PRELIMINARY DSUP SITE PLAN
NORTH POTOMAC YARD
PHASE 1 BLOCK 14

ALEXANDRIA, VIRGINIA

PROJECT NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT AND PRELIMINARY SITE PLAN FOR A 9 STORY OFFICE BUILDING WITH GROUND FLOOR RETAIL, CONTAINING APPROXIMATELY 247,852 SQUARE FEET OF FLOOR AREA. BLOCK 14 WILL ALSO INCLUDE THE MARKET LAWN (0.2 AC).

ARCHAEOLOGY NOTE

CONTACT ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS PRIOR TO ANY GROUND DISTURBING ACTIVITY (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE). CITY ARCHAEOLOGISTS WILL PROVIDE ON-SITE INSPECTIONS TO RECORD SIGNIFICANT FINDS.

THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, AND GAS MAIN LINES OR SERVICES CANNOT BE FIELD SURVEYED. "MISS UTILITY" UTILITY SERVICE PROTECTION CENTER MAY BE CONTACTED AT 1-800-552-7001 REGARDING THE LOCATION OF THESE UNDERGROUND UTILITIES.

ENVIRONMENTAL SITE ASSESMENT

1. 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 AREAS OF GROUNDWATER CONTAMINATION ON THE SITE TO THE BEST OF OUR KNOWLEDGE. CONTAMINATED SOIL MAY INCLUDE ARSENIC WITH ZONES OF ELEVATED PETROLEUM COMPOUNDS AND/OR LEAD. SEE SHEET C103 FOR CONTAMINATED SOILS EXHIBIT.
2. 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 FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENT HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.
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.
   - 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
   - SATURDAYS FROM 10 AM TO 4 PM

UTILITY WARNINGS!!

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LIST OF EXISTING APPROVALS:

- MASTER PLAN AMENDMENT #2019-00008
- REZONING #2009-0001
- CDD CONCEPTUAL DESIGN PLAN #2009-0001
- TRANSPORTATION MANAGEMENT PLAN SUP #2009-0061

LIST OF REQUESTS/MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN
- MODIFICATION OF THE HEIGHT TO SETBACK RELATIONSHIP PER SECTION 6-403 (A). REFER TO SHEETS A-300 AND A-301.
- SPECIAL USE PERMIT FOR MECHANICAL PENTHOUSE IN EXCESS OF 15'.
- SUBDIVISION
- TRANSPORTATION MANAGEMENT PLAN SUP AMENDMENT

AREA TABULATIONS

PHASE I EXISTING SITE AREA:	016.02-01-03 - 818,057 S.F. OR 18.78 AC.
PROPOSED BLOCK 14 SITE AREA:	1.23 AC OR 53,433 SF
TOTAL IMPERVIOUS AREA:	0.98 AC OR 42,700 SF
APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION:	1.74 AC OR 76,040 SF

ZONING TABULATIONS - BLOCK 14

SITE LOCATION/ADDRESS:	3601 POTOMAC AVENUE BLOCK 14
EXISTING ZONE:	CDD #19
PROPOSED ZONE:	CDD #19
SMALL AREA PLAN DISTRICT:	NORTH POTOMAC YARD
EXISTING USE:	MOVIE THEATER
PROPOSED USE:	OFFICE AND GROUND FLOOR RETAIL
GROSS FLOOR AREA PROPOSED:	RETAIL = 14,597 GSF PARKING P1 = 51,507 GSF OFFICE = 260,456 GSF PARKING P2 = 51,507 GSF TOTAL = 378,067 GSF
NET FLOOR AREA PROPOSED:	RETAIL = 13,747 S.F. OFFICE = 234,105 S.F. TOTAL = 247,852 S.F.
EXISTING FAR:	0.09
MAX FAR:	N/A
PROPOSED FAR:	4.6
OPEN SPACE REQUIRED:	35% OF OVERALL CDD #19 SITE AREA, 15% OF WHICH TO BE PROVIDED AT GRADE
OPEN SPACE PROVIDED:	AT GRADE: 9,675 S.F. (WITH PUBLIC ACCESS EASEMENT) ABOVE GRADE: 12,725 S.F. TOTAL OPEN SPACE = 22,400 S.F.
MAXIMUM BUILDING HEIGHT:	160.0'
PROPOSED BUILDING HEIGHT : ABOVE FINISHED GRADE	115.0' FROM AVERAGE FINISHED GRADE
AVERAGE FINISHED GRADE:	33.20'
FAA HEIGHT:	N/A
YARDS:	FRONT YARD REQUIRED: N/A FRONT YARD PROVIDED: N/A SIDE YARD REQUIRED: N/A SIDE YARD PROVIDED: N/A
LOT FRONTAGE:	LOT FRONTAGE REQUIRED: N/A LOT FRONTAGE PROVIDED:
PARKING CALCULATIONS: SEE THIS SHEET	
LOADING REQUIRED:	1 SPACE
LOADING PROVIDED:	2 SPACES
EXISTING TRIP GENERATION:	1335 ADT
BUILDING CODE ANALYSIS:	REFER TO SHEET C402

CDD MAX PARKING RATIOS AND PARKING PERMITTED - CDD MAXIMUM: SEE CHARTS ON SHEET C104

CDD OPEN SPACE: SEE CHARTS ON SHEET C104

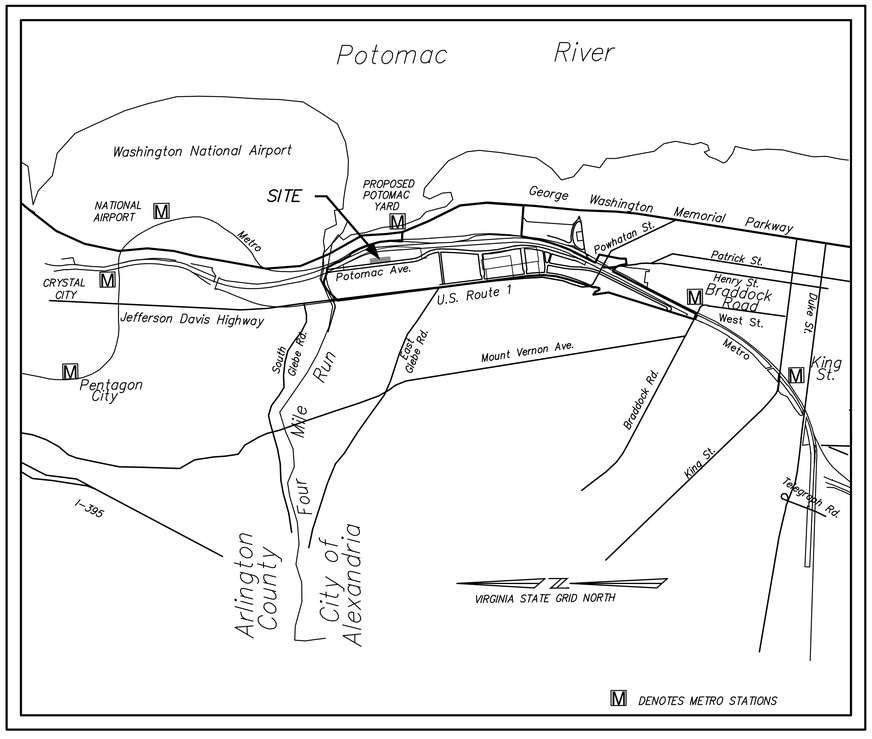
PARKING:

	BLOCK 14		
	P1	P2	
STANDARD - PERPENDICULAR	63	61	
COMPACT - PERPENDICULAR	29	38	
ADA - HANDICAP	4	2	
ADA - VAN	2	0	
EV PLUG IN	0	14	
TOTAL	98	115	213

TOTAL AUTO TRIPS BY BLOCK ENTERING/EXITING GARAGE

BLOCK	AM PEAK HOUR			PM PEAK HOUR		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
14	123	29	152	47	131	178

VICINITY MAP
SCALE 1"= 2000'



SHEET INDEX

CIVIL SHEETS

C100	COVER SHEET
C101	GENERAL NOTES AND LEGEND
C102	CONTEXTUAL PLAN
C103	CONTAMINATED SOILS EXHIBIT
C104	CDD & SANITARY TRACKING
C200	OVERALL EXISTING CONDITIONS & KEY PLAN
C201	EXISTING CONDITIONS PLAN
C300	SITE PLAN
C301	DIMENSION PLAN
C302	STRIPING AND MARKING PLAN
C303	STRIPING AND MARKING PLAN
C304	STRIPING AND MARKING PLAN
C305	TRIP GENERATION AND VOLUME PLAN
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN
C402	FIRE SERVICE PLAN
C500	OVERALL GRADING PLAN
C501	GRADING PLAN
C600	PRE VS. POST DEVELOPMENT IMPERVIOUS
C601	SWM COMPUTATIONS AND NARRATIVES
C602	SWM COMPUTATIONS AND NARRATIVES
C603	SWM COMPUTATIONS AND NARRATIVES
C604	DRAINAGE AREA MAP
C605	DRAINAGE AREA MAP
C606	DRAINAGE AREA MAP
C607	STORM SEWER COMPUTATIONS
C700	SANITARY SEWER FLOW COMPUTATIONS
C800	TURNING MOVEMENTS
C801	TURNING MOVEMENTS
C802	TURNING MOVEMENTS
C900	SIGHT DISTANCE

LANDSCAPE SHEETS

L000	PHASE I AERIAL VIEW FROM NORTHWEST
L001	PHASE I AERIAL VIEW FROM SOUTHWEST
L002	PHASE I PUBLIC ART & OPEN SPACE PROGRAM
L004	BLOCK 14 TREE AND VEGETATION PROTECTION PLAN
L100A	BLOCK 14 CONSTRUCTION SCHEDULE
L100B	BLOCK 14 SITE FURNISHINGS
L100C	BLOCK 14 SITE FURNISHINGS
L100D	BLOCK 14 SITE FURNISHINGS
L100E	BLOCK 14 PLANTING SCHEDULE
L101	BLOCK 14 LEVEL 01 LANDSCAPE PLAN
L102	BLOCK 14 LEVEL 01 LANDSCAPE PLAN
L103	BLOCK 14 LEVELS 02 + 04 LANDSCAPE PLAN
L104	BLOCK 14 LEVELS 07 + 08 LANDSCAPE PLAN
L105	BLOCK 14 LEVEL 09 LANDSCAPE PLAN
L201	BLOCK 14 SITE SECTIONS
L202	BLOCK 14 MARKET LAWN RENDERINGS
L203	BLOCK 14 URBAN GARDEN ROOM RENDERINGS
L301	BLOCK 14 LANDSCAPE DETAILS
L401	BLOCK 14 LEVEL 01 IRRIGATION PLAN
L402	BLOCK 14 LEVELS 02 + 04 IRRIGATION PLAN
L403	BLOCK 14 LEVELS 07 + 08 IRRIGATION PLAN
L501	BLOCK 14 LEVEL 01 SOIL PLAN
L502	BLOCK 14 LEVELS 02 + 04 SOIL PLAN
L503	BLOCK 14 LEVELS 07 + 08 SOIL PLAN

ARCHITECTURAL SHEETS

A-010	ZONING AREA PLANS
A-011	ZONING AREA PLANS
A-013	ZONING AREA PLANS - OPEN SPACE
A-014	BUILDING CODE ANALYSIS
A-017	FAA HEIGHT LIMITATION
A-098	FLOOR PLAN - PARKING - P2
A-099	FLOOR PLAN - PARKING - P1
A-101	FLOOR PLAN - LEVEL 01
A-102	FLOOR PLAN - LEVEL 02
A-103	FLOOR PLAN - LEVEL 03
A-104	FLOOR PLAN - LEVEL 04
A-105	FLOOR PLAN - LEVEL 05
A-106	FLOOR PLAN - LEVEL 06
A-107	FLOOR PLAN - LEVEL 07
A-108	FLOOR PLAN - LEVEL 08
A-109	FLOOR PLAN - LEVEL 09
A-110	FLOOR PLAN - ROOF
A-111	FLOOR PLAN - COMPOSITE ROOF PLAN
A-200	BUILDING ELEVATION - EAST & WEST
A-201	BUILDING ELEVATION - NORTH & SOUTH
A-300	BUILDING SECTION - NORTH SOUTH
A-301	BUILDING SECTION - EAST WEST
A-350	RENDERINGS
A-351	RENDERINGS
A-352	RENDERINGS

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

DATE	REVISION
06-09-2020	FIRST SUBMISSION
07-23-2020	VERIFICATION SUBMISSION
08-07-2020	VERIFICATION RESUBMISSION

OWNER/APPLICANT
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York. NY 10172
(212) 648-2129

DEVELOPMENT MANAGER
JBG SMITH
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
(240) 333-3600
contact@jbgsmith.com

CIVIL ENGINEER
christopher consultants,ltd.
9900 Main Street
Fourth Floor
Fairfax, Virginia 22031
(703) 273-6820

MASTER PLANNER
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
(617) 426-1300

TRAFFIC ENGINEER
Kimley-Horn & Associates
11400 Commerce Park Drive
Suite 400
Reston, Virginia 22102
(703) 674-1300

ATTORNEY
Walsh, Colucci, Lubeley & Walsh
Courthouse Plaza
2200 Clarendon Boulevard
Suite 1300
Arlington, VA 22201-3359
(703) 528-4700

ARCHITECT OF RECORD
Hickock Cole
1023 31st Street NW
Washington, DC 20007
(202) 667-9776

DESIGN ARCHITECT
COOKFOX ARCHITECTS, DPC
250 West 57th Street
New York, NY 10107
(212) 477-0287

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
One Bowdoin Square
Suite 801
Boston, Massachusetts 02114
(857) 233-5171

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: C100

109996

LEGEND

260	:EX. INDEX CONTOUR MAJOR
258	:EX. INT. CONTOUR MINOR
260	PROPOSED INDEX CONTOUR MAJOR
258	PROPOSED INT. CONTOUR MINOR
	:EX. PROPERTY LINE
	:PROP. RIGHT-OF-WAY
	:PROP. ROAD CENTERLINE
	:PROP. CURB
	:PROP. EDGE OF PAVEMENT
	:EX. ADJACENT PROPERTY LINE
	: EX. TREE LINE
	: EX. CURB & GUTTER
x x x x x x x	: EX. FENCE
	: EX. LIGHT
E E	: EX. ELECTRIC
	: EX. WATERLINE
	: EX. STORM SEWER
T T T	: EX. TELECOM
FM FM	: EX. SANITARY FORCE MAIN
	: EX. SANITARY SEWER
D	: EX. STORM MANHOLE
S	: EX. SANITARY MANHOLE
4	:PROP. PARKING SPACES
	: PROPOSED STORM SEWER
	: PROPOSED SANITARY SEWER
	: PROPOSED WATER LINE
G G G	: PROPOSED GAS LINE
	: PROPOSED ELECTRIC LINE
F.H.	: PROPOSED FIRE HYDRANT
	: PROPOSED STREET LIGHT
	:ACCESSIBLE CURB RAMP
5	:PROPOSED STORM STRUCTURE NUMBER
12" Concrete Pipe	:PROPOSED STORM LABEL
	:PROPOSED STORM MANHOLE
S 8	:PROPOSED SANITARY SEWER STRUCTURE NUMBER
8" PVC SDR-26	:PROPOSED SANITARY SEWER LABEL
	:PROPOSED SANITARY SEWER MANHOLE
TBV	:TO BE VACATED
TBR	:TO BE REMOVED
1234 * 11.22	:EX. TREE 1234 = ID NUMBER 11.22 = ELEVATION

GENERAL NOTES

1. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants.
2. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM AN AERIAL SURVEY AND SUPPLEMENTED WITH FIELD TOPO DATED 10-11-19.
3. THE SITE IS CURRENTLY DEVELOPED AS THE POTOMAC YARD CENTER. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ADJACENT TO THE OFFSITE FOUR MILE RUN. AREAS OF THE RPA LINE ON THIS SITE ARE NOT IN THEIR NATURAL STATE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA.
4. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE, MINIMIZING TRAFFIC IMPACTS AND PRESERVING THE RESOURCE PROTECTION AREA.
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
6. SITE IS NOT WITHIN A COMBINED SEWER.
7. THIS SITE IS NOT LOCATED WITHIN 1000 FEET OF A FORMER LANDFILL, DUMP OR DISPOSAL AREA; AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.

GREEN BUILDING NARRATIVE

A DRAFT LEED SCORECARD FOR BLOCK 14 PROVIDED UNDER SEPARATE COVER.

THE BUILDING WILL COMPLY WITH THE CITY'S 2019 GREEN BUILDING POLICY AND WILL INCORPORATE SUSTAINABLE STRATEGIES CONSISTENT WITH THE APPROACH SET FORTH IN THE ENVIRONMENTAL SUSTAINABILITY MASTER PLAN. WHILE THE SUSTAINABILITY ELEMENTS WILL BE REFINED DURING THE FINAL BUILDING DESIGN, BLOCK 14 CURRENTLY CONTEMPLATES THE INCLUDSION OF THE FOLLOWING SUSTAINABLE STRATEGIES: SITE: CISTERN, VEGETATED ROOFS, RAINWATER HARVESTING, NATIVE PLANT COMMUNITIES, UNPROGRAMMED OPEN SPACE, ROOFTOP USABLE SPACE, HIGHLY REFLECTIVE ROOF SURFACES, SOCIAL AND CIVIC GATHERING SPACES; WASTE: DEMOLITION AND CONSTRUCTION DIVERSION, SOLID WASTE MANAGEMENT PLAN, COMMERCIAL RECYCLING; WATER: WATERSENSE-LABELED FIXTURES, LOW-FLOW WATER FIXTURES, IRRIGATION CONTROLS; HEATH AND WELLNESS: LOW-VOC MATERIALS, PRODUCT INGREDIENT DISCLOSURES, ACCESS TO QUALITY VIEWS, ACCESS TO DAYLIGHT, BIOPHILIA, MERV 13 AIR FILTERS, ONGOING WATER AND AIR PERFORMANCE TESTING, GREEN CLEANING PRODUCTS, INTEGRATED PEST MANAGEMENT, BIKE STORAGE AND SHOWERS; CARBON: EV CAR CHARGING STATIONS, SOLAR ORIENTATION-INFORMED DESIGN, PRIORITY FOR LEV VEHICLES, LIGHT POWER DENSITY REDUCTION, GARAGE LIGHTING LPD < 0.1 W/SF, OCCUPANCY SENSORS, ACTIVE DAYLIGHTING CONTROLS, PUBLIC TRANSPORTATION SUBSIDIES, VFD CONTROLS, HIGH-EFFICIENCY LED SITE LIGHTING, ENERGYSTAR APPLIANCES, AND PASSIVE SOLAR DESIGN.

UTILITY CONTACTS:

WASHINGTON GAS

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

VERIZON

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

DOMINION VIRGINIA POWER

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

VIRGINIA AMERICAN WATER COMPANY

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

COMCAST CABLE

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

CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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

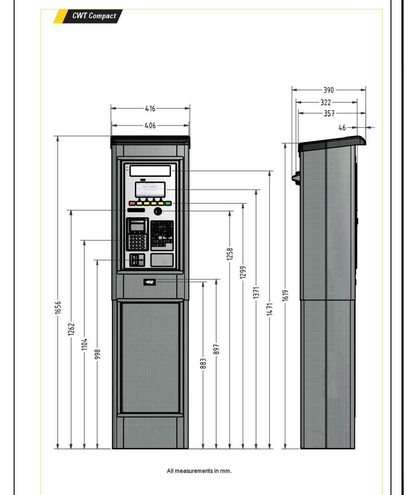
ALEXRENEW NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-549-3381 x2020.

ABBREVIATIONS

CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
EX	EXISTING
ESMT	EASEMENT
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
SAN	SANITARY
STM/STRM	STORM
TBR	TO BE REMOVED
TBS	TO BE SAVED
TYP	TYPICAL
W/L	WATER LINE





PARKING METER KIOSK DETAIL
(OR APPROVED EQUAL)

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. Suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

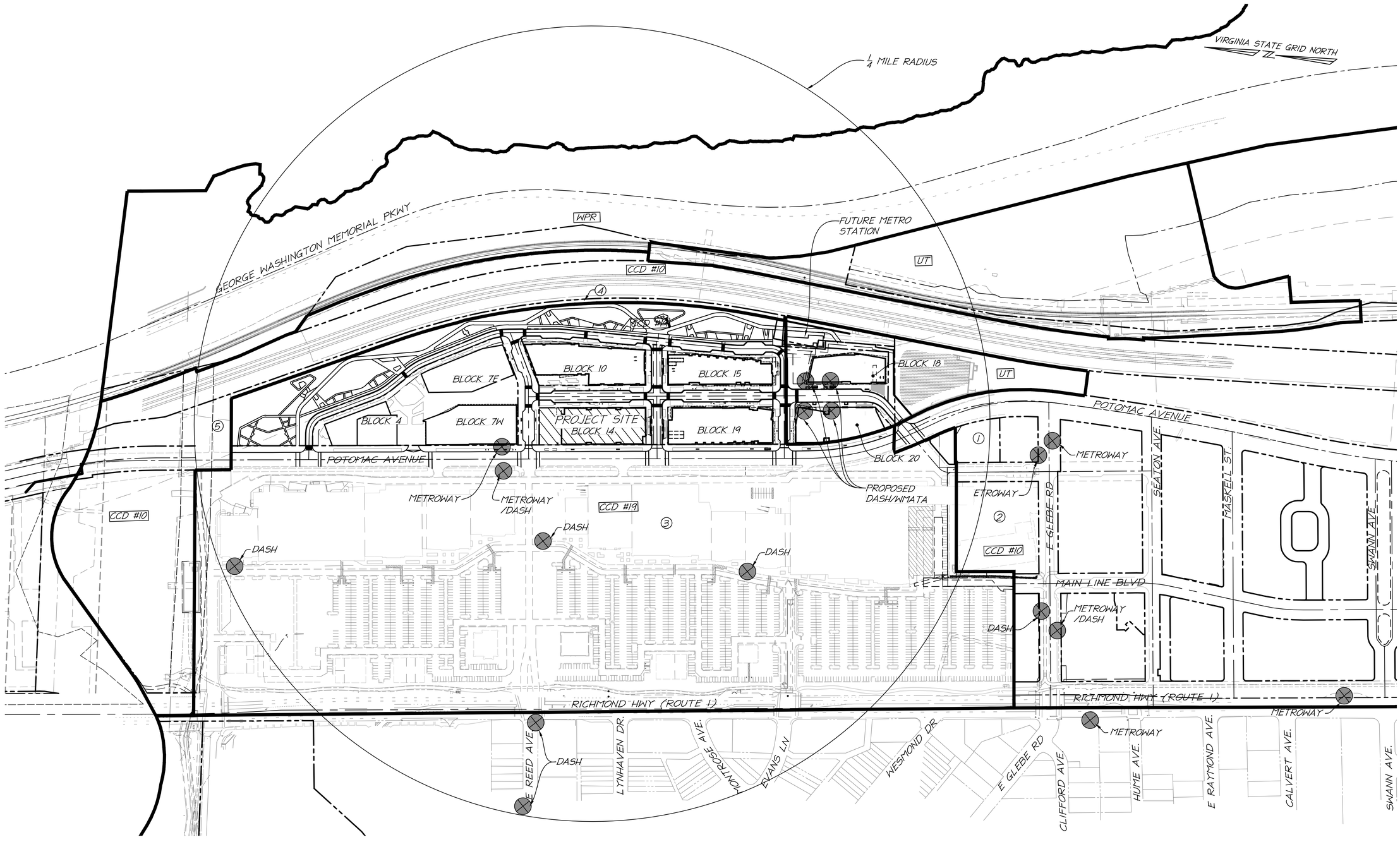
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
GENERAL NOTES AND LEGEND

SHEET No.
C101

109996



ADJACENT PROPERTY OWNERS			
CIRCLE NUMBER	OWNER	USE	TAX MAP #
1	APTA CENTENNIAL PROPERTIES LLC	OFFICE	025.01-05-17
2	INSTITUTE FOR DEFENSE ANALYSES	OPEN SPACE	025.01-05-10
3	CYPR SHOPPING CENTER LLC	SHOPPING CENTER	016.01-05-01
4	CITY OF ALEXANDRIA	OPEN SPACE	025.04-01-05
5	CITY OF ALEXANDRIA	OPEN SPACE	008.03-02-02

NOTES:
1. ALL BUS STOPS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
2. ROAD NETWORK REVIEWED UNDER SEPARATE DSP.

VIRGINIA STATE GRID NORTH

1 0.5 0 1 2
GRAPHIC SCALE
1"=150'

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

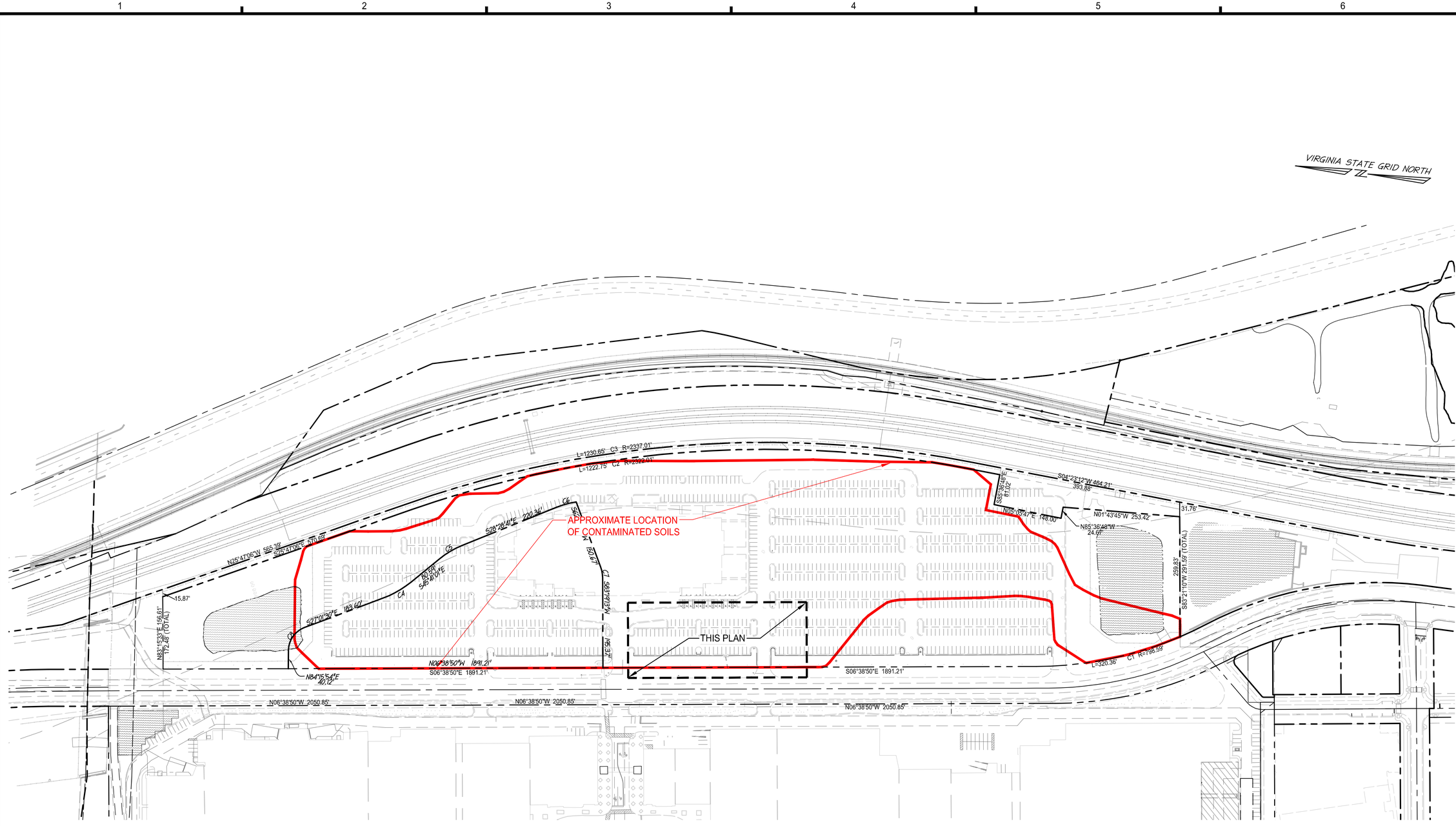
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
CONTEXTUAL PLAN

SHEET No.
C102

109996



christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Llc. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN

BLOCK 14

CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:

CONTAMINATED SOILS EXHIBIT

SHEET No.

C103

109996

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Aug 7, 2020	CDD #19 TRACKING SHEET																				
	Office			Residential				Office/Residential			Retail			Hotel			Academic		
Block	Approved	Proposed	Remaining	Approved	Proposed	Proposed (Units)	Remaining	Approved	Proposed	Remaining	Approved	Proposed	Remaining	Approved	Proposed	Remaining	Approved	Proposed	Remaining
1			-				-			-			-			-			-
2			-	500,000			500,000			-			-			-			-
3			-				-			-			-	82,900		82,900			-
4			-				-			-			-			-	150,000		150,000
5			-				-			-			-			-			-
6	110,000		110,000	600,000			600,000	250,000		250,000	35,000		35,000			-			-
7			-				-			-			-			-	450,000	271,279	178,721
8			-				-	643,300		643,300	154,800		154,800			-			-
9	55,000		55,000				-	260,000		260,000	40,000		40,000			-			-
10	230,300	218,761	11,539				-			-	32,600	20,965	11,635			-			-
11			-				-	643,400		643,400	171,900		171,900			-			-
12	55,000		55,000				-	295,000		295,000	50,000		50,000			-			-
13			-				-			-			-			-			-
14	266,900	234,105	32,795				-			-	17,600	13,747	3,853			-			-
15					165,298	212					18,100	14,874	3,226						
16											28,100	-	28,100						
18		154,601									11,700	7,967	3,733						
19					197,318	262					22,300	22,715	(415)						
20		145,470									18,600	10,540	8,060						
21											28,100	-	28,100						
FMR2*	1,100,000	300,071	799,929			474	-	1,009,400	362,616	646,784	126,900	56,096	70,804			-			-
17	60,000		60,000				-	250,000		250,000	50,000		50,000			-			-
22			-				-	370,000		370,000	65,000		65,000			-			-
23			-	150,000			150,000			-			-			-	150,000		150,000
24			-				-			-			-			-			-
Subtotal	1,877,200	752,937	1,124,263	1,250,000	-	474	1,250,000	3,721,100	362,616	3,358,484	743,800	90,808	652,992	82,900	-	82,900	750,000	271,279	478,721

Total Approved**	7,675,000
Total Proposed**	1,206,361
Remaining	6,468,639

*Flexible Metro Rail Zone includes Blocks 15, 16, 18-21. Individual block information is provided for reference only, and the Flexible Metro Rail Zone density allocations are considered as a whole.

** Excludes academic square footage, per the approved master plan

North Potomac Yard
Metered Sanitary Sewer Flows

Blocks	Scat Projected Discharge with 35% Reduction	Actual Metered Discharged	Total CDD Sanitary Discharges
2	.1058		
3	.0253		
4	.0192		
5	.1270		
6	.0634		
7 & 7W	.0192		
8	.0896		
9	.0747		
10	.0345		
11	.0744		
12	.1021		
14	.0379		
15	.0595		
16	.1252		
17	.0957		
18	.0173		
19	.0528		
20	.0611		
21	.1252		
22	.0771		
23	.0375		
TOTAL			

*Notes:
1. Peaking factor not included with sanitary flows
2. I and I not included with sanitary flows
3. Sanitary flows shown are mgds

Phase 1

OPEN SPACE	At Grade [PUBLIC]	Above Grade [PRIVATE]	Total	Acres	Site Area	Percent
Potomac Yard Park	196,020	-	196,020	4.50	196,020	100.0%
Blocks 4 & 7 (Phase 1)*	62,563	5,187	67,750	1.56	152,868	44.3%
Block 10	7,163	6,042	13,205	0.30	67,508	19.6%
Block 14 (with Market Lawn)	9,675	12,725	22,400	0.51	53,433	41.9%
Block 15	2,151	3,068	5,219	0.12	51,431	10.1%
Block 18 (with Metro Plaza)	10,142	2,925	13,067	0.30	46,332	28.2%
Block 19	-	5,679	5,679	0.13	52,657	10.8%
Block 20	810	780	1,590	0.04	37,370	4.3%
Roadways, Other	-	-	-	-	160,002	0.0%
Total	288,524	36,406	324,930	7.46	817,621	39.7%

*Blocks 4 & 7 (full build out)	53,575	5,187	58,762	1.35	152,868	38.4%

CDD #19 Site Area**	3,008,689	69.07 ac
Condition #82 Required 35%	1,053,041	24.17
Condition #82 Required At Grade (15%)	451,303	10.36
Total Provided Open Space	324,930	7.46
At Grade	288,524	6.62
Above Grade	36,406	0.84
Remaining (total)	728,111	16.72
Remaining (at grade)	162,779	3.74

** Including roadways

Public Parks - Condition #84	Required (ac)	Proposed (ac)
Crescent Park	2.30	-
Market Green	1.00	-
Metro Square	0.70	-
Potomac Yard Park	4.50	4.70
Market Lawn	0.20	0.23
Metro Plaza	0.30	0.23
Total	9.00	5.16
Remaining	3.84	

christopher consultants

2020 MODIFIED FLOWS NPY PHASE I AND II, POTOMAC YARD SOUTH AND ADDITIONAL OFFSITE FLOWS WITH PIPE UPGRADES

NPY PHASE I & PHASE II

Project Number: 88024.172.02
Prepared by: Mustafa Mahmoodzada, P. E. CFM/ Kevin M. Washington
Checked by: Kevin M. Washington
Date Prepared: 7/22//2020

36" Gravity Sewer - S33 to S24 (Potomac Ave) Reach PY2

	FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)
as-built	S33	S32	27.23	26.37	300.50	0.29	36	PVC	0.011	42.17	27.26	22.34	14.44	5.97
as-built	S32	S31A	26.28	25.56	237.50	0.30	36	PVC	0.011	43.40	28.05	22.34	14.44	6.14
as-built	S31A	S31	25.45	25.02	133.00	0.32	36	PVC	0.011	44.82	28.97	22.34	14.44	6.34
as-built	S31	S30	24.89	24.41	173.00	0.28	36	PVC	0.011	41.52	26.84	22.34	14.44	5.87
as-built	S30	S29A	24.30	23.34	295.00	0.33	36	PVC	0.011	44.97	29.06	22.34	14.44	6.36
as-built	S29A	S29	23.29	22.60	39.50	1.75	36	PVC	0.011	104.19	67.34	22.34	14.44	14.74
as-built	S29	S28	22.57	22.08	140.00	0.35	36	PVC	0.011	46.64	30.14	22.34	14.44	6.60
as-built	S28	S27	21.93	21.14	209.50	0.38	36	PVC	0.011	48.41	31.29	22.34	14.44	6.85
as-built	S27	S26	21.09	20.10	402.00	0.25	36	PVC	0.011	39.12	25.28	22.82	14.75	5.53
as-built	S26	S25	19.90	19.33	197.50	0.29	36	PVC	0.011	42.35	27.37	22.82	14.75	5.99
as-built	S25	S24	19.21	18.28	276.00	0.34	36	PVC	0.011	45.76	29.58	22.82	14.75	6.47

36" Gravity Sewer or Equalivent Parallel System - Shaft 24 to Shaft 0 (Off-Site) Reach PY-1

	FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)
as-built	24	23	18.26	17.7	281.2	0.20	36	CCFP	0.011	35.18	22.74	22.82	14.75	4.98
as-built	23	22	17.51	16.97	221.8	0.24	36	CCFP	0.011	38.90	25.14	22.82	14.75	5.50
as-built	22	21	16.83	15.94	253.2	0.35	36	CCFP	0.011	46.74	30.21	22.82	14.75	6.61
as-built	21	20	15.85	14.84	376.3	0.27	36	CCFP	0.011	40.84	26.40	22.82	14.75	5.78
as-built	20	19	14.67	13.73	394.3	0.24	36	CCFP	0.011	38.49	24.88	26.32	17.01	5.45
as-built	19	18	13.46	12.47	427	0.23	36	CCFP	0.011	37.96	24.53	26.32	17.01	5.37
as-built	18	17	12.12	11.01	424.4	0.26	36	CCFP	0.011	40.32	26.06	26.32	17.01	5.70
as-built	17	16	10.75	10.06	410.9	0.17	36	CCFP	0.011	32.30	20.88	28.00	18.10	4.57
as-built	16	15	9.71	8.97	416.8	0.18	36	CCFP	0.011	33.22	21.47	28.00	18.10	4.70
as-built	15	14	8.66	7.49	430.1	0.27	36	CCFP	0.011	41.12	26.57	28.00	18.10	5.82
as-built	14	13	7.43	6.62	340.8	0.24	36	CCFP	0.011	38.43	24.84	28.00	18.10	5.44
as-built	13	12	6.52	5.6	315.4	0.29	36	CCFP	0.011	42.58	27.52	29.71	19.20	6.02
as-built	12	11	5.55	4.49	326.4	0.32	36	CCFP	0.011	44.92	29.04	29.71	19.20	6.36
as-built	11	10	4.39	3.21	434.6	0.27	36	CCFP	0.011	41.08	26.55	29.71	19.20	5.81
as-built	10	9	2.98	1.77	431.20	0.28	36	CCFP	0.011	41.76	26.99	29.71	19.20	5.91
as-built	9	8	1.72	0.53	351.30	0.34	36	CCFP	0.011	45.88	29.65	29.71	19.20	6.49
as-built	8	7	0.46	0.05	400.90	0.10	36	CCFP	0.011	25.21	16.29	29.71	19.20	3.57
as-built	7	5	0.01	-2.17	587.20	0.37	36	CCFP	0.011	48.03	31.04	29.71	19.20	6.80
as-built	5	4	-2.24	-3.78	561.10	0.27	36	CCFP	0.011	41.30	26.69	29.71	19.20	5.84
as-built	4	3	-3.83	-4.64	399.00	0.20	36	CCFP	0.011	35.52	22.96	29.71	19.20	5.02
as-built	3	2	-4.74	-5.89	408.70	0.28	36	CCFP	0.011	41.82	27.03	29.71	19.20	5.92
as-built	2	1	-6.38	-7.14	326.60	0.23	36	CCFP	0.011	38.03	24.58	29.71	19.20	5.38
as-built/design slope	1	0	-7.28	-7.50	80.30	0.27	36	CCFP	0.011	41.26	26.67	29.71	19.20	5.84

Note: All calcualted capacities are at full flow capacity, when the pipe is approximately 93% full.

Use Total Sanitary Sewer Flow Computations (Trunk Line)

Assumptions	Inc
Slater's lane pump station and Landbay C and Developments shown Below	0.760
4 mile run, North Potomac Yard Phase I & II, JACK TAYLOR, AND ROUTE 1 N OAKVILLE	
Landbay L	0.310
Contributing Flows	
Braddock Metro Neighborhood Plan and Braddock Fields	2.263
Existing Developments and Seperation Completed by December 2019	1.083
Remaining Seperation	1.104

NAD 83	xxx / yyy
USGS	xxx = Upper Inv
	yyy = Lower Inv

Notes:
All elevation for the 30" and 27" sewer are from the USGS datum
For all other sewers are from the NAD 83 datum (0.83' below the USGS datum)
On the chart are full flow capacities, approximately 93% of the maximum capacity.
As from as-built plans, design information or GIS data and noted appropriately.
' value of 0.010 was used for all smooth pipes per the ESI checklist.

MAX PARKING RATIOS	
Use	**CDD Maximums**
Residential	1.00 SP/unit
Retail	3.50 SP/1000
Academic	1.2 SP/1000
Office	1.21 SP/1000

d

							PARKING PERMITTED - CDD MAXIMUM					PROPOSED
Block	**Units**	**Residential SF**	**Office SF**	**Academic SF**	**Retail SF**	**TOTAL**	**Residential 1 sp/unit**	**Office 1.21 sp/1000sf**	**Academic 1.2 sp/1000 sf**	**Retail 3.5 sp/1000 sf**	**TOTAL**	**TOTAL**
4 and 7*	-	-	-	600,000	-	600,000	-	-	720	-	720	500
10	-	-	218,761	-	20,965	239,726	-	265	-	73	338	425
14	-	-	234,105	-	13,747	247,852	-	284	-	48	332	213
15	212	165,298	-	-	14,874	180,172	212	-	-	52	264	306
18	-	-	154,601	-	7,967	162,568	-	188	-	28	216	134
19	262	197,318	-	-	22,715	220,033	262	-	-	80	342	182
20	-	-	145,470	-	10,540	156,010	-	177	-	37	214	119
TOTALS	**474**	**362,616**	**752,937**	**600,000**	**90,808**	**1,806,361**	**474**	**914**	**720**	**318**	**2,426**	**1,879**

*The maximum proposed parking spaces is 500. An alternate scheme at the full build out of Block 4 and 7 would include a total of approximately 297 spaces.

Green Roof, Solar, Other

	A	B	C	D	E = B + C + D	F = A - B
DSP/Building	**Roof ft²**	**Green Roof ft²**	**Solar Roof ft²**	**Other Roof ft²**	**Combined Green, Solar, Other Roof ft²**	**Impervious Roof ft² (not vegetated)**
18	25,378	9,454		7,066	16,520	15,924
20	30,875	13,735			13,735	17,140
15	31,969	7,961			7,961	24,008
19	40,991	10,362			10,362	30,629
10	43,785	18,450		19,093	37,543	25,335
14	36,339	14,917		5,636	20,553	21,422
VA Tech	29,184	4,000	21,800	25,184	50,984	25,184
Total ft² Phase 1	**238,521**	**78,879**	**21,800**	**56,979**	**157,658**	**159,642**
Total percentage		33%	9%	24%	66%	
Required Phase 1		25% of total roof ft² green		25% total roof ft² green/solar/other		

Irrigation/Greywater
Reuse Collection

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. Suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Llc. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

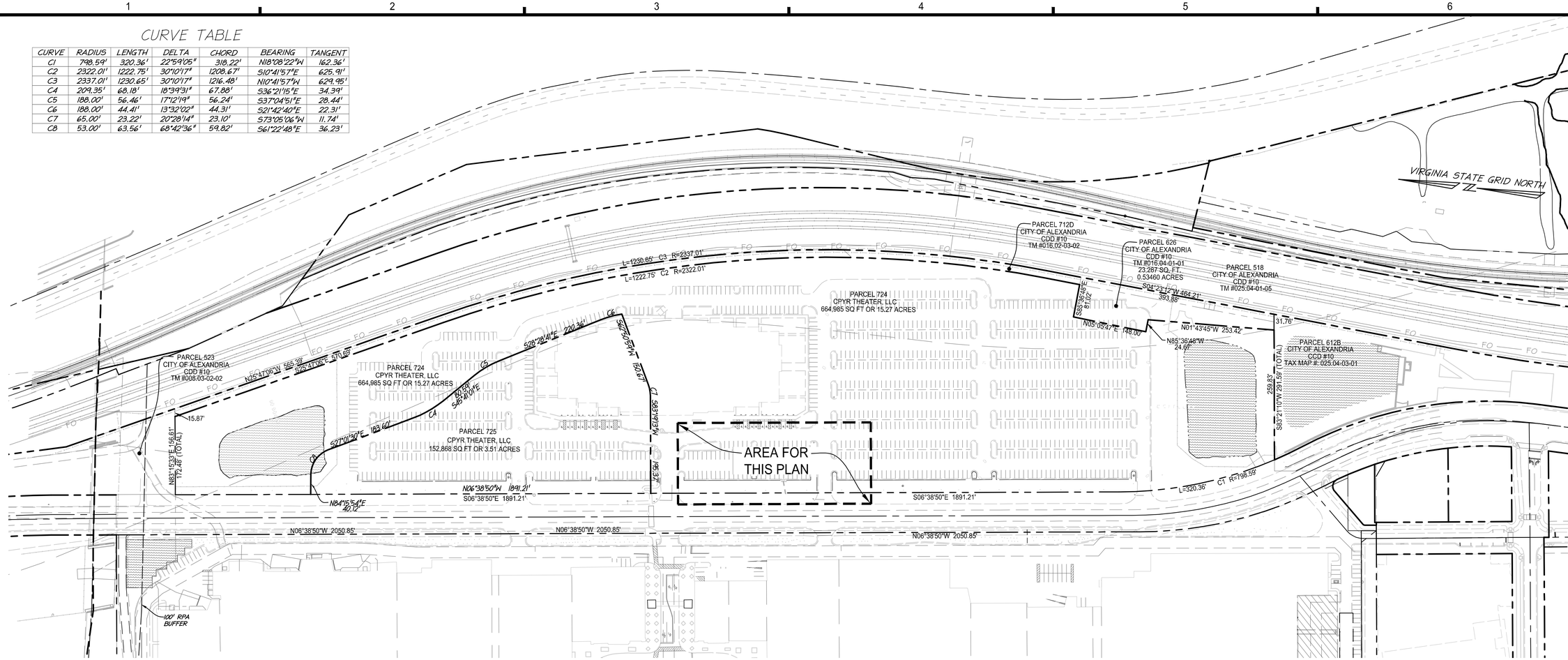
SHEET TITLE:
CDD & SANITARY TRACKING

SHEET No.
C104

109996

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	798.59'	320.36'	22°59'05"	318.22'	N18°08'22"W	162.36'
C2	2322.01'	1222.75'	30°10'17"	1208.67'	S10°41'57"E	625.91'
C3	2337.01'	1230.65'	30°10'17"	1216.48'	N10°41'57"W	629.95'
C4	209.35'	68.18'	18°39'31"	67.88'	S36°21'15"E	34.39'
C5	188.00'	56.46'	17°12'19"	56.24'	S37°04'51"E	28.44'
C6	188.00'	44.41'	13°32'02"	44.31'	S21°42'40"E	22.31'
C7	65.00'	23.22'	20°28'14"	23.10'	S73°05'06"W	11.74'
C8	53.00'	63.56'	68°42'36"	59.82'	S61°22'48"E	36.23'



LIST OF EXISTING MAJOR TREES (6" OR MORE IN CALIPER).

TREE #	TREE TYPE	COMMON NAME	CROWN DIAMETER (FEET)	TRUNK DIAMETER (INCHES)	LOCATION	STATUS
2898	CT	SYCAMORE	14	6	EAST SIDE OF POTOMAC AVE	TBR
4976	CT	SYCAMORE	12	8	EAST SIDE OF POTOMAC AVE	TBR
2899	CT	SYCAMORE	12	7	EAST SIDE OF POTOMAC AVE	TBR
2900	CT	SYCAMORE	12	5	EAST SIDE OF POTOMAC AVE	TBR
2810	DT	SYCAMORE	24	8	EAST SIDE OF POTOMAC AVE	TBR
2808	DT	SYCAMORE	24	9	EAST SIDE OF POTOMAC AVE	TBR
2805	DT	SYCAMORE	12	6	EAST SIDE OF POTOMAC AVE	TBR
2803	DT	SYCAMORE	12	5	EAST SIDE OF POTOMAC AVE	TBR
2801	DT	SYCAMORE	12	6	EAST SIDE OF POTOMAC AVE	TBR
2798	DT	SYCAMORE	20	8	EAST SIDE OF POTOMAC AVE	TBR
2796	DT	SYCAMORE	16	6	EAST SIDE OF POTOMAC AVE	TBR
2794	DT	SYCAMORE	16	6	EAST SIDE OF POTOMAC AVE	TBR
2792	DT	SYCAMORE	32	12	EAST SIDE OF POTOMAC AVE	TBR
2790	DT	SYCAMORE	28	12	EAST SIDE OF POTOMAC AVE	TBR
2788	DT	SYCAMORE	12	6	EAST SIDE OF POTOMAC AVE	TBR
2786	DT	SYCAMORE	12	6	EAST SIDE OF POTOMAC AVE	TBR
2783	DT	SYCAMORE	16	7	EAST SIDE OF POTOMAC AVE	TBR
2869	DT	CHERRY	24	10	EAST SIDE OF POTOMAC AVE	TBR
3977	DT	CHERRY	24	10	EAST SIDE OF POTOMAC AVE	TBR
4046	DT	SYCAMORE	16	8	EAST SIDE OF POTOMAC AVE	TBR
3856	DT	SYCAMORE	12	5	EAST SIDE OF POTOMAC AVE	TBR
1873	DT	SYCAMORE	16	8	EAST SIDE OF POTOMAC AVE	TBR
1874	DT	MAPLE	12	6	EAST SIDE OF POTOMAC AVE	TBR
1877	DT	MAPLE	10	6	EAST SIDE OF POTOMAC AVE	TBR
1879	DT	MAPLE	14	7	EAST SIDE OF POTOMAC AVE	TBR
1881	DT	MAPLE	16	8	EAST SIDE OF POTOMAC AVE	TBR
1884	DT	MAPLE	28	12	EAST SIDE OF POTOMAC AVE	TBR
1886	DT	SYCAMORE	28	12	EAST SIDE OF POTOMAC AVE	TBR
1887	DT	SYCAMORE	28	12	EAST SIDE OF POTOMAC AVE	TBR
1890	DT	SYCAMORE	28	12	EAST SIDE OF POTOMAC AVE	TBR
1891	DT	SYCAMORE	28	12	EAST SIDE OF POTOMAC AVE	TBR
1894	DT	SYCAMORE	24	10	EAST SIDE OF POTOMAC AVE	TBR
1897	DT	SYCAMORE	28	12	EAST SIDE OF POTOMAC AVE	TBR
1899	DT	SYCAMORE	24	10	EAST SIDE OF POTOMAC AVE	TBR
1907	DT	SYCAMORE	36	18	EAST SIDE OF POTOMAC AVE	TBR
1909	DT	SYCAMORE	24	10	EAST SIDE OF POTOMAC AVE	TBR
1917	DT	SYCAMORE	32	12	EAST SIDE OF POTOMAC AVE	TBR
3750	DT	SYCAMORE	18	9	EAST SIDE OF POTOMAC AVE	TBR
7952	DT	SYCAMORE	10	6	WEST SIDE OF POTOMAC AVE	TBS
7948	CT	SYCAMORE	10	6	WEST SIDE OF POTOMAC AVE	TBS
7945	CT	SYCAMORE	10	6	WEST SIDE OF POTOMAC AVE	TBS
7001	DT	SYCAMORE	24	10	ALONG EASTERN PROPERTY LINE	TBS
7002	CT	SYCAMORE	30	12	ALONG EASTERN PROPERTY LINE	TBS
7003	CT	SYCAMORE	26	10	ALONG EASTERN PROPERTY LINE	TBS
7004	CT	SYCAMORE	30	14	ALONG EASTERN PROPERTY LINE	TBS
7005	DT	SYCAMORE	34	12	ALONG EASTERN PROPERTY LINE	TBS
7006	DT	SYCAMORE	30	11	ALONG EASTERN PROPERTY LINE	TBS
7007	DT	SYCAMORE	38	13	ALONG EASTERN PROPERTY LINE	TBS
7008	DT	SYCAMORE	16	6	ALONG EASTERN PROPERTY LINE	TBS
7009	CT	SYCAMORE	30	15	NORTH OF EX. NORTHERN POND	TBR
7010	CT	SYCAMORE	28	15	NORTH OF EX. NORTHERN POND	TBR
7011	CT	SYCAMORE	32	16	NORTH OF EX. NORTHERN POND	TBR
6426	CT	CEDAR	20	10	ALONG EASTERN PROPERTY LINE	TBR
6427	DT	SYCAMORE	32	10	ALONG EASTERN PROPERTY LINE	TBR
6428	DT	LOCUST	28	10	ALONG EASTERN PROPERTY LINE	TBS
6429	DT	LOCUST	32	8	ALONG EASTERN PROPERTY LINE	TBS
2430	CT	CEDAR	16	8	ALONG EASTERN PROPERTY LINE	TBR
6431	CT	CEDAR	20	8	ALONG EASTERN PROPERTY LINE	TBR
6432	DT	POPLAR	16	8	ALONG EASTERN PROPERTY LINE	TBR
6433	DT	MAPLE	16	6	ALONG EASTERN PROPERTY LINE	TBR
6434	CT	CEDAR	20	10	ALONG EASTERN PROPERTY LINE	TBR
6435	DT	SYCAMORE	32	12	ALONG EASTERN PROPERTY LINE	TBR
6436	CT	CEDAR	18	8	ALONG EASTERN PROPERTY LINE	TBR
6437	CT	CEDAR	18	8	ALONG EASTERN PROPERTY LINE	TBR
6438	CT	CEDAR	16	6	ALONG EASTERN PROPERTY LINE	TBR
6439	CT	CEDAR	16	6	ALONG EASTERN PROPERTY LINE	TBR
6440	CT	CEDAR	16	8	ALONG EASTERN PROPERTY LINE	TBR
6441	DT	SYCAMORE	32	10	ALONG EASTERN PROPERTY LINE	TBR
6442	DT	SYCAMORE	28	10	ALONG EASTERN PROPERTY LINE	TBR
6443	DT	LOCUST	28	12	ALONG EASTERN PROPERTY LINE	TBS
6444	DT	LOCUST	32	12	ALONG EASTERN PROPERTY LINE	TBS
6445	DT	LOCUST	40	16	ALONG EASTERN PROPERTY LINE	TBS
6446	DT	POPLAR	18	9	ALONG EASTERN PROPERTY LINE	TBR
6447	CT	PINE	16	8	ALONG EASTERN PROPERTY LINE	TBR
6448	CT	PINE	16	8	ALONG EASTERN PROPERTY LINE	TBR
6449	DT	MAPLE	12	6	ALONG EASTERN PROPERTY LINE	TBR
6450	DT	SYCAMORE	16	6	ALONG EASTERN PROPERTY LINE	TBR
6451	DT	SYCAMORE	16	6	ALONG EASTERN PROPERTY LINE	TBR
6452	DT	MAPLE	17	8	ALONG EASTERN PROPERTY LINE	TBR
6453	CT	PINE	18	6	ALONG EASTERN PROPERTY LINE	TBR
6454	CT	PINE	19	6	ALONG EASTERN PROPERTY LINE	TBR
6455	CT	CEDAR	20	8	ALONG EASTERN PROPERTY LINE	TBR
6456	CT	CEDAR	21	8	ALONG EASTERN PROPERTY LINE	TBR
6457	CT	CEDAR	22	8	ALONG EASTERN PROPERTY LINE	TBR
6458	CT	CEDAR	23	8	ALONG EASTERN PROPERTY LINE	TBR
6459	DT	LOCUST	28	12	ALONG EASTERN PROPERTY LINE	TBS
6460	DT	LOCUST	44	18	ALONG EASTERN PROPERTY LINE	TBS
6461	DT	SYCAMORE	40	14	ALONG EASTERN PROPERTY LINE	TBR
6462	CT	CEDAR	16	8	ALONG EASTERN PROPERTY LINE	TBR
6463	CT	CEDAR	16	8	ALONG EASTERN PROPERTY LINE	TBR
6464	CT	CEDAR	16	8	ALONG EASTERN PROPERTY LINE	TBR
6465	CT	CEDAR	14	7	ALONG EASTERN PROPERTY LINE	TBR
6466	CT	CEDAR	15	7	ALONG EASTERN PROPERTY LINE	TBR
6467	CT	CEDAR	16	7	ALONG EASTERN PROPERTY LINE	TBR
6468	CT	CEDAR	22	11	ALONG EASTERN PROPERTY LINE	TBR
6469	CT	CEDAR	24	12	ALONG EASTERN PROPERTY LINE	TBR
6470	DT	CEDAR	20	6	ALONG EASTERN PROPERTY LINE	TBR
6471	DT	POPLAR	20	10	ALONG EASTERN PROPERTY LINE	TBR
6472	DT	SYCAMORE	16	6	ALONG EASTERN PROPERTY LINE	TBR

TBR: TO BE REMOVED
TBS: TO BE SAVED
CT: CONIFEROUS TREE
DT: DECIDUOUS TREE

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

NOTE:
1. SEE SHEET C101 FOR LEGEND.

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Llc. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET No.
C200

109996

EX. HOYTS CINEMA

HEIGHT = ± 44.5'

EX. 22' EVE ESMT. (TBV)

EX. SAN. (TBR)

EX. 8" W/L (TBR)

EX. 4" W/L (TBR)

EX. H.C. SIGN (TYP.)

5' (TYP.)

EX. 12" W/L (TBR)

EX. 10" SAN (TBR)

EX. 10" P.V.C. ROOF DRN. (TBR)

EX. W/L ESMT. (TBV)

EXISTING 15' SANITARY SEWER EASEMENT DB 1614 PG 1703 (TBV)

EX. 22' EVE ESMT. DB 1694 PG 1185 (TBV)

EX. 12" W/L (TBR)

EX. STOP SIGN

9' (TYP.)

19' (TYP.)

EX. 24" STM (TBR)

EX. 21" STM (TBR)

EX. 18" STM (TBR)

EX. F.H

EX. STOP SIGN

EX. 24" STM (TBR)

EX. PED SIGN

EX. 12" W/L

EX. 18" STM (TBR)

EX. POTOMAC AVE ROW PUBLIC STREET INST# 080018802

EX. 18" STM

EX. 20" SAN. FORCE MAIN

EX. 18" STM

EX. 10" SAN (TBR)

80'

48'

11' 11' 11' 12'

EX. W/L

EX. 18" STM

EX. E.P.

EX. 12" W/L

EX. W/L

EX. 30" STM

EX. 24" STM

VIRGINIA STATE GRID NORTH

NOTE:

1. SEE SHEET C101 FOR LEGEND.
2. SEE SHEET C200 FOR CURVE TABLE AND OVERALL PROPERTY BOUNDARY.
3. SEE SHEET C200 FOR EX. TREES TABLE.
4. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
5. ALL EX. ON SITE SIGNAGE TO BE REMOVED.

20 10 0 20 40

GRAPHIC SCALE 1"=20'

APPROVED

SPECIAL USE PERMIT NO. 2020-0011

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN

BLOCK 14

CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

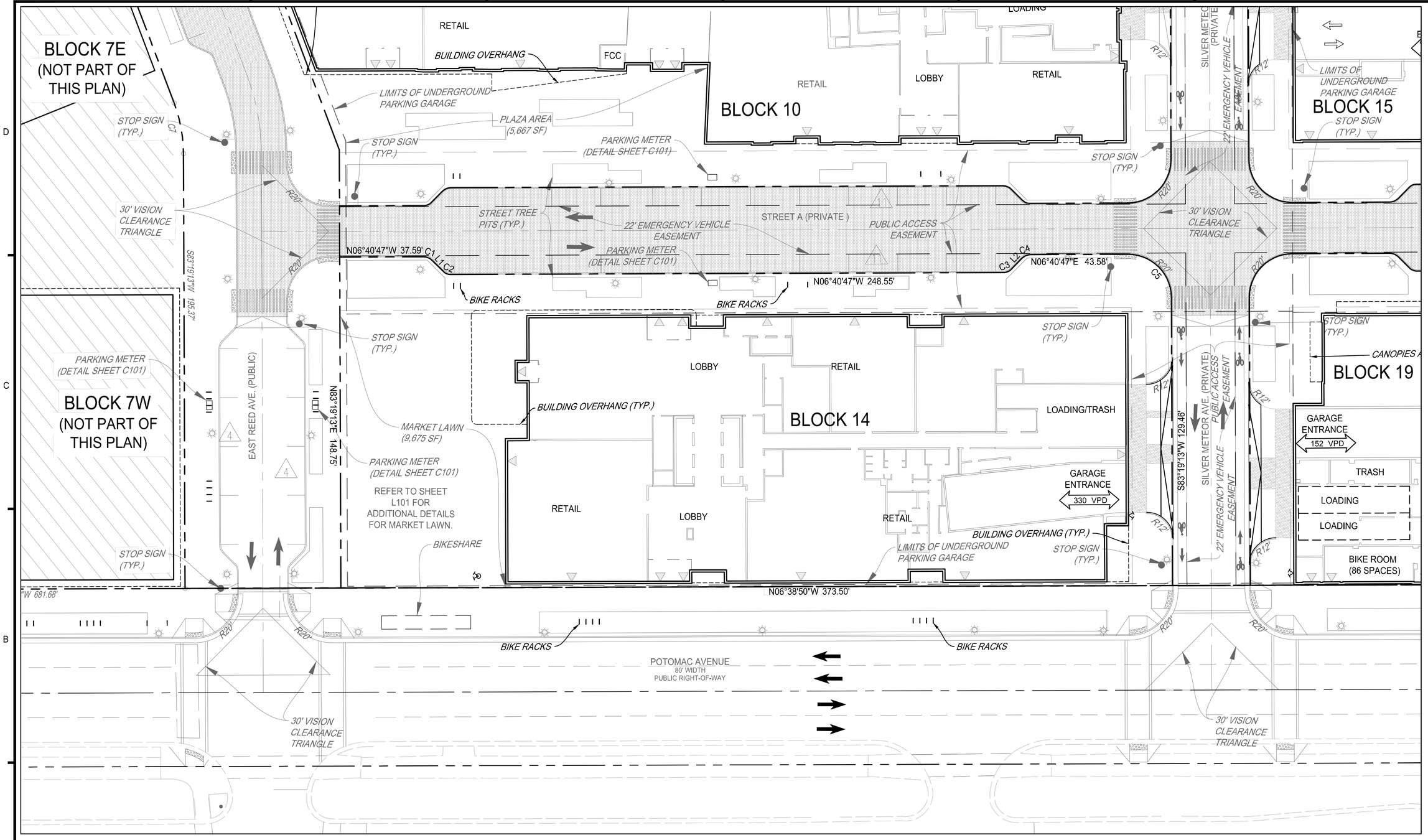
SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C201

109996



BLOCK 14 BOUNDARY TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	5.50'	4.32'	45°00'00"	4.21'	N15°49'13"E	2.28'
L1	N/A	7.17'	N/A	N/A	N38°19'13"E	N/A
C2	4.50'	3.53'	45°00'00"	3.44'	N15°49'13"E	1.86'
C3	4.50'	3.53'	45°00'00"	3.44'	N29°10'47"W	1.86'
L2	N/A	7.17'	N/A	N/A	N51°40'47"W	N/A
C4	5.50'	4.32'	45°00'00"	4.21'	N29°10'47"W	2.28'
C5	19.50'	30.63'	90°00'00"	27.58'	N29°10'47"W	19.50'

BLOCK 7 BOUNDARY TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C6	188.00'	44.41'	13°32'02"	44.31'	S21°42'40"E	22.31'
C7	65.00'	23.22'	20°28'14"	23.10'	S73°05'06"W	11.74'

VIRGINIA STATE GRID NORTH

NOTES:

1. SEE SHEET C101 FOR LEGEND.
2. STREET NAMES TO BE DETERMINED.
3. INFRASTRUCTURE SHOWN PER DSP2019-00043.
4. TYPICAL 8'X22' ON-STREET PARKING STRIPING SHOWN FOR INFORMATION PURPOSES ONLY.
5. SEE LANDSCAPE PLANS FOR HARDSCAPE LAYOUT AND TREES.
6. REFER TO SHEET C301 FOR SITE DIMENSIONS.
7. REFER TO SHEETS C302-304 FOR STRIPING AND MARKING DETAILS.
8. FINAL PAVEMENT TOPPING FOR SURROUNDING STREETS TO BE PROVIDED WITH EACH BLOCK.
9. ON-STREET PARKING PUBLIC AND PRIVATE WILL BE LIMITED TO 2 HOURS BETWEEN 6AM TO 4PM, MONDAY - FRIDAY.

FLUSH CURB CONDITION

20 10 0 20 40
GRAPHIC SCALE
1"=20'

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

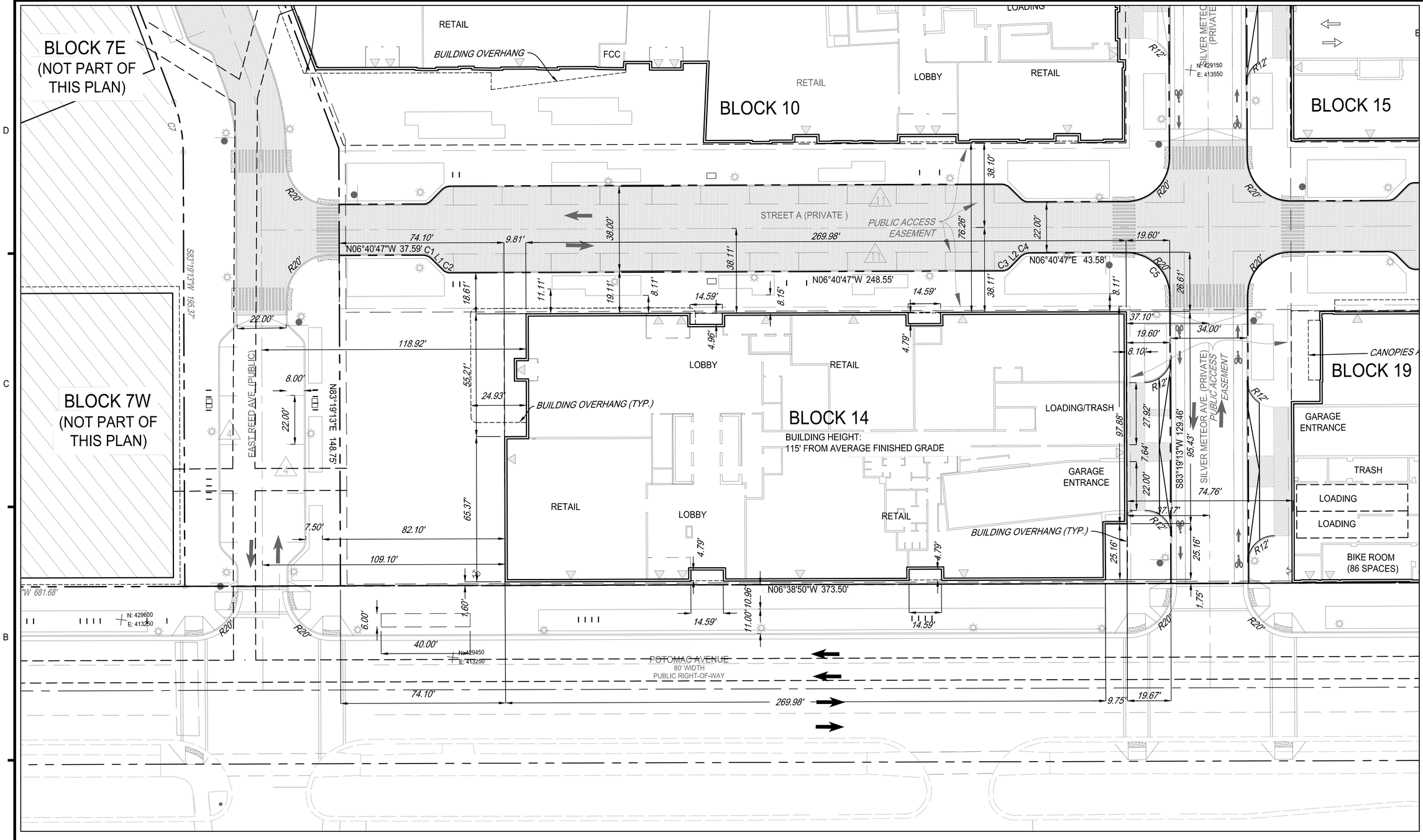
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
SITE PLAN

SHEET No.
C300

109996



NOTES:

1. SEE SHEET C101 FOR LEGEND.
2. STREET NAMES TO BE DETERMINED.
3. INFRASTRUCTURE SHOWN PER DSP.
4. ON-STREET PARKING STRIPING SHOWN FOR INFORMATION PURPOSES ONLY.
5. SEE SHEET C300 FOR BOUNDARY TABLE.

FLUSH CURB CONDITION

VIRGINIA STATE GRID NORTH

20 10 0 20 40
GRAPHIC SCALE
1"=20'

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:

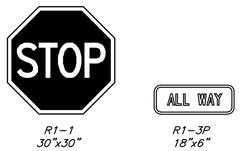
DIMENSION PLAN

SHEET No.

C301

109996

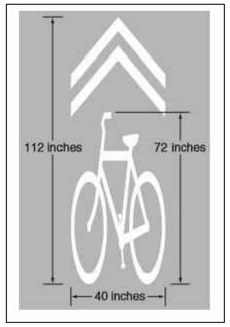
SIGN TYPES AND DIMENSIONS:



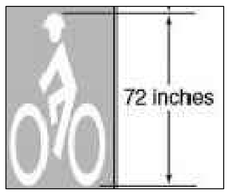
R1-1 30"x30" R1-3P 18"x6"

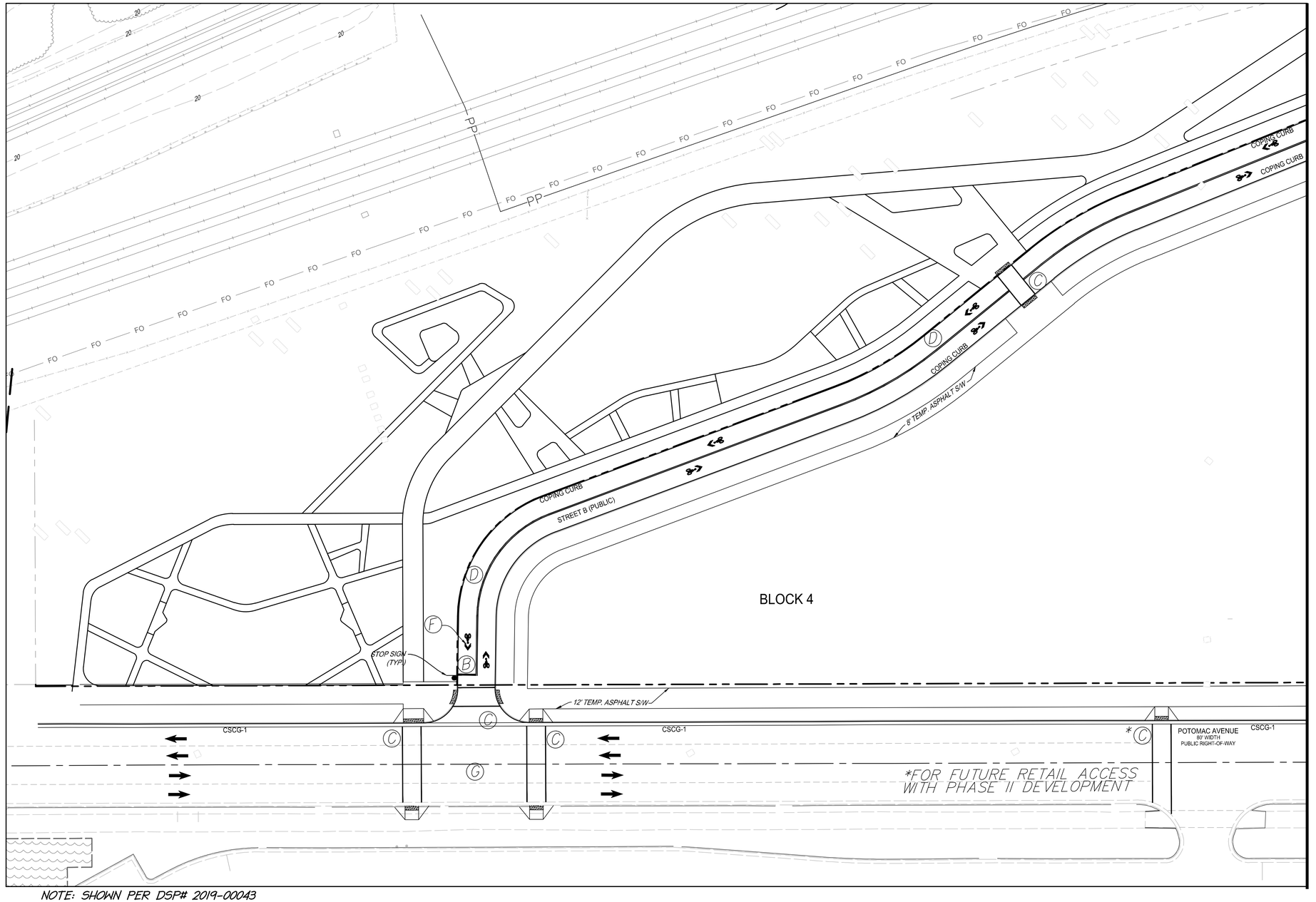
1. METAL CONSTRUCTION.
2. WHITE LEGEND AND BORDER ON A RED BACKGROUND
3. SIGN TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN.
4. POST SHALL BE METAL AND SECURELY MOUNTED.
5. AT INTERSECTIONS WHERE ALL APPROACHES ARE CONTROLLED BY STOP SIGNS, AN ALL WAY SUPPLEMENT PLAQUE SHALL BE MOUNTED BELOW EACH STOP SIGN. THE ALL WAY PLAQUE SHALL HAVE A WHITE LEGEND AND BORDER ON A RED BACKGROUND.

SHARED LANE MARKING SIGN



BIKE SYMBOL





NOTE: SHOWN PER DSP# 2019-00043

MATCHLINE SEE SHEET C422

PAVEMENT MARKING LEGEND

- (A) ON-STREET PARKING SPACES, TYPE B, CLASS I, SOLID WHITE, 4" WIDTH.
- (B) STOP LINE, TYPE B, CLASS I, SOLID WHITE, 12" WIDTH
- (C) CROSSWALK, TYPE B, CLASS I, SOLID WHITE, 6" WIDTH.
- (D) TYPE B, CLASS I, YELLOW, 4" WIDTH, CENTER DOUBLE LINE, SEPARATED BY A 4" SPACE.
- (E) BIKE LANE, TYPE B, CLASS I, SOLID WHITE, 4" WIDTH.
- (F) SHARED LANE MARKING SIGN, SOLID WHITE, 4" WIDTH. SEE NOTES 11-13 THIS SHEET.
- (G) FUTURE SIGNALIZED INTERSECTION

SIGNING & PAVEMENT MARKING NOTES:

PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH THE UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1. FOR COLOR COMBINATION AND/OR LETTERING SIZE, REFER TO THE VIRGINIA SUPPLEMENT TO THE MUTCD.

1. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERETO:
   - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
   - B. THE VIRGINIA SUPPLEMENT TO THE (MUTCD)
   - C. THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
2. ANY EXISTING PAVEMENT MARKINGS WHICH WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE ERADICATED.
3. LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO INSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
4. ALL CROSSWALKS SHALL BE 10' WIDE MEASURED FROM THE INSIDE EDGE OF THE PAINT STRIPES. PROVIDE THERMOPLASTIC PEDESTRIAN CROSSWALKS.
5. ALL PRIVATE STREET SIGNS THAT INTERSECT A PUBLIC STREET SHALL BE MARKED WITH FLUORESCENT GREEN STRIP TO NOTIFY THE PLOWING CREWS, BOTH CITY AND CITY'S CONTRACTOR, THAT THEY ARE NOT TO PLOW THOSE STREETS.
6. THE POST FOR SIGNS SHALL BE A 2" SQUARE TUBE POST. THE POSTS AS WELL AS THE BACK OF THE SIGNS SHALL HAVE A MATTE BLACK FINISH.
7. EXCEPT AS NOTED ON THESE PLANS, THE EXISTING STRIPING SHALL REMAIN.
8. TIMING OF TRAFFIC SIGNAL INTERSECTIONS SHALL BE DETERMINED WITH DSUP.
9. SEE SHEET C421 FOR STOP SIGN DETAILS.
10. SEE SHEET C421 FOR SHARED-PATH SIGN DETAILS.
11. IF USED IN A SHARED LANE WITH ON-STREET PARALLEL PARKING, SHARED LANE MARKINGS SHOULD BE PLACED SO THAT THE CENTERS OF THE MARKINGS ARE AT LEAST 11 FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PAVEMENT WHERE THERE IS NO CURB.
12. IF USED ON A STREET WITHOUT ON-STREET PARKING THAT HAS AN OUTSIDE TRAVEL LANE THAT IS LESS THAN 14 FEET WIDE, THE CENTERS OF THE SHARED LANE MARKINGS SHOULD BE AT LEAST 4 FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PAVEMENT WHERE THERE IS NO CURB.
13. IF USED, THE SHARED LANE MARKING SHOULD BE PLACED IMMEDIATELY AFTER AN INTERSECTION AND SPACED AT INTERVALS NOT GREATER THAN 250 FEET THEREAFTER.
14. STRIPING SHALL BE 6" WHITE PAINT. THERMO-PLASTIC WILL BE PROVIDED WHEN FINAL TOP COAT FOR ROADS ARE APPLIED.

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

VIRGINIA STATE GRID NORTH

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR ____ DATE ____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____
DIRECTOR ____ DATE ____
CHAIRMAN, PLANNING COMMISSION ____ DATE ____
DATE RECORDED ____
INSTRUMENT NO. ____ DEED BOOK NO. ____ PAGE NO. ____

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

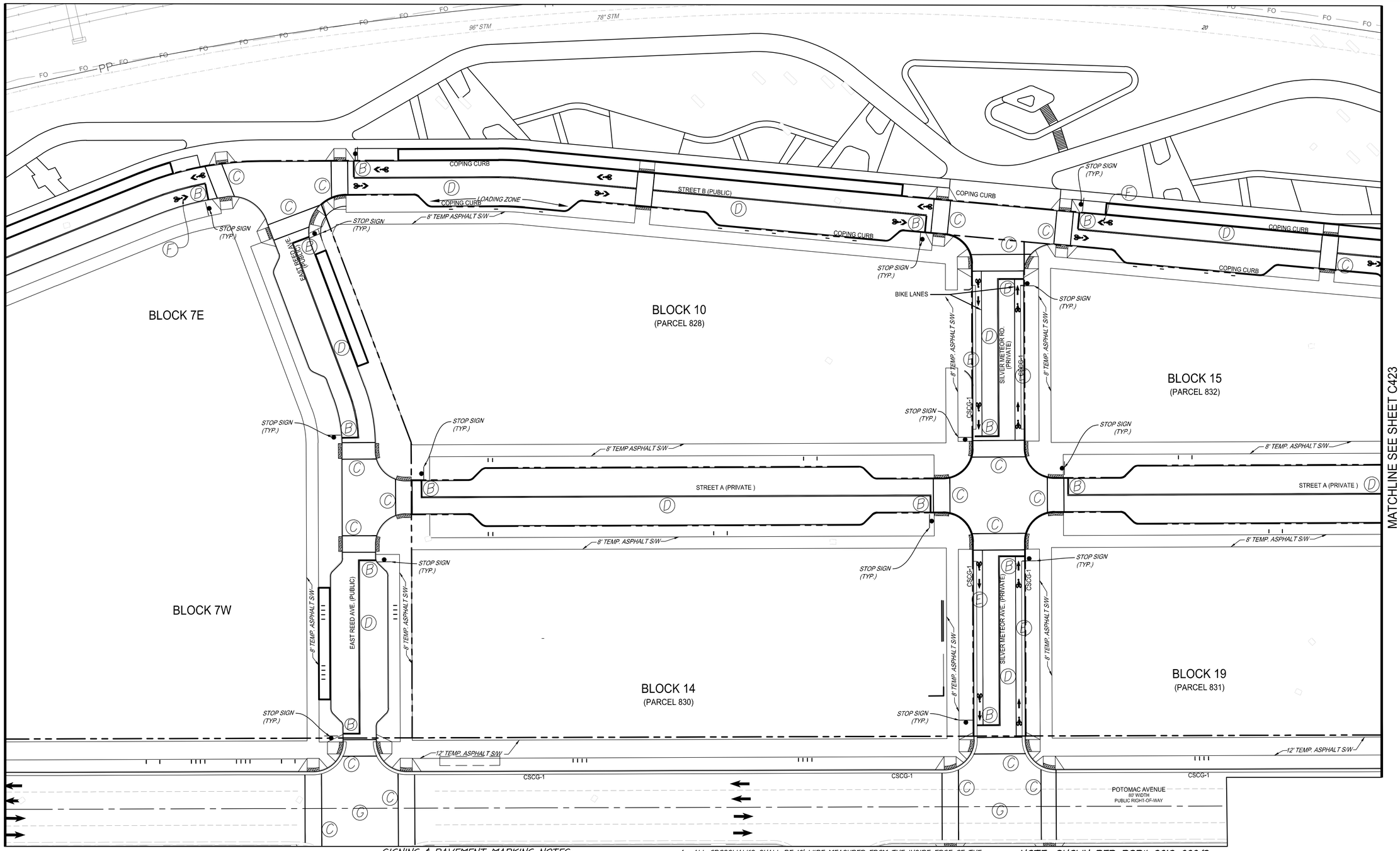
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
STRIPING & MARKING PLAN

SHEET No.
C302

109996



PAVEMENT MARKING LEGEND

- (A) ON-STREET PARKING SPACES, TYPE B, CLASS I, SOLID WHITE, 4" WIDTH.
- (B) STOP LINE, TYPE B, CLASS I, SOLID WHITE, 12" WIDTH
- (C) CROSSWALK, TYPE B, CLASS I, SOLID WHITE, 6" WIDTH.
- (D) TYPE B, CLASS I, YELLOW, 4" WIDTH, CENTER DOUBLE LINE, SEPARATED BY A 4" SPACE.
- (E) BIKE LANE, TYPE B, CLASS I, SOLID WHITE, 4" WIDTH.
- (F) SHARED LANE MARKING SIGN, SOLID WHITE, 4" WIDTH. SEE NOTES 11-13 THIS SHEET.
- (G) FUTURE SIGNALIZED INTERSECTION

SIGNING & PAVEMENT MARKING NOTES:

PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH THE UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1. FOR COLOR COMBINATION AND/OR LETTERING SIZE, REFER TO THE VIRGINIA SUPPLEMENT TO THE MUTCD.

1. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERETO:
   - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
   - B. THE VIRGINIA SUPPLEMENT TO THE (MUTCD)
   - C. THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
2. ANY EXISTING PAVEMENT MARKINGS WHICH WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE ERADICATED.
3. LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO INSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
4. ALL CROSSWALKS SHALL BE 10' WIDE MEASURED FROM THE INSIDE EDGE OF THE PAINT STRIPES. PROVIDE THERMOPLASTIC PEDESTRIAN CROSSWALKS.
5. ALL PRIVATE STREET SIGNS THAT INTERSECT A PUBLIC STREET SHALL BE MARKED WITH FLUORESCENT GREEN STRIP TO NOTIFY THE PLOWING CREWS, BOTH CITY AND CITY'S CONTRACTOR, THAT THEY ARE NOT TO PLOW THOSE STREETS.
6. THE POST FOR SIGNS SHALL BE A 2" SQUARE TUBE POST. THE POSTS AS WELL AS THE BACK OF THE SIGNS SHALL HAVE A MATTE BLACK FINISH.
7. EXCEPT AS NOTED ON THESE PLANS, THE EXISTING STRIPING SHALL REMAIN.
8. TIMING OF TRAFFIC SIGNAL INTERSECTIONS SHALL BE DETERMINED WITH DSUP.
9. SEE SHEET C421 FOR STOP SIGN DETAILS.
10. SEE SHEET C421 FOR SHARED-PATH SIGN DETAILS.
11. IF USED IN A SHARED LANE WITH ON-STREET PARALLEL PARKING, SHARED LANE MARKINGS SHOULD BE PLACED SO THAT THE CENTERS OF THE MARKINGS ARE AT LEAST 11 FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PAVEMENT WHERE THERE IS NO CURB.
12. IF USED ON A STREET WITHOUT ON-STREET PARKING THAT HAS AN OUTSIDE TRAVEL LANE THAT IS LESS THAN 14 FEET WIDE, THE CENTERS OF THE SHARED LANE MARKINGS SHOULD BE AT LEAST 4 FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PAVEMENT WHERE THERE IS NO CURB.
13. IF USED, THE SHARED LANE MARKING SHOULD BE PLACED IMMEDIATELY AFTER AN INTERSECTION AND SPACED AT INTERVALS NOT GREATER THAN 250 FEET THEREAFTER.
14. STRIPING SHALL BE 6' WHITE PAINT. THERMO-PLASTIC WILL BE PROVIDED WHEN FINAL TOP COAT FOR ROADS ARE APPLIED.

NOTE: SHOWN PER DSP# 2019-00043

VIRGINIA STATE GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

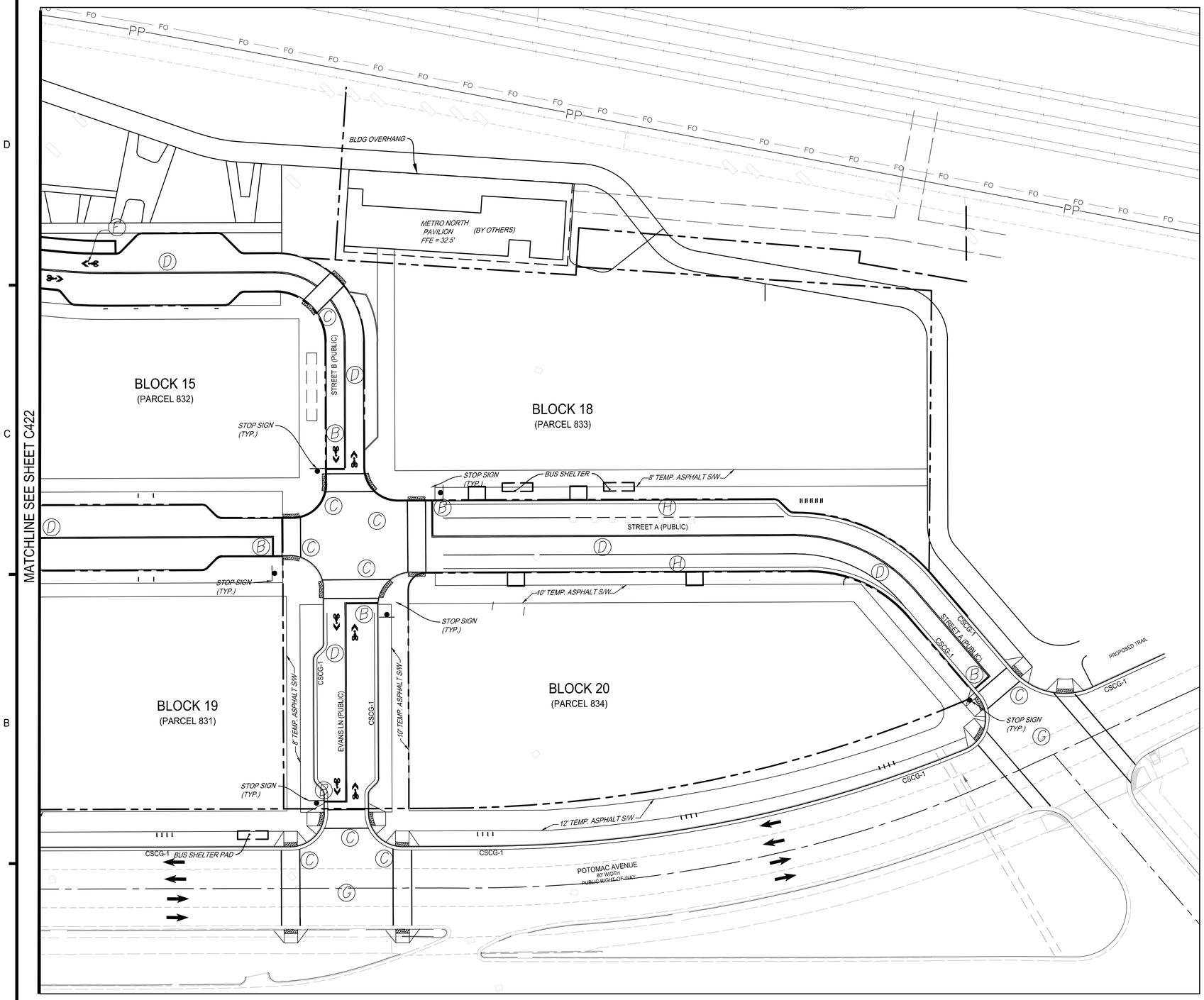
SHEET TITLE:

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

STRIPING & MARKING PLAN

SHEET No.
C303

109996



PAVEMENT MARKING LEGEND

- (A) ON-STREET PARKING SPACES, TYPE B, CLASS I, SOLID WHITE, 4" WIDTH.
- (B) STOP LINE, TYPE B, CLASS I, SOLID WHITE, 12" WIDTH
- (C) CROSSWALK, TYPE B, CLASS I, SOLID WHITE, 6" WIDTH.
- (D) TYPE B, CLASS I, YELLOW, 4" WIDTH, CENTER DOUBLE LINE, SEPARATED BY A 4" SPACE.
- (E) BIKE LANE, TYPE B, CLASS I, SOLID WHITE, 4" WIDTH.
- (F) SHARED LANE MARKING SIGN,SOLID WHITE, 4" WIDTH. SEE NOTES 11-13 THIS SHEET.
- (G) FUTURE SIGNALIZED INTERSECTION
- (H) BUS BAY, TYPE B, CLASS I, SOLID WHITE, 4" WIDTH.

SIGNING & PAVEMENT MARKING NOTES:

PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH THE UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1. FOR COLOR COMBINATION AND/OR LETTERING SIZE, REFER TO THE VIRGINIA SUPPLEMENT TO THE MUTCD.

1. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERETO:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
   B. THE VIRGINIA SUPPLEMENT TO THE (MUTCD)
   C. THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
2. ANY EXISTING PAVEMENT MARKINGS WHICH WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE ERADICATED.
3. LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO INSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
4. ALL CROSSWALKS SHALL BE 10' WIDE MEASURED FROM THE INSIDE EDGE OF THE PAINT STRIPES. PROVIDE THERMOPLASTIC PEDESTRIAN CROSSWALKS.
5. ALL PRIVATE STREET SIGNS THAT INTERSECT A PUBLIC STREET SHALL BE MARKED WITH FLUORESCENT GREEN STRIP TO NOTIFY THE PLOWING CREWS, BOTH CITY AND CITY'S CONTRACTOR, THAT THEY ARE NOT TO PLOW THOSE STREETS.
6. THE POST FOR SIGNS SHALL BE A 2" SQUARE TUBE POST. THE POSTS AS WELL AS THE BACK OF THE SIGNS SHALL HAVE A MATTE BLACK FINISH.
7. EXCEPT AS NOTED ON THESE PLANS, THE EXISTING STRIPING SHALL REMAIN.
8. TIMING OF TRAFFIC SIGNAL INTERSECTIONS SHALL BE DETERMINED WITH DSUP.
9. SEE SHEET C421 FOR STOP SIGN DETAILS.
10. SEE SHEET C421 FOR SHARED-PATH SIGN DETAILS.
11. IF USED IN A SHARED LANE WITH ON-STREET PARALLEL PARKING, SHARED LANE MARKINGS SHOULD BE PLACED SO THAT THE CENTERS OF THE MARKINGS ARE AT LEAST 11 FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PAVEMENT WHERE THERE IS NO CURB.
12. IF USED ON A STREET WITHOUT ON-STREET PARKING THAT HAS AN OUTSIDE TRAVEL LANE THAT IS LESS THAN 14 FEET WIDE, THE CENTERS OF THE SHARED LANE MARKINGS SHOULD BE AT LEAST 4 FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PAVEMENT WHERE THERE IS NO CURB.
13. IF USED, THE SHARED LANE MARKING SHOULD BE PLACED IMMEDIATELY AFTER AN INTERSECTION AND SPACED AT INTERVALS NOT GREATER THAN 250 FEET THEREAFTER.
14. STRIPING SHALL BE 6' WHITE PAINT. THERMO-PLASTIC WILL BE PROVIDED WHEN FINAL TOP COAT FOR ROADS ARE APPLIED.

NOTE: SHOWN PER DSP# 2019-00043

VIRGINIA STATE GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

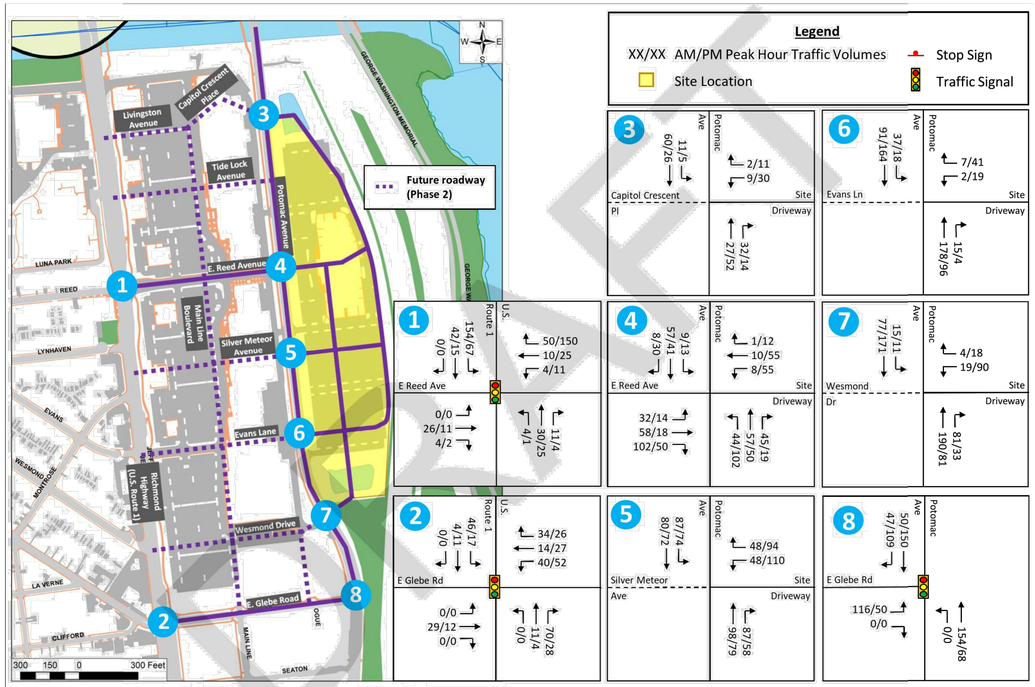
PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:

STRIPING AND MARKING PLAN

SHEET No.
C304

109996



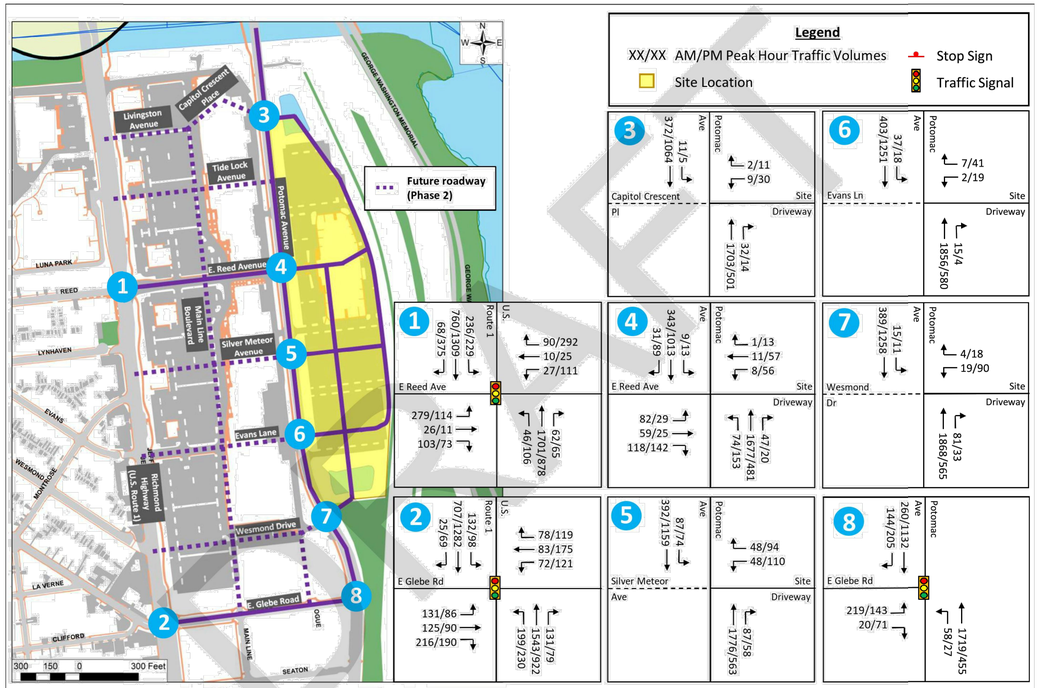
Kimley»Horn

2030 Project Peak Hour Trips

Potomac Yard Land Bay F - Phase 1

Figure 6-3
Page 65

FIGURE 6-3 SHOWS THE SITE-GENERATED TRIPS ASSIGNED TO THE STUDY AREA INTERSECTIONS



Kimley»Horn

2030 Build Peak Hour Traffic Volumes

Potomac Yard Land Bay F - Phase 1

Figure 6-4
Page 66

FIGURE 6-4 SHOWS THOSE SITE TRIPS ADDED TO BACKGROUND TRAFFIC ALREADY PROJECTED FOR NETWORK WITHOUT DEVELOPMENT. THIS RESULTS IN FULL ANTICIPATED VOLUME AT THESE INTERSECTIONS ONCE THE SITE IS DEVELOPED.

TOTAL AUTO TRIPS BY BLOCK ENTERING/EXITING GARAGE						
BLOCK	AM PEAK HOUR			PM PEAK HOUR		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
14	123	29	152	47	131	178

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

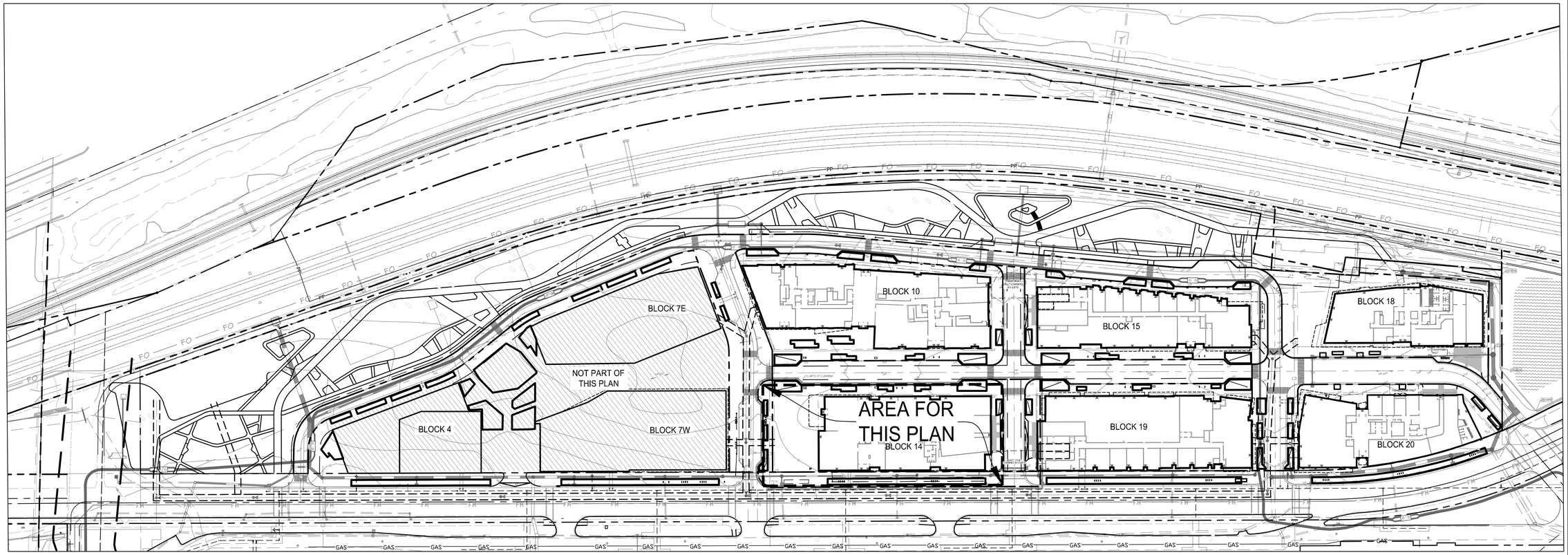
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
TRIP GENERATION & VOLUME PLAN

SHEET No.
C305

109996



VIRGINIA STATE GRID NORTH

NOTES:
1. SEE SHEET C101 FOR LEGEND
2. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
3. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
4. INFRASTRUCTURE SHOWN PER DSP.

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

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

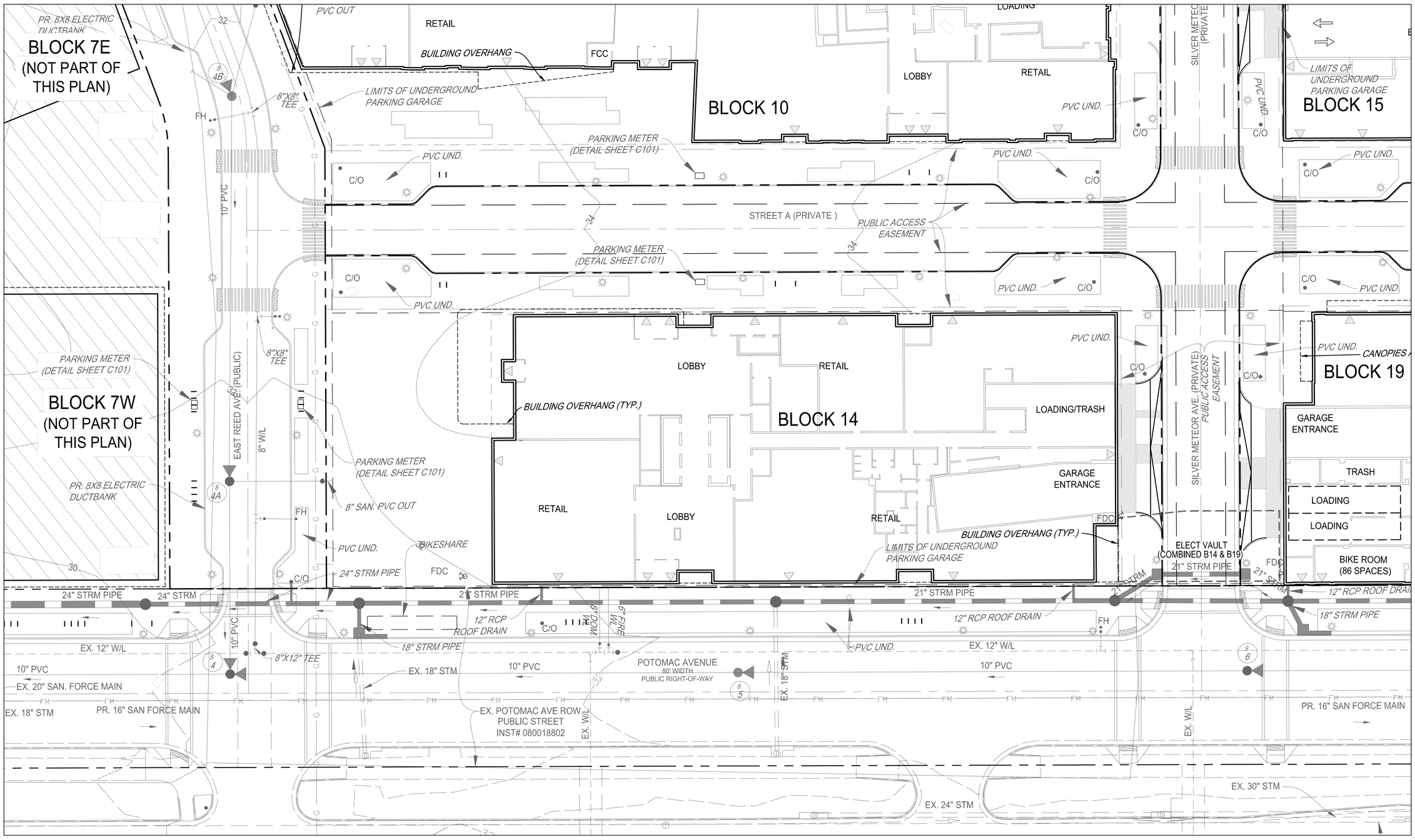
PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:

OVERALL UTILITY PLAN

SHEET No.
C400

109996



VIRGINIA STATE GRID NORTH

NOTES:

1. SEE SHEET C101 FOR LEGEND
2. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
3. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
4. INFRASTRUCTURE SHOWN PER DSP.
6. FINAL SIZE OF DOMESTIC AND FIRE SERVICE LINES TO BE DETERMINED WITH FINAL SITE PLAN.
7. STORMWATER FROM THE STREET DRAINS TO THE BIORETENTION AREAS LOCATED ABOVE STRUCTURE AND INTO THE GARAGE PLUMBING AND THEN OUT OF THE BUILDING.
8. THE COMMUNICATIONS DUCTBANK WILL FOLLOW THE ELECTRIC CONNECTIONS.

20 10 0 20 40
GRAPHIC SCALE
1"=20'

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

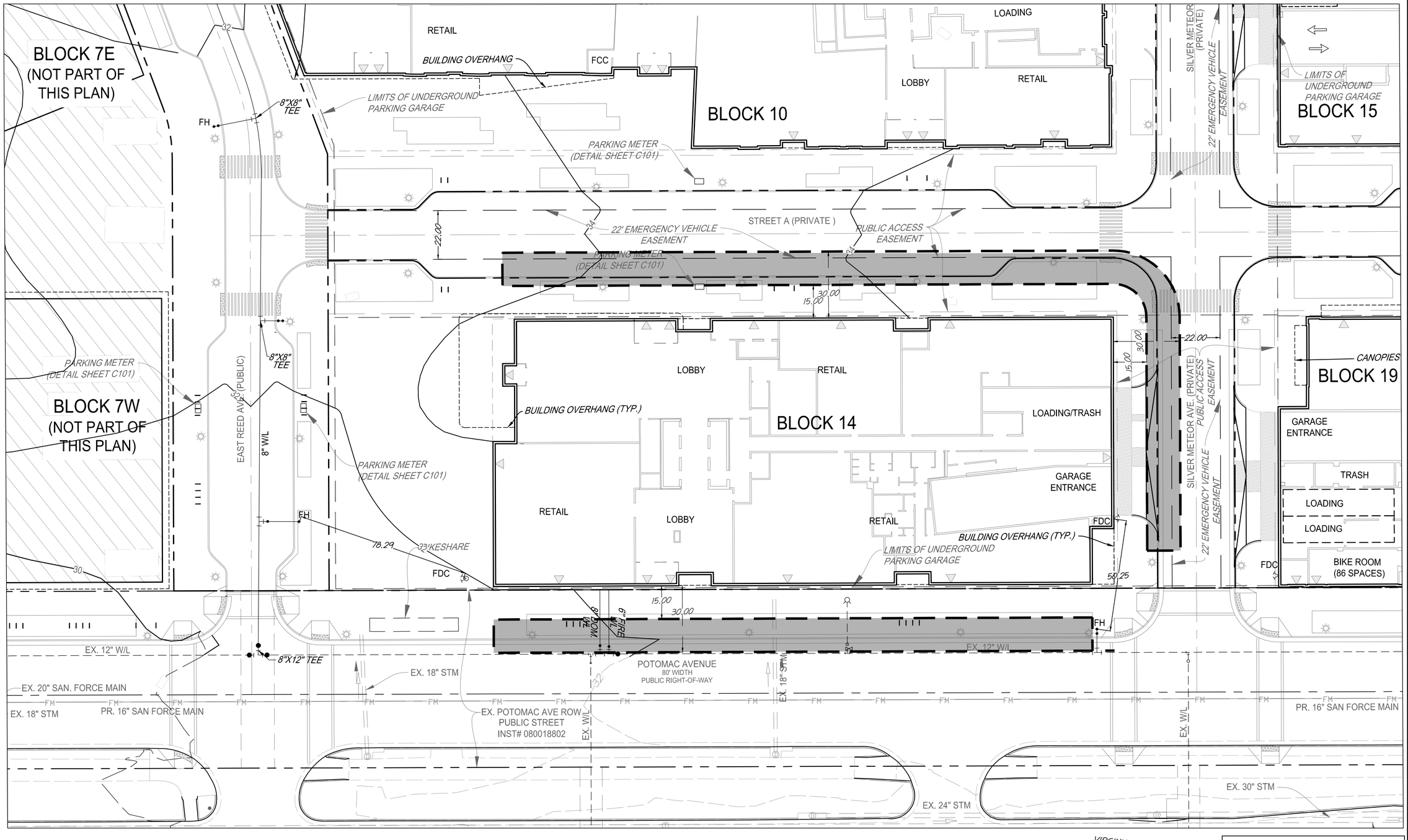
SHEET TITLE:

UTILITY PLAN

SHEET No.

C401

109996



LEGEND

- PROPOSED R.O.W.
- BUILDING ENTRANCE
- FH : FIRE HYDRANT
- FDC : PROPOSED FIRE DEPARTMENT CONNECTION
- FIRE TRUCK ACCESS ENVELOPE

BUILDING CODE ANALYSIS

A) BUILDING CODE:	2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
B) USE GROUP:	B - BUSINESS
C) NUMBER OF STORIES:	9 ABOVE GRADE, 2 BELOW GRADE
D) CONSTRUCTION TYPE:	1A
E) FULLY SPRINKLERED:	YES - NFPA 13

GROSS FLOOR AREAS

LEVEL	GFA TOTAL (SF)
1	33,765
2	30,940
3	32,793
4	32,805
5	32,094
6	32,793
7	31,003
8	30,146
9	14,728

VIRGINIA STATE GRID NORTH

NOTES:

1. SEE SHEET C101 FOR LEGEND.
2. INFRASTRUCTURE SHOWN PER DSP.
3. SEE SHEET C801 FOR FIRE TRUCK ACCESS.
4. ALL FIRE ACCESS TO BLOCK 14 IS PROVIDED FROM SURROUNDING STREETS.

20 10 0 20 40
GRAPHIC SCALE
1"=20'

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Llc. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

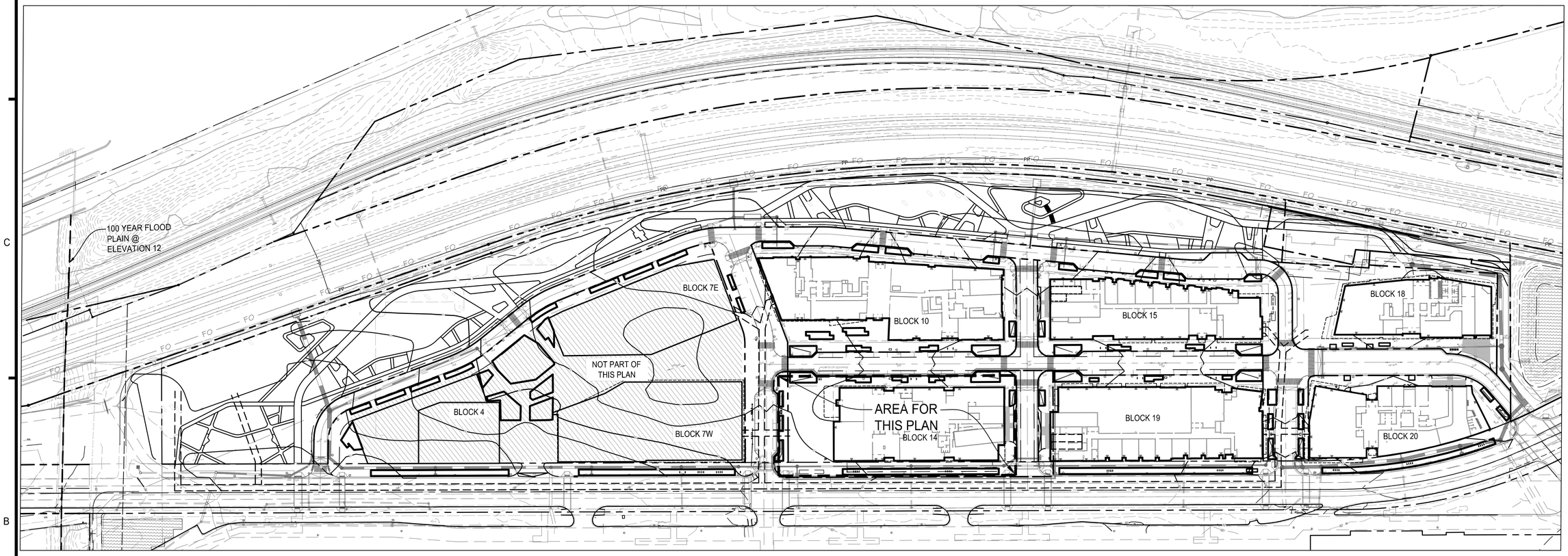
PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:

FIRE SERVICE PLAN

SHEET No.
C402

109996



VIRGINIA STATE GRID NORTH

NOTES:
1. SEE SHEET C101 FOR LEGEND.
2. SEE SHEET C100 ARCHAEOLOGY NOTES.
3. INFRASTRUCTURE AND GRADING SHOWN PER DSP.

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

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:

OVERALL
GRADING PLAN

SHEET No.
C500

109996

BLOCK 7E

BLOCK 7W

BLOCK 10

BLOCK 14

BLOCK 15

BLOCK 19

STREET A (PRIVATE)

POTOMAC AVENUE
80' WIDTH
PUBLIC RIGHT-OF-WAY

EAST REED AVE.
(PUBLIC)

SILVER METEOR RD.
(PRIVATE)

EX. POTOMAC AVE ROW
PUBLIC STREET
INST# 080018802

LIMITS OF CLEARING

LIMITS OF UNDERGROUND
PARKING GARAGE

SEE NOTE #8

C/O

PVC UND.

HP

LP

FTOC

STRM PIPE

EX. 18" STM

EX. 24" STM

EX. 30" STM

BLOCK 14
AVERAGE FINISHED GRADE

34.08	32.1	32.75	34.04
34.44	32.14	32.78	34.16
34.02	32.18	32.92	34.28
34	32.22	33.06	34.4
33.42	32.26	33.2	34.5
32.84	32.3	33.59	34.5
32.26	32.34	33.78	34.44
31.98	32.38	33.76	34.32
31.98	32.42	33.74	34.2
32.02	32.46	33.86	AFG=
32.06	32.5	33.95	33.21

NOTES:

1. SEE SHEET C101 FOR LEGEND
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. INFRASTRUCTURE AND GRADING SHOWN PER DSP.
4. AVERAGE FINISHED GRADE = 33.21'
5. FIRE AND EMERGENCY ACCESS PROVIDED BY SURROUNDING PROPOSED STREETS AND EXISTING POTOMAC AVENUE.
6. STORMWATER FROM THE STREET DRAINS TO THE BIORETENTION AREAS LOCATED ABOVE STRUCTURE AND INTO THE GARAGE PLUMBING SYSTEM AND THEN OUT OF THE BUILDING.
7. DISTURBED AREA = 1.75 AC
8. ALL CLEANOUTS FOR FACILITIES ABOVE STRUCTURE SHALL ALSO BE OVERFLOW STRUCTURES THAT TIE INTO THE GARAGE PLUMBING BELOW.

BLOCK 14

APPROXIMATE AREA OF DISTURBANCE: 76,040 SF OR 1.74 AC

VIRGINIA STATE GRID NORTH

20 10 0 20 40
GRAPHIC SCALE
1"=20'

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Llc. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

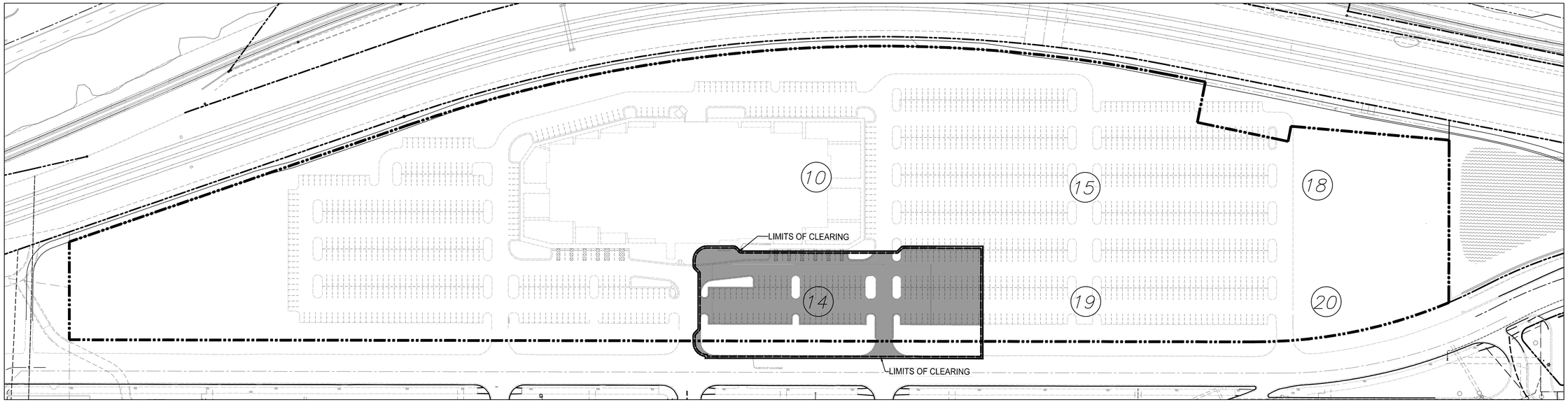
SHEET TITLE:

GRADING PLAN

SHEET No.

C501

109996



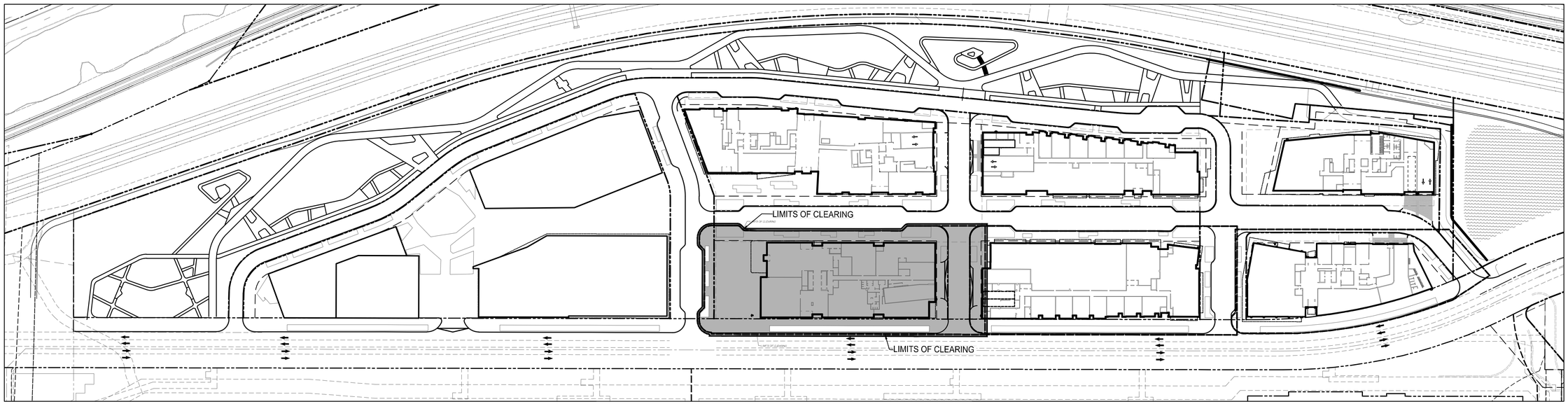
PRE-DEVELOPMENT IMPERVIOUS AREA MAP

EXISTING IMPERVIOUS AREA (1.15 AC - BLOCK 14)

BLOCK

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

VIRGINIA STATE GRID NORTH



POST-DEVELOPMENT IMPERVIOUS AREA MAP

PROPOSED IMPERVIOUS AREA (1.47 AC - BLOCK 14)

BLOCK

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

VIRGINIA STATE GRID NORTH

NOTES:
1.) HATCHED AREAS DEPICTED ON THIS PLAN ARE TO SHOW THE CHANGE IN COVER TYPE FOR THE BACK-OUT AREAS SUBMITTED WITH DSP# 2019-00043 THAT ARE ASSOCIATED WITH THIS BLOCK. THIS SHEET IS FOR INFORMATION ONLY, AND TOTAL SITE REQUIREMENTS CAN BE FOUND IN THE STORMWATER MASTERPLAN DSP2020-00012.

FOR INFORMATIONAL PURPOSES ONLY!

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
PRE VS. POST DEVELOPMENT IMPERVIOUS

SHEET No.
C600

109996

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ◉ 2013 Draft BMP Standards and Specifications

Project Name: Potomac Yard North - Master Stormwater Plan
Date: 5/20/2020
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 22.99

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	2.56
Post-Development TP Load Reduction for Site (lb/yr):	10.42

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✔
Total disturbed area entered? ✔ Total disturbed area > Post-Development area!

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				6.15	6.15
Impervious Cover (acres)				12.73	12.73
					18.88

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				3.59	3.59
Impervious Cover (acres)				15.29	15.29
Area Check	OK.	OK.	OK.	OK.	18.88

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	6.15	3.59
Weighted Rv(turf)	0.25	0.25
% Managed Turf	33%	22%
Impervious Cover (acres)	12.73	12.73
Rv(impervious)	0.95	0.95
% Impervious	67%	78%
Total Site Area (acres)	**18.88**	**16.32**
Site Rv	**0.72**	**0.80**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	3.59
Weighted Rv (turf)	0.25
% Managed Turf	19%
Impervious Cover (acres)	15.29
Rv(impervious)	0.95
% Impervious	81%
Final Site Area (acres)	**18.88**
Final Post Dev Site Rv	**0.82**

Land Cover Summary-Post Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	3.59
Weighted Rv (turf)	0.25
% Managed Turf	22%
ReDev. Impervious Cover (acres)	12.73
Rv(impervious)	0.95
% Impervious	78%
Total ReDev. Site Area (acres)	**16.32**
ReDev Site Rv	**0.80**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	2.56
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	1.1359	1.0826
Pre-ReDevelopment Treatment Volume (cubic feet)	49,481	47,157
Pre-ReDevelopment TP Load (lb/yr)	**31.09**	**29.63**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.65	1.82
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*6.69*

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	1.2853	
Final Post-Development Treatment Volume (cubic feet)	55,985	
Final Post-Development TP Load (lb/yr)	**35.18**	
Final Post-Development TP Load per acre (lb/acre/yr)	1.86	

40% REMOVAL REQUIREMENT = 35.18 x 0.40 = 14.07 LB/YR

Post-ReDevelopment Treatment Volume (acre-ft)	1.0826	
Post-ReDevelopment Treatment Volume (cubic feet)	47,157	
Post-ReDevelopment TP Load (TP) (lb/yr)*	**29.63**	
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.82	
Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**	
TP Load Reduction Required for Redeveloped Area (lb/yr)	**5.93**	

Post-Development Treatment Volume (acre-ft)	0.2027	
Post-Development Treatment Volume (cubic feet)	8,828	
Post-Development TP Load (lb/yr)	**5.55**	
TP Load Reduction Required for New Impervious Area (lb/yr)	**4.50**	

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

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

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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	*14.07

*NOTE: THIS VRRM SHEET HAS BEEN PROVIDED FROM THE STORMWATER MASTER PLAN ASSOCIATED WITH THIS BLOCK TO PROVIDE THE TOTAL REMOVAL NECESSARY FOR THE ENTIRE PHASE I NORTH POTOMAC YARD. SUBSEQUENT COMPUTATIONS ARE TO SHOW THE REMOVAL ACHIEVED BY THE FACILITIES BEING CONSTRUCTED WITH BLOCK 14 ONLY.

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	222.40	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	251.64

WATER QUALITY NARRATIVE

WATER QUALITY REQUIREMENTS

THE WATER QUALITY REQUIREMENTS FOR THIS PROJECT ARE OUTLINED IN THE CDD CONDITIONS. THE PHOSPHOROUS REMOVAL REQUIREMENT FOR THIS APPLICATION IS A 40% REDUCTION OF THE TOTAL POST-DEVELOPMENT PHOSPHOROUS LOAD. THE VRRM SPREADSHEET SHOWN ON THIS SHEET OUTLINES THE TOTAL REMOVAL PROVIDED WITH BLOCK 14, IN THE FINAL DEVELOPED CONDITION. THE ENTIRETY OF POTOMAC YARD NORTH - PHASE ONE WILL MEET THE REQUIRED 40% REMOVAL AS OUTLINED IN THE CDD CONDITIONS. EACH PORTION OF THE PHASE I SITE HAS A REMOVAL RATE THAT BEEN OUTLINED IN THE STORMWATER MASTERPLAN; SEE DSP 2020-00012, SUBMITTED ON 05/22/2020.

METHODOLOGY

THE TOTAL REMOVAL REQUIRED LISTED ABOVE WILL BE ACHIEVED THROUGH BMP FACILITIES PROPOSED WITH BLOCKS 10, 14, 15, 18, 19 AND 20 AT THE TIME OF DSUP. THE FACILITIES USED TO MEET THESE REQUIREMENTS WILL INCLUDE (BUT ARE NOT LIMITED TO) VEGETATED ROOF, PERMEABLE PAVEMENT, RAINWATER HARVESTING, AND BIORETENTION. SEE VIEWPORT ON THIS SHEET FOR THE SITE AREA USED TO COMPLETE THE VRRM SPREADSHEET FOR THIS INDIVIDUAL BLOCK. THE SURROUNDING INFRASTRUCTURE HAS PROVIDED A 40% REDUCTION PER PREVIOUSLY SUBMITTED DSP# 2019-00043 AND STORMWATER MASTERPLAN DSP2020-00012. THE GREEN ROOF AND PERMEABLE PAVEMENT WITHIN THE RIGHT OF WAY WILL BE INSTALLED WITH THIS BLOCK. STREET A WILL BE CONSTRUCTED ENTIRELY WITH BLOCK 10.

WATER QUANTITY AND ADEQUATE OUTFALL NARRATIVE

WATER QUANTITY REQUIREMENTS

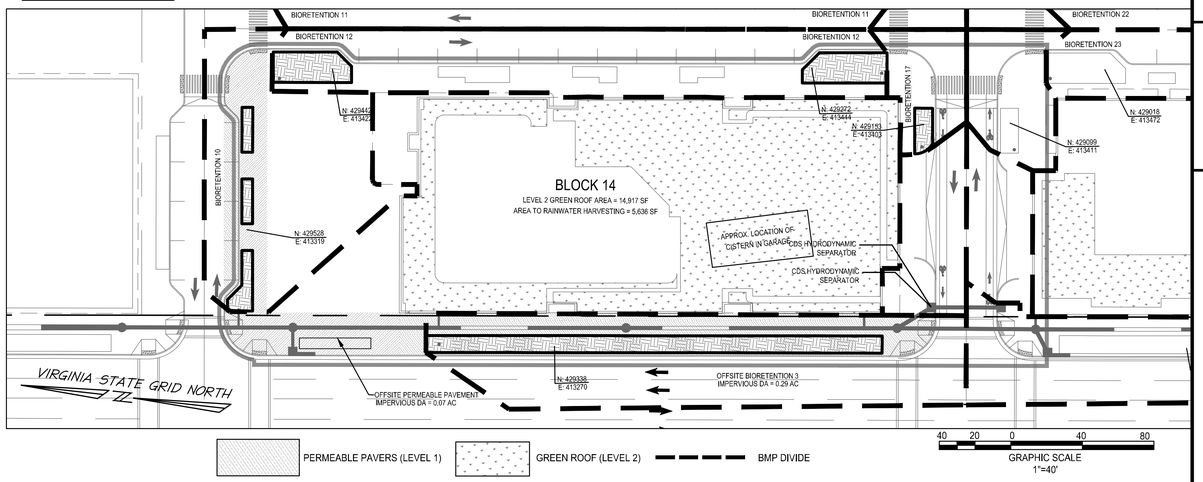
PER THE CDD CONDITIONS FOR THIS PLAN, ONLY THE 100-YEAR PEAK FLOW IS REQUIRED TO BE REDUCED.
THE WATER QUANTITY REQUIREMENTS FOR THIS PROJECT WILL BE MET BY REDUCING THE POST DEVELOPMENT 100-YEAR PEAK FLOWS WHEN COMPARED TO PREDEVELOPMENT CONDITIONS THROUGH RUNOFF REDUCTION PRACTICES (GREEN ROOF, RAINWATER HARVESTING, PERMEABLE PAVEMENT AND BIORETENTION) IMPLEMENTED ON BLOCKS 10, 14, 15, 18, 19 AND 20, EACH INDIVIDUAL BLOCK PROPOSES RUNOFF REDUCTION METHODS AND HAVE BEEN PROPOSED WITH THE STORMWATER MASTERPLAN. ALTHOUGH SOME INDIVIDUAL BLOCKS MAY NOT PROVIDE A STANDALONE PEAK FLOW REDUCTION, THE FINAL CONDITION OF THE SITE AS OUTLINED IN THE STORMWATER MASTERPLAN MEETS THESE REQUIREMENTS.

ADEQUATE OUTFALL

ADEQUATE OUTFALL FOR THIS APPLICATION HAS BEEN MET THROUGH THE USE OF ADEQUATE EXISTING CLOSED CONDUIT SYSTEMS DRAINING TO FOUR MILE RUN, WHICH SHALL BE DEMONSTRATED IN THE STORMWATER MASTERPLAN DSP2020-00012. IN BOTH THE PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS, THE RUNOFF FROM THE SITE IS DISCHARGED INTO A 96" EXISTING STORM SEWER SYSTEM WHICH OUTFALLS INTO FOUR MILE RUN. IT IS OUR OPINION THAT THE EXISTING 96" PIPE HAS ADEQUATE CAPACITY TO CONVEY POST-DEVELOPMENT RUNOFF CONDITIONS; THEREFORE, THE OUTFALL IS ADEQUATE. SEE SHEETS C604-C607 FOR ADEQUATE OUTFALL ANALYSIS.

Drainage Areas	
Bioretention #10	
Impervious	0.19 AC
Managed	0.02 AC
Bioretention #12	
Impervious	0.28 AC
Managed	0.00 AC
Bioretention #17	
Impervious	0.06 AC
Managed	0.00 AC
On-Site Permeable Pavement	
Impervious	0.06 AC
Managed	0.00 AC
CDS HYDRODYNAMIC SEPARATOR	
Impervious	0.09 AC
Managed	0.00 AC

SITE DEFINITION:



Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.08	0.08	0.25
Impervious Cover (acres)				1.67	1.67	0.95
				Total	1.75	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 3.66
Post Development Treatment Volume in D.A. A (ft³) 5,832

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60		0.30		621	414	1,035	0		0.65	0.39	0.26	
2. Rooftop Disconnection (RR)													
2.h. To Rainwater Harvesting (Spec #6)	90		0.13	0	403	45	448	0	0.00	0.28	0.25	0.03	
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45		0.06	0	93	114	207	25	0.00	0.13	0.08	0.05	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.02	0.53	0	738	1,108	1,846	25	0.00	1.16	0.64	0.52	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0		0.09	0	0	310	310	20	0.00	0.19	0.04	0.16	

TOTAL IMPERVIOUS COVER TREATED (ac) 1.11 AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac) 0.02 AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	1.35
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	3.66
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.04
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.36
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	1.40
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)	2.27

SEE NOTE #4

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	10.45
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)	10.45

NOTE: AS SHOWN BY THE COMPUTATIONS ON THIS SHEET, 97% OF THE REMOVAL ACHIEVED FOR THIS BLOCK HAS BEEN ACHIEVED THROUGH GREEN PRACTICES.

ENVIRONMENTAL SITE ASSESSMENT

1. 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 CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH THE FEDERAL, STATE, AND CITY REGULATIONS.
2. 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 703-838-4400 EXT 267/255.
3. 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.
   - 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
   - SATURDAYS FROM 10 AM TO 4 PM.
4. THIS PLAN REMOVES 1.40 LBS/YR TOWARDS THE TOTAL SITE REQUIRED 14.07 LBS/YR. SEE TRACKING CHART ON C602 FOR OVERALL SITE REMOVAL TOTALS.

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. Suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
SWM COMPUTATIONS AND NARRATIVES

SHEET No.
C601

109996

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ◉ 2013 Draft BMP Standards and Specifications

Project Name: NPY - Block 14
Date: 8/2/2020
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.75

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.47
Post-Development TP Load Reduction for Site (lb/yr):	1.35

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✔
Total disturbed area entered? ✔

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.55	0.55
Impervious Cover (acres)				1.20	1.20
					1.75

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.08	0.08
Impervious Cover (acres)				1.67	1.67
Area Check	OK.	OK.	OK.	OK.	1.75

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.55	0.08
Weighted Rv(turf)	0.25	0.25
% Managed Turf	31%	6%
Impervious Cover (acres)	1.20	1.20
Rv(impervious)	0.95	0.95
% Impervious	69%	94%
Total Site Area (acres)	**1.75**	**1.28**
Site Rv	**0.73**	**0.91**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.08
Weighted Rv (turf)	0.25
% Managed Turf	5%
Impervious Cover (acres)	1.67
Rv(impervious)	0.95
% Impervious	95%
Final Site Area (acres)	**1.75**
Final Post Dev Site Rv	**0.92**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.08
Weighted Rv (turf)	0.25
% Managed Turf	6%
ReDev. Impervious Cover (acres)	1.20
Rv(impervious)	0.95
% Impervious	94%
Total ReDev. Site Area (acres)	**1.28**
ReDev Site Rv	**0.91**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.47
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1065	0.0967	
Pre-ReDevelopment Treatment Volume (cubic feet)	4,637	4,211	
Pre-ReDevelopment TP Load (lb/yr)	2.91	2.65	
Pre-ReDevelopment TP load per acre (lb/acre/yr)	1.66	2.07	
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.52	

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1339	Post-ReDevelopment Treatment Volume (acre-ft)	0.0967	Post-Development Treatment Volume (acre-ft)	0.0372
Final Post-Development Treatment Volume (cubic feet)	5,832	Post-ReDevelopment Treatment Volume (cubic feet)	4,211	Post-Development Treatment Volume (cubic feet)	1,621
Final Post-Development TP Load (lb/yr)	3.66	Post-ReDevelopment Load (TP) (lb/yr)*	2.65	Post-Development TP Load (lb/yr)	1.02
Final Post-Development TP load per acre (lb/acre/yr)	2.09	Post-ReDevelopment TP load per acre (lb/acre/yr)	2.07		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	0.53	TP Load Reduction Required for New Impervious Area (lb/yr)	0.83

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

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

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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr): 1.35

NOTE:
THIS VRRM SITE TAB IS FOR INFORMATIONAL PURPOSES ONLY TO DEMONSTRATE THAT THE MINIMUM VRRM REQUIREMENT HAS BEEN MET FOR THE CLEARING LIMITS OF THIS BLOCK. SEE COMPUTATIONS ON THIS SHEET.

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	20.84	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	26.21

FOR INFORMATIONAL PURPOSES ONLY!

Runoff Volume and Curve Number Calculations

Enter design storm rainfall depths (in):

1-year storm	2-year storm	100-YEAR STORM ~~10-year storm~~
2.70	3.20	8.20

Use NOAA Atlas 14 (http://hdsc.nws.noaa.gov/hdsc/pfds/)

***Notes (see below):**

[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.

[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.

[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

Drainage Area Curve Numbers and Runoff Depths*

Curve numbers (CN, CNadj) and runoff depths ($RV_{Developed}$) are computed with and without reduction practices.

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.08
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.67
	CN	98	98	98	98

Total Area (acres):	1.75
Runoff Reduction Volume (ft^3):	1,856

$CN_{(D.A. A)}$ = 97

	1-year storm	2-year storm	100-YEAR STORM ~~10-year storm~~
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.36	2.86	7.84
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.07	2.56	7.55
Adjusted CN*	94	94	94

**See Notes above*

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Update Summary Sheet | Print Preview | Print

Site Summary

Project Title: NPY - Block 14
Date: 44045

Total Rainfall (in):	43
Total Disturbed Acreage:	1.75

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.55	0.55	31
Impervious Cover (acres)	0.00	0.00	0.00	1.20	1.20	69
					1.75	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.08	0.08	5
Impervious Cover (acres)	0.00	0.00	0.00	1.67	1.67	95
					1.75	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.92	0.91	0.95	0.91
Treatment Volume (ft^3)	5,832	4,211	1,621	4,211
TP Load (lb/yr)	3.66	2.65	1.02	2.65

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
2.07	2.09	2.07

Total TP Load Reduction Required (lb/yr)	1.35
	0.53
	0.83

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	26.21	20.84

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	

Total Runoff Volume Reduction (ft^3)	1,856
Total TP Load Reduction Achieved (lb/yr)	1.40
Total TN Load Reduction Achieved (lb/yr)	10.45
Remaining Post Development TP Load (lb/yr)	2.27
Remaining TP Load Reduction (lb/yr) Required	

NOTE:
THE REMOVAL NOTED ON THIS SHEET REFLECTS THE ALL BMP FACILITIES BEING CONSTRUCTED WITH THE ASSOCIATED CLEARING LIMITS FOR THIS BLOCK.

** TARGET TP REDUCTION EXCEEDED BY 0.04 LB/YEAR **

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR ____ DATE ____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____
DIRECTOR ____ DATE ____
CHAIRMAN, PLANNING COMMISSION ____ DATE ____
DATE RECORDED ____
INSTRUMENT NO. ____ DEED BOOK NO. ____ PAGE NO. ____

christopher consultants
2920 w. broad st. Suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Llc. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
SWM COMPUTATIONS AND NARRATIVES

SHEET No.
C602

109996



NOTE:
THE OTHER CITY STANDARD BMP DETAIL IS SHOWN ON THE STORMWATER MASTERPLAN (DSP2020-00012).

LEVEL 2 GREEN ROOF DETAIL

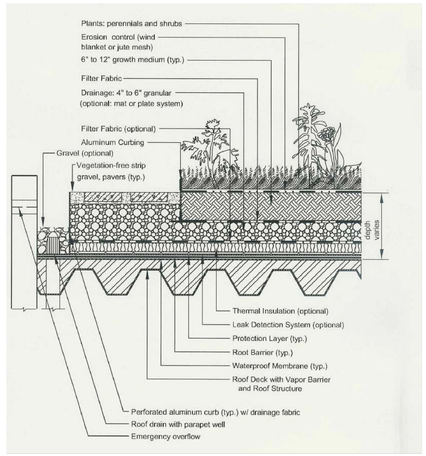


Figure 5.3. Typical Section – Intensive Vegetated Roof (Source: Northern VA Regional Commission)

SECTION 5: PHYSICAL FEASIBILITY & DESIGN APPLICATIONS

5.1. Typical applications

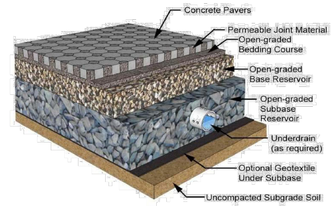


Figure 7.3. Typical Detail (Source: Smith, 2009)

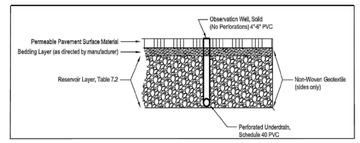


Figure 7.4. Typical Section Permeable Pavement Level 1

Project Description

Development (Redevelopment)

Drainage Area	Impervious	Pervious	Total
Site Area	1.67	0.08	1.75
On-Site Treated	1.11	0.02	1.13
Off-Site Treated	0.36	0.08	0.36
Total Treated	1.47	0.00	1.49
Any On-Site Disconnected by a Vegetated Buffer (25')	0.00		
Total On-Site Treated or Disconnected			1.13

Water Treatment On-Site

BMP Type	Area Treated by BMP (acres)	Impervious Area treated by BMP (acres)	BMP Efficiency (%)
Rain Harvest	0.13	0.13	90%RR
Green Roof	0.30	0.30	60%RR
Bioretention	0.55	0.53	25% & 40% RR
Perm. Pvmt.	0.06	0.06	25% & 45% RR
Hydrodynamic	0.09	0.09	20%

Miscellaneous Information

Total WQV treated yes (no)
Detention on Site yes (no)
Project is within which watershed? FOUR MILE RUN
Project Discharges to which body of water? POTOMAC RIVER

NOTE:
THE SITE ARE FOR THE WQVd IS THE LIMITS OF CLEARING AND GRADING ASSOCIATED WITH THIS BLOCK. THE TREATMENT AREAS ASSOCIATED WITH THE FACILITIES CONSTRUCTED WITH THIS BLOCK ARE SHOWN ON SHEET C601. ADDITIONAL AREAS AROUND THE BLOCKS ARE TREATED UNDER SEPARATE PLANS (INFRASTRUCTURE AND INDIVIDUAL BLOCK PLANS). ALTHOUGH WQVD IS NOT MET WITH THIS APPLICATION. WQVD COMPLIANCE WILL BE SHOWN WITH THE STORMWATER MASTERPLAN AND FINAL SITE PLANS FOR EACH BLOCK.

STORMWATER MASTERPLAN COMPLIANCE SPREADSHEET

Phosphorous Removal Tracking DSP/Building Number	Total Acres	Pre-Impervious Area	Pre-Pervious Area	Post-Impervious Area	Post-Pervious Area	Final Post TP Load	Phosphorous Reduction (lbs)	Actual Phosphorous Reduction (lbs)	
18	0.55	0.39	0.16	0.55	0.00	1.19	0.38	0.57	
20	0.70	0.32	0.38	0.70	0.00	1.52	0.23	0.42	
15	0.77	0.73	0.04	0.77	0.00	1.67	0.91	0.91	
19	0.97	0.74	0.23	0.97	0.00	2.10	0.32	0.31	
10	1.14	0.97	0.17	1.14	0.00	2.47	1.32	1.71	
14	0.98	0.72	0.26	0.98	0.00	2.12	0.61	1.40	THIS PLAN
VA Tech	3.51	2.76	0.75	3.21	0.30	7.13	3.46		
Infrastructure	7.29	4.99	2.3	6.19	1.10	14.04	7.37		
Park	2.97	1.11	1.86	0.78	2.19	2.94	0.49		
Total Phase 1	18.88	12.73	6.15	15.29	3.59	35.18	15.09		
Required Phase 1	Total LOD 22.99						Total P removal required phase 1 35.18*0.4 = 14.07 LBS/YR		

NOTE:
THIS SPREADSHEET REFLECTS THE LATEST PER THE DESIGNS SHOWN FOR EACH BLOCK. THE MASTERPLAN WILL BE UPDATED ONCE COMMENTS HAVE BEEN PROVIDED.

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. Suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
SWM COMPUTATIONS AND NARRATIVES

SHEET No.
C603

109996

MATCHLINE SEE SHEET C604

MATCHLINE SEE SHEET C606

DA = 0.96 AC
TO STR: EX.32
C = 0.35

DA = 0.99 AC
TO STR: EX.30
C = 0.35

DA = 0.86 AC
TO STR: 49
C = 0.90

DA = 0.98 AC
TO STR: 48
C = 0.90

DA = 0.87 AC
TO STR: 44
C = 0.90

DA = 0.80 AC
TO STR: 42
C = 0.90

BLOCK 10
TOTAL DA = 0.98 AC
GREEN ROOF AREA = 0.42 AC
C = 0.66

TOTAL DA = 0.71 AC
GREEN ROOF AREA = 0.18 AC
C = 0.76

BLOCK 15

BLOCK 7E
(BY OTHERS)

DA = 0.70 AC
C = 0.90

DA = 0.83 AC
C = 0.90

BLOCK 7W
(BY OTHERS)

DA = 0.21 AC
TO STR: 52
C = 0.90

DA = 0.44 AC
TO STR: 51
C = 0.90

TOTAL DA = 0.75 AC
GREEN ROOF AREA = 0.46 AC
C = 0.56

BLOCK 14

DA = 0.30 AC
TO STR: 12
C = 0.90

DA = 0.30 AC
TO STR: 13
C = 0.90

BLOCK 19
TOTAL DA = 0.93 AC
GREEN ROOF AREA = 0.24 AC
C = 0.76

DA = 0.05 AC
TO STR: 24
C = 0.90

DA = 0.37 AC
TO STR: 22
C = 0.90

DA = 0.46 AC
TO STR: 23
C = 0.90

DA = 0.21 AC
TO STR: EX.9
C = 0.90

DA = 0.21 AC
TO STR: EX.10
C = 0.90

DA = 0.18 AC
TO STR: EX.11
C = 0.90

DA = 0.26 AC
TO STR: EX.12
C = 0.90

STREET B (PUBLIC)
EAST REED AVE (PUBLIC)
STREET A (PRIVATE)
SILVER METEOR AVE (PRIVATE)
SILVER METEOR RD (PRIVATE)
POTOMAC AVENUE
80' WIDTH
PUBLIC RIGHT-OF-WAY
BIKE LANES
FTOC
HP
LP
FO
FH
L=1222.75' C2 R=2322.01'
S06°40'47"E 35.77'
S28°24'53"E 216.78'
S06°38'50"E 1891.21'
S06°38'50"E 665.77'
N06°38'50"W 2050.85'
S83°19'10"W 191.01'
S83°58'08"W 163.24'

NOTES:
1.) SEE STORM SEWER CALCULATIONS ON SHEET C607.

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

VIRGINIA STATE GRID NORTH

FLUSH CURB CONDITION

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

FOR INFORMATIONAL PURPOSES ONLY!

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

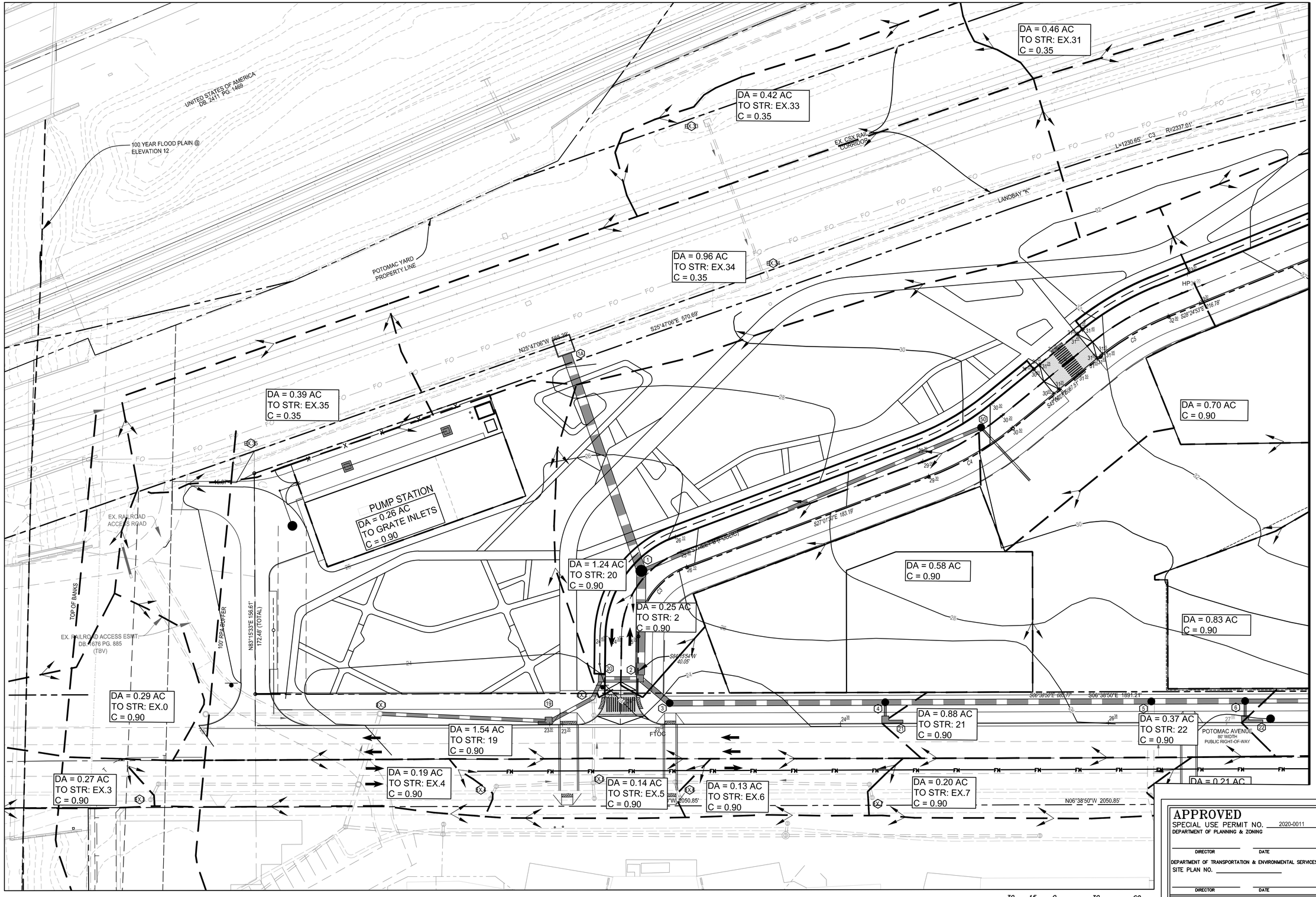
SHEET TITLE:

DRAINAGE AREA MAP

SHEET No.

C604

109996



MATCHLINE SEE SHEET C605

NOTES:
1.) SEE STORM SEWER CALCULATIONS ON SHEET C607.

VIRGINIA STATE GRID NORTH

FLUSH CURB CONDITION

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

FOR INFORMATIONAL PURPOSES ONLY!

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. p 804.389.9903
suite 222
richmond, va 23230
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

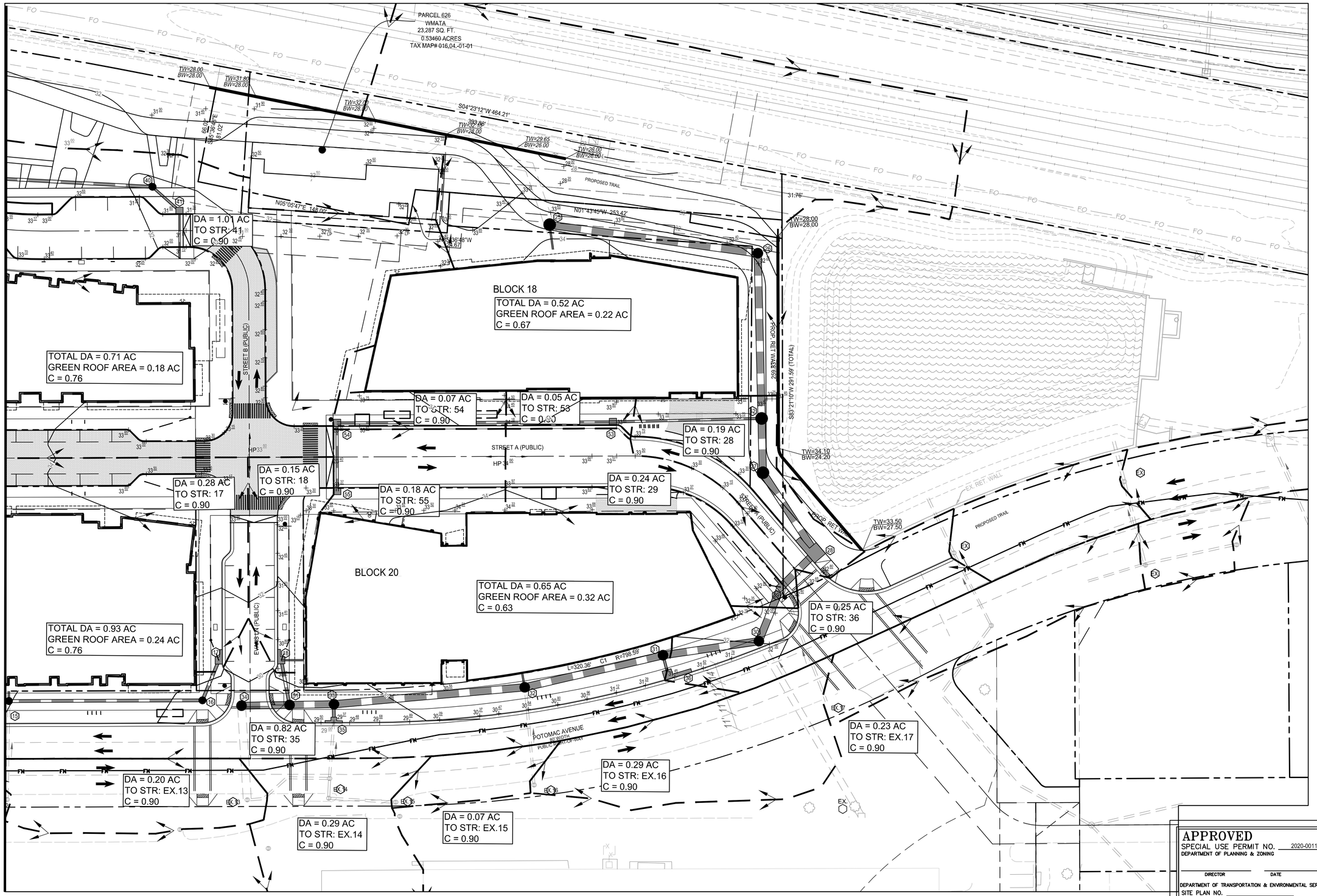
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
DRAINAGE AREA MAP

SHEET No.
C605

109996



NOTES:
1.) SEE STORM SEWER CALCULATIONS ON SHEET C607.

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

VIRGINIA STATE GRID NORTH

FLUSH CURB CONDITION

FOR INFORMATIONAL PURPOSES ONLY!

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. p 804.389.9903
suite 222
richmond, va 23230
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:

DRAINAGE AREA MAP

SHEET No.
C606

109996

STORM SEWER PIPE COMPUTATIONS

FROM POINT	TO POINT	DRAIN. AREA	RUNOFF COEFF.	CA INCREM.	CA ACCUM.	INLET TIME	RAINFALL INTENSITY	PIPED IN FROM EXISTING	RUNOFF Q	INVERT ELEVATIONS (ft) UPPER	INVERT ELEVATIONS (ft) LOWER	LENGTH	SLOPE	DIA.	n	CAPACITY	VELOCITY	FULL FLOW VELOCITY	FLOW TIME				NOTES
		ACRES	C			MIN.	IN./HR.	C.F.S	C.F.S.			ft	ft/ft	IN.		C.F.S.	FPS	FPS	SEC.	Q/Qfull	V/Vfull	Vfull	
NORTH RUN TO STR. 1A																							
17	16	0.280	0.9	0.25	0.25	5.00	5.20		1.31	26.00	25.85	29.75	0.0050	18	0.015	6.44	2.8	3.65	10.5	0.20	0.78	3.65	
16	15			0.00	0.25	5.18	5.20		1.31	25.75	25.08	133.35	0.0050	18	0.015	6.44	2.8	3.64	47.2	0.20	0.78	3.64	
15	14			0.00	0.49	5.96	5.20	1.84	4.37	24.98	23.90	217.00	0.0050	18	0.015	6.44	3.9	3.64	55.5	0.68	1.07	3.64	Increment Q=1.84 cfs from GR
14	11			0.00	0.53	6.89	5.20	1.84	6.44	23.80	23.41	77.46	0.0050	21	0.015	9.71	4.3	4.04	18.1	0.66	1.06	4.04	Increment Q=1.84 cfs from GR
11	10			0.00	1.07	7.19	5.20		9.25	22.76	22.00	151.50	0.0050	24	0.015	13.86	4.7	4.41	32.4	0.67	1.06	4.41	
10	9			0.00	1.23	7.73	5.20	1.09	11.18	21.90	20.97	186.24	0.0050	24	0.015	13.86	4.9	4.41	37.9	0.81	1.11	4.41	Increment Q=1.09 cfs from GR
9	8			0.00	1.84	8.36	5.20	1.09	15.57	20.47	19.99	95.96	0.0050	30	0.015	25.14	5.4	5.12	17.8	0.62	1.05	5.12	Increment Q=1.09 cfs from GR
8	7			0.00	2.42	8.66	5.20		18.45	19.89	19.42	93.52	0.0050	30	0.015	25.15	5.6	5.12	16.8	0.73	1.08	5.12	
7	6			0.00	2.61	8.94	5.20		19.43	18.92	18.19	146.55	0.0050	36	0.013	47.17	6.3	6.67	23.3	0.41	0.94	6.67	
6	5			0.00	2.94	9.33	5.20		21.16	18.09	17.76	66.48	0.0050	36	0.013	47.13	6.4	6.67	10.3	0.45	0.96	6.67	
5	4			0.00	3.13	9.50	5.20	64.65	86.80	16.76	15.35	188.65	0.0075	48	0.013	124.40	10.6	9.90	17.8	0.70	1.07	9.90	Increment Q=64.65 cfs from EX. 8
4	3			0.00	3.92	9.80	5.20		90.91	15.25	14.49	152.90	0.0050	48	0.013	101.54	9.1	8.08	16.8	0.90	1.13	8.08	
3	2			0.00	3.92	10.08	5.20		90.91	14.39	14.25	27.37	0.0050	48	0.013	101.62	9.1	8.09	3.0	0.89	1.13	8.09	
2	1	0.250	0.9	0.23	7.75	10.13	5.20		110.80	14.15	13.39	76.20	0.0100	48	0.013	143.65	12.5	11.43	6.1	0.77	1.09	11.43	
1	1A			0.00	7.75	10.23	5.20	24.13	134.93	13.29	11.60	168.94	0.0100	48	0.013	143.67	13.0	11.43	13.0	0.94	1.14	11.43	Increment Q=24.13 cfs from VT
1A	EX.96			0.00	7.75	10.44	5.20	263.38	398.31	5.43	4.20	245.61	0.0050	96	0.013	644.93	13.4	12.83	18.3	0.62	1.05	12.83	Increment Q=263.38 cfs from JB 45
EX.96	4 Mile RUN			0.00	7.75	10.75	5.20		405.92	4.20	3.45	166.69	0.0045	96	0.013	611.80	12.9	12.17	12.9	0.66	1.06	12.17	Increment Q=7.61 cfs from Offsite Rails
24	14	0.050	0.9	0.05	0.05	5.00	5.20		0.23	25.93	25.20	14.50	0.0500	12	0.015	6.90	4.0	8.79	3.7	0.03	0.45	8.79	
23	9	0.460	0.9	0.41	0.60	5.00	5.20		3.14	23.50	22.37	13.36	0.0846	18	0.015	26.48	9.7	14.98	1.4	0.12	0.65	14.98	
51	PIPE	0.440	0.9	0.40	0.40	5.00	5.20		2.06	21.45	21.40	10.00	0.0050	18	0.015	6.44	3.2	3.64	3.1	0.32	0.88	3.64	
52	PIPE	0.210	0.9	0.19	0.19	5.00	5.20		0.98	21.65	21.60	10.00	0.0050	18	0.015	6.44	2.6	3.64	3.8	0.15	0.72	3.64	
22	6	0.370	0.9	0.33	0.33	5.00	5.20		1.73	20.70	19.90	13.31	0.0601	18	0.015	22.32	7.3	12.63	1.8	0.08	0.58	12.63	
21	4	0.880	0.9	0.79	0.79	5.00	5.20		4.12	18.00	17.15	12.14	0.0700	18	0.015	24.09	9.8	13.63	1.2	0.17	0.72	13.63	
13	12	0.300	0.9	0.27	0.27	5.00	5.20		1.40	28.45	28.16	39.00	0.0075	18	0.015	7.89	3.3	4.47	11.7	0.18	0.75	4.47	
12	11	0.300	0.9	0.27	0.54	5.19	5.20		2.81	28.06	26.94	22.46	0.0500	18	0.015	20.36	7.9	11.52	2.8	0.14	0.68	11.52	
50	1			0.00	0.00	5.00	5.20	24.13	24.13	22.70	17.47	261.45	0.0200	24	0.015	27.73	9.9	8.83	26.3	0.87	1.13	8.83	Increment Q=24.13 cfs from VT
EX.12	15	0.26	0.9	0.23	0.23	5.00	5.20		1.22	26.54	26.14	68.60	0.0058	18	0.015	6.95	2.9	3.93	23.3	0.18	0.75	3.93	
EX.11	10	0.18	0.9	0.16	0.16	5.00	5.20		0.84	27.53	26.93	71.34	0.0084	18	0.015	8.35	2.9	4.72	24.6	0.10	0.62	4.72	
EX.10	23	0.21	0.9	0.19	0.19	5.00	5.20		0.98	25.02	24.97	59.95	0.0008	18	0.015	2.63	1.4	1.49	43.6	0.37	0.92	1.49	
EX.9	7	0.21	0.9	0.19	0.19	5.00	5.20		0.98	23.98	23.39	67.63	0.0087	18	0.015	8.50	3.1	4.81	21.6	0.12	0.65	4.81	
EX.8	5	0.21	0.9	0.19	0.19	5.00	5.20		0.98	18.69	18.27	66.54	0.0063	18	0.015	7.23	2.8	4.09	23.8	0.14	0.68	4.09	
EX.7	EX.6	0.20	0.9	0.18	0.18	5.00	5.20		0.94	19.55	18.87	136.21	0.0050	18	0.015	6.44	2.5	3.64	54.6	0.15	0.68	3.64	
EX.6	EX.5	0.13	0.9	0.12	0.30	5.00	5.20		1.54	18.77	18.29	62.48	0.0077	18	0.015	7.98	3.4	4.52	18.5	0.19	0.75	4.52	
EX.5	EX.2	0.14	0.9	0.13	0.59	5.00	5.20		3.09	18.19	17.95	12.29	0.0195	18	0.015	12.72	5.8	7.20	2.1	0.24	0.80	7.20	
EX.4	EX.5	0.19	0.9	0.17	0.17	5.00	5.20		0.89	18.66	18.29	73.77	0.0050	18	0.015	6.44	2.5	3.64	29.6	0.14	0.68	3.64	
EX.3	EX.1	0.27	0.9	0.24	0.24	5.00	5.20		1.26	17.05	15.93	136.83	0.0082	18	0.015	8.24	3.3	4.66	41.0	0.15	0.72	4.66	
EX.0	EX.1	0.29	0.9	0.26	0.26	5.00	5.20		1.36	24.40	23.16	123.57	0.0100	18	0.015	9.10	3.7	5.15	33.5	0.15	0.72	5.15	
EX.1	19			0.00	0.50	5.56	5.20	45.90	48.52	16.20	15.29	120.74	0.0075	36	0.013	57.78	9.2	8.17	13.2	0.84	1.12	8.17	Increment Q=45.9 cfs from EX. Site
19	EX.2	1.540	0.9	1.39	1.89	5.78	5.20		55.73	15.19	14.84	34.57	0.0100	36	0.013	66.73	10.5	9.44	3.3	0.84	1.11	9.44	
EX.2	20			0.00	2.48	5.83	5.20		58.82	14.74	14.59	15.29	0.0100	36	0.013	66.72	10.6	9.44	1.4	0.88	1.13	9.44	
20	2	1.240	0.9	1.12	3.60	5.86	5.20		64.62	14.49	14.22	27.00	0.0100	48	0.013	143.65	11.0	11.43	2.4	0.45	0.96	11.43	
SOUTH RUN TO STR. 25																							
34	51			0.00	0.50	5.00	5.20	117.86	120.48	20.75	20.59	33.03	0.0050	60	0.013	184.07	9.9	9.37	3.3	0.65	1.06	9.37	Increment Q=117.86 cfs from EX. Site
51	33			0.00	0.64	5.06	5.20		122.25	20.49	20.34	30.62	0.0050	60	0.013	184.10	9.9	9.38	3.1	0.66	1.06	9.38	
33	32			0.00	1.46	5.11	5.20		126.51	20.24	19.58	131.85	0.0050	60	0.013	184.13	10.1	9.38	13.1	0.69	1.07	9.38	
32	31			0.00	1.72	5.33	5.20		127.87	19.48	18.99	97.86	0.0050	60	0.013	184.10	10.1	9.38	9.7	0.69	1.07	9.38	
31	30			0.00	1.95	5.49	5.20	1.07	130.10	18.89	18.56	66.69	0.0050	60	0.013	184.03	10.2	9.37	6.6	0.71	1.08	9.37	Increment Q=1.07 cfs from GR
30	29			0.00	1.95	5.60	5.20	97.94	228.04	18.46	18.26	40.22	0.0050	72	0.013	299.39	11.6	10.59	3.5	0.76	1.09	10.59	Increment Q=97.94 cfs from EX. Site
29	28	0.240	0.9	0.22	2.37	5.65	5.20		230.34	18.16	17.99	33.59	0.0050	72	0.013	299.50	11.6	10.59	2.9	0.77	1.09	10.59	
28	27	0.190	0.9	0.17	2.54	5.70	5.20		231.13	17.89	17.56	65.93	0.0050	72	0.013	299.63	11.6	10.60	5.7	0.77	1.09	10.60	
27	52			0.00	2.54	5.80	5.20		231.13	17.46	17.27	37.43	0.0050	72	0.013	299.35	11.6	10.59	3.2	0.77	1.09	10.59	
52	26			0.00	2.81	5.85	5.20		232.54	17.27	16.70	113.85	0.0050	72	0.013	299.40	11.7	10.59	9.7	0.78	1.10	10.59	
26	25			0.00	2.81	6.01	5.20		232.54	16.60	15.88	144.68	0.0050	72	0.013	299.38	11.7	10.59	12.4	0.78	1.10	10.59	
25	EX. 78"			0.00	2.81	6.01	5.20	1.81	236.16	15.80	15.43	42.17	0.0088	78	0.013	491.77	14.6	14.82	2.9	0.48	0.98	14.82	Increment Q=1.81 cfs from GR
EX.13	34	0.20	0.9	0.18	0.50	5.00	5.20		2.62	21.20	20.87	65.07	0.0050	48	0.013	101.52	3.2	8.08	20.1	0.03	0.40	8.08	
18	51	0.15	0.9	0.14	0.14	5.00	5.20	1.07	1.77	26.00	25.84	31.34	0.0050	18	0.015	6.44	3.0	3.65	10.3	0.27	0.83	3.65	Increment Q=1.07 cfs from GR
EX.15	EX.14	0.07	0.9	0.06	0.06	5.00	5.20		0.33	21.91	21.68	46.20	0.0050	18	0.015	6.44	1.8	3.64	25.6	0.05	0.50	3.64	
EX.14	EX.13	0.29	0.9	0.26	0.32	5.00	5.20		1.68	21.58	21.30	56.12	0.0050	18	0.015	6.44	3.0	3.64	18.6	0.26	0.83	3.64	
35	33	0.28	0.9	0.82	0.82	5.00	5.20		4.26	25.15	25.04	11.11	0.0100	21	0.015	13.73	5.0	5.71	2.2	0.31	0.88	5.71	
EX.16	32	0.29	0.9	0.26	0.26	5.00	5.20		1.36	21.36	20.46	67.70	0.0133	18	0.015	10.50	4.1	5.94	16.7	0.13	0.68	5.94	
36	31	0.25	0.9	0.23	0.23	5.00	5.20		1.17	27.48	27.34	13.54	0.0100	18	0.015	9.12	3.5	5.16	3.8	0.13	0.68	5.16	
EX.17	29	0.23	0.9	0.21	0.21	5.00	5.20		1.08	21.36	20.46	86.19	0.0104	18	0.015	9.30	3.4	5.26	25.2	0.12	0.65	5.26	
55	54	0.18	0.9	0.16	0.16	5.00	5.20		0.84	28.90	28.43	47.00	0.0100	18	0.015	9.10	3.2	5.15	14.8	0.09	0.62	5.15	
54	53	0.07	0.9	0.06	0.23	5.00	5.20		1.17	28.33	26.43	190.00	0.0100	18	0.015	9.10	3.5	5.15	53.9	0.13	0.68	5.15	
53	52	0.05	0.9	0.05	0.27	5.00	5.20		1.40	26.33	25.31	102.44	0.0100	18	0.015	9.10	3.7	5.15	27.8	0.15	0.72	5.15	
SOUTHEAST RUN TO STR. 37																							
41	40	1.010	0.9	0.91	0.91	5.00	5.20	1.41	6.13	27.50	27.31	24.91	0.0075	21	0.015	11.90	4.9	4.95	5.0	0.52	1.00	4.95	Increment Q=1.41 cfs from GR
40	39			0.00	0.91	5.08	5.20		6.13	27.21	24.29	291.56	0.0100	21	0.015	13.73	5.5	5.71	53.0	0.45	0.96	5.71	
39	Bayfilter			0.00	1.63	5.97	5.20		11.28	24.19	23.99	19.80	0.0100	24	0.015	19.61	6.4	6.24	3.1	0.58	1.03	6.24	
Bayfilter	38			0.00	1.63	6.02	5.20		11.28	21.16	21.06	9.96	0.0100	24	0.015	19.65	6.5	6.25	1.5	0.57	1.03	6.25	
38	37			0.00	2.41	6.04	5.20		16.98	19.90	19.04	86.48	0.0100	30	0.015	35.55	7.1	7.24	12.2	0.48	0.98	7.24	
37	EX. 78"			0.00	2.41	5.00	5.20	236.16	253.14	10.18	7.12	319.58	0.0096	78	0.013	513.02	15.2	15.46	21.0	0.49	0.98	15.46	Increment Q=236.16 cfs from JB 25
42	39	0.800	0.9	0.72	0.72	5.00	5.20	1.41	5.15	25.90	25.76	13.83	0.0100	18	0.015	9.09	5.2	5.15	2.6	0.57	1.02	5.15	Increment Q=1.41 cfs from GR
44	43	0.870	0.9	0.78	0.78	5.00	5.20	1.63	5.70	24.30	24.15	14.60	0.0100	18	0.015	9.10	5.4	5.15	2.7	0.63	1.05	5.15	Increment Q=1.63 cfs from GR
43	Bayfilter			0.00	0.78	5.00	5.20		5.70	24.05	23.84	20.63	0.0100	18	0.015	9.10	5.4	5.15	3.8	0.63	1.05	5.15	
Bayfilter	38			0.00	0.78	5.00	5.20		5.70	21.00	20.90	9.96	0.0100	18	0.015	9.12	5.4	5.16	1.8	0.63	1.05	5.16	
NORTHEAST RUN TO STR. 45																							
48	47	0.980	0.9	0.88	0.88	5.00	5.20	1.63	6.22	25.60	25.45	15.08	0.0100	21	0.015	13.74	5.5	5.71	2.7	0.45	0.96	5.71	Increment Q=1.63 cfs from GR
47	Bayfilter			0.00	0.88	5.05	5.20		6.22	25.35	25.09	25.77	0.0100	21	0.015	13.74	5.5	5.71	4.7	0.45	0.96	5.71	
Bayfilter	46			0.00	0.88	5.12	5.20		6.22	22.26	22.09	16.56	0.0100	21	0.015	13.75	5.5	5.72	3.0	0.45	0.96	5.72	
46	45			0.00	1.66	5.17	5.20		10.24	22.00	21.45	55.41	0.0100	24	0.015	19.61	6.2	6.24	8.9	0.52	1.00	6.24	
45	EX. 96"			0.00	1.66	5.00	5.20	253.14	263.38	6.75	4.78	747.05	0.0026	96	0.013	468.37	9.5	9.32	78.9	0.56	1.02	9.32	Increment Q=253.14 cfs from JB 37
49	46	0.860	0.9	0.77	0.77	5.00	5.20		4.02	25.30	23.90	66.90	0.0209	21	0.015	19.87	6.4	8.26	10.4	0.20	0.78	8.26	

HGL COMPUTATIONS

HGL COMPUTATIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
											JUNCTION LOSS											
Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QiVi	Vi^2 2g	Hi (ft)	Angle (deg)	Ha (ft)	Ht (ft)	1.3Ht (ft)	0.5Ht (ft)	Final H (ft)	Inlet Water Surf Elev (ft)	Rim Elev (ft)	Δ Freeboard (ft)
NORTH RUN TO STR. 1A																						
1	14.80	48	134.93	168.94	1.17	1.98	13.0	0.65	110.80	12.5	1386.23	2.43	0.85	19.75	0.36	1.86	0.00	0.93	2.92	17.72	25.29	7.57
2	17.72	48	110.80	76.20	0.79	0.60	12.5	0.61	90.91	9.1	827.94	1.29	0.45	50.75	0.61	1.66	0.00	0.83	1.44	19.15	24.44	5.29
3	19.15	48	90.91	27.37	0.53	0.15	9.1	0.32	90.91	9.1	827.24	1.29	0.45	40.2	0.49	1.26	0.00	0.63	0.78	19.93	23.68	3.75
4	19.93	48	90.91	152.90	0.53	0.82	9.1	0.32	86.80	10.6	921.49	1.75	0.61	0	0.00	0.93	0.00	0.47	1.28	21.21	24.65	3.44
5	21.21	48	86.80	188.65	0.49	0.92	10.6	0.44	21.16	6.4	136.04	0.64	0.22	0	0.00	0.66	0.00	0.33	1.25	22.46	26.60	4.14
6	22.46	36	21.16	66.48	0.13	0.09	6.4	0.16	19.43	6.3	122.47	0.62	0.22	0	0.00	0.38	0.00	0.19	0.28	22.74	27.15	4.41
7	22.74	36	19.43	146.55	0.11	0.17	6.3	0.15	18.45	5.6	102.45	0.48	0.17	0	0.00	0.32	0.00	0.16	0.33	23.06	28.82	5.76
8	23.06	30	18.45	93.52	0.27	0.25	5.6	0.12	15.57	5.4	83.44	0.45	0.16	0	0.00	0.28	0.00	0.14	0.39	23.45	30.18	6.73
9	23.45	30	15.57	95.56	0.19	0.18	5.4	0.11	11.18	4.9	54.88	0.37	0.13	0	0.00	0.24	0.00	0.12	0.30	23.76	31.31	7.55
10	23.76	24	11.18	186.24	0.33	0.61	4.9	0.09	9.25	4.7	43.25	0.34	0.12	0	0.00	0.21	0.00	0.11	0.71	24.47	32.17	7.70
11	24.47	24	9.25	151.50	0.22	0.34	4.7	0.08	6.44	4.3	27.55	0.28	0.10	31.31	0.08	0.27	0.00	0.13	0.47	24.94	32.40	7.46
14	24.94	21	6.44	77.46	0.22	0.17	4.3	0.07	4.37	3.9	17.06	0.24	0.08	31.31	0.07	0.22	0.00	0.11	0.28	25.22	32.40	7.18
15	25.22	18	4.37	217.00	0.23	0.50	3.9	0.06	1.31	2.8	3.71	0.12	0.04	32.36	0.04	0.14	0.00	0.07	0.57	25.79	32.00	6.21
16	26.28	18	1.31	133.35	0.02	0.03	2.8	0.03	1.31	2.8	3.71	0.12	0.04	32.33	0.04	0.11	0.00	0.06	0.08	26.37	29.82	3.45
17	27.05	18	1.31	29.75	0.02	0.01	2.8	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.02	0.02	27.07	30.29	3.22
SOUTH RUN TO STR. 25																						
26	20.68	72	232.54	144.68	0.40	0.58	11.7	0.53	232.54	11.7	2718.25	2.12	0.74	80.83	1.40	2.67	0.00	1.34	1.92	22.59	32.11	9.52
52	22.59	72	232.54	113.85	0.40	0.46	11.7	0.53	231.13	11.6	2678.19	2.08	0.73	80.83	1.38	2.64	0.00	1.32	1.78	24.37	33.33	8.96
27	24.37	72	231.13	37.43	0.40	0.15	11.6	0.52	231.13	11.6	2680.66	2.09	0.73	31.88	0.61	1.86	0.00	0.93	1.08	25.45	33.16	7.71
28	25.45	72	231.13	65.93	0.40	0.26	11.6	0.52	230.34	11.6	2670.36	2.09	0.73	78.33	1.36	2.61	0.00	1.30	1.57	27.01	32.87	5.86
29	27.01	72	230.34	33.59	0.39	0.13	11.6	0.52	228.04	11.6	2642.70	2.09	0.73	22.98	0.38	1.64	0.00	0.82	0.95	27.96	32.73	4.77
30	27.96	72	228.04	40.22	0.39	0.16	11.6	0.52	130.10	10.2	1321.76	1.60	0.56	59.5	0.87	1.95	0.00	0.98	1.13	29.09	32.01	2.92
31	29.09	60	130.10	66.69	0.33	0.22	10.2	0.40	127.87	10.1	1285.75	1.57	0.55	4.7	0.04	0.99	0.00	0.50	0.72	29.81	31.73	1.92
32	29.81	60	127.87	97.86	0.32	0.31	10.1	0.39	126.51	10.1	1272.30	1.57	0.55	8.02	0.08	1.03	0.00	0.51	0.83	30.64	30.88	0.24
33	30.64	60	126.51	131.85	0.31	0.41	10.1	0.39	122.25	9.9	1214.90	1.53	0.54	4.12	0.04	0.97	0.00	0.49	0.90	31.54	29.68	-1.86
51	31.54	60	122.25	30.62	0.29	0.09	9.9	0.38	120.48	9.9	1197.13	1.53	0.54	0	0.00	0.92	0.00	0.46	0.55	32.09	29.54	-2.55
34	32.09	60	120.48	33.03	0.28	0.09	9.9	0.38	0.00	0.0	0.00	0.00	0.00	87.42	0.00	0.38	0.00	0.19	0.29	32.37	29.46	-2.91
SOUTHEAST RUN TO STR. 37																						
38	21.04	30	16.98	86.48	0.23	0.20	7.1	0.20	11.28	6.5	72.80	0.65	0.23	89.07	0.45	0.87	0.00	0.44	0.63	21.67	31.00	9.33
Bayfilter	22.66	24	11.28	9.96	0.33	0.03	6.5	0.16	11.28	6.4	72.66	0.64	0.23	0	0.00	0.39	0.00	0.19	0.23	22.89	30.99	8.10
39	25.59	24	11.28	19.80	0.33	0.07	6.4	0.16	6.13	5.5	33.75	0.47	0.16	2.19	0.01	0.33	0.00	0.17	0.23	25.82	30.99	5.17
40	25.82	21	6.13	291.56	0.20	0.58	5.5	0.12	6.13	4.9	30.33	0.38	0.13	38.7	0.14	0.39	0.00	0.19	0.77	26.60	31.98	5.38
41	28.71	21	6.13	24.91	0.20	0.05	4.9	0.09	0.00	0.0	0.00	0.00	0.00	41.98	0.00	0.09	0.00	0.05	0.10	28.81	31.49	2.68
Bayfilter	22.10	18	5.70	9.96

SANITARY - HYDRAULIC GRADE LINE COMPUTATIONS — **NORTH POTOMAC YARD PHASE I** — 07/20/20

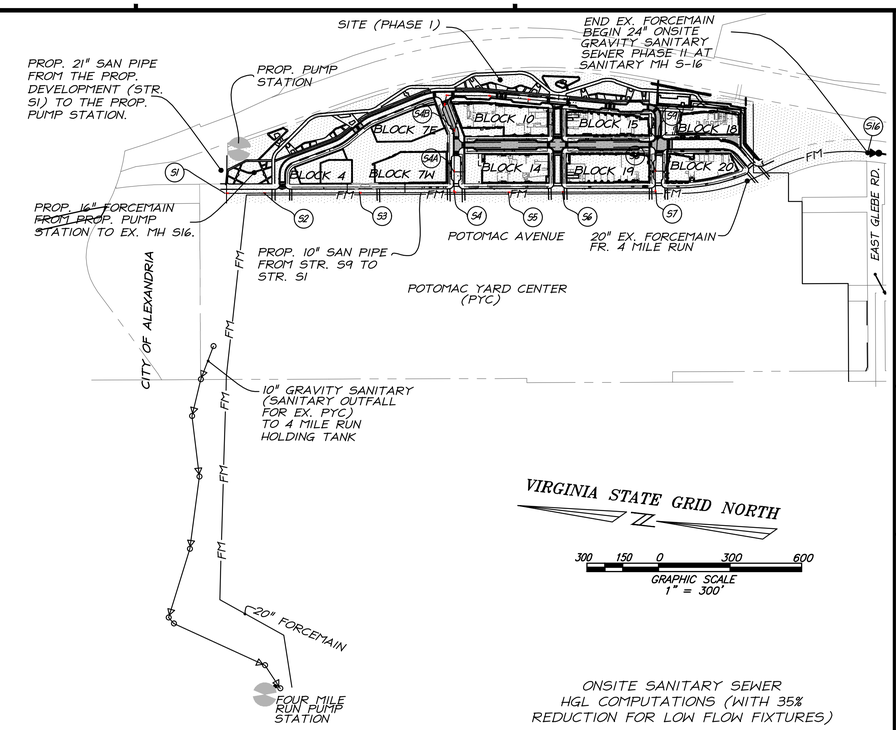
Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	JUNCTION LOSS Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QiVi	Vi^2 2g	Hi (ft)	Angle (deg)	Ha (ft)	Ht (ft)	1.3Ht (ft)	0.5Ht (ft)	Final H (ft)	Inlet Water Surf Elev (ft)	Rim Elev (ft)
HGL COMPUTATIONS FROM S0 TO S9																					
S1	3.55	21	2.87	119.07	0.02	0.02	9.1	0.32	2.87	12.7	36.49	2.51	0.88	90	1.69	2.89	0.00	1.44	1.47	5.02	24.00
S2	14.85	10	2.87	159.91	1.02	1.62	12.7	0.63	2.87	3.9	11.22	0.24	0.08	90	0.16	0.87	0.00	0.43	2.06	16.91	23.97
S3	17.17	10	2.87	396.00	1.02	4.02	3.9	0.06	2.69	3.8	10.26	0.23	0.08	180	0.15	0.29	0.00	0.15	4.17	21.33	26.00
S4	19.37	10	2.69	392.90	0.89	3.50	3.8	0.06	1.82	4.3	7.76	0.28	0.10	180	0.19	0.35	0.00	0.17	3.67	23.04	30.81
S5	20.65	10	1.82	223.00	0.41	0.91	4.3	0.07	1.82	4.3	7.82	0.29	0.10	180	0.19	0.37	0.00	0.18	1.09	21.74	32.01
S6	21.95	10	1.82	223.55	0.41	0.91	4.3	0.07	1.82	4.3	7.73	0.28	0.10	180	0.19	0.36	0.00	0.18	1.09	23.04	32.04
S7	24.07	10	1.82	384.86	0.41	1.56	4.3	0.07	1.82	4.5	8.21	0.32	0.11	90	0.21	0.40	0.00	0.20	1.76	25.83	30.50
S8	24.67	10	1.82	82.40	0.41	0.33	4.5	0.08	0.73	7.1	5.18	0.78	0.27	175	0.52	0.88	0.00	0.44	0.77	25.44	31.44
S9	29.84	10	0.73	128.81	0.07	0.08	7.1	0.20	0.00	0.0	0.00	0.00	0.00	0	0.00	0.20	0.00	0.10	0.18	30.02	34.00
HGL COMPUTATIONS FROM S4 TO S4B																					
S4	19.37	10	2.69	392.90	0.89	3.50	3.8	0.06	0.78	4.4	3.44	0.30	0.11	90	0.20	0.36	0.00	0.18	3.68	25.67	30.81
S4A	26.47	10	0.78	82.22	0.08	0.06	4.4	0.08	0.42	3.0	1.28	0.14	0.05	180	0.10	0.22	0.00	0.11	0.17	26.64	31.29
S4B	27.52	10	0.42	168.39	0.02	0.04	3.0	0.04	0.00	0.0	0.00	0.00	0.00	0	0.00	0.04	0.00	0.02	0.05	27.57	32.52

ONSITE SANITARY SEWER
HGL COMPUTATIONS (NO 35%
REDUCTION FOR LOW FLOW FIXTURES)

PHASE I SANITARY SEWER COMPUTATIONS

FROM	TO	INVERTS (FT) UPPER INV	INVERTS (FT) LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	MANNINGS N VALUE	PIPE CAPACITY (CFS)	PIPE CAPACITY (MGD)	AVE. DAILY FLOW (ADF) INCREMENT (MGD)	AVE. DAILY FLOW (ADF) ACCUMULATED (MGD)	PEAK FACTOR	DESIGN FLOW (MGD)	DESIGN FLOW (CFS)	V_{FULL} (FT/S)	V (FT/S)	Q/Q_{FULL}	V/V_{FULL}	REMARKS
S9	S8	29.17	24.10	128.81	3.94	10	PVC	0.01	5.65	3.65	0.118160	0.118160	4.00	0.47	0.73	10.36	7.09	0.13	0.68	INCREMENT Q FROM BLOCKS 15 & 18.
S8	S7	24.00	23.50	82.40	0.61	10	PVC	0.01	2.22	1.43	0.175220	0.293380	4.00	1.17	1.82	4.07	4.52	0.82	1.11	INCREMENT Q FROM BLOCKS 19 & 20.
S7	S6	23.40	21.38	384.86	0.52	10	PVC	0.01	2.06	1.33	0.000000	0.293380	4.00	1.17	1.82	3.78	4.26	0.88	1.13	
S6	S5	21.28	20.08	223.55	0.54	10	PVC	0.01	2.09	1.35	0.000000	0.293380	4.00	1.17	1.82	3.82	4.31	0.87	1.13	
S5	S4	19.98	18.80	223.00	0.53	10	PVC	0.01	2.07	1.34	0.000000	0.293380	4.00	1.17	1.82	3.80	4.28	0.88	1.13	
S4B	S4A	26.85	25.90	168.39	0.56	10	PVC	0.01	2.14	1.38	0.067813	0.067813	4.00	0.27	0.42	3.92	3.04	0.20	0.78	INCREMENT Q FROM BLOCKS 7E & 10.
S4A	S4	25.80	25.00	82.22	0.97	10	PVC	0.01	2.81	1.82	0.058380	0.126193	4.00	0.50	0.78	5.15	4.40	0.28	0.86	INCREMENT Q FROM BLOCK 14.
S4	S3	18.70	16.60	392.90	0.53	10	PVC	0.01	2.08	1.35	0.014753	0.434326	4.00	1.74	2.69	3.82	3.82	1.29	1.00	INCREMENT Q FROM BLOCK 7W.
S3	S2	16.50	14.28	396.00	0.56	10	PVC	0.01	2.13	1.38	0.029505	0.463831	4.00	1.86	2.87	3.91	3.91	1.35	1.00	INCREMENT Q FROM BLOCK 4.
S2	S1	14.18	3.07	159.91	6.95	10	PVC	0.01	7.50	4.85	0.000000	0.463831	4.00	1.86	2.87	13.76	12.71	0.38	0.92	
S1	P	2.15	-2.50	119.07	3.91	21	PVC	0.01	40.69	26.30	0.000000	0.463831	4.00	1.86	2.87	16.92	9.10	0.07	0.54	

ONSITE SANITARY SEWER
PIPE COMPUTATIONS (NO 35%
REDUCTION FOR LOW FLOW FIXTURES)



VIRGINIA STATE GRID NORTH

GRAPHIC SCALE 1" = 300'

ONSITE SANITARY SEWER
HGL COMPUTATIONS (WITH 35%
REDUCTION FOR LOW FLOW FIXTURES)

christopher consultants

NORTH POTOMAC YARD

SANITARY FLOW CALCULATIONS - DRAFT MODIFIED FORMULA

Project Number: 88024.172.02
Prepared by: Mustafa Mahmoodzada, P.E., CFM
Checked by: Kevin Washington
Date Prepared: 04/17/2020

BLOCKS	BUILDING G.S.F	OFFICE SANITARY FLOW	OFFICE S.F. (GROSS)	UNIVERSITY SANITARY FLOW	UNIVERSITY STUDENTS	HOTEL SANITARY FLOW	HOTEL UNITS**	RETAIL SANITARY FLOW	RETAIL S.F. (GROSS)	MULTI-FAMILY HOUSING SANITARY FLOW	MULTI-FAMILY HOUSING UNITS***	TOTAL PROPOSED SANITARY FLOW (GPD)	
2	500,000	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	0	300 GPD/UNIT	543	162,900	
3	170,000	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	0	130 GPD/UNIT	300	200 GPD/1,000 S.F.	0	300 GPD/UNIT	0	39,000	
4*	0	200 GPD/1,000 S.F.	120,000	15 GPD/STUDENT	1967	130 GPD/UNIT	0	200 GPD/1,000 S.F.	0	300 GPD/UNIT	0	29,505	
5	600,000	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	0	300 GPD/UNIT	651	195,300	
6	313,142	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	35,000	300 GPD/UNIT	302	97,600	
7E & 7W*	0	200 GPD/1,000 S.F.	360,000	15 GPD/STUDENT	1967	130 GPD/UNIT	0	200 GPD/1,000 S.F.	0	300 GPD/UNIT	0	29,505	
8	473,533	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	130,000	300 GPD/UNIT	373	137,900	
9	410,643	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	150,000	300 GPD/UNIT	283	114,900	
10	265,300	200 GPD/1,000 S.F.	230,300	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	35,000	300 GPD/UNIT	0	53,060	
11	401,695	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	130,000	300 GPD/UNIT	295	114,500	
12	570,770	200 GPD/1,000 S.F.	80,000	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	150,000	300 GPD/UNIT	370	157,000	
14	291,900	200 GPD/1,000 S.F.	266,900	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	25,000	300 GPD/UNIT	0	58,380	
15	287,953	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	18,100	300 GPD/UNIT	293	91,520	
16****	795,140	200 GPD/1,000 S.F.	483,400	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	44,650	300 GPD/UNIT	290	192,610	
17	522,649	200 GPD/1,000 S.F.	132,800	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	50,000	300 GPD/UNIT	369	147,260	
18	133,200	200 GPD/1,000 S.F.	121,500	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	11,700	300 GPD/UNIT	0	26,640	
19	262,408	200 GPD/1,000 S.F.	11,700	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	22,300	300 GPD/UNIT	248	81,200	
20	295,821	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	18,600	300 GPD/UNIT	301	94,020	
21****	795,140	200 GPD/1,000 S.F.	483,400	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	44,650	300 GPD/UNIT	290	192,610	
22	435,512	200 GPD/1,000 S.F.	120,000	15 GPD/STUDENT	0	130 GPD/UNIT	0	200 GPD/1,000 S.F.	65,000	300 GPD/UNIT	272	118,600	
23	150,000	200 GPD/1,000 S.F.	0	15 GPD/STUDENT	850	130 GPD/UNIT	0	200 GPD/1,000 S.F.	0	300 GPD/UNIT	150*****	57,750	
	1,536,582		1,110,400		3,934		0		130,700		842	463,830	PHASE I ADF
	6,138,224		1,299,600		850		300		799,300		4,188	1,727,930	PHASE II ADF
	7,674,806		2,410,000		4,784		300		930,000		5,030	2,191,760	TOTAL ADF

PEAK FLOW CALCULATIONS BASED ON CITY'S MEMO TO INDUSTRY 06-14	
PEAKING FACTOR	2.5
PHASE I PEAK FLOW RATE (MGD)	1.16
PHASE II PEAK FLOW RATE (MGD)	4.32
TOTAL PEAK FLOW RATE (MGD)	5.48

LOW FLOW FIXTURES CALCULATIONS	
LFF FACTOR	35%
PHASE I PEAK FLOW REDUCTION (MGD)	0.16
PHASE II PEAK FLOW REDUCTION (MGD)	0.60
TOTAL PEAK FLOW REDUCTION (MGD)	0.77

ULTIMATE BUILD-OUT FLOWS	
PHASE I PEAK FLOW RATE (MGD)	1.00
PHASE II PEAK FLOW RATE (MGD)	3.72
TOTAL PEAK FLOW RATE (MGD)	4.71

PHASE I
PHASE II

**ASSUMES 300 S.F. PER UNIT
***ASSUMES 912 S.F. PER UNIT
****PHASE I FLEX SPACE USES HAVE BEEN EVENLY DIVIDED BETWEEN THESE BLOCKS
*****ASSUMES 1,000 S.F. PER UNIT (PER ZONING DEPARTMENT)

POTOMAC AVENUE
REDEVELOPMENT
FLOW COMPUTATIONS

SANITARY - HYDRAULIC GRADE LINE COMPUTATIONS — **NORTH POTOMAC YARD PHASE I** — 07/20/20

Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	JUNCTION LOSS Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QiVi	Vi^2 2g	Hi (ft)	Angle (deg)	Ha (ft)	Ht (ft)	1.3Ht (ft)	0.5Ht (ft)	Final H (ft)	Inlet Water Surf Elev (ft)	Rim Elev (ft)
HGL COMPUTATIONS FROM S0 TO S9																					
S1	3.55	21	2.62	119.07	0.02	0.02	9.1	0.32	2.62	12.4	32.52	2.39	0.84	90	1.61	2.77	0.00	1.38	1.40	4.95	24.00
S2	14.85	10	2.62	159.91	0.85	1.35	12.4	0.60	2.62	3.9	10.24	0.24	0.08	90	0.16	0.84	0.00	0.42	1.77	16.62	23.97
S3	17.17	10	2.62	396.00	0.85	3.35	3.9	0.06	2.45	3.8	9.36	0.23	0.08	180	0.15	0.29	0.00	0.15	3.49	20.66	26.00
S4	19.37	10	2.45	392.90	0.74	2.91	3.8	0.06	1.66	4.2	6.95	0.27	0.10	180	0.18	0.34	0.00	0.17	3.08	22.45	30.81
S5	20.65	10	1.66	223.00	0.34	0.75	4.2	0.07	1.66	4.2	7.00	0.28	0.10	180	0.19	0.35	0.00	0.18	0.93	21.58	32.01
S6	21.95	10	1.66	223.55	0.34	0.76	4.2	0.07	1.66	4.2	6.92	0.27	0.09	180	0.18	0.35	0.00	0.17	0.93	22.88	32.04
S7	24.07	10	1.66	384.86	0.34	1.30	4.2	0.07	1.66	4.5	7.37	0.31	0.11	90	0.21	0.38	0.00	0.19	1.49	25.56	30.50
S8	24.67	10	1.66	82.40	0.34	0.28	4.5	0.08	0.67	6.7	4.50	0.71	0.25	175	0.47	0.80	0.00	0.40	0.68	25.34	31.44
S9	29.84	10	0.67	128.81	0.05	0.07	6.7	0.18	0.00	0.0	0.00	0.00	0.00	0	0.00	0.18	0.00	0.09	0.16	30.00	34.00
HGL COMPUTATIONS FROM S4 TO S4B																					
S4	19.37	10	2.45	392.90	0.74	2.91	3.8	0.06	0.71	4.3	3.05	0.28	0.10	90	0.19	0.35	0.00	0.17	3.09	25.67	30.81
S4A	26.47	10	0.71	82.22	0.06	0.05	4.3	0.07	0.38	2.9	1.12	0.13	0.05	180	0.09	0.21	0.00	0.10	0.16	26.62	31.29
S4B	27.52	10	0.38	168.39	0.02	0.03	2.9	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.02	0.05	27.56	32.52

PHASE I SANITARY SEWER COMPUTATIONS

FROM	TO	INVERTS (FT) UPPER INV	INVERTS (FT) LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	MANNINGS N VALUE	PIPE CAPACITY (CFS)	PIPE CAPACITY (MGD)	AVE. DAILY FLOW (ADF) INCREMENT (MGD)	AVE. DAILY FLOW (ADF) ACCUMULATED (MGD)	PEAK FACTOR	35% ADF REDUCTION	DESIGN FLOW (MGD)	DESIGN FLOW (CFS)	V_{FULL} (FT/S)	V (FT/S)	Q/Q_{FULL}	V/V_{FULL}	REMARKS
S9	S8	29.17	24.10	128.81	3.94	10	PVC	0.01	5.65	3.65	0.118160	0.118160	4.00	0.04	0.43	0.67	10.36	6.74	0.12	0.65	INCREMENT Q FROM BLOCKS 15 & 18.
S8	S7	24.00	23.50	82.40	0.61	10	PVC	0.01	2.22	1.43	0.175220	0.293380	4.00	0.10	1.07	1.66	4.07	4.45	0.75	1.09	INCREMENT Q FROM BLOCKS 19 & 20.
S7	S6	23.40	21.38	384.86	0.52	10	PVC	0.01	2.06	1.33	0.000000	0.293380	4.00	0.10	1.07	1.66	3.78	4.18	0.80	1.10	
S6	S5	21.28	20.08	223.55	0.54	10	PVC	0.01	2.09	1.35	0.000000	0.293380	4.00	0.10	1.07	1.66	3.82	4.22	0.79	1.10	
S5	S4	19.98	18.80	223.00	0.53	10	PVC	0.01	2.07	1.34	0.000000	0.293380	4.00	0.10	1.07	1.66	3.80	4.19	0.80	1.10	
S4B	S4A	26.85	25.90	168.39	0.56	10	PVC	0.01	2.14	1.38	0.067813	0.067813	4.00	0.02	0.25	0.38	3.92	2.93	0.18	0.75	INCREMENT Q FROM BLOCKS 7E & 10.
S4A	S4	25.80	25.00	82.22	0.97	10	PVC	0.01	2.81	1.82	0.058380	0.126193	4.00	0.04	0.46	0.71	5.15	4.28	0.25	0.83	INCREMENT Q FROM BLOCK 14.
S4	S3	18.70	16.60	392.90	0.53	10	PVC	0.01	2.08	1.35	0.014753	0.434326	4.00	0.15	1.59	2.45	3.82	3.82	1.18	1.00	INCREMENT Q FROM BLOCK 7W.
S3	S2	16.50	14.28	396.00	0.56	10	PVC	0.01	2.13	1.38	0.029505	0.463831	4.00	0.16	1.69	2.62	3.91	3.91	1.23	1.00	INCREMENT Q FROM BLOCK 4.
S2	S1	14.18	3.07	159.91	6.95	10	PVC	0.01	7.50	4.85	0.000000	0.463831	4.00	0.16	1.69	2.62	13.76	12.41	0.35	0.90	
S1	P	2.15	-2.50	119.07	3.91	21	PVC	0.01	40.69	26.30	0.000000	0.463831	4.00	0.16	1.69	2.62	16.92	9.10	0.06	0.54	

ONSITE SANITARY SEWER
PIPE COMPUTATIONS (WITH 35%
REDUCTION FOR LOW FLOW FIXTURES)

SANITARY ADEQUATE OUTFALL NARRATIVE:

PER MTI 2006-0014, THIS SHEET SHOWS THE ANALYSIS OF SANITARY SEWER FLOWS TO AN EXISTING 24" PIPE. NORTH POTOMAC YARD REDEVELOPMENT FLOW COMPUTATIONS SHOW THE AGREED UPON FLOWS WITH CITY STAFF AND ALEXRENEW. THE ONSITE SANITARY SEWER PIPE COMPUTATIONS SHOW THE PIPE SIZING, MANNING'S NUMBER, AND A PEAK FACTOR OF 4. ALL PROPOSED ONSITE SANITARY FLOW WILL GO TO THE PROPOSED ONSITE PUMP STATION, WHERE IT WILL BE PUMPED WITH A 16" FORCE MAIN TO A 24" GRAVITY SYSTEM IN THE INTERSECTION OF POTOMAC AVENUE AND EASE GLEBE ROAD. NO INFRASTRUCTURE IMPROVEMENTS WILL BE REQUIRED WITH PHASE I DEVELOPMENT.

EXISTING FLOWS REMAINING

THEATER = 3,812 SEATS X 5 GPD = 19,060 / 1,000,000 = 0.019 MGD

APPROVED
SPECIAL USE PERMIT NO. 2020-0015
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
07/23/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/23/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.004
DRAWING No.: 110000
DATE: 06-09-2020
DESIGN: JLH
DRAWN: VALUE
CHECKED: KMW

SHEET TITLE:

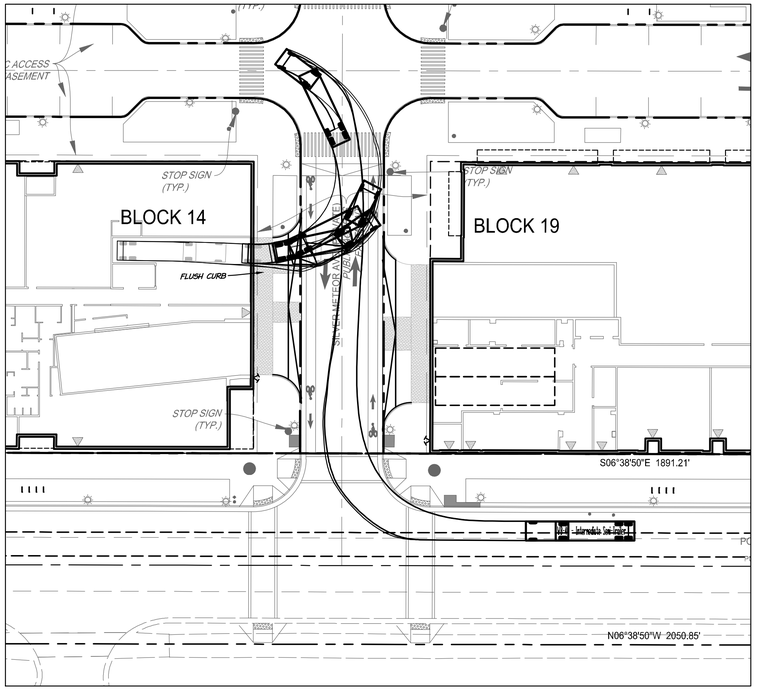
SANITARY SEWER FLOW COMPUTATIONS

SHEET No.

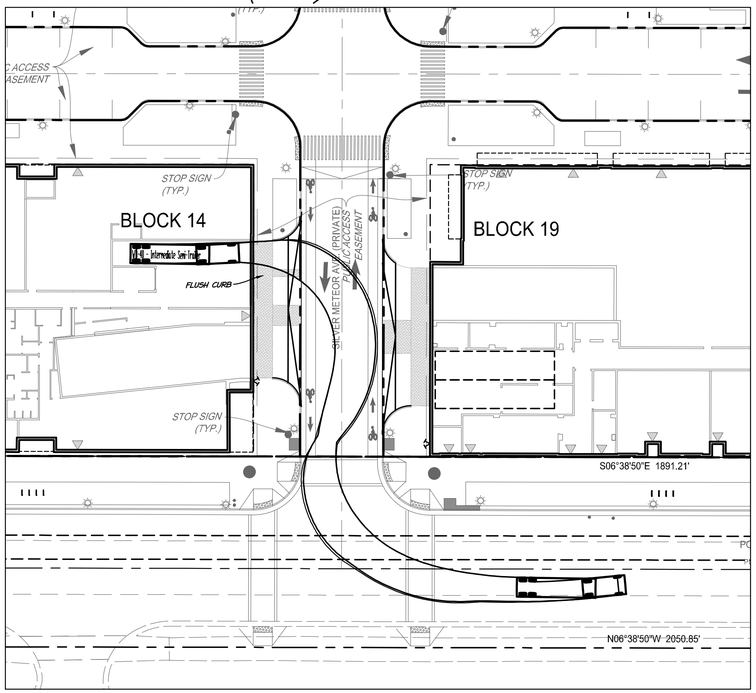
C700

110000

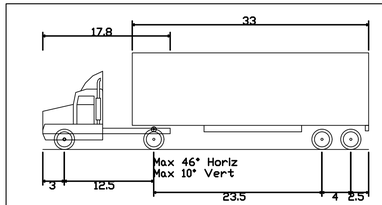
BLOCK 14: WB-40 (IN)



BLOCK 14: WB-40 (OUT)



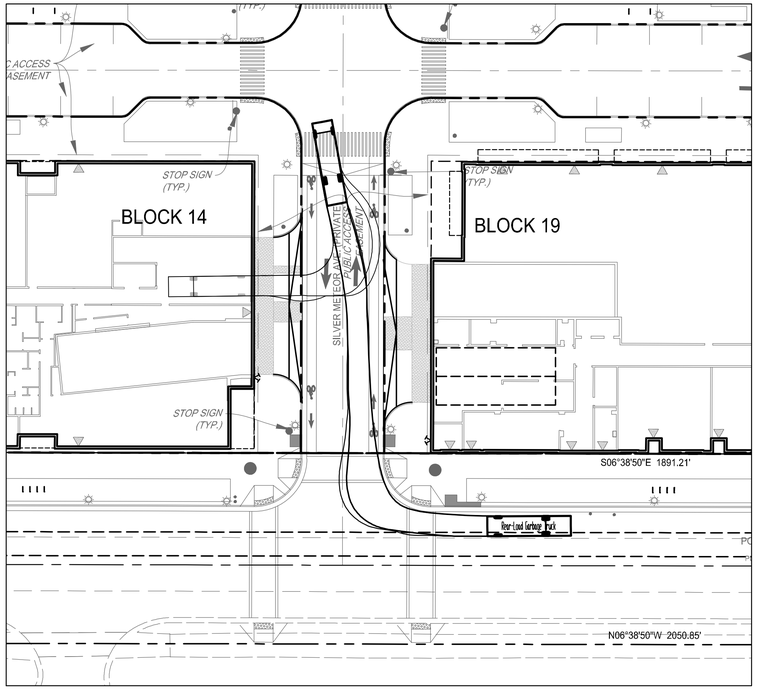
VIRGINIA STATE GRID NORTH



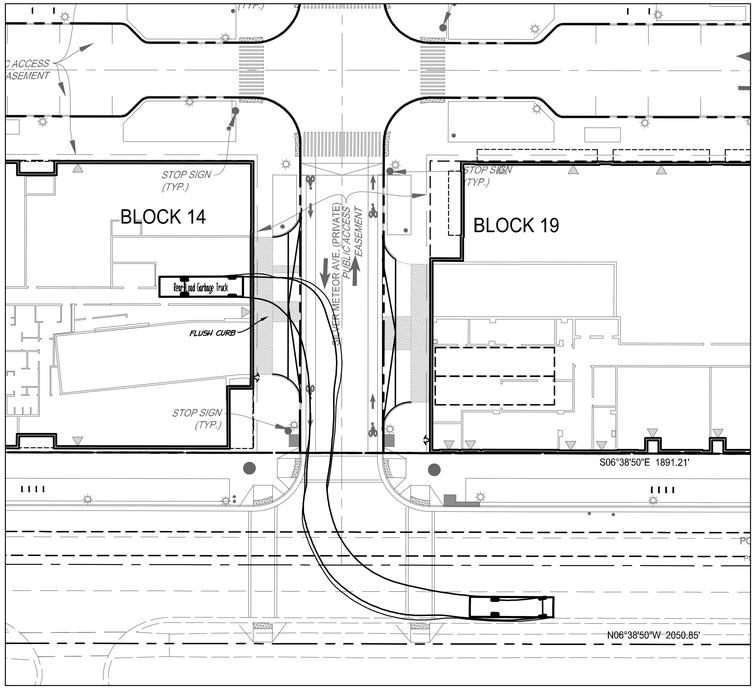
WB-40 - Intermediate Semi-Trailer

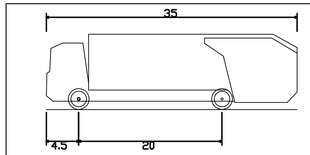
Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

BLOCK 14: REAR-LOAD GARBAGE TRUCK (IN)



BLOCK 14: REAR-LOAD GARBAGE TRUCK (OUT)





Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

NOTES:
1. SEE SHEET C101 FOR LEGEND.
2. STREET NAMES TO BE DETERMINED.

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

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

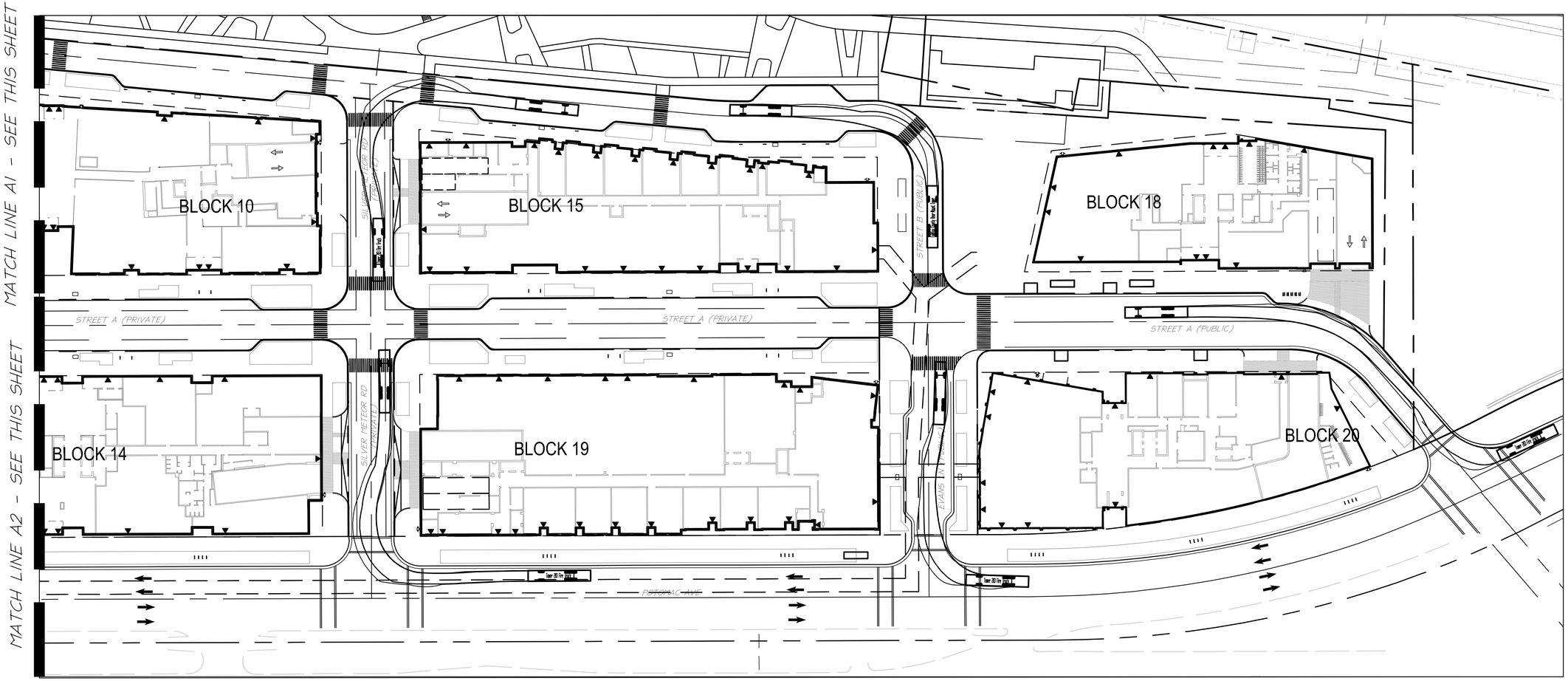
SHEET TITLE:

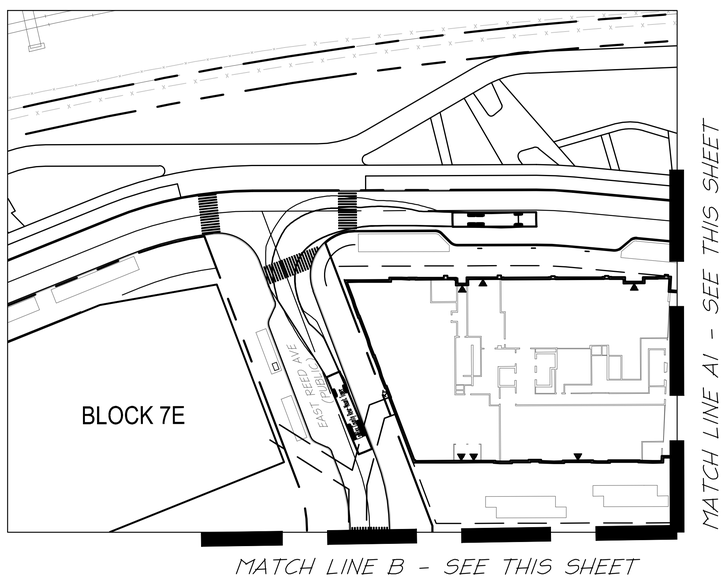
TURNING MOVEMENTS

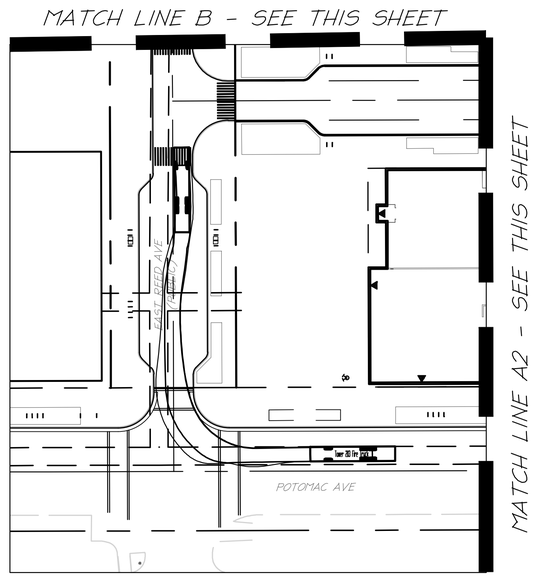
SHEET No.

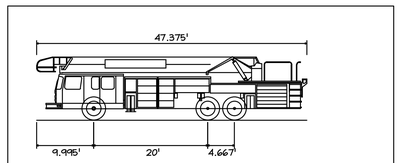
C800

109996









Overall Length	47.375ft
Overall Width	8.167ft
Overall Body Height	11.082ft
Min Body Ground Clearance	1.512ft
Track Width	7.667ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft

Tower 203 Fire Truck

VIRGINIA STATE GRID NORTH

40 20 0 40 80

GRAPHIC SCALE
SCALE: 1" = 40'

NOTES:

1. VEHICLE DIMENSIONS SOURCED FROM 100' RSMP AERIAL LADDER AND BODY ASSEMBLY NO PUMP-NO TANK DETAIL FOR FAIRFAX COUNTY FIRE & RESCUE DEPARTMENT.

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

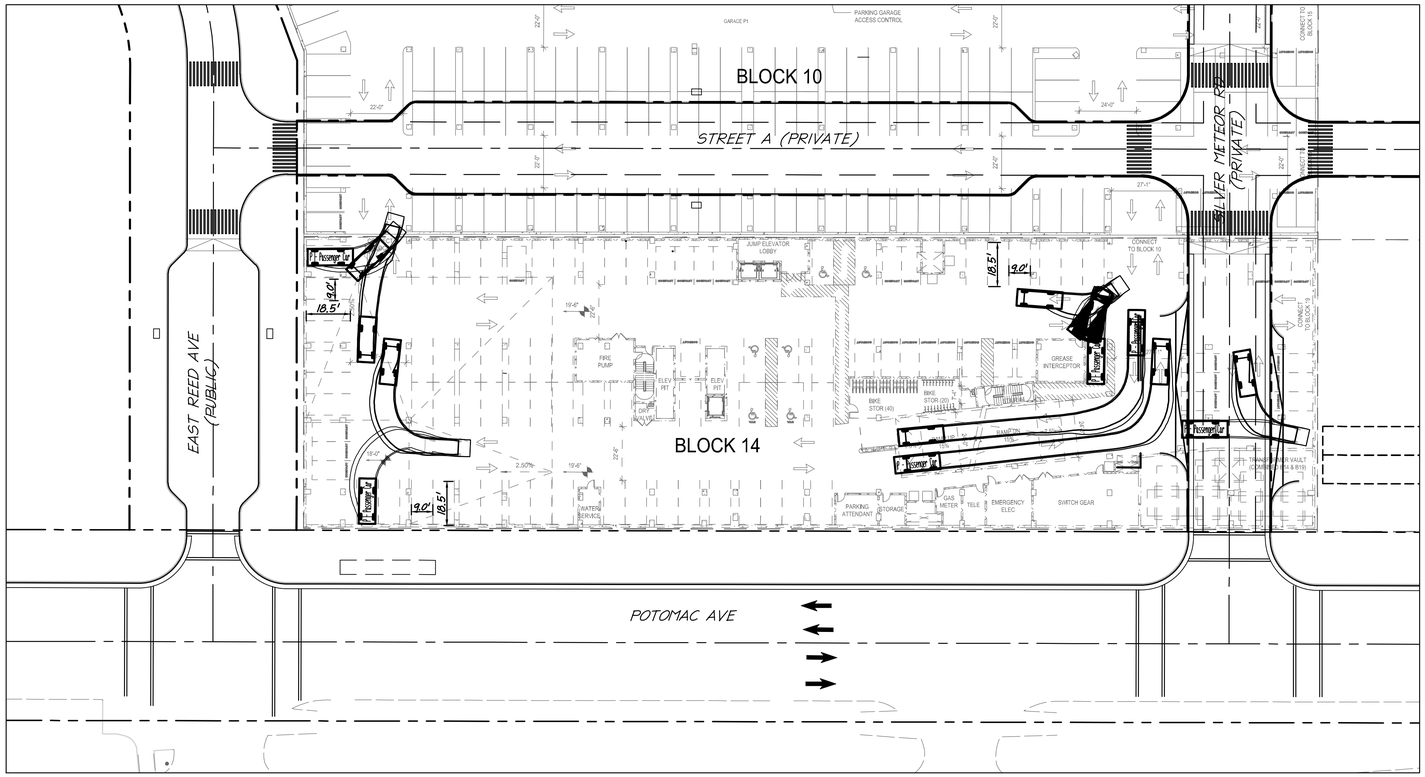
SHEET TITLE:

TURNING MOVEMENTS

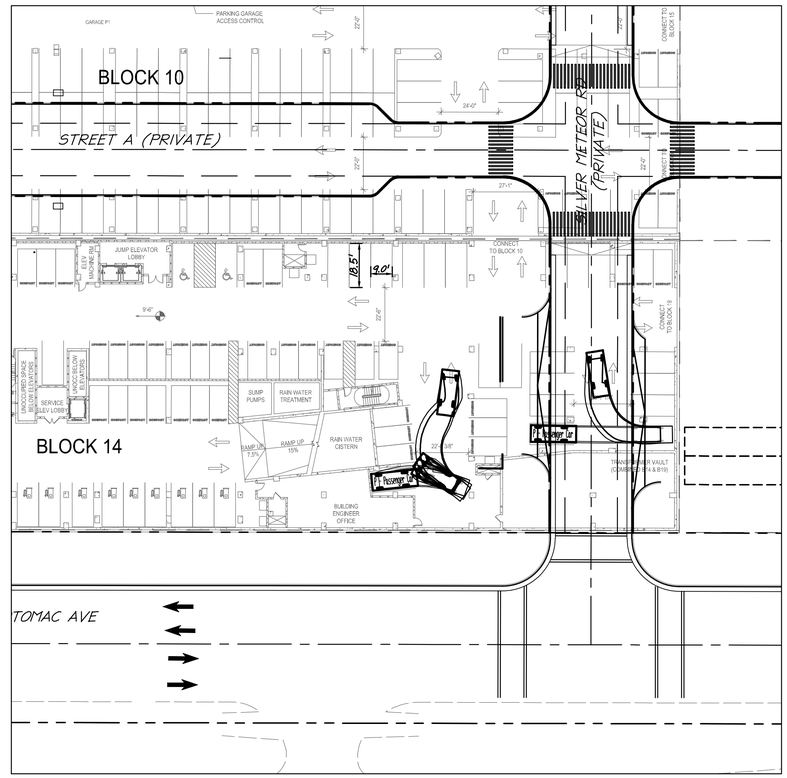
SHEET No.

C801

109996

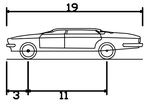


BLOCK 14: LEVEL P1



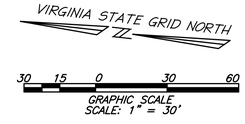
BLOCK 14: LEVEL P2

BLOCK 14: P - PASSENGER CAR



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

NOTE:
1. BLOCK 10 GARAGE WILL BE CONSTRUCTED PRIOR TO BLOCK 14 GARAGE. THE GARAGES WILL BE CONNECTED ONCE BLOCK 14 IS CONSTRUCTED.



APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 14
CITY OF ALEXANDRIA

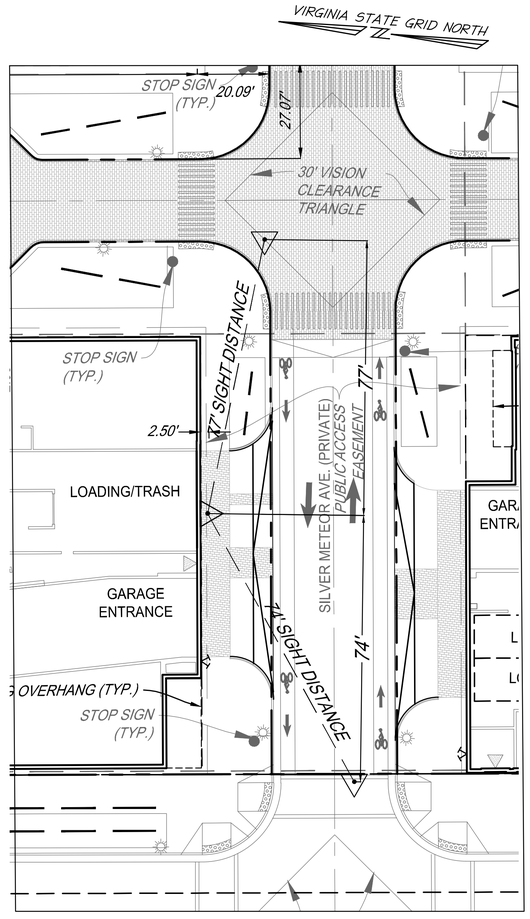
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C802

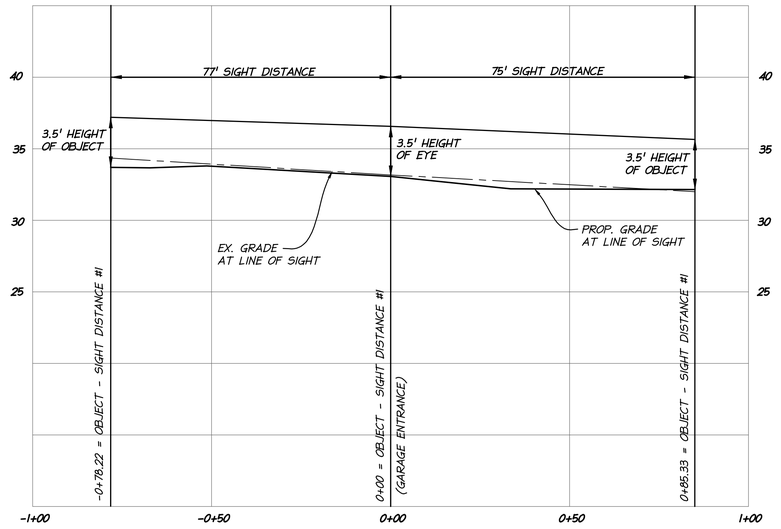
109996



BLOCK 14 SIGHT DISTANCE #1
GARAGE ENTRANCE

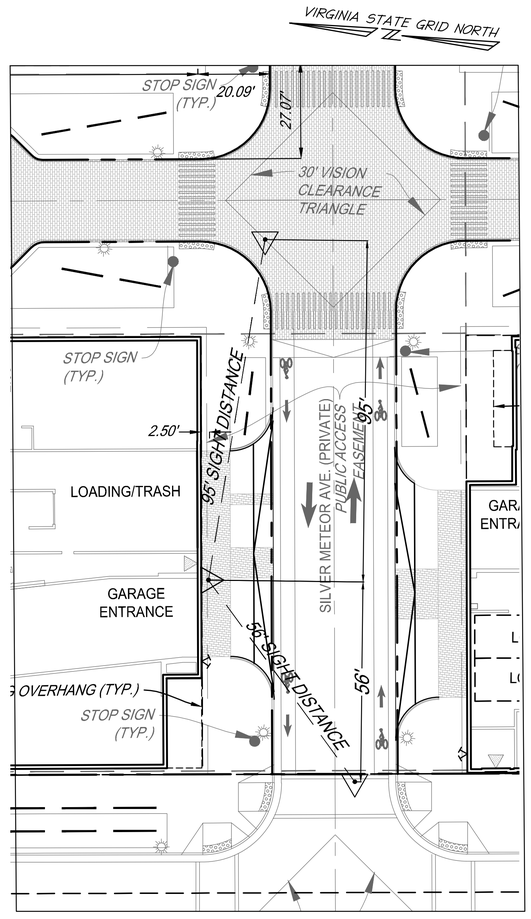
SILVER METEOR RD. (PRIVATE ROAD)
POSTED SPEED: 25 MPH

20 10 0 20 40
GRAPHIC SCALE
1"=20'



BLOCK 14 SIGHT DISTANCE #1 PROFILE
GARAGE ENTRANCE

VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=20'

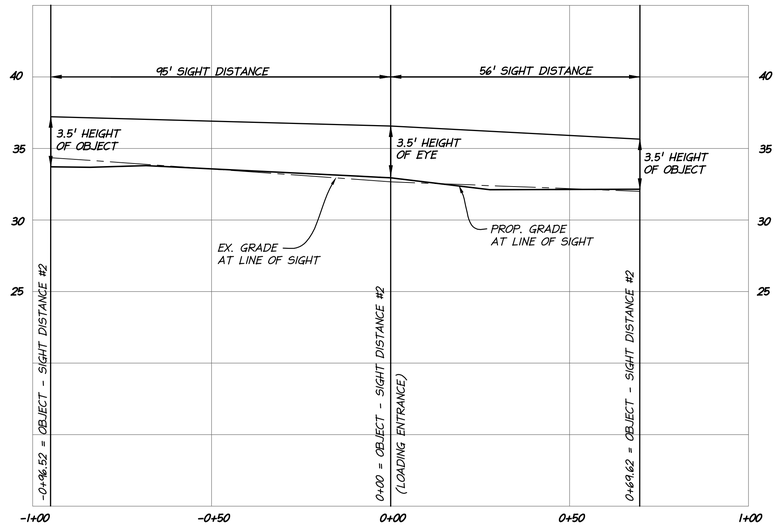


BLOCK 14 SIGHT DISTANCE #2
LOADING ENTRANCE

SILVER METEOR RD. (PRIVATE ROAD)
POSTED SPEED: 25 MPH

SCALE: 1"=20'

20 10 0 20 40
GRAPHIC SCALE
1"=20'



BLOCK 14 SIGHT DISTANCE #2 PROFILE
LOADING ENTRANCE

VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=20'

20 10 0 20 40
GRAPHIC SCALE
1"=20'

5 2.5 0 5 10
GRAPHIC SCALE
1"=5'

APPROVED
SPECIAL USE PERMIT NO. 2020-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
2920 w. broad st. suite 222 richmond, va 23230
p 804.389.9903
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/07/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN

BLOCK 14

CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/16/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 109996
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CS/YH
CHECKED: KMW

SHEET TITLE:

SIGHT DISTANCE

SHEET No.

C900

109996



1 PHASE I AERIAL VIEW FROM NORTHWEST
NOT TO SCALE

© 2020. ELKUS | MANFREDI ARCHITECTS

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

ELKUS | MANFREDI
ARCHITECTS

[address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

NORTH POTOMAC YARD PHASE 1

Alexandria, Virginia

Owner/Applicant
CPYR Theater LLC
277 Park Avenue, 36th Floor
New York / New York / 10172
212.648.2129

Development Manager
JBG SMITH
4747 Bethesda Avenue, Suite 200
Bethesda / Maryland / 20814
240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston / Massachusetts / 02210
617.426.1300

Civil Engineer
christopher consultants, ltd.
9900 Main Street, 4th Floor
Fairfax / Virginia / 22031
703.273.6820

Traffic Engineer
Kimley-Horn & Associates
11400 Commerce Park Drive, Suite 400
Reston / Virginia / 22102
703.674.1300

Attorney
Walsh, Colucci, Lubeley & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington / Virginia / 22201
703.528.4700

Landscape
OJB
One Bowdoin Square, Suite 801
Boston / Massachusetts / 02114
857.233.5171

COMMONWEALTH OF VIRGINIA
DAVID PETER MANFREDI
No. 0401013798
ARCHITECT

VERIFICATION
RESUBMISSION

PROJECT NUMBER: 19162

DATE: August 7, 2020

REVISIONS:

1	Preliminary Site Plan	June 9, 2020
2	Verification Submission	July 23, 2020
3	Verification Resubmission	August 7, 2020

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE: NOT TO SCALE

DRAWING NAME:

PHASE I AERIAL VIEW FROM NORTHWEST

DRAWING NUMBER:

L000



1 PHASE I AERIAL VIEW FROM SOUTHEAST
NOT TO SCALE

© 2020, ELKUS | MANFREDI ARCHITECTS

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

ELKUS | MANFREDI
ARCHITECTS

[address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

NORTH POTOMAC YARD PHASE 1

Alexandria, Virginia

Owner/Applicant
CPYR Theater LLC
277 Park Avenue, 36th Floor
New York / New York / 10172
212.648.2129

Development Manager
JBG SMITH
4747 Bethesda Avenue, Suite 200
Bethesda / Maryland / 20814
240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston / Massachusetts / 02210
617.426.1300

Civil Engineer
christopher consultants, ltd.
9900 Main Street, 4th Floor
Fairfax / Virginia / 22031
703.273.6820

Traffic Engineer
Kimley-Horn & Associates
11400 Commerce Park Drive, Suite 400
Reston / Virginia / 22102
703.674.1300

Attorney
Walsh, Colucci, Lubeley & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington / Virginia / 22201
703.528.4700

Landscape
OJB
One Bowdoin Square, Suite 801
Boston / Massachusetts / 02114
857.233.5171

COMMONWEALTH OF VIRGINIA
DAVID PETER MANFREDI
No. 0401013798
ARCHITECT

VERIFICATION
RESUBMISSION

PROJECT NUMBER: 19162

DATE: August 7, 2020

REVISIONS:

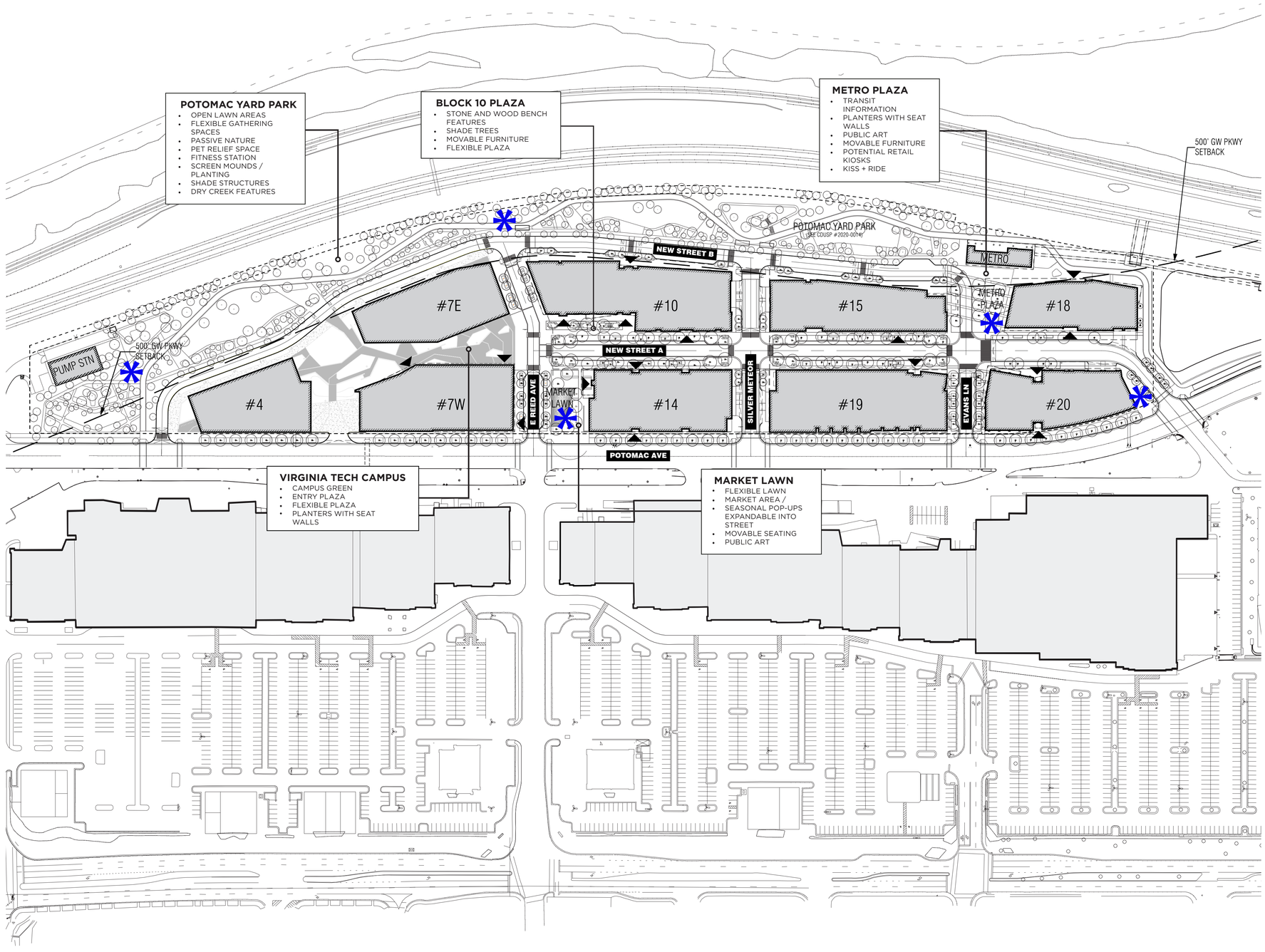
1	Preliminary Site Plan	June 9, 2020
2	Verification Submission	July 23, 2020
3	Verification Resubmission	August 7, 2020

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE: NOT TO SCALE

DRAWING NAME:
PHASE I AERIAL VIEW FROM SOUTHEAST

DRAWING NUMBER:
L001



* PUBLIC ART OPPORTUNITY. FINAL QUANTITY AND LOCATION TBD

1 PHASE I PUBLIC ART AND OPEN SPACE PROGRAM

SCALE: 1" = 100'-0"

© 2020, ELKUS | MANFREDI ARCHITECTS

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

ELKUS | MANFREDI ARCHITECTS

[address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

NORTH POTOMAC YARD PHASE 1

Alexandria, Virginia

Owner/Applicant
CPYR Theater LLC
277 Park Avenue, 36th Floor
New York / New York / 10172
212.648.2129

Development Manager
JBG SMITH
4747 Bethesda Avenue, Suite 200
Bethesda / Maryland / 20814
240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston / Massachusetts / 02210
617.426.1300

Civil Engineer
christopher consultants, ltd.
9900 Main Street, 4th Floor
Fairfax / Virginia / 22031
703.273.6820

Traffic Engineer
Kimley-Horn & Associates
11400 Commerce Park Drive, Suite 400
Reston / Virginia / 22102
703.674.1300

Attorney
Walsh, Colucci, Lubeley & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington / Virginia / 22201
703.528.4700

Landscape
OJB
One Bowdoin Square, Suite 801
Boston / Massachusetts / 02114
857.233.5171

COMMONWEALTH OF VIRGINIA
DAVID PETER MANFREDI
No. 0401013798
ARCHITECT

VERIFICATION
RESUBMISSION

PROJECT NUMBER: 19162

DATE: August 7, 2020

REVISIONS:

1	Preliminary Site Plan	June 9, 2020
2	Verification Submission	July 23, 2020
3	Verification Resubmission	August 7, 2020

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

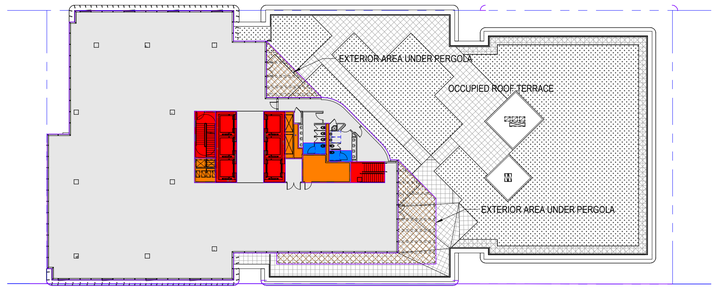
SCALE: 1" = 100'-0"

DRAWING NAME:

PHASE I PUBLIC ART & OPEN SPACE PROGRAM

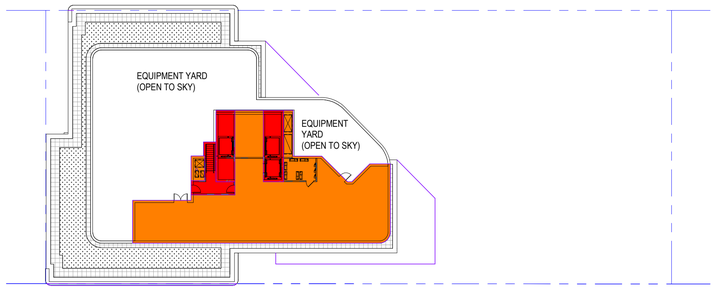
DRAWING NUMBER:

L002



9 NET FLOOR AREA - FLOOR 09

1/32" = 1'-0" 0 16' 32' 64'



10 NET FLOOR AREA - FLOOR 10 ROOF

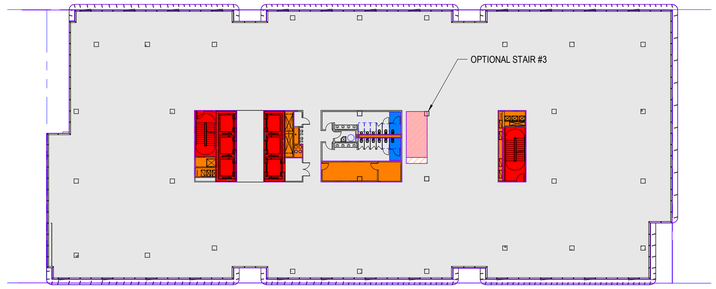
1/32" = 1'-0" 0 16' 32' 64'

FLOOR AREA EXCLUSIONS LEGEND

- B1 STAIR AND ELEVATOR
- B1 STAIR AND ELEVATOR (OPTIONAL)
- B2 UTILITIES
- B2 UTILITIES (OPTIONAL)
- B3 LAVATORIES
- B5 OVERHANG OVER PROPERTY LINE
- B7 SPACE UNDER STRUCTURE ABOVE
- B8 SPACE UNDER AWNINGS
- B9 LOADING
- REMAINING FLOOR AREA (OFFICE SPACE)
- REMAINING FLOOR AREA (RETAIL SPACE)

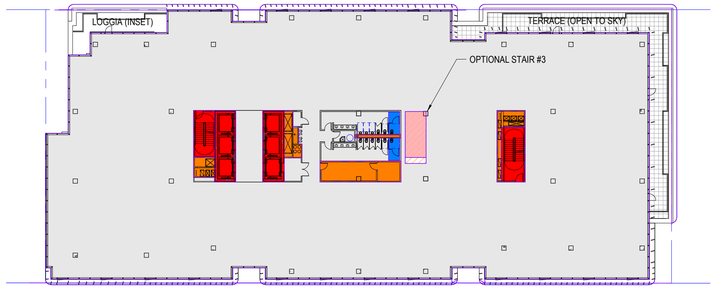
MEASUREMENT NOTES:

- EXTERIOR TERRACES (OPEN TO SKY) ARE NOT COUNTED WITHIN THE GROSS FLOOR AREA.
- THE LOGGIA (INSET) ARE EXTERIOR CONDITIONS, BUT THEY ARE INSET INTO THE FACADE OF THE BUILDING. THEY EXISTING UNDER THE FLOOR ABOVE, AND ARE NOT OPEN TO THE SKY. ACCORDINGLY, THEY ARE COUNTED AS GROSS FLOOR AREA.
- WHERE THE CORNICE FINS DO NOT CROSS THE PROPERTY LINE, THIS AREA IS NOT COUNTED IN THE BUILDING GROSS FLOOR AREA NOR THE (B5) EXCLUSION.
- WHERE THE CORNICES EXTEND BEYOND THE POTOMAC AVE PROPERTY LINE, THAT PORTION OF THE CORINICE IS COUNTED AS BOTH GROSS FLOOR AREA AND (B5) ARCH FEATURES EXCLUSION.
- THE CORNICES THAT CROSS A BUILD-TO LINE ON EAST REED, NEW STREET A, AND SILVER METEOR ARE NEITHER AS GROSS FLOOR AREA, NOR (B5) ARCH FEATURES EXCLUSION.



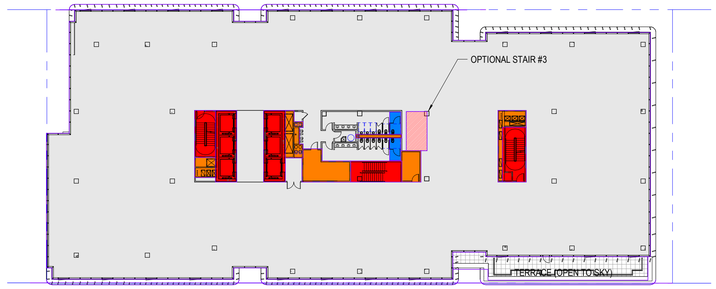
6 NET FLOOR AREA - FLOOR 06

1/32" = 1'-0" 0 16' 32' 64'



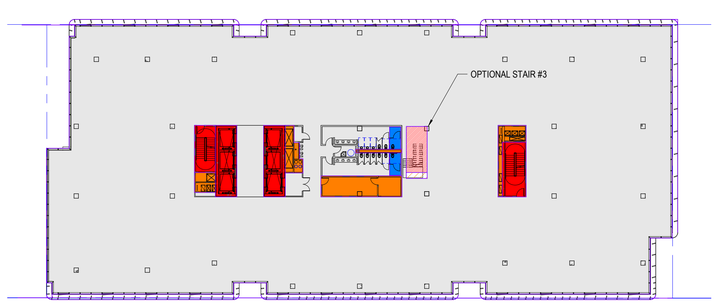
7 NET FLOOR AREA - FLOOR 07

1/32" = 1'-0" 0 16' 32' 64'



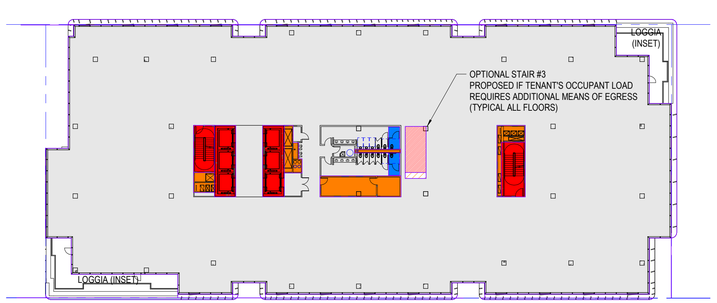
8 NET FLOOR AREA - FLOOR 08

1/32" = 1'-0" 0 16' 32' 64'



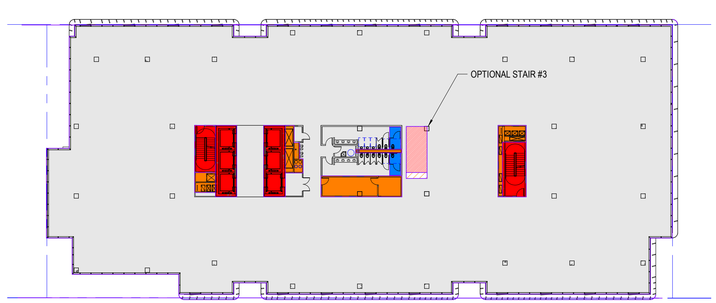
3 NET FLOOR AREA - FLOOR 03

1/32" = 1'-0" 0 16' 32' 64'



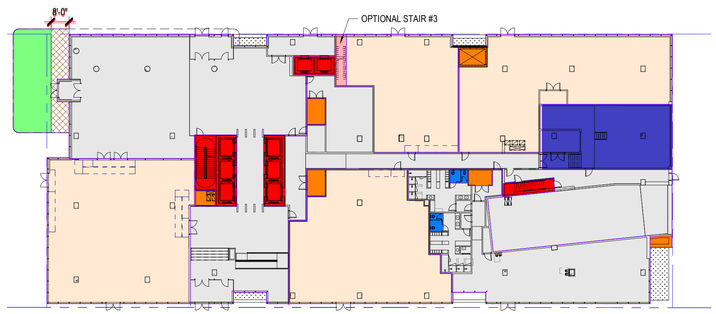
4 NET FLOOR AREA - FLOOR 04

1/32" = 1'-0" 0 16' 32' 64'



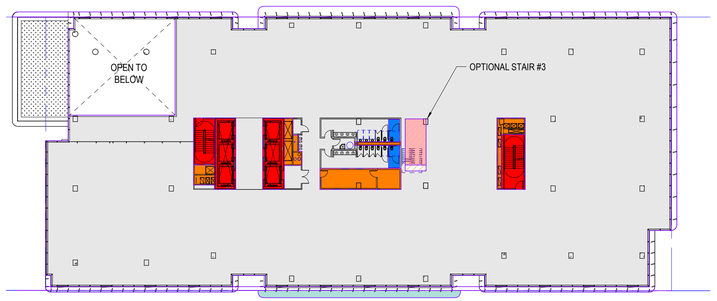
5 NET FLOOR AREA - FLOOR 05

1/32" = 1'-0" 0 16' 32' 64'



1 NET FLOOR AREA - FLOOR 01

1/32" = 1'-0" 0 16' 32' 64'



2 NET FLOOR AREA - FLOOR 02

1/32" = 1'-0" 0 16' 32' 64'

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT III
	2020-05-01	SCHEMATIC DESIGN SET
	2020-06-09	DSUP PRELIMINARY COMPLETENESS SUBMISSION
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
1/32" = 1'-0"

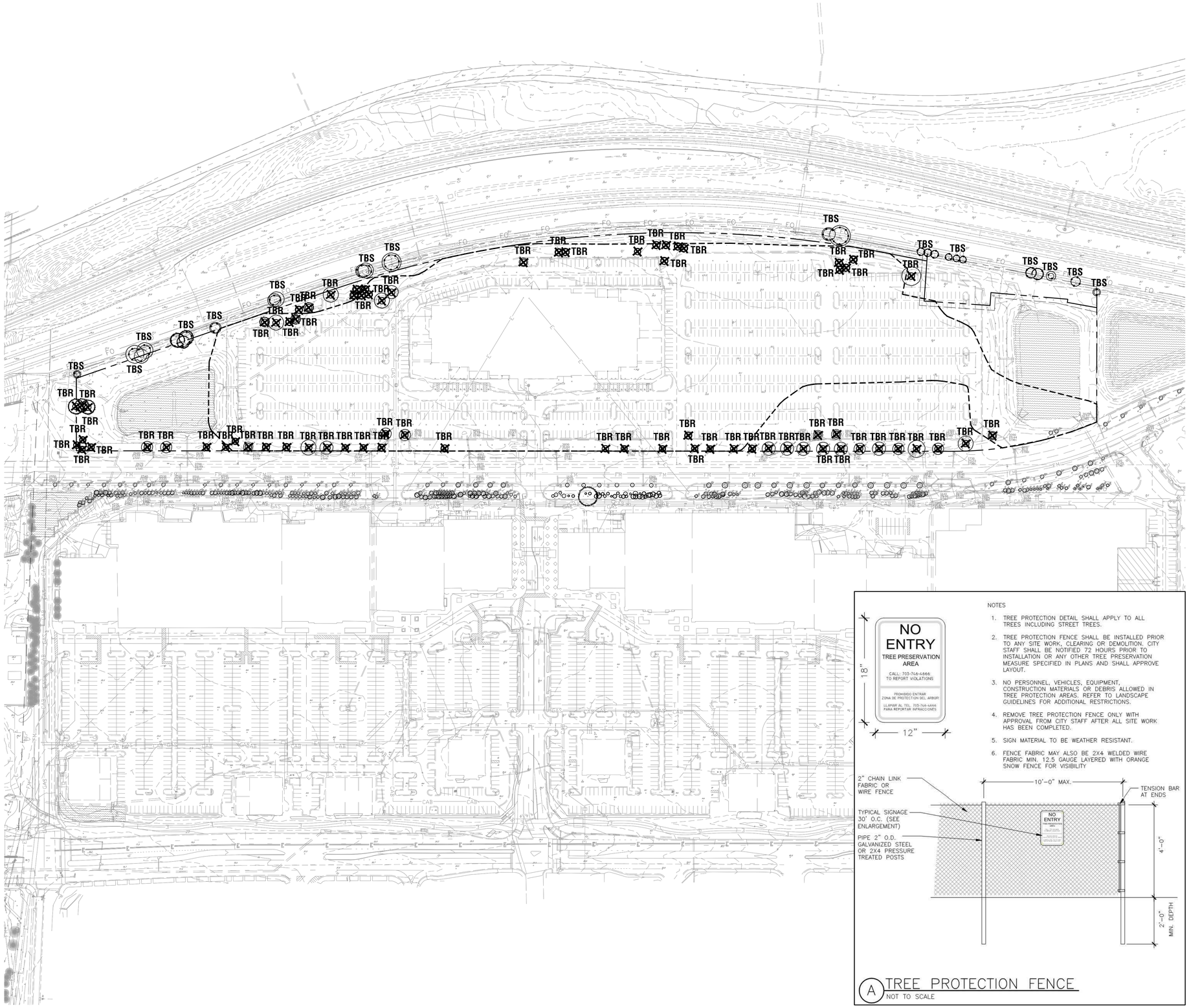
DRAWING TITLE
ZONING AREA PLANS

BLOCK 14

DRAWING NO.
A-010

© 2020 Hickok Cole Architects, Inc.

8/3/2020 6:23:32 PM C:\Revit Local Files\VTECH INCUBATOR - BLOCK 14 - CENTRAL_RVT19 SD06_bryanchun8040.rvt



TREE AND VEGETATION PROTECTION LEGEND

TBR
EXISTING TREE TO BE REMOVED

TBS
EXISTING TREE TO BE SAVED WITH TREE PROTECTION FENCING

CONTAMINATED SOIL

NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

A TREE PROTECTION FENCE
NOT TO SCALE

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: 1"=100'-0"

TREE AND VEGETATION PROTECTION PLAN

L004

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L004 Version: July 31, 2020 06:24:22pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Tree Protection Sheets.dwg

HARDSCAPE SCHEDULE

KEY	SYMBOL	DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
CP-02		CONCRETE PAVING, TYPE 2	VEHICULAR INTEGRAL COLORED CONCRETE	GRACE TOP CAST		6" REINFORCED CONCRETE.
UP-01		UNIT PAVING, TYPE 1	12"X 36" PEDESTRIAN CONCRETE UNIT PAVER	-		2" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 4" THICK REINFORCED CONCRETE BASE.
UP-02		UNIT PAVING, TYPE 2	6" X 18" PEDESTRIAN CONCRETE UNIT PAVER	-		2" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 4" THICK REINFORCED CONCRETE BASE.
UP-03		UNIT PAVING, TYPE 3	6" x 18" PEDESTRIAN PERMEABLE PAVER CHARCOAL MIX	-		2" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP-04		UNIT PAVING, TYPE 4	6" x 18" VEHICULAR PERMEABLE PAVER CHARCOAL MIX	-		4" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP-05		UNIT PAVING, TYPE 5	6" x 18" VEHICULAR PERMEABLE PAVER CHARCOAL MIX	-		4" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-06		UNIT PAVING, TYPE 6	12" X 36" PEDESTRIAN PERMEABLE PAVER	-		2" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP-07		UNIT PAVING, TYPE 7	6" X 18" VEHICULAR PERMEABLE PAVER			4" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP -08		UNIT PAVING, TYPE 8	6" X 18" PEDESTRIAN PERMEABLE PAVER	-		2" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP-09		UNIT PAVING, TYPE 9	6" X 18" VEHICULAR CONCRETE UNIT PAVER			4" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-10		UNIT PAVING, TYPE 10	PEDESTRIAN GRANITE PAVER	-		2" THICK GRANITE PAVER WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 4" THICK REINFORCED CONCRETE BASE.
UP-11		UNIT PAVING, TYPE 11	VEHICULAR GRANITE PAVER	-		4" THICK GRANITE PAVER WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-12		UNIT PAVING, TYPE 12	6" X 12" GRANITE COBBLE STRIP	-		4" THICK TUMBLED GRANITE PAVERS WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-13		UNIT PAVING, TYPE 13	6" X 12" GRANITE TACTILE PAVING	-		4" THICK GRANITE PAVERS WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-14		UNIT PAVING, TYPE 14	CAST IRON TACTILE PAVING	-		24" x 24" DETECTABLE WARNING PLATE
UP-15		UNIT PAVING, TYPE 15	6"X 6" CONCRETE UNIT PAVER	-		
UP-16		UNIT PAVING, TYPE 16	6"X 6" PERMEABLE PAVER	-		2" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 4" THICK REINFORCED CONCRETE BASE.
UP-17		UNIT PAVING, TYPE 17	24"X 24" CONCRETE UNIT PAVER (ROOF)	-		2" THICK ON PEDESTAL SYSTEM ON ROOF SYSTEM
WD-01		WOOD DECKING, TYPE 1	WOOD DECKING	-		INTERIOR GARDEN ROOM
AP-01		ASPHALT PAVING, TYPE 1	VEHICULAR ASPHALT PAVING	-		

LANDSCAPE MATERIAL SCHEDULE

KEY	SYMBOL	DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
LS-01		LANDSCAPE MATERIAL, TYPE 1	DECOMPOSED GRANITE	-		-
LS-02		LANDSCAPE MATERIAL, TYPE 2	PAVER GRATE	-		-
LS-03		LANDSCAPE MATERIAL, TYPE 3	BALLAST STONE	-		-

SITE FEATURES SCHEDULE

KEY	SYMBOL	DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
SF-01		SITE FEATURE, TYPE 1	CUSTOM STONE AND WOOD BENCH	-		MONOLITHIC GRANITE BLOCKS. LENGTH: 5'-0" MIN - 10'-0" MAX WIDTH: 24" MIN - 60" MAX HEIGHT: 24" MIN - 36" MAX WOOD TOP. 6" x 6" CUMARU WITH STAINLESS STEEL SUPPORTS
SF-02		SITE FEATURE, TYPE 2	DISTRICT BENCH	-		MMCITE BLOCQ BENCH (mmcite.com)
SF-03		SITE FEATURE, TYPE 3	BIKE RACK	-		MMCITE LOTLIMIT BICYCLE STAND (mmcite.com)
SF-04		SITE FEATURE, TYPE 4	BOLLARD	-		HESS AMERICA TORO BOLLARD (hessamerica.com)
SF-05		SITE FEATURE, TYPE 5	STONE SEAT WALL	-		MONOLITHIC GRANITE BLOCKS. LENGTH: 5'-0" MIN - 10'-0" MAX WIDTH: 24" MIN - 60" MAX HEIGHT: 24" MIN - 36" MAX
SF-06		SITE FEATURE, TYPE 6	LITTER AND RECYCLING	-		ID CREATED BOX SOLID (idcreated.com)
SF-07		SITE FEATURE, TYPE 7	PRECAST WALL WITH DRINK RAIL	-		AT BLOCK 14 RETAIL FRONTAGE
SF-08		SITE FEATURE, TYPE 8	PUBLIC ART	-		
SF-09		SITE FEATURE, TYPE 9	DIGITAL KIOSK	-		

CITY STANDARD LANDSCAPE NOTES

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

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

CONSTRUCTION SCHEDULE

L100A

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L100A Version: July 31, 2020 06:24:44pm Stored: T:\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Landscape Schedule.dwg
Doc Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD

MOVABLE FURNITURE SCHEDULE

KEY	SYMBOL	DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
MF-01		MOVABLE FURNITURE, TYPE 1	MOVABLE TABLES AND CHAIRS	-		-
MF-02		MOVABLE FURNITURE, TYPE 2	DINING FURNITURE	-		-
MF-03		MOVABLE FURNITURE, TYPE 3	LOUNGE FURNITURE	-		-
MF-04		MOVABLE FURNITURE, TYPE 4	PLANTER POT	-		-

SITE LIGHTING SCHEDULE

KEY	SYMBOL	DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
LI-01		SITE LIGHTING, TYPE 1	POTOMAC AVE. STREET LIGHT	-		FIXTURE: BEGA LUMINAIRE #99599. POLE: BEGA #2408SF. (bega-us.com)
LI-02		SITE LIGHTING, TYPE 2	DISTRICT STREET LIGHT	-		FIXTURE: BEGA LUMINAIRE #77025. POLE: BEGA #1508HR. (bega-us.com)
LI-03		SITE LIGHTING, TYPE 3	POLE MOUNTED FLOOD LIGHT	-		FIXTURE: BEGA LUMINAIRE #77797. POLE: BEGA #1908SF. (bega-us.com)

MISCELLANEOUS FEATURE SCHEDULE

KEY	SYMBOL	DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
M-01		MISCELLANEOUS FEATURE, TYPE 1	CONCRETE CURB (SEE CIVIL)	-		
MI-02		MISCELLANEOUS FEATURE, TYPE 2	CONCRETE CURB AND GUTTER (SEE CIVIL)	-		
MI-03		MISCELLANEOUS FEATURE, TYPE 3	TRANSITION CURB	-		
MI-04		MISCELLANEOUS FEATURE, TYPE 4	PARKING METER (SEE CIVIL)	-		

CITY STANDARD LANDSCAPE NOTES

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

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

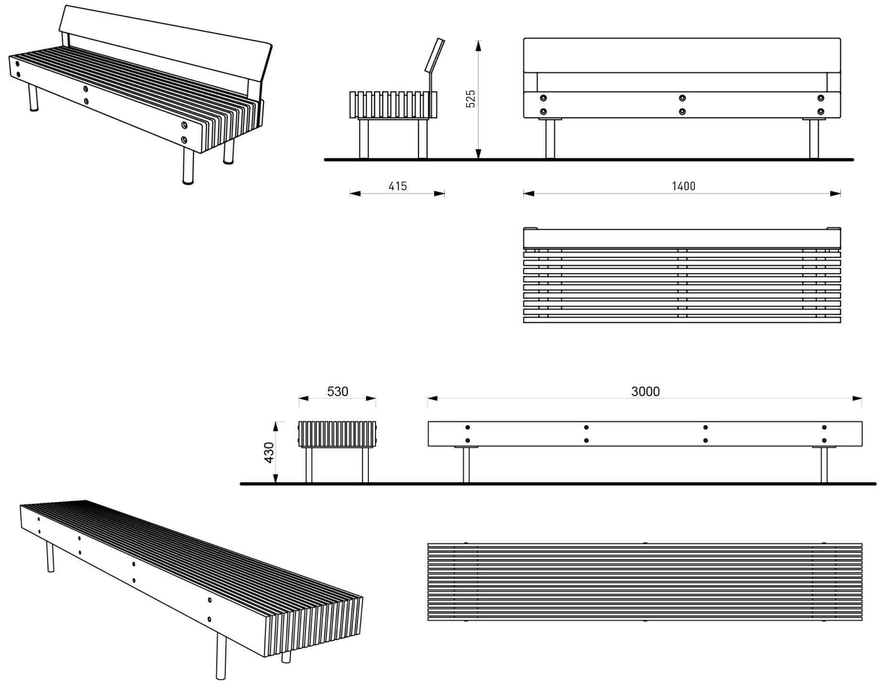
CONSTRUCTION SCHEDULE

L100B

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

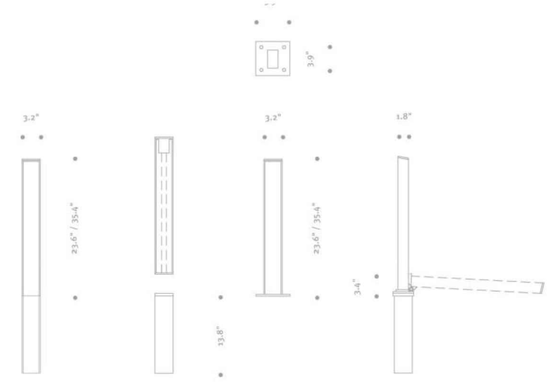
Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L100B Version: July 31, 2020 06:24:44pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Landscape Schedule.dwg



0.5 1.0
SCALE: NTS

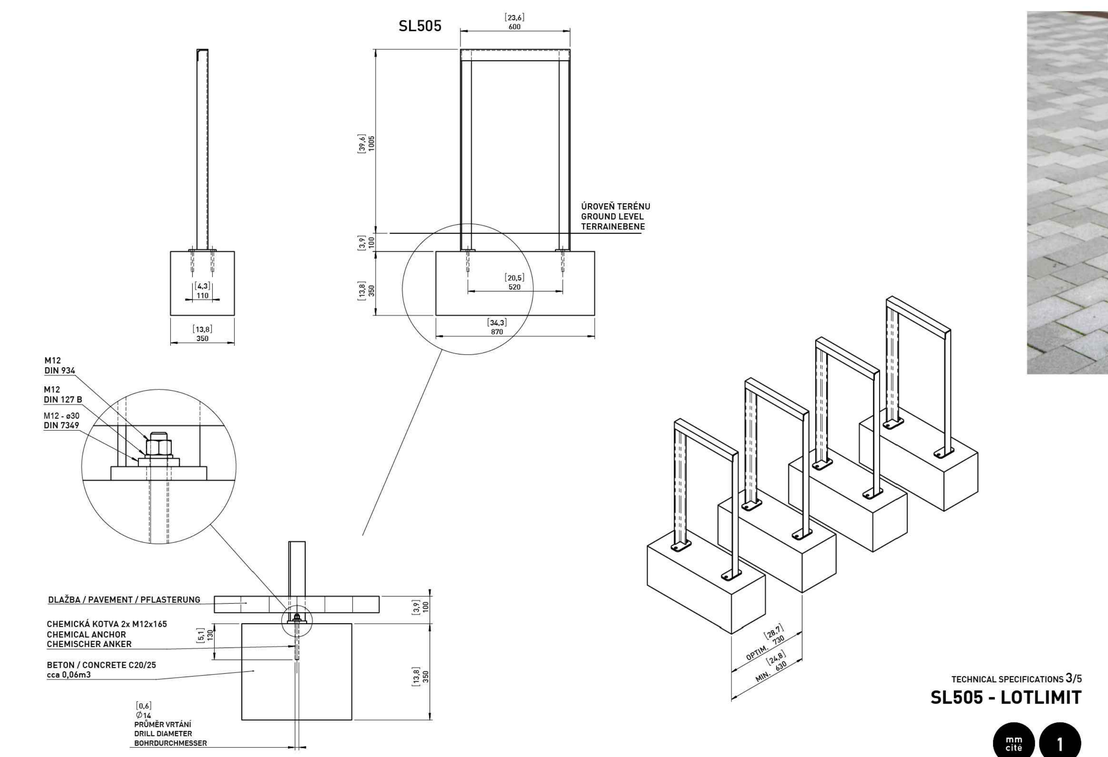
DISTRICT BENCH 04





SCALE: NTS

BOLLARD 03





TECHNICAL SPECIFICATIONS 3/5

SL505 - LOTLIMIT

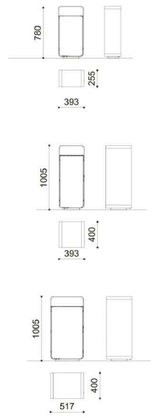
mm cite 1

mmcite.com

rozměry výrobků mají informativní charakter. Výrobce si vyhrazuje právo na změnu technické specifikace bez předchozího upozornění. Rozměry spodní stavby a způsob osazení výrobku jsou závazné. Rozteče kotev rozměřovat dle rozměrů dodaného výrobku.
Il product sizes have an informative character. The Producer reserves the right to amend the technical specification at any time without previous warning. The size of foundation baseplate and the method of mounting of the product are imperative. Anchor spacing measure out by measurements of supplied product.
ie Abmessungen der Produkte sind informativ. Der Hersteller behält sich das Recht an Änderungen der technischen Spezifikationen vor, ohne vorher darauf hinzuweisen . Abmessungen der Fundamentierung - Unterbau und Art des Produkteinbaus sind verbindlich. Ankerabstand gemäß der gelieferten Produktabmessungen dimensionieren.

0.5 1.0
SCALE: NTS

BIKE RACK 02



BOX SOLID

STAUBACH & KUCKERTZ

Box Solid, designed by Staubach & Kuckertz, is a customized litter bin that is made of a robust sheet metal structure and features a solid door that is opened via a spring steel blade slam-lock. The litter bin is equipped with a steel ring to hold a waste bag. Custom graphics are available upon request to make the Box Solid as you like it.

MATERIAL & FINISHES
-Powder Coated Steel
Wrinkled/Matte Finish (standard finish)
Smooth/Matte Finish*
Smooth/Glossy Finish*
*Required finish if custom graphics are applied to ensure proper adhesion.

DIMENSIONS
-393x255mm H=780mm
-393x400mm H=1005mm
-517x400mm H=1005mm

CAPACITY
-50lt
-100lt
-135lt

FOOTING
-Surface Mount (Anchors Not Supplied)

CUSTOMIZATION
-Serigraphy
-Stickers

TREATMENTS
-Anti-Graffiti
-Zinc Rich TRIPLEX primer

metalco id

877.690.7755
info@idcreated.com
idcreated.com

Id created, Inc. is a US based company with exclusive rights to distribute Metalco srl products in the US and Canada.

0.5 1.0
SCALE: NTS

LITTER AND RECEPTACLE 01

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

SITE FURNISHINGS

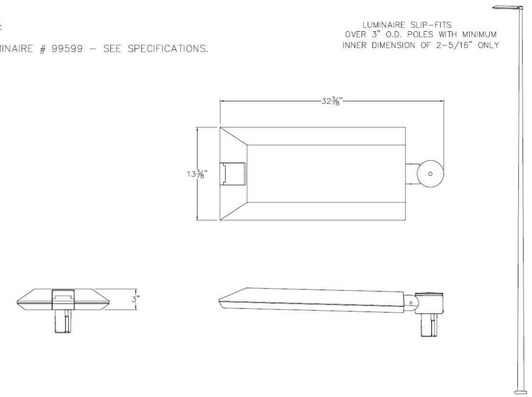
L100C

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yrsi Liu Sheet Set: Block 14 Landscape Sheets Layout: L100C Version: July 31, 2020 06:24:47pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Landscape Schedule.dwg

NOTES:

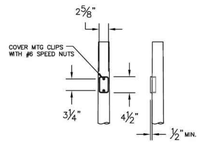
1. LUMINAIRE # 99599 – SEE SPECIFICATIONS.



SHOWN ON 3408SF

NOTE:

- FESTOON PROVIDED FOR THE PROVISION TO MOUNT ELECTRICAL COMPONENT. ELECTRICAL COMPONENT AND/OR APPROPRIATE COVER IS NOT INCLUDED.
- FESTOONS MUST BE SPACED 18" MINIMUM VERTICALLY ON POLE FROM HAND HOLE OR APART. CONSULT FACTORY FOR ADDITIONAL ACCEPTABLE LOCATIONS

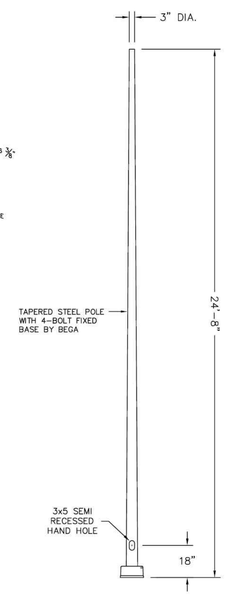


FESTOON OPTION

NOTE: ADEQUATE DRAINAGE MUST BE PROVIDED IN CONCRETE FOUNDATION OR GROUT.

BASE DETAIL

(4) 1" X 36" PARTIALLY GALVANIZED ANCHOR BOLTS & MTG. TEMPLATE SUPPLIED WITH POLE OR IN ADVANCE



DISCLAIMER

BEGA–US WARRANTS THE SPECIFIC ANCHOR BOLTS & POLE COMBINATION ACCORDING TO THE PRODUCT NUMBER(S) AND DESCRIPTIONS(S). STRUCTURAL CHANGES TO THE POLE REQUESTED BY THE CUSTOMER INCLUDING CHANGES TO POLE LENGTH, MAY AFFECT THE COMPATIBILITY OF THE ANCHOR BOLTS AND CORRESPONDING POLES.
BEGA–US IS NOT RESPONSIBLE FOR THE INCOMPATIBILITY OF THE ANCHOR BOLTS AND POLES RESULTING FROM SUCH STRUCTURAL CHANGES WITHOUT REVIEW BY THE BEGA–US ENGINEERING DEPT. THIS INCLUDES, BUT IS NOT LIMITED TO; ANY LABOR CHARGES, CHARGES FOR REPLACEMENT MATERIALS AND SHIPPING.

SEE LUMINAIRE SPECIFICATION SHEET FOR ADDITONAL DETAILS

DESIGN INFORMATION				
WIND SPEED MPH:	80 MPH	90 MPH	100 MPH	110 MPH
* MAXIMUM EPA:	17.0	13.5	11.0	9.0

* MAXIMUM EPA AT VARIOUS MPH, ALLOWS FOR 1.3 GUST FACTOR* PER 1994 AASHTO.
* DATA ABOVE ASSUMES GRADE LEVEL INSTALLATION
* MAXIMUM EPA VALUES ARE BASED ON POLE TOP MOUNTED LUMINAIRES,

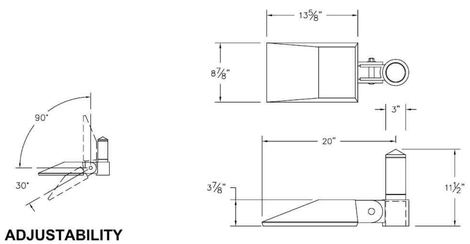


SCALE: NTS 0.5 1.0

POTOMAC AVE. STREET LIGHT 03

NOTES:

1. LUMINAIRE # 77 025 – SEE SPECIFICATIONS.

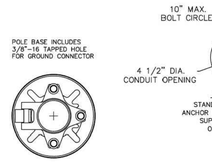


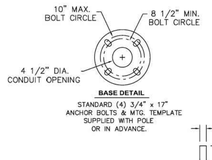
SLIP FITS 3" O.D. POLE OR TENON
(REQUIRES A MINIMUM 3 1/2" LENGTH OF STRAIGHT DIA. POLE/TENON)

ADJUSTABILITY



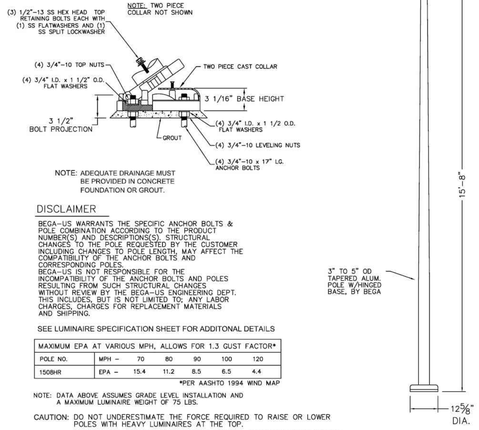
SHOWN ON 1508HR





BASE DETAIL

STANDARD (4) 3/4" x 17" ANCHOR BOLTS & MTG. TEMPLATE SUPPLIED WITH POLE OR IN ADVANCE.



NOTE: ADEQUATE DRAINAGE MUST BE PROVIDED IN CONCRETE FOUNDATION OR GROUT.

DISCLAIMER

BEGA–US WARRANTS THE SPECIFIC ANCHOR BOLTS & POLE COMBINATION ACCORDING TO THE PRODUCT NUMBER(S) AND DESCRIPTIONS(S). STRUCTURAL CHANGES TO THE POLE REQUESTED BY THE CUSTOMER INCLUDING CHANGES TO POLE LENGTH, MAY AFFECT THE COMPATIBILITY OF THE ANCHOR BOLTS AND CORRESPONDING POLES.
BEGA–US IS NOT RESPONSIBLE FOR THE INCOMPATIBILITY OF THE ANCHOR BOLTS AND POLES RESULTING FROM SUCH STRUCTURAL CHANGES WITHOUT REVIEW BY THE BEGA–US ENGINEERING DEPT. THIS INCLUDES, BUT IS NOT LIMITED TO; ANY LABOR CHARGES, CHARGES FOR REPLACEMENT MATERIALS AND SHIPPING.

SEE LUMINAIRE SPECIFICATION SHEET FOR ADDITONAL DETAILS

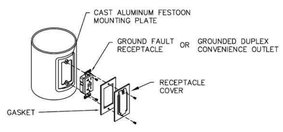
MAXIMUM EPA AT VARIOUS MPH, ALLOWS FOR 1.3 GUST FACTOR*						
POLE NO.	MPH –	70	80	90	100	120
1508HR	EPA –	15.4	11.2	8.5	6.5	4.4

*PER AASHTO 1994 WIND MAP

NOTE: DATA ABOVE ASSUMES GRADE LEVEL INSTALLATION AND A MAXIMUM LUMINAIRE WEIGHT OF 75 LBS.

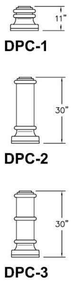
CAUTION: DO NOT UNDERESTIMATE THE FORCE REQUIRED TO RAISE OR LOWER POLES WITH HEAVY LUMINAIRES AT THE TOP.
RAISING OR LOWERING OF THE POLE REQUIES ADEQUATE PREPERATION

POLE OPTIONS / ACCESSORIES:



NOTE:
GFI COVERS PROVIDED ARE INTENDED FOR PORTABLE TOOLS OR OTHER PORTABLE EQUIPMENT CONNECTED TO THE OUTLET WHEN ATTENDED.
WET LOCATION LISTED WHEN COVER IS CLOSED.

RECEPTACLE OPTION



DECORATIVE POLE BASE COVERS (DPC)

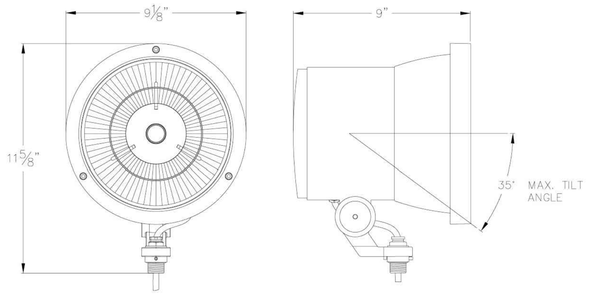


SCALE: NTS 0.5 1.0

DISTRICT STREET LIGHT 02

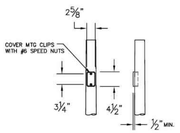
NOTES:

1. LUMINAIRE # 77 797 – SEE SPECIFICATIONS

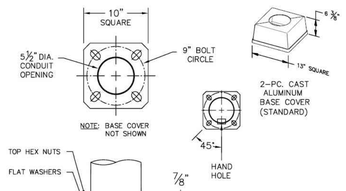


NOTE:

- FESTOON PROVIDED FOR THE PROVISION TO MOUNT ELECTRICAL COMPONENT. ELECTRICAL COMPONENT AND/OR APPROPRIATE COVER IS NOT INCLUDED.
- FESTOONS MUST BE SPACED 18" MINIMUM VERTICALLY ON POLE FROM HAND HOLE OR APART. CONSULT FACTORY FOR ADDITIONAL ACCEPTABLE LOCATIONS



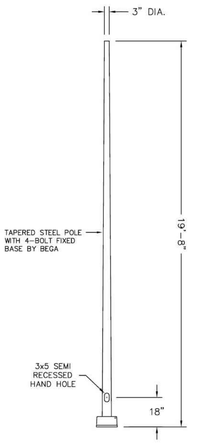
FESTOON OPTION



NOTE: ADEQUATE DRAINAGE MUST BE PROVIDED IN CONCRETE FOUNDATION OR GROUT.

BASE DETAIL

(4) 1" X 36" PARTIALLY GALVANIZED ANCHOR BOLTS & MTG. TEMPLATE SUPPLIED WITH POLE OR IN ADVANCE



DISCLAIMER

BEGA–US WARRANTS THE SPECIFIC ANCHOR BOLTS & POLE COMBINATION ACCORDING TO THE PRODUCT NUMBER(S) AND DESCRIPTIONS(S). STRUCTURAL CHANGES TO THE POLE REQUESTED BY THE CUSTOMER INCLUDING CHANGES TO POLE LENGTH, MAY AFFECT THE COMPATIBILITY OF THE ANCHOR BOLTS AND CORRESPONDING POLES.
BEGA–US IS NOT RESPONSIBLE FOR THE INCOMPATIBILITY OF THE ANCHOR BOLTS AND POLES RESULTING FROM SUCH STRUCTURAL CHANGES WITHOUT REVIEW BY THE BEGA–US ENGINEERING DEPT. THIS INCLUDES, BUT IS NOT LIMITED TO; ANY LABOR CHARGES, CHARGES FOR REPLACEMENT MATERIALS AND SHIPPING.

SEE LUMINAIRE SPECIFICATION SHEET FOR ADDITONAL DETAILS

DESIGN INFORMATION				
WIND SPEED MPH:	80 MPH	90 MPH	100 MPH	110 MPH
* MAXIMUM EPA:	18.5	15.0	12.0	10.0

* MAXIMUM EPA AT VARIOUS MPH, ALLOWS FOR 1.3 GUST FACTOR* PER 1994 AASHTO.
* DATA ABOVE ASSUMES GRADE LEVEL INSTALLATION
* MAXIMUM EPA VALUES ARE BASED ON POLE TOP MOUNTED LUMINAIRES,



SCALE: NTS 0.5 1.0

POLE MOUNTED FLOOD LIGHT 01

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

SITE FURNISHINGS

L100D

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L100D Version: July 31, 2020 06:24:49pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD – Block 14 Landscape Schedule.dwg

Plotted By: Amanda Foran Sheet Set: Block 14 Landscape Sheets Layout: L100E Version: August 21, 2020 11:45:15am Stored: T:\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Landscape Schedule.dwg

URBAN TREE TABULATIONS

PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
CV	13	ROOF DECK	500 SF	0 SF	N
GD	3	FRONTAGE	1,250 SF	1,150 SF	Y
GT	6	FRONTAGE	1,250 SF	1,100 SF	y
AR	6	STREET TREE	1,250 SF	1,150 SF	Y
QB	4	FRONTAGE	1,250 SF	950 SF	Y
QP	2	FRONTAGE	1,250 SF	1,150 SF	Y
QW	6	FRONTAGE	1,250 SF	1,150 SF	Y
TA	2	FRONTAGE	1,250 SF	1,150 SF	Y
UP	8	PARK	1,250 SF	500 SF	N
TOTAL URBAN TREES			**29**		
TOTAL STANDARD TREES			**21**		

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)

TOTAL NUMBER OF TREES PROPOSED: = 50

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	6	12.0%	33%	rubrum 'October Glory'	6	12.0%	10%
Chionanthus	13	26.0%	33%	virginicus	13	26.0%	10%
Gymnocladus	3	6.0%	33%	dioicus	3	7.7%	10%
Gleditsia	6	12.0%	33%	triacanthos f. inermis	6	12.0%	10%
Quercus	12	24.0%	33%	bicolor	4	8.0%	13%
				palustris	2	4.0%	13%
				phellos	6	12.0%	13%
Tilia	2	4.0%	33%	americana	2	4.0%	10%
Ulmus	8	16.0%	33%	americana 'Princeton'	8	16.0%	10%

SHRUBS

TOTAL NUMBER OF SHRUBS PROPOSED: 534

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Clethra	22	4.1%	33%	alnifolia 'Hummingbird'	22	4.1%	10%
Ceonothus	9	1.7%	33%	americanus	9	1.7%	10%
Cornus	142	26.6%	33%	racemosa 'Muskingham'	54	10.1%	13%
				sericea 'Arctic Fire'	88	16.5%	13%
Fothergilla	36		33%	gardenii	36	6.7%	10%
Hydrangea	39	7.3%	33%	arborescens 'Annabelle'	17	3.2%	10%
				quercifolia	22	4.1%	13%
Ilex	126	23.6%	33%	glabra 'Shamrock'	30	5.6%	13%
				vomitoria 'Stokes Dwarf'	36	6.7%	13%
				verticillata 'Red Sprite'	60	11.2%	13%
Itea	101	18.9%	33%	virginica 'Little Henry'	101	18.9%	10%
Taxus	59	11.0%	33%	x media 'Everlow'	59	11.0%	10%

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2013 – JANUARY 1, 2020 REQUIRED	MARCH 2, 2013 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2013 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
Urban Trees	29	Regional/Local	10%			15%	26	90%	20%		
		Total Natives	25%			25%	29	100%	50%		
Standard Trees	21	Regional/Local	15%			25%	13	62%	40%		
		Total Natives	40%			60%	21	100%	80%		
Evergreen Shrubs	125	Regional/Local	5%			8%	66	53%	10%		
		Total Natives	20%			30%	66	53%	40%		
Deciduous Shrubs	409	Regional/Local	10%			15%	351	86%	20%		
		Total Natives	40%			60%	409	100%	80%		
Groundcovers	0	Regional/Local	5%			10%	0		10%		
		Total Natives	10%			20%	0		20%		
Perennials, Ferns, Ornamental Grasses	3,470	Regional/Local	10%			15%	2358	68%	15% (perennials) 30% (ferns & grasses)		
		Total Natives	25%			40%	2358	68%	40% (perennials) 80% (ferns & grasses)		
Vines	0	Total Natives	80%			100%	0		100%		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
4054	2814	2883
	69.4%	71.1%

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	53,433
25% CROWN COVER REQUIRED (SF)	13,358
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees*	**34,000**
Crown Cover from Proposed Shrubs*	**3,654**
Crown Cover from all Proposed Trees	52,750
Crown Cover from all Proposed Shrubs	4,707
TOTAL CROWN COVER PROVIDED (%)*	**70.5%**
TOTAL CROWN COVER PROVIDED (SF)*	**37,654**
*35 TREES WITHIN PRIVATE PROPERTY BOUNDARY COUNTED TOWARDS CANOPY COVERAGE. 15 TREES IN PUBLIC ROW NOT COUNTED, 50 TREES TOTAL IN PROJECT.	

Tree	Qty	Qty*	Crown Cover	Total Crown Cover	Crown Cover w/I PB*
Chionanthus virginicus	13	13	500	6500	6500
Gymnocladus dioicus	3	0	1250	3750	0
Gleditsia triacanthos	6	0	1250	7500	0
Liquidambar styraciflua	0	0	1250	0	0
Acer rubrum 'October Glory'	6	0	1250	7500	0
Quercus bicolor	4	4	1250	5000	5000
Quercus palustris	2	2	1250	2500	2500
Quercus phellos	6	6	1250	7500	7500
Tilia americana	2	2	1250	2500	2500
Ulmus americana 'Princeton'	8	8	1250	10000	10000
TREE CANOPY COVERAGE:				**52750**	**34000**

Shrub	Qty	Qty*	Crown Cover	Total Crown Cover	Crown Cover w/I PB*
Clethra alnifolia 'Hummingbird'	22	22	10	220	220
Ceonothus americanus	9	9	10	90	90
Cornus racemosa 'Muskingham'	54	0	2	108	0
Cornus sericea 'Arctic Fire'	88	52	10	880	520
Fothergilla gardenii	36	36	2	72	72
Hydrangea arborescens 'Annabelle'	17	17	10	170	170
Hydrangea quercifolia	22	22	20	440	440
Ilex glabra 'Shamrock'	30	30	10	300	300
Ilex vomitoria 'Stokes Dwarf'	36	0	10	360	0
Itea virginica 'Little Henry'	101	101	2	202	202
Ilex verticillata 'Red Sprite'	26	11	15	390	165
Taxus x media 'Everlow'	59	59	25	1475	1475
SHRUB CANOPY COVERAGE:				**4707**	**3654**
*Includes only what is within Property boundary.					

PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	LOCALLY NATIVE	REGIONALLY NATIVE
	13	Chionanthus virginicus	WHITE FRINGETREE	6'-8' HT	PER PLAN	B&B	X	X
GD	3	Gymnocladus dioicus	KENTUCKY COFFEETREE	2.5"-3" CAL	PER PLAN	B&B		X
GT	6	Gleditsia triacanthos f. inermis	THORNLESS HONEYLOCUST	2.5"-3" CAL	PER PLAN	B&B	X	X
AR	6	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	2.5"-3" CAL	PER PLAN	B&B	X	X
QB	4	Quercus bicolor	SWAMP WHITE OAK	2.5"-3" CAL	PER PLAN	B&B	X	X
QP	2	Quercus palustris	PIN OAK	2.5"-3" CAL	PER PLAN	B&B	X	X
QW	6	Quercus phellos	WILLOW OAK	2.5"-3" CAL	PER PLAN	B&B	X	X
TA	2	Tilia americana	AMERICAN LINDEN	2.5"-3" CAL	PER PLAN	B&B	X	X
UP	8	Ulmus americana 'Princeton'	PRINCETON ELM	2.5"-3" CAL	PER PLAN	B&B		X

SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	LOCALLY NATIVE	REGIONALLY NATIVE
CAH	22	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMMERSWEET	3 GAL	PER PLAN	CONT		X
CEA	9	Ceonothus americanus	NEW JERSEY TEA	3 GAL	PER PLAN	CONT	X	X
CRM	54	Cornus racemosa 'Muskingham'	MUSKINGHAM DOGWOOD	1 GAL	PER PLAN	CONT		X
CSA	88	Cornus sericea 'Artic Fire'	ARCTIC FIRE RED-OSIER DOGWOOD	3 GAL	PER PLAN	CONT		X
FOG	36	Fothergilla gardenii	DWARF FOTHERGILLA	3 GAL	PER PLAN	CONT		
HAA	17	Hydrangea arborescens 'Annabelle'	ANNABELLE WILD HYDRANGEA	3 GAL	PER PLAN	CONT	X	X
HYQ	22	Hydrangea quercifolia	OAKLEAF HYDRANGEA	7 GAL	PER PLAN	CONT		
IGS	30	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY	3 GAL	PER PLAN	CONT		X
ISD	36	Ilex vomitoria 'Stokes Dwarf'	DWARF YAUPON HOLLY	3 GAL	PER PLAN	CONT		X
IVL	101	Itea virginica 'Little Henry'	LITTLE HENRY SWEETSPIRE	5 GAL	PER PLAN	CONT	X	X
IVR	26	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	3 GAL	PER PLAN	CONT	X	X
TME	59	Taxus x media 'Everlow'	EVERLOW YEW	5 GAL	PER PLAN	CONT		

PERENNIALS, VINES, AND GROUNDCOVERS

SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	CONDITION	LOCALLY NATIVE	REGIONALLY NATIVE
CHL		Chasmanthium latifolium	NORTHERN SEA OATS	1 GAL	18" OC	CONT	X	X
BM1	333	Calamagrostis canadensis Carex vulpinoidea	BLUEJOINT GRASS FOX SEDGE	1 QT	12" OC	CONT	- X	X X
BM2	534	Carex stricta Amsonia tabernaemontana	TUSSOCK SEDGE BLUE STAR	1 QT	12" OC	CONT	X -	X X
BM3	1,029	Carex plantaginea Carex amphibola Onoclea sensibilis Asaum canadense Tiarella cordifolia Actaea racemosa Rodgersia aesculifolia	SEERSUCKER SEDGE CREEK SEDGE SENSITIVE FERN WILD GINGER FOAM FLOWER BLACK COHOSH RODGERSIA	1 QT	12" OC	CONT	- X X X - X -	X X X X X X -
PM1	382	Carex pensylvanica Carex flacca Ligularia 'Bottle Rocket' Astilbe 'Maggie Daley' Geranium 'Rozanne' Aruncus dioicus Heuchera 'Autumn Bride'	PENNSYLVANIA SEDGE BLUE GREEN SEDGE BOTTLE ROCKET LEOPARD PLAN MAGGIE DALEY ASTILBE ROZANNE HARDY GERANIUM GOAT'S BEARD AUTUMN BRIDE ALUMROOT	1 QT	12" OC	CONT	- - - - - - -	X - - - - X X
PM2	1,192	Carex divulsa Carex appalachica Athyrium filix-femina Xanthoriza simplicissima	GRASSLAND SEDGE APPALACHIAN SEDGE LADY FERN YELLOWROOT	1 QT	12" OC	CONT	- - - -	- - - X
RM1		Schizachyrium scoparium Festuca rubra Eryngium planum 'Blaukappe' Stachys officinalis 'Hummelo'	LITTLE BLUESTEM RED FESCUE BLUE CAP SEA HOLLY HUMMELO BETONY	1 QT	12" OC	CONT	X - - -	X - - -
RM2		Sorghastrum nutans Festuca rubra Symphyotrichum novae-angliae Asclepias tuberosa	INDIAN GRASS RED FESCUE NEW ENGLAND ASTER BUTTERFLY WEED	1 QT	12" OC	CONT	X - X X	X - X X
RM3		Panicum virgatum 'Heavy Metal' Deschampsia cespitosa Echinacea purpurea 'White Sawn' Allium 'Millenium'	HEAVY METAL PANIC GRASS TUFTED HAIR GRASS WHITE SWAN CONE FLOWER MILLENNIUM ORNAMENTAL ONION	1 QT	12" OC	CONT	X - - -	X - X -
GR1		Sedum spurium 'Fireglow' Sedum spurium 'John Creech' Sedum kamtschaticum Sedum kamtschaticum 'Variegatum' Sedum takesimensis 'Golden Carpet' Sedum acre 'Aureum' Sedum acre 'Gold Moss' Sedum album 'Murale' Sedum stefco Sedum floriferum 'Weihenstephaner Gold' Sedum reflexum 'Blue Spruce' Sedum rupestre 'Angelina' Sedum sexangulare Sedum x immergrunchen	FIREGLOW SEDUM JOHN CREECH SEDUM RUSSIAN STONECROP VARIEGATED RUSSIAN STONECROP GOLDEN CARPET SEDUM GOLDEN STONECROP GOLD MOSS SEDUM WHITE STONECROP STEFCO STONECROP ORANGE STONECROP BLUE SPRUCE STONECROP ANGELINA STONECROP TASTELESS STONECROP SIBERIAN SEDUM					

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	21AUG2020	VERIFICATION RESUBMISSION #2
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

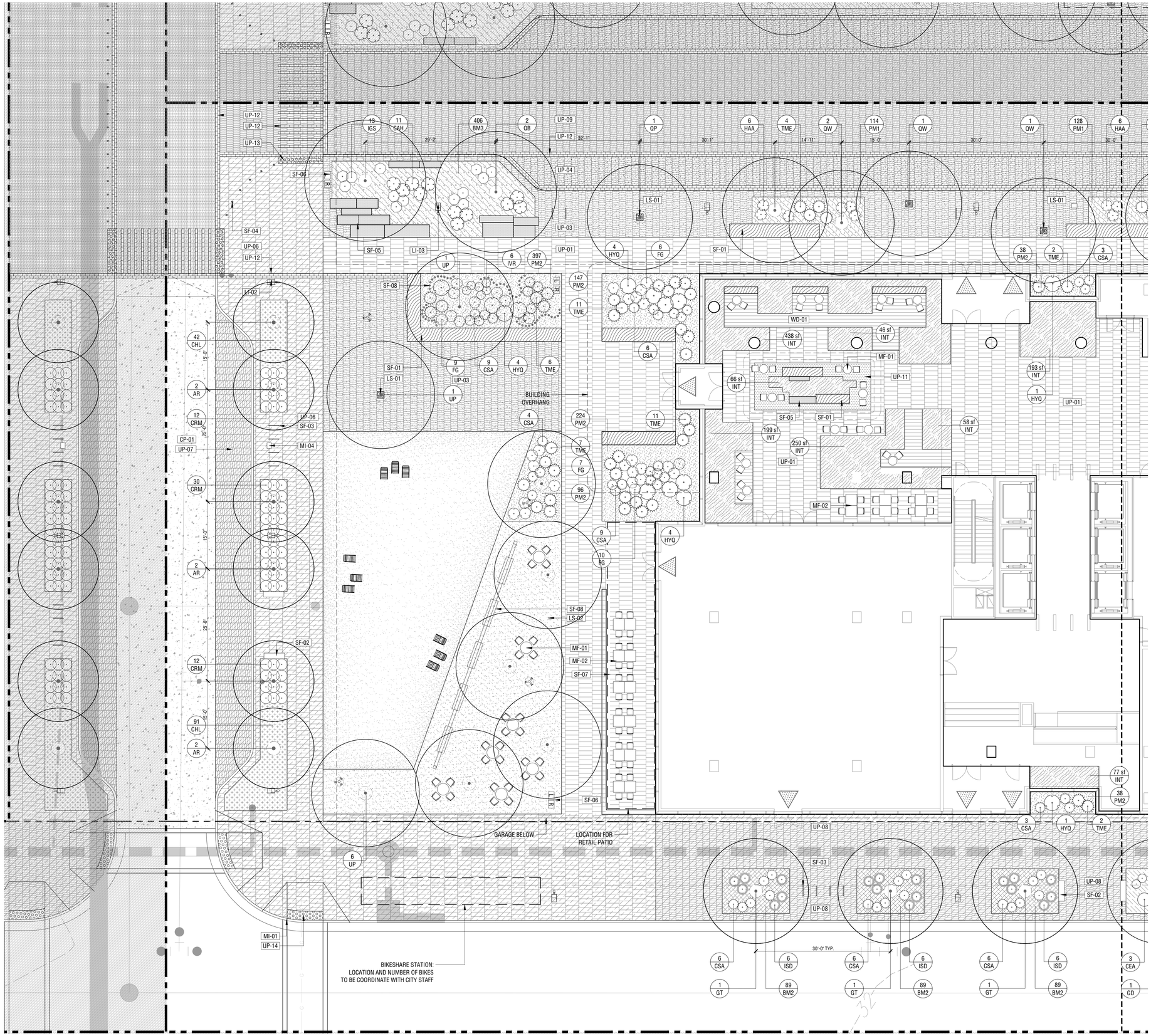
Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

PLANTING SCHEDULE

L100E

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT



LANDSCAPE LEGEND

HARDSCAPE

CP-01 - CONCRETE PAVING, TYPE 1 VEHICULAR INTEGRAL COLORED CONCRETE

UP-01 - UNIT PAVING, TYPE 1 12"X36" PEDESTRIAN CONCRETE UNIT PAVERS

UP-02 - UNIT PAVING, TYPE 2 6"X18" PEDESTRIAN CONCRETE UNIT PAVERS

UP-03 - UNIT PAVING, TYPE 3 6"X18" PEDESTRIAN PERMEABLE PAVERS (CHARCOAL MIX)

UP-04 - UNIT PAVING, TYPE 4 6"X18" VEHICULAR PERMEABLE PAVERS (CHARCOAL MIX)

UP-05 - UNIT PAVING, TYPE 5 6"x18" VEHICULAR PERMEABLE PAVER (CHARCOAL MIX)

UP-06 - UNIT PAVING, TYPE 6 12"X36" PEDESTRIAN PERMEABLE PAVER

UP-07 - UNIT PAVING, TYPE 7 6" X 18" VEHICULAR PERMEABLE PAVER

UP-08 - UNIT PAVING, TYPE 8 6" X 18" PEDESTRIAN PERMEABLE PAVER

UP-09 - UNIT PAVING, TYPE 9 6"X18" VEHICULAR CONCRETE UNIT PAVER

UP-10 - UNIT PAVING, TYPE 10 PEDESTRIAN GRANITE PAVER

UP-11 - UNIT PAVING, TYPE 11 VEHICULAR GRANITE PAVER

UP-12 - UNIT PAVING, TYPE 12 6"X12" GRANITE COBBLE

UP-13 - UNIT PAVING, TYPE 13 GRANITE TACTILE PAVING

UP-14 - UNIT PAVING, TYPE 14 CAST IRON TACTILE PAVING

UP-15 - UNIT PAVING, TYPE 15 6"X6" CONCRETE UNIT PAVER

UP-16 - UNIT PAVING, TYPE 16 6"X6" CONCRETE PERMEABLE PAVER

AP-01 - ASPHALT PAVING, TYPE 1 VEHICULAR ASPHALT PAVING

WD-01 - WOOD DECKING

SITE FEATURE

SF-01 - SITE FEATURE, TYPE 1 CUSTOM STONE AND WOOD BENCH

SF-02 - SITE FEATURE, TYPE 2 DISTRICT BENCH

SF-03 - SITE FEATURE, TYPE 3 BIKE RACK

SF-04 - SITE FEATURE, TYPE 4 BOLLARD

SF-05 - SITE FEATURE, TYPE 5 STONE SEAT WALL

SF-06 - SITE FEATURE, TYPE 6 LITTER AND RECYCLING

SF-07 - SITE FEATURE, TYPE 7 PRECAST WALL WITH DRINK RAIL

SF-08 - SITE FEATURE, TYPE 8 PUBLIC ART

LANDSCAPE MATERIAL

LS-01 - LANDSCAPE MATERIAL, TYPE 1 PAVER GRATE

LS-02 - LANDSCAPE MATERIAL, TYPE 2 DECOMPOSED GRANITE

SITE LIGHTING

LI-01 - SITE LIGHTING, TYPE 1 POTOMAC AVE. STREET LIGHT

LI-02 - SITE LIGHTING, TYPE 2 DISTRICT STREET LIGHT

LI-03 - SITE LIGHTING, TYPE 3 POLE MOUNTED FLOOD LIGHT

MOVABLE FURNITURE

MF-01 - MOVABLE FURNITURE, TYPE 1 MOVABLE TABLES AND CHAIRS

MF-02 - MOVABLE FURNITURE, TYPE 2 DINING FURNITURE

MF-03 - MOVABLE FURNITURE, TYPE 3 LOUNGE FURNITURE

PLANTING

TREES

LS - Liquidambar styraciflua SWEETGUM

QP - Quercus palustris PIN OAK

AR - Acer rubrum 'Octerber Glory' RED MAPLE

QW - Quercus phellos WILLOW OAK

QB - Quercus bicolor SWAMP WHITE OAK

TA - Tilia americana AMERICAN LINDEN

SHRUBS

CAH - Clethra alnifolia 'Hummingbird' HUMMINGBIRD SUMMERSWEET

CEA - Ceonothus americanus NEW JERSEY TEA

CSA - Cornus sericea 'Artic Fire' ARCTIC FIRE RED-OSIER DOGWOOD

CRM - Cornus racemosa 'Muskingham' MUSKINGHAM DOGWOOD

HAA - Hydrangea arborescens ' Annabelle' ANNABELLE WILD HYDRANGEA

IGS - Ilex glabra 'Shamrock' SHAMROCK INKBERRY

IVL - Itea virginica 'Little Henry' LITTLE HENRY SWEETSPIRE

IVR - Ilex verticillata 'Red Sprite' RED SPRITE WINTERBERRY

TME - Taxus x media 'Everglow' EVERGLOW YEW

PERENNIALS, VINES, AND GROUND COVERS

CHL - Chasmanthium latifolium NORTHERN SEA OATS

BM3 - BIORETENTION MIX, TYPE 1

PM1 - PERENNIAL MIX, TYPE 1

PM2 - PERENNIAL MIX, TYPE 2

PM3 - PERENNIAL MIX, TYPE 3

MISCELLANEOUS

MI-01 - MISCELLANEOUS FEATURES, TYPE 1 CONCRETE CURB (SEE CIVIL)

MI-02 - MISCELLANEOUS FEATURES, TYPE 2 CONCRETE GUTTER (SEE CIVIL)

MI-03 - MISCELLANEOUS FEATURES, TYPE 3 TRANSITION CURB

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: 1"=10'-0"

LEVEL 01 - LANDSCAPE PLAN

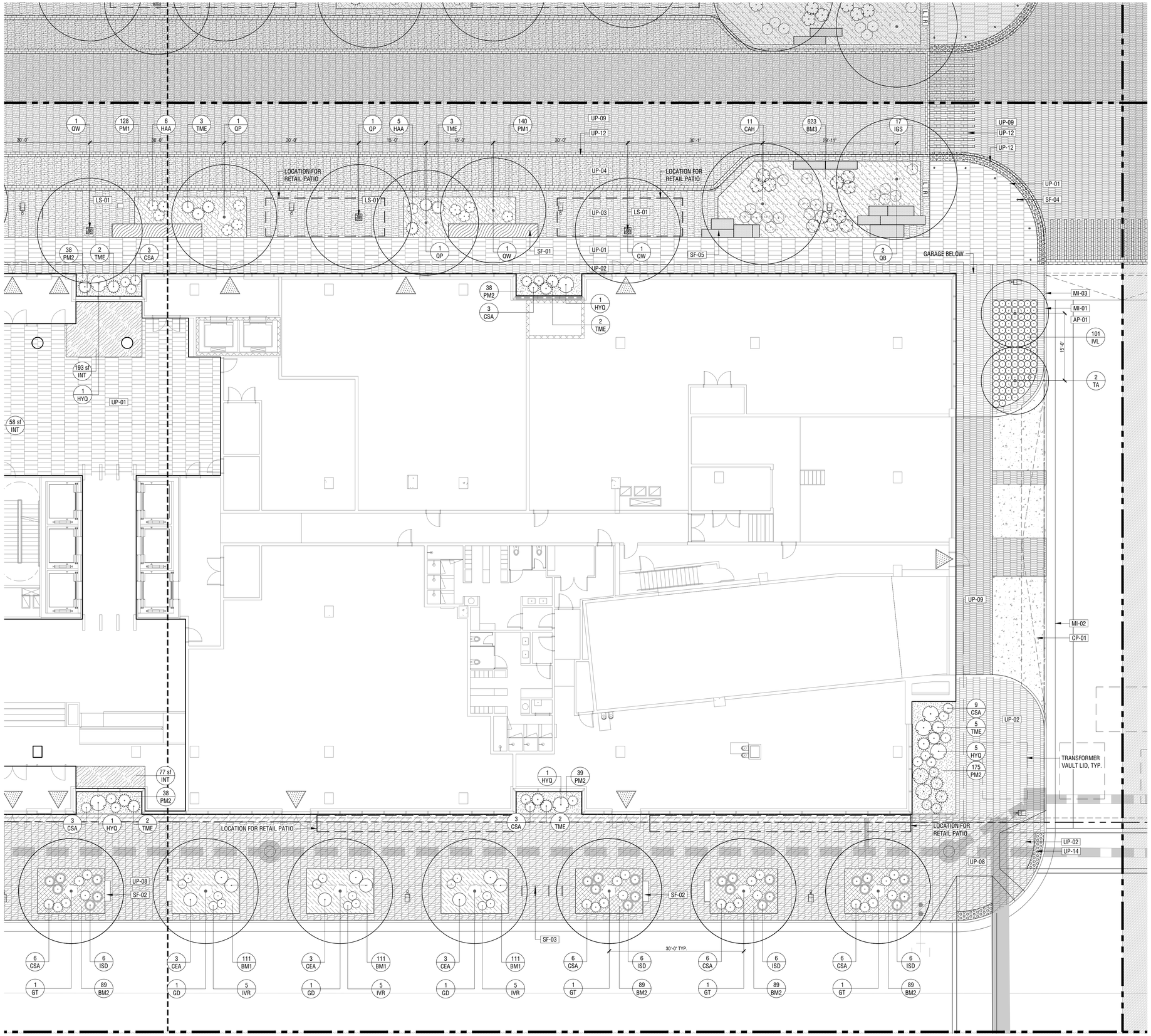
L101

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L101 Version: July 31, 2020 06:27:43pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Landscape Sheets.dwg

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L102 Version: July 31, 2020 06:29:07pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Landscape Sheets.dwg



LANDSCAPE LEGEND

HARDSCAPE

CP-01 - CONCRETE PAVING, TYPE 1 VEHICULAR INTEGRAL COLORED CONCRETE

UP-01 - UNIT PAVING, TYPE 1 12"X36" PEDESTRIAN CONCRETE UNIT PAVERS

UP-02 - UNIT PAVING, TYPE 2 6"X18' PEDESTRIAN CONCRETE UNIT PAVERS

UP-03 - UNIT PAVING, TYPE 3 6"X18' PEDESTRIAN PERMEABLE PAVERS (CHARCOAL MIX)

UP-04 - UNIT PAVING, TYPE 4 6"X18' VEHICULAR PERMEABLE PAVERS (CHARCOAL MIX)

UP-05 - UNIT PAVING, TYPE 5 6"x18' VEHICULAR PERMEABLE PAVER (CHARCOAL MIX)

UP-06 - UNIT PAVING, TYPE 6 12"X36" PEDESTRIAN PERMEABLE PAVER

UP-07 - UNIT PAVING, TYPE 7 6' X 18' VEHICULAR PERMEABLE PAVER

UP-08 - UNIT PAVING, TYPE 8 6' X 18' PEDESTRIAN PERMEABLE PAVER

UP-09 - UNIT PAVING, TYPE 9 6"X18' VEHICULAR CONCRETE UNIT PAVER

UP-10 - UNIT PAVING, TYPE 10 PEDESTRIAN GRANITE PAVER

UP-11 - UNIT PAVING, TYPE 11 VEHICULAR GRANITE PAVER

UP-12 - UNIT PAVING, TYPE 12 6"X12' GRANITE COBBLE

UP-13 - UNIT PAVING, TYPE 13 GRANITE TACTILE PAVING

UP-14 - UNIT PAVING, TYPE 14 CAST IRON TACTILE PAVING

UP-15 - UNIT PAVING, TYPE 15 6"X6' CONCRETE UNIT PAVER

UP-16 - UNIT PAVING, TYPE 16 6"X6' CONCRETE PERMEABLE PAVER

AP-01 - ASPHALT PAVING, TYPE 1 VEHICULAR ASPHALT PAVING

WD-01 - WOOD DECKING

SITE FEATURE

SF-01 - SITE FEATURE, TYPE 1 CUSTOM STONE AND WOOD BENCH

SF-02 - SITE FEATURE, TYPE 2 DISTRICT BENCH

SF-03 - SITE FEATURE, TYPE 3 BIKE RACK

SF-04 - SITE FEATURE, TYPE 4 BOLLARD

SF-05 - SITE FEATURE, TYPE 5 STONE SEAT WALL

SF-06 - SITE FEATURE, TYPE 6 LITTER AND RECYCLING

SF-07 - SITE FEATURE, TYPE 7 PRECAST WALL WITH DRINK RAIL

SF-08 - SITE FEATURE, TYPE 8 PUBLIC ART

LANDSCAPE MATERIAL

LS-01 - LANDSCAPE MATERIAL, TYPE 1 PAVER GRATE

LS-02 - LANDSCAPE MATERIAL, TYPE 2 DECOMPOSED GRANITE

SITE LIGHTING

LI-01 - SITE LIGHTING, TYPE 1 POTOMAC AVE. STREET LIGHT

LI-02 - SITE LIGHTING, TYPE 2 DISTRICT STREET LIGHT

LI-03 - SITE LIGHTING, TYPE 3 POLE MOUNTED FLOOD LIGHT

MOVABLE FURNITURE

MF-01 - MOVABLE FURNITURE, TYPE 1 MOVABLE TABLES AND CHAIRS

MF-02 - MOVABLE FURNITURE, TYPE 2 DINING FURNITURE

MF-03 - MOVABLE FURNITURE, TYPE 3 LOUNGE FURNITURE

PLANTING

TREES

LS - Liquidambar styraciflua SWEETGUM

QP - Quercus palustris PIN OAK

AR - Acer rubrum 'Octerber Glory' RED MAPLE

QW - Quercus phellos WILLOW OAK

QB - Quercus bicolor SWAMP WHITE OAK

TA - Tilia americana AMERICAN LINDEN

SHRUBS

CAH - Clethra alnifolia 'Hummingbird' HUMMINGBIRD SUMMERSWEET

CEA - Ceonothus americanus NEW JERSEY TEA

CSA - Cornus sericea 'Artic Fire' ARCTIC FIRE RED-OSIER DOGWOOD

CRM - Cornus racemosa 'Muskingham' MUSKINGHAM DOGWOOD

HAA - Hydrangea arborescens ' Annabelle' ANNABELLE WILD HYDRANGEA

IGS - Ilex glabra 'Shamrock' SHAMROCK INKBERRY

IVL - Itea virginica 'Little Henry' LITTLE HENRY SWEETSPIRE

IVR - Ilex verticillata 'Red Sprite' RED SPRITE WINTERBERRY

TME - Taxus x media 'Everglow' EVERGLOW YEW

PERENNIALS, VINES, AND GROUND COVERS

CHL - Chasmanthium latifolium NORTHERN SEA OATS

BM3 - BIORETENTION MIX, TYPE 1

PM1 - PERENNIAL MIX, TYPE 1

PM2 - PERENNIAL MIX, TYPE 2

PM3 - PERENNIAL MIX, TYPE 3

MISCELLANEOUS

MI-01 - MISCELLANEOUS FEATURES, TYPE 1 CONCRETE CURB (SEE CIVIL)

MI-02 - MISCELLANEOUS FEATURES, TYPE 2 CONCRETE GUTTER (SEE CIVIL)

MI-03 - MISCELLANEOUS FEATURES, TYPE 3 TRANSITION CURB

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

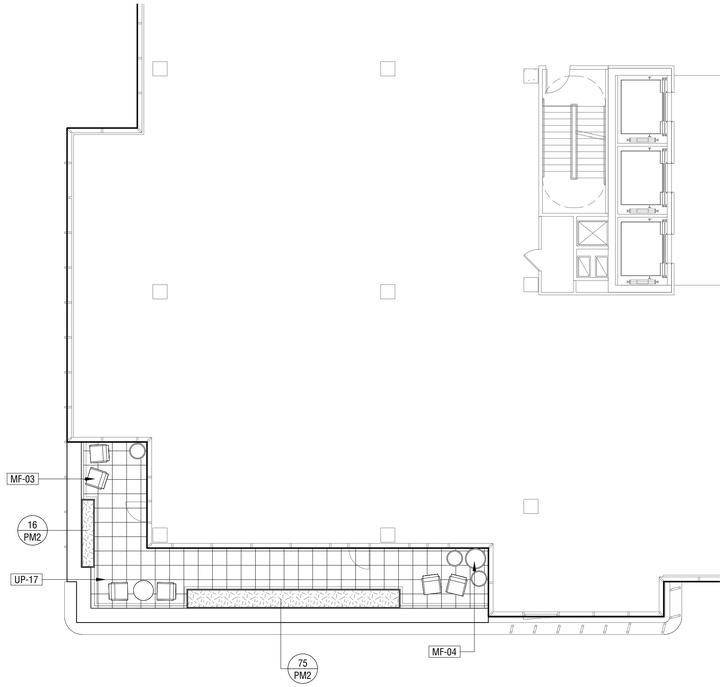
Scale: 1"=10'-0"

LEVEL 01 - LANDSCAPE PLAN

L102

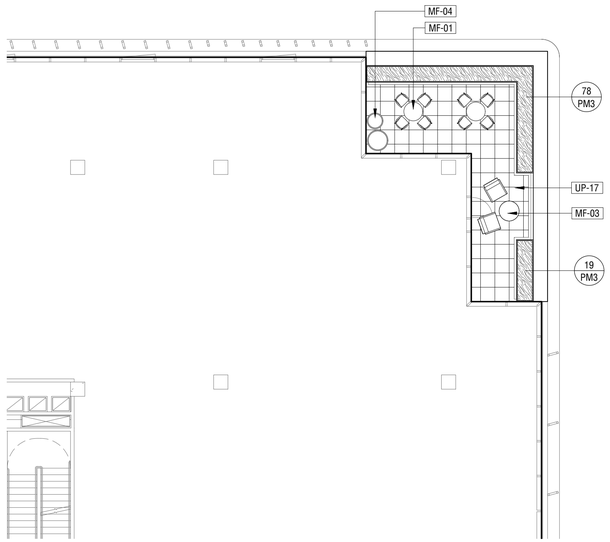
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT



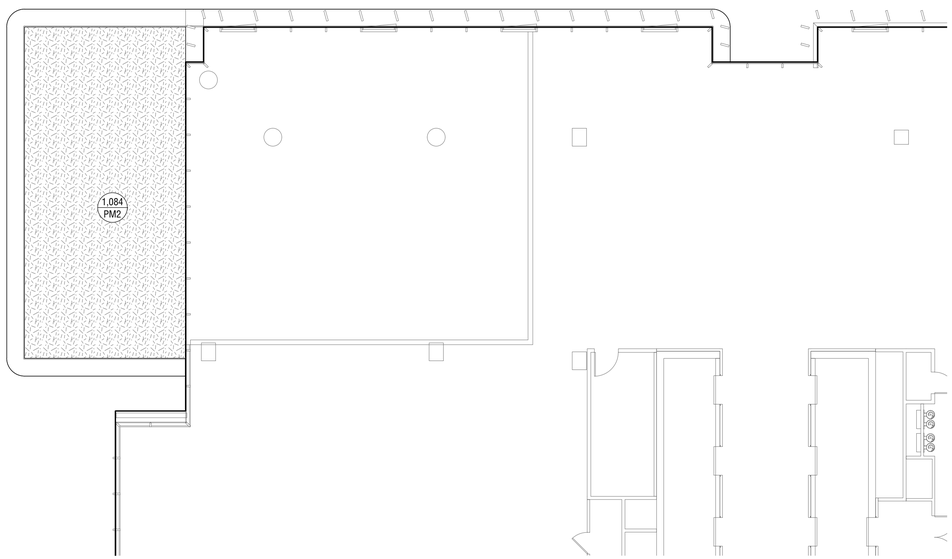
CONSTRUCTION PLAN - LEVEL 04 NORTH 03

SCALE: 1" = 10'-0"



CONSTRUCTION PLAN - LEVEL 04 SOUTH 02

SCALE: 1" = 10'-0"



CONSTRUCTION PLAN - LEVEL 02 CANOPY 01

SCALE: 1" = 10'-0"

ROOF LEGEND

HARDSCAPE

UP-17 - UNIT PAVING, TYPE 17
24'X 24' CONCRETE UNIT PAVER

LS-03 - LANDSCAPE MATERIAL, TYPE 1
BALLAST STONE

MOVABLE FURNITURE

MF-01 - MOVABLE FURNITURE, TYPE 1
MOVABLE TABLES AND CHAIRS

MF-02 - MOVABLE FURNITURE, TYPE 2
DINING FURNITURE

MF-03 - MOVABLE FURNITURE, TYPE 3
LOUNGE FURNITURE

MF-04 - MOVABLE FURNITURE, TYPE 4
PLANTER POT

ROOF PLANTING

CV - Chionanthus virginicus
WHITE FRINGETREE

PM1 - PERENNIAL PLANTING MIX, TYPE 1

PM2 - PERENNIAL PLANTING MIX, TYPE 2

PM3 - PERENNIAL PLANTING MIX , TYPE 3

RM1 - ROOF MIX , TYPE 1

RM2 - ROOF MIX , TYPE 2

RM3 - ROOF MIX , TYPE 3

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: As Noted

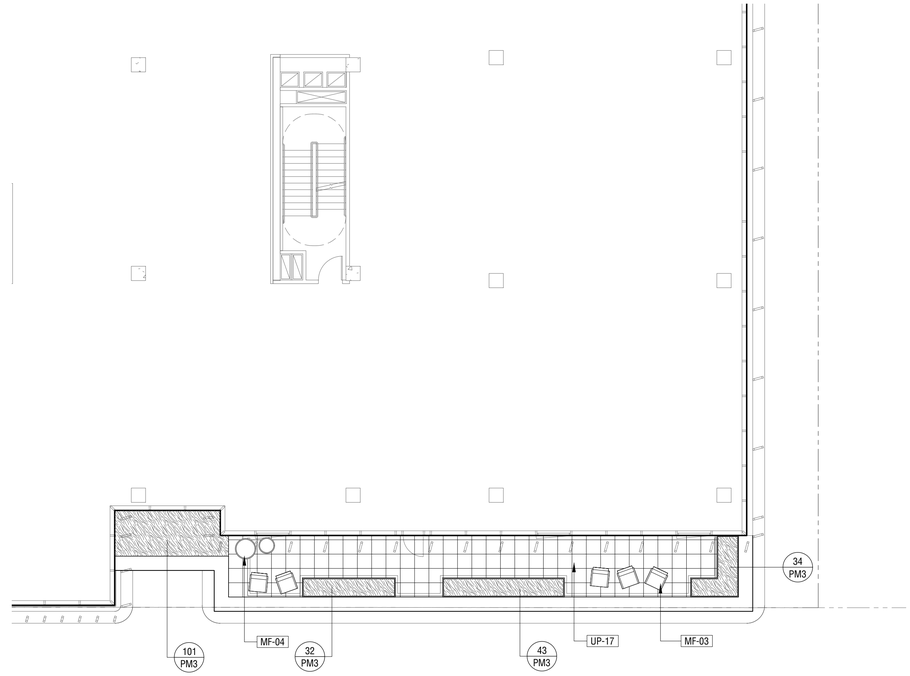
LEVELS 02 + 04 - LANDSCAPE PLAN

L103

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

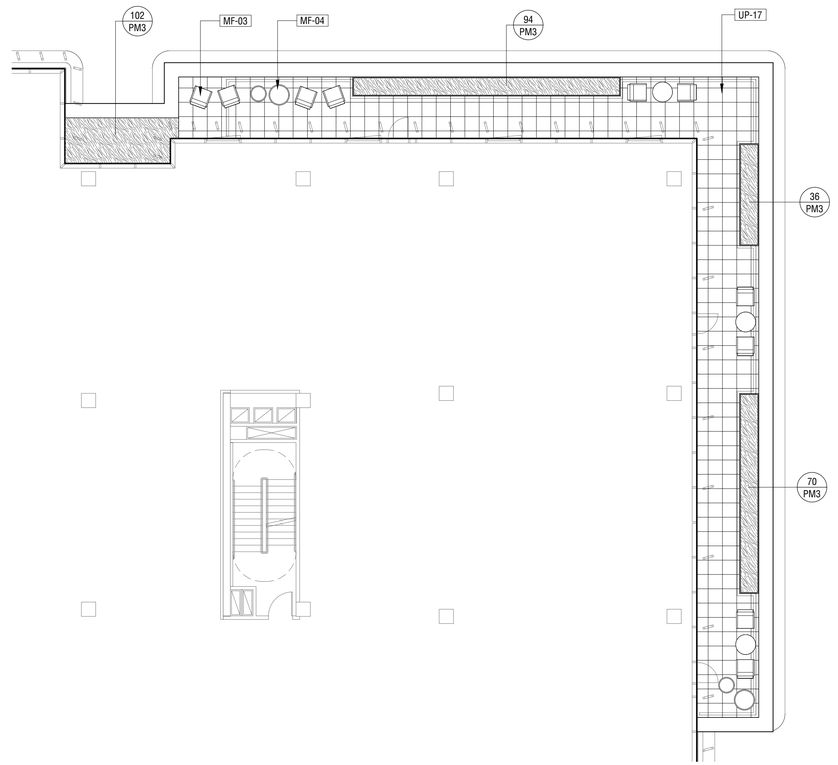
© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L103 Version: July 31, 2020 06:29:49pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Roof Landscape Sheets.dwg



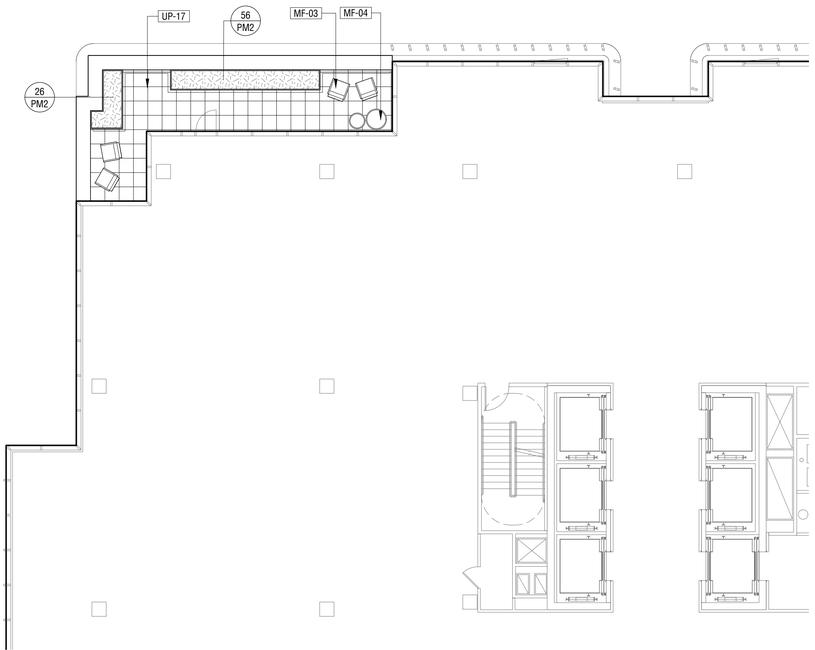
0 5 10
SCALE: 1" = 10'-0"

CONSTRUCTION PLAN - LEVEL 08 SOUTH 03



0 5 10
SCALE: 1" = 10'-0"

CONSTRUCTION PLAN - LEVEL 07 SOUTH 01



0 5 10
SCALE: 1" = 10'-0"

CONSTRUCTION PLAN - LEVEL 07 NORTH 02

ROOF LEGEND

HARDSCAPE

UP-17 - UNIT PAVING, TYPE 17
24'X 24' CONCRETE UNIT PAVER

LS-03 - LANDSCAPE MATERIAL, TYPE 1
BALLAST STONE

MOVABLE FURNITURE

MF-01 - MOVABLE FURNITURE, TYPE 1
MOVABLE TABLES AND CHAIRS

MF-02 - MOVABLE FURNITURE, TYPE 2
DINING FURNITURE

MF-03 - MOVABLE FURNITURE, TYPE 3
LOUNGE FURNITURE

MF-04 - MOVABLE FURNITURE, TYPE 4
PLANTER POT

ROOF PLANTING

CV - Chionanthus virginicus
WHITE FRINGETREE

PM1 - PERENNIAL PLANTING MIX, TYPE 1

PM2 - PERENNIAL PLANTING MIX, TYPE 2

PM3 - PERENNIAL PLANTING MIX , TYPE 3

RM1 - ROOF MIX , TYPE 1

RM2 - ROOF MIX , TYPE 2

RM3 - ROOF MIX , TYPE 3

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: As Noted

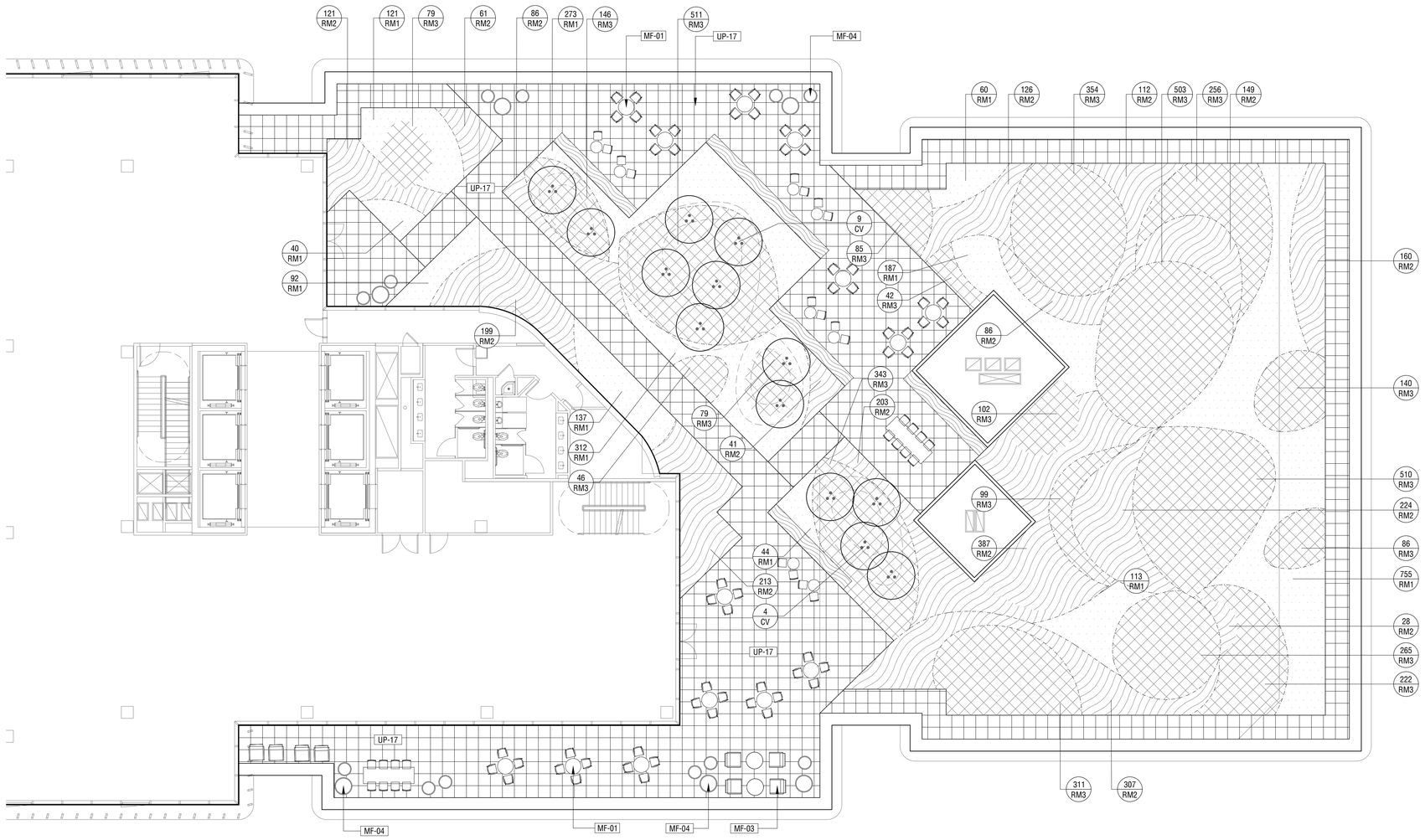
LEVEL 07 + 08 - LANDSCAPE PLAN

L104

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L104 Version: July 31, 2020 06:29:51pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Roof Landscape Sheets.dwg



ROOF LEGEND

HARDSCAPE

UP-17 - UNIT PAVING, TYPE 17
24'X 24' CONCRETE UNIT PAVER

LS-03 - LANDSCAPE MATERIAL, TYPE 1
BALLAST STONE

MOVABLE FURNITURE

MF-01 - MOVABLE FURNITURE, TYPE 1
MOVABLE TABLES AND CHAIRS

MF-02 - MOVABLE FURNITURE, TYPE 2
DINING FURNITURE

MF-03 - MOVABLE FURNITURE, TYPE 3
LOUNGE FURNITURE

MF-04 - MOVABLE FURNITURE, TYPE 4
PLANTER POT

ROOF PLANTING

CV - Chionanthus virginicus
WHITE FRINGETREE

PM1 - PERENNIAL PLANTING MIX, TYPE 1

PM2 - PERENNIAL PLANTING MIX, TYPE 2

PM3 - PERENNIAL PLANTING MIX , TYPE 3

RM1 - ROOF MIX , TYPE 1

RM2 - ROOF MIX , TYPE 2

RM3 - ROOF MIX , TYPE 3

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: As Noted

LEVEL 09 - LANDSCAPE PLAN

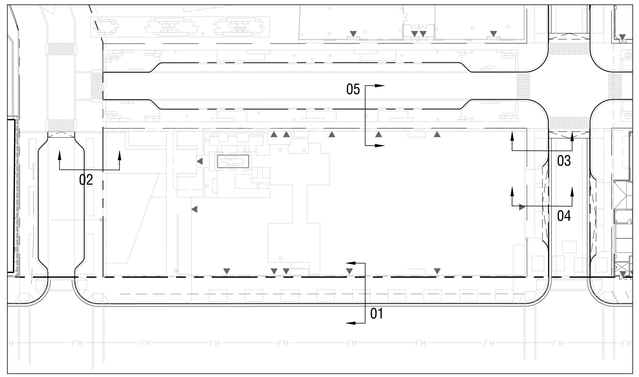
L105

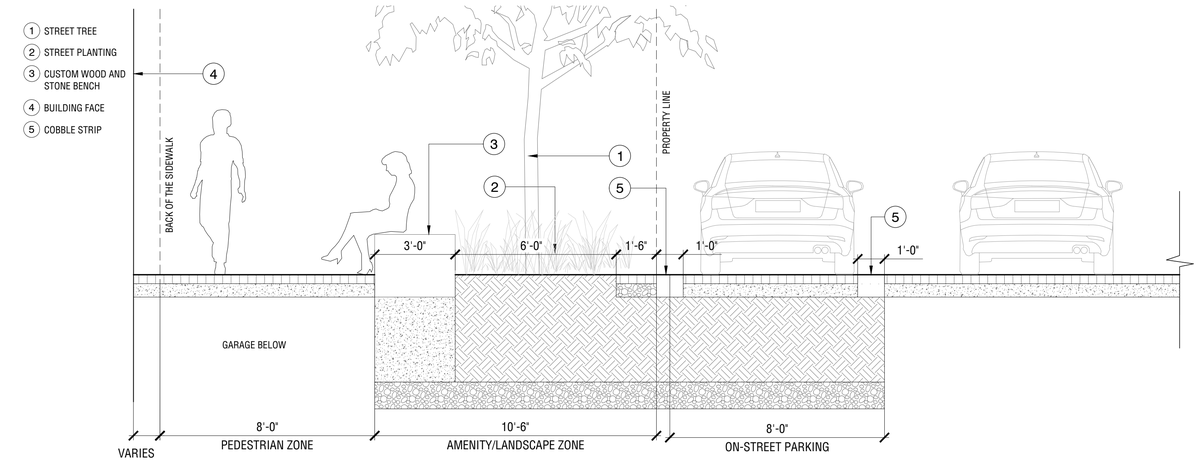
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

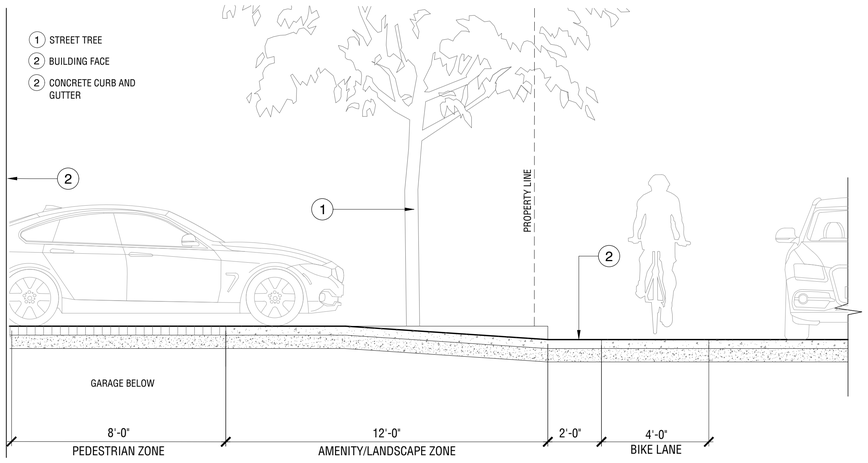
Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L105 Version: July 31, 2020 06:29:53pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Roof Landscape Sheets.dwg

KEY MAP

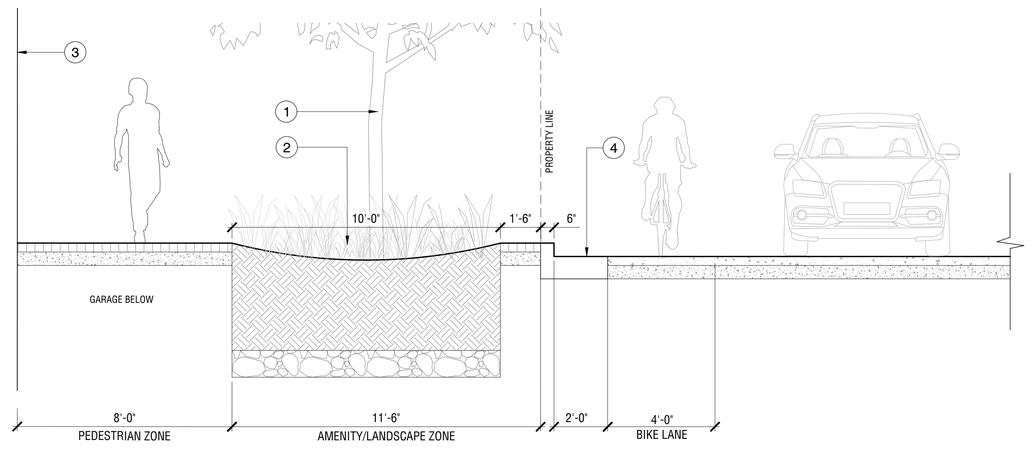




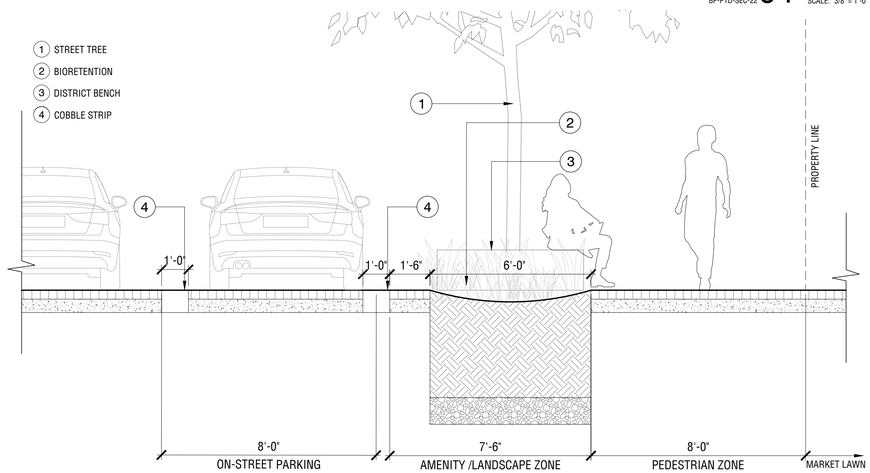
SECTION - NEW STREET A 05
BP-PTD-SEC-21



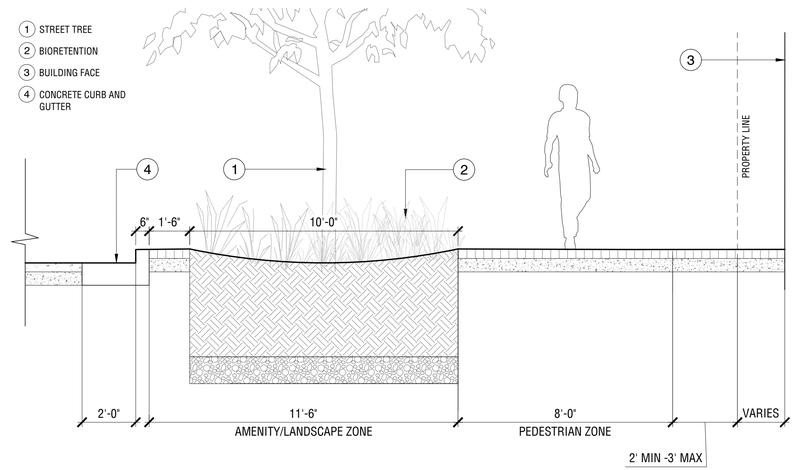
SECTION - SILVER METEOR AVE (2) 04
BP-PTD-SEC-22



SECTION - SILVER METEOR AVE (01) 03
BP-PTD-SEC-23



SECTION - EAST REED AVE 02
BP-PTD-SEC-20



SECTION - POTOMAC AVE 01
BP-PTD-SEC-19

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

SITE SECTIONS

L201

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L201 Version: July 31, 2020 06:30:26pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Site Sections.dwg









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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

MARKET LAWN RENDERINGS

L202

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

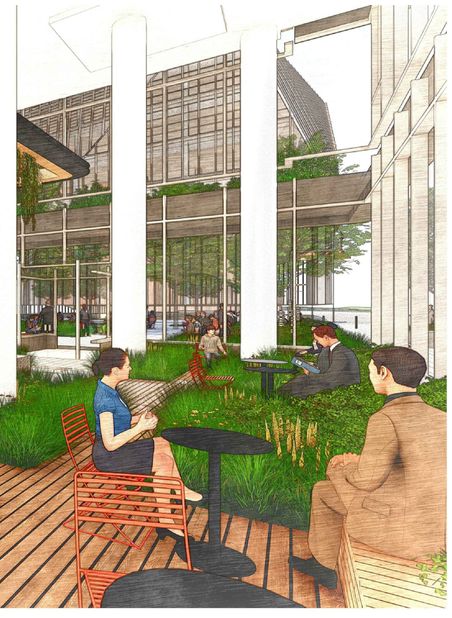
Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L202 Version: July 31, 2020 06:31:20pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Urban Garden Room Rendering.dwg











NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

URBAN GARDEN ROOM RENDERINGS

L203

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

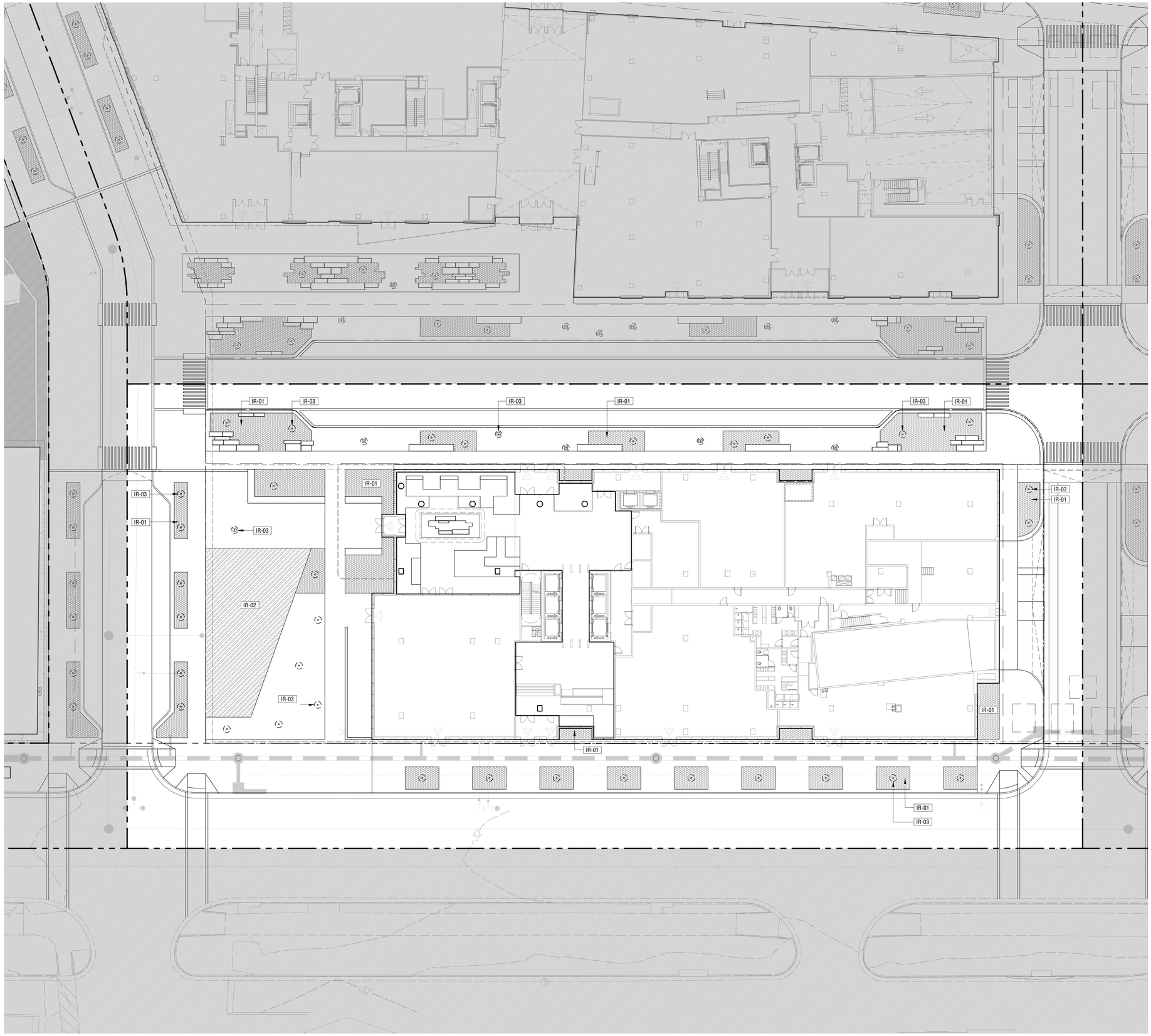
_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L203 Version: July 31, 2020 06:31:22pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Urban Garden Room Rendering.dwg



IRRIGATION LEGEND

RI-01 - IRRIGATION, TYPE 1
DRIP IRRIGATION

RI-02 - IRRIGATION, TYPE 2
SPRAY IRRIGATION

RI-03 - IRRIGATION, TYPE 3
TREE BUBBLER

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: 1"=20'-0"

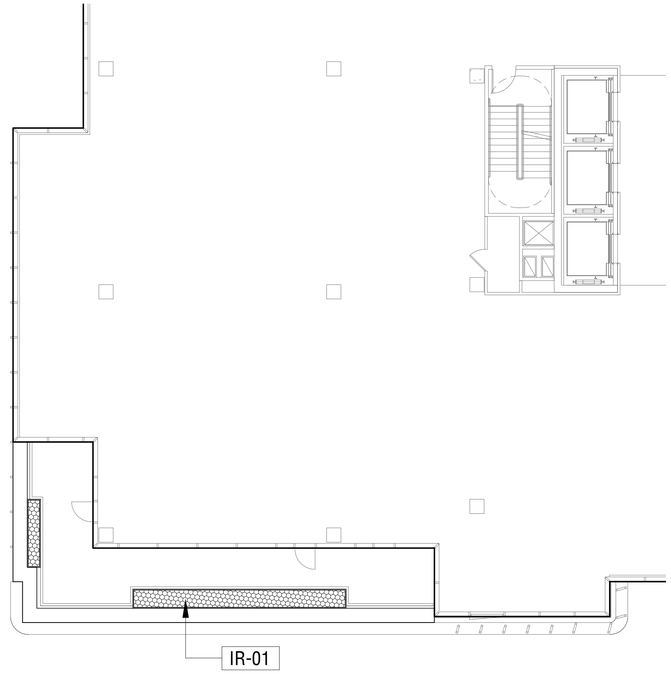
LEVEL 01 - IRRIGATION PLAN

L401

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

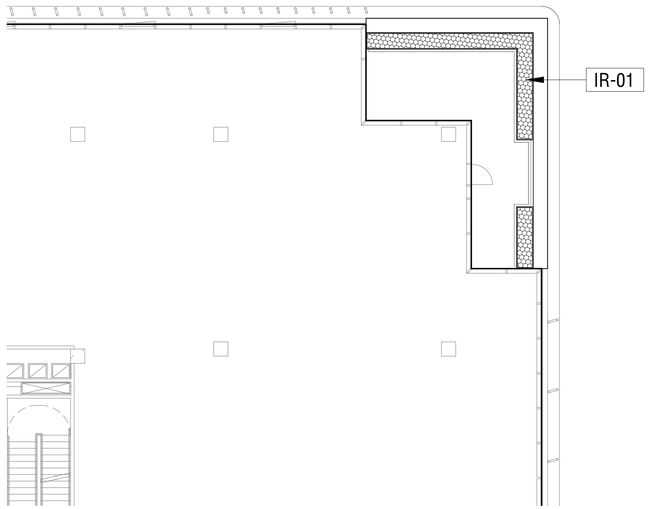
© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L401 Version: July 31, 2020 06:33:30pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Irrigation Sheets.dwg



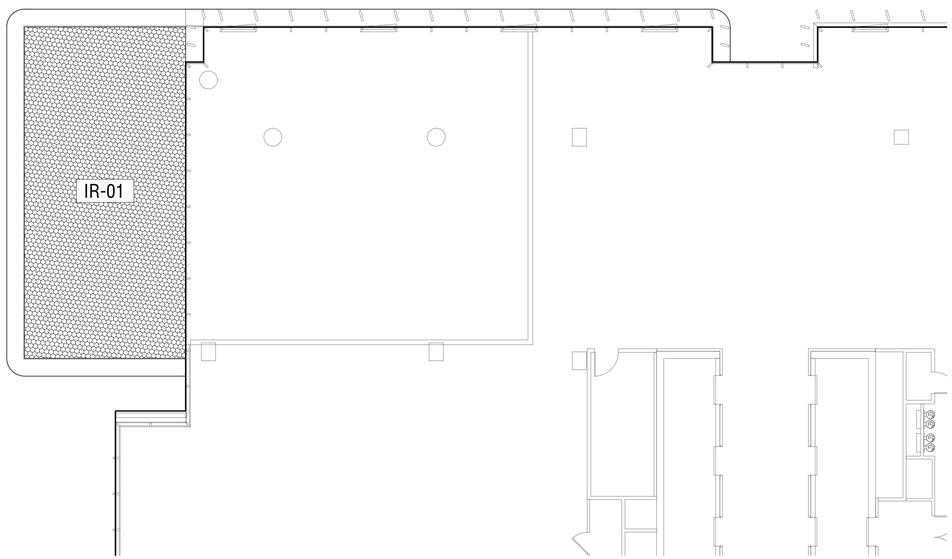
PLAN - LEVEL 04 NORTH 03

SCALE: 1" = 10'-0"



PLAN - LEVEL 04 SOUTH 02

SCALE: 1" = 10'-0"



PLAN - LEVEL 02 CANOPY 01

SCALE: 1" = 10'-0"

IRRIGATION LEGEND

RI-01 - IRRIGATION, TYPE 1
DRIP IRRIGATION

RI-02 - IRRIGATION, TYPE 2
SPRAY IRRIGATION

RI-03 - IRRIGATION, TYPE 3
TREE BUBBLER

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: 1" = 10'-0"

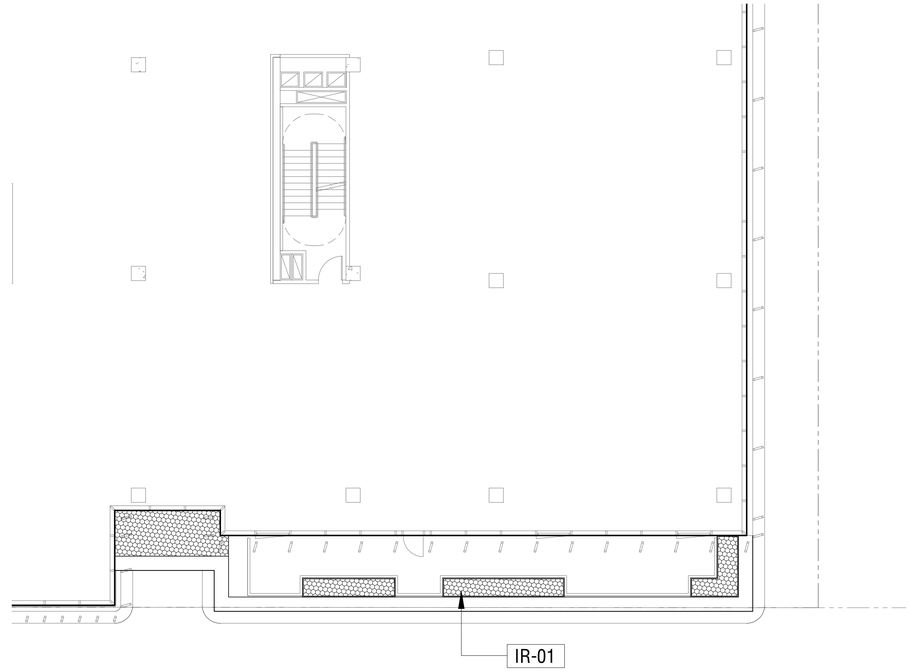
LEVELS 02 + 04 - SOILS PLAN

L402

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

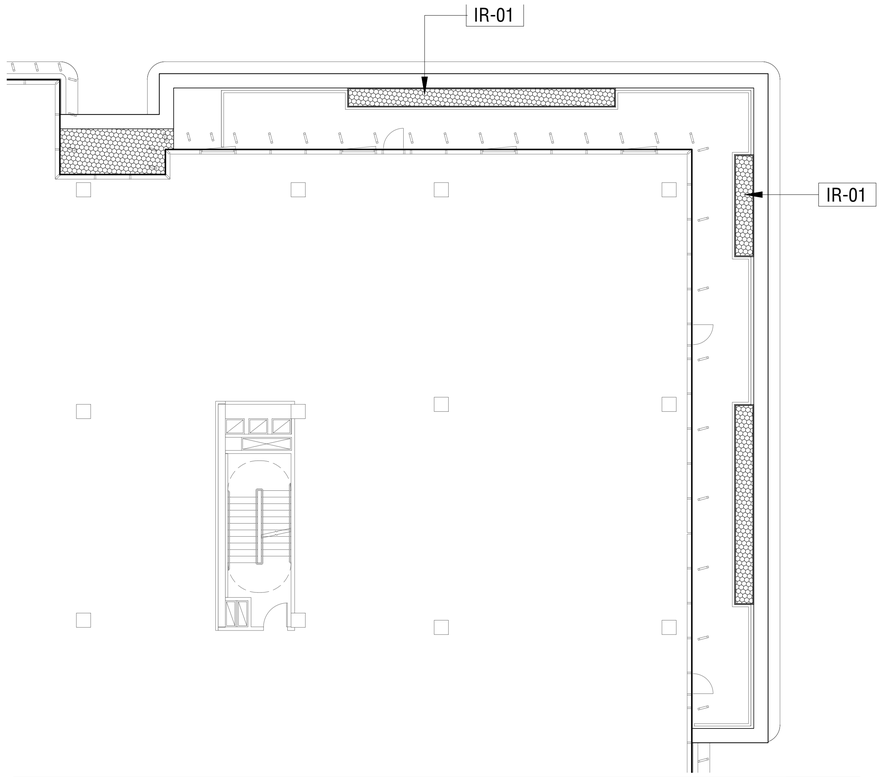
© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L402 Version: July 31, 2020 06:34:01pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Roof Irrigation Sheets.dwg



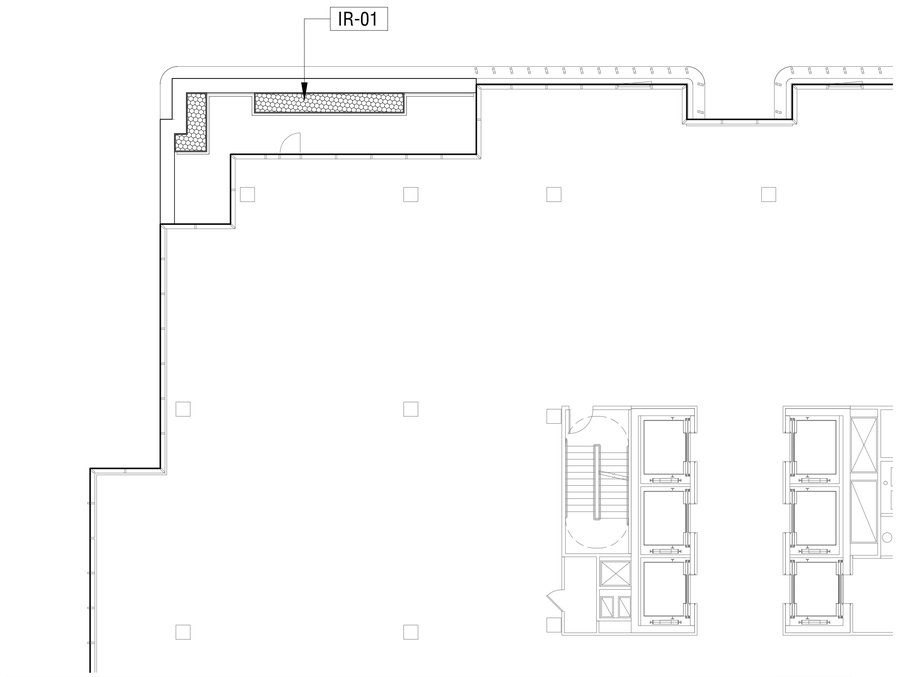
PLAN - LEVEL 08 SOUTH 03

SCALE: 1" = 10'-0"



PLAN - LEVEL 07 SOUTH 01

SCALE: 1" = 10'-0"



PLAN - LEVEL 07 NORTH 02

SCALE: 1" = 10'-0"

IRRIGATION LEGEND

RI-01 - IRRIGATION, TYPE 1
DRIP IRRIGATION

RI-02 - IRRIGATION, TYPE 2
SPRAY IRRIGATION

RI-03 - IRRIGATION, TYPE 3
TREE BUBBLER

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

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: As Noted

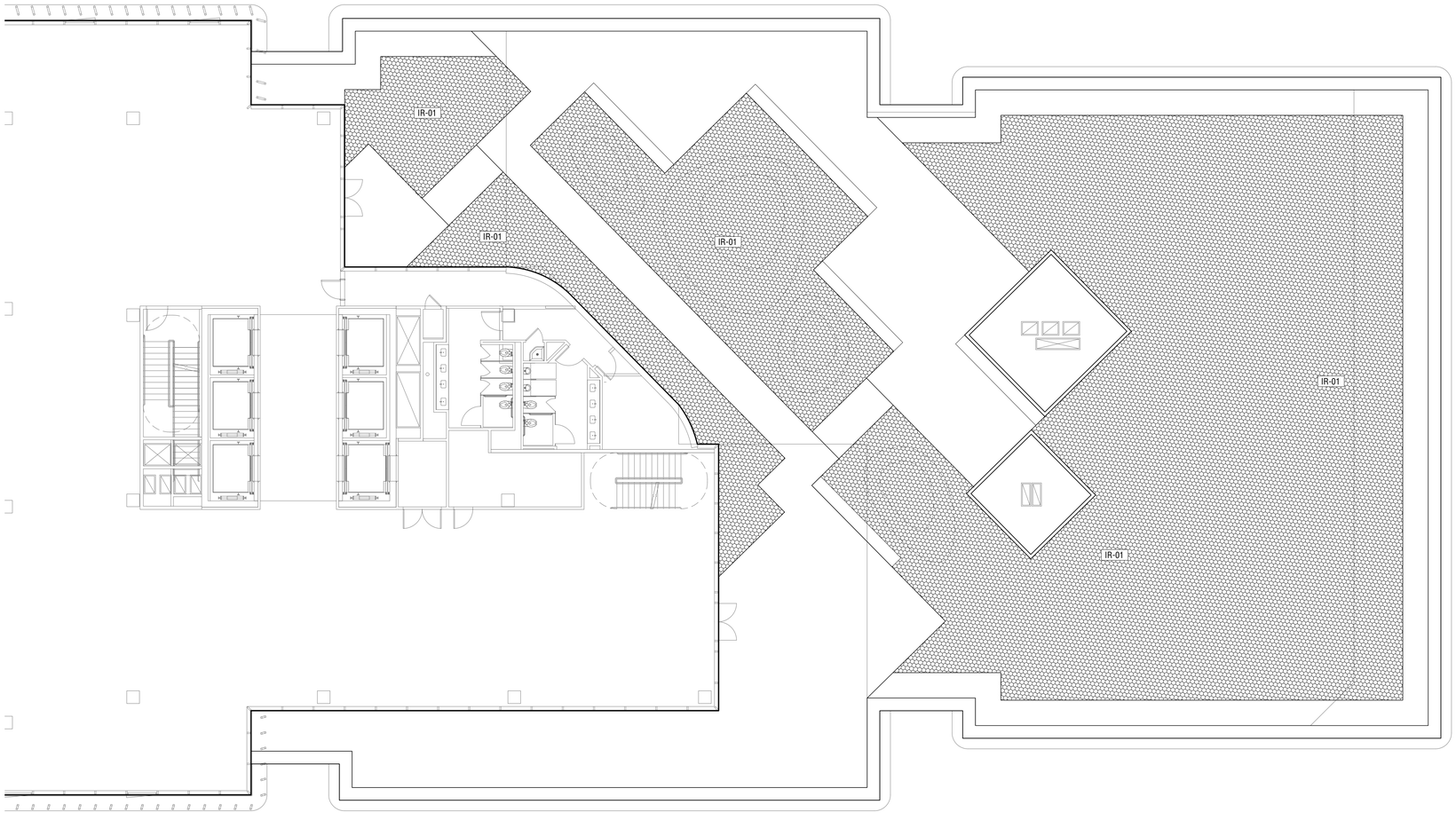
LEVEL 07 + 08 - IRRIGATION PLAN

L403

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L403 Version: July 31, 2020 06:34:02pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Roof Irrigation Sheets.dwg



IRRIGATION LEGEND

RI-01 - IRRIGATION, TYPE 1
DRIP IRRIGATION

RI-02 - IRRIGATION, TYPE 2
SPRAY IRRIGATION

RI-03 - IRRIGATION, TYPE 3
TREE BUBBLER

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: As Noted

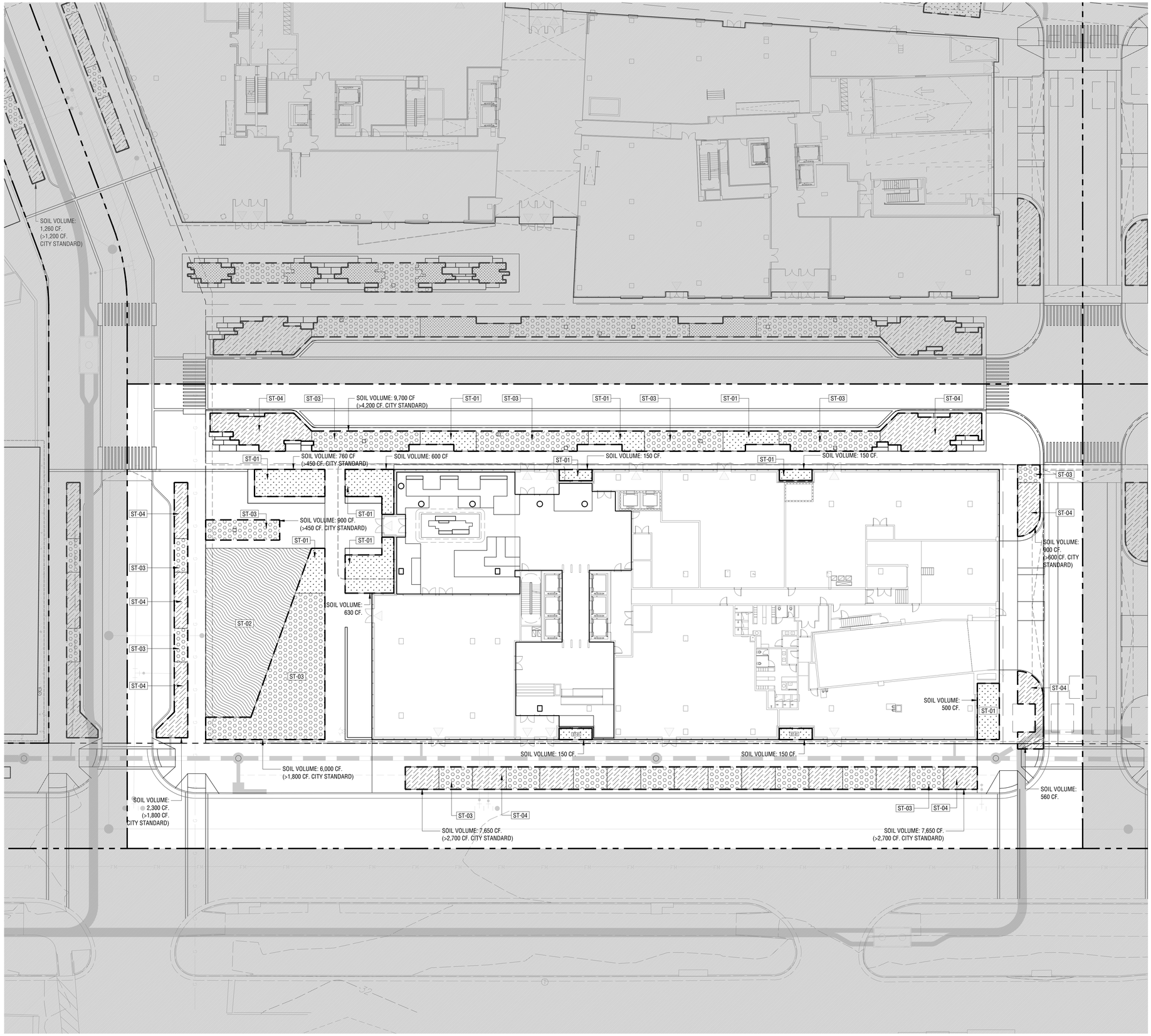
LEVEL 09 - IRRIGATION PLAN

L404

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L404 Version: July 31, 2020 06:34:04pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Roof Irrigation Sheets.dwg



SOIL LEGEND

- **ST-01** - PLANTING SOIL, TYPE 1
  TREE AND ORNAMENTAL PLANTING SOIL
  FERTILE PLANTING MIX OVER PREPARED
  SUBGRADE, AMENDED TO 3' DEPTH
- **ST-02** - PLANTING SOIL, TYPE 2
  TURF SOIL
  4" DEPTH IMPORTED TOPSOIL
  MIX OVER 8" SAND BED
- **ST-03** - PLANTING SOIL, TYPE 3
  SAND BASED STRUCTURE SOIL
- **ST-04** - PLANTING SOIL, TYPE 4
  BIO-RETENTION SOIL
- **ST-05** - PLANTING SOIL, TYPE 5
  LIGHT WEIGHT SOIL

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

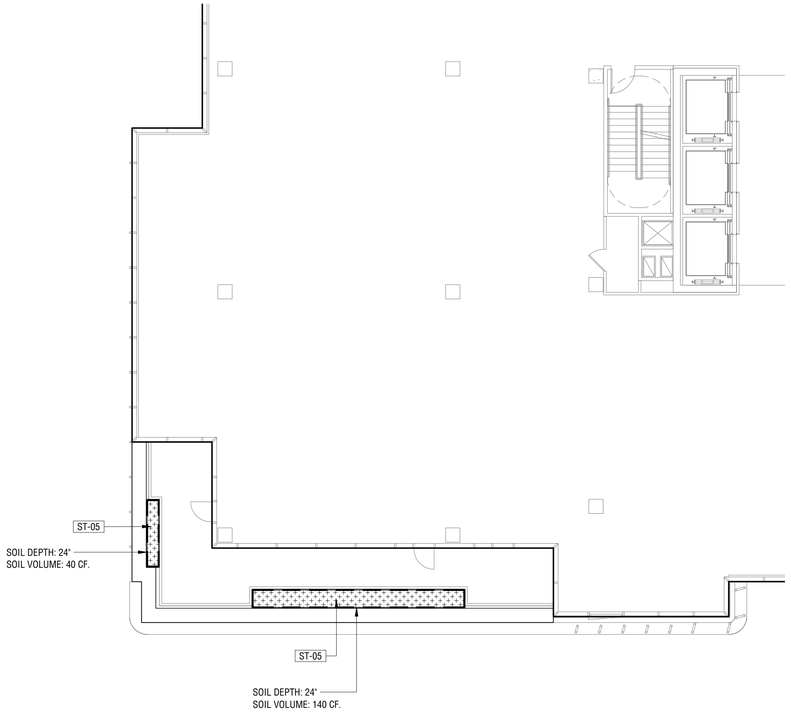
Scale: 1"=20'-0"

LEVEL 01 - SOILS PLAN

L501

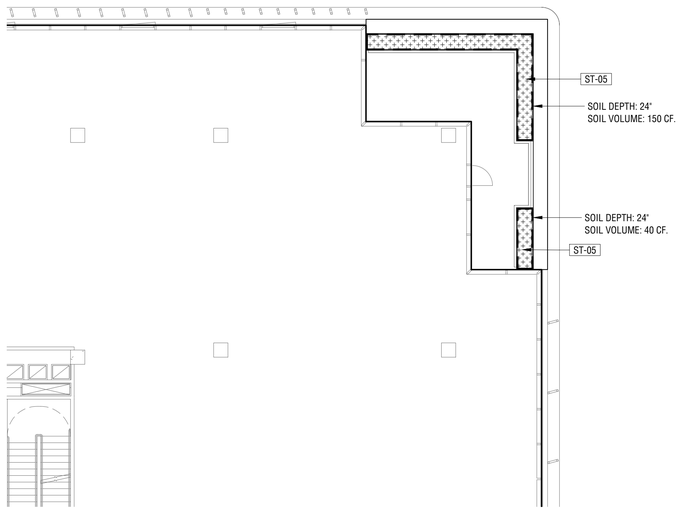
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L501 Version: July 31, 2020 06:41:43pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Soils Sheets.dwg



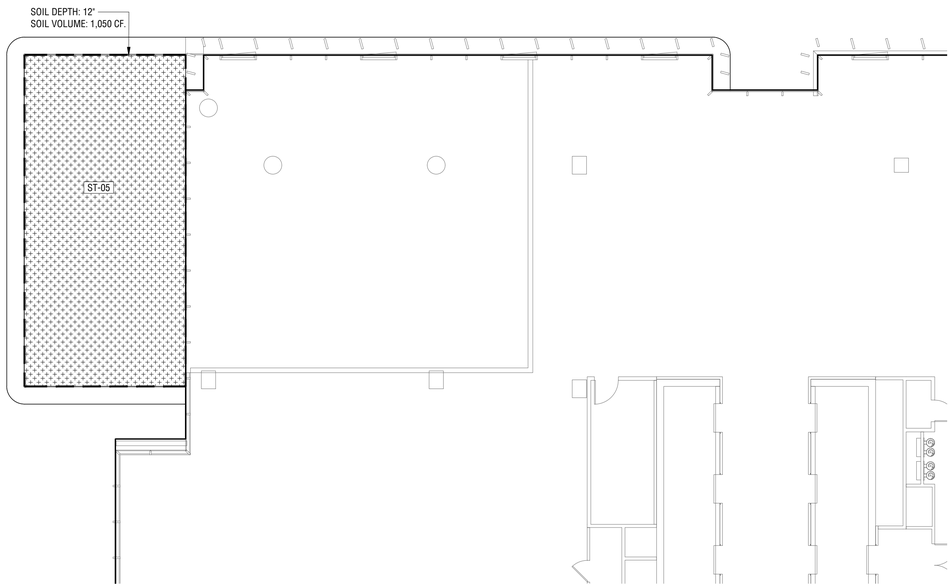
0 5 10
SCALE: 1" = 10'-0"

PLAN - LEVEL 04 NORTH 03



0 5 10
SCALE: 1" = 10'-0"

PLAN - LEVEL 04 SOUTH 02



0 5 10
SCALE: 1" = 10'-0"

PLAN - LEVEL 02 CANOPY 01

SOIL LEGEND

ST-01 - PLANTING SOIL, TYPE 1
TREE AND ORNAMENTAL PLANTING SOIL
FERTILE PLANTING MIX OVER PREPARED SUBGRADE, AMENDED TO 3' DEPTH

ST-02 - PLANTING SOIL, TYPE 2
TURF SOIL
4" DEPTH IMPORTED TOPSOIL MIX OVER 8" SAND BED

ST-03 - PLANTING SOIL, TYPE 3
SAND BASED STRUCTURE SOIL

ST-04 - PLANTING SOIL, TYPE 4
BIO-RETENTION SOIL

ST-05 - PLANTING SOIL, TYPE 5
LIGHT WEIGHT SOIL

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: As Noted

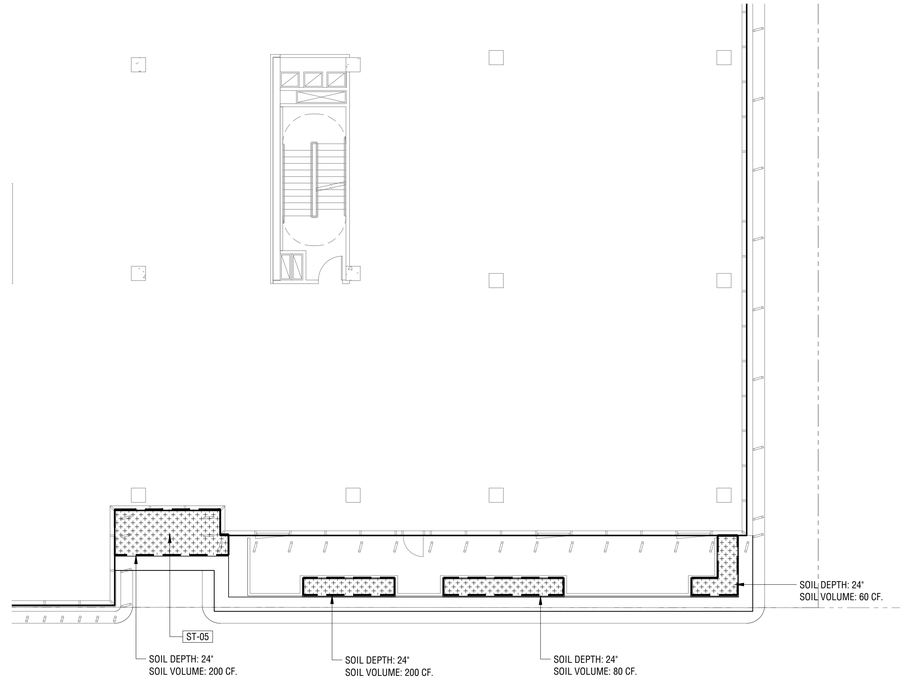
LEVELS 02 + 04 - SOILS PLAN

L502

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

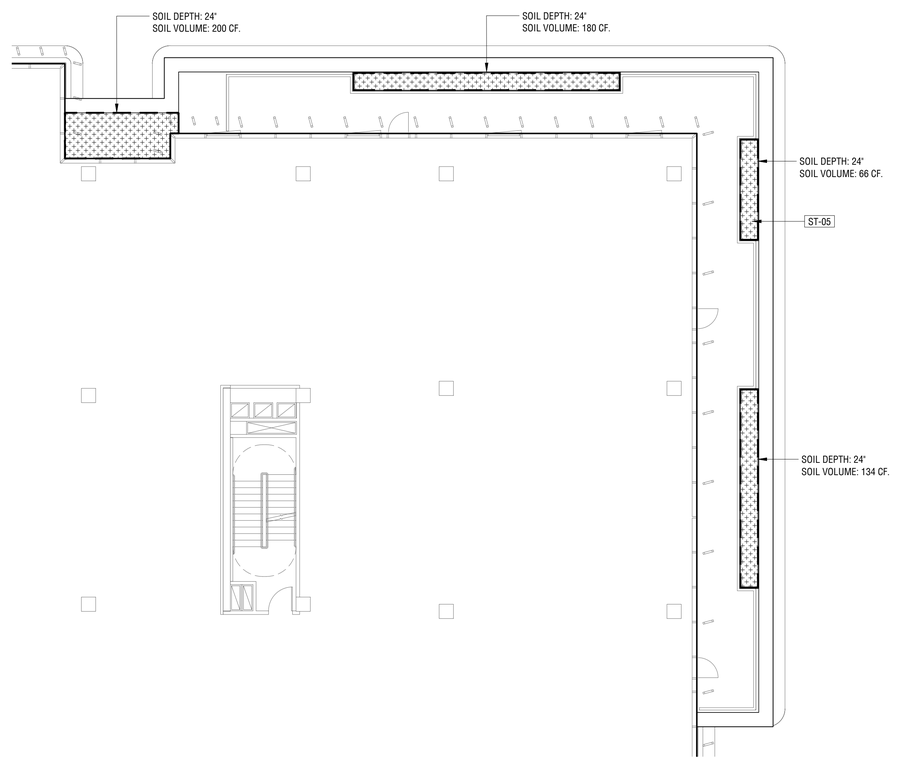
© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L502 Version: July 31, 2020 06:35:30pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Roof Soils Sheets.dwg



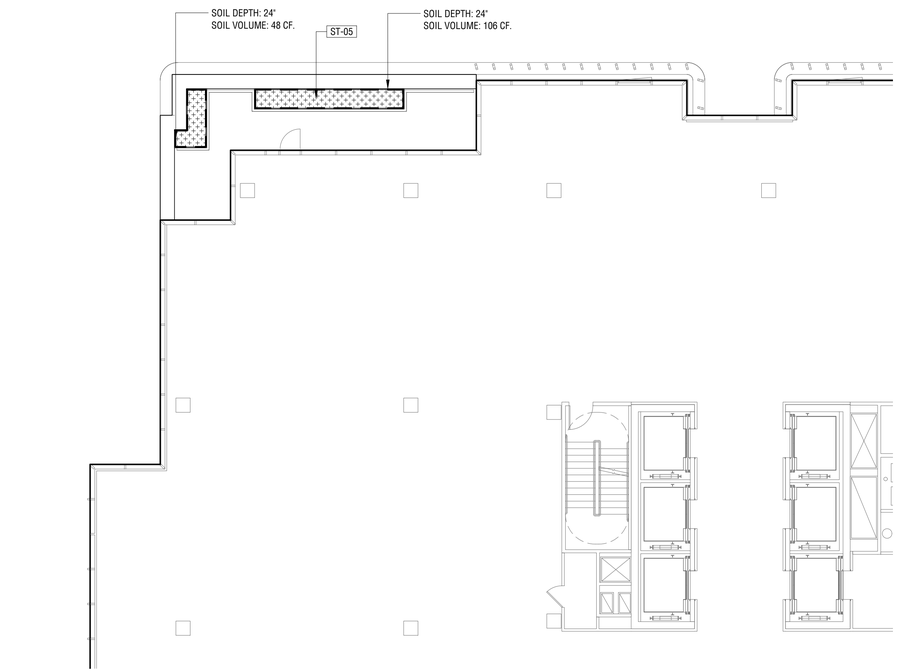
0 5 10
SCALE: 1" = 10'-0"

PLAN - LEVEL 08 SOUTH 03



0 5 10
SCALE: 1" = 10'-0"

PLAN - LEVEL 07 SOUTH 01



0 5 10
SCALE: 1" = 10'-0"

PLAN - LEVEL 07 NORTH 02

SOIL LEGEND

ST-01 - PLANTING SOIL, TYPE 1
TREE AND ORNAMENTAL PLANTING SOIL
FERTILE PLANTING MIX OVER PREPARED
SUBGRADE, AMENDED TO 3' DEPTH

ST-02 - PLANTING SOIL, TYPE 2
TURF SOIL
4" DEPTH IMPORTED TOPSOIL
MIX OVER 8" SAND BED

ST-03 - PLANTING SOIL, TYPE 3
SAND BASED STRUCTURE SOIL

ST-04 - PLANTING SOIL, TYPE 4
BIO-RETENTION SOIL

ST-05 - PLANTING SOIL, TYPE 5
LIGHT WEIGHT SOIL

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: 1" = 10'-0"

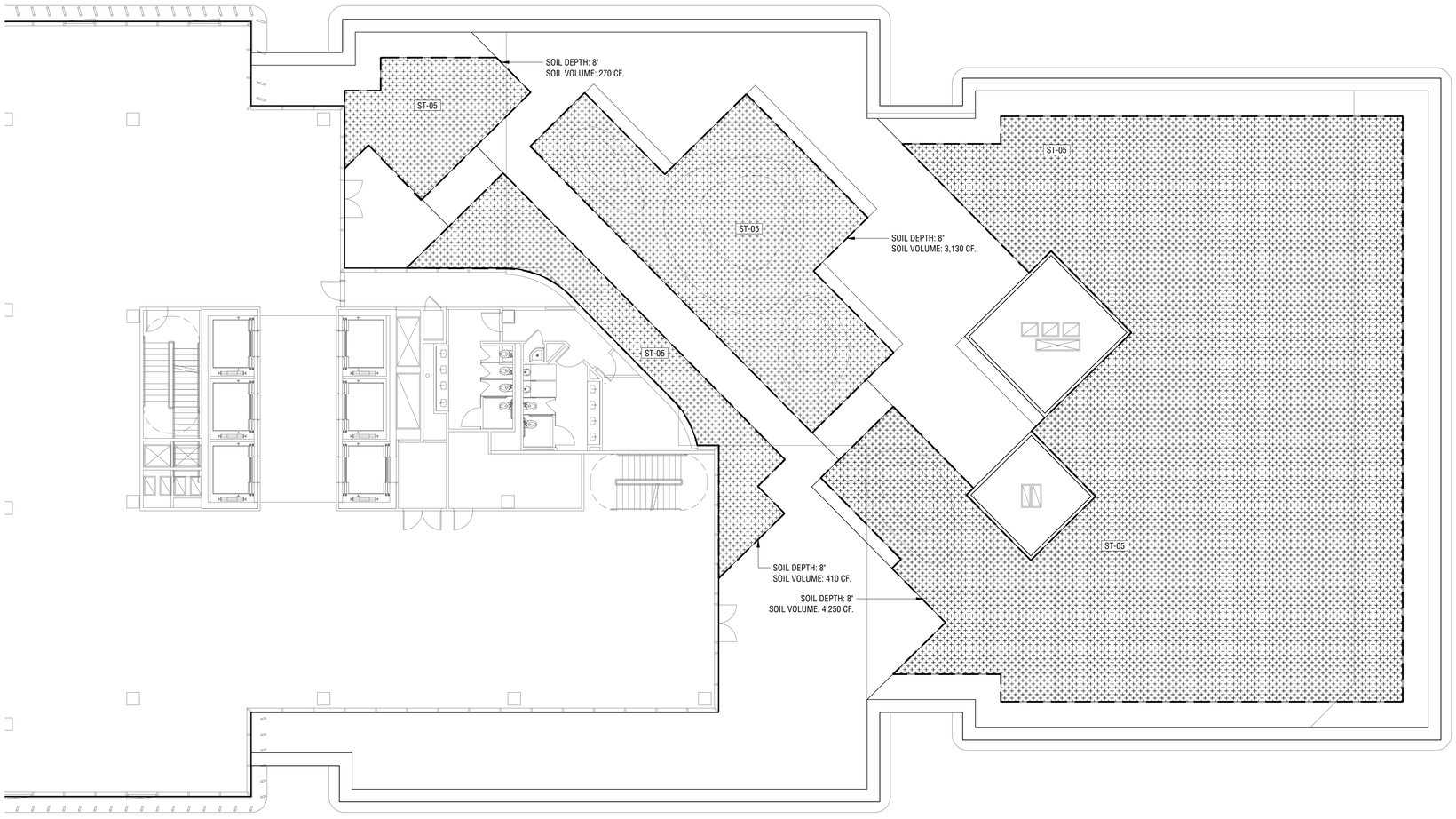
LEVEL 07 + 08 - SOILS PLAN

L503

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L503 Version: July 31, 2020 06:35:32pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Roof Soils Sheets.dwg



SOIL LEGEND

- **ST-01** - PLANTING SOIL, TYPE 1
  TREE AND ORNAMENTAL PLANTING SOIL
  FERTILE PLANTING MIX OVER PREPARED SUBGRADE, AMENDED TO 3' DEPTH
- **ST-02** - PLANTING SOIL, TYPE 2
  TURF SOIL
  4" DEPTH IMPORTED TOPSOIL MIX OVER 8" SAND BED
- **ST-03** - PLANTING SOIL, TYPE 3
  SAND BASED STRUCTURE SOIL
- **ST-04** - PLANTING SOIL, TYPE 4
  BIO-RETENTION SOIL
- **ST-05** - PLANTING SOIL, TYPE 5
  LIGHT WEIGHT SOIL

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

NORTH POTOMAC YARD

Building 14

Client
CPYR THEATER LLC
277 Park Avenue
36th Floor
New York, NY 10172
tel. 212.648.2129

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

Development Manager
JBG Smith
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
tel 240.333.3600

Master Planner
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
tel 617.426.1300

Civil Engineer
Christopher Consultants, Ltd.
9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
Kimley Horn
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
tel 703.674.1300

Attorney
Walsh, Colucci, Lubeley, & Walsh
Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201
tel 703.528.4700

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

REV.	DATE	DESCRIPTION
	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

Scale: 1" = 10'-0"

LEVEL 09 - SOILS PLAN

L504

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2020 THE OFFICE OF JAMES BURNETT

Plotted By: Yisi Liu Sheet Set: Block 14 Landscape Sheets Layout: L504 Version: July 31, 2020 06:35:33pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 14\PT-YRD - Block 14 Roof Soils Sheets.dwg

FLOOR AREA RATIO

SITE AREA (BLOCK 14):	53,433 SF
NET FLOOR AREA:	247,858 SF
PROPOSED FLOOR AREA RATIO (ABOVE GRADE):	**4.64**
PARKING P1:	51,507 GSF
PARKING P2:	51,507 GSF
TOTAL PARKING:	103,014 GSF

BLOCK 14 7/23/2020

FLOOR AREA CALCULATOR

LEVEL	GFA TOTAL (A)	EXCLUSIONS (Base Design w/o optional stair) per Alexandria Virginia Zoning, Article II, 2-145 Floor Area							TOTAL (B)	TOTAL = A-B
		B1 Stair & Elevator	B2 Utilities	B3 Lavatories	B5 Overhang Over Property Line	B7 Space Under Structure Above	B8 Space Under Awnings	B9 Loading		
PH	4,600	772	3,760	0	68	0	0	0	4,600	0
9	15,940	960	497	100	133	0	1,232	0	2,922	13,018
8	30,149	1,295	773	100	186	0	0	0	2,354	27,795
7	30,463	1,078	729	100	186	0	0	0	2,093	28,370
6	32,791	1,078	729	100	186	0	0	0	2,093	30,698
5	32,041	1,078	729	100	138	0	0	0	2,045	29,996
4	31,547	1,078	729	100	188	0	0	0	2,095	29,452
3	32,789	1,078	729	100	186	0	0	0	2,093	30,696
2	30,968	1,078	729	100	414	0	0	0	2,321	28,647
1	33,765	1,143	530	100	0	788	318	1,700	4,579	29,186
TOTAL	275,053	10,638	9,934	900	1,685	788	1,550	1,700	27,195	247,858

TOTAL GROSS OFFICE AREA:	260,456	**TOTAL NET OFFICE AREA:**	234,105
TOTAL GROSS RETAIL AREA:	14,597	**TOTAL NET RETAIL AREA:**	13,747

FLOOR AREA MEASUREMENT WITH OPTIONAL STAIR

OPTIONAL STAIR #3 PROPOSED IF TENANT'S OCCUPANT LOAD REQUIRES ADDITIONAL MEANS OF EGRESS

BLOCK 14 7/23/2020

FLOOR AREA CALCULATOR

LEVEL	GFA TOTAL (A)	EXCLUSIONS (Optional 3rd Stair) per Alexandria Virginia Zoning, Article II, 2-145 Floor Area							TOTAL (B)	TOTAL = A-B
		B1 Stair & Elevator	B2 Utilities	B3 Lavatories	B5 Overhang Over Property Line	B7 Space Under Structure Above	B8 Space Under Awnings	B9 Loading		
PH	4,600	772	3,760	0	68	0	0	0	4,600	0
9	15,940	960	497	100	133	0	1,232	0	2,922	13,018
8	30,149	1,459	773	100	186	0	0	0	2,518	27,631
7	30,463	1,270	754	100	186	0	0	0	2,310	28,153
6	32,791	1,270	754	100	186	0	0	0	2,310	30,481
5	32,041	1,270	754	100	138	0	0	0	2,262	29,779
4	31,547	1,270	754	100	188	0	0	0	2,312	29,235
3	32,789	1,270	754	100	186	0	0	0	2,310	30,479
2	30,968	1,270	754	100	414	0	0	0	2,538	28,430
1	33,765	1,259	530	100	0	788	318	1,700	4,695	29,070
TOTAL	275,053	12,070	10,084	900	1,685	788	1,550	1,700	28,777	246,276

TOTAL GROSS OFFICE AREA:	260,572	**TOTAL NET OFFICE AREA:**	232,639
TOTAL GROSS RETAIL AREA:	14,481	**TOTAL NET RETAIL AREA:**	13,631

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

hickok cole
Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS SUBMISSION
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP
COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
12" = 1'-0"

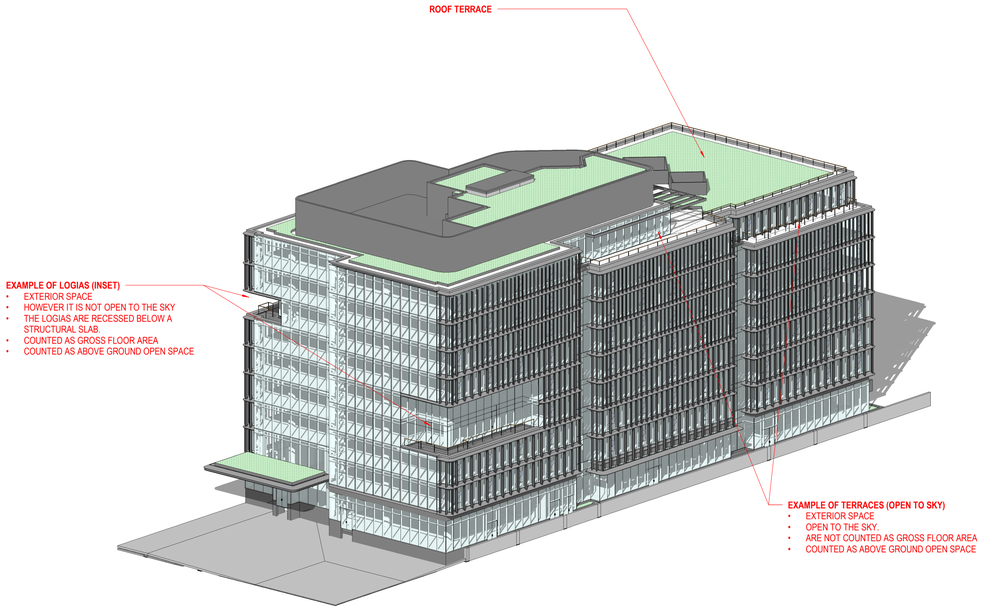
DRAWING TITLE
ZONING AREA PLANS

BLOCK 14

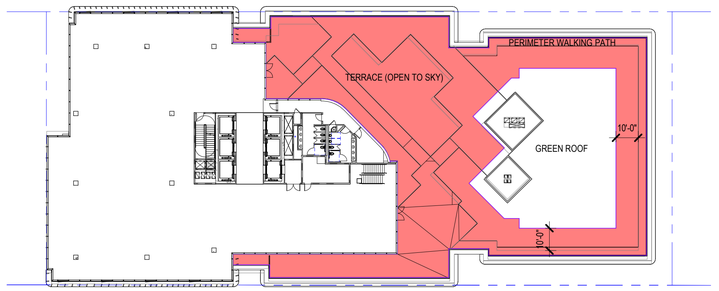
DRAWING NO.
A-011

© 2020 Hickok Cole Architects, Inc.

8/3/2020 6:23:32 PM C:\Revit Local Files\VTECH INCUBATOR - BLOCK 14 - CENTRAL_RVT19 SD06_bryanzhun8040.rvt

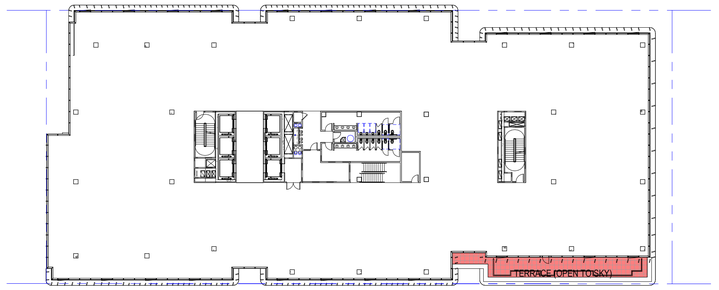


2 OPEN SPACE DIAGRAM



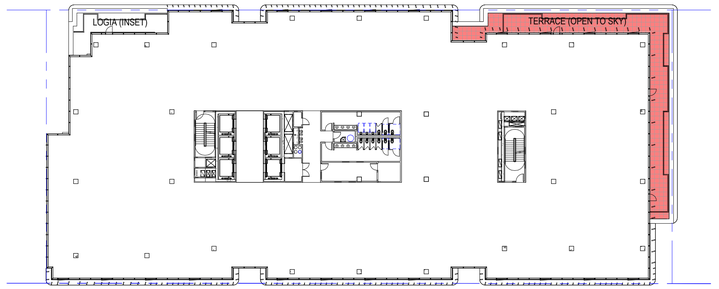
9 ABOVE GRADE OPEN SPACE - FLOOR 09

1/32" = 1'-0" 0 16' 32' 64'



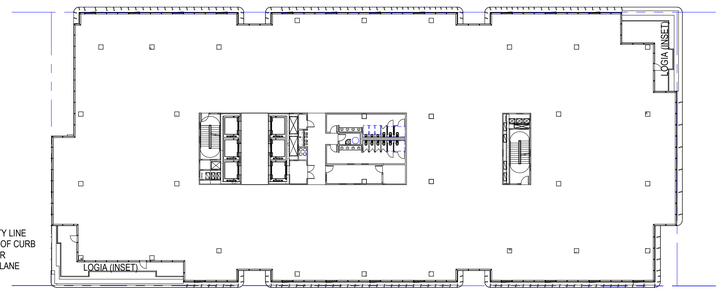
8 ABOVE GRADE OPEN SPACE - FLOOR 08

1/32" = 1'-0" 0 16' 32' 64'



7 ABOVE GRADE OPEN SPACE - FLOOR 07

1/32" = 1'-0" 0 16' 32' 64'

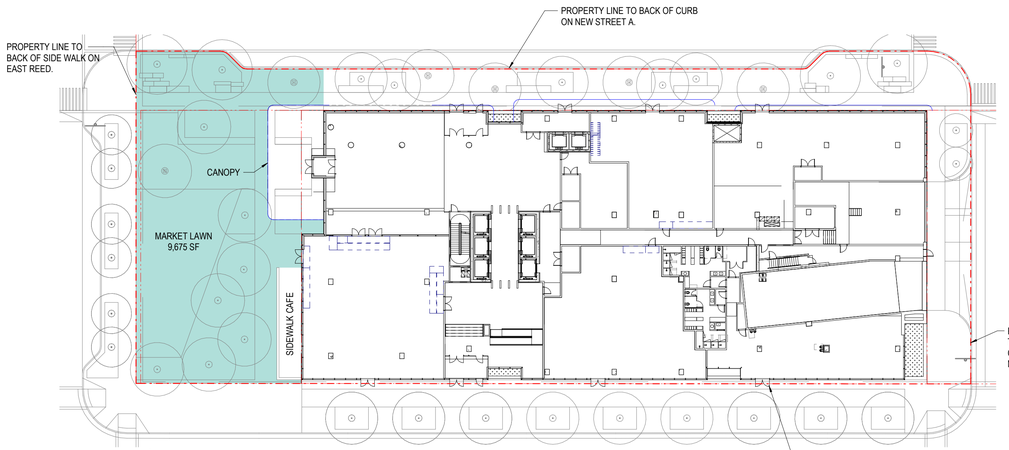


4 ABOVE GRADE OPEN SPACE - FLOOR 04

1/32" = 1'-0" 0 16' 32' 64'

OPEN SPACE LEGEND

- GROUND OPEN SPACE
- OPEN SPACE - LOGIA (INSET)
- OPEN SPACE - TERRACE (OPEN TO SKY)



1 GROUND FLOOR OPEN SPACE

1/32" = 1'-0" 0 16' 32' 64'

OPEN SPACE LEGEND

- GROUND OPEN SPACE
- OPEN SPACE - LOGIA (INSET)
- OPEN SPACE - TERRACE (OPEN TO SKY)

PER CONDITION 82 OF CDD #19
35% OF THE CDD #19 LAND AREA SHALL BE PROVIDED AS OPEN SPACE, WITH A MINIMUM OF 15% OF THE LAND AREA PROVIDED AS AT-GRADE OPEN SPACE. INDIVIDUAL BLOCKS MAY PROVIDE A GREATER OR LESSER AMOUNT PROVIDED THAT THE OVERALL REQUIREMENTS ARE MET.

PUBLIC OPEN SPACE AT GRADE		
Name	Level	Area
GROUND OPEN SPACE	FLOOR 01	9,675 SF
Grand total: 1		9,675 SF

AT GRADE OPEN SPACE WILL HAVE A PUBLIC ACCESS EASEMENT.

PRIVATE OPEN SPACE @ TERRACE / ABOVE GRADE		
Name	Level	Area
OPEN SPACE - TERRACE (OPEN TO SKY)	FLOOR 09	10,503 SF
OPEN SPACE - TERRACE (OPEN TO SKY)	FLOOR 08	711 SF
OPEN SPACE - TERRACE (OPEN TO SKY)	FLOOR 07	1,510 SF
Grand total		12,725 SF

TERRACES AND ROOF TERRACE WILL BE PRIVATE.

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-05-01	SCHEMATIC DESIGN SET
	2020-06-09	DSUP PRELIMINARY COMPLETENESS SUBMISSION
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
1/32" = 1'-0"

DRAWING TITLE
ZONING AREA PLANS - OPEN SPACE

BLOCK 14

DRAWING NO.
A-013

© 2020 Hickok Cole Architects, Inc.

8/3/2020 6:23:46 PM C:\Revit Local Files\VTECH INCUBATOR - BLOCK 14 - CENTRAL_RVT19 SD06_bryanzhun8040.rvt

OCCUPANT LOAD SCHEDULE (OCCUPANCY - IBC2)				
AREA OCCUPANCY	**Area**	**AREA PER OCCUPANT**	**OCCUPANCY SF TYPE**	**OCCUPANT LOAD**
ROOF				
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	4,539 SF	300 SF	GROSS	15.1
UNOCCUPIED GREEN ROOF	2,011 SF	0 SF	GROSS	0.0
	6,550 SF			15.1
FLOOR 09				
ASSEMBLY - WITHOUT FIXED SEATS - UNCONCENTRATED (tables and chairs)	4,349 SF	15 SF	NET	290.0
BUSINESS AREAS	14,599 SF	100 SF	GROSS	146.0
UNOCCUPIED GREEN ROOF	8,404 SF	0 SF	GROSS	0.0
	27,353 SF			435.9
FLOOR 08				
ASSEMBLY - WITHOUT FIXED SEATS - UNCONCENTRATED (tables and chairs)	451 SF	15 SF	NET	30.1
BUSINESS AREAS	29,960 SF	100 SF	GROSS	299.6
	30,411 SF			329.7
FLOOR 07				
ASSEMBLY - WITHOUT FIXED SEATS - UNCONCENTRATED (tables and chairs)	1,407 SF	15 SF	NET	93.8
BUSINESS AREAS	30,273 SF	100 SF	GROSS	302.7
	31,680 SF			396.5
FLOOR 06				
BUSINESS AREAS	32,602 SF	100 SF	GROSS	326.0
	32,602 SF			326.0
FLOOR 05				
BUSINESS AREAS	31,903 SF	100 SF	GROSS	319.0
	31,903 SF			319.0
FLOOR 04				
ASSEMBLY - WITHOUT FIXED SEATS - UNCONCENTRATED (tables and chairs)	748 SF	15 SF	NET	49.9
BUSINESS AREAS	31,359 SF	100 SF	GROSS	313.6
	32,107 SF			363.5
FLOOR 03				
BUSINESS AREAS	32,602 SF	100 SF	GROSS	326.0
	32,602 SF			326.0
FLOOR 02				
BUSINESS AREAS	30,522 SF	100 SF	GROSS	305.2
	30,522 SF			305.2
FLOOR 01				
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	4,040 SF	300 SF	GROSS	13.5
BUSINESS AREAS	11,669 SF	100 SF	GROSS	116.7
EXCERCISE ROOMS	2,191 SF	50 SF	GROSS	43.8
LOCKER ROOMS	1,192 SF	50 SF	GROSS	23.8
MERCHANTILE - BASEMENT AND GRADE FLOOR AREAS	13,514 SF	30 SF	GROSS	450.5
	32,606 SF			648.3
FL P1 - GARAGE				
BUSINESS AREAS	358 SF	100 SF	GROSS	3.6
PARKING GARAGES	51,047 SF	200 SF	GROSS	255.2
	51,404 SF			258.8
FL P2 - GARAGE				
BUSINESS AREAS	1,736 SF	100 SF	GROSS	17.4
PARKING GARAGES	49,771 SF	200 SF	GROSS	248.9
	51,507 SF			266.2

APPLICABLE BUILDING CODES

THE BUILDING CONSTRUCTION WAS DESIGNED TO MEET THE FOLLOWING APPLICABLE BUILDING CODES IN THE COMMONWEALTH OF VIRGINIA:

2015 VIRGINIA CONSTRUCTION CODE
2015 VIRGINIA STATEWIDE FIRE PREVENTION CODE
2015 INTERNATIONAL FIRE CODE
2015 VIRGINA ENERGY CONSERVATION CODE
2015 VIRGINA MECHANICAL CODE
2015 VIRIGNIA PLUMBING CODE
2015 VIRGINIA BUILDING AND FIRE CODE REGULATED REGULATIONS

2009 ICC/ANSI 117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
(PER REFERENCE IN 2012 IBC)
2010 ADA STANDARDS (ADAAG) - EFFECTIVE MARCH 2012
1984 UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

BUILDING HEIGHTS AND AREAS - VCC CHAPTER 5

503 BUILDING HEIGHT AND AREA LIMITATIONS - SHALL NOT EXCEED THE LIMITS IN TABLE 503

503.1.3 - TYPE IB CONSTRUCTION

TABLE 504.3 & 504.4
B, A-2, S-2, AND M

ALLOWABLE HEIGHT	= 160'	PROPOSED BUILDING HEIGHT	= 115'
ALLOWABLE STORIES	= 11	PROPOSED # OF STORIES	= 9
ALLOWABLE AREA	= UNLIMITED	PROPOSED AREA	= SEE SCHEDULE

HEIGHT OF FIRE DEPARTMENT ACCESS:
ELEVATION OF LOWEST ADJACENT FD ACCESS = +30'-6"
ELEVATION OF HIGHEST OCCUPIED FLOOR = +135'-4"
HEIGHT OF FIRE DEPARTMENT ACCESS = +104'-10"

(FOR ZONING HEIGHT AND AREA SEE ZONING ANALYSIS)

TYPES OF CONSTRUCTION - VCC CHAPTER 6

CONSTRUCTION CLASSIFICATION (601)	RATING REQUIRED
BUILDING ELEMENTS (TABLE 601)	TYPE IB
PRIMARY STRUCTURAL FRAME	**2 HR**
PRIMARY STRUCTURE - COLUMNS	**2 HR**
BEARING WALLS	
EXTERIOR	**2 HR**
INTERIOR	**2 HR**
NONBEARING WALLS	
EXTERIOR	**0 HR** *(SEE FIRE SEPARATION DISTANCE)*
INTERIOR	**0 HR***
FLOOR CONSTRUCTION	**2 HR**
ROOF CONSTRUCTION	**1 HR**

*UNLESS REQ'D DUE TO OCCUPANCY OR AREA CONTENTS

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

hickok cole
Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-06-09	DSUP PRELIMINARY COMPLETENESS SUBMISSION
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP
COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
12" = 1'-0"

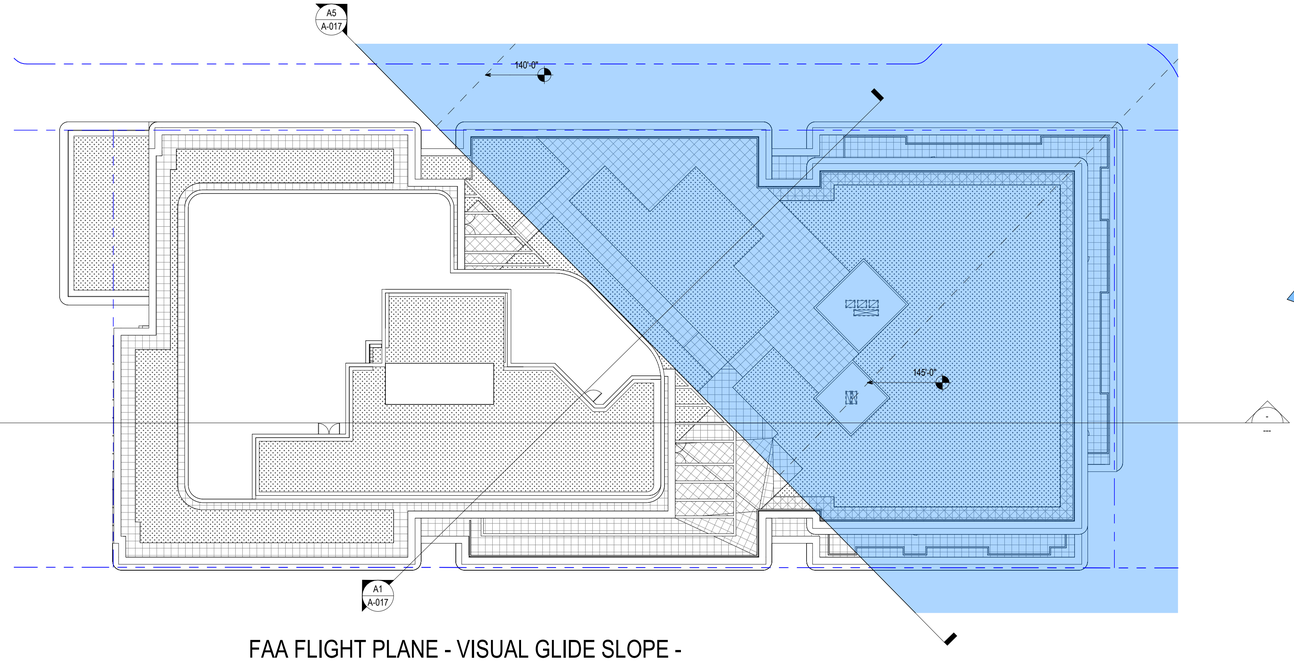
DRAWING TITLE
BUILDING CODE ANALYSIS

BLOCK 14

DRAWING NO.
A-014

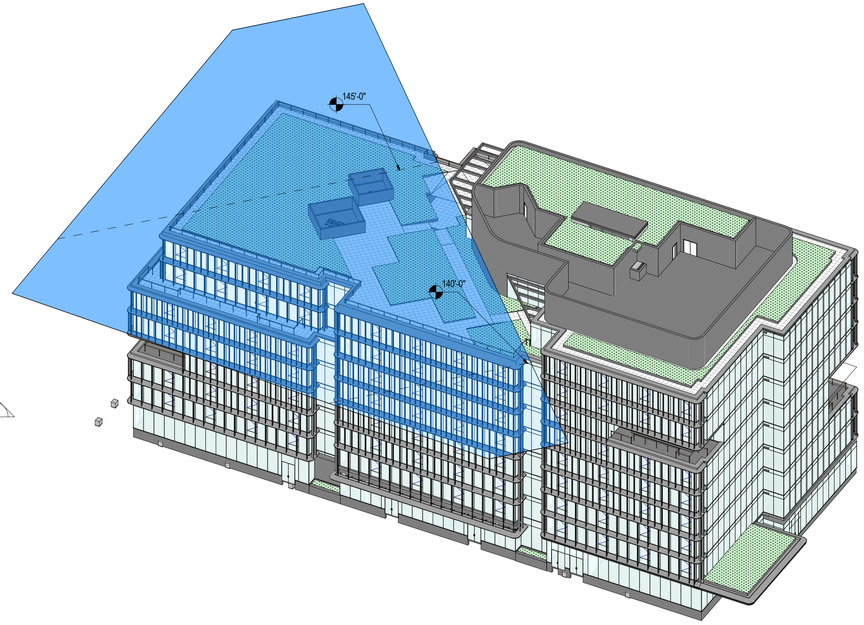
© 2020 Hickok Cole Architects, Inc.

8/3/2020 6:23:46 PM C:\Revit Local Files\VTECH INCUBATOR - BLOCK 14 - CENTRAL_RVT19 SD06_bryanzhun8040.rvt



FAA FLIGHT PLANE - VISUAL GLIDE SLOPE -
C1 PH ROOF

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



C5 FAA PLANE - AXON - VISUAL GLIDE SLOPE

0



A1 FAA BUILDING SECTION - OBLIQUE 2

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



A5 FAA BUILDING SECTION - OBLIQUE 1

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

FAA OBSTACLE CLEARANCE SURFACE

1) THE INFORMATION PRESENTED ON THIS SHEET IS DERRIVED FROM A REPORT PREPARED BY CAPITOL AIRSPACE GROUP ("FAA CONSULTANT").

2) ACCORDING TO THE FAA CONSULTANT, THE SURFACE REPRESENTED IN BLUE IS THE VISUAL GLIDE SLOPE INDICATOR PLANE. THE VGSI PROVIDES VISUAL AID TO AIRCRAFT APPROACHING TO LAND AT REAGAN WASHINGTON NATIONAL AIRPORT (DCA). TO BE SPECIFIC, THIS VGSI RELATES TO RUNWAY 04 PRECISION APPROACH PATH INDICATOR.

3) ACCORDING TO THE FAA CONSULTANT, IT IS EXTRODINARILY DIFFICULT TO OBTAIN A VARIANCE OR WAIVER TO ENCROACH INTO THE VGSI PLANE. THE DESIGN TEAM WAS DIRECTED TO ADJUST THE BUILDING MASSING TO AVOID INTERSECTION WITH THE VSGI PLANE.

4) THE FAA CONSULTANT PROVIDED DIGITAL FILES OF THE FAA OBSTACLE CLEARANCE SURFACE TO THE CCI, THE CIVIL ENGINEER. THE CIVIL ENGINEER PREPARED CAD FILES WITH THE FAA CONTOURS, IN RELATION TO THE PROJECT SITE. THIS DOCUMENT IS BASED ON THE CAD FILE PREPARED BY THE CIVIL ENGINEER.

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-05-01	SCHEMATIC DESIGN SET
	2020-06-09	DSUP PRELIMINARY COMPLETENESS SUBMISSION
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

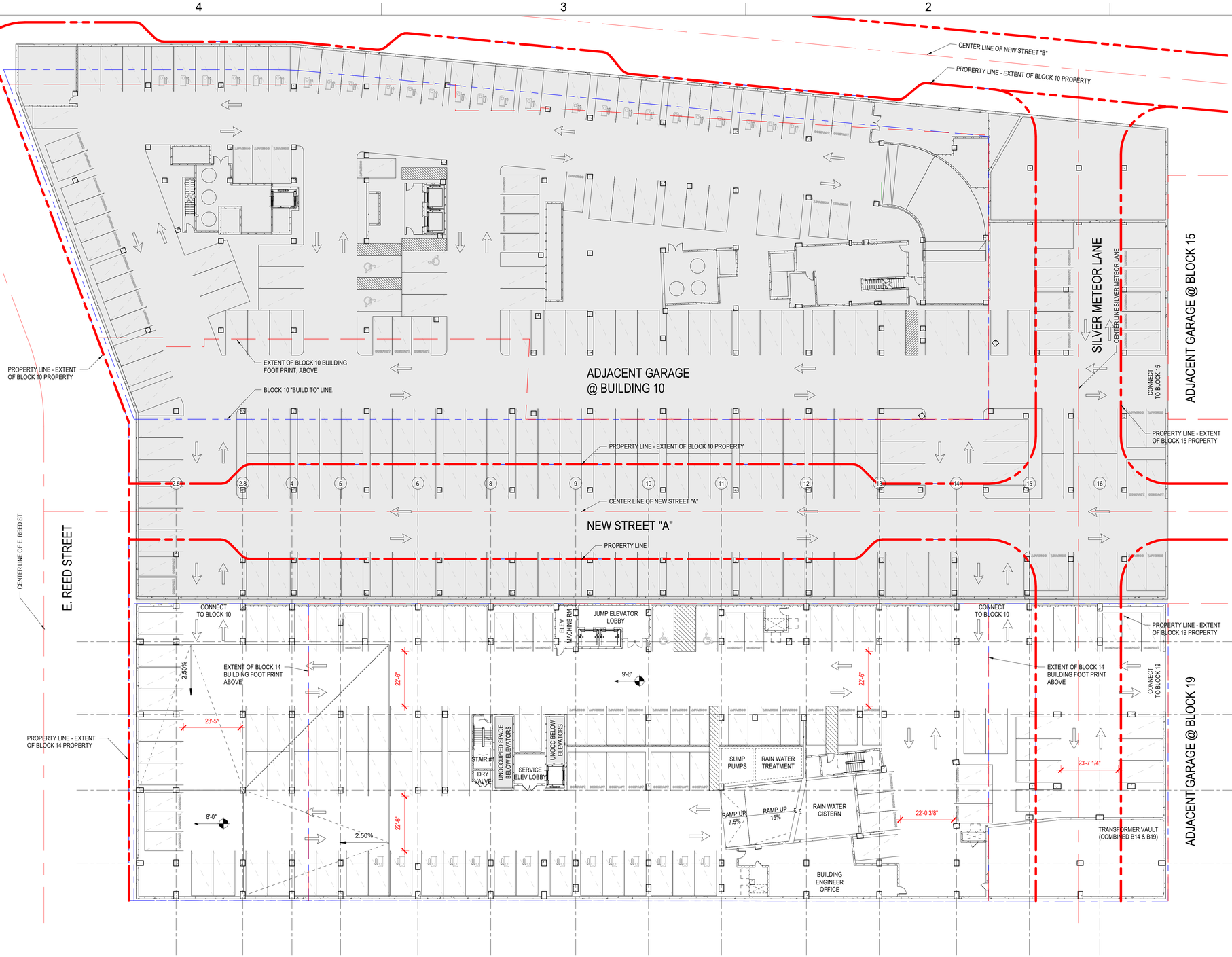
DRAWING TITLE
FAA HEIGHT LIMITATION

BLOCK 14

DRAWING NO.
A-017

© 2020 Hickok Cole Architects, Inc.

8/3/2020 6:24:01 PM C:\Revit Local Files\VTECH INCUBATOR - BLOCK 14 - CENTRAL_RVT19 SD06_bryanchun8040.rvt

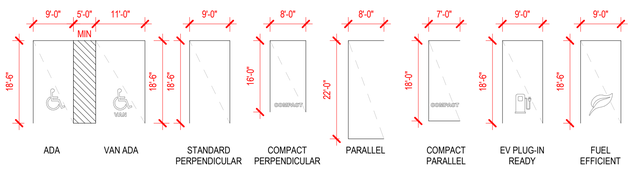


B2 FLOOR P2 - GARAGE - BLOCK 14

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

NOTE: THE PARKING FOR THE SITE IS SHARED WITH THE ADJACENT BLOCKS

PARKING LEGEND



PARKING SCHEDULE - BLOCK 14

Type	Count
FL P1 - GARAGE	
STANDARD - PERPENDICULAR	63
COMPACT - PERPENDICULAR	29
ADA - VAN	2
ADA - HANDICAP	4
	98
FL P2 - GARAGE	
STANDARD - PERPENDICULAR	61
EV PLUG IN	14
COMPACT - PERPENDICULAR	38
ADA - HANDICAP	2
	115
Grand total	213

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

hickok cole
Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS SUBMISSION
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP
COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
HC

SCALE
As indicated

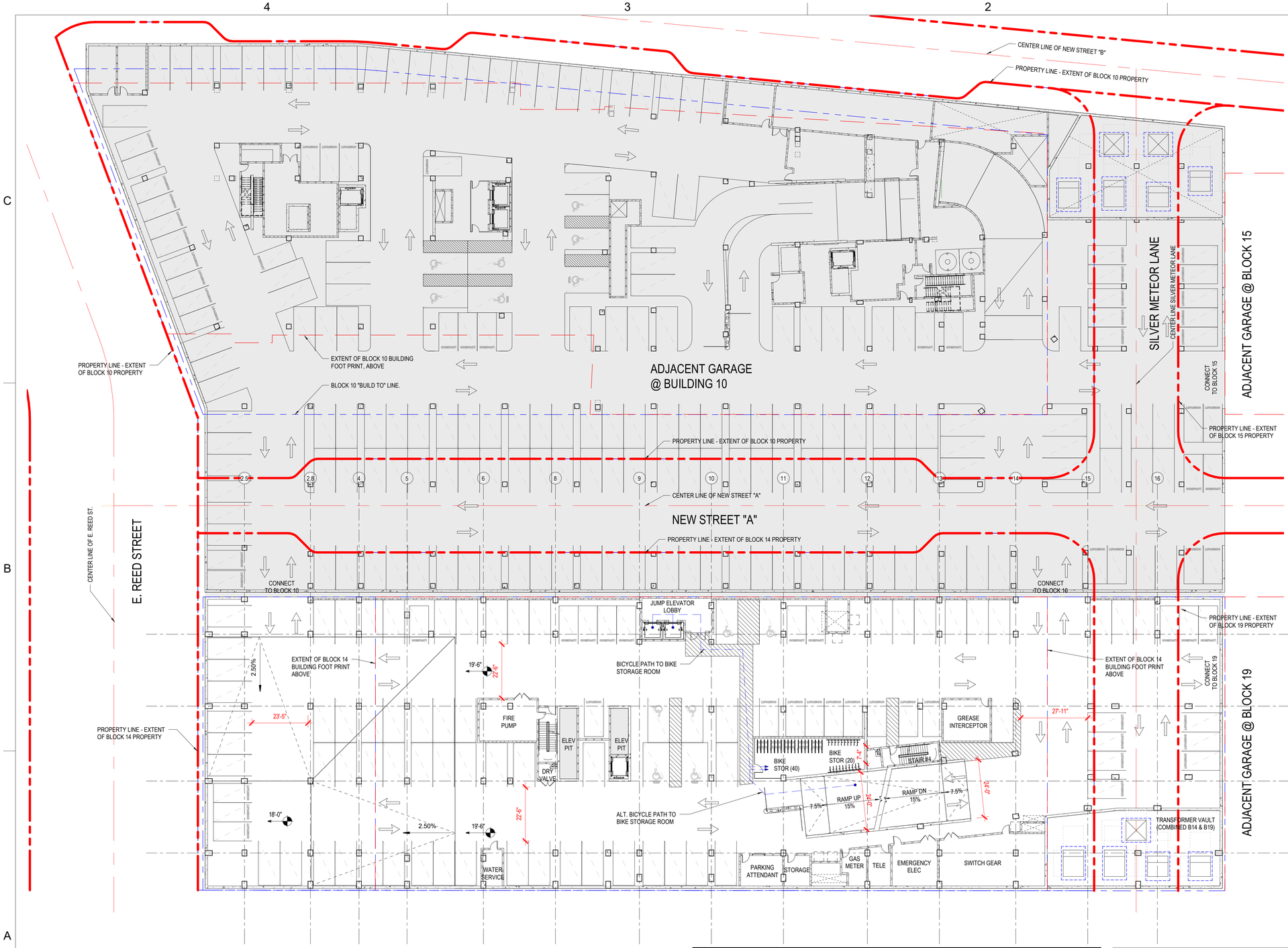
DRAWING TITLE
FLOOR PLAN - PARKING - P2

BLOCK 14

DRAWING NO.
A-098

© 2020 Hickok Cole Architects, Inc.

8/3/2020 6:24:03 PM C:\Revit Local Files\VTECH INCUBATOR - BLOCK 14 - CENTRAL_RVT19 SD06_bryanchun8040.rvt

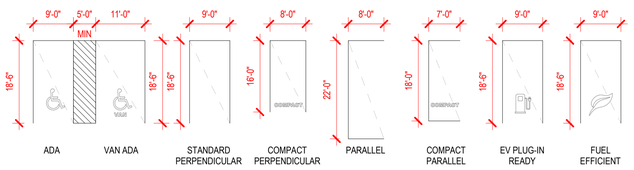


B1 | FLOOR P1 - GARAGE - BLOCK 14

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

NOTE: THE PARKING FOR THE SITE IS SHARED WITH THE ADJACENT BLOCKS

PARKING LEGEND



PARKING SCHEDULE - BLOCK 14

Type	Count
FL P1 - GARAGE	
STANDARD - PERPENDICULAR	63
COMPACT - PERPENDICULAR	29
ADA - VAN	2
ADA - HANDICAP	4
	98
FL P2 - GARAGE	
STANDARD - PERPENDICULAR	61
EV PLUG IN	14
COMPACT - PERPENDICULAR	38
ADA - HANDICAP	2
	115
Grand total	213

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

hickok cole
Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS SUBMISSION
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP
COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
HC

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - PARKING - P1

BLOCK 14

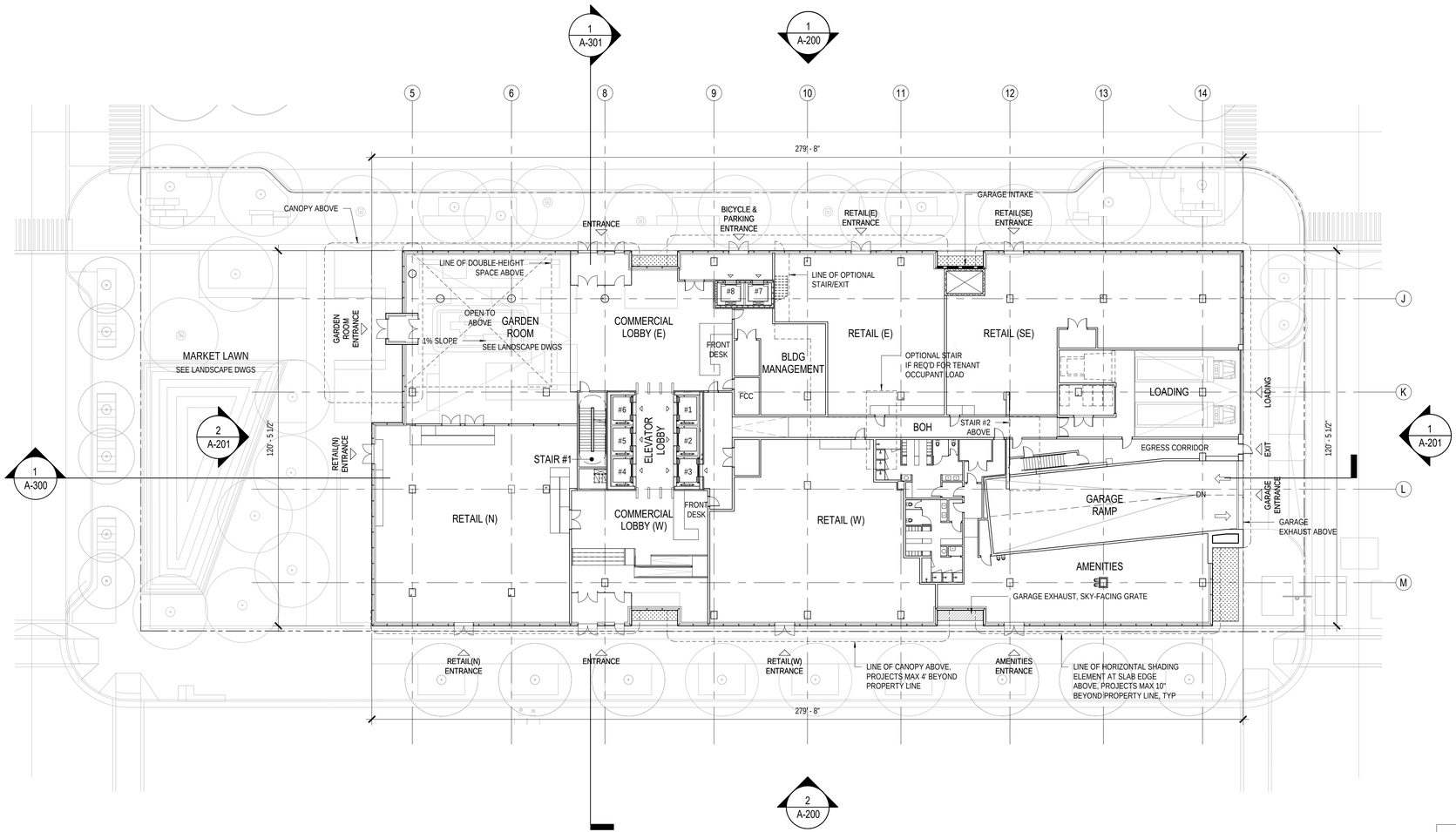
DRAWING NO.
A-099

© 2020 Hickok Cole Architects, Inc.

8/3/2020 6:24:05 PM C:\Revit Local Files\VTECH INCUBATOR - BLOCK 14 - CENTRAL_RVT19 SD06_bryanchun8040.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 FLOOR 01

1" = 20'-0"

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

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DESCRIPTION	DATE
	DSUP CONCEPT II	2020-04-03
	DSUP PRELIMINARY COMPLETENESS	2020-06-09
	DSUP VERIFICATION OF COMPLETENESS	2020-07-23
	DSUP - VERIFICATION RESUBMISSION	2020-08-07

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - LEVEL 01

BLOCK 14

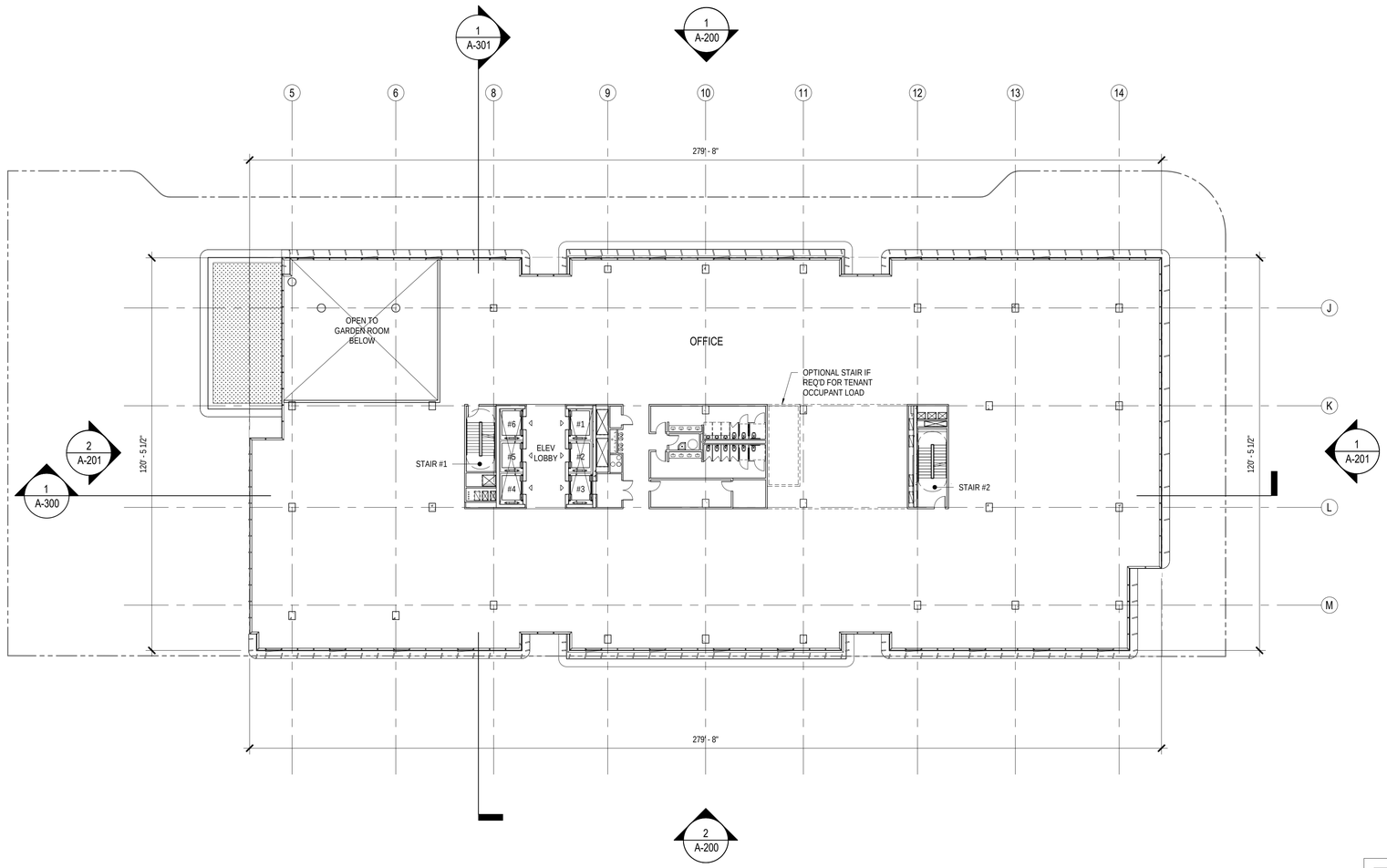
DRAWING NO.
A-101

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:30:02 PM C:\Users\kmichnick\Documents\A-NPY14_kmichnick.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 FLOOR 02

1" = 20'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - LEVEL 02

BLOCK 14

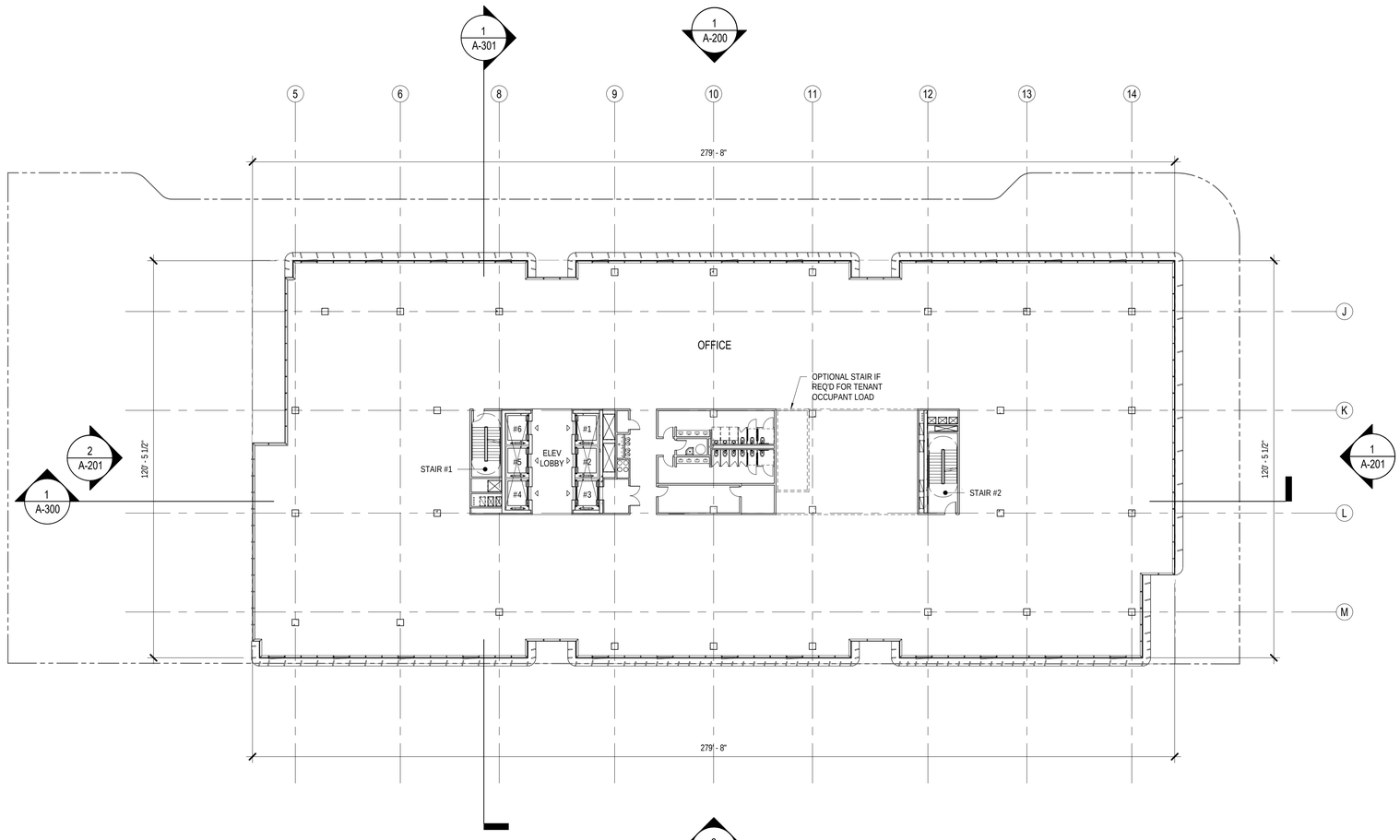
DRAWING NO.
A-102

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:30:11 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 FLOOR 03

1" = 20'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT III
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - LEVEL 03

BLOCK 14

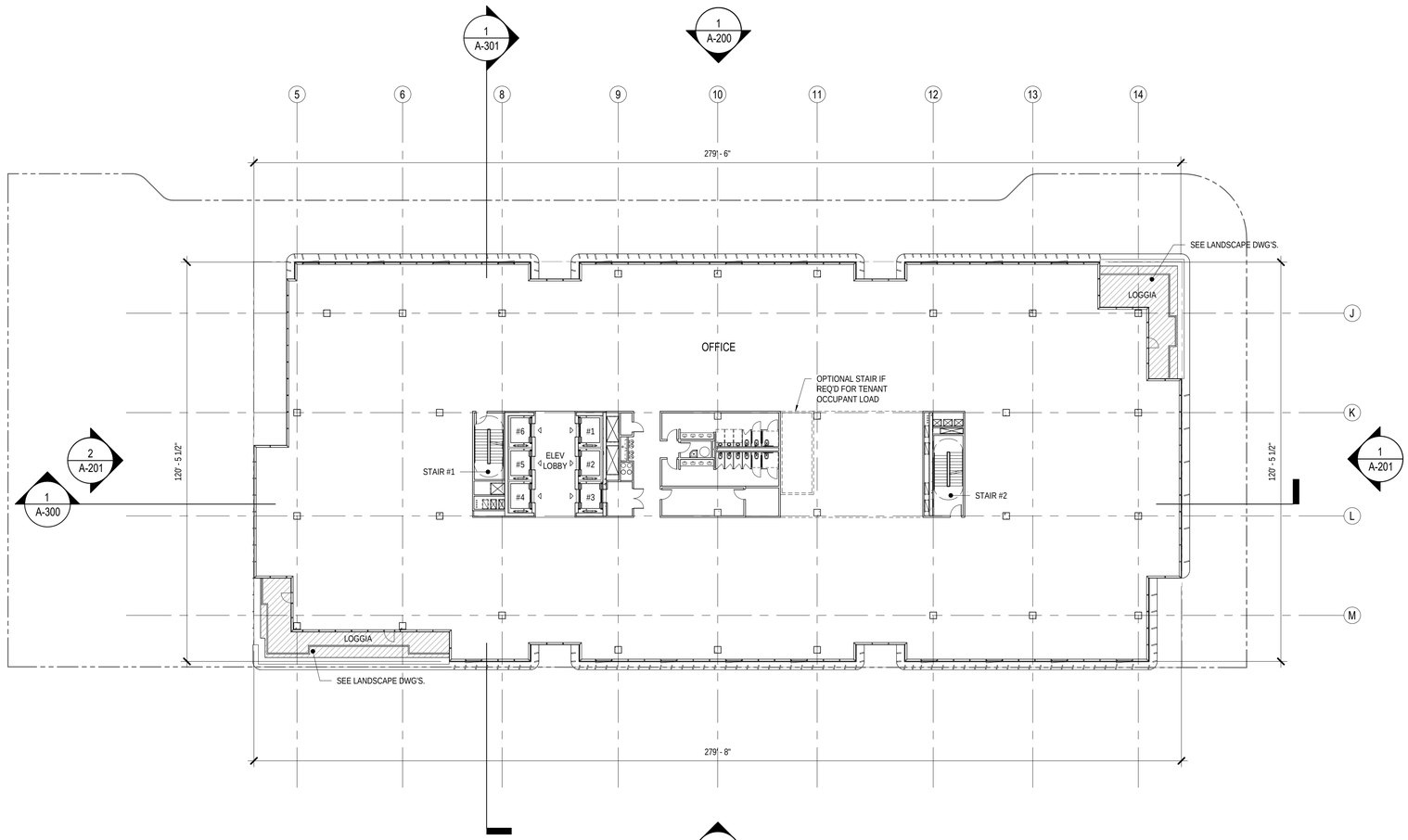
DRAWING NO.
A-103

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:31:31 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 FLOOR 04

1" = 20'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - LEVEL 04

BLOCK 14

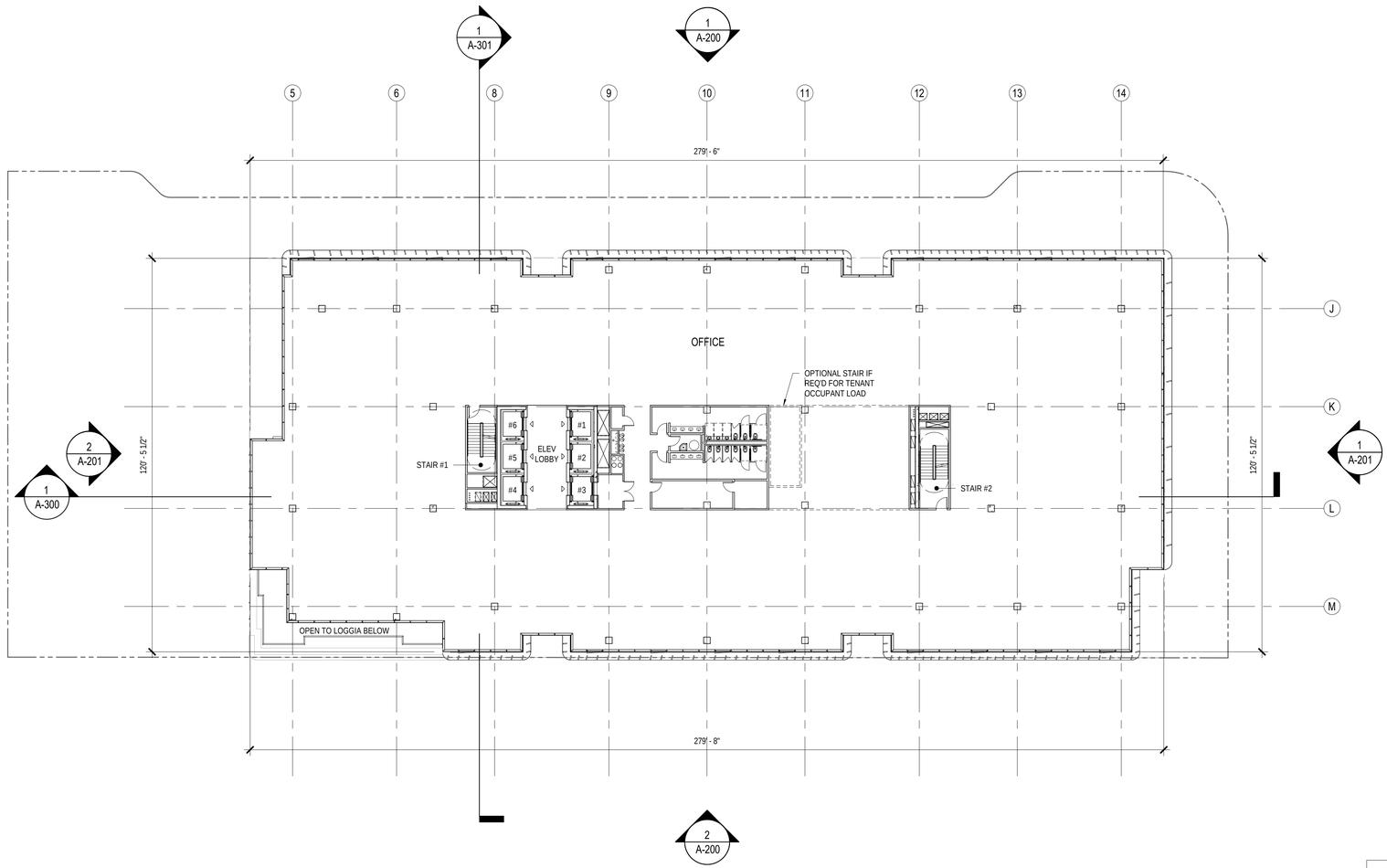
DRAWING NO.
A-104

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:32:03 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 FLOOR 05

1" = 20'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT III
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - LEVEL 05

BLOCK 14

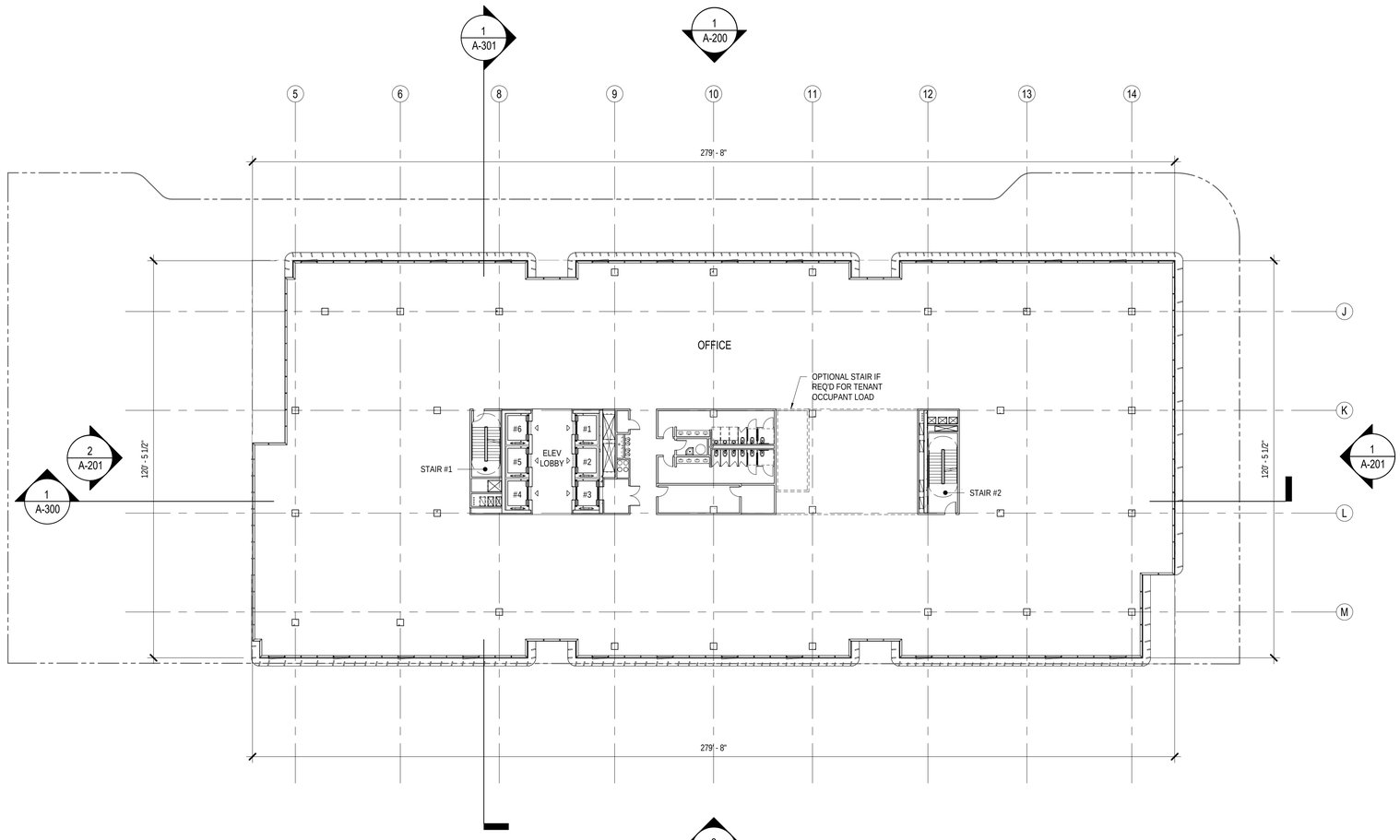
DRAWING NO.
A-105

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:32:18 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 FLOOR 06

1" = 20'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT III
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - LEVEL 06

BLOCK 14

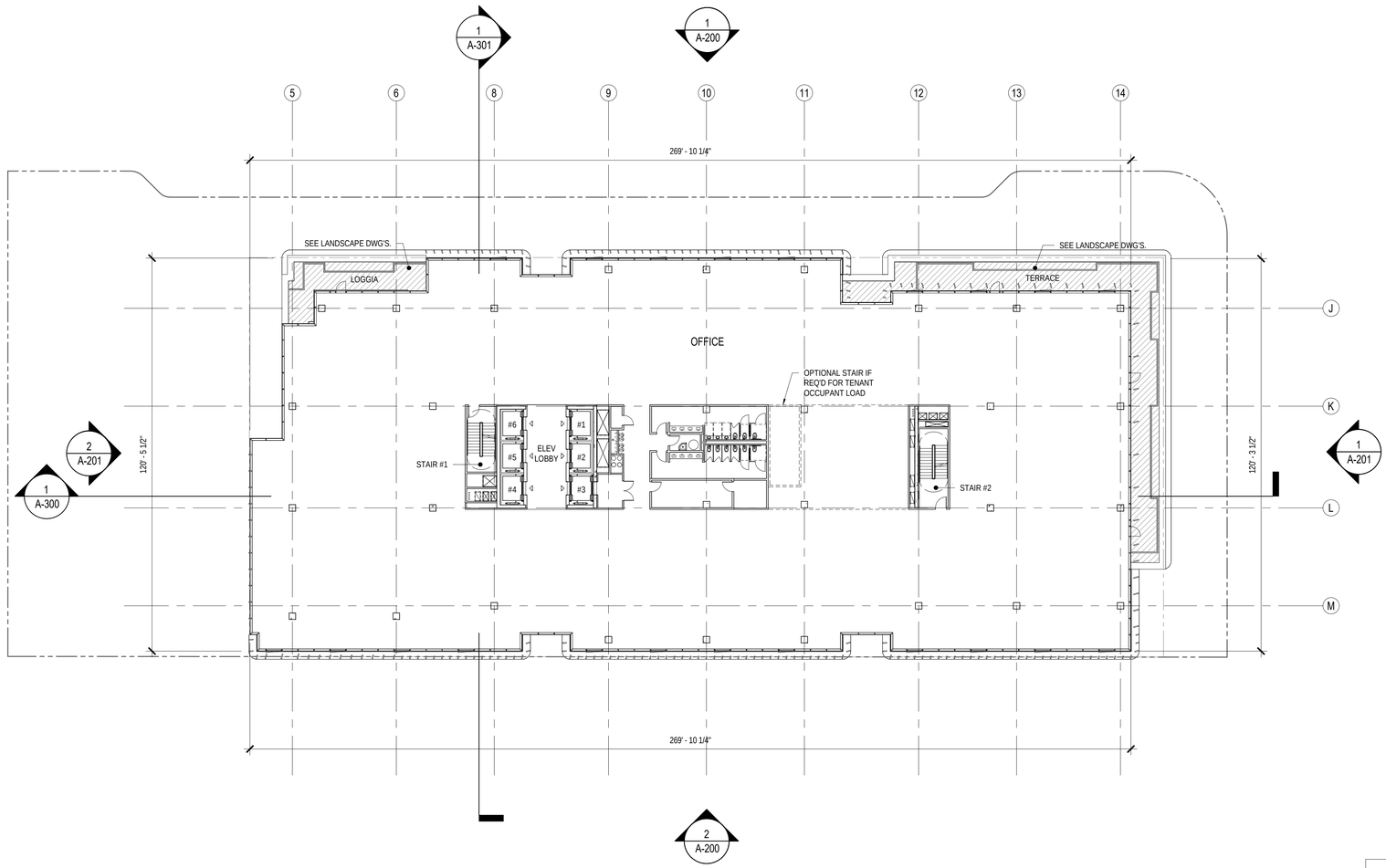
DRAWING NO.
A-106

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:32:30 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 FLOOR 07

1" = 20'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - LEVEL 07

BLOCK 14

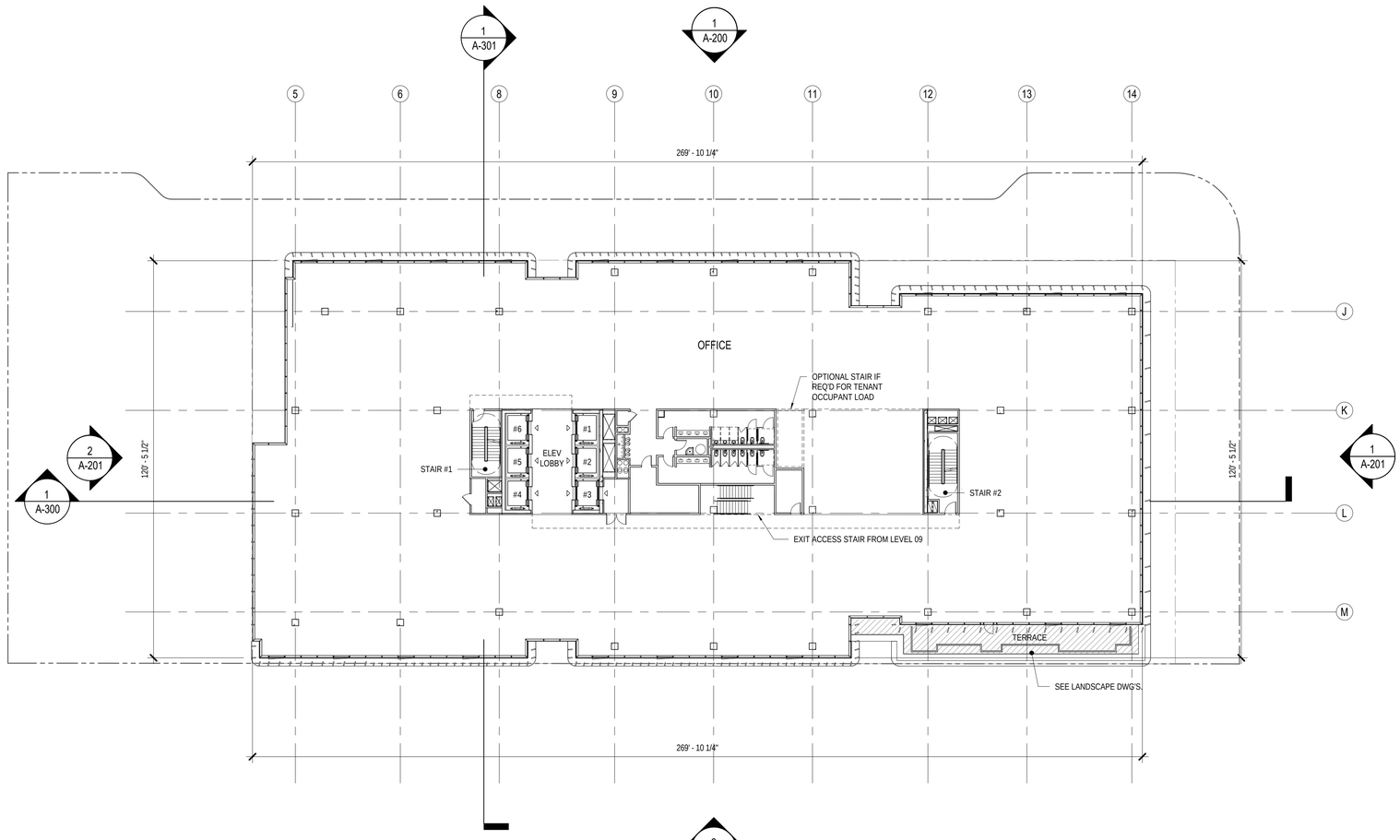
DRAWING NO.
A-107

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:32:38 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 FLOOR 08

1" = 20'-0"

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

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT III
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - LEVEL 08

BLOCK 14

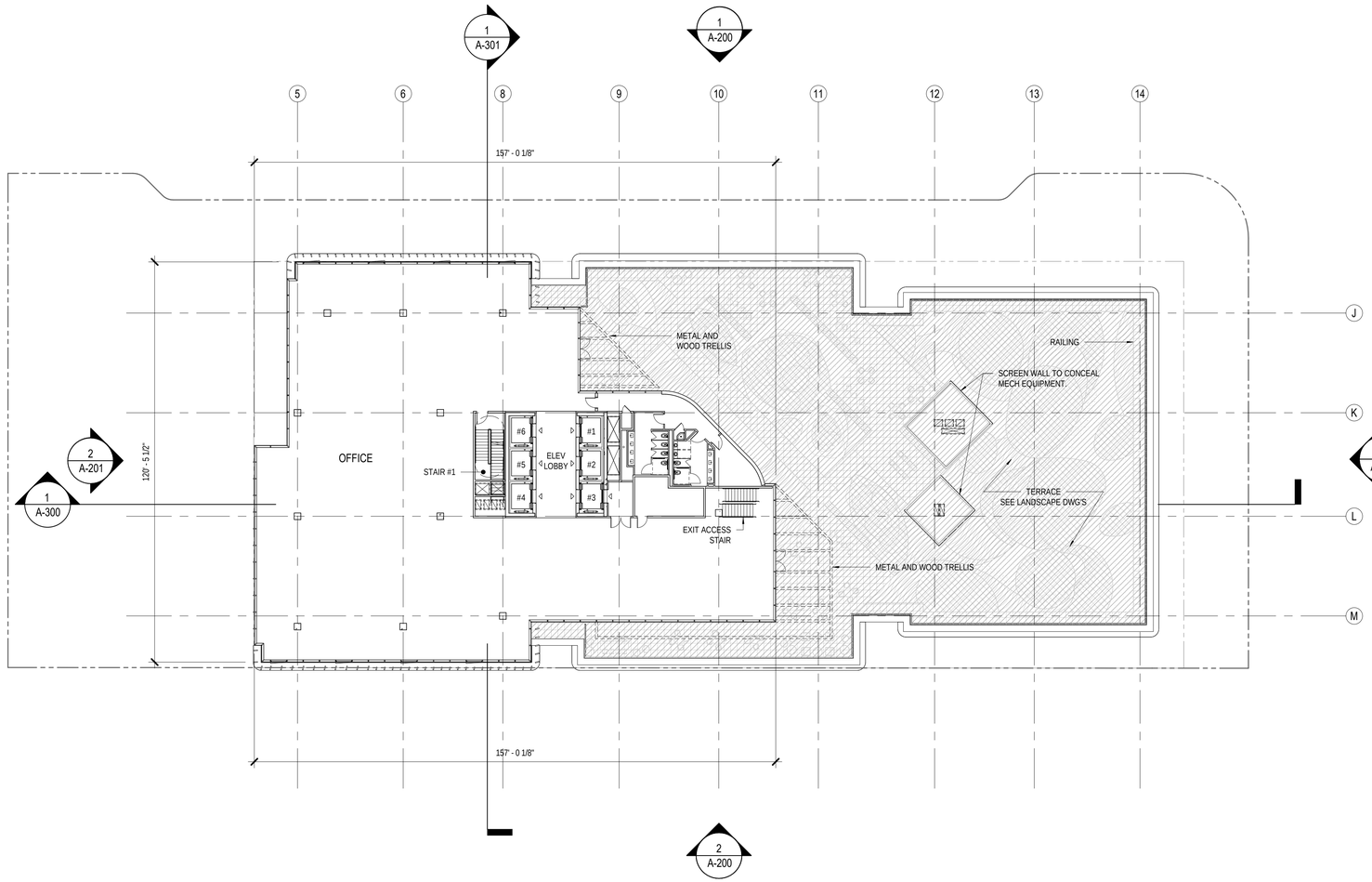
DRAWING NO.
A-108

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:32:46 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 FLOOR 09

1" = 20'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - LEVEL 09

BLOCK 14

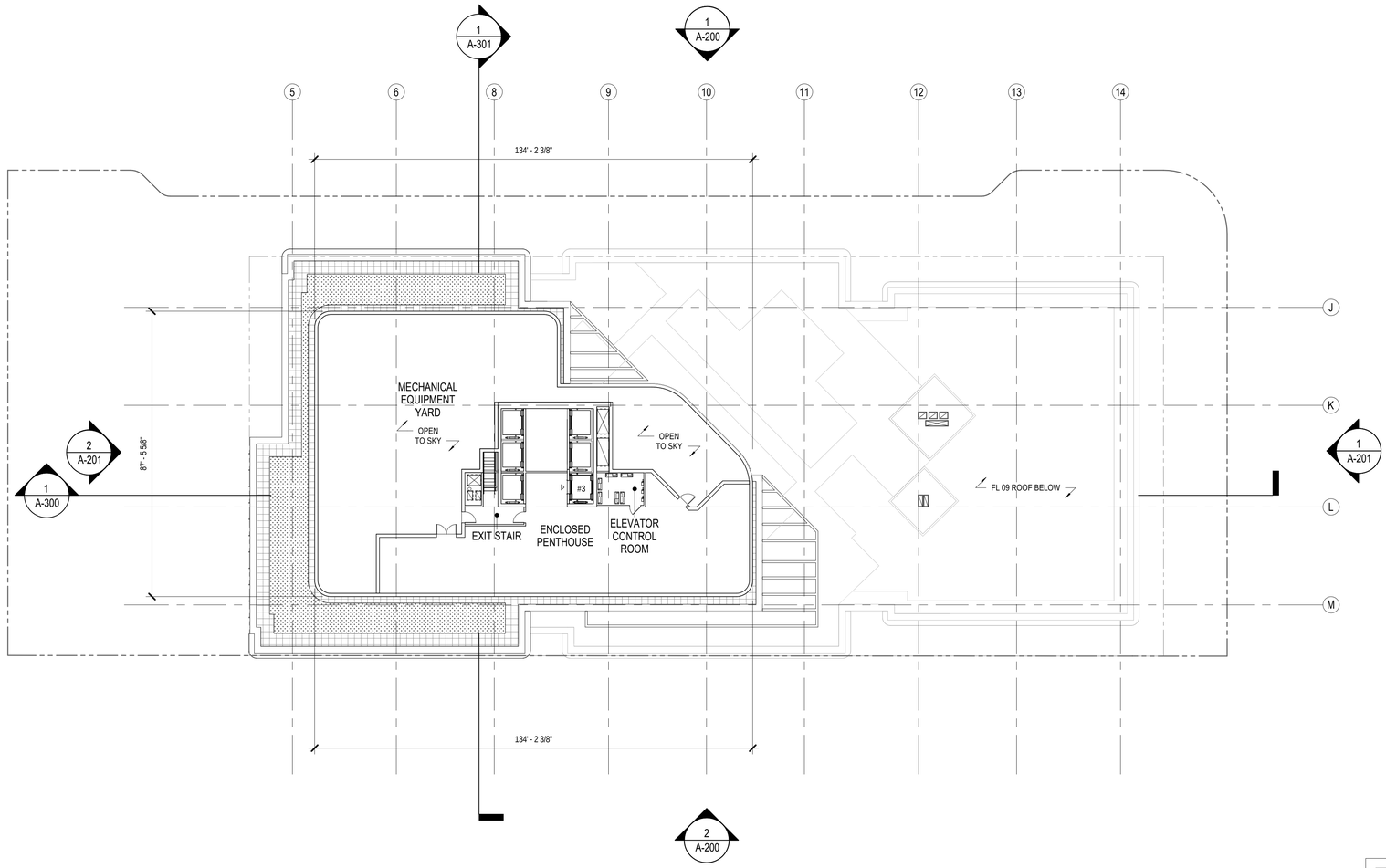
DRAWING NO.
A-109

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:32:57 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 ROOF FLOOR PLAN

1" = 20'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - ROOF

BLOCK 14

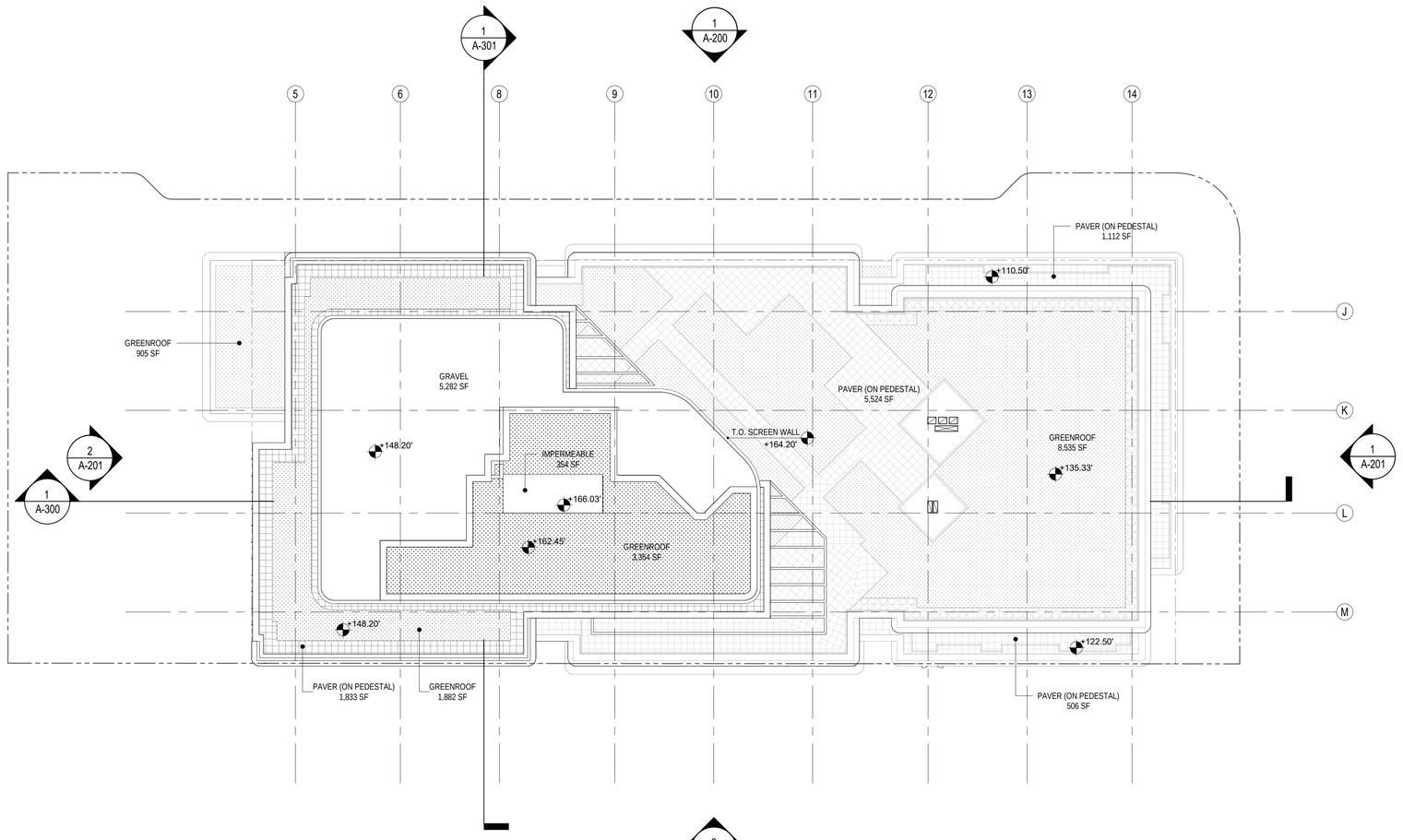
DRAWING NO.
A-110

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:33:07 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS ARE MEASURED FROM MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE MEASURED TO TOP OF SLAB OR TO TOP OF GRADE, UNLESS OTHERWISE NOTED.



1 COMPOSITE ROOF PLAN

1" = 20'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT III
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN - COMPOSITE ROOF PLAN

BLOCK 14

DRAWING NO.
A-111

© 2020 Hickok Cole Architects, Inc.

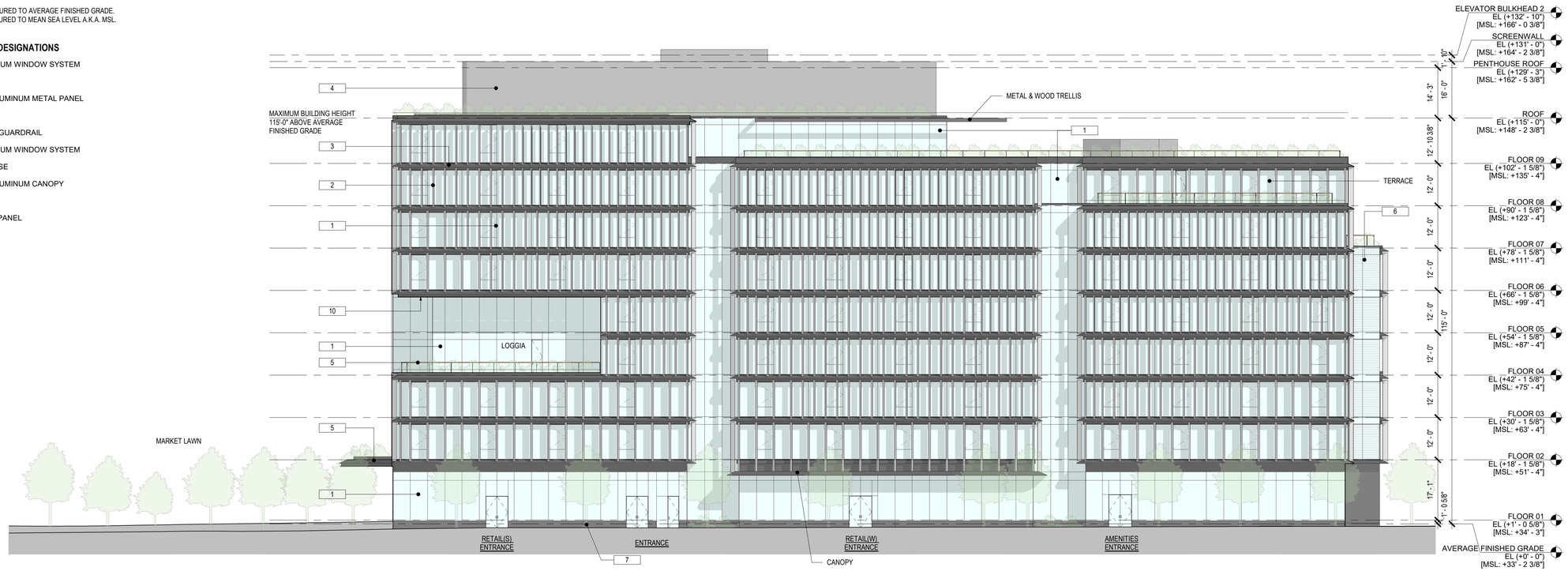
8/3/2020 2:33:22 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS IN ( ) ARE MEASURED TO AVERAGE FINISHED GRADE.
2. ELEVATIONS IN [ ] ARE MEASURED TO MEAN SEA LEVEL A.K.A. MSL.

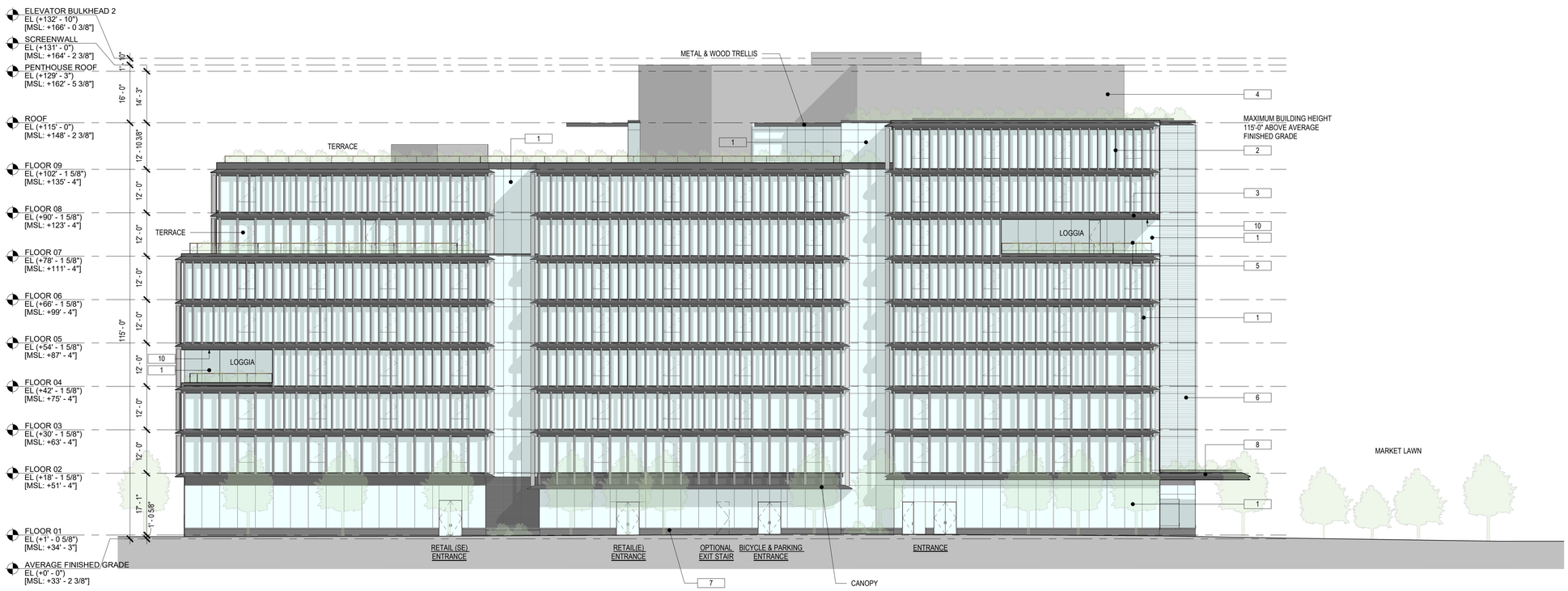
EXTERIOR WALL TYPE DESIGNATIONS

1	GLASS & ALUMINUM WINDOW SYSTEM
2	METAL PANEL
3	PREFINISHED ALUMINUM METAL PANEL
4	SCREEN WALL
5	WOOD & METAL GUARDRAIL
6	GLASS & ALUMINUM WINDOW SYSTEM
7	STONE-CLAD BASE
8	PREFINISHED ALUMINUM CANOPY
9	LOADING DOOR
10	WOOD VENEER PANEL



2 WEST ELEVATION

1/16" = 1'-0"



1 EAST ELEVATION

1/16" = 1'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
BUILDING ELEVATION - EAST & WEST

BLOCK 14

DRAWING NO.
A-200

© 2020 Hickok Cole Architects, Inc.

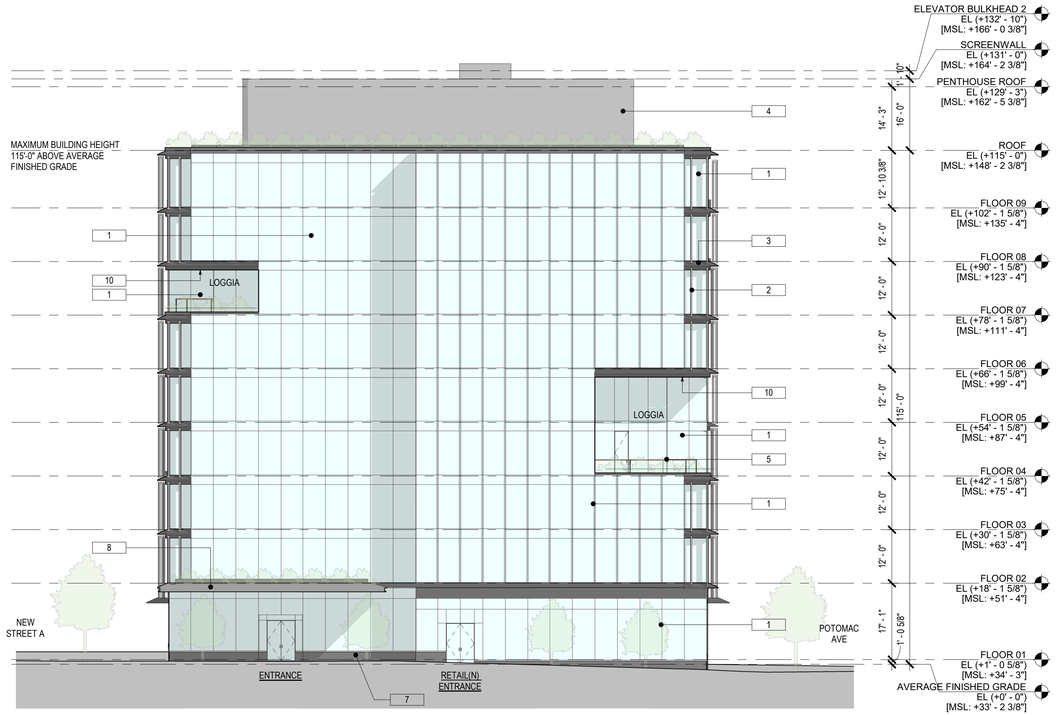
8/3/2020 2:36:38 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS IN ( ) ARE MEASURED TO AVERAGE FINISHED GRADE.
2. ELEVATIONS IN [ ] ARE MEASURED TO MEAN SEA LEVEL A.K.A. MSL.

EXTERIOR WALL TYPE DESIGNATIONS

1	GLASS & ALUMINUM WINDOW SYSTEM
2	METAL PANEL
3	PREFINISHED ALUMINUM METAL PANEL
4	SCREEN WALL
5	WOOD & METAL GUARDRAIL
6	GLASS & ALUMINUM WINDOW SYSTEM
7	STONE-CLAD BASE
8	PREFINISHED ALUMINUM CANOPY
9	LOADING DOOR
10	WOOD VENEER PANEL



2 NORTH ELEVATION

1/16" = 1'-0"



1 SOUTH ELEVATION

1/16" = 1'-0"

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME

NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
BUILDING ELEVATION - NORTH & SOUTH

BLOCK 14

DRAWING NO.
A-201

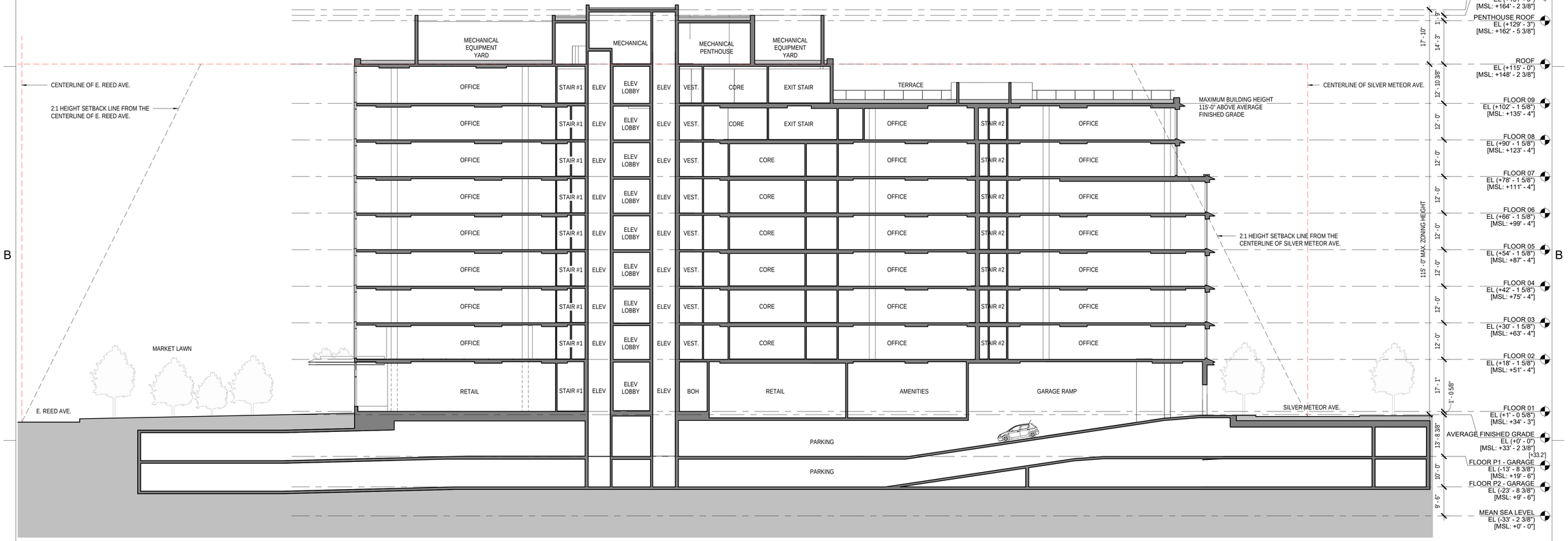
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:38:29 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS IN ( ) ARE MEASURED TO AVERAGE FINISHED GRADE.
2. ELEVATIONS IN [ ] ARE MEASURED TO MEAN SEA LEVEL A.K.A. MSL.



1 N-S SECTION

1/16" = 1'-0"

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX

CONSULTANTS

PROJECT DETAILS

PROJECT NAME

NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
BUILDING SECTION - NORTH SOUTH

BLOCK 14

DRAWING NO.
A-300

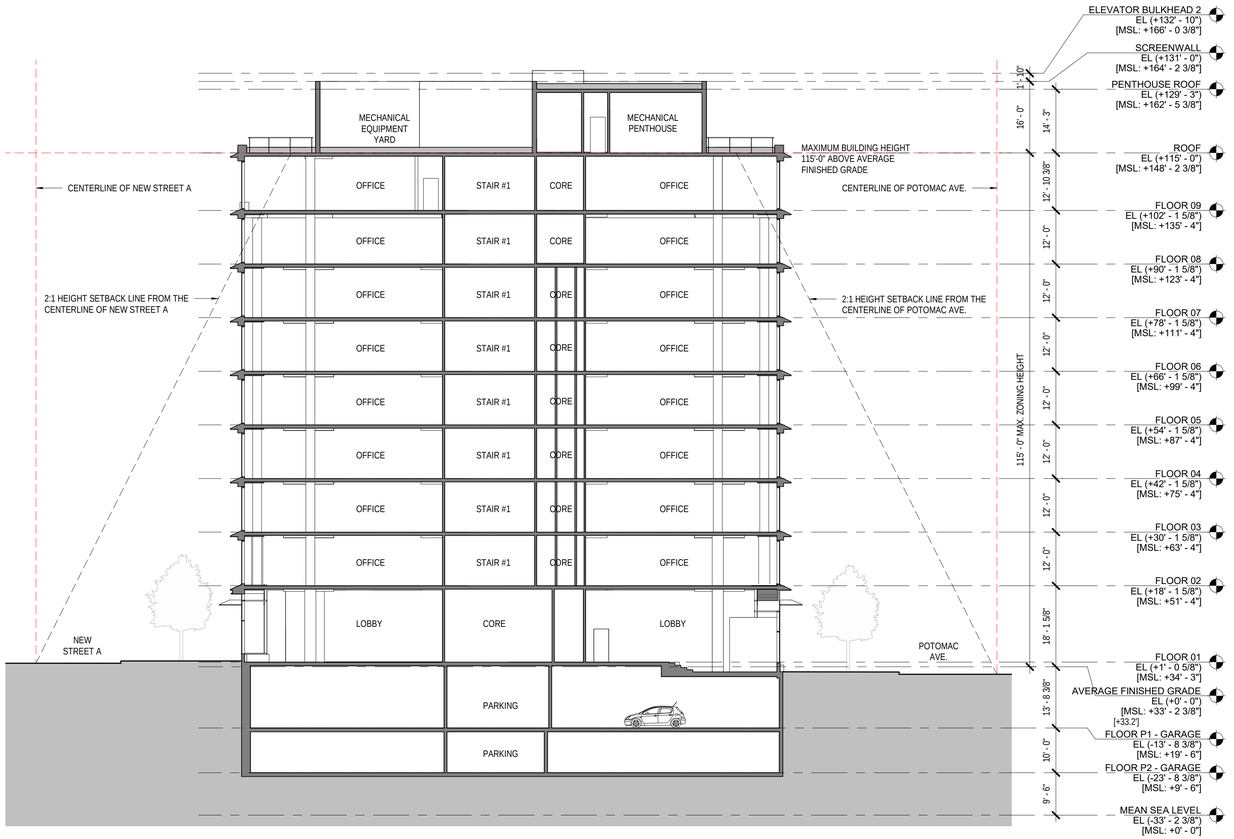
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____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

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:33:49 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt

GENERAL NOTES

1. ELEVATIONS IN ( ) ARE MEASURED TO AVERAGE FINISHED GRADE.
2. ELEVATIONS IN [ ] ARE MEASURED TO MEAN SEA LEVEL A.K.A. MSL.



1 E-W SECTION

1/16" = 1'-0"

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE:	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
As indicated

DRAWING TITLE
BUILDING SECTION - EAST WEST

BLOCK 14

DRAWING NO.
A-301

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:34:01 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt



2 | SOUTHEAST AERIAL



1 | SOUTHWEST AERIAL

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
3/4" = 1'-0"

DRAWING TITLE
RENDERINGS

BLOCK 14

DRAWING NO.
A-350

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

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:34:09 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt



4 | NORTHWEST FACADE



2 | NORTHEAST FACADE



3 | SOUTHWEST FACADE



1 | SOUTHEAST FACADE

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No.
4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
12" = 1'-0"

DRAWING TITLE
RENDERINGS

BLOCK 14

DRAWING NO.
A-351

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:34:20 PM C:\Users\kmichnick\Documents\A-NPY14_kmichnick.rvt



3 | WEST ELEVATION



2 | WEST STOREFRONT



1 | NORTHWEST CORNER

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

hickok cole

Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007
202.667.9776
hickokcole.com

COOKFOX
CONSULTANTS

PROJECT DETAILS

PROJECT NAME
NORTH POTOMAC YARD PHASE 1 BLOCK 14

JBG SMITH

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2020-04-03	DSUP CONCEPT II
	2020-06-09	DSUP PRELIMINARY COMPLETENESS
	2020-07-23	DSUP VERIFICATION OF COMPLETENESS
	2020-08-07	DSUP VERIFICATION RESUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

PROJECT NO.
20216.00

DRAWN BY
Author

SCALE
12" = 1'-0"

DRAWING TITLE
RENDERINGS

BLOCK 14

DRAWING NO.
A-352

© 2020 Hickok Cole Architects, Inc.

8/3/2020 2:34:31 PM C:\Users\kmichniok\Documents\A-NPY14_kmichniok.rvt