PRELIMINARY DSUP SITE PLAN
NORTH POTOMAC YARD
PHASE 1 BLOCK 19

ALEXANDRIA, VIRGINIA

PROJECT NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT AND PRELIMINARY SITE PLAN FOR A 7 STORY RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL AND 262 UNITS CONTAINING APPROXIMATELY 220,033 SQUARE FEET OF FLOOR AREA.

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)
- MODIFICATION OF THE LANDSCAPE GUIDELINES
- MASTER PLAN AMENDMENT FOR INCREASE HEIGHT
- CDD AMENDMENT FOR INCREASED HEIGHT
- TRANSPORTATION MANAGEMENT PLAN SUP AMENDMENT
- COORDINATED SIGN PLAN SUP

AREA TABULATIONS

PHASE I EXISTING SITE AREA:	016.02-01-03 - 818,057 S.F. OR 18.78 AC.
PROPOSED BLOCK 19 SITE AREA:	1.21 AC OR 52,657 SF
TOTAL IMPERVIOUS AREA:	0.97 AC OR 42,171 SF
APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION:	1.65 AC OR 71,826 SF

ZONING TABULATIONS - BLOCK 19

SITE LOCATION/ADDRESS:	3601 POTOMAC AVENUE BLOCK 19
EXISTING ZONE:	CDD #19
PROPOSED ZONE:	CDD #19
SMALL AREA PLAN DISTRICT:	NORTH POTOMAC YARD
EXISTING USE:	MOVIE THEATER
PROPOSED USE:	MULTIFAMILY AND GROUND FLOOR RETAIL
GROSS FLOOR AREA PROPOSED:	RESIDENTIAL = 232,163 GSF PARKING P1 = 42,502 GSF RETAIL = 26,356 GSF PARKING P2 = 42,502 GSF TOTAL = 343,523 GSF
NET FLOOR AREA PROPOSED:	RESIDENTIAL = 197,318 SF RETAIL = 22,715 SF TOTAL = 220,033 SF
PROPOSED NUMBER OF UNITS:	STUDIO - 89 3BR - 8 1BR - 118 2BR - 47 TOTAL - 262
UNITS PER ACRE:	217 UNITS/ACRE
OPEN SPACE REQUIRED:	35% OF OVERALL CDD #19 SITE AREA, 15% OF WHICH TO BE PROVIDED AT GRADE
OPEN SPACE PROVIDED:	AT GRADE: 0 ABOVE GRADE: 5,679 S.F. TOTAL OPEN SPACE = 5,679 S.F.
BUILDING SETBACKS:	REFER TO ARCHITECTURAL SHEET A5.01 FOR BUILDING SETBACK DIAGRAM
EXISTING FAR:	0.09
MAX FAR:	N/A
PROPOSED FAR:	5.05/1.21 = 4.17
MAXIMUM BUILDING HEIGHT:	90'
PROPOSED BUILDING HEIGHT : ABOVE FINISHED GRADE	85' FROM AVERAGE FINISHED GRADE
AVERAGE FINISHED GRADE:	32.83'
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: N/A
PARKING CALCULATIONS: SEE THIS SHEET	
LOADING REQUIRED:	3 SPACE
LOADING PROVIDED:	3 SPACE
EXISTING TRIP GENERATION:	1,335 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:

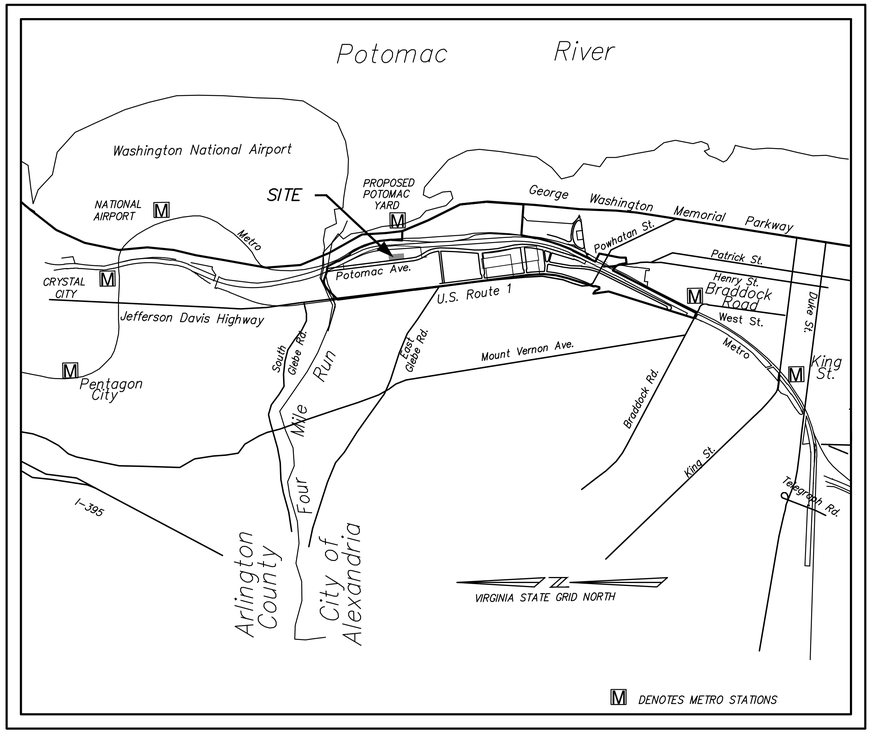
	BLOCK 19
STANDARD	110
COMPACT	67
ADA - STANDARD	4
ADA - VAN	1
TOTAL	182

TOTAL AUTO TRIPS BY BLOCK ENTERING/EXITING GARAGE

BLOCK	AM PEAK HOUR			PM PEAK HOUR		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
19	28	38	66	47	39	86

VICINITY MAP

SCALE 1"= 2000'



PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/21/2020
PROFESSIONAL ENGINEER

DATE	REVISION
06-09-2020	FIRST SUBMISSION
07-17-2020	VERIFICATION SUBMISSION
08-07-2020	VERIFICATION RESUBMISSION
08-21-2020	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

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

ARCHITECT
Hord Coplan Macht
1925 Ballenger Avenue
Suite 525
Alexandria, VA
(571) 388-7761

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 & MARKING PLAN
C303	STRIPING & MARKING PLAN
C304	STRIPING & 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 19 TREE AND VEGETATION PROTECTION PLAN
L100A	BLOCK 19 CONSTRUCTION SCHEDULE
L100B	BLOCK 19 CONSTRUCTION SCHEDULE
L100C	BLOCK 19 SITE FURNISHINGS
L100D	BLOCK 19 SITE FURNISHINGS
L100E	BLOCK 19 PLANTING SCHEDULE
L101	BLOCK 19 LEVEL 01 LANDSCAPE PLAN
L102	BLOCK 19 LEVEL 01 LANDSCAPE PLAN
L201	BLOCK 19 SITE SECTIONS
L401	BLOCK 19 LEVEL 01 IRRIGATION PLAN
L501	BLOCK 19 LEVEL 01 SOIL PLAN

ARCHITECTURAL SHEETS

L2.0	LEVEL 2 LANDSCAPE AMENITY PLAN & RENDERING
L3.0	PLANTING DETAILS
A0.01	BUILDING CODE ANALYSIS
A2.000	GARAGE LEVEL 2 PLAN
A2.001	GARAGE LEVEL 1 PLAN
A2.002	BK19 & BK 15 OVERALL PARKING PLANS
A2.01	LEVEL 1 PLAN
A2.02	LEVEL 2 PLAN
A2.03	LEVEL 3 PLANS
A2.04	LEVEL 4-6 PLANS
A2.07	LEVEL 7 PLAN
A2.08	ROOF PLAN
A3.00	OPEN SPACE PLAN
A3.01	AREA PLANS
A3.02	ENCROACHMENT EXHIBIT
A4.01	ELEVATIONS
A5.00	BUILDING SECTIONS
A5.01	BUILDING SETBACK DIAGRAM
A6.01	RENDERINGS
A6.02	RENDERINGS

APPROVED
SPECIAL USE PERMIT NO. 2020-0017
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

109999

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

: 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

: EX. STORM MANHOLE

: 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

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

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

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.
8. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

GREEN BUILDING NARRATIVE

A DRAFT LEED SCORECARD FOR BLOCK 19 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 19 CURRENTLY CONTEMPLATES THE INCLUSION OF THE FOLLOWING SUSTAINABLE STRATEGIES:

SITE:

NATIVE PLANT COMMUNITIES AT THE 2ND FLOOR ROOF TERRACES, ROOFTOP USABLE SPACE AT THE 2ND FLOOR ROOF TERRACES, AND HIGH-REFLECTIVE SURFACE ON THE MAIN ROOF ARE PLANNED IN THE CURRENT DESIGN.

WASTE:

DEMOLITION AND CONSTRUCTION DIVERSION, SOLID WASTE MANAGEMENT PLAN, RESIDENTIAL RECYCLING, AND BULK WASTE RECYCLING ARE PLANNED IN THE CURRENT DESIGN.

WATER:

WATERSENSE-LABELED FIXTURES, LOW-FLOW WATER FIXTURES, AND IRRIGATION CONTROLS TO REDUCE WATER USAGE ARE PLANNED IN THE CURRENT DESIGN.

HEATH & WELLNESS:

LOW-VOC MATERIALS, PRODUCT INGREDIENT DISCLOSURES, ACCESS TO QUALITY VIEWS, ACCESS TO DAYLIGHT, MERV 13 AIR FILTERS, ONGOING WATER AND AIR PERFORMANCE TESTING, GREEN CLEANING PRODUCTS, INTEGRATED PEST MANAGEMENT, BIKE STORAGE, AND FITNESS AMENITY SPACE ARE PLANNED IN THE CURRENT DESIGN.

CARBON:

EV CAR CHARGING STATIONS, PRIORITY PARKING FOR LEV VEHICLES, LIGHTING 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 ARE PLANNED IN THE CURRENT 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

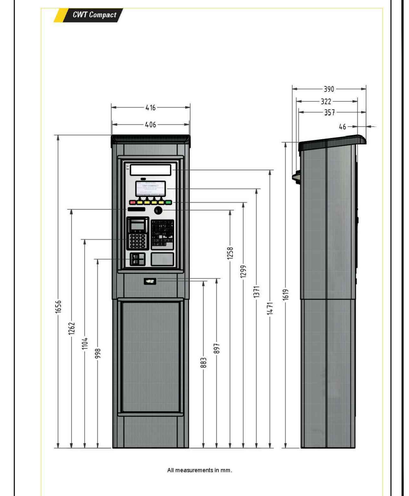
COMCAST CABLE
MR. GUSTAVO CATELLON
2707 WILSON BLVD.
ARLINGTON, VA 22201
(703) 926-0534

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.





PARKING METER KIOSK DETAIL
(OR APPROVED EQUAL)

APPROVED
SPECIAL USE PERMIT NO. 2020-0017
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
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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 19
CITY OF ALEXANDRIA, VIRGINIA

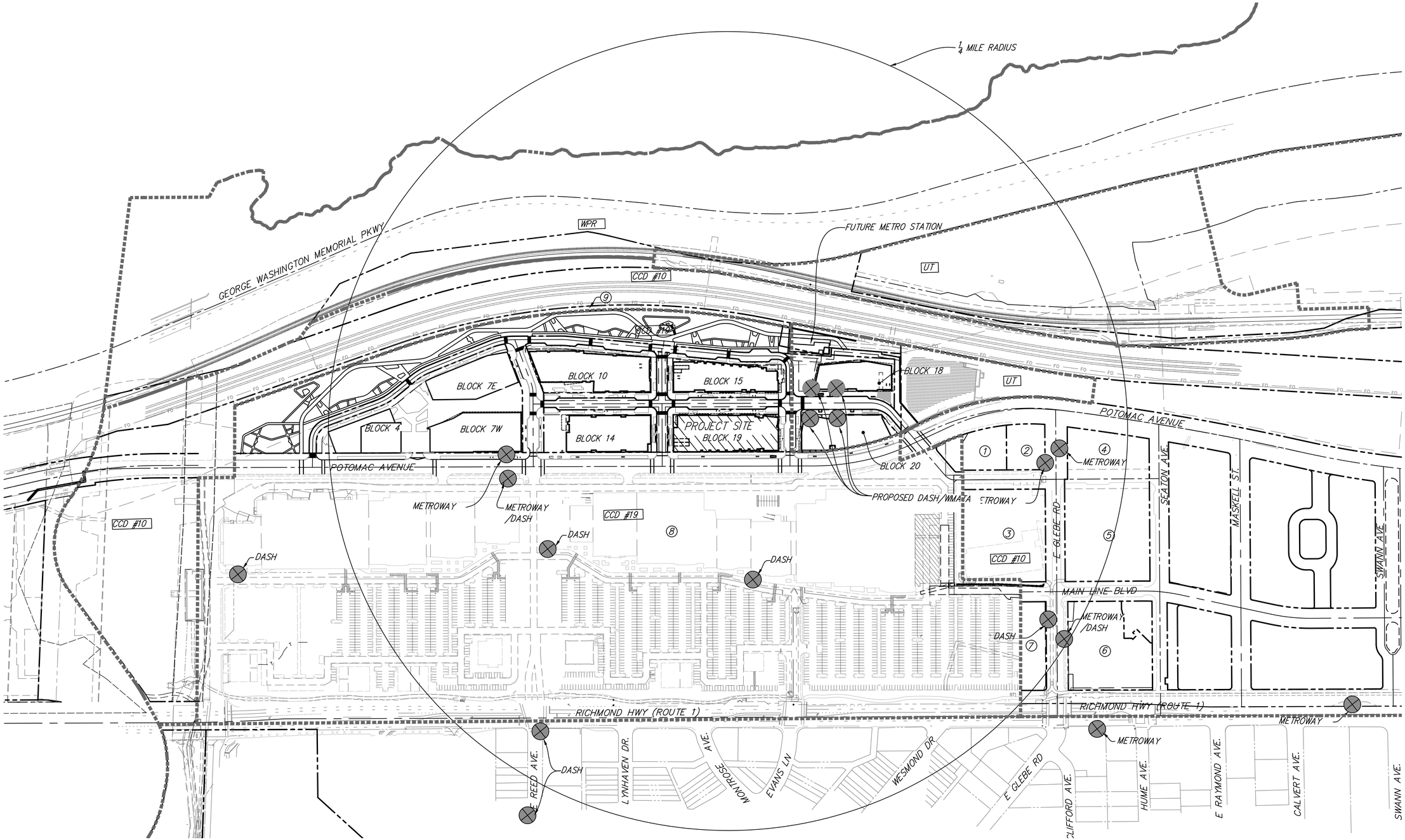
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/23/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
GENERAL NOTES AND LEGEND

SHEET No.
C101

109999



ADJACENT PROPERTY OWNERS			
CIRCLE NUMBER	OWNER	USE	TAX MAP #
1	APTA CENTENNIAL PROPERTIES LLC	OFFICE	025.01-05-17
2	PAEGR PROPERTIES LLC	OFFICE	025.01-05-18
3	INSTITUTE FOR DEFENSE ANALYSES	OPEN SPACE	025.01-05-10
4	LBG PARCEL B LLC	OPEN SPACE	025.01-05-12
5	LBG PARCEL E LLC	OPEN SPACE	025.01-05-07
6	NOTCH 8 RESIDENTIAL LLC	MIXED	025.01-0C-00
7	LBG PARCEL G LLC	OPEN SPACE	025.01-05-11
8	CYPR SHOPPING CENTER LLC	SHOPPING CENTER	016.01-05-01
9	CITY OF ALEXANDRIA	OPEN SPACE	025.04-01-05

LEGEND

ZONING BOUNDARY

CCD #19 ZONE LABEL

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
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NORTH POTOMAC YARD
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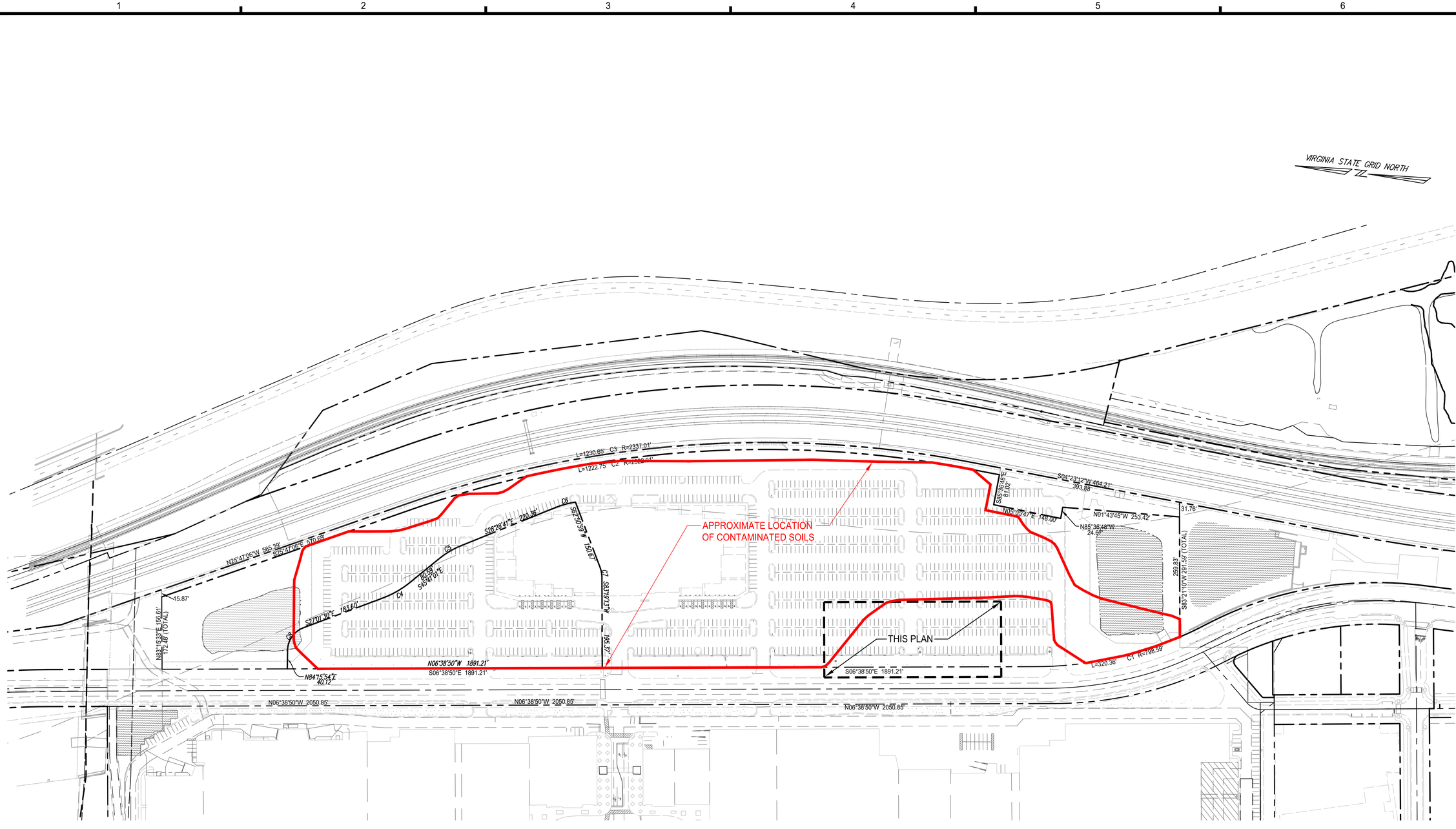
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
CONTEXTUAL PLAN

SHEET No.
C102

109999



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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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NORTH POTOMAC YARD

PRELIMINARY PLAN

BLOCK 19

CITY OF ALEXANDRIA, VIRGINIA

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

SHEET TITLE:

CONTAMINATED SOILS EXHIBIT

SHEET No.

C103

109999

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:
ll elevation for the 30" and 27" sewer are from the USGS datum
or 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.
s 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. 2020-0017
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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

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engineering • surveying • land planning

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

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 19
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.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

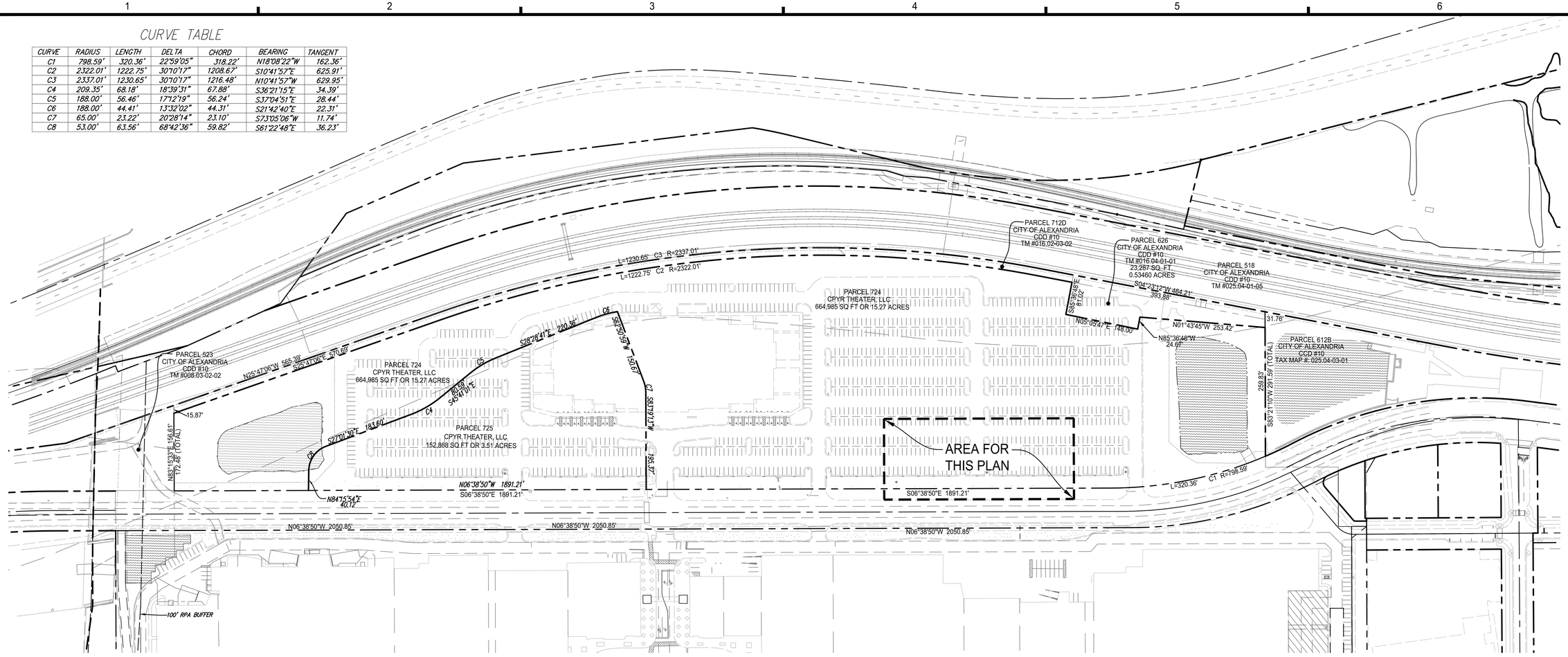
SHEET TITLE:
CDD & SANITARY TRACKING

SHEET No.
C104

109999

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

VIRGINIA STATE GRID NORTH

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

NOTE:
1. SEE SHEET C101 FOR LEGEND.

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

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 19
CITY OF ALEXANDRIA, VIRGINIA

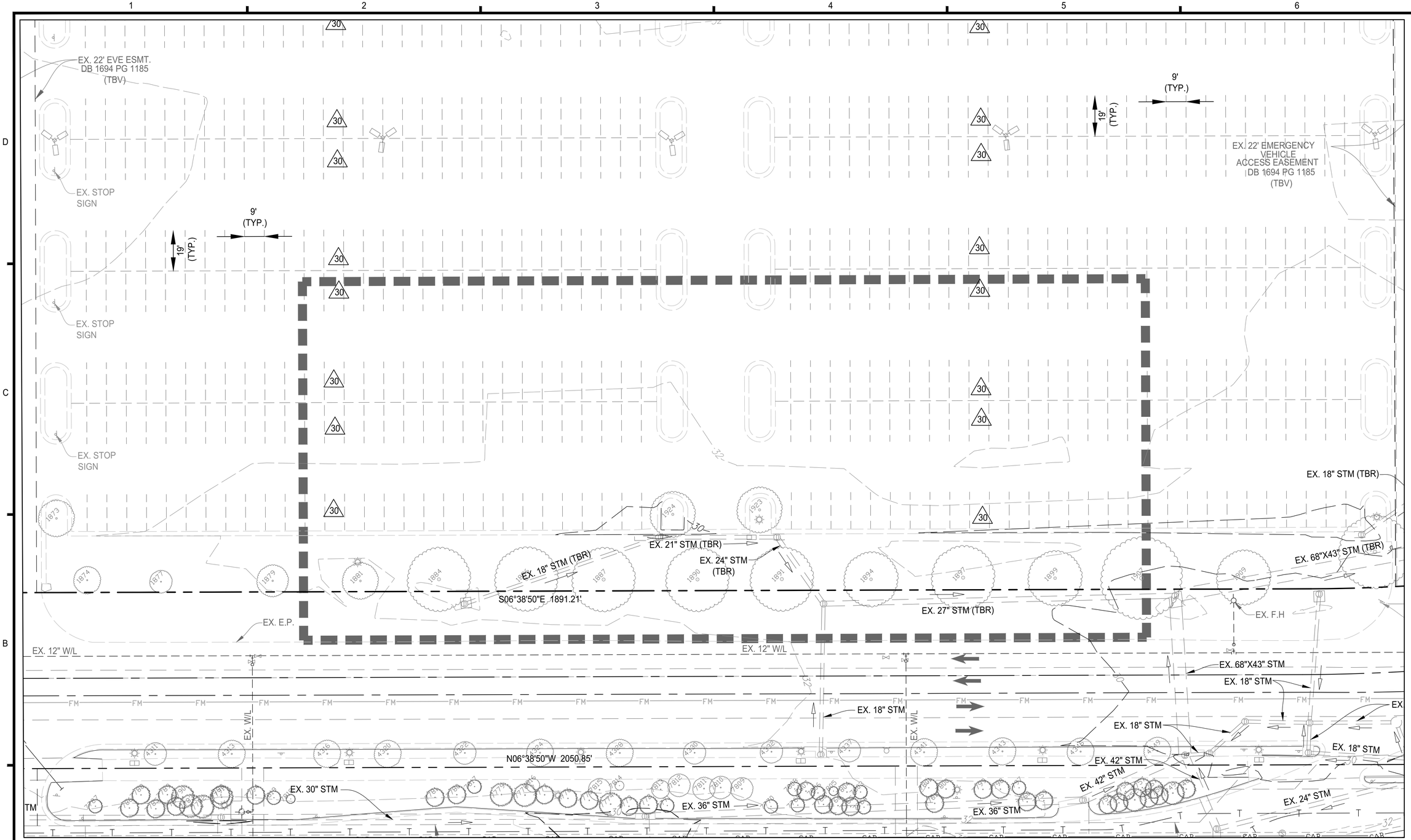
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/23/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET No.
C200

109999



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.

VIRGINIA STATE GRID NORTH

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

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BLOCK 19
CITY OF ALEXANDRIA, VIRGINIA

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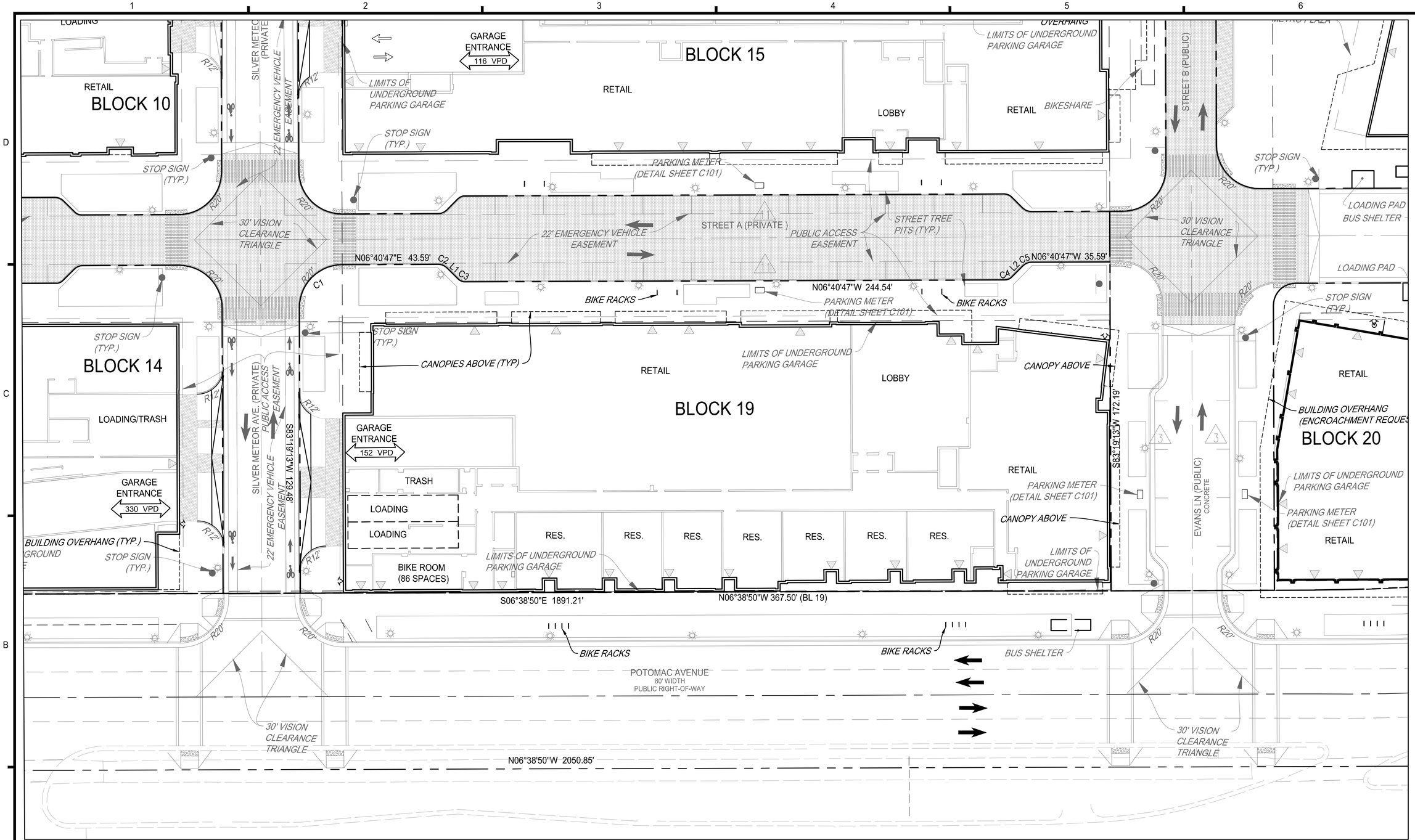
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET No.
C201

109999



BLOCK 19 BOUNDARY TABLE

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

NOTES:
1. SEE SHEET C101 FOR LEGEND.
2. STREET NAMES TO BE DETERMINED.
3. INFRASTRUCTURE SHOWN PER DSP.
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 SHEET 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

VIRGINIA STATE GRID NORTH

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

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PRELIMINARY PLAN
BLOCK 19
CITY OF ALEXANDRIA, VIRGINIA

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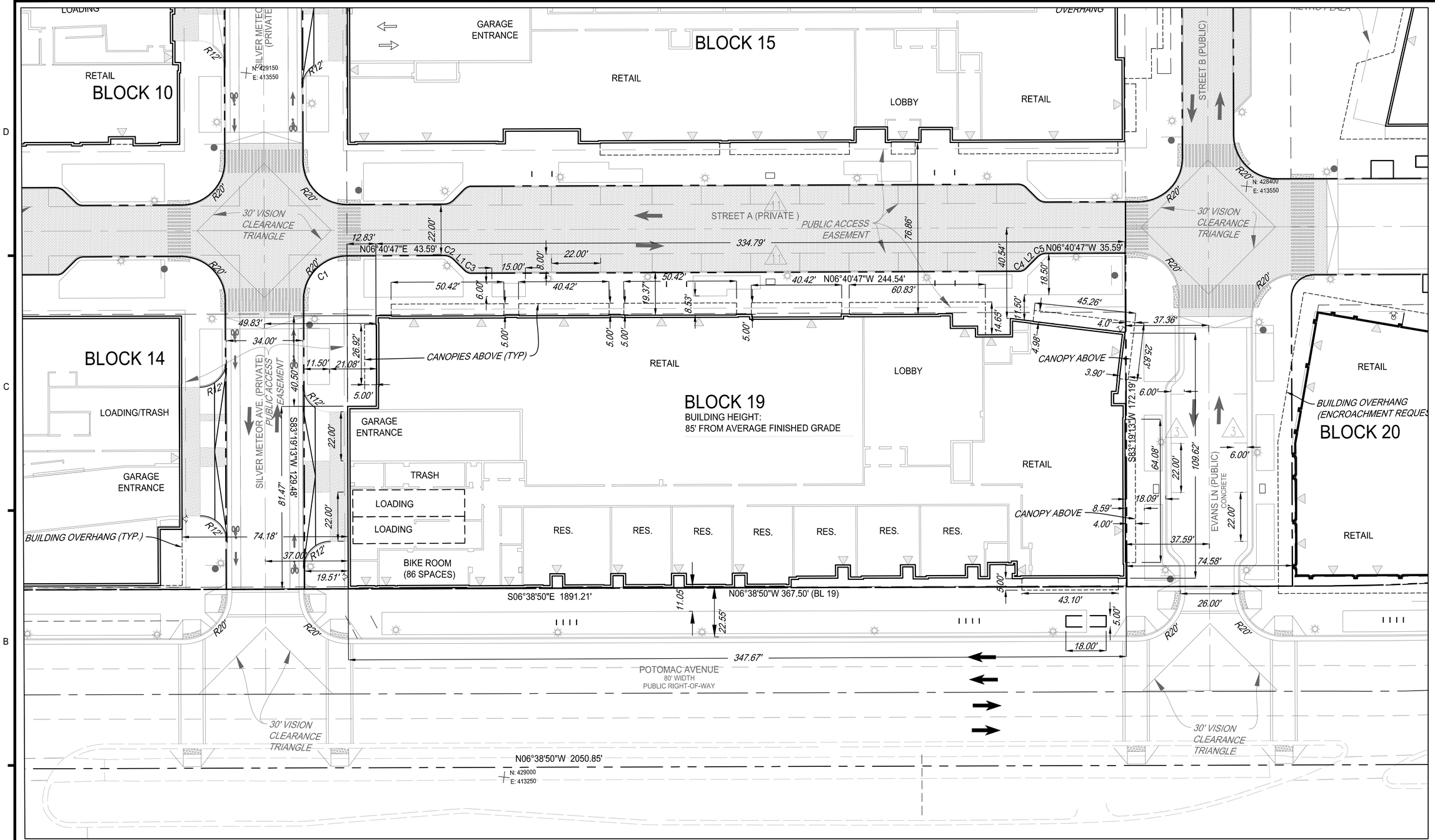
PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
SITE PLAN

SHEET No.
C300

199999



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'

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DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:

DIMENSION PLAN

SHEET No.

C301

109999

SIGN TYPES AND DIMENSIONS:

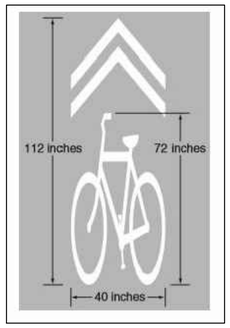


R1-1
30"x30"

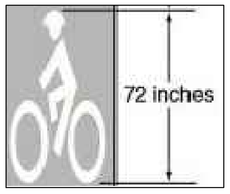
R1-3P
18"x6"

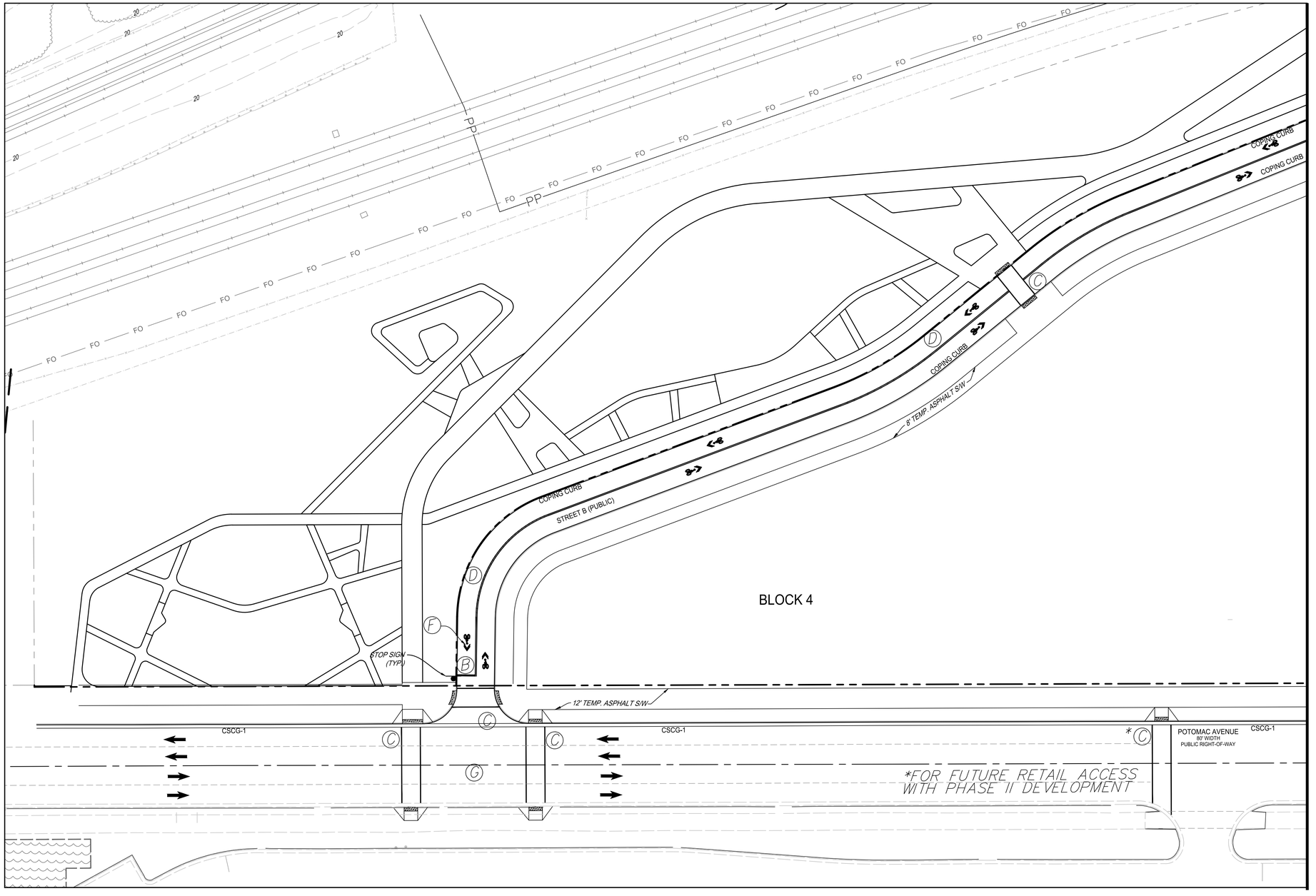
1. METAL CONSTRUCTION.
2. WHITE LEGEND AND BORDER ON A RED BACKGROUND
3. SIGN TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN.
4. POST SHALL BE METAL AND SECURELY MOUNTED.
5. AT INTERSECTIONS WHERE ALL APPROACHES ARE CONTROLLED BY STOP SIGNS, AN ALL WAY SUPPLEMENT PLAQUE SHALL BE MOUNTED BELOW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

SHARED LANE MARKING SIGN



BIKE SYMBOL





PAVEMENT MARKING LEGEND

(A) ON-STREET PARKING SPACES, TYPE B, CLASS 1, SOLID WHITE, 4" WIDTH.

(B) STOP LINE, TYPE B, CLASS 1, SOLID WHITE, 12" WIDTH

(C) CROSSWALK, TYPE B, CLASS 1, SOLID WHITE, 6" WIDTH.

(D) TYPE B, CLASS 1, YELLOW, 4" WIDTH, CENTER DOUBLE LINE, SEPARATED BY A 4" SPACE.

(E) BIKE LANE, TYPE B, CLASS 1, 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 CROSSWALK'S 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

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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07/23/2020
PROFESSIONAL ENGINEER

MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
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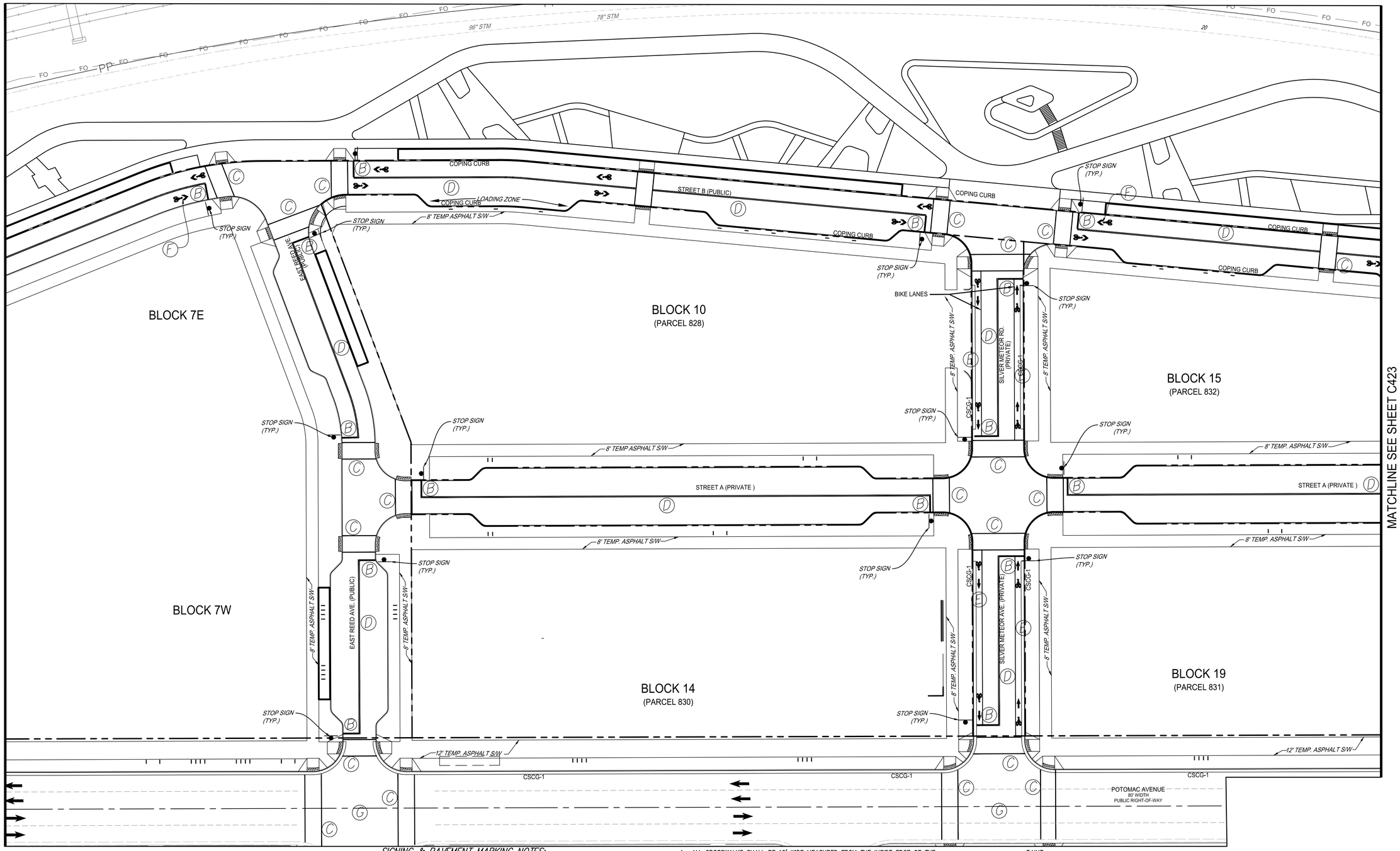
NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 19
CITY OF ALEXANDRIA, VIRGINIA

PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
STRIPING & MARKING PLAN

SHEET No.
C302

109999



PAVEMENT MARKING LEGEND

- (A) ON-STREET PARKING SPACES, TYPE B, CLASS 1, SOLID WHITE, 4" WIDTH.
- (B) STOP LINE, TYPE B, CLASS 1, SOLID WHITE, 12" WIDTH
- (C) CROSSWALK, TYPE B, CLASS 1, SOLID WHITE, 6" WIDTH.
- (D) TYPE B, CLASS 1, YELLOW, 4" WIDTH, CENTER DOUBLE LINE, SEPARATED BY A 4" SPACE.
- (E) BIKE LANE, TYPE B, CLASS 1, 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 CITI'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.
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VIRGINIA STATE GRID NORTH

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

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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 19
CITY OF ALEXANDRIA, VIRGINIA

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3	08/07/2020	VERIFICATION RESUBMISSION

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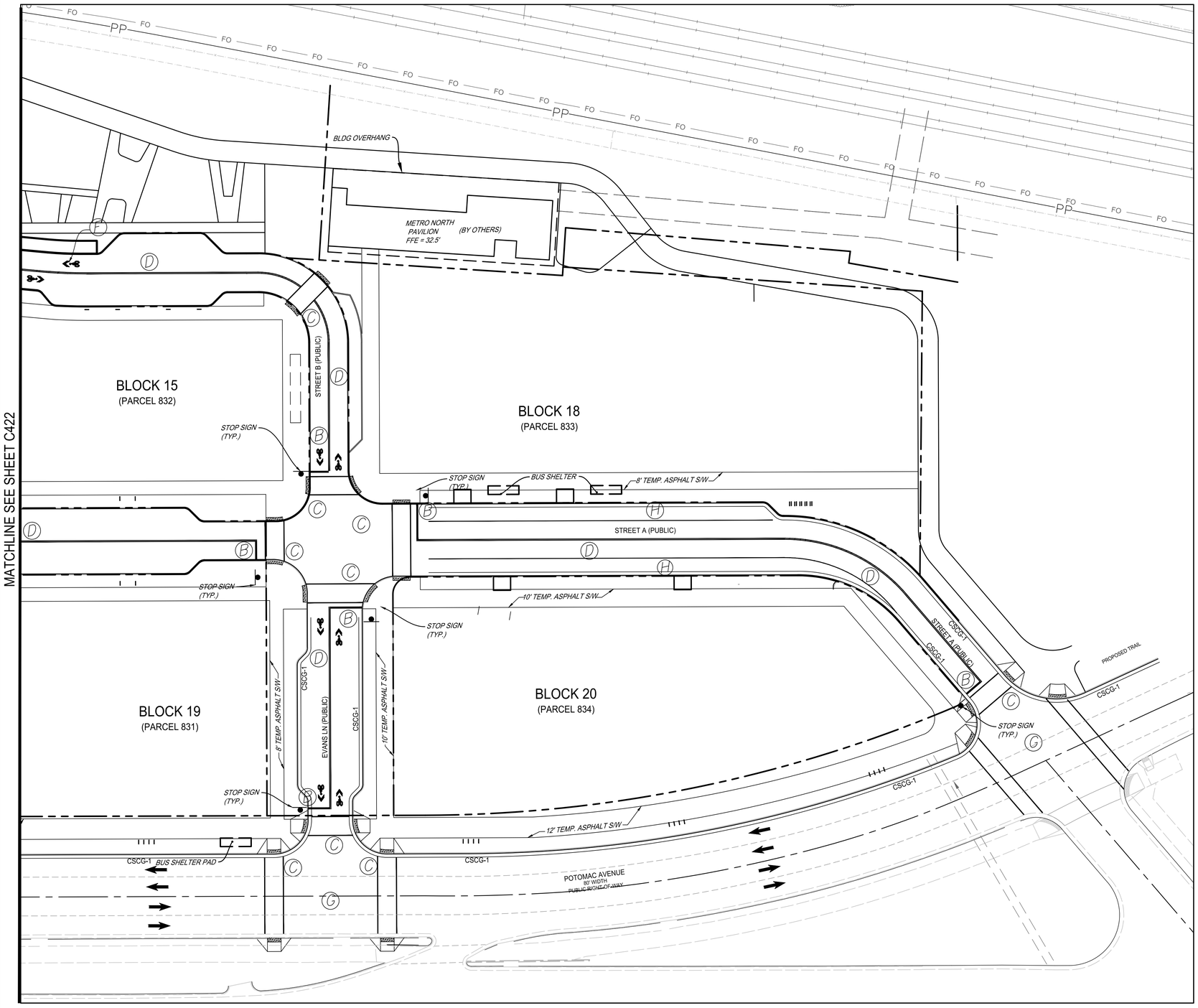
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
STRIPING & MARKING PLAN

SHEET No.
C303

109999



PAVEMENT MARKING LEGEND

- (A) ON-STREET PARKING SPACES, TYPE B, CLASS 1, SOLID WHITE, 4" WIDTH.
- (B) STOP LINE, TYPE B, CLASS 1, SOLID WHITE, 12" WIDTH
- (C) CROSSWALK, TYPE B, CLASS 1, SOLID WHITE, 6" WIDTH.
- (D) TYPE B, CLASS 1, YELLOW, 4" WIDTH, CENTER DOUBLE LINE, SEPARATED BY A 4" SPACE.
- (E) BIKE LANE, TYPE B, CLASS 1, 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:

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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.

VIRGINIA STATE GRID NORTH

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

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JOHN L. HELMS
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07/23/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN
BLOCK 19
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

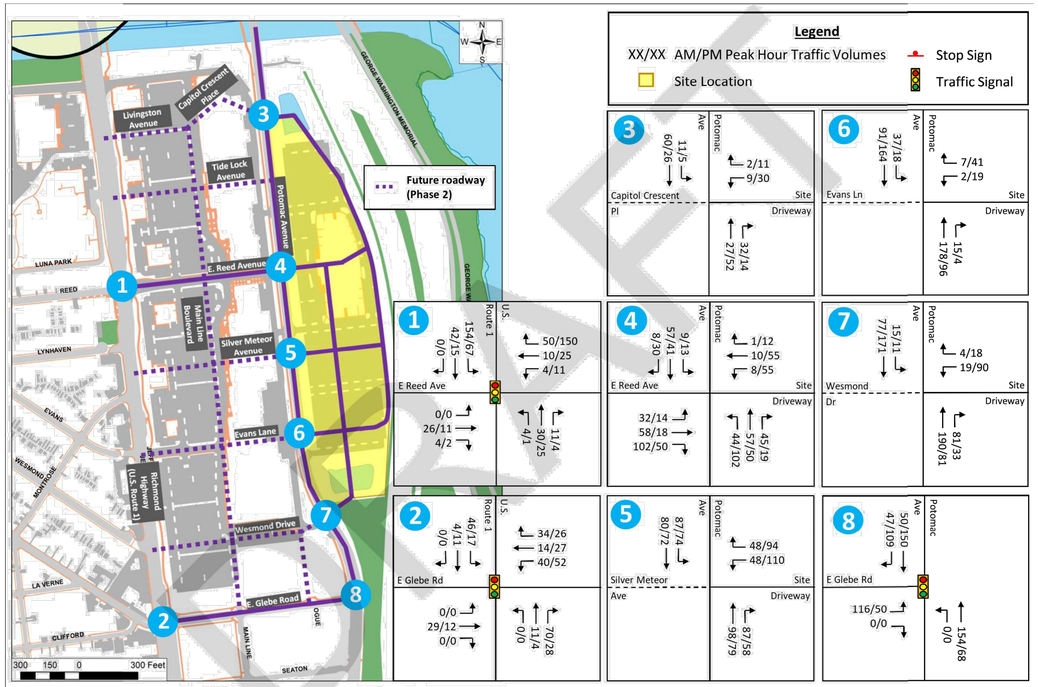
PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:

STRIPING & MARKING PLAN

SHEET No.
C304

109999



Kimley»Horn

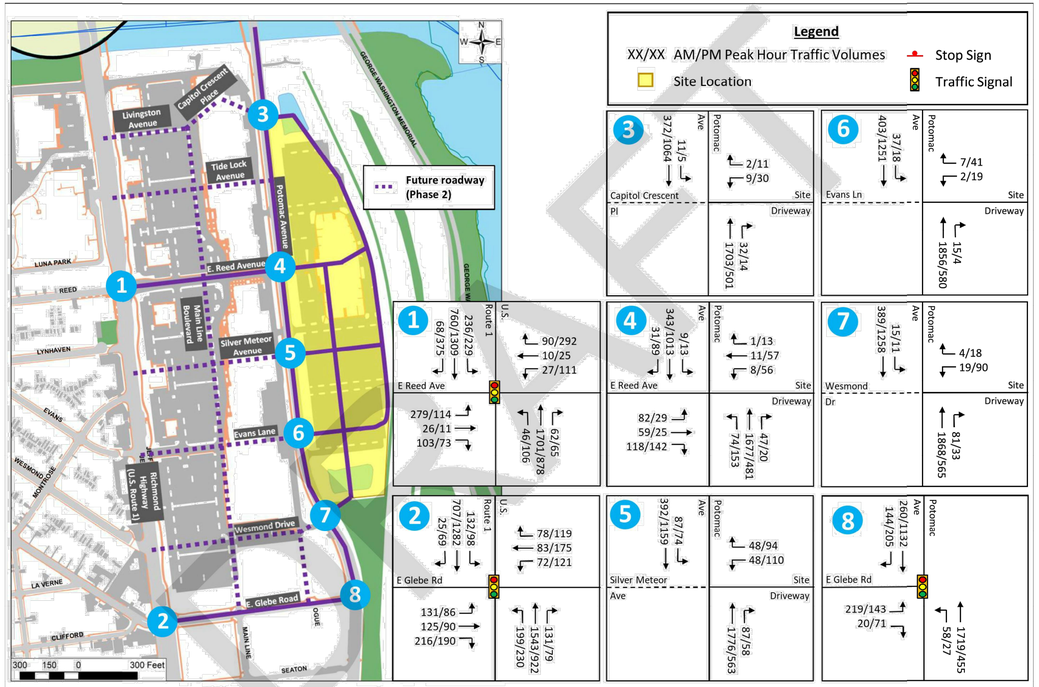
2030 Project Peak Hour Trips

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

TOTAL AUTO TRIPS BY BLOCK ENTERING/EXITING GARAGE						
BLOCK	AM PEAK HOUR			PM PEAK HOUR		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
19	28	38	66	47	39	86



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 THE FULL ANTICIPATED VOLUME AT THESE INTERSECTIONS ONCE THE SITE IS DEVELOPED.

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PRELIMINARY PLAN
BLOCK 19
CITY OF ALEXANDRIA, VIRGINIA

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3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

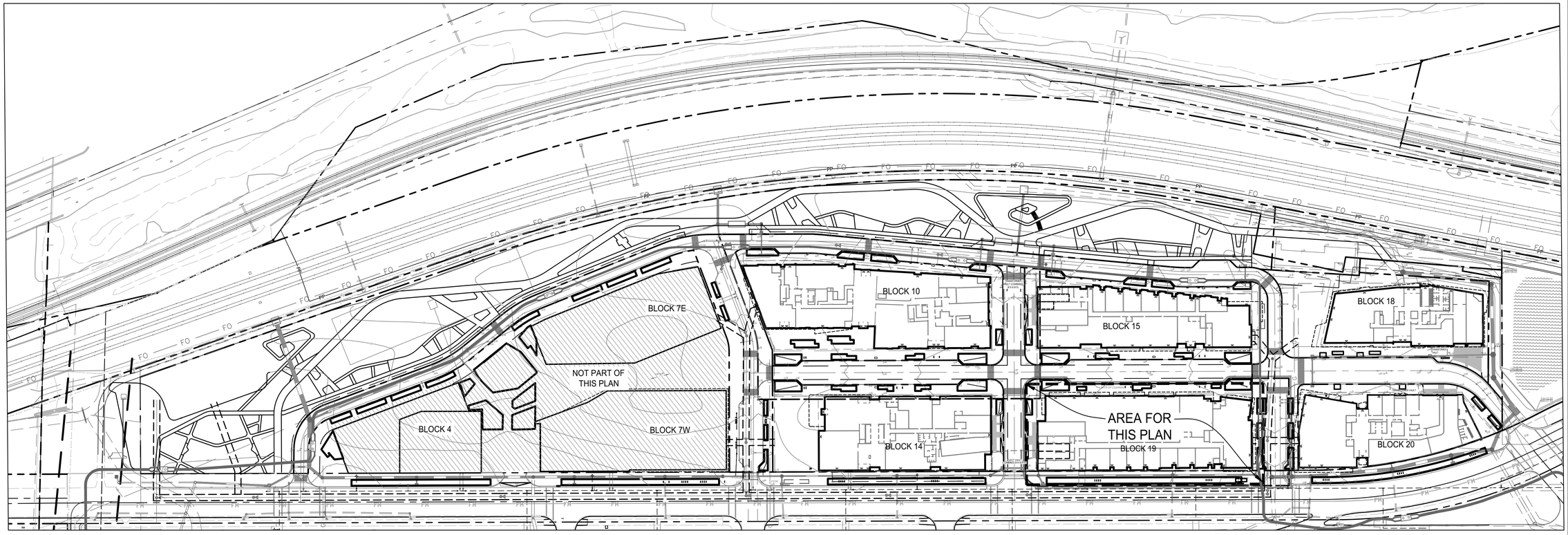
SHEET TITLE:

TRIP GENERATION & VOLUME PLAN

SHEET No.

C305

109999



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'

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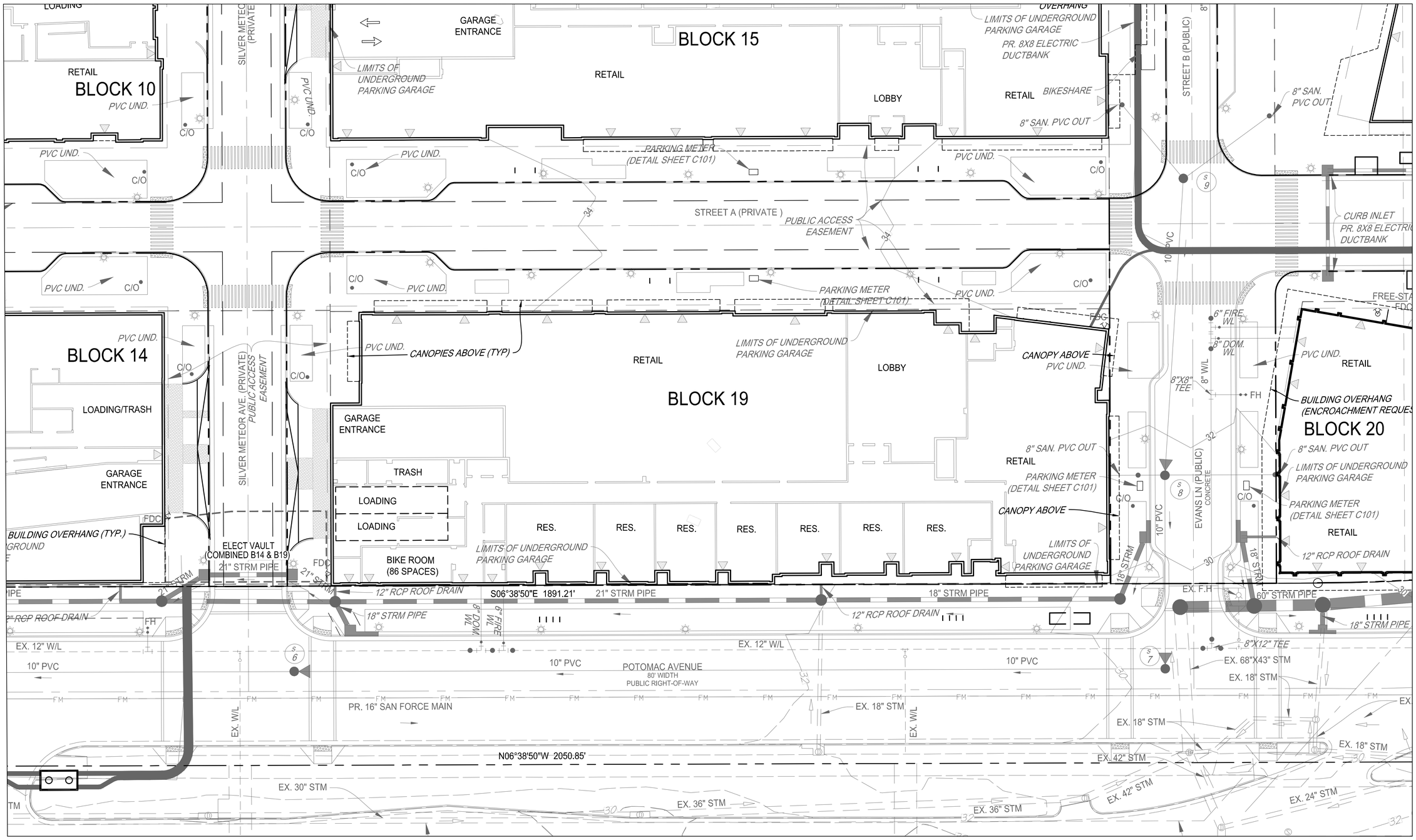
PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:

OVERALL UTILITY PLAN

SHEET No.
C400

109999



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'

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NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 19
CITY OF ALEXANDRIA, VIRGINIA

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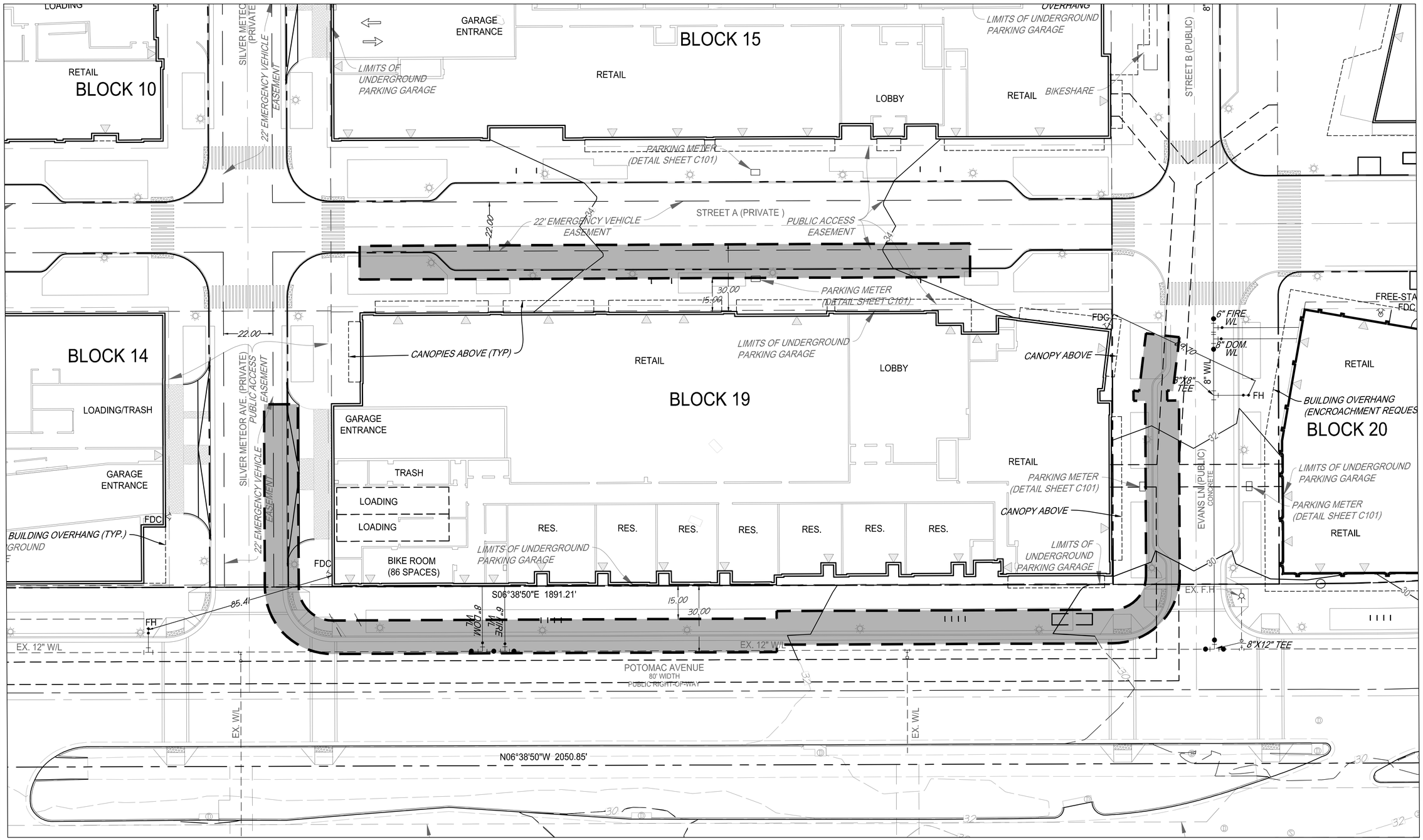
3	08/07/2020	VERIFICATION RESUBMISSION
4	08/21/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
UTILITY PLAN

SHEET No.
C401

199999



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:	VIRGINIA 2015 UNIFORM STATE WIDE BUILDING CODE
B) USE GROUP:	R-2, S-2; M, A, B
C) NUMBER OF STORIES:	7 ABOVE GRADE, 2 BELOW GRADE
D) CONSTRUCTION TYPE:	IA AND IIIA
E) FULLY SPRINKLERED:	YES - NFPA 13

GROSS FLOOR AREAS

LEVEL	GFA TOTAL (SF)
1	40,839
2	32,886
3	31,442
4	33,329
5	33,329
6	33,329
7	32,508

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 19 IS PROVIDED FROM SURROUNDING STREETS.

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

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4	08/21/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
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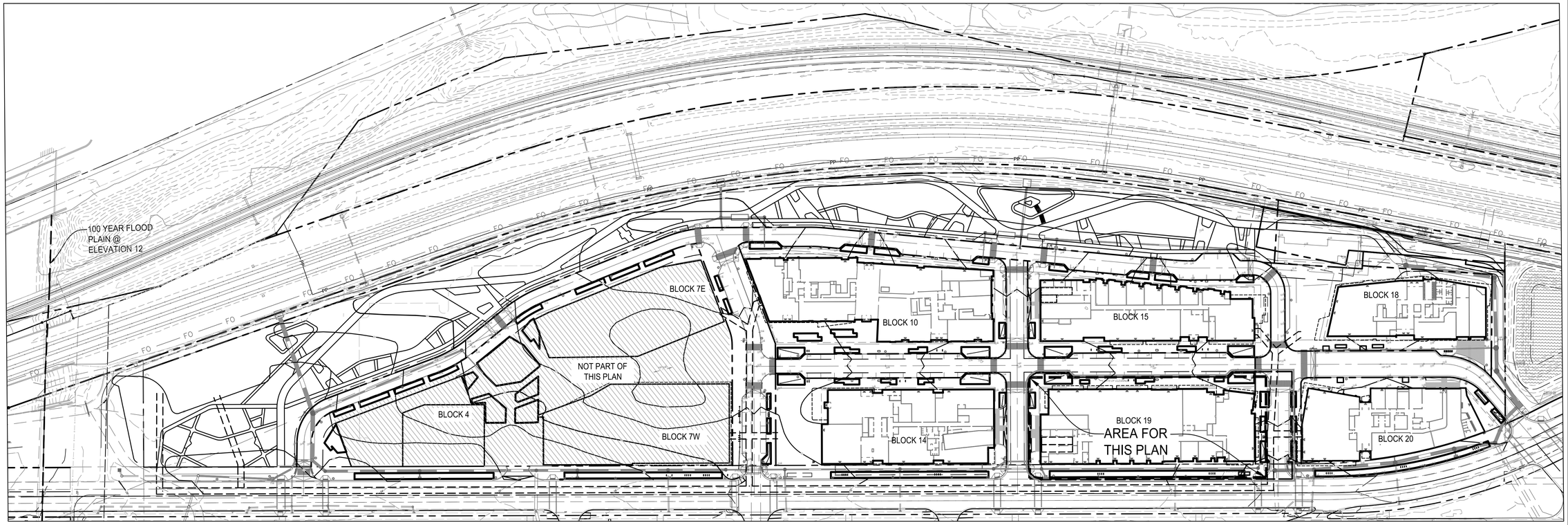
SHEET TITLE:
FIRE SERVICE PLAN

SHEET No.
C402

199999



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'

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SHEET TITLE:

OVERALL
GRADING PLAN

SHEET No.

C500

109999

BLOCK 15

STREET A (PRIVATE)

LIMITS OF CLEARING

LIMITS OF UNDERGROUND PARKING GARAGE

BLOCK 14

BLOCK 19

BLOCK 20

SILVER METEOR AVE. (PRIVATE)

EVANS LN. (PUBLIC)

LIMITS OF UNDERGROUND PARKING GARAGE

S06°38'50"E 1891.21'

LIMITS OF CLEARING

POTOMAC AVENUE
80' WIDTH
PUBLIC RIGHT-OF-WAY

N06°38'50"W 2050.85'

EX. 18" STM

EX. 68"X43" STM

EX. 18" STM

EX. 18" STM

EX. 18" STM

EX. 42" STM

EX. 42" STM

EX. 24" STM

EX. 30" STM

EX. 36" STM

EX. 36" STM

BLOCK 19
AVERAGE FINISHED GRADE

33.8	32.15	31.62	34.51
33.57	32.1	32.06	34.39
33.34	32.1	32.63	34.27
33.11	32.05	33.24	34.15
32.88	32.05	33.59	34.05
32.65	31.7	33.82	33.93
32.5	31.35	34	33.83
32.45	30.99	34.1	33.81
32.4	30.64	34.17	33.8
32.35	30.29	34.26	AFG=
32.3	29.75	34.35	32.83
32.25	30.38	34.42	
32.2	31	34.51	

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 = 32.83'
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.

BLOCK 19
APPROXIMATE AREA OF DISTURBANCE: 71,826 SF OR 1.65 AC

VIRGINIA STATE GRID NORTH

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

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

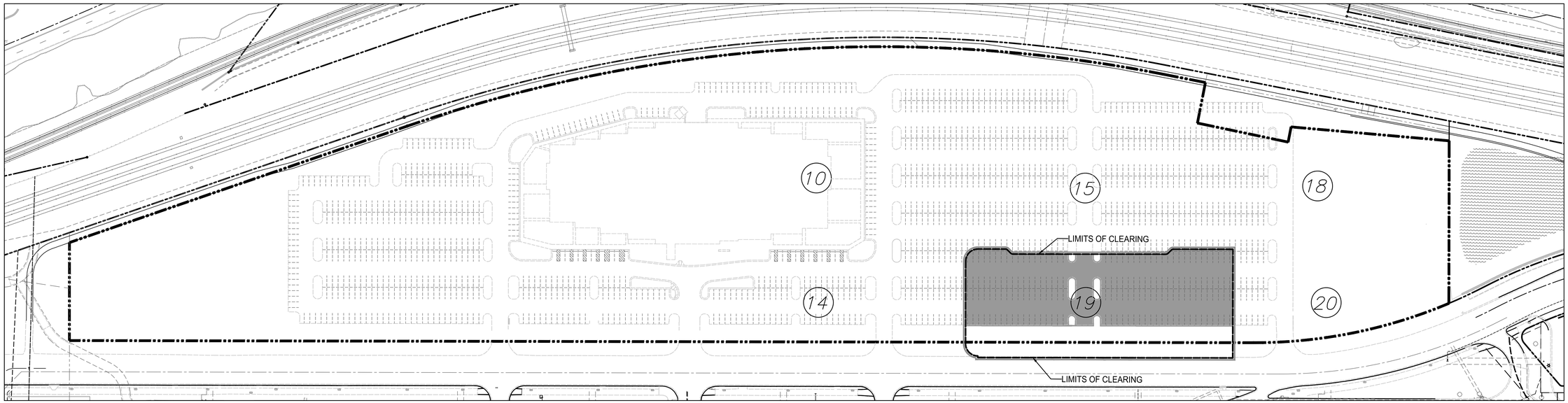
SHEET TITLE:

GRADING PLAN

SHEET No.

C501

199999



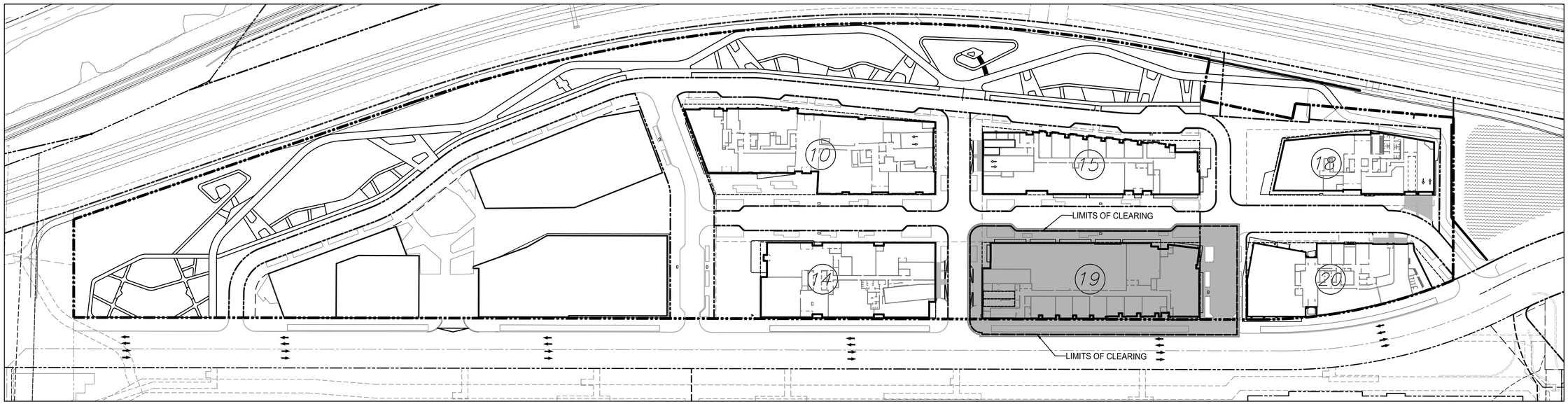
PRE-DEVELOPMENT IMPERVIOUS AREA MAP

EXISTING IMPERVIOUS AREA (1.41 AC - BLOCK 19)

BLOCK #

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

VIRGINIA STATE GRID NORTH



POST-DEVELOPMENT IMPERVIOUS AREA MAP

PROPOSED IMPERVIOUS AREA (1.63 AC - BLOCK 19)

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 ON SHEET C601.

FOR INFORMATIONAL PURPOSES ONLY!

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DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
PRE VS. POST DEVELOPMENT IMPERVIOUS

SHEET No.
C600

109999

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	**Post-ReDevelopment Treatment Volume (acre-ft)**	1.0826	**Post-Development Treatment Volume (acre-ft)**	0.2027
Final Post-Development Treatment Volume (cubic feet)	55,985	**Post-ReDevelopment Treatment Volume (cubic feet)**	47,157	**Post-Development Treatment Volume (cubic feet)**	8,828
Final Post-Development TP Load (lb/yr)	**35.18**	**Post-ReDevelopment Load (TP) (lb/yr)***	**29.63**	**Post-Development TP Load (lb/yr)**	**5.55**
Final Post-Development TP Load per acre (lb/acre/yr)	1.86	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**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**4.50**

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

[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 requirement 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 19. 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. GREEN ROOF AREAS AND PERMEABLE PAVEMENT AREAS WILL BE CONSTRUCTED WITH THIS BLOCK.

WATER QUANTITY AND ADEQUATE OUTFALL NARRATIVE

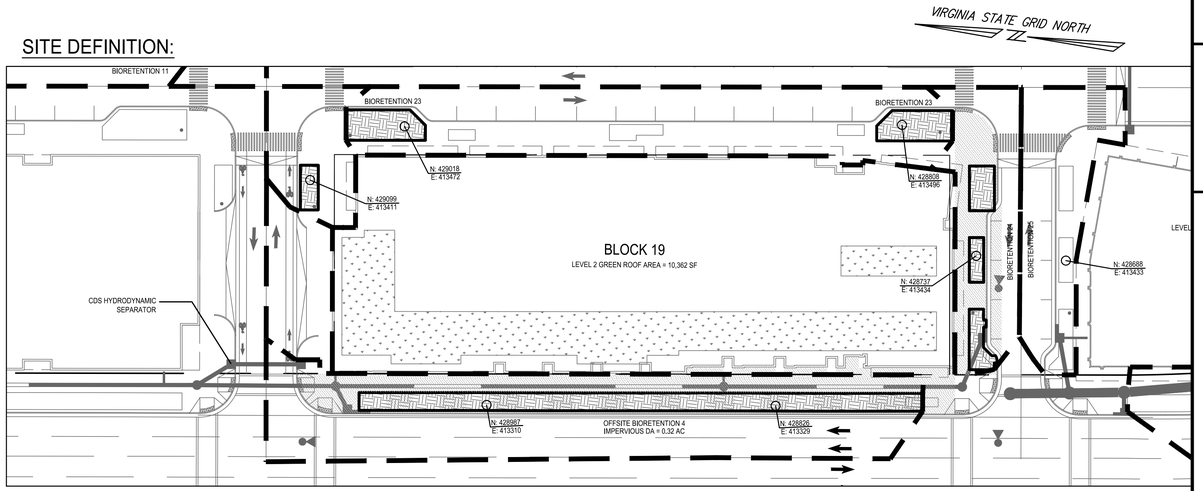
WATER QUANTITY REQUIREMENTS

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.

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)				0.02	0.02	0.25
Impervious Cover (acres)				1.63	1.63	0.95
				Total	1.65	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	3.54
Post Development Treatment Volume in D.A. A (ft³)	5,639

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		0.24		497	331	828	0		0.52	0.31	0.21	
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45		0.10	0	155	190	345	25	0.00	0.22	0.13	0.09	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.02	0.46	0	642	963	1,604	25	0.00	1.01	0.55	0.45	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0		0.07	0	0	241	241	20	0.00	0.15	0.03	0.12	

TOTAL IMPERVIOUS COVER TREATED (ac)	0.87	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.02	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	1.00	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	3.54	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.03	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.99	SEE
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	1.02	NOTE #4
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)	2.52	

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	7.75	
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00	
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)	7.75	

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 CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH THE FEDERAL, STATE, AND CITY REGULATIONS.
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 1.02 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. 2019-0036-3601
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 19
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.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
SWM COMPUTATIONS AND NARRATIVES

SHEET No.
C601

109995

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 19
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)* → 1.65

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.22
Post-Development TP Load Reduction for Site (lb/yr):	1.00

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				0.24	0.24
Impervious Cover (acres)				1.41	1.41
					1.65

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				0.02	0.02
Impervious Cover (acres)				1.63	1.63
Area Check	OK.	OK.	OK.	OK.	1.65

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)	0.24	0.02
Weighted Rv(turf)	0.25	0.25
% Managed Turf	15%	1%
Impervious Cover (acres)	1.41	1.41
Rv(impervious)	0.95	0.95
% Impervious	85%	99%
Total Site Area (acres)	**1.65**	**1.43**
Site Rv	**0.85**	**0.94**

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)	0.02
Weighted Rv (turf)	0.25
% Managed Turf	1%
Impervious Cover (acres)	1.63
Rv(impervious)	0.95
% Impervious	99%
Final Site Area (acres)	**1.65**
Final Post Dev Site Rv	**0.94**

Land Cover Summary-Post Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.02
Weighted Rv (turf)	0.25
% Managed Turf	1%
ReDev. Impervious Cover (acres)	1.41
Rv(impervious)	0.95
% Impervious	99%
Total ReDev. Site Area (acres)	**1.43**
ReDev Site Rv	**0.94**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	0.22
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

	Pre-ReDevelopment	Final Post-Development	Post-ReDevelopment	Post-Development
Treatment Volume (acre-ft)	0.1166	0.1295	0.1120	0.0174
Treatment Volume (cubic feet)	5,080	5,639	4,881	759
TP Load (lb/yr)	**3.19**	**3.54**	**3.07**	**0.48**
TP Load per acre (lb/acre/yr)	1.93	2.15	2.14	
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	0.59			

Treatment Volume and Nutrient Load

	Pre-ReDevelopment	Post-ReDevelopment	Post-Development
Treatment Volume (acre-ft)	0.1120	0.1120	0.0174
Treatment Volume (cubic feet)	4,881	4,881	759
TP Load (TP) (lb/yr)*	**3.07**	**3.07**	**0.48**
TP Load per acre (lb/acre/yr)	2.14	2.14	
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.61**		
TP Load Reduction Required for New Impervious Area (lb/yr)			**0.39**

[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 requirement 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) 1.00

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)	22.83
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	25.35

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	0.02
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.63
	CN	98	98	98	98

Total Area (acres):	1.65
Runoff Reduction Volume (ft^3):	1,294

$CN_{(D.A. A)}$ = 98

	1-year storm	2-year storm	100-YEAR STORM ~~10-year storm~~
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.47	2.97	7.96
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.25	2.75	7.74
Adjusted CN*	**96**	**96**	**96**

**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 19
Date: 44045

Total Rainfall (in):	**43**
Total Disturbed Acreage:	**1.65**

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	0.24	0.24	15
Impervious Cover (acres)	0.00	0.00	0.00	1.41	1.41	85
					1.65	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	0.02	0.02	1
Impervious Cover (acres)	0.00	0.00	0.00	1.63	1.63	99
					1.65	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	0.94	0.94	0.95	0.94
Treatment Volume (ft^3)	5,639	4,881	759	4,881
TP Load (lb/yr)	3.54	3.07	0.48	3.07

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)
2.14	**2.15**	**2.14**

Total TP Load Reduction Required (lb/yr)	**1.00**	0.61	0.39

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	25.35	22.83

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	

Total Runoff Volume Reduction (ft^3)	1,294
Total TP Load Reduction Achieved (lb/yr)	1.02
Total TN Load Reduction Achieved (lb/yr)	7.75
Remaining Post Development TP Load (lb/yr)	2.52
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.

APPROVED
SPECIAL USE PERMIT NO. 2019-0036-3601
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 19
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.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
SWM COMPUTATIONS AND NARRATIVES

SHEET No.
C602

109995



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

LEVEL 2 GREEN ROOF DETAIL

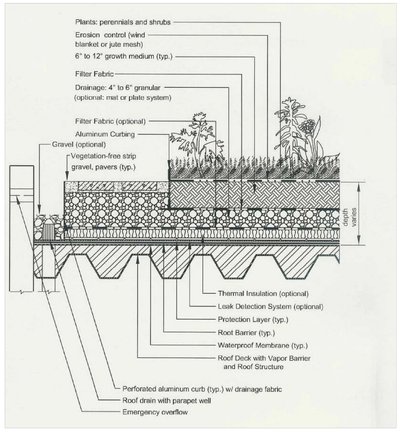


Figure 5.3. Typical Section – Intensive Vegetated Roof (Source: Northern VA Regional Commission)

SECTION 5: PHYSICAL FEASIBILITY & DESIGN APPLICATIONS

5.1. Typical applications

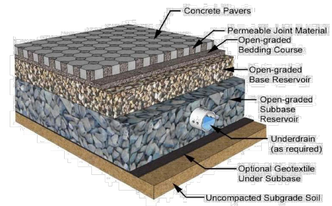


Figure 7.3. Typical Detail (Source: Smith, 2009)

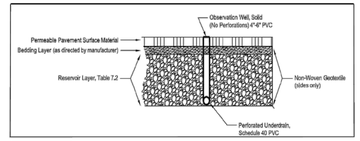


Figure 7.4. Typical Section Permeable Pavement Level 1

Project Description
Development Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	1.63	0.02	1.65
On-Site Treated	0.87	0.02	0.89
Off-Site Treated	0.22	0.00	0.22
Total Treated	1.09	0.02	1.11
Any On-Site Disconnected by a Vegetated Buffer (25')	0.00		
Total On-Site Treated or Disconnected			0.89

Water Treatment On-Site

BMP Type	Area Treated by BMP (acres)	Impervious Area treated by BMP (acres)	BMP Efficiency (%)
Green Roof	0.24	0.24	60%RR
Bioretention	0.48	0.46	25% & 40% RR
Perm. Pvmt.	0.10	0.10	25% & 45% RR
Hydrodynamic	0.07	0.07	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. IF THIS PLAN CANNOT MEET THE FULL WATER QUALITY VOLUME DEFAULT, A FEE IN-LIEU SHALL BE PAID.

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	1.31	
19	0.97	0.74	0.23	0.97	0.00	2.10	0.32	1.02	THIS PLAN
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	
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. 2019-0036-3601
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 19
CITY OF ALEXANDRIA, VIRGINIA

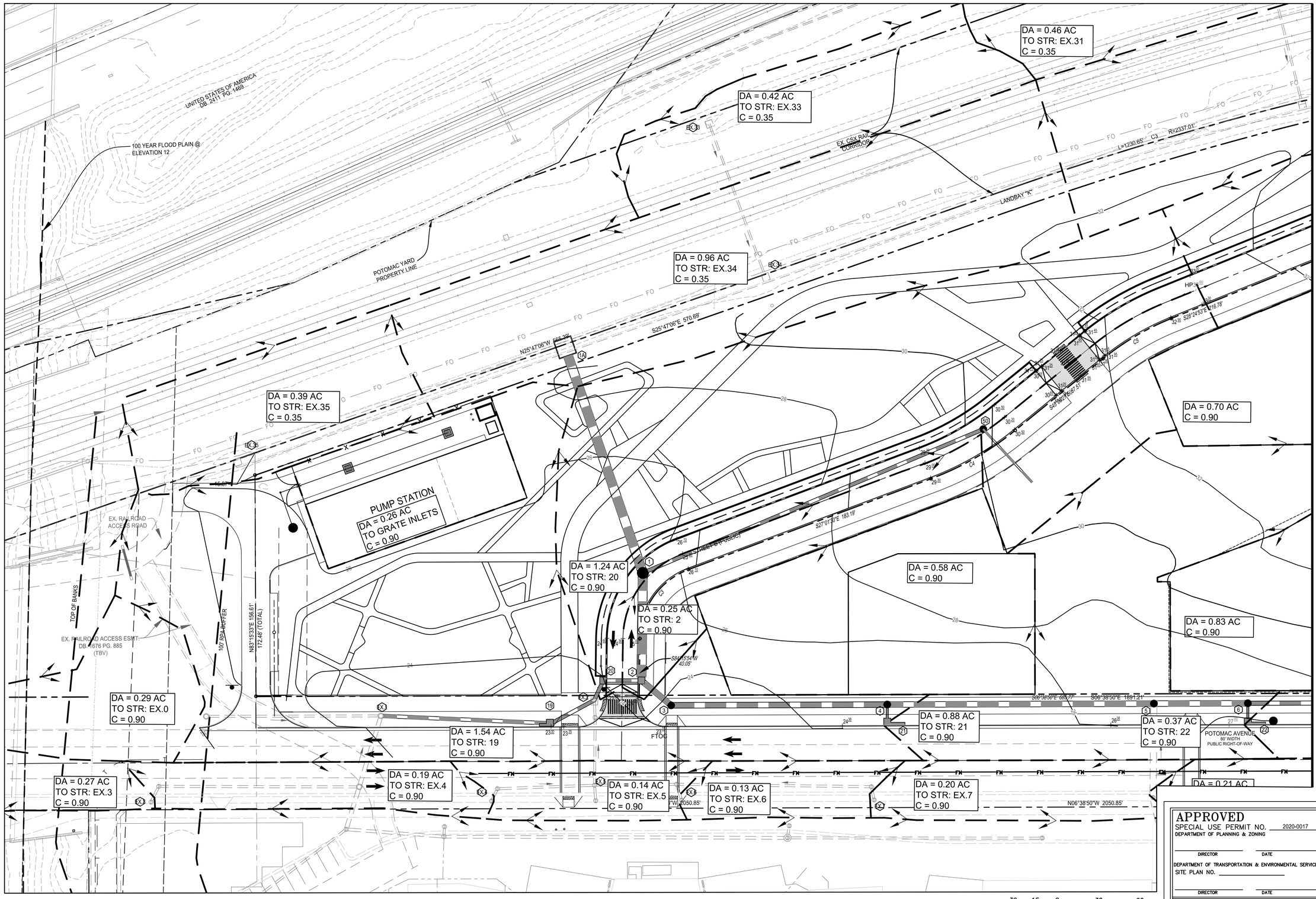
MARK	DATE	DESCRIPTION
1	06/09/2020	FIRST SUBMISSION
2	07/23/2020	VERIFICATION SUBMISSION
3	08/07/2020	VERIFICATION RESUBMISSION

PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
SWM COMPUTATIONS AND NARRATIVES

SHEET No.
C603

109995



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. 2020-0017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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CITY OF ALEXANDRIA, VIRGINIA

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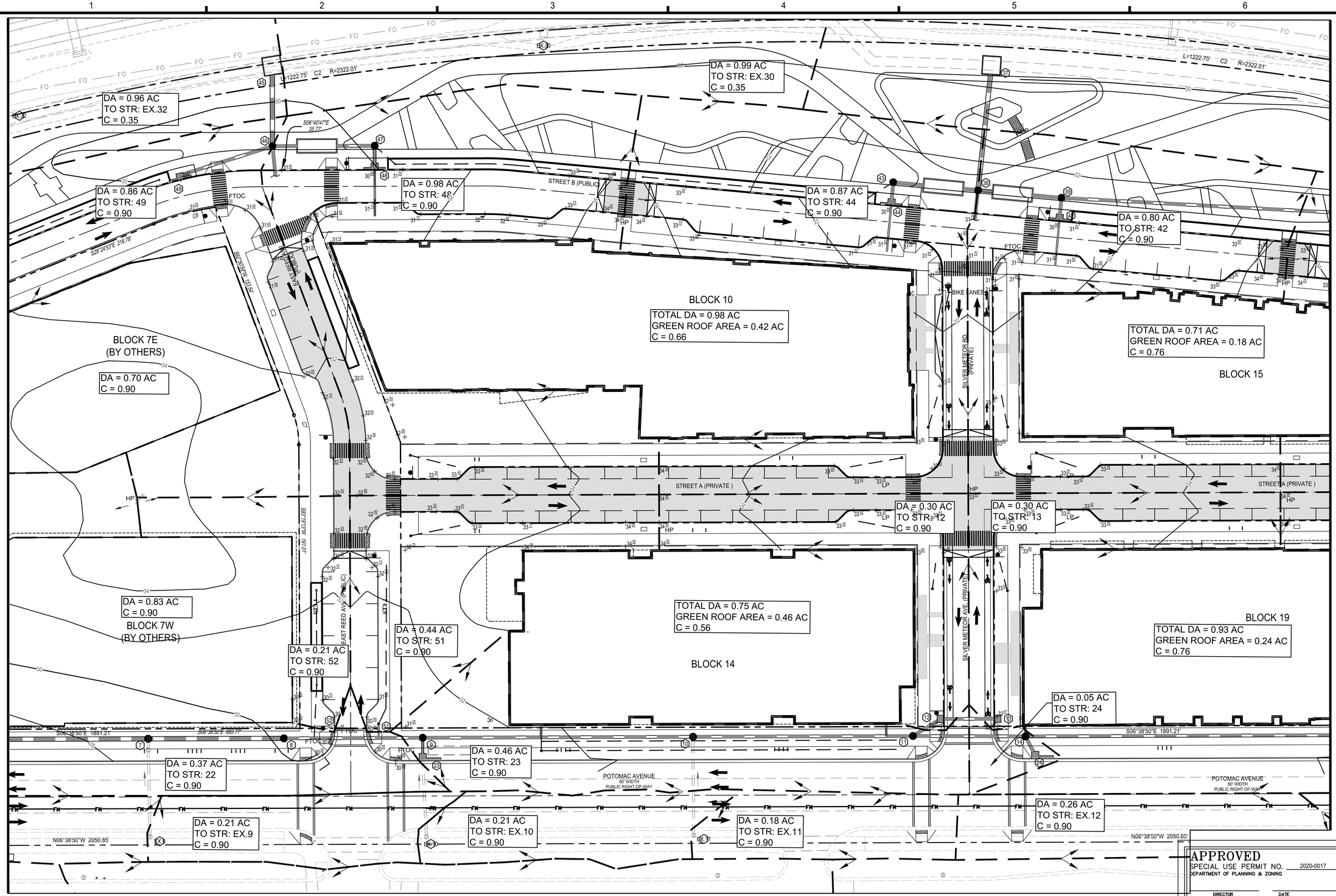
PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
DRAINAGE AREA MAP

SHEET No.
C604

109999



NOTES:
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GRAPHIC SCALE
SCALE: 1" = 30'

VIRGINIA STATE GRID NORTH

FLUSH CURB CONDITION

APPROVED
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BLOCK 19
CITY OF ALEXANDRIA, VIRGINIA

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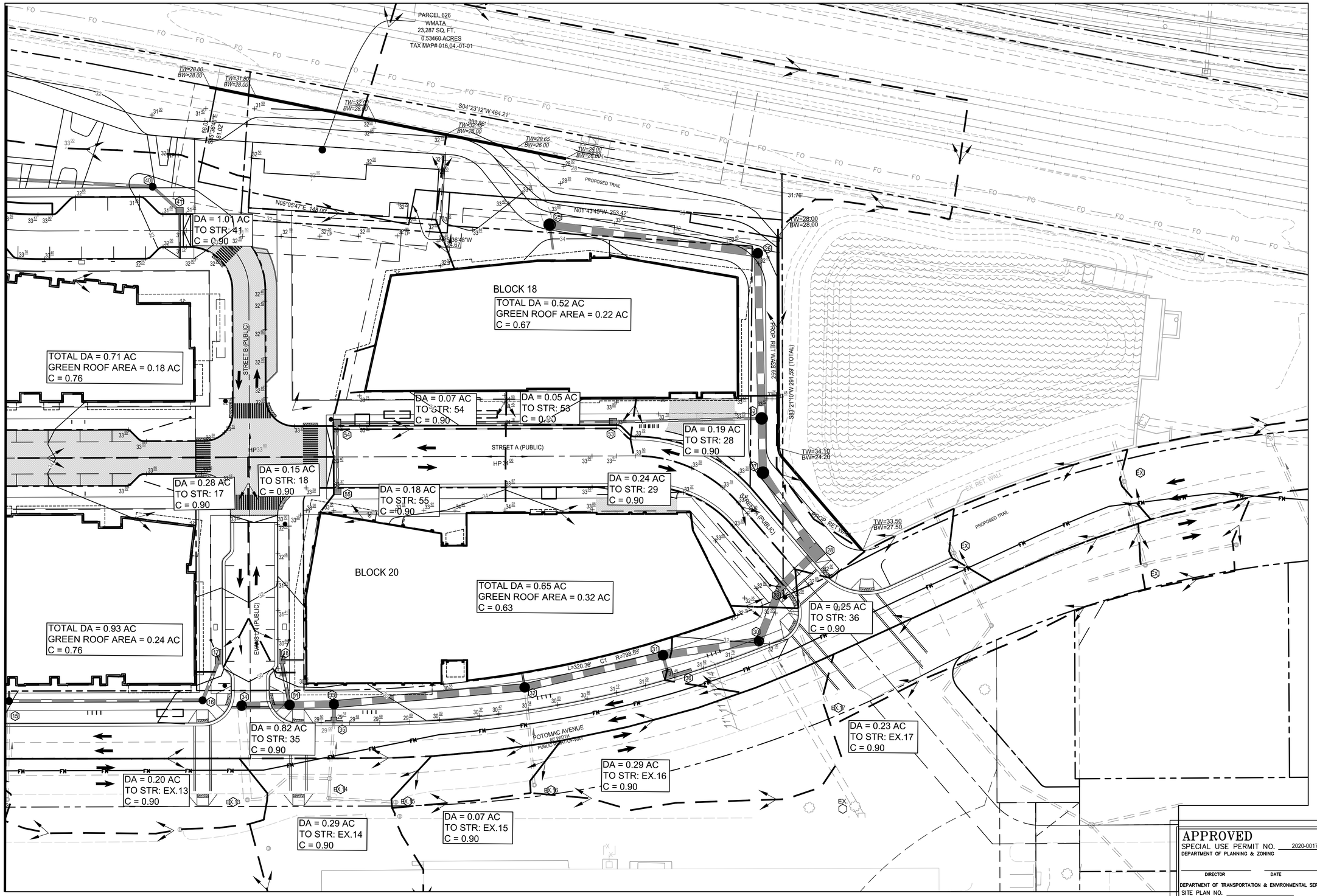
PROJECT No.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:

DRAINAGE AREA MAP

SHEET No.
C605

109999



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

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VIRGINIA STATE GRID NORTH

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DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:

DRAINAGE AREA MAP

SHEET No.
C606

109999

STORM SEWER PIPE COMPUTATIONS

FROM POINT	TO POINT	DRAIN. AREA	RUNOFF COEFF.	CA		INLET TIME	RAINFALL INTENSITY	PIPED IN FROM EXISTING	RUNOFF Q	INVERT ELEVATIONS (ft)		LENGTH	SLOPE	DIA.	n	CAPACITY	VELOCITY	FULL FLOW VELOCITY	FLOW TIME				NOTES
		ACRES	C	INCREM.	ACCUM.	MIN.	IN /HR	C.F.S	C.F.S.	UPPER	LOWER	ft	ft/ft	IN.		C.F.S.	FPS	FPS	SEC.	Q/Q full	V/V full	V full	
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	95.56	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	308.31	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	0.39	0.04	5.4	0.11	5.70	5.4	30.71	0.45

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

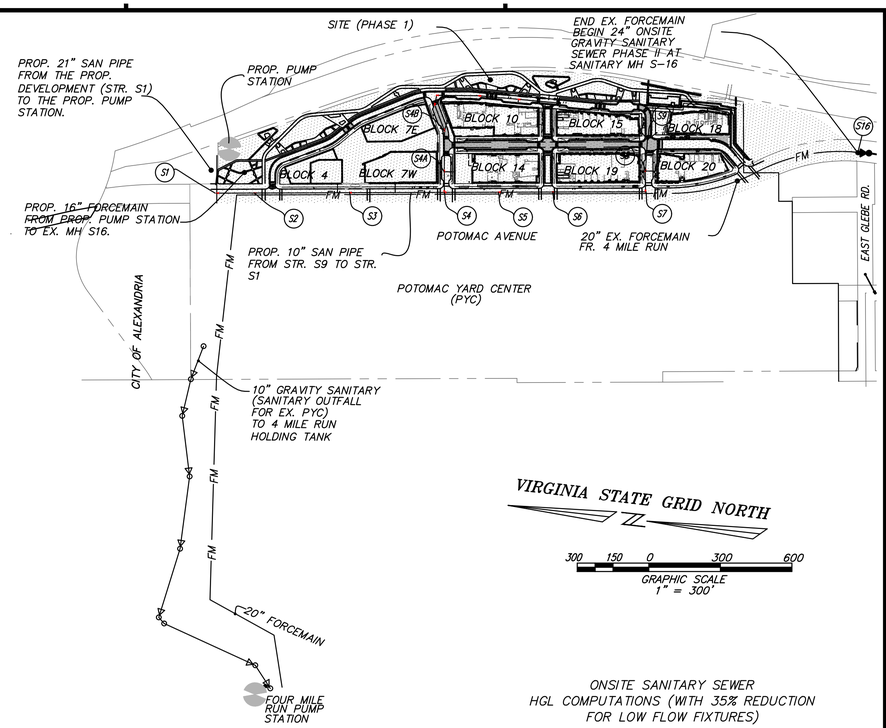
Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	JUNCTION LOSS Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QiVi	Vi^2 2g	Hi (ft)	Angle (deg)	Ha (ft)	Ht (ft)	1.3Ht (ft)	0.5Ht (ft)	Final H (ft)	Inlet Water Surf Elev (ft)	Rim Elev (ft)
HGL COMPUTATIONS FROM S0 TO S9																					
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)



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

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

NORTH POTOMAC YARD
PRELIMINARY PLAN
BLOCK 19
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

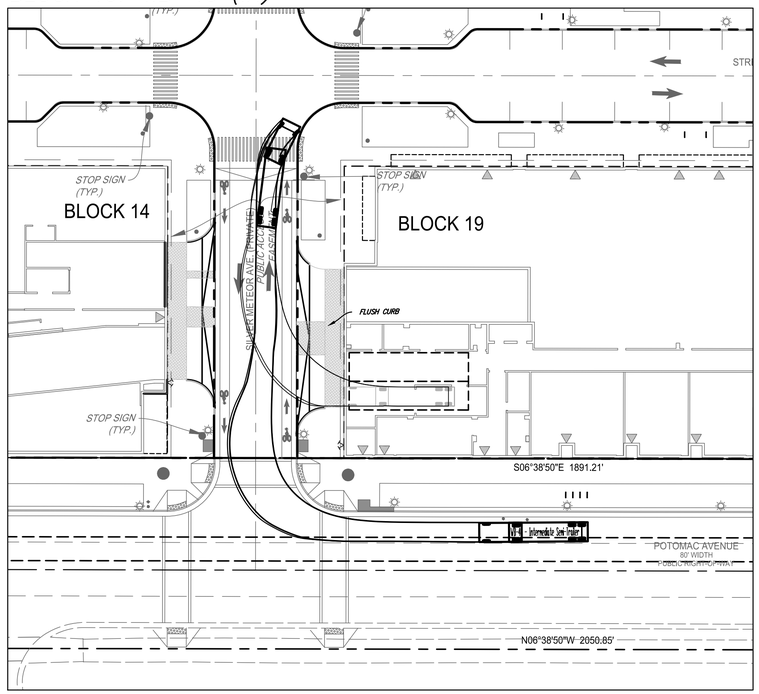
PROJECT No.: 88024.172.004
DRAWING No.: 110000
DATE: 06-09-2020
DESIGN: JLH
DRAWN: VALUE
CHECKED: KMW

SHEET TITLE:
SANITARY SEWER FLOW COMPUTATIONS

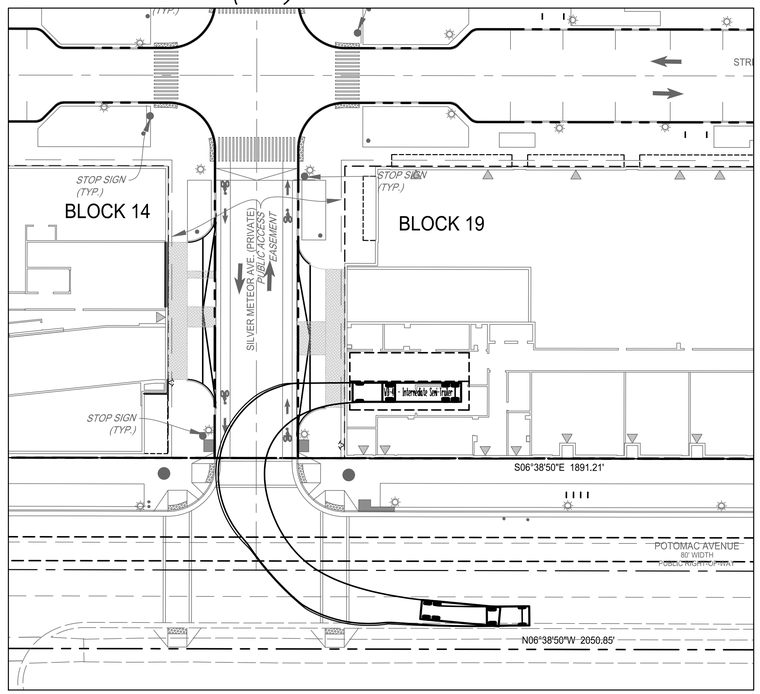
SHEET No.
C700

110000

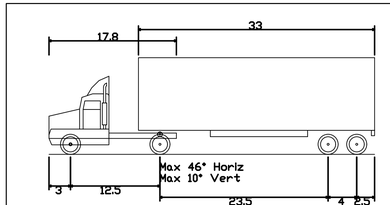
BLOCK 19: WB-40 (IN)



BLOCK 19: WB-40 (OUT)



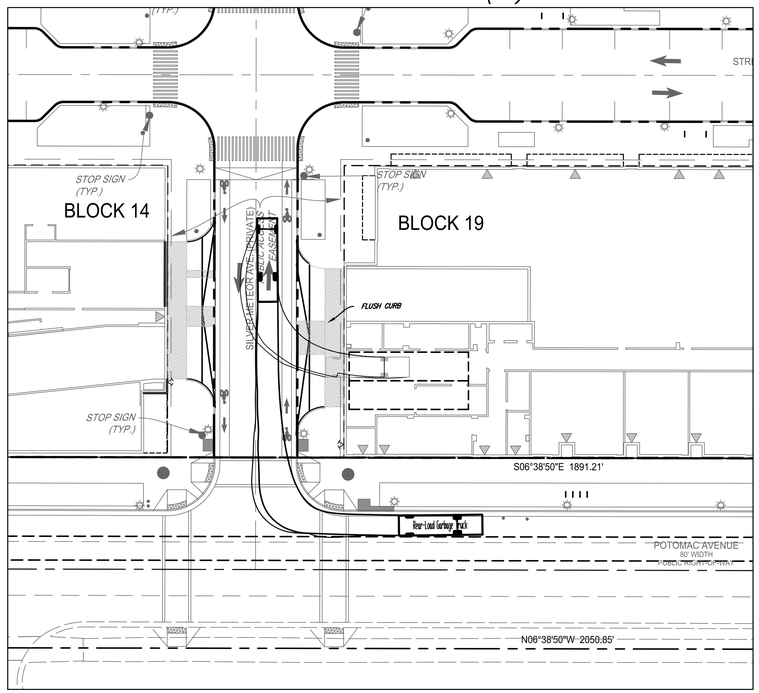
VIRGINIA STATE GRID NORTH



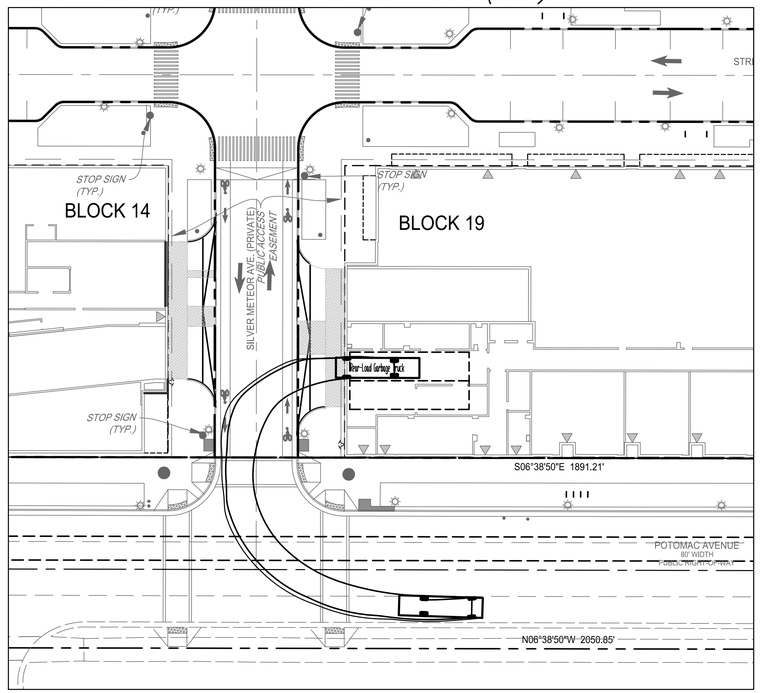
WB-40 - Intermediate Semi-Trailer

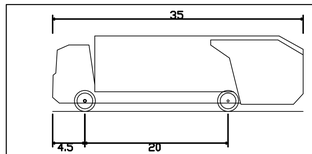
Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

BLOCK 19: REAR-LOAD GARBAGE TRUCK (IN)



BLOCK 19: 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'

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JOHN L. HELMS
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07/23/2020
PROFESSIONAL ENGINEER

NORTH POTOMAC YARD

PRELIMINARY PLAN

BLOCK 19

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.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

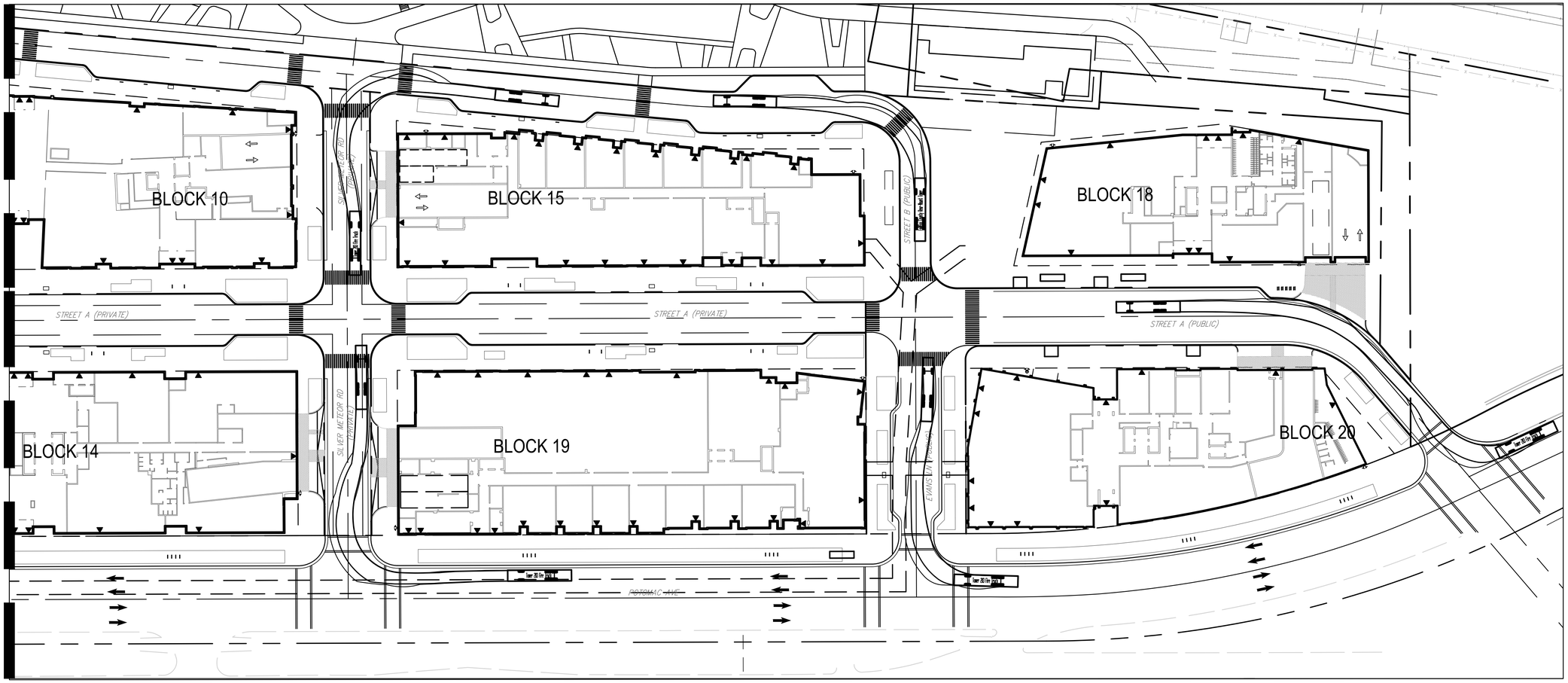
SHEET TITLE:

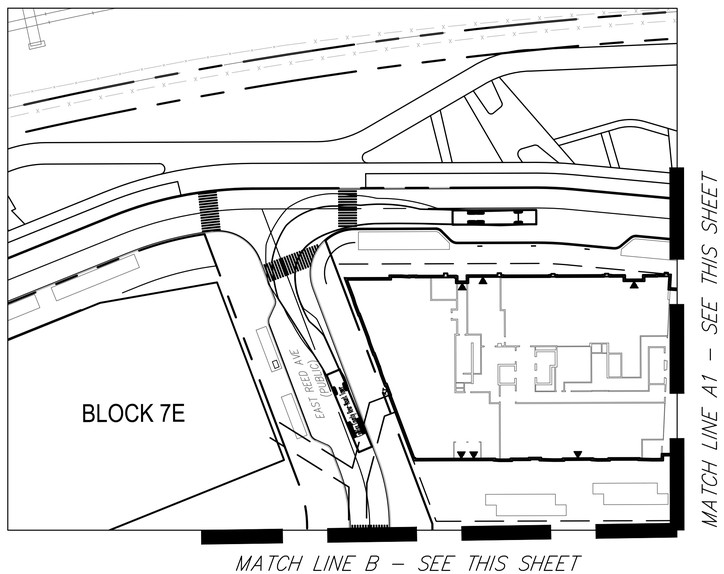
TURNING MOVEMENTS

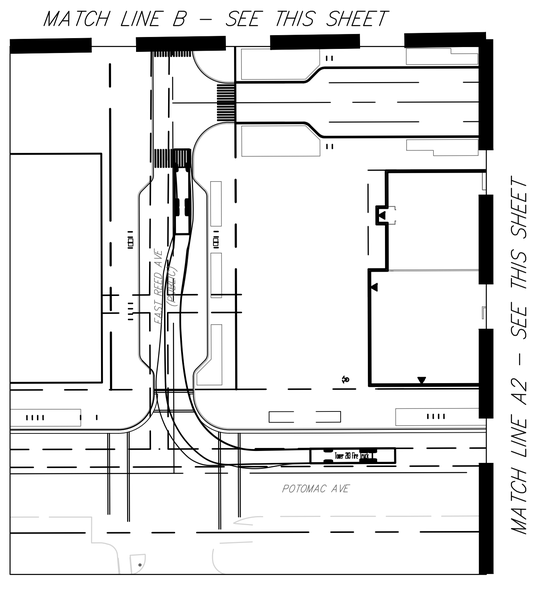
SHEET No.

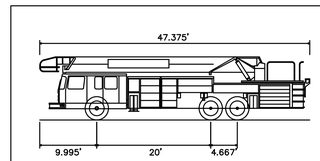
C800

109999



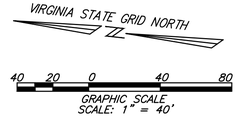






Overall Length	47.375ft
Overall Width	8.167ft
Overall Body Height	11.052ft
Min Body Ground Clearance	1.512ft
Track Width	7.667ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft

Tower 203 Fire Truck



NOTES:

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

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DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

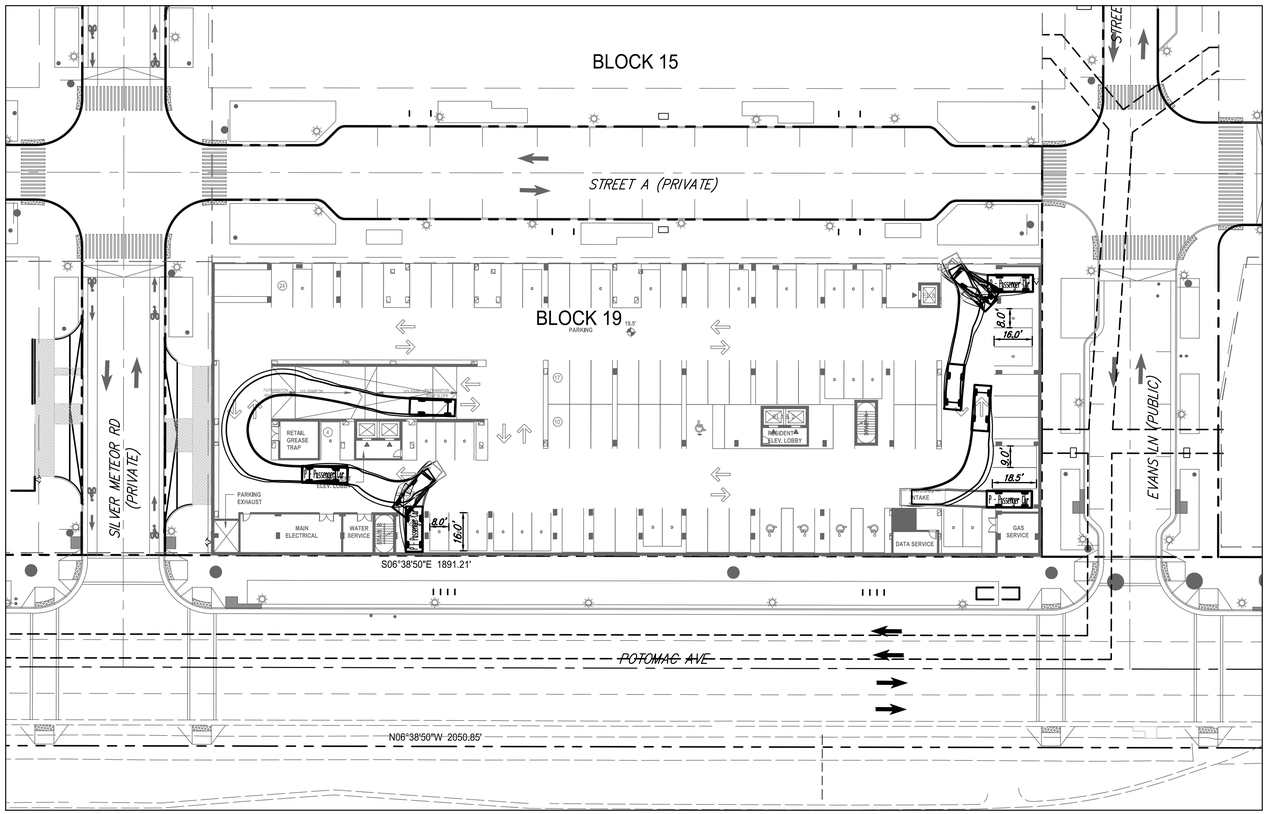
SHEET TITLE:

TURNING MOVEMENTS

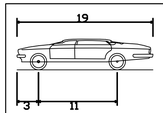
SHEET No.

C801

109999



BLOCK 19: 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 15 GARAGE WILL BE CONSTRUCTED PRIOR TO BLOCK 19 GARAGE. THE GARAGES WILL BE CONNECTED ONCE BLOCK 19 IS CONSTRUCTED.

VIRGINIA STATE GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
SCALE: 1" = 30'

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DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

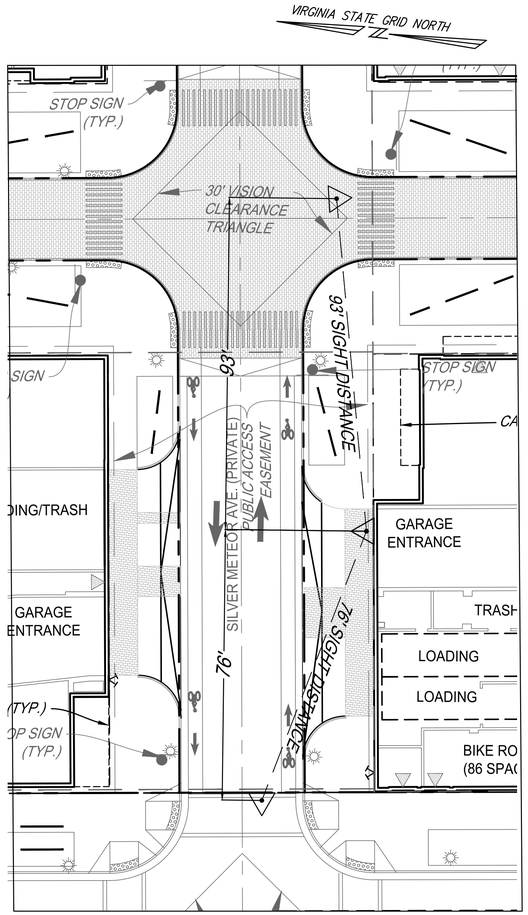
SHEET TITLE:

TURNING MOVEMENTS

SHEET No.

C802

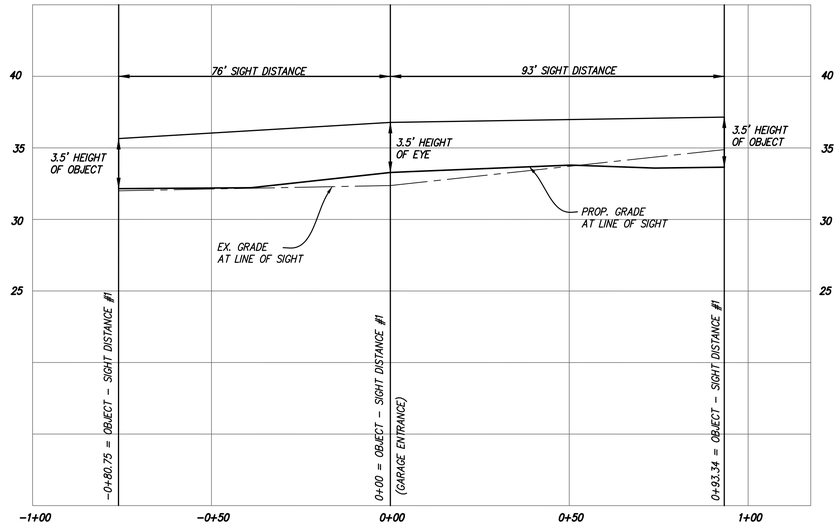
109999



BLOCK 19 SIGHT DISTANCE #1
GARAGE ENTRANCE

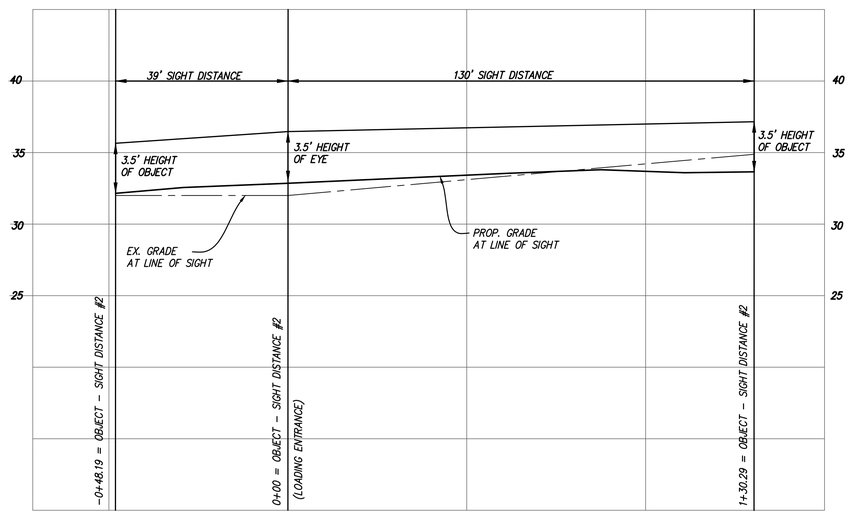
SILVER METEOR RD. (PRIVATE ROAD)
POSTED SPEED: 25 MPH

GRAPHIC SCALE
1"=20'



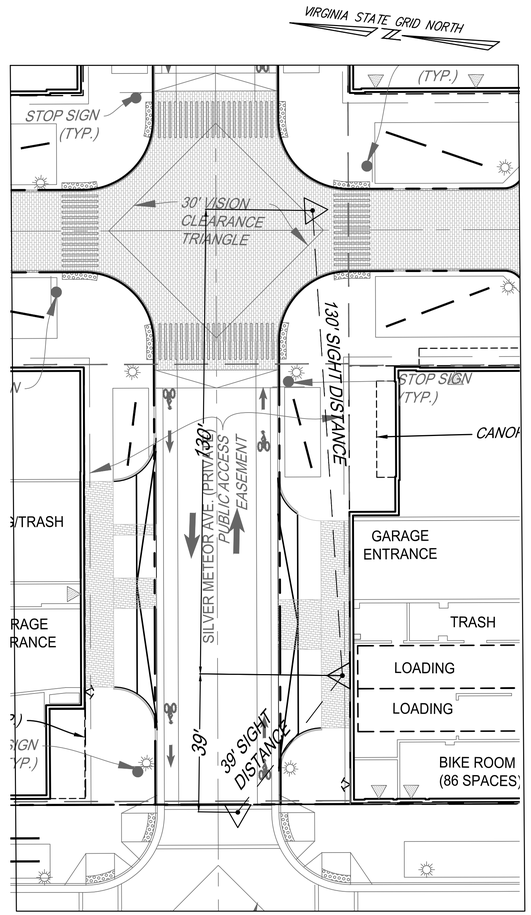
BLOCK 19 SIGHT DISTANCE #1 PROFILE
GARAGE ENTRANCE

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



BLOCK 19 SIGHT DISTANCE #2 PROFILE
LOADING ENTRANCE

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



BLOCK 19 SIGHT DISTANCE #2
LOADING ENTRANCE

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

GRAPHIC SCALE
1"=20'

GRAPHIC SCALE
1"=20'

GRAPHIC SCALE
1"=5'

APPROVED
SPECIAL USE PERMIT NO. 2019-0036-3601
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 19
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.: 88024.172.04
DRAWING No.: 199999
DATE: 2020-06-09
DESIGN: JLH
DRAWN: CSS/YH
CHECKED: KMW

SHEET TITLE:
SIGHT DISTANCE

SHEET No.
C900

109995



1 PHASE I AERIAL VIEW FROM NORTHWEST
NOT TO SCALE

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DIRECTOR _____ DATE _____

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BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

NORTH POTOMAC YARD PHASE 1

Alexandria, Virginia

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

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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

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DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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

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ARCHITECTS

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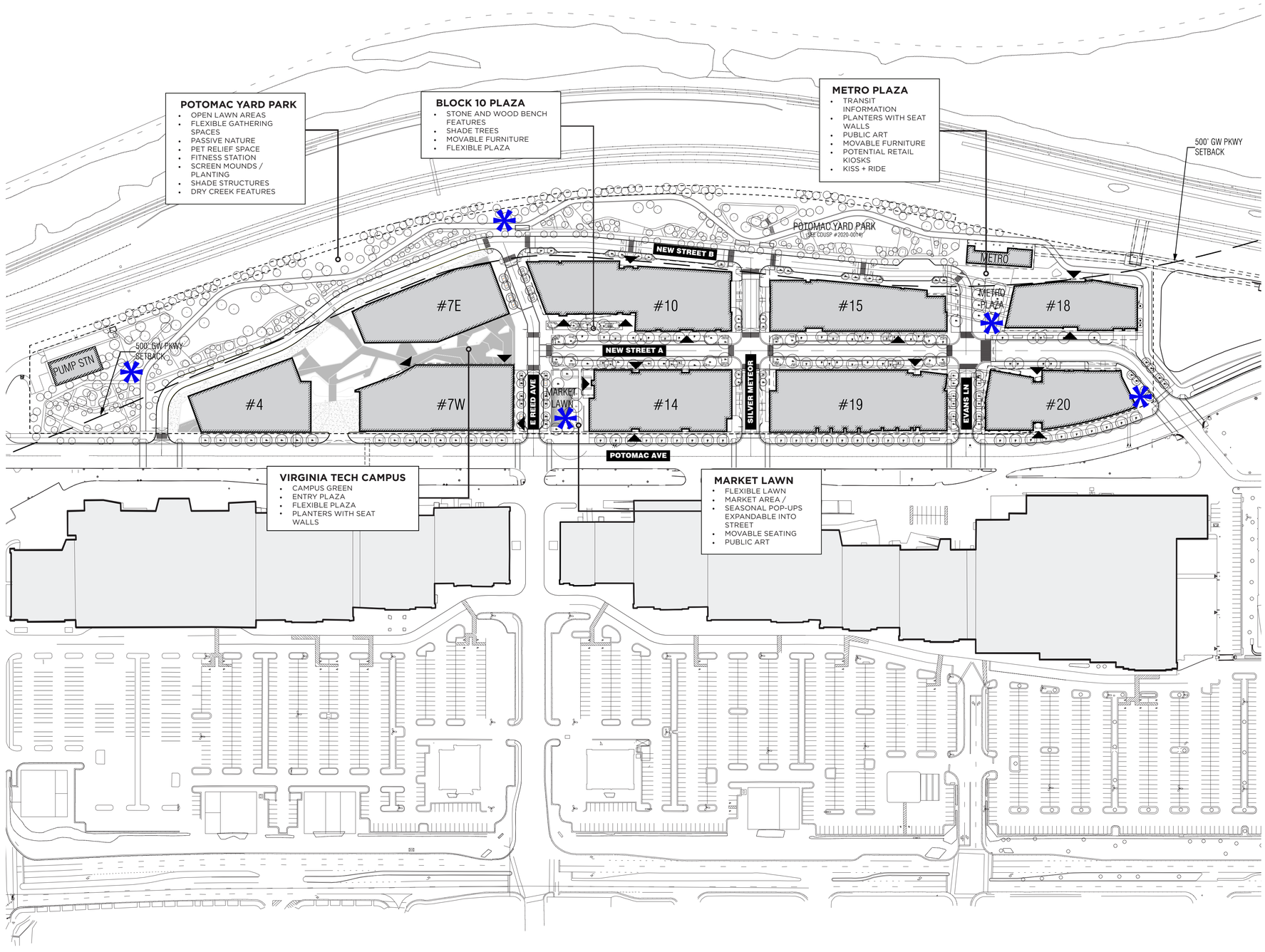
SCALE: NOT TO SCALE

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"

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APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

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

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SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE: 1" = 100'-0"

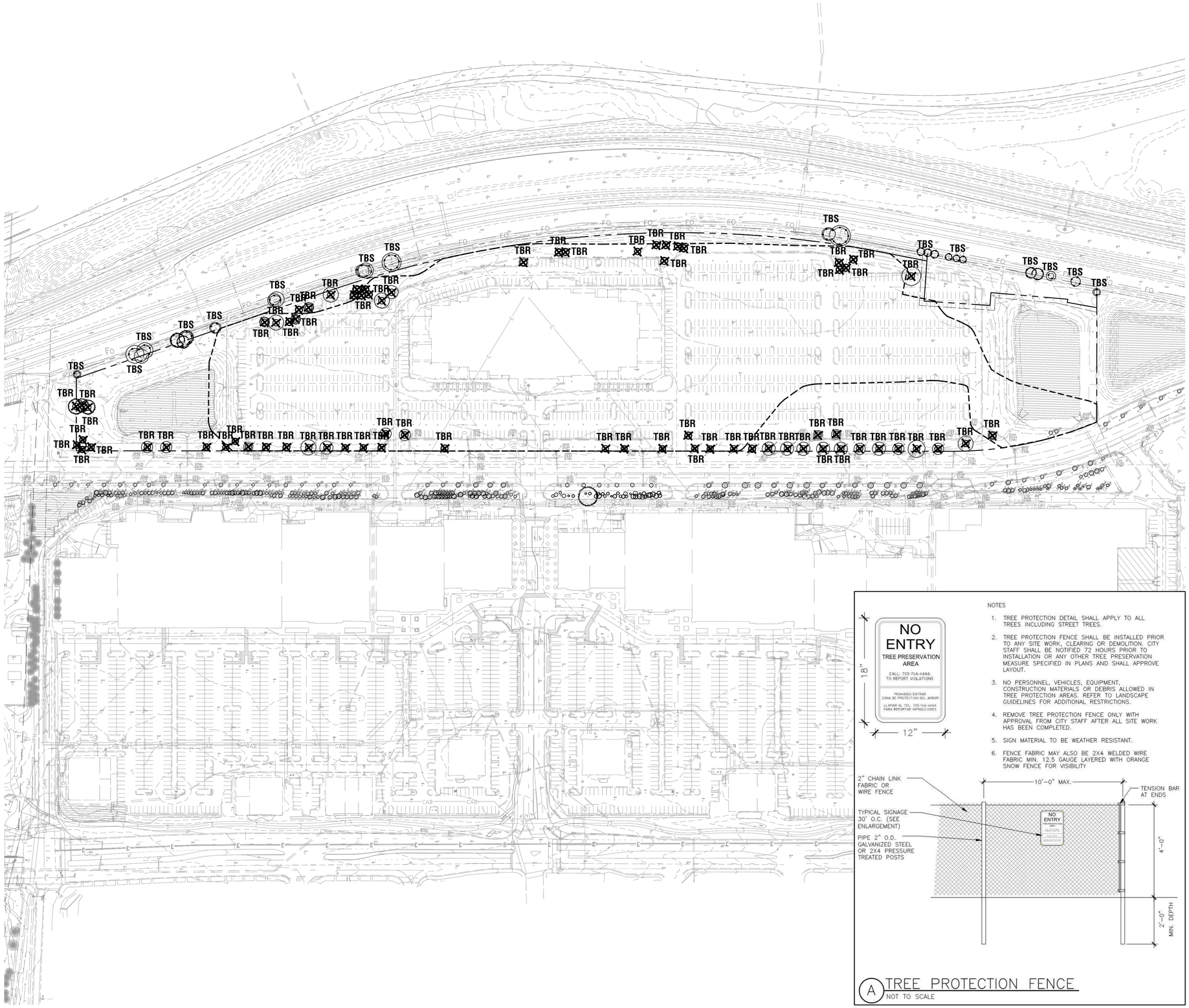
DRAWING NAME:

PHASE I PUBLIC ART & OPEN SPACE PROGRAM

DRAWING NUMBER:

L002

Plotted By: Yisi Liu Sheet Set: Block 19 Landscape Sheets Layout: L004 Version: July 31, 2020 09:10:50pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD_DSUP Sheets_Blocks\Block 19\PT-YRD - Block 19 Tree and Vegetation Protection Sheets.dwg



TREE AND VEGETATION PROTECTION LEGEND

TBR
EXISTING TREE TO BE REMOVED

TBS
EXISTING TREE TO BE SAVED WITH TREE PROTECTION FENCING

CONTAMINATED SOIL

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 19

Client
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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

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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	-		2" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 4" THICK REINFORCED CONCRETE BASE.
UP-16		UNIT PAVING, TYPE 16	6"X 6" PERMEABLE PAVER	-		2" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
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	-		

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.

NOTE:

NOT ALL ITEMS IN CONSTRUCTION SCHEDULE APPEAR ON EVERY BLOCK

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 19

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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

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Plotted By: Yisi Liu Sheet Set: Block 19 Landscape Sheets Layout: L100A Version: July 31, 2020 09:11:16pm Stored: T:\PT-YRD-Potomac Yard\PT-YRD-SHEETS_DSUP Sheets_Blocks\Block 19\PT-YRD - Block 19 Construction Schedule.dwg

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.

NOTE:

NOT ALL ITEMS IN CONSTRUCTION SCHEDULE APPEAR ON EVERY BLOCK

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 19

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
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Suite 200
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tel 240.333.3600

Master Planner
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tel 617.426.1300

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9900 Main Street, 4th Floor
Fairfax, Virginia 22031
tel 703.273.6820

Traffic Engineer
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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

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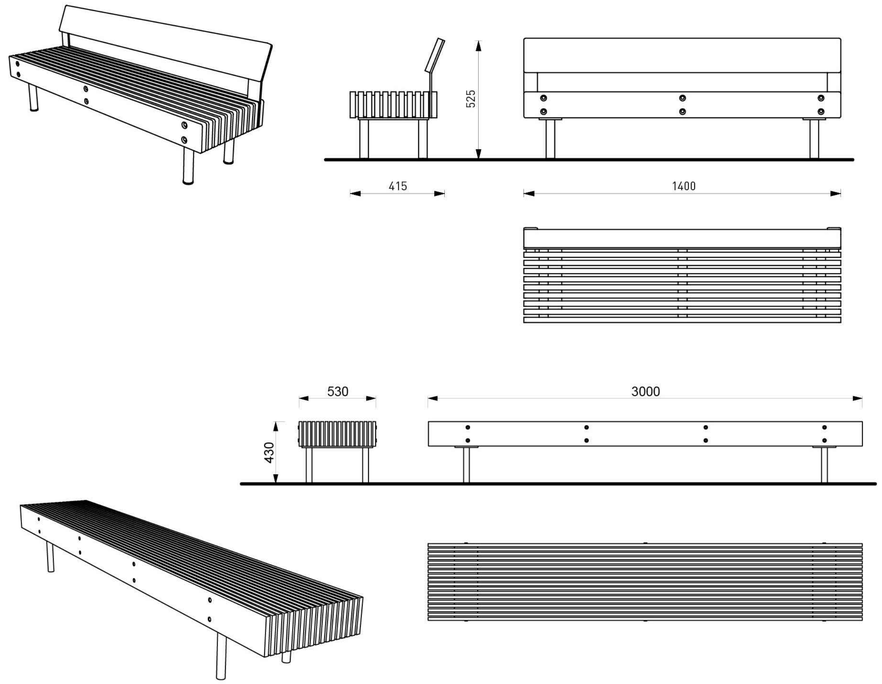

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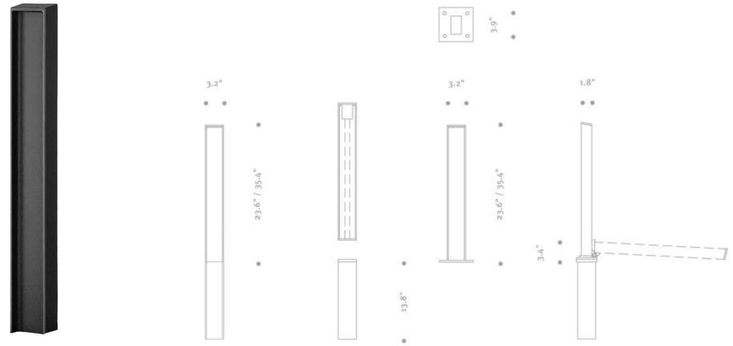
DISTRICT BENCH 04



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SCALE: NTS

BOLLARD 03



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.

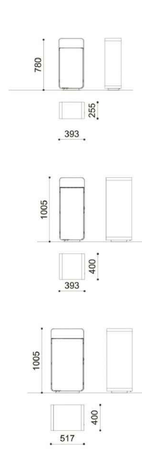
DIMENSIONS
-393x255mm H=780mm
-393x400mm H=1005mm
-517x400mm H=1005mm

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

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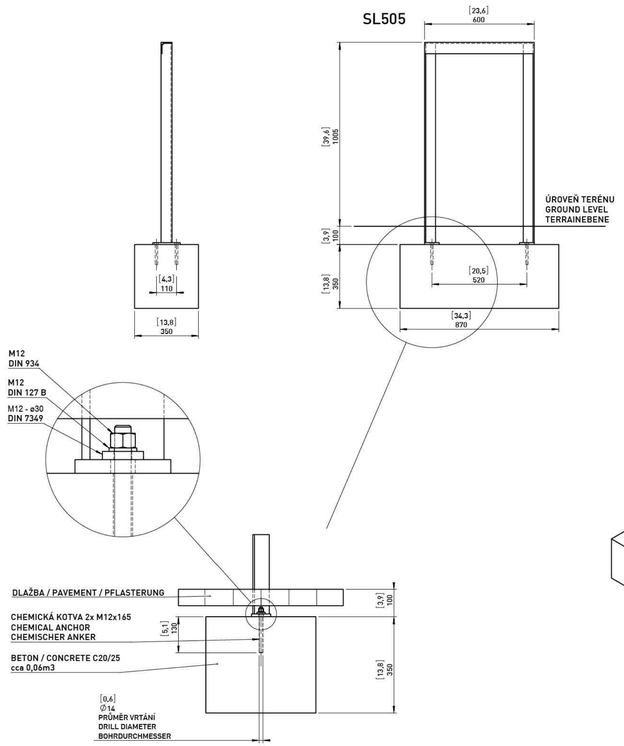
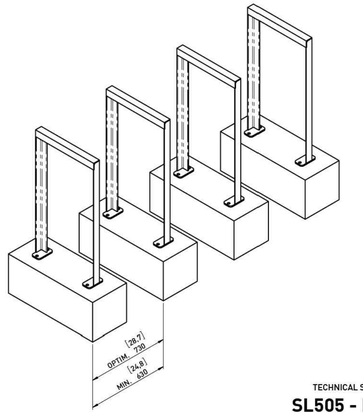
SCALE: NTS

LITTER AND RECEPTACLE 01







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.
Die 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 Produktanbaus sind verbindlich. Ankerabstand gemäß der gelieferten Produktabmessungen dimensionieren.

0 0.5 1.0
SCALE: NTS

BIKE RACK 02

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SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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NORTH POTOMAC YARD

Building 19

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KEY MAP

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	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

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

SITE FURNISHING

L100C

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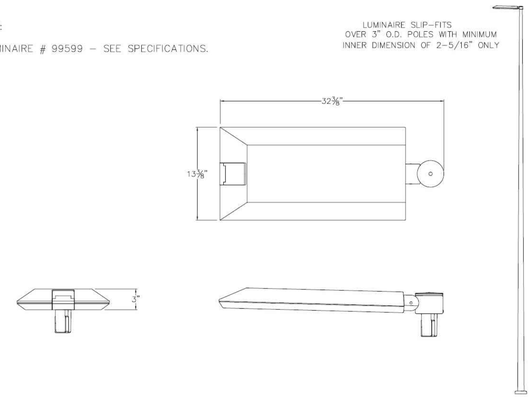
NOTES:

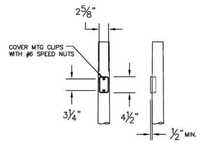
1. LUMINAIRE # 99599 – SEE SPECIFICATIONS.



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

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,

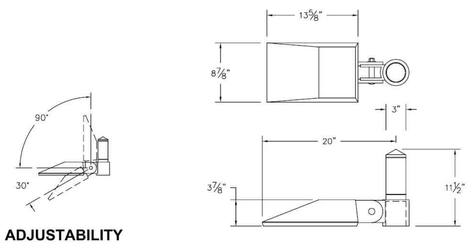


0 0.5 1.0
SCALE: NTS

POTOMAC AVE. STREET LIGHT 03

NOTES:

1. LUMINAIRE # 77 025 – SEE SPECIFICATIONS.

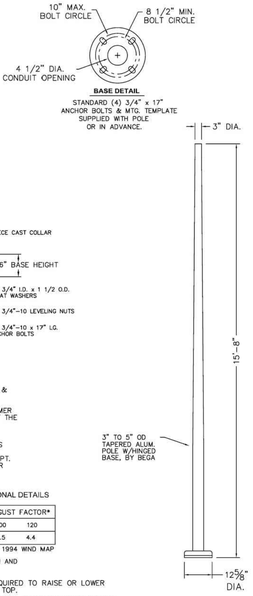


SLIP FITS 3" O.D.
POLE OR TENON
(REQUIRES A MINIMUM 3 1/2" LENGTH OF STRAIGHT DIA. POLE/TENON)

ADJUSTABILITY



SHOWN ON 1508HR



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

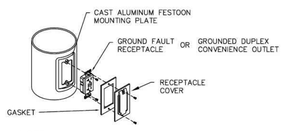
MAXIMUM EPA AT VARIOUS MPH, ALLOWS FOR 1.3 GUST FACTOR*						
POLE NO.	MPH –	70	80	90	100	120
1508HR	EPA –	15.4	11.2	8.5	6.5	4.4

*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



DPC-1



DPC-2



DPC-3

DECORATIVE POLE BASE COVERS (DPC)

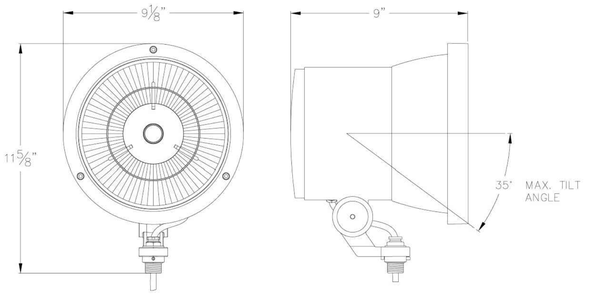


0 0.5 1.0
SCALE: NTS

DISTRICT STREET LIGHT 02

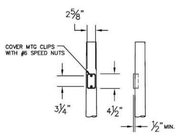
NOTES:

1. LUMINAIRE # 77 797 – SEE SPECIFICATIONS

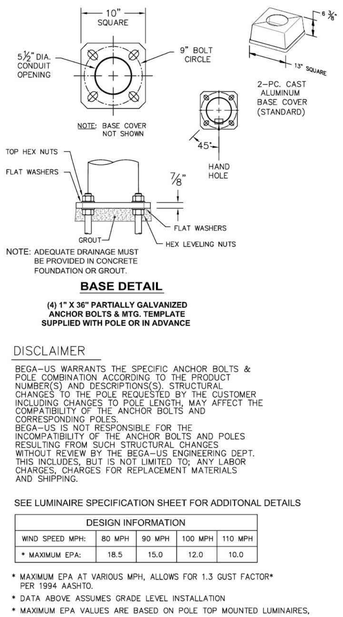


NOTE:

- 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

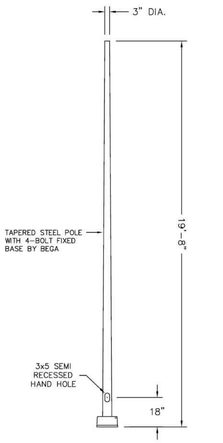


FESTOON OPTION



BASE DETAIL

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



DISCLAIMER

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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,



0 0.5 1.0
SCALE: NTS

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 19

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tel 857.233.5171

Development Manager
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tel 240.333.3600

Master Planner
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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
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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 FURNISHING

L100D

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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)
AS	6	STREET TREE	1,250 SF	1,150 SF	Y
GD	6	STREET TREE	1,250 SF	1,100 SF	Y
GT	4	STREET TREE	1,250 SF	1,100 SF	y
QB	4	FRONTAGE	1,250 SF	950 SF	Y
QP	6	FRONTAGE	1,250 SF	1,100 SF	Y
QW	4	FRONTAGE	1,250 SF	1,150 SF	Y
TA	2	FRONTAGE	1,250 SF	1,150 SF	Y
TOTAL URBAN TREES					
32					

BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: =52							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	6	18.8%	33%	rubrum 'October Glory'	6	18.8%	10%
Gymnocladus	6	18.8%	33%	dioicus	6	15.4%	10%
Gleditsia	4	12.5%	33%	triacanthos f. inermis	4	12.5%	10%
Quercus	14	43.8%	33%	bicolor	4	12.5%	13%
				palustris	6	18.8%	13%
				phellos	4	12.5%	13%
Tilia	2	6.3%	33%	americana	2	6.3%	10%
SHRUBS							
TOTAL NUMBER OF SHRUBS PROPOSED:							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED

NATIVE PLANT TABULATIONS											
			MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PROVIDED		REQUIRED	PROVIDED		REQUIRED	PROVIDED	
			%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	32	Regional/Local	10%			15%	32	100%	20%		
		Total Natives	25%			25%	32	100%	50%		
Standard Trees	0	Regional/Local	15%			25%			40%		
		Total Natives	40%			60%			80%		
Evergreen Shrubs	72	Regional/Local	5%			8%	54	75%	10%		
		Total Natives	20%			30%	54	75%	40%		
Deciduous Shrubs	351	Regional/Local	10%			15%	345	98%	20%		
		Total Natives	40%			60%	351	100%	80%		
Groundcovers	0	Regional/Local	5%			10%	0		10%		
		Total Natives	10%			20%	0		20%		
Perennials, Ferns, Ornamental Grasses	2,738	Regional/Local	10%			15%	2282	83%	15% (perennials) 30% (ferns & grasses)		
		Total Natives	25%			40%	2282	83%	60% (perennials) 80% (ferns & grasses)		
Vines	0	Total Natives	30%			100%	0		100%		
TOTALS											

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
3193	2713	2719
	85.0%	85.2%

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

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	52,656
25% CROWN COVER REQUIRED (SF)	13,164
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*	**20,000**
Crown Cover from Proposed Shrubs*	**2,160**
Crown Cover from Proposed Trees	40,000
Crown Cover from Proposed Shrubs	3,494
TOTAL CROWN COVER PROVIDED (%)*	**42.1%**
TOTAL CROWN COVER PROVIDED (SF)*	**22,160**
TOTAL CROWN COVER PROVIDED (%)	82.6%
TOTAL CROWN COVER PROVIDED (SF)	43,494
*Qty within Property Boundary	

PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	LOCALLY NATIVE	REGIONALLY NATIVE
AS	6	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5"-3" CAL	PER PLAN	B&B		X
GD	6	Gymnocladus dioicus	KENTUCKY COFFEETREE	2.5"-3" CAL	PER PLAN	B&B		X
GT	4	Gleditsia triacanthos f. inermis	THORNLESS HONEYLOCUST	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	6	Quercus palustris	PIN OAK	2.5"-3" CAL	PER PLAN	B&B	X	X
QW	4	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

SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	LOCALLY NATIVE	REGIONALLY NATIVE
CAH	20	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMMERSWEET	3 GAL	PER PLAN	CONT		X
CEA	18	Ceonothus americanus	NEW JERSEY TEA	3 GAL	PER PLAN	CONT	X	X
CRM	82	Cornus racemosa 'Muskingham'	MUSKINGHAM DOGWOOD	1 GAL	PER PLAN	CONT		X
CSA	38	Cornus sericea 'Artic Fire'	ARCTIC FIRE RED-OSIER DOGWOOD	3 GAL	PER PLAN	CONT		X
HAA	17	Hydrangea arborescens 'Annabelle'	ANNABELLE WILD HYDRANGEA	3 GAL	PER PLAN	CONT	X	X
HYQ	6	Hydrangea quercifolia	OAKLEAF HYDRANGEA	7 GAL	PER PLAN	CONT		
IGS	30	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY	3 GAL	PER PLAN	CONT		X
ISD	24	Ilex vomitoria 'Stokes Dwarf'	DWARF YAUPON HOLLY	3 GAL	PER PLAN	CONT		X
IVL	150	Itea virginica 'Little Henry'	LITTLE HENRY SWEETSPIRE	5 GAL	PER PLAN	CONT	X	X
IVR	30	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	3 GAL	PER PLAN	CONT	X	X
TME	18	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		Calamagrostis canadensis Carex vulpinoidea	BLUEJOINT GRASS FOX SEDGE	1 QT	12" OC	CONT	- X	X X
BM2		Carex stricta Amsonia tabernaemontana	TUSSOCK SEDGE BLUE STAR	1 QT	12" OC	CONT	X -	X X
BM3		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		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		Carex divulsa Carex appalachica Athyrium filix-femina Xanthoriza simplicissima	GRASSLAND SEDGE APPALACHIAN SEDGE LADY FERN YELLOWROOT	1 QT	12" OC	CONT	- - - -	- - - X

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NORTH POTOMAC YARD

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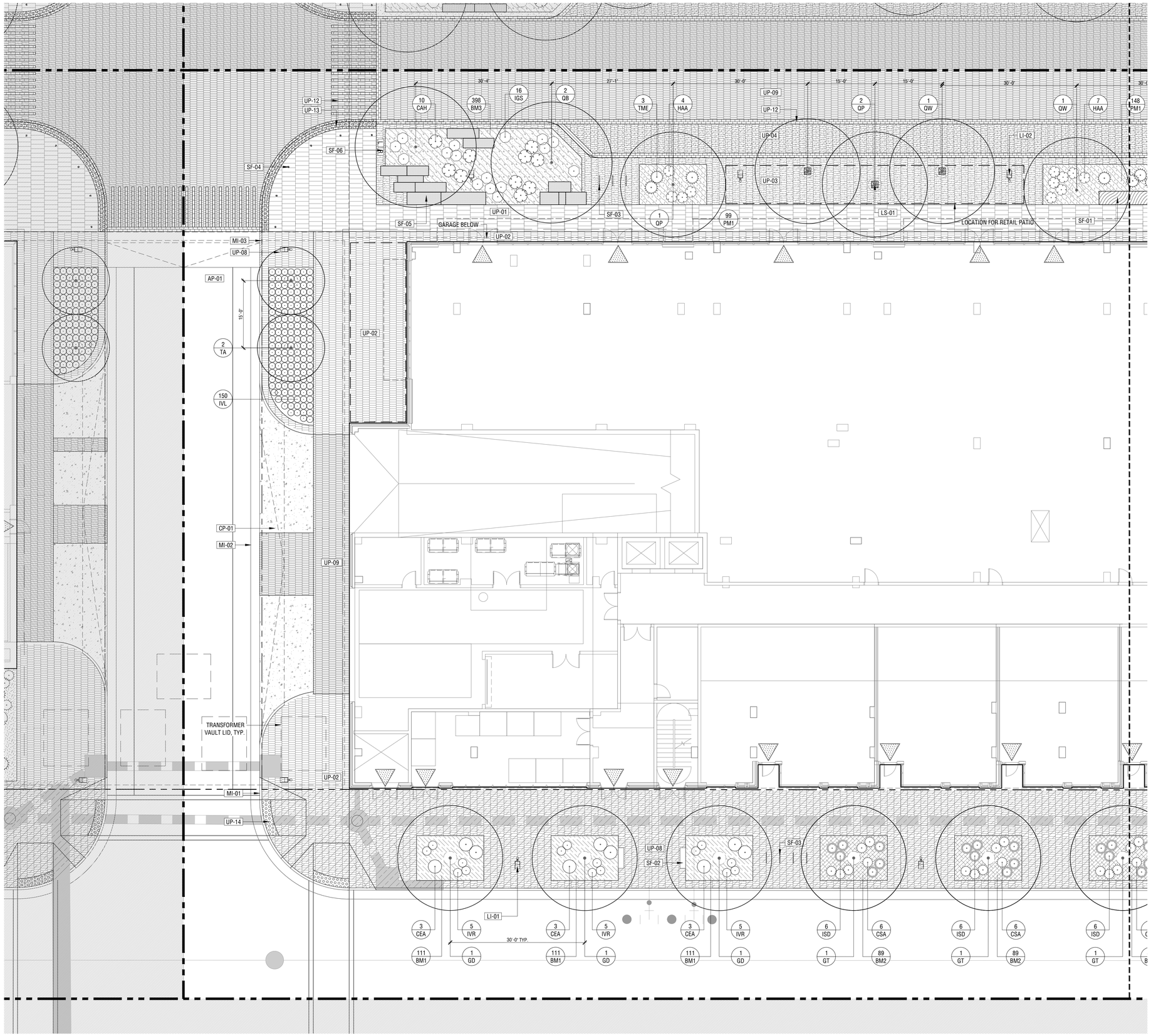

LANDSCAPE LEGEND

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)

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

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WD-01 - WOOD DECKING

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

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Scale: 1"=10'-0"

LEVEL 01 - LANDSCAPE PLAN

L101

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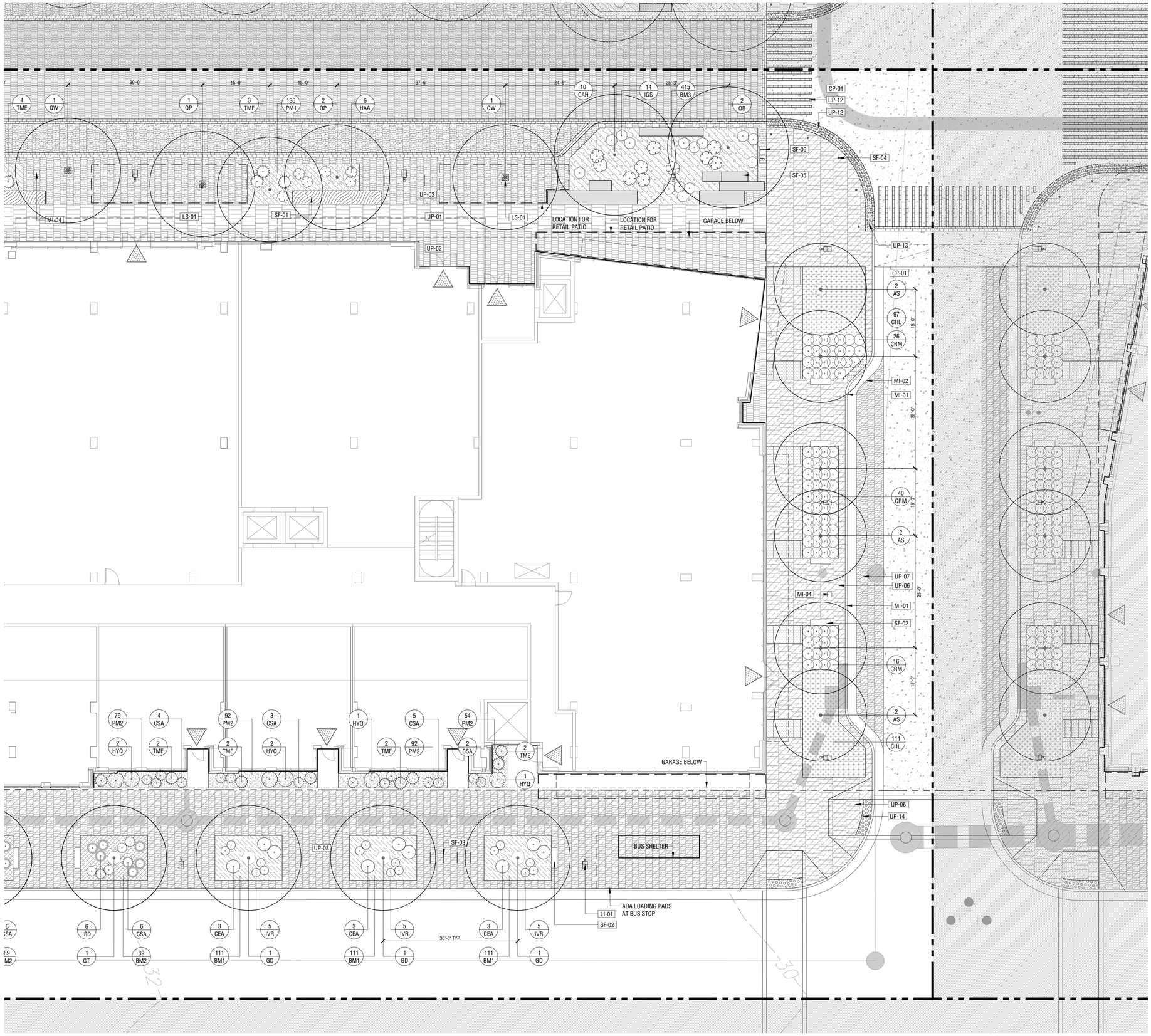

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Arlington, VA 22201
tel 703.528.4700

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"

LANDSCAPE PLAN

L102

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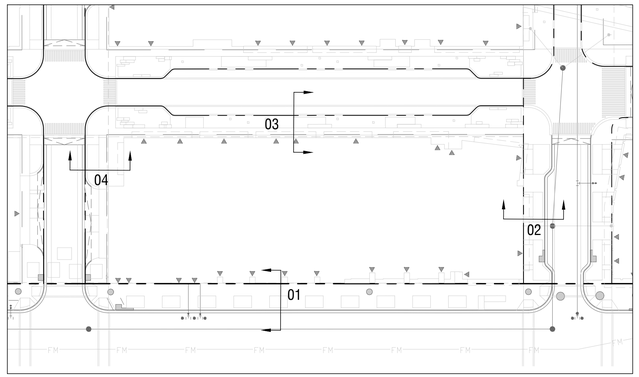
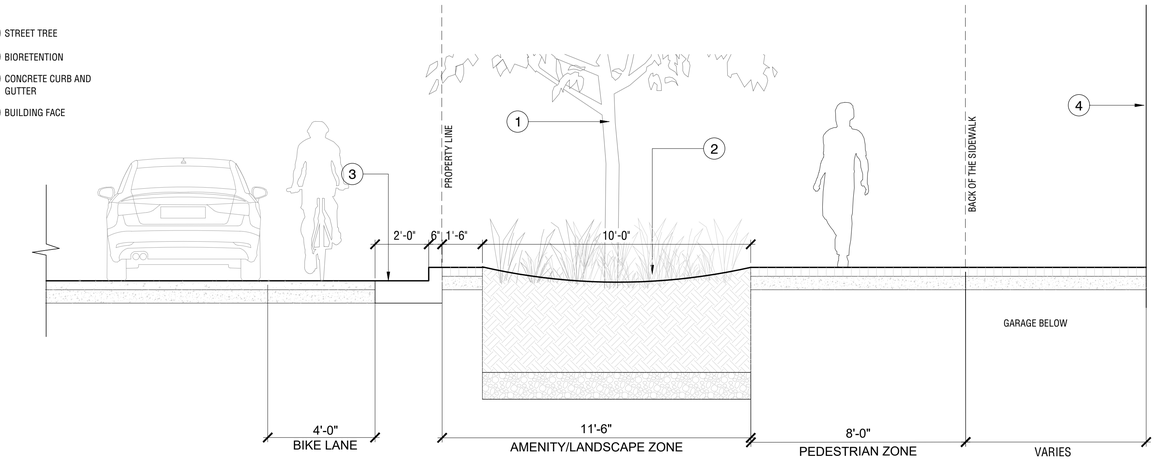
KEY MAP



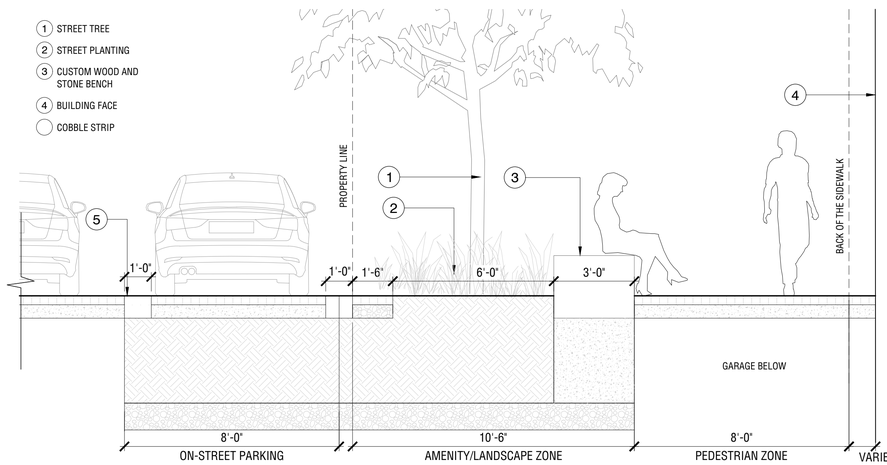
1 STREET TREE
2 BIORETENTION
3 CONCRETE CURB AND GUTTER
4 BUILDING FACE



SECTION - SILVER METEOR AVE 04
BP-PTD-SEC-05

SCALE: 3/8" = 1'-0"

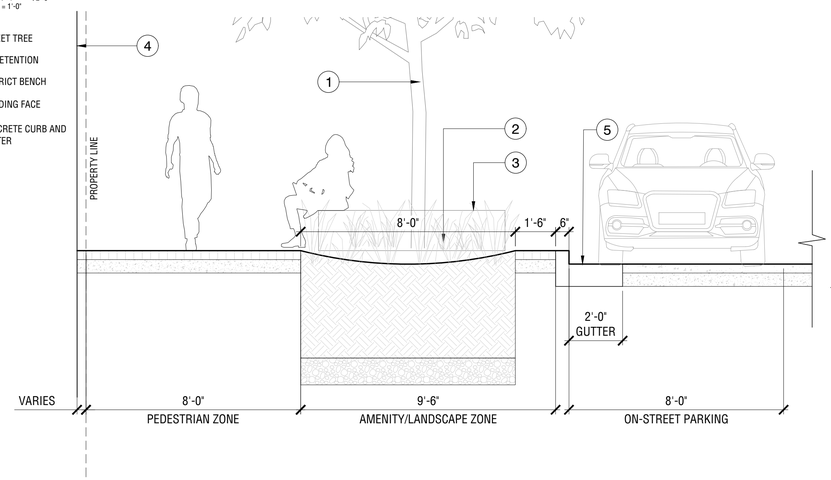
1 STREET TREE
2 STREET PLANTING
3 CUSTOM WOOD AND STONE BENCH
4 BUILDING FACE
COBBLE STRIP



SECTION - NEW STREET A 03
BP-PTD-SEC-06

SCALE: 3/8" = 1'-0"

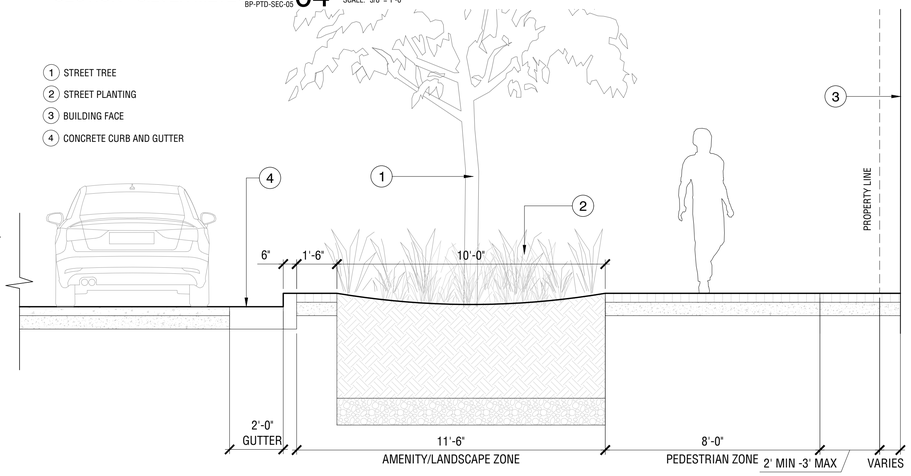
1 STREET TREE
2 BIORETENTION
3 DISTRICT BENCH
4 BUILDING FACE
5 CONCRETE CURB AND GUTTER



SECTION - EVANS LANE 02
BP-PTD-SEC-07

SCALE: 3/8" = 1'-0"

1 STREET TREE
2 STREET PLANTING
3 BUILDING FACE
4 CONCRETE CURB AND GUTTER



SECTION - POTOMAC AVE 01
BP-PTD-SEC-03

SCALE: 3/8" = 1'-0"

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

NORTH POTOMAC YARD

Building 19

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

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	07AUG2020	DSUP VERIFICATION RESUBMISSION
	23JUL2020	DSUP VERIFICATION SUBMISSION

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

SITE SECTIONS

L201

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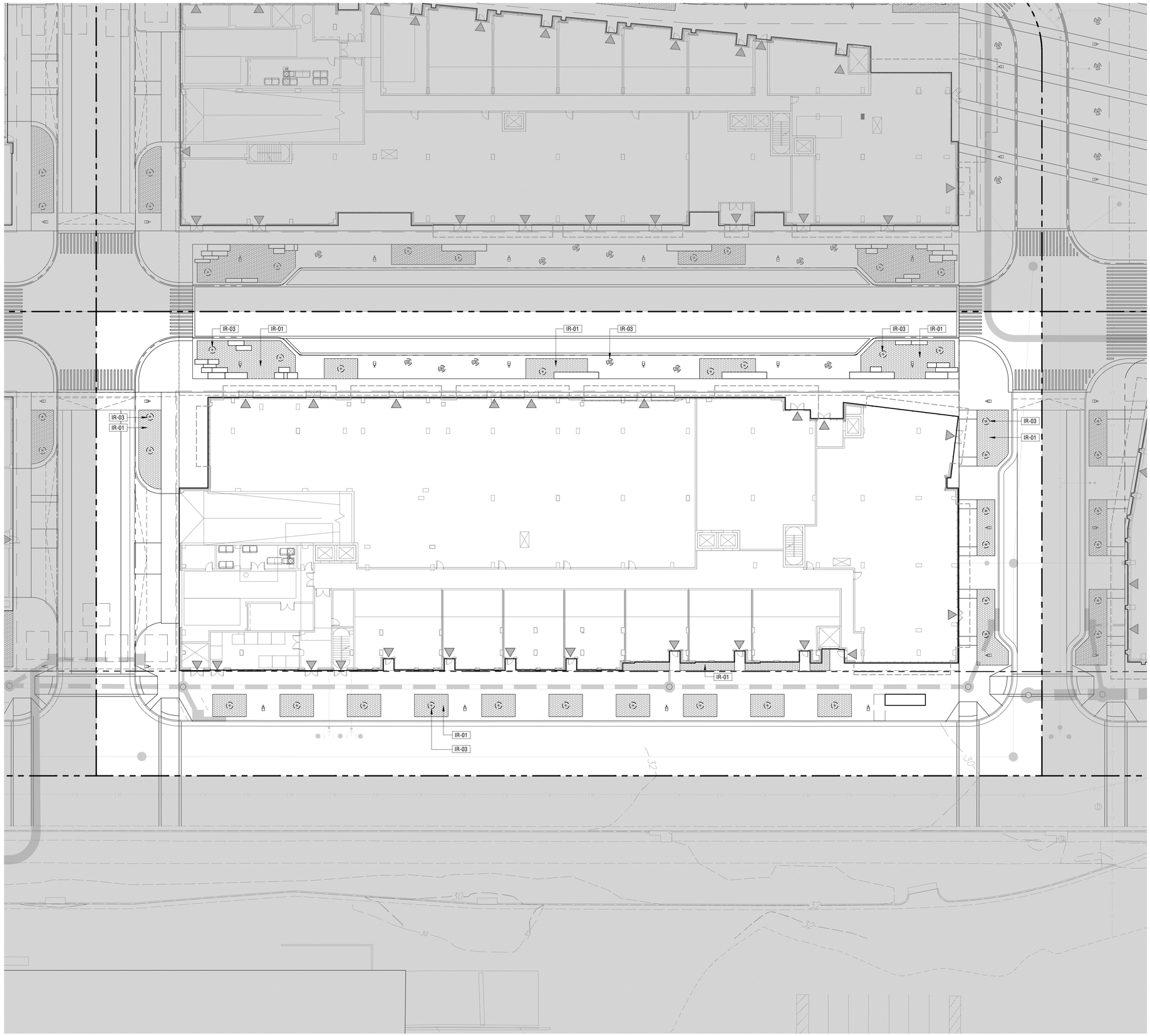

IRRIGATION LEGEND

RI-01 - IRRIGATION, TYPE 1
DRIP IRRIGATION

RI-02 - IRRIGATION, TYPE 2
SPRAY IRRIGATION

RI-03 - IRRIGATION, TYPE 3
TREE BUBBLER

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DEPARTMENT OF PLANNING & ZONING

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

NORTH POTOMAC YARD

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Scale: 1"=20'-0"

IRRIGATION PLAN

L401

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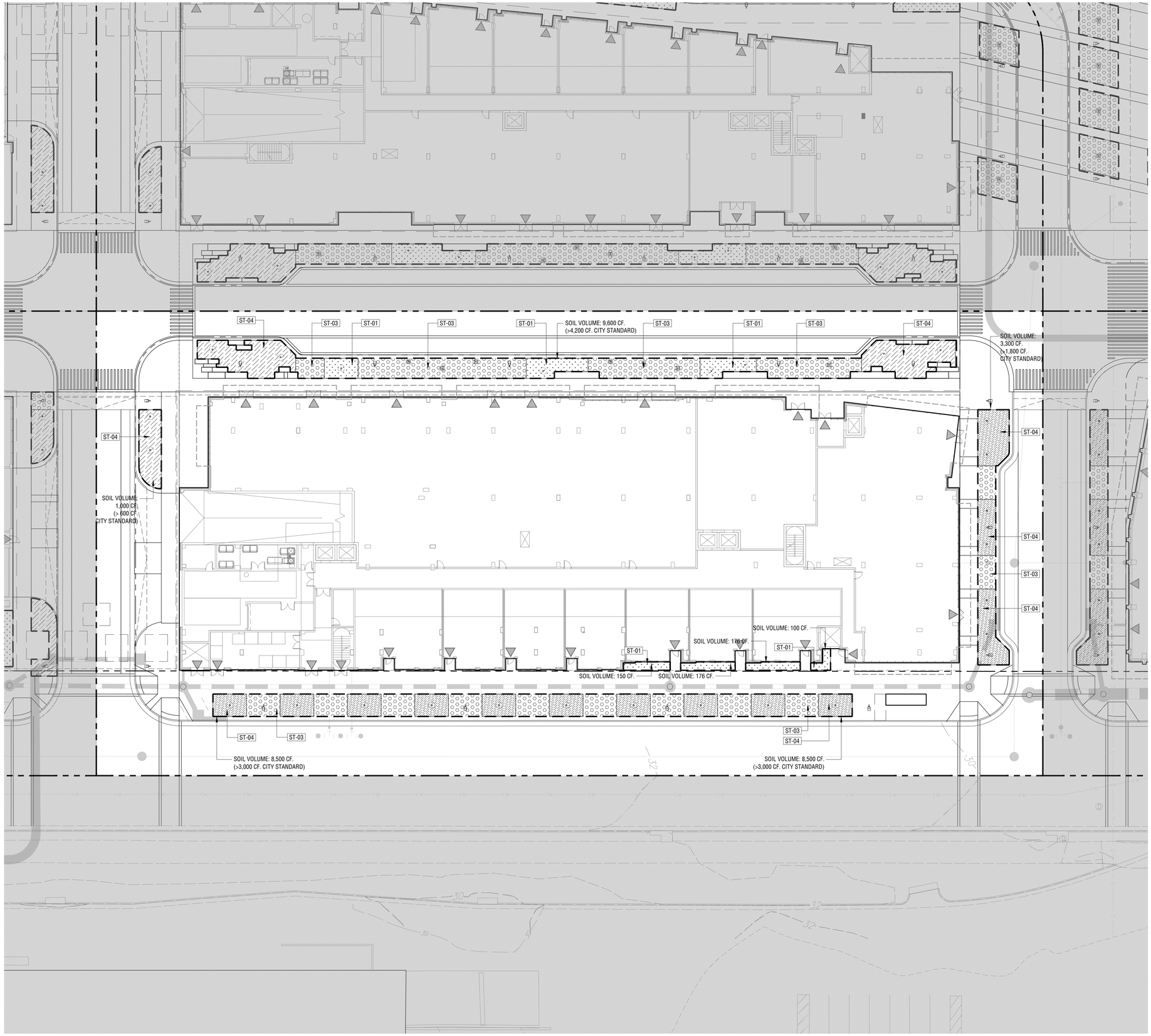

SOIL LEGEND

- **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

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DIRECTOR DATE
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

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	23JUL2020	DSUP VERIFICATION SUBMISSION

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

Scale: 1"=20'-0"

SOILS PLAN

L501

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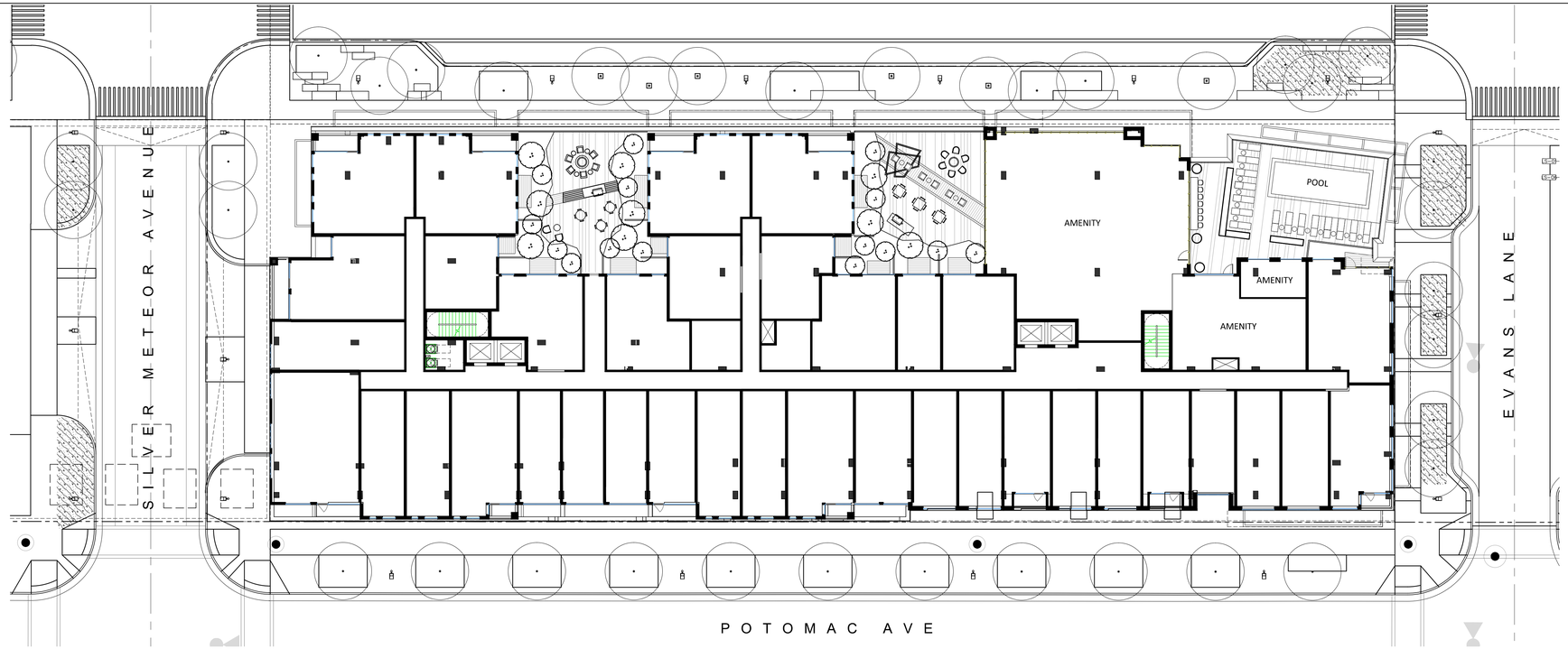
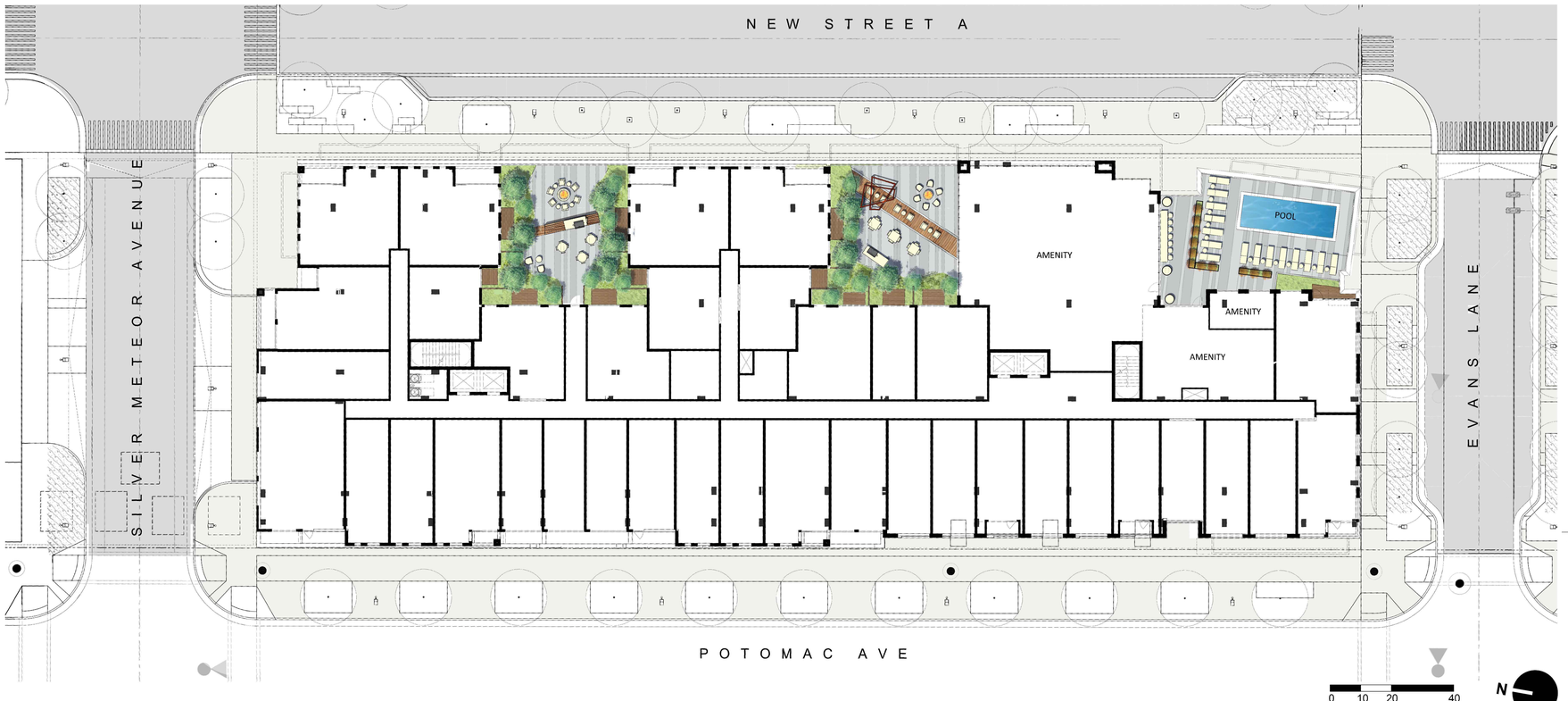


1 LANDSCAPE PLAN - LEVEL 2
1" = 20'-0"



LANDSCAPE PLAN - LEVEL 2 - RENDERING
AS SHOWN

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No. 0406-001391
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PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF VIRGINIA

no.	date	revision
	Verification Resubmission	AUGUST 7, 2020
	Verification of Completeness	JULY 23,2020

Project Number
220028.00

Project
NORTH POTOMAC YARD - BLOCK 19

Phase
DSUP SUBMISSION

Initial Submission Date
JUNE 9, 2020

Scale
AS SHOWN

Drawing
LEVEL 2 LANDSCAPE AMENITY SPACE PLAN & RENDERING

No
L2.0

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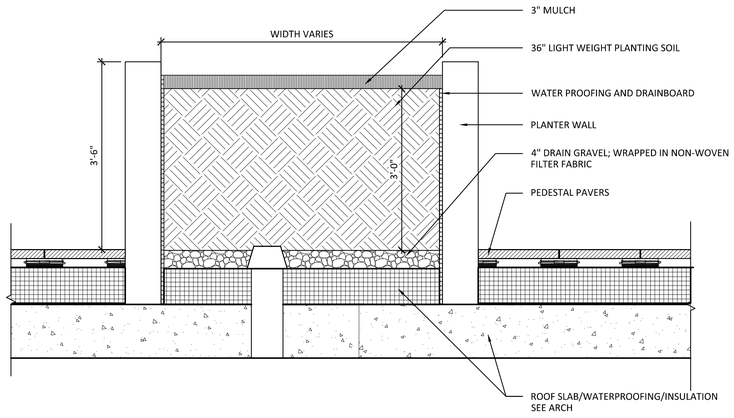
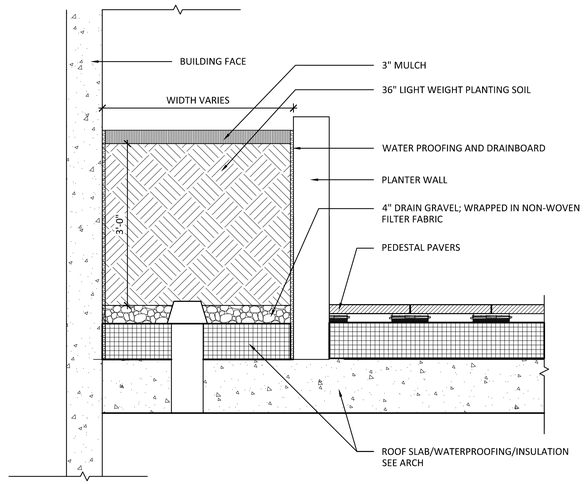
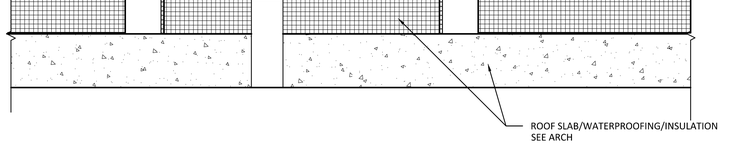
220028_Potomac Yard Block 19_Rvt 2019_ALT_detached.rvt



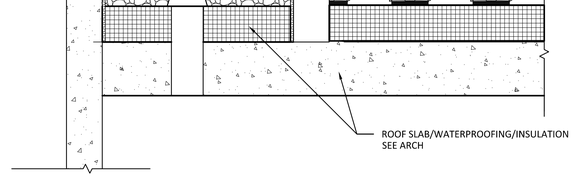
1 ROOFTOP PLANTER FOR TREES-CONDITION 01
3/4" = 1'-0"



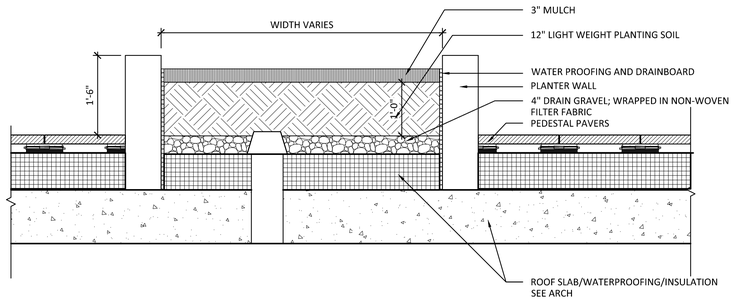
2 ROOFTOP PLANTER FOR TREES-CONDITION 01
3/4" = 1'-0"



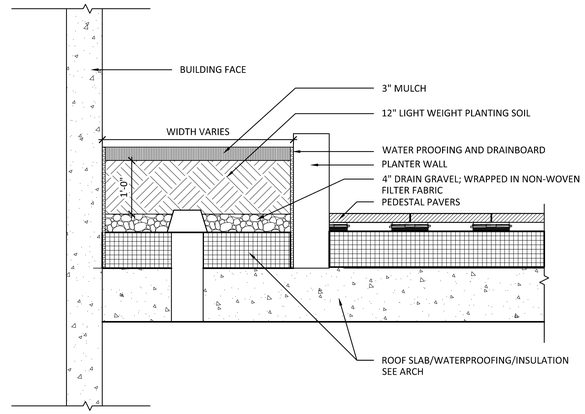
3 ROOFTOP PLANTER FOR SHRUBS,PERENNIALS AND ORNAMENTAL GRASSES-CONDITION 01
3/4" = 1'-0"



4 ROOFTOP PLANTER FOR SHRUBS,PERENNIALS AND ORNAMENTAL GRASSES-CONDITION 02
3/4" = 1'-0"



5 ROOFTOP PLANTER FOR TURF AND GROUNDCOVER-CONDITION 01
3/4" = 1'-0"



6 ROOFTOP PLANTER FOR TURF AND GROUNDCOVER-CONDITION 02
3/4" = 1'-0"

PLANT SCHEDULE

QTY.	SYM.	BOTANICAL/COMMON NAME	SIZE	CONT.	REMARKS
DECIDUOUS TREE					
	ARS	Acer rubrum 'Sun Valley'	2 1/2" - 3" Cal	B&B	
		Red Maple			
EVERGREEN					
	JV	Juniperus virginiana	6' - 7' Ht.	B&B	Unsheared
		Eastern Redcedar			
ORNAMENTAL TREE					
	BNH	Betula nigra 'Heritage'	8' - 10' Ht.	B&B	Single stem
		River Birch			
	CF	**Cercis canadensis**	6' - 7' Ht.	B&B	Symmetrical, matching
		Eastern Redbud			
	CCA	Carpinus caroliniana	2-2 1/2" Cal	B&B	
		American hornbeam			
	MVJ	Magnolia virginiana 'Jim Wilson' MOONGLOW	7' - 8' Ht.	B&B	Min. 3 stems
		Sweetbay Magnolia			
SHRUBS					
	CSA	Cornus sanguinea 'Cato' ARCTIC SUN	24"-30" Ht		3' o.c.
		Bloodtwig Dogwood			
	CAL	Clethra alnifolia	24"-30" Ht		3' o.c.
		Sweet pepper bush			
	HQR	Hydrangea quercifolia 'Ruby Slippers'	24"-30" Ht		30"o.c.
		Oakleaf Hydrangea			
	IGC	Ilex glabra 'Compacta'	18" - 24" Ht		3' o.c.; Heavy/Full
		Inkberry Holly			
	MPE	Morella pensylvanica	24"-30" Ht		6'-0" o.c.
		Northern Bayberry			
ORNAMENTAL GRASS & PERENNIALS					
	ATA	Amsonia tabernaemontana		1 Gal.	18" o.c.
		Feather Reed Grass			
	CPE	Carex pensylvanica		1 Gal.	12" o.c.
		Pennsylvania sedge			
	CLA	Chasmanthium latifolium		1 Gal.	18" o.c.
		River Oats			
	HMA	Heuchera macrorhiza 'Autumn Bride'		1 Gal.	18" o.c.
		Coral Bells			
	PAC	Polystichum acrostichoides		1 Gal.	12" o.c.
		Christmas Fern			
	PPR	Pachysandra procumbens		1 Gal.	12" o.c.
		Allegheny Spurge			
	PVS	Panicum virgatum 'Squaw'		2 Gal.	36" o.c.
		Switchgrass			
	PMU	Pycnanthemum tenuifolium		1 Gal.	18" o.c.
		Narrow-leaved Mountainmint			
	SOD	Solidago odora		1 Gal.	18"o.c.
		Sweet Goldenrod			
	TCO	Tiarella cordifolia		1 Gal.	12"o.c.
		Foam flower			
BULBS					
525	BULBS	Narcissus Mix 'Springloaded' by Colorblends		16+cm Bulb min.	Place in groupings of 3-7 (odd numbers only) to be scattered among beds in a random pattern so as to appear naturalized
		'Springloaded' Daffodil Mix			

ROOFTOP PLANT LIST NOTE:

FINAL PLANT LIST IS TO BE DETERMINED. AND WILL COMPLY WITH THE CITY OF ALEXANDRIA, VA LANDSCAPE GUIDELINES FOR PLANTINGS ON ROOFTOPS.

ROOFTOP PLANTING SOILS NOTE:

ALL ROOFTOP PLANTERS SHALL COMPLY WITH CITY OF ALEXANDRIA, VA LANDSCAPE GUIDELINES FOR SOIL COMPOSITION AND VOLUME

IRRIGATION NOTES:

DRIP IRRIGATION WILL BE INSTALLED IN ALL ROOFTOP PLANTERS IN COMPLIANCE WITH CITY OF ALEXANDRIA , VA LANDSCAPE GUIDELINES

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_____ _____
DIRECTOR DATE
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CHRISTOPHER L. SCHEIN
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no.	date	revision
1		Verification Resubmission AUGUST 7, 2020
2		Verification of Completeness JULY 23,2020

Project Number
220028.00

Project
NORTH POTOMAC YARD - BLOCK 19

Phase
DSUP SUBMISSION

Initial Submission Date
JUNE 9, 2020

Scale
AS SHOWN

Drawing
PLANTING DETAILS

No
L3.0

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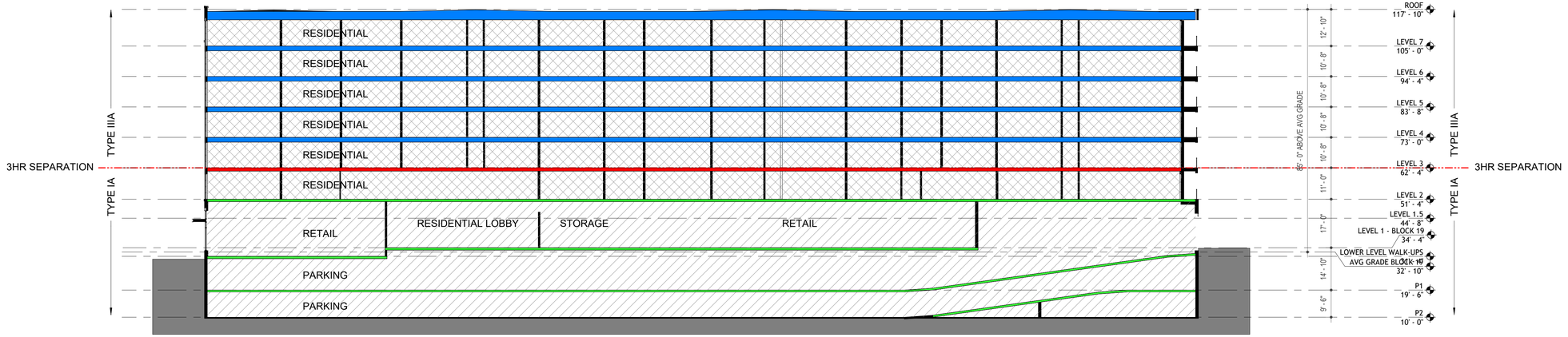
220028_Potomac Yard Block 19_Rvt 2019_ALT_detached.rvt

A B C D E F G H J
1 2 3 4 5 6 7



1 BUILDING SECTION N/S - CODE DIAGRAM
A0.01 1" = 20'-0"

TYPE IIIA

TYPE IA

ONE HOUR RATED ASSEMBLY

TWO HOUR RATED ASSEMBLY

THREE HOUR RATED ASSEMBLY

APPLICABLE BUILDING CODES:

2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODES
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL FUEL AND GAS CODE
- 2014 NATIONAL ELECTRIC CODE
- 2009 ICC/ANSI A117.1 FOR ACCESSIBILITY STANDARDS

FAIR HOUSING GUIDELINES

BUILDING CODE ANALYSIS

APPLICABLE CODES (CITY OF ALEXANDRIA)

2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2015 International Code Council Family of Codes w/ incorporated USBC ammendments)

FLOOR	Area (SF)	Use Group	Type(s) of Construction	Allowable No. of Stories	Allowable Height (FT)	Allowable Area per Floor (SF)**	Fire Protection
LEVEL 7	33,397	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 6	34,611	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 5	34,611	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 4	34,319	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 3	32,184	R2	IIIA	5*	85*	72,000	NFPA 13
HORIZONTAL BUILDING SEPARATION (3 HOUR RATED)***							
LEVEL 2	34,280	R2/A3	IA	UL	UL	UL	NFPA 13
LEVEL 1.5	3,842	R2	IA	UL	UL	UL	NFPA 13
LEVEL 1	42,974	R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
GARAGE LEVEL 1	42,502	S2	IA	UL	UL	UL	NFPA 13
GARAGE LEVEL 2	42,502	S2	IA	UL	UL	UL	NFPA 13

*ALLOWABLE HEIGHT INCREASES BY 20 FEET AND THE NUMBER OF STORIES INCREASES BY 1 FOR A BUILDING EQUIPED WITH AN NFPA13 SPRINKLER SYSTEM

**ALLOWABLE AREA INCREASE OF 200% DUE TO USE OF NFPA 13 SPRINKLER SYSTEM

***HORIZONTAL BUILDING SEPARATION LOCATED ABOVE LEVEL 2 (TYPE IA CONSTRUCTION), BELOW THE UPPER 5 STORIES OF TYPE IIIA CONSTRUCTION

BUILDING USE AND OCCUPANCY	
Separated Mixed Uses	
R2	Residential
A3	Assembly
S2	Storage (Loading)
B	Business
Non-Separated Mixed Uses	
S2	Storage (Parking Garage Uses)

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no. date revision

Project Number
220028.00

Project
NORTH POTOMAC YARD - BLOCK 19

Phase
DSUP SUBMISSION

Initial Submission Date
AUGUST 21, 2020

Scale
As indicated

Drawing
BUILDING CODE ANALYSIS

No
A0.01

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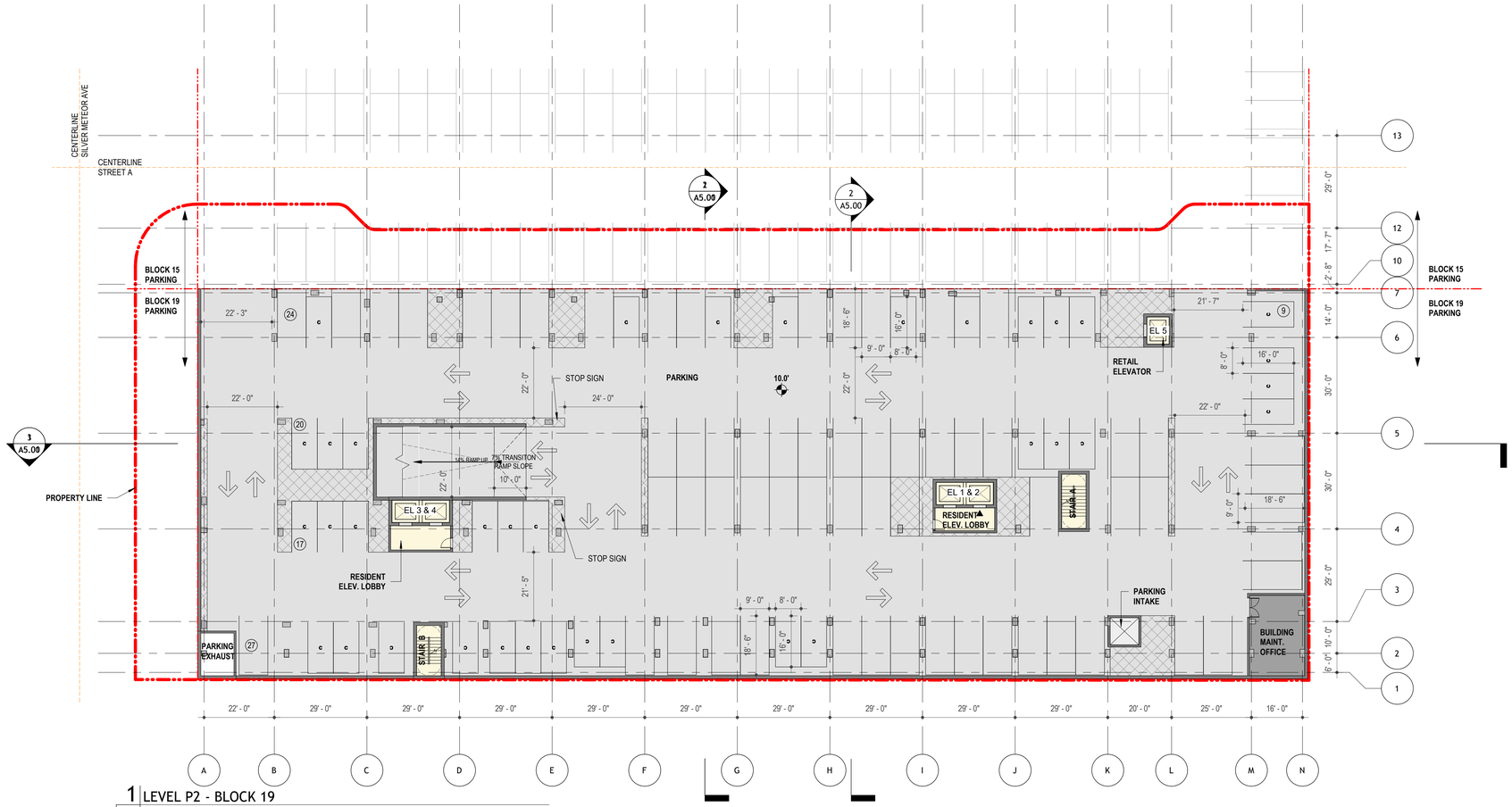
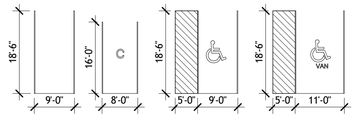


1 LEVEL P2 - BLOCK 19

A2.000 1" = 20'-0"

NOTE:
SEE PARKING LEGEND FOR ALL PARKING SPACE DIMENSIONS UNO.



AREA OF PAINTED FLOOR STRIPING

TYPE	DESCRIPTION
C	COMPACT
C LE/FE	COMPACT LOW EMMITTING/FUEL EFFICIENT
HC	ACCESSIBLE
HC VAN	ACCESSIBLE VAN
LE/FE	STANDARD LOW EMMITTING/FUEL EFFICIENT
STD	STANDARD
T	TANDEM
EVCS	ELECTRIC VEHICLE CHARGING STATION

NOTES:
1) SLOPE OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION
2) ALL WALLS, CEILINGS, AND COLUMNS TO BE PAINTED WHITE

PARKING TABULATION

GARAGE LEVEL 1 PARKING:	85
GARAGE LEVEL 2 PARKING:	97
TOTAL PARKING SPACE COUNT:	**182**
TOTAL ADA SPACE COUNT:	**5**
TOTAL COMPACT SPACE COUNT:	**67**
TOTAL STANDARD SPACE COUNT:	**110**
ADA ACCESSIBLE SPACE REQUIREMENT:	
STANDARD ACCESSIBLE:	4
VAN ACCESSIBLE:	1

0 10 20 40

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220028.00

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NORTH POTOMAC YARD - BLOCK 19

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JUNE 9, 2020

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Drawing
GARAGE LEVEL 2 PLAN

No
A2.000

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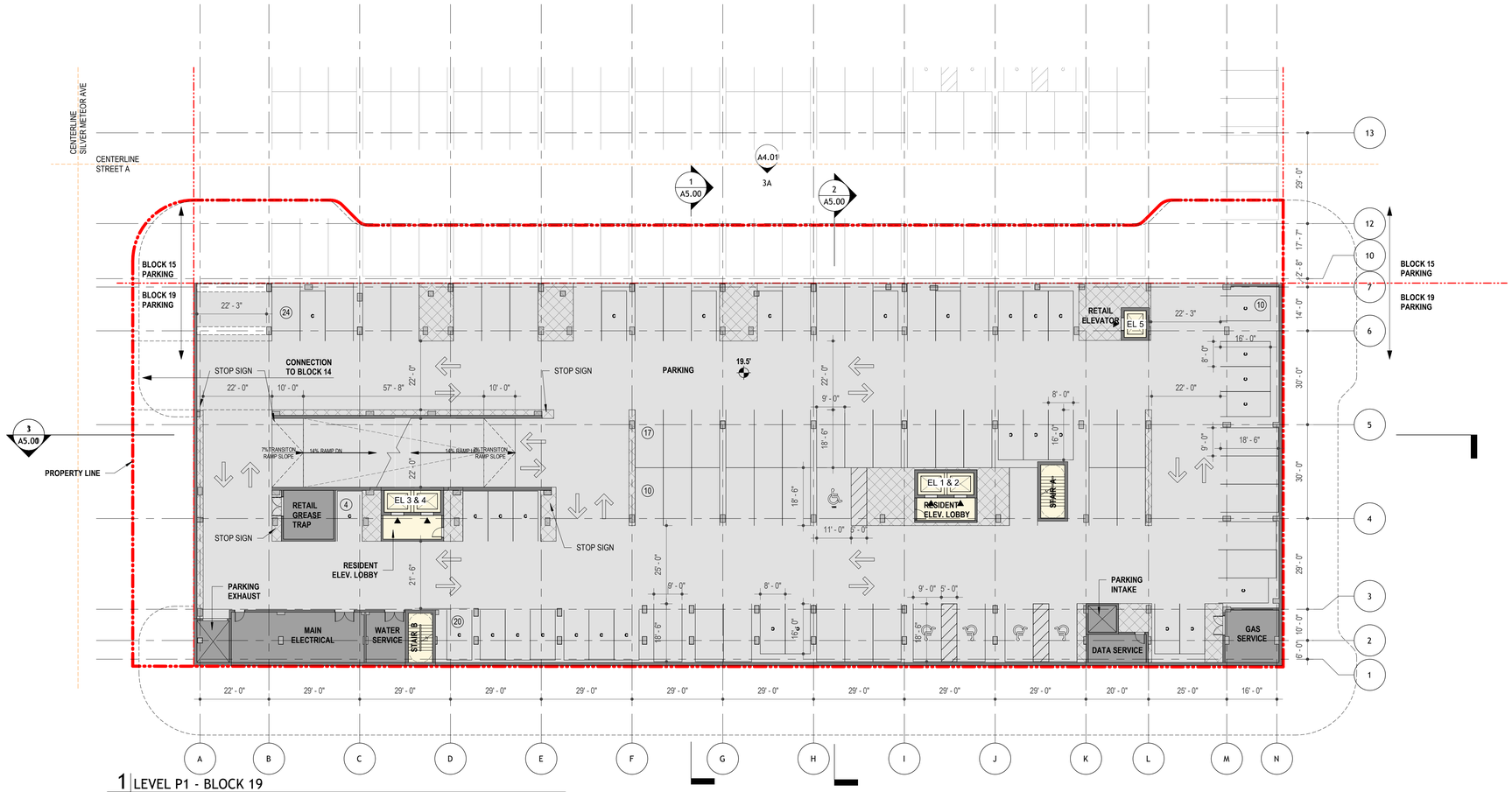
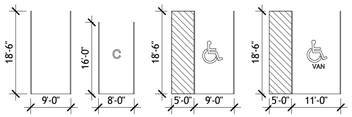


1 LEVEL P1 - BLOCK 19
A2.001 1" = 20'-0"

NOTE:
SEE PARKING LEGEND FOR ALL PARKING SPACE DIMENSIONS UNO.



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TYPE	DESCRIPTION
C	COMPACT
C LE/FE	COMPACT LOW EMMITTING/FUEL EFFICIENT
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HC VAN	ACCESSIBLE VAN
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EVCS	ELECTRIC VEHICLE CHARGING STATION

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0 10 20 40

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NORTH POTOMAC YARD - BLOCK 19

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Drawing
GARAGE LEVEL 1 PLAN

No
A2.001

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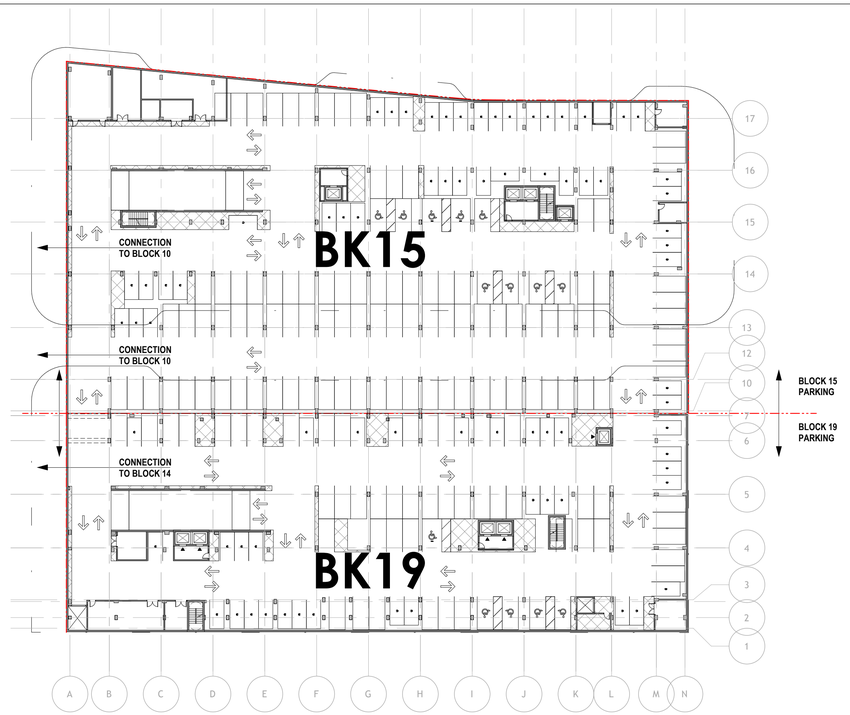
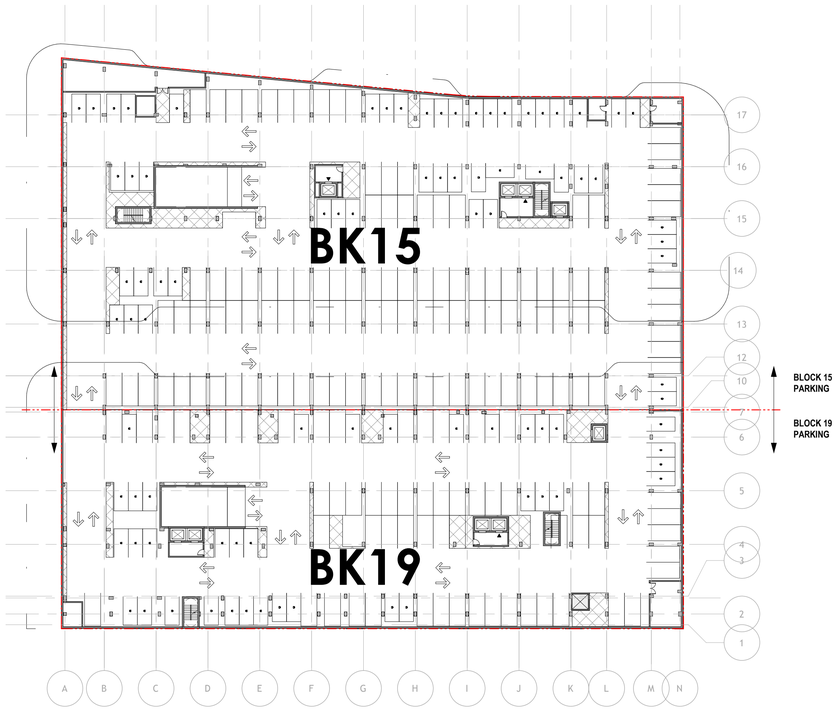


1 LEVEL P1 - BLOCK 15 & 19

A2.002 1" = 40'-0"



2 LEVEL P2 - BLOCK 15 & 19

A2.002 1" = 40'-0"

0 20 40 80

N

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Scale
1" = 40'-0"

Drawing
BK19 & BK15 OVERALL PARKING PLANS

No
A2.002

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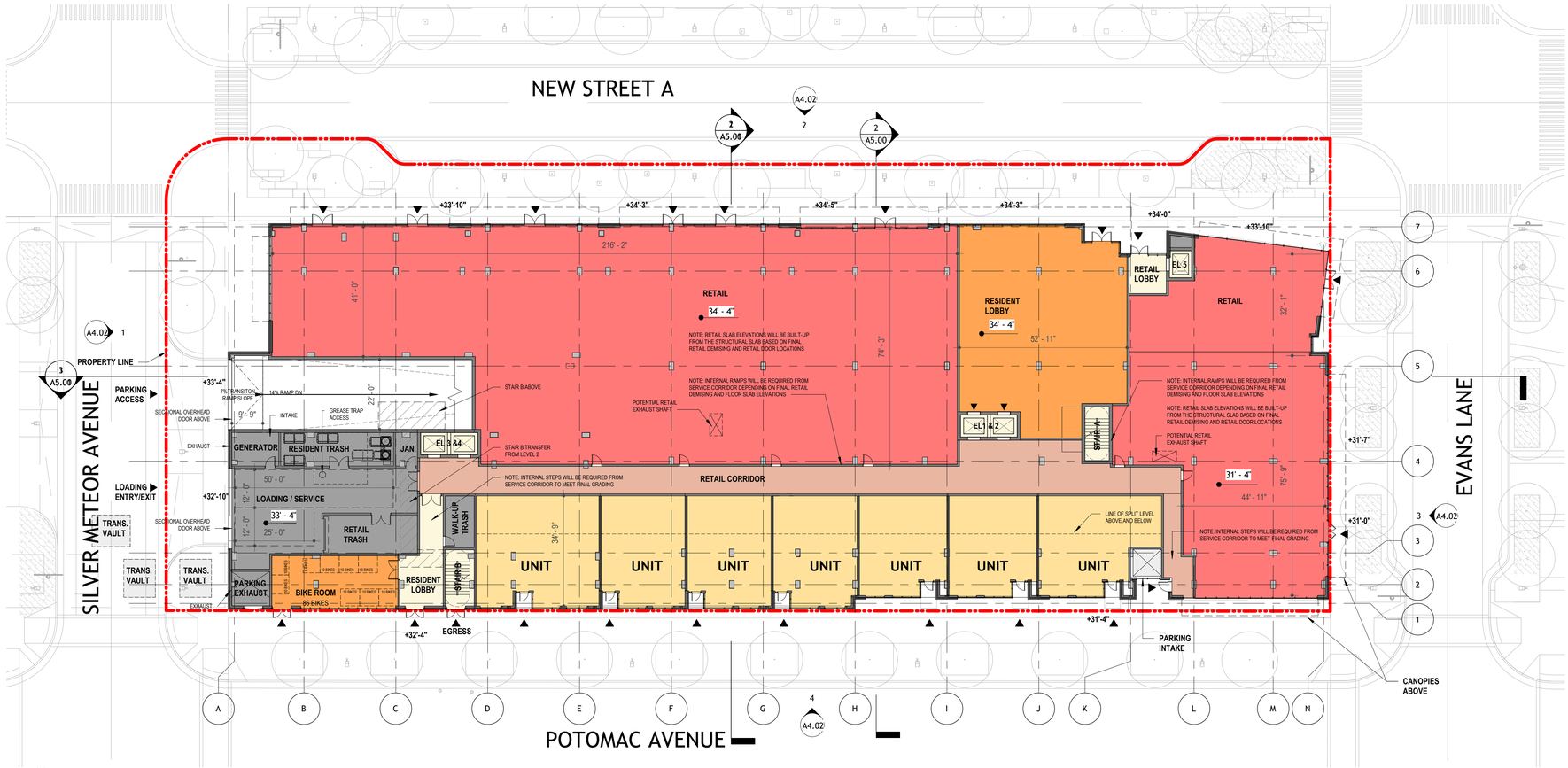

1 LEVEL 1 - BLOCK 19

A2.01 1" = 20'-0"

0 10 20 40

N

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NORTH POTOMAC YARD - BLOCK 19

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Drawing
LEVEL 1 PLAN

No
A2.01

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1 LEVEL 2 - BLOCK 19

A2.02 1" = 20'-0"

NOTES:
-SEE ROOF TERRACE INFORMATION ON LANDSCAPE SHEET L2.0

0 10 20 40

N

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Drawing
LEVEL 2 PLAN

No
A2.02

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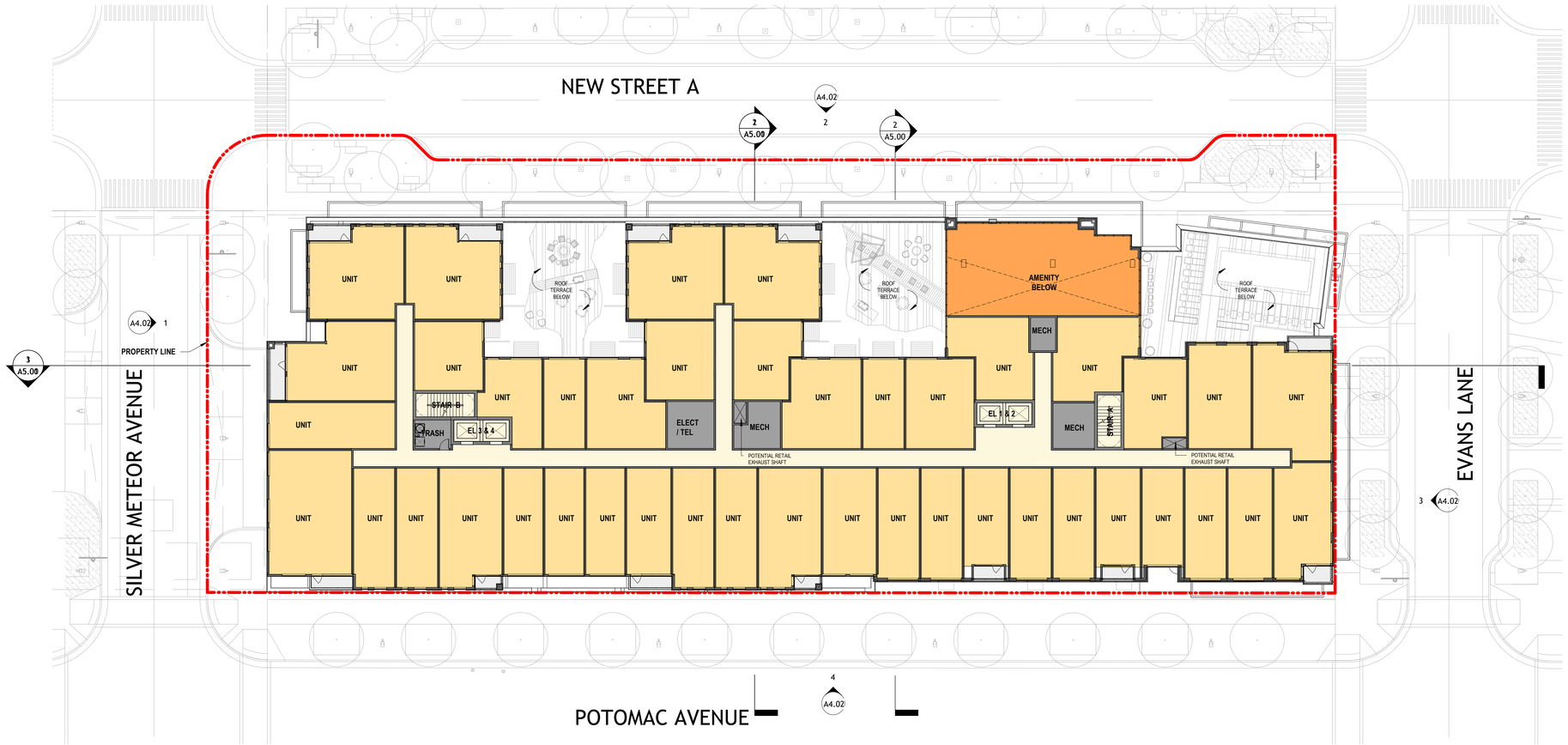

1 LEVEL 3 - BLOCK 19
A2.03 1" = 20'-0"

0 10 20 40

N

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Scale
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Drawing
LEVEL 3 PLAN

No
A2.03

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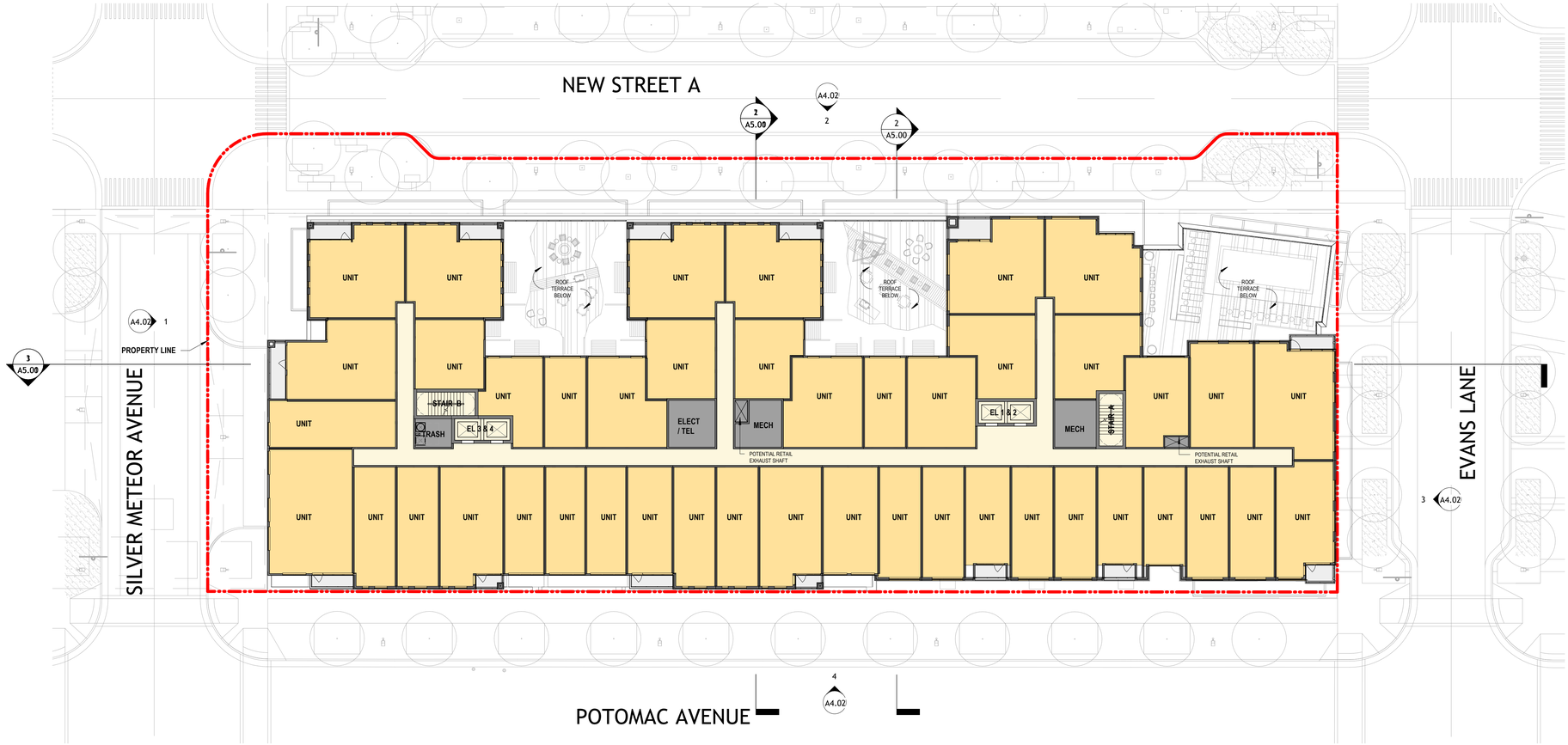

1 LEVEL 4 - BLOCK 19

A2.04 1" = 20'-0"

0 10 20 40

N

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Scale
1" = 20'-0"

Drawing
LEVEL 4 - 6 PLANS

No
A2.04

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1 LEVEL 7 - BLOCK 19

A2.07 1" = 20'-0"

0 10 20 40

N

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Drawing
LEVEL 7 PLAN

No
A2.07

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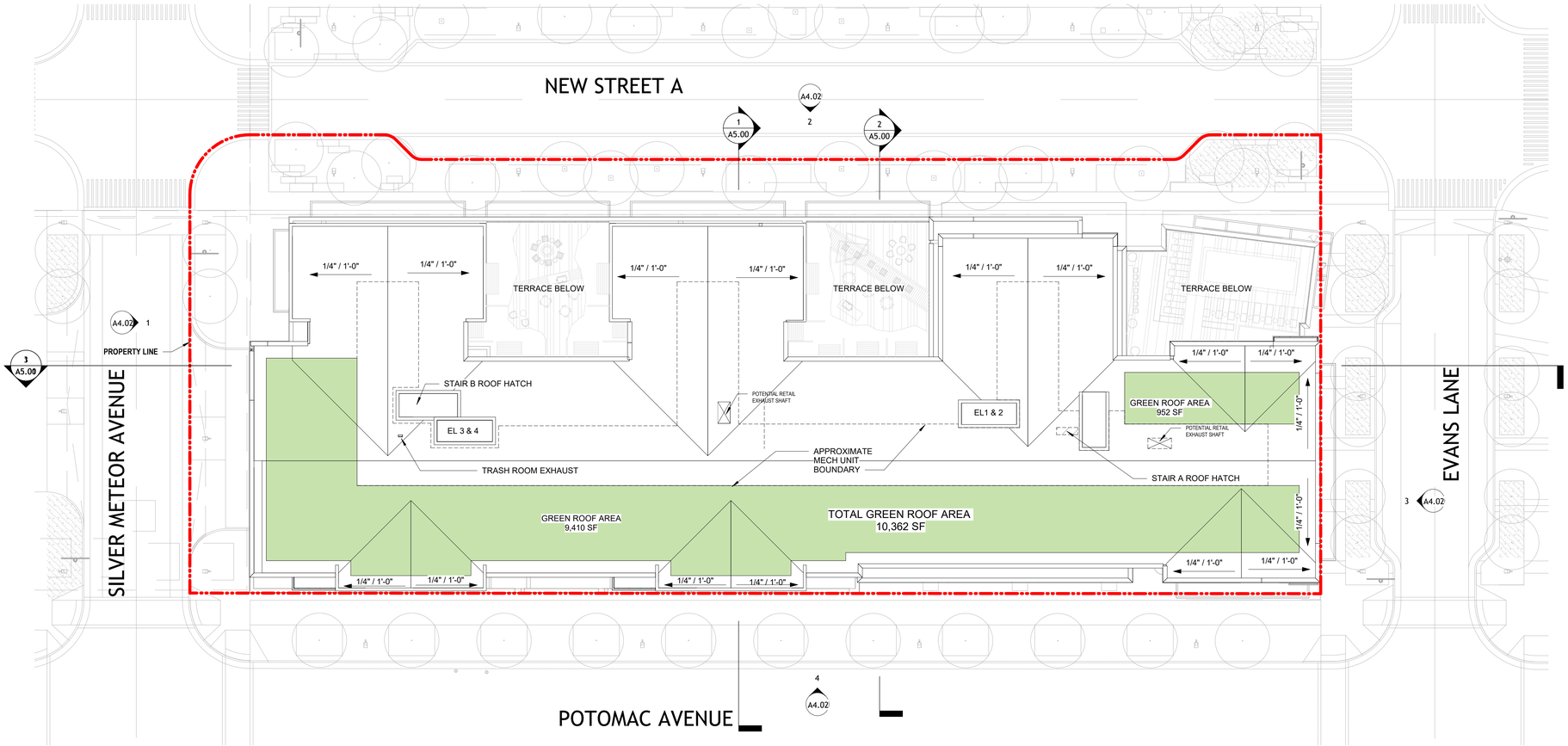

1 ROOF PLAN
A2.08 1" = 20'-0"

0 10 20 40

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Verification Resubmission AUGUST 7, 2020
Verification of Completeness JULY 23, 2020

no.	date	revision

Project Number
220028.00

Project
NORTH POTOMAC YARD - BLOCK 19

Phase
DSUP SUBMISSION

Initial Submission Date
JUNE 9, 2020

Scale
1" = 20'-0"

Drawing
ROOF PLAN

No
A2.08

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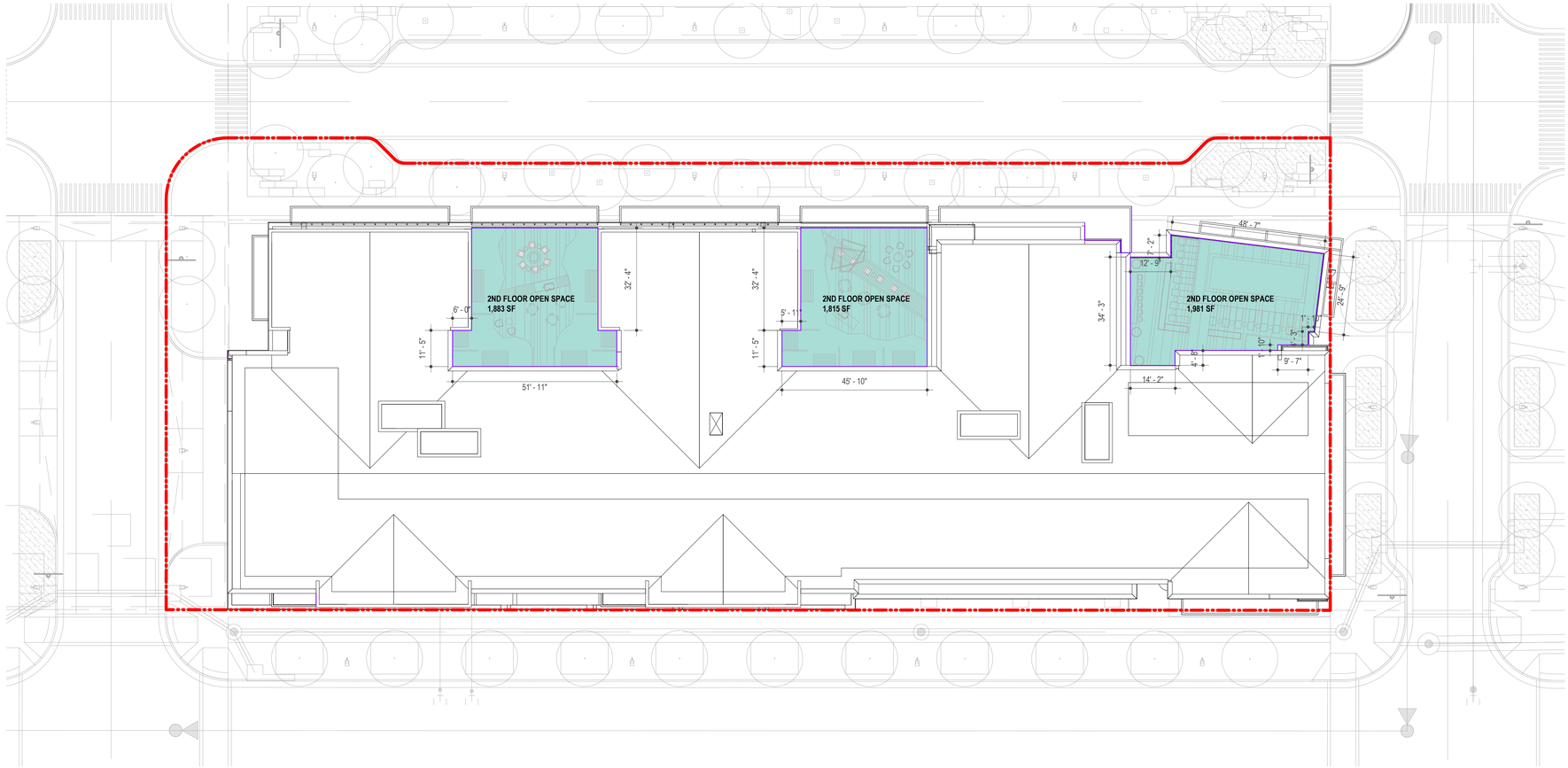

2 TOP OF ROOF
A3.00 1" = 20'-0"

OPEN SPACE CALCULATIONS	
AT GRADE OPEN SPACE (PUBLIC):	0 SF
AT 2ND FLOOR OPEN SPACE (PRIVATE):	5,679 SF
TOTAL PRIVATE OPEN SPACE:	5,679 SF
TOTAL PUBLIC OPEN SPACE:	0 SF
TOTAL OPEN SPACE:	5,679 SF

NOTES:
-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.

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CHAIRMAN, PLANNING COMMISSION DATE
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NORTH POTOMAC YARD - BLOCK 19

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JUNE 9, 2020

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As indicated

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OPEN SPACE PLAN

No
A3.00

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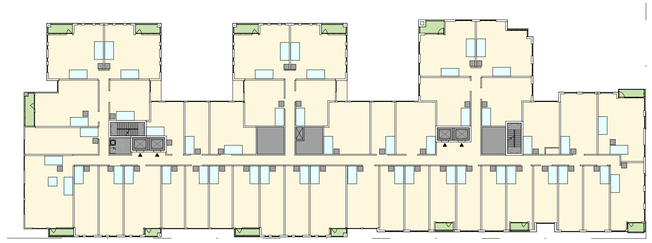
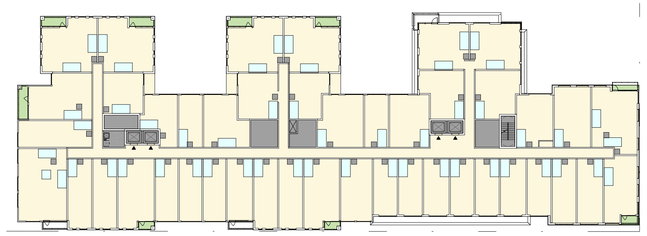


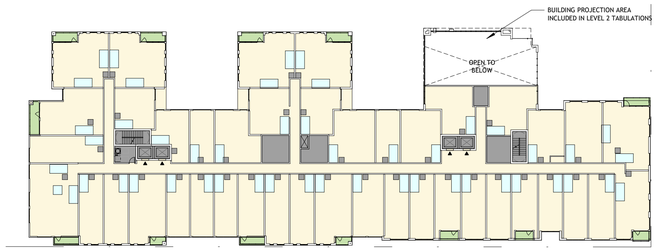
LEVEL 4 - GROSS AREA

LOADING AREA EXLUSIONS	0 SF
BALCONY AREA EXLUSIONS	908 SF
CIRCULATION, SHAFTS, AND MECHANICAL AREA EXLUSIONS	1,689 SF
LAVATORY AREA EXCLUSIONS	2,619 SF
NET FLOOR AREA (AFTER EXCLUSIONS)	29,099 SF
TOTAL GROSS FLOOR AREA	34,315 SF



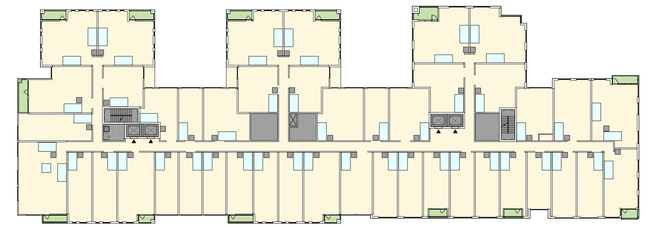
LEVEL 7 - GROSS AREA

LOADING AREA EXLUSIONS	0 SF
BALCONY AREA EXLUSIONS	567 SF
CIRCULATION, SHAFTS, AND MECHANICAL AREA EXLUSIONS	1,689 SF
LAVATORY AREA EXCLUSIONS	2,625 SF
NET FLOOR AREA (AFTER EXCLUSIONS)	28,364 SF
TOTAL GROSS FLOOR AREA	33,245 SF



LEVEL 3 - GROSS AREA

LOADING AREA EXLUSIONS	0 SF
BALCONY AREA EXLUSIONS	818 SF
CIRCULATION, SHAFTS, AND MECHANICAL AREA EXLUSIONS	1,752 SF
LAVATORY AREA EXCLUSIONS	2,425 SF
NET FLOOR AREA (AFTER EXCLUSIONS)	27,333 SF
TOTAL GROSS FLOOR AREA	32,328 SF



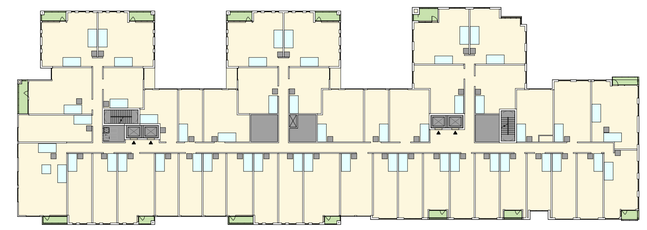
LEVEL 6 - GROSS AREA

LOADING AREA EXLUSIONS	0 SF
BALCONY AREA EXLUSIONS	908 SF
CIRCULATION, SHAFTS, AND MECHANICAL AREA EXLUSIONS	1,689 SF
LAVATORY AREA EXCLUSIONS	2,619 SF
NET FLOOR AREA (AFTER EXCLUSIONS)	29,099 SF
TOTAL GROSS FLOOR AREA	34,315 SF



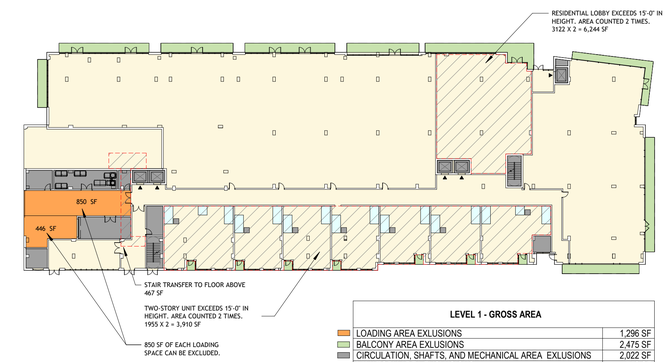
LEVEL 2 - GROSS AREA

LOADING AREA EXLUSIONS	0 SF
BALCONY AREA EXLUSIONS	794 SF
CIRCULATION, SHAFTS, AND MECHANICAL AREA EXLUSIONS	1,450 SF
LAVATORY AREA EXCLUSIONS	2,175 SF
NET FLOOR AREA (AFTER EXCLUSIONS)	31,819 SF
TOTAL GROSS FLOOR AREA	36,238 SF



LEVEL 5 - GROSS AREA

LOADING AREA EXLUSIONS	0 SF
BALCONY AREA EXLUSIONS	908 SF
CIRCULATION, SHAFTS, AND MECHANICAL AREA EXLUSIONS	1,689 SF
LAVATORY AREA EXCLUSIONS	2,619 SF
NET FLOOR AREA (AFTER EXCLUSIONS)	29,099 SF
TOTAL GROSS FLOOR AREA	34,315 SF



LEVEL 1 - GROSS AREA

LOADING AREA EXLUSIONS	1,296 SF
BALCONY AREA EXLUSIONS	2,475 SF
CIRCULATION, SHAFTS, AND MECHANICAL AREA EXLUSIONS	2,022 SF
LAVATORY AREA EXCLUSIONS	750 SF
NET FLOOR AREA (AFTER EXCLUSIONS)	47,220 SF
TOTAL GROSS FLOOR AREA	53,763 SF

LOADING AREA EXLUSIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE 2-145 (850 SF OF AREA EXCLUDED PER REQ. ISLE)

BALCONY AREA EXLUSIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE 2-145

CIRCULATION, SHAFTS, AND MECHANICAL AREA EXLUSIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE 2-145

LAVATORY AREA EXCLUSIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE 2-145 (50 SF MAX ARE PER LAVATORY)

NET FLOOR AREA PER CITY OF ALEXANDRIA ZONING ORDINANCE 2-145

BUILDING TOTAL GROSS AREA

LOADING AREA EXLUSIONS	1,296 SF
BALCONY AREA EXLUSIONS	7,378 SF
CIRCULATION, SHAFTS, AND MECHANICAL AREA EXLUSIONS	11,980 SF
LAVATORY AREA EXCLUSIONS	15,832 SF
NET FLOOR AREA (AFTER EXCLUSIONS)	220,033 SF
TOTAL GROSS FLOOR AREA	256,519 SF

*NOTE: BASEMENT GARAGE LEVELS NOT COUNTED TOWARDS GFA OR FLOOR AREA RATIO

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Project

Phase
DSUP SUBMISSION

Initial Submission Date
JUNE 9, 2020

Scale
As indicated

Drawing
AREA PLANS

No
A3.01

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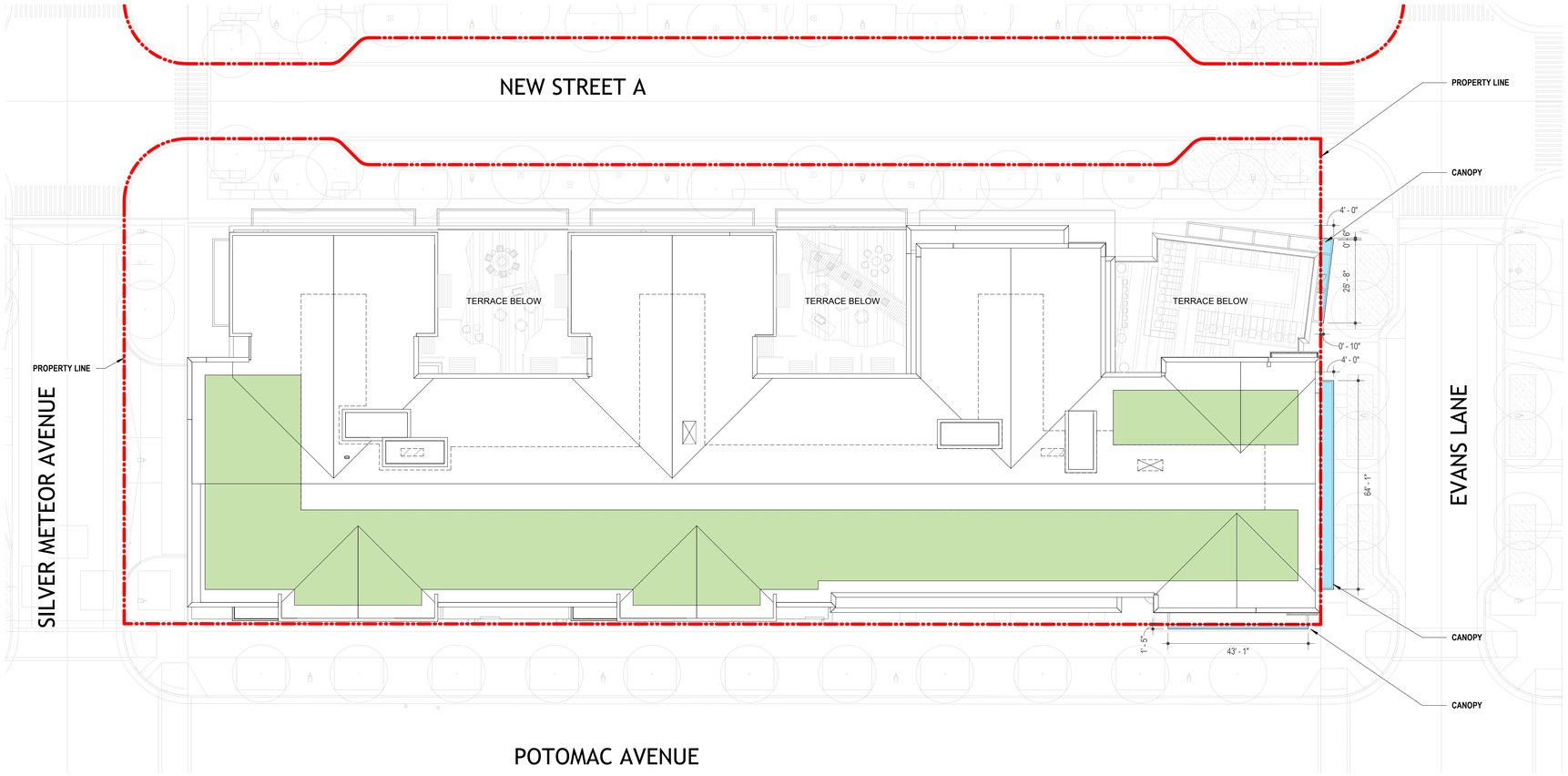

1 ROOF PLAN - ENCROACHMENT PROJECTION DIAGRAM

A0.01 | A3.02 | 1" = 20'-0"

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220028.00

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AUGUST 21, 2020

Scale
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Drawing
ENCROACHMENT EXHIBIT

No
A3.02

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3A EAST ELEVATION - BLOCK 19

A4.01 1" = 20'-0"



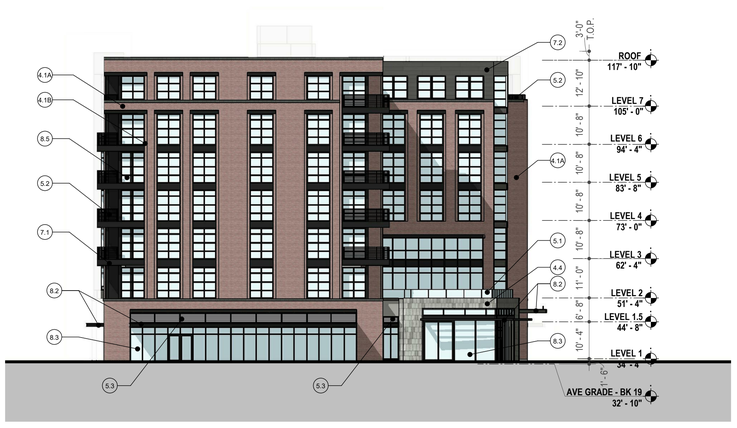
5A WEST ELEVATION - BLOCK 19

A4.01 1" = 20'-0"



7A NORTH ELEVATION - BLOCK 19

A4.01 1" = 20'-0"



7E SOUTH ELEVATION - BLOCK 19

A4.01 1" = 20'-0"

EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 1 - STACKED
4.2	BRICK VENEER TYPE 2
4.3	BRICK VENEER TYPE 3
4.4	CAST CONCRETE WALL
5.1	RAILING SYSTEM - GLASS
5.2	RAILING SYSTEM - METAL
5.3	PREFINISHED METAL LOUVERS
7.1	METAL PANEL SYSTEM - TYPE 1
7.2	METAL PANEL SYSTEM - TYPE 2
7.3	METAL PANEL SYSTEM - TYPE 3
8.1	OVERHEAD DOOR - GLAZED
8.2	CANOPY W/ ALUMINUM SOFFIT
8.3	STOREFRONT SYSTEM
8.4	CURTAINWALL SYSTEM
8.5	ALUMINUM WINDOW

0 10 20 40

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Project
NORTH POTOMAC YARD - BLOCK 19

Phase
DSUP SUBMISSION

Initial Submission Date
AUGUST 21, 2020

Scale
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Drawing
ELEVATIONS

No
A4.01

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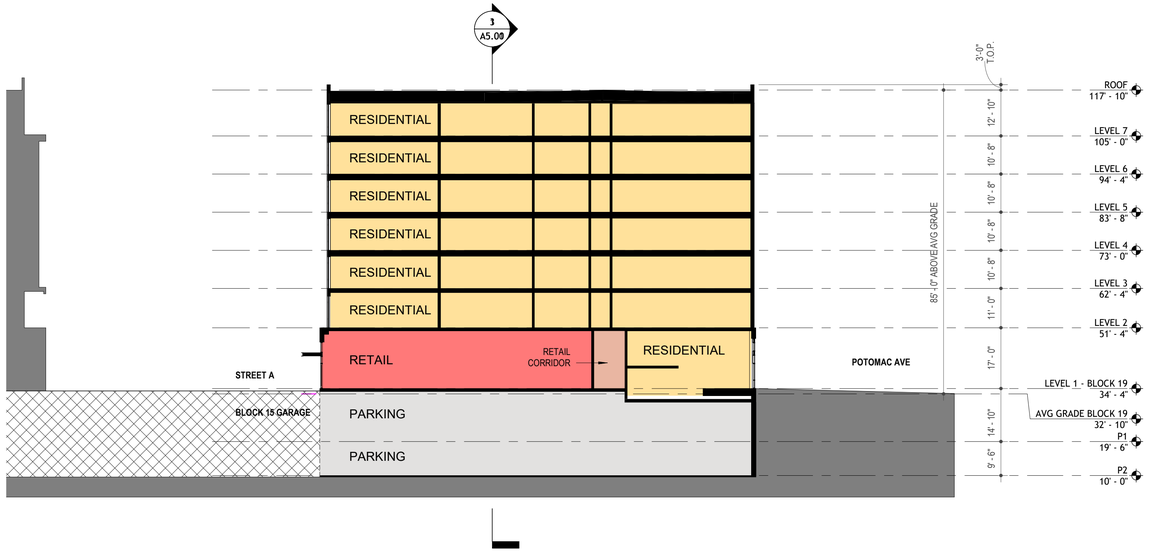
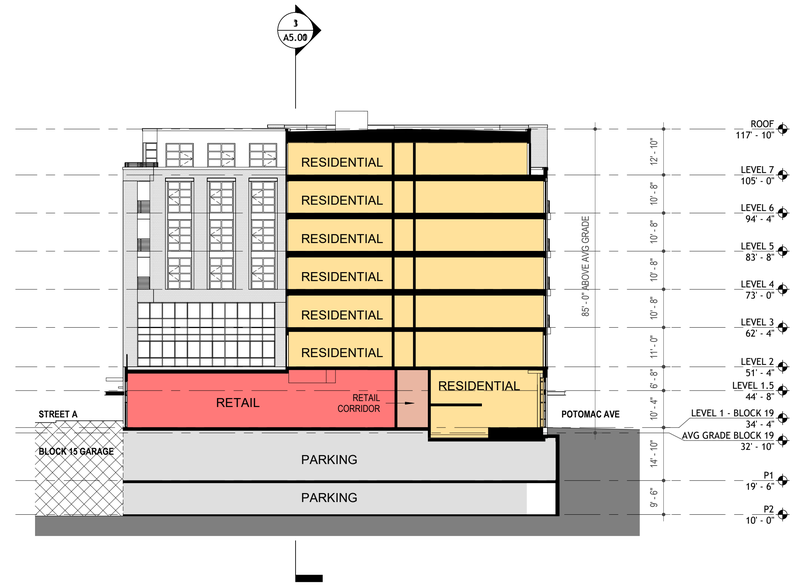


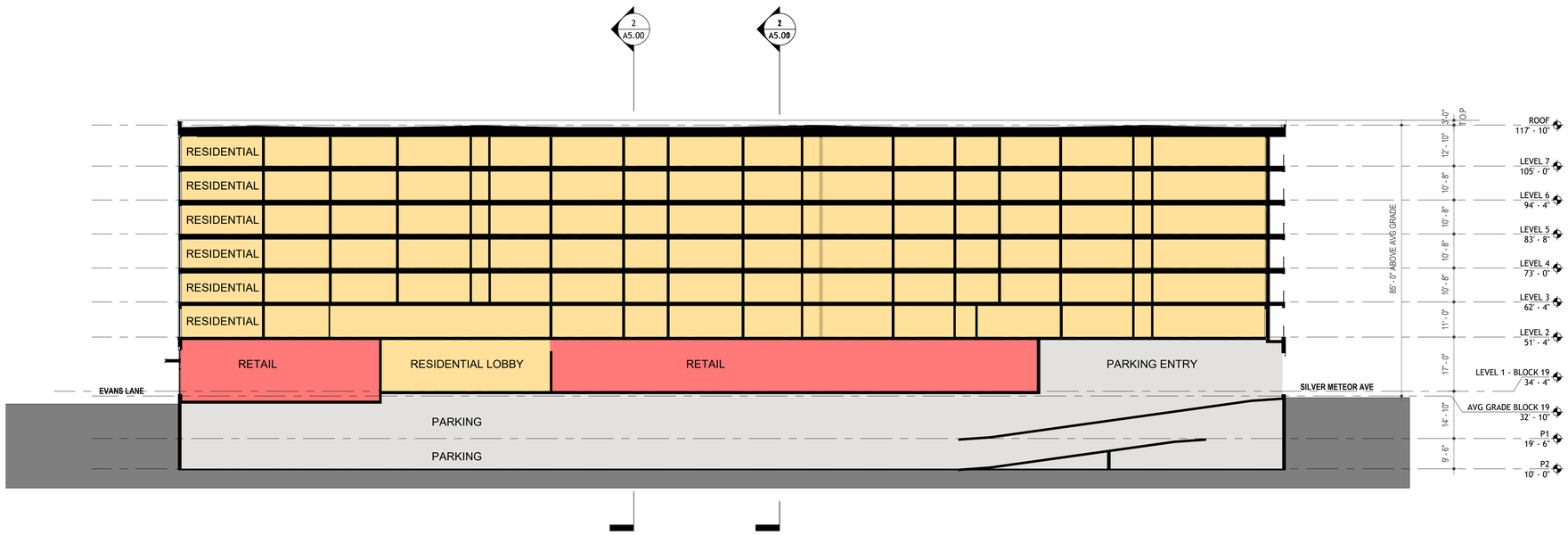
1 BUILDING SECTION E/W - BLOCK 19

A5.00 1" = 20'-0"



2 BUILDING SECTION E/W - BLOCK 19 (TERRACE)

A5.00 1" = 20'-0"



3 BUILDING SECTION N/S - BLOCK 19

A5.00 1" = 20'-0"

0 10 20 40

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DIRECTOR DATE

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CHAIRMAN, PLANNING COMMISSION DATE

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Project
NORTH POTOMAC YARD - BLOCK 19

Phase
DSUP SUBMISSION

Initial Submission Date
AUGUST 21, 2020

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Drawing
BUILDING SECTIONS

No
A5.00

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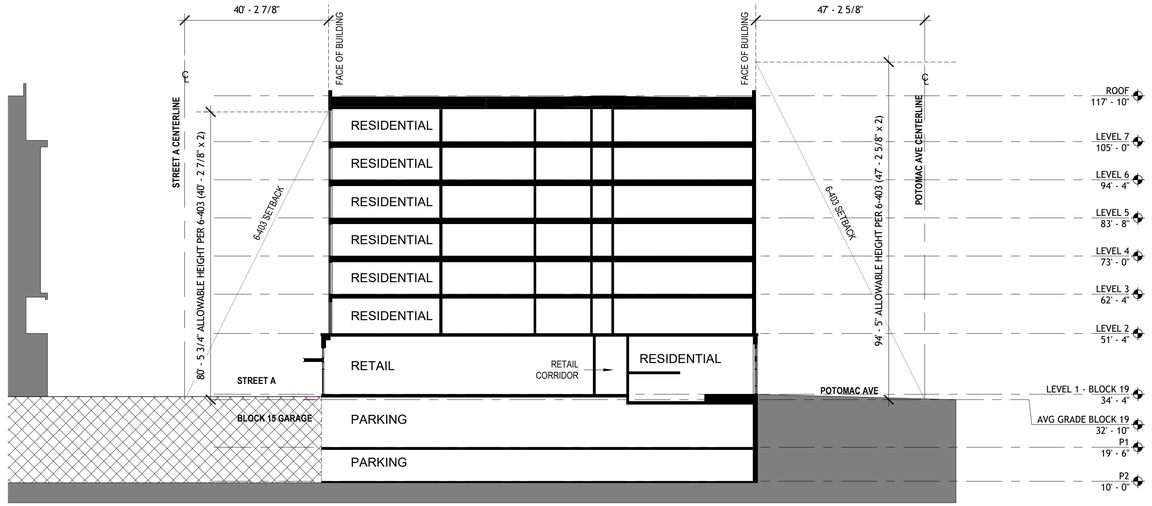

2 BUILDING SECTION E/W - SETBACK DIAGRAM

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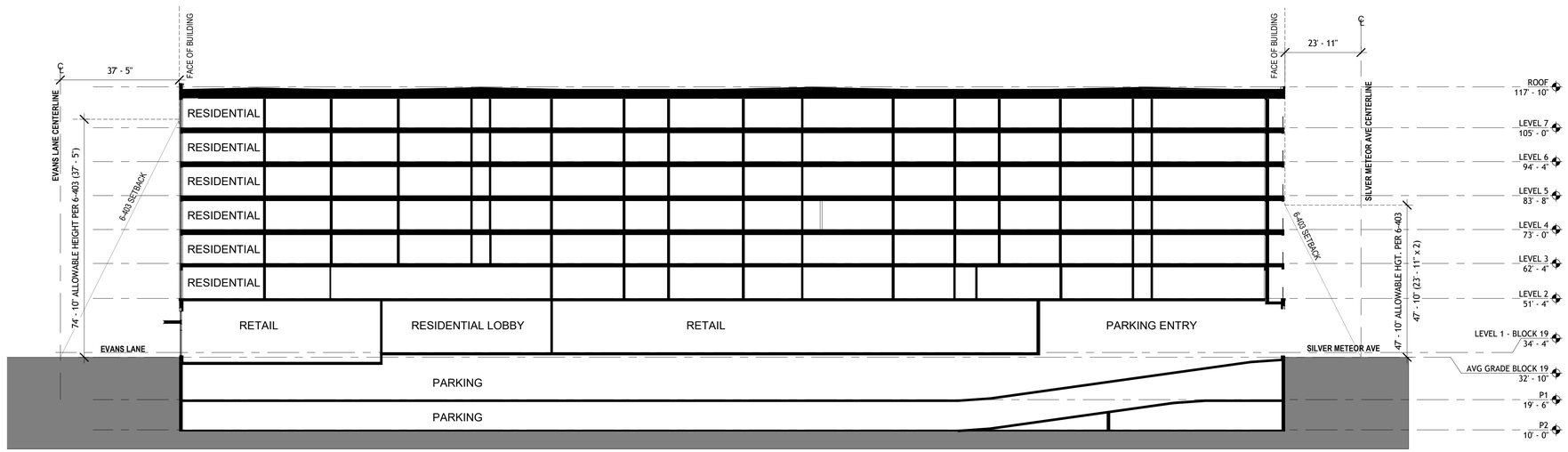

1 BUILDING SECTION N/S - SETBACK DIAGRAM

A1.1 | A5.01 | 1" = 20'-0"

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Drawing
BUILDING SECTBACK DIAGRAM

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A5.01

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SOUTH EAST VIEW



SOUTH WEST VIEW

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Scale

Drawing
RENDERINGS

No
A6.01

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NORTH EAST VIEW



NORTH WEST VIEW

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Scale

Drawing
RENDERINGS

No
A6.02

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.

7/23/2020 1:20:19 PM
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