

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY



MTPD DISTRICT II SUBSTATION AND TRAINING FACILITY

FRANCONIA-SPRINGFIELD STATION
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION DRAWINGS
SEA 91-L-053-6

MARCH 09, 2012

Application No SEA 91-L-053-06 Staff W.Mayland

APPROVED (SE) (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012

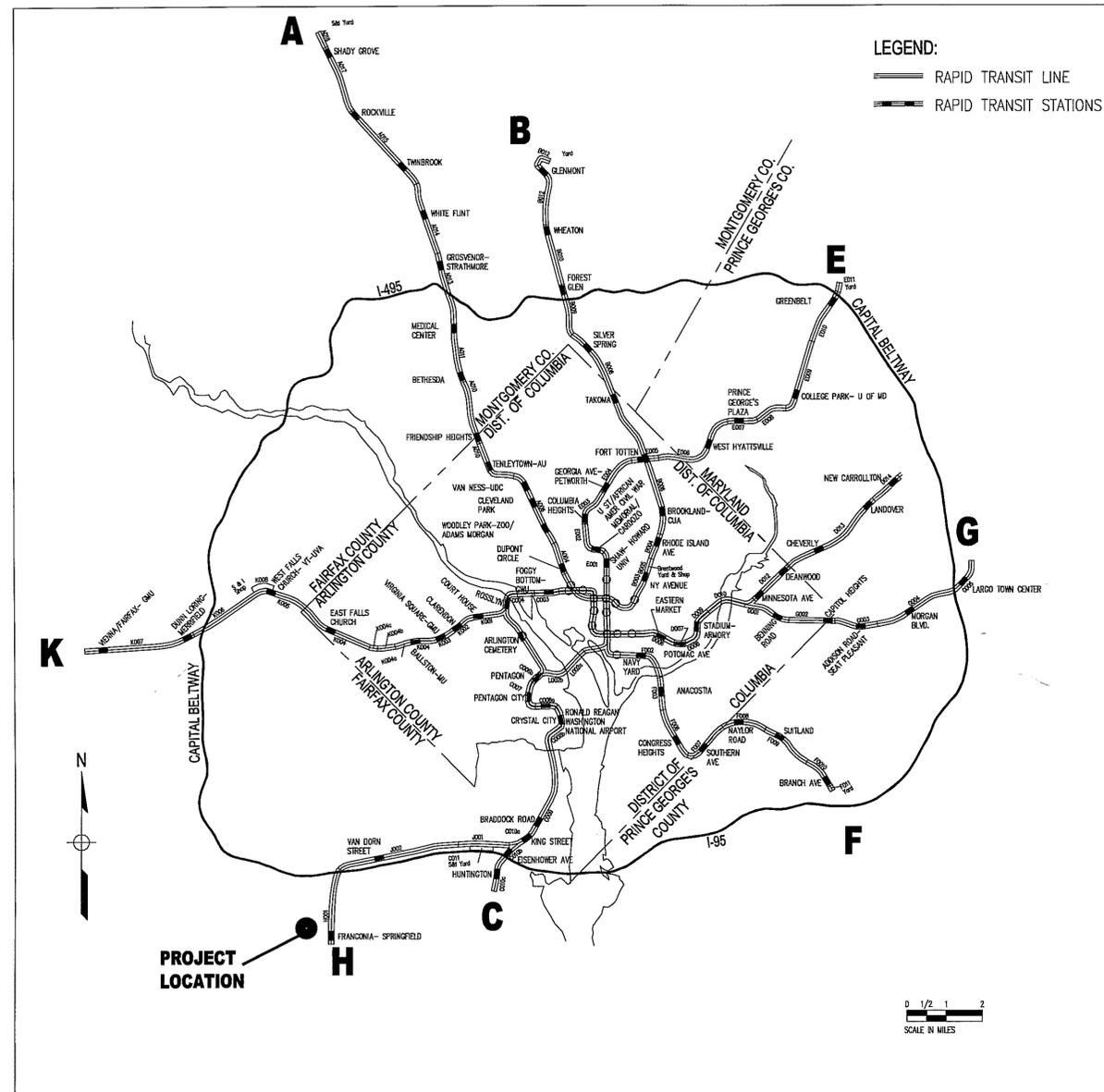
Sheet 1 of 19 sheets

RECEIVED
Department of Planning & Zoning
MAR 09 2012
Zoning Evaluation Division

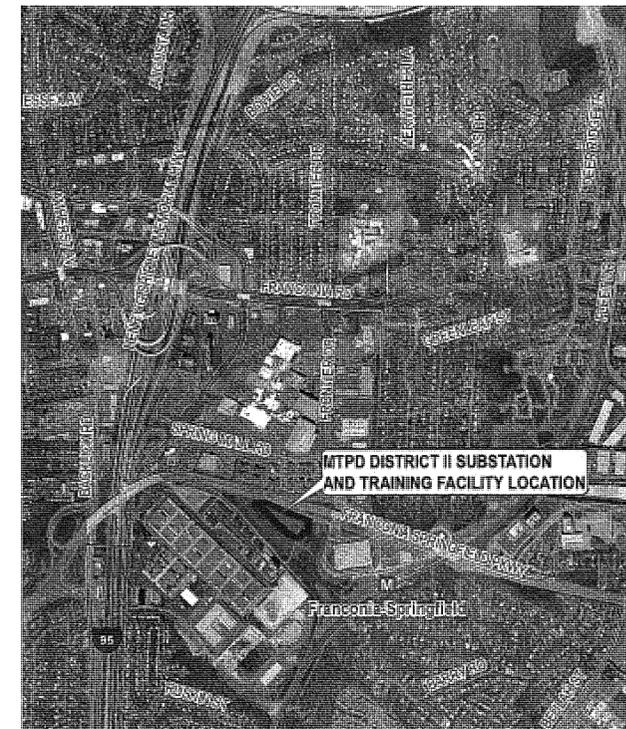
Mar 02, 2012 - 9:31am L:\MATA On-Call Planning Services\WTPD District II Facility Special Exception Application\400 Technical\420 General Plans\SE DrawSE-2 Index and Location Map.dwg

INDEX OF DRAWINGS

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SYSTEM MAP



LOCATION MAP
NOT TO SCALE

Application No SEA 91-L-053-06 Staff W.Mavland

APPROVED (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012

Sheet 2 of 19 sheets

	DESIGNED		DRAWN		CHECKED		APPROVED	
	M. REDDY	DATE	M. REDDY	DATE	R. AMIN	DATE	M. POWERS	DATE

REFERENCE DRAWINGS		REVISIONS		
NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY	
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES	
MAJOR CAPITAL PROJECTS	
SUBMITTED _____	APPROVED _____
DATE	DIRECTOR
DATE	DATE

MTPD DISTRICT II SUBSTATION AND TRAINING FACILITY SYSTEM MAP, LOCATION MAP AND INDEX OF DRAWINGS		
SCALE	DRAWING NO.	SHEET NO.
NOT TO SCALE	SE-2	2 of 13

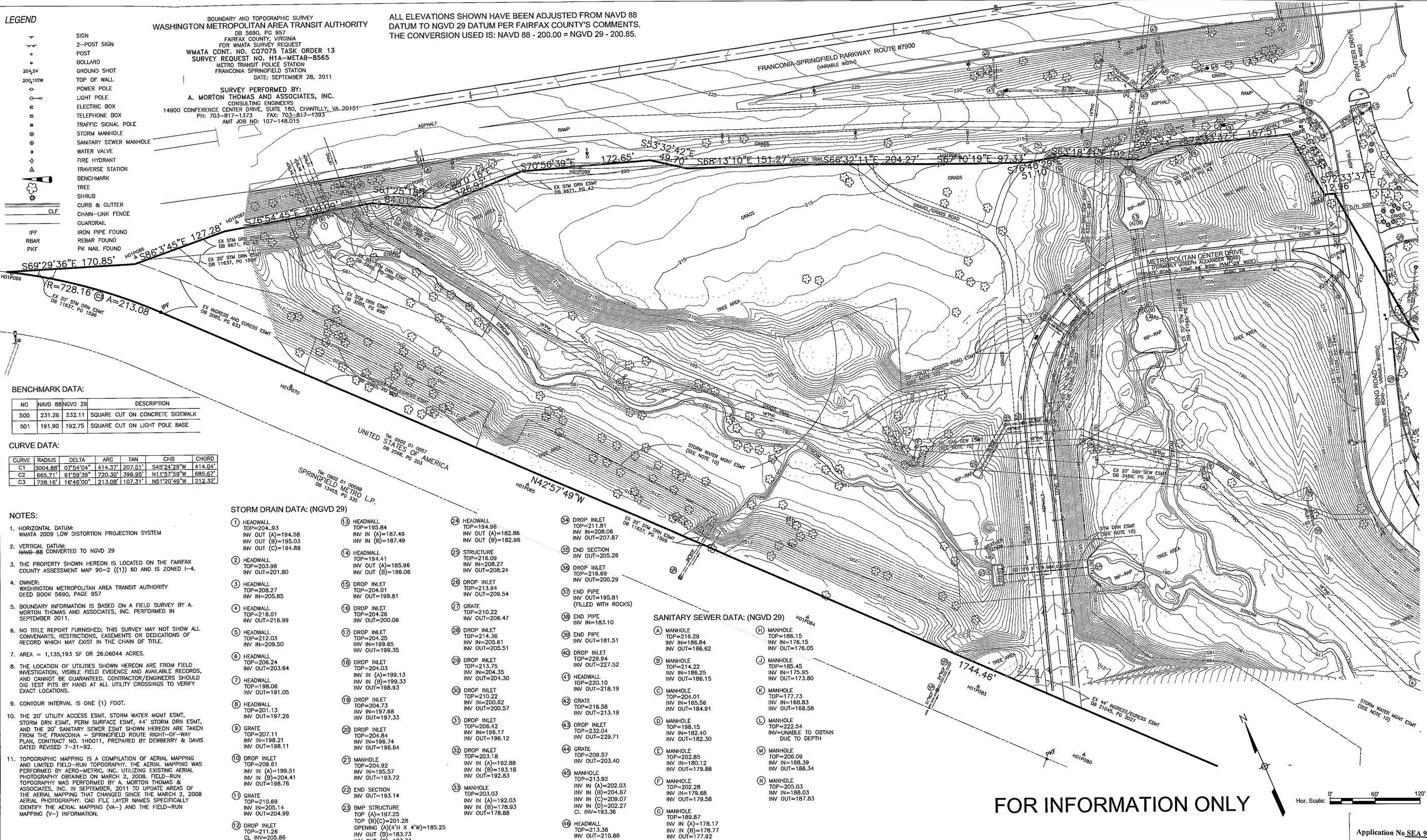
LEGEND

- 2-POST SIGN
- POST
- BOLLARD
- 204,24 GROUND SHOT
- 200,10TW TOP OF WALL
- POWER POLE
- LIGHT POLE
- ELECTRIC BOX
- TELEPHONE BOX
- TRAFFIC SIGNAL POLE
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- TRAVERSE STATION
- BENCHMARK
- TREE
- SHRUB
- CURB & GUTTER
- CHAIN-LINK FENCE
- GUARDRAIL
- IRON PIPE FOUND
- REBAR FOUND
- PKF NAIL FOUND

BOUNDARY AND TOPOGRAPHIC SURVEY
 WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
 DB 5690, PG 957
 FAIRFAX COUNTY, VIRGINIA
 FOR WMATA SURVEY REQUEST
 WMATA CONT. NO. C07075 TASK ORDER 13
 SURVEY REQUEST NO. H1A-METAB-8565
 METRO TRANSIT POLICE STATION
 FRANCONIA SPRINGFIELD STATION
 DATE: SEPTEMBER 28, 2011

SURVEY PERFORMED BY:
 A. MORTON THOMAS AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 14900 CONFERENCE CENTER DRIVE, SUITE 180, CHANTILLY, VA 20151
 PH: 703-817-1373 FAX: 703-817-1393
 AMT JOB NO: 107-148,015

ALL ELEVATIONS SHOWN HAVE BEEN ADJUSTED FROM NAVD 88 DATUM TO NGVD 29 DATUM PER FAIRFAX COUNTY'S COMMENTS. THE CONVERSION USED IS: NAVD 88 - 200.00 = NGVD 29 - 200.85.



BENCHMARK DATA:

NO	NAVD 88	NGVD 29	DESCRIPTION
500	231.26	232.11	SQUARE CUT ON CONCRETE SIDEWALK
501	191.90	192.75	SQUARE CUT ON LIGHT POLE BASE

CURVE DATA:

CURVE	RADIUS	DELTA	ARC	TAN	CHB	CHORD
C1	3004.06'	0754°04"	414.37'	207.51'	S45°24'29"W	414.04'
C2	665.71'	61°59'39"	720.30'	399.95'	N11°57'59"W	685.67'
C3	728.16'	16°46'00"	213.08'	107.31'	N51°20'49"W	212.32'

NOTES:

- HORIZONTAL DATUM: WMATA 2009 LOW DISTORTION PROJECTION SYSTEM
- VERTICAL DATUM: NAVD-88 CONVERTED TO NGVD 29
- THE PROPERTY SHOWN HEREON IS LOCATED ON THE FAIRFAX COUNTY ASSESSMENT MAP 90-2 (11) 60 AND IS ZONED I-4.
- OWNER: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY DEED BOOK 5690, PAGE 957
- BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY BY A. MORTON THOMAS AND ASSOCIATES, INC. PERFORMED IN SEPTEMBER 2011.
- NO TITLE REPORT FURNISHED; THIS SURVEY MAY NOT SHOW ALL CONVEYMENTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS OF RECORD WHICH MAY EXIST IN THE CHAIN OF TITLE.
- AREA = 1,135,193 SF OR 26.06044 ACRES.
- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM FIELD INVESTIGATION, VISIBLE FIELD EVIDENCE AND AVAILABLE RECORDS, AND CANNOT BE GUARANTEED. CONTRACTOR/ENGINEERS SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATIONS.
- CONTOUR INTERVAL IS ONE (1) FOOT.
- THE 20' UTILITY ACCESS ESMT, STORM WATER MGMT ESMT, STORM DRN ESMT, PERM SURFACE ESMT, 44" STORM DRN ESMT, AND THE 20" SANITARY SEWER ESMT SHOWN HEREON ARE TAKEN FROM THE FRANCONIA - SPRINGFIELD ROUTE RIGHT-OF-WAY PLAN, CONTRACT NO. 1H0011, PREPARED BY DEWBERRY & DAVIS DATED REVISED 7-31-92.
- TOPOGRAPHIC MAPPING IS A COMPILATION OF AERIAL MAPPING AND LIMITED FIELD-RUN TOPOGRAPHY. THE AERIAL MAPPING WAS PERFORMED BY AERO-METRIC, INC. UTILIZING EXISTING AERIAL PHOTOGRAPHY OBTAINED ON MARCH 2, 2008. FIELD-RUN TOPOGRAPHY WAS PERFORMED BY A. MORTON THOMAS & ASSOCIATES, INC. IN SEPTEMBER, 2011 TO UPDATE AREAS OF THE AERIAL MAPPING THAT CHANGED SINCE THE MARCH 2, 2008 AERIAL PHOTOGRAPHY. CAD FILE LAYER NAMES SPECIFICALLY IDENTIFY THE AERIAL MAPPING (VA-) AND THE FIELD-RUN MAPPING (V-) INFORMATION.

STORM DRAIN DATA: (NGVD 29)

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|---|--|--|--|--|---|---|--|---|---|--|---|--|--|--|---|--|--|--|---|---|--|--|--|--|--|---|--|--|--|----------------------------------|---|--|------------------------------|-------------------------------|---|---|--|---|---|---|--|
| 1 HEADWALL
TOP=204.93
INV OUT (A)=194.58
INV OUT (B)=195.03
INV OUT (C)=194.88 | 2 HEADWALL
TOP=203.98
INV OUT=201.80 | 3 HEADWALL
TOP=208.27
INV IN=205.85 | 4 HEADWALL
TOP=218.01
INV OUT=216.99 | 5 HEADWALL
TOP=212.03
INV IN=209.50 | 6 HEADWALL
TOP=206.24
INV OUT=203.64 | 7 HEADWALL
TOP=198.06
INV OUT=191.05 | 8 HEADWALL
TOP=201.13
INV OUT=197.26 | 9 GRATE
TOP=207.11
INV IN=198.21
INV OUT=198.11 | 10 DROP INLET
TOP=209.61
INV IN (A)=199.51
INV IN (B)=204.41
INV OUT=198.76 | 11 GRATE
TOP=210.69
INV IN=205.14
INV OUT=204.99 | 12 DROP INLET
TOP=211.26
CL INV=205.86 | 13 HEADWALL
TOP=195.84
INV IN (A)=187.49
INV IN (B)=187.49 | 14 HEADWALL
TOP=194.41
INV OUT (A)=185.96
INV OUT (B)=186.06 | 15 DROP INLET
TOP=204.25
INV IN=199.65
INV OUT=199.35 | 16 DROP INLET
TOP=204.03
INV IN (A)=199.13
INV IN (B)=199.33
INV OUT=198.93 | 17 DROP INLET
TOP=204.73
INV IN=197.68
INV OUT=197.33 | 18 DROP INLET
TOP=204.84
INV IN=196.74
INV OUT=196.64 | 19 MANHOLE
TOP=204.92
INV IN=195.57
INV IN (B)=204.41
INV OUT=193.72 | 20 DROP INLET
TOP=203.18
INV IN (A)=192.88
INV IN (B)=193.18
INV OUT=192.83 | 21 MANHOLE
TOP=203.03
INV IN (A)=192.03
INV IN (B)=178.93
INV OUT=178.88 | 22 END SECTION
TOP (A)=197.25
TOP (B)(C)=201.28
OPENING (A)(4'H X 4'W)=185.25
INV OUT (B)=183.73
INV OUT (C)=183.73 | 23 HEADWALL
TOP=194.96
INV IN (A)=182.86
INV OUT (B)=182.96 | 24 STRUCTURE
TOP=216.09
INV IN=208.27
INV OUT=208.24 | 25 DROP INLET
TOP=213.94
INV OUT=209.54 | 26 GRATE
TOP=210.22
INV OUT=206.47 | 27 DROP INLET
TOP=214.36
INV IN=205.61
INV OUT=205.51 | 28 DROP INLET
TOP=213.75
INV IN=204.35
INV OUT=204.30 | 29 DROP INLET
TOP=210.22
INV IN=200.62
INV OUT=200.57 | 30 DROP INLET
TOP=206.42
INV IN=196.17
INV OUT=196.12 | 31 DROP INLET
TOP=203.18
INV IN (A)=192.88
INV IN (B)=193.18
INV OUT=192.83 | 32 MANHOLE
TOP=203.03
INV IN (A)=192.03
INV IN (B)=178.93
INV OUT=178.88 | 33 BMP STRUCTURE
TOP (A)=197.25
TOP (B)(C)=201.28
OPENING (A)(4'H X 4'W)=185.25
INV OUT (B)=183.73
INV OUT (C)=183.73 | 34 DROP INLET
TOP=211.81
INV IN=208.06
INV OUT=207.87 | 35 END SECTION
INV OUT=205.26 | 36 DROP INLET
TOP=215.69
INV OUT=200.29 | 37 END PIPE
INV OUT=195.81
(FILLED WITH ROCKS) | 38 END PIPE
INV IN=183.10 | 39 END PIPE
INV OUT=181.51 | 40 DROP INLET
TOP=229.94
INV OUT=227.52 | 41 HEADWALL
TOP=220.10
INV OUT=218.19 | 42 GRATE
TOP=216.58
INV OUT=213.19 | 43 DROP INLET
TOP=209.57
INV OUT=203.40 | 44 MANHOLE
TOP=213.92
INV IN (A)=202.03
INV IN (B)=204.67
INV IN (C)=209.07
INV IN (D)=202.27
CL INV=193.36 | 45 HEADWALL
TOP=213.38
INV OUT=210.88 | 46 MANHOLE
TOP=186.87
INV IN (A)=178.17
INV IN (B)=178.77
INV OUT=177.92 |
|--|--|---|--|---|--|--|--|--|---|---|--|---|---|--|---|--|--|--|---|--|--|--|---|---|--|--|--|--|--|---|--|--|--|----------------------------------|---|--|------------------------------|-------------------------------|---|---|--|---|---|---|--|

SANITARY SEWER DATA: (NGVD 29)

- | | | | | | | | | | | | | |
|--|--|--|--|--|--|---|--|--|--|---|--|--|
| A MANHOLE
TOP=216.29
INV IN=186.84
INV OUT=186.62 | B MANHOLE
TOP=214.22
INV IN=186.25
INV OUT=186.15 | C MANHOLE
TOP=204.01
INV IN=185.56
INV OUT=184.91 | D MANHOLE
TOP=198.15
INV IN=182.04
INV OUT=182.30 | E MANHOLE
TOP=202.85
INV IN=180.12
INV OUT=179.88 | F MANHOLE
TOP=202.28
INV IN=179.68
INV OUT=179.58 | G MANHOLE
TOP=189.87
INV IN (A)=178.17
INV IN (B)=178.77
INV OUT=177.92 | H MANHOLE
TOP=186.15
INV IN=176.15
INV OUT=176.05 | J MANHOLE
TOP=185.45
INV IN=175.95
INV OUT=173.80 | K MANHOLE
TOP=177.73
INV IN=168.83
INV OUT=168.58 | L MANHOLE
TOP=222.54
INV=UNABLE TO OBTAIN
DUE TO DEPTH | M MANHOLE
TOP=206.09
INV IN=188.39
INV OUT=188.34 | N MANHOLE
TOP=205.03
INV IN=188.03
INV OUT=187.83 |
|--|--|--|--|--|--|---|--|--|--|---|--|--|

FOR INFORMATION ONLY



DESIGNED	W. ENGMAN	10/21/2011	REFERENCE DRAWINGS		REVISIONS		
			NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION
DRAWN	W. ENGMAN	10/21/2011			11-30-2011	WCE	FAIRFAX COUNTY COMMENTS
CHECKED	G. MERCADO	10/21/2011			2-10-2012	WCE	FAIRFAX COUNTY COMMENTS
APPROVED	J.M. POWERS	10/21/2011			3-9-2012	WCE	FAIRFAX COUNTY COMMENTS

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

PROFESSIONAL ENGINEER
 J. MORTON THOMAS
 No. 019820

SUBMITTED DATE APPROVED DIRECTOR DATE

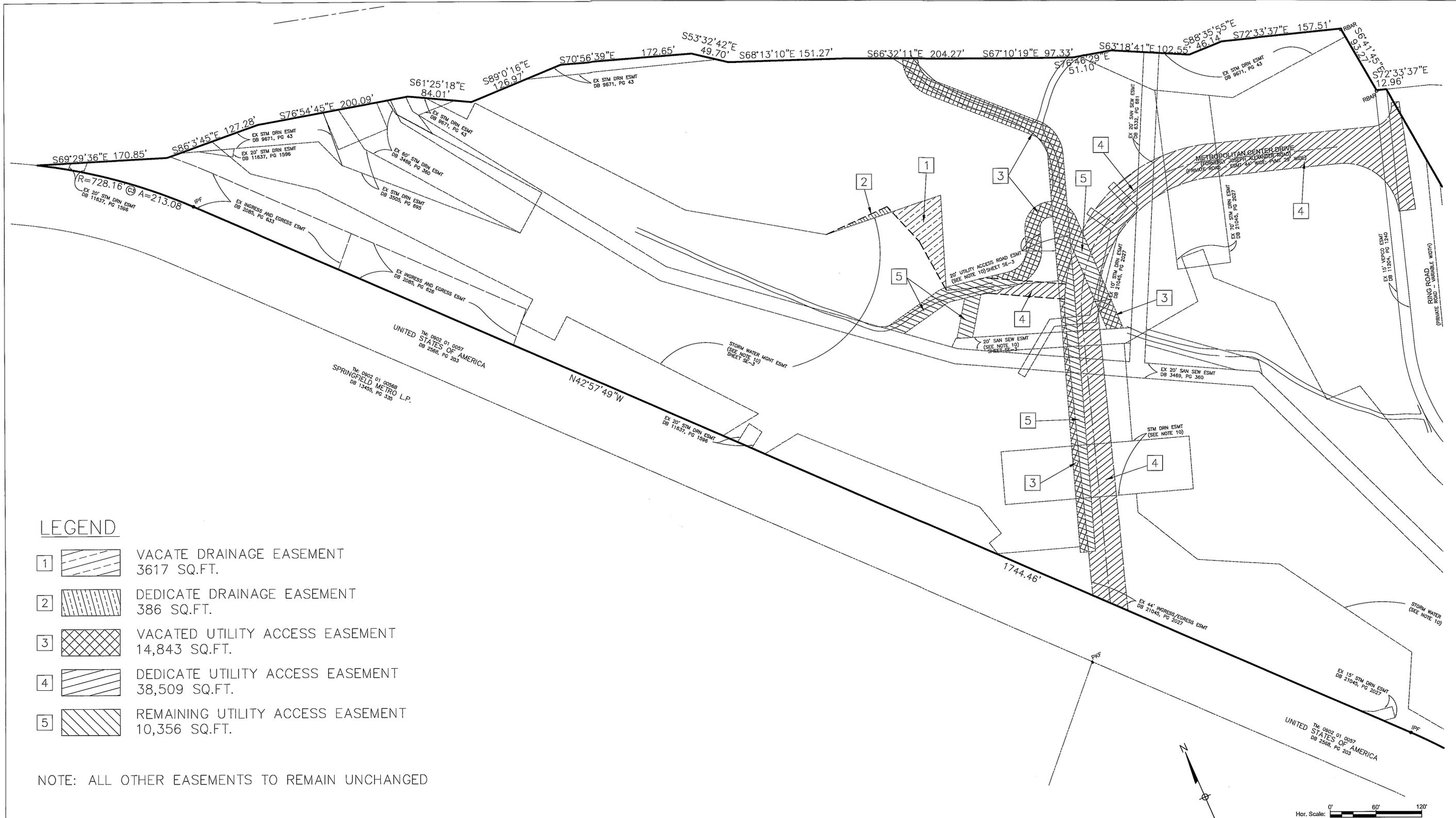
MTPD DISTRICT II
 SUBSTATION AND TRAINING FAC
 EXISTING CONDITIONS PLAN (SUF)

APPROVED (SE) (SEA) PLAT
 SEE DEV CONDS DATED April 12, 2012
 Date of (BOS) (PC) Approval May 22, 2012

Sheet 3 of 19 sheets

SCALE HOR: 1"=60' DRAWING NO. SE-3 SHEET NO. 3 OF 13

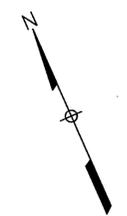
Application No SEA 91-L-053-06 Staff W. Mayland



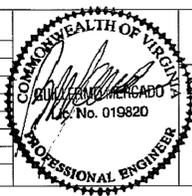
LEGEND

- 1 VACATE DRAINAGE EASEMENT
3617 SQ.FT.
- 2 DEDICATE DRAINAGE EASEMENT
386 SQ.FT.
- 3 VACATED UTILITY ACCESS EASEMENT
14,843 SQ.FT.
- 4 DEDICATE UTILITY ACCESS EASEMENT
38,509 SQ.FT.
- 5 REMAINING UTILITY ACCESS EASEMENT
10,356 SQ.FT.

NOTE: ALL OTHER EASEMENTS TO REMAIN UNCHANGED



DESIGNED			REFERENCE DRAWINGS			REVISIONS		
DATE	BY	DESCRIPTION	NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION	
10/21/2011	W. ENGMAN				11-30-2011	WCE	FAIRFAX COUNTY COMMENTS	
					2-10-2012	WCE	FAIRFAX COUNTY COMMENTS	
10/21/2011	W. ENGMAN							
10/21/2011	G. MERCADO							
10/21/2011	J.M. POWERS							



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

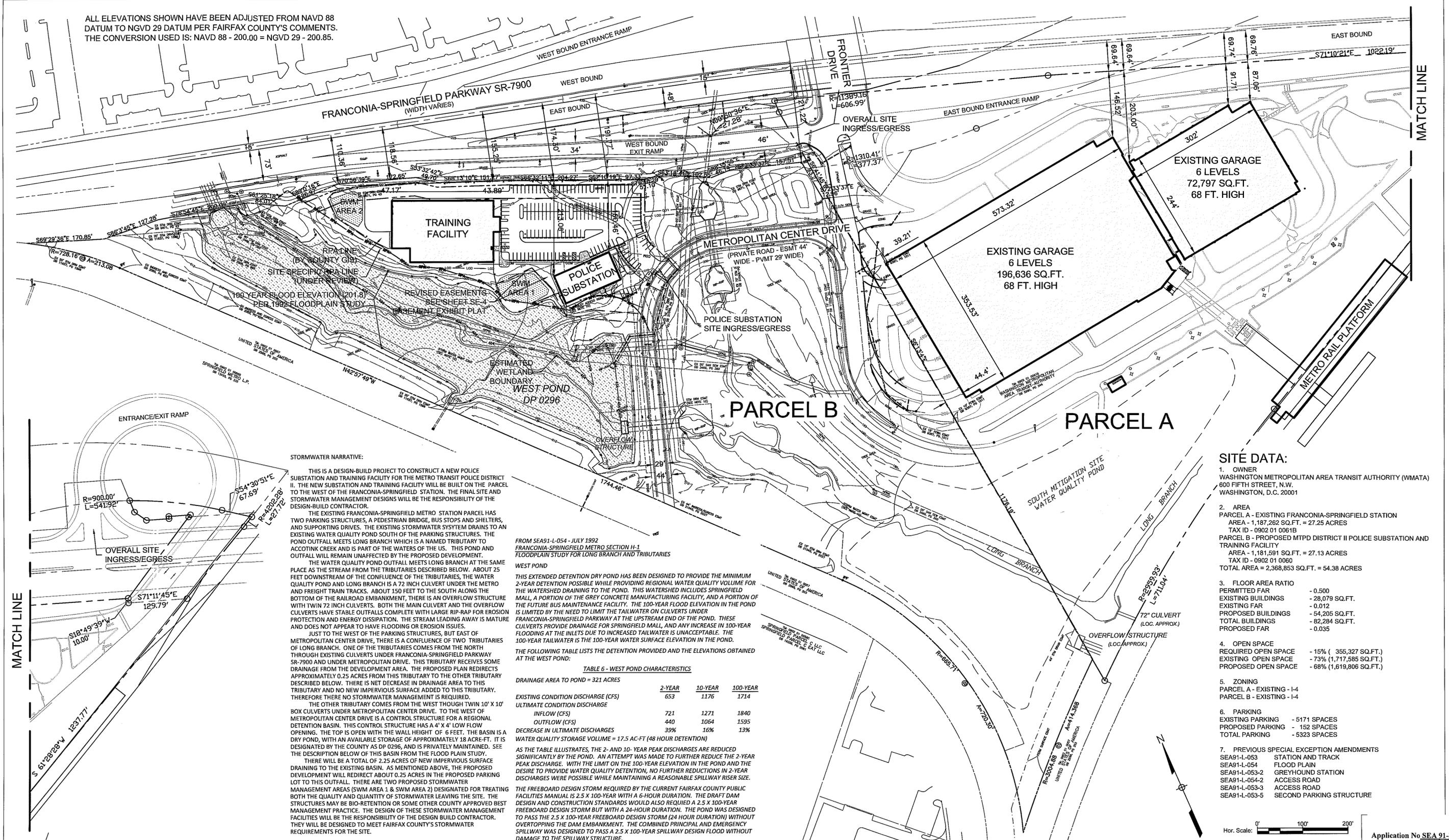
SUBMITTED _____ DATE _____
 APPROVED _____ DIRECTOR _____ DATE _____

**MTPD DISTRICT II
 SUBSTATION AND TRAINING FACII
 EASEMENT EXHIBIT PLAT**

SCALE: HOR: 1"=60' DRAWING NO. **SE-4** SHEET NO. **4 OF 13**

Application No **SEA 91-L-053-06** Staff **W. Mayland**
 APPROVED (SE) (SEA) PLAT
 SEE DEV CONDS DATED **April 12, 2012**
 Date of (BOS) (PC) Approval **May 22, 2012**
 Sheet **4** of **19** sheets

ALL ELEVATIONS SHOWN HAVE BEEN ADJUSTED FROM NAVD 88 DATUM TO NGVD 29 DATUM PER FAIRFAX COUNTY'S COMMENTS. THE CONVERSION USED IS: NAVD 88 - 200.00 = NGVD 29 - 200.85.



STORMWATER NARRATIVE:

THIS IS A DESIGN-BUILD PROJECT TO CONSTRUCT A NEW POLICE SUBSTATION AND TRAINING FACILITY FOR THE METRO TRANSIT POLICE DISTRICT II. THE NEW SUBSTATION AND TRAINING FACILITY WILL BE BUILT ON THE PARCEL TO THE WEST OF THE FRANCONIA-SPRINGFIELD STATION. THE FINAL SITE AND STORMWATER MANAGEMENT DESIGNS WILL BE THE RESPONSIBILITY OF THE DESIGN-BUILD CONTRACTOR.

THE EXISTING FRANCONIA-SPRINGFIELD METRO STATION PARCEL HAS TWO PARKING STRUCTURES, A PEDESTRIAN BRIDGE, BUS STOPS AND SHELTERS, AND SUPPORTING DRIVES. THE EXISTING STORMWATER SYSTEM DRAINS TO AN EXISTING WATER QUALITY POND SOUTH OF THE PARKING STRUCTURES. THE POND OUTFALL MEETS LONG BRANCH WHICH IS A NAMED TRIBUTARY TO ACCOTINK CREEK AND IS PART OF THE WATERS OF THE US. THIS POND AND OUTFALL WILL REMAIN UNAFFECTED BY THE PROPOSED DEVELOPMENT.

THE WATER QUALITY POND OUTFALL MEETS LONG BRANCH AT THE SAME PLACE AS THE STREAM FROM THE TRIBUTARIES DESCRIBED BELOW. ABOUT 25 FEET DOWNSTREAM OF THE CONFLUENCE OF THE TRIBUTARIES, THE WATER QUALITY POND AND LONG BRANCH IS A 72 INCH CULVERT UNDER THE METRO AND FREIGHT TRAIN TRACKS. ABOUT 150 FEET TO THE SOUTH ALONG THE BOTTOM OF THE RAILROAD EMBANKMENT, THERE IS AN OVERFLOW STRUCTURE WITH TWIN 72 INCH CULVERTS. BOTH THE MAIN CULVERT AND THE OVERFLOW CULVERTS HAVE STABLE FALLOUTS COMPLETE WITH LARGE RIP-RAP FOR EROSION PROTECTION AND ENERGY DISSIPATION. THE STREAM LEADING AWAY IS MATURE AND DOES NOT APPEAR TO HAVE FLOODING OR EROSION ISSUES.

JUST TO THE WEST OF THE PARKING STRUCTURES, BUT EAST OF METROPOLITAN CENTER DRIVE, THERE IS A CONFLUENCE OF TWO TRIBUTARIES OF LONG BRANCH. ONE OF THE TRIBUTARIES COMES FROM THE NORTH THROUGH EXISTING CULVERTS UNDER FRANCONIA-SPRINGFIELD PARKWAY SR-7900 AND UNDER METROPOLITAN DRIVE. THIS TRIBUTARY RECEIVES SOME DRAINAGE FROM THE DEVELOPMENT AREA. THE PROPOSED PLAN REDIRECTS APPROXIMATELY 0.25 ACRES FROM THIS TRIBUTARY TO THE OTHER TRIBUTARY DESCRIBED BELOW. THERE IS NET DECREASE IN DRAINAGE AREA TO THIS TRIBUTARY AND NO NEW IMPERVIOUS SURFACE ADDED TO THIS TRIBUTARY. THEREFORE THERE IS NO STORMWATER MANAGEMENT REQUIRED.

THE OTHER TRIBUTARY COMES FROM THE WEST THROUGH TWIN 10" X 10" BOX CULVERTS UNDER METROPOLITAN CENTER DRIVE. TO THE WEST OF METROPOLITAN CENTER DRIVE IS A CONTROL STRUCTURE FOR A REGIONAL DETENTION BASIN. THIS CONTROL STRUCTURE HAS A 4' X 4' LOW FLOW OPENING. THE TOP IS OPEN WITH THE WALL HEIGHT OF 6 FEET. THE BASIN IS A DRY POND, WITH AN AVAILABLE STORAGE OF APPROXIMATELY 18 ACRE-FT. IT IS DESIGNATED BY THE COUNTY AS DP 0296, AND IS PRIVATELY MAINTAINED. SEE THE DESCRIPTION BELOW OF THIS BASIN FROM THE FLOOD PLAIN STUDY.

THERE WILL BE A TOTAL OF 2.25 ACRES OF NEW IMPERVIOUS SURFACE DRAINING TO THE EXISTING BASIN AS MENTIONED ABOVE. THE PROPOSED DEVELOPMENT WILL REDIRECT ABOUT 0.25 ACRES IN THE PROPOSED PARKING LOT TO THIS OUTFALL. THERE ARE TWO PROPOSED STORMWATER MANAGEMENT AREAS (SWM AREA 1 & SWM AREA 2) DESIGNATED FOR TREATING BOTH THE QUALITY AND QUANTITY OF STORMWATER LEAVING THE SITE. THE STRUCTURES MAY BE BIO-RETENTION OR SOME OTHER COUNTY APPROVED BEST MANAGEMENT PRACTICE. THE DESIGN OF THESE STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE DESIGN BUILD CONTRACTOR. THEY WILL BE DESIGNED TO MEET FAIRFAX COUNTY'S STORMWATER REQUIREMENTS FOR THE SITE.

FROM SEA91-L-054 - JULY 1992
FRANCONIA-SPRINGFIELD METRO SECTION H-1
FLOODPLAIN STUDY FOR LONG BRANCH AND TRIBUTARIES

WEST POND

THIS EXTENDED DETENTION DRY POND HAS BEEN DESIGNED TO PROVIDE THE MINIMUM 2-YEAR DETENTION POSSIBLE WHILE PROVIDING REGIONAL WATER QUALITY VOLUME FOR THE WATERSHED DRAINING TO THE POND. THIS WATERSHED INCLUDES SPRINGFIELD MALL, A PORTION OF THE GREY CONCRETE MANUFACTURING FACILITY, AND A PORTION OF THE FUTURE BUS MAINTENANCE FACILITY. THE 100-YEAR FLOOD ELEVATION IN THE POND IS LIMITED BY THE NEED TO LIMIT THE TAILWATER ON CULVERTS UNDER FRANCONIA-SPRINGFIELD PARKWAY AT THE UPSTREAM END OF THE POND. THESE CULVERTS PROVIDE DRAINAGE FOR SPRINGFIELD MALL, AND ANY INCREASE IN 100-YEAR FLOODING AT THE INLETS DUE TO INCREASED TAILWATER IS UNACCEPTABLE. THE 100-YEAR TAILWATER IS THE 100-YEAR WATER SURFACE ELEVATION IN THE POND.

THE FOLLOWING TABLE LISTS THE DETENTION PROVIDED AND THE ELEVATIONS OBTAINED AT THE WEST POND:

TABLE 6 - WEST POND CHARACTERISTICS			
DRAINAGE AREA TO POND = 321 ACRES	2-YEAR	10-YEAR	100-YEAR
EXISTING CONDITION DISCHARGE (CFS)	653	1176	1714
ULTIMATE CONDITION DISCHARGE			
INFLOW (CFS)	721	1271	1840
OUTFLOW (CFS)	440	1064	1595
DECREASE IN ULTIMATE DISCHARGES	39%	16%	13%
WATER QUALITY STORAGE VOLUME = 17.5 AC-FT (48 HOUR DETENTION)			

AS THE TABLE ILLUSTRATES, THE 2- AND 10-YEAR PEAK DISCHARGES ARE REDUCED SIGNIFICANTLY BY THE POND. AN ATTEMPT WAS MADE TO FURTHER REDUCE THE 2-YEAR PEAK DISCHARGE. WITH THE LIMIT ON THE 100-YEAR ELEVATION IN THE POND AND THE DESIRE TO PROVIDE WATER QUALITY DETENTION, NO FURTHER REDUCTIONS IN 2-YEAR DISCHARGES WERE POSSIBLE WHILE MAINTAINING A REASONABLE SPILLWAY RISER SIZE.

THE FREEBOARD DESIGN STORM REQUIRED BY THE CURRENT FAIRFAX COUNTY PUBLIC FACILITIES MANUAL IS 2.5 X 100-YEAR WITH A 6-HOUR DURATION. THE DRAFT DAM DESIGN AND CONSTRUCTION STANDARDS WOULD ALSO REQUIRE A 2.5 X 100-YEAR FREEBOARD DESIGN STORM BUT WITH A 24-HOUR DURATION. THE POND WAS DESIGNED TO PASS THE 2.5 X 100-YEAR FREEBOARD DESIGN STORM (24 HOUR DURATION) WITHOUT OVERTOPPING THE DAM EMBANKMENT. THE COMBINED PRINCIPAL AND EMERGENCY SPILLWAY WAS DESIGNED TO PASS A 2.5 X 100-YEAR SPILLWAY DESIGN FLOOD WITHOUT DAMAGE TO THE SPILLWAY STRUCTURE.

SITE DATA:

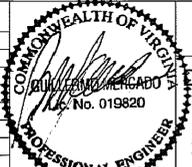
- OWNER
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
600 FIFTH STREET, N.W.
WASHINGTON, D.C. 20001
- AREA
PARCEL A - EXISTING FRANCONIA-SPRINGFIELD STATION
AREA - 1,187,262 SQ.FT. = 27.25 ACRES
TAX ID - 0902 01 0061B
PARCEL B - PROPOSED MTPD DISTRICT II POLICE SUBSTATION AND TRAINING FACILITY
AREA - 1,181,591 SQ.FT. = 27.13 ACRES
TAX ID - 0902 01 0060
TOTAL AREA = 2,368,853 SQ.FT. = 54.38 ACRES
- FLOOR AREA RATIO
PERMITTED FAR - 0.500
EXISTING BUILDINGS - 28,079 SQ.FT.
EXISTING FAR - 0.012
PROPOSED BUILDINGS - 54,205 SQ.FT.
TOTAL BUILDINGS - 82,284 SQ.FT.
PROPOSED FAR - 0.035
- OPEN SPACE
REQUIRED OPEN SPACE - 15% (355,327 SQ.FT.)
EXISTING OPEN SPACE - 73% (1,171,585 SQ.FT.)
PROPOSED OPEN SPACE - 68% (1,619,806 SQ.FT.)
- ZONING
PARCEL A - EXISTING - I-4
PARCEL B - EXISTING - I-4
- PARKING
EXISTING PARKING - 5171 SPACES
PROPOSED PARKING - 152 SPACES
TOTAL PARKING - 5323 SPACES
- PREVIOUS SPECIAL EXCEPTION AMENDMENTS
SEA91-L-053 STATION AND TRACK
SEA91-L-054 FLOOD PLAIN
SEA91-L-053-2 GREYHOUND STATION
SEA91-L-054-2 ACCESS ROAD
SEA91-L-053-3 ACCESS ROAD
SEA91-L-053-5 SECOND PARKING STRUCTURE



Application No SEA 91-L-053-06 Staff W.Mavland

DESIGNED	W. ENGMAN	10/21/2011
DRAWN	W. ENGMAN	10/21/2011
CHECKED	G. MERCADO	10/21/2011
APPROVED	J.M. POWERS	10/21/2011

REFERENCE DRAWINGS		REVISIONS		
NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION
		11-30-2011	WCE	FAIRFAX COUNTY COMMENTS
		12-15-2011	WCE	FAIRFAX COUNTY COMMENTS
		2-10-2012	WCE	FAIRFAX COUNTY COMMENTS
		3-9-2012	WCE	FAIRFAX COUNTY COMMENTS



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

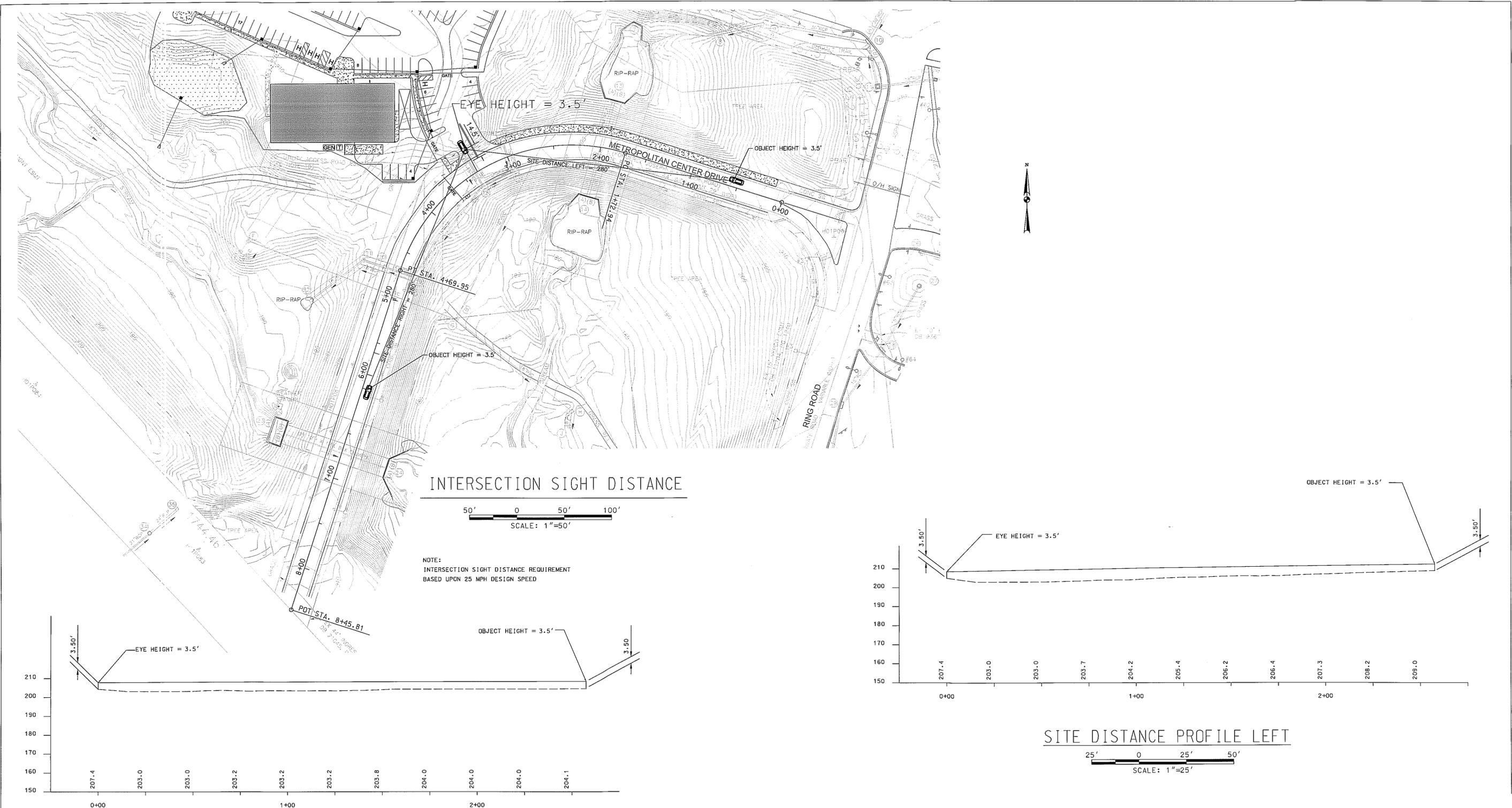
SUBMITTED _____ DATE _____
APPROVED _____ DATE _____

**MTPD DISTRICT II
SUBSTATION AND TRAINING FAC
PLAT PLAN (OVERALL SITE)**

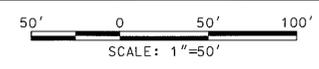
APPROVED (SE) (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012

Sheet 5 of 19 sheets

SCALE HOR: 1"=100'
DRAWING NO. SE-5
SHEET NO. 5 OF 13

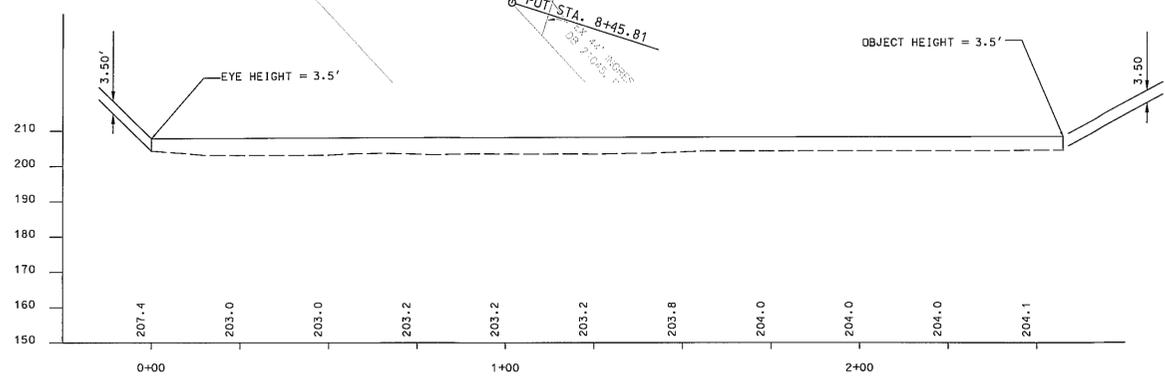


INTERSECTION SIGHT DISTANCE

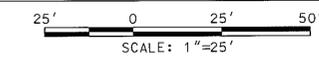
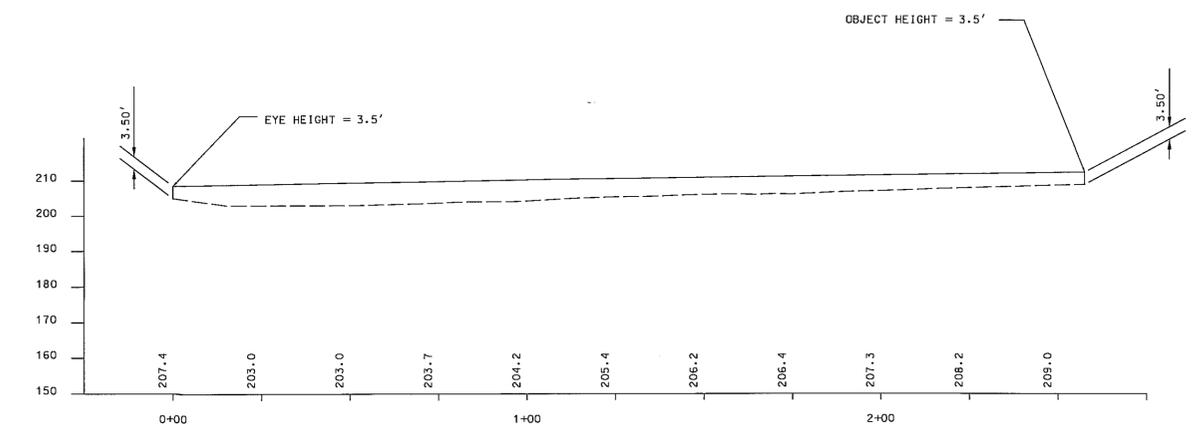


NOTE:
INTERSECTION SIGHT DISTANCE REQUIREMENT
BASED UPON 25 MPH DESIGN SPEED

SITE DISTANCE PROFILE RIGHT



SITE DISTANCE PROFILE LEFT



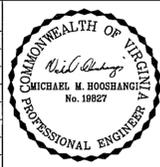
Application No **SEA 91-L-053-06** Staff **W.Mayland**

APPROVED (SEA) PLAT
SEE DEV CONDS DATED **April 12, 2012**
Date of (BOS) (PC) Approval **May 22, 2012**

Sheet **7** of **19** sheets

DESIGNED	AKP	02/29/2012
		DATE
DRAWN	AKP	02/29/2012
		DATE
CHECKED	MH	02/29/2012
		DATE
APPROVED	MH	02/29/2012
		DATE

REFERENCE DRAWINGS		REVISIONS		
NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION



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

SUBMITTED _____ DATE _____ APPROVED _____ DATE _____
DIRECTOR _____

MTPD DISTRICT II
SUBSTATION AND TRAINING FACILITY
SITE DISTANCE PLAN

SCALE _____ DRAWING NO. **SE-6A** SHEET NO. **6A OF 13**

MTPD District II and Training Facility - Existing Vegetation Map Summary Table									
Legend Key	ID	Cover Type	Primary Species	Successional Stage	Condition	Square Ft	Acreage		Comments
	1A	Open Field	blue sedge, big bluestem, kentucky bluegrass	early	fair	43981	1.01		This covertype is dominated by native grasses and sedges, along with introduced grasses such as Kentucky bluegrass and Japanese stiltgrass. There may be the occasional woody species such as cottonwood or hazel alder. Woody species comprise of >10% of the
	1B	Open Field	indiangrass, kentucky bluegrass	early	fair	33655	0.77		This covertype is dominated by native grasses and sedges, along with introduced grasses such as Kentucky bluegrass. There may be the occasional woody species such as hawthorn or callery pear. Woody species comprise of less than 10% of the species c
	1C	Open Field	soft rnh, big bluestem, common reed	early	fair	14664	2.63		This covertype is dominated by native grasses and sedges, along with introduced grasses such as Kentucky bluegrass and Japanese stiltgrass. There may be the occasional woody species such as cottonwood or hazel alder. Woody species comprise of less than 1
	1D	Open Field	indiangrass, kentucky bluegrass	early	fair	37029	0.85		This covertype is dominated by native grasses and sedges, along with introduced grasses such as Kentucky bluegrass. There may be the occasional woody species such as hawthorn or callery pear. Woody species comprise of less than 10% of the species c
	1E	Open Field	indiangrass, kentucky bluegrass	early	fair	67372	1.55		This covertype is dominated by native grasses and sedges, along with introduced grasses such as Kentucky bluegrass. There may be the occasional woody species such as hawthorn or callery pear. Woody species comprise of less than 10% of the species c
	2A	Upland Forest	red maple, white oak, northern red oak	early to intermediate	fair	15899	0.36		This covertype is dominated by red maple, white oak, and northern red oak. Trees within the covertype range from 3" to 15" dbh. Outlier species may include Virginia pine, eastern red cedar, and hickories. Understory is comprised of holly, greenbriar, a
	2B	Upland Forest	red maple, white oak, northern red oak	early to intermediate	fair	84351	1.94		This covertype is dominated by red maple, white oak, and northern red oak. Trees within the covertype range from 3" to 15" dbh. Outlier species may include Virginia pine, eastern red cedar, and hickories. Understory is comprised of holly, greenbriar, a
	2C	Upland Forest	red maple, white oak, northern red oak	early to intermediate	fair	80729	1.85		This covertype is dominated by red maple, white oak, and northern red oak. Trees within the covertype range from 3" to 15" dbh. Outlier species may include Virginia pine, eastern red cedar, and hickories. Understory is comprised of holly, greenbriar, a
	2D	Upland Forest	red maple, white oak, northern red oak	early to intermediate	fair	13582	0.31		This covertype is dominated by red maple, white oak, and northern red oak. Trees within the covertype range from 3" to 15" dbh. Outlier species may include Virginia pine, eastern red cedar, and hickories. Understory is comprised of holly, greenbriar, a
	2E	Upland Forest	red maple, white oak, northern red oak	early to intermediate	fair	13141	0.30		This covertype is dominated by red maple, white oak, and northern red oak. Trees within the covertype range from 3" to 15" dbh. Outlier species may include Virginia pine, eastern red cedar, and hickories. Understory is comprised of holly, greenbriar, a
	2F	Upland Forest	red maple, white oak, northern red oak	early to intermediate	good	30049	0.69		This covertype is dominated by red maple, white oak, and northern red oak. Trees within the covertype range from 3" to 24" dbh. Outlier species may include Virginia pine, eastern red cedar, and hickories. Understory is comprised of holly, greenbriar, a
	2G	Upland Forest	red maple, white oak, northern red oak	early to intermediate	good	38706	0.89		This covertype is dominated by red maple, white oak, and northern red oak. Trees within the covertype range from 3" to 24" dbh. Outlier species may include Virginia pine, eastern red cedar, and hickories. Understory is comprised of holly, greenbriar, a
	2H	Upland Forest	red maple, white oak, northern red oak	early to intermediate	good	23785	0.55		This covertype is dominated by red maple, white oak, and northern red oak. Trees within the covertype range from 3" to 24" dbh. Outlier species may include Virginia pine, eastern red cedar, and hickories. Understory is comprised of holly, greenbriar, a

	2I	Upland Forest	red maple, white oak, northern red oak	early to intermediate	good	6359	0.15		This covertype is dominated by red maple, white oak, and northern red oak. Trees within the covertype range from 3" to 24" dbh. Outlier species may include Virginia pine, eastern red cedar, and hickories. Understory is comprised of holly, greenbriar, a
	3A	Early Successional Forest Community	red maple, hawthorn, red cedar and callery pear	early	good	14410	0.33		This covertype is dominated by red maple, hawthorn, and callery pear. Trees within the covertype range from 1" to 8" dbh. Desirable hardwood regeneration is not present in this covertype. This stand appears to be old field succession. The canopy cover
	3B	Early Successional Forest Community	red maple, hawthorn, red cedar and callery pear	early	good	6449	0.15		This covertype is dominated by red maple, hawthorn, and callery pear. Trees within the covertype range from 1" to 8" dbh. Desirable hardwood regeneration is not present in this covertype. This stand appears to be old field succession. The canopy cover
	3C	Early Successional Forest Community	red maple, hawthorn, red cedar and callery pear	early	good	43100	0.99		This covertype is dominated by red maple, hawthorn, and callery pear. Trees within the covertype range from 1" to 8" dbh. Desirable hardwood regeneration is not present in this covertype. This stand appears to be old field succession. The canopy cover
	3D	Early Successional Forest Community	red maple, hawthorn, red cedar and callery pear	early	good	12547	0.29		This covertype is dominated by red maple, hawthorn, and callery pear. Trees within the covertype range from 1" to 8" dbh. Desirable hardwood regeneration is not present in this covertype. This stand appears to be old field succession. The canopy cover
	3E	Early Successional Forest Community	red maple, hawthorn, red cedar and callery pear	early	good	34451	0.79		This covertype is dominated by red maple, hawthorn, and callery pear. Trees within the covertype range from 1" to 8" dbh. Desirable hardwood regeneration is not present in this covertype. This stand appears to be old field succession. The canopy cover
	5A	Developed Land	N/A	N/A	N/A	1118	0.03		Areas of constructed features including buildings, parking and roadways.
	5B	Developed Land	N/A	N/A	N/A	2792	0.06		Areas of constructed features including buildings, parking and roadways.
	5C	Developed Land	N/A	N/A	N/A	451	0.01		Areas of constructed features including buildings, parking and roadways.
	5D	Developed Land	N/A	N/A	N/A	83819	1.92		Areas of constructed features including buildings, parking and roadways.
	6A	Maintained Grasslands	N/A	N/A	N/A	805	0.02		Grassed and landscaped areas, athletic fields or other green areas devoid of natural vegetation.
	6B	Maintained Grasslands	N/A	N/A	N/A	240	0.01		Grassed and landscaped areas, athletic fields or other green areas devoid of natural vegetation.
	6C	Maintained Grasslands	N/A	N/A	N/A	16415	0.38		Grassed and landscaped areas, athletic fields or other green areas devoid of natural vegetation.
	6D	Maintained Grasslands	N/A	N/A	N/A	4420	0.10		Grassed and landscaped areas, athletic fields or other green areas devoid of natural vegetation.
	7A	Bottomland Forest	red maple, cottonwood, and sycamore	early to intermediate	fair	64304	1.48		This covertype is dominated by red maple, cottonwood, and sycamore. Trees within the covertype range from 3" to 12" dbh. Desirable hardwood regeneration is not present in this covertype. The canopy coverage in this covertype may be sparse in areas, but
	7B	Bottomland Forest	red maple, tulip-poplar, and sycamore	intermediate to mature	good	245912	5.65		This covertype is dominated by red maple, tulip-poplar, and sycamore. Trees within the covertype range from 8" to 24" dbh. Desirable hardwood regeneration is limited, but present, in this covertype. The canopy coverage in this covertype is nearly 100%.
						Total Acreage	1134535	26.06	

Canopy Calculation Notes:

- The canopy area of trees within Resource Protection Area and 100-year floodplains was calculated by using the extent of the county RPA GIS file, the proposed site-specific RPA, and the floodplain depicted in the floodplain study (FPS) for this site. The site-specific RPA and floodplain study were only delineated for this site in the area proposed for development.
- Tree canopy being provided in the 10-Year Canopy Calculations is shown on the Plant Schedule of the Landscape Plan (Sheet SE-9).
- Detailed information on canopy clearing and preservation can be found on the table "Canopy Impacts Due to Site Development" shown on sheet SE-7A.

Table 12.12 10-YR TREE CANOPY CALCULATION WORKSHEET

Project:	WMATA MTPD District II Substation and Training Facility		CURRENT ZONE:	I - 4
TAXMAP #:			SITE AREA (SF):	1134535

STEP	TOTALS	REFERENCE
A. Tree Preservation Target and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map)	= 727774
B	Percentage of gross site area covered by existing tree canopy	= 64.1%
C	Percentage of 10-year canopy required for site (see Table 12.4)	= 10.0%
D	Percentage of the 10-year canopy requirement that should be met through tree preservation	= 64.1%
E	Proposed percentage of canopy requirement that will be met through tree preservation	= 553.4%
F	Has the Tree Preservation Target minimum been met? (YES/NO)	YES
G	If NO for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree	
H	If step G requires a narrative, it shall be prepared in accordance with §12-0507.4	
B. Tree Canopy Requirement		
B1	Identify gross site area	= 1134535 § 12-0510.1A
B2	Subtract area dedicated to parks, road frontage and	= § 12-0510.1B
B3	Subtract area of exemptions	= 0 § 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2)	= 1134535
B5	Identify site's zoning and/or use	=
B6	Percentage of 10-year tree canopy required	= 10.00% § 12-0509.1 and Table 12.4
B7	Area of 10-year canopy required (B4 x B6)	= 113454
B8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B9	If B8 is YES, then list plan sheet where modification request is located	N/A Sheet Number
C. Tree Preservation		
C1	Tree Preservation Target area	= 72724
C2	Total existing canopy area meeting standards of § 12-0200	= 144306
C3	C2 x 1.25	= 180383 § 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities	=
C5	C4 x 1.5	= 0 § 12-0509.3B(1)
C6	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees	=
C7	C6 x 1.5 to 3.0 =	= 0 § 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas (RPA) and 100-year floodplains	= 483561
C9	C8 x 1.0	= 483561 § 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9	= 663944 If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10)	= 0
D2	Area of canopy planted for air quality benefits	=
D3	x 1.25	= 0 § 12-0509.4B(1)
D4	Area of canopy planted for energy conservation	=
D5	x 1.5	= 0 § 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits	=
D7	x 1.25	= 0 § 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits	=
D9	x 1.5	= 0 § 12-0509.4B(4)
D10	Area of canopy provided by native trees	= 23475
D11	x 1.5	= 35213 § 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties	=
D13	x 1.25	= 0 § 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings	= 0 § 12-0509.4D(1)
	x 1.0	= 0
D15	Area of canopy provided through native shrubs or woody seed mix	= 0 § 12-0509.4D(1)(a)
	x 1.0	= 0
D16	Percentage of D14 represented by D15	= 0% Must not exceed 33% of D14
D17	Total tree canopy area provided through tree planting	= 35213
D18	Is an offsite planting relief requested?	NO Yes or No
D19	Tree Bank or Tree Fund?	N/A § 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	= 0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	= N/A
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10)	= 663944
E2	Total of canopy area provided through tree planting (D17)	= 35213
E3	Total of canopy area provided through offsite mechanism (D19)	= N/A
E4	Total of 10-year Tree Canopy Provided	= 699157 Total of E1 through E3. Area should meet or exceed area in B7

Brian C. Keightley
ISA CERTIFIED ARBORIST #MA-4754A
B.S. FORESTRY, M.N.R., VIRGINIA TECH
AECOM TECHNOLOGY CORPORATION
875 N WASHINGTON STREET, SUITE 300
ALEXANDRIA, VA 22314
TEL: 703.549.8728 FAX: 703.549.9134

DESIGNED		DATE		REFERENCE DRAWINGS		REVISIONS	
NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
C. BELTON		9/30/2011					
Y. ZHANG		9/30/2011					
D. BENNETT		9/30/2011					
J.M. POWERS		9/30/2011					

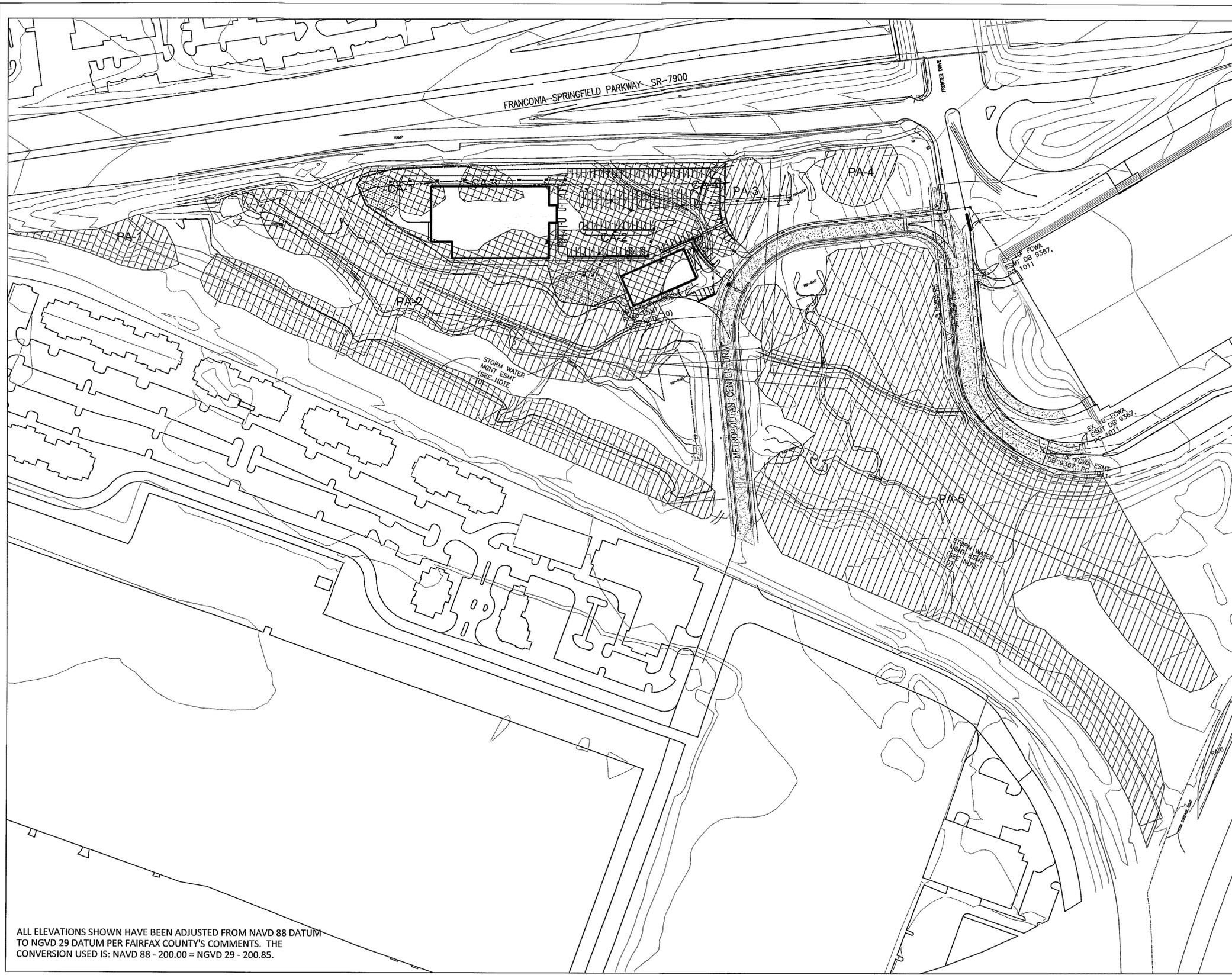
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
MAJOR CAPITAL PROJECTS

SUBMITTED _____ DATE _____ APPROVED _____ DIRECTOR _____ DATE _____

MTPD DISTRICT II SUBSTATION AND TRAINING FACILITY
EXISTING VEGETATION SUMMARY AND 10-YR TREE CANOPY CALCULATION

SCALE _____ DRAWING NO. **SE-7** SHEET NO. **7 of 13**

CONTRA
FQ Application No **SEA 91-L-053-06**, Staff **W. Mayland**
APPROVED (SE) **(SEA) PLAT**
SEE DEV CONDS DATED **April 12, 2012**
Date of (BOS) (PC) Approval **May 22, 2012**
Sheet **8** of **19** sheets



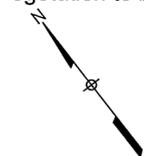
SITE SCALE=1"=600'

LEGEND

- LIMIT OF DISTURBANCE
- FENCE
- RESOURCE PROTECTION AREA
- FLOOD PLAIN
- CANOPY PRESERVATION AREA
- CANOPY CLEARING AREA

Canopy Impacts Due to Site Development		
	Square Feet	Acres
Canopy Preservation Areas (PAs)		
PA-1	15,899	0.36
PA-2	210,167	4.82
PA-3	9,399	0.22
PA-4	13,141	0.30
PA-5	372,902	8.56
PA-6	6,359	0.15
total canopy preservation	627,867	14.41
Canopy Clearing Areas (CAs)		
CA-1	11,272	0.36
CA-2	65,456	4.82
CA-3	6,449	0.30
CA-4	16,730	0.22
total canopy clearing	99,907	5.70

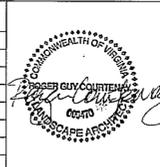
Plan Narrative:
 This plan shows the limits of disturbance, existing vegetation, and proposed landscaping and screening in accordance with the provisions of Article 13, to include existing vegetation to be preserved.



ALL ELEVATIONS SHOWN HAVE BEEN ADJUSTED FROM NAVD 88 DATUM TO NGVD 29 DATUM PER FAIRFAX COUNTY'S COMMENTS. THE CONVERSION USED IS: NAVD 88 - 200.00 = NGVD 29 - 200.85.

DESIGNED	C. BELTON	9/30/2011
		DATE
DRAWN	Y. ZHANG	9/30/2011
		DATE
CHECKED	D. BENNETT	9/30/2011
		DATE
APPROVED	J.M. POWERS	9/30/2011
		DATE

REFERENCE DRAWINGS		REVISIONS	
NUMBER	DESCRIPTION	DATE	BY
		03-09-2012	YZ
			AMENMENT 2



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

SUBMITTED _____ DATE _____ APPROVED _____ DIRECTOR _____ DATE _____

MTPD DISTRICT II SUBSTATION AND TRAINING FACILITY
TREE CANOPY CALCULATION M.I.

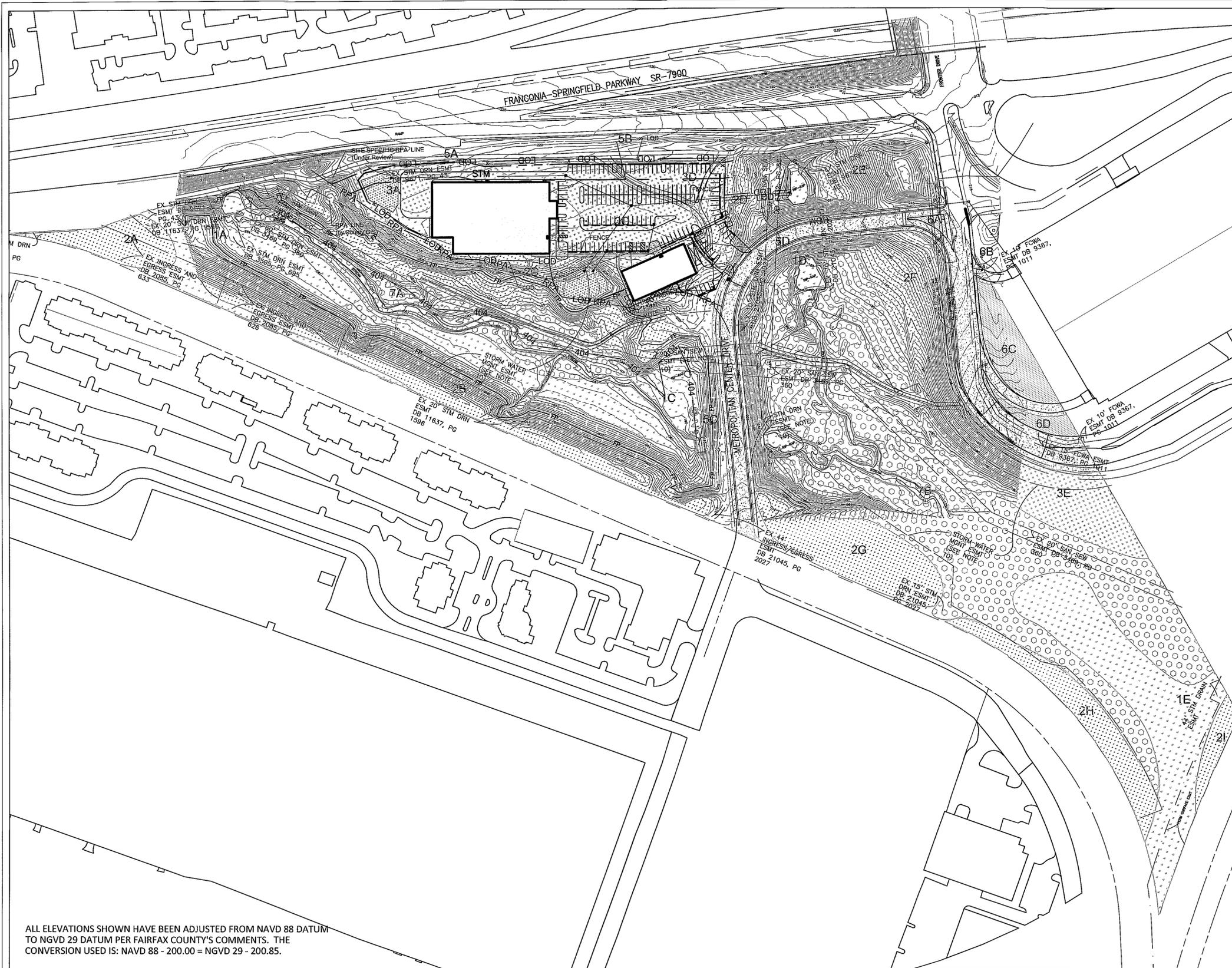
Application No SEA 91-L-053-06 Staff W.Mavland

APPROVED (SEA) PLAT SEE DEV CONDS DATED April 12, 2012 Date of (BOS) (PC) Approval May 22, 2012

Sheet 9 of 19 sheets

SCALE 1" = 100'
 0' 100' 200'

DRAWING NO. SE-7A SHEET NO. 7A of 13



SITE SCALE=1"=600'

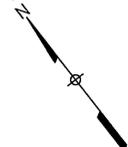
LEGEND

	LIMIT OF DISTURBANCE
	FENCE
	RESOURCE PROTECTION AREA
	FLOOD PLAIN

EXISTING VEGETATION MAP LEGEND

Cover Type 1	
Cover Type 2	
Cover Type 3	
Cover Type 5	
Cover Type 6	
Cover Type 7	
SITE LIMITS	

Plan Narrative:
 This plan shows the limits of disturbance, existing vegetation, and proposed landscaping and screening in accordance with the provisions of Article 13, to include existing vegetation to be preserved.



ALL ELEVATIONS SHOWN HAVE BEEN ADJUSTED FROM NAVD 88 DATUM TO NGVD 29 DATUM PER FAIRFAX COUNTY'S COMMENTS. THE CONVERSION USED IS: NAVD 88 - 200.00 = NGVD 29 - 200.85.

DESIGNED	C. BELTON	9/30/2011	REFERENCE DRAWINGS		REVISIONS	
			NUMBER	DESCRIPTION	DATE	DESCRIPTION
DRAWN	Y. ZHANG	9/30/2011			03-09-2012	AMENMENT 2
CHECKED	D. BENNETT	9/30/2011				
APPROVED	J.M. POWERS	9/30/2011				

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

APPROVED (SE) PLAT
 SEE DEV CONDS DATED April 12, 2012
 Date of (BOS) (PC) Approval May 22, 2012

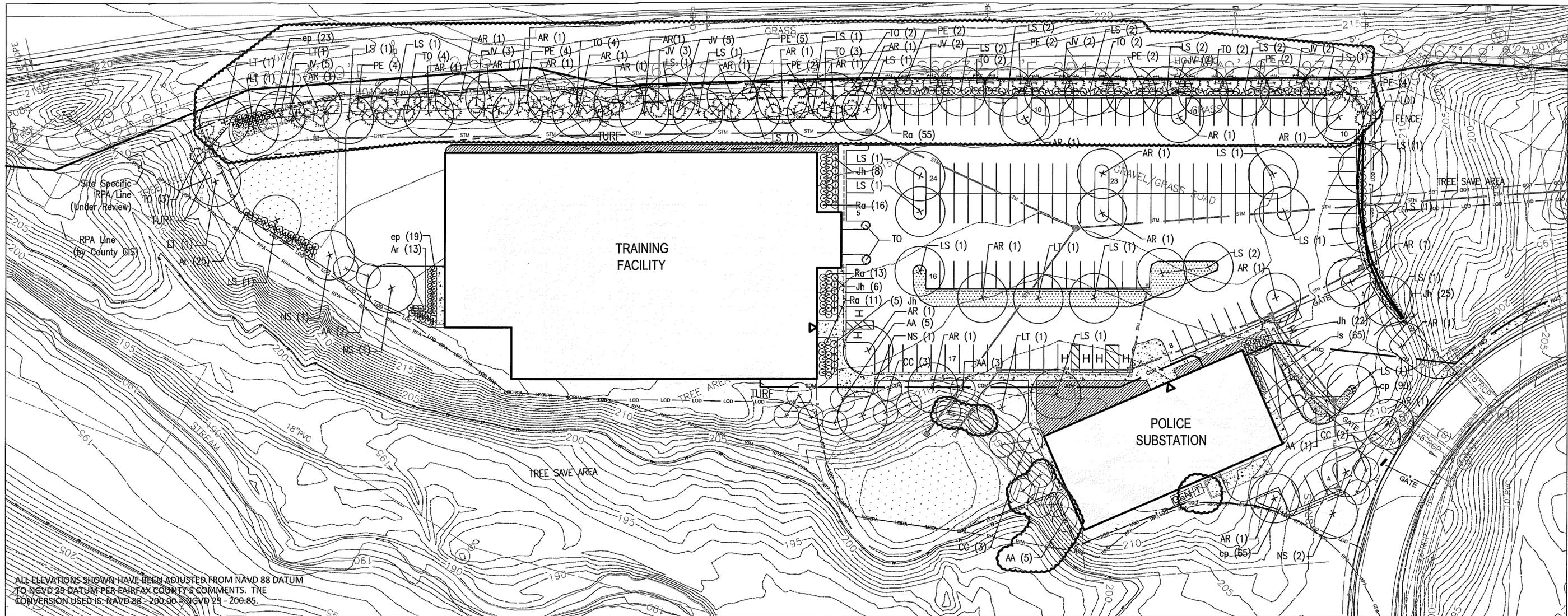
Sheet 10 of 19 sheets

MTPD DISTRICT II SUBSTATIC AND TRAINING FACILITY
 EXISTING VEGETATION

SCALE 1"=100'

DRAWING NO. SE-8

SHEET NO. 8 of 13



ALL ELEVATIONS SHOWN HAVE BEEN ADJUSTED FROM NAVD 88 DATUM TO NGVD 29 DATUM PER FAIRFAX COUNTY'S COMMENTS. THE CONVERSION USED IS: NAVD 88 - 200.00 = NGVD 29 - 200.85.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	TREE COVER AREA SF	TOTAL TREE COVER SF
CATEGORY IV (DECIDUOUS TREES)								
AR	30	<i>Acer rubrum</i>	Red Maple	3" - 3.5" cal.	B & B	Full	250	7500
LT	5	<i>Liriodendron tulipifera</i>	Tulip Poplar	3" - 3.5" cal.	B & B	Full	250	1250
LS	32	<i>Liquidambar styraciflua 'rotundiloba'</i>	Seedless Sweetgum	3" - 3.5" cal.	B & B	Full	125	4000
NS	5	<i>Thuja occidentalis 'Nigra'</i>	American Arborvitae	3" - 3.5" cal.	B & B	Full	175	875
CATEGORY I (EVERGREEN TREES)								
AA	16	<i>Amelanchier laevis</i>	Allegheny Serviceberry	1-1/2" - 2" cal.	B & B	Full, 10' ht.	75	1200
CC	8	<i>Cercis canadensis</i>	Eastern Redbud	1-1/2" - 2" cal.	B & B	Full, Single stem, 10'HL.	75	600
CATEGORY I (EVERGREEN TREES)								
JV	22	<i>Juniperus virginiana</i>	Eastern Red Cedar	10' ht	B & B	Full to ground	100	2200
TO	24	<i>Pinus echinata</i>	Shortleaf Pine	10' ht	B & B	Full to ground	150	3600
TO	45	<i>Thuja occidentalis 'Nigra'</i>	American Arborvitae	10' ht	B & B	Full to ground	50	2250
SHRUBS								
Ar	38	<i>Aronia arbutifolia 'Brilliantissima'</i>	'Brilliantissima' Red	36"	B & B	Full to ground.		
Ca	0	<i>Clethra alnifolia</i>	Summersweet Clethra	24"	B & B	Full to ground.		
Ja	66	<i>Juniperus horizontalis</i>	Creeping Juniper	3 gal.	Cont.	30" o.c. spacing		
Ra	97	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	3 gal.	B & B	Full to ground.		
GROUND COVER								
cp	155	<i>Carex pennsylvanica</i>	Yellow Sedge	1 Gal.	Cont.	12" o.c. spacing		
ep	42	<i>Eupatorium purpureum</i>	Joe Pye Weed	1 Gal.	Cont.	36" o.c. spacing		
ls	65	<i>Liriope spicata</i>	Lilyturf	1 Gal.	Cont.	12" o.c. spacing		
							TOTAL OF SITE (SFI)	22475

ZO SECTION 13-202 INTERIOR PARKING LOT LANDSCAPING			
TOTAL INTERIOR PARKING AREA	5% REQUIRED	PROVIDED	
45928 SF	2296 SF	3890 SF (8.5% OF TOTAL INTERIOR PARKING AREA)	
ZO SECTION 13-203 PERIPHERAL PARKING LOT LANDSCAPING			
1	REQUIRED LANDSCAPE STRIP	PROVIDED	TREE 50' O.C. REQUIRED
	4' WIDE	VARIABLE 2' TO 9' THE MAJORITY OF THE STRIP IS GREATER THAN 4' WITH AN AVERAGE WIDTH OF 5.5'	2 TREES
2	REQUIRED LANDSCAPE STRIP	PROVIDED	TREE 40' O.C. REQUIRED
	10' WIDE	11.5' WIDE	7 TREES

NOTES:

- THIS DRAWING REPRESENTS THE SCOPE OF WORK THAT WILL BE REQUIRED FROM A DESIGN BUILD CONTRACT. FINAL LANDSCAPE PLAN WILL BE PROVIDED BY THE SUCCESSFUL DESIGN BUILDER.
- DESIGN BUILDER WILL BE REQUIRED TO OBTAIN APPROVALS FROM ALL APPLICABLE JURISDICTIONS INCLUDING, BUT NOT LIMITED TO, FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, URBAN FOREST DIVISION.
- FINAL LANDSCAPE PLAN SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 13.
- DESIGN BUILDER WILL BE REQUIRED TO PRESERVE VEGETATION AS PROVIDED ON SHEET SE-7.
- ALL DISTURBED AREA WILL BE SEEDED OR SODDED, UNLESS OTHERWISE PLANTED AND MULCHED.



KEY PLAN: Area of new landscape treatments SCALE: 1"=300'

LEGEND	
	TURF
	GROUND COVER
	STORM WATER MANAGEMENT AREA
	LIMIT OF DISTURBANCE
	FENCE

Plan Narrative:
This plan shows the limits of disturbance, existing vegetation, and proposed landscaping and screening in accordance with the provisions of Article 13, to include existing vegetation to be preserved.

DESIGNED	C. BELTON	9/30/2011	REFERENCE DRAWINGS		REVISIONS	
			NUMBER	DESCRIPTION	DATE	BY
DRAWN	Y. ZHANG	9/30/2011			03-09-2012	AMENMENT 2
CHECKED	D. BENNETT	9/30/2011				
APPROVED	J.M. POWERS	9/30/2011				

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

SUBMITTED _____ DATE _____ APPROVED _____ DIRECTOR _____ DATE _____

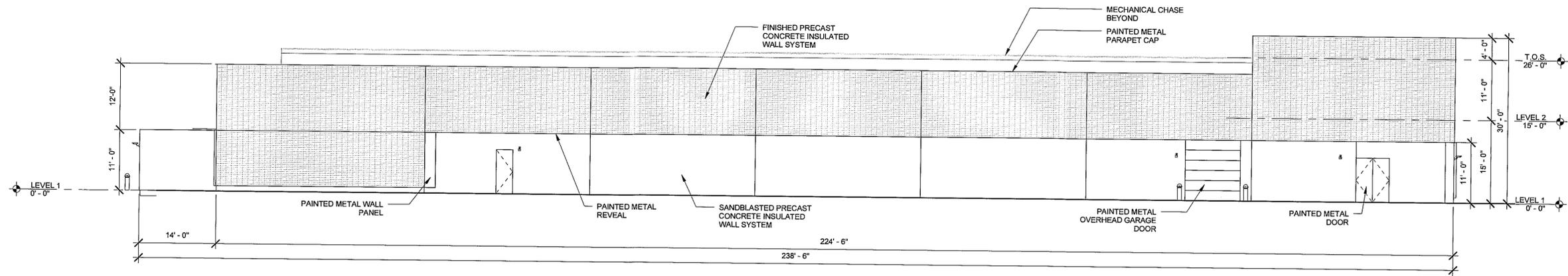
MTPD DISTRICT II SUBSTATION AND TRAINING FACILITY
 LANDSCAPE PLAN

SCALE 1"=30'
 DRAWING NO. SE-9 SHEET NO. 9 of 13

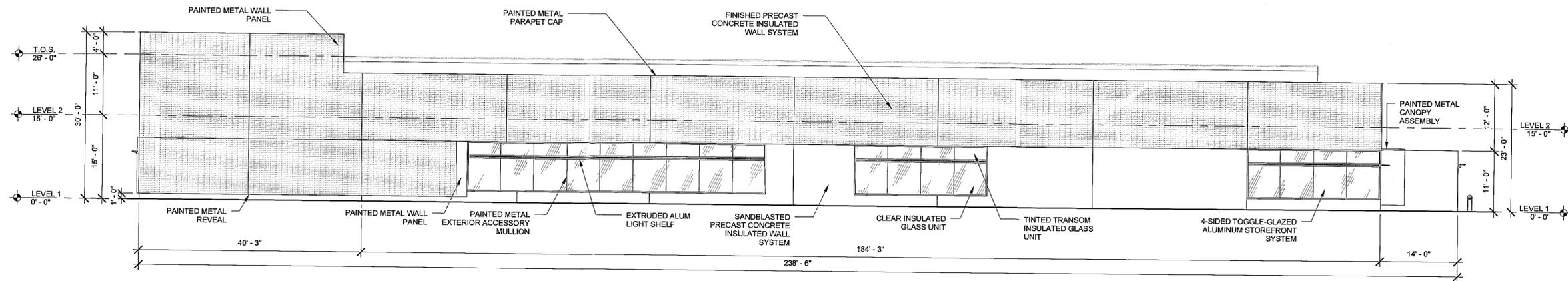
Application No SEA 91-L-053-06 Staff W.Mayland

APPROVED (SE) PLAT SEE DEV CONDS DATED April 12, 2012 Date of (BOS) (PC) Approval May 22, 2012

Sheet 11 of 19 sheets



② NORTH ELEVATION
3/32" = 1'-0"



① SOUTH ELEVATION
3/32" = 1'-0"

Application No. SEA 91-L-053-06 Staff W. Mayland

APPROVED (SE) (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012

Sheet 12 of 19 sheets

P:\1011_Police_Training_Facility\200_Drawings\1230_Base\Police_Training_Facility - Firing Range_Separators.rvt

DESIGNED	D. PAINE	10/21/2011
DRAWN	B. BLOUNT	10/21/2011
CHECKED	E. BIRKHAUSER	10/21/2011
APPROVED	J.M. POWERS	10/21/2011

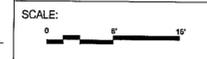
REFERENCE DRAWINGS	
NUMBER	DESCRIPTION

REVISIONS		
DATE	BY	DESCRIPTION

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

MTPD DISTRICT II SUBSTATION AND TRAINING FACILITY
TRAINING FACILITY
BUILDING ELEVATIONS

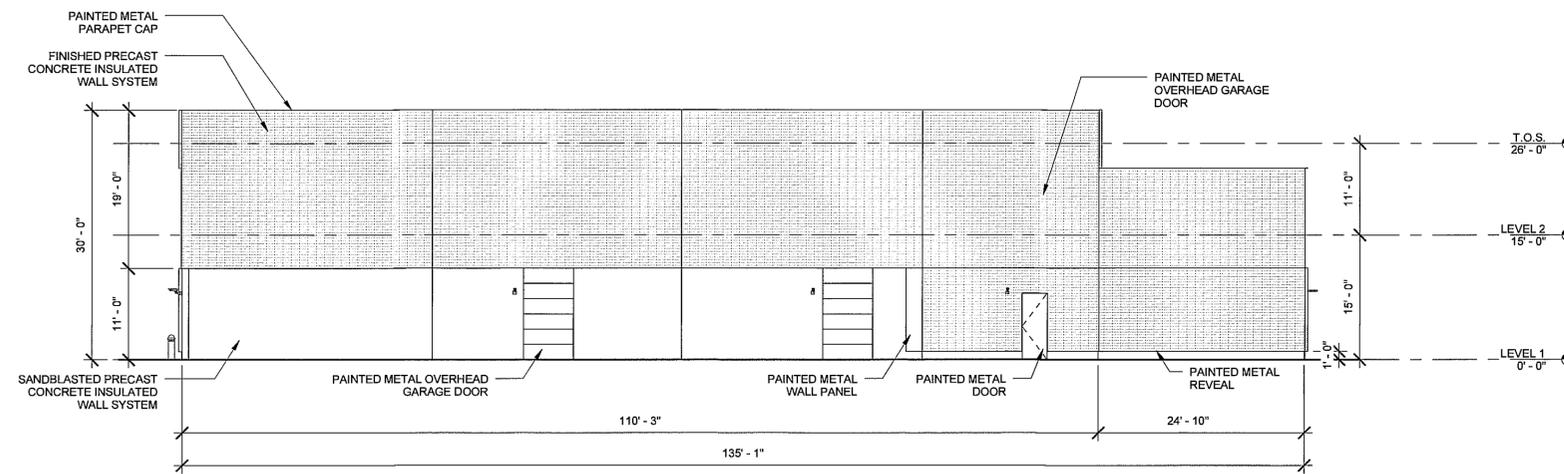
SUBMITTED _____ DATE _____ APPROVED _____ DATE _____
DIRECTOR



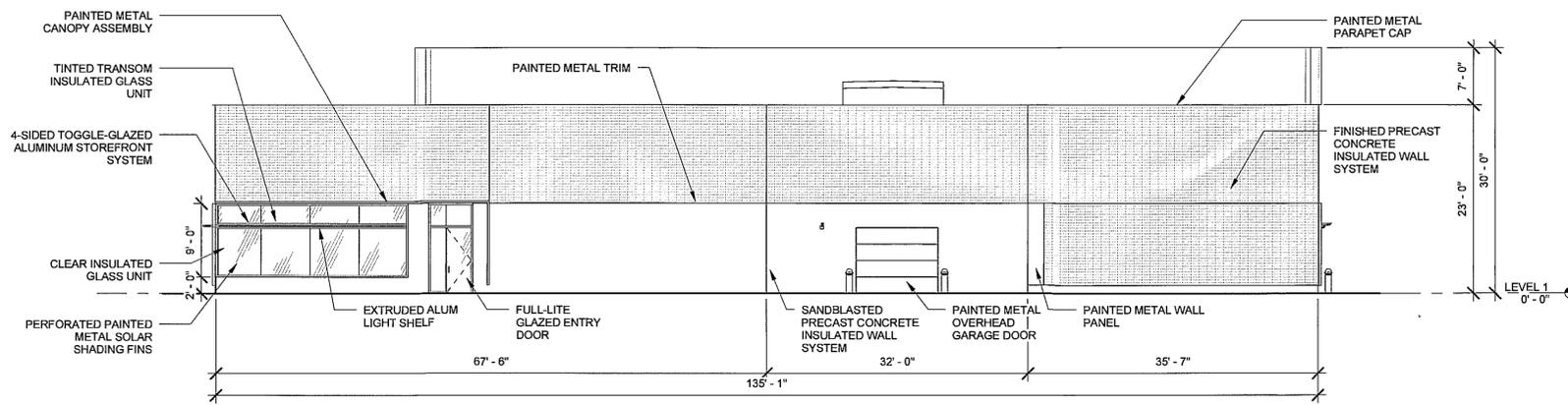
DRAWING NO. SE-10

SHEET NO. 10 OF 13

11/28/2011 2:28:23 PM



② WEST ELEVATION
3/32" = 1'-0"



① EAST ELEVATION
3/32" = 1'-0"

Application No SEA 91-L-053-06, Staff W.Mayland

APPROVED (SE) (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012

Sheet 13 of 19 sheets

P:\1011_Police_Training_Facility\1200_Drawings\1200_BasePolice Training Facility - Firing Range_SEPackage.nt

DESIGNED	D. PAINE	10/21/2011
DRAWN	B. BLOUNT	10/21/2011
CHECKED	E. BIRKHAUSER	10/21/2011
APPROVED	J.M. POWERS	10/21/2011

REFERENCE DRAWINGS		REVISIONS	
NUMBER	DESCRIPTION	DATE	BY

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

MTPD DISTRICT II SUBSTATION AND TRAINING FACILITY
TRAINING FACILITY
BUILDING ELEVATIONS

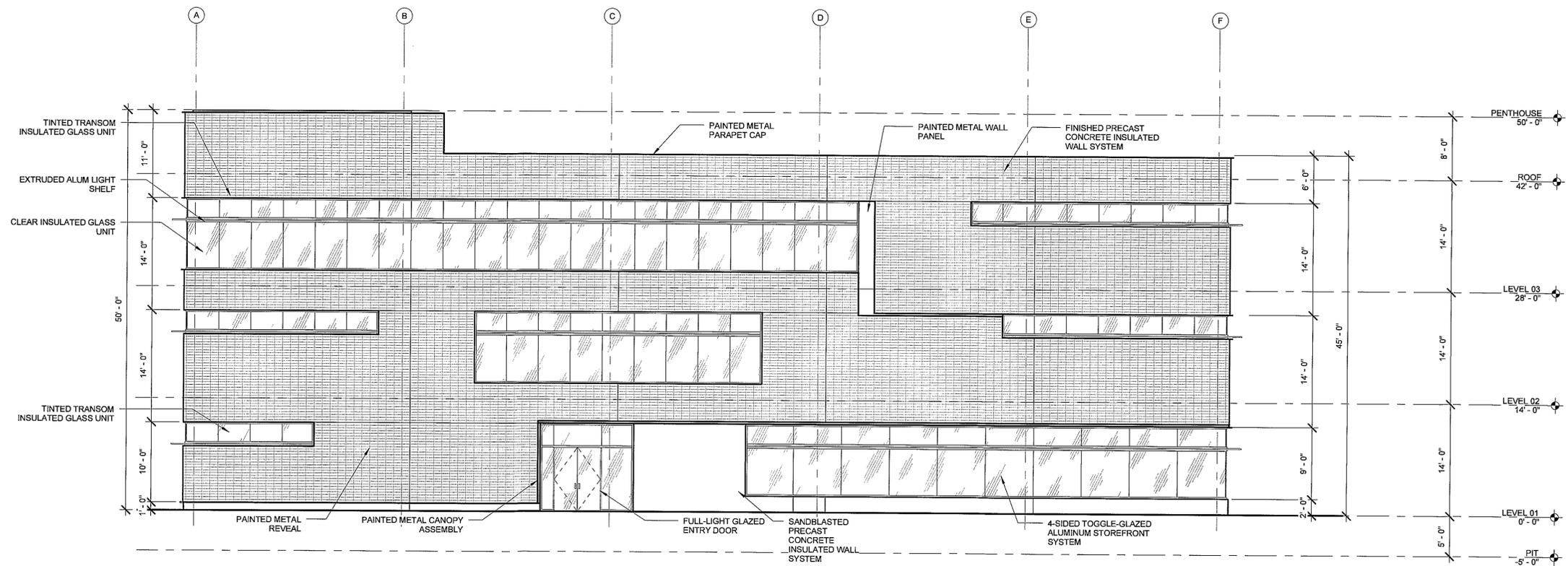
SUBMITTED _____ DATE _____ APPROVED DIRECTOR _____ DATE _____

SCALE: 0" = 10'

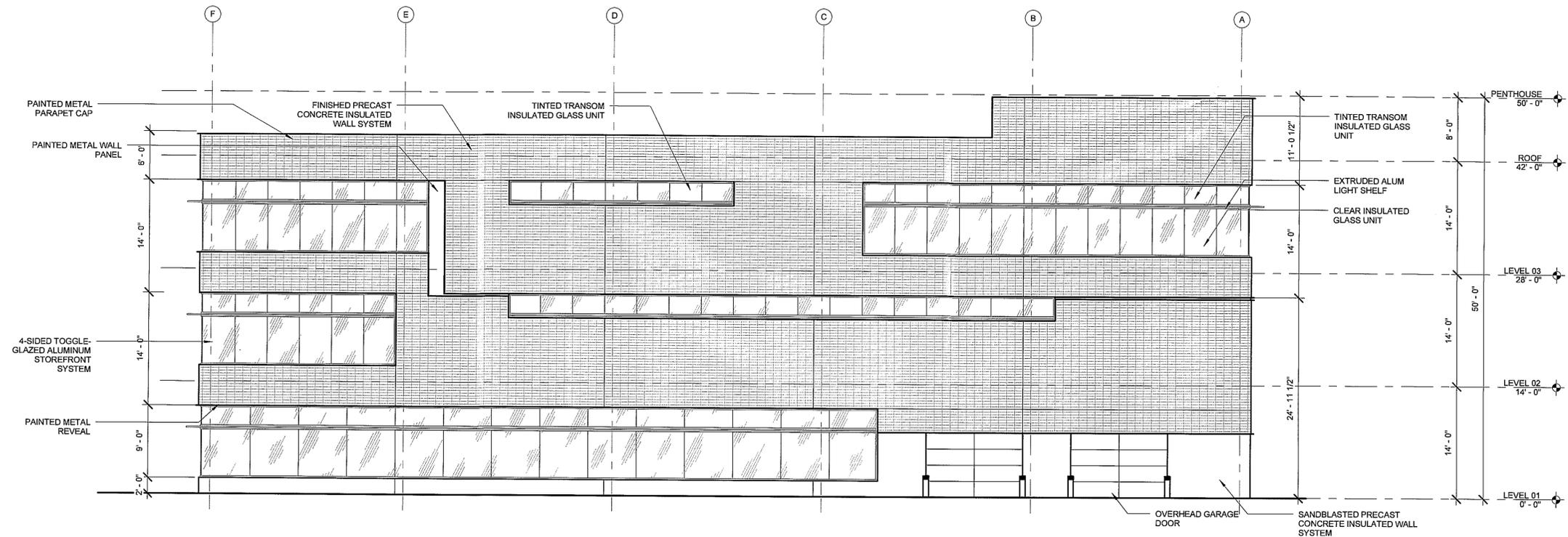
DRAWING NO. SE-11

SHEET NO. 11 OF 13

11/29/2011 2:29:24 PM



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

Application No SEA 91-L-053-06 Staff W.Mavland

APPROVED (SE) (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012

Sheet 14 of 19 sheets

P:\1011_Police_Training_Facility\1200_Drawings\1230_Base\Police_Training_Facility\Training_Center_SEElevations.rvt

DESIGNED		DATE		NUMBER		DESCRIPTION		DATE		BY		REVISIONS		DESCRIPTION	
DESIGNED	D. PAINE	10/21/2011													
DRAWN	B. BLOUNT	10/21/2011													
CHECKED	E. BIRKHAUSER	10/21/2011													
APPROVED	J.M. POWERS	10/21/2011													

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

MTPD DISTRICT II SUBSTATION AND TRAINING FACILITY
POLICE STATION
BUILDING ELEVATIONS

SUBMITTED _____ DATE _____ APPROVED _____ DIRECTOR _____ DATE _____

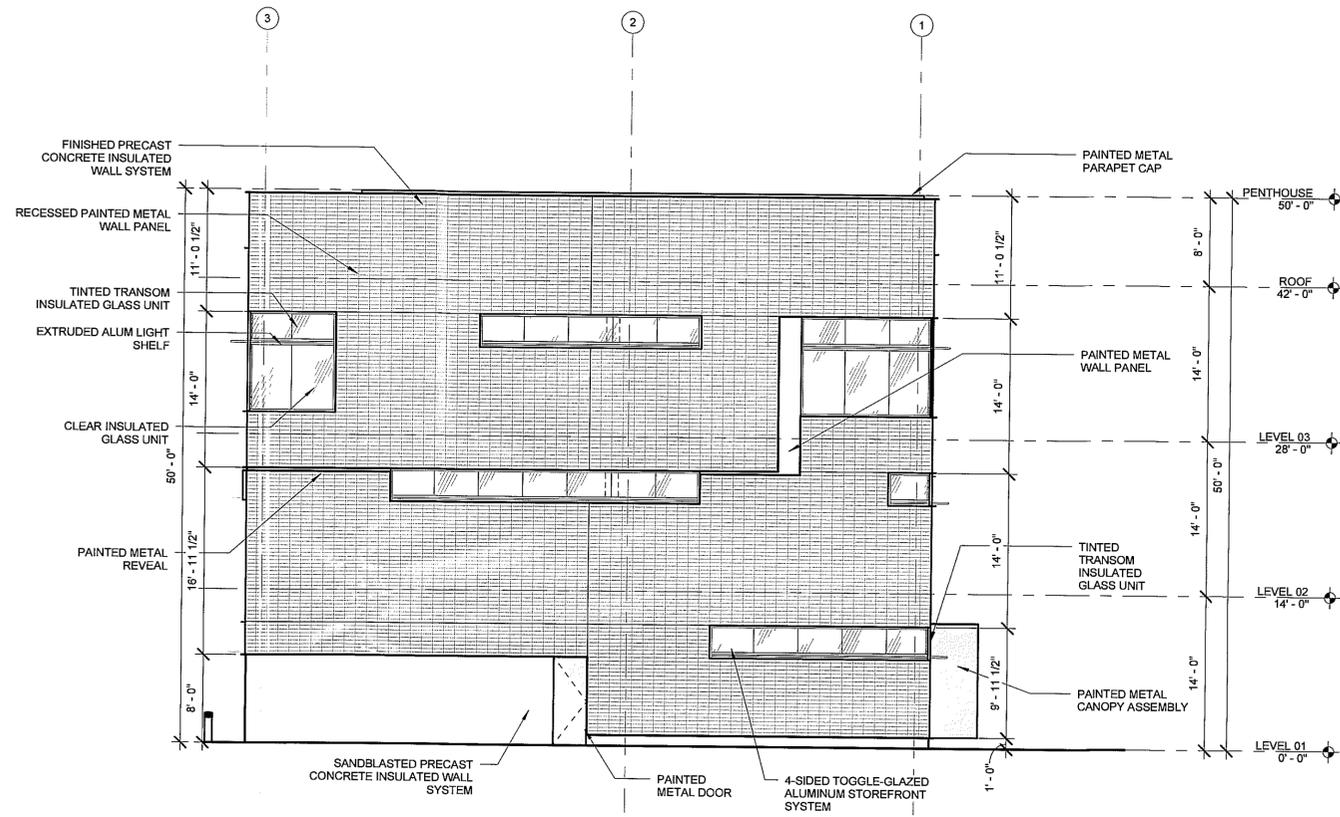
SCALE:

DRAWING NO. SE-12

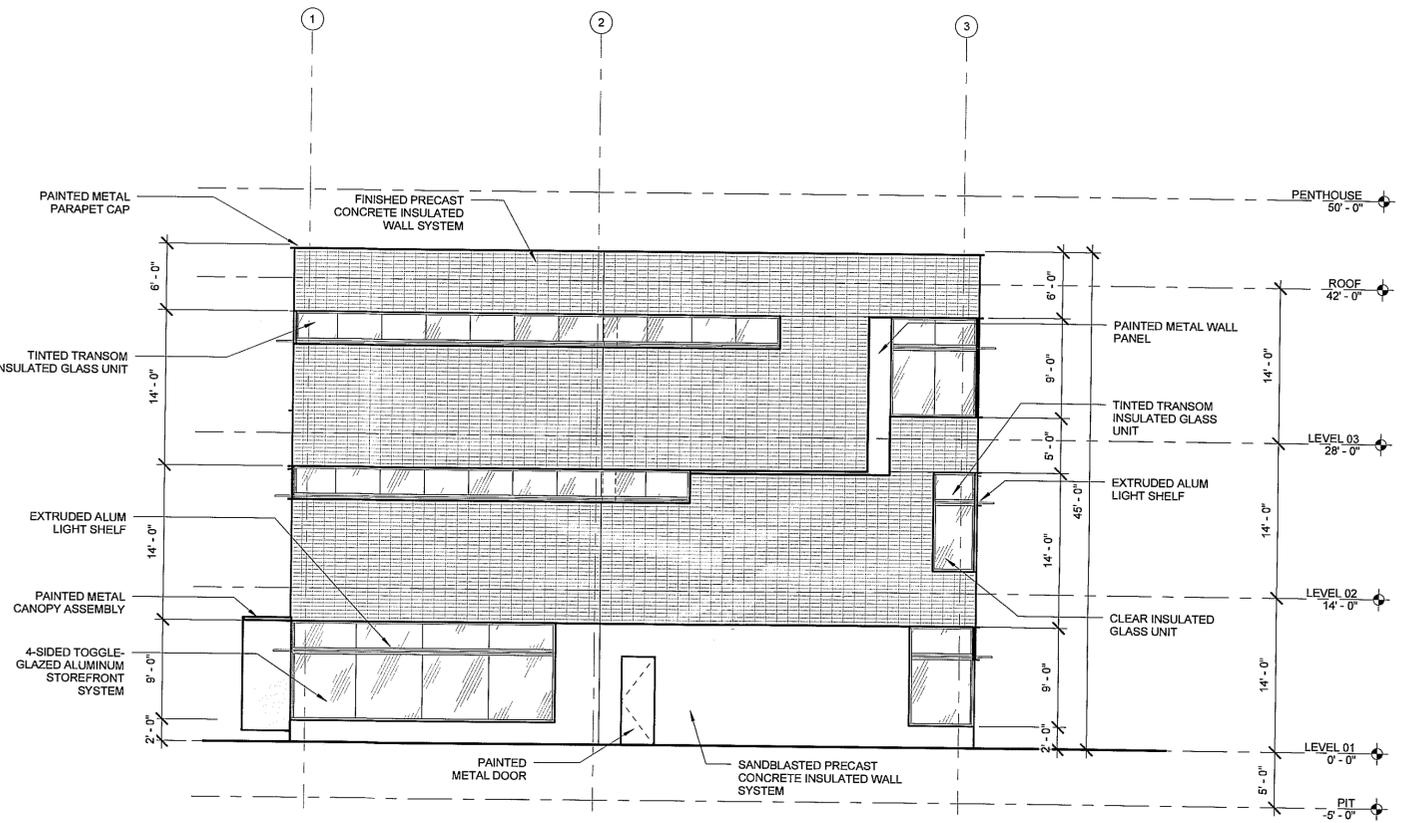
SHEET NO. 12 OF 13

11/29/2011 2:30:27 PM

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② EAST ELEVATION
1/8" = 1'-0"



① WEST ELEVATION
1/8" = 1'-0"

Application No SEA 91-L-053-06 Staff W.Mavland

APPROVED (SE) (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012

Sheet 15 of 19 sheets

DESIGNED	D. PAINE	10/21/2011
DRAWN	B. BLOUNT	10/21/2011
CHECKED	E. BIRKHAUSER	10/21/2011
APPROVED	J.M. POWERS	10/21/2011

REFERENCE DRAWINGS	
NUMBER	DESCRIPTION

REVISIONS		
DATE	BY	DESCRIPTION

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

SUBMITTED _____ DATE _____ APPROVED _____ DIRECTOR _____ DATE _____

MTPD DISTRICT II SUBSTATION AND TRAINING FACILITY
POLICE STATION
BUILDING ELEVATIONS

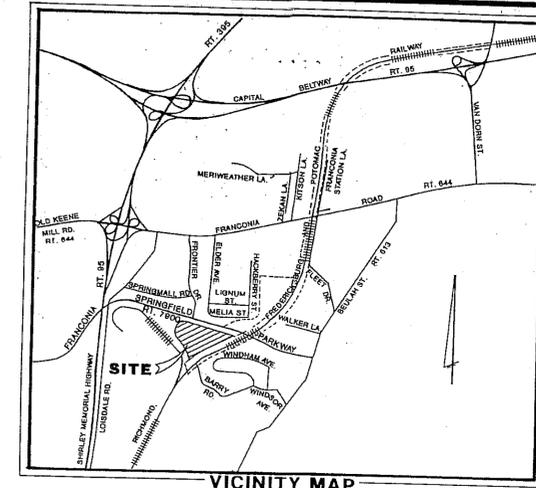
SCALE: DRAWING NO. SE-13 SHEET NO. 13 OF 13

11/29/2011 2:30:30 PM

FRANCONIA-SPRINGFIELD ROUTE
METRO SECTION H-1
CATEGORY 6 SPECIAL EXCEPTION AMENDMENT (SEA) NOTES

- The property included in this Special Exception Amendment is located on Tax Maps
90-2 (11) 57 pt, 60, 61A, 61B
90-4 (11) 24 pt
91-1 (11) 7A, 7B, 8A
and is approximately 107.81 acres.

The sole purpose of this Special Exception Amendment application is to modify the representation of height of the parking structure on the approved Special Exception Plat from 58' ± height (5 levels) to 75' (6 levels). This amendment does not affect the floodplain. Consequently sheet 1 and 2 are the only sheets which have been changed from the approved S.E. Plat. Sheets 3 and 4 are not changed but are included for completeness.
- The topography shown hereon is by Air Survey Corporation, flown in 1976, 1989 and in August, 1991, at five-foot interval contours.
- The boundary and wetlands information shown hereon was prepared by Dewberry & Davis (D&D).
- A companion Special Exception Amendment Application (SEA 91-L-053) has been submitted for this property for Category 4 - Transportation Uses to allow an increase in the height of the parking structure from 58 ± (5 levels) to 75' (6 levels).
- There are no existing structures, wells, or septic fields on site.
- The wetland mitigation area and a stormwater management dry pond will be in the I-2 district. There are approximately 26.95 acres in the I-2 district. There are no proposed structures other than a dam and spillway. The minimum yard requirements are not applicable.
- A regional extended detention dry pond and wetlands mitigation area will be located in the I-4 district. There are approximately 67.45 acres in the I-4 district. There are no proposed structures other than a dam and spillway. The minimum yard requirements are not applicable.
- The tracks and filling of floodplain will be in the R-1 district. There are approximately 13.41 acres in the R-1 district. There are no proposed structures. The minimum yard requirements are not applicable.
- All ingress/egress to the West Pond and mitigation area will be via the Franconia-Springfield Parkway and Frontier Drive. Access to the north pond and mitigation area would be through the site in the vicinity of the loop ramp.
- The maximum gross floor area and FAR are not applicable for the proposed uses.
- To the best of our knowledge, there are no graves or burial sites on the property.
- The limits of the EQC were delineated by Fairfax County.
- All limits of clearing and grading are approximate subject to final engineering and design. Utility relocation may require additional clearing and grading.
- The floodplain information was calculated by D&D and is shown on the "Final Floodplain Study for Long Branch and Tributaries," dated July 1992. This final floodplain study, a report describing the methodology used to calculate the floodplain, and backup calculations (Appendices 1 and 2) were submitted to Fairfax County review as plan No. 8513-FP-01.
- One foot contour interval topographic mapping is shown on the Final Floodplain Study for Long Branch and Tributaries. The floodplain boundaries shown on the Special Exception plat were taken from this floodplain study.
- The proposed cut and fill areas within the major floodplain are shown on the final floodplain study. Approximately 170,000 cubic yards of fill and approximately 130,000 cubic yards of cut are proposed within the major floodplain.
- The proposed 100-year floodplain is located approximately 146.0 feet from the proposed parking garage. The lowest floor elevation of the garage is approximately 85.0 feet. The 100-year floodplain elevation is approximately 183.90.
- The proposed 100-year floodplain is located approximately 15.0 feet from the proposed Metro station platform. The elevation of Metro station platform is approximately 193.7 feet. The 100-year floodplain elevation is approximately 183.90 feet.



VICINITY MAP
NOT TO SCALE

Dewberry & Davis
Architects
Engineers
Planners
Surveyors

FRANCONIA - SPRINGFIELD ROUTE
METRO SECTION H - 1
Special Exception Amendment Plat
Category 6



Application No. SEA 91-L-054
(Concurrent w/SEA 91-L-053)
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (SEA) approval Dec. 6, 1993
Staff Coordinator K. Guinan
Sheet 1 of 4

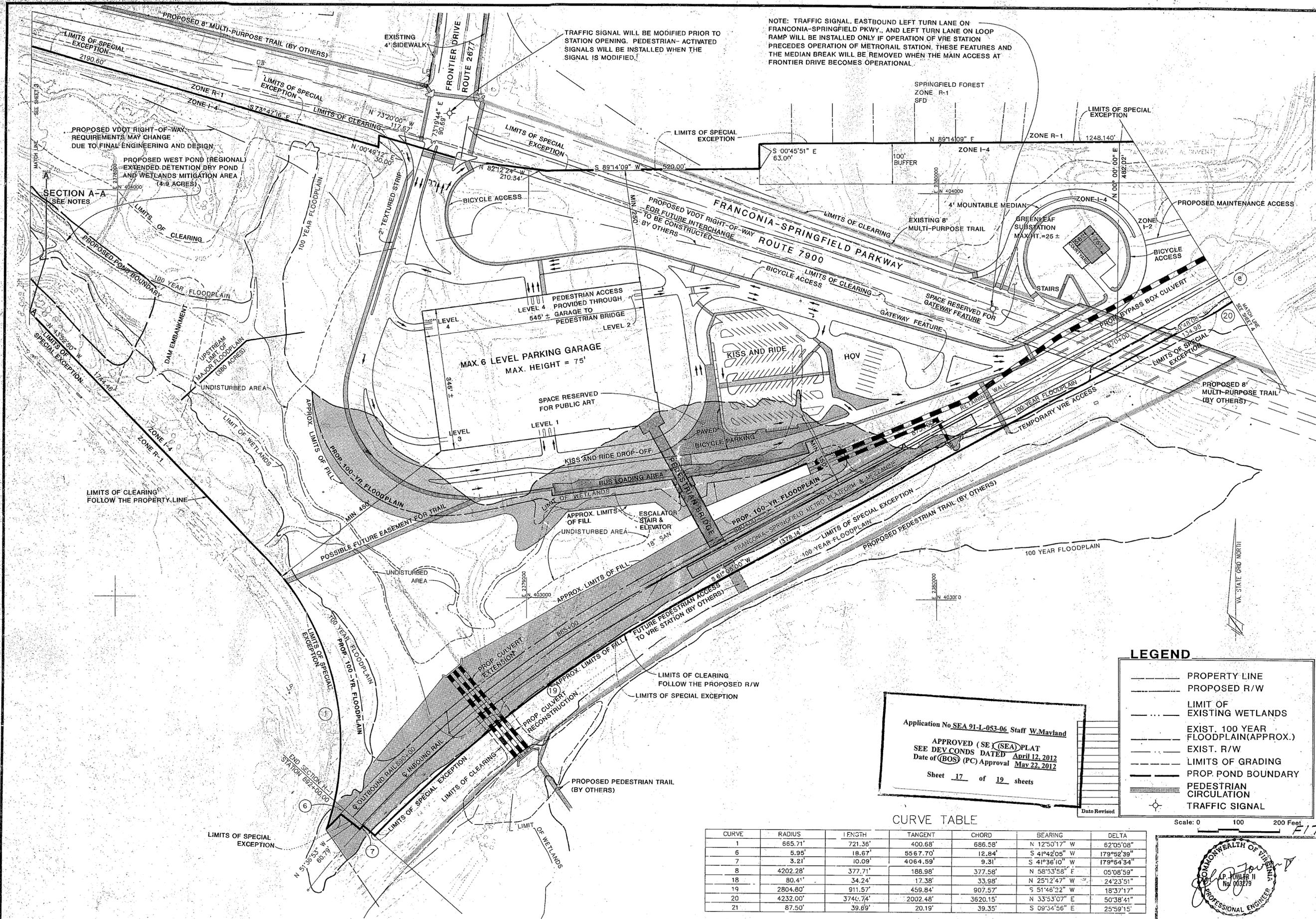
RECEIVED
OFFICE OF THE DIRECTOR OF PLANNING
OCT 6 1993
PLANNING EVALUATION DIVISION

Application No. SEA 91-L-053-06 Staff W. Mavland
APPROVED (SE) (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012
Sheet 16 of 19 sheets

Drawn By
Designed By GAS
Checked By RW
Date May 1993
Scale
Plan Number
Zoned
Sheet 1 of 4
File Number
10-6-93
Date Revised
ENGINEER'S SEAL & SIGNATURE



F16



NOTE: TRAFFIC SIGNAL, EASTBOUND LEFT TURN LANE ON FRANCONIA-SPRINGFIELD PKWY., AND LEFT TURN LANE ON LOOP RAMP WILL BE INSTALLED ONLY IF OPERATION OF VRE STATION PRECEDES OPERATION OF METRO RAIL STATION. THESE FEATURES AND THE MEDIAN BREAK WILL BE REMOVED WHEN THE MAIN ACCESS AT FRONTIER DRIVE BECOMES OPERATIONAL.

Dewberry & Davis
Architects
Engineers
Planners
Surveyors

**FRANCONIA - SPRINGFIELD ROUTE
METRO SECTION H - 1**
Special Exception Amendment Plat
Category 6

washington
metro
area
transit
authority



Drawn By: RD
Designed By:
Checked By: RHW
Date: MAY 1993
Scale: 1" = 100'
Plan Number:
Zoned:
Sheet 2 of 4
File Number:

LEGEND

- PROPERTY LINE
- PROPOSED R/W
- LIMIT OF EXISTING WETLANDS
- EXIST. 100 YEAR FLOODPLAIN (APPROX.)
- EXIST. R/W
- LIMITS OF GRADING
- PROP. POND BOUNDARY
- PEDESTRIAN CIRCULATION
- TRAFFIC SIGNAL

Application No SEA 91-L-053-06 Staff W. Mayland
APPROVED (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012
Sheet 17 of 19 sheets

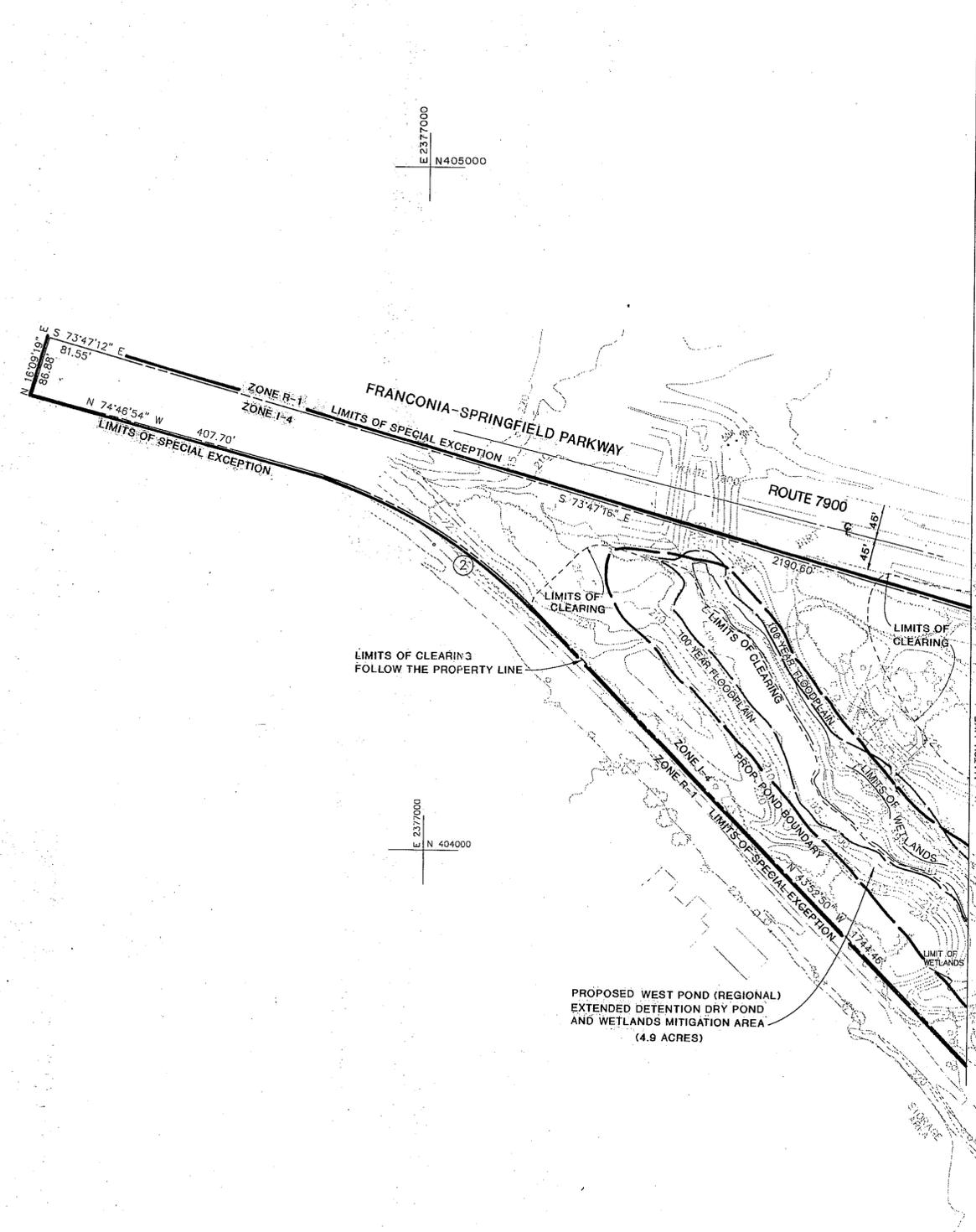
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	665.71'	721.36'	400.66'	686.58'	N 12°50'17" W	62°05'08"
6	5.95'	18.67'	55.67.70'	12.84'	S 41°42'05" W	179°52'39"
7	3.21'	10.09'	4064.59'	9.31'	S 41°36'10" W	179°54'34"
8	4202.28'	377.71'	188.98'	377.58'	N 58°33'58" E	05°08'59"
18	80.41'	34.24'	17.38'	33.98'	N 25°12'47" W	24°23'51"
19	2804.80'	911.57'	459.84'	907.57'	S 51°46'22" W	18°37'17"
20	4232.00'	3740.74'	2002.48'	3620.15'	N 33°53'07" E	50°38'41"
21	87.50'	39.69'	20.19'	39.35'	S 09°34'56" E	25°59'15"

ENGINEER'S SEAL & SIGNATURE
[Signature]
PROFESSIONAL ENGINEER
No. 003279

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2	728.16'	392.46'	201.12'	387.73'	N 59°19'17" W	30°52'52"



LIMITS OF CLEARING FOLLOW THE PROPERTY LINE

PROPOSED WEST POND (REGIONAL)
EXTENDED DETENTION DRY POND
AND WETLANDS MITIGATION AREA
(4.9 ACRES)

MATCH LINE SEE SHEET 2

LEGEND

	PROPERTY LINE
	PROPOSED R/W
	LIMIT OF EXISTING WETLANDS
	EXIST. 100 YEAR FLOODPLAIN (APPROX.)
	EXIST. R/W
	LIMITS OF GRADING
	PROP. POND BOUNDARY

Scale: 0 100 200 Feet

Application No SEA 91-L-053-06 Staff W.Mavland
APPROVED (SEA) PLAT
SEE DEV CONDS DATED April 12, 2012
Date of (BOS) (PC) Approval May 22, 2012
Sheet 18 of 19 sheets

3-16-92	
2-24-92	
Date Revised	

ENGINEER'S SEAL & SIGNATURE

Architects
Engineers
Planners
Surveyors

Dewberry & Davis

FRANCONIA - SPRINGFIELD ROUTE
METRO SECTION H - 1
Special Exception Plat
Category 6

washington
metropolitan
area transit
authority



Drawn By RD

Designed By RHW

Checked By RHW

Date Dec. 1991

Scale 1" = 100'

Plan Number

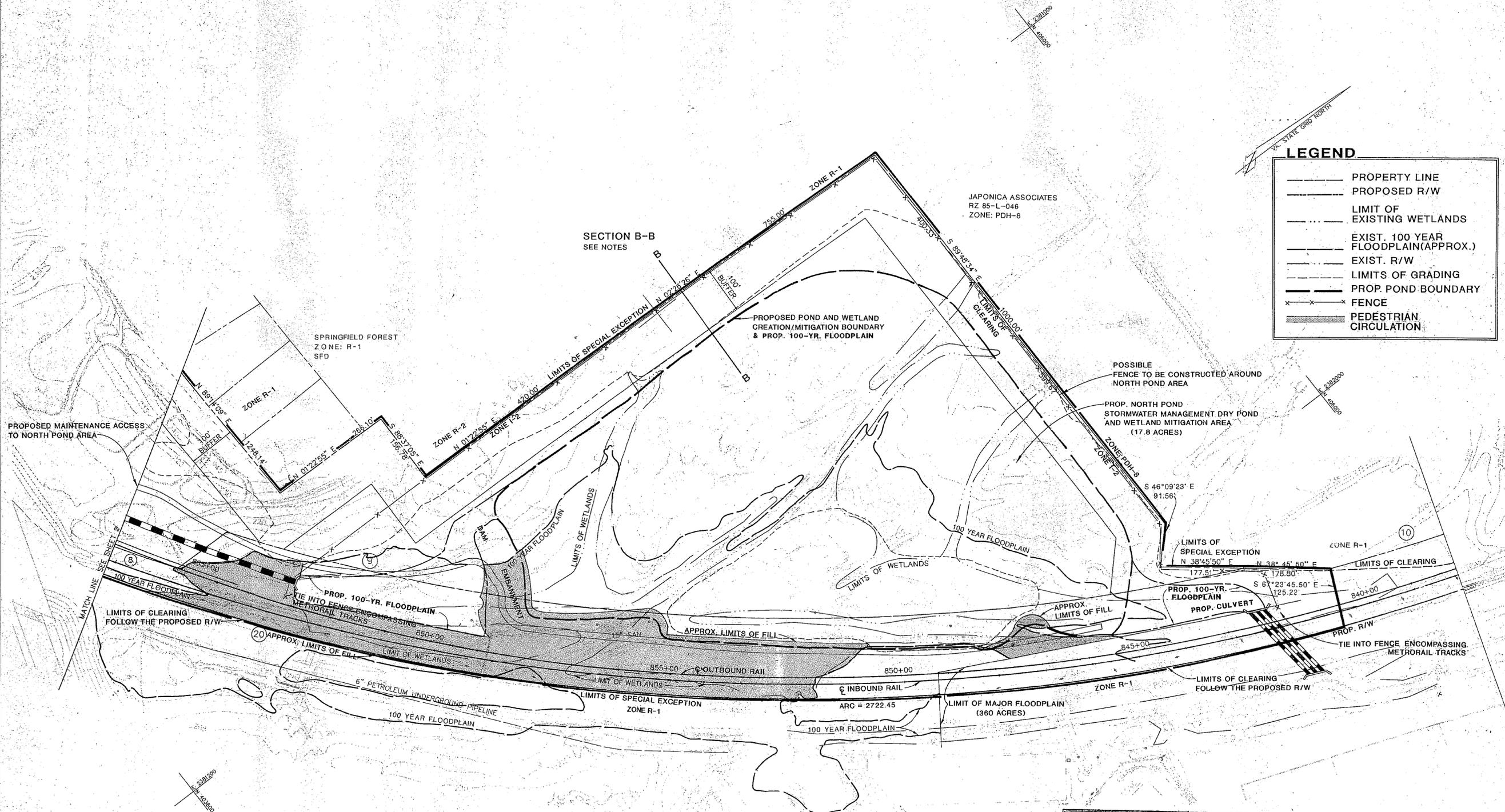
Zoned

Sheet 3 of 4

File Number

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
8	4202.28'	377.71'	188.98'	377.58'	N 58°53'58" E	05°08'59"
9	4097.28'	2179.73'	1116.32'	2154.12'	N 40°02'50" E	30°28'52"
10	4147.28'	1143.75'	575.53'	1140.13'	N 14°42'12" E	15°48'05"
20	4232.00'	2722.45'	2002.48'	3620.15'	N 33°53'07" E	50°38'41"



LEGEND

- PROPERTY LINE
- - - PROPOSED R/W
- · - · - LIMIT OF EXISTING WETLANDS
- · - · - EXIST. 100 YEAR FLOODPLAIN (APPROX.)
- · - · - EXIST. R/W
- - - LIMITS OF GRADING
- - - PROP. POND BOUNDARY
- x - x - FENCE
- x - x - PEDESTRIAN CIRCULATION

Dewberry & Davis
 Architects
 Engineers
 Planners
 Surveyors

FRANCONIA - SPRINGFIELD ROUTE
METRO SECTION H - 1
 Special Exception Plat
 Category 6



Drawn By: RD
 Designed By:
 Checked By: RHW
 Date: Dec. 1991
 Scale: 1" = 100'
 Plan Number:
 Zoned:
 Sheet: 4 of 4
 File Number:

Application No SEA 91-L-053-06 Staff W.Mayland
 APPROVED (SE (SEA) PLAT
 SEE DEV CONDS DATED April 12, 2012
 Date of (BOS) (PC) Approval May 22, 2012
 Sheet 19 of 19 sheets

Scale: 0 100 200 Feet
1" = 100'



Date Revised

4-8-92
4-16-92
2-24-92

ENGINEER'S SEAL & SIGNATURE