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<th>Species</th>
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<th>CR (m)</th>
<th>Final Condition</th>
<th>Species Rating</th>
<th>Canopy Projected</th>
<th>Total Score</th>
<th>Status</th>
<th>Requirement Notes</th>
<th>Activities</th>
<th>Existing Tree Condition Observations</th>
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<td>Quercus phellos - Willow Oak</td>
<td>5.3</td>
<td>8 (F)</td>
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<td>Intermediate</td>
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<td>No apparent biotic issues. Good color, vigor &amp; vitality. Good scaffold &amp; symmetry.</td>
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<td>12.8</td>
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<td>Codominant</td>
<td>5.85</td>
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<td>No apparent biotic issues. Good color, vigor &amp; vitality. Good scaffold &amp; symmetry.</td>
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<td>No apparent biotic issues. Shows scaffold disintegration in canopy.</td>
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<td>Codominant</td>
<td>1.07</td>
<td>Remove 1</td>
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<td>Tree shows stress. Canopy has hard prune. fungus on canopy deadwood. Evidence of self-wound.</td>
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<td>4.41</td>
<td>Remove 1</td>
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<td>Tree shows stress. Asymmetric canopy of deadwood.</td>
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<td>27</td>
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<td>Remove 1</td>
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<td>Tree shows uneven vitamin &amp; dwarf, V-grown, leaf-eaten. Open crotch at root crown of decay.</td>
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</table>

Computed Final Replacement Total: 11
SITE STORMWATER MANAGEMENT NARRATIVE

WITHIN THE STORMWATER MANAGEMENT AREA OF 0.65 ACRES THERE EXISTS A HIGHLY IMPERVIOUS STREETSCAPE AND BUILDING. THE STORMWATER MANAGEMENT TO BE IMPROVED IS APPROXIMATELY 30% IMPERVIOUS IN THE EXISTING CONDITION WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT ENSURING FACILITIES ON SITE FROM RECORD OR VISUAL INSPECTION.

THE PROPOSED DEVELOPMENT WILL BE APPROXIMATELY 30% IMPERVIOUS AND WILL PROVIDE SOME MEASURES IN ACCORDANCE WITH THE NOW EXISTING STATE REQUIREMENTS FOR NEW DEVELOPMENT. AS SHOWN ON SHEET C-G, THE REQUIRED IMPERVIOUS REMOVAL RATE OF 0.4 POUNDS PER YEAR HAS BEEN PROVIDED IN THE SAME PRACTICES INTEGRATED INTO THIS DEVELOPMENT. SITE LIMITATIONS AND ICE STORM PROJECTIONS PRECLUDE THE USE OF IMpROVED PLUG TRENCHES AND URN 600 RETENTION FACILITIES ON THIS SITE. AS SUCH, TREATMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE DCSA URBAN REGULATIONS IN USE OF GREEN ROOF AREAS AND STRUCTURAL IMPROVEMENTS.

THE LOCATIONS AND SIZE OF THE INTERPS, AND EXTENT OF GREEN ROOF AREAS MAY BE PREPARED AT FINAL SITE PLAN AND OPPOSITE DIRECTION OF DEVELOPMENT SCALE WITH THE REQUIRED IMPERVIOUS ENSURING FACILITIES FOR THE PROPOSED SITE.

ATTENTION HAS BEEN PAID TO THE URBAN DESIGN CRITERIA FOR CHANGES AND BUILDING PROTECTION.

THE PROVISION OF DEDICATION MEASURES AS SHOWN ON THIS PLAN IN FOR PLANNING PURPOSES ONLY AND WILL BE COMMENTS RECOMMENDATION FOR THE DEVELOPMENT. THIS DESIGN OVERALL WILL CONFORM TO THE CURRENT DEDICATION REGULATIONS WITHIN ARLINGTON COUNTY AT THE TIME OF THE FIRST COMPLETED SITE PLAN SUBMISSION.

LEGEND

- ROOF AREA TREATED BY STORMFILTER (0.36 AC)
### Virginia Runoff Reduction SWAT Practices

#### Drainage Area A

<table>
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<th>Practice</th>
<th>Inlet</th>
<th>Description of Stormwater Management Practice</th>
<th>Type</th>
<th>Area (Acres)</th>
<th>Volume (cfs)</th>
<th>In-Stream % Reduction</th>
<th>In-Stream Volume Reduction (cfs)</th>
<th>Total In-Stream Volume (cfs)</th>
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<td>2</td>
<td>Vegetated swale</td>
<td>In-Stream</td>
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<td>0.03</td>
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**Total In-Stream Volume Area A:** 0.50 cfs

### VREMA Channel and Flood Protection

#### VRMA Water Quality Compliance

| Site | B.A.A. | B.A.B. | B.A.C. | B.A.D. | AREA | TOT | TOT
|------|--------|--------|--------|--------|------|-----|-----
| Watershed | 0 | 0 | 0 | 0 | 0 | 0 | 0
| Subwatershed | 0 | 0 | 0 | 0 | 0 | 0 | 0
| Tributary | 0 | 0 | 0 | 0 | 0 | 0 | 0
| Stormwater | 0 | 0 | 0 | 0 | 0 | 0 | 0

#### Energy Balance Channel and Flood Protection CoHs

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<th>Energy Balance</th>
<th>Channel</th>
<th>Flood Protection</th>
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### STORMWATER COMPUTATIONS

#### BALLSTON QUARTER MIXED-USE RESIDENTIAL TOWER

Arlington County, Virginia

<table>
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<tr>
<th>Scale</th>
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4040 WILSON OFFICE TOWER (UNDER CONST) THE VIEW (RES) PUBLIC PLAZA (UNDER CONST) N. RANDOLPH STREET PROPOSED MIXED USE RESIDENTIAL TOWER MEWS N. QUINCY STREET EXIST COUNTY GARAGE & KETTLER ICEPLEX EXIST MACY'S DEPT STORE (SEE SEP MINOR SITE PLAN AMENDMENT SUBMISSION) EXIST 4200 WILSON MIXED USE OFFICE TOWER EXIST 671 N GLEBE RD MIXED USE OFFICE TOWER BEYOND EXIST BALLSTON COMMON MALL (SEE SEPARATE MINOR SITE PLAN AMENDMENT SUBMISSION) 400' - 0" RADIUS 400' - 0" RADIUS SITE CL 0' 10' 50' 100' 1 2 3 4 5 6 RTKL Contract No. 05 OCT 2015 Scale 1" = 60'-0" www.rtkl.com RTKL Associates Inc. 2101 L Street, NW Suite 200 Washington, DC 20037 Issue Date 05 OCT 2015 Issue Drawing Log CONTEXT ELEVATIONS ARLINGTON, VIRGINIA BALLSTON QUARTER MIXED USE RESIDENTIAL D-0B
**AREA AND USE TABULATIONS**

**A-0C**

**Ballston Quarter, Arlington, Virginia**

**Mixed Use Residential**

**RTKL Contract No.**

**Issue Date / Scale**

**05 OCT 2015 4.1 RESUBMIT**

---

**Sheet Format**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Notes**

1. **SITE AREA**
   - 269.75 SF from RA to average site elevation of 37.190 SF.
   - 264.95 SF from RA to average site elevation of 37.145 SF.

2. **DENSITY CALCULATION**
   - **MAXIMUM RESIDENTIAL DENSITY PERMITTED**
   - **MAXIMUM COMMERCIAL DENSITY PERMITTED**

3. **SITE AREA ALLOCATED TO RESIDENTIAL**
   - **BASE RESIDENTIAL**
   - **BASE COMMERCIAL**
   - **LEAD BULBS DELIVERY**
   - **RESIDENTIAL ETA (28FAR)**
   - **RESIDENTIAL ETA (25FAR)**
   - **TOTAL RESIDENTIAL ETA (25FAR)**
   - **EXCEPTIONS REGULATED**

4. **COMMERICAL DENSITY**
   - **ADDITIONAL DENSITY**
   - **TOTAL DENSITY**

5. **The Fitness between the already provided and the calculated density show**

---

**TABULATIONS**

**Tabular Data**

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<th>Use</th>
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**Notes**

1. **Parking Spaces**
   - **Owner / Developer**
   - **Design Architect**

2. **RTKL Associates Inc.**

3. **www.rtkl.com**

4. **2101 L Street, NW, Suite 200**
   - **Washington, DC 20037**

---

**PARKING TABULATIONS**

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**APARTMENT UNIT MIX TABULATIONS**

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**NOTES**

1. **APARTMENT UNIT MIX TABULATIONS**
   - **RENTAL ROOMS**
   - **RENTAL OFFICE SPACE**
   - **RENTAL STOREFRONT**
   - **RENTAL OTHER**

2. **TOTAL VNTG**
   - **TOTAL PARKING**

3. **OWNER / DEVELOPER**
   - **ARCHITECT**

4. **RTKL Associates Inc.**

5. **www.rtkl.com**

6. **2101 L Street, NW, Suite 200**
   - **Washington, DC 20037**

---

**TABULATIONS**

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**Notes**

1. **Storage Area**
   - **Loading Area**
   - **Service Area**
   - **Recycling Area**
   - **Trash Area**

2. **Note**
   - **Same as above**

---

**FLOOR PLAN**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Schematic**

2101 L Street, NW, Suite 200
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---

**Drawing Log**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Bill of Materials**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Bill of Quantities**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Bill of Costs**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Bill of Estimates**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Bill of Specifications**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Bill of Instructions**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Bill of Performance**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Bill of Operations**

2101 L Street, NW, Suite 200
Washington, DC 20037

---

**Bill of Maintenance**

2101 L Street, NW, Suite 200
Washington, DC 20037