TO TREE PROTECTION PLANS FOR TREES TO BE FELLED AND STORED FOR REUSE. SAWN TOP AND LIVE-EDGE SIDES.
PLAY EQUIPMENT							
PE-01	KID PLAY STRUCTURE - TYPE 1	-	12 93 00	TOWER STRUCTURE WITH NATURAL LOG AND NET CLIMBING STRUCTURE AND METAL SLIDE	**WOOD:** SMOOTH **METAL:** STAINLESS STEEL	**WOOD:** NATURAL	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: EARTHSCAPE; MODEL NUMBER: LOG TOWER 5
PE-02	KID PLAY STRUCTURE - TYPE 2	-	12 93 00	6'-10" L TIMBER LOG	SMOOTH	WHITE OAK	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: EARTHSCAPE; MODEL NUMBER: LOG PILE 4.1
PE-03	KID PLAY STRUCTURE - TYPE 3	-	12 93 00	5'-24" H. LOG STEPPERS	SMOOTH	WHITE OAK	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: EARTHSCAPE; MODEL NUMBER: LOG STEPPER
PE-04	KID PLAY STRUCTURE - TYPE 4	-	12 93 00	TIMBER CLIMBING STRUCTURE	SMOOTH	WHITE ACCOYA	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: EARTHSCAPE; MODEL NUMBER: PINE
PE-05	KID PLAY STRUCTURE - TYPE 5	-	12 93 00	SLIDE	**WOOD:** SMOOTH **METAL:** STAINLESS STEEL	**WOOD:** NATURAL	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: EARTHSCAPE; MODEL NUMBER: SLIDE PLATFORM 900
PE-06	SENSORY ELEMENT - TYPE 1 (MIRROR)	-	12 93 00	MIRROR	-	-	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: RICHTER SPIELGERATE GMBH; MODEL NUMBER: 10.23420
PE-07	SENSORY ELEMENT - TYPE 2 (CHIME)	-	12 93 00	CHIME	-	-	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: RICHTER SPIELGERATE GMBH; MODEL NUMBER: 10.52400
PE-08	SENSORY ELEMENT - TYPE 3 (CORKSCREW)	-	12 93 00	CORKSCREW	-	-	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: RICHTER SPIELGERATE GMBH; MODEL NUMBER: 10.19200
PE-09	ROUND STONE BLOCK	-	04 43 00	GRANITE STONE BLOCK, 3' DIA.	SAW	GRANITE SPECIES TBD	GRANITE STONE BLOCK. REFERENCE CONSTRUCTION PLANS FOR LAYOUT AND LOCATIONS. CAST IN PLACE CONCRETE SUB-STRUCTURE AND REINFORCEMENT TO BE COORDINATED WITH STRUCTURAL ENGINNEER. CONTRACTOR TO PROVIDE SAMPLES, PRODUCT DATA, DETAILED SHOP DRAWINGS SHOWING WALL JOINT, ALIGNMENT, DIMENSIONS. PROVIDE FULL RANGE COLOR KIT FOR SEALANT AND MORTAR COLOR SELECTION. SEALANT AND MORTAR COLOR TO BE CHOSEN AFTER MOCK-UP REVIEW.
PE-10	DOG PLAY STRUCTURE - TYPE 1 (RECLAIMED TIMBER CLIMB)		12 93 00	RECLAIMED TIMBER CLIMBER	STAINED	ACCOYA	CUSTOM DESIGNED CLIMBER STRUCTURE WITH HIGH STRENGTH CORD AND STAINLESS STEEL CONNECTORS. COORDINATE WITH STRUCTURAL ENGINEER. INSTALL TO MEET ALL ASTM AND LOCAL/ STATE PLAYGROUND SAFETY REQUIREMENTS. CONTRACTOR TO PROVIDE DETAILED ENGINEER STAMPED SHOP DRAWINGS FOR REVIEW. PROVIDE SAMPLES AND PRODUCT DATA FOR REVIEW AND APPROVAL.
PE-11	DOG PLAY STRUCTURE - TYPE 2 (DOG PLAY TUNNEL)		03 45 00	ARCHITECTURAL PRE-CAST CONCRETE TUNNEL UNDER TURF BERM	TBD	TBD	COORDINATE WITH STRUCTURAL ENGINEER'S PLANS FOR CAST IN PLACE CONCRETE SUB-STRUCTURE AND REINFORCEMENT. CONTRACTOR TO PROVIDE SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL. COORDINATE WITH CIVIL FOR GRADING INFORMATION. MNFR: WAUSAU
WATER FEATURE							
WF-01	**NOT USED**						
WF-02	WATER FEATURE - TYPE 2 (AT KIDS)		RE: WATER FEATURE	CUSTOM WATER FEATURE WITH SPLASH AND WATER JET	-	-	RE: WATER FEATURE DESIGNER
MOVEABLE FURNITURE							
MF-01	DINING TABLE AND CHAIRS (4 TOP)	-	12 93 00	4 TOP METAL TABLE AND CHAIR	TBD	TBD	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: LANDSCAPE FORMS; MODEL NUMBER: PARC CENTER ROUND TABLES
MF-02	DINING TABLE AND CHAIRS (BISTRO)	-	12 93 00	2 TOP METAL TABLE AND CHAIR	TBD	TBD	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: LANDSCAPE FORMS; MODEL NUMBER: PARC CENTER ROUND TABLES
MF-03	**NOT USED**						
MF-04	ADIRONDACK CHAIRS	-	12 93 00	WOOD ADIRONDACK	TBD	TBD	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: SITE PIECES; MODEL NUMBER: ALPINE 14ER CHAIR
MF-05	UMBRELLA	-	12 93 00	UMBRELLA	TBD	TBD	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: TUCCI
MF-06	CORN HOLE	-	12 93 00	CORN HOLE	TBD	TBD	PROVIDE SAMPLES, SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT. MNFR: VICTORY TAILGATE

CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR ALL MATERIALS, FIXTURES, FURNISHINGS, ETC. QUANTITIES ARE PROVIDED HERE FOR REFERENCE ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF EACH FINISH TYPE, AND PROVIDE SHOP DRAWINGS OF ALL FABRICATED CONDITIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY THE LAYOUT OF ALL MATERIALS IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. INCLUDING PAVING, BOLLARDS, TREE GRATES, LIGHT POLE BASES, FOUNTAINS, STEPS, SEATS AND WALLS.
4. CONTRACTOR TO PROTECT ALL HARDSCAPE IN PLACE ONCE CONSTRUCTED, AND TO REPLACE ANY DAMAGED OR CRACKED STONE DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL MEP AND IRRIGATION SLEEVING BENEATH AND THROUGH HARDSCAPE.
6. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
4. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
6. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
7. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
8. CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
10. CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.
11. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).
12. SIMILAR [SIM] MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.
13. DIMENSIONS NOTED CLEAR [CLR] MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY (FV) OR VERIFY IN FIELD [VIF] PRIOR TO CONSTRUCTION.
14. TYPICAL [TYP] MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
15. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
16. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
17. ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

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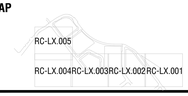
COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

KEY MAP



REV.	DATE	DESCRIPTION
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SCALE: N/A

CONSTRUCTION SCHEDULE

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CONSTRUCTION SCHEDULE (CONT'D)

KEY	DESCRIPTION	DETAIL	SPEC	MATERIAL	FINISH	COLOR	COMMENTS
LIGHTING AND ELECTRICAL COMPONENTS							
YC1	CATENARY LIGHTING - TYPE 1	-	RE: LIGHTING	CATENARY LIGHT ATTACHED TO CABLE	POWDERCOATED	CUSTOM RAL, TBD	QUANTITY PER PLAN. REFER TO LIGHTING AND ELECTRICAL FOR FIXTURE SPECIFICATION AND POWER REQUIREMENTS. PROVIDE FINISH SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
YG1	GROUND LIGHTING - TYPE 1 (STREET LIGHT)	-	RE: LIGHTING	STREET LIGHT POLE	POWDERCOATED	CUSTOM RAL, TBD	FIXTURE TO BE COORDINATED WITH LIGHTING DESIGNER. REFERENCE CONSTRUCTION PLANS FOR QUANTITY, LAYOUT, AND LOCATIONS. COORDINATE WITH LIGHTING DESIGNER AND ELECTRICAL PLANS FOR FIXTURE SPECIFICATION AND POWER REQUIREMENTS. PROVIDE FINISH SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT. REMOTE DRIVER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
YG2	GROUND LIGHTING - TYPE 2 (PEDESTRIAN POLE LIGHT)	-	RE: LIGHTING	PEDESTRIAN POLE LIGHT	POWDERCOATED	CUSTOM RAL, TBD	QUANTITY PER PLAN. REFER TO LIGHTING AND ELECTRICAL FOR FIXTURE SPECIFICATION AND POWER REQUIREMENTS. PROVIDE FINISH SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
YG3	**NOT USED**						
YG4	GROUND LIGHTING - TYPE 4 (GATEWAY ART UPLIGHT)	-	RE: LIGHTING	LED UPLIGHT FLUSH WITH PAVING	POWDERCOATED	CUSTOM RAL, TBD	QUANTITY PER PLAN. REFER TO LIGHTING AND ELECTRICAL FOR FIXTURE SPECIFICATION AND POWER REQUIREMENTS. PROVIDE FINISH SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
YG5	GROUND LIGHTING - TYPE 5 (HIGH EFFICIENT LIGHT)	-	RE: LIGHTING	HIGH EFFICIENT LIGHT MOUNTED TO BALL COURT FENCE POST	POWDERCOATED	CUSTOM RAL, TBD	QUANTITY PER PLAN. REFER TO LIGHTING AND ELECTRICAL FOR FIXTURE SPECIFICATION AND POWER REQUIREMENTS. PROVIDE FINISH SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
YG6	**NOT USED**						
YG7	**NOT USED**						
YS1	**NOT USED**						
YS2	**NOT USED**						
YS3	**NOT USED**						
YS4	SURFACE LIGHTING - TYPE 4 (WALL FLOOD LIGHT)		RE: LIGHTING	LINEAR LED FLOODLIGHT MOUNTED TO WALL	POWDERCOATED	CUSTOM RAL, TBD	QUANTITY PER PLAN. REFER TO LIGHTING AND ELECTRICAL FOR FIXTURE SPECIFICATION AND POWER REQUIREMENTS. PROVIDE FINISH SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
YS5	**NOT USED**						
EO-01	ELECTRICAL OUTLET - TYPE 1 (HINGE-TOP)	-	12 93 00	HINGE TOP (SINGLE GANG) OUTLET PEDESTAL	POWDERCOATED	CUSTOM RAL, TBD	QUANTITY PER PLAN. REFER TO LIGHTING AND ELECTRICAL FOR FIXTURE SPECIFICATION AND POWER REQUIREMENTS. PROVIDE FINISH SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. MANF: PEDOC POWER SOLUTIONS
EO-02	**NOT USED**						
EO-03	ELECTRICAL OUTLET - TYPE 3 (POLE INTEGRATED)	-	12 93 00	(SINGLE GANG OUTLET) INTEGRATED WITH LIGHT POLE	POWDERCOATED	CUSTOM RAL, TBD	QUANTITY PER PLAN. REFER TO LIGHTING AND ELECTRICAL FOR FIXTURE SPECIFICATION AND POWER REQUIREMENTS. PROVIDE FINISH SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. MANF: LEGRAND OMNIBOX SERIES

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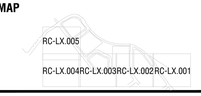
COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

KEY MAP



REV.	DATE	DESCRIPTION
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SCALE: N/A

CONSTRUCTION SCHEDULE

L1.000C-RC

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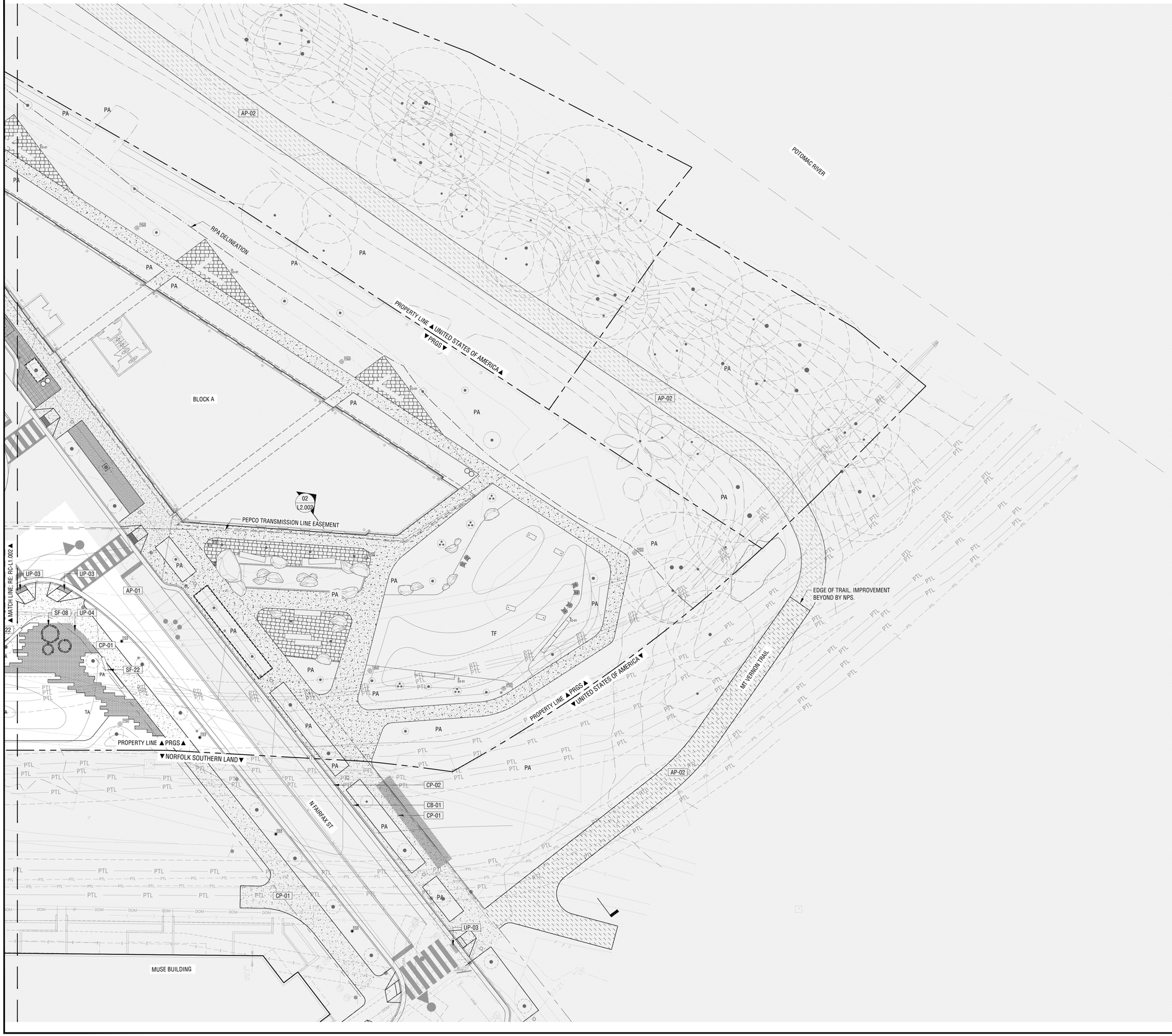

QUICK REFERENCE LEGEND

REFERENCE L1.000 FOR FULL CONSTRUCTION SCHEDULE

ASPHALT PAVING

AP-01	ASPHALT PAVING - TYPE 1
AP-02	ASPHALT PAVING - TYPE 2
AP-03	ASPHALT PAVING - TYPE 3

ARTIFICIAL SURFACING

AS-01	ARTIFICIAL TURF - TYPE 1
AS-02	ARTIFICIAL TURF - TYPE 2

CURBING

CB-01	CURB - TYPE 1 (RAISED)
CB-02	**NOT USED**

CONCRETE PAVING

CP-01	CONCRETE PAVING - TYPE 1
CP-02	CONCRETE PAVING - TYPE 2
CP-03	**NOT USED**

UNIT PAVING

UP-01	**NOT USED**
UP-02B	**NOT USED**
UP-03	UNIT PAVING - TYPE 3
UP-04	UNIT PAVING - TYPE 4
UP-05	**NOT USED**

WOOD DECKING

WD-01	**NOT USED**

JOINTING

JO-01	CONTROL JOINT
JO-02	EXPANSION JOINT

LANDSCAPE MATERIAL

LS-01	DECOMPOSED GRANITE
LS-02	**NOT USED**
LS-03	LANDSCAPE BLOCK
LS-04	LANDSCAPE BOULDER
LS-05	METAL EDGING

STAIRS AND RAMPS

SR-01	**NOT USED**
SR-02	**NOT USED**
SR-03A	STAIR - TYPE 3A
SR-03B	**NOT USED**

FENCING AND RAILINGS

FR-01	PLANTER RAIL - TYPE 1
FR-02	**NOT USED**
FR-03	**NOT USED**
FR-04	**NOT USED**
FR-05	FENCE - TYPE 1
FR-06	FENCE - TYPE 2
FR-07	FENCE - TYPE 3
FR-08	FENCE - TYPE 4
FR-09	GATE - TYPE 1
FR-10	GATE - TYPE 2

SITE WALL

SW-01	SITE WALL - TYPE 1
SW-02	**NOT USED**

SITE FEATURE

SF-01	WASTE RECEPTACLE
SF-02	BIKE RACK
SF-03	BIKE SHARE DOCK
SF-04	**NOT USED**
SF-05	PUMP ROOM
SF-06	CORTEN POT
SF-07	**NOT USED**
SF-08	ART AT GATEWAY
SF-09	ART AT KIDS
SF-10	DOGGIE BAG DISPENSER
SF-11	DRINKING FOUNTAIN W/ PET BOWL
SF-12	BOCCE BALL COURT EDGING

SITE FEATURE (CONT'D)

SF-13	CHESS BOARD TABLE
SF-14	PING PONG TABLE
SF-15	FOOSBALL TABLE
SF-16	FREE STANDING HAMMOCK
SF-17	COMMUNITY TABLES AND CHAIRS
SF-18	EXERCISE EQUIPMENT - TYPE 1
SF-19	**NOT USED**
SF-20	BENCH TYPE 2
SF-21	**NOT USED**
SF-22	BENCH TYPE 4
SF-23	BENCH TYPE 5

PLAY EQUIPMENT

PE-01	KID PLAY STRUCTURE - TYPE 1
PE-02	KID PLAY STRUCTURE - TYPE 2
PE-03	KID PLAY STRUCTURE - TYPE 3
PE-04	KID PLAY STRUCTURE - TYPE 4
PE-05	KID PLAY STRUCTURE - TYPE 5
PE-06	SENSORY ELEMENT - TYPE 1
PE-07	SENSORY ELEMENT - TYPE 2
PE-08	SENSORY ELEMENT - TYPE 3
PE-09	ROUND STONE BLOCK
PE-10	DOG PLAY STRUCTURE - TYPE 1
PE-11	DOG PLAY STRUCTURE - TYPE 2

WATER FEATURE

WF-01	**NOT USED**
WF-02	WATER FEATURE - TYPE 2

MOVABLE FURNITURE

MF-01	DINING TABLE AND CHAIRS - TYPE 1
MF-02	DINING TABLE AND CHAIRS - TYPE 2
MF-03	**NOT USED**
MF-04	ADIRONDACK CHAIRS
MF-05	UMBRELLA
MF-06	CORN HOLE

LIGHTING /ELECTRICAL

YC1	CATENARY LIGHTING - TYPE 1
YG1	GROUND LIGHTING - TYPE 1 (STREET LIGHT)
YG2	GROUND LIGHTING - TYPE 2 (PEDESTRIAN POLE LIGHT)
YG3	**NOT USED**
YG4	GROUND LIGHTING - TYPE 4 (GATEWAY ART UPLIGHT)
YG5	GROUND LIGHTING - TYPE 5 (HIGH EFFICIENT LIGHT)
YG6	**NOT USED**
YG7	**NOT USED**
YS1	**NOT USED**
YS2	**NOT USED**
YS3	**NOT USED**
YS4	SURFACE LIGHTING - TYPE 4 (WALL FLOOD LIGHT)
YS5	**NOT USED**
EO-01	ELECTRICAL OUTLET - TYPE 1 (HINGE-TOP)
EO-02	**NOT USED**
EO-03	ELECTRICAL OUTLET - TYPE 3 (POLE INTEGRATED)

ABBREVIATIONS AND SYMBOLS

PA	PLANTING AREA
TA	TURF AREA

PROPOSED TREE LOCATIONS

EXISTING TREE LOCATIONS

0 10 20 40

SCALE: 1"=20'-0"

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CONSTRUCTION PLANS

L1.001-RC

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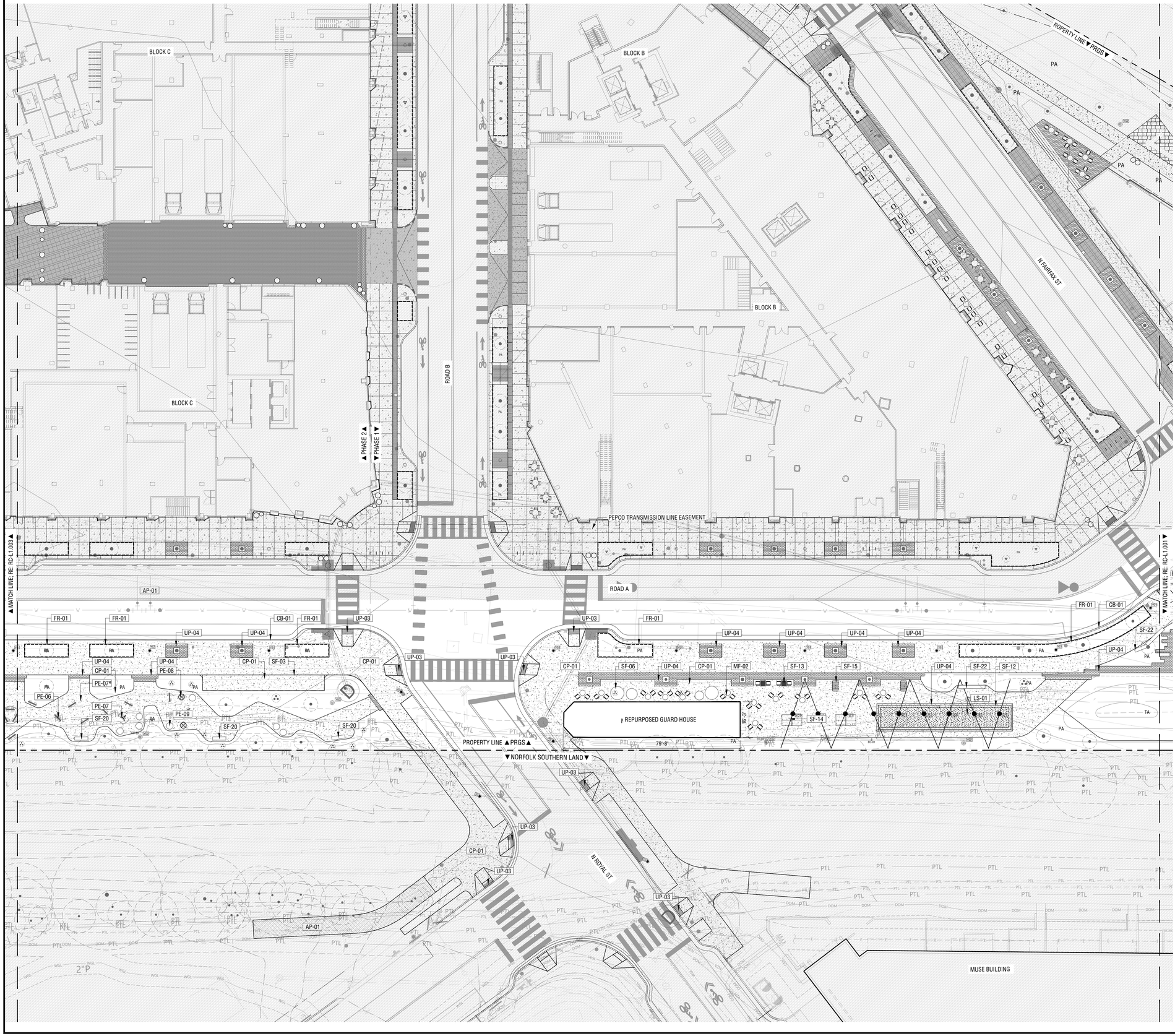

QUICK REFERENCE LEGEND

REFERENCE L1.000 FOR FULL CONSTRUCTION SCHEDULE

ASPHALT PAVING
- AP-01 ASPHALT PAVING - TYPE 1
- AP-02 ASPHALT PAVING - TYPE 2
- AP-03 ASPHALT PAVING - TYPE 3

ARTIFICIAL SURFACING
- AS-01 ARTIFICIAL TURF - TYPE 1
- AS-02 ARTIFICIAL TURF - TYPE 2

CURBING
- CB-01 CURB - TYPE 1 (RAISED)
- CB-02 **NOT USED**

CONCRETE PAVING
- CP-01 CONCRETE PAVING - TYPE 1
- CP-02 CONCRETE PAVING - TYPE 2
- CP-03 **NOT USED**

UNIT PAVING
- UP-01 **NOT USED**
- UP-02B **NOT USED**
- UP-03 UNIT PAVING - TYPE 3
- UP-04 UNIT PAVING - TYPE 4
- UP-05 **NOT USED**

WOOD DECKING
- WD-01 **NOT USED**

JOINTING
- JO-01 CONTROL JOINT
- JO-02 EXPANSION JOINT

LANDSCAPE MATERIAL
- LS-01 DECOMPOSED GRANITE
- LS-02 **NOT USED**
- LS-03 LANDSCAPE BLOCK
- LS-04 LANDSCAPE BOULDER
- LS-05 METAL EDGING

STAIRS AND RAMPS
- SR-01 **NOT USED**
- SR-02 **NOT USED**
- SR-03A STAIR - TYPE 3A
- SR-03B **NOT USED**

FENCING AND RAILINGS
- FR-01 PLANTER RAIL - TYPE 1
- FR-02 **NOT USED**
- FR-03 **NOT USED**
- FR-04 **NOT USED**
- FR-05 FENCE - TYPE 1
- FR-06 FENCE - TYPE 2
- FR-07 FENCE - TYPE 3
- FR-08 FENCE - TYPE 4
- FR-09 GATE - TYPE 1
- FR-10 GATE - TYPE 2

SITE WALL
- SW-01 SITE WALL - TYPE 1
- SW-02 **NOT USED**

SITE FEATURE
- SF-01 WASTE RECEPTACLE
- SF-02 BIKE RACK
- SF-03 BIKE SHARE DOCK
- SF-04 **NOT USED**
- SF-05 PUMP ROOM
- SF-06 CORTEN POT
- SF-07 **NOT USED**
- SF-08 ART AT GATEWAY
- SF-09 ART AT KIDS
- SF-10 DOGGIE BAG DISPENSER
- SF-11 DRINKING FOUNTAIN W/ PET BOWL
- SF-12 BOCCE BALL COURT EDGING

SITE FEATURE (CONT'D)
- SF-13 CHESS BOARD TABLE
- SF-14 PING PONG TABLE
- SF-15 FOOSBALL TABLE
- SF-16 FREE STANDING HAMMOCK
- SF-17 COMMUNITY TABLES AND CHAIRS
- SF-18 EXERCISE EQUIPMENT - TYPE 1
- SF-19 **NOT USED**
- SF-20 BENCH TYPE 2
- SF-21 **NOT USED**
- SF-22 BENCH TYPE 4
- SF-23 BENCH TYPE 5

PLAY EQUIPMENT
- PE-01 KID PLAY STRUCTURE - TYPE 1
- PE-02 KID PLAY STRUCTURE - TYPE 2
- PE-03 KID PLAY STRUCTURE - TYPE 3
- PE-04 KID PLAY STRUCTURE - TYPE 4
- PE-05 KID PLAY STRUCTURE - TYPE 5
- PE-06 SENSORY ELEMENT - TYPE 1
- PE-07 SENSORY ELEMENT - TYPE 2
- PE-08 SENSORY ELEMENT - TYPE 3
- PE-09 ROUND STONE BLOCK
- PE-10 DOG PLAY STRUCTURE - TYPE 1
- PE-11 DOG PLAY STRUCTURE - TYPE 2

WATER FEATURE
- WF-01 **NOT USED**
- WF-02 WATER FEATURE - TYPE 2

MOVABLE FURNITURE
- MF-01 DINING TABLE AND CHAIRS - TYPE 1
- MF-02 DINING TABLE AND CHAIRS - TYPE 2
- MF-03 **NOT USED**
- MF-04 ADIRONDACK CHAIRS
- MF-05 UMBRELLA
- MF-06 CORN HOLE

LIGHTING /ELECTRICAL
- YC1 CATENARY LIGHTING - TYPE 1
- YG1 GROUND LIGHTING - TYPE 1 (STREET LIGHT)
- YG2 GROUND LIGHTING - TYPE 2 (PEDESTRIAN POLE LIGHT)
- YG3 **NOT USED**
- YG4 GROUND LIGHTING - TYPE 4 (GATEWAY ART UPLIGHT)
- YG5 GROUND LIGHTING - TYPE 5 (HIGH EFFICIENT LIGHT)
- YG6 **NOT USED**
- YG7 **NOT USED**
- YS1 **NOT USED**
- YS2 **NOT USED**
- YS3 **NOT USED**
- YS4 SURFACE LIGHTING - TYPE 4 (WALL FLOOD LIGHT)
- YS5 **NOT USED**
- EO-01 ELECTRICAL OUTLET - TYPE 1 (HINGE-TOP)
- EO-02 **NOT USED**
- EO-03 ELECTRICAL OUTLET - TYPE 3 (POLE INTEGRATED)

ABBREVIATIONS AND SYMBOLS
- PA PLANTING AREA
- TA TURF AREA
- PROPOSED TREE LOCATIONS
- EXISTING TREE LOCATIONS

0 10 20 40
SCALE: 1"=20'-0"

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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Tel 703.721.3044

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

KEY MAP

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 20'-0"

CONSTRUCTION PLANS

L1.002-RC

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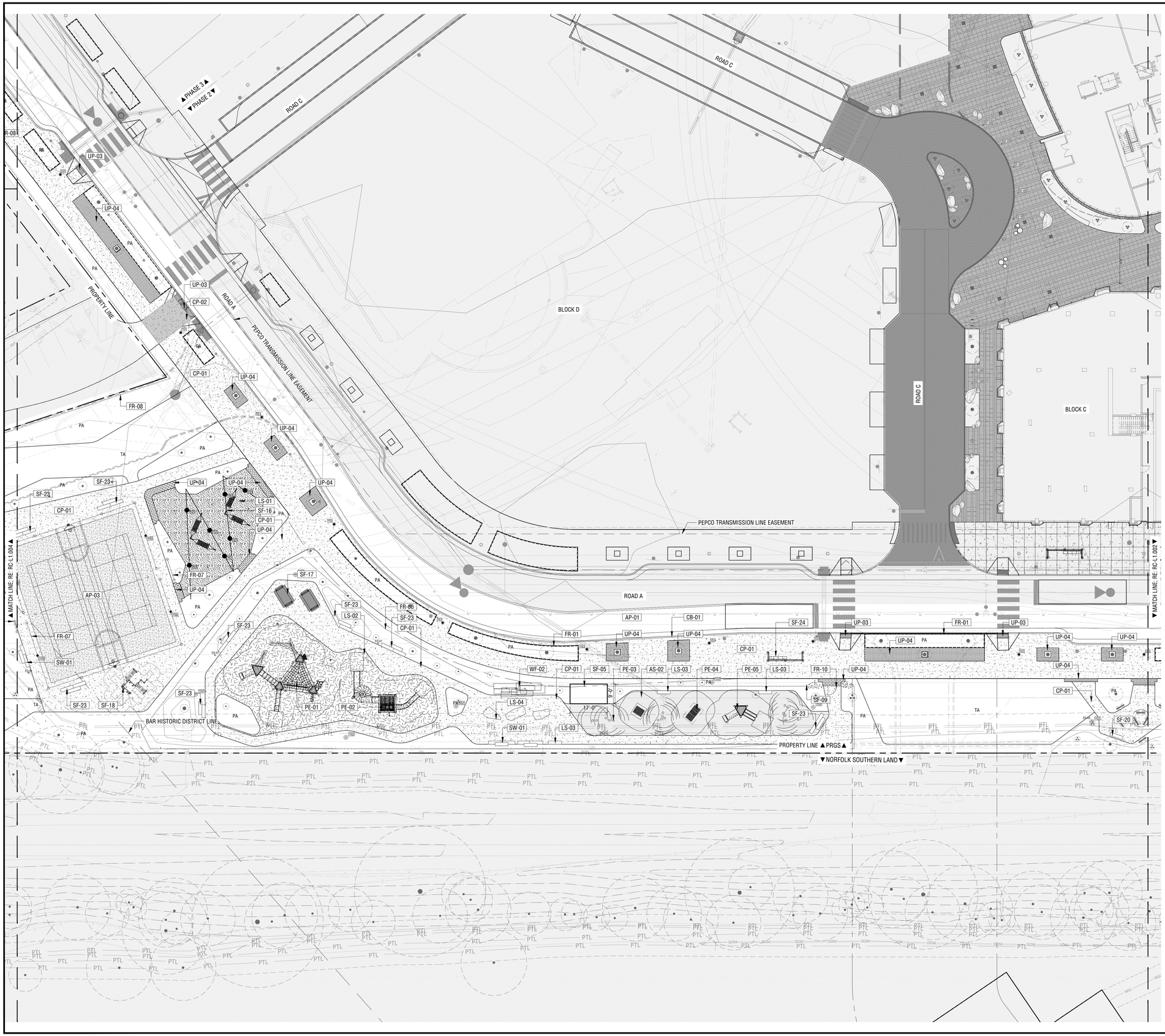

QUICK REFERENCE LEGEND

REFERENCE L1.000 FOR FULL CONSTRUCTION SCHEDULE

ASPHALT PAVING
- AP-01 ASPHALT PAVING - TYPE 1
- AP-02 ASPHALT PAVING - TYPE 2
- AP-03 ASPHALT PAVING - TYPE 3

ARTIFICIAL SURFACING
- AS-01 ARTIFICIAL TURF - TYPE 1
- AS-02 ARTIFICIAL TURF - TYPE 2

CURBING
- CB-01 CURB - TYPE 1 (RAISED)
- CB-02 **NOT USED**

CONCRETE PAVING
- CP-01 CONCRETE PAVING - TYPE 1
- CP-02 CONCRETE PAVING - TYPE 2
- CP-03 **NOT USED**

UNIT PAVING
- UP-01 **NOT USED**
- UP-02B **NOT USED**
- UP-03 UNIT PAVING - TYPE 3
- UP-04 UNIT PAVING - TYPE 4
- UP-05 **NOT USED**

WOOD DECKING
- WD-01 **NOT USED**

JOINTING
- JO-01 CONTROL JOINT
- JO-02 EXPANSION JOINT

LANDSCAPE MATERIAL
- LS-01 DECOMPOSED GRANITE
- LS-02 **NOT USED**
- LS-03 LANDSCAPE BLOCK
- LS-04 LANDSCAPE BOULDER
- LS-05 METAL EDGING

STAIRS AND RAMPS
- SR-01 **NOT USED**
- SR-02 **NOT USED**
- SR-03A STAIR - TYPE 3A
- SR-03B **NOT USED**

FENCING AND RAILINGS
- FR-01 PLANTER RAIL - TYPE 1
- FR-02 **NOT USED**
- FR-03 **NOT USED**
- FR-04 **NOT USED**
- FR-05 FENCE - TYPE 1
- FR-06 FENCE - TYPE 2
- FR-07 FENCE - TYPE 3
- FR-08 FENCE - TYPE 4
- FR-09 GATE - TYPE 1
- FR-10 GATE - TYPE 2

SITE WALL
- SW-01 SITE WALL - TYPE 1
- SW-02 **NOT USED**

SITE FEATURE
- SF-01 WASTE RECEPTACLE
- SF-02 BIKE RACK
- SF-03 BIKE SHARE DOCK
- SF-04 **NOT USED**
- SF-05 PUMP ROOM
- SF-06 CORTEN POT
- SF-07 **NOT USED**
- SF-08 ART AT GATEWAY
- SF-09 ART AT KIDS
- SF-10 DOGGIE BAG DISPENSER
- SF-11 DRINKING FOUNTAIN W/ PET BOWL
- SF-12 BOCCE BALL COURT EDGING

SITE FEATURE (CONT'D)
- SF-13 CHESS BOARD TABLE
- SF-14 PING PONG TABLE
- SF-15 FOOSBALL TABLE
- SF-16 FREE STANDING HAMMOCK
- SF-17 COMMUNITY TABLES AND CHAIRS
- SF-18 EXERCISE EQUIPMENT - TYPE 1
- SF-19 **NOT USED**
- SF-20 BENCH TYPE 2
- SF-21 **NOT USED**
- SF-22 BENCH TYPE 4
- SF-23 BENCH TYPE 5

PLAY EQUIPMENT
- PE-01 KID PLAY STRUCTURE - TYPE 1
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- PE-03 KID PLAY STRUCTURE - TYPE 3
- PE-04 KID PLAY STRUCTURE - TYPE 4
- PE-05 KID PLAY STRUCTURE - TYPE 5
- PE-06 SENSORY ELEMENT - TYPE 1
- PE-07 SENSORY ELEMENT - TYPE 2
- PE-08 SENSORY ELEMENT - TYPE 3
- PE-09 ROUND STONE BLOCK
- PE-10 DOG PLAY STRUCTURE - TYPE 1
- PE-11 DOG PLAY STRUCTURE - TYPE 2

WATER FEATURE
- WF-01 **NOT USED**
- WF-02 WATER FEATURE - TYPE 2

MOVABLE FURNITURE
- MF-01 DINING TABLE AND CHAIRS - TYPE 1
- MF-02 DINING TABLE AND CHAIRS - TYPE 2
- MF-03 **NOT USED**
- MF-04 ADIRONDACK CHAIRS
- MF-05 UMBRELLA
- MF-06 CORN HOLE

LIGHTING /ELECTRICAL
- YC1 CATENARY LIGHTING - TYPE 1
- YG1 GROUND LIGHTING - TYPE 1 (STREET LIGHT)
- YG2 GROUND LIGHTING - TYPE 2 (PEDESTRIAN POLE LIGHT)
- YG3 **NOT USED**
- YG4 GROUND LIGHTING - TYPE 4 (GATEWAY ART UPLIGHT)
- YG5 GROUND LIGHTING - TYPE 5 (HIGH EFFICIENT LIGHT)
- YG6 **NOT USED**
- YG7 **NOT USED**
- YS1 **NOT USED**
- YS2 **NOT USED**
- YS3 **NOT USED**
- YS4 SURFACE LIGHTING - TYPE 4 (WALL FLOOD LIGHT)
- YS5 **NOT USED**
- EO-01 ELECTRICAL OUTLET - TYPE 1 (HINGE-TOP)
- EO-02 **NOT USED**
- EO-03 ELECTRICAL OUTLET - TYPE 3 (POLE INTEGRATED)

ABBREVIATIONS AND SYMBOLS
- PA PLANTING AREA
- TA TURF AREA
- PROPOSED TREE LOCATIONS
- EXISTING TREE LOCATIONS

0 10 20 40
SCALE: 1"=20'-0"

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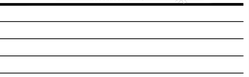
COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

KEY MAP



REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
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SCALE: 1" = 20'-0"

CONSTRUCTION PLANS

L1.003-RC

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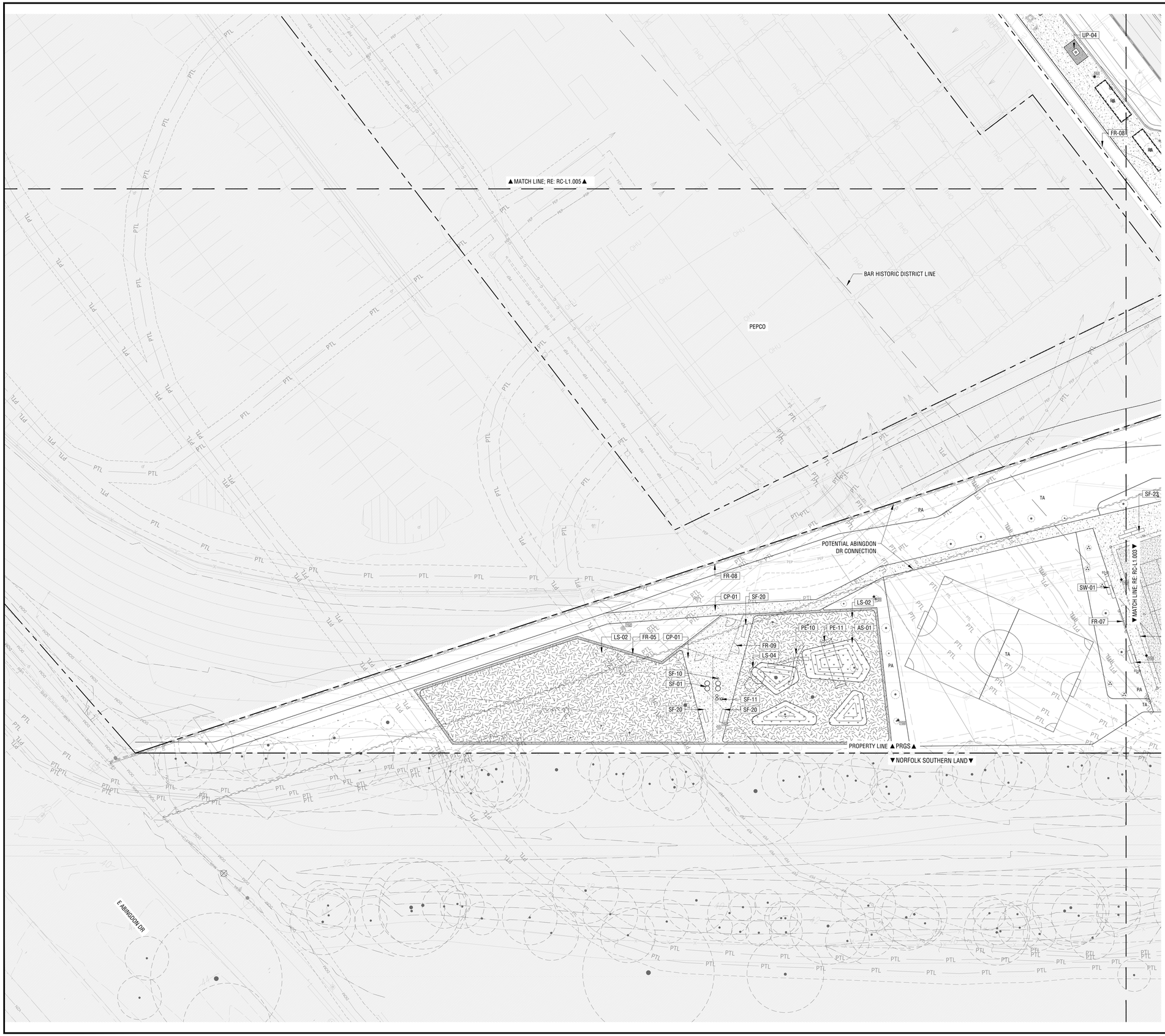

QUICK REFERENCE LEGEND

REFERENCE L1.000 FOR FULL CONSTRUCTION SCHEDULE

ASPHALT PAVING
- AP-01 ASPHALT PAVING - TYPE 1
- AP-02 ASPHALT PAVING - TYPE 2
- AP-03 ASPHALT PAVING - TYPE 3

ARTIFICIAL SURFACING
- AS-01 ARTIFICIAL TURF - TYPE 1
- AS-02 ARTIFICIAL TURF - TYPE 2

CURBING
- CB-01 CURB - TYPE 1 (RAISED)
- CB-02 **NOT USED**

CONCRETE PAVING
- CP-01 CONCRETE PAVING - TYPE 1
- CP-02 CONCRETE PAVING - TYPE 2
- CP-03 **NOT USED**

UNIT PAVING
- UP-01 **NOT USED**
- UP-02B **NOT USED**
- UP-03 UNIT PAVING - TYPE 3
- UP-04 UNIT PAVING - TYPE 4
- UP-05 **NOT USED**

WOOD DECKING
- WD-01 **NOT USED**

JOINTING
- JO-01 CONTROL JOINT
- JO-02 EXPANSION JOINT

LANDSCAPE MATERIAL
- LS-01 DECOMPOSED GRANITE
- LS-02 **NOT USED**
- LS-03 LANDSCAPE BLOCK
- LS-04 LANDSCAPE BOULDER
- LS-05 METAL EDGING

STAIRS AND RAMPS
- SR-01 **NOT USED**
- SR-02 **NOT USED**
- SR-03A STAIR - TYPE 3A
- SR-03B **NOT USED**

FENCING AND RAILINGS
- FR-01 PLANTER RAIL - TYPE 1
- FR-02 **NOT USED**
- FR-03 **NOT USED**
- FR-04 **NOT USED**
- FR-05 FENCE - TYPE 1
- FR-06 FENCE - TYPE 2
- FR-07 FENCE - TYPE 3
- FR-08 FENCE - TYPE 4
- FR-09 GATE - TYPE 1
- FR-10 GATE - TYPE 2

SITE WALL
- SW-01 SITE WALL - TYPE 1
- SW-02 **NOT USED**

SITE FEATURE
- SF-01 WASTE RECEPTACLE
- SF-02 BIKE RACK
- SF-03 BIKE SHARE DOCK
- SF-04 **NOT USED**
- SF-05 PUMP ROOM
- SF-06 CORTEN POT
- SF-07 **NOT USED**
- SF-08 ART AT GATEWAY
- SF-09 ART AT KIDS
- SF-10 DOGGIE BAG DISPENSER
- SF-11 DRINKING FOUNTAIN W/ PET BOWL
- SF-12 BOCCE BALL COURT EDGING

SITE FEATURE (CONT'D)
- SF-13 CHESS BOARD TABLE
- SF-14 PING PONG TABLE
- SF-15 FOOSBALL TABLE
- SF-16 FREE STANDING HAMMOCK
- SF-17 COMMUNITY TABLES AND CHAIRS
- SF-18 EXERCISE EQUIPMENT - TYPE 1
- SF-19 **NOT USED**
- SF-20 BENCH TYPE 2
- SF-21 **NOT USED**
- SF-22 BENCH TYPE 4
- SF-23 BENCH TYPE 5

PLAY EQUIPMENT
- PE-01 KID PLAY STRUCTURE - TYPE 1
- PE-02 KID PLAY STRUCTURE - TYPE 2
- PE-03 KID PLAY STRUCTURE - TYPE 3
- PE-04 KID PLAY STRUCTURE - TYPE 4
- PE-05 KID PLAY STRUCTURE - TYPE 5
- PE-06 SENSORY ELEMENT - TYPE 1
- PE-07 SENSORY ELEMENT - TYPE 2
- PE-08 SENSORY ELEMENT - TYPE 3
- PE-09 ROUND STONE BLOCK
- PE-10 DOG PLAY STRUCTURE - TYPE 1
- PE-11 DOG PLAY STRUCTURE - TYPE 2

WATER FEATURE
- WF-01 **NOT USED**
- WF-02 WATER FEATURE - TYPE 2

MOVABLE FURNITURE
- MF-01 DINING TABLE AND CHAIRS - TYPE 1
- MF-02 DINING TABLE AND CHAIRS - TYPE 2
- MF-03 **NOT USED**
- MF-04 ADIRONDACK CHAIRS
- MF-05 UMBRELLA
- MF-06 CORN HOLE

LIGHTING /ELECTRICAL
- YC1 CATENARY LIGHTING - TYPE 1
- YG1 GROUND LIGHTING - TYPE 1 (STREET LIGHT)
- YG2 GROUND LIGHTING - TYPE 2 (PEDESTRIAN POLE LIGHT)
- YG3 **NOT USED**
- YG4 GROUND LIGHTING - TYPE 4 (GATEWAY ART UPLIGHT)
- YG5 GROUND LIGHTING - TYPE 5 (HIGH EFFICIENT LIGHT)
- YG6 **NOT USED**
- YG7 **NOT USED**
- YS1 **NOT USED**
- YS2 **NOT USED**
- YS3 **NOT USED**
- YS4 SURFACE LIGHTING - TYPE 4 (WALL FLOOD LIGHT)
- YS5 **NOT USED**
- EO-01 ELECTRICAL OUTLET - TYPE 1 (HINGE-TOP)
- EO-02 **NOT USED**
- EO-03 ELECTRICAL OUTLET - TYPE 3 (POLE INTEGRATED)

ABBREVIATIONS AND SYMBOLS
- PA PLANTING AREA
- TA TURF AREA
- PROPOSED TREE LOCATIONS
- EXISTING TREE LOCATIONS

0 10 20 40
SCALE: 1"=20'-0"

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DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

KEY MAP

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
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CONSTRUCTION PLANS

L1.004-RC

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ASPHALT PAVING

AP-01	ASPHALT PAVING - TYPE 1
AP-02	ASPHALT PAVING - TYPE 2
AP-03	ASPHALT PAVING - TYPE 3

ARTIFICIAL SURFACING

AS-01	ARTIFICIAL TURF - TYPE 1
AS-02	ARTIFICIAL TURF - TYPE 2

CURBING

CB-01	CURB - TYPE 1 (RAISED)
CB-02	**NOT USED**

CONCRETE PAVING

CP-01	CONCRETE PAVING - TYPE 1
CP-02	CONCRETE PAVING - TYPE 2
CP-03	**NOT USED**

UNIT PAVING

UP-01	**NOT USED**
UP-02B	**NOT USED**
UP-03	UNIT PAVING - TYPE 3
UP-04	UNIT PAVING - TYPE 4
UP-05	**NOT USED**

WOOD DECKING

WD-01	**NOT USED**

JOINTING

JO-01	CONTROL JOINT
JO-02	EXPANSION JOINT

LANDSCAPE MATERIAL

LS-01	DECOMPOSED GRANITE
LS-02	**NOT USED**
LS-03	LANDSCAPE BLOCK
LS-04	LANDSCAPE BOULDER
LS-05	METAL EDGING

STAIRS AND RAMPS

SR-01	**NOT USED**
SR-02	**NOT USED**
SR-03A	STAIR - TYPE 3A
SR-03B	**NOT USED**

FENCING AND RAILINGS

FR-01	PLANTER RAIL - TYPE 1
FR-02	**NOT USED**
FR-03	**NOT USED**
FR-04	**NOT USED**
FR-05	FENCE - TYPE 1
FR-06	FENCE - TYPE 2
FR-07	FENCE - TYPE 3
FR-08	FENCE - TYPE 4
FR-09	GATE - TYPE 1
FR-10	GATE - TYPE 2

SITE WALL

SW-01	SITE WALL - TYPE 1
SW-02	**NOT USED**

SITE FEATURE

SF-01	WASTE RECEPTACLE
SF-02	BIKE RACK
SF-03	BIKE SHARE DOCK
SF-04	**NOT USED**
SF-05	PUMP ROOM
SF-06	CORTEN POT
SF-07	**NOT USED**
SF-08	ART AT GATEWAY
SF-09	ART AT KIDS
SF-10	DOGGIE BAG DISPENSER
SF-11	DRINKING FOUNTAIN W/ PET BOWL
SF-12	BOCCE BALL COURT EDGING

SITE FEATURE (CONT'D)

SF-13	CHESS BOARD TABLE
SF-14	PING PONG TABLE
SF-15	FOOSBALL TABLE
SF-16	FREE STANDING HAMMOCK
SF-17	COMMUNITY TABLES AND CHAIRS
SF-18	EXERCISE EQUIPMENT - TYPE 1
SF-19	**NOT USED**
SF-20	BENCH TYPE 2
SF-21	**NOT USED**
SF-22	BENCH TYPE 4
SF-23	BENCH TYPE 5

PLAY EQUIPMENT

PE-01	KID PLAY STRUCTURE - TYPE 1
PE-02	KID PLAY STRUCTURE - TYPE 2
PE-03	KID PLAY STRUCTURE - TYPE 3
PE-04	KID PLAY STRUCTURE - TYPE 4
PE-05	KID PLAY STRUCTURE - TYPE 5
PE-06	SENSORY ELEMENT - TYPE 1
PE-07	SENSORY ELEMENT - TYPE 2
PE-08	SENSORY ELEMENT - TYPE 3
PE-09	ROUND STONE BLOCK
PE-10	DOG PLAY STRUCTURE - TYPE 1
PE-11	DOG PLAY STRUCTURE - TYPE 2

WATER FEATURE

WF-01	**NOT USED**
WF-02	WATER FEATURE - TYPE 2

MOVABLE FURNITURE

MF-01	DINING TABLE AND CHAIRS - TYPE 1
MF-02	DINING TABLE AND CHAIRS - TYPE 2
MF-03	**NOT USED**
MF-04	ADIRONDACK CHAIRS
MF-05	UMBRELLA
MF-06	CORN HOLE

LIGHTING /ELECTRICAL

YC1	CATENARY LIGHTING - TYPE 1
YG1	GROUND LIGHTING - TYPE 1 (STREET LIGHT)
YG2	GROUND LIGHTING - TYPE 2 (PEDESTRIAN POLE LIGHT)
YG3	**NOT USED**
YG4	GROUND LIGHTING - TYPE 4 (GATEWAY ART UPLIGHT)
YG5	GROUND LIGHTING - TYPE 5 (HIGH EFFICIENT LIGHT)
YG6	**NOT USED**
YG7	**NOT USED**
YS1	**NOT USED**
YS2	**NOT USED**
YS3	**NOT USED**
YS4	SURFACE LIGHTING - TYPE 4 (WALL FLOOD LIGHT)
YS5	**NOT USED**
EO-01	ELECTRICAL OUTLET - TYPE 1 (HINGE-TOP)
EO-02	**NOT USED**
EO-03	ELECTRICAL OUTLET - TYPE 3 (POLE INTEGRATED)

ABBREVIATIONS AND SYMBOLS

PA	PLANTING AREA
TA	TURF AREA

PROPOSED TREE LOCATIONS

EXISTING TREE LOCATIONS

0 10 20 40

SCALE: 1"=20'-0"

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

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PRGS REDEVELOPMENT

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

KEY MAP

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 20'-0"

CONSTRUCTION PLANS

L1.005-RC

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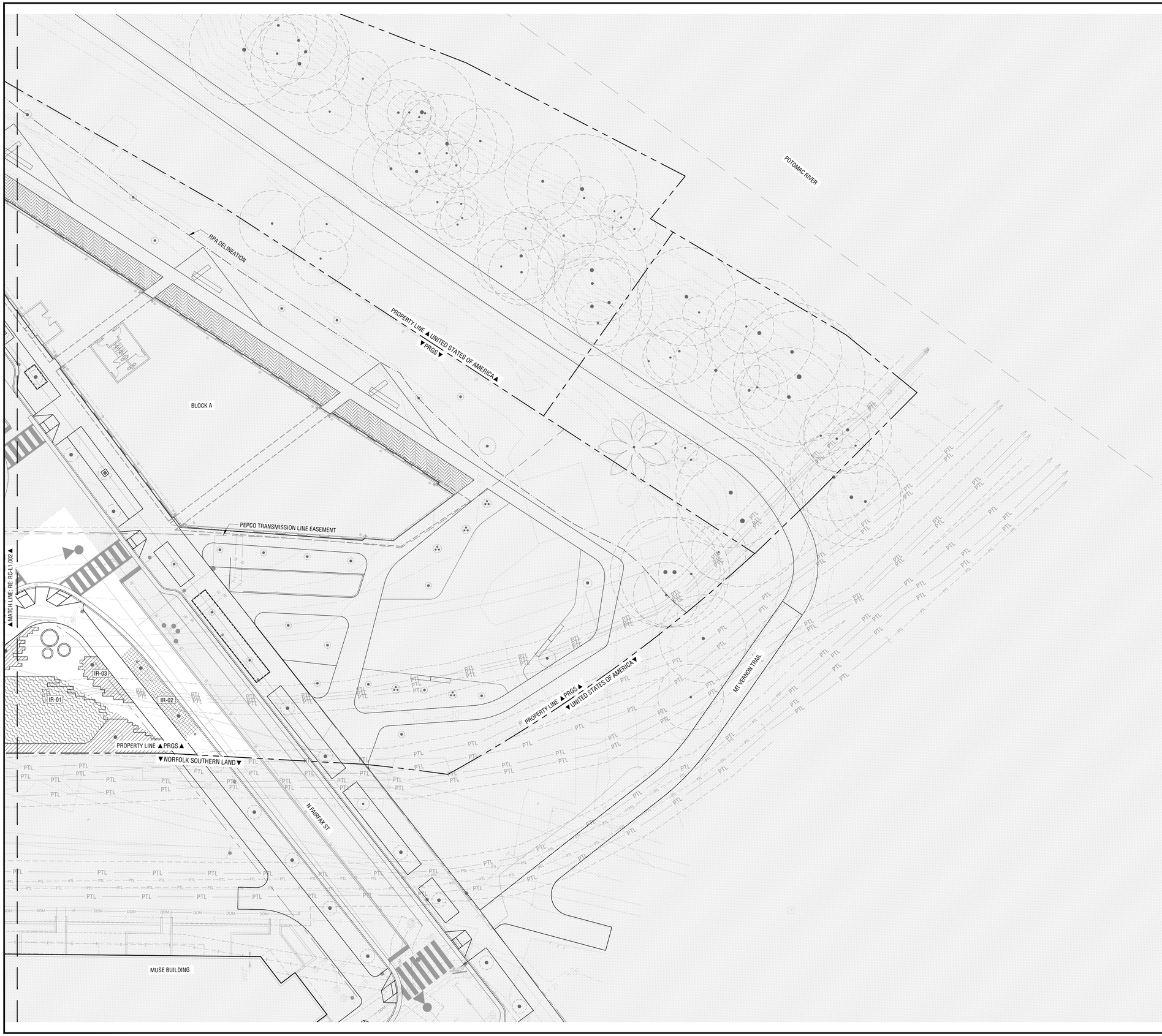

QUICK REFERENCE LEGEND

IRRIGATION

- IR-01 — SPRAY IRRIGATION
- IR-02 — HAND WATER IRRIGATION
- IR-03 — DRIP IRRIGATION
- ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

1. DETAIL IRRIGATION DESIGN TO BE PROVIDED IN CONSTRUCTION DOCUMENTATION.
2. SUBMIT PRODUCT INFO FOR ALL MATERIALS
3. SUBMIT SHOP DRAWINGS FOR IRRIGATION LAYOUT
4. COORDINATE WATER METER, BACKFLOW PREVENTOR, IRRIGATION CONTROLLER, VALVE BOXES AND MAIN LINE, INCLUDING NECESSARY SLEEVING IN COORDINATION WITH CONCRETE FLATWORK
5. LAYOUT PROVIDED AS SCOPE OF WORK FOR IRRIGATION.
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7. INSTALL IRRIGATION PANEL AT KIDS PLAY WATER PUMP ROOM

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RC-LX.005
RC-LX.004 RC-LX.003 RC-LX.002 RC-LX.001

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IRRIGATION PLANS

L5.001-RC

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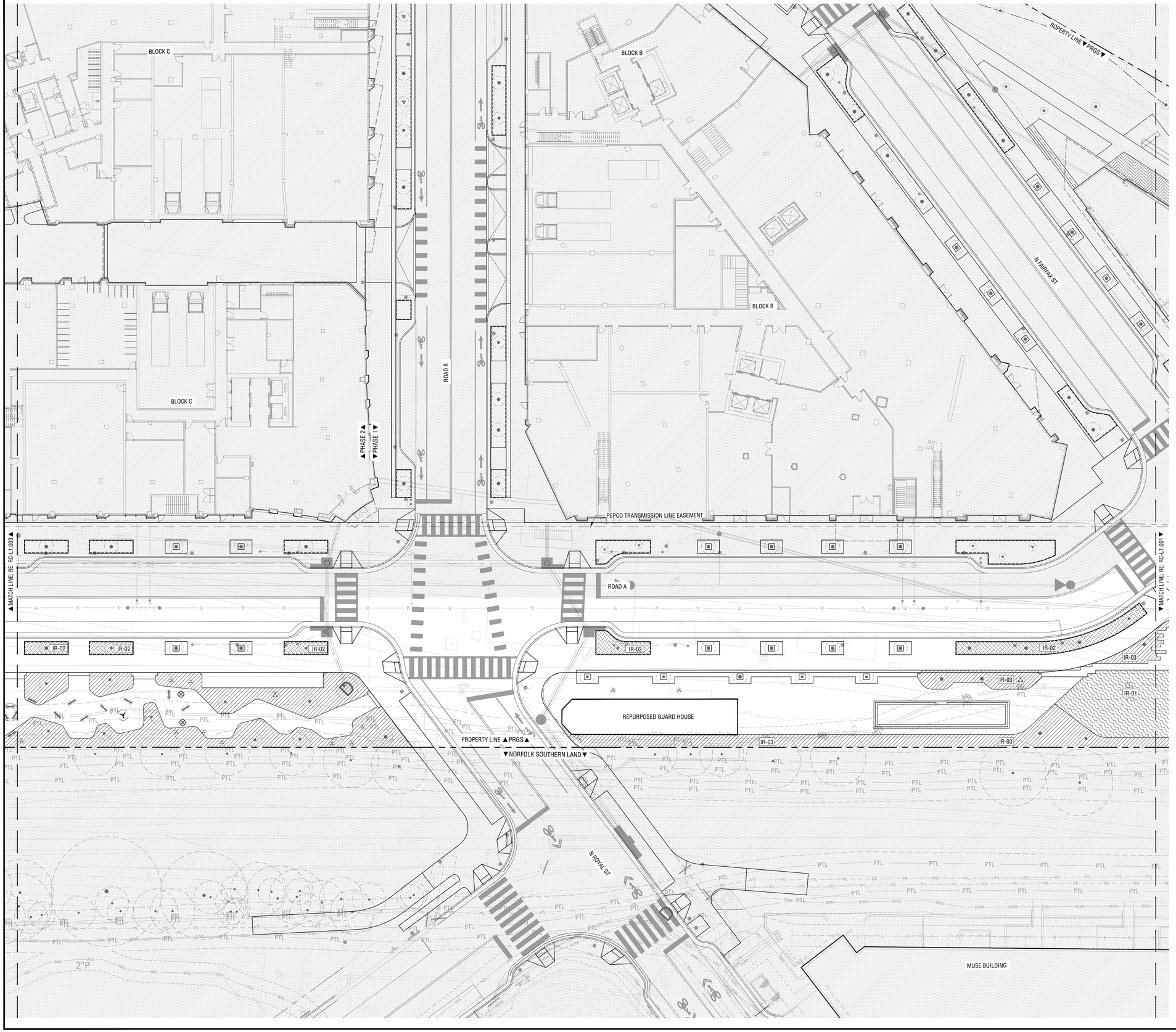

QUICK REFERENCE LEGEND

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IRRIGATION PLANS

L5.002-RC

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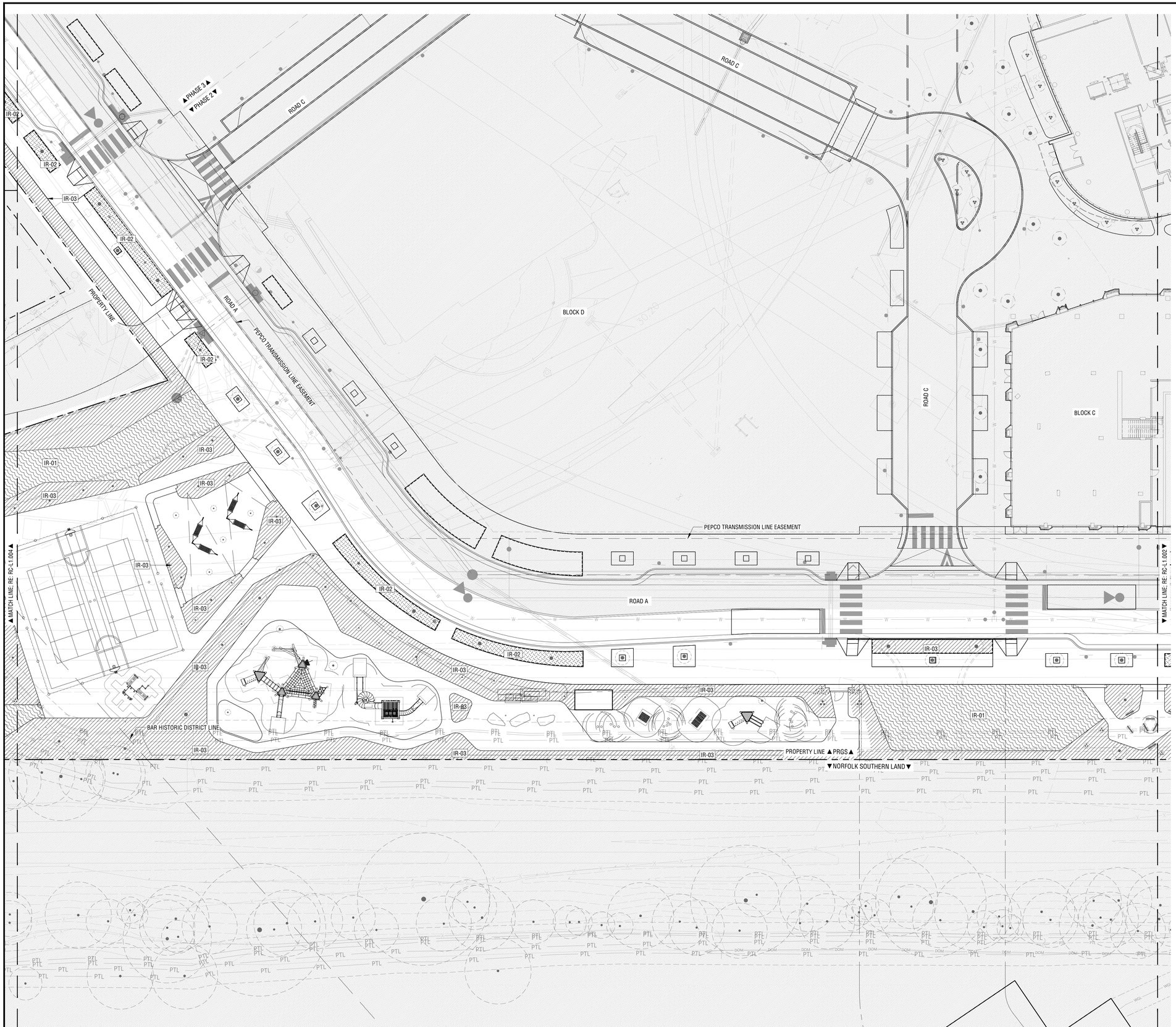

QUICK REFERENCE LEGEND

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RC-LX.005
RC-LX.004 RC-LX.003 RC-LX.002 RC-LX.001

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IRRIGATION PLANS

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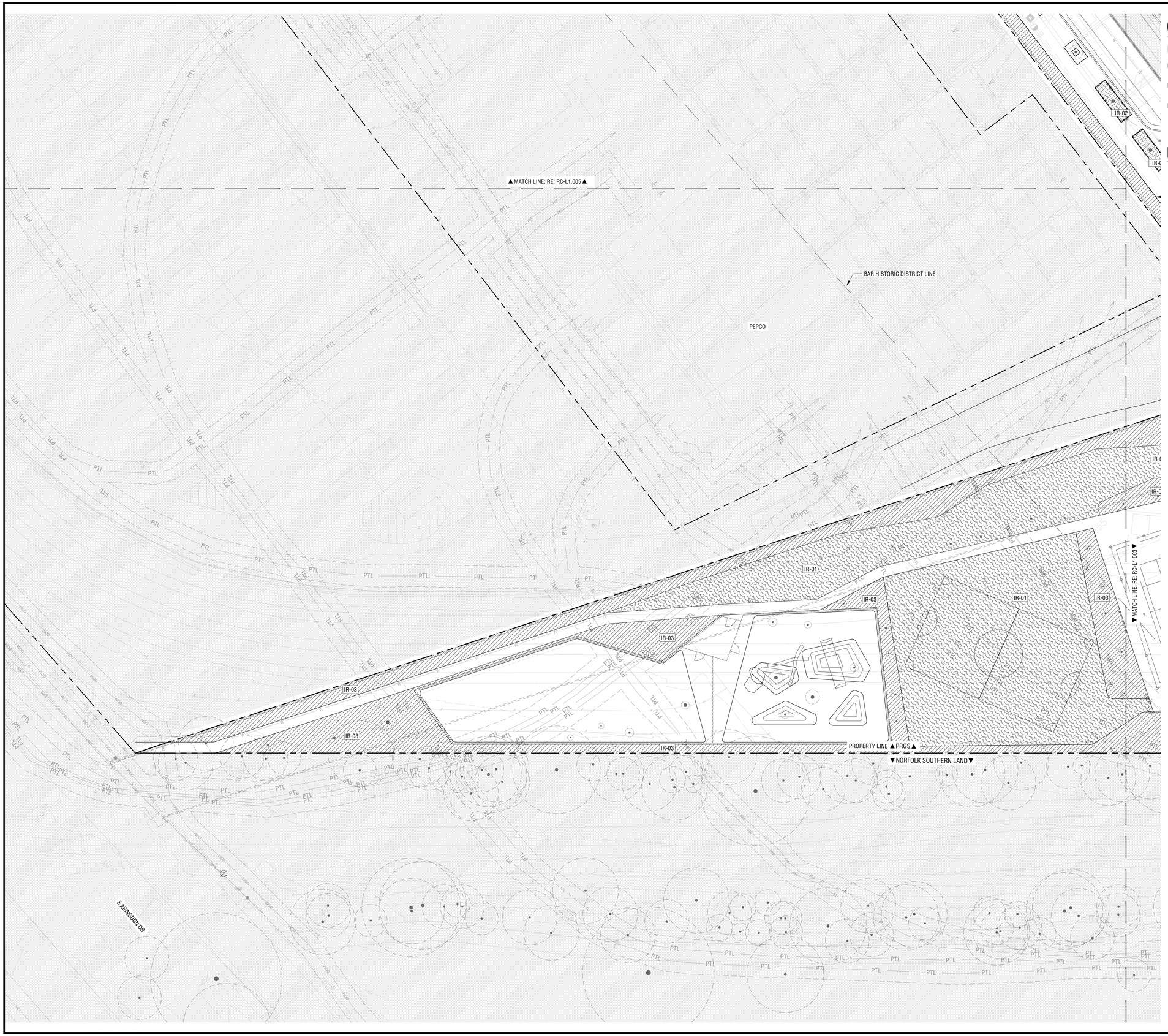

QUICK REFERENCE LEGEND

IRRIGATION

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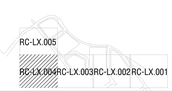

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IRRIGATION PLANS

L5.004-RC

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QUICK REFERENCE LEGEND

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IR-02		HAND WATER IRRIGATION
IR-03		DRIP IRRIGATION
		ADDITIONAL BUBBLERS AT TREE LOCATIONS

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PLANTING SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	SPACING	CONDITION	QTY
	AB	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / AUTUMN BRILLIANCE SERVICEBERRY	6` HT MIN.	PER PLANS	B&B	7
	AT	ASIMINA TRILOBA / PAWPAW	2` CAL. MIN.	PER PLANS	B&B	24
	BN	BETULA NIGRA / RIVER BIRCH	6` HT MIN.	PER PLANS	B&B	4
	CP	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL® HACKBERRY	2` CAL. MIN.	PER PLANS	B&B	2
	CU	CORNUS KOUSA / KOUSA DOGWOOD	2` CAL. MIN.	PER PLANS	B&B	32
	GD	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	2` CAL. MIN.	PER PLANS	B&B	5
	GT	GLEDITSIA TRIACANTHOS / HONEY LOCUST	2` CAL. MIN.	PER PLANS	B&B	1
	LS	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` / FRUITLESS SWEET GUM	2` CAL. MIN.	PER PLANS	B&B	3
	MV	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	6` HT MIN.	PER PLANS	B&B	13
	NS	NYSSA SYLVATICA / TUPELO	2` CAL. MIN.	PER PLANS	B&B	7
	PS	PRUNUS SERRULATA / JAPANESE FLOWERING CHERRY	2` CAL. MIN.	PER PLANS	B&B	3
	QB	QUERCUS BICOLOR / SWAMP WHITE OAK	4` CAL. MIN.	PER PLANS	B&B	24
	QC	QUERCUS COCCINEA / SCARLET OAK	4` CAL. MIN.	PER PLANS	B&B	5
	QL	QUERCUS LYRATA / OVERCUP OAK	2` CAL. MIN.	PER PLANS	B&B	6
	QM	QUERCUS MACROCARPA / BUR OAK	2` CAL. MIN.	PER PLANS	B&B	2
	QP	QUERCUS PALUSTRIS / PIN OAK	2` CAL. MIN.	PER PLANS	B&B	9
	QV	QUERCUS VELUTINA / BLACK OAK	2` CAL. MIN.	PER PLANS	B&B	2
	SR	SYRINGA RETICULATA / JAPANESE TREE LILAC	2` CAL. MIN.	PER PLANS	B&B	2
	TC	TILIA CORDATA / LITTLELEAF LINDEN	2` CAL. MIN.	PER PLANS	B&B	4
	TD	TAXODIUM DISTICHUM / BALD CYPRESS	2` CAL. MIN.	PER PLANS	B&B	26
	UA	ULMUS AMERICANA / AMERICAN ELM	4` CAL. MIN.	PER PLANS	B&B	4
MIYAWAKI FOREST	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION	QTY
	AR2	ACER RUBRUM / RED MAPLE	2` CAL.	PER PLANS	B&B	8
	PS1	PINUS STROBUS / WHITE PINE	PLUG	PER PLANS	B&B	8
	PS2	PINUS STROBUS / WHITE PINE	3 GAL.	PER PLANS	B&B	10
	QW1	QUERCUS PHELLOS / WILLOW OAK	15 GAL.	PER PLANS	B&B	4
	QW2	QUERCUS PHELLOS / WILLOW OAK	2` CAL.	PER PLANS	B&B	1
	RH1	RHUS TYPHINA `LACINATA` / CUTLEAF STAGHORN SUMAC	PLUG	PER PLANS	B&B	17
	RH2	RHUS TYPHINA `LACINATA` / CUTLEAF STAGHORN SUMAC	1 GAL.	PER PLANS	B&B	5
	SA	SASSAFRAS ALBIDUM / SASSAFRAS	3 GAL.	PER PLANS	B&B	12
	UA2	ULMUS AMERICANA / AMERICAN ELM	2` CAL.	PER PLANS	B&B	10

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONTAINER	SPACING	CONDITION	QTY
	PA-01	BIORETENTION PLANTING CAREX PLANTAGINEA / SEERSUCKER SEDGE CAREX AMPHIBOLA / CREEK SEDGE ONOCLEA SENSIBILIS / SENSITIVE FERN ASAUM CANADENSE / WILD GINGER TIARELLA CORDIFOLIA / FOAM FLOWER ACTAEA RACEMOSA / BLACK COHOSH RODGERSIA AESCULIFOLIA / RODGERSIA	10% 3 GAL @ 36" O.C. 30% 1 GAL @ 24" O.C. 60% 2" PLUG @ 18" O.C.	-	CONT	7,934 SF
	PA-02	ORNAMENTAL PLANTING (VERGE) CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE CAREX FLACCA / BLUE GREEN SEDGE LIGULARIA `BOTTLE ROCKET` / BOTTLE ROCKET LEOPARD PLAN ASTILBE `MAGGIE DALEY` / MAGGIE DALEY ASTILBE GERANIUM `ROZANNE` / ROZANNE HARDY GERANIUM ARUNCUS DIOICUS / GOAT'S BEARD HEUCHERA `AUTUMN BRIDE` / AUTUMN BRIDE ALUMROOT	10% 3 GAL @ 36" O.C. 30% 1 GAL @ 24" O.C. 60% 2" PLUG @ 18" O.C.	-	CONT	356 SF
	PA-04	LAWN PLANTING	SOLID SLAB SOD	-	N/A	13,512
	PA-05	ORNAMENTAL PLANTING (PRIMARY) SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED PANICUM VIRGATUM `CAPE BREEZE` / CAPE CREEZE SWITCH GRASS VERBENA STRICTA / HOARY VERVAIN AGASTACHE FOENICULUM / AGASTACHE FOENICULUM AMSONIA HUBRICHTII / ARKANSAS BLUE STAR ECHINACEA PURPUREA / ECHINACEA PUPUREA MONARDA FISTULOSA / WILD BERGAMOT SOLIDAGO RUGOSA `FIREWORKS` / FIREWORKS GOLDENROD	10% 3 GAL @ 36" O.C. 30% 1 GAL @ 24" O.C. 60% 2" PLUG @ 18" O.C.	-	CONT	9,321
	PA-06	ORNAMENTAL PLANTING (SECONDARY) SOLIDAGO RIGIDA / SOLIDAGO RIGIDA ERYNGIUM YUCCIFOLIUM / ERYNGIUM YUCCIFOLIUM ASCLEPIAS SYRIACA / ASCLEPIAS SYRIACA SILPHIUM TEREBINTHINACEUM / SILPHIUM TEREBINTHINACEUM RATIBIDA PINNATA / RATIBIDA PINNATA MONARDA FISTULOSA / MONARDA FISTULOSA LIATRIS ASPERA / LIATRIS ASPERA VERNONIA NOVEBORACENSIS / VERNONIA NOVEBORACENSIS BOUTELOUA CURTIPENDULA / BOUTELOUA CURTIPENDULA PANICUM VIRGATUM / PANICUM VIRGATUM SORGHASTRUM NUTANS / SORGHASTRUM NUTANS	10% 3 GAL @ 36" O.C. 30% 1 GAL @ 24" O.C. 60% 2" PLUG @ 18" O.C.	-	CONT	2,399
	PA-08	NO-MOW SEED MIX (WATERFRONT TRANSITION)	100% SEED	-	N/A	6,332 SF
	PA-09	MIYAWAKI FOREST WOODLAND EDGE - SAVANNA SEED MIX	100% SEED	-	N/A	3,429 SF
	PA-10	SCREEN PLANTING ILLEX OPACA / YAUPON HOLLY ILEX GLABRA / INKBERRY HOLLY THUJA OCCIDENTALIS `SMARAGD` / AMERICAN ARBORVITAE `EMERALD GREEN`	10% 3 GAL @ 36" O.C. 30% 1 GAL @ 24" O.C. 60% 2" PLUG @ 18" O.C.	-	CONT	15,649 SF

URBAN TREE TABULATIONS

PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
CP	2	STREET TREE	1250	875	Y
GD	5	STREET TREE	750	450	Y
LS	3	STREET TREE	1250	875	Y
NS	2	STREET TREE	750	450	Y
PS	3	STREET TREE	0	0	Y
QC	3	STREET TREE	1250	875	Y
QL	1	STREET TREE	1250	875	Y
QP	2	STREET TREE	1250	875	Y
QV	2	STREET TREE	1250	875	Y
SR	2	STREET TREE	250	25	N
TC	2	STREET TREE	1250	875	Y
UA	1	STREET TREE	1250	875	Y
NS	5	BMP STREET TREE	750	450	Y
QB	6	BMP STREET TREE	1250	875	Y
QL	5	BMP STREET TREE	1250	875	Y
QP	2	BMP STREET TREE	1250	875	Y
TC	2	BMP STREET TREE	1250	875	Y
TD	5	BMP STREET TREE	750	450	Y
UA	3	BMP STREET TREE	1250	875	Y
AR2	8	OPEN SPACE TREE	1250	0	N
AB	7	OPEN SPACE TREE	500	200	N
AT	19	OPEN SPACE TREE	750	300	N
BN	4	OPEN SPACE TREE	750	450	Y
CK	23	OPEN SPACE TREE	1250	100	N
GT	1	OPEN SPACE TREE	750	225	N
MV	11	OPEN SPACE TREE	250	75	N
PS1, PS2	18	OPEN SPACE TREE	0	0	N/A
QB	14	OPEN SPACE TREE	1250	375	N
OC	2	OPEN SPACE TREE	1250	375	N
QM	1	OPEN SPACE TREE	1250	125	N
QP	4	OPEN SPACE TREE	1250	75	N
QW1, QW2	5	OPEN SPACE TREE	1250	125	N
RH1, RH2	22	OPEN SPACE TREE	250	0	N
SA	12	OPEN SPACE TREE	1250	75	N
TD	16	OPEN SPACE TREE	1250	500	N
UA	10	OPEN SPACE TREE	1250	75	N
AT	5	OPEN SPACE TREE IN PAVING	750	750	Y
CK	9	OPEN SPACE TREE IN PAVING	1250	1250	Y
MV	2	OPEN SPACE TREE IN PAVING	250	250	Y
QB	4	OPEN SPACE TREE IN PAVING	1250	1000	Y
QM	1	OPEN SPACE TREE IN PAVING	1250	1125	Y
QP	1	OPEN SPACE TREE IN PAVING	1250	1250	Y
TD	5	OPEN SPACE TREE IN PAVING	750	875	Y
TOTAL URBAN TREES				**85**	
TOTAL STANDARD TREES				**175**	

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
			%			%			%	QTY.	%
Urban Trees	85	Regional/Local	10%			15%			20%	69	81%
		Total Natives	25%			25%			50%	78	92%
Standard Trees	175	Regional/Local	15%			25%			40%	150	117%
		Total Natives	40%			60%			80%	173	99%
Evergreen Shrubs	0	Regional/Local	5%			8%			10%	NA	NA
		Total Natives	20%			30%			40%	NA	NA
Deciduous Shrubs	0	Regional/Local	10%			15%			20%	NA	NA
		Total Natives	40%			60%			80%	NA	NA
Groundcovers	0	Regional/Local	5%			10%			10%	NA	NA
		Total Natives	10%			20%			20%	NA	NA
Perennials, Ferns, Ornamental Grasses	0	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	NA	NA
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	NA	NA
Vines	0	Total Natives	80%			100%			100%	NA	NA

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
260	219	251
	84.2%	96.5%

NOTES:
1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS (SITE-WIDE)

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 466

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	12	3%	33%	rubrum	12	3%	10%
Amelanchier	6	1%	33%	grandiflora ' Autumn Brilliance'	6	1%	10%
Asimina	24	5%	33%	triloba	24	5%	10%
Betula	14	3%	33%	nigra	14	3%	10%
Celtis	15	3%	33%	occidentalis	15	3%	10%
Cercis	6	1%	33%	canadensis	6	1%	10%
Cladrastis	7	2%	33%	kentuckea	7	2%	10%
Cornus	41	9%	33%	florida	9	2%	10%
			33%	kousa	32	7%	10%
Crataegus	4	1%	33%	virdis 'Winter King'	4	1%	10%
Gleditsia	14	3%	33%	triacanthos	14	3%	10%
Gymnocladus	9	2%	33%	dioicus	9	2%	10%
Liquidambar	24	5%	33%	styraciflua 'Rotundiloba'	24	5%	10%
Magnolia	24	5%	33%	virginiana	24	5%	10%
Nyssa	22	5%	33%	sylvatica	22	5%	10%
Pinus	18	4%	33%	strobus	18	4%	10%
Prunus	11	2%	33%	serrulata	3	1%	10%
		2%	33%	x 'Okame'	8	2%	10%
Querucs	121	26%	33%	bicolor	40	9%	10%
			33%	coccinea	17	4%	10%
			33%	lyrata	13	3%	10%
			33%	macrocarpa	2	0%	10%
			33%	palustis	20	4%	10%
			33%	phellos	11	2%	10%
			33%	rubra	13	3%	10%
			33%	velutina	5	1%	10%
Rhus	22	5%	33%	typhina 'Lacinata'	22	5%	10%
Sassafras	12	3%	33%	albidum	12	3%	10%
Syringa	2	0%	33%	reticulata	2	0%	10%
Taxodium	21	5%	33%	distichum	21	5%	10%
Tilia	8	2%	33%	americana	8	2%	10%
	15	3%	33%	cordata	15	3%	10%
	14	3%	33%	americana	14	3%	10%

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOSED: N/A

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED

CROWN COVER TABULATIONS

TOTAL SITE AREA (SF)	84,942
25% CROWN COVER REQUIRED (SF)	21,236
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees*	**88,750**
Crown Cover from Proposed Shrubs*	**0**
Crown Cover from all Proposed Trees	113,230
Crown Cover from all Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)*	**104.5%**
TOTAL CROWN COVER PROVIDED (SF)*	**88,750**

*19 TREES WITHIN PRIVATE PROPERTY BOUNDARY COUNTED TOWARDS CANOPY COVERAGE. 9 TREES IN PUBLIC ROW NOT COUNTED, 28 TREES TOTAL IN PROJECT.

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CHAIRMAN, PLANNING COMMISSION DATE

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

KEY MAP

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: N/A

PLANTING SCHEDULE

L6.000-RC

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QUICK REFERENCE LEGEND

REFERENCE L6.00-RC FOR FULL PLANTING SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY
	AT	ASIMINA TRILOBA / PAWPAW
	BN	BETULA NIGRA / RIVER BIRCH
	CP	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL® HACKBERRY
	CU	CORNUS KOUSA / KOUSA DOGWOOD
	GD	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE
	GT	GLEDITSIA TRIACANTHOS / HONEY LOCUST
	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / FRUITLESS SWEET GUM
	MV	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	NS	NYSSA SYLVATICA / TUPELO
	PS	PRUNUS SERRULATA / JAPANESE FLOWERING CHERRY
	QB	QUERCUS BICOLOR / SWAMP WHITE OAK
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	QL	QUERCUS LYRATA / OVERCUP OAK
	QM	QUERCUS MACROCARPA / BUR OAK
	QP	QUERCUS PALUSTRIS / PIN OAK
	QV	QUERCUS VELUTINA / BLACK OAK
	SR	SYRINGA RETICULATA / JAPANESE TREE LILAC
	TC	TILIA CORDATA / LITTLELEAF LINDEN
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UA1	ULMUS AMERICANA / AMERICAN ELM
MIYAWAKI FOREST	CODE	BOTANICAL / COMMON NAME
	AR2	ACER RUBRUM / RED MAPLE
	PS1	PINUS STROBUS / WHITE PINE
	PS2	PINUS STROBUS / WHITE PINE
	QW1	QUERCUS PHELLOS / WILLOW OAK
	QW2	QUERCUS PHELLOS / WILLOW OAK
	RH1	RHUS TYPHINA 'LACINATA' / CUTLEAF STAGHORN SUMAC
	RH2	RHUS TYPHINA 'LACINATA' / CUTLEAF STAGHORN SUMAC
	SA	SASSAFRAS ALBIDUM / SASSAFRAS
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	PA-05	ORNAMENTAL PLANTING (PRIMARY)
	PA-06	ORNAMENTAL PLANTING (SECONDARY)
	PA-08	NO-MOW SEED MIX (WATERFRONT TRANSITION)
	PA-09	MIYAWAKI FOREST
	PA-10	SCREEN PLANTING

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DEPARTMENT OF PLANNING & ZONING

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

KEY MAP

RC-LX.005
RC-LX.004 RC-LX.003 RC-LX.002 RC-LX.001

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 20'-0"

PLANTING PLANS

L6.001-RC

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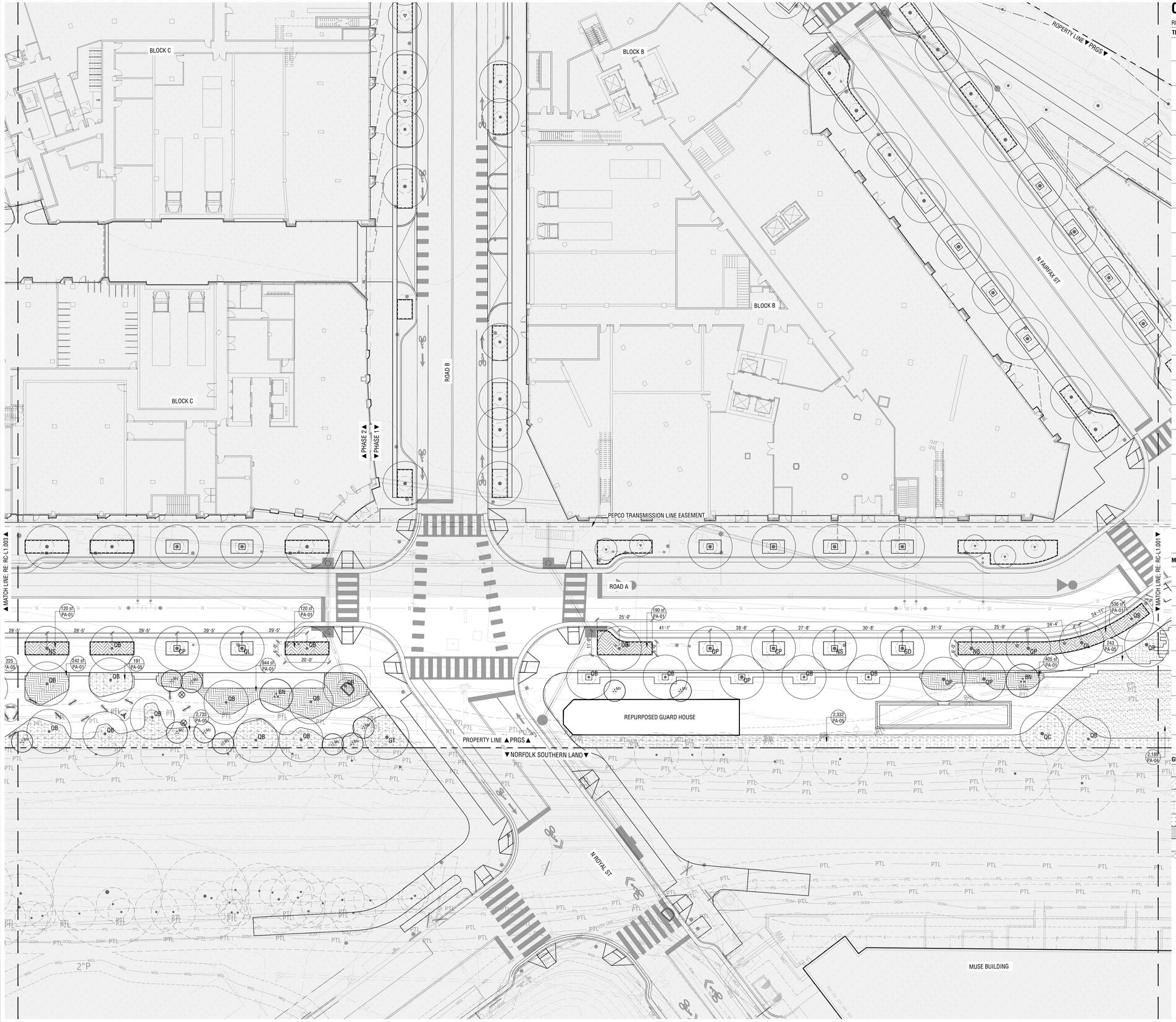

QUICK REFERENCE LEGEND

REFERENCE L6.00-RC FOR FULL PLANTING SCHEDULE

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	PA-10	SCREEN PLANTING

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

KEY MAP

RC-LX.005
RC-LX.004 RC-LX.003 RC-LX.002 RC-LX.001

REV.	DATE	DESCRIPTION
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Job Number: AL-PGS
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PLANTING PLANS

L6.002-RC

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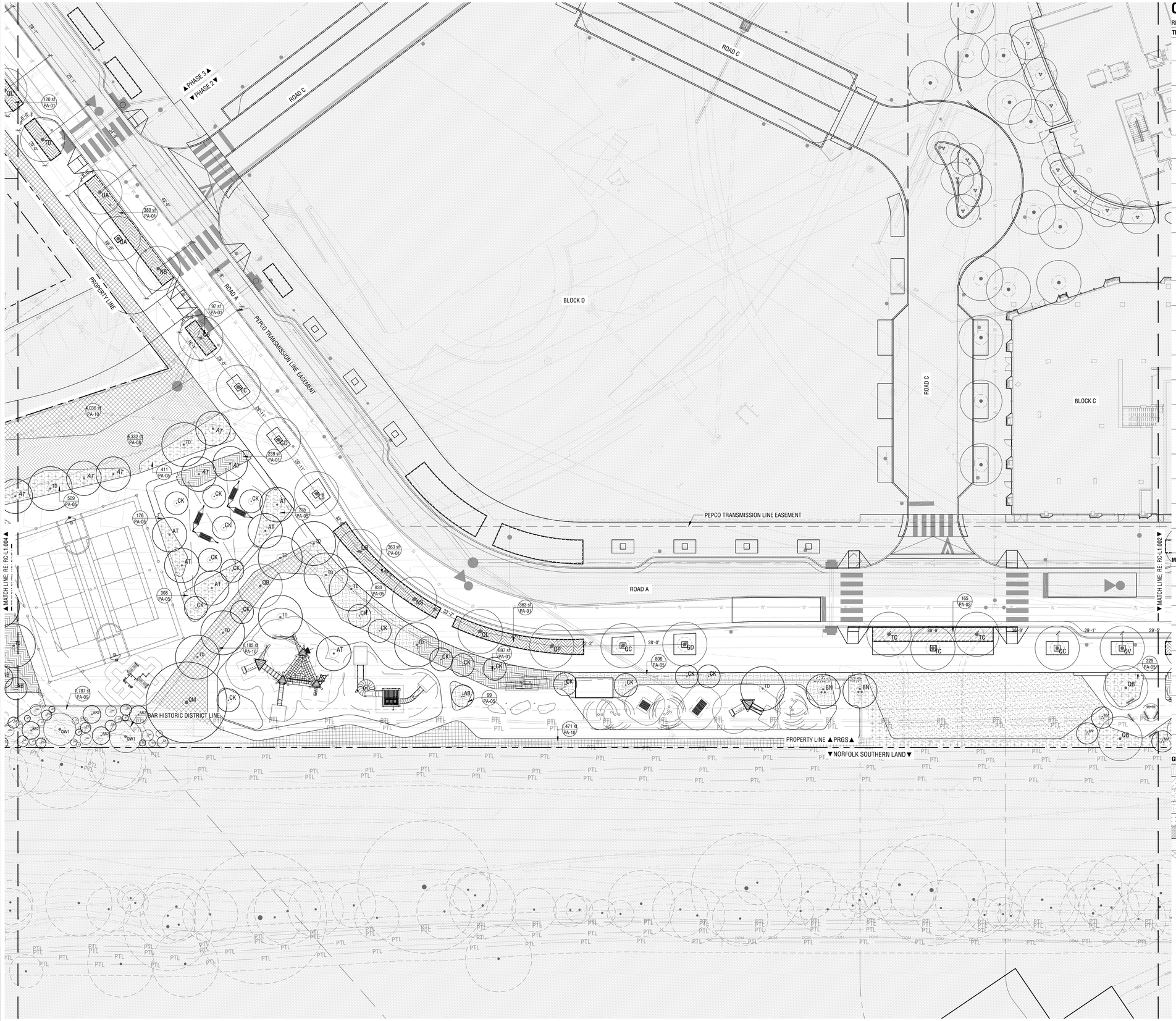

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

KEY MAP

RC-LX.005
RC-LX.004 RC-LX.003 RC-LX.002 RC-LX.001

REV.	DATE	DESCRIPTION
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Job Number: AL-PGS
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PLANTING PLANS

L6.003-RC

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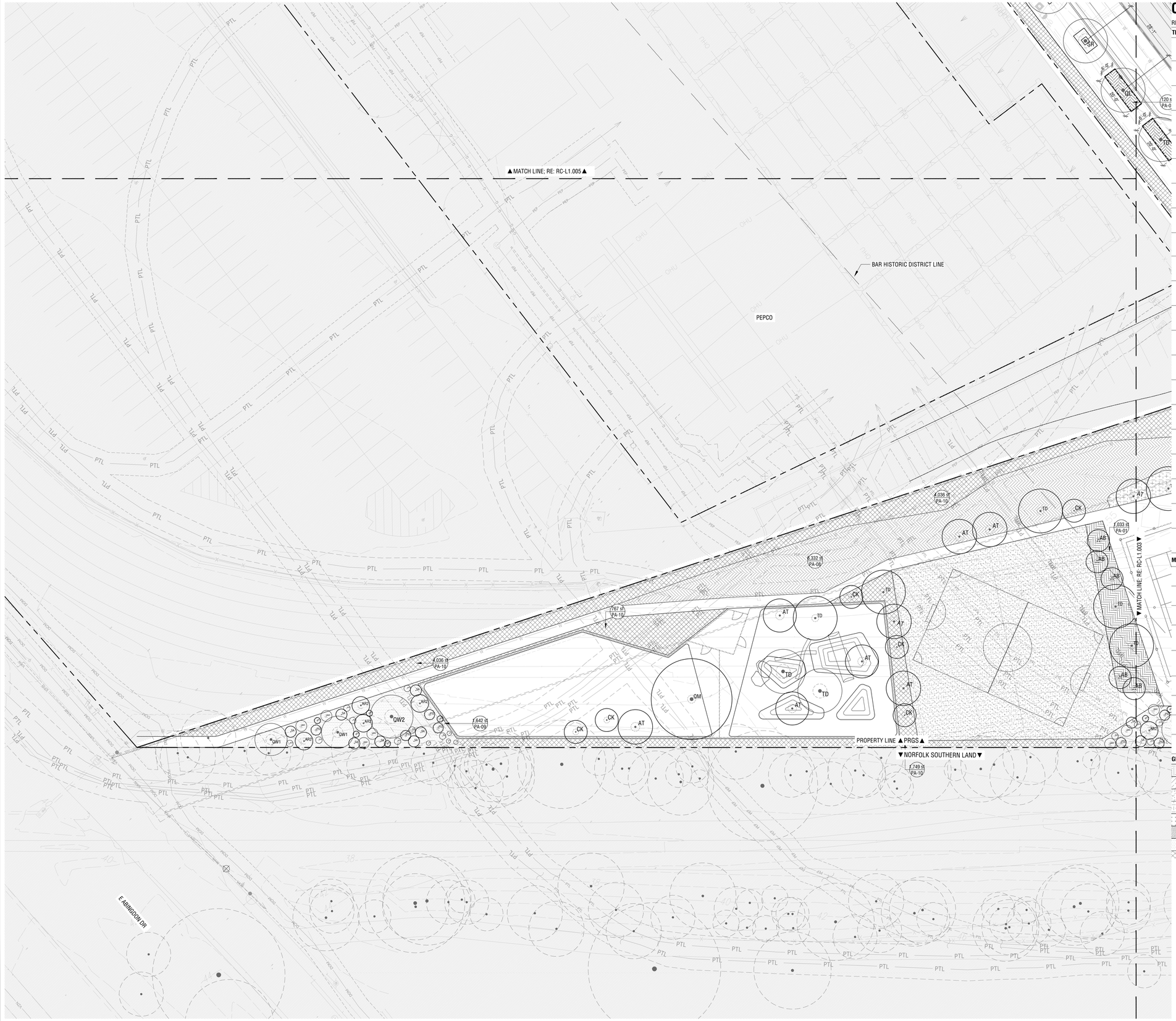
▲MATCH LINE; RE: RC-L1.005▲
BAR HISTORIC DISTRICT LINE
PEPCO
PROPERTY LINE ▲PRGS▲
▼NORFOLK SOUTHERN LAND▼
▼MATCH LINE; RE: RC-L1.003▲
E ABINGDON DR
4,036 sf PA-10
4,332 sf PA-05
767 sf PA-10
842 sf PA-05
749 sf PA-10
033 sf PA-01
SR
QL
TD
AT
TD
CK
AT
TD
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QUICK REFERENCE LEGEND

REFERENCE L6.00-RC FOR FULL PLANTING SCHEDULE

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	SA	SASSAFRAS ALBIDUM / SASSAFRAS
	UA2	ULMUS AMERICANA / AMERICAN ELM
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	PA-01	BIORETENTION PLANTING
	PA-02	ORNAMENTAL PLANTING (VERGE)
	PA-04	LAWN PLANTING
	PA-05	ORNAMENTAL PLANTING (PRIMARY)
	PA-06	ORNAMENTAL PLANTING (SECONDARY)
	PA-08	NO-MOW SEED MIX (WATERFRONT TRANSITION)
	PA-09	MIYAWAKI FOREST
	PA-10	SCREEN PLANTING

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PRGS REDEVELOPMENT

RAIL CORRIDOR OPEN SPACE

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

KEY MAP

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
Issue Date: 30 MAY 2025

SCALE: 1" = 20'-0"

PLANTING PLANS

L6.005-RC

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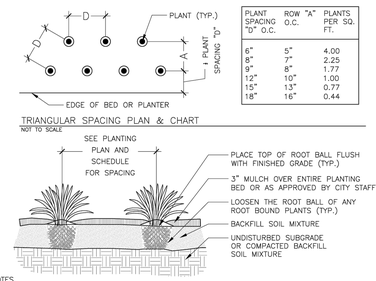
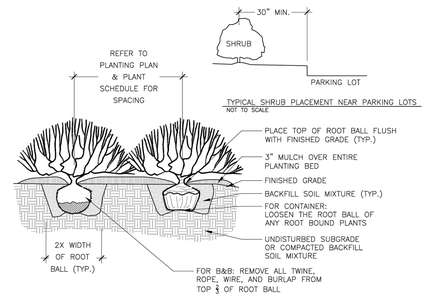


PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE

NOTES

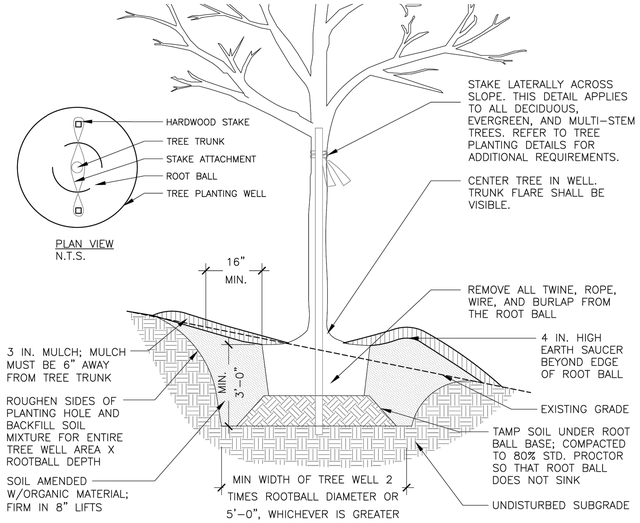
1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, PER THE SPECIFICATIONS.



TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS
NOT TO SCALE

NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

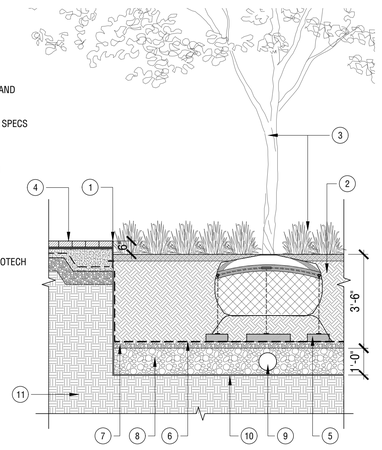


NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. REFER TO STAKING DETAILS.
7. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

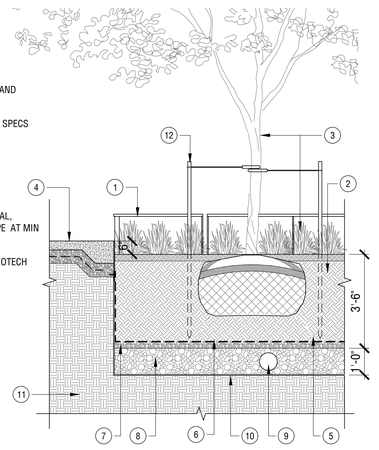
SCALE: 3/8" = 1'-0" — SECTION - GROUNDCOVER AND PERENNIAL PLANTING 06 — BP-AL.PGS.I-PLA-05

1. PAVER EDGE RESTRAINT
2. PLANTING SOIL, RE: SOIL PLANS
3. PROPOSED PLANTING, RE: PLANTING PLANS
4. ADJACENT PAVING, RE: CONSTRUCTION PLAN AND SCHEDULE
5. BELOW GRADE TREE ANCHORING SYSTEM, RE: SPECS
6. FILTER FABRIC, RE: SPECS
7. OPEN-GRADED CHOKER STONE, MIN. 3" DEPTH
8. OPEN-GRADED, CLEAN WASHED GRAVEL
9. 8" PERFORATED UNDERDRAIN; 3 SLOTS TYPICAL, SPACED 120 DEGREES APART AT 6' O.C.; SLOPE AT MIN 0.5%
10. IMPERMEABLE SOIL CAP AS REQUIRED PER GEOTECH
11. PREPARED SUBGRADE



SCALE: 3/8" = 1'-0" — SECTION - SHRUB PLANTING 05 — BP-AL.PGS.I-PLA-04

1. PLANTER RAILS
2. PLANTING SOIL, RE: SOIL PLANS
3. PROPOSED PLANTING, RE: PLANTING PLANS
4. ADJACENT PAVING, RE: CONSTRUCTION PLAN AND SCHEDULE
5. BELOW GRADE TREE ANCHORING SYSTEM, RE: SPECS
6. FILTER FABRIC, RE: SPECS
7. OPEN-GRADED CHOKER STONE, MIN. 3" DEPTH
8. OPEN-GRADED, CLEAN WASHED GRAVEL
9. 8" PERFORATED UNDERDRAIN; 3 SLOTS TYPICAL, SPACED 120 DEGREES APART AT 6' O.C.; SLOPE AT MIN 0.5%
10. IMPERMEABLE SOIL CAP AS REQUIRED PER GEOTECH
11. PREPARED SUBGRADE
12. STAKING, PER CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS LD 001

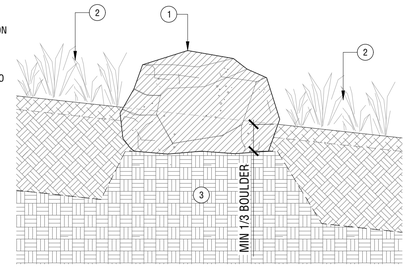


SCALE: 3/8" = 1'-0" — DETAIL - TREE PLANTING ON SLOPE 04 — BP-AL.PGS.I-PLA-01

1. LANDSCAPE BOULDER. SIZES VARY; RE: CONSTRUCTION SCHEDULE AND PLANS
2. ADJACENT LANDSCAPE PLANTING, RE: PLANTING PLANS
3. COMPACTED SUBGRADE

NOTES:

A. REFERENCE CONSTRUCTION SCHEDULE FOR ALL COLORS AND FINISHES
B. CONTRACTOR IS TO PROVIDE DETAILED SHOP DRAWINGS OF STONE LAYOUT PRIOR TO INSTALLATION
C. CONTRACTOR IS TO VERIFY IN FIELD ALL LAYOUTS PRIOR TO INSTALLATION
D. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION
E. CONTRACTOR TO USE HAND TOOLS TO CREATE EVEN BUTT JOINT



SCALE: 3/8" = 1'-0" — SECTION - PLANTER AT BMP WITH ANCHORING SYSTEM 03 — BP-AL.PGS.I-PLA-03

SCALE: 3/8" = 1'-0" — SECTION - PLANTER AT BMP 02 — BP-AL.PGS.I-PLA-02

GRAPHIC SCALE: 3/4" = 1'-0" — DETAIL - LANDSCAPE BOULDER IN PLANTING, TYPICAL (LS-04) 01 — BP-AL.PGS.O-PA-42

PRGS REDEVELOPMENT

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NOT FOR CONSTRUCTION

KEY MAP

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
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SCALE: 1" = 20'-0"

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DIRECTOR DATE

_____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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PLANTING DETAILS

L7.000-RC

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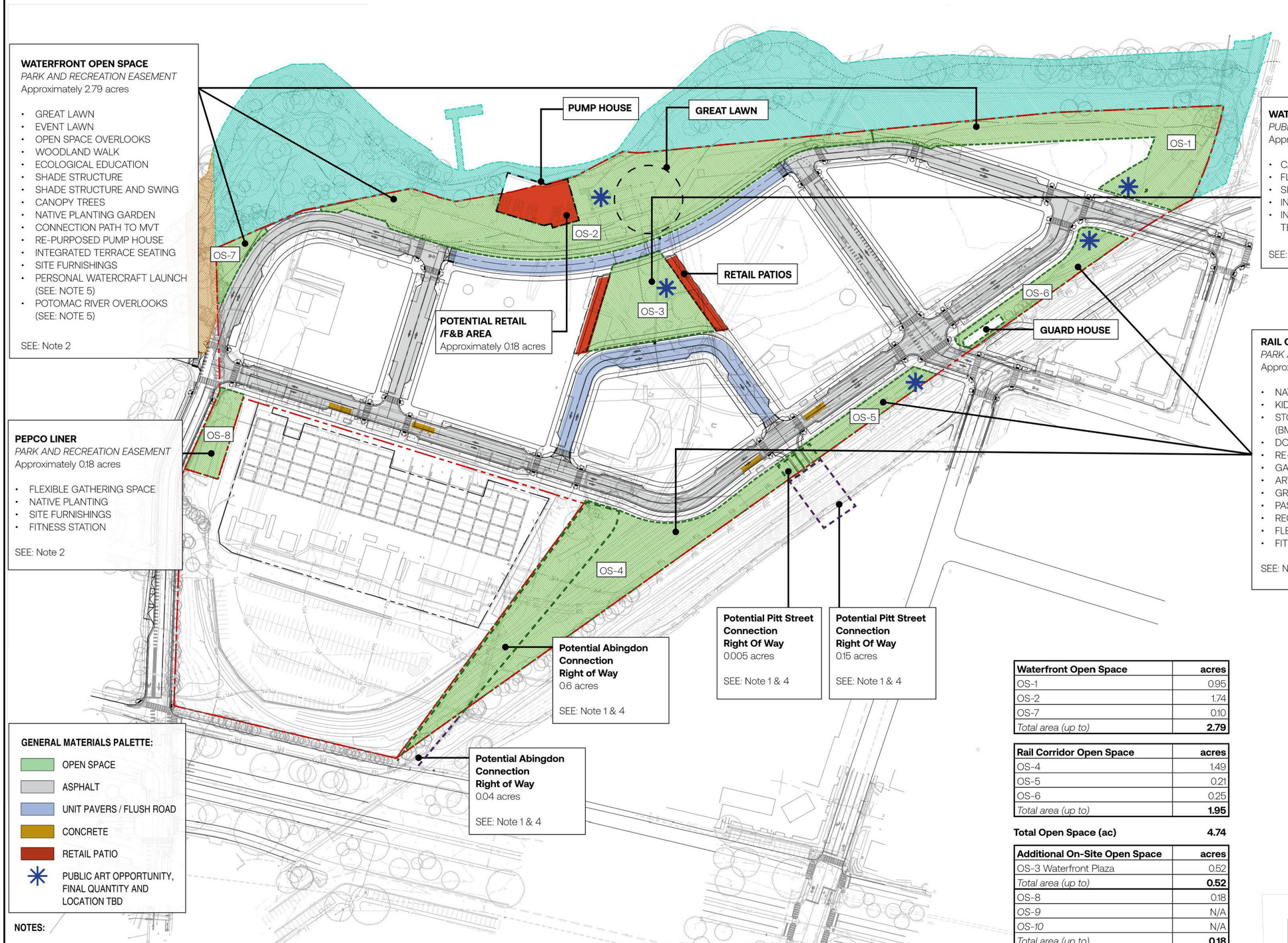

Waterfront Open Space	acres
OS-1	0.95
OS-2	1.74
OS-7	0.10
Total area (up to)	**2.79**

Rail Corridor Open Space	acres
OS-4	1.49
OS-5	0.21
OS-6	0.25
Total area (up to)	**1.95**

Total Open Space (ac) 4.74

Additional On-Site Open Space	acres
OS-3 Waterfront Plaza	0.52
Total area (up to)	**0.52**
OS-8	0.18
OS-9	N/A
OS-10	N/A
Total area (up to)	**0.18**

Total Open Space (ac) 5.44

NOTES:

1. POTENTIAL CONNECTIONS TO EAST ABINGDON DRIVE AND N. PITT STREET MAY BE INCLUDED IN FUTURE SUBMISSION SUBJECT TO COOPERATION WITH ADJACENT PROPERTY OWNERS.
2. ALL PROGRAM LISTED AS POTENTIAL AND WILL BE CONFIRMED THROUGH THE SUBSEQUENT DSUP PROCESS.
3. ALL FINAL MATERIAL SELECTIONS TO BE UPDATED WITH INDIVIDUAL DSUPS.
4. POTENTIAL REDUCTION OF OPEN SPACE AREA IN RIGHT OF WAYS.
5. ADDITIONAL POTENTIAL PROGRAMS TO BE BUILT ON NPS LAND.

APPROVED
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PRGS REDEVELOPMENT

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

KEY MAP

RC-LX.005
RC-LX.004 RC-LX.003 RC-LX.002 RC-LX.001

REV.	DATE	DESCRIPTION
-	30 MAY 2025	COMPLETENESS SUBMISSION

Job Number: AL-PGS
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COMPREHENSIVE OPEN SPACE PLAN

L8.001

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