DEVELOPMENT CONCEPT PLAN - STAGE III

ARHA SAMUEL MADDEN

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL PROPERTY AREA = 3.4315 AC 149,475 SF

TOTAL DISTURBED AREA = 4.31 AC 187,744 SF

ZONING TABULATIONS

ON-SITE LOCATIONS / ADDRESSES:

T.M. 054.02-12-01 T.M. 054.02-13-02	899 N HENRY ST, ALEXANDRIA, VIRGINIA 999 N HENRY ST, ALEXANDRIA, VIRGINIA
TOTAL PROPERTY AREA:	149,475 SF OR 3.4315 ACRES
UNITS PER ACRE:	154 UNITS/ACRE FOR RESIDENTIAL USES
EXISTING ZONE: PROPOSED ZONE:	RB RMF
OPEN SPACE REQUIREMENTS: OPEN SPACE PROVIDED:	25% OR 37,369 SF OR 0.86 ACRES AT GRADE – 35,109 SF ABOVE GRADE – 2,260 SF PUBLIC – 0 SF PRIVATE – 22,532 SF PRIVATE WITH PUBLIC ACCESS EASEMENT – 14,837 SF TOTAL – 25% OR 37,369 SF
EXISTING USE: PROPOSED USE:	MULTIFAMILY RESIDENTIAL MULTIFAMILY RESIDENTIAL
GROSS FLOOR AREA:	560,350 SF
AVERAGE FINISHED GRADE:	NORTH BLOCK – 47.38 FT SOUTH BLOCK – 46.75 FT
MAXIMUM HEIGHT PERMITTED: MINIMUM HEIGHT REQUIRED:	45 FT FOR RB ZONE N/A
HEIGHT PROPOSED:	NORTH BLOCK – 75 FEET SOUTH BLOCK – 75 FEET

RESIDENTIAL UNITS PROPOSED:

North Building	Average NSF	30% AMI	50% AMI	60% AMI	80% AMI	Total	%
1 Bedroom	704	3	5	22	23	53	25.6%
2 Bedroom	983	51	17	23	20	111	53.6%
3 Bedroom	1,294	23	5	7	7	42	20.3%
4 Bedroom	1,258	1	0	0	0	1	0.5%
Total		78	27	52	50	207	
%		38%	13%	25%	24%		
South Building	**Average NSF**	**30% AMI**	**60% AMI**	**80% AMI**	**Market Rate**	**Total**	**%**
Studio	524	6	0	3	8	17	5.2%
Jr 1 Bedroom	581	0	0	0	24	24	7.3%
1 Bedroom	754	37	0	13	71	121	37.0%
1 Bedroom + Den	850	0	0	0	30	30	9.2%
Jr 2 Bedroom	1,065	0	0	0	16	16	4.9%
2 Bedroom	1,025	30	0	13	40	83	25.4%
2 Bedroom + Den	1,213	0	0	0	11	11	3.4%
3 Bedroom	1,260	11	0	6	8	25	7.6%
Total		84	0	35	208	327	
%		26%	0%	11%	64%		
Combined	**30% AMI**	**50% AMI**	**60% AMI**	**80% AMI**	**Market Rate**	**Total**	**%**
Studio	6	0	0	3	8	17	3.2%
Jr 1 Bedroom	0	0	0	0	24	24	7.3%
1 Bedroom	40	5	22	36	71	174	32.6%
1 Bedroom + Den	0	0	0	0	30	30	5.6%
Jr 2 Bedroom	0	0	0	0	16	16	4.9%
2 Bedroom	81	17	23	33	40	194	36.3%
2 Bedroom + Den	0	0	0	0	11	11	2.1%
3 Bedroom	34	5	7	13	8	67	12.5%
4 Bedroom	1	0	0	0	0	1	0.2%
Total	161	27	52	85	208	534	
%	30%	5%	10%	16%	39%		

MINIMUM PARKING REQUIRED: NORTH BLOCK – 127 SPACES
SOUTH BLOCK – 281 SPACES

PARKING PROVIDED: NORTH BLOCK – 127 SPACES
SOUTH BLOCK – 325 SPACES

OVERALL PARKING REQUIRED: 408 SPACES
OVERALL PARKING PROVIDED: 452 SPACES

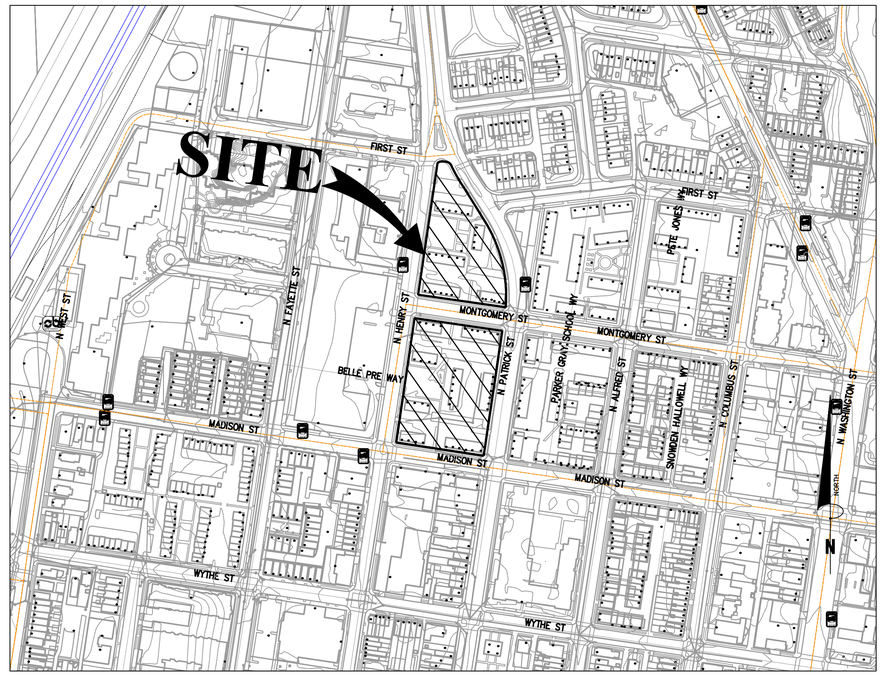
North				
Apt Type	Credits	Ratio	# Units/Beds	# Spaces Req'd
M (A>60%)	Walkscore 90 Bus Stops	0.68	79	54
A (≤60%)	Walkshed Walkscore 90 Bus Stops	0.5625	52	30
A (≤50%)	Walkshed Walkscore 90 Bus Stops	0.4875	27	14
A (≤30%)	Walkshed Walkscore 90 Bus Stops	0.375	77	29
			Total Required	127
			Total Provided	127

South				
Apt Type	Credits	Ratio	# Units/Beds	# Spaces Req'd
M (A>60%)	Walkscore 90 Bus Stops	0.68	335	228
A (≤30%)	Walkshed Walkscore 90 Bus Stops	0.375	84	32
			Total	260
			Min Restaurant/Retail (1.0 per 1,000 sf inside transit area)	17
			Min Daycare (.25 per 1,000 sf inside transit area)	4
			Overall Total Required	281
			Overall Total Provided	325

LOADING SPACES REQUIRED: 1 SPACE
LOADING SPACES PROVIDED: 2 SPACES

EXISTING TRIPS: 332 TRIPS/DAY**
PROPOSED TRIP GENERATION: MULTIFAMILY: 5.10 TRIPS/UNITS/DAY**
529 UNITS = 2,698 TRIPS/DAY**

**BASED ON ITE TRIP GENERATION MANUAL AND ASSUMES SAME NUMBER OF TRIPS FOR AFFORDABLE UNITS



VICINITY MAP

SCALE : 1" = 200'

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT PROPOSES TO REDEVELOP TWO SUBJECT PROPERTIES: 999 N HENRY STREET AND 899 N HENRY STREET LOCATED IN THE BRADDOCK EAST AREA OF ALEXANDRIA, VA. THE PROJECT WILL CONSIST OF AN APPROXIMATELY 535,350 SF MULTI-FAMILY COMPONENT WITH APPROXIMATELY 12,000 SF OF RETAIL AND APPROXIMATELY 13,000 SF CHILDCARE AND EARLY LEARNING CENTER.

SUP/MODIFICATIONS REQUESTED

- REZONING FROM RB ZONE TO RMF
- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
- TRANSPORTATION MANAGEMENT PLAN SPECIAL USE PERMIT
- SUP TO INCREASE THE FAR TO 3.0 IN THE RMF ZONE
- SUP FOR BONUS HEIGHT AND DENSITY FOR THE PROVISION OF AFFORDABLE HOUSING IN ACCORDANCE WITH SECTION 7-700 OF THE ZONING ORDINANCE
- MASTER PLAN AMENDMENT FOR FAR AND ZONING
- SUP FOR A RESTAURANT/OUTDOOR DINING

BUILDING CODE ANALYSIS

A) BUILDING CODE: VIRGINIA UNIFORM STATEWIDE BUILDING CODE
B) USE GROUP: A-3 FOR AMENITY, B FOR LEASING, M FOR RETAIL, I-4 FOR CHILDCARE
R-2 FOR RESIDENTIAL, AND S-2 FOR GARAGE
C) NUMBER OF STORIES: NORTH BLOCK – 6 STORIES
SOUTH BLOCK – 7 STORIES
D) CONSTRUCTION TYPE: 1A PODIUM (1-2 STORIES) WITH 5 STORIES OF 3A CONSTRUCTION ABOVE.
1A BELOW GRADE GARAGE
E) FULLY SPRINKLERED: YES – NFPA 13
F) FLOOR AREA PER FLOOR:

NORTH BUILDING

	1ST FLOOR	2ND-4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL GSF	GROSS RESI	NET RESI
CURRENT FOOTPRINT	43,764 SF	43,770 SF	40,717 SF	35,391 SF	251,182 SF	246,768 SF	203,553 SF

SOUTH BUILDING

	1ST FLOOR	2ND FLOOR	3RD-4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	TOTAL GSF	GROSS RESI	GROSS RETAIL	GROSS CHILDCARE	NET RESI
CURRENT FOOTPRINT	64,323 SF	28,635 SF	62,193 SF	55,984 SF	53,328 SF	48,638 SF	375,494 SF	345,035 SF	12,084 SF	12,302 SF	286,361 SF

OWNER/DEVELOPER

1. RECORD OWNER: TAX MAP. 054.02-12-01
TAX MAP. 054.02-13-02

ALEXANDRIA REDEVELOPMENT HOUSING AUTHORITY
600 N FAIRFAX ST.
ALEXANDRIA, VA 22314-2008

2. DEVELOPER/ APPLICANT: SAMUEL MADDEN FAIRSTEAD DEVELOPER, LLC
C/O FAIRSTEAD
4416 EAST WEST HWY
SUITE #250
BETHESDA, MD 20814
ATTN: NOAH HALE

MCRT OLD TOWN LLC
C/O MILL CREEK RESIDENTIAL TRUST, LLC
6701 DEMOCRACY BLVD
SUITE #500
BETHESDA, MD 20817
ATTN: JOE MUFFLER

THE COMMUNITIES GROUP
1120 RHODE ISLAND AVE., NW
WASHINGTON, DC 20001
(202) 667-3002
ATTN: JAMIE BORDENAVE

3. CIVIL ENGINEER: BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DR. SUITE 500
HERNDON, VIRGINIA 20171
(703) 464-1000
ATTN: STEVEN LIAM, P.E.

4. ARCHITECT: TORTI GALLAS + PARTNERS
1923 VERMONT AVE, NW
GRIMKE SCHOOL, 2ND FLOOR
WASHINGTON, DC 20001
(301) 588-4800
ATTN: SHERIEF ELFAR, AIA

5. ATTORNEY: MCGUIRE WOODS
1750 TYSONS BLVD, SUITE 1800
TYSONS, VA 22102
(703) 712-5411
ATTN: JONATHAN RAK

6. LANDSCAPE ARCHITECT: LAND DESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784
ATTN: MATT CLARK

7. LANDSCAPE ARCHITECT: LEE AND ASSOCIATES
638 I STREET NW
WASHINGTON, DC 20001
(202) 466-6666
ATTN: BANG SHON

8. TRANSPORTATION ENGINEER: GOROVE SLADE
1140 CONNECTICUT AVE., NW
SUITE 600
WASHINGTON, DC 20036
(202) 540-1924
ATTN: DAN VANPELT

ENVIRONMENTAL SITE ASSESSMENT:

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF GROUNDWATER CONTAMINATION ON THE SITE.

THE SITE IS NOT LOCATED IN A RESOURCE PROTECTED AREA (RPA).

SOIL CONTAMINATION IS NOT PRESENT ON THE SITE. REMEDIATION AND/OR SOIL MANAGEMENT WILL NOT BE REQUIRED AS PART OF THE PROJECT.

ARCHAEOLOGICAL NOTE:

CONTACT ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS PRIOR TO ANY GROUND DISTURBING ACTIVITY (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE). CITY ARCHAEOLOGISTS WILL PROVIDE ON-SITE INSPECTIONS TO RECORD SIGNIFICANT FINDS.

THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, AND GAS MAIN LINES OR SERVICES CANNOT BE FIELD SURVEYED. "MISS UTILITY" UTILITY SERVICE PROTECTION CENTER MAY BE CONTACTED AT 1-800-552-7001 REGARDING THE LOCATION OF THESE UNDERGROUND UTILITIES.

UTILITY WARNING!!

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GREEN BUILDING NOTE:

THE APPLICANT INTENDS TO MEET THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY.

SHEET INDEX

CIVIL SHEETS

C01.00 COVER SHEET
C02.00 NOTES, ABBREVIATIONS AND LEGEND
C02.10 GENERAL NOTES
C03.00 CONTEXTUAL PLAN
C04.00 EXISTING CONDITIONS PLAN (1 OF 2)
C04.10 EXISTING CONDITIONS PLAN (2 OF 2)
C05.00 CONCEPTUAL PLAN (1 OF 2)
C05.10 CONCEPTUAL PLAN (2 OF 2)
C06.00 DIMENSION PLAN (1 OF 2)
C06.10 DIMENSION PLAN (2 OF 2)
C07.00 SANITARY OUTFALL LOCATION
C08.00 SWM POST-DEVELOPMENT (1 OF 2)
C08.10 SWM POST-DEVELOPMENT (2 OF 2)
C08.20 SWM CALCULATIONS (1 OF 2)
C08.30 SWM CALCULATIONS (2 OF 2)
C09.00 STORM OUTFALL LOCATION
C10.00 SIGHT DISTANCE PROFILES
C11.00 ROAD CROSS SECTIONS
C12.00 VEHICLE TURNING PLAN (1 OF 4)
C12.10 VEHICLE TURNING PLAN (2 OF 4)
C12.20 VEHICLE TURNING PLAN (3 OF 4)
C12.30 VEHICLE TURNING PLAN (4 OF 4)
C13.00 FIRE SERVICE PLAN (1 OF 2)
C13.10 FIRE SERVICE PLAN (2 OF 2)
C14.00 AVERAGE FINISHED GRADE (1 OF 2)
C14.10 AVERAGE FINISHED GRADE (2 OF 2)
C15.00 OPEN SPACE PLAN (1 OF 2)
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C16.00 TREE PROTECTION PLAN (1 OF 2)
C16.10 TREE PROTECTION PLAN (2 OF 2)

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A-102 2ND-4TH FLOOR PLAN – NORTH BUILDING
A-103 5TH FLOOR PLAN – NORTH BUILDING
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A-111 7TH FLOOR PLAN – SOUTH BUILDING
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A-113 G1 LEVEL – SOUTH BUILDING
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A-115 SOUTH BUILDING ELEVATIONS
A-116 SECTIONS
A-117 SECTIONS
A-118 CONCEPTUAL MASSING VIEWS

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L003 REFERENCE PLAN
L0101 MATERIALS PLAN – NORTH BLOCK
L0102 MATERIALS PLAN – SOUTH BLOCK
L0503 PLANTING SCHEDULE

L-001 GATEWAY PARK CONCEPT PLAN

(53 SHEETS TOTAL)

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

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COVER SHEET
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE III
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION
DATE	DESCRIPTION

KJB	KJB	STL
DESIGN	DRAWN	CHKD

SCALE H: AS SHOWN V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C01.00

LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	PROP. E.P.
EX. C & G	CURB AND GUTTER	CSCG-1
	TRANSITION FROM CSCG-2 TO CSCG-1	CSCG-2 CSCG-1
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
EX 8" W/M	WATER LINE	8" DIP W/M
EX. W/V	WATER VALVE	
	WATER REDUCER	
EX SAN	SANITARY SEWER	10" SAN
EX 18" RCP	STORM SEWER	18" RCP
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
+ 25.32	SPOT ELEVATION	+25.32
	UTILITY POLE	
	SIGN	
EX A	SANITARY SEWER IDENTIFIER	A
EX 2	STORM DRAIN IDENTIFIER	2
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	12
	STREET LIGHT / PRIVATE LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	DOOR ENTRANCE	
	HANDICAP RAMP (CG-12)	
	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	TREE	
	BENCHMARK	BM #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	BRICK SIDEWALK	
	STAMPED ASPHALT	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	TRASH CAN	
	BENCH	
	DVP TRANSFORMER	ET
	VERIZON PEDASTAL	T
	COMCAST PEDASTAL	C
	DVP MANHOLE	

ABBREVIATIONS

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
c,e	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
C&G	CABLE TELEVISION
CATV	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
℄	CENTERLINE
C/L	CENTERLINE
CLR	CLEAR
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTR	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SPOUT
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
Δ	DELTA
E	RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDER
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FCPA	FAIRFAX COUNTY PARK AUTHORITY
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOY	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LCG	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
NA OR N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
N/F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO. OR #	NUMBER
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCEC	POINT OF CURVATURE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
⅊	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
ROM	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TRANSP	TRANSPORTATION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UD	UNDERDRAIN
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	US GEOLOGICAL SURVEY
V OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
VDOT	VA DEPT OF TRANSPORTATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
W/M OR WM	WATER MAIN
WQIA	WATER QUALITY IMPACT ASSESMENT
WV	WATER VALVE
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

NOTE:
THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

CITY OF ALEXANDRIA NOTES

1. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.

2. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.

3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND
SATURDAYS FROM 9AM TO 6PM
NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9AM TO 6PM
AND SATURDAYS FROM 10AM TO 4PM

4. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) 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.

GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREIN WAS PREPARED BY BOWMAN CONSULTING DATED MARCH 4, 2022.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NUMBER 054.02-13-02 AND 054.02-12-01.
3. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A MAP COMMUNITY PANEL NO. 5155190033E (6/16/11), DESIGNATED AS UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
4. OWNER: ALEXANDRIA REDEVELOPMENT HOUSING AUTHORITY. 600 NORTH FAIRFAX STREET, ALEXANDRIA, VA 22314-2008.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A CITY OF ALEXANDRIA RESOURCE PROTECTION AREA.
6. ALL UTILITIES SERVING THIS SITE WILL BE UNDERGROUND.
7. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS.
8. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER.
9. ELECTRIC POWER WILL BE PROVIDED BY DOMINION VIRGINIA POWER. ALL CONSTRUCTION WORK TO BE COORDINATED WITH VERIZON PRIOR TO CONSTRUCTION.
10. ONSITE GAS DISTRIBUTION WILL BE IN ACCORDANCE WITH WASHINGTON GAS & LIGHT REQUIREMENTS. ALL CONSTRUCTION WORK TO BE COORDINATED WITH WASHINGTON GAS PRIOR TO CONSTRUCTION.
11. ONSITE CABLE SERVICES WILL BE PROVIDED BY COMCAST CABLE. ALL CONSTRUCTION WORK TO BE COORDINATED WITH COMCAST CABLE PRIOR TO CONSTRUCTION.
12. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
13. A SOILS REPORT SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO UNDERGROUND STORAGE TANKS; AREAS LOCATED WITHIN 1,000 FT OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA; AND AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
15. IN ACCORDANCE WITH CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, AND CURRENT SOIL REPORTS FOR THE PROPERTY, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THE SITE.
16. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE.
17. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH USBC 119.0.
18. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO CODE ENFORCEMENT THAT WILL OUTLINE THE STEPS THAT WILL TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS.
19. ROOF DRAINAGE SYSTEMS MUST BE INSTALLED SO AS NEITHER TO IMPACT UPON, NOR CAUSE EROSION/DAMAGE TO, ADJACENT PROPERTY.
20. SHEETING AND SHORING SHALL NOT EXTEND BEYOND THE PROPERTY LINE; EXCEPT WHEN THE DEVELOPER HAS OBTAINED WRITTEN RELEASE FROM ADJACENT PROPERTY OWNERS WHICH HAS BEEN RECORDED IN THE LAND RECORDS; OR THROUGH AN APPROVED ENCROACHMENT PROCESS.
21. CONSTRUCTION STAGING OF MATERIALS SHALL REMAIN CLEAR OF EMERGENCY VEHICLE EASEMENTS, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS AT ALL TIMES.
22. ANY INCONSISTENCIES BETWEEN THE VARIOUS DRAWINGS SUBMITTED BY THE APPLICANT SHALL BE RECONCILED BY THE APPLICANT TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING & TRANSPORTATION AND ENVIRONMENTAL SERVICES.
23. A TEMPORARY INFORMATIONAL SIGN SHALL BE INSTALLED ON THE SITE PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN FOR THE PROJECT AND SHALL BE DISPLAYED UNTIL CONSTRUCTION IS COMPLETE OR REPLACED WITH A MARKETING SIGN INCORPORATING THE REQUIRED INFORMATION; THE SIGN SHALL NOTIFY THE PUBLIC OF THE NATURE OF THE UPCOMING PROJECT AND SHALL PROVIDE A PHONE NUMBER FOR PUBLIC QUESTIONS REGARDING THE PROJECT. (P&Z)
24. NO MAJOR CONSTRUCTION STAGING SHALL BE ALLOWED ALONG ROUTE 1. THE APPLICANT SHALL MEET WITH T&ES TO DISCUSS CONSTRUCTION STAGING ACTIVITIES PRIOR TO RELEASE OF ANY PERMITS FOR GROUND DISTURBING ACTIVITIES.
25. DURING THE CONSTRUCTION PHASE OF THIS DEVELOPMENT, THE SITE DEVELOPER, THEIR CONTRACTORS, CERTIFIED LAND DISTURBER, OR OWNER'S OTHER AGENT SHALL IMPLEMENT A WASTE AND REFUSE CONTROL PROGRAM. THIS PROGRAM SHALL CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER OR TRASH, TRASH GENERATED BY CONSTRUCTION WORKERS OR MOBILE FOOD VENDOR BUSINESSES SERVING THEM, AND ALL SANITARY WASTE AT THE CONSTRUCTION SITE AND PREVENT OFFSITE MIGRATION THAT MAY CAUSE ADVERSE IMPACTS TO NEIGHBORING PROPERTIES OR TO THE ENVIRONMENT TO THE SATISFACTION OF DIRECTORS OF TRANSPORATION AND ENVIRONMENTAL SERVICES AND CODE ENFORCEMENT. ALL WASTES SHALL BE PROPERLY DISPOSED OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
26. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.
27. THE STORM WATER BEST MANAGEMENT PRACTICES (BMPs) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS/HER DESIGNATED REPRESENTATIVE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPs ARE:
   A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
   B. CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. (T&ES)
28. PERFORMANCE BOND FOR BMPs SHALL NOT BE RELEASED UNTIL ALL DRAINAGE AREA FLOWING INTO THE BMP IS DEVELOPED. PRIOR TO RELEASE OF THE PERFORMANCE BOND THE APPLICANT(S) IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFICATION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORM WATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT(S) AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS AND THAT THEY ARE FUNCTIONING AS DESIGNED AND ARE UNAFFECTED BY CONSTRUCTION ACTIVITIES. IF MAINTENANCE FOR THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINENANCE MEASURES PERFORMED.

CONCERNING UTILITY WORKS:

NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
ALL EXCAVATED MATERIAL TO BE REPLACED INTO THE TRENCH SHALL BE STOCKPILED ON THE HIGH SIDE OF THE TRENCH. IF ANY TRENCH WORK WILL REMAIN OPEN AFTER THE END OF THE WORKDAY ALL NEEDED EROSION AND SEDIMENT CONTROLS SHALL BE EMPLOYED. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE CITY OF ALEXANDRIA.

STORMWATER MANAGEMENT NOTES

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

THE DEVELOPER SHALL FURNISH THE OWNERS WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT, A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMP(S) AND SUPPORTING EQUIPMENT, AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY.

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

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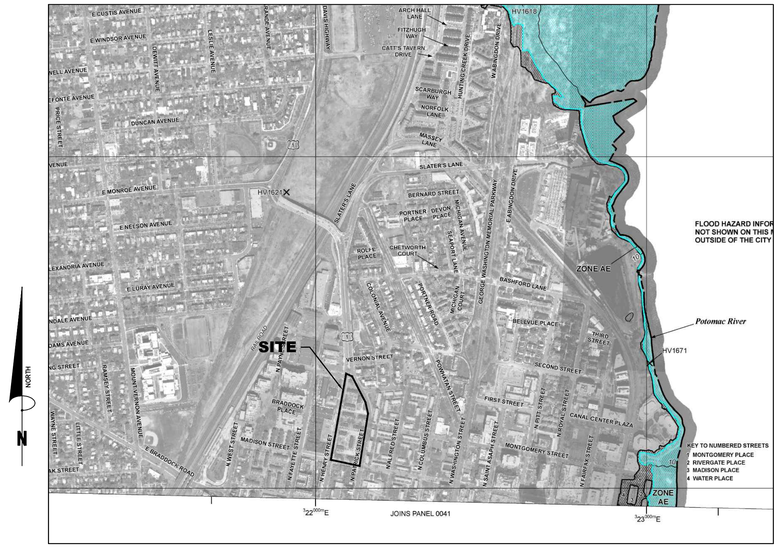
LEGEND, GENERAL NOTES AND ABBREVIATIONS
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE III
CITY OF ALEXANDRIA VIRGINIA

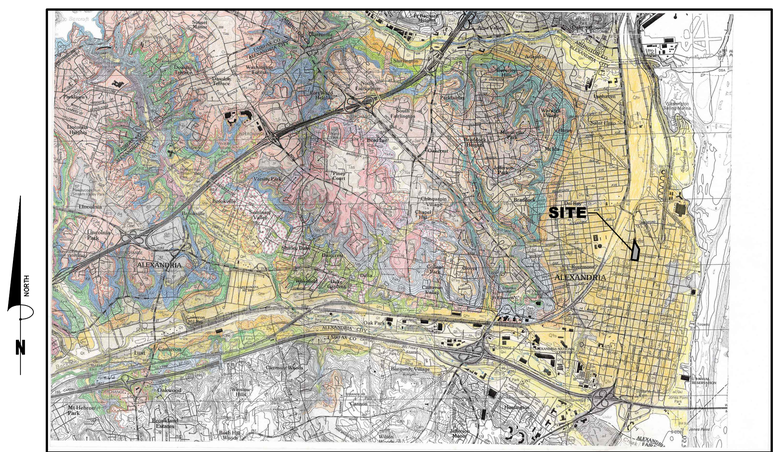
COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION
DATE	DESCRIPTION
KJB DESIGN	PBT DRAWN / STL CHKD
SCALE	H: N/A V:
JOB No.	140194-02-001
DATE :	MARCH, 2022
FILE No.	
SHEET	C02.00



FEMA MAP

N.T.S.



SOILS MAP

N.T.S.

Qto	**Old Town terrace (Sangamon)**—Constitutes a broadly fining-up sequence, gravelly in its lower half, grading up through sand and muddy sand into mud. Above an elevation of about 30-35 feet, the modern surface of the terrace is composed chiefly of silt and clay; below that, it is mostly muddy sand. It has a well-developed, deep ultisol profile. Underlies Old Town and Del Ray, where it approaches 125 feet thick at places. A set of terraces that is clearly graded to the main Old Town terrace was mapped for several miles up Cameron Valley and its tributaries, and in the lowermost reaches of Four Mile Run
af dg gp	**Artificial fill and disturbed ground**—Fill and disturbed ground are widespread in the city and range from small cut-and-fills, to old gravel pits and buried ravines, to massive emplacements for infrastructure. The fill material varies widely, commonly including some combination of sand, gravel, clay, topsoil, and construction debris. Only major and obvious areas of artificial fill (af) and disturbed ground (dg) are shown on the map, chiefly large embankments, old gravel pits (gp), and significant buried ravines. Fill and disturbed ground are ubiquitous on the Old Town terrace and in the Cameron Valley, but are mostly not shown on the map in order to depict the pre-settlement geology

GEOTECHNICAL REPORT NOTE

CONTRACTOR IS ADVISED TO REVIEW SEPARATELY PREPARED GEOTECHNICAL REPORTS FOR DESCRIPTION OF SOILS, SUBSURFACE CONDITIONS AND FOUNDATION CRITERIA. THIS GEOTECHNICAL REPORT, PREPARED BY OTHERS, HAS BEEN SEPARATELY SUBMITTED TO THE CITY OF ALEXANDRIA FOR REVIEW.

SEWER NOTE

THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA. THIS PROJECT WILL DISCHARGE INTO A SEPARATED STORM SYSTEM THAT TIES INTO A COMBINED SEWER SYSTEM DOWNSTREAM. THIS PROJECT WILL DISCHARGE INTO A SEPARATED SANITARY SYSTEM. THE SEWER GENERATION FROM THIS IS GREATER THAN 10,000 GPD.

EROSION/SEDIMENT CONTROL NOTES

THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION / SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.

T&ES MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. CERTIFIED RESPONSIBLE LAND DISTURBER IS REQUIRED TO ATTEND PRE-CONSTRUCTION MEETING.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.

ALL DISTURBED AREAS OF THE SITE THAT ARE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.

ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE.

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES MUST BE EMPLOYED FOR STOCKPILE AREAS.

ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 25% ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL.

TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE(S).

AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND ALL DISTURBED AREAS SHALL BE STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE REMOVED.

ARCHAEOLOGICAL NOTES

A. ARCHAEOLOGICAL TESTING MUST BE COMPLETED PRIOR TO GROUND DISTURBANCE. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT MUST COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED.

B. ALL ARCHAEOLOGICAL PRESERVATION MEASURES MUST BE COMPLETED PRIOR TO GROUND DISTURBING ACTIVITIES AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.

C. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703) 746-4399 IF ANY BURIED STRUCTURAL OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

D. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.

E. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL ERECT A HISTORIC MARKER ON THE PROPERTY ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY. THE MARKER WILL HIGHLIGHT THE HISTORICAL AND ARCHAEOLOGICAL SIGNIFICANCE OF THE PROPERTY.

F. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL PRODUCE A BOOKLET FOR THE PUBLIC ON THE HISTORY AND ARCHAEOLOGY OF THE PROPERTY, ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY.

G. ALL ARCHAEOLOGICAL WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS AND IS SUBJECT TO THE APPROVAL OF THE CITY ARCHAEOLOGIST.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

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GENERAL NOTES

ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE III

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

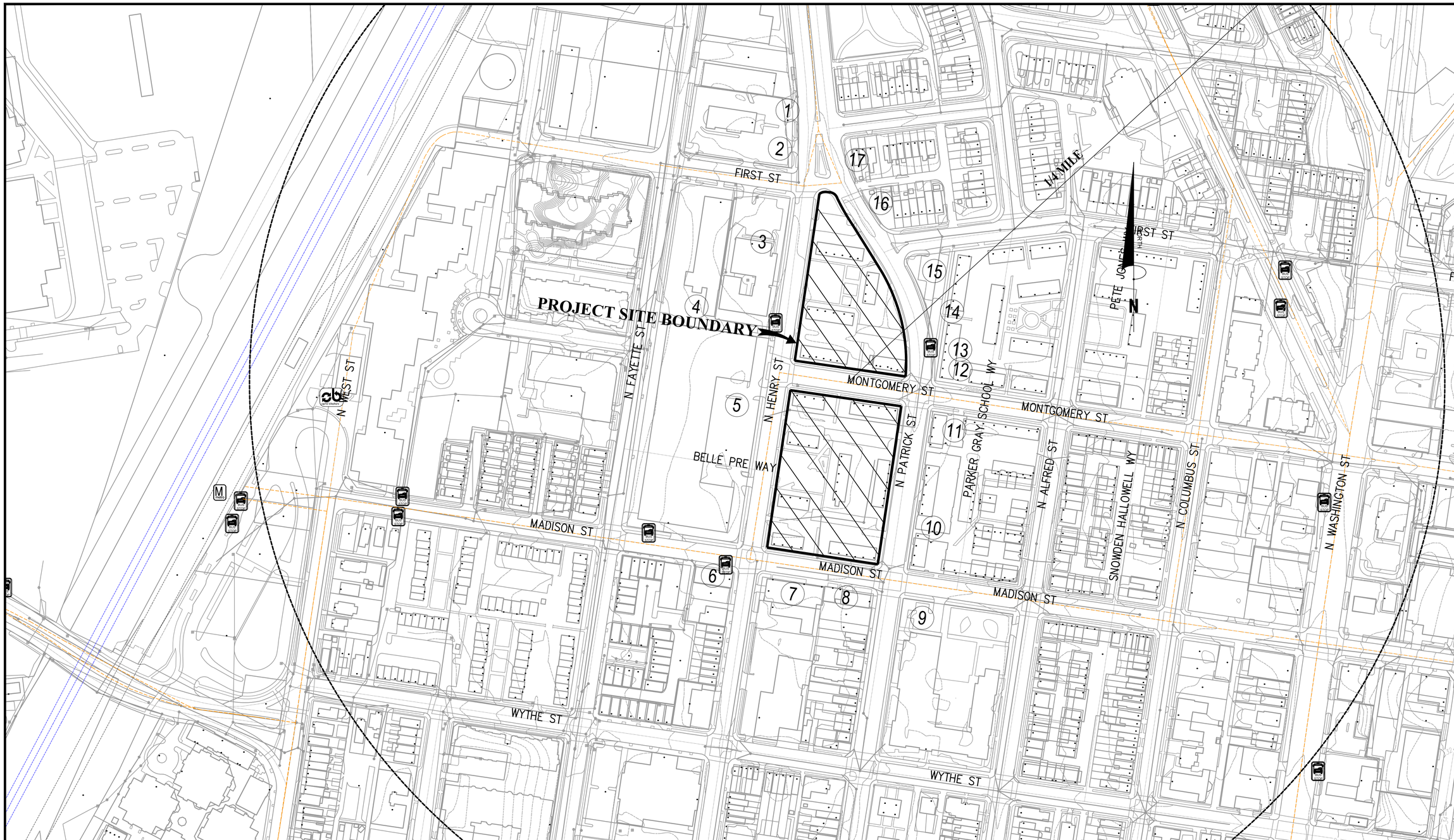
SCALE H: N/A V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET ----



ADJACENT OWNER INFORMATION

(CITY OF ALEXANDRIA DATA, 3/14/2022)

1. YATES JEFFREY LEE TR
   1002 N HENRY ST.
   ALEXANDRIA, VA 22314
   T.M. 054.01–03–03
   ZONE: CRMU/H USE: SUB–PARCEL

2. YATES JEFFREY LEE TR
   1000 N HENRY ST.
   ALEXANDRIA, VA 22314
   T.M. 054.01–03–02
   ZONE: CRMU/H USE: FAST FOOD

3. ALEXANDRIA NORTH HENRY LIMITED PARTNERSHIP
   930 N HENRY ST.
   ALEXANDRIA, VA 22314
   T.M. 054.01–0C–00
   ZONE: CRMU/H USE: RESIDENTIAL RESIDENTIAL MIXED USE (HIGH)

4. DAMIANI ANTONIO
   1112 FIRST ST.
   ALEXANDRIA, VA 22314
   T.M. 054.01–03–04
   ZONE: CRMU/H USE: REPAIR SERVICES

5. EQR–MADISON & HENRY LLC
   1125 MADISON PL.
   ALEXANDRIA, VA 22314
   T.M. 054.01–03–06
   ZONE: CRMU/H USE: MED RISE ELEV

6. SHABBAR NAZAR OR MARIE L
   728 N HENRY ST.
   ALEXANDRIA, VA 22314
   T.M. 054.03–03–05
   ZONE: CRMU/H USE: RESTAURANT

7. IACONE/HENRY STREET LLC
   727 N HENRY ST.
   ALEXANDRIA, VA 22314
   T.M. 054.04–05–01
   ZONE: CSL USE: REPAIR SERVICES

8. ALTURAS REAL ESTATE INTERESTS LLC
   728 N PATRICK ST.
   ALEXANDRIA, VA 22314
   T.M. 054.04–05–02
   ZONE: CSL USE: GEN COMMERCIAL

9. CITY OF ALEXANDRIA
   901 WYTHE ST.
   ALEXANDRIA, VA 22314
   T.M. 054.04–06–01
   ZONE: POS USE: CITY REC

10. JAMES BLAND HOUSING IV LP
    805 N PATRICK ST.
    ALEXANDRIA, VA 22314
    T.M. 054.02–11–22
    ZONE: CDD#16 USE: ARHA

11. JAMES BLAND HOUSING IV LP
    835 N PATRICK ST.
    ALEXANDRIA, VA 22314
    T.M. 054.02–11–24
    ZONE: CDD#16 USE: ARHA

12. JAMES BLAND HOUSING V L P
    901 N PATRICK ST.
    ALEXANDRIA, VA 22314
    T.M. 054.02–10–40.A
    ZONE: CDD#16 USE: ARHA

13. JAMES BLAND HOUSING V L P
    905 N PATRICK ST.
    ALEXANDRIA, VA 22314
    T.M. 054.02–10–34
    ZONE: CDD#16 USE: ARHA

14. JB CONDO V LLC
    929 N PATRICK ST.
    ALEXANDRIA, VA 22314
    T.M. 054.02–10–39.A
    ZONE: CDD#16 USE: CONDO MASTER

15. JAMES BLAND HOUSING V L P
    935 N PATRICK ST.
    ALEXANDRIA, VA 22314
    T.M. 054.02–10–36
    ZONE: CDD#16 USE: ARHA

16. BRUCKER SHANE E F OR SUSAN F
    1021 FIRST ST.
    ALEXANDRIA, VA 22314
    T.M. 054.02–02–25
    ZONE: RB USE: SEMI–DETACHED

17. SILSON MINNIE E
    1024 VERNON ST.
    ALEXANDRIA, VA 22314
    T.M. 054.02–02–01
    ZONE: RB USE: SEMI–DETACHED

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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DIRECTOR DATE

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CONTEXT PLAN
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE III
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION
DATE	DESCRIPTION

KJB	KJB	STL
DESIGN	DRAWN	CHKD

SCALE H: AS SHOWN V:

JOB No. 140194-02-001

DATE : MARCH, 2022

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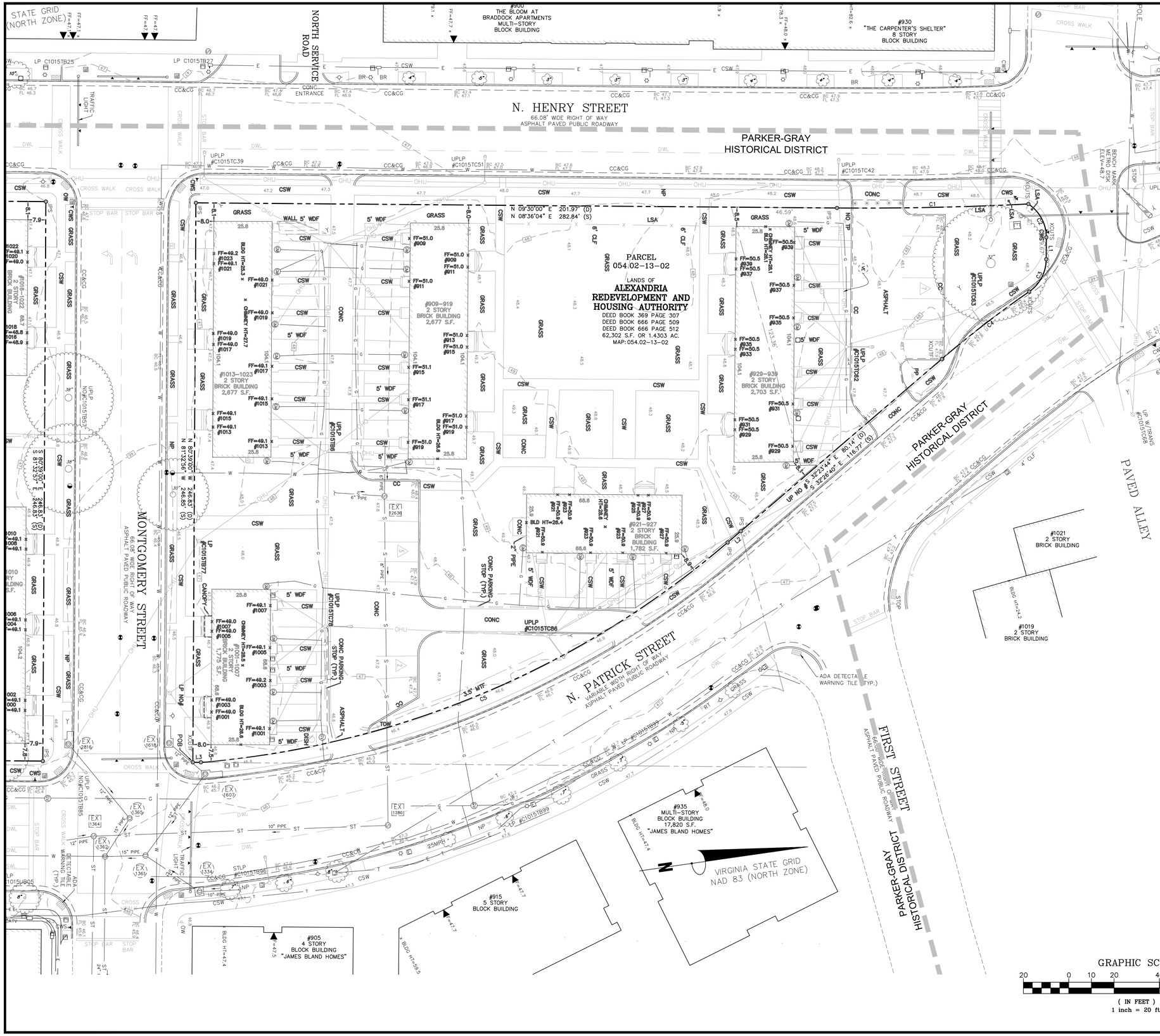

(EX 2816) RIM=46.09
INV OUT=42.38 (12" PIPE TO EX1365)

(EX 1365) RIM=45.96
INV IN=42.04 (12" PIPE FRM EX2816)
INV OUT=41.94 (15" PIPE TO EX1362)

(EX 1362) RIM=45.95
INV IN=40.20 (15" PIPE FRM EX1365)
INV IN=40.17 (15" PIPE FRM EX1361)
INV OUT=39.06 (24" PIPE TO EX2817)

(EX 2817) RIM=45.32
INV IN=37.64 (24" PIPE FRM EX1361)
INV IN=37.42 (18" PIPE FRM NORTH)
INV OUT=37.32 (30" PIPE TO EAST)

(EX 1618) RIM=46.27
INV OUT=42.57 (12" PIPE TO EX1607)

(EX 1607) RIM=46.25
INV IN=42.40 (12" PIPE FRM EX1618)
INV OUT=42.07 (12" PIPE TO EX1362)

(EX 1361) RIM=46.11
INV IN=42.20 (15" PIPE FRM EX1607)
INV IN=42.02 (12" PIPE FRM EX1334)
INV OUT=41.91 (15" PIPE TO EX1362)

(EX 1334) RIM=46.84
INV IN=42.04 (10" PIPE FRM NORTH)
CENTER INV=39.44
STRUCTURE 1/2 FULL OF DEBRIS

(EX 244) RIM=46.66
INV OUT=44.44 (8" PIPE TO UNDERGROUND JUNCTION)

(EX 2813) RIM=47.40
INV IN=43.95 (8" PIPE FRM UNDERGROUND JUNCTION)
INV OUT=43.85 (8" PIPE TO EX2814)

(EX 2814) RIM=47.40
INV IN=42.66 (6" PIPE FRM BUILDING)
INV IN=43.95 (8" PIPE FRM UNDERGROUND JUNCTION)
INV IN=42.66 (6" PIPE FRM BUILDING)
INV OUT=42.54 (8" PIPE FRM UNDERGROUND JUNCTION)

(EX 6536) RIM=45.20
INV OUT=41.40 (12" PIPE TO EX6306)

(EX 6306) RIM=45.16
INV IN=41.09 (12" PIPE FRM EX6536)
INV OUT=41.03 (15" PIPE TO EX6228)

(EX 6228) RIM=44.96
INV IN=40.54 (15" PIPE FRM EX6306)
INV IN=40.51 (15" PIPE FRM EX6093)
INV IN=40.41 (12" PIPE FRM BUILDING)
INV OUT=40.34 (15" PIPE FRM EX6490)

(EX 6093) RIM=45.15
INV IN=41.44 (8" PIPE FRM BUILDING)
INV OUT=41.03 (8" PIPE TO EX6228)

(EX 6490) RIM=44.90
INV IN=39.47 (15" PIPE FRM UNDERGROUND JUNCTION)
INV IN=39.65 (12" PIPE FRM EX4296)
INV IN=39.47 (15" PIPE FRM EX6228)
INV OUT=34.02 (15" PIPE FRM EX6489)

(EX 6489) RIM=44.82
INV IN=39.99 (12" PIPE FRM EX6601)
INV IN=39.52 (15" PIPE FRM EX6490)
INV OUT=39.50 (15" PIPE FRM EX2833)

(EX 6601) RIM=45.25
INV OUT=40.86 (12" PIPE TO EX6488)

(EX 2833) RIM=43.98
INV IN=37.75 (15" PIPE FRM EX6489)
INV OUT=37.78 (15" PIPE TO EX2834)
HAS DEBRIS AND WATER

(EX 2834) RIM=44.17
INV IN=37.72 (15" PIPE FRM EX2833)
INV IN=39.57 (6" PIPE FRM NE)
INV OUT=37.67 (15" PIPE TO EX2832)
HAS WATER LINE LEAKING IN MANHOLE

(EX 2636) RIM=47.87
INV IN=42.03 (6" PIPE FRM UNK)
INV IN=42.00 (6" PIPE FRM UNK)
INV OUT=41.91 (8" PIPE TO EX1286)

(EX 1286) RIM=46.48
NO ACCESS, SEALED

(EX 1364) RIM=45.98
INV IN=37.71 (10" PIPE FRM UNK)
INV IN=37.56 (10" PIPE FRM EX1286)
INV OUT=37.16 (10" PIPE TO EX2818)

(EX 2818) RIM=45.21
INV IN=34.79 (10" PIPE FRM EX1364)
INV IN=34.63 (10" PIPE FRM UNK)
INV OUT=34.59 (10" PIPE TO UNK)

(EX 2810) RIM=45.84
INV IN=41.84 (6" PIPE FRM UNK)
INV OUT=41.79 (6" PIPE TO EX2786)

(EX 2786) RIM=46.64
INV IN=41.35 (6" PIPE FRM UNK)
INV IN=41.35 (6" PIPE FRM EX2810)
INV OUT=41.24 (6" PIPE TO EX6696)

(EX 6696) RIM=46.44
INV IN=40.82 (6" PIPE FRM EX2786)
INV OUT=40.82 (8" PIPE TO EX4296)

(EX 4296) RIM=45.19
NO ACCESS
UNDER CAR

(VE) APPROXIMATE CENTER LINE LOCATION
VEPCO EASEMENT
DEED BOOK 662 PAGE 126

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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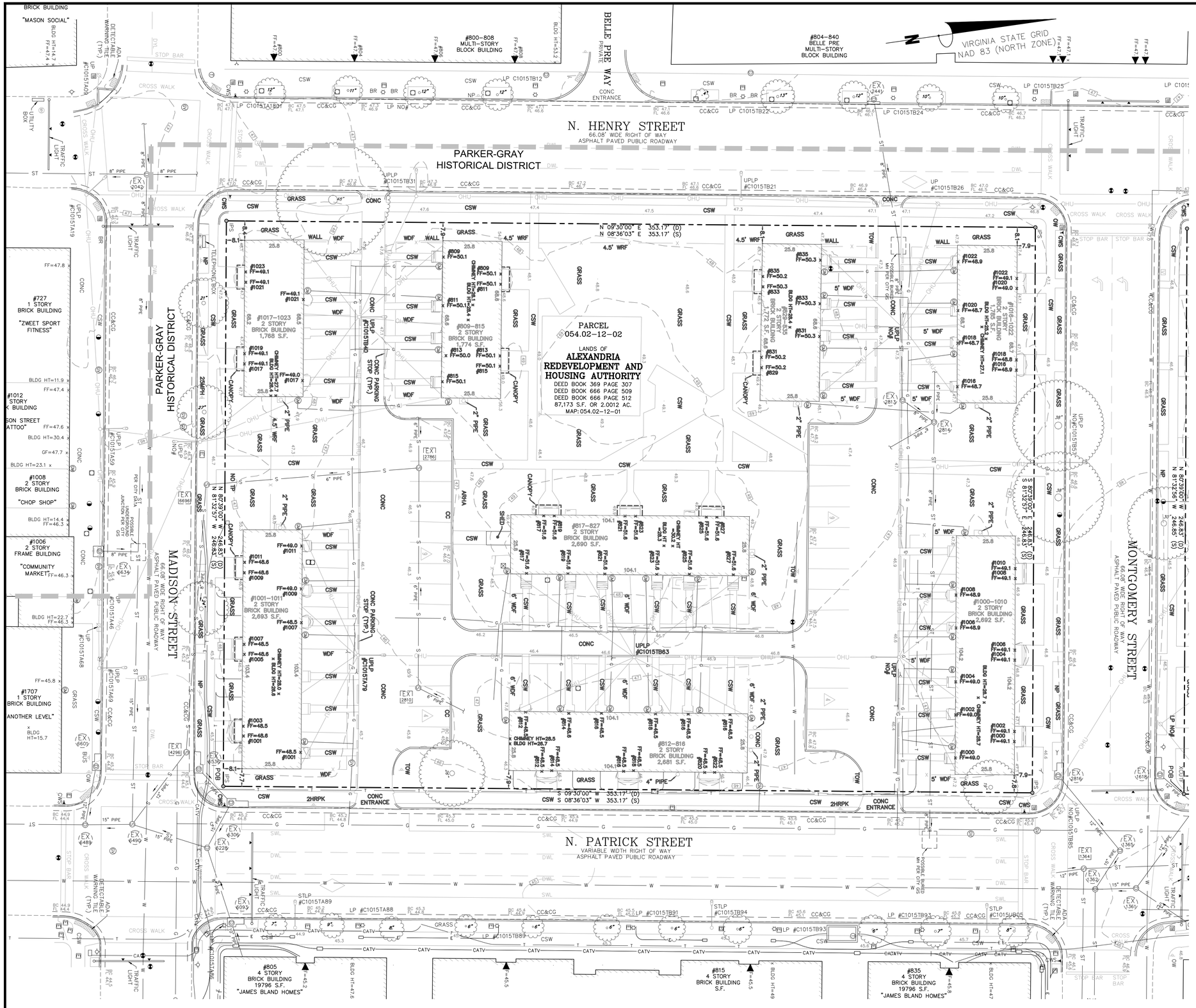

(EX 2830) RIM=43.86
INV IN=39.68 (12"PIPE FRM SOUTHWEST)
CENTER INV=36.78 (UNK PIPE TO UNK)*
*STRUCTURE FULL OF DEBRIS

(EX 2831) RIM=44.08
INV IN=40.18 (12" PIPE FRM NORTHEAST)
CENTER INV=38.08
STANDING WATER IN STRUCTURE

(EX 2832) RIM=43.88
INV IN=37.68 (15" PIPE FRM SE)
INV IN=38.18 (15" PIPE FRM SW)
INV IN=36.97 (15" PIPE FRM NW)
INV IN=37.09 (15" PIPE FRM EX2834)
INV IN=39.65 (12" PIPE FRM NE)
INV IN=37.53 (15" PIPE FRM NE)
INV OUT=36.74 (24" PIPE TO EX2836)

(EX 2836) RIM=42.51
CENTER INV=32.81
PIPES RECESSED

(EX 2835) RIM=42.01
CENTER INV=35.96*
*STANDING WATER IN STRUCTURE

(EX 2837) RIM=41.50
CENTER INV=37.81
STRUCTURE FULL OF DEBRIS

(EX 2838) RIM=41.25
INV IN=39.27 (10" PIPE FRM SOUTHWEST)
INV OUT=39.25 (12" PIPE TO EX2840)

(EX 2839) RIM=41.24
INV IN=38.69 (12" PIPE FRM SOUTHEAST)
INV IN=38.59 (12" PIPE FRM SOUTHEAST)
CENTER INV=37.43 (UNK PIPE TO UNL)*
*STANDING WATER IN STRUCTURE

(EX 2840) RIM=41.811
CENTER INV=31.06
PIPES RECESSED

(EX 2821) RIM=44.11
INV IN=35.76 (18" PIPE FRM NORTH)
INV OUT=35.56 (18" PIPE TO EX2827)

(EX 2822) RIM=43.30
CENTER INV=36.50*
*STRUCTURE FULL OF DEBRIS

(EX 2823) RIM=43.50
INV IN=39.20 (12" PIPE FRM WEST)
INV IN=39.55 (12" PIPE FRM NORTH)
INV OUT=38.45 (12" PIPE TO EX2827)

(EX 2824) RIM=43.42
INV IN=38.70 (12" PIPE FRM NORTH)
INV IN=39.42 (10" PIPE FRM EAST)
INV IN=41.72 (10" PIPE FRM SOUTHEAST)
INV IN=38.63 (10" PIPE FRM NORTHWEST)
INV OUT=38.37 (12" PIPE TO EX2827)

(EX 2826) RIM=43.48
INV IN=38.88 (10" PIPE FRM EAST)
INV IN=41.48 (10" PIPE FRM EAST)
CENTER INV=36.75 (12" PIPE TO EX5940)*
*STANDING WATER IN STRUCTURE

(EX 2827) RIM=43.35
INV IN=35.13 (18" PIPE FRM EX2821)
CENTER INV=34.81
PIPES RECESSED

(EX 2042) RIM=47.77
INV IN=43.36 (8" PIPE FRM EAST)
INV IN=43.33 (8" PIPE FRM WEST)
INV IN=42.97 (8" PIPE FRM NORTH)
INV OUT=42.67 (8" PIPE TO EX2929)

(EX 2829) RIM=45.81
INV IN=41.15 (8" PIPE FRM WEST)
INV IN=41.30 (8" PIPE FRM EAST)
INV IN=40.61 (10" PIPE FRM EX2042)
INV OUT=40.55 (10" PIPE TO SOUTH)

(EX 634) RIM=46.07
INV OUT=43.27 (8" PIPE TO EX6490)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STEVEN T. LIAM
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7/8/2022
PROFESSIONAL ENGINEER

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DATE : MARCH, 2022
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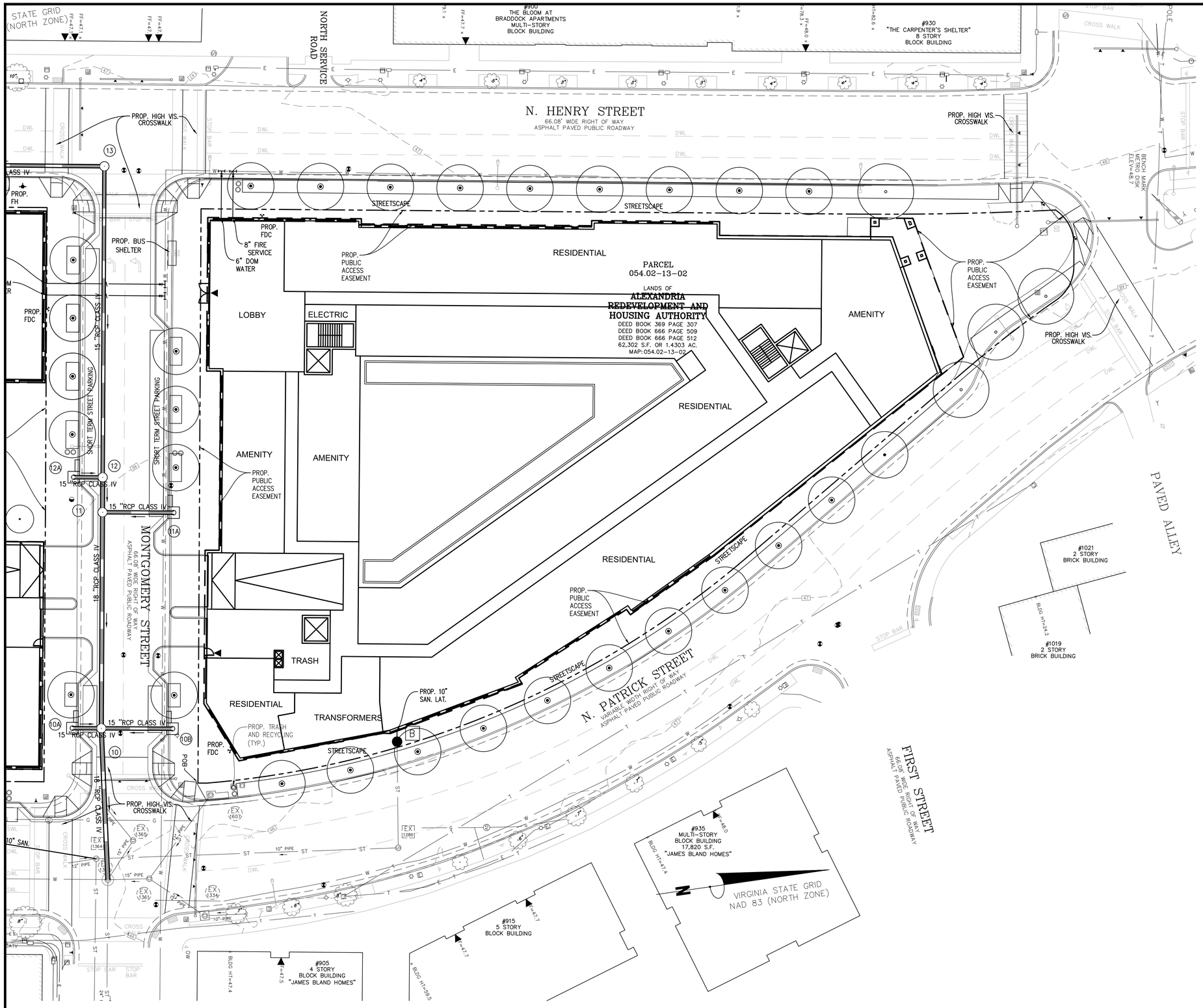

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CONCEPTUAL PLAN (1 OF 2)

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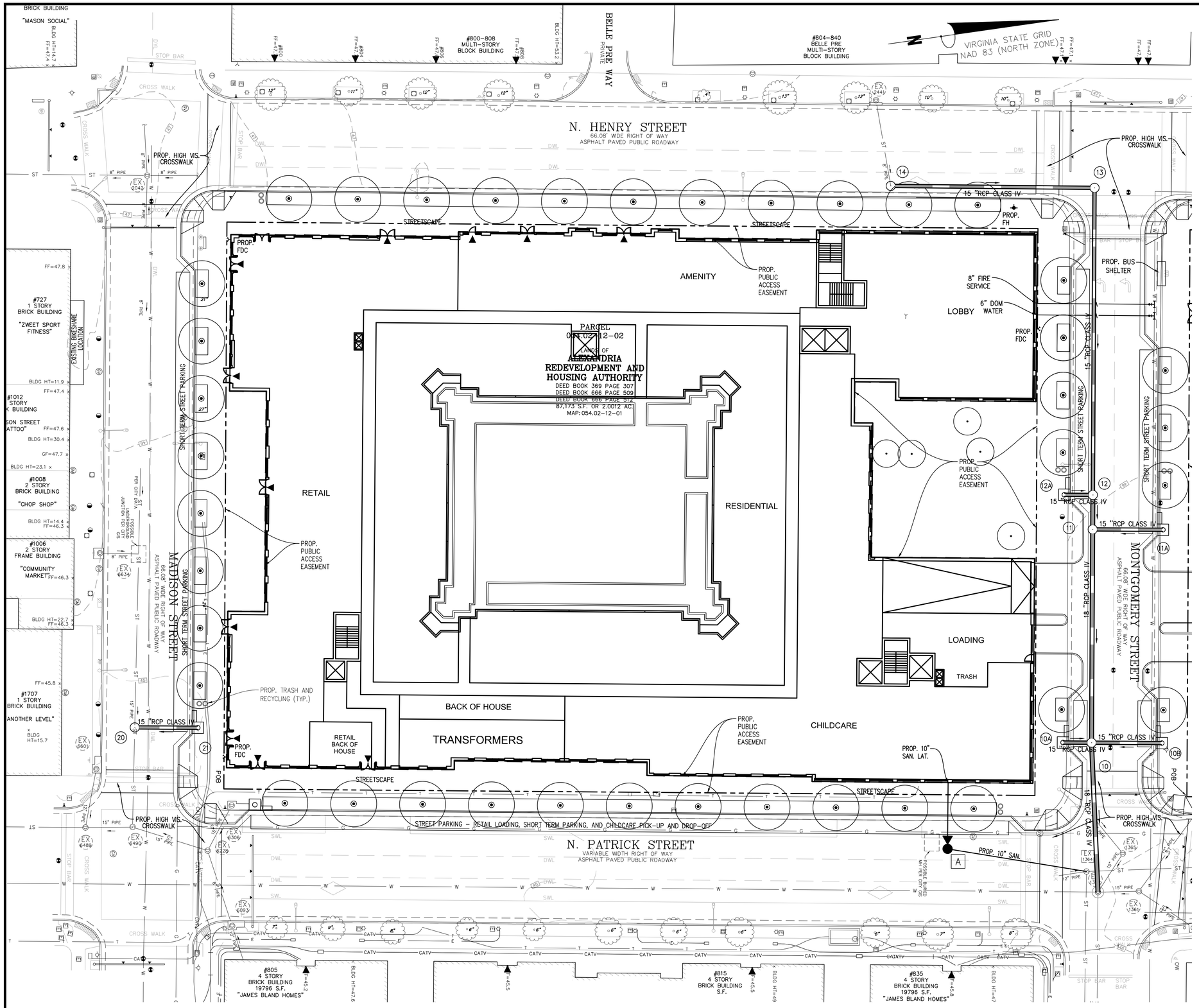

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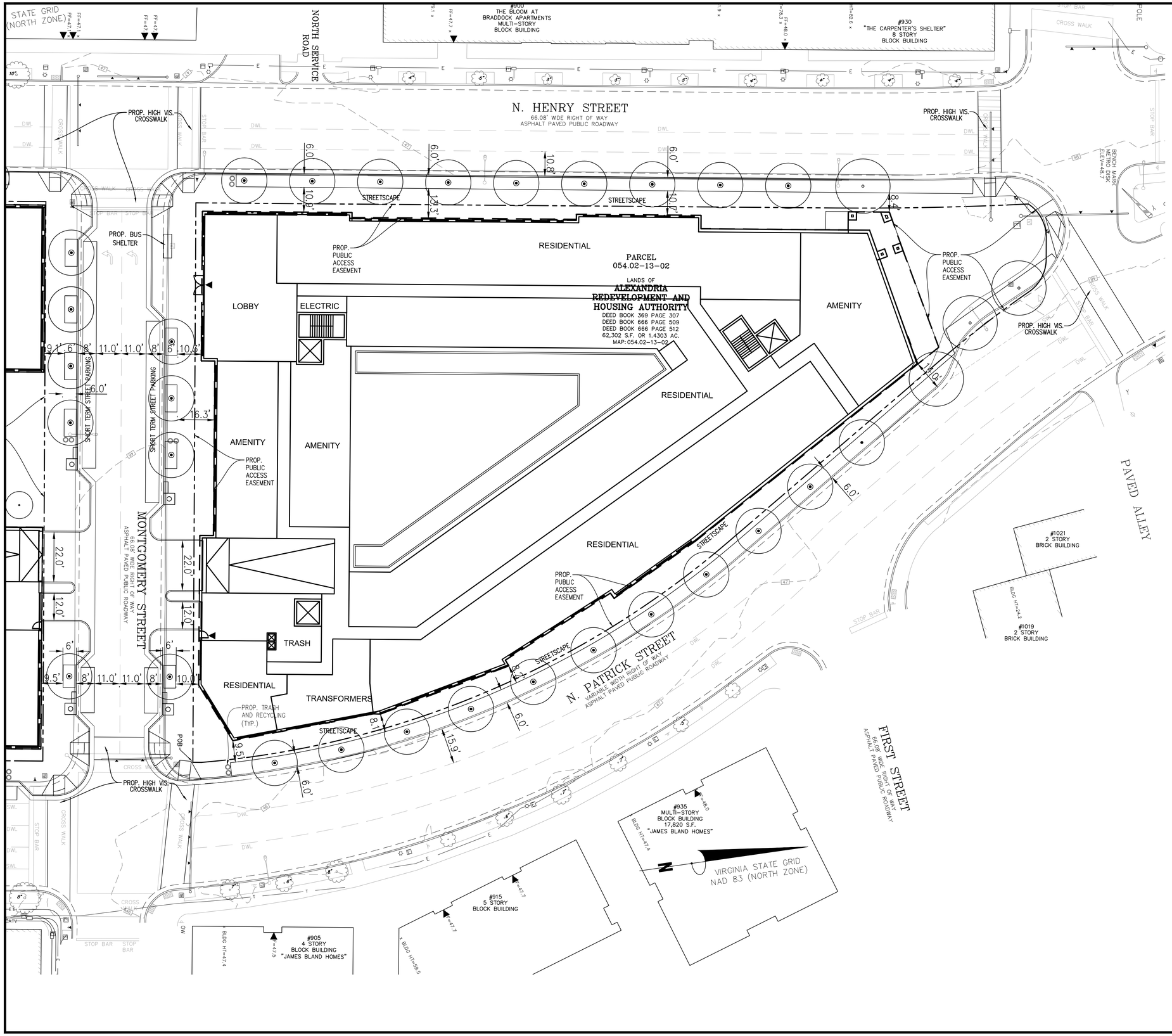

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DIMENSION PLAN (1 OF 2)

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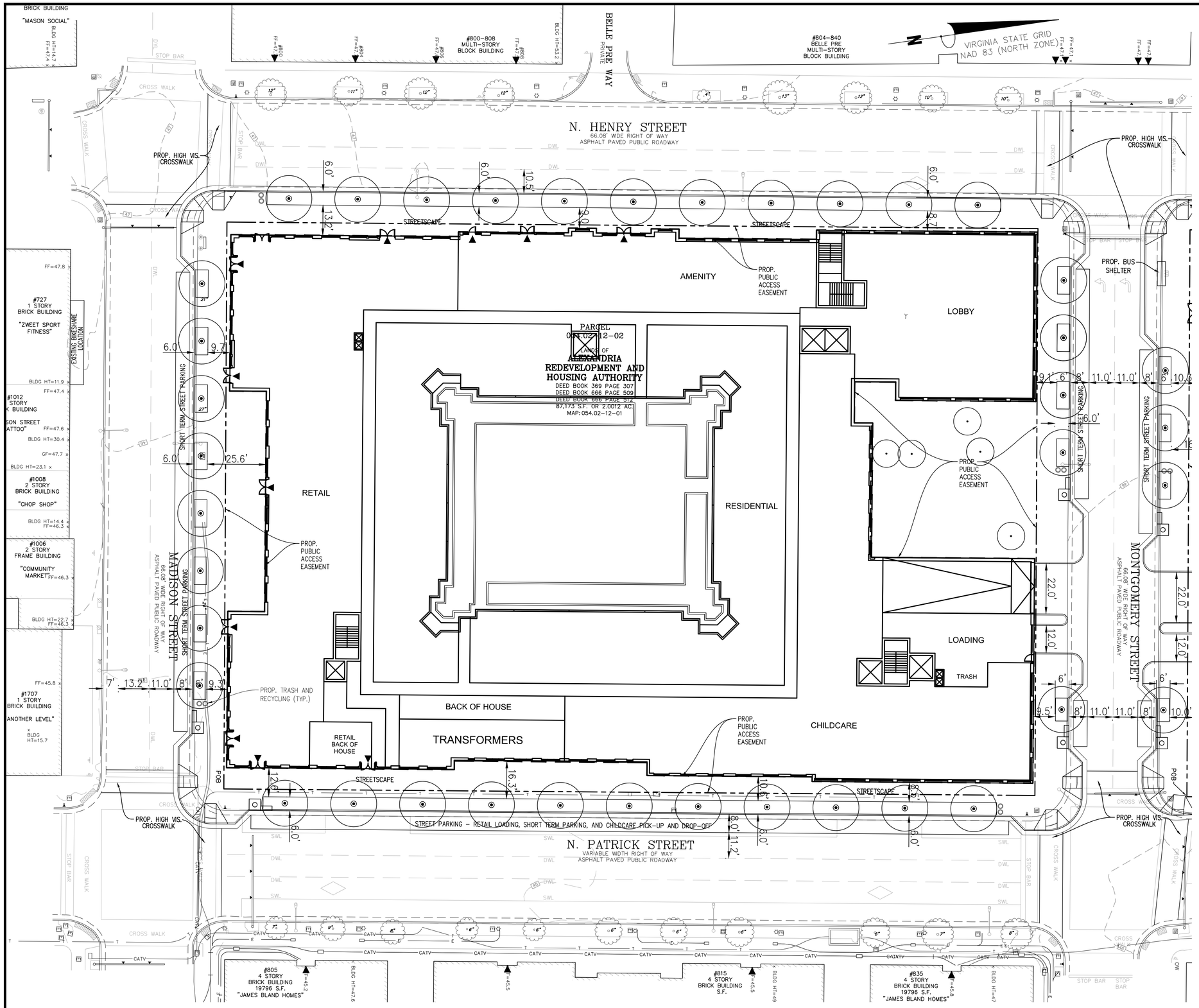

GRAPHIC SCALE

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(IN FEET)
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SANITARY COMPUTATIONS

PROPOSED ARHA SAMUEL MADDEN

300 GPD/UNIT (RESIDENTIAL) X 529 UNITS = 158,700 GPD
200 GPD/1000 SF (CHILDCARE) X 13,000 SF = 2,600 GPD
200 GPD/1000 SF (RETAIL) X 16,000 SF = 3,200 GPD

Q=164,500 GPD = 0.25 CFS

NOTE:

THIS SITE IS DISCHARGING INTO A SEPARATED SANITARY SEWER SYSTEM. THE SANITARY SEWER OUTFALL ANALYSIS WILL BE PROVIDED WITH THE PDSUP.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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SANITARY OUTFALL LOCATION
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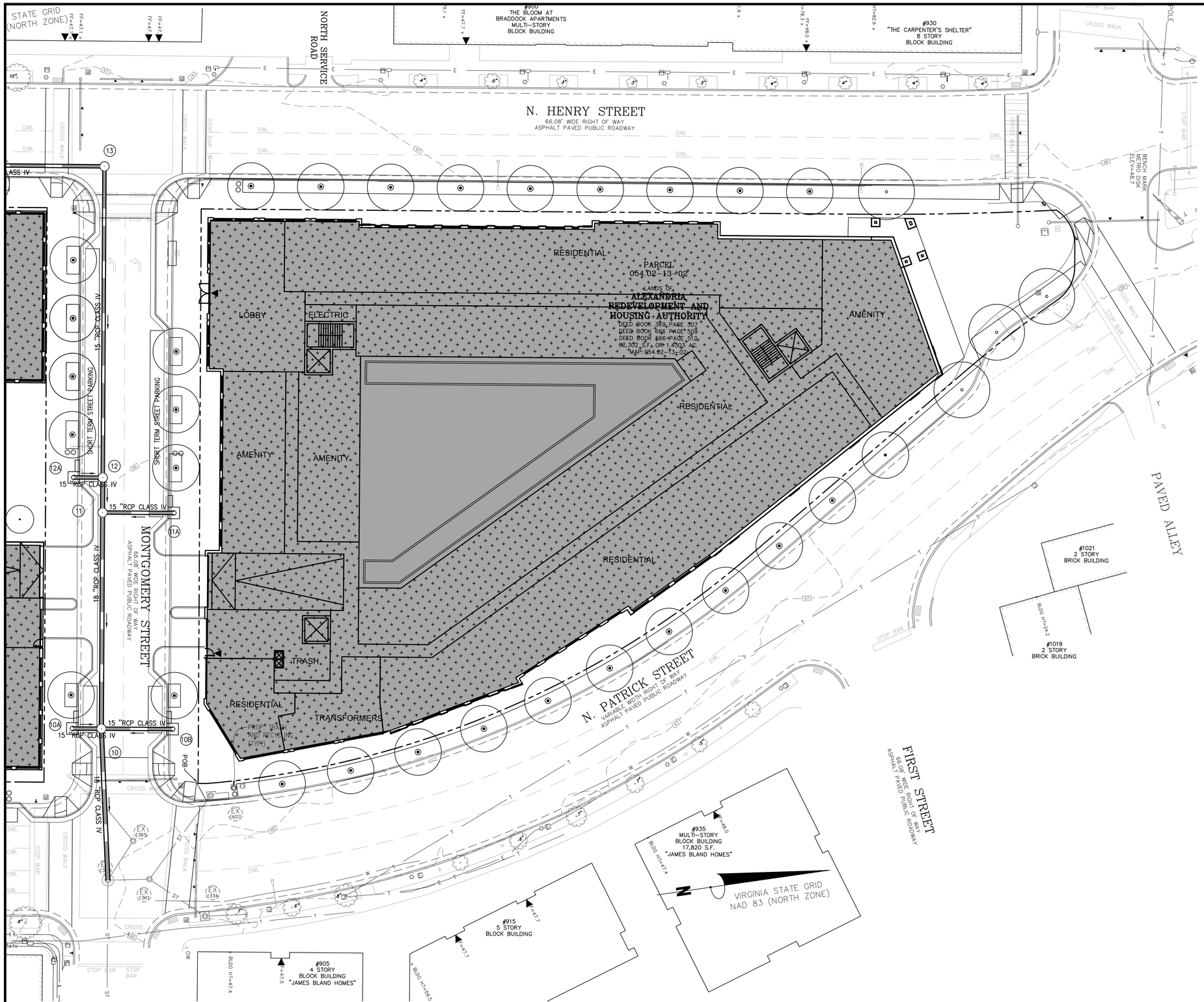

LEGEND

PROP. AREA TO HYDRODYNAMIC SEPARATOR = 124,802 SF = 2.87 AC

PROP. AREA TO BIORETENTION FACILITIES = 105,050 SF = 2.41 AC

GRAPHIC SCALE

20 0 10 20 40 80

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SWM POST-DEVELOPMENT (1 OF 2)

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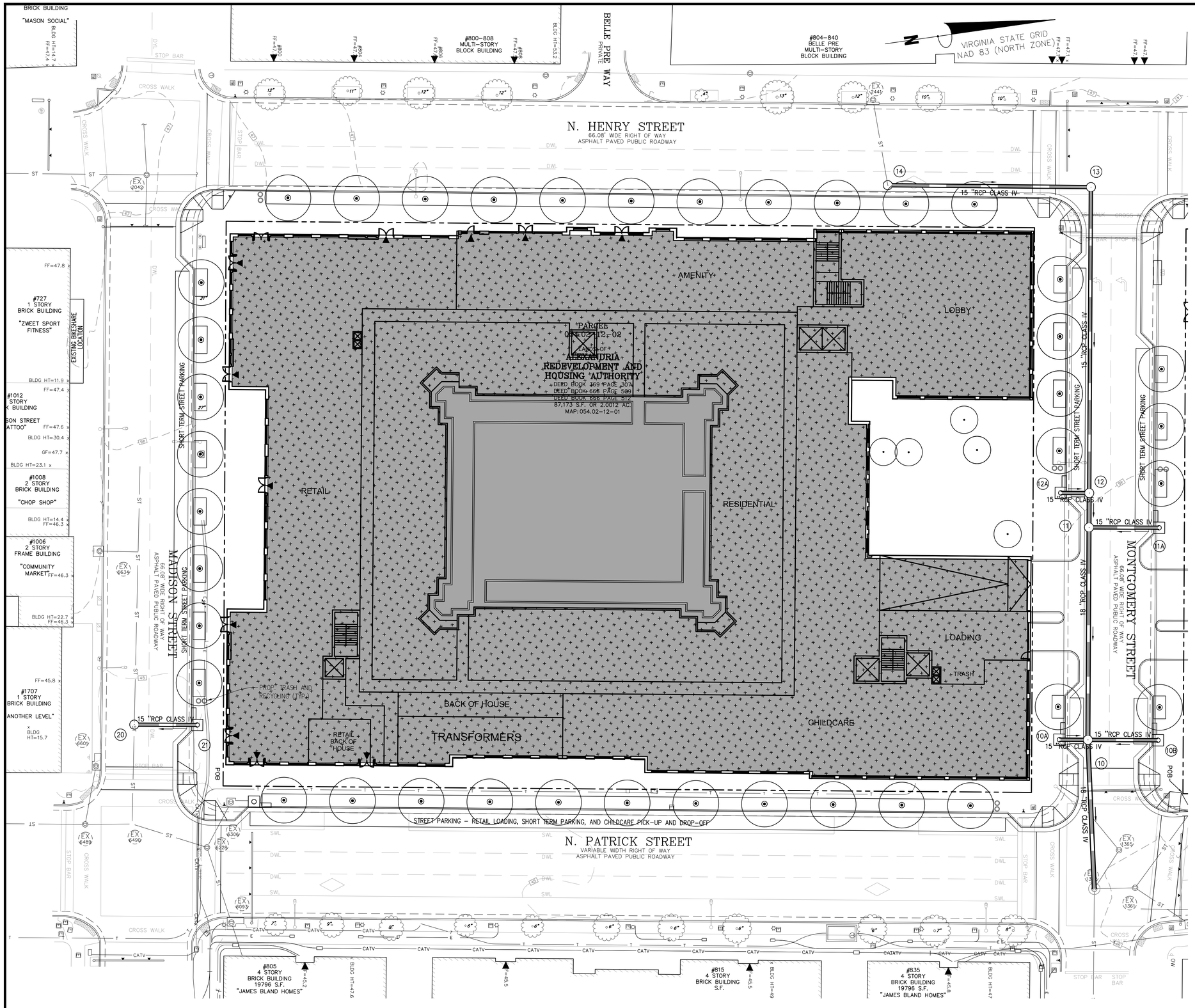

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PROP. AREA TO BIORETENTION FACILITIES = 105,050 SF = 2.41 AC

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SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C08.10

Project Name:	ARHA - Samuel Madden
Date:	4/29/2022
Linear Development Project?	No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 4.31

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*1.93*
Post-Development TP Load Reduction for Site (lb/yr):	*4.36*

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				2.11	2.11
Impervious Cover (acres)				2.20	2.20
					4.31

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.18	0.18
Impervious Cover (acres)				4.13	4.13
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	4.31

1-year storm	2-year storm	10-year storm
2.70	3.20	5.20

Use NOAA Atlas 14 (http://hdsc.nws.noaa.gov/hdsc/pfds/)

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft^3)	4,442
Total TP Load Reduction Achieved (lb/yr)	4.50
Total TN Load Reduction Achieved (lb/yr)	31.91
Remaining Post Development TP Load (lb/yr)	4.55
Remaining TP Load Reduction (lb/yr) Required	**0.00**

**** TARGET TP REDUCTION EXCEEDED BY 0.13 LB/YEAR ****

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre) 4.31

	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	97	95	97	95
S=1000/CN-10	0.31	0.53	0.31	0.53
0.2S	0.06	0.11	0.06	0.11
$RV=(P-0.2S)^2/(P-0.2S)+S$	2.35	2.15	4.49	4.26

QPost Development <= I.F.* (Qpre-development* RVpre-development)/RVDeveloped)

I.F 0.8

CHANNEL PROTECTION		
Qpre-development	12.45	From HydroCAD
QPost Development	15.47	From HydroCAD
RVPost Development (with runoff reduction)	2.11	From RRM
Qallowable	11.10	

FLOOD CONTROL	
Qpre-development	28.87
QPost Development	31.52
RVPost Development (with runoff reduction)	4.6
Qallowable	28.16

Qallowable/QPost Development	0.72	Fig 11.7 of DEQ Manual
Vs/Vr	0.20	
Vs	0.43	
Storage required (cf)	6711	

Qallowable/QPost Development	0.89
Vs/Vr	0.14
Vs	0.64
Storage required (cf)	10079

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	2.11	0.18
Weighted Rv(turf)	0.25	0.25
% Managed Turf	49%	8%
Impervious Cover (acres)	2.20	2.20
Rv(impervious)	0.95	0.95
% Impervious	51%	92%
Total Site Area (acres)	**4.31**	**2.38**
Site Rv	**0.61**	**0.90**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.2181	0.1779
Pre-ReDevelopment Treatment Volume (cubic feet)	9,502	7,750
Pre-ReDevelopment TP Load (lb/yr)	**5.97**	**4.87**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.39	2.05
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.98*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.18
Weighted Rv (turf)	0.25
% Managed Turf	4%
Impervious Cover (acres)	4.13
Rv(impervious)	0.95
% Impervious	96%
Final Site Area (acres)	**4.31**
Final Post Dev Site Rv	**0.92**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.18
Weighted Rv (turf)	0.25
% Managed Turf	8%
ReDev. Impervious Cover (acres)	2.20
Rv(impervious)	0.95
% Impervious	92%
Total ReDev. Site Area (acres)	**2.38**
ReDev Site Rv	**0.90**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	1.93
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.3307
Final Post-Development Treatment Volume (cubic feet)	14,406
Final Post-Development TP Load (lb/yr)	**9.05**
Final Post-Development TP Load per acre **(lb/acre/yr)**	2.10

Post-ReDevelopment Treatment Volume (acre-ft)	0.1779
Post-ReDevelopment Treatment Volume (cubic feet)	7,750
Post-ReDevelopment Load (TP) (lb/yr)*	**4.87**
Post-ReDevelopment TP Load per acre **(lb/acre/yr)**	2.05
Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.97**

Post-Development Treatment Volume (acre-ft)	0.1528
Post-Development Treatment Volume (cubic feet)	6,656
Post-Development TP Load (lb/yr)	**4.18**
TP Load Reduction Required for New Impervious Area (lb/yr)	**3.39**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**4.36**

SWM NARRATIVE

THE 4.31 ACRE SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS. IN ORDER TO MEET THE PHOSPHORUS REMOVAL REQUIREMENTS, BIORETENTION FACILITIES IN THE COURTYARD WILL TREAT ROOF RUNOFF, WHILE BIORETENTION FACILITIES ON MONTGOMERY STREET WILL TREAT ROADWAY RUNOFF.

THE BIORETENTION FACILITIES WILL MEET THE REQUIREMENTS OF MEMORANDUM TO INDUSTRY NO. 01-2018 – USE OF MANUFACTURED/PROPRIETARY STORMWATER BMPS, IN WHICH A MINIMUM OF 65% OF THE TOTAL PHOSPHORUS (TP) REMOVAL REQUIRED BY THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) MUST BE ACHIEVED USING NONPROPRIETARY SURFACE BMPS APPROVED BY THE VIRGINIA STORMWATER BMP CLEARINGHOUSE.

STORMWATER MANAGEMENT VAULTS LOCATED IN THE UNDERGROUND GARAGES WILL BE CONSTRUCTED TO REDUCE THE POST-DEVELOPMENT FLOW BELOW THE ENERGY BALANCE ALLOWABLE RELEASE.

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SWM CALCULATIONS (1 OF 2)
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE III
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:
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FILE No.
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Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.17
	CN	98	98	98	98

Total Area (acres): 1.17

Runoff Reduction Volume (ft^3): 1,338

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

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.47	2.97	4.96
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.15	2.65	4.65
Adjusted CN*	95	95	95

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.97	0	1,338	2,007	3,345	25	0.00	2.10	1.15	0.94	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0		0.20	2,007	0	2,697	2,697	20	0.94	0.43	0.28	1.10	

Drainage Area B		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.69
	CN	98	98	98	98

Total Area (acres): 1.69

Runoff Reduction Volume (ft^3): 1,986

$CN_{(D.A. B)}$: 98

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.47	2.97	4.96
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.15	2.64	4.64
Adjusted CN*	95	95	95

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		1.44	0	1,986	2,980	4,966	25	0.00	3.12	1.71	1.40	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0		0.25	2,980	0	3,842	3,842	20	1.40	0.54	0.39	1.55	

Drainage Area C		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.18
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.27
	CN	98	98	98	98

Total Area (acres): 1.45

Runoff Reduction Volume (ft^3): 1,117

$CN_{(D.A. C)}$: 96

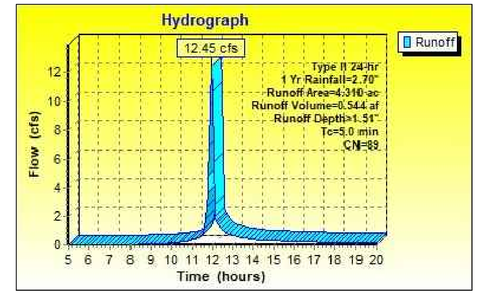
	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.26	2.75	4.73
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.04	2.54	4.52
Adjusted CN*	94	94	94

Stormwater Best Management Practices (RR = Runoff Reduction)

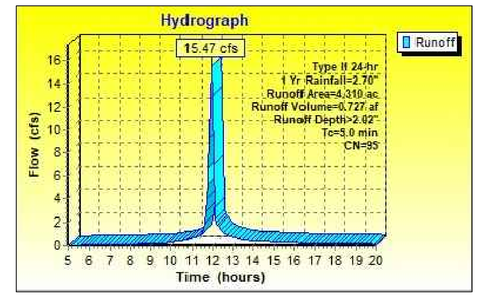
--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.81	0	1,117	1,676	2,793	25	0.00	1.75	0.96	0.79	

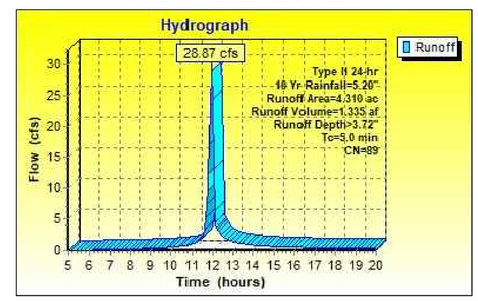
1-YEAR PRE-DEVELOPMENT



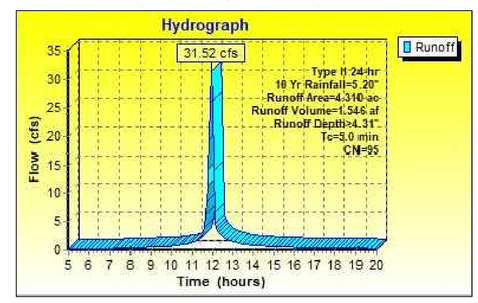
1-YEAR POST-DEVELOPMENT



10-YEAR PRE-DEVELOPMENT



10-YEAR POST-DEVELOPMENT



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DEVELOPMENT CONCEPT PLAN - STAGE III
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COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

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SHEET C08.30

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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STORM OUTFALL LOCATION
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COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
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7/8/2022
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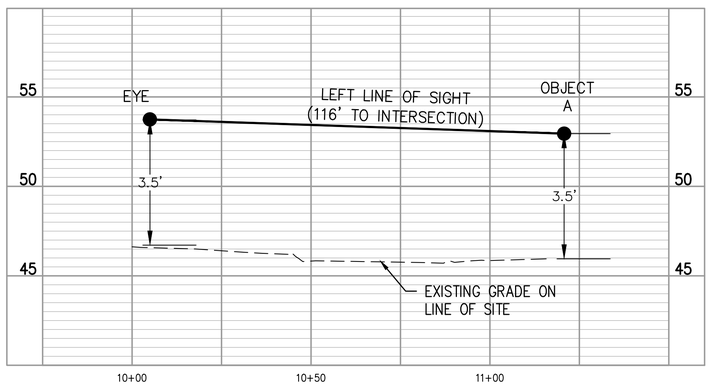
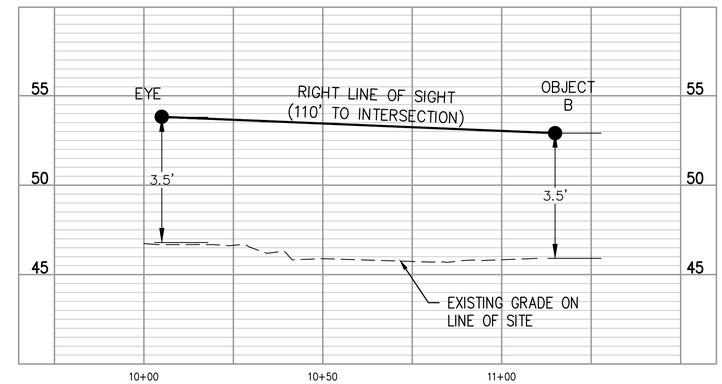
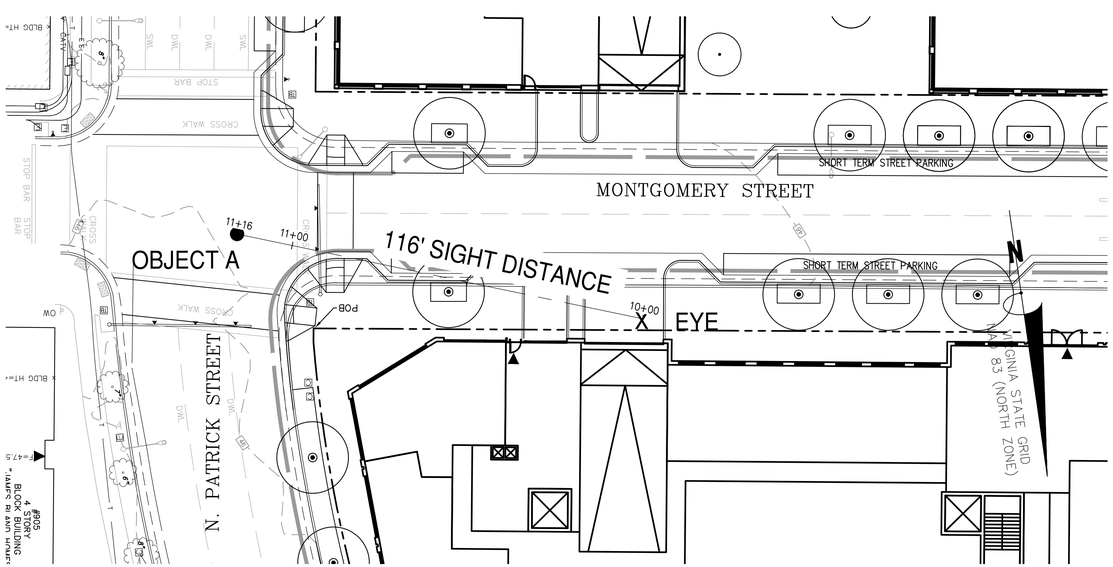


SIGHT DISTANCE – NORTH BLOCK PROFILE VIEW



SIGHT DISTANCE – SOUTH BLOCK PROFILE VIEW



GRAPHIC SCALE

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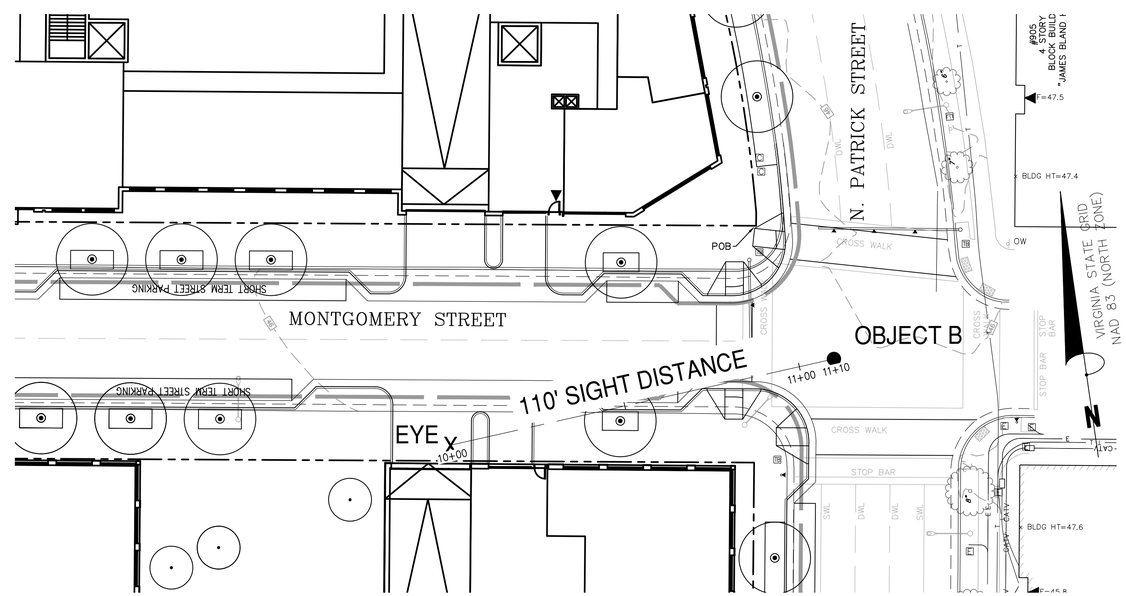
(IN FEET)
1 inch = 20 ft.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SIGHT DISTANCE PROFILES
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COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

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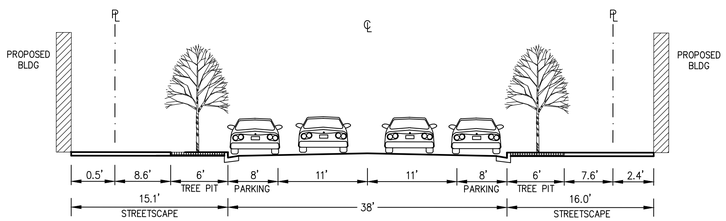
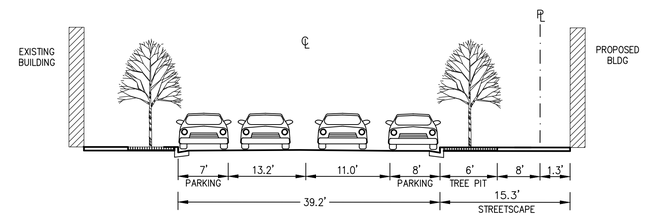


PROPOSED "MONTGOMERY STREET"
TYPICAL SECTION LOOKING WEST
SCALE: NTS



PROPOSED "MADISON STREET"
TYPICAL SECTION LOOKING WEST
SCALE: NTS

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ROAD CROSS SECTIONS
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STEVEN T. LIAM
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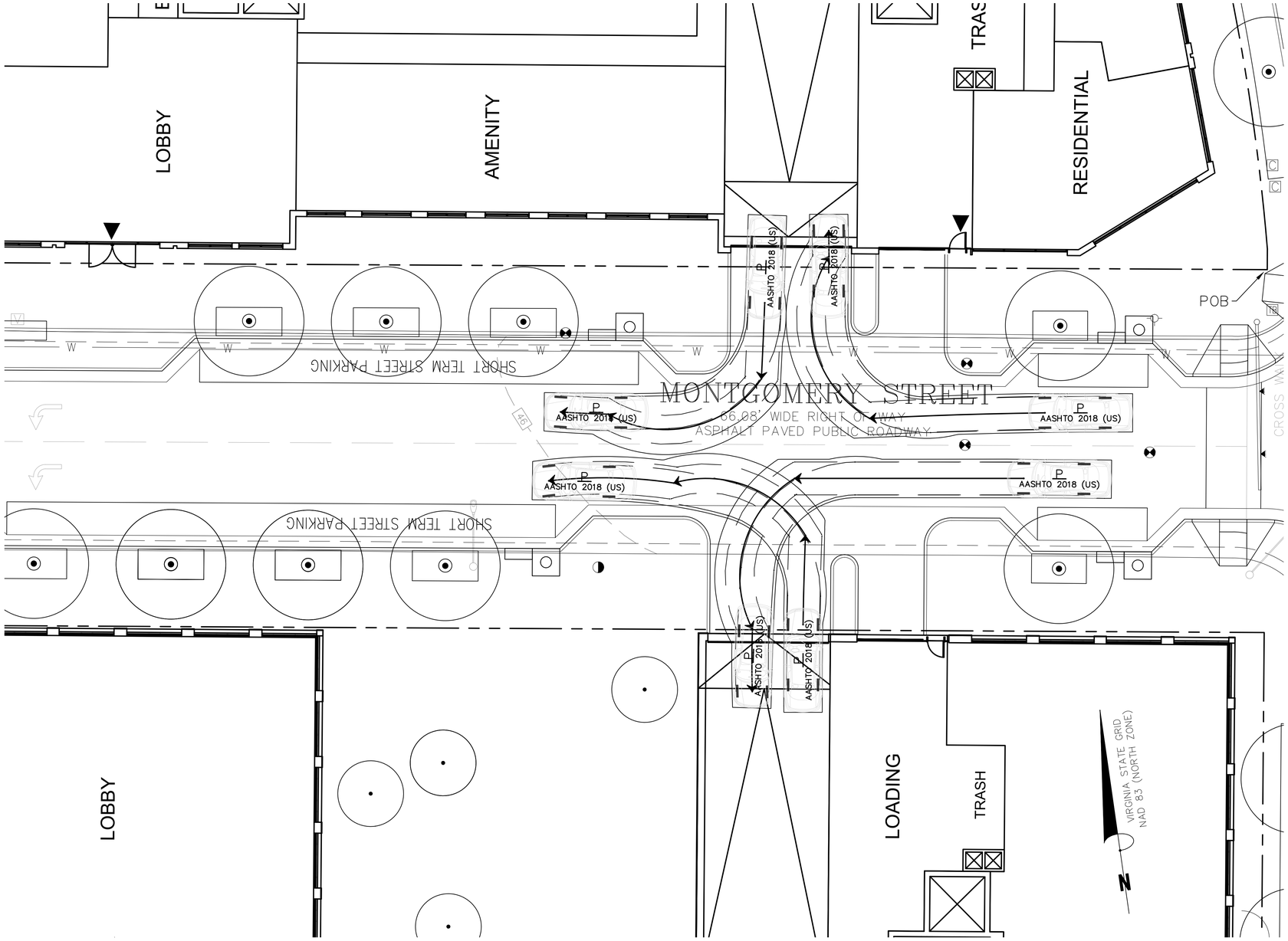
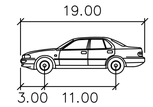


GARAGE MOVEMENTS



P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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VEHICLE TURNING PLAN (1 OF 4)

ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE III

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

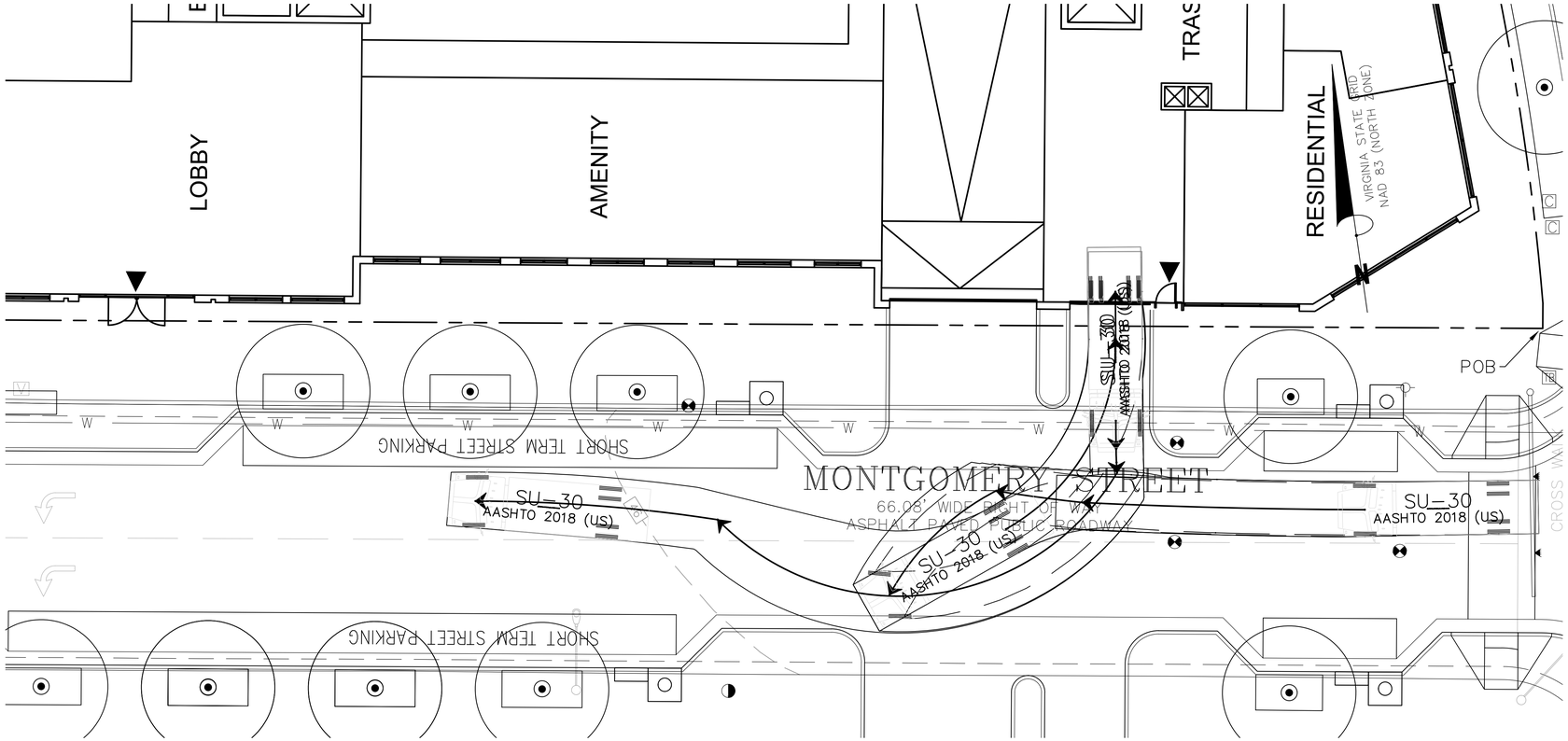
SCALE H: 1"=10' V:

JOB No. 140194-02-001

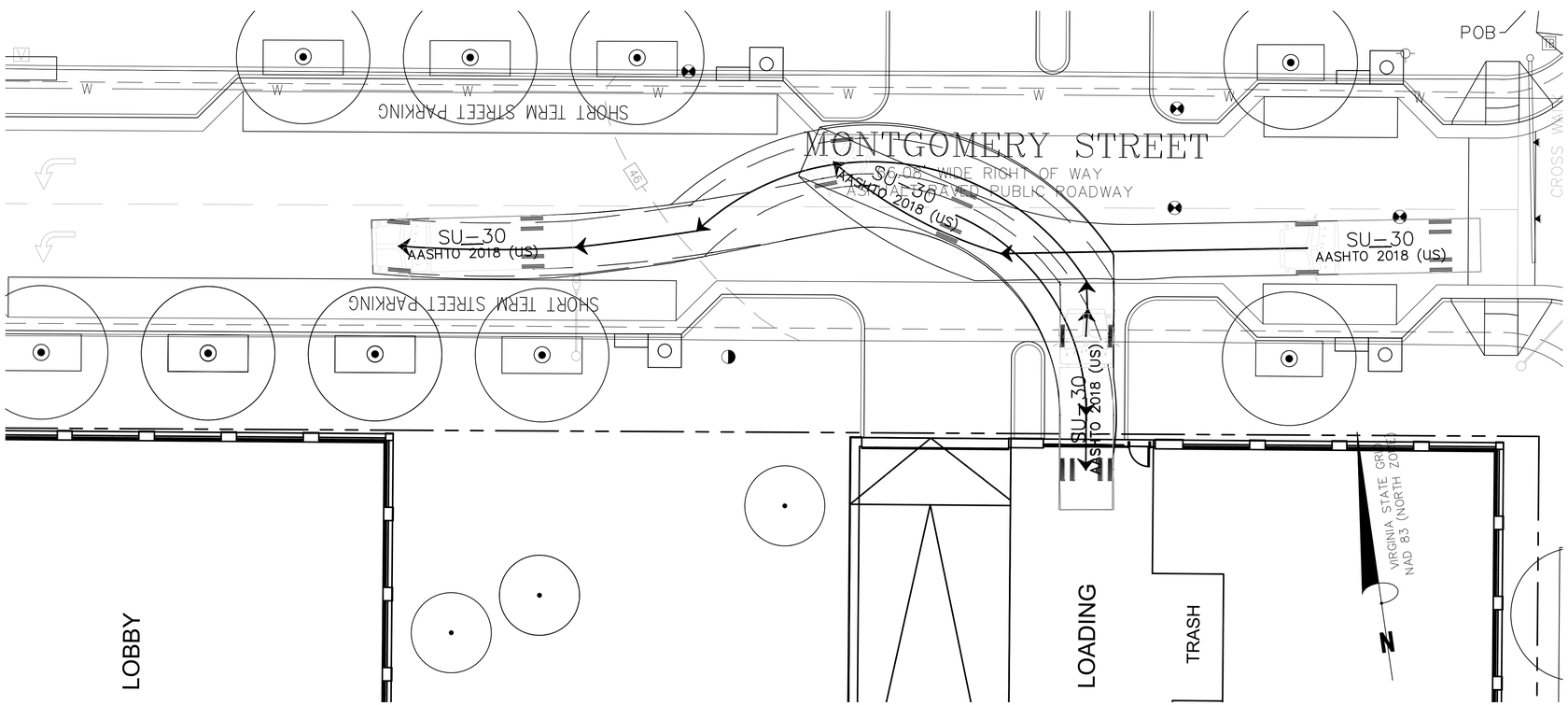
DATE : MARCH, 2022

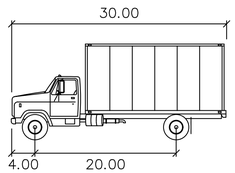
FILE No.

SHEET C12.00



LOADING MOVEMENTS





SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

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VEHICLE TURNING PLAN (2 OF 4)

ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE III

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=10' V:

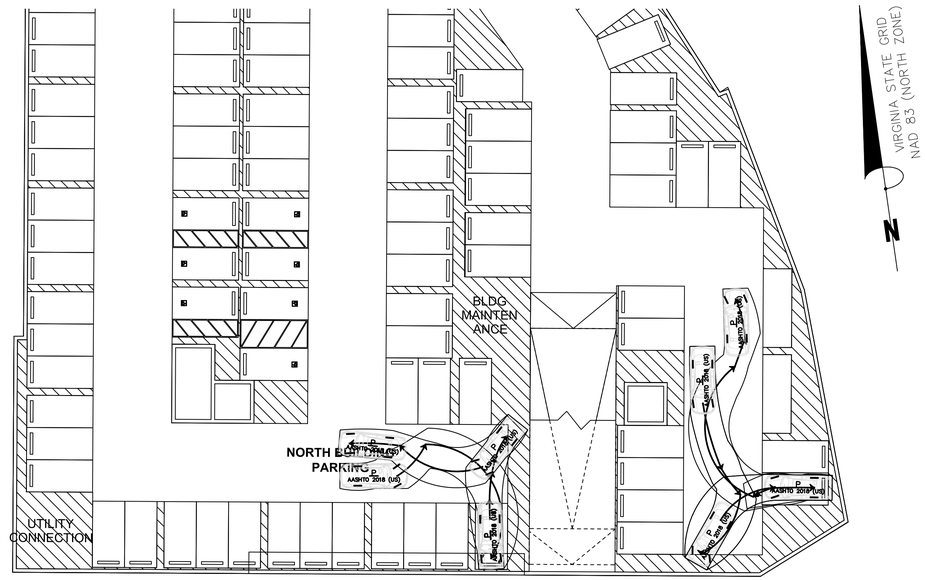
JOB No. 140194-02-001

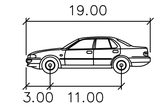
DATE : MARCH, 2022

FILE No.

SHEET C12.10

PARKING MOVEMENTS – NORTH BUILDING





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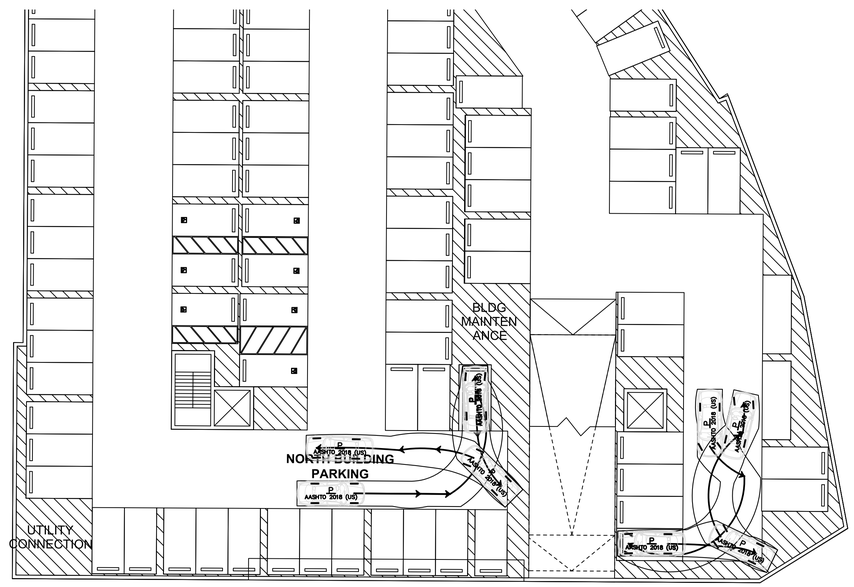
	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

PARKING MOVEMENTS – NORTH BUILDING



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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VEHICLE TURNING PLAN (3 OF 4)

ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE III

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:

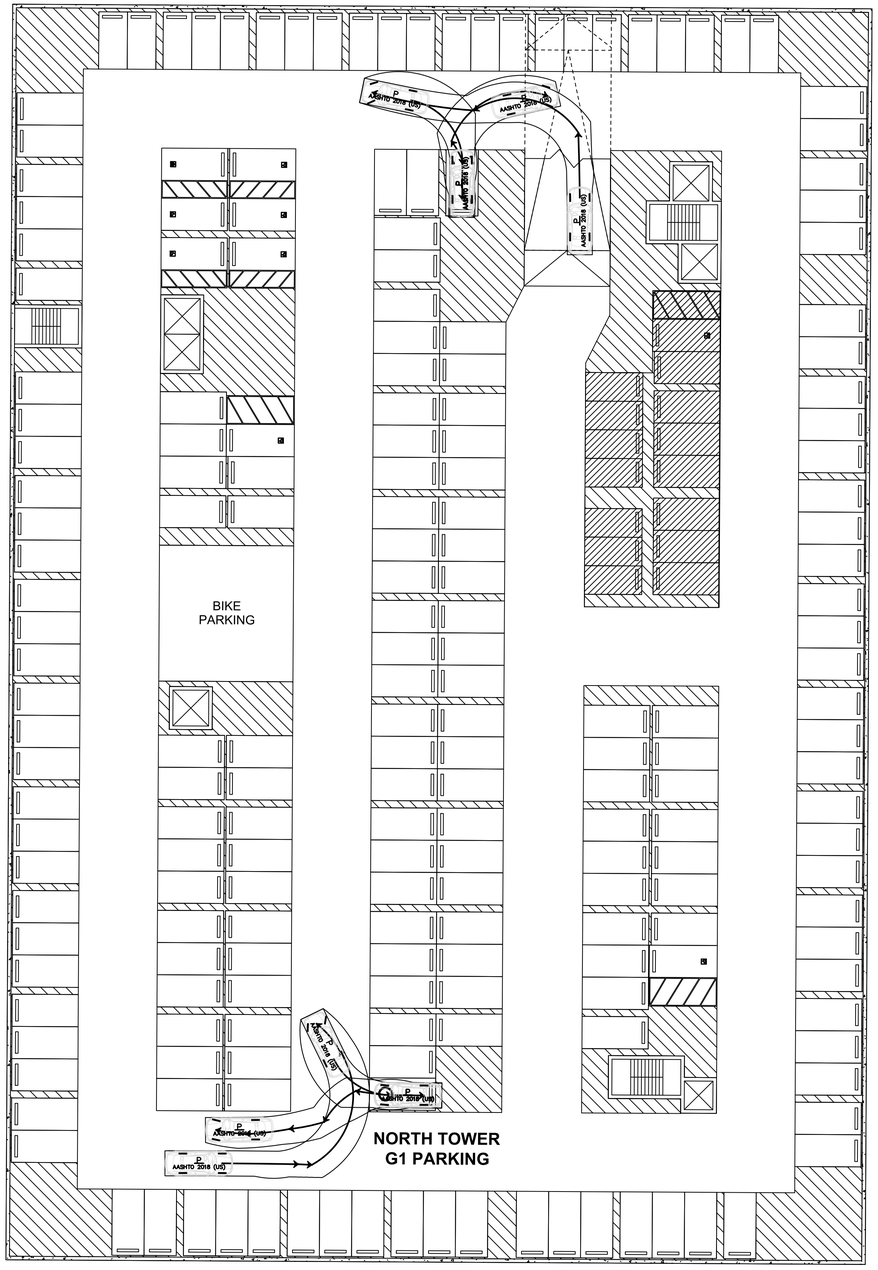
JOB No. 140194-02-001

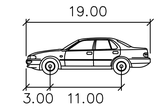
DATE : MARCH, 2022

FILE No.

SHEET C12.20

PARKING MOVEMENTS – SOUTH BUILDING

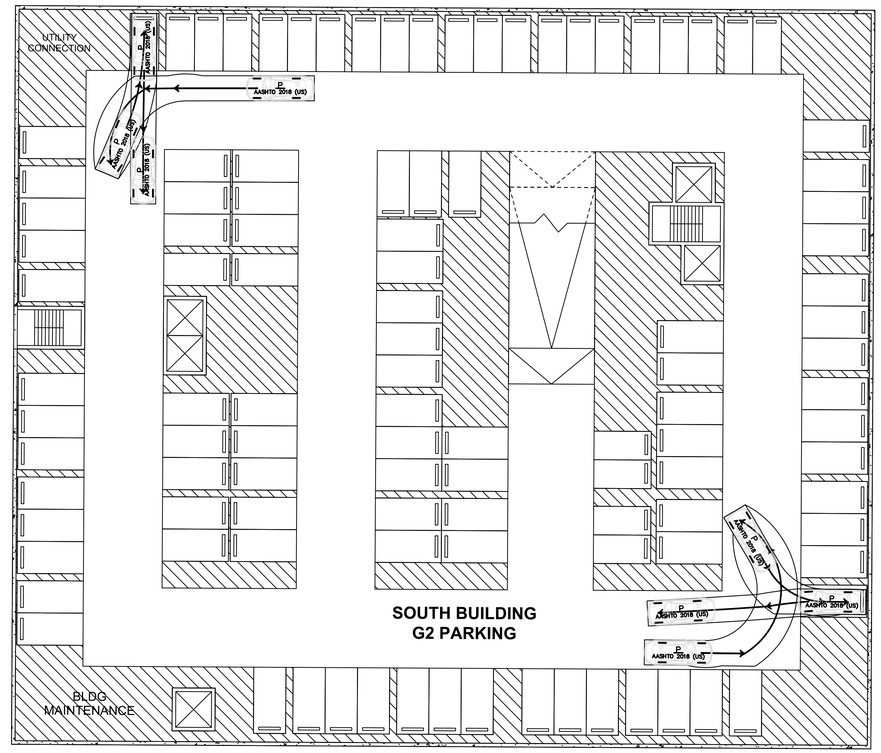




P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

PARKING MOVEMENTS – SOUTH BUILDING



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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DIRECTOR DATE

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SITE PLAN NO. _____

DIRECTOR DATE

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VEHICLE TURNING PLAN (4 OF 4)
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE III
CITY OF ALEXANDRIA VIRGINIA

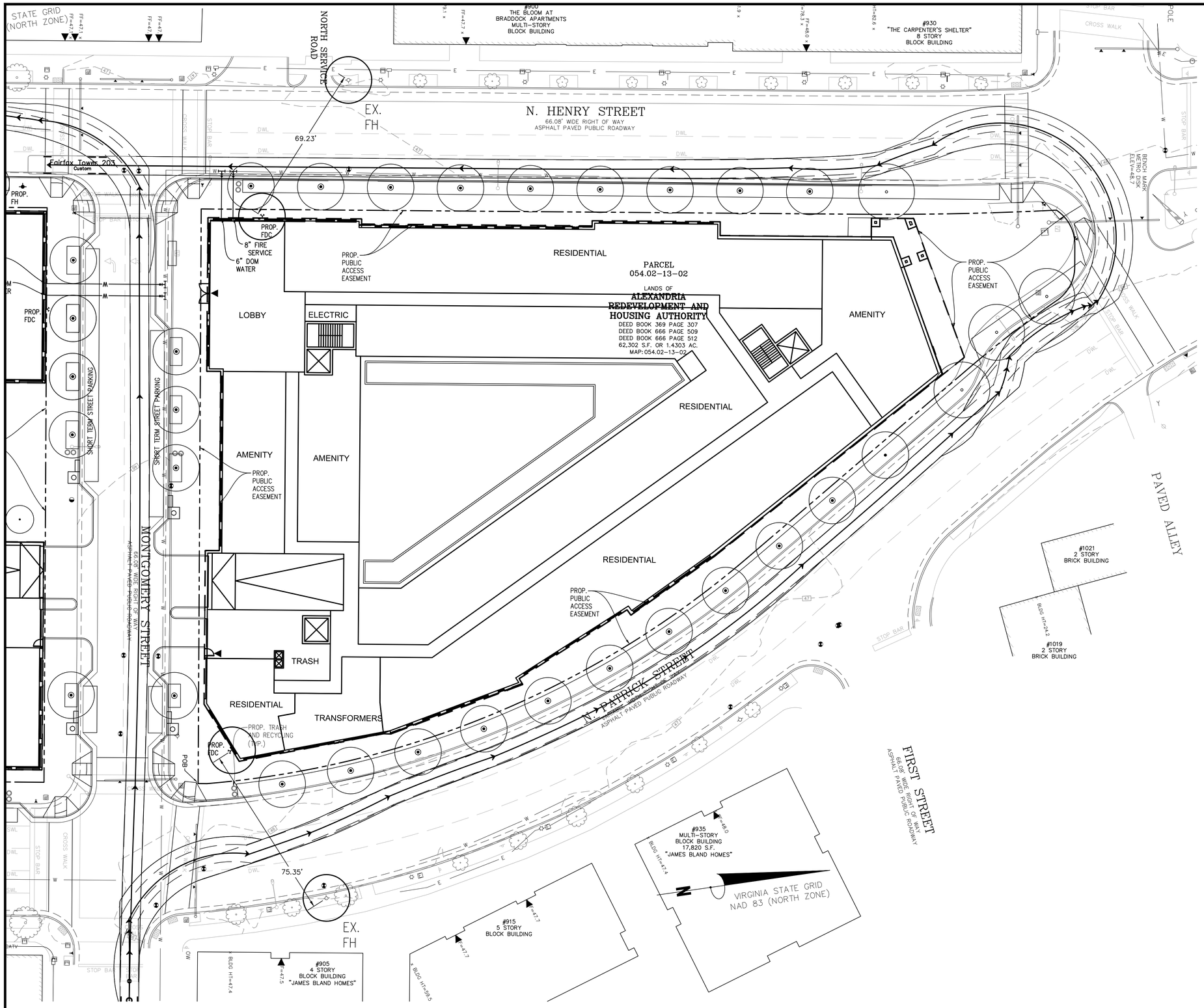
COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

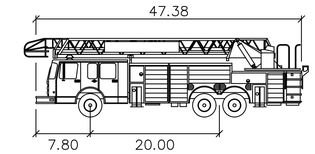
PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:
JOB No. 140194-02-001
DATE : MARCH, 2022
FILE No.
SHEET C12.30





Tower 203

	feet
Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 25.6

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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DEPARTMENT OF PLANNING & ZONING

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FIRE SERVICE PLAN (1 OF 2)

ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE III

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION
DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

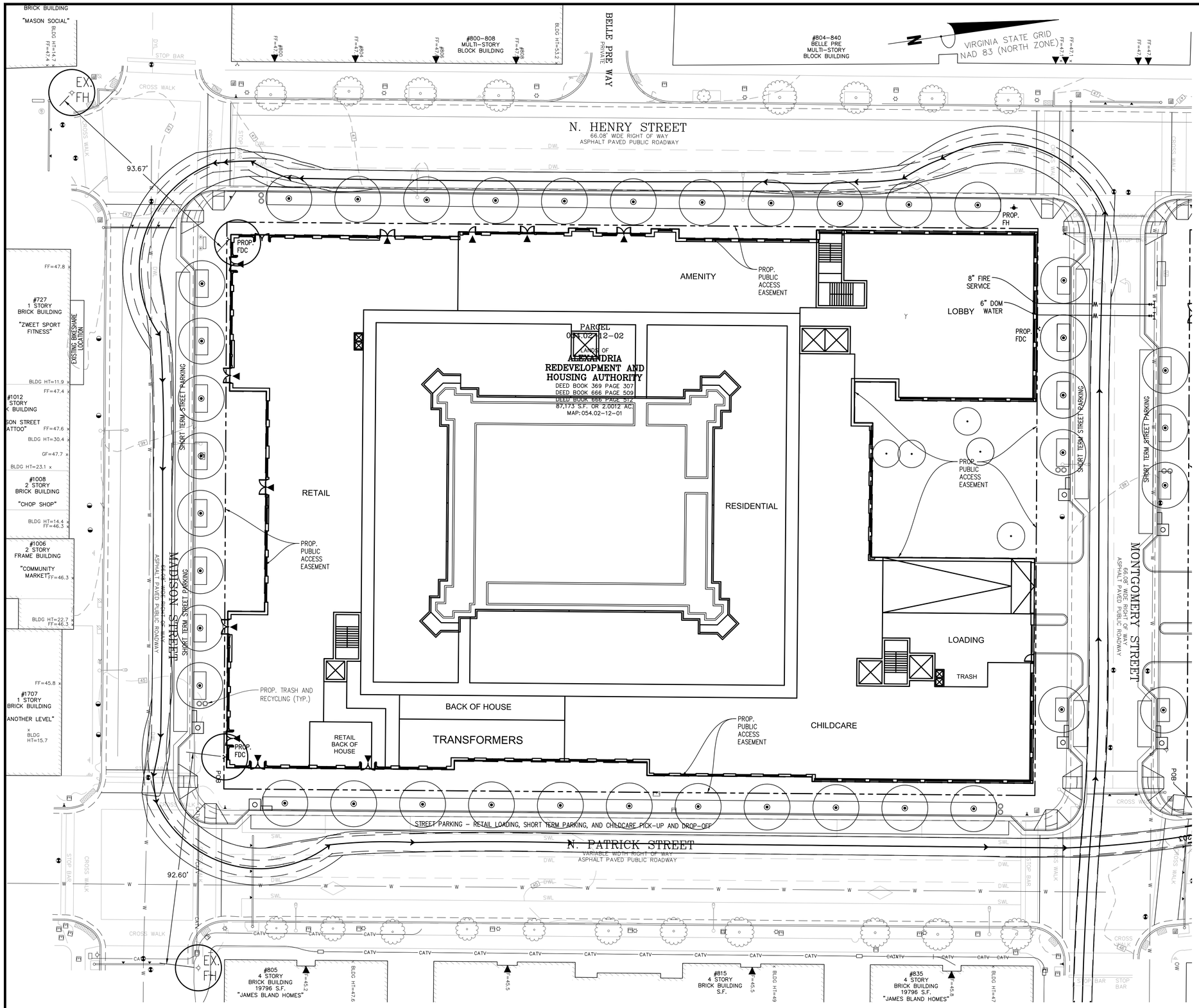
SCALE H: 1"=20' V:

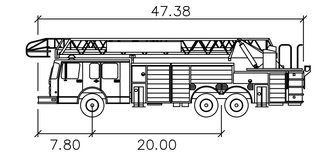
JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C13.00





Tower 203

	feet
Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 25.6

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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FIRE SERVICE PLAN (2 OF 2)

ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE III

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

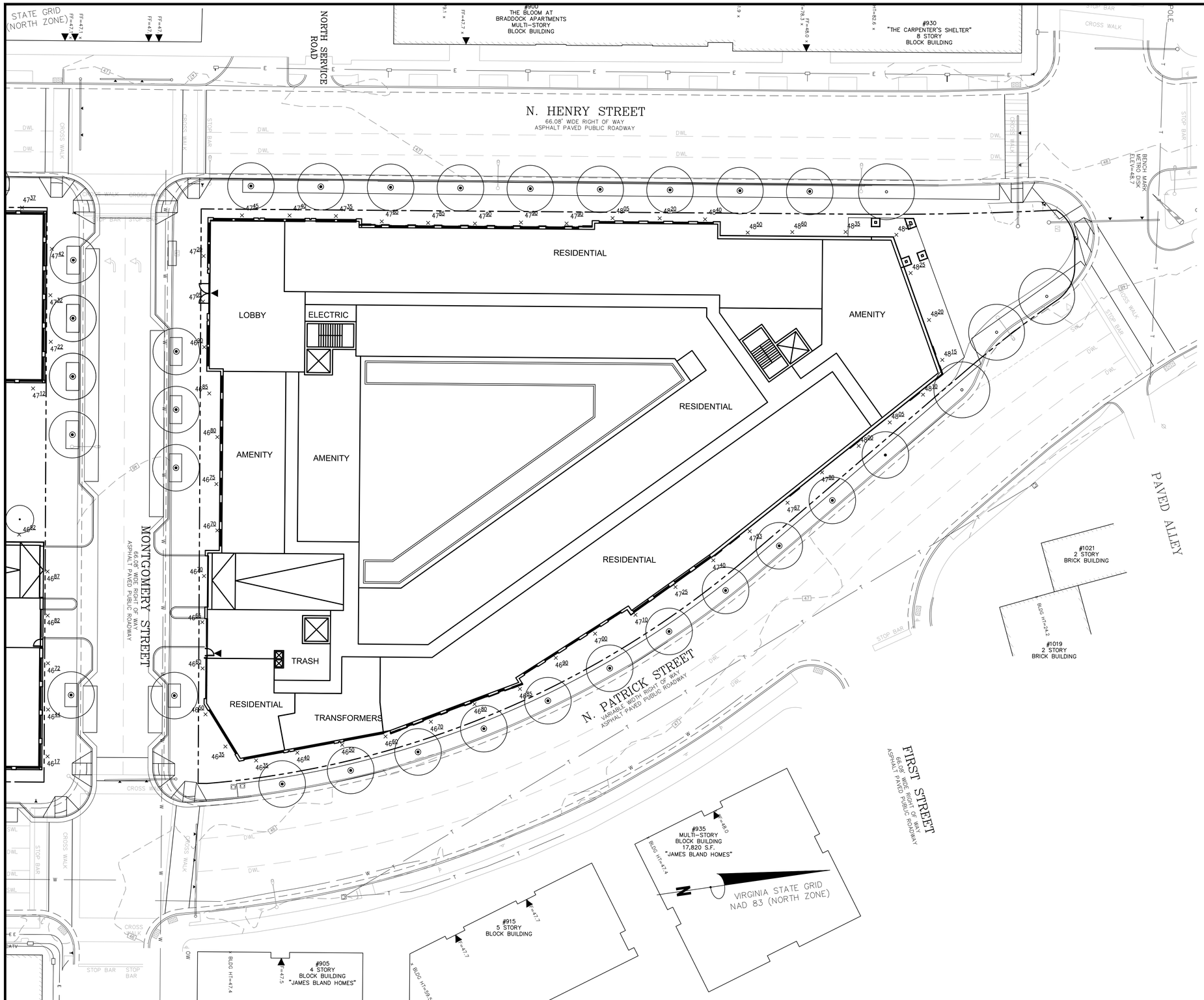
SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C13.10



AVERAGE FINISHED GRADE CALCULATION - NORTH BLOCK

POINT	ELEVATION
1	46.35
2	46.35
3	46.40
4	46.50
5	46.60
6	46.70
7	46.80
8	46.85
9	46.90
10	47.00
11	47.10
12	47.25
13	47.40
14	47.53
15	47.67
16	47.80
17	48.00
18	48.05
19	48.10
20	48.15
21	48.20
22	48.25
23	48.35
24	48.35
25	48.60
26	48.50
27	48.40
28	48.20
29	48.05
30	47.90
31	47.90
32	47.90
33	47.85
34	47.60
35	47.35
36	47.40
37	47.45
38	47.20
39	47.05
40	46.90
41	46.85
42	46.80
43	46.75
44	46.70
45	46.70
46	46.65
47	46.60
48	46.50
AVERAGE GRADE =	47.38

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

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AVERAGE FINISHED GRADE (1 OF 2)

ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE III

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

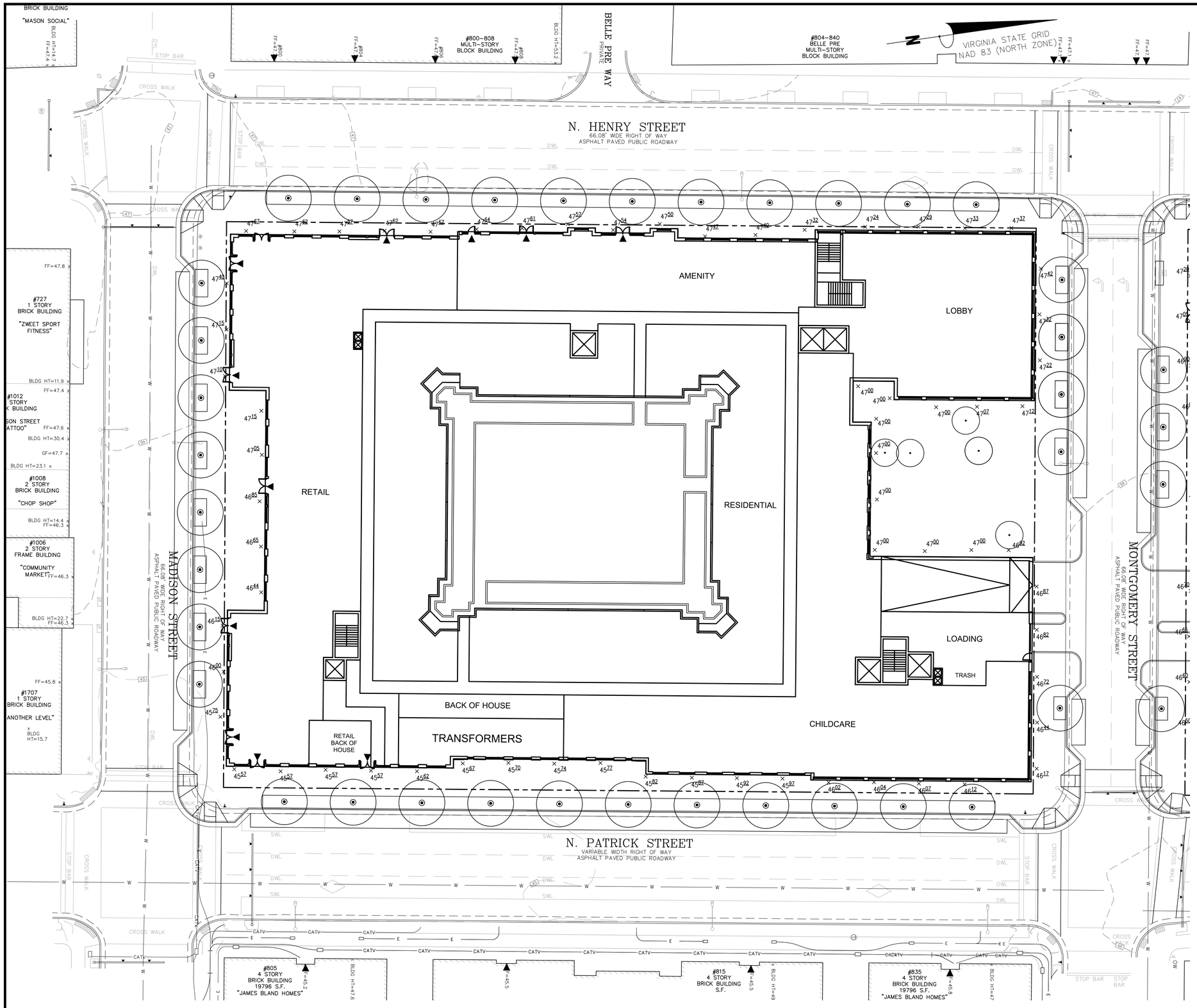
SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C14.00



AVERAGE FINISHED GRADE CALCULATION - SOUTH BLOCK	
POINT	ELEVATION
1	45.57
2	45.57
3	45.57
4	45.57
5	45.62
6	45.67
7	45.70
8	45.74
9	45.77
10	45.82
11	45.87
12	45.92
13	45.97
14	46.02
15	46.04
16	46.07
17	46.12
18	46.17
19	46.44
20	46.72
21	46.82
22	46.87
23	46.92
24	47.00
25	47.00
26	47.00
27	47.00
28	47.00
29	47.00
30	47.00
31	47.00
32	47.00
33	47.00
34	47.07
35	47.12
36	47.22
37	47.32
38	47.42
39	47.37
40	47.33
41	47.29
42	47.24
43	47.32
44	47.40
45	47.47
46	47.50
47	47.54
48	47.57
49	47.61
50	47.64
51	47.67
52	47.62
53	47.57
54	47.62
55	47.67
56	47.40
57	47.15
58	47.10
59	47.15
60	47.05
61	46.85
62	46.65
63	46.44
64	46.15
65	46.00
66	45.75
AVERAGE GRADE =	46.75

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SITE PLAN NO. _____

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AVERAGE FINISHED GRADE (2 OF 2)
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE III
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
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7/8/2022
PROFESSIONAL ENGINEER

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DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:

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DATE : MARCH, 2022

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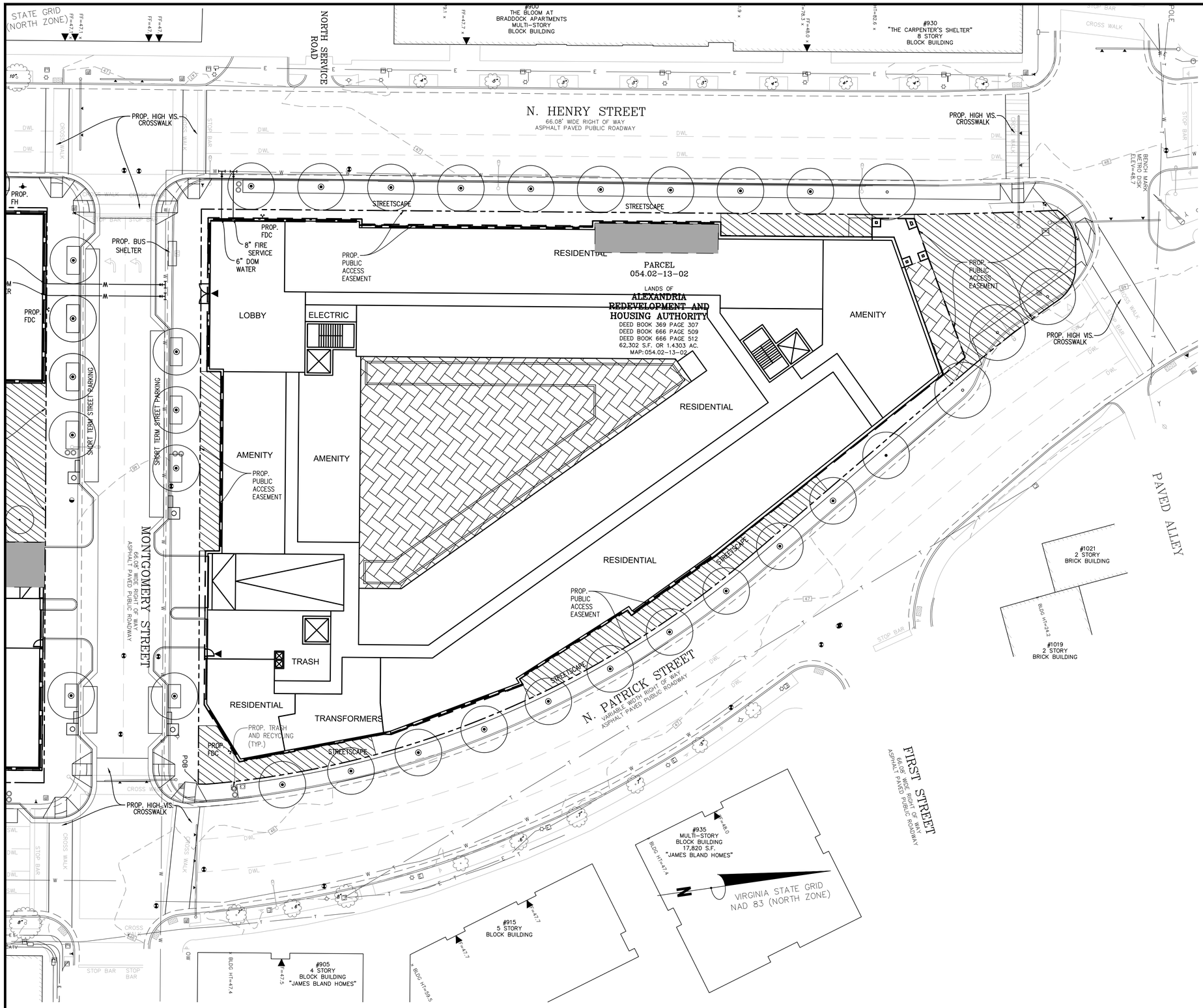

LEGEND

- PROPOSED AT-GRADE PRIVATE OPEN SPACE = 20,272 SF
- PROPOSED AT-GRADE PRIVATE OPEN SPACE WITH PUBLIC ACCESS EASEMENT = 14,837 SF
- PROPOSED ABOVE-GRADE PRIVATE OPEN SPACE = 2,260 SF

TABULATIONS

PROPERTY AREA:		149,475 SF (3.43AC)
REQUIRED OPEN SPACE:	25% PROPERTY AREA	37,369 SF (0.86AC)
PROVIDED OPEN SPACE:	25% PROPERTY AREA	37,369 SF (0.82AC)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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OPEN SPACE PLAN (1 OF 2)
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE III
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
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DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

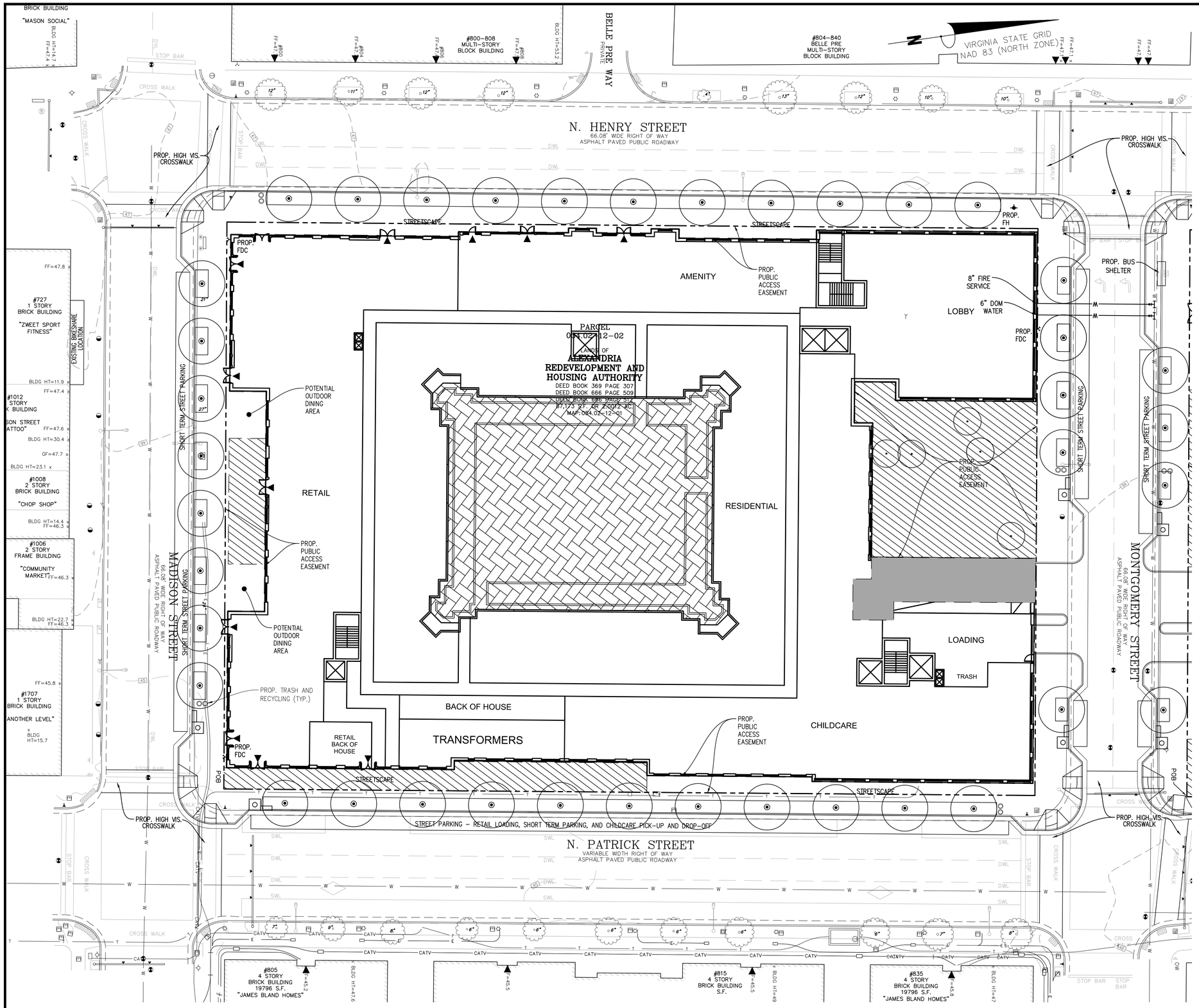
SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C15.00



LEGEND

- PROPOSED AT-GRADE PRIVATE OPEN SPACE = 20,272 SF
- PROPOSED AT-GRADE PRIVATE OPEN SPACE WITH PUBLIC ACCESS EASEMENT = 14,837 SF
- PROPOSED ABOVE-GRADE PRIVATE OPEN SPACE = 2,260 SF

TABULATIONS

PROPERTY AREA:		149,475 SF (3.43AC)
REQUIRED OPEN SPACE:	25% PROPERTY AREA	37,369 SF (0.86AC)
PROVIDED OPEN SPACE:	25% PROPERTY AREA	37,369 SF (0.82AC)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED
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OPEN SPACE PLAN (2 OF 2)

ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE III

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
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7/8/2022
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PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:

JOB No. 140194-02-001

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FILE No.

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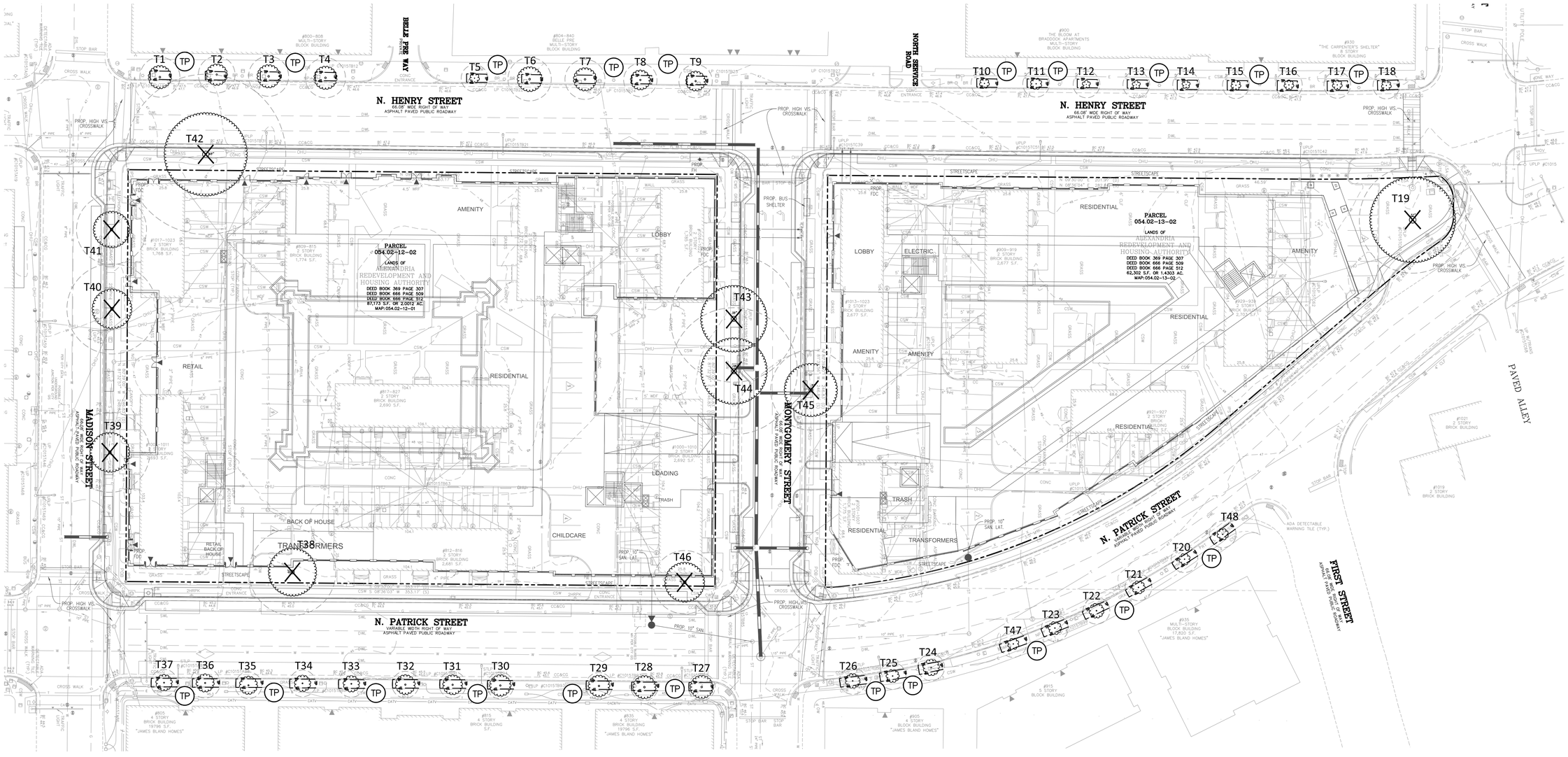

LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE CRITICAL ROOT ZONE
- LOD — LIMITS OF DISTURBANCE
- TP — TREE PROTECTION FENCE

TREE CANOPY CALCULATIONS

Site Zoning:	RMF
Total Site Area:	149,475 SF
25% Site Area:	37,368 SF
Tree Canopy Required:	37,368 SF
Tree Canopy Provided With Preservation:	0 SF (0%)

VIRGINIA STATE GRID
NAD 83 (NORTH ZONE)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

INTERNATIONAL SOCIETY OF ARBORICULTURE
GREGG P. EBERLY
MA-4616A
CERTIFIED ARBORIST

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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Phone: (703) 464-1000
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TREE INVENTORY PLAN
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE III

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
7/8/2022	FIRST SUBMISSION

DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

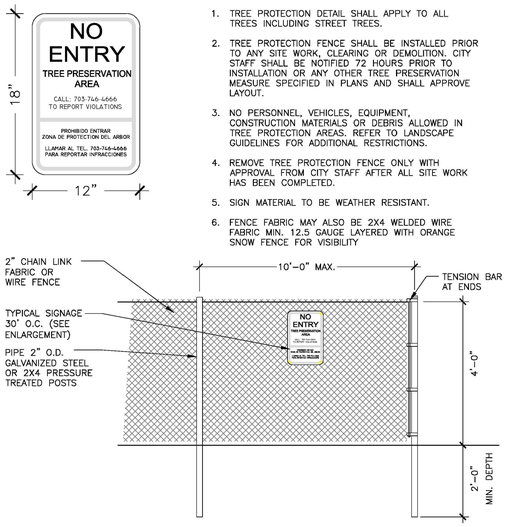
SCALE H: 1"=30' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET 1 OF 1



NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

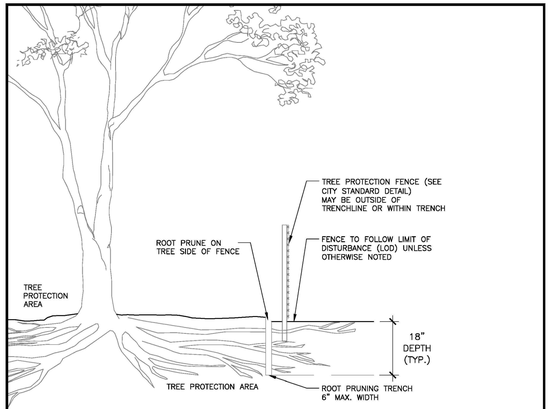
A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
TREE PROTECTION FENCE
1 OF 1
LD 014



NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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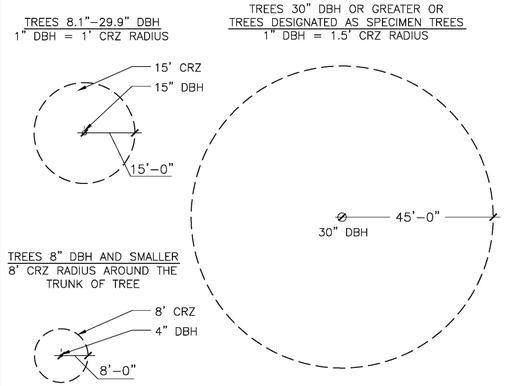
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
ROOT PRUNING
1 OF 1
LD 015



NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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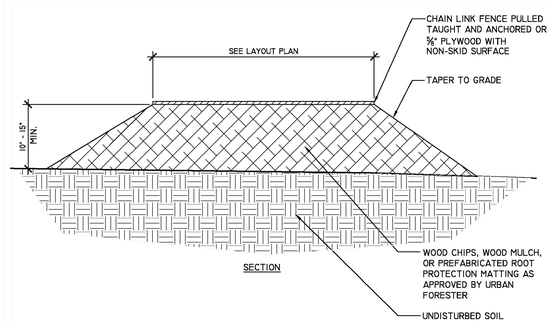
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
CRITICAL ROOT ZONE
1 OF 1
LD 013



ROOT PAD DETAIL
1" = 1'-0"

311300.4 (2016) (02231.4)

TREE INVENTORY

ARHA Samuel Madden

Date of site visit (s): March 25, 2022
Certified Arborist: Gregg D. Eberly (MA-4611GA)

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/ Remove
1	Quercus phellos	Willow Oak	12	80	70	Preserve
2	Quercus phellos	Willow Oak	11	80	70	Preserve
3	Quercus phellos	Willow Oak	12	80	70	Preserve
4	Quercus phellos	Willow Oak	12	80	70	Preserve
5	Quercus phellos	Willow Oak	4	50	70	Preserve
6	Quercus phellos	Willow Oak	13	80	70	Preserve
7	Quercus phellos	Willow Oak	12	80	70	Preserve
8	Quercus phellos	Willow Oak	10	80	70	Preserve
9	Quercus phellos	Willow Oak	10	80	70	Preserve
10	Quercus coccinea	Scarlet Oak	4	80	70	Preserve
11	Quercus coccinea	Scarlet Oak	5	80	70	Preserve
12	Quercus coccinea	Scarlet Oak	3	80	70	Preserve
13	Quercus coccinea	Scarlet Oak	3	80	70	Preserve
14	Quercus coccinea	Scarlet Oak	3	80	70	Preserve
15	Quercus coccinea	Scarlet Oak	4	80	70	Preserve
16	Quercus coccinea	Scarlet Oak	4	80	70	Preserve
17	Quercus coccinea	Scarlet Oak	4	80	70	Preserve
18	Quercus coccinea	Scarlet Oak	4	80	70	Preserve
19	Quercus palustris	Pin Oak	32	80	70	REMOVE
20	Zelkova serrata	Japanese Zelkova	5	80	70	Preserve
21	Zelkova serrata	Japanese Zelkova	7	80	70	Preserve
22	Zelkova serrata	Japanese Zelkova	7	80	70	Preserve
23	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve
24	Zelkova serrata	Japanese Zelkova	8	80	70	Preserve
25	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve
26	Zelkova serrata	Japanese Zelkova	7	80	70	Preserve
27	Zelkova serrata	Japanese Zelkova	8	80	70	Preserve
28	Zelkova serrata	Japanese Zelkova	7	80	70	Preserve
29	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve
30	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve
31	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve
32	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve
33	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve
34	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve
35	Zelkova serrata	Japanese Zelkova	8	80	70	Preserve
36	Zelkova serrata	Japanese Zelkova	9	80	70	Preserve
37	Zelkova serrata	Japanese Zelkova	7	80	70	Preserve
38	Quercus palustris	Pin Oak	26	20	70	REMOVE
39	Ulmus americana	American Elm	24	60	50	REMOVE
40	Quercus palustris	Pin Oak	27	60	70	REMOVE
41	Ulmus americana	American Elm	21	60	50	REMOVE
42	Quercus falcata	Southern Red Oak	48	40	70	REMOVE
43	Quercus palustris	Pin Oak	38	60	70	REMOVE
44	Quercus palustris	Pin Oak	38	60	70	REMOVE
45	Quercus palustris	Pin Oak	24	60	70	REMOVE
46	Acer rubrum	Red Maple	19	60	70	REMOVE
47	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve
48	Zelkova serrata	Japanese Zelkova	6	80	70	Preserve

TREE INVENTORY NOTES

1. CONDITION RATING BASED ON FORMULA PROVIDED IN THE LATEST VERSION OF THE GUIDE FOR PLANT APPRAISAL PUBLISHED BY THE ISA.
2. SPECIES RATING BASED ON FORMULA PROVIDED IN THE LATEST VERSION OF THE GUIDE FOR PLANT APPRAISAL PUBLISHED BY THE ISA.
3. OFFSITE TREES INCLUDED IN THIS INVENTORY HAD A CRITICAL ROOT ZONES LOCATED IN, ON OR DIRECTLY ADJACENT TO THE SUBJECT PROPERTY.
4. ALL TREES THAT ARE SIX (6) INCHES IN DIAMETER AND GREATER MEASURED AT DBH HAVE BEEN INVENTORIED.

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

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TREE INVENTORY PLAN
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE III
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
7/8/2022
PROFESSIONAL ENGINEER

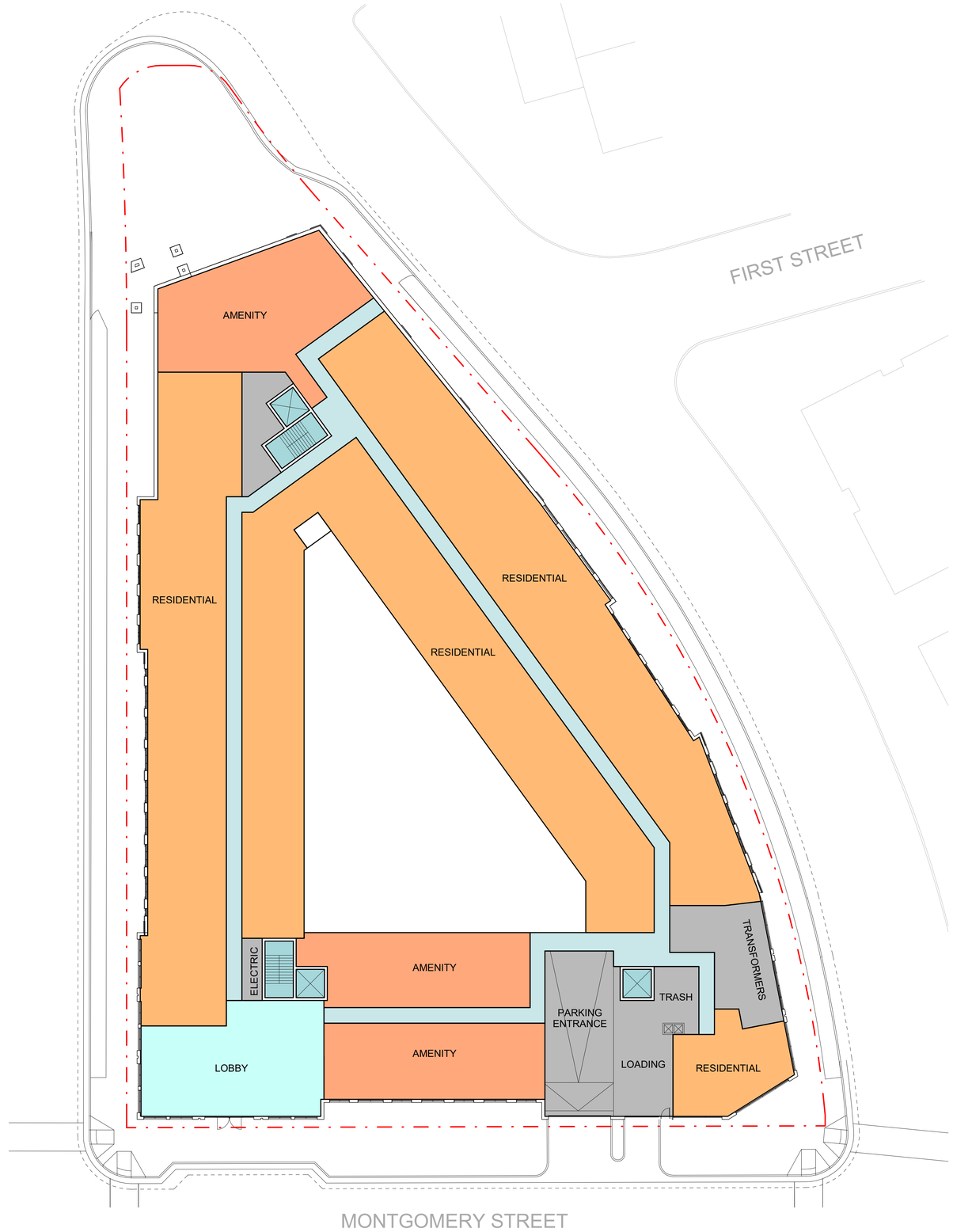
PLAN STATUS	
7/8/2022	FIRST SUBMISSION
DATE	DESCRIPTION

KJB	PBT	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=30' V:
JOB No. 140194-02-001
DATE : MARCH, 2022
FILE No.
SHEET 1 OF 1

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
AMENITY	-	4,920 SF
NORTH BLOCK		
AMENITY	-	7,320 SF
CIRCULATION	-	5,480 SF
CORRIDOR	-	24,050 SF
LOADING	-	1,180 SF
LOBBY	-	2,490 SF
PARKING	-	1,440 SF
RESIDENTIAL	-	203,550 SF
SERVICE	-	5,670 SF
TOTAL GSF	**-**	**251,180 SF**
ZONING SF	**-**	**223,730 SF**
		3.59 FAR
SOUTH BLOCK		
AMENITY	-	5,250 SF
CHILDCARE	-	12,300 SF
CIRCULATION	-	9,660 SF
CORRIDOR	-	33,930 SF
LOADING	-	2,860 SF
LOBBY	-	5,950 SF
PARKING	-	1,580 SF
RETAIL	-	12,080 SF
RESIDENTIAL	-	286,360 SF
SERVICE	-	5,510 SF
TOTAL GSF	**-**	**375,480 SF**
ZONING SF	**-**	**336,620 SF**
		3.86 FAR
TOTAL		
BLDGS	-	560,350 SF
SITE AREA	-	149,475 SF
		3.75 FAR



1 1ST FLOOR PLAN - NORTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/14/2022 8:18:13 PM

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TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 2	05/06/2022
2	Concept 3	07/08/2022

1ST FLOOR PLAN - NORTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.

A-101

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
AMENITY	-	4,920 SF
NORTH BLOCK		
AMENITY	-	7,320 SF
CIRCULATION	-	5,480 SF
CORRIDOR	-	24,050 SF
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PARKING	-	1,440 SF
RESIDENTIAL	-	203,550 SF
SERVICE	-	5,670 SF
TOTAL GSF	**-**	**251,180 SF**
ZONING SF	**-**	**223,730 SF**
		3.59 FAR
SOUTH BLOCK		
AMENITY	-	5,250 SF
CHILDCARE	-	12,300 SF
CIRCULATION	-	9,660 SF
CORRIDOR	-	33,930 SF
LOADING	-	2,860 SF
LOBBY	-	5,950 SF
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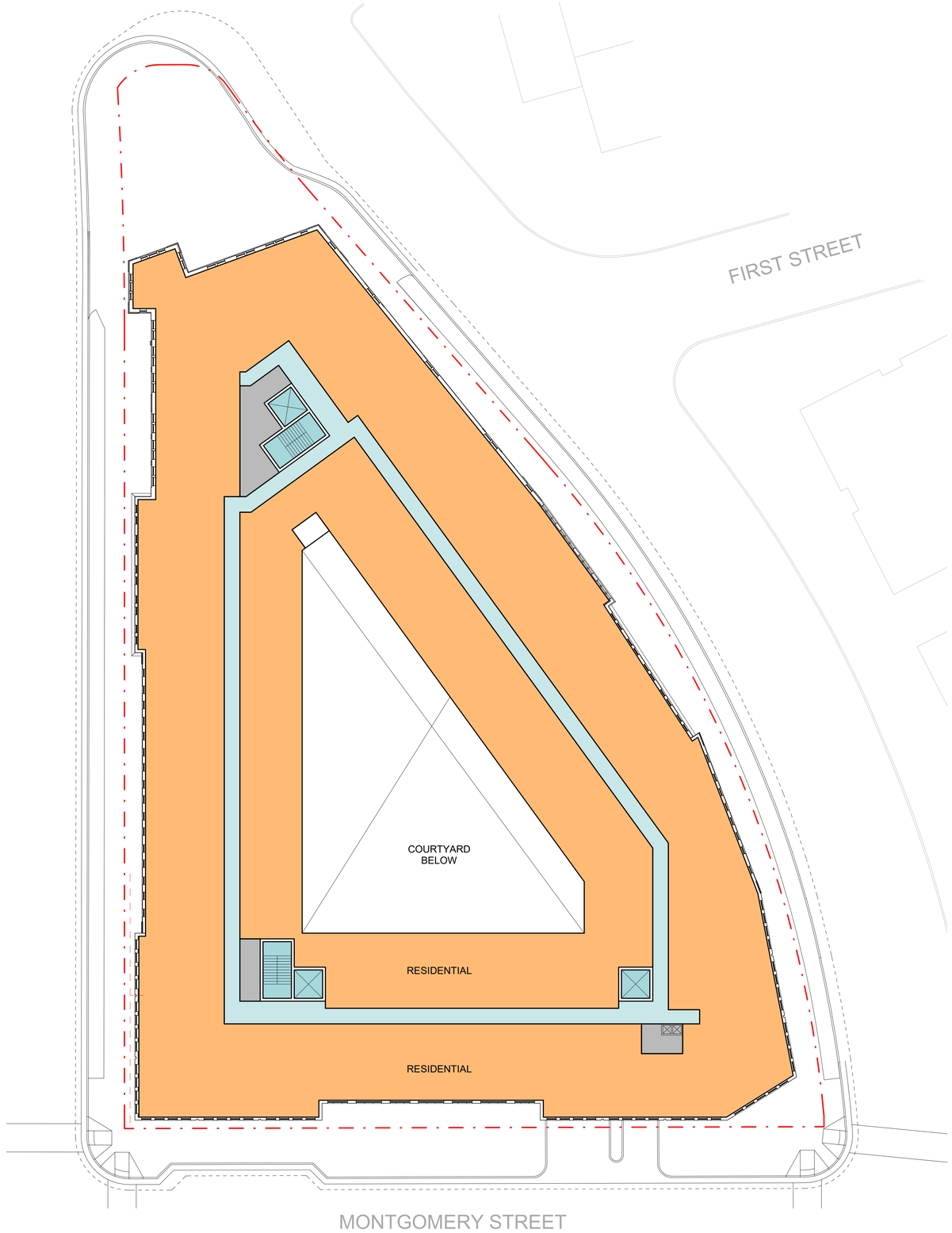
RESIDENTIAL	-	286,360 SF
SERVICE	-	5,510 SF
TOTAL GSF	**-**	**375,480 SF**
ZONING SF	**-**	**336,620 SF**
		3.86 FAR
TOTAL		
BLDGS	-	560,350 SF
SITE AREA	-	149,475 SF
		3.75 FAR



1 2ND-4TH FLOOR PLAN - NORTH BUILDING
1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"
0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

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TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 2	05/06/2022
2	Concept 3	07/08/2022

2ND-4TH FLOOR PLAN - NORTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.
A-102

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
AMENITY	-	4,920 SF
NORTH BLOCK		
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TOTAL		
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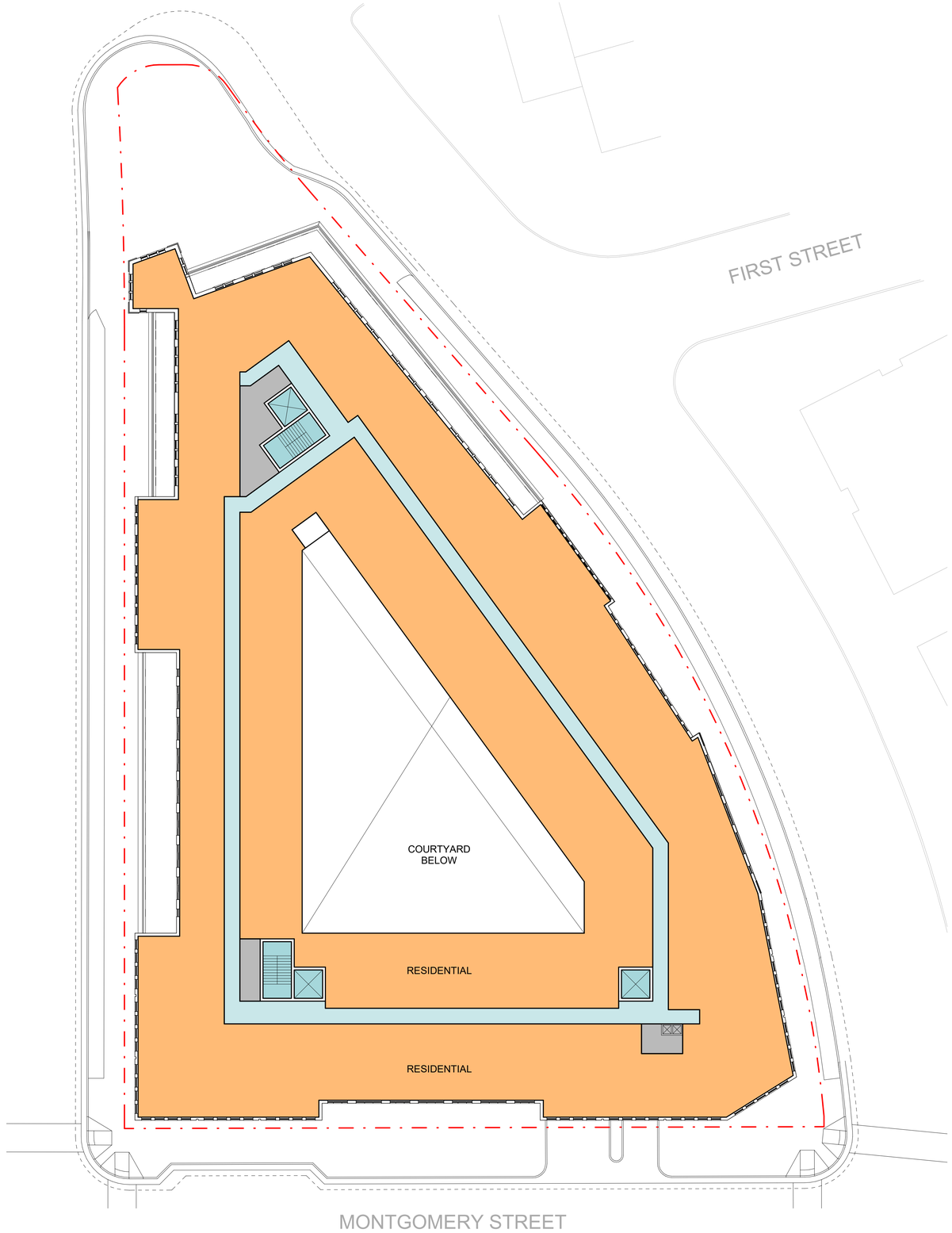

1 5TH FLOOR PLAN - NORTH BUILDING
1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"
0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

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TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 2	05/06/2022
2	Concept 3	05/06/2022

5TH FLOOR PLAN - NORTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.
A-103

7/4/2022 8:18:48 PM

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
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NORTH BLOCK		
AMENITY	-	7,320 SF
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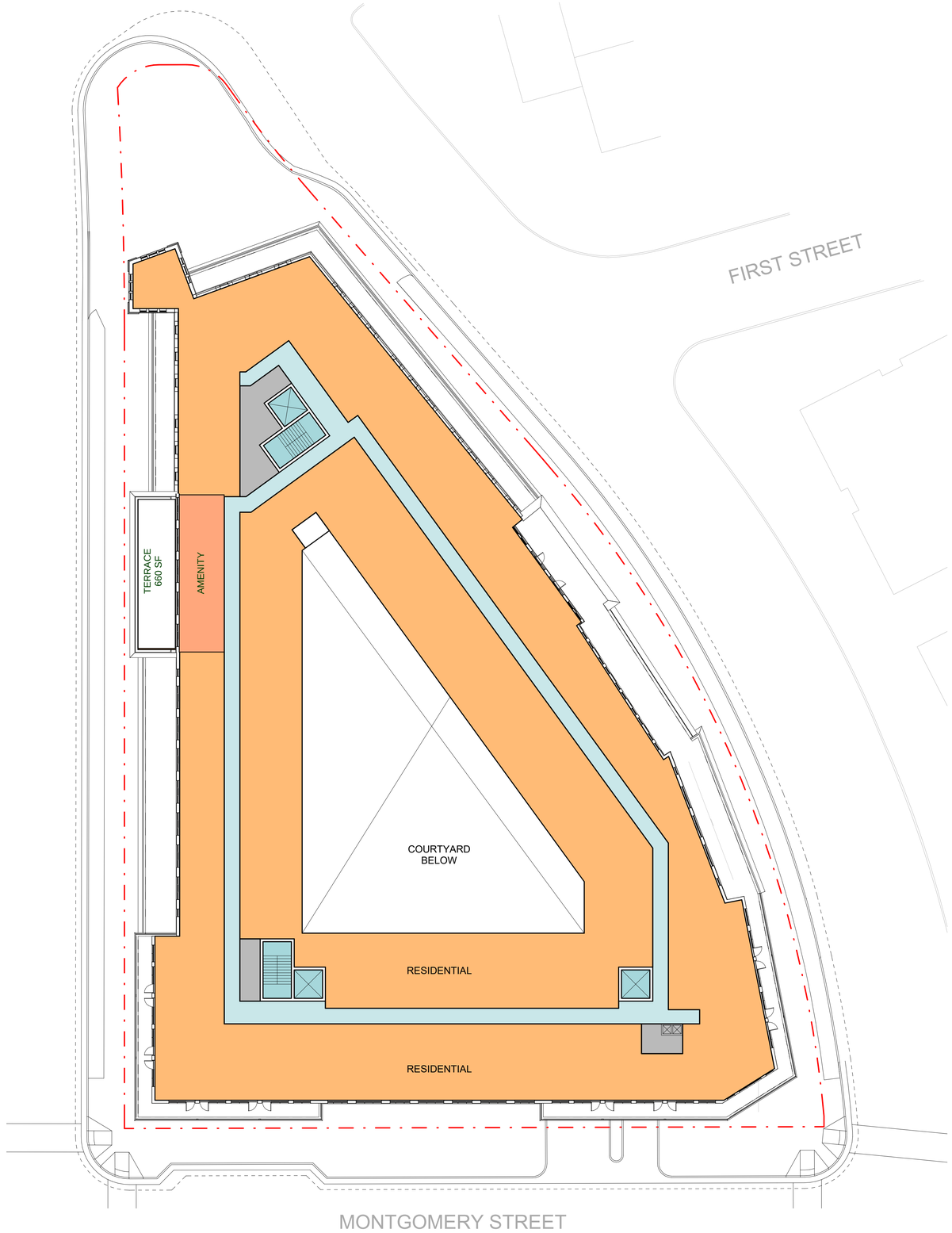
SITE AREA	-	149,475 SF
		3.75 FAR



1 6TH FLOOR PLAN - NORTH BUILDING
1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"
0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/4/2022 8:19:30 PM

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LAND DESIGN
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TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 2	05/06/2022
2	Concept 3	07/08/2022

6TH FLOOR PLAN - NORTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.
A-104

1 G1 FLOOR PLAN - NORTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/4/2022 8:16:14 PM

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202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 1	03/15/2022
2	Concept 2	05/06/2022
3	Concept 3	07/08/2022

G1 LEVEL - NORTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

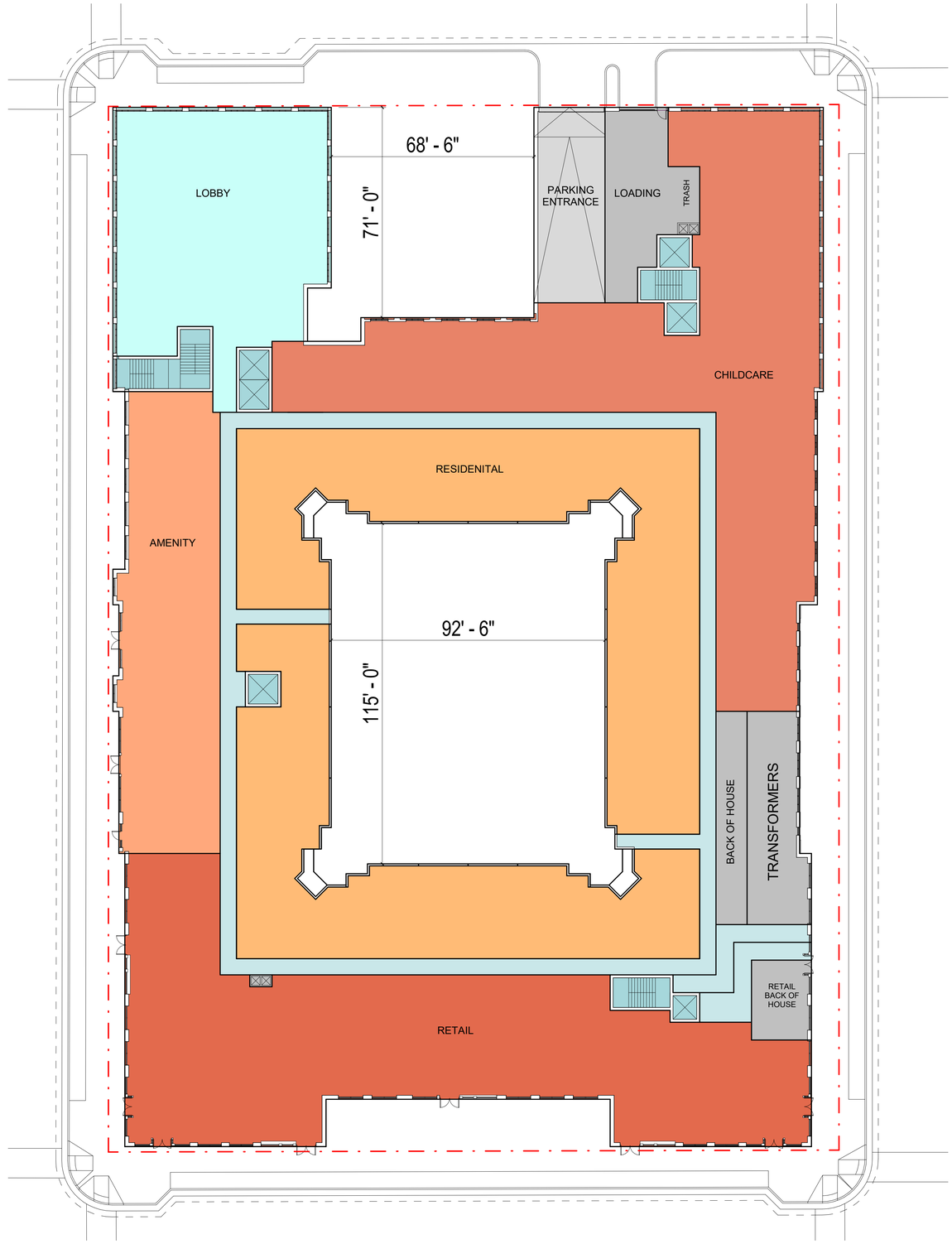
DATE	APPROVED
06/15/2022	S.E.
SCALE: 1" = 20'-0"	JOB NO. 21325.00

DRAWING NO.

A-105

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
AMENITY	-	4,920 SF
NORTH BLOCK		
AMENITY	-	7,320 SF
CIRCULATION	-	5,480 SF
CORRIDOR	-	24,050 SF
LOADING	-	1,180 SF
LOBBY	-	2,490 SF
PARKING	-	1,440 SF
RESIDENTIAL	-	203,550 SF
SERVICE	-	5,670 SF
TOTAL GSF	-	**251,180 SF**
ZONING SF	-	**223,730 SF**
		3.59 FAR
SOUTH BLOCK		
AMENITY	-	5,250 SF
CHILDCARE	-	12,300 SF
CIRCULATION	-	9,660 SF
CORRIDOR	-	33,930 SF
LOADING	-	2,860 SF
LOBBY	-	5,950 SF
PARKING	-	1,580 SF
RETAIL	-	12,080 SF
RESIDENTIAL	-	286,360 SF
SERVICE	-	5,510 SF
TOTAL GSF	-	**375,480 SF**
ZONING SF	-	**336,620 SF**
		3.86 FAR
TOTAL		
BLDGS	-	560,350 SF
SITE AREA	-	149,475 SF
		3.75 FAR



1 1ST FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/4/2022 8:22:04 PM

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Key Plan

Issue

NO.		DATE
1	Concept 2	05/06/2022
2	Concept 3	07/08/2022

1ST FLOOR PLAN - SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.
A-106

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
AMENITY	-	4,920 SF
NORTH BLOCK		
AMENITY	-	7,320 SF
CIRCULATION	-	5,480 SF
CORRIDOR	-	24,050 SF
LOADING	-	1,180 SF
LOBBY	-	2,490 SF
PARKING	-	1,440 SF
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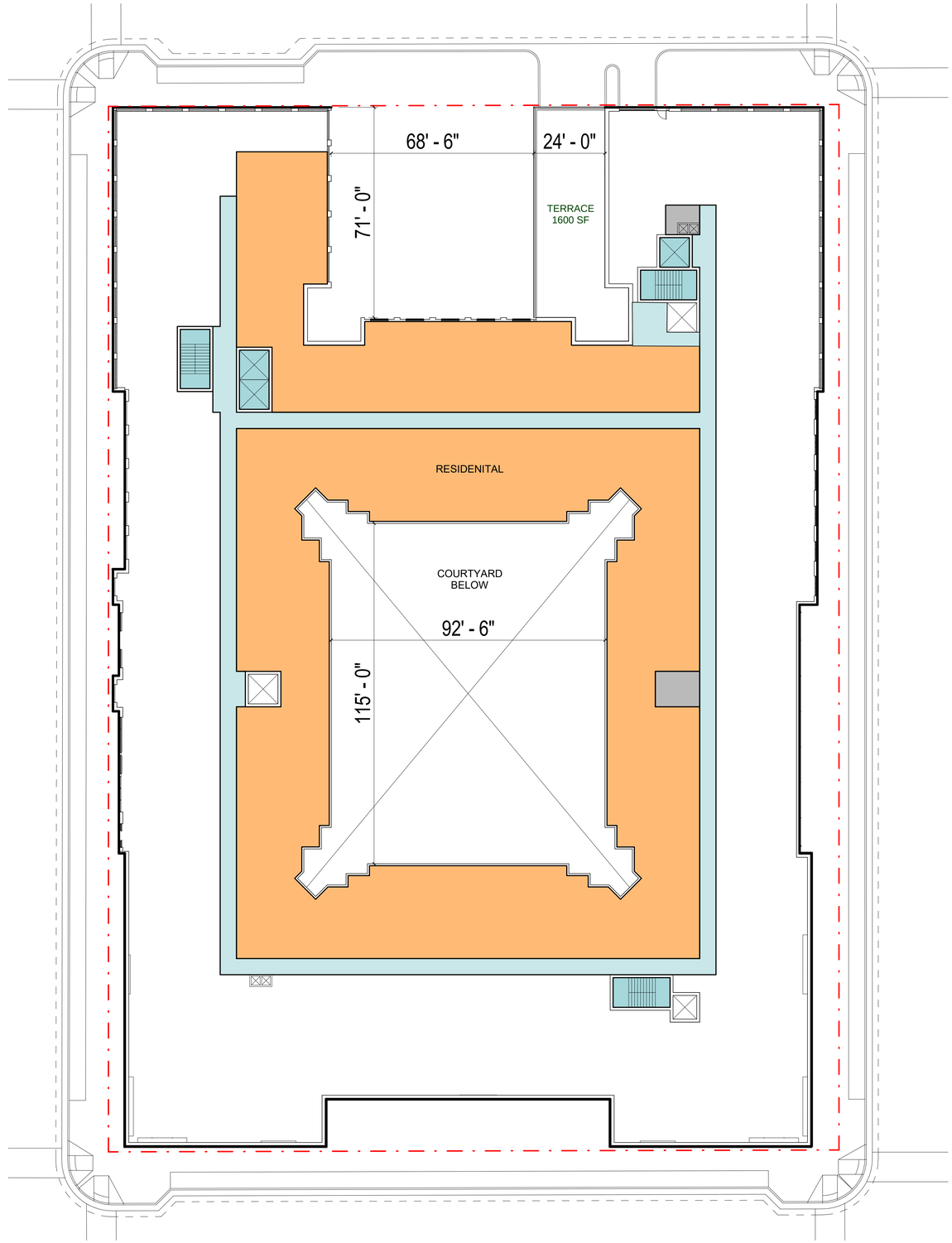
SERVICE	-	5,670 SF
TOTAL GSF	**-**	**251,180 SF**
ZONING SF	**-**	**223,730 SF**
		3.59 FAR
SOUTH BLOCK		
AMENITY	-	5,250 SF
CHILDCARE	-	12,300 SF
CIRCULATION	-	9,660 SF
CORRIDOR	-	33,930 SF
LOADING	-	2,860 SF
LOBBY	-	5,950 SF
PARKING	-	1,580 SF
RETAIL	-	12,080 SF
RESIDENTIAL	-	286,360 SF
SERVICE	-	5,510 SF
TOTAL GSF	**-**	**375,480 SF**
ZONING SF	**-**	**336,620 SF**
		3.86 FAR
TOTAL		
BLDGS	-	560,350 SF
SITE AREA	-	149,475 SF
		3.75 FAR



1 2ND FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/14/2022 8:39:45 PM

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Key Plan

Issue

NO.		DATE
1	Concept 3	07/08/2022

2ND FLOOR PLAN - SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.

A-107

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
AMENITY	-	4,920 SF
NORTH BLOCK		
AMENITY	-	7,320 SF
CIRCULATION	-	5,480 SF
CORRIDOR	-	24,050 SF
LOADING	-	1,180 SF
LOBBY	-	2,490 SF
PARKING	-	1,440 SF
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SERVICE	-	5,670 SF
TOTAL GSF	**-**	**251,180 SF**
ZONING SF	**-**	**223,730 SF**
		3.59 FAR
SOUTH BLOCK		
AMENITY	-	5,250 SF
CHILDCARE	-	12,300 SF
CIRCULATION	-	9,660 SF
CORRIDOR	-	33,930 SF
LOADING	-	2,860 SF
LOBBY	-	5,950 SF
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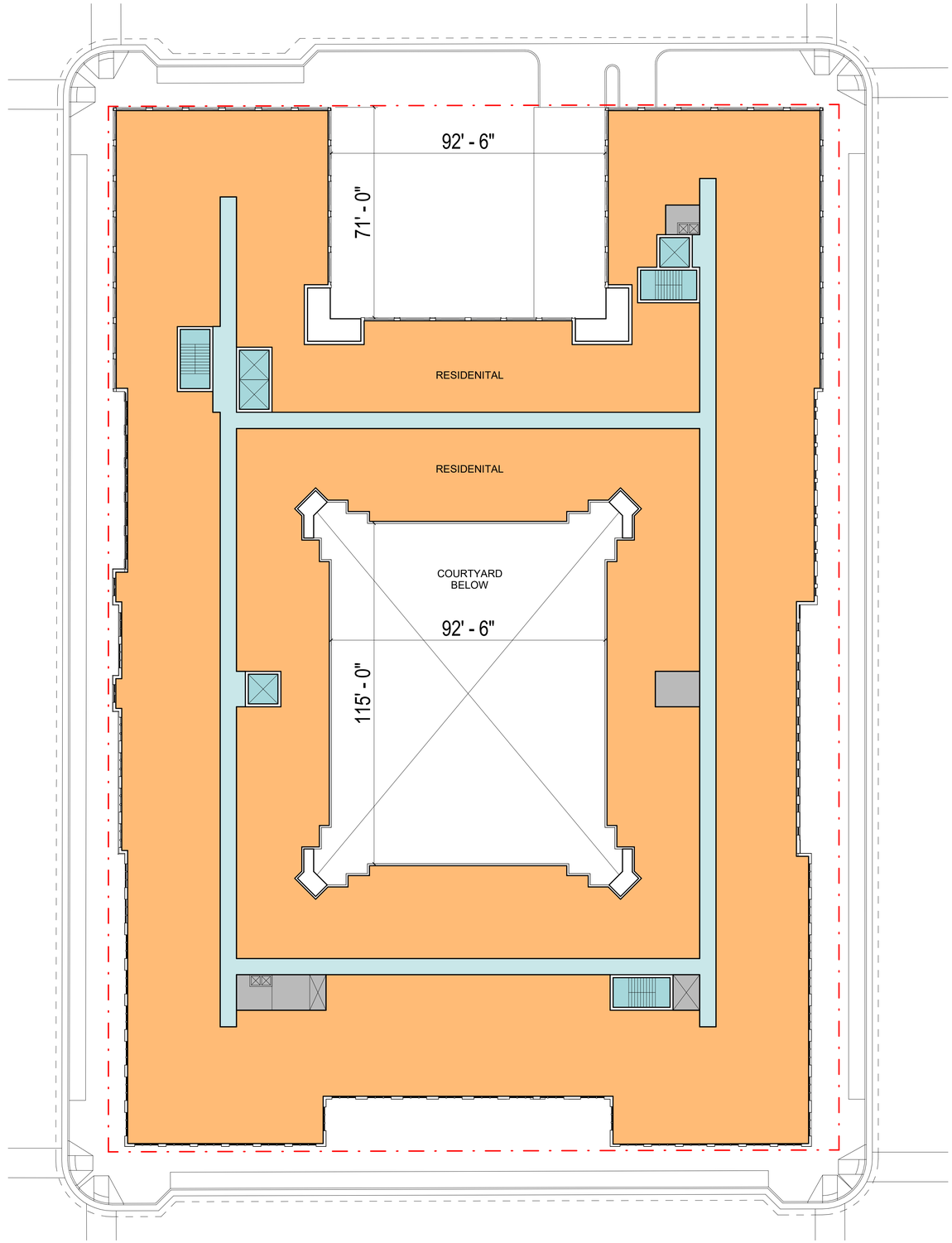
RESIDENTIAL	-	286,360 SF
SERVICE	-	5,510 SF
TOTAL GSF	**-**	**375,480 SF**
ZONING SF	**-**	**336,620 SF**
		3.86 FAR
TOTAL		
BLDGS	-	560,350 SF
SITE AREA	-	149,475 SF
		3.75 FAR



1 3RD-4TH FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/14/2022 8:41:13 PM

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Key Plan

Issue

NO.		DATE
1	Concept 3	07/08/2022

3RD-4TH FLOOR PLAN - SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.

A-108

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
AMENITY	-	4,920 SF
NORTH BLOCK		
AMENITY	-	7,320 SF
CIRCULATION	-	5,480 SF
CORRIDOR	-	24,050 SF
LOADING	-	1,180 SF
LOBBY	-	2,490 SF
PARKING	-	1,440 SF
RESIDENTIAL	-	203,550 SF
SERVICE	-	5,670 SF
TOTAL GSF	**-**	**251,180 SF**
ZONING SF	**-**	**223,730 SF**
		3.59 FAR
SOUTH BLOCK		
AMENITY	-	5,250 SF
CHILDCARE	-	12,300 SF
CIRCULATION	-	9,660 SF
CORRIDOR	-	33,930 SF
LOADING	-	2,860 SF
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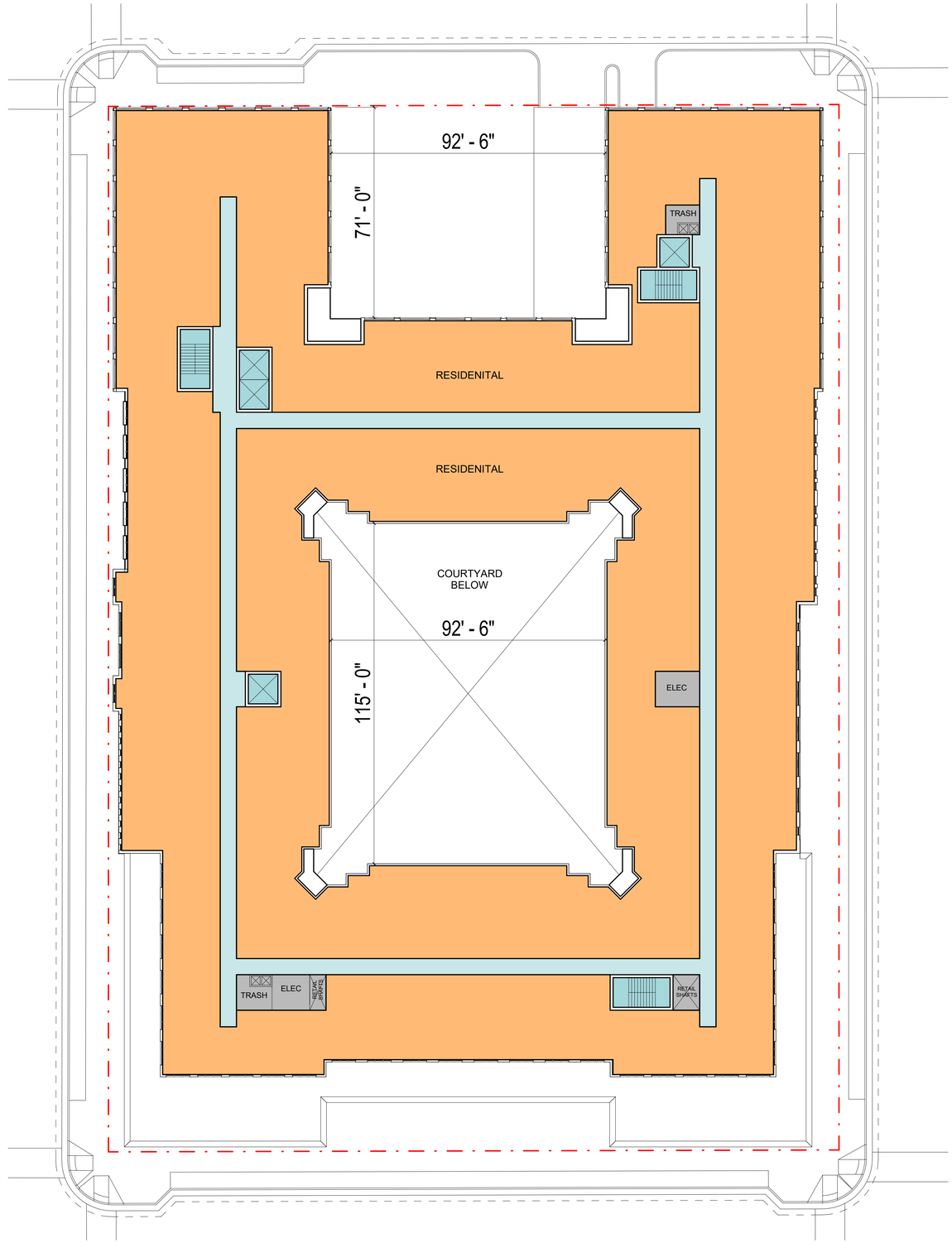
RESIDENTIAL	-	286,360 SF
SERVICE	-	5,510 SF
TOTAL GSF	**-**	**375,480 SF**
ZONING SF	**-**	**336,620 SF**
		3.86 FAR
TOTAL		
BLDGS	-	560,350 SF
SITE AREA	-	149,475 SF
		3.75 FAR



1 5TH FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

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Key Plan

Issue

NO.		DATE
1	Concept 3	07/08/2022

5TH FLOOR PLAN - SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

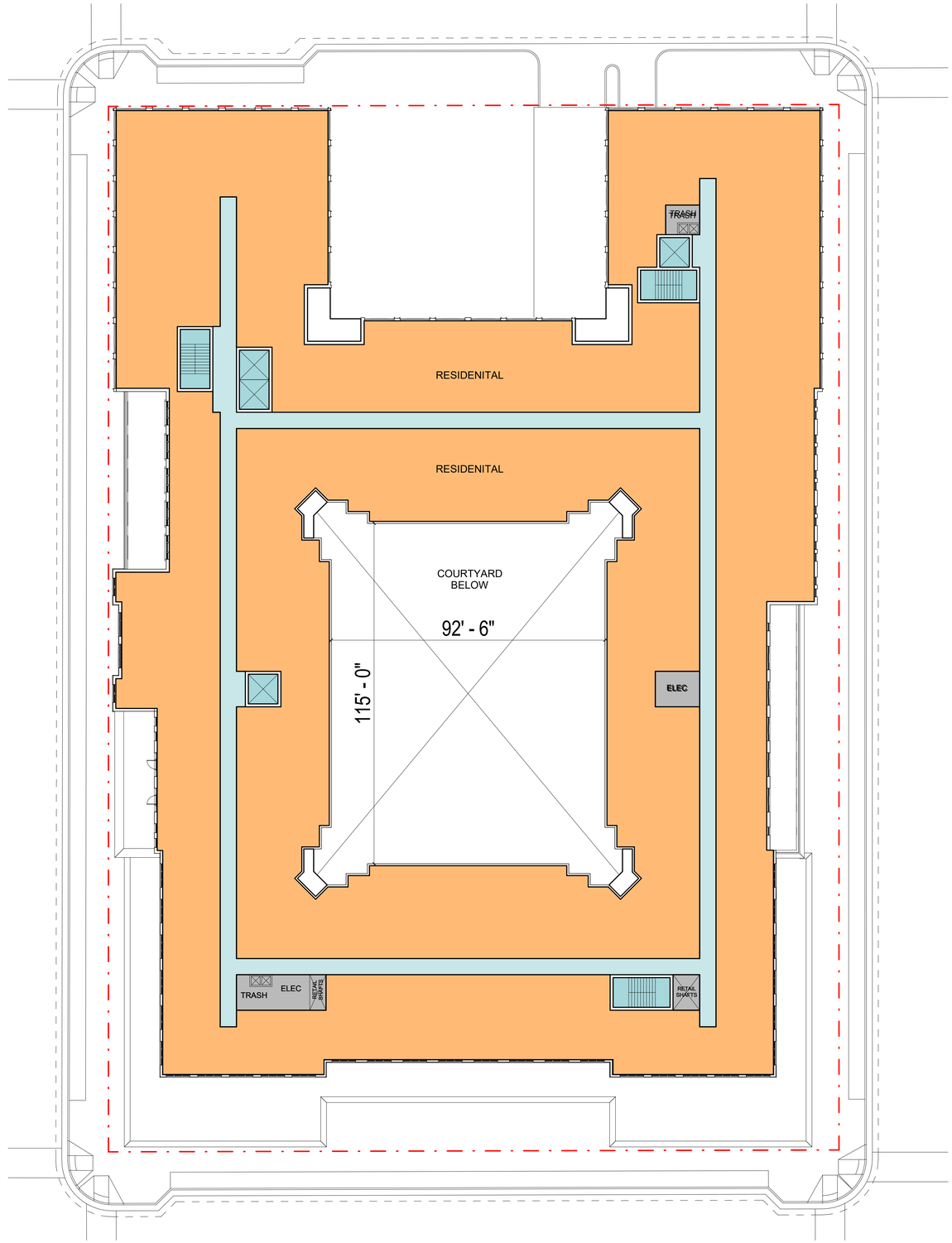
DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.
A-109

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
AMENITY	-	4,920 SF
NORTH BLOCK		
AMENITY	-	7,320 SF
CIRCULATION	-	5,480 SF
CORRIDOR	-	24,050 SF
LOADING	-	1,180 SF
LOBBY	-	2,490 SF
PARKING	-	1,440 SF
RESIDENTIAL	-	203,550 SF
SERVICE	-	5,670 SF
TOTAL GSF	**-**	**251,180 SF**
ZONING SF	**-**	**223,730 SF**
		3.59 FAR
SOUTH BLOCK		
AMENITY	-	5,250 SF
CHILDCARE	-	12,300 SF
CIRCULATION	-	9,660 SF
CORRIDOR	-	33,930 SF
LOADING	-	2,860 SF
LOBBY	-	5,950 SF
PARKING	-	1,580 SF
RETAIL	-	12,080 SF
RESIDENTIAL	-	286,360 SF
SERVICE	-	5,510 SF
TOTAL GSF	**-**	**375,480 SF**
ZONING SF	**-**	**336,620 SF**
		3.86 FAR
TOTAL		
BLDGS	-	560,350 SF
SITE AREA	-	149,475 SF
		3.75 FAR



1 6TH FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/14/2022 8:46:07 PM

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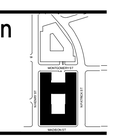
202.540.1924

Key Plan



Issue

NO.		DATE
1	Concept 3	07/08/2022

6TH FLOOR PLAN - SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.
A-110

TABULATIONS

SITE AREA		
N BLOCK	-	62,302 SF
S BLOCK	-	87,173 SF
GATEWAY		
AMENITY	-	4,920 SF
NORTH BLOCK		
AMENITY	-	7,320 SF
CIRCULATION	-	5,480 SF
CORRIDOR	-	24,050 SF
LOADING	-	1,180 SF
LOBBY	-	2,490 SF
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SERVICE	-	5,670 SF
TOTAL GSF	**-**	**251,180 SF**
ZONING SF	**-**	**223,730 SF**
		3.59 FAR
SOUTH BLOCK		
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CHILDCARE	-	12,300 SF
CIRCULATION	-	9,660 SF
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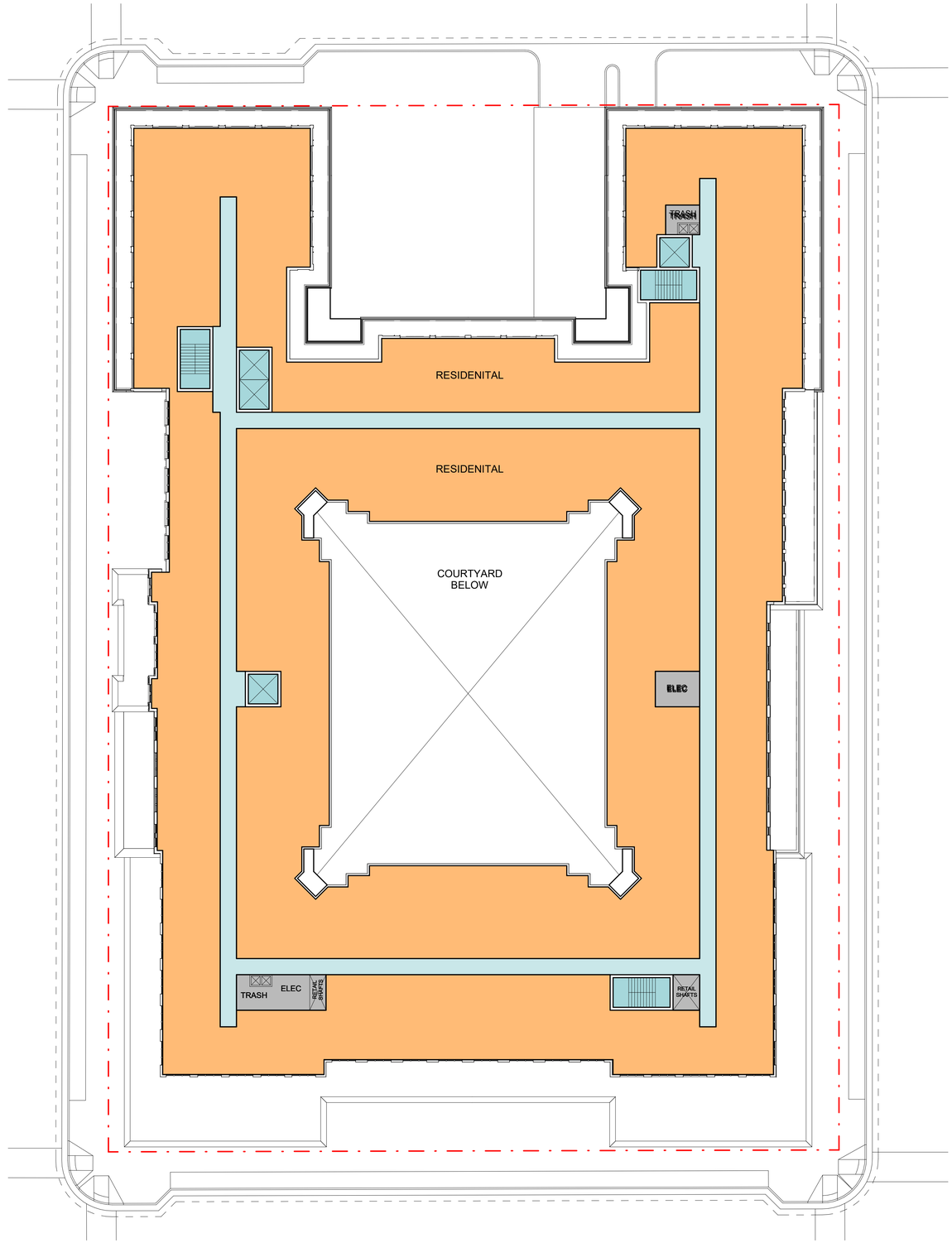
SERVICE	-	5,510 SF
TOTAL GSF	**-**	**375,480 SF**
ZONING SF	**-**	**336,620 SF**
		3.86 FAR
TOTAL		
BLDGS	-	560,350 SF
SITE AREA	-	149,475 SF
		3.75 FAR



1 7TH FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/4/2022 8:49:04 PM

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202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 3	07/08/2022

7TH FLOOR PLAN - SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

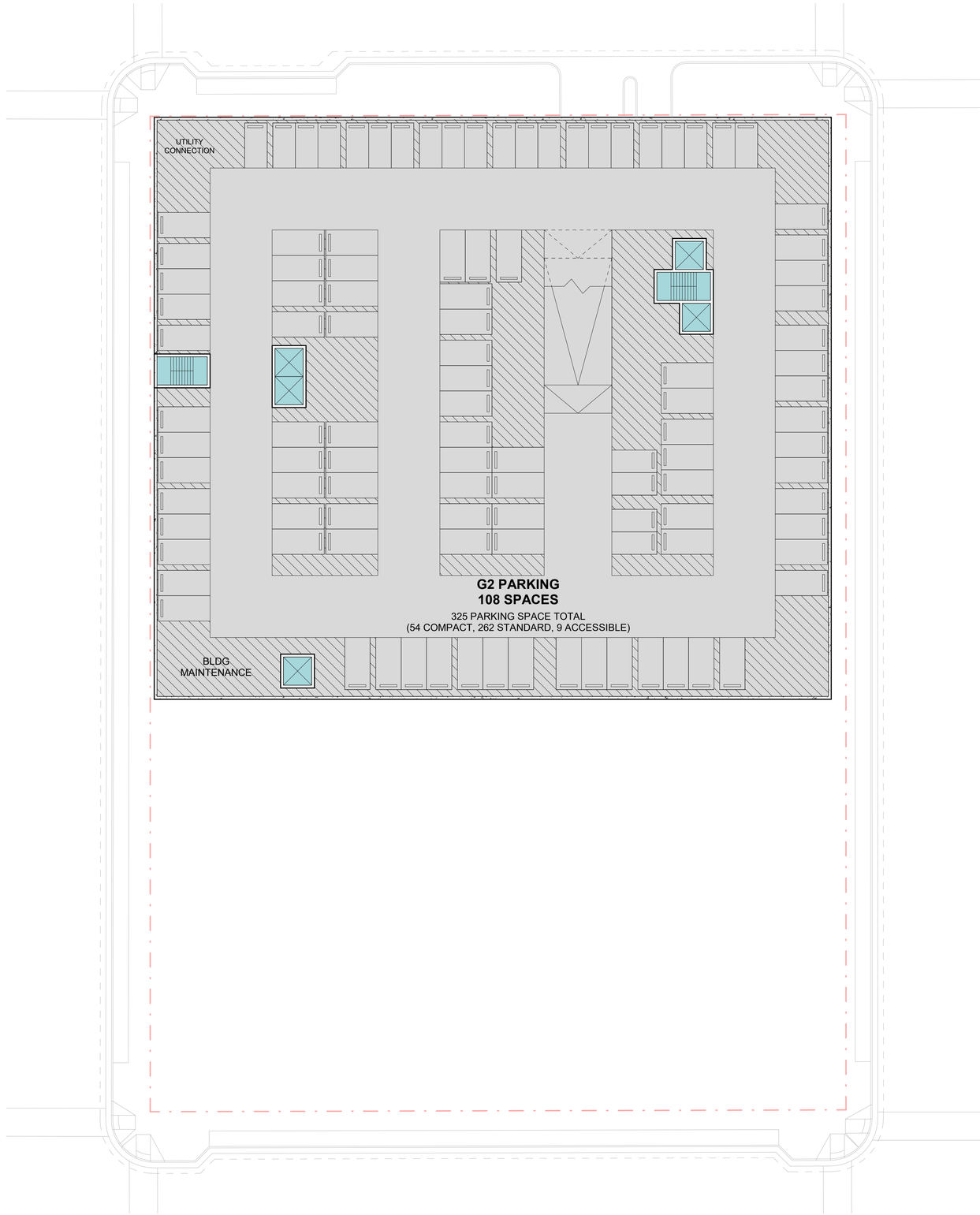
PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.

A-111



1 G2 FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/4/2022 10:24:20 PM

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LAND DESIGN
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TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 1	03/15/2022
2	Concept 2	05/06/2022
3	Concept 3	07/08/2022

G2 LEVEL - SOUTH BUILDING

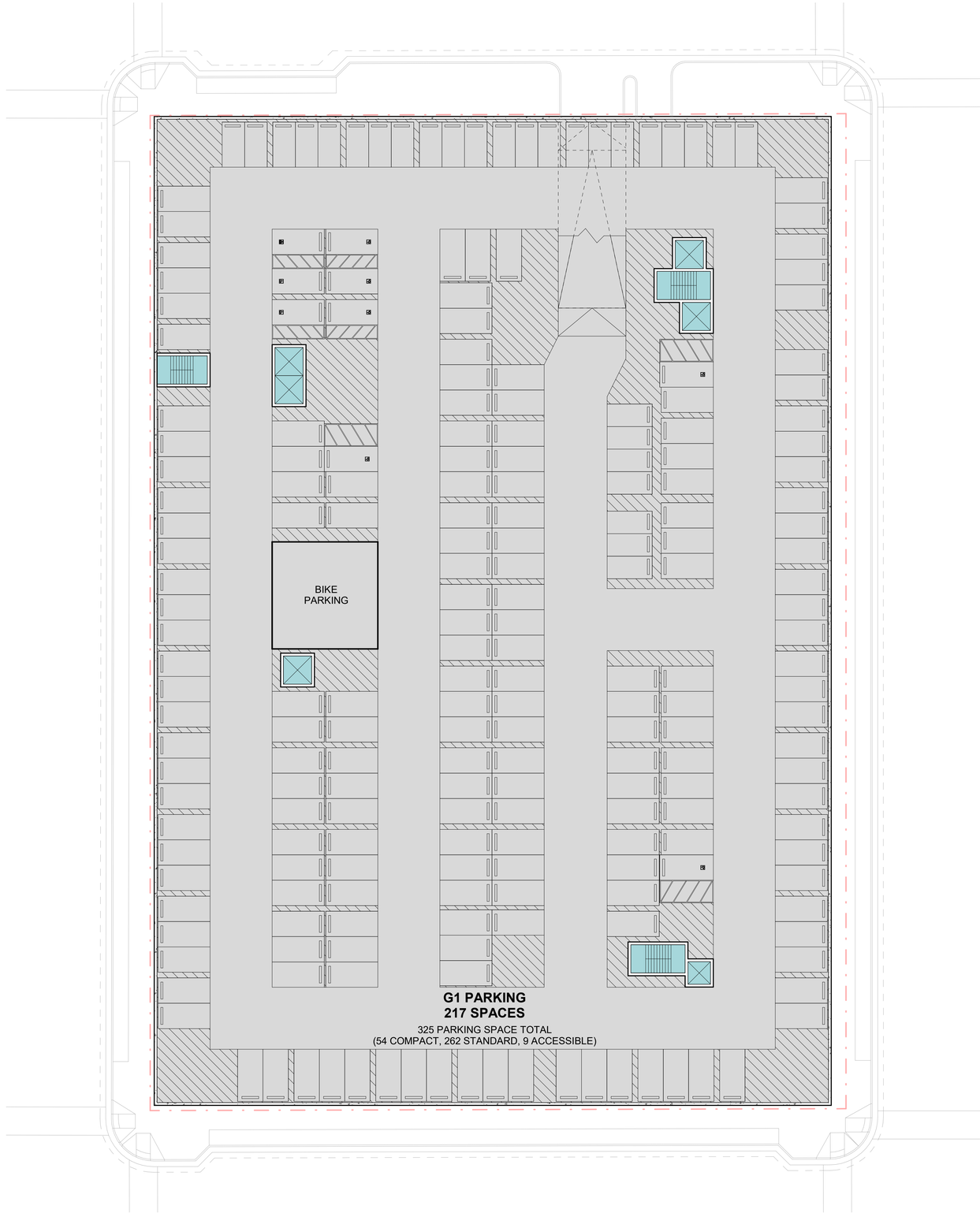
PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: 1" = 20'-0"	JOB NO. 21325.00

DRAWING NO.
A-112



1 G1 FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/4/2022 10:23:57 PM

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AND HOUSING AUTHORITY
703.549.7115

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FAIRSTEAD
240.360.5200

DEVELOPER
MILL CREEK RESIDENTIAL TRUST
561.998.4465

DEVELOPER
THE COMMUNITIES GROUP
202.667.3002

ATTORNEY
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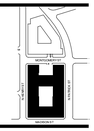
CIVIL ENGINEER
BOWMAN
703.464.1000

LANDSCAPE ARCHITECT
LEE AND ASSOCIATES
202.466.6666

LANDSCAPE ARCHITECT
LAND DESIGN
703.549.7784

TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan



Issue

NO.		DATE
1	Concept 1	03/15/2022
2	Concept 2	05/06/2022
3	Concept 3	07/08/2022

G1 LEVEL - SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

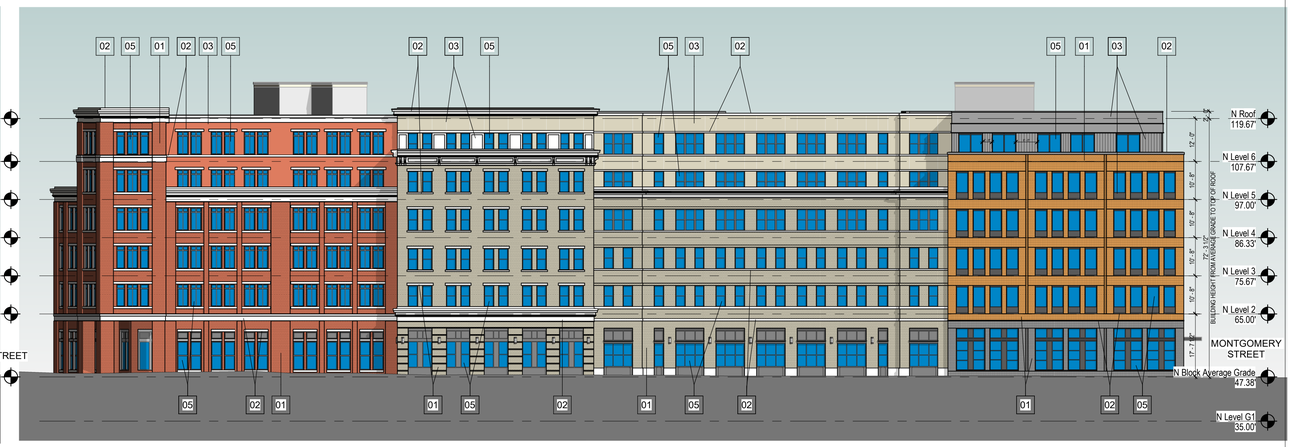
DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: 1" = 20'-0"	JOB NO. 21325.00

DRAWING NO.

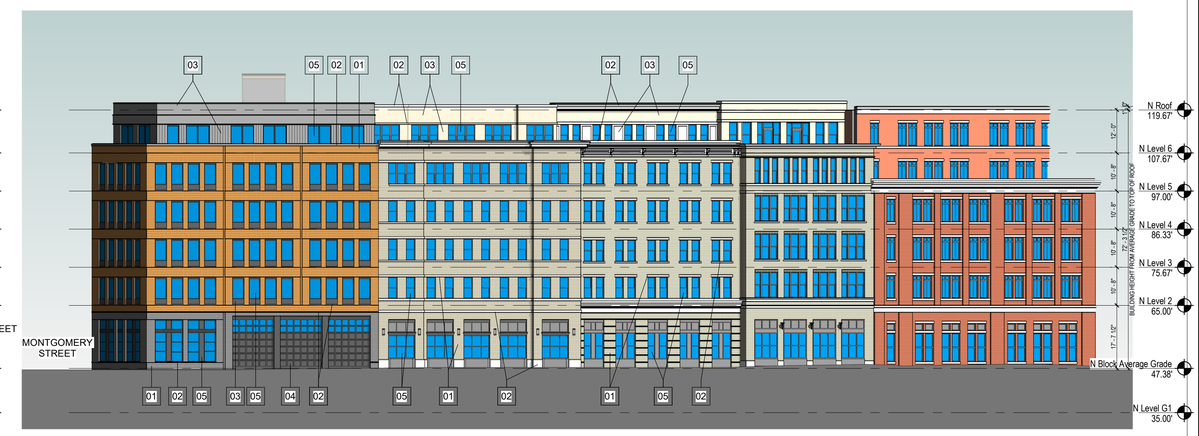
A-113

1 NORTH ELEVATION - FIRST STREET (NORTH BUILDING)
1" = 20'-0"

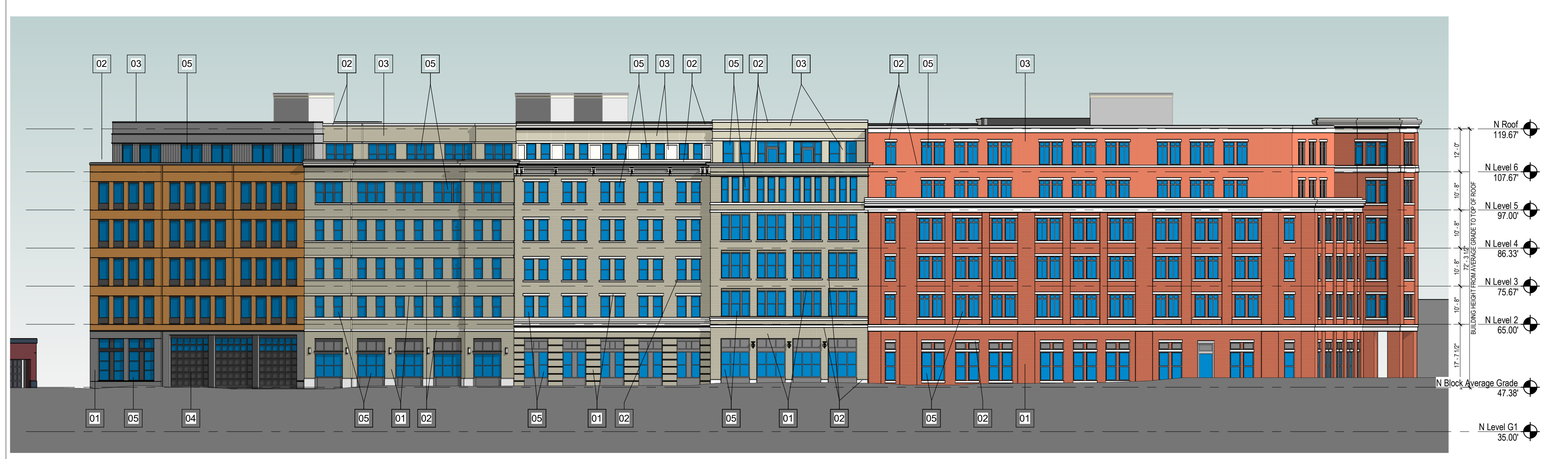


2 WEST ELEVATION - N. HENRY STREET (NORTH BUILDING)
1" = 20'-0"

3 SOUTH ELEVATION - MONTGOMERY STREET (NORTH BUILDING)
1" = 20'-0"



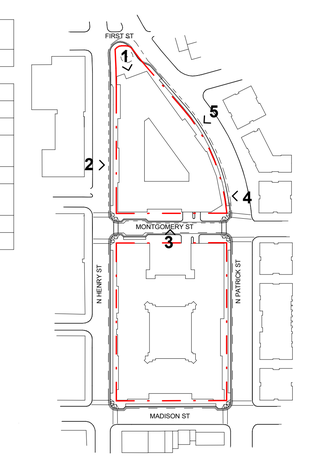
4 EAST ELEVATION - N. PATRICK STREET (NORTH BUILDING)
1" = 20'-0"



5 NORTHEAST ELEVATION - N. PATRICK STREET (NORTH BUILDING)
1" = 20'-0"

Keynote Legend - Elevation Materials	
Key Value	Keynote Text
01	BRICK
02	CAST STONE
03	FIBER CEMENT PANEL
04	PREFINISHED OVERHEAD SECTIONAL DOOR
05	WINDOW
06	PREFINISHED ALUMINUM STOREFRONT
07	PREFINISHED ALUMINUM CANOPY
08	PREFINISHED ALUMINUM RAILING

ELEVATIONS ARE CONCEPTUAL, AND INTENDED FOR MASSING AND MATERIAL ILLUSTRATIVE PURPOSES.



GRAPHIC SCALE 1" = 20'-0"
0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/7/2022 10:16:22 PM

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LANDSCAPE ARCHITECT
LAND DESIGN
703.549.7784

TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 2	05/06/2022
2	Concept 3	07/08/2022

NORTH BUILDING ELEVATIONS

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

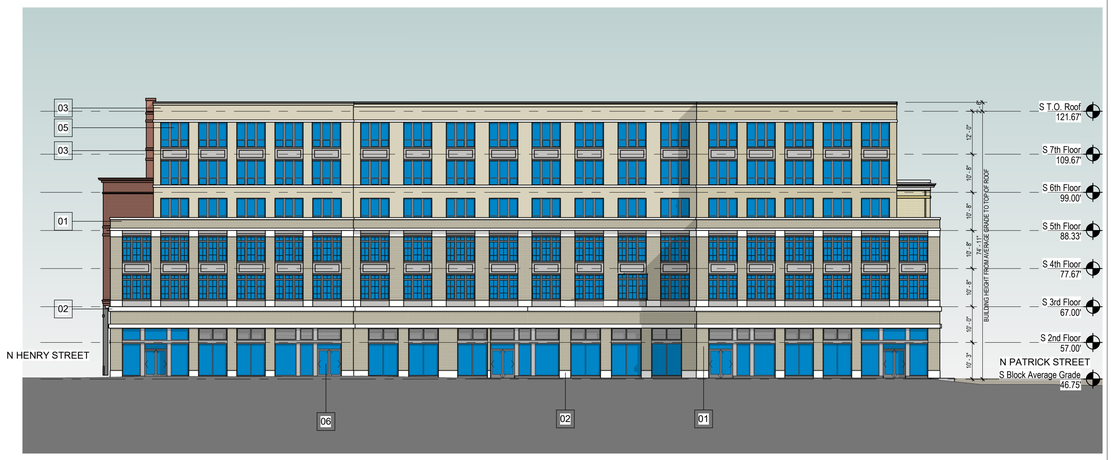
DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.
A-114

1 NORTH ELEVATION - MONTGOMERY STREET (SOUTH BUILDING)

1" = 20'-0"



2 SOUTH ELEVATION - MADISON STREET (SOUTH BUILDING)

1" = 20'-0"

3 EAST ELEVATION - N. PATRICK STREET (SOUTH BUILDING)

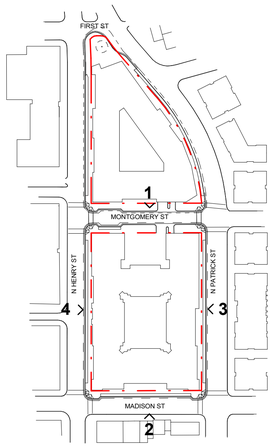
1" = 20'-0"

4 WEST ELEVATION - N. HENRY STREET (SOUTH BUILDING)

1" = 20'-0"

Keynote Legend - Elevation Materials	
Key Value	Keynote Text
01	BRICK
02	CAST STONE
03	FIBER CEMENT PANEL
04	PREFINISHED OVERHEAD SECTIONAL DOOR
05	WINDOW
06	PREFINISHED ALUMINUM STOREFRONT
07	PREFINISHED ALUMINUM CANOPY
08	PREFINISHED ALUMINUM RAILING

ELEVATIONS ARE CONCEPTUAL, AND INTENDED FOR MASSING AND MATERIAL ILLUSTRATIVE PURPOSES.



GRAPHIC SCALE 1" = 20'-0"

0 10' 20' 40' 80'

07.08.2022 - CONCEPT 3 SUBMISSION

7/7/2022 10:16:38 PM

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LAND DESIGN
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GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 2	05/06/2022
2	Concept 3	07/08/2022

SOUTH BUILDING ELEVATIONS

PRINCIPAL IN CHARGE
S.E.

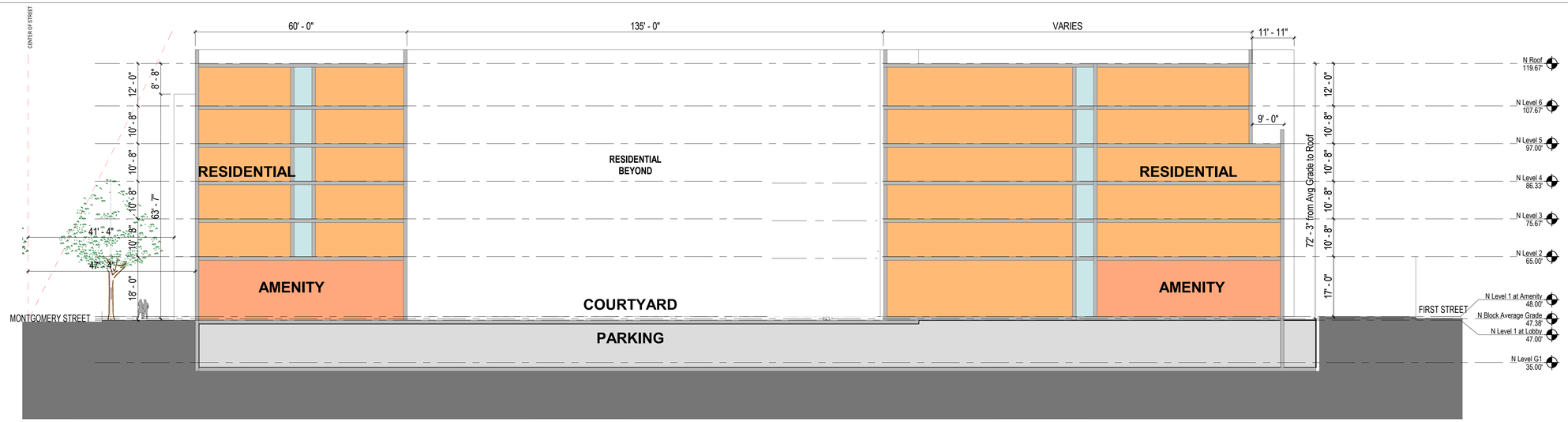
PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

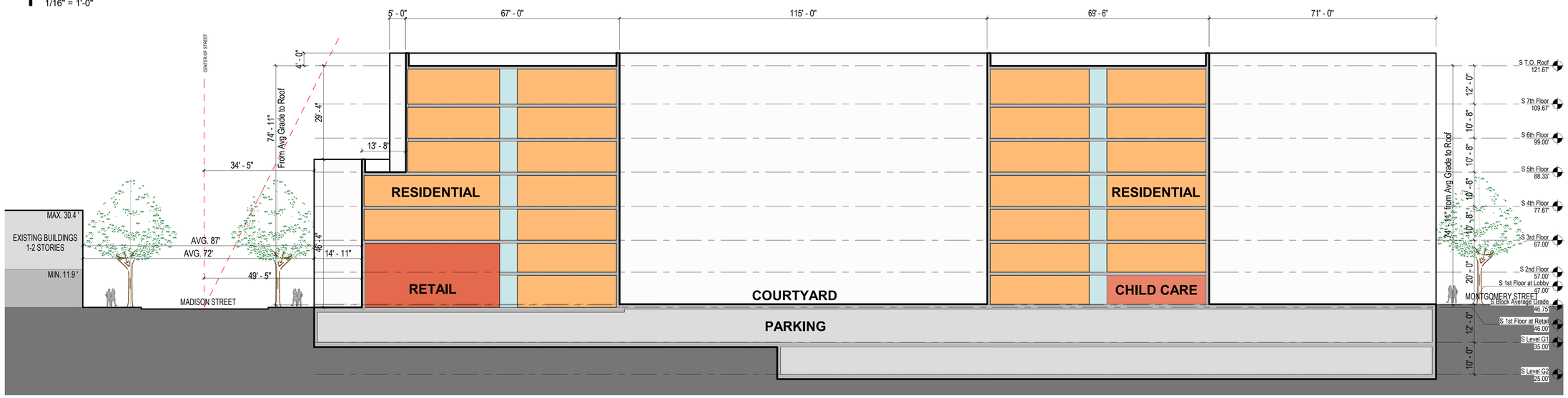
DRAWING NO.

A-115



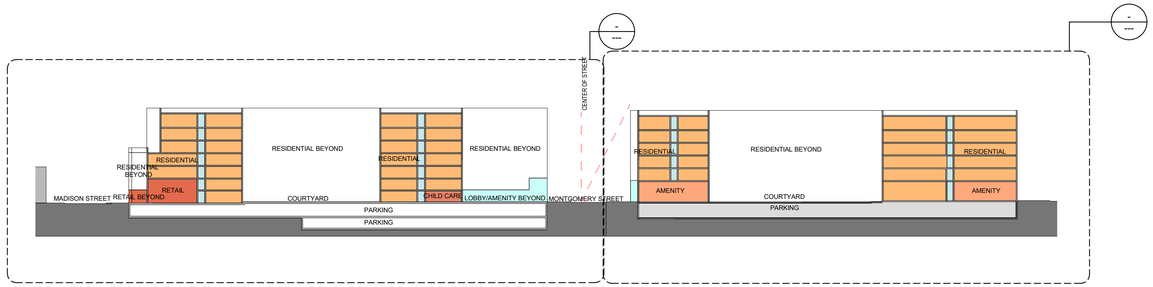
1 NORTH BUILDING NS SECTION

1/16" = 1'-0"



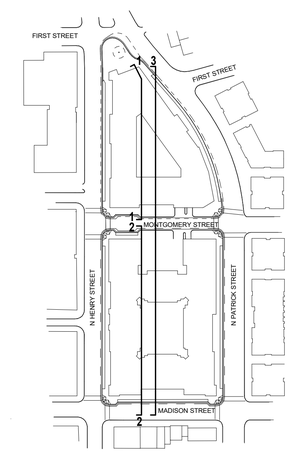
2 SOUTH BUILDING NS SECTION

1/16" = 1'-0"



3 SITE SECTION

1" = 60'-0"



GRAPHIC SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

07.08.2022 - CONCEPT 3 SUBMISSION

7/6/2022 5:00:41 PM

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GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 1	03/15/2022
2	Concept 2	05/06/2022
3	Concept 3	07/08/2022

SECTIONS

PRINCIPAL IN CHARGE
S.E.

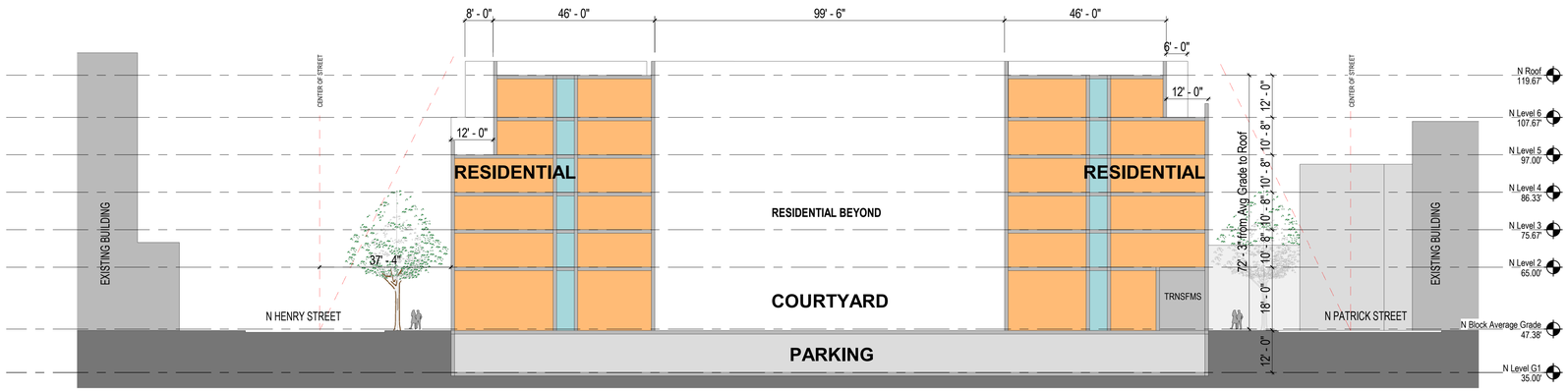
PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

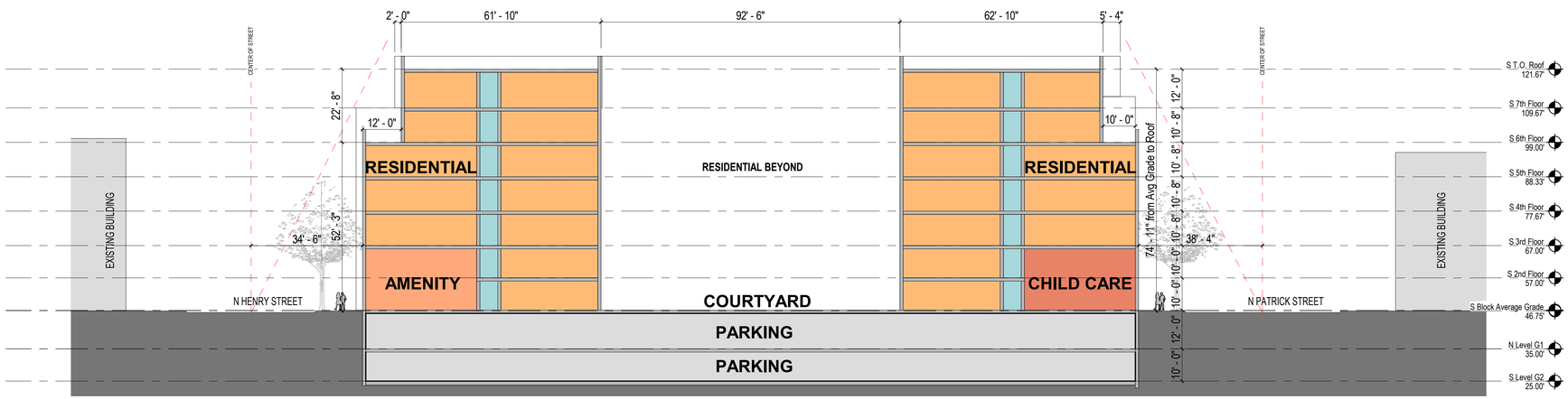
DRAWING NO.

A-116



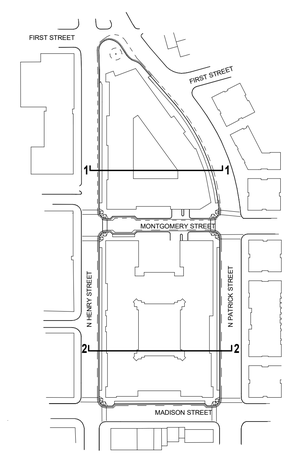
1 N BLDG EAST - WEST SECTION

1" = 20'-0"



2 S BLDG EAST - WEST SECTION

1" = 20'-0"



GRAPHIC SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

07.08.2022 - CONCEPT 3 SUBMISSION

7/6/2022 6:19:06 PM

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LAND DESIGN
703.549.7784

TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.		DATE
1	Concept 1	03/15/2022
2	Concept 2	05/06/2022
3	Concept 3	07/08/2022

SECTIONS

PRINCIPAL IN CHARGE
S.E.

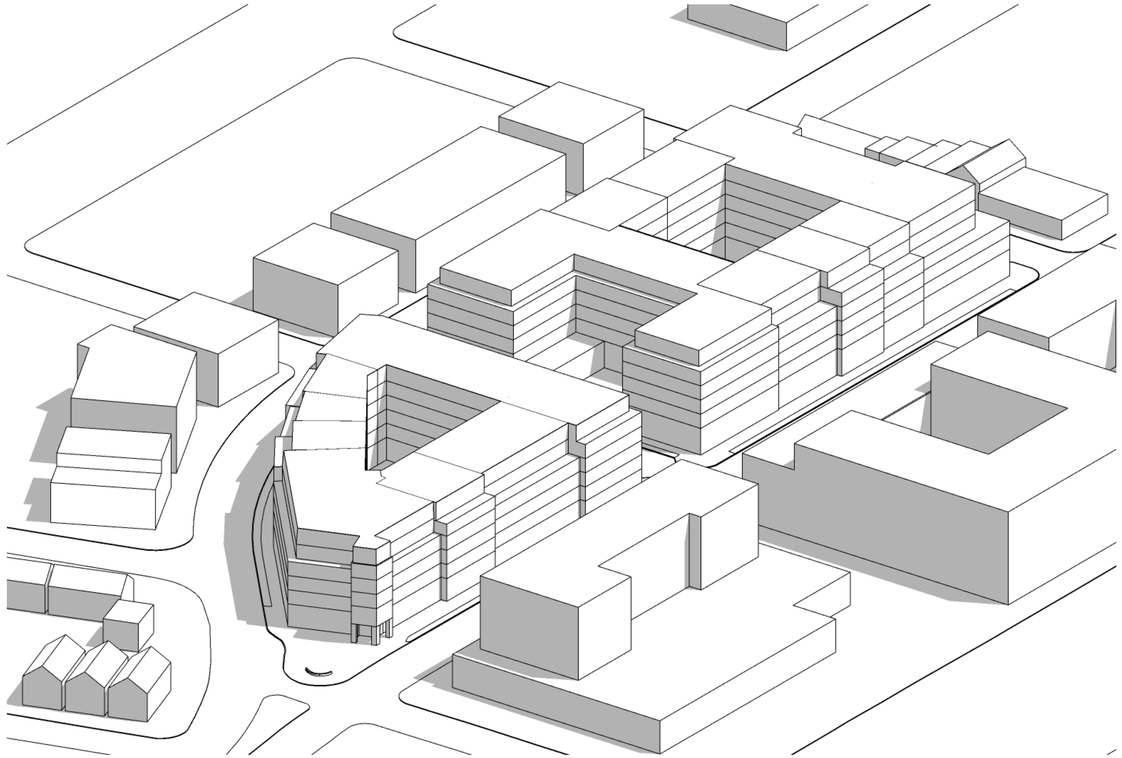
PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

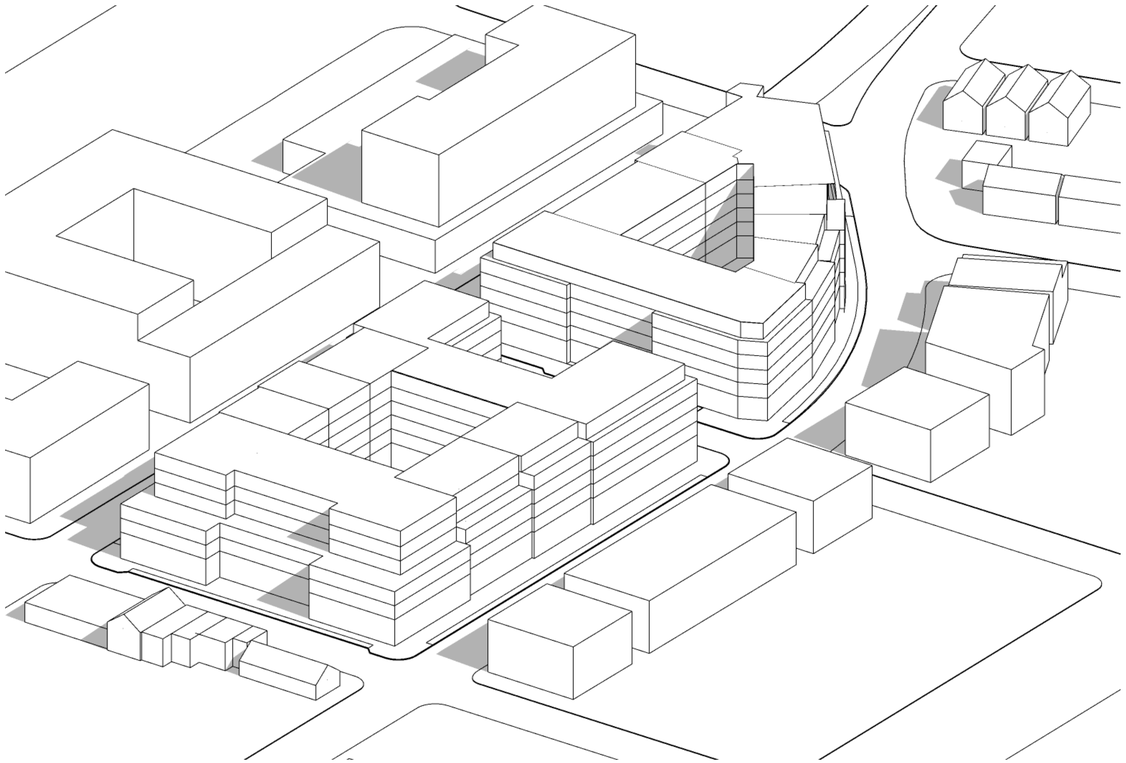
DATE	APPROVED
06/15/2022	S.E.
SCALE: As indicated	JOB NO. 21325.00

DRAWING NO.

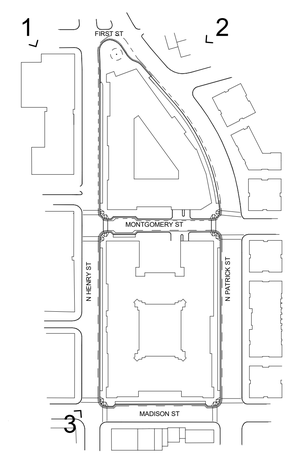
A-117



1. AERIAL MASSING VIEW LOOKING SOUTH EAST TOWARDS N. HENRY STREET



2. AERIAL MASSING VIEW LOOKING NORTH WEST TOWARDS N. PATRICK STREET



07.08.2022 - CONCEPT 3 SUBMISSION

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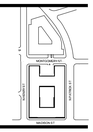
LAND DESIGN
703.549.7784

TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan



Issue

NO.		DATE
1	Concept 2	05/06/2022
2	Concept 3	07/08/2022

CONCEPTUAL MASSING VIEWS

PRINCIPAL IN CHARGE
S.E.

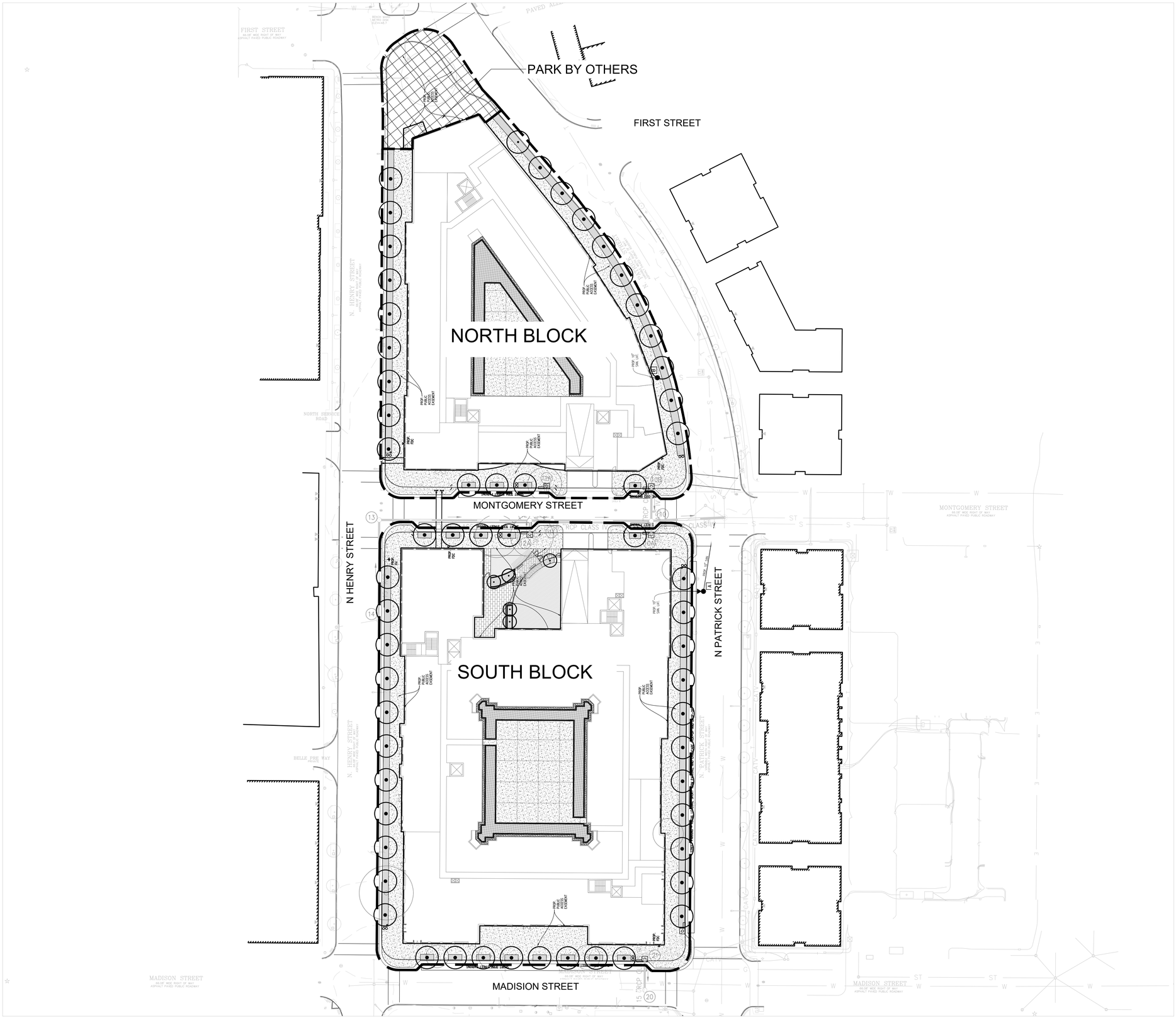
PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

DATE	APPROVED
06/15/2022	S.E.
SCALE: 1" = 160'-0"	JOB NO. 21325.00

DRAWING NO.
A-118

7/7/2022 4:29:50 PM



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. — DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
07-08-2022
LANDSCAPE ARCHITECT

PROJECT

SAM MADDEN

SAMUEL MADDEN FAIRSTEAD DEVELOPER, LLC AND MCRT OLD TOWN LLC

ALEXANDRIA, VIRGINIA

LANDDESIGN PROJ.# 2021232

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	05-06-2022
2	CONCEPT III SUBMISSION	07-08-2022

DESIGNED BY: MC, GCC
DRAWN BY: WT, MAK
CHECKED BY: MC, JVW

SCALE
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

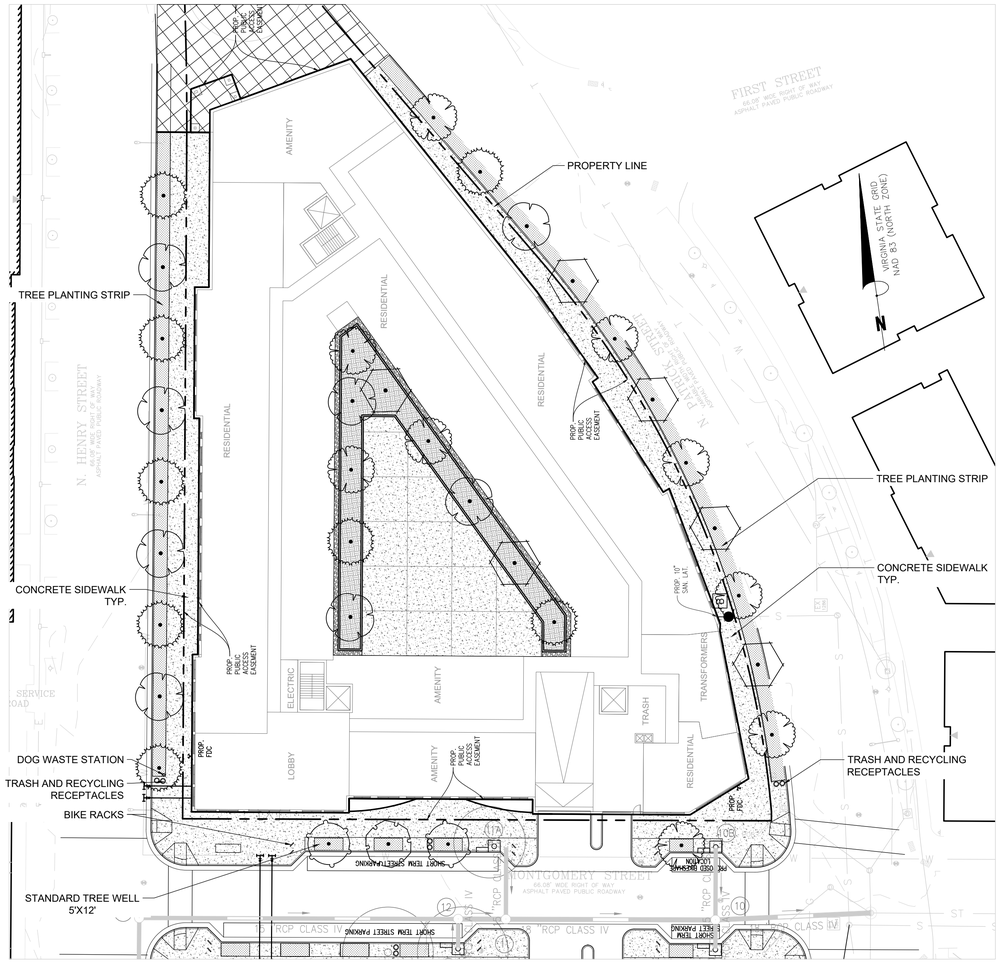
NORTH

SHEET TITLE

REFERENCE PLAN

SHEET NUMBER

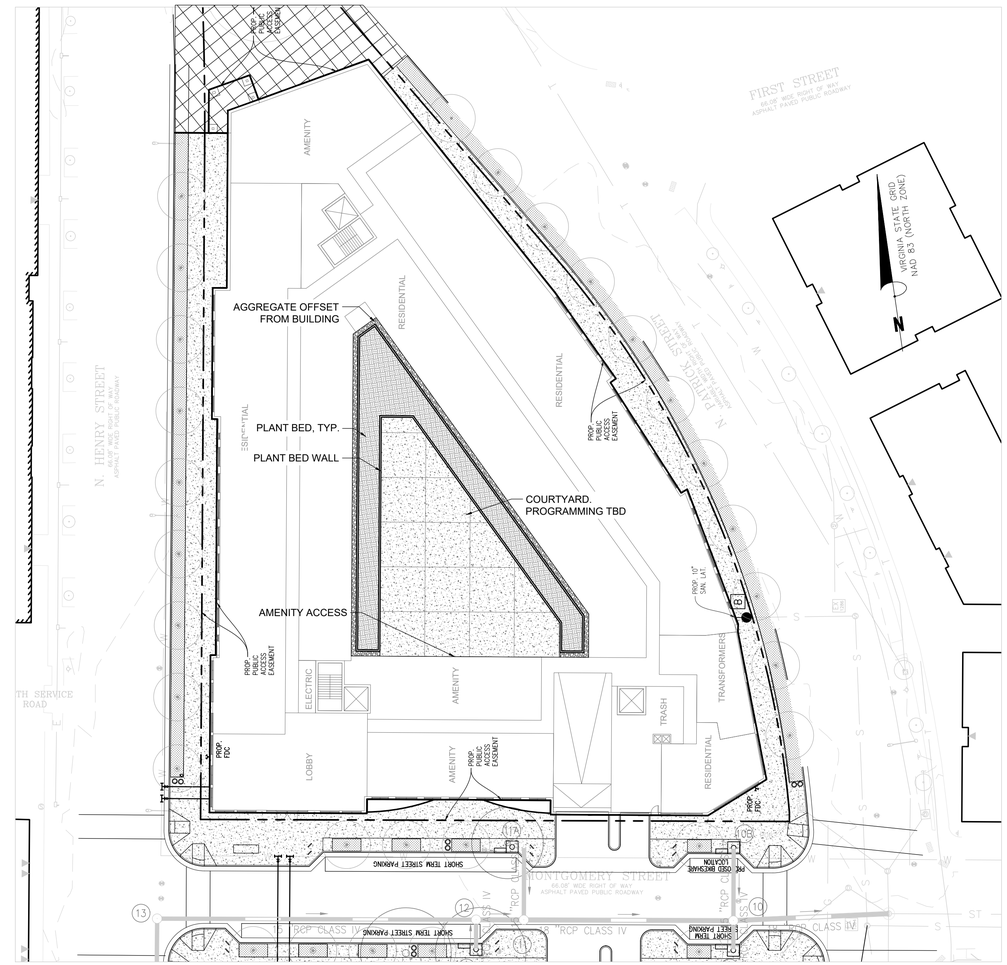
L003



1 L0101 STREETSCAPE MATERIALS AND LANDSCAPE PLAN

PLAN

SCALE 1" = 30'



2 L0101 COURTYARD MATERIALS AND LANDSCAPE PLAN

PLAN

SCALE 1" = 30'

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. — DATE

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
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KEY MAP

SEAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
07-08-2022
LANDSCAPE ARCHITECT

PROJECT

SAM MADDEN

SAMUEL MADDEN FAIRSTEAD DEVELOPER, LLC AND MCRT OLD TOWN LLC

ALEXANDRIA, VIRGINIA

LANDDESIGN PROJ.# 2021232

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	05-06-2022
2	CONCEPT III SUBMISSION	07-08-2022

DESIGNED BY: MC, GCC
DRAWN BY: WT, MAK
CHECKED BY: MC, JVW

SCALE

VERT: N/A
HORZ: 1"=30'

0 15' 30' 60'

NORTH

SHEET TITLE

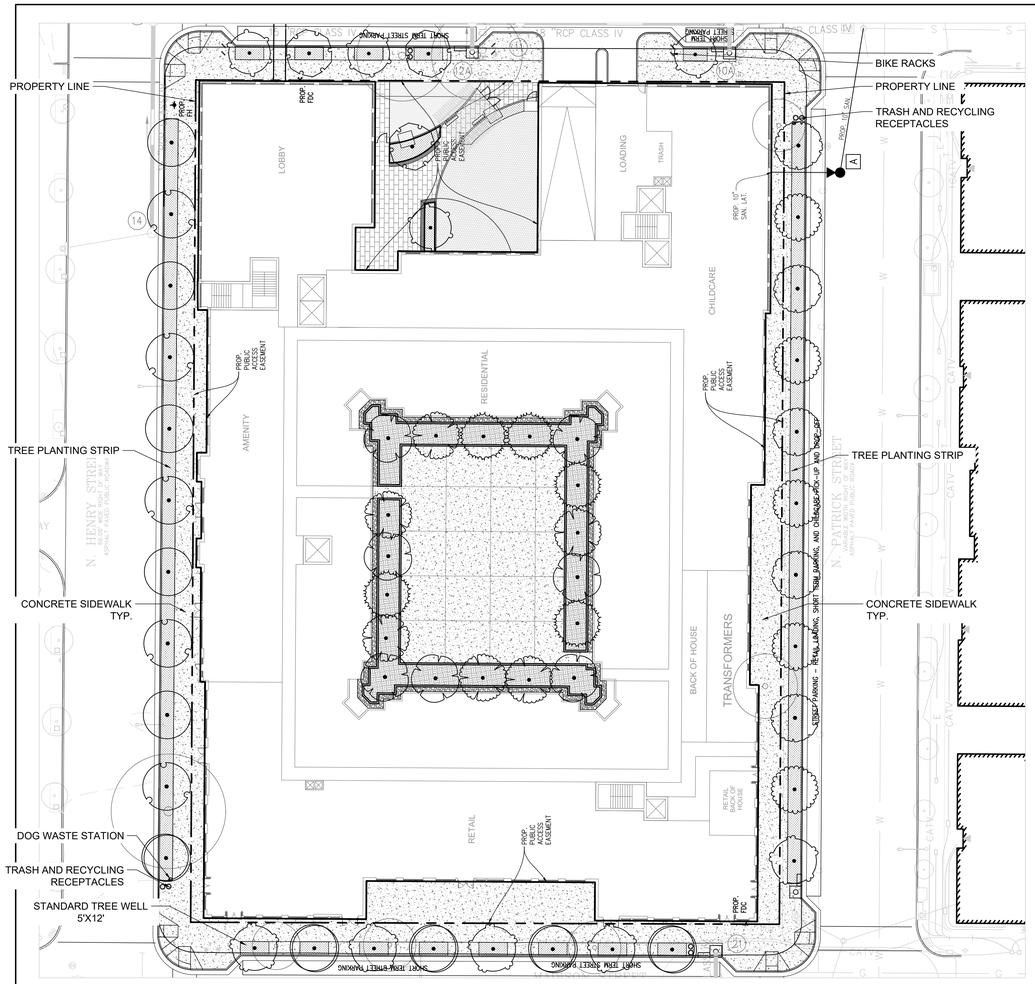
MATERIALS PLAN - NORTH BLOCK

SHEET NUMBER

L0101

7/8/2022 11:47 AM DAYNNE BRICE Z:\TEMPLATES\SHEETS\OLD SHEETS\LASHEET-2XX36.DWT

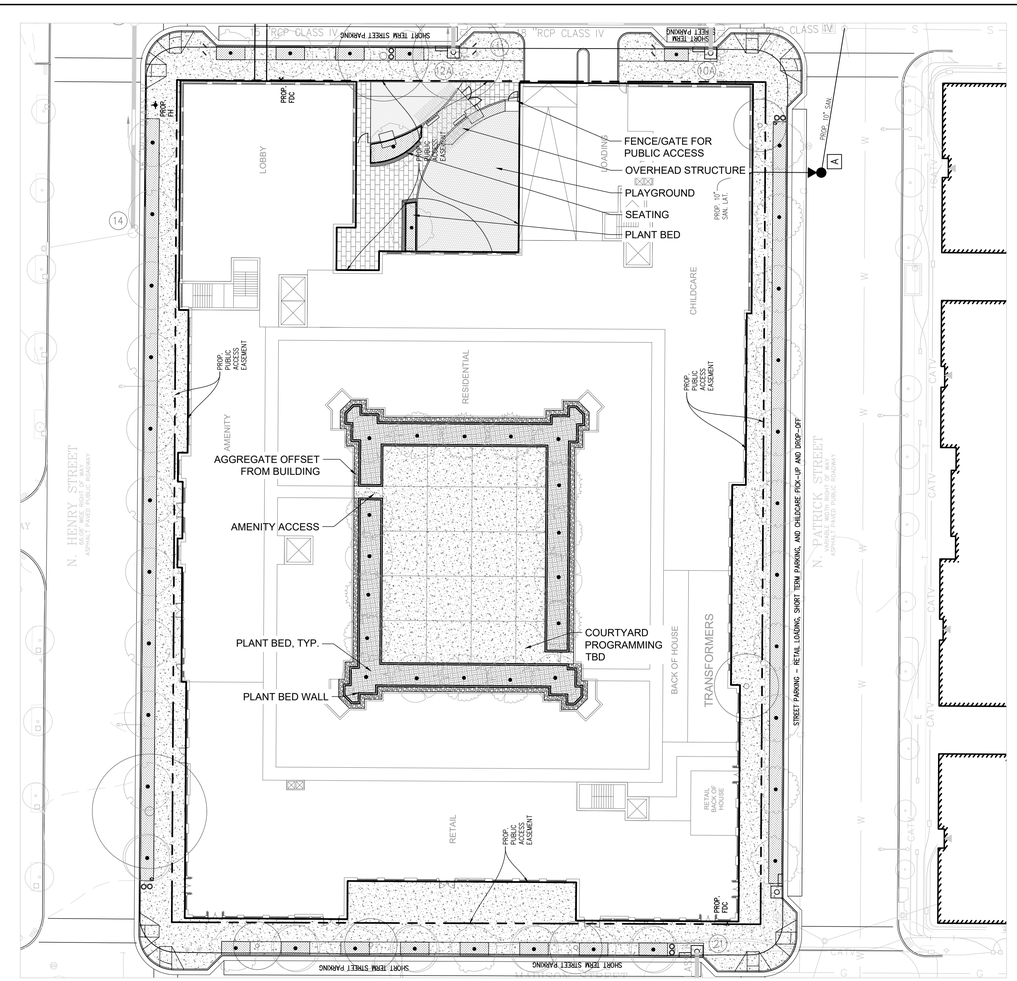
ORIGINAL SHEET SIZE: 24" X 36"



1 L0101 STREETSCAPE MATERIALS AND LANDSCAPE PLAN

PLAN

SCALE 1" = 30'



2 L0101 COURTYARD MATERIALS AND LANDSCAPE PLAN

PLAN

SCALE 1" = 30'

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. — DATE

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
07-08-2022
LANDSCAPE ARCHITECT

PROJECT

SAM MADDEN

SAMUEL MADDEN FAIRSTEAD DEVELOPER, LLC AND MCRT OLD TOWN LLC

ALEXANDRIA, VIRGINIA

LANDDESIGN PROJ.# 2021232

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	05-06-2022
2	CONCEPT III SUBMISSION	07-08-2022

DESIGNED BY: MC, GCC
DRAWN BY: WT, MAK
CHECKED BY: MC, JVW

SCALE

VERT: N/A
HORZ: 1"=30'

0 15' 30' 60'

NORTH

SHEET TITLE

MATERIALS PLAN - SOUTH BLOCK

SHEET NUMBER

L0102

7/8/2022 11:47 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\OLD SHEETS\ASHEET-2XX36.DWT

ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE NORTH BLOCK STREETSCAPE

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	REMARKS
	ACE OGL	Acer rubrum 'October Glory'	October Glory Red Maple	5	CCA: N/A
	CAR AME	Carpinus caroliniana	American Hornbeam	5	CCA: N/A
	GLE IN4	Gleditsia triacanthos inermis	Thornless Honey Locust	5	CCA: N/A
	LIR CHT	Liriodendron chinense x tulipifera	Hybrid Tulip Tree	5	CCA: N/A
	NYS SYL	Nyssa sylvatica	Tupelo	5	CCA: N/A
	PLA OCC	Platanus occidentalis	American Sycamore	5	CCA: N/A
	QUE ALB	Quercus alba	White Oak	3	CCA: N/A
	QUE COC	Quercus coccinea	Scarlet Oak	2	CCA: N/A

PLANT SCHEDULE SOUTH BLOCK STREETSCAPE

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	REMARKS
	ACE OGL	Acer rubrum 'October Glory'	October Glory Red Maple	5	CCA: N/A
	CAR AME	Carpinus caroliniana	American Hornbeam	5	CCA: N/A
	GLE IN4	Gleditsia triacanthos inermis	Thornless Honey Locust	5	CCA: N/A
	LIR CHT	Liriodendron chinense x tulipifera	Hybrid Tulip Tree	5	CCA: N/A
	NYS SYL	Nyssa sylvatica	Tupelo	5	CCA: N/A
	PLA OCC	Platanus occidentalis	American Sycamore	5	CCA: N/A
	QUE ALB	Quercus alba	White Oak	3	CCA: N/A
	QUE COC	Quercus coccinea	Scarlet Oak	2	CCA: N/A

PLANT SCHEDULE NORTH COURTYARD

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	REMARKS
	QUE PAL	Quercus palustris	Pin Oak	2	CCA: 1250
	QUE PHE	Quercus phellos	Willow Oak	3	CCA: 1250
	QUE RUB	Quercus rubra	Red Oak	3	CCA: 1250
	ULM AME	Ulmus americana	American Elm	2	CCA: 1250

PLANT SCHEDULE SOUTH COURTYARD

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	REMARKS
	QUE ALB	Quercus alba	White Oak	1	CCA: 1250
	QUE COC	Quercus coccinea	Scarlet Oak	1	CCA: 1250
	QUE PAL	Quercus palustris	Pin Oak	5	CCA: 1250
	QUE PHE	Quercus phellos	Willow Oak	7	CCA: 1250
	QUE RUB	Quercus rubra	Red Oak	6	CCA: 1250

NOTES:

1. FINAL PLANT SPECIES SELECTIONS TO BE AS SHOWN OR OWNER AND CITY ALTERNATE APPROVED ALTERNATE.
2. TREE SPECIES LISTED AS "C.C.A.= N/A" ARE LOCATED WITHIN PUBLIC ROW, AND DO NOT COUNT TOWARD CROWN COVERAGE ALLOWANCE (C.C.A.) REQUIREMENTS.

CROWN COVER TABULATIONS	
TOTAL SITE BLOCK AREA (SF)	149,475
25% CROWN COVER REQUIRED (SF)	37,369
EXISTING CROWN COVER (SF)	1,171
REMOVED CROWN COVER (SF)	TBD
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	37,500
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	25.0%
TOTAL CROWN COVER PROVIDED (SF)	37,500

NOTE:

1. CROWN COVERAGE TABULATIONS SHOWN ON THIS EXHIBIT ARE CONCEPTUAL AND SUBJECT TO CHANGE AS DESIGN OF EACH BLOCK PROGRESSES

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL, OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
STANDARD LANDSCAPE PLAN NOTES
1 OF 1
Date drawn: 01/01/19
LD 016

NOTE:

SOIL SURVEY TO BE PERFORMED AT A LATER DATE CLOSER TO INSTALLATION OF PLANT MATERIAL. SOIL SAMPLE TEST REPORT WILL DOCUMENT THE EXISTING SOIL PH.

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. — DATE

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LANDDESIGN PROJ.# 2021232

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1	CONCEPT II SUBMISSION	05-06-2022
2	CONCEPT III SUBMISSION	07-08-2022

DESIGNED BY: MC, GCC
DRAWN BY: WT, MAK
CHECKED BY: MC, JVW

SCALE — NORTH

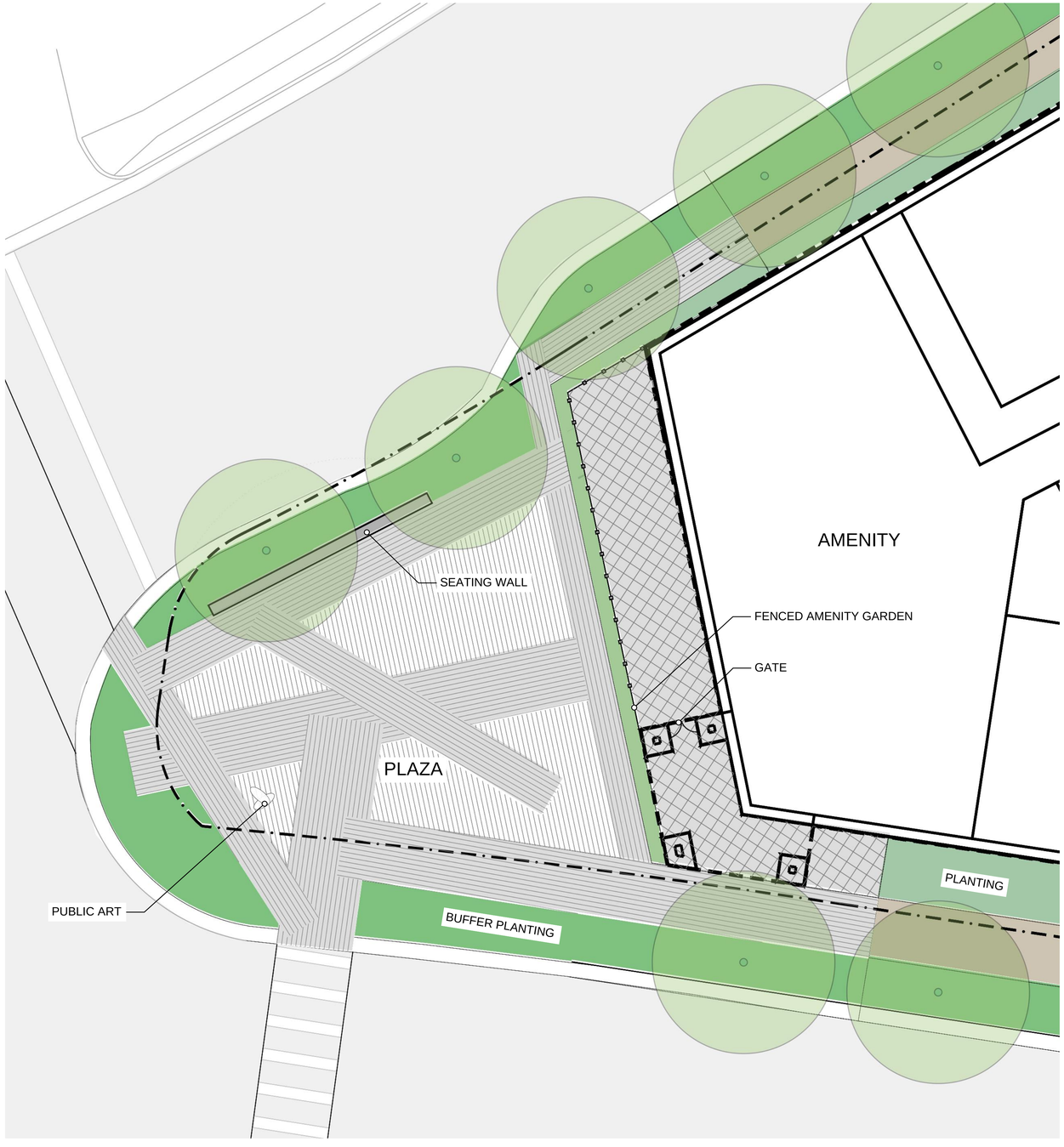
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

PLANTING SCHEDULE

SHEET NUMBER

L0503



1 GATEWAY PARK CONCEPT PLAN
1/8" = 1'-0"

PRECEDENT IMAGE FOR FOUNDATION PLANTING

PRECEDENT IMAGE FOR PLAZA

03.15.2022 – CONCEPT 1 SUBMISSION

TORTI GALLAS + PARTNERS
1300 SPRING STREET, 4TH FLOOR
SILVER SPRING, MD 20910
t. 301.588.4800 f. 301.650.2255
www.tortigallas.com

AHRA Samuel Madden

Key Plan

Issue
NO. DATE

GATEWAY PARK CONCEPT PLAN

PRINCIPAL IN CHARGE B.S.	
PROJECT ARCHITECT A.L.	
DRAWN B.S., A.L.	
DATE July 8th, 2022	APPROVED B.S.
SCALE: As indicated	JOB NO. Project Number

DRAWING NO.
L-001

3/9/2022 9:41:29 AM