

STAGE I & II CONCEPT SUBMISSION

POTOMAC GREENS PARK

CITY OF ALEXANDRIA, VA



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 F: 215.483.7520
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POTOMAC GREENS PARK

THE CITY OF ALEXANDRIA
 CITY HALL
 301 KING STREET
 ALEXANDRIA, VA 22314



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 3201 JERMANTOWN ROAD, SUITE 660
 FAIRFAX, VA 22030
 703.865.0606
 www.primeeng.com

KEAST & HOOD STRUCTURAL ENGINEER
 400 MARKET STREET, SUITE 1250
 PHILADELPHIA, PA 19106
 215.625.0099
 www.keasthood.com/

IRRIGATION CONSULTING, INC.
 IRRIGATION DESIGN
 4 HOTEL PLACE
 PEPPERELL, MA 01463
 978.433.8972
 www.irrigationconsulting.com

STORMWATER QUALITY ARTICLE XIII REQUIREMENTS NARRATIVE

SEE SHEET SW-100

ZONING TABULATIONS

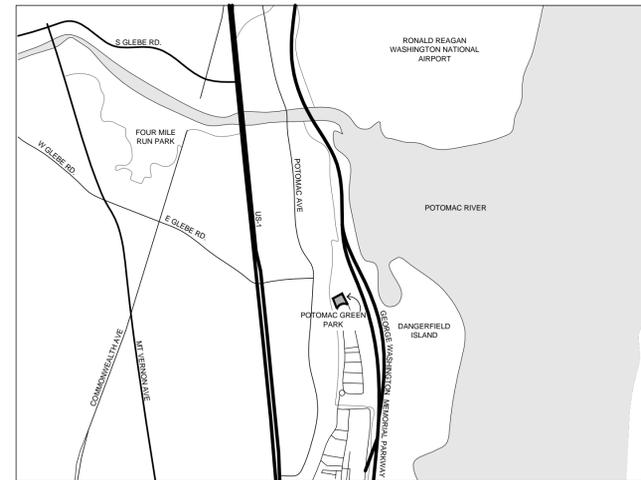
ZONING OF THE SITE:	CDD #10
EXISTING USES ON THE SITE:	PASSIVE NEIGHBORHOOD PARK
PROPOSED USES ON THE SITE:	PASSIVE NEIGHBORHOOD PARK
ORIGINAL LOT AREA:	43,560 SQFT PARK WITHIN THE 805,195 SQFT PARCEL
NEW LOT AREA:	66,917 SQFT
REFINED TABULATIONS	
DENSITY:	0
GROSS SQFT OF BUILDINGS:	N/A
FLOOR AREA RATIO (FAR):	N/A
BUILDING HEIGHTS:	N/A
PARKING LAYOUT:	N/A
OPEN SPACE:	43,560 SQFT PARK WITHIN THE 805,195 SQFT PARCEL
PROPOSED PARKING:	
REQUIRED:	0
PROVIDED:	0
NUMBER OF DWELLING UNITS:	N/A
UNITS/ACRE, RESIDENTIAL:	N/A
GROSS FLOOR AREA:	N/A
NET FLOOR AREA:	N/A
OPEN SPACE:	
GROUND LEVEL:	43,560 SQFT PARK WITHIN THE 805,195 SQFT PARCEL
ROOF TOP:	N/A
TOTAL:	43,560 SQFT PARK WITHIN THE 805,195 SQFT PARCEL
AVERAGE FINISHED GRADE:	N/A
AVERAGE HEIGHT:	N/A
BUILDING SETBACK:	N/A

PARKING TABULATIONS

LOT FRONTAGE:	
REQUIRED:	0
PROVIDED:	0
PARKING SPACES:	
COMPACT:	0
STANDARD:	0
HANDICAP:	0
TOTAL:	0
LOADING SPACES:	
REQUIRED:	0
PROVIDED:	0
EXISTING TRIP GENERATION:	N/A
PROPOSED TRIP GENERATION:	N/A

PROJECT TABULATIONS

TOTAL PROJECT AREA:	66,917 SQFT
TOTAL AREA OF DISTURBANCE:	44,770 SQFT



VICINITY MAP
NTS

NARRATIVE

THIS POTOMAC GREENS PARK PLAN IS INTENDED TO PROVIDE ENHANCEMENTS TO THE EXISTING PARK AS A RESULT OF IMPACTS TO THE EXISTING PARK FROM THE PLANNED CONSTRUCTION OF THE POTOMAC YARD METRO STATION. THE LAND IS CURRENTLY ZONED CDD 10. ITS PROPOSED DEVELOPMENT IS NOT MATERIALLY DIFFERENT FROM WHAT CURRENTLY EXISTS. EXISTING SITE CONDITIONS INCLUDE AGING PLAY EQUIPMENT, AN OPEN FIELD, AND A GAZEBO WHICH WILL BE RELOCATED ON THE SITE. IN ADDITION THERE ARE SEVERAL PICNIC TABLES AND OTHER PARK FURNISHINGS.

EXISTING/PROPOSED SPECIAL USE PERMITS ZONING MODIFICATIONS/WAIVERS

1. MAJOR AMENDMENT TO AN EXISTING DEVELOPMENT SPECIAL USE PERMIT (DSUP 2002-0026)

ARCHAEOLOGY NOTES

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.

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. (THE SUBMITTING ENGINEER MUST CONFIRM WITH ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399 BEFORE INCLUDING THIS NOTE ON THE PLAN)

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.

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.

SHEET INDEX

LC-000	COVERSHEET
LE-000	EXISTING CONDITIONS
LE-001	EXISTING CONDITIONS - ENLARGEMENT
LE-002	TREE SURVEY
LM-100	CONCEPT PLAN
LP-100	PLANTING PLAN
LI-100	IRRIGATION PLAN
LG-100	GRADING PLAN
LP-100	LAYOUT PLAN
SW-100	STORMWATER MANAGEMENT PLAN

SOIL INFORMATION - MARINE CLAY

NO SOIL SURVEY OR GEOTECHNICAL REPORT HAS BEEN PERFORMED. FROM THE INFORMATION AVAILABLE THROUGH THE POTOMAC GREENS DEVELOPMENT DRAWINGS, THE PARK SOIL IS ANTICIPATED TO BE URBAN FILL.

SOIL INFORMATION - CONTAMINATION

NO SOIL SURVEY OR GEOTECHNICAL REPORT HAS BEEN PERFORMED. FROM THE INFORMATION AVAILABLE THROUGH THE POTOMAC GREENS DEVELOPMENT DRAWINGS, THERE IS A POSSIBILITY THAT THE PARK CONTAINS CONTAMINATED SOIL.

EXISTING TOPOGRAPHY NOTE

THE TOPOGRAPHY HEREIN WAS PROVIDED BY AECOM

RPA NOTE

SEE EXISTING CONDITIONS SHEET LE-001

FLOODPLAIN NOTE

PORTIONS OF THIS SITE ARE IN THE 100 YEAR FLOODPLAIN, SEE ATTACHED SHEETS

TRIP GENERATION

THE PARK USE WILL REMAIN THE SAME. TRIP GENERATION IS N/A

POTOMAC YARD URBAN DESIGN GUIDELINES APPLY

THE PARK USE WILL REMAIN THE SAME. CONNECTIONS TO AND THROUGH THE OPEN SPACE WILL BE MAINTAINED AND ENHANCED.

(2) TWO COLOR SETS OF ELEVATIONS:

N/A

COMPLETE STREETS CHECKLIST

	NEW	UPGRADED
CROSSWALKS (NUMBER)		
STANDARD	2 (EXISTING TO REMAIN)	0
HIGH VISIBILITY	0	0
CURB RAMPS	0 (EXISTING TO REMAIN)	
SIDEWALKS (LF)	144.25 LF 0 (EXISTING TO REMAIN)	
BICYCLE PARKING (NUMBER SPACES)		0
PUBLIC/VISITOR	4 (EXISTING TO REMAIN)	0
PRIVATE/GARAGE	0	0
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

DSUP-2016-0005

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. _____

SCALE: AS INDICATED ON DRAWINGS

DATE: 2/26/2016

DRAWN BY: BM

CHECKED BY: EM

APPROVED BY: EM

AA PROJECT #: 130014.02

PROJECT PHASE: DESIGN DEVELOPMENT

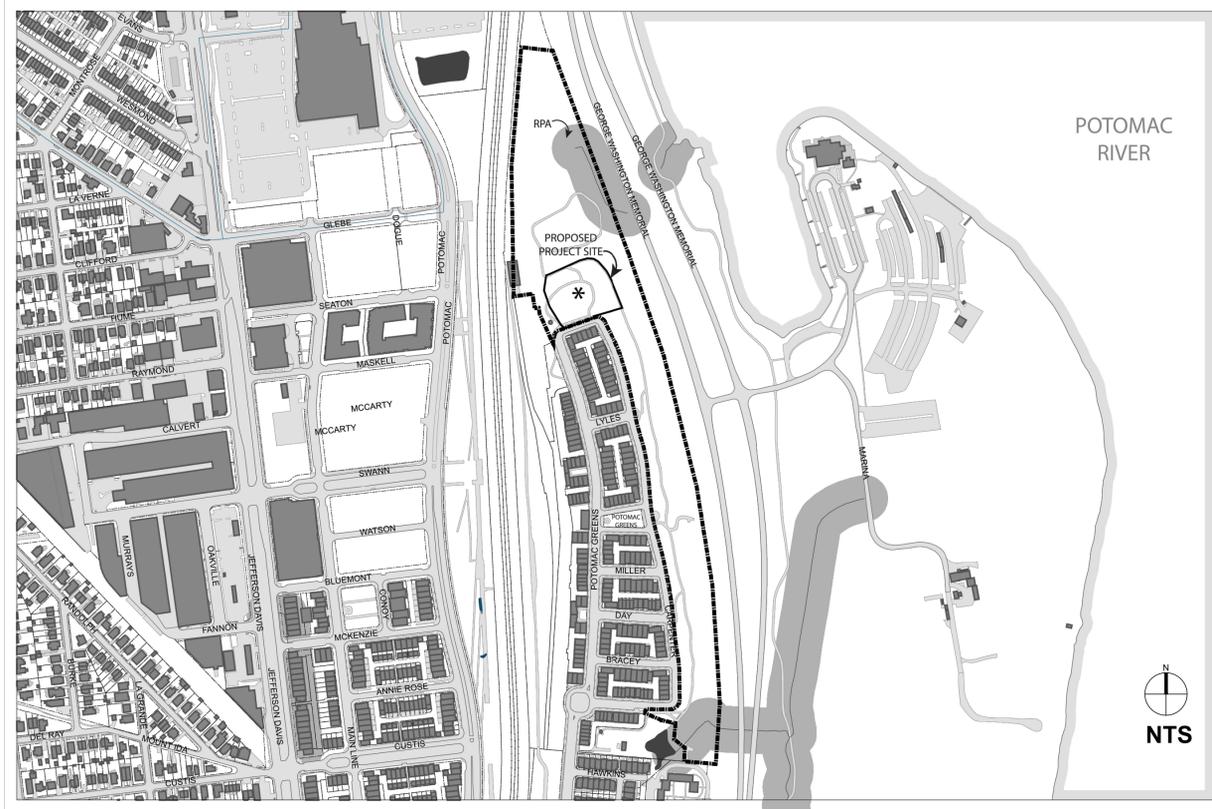
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COVER SHEET

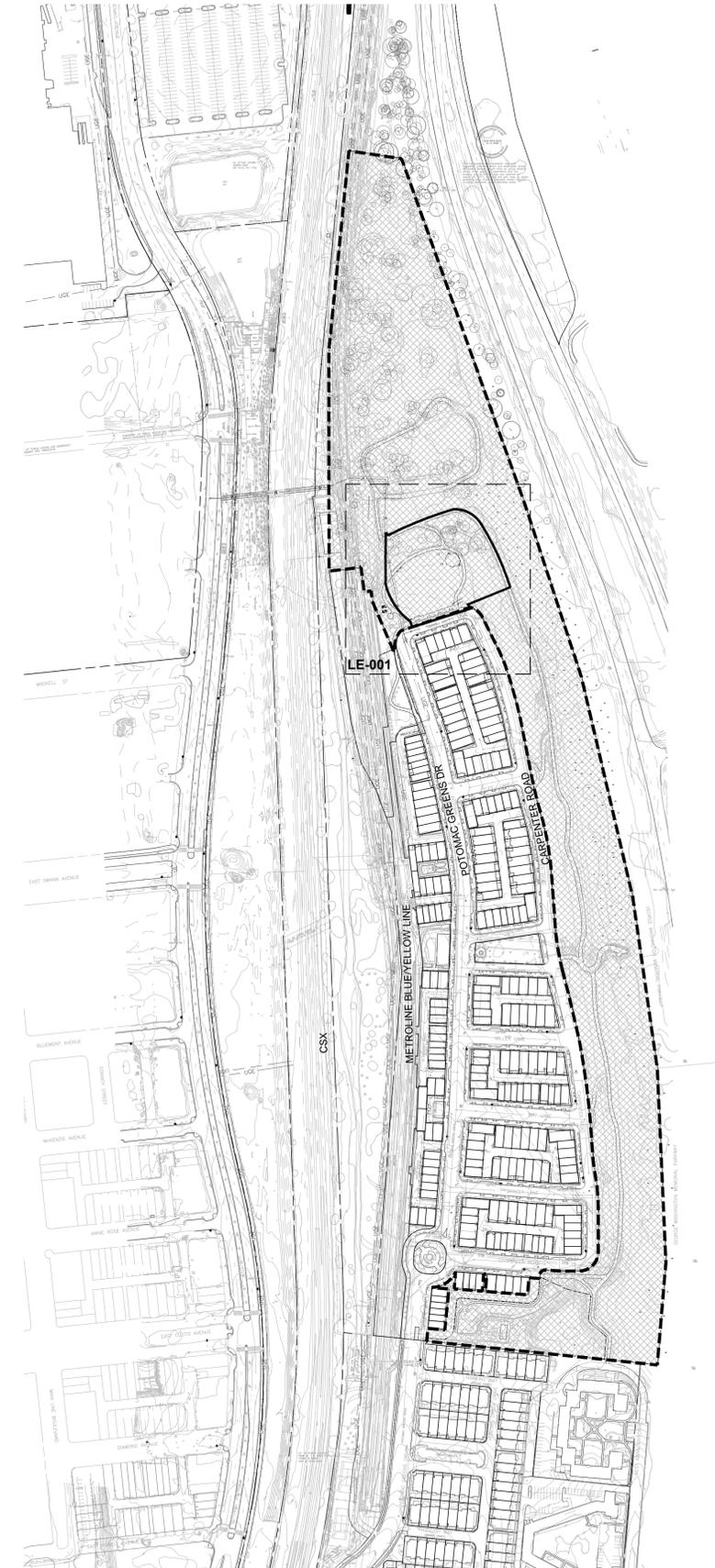
SHEET:

LC-000

CONTEXT MAP



PARCEL SCALE EXISTING CONDITIONS



LEGEND

- EXISTING PROPERTY BOUNDARY (805,195 SQFT)
DSUP 2002-0026 (43,560 SQFT)
- PROPOSED PROPERTY BOUNDARY (66,917 SQFT)

NOTES

1. NO ENCUMBRANCES NOTED THAT WOULD IMPACT DEVELOPMENT ARE NOTED AT THIS TIME.
2. SEE LE-001 AND LM-100 FOR OTHER UTILITIES AND EASEMENTS
3. SOIL SURVEY HAS YET TO BE PERFORMED
4. THE PROPERTY BOUNDARY PER AECOM SURVEY DOES NOT COINCIDE WITH THE PROPERTY BOUNDARY PROVIDED ON THE CITY OF ALEXANDRIA GIS DATABASE. THE 'CONTEXT MAP' SHOWS THE PROPERTY BOUNDARY PROVIDED ON THE CITY OF ALEXANDRIA GIS DATABASE AND THE 'PARCEL SCALE EXISTING CONDITIONS MAP' SHOWS THE AECOM SURVEY PROPERTY BOUNDARY.



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REV. DATE	DESCRIPTION



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DATE:	2/26/2016
DRAWN BY:	BM
CHECKED BY:	EM
APPROVED BY:	EM

AA PROJECT #: 130014.02
PROJECT PHASE: DESIGN DEVELOPMENT

DRAWING TITLE:

EXISTING CONDITIONS

SHEET:

LE-000

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. _____

LEGEND:

- U/G DVP □ POWER HANDHOLE
- U/G VDOT □ POWER VAULT
- U/G TRAFFIC BOX □ TRAFFIC CONTROL VAULT
- TRAFFIC SIGNAL BOX □ GROUND TRAFFIC CONTROL LOCKER
- TRANS □ ELECTRIC TRANSFORMER
- CTV PED □ CABLE TV PEDESTAL
- VZN PED □ TELEPHONE PEDESTAL
- EM POST / EM □ ELECTRIC METER (POST)
- TMH □ TELEPHONE MANHOLE
- EMH □ ELECTRIC MANHOLE
- WMH □ WATER MANHOLE
- SMH □ SANITARY MANHOLE
- SDMH □ DRAINAGE MANHOLE
- DI □ DRAINAGE INLET
- G □ GRATE TOP INLET
- CI □ CURB INLET
- TRAFFIC SIGNAL POLE □ TRAFFIC SIGNAL POLE (ARMS)
- WALK/DON'T WALK □ PEDESTRIAN SIGNAL POLE
- LAMP □ LAMP POST (360" TOP LIGHT)
- ST. LT. □ STREET LIGHT (LIGHT ON ARM)
- NO PARKING+ □ SIGN (WITH DESCRIPTOR)
- MB's □ MAILBOXES
- A □ AIR CONDITIONING UNIT
- CO □ SANITARY CLEANOUT
- FH □ FIRE HYDRANT
- WV □ WATER VALVE
- WM □ DOMESTIC WATER METER
- CLF □ CHAIN-LINK FENCE
- X □ FENCE
- BRICK WALK □ PLANTER OPENING IN SIDEWALK
- WETLANDS □ WETLANDS



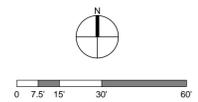
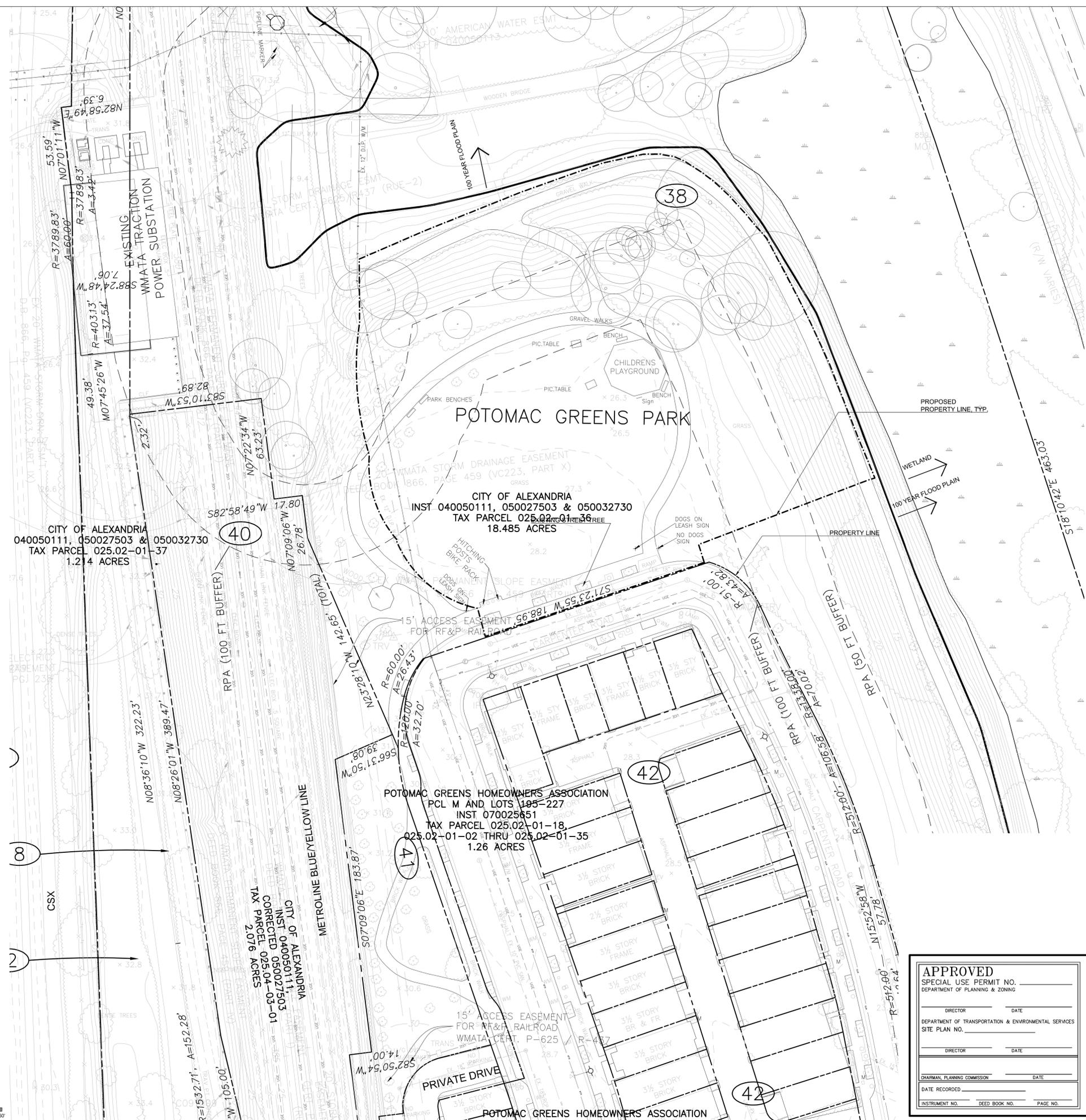
This Topographic and Planimetric map was completed under the direct and responsible charge of, Joseph Michael Kovach from an actual Airborne survey made under my supervision; that the imagery and/or original data was obtained on August 30, 2011; and that this plat, map, or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted.

STEEP SLOPES ANALYSIS:

NO SLOPES GREATER THAN 2:1 NOTED WITHIN PROJECT AREA

NOTES

1. NO ENCUMBRANCES NOTED THAT WOULD IMPACT DEVELOPMENT ARE NOTED AT THIS TIME.
2. SEE PLAN FOR OTHER UTILITIES AND EASEMENTS
3. SOIL SURVEY HAS YET TO BE PERFORMED



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REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION



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SCALE:	AS INDICATED ON DRAWINGS
DATE:	2/26/2016
DRAWN BY:	BM
CHECKED BY:	EM
APPROVED BY:	EM

AA PROJECT #: 130014.02
PROJECT PHASE: DESIGN DEVELOPMENT

**DRAWING TITLE:
 EXISTING CONDITIONS
 ENLARGEMENT**

**SHEET:
 LE-001**

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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 DATE MODIFIED: 2/25/2016

TREE SURVEY		Scientific	Native	CBH1	CBH2	CBH3	Life_Exp	Comments	1932	1936
Inv_Num	Common_Nam									
TREES TO BE PROTECTED										
16	black locust	Robinia pseudoacacia	Y	62	0	0	>15	3 tr-10dead, cav at base		
17	white mulberry	Morus alba	N	26	0	0	5-15	vines		
19	red cedar	Juniperus virginiana	Y	24	0	0	>15	vines		
253	black locust	Robinia pseudoacacia	Y	24	0	0	>15	leaning over path		
254	black locust	Robinia pseudoacacia	Y	27	0	0	>15	leaning over path		
255	black locust	Robinia pseudoacacia	Y	22	18	0	>15	leaning over path		
256	box elder maple	Acer negundo	Y	28	0	0	>15			
257	black locust	Robinia pseudoacacia	Y	40	0	0	<5	trunk wounds, small canopy		
260	black locust	Robinia pseudoacacia	Y	29	15	0	>15			
261	black locust	Robinia pseudoacacia	Y	28	24	0	>15	ivy, codom		
262	black locust	Robinia pseudoacacia	Y	22	0	0	>15	eng ivy		
263	black locust	Robinia pseudoacacia	Y	30	0	0	>15	was a codom, one leader dead		
263	black locust	Robinia pseudoacacia	Y	30	0	0	>15	was a codom, one leader dead		
265	box elder maple	Acer negundo	Y	41	0	0	>15	codom at 5'		
267	white mulberry	Morus alba	N	25	32	0	>15			
269	eastern cottonwood	Populus deltoides	Y	68	0	0	>15	on edge of path		
270	eastern cottonwood	Populus deltoides	Y	92	0	0	>15	adjacent to path		
TREES TO BE DEMOLISHED										
268	white mulberry	Morus alba	N	40	0	0	5-15	3 leaders, Vines covering canopy, can protect if need be		
266	white mulberry	Morus alba	N	29	26	0	>15	codom, can protect if need be		
15	white mulberry	Morus alba	N	26	0	0	>15	can protect if need be		
6	black locust	Robinia pseudoacacia	Y	39	0	0	>15	codom		
7	American elm	Ulmus americana	Y	56	0	0	5-15	codom		
8	black locust	Robinia pseudoacacia	Y	65	0	0	5-15	cav at base		
9	black locust	Robinia pseudoacacia	Y	20	0	0	>15	vines		
10	dead			22	25	0	0	standing dead		
11	Siberian elm	Ulmus pumila	N	34	0	0	5-15	covered in vines		
12	black locust	Robinia pseudoacacia	Y	39	0	0	5-15	vines, poor br attachment		
13	quaking aspen	Populus tremuloides	Y	24	0	0	>15	edge of grass area		
14	black locust	Robinia pseudoacacia	Y	46	0	0	>15	vines		
258	black locust	Robinia pseudoacacia	Y	28	0	0	>15			
259	black locust	Robinia pseudoacacia	Y	48	0	0	>15	English ivy on trunk		
264	Siberian elm	Ulmus pumila	N	25	0	0	>15			

STEEP SLOPES ANALYSIS:
NO SLOPES GREATER THAN 2:1 NOTED

LEGEND

WETLANDS

EXISTING TREE TO BE DEMOLISHED FROM PROPOSED POTOMAC YARD METRO STATION (DSUP2016-004)

NOTES

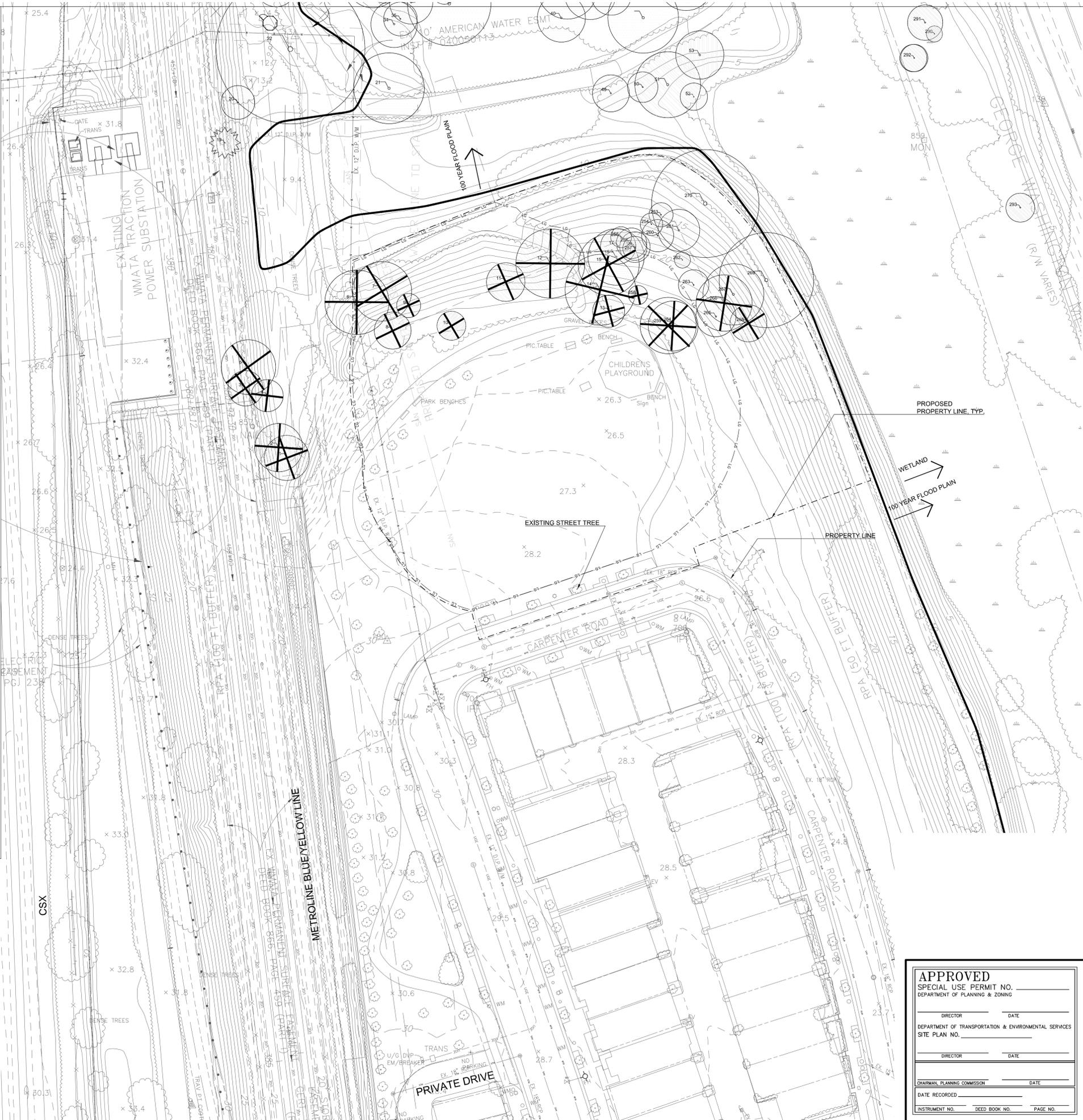
CSX

METROLINE BLUE/YELLOW LINE

PRIVATE DRIVE

1" = 30'

0 7.5 15 30 60



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DATE:	2/26/2016
DRAWN BY:	BM
CHECKED BY:	EM
APPROVED BY:	EM

AA PROJECT #: 130014.02
PROJECT PHASE: DESIGN DEVELOPMENT

DRAWING TITLE:
TREE SURVEY

SHEET:
LE-002

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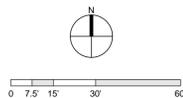
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
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DATE MODIFIED: 2/25/2016

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APPROVED BY:	EM

AA PROJECT #: 130014.02
PROJECT PHASE: DESIGN DEVELOPMENT

DRAWING TITLE:
GRADING PLAN

SHEET:
LG-100

APPROVED

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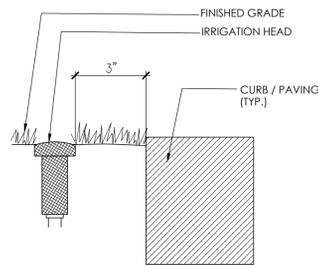
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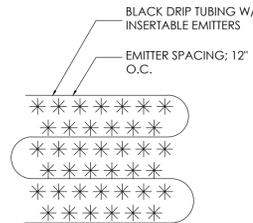
IRRIGATION NOTES
APPLY TO ALL L - SERIES SHEETS

GENERAL: THE IRRIGATION PLAN SHOWN IS TO SHOW THE REQUIRED METHOD OF COVERAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A SOUND, SINGLE SOURCE IRRIGATION SYSTEM CAPABLE OF DELIVERING WATER WITHIN THE MANUFACTURER'S PERFORMANCE SPECIFICATIONS. SUBSTANTIAL CHANGES TO PLAN SHALL BE APPROVED PRIOR TO INSTALLATION.

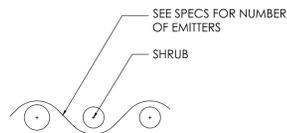
- 1) WORKING PRESSURE BASED ON 50-55 PSI. NOTIFY THE ARCHITECT OF ANY DEVIATIONS.
- 2) WIRE IN MAIN LINE DITCH ONLY - WIRE TO BE 14 GA.
- 4) TIME CLOCK TO BE HARDWIRED TO THE POWER SUPPLY. POWER SUPPLY WILL BE PROVIDED TO WITHIN TEN FEET OF THE TIME CLOCK. COORDINATE TIME CLOCK LOCATION WITH OWNER.
- 5) CONTRACTOR TO SUPPLY SLEEVING AS REQUIRED.
- 6) PROVIDE DRIP IRRIGATION FOR ALL SHRUB AND GROUND COVER APPLICATIONS AS NOTED ON PLANS.
- 7) CONTRACTOR SHALL PROVIDE AN AS BUILT DRAWING WITH OPERATION MANUAL BOUND IN AN EASY TO USE BINDER. DEMONSTRATE IRRIGATION SYSTEM USE TO OWNER AND THE LANDSCAPE ARCHITECT AT PROJECT COMPLETION.
- 8) THE FINISHED IRRIGATION SYSTEM SHALL HAVE COMPLETELY SEPARATE TURF AND SHRUB ZONES.
- 9) ALWAYS DIRECT IRRIGATION AWAY FROM THE BUILDING AND SIGNAGE.
- 10) CONTRACTOR TO SUBMIT SHOP DRAWINGS OF IRRIGATION SYSTEM FOR APPROVAL PRIOR TO CONSTRUCTION. INCLUDING BUT NOT LIMITED TO: RAIN SENSOR AND RAIN SENSOR LOCATION, ALL PIPING AND SLEEVING, IRRIGATION ZONES, GATE VALVES, TIME CLOCK/CONTROLLER PRODUCTS AND LOCATIONS, IRRIGATION WATER METER PRODUCT AND LOCATION, AND BACK FLOW PREVENTOR
- 11) IRRIGATION SLEEVES SHALL BE 4 INCHES DIAMETER. PROVIDE MINIMUM 18 INCHES COVER. EXTEND 12 INCHES BEYOND EDGE OF WALK AND CAP ENDS. PROVIDE FLAG INDICATING LOCATION AND UPDATE CONTRACTOR RECORD SET WITH FINAL INSTALLED LOCATION.



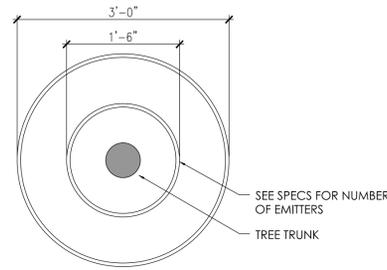
1 IRRIGATION SPRAY HEAD LOCATION (TYP.)
LI-100



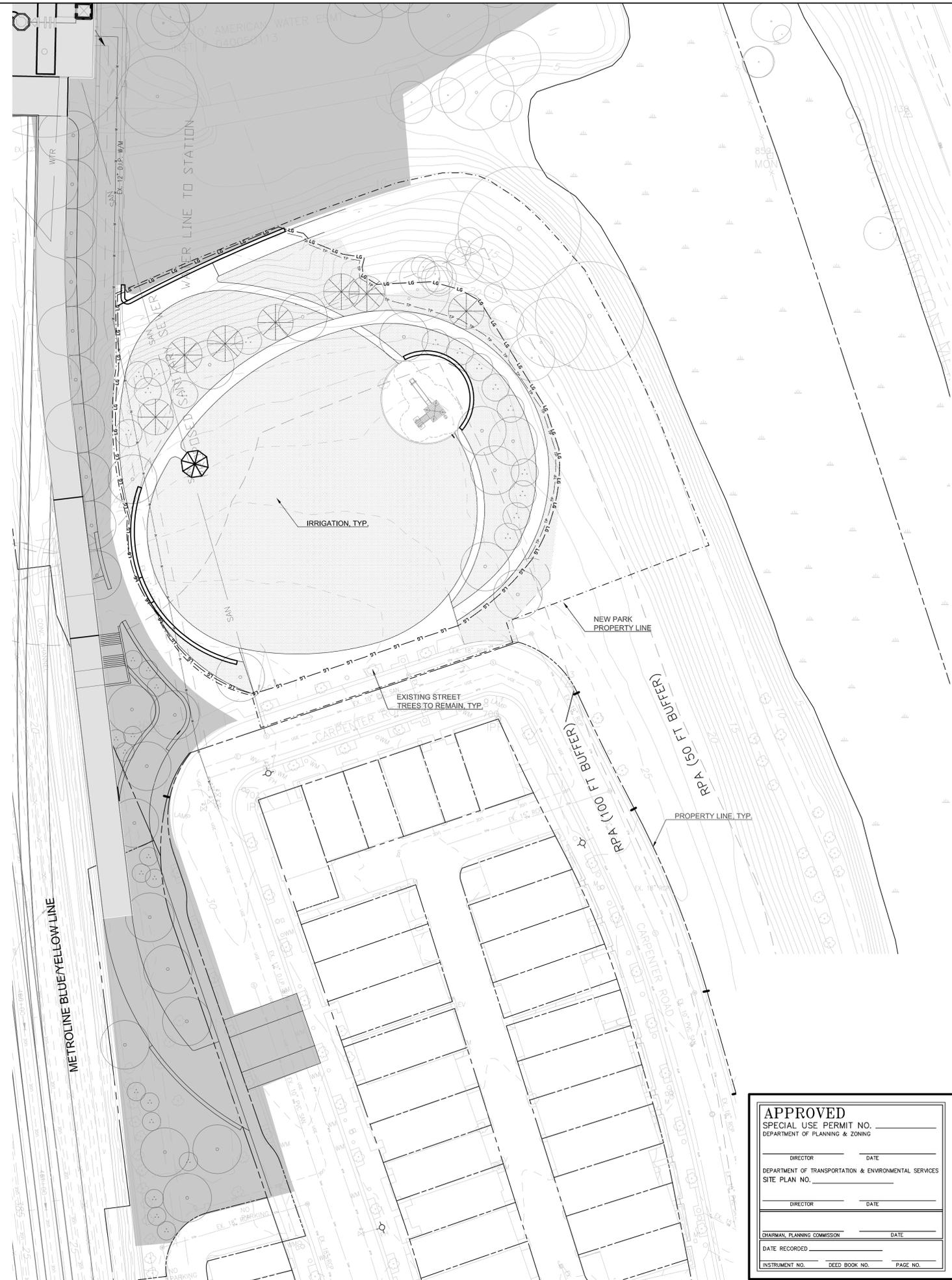
2 DRIP LINE LAYOUT THROUGH GROUND COVER
LI-100



3 DRIP LINE LAYOUT THROUGH SHRUBS
LI-100



4 DRIP TREE RING (TYP. ALL TREES)
LI-100



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THE CITY OF ALEXANDRIA
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IRRIGATION CONSULTING, INC.
IRRIGATION DESIGN
4 HOTEL PLACE
PEPPERELL, MA 01463
978.433.8972
www.irrigationconsulting.com

REV. DATE	DESCRIPTION



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SCALE:	AS INDICATED ON DRAWINGS
DATE:	2/26/2016
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CHECKED BY:	EM
APPROVED BY:	EM

AA PROJECT #: 130014.02
PROJECT PHASE: DESIGN DEVELOPMENT

DRAWING TITLE:
IRRIGATION PLAN

SHEET:
LI-100

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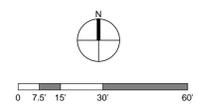
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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

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DATE MODIFIED: 2/25/2016

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CHAIRMAN, PLANNING COMMISSION _____ DATE _____

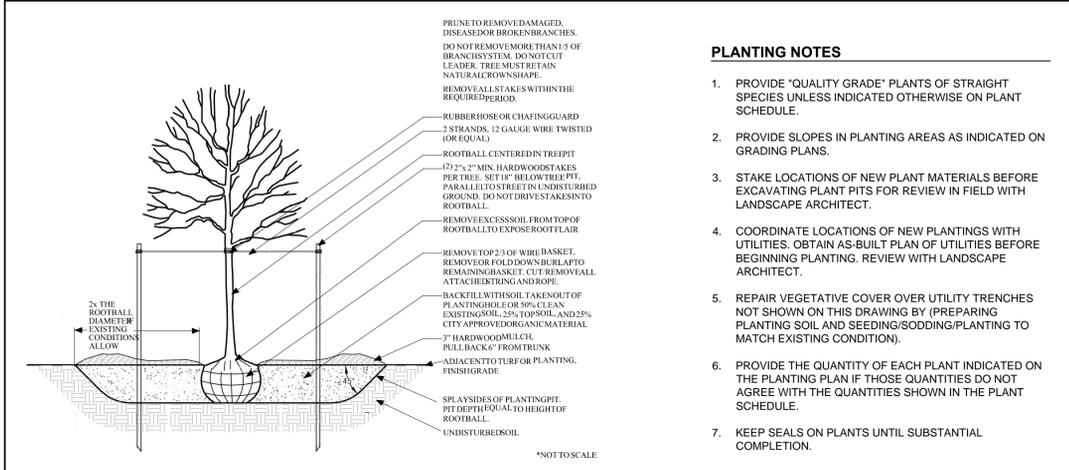
DATE RECORDED _____

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AA PROJECT #: 130014.02
PROJECT PHASE: DESIGN DEVELOPMENT

DRAWING TITLE:
LAYOUT PLAN

SHEET:
LO-100



SECTION
1 TREE PLANTING DETAIL - CITY STANDARD
LP-100 NTS

PLANTING NOTES

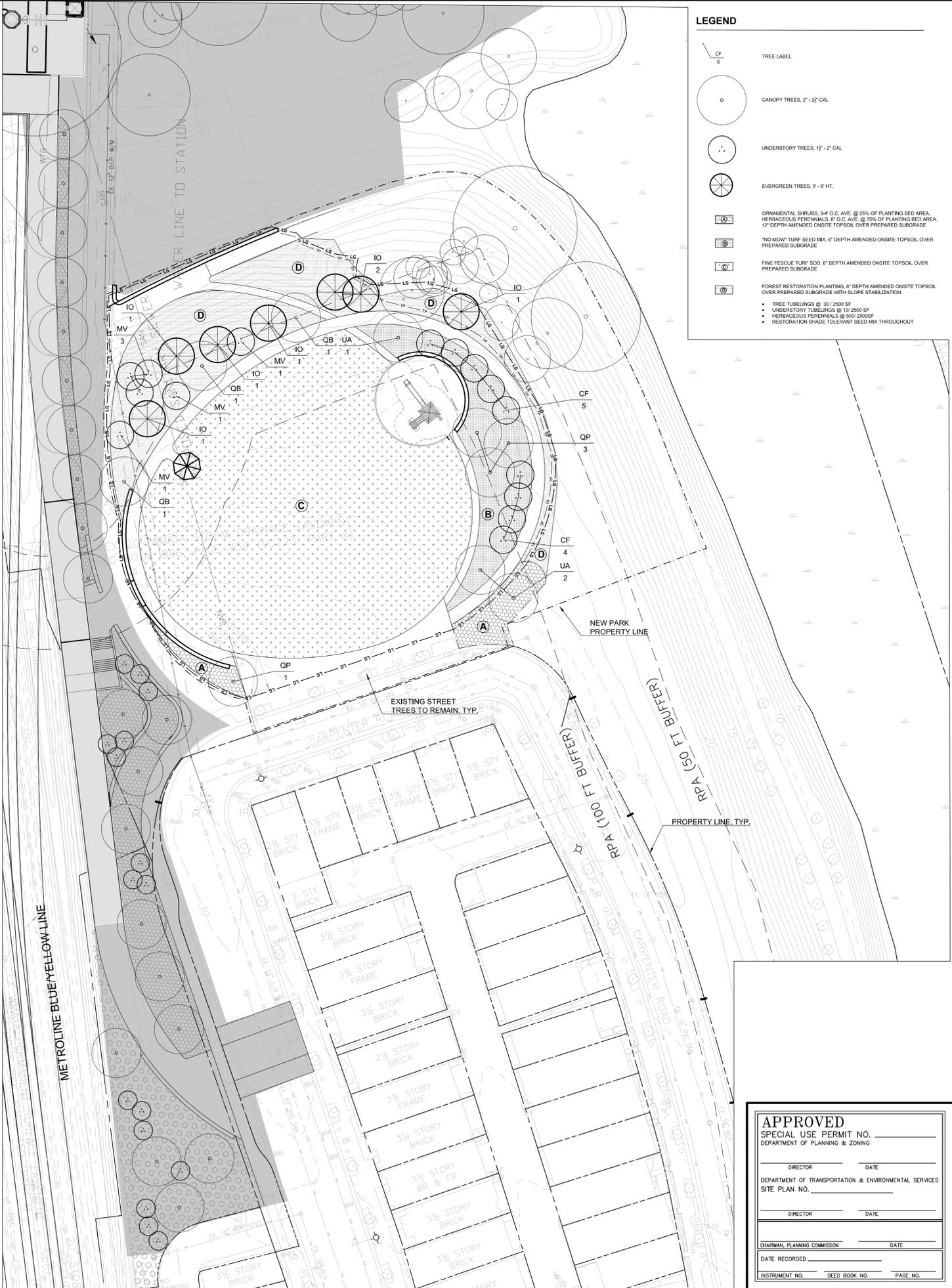
1. PROVIDE "QUALITY GRADE" PLANTS OF STRAIGHT SPECIES UNLESS INDICATED OTHERWISE ON PLANT SCHEDULE.
2. PROVIDE SLOPES IN PLANTING AREAS AS INDICATED ON GRADING PLANS.
3. STAKE LOCATIONS OF NEW PLANT MATERIALS BEFORE EXCAVATING PLANT PITS FOR REVIEW IN FIELD WITH LANDSCAPE ARCHITECT.
4. COORDINATE LOCATIONS OF NEW PLANTINGS WITH UTILITIES. OBTAIN AS-BUILT PLAN OF UTILITIES BEFORE BEGINNING PLANTING. REVIEW WITH LANDSCAPE ARCHITECT.
5. REPAIR VEGETATIVE COVER OVER UTILITY TRENCHES NOT SHOWN ON THIS DRAWING BY (PREPARING PLANTING SOIL AND SEEDING/SODDING/PLANTING TO MATCH EXISTING CONDITION).
6. PROVIDE THE QUANTITY OF EACH PLANT INDICATED ON THE PLANTING PLAN IF THOSE QUANTITIES DO NOT AGREE WITH THE QUANTITIES SHOWN IN THE PLANT SCHEDULE.
7. KEEP SEALS ON PLANTS UNTIL SUBSTANTIAL COMPLETION.

POTOMAC GREENS PARK

PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name	Size	Spacing	Design Remarks	Height/ Size at Maturity
Canopy Trees							
KEY	QTY	Botanical Name	Common Name	Size	Spacing	ROOT	Remarks
QB	3	Quercus bicolor	Swamp White Oak	2 - 2.5' cal.	AS SHOWN	B&B	
QP	4	Quercus phellos	Willow Oak	2 - 2.5' cal.	AS SHOWN	B&B	
QP	3	Ulmus americana- disease resistant cultivar	American Elm	2 - 2.5' cal.	AS SHOWN	B&B	
Restoration Canopy Trees							
KEY	QTY	Botanical Name	Common Name	Size	Spacing	ROOT	Remarks
	144	RESTORATION SIZE TREES		3 - 5' ht.	AS SHOWN	CONT.	
SPECIES		Acer rubrum	Red Maple	3 - 5' ht.		CONT.	
		Carya ovata	Shagbark Hickory	3 - 5' ht.		CONT.	
		Celtis occidentalis	Hackberry	3 - 5' ht.		CONT.	
		Fagus grandifolia	American Beech	3 - 5' ht.		CONT.	
		Ilex opaca	American Holly	5 - 6' ht.		CONT.	
		Juniperus virginiana	Eastern Red Cedar	5 - 6' ht.		CONT.	male and female
		Liquidambar styraciflua	Sweetgum	3 - 5' ht.		CONT.	
		Liriodendron tulipifera	Tuliptree	3 - 5' ht.		CONT.	
		Nyssa sylvatica	Blackgum	3 - 5' ht.		CONT.	
		Pinus rigida	Pitch Pine	5 - 6' ht.		CONT.	
		Pinus virginiana	Virginia Pine	5 - 6' ht.		CONT.	
		Platanus occidentalis	American Sycamore	3 - 5' ht.		CONT.	
		Populus grandidentata	Big Tooth Aspen	3 - 5' ht.		CONT.	
		Prunus serotina	Black Cherry	3 - 5' ht.		CONT.	
		Quercus alba	White Oak	3 - 5' ht.		CONT.	
		Quercus bicolor	Swamp White Oak	3 - 5' ht.		CONT.	
		Quercus palustris	Pin Oak	3 - 5' ht.		CONT.	
		Quercus phellos	Willow Oak	3 - 5' ht.		CONT.	
		Quercus prinus	Chestnut Oak	2 - 2.5' cal.		CONT.	
Evergreen Trees							
KEY	QTY	Botanical Name	Common Name	Size	Spacing	ROOT	Remarks
AH	7	Ilex opaca	American Holly	5 - 6' ht.		B&B	
Understory Trees							
KEY	QTY	Botanical Name	Common Name	Size	Spacing	ROOT	Remarks
CF	9	Cornus florida cultivar	Flowering Dogwood	1 - 1.5' cal.		B&B	
MV	6	Magnolia virginiana	Sweetbay Magnolia	5 - 6' ht.		B&B	
Shrubs							
KEY	QTY	Botanical Name	Common Name	Size	Spacing	ROOT	Remarks
	25	SMALL SHRUBS		1.5 - 3' ht.	3-4' OC AVE	CONT.	
	25	LARGE SHRUBS		3 - 4' ht.	3-4' OC AVE	B&B/ CONT.	
SPECIES		Aronia arbutifolia	Red Chokeberry	3 - 4' ht.	3-4' OC AVE	B&B/ CONT.	
		Asimina triloba	Pawpaw	3 - 4' ht.	3-4' OC AVE	B&B/ CONT.	
		Ceanothus americanus	New Jersey Tea	1.5 - 3' ht.	3-4' OC AVE	CONT.	
		Cephalanthus occidentalis	Buttonbush	3 - 4' ht.	3-4' OC AVE	B&B/ CONT.	
		Clethra alnifolia	Summersweet	1.5 - 3' ht.	3-4' OC AVE	CONT.	
		Cornus amomum	Silky Dogwood	1.5 - 3' ht.	3-4' OC AVE	CONT.	
		Cornus sericea	Red-Twig Dogwood	3 - 4' ht.	3-4' OC AVE	B&B/ CONT.	
		Hydrangea arborescens	Smooth Hydrangea	3 - 4' ht.	3-4' OC AVE	B&B/ CONT.	
		Ilex glabra	Inkberry Holly	1.5 - 3' ht.	3-4' OC AVE	CONT.	
		Ilex verticillata	Winterberry	1.5 - 3' ht.	3-4' OC AVE	CONT.	MALE AND FEMALE
		Viburnum acerifolium	Maple-leaf Viburnum	1.5 - 3' ht.	3-4' OC AVE	CONT.	
		Viburnum dentatum	Southern Arrowwood	1.5 - 3' ht.	3-4' OC AVE	CONT.	
ORNAMENTAL HERBACEOUS PERENNIALS							
KEY	QTY	Botanical Name	Common Name	Size	Spacing	ROOT	Remarks
	1,125	ORNAMENTAL HERBACEOUS PERENNIALS		SP2	8" OC AVE	CONT/ PLUG	
RESTORATION SHADE TOLERANT SEED MIX							
KEY	QTY	Botanical Name	Common Name	Size	Spacing	ROOT	Remarks
	9,000 SF	RESTORATION SHADE TOLERANT SEED MIX				SEED	

2 PLANT SCHEDULE
LD-100



LEGEND

- CF 6 TREE LABEL
- CANOPY TREES, 2" - 2 1/2" CAL
- UNDERSTORY TREES, 1 1/2" - 2" CAL
- EVERGREEN TREES, 9" - 6" HT.
- ORNAIMENTAL SHRUBS, 3-4" O.C. AVE. @ 25% OF PLANTING BED AREA, HERBACEOUS PERENNIALS, 8" O.C. AVE. @ 75% OF PLANTING BED AREA, 1 1/2" DEPTH AMENDED ONSITE TOPSOIL OVER PREPARED SUBGRADE
- "NO MOW" TURF SEED MIX, 6" DEPTH AMENDED ONSITE TOPSOIL OVER PREPARED SUBGRADE
- FINE FESCUE TURF SOID, 6" DEPTH AMENDED ONSITE TOPSOIL OVER PREPARED SUBGRADE
- FOREST RESTORATION PLANTING, 6" DEPTH AMENDED ONSITE TOPSOIL OVER PREPARED SUBGRADE WITH SLOPE STABILIZATION
 - TREE TUBELINGS @ 30' 2500 SF
 - UNDERSTORY TUBELINGS @ 10' 2500 SF
 - HERBACEOUS PERENNIALS @ 500' 2500SF
 - RESTORATION SHADE TOLERANT SEED MIX THROUGHOUT

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COMMONWEALTH OF VIRGINIA
JOSE MARIA ALMIRANA
Cert. No. 0406 000923
LANDSCAPE ARCHITECT
2/26/2016

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APPROVED BY:	EM

AA PROJECT #: 130014.02
PROJECT PHASE: DESIGN DEVELOPMENT

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PLANTING PLAN

SHEET:
LP-100

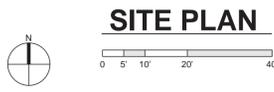
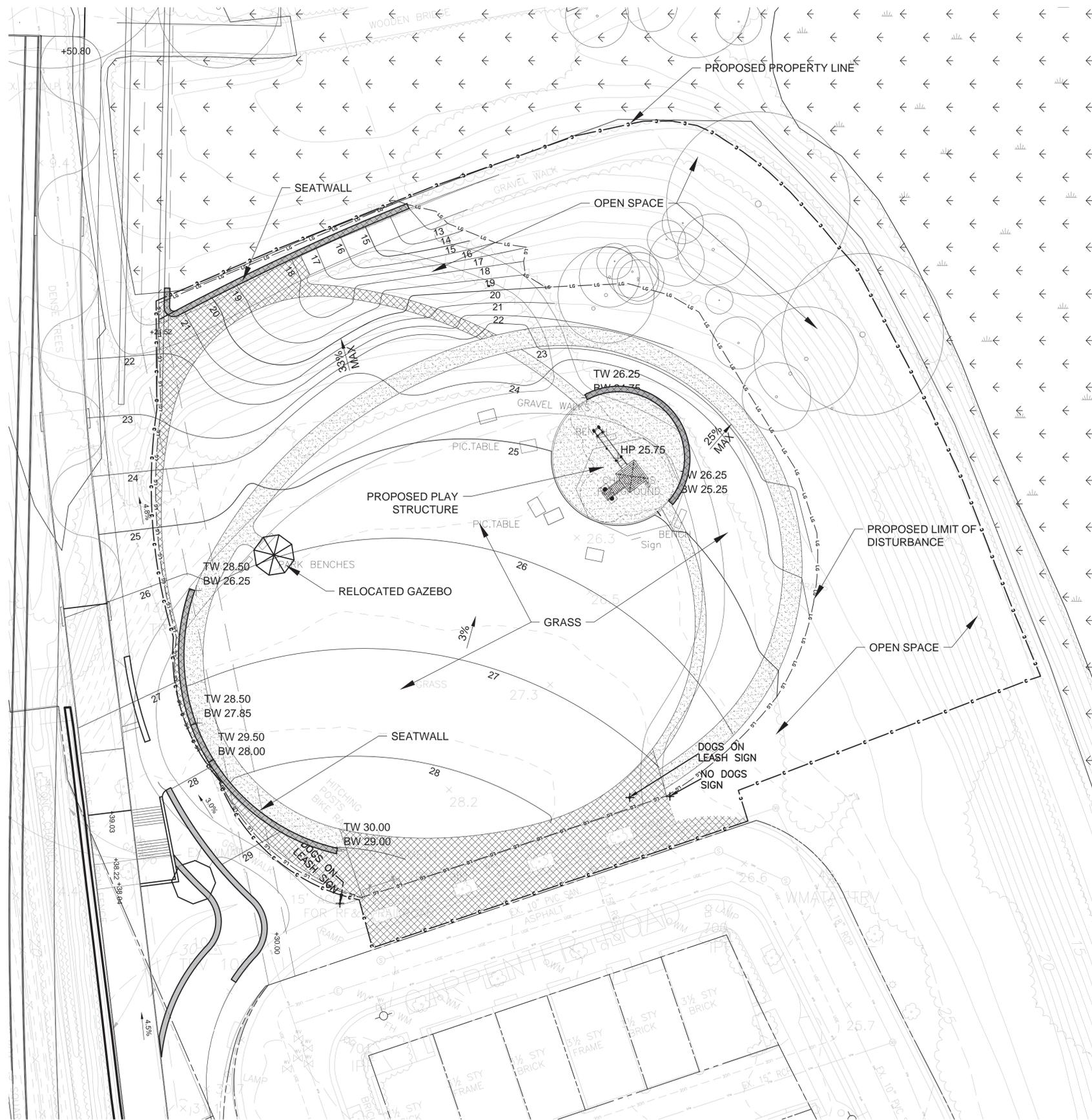
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DATE MODIFIED: 2/26/2016



Project Description

Development or REDEVELOPMENT			
Drainage Area	Impervious	Pervious	Total
Site Area	0.13	1.44	1.57
On-Site Treated	0.07	0.29	0.36
Off-Site Treated			
Total Treated	0.07	0.29	0.36
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0.07		
Total On-Site Treated or Disconnected			0.07

Water Treatment on site

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
Permeable Pavement	0.29	0	45% RR, 25% P
Vegetative Filter Strip	0.07	0.07	50% RR, 0% P

Miscellaneous

Total WQV treated: yes **NO**
 Detention on site: yes **NO**

Project is within which watershed? Potomac River Watershed

Project discharges to which body of water? Potomac River

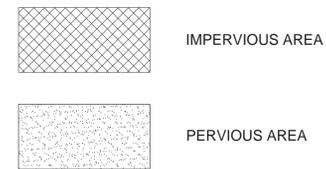
PROJECT IS NOT WITHIN THE COMBINED SEWER AREA

STORMWATER MANAGEMENT NARRATIVE

THE PROJECT CAN MEET THE WATER QUALITY REQUIREMENTS OF ALEXANDRIA'S ENVIRONMENTAL MANAGEMENT ORDINANCE BY UTILIZING PERVIOUS PAVEMENT FOR THE PROPOSED WALKING PATHS AND BY DISCONNECTING THE IMPERVIOUS AREA FROM THE PARK ENTRANCE BY UTILIZING THE CENTRAL GRASS AREA AND THE UNMANAGED OPEN SPACE AROUND THE PERIMETER OF THE PARK AS A VEGETATED FILTER STRIP OR SIMPLE DISCONNECTION BEST MANAGEMENT PRACTICE. THERE IS A SMALL INCREASE IN RUNOFF RATES (0.37 AND 0.53 CFS RESPECTIVELY) WHEN COMPARING PREDEVELOPMENT AND POSTDEVELOPMENT FOR THE 2 AND 10 YEAR STORMS. BASED ON THE SMALL INCREASES, THE VOLUME REDUCTION PROVIDED BY THE PERVIOUS PAVEMENT AND THE LOCATION OF THE SITE WITHIN THE WATERSHED, NO DETENTION IS BEING PROPOSED WITH THIS PROJECT.

PLEASE NOTE THAT THIS IS A CONCEPTUAL SUBMISSION AND THE AREAS AND ASSOCIATED CALCULATIONS ARE SUBJECT TO MINOR CHANGES. DESPITE ANY FUTURE CHANGES, THE APPROACH TO THE WATER QUALITY OR WATER QUANTITY DESIGN SHOULD NOT BE IMPACTED UNLESS THE CITY HAS COMMENTS OR CONCERNS ON THE APPROACH.

LEGEND



REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

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APPROVED BY:	DI

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 STORMWATER
 MANAGEMENT PLAN**

**SHEET:
 SW-100**

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