NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY SLATERS LANE; TO THE SOUTH BY CITY OF ALEXANDRIA PROPERTY; TO THE EAST BY POTOMAC RIVER; AND TO THE WEST BY NORFOLK SOUTHERN CORPORATION. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30).

THE EXISTING SITE IS FORMER POTOMAC RIVER GENERATING STATION.

THIS INFRASTRUCTURE PLAN PROVIDES THE PROPOSED STREET NETWORK AND SUPPORTING UTILITIES FOR THE ULTIMATE DEVELOPMENT. THE ROADS PROPOSED WITH THIS PROJECT INCLUDE NORTH FAIRFAX STREE (PRIVATE), PROPOSED ROAD A (PUBLIC), PROPOSED ROAD B (PRIVATE), PROPOSED ROAD C (PRIVATE) AND LEFT FROM PROPOSED ROAD A TO SLATERS LANE. A PEDESTRIAN CROSSING WILL ALSO BE PROVIDED AT

THE ULTIMATE BUILD OUT OF THIS SITE WILL INCLUDE MIXED-USE BUILDINGS (RETAIL, OFFICE, HOTEL, ARTS AND MULTIFAMILY).AND WILL BE PROCESSED UNDER SEPARATE BLOCK DSUPs.

ACCESS TO THE SITE WILL BE FROM FAIRFAX STREET AND SLATERS LANE.

IDSP APPLICATION

1. DEVELOPMENT SITE PLAN 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

LIST OF REQUESTED SITE PLANS AND AMENDMENTS:

- IDSP WITH PRELIMINARY INFRASTRUCTURE SITE PLAN
- SUBDIVISION APPLICATION WITH PRELIMINARY SUBDIVISION PLAT

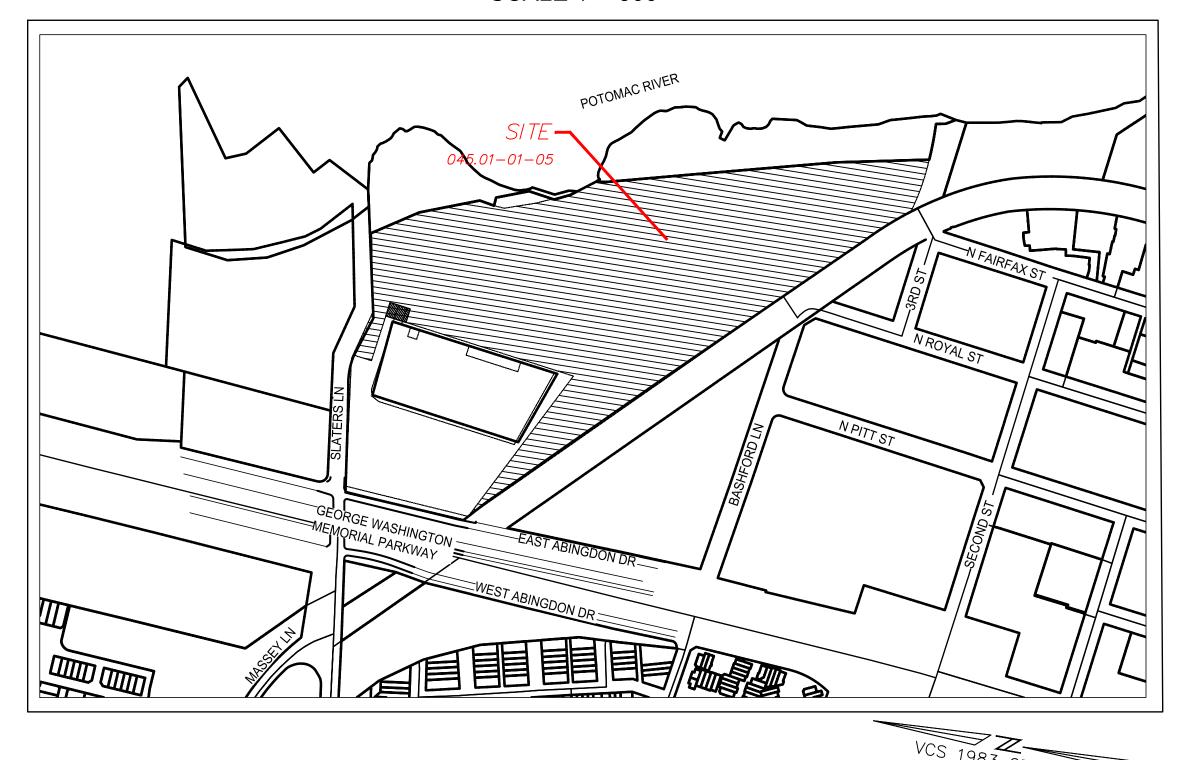
PRGS REDEVELOPMENT PRELIMINARY INFRASTRUCTURE DEVELOPMENT SITE PLAN

ALEXANDRIA, VIRGINIA

PROFESSIONAL SEAL	DATE	REVISION
AND SIGNATURE	01-13-2023	COMPLETENESS SUBMISSION
TH O		
OHN I HEIMS		
JOHN L. HELMS 5		
Lic. No.52485		
75 01/13/2023 F		
O.F.		
SIONAL ENGINEE		

VICINITY MAP

SCALE 1"= 300'



APPLICANT HRP

POTOMAC, LLC 1199 N FAIRFAX ST.

SUITE 808

ALEXANDRIA, VA 22314 312 796-6564

STEEN, SIOBHAN <SSteen@hilcoglobal.com> CIVIL ENGINEER

christopher consultants, ltd.

4035 RIDGE TOP RD SUITE 601 FAIRFAX, VIRGINIA 22030 703 273-6820

TRAFFIC ENGINEER **GOROVE SLADE**

225 REINEKERS LANE SUITE 750 ALEXANDRIA, VIRGINIA 22314 703 721-3044

> **ATTORNEY WIRE GILL** 700 N FAIRFAX ST

Suite 600 ALEXANDRIA. VA 22314 703 836-5757

ARCHITECT GENSLER

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

LANDSCAPE ARCHITECT

OJB LANDSCAPE ARCHITECTURE ONE BOWDOIN SQUARE,

SUITE 801 BOSTON, MASSACHUSETTS 02114 857 233-5171

SUSTAINABILITY CONSULTANT

ARUP

1120 CONNECTICUT AVENUE **SUITE 1110** WASHING, D.C. 20036 202 729-8220

DRY UTILITY CONSULTANT

RICHTER & ASSOCIATES

7519 STANDISH PLACE SUITE 320 ROCKVILLE, MD 20855 301 548-7475

DIDECTOR		
DIRECTOR DEPT. OF TRANSPORT.	4 <i>TION & EN</i> I	DATE MRONMENTAL SERVICES
SITE PLAN No.		
DIRECTOR		DATE
CHAIRMAN, PLANN		

SHEET: C000

SHEET INDEX

COVER SHEET

C000

C100 NOTES AND TABULATIONS C101 CONTEXTUAL PLAN PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT C102-C104 C200 OVERALL EXISTING CONDITIONS PLAN C200A-C200C TREE SCHEDULE EXISTING CONDITIONS PLAN C201-C204 C205-C206 TREE PRESERVATION PLAN - NORTHWEST C207 TREE PRESERVATION PLAN - WEST TREE PRESERVATION PLAN - SOUTH C208 C209 TREE PRESERVATION PLAN - EAST C210-C215 TREE PRESERVATION PLAN NOTES AND DETAILS LANDSCAPE MANAGEMENT PLAN C216 C300 OVERALL SITE PLAN C301-C304 SITE PLAN C305-C306 DIMENSIONS PLAN C307-C309 PRELIMINARY PAVEMENT MARKING & SIGNING OVERVIEW C400A OVERALL UTILITY PLAN C400-C403 UTILITY PLAN C404 FIRE SAFETY PLAN C500-C503 GRADING PLAN C600 PRE DEVELOPMENT IMPERVIOUS C601 POST DEVELOPMENT IMPERVIOUS C602 SWM COMPUTATIONS AN NARRATIVES C603 BMP COMPUTATIONS AND DETAILS C604-C607 SWM-BMP PLAN C608-C609 BMP COMPUTATIONS C610 MAJOR WQIA AND ADEQUATE OUTFALL ANALYSIS

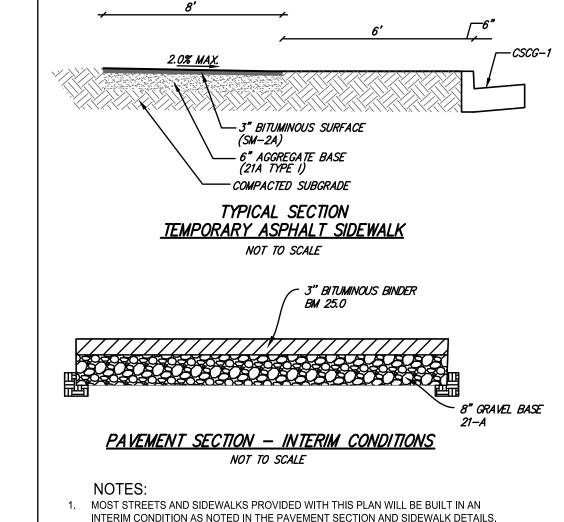
C612 OVERALL DRAINAGE AREA MAP C613-C616 DRAINAGE AREA MAP C617 STORM SEWER COMPUTATIONS C700-C701 SANITARY SEWER PLAN SANITARY SEWER COMPUTATIONS C702-C703 SIGHT DISTANCE PLAN AND PROFILE C800-C807 C900-C912 INTERSECTION MANEUVERING STUDY A300 OPEN SPACE & CIRCULATION PLAN A400 STORM PIPE SECTIONS A500 UTILITY PHASING PLAN

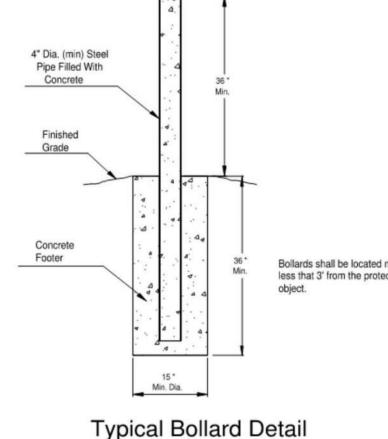
A900 ROADWAY AND OPEN SPACE SPECIFIC PHASING PLAN A901-1 INFRASTRUCTURE CONDITIONS A901-2 INFRASTRUCTURE CONDITIONS COMPREHENSIVE OPEN SPACE PLAN L001 L002 OPEN SPACE PRECEDENTS L003 WOONERF

RETAINING WALL DETAILS

L004

ZONING TABULATIONS GREEN BUILDING NARRATIVE LEGEND THE APPLICANT IS SUBMITTING A COORDINATED SUSTAINABILITY STRATEGY TO IMPLEMENT THE GREEN BUILDING 045.01-01-05 (1300 N ROYAL ST.) SITE ADDRESSES & VCS 1983 GRID NORTH **EXISTING** DESCRIPTION <u>PROPOSED</u> REQUIREMENTS OF THE CDD. TAX MAP NUMBERS: INDEX CONTOUR OWNER: HRP POTOMAC, LLC INSTRUMENT NUMBER: 200019599 **GENERAL NOTES** CDD-30 **EXISTING ZONE:** THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY PROPERTY LINE PROPOSED ZONE: CDD-30 christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019 IN ACCORDANCE WITH THE OLD TOWN NORTH SMALL AREA PLAN DISTRICT: RIGHT-OF-WAY REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS. 821,848 S.F. OR 18.86704 AC. (AFTER SUBDIVISION) SUBJECT TO CHANGE WITH THE EXISTING SITE AREA: UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM AERIAL SURVEY AND SUPPLEMENTED WITH ROAD CENTERLINE DEDICATION OF ROAD A. FIELD TOPO COMPLETED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 **EXISTING USE:** FORMER POTOMAC RIVER GENERATING STATION 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; AND CAN NOT BE GUARANTEED PROPOSED USE: INFRASTRUCTURE **EDGE OF PAVEMENT** FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MSS UTILITY" AT 1-800-57-7777 AND 811 821,848 S.F. OR 18.86704 AC. PROPOSED SITE AREA: 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND ADJACENT PROPERTY LINE 280,091 S.F. OR 6.43 AC. SUBJECT TO CHANGE WITH THE DEDICATION OF ROAD A. APPROXIMATE TOTAL CONTRACTOR(S) ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT www.dom.com FOR AREA DISTURBED: ADDITIONAL SAFETY INSTRUCTIONS. 210,395 S.F. OR 4.83 AC. www. EX. IMPERVIOUS AREA: HORIZONTAL DATUM* NORTH AMERICAN DATUM OF 1983, NAD83 VIRGINIA NORTH ZONE U.S. FEET. 280,091 S.F. OR 6.43 AC. PROP. IMPERVIOUS AREA VERTICAL DATUM* NORTH AMERICAN DATUM OF 1983, NAD88 VIRGINIA NORTH ZONE U.S. FEET ______ **CURB & GUTTER** OPEN SPACE REQUIRED: ____ x ___ x ___ x ___ x ___ x ___ OPEN SPACE PROVIDED: **FENCE** THE SITE IS CURRENTLY DEVELOPED AS POTOMAC RIVER GENERATING STATION. THERE ARE NO NATURAL STREET LIGHT ☆ ----(GROUND LEVEL) FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION OPEN SPACE BREAKDOWN: AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF **ENVIRONMENTAL SITE ASSESSMENT GRAPHIC SCALE ELECTRIC** ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL PARKING REQUIRED: ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED. PARKING PROVIDED: 1. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE ENVIRONMENTAL QUALITY MUST BE NOTIFIED IN UNUSUAL OR UNANTICIPATED CONTAMINATION OR EXISTING DAILY AVG. TRIPS: MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE, MINIMIZING TRAFFIC IMPACTS AND UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS PROPOSED DAILY AVG. TRIPS: N/A PRESERVING THE RESOURCE PROTECTION AREA. SANITARY FORCE MAIN ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRA FIRE THE NATURAL SOILS AT THE SITE CONSIST OF LEAN CLAY (CL), SILT (ML), CLAYEY SAND (SC), CLAYEY GRAVEL DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL Lic. No.52485 WITH SAND (GC) AND CLAYEY SAND WITH GRAVEL (SC) PROVIDED BY THE GEOTECHNICAL INVESTIGATION ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN SANITARY SEWER 01/13/2023 PERFORMED BY GeoCapitol Engineering, LLC. AND DATE JUNE 11, 2021. ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS. Trip Generation Analysis - Proposed (without Mode Split Reductions) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN STORM MANHOLE AM Peak Hour PM Peak Hour ADT ITE Land Use Code | Amount | Units ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. General Office Building 865,235 Gross Floor Area 727 753 10,031 ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT SANITARY MANHOLE SITE IS NOT WITHIN A COMBINED SEWER. 222 5,021 703-838-4400 EXT 267/255. Multifamily Housing (High-Rise) 1,106 Dwelling Units 299 354 20,000 Gross Floor Area 850 57 179 1,877 THE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. Supermarket 3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITILE 11, PARKING SPACES 820 67,755 Gross Floor Area 258 2,558 Shopping Center 64 CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS. 10. ALL EMERGENCY VEHICLE EASEMENTS ARE SHOWN ON THE PLAN AND SHALL BE RECORDED WITH ALEXANDRIA 310 296 136 175 2,365 Rooms LAND RECORDS. **SANITARY SEWER** 580 Museum (Arts Space) 19,900 Gross Floor Area 70 MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM. 11. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, WATER LINE 21,922 SATURDAYS FROM 9 AM TO 6 PM Total 1,289 1,723 CHAPTER 6, ARTICLE B. —— G —— G —— G — **GAS LINE** NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS. TRIP GENERATION IS BASED ON A CONSERVATIVE DEVELOPMENT PROGRAM CONTAINED IN THE MULTIMODAL TRANSPORTATION STUDY, AND IS 12. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE → F.H. **-**♦- F.H. FIRE HYDRANT SUBJECT TO CHANGE AS BLOCK PLANS ARE FURTHER DEVELOPED REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: PRETREATMENT COORDINATOR AT 703-721-3500 X2020 ACCESSIBLE CURB RAMP **UTILITY CONTACTS:** MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE SATURDAYS FROM 10 AM TO 4 PM. DEMARCTION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY STORM STRUCTURE NUMBER WASHINGTON GAS MANAGEMENT AGENCY (FEMA). MR. PAT ESTRADA-PALMA MR. STEVE H PURYEAR, SUPERVISOR-ENGINEERING 6801 INDUSTRIAL ROAD 2980 FAIRVIEW PARK DRIVE, 6TH FLOOR STORM LABEL **ABBREVIATIONS** 12" Concrete Pipe SPRINGFIELD, VA 22151 12" RCP FALLS CHURCH, VA 22042 (703) 750-4289 (703) 204-5072 APPROXIMATE SANITARY SEWER STRUCTURE NUMBER **DOMINION VIRGINIA POWER** VIRGINIA AMERICAN WATER COMPANY BLDG. BUILDING MR. KEN HOLMES 4" Dia. (min) Steel __ __ STEVEN CHEN BEST MANAGEMENT PRACTICE SANITARY SEWER LABEL pe Filled With 8" PVC SDR-26 ALEXANDRIA, VA 22305 C.O. CLEANOUT Concrete ALEXANDRIA, VA 22314 (703) 838-2478 (703) 706-3863 CITY OF ALEXANDRIA EX. TREE · 3" BITUMINOUS SURFACE 1234 = **ID** NUMBER (SM-2A) CORRUGATED METAL PIPE COMCAST CABLE 11.22 = ELEVATION **CITY OF ALEXANDRIA DEPARTMENT OF** - 6" AGGREGATE BASE (21A TYPE I) Grade FRANSPORTATION & ENVIRONMENTAL SERVICES **CONIFEROUS TREE** MR. GUSTAVO CATELLON COMPACTED SUBGRADE 2707 WILSON BLVD. DATA ACCORDING TO UTILITY RECORDS **ENTRANCE** 301 KING STREET, ROOM 4100 ARLINGTON, VA 22201 ALEXANDRIA, VA 22314 D.B. DEED BOOK TYPICAL SECTION (703) 926-0534 (703) 746-4025 TEMPORARY ASPHALT SIDEWALK DUCTILE IRON PIPE PRIMARY ENTRANCE NOT TO SCALE DECIDUOUS TREE ARCHAEOLOGY NOTES EOI END OF INFORMATION Footer Bollards shall be located not $\square P$ □Р PARKING METER 3" BITUMINOUS BINDER less that 3' from the protected EX. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL EXISTING REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ESMT. EASEMENT ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE FIRE HYDRANT DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. IF FTOC FLUSH TOP OF CURB SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT SHALL COMPLETE A RESOURCE HIGH POINT MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED LOC. LOCATION BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED. (ARCHAEOLOGY). THE LANGUAGE NOTED LIMITS OF DISTURBANCE ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND





IT IS UNDERSTOOD THAT SOME RIGHT-OF-WAYS WILL BE CONSTRUCTED ONLY IN

Lighting Guidelines:

DISTURBING ACTIVITIES.

DISTURBING ACTIVITIES.

FINDS.

ARCHAEOLOGISTS CAN BE ARRANGED.

CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY

THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF

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

ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT

COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA

ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS. THE LANGUAGE

NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND

GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY

Street lights should be placed to avoid conflict with street trees, and should not be located within the sidewalks but rather be placed between and in-line with the street trees.

PAVEMENT SECTION SHOWN IS PER THE STANDARD DETAILS PROVIDED IN THE CITY

FINAL CONDITION BASED ON THE SEQUENCING OF THE PHASING PLAN.

TOP COAT WILL NOT BE PROVIDED IN THE INTERIM CONDITION.

OF ALEXANDRIA'S MEMO TO INDUSTRY #02-09.

Consideration for adequate lighting should be given for pedestrian/ bicycle trails and parks to maximize safety and comfort of parks and trail users.

All street lights should be designed to minimize light spillover. Where located next to residential uses, street lights should include shielding as needed to prevent lighting from directly entering residential windows or adjoining public parks.

. Historic Interpretation

In an effort to recognize and celebrate the rich history of Old Town North, the Historic Interpretation Guide is intended to provide guidance for the implementation of historic interpretation on various sites, based on the key historical themes identified in the Old Town North Historic Interpretation Guide (See Related Studies in the OTN SAP Appendix). Whether for the Alexandria Canal, the old spring houses or one of the many industrial sites that once existed here, the purpose is to integrate istoric interpretation to convey many narratives and historical themes found in this neighborhood. The interpretive design guide encourages creative and engaging interpretation. The end result will be a historic interpretation program that links various sites in the area with common themes, such as industry and transportation, while reminding residents, workers and visitors of the intriguing and varied past of Old Town North.

Early in the concept process, applicants should consult with staff from Planning & Zoning (Historic Preservation) and the Office of Historic Alexandria (including Alexandria Archaeology) regarding how to integrate historic interpretation into the site design and to consider options for historic interpretation related to the project, based on the OTN Historic Interpretation Guide.

. All development and redevelopment sites will include some form of historic interpretation whether as a site-specific installation or part of a broad thematic approach.

. Creative approaches to historic interpretation are encouraged. Interpretive elements may be incorporated into the site and building design, and/or mobile/digital resources dedicated to the neighborhood. The OTN Historic Interpretation Guide offers strategies in Section V: Catalogue.

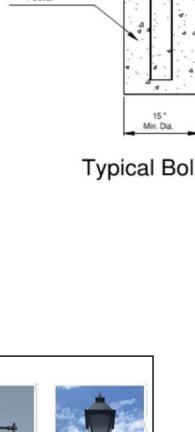


Figure 4.04 Black

Colonial Lighting

Figure 4.03: George

Lighting Fixture

Washington Parkway

LOW POINT MANHOLE MOUNT OFD OVERFLOW DRAIN PG. PAGE PROP. PROPOSED REINFORCED CONCRETE PIPE RES RESIDENTIAL R.O.W RIGHT OF WAY RESTRICTION SAN SANITARY STORM DRAIN STREET STM/STRM STORM SWM STORMWATER MANAGEMENT TO BE REMOVED **TBS** TO BE SAVED TO BE VACATED TOP OF CURB **TEMPORARY** TYP TYPICAL V.D. VERTICAL DRAIN VIRGINIA RUNOFF REDUCTION METHOD VRRM WATER LINE WRPD WRAPPED

PROJECT No.: 17005.004.03 DRAWING No.: 112206 CDSP #2022 - 00024 DATE: 10-14-2022 DEVELOPMENT SITE PLAN NO. DESIGN: JH DEPARTMENT OF PLANNING & ZONING DRAWN: MG CHECKED: KW SHEET TITLE:

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

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

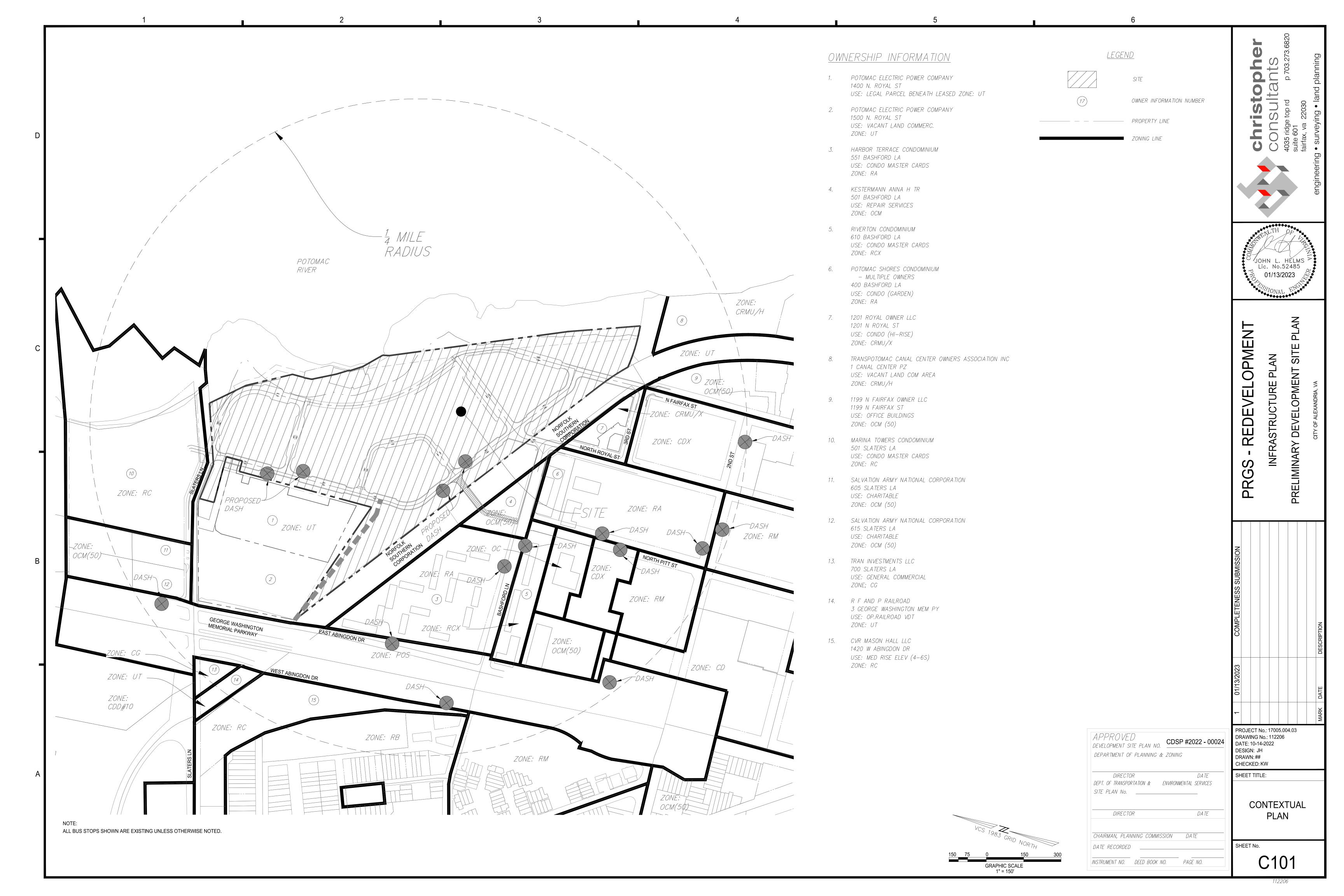
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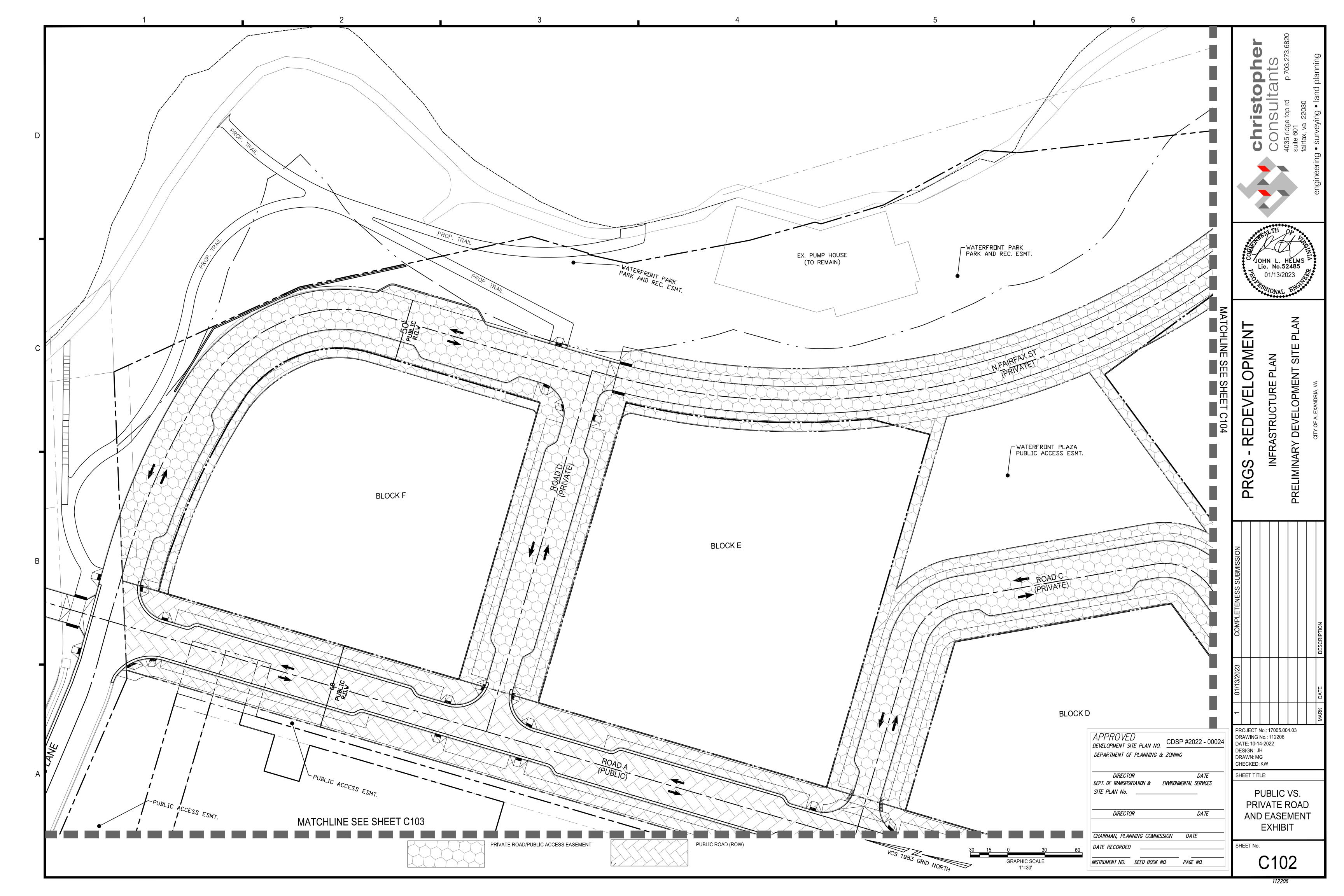
DATE RECORDED

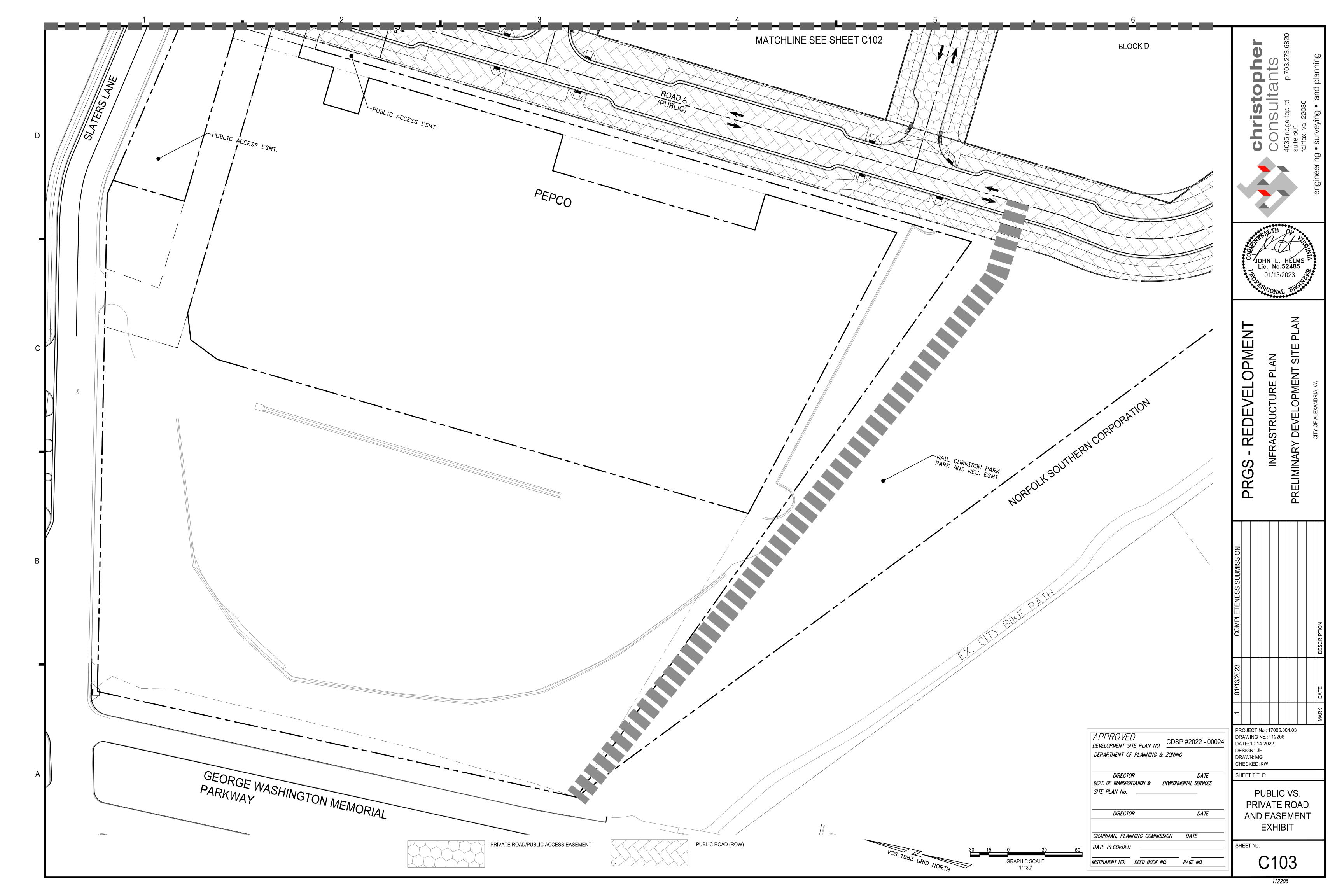
DIRECTOR

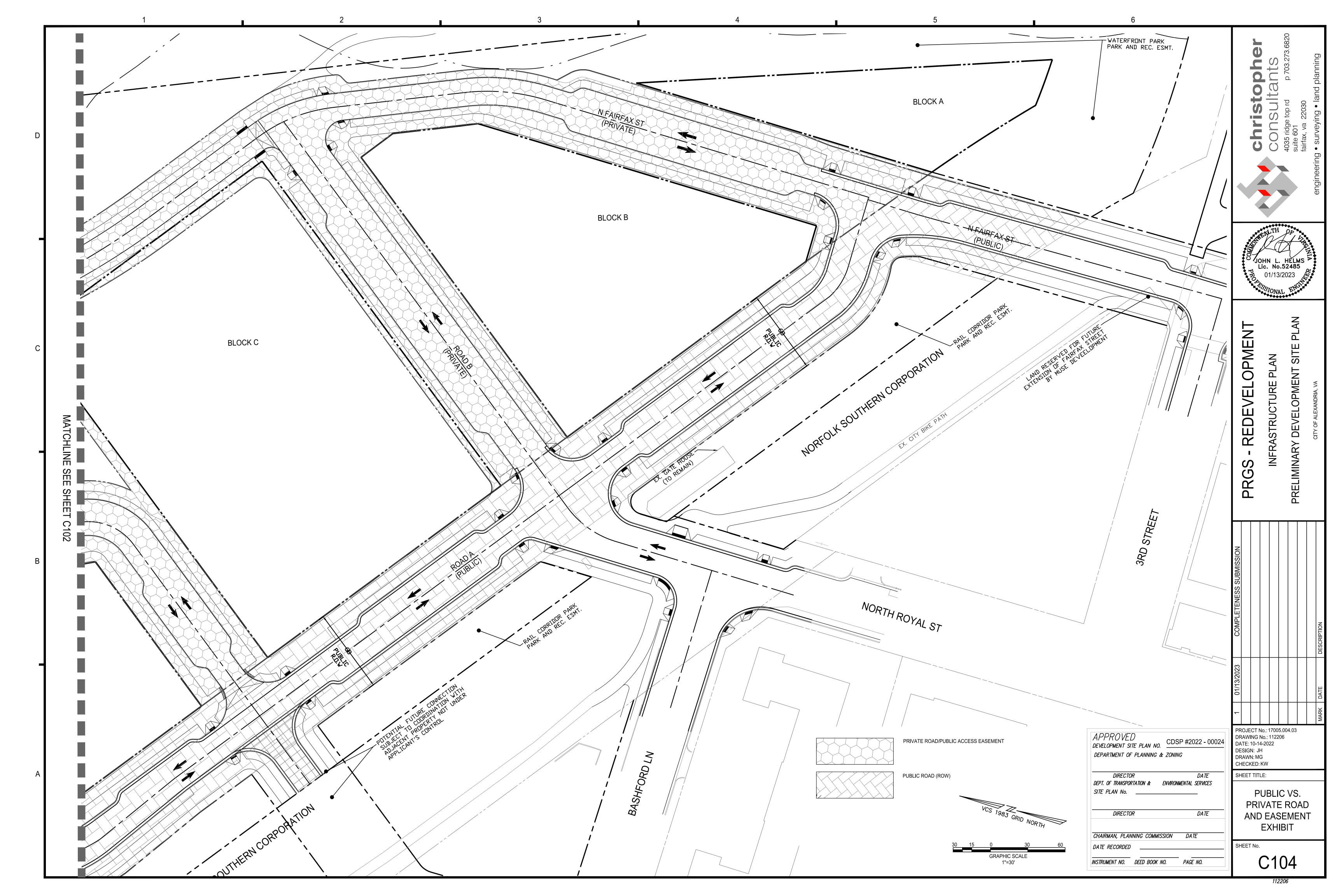
NOTES AND TABULATIONS CHAIRMAN, PLANNING COMMISSION DATE

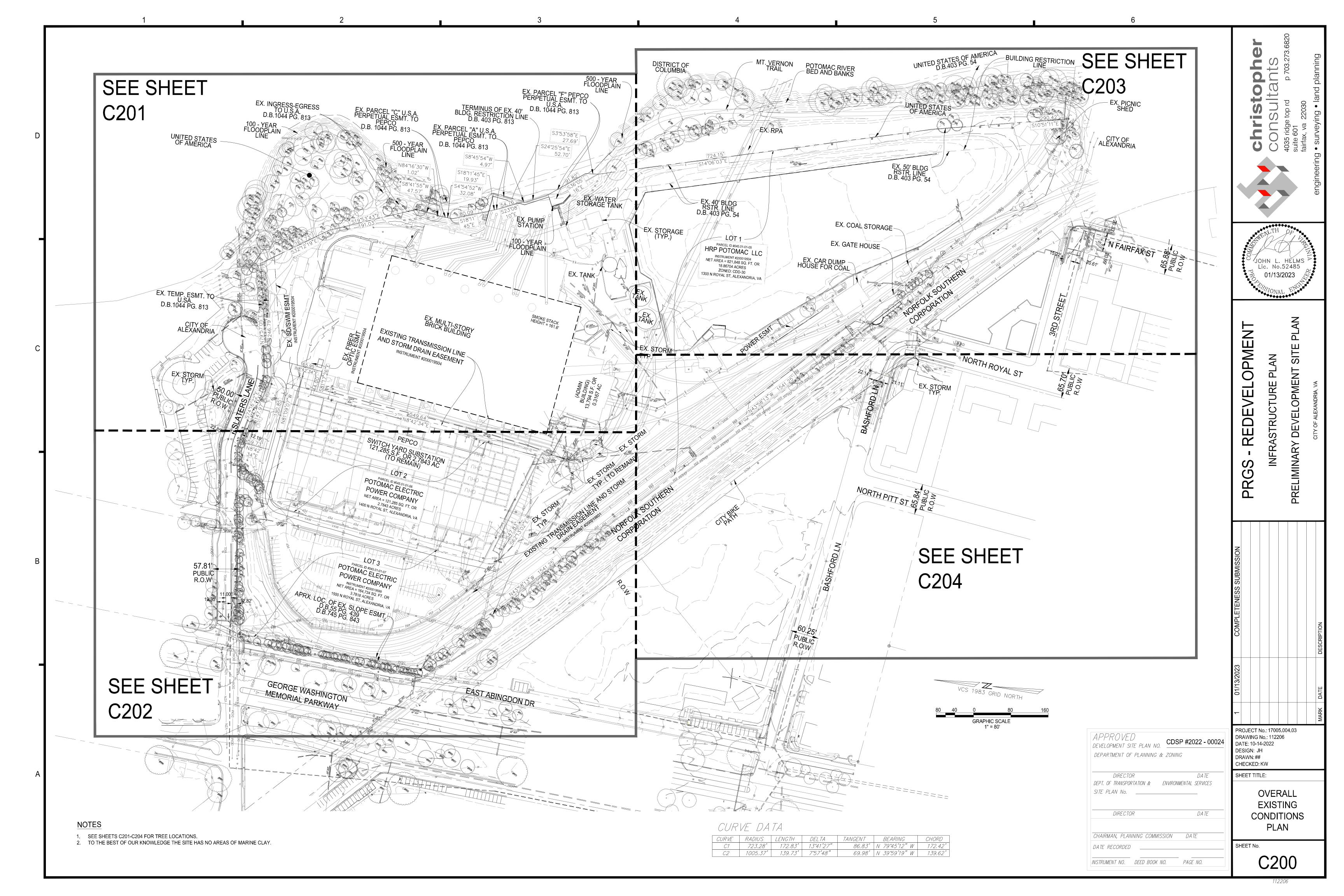
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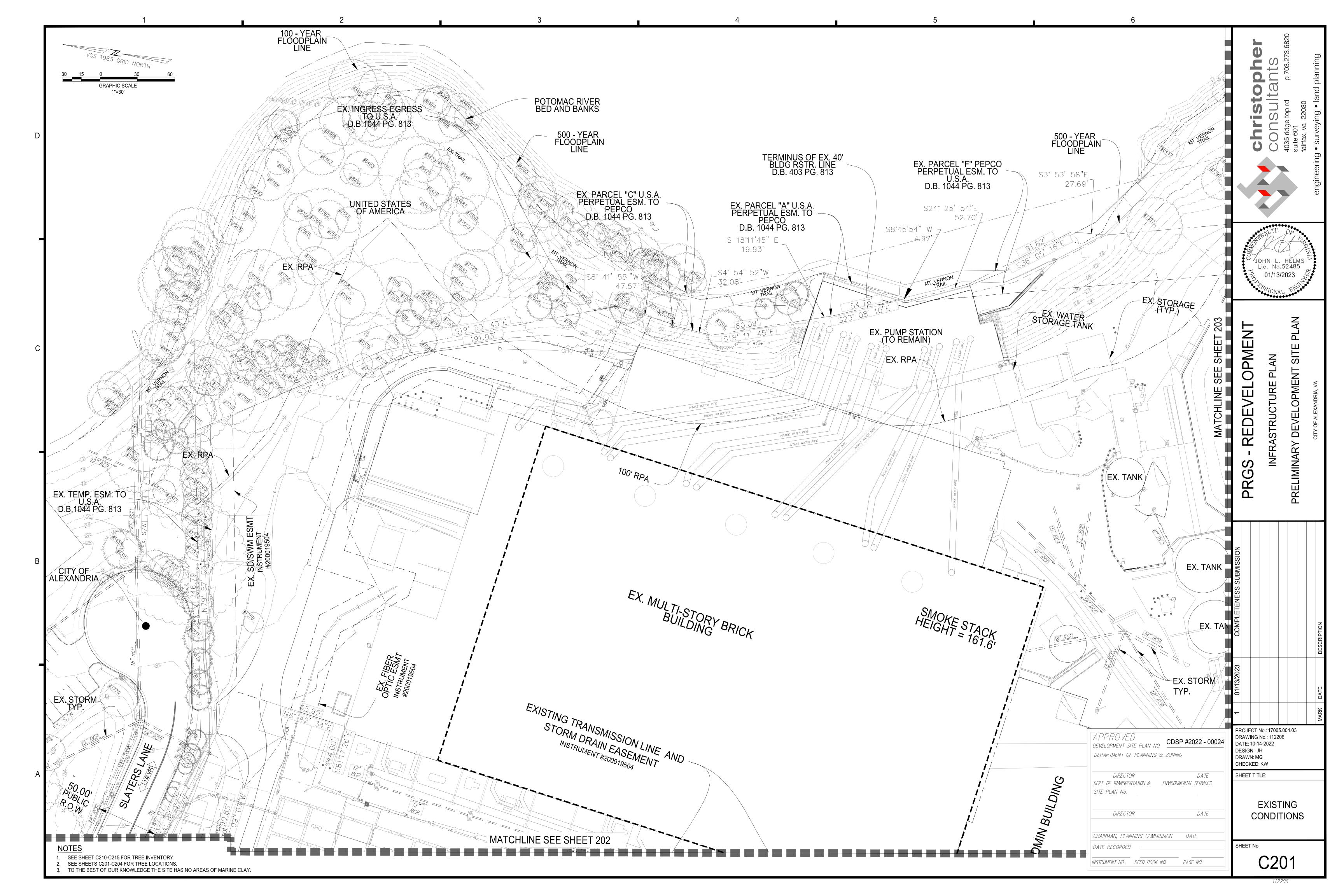


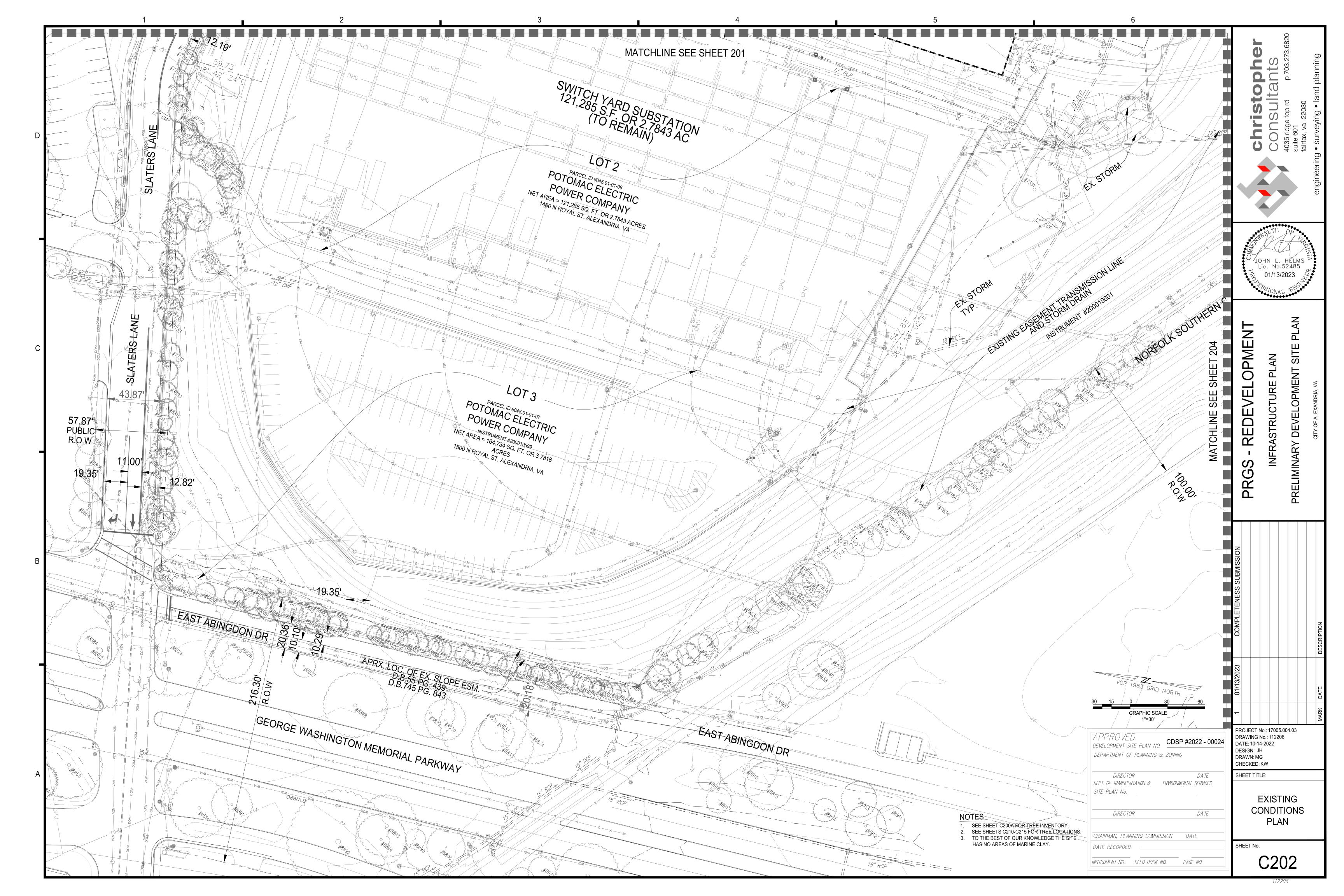


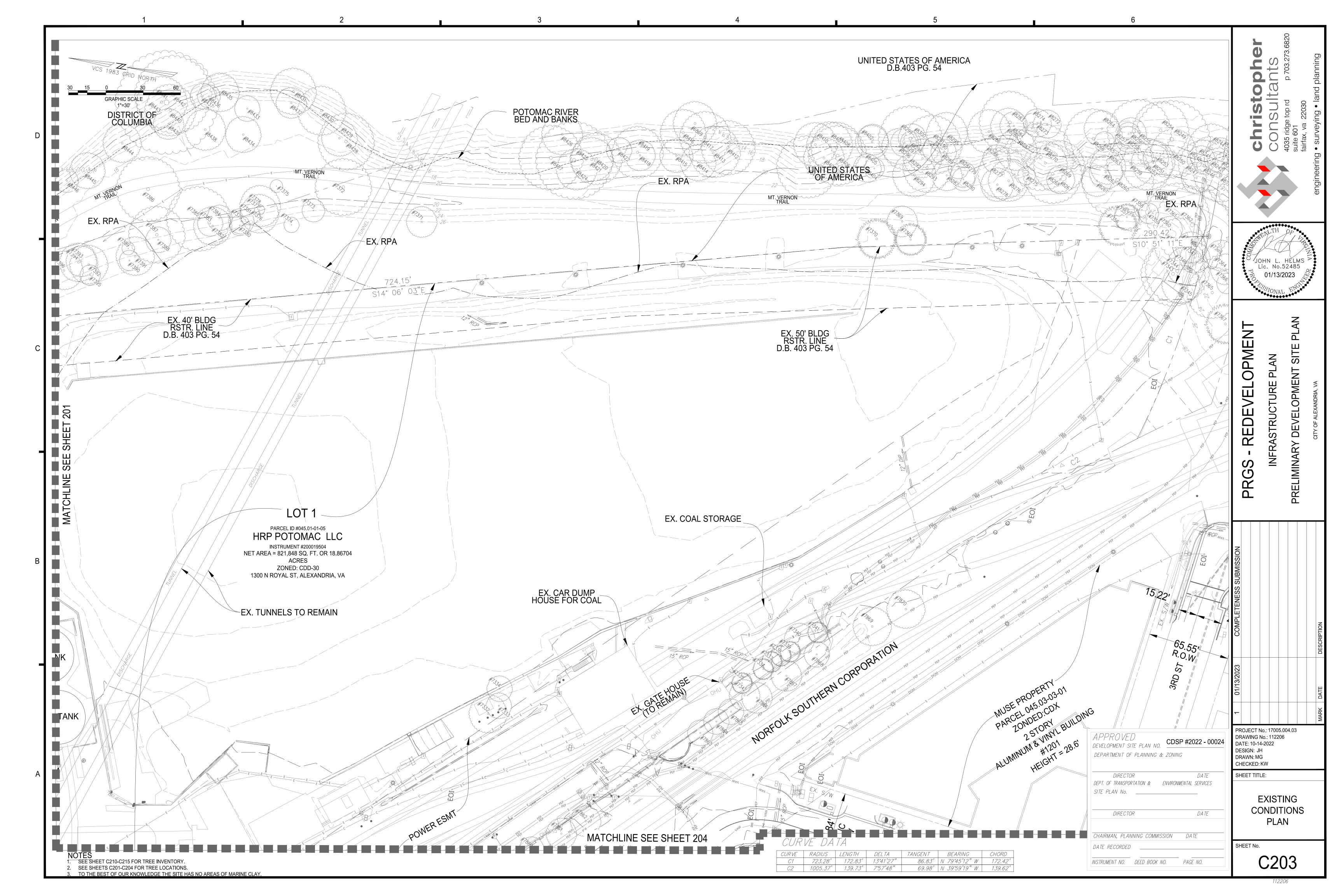


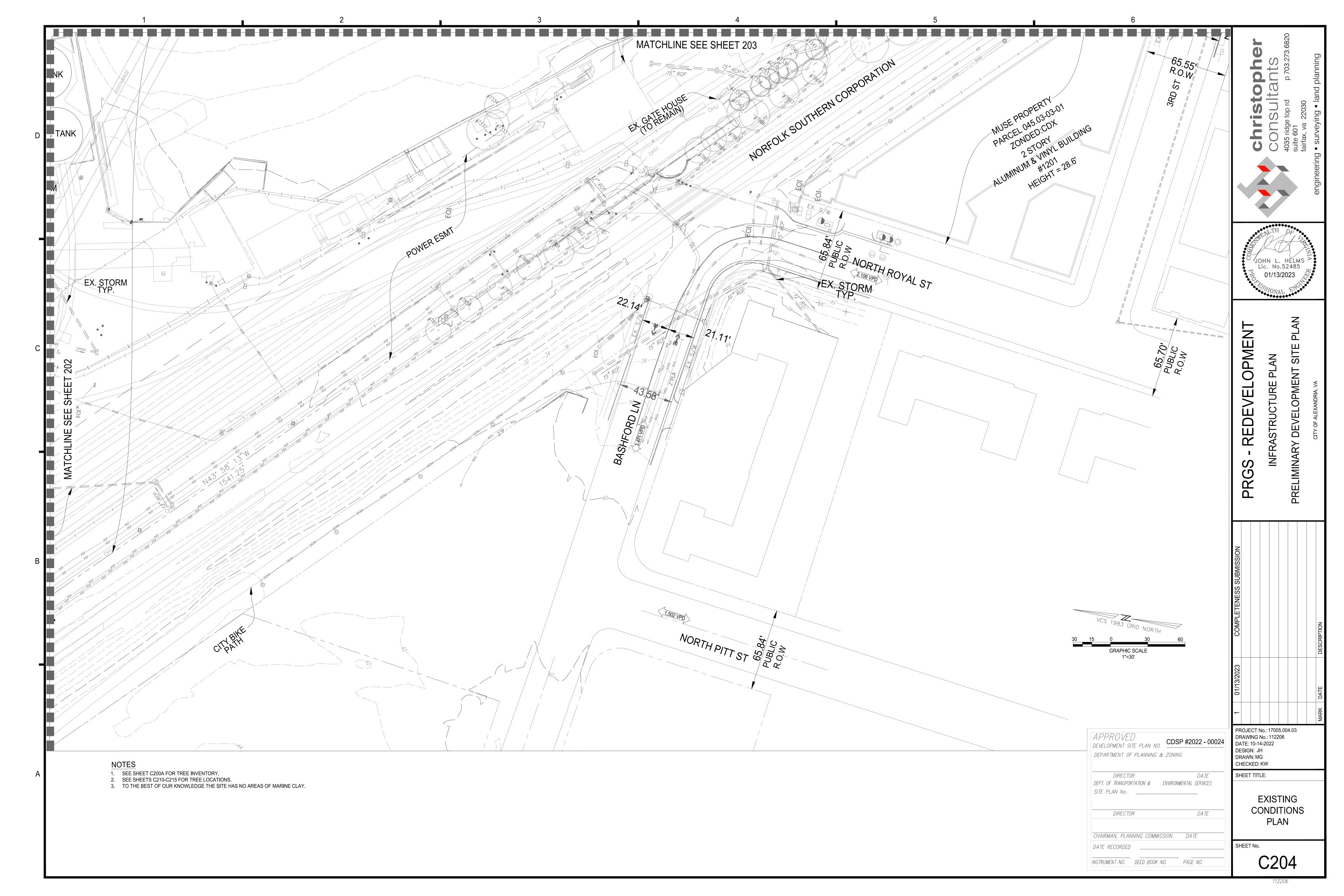


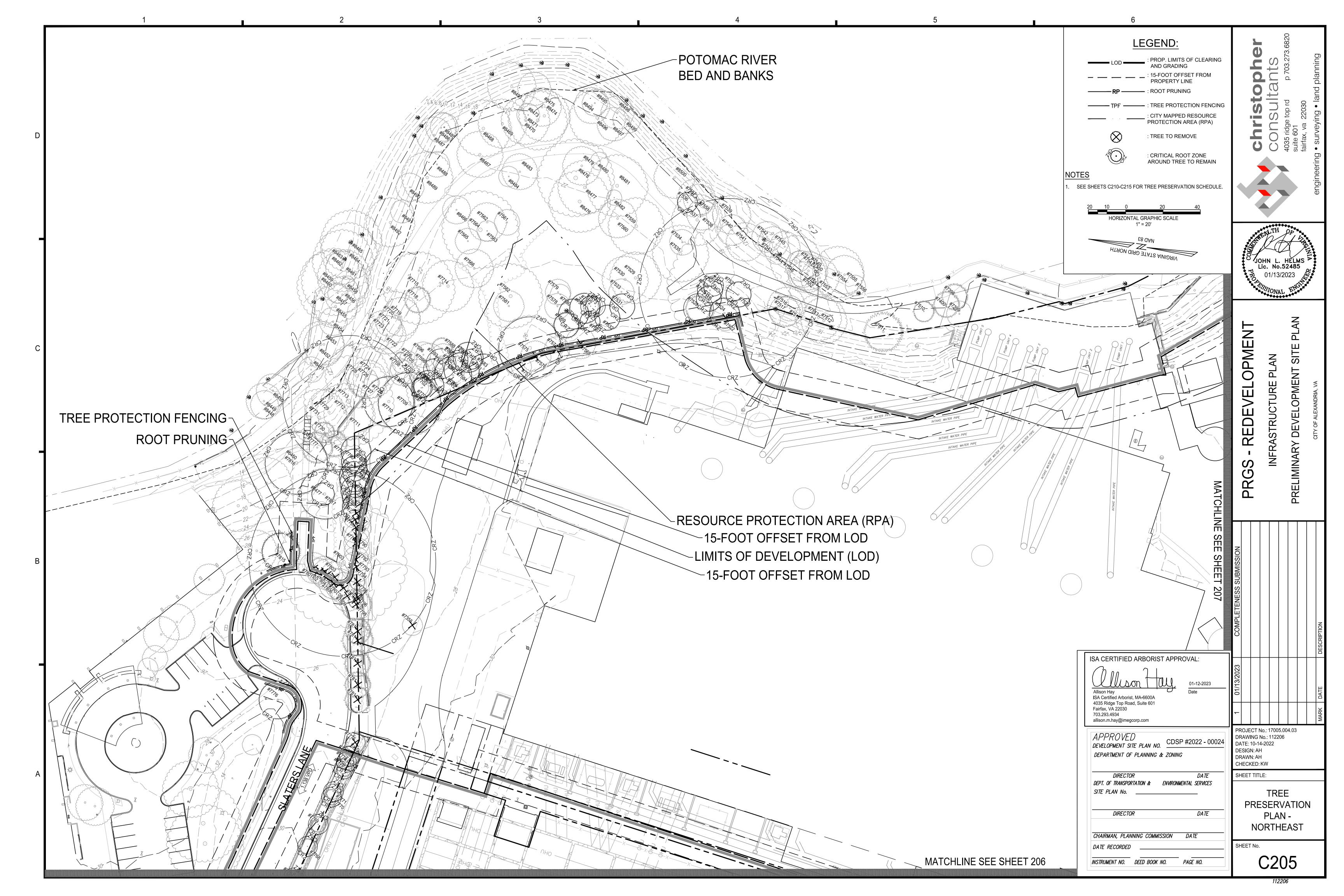


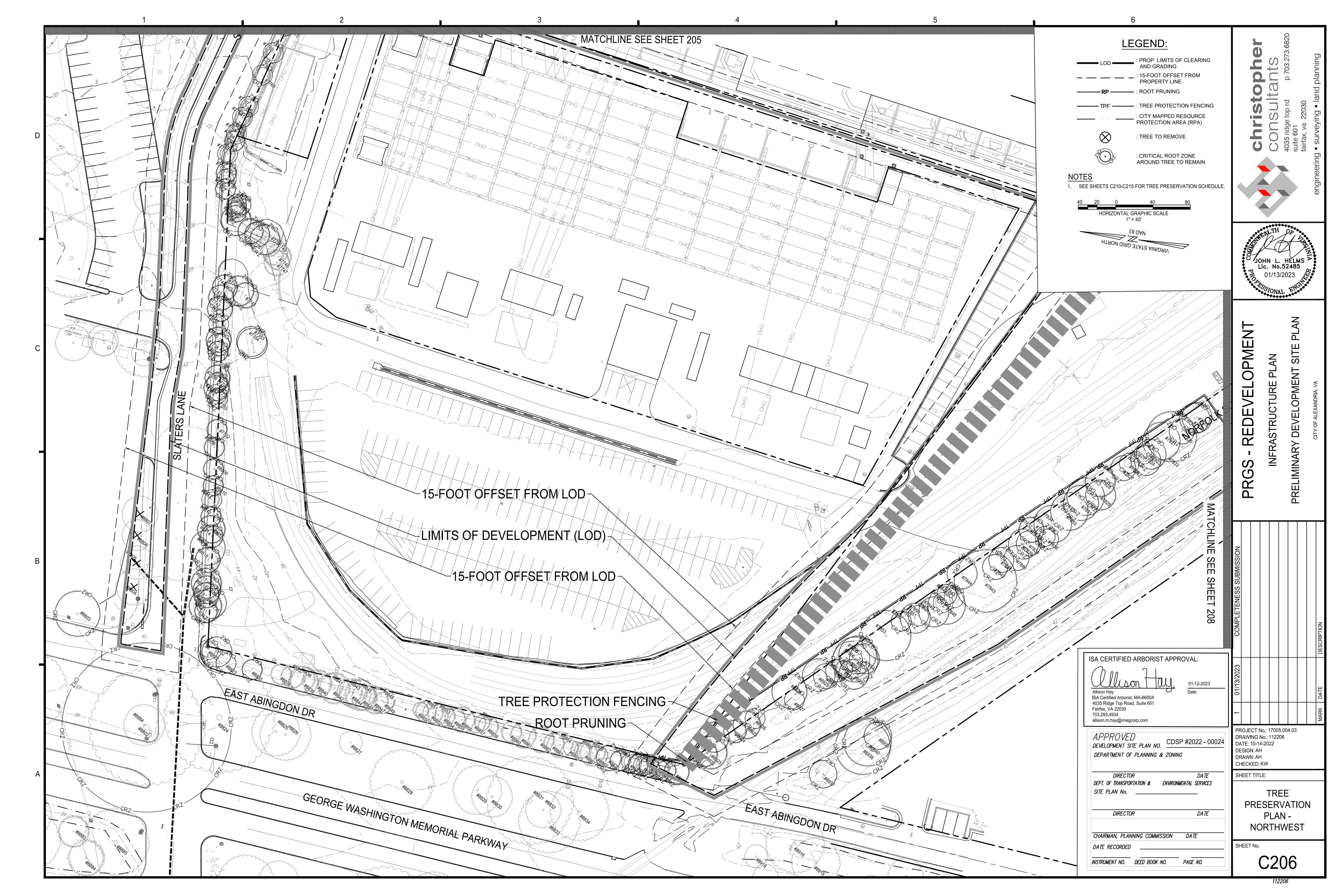


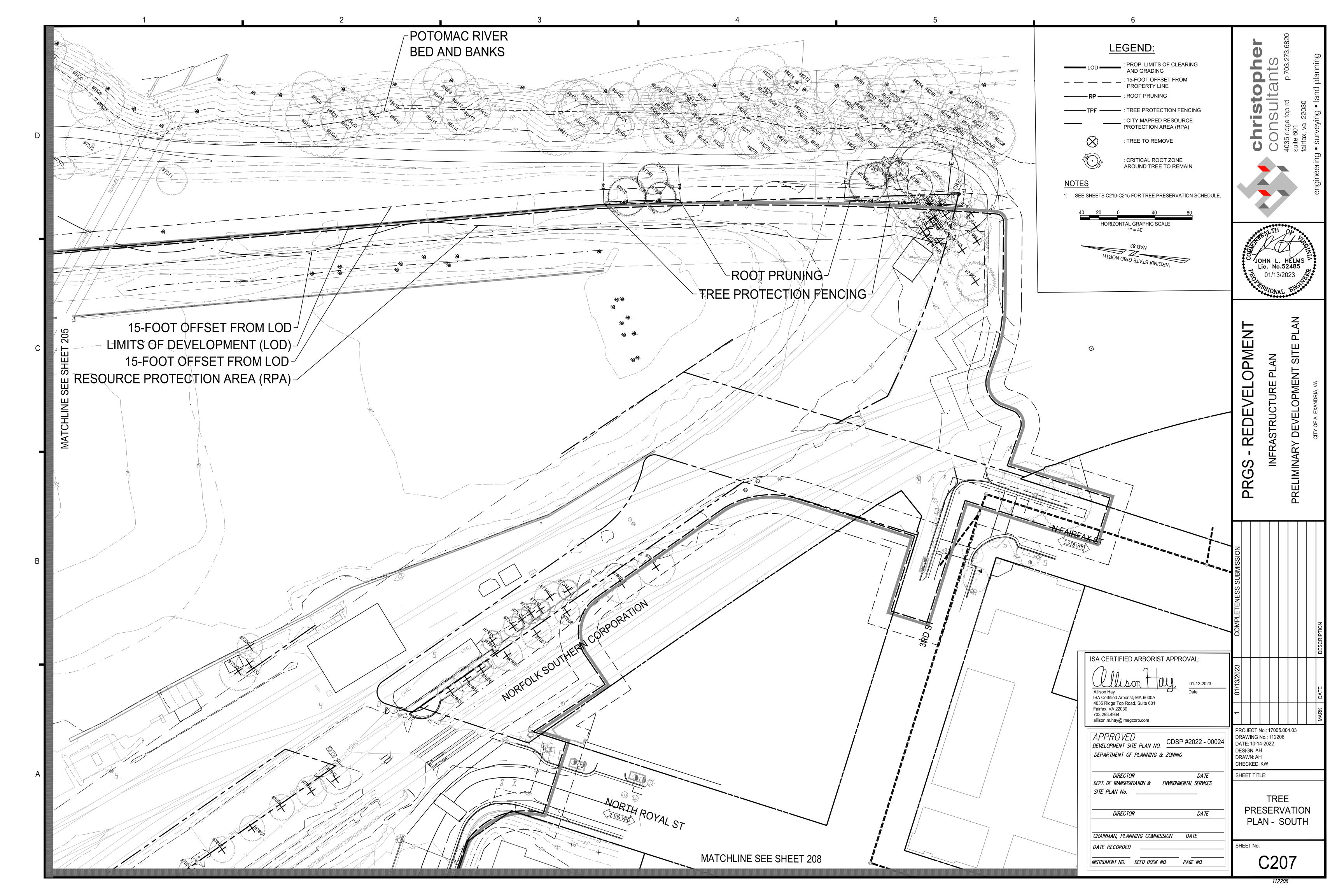


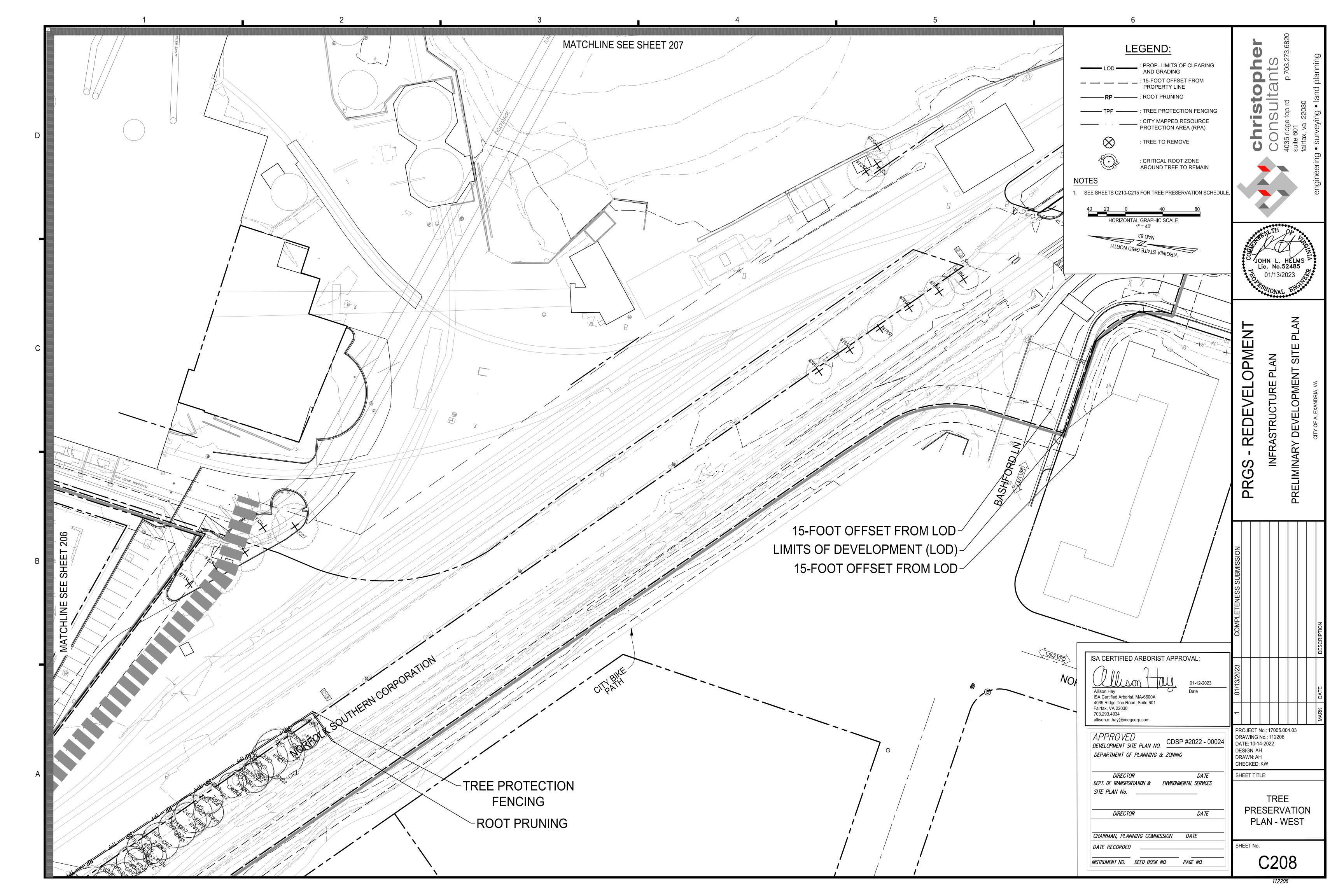


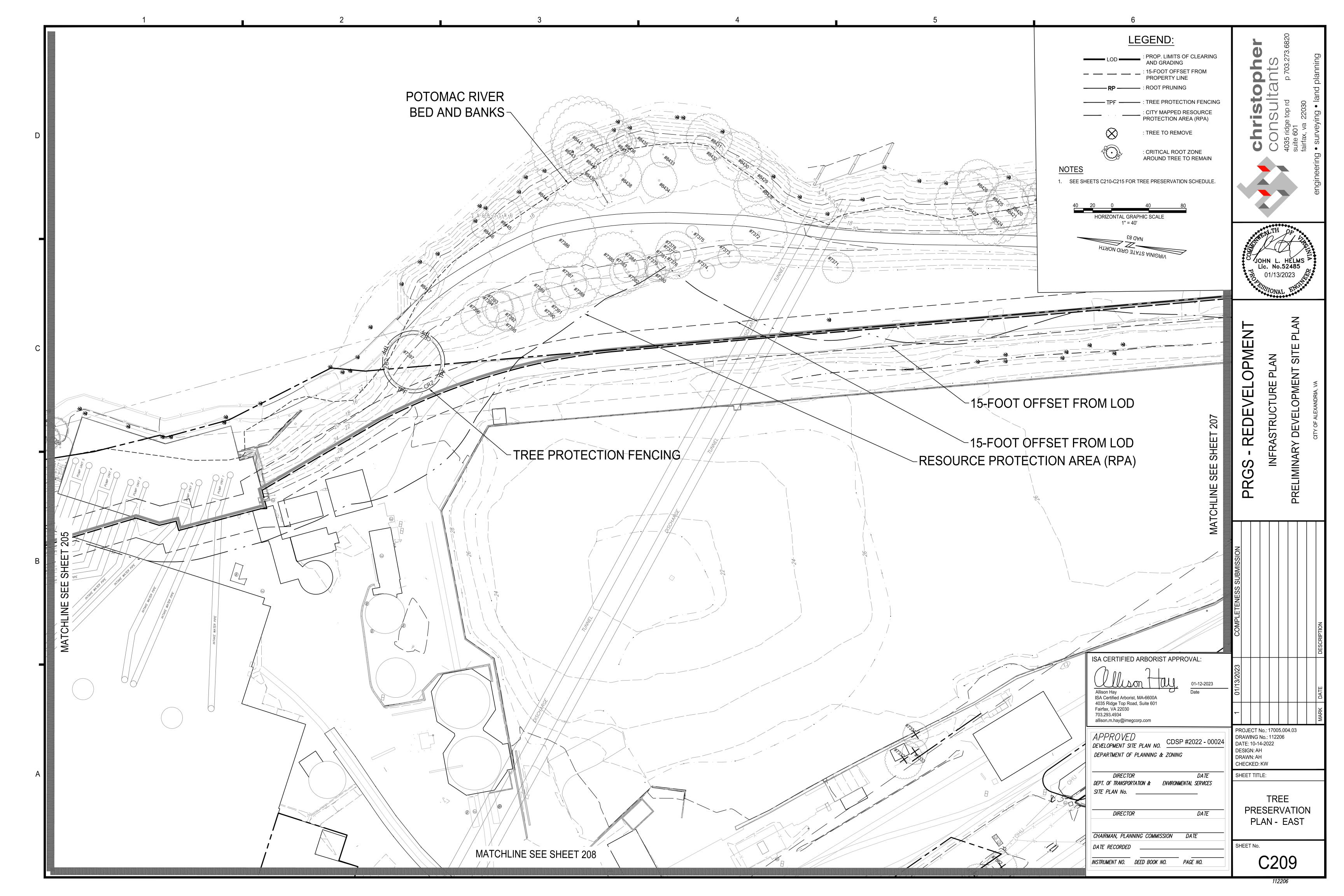












OFFSITE

69

69

69

63

66

REMAIN

NATIVE

NATIVE

NATIVE

Dead vines on tree, uneven canopy with dead leaders

NATIVE Strong lean to trunk, epicormic sprouting, low scaffold branching

Jneven canopy, multiple trunks, epicormic sprouting

7544 ACER SACCHARINUM

7547 ACER SACCHARINUM

7548 ACER SACCHARINUM

7549 ACER SACCHARINUM

7550 ACER SACCHARINUM

7551 ACER SACCHARINUM

7553 ACER NEGUNDO

7556 ACER NEGUNDO

7554 ULMUS AMERICANA

7555 ULMUS AMERICANA

7552 ROBINIA PSEUDOACACIA

7557 ROBINIA PSEUDOACACIA

7546 ACER NEGUNDO

7545 PLATANUS OCCIDENTALIS

SILVER MAPLE

ILVER MAPLE

LVER MAPL

LVER MAPLE

ILVER MAPLE

ILVER MAPLE

LACK LOCUST

AMERICAN ELM

AMERICAN ELM

OXELDER

OXELDER

BLACK LOCUST

SYCAMORE

BOXELDER

INVASIVE SPECIES MANAGEMENT PLAN

Ailanthus altissima | Tree-of-Heaven

Plants under four feet should be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. 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 six feet tall should be treated with the basal bark method. The tree should be treated with a 20-30% triclopyr ester 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. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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.

Look-A-likes: This species is easily confused with some native tree species that have compound leaves and numerous leaflets, such as sumac, black walnut, and hickory. The leaflet edges of these native trees all have teeth, called serrations, while those of tree-of-heaven are smooth, except for occasionally featuring one tooth on the lower side of the leaf. The foul odor produced by the crushed foliage and broken twigs is also unique to tree-of-heaven.

Ampelopsis brevipedunculata | Porcelainberry

Ground-cover vines should be treated with a 2% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. 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 into tree canopies should be treated with the cut-stump method, and the stump should be treated with a 20% triclopyr ester oil-based spray. 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. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs.

Young vegetation should be treated with a 2% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur three to four times per season, ideally between April and September, for approximately three years, or until plant death occurs.

Celastrus orbiculatus | Oriental Bittersweet

Young vines and ground-cover growth should be treated with a 2% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur three to four times per season, ideally between April and September, for approximately three years, or until plant death occurs.

Vines growing on trees should be treated with the cut-stump method. The vine should be cut, and the stump should be treated with a 20-30% triclopyr ester oil-based herbicide. 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. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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.

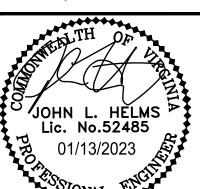
Clematis terniflora | Sweet Autumn Virginsbower

Ground-cover vines should be treated with a 5% glyphosate-based foliar herbicide. Addition of a 0.2% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. 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 cut-stump method. The vine should be cut, and the stump should be treated with a 20-30% triclopyr ester oil-based herbicide. 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. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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.

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TREE **PRESERVATION** PLAN NOTES AND DETAILS

DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES DATE DIRECTOR CHAIRMAN. PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.

VA CERTIFIED PESTICIDE APPLICATOR APPROVAL:

VA Certified Commercial Pesticide Applicator, 133940-C

ISA CERTIFIED ARBORIST APPROVAL:

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APPROVED

DEVELOPMENT SITE PLAN NO.

allison.m.hay@imegcorp.cor

Fairfax, VA 22030

703.293.4934

TREE PRESERVATION SCHEDULE CRITICAL SURVEYED TRUNK **ROOT ZONE** DRIPLINE CONDITION NATIVITY **DIAMETER** TREE # BOTANICAL NAME COMMON NAME LOCATION **PROCEDURI** COMMENTS **STATUS RADIUS RADIUS** RATING (INCHES) (FEET) (FEET) 7558 ROBINIA PSEUDOACACIA OFFSITE RFMAIN NATIVE Lean to trunk, many vines 7559 | PLATANUS OCCIDENTALIS OFFSITE REMAIN OXELDER OFFSITE REMAIN NATIVE Leader snapped off, epicormic growth | Snagged and cut down co-dominant trunk, some wounds and conks on trunk 7561 ROBINIA PSEUDOACACIA **BLACK LOCUST** OFF5ITE REMAIN BLACK LOCUST OFFSITE REMAIN CALLERY PEAR OFFSITE REMAIN BOXELDER OFFSITE REMAIN 7565 ROBINIA PSEUDOACACIA BLACK LOCUST OFFSITE REMAIN 7566 CATALPA SPECIOSA NORTHERN CATALPA OFFSITE REMAIN One small leader, one large, many sprouts, uneven canop 7567 ACER NEGUNDO BOXELDER 75 OFFSITE REMAIN NORTHERN CATALPA 7568 CATALPA SPECIOSA OFFSITE REMOVE Removal is subject to coordination with the National Park Service; many vines in canop 7569 ROBINIA PSEUDOACACIA BLACK LOCUST 10 OFFSITE REMAIN NATIVE Covered with ivy, dead branches OFFSITE REMAIN 7570 QUERCUS PHELLOS VILLOW OAK NATIVE |Some vines on trunl ULMUS AMERICANA AMERICAN ELN 12 OFFSITE REMAIN NATIVE 7572 ROBINIA PSEUDOACACIA **BLACK LOCUST** OFFSITE REMAIN NATIVE Dead 7573 UNIDENTIFIED EAD TREE OFFSITE REMAIN 7574 UNIDENTIFIED UNIDENTIFIED OFFSITE REMOVE 7575 MORUS SPP. MULBERRY OFFSITE REMAIN 7576 PRUNUS SEROTINA BLACK CHERRY ONSITE REMOVE 7577 PRUNUS SEROTINA ONSITE BLACK CHERRY REMOVE NATIVE 7578 PRUNUS SEROTINA BLACK CHERRY 10 NATIVE | Many vines 75 OFFSITE REMAIN 7579 ROBINIA PSEUDOACACIA **BLACK LOCUST** REMAIN OFFSITE NATIVE 7580 ROBINIA PSEUDOACACIA **BLACK LOCUST** OFFSITE REMAIN Many vines, leaning trunk OFFSITE Overgrown with iv AMERICAN ELM OFF5ITE REMAIN REMAIN 7583 | PRI INI IS SEROTINA BLACK CHERR OFF5ITE 7584 ROBINIA PSEUDOACACIA BLACK LOCUST OFFSITE REMAIN 7585 | PRUNUS SEROTINA OFFSITE REMAIN NATIVE 7586 ROBINIA PSEUDOACACIA BLACK LOCUST OFFSITE REMAIN NATIVE 7587 LIIMUS AMERICANA OFFSITE REMAIN NATIVE | Covered with ivy, top heavy AMFRICAN FIM 56 7588 ROBINIA PSEUDOACACIA **BLACK LOCUST** OFFSITE REMAIN OFFSITE REMAIN Overgrown with ivy, snagged top 12 59 OFFSITE 7590 ROBINIA PSEUDOACACIA BLACK LOCUST REMAIN NATIVE BLACK LOCUST OFFSITE REMAIN One living branch, everything else dead, lots of English ivy OFFSITE REMAIN OFFSITE REMAIN Black Locust NATIVE Covered with ivy, conk on trunk ROBINIA PSEUDOACACIA BLACK LOCUST OFFSITE REMAIN NATIVE 7596 QUERCUS VELUTINA REMAIN 63 OFFSITE Black oak Uneven canopy, much vines on trunk, dead tree leaning against it 7598 ROBINIA PSEUDOACACIA BLACK LOCUST OFFSITE REMAIN 7599 PRUNUS SEROTINA BLACK CHERRY 12 OFF5ITE REMAIN 7600 PRUNUS SEROTINA 63 OFF5ITE REMAIN Almost all main leaders defoliated except for one ROBINIA PSEUDOACACIA BLACK LOCUST OFFSITE REMAIN 5<u>9</u> ULMUS AMERICANA AMERICAN ELM OFF5ITE REMAIN OFFSITE REMAIN NATIVE Covered with ivy, dead branches AMERICAN ELM OFFSITE REMAIN NATIVE Some small vines, not straight trunk TREE OF HEAVEN OFFSITE 7705 AILANTHUS ALTISSIMA REMAIN Lightly covered with ivy INVASIVE 7706 ROBINIA PSEUDOACACIA **BLACK LOCUST** OFFSITE REMAIN NATIVE 7707 ULMUS AMERICANA AMERICAN ELM OFFSITE REMAIN NATIVE 7708 ROBINIA PSEUDOACACIA **BLACK LOCUST** OFFSITE REMAIN NATIVE 7709 OUERCUS PHELLOS VILLOW OAK 25 OFFSITE REMAIN NATIVE 20 Extreme ivy on trunk, dead scaffold branch, some bark peeling from living branches 7710 | PRUNUS SEROTINA BLACK CHERRY OFFSITE REMAIN 7711 ROBINIA PSEUDOACACIA **BLACK LOCUST** 20 59 OFFSITE REMAIN NATIVE English ivy on trunk, only two living branches 7712 | PRUNUS SEROTINA BLACK CHERRY OFF5ITE REMAIN 7713 ACER NEGUNDO BOXELDER OFFSITE REMAIN Multiple trunks, few dead branches 7714 ACER NEGUNDO BOXELDER OFFSITE REMAIN NATIVE 7715 MORUS SPP. MULBERRY OFFSITE REMAIN OFFSITE 7719 ROBINIA PSEUDOACACIA 53 OFFSITE REMAIN Trunk covered with poison ivy 7720 ROBINIA PSEUDOACACIA OFFSITE REMAIN Leaning trunk, lots of ivy Leaning trunk, lots of ivy ROBINIA PSEUDOACACIA BLACK LOCUST OFFSITE REMAIN NATIVE Dead branches, leaning over trail ROBINIA PSEUDOACACIA BLACK LOCUST OFFSITE REMAIN OFFSITE REMAIN PRUNUS SEROTINA SLACK CHERRY OFFSITE REMAIN 7727 PRUNUS SEROTINA **SLACK CHERRY** OFFSITE REMAIN NATIVE Epicormic branches 7728 ROBINIA PSEUDOACACIA BLACK LOCUST OFFSITE REMAIN NATIVE 7729 PRUNUS SEROTINA **SLACK CHERRY** OFFSITE REMAIN NATIVE Covered with iv 7730 ILEX OPACA OFFSITE AMERICAN HOLLY REMAIN Some holes in trunk, epicormic sprouting, otherwise good form NORTHERN RED OAK OFF5ITE REMAIN NATIVE 7732 JUNIPERUS VIRGINIANA EASTERN REDCEDAR OFFSITE REMAIN NATIVE REMAIN NATIVE JUNIPERUS VIRGINIANA ASTERN REDCEDAR OFFSITE JUNIPERUS VIRGINIANA ASTERN REDCEDAR OFFSITE REMAIN NATIVE 10 OFFSITE NATIVE JUNIPERUS VIRGINIANA EASTERN REDCEDAR OFFSITE REMAIN NATIVE IUNIPERUS VIRGINIANA FASTERN REDCEDAR OFFSITE REMAIN NATIVE IUNIPERUS VIRGINIANA ASTERN REDCEDAR OFFSITE REMAIN NATIVE IUNIPERUS VIRGINIANA EASTERN REDCEDAR OFFSITE REMAIN NATIVE JUNIPERUS VIRGINIANA ASTERN REDCEDAR OFFSITE REMAIN NATIVE ront branches broken and snapped top 7741 JUNIPERUS VIRGINIANA ASTERN REDCEDAR OFFSITE REMAIN NATIVE 7742 JUNIPERUS VIRGINIANA EASTERN REDCEDAR 10 OFF5ITE REMAIN NATIVE Front branches broken and snapped to 7743 JUNIPERUS VIRGINIANA ASTERN REDCEDAR OFF5ITE REMAIN NATIVE 7744 JUNIPERUS VIRGINIANA ASTERN REDCEDAR OFF5ITE REMAIN NATIVE ON5ITE REMAIN NATIVE IUNIPERUS VIRGINIANA EA5TERN REDCEDAR NATIVE JUNIPERUS VIRGINIANA EASTERN REDCEDAR ONSITE REMAIN JUNIPERUS VIRGINIANA ASTERN REDCEDAR ONSITE REMAIN NATIVE 7748 JUNIPERUS VIRGINIANA ONSITE REMAIN NATIVE 7749 JUNIPERUS VIRGINIANA EASTERN REDCEDAR ONSITE REMAIN NATIVE 7750 JUNIPERUS VIRGINIA NA EASTERN REDCEDAR ONSITE REMAIN NATIVE 75 7751 JUNIPERUS VIRGINIANA EASTERN REDCEDAR 12 ONSITE REMAIN NATIVE ASTERN REDCEDAR JUNIPERUS VIRGINIANA ONSITE REMAIN NATIVE 7753 JUNIPERUS VIRGINIANA EASTERN REDCEDAR ONSITE REMAIN NATIVE REMAIN JUNIPERUS VIRGINIANA EASTERN REDCEDAR ONSITE NATIVE IUNIPERUS VIRGINIANA A5TERN REDCEDAR ONSITE REMAIN NATIVE ONSITE REMAIN JUNIPERUS VIRGINIANA NATIVE 7758 JUNIPERUS VIRGINIANA ASTERN REDCEDAR ONSITE REMAIN NATIVE 7759 JUNIPERUS VIRGINIANA ONSITE REMAIN NATIVE ASTERN REDCEDAR REMAIN NATIVE 7760 JUNIPERUS VIRGINIANA ASTERN REDCEDAR OFFSITE IUNIPERUS VIRGINIANA ASTERN REDCEDAR OFFSITE REMAIN NATIVE 7762 JUNIPERUS VIRGINIANA A5TERN REDCEDAR OFF5ITE REMAIN NATIVE A5TERN REDCEDAR OFF5ITE REMAIN NATIVE JUNIPERUS VIRGINIANA JUNIPERUS VIRGINIANA ASTERN REDCEDAR OFFSITE REMAIN NATIVE

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7770 JUNIPERUS VIRGINIANA

7775 JUNIPERUS VIRGINIANA

7776 ACER PENSYLVANICUM

7777 THUJA SPP.

ASTERN REDCEDAR

A5TERN REDCEDAR

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STRIPED MAPLE

REMAIN

REMOVE

REMAIN

REMAIN

NATIVE

INVASIVE SPECIES MANAGEMENT PLAN

Euonymus fortunei | Wintercreeper

Vines growing on trees should be treated with the cut-stump method, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs. Wintercreeper 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 (treating the stump), and another small window 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.

Hedera helix | English Ivy

Ground-cover vines should be treated with a 5% glyphosate-based foliar herbicide. Addition of a 0.2% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. 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 cut-stump method, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution 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 (treating the stump), and another small window 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.

Hydrangea petiolaris | Climbing Hydrangea

Ground-cover vines should be treated with a 5% glyphosate-based foliar herbicide. Addition of a 0.2% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. 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 cut-stump method, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs.

Ligustrum sinense | Chinese Privet

Chinese privet shrubs below five feet in height may be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. 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 a 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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 2% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur three to four times per season, ideally between April and September, for three years, or until plant death occurs.

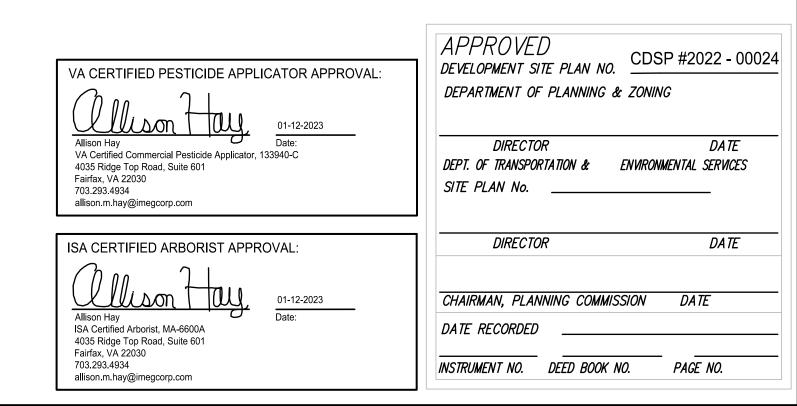
Vines growing on trees should be treated with the cut-stump method, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs. 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 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between May and mid-October, for approximately two to three years, or until plant death occurs.

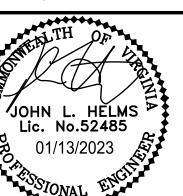
Plants over five feet tall should be treated with one of two methods: the cut-stump method or the basal bark method. To perform the cut-stump method, the shrub should be cut down as low to the ground as possible and the stump should be treated with a 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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 20-30% triclopyr ester 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. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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.



thristopher consultants 35 ridge top rd p 703.273.682





INFRASTRUCTURE PLAN

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TREE
PRESERVATION
PLAN NOTES AND
DETAILS

SHEET No.

DATE: 10-14-2022

DESIGN: AH

DRAWN: MG

CHECKED: KW

C211

NATIVE | Co-dominant stems

Leaning, bad structure, few small dead branches

INVASIVE One large leader dead, many vines pulling on scaffold branches

NATIVE One dead leader, other is leaning, some roots exposed by water movement

Leaning over trail, few dead scaffold branches, 8' of trunk overgrown with ive

NATIVE Leaning, many dead branches, only vegetation growing at top, lower roots coming out of ground and show damage and decay

NATIVE

NATIVE

OFFSITE

OFFSITE

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BLACK LOCUST

BLACK LOCUST

AMERICAN ELM

WILLOW OAK

BLACK LOCU5T

AMERICAN ELM

CALLERY PEAR

8246 ROBINIA PSEUDOACACIA

8249 QUERCUS PHELLOS

8252 PYRUS CALLERYANA

8254 ULMUS AMERICANA

8253 | GLEDITSIA TRIACANTHOS

INVASIVE SPECIES MANAGEMENT PLAN

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 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between May and September, for approximately 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 a 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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 hack-and-squirt or basal bark method. The tree should be treated with a 20-30% triclopyr ester oil-based herbicide. 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. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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.

Nandina domestica | Heavenly Bamboo

Plants should be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between May and mid-October, for approximately two to three years, or until plant death occurs.

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 to approximately 6 inches in height (or lower, if possible) and removed, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs.

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. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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 oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs.

Phragmites australis | Giant Reed

Young giant reed should be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.2% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between August and mid-October, for approximately two to three years, or until plant death occurs.

Pueraria montana, var. lobata | Kudzu

As vines can vary in size and age dramatically, there are multiple treatment recommendations. Ground-cover vines should be treated with a 2% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur three to four times per season, ideally between April and August, for three years, or until plant

Vines growing on trees should be treated with the stump cut method, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution 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.

Pyrus calleryana | Callery Pear

Callery pear plants below five feet in height may be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. 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 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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.

VA CERTIFIED PESTICIDE APPLICATOR APPROVAL

VA Certified Commercial Pesticide Applicator, 133940-0

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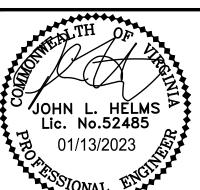
allison.m.hay@imegcorp.coi

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COMPLETENESS SUBMISSION						DESCRIPTION
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APPROVED

SITE PLAN No.

DEVELOPMENT SITE PLAN NO.

DIRECTOR

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DEPARTMENT OF PLANNING & ZONING

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

PRESERVATION PLAN NOTES AND DETAILS

C212

	TREE	PRESERVATIO	ON 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
	8255 8256	QUERCUS RUBRA AILANTHUS ALTISSIMA	NORTHERN RED OAK TREE OF HEAVEN	25 12	25 12	20	72 59	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE INVA5IVE	Malformed trunk, many vines, most branched are defoliated
	8257	AILANTHUS ALTISSIMA	TREE OF HEAVEN	9	9	7	66	OFF5ITE	REMAIN	INVA5IVE	Co-dominant stems, portion leaning over river
	8258 8259	QUERCUS PHELLOS PRUNUS SEROTINA	WILLOW OAK BLACK CHERRY	10 19	10 19	6 8	75 59	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	One side leader Leaning over trail, few dead scaffold branches
	8260 8261	MORUS SPP. QUERCUS RUBRA	MULBERRY NORTHERN RED OAK	28 12	28 12	25 14	59 63	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE	Many sprouty trunks, epicormic sprouting, many dead branches in canopy Canopy dieback
П	8262 8263	QUERCUS VELUTINA ULMUS AMERICANA	BLACK OAK AMERICAN ELM	13 14	13 14	16 16	81 72	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Some epicormic sprouting, one dead scaffold branch Half of the trunk overgrown with ivy
	8264	MORUS SPP.	MULBERRY	14	14	11	69	OFF5ITE	REMAIN		Extreme amount of poison ivy on trunk, leaning trunk
	8265 8266	ULMUS AMERICANA ULMUS AMERICANA	AMERICAN ELM AMERICAN ELM	8 23	8 23	16	72 72	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Ivy on trunk Multiple leaders, many poison ivy vines on trunk, epicormic sprouting
	8267 8268	PRUNUS SEROTINA QUERCUS PHELLOS	BLACK CHERRY WILLOW OAK	11 23	11 23	7 19	56 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Ivy on trunk, co-dominant trunks, one trunk dead One branch growing downward
	8269 8270	QUERCUS PHELLOS ULMUS AMERICANA	WILLOW OAK AMERICAN ELM	20 17	20 17	12 11	69 72	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Three leaders, epicormic sprouting
	8271 8272	ULMUS AMERICANA ULMUS AMERICANA	AMERICAN ELM AMERICAN ELM	26 11	26 11	14	59 75	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Leaning over river, canopy dieback, top heavy, ivy on trunk Leaning tree #8271 sitting in branches, epicormic sprouting, some vines on trunk
		PLATANUS OCCIDENTALIS PLATANUS OCCIDENTALIS	SYCAMORE 5YCAMORE	11	11 8	7	63 63	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Corrective lean, on the edge along river Vines on trunk, epicormic sprouting, heavily leaning
	8275	UNIDENTIFIED	DEAD TREE	7	8	7	25	OFFSITE	REMAIN		
	8276 8277	QUERCUS VELUTINA PRUNUS SEROTINA	BLACK OAK BLACK CHERRY	16 20	16 20	15 8	75 50	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Vines on trunk, uneven canopy, dead lower branches Cavity, leaning, canopy dieback
	8278 8279	QUERCUS PHELLOS ROBINIA PSEUDOACACIA	WILLOW OAK BLACK LOCUST	13 10	13 10	8	72 63	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Many vines, some branches very low on trunk
		ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	9	9 8	8 6	59 66	OFF5ITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Broken leader, many vines on tree, uneven canopy
		ROBINIA PSEUDOACACIA PLATANUS OCCIDENTALIS	BLACK LOCU5T 5YCAMORE	12 24	12 24	10 16	69 75	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Many broken branches, many vines on trunk, two leaders
	8284 8285	LIRIO DENDRON TULIPIFERA UNIDENTIFIED	TULIP POPLAR DEAD TREE	11 14	11 14	9	75 25	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE	5ome vines, some epicormic sprouting 5nagged trunk
	8286	POPULUS DELTOIDES	EASTERN COTTONWOOD	17	17	13	72	OFF5ITE	REMAIN	NATIVE	Many vines on trunk
	8287 8288	PRUNUS SEROTINA ULMUS AMERICANA	BLACK CHERRY AMERICAN ELM	16 11	16 11	6	72 75	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Many vines
	8289 8290	PRUNUS SEROTINA MORUS SPP.	BLACK CHERRY MULBERRY	10 10	10 10	8 6	72 69	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE	Uneven canopy
	8291 8292	POPULUS DELTOIDES ROBINIA PSEUDOACACIA	BLACK LOCUST	23 15	23 15	14 30	75 63	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Many broken scaffold branches, second trunk is dead, some decayed heartwood
С	8293 8294	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	19 17	19 17	17 6	50 69	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Co-dominant trunks, one trunk snagged Lean in trunk, many vines
	8295 8296	POPULUS DELTOIDES ACER NEGUNDO	EASTERN COTTONWOOD BOXELDER	16 14	16 14	16 6	72 75	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Along the edge of river Many vines on trunk, uneven canopy
	8297 8298	PRUNUS SEROTINA POPULUS DELTOIDES	BLACK CHERRY EASTERN COTTONWOOD	11	11 8	6 11	66 28	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Tree only has one living branch
	8299	POPULUS DELTOIDES	EASTERN COTTONWOOD	25	25	12	69	OFF5ITE	REMAIN	NATIVE	Along the edge of the river, leaning over river
	8402	POPULUS DELTOIDES POPULUS DELTOIDES	EASTERN COTTONWOOD EASTERN COTTONWOOD	11 13	11 13	7 15	59 72	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Many vines, heavily leaning Many vines, slightly leaning, uneven canopy
	8404 8405	ROBINIA PSEUDOACACIA UNIDENTIFIED	BLACK LOCUST DEAD TREE	11 8	11 8	12 12	69 25	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE	Many vines, leaning Covered with ivy
	8406 8407	PRUNUS SEROTINA POPULUS DELTOIDES	BLACK CHERRY EASTERN COTTONWOOD	23 18	23 18	16 16	75 69	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Many vines, slight lean in trunk and in scaffold branches Leaning over river, ivy on trunk
	8408 8409	POPULUS DELTOIDES POPULUS DELTOIDES	EASTERN COTTONWOOD EASTERN COTTONWOOD	20 16	20 16	15 19	69 72	OFF5ITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Many vines, heavy lean in trunk and in scaffold branches Trunk covered with ivy
	8410 8411	MORUS SPP. MORUS SPP.	MULBERRY MULBERRY	17 24	17	11 22	59 72	OFFSITE OFFSITE	REMAIN REMAIN	- · · · · · · · -	Many vines, heavy lean in trunk and in scaffold branches, trunk intertwined with branch
	8412 8413	ULMUS AMERICANA MORUS SPP.	AMERICAN ELM MULBERRY	21 20	21	19 10	72 69	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE	Multi-stemmed, some vines present
	8414	QUERCUS RUBRA	NORTHERN RED OAK	14	14	9	75	OFF5ITE	REMAIN	NATIVE	Uneven canopy due to dense tree behind trunk
	8416	ACER NEGUNDO POPULUS DELTOIDES	BOXELDER EASTERN COTTONWOOD	13 18	13 18	13	72 66	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Many vines, two leaders, leaning slightly
	8417 8418	MORUS SPP. MORUS SPP.	MULBERRY MULBERRY	20 12	20 12	12 12	59 69	OFFSITE OFF5ITE	REMAIN REMAIN		Canopy dieback Many vines, multiple leaders, some dead branches
	8419 8420	MORUS SPP. PRUNUS SEROTINA	MULBERRY BLACK CHERRY	20 20	20 20	14 12	72 72	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE	Many vines, uneven canopy
	8421 8422	PRUNUS SEROTINA PRUNUS SEROTINA	BLACK CHERRY BLACK CHERRY	17 10	17 10	11 7	72 72	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Two leaders, many vines
_	8424 8425	PRUNUS SEROTINA MORUS SPP.	BLACK CHERRY MULBERRY	16 30	16 45	10 22	69 59	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE	Many vines, uneven canopy growth, dead scaffold branches Canopy dieback
В	8426 8427	ULMUS AMERICANA MORUS SPP.	AMERICAN ELM MULBERRY	16 25	16 25	26 26	66 72	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE	Many leaders, epicormic sprouting, vines in branches, some branches merging together Ivy on trunk some dead branches
	8428 8429	ROBINIA PSEUDOACACIA MORUS SPP.	BLACK LOCUST MULBERRY	22	22	16 8	63 72	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE	Three leaders, many vines on tree
	8430	ROBINIA PSEUDOACACIA	BLACK LOCU5T	19	19	11	72	OFF5ITE	REMAIN	NATIVE	Two leaders, many vines on trees, large dead log laying in tree crotch
	8431 8432	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	18	18	30 8	69 72	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Two leaders, many vines on trees, large dead log laying in tree crotch
	8433 8434	ROBINIA PSEUDOACACIA POPULUS DELTOIDES	BLACK LOCUST EASTERN COTTONWOOD	10 14	10 14	22 8	38 72	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Snagged top, dead scaffold branches Many vines on scaffold branches
	8435 8436	PRUNUS SEROTINA PRUNUS SEROTINA	BLACK CHERRY BLACK CHERRY	15 9	15 9	11 7	69 72	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Many vines on main branch
	8437 8438	PRUNUS SEROTINA ACER SACCHARINUM	BLACK CHERRY 5ILVER MAPLE	10 16	10 16	6 35	66 69	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Low trunk split, many trunks, many galled leaves, some dead branches in canopy
	8439 8440	PRUNUS SEROTINA PRUNUS SEROTINA	BLACK CHERRY BLACK CHERRY	12 20	12 20	9	69 66	OFF5ITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	One large branch on equally sized trunk, uneven canopy, leader has been bent sideways
	8441 8442	ULMUS AMERICANA ULMUS AMERICANA	AMERICAN ELM AMERICAN ELM	40 30	60 45	30 16	63 63	OFF5ITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Extreme lean to trunk, many rubbing branches, uneven canopy
	8443 8444	ULMUS AMERICANA ULMUS AMERICANA	AMERICAN ELM AMERICAN ELM AMERICAN ELM	20 15	20	12	66 63	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	8 trunks, exposed sapwood, very uneven canopy, many vines
	8445	MORUS SPP.	MULBERRY	14	14	10	69	OFF5ITE	REMAIN		
	8446 8447	MORUS ALBA ACER RUBRUM	WHITE MULBERRY RED MAPLE	9 15	9 15	10 30	66 72	OFFSITE OFFSITE	REMAIN REMAIN	INVA5IVE NATIVE	Two leaders, bad form, uneven canopy
		MORUS RUBRA PLATANUS OCCIDENTALIS	RED MULBERRY 5YCAMORE	11 14	11 14	7 12	66 69	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Twin leaders, uneven growth, grape vines in canopy
		JUGLANS NIGRA MORUS SPP.	BLACK WALNUT MULBERRY	13 10	13 10	14 8	75 66	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE	Uneven canopy Few dead branches
	8452	ACER SACCHARINUM ACER SACCHARINUM	5ILVER MAPLE SILVER MAPLE	18 16	18 16	20 18	69 63	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Many vines, angled trunk Trunk covered with ivy
Λ.		ACER SACCHARINUM PLATANUS OCCIDENTALIS	5ILVER MAPLE 5YCAMORE	11 17	11 17	13 15	72 72	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Many vines
А	8456	ACER SACCHARINUM	5ILVER MAPLE	14	14	9	59	OFF5ITE	REMAIN	NATIVE	Many vines, angled trunk
	8458	ULMUS AMERICANA ROBINIA PSEUDOACACIA	AMERICAN ELM BLACK LOCUST	8 5	8 8	9	72 34	OFF5ITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Many vines, almost entirely dead, 2 branches at top with vegetation only
	8460	MORUS SPP. ULMUS AMERICANA	MULBERRY AMERICAN ELM	26	26 28	12 19	59 66	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE	Leaning over river, split Extremely leaning, vines on trunk
	8461 8462	ACER SACCHARINUM ULMUS AMERICANA	SILVER MAPLE AMERICAN ELM	21 13	21 13	16 10	59 53	OFFSITE OFF5ITE	REMAIN REMAIN	NATIVE NATIVE	Leaning over river, trunk covered with English ivy Many vines, many broken leaders and scaffold branches
	8463 8464	MORUS SPP. ULMUS AMERICANA	MULBERRY AMERICAN ELM	24 22	24 22	13 14	31 47	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE	Leaning over river, holes in trunk Epicormic sprouting, uneven canopy, trunk is growing fully sideways into the water, most roots exposed, many vines on trunk base
		MORUS SPP. ROBINIA PSEUDOACACIA	MULBERRY BLACK LOCUST	24 11	24 11	12 9	41 75	OFF5ITE OFFSITE	REMAIN REMAIN	NATIVE	Fallen along river bank
	8467	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	18	40	56	OFFSITE	REMAIN	NATIVE	Overgrown with ivy

feet should be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. 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 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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.

Ulmus parvofolia | Chinese Elm

Chinese elm plants below five feet in height may be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. 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.

Chinese elm 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 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. 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.

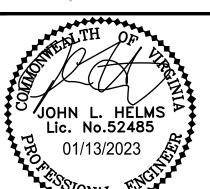
ISMP Notes:

• All labels, laws, and safety protocols should be followed when applying herbicide, including wearing the appropriate PPE, applying in a safe manner, and applying in appropriate weather.

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REDEVELOPMENT

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DEPARTMENT OF PLANNING & ZONING

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DIRECTOR

SITE PLAN No.

DATE RECORDED

VA CERTIFIED PESTICIDE APPLICATOR APPROVAL: O1-12-2023 Allison Hay VA Certified Commercial Pesticide Applicator, 133940-C 4035 Ridge Top Road, Suite 601 Fairfax, VA 22030 703.293.4934 allison.m.hay@imegcorp.com	COMPLETENESS SUBMISSION							DESCRIPTION
ISA CERTIFIED ARBORIST APPROVAL: Ol-12-2023 Allison Hay ISA Certified Arborist, MA-6600A 4035 Ridge Top Road, Suite 601	01/13/2023							DATE
Fairfax, VA 22030 703.293.4934 allison.m.hay@imegcorp.com	~							MARK
APPROVED DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024	DF DA	ROJE RAWI ATE: 1	NG 1 10-14	No.: 1 1-202	1122	4.03		

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TREE **PRESERVATION** PLAN NOTES AND **DETAILS**

REE # BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
8468 PRUNUS SEROTINA 8469 MALUS SPP.	BLACK CHERRY CRABAPPLE	22 19	22 19	14 15	44 72	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Angled trunk, many vines, some scaffolding branches alive but most branches and leader are dead
8470 MORUS RUBRA 8471 UNIDENTIFIED	RED MULBERRY DEAD TREE	19 9	19 9	12 9	66 2S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE	Uneven canopy, trunk not growing straight, healed cavity in roots
8473 MORUS SPP. 8474 ACER SACCHARINUM	MULBERRY SILVER MAPLE	23	23	20 18	S 9	OFFSITE	REMAIN REMAIN	NATIVE	Cavities in averaged waster landing twombs conffeld by a pale at a two paragraphs.
8475 PRUNUS SEROTINA	BLACK CHERRY	20 15	20 15	30	S6 34	OFFSITE OFFSITE	REMAIN	NATIVE	Cavities in exposed roots, leaning trunk, scaffold branches at strange angles Co-dominant stems, one trunk snagged
8476 PRUNUS SEROTINA 8477 ULMUS AMERICANA	BLACK CHERRY AMERICAN ELM	24 21	24 21	22 17	\$9 56	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Lean to trunk, cuts in roots Co-dominant stems
8478 ROBINIA PSEUDOACACIA 8479 ULMUS AMERICANA	BLACK LOCUST AMERICAN ELM	30 1S	45 1S	1S 14	2S 66	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Dea d
8480 ROBINIA PSEUDOACACIA 8481 ULMUS AMERICANA	BLACK LOCUST AMERICAN ELM	7 24	8 24	16 19	44 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Trunk rotted out, most branches defoliated
8482 ROBINIA PSEUDOACACIA	BLACK LOCUST	6	8	12	2S	OFFSITE	REMAIN	NATIVE	Dead
8483 ROBINIA PSEUDOACACIA 8484 JUGLANS NIGRA	BLACK LOCUST BLACK WALNUT	14 8	14 8	13 10	47 \$6	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Snagged leader Lots of poison ivy, bad form
8485 UNIDENTIFIED 8486 ULMUS AMERICANA	DEAD TREE AMERICAN ELM	11 12	11 12	9 12	25 63	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE	Overgrown with ivy, conk growth on tree trunk Many vines, main scaffold branch rubbing against Tree #848S, uneven scaffold growth
8487 ROBINIA PSEUDOACACIA 8488 ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	14 10	14 10	13 1S	34 63	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Conk growth on tree trunk Broken leader, heaving angled trunk growth, scaffold branches growing at angles, dead branches in canopy
8489 ROBINIA PSEUDOACACIA 8490 ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	20	20 11	18 12	S0 44	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Co-dominant stems, one trunk snagged, leaning over trail Both leaders broken, two scaffold branches acting as leaders, many vines on trunk
8491 ULMUS AMERICANA	AMERICAN ELM	9	9	14	S9	OFFSITE	REMAIN	NATIVE	Snagged scaffold branch
8492 ULMUS AMERICANA 8493 MORUS SPP.	AMERICAN ELM MULBERRY	19 19	19 19	18 14	63 \$9	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE	Large scaffold branches dead, many vines in canopy and on trunk, trunk at angle
8494 ROBINIA PSEUDOACACIA 849S UNIDENTIFIED	BLACK LOCUST DEAD TREE	14 10	14 10	18 20	69 2 5	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE	Leader snapped off, main scaffold branches taking its place Overgrown with ivy
8496 ULMUS AMERICANA 8497 UNIDENTIFIED	AMERICAN ELM DEAD TREE	22 13	22 13	21 18	69 2S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE	Very uneven growth, dual leaders Overgrown with ivy
B498 ULMUS AMERICANA B499 UNIDENTIFIED	AMERICAN ELM DEAD TREE	13	13	12 17	2S 2S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE	Dead Snagged trunk, overgrown with ivy
8500 POPULUS DELTOIDES	EASTERN COTTONWOOD	16	16	15	28	OFFSITE	REMAIN	NATIVE	Almost entirely dead, only two branches are alive and vegetated
8801 QUERCUS VELUTINA 8802 QUERCUS PHELLOS	BLACK OAK WILLOW OAK	30 45	45 68	24 30	75 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Some small branches to prune
8803 <i>QUERCUS RUBRA</i> 8804 <i>TILIA CORDATA</i>	NORTHERN RED OAK LITTLELEAF LINDEN	18 14	18 14	12 12	69 7S	OFFSITE OFFSITE	REMAIN REMOVE	NATIVE EXOTIC	Canopy dieback Some cavities in branch cuttings
3805 TILIA CORDATA 3806 TILIA CORDATA	LITTLELEAF LINDEN LITTLELEAF LINDEN	13 12	13 12	12 9	72 72	OFFSITE OFFSITE	REMOVE REMOVE	EXOTIC EXOTIC	Some root burls, cavity in trunk
3807 TILIA CORDATA	LITTLELEAF LINDEN	14	14	14	66	OFFSITE	REMOVE	EXOTIC	Girdling roots, pruned scaffold branches
3809 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	8	8	14 18	\$6 47	OFFSITE OFFSITE	REMAIN REMAIN	NATI VE NATI VE	Front branches broken off, second leader snapped off Broken branches
8810 JUNIPERUS VIRGINIANA 8811 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	8 6	8	14 10	7S 59	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Front branches snapped, top branches growing at bad angles Snagged branch
3812 JUNIPERUS VIRGINIANA 3813 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	8 11	8 11	16 14	7S S3	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Front branches broken off, second leader snapped off Snagged top
3814 JUNIPERUS VIRGINIANA 3815 ACER RUBRUM	EASTERN REDCEDAR RED MAPLE	9	9 14	9 12	75 69	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Exposed roots
8816 JUNIPERUS VIRGINIANA 8817 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10	10	18 18	75 S6	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Snagged leader
8818 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	11	11	9	7S	OFFSITE	REMAIN	NATIVE	Shaggeu reader
8819 JUNIPERUS VIRGINIANA 8820 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10 13	10 13	7 12	7S 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8821 JUNIPERUS VIRGINIANA 8822 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	9	9 8	11 1S	75 \$6	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Overpruned, entire north face of tree is pruned
8823 JUNIPERUS VIRGINIANA 8824 QUERCUS PHELLOS	EASTERN REDCEDAR WILLOW OAK	8 43	8 6S	14 28	7S 81	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Some epicormic sprouting, some roots coming up by base of trunk
882S QUERCUS PHELLOS 8826 QUERCUS PHELLOS	WILLOW OAK WILLOW OAK	19	19 20	17 22	81 69	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Epicormic sprouting Large cavity in top of trunk, some large branches to be pruned
8827 QUERCUS RUBRA	NORTHERN RED OAK	9	9	6	88	OFFSITE	REMAIN	NATIVE	Some thinning of canopy
8828 QUERCUS RUBRA 8829 QUERCUS PHELLOS	NORTHERN RED OAK WILLOW OAK	25 19	25 19	24 17	81 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATI VE NATI VE	Ivy on tree, canopy leader dead
8830 QUERCUS RUBRA 8831 QUERCUS RUBRA	NORTHERN RED OAK NORTHERN RED OAK	16 34	16 51	16 24	88 72	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Epicormic sprouting Leader dead, few cavities, epicormic sprouting, some mechanical cuts to roots
8832 QUERCUS RUBRA 8833 QUERCUS PHELLOS	NORTHERN RED OAK WILLOW OAK	14 24	14	11 15	69 72	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Few large dead branches, fungus growth on cavities Some roots exposed by soil erosion, uneven canopy growth
8834 QUERCUS RUBRA 8835 JUNIPERUS VIRGINIANA	NORTHERN RED OAK EASTERN REDCEDAR	23	23	27 23	66 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Growing in to willow oak directly next to it
8836 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8	8	13	7S	OFFSITE	REMAIN	NATIVE	
8837 JUNIPERUS VIRGINIANA 8838 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	9	9 10	6 11	7S 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATI VE NATI VE	
8839 JUNIPERUS VIRGINIANA 8840 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	11 11	11 11	8 10	7S 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8841 JUNIPERUS VIRGINIANA 8842 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10 12	10 12	6 10	7S 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8843 JUNIPERUS VIRGINIANA 8844 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10	10	9	75 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8845 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	12	12 10	10	75 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8847 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	10	10	6	7S	OFFSITE	REMAIN	NATIVE	
8848 JUNIPERUS VIRGINIANA 8849 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10 8	10 8	10 10	75 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATI VE NATI VE	
8850 JUNIPERUS VIRGINIANA B8S1 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	6 8	8	8 8	75 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
38S2 JUNIPERUS VIRGINIANA 38S3 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	8 8	8 8		7S 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
88S4 JUNIPERUS VIRGINIANA 38S5 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	8 8	8	8	S9 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Front branches broken off, second leader snapped off
88S6 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	10	10	10	7S	OFFSITE	REMAIN	NATIVE	
88S7 JUNIPERUS VIRGINIANA 8858 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	8	8	7 9	7S 69	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Front branches broken off
8859 JUNIPERUS VIRGINIANA 8860 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	8 8	8 8	8 10	7S 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8861 JUNIPERUS VIRGINIANA 8862 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10	10 10	8 10	7S 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8863 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8	8	9	75	OFFSITE	REMAIN	NATIVE	
8864 JUNIPERUS VIRGINIANA 8865 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10	10 8	10	75 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
3866 JUNIPERUS VIRGINIANA 3867 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	6 8	8	7 9	7S 7S	OFFSITE OFFSITE	REMAIN REMAIN	NATI VE NATI VE	
3868 JUNIPERUS VIRGINIANA 3869 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10 7	10 8	7	75 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
3870 JUNIPERUS VIRGINIANA 3871 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10	10	11 11	75 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
3872 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6	8	6	7S	OFFSITE	REMAIN	NATIVE	
3873 JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	8	8	10	75 69	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Front branches broken off

REMAIN NATIVE Front branches broken off

OFFSITE

OFFSITE

OFFSITE

OFFSITE

72

REMAIN

REMAIN

REMAIN

NATIVE Dry lower branches

NATIVE Snagged lower branches

8875 JUNIPERUS VIRGINIANA EASTERN REDCEDAR

8876 JUNIPERUS VIRGINIANA EASTERN REDCEDAR
8877 JUNIPERUS VIRGINIANA EASTERN REDCEDAR

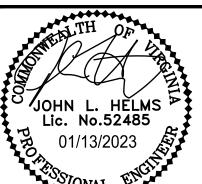
8878 JUNIPERUS VIRGINIANA EASTERN REDCEDAR

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
5462	AILANTHUS ALTISSIMA	TREE OF HEAVEN	0.50	69	INSIDE RPA	REMOVE
5463	LONICERA MAACKII	BUSH HONEYSUCKLE	3.5 FEET TALL	69	INSIDE RPA	REMOVE
5464	AILANTHUS ALTISSIMA	TREE OF HEAVEN	0.75	75	INSIDE RPA	REMOVE
5465	PYRUS CALLERYANA	CALLERY PEAR	0.75	72	INSIDE RPA	REMOVE
5466	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	2.00	75	INSIDE RPA	REMOVE
5467	PYRUS CALLERYANA	CALLERY PEAR	1.00	72	INSIDE RPA	REMOVE
5468	AILANTHUS ALTISSIMA	TREE OF HEAVEN	0.75	72	INSIDE RPA	REMOVE
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
5318	PRUNUS SEROTINA	BLACK CHERRY	0.60	69	INSIDE RPA	REMOVE





PRG

COMPLETENESS SUB									
COM									I CITCIOCOTO
01/13/2023									LH
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	DDO 1507 No. 17005 004 00								

APPROVED EVELOPMENT SITE PLAN NO.	CDSP #2022 - 00024			
DEPARTMENT OF PLANNING &	ZONING			
DIRECTOR	DATE			
DEPT. OF TRANSPORTATION & E	ENVIRONMENTAL SERVICES			
SITE PLAN No				
DIRECTOR	DATE			
CHAIRMAN, PLANNING COMMISS	SION DATE			

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

DATE RECORDED

PROJECT No.: 17005.004.03 DRAWING No.: 112206 DATE: 10-14-2022 DESIGN: AH DRAWN: MG CHECKED: KW

SHEET TITLE:

TREE PRESERVATION PLAN NOTES AND **DETAILS**

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. VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.



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

F OF UPDATES: 00 LAST UPDATED:

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

STANDARD TREE 12/02/2019

ISA CERTIFIED ARBORIST APPROVAL:

ISA Certified Arborist, MA-6600A 4035 Ridge Top Road, Suite 601

allison.m.hay@imegcorp.com

DEVELOPMENT SITE PLAN NO.

DIRECTOR

DIRECTOR

SITE PLAN No.

DATE RECORDED

DEPARTMENT OF PLANNING & ZONING

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

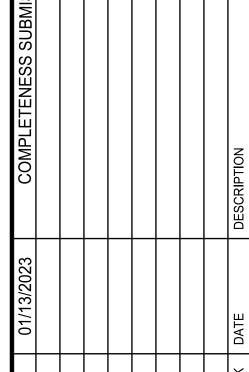
CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Fairfax, VA 22030

703 293 4934

PRESERVATION PLAN NOTES



DATE: 10-14-2022 DESIGN: AH DRAWN: MG

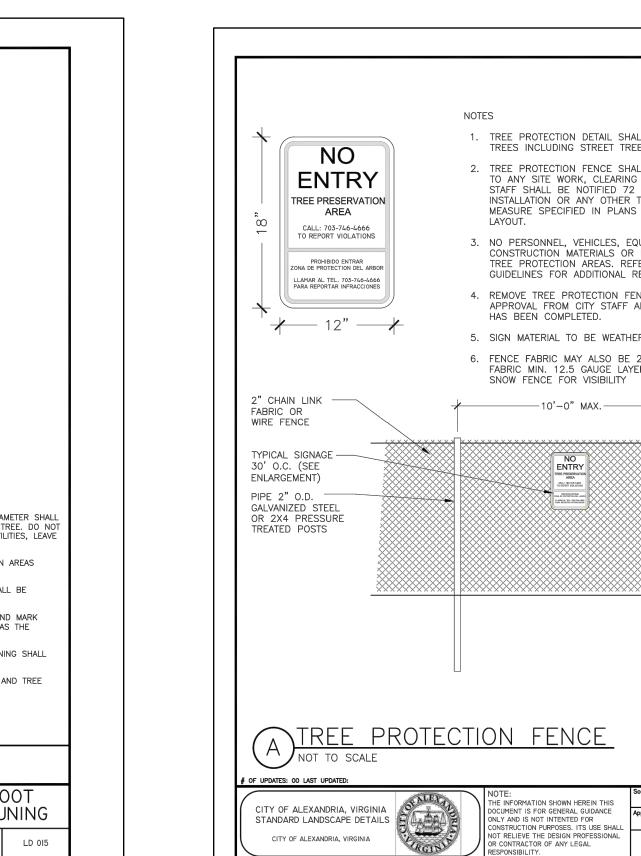
CDSP #2022 - 00024

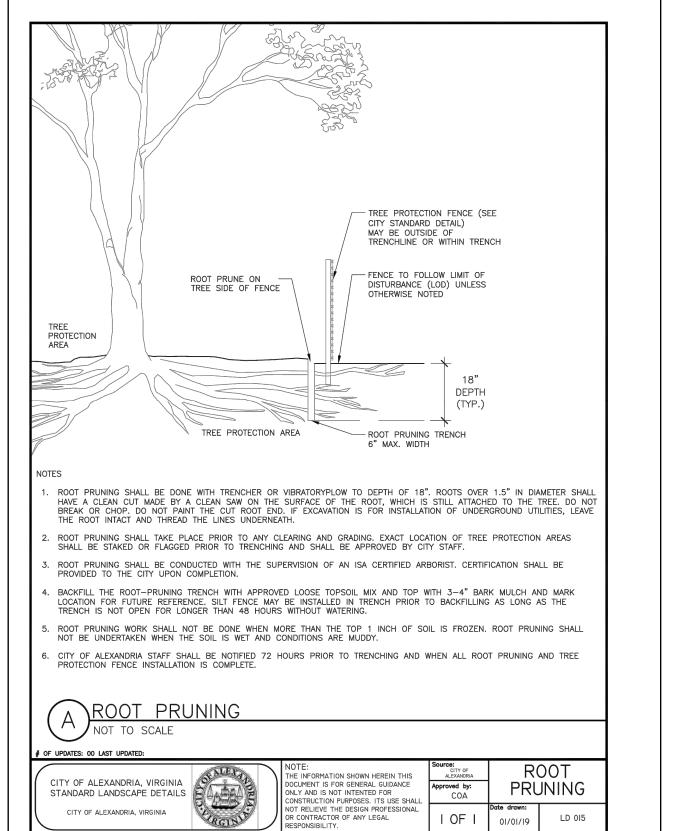
PROJECT No.: 17005.004.03 DRAWING No.: 112206 CHECKED: KW

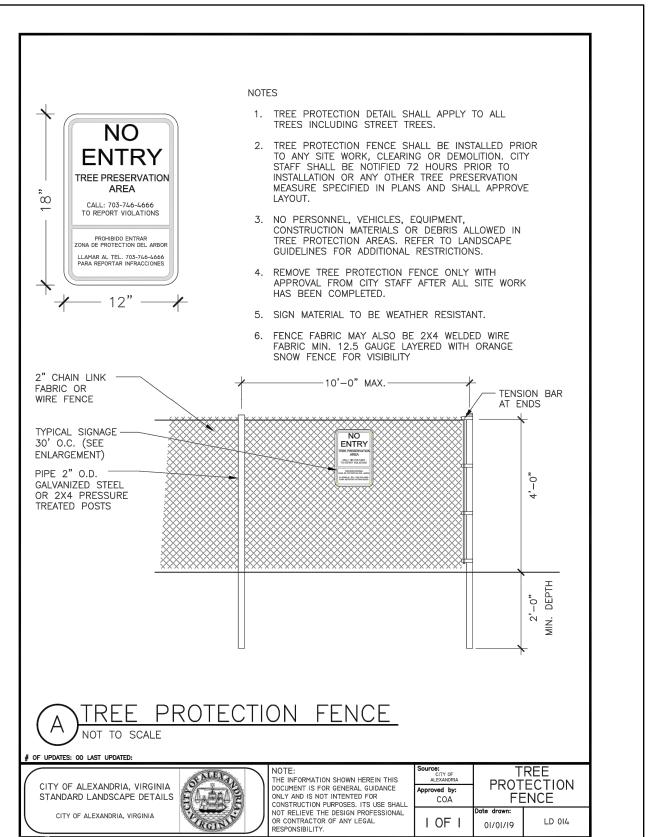
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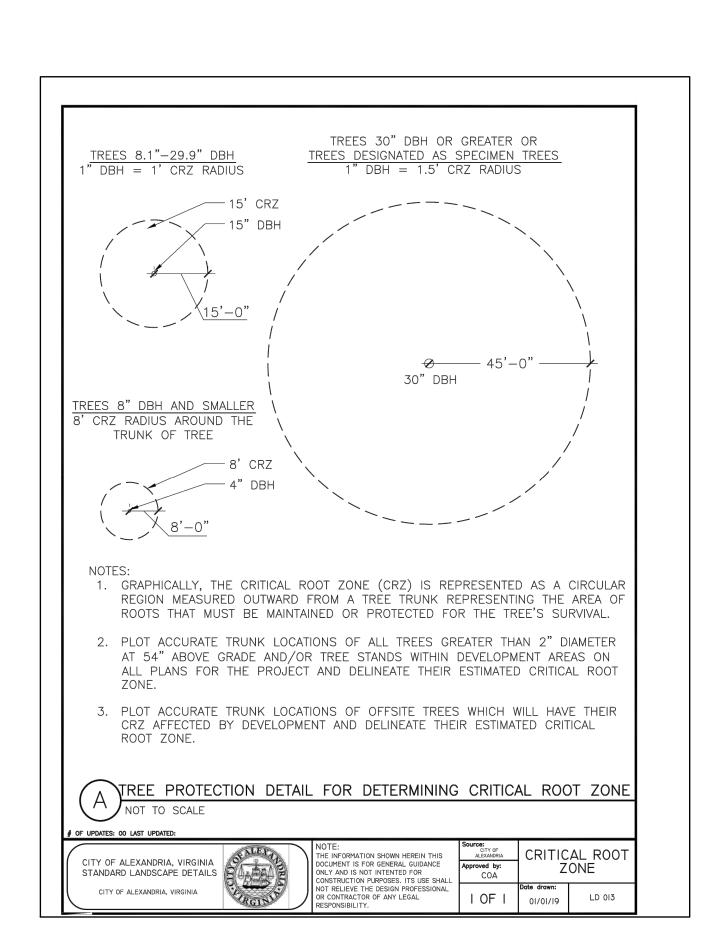
TREE **PRESERVATION** PLAN NOTES AND DETAILS

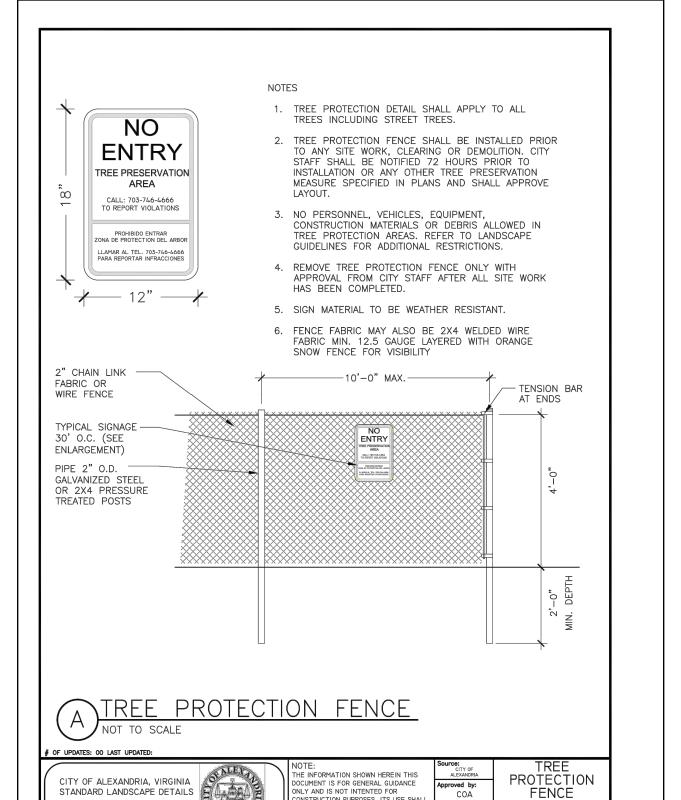
		ON SCHEDULE	TD	CRITICAL	SURVEYED					
TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	ROOT ZONE RADIUS (FEET)	DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
8880	QUERCUS RUBRA	NORTHERN RED OAK	21	21	18	69	OFFSITE	REMAIN	NATIVE	
8881	QUERCUS PALUSTRIS	PIN OAK	23	23	20	75	OFFSITE	REMAIN	NATIVE	
8882	PRUNUS SEROTINA	BLACK CHERRY	19	19	25	59	OFFSITE	REMAIN	NATIVE	
8883	PINUS STROBUS	WHITE PINE	12	12	8	75	OFFSITE	REMAIN	NATIVE	
8884 8885	PINUS STROBUS	WHITE PINE NORTHERN RED OAK	14	14	8	75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Wound on trunk
8886	QUERCUS RUBRA QUERCUS PALUSTRIS	PIN OAK	26 30	26 45	25 25	63 69	OFFSITE	REMAIN	NATIVE	Wounded roots, possibly from mowing
8887	QUERCUS RUBRA	NORTHERN RED OAK	28	28	27	72	OFFSITE	REMAIN	NATIVE	wounded roots, possibly from mowing
8888	QUERCUS RUBRA	NORTHERN RED OAK	21	21	18	66	OFFSITE	REMAIN	NATIVE	
8890	QUERCUS PHELLOS	WILLOW OAK	23	23	14	75	OFFSITE	REMAIN	NATIVE	
8891	QUERCUS PHELLOS	WILLOW OAK	16	16	14	72	OFFSITE	REMAIN	NATIVE	
8892	QUERCUS PHELLOS	WILLOW OAK	40	60	32	72	OFFSITE	REMAIN	NATIVE	
8893	QUERCUS PHELLOS	WILLOW OAK	24	24	18	69	OFFSITE	REMAIN	NATIVE	
8894	QUERCUS PHELLOS	WILLOW OAK	20	20	15	72	OFFSITE	REMAIN	NATIVE	
8895	QUERCUS PHELLOS	WILLOW OAK	8	8	7	75	OFFSITE	REMAIN	NATIVE	M. Jet hanneling de grant de gellen andere
8896 8897	QUERCUS RUBRA ULMUS AMERICANA	NORTHERN RED OAK AMERICAN ELM	15 14	15	15 12	66 72	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	Multi-trunked, some dead branches
8898	PINUS STROBUS	WHITE PINE	20	20	25	56	OFFSITE	REMAIN	NATIVE	Co-dominant stems, snagged top, snagged scaffold branches, pruned
8899	QUERCUS PHELLOS	WILLOW OAK	13	13	14	75	OFFSITE	REMAIN	NATIVE	co dominant stems, shagged top, shagged scanord branches, pruned
8900	QUERCUS RUBRA	NORTHERN RED OAK	19	19	14	69	OFFSITE	REMAIN	NATIVE	
8901	ACER RUBRUM	RED MAPLE	25	25	23	59	OFFSITE	REMAIN	NATIVE	Girdling roots, co-dominant stems, snagged scaffold branch
8902	ULMUS AMERICANA	AMERICAN ELM	34	51	29	59	OFFSITE	REMAIN	NATIVE	Many small holes in trunk, few snagged scaffold branches, some pruned branches
8903	QUERCUS RUBRA	NORTHERN RED OAK	25	25	20	69	OFFSITE	REMAIN	NATIVE	Some dead scaffold branches
8904	QUERCUS RUBRA	NORTHERN RED OAK	17	17	21	59	OFFSITE	REMAIN	NATIVE	Snagged leader and scaffold branches
8905	QUERCUS RUBRA	NORTHERN RED OAK	10	10	12	72	OFFSITE	REMAIN	NATIVE	
8906	QUERCUS RUBRA	NORTHERN RED OAK	15	15	15	69	OFFSITE	REMAIN	NATIVE	
8907 8908	QUERCUS PALUSTRIS QUERCUS RUBRA	PIN OAK NORTHERN RED OAK	19 15	19 15	18	75 72	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8910	QUERCUS PHELLOS	WILLOW OAK	32	48	27	59	OFFSITE	REMAIN	NATIVE	Snagged leader and scaffold branches
8911	ACER RUBRUM	RED MAPLE	11	11	9	88	OFFSITE	REMAIN	NATIVE	Slightly uneven canopy, some roots exposed by soil erosion
8912	CRATAEGUS AESTIVALIS	HAWTHORN	16	16	8	66	OFFSITE	REMAIN	NATIVE	Limb split, very angled trunk, branches on ground
8913	CELTIS OCCIDENTALIS	HACKBERRY	14	14	10	69	OFFSITE	REMAIN	NATIVE	Limb split, angled trunk, branches on ground
8914	ULMUS AMERICANA	AMERICAN ELM	9	9	12	94	OFFSITE	REMAIN	NATIVE	Very minor root damage to one root from mower
8915	QUERCUS RUBRA	NORTHERN RED OAK	19	19	21	97	OFFSITE	REMAIN	NATIVE	
8916	QUERCUS PHELLOS	WILLOW OAK	23	23	19	72	OFFSITE	REMAIN	NATIVE	Uneven structure due to crowding, some roots exposed by soil erosion
8917	ACER RUBRUM	RED MAPLE	10	10	7	91	OFFSITE	REMAIN	NATIVE	Some roots exposed by soil erosion
8918	ACER RUBRUM	RED MAPLE	9	9	7	91	OFFSITE	REMAIN	NATIVE	Some roots exposed by soil erosion
8919 8920	QUERCUS RUBRA ULMUS AMERICANA	NORTHERN RED OAK AMERICAN ELM	18 11	18	12 19	72 75	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8921	ULMUS AMERICANA	AMERICAN ELM	11	11	19	75	OFFSITE	REMAIN	NATIVE	
8922	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	10	10	10	63	OFFSITE	REMAIN	NATIVE	Large broken branch
8923	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	13	13	16	59	OFFSITE	REMAIN	NATIVE	
8924	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	9	9	15	63	OFFSITE	REMAIN	NATIVE	
8925	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	11	11	18	63	OFFSITE	REMAIN	NATIVE	
8926	PRUNUS SEROTINA	BLACK CHERRY	8	8	12	66	OFFSITE	REMAIN	NATIVE	
8927	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	8	19	44	OFFSITE	REMAIN	NATIVE	Trunk covered with ivy
8928	CATALPA SPECIOSA	NORTHERN CATALPA	14	14	11	63	OFFSITE	REMAIN	NATIVE	Trunk covered with ivy
8929	ROBINIA PSEUDOACACIA	BLACK LOCUST	13	13	12	59	OFFSITE	REMAIN	NATIVE	Trunk covered with ivy
8930	ROBINIA PSEUDOACACIA	BLACK LOCUST	10 9	10	14	56	OFFSITE	REMAIN	NATIVE	Trunk covered with ivy
8931 8932	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	7	9 9	δ 2	63 50	OFFSITE OFFSITE	REMAIN REMAIN	NATIVE NATIVE	
8933	ROBINIA PSEUDOACACIA	BLACK LOCUST	9	9	14	50	OFFSITE	REMAIN	NATIVE	Covered with ivy
8934	POPULUS DELTOIDES	EASTERN COTTONWOOD	18	18	8	56	OFFSITE	REMAIN	NATIVE	
8935	PRUNUS SEROTINA	BLACK CHERRY	12	12	8	63	OFFSITE	REMAIN	NATIVE	
8937	QUERCUS VELUTINA	BLACK OAK	11	11	18	75	OFFSITE	REMAIN	NATIVE	Uneven canopy
8938	POPULUS DELTOIDES	EASTERN COTTONWOOD	22	22	21	72	OFFSITE	REMAIN	NATIVE	One large dead branch
8939	PRUNUS SEROTINA	BLACK CHERRY	11	11	10	75	OFFSITE	REMAIN	NATIVE	Uneven canopy
8940	PRUNUS SEROTINA	BLACK CHERRY	19	19	10	72	OFFSITE	REMAIN	NATIVE	Uneven canopy, trunk growing at 45 degree angle

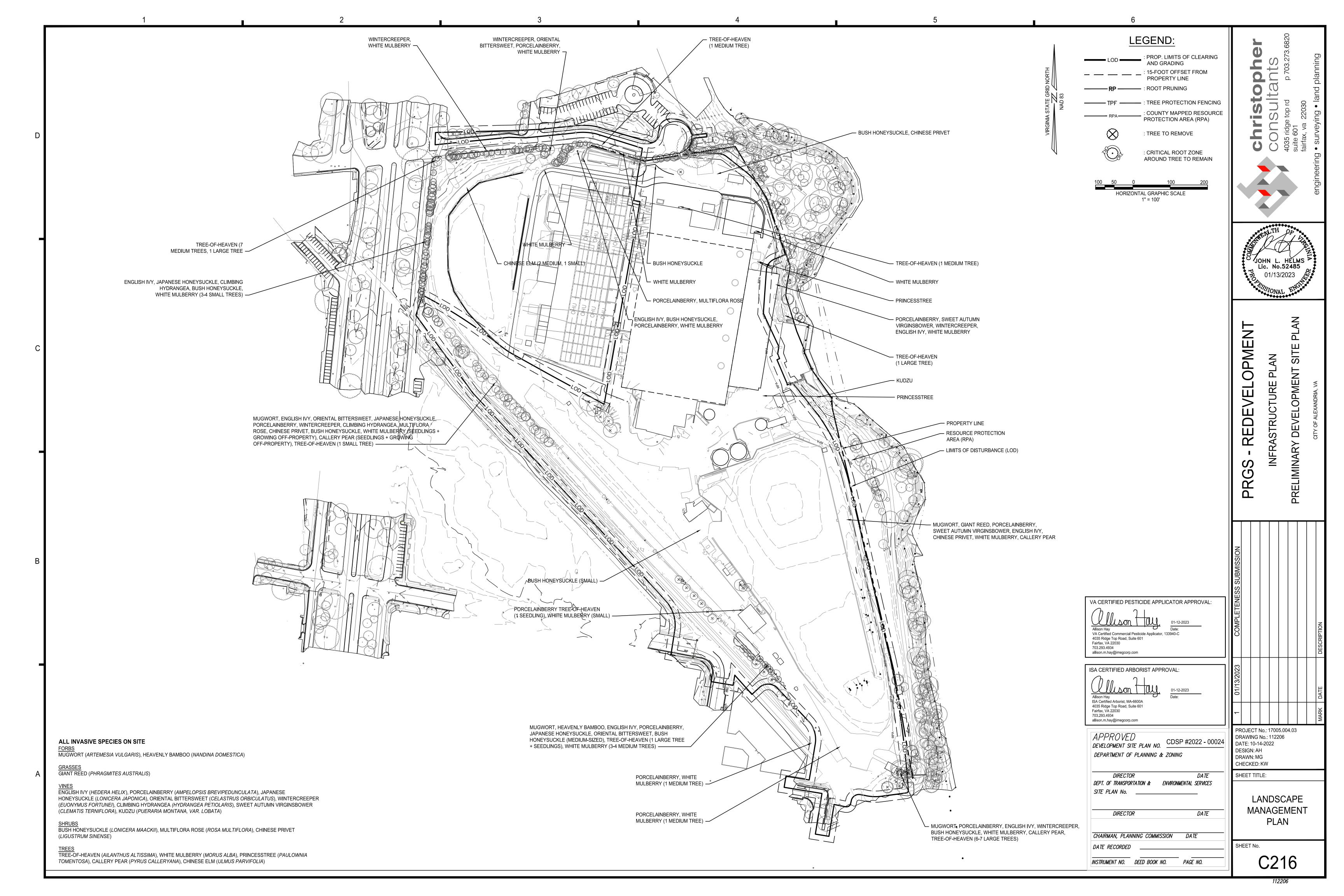


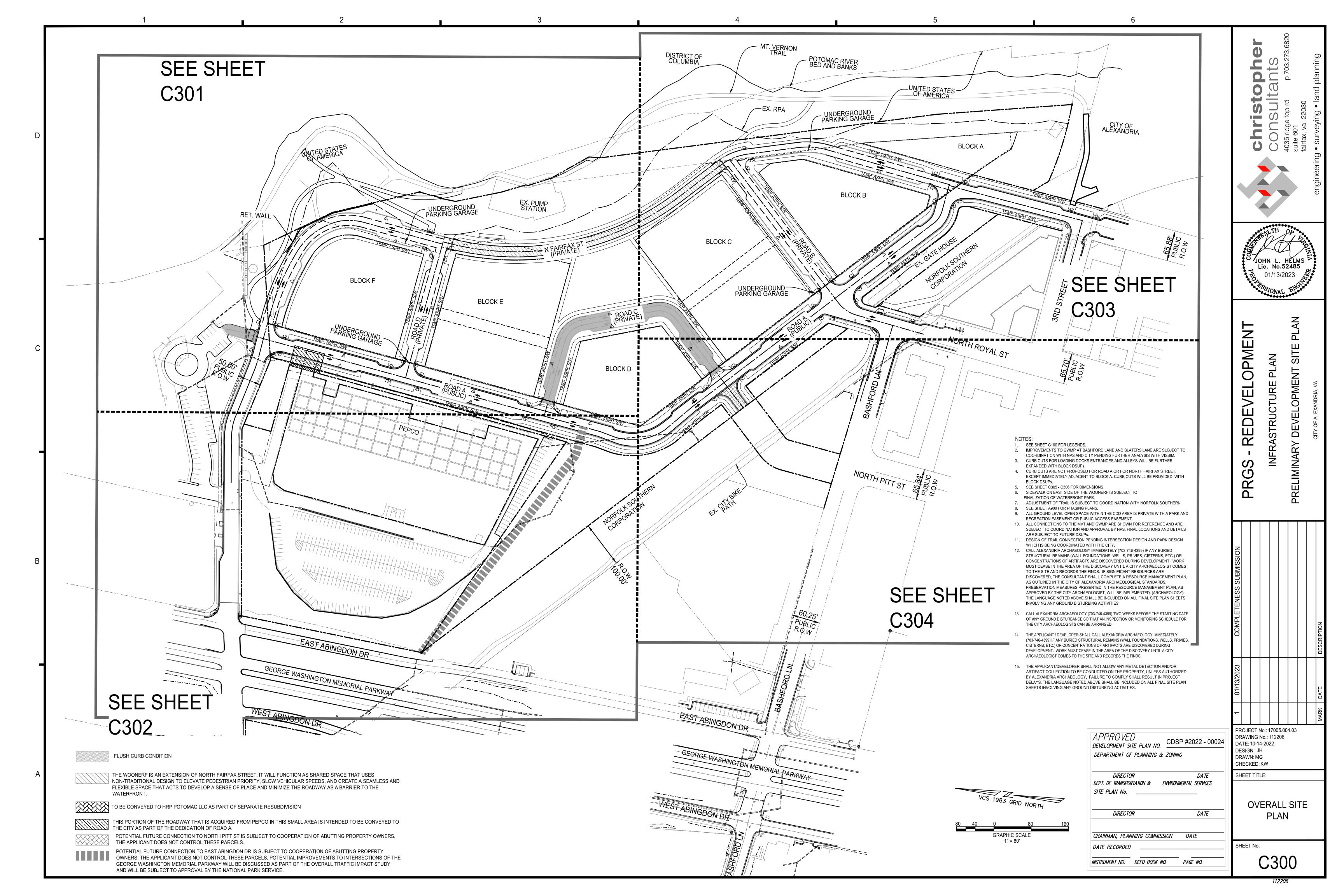


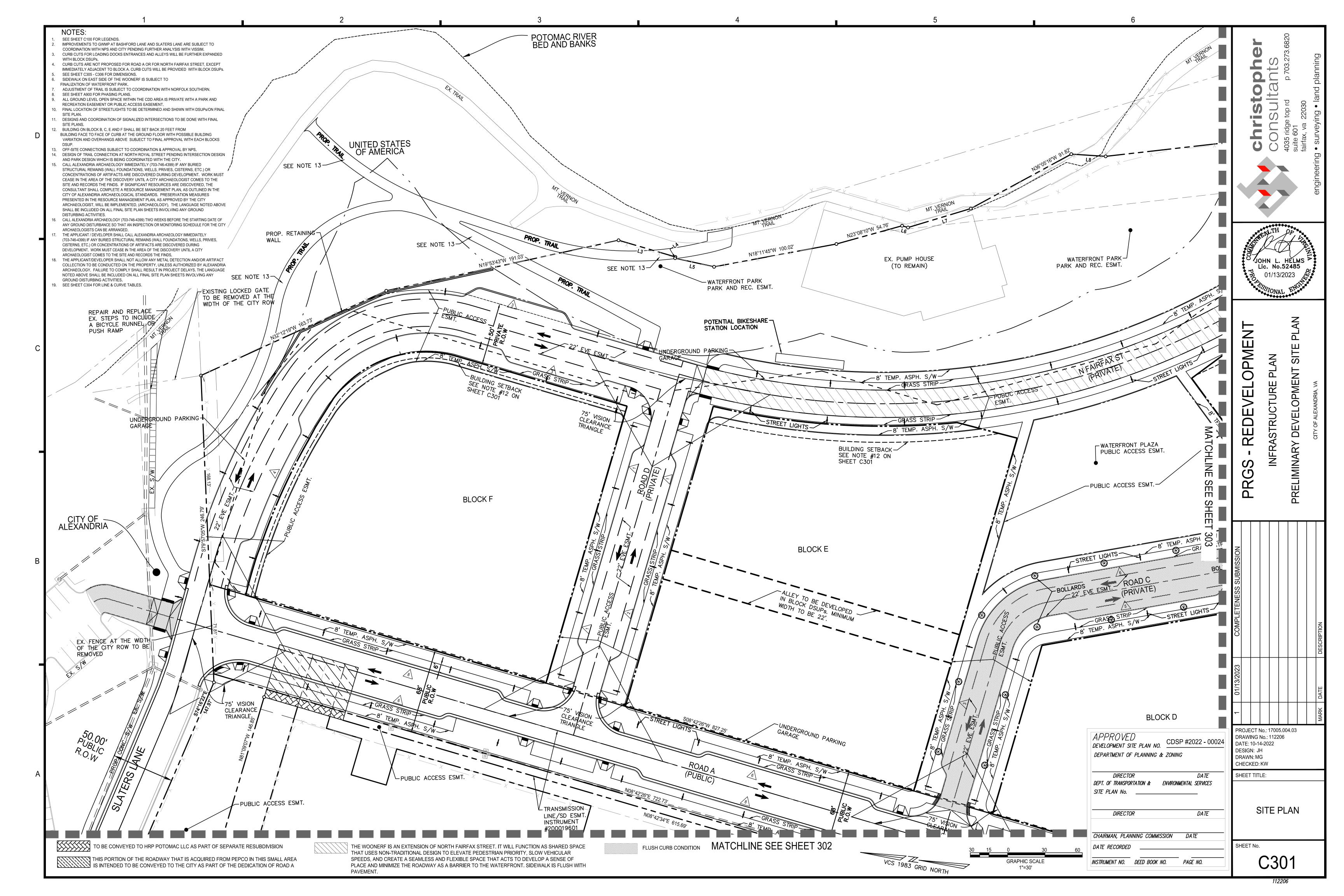


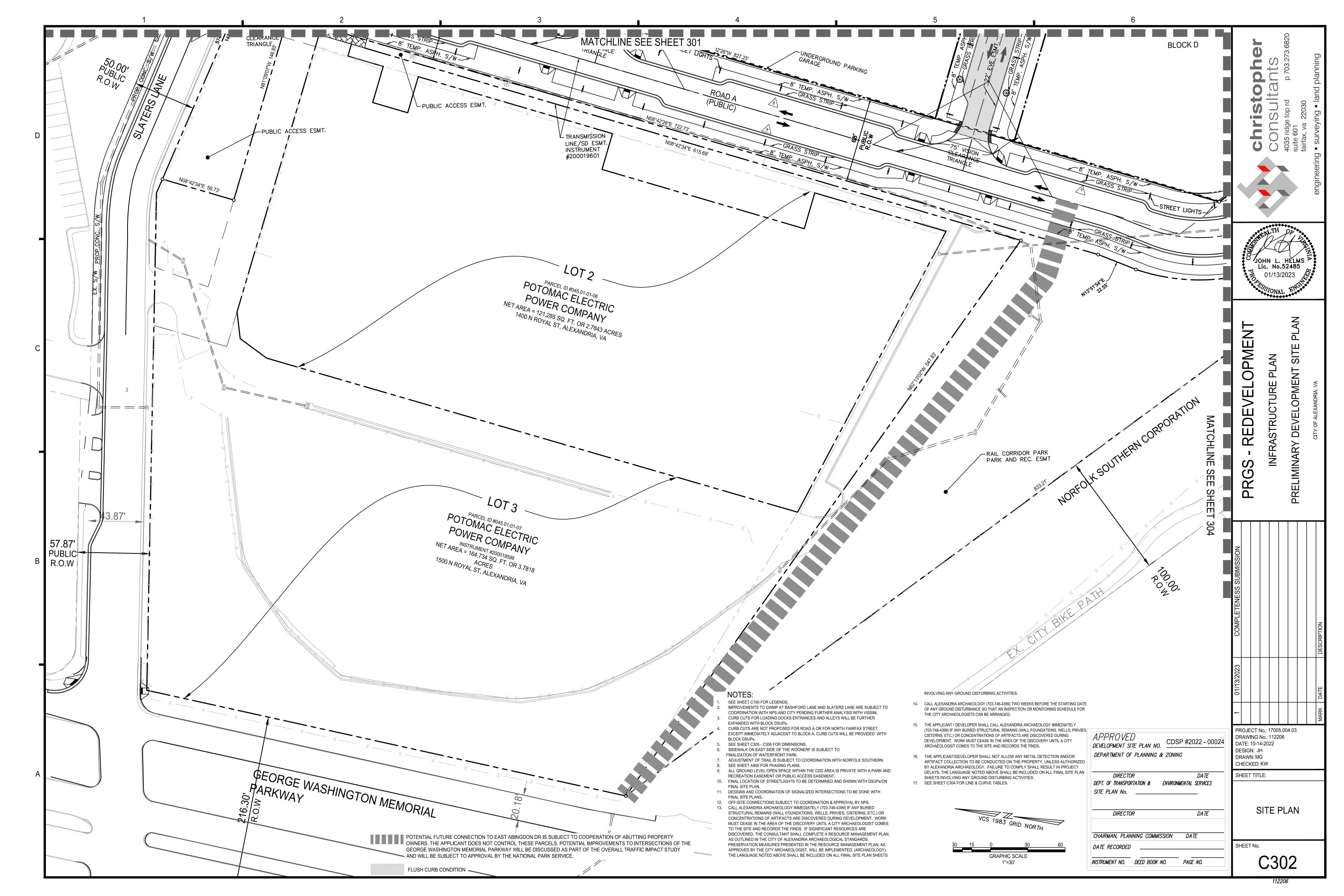


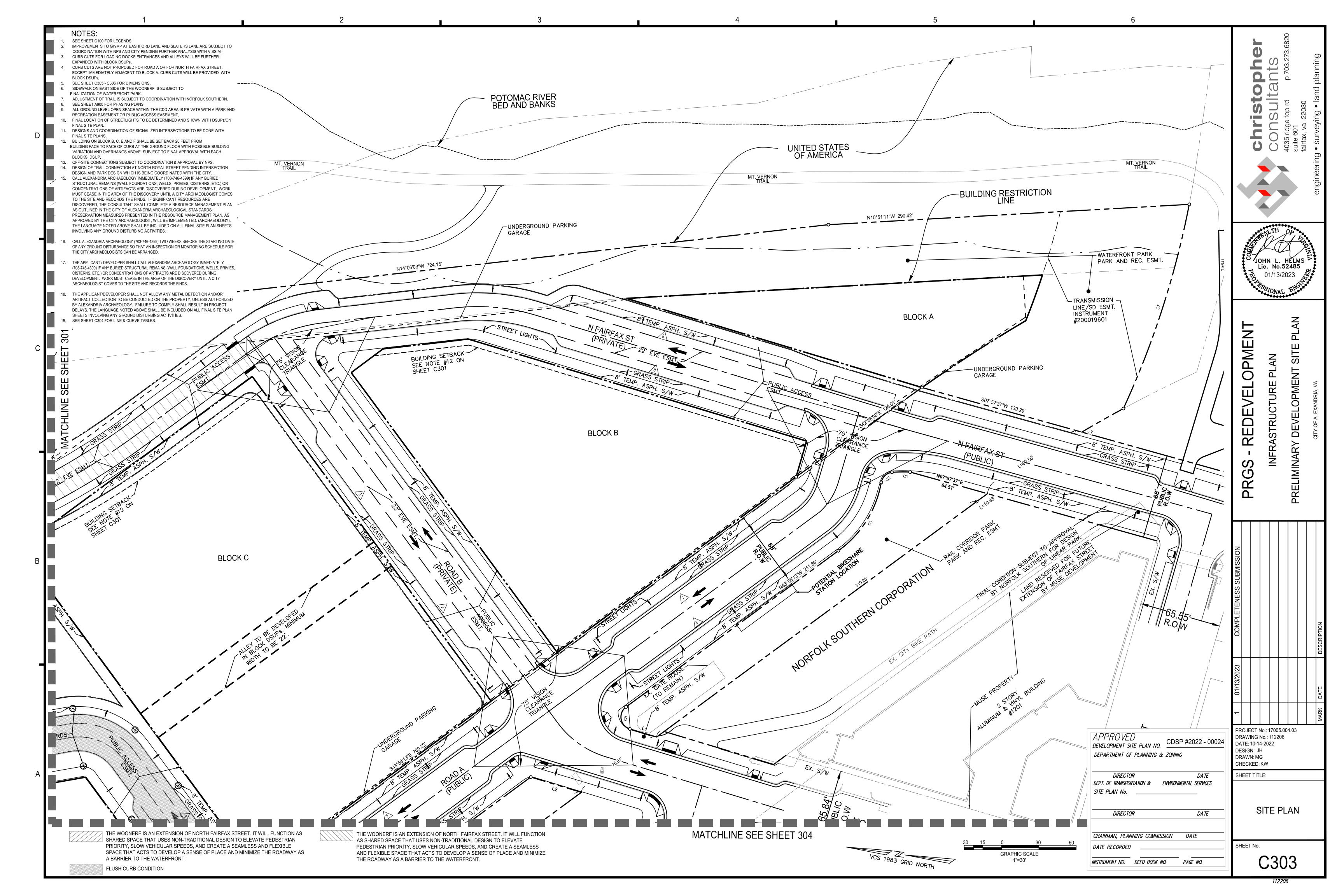


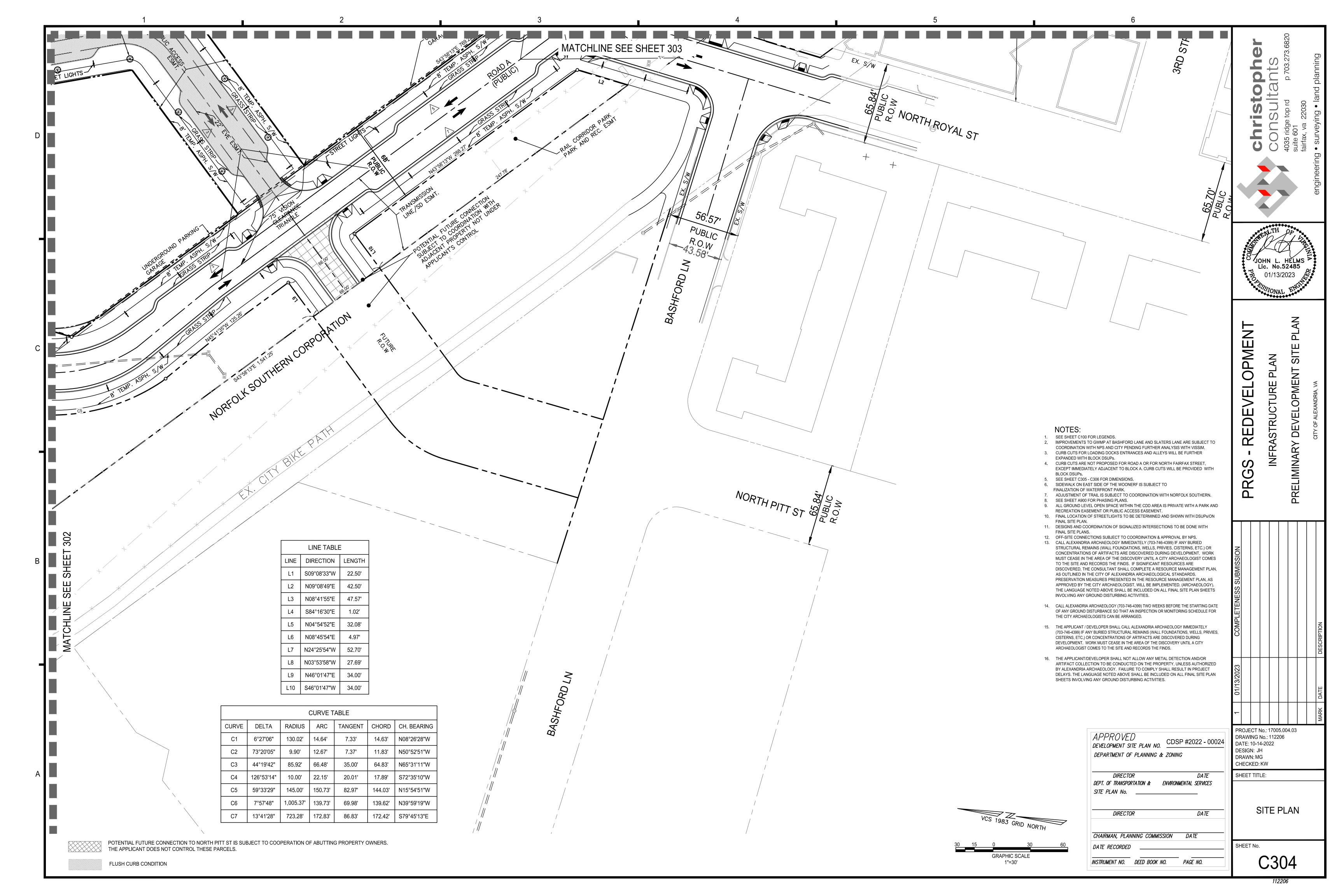


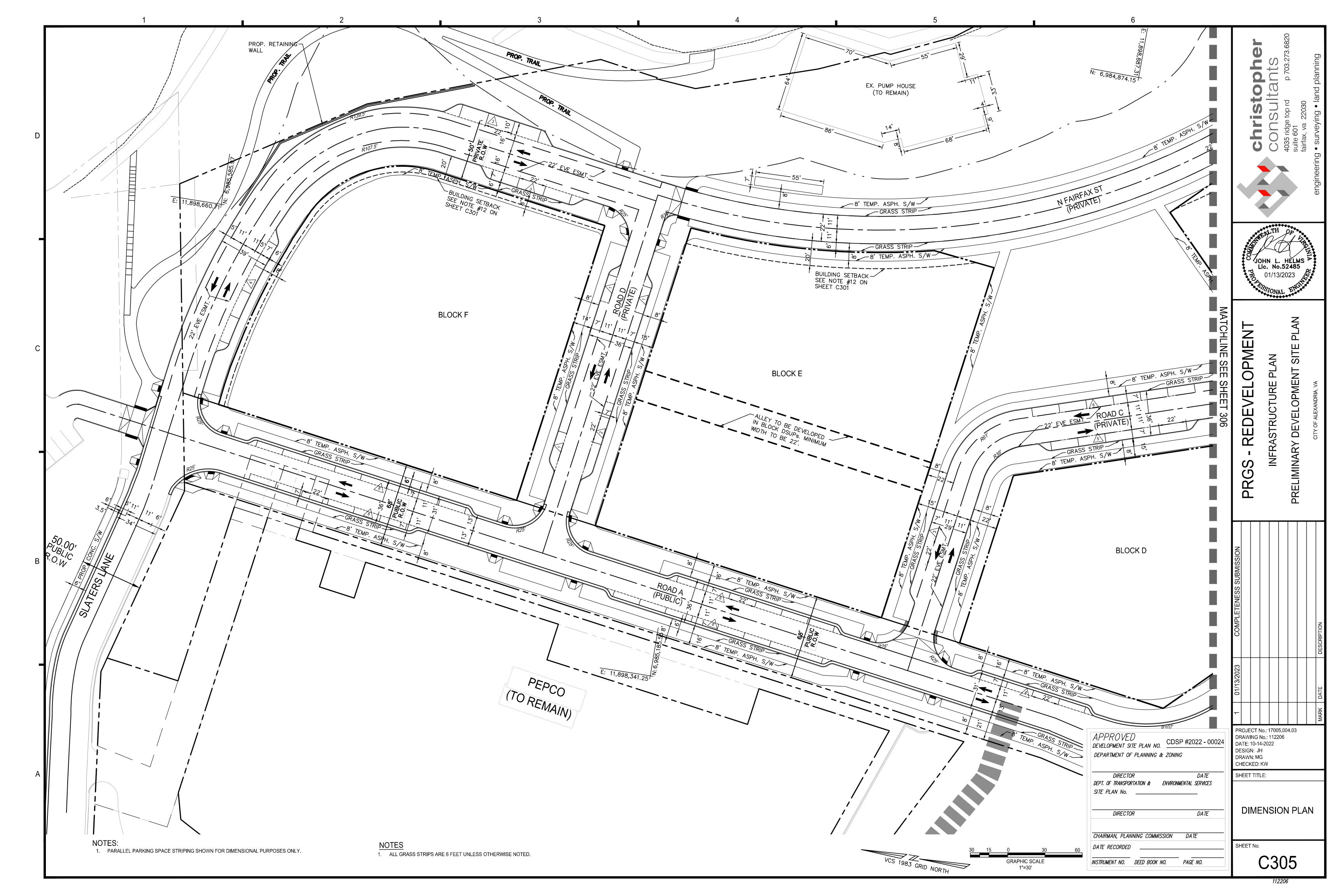


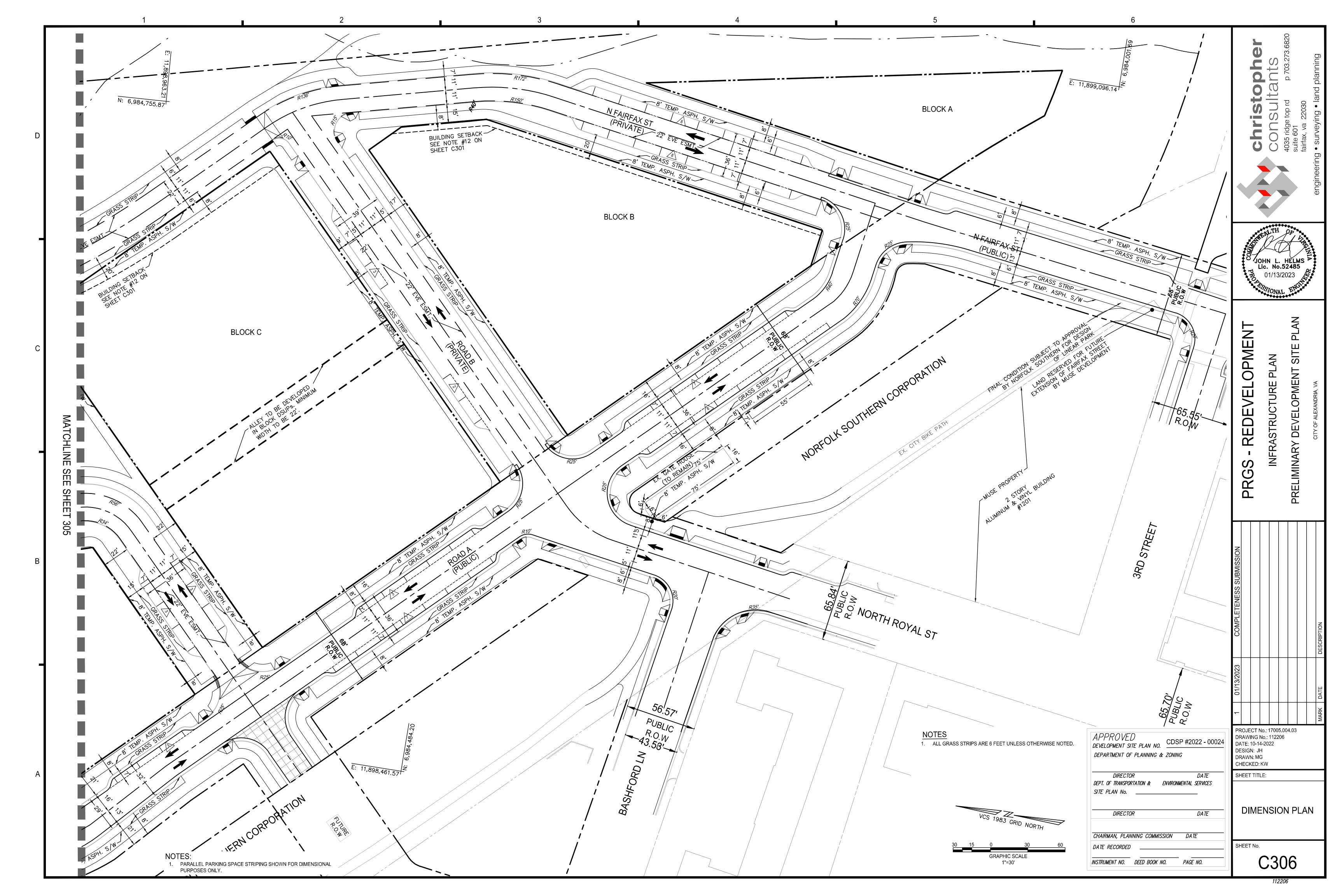




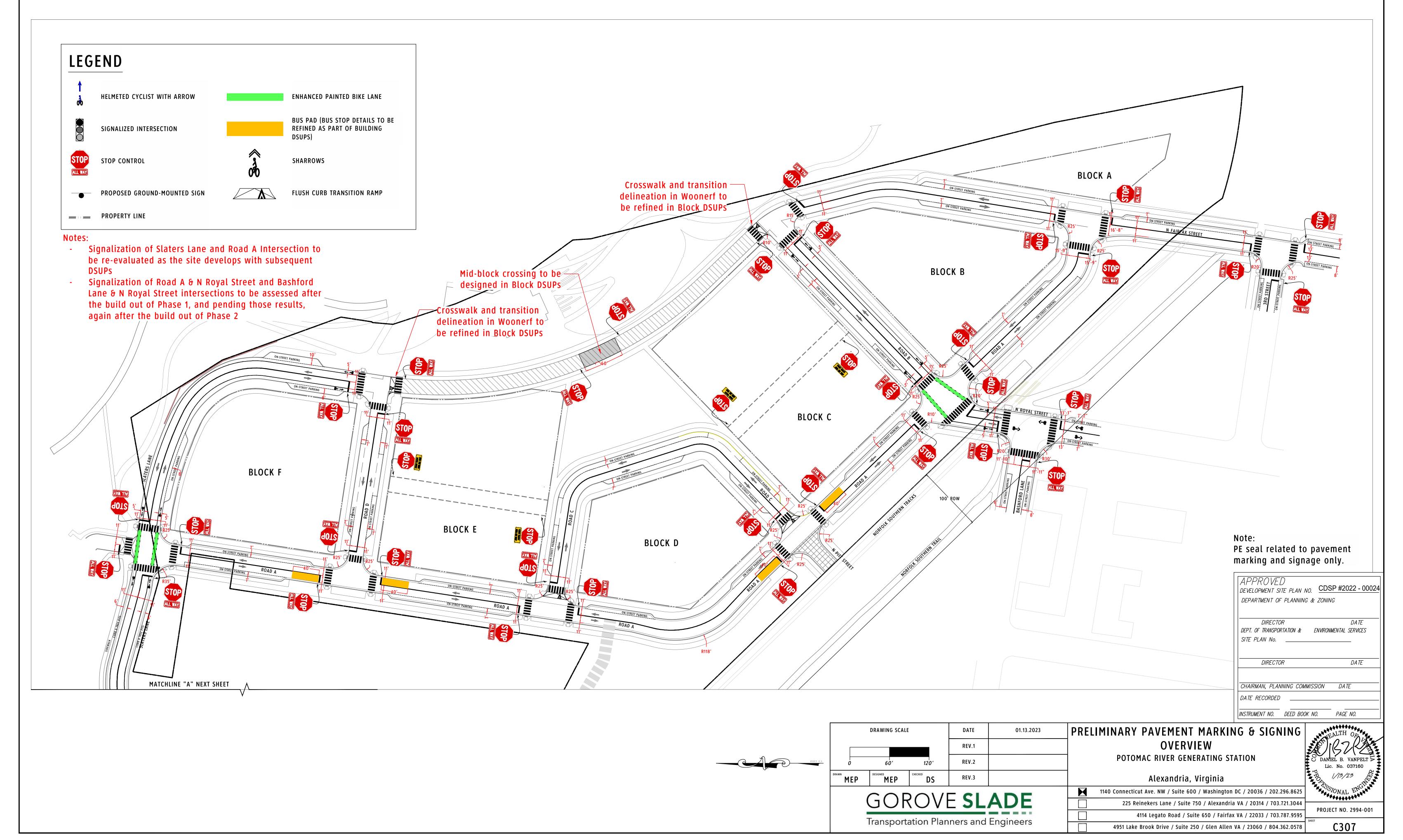




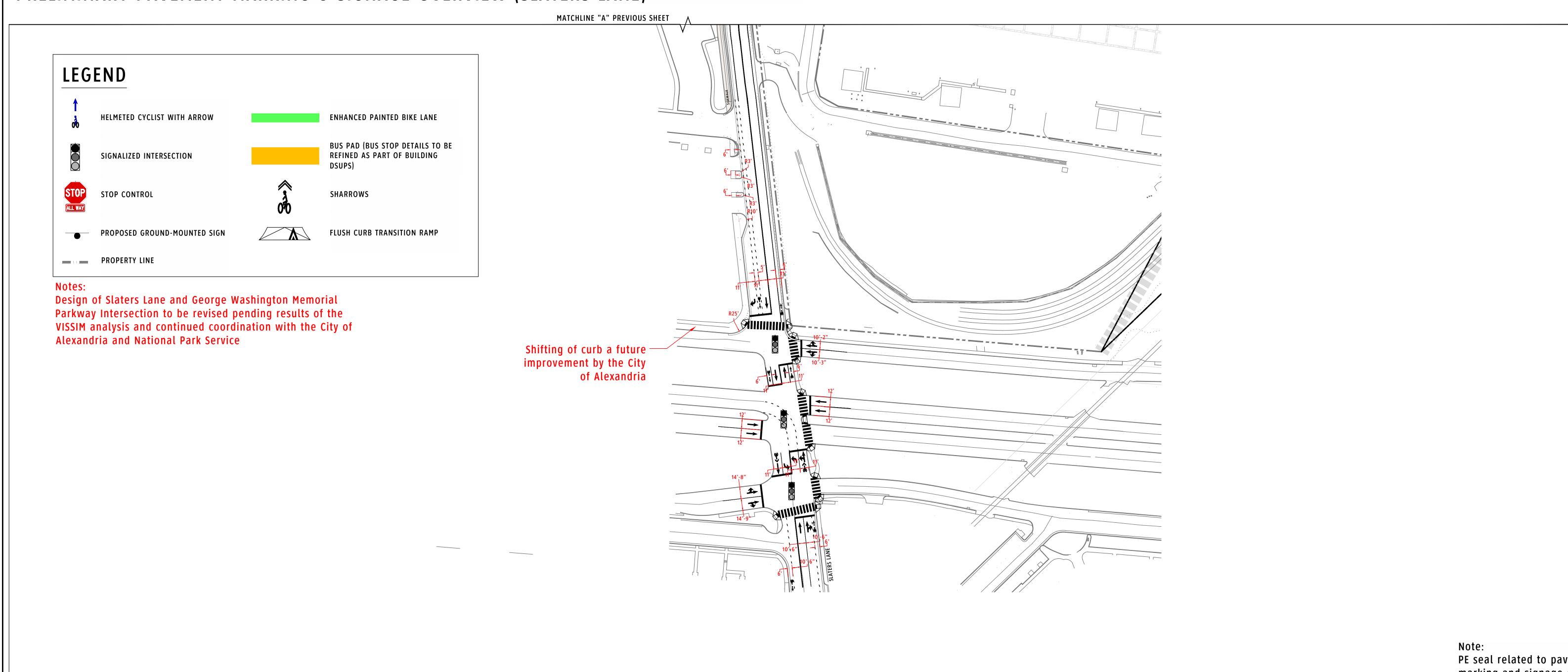




POTOMAC RIVER GENERATING STATION PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW



POTOMAC RIVER GENERATING STATION PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW (SLATERS LANE)



PE seal related to pavement marking and signage only.

DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE INSTRUMENT NO. DEED BOOK NO. PAGE NO.



		DRAWING SCALE		DATE	01.13.2023	F
				REV.1		
FΛ	0	60'	120'	REV.2		
	MEP	DESIGNED MEP	CHECKED DS	REV.3		

GOROVE **SLADE**

Transportation Planners and Engineers

PRELIMINARY PAVEMENT MARKING & SIGNING OVERVIEW

POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

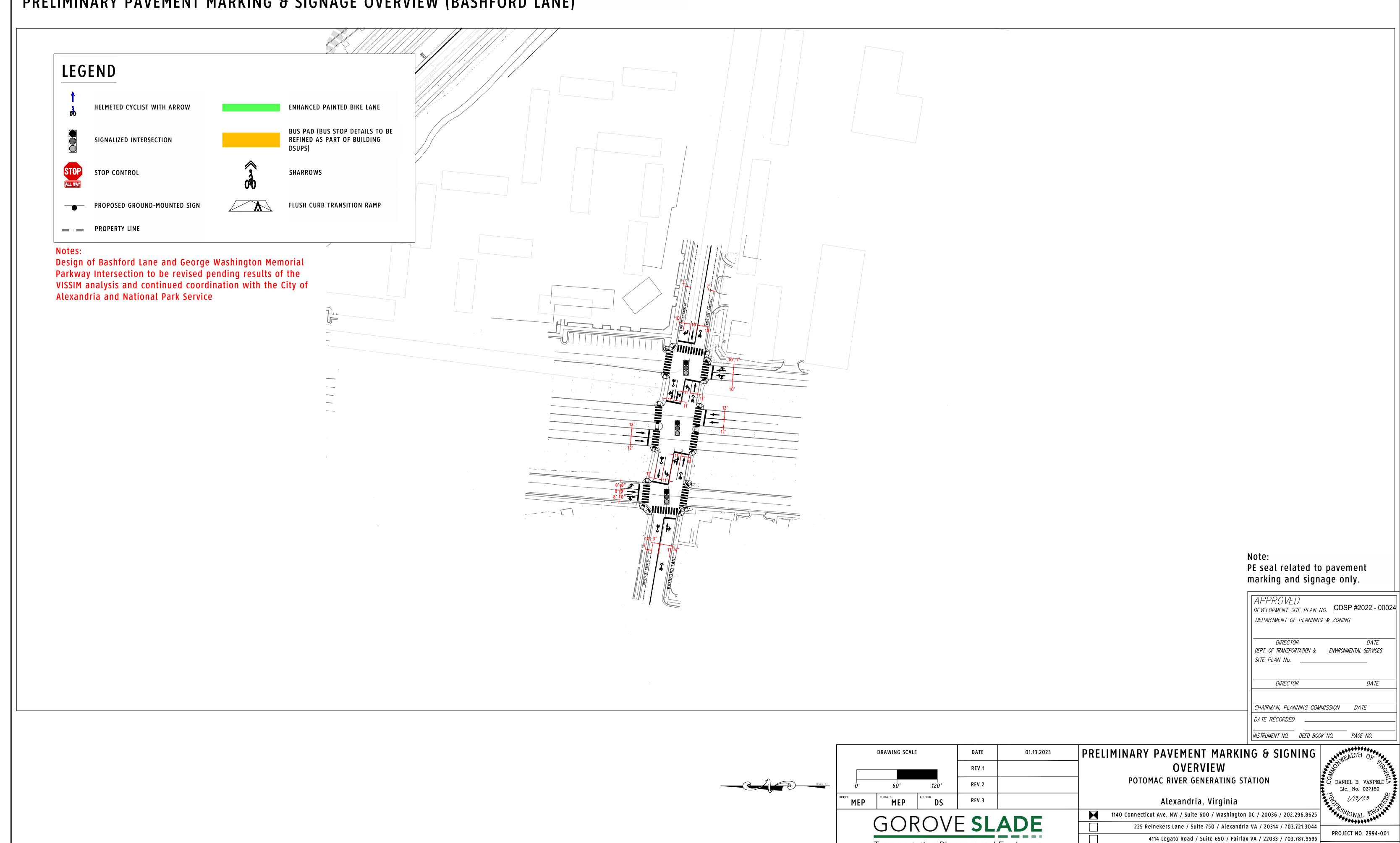
1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625 225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595

PROJECT NO. 2994-001

4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

C308

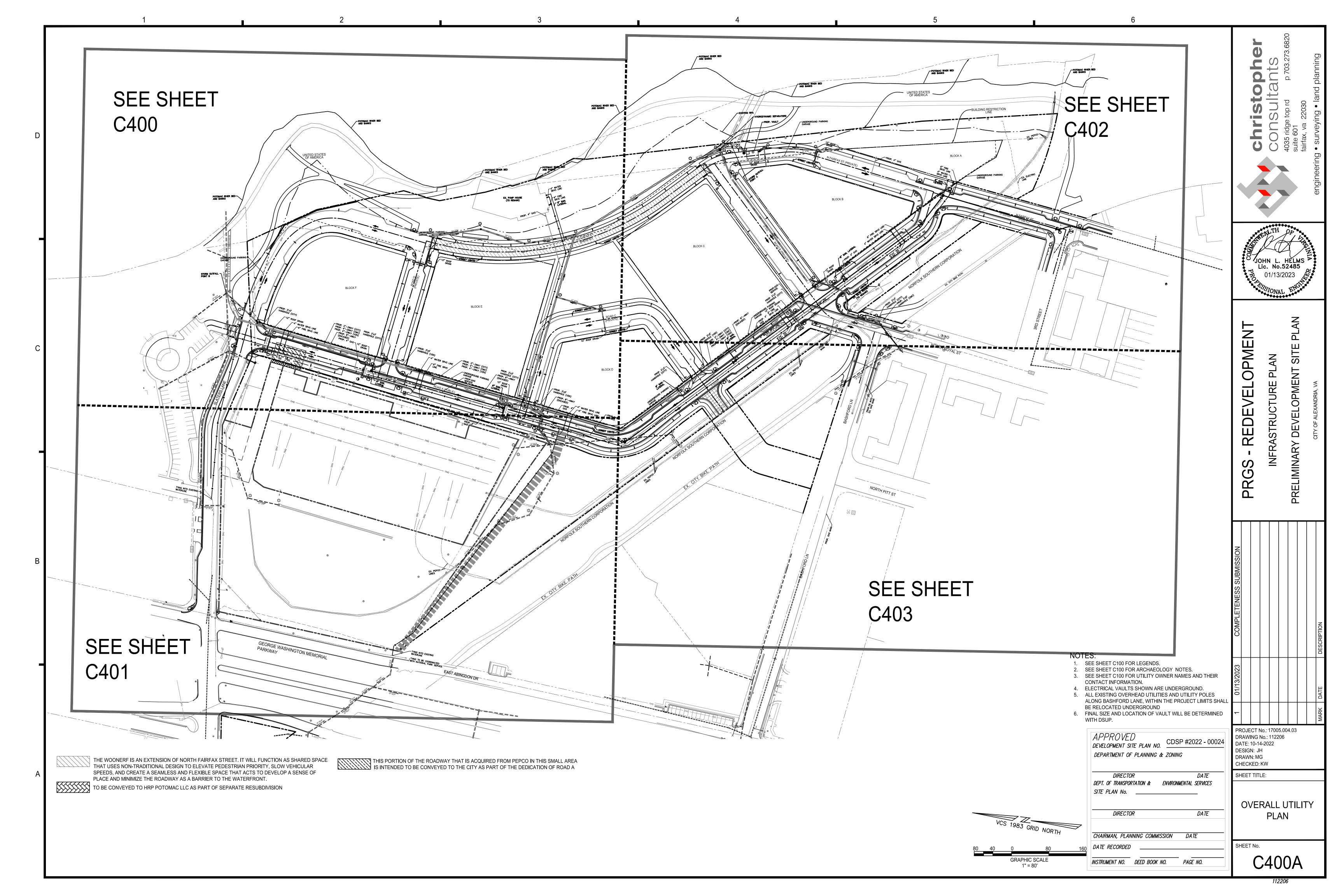
POTOMAC RIVER GENERATING STATION PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW (BASHFORD LANE)

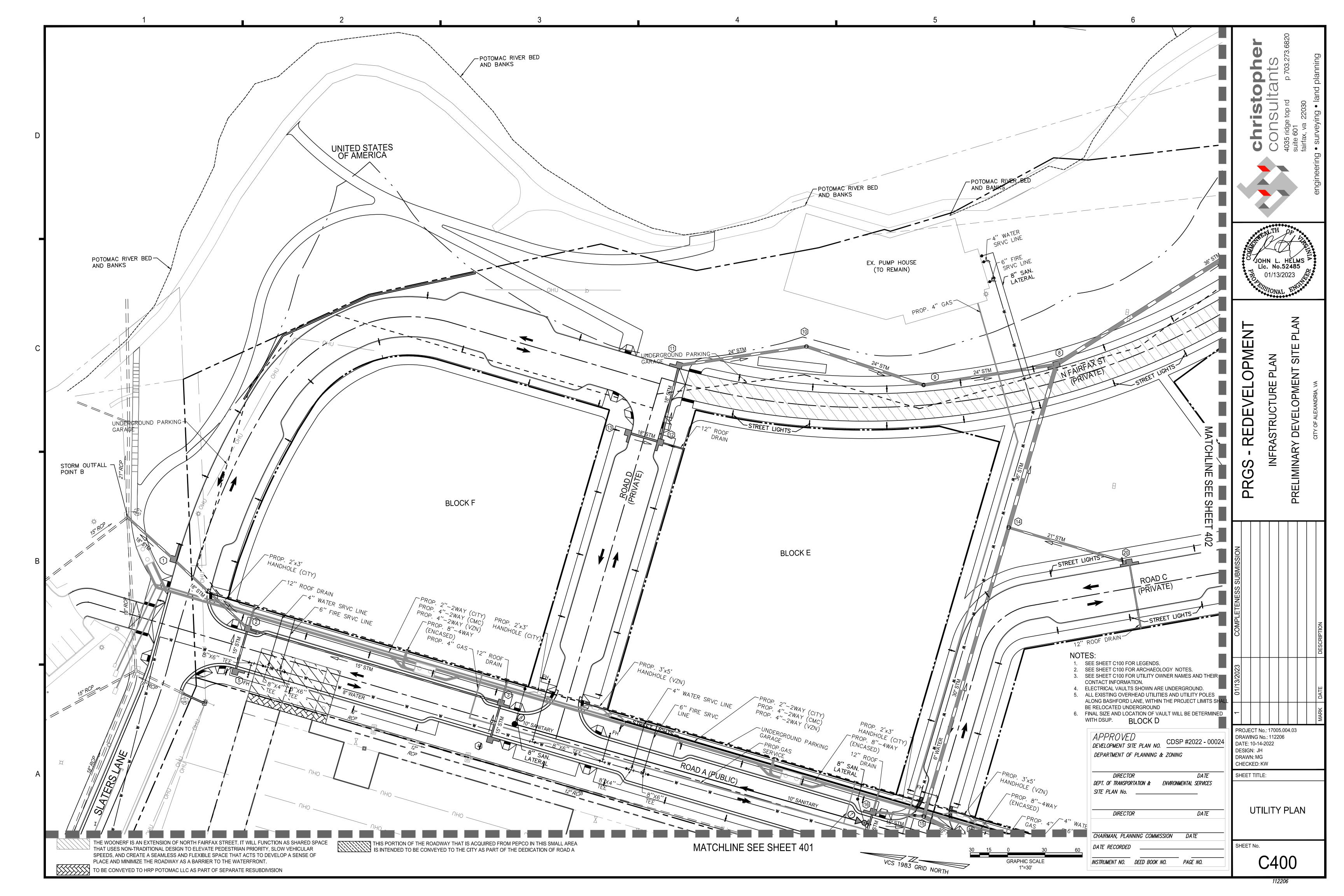


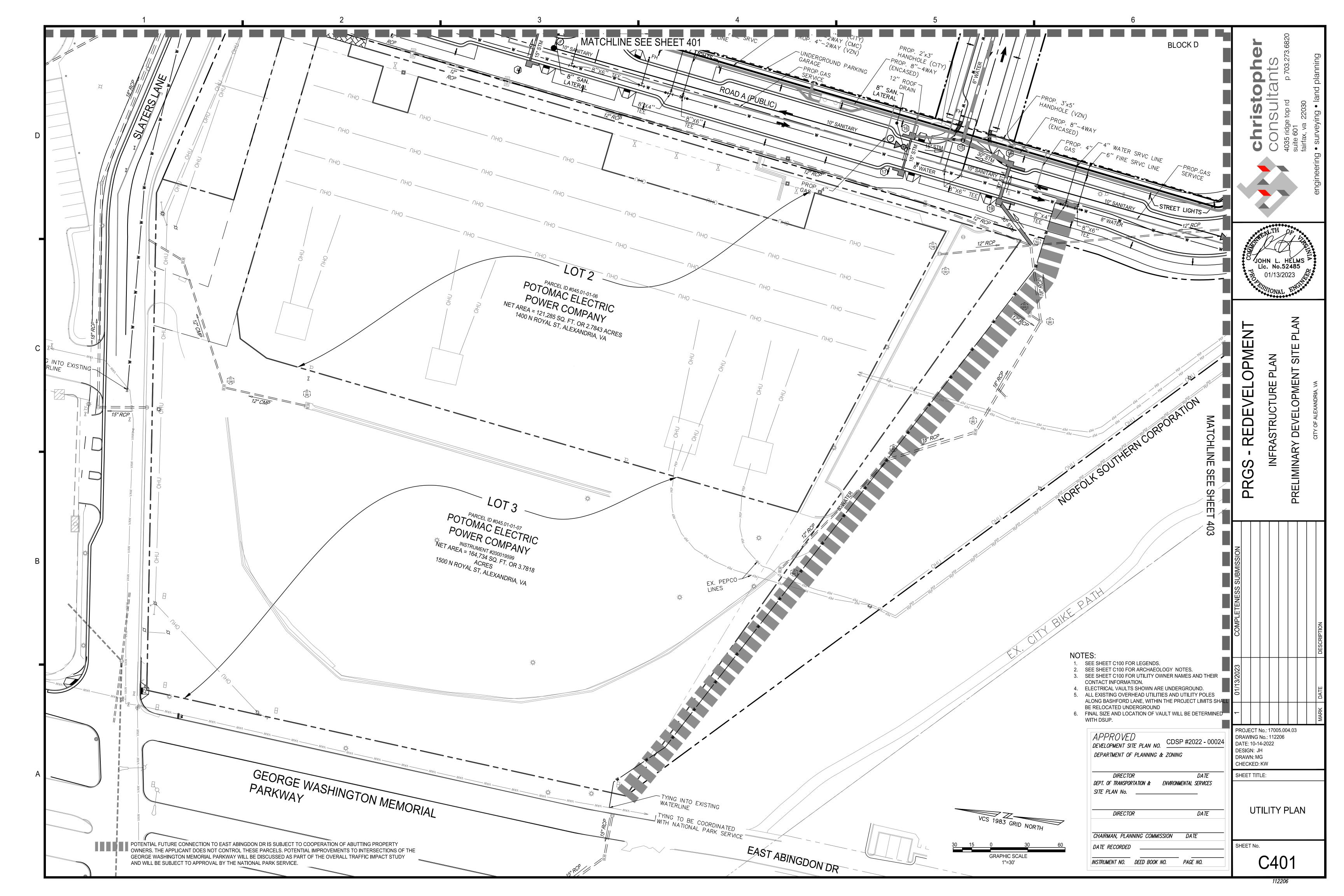
Transportation Planners and Engineers

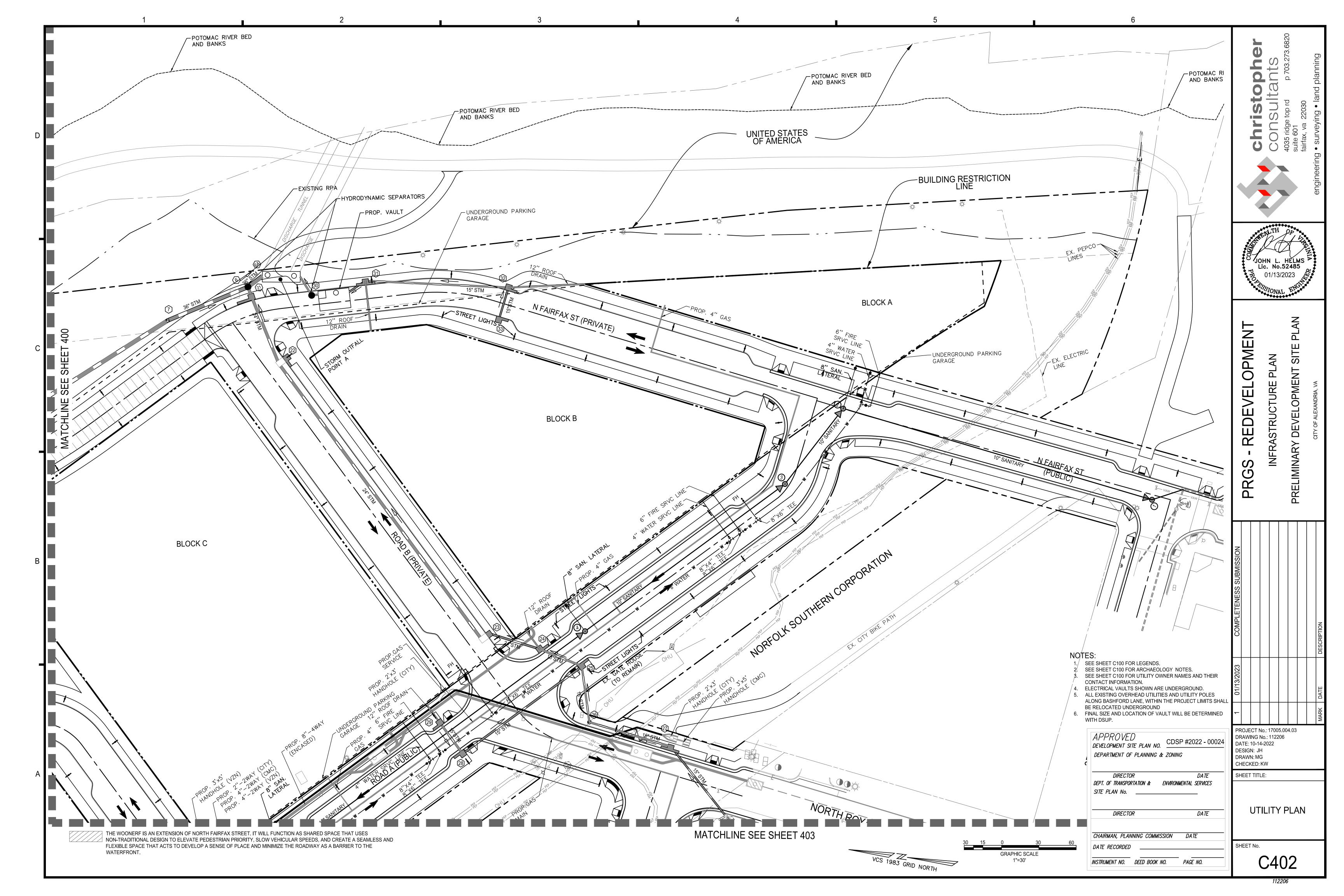
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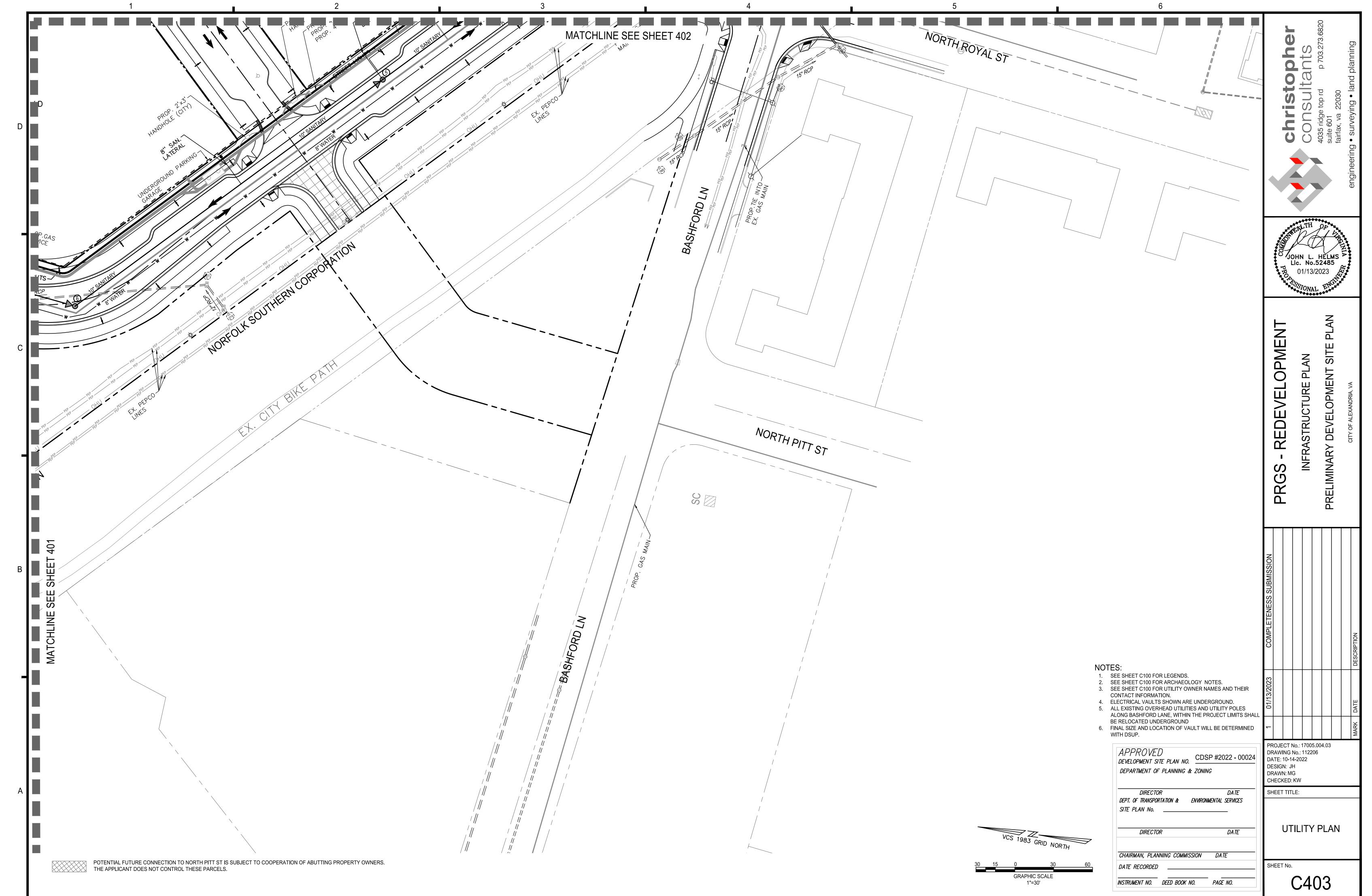
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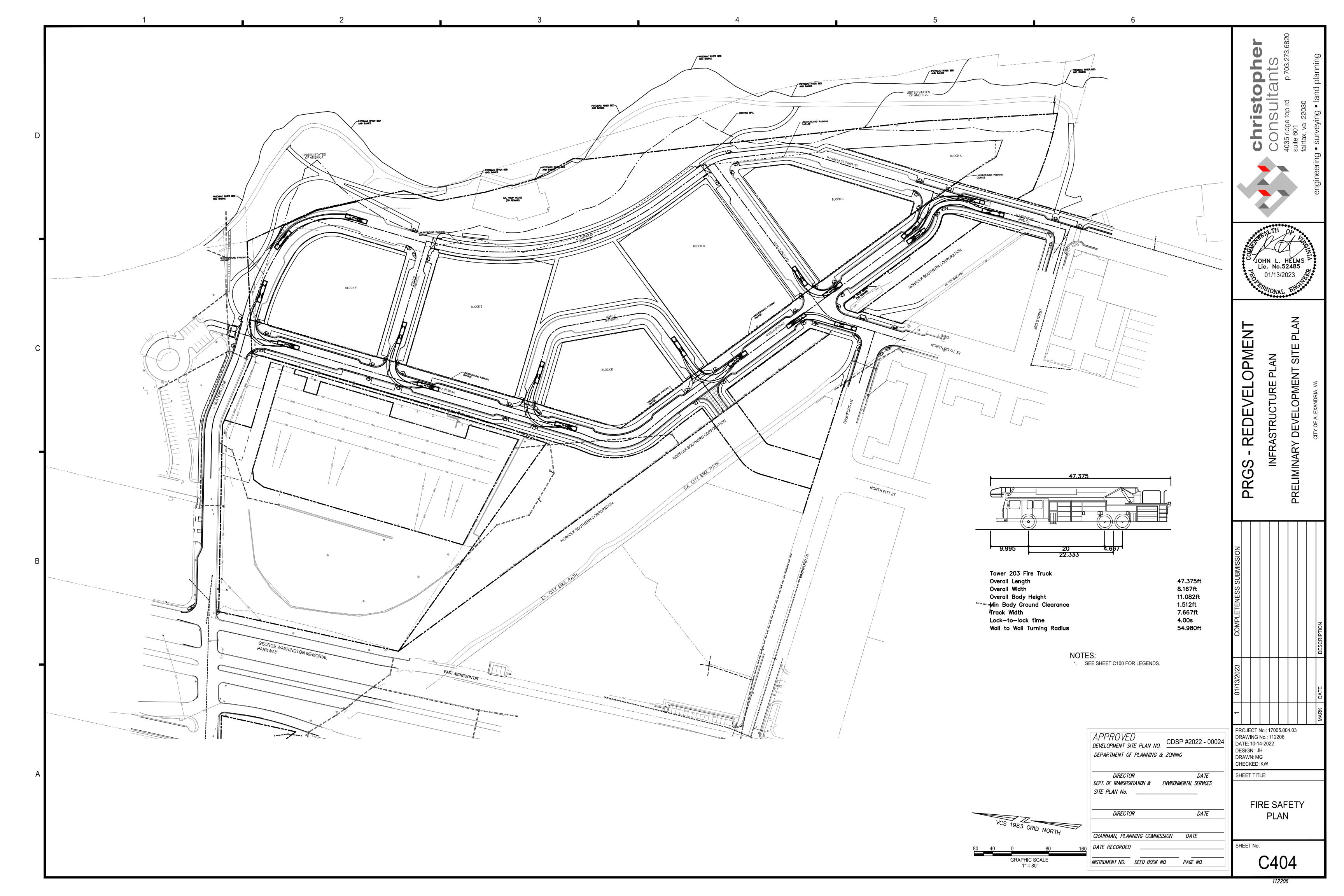


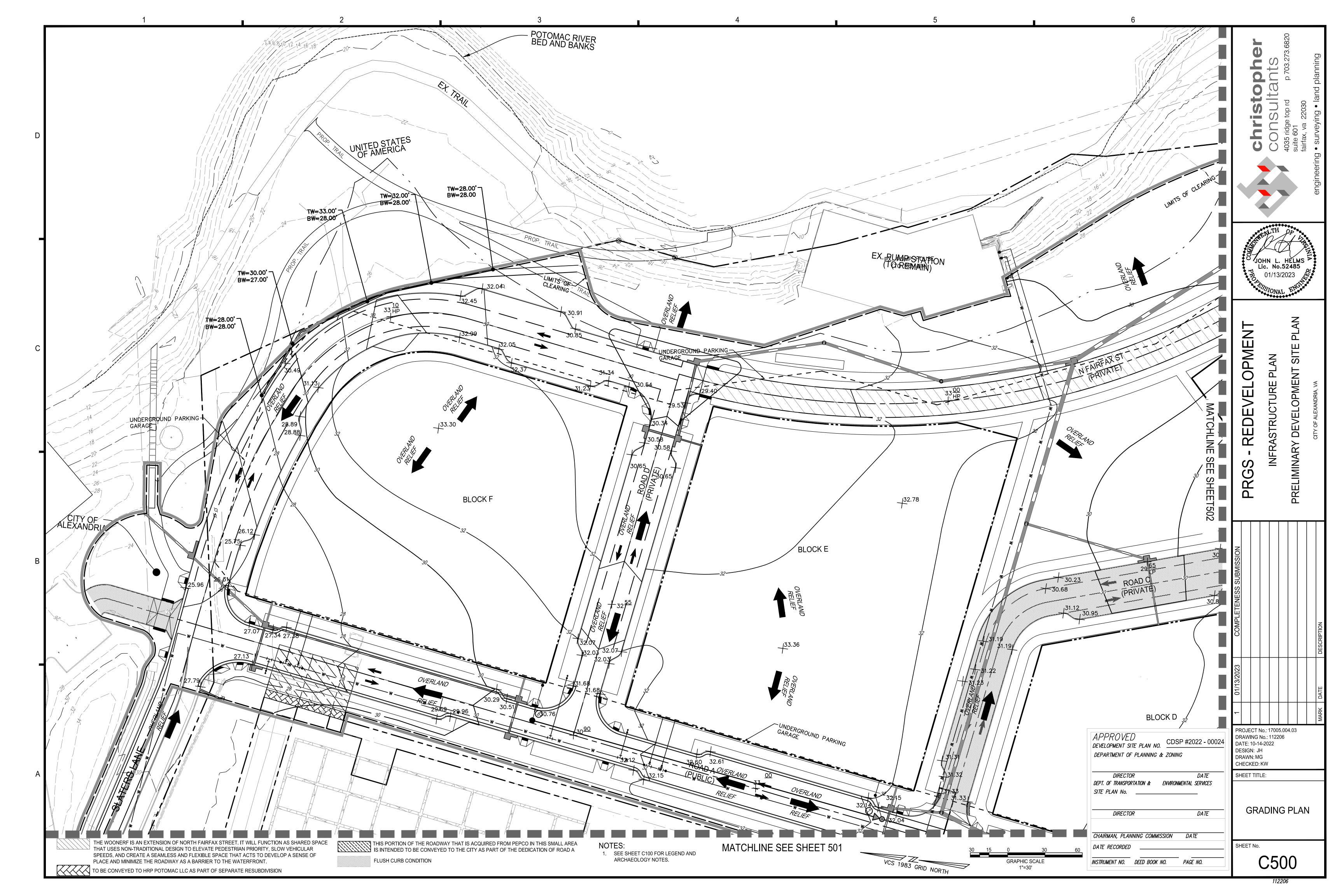


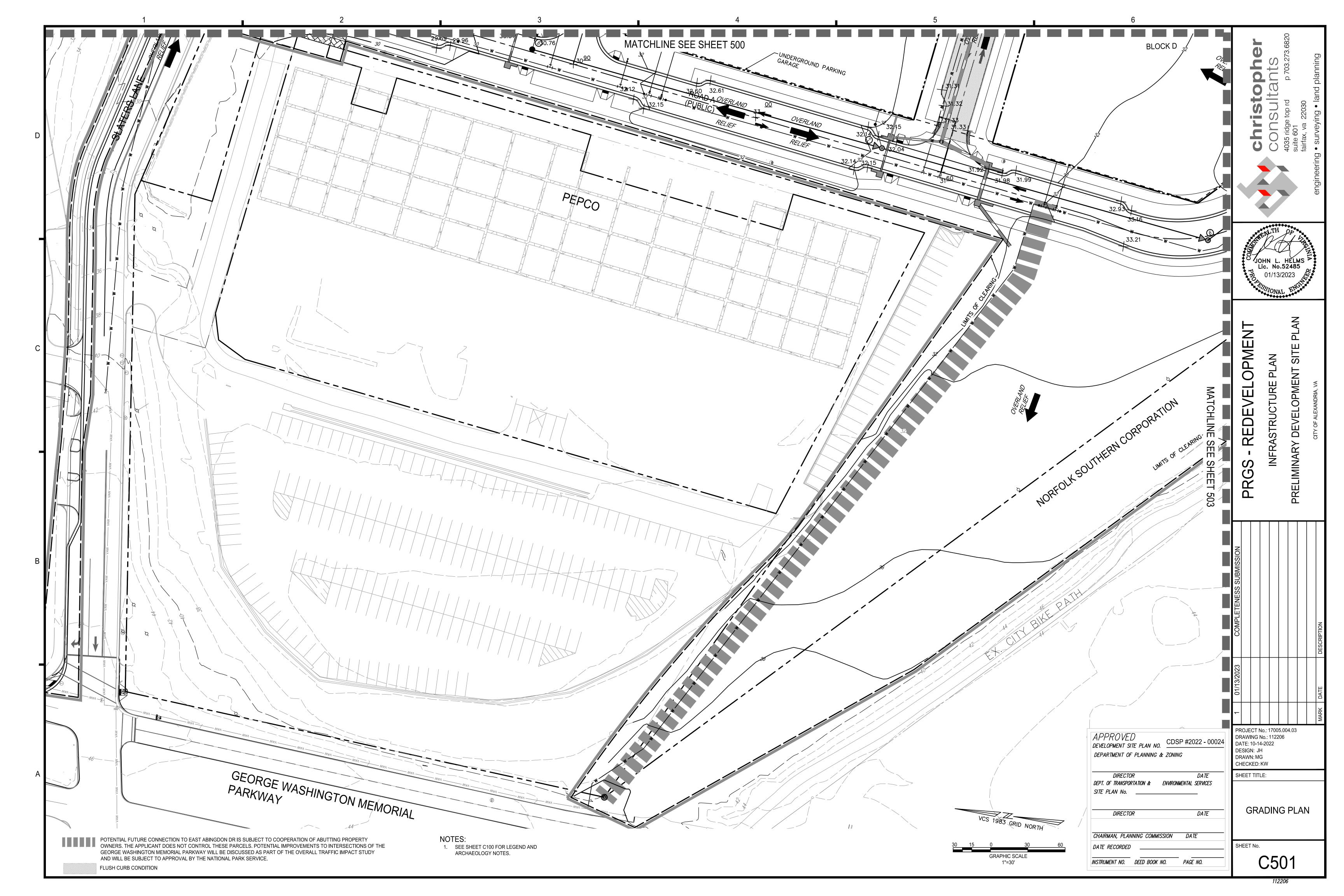


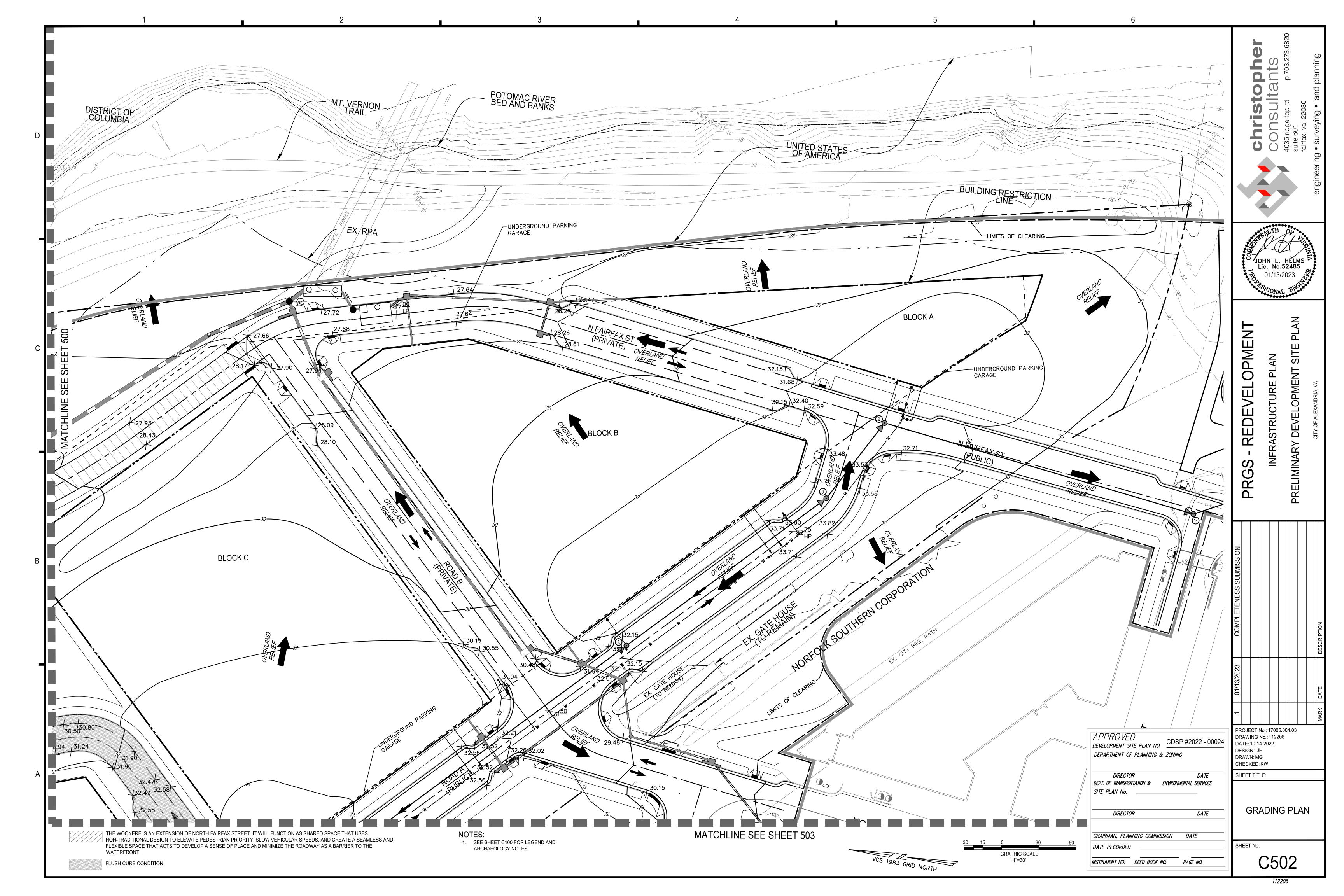


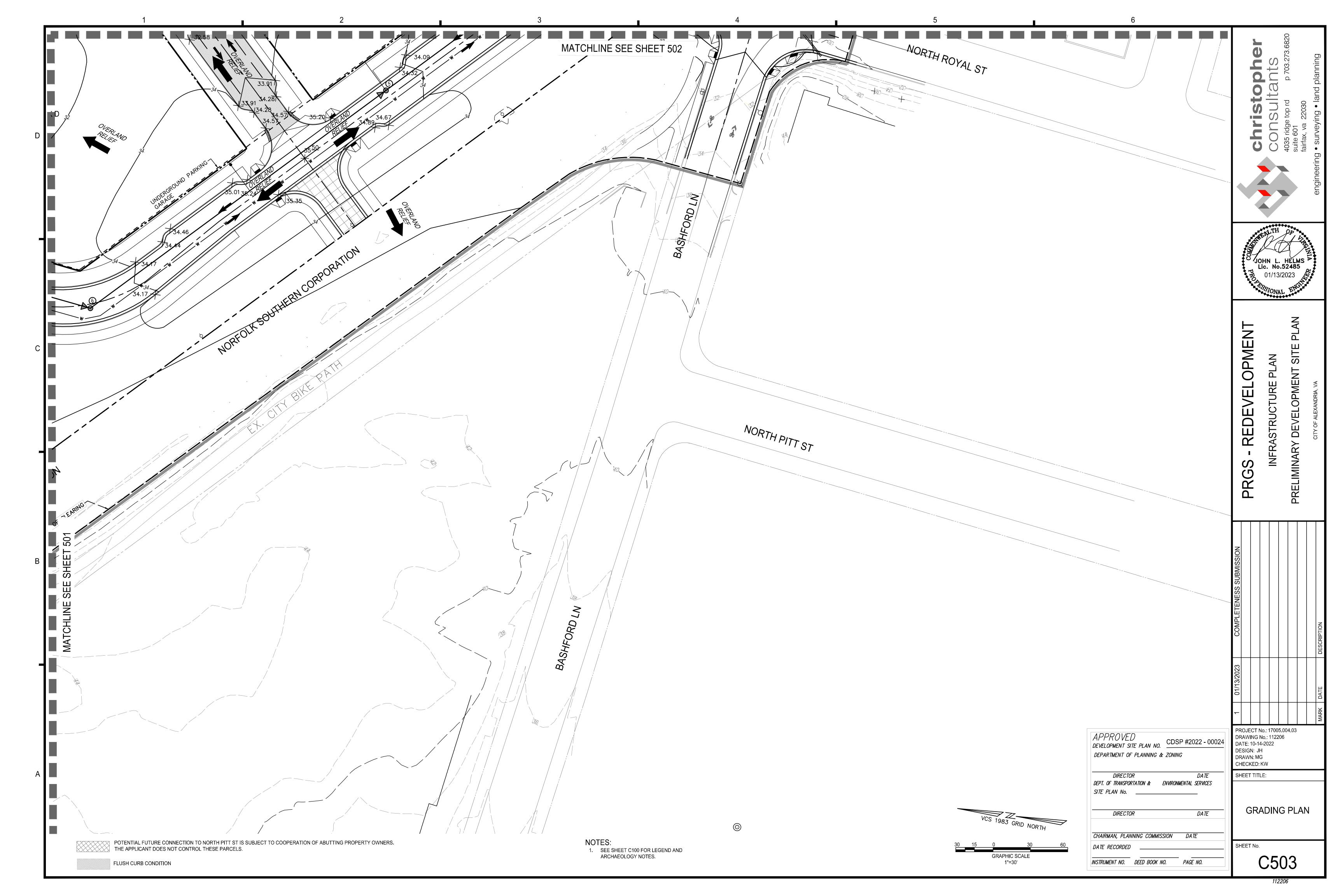


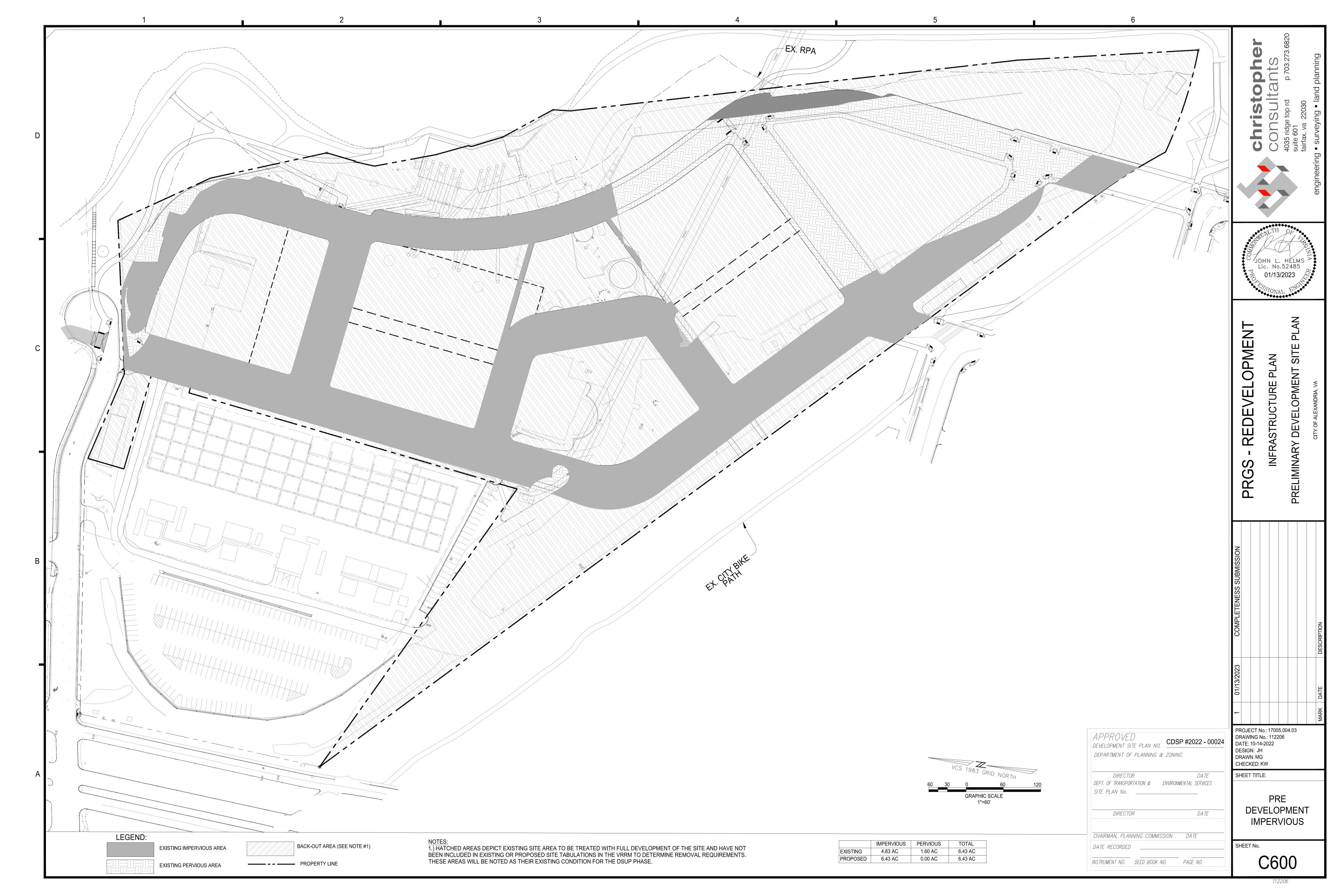


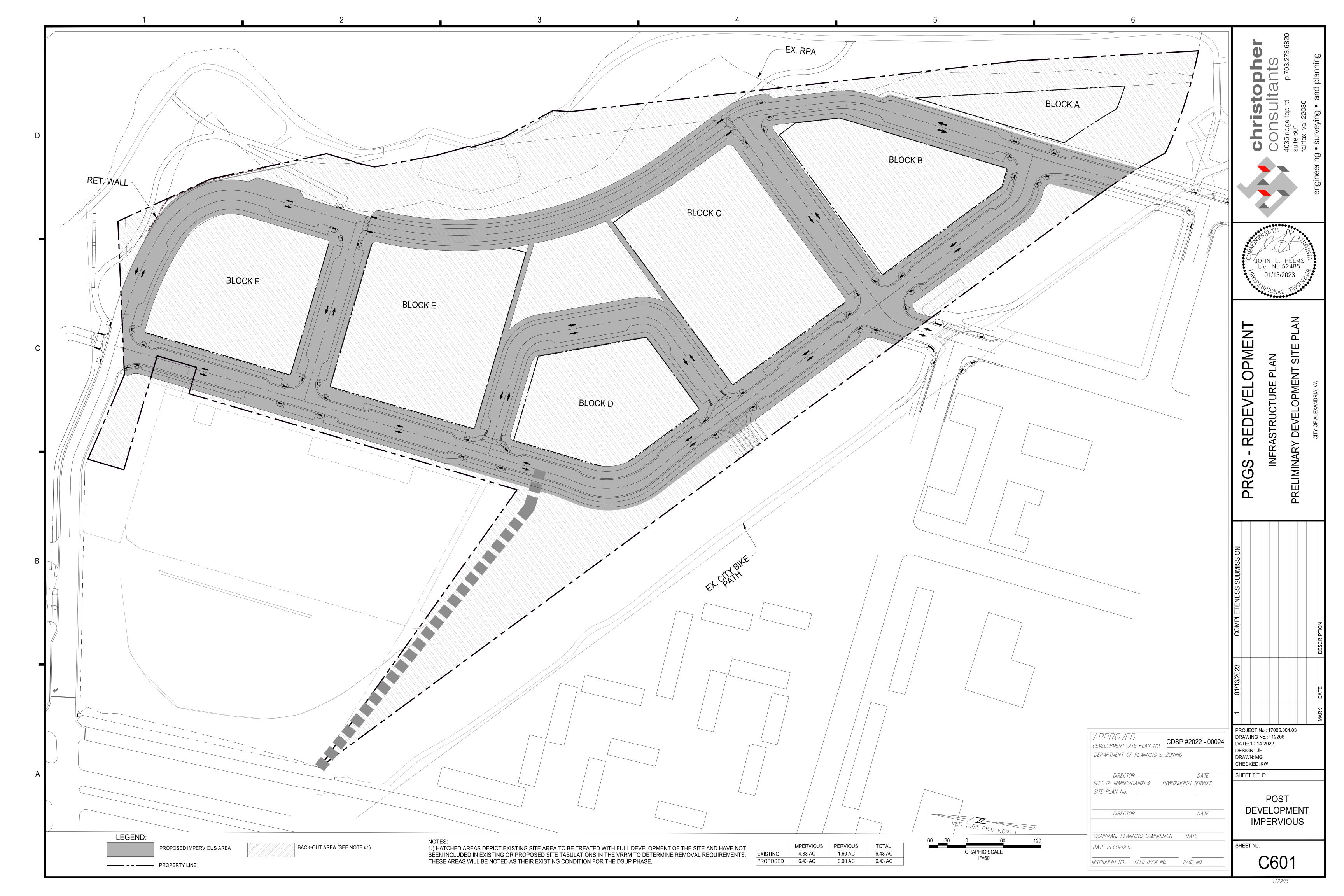












ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR GROUNDWATER CONTAMINATION ON THE SITE. THERE IS AN RPA LOCATED ALONG THE EAST SIDE OF THE PROJECT THAT WILL RECEIVE DISTURBANCE.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH THE FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED IN THIS PROJECT. INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH THE VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT
- 4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER
- 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
 - SATURDAYS FROM 9 AM TO 6 PM.

SATURDAYS FROM 10 AM TO 4 PM.

- NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS
- PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND

STORMWATER BEST MANAGEMENT PRACTICES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPS ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPS ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES. CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPS AND SUPPORTING EQUIPMENT.

UTILITIY WORKS

(BMP) NOTES

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA.

- A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS/CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE
- C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING
- CONNECTION AND/OR CONSTRUCTION. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

F. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED.

WATER QUALITY NARRATIVE

THE POTOMAC RIVER GENERATING STATION INFRASTRUCTURE PROJECT IS A PROPOSED ROAD NETWORK PLAN THAT IS CURRENTLY VACANT, 18.87 ACRES, LOCATED AT 1300 NORTH ROYAL STREET IN ALEXANDRIA VIRGINIA. OF THE 18.87 ACRES 6.43 ACRES WILL BE DEVELOPED WITH THIS PLAN. A PORTION OF THE SITE TO THE NORTH DRAINS TO AN EXISTING STORM DRAIN. THE SITE GENERALLY SLOPES TO THE EAST AND DRAINS TO A TWIN CULVERT. ALL SITE RUNOFF ULTIMATELY DRAINS TO THE POTOMAC RIVER.

HYDROLOGIC SOILS GROUP D IS USED IN VRRM CALCULATIONS PER CITY STANDARDS. PRE-EXISTING CONDITIONS ARE 1.60 ACRES OF MANAGED TURF AND 4.83 ACRES OF IMPERVIOUS AREA. EXISTING CN VALUE = 92. POST DEVELOPED CONDITIONS ARE 0.05 ACRES OF MANAGED TURF AND 6.38 ACRES OF IMPERVIOUS AREA. POST DEVELOPED CN VALUE = 94. THE PHOSPHOROUS REMOVAL REQUIREMENT FOR THIS APPLICATION IS A 20% REDUCTION OF THE TOTAL POST-DEVELOPMENT PHOSPHOROUS LOAD. PHOSPHOROUS LOAD REMOVAL REQUIRED = 4.90LBS./YEAR. 65% OF PHOSPHOROUS REMOVAL MUST COME FROM NON-PROPRIETARY METHODS PER THE REQUIREMENTS OF MEMO TO INDUSTRY 01-18.

BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROPOSED LINEAR BIORETENTION AREAS. SEE SHEETS C604 TO C607 FOR LOCATIONS OF BMP DEVICES. SEE SHEET C608 FOR SUPPORTING COMPUTATIONS (VRRM SPREADSHEET). PHOSPHOROUS LOAD REMOVAL PROVIDED = 5.73 LBS./YEAR. 88% OF PHOSPHOROUS REMOVAL COMES FROM NON-PROPRIETARY METHODS.

GIVEN THAT WE EXCEED THE PHOSPHOROUS REMOVAL REQUIRED AND GIVEN THAT WE ARE USING 88% NON-PROPRIETARY METHODS WE CONCLUDE THAT WE MEET THE WATER QUALITY REQUIREMENTS FOR THIS PLAN, AS DEMONSTRATED ON SHEET C608.

WATER QUANTITY AND ADEQUATE OUTFALL NARRATIVE

WATER QUANTITY REQUIREMENTS

THE POTOMAC RIVER GENERATING STATION INFRASTRUCTURE PROJECT IS A PROPOSED ROAD NETWORK PLAN THAT IS CURRENTLY VACANT IS 18.87 ACRES AND IS LOCATED AT 1300 NORTH ROYAL STREET IN ALEXANDRIA VIRGINIA. OF THE 18.87 ACRES 6.43 ACRES WILL BE DEVELOPED WITH THIS PLAN. A PORTION OF THE SITE DRAINS TO THE NORTH TO AN EXISTING 21" STORM DRAIN STRUCTURE EX, 6426 AND IS LABELED OUTFALL POINT A. SEE SHEET C612.THE SITE GENERALLY SLOPES TO THE EAST AND DRAINS TO A TWIN CULVERT, PROP. STRUCTURE 6A AND IS LABELED OUTFALL POINT B. ALL SITE RUNOFF ULTIMATELY DRAINS TO THE POTOMAC RIVER.

OUTFALL A DRAINS 2.04 ACRES. 10 YEAR ALLOWABLE FLOW = 11.08 CFS. ACTUAL 10 YEAR FLOW = 8.78 CFS. 2 YEAR VELOCITY = 5.32 FPS AND IS NON-EROSIVE.

OUTFALL B DRAINS 15.22 ACRES. 10 YEAR ALLOWABLE FLOW = 83,75 CFS, ACTUAL 100 YEAR FLOW = 51,80 CFS, 2 YEAR VELOCITY = 5.41 FPS AND IS NON-EROSIVE.

THE WATER QUANTITY REQUIREMENTS FOR THIS PROJECT HAVE BEEN MET BY REDUCING THE POST DEVELOPMENT 100-YEAR PEAK FLOWS WHEN COMPARED TO PREDEVELOPMENT CONDITIONS THROUGH RUNOFF REDUCTION PRACTICES (BIORETENTION AND THE USE OF A VAULT);

ADEQUATE OUTFALL

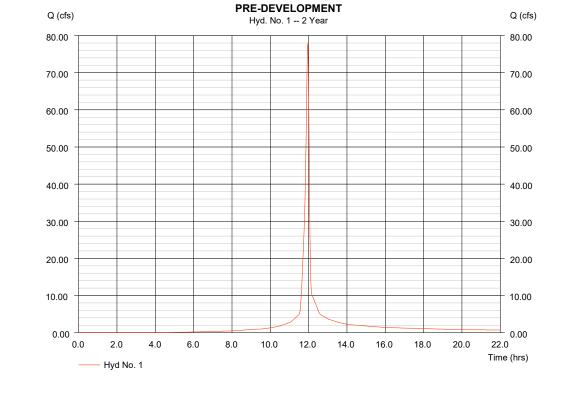
SEE ADEQUATE OUTFALL ANALYSIS ON SHEET C610.

Hyd. No. 1 PRE-DEVELOPMENT Hydrograph type Peak discharge = SCS Runoff = 77.83 cfs Storm frequency Time to peak = 2 yrs = 11.95 hrs Hvd. volume Time interval = 166.045 cuft Drainage area = 18.870 ac Curve number = 92* Basin Slope = 0.0 % Hydraulic length Tc method = User Time of conc. (Tc) = 5.00 min Total precip. = 3.20 in = Type II Storm duration = 24 hrs Shape factor = 484

* Composite (Area/CN) = [(12.880 x 98) + (5.990 x 80)] / 18.870

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022	Friday, 12 / 16 / 2022
Hyd. No. 6	
Post Site	

graph type	= Combine	Peak
r frequency	= 2 yrs	Time
interval	= 1 min	Hyd.

discharge = 77.36 cfs to peak = 11.95 hrs volume = 179,689 cuft = 2, 3, 5 Contrib. drain. area = 16.680 ac

0.0 2.0

— Hvd No. 1

Hyd. No. 6			
Post Site			
Hydrograph type Storm frequency	= Combine = 10 vrs	Peak discharge Time to peak	= 136.30 cfs

Hydrograph type	= Combine	Peak discharge	= 136.30 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 318,249 cuft
Inflow hyds.	= 2, 3, 5	Contrib. drain. area	= 16.680 ac

Hydrograph Report

Hydrograph Report

Hyd. No. 1

PRE-DEVELOPMENT

Hydrograph type

Storm frequency

Drainage area

Basin Slope

Total precip.

Storm duration

Tc method

Q (cfs)

Friday, 12 / 16 / 2022

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

= SCS Runoff

= 10 yrs

= 1 min

= 0.0 %

= 5.20 in

= 24 hrs

* Composite (Area/CN) = [(12.880 x 98) + (5.990 x 80)] / 18.870

= User

= 18.870 ac

nyuranow nyurographis Extensi	on for Autodeskie Civil 3Die by Autodesk	I, IIIC. V2U22	Filday, 12 / 16 /
Hyd. No. 6			
Post Site			
Hydrograph type Storm frequency	= Combine = 10 yrs	Peak discharge Time to peak	= 136.30 cfs = 11.97 hrs

PRE-DEVELOPMENT VS. POST-DEVELOPMENT HYDROGRAPHS

FOR INFORMATION ONLY. HYDROGRAPHS SHOW ULTIMATE BUILD OUT CONDITIONS.

PRE-DEVELOPMENT

Hvd. No. 1 -- 10 Year

Peak discharge

Time to peak

Hvd. volume

Curve number

Shape factor

Hydraulic length

Time of conc. (Tc) = 5.00 min

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Hyd. No. 6

= Combine = 10 yrs	Peak discharge Time to peak	= 136.30 cfs = 11.97 hrs
= 1 min	Hyd. volume	= 318,249 cuft
= 2, 3, 5	Contrib. drain. area	= 16.680 ac
	= 10 yrs = 1 min	= 10 yrs Time to peak = 1 min Hyd. volume

Hydrograph Report

Civil 3D® by Autodesk, Inc. v2022		Friday, 12 / 16 / 2022	
pine	Peak discharge	= 136.30 cfs	

8.0 10.0 12.0 14.0 16.0 18.0

Post Site

Time (hrs)

Friday, 12 / 16 / 2022

Q (cfs)

= 136.52 cfs

= 11.95 hrs = 302,670 cuft

= Type II

= 484



Hydrograph Report

Hyd. No. 1

PRE-DEVELOPMENT

Hydrograph type

Storm frequency

Time interval

Drainage area

Basin Slope

Tc method

Total precip.

Storm duration

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

= 18.870 ac

= 0.0 %

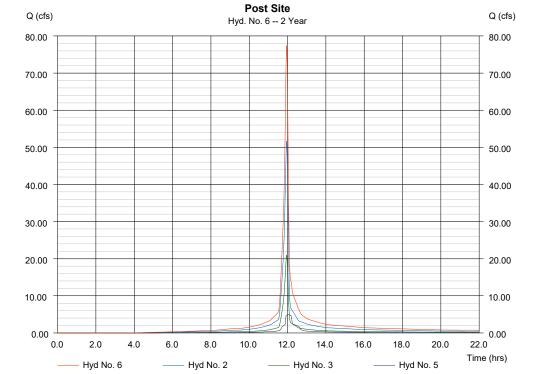
= User

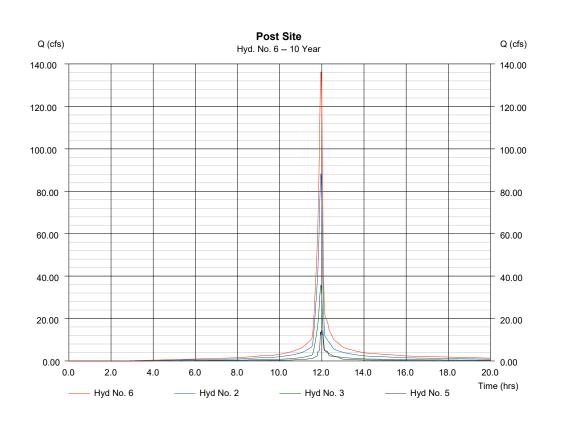
= 7.95 in

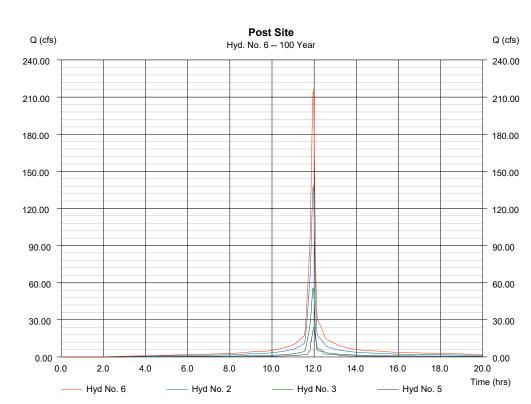
= 24 hrs

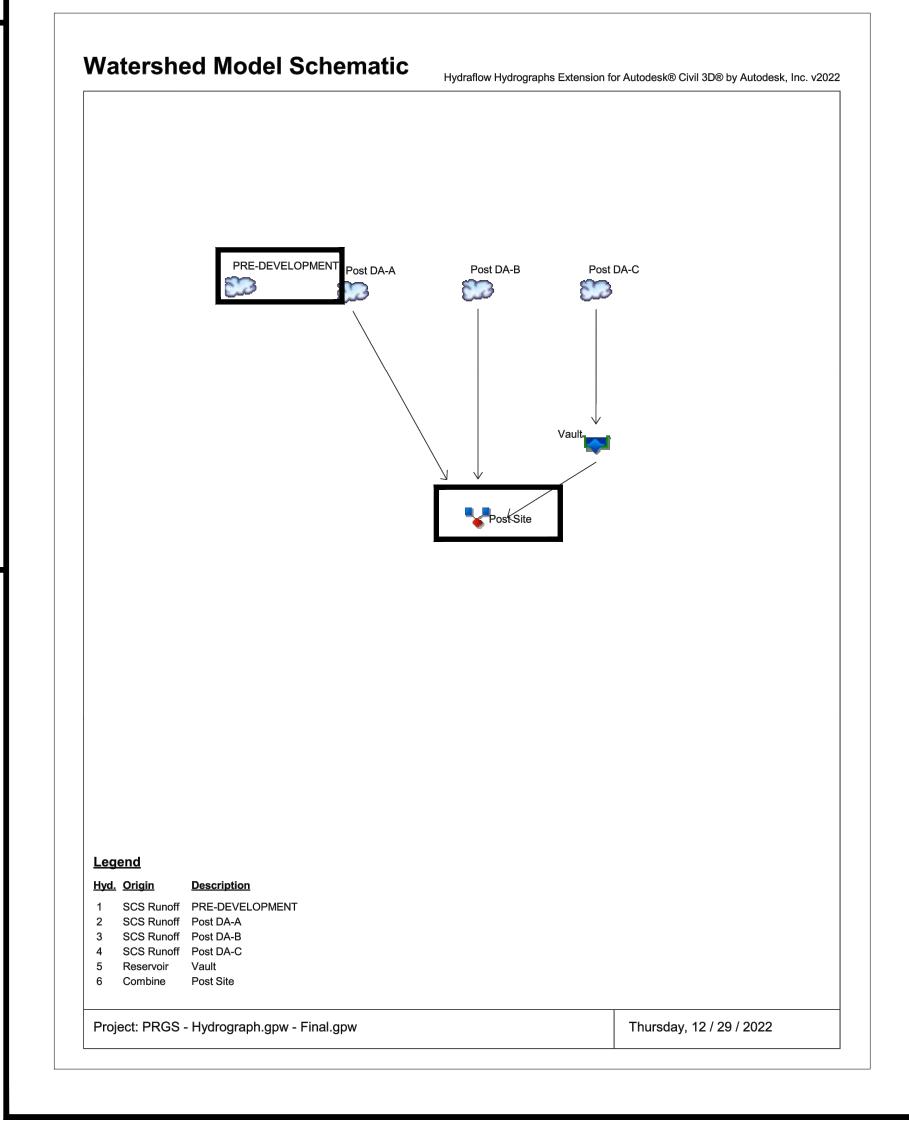
* Composite (Area/CN) = [(12.880 x 98) + (5.990 x 80)] / 18.870

— Hvd No. 1









DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. DIRECTOR

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE RECORDED _____

CHAIRMAN, PLANNING COMMISSION DATE SHEET No.

C602

AND NARRATIVES

Thursday, 12 / 29 / 2022

Q (cfs)

120.00

20.0

Friday, 12 / 16 / 2022

Time (hrs)

= 215.90 cfs

= 494.045 cuft

= 11.95 hrs

= 92*

= Type II

= 484

Peak discharge

Time to peak

Hvd. volume

Curve number

Shape factor

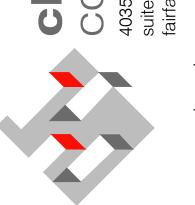
PRE-DEVELOPMENT

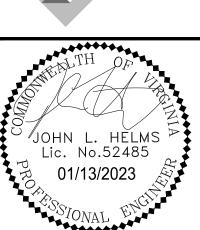
Hvd. No. 1 -- 100 Year

Hydraulic length

10.0 12.0 14.0 16.0 18.0

Time of conc. (Tc) = 5.00 min



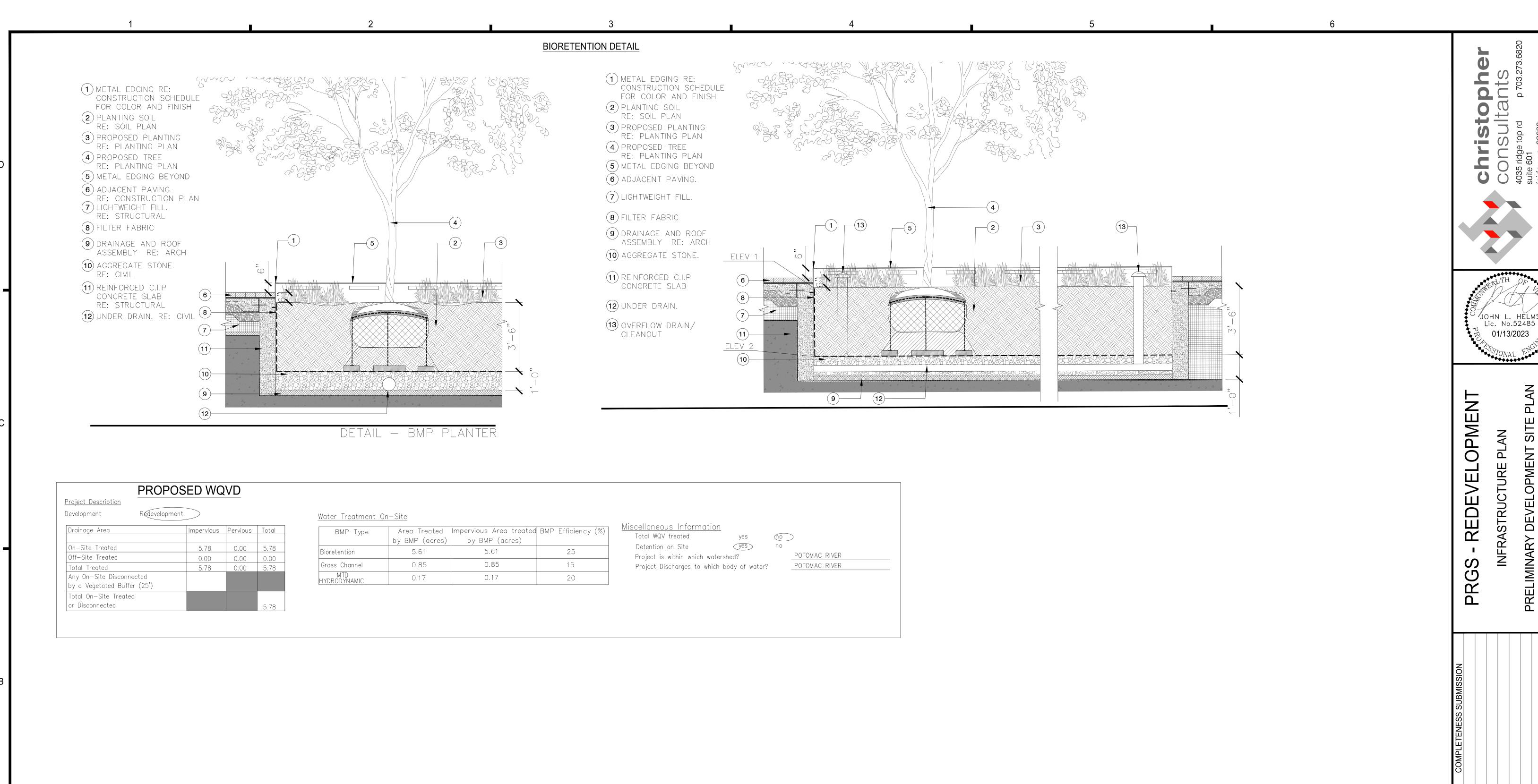


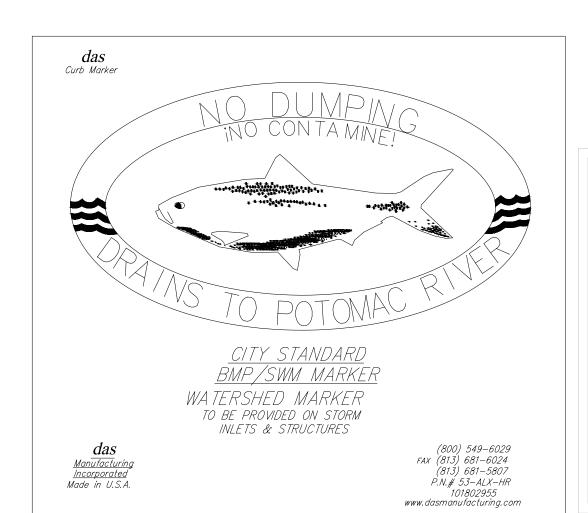
PME

PROJECT No.: 17005.004.03 DRAWING No.: 112206 DATE: 10-14-2022 DESIGN: JH DRAWN: MG

CHECKED: KW SHEET TITLE:

COMPUTATIONS





APPROVED DEVELOPMENT SITE PLAN NO.	CDSP #2022 - 0002
DEPARTMENT OF PLANNING &	
DIRECTOR DEPT. OF TRANSPORTATION & E	DATE NVIRONMENTAL SERVICES
SITE PLAN No.	
DIRECTOR	DATE
	SION DATE
DATE RECORDED	DITIE

PME

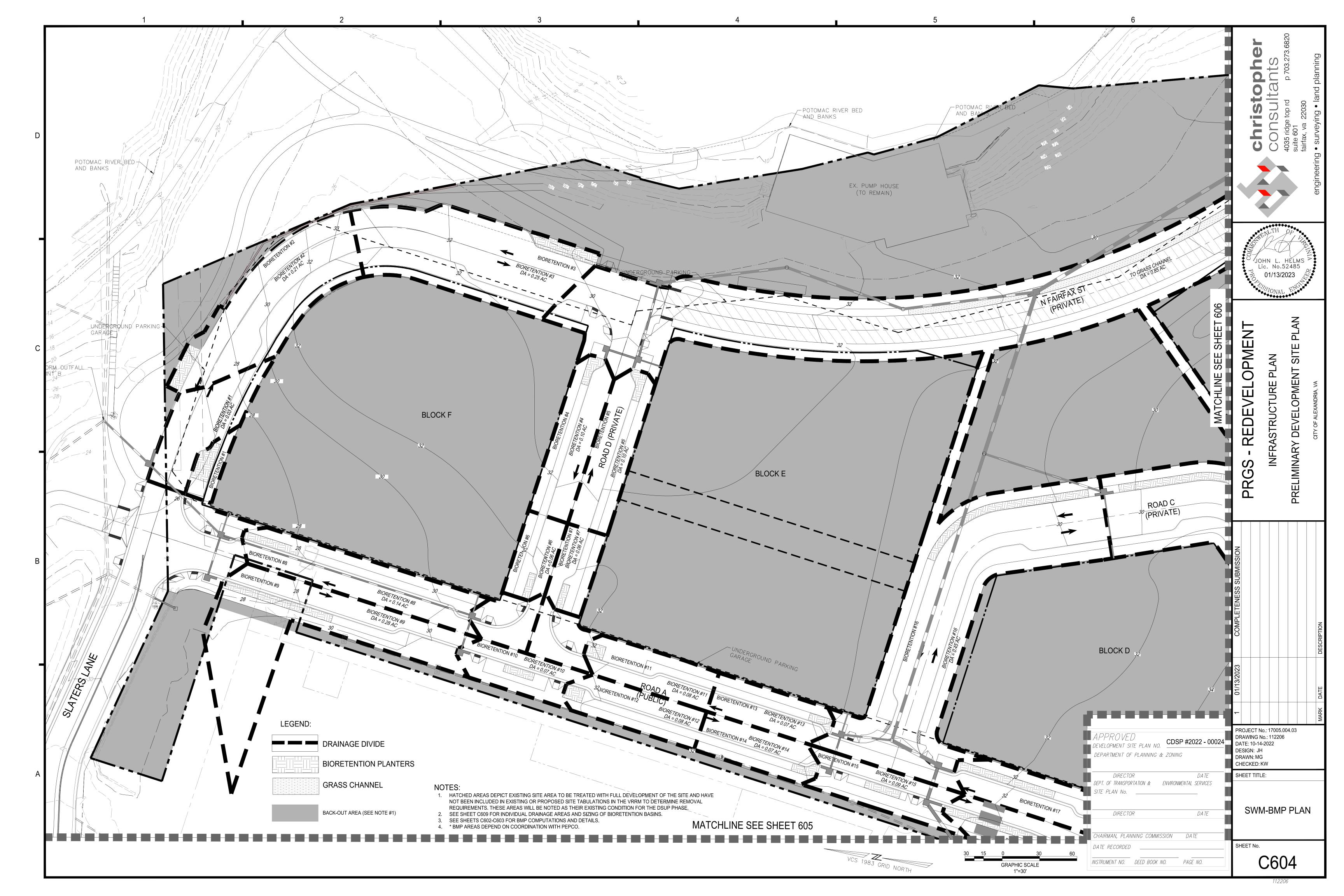
ROJECT No.: 17005.004.03 RAWING No.: 112206 ATE: 10-14-2022 ESIGN: JH RAWN: MG

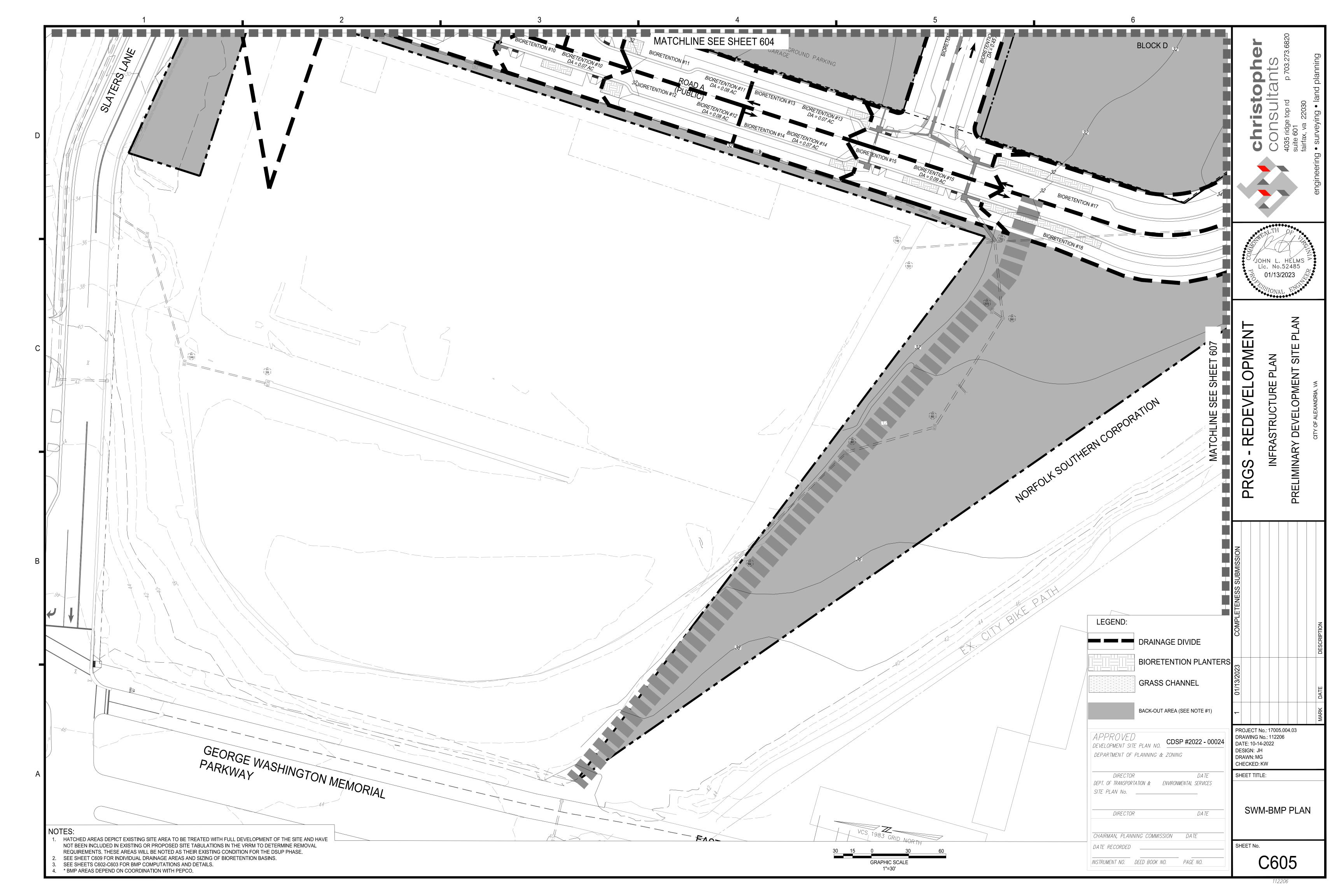
CHECKED: KW

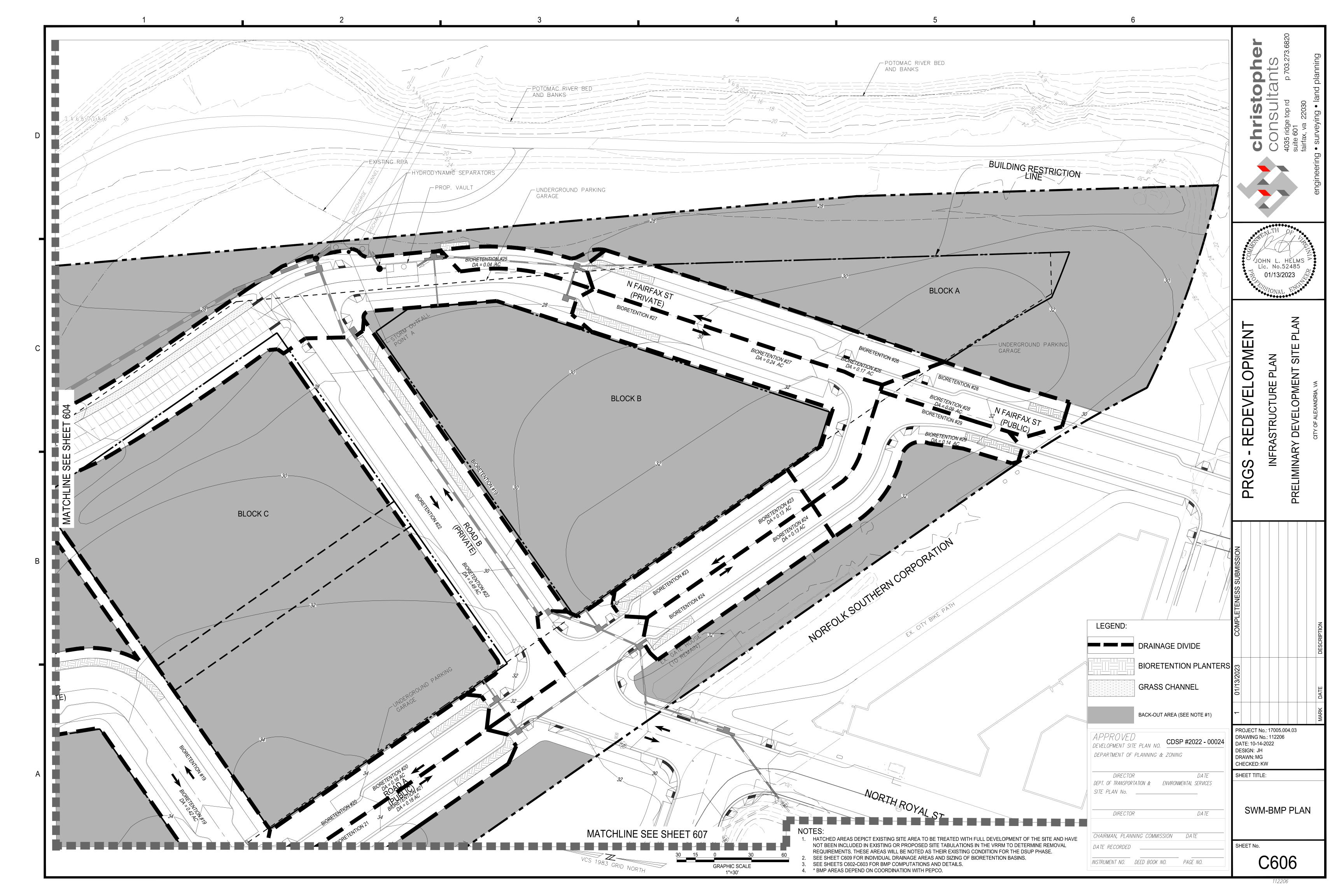
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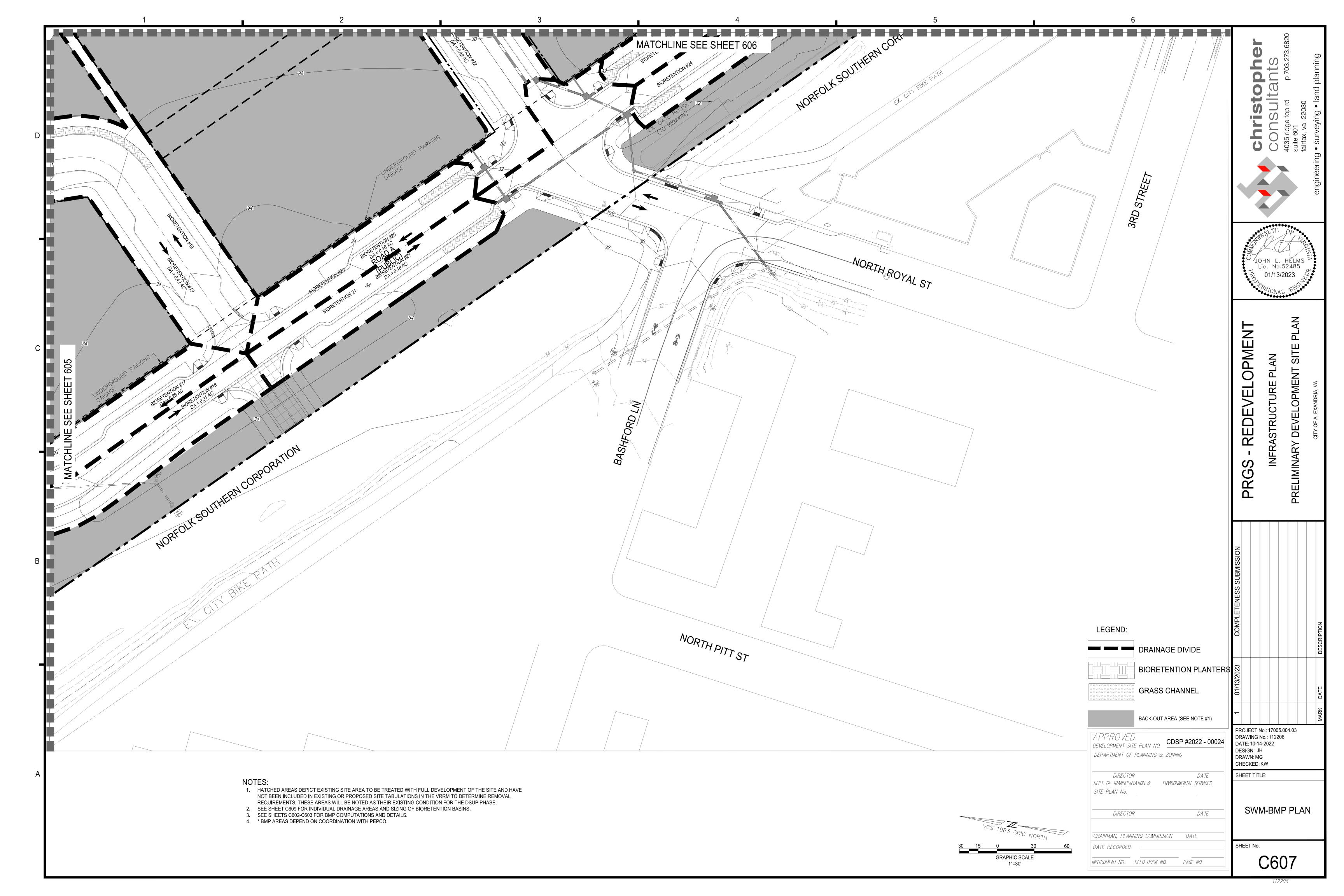
BMP COMPUTATIONS AND DETAILS

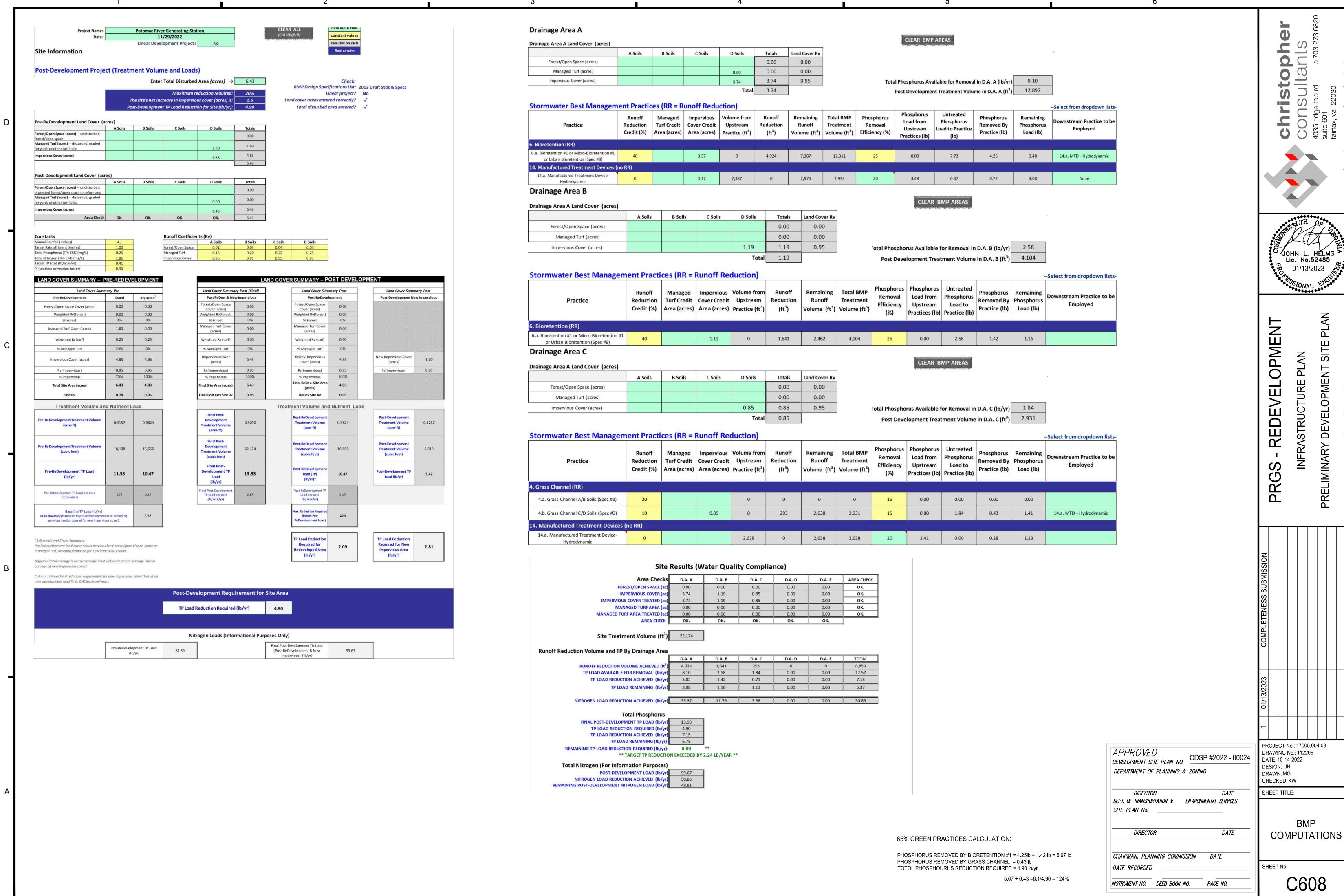
HEET No.











BIO SIZING - GROUND PLANTERS

Bioret	ention #1
Impervious DA (AC)	0.03
Managed DA (AC)	0.00
Treatment Volume (CF)	103
Minimum Area (SF)	58
Actual Area (SF)	120
Upstream BMP	None
Downstream BMP	None
Lat: 38.8216	Long: -77.0412

Downstream BMP	None
Lat: 38.8216	Long: -77.0412
Bioret	ention #2
Impervious DA (AC)	0.21
Managed DA (AC)	0.00
Treatment Volume (CF)	724
Minimum Area (SF)	408
Actual Area (SF)	411
Upstream BMP	None

Downstream BMP

Long: -77.0409

ention #3
0.25
0.00
862
486
552
None
Hydrodynamic Separator
Long: -77.0409

Bioreto	ention #4
Impervious DA (AC)	0.1
Managed DA (AC)	0.00
Treatment Volume (CF)	345
Minimum Area (SF)	194
Actual Area (SF)	200
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8208	Long: -77.0407

Bioretention #5	
Impervious DA (AC)	0.1
Managed DA (AC)	0.00
Treatment Volume (CF)	345
Minimum Area (SF)	194
Actual Area (SF)	200
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8207	Long: -77.0408

Bioret	ention #6
Impervious DA (AC)	0.06
Managed DA (AC)	0.00
Treatment Volume (CF)	207
Minimum Area (SF)	117
Actual Area (SF)	121
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
L-+. 30 0300	1 77 0414

Lat: 38.8209	Long: -77.0414
Bioret	ention #7
Impervious DA (AC)	0.06
Managed DA (AC)	0.00
Treatment Volume (CF)	207
Minimum Area (SF)	117
Actual Area (SF)	121
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator

Lat: 38.8208

Bioreto	ention #8
Impervious DA (AC)	0.14
Managed DA (AC)	0.00
Treatment Volume (CF)	483
Minimum Area (SF)	272
Actual Area (SF)	282
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8215	Long: -77.0413
Anishmen .	· · · · · · · · · · · · · · · · · · ·

Long: -77.0414

Biorete	ention #9
Impervious DA (AC)	0.28
Managed DA (AC)	0.00
Treatment Volume (CF)	966
Minimum Area (SF)	544
Actual Area (SF)	558
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8214	Long: -77.0415

Bioretention #10	
Impervious DA (AC)	0.07
Managed DA (AC)	0.00
Treatment Volume (CF)	241
Minimum Area (SF)	136
Actual Area (SF)	150
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8209	Long: -77.0416

Biorete	ntion #11
Impervious DA (AC)	0.08
Managed DA (AC)	0.00
Treatment Volume (CF)	276
Minimum Area (SF)	155
Actual Area (SF)	171
Upstream BMP	None
Downstream BMP	None
Lat: 38.8207	Long: -77.0415

Bioretention #12	
Impervious DA (AC)	0.08
Managed DA (AC)	0.00
Treatment Volume (CF)	276
Minimum Area (SF)	155
Actual Area (SF)	171
Upstream BMP	None
Downstream BMP	None
Lat: 38.8207	Long: -77.0416
	·

Bioretention #13	
Impervious DA (AC)	0.07
Managed DA (AC)	0.00
Treatment Volume (CF)	241
Minimum Area (SF)	136
Actual Area (SF)	150
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8202	Long: -77.0416

Bioretention #14	
Impervious DA (AC)	0.07
Managed DA (AC)	0.00
Treatment Volume (CF)	241
Minimum Area (SF)	136
Actual Area (SF)	150
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8202	Long: -77.0418

Bioretention #15	
Impervious DA (AC)	0.09
Managed DA (AC)	0.00
Treatment Volume (CF)	310
Minimum Area (SF)	175
Actual Area (SF)	177
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8200	Long: -77.0418

Bioretention #16	
Impervious DA (AC)	0.45
Managed DA (AC)	0.00
Treatment Volume (CF)	1552
Minimum Area (SF)	874
Actual Area (SF)	884
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8199	Long: -77.0409

Bioretention #17	
Impervious DA (AC)	0.26
Managed DA (AC)	0.00
Treatment Volume (CF)	897
Minimum Area (SF)	505
Actual Area (SF)	510
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8198	Long: -77.0417

Bioretention #18	
Impervious DA (AC)	0.31
Managed DA (AC)	0.00
Treatment Volume (CF)	1069
Minimum Area (SF)	602
Actual Area (SF)	608
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8198	Long: -77.0418

Bioretention #19	
Impervious DA (AC)	0.42
Managed DA (AC)	0.00
Treatment Volume (CF)	1448
Minimum Area (SF)	816
Actual Area (SF)	821
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8195	Long: -77.0408

Biorete	ention #20
Impervious DA (AC)	0.16
Managed DA (AC)	0.00
Treatment Volume (CF)	552
Minimum Area (SF)	311
Actual Area (SF)	319
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8186	Long: -77.0408

Bioretention #21	
Impervious DA (AC)	0.18
Managed DA (AC)	0.00
Treatment Volume (CF)	620
Minimum Area (SF)	349
Actual Area (SF)	360
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8185	Long: -77.0409
_	_

Bioretei	ntion #22
Impervious DA (AC)	0.49
Managed DA (AC)	0.00
Treatment Volume (CF)	1690
Minimum Area (SF)	952
Actual Area (SF)	959
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8188	Long: -77.0409

Bioretention #23		
Impervious DA (AC)	0.13	
Managed DA (AC)	0.00	
Treatment Volume (CF)	448	
Minimum Area (SF)	252	
Actual Area (SF)	258	
Upstream BMP	None	
Downstream BMP	Hydrodynamic Separator	
Lat: 38.8183	Long: -77.0404	

Bioretention #24	
Impervious DA (AC)	0.13
Managed DA (AC)	0.00
Treatment Volume (CF)	448
Minimum Area (SF)	252
Actual Area (SF)	258
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8182	Long: -77.0405

Bioretention #25	
Impervious DA (AC)	0.04
Managed DA (AC)	0.00
Treatment Volume (CF)	138
Minimum Area (SF)	78
Actual Area (SF)	138
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8188	Long: -77.0395

Bioretention #26	
Impervious DA (AC)	0.17
Managed DA (AC)	0.00
Treatment Volume (CF)	568
Minimum Area (SF)	320
Actual Area (SF)	331
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8184	Long: -77.0395

Bioretention #27	
Impervious DA (AC)	0.24
Managed DA (AC)	0.00
Treatment Volume (CF)	828
Minimum Area (SF)	466
Actual Area (SF)	475
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8184	Long: -77.0396

Bioretention #28	
Impervious DA (AC)	0.09
Managed DA (AC)	0.00
Treatment Volume (CF)	310
Minimum Area (SF)	175
Actual Area (SF)	180
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8174	Long: -77.0397
Lat: 38.8174	Long: -/7.0397

Bioreter	ntion #29
Impervious DA (AC)	0.14
Managed DA (AC)	0.00
Treatment Volume (CF)	483
Minimum Area (SF)	272
Actual Area (SF)	280
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8175	Long: -77.0398

Storage Depth for Sizing- Street Planters
6" PONDING 0.5FT x 1.0Vr 3.0FT x 0.25Vr 1.0FT x 0.4Vr 12" STONE Storage Depth 1.775

> REDEVELOPMENT S PRG

NARY DEVELOPMENT SITE

PROJECT No.: 17005.004.03

DRAWING No.: 112206 DATE: 10-14-2022 DESIGN: JH DRAWN: MG CHECKED: KW

SHEET TITLE:

DATE

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

SITE PLAN No.

DIRECTOR

DATE RECORDED _____

COMPUTATIONS

SHEET No.

OUTFALL A

EXISTING OUTFALL A IS 4.59 ACRES AND CONSISTS OF DRAINAGE AREA A = 3.74 ACRES AND DRAINAGE AREA C =

EX. PERVIOUS AREA = 3.02 AC. EX IMPERVIOUS AREA = 0.72 AC. PROP. PERVIOUS AREA = 0.00 AC. PROP. IMPERVIOUS AREA = 3.74 AC.

DRAINAGE AREA C

EX. PERVIOUS AREA = 0.71 AC. EX IMPERVIOUS AREA = 0.14 AC. PROP. PERVIOUS AREA = 0.00 AC. PROP. IMPERVIOUS AREA = 0.85 AC.

OUTFALL A IS EX. DUAL 96" CULVERT LOCATED IN THE SOUTH EAST OF THE SITE. 10 YEAR PROPOSED Q = 51.80 CFS. 10 YEAR PIPE CAPACITY = 83.75 CFS.

OUTFALL B

EXISTING OUTFALL B IS 1.19 ACRES, AND CONSISTS OF DRAINAGE AREA B.

DRAINAGE AREA B

EX. PERVIOUS AREA = 0.66 AC. EX IMPERVIOUS AREA = 0.53 AC. PROP. PERVIOUS AREA = 0.00 AC. PROP. IMPERVIOUS 1.19 AC. 2 YEAR VELOCITY IS NON-EROSIVE.

OUTFALL IS EX. 21" STORM PIPE LOCATED IN THE NORTH OF THE SITE. 10 YEAR PROPOSED Q = 8.78 CFS. 10 YEAR PIPE CAPACITY = 11.08 CFS. 2 YEAR VELOCITY IS NON-EROSIVE.

EXISTING OUTFALL A HAS ADEQUATE CAPACITY IN THE DUAL 96" CULVERTS AND THE VELOCITY IS NON-EROSIVE.

EXISTING OUTFALL B HAS ADEQUATE CAPACITY IN THE 21" PIPE AND THE VELOCITY IS NON-EROSIVE.

GIVEN THAT THE EXISTING OUTFALLS HAVE ADEQUATE CAPACITY AND THAT THE VELOCITIES ARE NON-EROSIVE WE CONCLUDE THAT THE OUTFALLS ARE ADEQUATE.

WATER QUALITY IMPACT ASSESSMENT: 13-117

THE PROJECT IS LOCATED AT 1300 NORTH ROYAL STREET ALEXANDRIA VIRGINIA AND IS FORMERLY A PEPCO GENERATION PLANT. REDEVELOPMENT OF THE SITE SHALL BEGIN WITH ROAD NETWORK AND UNDERGROUND FACILITIES BEING CONSTRUCTED INCLUDING ALL WET AND DRY UTILITIES. THE TOTAL SITE IS 6.43 ACRE.

EXISTING OUTFALL A IS 4.59 ACRES AND CONSISTS OF DRAINAGE AREA A = 3.74 ACRES AND DRAINAGE AREA C = 0.85

EX. PERVIOUS AREA = 3.02 AC. EX IMPERVIOUS AREA = 0.72 AC. PROP. PERVIOUS AREA = 0.00 AC. PROP. IMPERVIOUS AREA = 3.74 AC. OUTFALL IS EX. DUAL 96" CULVERT LOCATED IN THE SOUTH EAST OF THE SITE. WATER QUALITY WILL BE ACHIEVED THROUGH BIO-RETENTION FACILITIES AND MTD DEVICE. SEE THIS SHEET FOR OUTFALL LOCATION AND C612 FOR VRRM CALCULATIONS.

EX. PERVIOUS AREA = 0.71 AC. EX IMPERVIOUS AREA = 0.14 AC. PROP. PERVIOUS AREA = 0.00 AC. PROP. IMPERVIOUS AREA = 0.85 AC. OUTFALL IS DUAL 96" STORM DRAIN LOCATED IN THE SOUTH EAST OF THE SITE. WATER QUALITY WILL BE ACHIEVED THROUGH BIO-RETENTION FACILITIES. SEE THIS SHEET FOR OUTFALL LOCATION AND C612 FOR VRRM CALCULATIONS.

EXISTING OUTFALL B IS 1.19 ACRES, AND CONSISTS OF DRAINAGE AREA B.

EX. PERVIOUS AREA = 0.66 AC. EX IMPERVIOUS AREA = 0.53 AC. PROP. PERVIOUS AREA = 0.00 AC. PROP. IMPERVIOUS 1.19 AC. OUTFALL IS EX. 21" STORM PIPE LOCATED IN THE NORTH OF THE SITE. WATER QUALITY WILL BE ACHIEVED THROUGH BIO-RETENTION FACILITIES. SEE THIS SHEET FOR OUTFALL LOCATION AND C612 FOR VRRM CALCULATIONS.

TWO BYPASS AREAS EXIST. THE TOTAL AREA IS 0.65 AC. UNTREATED AREAS ARE LOCATED AT THE THE INTERSECTION OF ROAD A AND SLATERS LANE ON THE NORTH SIDE AND THE INSTERSECTION OF ROAD A AND N. ROYAL STREET .

THIS SITE IS LOCATED ALONG THE BANKS OF THE POTOMAC RIVER. THE RPA HAS BEEN DELINEATED PER SECTION 13-105 AS A 100' BUFFER AREA MEASURED FROM THE TOP OF BANK.

THE PROPOSED DISTURBANCE IS TO CONSTRUCT AN ASPHALT ROAD NETWORK. DISTURBANCE IN THE RPA IS PROPOSED GRADING. PERMEABLE PAVEMENT AND CONCRETE SHALL BE USED FOR THIS PROJECT.

THE PERMEABLE ASPHALT AND CONCRETE PAVERS WILL BE DESIGNED TO DEQ SPECIFICATIONS TO PROVIDE WATER QUALITY. ADDITIONAL PLANTINGS WILL BE PROVIDED WITH THE WATERFRONT PARK DSUP #.

THERE IS EXISTING VEGETATION WITHIN THE AREA OF DISTURBANCE. SEE TREE PRESERVATION PLANS C205 - C216.

ADDITIONAL PLANTINGS WILL BE PROVIDED WITH THE WATERFRONT PARK DSUP#. THESE PLANTS WILL INCORPORATE

THE FOLLOWING INFORMATION HAS BEEN PROVIDED IN THE GEOTECHNICAL REPORT. PER THIS REPORT, THE AREA AROUND THE SITE INDICATES SUBSURFACE CONDITIONS CONSIST OF ALLUVIUM OF THE CREATCEOUS GEOLOGIC PERIOD OVERLYING THE SHIRLEY FORMATION WHICH WAS FORMED FROM RIVERINE TERRACE DEPOSITS. EXISTING FILL WAS ENCOUNTERED FROM PREVIOUS SITE DEVELOPMENT. ANY PROPOSED FILL FOR THE SITE WILL BE COMPLIANT WITH THE ENVIRONMENT IN WHICH IT IS PLACED. THE AREA DRAINS FROM WEST TO EAST, TOWARDS THE POTOMAC RIVER.

THE DEVELOPMENT WILL NOT ALTER OR IMPACT THE EXISTING SOILS, TOPOGRAPHY, AND HYDROLOGY.

DISTURBANCE OF NON-JURISDICTIONAL WETLANDS, APPROXIMATELY 970 SQ. FT., WILL OCCUR.

NO DISRUPTIONS WILL OCCUR IN THE WATER SUPPLY.

NO DISRUPTIONS WILL OCCUR IN EXISTING HYDROLOGY.

PROVIDED FILL WILL BE NATIVE, FROM CLEAN ON-SITE CUT MATERIAL, AND NOT AFFECT ANY HYDROLOGY OR WATER SUPPLY. A MINOR AMOUNT OF FILL SHALL OCCUR IN THE RPA.

NO DREDGING OF THE POTOMAC RIVER WILL OCCUR.

NO IMPACTS WILL OCCUR ON ANY SHELLFISH BEDS, SUBMERGED AQUATIC VEGETATION, OR FISH SPAWNING AREAS.

TOTAL PHOSPHORUS (TP) LOAD REQUIRED IS 4.90 LB/YR. TOTAL PHOSPHOROUS LOAD ACHIEVED IS 7.15 LB/YR.

THE IMPERVIOUS AREA HAS INCREASED BY 1.60 AC. THERE WILL BE PERVIOUS PAVEMENT AND CONCRETE INSTALLED.

THE ENTIRE AREA WILL NOT BE CLEARED AND GRADED.

THIS DISTURBANCE WILL OCCUR WITH THE IDSP AND IS SLATED FOR MIDDLE OF 2024 AND WILL BE A TOTAL OF 8 MONTH CONSTRUCTION.

A TWO-PHASE EROSION AND SEDIMENT CONTROL PLAN WILL BE PROVIDED WITH THE IDSP FINAL SITE PLAN. THIS WILL

INCLUDE PERIMETER CONTROLS, AND STABILIZATION METHODS.

THE PERVIOUS PAVEMENT AND CONCRETE WILL BE DESIGNED TO DEQ SPECIFICATIONS. THE REDUCTION IN IMPERVIOUS WILL LOWER THE RUNOFF IN ALL STORM DURATIONS.

NON JURISDICTIONAL WETLANDS, APPROXIMATELY 970 SQUARE FEET, ARE ON-SITE PER REPORT PROVIDED BY WSSI. THESE WETLANDS WILL BE LOST. BIORETENTION WILL OFFSET THE LOSS OF THESE WETLAND.

THE EXISTING GRADES WILL BE HONORED WITH THE FUTURE IMPROVEMENTS.

CDSP #2022 - 00024 DEVELOPMENT SITE PLAN NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. DATE DIRECTOR

CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED ____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Lic. No.52485

01/13/2023

PROJECT No.: 17005.004.03 DRAWING No.: 112206 DATE: 10-14-2022

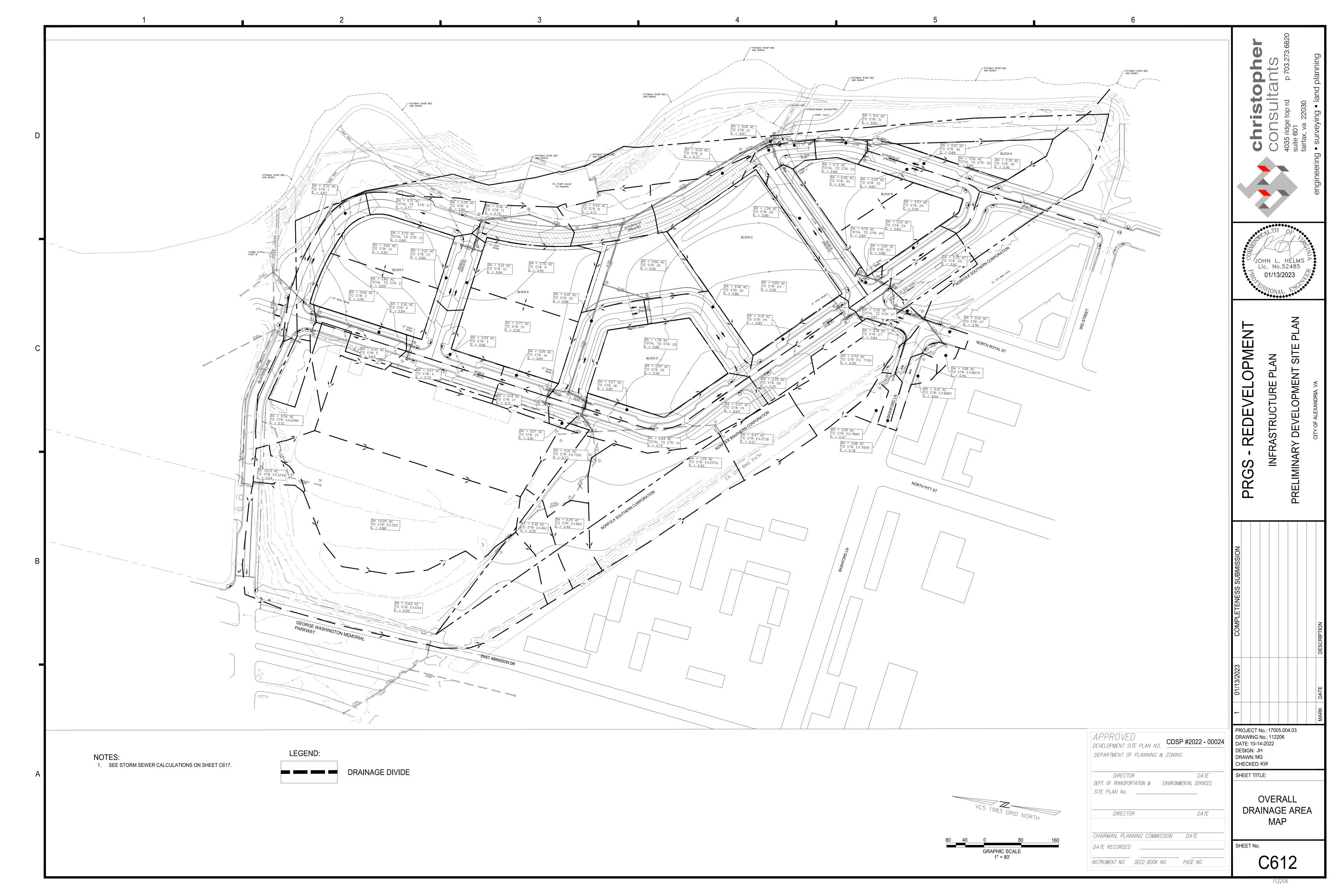
DESIGN: JH DRAWN: MG CHECKED: KW

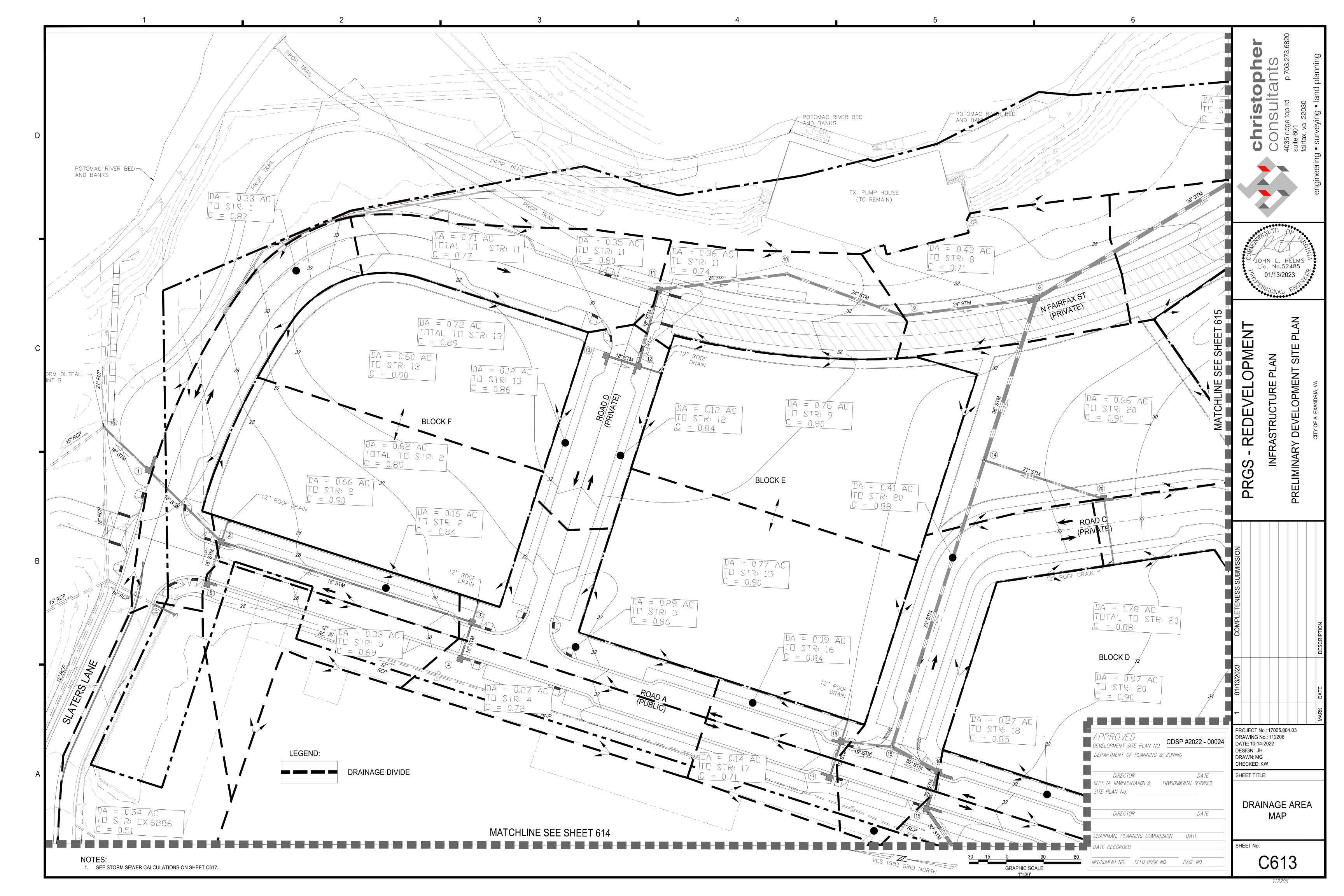
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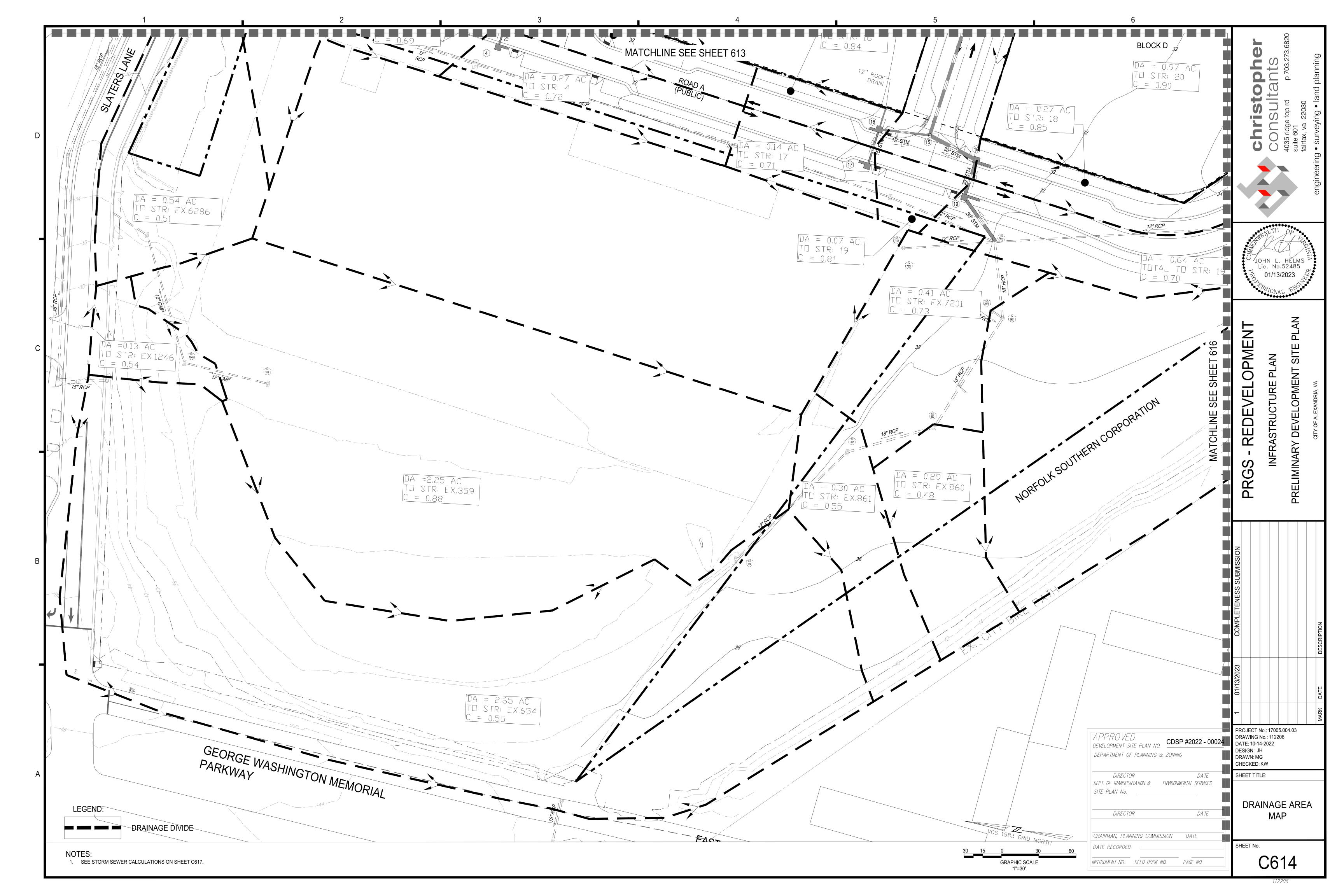
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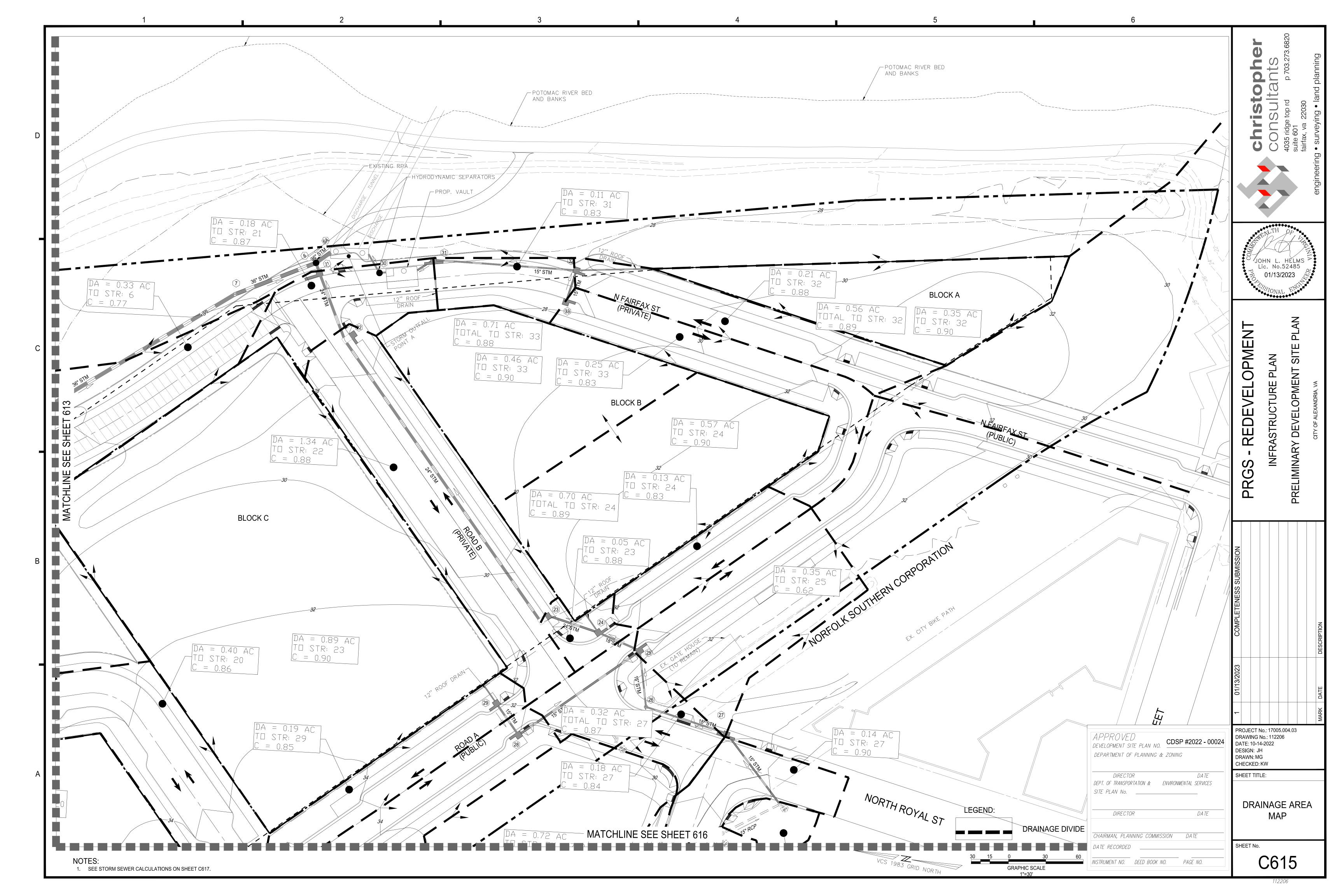
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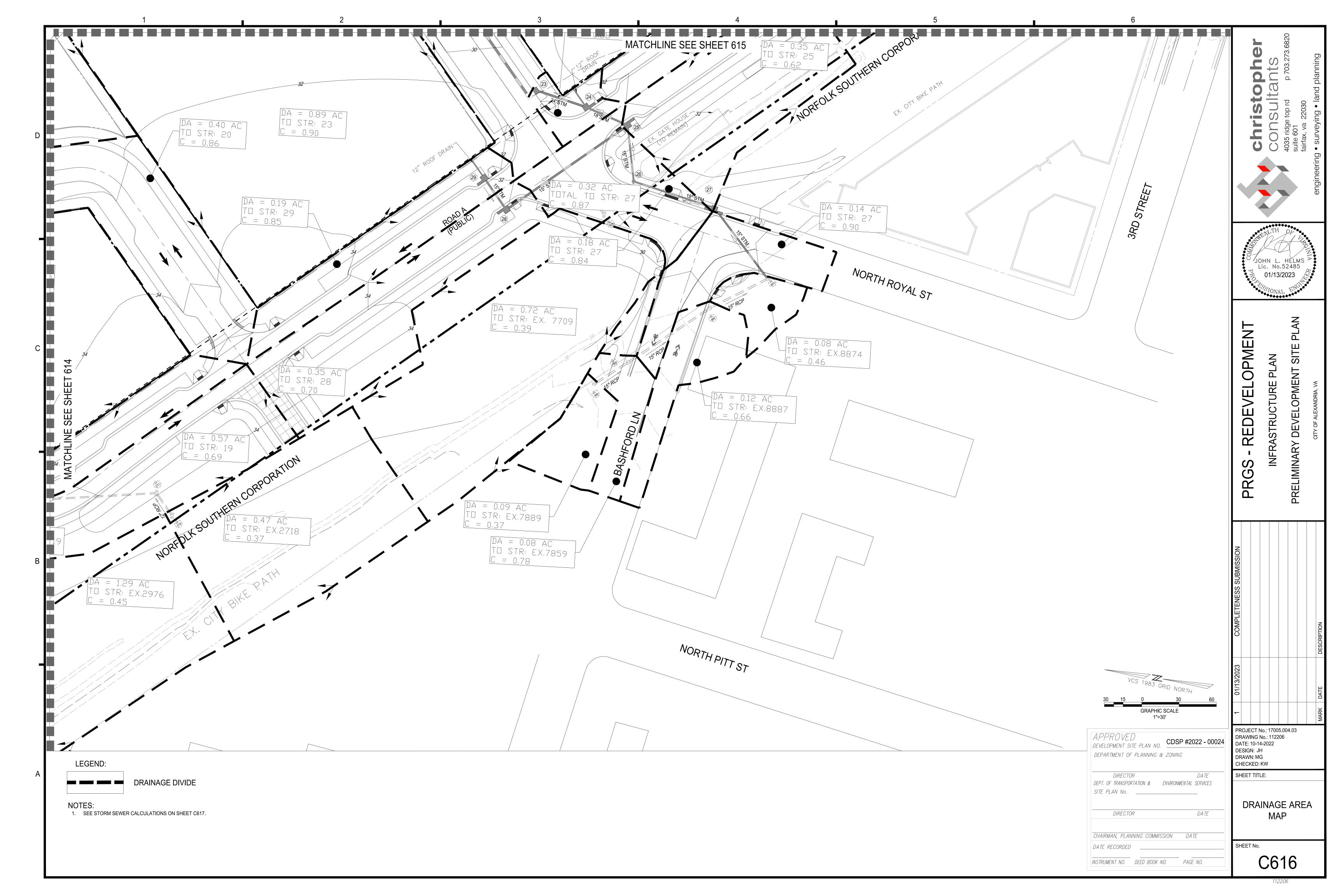
OUTFALL ANALYSIS







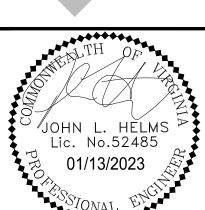




	2	j o
STORM SEWER PIPE COMPUTATIONS		
	RUNOFF INVERT LENGTH SLOPE DIA. n CAPACITY VELOCITY FULL FLOW FLOW Q ELEVATIO VELOCITY TIME NOTES	NOTES:
ACRES C MIN. IN./HR. C.F.S	NS (ft)	 STORM COMPUTATIONS ARE SUBJECT TO CHANGE WITH FINAL INFRASTRUCTURE PLANS. SEE STORMWATER MASTER PLAN SHEET C700A FOR DRAINAGE DIVIDES.
STRM 4 - EX. 6426 4	1.01 21.65 21.35 30.97 0.0097 15 0.015 5.51 3.4 4.49 9.2 0.18 0.75 4.49 2.31 21.25 19.10 212.00 0.0101 15 0.015 5.64 4.3 4.59 48.9 0.41 0.94 4.59	
3 2 0.290 0.86 0.25 0.44 5.15 5.20 2 1 0.820 0.89 0.73 1.40 5.97 5.20 1 EX. 6426 0.330 0.87 0.29 1.69 6.00 5.20	2.31 21.25 19.10 212.00 0.0101 15 0.015 5.64 4.3 4.59 48.9 0.41 0.94 4.59 7.29 18.85 17.80 88.40 0.0119 18 0.015 9.92 6.1 5.61 14.5 0.73 1.08 5.61 Increment 0.23 from STRM 5 8.78 17.70 17.02 45.87 0.0148 18 0.015 11.08 6.9 6.27 6.6 0.79 1.10 6.27	
STRM 5 - STRM 2	6.76 17.76 17.02 43.07 0.0146 16 0.013 17.06 0.5 0.27 0.0 0.75 17.16 0.27	
5 2 0.330 0.69 0.23 0.23 5.00 5.20	1.18 19.46 19.10 35.97 0.0100 15 0.015 5.60 3.5 4.56 10.2 0.21 0.78 4.56	
STRM 13 - STRM 6A 13 12 0.720 0.89 0.64 0.64 5.00 5.20	3.33 27.15 27.00 27.00 0.0056 18 0.015 6.79 3.8 3.84 7.2 0.49 0.98 3.84	
	3.86 26.90 26.58 63.56 0.0050 18 0.015 6.46 3.8 3.66 16.8 0.60 1.03 3.66 6.70 26.08 25.56 103.45 0.0050 24 0.015 13.90 4.3 4.42 23.8 0.48 0.98 4.42 6.70 25.46 24.96 99.17 0.0050 24 0.015 13.92 4.4 4.43 22.8 0.48 0.98 4.43	
10 9 9 8 0.00 1.29 5.80 5.20 0.00 1.29 6.18 5.20 8 7 0.430 0.71 5.54 6.83 6.59 5.20	6.70 25.46 24.96 99.17 0.0050 24 0.015 13.92 4.4 4.43 22.8 0.48 0.98 4.43 6.70 24.86 24.32 108.04 0.0050 24 0.015 13.86 4.3 4.41 24.9 0.48 0.98 4.41 35.51 23.22 21.75 293.01 0.0050 36 0.013 47.24 7.3 6.68 40.1 0.75 1.09 6.68 Increment 4.99 from STRM 14	
7 6 0.00 6.83 7.26 5.20	35.51 21.65 21.30 69.87 0.0050 36 0.013 47.21 7.3 6.68 9.6 0.75 1.09 6.68 53.17 20.55 20.45 14.43 0.0069 36 0.013 55.52 8.9 7.86 1.6 0.96 1.14 7.86 Increment 3.42 from STRM 21	
EX.654 - STRM 8		
EX.654 EX.861 2.650 0.55 1.46 1.46 EX.861 EX.860 0.300 0.55 0.17 1.62		
EX.860 EX.2961 0.290 0.48 0.14 1.76 EX.2961 EX.7502 2.34	Increment 0.58 from EX.2976	
EX.7502 19 2.82 5.00 5.20 19 18 0.640 0.7 0.45 3.26 5.14 5.20 18 15 0.270 0.85 0.23 3.49 5.23 5.20	14.64 26.60 26.38 43.58 0.0050 30 0.015 25.26 5.3 5.15 8.2 0.58 1.03 5.15 Increment 0.47 from EX.7196 & EX.2717 16.97 26.28 26.12 31.44 0.0051 30 0.015 25.36 5.5 5.17 5.7 0.67 1.06 5.17 18.16 26.02 25.80 42.46 0.0052 30 0.015 25.59 5.7 5.21 7.5 0.71 1.08 5.21	
15 14 3.67 5.36 5.20	19.07 25.30 24.09 242.10 0.0050 30 0.015 25.13 5.6 5.12 43.2 0.76 1.09 5.12 Increment 0.18 from STRM 16 27.22 23.99 23.30 133.60 0.0052 36 0.015 41.54 6.2 5.88 21.4 0.66 1.06 5.88 Increment 1.28 from STRM 20	
EX.2976 - EX.2961	27.22 25.55 25.50 153.00 0.0052 30 0.015 11.51 0.2 5.00 21.1 0.00 1.00 5.00 IIICCITCH 1.20 HOIL 511W120	
EX.2976 EX.2961 1.29 0.45 0.58 0.58		
EX.7201- EX.7502 EX.7201		
EX.7196 EX.7502 0.00 0.30		
EX.2718 - EX.7502 EX.2718		
STRM 17 - STRM 15		
	0.52 27.40 27.24 30.77 0.0052 15 0.015 4.04 2.3 3.29 13.7 0.13 0.68 3.29 0.91 27.14 26.90 40.96 0.0059 15 0.015 4.29 2.7 3.49 15.1 0.21 0.78 3.49	
STRM 20 - STRM 14		
	8.15 26.20 25.49 100.73 0.0070 21 0.015 11.53 5.2 4.79 19.4 0.71 1.08 4.79	
EX.7889 - STRM 6 EX.7889 EX.7859 0.090 0.37 0.03 0.03 EX.7859 EX.8887 0.080 0.78 0.06 0.10		
EX.8887 EX.8874 0.120 0.66 0.08 0.17 EX.8874 27 0.080 0.46 0.04 0.21 5.00 5.20	1.10 27.75 27.39 71.16 0.0051 15 0.015 3.98 2.7 3.24 26.4 0.28 0.83 3.24	
27 26 0.320 0.87 0.28 0.49 5.44 5.20 26 25 0.49 5.77 5.20	2.55 27.29 26.95 68.30 0.0050 15 0.015 3.95 3.4 3.22 20.0 0.65 1.06 3.22 2.55 26.85 26.62 45.46 0.0051 15 0.015 3.98 3.4 3.24 13.2 0.64 1.06 3.24	
24 23 0.700 0.89 0.62 2.02 6.10 5.20	7.25 26.37 26.00 36.41 0.0102 18 0.015 9.18 5.7 5.19 6.4 0.79 1.10 5.19 Increment 0.69 from STRM 28 10.49 25.50 25.25 42.02 0.0059 24 0.015 15.12 5.2 4.81 8.1 0.69 1.07 4.81	
22 21 1.340 0.88 1.18 3.24 6.95 5.20	10.72 25.15 22.38 272.68 0.0102 24 0.015 19.76 6.4 6.29 42.6 0.54 1.02 6.29 16.85 22.28 20.86 57.52 0.0247 24 0.015 30.81 10.0 9.81 5.8 0.55 1.02 9.81	
21 6 0.180 0.87 0.16 3.40 7.04 5.20 STRM 29 - STRM 23	17.67 20.76 20.65 9.02 0.0122 24 0.015 21.65 7.7 6.89 1.2 0.82 1.11 6.89	
29 28 0.19 0.85 0.16 0.44 5.37 5.20	2.30 27.22 27.06 31.34 0.0051 15 0.015 4.00 3.4 3.26 9.3 0.57 1.03 3.26 3.57 26.96 26.47 46.20 0.0106 18 0.015 9.38 4.9 5.31 9.4 0.38 0.92 5.31	
STRM 33 - STRM DET		
32 31 0.56 0.89 0.50 1.12 5.12 5.20	3.25 24.00 23.85 27.00 0.0056 15 0.015 4.17 3.8 3.40 7.2 0.78 1.10 3.40 5.84 23.75 22.15 115.14 0.0139 15 0.015 6.60 6.1 5.38 19.0 0.88 1.13 5.38	
	6.32 22.05 21.75 15.71 0.0191 15 0.015 7.74 7.0 6.30 2.2 0.82 1.11 6.30	
<u>HGL COMPUTATIONS</u>		
Outlet	JUNCTION Inlet	
Water Inlet Surf Elev Do Qo Lo Sfo Hf Vo Ho Qi	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	
Str. (ft) (in) (cfs) (ft) (%) (ft) (fps) (ft) (cfs)	Vi QiVi Vi^2 Hi Angle Ha Ht 1.3Ht 0.5Ht H Surf Elev Elev Freeboard (fps) 2g (ft) (deg) (ft) (ft)	
STRM 4 - EX. 6426		
1 18.22 18 8.78 45.87 0.93 0.43 6.9 0.19 7.29 2 19.04 18 7.29 88.40 0.64 0.57 6.1 0.14 2.31	6.1 44.35 0.58 0.20 156 0.40 0.79 0.00 0.39 0.82 19.04 24.06 5.02 4.3 10.01 0.29 0.10 121 0.20 0.45 0.00 0.23 0.79 19.83 27.11 7.28 2.4 0.20 0.47 0.00 0.23 0.42 0.42 0.42 0.42 0.42	
3 20.10 15 2.31 212.00 0.17 0.36 4.3 0.07 1.01 4 22.35 15 1.01 30.97 0.03 0.01 3.4 0.04 0.00	3.4 3.39 0.17 0.06 90 0.12 0.26 0.00 0.13 0.49 20.59 30.37 9.78 0.0 0.00 0.00 0.00 0 0.04 0.00 0.02 0.03 22.38 30.34 7.96	
5 20.10 15 1.18 35.97 0.04 0.02 3.5 0.05 0.00	0.0 0.00 0.00 0.00 0 0.00 0.05 0.00 0.02 0.04 20.14 27.68 7.54	
STRM 13 - STRM 6A		
6 22.85 36 53.17 14.43 0.85 0.12 8.9 0.31 35.51 7 23.70 36 35.51 69.87 0.38 0.26 7.3 0.21 35.51	7.3 259.51 0.83 0.29 152 0.58 1.18 0.00 0.59 0.71 23.56 27.90 4.34 7.3 259.70 0.83 0.29 146 0.58 1.08 0.00 0.54 0.80 24.50 27.95 3.45	
8 24.50 36 35.51 293.01 0.38 1.11 7.3 0.21 6.70 9 25.92 24 6.70 108.04 0.12 0.13 4.3 0.07 6.70 10 26.56 24 6.70 20.17 0.12 0.13 4.4 0.07 6.70	4.3 29.04 0.29 0.10 156 0.20 0.51 0.00 0.26 1.36 25.87 32.40 6.53 4.4 29.17 0.29 0.10 149 0.21 0.38 0.00 0.19 0.32 26.24 32.40 6.16 4.2 20.13 0.20 0.10 0.21 0.28 0.00 0.19 0.31 26.24 32.40 6.16	
10 26.56 24 6.70 99.17 0.12 0.12 4.4 0.07 6.70 11 27.16 24 6.70 103.45 0.12 0.12 4.3 0.07 3.86 12 27.78 18 3.86 63.56 0.18 0.11 3.8 0.06 3.33	4.3 29.12 0.29 0.10 152 0.21 0.38 0.00 0.19 0.31 26.87 32.00 5.13 3.8 14.55 0.22 0.08 114 0.15 0.31 0.00 0.15 0.27 27.43 29.82 2.39 4.3 14.49 0.29 0.10 90 0.21 0.36 0.00 0.18 0.30 28.08 30.29 2.21	
12 27.78 18 3.86 63.56 0.18 0.11 3.8 0.06 3.33 13 28.20 18 3.33 27.00 0.13 0.04 4.3 0.07 0.00	4.3 14.49 0.29 0.10 90 0.21 0.36 0.00 0.18 0.30 28.08 30.29 2.21 0.0 0.00 <td< td=""><td></td></td<>	
EX.654 - STRM 8 14	5.6 106.87 0.49 0.17 0 0.00 0.32 0.00 0.16 0.46 26.16 30.30 4.14	
15 26.16 30 19.07 242.10 0.29 0.70 5.6 0.12 18.16 18 27.80 30 18.16 42.46 0.26 0.11 5.7 0.12 16.97	5.7 102.63 0.50 0.17 139 0.35 0.64 0.00 0.32 1.02 27.17 31.97 4.80 5.5 92.92 0.47 0.16 132 0.33 0.61 0.00 0.31 0.42 28.22 31.70 3.48	
19 28.22 24 16.97 31.44 0.75 0.24 5.5 0.12 0.00	0.0 0.00 0.00 0.00 0.12 0.00 0.12 0.00 0.29 28.51 31.60 3.09	
STRM 17 - STRM 15 16 27.90 15 0.91 40.96 0.03 0.01 2.7 0.03 0.52 17 28.24 15 0.52 20.77 0.01 0.00 2.3 0.00	2.3 1.16 0.08 0.03 139 0.06 0.11 0.00 0.06 0.07 27.97 31.91 3.94	
17 28.24 15 0.52 30.77 0.01 0.00 2.3 0.02 0.00 STRM 20 - STRM 14	0.0 0.00 0.00 0.00 0.00 0.00 0.01 0.01 0.01 28.25 31.91 3.66	
20 26.89 21 8.15 100.73 0.35 0.35 5.2 0.10 0.00	0.0 0.00 0.00 0.00 114 0.00 0.10 0.00 0.0	
EX.7889 - STRM 6 21 22.46 24 17.67 9.02 0.81 0.07 7.7 0.23 16.85	10.0 167.96 1.54 0.54 0 0.00 0.77 0.00 0.38 0.46 22.92 27.80 4.88	
22 23.98 24 16.85 57.52 0.74 0.42 10.0 0.39 10.72 23 26.85 24 10.72 272.68 0.30 0.82 6.4 0.16 10.49	6.4 68.54 0.63 0.22 69 0.38 0.99 0.00 0.50 0.92 24.90 27.95 3.05 5.2 54.16 0.41 0.14 90 0.29 0.59 0.00 0.30 1.11 27.96 30.96 3.00	APPROVED CDSP #2022 00024
24 27.96 24 10.49 42.02 0.29 0.12 5.2 0.10 7.25 25 28.22 18 7.25 36.41 0.63 0.23 5.7 0.13 2.55 26 28.55 15 2.55 45.46 0.21 0.00 2.4 0.05 2.55	5.7 41.57 0.51 0.18 107 0.00 0.28 0.00 0.14 0.26 28.22 30.96 2.74 3.4 8.77 0.18 0.06 132 0.00 0.19 0.00 0.10 0.33 28.55 31.94 3.39 3.4 8.60 0.18 0.06 169 0.12 0.00 0.12 0.21 28.76 21.05 2.10	APPROVED DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
26 28.55 15 2.55 45.46 0.21 0.09 3.4 0.05 2.55 27 28.76 15 2.55 68.30 0.21 0.14 3.4 0.05 0.00	3.4 8.69 0.18 0.06 168 0.13 0.24 0.00 0.12 0.21 28.76 31.95 3.19 0.0 0.00 0.00 0.00 0.00 0.05 0.00 0.02 0.16 28.93 29.50 0.57	DEPARTMENT OF PLANNING & ZONING
STRM 29 - STRM 23 28 27.67 18 3.57 46.20 0.15 0.07 4.9 0.09 2.30	3.4 7.74 0.18 0.06 88 0.12 0.28 0.00 0.14 0.21 27.88 32.00 4.12	
29 28.06 15 2.30 31.34 0.17 0.05 3.4 0.04 0.00	3.4 7.74 6.16 6.00 68 6.12 6.26 6.00 6.14 6.21 27.83 32.00 4.12 0.0 0.00 0.00 0.00 0.04 0.00 0.02 0.07 28.13 32.00 3.87	DIRECTOR DATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
STRM 33 - STRM DET 31 23.80 15 6.32 15.71 1.27 0.20 7.0 0.19 5.84	6.1 35.37 0.57 0.20 167 0.40 0.79 0.00 0.39 0.59 24.39 27.00 2.61	SITE PLAN No.
32 24.39 15 5.84 115.14 1.09 1.25 6.1 0.14 3.25 33 25.83 15 3.25 27.00 0.34 0.09 3.8 0.05 0.00	3.8 12.20 0.22 0.08 90 0.15 0.37 0.00 0.19 1.44 25.83 27.80 1.97 0.0 0.00 0.00 0 0.00 0.05 0.00 0.03 0.12 25.95 27.86 1.91	
		DIRECTOR DATE
		CHAIRMAN, PLANNING COMMISSION DATE
		DATE RECORDED
		INSTRUMENT NO. DEED BOOK NO. PAGE NO.
		INSTRUMENT NO. DELD BOOK NO. FACE NO.

christopher
Consultants
4035 ridge top rd p 703.273.6820
suite 601
fairfax, va 22030





PRGS - REDEVELOPMENT

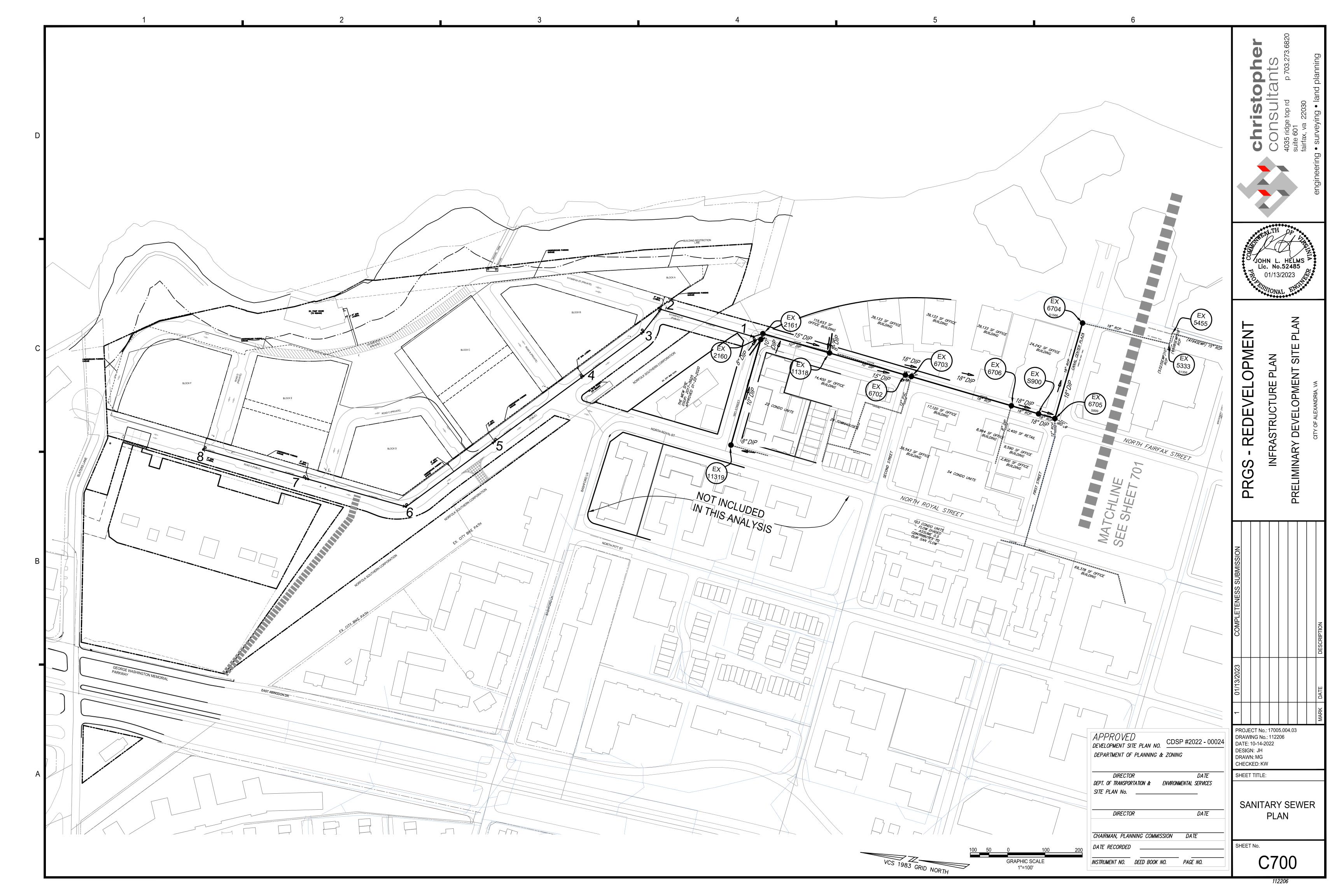
PRELIMINARY DEVELOPMENT SITE PLAN INFRASTRUCTURE PLAN

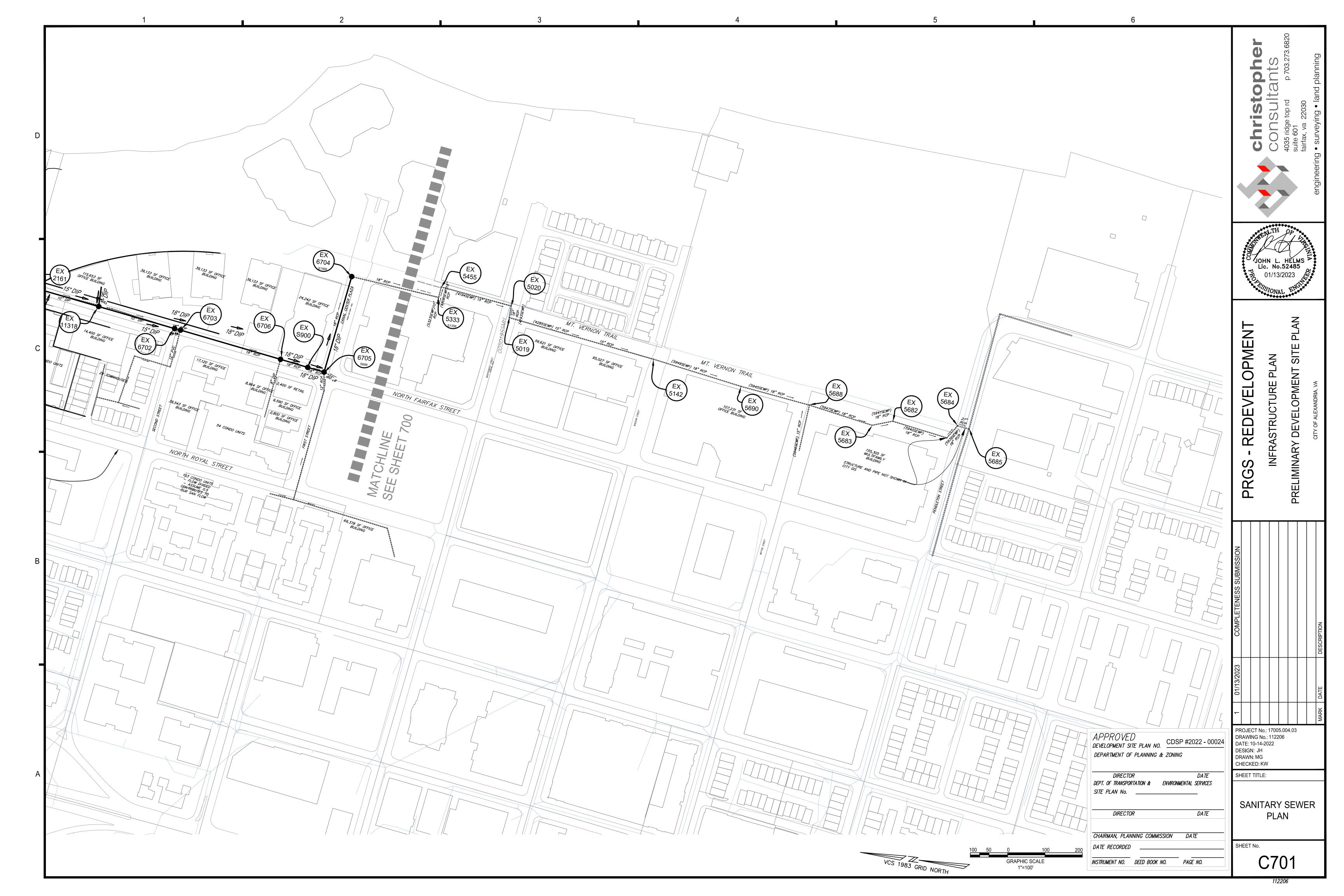
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DR DA DE	RAWI	NG 10-1- N: J N: M	G	1122	 4.03	

SHEET TITLE:

STORM SEWER COMPUTATIONS

SHEET No.





SANITARY FLOW ESTIMATE

Potomac	Power Plant	Sanitary	Flow	Estimate

Area	Office/Cultural (sq. ft.)	Total Office Wastewater (MGD)		Total Retail Wastewater (MGD)	HOTEL	No. of Rooms	Total Hotel Wastewater (MGD)	Poetaurant	Total Restaurant Wastewater (MGD)	1	No. of Units	Total Residential Wastewater (MGD)	Floor Area	Total (MGD)	Existing Pipes needing replacement
Pump House			10,000	0.0020									10,000	0.0020	none
Block A	58,000.00	0.01	1,500	0.0003				0.00	0.0000				59,500	0.0119	none
Block B	46,000	0.01	20,000	0.0040				0.00	0.0000	327,500	333	0.0999	393,500	0.1131	1: (5455-5020)
Block C	73,000	0.01	30,000	0.0060				0.00	0.0000	508,000	470	0.1410	611,000	0.1616	3: (5455 - 5020), (5019 - 5142), (5690 - 5688)
Block D		0.00	8,000	0.0016						302,000	290	0.0870	310,000	0.0886	6: (6703 - 6706), (5333 - 5455), (5455 - 5020), (5019 - 5142), (5690 - 5688), (5682 - 6312)
Block E		0.00	19,500	0.0039						540,000	560	0.1680	559,500	0.1719	9: (2161-11318), (6703-6706), (5333-5455), (5455-5020), (5019-5142), (5142-5690),(5690-5688), (5683-5682), (5682-6312)
Block F	265,000	0.05	16,000	0.0032						165,000	155	0.0465	446,000	0.1027	11: (2161 - 11318), (11318 - 6702), (6703 - 6706), (5333 - 5455), (5455 - 5020), (5019 - 5142), (5142 - 5690), (5690 - 5688), (5688 - 5683), (5683 - 5682), (5682 - 6312)
The Mews			5,776	0.0012				0.00	0.0000		90	0.0270	5,776	0.0282	none

 Hotel assumes 300 SF per room and rooms make up 75% of total SF

2. Arts use is assumed to be Retail for Sanitary Flow 3. Other use is assumed to be Retail for Sanitary Flow

SANITARY SEWER COMPLITATIONS

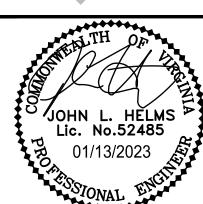
SA	ANITARY SE	WER CO	MPUTAT	IONS																
	37		7	X X		7. 17		XI S		РОТО	MAC POWER PLAN	T SANITARY SEWER CO	MPUTATION	NS	\$0. 12°		9			
FROM	то	INVER	TS (FT)	L	SLOPE	DIA	MATERIAL	MANNINGS N	PIPE CA	APACITY	AVE. DAIL	Y FLOW (ADF)	PEAK	DESIG	N FLOW	V _{FULL}	V	Q/Q _{FULL}	V/V _{FULL}	REMARKS
FROIVI	10	UPPER INV	LOWER INV	(FT)	(%)	(IN)	IVIATERIAL	VALUE	(CFS)	(MGD)	INCREMENT (MGD)	ACCUMULATED (MGD)	FACTOR	(CFS)	(MGD)	(FT/S)	(FT/S)	Q Q _{FULL}	V/V FULL	REIVIARRS
8	7	28.13	26.70	287.96	0.50	10	PVC	0.01	2.23	1.44	0.1027	0.102700	4.00	0.64	0.41	4.09	3.50	0.29	0.86	Block F
7	6	26.60	24.37	268.20	0.83	10	PVC	0.01	2.88	1.86	0.1719	0.274600	4.00	1.70	1.10	5.29	5.46	0.59	1.03	Block E
6	5	24.20	22.20	291.00	0.69	12	PVC	0.01	4.26	2.76	0.088600	0.363200	4.00	2.25	1.45	5.43	5.43	0.53	1.00	Block D
5	4	22.10	20.60	291.00	0.52	12	PVC	0.01	3.69	2.39	0.163600	0.526800	4.00	3.26	2.11	4.70	5.30	0.88	1.13	Block C & Pump House
4	3	20.35	18.85	195.50	0.77	15	PVC	0.01	8.17	5.28	0.056550	0.583350	4.00	3.61	2.33	6.66	6.42	0.44	0.96	Half of Block B
3	2	18.75	17.75	72.69	1.38	15	PVC	0.01	10.94	7.07	0.056550	0.639900	4.00	3.96	2.56	8.91	8.04	0.36	0.90	Half of Block B
2	1	17.65	16.20	254.69	0.57	1 5	PVC	0.01	7.04	4.55	0.011900	0.651800	4.00	4.03	2.61	5.74	5.92	0.57	1.03	Block A
1	EX 2161	16.10	15.80	24.50	1.22	15	PVC	0.01	10.32	6.67	0.00000	0.651800	4.00	4.03	2.61	8.41	7.77	0.39	0.92	
EX 2161	EX 11318	15.7	14.75	182.86	0.52	15	DIP	0.01	6.05	3.91	0.037300	0.689100	4.00	4.26	2.76	4.93	5.29	0.70	1.07	Added 0.0282 MGD from The Mews Site (DSUP:2017-0025). REPLACE EX. 10" PIPE
Ex. 11318	Ex. 6702	14.65	13.61	208.88	0.50	15	DIP	0.01	5.92	3.83	0.026000	0.715100	4.00	4.43	2.86	4.83	5.28	0.75	1.09	REPLACE EX. 10" PIPE
Ex. 6702	Ex. 6703	13.51	13.30	13.52	1.55	18	DIP	0.01	17.01	11.00	0.007800	0.722900	4.00	4.47	2.89	9.63	7.99	0.26	0.83	REPLACE EX. 18" PIPE
Ex. 6703	Ex. 6706	13.2	10.83	275.94	0.86	18	DIP	0.01	12.65	8.18	0.018100	0.741000	4.00	4.59	2.96	7.16	6.46	0.36	0.90	REPLACE EX. 18" PIPE
Ex. 6706	Ex. S900	10.73	10.36	72.89	0.51	18	DIP	0.01	9.73	6.29	0.040000	0.781000	4.00	4.83	3.12	5.50	5.41	0.50	0.98	REPLACE EX. 18" PIPE
Ex. S900	Ex. 6705(Ex. S899)	10.26	10.04	42.51	0.52	18	DIP	0.01	9.82	6.35	0.00000	0.781000	4.00	4.83	3.12	5.56	5.46	0.49	0.98	REPLACE EX. 18" PIPE
Ex. 6705(Ex. S899)	Ex. 6704(Ex. S1566)	9.94	8.62	263.41	0.50	18	DIP	0.01	9.66	6.25	0.034000	0.815000	4.00	5.04	3.26	5.47	5.47	0.52	1.00	REPLACE EX. 18" PIPE
Ex. 6704(Ex. S1566)	Ex. 5333(Ex. S1356)	8.52	7.34	236.32	0.50	18	DIP	0.01	9.65	6.23	0.000000	0.815000	4.00	5.04	3.26	5.46	5.46	0.52	1.00	
Ex. 5333 (Ex. S1356)	Ex. 5455*	7.24	7.18	25.81	0.23	18	RCP	0.015	4.39	2.84				5.42	3.50	2.48	2.48	1.24	1.00	EXISTING 18" PIPE OVER CAPACITY
Ex. 5455*	Ex. 5020 (Ex. S1120)	7.10	6.81	191.02	0.15	15	RCP	0.015	2.18	1.41				5.42	3.50	1.78	1.78	2.49	1.00	EXISTING 15" PIPE OVER CAPACITY
Ex. 5020 (Ex. S1120)	Ex. 5019 (Ex. S1114)	6.80	6.63	28.29	0.60	18	RCP	0.015	7.05	4.56				5.42	3.50	3.99	4.37	0.77	1.09	
Ex. 5019 (Ex. S1114)	Ex. 5142 (Ex. S4021)	6.60	5.62	398.93	0.25	15	RCP	0.015	2.77	1.79				5.61	3.63	2.26	2.26	2.02	1.00	EXISTING 15" PIPE OVER CAPACITY
Ex. 5142 (Ex. S4021)	Ex. 5690 (Ex. S6308)	5.60	4.82	242.22	0.32	18	RCP	0.015	5.16	3.34	THE PEAKED DESIGN	FLOW FOR THIS EX. SAN.	IS INCLUDED	5.75	3.71	2.92	2.92	1.11	1.00	EXISTING 18" PIPE OVER CAPACITY
Ex. 5690 (Ex. S6308)	Ex. 5688 (Ex. S6309)	4.79	4.55	186.97	0.13	18	RCP	0.015	3.26	2.11	IN THE	COLUMNS TO THE RIGHT.	1]	5.75	3.71	1.85	1.85	1.76	1.00	EXISTING 18" PIPE OVER CAPACITY
Ex. 5688 (Ex. S6309)	Ex. 5683 (Ex. S6310)	4.57	3.83	173.28	0.43	18	RCP	0.015	5.95	3.84				5.94	3.84	3.37	3.84	1.00	1.14	EX. PIPE 97%
Ex. 5683 (Ex. S6310)	Ex. 5682 (Ex. S6311)	3.76	3.55	53.50	0.39	18	RCP	0.015	5.70	3.69				5.94	3.84	3.23	3.66	1.04	1.14	EXISTING 18" PIPE OVER CAPACITY
Ex. 5682 (Ex. S6311)	** (Ex. S6312)	3.61	3.21	148.38	0.27	18	RCP	0.015	4.73	3.05				5.94	3.84	2.67	2.67	1.26	1.00	EXISTING 18" PIPE OVER CAPACITY
** (Ex. S6312)	Ex. 5684 (Ex. S6319)	2.79	1.98	40.23	2.01	18	RCP	0.015	12.91	8.35				5.94	3.84	7.31	7.04	0.46	0.96	

NOTE: SANITARY COMPUTATIONS SHOWN ABOVE REQUIRE THE REPLACEMENT OF 8 RUNS OF EXISTING SANITARY: (Ex. 2161-Ex. 11318), (Ex. 11318-Ex. 6702), (Ex. 6702-Ex. 6703), (Ex. 6703-Ex. 6706), (Ex. 6706-Ex. 900), (Ex. 900-Ex. 6705), (Ex. 6705-Ex. 6704), (Ex. 6704-Ex. 5333).

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 18" SEWER MAIN RUNNING NORTH TO SOUTH ALONG FAIRFAX STREET. FROM THE INTERSECTION OF FAIRFAX STREET AND FIRST STREET, THE SEWER GOES EAST THEN TURNS TO MT VERNON TRAIL AND FOLLOWS MT VERNON TRAIL UNTIL IT CONNECTS TO THE 27" SEWER.

APPROVED DEVELOPMENT SITE PLAN NO.	DSP #2022 - 0002
DEPARTMENT OF PLANNING & ZO	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENV	IRONMENTAL SERVICES
SITE PLAN No.	
DIRECTOR	DATE
	22
DIRECTOR	22





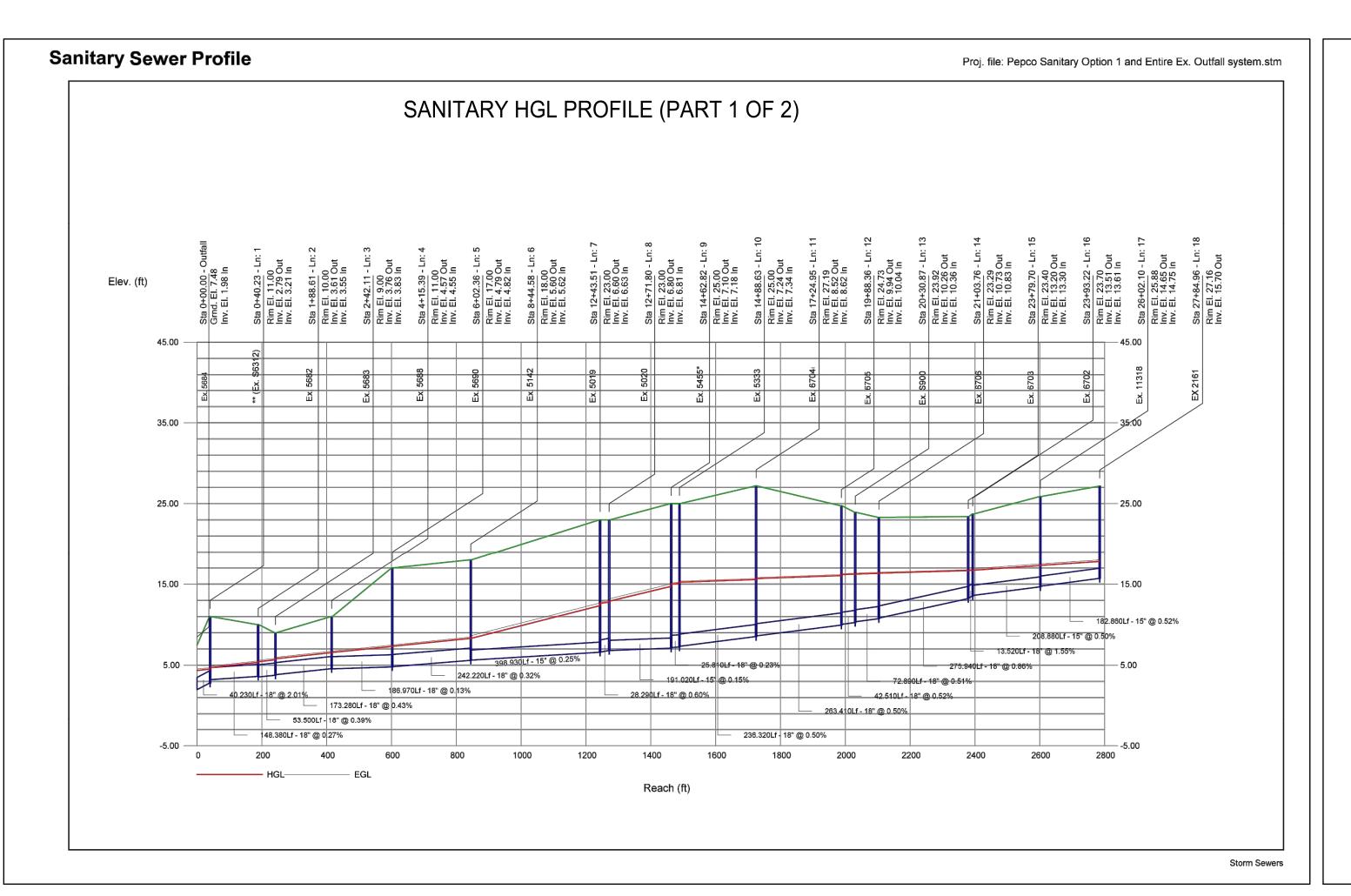
OPMEN-REDEVEL

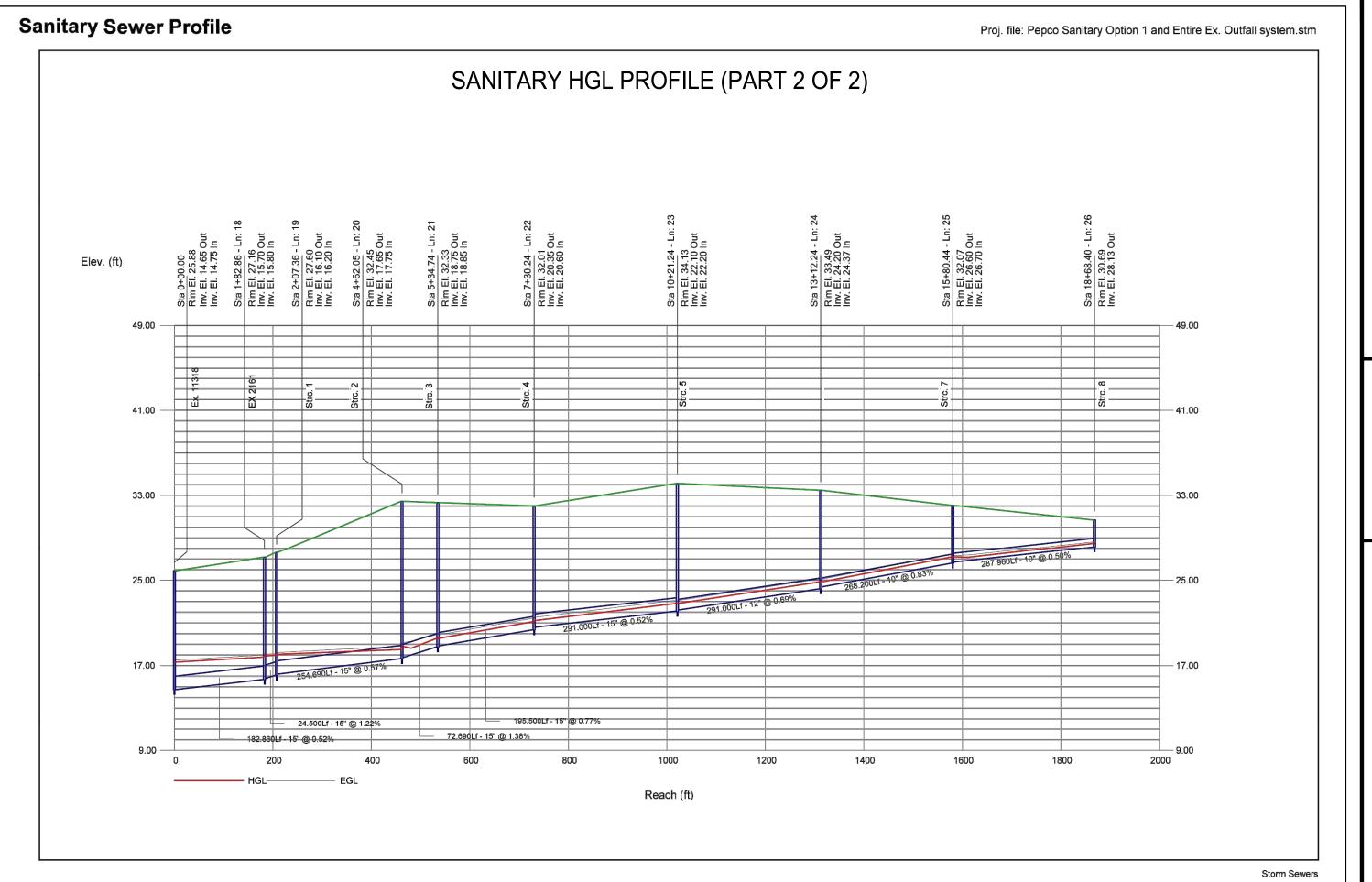
NARY DEVELOPMENT

ROJECT No.: 17005.004.03 RAWING No.: 112206 ATE: 10-14-2022 ESIGN: JH RAWN: MG CHECKED: KW

SHEET TITLE:

SANITARY SEWER COMPUTATIONS



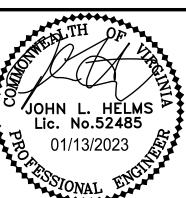


Station		Len	Drng Are	a	Rnoff	Area x	5	Тс		Rain	Total	Сар	Vel	Pipe		Invert Ele	v	HGL Elev		Grnd / Rim	ı Elev	Line ID
Line	To Line		Incr	Total	coeff	Incr	Total	Inlet	Syst	(1)	flow	full		Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	40.230	0.00	0.00	0.00	0.00	0.00	0.0	21.1	0.0	5.93	12.91	3.36	18	2.01	1.98	2.79	4.35	4.52	0.00	11.00	** (Ex. S6312)
2	1	148.380	0.00	0.00	0.00	0.00	0.00	0.0	20.3	0.0	5.93	4.73	3.36	18	0.27	3.21	3.61	4.71	5.34	11.00	10.00	Ex. 5682 (Ex. S6311)
3	2	53.500	0.00	0.00	0.00	0.00	0.00	0.0	20.1	0.0	5.93	5.70	3.36	18	0.39	3.55	3.76	5.43	5.66	10.00	9.00	Ex. 5683 (Ex. S6310)
4	3	173.280	0.00	0.00	0.00	0.00	0.00	0.0	19.2	0.0	5.93	5.95	3.36	18	0.43	3.83	4.57	5.81	6.54	9.00	11.00	Ex. 5688 (Ex. S6309)
5	4	186.970	0.00	0.00	0.00	0.00	0.00	0.0	18.3	0.0	5.74	3.26	3.25	18	0.13	4.55	4.79	6.57	7.31	11.00	17.00	Ex. 5690 (Ex. S6308)
6	5	242.220	0.00	0.00	0.00	0.00	0.00	0.0	17.0	0.0	5.74	5.16	3.25	18	0.32	4.82	5.60	7.34	8.30	17.00	18.00	Ex. 5142 (Ex. S4021)
7	6	398.930	0.00	0.00	0.00	0.00	0.00	0.0	15.6	0.0	5.61	2.77	4.57	15	0.25	5.62	6.60	8.33	12.34	18.00	23.00	Ex. 5019 (Ex. S1114)
8	7	28.290	0.00	0.00	0.00	0.00	0.00	0.0	15.4	0.0	5.42	7.06	3.07	18	0.60	6.63	6.80	12.66	12.76	23.00	23.00	Ex. 5020 (Ex. S1120)
9	8	191.020	0.00	0.00	0.00	0.00	0.00	0.0	14.7	0.0	5.42	2.18	4.42	15	0.15	6.81	7.10	12.91	14.70	23.00	25.00	Ex. 5455*
10	9	25.810	0.00	0.00	0.00	0.00	0.00	0.0	14.5	0.0	5.42	4.39	3.07	18	0.23	7.18	7.24	15.00	15.09	25.00	25.00	Ex. 5333 (Ex. S1356)
11	10	236.320	0.00	0.00	0.00	0.00	0.00	0.0	13.2	0.0	5.04	9.65	2.85	18	0.50	7.34	8.52	15.24	15.56	25.00	27.19	Ex. 6704(Ex. S1566)
12	11	263.410	0.00	0.00	0.00	0.00	0.00	0.0	11.6	0.0	5.04	9.66	2.85	18	0.50	8.62	9.94	15.69	16.05	27.19	24.73	Ex. 6705(Ex. S899)
13	12	42.510	0.00	0.00	0.00	0.00	0.00	0.0	11.4	0.0	4.83	9.82	2.73	18	0.52	10.04	10.26	16.18	16.23	24.73	23.92	Ex. S900
14	13	72.890	0.00	0.00	0.00	0.00	0.00	0.0	10.9	0.0	4.83	9.73	2.73	18	0.51	10.36	10.73	16.25	16.34	23.92	23.29	Ex. 6706
15	14	275.940	0.00	0.00	0.00	0.00	0.00	0.0	9.1	0.0	4.58	12.65	2.59	18	0.86	10.83	13.20	16.35	16.67	23.29	23.40	Ex. 6703
16	15	13.520	0.00	0.00	0.00	0.00	0.00	0.0	9.1	0.0	4.47	17.01	2.53	18	1.55	13.30	13.51	16.68	16.70	23.40	23.70	Ex. 6702
17	16	208.880	0.00	0.00	0.00	0.00	0.00	0.0	8.1	0.0	4.42	5.92	3.60	15	0.50	13.61	14.65	16.71	17.29	23.70	25.88	Ex. 11318
18	17	182.860	0.00	0.00	0.00	0.00	0.00	0.0	7.2	0.0	4.26	6.05	3.47	15	0.52	14.75	15.70	17.32	17.79	25.88	27.16	EX 2161
19	18	24.500	0.00	0.00	0.00	0.00	0.00	0.0	7.1	0.0	4.03	10.32	3.28	15	1.22	15.80	16.10	17.91	17.95	27.16	27.60	Strc. 1
20	19	254.690	0.00	0.00	0.00	0.00	0.00	0.0	6.0	0.0	4.03	7.04	3.89	15	0.57	16.20	17.65	18.06	18.51	27.60	32.45	Strc. 2
21	20	72.690	0.00	0.00	0.00	0.00	0.00	0.0	5.7	0.0	3.96	10.94	4.17	15	1.38	17.75	18.75	18.80	19.55	32.45	32.33	Strc. 3
22	21	195.500	0.00	0.00	0.00	0.00	0.00	0.0	5.0	0.0	3.61	8.17	4.82	15	0.77	18.85	20.35	19.55	21.12	32.33	32.01	Strc. 4
23	22	291.000	0.00	0.00	0.00	0.00	0.00	0.0	4.0	0.0	3.26	6.70	4.91	15	0.52	20.60	22.10	21.22	22.83	32.01	34.13	Strc. 5
24	23	291.000	0.00	0.00	0.00	0.00	0.00	0.0	2.9	0.0	2.25	4.26	4.29	12	0.69	22.20	24.20	22.83	24.84	34.13	33.49	Strc. 6
25	24	268.200	0.00	0.00	0.00	0.00	0.00	0.0	2.0	0.0	1.70	2.88	4.75	10	0.83	24.37	26.60	24.84	27.18	33.49	32.07	Strc. 7
26	25	287.960	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.64	2.23	2.44	10	0.50	26.70	28.13	27.18	28.48	32.07	30.69	Strc. 8
Pepco	o EX. Sanit	tary Outfall											<u> </u>			Number	of lines: 26			Run Date	e: 12/12/2022	

APPROVED DEVELOPMENT SITE PLAN NO.	CDSP #2022 - 00024
DEPARTMENT OF PLANNING &	ZONING
DIRECTOR	DATE
DEPT. OF TRANSPORTATION &	ENVIRONMENTAL SERVICES
SITE PLAN No.	
DIRECTOR	DATE

christophe
Consultants
4035 ridge top rd p 703.273.6
suite 601





O - REDEVELOTIMEN
INFRASTRUCTURE PLAN

DATE

PROJECT No.: 17005.004.03 DRAWING No.: 112206 DATE: 10-14-2022 DESIGN: JH DRAWN: MG CHECKED: KW

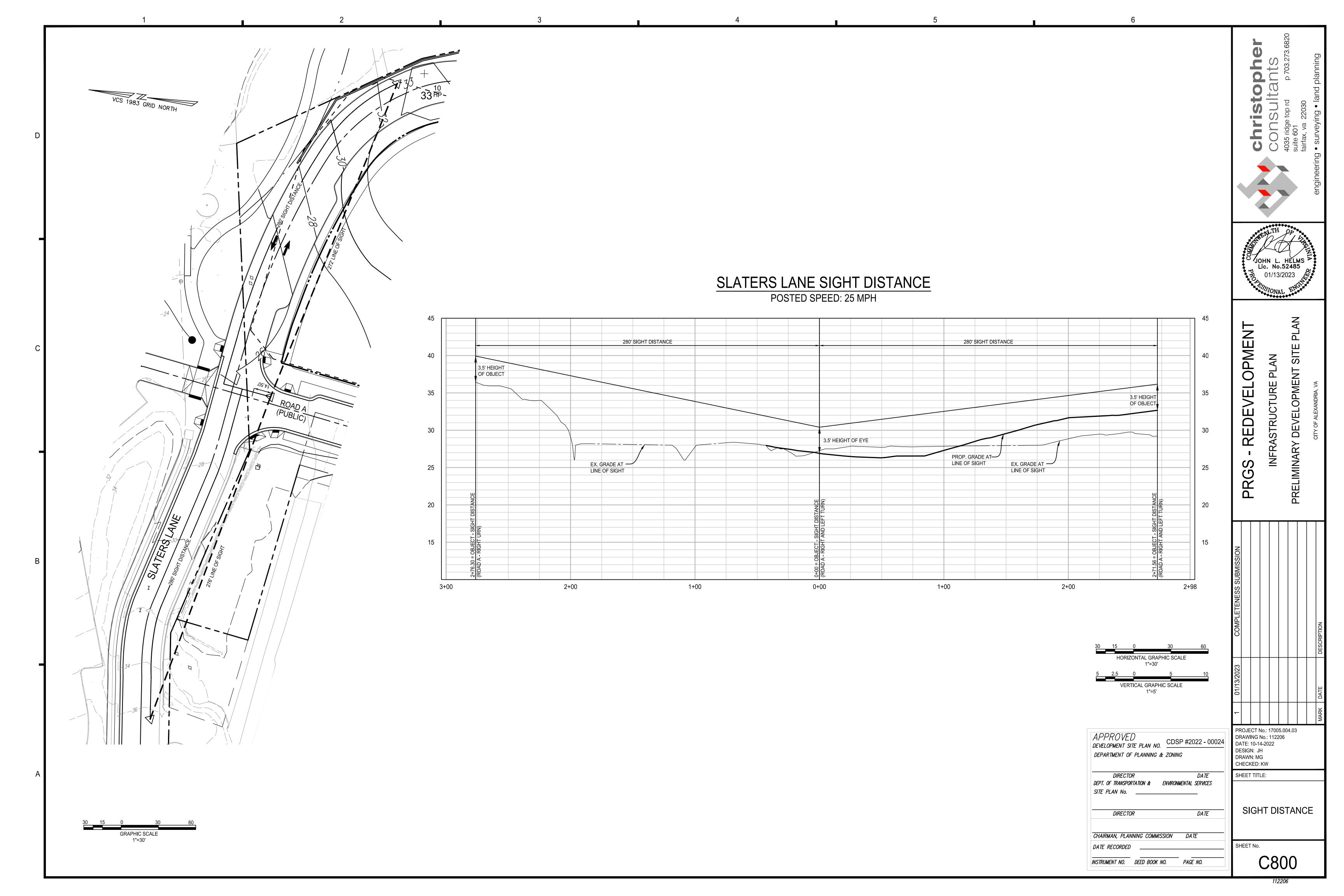
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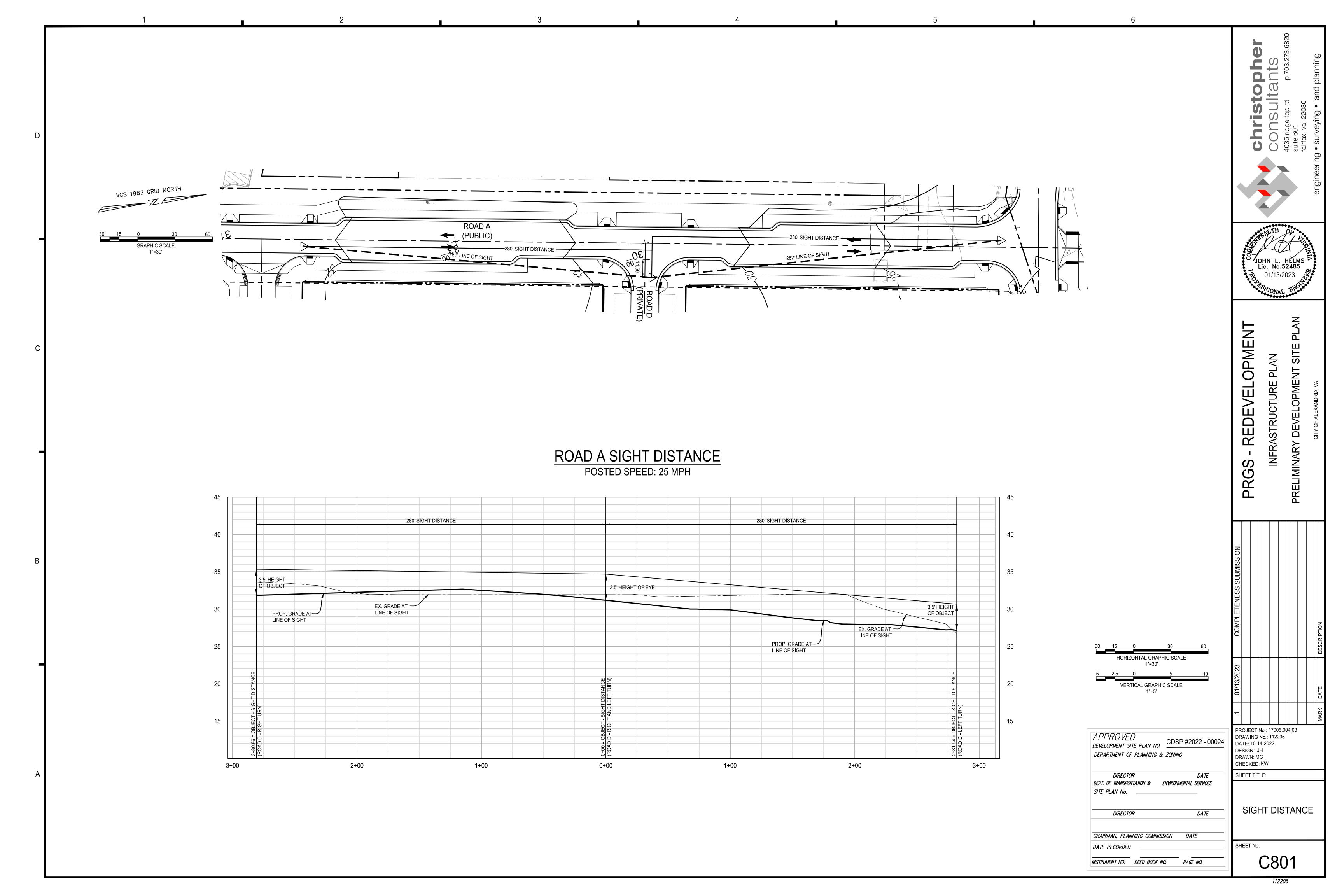
SANITARY SEWER COMPUTATIONS

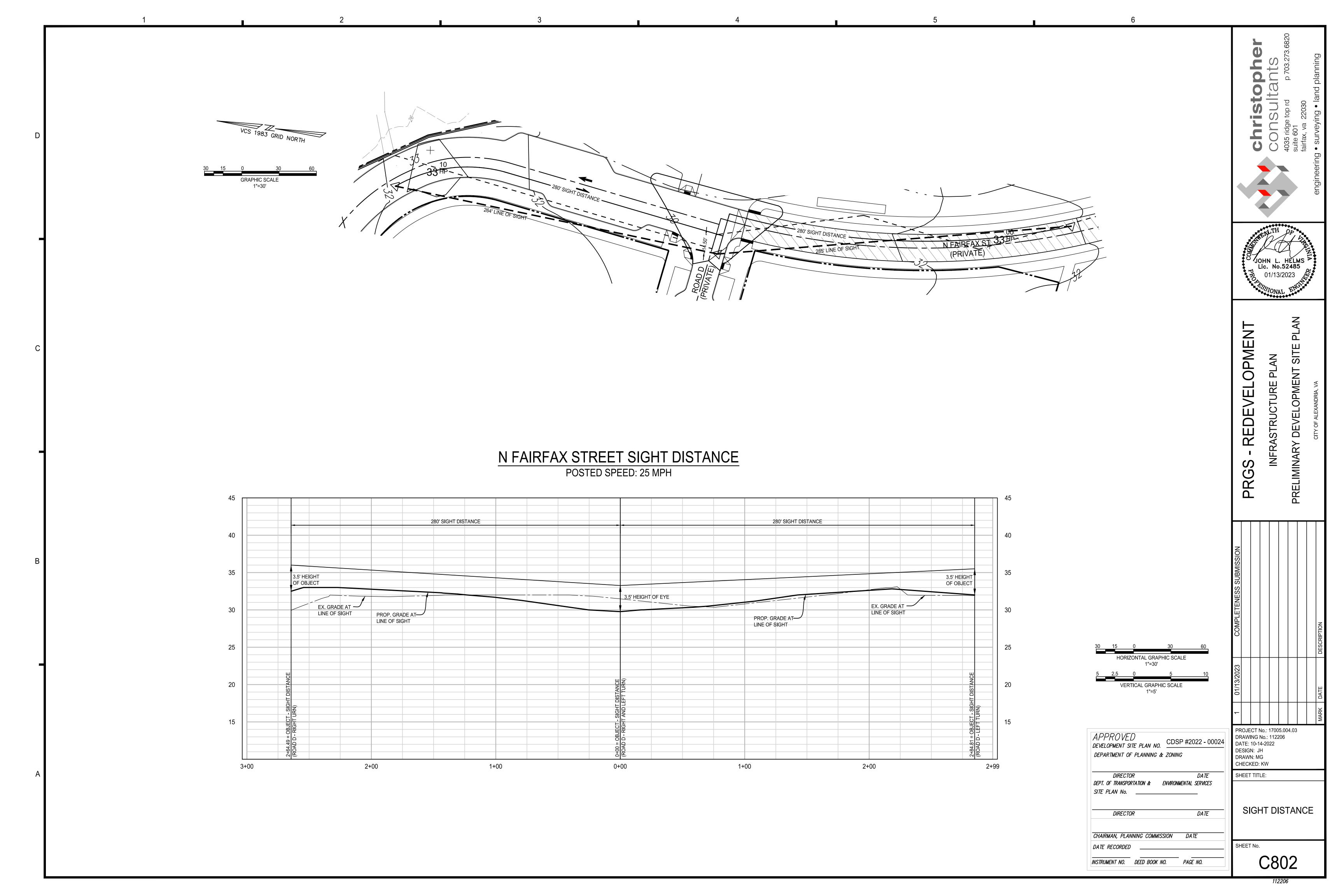
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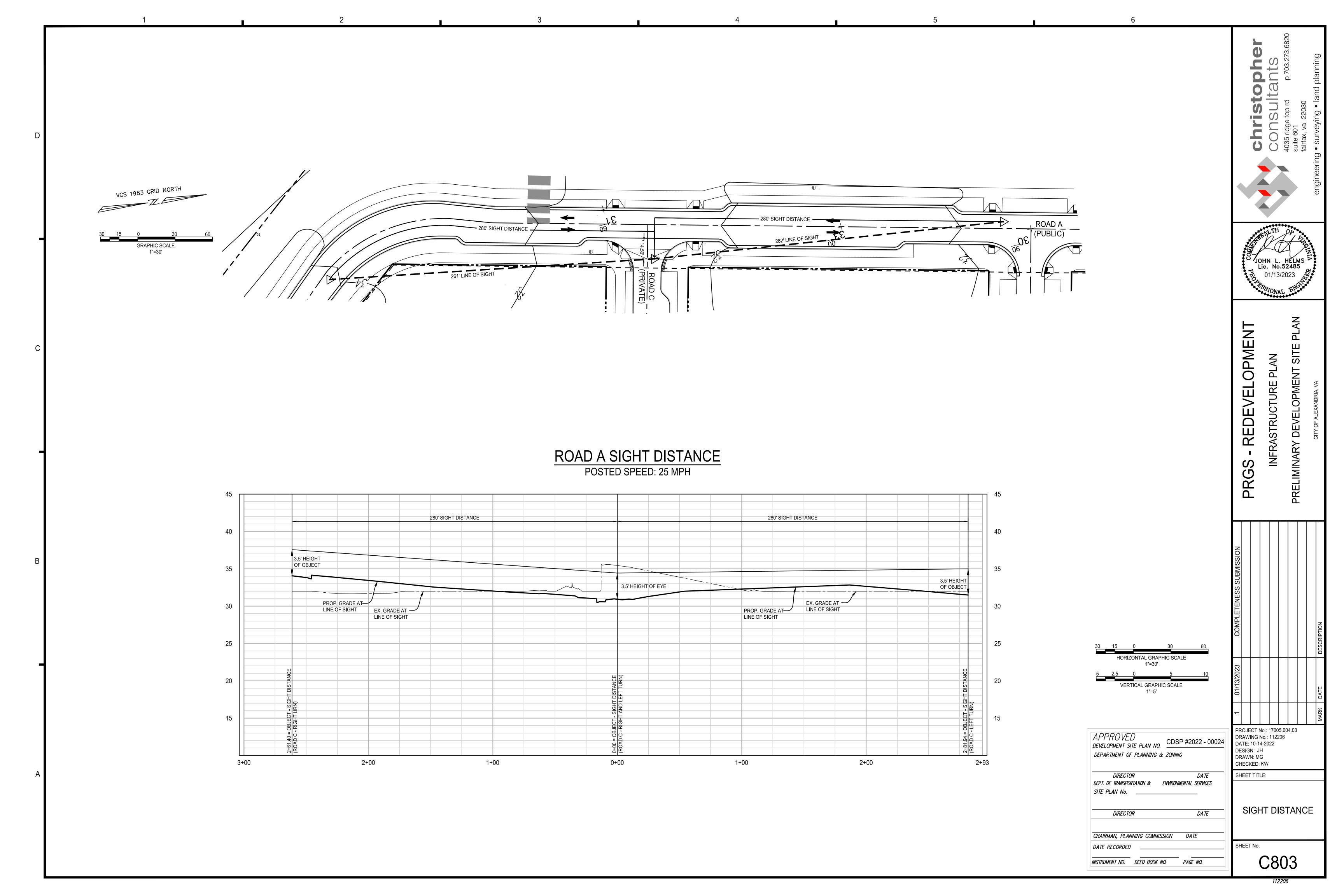
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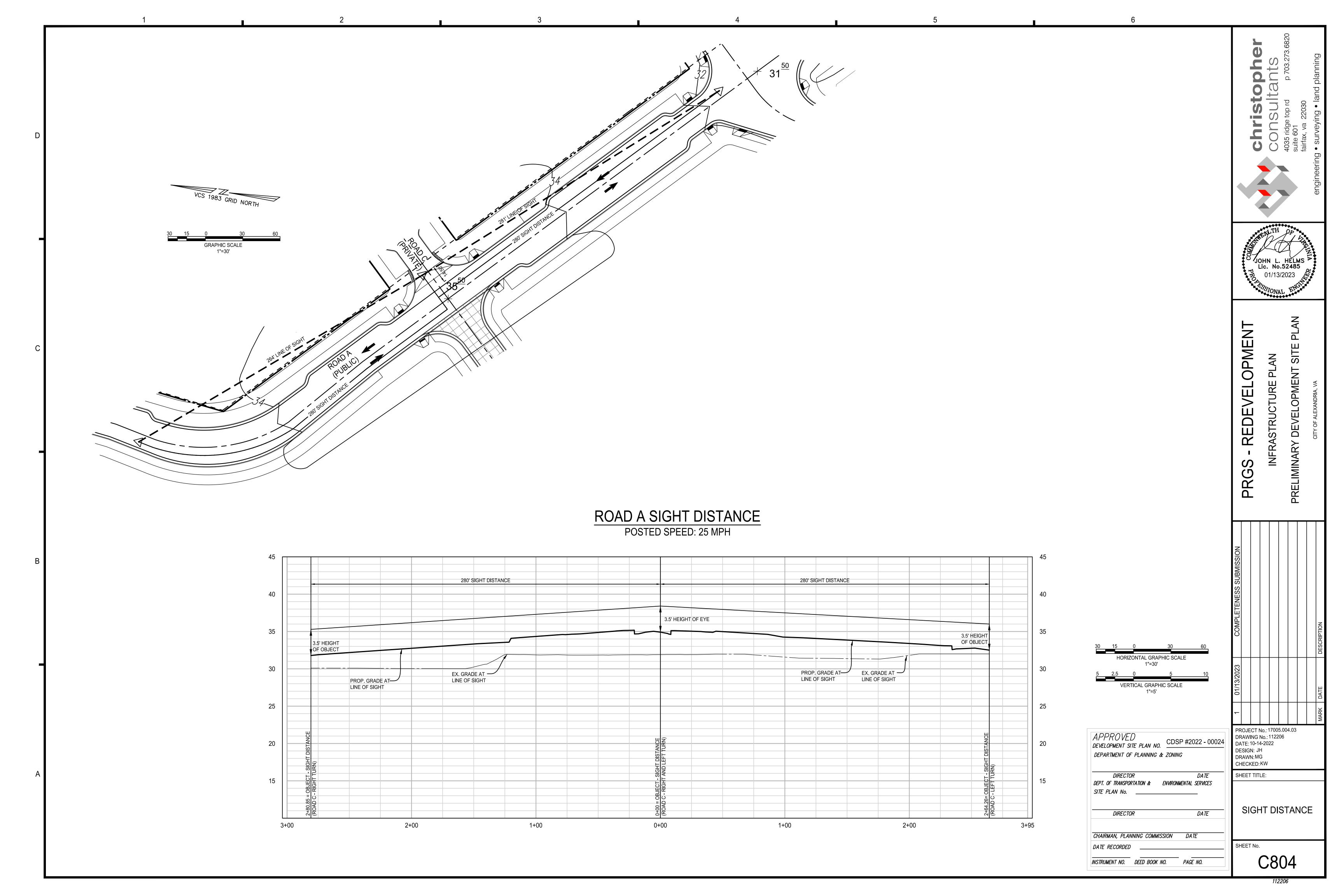
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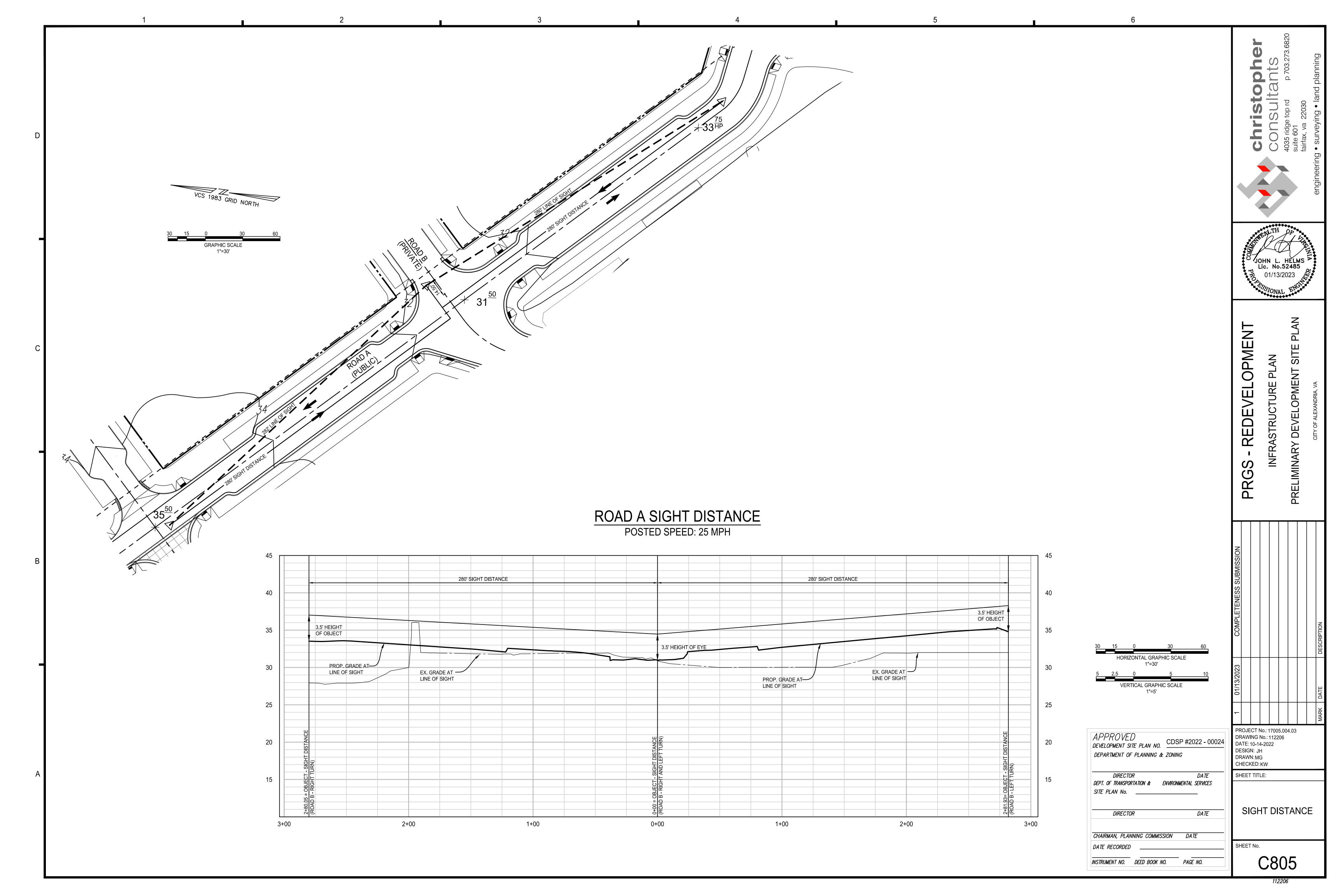


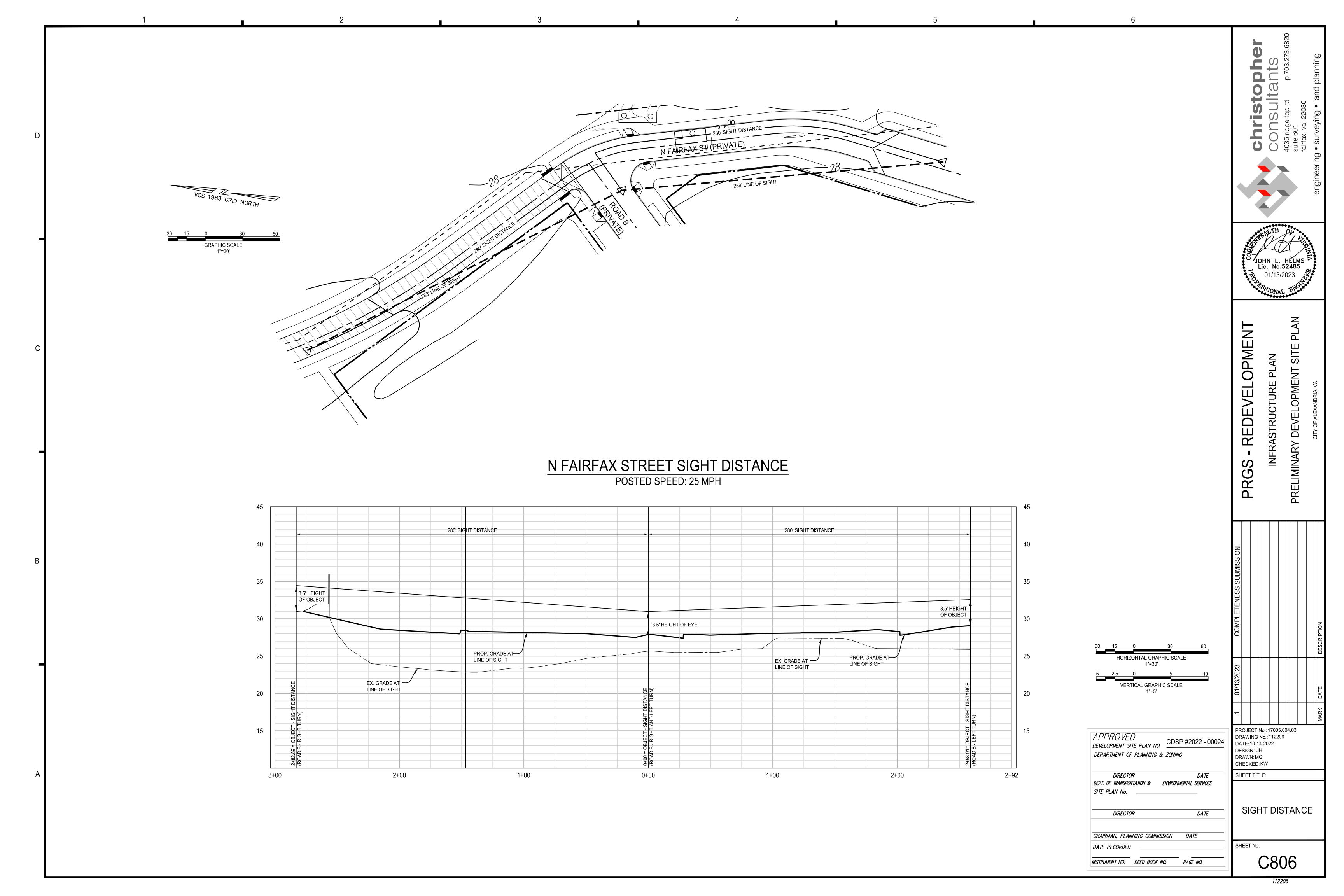


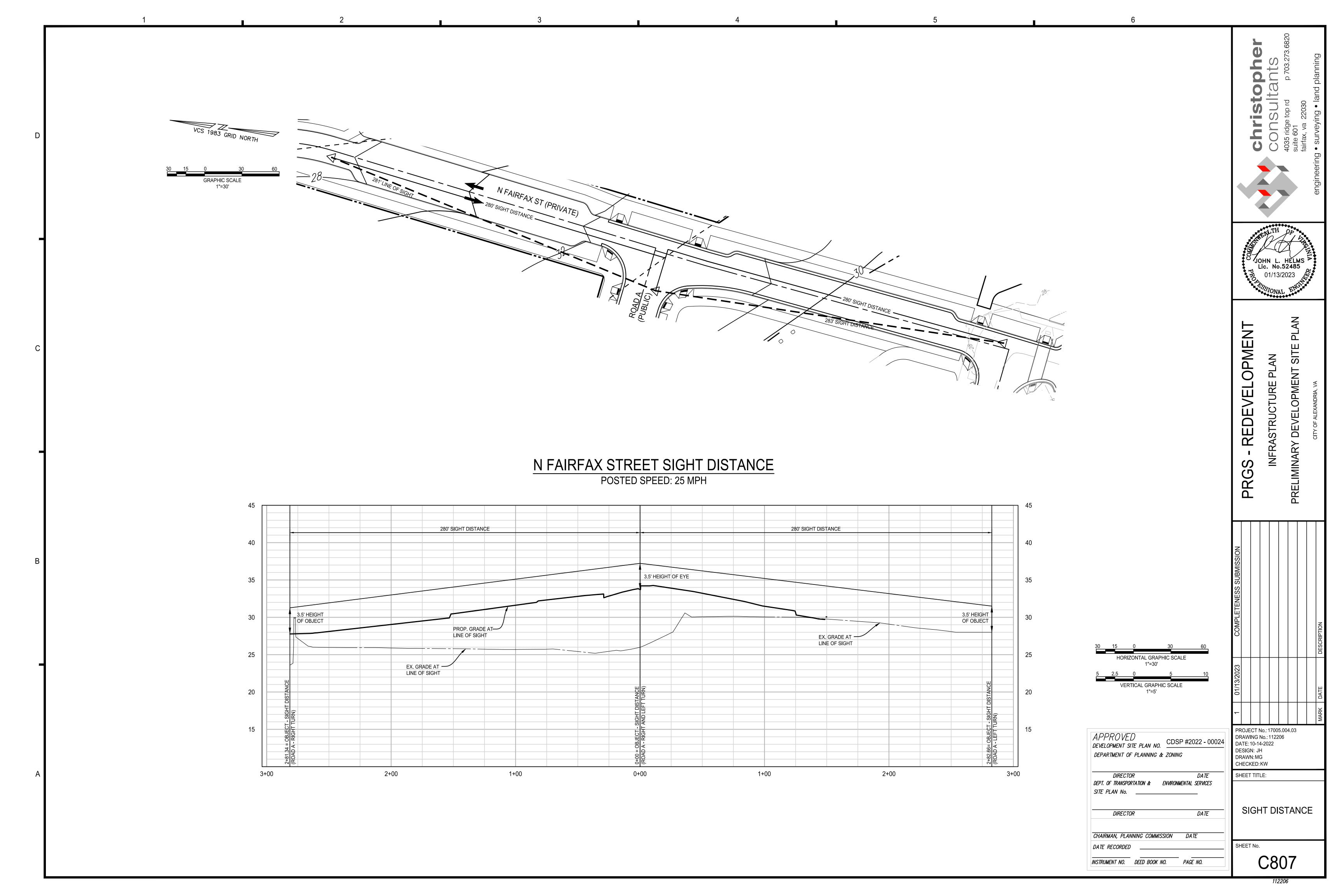


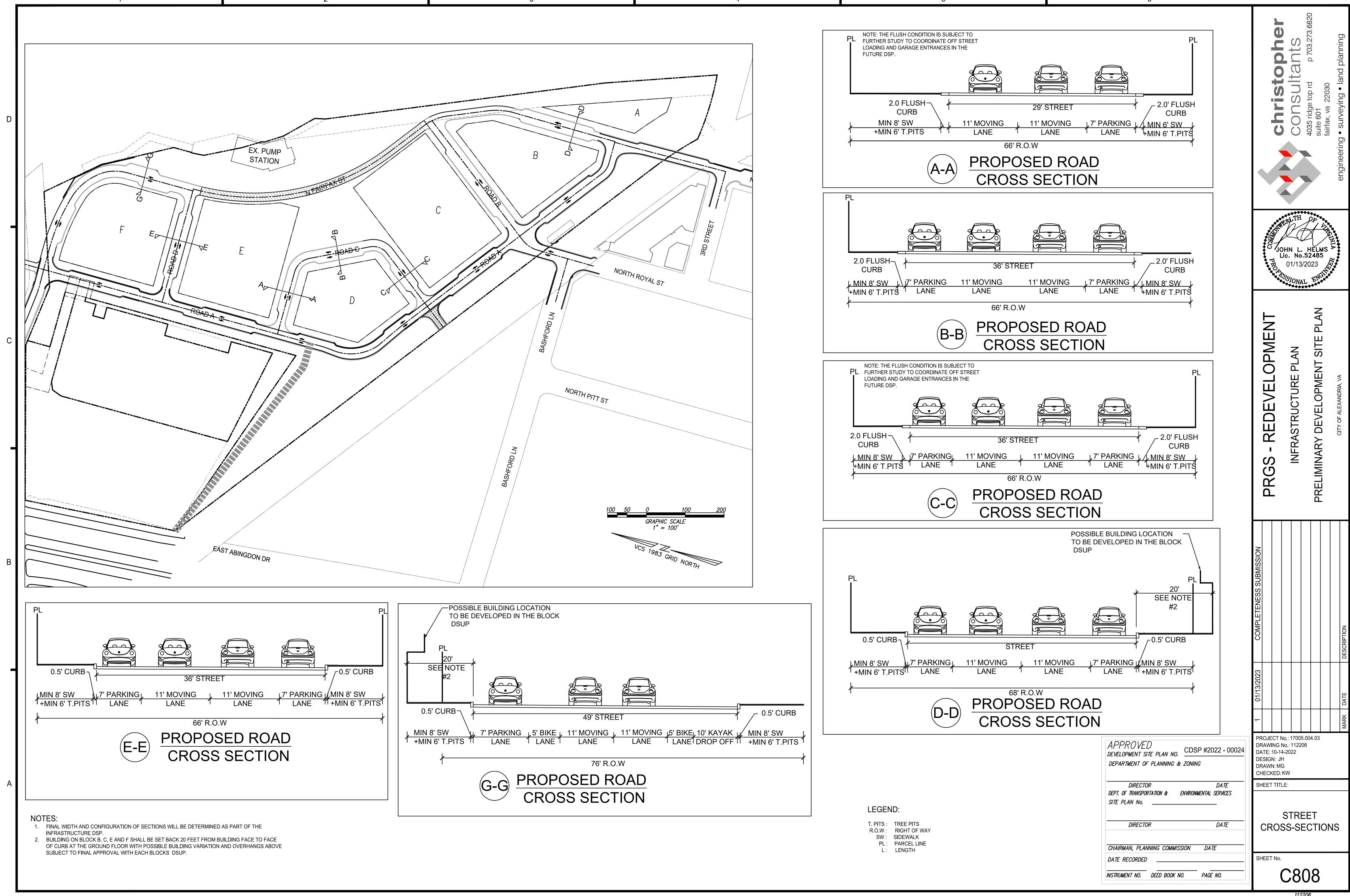


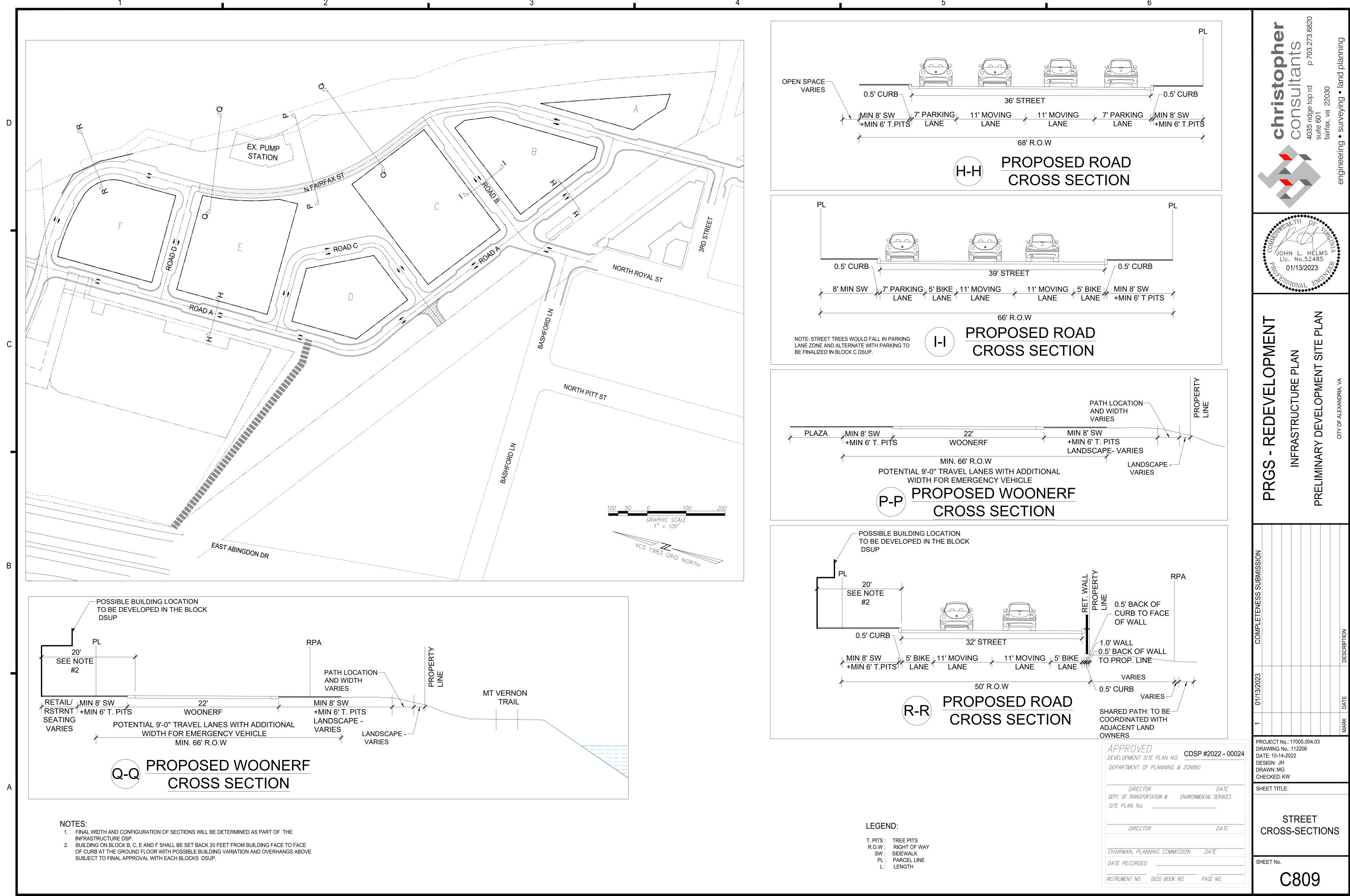


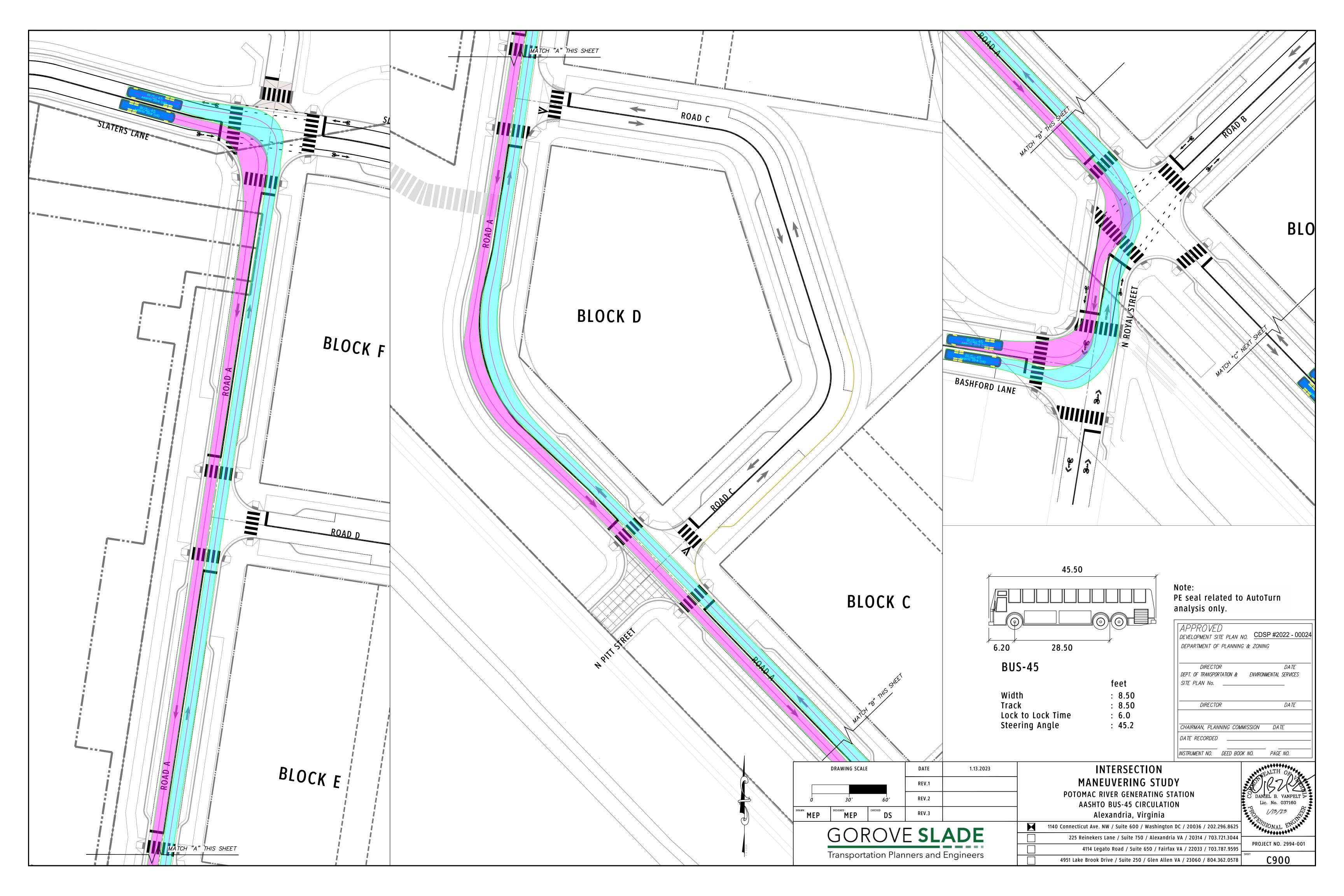


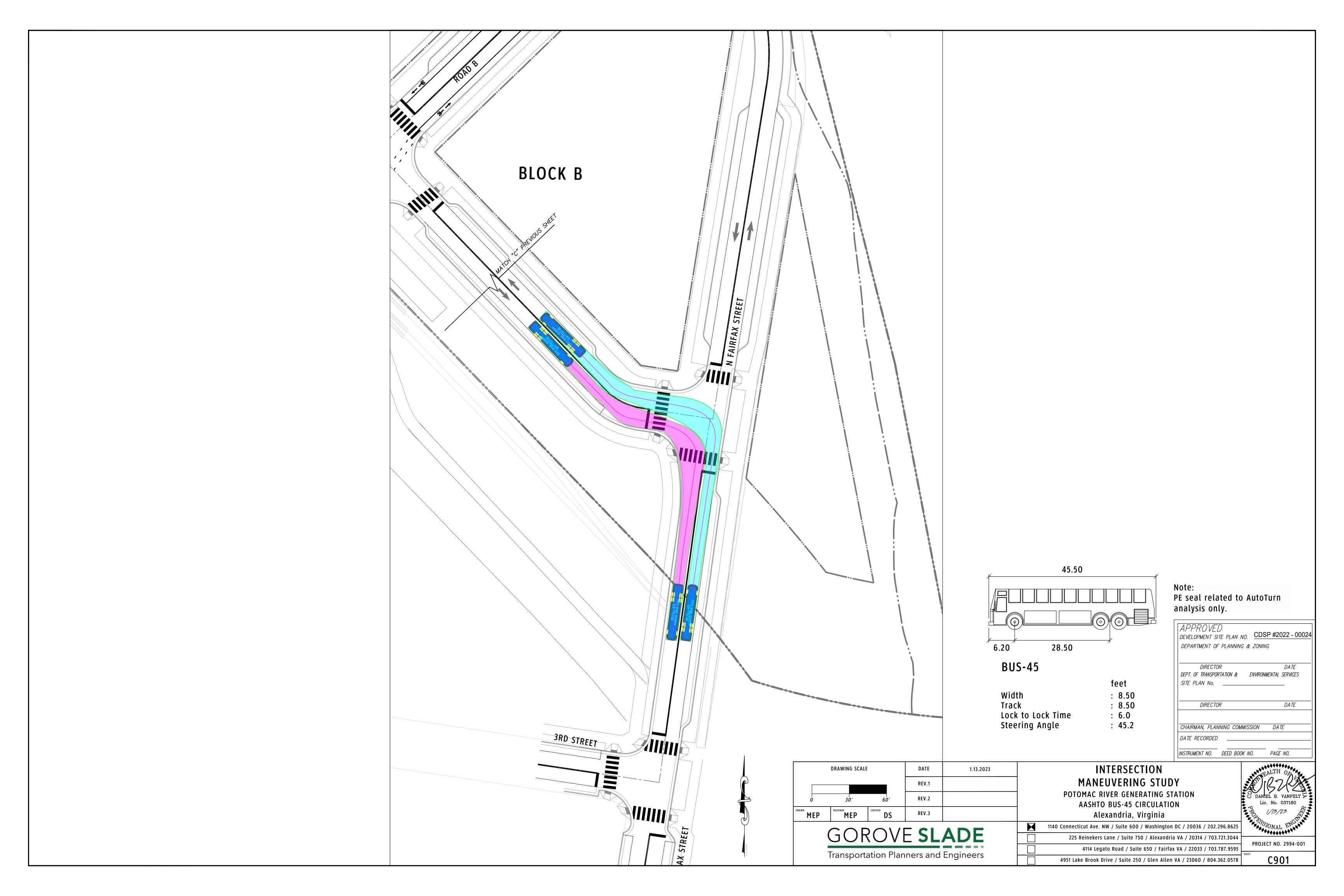












SLATERS LANE INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE

feet

: 7.00

: 6.00

: 31.6

Track

Lock to Lock Time

Steering Angle

INTERNAL INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE

Alexandria, Virginia

GOROVE **SLADE**

Transportation Planners and Engineers

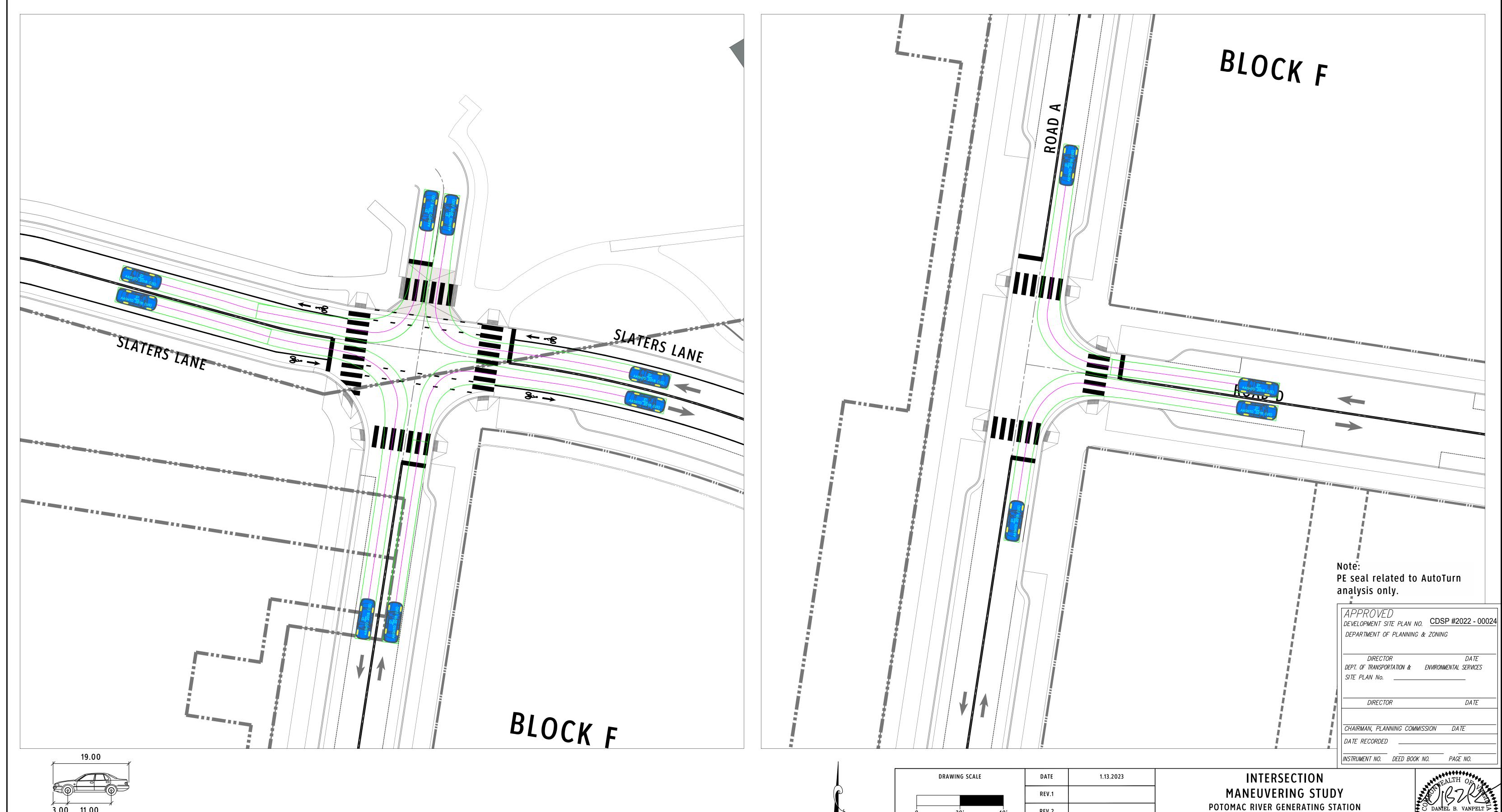
1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625

225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044

4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595

PROJECT NO. 2994-001

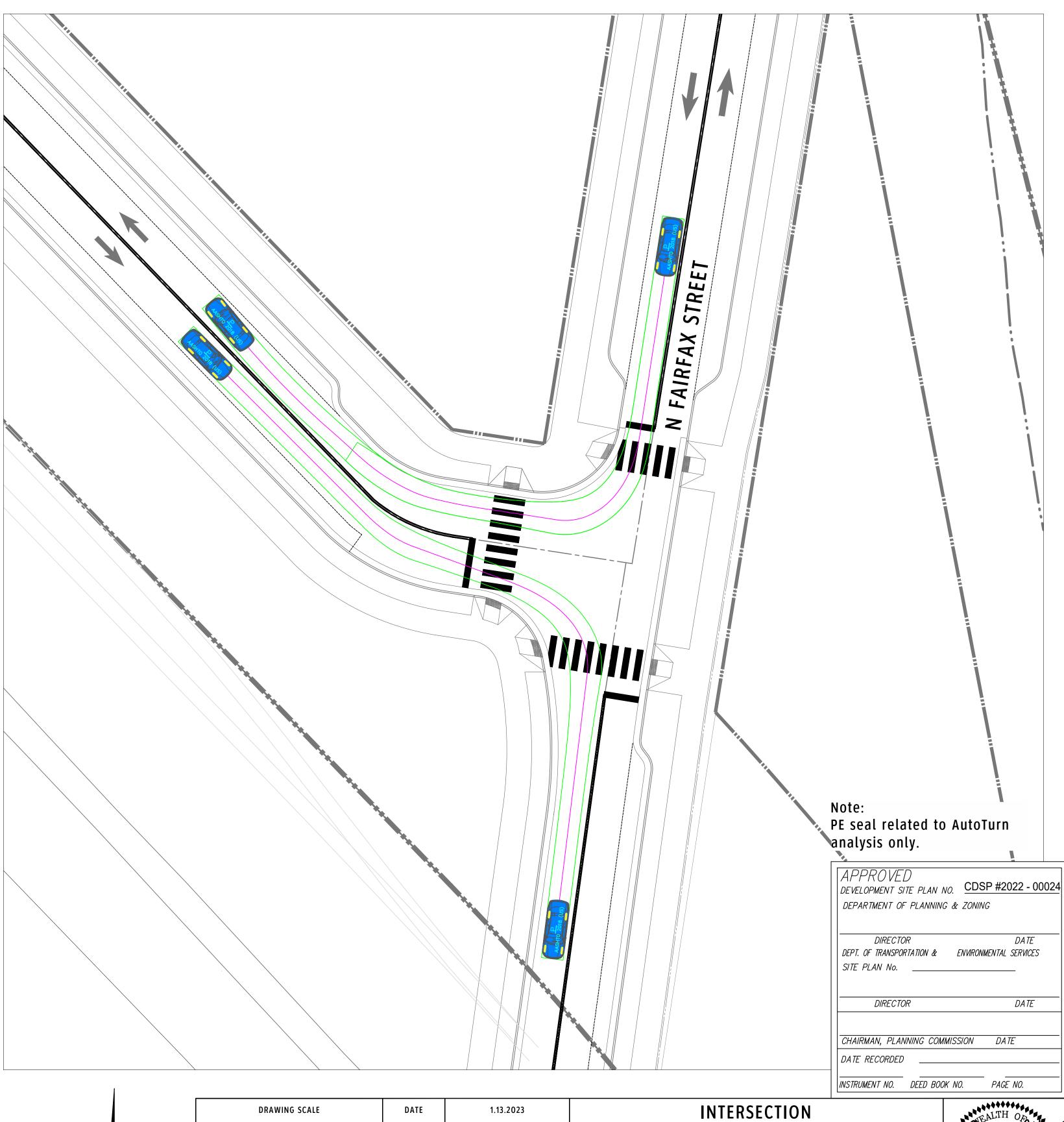


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DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024 DEPARTMENT OF PLANNING & ZONING DIRECTOR BASHFORD LANE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE 19.00 INSTRUMENT NO. DEED BOOK NO. PAGE NO. INTERSECTION DRAWING SCALE 1.13.2023 MANEUVERING STUDY POTOMAC RIVER GENERATING STATION Alexandria, Virginia feet 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625 GOROVE **SLADE** : 7.00 : 6.00 225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044 Track PROJECT NO. 2994-001 Lock to Lock Time Steering Angle : 6.0 : 31.6 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595 Transportation Planners and Engineers C904 4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

INTERNAL INTERSECTION MANEUVERING DETAIL MANEUVERING DETAIL DESIGN VEHICLE: AASHTO P VEHICLE DESIGN VEHICLE: AASHTO P VEHICLE 19.00 DRAWING SCALE feet GOROVE **SLADE** : 7.00 : 6.00 Lock to Lock Time Steering Angle : 6.0 : 31.6

N FAIRFAX STREET INTERSECTION



Transportation Planners and Engineers

MANEUVERING STUDY

POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625

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PROJECT NO. 2994-001

N ROYAL STREET & BASHFORD LANE INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO P VEHICLE

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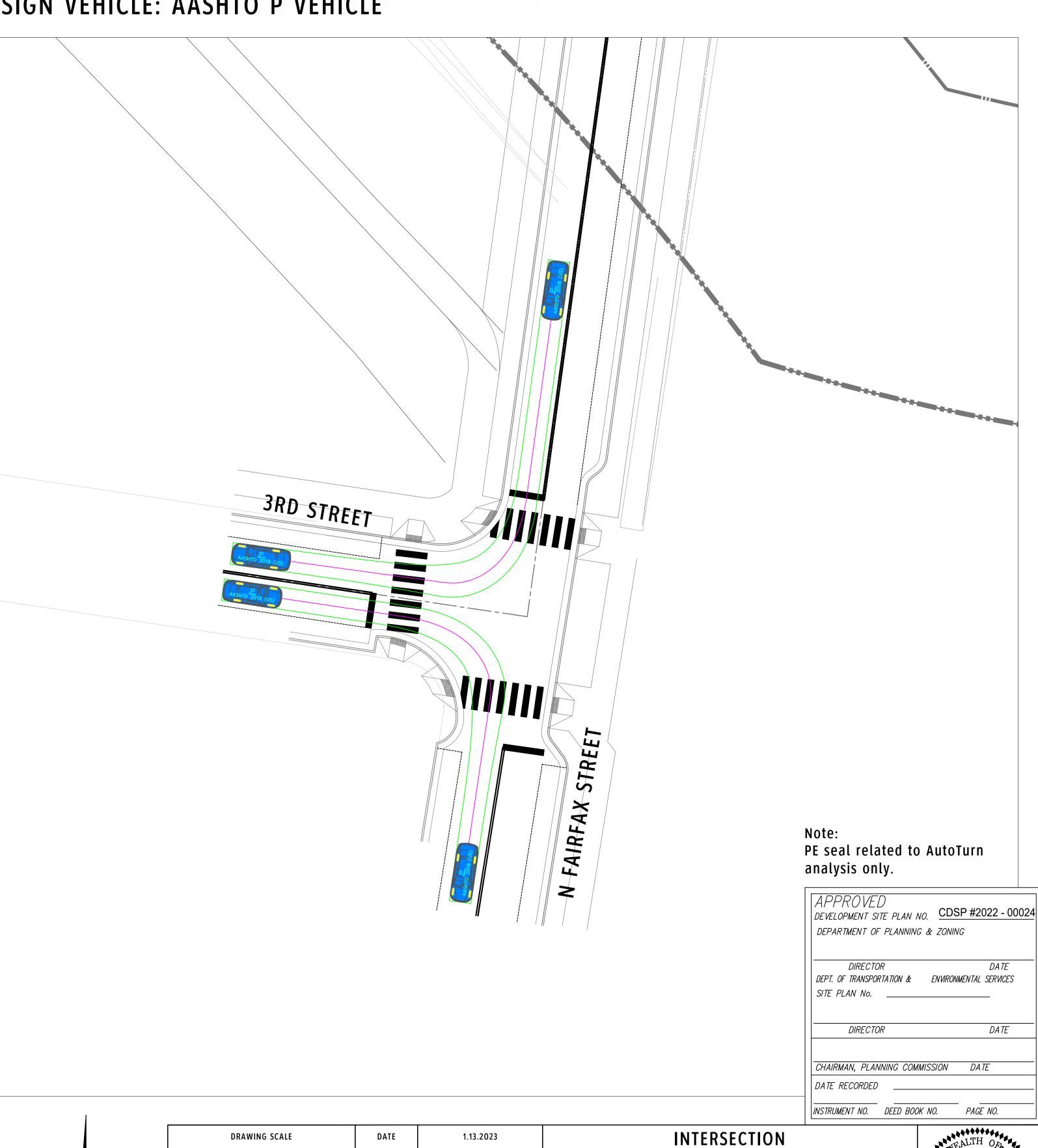
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Lock to Lock Time

Steering Angle



N FAIRFAX STREET & 3RD STREET INTERSECTION INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO P VEHICLE



MANEUVERING STUDY POTOMAC RIVER GENERATING STATION

Alexandria, Virginia 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625

PROJECT NO. 2994-001

GOROVE **SLADE**

Transportation Planners and Engineers

225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595

C906 4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

SLATERS LANE INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30 SLATERS LANE BLOCK F 30.00

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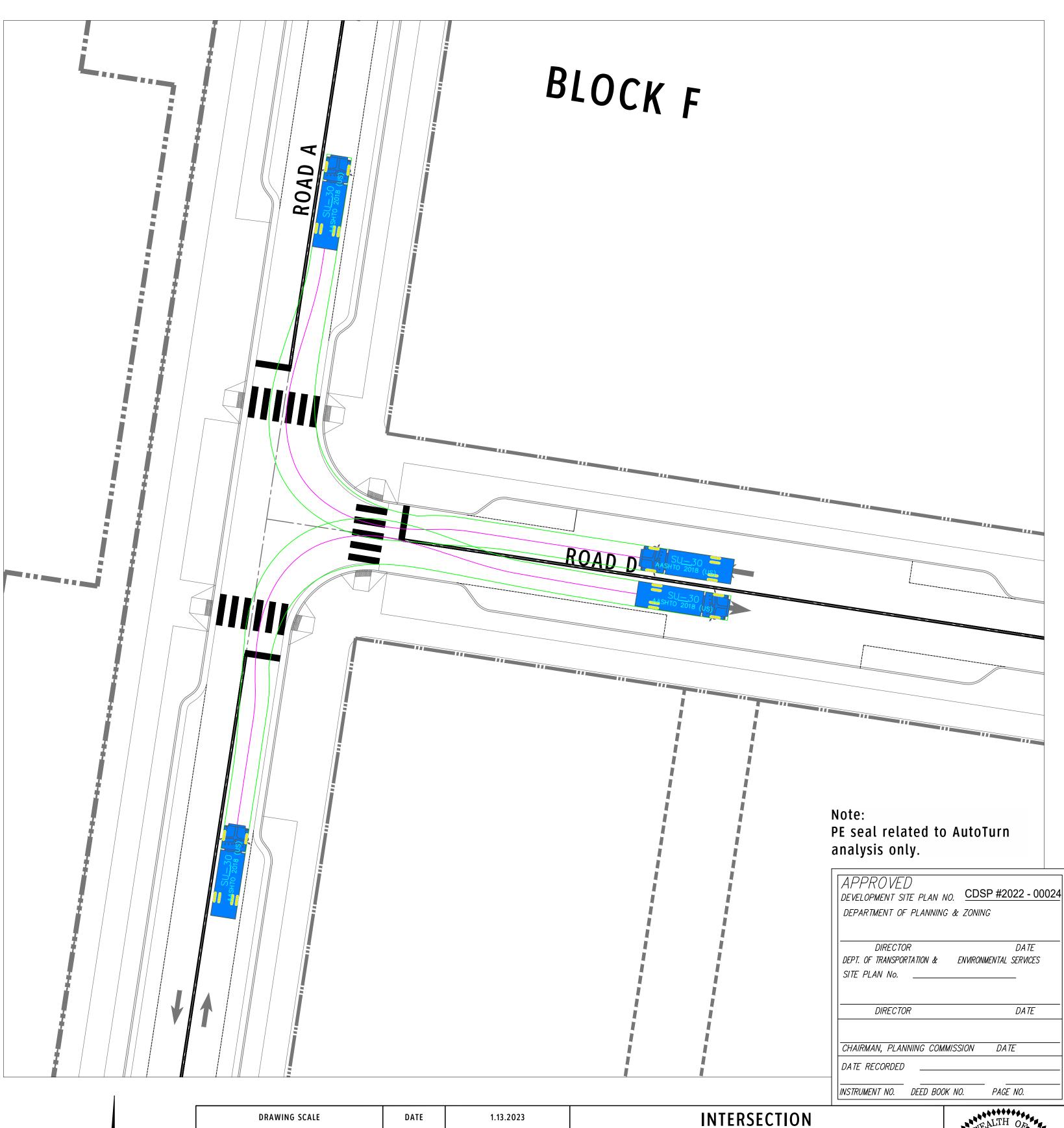
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Track

Lock to Lock Time

Steering Angle

INTERNAL INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO SU-30



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GOROVE **SLADE**

Transportation Planners and Engineers

MANEUVERING STUDY

POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

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PROJECT NO. 2994-001

INTERNAL INTERSECTION N PITT STREET INTERSECTION MANEUVERING DETAIL MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30 DESIGN VEHICLE: AASHTO SU-30 LOCK D ROAD A BLOCK E ROAD C BLOCK C Note: PE seal related to AutoTurn analysis only. APPROVED
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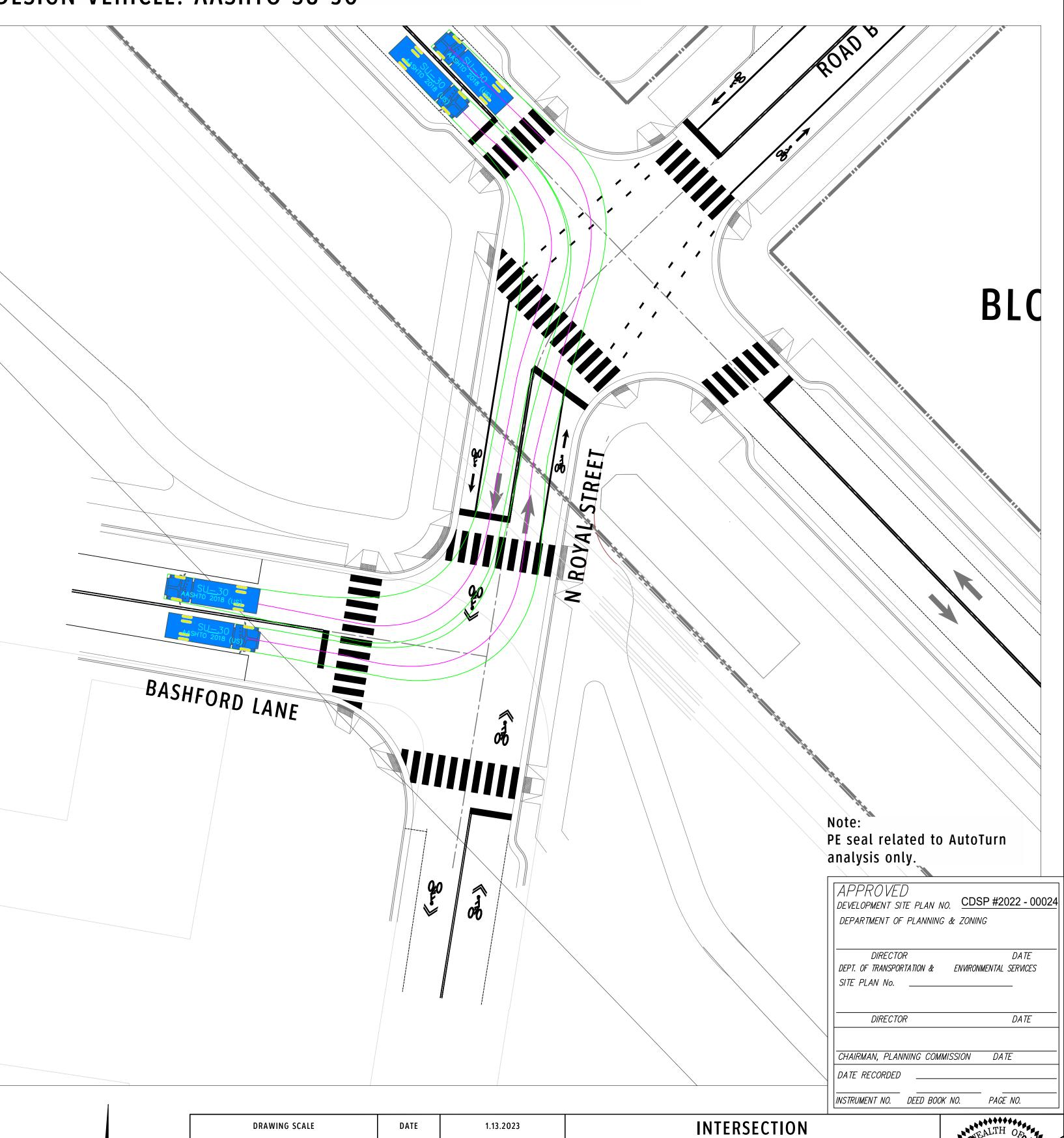
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Lock to Lock Time

Steering Angle

N ROYAL STREET & BASHFORD LANE INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30



GOROVE **SLADE**

Transportation Planners and Engineers

MANEUVERING STUDY

POTOMAC RIVER GENERATING STATION

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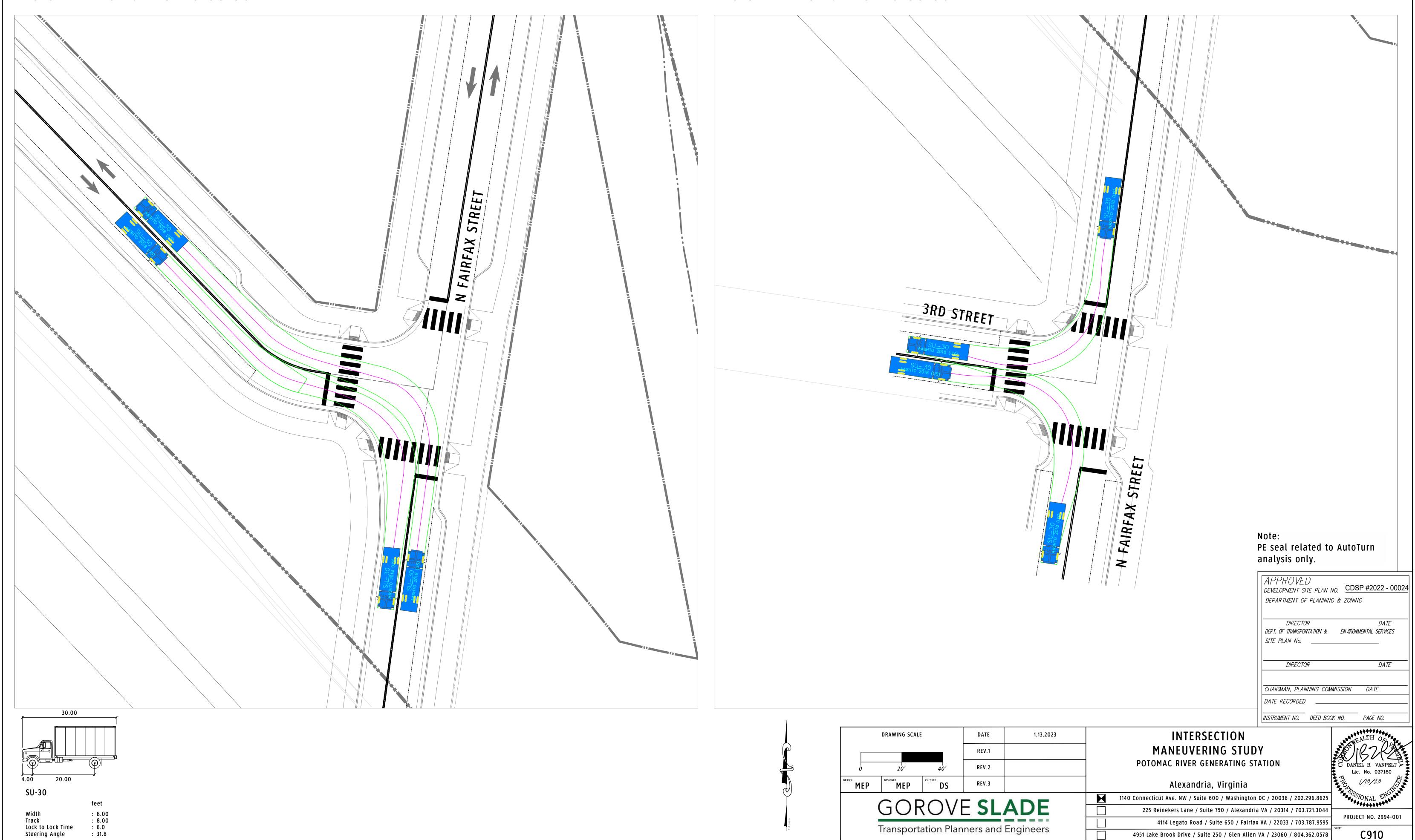
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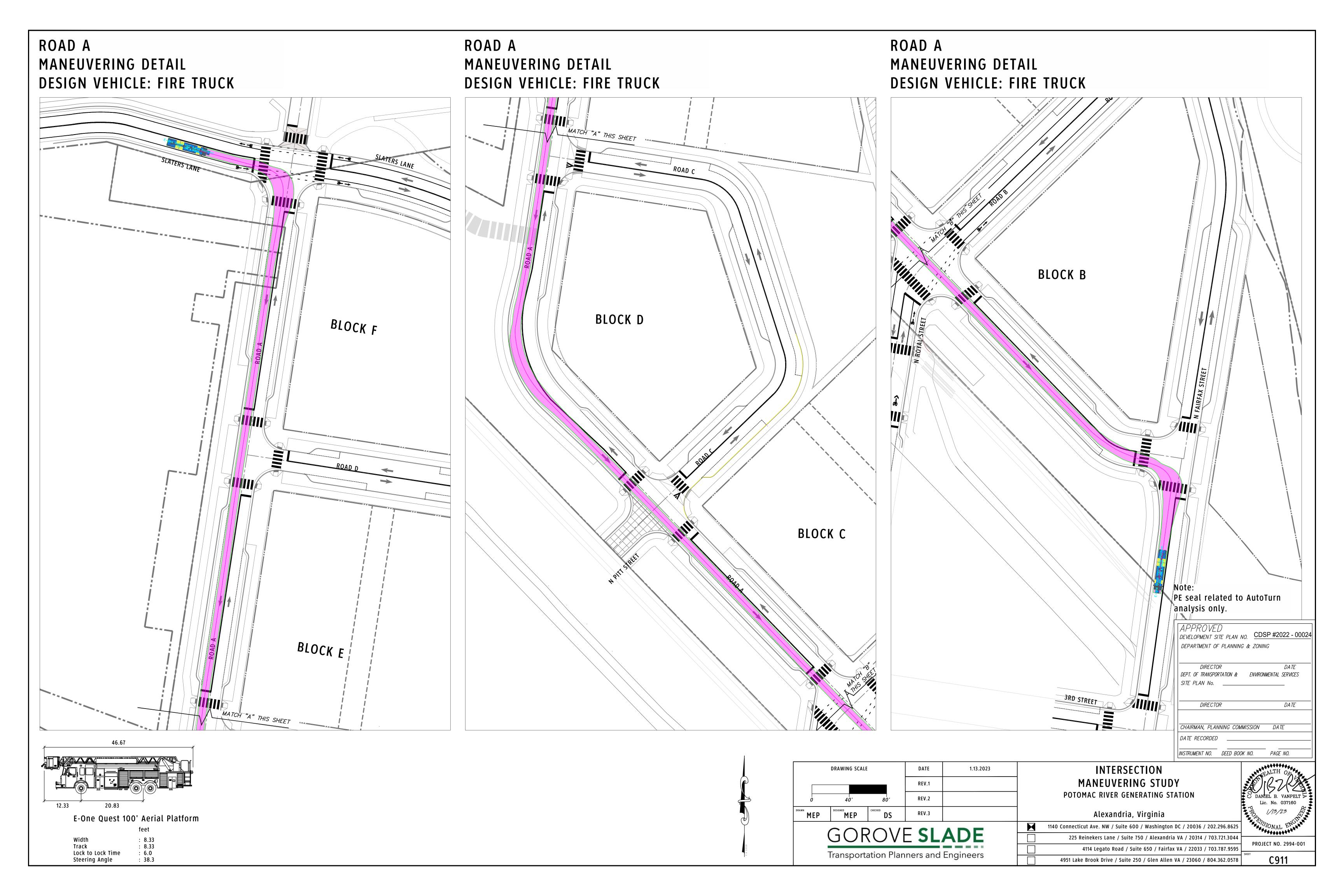
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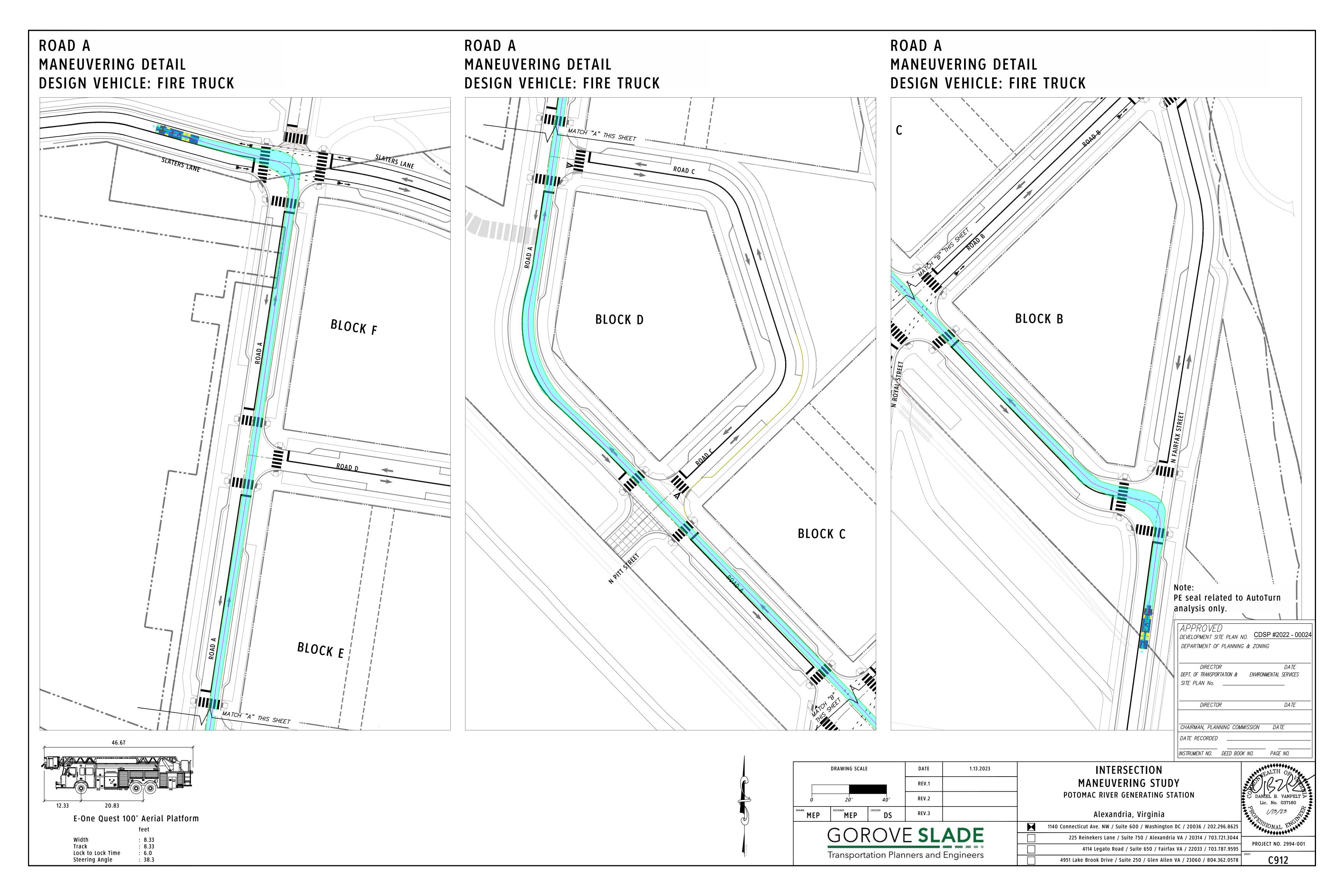
PROJECT NO. 2994-001

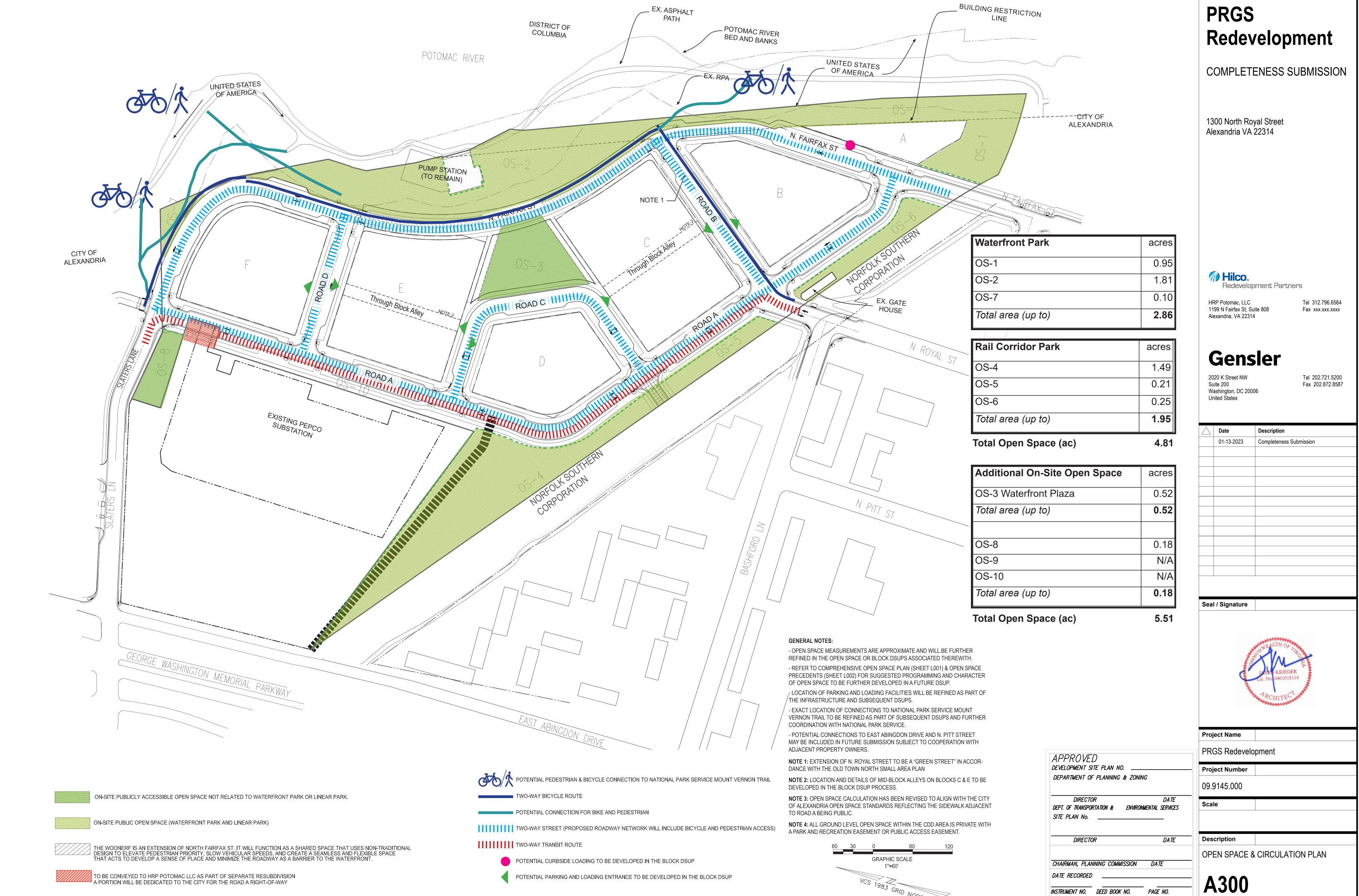
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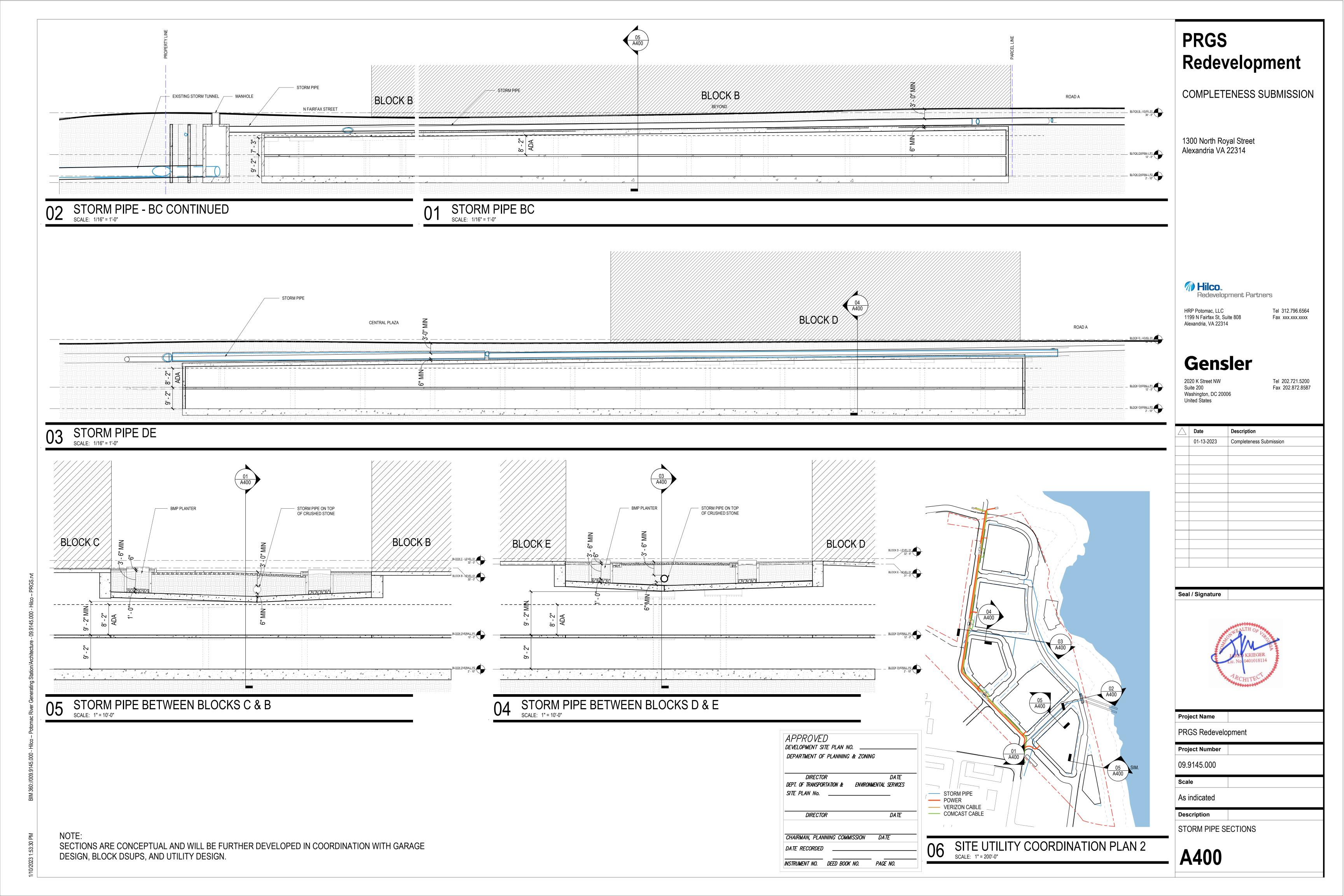


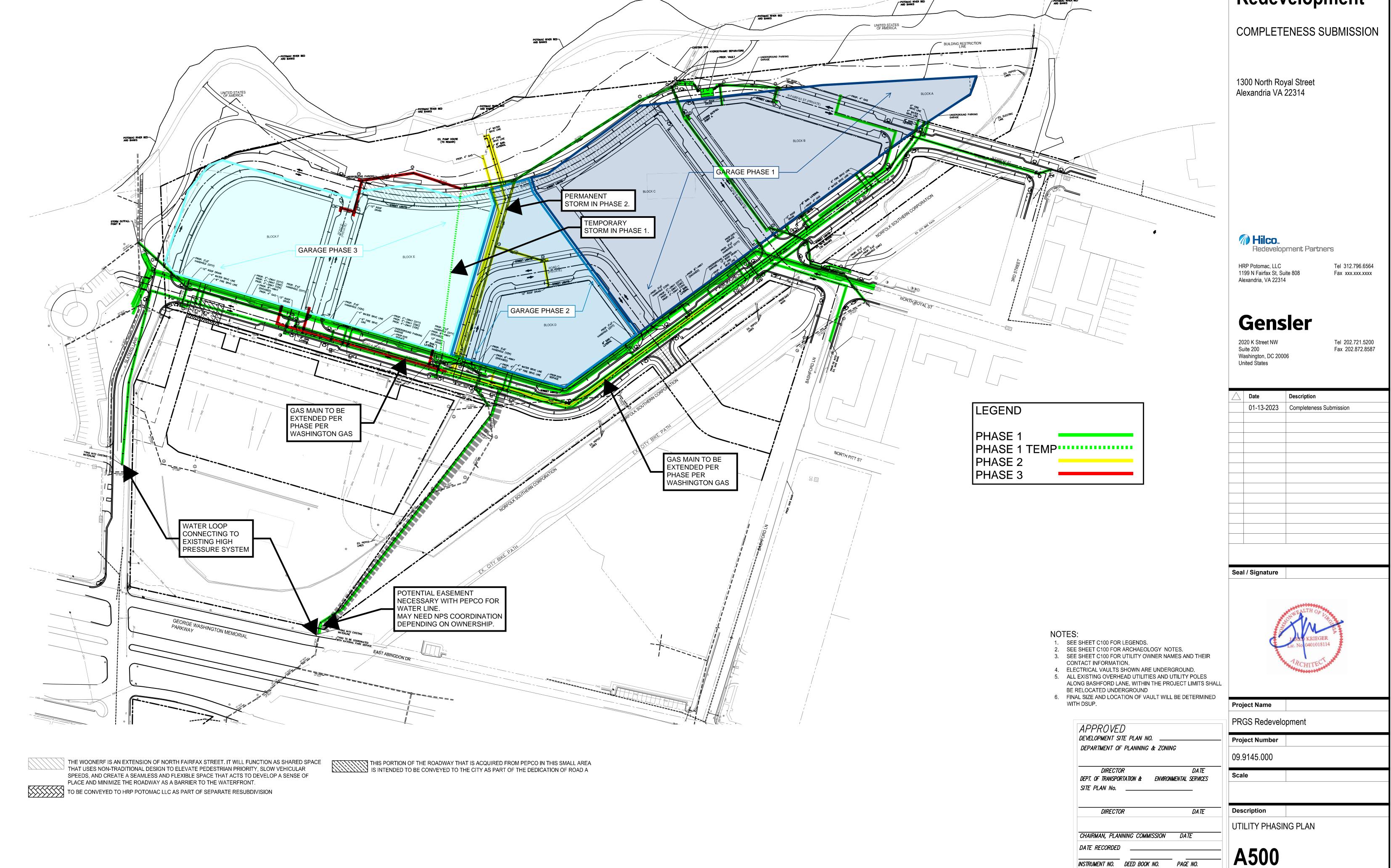




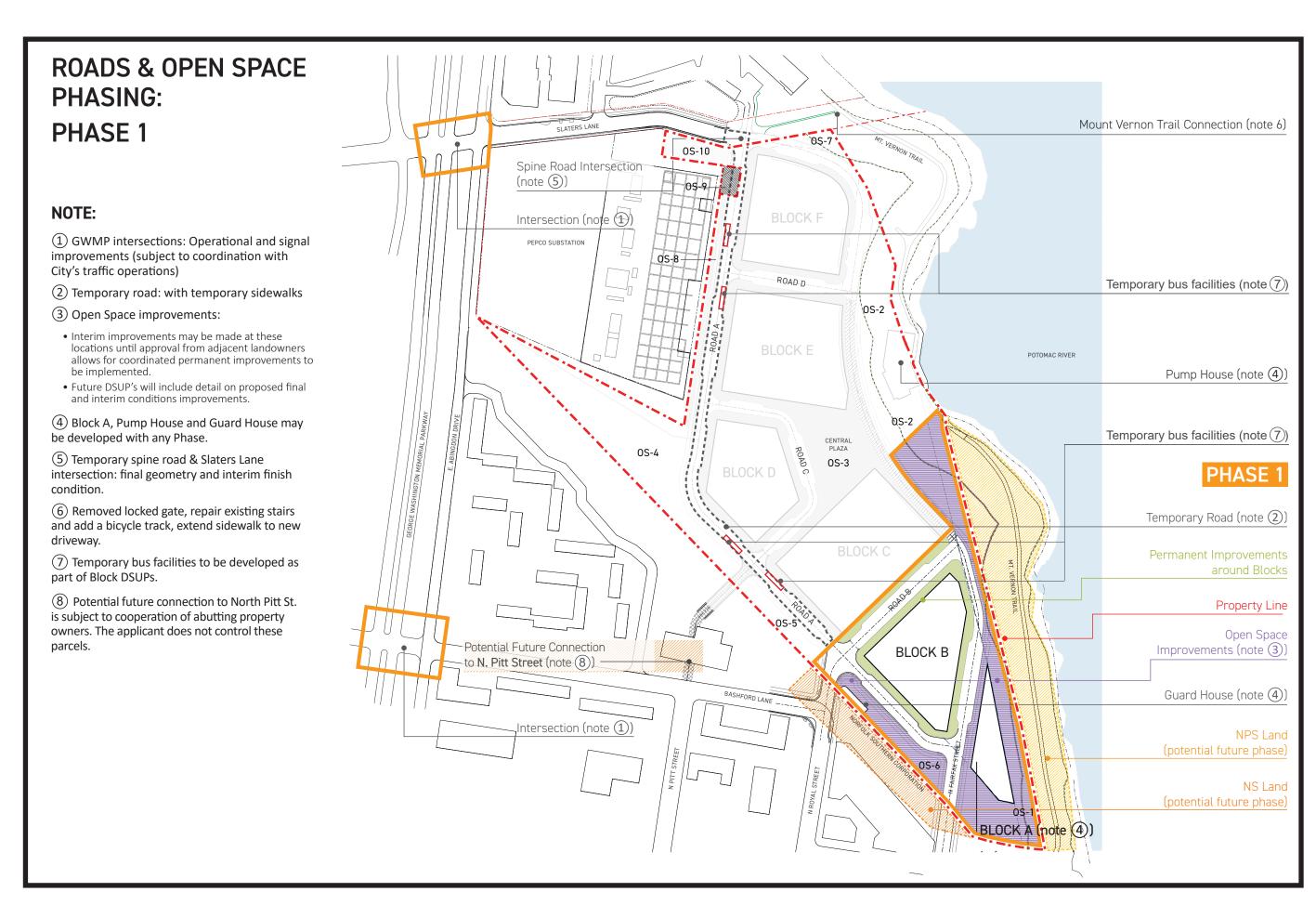


PRGS

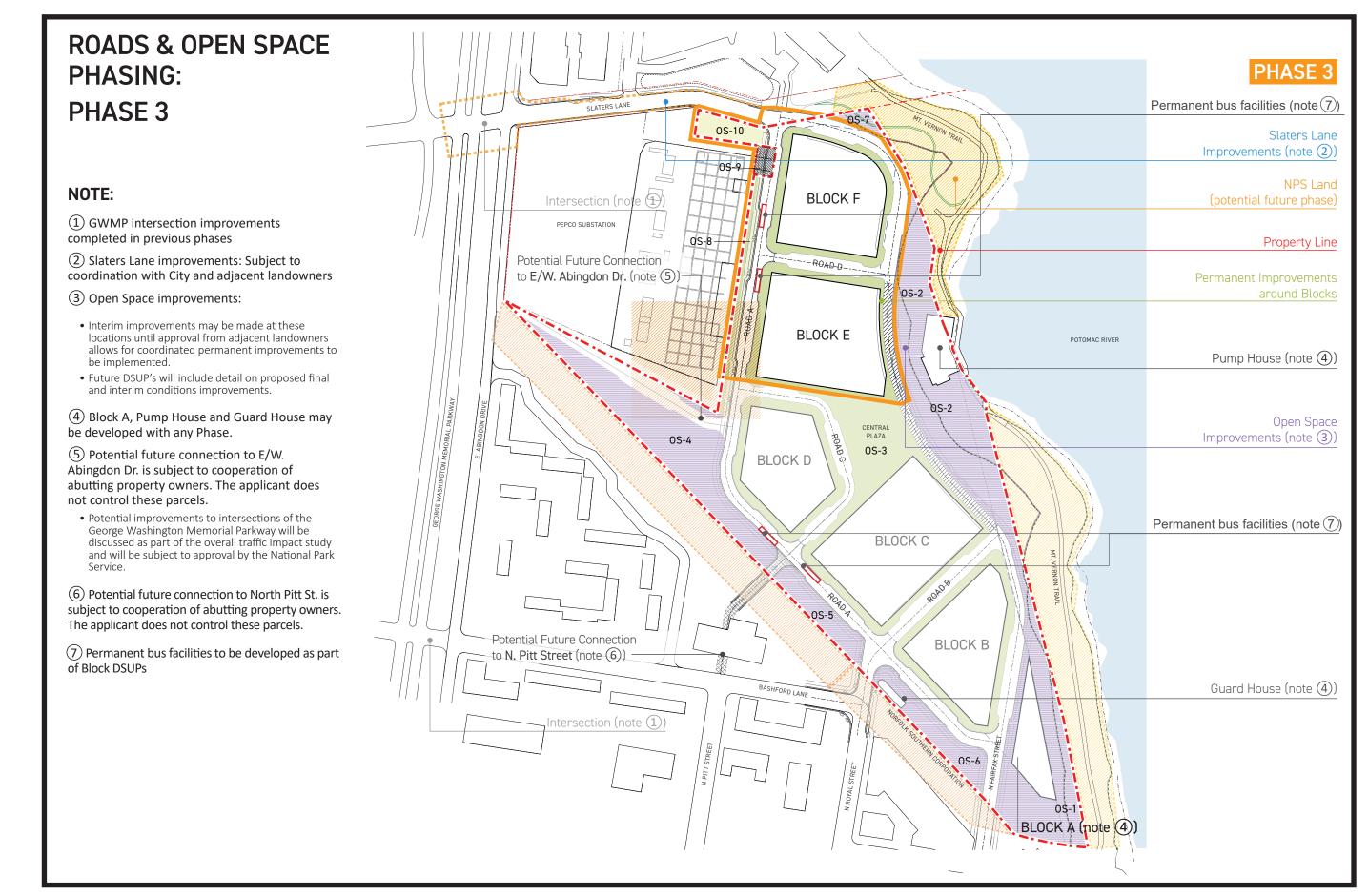


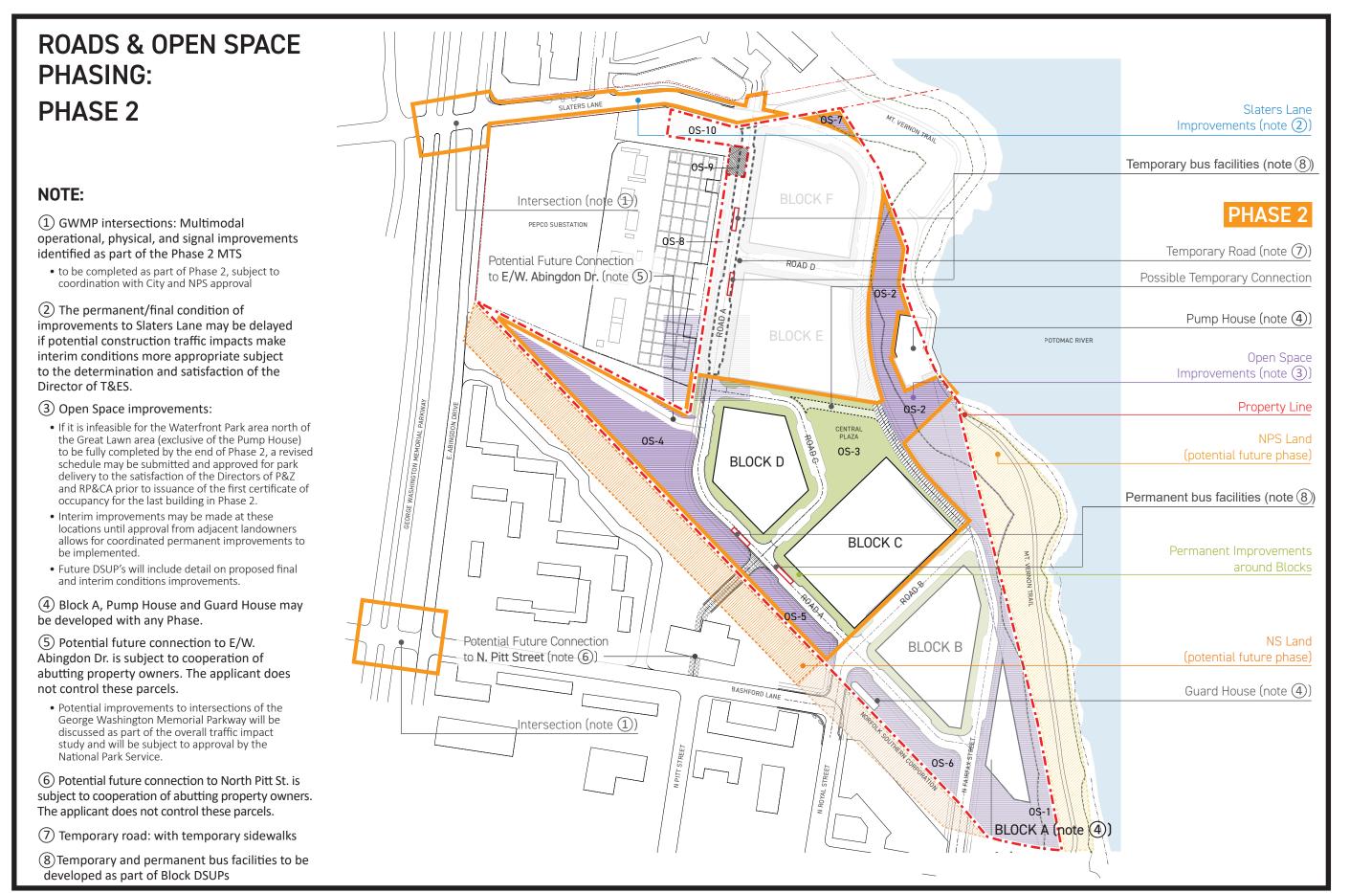


PRGS Redevelopment



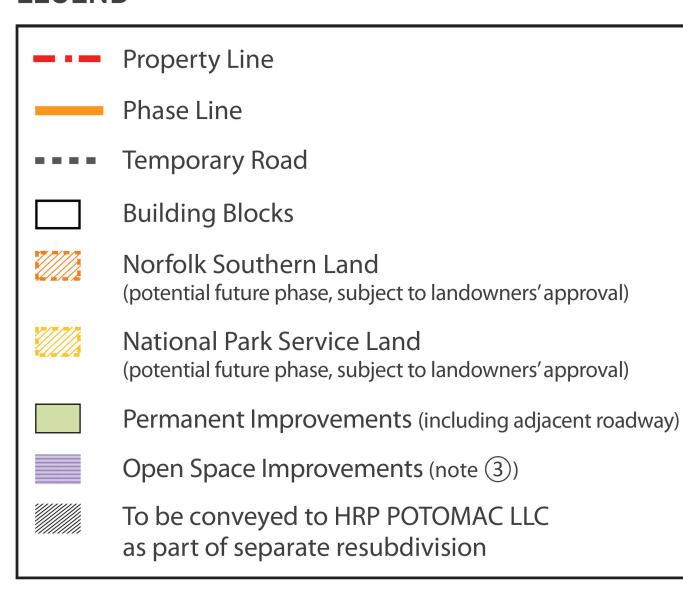
O1 ROADS & OPEN SPACE PHASING PLAN: PHASE 1





02 ROADS & OPEN SPACE PHASING PLAN: PHASE 2





NOTE:

- The intent of these Phasing Plans is to describe the Road and Open Space Improvements to be associated with each Phase of development.
- The exact order of Block and Building phasing may vary.
- In-kind contributions for the cost of design and improvements of the publicly accessible parks will be accounted for at the end of each phase pursuant to CDD Condition No.116.
- Improvements associated with each phase will be completed as each phase is completed.

PRGS Redevelopment

COMPLETENESS SUBMISSION

1300 North Royal Street Alexandria VA 22314

Hilco...
Redevelopment Partners

HRP Potomac, LLC 1199 N Fairfax St, Suite 808 Alexandria, VA 22314 Tel 312.796.6564 Fax xxx.xxx.xxxx

Gensler

2020 K Street NW Suite 200 Washington, DC 20006 United States

Tel 202.721.5200 Fax 202.872.8587

	Date	Description
	01-13-2023	Completeness Submission

Seal / Signature



Project Name	
PRGS Redevelo	pment
Project Number	
09.9145.000	
Scale	

Description

ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A900

03 ROADS & OPEN SPACE PHASING PLAN: PHASE 3

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Item#		Item#in	Description	Drawing Reference	Remarks
1		Conditions 30	The applicant shall construct future development within the CDD Conceptual Design Plan area in the phases. The phases may be revised at the election of the applicant through a future submission of a Supplemental Phasing Plan to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. Each building DSUP is placed in the phases below based on their order of approval. Each phase is considered completed when the first certificates of occupancy are sought for the last building in a given phase. The following conditions contemplate the phasing, unless revised through a future Supplemental Phasing Plan: a.Phase 1 – Approval of 400,000 square feet of GFA across the CDD site. b.Phase 2 – Blocks C and D or approval of 1.25 million square feet of GFA across the CDD site. c.Phase 3 – Blocks E and F or approval of up to 2.5 million square feet of GFA (on the last block to be developed) across the CDD site. (P&Z, T&ES)	A900	Kemara
2		31	In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following physical improvements with the completion of Phase 1. Phase 1 will be considered complete at the first request for a certificate of occupancy for the last building constructed in Phase 1. a.Road A constructed in interim condition (including roadway, sidewalks and interim multimodal facilities to the satisfaction of the Director of T&ES) from southern property line to Slaters Lane. b.The extension of N. Fairfax Street northward into the site from the N. Fairfax Street and Third Street intersection and the extension of N. Royal Street northeastward into the site (Road B) from the N. Royal Street and Bashford Lane intersection shall be constructed in the final condition and fully operational. c.In the event that Block B is not included in Phase 1, construct all roads adjacent to the Phase 1 block(s) in final condition and fully operational. d.Implementation of a final design for the southern half of Waterfront Park which includes interim improvements up to the Great Lawn area that ends approximately at the northern boundary of Block C with interim connections to the Mount Vernon Trail, pending approval from NPS for off-site connections and to the satisfaction of the Directors of RP&CA, T&ES and P&Z. e.Completion of operational and signal improvements to the intersections of Slaters Lane and Bashford Lane with the George Washington Memorial Parkway (GWMP) identified in the Multimodal Transportation Study (MTS) completed with the CDD. These improvements would be limited to signal timing and phasing improvements and not include physical or signal equipment upgrades. (Pending City and NPS approval) (P&Z) (T&ES) (RP&CA) (PC)	A900	
3		32	In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the completion of Phase 2 of the CDD. Phase 2 will be considered complete with the first request for a certificate of occupancy for the last building in Phase 2: a.N. Fairfax Street (including Woonerf section) in final condition (including roadway and sidewalks) from southern property line to southern parcel line of Block E. b.A Feasibility Study as more particularly described in Condition 37 below. c.The completion of all improvements in final condition to Waterfront Park and interim improvements to Rail Corridor Park. If it is infeasible for the Waterfront Park area north of the Great Lawn area (exclusive of the Pump House) to be fully completed by the end of Phase 2, a revised schedule may be submitted and approved for park delivery to the satisfaction of the Directors of P&Z and RP&CA prior to issuance of the first certificate of occupancy for the last building in Phase 2. d.Completion of the improvements in permanent/final condition to Slaters Lane east of the GWMP and the intersection with Road A and N. Fairfax Street, and the multimodal trail connection between the Slaters Lane end and the Mount Vernon Trail if NPS approval has been granted. The permanent/final condition of improvements to Slaters Lane may be delayed if potential construction traffic impacts make interim conditions more appropriate subject to the determination and satisfaction of the Director of T&ES. e.Improvements to Slaters Lane shall include the Slaters Lane and GWMP intersection (including E. and W. Abingdon Drive) in coordination with National Park Service approval. Completion of the multimodal operational, physical, and signal improvements at the intersections of Slaters Lane and Bashford Lane with the GWMP (including E. and W. Abingdon Drive) identified as part of the CDD MTS, Infrastructure DSP, Feasibility Study and/or subsequent studies, excluding the potential future connection to E. A	A900	
4	cture	33	In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the completion of Phase 3. Phase 3 will be considered complete with the first request for a certificate of occupancy for the last building In Phase 3: a.All improvements to the public realm (dedicated public and public access easement) shall be constructed in finalized condition. b.Construction of the Pepco Liner open space in final condition. c.A construction of an east-west road connection to the GWMP if determined to be feasible and viable by the Feasibility Study described in Condition 37 below and if approved by NPS and other adjacent property owner(s). d.Improvements to Rail Corridor Park in final condition and improvements to the Old Town North Linear Park consistent with the Contributions section below. (P&Z) (T&ES) (RP&CA)	A900	
5	G. Infrastruci	47	The Infrastructure Development Site Plan (DSP) for the entire CDD plan area shall be approved by the Planning Commission prior to the first preliminary Development Special Use Permit approval for any block with the CDD plan area. The final infrastructure site plan shall be approved prior to the release of the first final site plan for any development block for the site. The infrastructure plan shall at a minimum include the following and additional information deemed necessary for review of the infrastructure plan to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services	-	Acknowledged.
6		47a	The entire final road surface, parking lanes, traffic signs and signals, and necessary roadway markings for all required new streets or portions thereof, including connections to existing streets	C307	
7		47b	Curbs and gutters for all streets	C300	Curb cuts for loading dock entrances & alleys will be further expanded with Block DSUPs.
8		47c	ADA-compliant curb ramps		Details for curb cuts and ramps including ADA ramps will be provided in the Block DSUP submissions.
9		47d	Any revised traffic signs, traffic signals, or roadway markings that may be necessary, as determined by the Directors of Planning & Zoning and Transportation & Environmental Services, along existing streets adjacent to the CDD Conceptual Design Plan area	C307	
10		47e	The approved streetscape dimensions as generally shown on the CDD Final Site Plan	C808 & C809	
11		47f	All grading, topography, and spot elevation necessary to review the proposed infrastructure	C500-C503	Included in the Completeness Submission & refined through the final site plan.
12		47g	All necessary above and below-grade utilities, including stormwater, sanitary, water and electrical connection	C400-C407	Included in the Completeness Submission & refined through the final site plan.
13		47h	Any necessary temporary facilities related to transit facilities. (P&Z) (T&ES)	A900	Included in the Completeness Submission & refined through the final site plan.
14		48	The entire length of the proposed Road A, between Slaters Lane and the N. Fairfax Street extension, shall be designed and shown on the Infrastructure DSP. (T&ES)	C300-C309	Included in the Completeness Submission & refined through the final site plan. plan.
15		49	Improvements to Slaters Lane between E. Abingdon Drive and the intersection to Road A as well as the trail connection between Slaters Lane and the Mount Vernon Trail shall be designed and shown in the Infrastructure DSP Plan to the satisfaction of the Director of T&ES. a.Any improvements located within NPS property are subject to NPS approval and absence of that approval will not delay approval of the Infrastructure DSP. (T&ES)	C300-C309	Included in the Completeness Submission & refined through the final site plan.
		50	The N. Fairfax Street and N. Royal Street extension intersecting Road A shall be designed and shown on the Infrastructure DSP to the satisfaction of the Director of T&ES. (T&ES)	C303	

17		51	The Infrastructure DSP shall include interim as well as proposed final conditions and operations of each roadway improvement and new intersection. (T&ES)	C300-C314 & A900	Included in the Completeness Submission & refine through the final site plan.
18		52	Hydrants on public streets are the responsibility of the city. Hydrants on private streets shall be included within public easements and are the responsibility of the City. (Fire)	-	Hydrants will be indicated on Block DSUPs or Completeness Submission
19		53	All infrastructure within future public rights-of-way shall be designed and constructed to City Standards while materials used within private streets may be alternate materials to the satisfaction of the Directors of T&ES and P&Z and determined during the Infrastructure DSP and amended as applicable in related development block Development Special Use Permits to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)	-	Acknowledged.
20		54a	A fully detailed traffic signal design plan for all proposed and/or modified signalized intersections shall be included in the Infrastructure DSP final site plan submission and shall be fully operational prior to opening the streets associated with the Infrastructure DSP subject to the phasing of those streets as indicated herein. All associated equipment, devices, and features of each signalized intersection that would optimize the performance of the signal, provide safe pedestrian and bicycle crossing, and prioritize transit and emergency vehicle throughput shall be included to the satisfaction of the Director of T&ES. a.Any work associated with the construction of new or modification of existing signals shall include two 3-inch conduits of schedule 80 PVC or HDPE, at a depth of 3 feet with a pull wire and tracer cable, connecting to each signal cabinet location along E. Abingdon Drive, W. Abingdon Drive, and the GWMP pending approval from the National Park Service.	C307-C309	Included in DSP concept II submission and the Completeness Submission and refined thru the Fi Site Plan.
21		54b	Due to the signals' location along NPS land, the applicant shall coordinate with the NPS on all required processes and complete the required documentation. Any required submission shall be reviewed and to the satisfaction of the Director of T&ES, prior to submission to NPS. (T&ES)	-	The Applicant has monthly meetings with NPS to coordinate all matters related to impacts to NP property.
22		72	The applicant will be required to provide dedicated bicycle facilities on Road B and N. Fairfax Street north of the Woonerf, to be discussed with City staff. (T&ES)	C307-C309	Bicycle facilities will be refined through te final s plan with city staff.
23	U	73	Provide bicycle infrastructure with the Slaters Lane connection with the Mount Vernon Trail subject to NPS approval. Details shall be provided with the Infrastructure DSP in coordination with NPS. (T&ES)	•	Included in DSP concept II submission and the Completeness Submission and refined thru the Fi Site Plan.
24	on/Traffi	74	A minimum of two (2) Capital Bikeshare stations shall be located on the site to the satisfaction of the Director of T&ES. The first station shall be provided in Phase 1 and the second shall be provided in Phase 3. (T&ES)	c301 & c303	Specific locations will be included in future bloc DSUPs.
25	Transportation/Traffic	75	Additional on or off-street bicycle facilities may be added to Road B and/or the Pepco Liner open space (OS-8, OS-9 and OS-10) to the satisfaction of the Directors of T&ES, RP&CA and P&Z during the Infrastructure DSP and/or the DSUP tied to the Pepco Liner plan. (T&ES) (P&Z) (RP&CA)	-	Acknowledged.
26	L. Tr	76	N. Fairfax Street north of the Woonerf shall have a minimum 50-foot right-of-way width. (T&ES) (P&Z)	C300 & C301	
27		77	The applicant shall remove the gate and fencing within the Slaters Lane public right-of-way leading to the Mount Vernon Trail prior to the certificate of occupancy for the first building subject to approval of appropriate permits by the City. The applicant shall also provide temporary or permanent bicycle infrastructure within the right-of-way to connect Slaters Lane with the Mount Vernon Trail until the permanent infrastructure is installed per the conditions of approval. (P&Z) (T&ES)	C307 & A900	
28	Transit	78	Provide a total of four transit stops along Road A, two in each direction. Bus bulb-outs should be included at all four transit stops given the width of Road A (H-H). (T&ES/DASH)	C307	Included in DSP concept II submission and the Completeness Submission and refined thru the F Site Plan.
29	M. Tra	79	Bus bulb-outs should extend out into the street beyond any adjacent on-street parallel parking spaces, so buses are able to pull up to the bulb-out curb even when all parking spaces are occupied. (T&ES/DASH)	C307	Included in DSP concept II submission and refin through final site plan.
30	Parks and Open Space	87	With the initial Concept-level Infrastructure DSP submission, the applicant shall submit a Comprehensive Open Space Plan, identifying the open space use types for each publicly accessible open space anticipated throughout the CDD plan area. At the request of the Director of RP&CA, this plan shall be amended, if necessary, with subsequent DSUP applications. The open space plan shall provide a mix of active and passive recreation amenities and event/festival space to serve the proposed development subject to the following: a. Active recreation amenities may include volleyball courts, tennis courts, basketball courts, playgrounds, climbing walls/gyms, splash grounds, ice skating rinks, pools, and dog exercise areas. b. An event space/festival area for small concerts or community events, play areas, and dog exercise areas shall be provided at grade, along with other active amenities determined through the DSUP plans. c. Passive recreation amenities may include trails, promenades, plazas, fountains, restrooms, overlooks, open lawn areas, seating, public art, and gardens. d. All publicly accessible open space shall be designed with high quality special paving, furnishings, lighting, electrical service, and irrigation, active and passive amenities to achieve their design intent. e.Interim open space conditions and programming for each space. f.CDD#30 shall incorporate a network of private and public open space that is integrated with adjacent park property and the regional park system. g.The design of the open spaces shall be coordinated with approved plans for the adjacent portion of the future Old Town North Linear Park and improvements to the Mount Vernon Trail (in coordination with the National Park Service). (RP&CA) (P&Z)	L001	Further details related to specific open spaces wil included in future relevant DSUP's.
31	N.	89	Support infrastructure for events and park and open space maintenance shall be provided. Include utilities such as power and water, storage, maintenance access and other accommodations to ensure long-term maintenance. (RP&CA)	-	Will be included in a future final site plan.
32		90	Infrastructure to allow for Wi-Fi and the City fiber optics may be incorporated with each appropriate open space plan to the satisfaction of the Director of RPCA. (RP&CA)	C400A-C407	Included in the Completeness Submission & refine through the final site plan.
33		97	When feasible, existing and future utilities shall not be located in the public and publicly accessible open space because of the limitations they may pose on the design and programming of the open spaces, recognizing that a significant amount of the open spaces planned are located in areas that contain existing utilities and infrastructure in existing easements to remain. Utilities in these open spaces shall be coordinated with the Infrastructure DSP. (RP&CA) (P&Z)	-	Acknowledged.
34		116	Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a developer contribution shall be provided by the Applicant to the Old Town North Implementation Fund. The developer contribution amount shall be subject to the following:	-	Acknowledged.
35		116a	A total developer contribution amount of \$21,495,167 (2022\$) shall be provided for the site based on a developer contribution rate of \$11.05 (2022\$) for the total amount of 2,150,000 base GFA for the site, which includes a credit for the 204,736 GFA that is available under the existing UT zoning and which excludes the additional GFA (maximum of 350,000) used for the provision of affordable housing and arts and cultural uses.	•	Acknowledged.
			The developer contributions shall be used for the following: i.The Linear Park Norfolk Southern Railroad Corridor (Segment 2 in OTN Plan) and OS-4 as generally depicted in Exhibit 1. ii.Waterfront Park As generally depicted in the CDD Concept Plan submission as parcels OS-1, OS-2, and OS-7, as well as improvements		Acknowledged.

PRGS Redevelopment

COMPLETENESS SUBMISSION

1300 North Royal Street Alexandria VA 22314

MilcoRedevelopment Partners

HRP Potomac, LLC 1199 N Fairfax St, Suite 808 Alexandria, VA 22314 Tel 312.796.6564 Fax xxx.xxx.xxxx

Gensler

2020 K Street NW Suite 200 Washington, DC 20006 United States

Seal / Signature

Tel 202.721.5200 Fax 202.872.8587

Date	Description
01-13-2023	Completeness Submission
1	

Project Name		
PRGS Redevelopment		
Project Number		
09.9145.000		
Scale		
Scale		
Scale Description		

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

SITE PLAN No.

The developer contributions as required herein shall be paid prior to the release of the first certificate of occupancy permit for each

In lieu of the monetary contributions required herein, the condition may be fulfilled by the applicant through an in-kind contribution for the

acquisition (as it relates to Norfolk Southern – Segment 2), design and construction of the Linear Park and Waterfront Park as defined herein n a manner consistent with the intent of the OTNSAP. The applicant shall submit an agreed upon scope of work and cost estimate to the City prior to the release of the final site plan for the Waterfront Park and/or the Linear Park (approval process pending). The final costs for

uilding(s) unless contributions are being made subject to paragraph d below.

Acknowledged.

Acknowledged.

Acknowledged.

Acknowledged.

Acknowledged.

Acknowledged.

Acknowledged.

Acknowledged.

through final site plan.

Acknowledged.

Acknowledged.

Acknowledged.

Acknowledged.

Acknowledged.

54	S.	130	A landscape management plan must be submitted with the infrastructure DSP for removal of invasive species plantings from the RPA in the CDD area and future maintenance of the RPA buffer plantings in the CDD area. (T&ES)	C216	Included in the Completeness Subission & refined through final site plan.
55		131	A minimum of approximately 75 percent of the total surface area of the building roofs after deducting amenity space and any rooftop mechanical equipment including elevator overruns/air handlers, etc. in each phase shall be used for sustainable practices. Unless otherwise approved by the Director of T&ES, approximately half of that available building roof area after deducting amenity space and any rooftop mechanical equipment including elevator overruns/air handlers, etc. shall be vegetated green roof where feasible and approximately half shall be used for solar energy, or a combination of these practices. Per the Old Town North Small Area Plan, all buildings with flat rooftops must have some portion of vegetated green roof where feasible. Artistic/Visually appealing designs when viewed from overhead are encouraged due to the site's location within the DCA flight path. (T&ES)	•	Will be included in a future building DSUP.
56		134	Above ground critical infrastructure must be located outside of the 500-year floodplain. (T&ES)	-	Acknowledged.
57		135	All stormwater must ultimately discharge directly to the Potomac River. No stormwater connections will be allowed to the existing combined sewer system. (T&ES)	-	Acknowledged.
58		136	Prior to approval of the Infrastructure DSP, the existing outfall must be evaluated for structural integrity and pending the outcome of that evaluation, will be replaced or lined only if the existing outfall is determined to be compromised or have a remaining useful life of less than 30 years. The assessment must be signed and sealed by a professional engineer and the results reviewed and approved by the Director of T&ES. Ownership and adequate maintenance access must be coordinated and provided by the applicant to allow the City access to maintain the portion of the outfall located on National Park Service property in perpetuity to the satisfaction of the Director of T&ES. (T&ES)	•	Acknowledged.
59		137	Educational signage and/or creative educational exhibits that provide information about water quality and/or the RPA must be incorporated into the site. (T&ES)	-	Acknowledged.
60	T. Sustainability	144	Coordinated Sustainability Strategy (Sustainability Master Plan): Prior to the 2nd concept submission of the Infrastructure Development Site Plan (Infrastructure DSP), the Applicant shall develop and submit the Coordinated Sustainability Strategy (CSS) and include the evaluation of approaches for on-site energy generation as part of the review of the Infrastructure DSP. This CSS shall be reviewed and endorsed by City Council prior to or concurrent with the approval of the Infrastructure DSP and implemented through DSP/DSUP approvals.	-	A second version of the Coordinated Sustainability Strategy will be submitted in January/ early February 2023.
61	V. Interim uses and Interim Conditions	158	The applicant shall provide interim infrastructure improvements in the CDD Conceptual Design Plan area to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services when necessary in order to access to a given block from existing public right-of-way. (P&Z) (T&ES)	A900	Included in the Completeness Submission & refined through final site plan.
62	vements	165a	As the applicant works through the National Park Service approval process for improvements or modifications to the GWMP within the Slaters Lane and Bashford Lane intersections, the applicant shall coordinate with T&ES staff prior to any submission to the National Park Service: a.At the concept 1 submission of the Infrastructure DSP, the applicant shall designate a point of contact to manage communication and ensure all requirements are met throughout the process.	-	Acknowledged. Point of Contact: Michelle Beaman Chang Vice President, Mixed-Use Development Hilco Redevelopment Partners (HRP) 1199 N Fairfax St, Suite 808 Alexandria, VA 22314 Mobile: 202 210-9981 mchang@hilcoglobal.com
63	Offsite Improvements	165b	At the concept 2 submission of the Infrastructure DSP, the applicant shall submit scope, design plans, supportive documents, and any other required documentation to the City thirty (30) business days prior to National Park Service submission for City's review and comments.	-	Coordinating with NPS on those documents & will continue to be shared with the city in advance.
64	for	165c	By the preliminary plan submission of the Infrastructure DSP, the applicant shall begin coordination with the National Park Service pertaining to improvements associated with this site.	-	Acknowledged.
65	Coordination	165d	The applicant shall share and/or include the City in any correspondence with the National Park Service.	-	Acknowledged.
66		165e	In the event the improvements are approved by National Park Service, the developer shall continue coordination with the City for implementation/construction prior to the first building Development Special Use Permit of Phase II as shown in the CDD Site Plan. (T&ES)	-	Acknowledged.

PRGS Redevelopment

COMPLETENESS SUBMISSION

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Tel 312.796.6564 Fax xxx.xxx.xxxx

Gensler

2020 K Street NW Suite 200 Washington, DC 20006 **United States**

Tel 202.721.5200 Fax 202.872.8587

Date	Description
01-13-2013	Completeness Submission

Seal / Signature

APPROVED

SITE PLAN No.

DATE RECORDED

DEVELOPMENT SITE PLAN NO.

DIRECTOR

DEPARTMENT OF PLANNING & ZONING

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

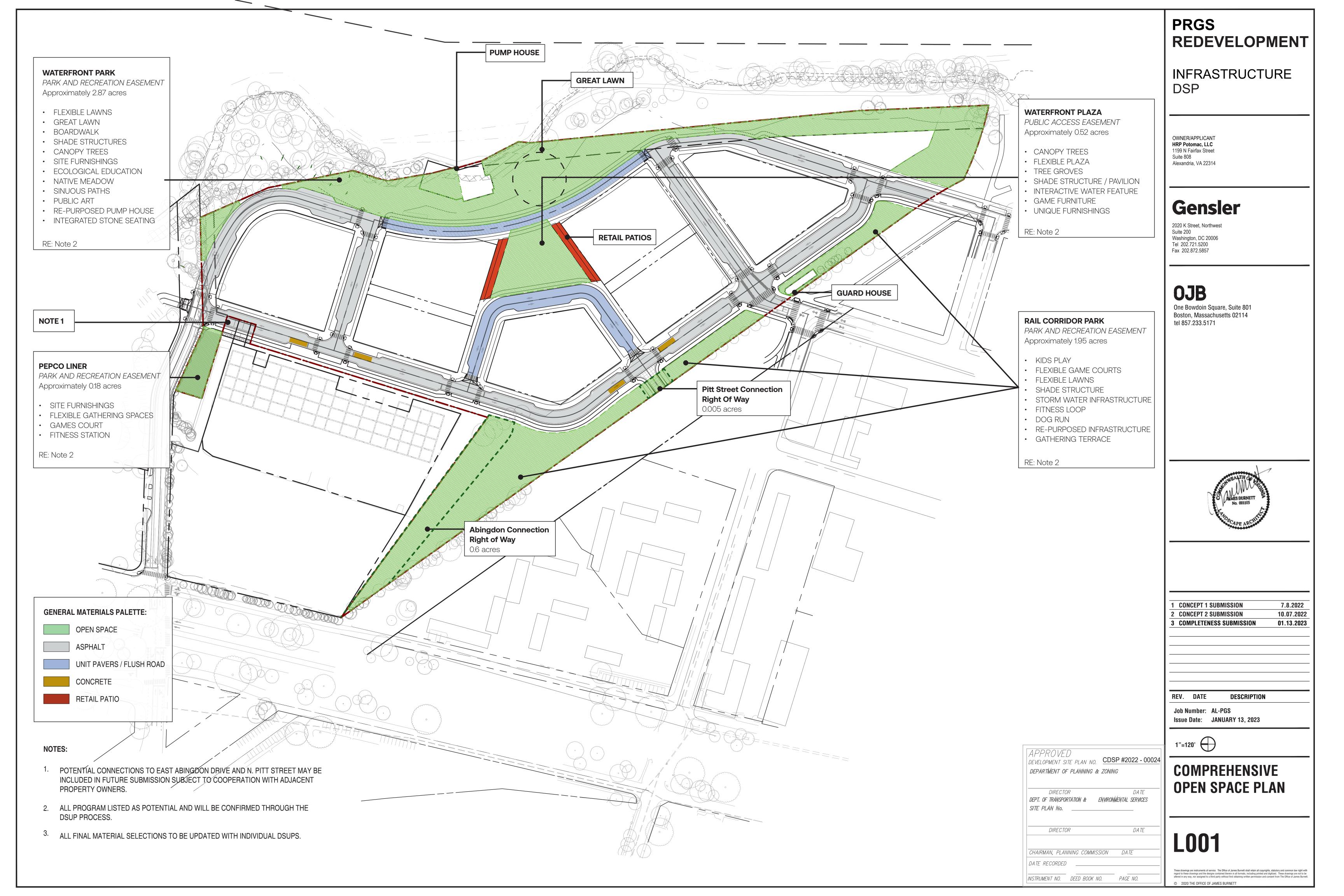
CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE



Project Name	
PRGS Redevelo	pment
Project Number	
09.9145.000	
Scale	
Description	
INFRASTRUCTU	JRE CONDITIONS
A901-	2



WATERFRONT PARK



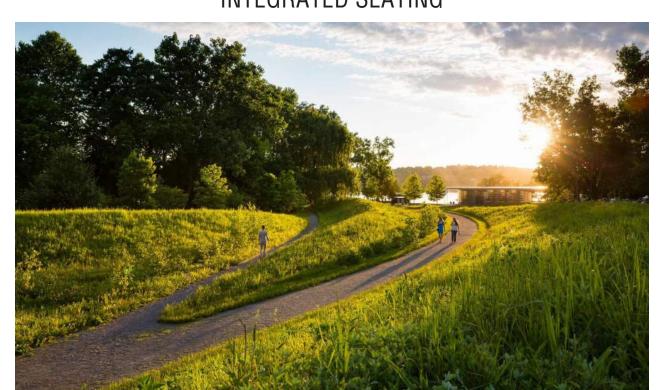
FLEXIBLE LAWN



NATIVE MEADOWS & ECOLOGICAL EDUCATION



INTEGRATED SEATING



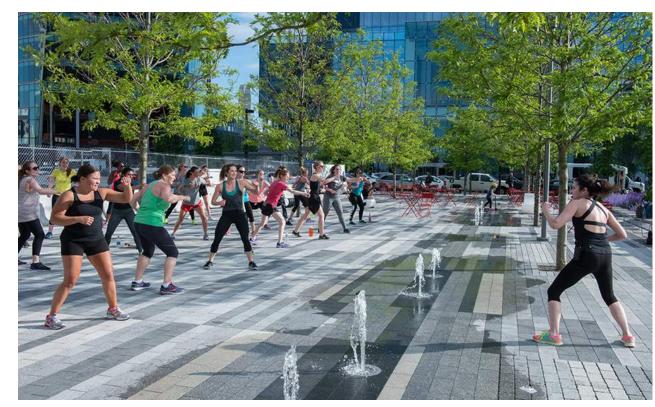


SHADE STRUCTURES

WATERFRONT PLAZA



TREE GROVES



INTERACTIVE WATER FEATURE



GAME FURNITURE



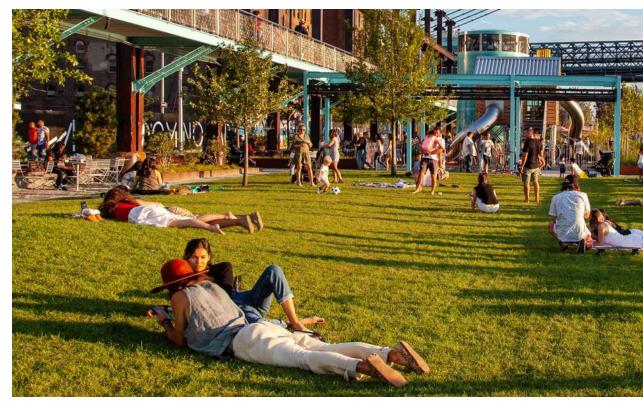


UNIQUE FURNISHINGS

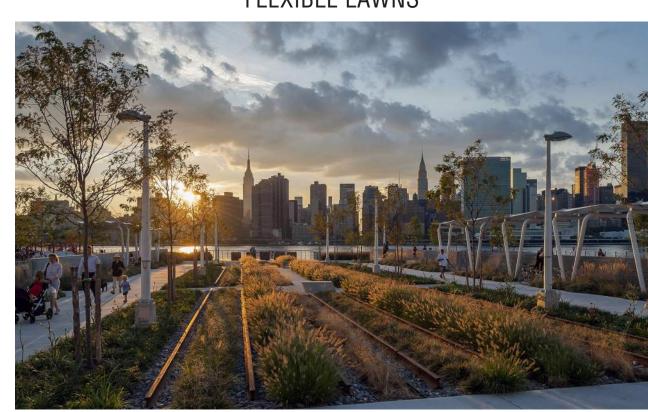
RAIL CORRIDOR PARK



STORM WATER INFRASTRUCTURE



FLEXIBLE LAWNS



RE-PURPOSED INFRASTRUCTURE

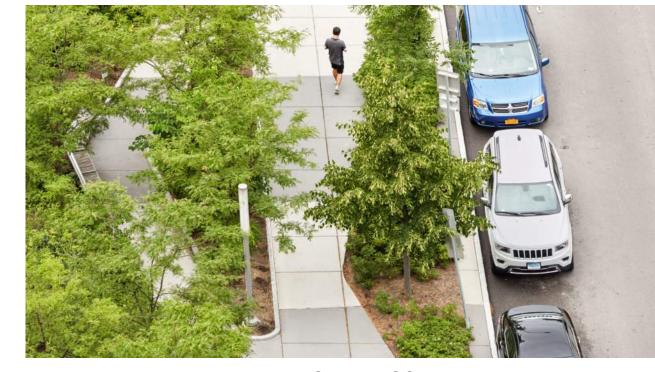


FLEXIBLE GAME COURTS



GAMES COURTS

PEPCO LINER



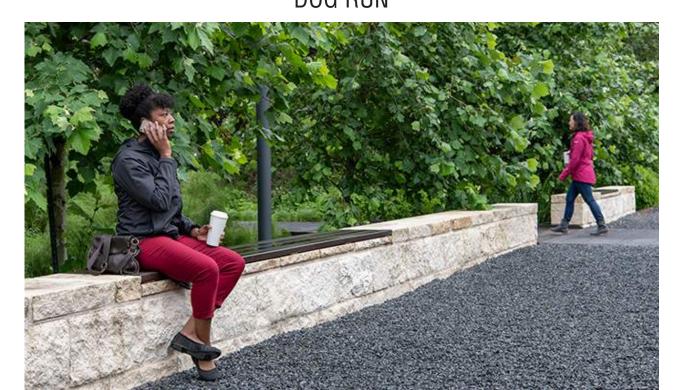
VARIED STREETSCAPE



FITNESS STATION



DOG RUN



FLEXIBLE GATHERING SPACES

DATE RECORDED

APPROVED DEVELOPMENT SITE PLAN N DEPARTMENT OF PLANNING	-
DIRECTOR DEPT. OF TRANSPORTATION & SITE PLAN No.	DATE ENVIRONMENTAL SERVICES
DIRECTOR	 DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

L002 CHAIRMAN, PLANNING COMMISSION DATE

PRGS REDEVELOPMENT

INFRASTRUCTURE DSP

OWNER/APPLICANT HRP Potomac, LLC 1199 N Fairfax Street Suite 808 Alexandria, VA 22314

Gensler

2020 K Street, Northwest Suite 200 Washington, DC 20006 Tel 202.721.5200 Fax 202.872.5857

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



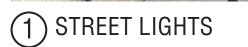
1	CONCEPT 1 SUBMISSION	7.8.2022
2	CONCEPT 2 SUBMISSION	10.07.2022
3	COMPLETENESS SUBMISSION	01.13.2023

REV. DATE DESCRIPTION

Job Number: AL-PGS Issue Date: JANUARY 13, 2023

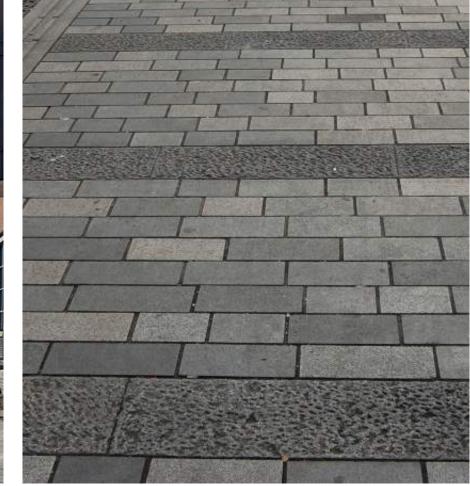
OPEN SPACE PRECEDENTS







6 BENCHES



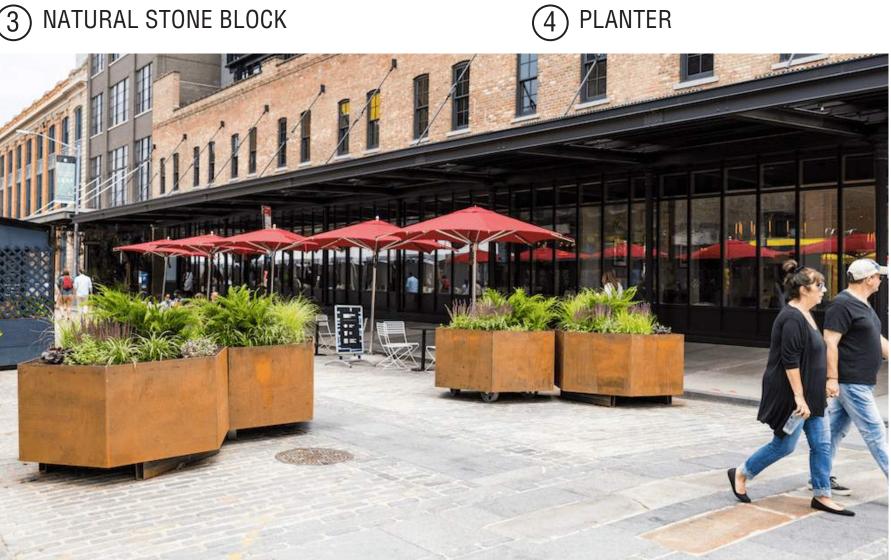
2 MID-BLOCK CROSSING



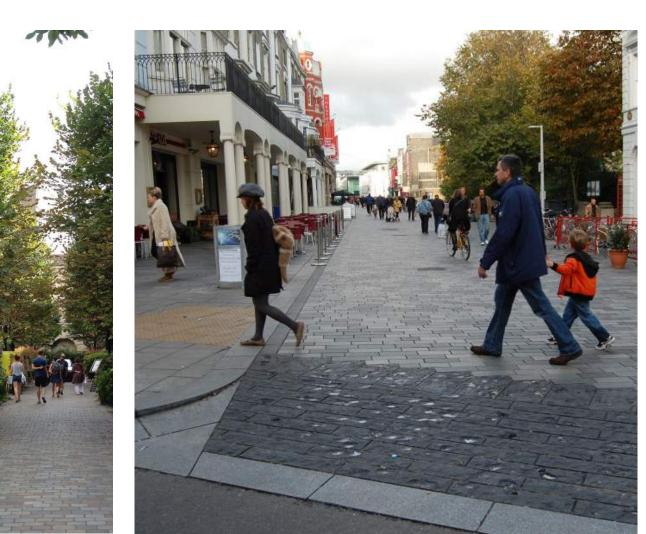
(7) TACTILE PAVER AT CROSSING



3 NATURAL STONE BLOCK



8 MOVABLE PLANTERS. TO BE LOCATED AT ENDS OF WOONERF FOR CLOSING OF WOONERF FOR EVENTS.



5 TRANSITION SLOPE



9 CROSSWALK

PRGS REDEVELOPMENT

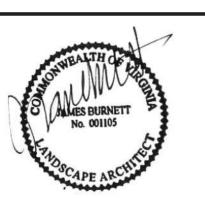
INFRASTRUCTURE DSP

OWNER/APPLICANT HRP Potomac, LLC 1199 N Fairfax Street Suite 808 Alexandria, VA 22314

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2020 K Street, Northwest Suite 200 Washington, DC 20006 Tel 202.721.5200 Fax 202.872.5857

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7.8.2022 1 CONCEPT 1 SUBMISSION 2 CONCEPT 2 SUBMISSION 10.07.2022 3 COMPLETENESS SUBMISSION 01.13.2023

DESCRIPTION REV. DATE

Job Number: AL-PGS Issue Date: JANUARY 13, 2023



APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE

DEPARTMENT OF PLANNING & ZONING

SITE PLAN No.

DIRECTOR

DIRECTOR

DATE RECORDED

WOONERF

L003

NOTES:

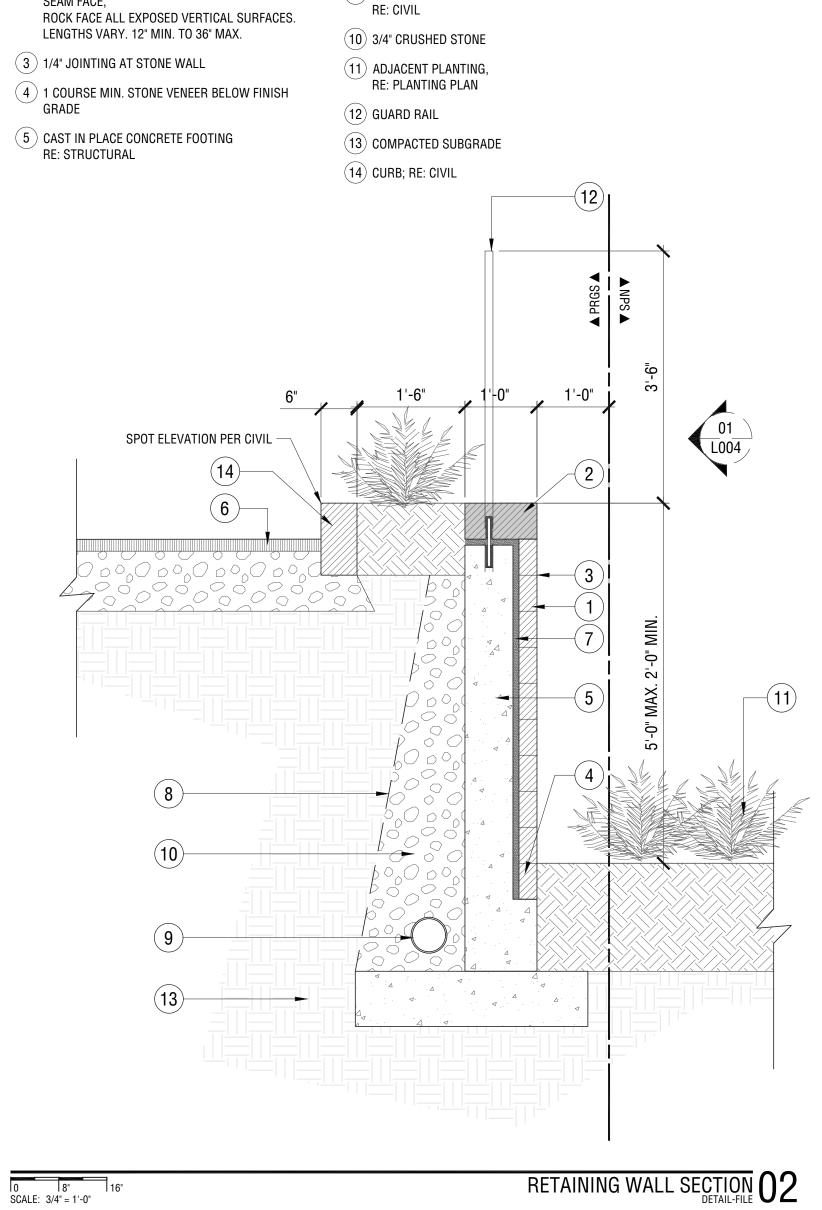
- 1. FINAL WOONERF DESIGN TO BE REFINED IN BLOCKS DSUPS.
- 2. REFER TO COMMON ELEMENTS PACKAGE FOR ADDITIONAL INFORMATION REGARDING THE MATERIALITY AND MAKEUP OF WOONERF.

1) STONE VENEER, 6" HEIGHT. LENGTHS VARY, 12 " MIN. TO 36" MAX. VERTICAL JOINTS TO BE MIN. 6" OFFSET SEAM FACE NATURAL FINISH ALL VERTICAL SURFACES (2) 6" THICK, FULL DEPTH CAP STONE THERMAL TOP SEAM FACE, (3) 1/4" JOINTING AT STONE WALL GRADE

GUARD RAIL PRECEDENT



STONE VENEER PRECEDENT



(6) ADJACENT ROADWAY,

7) 1" MORTAR SETTING BED

SEE STRUCTURAL FOR REINFORCING.

SHOWN ONLY FOR STONE CLADDING

RE: CIVIL

8 FILTER FABRIC

9 WALL DRAIN

PRGS REDEVELOPMENT

INFRASTRUCTURE DSP

OWNER/APPLICANT HRP Potomac, LLC 1199 N Fairfax Street Suite 808 Alexandria, VA 22314

Gensler

2020 K Street, Northwest Suite 200 Washington, DC 20006 Tel 202.721.5200 Fax 202.872.5857

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



CONCEPT 1 SUBMISSION	7.8.2022
CONCEPT 2 SUBMISSION	10.07.2022
COMPLETENESS SUBMISSION	01.13.2023
	CONCEPT 2 SUBMISSION

REV. DATE DESCRIPTION

Job Number: AL-PGS Issue Date: JANUARY 13, 2023

SCALE AS NOTED

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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DEPARTMENT OF PLANNING & ZONING

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RETAINING WALL DETAILS

