# DEVELOPMENT PRELIMINARY SITE PLAN
# POTOMAC YARD METRORAIL STATION
## CITY OF ALE□ANDRIA□VIRGINIA
## DSUP □2016-0004

## □ONING TABULATIONS

| PROPOSED PARCEL NUMBER/IDENTIFICATION | PARCEL A-1A* | PARCEL 612 B1* |
|---|---|---|
| EXISTING ZONING OF SITE | CDD #10 | CDD #10 |
| PROPOSED ZONING OF SITE | UT | UT |
| EXISTING USES OF SITE | PARK/WETLANDS/RAIL CORRIDOR/TRACTION POWER SUBSTATION | POTOMAC YARD PARK |
| PROPOSED USE | STATION PROPER/PED BRIDGE/AC BUILDING/TRACCTION POWER SUBSTATION | PEDESTRIAN BRIDGE/ENTRY PAVILION |
| LOT AREA MINIMUM REQUIRED BY ZONING | N/A | N/A |
| LOT AREA | 6.15631 AC | 0.8327 AC |
| NUMBER OF DWELLING UNITS | N/A | N/A |
| UNITS/ACRE | N/A | N/A |
| DENSITY | N/A | N/A |
| GROSS SF OF BUILDINGS | 113090.00 | 11844.00 |
| STATION | 97830.00 | N/A |
| AC BUILDING SF | 2752.00 | N/A |
| SOUTH PED BRIDGE/RAMP SF | 6606.00 | 5650.00 |
| SOUTH ENTRY PAVILLION SF | N/A | 6194.00 |
| NORTH PED BRIDGE SF | 1415.00 | N/A |
| EXISTING TRACTION POWER SUBSTATION | 4487.00 | N/A |
| NET SF OF BUILDINGS | 104686.00 | 11073.00 |
| STATION | 89426.00 | N/A |
| AC BUILDING SF | 2752.00 | N/A |
| SOUTH PED BRIDGE/RAMP SF | 6606.00 | 5650.00 |
| SOUTH ENTRY PAVILLION SF | N/A | 5423.00 |
| NORTH PED BRIDGE SF | 1415.00 | N/A |
| EXISTING TRACTION POWER SUBSTATION | 4487.00 | N/A |
| FAR EXISTING | 0.0167 | 0.00 |
| FAR PROPOSED | 0.39 | 0.31 |
| OPEN SPACE REQUIRED | N/A | N/A |
| OPEN SPACE | 2.65 AC (43.04%) | See DSUP # 2016-0006 |
| AVERAGE FINISH GRADE - STATION | 18.75 | N/A |
| AVERAGE FINISH GRADE - AC ROOM | 29.00 | N/A |
| BUILDING HEIGHT - STATION | 50.00' | N/A |
| BUILDING HEIGHT - AC ROOM | 12.0' | N/A |
| BUILDING HEIGHT - ENTRY PAVILION | N/A | 33.50 |
| BUILDING SETBACKS REQUIRED | N/A | N/A |
| FRONTANGE REQUIRED | N/A | N/A |
| PARKING SPACES REQUIRED | N/A | N/A |
| PARKING SPACES PROPOSED | N/A | N/A |
| LOADING SPACES REQUIRED AND PROPOSED | N/A | N/A |
| TRIP GENERATION METHOD | N/A | N/A |

*** SEE PRELIMINARY SUBDIVISION PLAT 05/04/16 FOR IDENTIFICATION OF PROPOSED PARCELS**

## AREA TABULATIONS

| AREA TABULATIONS | | |
|---|---|---|
| EXISTING IMPERVIOUS | 1.8 AC | |
| PROPOSED IMPERVIOUS | 3.89 AC | |
| LIMITS OF DISTURBANCE | 5.82 AC | |
| **RPA DESCRIPTION** | **EXISTING** | **PROPOSED** |
| WITHIN RPA | 1.92 AC | 1.92 AC |
| WITHIN RPA+50' | 3.73 AC | 3.73 AC |
| WITHIN RPA+100' | 5.45 AC | 5.45 AC |
| IMPERVIOUS WITHIN RPA | 0.05 AC | 1.35 AC |
| IMPERVIOUS WITHIN RPA+50' | 0.45 AC | 2.63 AC |
| IMPERVIOUS WITHIN RPA+100' | 1.28 AC | 3.57 AC |
| PERVIOUS WITHIN RPA | 1.87 AC | 0.57 AC |
| PERVIOUS WITHIN RPA+50' | 3.28 AC | 1.1 AC |
| PERVIOUS WITHIN RPA+100' | 4.17 AC | 1.88 AC |

## OWNER

CITY OF ALE□ANDRIA
□01 KING STREET
ALE□ANDRIA VA 22□14

## SITE PLANS

1. THE PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
2. SEE DRAWING NO. C-0□ THROUGH C-0□ FOR BMP AND STORM WATER MANAGEMENT RE□UIREMENTS AND MITIGATION
□. SOIL AND□OR GROUNDWATER CONTAMINATION□SEE THE POTOMAC YARD METRORAIL STATION DRAFT ENVIRONMENTAL IMPACT STATEMENT □DEIS□DATED APRIL□201□.
4. THE PROJECT WILL NOT E□CEED 10□000 GPD OF SANITARY FLOWS.

## SANITARY FLOW ANALYSIS

Part of building any new occupiable structure that connects to the City of Alexandria sanitary sewer is determination of the sewage generated by the building and its occupants so the City can determine if the sanitary sewer system will be over-burdened by the new demands. The City of Alexandria has issued *Memorandum to Industry No. 06-14* that describes the necessary calculation methodology for standard building types in order to determine the average daily design flow. Using the guidance the City of Alexandria, the flow analysis is based on the *Virginia Administrative Code 9VAC-25-790-460, Table 3* for Interstate Rest Area as a comparable building type, and is as follows:

| Discharge facility[(1)] | Contributing Design Units | Flow gpd | $BOD_5$ #day [(3)] | S.S. #day | Flow duration, hours |
|---|---|---|---|---|---|
| Interstate rest areas | Per person | 5 | 0.01 | 0.01 | 24 |

To determine the number of persons who are anticipated to use the facilities, the prime contributor to the sewage generation of the Station, the assumption on frequency of usage applied:

The annual station ridership has been approximated as 5,000 riders per day for opening year 2020. The future anticipated ridership in 2040 is anticipated to be 13,200 riders per day. Of these riders, it is assumed that only of 5% will use the toilet room facilities because historically, the public refrains from using toilet facilities in such high-volume public spaces. Therefore:

$$13{,}200\ persons\ per\ day\ x\ 5\% = 660\ persons\ per\ day$$

$$660\ persons\ per\ day\ x\ 5\ gallons\ per\ day = \boxed{3{,}300\ gallons\ per\ day\ (GPD)}$$

## WMATA LOW DISTORTION PROJECTION SYSTEM

***Washington Metropolitan Area Transit Authority (WMATA)***
**Low Distortion Projection (LDP) Coordinate System Definition**

T□□ WMATA C□□rd□□□ S□□□□ □□□d□□□□□d □□□□ □□□□□□□r d□□r□□□ □□ □□□□ □□d □r□□□□□□□ □□□□□□ □□d □r□□□□□d WMATA □□r□□□ □r□□. T□□ □□□□□d□ □□□□□r d□□r□□□ d□□□ □□□□□□□d 20 □□r□ □□r □□□□ □0.1 □□□□□r □□□□□□□ WMATA r□□□□□□ □□□□ □□□□r□□□□ □r□□□□ □□□□ E□r□ □r □□□□□□. T□□r□□r□ □□□□□"ground" d□□□□□□□□□□r□d □□□□□□□□□□□□□□□□□□□□r d "maps" d□□□□□□□ between the same points to within ±0.1 foot per mile everywhere within the WMATA system.
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*Note:* 1 sft ≡ 1200 / 3937 meter ≈ 0.□04 □00 60□601 21□202 4□□□□□□r
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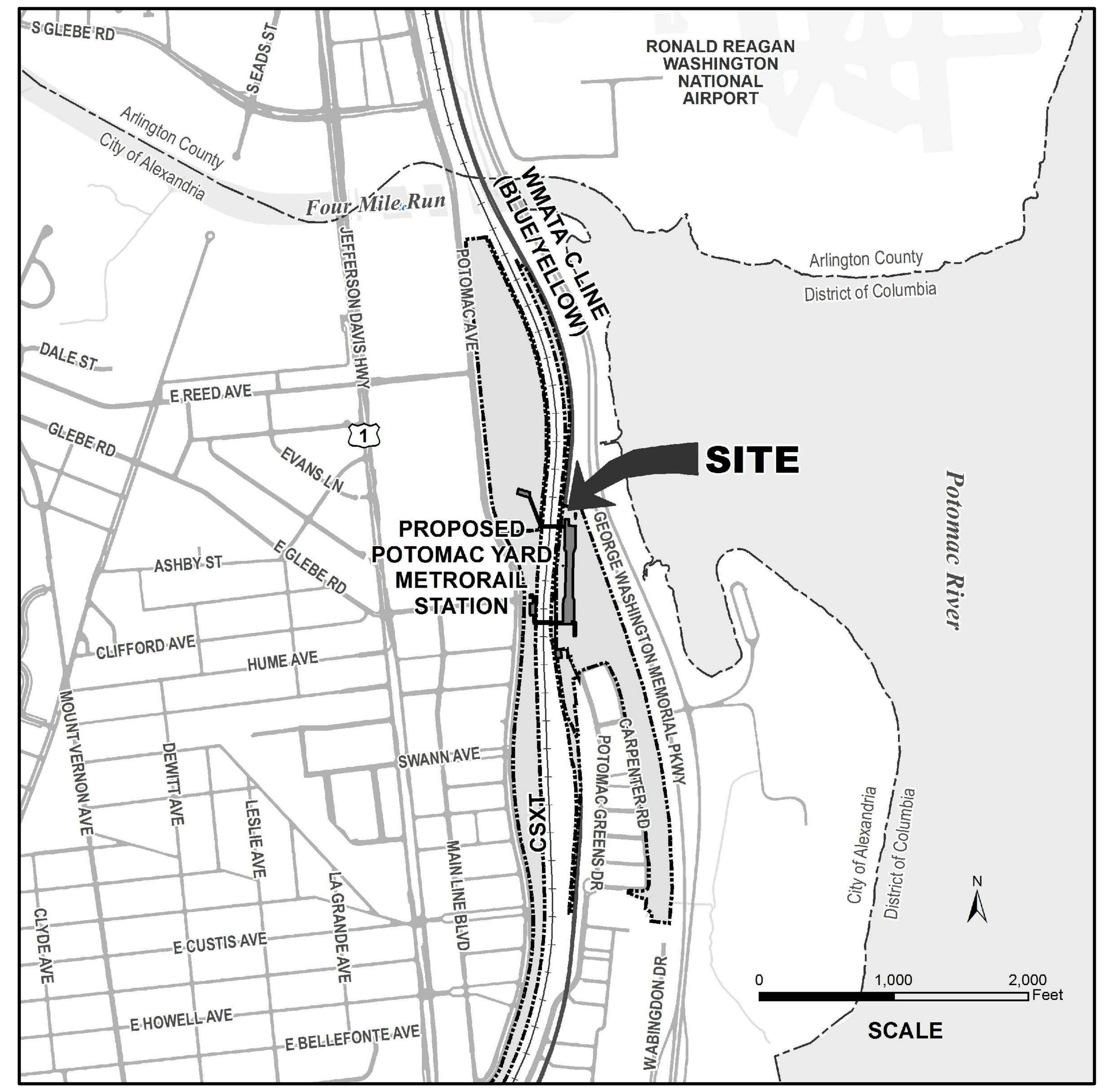
## VICINITY MAP




## NARRATIVE

THE PROJECT CONSISTS OF CONSTRUCTION OF A NEW METRORAIL STATION AND ANCILLARY FACILITIES LOCATED AT POTOMAC YARD WITHIN THE CITY OF ALE□ANDRIA ALONG THE E□ISTING METRORAIL BLUE AND YELLOW LINES BETWEEN THE RONALD REAGAN WASHINGTON NATIONAL AIRPORT STATION AND THE BRADDOCK ROAD STATION. THE PROJECT WILL INCLUDE THE METRORAIL STATION□TWO PEDESTRIAN AND BICYCLE BRIDGES WITH ACCOMPANYING ACCESSIBLE RAMPS□ AND TWO ENTRY PAVILLIONS. THE PROJECT WOULD SERVE E□ISTING NEIGHBORHOODS AND RETAIL CENTERS AS WELL AS HIGH-DENSITY□TRANSIT-ORIENTED DEVELOPMENT PLANNED BY THE CITY OF ALE□ANDRIA. THE PROJECT WOULD PROVIDE ACCESS TO THE REGIONAL METRORAIL SYSTEM FOR THE U.S. ROUTE 1 CORRIDOR OF NORTH ALE□ANDRIA.

THE PROJECT IS PRIMARILY PROPOSED ON FOUR CITY OF ALE□ANDRIA PARCELS □ONED CDD □10□A NARROW POTOMAC YARD DEVELOPMENT□ LLC PARCEL □ONED CDD □10□ A NATIONAL PARK SERVICE PARCEL □ONED WRP□AND A PARCEL SLATED FOR REDEVELOPMENT IN THE FUTURE IS □ONED CDD #19. THE PARCELS CONSIST OF PARKLAND□ WETLANDS□NATURE TRAILS□AND CURRENT METRO RIGHT OF WAY□ TRACKS, AND TRACTION POWER SUBSTATION, AND RETAIL.

SEE SHEETS G-01A AND G-01B FOR ADDITIONAL NOTES PERTAINING TO CITY OF ALE□ANDRIA SITE PLAN APPROVAL AND PROJECT RE□UIREMENTS.

## CO-APPLICANT

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY □WMATA□
600 FIFTH STREET N.W.
WASHINGTON DC□20001

## CONSULATANT□ARCHITECT TO WMATA

KGP DESIGN STUDIO
1777 CHURCH ST NW
WASHINGTON DC 200□6

## RE□UIRED APPLICATIONS

1. DEVELOPMENT SPECIAL USE PERMIT
2. RE□ONING TO UT - UTILITIES AND TRANSPORTATION □ONE
□. SPECIAL USE PERMIT - BUILDING HEIGHT UP TO □0 FEET
4. SPECIAL USE PERMIT - FAR UP TO 0.□0
□. MASTER PLAN AMENDMENT

## FLOODPLAIN NOTES

1. THE SITE LIES WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATOIN □WSE□ AND THE 100-YEAR FLOOD PLAIN WSE IS SHOWN ON THE SITE PLAN PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP □FIRM□ PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY □FEMA□.
2. THE PLANS WILL COMPLY WITH THE CONDITIONS OF SITE PLAN APPROVAL.

## RPA NOTES

1. THE SUBJECT PROPERTY LIES WITHIN A CITY OF ALE□ANDRIA RESOURCE PROTECTION AREA □RPA□. FIELD DEMARCATED□VERIFIED □0 FEET AND 100 FEET RESOURCE PROTECTION LINES ARE SHOWN ON THE SITE PLAN.
2. SEE AREA CALCULATIONS AND STORMWATER CALCULATIONSFOR FURTHER DETAIL.

## DESIGN GUIDELINES

1. THE PROPOSED PROJECT IS LOCATED WITHIN THE OLD AND HISTORIC ALE□ANDRIA DISTRICT AND THE ALE□ANDRIA HISTORIC DISTRICT DESIGN GUIDELINES APPLY.
2. THE PROPOSED PROJECT IS LOCATED WITHIN THE POTOMAC YARD□POTOMAC GREENS SMALL AREA□THE POTOMAC YARD URBAN DESIGN GUIDELINES APPLY.

## SOIL INFORMATION

GEOTECHNICAL INFORMATION PROVIDED IN THE BORING LOGS OF THE ORIGINAL CONSTRUCTION OF THE BLUE□YELLOW LINE□PERFORMED IN 1□77□DO NOT DETECT OR MAKE REFERENCE TO MARINE CLAYS. ADDITIONALLY□THE MARINE CLAY AREAS MAP PREPARED BY THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR THE CITY OF ALE□ANDRIA□1□76□DO NOT DETECT OR MAKE REFERENCE TO MARINE CLAYS IN THE IMMEDIATE AREA AFFECTED BY CONSTRUCTION OF THE POTOMAC YARD STATION.

## E□ISTING CONDITIONS PLAN NOTES

1. THE PROJECT IS LOCATED IN AN AREA OF KNOWN CONTAMINATION. AS SUCH□RE□UISITE ENVIRONMENTAL INVESTIGATIONS AND REPORTS BE RE□UIRED NO LATER THAN DURING THE FINAL SITE PLAN□WHICH INCLUDES BUT NOT LIMITED TO□SUBSURFACE SITE INVESTIGATION □PHASE II□□SOIL REMEDIATION PLAN□HEALTH AND SAFETY PLAN□AND THE DESIGN AND INSTALLATION OF A VAPOR BARRIER. INITIAL AIR MONITORING WILL BE RE□UIRED□AND CONTINUATION DURING CONSTRUCTION WILL BE CONTINGENTUPON MONITORING DATA.
2. SOILS INFORMATION□GEOTECHNICAL INFORMATION PROVIDED IN THE BORING LOGS OF THE ORIGINAL CONSTRUCTION OF THE BLUE□YELLOW LINE□PERFORMED IN 1□77□DO NOT DETECT OR MAKE REFERENCE TO MARINE CLAYS. ADDITIONALLY, THE MARINE CLAY AREAS MAP PREPARED BY THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR THE CITY OF ALE□ANDRIA□1□76□DO NOT DETECT OR MAKE REFERENCE TO MARINE CLAYS IN THE IMMEDIATE AREA AFFECTED BY CONSTRUCTION OF THE POTOMAC YARD STATION.
□. THE NORTH MERIDIAN AND HORI□ONTAL CONTROL ARE BASED ON THE WMATA 200□LOW DISTORTION PROJECTION SYSTEM. VERTICAL DATUM IS NAVD □□.

## APPLICANT

CITY OF ALE□ANDRIA
□01 KING STREET
ALE□ANDRIA VA 22□14

## CONSULATANT□ENGINEER TO WMATA

AECOM
2101 WILSON BLVD
ARLINGTON VA 22201

## SHEET INDE□


| DRAWING NUMBER | SHEET NUMBER | DRAWING NAME |
|---|---|---|
| G-01 | 1 OF 27 | COVER SHEET |
| G-01A | 1A OF 27 | STANDARD NOTES |
| G-01B | 1B OF 27 | STANDARD NOTES |
| G-02 | 2 OF 27 | OVERALL PARCEL PLAN |
| EX-01 | 3 OF 27 | EXISTING CONDITIONS PLAN 1 OF 3 |
| EX-02 | 4 OF 27 | EXISTING CONDITIONS PLAN 2 OF 3 |
| EX-03 | 5 OF 27 | EXISTING CONDITIONS PLAN 3 OF 3 |
| EX-03A | 5A OF 27 | EXISTING COND. PLAN AND CONST. ACCESS |
| EX-04 | 6 OF 27 | TREE SURVEY PLAN |
| EX-05 | 7 OF 27 | TREE SURVEY LEGEND |
| SD-01 | 8 OF 27 | PRELIMINARY SUBDIVISION PLAN 1 OF 4 |
| SD-02 | 9 OF 27 | PRELIMINARY SUBDIVISION PLAN 2 OF 4 |
| SD-03 | 10 OF 27 | PRELIMINARY SUBDIVISION PLAN 3 OF 4 |
| SD-04 | 11 OF 27 | PRELIMINARY SUBDIVISION PLAN 4 OF 4 |
| C-01 | 12 OF 27 | SITE PLAN 1 OF 3 |
| C-02 | 13 OF 27 | SITE PLAN 2 OF 3 |
| C-03 | 14 OF 27 | SITE PLAN 3 OF 3 |
| C-04 | 15 OF 27 | BMP/SWM PLAN 1 OF 3 |
| C-05 | 16 OF 27 | BMP/SWM PLAN 2 OF 3 |
| C-06 | 17 OF 27 | BMP/SWM PLAN 3 OF 3 |
| C-07 | 18 OF 27 | BMP CALCCULATIONS |
| C-08 | 19 OF 27 | BMP CALCCULATIONS |
| C-09 | 20 OF 27 | SITE CROSS SECTIONS |
| C-10 | 21 OF 27 | OPEN SPACE PLAN |
| A-01 | 22 OF 27 | MEZZANINE LEVEL FAR DIAGRAM |
| A-02 | 23 OF 27 | PLATFORM LEVEL FAR DIAGRAM |
| A-03 | 24 OF 27 | STATION FLOOR PLANS |
| A-04 | 25 OF 27 | ENTRANCE PAVILION FLOOR PLANS |
| A-05 | 26 OF 27 | BUILDING ELEVATIONS |
| A-05A | 26AOF 27 | BUILDING ELEVATIONS |
| A-06 | 27 OF 27 | BUILDING ELEVATIONS AND SECTIONS |


## COMPLETE STREETS TABULATION

| | NEW | UPGRADE |
|---|---|---|
| Crosswalks (number) | - | - |
| Standard | - | - |
| High Visibility | 1 | - |
| Curb Ramps | - | - |
| Sidewalks (LF) | - | - |
| Bicycle Parking (number spaces) | - | - |
| Public/Visitor | - | - |
| Private/Garage | - | - |
| Bicycle Paths (LF) | - | - |
| Pedestrian Signals | - | - |

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.

| | | |
|---|---|---|
| DESIGNED | | DATE |
| DRAWN | MR | DATE |
| CHECKED | MP | DATE |
| APPROVED | ... | DATE |

REFERENCE DRAWINGS

| NUMBER | DESCRIPTION |
|---|---|
| | |

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02□26□16 | MR | REVISED PER CITY COMMENTS |
| 0□□1□16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
GUILLERMO MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED DATE
APPROVED CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
COVER SHEET

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| N□□□ S□□□ | G-01 | 1 OF 27 |

May 12,2016–1:26pm
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## EXISTING CONDITIONS SURVEY NOTES

1. HORIZONTAL DATUM* WMATA LOW DISTORTION PROJECTION SYSTEM
   VERTICAL DATUM* NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88.
2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY MERCADO CONSULTANTS, INC., DATED 01/2016,AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 AND 811, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTOR(S) ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT: www.dom.com (KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS.
3. LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.
4. THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY A. MORTON THOMAS & ASSOCIATES, INC., DATED 03/2016 IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS.

*PER MEMORANDUM TO INDUSTRY, JULY 20, 2005; THE PLAN SHALL BE PREPARED USING VIRGINIA STATE PLANE (NORTH ZONE) COORDINATES BASED ON NAD83 AND NAVD88; HOWEVER, IF THE CURRENT DRAWINGS ARE PREPARED USING NORTH AMERICAN DATUM OF 1927 (NAD27) AND NORTH GEODETIC VERTICAL DATUM OF 1929 (NGVD29), THEN THE AS-BUILT DRAWINGS SHALL PROVIDE A CONVERSION TABLE OF SANITARY AND STORM SEWER DATA IN THE NAD83 AND NAVD88 DATUMS.

## CITY STANDARD GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT TAX PARCELS 025.02-01-36 AND 025.04-03-01.
2. OWNER: CITY OF ALEXANDRIA.
3. FINAL DEED BOOK IS TO BE DETERMINED UPON APPROVAL OF COMBINED PROPERTIES THAT WILL COMPROSE PROPOSED LOT A-1A AND 612 B1
4. ADDRESS IS NOT YET DETERMINED
5. AREA TABULATION (SEE SHEET G-01 FOR AREA TABULATIONS).
6. THE NATURAL SOILS AT THE SITE CONSIST OF KEYPORT SILT LOAM AS DESDXCRIBED IN THE NVPDC FROM U.S. Department of Agriculture. Soil Survey of Fairfax and Alexandria Counties, Virginia. ADDITIOANL GEOTECHNICAL STUDIES WIL LBE PERFORMED PRIOR TO FINAL SITE PLAN APPROVAL FROM THE CITY OF ALEXANDRIA.
7. THE SITE IS LOCATED IN THE FOUR MILE RUN/POTOMAC RIVER A12 WATERSHED.
8. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
9. ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
10. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
11. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
12. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)
13. FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS, AS APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, ARE DEMONSTRATED HEREIN.
14. PRIOR TO COMMENCING NEW work, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF City's existing public infrastructure, including but not limited, to streets, alleyways, driveway aprons, sanitary and storm sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures are damaged BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A pre-construction walk/survey of the site shall occur with Construction and Inspection Staff to document existing conditions prior to any land disturbing activity.
15. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
16. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
17. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
18. All required state and federal permits, which could include permits from the Virginia Department of Conservation and Recreation (VDCR), Virginia Department of Environmental Quality (VDEQ), virginia department of historic resources (VDHR), united states Environmental Protection Agency (usepa), Army Corps of Engineers and Virginia Marine Resources, must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Virginia Stormwater Management Program (VSMP) General Permit for Discharges of Stormwater from Construction Activities for land disturbing activities greater than 2,500. Information regarding the VSMP General Permit can IS found online at: http://www.dcr.virginia.gov/soil_and_water/vsmp.shtml.
19. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
20. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
21. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
22. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
23. ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.
24. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
25. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
26. PER THE REQUIREMENTS OF SECTION 8-1-12 OF THE CITY CHARTER AND CODE; WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL BEFORE PROCEEDING FURTHER WITH THE CONSTRUCTION.
27. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT to separate permits to be obtained by the owners. geotechnical and structural design is to be COMPLETED by others. this FINAL SITE plan SHOWS location, proposed grading, AND DESIGN OF ALL THE WALLS.
28. SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
29. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
30. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
31. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER FACILITIES.
32. The sidewalks shall remain opened during construction or pedestrian access shall be maintained to the satisfaction of the Director of Transportation and Environmental Services throughout the construction of the project.
33. Prior to the release of the final site plan, a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for information purpose; however, an amended Traffic Control Plan, if required by the Director of Transportation and Environmental Services shall be submitted to the Director of TRANSPORTATION AND ENVIRONMENTAL SERVICES along with the Building Permit Application. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets.
34. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.0.

## EMERGENCY VEHICLE EASEMENTS NOTE

ALL EMERGENCY VEHICLE EASEMENTS WILL BE PROVIDED BY WAY OF POTOMAC GREENS DRIVE PER COORDINATION AND DISCUSSIONS WITH THE CITY OF ALEXANDRIA FIRE AND EMERGENCY RESPONSE OFFICIALS.

## GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SQUARE FEET.
2. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES shall BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH THESE FINAL PLANS FOR APPROVAL BY THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT.
4. A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF CONSTRUCTION AND INSPECTION (C&I), DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITIES. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANGE MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF. A NOTE TO THIS EFFECT SHALL BE PLACED ON THE PHASE I EROSION AND SEDIMENT CONTROL SHEETS ON THE SITE PLAN.
5. THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CONSTRUCTION AND INSPECTION (C&I) DIVISION MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. THE RESPONSIBLE CERTIFIED LAND DISTURBER (cld) shall ATTEND the PRE-CONSTRUCTION MEETING.
6. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES INTENDED TO CONTROL EROSION AND TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
7. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATION CAN BEGIN AND END AS QUICKLY AS POSSIBLE. AREAS NOT TO BE DISTURBED MUST BE CLEARLY MARKED OR FLAGGED.
8. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
11. THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. ANY STOCKPILED MATERAIL which WILL REMAIN IN PLACE LONGER THAN 10 DAYS must be SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED.
12. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.
13. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
14. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY IMPACT FLOWING STREAMS OR OFF-SITE PROPERTY.
15. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL (T&ES) SERVICES OF THE CITY OF ALEXANDRIA.
17. ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 2500 SQUARE FEET SHALL BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL. AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND, ALL DISTURBED AREAS SHALL BE STABILIZED PERMANENTLY AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED.
18. ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING ONTO THE PUBLIC RIGHT-OF-WAY.
19. THE WASH WATER FROM THE CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE PROVIDED SILT FENCE TO ENSURE THAT NO SEDIMENT LADEN RUNOFF IS ALLOWED TO RUNOFF ON TO THE ADJACENT PROPERTY OR THE PUBLIC RIGHT OF WAY.
20. INSTALL SILT FENCE AND TREE PROTECTION, WHERE APPLICABLE.
21. DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION AS NEEDED.

## SEQUENCE OF CONSTRUCTION FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES

1. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS; AND STABILIZE CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN.
2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED / VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
3. INSTALL INLET PROTECTION AT EXISTING STORM DRAIN INLETS AS NECESSARY AND AS SHOWN ON THIS PLAN.
4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AS NECESSARY AND AS DIRECTED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
5. CONDUCT DEMOLITION AND CONSTRUCTION ACTIVITIES ACCORDING TO THE APPLICABLE PLANS.
6. AS CONTRIBUTARY DRAINAGE AREAS ARE STABILIZED AND WITH THE PERMISSION OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE INDIVIDUAL EROSION AND SEDIMENT CONTROL PRACTICES.
7. UPON COMPLETION OF DEMOLITION, CONSTRUCTION AND LAND DISTURBING ACTIVITIES; PROVIDE PERMANENT STABILIZATION ACCORDING TO APPROVED METHODS AND REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES WITH THE APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR.

## SEDIMENT TRAPS AND BASINS

SINCE THE TOTAL DRAINAGE AREA TO BE SERVED IS GREATER THAN THREE ACRES, THEREFORE, A SEDIMENT BASIN IS DESIGNED USING THE CRITERIA THAT THE MINIMUM STORAGE CAPACITY OF THE TRAP IS 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM IS DESIGNED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR 24-HOUR DURATION STORM. THE RUNOFF COEFFICIENTS USED IN THE RUNOFF CALCULATIONS CORRESPOND TO THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

## COMPUTATION OF PEAK RUNOFF RATE

THE PRE AND POST DEVELOPMENT PEAK RATES OF RUNOFF ARE COMPUTED BY THE RATIONAL METHOD USING THE CITY OF ALEXANDRIA INTENSITY-DURATION-FREQUENCY (IDF) CURVES, DESIGN AND CONSTRUCTION STANDARDS, DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, JULY 1989. AN INLET TIME OF CONCENTRATION OF 5 MINUTES HAS BEEN USED FOR BUSINESS, COMMERCIAL, APARTMENT AND TOWNHOUSE COMPLEXES AS IN AN ULTRA URBAN ENVIRONMENT. ALL HYDROLOGIC ANALYSES RELATED TO PRE AND POST DEVELOPMENT IS BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT, RESPECTIVELY.

## STORMWATER MANAGEMENT PLAN

THE PLAN DEMONSTRATES THAT THE SITE HAS BEEN DEVELOPED TO INCREASE THE POST DEVELOPMENT PEAK RUNOFF RATE FROM THE PRE-DEVELOPMENT PEAK RUNOFF RATE FOR A TWO-YEAR AND TEN YEAR STORM CONSIDERED INDIVIDUALLY. THEREFORE, STORMWATER DETENTION IS PROVIDED PER THE REQUIREMENTS OF ARTICLE 13-109(F)(1) OF ALEXANDRIA ZONING ORDINANCE NOT TO RELEASE STORMWATER FROM THE SITE AT A HIGHER RATE THAN PRE DEVELOPMENT CONDITION. AN ADEQUATE OUTFALL ANALYSIS IS PROVIDED TO DEMONSTRATE THAT THE STORMWATER IS DISCHARGED INTO AN ADEQUATE OUTFALL PER THE REQUIREMENTS OF ARTICLE XI, SECTION 11-410 (N).

## ADEQUATE OUTFALL ANALYSIS

THE PLAN DEMONSTRATES THE AVAILABILITY OF A STORM SEWER ADEQUATE OUTFALL IN COMPLIANCE WITH THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR), EROSION AND SEDIMENT CONTROL (ESC) REGULATIONS (4VAC50-30-40.19) MINIMUM STANDARD 19 (MS-19), ARTICLE XI SECTION 11-410 (N) OF THE ALEXANDRIA ZONING ORDINANCE (AZO), AND THE APPROVED CONDITION OF DEVELOPMENT.

THE PLAN DEMONSTRATES THAT AN EXISTING NATURAL CHANNEL IS NOT OVERTOPPED FOR A TEN-YEAR STORM AND DOES NOT PRODUCE EROSIVE VELOCITIES FOR A TWO YEAR STORM; THEREFORE, AN ADEQUATE STORM WATER OUTFALL IS ASSUMED TO BE AVAILABLE.

ADDITIONAL STUDIES WILL BE PERFORMED FOR WETLANDS MITIGATION AND RESTORATION WHICH SHALL VERIFY ADEQUATE OUTFALL AND COMPLY WITH ALL CONDITIONS APPLIED DURING SITE PLAN APPROVAL.

## STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT

THE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT WITH FINAL #2 SUBMISSION THE MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND RECORDS.

## ENVIRONMENTAL SITE ASSESSMENT

1. THE PROJECT WILL DISTURB EXISTING WETLANDS BOTH PERMANENTLY AND TEMPORARILY DURING CONSTRUCTION. THE REMAINING WETLANDS WILL BE RESTORED TO ALL EXTENTS POSSIBLE UPON COMPLETION OF TH EPROJECT. ADDITIONALLY, WETLANDS REMEDIATION EFFORTS WILL BE APPLIED OFF-SITE.
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 ENVIRONMENTAL 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.


## STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

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

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

## COMPUTATION OF PEAK RUNOFF RATE

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## STORMWATER MANAGEMENT PLAN

THE PLAN DEMONSTRATES THAT THE SITE HAS BEEN DEVELOPED TO INCREASE THE POST DEVELOPMENT PEAK RUNOFF RATE FROM THE PRE-DEVELOPMENT PEAK RUNOFF RATE FOR A TWO-YEAR AND TEN YEAR STORM CONSIDERED INDIVIDUALLY. THEREFORE, STORMWATER DETENTION IS PROVIDED PER THE REQUIREMENTS OF ARTICLE 13-109(F)(1) OF ALEXANDRIA ZONING ORDINANCE NOT TO RELEASE STORMWATER FROM THE SITE AT A HIGHER RATE THAN PRE DEVELOPMENT CONDITION. AN ADEQUATE OUTFALL ANALYSIS IS PROVIDED TO DEMONSTRATE THAT THE STORMWATER IS DISCHARGED INTO AN ADEQUATE OUTFALL PER THE REQUIREMENTS OF ARTICLE XI, SECTION 11-410 (N).

## ADEQUATE OUTFALL ANALYSIS

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ADDITIONAL STUDIES WILL BE PERFORMED FOR WETLANDS MITIGATION AND RESTORATION WHICH SHALL VERIFY ADEQUATE OUTFALL AND COMPLY WITH ALL CONDITIONS APPLIED DURING SITE PLAN APPROVAL.

## STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT

THE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT WITH FINAL #2 SUBMISSION THE MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND RECORDS.

## ENVIRONMENTAL SITE ASSESSMENT

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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 ENVIRONMENTAL 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.

## STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

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

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


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

DIRECTOR ____________ DATE ____________

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____________

DIRECTOR ____________ DATE ____________

CHAIRMAN, PLANNING COMMISSION ____________ DATE ____________

DATE RECORDED ____________
INSTRUMENT NO. ____ DEED BOOK NO. ____ PAGE NO. ____

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REVISIONS

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| 02□26□16 | MR | REVISED PER CITY COMMENTS |
| 0□□□1□16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
GUILLERMO MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED ____________ DATE
APPROVED ____________
CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
STANDARD NOTES

SCALE: N□□□ S□□□
DRAWING NO.: G-01A
SHEET NO.: 1A OF 27

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## UTILITY WORKS

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

a. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.

b. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.

c. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.

d. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

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

C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

f. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

g. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.

h. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).

i. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

j. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA .

k. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.

l. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH “CLEAN” SOIL.

m. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.

n. ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3” WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12” TO 18” FOR DUWT WIDTHS OF 3” AND 24” FOR WIDTHS OF 6” SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS.

| COLOR | CODES |
|---|---|
| RED | CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES |
| YELLOW | CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS |
| ORANGE | CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES, OR CONDUITS |
| BLUE | CAUTION POTABLE WATER |
| PURPLE | CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES |
| GREEN | CAUTION SEWER, DRAIN LINES, AND FORCE MAIN |

## SOLID WASTE MANAGEMENT

1. SINCE THE APPLICANT IS NOT REQUIRED BY SECTION 5-1-31 OF THE CITY CHARTER AND CODE TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES TO USE THE CITY OF ALEXANDRIA'S COLLECTION AND DISPOSAL SERVICES; SOLID WASTE COLLECTION AND DISPOSAL SERVICES SHALL BE PROVIDED BY THE APPLICANT / PRIVATE COLLECTORS AND SHALL BE PASSED ON TO THE NEW OWNER IN CASE OF A SALE OF THE PROPERTY SUBSEQUENT TO THE DEVELOPMENT.

   THE PLAN DEMONSTRATES THAT ADEQUATE SPACE WITHIN EACH UNIT TO ACCOMMODATE A CITY STANDARD SUPER CAN AND RECYCLING CONTAINER HAS BEEN PROVIDED. THE CONTAINERS ARE PLACED INSIDE THE UNITS OR WITHIN AN ENCLOSURE THAT COMPLETELY SCREENS THEM FROM VIEW. THE DEVELOPER SHALL PURCHASE THE STANDARD CONTAINERS FROM THE CITY OR PROVIDE CONTAINERS THAT ARE COMPATIBLE WITH CITY COLLECTION SYSTEM AND APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

   THE PLAN DEMONSTRATES THAT ADEQUATE SPACE FOR SOLID WASTE AND RECYCLING CONTAINERS HAS BEEN PROVIDED AND THE DEVELOPMENT MEETS ALL THE MINIMUM STREET STANDARDS, INCLUDING ALL STANDARD CUL-DE-SAC TURNAROUNDS, IF APPLICABLE. THE TRASH TRUCK TURNING MOVEMENTS DEMONSTRATE THAT THE TRASH TRUCK IS ABLE TO PICK UP SOLID WASTE FROM PRIVATE STREETS WITHOUT BACKING UP. THE CONTAINERS HAVE BEEN PLACED WITHIN AN ENCLOSURE THAT COMPLETELY SCREENS THEM FROM VIEW.

2. IN THE EVENT SECTION 5-1-2(12B) OF THE CITY CHARTER AND CODE TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES IS AMENDED TO DESIGNATE MULTI-FAMILY DWELLINGS IN GENERAL, OR MULTI-FAMILY DWELLINGS WHEN SO PROVIDED BY SPECIAL USE PERMIT (SUP), AS REQUIRED USER PROPERTY [AS DEFINED IN 5-1-2(12B) OF THE CITY CHARTER AND CODE], THEN REFUSE COLLECTION SHALL BE PROVIDED BY THE CITY FOR THE TOWNHOME CONDOMINIUM PORTION OF THIS PLAN.

## SIGN CONSTRUCTION

A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

## LANDSCAPE NOTES

1. SEE DSUP 2016-0005 FOR PROPOSED LANDSCAPE IN AND AROUND POTOMAC GREENS PARK.
2. SEE DSUP 2016-0006 FOR PROPOSED LANDSCAPE IN AND AROUND POTOMAC YARD PARK.
3. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.
4. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED / VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
5. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
7. APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.
8. INCLUDE SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
9. PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.
10. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, D.C.
11. THE APPLICANT SHALL MAKE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OR UTILIZING OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
12. 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.
13. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
14. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY BY THE APPLICANT/OWNER/SUCCESSOR, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
15. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
16. AS-BUILT DRAWINGS FOR LANDSCAPE PLAN AND/OR IRRIGATION/WATER MANAGEMENT SYSTEMS DEPICTED IN DSUP 2016-0005 AND 2016-0006 WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. 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.

## DEMOLITION NOTES

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, nO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT and tree PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN ERosION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE , AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (oSHA), VIRGINIA OCCUPATIONAL AND SAFETY HELATH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTUE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESenTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. tHE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS / CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (vdot).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIESTHAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

## CONSTRUCTION NOTES

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDEISGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OF OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
9. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
10. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
11. THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
12. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONSTRUCTION.
13. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEARESTJOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
15. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
16. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
17. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
18. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
19. THE CONTRACTOR IS REFFRRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL, AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROFFING FOR FILL AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF BUILDINGS.
20. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR PONDING OF WATER ON THE ROADWAY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
22. THE CALIFORNIA BEARING RATIO (CBR) VALUES OF IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL /LICENSED PROPOFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
23. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING “CALIFORNIA METHOD” AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, “DATA BOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN” WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
24. EMERGENCY VEHICLE EASEMENTS (EVE) AND AMERICAN WITH DISTABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.
25. ALL STRIPING SHALL MEET THE REQUIRMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
26. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS.
27. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
28. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE / STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13, 2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR / TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.

## RESOURCE PROTECTION AREA NOTES

1. THE SUBJECT PROPERTY LIES WITHIN A CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA). FIELD DEMARCATED/VERIFIED 50 FEET AND 100 FEET RESOURCE PROTECTION AREA LINES ARE SHOWN ON THE SITE PLAN.
2. VEGETATION IN RPA SHALL ONLY BE DISTURBED UPON APPRVAL OF THE CITY OF ALEXANDRIA.
3. DEVELOPMENT AND USES PROPOSED IN THE RPA ARE IN COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 13-107 OF THE ALEXANDRIA ZONING ORDINANCE (AZO).

## FLOOD PLAIN NOTES

1. THE SITE LIES WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) AND THE 100-YEAR FLOOD PLAIN WSE IS SHOWN ON THE SITE PLAN PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. THE PLAN WILL COMPLY WITH THE CONDITIONS OF SITE PLAN APPROVAL.

## ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399.
2. CALL ALEXANDRIA ARCHAEOLOGY (703/838-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
3. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
4. 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.

## CEMETRY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

## RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

## MOSQUITO CONTROL NOTES

1. SINCE STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) SYSTEMS THAT HOLD WATER FOR MORE THEN 5 DAYS BETWEEN THE MONTHS OF MAY - OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS; THEREFORE, SUCH BMPS SHALL BE TREATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUCT. ALL LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS.
2. SINCE EXCESSIVE VEGETATION IN EXISTING BMPS ALSO INCREASES THE POTENTIAL FOR MOSQUITO PROBLEMS; THEREFORE, VEGETATION SHALL BE CONTROLLED AND CUT TO REDUCE MOSQUITO BREEDING.
3. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703-838-4400 EXT. 326, 327) FOR QUESTIONS OR TREATMENT ASSISTANCE.

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

DIRECTOR ____________ DATE ____________

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____________

DIRECTOR ____________ DATE ____________

CHAIRMAN, PLANNING COMMISSION ____________ DATE ____________

DATE RECORDED ____________
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CHECKED MP DATE ____
APPROVED ... DATE ____

REFERENCE DRAWINGS

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REVISIONS

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| 0[illegible]1 16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
GUILLERMO MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

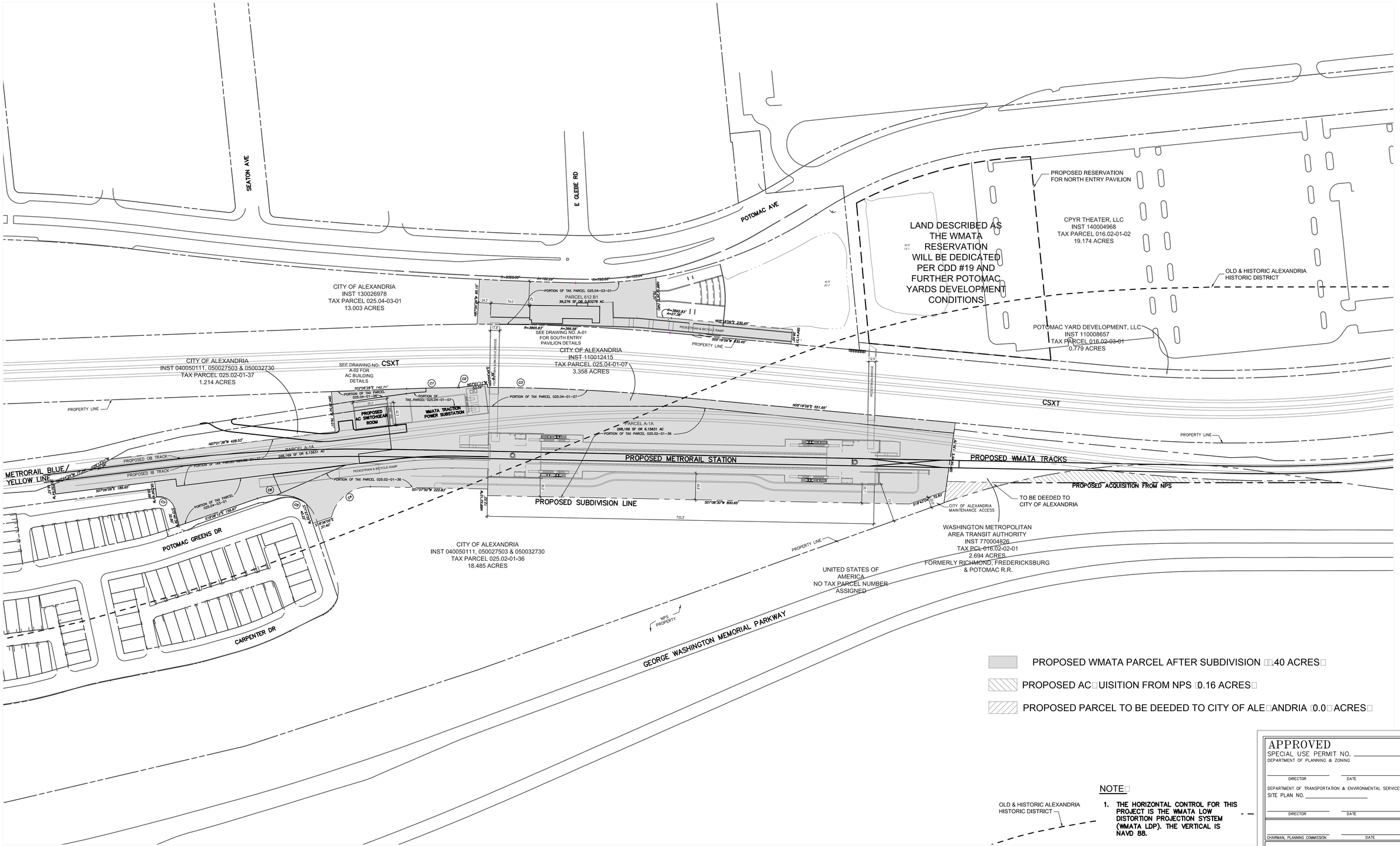
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED ____________ DATE
APPROVED ____________
CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
STANDARD NOTES

SCALE: N[illegible] S[illegible]
DRAWING NO.: G-01B
SHEET NO.: 1B OF 27




NOTE

1. THE HORIZONTAL CONTROL FOR THIS PROJECT IS THE WMATA LOW DISTORTION PROJECTION SYSTEM (WMATA LDP). THE VERTICAL IS NAVD 88.

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

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COMMONWEALTH OF VIRGINIA
GUILLERMO MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
OVERALL PARCEL PLAN

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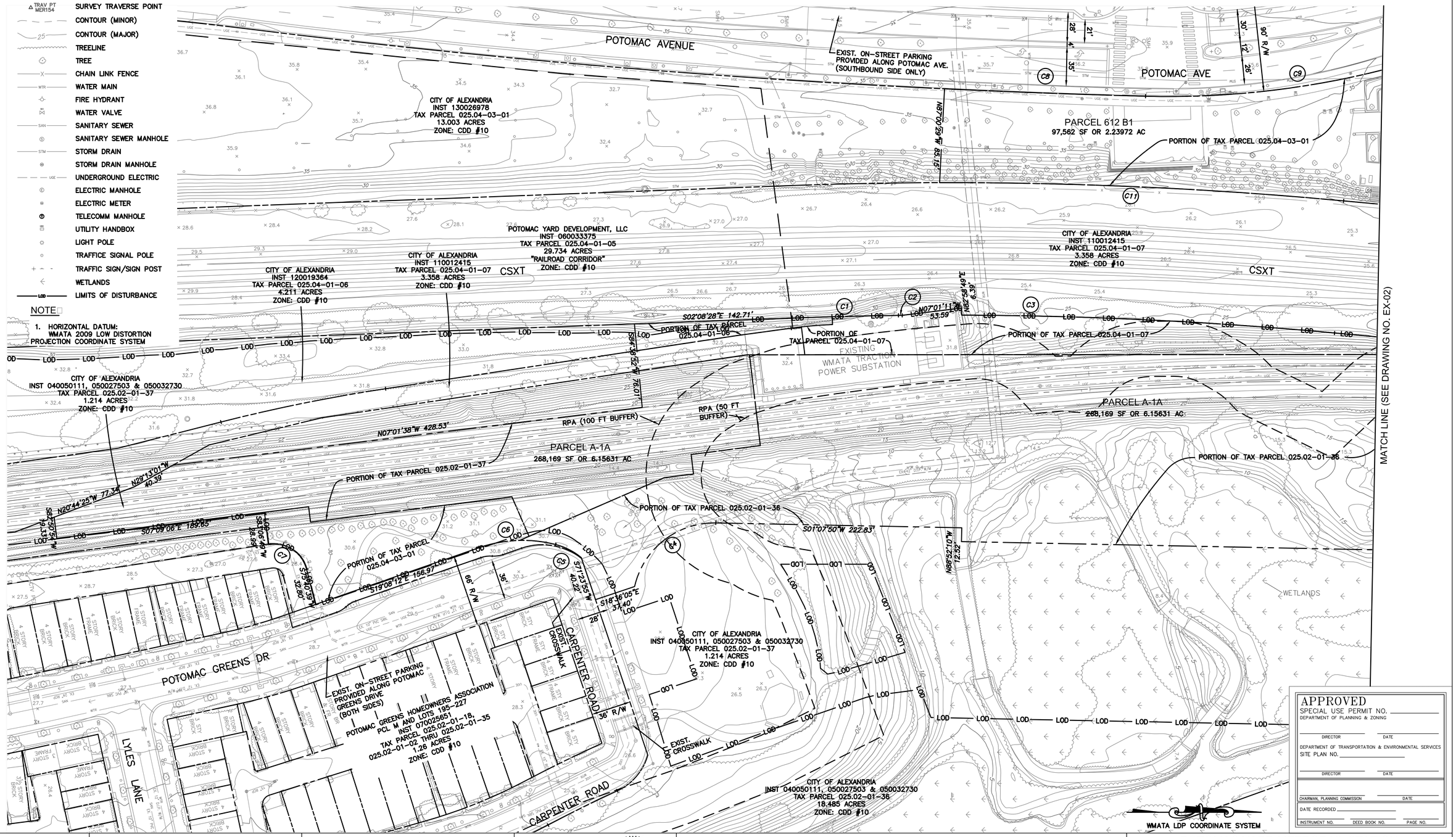
## LEGEND

- TRAV PT MER154 — SURVEY TRAVERSE POINT
- CONTOUR (MINOR)
- 25 — CONTOUR (MAJOR)
- TREELINE
- TREE
- CHAIN LINK FENCE
- WTR — WATER MAIN
- FIRE HYDRANT
- WV — WATER VALVE
- SAN — SANITARY SEWER
- SANITARY SEWER MANHOLE
- STM — STORM DRAIN
- STORM DRAIN MANHOLE
- UGE — UNDERGROUND ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELECOMM MANHOLE
- UTILITY HANDBOX
- LIGHT POLE
- TRAFFICE SIGNAL POLE
- TRAFFIC SIGN/SIGN POST
- WETLANDS
- LOD — LIMITS OF DISTURBANCE

## NOTE

1. HORIZONTAL DATUM: WMATA 2009 LOW DISTORTION PROJECTION COORDINATE SYSTEM

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
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| 0□.□1.16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA — MICHAEL PAUL MERCADO — Lic. No. 019820 — PROFESSIONAL ENGINEER

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED — DATE
APPROVED — CHIEF ENGINEER — DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
E□ISTING CONDITIONS PLAN 1 OF □

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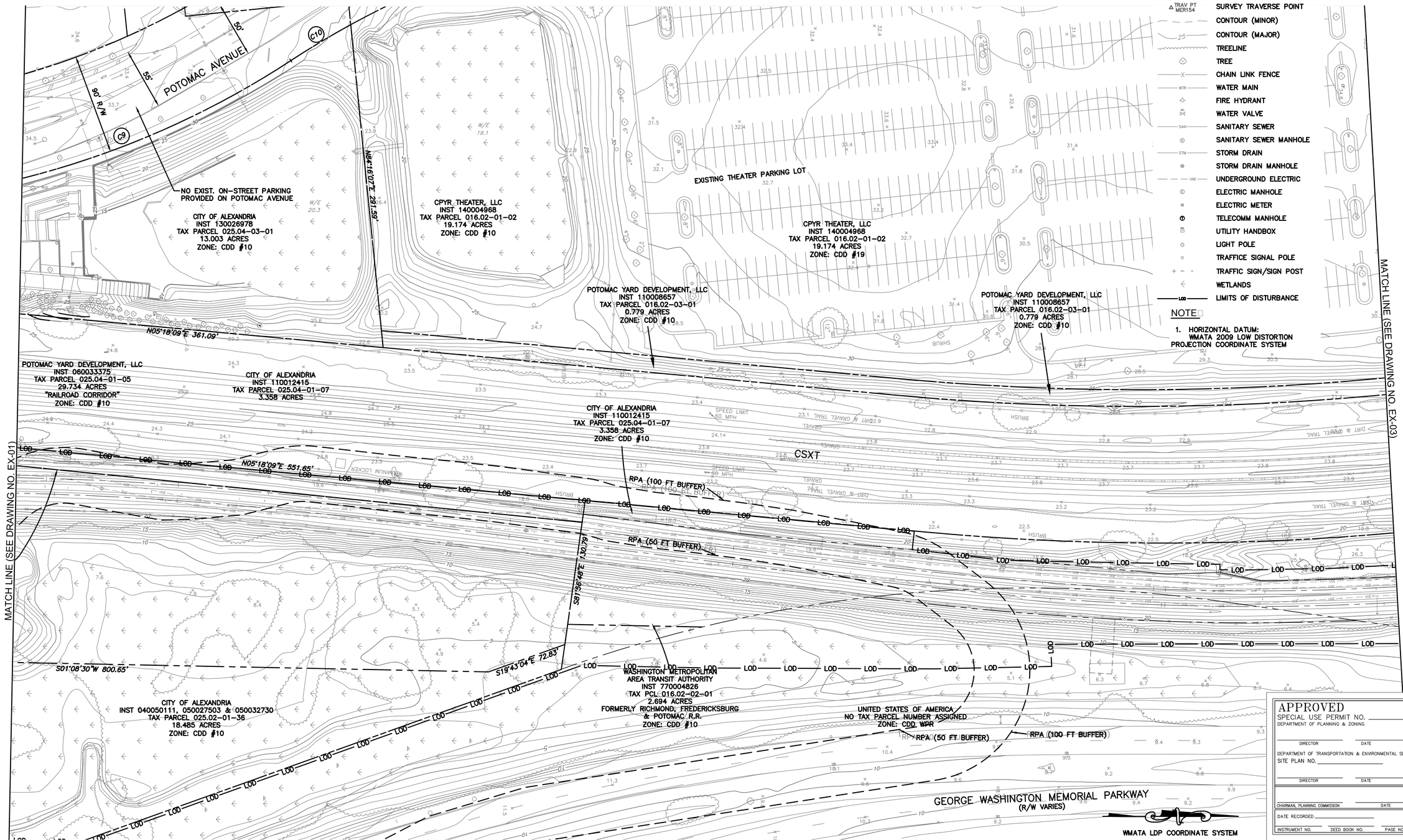


## LEGEND

- SURVEY TRAVERSE POINT (TRAV PT MER154)
- CONTOUR (MINOR)
- CONTOUR (MAJOR)
- TREELINE
- TREE
- CHAIN LINK FENCE
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- STORM DRAIN
- STORM DRAIN MANHOLE
- UNDERGROUND ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELECOMM MANHOLE
- UTILITY HANDBOX
- LIGHT POLE
- TRAFFICE SIGNAL POLE
- TRAFFIC SIGN/SIGN POST
- WETLANDS
- LIMITS OF DISTURBANCE

## NOTE

1. HORIZONTAL DATUM: WMATA 2009 LOW DISTORTION PROJECTION COORDINATE SYSTEM

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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| 0□.□1.16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
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# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED CHIEF ENGINEER _____ DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
E□ISTING CONDITIONS PLAN 2 OF □

| SCALE | DRAWING NO. | SHEET NO. |
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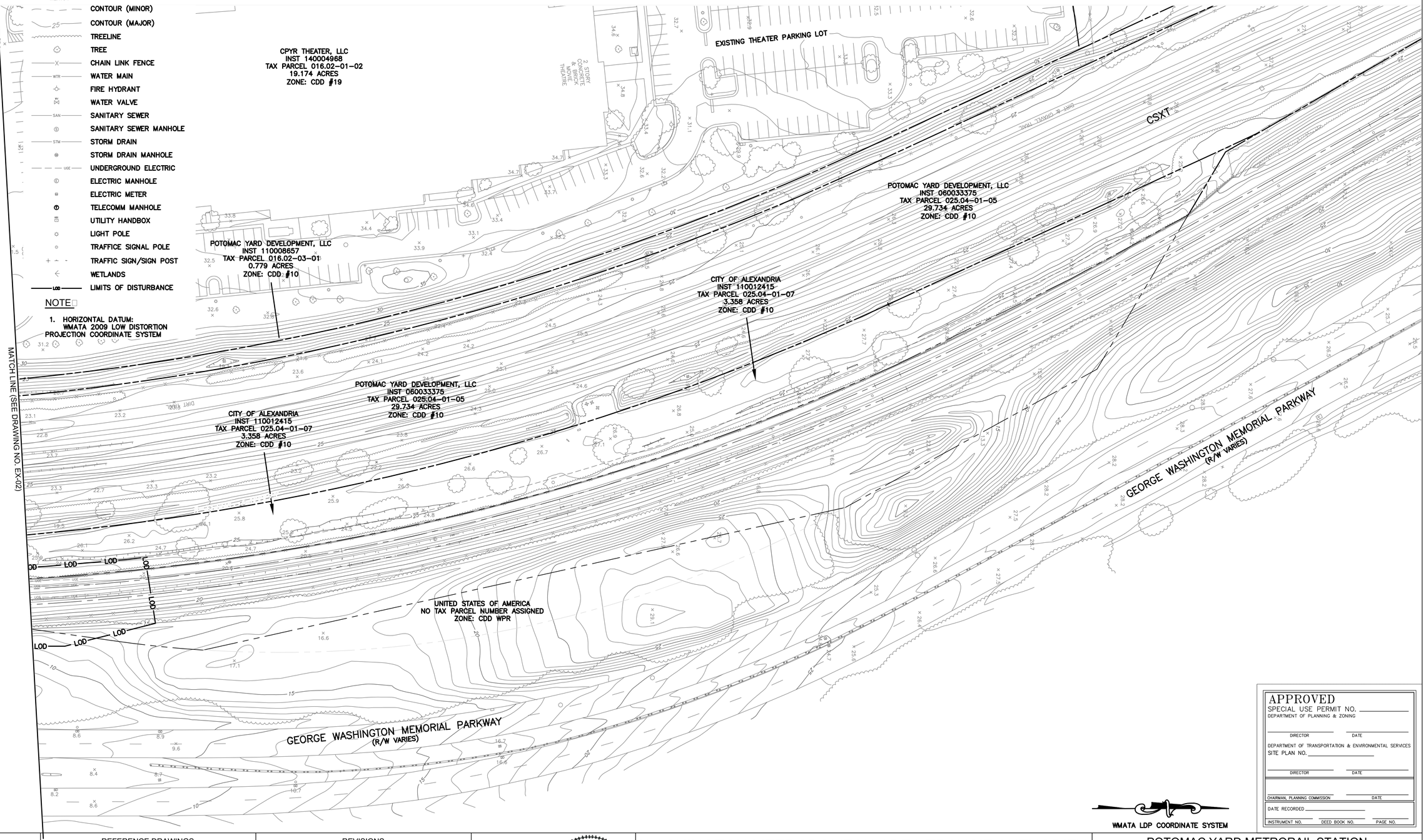
## LEGEND

| | |
|---|---|
| △ TRAV PT MER154 | SURVEY TRAVERSE POINT |
| 25 | CONTOUR (MINOR) |
| 25 | CONTOUR (MAJOR) |
| | TREELINE |
| | TREE |
| | CHAIN LINK FENCE |
| WTR | WATER MAIN |
| | FIRE HYDRANT |
| | WATER VALVE |
| SAN | SANITARY SEWER |
| | SANITARY SEWER MANHOLE |
| STM | STORM DRAIN |
| | STORM DRAIN MANHOLE |
| UGE | UNDERGROUND ELECTRIC |
| | ELECTRIC MANHOLE |
| | ELECTRIC METER |
| | TELECOMM MANHOLE |
| | UTILITY HANDBOX |
| | LIGHT POLE |
| | TRAFFICE SIGNAL POLE |
| | TRAFFIC SIGN/SIGN POST |
| | WETLANDS |
| LOD | LIMITS OF DISTURBANCE |

## NOTE

1. HORIZONTAL DATUM: WMATA 2009 LOW DISTORTION PROJECTION COORDINATE SYSTEM




WMATA LDP COORDINATE SYSTEM

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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| 0□.□1.16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
MARTIN PEREGRINO MERCADO
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PROFESSIONAL ENGINEER

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
E□ISTING CONDITIONS PLAN □OF □

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| 1" = 40' | E□ - 0□ | □OF 27 |

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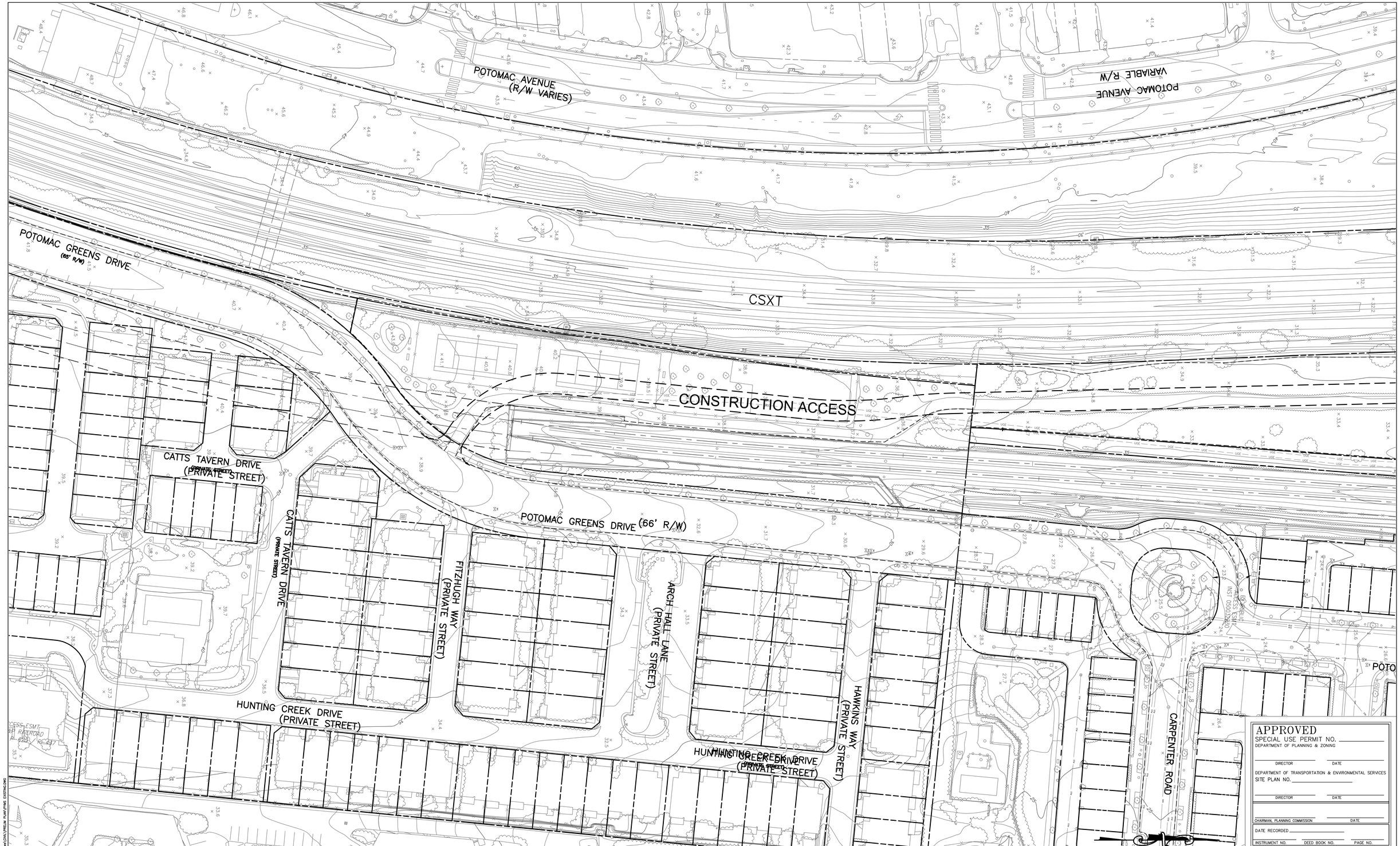


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COMMONWEALTH OF VIRGINIA
GUILLERMO MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE

APPROVED _____ CHIEF ENGINEER _____ DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
E□ISTING CONDITIONS PLAN AND CONST. ACCESS

| SCALE | DRAWING NO. | SHEET NO. |
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| 1" = 40' | E□ - 0□A | □A OF 27 |

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**NOTE:**
SEE DSUP □2006-0026 FOR CONTINUATION OF TREE SURVEY

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

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| 0□□1/16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
GUILLERMO MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
TREE SURVEY

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 40' | E□ - 04 | 6 OF 27 |

| Inv Num | TBR/TBS | Common Name | Scientific Name | Radius | Height | Life_Exp | Comments |
|---|---|---|---|---|---|---|---|
| 16 | TBR | black locust | Robinia pseudoacacia | 17.5 Feet | 45.00 | >15 | 3 leader - 1 dead, cavity at base |
| 17 | TBR | white mulberry | Morus alba | 11 Feet | 30.00 | 5-15 | vines |
| 18 | TBR | black locust | Robinia pseudoacacia | 9.5 Feet | 45.00 | >15 | |
| 19 | TBR | red cedar | Juniperus virginiana | 8.5 Feet | 25.00 | >15 | vines |
| 20 | TBR | black cherry | Prunus serotina | 10.5 Feet | 28.00 | >15 | vines |
| 21 | TBR | bigtooth aspen | Populus grandidentata | 22 Feet | 50.00 | >15 | vines |
| 22 | TBR | bigtooth aspen | Populus grandidentata | 46.5 Feet | 50.00 | >15 | nice |
| 23 | TBR | white mulberry | Morus alba | 13 Feet | 35.00 | >15 | 2 leaders, vine covered |
| 24 | TBR | black locust | Robinia pseudoacacia | 15.5 Feet | 35.00 | >15 | tr vine covered eng ivy |
| 25 | TBR | black locust | Robinia pseudoacacia | 16.5 Feet | 40.00 | >15 | tr vine covered, cant see tr |
| 26 | TBR | black locust | Robinia pseudoacacia | 17.5 Feet | 50.00 | >15 | tree farthest from path-vine covered tr |
| 27 | TBR | bigtooth aspen | Populus grandidentata | 21.5 Feet | 50.00 | >15 | |
| 28 | TBR | bigtooth aspen | Populus grandidentata | 16.5 Feet | 50.00 | >15 | |
| 29 | TBR | bigtooth aspen | Populus grandidentata | 10 Feet | 35.00 | >15 | leaning |
| 30 | TBR | bigtooth aspen | Populus grandidentata | 12.5 Feet | 45.00 | >15 | |
| 31 | TBR | bigtooth aspen | Populus grandidentata | 9.5 Feet | 35.00 | >15 | |
| 32 | TBR | bigtooth aspen | Populus grandidentata | 11 Feet | 45.00 | >15 | |
| 33 | TBR | bigtooth aspen | Populus grandidentata | 17 Feet | 50.00 | >15 | |
| 34 | TBR | bigtooth aspen | Populus grandidentata | 14.5 Feet | 45.00 | >15 | vines, codom |
| 35 | TBR | bigtooth aspen | Populus grandidentata | 10.5 Feet | 45.00 | >15 | |
| 36 | TBR | bigtooth aspen | Populus grandidentata | 13.5 Feet | 55.00 | >15 | |
| 37 | TBR | bigtooth aspen | Populus grandidentata | 9 Feet | 50.00 | >15 | sealed tr crack |
| 38 | TBR | eastern cottonwood | Populus deltoides | 7.5 Feet | 35.00 | >15 | phototrophic lean |
| 39 | TBR | eastern cottonwood | Populus deltoides | 26 Feet | 50.00 | >15 | large basal wound, is sealing up over time |
| 40 | TBS | eastern cottonwood | Populus deltoides | 15 Feet | 50.00 | >15 | |
| 41 | TBS | eastern cottonwood | Populus deltoides | 18.5 Feet | 50.00 | >15 | codom |
| 42 | TBS | eastern cottonwood | Populus deltoides | 16 Feet | 50.00 | >15 | |
| 43 | TBS | eastern cottonwood | Populus deltoides | 13 Feet | 45.00 | >15 | |
| 44 | TBS | eastern cottonwood | Populus deltoides | 12.5 Feet | 40.00 | >15 | |
| 45 | TBS | eastern cottonwood | Populus deltoides | 22 Feet | 50.00 | >15 | nice |
| 47 | TBS | eastern cottonwood | Populus deltoides | 18.5 Feet | 50.00 | >15 | bayberry at base, codom |
| 48 | TBS | eastern cottonwood | Populus deltoides | 17 Feet | 50.00 | >15 | |
| 49 | TBR | ailanthus | Ailanthus altissima | 11.5 Feet | 45.00 | >15 | invasive, check location via tree obj id |
| 50 | TBR | American elm | Ulmus americana | 9.5 Feet | 20.00 | >15 | re vines |
| 51 | TBR | black locust | Robinia pseudoacacia | 20.5 Feet | 50.00 | 5-15 | codom, many wounds on tr,vines |
| 52 | TBR | ailanthus | Ailanthus altissima | 8.5 Feet | 35.00 | >15 | invasive |
| 53 | TBR | black locust | Robinia pseudoacacia | 15 Feet | 50.00 | <5 | tree falling apart |
| 54 | TBR | black locust | Robinia pseudoacacia | 16 Feet | 50.00 | 5-15 | center lead is hanging, dead |
| 55 | TBR | Siberian elm | Ulmus pumila | 22.5 Feet | 45.00 | >15 | vines |
| 56 | TBR | black locust | Robinia pseudoacacia | 24.5 Feet | 50.00 | >15 | 2 trunks close together, vines |
| 57 | TBR | black locust | Robinia pseudoacacia | 9.5 Feet | 50.00 | 5-15 | vines,codom |
| 58 | TBR | Siberian elm | Ulmus pumila | 15.5 Feet | 45.00 | >15 | |
| 59 | TBR | American sycamore | Platanus occidentalis | 20 Feet | 60.00 | >15 | next to path |
| 60 | TBR | black locust | Robinia pseudoacacia | 8 Feet | 50.00 | 5-15 | vine covered |
| 61 | TBR | black locust | Robinia pseudoacacia | 10.5 Feet | 50.00 | >15 | codom, vine covered tr |
| 62 | TBR | black locust | Robinia pseudoacacia | 10 Feet | 50.00 | <5 | tr splits |
| 63 | TBR | black locust | Robinia pseudoacacia | 5 Feet | 35.00 | <5 | declining |
| 64 | TBR | black locust | Robinia pseudoacacia | 14 Feet | 50.00 | 5-15 | codon, tr splits,vines |
| 65 | TBR | black locust | Robinia pseudoacacia | 10.5 Feet | 55.00 | >15 | vines |
| 66 | TBR | black locust | Robinia pseudoacacia | 9 Feet | 40.00 | <5 | leaning on other tree, lean increasing |
| 67 | TBR | black locust | Robinia pseudoacacia | 5 Feet | 45.00 | <5 | totally vine covered xcept 4 top |
| 68 | TBS | eastern cottonwood | Populus deltoides | 20.5 Feet | 60.00 | >15 | nice |
| 69 | TBR | eastern cottonwood | Populus deltoides | 18 Feet | 55.00 | >15 | hanger, vines |
| 70 | TBR | eastern cottonwood | Populus deltoides | 12.5 Feet | 35.00 | <5 | leaning, tr crack on tension side |
| 71 | TBR | black willow | Salix nigra | 7.5 Feet | 30.00 | <5 | crown broken apart |
| 72 | TBR | eastern cottonwood | Populus deltoides | 15.5 Feet | 50.00 | >15 | |
| 73 | TBR | black willow | Salix nigra | 15 Feet | 35.00 | 5-15 | vines |
| 74 | TBR | eastern cottonwood | Populus deltoides | 24 Feet | 60.00 | >15 | codom |
| 75 | TBR | eastern cottonwood | Populus deltoides | 26.5 Feet | 60.00 | >15 | vines |
| 76 | TBR | black willow | Salix nigra | 22 Feet | 40.00 | >15 | vines, some deadwood |
| 77 | TBR | white mulberry | Morus alba | 12.5 Feet | 20.00 | 5-15 | totally vine covered |
| 79 | TBR | white mulberry | Morus alba | 12.5 Feet | 20.00 | >15 | vine covered |
| 80 | TBR | red maple | Acer rubrum | 10.5 Feet | 35.00 | >15 | vine covered |
| 81 | TBR | eastern cottonwood | Populus deltoides | 13 Feet | 50.00 | >15 | |
| 82 | TBR | eastern cottonwood | Populus deltoides | 8.5 Feet | 40.00 | >15 | vines |
| 83 | TBR | eastern cottonwood | Populus deltoides | 10 Feet | 45.00 | >15 | leaning, vines dragging down tree |
| 84 | TBR | eastern cottonwood | Populus deltoides | 20.5 Feet | 60.00 | >15 | |
| 85 | TBR | eastern cottonwood | Populus deltoides | 9 Feet | 35.00 | <5 | leaning, many trunk wounds |
| 86 | TBR | eastern cottonwood | Populus deltoides | 9.5 Feet | 45.00 | >15 | big lean towards creek |
| 87 | TBR | eastern cottonwood | Populus deltoides | 9.5 Feet | 55.00 | >15 | vines |
| 88 | TBR | eastern cottonwood | Populus deltoides | 19.5 Feet | 60.00 | >15 | has small dead ldr at base |
| 89 | TBR | eastern cottonwood | Populus deltoides | 18 Feet | 55.00 | >15 | codom |
| 90 | TBR | eastern cottonwood | Populus deltoides | 21.5 Feet | 55.00 | >15 | low branch that is nonw a leadr, in a low area |
| 91 | TBR | eastern cottonwood | Populus deltoides | 26.5 Feet | 55.00 | >15 | in the shrubs |
| 92 | TBR | eastern cottonwood | Populus deltoides | 14.5 Feet | 55.00 | >15 | codom |
| 93 | TBR | eastern cottonwood | Populus deltoides | 12 Feet | 55.00 | >15 | vines |
| 94 | TBR | eastern cottonwood | Populus deltoides | 15 Feet | 55.00 | >15 | |
| 95 | TBR | eastern cottonwood | Populus deltoides | 19 Feet | 60.00 | >15 | one ldr dead, not measured |
| 96 | TBR | eastern cottonwood | Populus deltoides | 15 Feet | 50.00 | >15 | ldr reaching towards trax is dead, not measured |
| 97 | TBR | eastern cottonwood | Populus deltoides | 24.5 Feet | 60.00 | >15 | 2 separate trees close together so counted as one |
| 98 | TBR | eastern cottonwood | Populus deltoides | 12.5 Feet | 45.00 | >15 | |
| 99 | TBR | black locust | Robinia pseudoacacia | 25.5 Feet | 45.00 | 5-15 | codom at 3', leaning towards tracks |
| 100 | TBR | eastern cottonwood | Populus deltoides | 17.5 Feet | 55.00 | >15 | |
| 101 | TBR | black locust | Robinia pseudoacacia | 27.5 Feet | 50.00 | >15 | codom at 8' |
| 102 | TBR | elm | Ulmus sp. | 16 Feet | 30.00 | 5-15 | covered in vines |
| 103 | TBR | river birch | Betula nigra | 14.5 Feet | 55.00 | >15 | vines |
| 104 | TBR | eastern cottonwood | Populus deltoides | 27 Feet | 60.00 | >15 | |
| 105 | TBR | river birch | Betula nigra | 10.5 Feet | 50.00 | >15 | vines |
| 106 | TBR | eastern cottonwood | Populus deltoides | 17.5 Feet | 55.00 | >15 | vines |
| 107 | TBR | eastern cottonwood | Populus deltoides | 16.5 Feet | 60.00 | >15 | |
| 108 | TBR | river birch | Betula nigra | 19.5 Feet | 45.00 | >15 | codom at 8' |
| 109 | TBR | eastern cottonwood | Populus deltoides | 9 Feet | 55.00 | >15 | no vines on tree |
| 110 | TBR | river birch | Betula nigra | 13.5 Feet | 45.00 | >15 | vines |
| 111 | TBR | eastern cottonwood | Populus deltoides | 18 Feet | 65.00 | >15 | vines |
| 112 | TBR | white mulberry | Morus alba | 14.5 Feet | 35.00 | >15 | vines |

| Inv Num | TBR/TBS | Common Name | Scientific Name | Radius | Height | Life_Exp | Comments |
|---|---|---|---|---|---|---|---|
| 113 | TBR | silver maple | Acer saccharinum | 30 Feet | 55.00 | >15 | 4 main stems |
| 114 | TBR | black locust | Robinia pseudoacacia | 16.5 Feet | 60.00 | >15 | vines |
| 115 | TBR | black locust | Robinia pseudoacacia | 10 Feet | 45.00 | >15 | leaning, vines |
| 116 | TBR | london planetree | Platanus ├ù acerifolia | 13 Feet | 65.00 | >15 | vines |
| 117 | TBR | eastern cottonwood | Populus deltoides | 13 Feet | 60.00 | >15 | vines |
| 118 | TBR | black cherry | Prunus serotina | 6 Feet | 25.00 | <5 | vine covered |
| 119 | TBR | black cherry | Prunus serotina | 7.5 Feet | 20.00 | <5 | vine covered |
| 120 | TBR | silver maple | Acer saccharinum | 15 Feet | 55.00 | >15 | |
| 121 | TBR | silver maple | Acer saccharinum | 9.5 Feet | 60.00 | >15 | vines |
| 122 | TBR | silver maple | Acer saccharinum | 14.5 Feet | 50.00 | >15 | 1 small ldr broken out, vines |
| 123 | TBR | silver maple | Acer saccharinum | 17 Feet | 40.00 | >15 | vines |
| 124 | TBR | silver maple | Acer saccharinum | 9 Feet | 45.00 | 5-15 | vines |
| 125 | TBR | silver maple | Acer saccharinum | 12 Feet | 40.00 | >15 | leaning, vines |
| 126 | TBR | black cherry | Prunus serotina | 11 Feet | 35.00 | 5-15 | top dead, vines |
| 127 | TBR | river birch | Betula nigra | 13 Feet | 35.00 | 5-15 | leaning, codom, vines |
| 128 | TBR | silver maple | Acer saccharinum | 11.5 Feet | 55.00 | >15 | vines |
| 129 | TBR | white mulberry | Morus alba | 20 Feet | 35.00 | 5-15 | vine covered |
| 130 | TBR | silver maple | Acer saccharinum | 13.5 Feet | 50.00 | >15 | |
| 131 | TBR | silver maple | Acer saccharinum | 10 Feet | 30.00 | 5-15 | vine covered |
| 132 | TBR | silver maple | Acer saccharinum | 10 Feet | 22.00 | <5 | vine covered |
| 133 | TBR | silver maple | Acer saccharinum | 19 Feet | 50.00 | >15 | sharp fork codom |
| 134 | TBR | European hornbeam | Carpinus betulus | 10 Feet | 20.00 | >15 | take vines off, codom, prob planted |
| 135 | TBR | elm | Ulmus sp. | 25.5 Feet | 70.00 | >15 | codom, vib. dentatum at base |
| 136 | TBR | American elm | Ulmus americana | 25 Feet | 70.00 | >15 | vines |
| 138 | TBR | river birch | Betula nigra | 5 Feet | 30.00 | 5-15 | declining, leaning against other tree |
| 139 | TBR | black locust | Robinia pseudoacacia | 20 Feet | 65.00 | >15 | vines |
| 140 | TBR | eastern cottonwood | Populus deltoides | 17.5 Feet | 55.00 | >15 | leaning towards trax,vines |
| 141 | TBR | European hornbeam | Carpinus betulus | 10 Feet | 40.00 | >15 | carpinus betulus probably |
| 142 | TBR | European hornbeam | Carpinus betulus | 12 Feet | 45.00 | >15 | right at end of fence |
| 143 | TBR | eastern cottonwood | Populus deltoides | 17.5 Feet | 65.00 | >15 | |
| 144 | TBR | river birch | Betula nigra | 10 Feet | 20.00 | 5-15 | vines covering and pulling tree down, codom |
| 145 | TBR | eastern cottonwood | Populus deltoides | 22.5 Feet | 60.00 | >15 | |
| 146 | TBR | black willow | Salix nigra | 13 Feet | 25.00 | 5-15 | 1 ldr decling |
| 147 | TBR | black locust | Robinia pseudoacacia | 14.5 Feet | 60.00 | >15 | main ldr good, vines |
| 148 | TBR | black locust | Robinia pseudoacacia | 5.5 Feet | 40.00 | 5-15 | leaning towards trax, small tr cav |
| 149 | TBR | black locust | Robinia pseudoacacia | 20 Feet | 60.00 | >15 | codoms, vines |
| 150 | TBR | black locust | Robinia pseudoacacia | 10 Feet | 50.00 | >15 | |
| 151 | TBR | black locust | Robinia pseudoacacia | 7.5 Feet | 50.00 | 5-15 | dead br,vines, dead snapped tree adjacent |
| 152 | TBR | black locust | Robinia pseudoacacia | 23 Feet | 60.00 | >15 | codom,vines |
| 153 | TBR | black willow | Salix nigra | 10 Feet | 35.00 | 5-15 | tree fell over and resprouted, interesting form, roots in air, covered in vines |
| 154 | TBR | eastern cottonwood | Populus deltoides | 40 Feet | 65.00 | >15 | Vines |
| 155 | TBR | eastern cottonwood | Populus deltoides | 21 Feet | 65.00 | >15 | |
| 156 | TBR | eastern cottonwood | Populus deltoides | 18 Feet | 70.00 | >15 | |
| 157 | TBR | ailanthus | Ailanthus altissima | 10 Feet | 55.00 | >15 | invasive exotic |
| 158 | TBR | silver maple | Acer saccharinum | 13 Feet | 30.00 | >15 | remove vines |
| 159 | TBR | black locust | Robinia pseudoacacia | 24 Feet | 60.00 | >15 | 3 leader tree one leader has a broken branch another leader has a trunk wound |
| 160 | TBR | black locust | Robinia pseudoacacia | 23.5 Feet | 75.00 | >15 | 3 leader tree, one dead ldr did not measure, vines |
| 161 | TBR | eastern cottonwood | Populus deltoides | 17 Feet | 65.00 | >15 | vines, codom from base |
| 162 | TBR | black locust | Robinia pseudoacacia | 7.5 Feet | 45.00 | <5 | leaning on other tree vines |
| 163 | TBS | sweetgum | Liquidambar styraciflua | 10 Feet | 45.00 | >15 | flagged |
| 164 | TBS | sweetgum | Liquidambar styraciflua | 15 Feet | 55.00 | >15 | carpinus in understory |
| 165 | TBS | ash | Fraxinus sp. | 8.5 Feet | 45.00 | <5 | emerald ash borer |
| 166 | TBS | ash | Fraxinus sp. | 16 Feet | 55.00 | <5 | EAB? |
| 167 | TBS | pin oak | Quercus palustris | 24 Feet | 70.00 | >15 | original planting |
| 168 | TBS | American elm | Ulmus americana | 14.5 Feet | 40.00 | >15 | two trees but close together |
| 169 | TBS | European hornbeam | Carpinus betulus | 16 Feet | 45.00 | >15 | English ivy on trunk |
| 170 | TBS | ash | Fraxinus sp. | 7.5 Feet | 45.00 | <5 | all ash have EAB |
| 171 | TBS | ash | Fraxinus sp. | 15 Feet | 60.00 | <5 | |
| 172 | TBS | ash | Fraxinus sp. | 5 Feet | 40.00 | <5 | |
| 173 | TBS | elm | Ulmus sp. | 9 Feet | 25.00 | 5-15 | vine covered |
| 174 | TBS | ash | Fraxinus sp. | 25 Feet | 70.00 | <5 | codom |
| 175 | TBS | white mulberry | Morus alba | 9 Feet | 30.00 | >15 | |
| 176 | TBS | black cherry | Prunus serotina | 5 Feet | 25.00 | 5-15 | growing into fence damaging fence |
| 177 | TBS | elm | Ulmus sp. | 11.5 Feet | 55.00 | >15 | many trunk cracks that have sealeld over |
| 178 | TBS | elm | Ulmus sp. | 9 Feet | 25.00 | 5-15 | |
| 179 | TBS | white pine | Pinus strobus | 13.5 Feet | 30.00 | 5-15 | covered in vines |
| 180 | TBS | European hornbeam | Carpinus betulus | 12.5 Feet | 25.00 | >15 | many carpinus in understory in this area |
| 181 | TBR | red maple | Acer rubrum | 21.5 Feet | 60.00 | >15 | 3 major ldrs, tr cav at base, vines |
| 182 | TBS | ash | Fraxinus sp. | 10 Feet | 55.00 | <5 | |
| 183 | TBS | elm | Ulmus sp. | 8.5 Feet | 50.00 | >15 | covered in vines, many small arrowwood viburnum in area |
| 184 | TBS | willow oak | Quercus phellos | 7.5 Feet | 35.00 | 5-15 | vines |
| 185 | TBS | sweetgum | Liquidambar styraciflua | 9 Feet | 50.00 | >15 | vines |
| 186 | TBS | river birch | Betula nigra | 14.5 Feet | 55.00 | >15 | slight lean towards Road |
| 187 | TBS | river birch | Betula nigra | 7 Feet | 45.00 | >15 | |
| 188 | TBS | sweetgum | Liquidambar styraciflua | 7 Feet | 50.00 | <5 | large tr wound at 10' |
| 189 | TBS | ash | Fraxinus sp. | 5.5 Feet | 40.00 | <5 | |
| 190 | TBR | sweetgum | Liquidambar styraciflua | 9 Feet | 40.00 | >15 | trunk is bowed |
| 191 | TBR | silver maple | Acer saccharinum | 8 Feet | 45.00 | >15 | |
| 192 | TBS | sweetgum | Liquidambar styraciflua | 6 Feet | 40.00 | >15 | |
| 193 | TBS | ash | Fraxinus sp. | 7 Feet | 45.00 | <5 | |
| 194 | TBR | ash | Fraxinus sp. | 15 Feet | 50.00 | <5 | |
| 195 | TBS | red maple | Acer rubrum | 9.5 Feet | 40.00 | <5 | extremely large trunk opening |
| 196 | TBS | silver maple | Acer saccharinum | 6 Feet | 45.00 | <5 | large trunk beam crack |
| 197 | TBR | silver maple | Acer saccharinum | 11 Feet | 45.00 | >15 | growing through fence, fence down |
| 198 | TBS | elm | Ulmus sp. | 20 Feet | 55.00 | 5-15 | lotsa canopy dieback |
| 199 | TBS | ash | Fraxinus sp. | 17.5 Feet | 60.00 | <5 | was 5 ldrs, falling apart |
| 200 | TBS | willow oak | Quercus phellos | 8 Feet | 35.00 | >15 | remove Vines to extend life expectancy |
| 201 | TBS | white pine | Pinus strobus | 13.5 Feet | 60.00 | >15 | vines |
| 202 | TBS | white mulberry | Morus alba | 18.5 Feet | 30.00 | >15 | vines |
| 203 | TBR | silver maple | Acer saccharinum | 7.5 Feet | 35.00 | >15 | |
| 205 | TBR | silver maple | Acer saccharinum | 14.5 Feet | 45.00 | >15 | leaning-could these maples be cultivars? 3 lobed lvs |
| 206 | TBR | silver maple | Acer saccharinum | 14 Feet | 40.00 | >15 | Old trunk wound at base ceiling over |
| 207 | TBR | ash | Fraxinus sp. | 14 Feet | 60.00 | <5 | |
| 208 | TBR | silver maple cv | Acer saccharinum | 18 Feet | 55.00 | >15 | took pix of lvs |
| 209 | TBR | ash | Fraxinus sp. | 5.5 Feet | 45.00 | <5 | branch canker |

| Inv Num | TBR/TBS | Common Name | Scientific Name | Radius | Height | Life_Exp | Comments |
|---|---|---|---|---|---|---|---|
| 210 | TBR | ash | Fraxinus sp. | 7 Feet | 42.00 | <5 | |
| 211 | TBS | ash | Fraxinus sp. | 5 Feet | 35.00 | <5 | vines |
| 212 | TBS | maple | Acer sp. | 10 Feet | 55.00 | <5 | almost dead |
| 213 | TBR | red maple | Acer rubrum | 15.5 Feet | 55.00 | >15 | codom |
| 214 | TBR | ash | Fraxinus sp. | 10.5 Feet | 60.00 | <5 | on track side of fence |
| 215 | TBR | ash | Fraxinus sp. | 10.5 Feet | 30.00 | <5 | vine covered |
| 216 | TBR | silver maple | Acer saccharinum | 5 Feet | 30.00 | <5 | vine covered |
| 217 | TBR | ash | Fraxinus sp. | 5 Feet | 35.00 | <5 | vine covered |
| 218 | TBS | quaking aspen | Populus tremuloides | 4 Feet | 20.00 | <5 | vine covered |
| 219 | TBS | willow oak | Quercus phellos | 9.5 Feet | 30.00 | >15 | re vines |
| 220 | TBS | ash | Fraxinus sp. | 10 Feet | 40.00 | <5 | vines |
| 221 | TBS | silver maple | Acer saccharinum | 20 Feet | 65.00 | >15 | vines |
| 223 | TBR | ash | Fraxinus sp. | 6 Feet | 35.00 | <5 | |
| 224 | TBR | ash | Fraxinus sp. | 8 Feet | 30.00 | <5 | severe lean, vines |
| 225 | TBR | ash | Fraxinus sp. | 8 Feet | 45.00 | <5 | |
| 226 | TBR | silver maple | Acer saccharinum | 11.5 Feet | 30.00 | 5-15 | wierd shape |
| 227 | TBS | silver maple | Acer saccharinum | 7.5 Feet | 30.00 | >15 | |
| 228 | TBS | silver maple | Acer saccharinum | 10 Feet | 35.00 | >15 | |
| 229 | TBR | silver maple | Acer saccharinum | 8.5 Feet | 50.00 | >15 | roots at the base hold up indicating partial failure |
| 230 | TBR | ash | Fraxinus sp. | 10.5 Feet | 50.00 | <5 | |
| 231 | TBR | ash | Fraxinus sp. | 8 Feet | 50.00 | <5 | |
| 232 | TBR | ash | Fraxinus sp. | 6.5 Feet | 50.00 | <5 | |
| 233 | TBR | ash | Fraxinus sp. | 6.5 Feet | 25.00 | <5 | Vines pulling tree down |
| 234 | TBR | silver maple | Acer saccharinum | 11 Feet | 45.00 | 5-15 | hangar in crown |
| 235 | TBS | silver maple | Acer saccharinum | 15.5 Feet | 45.00 | >15 | vines |
| 236 | TBS | silver maple | Acer saccharinum | 7.5 Feet | 35.00 | <5 | one leader long extended |
| 237 | TBS | silver maple | Acer saccharinum | 22 Feet | 50.00 | 5-15 | large trunk wound at base tree is leaning |
| 238 | TBS | silver maple | Acer saccharinum | 14.5 Feet | 30.00 | 5-15 | large hole at trunk good wildlife tree |
| 239 | TBS | ash | Fraxinus sp. | 5 Feet | 30.00 | <5 | |
| 240 | TBS | ash | Fraxinus sp. | 9 Feet | 35.00 | <5 | |
| 241 | TBS | eastern cottonwood | Populus deltoides | 38 Feet | 75.00 | >15 | codom |
| 242 | TBR | black locust | Robinia pseudoacacia | 16.5 Feet | 55.00 | >15 | vines |
| 243 | TBR | black locust | Robinia pseudoacacia | 12 Feet | 40.00 | 5-15 | vines |
| 244 | TBR | black locust | Robinia pseudoacacia | 10 Feet | 45.00 | 5-15 | vines |
| 245 | TBS | eastern cottonwood | Populus deltoides | 30 Feet | 75.00 | >15 | codom |
| 246 | TBS | silver maple | Acer saccharinum | 17 Feet | 45.00 | 5-15 | many cavities at base |
| 247 | TBS | silver maple | Acer saccharinum | 12.5 Feet | 45.00 | 5-15 | |
| 248 | TBS | silver maple | Acer saccharinum | 15 Feet | 50.00 | 5-15 | hollow tree, been chewed by beavers awhile ago |
| 249 | TBS | willow oak | Quercus phellos | 15 Feet | 50.00 | >15 | 10 feet from Pine |
| 250 | TBS | white pine | Pinus strobus | 12 Feet | 65.00 | >15 | old tr wound sealing up |
| 251 | TBS | silver maple | Acer saccharinum | 9.5 Feet | 35.00 | >15 | vines |
| 252 | TBS | london planetree | Platanus ├ù acerifolia | 10 Feet | 50.00 | <5 | almost dead, can fall on road |
| 253 | TBS | black locust | Robinia pseudoacacia | 7.5 Feet | 35.00 | >15 | leaning over path |
| 254 | TBS | black locust | Robinia pseudoacacia | 7 Feet | 40.00 | >15 | leaning over path |
| 255 | TBS | black locust | Robinia pseudoacacia | 9.5 Feet | 45.00 | >15 | leaning over path |
| 256 | TBS | box elder maple | Acer negundo | 6.5 Feet | 30.00 | >15 | |
| 257 | TBS | black locust | Robinia pseudoacacia | 7.5 Feet | 50.00 | <5 | trunk wounds, small canopy |
| 258 | TBS | black locust | Robinia pseudoacacia | 6 Feet | 50.00 | >15 | |
| 259 | TBS | black locust | Robinia pseudoacacia | 17.5 Feet | 50.00 | >15 | English ivy on trunk |
| 260 | TBS | black locust | Robinia pseudoacacia | 10 Feet | 50.00 | >15 | |
| 261 | TBS | black locust | Robinia pseudoacacia | 13 Feet | 50.00 | >15 | ivy, codom |
| 262 | TBS | black locust | Robinia pseudoacacia | 5 Feet | 50.00 | >15 | eng ivy |
| 263 | TBS | black locust | Robinia pseudoacacia | 9.5 Feet | 45.00 | >15 | was a codom, one ldr dead |
| 264 | TBS | Siberian elm | Ulmus pumila | 15.5 Feet | 40.00 | >15 | |
| 265 | TBS | box elder maple | Acer negundo | 12.5 Feet | 45.00 | >15 | codom at 5' |
| 266 | TBS | white mulberry | Morus alba | 17.5 Feet | 45.00 | >15 | codom |
| 267 | TBS | white mulberry | Morus alba | 19 Feet | 35.00 | >15 | |
| 268 | TBS | white mulberry | Morus alba | 11.5 Feet | 20.00 | 5-15 | 3 leaders, Vines covering canopy |
| 269 | TBS | eastern cottonwood | Populus deltoides | 29.5 Feet | 70.00 | >15 | on edge of path |
| 270 | TBS | eastern cottonwood | Populus deltoides | 33.5 Feet | 65.00 | >15 | adjacent to path |
| 271 | TBS | silver maple | Acer saccharinum | 10 Feet | 40.00 | <5 | covered in vines |
| 272 | TBS | silver maple | Acer saccharinum | 8 Feet | 35.00 | 5-15 | top dead |
| 273 | TBS | silver maple | Acer saccharinum | 10 Feet | 25.00 | 5-15 | leaning towards Road |
| 274 | TBS | white mulberry | Morus alba | 9.5 Feet | 30.00 | 5-15 | vines |
| 275 | TBS | white pine | Pinus strobus | 9 Feet | 60.00 | >15 | |
| 277 | TBS | white mulberry | Morus alba | 12.5 Feet | 45.00 | >15 | |
| 279 | TBS | swamp white oak | Quercus bicolor | 24.5 Feet | 75.00 | >15 | rubbing against pine, mother of all swamp white oaks |
| 280 | TBS | white mulberry | Morus alba | 10 Feet | 30.00 | 5-15 | covered in vines, leaning |
| 281 | TBS | white mulberry | Morus alba | 7.5 Feet | 35.00 | >15 | leaning towards Road |
| 282 | TBS | white mulberry | Morus alba | 5 Feet | 20.00 | <5 | covered in vines |
| 283 | TBS | ash | Fraxinus sp. | 16 Feet | 65.00 | <5 | 6 feet from Creek |
| 284 | TBS | red maple | Acer rubrum | 23 Feet | 75.00 | >15 | near outflow |
| 285 | TBS | white mulberry | Morus alba | 10 Feet | 40.00 | >15 | |
| 286 | TBS | white mulberry | Morus alba | 9 Feet | 35.00 | 5-15 | |
| 287 | TBS | American sycamore | Platanus occidentalis | 7 Feet | 45.00 | <5 | not much living growth |
| 288 | TBS | elm | Ulmus sp. | 9.5 Feet | 35.00 | 5-15 | right next to Sycamore |
| 289 | TBS | white mulberry | Morus alba | 8 Feet | 25.00 | >15 | |
| 291 | TBS | white mulberry | Morus alba | 11 Feet | 25.00 | 5-15 | top broken out |
| 292 | TBS | American sycamore | Platanus occidentalis | 8.5 Feet | 30.00 | 5-15 | top broken out |
| 293 | TBS | white mulberry | Morus alba | 9 Feet | 20.00 | 5-15 | next to big old dead tree |

TREE LOCATED ON CITY OF ALEXANDRIA PROPERTY
TREE LOCATED ON NATIONAL PARK SERVICE PROPERTY
TBR - TREE TO BE REMOVED
TBS - TREE TO BE SAVED

**NOTE:**
SEE DSUP □2006-0026 FOR ADDITIONAL DETAILS

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.

DESIGNED ______ DATE
DRAWN MR DATE
CHECKED MP DATE
APPROVED ... DATE

REFERENCE DRAWINGS

| NUMBER | DESCRIPTION |
|---|---|
| | |

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02□26□16 | MR | REVISED PER CITY COMMENTS |
| 0□□1□16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

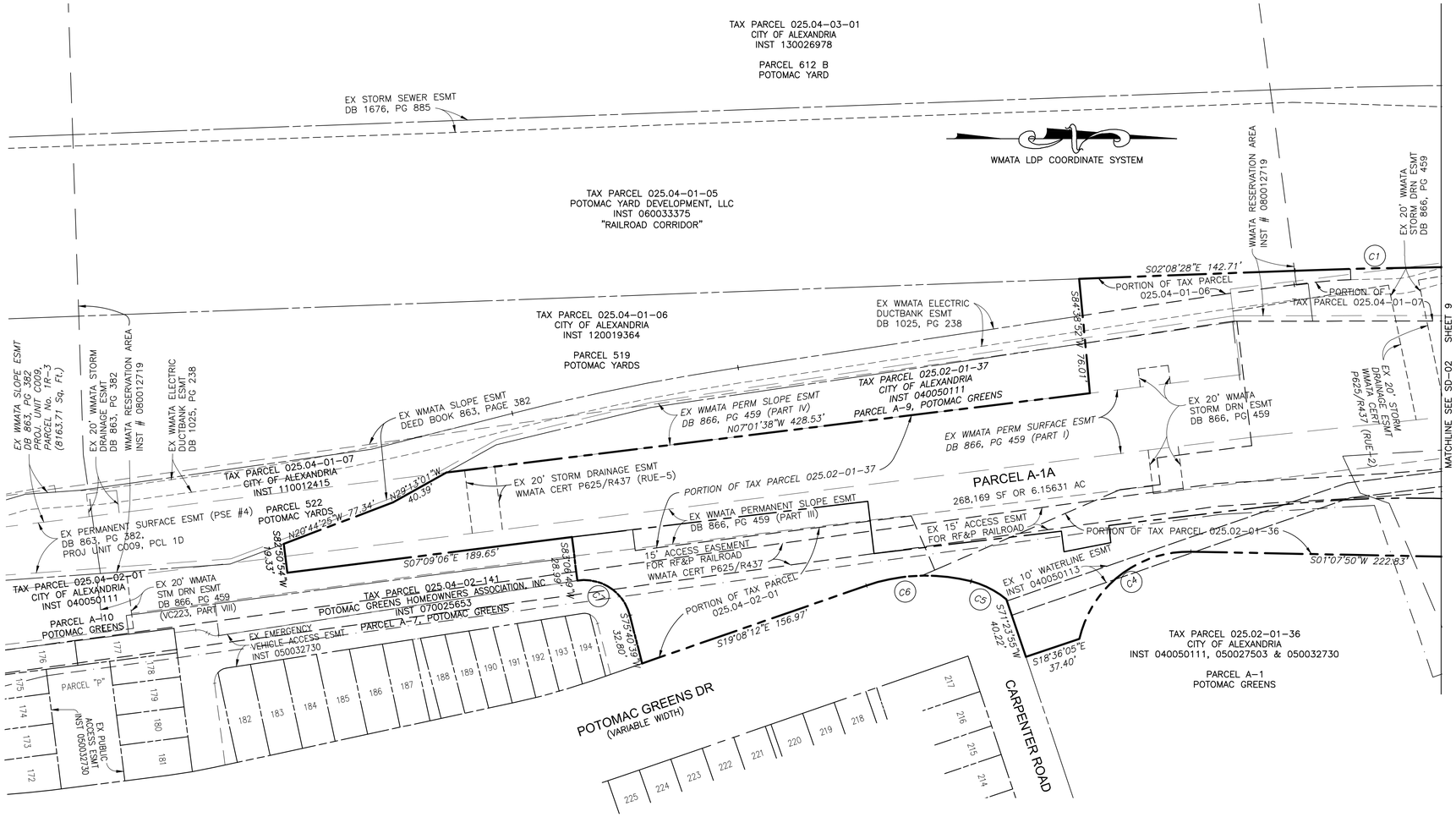
COMMONWEALTH OF VIRGINIA
GUILLERMO MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS
SUBMITTED ______ DATE
APPROVED ______ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
TREE SURVEY LEGEND

SCALE NA
DRAWING NO. E□ - 0□
SHEET NO. 7 OF 27

Mar 30,2016–1:44pm
P:\Projects\1028\1028.10 – Potomac Yard\AECOM Files\CIVIL\PRELIM PLAN\PYMS TREE SURVEY.dwg




## NOTES:

1. *HORIZONTAL DATUM:*
   *WMATA 2009 LOW DISTORTION PROJECTION SYSTEM*

2. *THE TAX MAP PARCELS, OWNERS AND ZONING OF THE PROPERTIES DELINEATED ON THIS PLAT ARE AS FOLLOWS:*

   *025.04-03-01*
   *(PARCEL 612 B, POTOMAC YARDS)*
   *CITY OF ALEXANDRIA*
   *INST 130026978*
   *DATED DECEMBER 9, 2013*
   *ZONED: CDD#10*

   *025.04-01-06*
   *(PARCEL 519, POTOMAC YARDS)*
   *CITY OF ALEXANDRIA*
   *INST 120019364*
   *DATED JUNE 19, 2012*
   *ZONED: CDD#10*

   *025.04-01-07*
   *(PARCEL 522, POTOMAC YARDS)*
   *CITY OF ALEXANDRIA*
   *INST 110012415*
   *DATED JULY 8, 2011*
   *ZONED: CDD#10*

   *025.02-01-37*
   *(PARCEL A-9, POTOMAC GREENS)*
   *CITY OF ALEXANDRIA*
   *INST 040050111*
   *DATED DECEMBER 10, 2004*
   *ZONED: CDD#10*

   *025.04-02-01*
   *(PARCEL A-10, POTOMAC GREENS)*
   *CITY OF ALEXANDRIA*
   *INST 040050111*
   *DATED DECEMBER 10, 2004*
   *ZONED: CDD#10*

   *025.02-01-36*
   *(PARCEL A-1, POTOMAC GREENS)*
   *CITY OF ALEXANDRIA*
   *INST 040050111*
   *DATED DECEMBER 10, 2004*
   *INST 050027503 (CORRECTION)*
   *RE-RECORD DECEMBER 28, 2004*
   *INST 050032730 (PLAT OF CORRECTION)*
   *DATED AUGUST 25, 2005*
   *ZONED: CDD#10*

   *016.02-02-01*
   *WASHINGTON METROPOLITIAN AREA TRANSIT AUTHORITY*
   *INST 770004826 (DB 863, PG 382)*
   *DATED JULY 20, 1977*
   *ZONED: WPR*

3. *BOUNDARY INFORMATION, AS SHOWN HEREON, IS A COMPLILATION OF AVILABLE DEED AND PLAT RECORDS, "BEST FIT" TO FIELD FOUND EVIDENCE.*

4. *IRON PIPES TO BE SET AT ACCESSIBLE LOT CORNERS AT SUCH TIME THAT OVERLOT GRADING/CONSTRUCTION IS COMPLETE.*

5. *THE PROPERTIES SHOWN HEREON IS LOCATED IN ZONE AE AND ZONE X PER CITY OF ALEXANDRIA VIRGINIA F.I.R.M. PANEL 0033E, MAP NUMBER 5155190033E REVISED DATE OF JUNE 16, 2011.*

6. *OWNER AND APPLICANT:*
   *CITY OF ALEANDRIA*
   *301 KING STREET*
   *ALEXANDRIA, VA 22314*

   *IN COOPERATION WITH:*
   *WASHINGTON METROPOLITIAN TRANSIT AUTHORITY*
   *600 FIFTH ST NW*
   *WASHINGTON DC 20001*

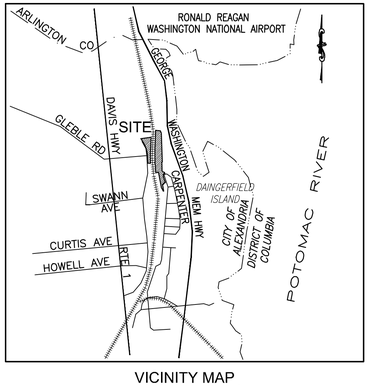
7. *THE SANITARY SEWER POINT OF CONNECTION WILL BE VIA THE EXISTING SANITARY SEWER MANHOLE AT THE CORNER OF POTOMAC GREEN DRIVE AND CARPENTER DRVIVE.*

8. *SEE SHEETS SD-03 AND SD-04 FOR PROPERTY DETAILS.*

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.




VICINITY MAP
SCALE: 1" = 2,000'

## SURVEYOR'S CERTIFICATE:

*I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART OF THE LANDS CONVEYED TO THE CITY OF ALEXANDRIA BY DEEDS LISTED IN NOTE 2 ABOVE AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.*

Susan E. Stancik 03-30-2016
SUSAN E STANCIK, LS DATE

*PREPARED BY:*
*A. MORTON THOMAS & ASSOCIATES, INC.*
*14555 AVION PARKWAY, SUITE 150*
*CHANTILLY, VA 20151*
*PH: 703-817-1373 FAX: 703-817-1393*

COMMONWEALTH OF VIRGINIA
03-30-2016
Susan E. Stancik
SUSAN E. STANCIK
Lic. No. 1818
LAND SURVEYOR

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.

| | | |
|---|---|---|
| DESIGNED | | DATE |
| DRAWN | SES | MAR 2016 DATE |
| CHECKED | DRS | MAR 2016 DATE |
| APPROVED | | DATE |

| REFERENCE DRAWINGS | | REVISIONS | | |
|---|---|---|---|---|
| NUMBER | DESCRIPTION | DATE | BY | DESCRIPTION |
| | | 05.04.16 | SES | REVISED PARCEL 612 B1 |

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS

PRELIMINARY SUBDIVISION PLAT 1 OF 4

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 40' | SD-01 | OF 27 |

May 04,2016-1:13:34pm
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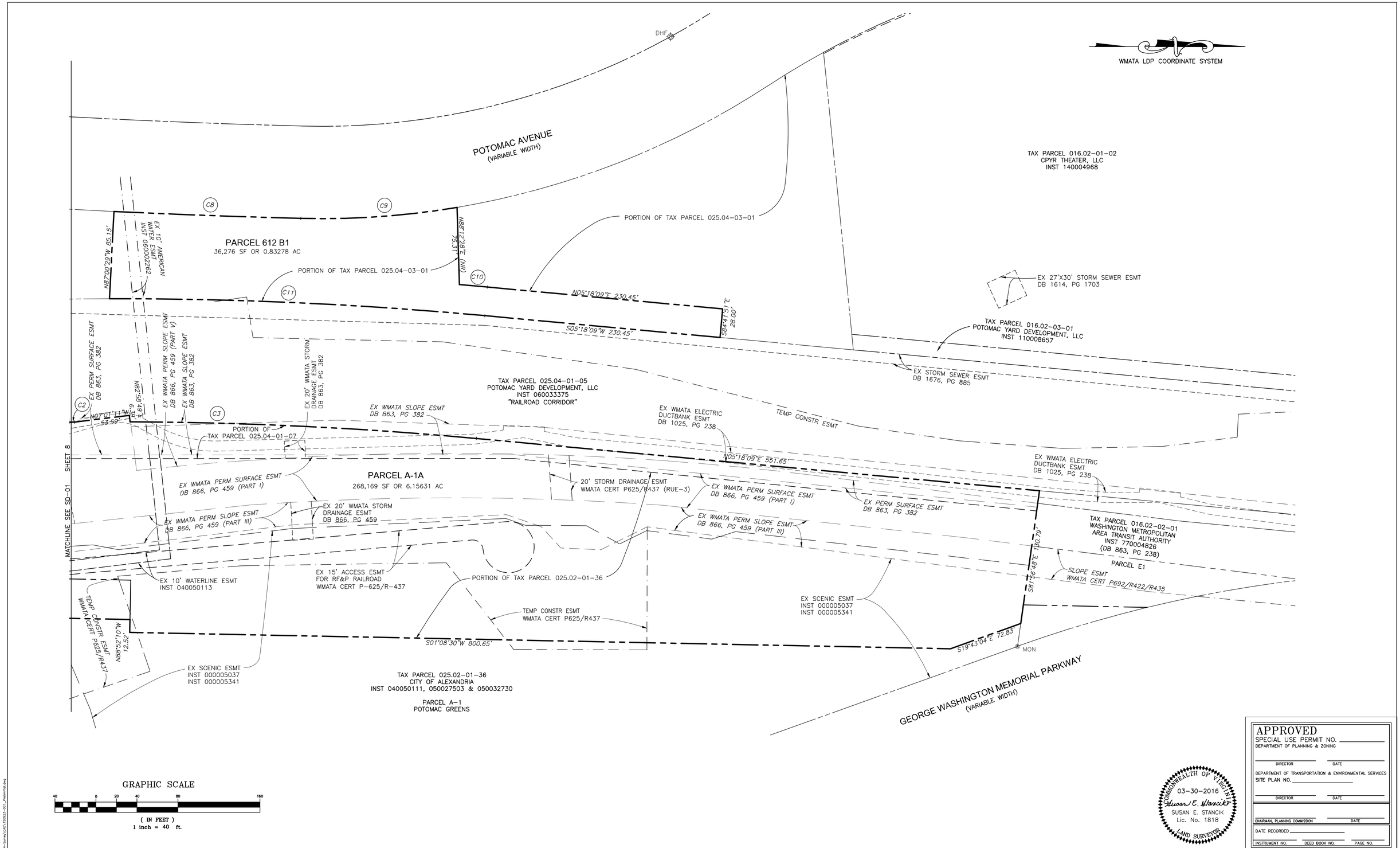


COMMONWEALTH OF VIRGINIA
03-30-2016
Susan E. Stancik
SUSAN E. STANCIK
Lic. No. 1818
LAND SURVEYOR

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

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|---|---|---|
| DESIGNED | | DATE |
| DRAWN | SES | MAR 2016 DATE |
| CHECKED | DRS | MAR 2016 DATE |
| APPROVED | | DATE |

| REFERENCE DRAWINGS | |
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| NUMBER | DESCRIPTION |

| REVISIONS | | |
|---|---|---|
| DATE | BY | DESCRIPTION |
| 05.04.16 | SES | REVISED PARCEL 612 B1 |

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

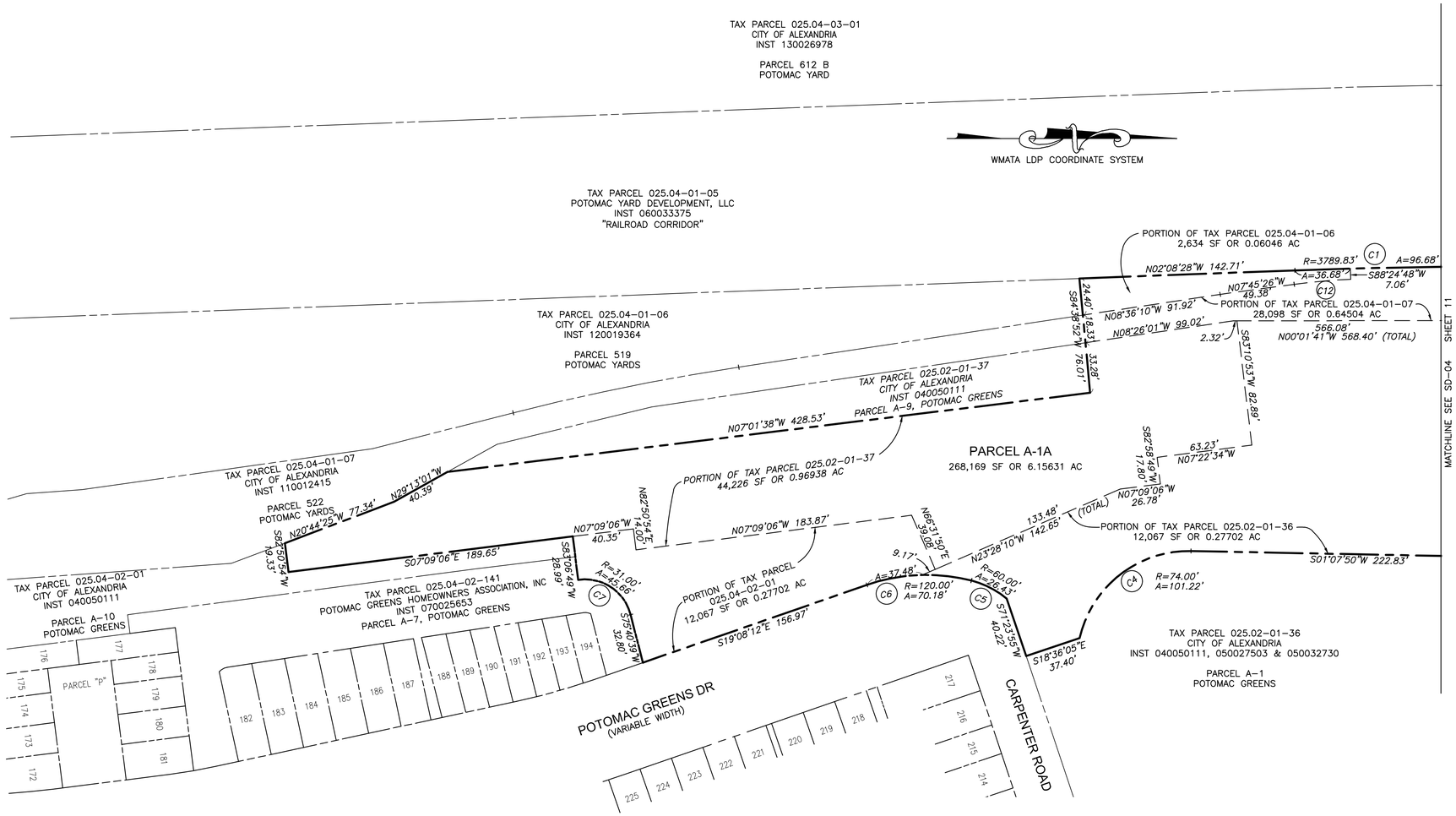
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS

PRELIMINARY SUBDIVISION PLAT 2 OF 4

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 40' | SD-02 | OF 27 |




## AREA TABULATION:

| | | | |
|---|---|---|---|
| PORTION OF TM PARCEL 025.04-01-06 | 2,634 SF | OR | 0.06046 AC |
| PORTION OF TM PARCEL 025.04-01-07 | 28,098 SF | OR | 0.64504 AC |
| PORTION OF TM PARCEL 025.02-01-37 | 42,226 SF | OR | 0.96938 AC |
| PORTION OF TM PARCEL 025.04-02-01 | 12,067 SF | OR | 0.27702 AC |
| PORTION OF TM PARCEL 025.02-01-36 | 183,144 SF | OR | 4.20441 AC |
| PARCEL A-1A (TOTAL) | 268,169 SF | OR | 6.15631 AC |
| | | | |
| PARCEL A-1A | 268,169 SF | OR | 6.15631 AC |
| PARCEL 612 B1 | 36,276 SF | OR | 0.83278 AC |
| TOTAL | 304,445 SF | OR | 6.98909 AC |

## CURVE TABLE

| CURVE NO. | RADIUS | DELTA | LENGTH | TANGENT | CHD BEARING | CHORD |
|---|---|---|---|---|---|---|
| C1 | 3789.83' | 01°27'42" | 96.68' | 48.34' | N01°24'37"W | 96.68' |
| C2 | 3789.83' | 00°03'06" | 3.42' | 1.71' | N00°39'13"W | 3.42' |
| C3 | 3789.83' | 05°06'51" | 338.28' | 169.25' | N02°44'43"W | 338.17' |
| C4 | 74.00' | 78°22'06" | 101.22' | 60.32' | S38°03'13"E | 93.51' |
| C5 | 60.00' | 25°14'17" | 26.43' | 13.43' | S26°59'28"W | 26.22' |
| C6 | 120.00' | 33°30'32" | 70.18' | 36.13' | S02°22'56"E | 69.18' |
| C7 | 31.00' | 84°23'56" | 45.66' | 28.11' | S33°28'41"W | 41.65' |
| C8 | 8328.50' | 01°15'15" | 182.29' | 91.15' | N02°06'40"E | 182.29' |
| C9 | 795.00' | 11°01'46" | 153.04' | 76.76' | N04°01'50"W | 152.80' |
| C10 | 3892.83' | 00°24'11" | 27.38' | 13.69' | S05°06'03"W | 27.38' |
| C11 | 3864.83' | 05°26'04" | 366.58' | 183.43' | S02°35'07"W | 366.45' |
| C12 | 403.13' | 05°20'09" | 37.54' | 18.79' | N05°06'36"W | 37.53' |

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

COMMONWEALTH OF VIRGINIA
03-30-2016
SUSAN E. STANCIK
Lic. No. 1818
LAND SURVEYOR

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

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| DESIGNED | | DATE |
| DRAWN | SES | MAR 2016 DATE |
| CHECKED | DRS | MAR 2016 DATE |
| APPROVED | | DATE |

REFERENCE DRAWINGS

| NUMBER | DESCRIPTION |
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REVISIONS

| DATE | BY | DESCRIPTION |
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| 05.04.16 | SES | REVISED PARCEL 612 B1 |

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS

PRELIMINARY SUBDIVISION PLAT □0F 4

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 40' | SD-0□ | 10 OF 27 |

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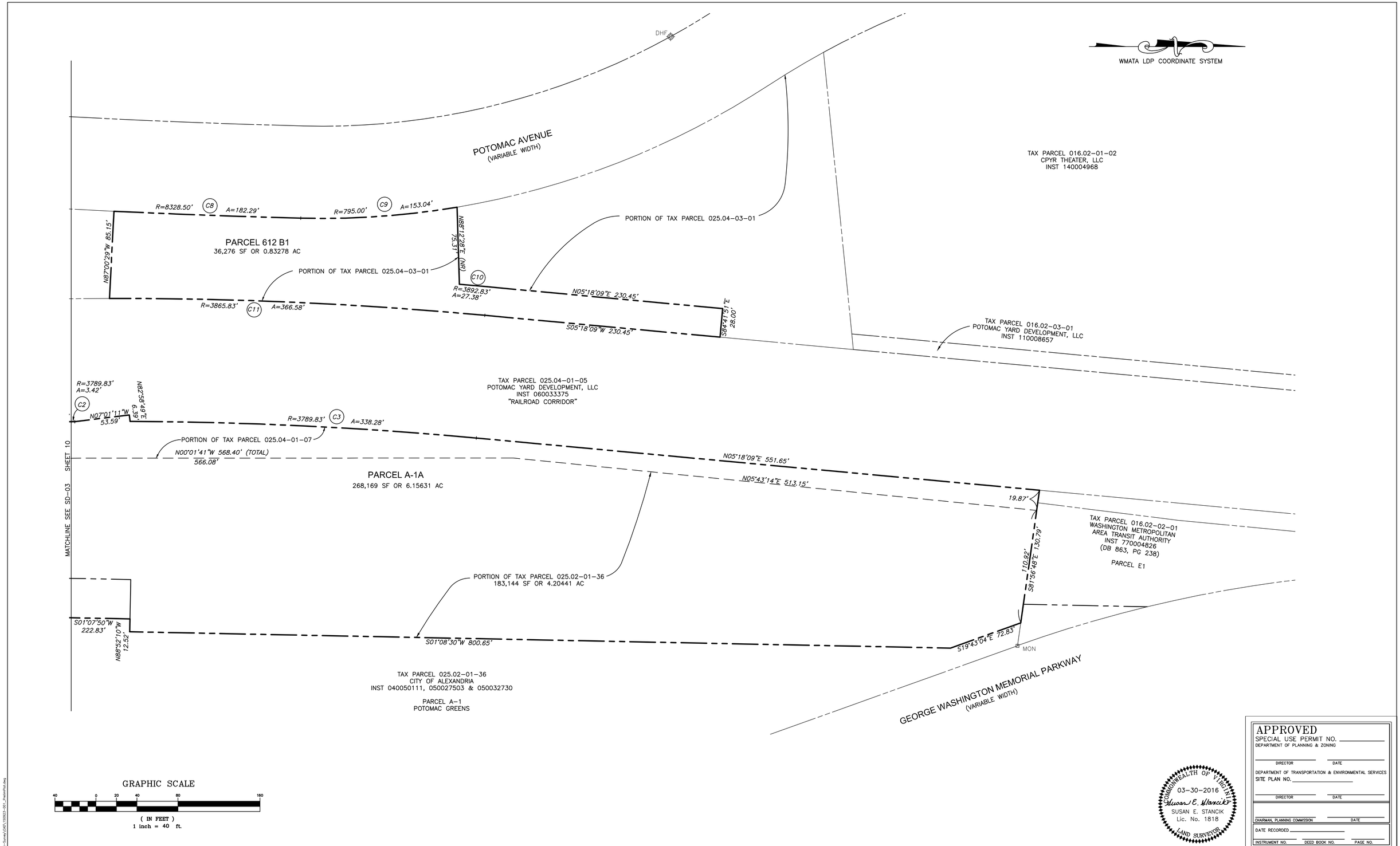


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| DRAWN | SES | MAR 2016 DATE |
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| APPROVED | | DATE |

| REFERENCE DRAWINGS | |
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| NUMBER | DESCRIPTION |

| REVISIONS | | |
|---|---|---|
| DATE | BY | DESCRIPTION |
| 05.04.16 | SES | REVISED PARCEL 612 B1 |

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE

APPROVED _____ CHIEF ENGINEER _____ DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS

PRELIMINARY SUBDIVISION PLAT 4 OF 4

| SCALE | DRAWING NO. | SHEET NO. |
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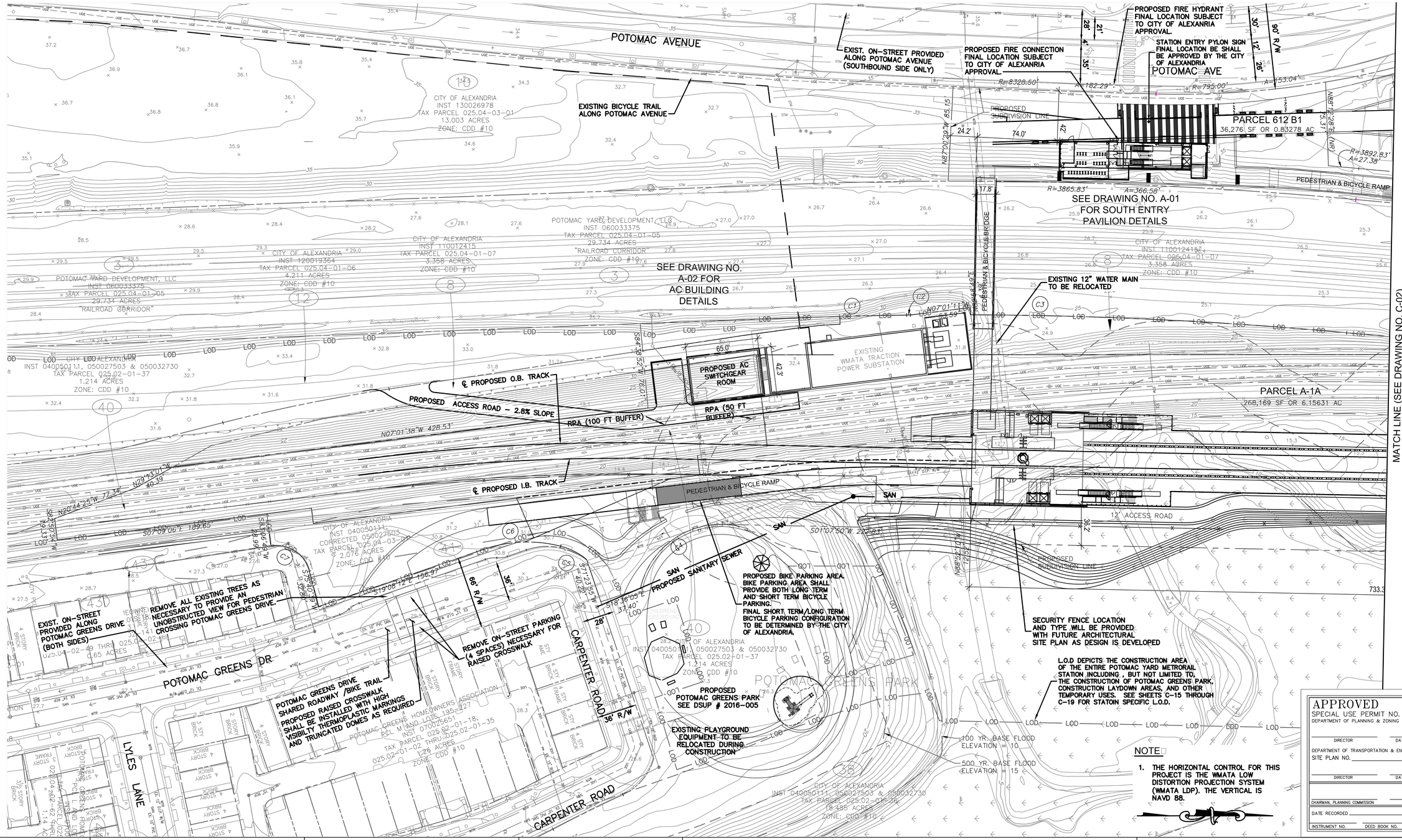
| 1" = 40' | SD-04 | 11 OF 27 |

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| DRAWN | MR | DATE |
| CHECKED | MP | DATE |
| APPROVED | ... | DATE |

REFERENCE DRAWINGS

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REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02.26.16 | MR | REVISED PER CITY COMMENTS |
| 0□.□1.16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
DONALD MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED — DATE
APPROVED — CHIEF ENGINEER — DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
SITE PLAN 1 OF □

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 40' | C - 01 | 12 OF 27 |

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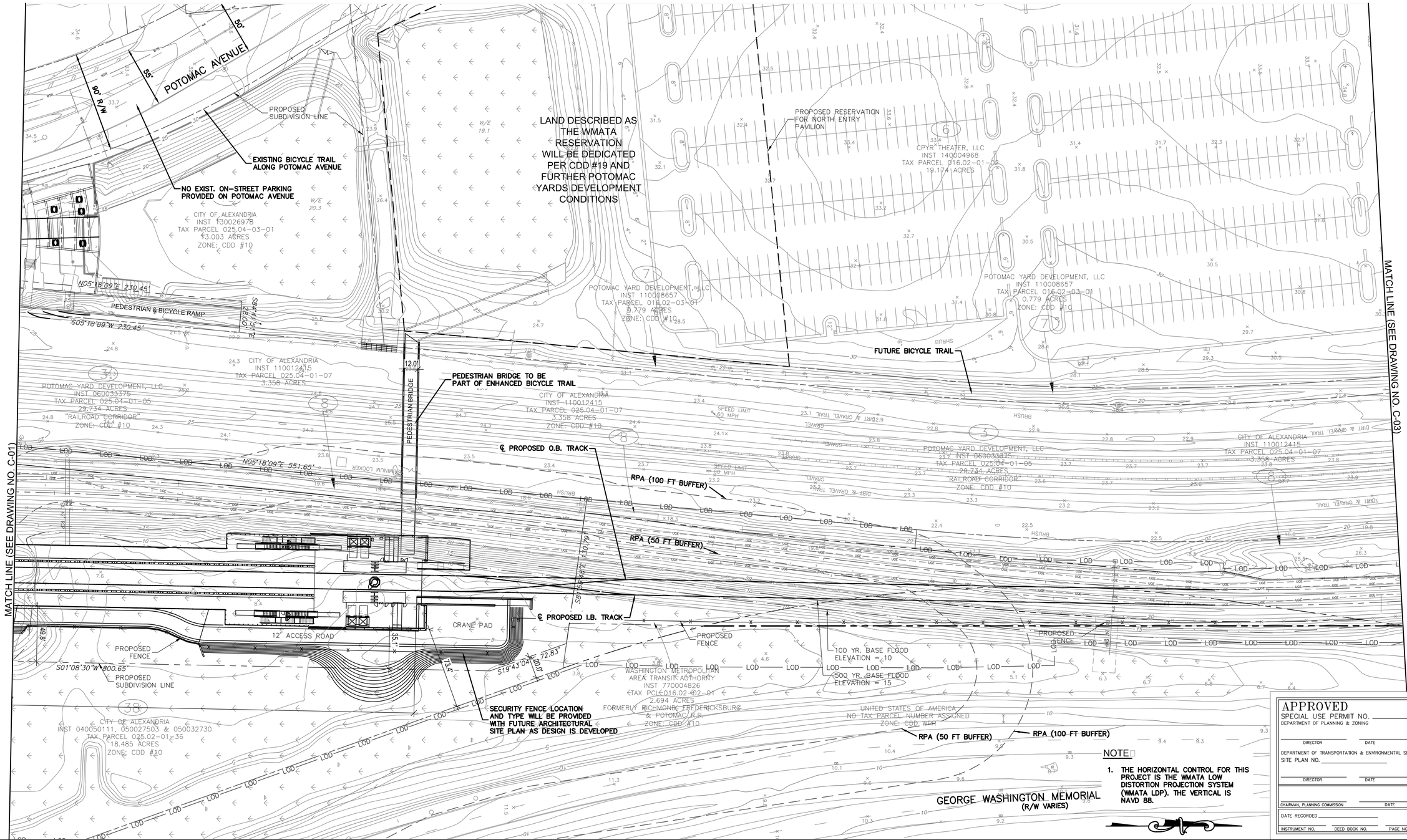


NOTE:

1. THE HORIZONTAL CONTROL FOR THIS PROJECT IS THE WMATA LOW DISTORTION PROJECTION SYSTEM (WMATA LDP). THE VERTICAL IS NAVD 88.

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

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| DESIGNED | | DATE |
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| CHECKED | MP | DATE |
| APPROVED | ... | DATE |

REFERENCE DRAWINGS

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REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02.26.16 | MR | REVISED PER CITY COMMENTS |
| 0□.□1.16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
MICHAEL P. MELLADO
LIC. No. 019820
PROFESSIONAL ENGINEER

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED CHIEF ENGINEER _____ DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
E□ISTING CONDITIONS PLAN 2 OF □

| SCALE | DRAWING NO. | SHEET NO. |
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| 1" = 40' | C - 02 | 1□ OF 27 |

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NOTE

1. THE HORIZONTAL CONTROL FOR THIS PROJECT IS THE WMATA LOW DISTORTION PROJECTION SYSTEM (WMATA LDP). THE VERTICAL IS NAVD 88.

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

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| DESIGNED | | DATE |
| DRAWN | MR | DATE |
| CHECKED | MP | DATE |
| APPROVED | --- | DATE |

REFERENCE DRAWINGS

| NUMBER | DESCRIPTION |
|---|---|
| | |

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02.26.16 | MR | REVISED PER CITY COMMENTS |
| 0□□1.16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
GUILLERMO MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
E□ISTING CONDITIONS PLAN □ OF □

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 40' | C - 0□ | 14 OF 27 |

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DRY SWALE 8

DRY SWALE 9

VEG ROOF

PROPOSED ELEVATOR ROOM

PERMEABLE PVMT (LVL 1) 1

PERMEABLE PVMT (LVL 1) 2

GATE

12' ACCESS R

PROPOSED SUBDIVISION LINE

PROPOSED SUBDIVISION LINE

STORMFILTER 2

RPA (100 FT BUFFER)

RPA (50 FT BUFFER)

500–YR FLOODPLAIN BOUNDARY

100–YR FLOODPLAIN BOUNDARY

MATCH LINE (SEE DRAWING NO C-05)

LEGEND

- IMPERVIOUS AREA TO BMP
- TURF AREA TO BMP
- UNCONTROLLED IMPERVIOUS AREA
- BMP DRAINAGE AREA BOUNDARY
- ASSUMED SITE BOUNDARY
- LIMIT OF DISTURBANCE

100–YEAR BASE FLOOD ELEV.: 10.0' (NAVD88)

THE HORIZONTAL CONTROL FOR THIS PROJECT IS THE WMATA LOW DISTORTION PROJECTION SYSTEM (WMATA LDP). THE VERTICAL DATUM IS NAVD 88.

COMMONWEALTH OF VIRGINIA
JOSEPH E. HUESMANN
NO. 03071
PROFESSIONAL ENGINEER

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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| CHECKED | MP | DATE |
| APPROVED | --- | DATE |

REFERENCE DRAWINGS

| NUMBER | DESCRIPTION |
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REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02.26.16 | MR | REVISED PER CITY COMMENTS |
| 0□.□1.16 | MR | REV. PER CITY COMMENTS - PRELIM. SITE PLAN |

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE

APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DSUP CONCEPT I AND II
BMP□SWM PLAN 1 OF □

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 40' | C - 04 | 1□ OF 27 |

May 05,2016–11:46am
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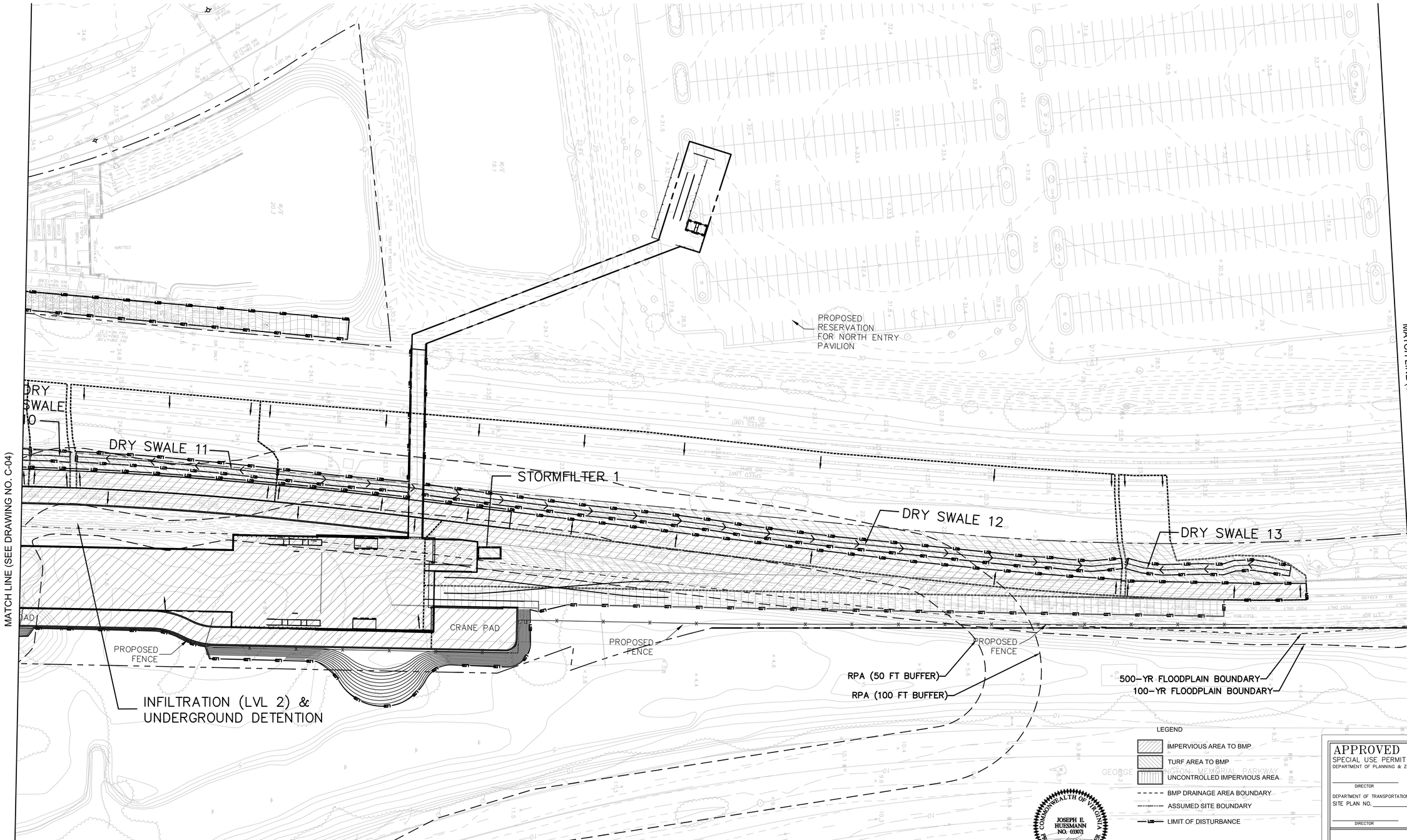


THE HORIZONTAL CONTROL FOR THIS PROJECT IS THE WMATA LOW DISTORTION PROJECTION SYSTEM (WMATA LDP). THE VERTICAL DATUM IS NAVD 88.

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

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| DESIGNED | | DATE |
| DRAWN | MR | DATE |
| CHECKED | MP | DATE |
| APPROVED | ... | DATE |

REFERENCE DRAWINGS

| NUMBER | DESCRIPTION |
|---|---|
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REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02.26.16 | MR | REVISED PER CITY COMMENTS |
| 0□.□□.16 | MR | REV. PER CITY COMMENTS - PRELIM. SITE PLAN |

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DSUP CONCEPT I AND II
BMP□SWM PLAN 2 OF □

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 40' | C - 0□ | 16 OF 27 |

May 05,2016–11:08am
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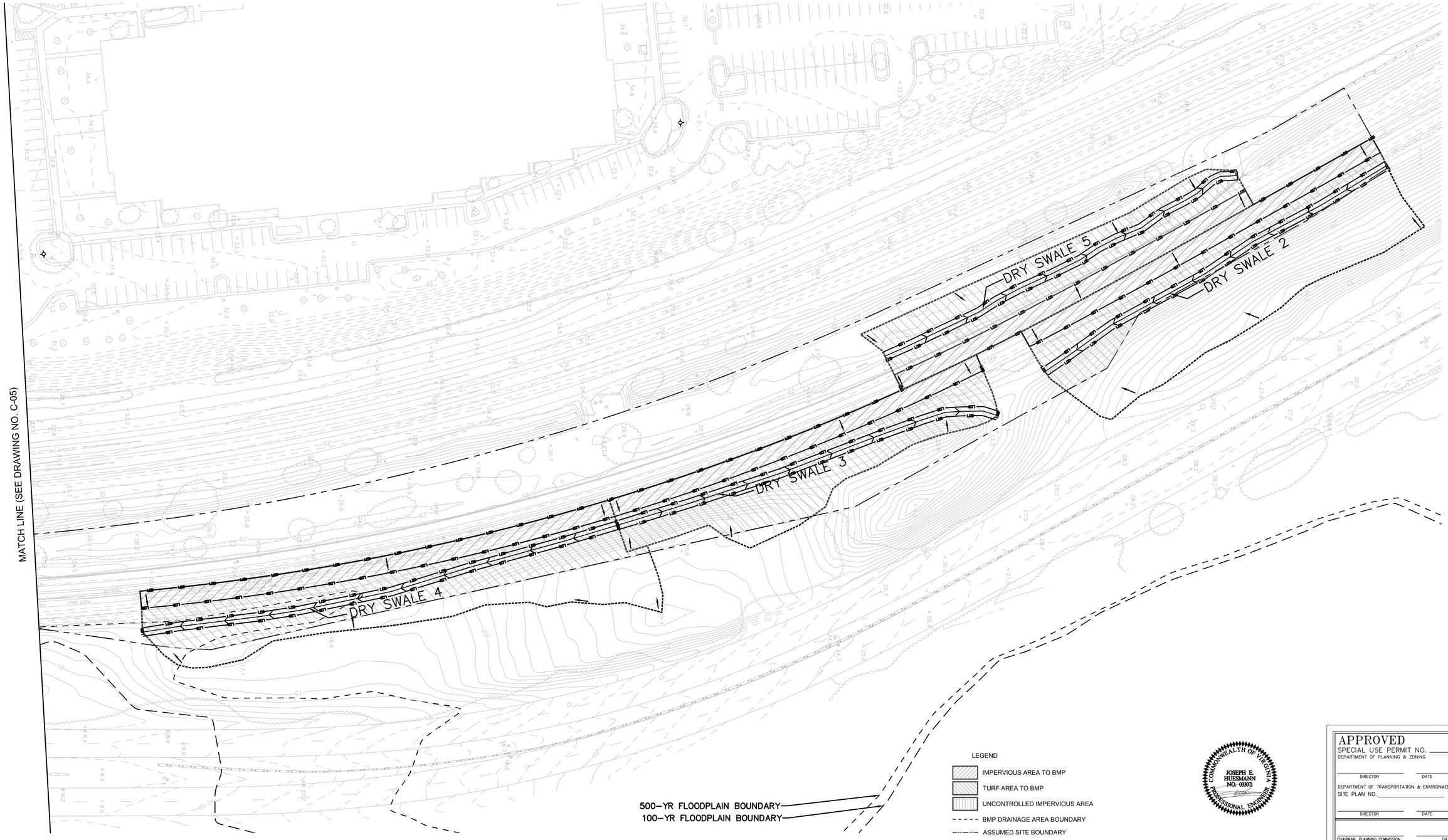


LEGEND

- IMPERVIOUS AREA TO BMP
- TURF AREA TO BMP
- UNCONTROLLED IMPERVIOUS AREA
- BMP DRAINAGE AREA BOUNDARY
- ASSUMED SITE BOUNDARY
- LOD LIMIT OF DISTURBANCE

COMMONWEALTH OF VIRGINIA
JOSEPH E. HUESMANN
NO. 033071
PROFESSIONAL ENGINEER

THE HORIZONTAL CONTROL FOR THIS PROJECT IS THE WMATA LOW DISTORTION PROJECTION SYSTEM (WMATA LDP). THE VERTICAL DATUM IS NAVD 88.

APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

| | | |
|---|---|---|
| DESIGNED | | DATE |
| DRAWN | MR | DATE |
| CHECKED | MP | DATE |
| APPROVED | --- | DATE |

REFERENCE DRAWINGS

| NUMBER | DESCRIPTION |
|---|---|
| | |

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02 26 16 | MR | REVISED PER CITY COMMENTS |
| 0 1 16 | MR | REV. PER CITY COMMENTS - PRELIM. SITE PLAN |

# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE

APPROVED _____ CHIEF ENGINEER _____ DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DSUP CONCEPT I AND II
BMP SWM PLAN OF

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 40' | C - 06 | 17 OF 27 |

May 05,2016–12:06pm
L:\WMATA On-Call Planning Services\Potomac Yd Station EIS\400 Technical\420 General Plans\DSUP Concept\DSUP Rev 1\PYMS SWM1 042516.dwg

| Project Name: Potomac Yard Metro Station |
|---|
| Date: 5/4/2016 |

| Legend | |
|---|---|
| (cyan) | data input cells |
| (gray) | calculation cells |
| (yellow) | constant values |

## Post-ReDevelopment Project & Land Cover Information

**Total Disturbed Acreage** 5.72

**Constants**

| | | | |
|---|---|---|---|
| Annual Rainfall (inches) | 43 | | |
| Target Rainfall Event (inches) | 1.00 | | |
| Phosphorus EMC (mg/L) | 0.26 | Nitrogen EMC (mg/L) | 1.86 |
| Target Phosphorus Target Load (lb/acre/yr) | 0.41 | | |
| Pj | 0.90 | | |

**Pre-ReDevelopment Land Cover (acres)**

| | A soils | B Soils | C Soils | D Soils | Totals |
|---|---|---|---|---|---|
| Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 1.53 | 1.53 |
| Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 2.78 | 2.78 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 2.22 | 2.22 |
| | | | | Total | 6.53 |

**Post-ReDevelopment Land Cover (acres)**

| | A soils | B Soils | C Soils | D Soils | Totals |
|---|---|---|---|---|---|
| Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 1.73 | 1.73 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 4.80 | 4.80 |
| | | | | Total | 6.53 |
| **Area Check** | Okay | Okay | Okay | Okay | |

**Rv Coefficients**

| | 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 | Listed | Adjusted[1] |
|---|---|---|
| Forest/Open Space Cover (acres) | 1.53 | 0.00 |
| Composite Rv(forest) | 0.05 | 0.00 |
| % Forest | 23% | 0% |
| Managed Turf Cover (acres) | 2.78 | 1.73 |
| Composite Rv(turf) | 0.25 | 0.25 |
| % Managed Turf | 43% | 44% |
| Impervious Cover (acres) | 2.22 | 2.22 |
| Rv(impervious) | 0.95 | 0.95 |
| % Impervious | 34% | 56% |
| **Total Site Area (acres)** | 6.53 | 3.95 |
| **Site Rv** | 0.44 | 0.64 |
| Pre-Development Treatment Volume (acre-ft) | 0.2400 | 0.2118 |
| Pre-Development Treatment Volume (cubic feet) | 10,456 | 9,226 |
| Pre-Development Load (TP) (lb/yr) | 6.57 | 5.80 |

| Land Cover Summary Post-ReDevelopment | |
|---|---|
| Forest/Open Space Cover | 0.00 |
| Composite Rv(forest) | 0.00 |
| % Forest | 0% |
| Managed Turf Cover (acres) | 1.73 |
| Composite Rv(turf) | 0.25 |
| % Managed Turf | 44% |
| ReDev. Impervious Cover (acres) | 2.22 |
| Rv(impervious) | 0.95 |
| % Impervious | 56% |
| **Total ReDev. Site Area (acres)** | 3.95 |
| **ReDev. Site Rv** | 0.64 |
| Post-ReDevelopment Treatment Volume (acre-ft) | 0.2118 |
| Post-ReDevelopment Treatment Volume (cubic feet) | 9,226 |
| Post-ReDevelopment Load (TP) (lb/yr) | 5.80 |

| Land Cover Summary Post-ReDevelopment New Impervious | |
|---|---|
| New Impervious Cover (acres) | 2.58 |
| Rv(impervious) | 0.95 |
| % Impervious | 100% |
| **Total New Dev. Site Area (acres)** | 2.58 |
| **New Dev. Site Rv** | 0.95 |
| Post-Development Treatment Volume (acre-ft) | 0.2043 |
| Post-Development Treatment Volume (cubic feet) | 8,897 |
| Post-Development Load (TP) (lb/yr) | 5.59 |

[1] *Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

| | |
|---|---|
| Maximum % Reduction Required Below Pre-ReDevelopment Load | 20% |
| **TP Load Reduction Required for Redeveloped Area (lb/yr)** | 1.16 |
| **TP Load Reduction Required for New Impervious Area (lb/yr)** | 4.53 |
| **Total Load Reduction Required (lb/yr)** | 5.69 |
| Pre-Development Load (TN) (lb/yr) | 47.00 |
| Post-Development Load (TN) (lb/yr) | 81.46 |

### Site Results

| | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
|---|---|---|---|---|---|---|
| IMPERVIOUS COVER | 4.80 | 0.00 | 0.00 | 0.00 | 0.00 | OK. |
| IMPERVIOUS COVER TREATED | 4.10 | 0.00 | 0.00 | 0.00 | 0.00 | OK. |
| TURF AREA | 1.73 | 0.00 | 0.00 | 0.00 | 0.00 | OK. |
| TURF AREA TREATED | 0.36 | 0.00 | 0.00 | 0.00 | 0.00 | OK. |
| AREA CHECK | OK. | OK. | OK. | OK. | OK. | |

**Phosphorous**

| | |
|---|---|
| TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR) | 5.69 |
| RUNOFF REDUCTION (cf) | 7909 |
| PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR) | 6.60 |
| ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr) | 4.78 |
| REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED | CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.9 LB/YEAR!! |

**Nitrogen (for information purposes)**

| | |
|---|---|
| RUNOFF REDUCTION (cf) | 7909 |
| NITROGEN LOAD REDUCTION ACHIEVED (LB/YR) | 39.69 |
| ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr) | 41.76 |

## 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) -- undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 1.73 | 1.73 | 0.25 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 4.80 | 4.80 | 0.95 |
| | | | | Total | 6.53 | |

Post Development Treatment Volume (cf) 18123

### Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

| Credit | Unit | Description of Credit | Credit | Credit Area (acres) | Volume from Upstream RR Practice (cf) | Runoff Reduction (cf) | Remaining Runoff Volume (cf) | Phosphorus Efficiency (%) | Phosphorus Load from Upstream RR Practices (lbs) | Untreated Phosphorus Load to Practice (lbs.) | Phosphorus Removed By Practice (lbs.) | Remaining Phosphorus Load (lbs.) | Downstream Treatment to be Employed |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Vegetated Roof** | | | | | | | | | | | | | |
| 1.b. Vegetated Roof #2 (Spec #5) | acres of green roof | 60% runoff volume reduction | 0.60 | 0.06 | 0 | 124 | 83 | 0 | 0.00 | 0.13 | 0.08 | 0.05 | |
| **3. Permeable Pavement** | | | | | | | | | | | | | |
| 3.a. Permeable Pavement #1 (Spec #7) | acres of permeable pavement + acres of "external" (upgradient) impervious pavement | 45% runoff volume reduction | 0.45 | 0.75 | 0 | 1164 | 1423 | 25 | 0.00 | 1.62 | 0.95 | 0.67 | |
| **5. Dry Swale** | | | | | | | | | | | | | |
| 5.b. Dry Swale #2 (Spec #10) | impervious acres draining to dry swale | 60% runoff volume reduction | 0.60 | 1.04 | 0 | 2152 | 1435 | 40 | 0.00 | 2.25 | 1.71 | 0.54 | |
| | turf acres draining to dry swale | 60% runoff volume reduction | 0.60 | 0.00 | 0 | 0 | 0 | 40 | 0.00 | 0.00 | 0.00 | 0.00 | |
| **7. Infiltration** | | | | | | | | | | | | | |
| 7.b. Infiltration #2 (Spec #8) | impervious acres draining to infiltration | 90% runoff volume reduction | 0.90 | 1.44 | 0 | 4469 | 497 | 25 | 0.00 | 3.12 | 2.88 | 0.23 | |
| | turf acres draining to infiltration | 90% runoff volume reduction | 0.90 | 0.00 | 0 | 0 | 0 | 25 | 0.00 | 0.00 | 0.00 | 0.00 | |

| | |
|---|---|
| TOTAL IMPERVIOUS COVER TREATED (ac) | 3.29 |
| TOTAL TURF AREA TREATED (ac) | 0.00 |

AREA CHECK OK.

| | |
|---|---|
| TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr) | 5.69 |
| TOTAL RUNOFF REDUCTION IN D.A. A (cf) | 7,909 |
| PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) | 5.62 |

**SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS**

### Apply Practices that Remove Pollutants but Do Not Reduce Runoff Volume

| Practice | Unit | Description of Credit | Credit | Area (excluding areas treated by upstream practices) | Runoff from Upstream RR Practices (cf) | Runoff Reduction (cf) | Remaining Runoff Volume (cf) | Phosphorus Efficiency (%) | Phosphorus Load from Upstream RR Practices (lbs) | Untreated Phosphorus Load to Practice (lbs.) | Phosphorus Removed By Practice (lbs.) | Remaining Phosphorus Load (lbs.) | Downstream Treatment to be Employed |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **14. Manufactured BMP** | | | | | | | | | | | | | |
| StormFilter | impervious acres draining to device | 0% runoff volume reduction | 0.00 | 0.81 | 0.00 | 0 | 2793 | 50 | 0.00 | 1.75 | 0.88 | 0.88 | |
| | turf acres draining to device | 0% runoff volume reduction | 0.00 | 0.36 | 0.00 | 0 | 1241 | 50 | 0.00 | 0.21 | 0.10 | 0.10 | |

| | |
|---|---|
| TOTAL IMPERVIOUS COVER TREATED (ac) | 4.10 |
| TOTAL TURF AREA TREATED (ac) | 0.36 |

AREA CHECK OK.

| | |
|---|---|
| PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A | 0.98 |
| TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr) | 6.60 |

**SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS**

| | |
|---|---|
| NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A | 0.00 |
| TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr) | 39.69 |

| | 1-year storm | 2-year storm | 10-year storm |
|---|---|---|---|
| **Target Rainfall Event (in)** | 2.70 | 3.20 | 5.20 |

| | |
|---|---|
| **Drainage Area A** | |
| **Drainage Area (acres)** | 6.53 |
| **Runoff Reduction Volume (cf)** | 7,909 |
| **Drainage Area B** | |
| **Drainage Area (acres)** | 0.00 |
| **Runoff Reduction Volume (cf)** | 0 |
| **Drainage Area C** | |
| **Drainage Area (acres)** | 0.00 |
| **Runoff Reduction Volume (cf)** | 0 |
| **Drainage Area D** | |
| **Drainage Area (acres)** | 0.00 |
| **Runoff Reduction Volume (cf)** | 0 |
| **Drainage Area E** | |
| **Drainage Area (acres)** | 0.00 |
| **Runoff Reduction Volume (cf)** | 0 |

**Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted $RV_{Developed}$ and adjusted Curve Number.**

| 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 | 1.73 |
| | CN | 39 | 61 | 74 | 80 |
| Impervious Cover | Area (acres) | 0.00 | 0.00 | 0.00 | 4.80 |
| | CN | 98 | 98 | 98 | 98 |

| Weighted CN | S |
|---|---|
| 93 | 0.75 |

| | 1-year storm | 2-year storm | 10-year storm |
|---|---|---|---|
| $RV_{Developed}$ (in) with no Runoff Reduction | 1.97 | 2.45 | 4.39 |
| $RV_{Developed}$ (in) with Runoff Reduction | 1.63 | 2.11 | 4.06 |
| Adjusted CN | 89 | 89 | 90 |

NOTE: DUE TO LIMITATIONS OF VRRM SPREADSHEET REGARDING TREATING UNDISTURBED EXISTING IMPERVIOUS AREA, IMPERVIOUS, DISTURBED AND SITE AREAS MAY NOT MATCH THOSE SHOWN ON COVER.

COMMONWEALTH OF VIRGINIA
JOSEPH E. HUESMANN
NO. 033071
PROFESSIONAL ENGINEER

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

| | | |
|---|---|---|
| DESIGNED | | DATE |
| DRAWN | MR | DATE |
| CHECKED | MP | DATE |
| APPROVED | ... | DATE |

**REFERENCE DRAWINGS**

| NUMBER | DESCRIPTION |
|---|---|
| | |

**REVISIONS**

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02/26/16 | MR | REVISED PER CITY COMMENTS |
| 0[illegible]1/16 | MR | REV. PER CITY COMMENTS - PRELIM. SITE PLAN |

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED ______ DATE
APPROVED CHIEF ENGINEER ______ DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DSUP CONCEPT I AND II
BMP CALCULATIONS

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| N/A | C-07 | 1[illegible] OF 27 |

May 05,2016–2:22pm L:\WMATA On-Call Planning Services\Potomac Yd Station EIS\400 Technical\420 General Plans\DSUP Concept\DSUP Concept Rev 1\SWM2.dwg

# BMP NARRATIVE

EXISTING CONDITIONS
THE PROJECT SITE CONSISTS PRIMARILY OF WETLAND AND EXISTING RAIL BED. THE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. THE SITE IS PRIMARILY LOCATED EAST OF THE EXISTING WMATA TRACKS AND RUNOFF DRAINS GENERALLY TO A WETLAND/SWAMP TO THE EAST.

PROPOSED CONDITIONS
PROPOSED IMPROVEMENTS CONSIST OF SECTION OF NEW RAIL BED AND NEW METRO PLATFORM, A POWER GENERATION BUILDING, AND PEDESTRIAN RAMPS AND BRIDGES TO PROVIDE STATION ACCESS FROM NEARBY LOCATIONS. RUNOFF FROM THE PROPOSED SITE WILL GENERALLY DRAIN TO A WETLAND/SWAMP TO THE EAST.

STORMWATER QUALITY
THE PROPOSED PROJECT INCREASES IMPERVIOUS AREA ON THE SITE BY 2.[illegible]AC. A REQUIRED 20% PHOSPHORUS REDUCTION OF [illegible].6 LB/YR IS COMPUTED BY THE VRRM SPREADSHEET CALCULATIONS (SEE CALCULATIONS NEXT SHEET).

STORMWATER WILL BE TREATED USING A VARIETY OF PROPRIETARY AND NON-PROPRIETARY BMPS (SEE BMP PLAN FOR DETAILS) INCLUDING GRASS CHANNELS, DRY SWALES, INFILTRATION, AND STORMFILTERS TO TREAT THE TARGET WATER QUALITY VOLUME OF [illegible]71 CF.

STORMWATER QUANTITY
STORMWATER WILL BE TREATED USING AN UNDERGROUND DETENTION FACILITY LOCATED IN THE AREA BETWEEN THE EXISTING RAIL BED AND THE PROPOSED PLATFORM. IT WILL DISCHARGE INTO THE EXISTING WETLAND AREA. SEE STORAGE VOLUME CALCULATION (THIS SHEET) FOR CHANNEL PROTECTION (1-YR) ESTIMATED AT 102,[illegible] CF, AND FLOOD CONTROL (10-YR) ESTIMATED AT 2,[illegible]001 CF.

THE OUTFALLS FROM THE SITE DRAIN INTO A [illegible] ACRE WETLAND/SWAMP AREA, FROM WHICH THERE IS NO CLEARLY DEFINED OUTFALL. UNDERGROUND DETENTION FACILITY IS INTENDED TO KEEP RUNOFF RATES BELOW EXISTING CONDITIONS IN ORDER TO AVOID IMPACTING THIS OUTFALL WETLAND.

THE CALCULATIONS DEMONSTRATE THAT THE SITE HAS BEEN DEVELOPED TO INCREASE THE POST DEVELOPMENT PEAK RUNOFF RATE FROM THE PRE-DEVELOPMENT PEAK RUNOFF RATE FOR A TWO-YEAR AND TEN YEAR STORM CONSIDERED INDIVIDUALLY. THEREFORE, STORMWATER DETENTION IS PROVIDED PER THE REQUIREMENTS OF ARTICLE 1[illegible]-10[illegible]F[illegible]1[illegible] OF ALEXANDRIA ZONING ORDINANCE NOT TO RELEASE STORMWATER FROM THE SITE AT A HIGHER RATE THAN PRE DEVELOPMENT CONDITION.

| Area Tabulation | | | | | RCN |
|---|---|---|---|---|---|
| LOD (site area) | 284588 | SF | 6.53 | ac | |
| Existing Impervious | 96652 | SF | 2.22 | ac | 98 |
| Existing Forest | 66827 | SF | 1.53 | ac | 77 |
| Existing Pervious | 121109 | SF | 2.78 | ac | 80 |
| | | | | Composite | 85 |
| | | | | | |
| Proposed Impervious | 209261 | SF | 4.80 | ac | 98 |
| Proposed Forest | 0 | SF | 0.00 | ac | 77 |
| Proposed Pervious | 75327 | SF | 1.73 | ac | 80 |
| | | | | Composite | 93 |
| | | | | | |
| Impervious Increase | 112609 | SF | 2.59 | ac | |

| BMP Facilities | Impervious | Turf | Overall | Width |
|---|---|---|---|---|
| | | | | |
| | (ac) | (ac) | (ac) | (ft) |
| Dry Swale Lvl 2 w/ UD | | | | |
| 2 | 0.12 | 0.31 | 0.76 | 4.0 |
| 3 | 0.13 | 0.31 | 0.47 | 4.0 |
| 4 | 0.15 | 0.28 | 0.70 | 3.6 |
| 5 | 0.12 | 0.31 | 0.44 | 4.0 |
| 8 | 0.05 | 0.38 | 0.43 | 7.8 |
| 9 | 0.08 | 0.45 | 0.52 | 6.1 |
| 10 | 0.01 | 0.06 | 0.08 | 5.7 |
| 11 | 0.06 | 0.30 | 0.36 | 5.4 |
| 12 | 0.27 | 1.48 | 1.75 | 6.0 |
| 13 | 0.05 | 0.15 | 0.21 | 4.4 |
| TOTAL Dry Swale | 1.04 | 4.03 | 5.72 | |
| | | | | |
| Infiltration Lvl 2 | 1.44 | 0.40 | 1.84 | |
| | | | | |
| Vegetated Roof Lvl 2 | 0.06 | 0.00 | 0.06 | |
| | | | | |
| StormFilter | | | | |
| #1 | 0.33 | 0.07 | 0.40 | |
| #2 | 0.48 | 0.29 | 0.78 | |
| TOTAL StormFilter | 0.81 | 0.36 | 1.18 | |
| | | | | |
| Permeable Pavement Lvl 1 | | | | |
| #1 | 0.17 | 0.00 | 0.17 | |
| #2 | 0.37 | 0.00 | 0.37 | |
| #3 | 0.21 | 0.00 | 0.21 | |
| TOTAL Perm. Pave. Lvl 1 | 0.75 | 0.00 | 0.75 | |
| | | | | |
| TOTAL | 4.10 | 4.79 | 9.55 | |

## Storage Volume

$q_u$ taken from TR-55 Exhibit II

$$S = \frac{1000}{CN} - 10 \qquad Q(RV) = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

| Land Use | HSG | Area | CN | $I_a$ | Tc | $P_1$ | $I_a/P$ | $q_{u1}$ | $RV_1$ | $q_{p1}$ | $P_{10}$ | $I_a/P$ | $q_{u10}$ | $RV_{10}$ | $q_{p10}$ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ac) | | | (hr) | (in) | | (csm/in) | (in) | (cfs) | (in) | | (csm/in) | (in) | (cfs) |
| Pre-Developed | | | | | | | | | | | | | | | |
| Open space, good condition | D | 2.78 | 80 | | | | | | | | | | | | |
| Woods, good condition | D | 1.53 | 77 | | | | | | | | | | | | |
| Impervious | D | 2.22 | 98 | | | | | | | | | | | | |
| | | **6.53** | **85** | **0.353** | 0.1 | 2.7 | 0.131 | 990 | 1.34 | 13.5 | 5.2 | 0.068 | 1000 | 3.55 | 36.2 |
| Post-Developed | | | | | | | | | | | | | | | |
| Open space, good condition | D | 1.73 | 80 | | | | | | | | | | | | |
| Woods, good condition | D | 0.00 | 77 | | | | | | | | | | | | |
| Impervious | D | 4.80 | 98 | | | | | | | | | | | | |
| | | **6.53** | **93** | **0.151** | 0.1 | 2.7 | 0.056 | 1000 | 1.97 | 20.1 | 5.2 | 0.029 | 1000 | 4.39 | 44.8 |
| **Adjusted RCN (with runoff reduction)** | | **6.53** | **89** | **0.283** | 0.1 | 2.7 | 0.105 | 995 | 1.63 | 16.5 | 5.2 | 0.054 | 1000 | 4.06 | 41.4 |
| | | | | | | | | | | | | | | | |
| Target, Woods | | | | | | | | | | | | | | | |
| Woods | D | 6.53 | 77 | | | | | | | | | | | | |
| | | **6.53** | **77** | **0.597** | 0.1 | 2.7 | 0.221 | 970 | 1.01 | 10 | 5.2 | 0.115 | 995 | 2.83 | 28.7 |

## Allowable Post-Development Peak Discharge

| | | | | | |
|---|---|---|---|---|---|
| $Q_{1forest}$ | 10 | cfs | $Q_{10forest}$ | 28.7 | cfs |
| $RV_{1forest}$ | 1.01 | in | $RV_{10forest}$ | 2.8 | in |
| $Q_{1predevelopment}$ | 13.5 | cfs | $Q_{10predevelopment}$ | 36.2 | cfs |
| $RV_{1predevelopment}$ | 1.34 | in | $RV_{10predevelopment}$ | 3.55 | in |
| $Q_{1postdevelopment}$ | 20.1 | cfs | $Q_{10postdevelopment}$ | 44.8 | cfs |
| $RV_{1postdevelopment}$ | 1.97 | in | $RV_{10postdevelopment}$ | 4.39 | in |
| $Q_{1postdevelopment\ (adjusted)}$ | 16.5 | cfs | $Q_{10postdevelopment\ (adjsuted)}$ | 41.4 | cfs |
| $RV_{1postdevelopment\ (adjusted)}$ | 1.63 | in | $RV_{10postdevelopment\ (adjusted)}$ | 4.06 | in |
| $Q_{1allowable}$ | 8.9 | cfs | $Q_{10allowable}$ | 25.3 | cfs |

Improvement Factor, site > 1 ac: 0.8

$Q_{developed} \leq I.F.*(Q_{predeveloped}*RV_{predeveloped})/RV_{developed}$

| **Minimum Peak Discharge** | | | Since Allowable > forested, then Allowable applies: | | |
|---|---|---|---|---|---|
| 1-yr, forest | 6.2 | cfs | 1-yr | 8.9 | cfs allowed |
| 10-yr, forest | 20.0 | cfs | 10-yr | 25.3 | cfs allowed |

$(Q_{forest}*RV_{forest})/RV_{developed}$

| **Storage Requirements** | **RV** | | $q_o/q_i$ | $V_s/V_r$ | $V_s$ | $V_s$ |
|---|---|---|---|---|---|---|
| | | | | | (in) | (cu ft) |
| 1-yr | 1.63 | in | 0.538 | 0.265 | 0.432 | 10239 |
| 10-yr | 4.06 | in | 0.612 | 0.239 | 0.97 | 23001 |

ALEXANDRIA WATER QUALITY VOLUME

| | | |
|---|---|---|
| Proposed impervious (within LOD): | 4.80 | AC |
| Water Quality Volume Default (WQV) required (1/2" of proposed impervious runoff): | 8719 | CF |

| Water Treatment On-Site | Area treated by BMP | Impervious Area treated by BMP | BMP Efficiency |
|---|---|---|---|
| BMP Type | (ac) | (ac) | N/A |
| Dry Swale | 5.72 | 1.04 | N/A |
| Infiltration | 1.84 | 1.44 | N/A |
| Vegetated Roof | 0.06 | 0.06 | N/A |
| Filter | 1.18 | 0.81 | 50% |
| Permeable Pavement | 0.75 | 0.75 | N/A |
| TOTAL | 9.55 | 4.10 | |

| | | |
|---|---|---|
| WQV Treated (1" of impervious area runoff): | 14883 | CF |

NOTE: DUE TO LIMITATIONS OF VRRM SPREADSHEET REGARDING TREATING UNDISTURBED EXISTING IMPERVIOUS AREA, IMPERVIOUS DISTURBED AND SITE AREAS MAY NOT MATCH THOSE SHOWN ON COVER.

COMMONWEALTH OF VIRGINIA
JOSEPH E. HUESMANN
NO. 03971
PROFESSIONAL ENGINEER

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

DESIGNED _____ DATE
DRAWN MR DATE
CHECKED MP DATE
APPROVED ... DATE

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| 02/26/16 | MR | REVISED PER CITY COMMENTS |
| 0[illegible]/[illegible]1/16 | MR | REV. PER CITY COMMENTS - PRELIM. SITE PLAN |

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DSUP CONCEPT I AND II
BMP CALCULATIONS

SCALE N/A
DRAWING NO. C-0[illegible]
SHEET NO. 1[illegible] OF 27

Wed, 03-2016-2:17pm
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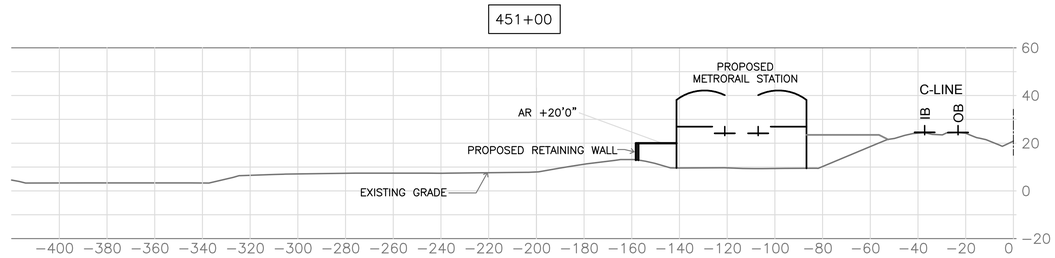


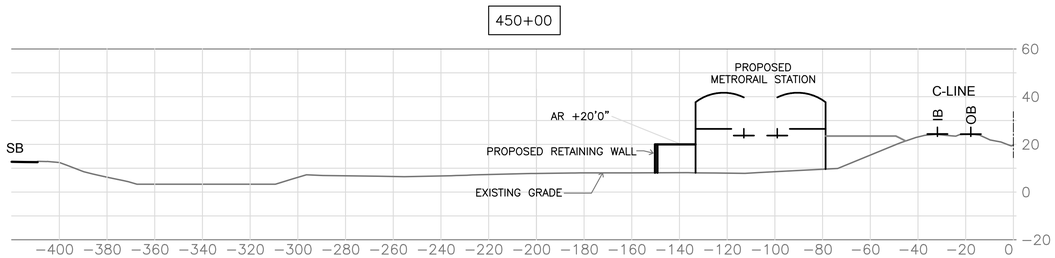


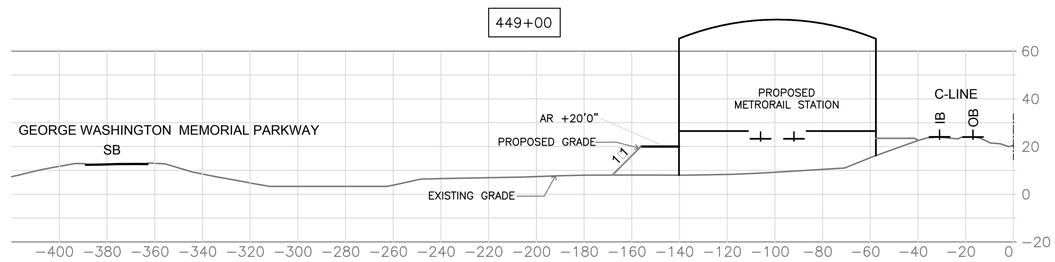


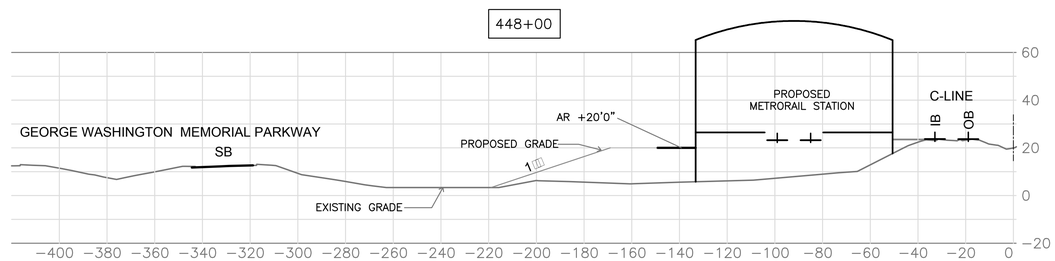


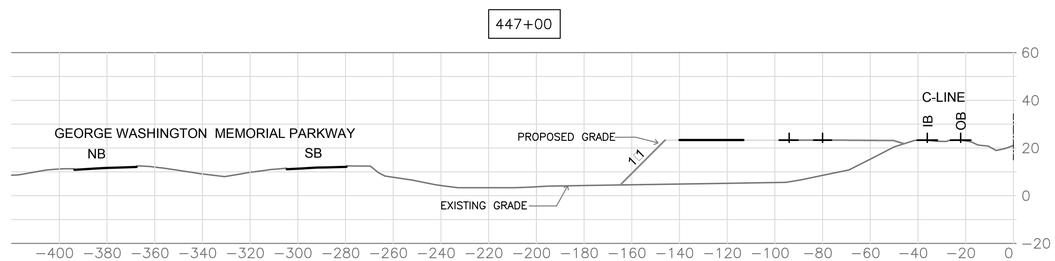


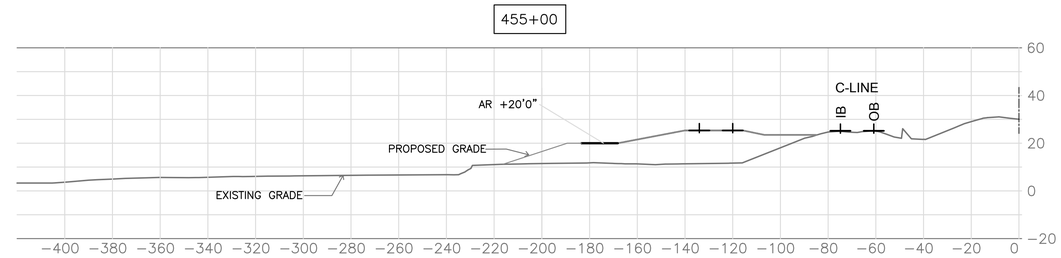


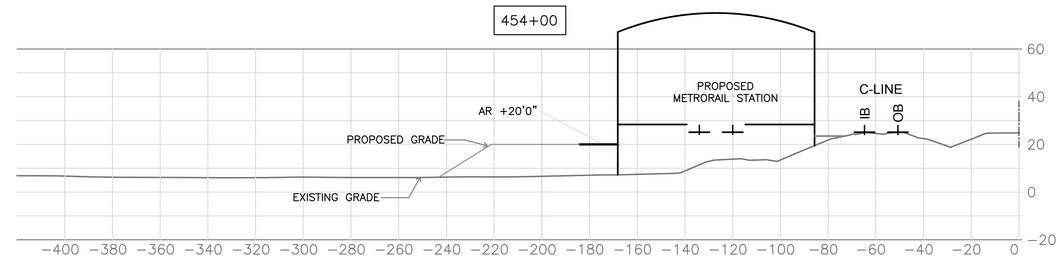


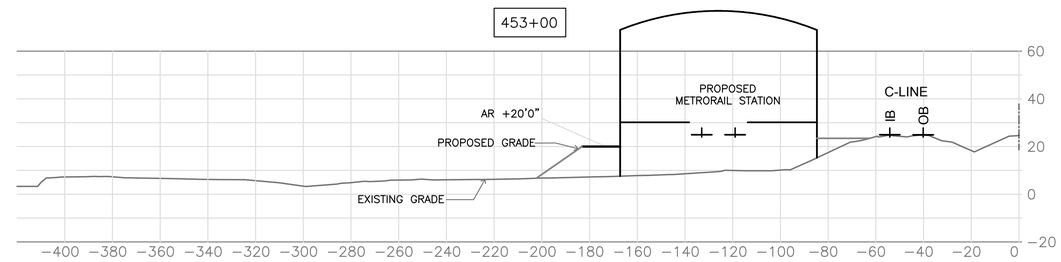


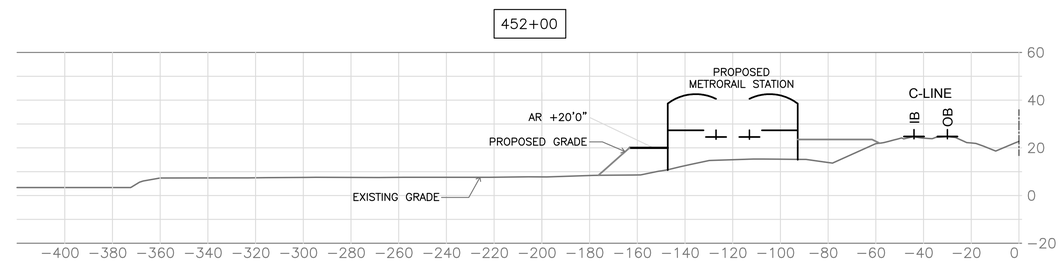


AR = ACCESS ROAD
IB = INBOUND TRACK
OB = OUTBOUND TRACK

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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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| DRAWN | MR | DATE |
| CHECKED | MP | DATE |
| APPROVED | ... | DATE |

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| 0□.□1.16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
RICHARD A. MARADA
Lic. No. 019820
PROFESSIONAL ENGINEER

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
SITE CROSS SECTIONS

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = □0' | C - 0□ | 20 OF 27 |

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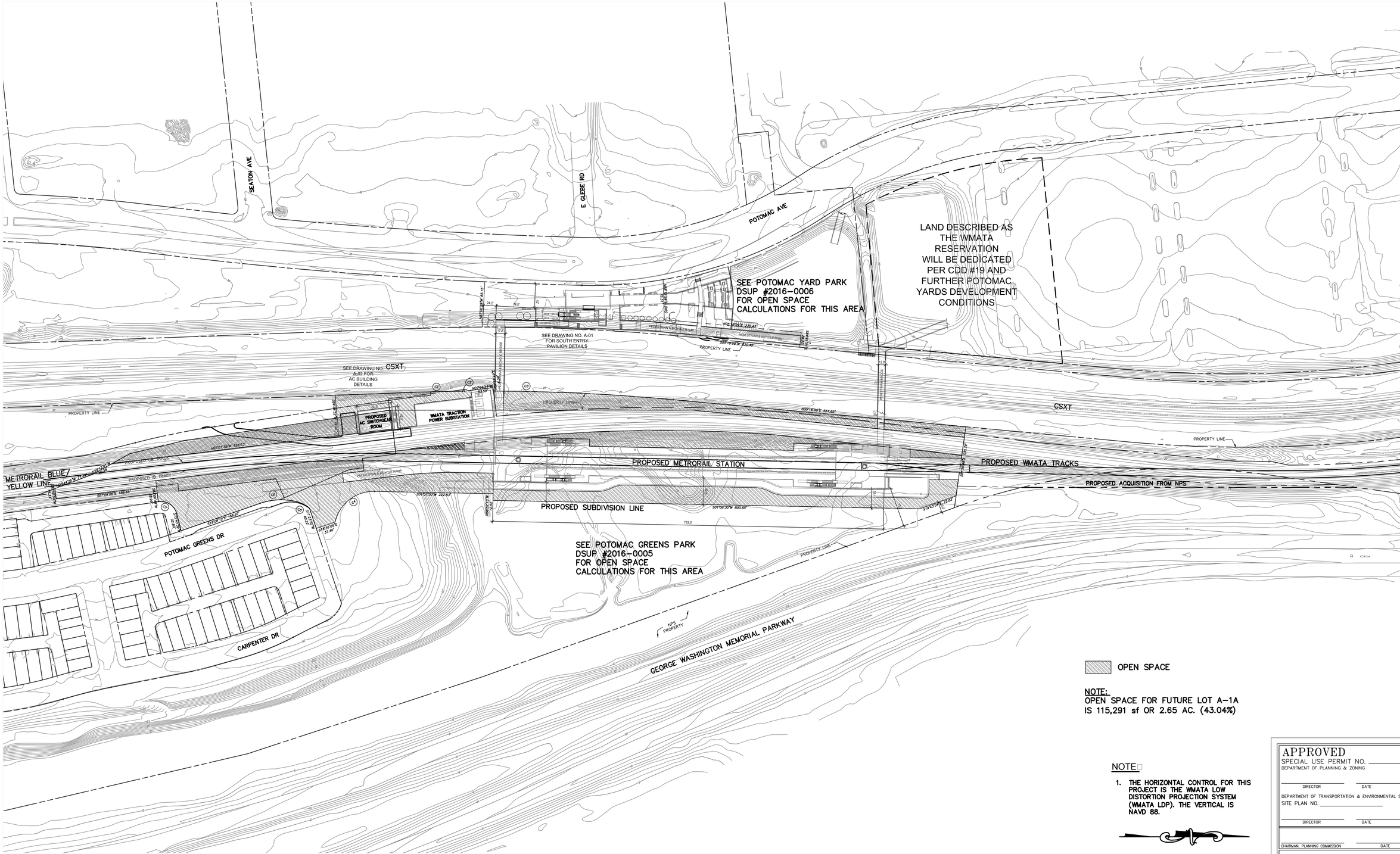


NOTE:
OPEN SPACE FOR FUTURE LOT A-1A IS 115,291 sf OR 2.65 AC. (43.04%)

NOTE

1. THE HORIZONTAL CONTROL FOR THIS PROJECT IS THE WMATA LOW DISTORTION PROJECTION SYSTEM (WMATA LDP). THE VERTICAL IS NAVD 88.

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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.

| | | |
|---|---|---|
| DESIGNED | | DATE |
| DRAWN | MR | DATE |
| CHECKED | MP | DATE |
| APPROVED | --- | DATE |

REFERENCE DRAWINGS

| NUMBER | DESCRIPTION |
|---|---|
| | |

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
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| 0[illegible]1.16 | NB | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

COMMONWEALTH OF VIRGINIA
GUILLERMO MERCADO
Lic. No. 019820
PROFESSIONAL ENGINEER

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE
APPROVED _____ CHIEF ENGINEER DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
DEVELOPMENT PRELIMINARY SITE PLAN
OPEN SPACE PLAN

| SCALE | DRAWING NO. | SHEET NO. |
|---|---|---|
| 1" = 0' | C - 10 | 21 OF 27 |

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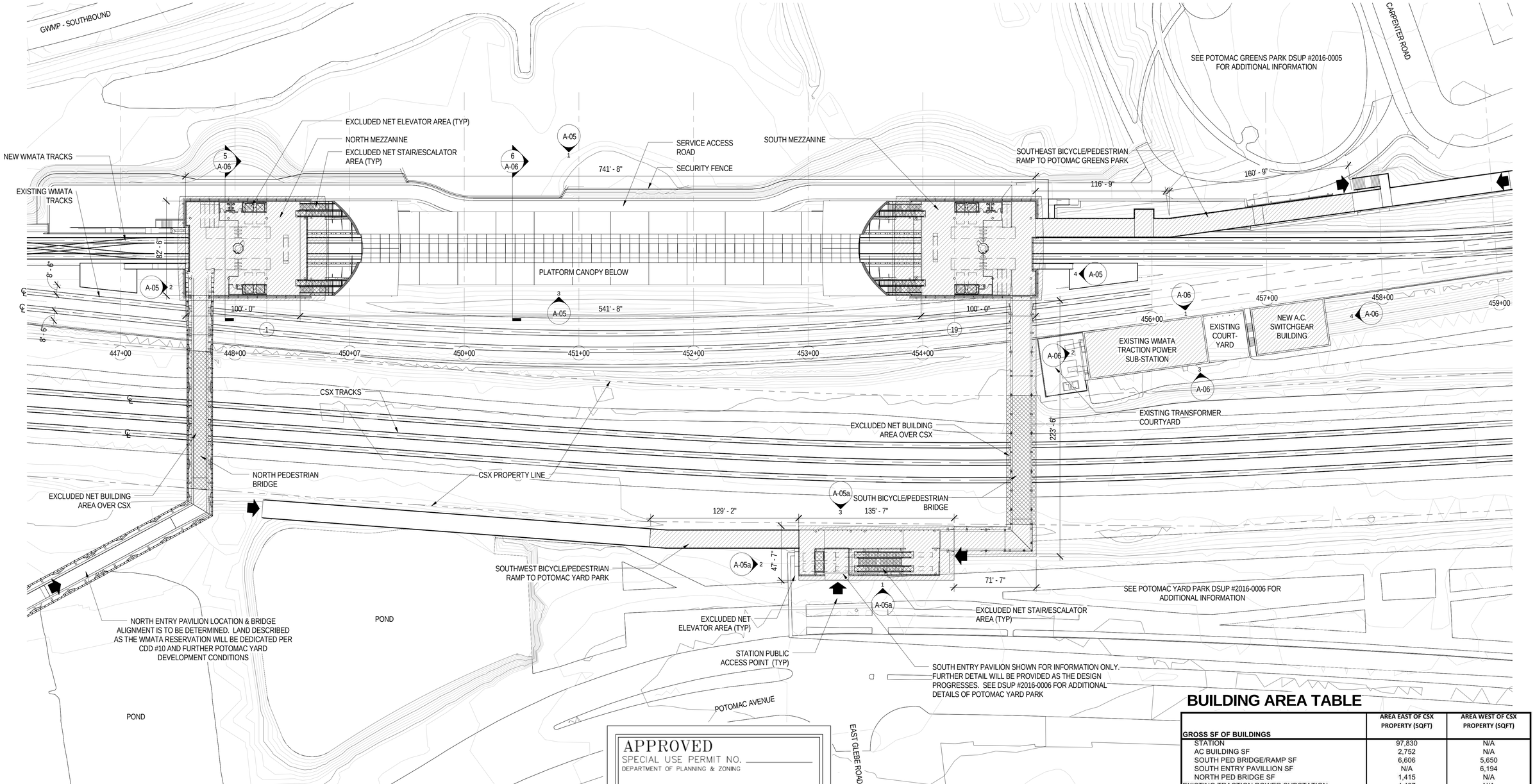


1 FAR PLAN DIAGRAM - MEZZANINE LEVEL

1" = 40'-0"

0' 20' 40' 80'

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

## BUILDING AREA LEGEND

- GROSS BUILDING AREA
- EXCLUDED NET BUILDING AREA

## BUILDING AREA TABLE

| | AREA EAST OF CSX PROPERTY (SQFT) | AREA WEST OF CSX PROPERTY (SQFT) |
|---|---|---|
| **GROSS SF OF BUILDINGS** | | |
| STATION | 97,830 | N/A |
| AC BUILDING SF | 2,752 | N/A |
| SOUTH PED BRIDGE/RAMP SF | 6,606 | 5,650 |
| SOUTH ENTRY PAVILLION SF | N/A | 6,194 |
| NORTH PED BRIDGE SF | 1,415 | N/A |
| EXISTING TRACTION POWER SUBSTATION | 4,487 | N/A |
| **TOTAL:** | **113,090** | **11,844** |
| **NET SF OF BUILDINGS** | | |
| STATION | 89,426 | N/A |
| AC BUILDING SF | 2,752 | N/A |
| SOUTH PED BRIDGE/RAMP SF | 6,606 | 5,650 |
| SOUTH ENTRY PAVILLION SF | N/A | 5,423 |
| NORTH PED BRIDGE SF | 1,415 | N/A |
| EXISTING TRACTION POWER SUBSTATION | 4,487 | N/A |
| **TOTAL:** | **104,686** | **11,073** |
| **FAR EXISTING** | 0.0167 | 0 |
| **FAR PROPOSED** | 0.39 | 0.31 |

CONTRACT NO. -

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| DESIGNED | EM | 04/27/16 |
| DRAWN | EM | 05/04/16 |
| CHECKED | BG | 05/05/16 |
| APPROVED | - | - |

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| | |

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| 02/26/16 | EM | REVISED PER CITY COMMENTS |
| 03/31/16 | EM | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

DISTRICT OF COLUMBIA WILLIAM BRIAN GAYLOR 3310 REGISTERED ARCHITECT

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

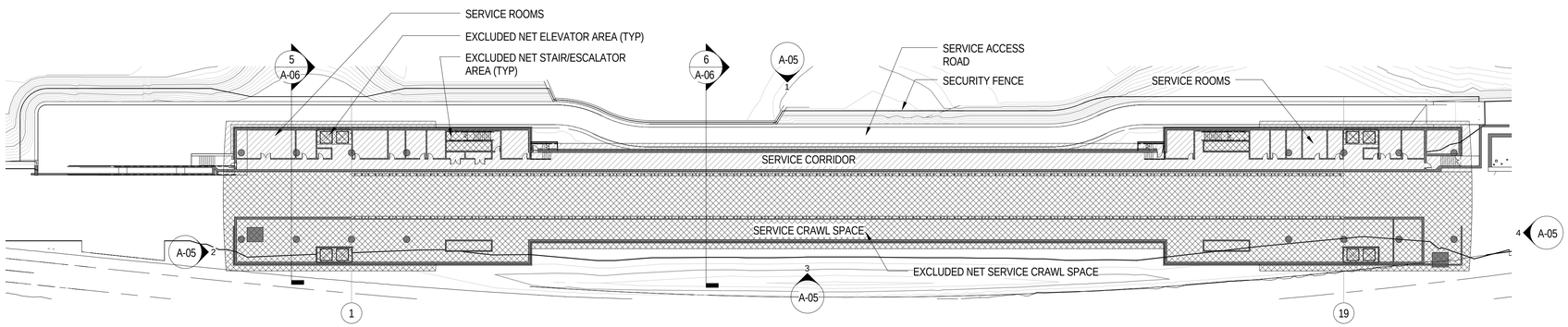
SUBMITTED DATE APPROVED DIRECTOR DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
ARCHITECTURAL
MEZZANINE LEVEL FAR DIAGRAM

SCALE: As indicated

DRAWING NO. A-01

SHEET NO. 22 OF 27




## 2 FAR PLAN DIAGRAM - LOWER LEVEL

1" = 40'-0"  0' 20' 40' 80'

N

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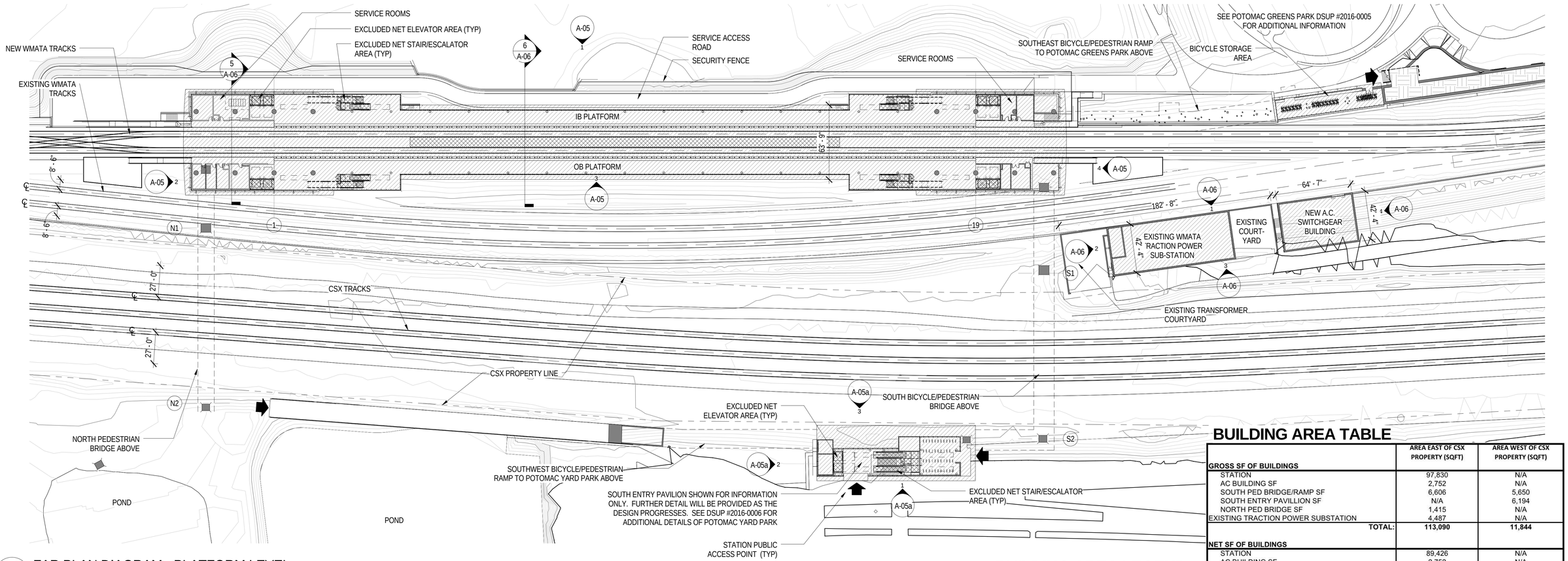
DEPARTMENT OF PLANNING & ZONING
DIRECTOR  DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR  DATE
CHAIRMAN, PLANNING COMMISSION  DATE
DATE RECORDED _____
INSTRUMENT NO.  DEED BOOK NO.  PAGE NO.




## 1 FAR PLAN DIAGRAM - PLATFORM LEVEL

1" = 40'-0"  0' 20' 40' 80'

N

## BUILDING AREA LEGEND

- GROSS BUILDING AREA
- EXCLUDED NET BUILDING AREA

## BUILDING AREA TABLE

| | AREA EAST OF CSX PROPERTY (SQFT) | AREA WEST OF CSX PROPERTY (SQFT) |
|---|---|---|
| **GROSS SF OF BUILDINGS** | | |
| STATION | 97,830 | N/A |
| AC BUILDING SF | 2,752 | N/A |
| SOUTH PED BRIDGE/RAMP SF | 6,606 | 5,650 |
| SOUTH ENTRY PAVILLION SF | N/A | 6,194 |
| NORTH PED BRIDGE SF | 1,415 | N/A |
| EXISTING TRACTION POWER SUBSTATION | 4,487 | N/A |
| **TOTAL:** | **113,090** | **11,844** |
| **NET SF OF BUILDINGS** | | |
| STATION | 89,426 | N/A |
| AC BUILDING SF | 2,752 | N/A |
| SOUTH PED BRIDGE/RAMP SF | 6,606 | 5,650 |
| SOUTH ENTRY PAVILLION SF | N/A | 5,423 |
| NORTH PED BRIDGE SF | 1,415 | N/A |
| EXISTING TRACTION POWER SUBSTATION | 4,487 | N/A |
| **TOTAL:** | **104,686** | **11,073** |
| **FAR EXISTING** | 0.0167 | 0 |
| **FAR PROPOSED** | 0.39 | 0.31 |

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| CHECKED | BG | 05/05/16 |
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REVISIONS

| DATE | BY | DESCRIPTION |
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DISTRICT OF COLUMBIA DAMON G. GRAHAM No. 9310 REGISTERED ARCHITECT

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED  DATE  APPROVED  DIRECTOR  DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
ARCHITECTURAL
PLATFORM LEVEL FAR DIAGRAM

SCALE: As indicated  DRAWING NO. A-02  SHEET NO. 23 OF 27

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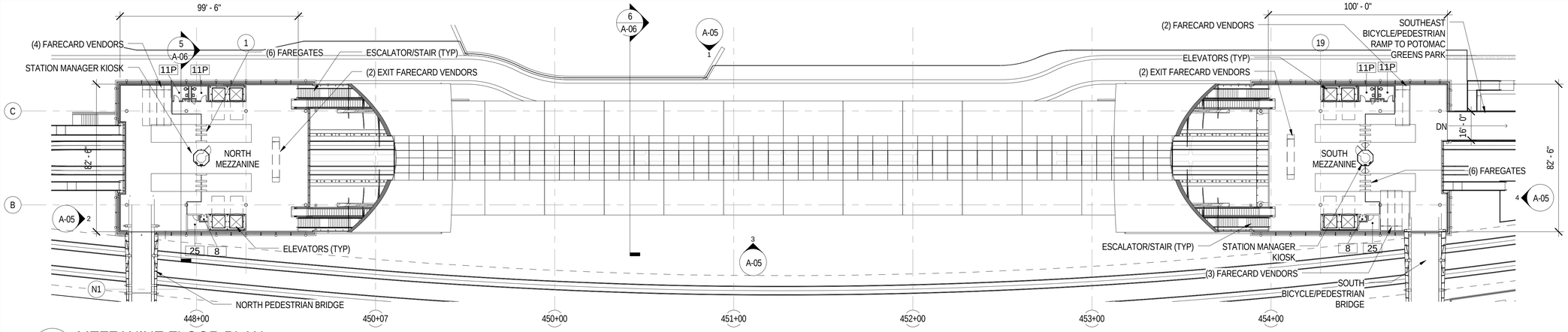
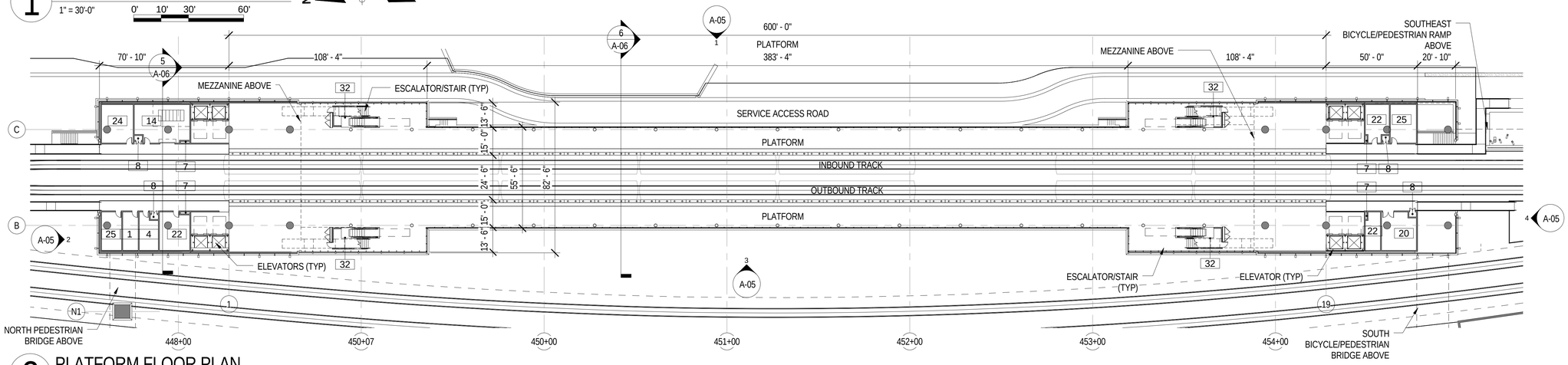


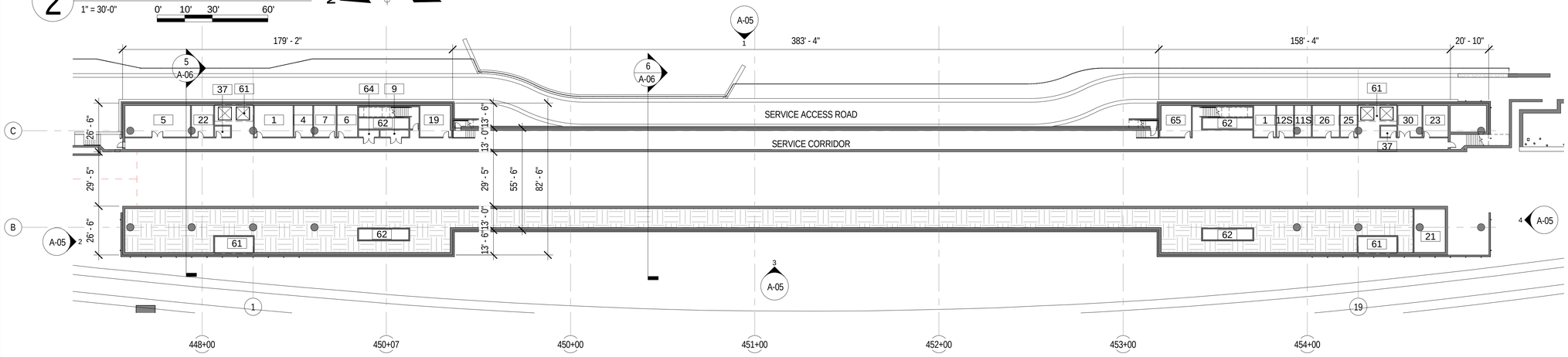

# 1 MEZZANINE FLOOR PLAN

1" = 30'-0"  0' 10' 30' 60'




# 2 PLATFORM FLOOR PLAN

1" = 30'-0"  0' 10' 30' 60'




# 3 SERVICE LEVEL PLAN

1" = 30'-0"  0' 10' 30' 60'

## ROOM KEY

| | |
|---|---|
| 1 | MECHANICAL ROOM |
| 4 | COMMS ROOM |
| 5 | AUTOMATIC TRAIN CONTROL ROOM |
| 6 | OPERATIONS ROOM |
| 7 | EMERGENCY TRIP STATION |
| 7 | TELECOMM |
| 8 | FIRE EQUIPMENT CABINET |
| 9 | CLEANER |
| 11P | PUBLIC WASHROOM |
| 11S | WOMENS STAFF RESTROOM |
| 12S | MENS STAFF RESTROOM |
| 14 | D.C. TIEBREAKER ROOM |
| 19 | MAINTENANCE ROOM |
| 20 | EDR |
| 21 | CABLE VAULT |
| 22 | ELEVATOR MACHINE ROOM |
| 23 | EJECTOR RM. |
| 24 | CART STORAGE |
| 25 | ELEC. CAB. |
| 25 | ELECTRICAL CABINET ROOM |
| 26 | WATER SERVICE ROOM |
| 30 | PLNT STORAGE |
| 32 | ESCALATOR CONTROL ROOM |
| 37 | STORAGE |
| 57 | ELEVATOR MACHINE ROOM |
| 59 | ELECTRICAL CLOSET |
| 60 | YARD STORAGE ROOM |
| 61 | ELEVATOR PIT |
| 62 | ESCALATOR PIT |
| 63 | ESCALATOR CONTROL ROOM |
| 64 | ELECTRICAL CLOSET |
| 65 | BREAKROOM |
| 66 | UNASSIGNED |
| 67 | MECHANICAL ROOM |
| 68 | ESCALATOR CONTROL ROOM |
| 69 | ELEVATOR MACHINE ROOM |
| 71 | BIKE STORAGE |

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DIRECTOR  DATE
CHAIRMAN, PLANNING COMMISSION  DATE
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DISTRICT OF COLUMBIA
WILLIAM G. MCCARTHY
No. 8310
REGISTERED ARCHITECT

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE  APPROVED _____ DIRECTOR  DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
ARCHITECTURAL
STATION FLOOR PLANS

SCALE: 1" = 30'-0"
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SHEET NO. 24 OF 27

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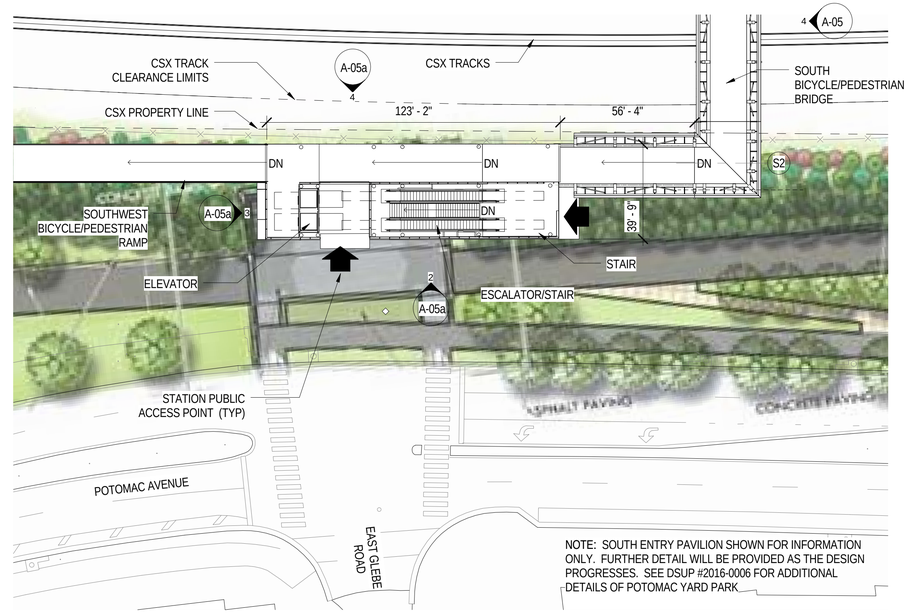


1 SOUTH ENTRANCE PAVILION PLAN AT MEZZANINE LEVEL

1" = 30'-0"  0' 10' 30' 60'

2 SOUTH ENTRANCE PAVILION PLAN AT GROUND LEVEL

1" = 30'-0"  0' 10' 30' 60'

## ROOM KEY

| | |
|---|---|
| 1 | MECHANICAL ROOM |
| 4 | COMMS ROOM |
| 5 | AUTOMATIC TRAIN CONTROL ROOM |
| 6 | OPERATIONS ROOM |
| 7 | EMERGENCY TRIP STATION |
| 7 | TELECOMM |
| 8 | FIRE EQUIPMENT CABINET |
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| 11P | PUBLIC WASHROOM |
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| 21 | CABLE VAULT |
| 22 | ELEVATOR MACHINE ROOM |
| 23 | EJECTOR RM. |
| 24 | CART STORAGE |
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| 66 | UNASSIGNED |
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| 68 | ESCALATOR CONTROL ROOM |
| 69 | ELEVATOR MACHINE ROOM |
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SITE PLAN NO. _____
DIRECTOR  DATE
CHAIRMAN, PLANNING COMMISSION  DATE
DATE RECORDED _____
INSTRUMENT NO.  DEED BOOK NO.  PAGE NO.

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DISTRICT OF COLUMBIA
WILLIAM G. BOWMAN JR.
No. 8310
REGISTERED ARCHITECT

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

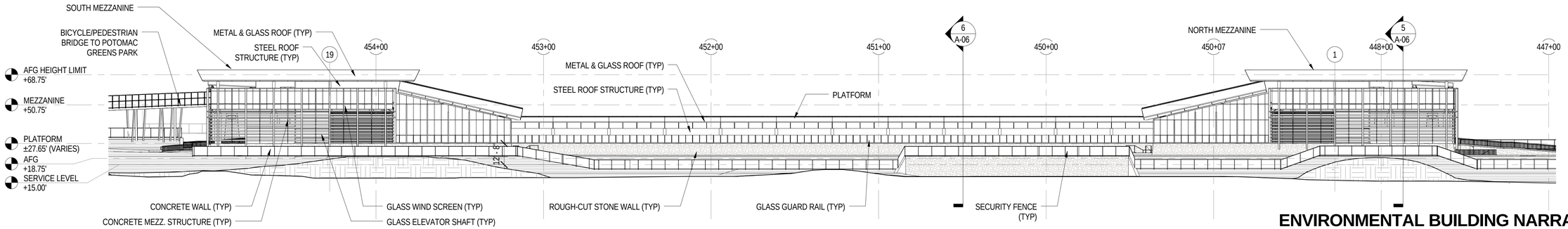
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE  APPROVED _____ DIRECTOR  DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
ARCHITECTURAL
ENTRANCE PAVILION FLOOR PLANS

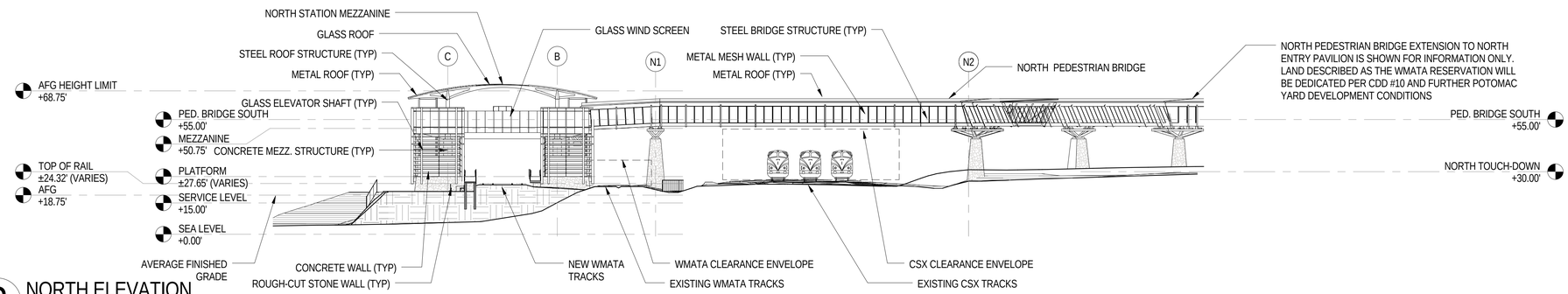
SCALE: 1" = 30'-0"  DRAWING NO. A-04  SHEET NO. 25 OF 27

5/6/2016 3:37:57 PM  C:\Users\ethanm\Desktop\1202_Potomac Yard_30% Design\PotomacYard_Alt B_160501_emarshkgp2.rvt



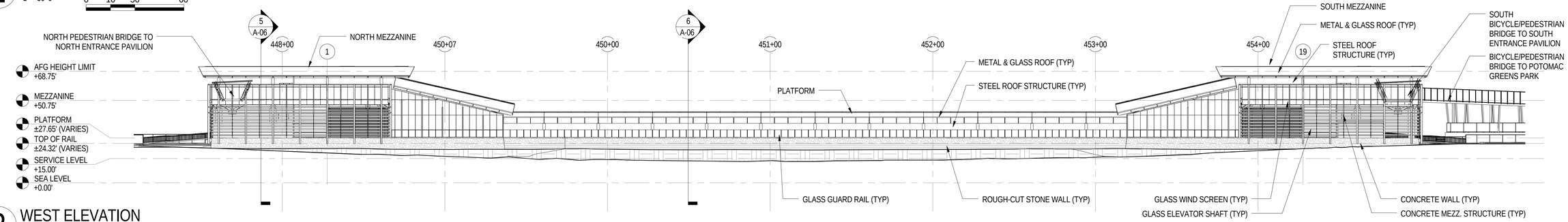

## 1 EAST ELEVATION

1" = 30'-0"  0' 10' 30' 60'



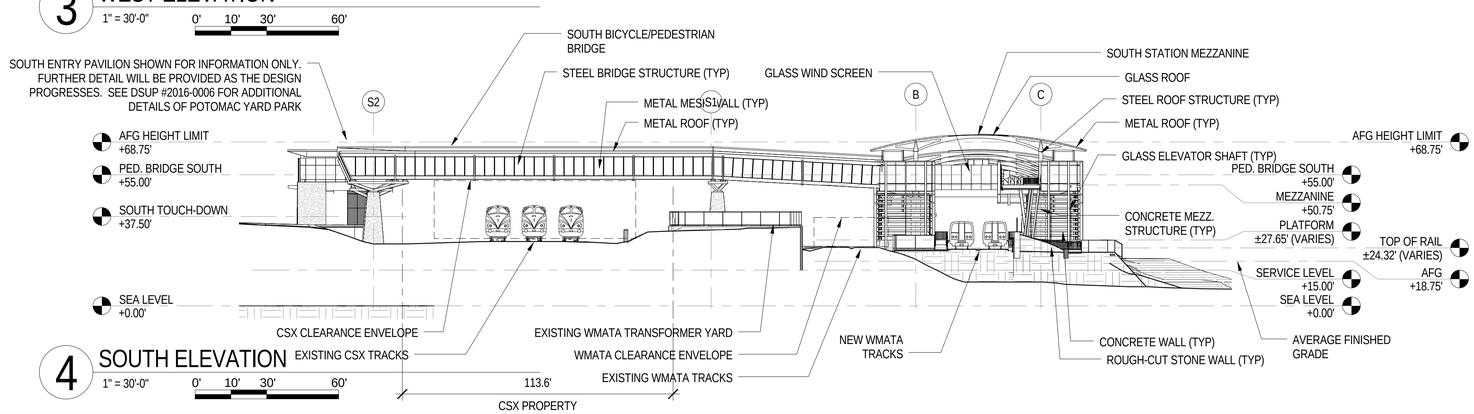

## 2 NORTH ELEVATION

1" = 30'-0"  0' 10' 30' 60'




## 3 WEST ELEVATION

1" = 30'-0"  0' 10' 30' 60'




## 4 SOUTH ELEVATION

1" = 30'-0"  0' 10' 30' 60'

## ENVIRONMENTAL BUILDING NARRATIVE

A RESOLUTION PASSED BY THE WASHINGTON METROPOLITAN AREA TRANSITS AUTHORITY (WMATA) BOARD OF DIRECTORS REQUIRES ALL NEW FACILITIES TO BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL ACHIEVE A MINIMUM LEED SILVER CERTIFICATION AS DEFINED UNDER THE LATEST EDITION OF THE US GREEN BUILDING COUNCIL (USGBC) FOR NEW CONSTRUCTION.

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.

CONTRACT NO.
-

| | | |
|---|---|---|
| DESIGNED | EM | 04/27/16 |
| DRAWN | EM | 05/04/16 |
| CHECKED | BG | 05/05/16 |
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| 02/26/16 | EM | REVISED PER CITY COMMENTS |
| 03/31/16 | EM | PER CITY COMMENTS - PRELIMINARY SITE PLAN |

DISTRICT OF COLUMBIA
BRIAN GOLDSTEIN
No. 8310
REGISTERED ARCHITECT

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED  DATE
APPROVED  DIRECTOR  DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
ARCHITECTURAL
BUILDING ELEVATIONS

SCALE: 1" = 30'-0"
DRAWING NO. A-05
SHEET NO. 26 OF 27

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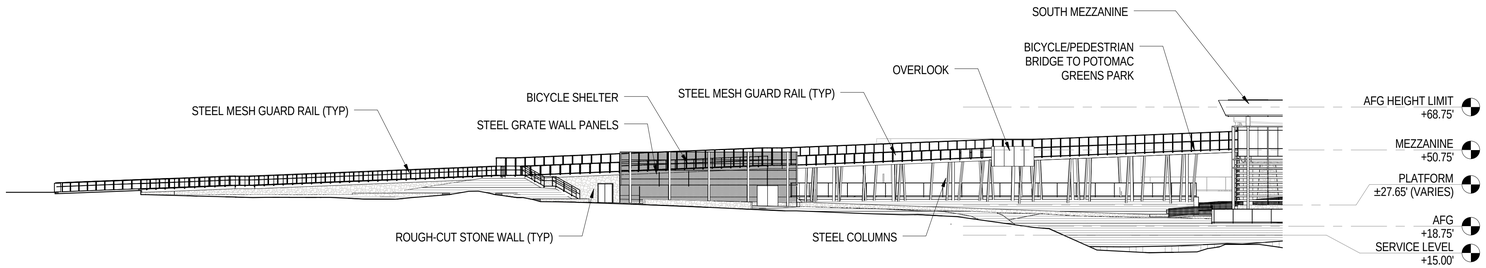
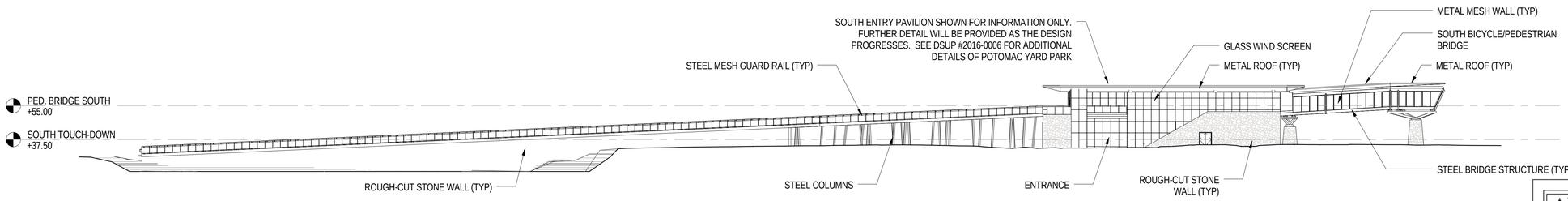


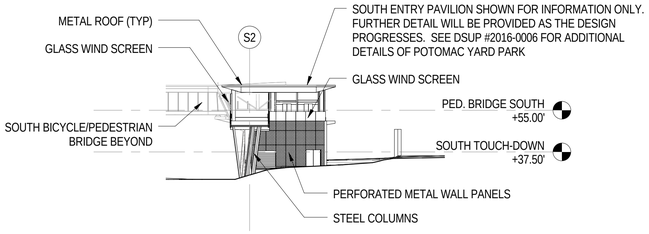

## 1 EAST RAMP ELEVATION

1" = 30'-0"  0' 10' 30' 60'



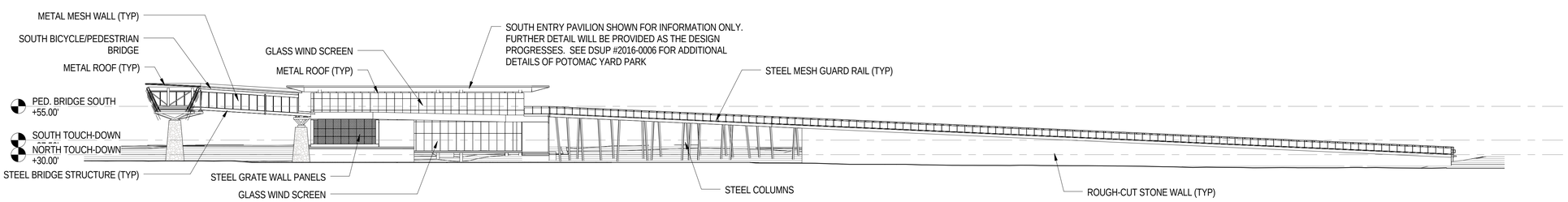

## 2 SOUTH ENTRANCE PAVILION WEST ELEVATION

1" = 30'-0"  0' 10' 30' 60'




## 3 SOUTH ENTRANCE PAVLION NORTH ELEVATION

1" = 30'-0"  0' 10' 30' 60'




## 4 SOUTH ENTRANCE PAVILION EAST ELEVATION

1" = 30'-0"  0' 10' 30' 60'

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DEPARTMENT OF PLANNING & ZONING
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR  DATE
CHAIRMAN, PLANNING COMMISSION  DATE
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DISTRICT OF COLUMBIA
WILLIAM P. GUNN
No. 3310
REGISTERED ARCHITECT

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED  DATE
APPROVED  DIRECTOR  DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
ARCHITECTURAL
BUILDING ELEVATIONS

SCALE: 1" = 30'-0"
DRAWING NO. A-05a
SHEET NO. 26a OF 27

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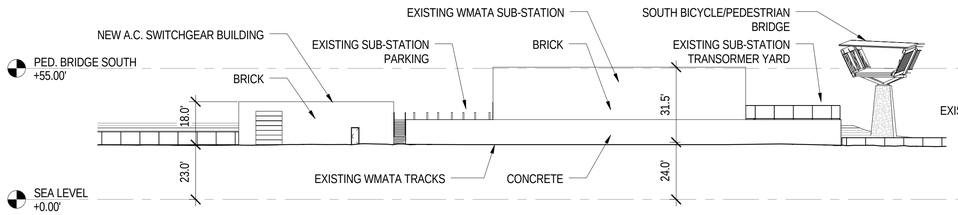
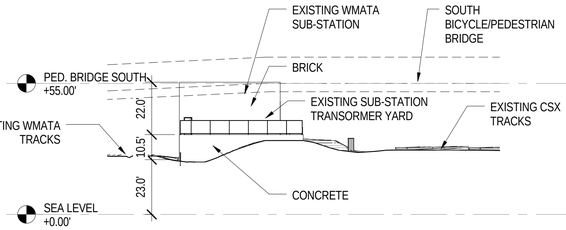


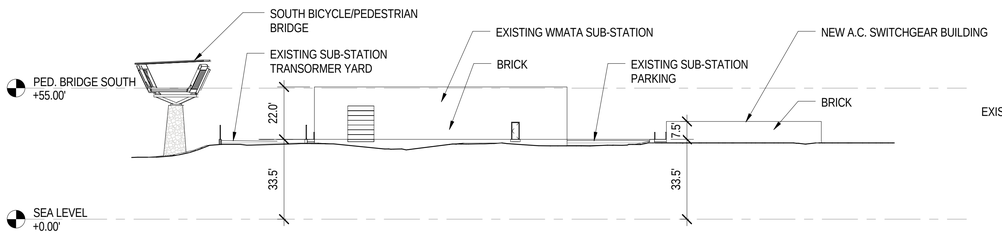

## 1 SUB-STATION EAST ELEVATION

1" = 30'-0" 0' 10' 30' 60'



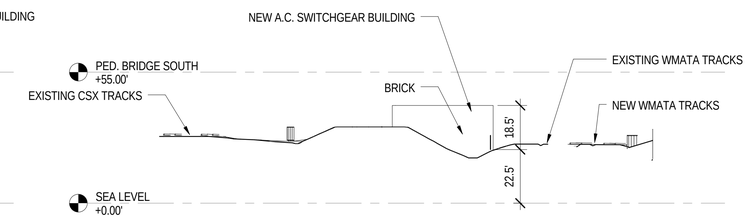

## 2 SUB-STATION NORTH ELEVATION

1" = 30'-0" 0' 10' 30' 60'



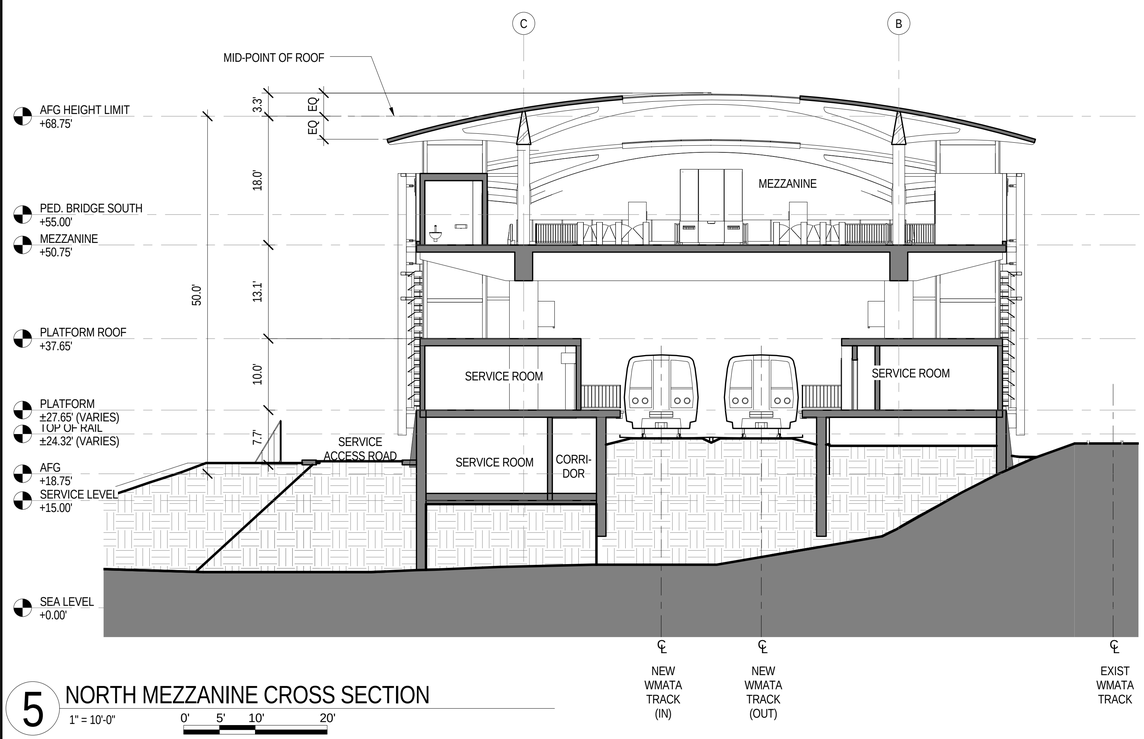

## 3 SUB-STATION WEST ELEVATION

1" = 30'-0" 0' 10' 30' 60'



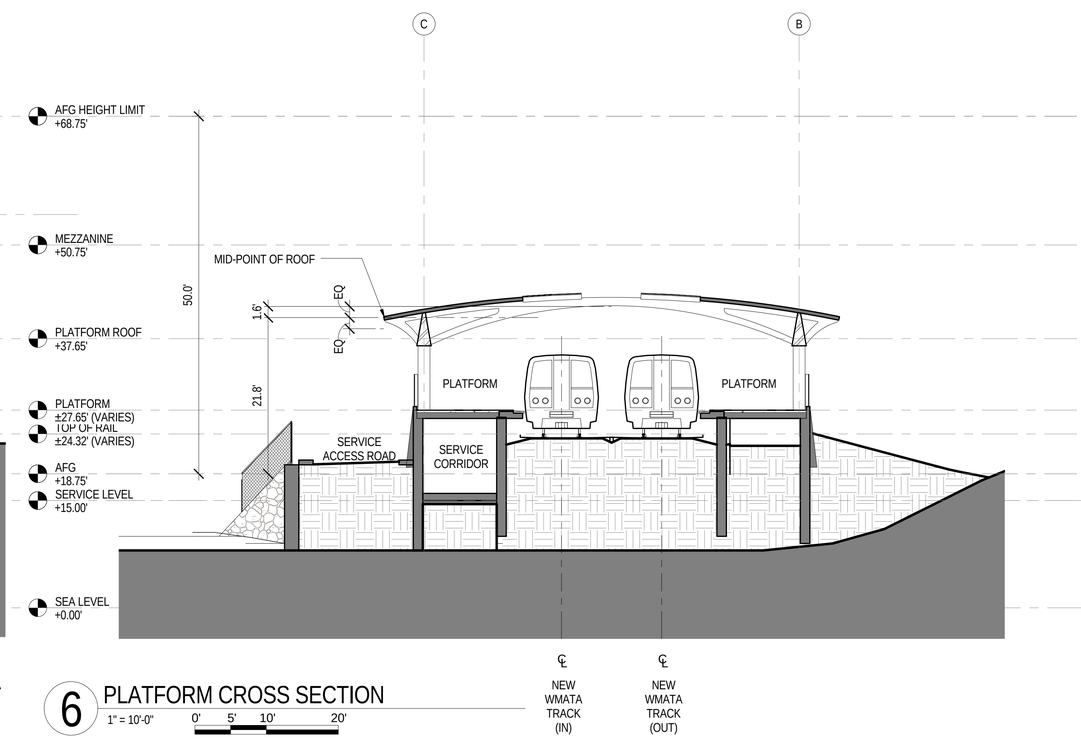

## 4 SUB-STATION SOUTH ELEVATION

1" = 30'-0" 0' 10' 30' 60'




## 5 NORTH MEZZANINE CROSS SECTION

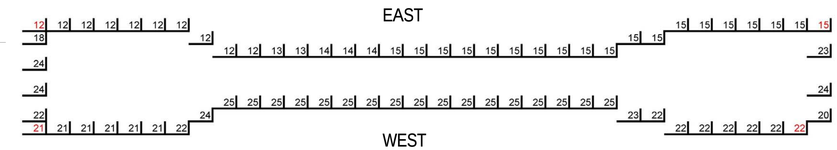
1" = 10'-0" 0' 5' 10' 20'




## 6 PLATFORM CROSS SECTION

1" = 10'-0" 0' 5' 10' 20'

## AVERAGE FINISHED GRADE: ELEVATION LOCATION PLAN




## AVERAGE FINISHED GRADE: CALCULATION TABLE

| | DIST | GRADE |
|---|---|---|
| 1 | 0 | 15 |
| 2 | 20 | 15 |
| 3 | 40 | 15 |
| 4 | 60 | 15 |
| 5 | 80 | 15 |
| 6 | 100 | 15 |
| 7 | 120 | 15 |
| 8 | 140 | 15 |
| 9 | 160 | 15 |
| 10 | 180 | 15 |
| 11 | 200 | 15 |
| 12 | 220 | 15 |
| 13 | 240 | 15 |
| 14 | 260 | 15 |
| 15 | 280 | 15 |
| 16 | 300 | 15 |
| 17 | 320 | 15 |
| 18 | 340 | 15 |
| 19 | 360 | 14.8 |
| 20 | 380 | 14.4 |
| 21 | 400 | 14 |
| 22 | 420 | 13.6 |
| 23 | 440 | 13.2 |
| 24 | 460 | 12.8 |
| 25 | 480 | 12.4 |
| 26 | 500 | 12 |
| 27 | 520 | 12 |
| 28 | 540 | 12 |
| 29 | 560 | 12 |
| 30 | 580 | 12 |
| 31 | 600 | 12 |
| 32 | 620 | 12 |
| 33 | 640 | 12 |
| 34 | 660 | 12 |
| 35 | 680 | 17.75 |
| 36 | 700 | 23.5 |
| 37 | 720 | 23.5 |
| 38 | 740 | 22 |
| 39 | 760 | 20.5 |
| 40 | 780 | 20.7 |
| 41 | 800 | 20.9 |
| 42 | 820 | 21 |
| 43 | 840 | 21.1 |
| 44 | 860 | 21.3 |
| 45 | 880 | 21.5 |
| 46 | 900 | 24 |
| 47 | 920 | 24.5 |
| 48 | 940 | 24.5 |
| 49 | 960 | 24.5 |
| 50 | 980 | 24.5 |
| 51 | 1000 | 24.5 |
| 52 | 1020 | 24.5 |
| 53 | 1040 | 24.5 |
| 54 | 1060 | 24.5 |
| 55 | 1080 | 24.5 |
| 56 | 1100 | 24.5 |
| 57 | 1120 | 24.5 |
| 58 | 1140 | 24.5 |
| 59 | 1160 | 24.5 |
| 60 | 1180 | 24.5 |
| 61 | 1200 | 24.5 |
| 62 | 1220 | 24.5 |
| 63 | 1240 | 24.5 |
| 64 | 1260 | 23 |
| 65 | 1280 | 21.5 |
| 66 | 1300 | 21.6 |
| 67 | 1320 | 21.7 |
| 68 | 1340 | 21.75 |
| 69 | 1360 | 21.8 |
| 70 | 1380 | 21.9 |
| 71 | 1400 | 22 |
| 72 | 1420 | 23 |
| 73 | 1440 | 23.5 |
| 74 | 1460 | 20 |
| AVERAGE | | 18.77 |

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DISTRICT OF COLUMBIA
BRIAN K. GOLDSMITH
No. 8310
REGISTERED
ARCHITECT

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF MAJOR CAPITAL PROJECTS

SUBMITTED DATE
APPROVED DIRECTOR DATE

POTOMAC YARD METRORAIL STATION
GENERAL PLANS
ARCHITECTURAL
BUILDING ELEVATION & SECTIONS

SCALE: As indicated
DRAWING NO. A-06
SHEET NO. 27 OF 27

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