# DEVELOPMENT CONCEPT PLAN - STAGE II

# 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<br>T.M. 054.02-13-02 | 899 N HENRY ST, ALEXANDRIA, VIRGINIA<br>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:<br>PROPOSED ZONE: | RB<br>RMF |
| OPEN SPACE REQUIREMENTS:<br>OPEN SPACE PROVIDED: | 25% OR 37,369 SF OR 0.86 ACRES<br>AT GRADE – 41,285 SF<br>ABOVE GRADE – 0 SF<br>PUBLIC – 0 SF<br>PRIVATE – 17,246 SF<br>PRIVATE WITH PUBLIC ACCESS EASEMENT – 24,039 SF<br>TOTAL – 27.6% OR 41,285 SF |
| EXISTING USE:<br>PROPOSED USE: | MULTIFAMILY RESIDENTIAL<br>MULTIFAMILY RESIDENTIAL |
| GROSS FLOOR AREA: | 560,500 SF |
| AVERAGE FINISHED GRADE: | NORTH BLOCK – 47.38 FT<br>SOUTH BLOCK – 46.75 FT |
| MAXIMUM HEIGHT PERMITTED:<br>MINIMUM HEIGHT REQUIRED: | 45 FT FOR RB ZONE<br>N/A |
| HEIGHT PROPOSED: | NORTH BLOCK – 75 FEET<br>SOUTH BLOCK – 85 FEET |

RESIDENTIAL UNITS PROPOSED:

| North Building | Average NSF | 30% AMI | 50% AMI | 60% AMI | 80% AMI | Total | % |
|---|---|---|---|---|---|---|---|
| 1 Bedroom | 690 | 3 | 5 | 22 | 22 | 52 | 26% |
| 2 Bedroom | 950 | 51 | 17 | 23 | 17 | 108 | 53% |
| 3 Bedroom | 1,150 | 23 | 5 | 7 | 7 | 42 | 21% |
| Total | | 77 | 27 | 52 | 46 | 202 | |
| % | | 38% | 13% | 26% | 23% | | |
| **South Building** | **Average NSF** | **30% AMI** | **60% AMI** | **80% AMI** | **Market Rate** | **Total** | **%** |
| Studio | 575 | 6 | 0 | 3 | 33 | 42 | 13% |
| 1 Bedroom | 750 | 37 | 0 | 13 | 73 | 123 | 38% |
| 1 Bedroom + Den | 875 | 0 | 0 | 0 | 29 | 29 | 9% |
| 2 Bedroom | 1,000 | 30 | 0 | 13 | 50 | 93 | 28% |
| 2 Bedroom + Den | 1,100 | 0 | 0 | 0 | 15 | 15 | 5% |
| 3 Bedroom | 1,350 | 11 | 0 | 6 | 8 | 25 | 8% |
| Total | | 84 | 0 | 35 | 208 | 327 | |
| % | | 26% | 0% | 11% | 64% | | |

| | |
|---|---|
| MINIMUM PARKING REQUIRED: | NORTH BLOCK – 121 SPACES<br>SOUTH BLOCK – 281 SPACES |
| PARKING PROVIDED: | NORTH BLOCK – 97 SPACES<br>SOUTH BLOCK – 325 SPACES |
| OVERALL PARKING REQUIRED:<br>OVERALL PARKING PROVIDED: | 402 SPACES<br>422 SPACES |

North

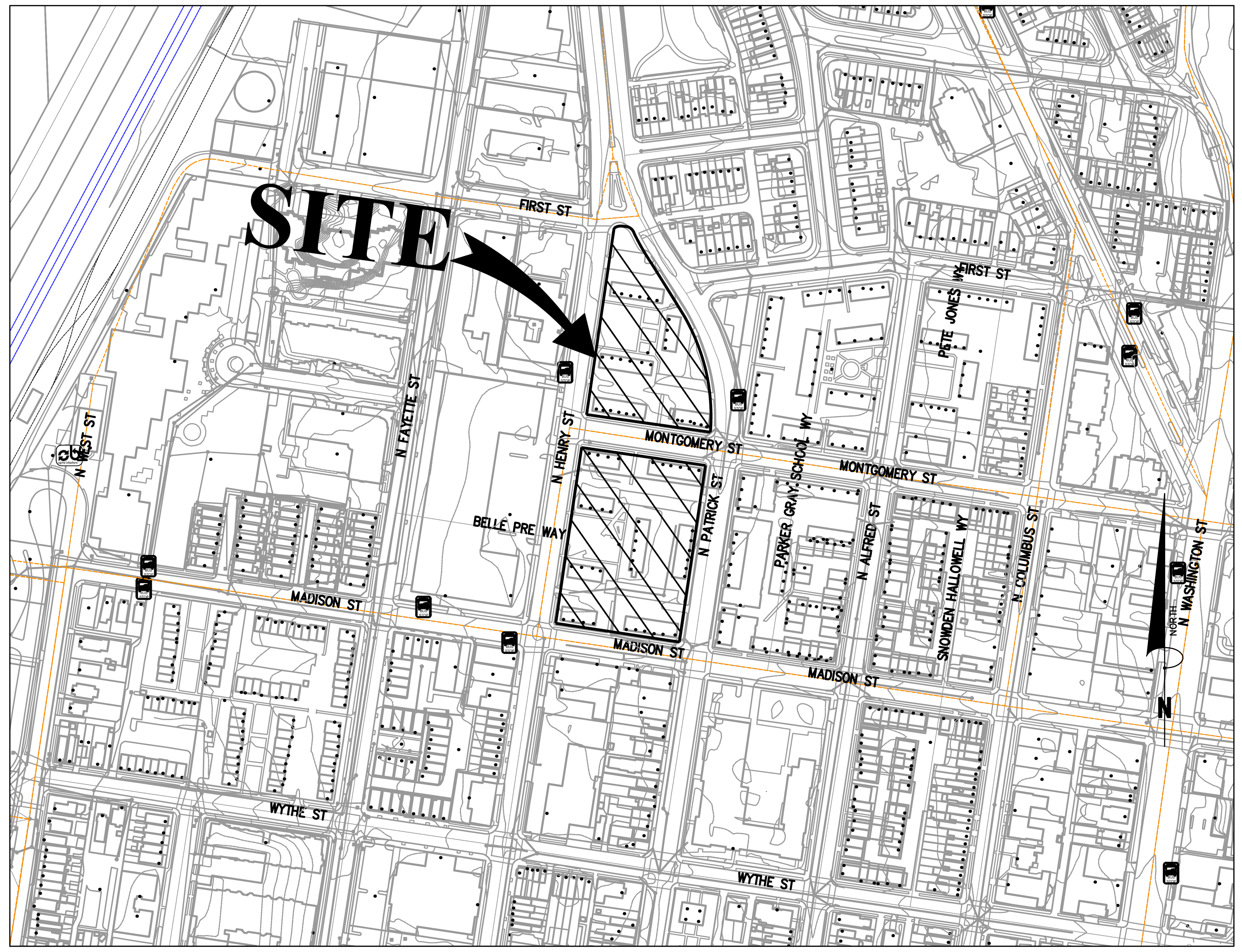
| Apt Type | Credits | Ratio | # Units/Beds | # Spaces Req'd |
|---|---|---|---|---|
| M (A>60%) | Walkscore 90 Bus Stops | 0.68 | 70 | 48 |
| A (≤60%) | Walkshed Walkscore 90 Bus Stops | 0.5625 | 52 | 30 |
| A (≤50%) | Walkshed Walkscore 90 Bus Stops | 0.4875 | 27 | 14 |
| A (≤30%) | Walkshed Walkscore 90 Bus Stops | 0.375 | 77 | 29 |
| | | | Total Required | 121 |
| | | | Total Provided | 97 |

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:<br>LOADING SPACES PROVIDED: | 1 SPACE<br>2 SPACES |
| EXISTING TRIPS:<br>PROPOSED TRIP GENERATION: | 332 TRIPS/DAY**<br>MULTIFAMILY: 5.10 TRIPS/UNITS/DAY**<br>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 531,500 SF MULTI-FAMILY COMPONENT WITH APPROXIMATELY 16,000 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 PARKING REDUCTION OF 4 SPACES
- SUP FOR A RESTAURANT/OUTDOOR DINING

## 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

## BUILDING CODE ANALYSIS

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

## 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



**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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13461 Sunrise Valley Drive
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Herndon, Virginia 20171
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www.bowmanconsulting.com




COVER SHEET

ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

PLAN STATUS

| DATE | DESCRIPTION |
|---|---|
| 5/6/2022 | FIRST SUBMISSION |

| | | |
|---|---|---|
| KJB DESIGN | KJB DRAWN | STL 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 | |
| | STREET LIGHT / PRIVATE LIGHT | |
| | VEHICLES PER DAY (TRAFFIC COUNT) | 255 VPD |
| | TEST PIT LOCATION RECOMMENDED/REQUIRED | |
| | 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 |
| △ | 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 TRANSPORTATION 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 SATISFACTION 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 PLACED 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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13461 Sunrise Valley Drive
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LEGEND, GENERAL NOTES AND ABBREVIATIONS
**ARHA SAMUEL MADDEN**
DEVELOPMENT CONCEPT PLAN - STAGE II
CITY OF ALEXANDRIA VIRGINIA

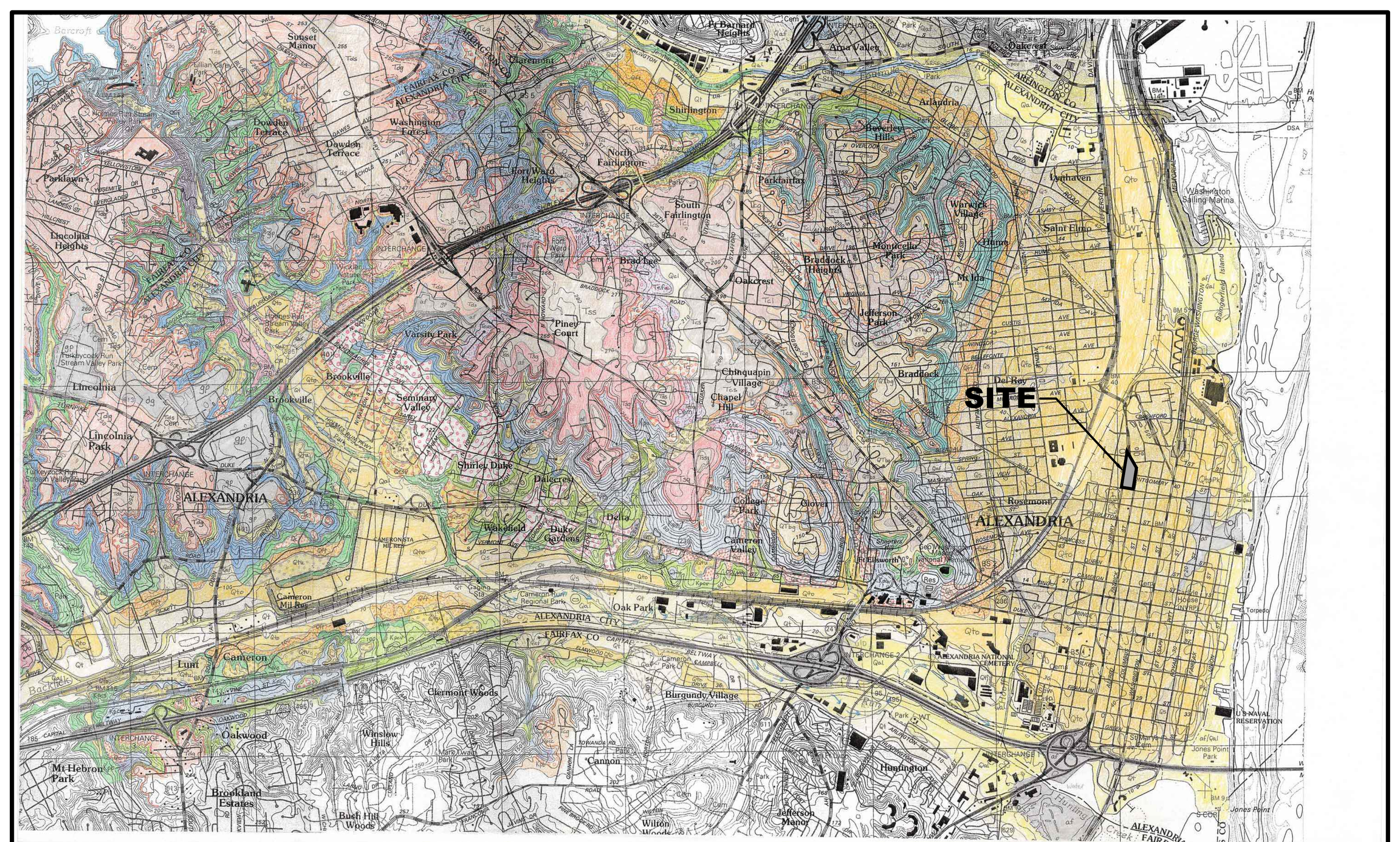
COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 5/6/2022 | 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 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

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SITE PLAN NO. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED ____________

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Bowman CONSULTING
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GENERAL NOTES
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE II
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

PLAN STATUS

| DATE | DESCRIPTION |
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| 5/6/2022 | FIRST SUBMISSION |

| KJB | PBT | STL |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: N/A V:
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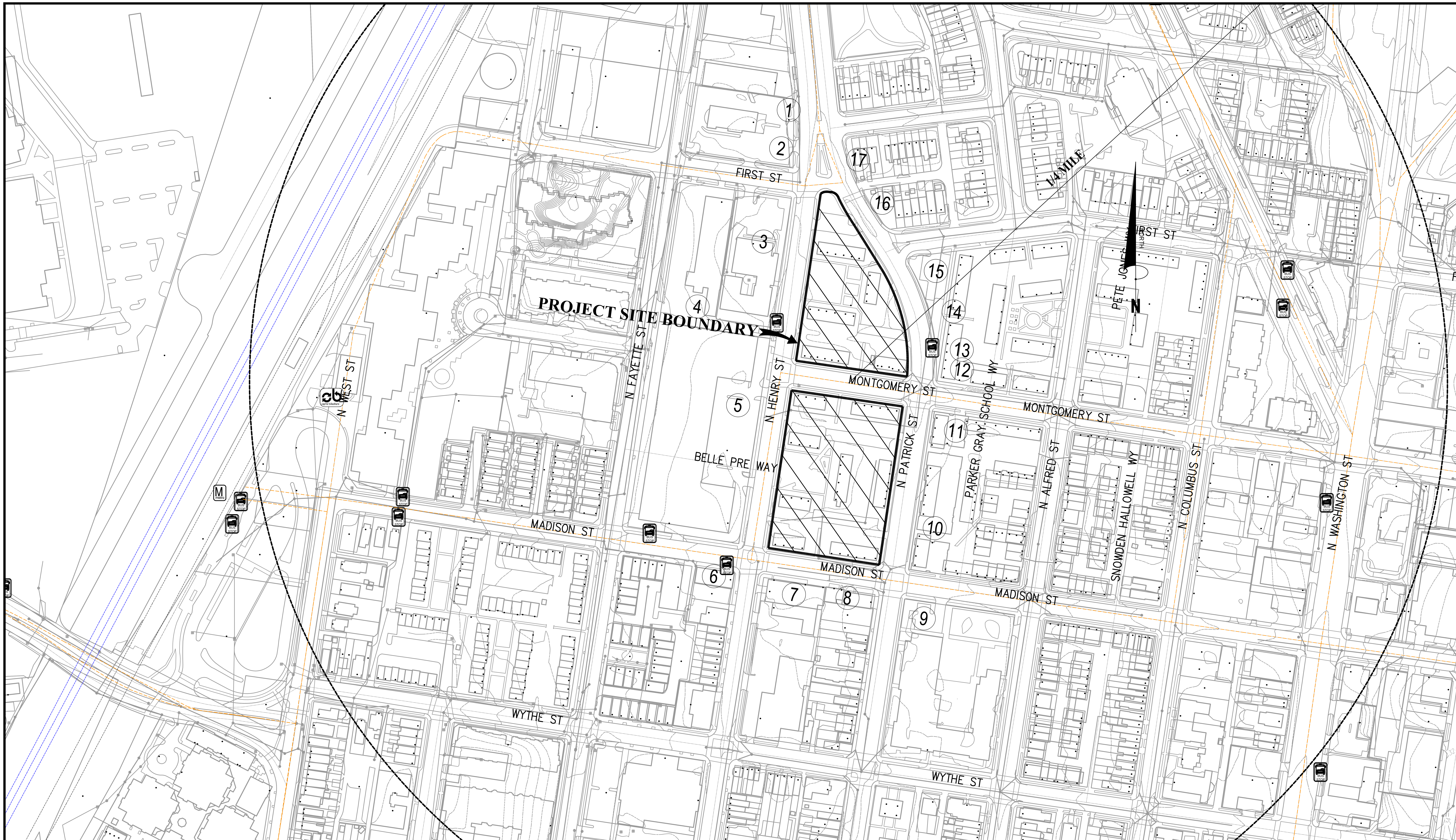
SHEET ----




## 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.

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

**Bowman**
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CONTEXT PLAN
# ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE II
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

PLAN STATUS

| | |
|---|---|
| 5/6/2022 | FIRST SUBMISSION |
| DATE | DESCRIPTION |

| | | |
|---|---|---|
| KJB | KJB | STL |
| DESIGN | DRAWN | CHKD |

SCALE H: AS SHOWN V:
JOB No. 140194-02-001
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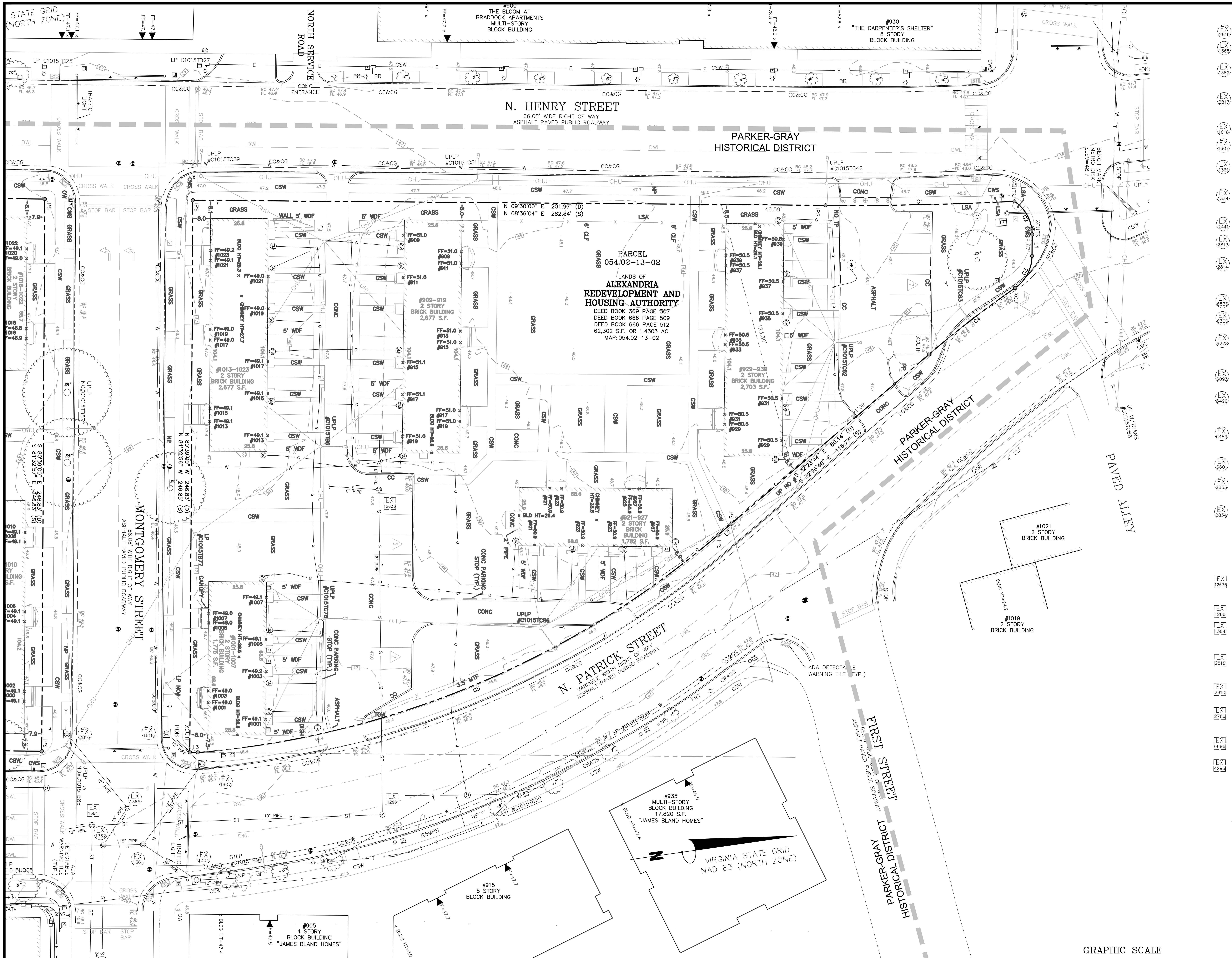


GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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 2441
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 12636
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

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DEPARTMENT OF PLANNING & ZONING

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EXISTING CONDITIONS PLAN (1 OF 2)

# ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAMS
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

| PLAN STATUS | |
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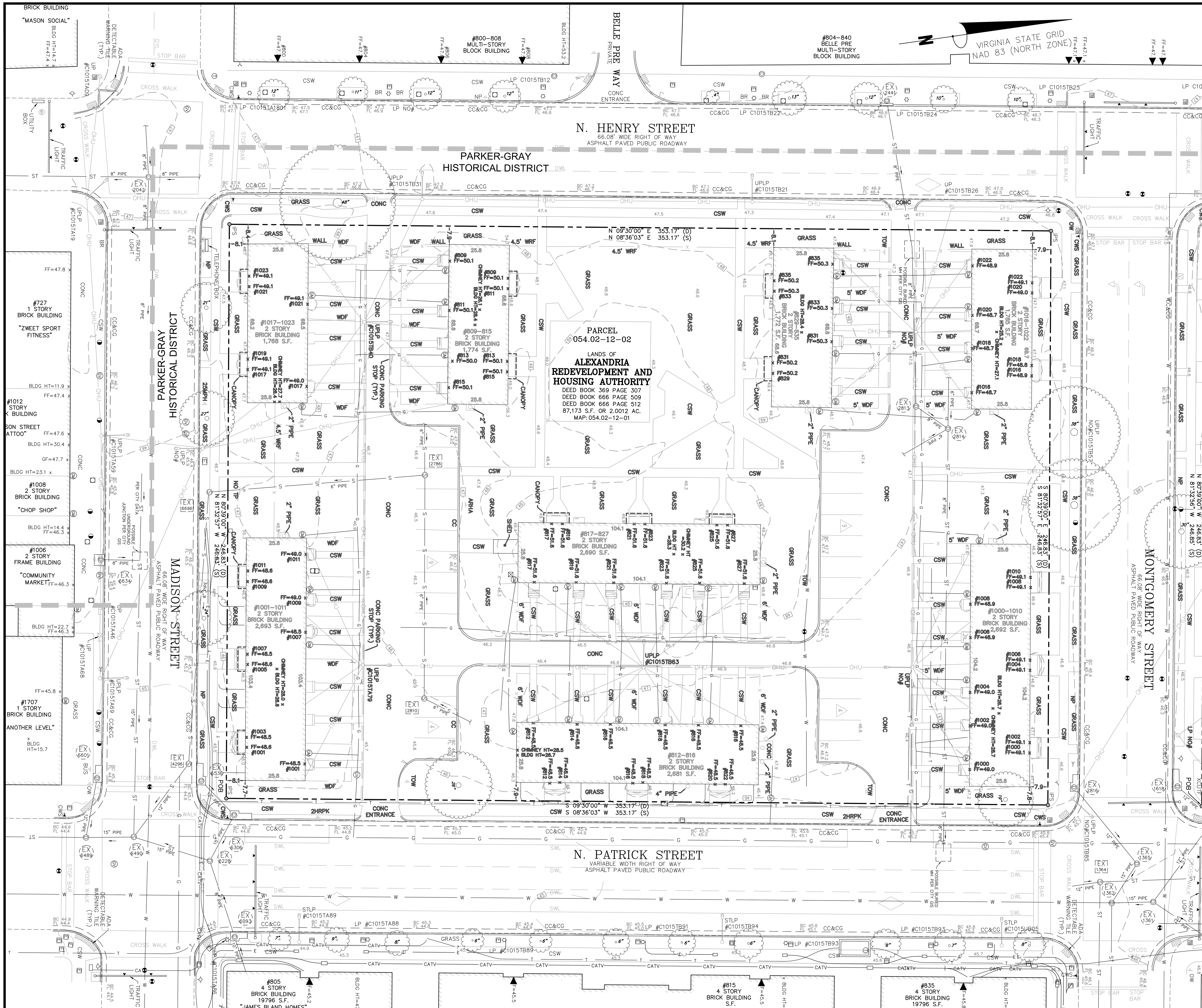
| DATE | DESCRIPTION |

| KJB DESIGN | PBT DRAWN | STL CHKD |
|---|---|---|
| SCALE | H: 1"=20' V: | |
| JOB No. | 140194-02-001 | |
| DATE : | MARCH, 2022 | |
| FILE No. | | |
| SHEET | C04.00 | |




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 6634
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.

**APPROVED**

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EXISTING CONDITIONS PLAN (2 OF 2)

# ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

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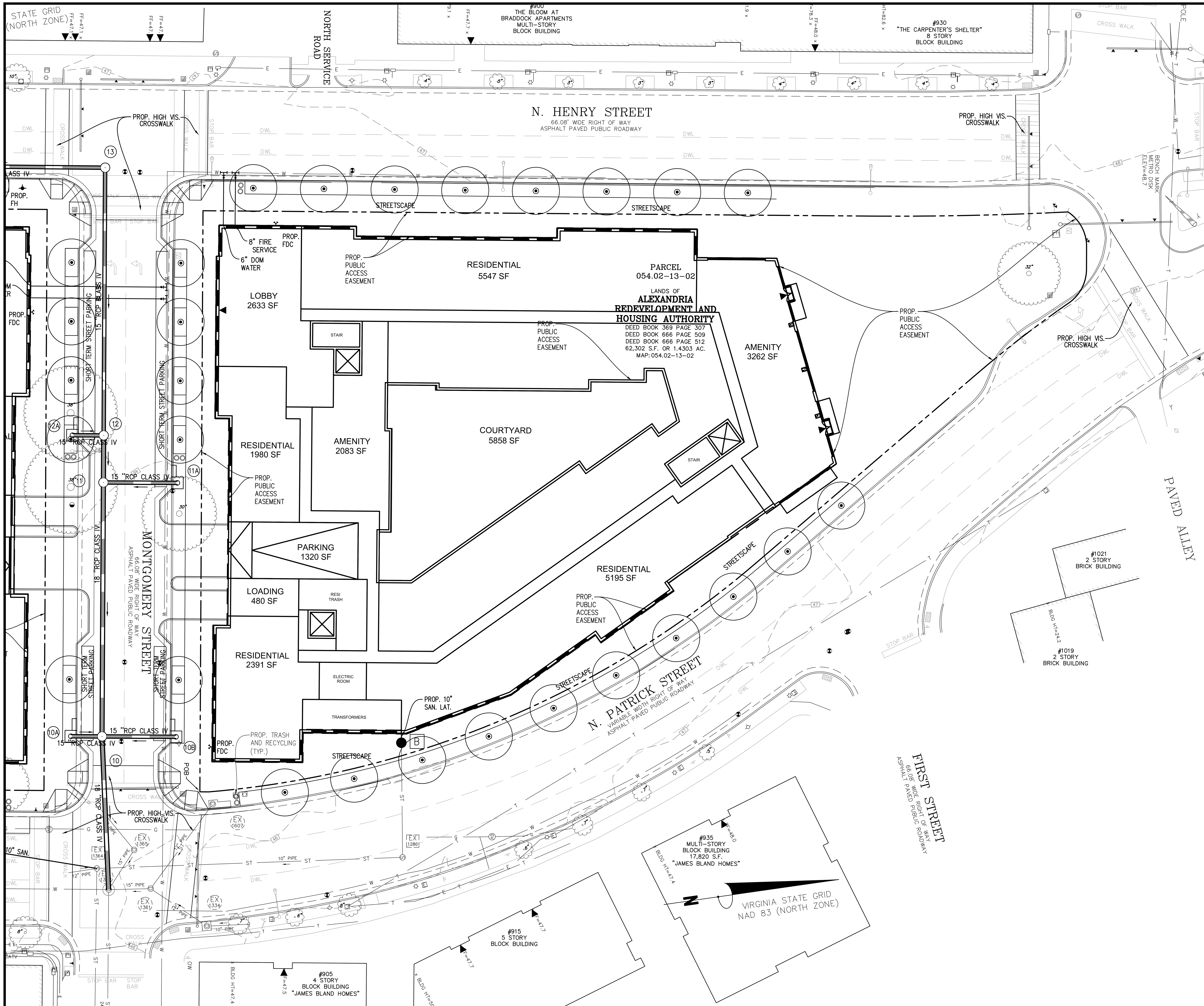
SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C04.10




GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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CONCEPTUAL PLAN (1 OF 2)

# ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

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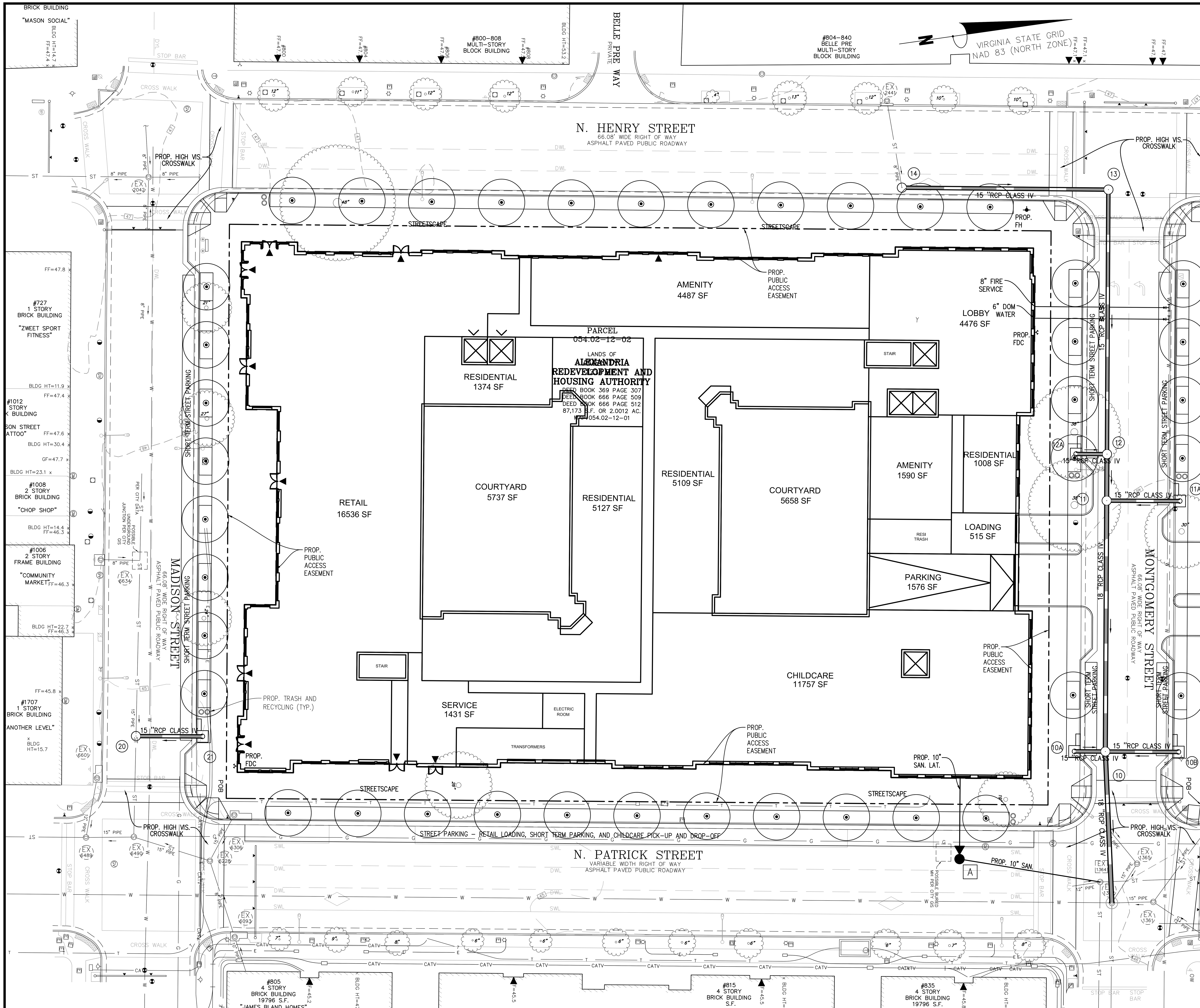
SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C05.00




GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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CONCEPTUAL PLAN (2 OF 2)

# ARHA SAMUEL MADDEN

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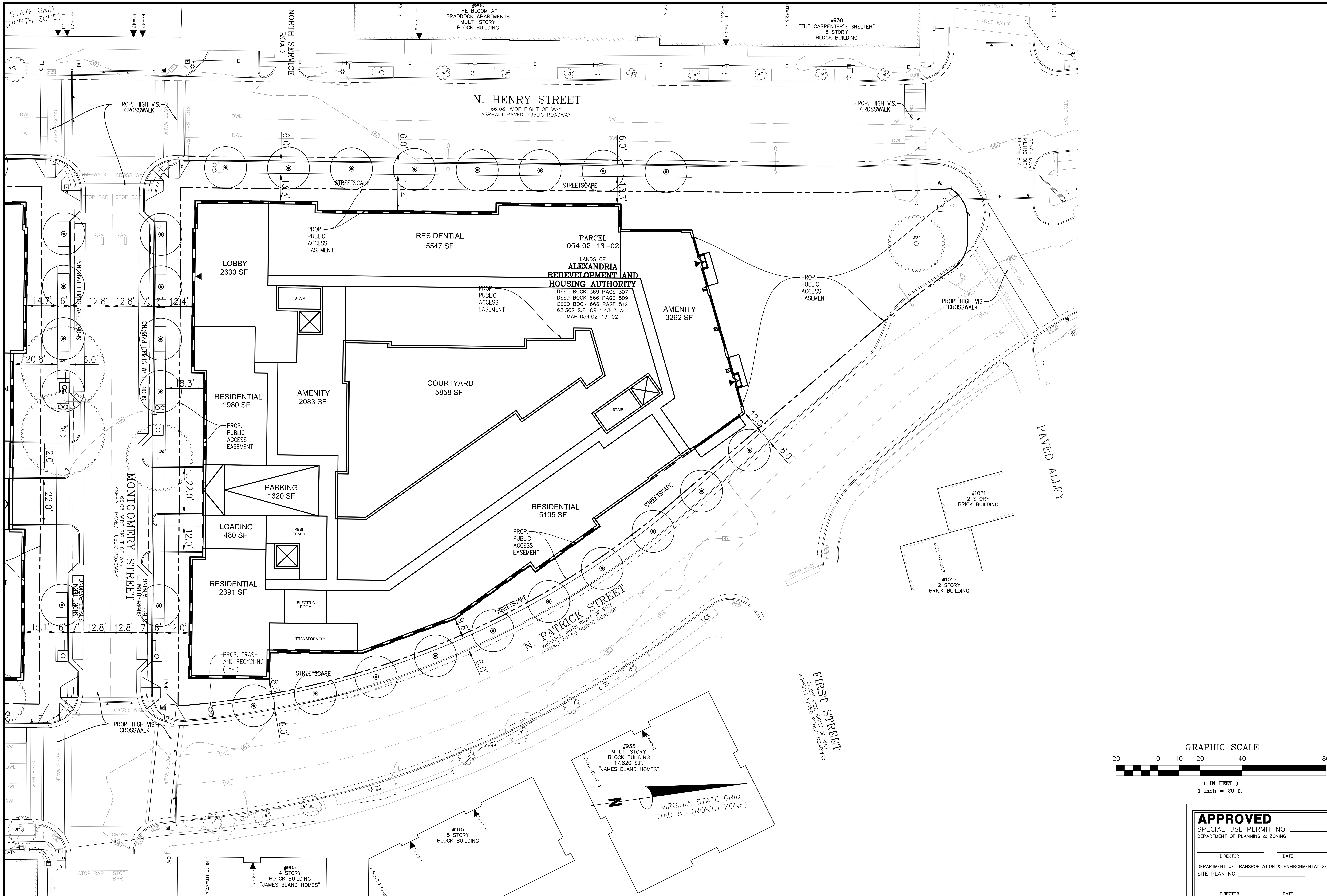


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DIMENSION PLAN (1 OF 2)
# ARHA SAMUEL MADDEN
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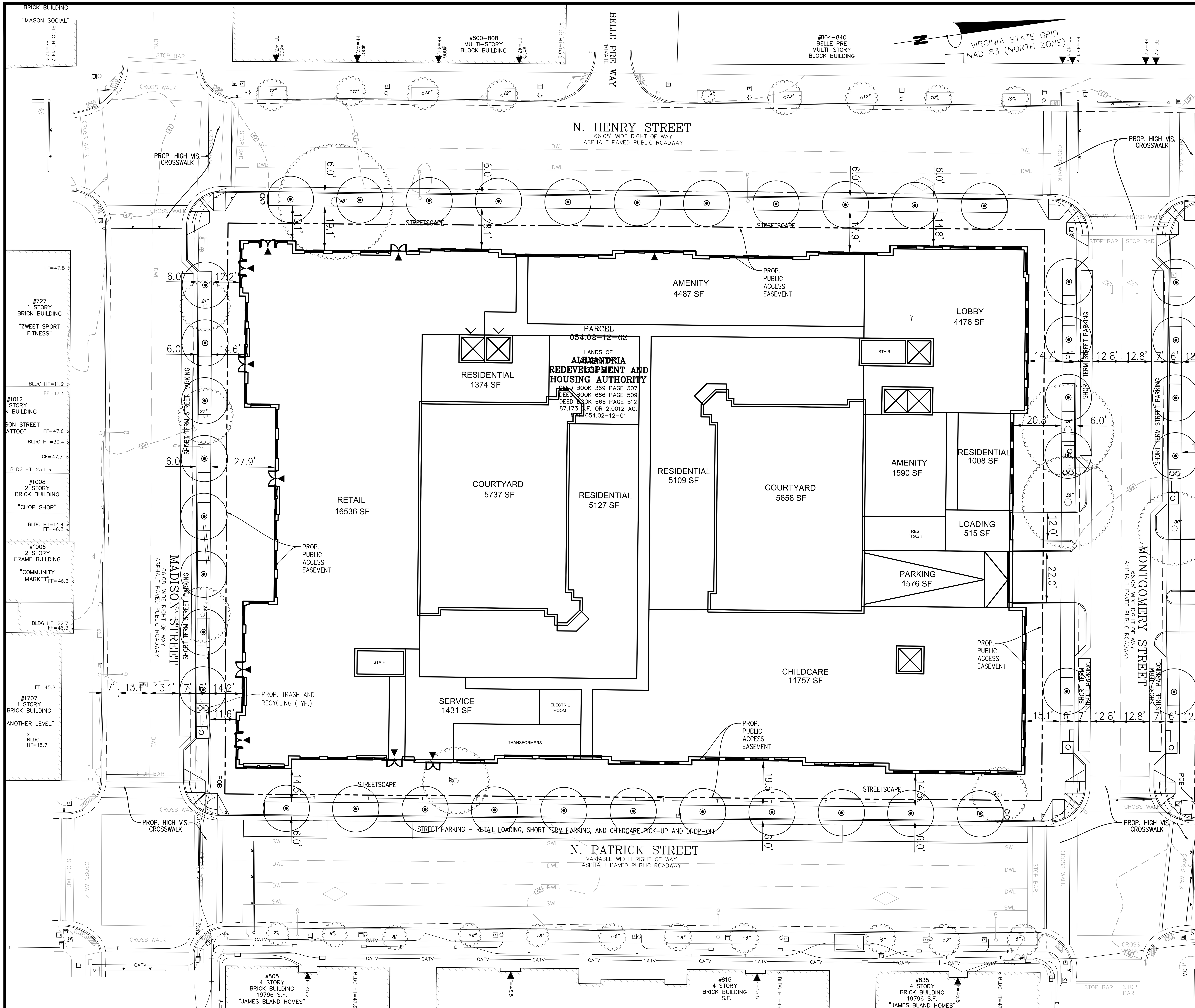
| DATE : | MARCH, 2022 | |
| FILE No. | | |

SHEET C06.00




GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

**APPROVED**
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DIMENSION PLAN (2 OF 2)

# ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

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| DESIGN | DRAWN | CHKD |

SCALE H: 1"=20' V:
JOB No. 140194-02-001
DATE : MARCH, 2022
FILE No.
SHEET C06.10


## 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.

**APPROVED**

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SANITARY OUTFALL LOCATION

# ARHA SAMUEL MADDEN

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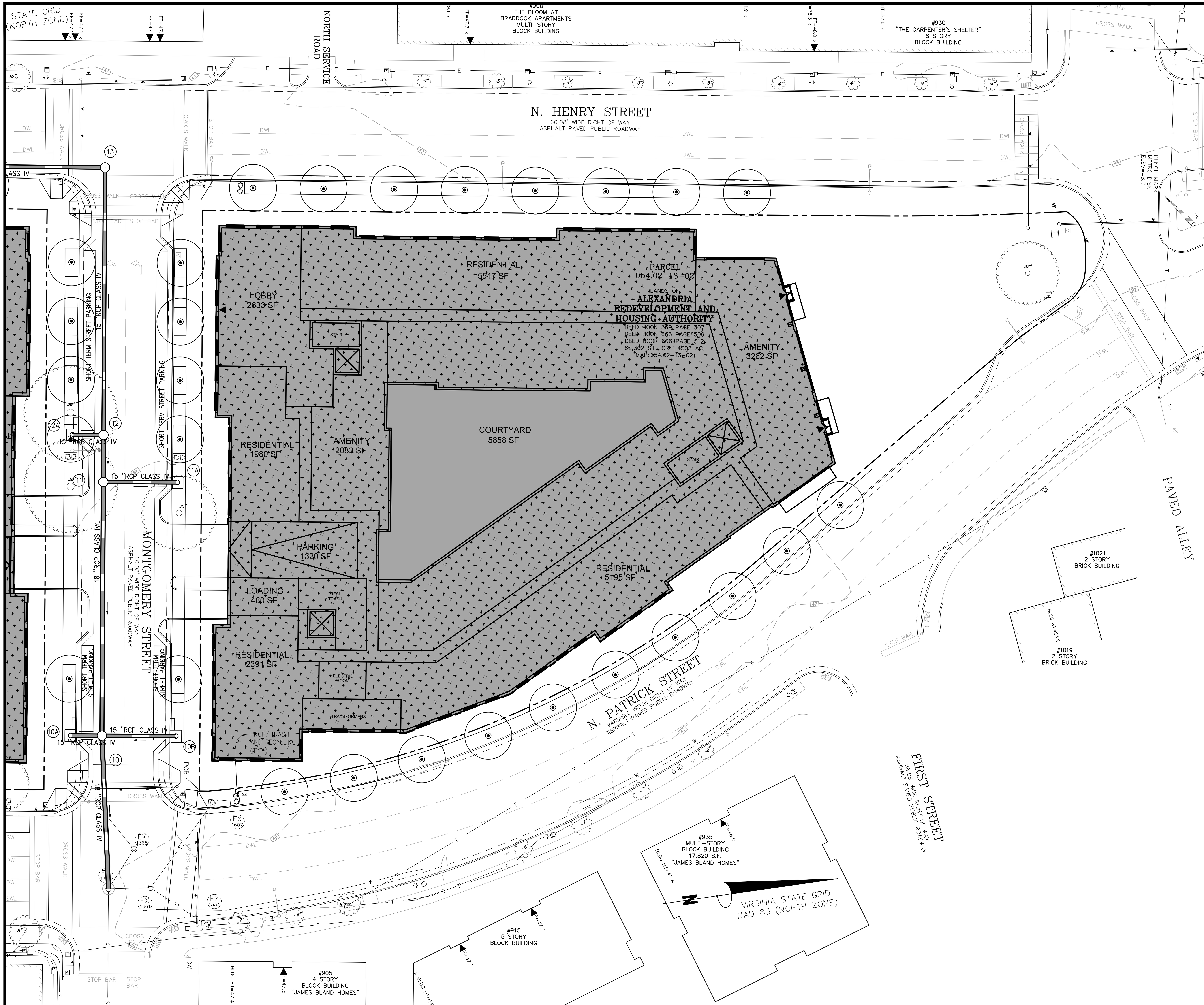
SCALE H: AS SHOWN V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C07.00




## LEGEND

| | |
|---|---|
| | PROP. AREA TO HYDRODYNAMIC SEPARATOR = 118,804 SF = 2.73 AC |
| | PROP. AREA TO BIORETENTION FACILITIES = 101,549 SF = 2.33 AC |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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SWM POST-DEVELOPMENT (1 OF 2)
# ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE II
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
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5/6/2022
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| SCALE | H: 1"=20' V: | |
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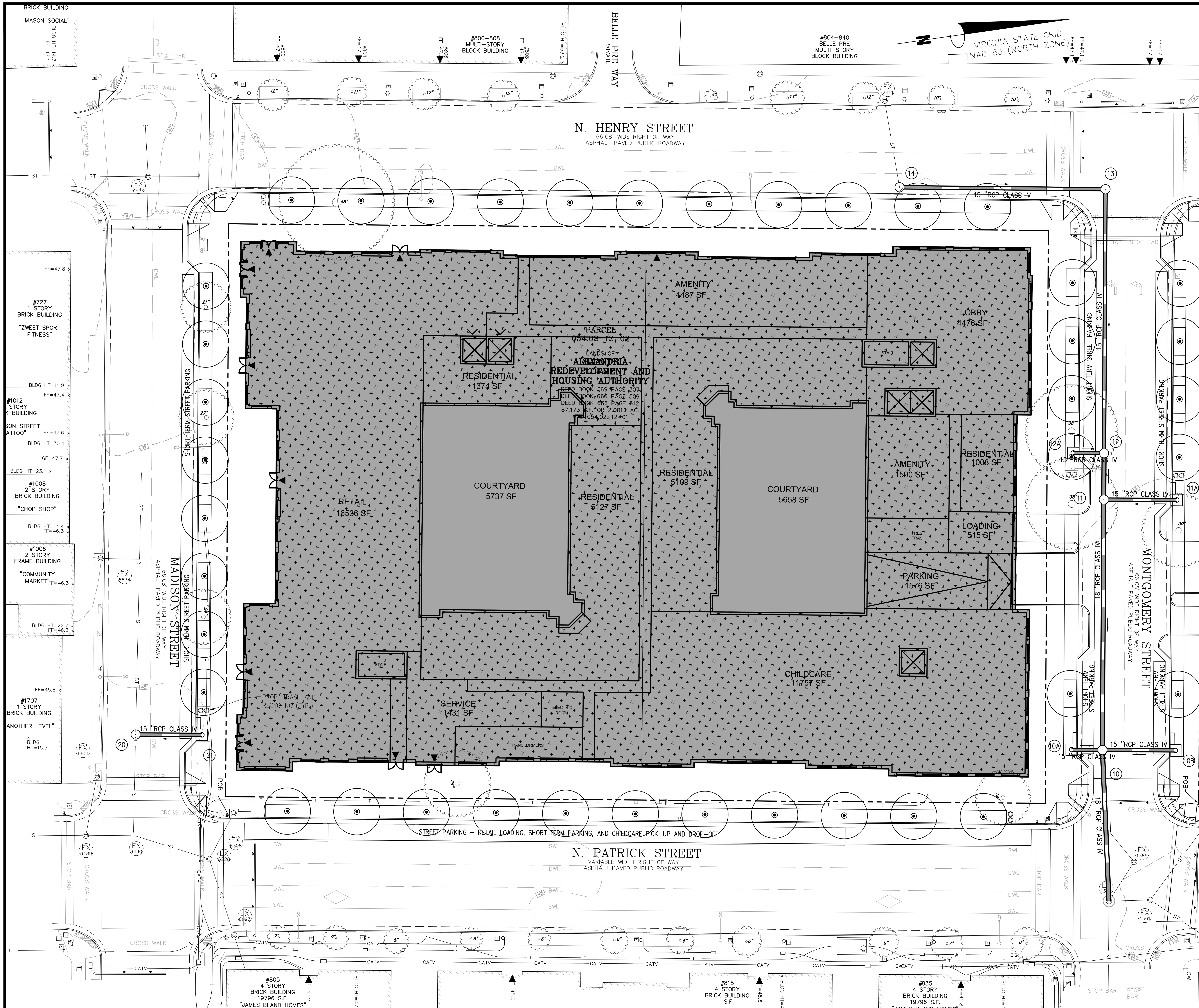
| DATE : | MARCH, 2022 | |
| FILE No. | | |

SHEET C08.00




## LEGEND

PROP. AREA TO HYDRODYNAMIC SEPARATOR = 118,804 SF = 2.73 AC

PROP. AREA TO BIORETENTION FACILITIES = 101,549 SF = 2.33 AC

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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DIRECTOR ________ DATE ________

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SWM POST-DEVELOPMENT (2 OF 2)

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| DESIGN | DRAWN | CHKD |

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$^3$)** | 4,331 |
| **Total TP Load Reduction Achieved (lb/yr)** | 4.36 |
| **Total TN Load Reduction Achieved (lb/yr)** | 31.11 |
| **Remaining Post Development TP Load (lb/yr)** | 4.69 |
| **Remaining TP Load Reduction (lb/yr) Required** | **0.00** |

****No further TP load reduction required**

**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 | 96 | 97 | 96 |
| S=1000/CN-10 | 0.31 | 0.42 | 0.31 | 0.42 |
| 0.2S | 0.06 | 0.08 | 0.06 | 0.08 |
| $RV=(P-0.2S)^2/(P-0.2S)+S$ | 2.35 | 2.25 | 4.49 | 4.37 |

**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 | |

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

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

| | |
|---|---|
| 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)
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COMMONWEALTH OF VIRGINIA
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5/6/2022
PROFESSIONAL ENGINEER

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SHEET C08.20

| 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 | 1.04 |
| | CN | 98 | 98 | 98 | 98 |

Total Area (acres): 1.04
Runoff Reduction Volume (ft$^3$): 1,241

$CN_{(D.A.\ A)}$: 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* | 2.14 | 2.64 | 4.63 |
| 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 | | 0.90 | 0 | 1,241 | 1,862 | 3,104 | 25 | 0.00 | 1.95 | 1.07 | 0.88 | 14.a. MTD - Hydrodynamic |
| **14. Manufactured Treatment Devices (no RR)** | | | | | | | | | | | | | |
| 14.a. Manufactured Treatment Device-Hydrodynamic | 0 | | 0.14 | 1,862 | 0 | 2,345 | 2,345 | 20 | 0.88 | 0.30 | 0.24 | 0.94 | |

| 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$^3$): 1,973

$CN_{(D.A.\ B)}$: 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 | 2.65 | 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 | | 1.43 | 0 | 1,973 | 2,959 | 4,931 | 25 | 0.00 | 3.09 | 1.70 | 1.39 | 14.a. MTD - Hydrodynamic |
| **14. Manufactured Treatment Devices (no RR)** | | | | | | | | | | | | | |
| 14.a. Manufactured Treatment Device-Hydrodynamic | 0 | | 0.26 | 2,959 | 0 | 3,855 | 3,855 | 20 | 1.39 | 0.56 | 0.39 | 1.56 | |

| 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 | 1.40 |
| | CN | 98 | 98 | 98 | 98 |

Total Area (acres): 1.58
Runoff Reduction Volume (ft$^3$): 1,117

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

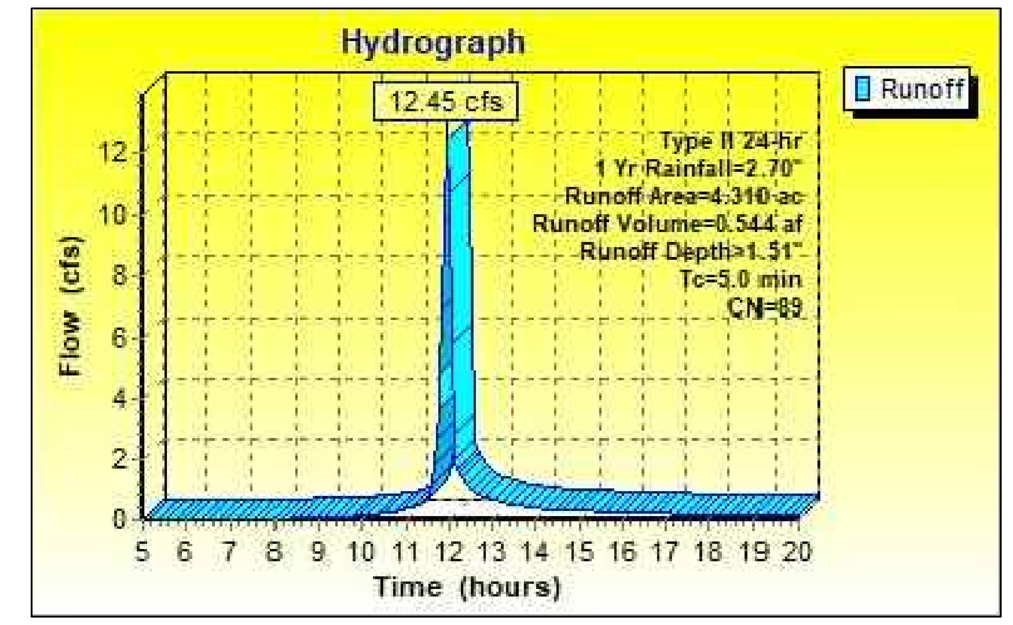
| | 1-year storm | 2-year storm | 10-year storm |
|---|---|---|---|
| $RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction* | 2.26 | 2.75 | 4.73 |
| $RV_{Developed}$ *(watershed-inch)* with Runoff Reduction* | 2.06 | 2.55 | 4.54 |
| Adjusted CN* | 94 | 94 | 94 |

## Stormwater Best Management Practices (RR = Runoff Reduction)

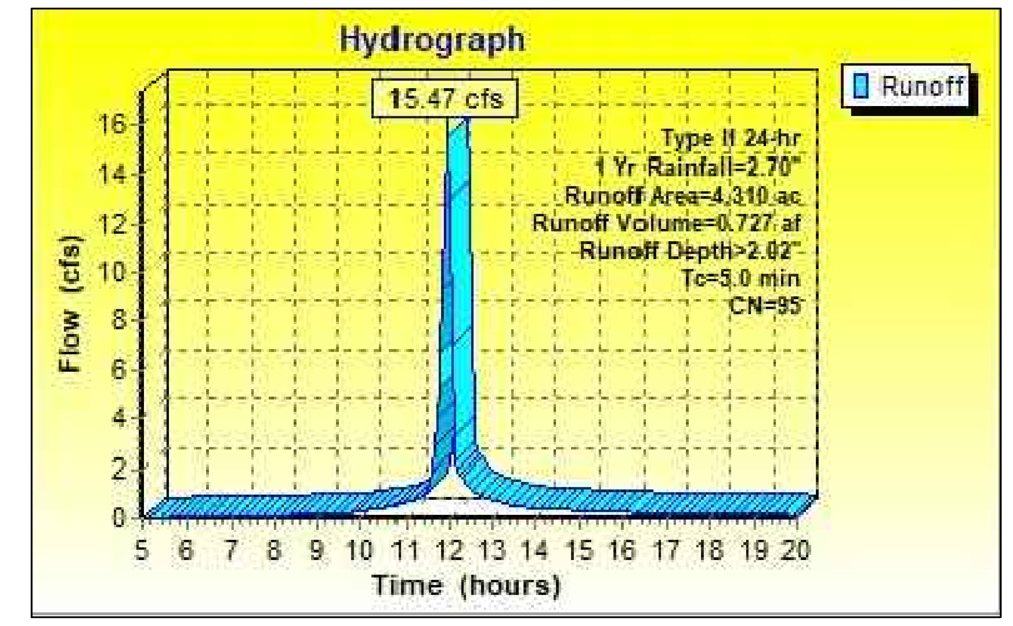
--Select from dropdown lists--

| 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 | |

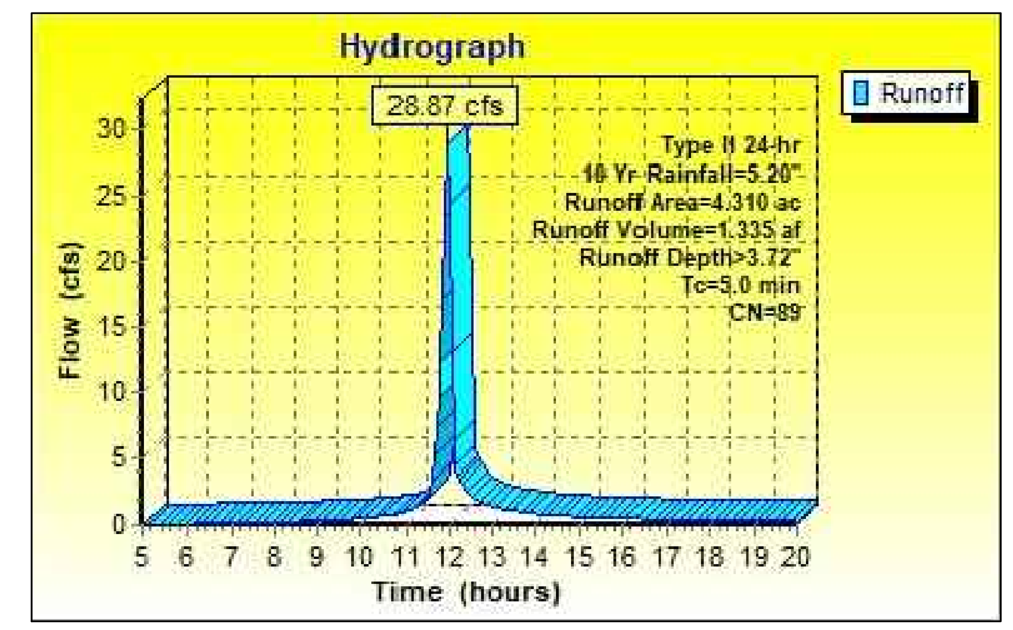
1-YEAR PRE-DEVELOPMENT



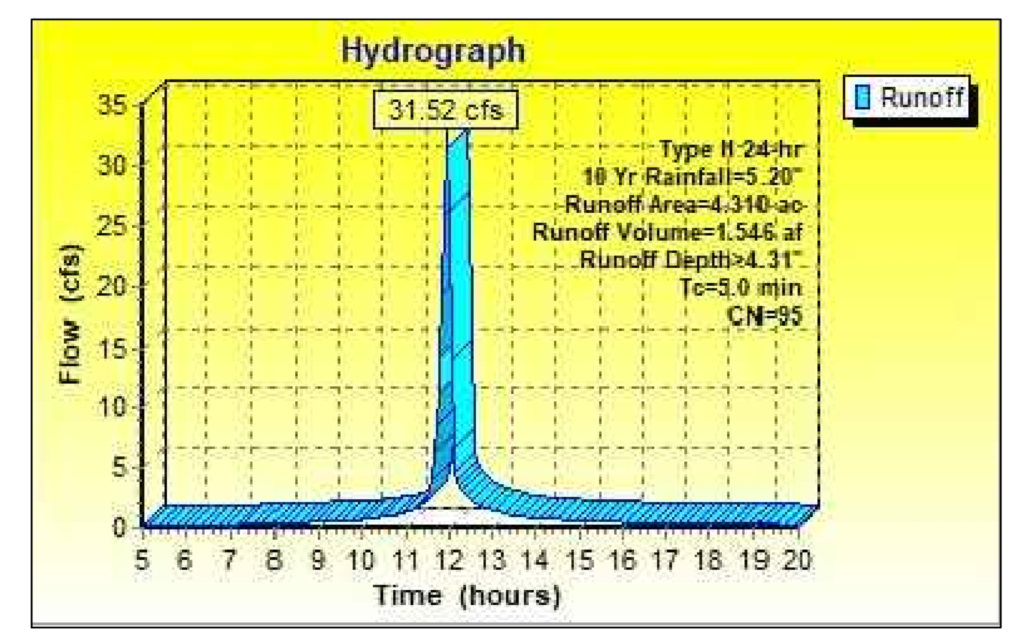

1-YEAR POST-DEVELOPMENT




10-YEAR PRE-DEVELOPMENT




10-YEAR POST-DEVELOPMENT

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**ARHA SAMUEL MADDEN**

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

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| DATE | DESCRIPTION |
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| KJB | PBT | STL |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

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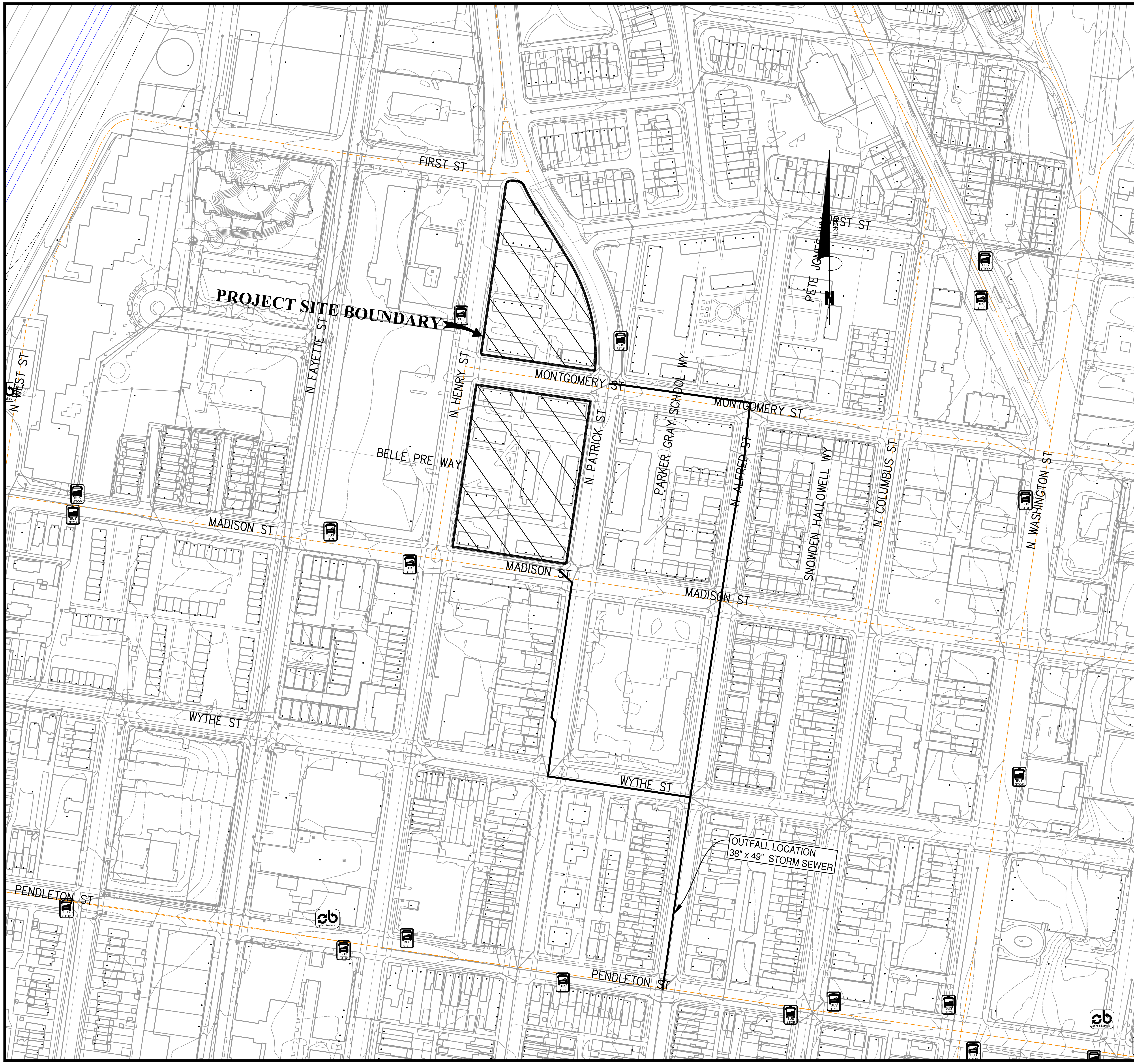
SHEET C08.30




GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

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STORM OUTFALL LOCATION

# ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAMS
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

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| | |
| DATE | DESCRIPTION |

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|---|---|---|
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| JOB No. | 140194-02-001 | |
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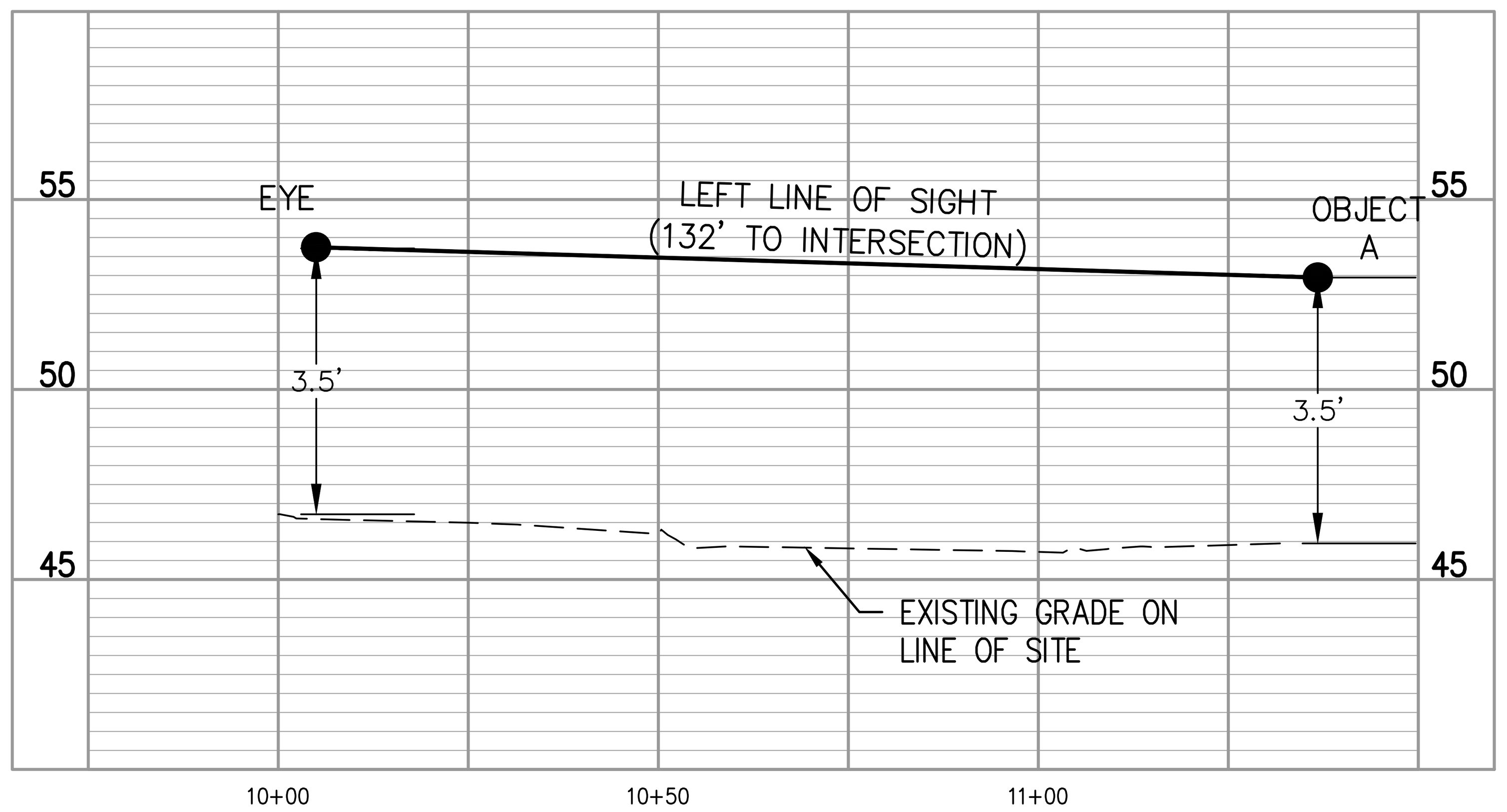
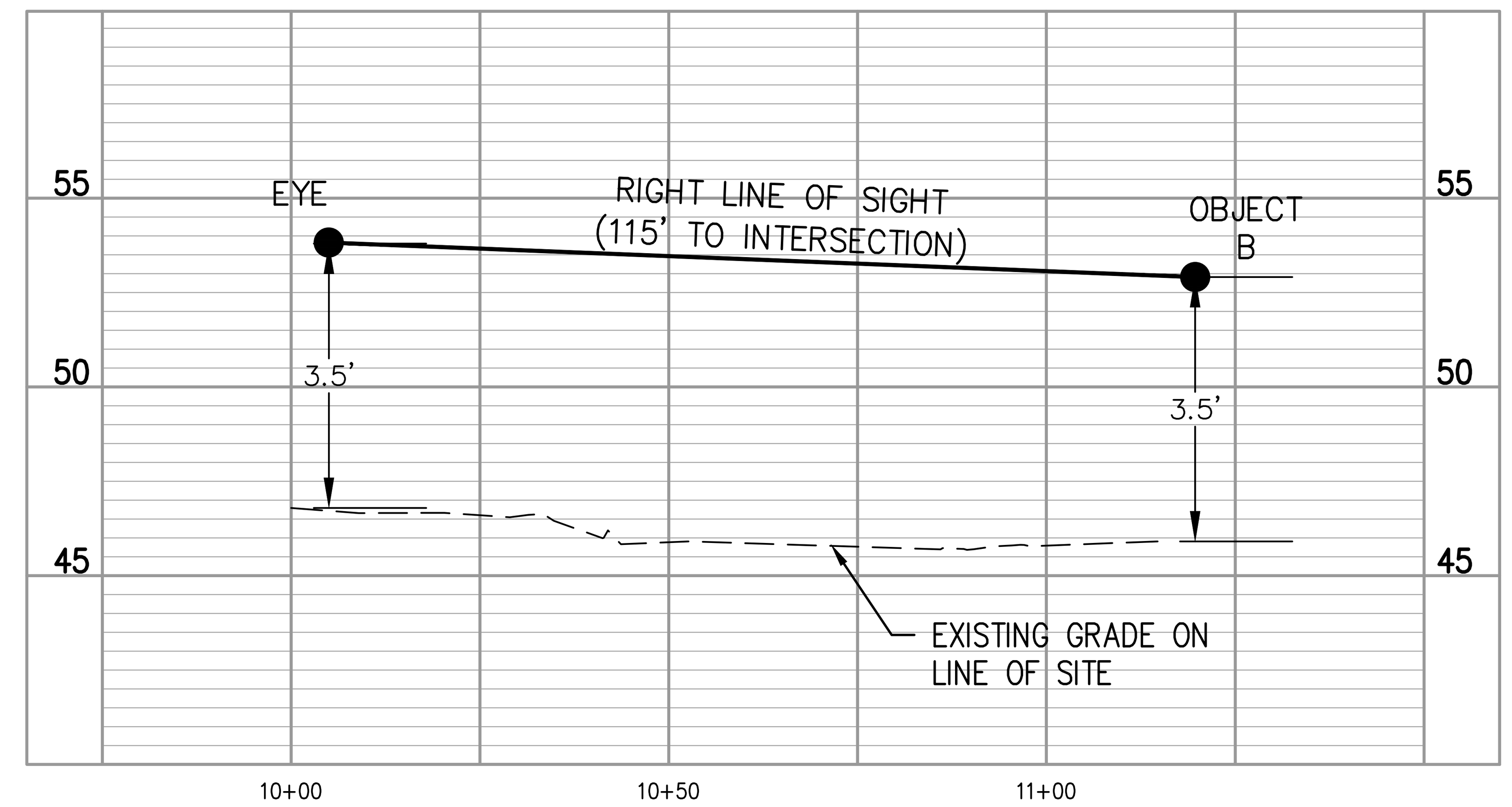
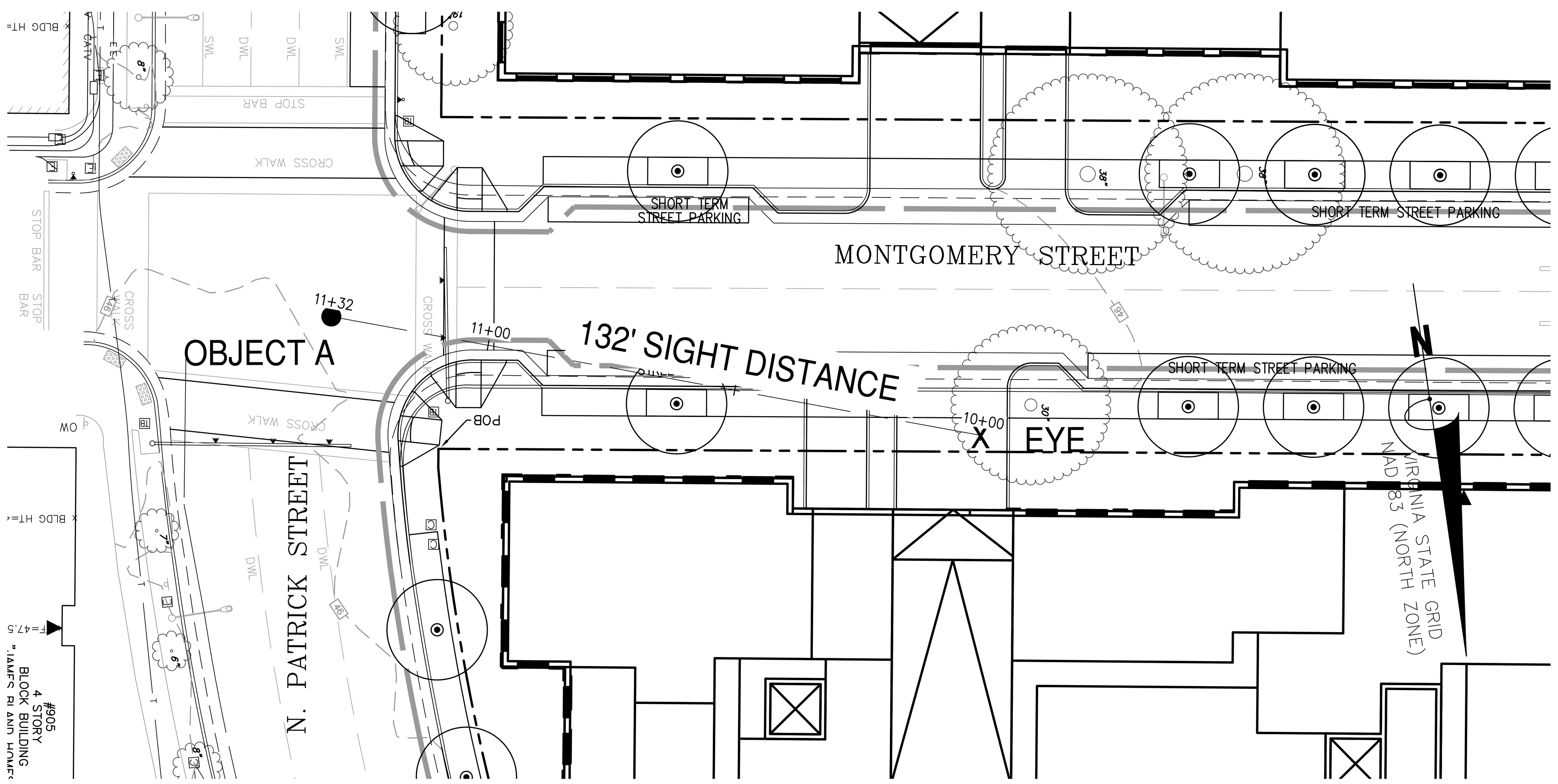
| SHEET | C09.00 | |




SIGHT DISTANCE – NORTH BLOCK PROFILE VIEW



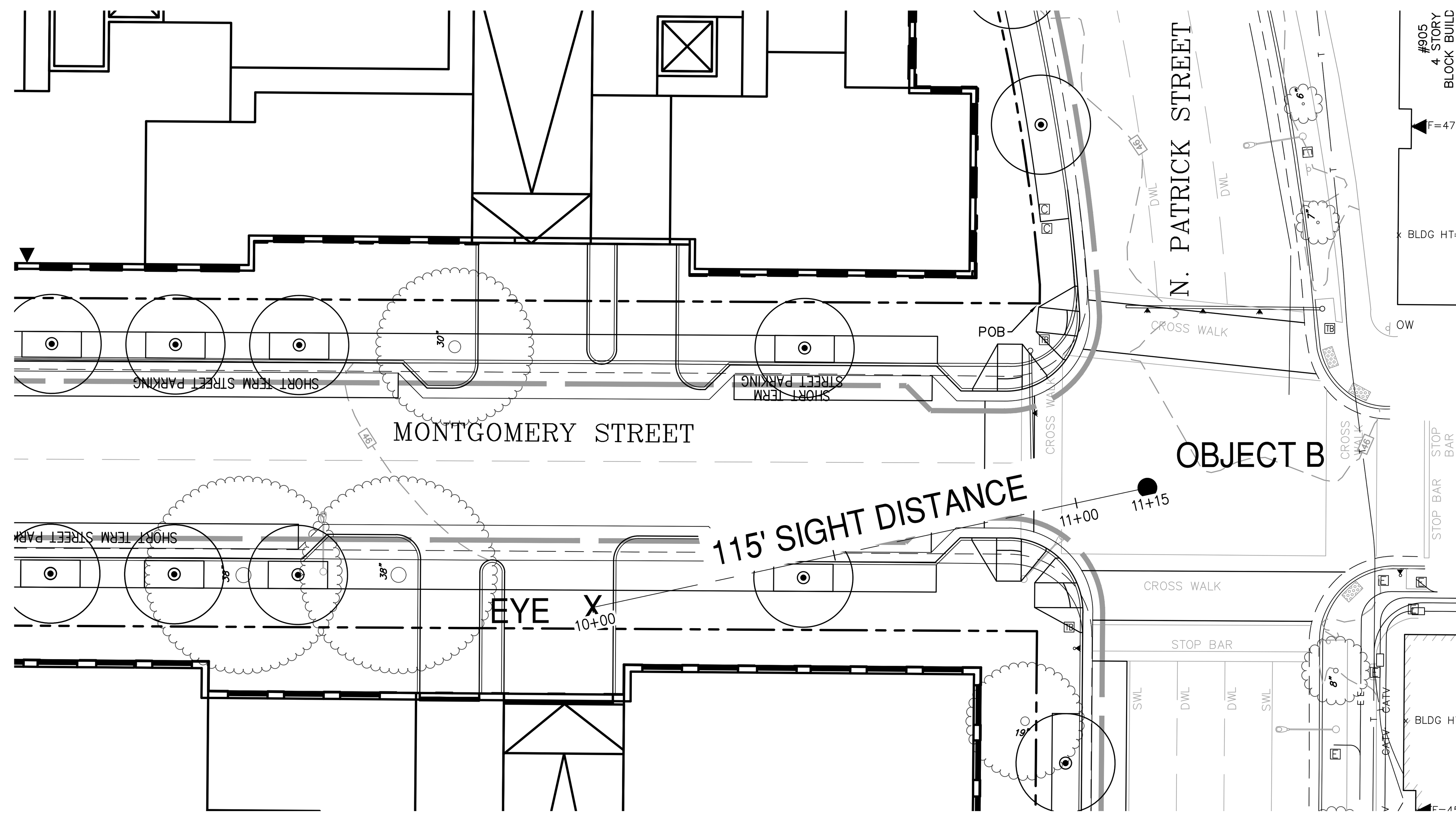

SIGHT DISTANCE – SOUTH BLOCK PROFILE VIEW




GRAPHIC SCALE

20 0 10 20 40 80

( 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

# ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA    VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

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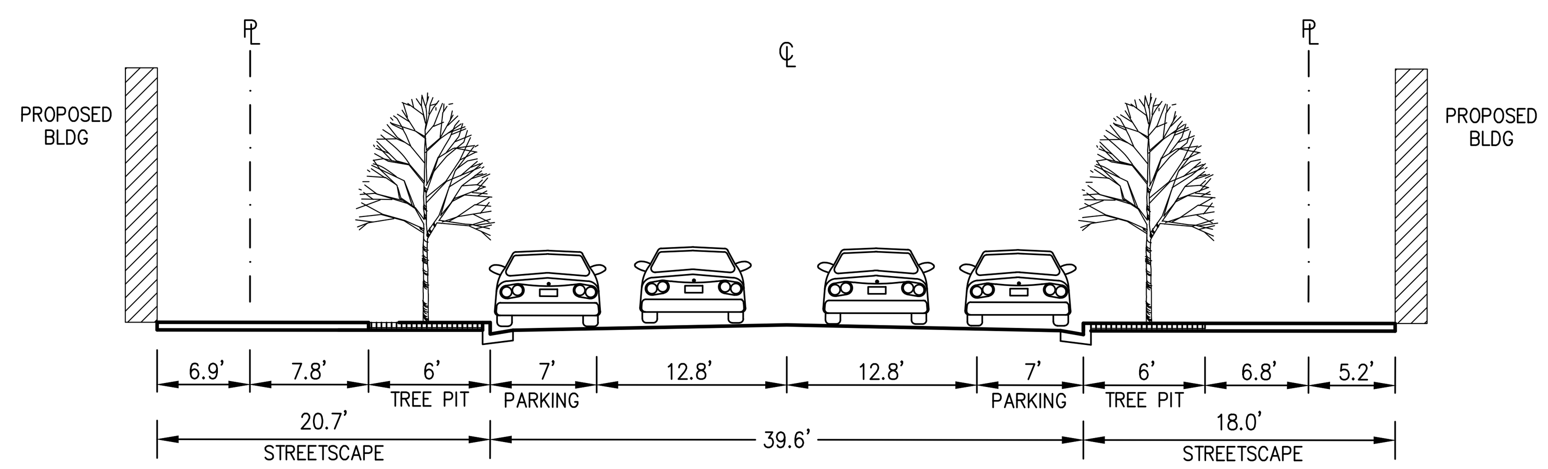
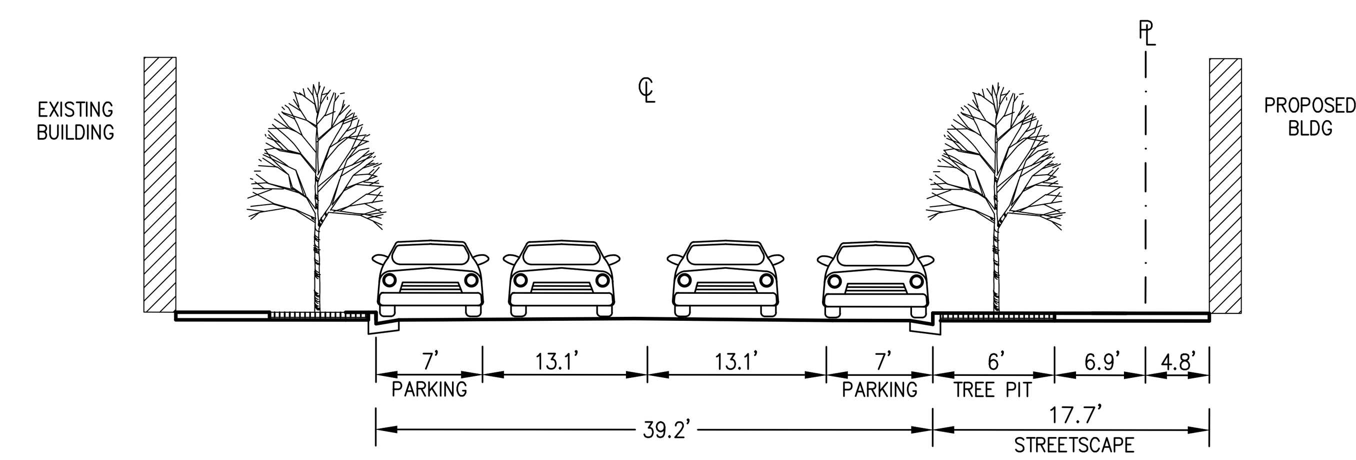
SHEET C10.00




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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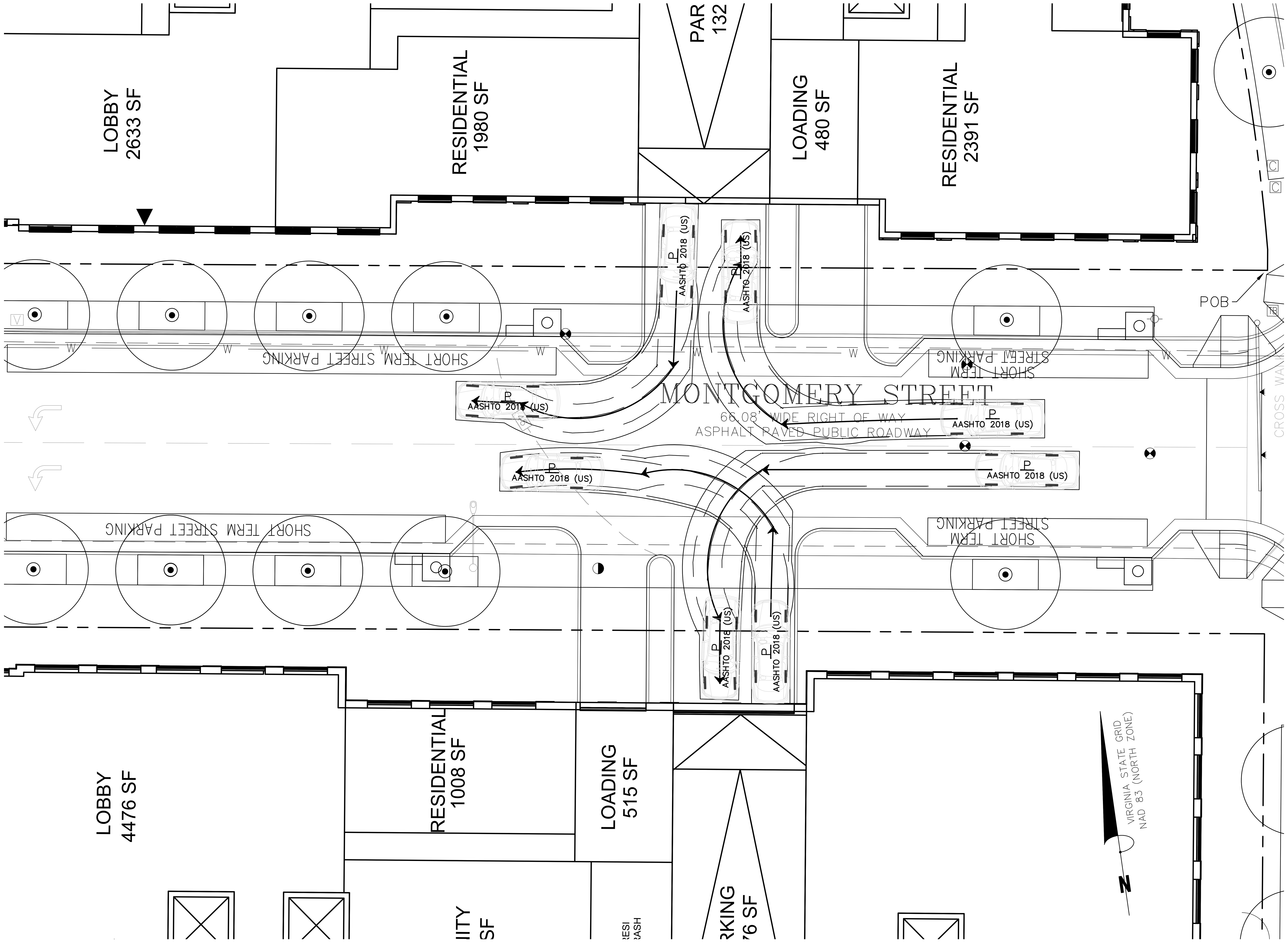
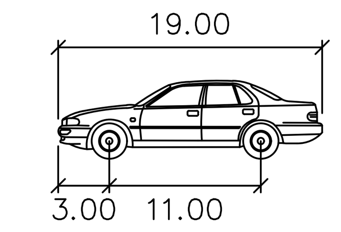
SHEET C11.00




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.

**APPROVED**
SPECIAL USE PERMIT NO. ________
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ________

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CHAIRMAN, PLANNING COMMISSION DATE

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VEHICLE TURNING PLAN (1 OF 2)
# ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE II
CITY OF ALEXANDRIA VIRGINIA

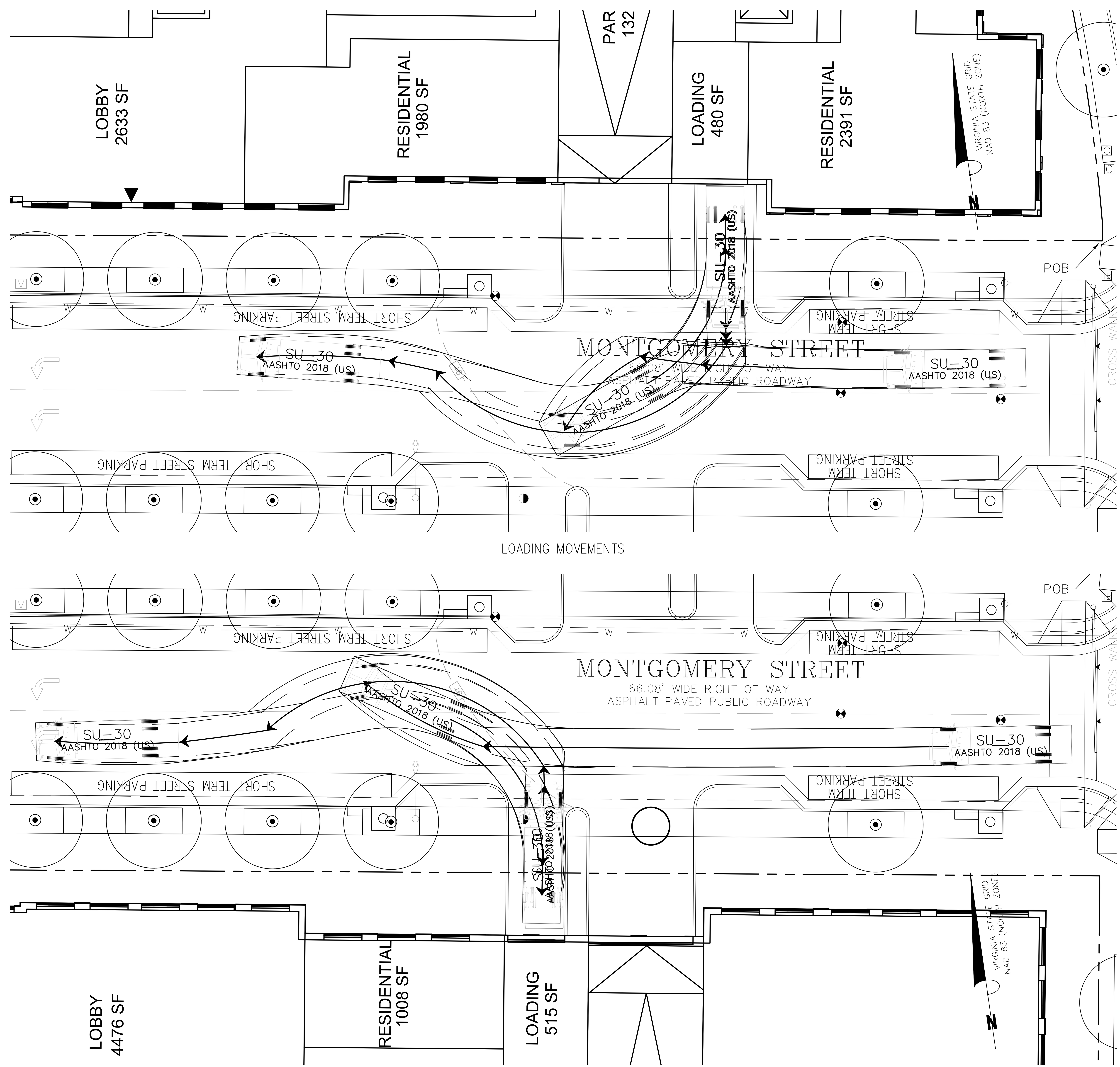
COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

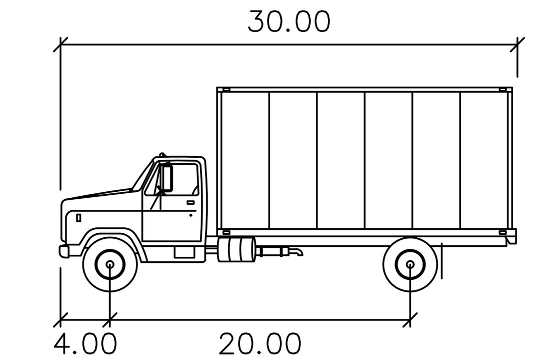
PLAN STATUS

| DATE | DESCRIPTION |
|---|---|
| 5/6/2022 | FIRST SUBMISSION |

| KJB DESIGN | PBT DRAWN | STL CHKD |
|---|---|---|
| SCALE | H: 1"=10' V: | |
| JOB No. | 140194-02-001 | |
| DATE : | MARCH, 2022 | |
| FILE No. | | |

SHEET C12.00




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.

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VEHICLE TURNING PLAN (2 OF 2)

# ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 5/6/2022 | 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.

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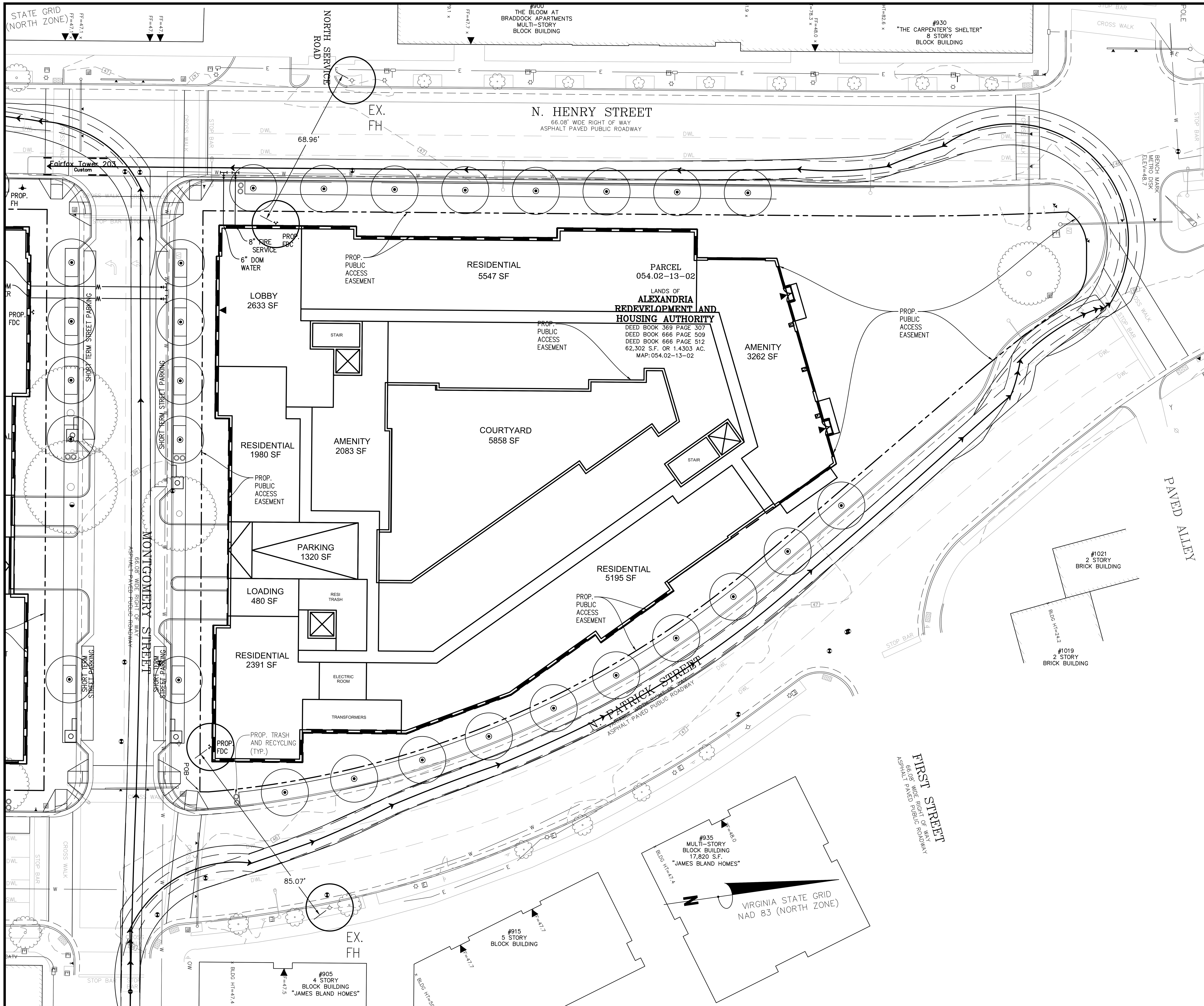


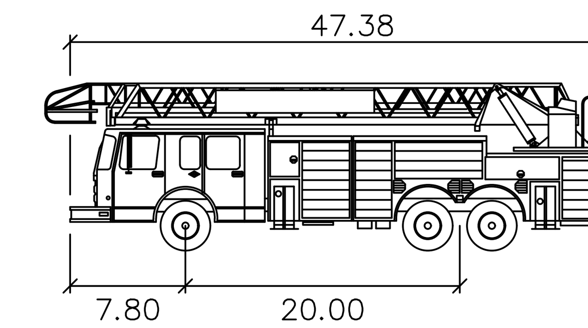


Tower 203

| | 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.

**APPROVED**

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FIRE SERVICE PLAN (1 OF 2)

## ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

PLAN STATUS

| | |
|---|---|
| 5/6/2022 | FIRST SUBMISSION |

| DATE | DESCRIPTION |
|---|---|

| KJB | PBT | STL |
|---|---|---|
| DESIGN | DRAWN | CHKD |

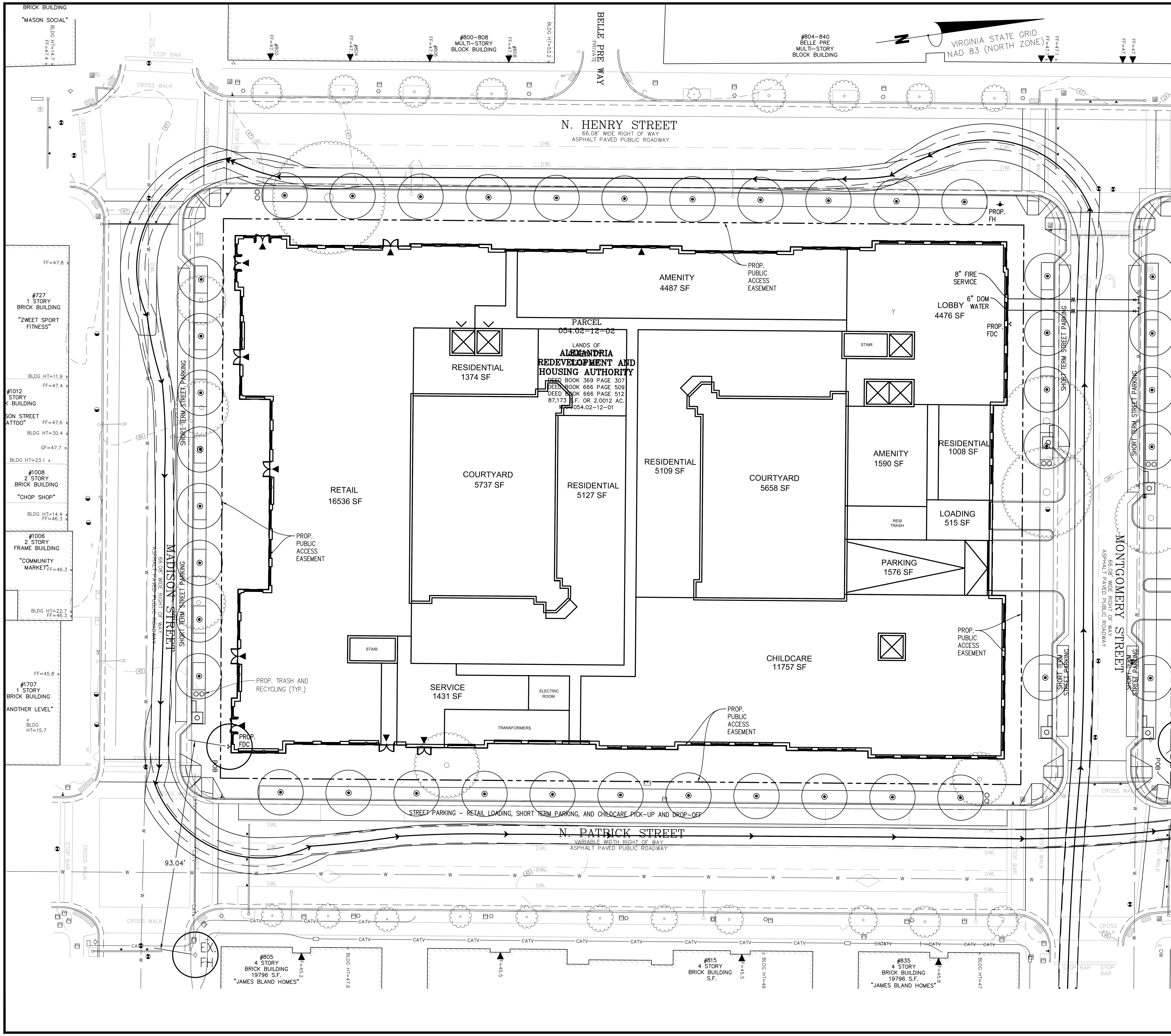
SCALE H: 1"=20' V:

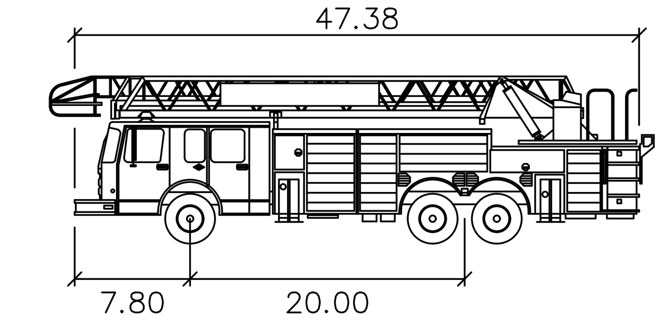
JOB No. 140194-02-001

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.

**APPROVED**
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DIRECTOR ____ DATE ____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____

DIRECTOR ____ DATE ____

CHAIRMAN, PLANNING COMMISION ____ DATE ____

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FIRE SERVICE PLAN (2 OF 2)

## ARHA SAMUEL MADDEN

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

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|---|---|
| 5/6/2022 | FIRST SUBMISSION |
| DATE | DESCRIPTION |

| KJB | PBT | STL |
|---|---|---|
| DESIGN | DRAWN | CHKD |

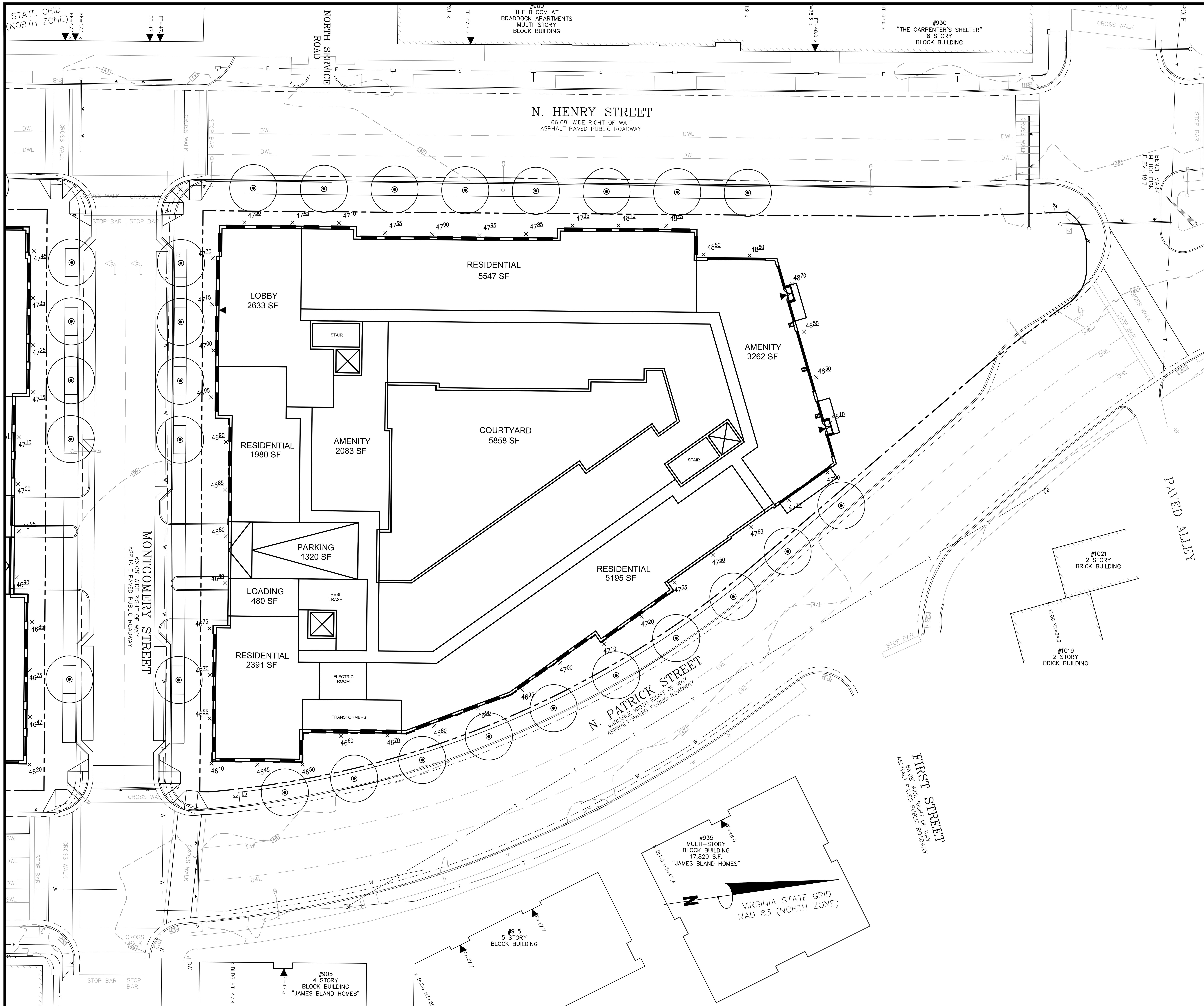
SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C13.10




| AVERAGE FINISHED GRADE CALCULATION - NORTH BLOCK | |
|---|---|
| POINT | ELEVATION |
| 1 | 46.40 |
| 2 | 46.45 |
| 3 | 46.50 |
| 4 | 46.60 |
| 5 | 46.70 |
| 6 | 46.80 |
| 7 | 46.90 |
| 8 | 46.95 |
| 9 | 47.00 |
| 10 | 47.10 |
| 11 | 47.20 |
| 12 | 47.35 |
| 13 | 47.50 |
| 14 | 47.63 |
| 15 | 47.77 |
| 16 | 47.90 |
| 17 | 48.10 |
| 18 | 48.30 |
| 19 | 48.50 |
| 20 | 48.70 |
| 21 | 48.60 |
| 22 | 48.50 |
| 23 | 48.25 |
| 24 | 48.10 |
| 25 | 47.95 |
| 26 | 47.95 |
| 27 | 47.95 |
| 28 | 47.90 |
| 29 | 47.65 |
| 30 | 47.40 |
| 31 | 47.45 |
| 32 | 47.50 |
| 33 | 47.30 |
| 34 | 47.15 |
| 35 | 47.00 |
| 36 | 46.95 |
| 39 | 46.90 |
| 40 | 46.85 |
| 41 | 46.80 |
| 42 | 46.80 |
| 43 | 46.75 |
| 44 | 46.70 |
| 45 | 46.55 |
| AVERAGE GRADE = | 47.38 |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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AVERAGE FINISHED GRADE (1 OF 2)

**ARHA SAMUEL MADDEN**

DEVELOPMENT CONCEPT PLAN - STAGE II

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
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5/6/2022
PROFESSIONAL ENGINEER

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| DATE | DESCRIPTION |

| KJB | PBT | STL |
|---|---|---|
| DESIGN | DRAWN | CHKD |

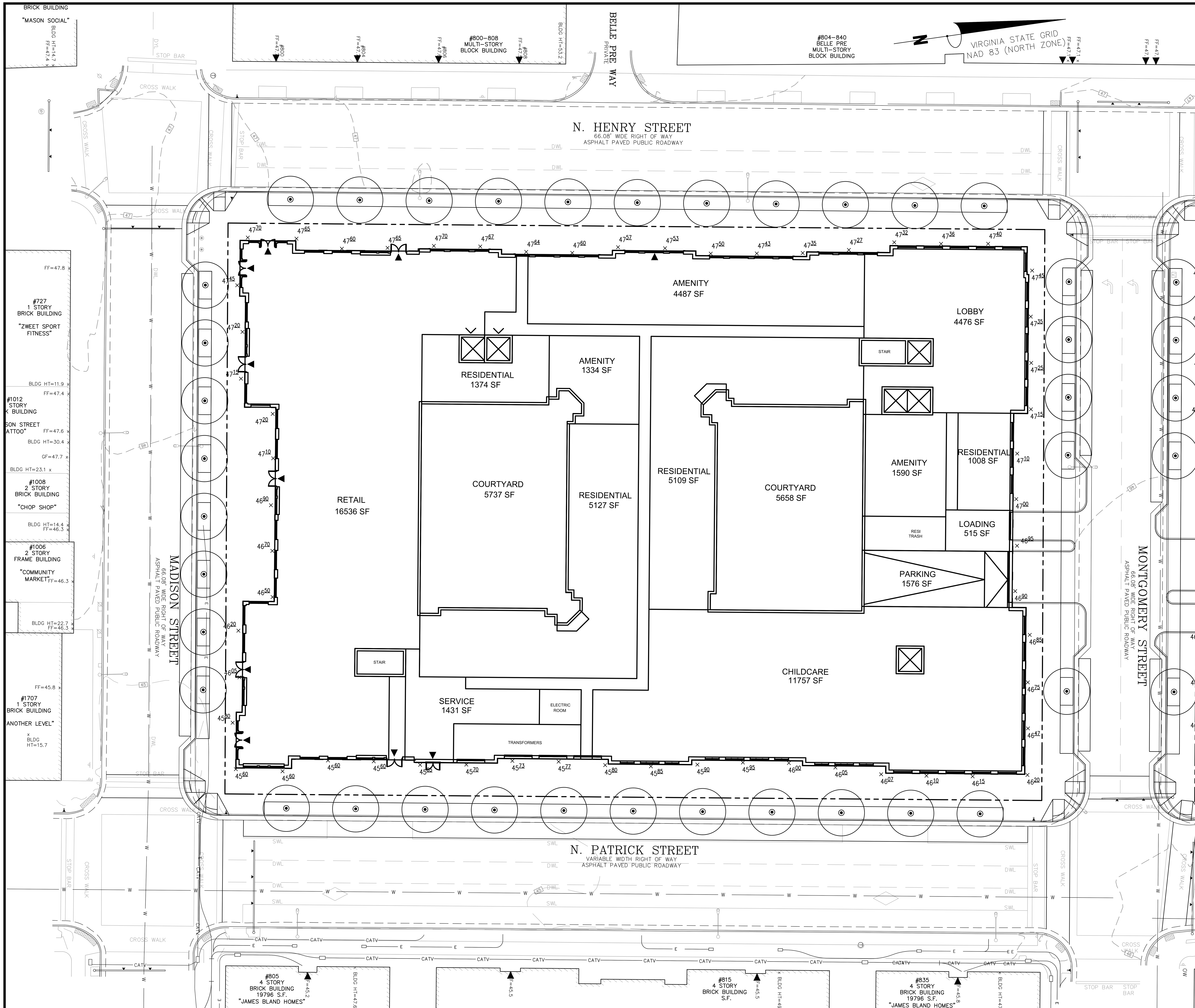
SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C14.00




| AVERAGE FINISHED GRADE CALCULATION - SOUTH BLOCK | |
|---|---|
| POINT | ELEVATION |
| 1 | 45.60 |
| 2 | 45.60 |
| 3 | 45.60 |
| 4 | 45.60 |
| 5 | 45.65 |
| 6 | 45.70 |
| 7 | 45.73 |
| 8 | 45.77 |
| 9 | 45.80 |
| 10 | 45.85 |
| 11 | 45.90 |
| 12 | 45.95 |
| 13 | 46.00 |
| 14 | 46.05 |
| 15 | 46.07 |
| 16 | 46.10 |
| 17 | 46.15 |
| 18 | 46.20 |
| 19 | 46.47 |
| 20 | 46.75 |
| 21 | 46.85 |
| 22 | 46.90 |
| 23 | 46.95 |
| 24 | 47.00 |
| 25 | 47.10 |
| 26 | 47.15 |
| 27 | 47.25 |
| 28 | 47.35 |
| 29 | 47.45 |
| 30 | 47.40 |
| 31 | 47.36 |
| 32 | 47.32 |
| 33 | 47.27 |
| 34 | 47.35 |
| 35 | 47.43 |
| 36 | 47.50 |
| 39 | 47.53 |
| 40 | 47.57 |
| 41 | 47.60 |
| 42 | 47.64 |
| 43 | 47.67 |
| 44 | 47.70 |
| 45 | 47.65 |
| 46 | 47.60 |
| 47 | 47.65 |
| 48 | 47.70 |
| 49 | 47.45 |
| 50 | 47.20 |
| 51 | 47.15 |
| 52 | 47.20 |
| 53 | 47.10 |
| 54 | 46.90 |
| 55 | 46.70 |
| 56 | 46.50 |
| 57 | 46.20 |
| 58 | 46.05 |
| 59 | 45.80 |
| 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. ____________

DIRECTOR DATE

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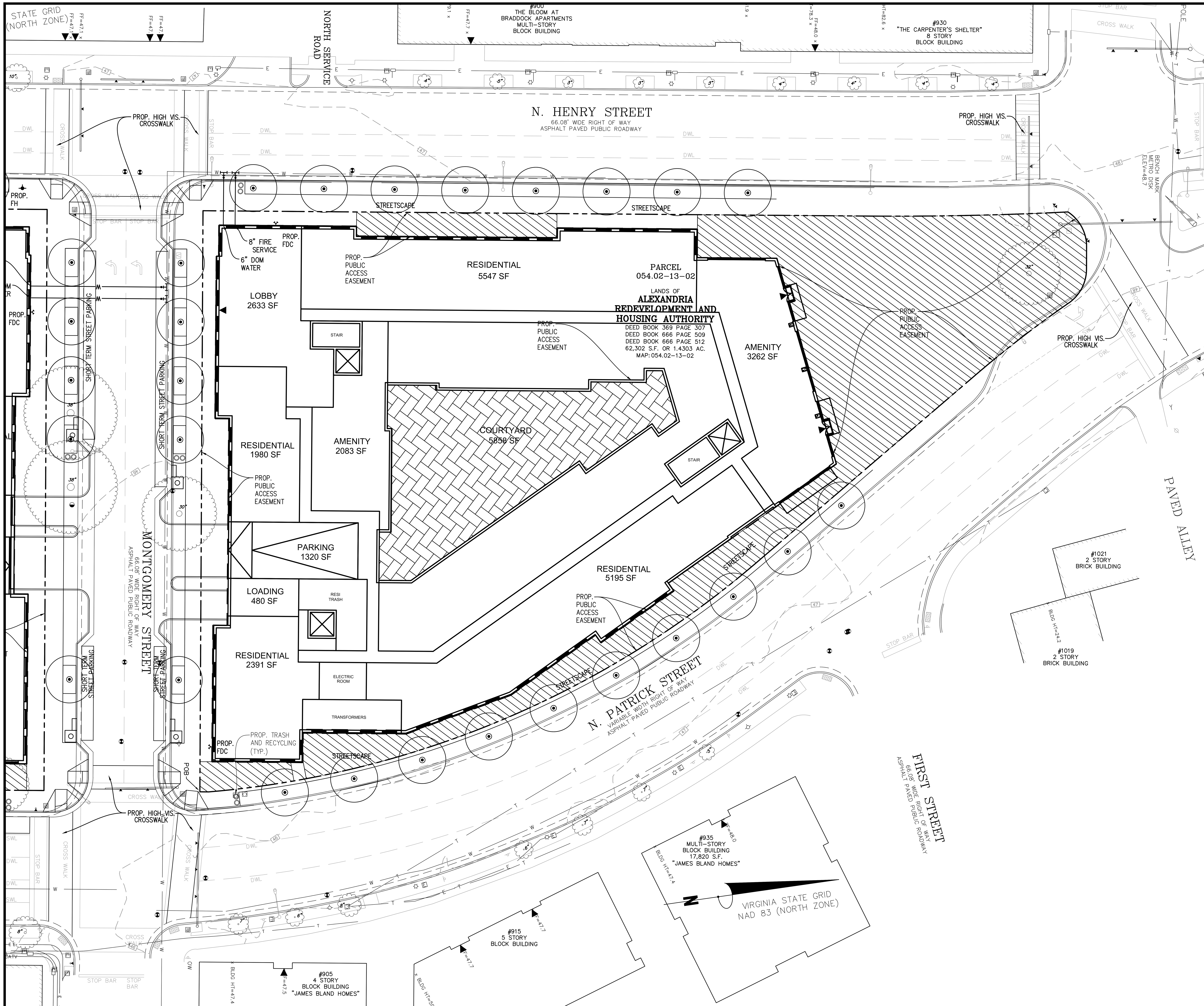
AVERAGE FINISHED GRADE (2 OF 2)
**ARHA SAMUEL MADDEN**
DEVELOPMENT CONCEPT PLAN - STAGE II
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAMS
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 5/6/2022 | 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 C14.10




## LEGEND

- PROPOSED AT-GRADE PRIVATE OPEN SPACE = 17,246 SF
- PROPOSED AT-GRADE PRIVATE OPEN SPACE WITH PUBLIC ACCESS EASEMENT = 24,039 SF

TABULATIONS

| | | |
|---|---|---|
| PROPERTY AREA: | | 149,475 SF (3.43AC) |
| REQUIRED OPEN SPACE: | 25% PROPERTY AREA | 37,369 SF (0.86AC) |
| PROVIDED OPEN SPACE: | 27.6% PROPERTY AREA | 41,285 SF (0.95AC) |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

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OPEN SPACE PLAN (1 OF 2)
# ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE II
CITY OF ALEXANDRIA VIRGINIA

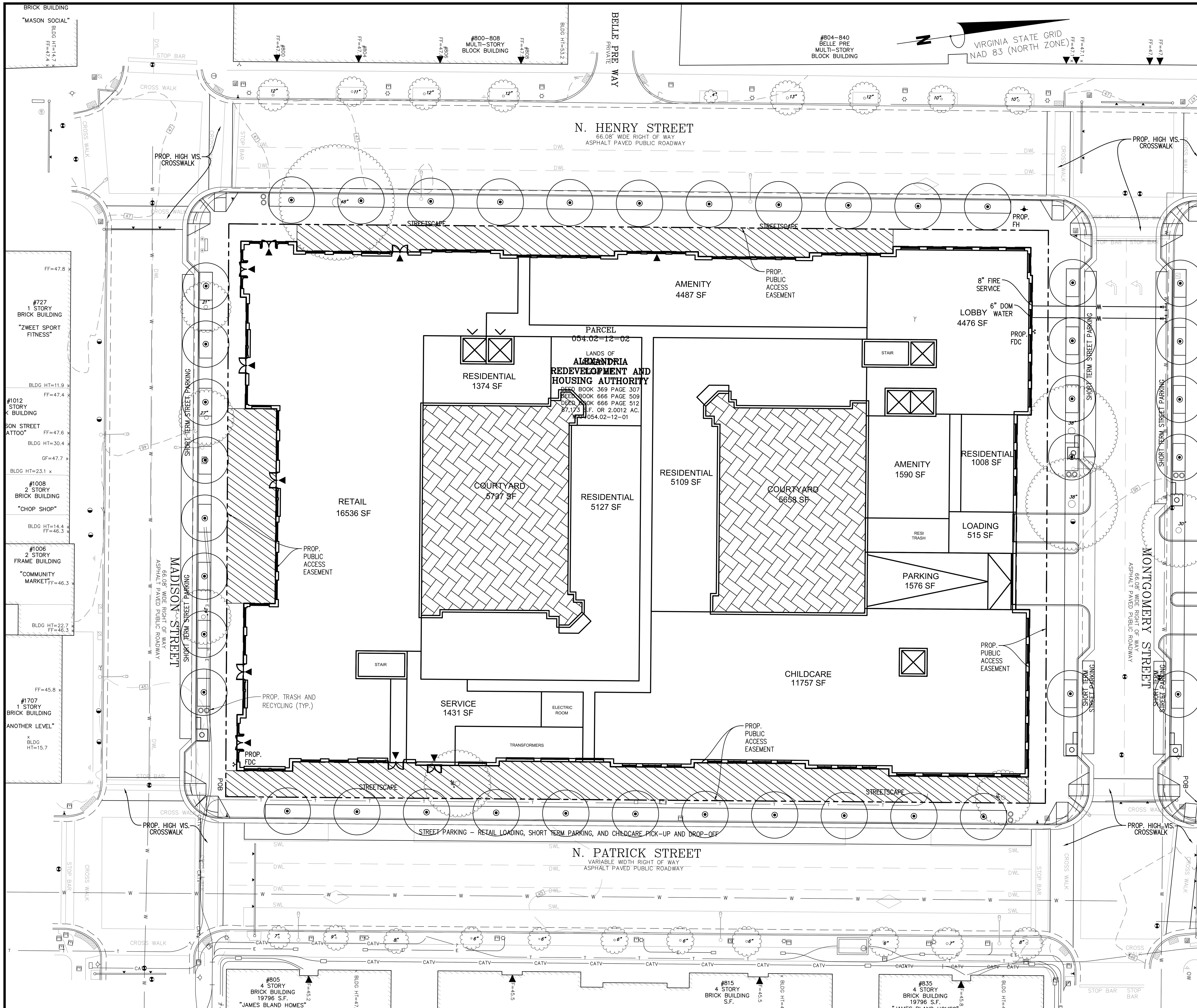
COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

PLAN STATUS

| | |
|---|---|
| 5/6/2022 | 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 C15.00




## LEGEND

| | |
|---|---|
| (crosshatch) | PROPOSED AT-GRADE PRIVATE OPEN SPACE = 17,246 SF |
| (hatch) | PROPOSED AT-GRADE PRIVATE OPEN SPACE WITH PUBLIC ACCESS EASEMENT = 24,039 SF |

TABULATIONS

| | | |
|---|---|---|
| PROPERTY AREA: | | 149,475 SF (3.43AC) |
| REQUIRED OPEN SPACE: | 25% PROPERTY AREA | 37,369 SF (0.86AC) |
| PROVIDED OPEN SPACE: | 27.6% PROPERTY AREA | 41,285 SF (0.95AC) |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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OPEN SPACE PLAN (2 OF 2)

**ARHA SAMUEL MADDEN**

DEVELOPMENT CONCEPT PLAN - STAGE II

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5/6/2022
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| | |
|---|---|
| 5/6/2022 | FIRST SUBMISSION |
| DATE | DESCRIPTION |

| | | |
|---|---|---|
| KJB | PBT | STL |
| DESIGN | DRAWN | CHKD |

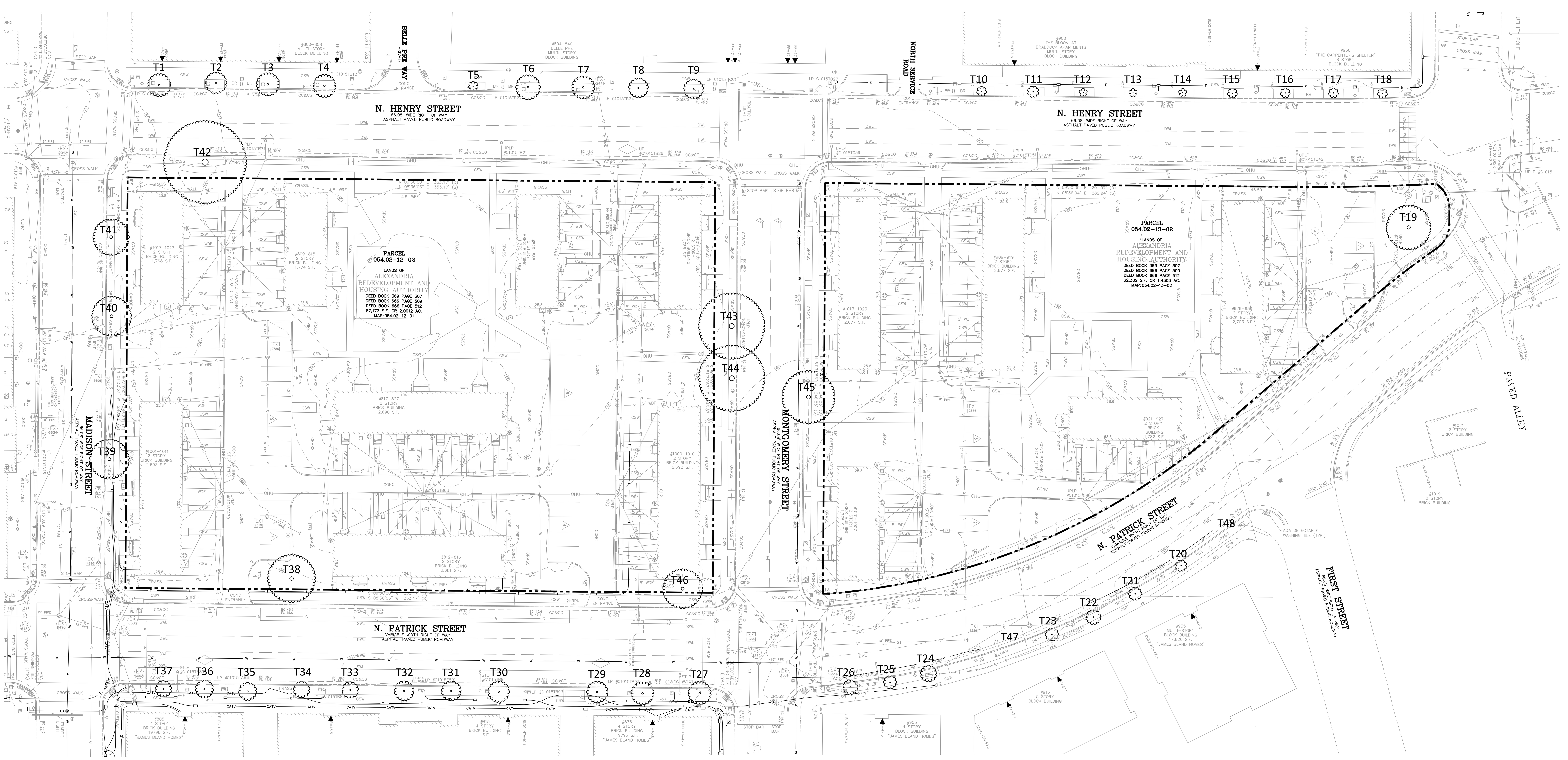
SCALE H: 1"=20' V:

JOB No. 140194-02-001

DATE : MARCH, 2022

FILE No.

SHEET C15.10




## TREE INVENTORY

ARHA Samuel Madden

Date of site visit (s): March 25, 2022

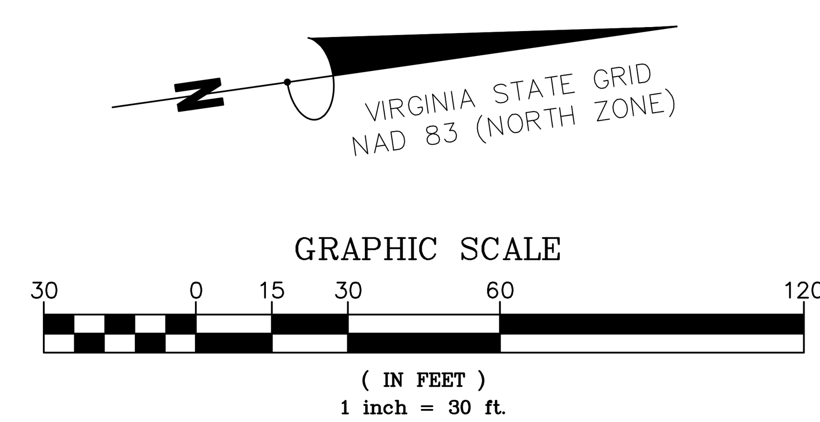
Certified Arborist: Gregg D. Eberly (MA-4616A)

| Tree # | Botanic Name | Common Name | Caliper (DBH) | Condition Rating | Species Rating | Preserve/ Remove |
|---|---|---|---|---|---|---|
| 1 | Quercus phellos | Willow Oak | 12 | 80 | 70 | TBD |
| 2 | Quercus phellos | Willow Oak | 11 | 80 | 70 | TBD |
| 3 | Quercus phellos | Willow Oak | 12 | 80 | 70 | TBD |
| 4 | Quercus phellos | Willow Oak | 12 | 80 | 70 | TBD |
| 5 | Quercus phellos | Willow Oak | 4 | 50 | 70 | TBD |
| 6 | Quercus phellos | Willow Oak | 13 | 80 | 70 | TBD |
| 7 | Quercus phellos | Willow Oak | 12 | 80 | 70 | TBD |
| 8 | Quercus phellos | Willow Oak | 10 | 80 | 70 | TBD |
| 9 | Quercus phellos | Willow Oak | 10 | 80 | 70 | TBD |
| 10 | Quercus coccinea | Scarlet Oak | 4 | 80 | 70 | TBD |
| 11 | Quercus coccinea | Scarlet Oak | 5 | 80 | 70 | TBD |
| 12 | Quercus coccinea | Scarlet Oak | 3 | 80 | 70 | TBD |
| 13 | Quercus coccinea | Scarlet Oak | 3 | 80 | 70 | TBD |
| 14 | Quercus coccinea | Scarlet Oak | 3 | 80 | 70 | TBD |
| 15 | Quercus coccinea | Scarlet Oak | 4 | 80 | 70 | TBD |
| 16 | Quercus coccinea | Scarlet Oak | 4 | 80 | 70 | TBD |
| 17 | Quercus coccinea | Scarlet Oak | 4 | 80 | 70 | TBD |
| 18 | Quercus coccinea | Scarlet Oak | 4 | 80 | 70 | TBD |
| 19 | Quercus palustris | Pin Oak | 32 | 80 | 70 | TBD |
| 20 | Zelkova serrata | Japanese Zelkova | 5 | 80 | 70 | TBD |
| 21 | Zelkova serrata | Japanese Zelkova | 7 | 80 | 70 | TBD |
| 22 | Zelkova serrata | Japanese Zelkova | 7 | 80 | 70 | TBD |
| 23 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |
| 24 | Zelkova serrata | Japanese Zelkova | 8 | 80 | 70 | TBD |

| Tree # | Botanic Name | Common Name | Caliper (DBH) | Condition Rating | Species Rating | Preserve/ Remove |
|---|---|---|---|---|---|---|
| 25 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |
| 26 | Zelkova serrata | Japanese Zelkova | 7 | 80 | 70 | TBD |
| 27 | Zelkova serrata | Japanese Zelkova | 8 | 80 | 70 | TBD |
| 28 | Zelkova serrata | Japanese Zelkova | 7 | 80 | 70 | TBD |
| 29 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |
| 30 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |
| 31 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |
| 32 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |
| 33 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |
| 34 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |
| 35 | Zelkova serrata | Japanese Zelkova | 8 | 80 | 70 | TBD |
| 36 | Zelkova serrata | Japanese Zelkova | 9 | 80 | 70 | TBD |
| 37 | Zelkova serrata | Japanese Zelkova | 7 | 80 | 70 | TBD |
| 38 | Quercus palustris | Pin Oak | 26 | 20 | 70 | TBD |
| 39 | Ulmus americana | American Elm | 24 | 60 | 50 | TBD |
| 40 | Quercus palustris | Pin Oak | 27 | 60 | 70 | TBD |
| 41 | Ulmus americana | American Elm | 21 | 60 | 50 | TBD |
| 42 | Quercus falcata | Southern Red Oak | 48 | 40 | 70 | TBD |
| 43 | Quercus palustris | Pin Oak | 38 | 60 | 70 | TBD |
| 44 | Quercus palustris | Pin Oak | 38 | 60 | 70 | TBD |
| 45 | Quercus palustris | Pin Oak | 24 | 60 | 70 | TBD |
| 46 | Acer rubrum | Red Maple | 19 | 60 | 70 | TBD |
| 47 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |
| 48 | Zelkova serrata | Japanese Zelkova | 6 | 80 | 70 | TBD |

## 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.




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

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/6/2022
PROFESSIONAL ENGINEER

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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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CONSULTING

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13461 Sunrise Valley Drive
Suite 500
Herndon, Virginia 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com


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

| PLAN STATUS | |
|---|---|
| 5/6/2022 | 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

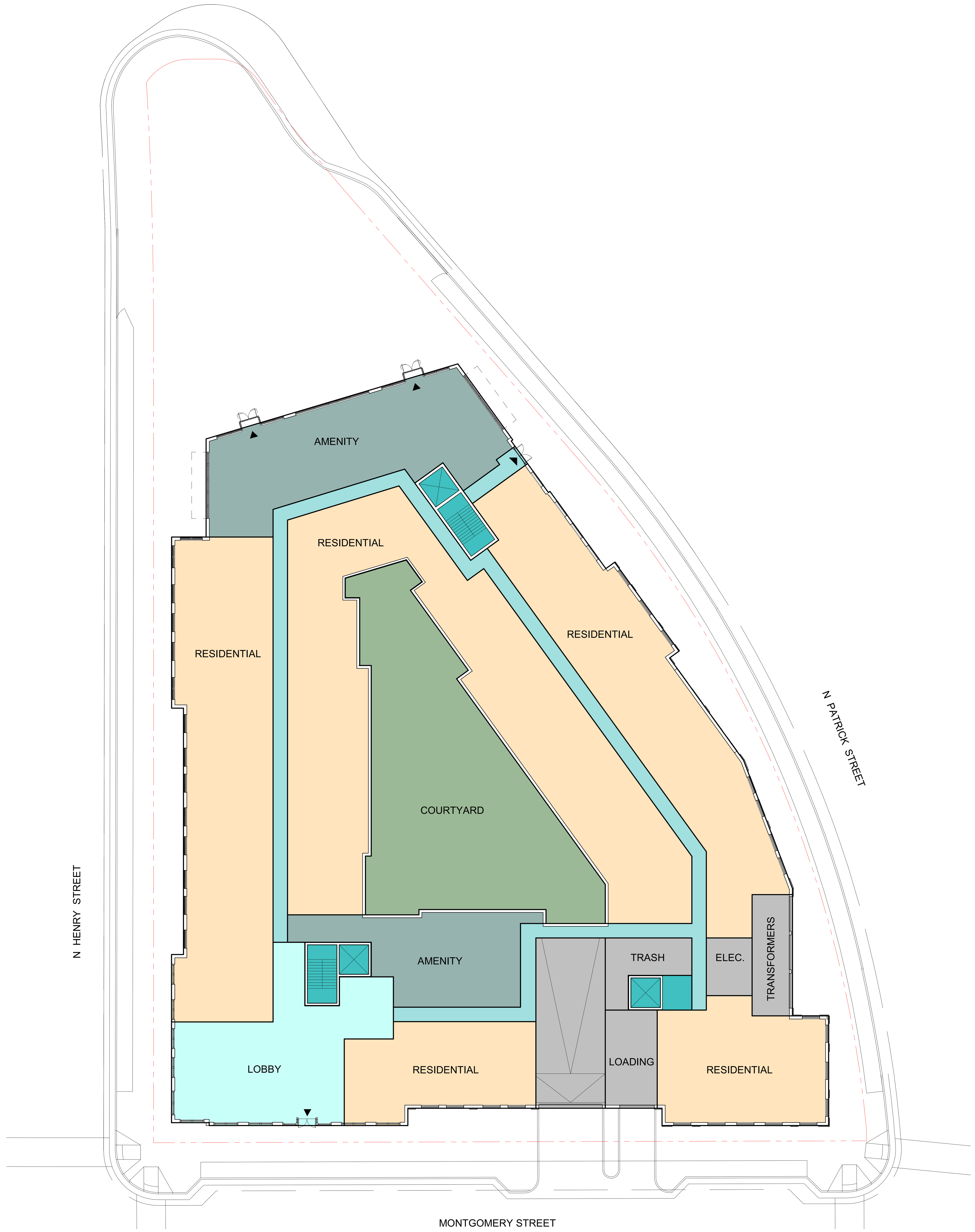
## TABULATIONS

| | | |
|---|---|---|
| **SITE AREA** | | |
| N BLOCK | - | 62,302 SF |
| S BLOCK | - | 87,173 SF |
| **GATEWAY** | | |
| AMENITY | - | 4,660 SF |
| **NORTH BLOCK** | | |
| AMENITY | - | 5,350 SF |
| CORRIDOR | - | 19,820 SF |
| LOADING | - | 1,100 SF |
| LOBBY | - | 2,900 SF |
| PARKING | - | 1,410 SF |
| SERVICE | - | 900 SF |
| RESIDENTIAL | - | 192,950 SF |
| **TOTAL** | **-** | **224,430 SF** |
| **ZONING SF** | **-** | **203,100 SF** |
| | | **3.26 FAR** |
| **SOUTH BLOCK** | | |
| AMENITY | - | 7,400 SF |
| CORRIDOR | - | 31,640 SF |
| CHILDCARE | - | 11,760 SF |
| LOADING | - | 1,050 SF |
| LOBBY | - | 4,480 SF |
| PARKING | - | 1,580 SF |
| SERVICE | - | 2,560 SF |
| RETAIL | - | 16,530 SF |
| RESIDENTIAL | - | 310,340 SF |
| **TOTAL** | **-** | **387,340 SF** |
| **ZONING SF** | **-** | **357,360 SF** |
| | | **4.10 FAR** |
| **TOTAL** | | |
| BLDGS | - | 560,500 SF |
| SITE AREA | - | 149,475 SF |
| | | **3.75 FAR** |

COURTYARD/TERRACES AREA

| | | |
|---|---|---|
| NORTH BLDG COURTYARD | - | 5,860 SF |
| SOUTH BLDG NORTH COURTYARD | - | 5,660 SF |
| SOUTH BLDG SOUTH COURTYARD | - | 5,740 SF |
| NORTH BLDG TERRACE | - | 2,640 SF |
| SOUTH BLDG LOWER TERRACE | - | 5,760 SF |
| SOUTH BLDG UPPER TERRACE | - | 3,440 SF |
| | | **29,100 SF** |

| | | |
|---|---|---|
| **BALCONY AREA** | | |
| NORTH BLDG | - | 0 SF |
| SOUTH BLDG | - | 5,500 SF |
| | | **5,500 SF** |




1 FIRST FLOOR PLAN - NORTH BUILDING

1" = 20'-0"

05.06.2022 - CONCEPT 2 SUBMISSION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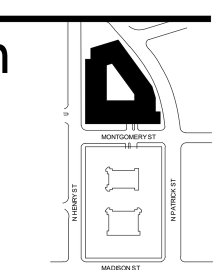
Key Plan



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| NO. | | DATE |
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| 1 | Concept 2 | 2022 |

1ST FLOOR PLAN NORTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

| | |
|---|---|
| DATE 05/06/22 | APPROVED X.Y. |
| SCALE: As indicated | JOB NO. 21325.00 |

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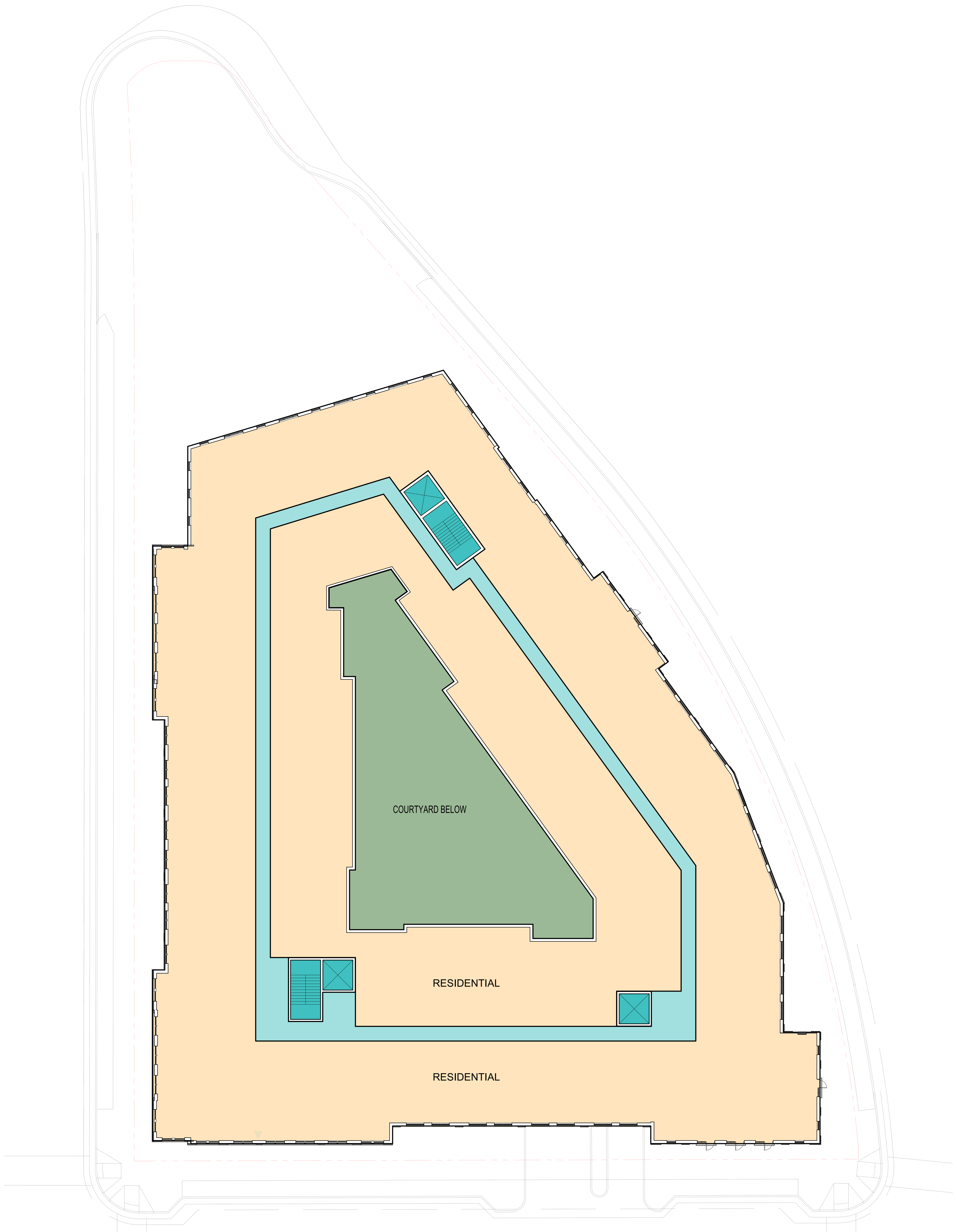


1 2ND-4TH FLOOR PLAN - NORTH BUILDING

1" = 20'-0"

05.06.2022 - CONCEPT 2 SUBMISSION

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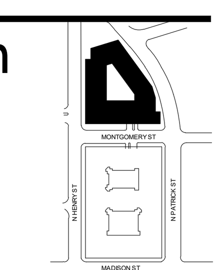
Key Plan



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| NO. | | DATE |
|---|---|---|
| 1 | Concept 2 | 05/06/2022 |

## 2ND-4TH FLOOR PLAN - NORTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

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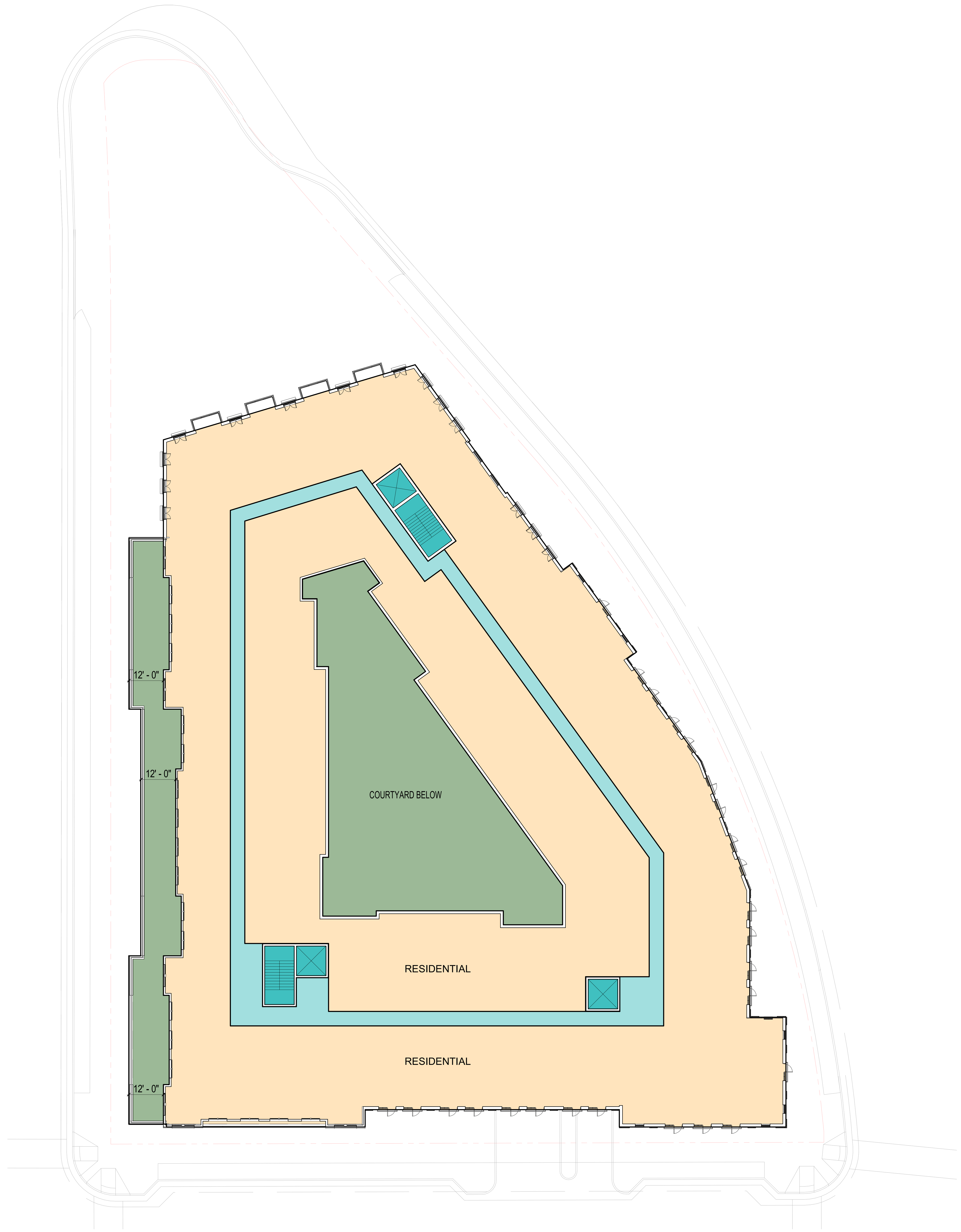


1 5TH-6TH FLOOR PLAN - NORTH BUILDING
1" = 20'-0"

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|---|---|---|
| 1 | Concept 2 | 05/06/2022 |

## 5TH-6TH FLOOR PLAN - NORTH BUILDING

PRINCIPAL IN CHARGE
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A-103

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1 G1 FLOOR PLAN - NORTH BUILDING

1" = 20'-0"

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Key Plan

Issue

| NO. | DATE |
|---|---|

G1 LEVEL - NORTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

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|---|---|
| SCALE: 1" = 20'-0" | JOB NO. 21325.00 |

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## TABULATIONS

| | | |
|---|---|---|
| **SITE AREA** | | |
| N BLOCK | - | 62,302 SF |
| S BLOCK | - | 87,173 SF |
| **GATEWAY** | | |
| AMENITY | - | 4,660 SF |
| **NORTH BLOCK** | | |
| AMENITY | - | 5,350 SF |
| CORRIDOR | - | 19,820 SF |
| LOADING | - | 1,100 SF |
| LOBBY | - | 2,900 SF |
| PARKING | - | 1,410 SF |
| SERVICE | - | 900 SF |
| RESIDENTIAL | - | 192,950 SF |
| **TOTAL** | - | **224,430 SF** |
| **ZONING SF** | - | **203,100 SF** |
| | | **3.26 FAR** |
| **SOUTH BLOCK** | | |
| AMENITY | - | 7,400 SF |
| CORRIDOR | - | 31,640 SF |
| CHILDCARE | - | 11,760 SF |
| LOADING | - | 1,050 SF |
| LOBBY | - | 4,480 SF |
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| SERVICE | - | 2,560 SF |
| RETAIL | - | 16,530 SF |
| RESIDENTIAL | - | 310,340 SF |
| **TOTAL** | - | **387,340 SF** |
| **ZONING SF** | - | **357,360 SF** |
| | | **4.10 FAR** |
| **TOTAL** | | |
| BLDGS | - | 560,500 SF |
| SITE AREA | - | 149,475 SF |
| | | **3.75 FAR** |

| | | |
|---|---|---|
| **OPEN SPACE AREA** | | |
| NORTH BLDG COURTYARD | - | 5,860 SF |
| SOUTH BLDG NORTH COURTYARD | - | 5,660 SF |
| SOUTH BLDG SOUTH COURTYARD | - | 5,740 SF |
| NORTH BLDG TERRACE | - | 2,640 SF |
| SOUTH BLDG LOWER TERRACE | - | 5,760 SF |
| SOUTH BLDG UPPER TERRACE | - | 3,440 SF |
| | | **29,100 SF** |

| | | |
|---|---|---|
| **BALCONY AREA** | | |
| NORTH BLDG | - | 0 SF |
| SOUTH BLDG | - | 5,500 SF |
| | | **5,500 SF** |


1 FIRST FLOOR PLAN, SOUTH BUILDING
1" = 20'-0"

5/5/2022 5:03:38 PM

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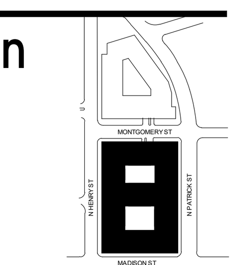
Key Plan



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|---|---|---|
| 1 | Concept 2 | 05/06/2022 |

1ST FLOOR PLAN SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

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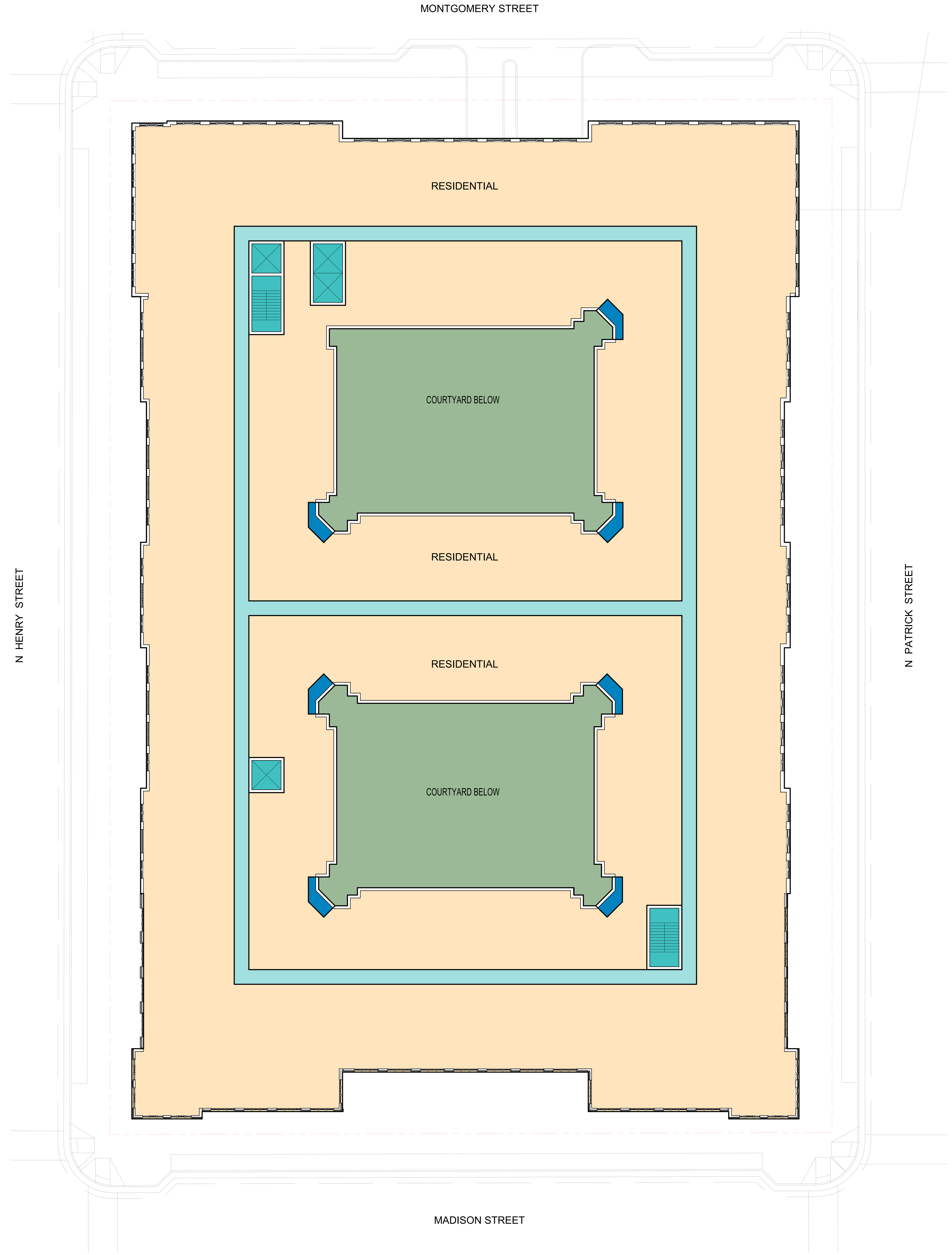


1 2ND-3RD FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

05.06.2022 - CONCEPT 2 SUBMISSION

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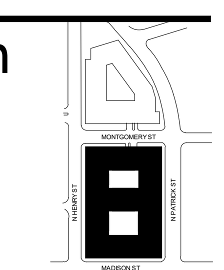
202.540.1924

Key Plan



Issue

| NO. | | DATE |
|---|---|---|
| 1 | Concept 2 | 05/06/2022 |

## 2ND-3RD FLOOR PLAN- SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

| | |
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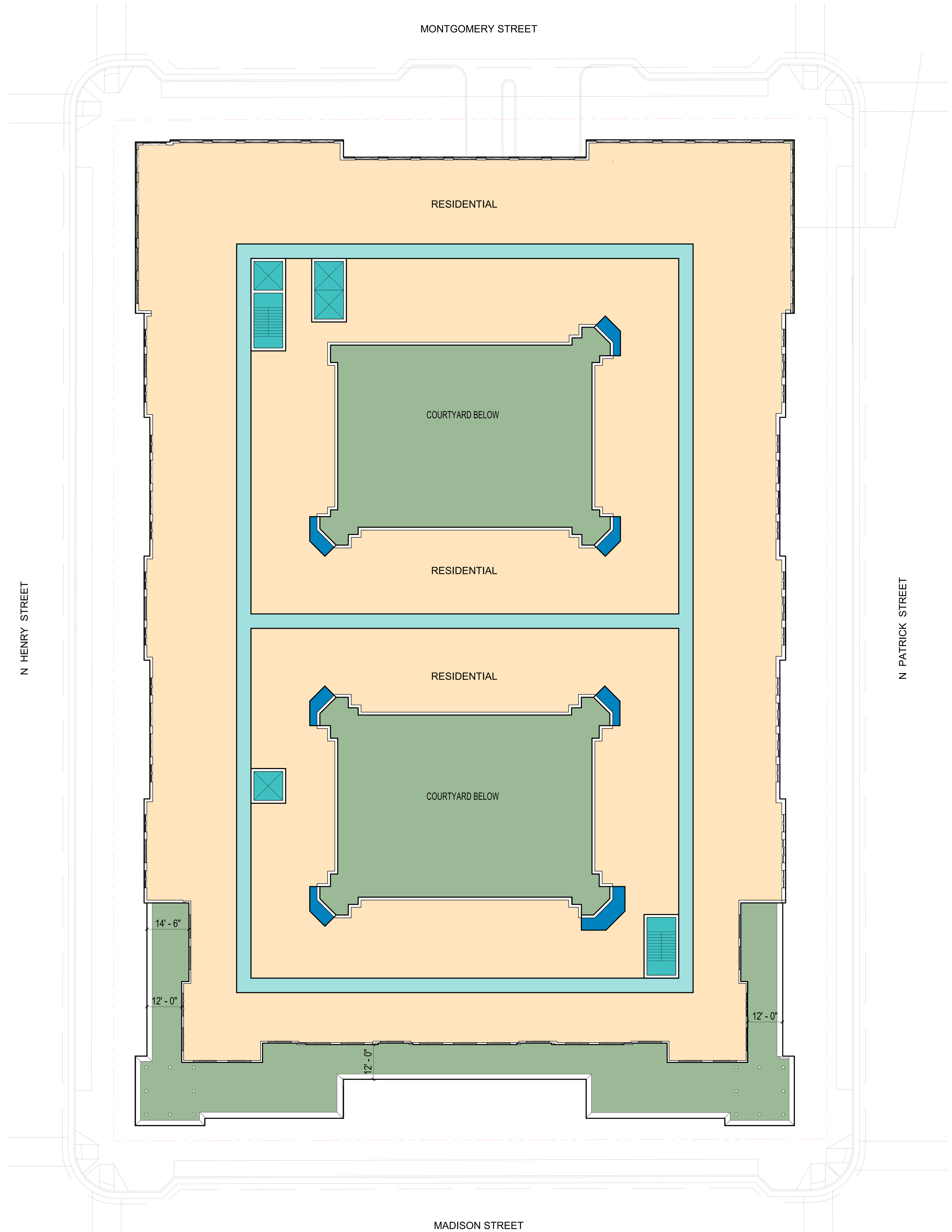


# 1 4TH FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

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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 |

## 4TH FLOOR PLAN SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

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|---|---|
| 05/06/22 | X.Y. |
| SCALE: 1" = 20'-0" | JOB NO. 21325.00 |

DRAWING NO.
A-107

## TABULATIONS

**SITE AREA**

| | | |
|---|---|---|
| N BLOCK | - | 62,302 SF |
| S BLOCK | - | 87,173 SF |

**GATEWAY**

| | | |
|---|---|---|
| AMENITY | - | 4,660 SF |

**NORTH BLOCK**

| | | |
|---|---|---|
| AMENITY | - | 5,350 SF |
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| PARKING | - | 1,410 SF |
| SERVICE | - | 900 SF |
| RESIDENTIAL | - | 192,950 SF |
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| | | **3.26 FAR** |

**SOUTH BLOCK**

| | | |
|---|---|---|
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| CORRIDOR | - | 31,640 SF |
| CHILDCARE | - | 11,760 SF |
| LOADING | - | 1,050 SF |
| LOBBY | - | 4,480 SF |
| PARKING | - | 1,580 SF |
| SERVICE | - | 2,560 SF |
| RETAIL | - | 16,530 SF |
| RESIDENTIAL | - | 310,340 SF |
| **TOTAL** | **-** | **387,340 SF** |
| **ZONING SF** | **-** | **357,360 SF** |
| | | **4.10 FAR** |

**TOTAL**

| | | |
|---|---|---|
| BLDGS | - | 560,500 SF |
| SITE AREA | - | 149,475 SF |
| | | **3.75 FAR** |

**OPEN SPACE AREA**

| | | |
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| SOUTH BLDG NORTH COURTYARD | - | 5,660 SF |
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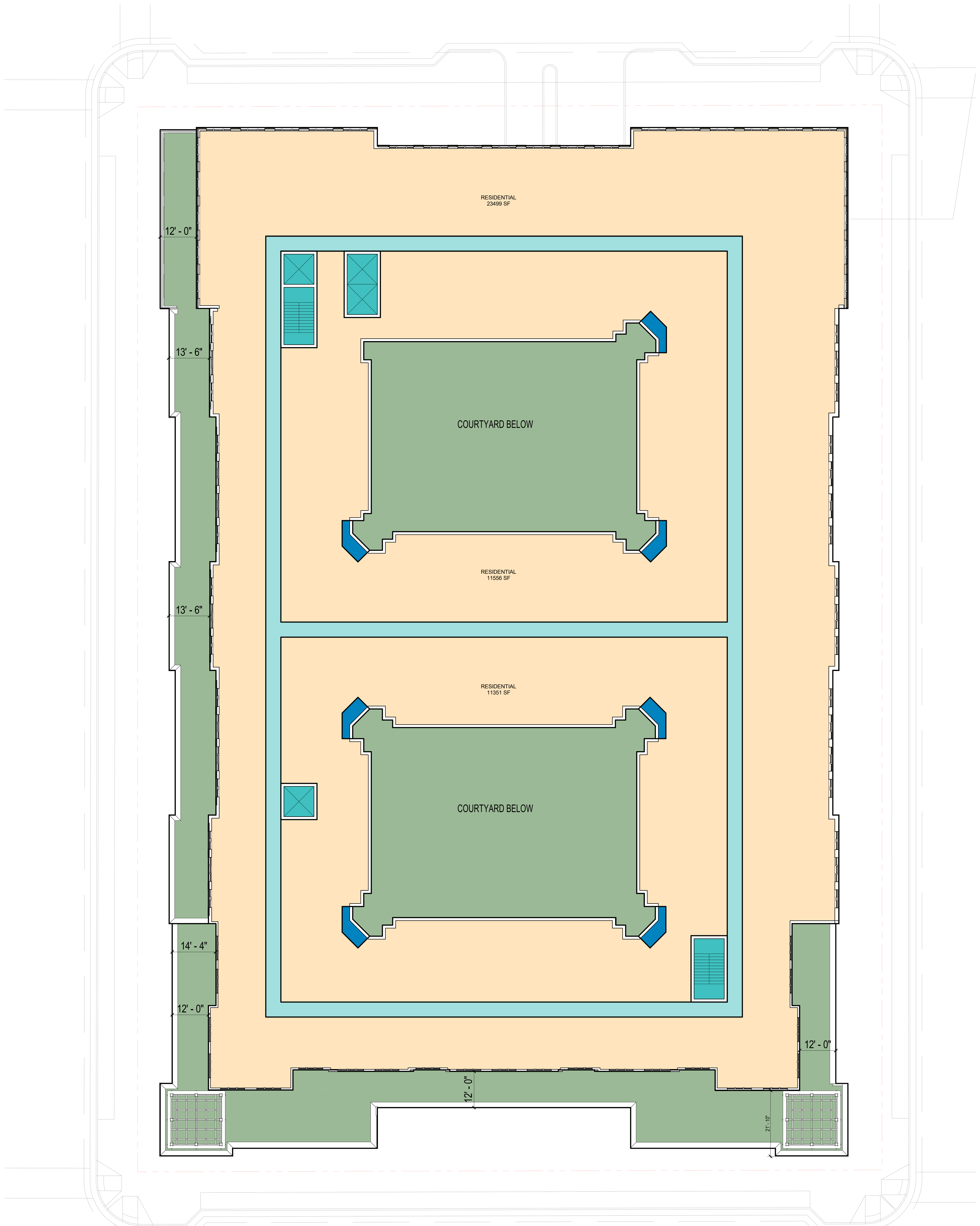
| SOUTH BLDG LOWER TERRACE | - | 5,760 SF |
| SOUTH BLDG UPPER TERRACE | - | 3,440 SF |
| | | **29,100 SF** |

**BALCONY AREA**

| | | |
|---|---|---|
| NORTH BLDG | - | 0 SF |
| SOUTH BLDG | - | 5,500 SF |
| | | **5,500 SF** |




1 5TH-7TH FLOOR PLAN - SOUTH BUILDING

1" = 20'-0"

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202.540.1924

Key Plan

Issue

| NO. | | DATE |
|---|---|---|
| 1 | Concept 2 | 05/06/2022 |

SOUTH BUILDING 5TH-7TH FLOOR PLAN

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

| | |
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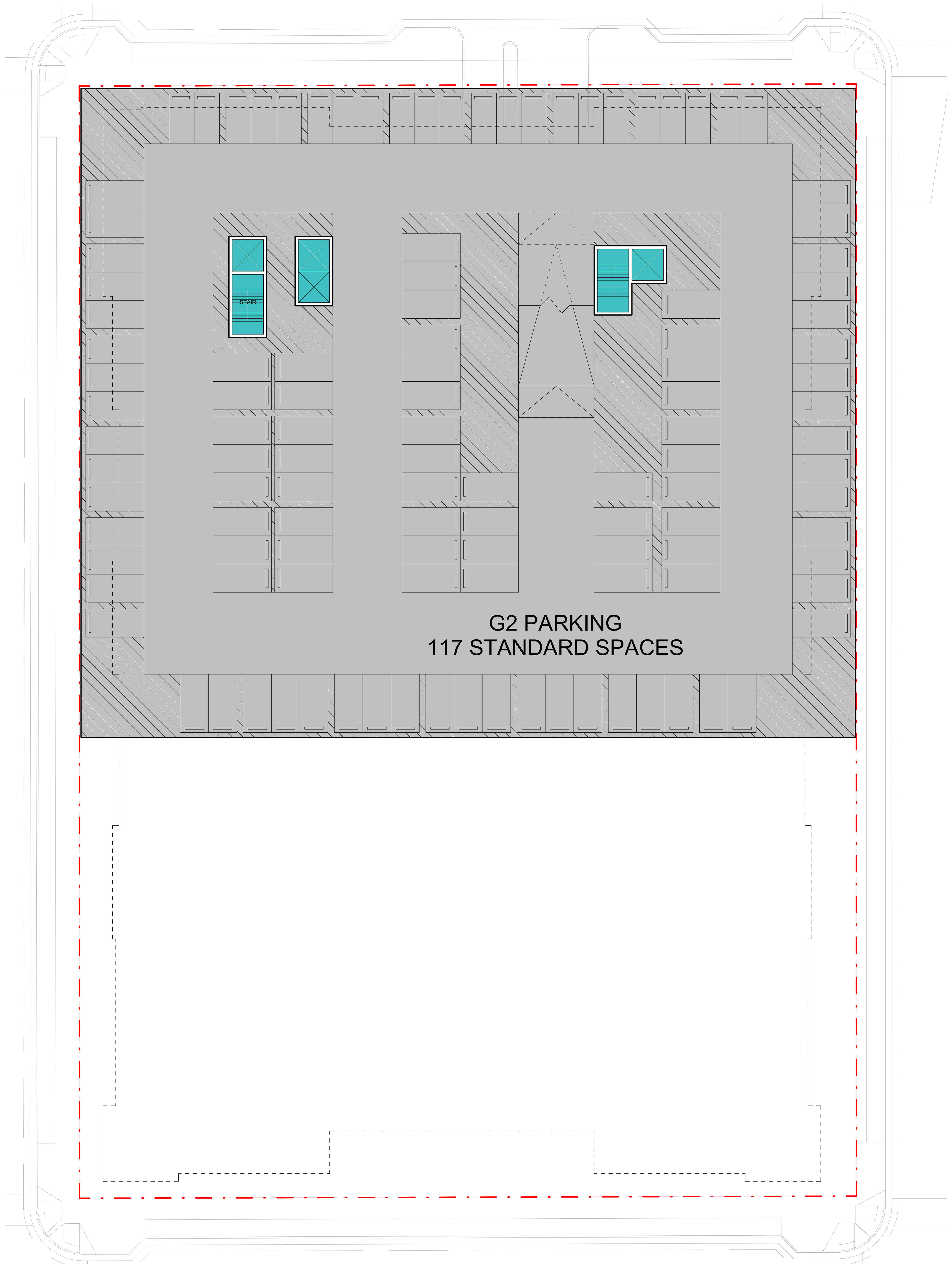


2 G2 FLOOR PLAN - SOUTH BUILDING
1" = 20'-0"

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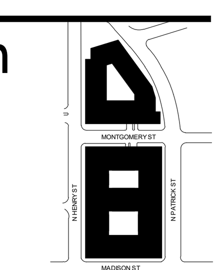
Key Plan



Issue

| NO. | DATE |
|---|---|

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G2 LEVEL - SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

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C.S., B.B.

| | |
|---|---|
| DATE 05/06/22 | APPROVED X.Y. |
| SCALE: 1" = 20'-0" | JOB NO. 21325.00 |

DRAWING NO.
A-109

5/5/2022 5:03:42 PM


1 G1 FLOOR PLAN - SOUTH BUILDING
1" = 20'-0"

TORTI GALLAS + PARTNERS
1923 VERMONT AVENUE, NW,
GRIMKE SCHOOL, 2ND FLOOR,
WASHINGTON, DC 20001
t. 301.588.4800 f. 301.650.2255
www.tortigallas.com

# ARHA Samuel Madden

RECORD OWNER
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
703.549.7115

DEVELOPER
FAIRSTEAD
240.360.5200

DEVELOPER
MILL CREEK RESIDENTIAL TRUST
561.998.4465

DEVELOPER
THE COMMUNITIES GROUP
202.667.3002

ATTORNEY
MCGUIRE WOODS
703.712.5411

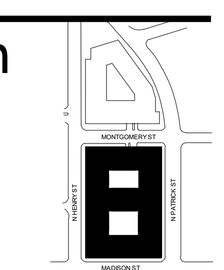
CIVIL ENGINEER
BOWMAN
703.464.1000

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

05.06.2022 - CONCEPT 2 SUBMISSION

G1 LEVEL - SOUTH BUILDING

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

| | |
|---|---|
| DATE 05/06/22 | APPROVED X.Y. |
| SCALE: 1" = 20'-0" | JOB NO. 21325.00 |

DRAWING NO.
A-110

5/5/2022 5:03:42 PM


# 1 NORTH ELEVATION - NORTH BUILDING
1" = 20'-0"


# 2 NORTHEAST ELEVATION - NORTH BUILDING
1" = 20'-0"

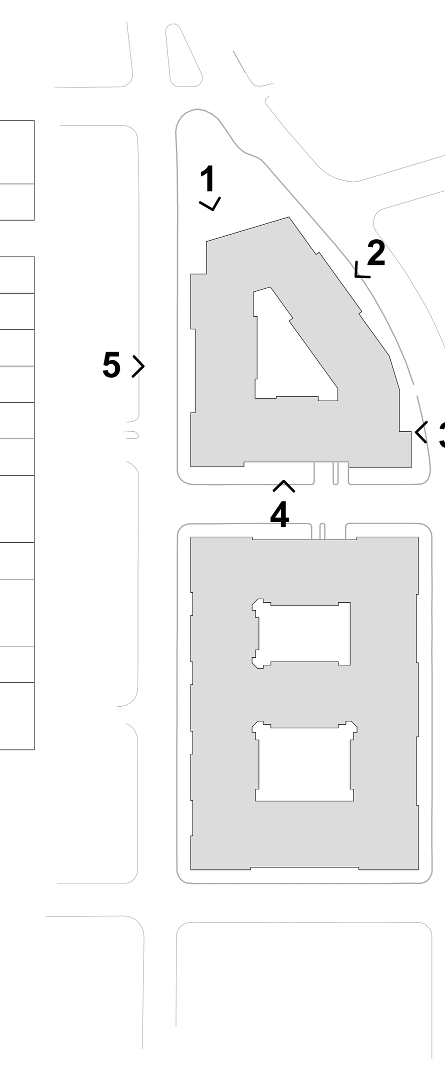

# 3 EAST ELEVATION - NORTH BUILDING
1" = 20'-0"


# 4 SOUTH ELEVATION - NORTH BUILDING
1" = 20'-0"


# 5 WEST ELEVATION - NORTH BUILDING
1" = 20'-0"

Keynote Legend - Elevation Materials

| Key Value | Keynote Text |
|---|---|
| 01 | BRICK |
| 02 | CAST STONE |
| 03 | FIBER CEMENT PANEL |
| 04 | METAL PANEL |
| 05 | WINDOW |
| 06 | TERRACE DOOR |
| 07 | PREFINISHED ALUMINUM STOREFRONT |
| 08 | PREFINISHED ALUMINUM CANOPY |
| 09 | JULIET BALCONY WITH PREFIN ALUMINUM RAILING |
| 10 | PREFINISHED ALUMINUM RAILING |
| 11 | PREFINISHED OVERHEAD SECTIONAL DOOR |




05.06.2022 - CONCEPT 2 SUBMISSION

5/5/2022 5:03:51 PM

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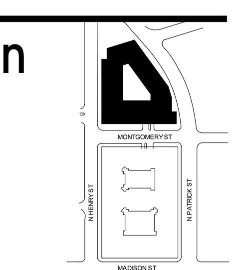
LEE AND ASSOCIATES
202.466.6666

LANDSCAPE ARCHITECT
LAND DESIGN
703.549.7784

TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan



Issue

| NO. | | DATE |
|---|---|---|
| 1 | Concept 2 | 05/06/2022 |

NORTH BUILDING ELEVATIONS

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

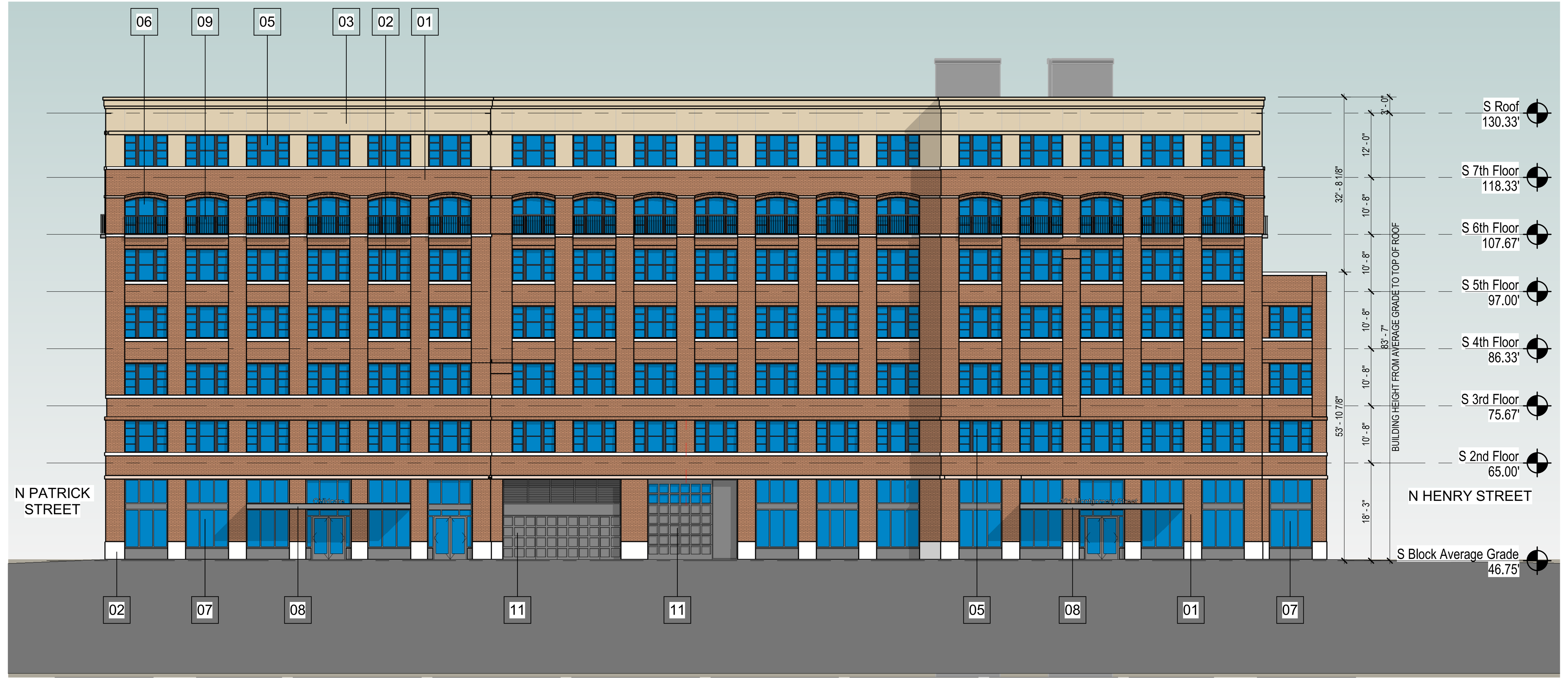
DATE
05/06/22

APPROVED
X.Y.

SCALE:
As indicated

JOB NO.
21325.00

DRAWING NO.
A-111



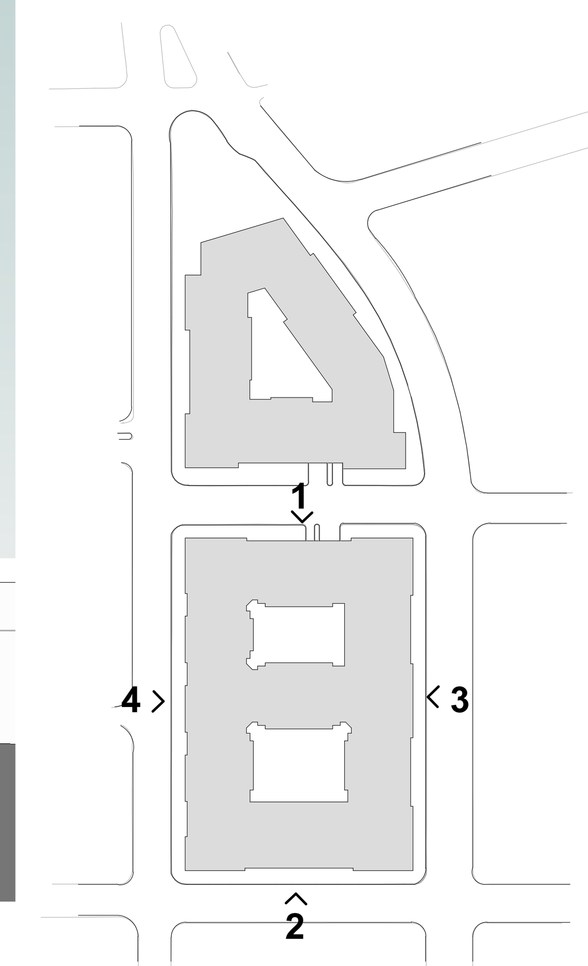

# 1 NORTH ELEVATION - SOUTH BUILDING
1" = 20'-0"


# 2 SOUTH ELEVATION - SOUTH BUILDING
1" = 20'-0"


# 3 EAST ELEVATION - SOUTH BUILDING
1" = 20'-0"

| Keynote Legend - Elevation Materials | |
|---|---|
| Key Value | Keynote Text |
| 01 | BRICK |
| 02 | CAST STONE |
| 03 | FIBER CEMENT PANEL |
| 04 | METAL PANEL |
| 05 | WINDOW |
| 06 | TERRACE DOOR |
| 07 | PREFINISHED ALUMINUM STOREFRONT |
| 08 | PREFINISHED ALUMINUM CANOPY |
| 09 | JULIET BALCONY WITH PREFIN ALUMINUM RAILING |
| 10 | PREFINISHED ALUMINUM RAILING |
| 11 | PREFINISHED OVERHEAD SECTIONAL DOOR |


# 4 WEST ELEVATION - SOUTH BUILDING
1" = 20'-0"




05.06.2022 - CONCEPT 2 SUBMISSION

5/5/2022 5:03:56 PM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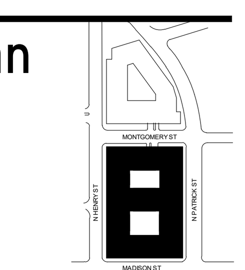
LEE AND ASSOCIATES
202.466.6666

LANDSCAPE ARCHITECT
LAND DESIGN
703.549.7784

TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan



Issue

| NO. | | DATE |
|---|---|---|
| 1 | Concept 2 | 05/06/2022 |

## SOUTH BUILDING ELEVATIONS

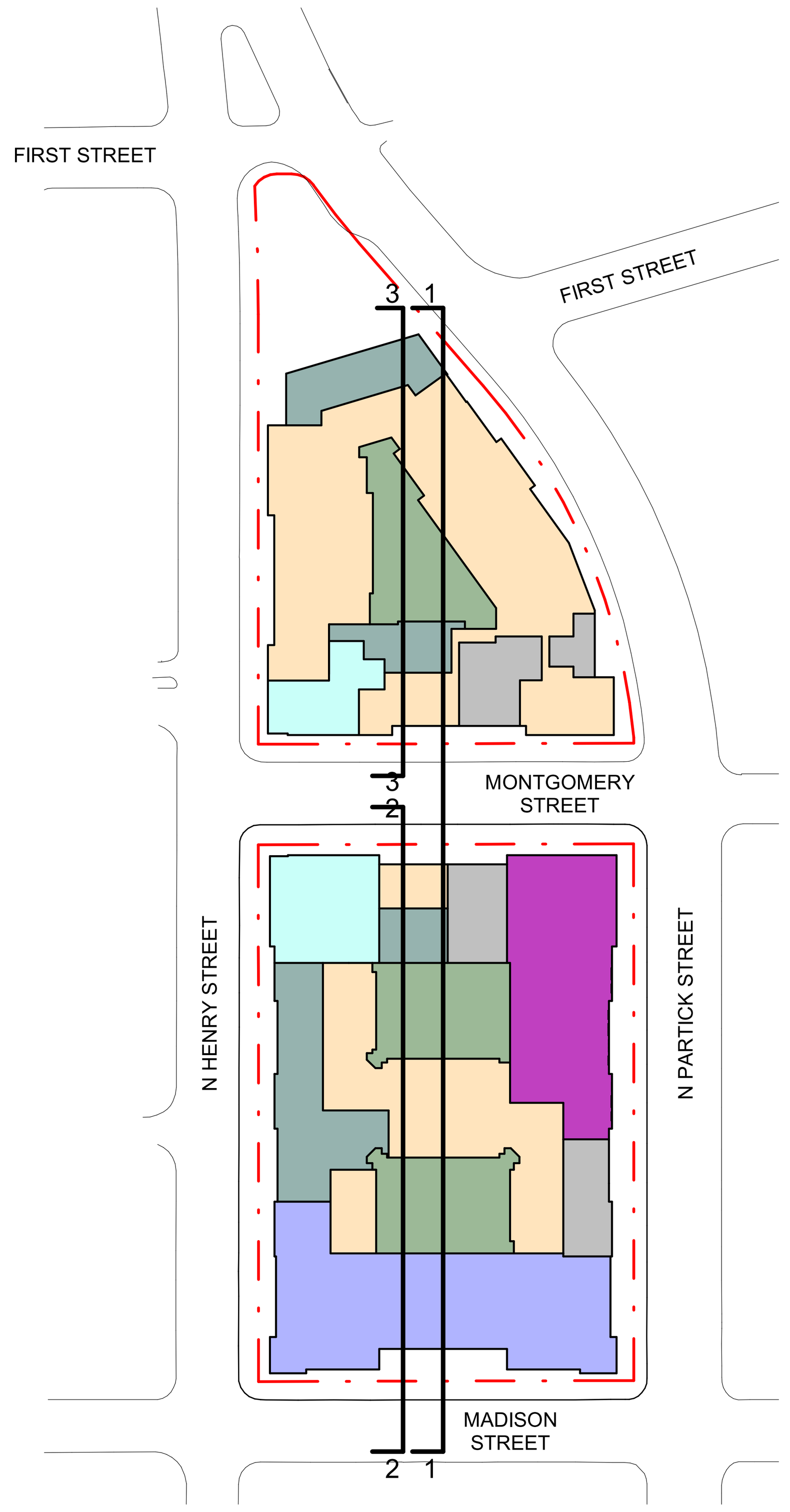
PRINCIPAL IN CHARGE
S.E.

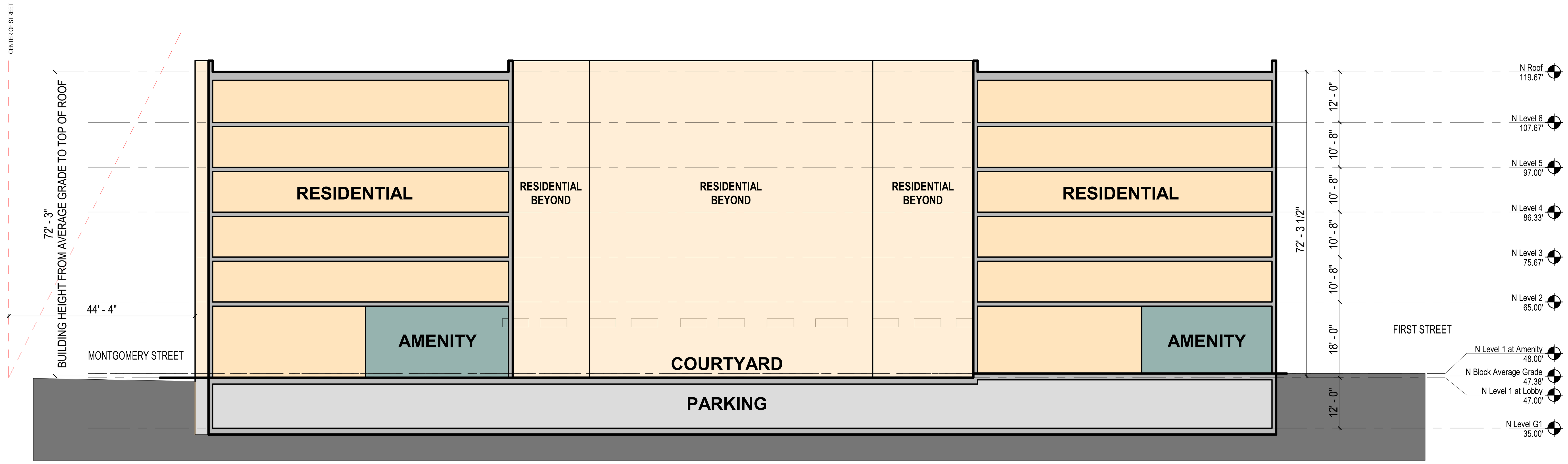
PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

| | |
|---|---|
| DATE 05/06/22 | APPROVED X.Y. |
| SCALE: As indicated | JOB NO. 21325.00 |

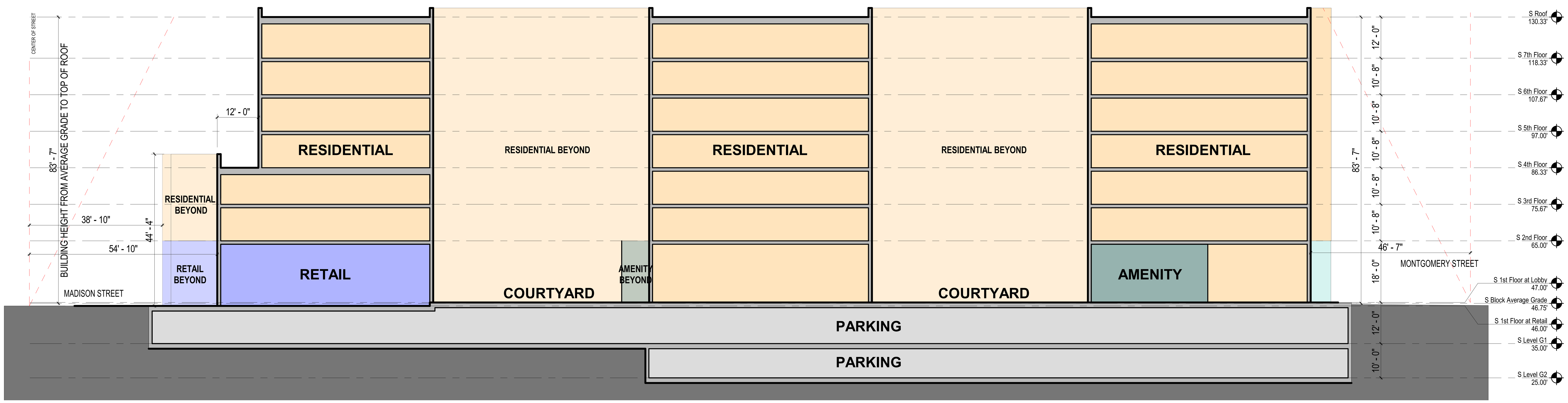
DRAWING NO.
A-112



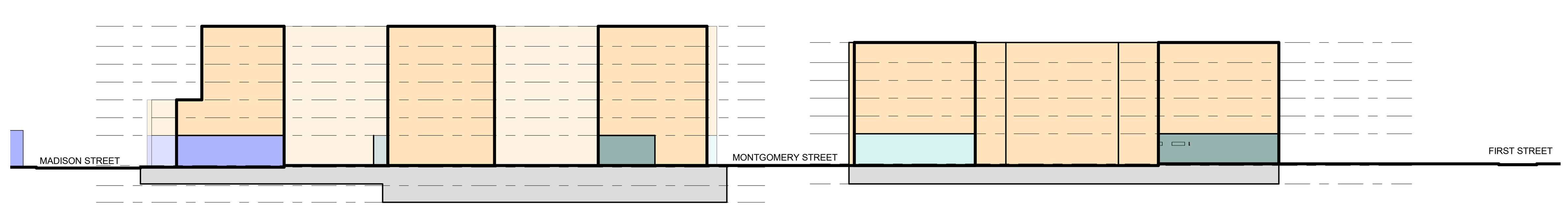

# 3 NORTH BUILDING NS SECTION

1/16" = 1'-0"




# 2 SOUTH BUILDING NS SECTION

1/16" = 1'-0"




# 1 SITE SECTION

1" = 60'-0"

5/5/2022 5:03:57 PM

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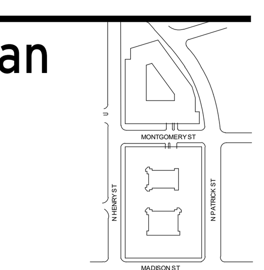
LEE AND ASSOCIATES
202.466.6666

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 |

## SECTIONS

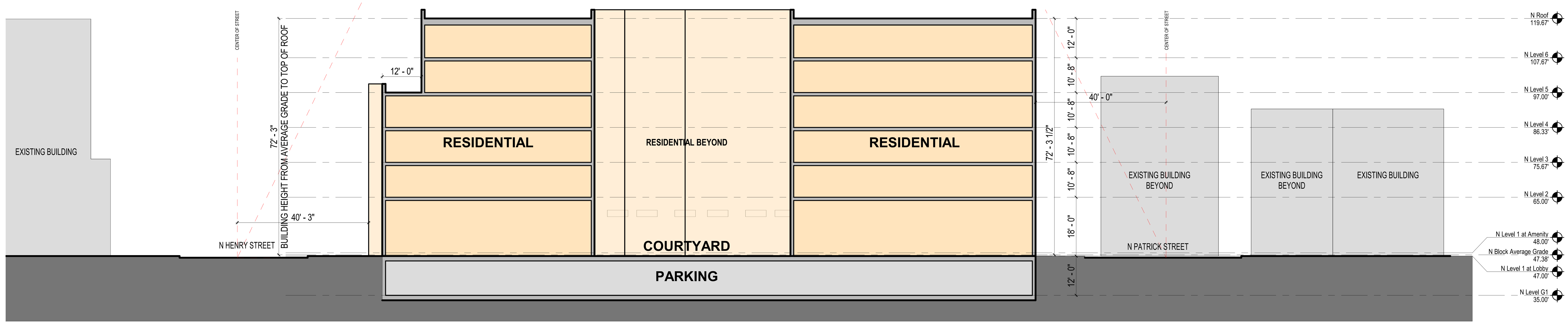
PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

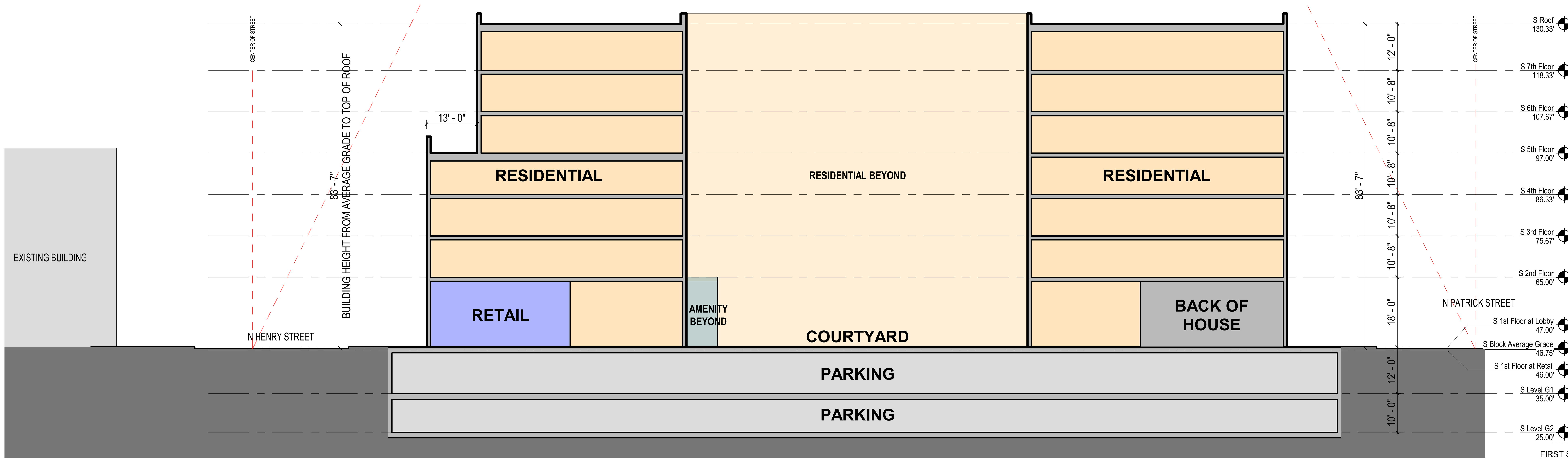
| DATE | APPROVED |
|---|---|
| 05/06/22 | X.Y. |
| SCALE: As indicated | JOB NO. 21325.00 |

DRAWING NO.
A-121



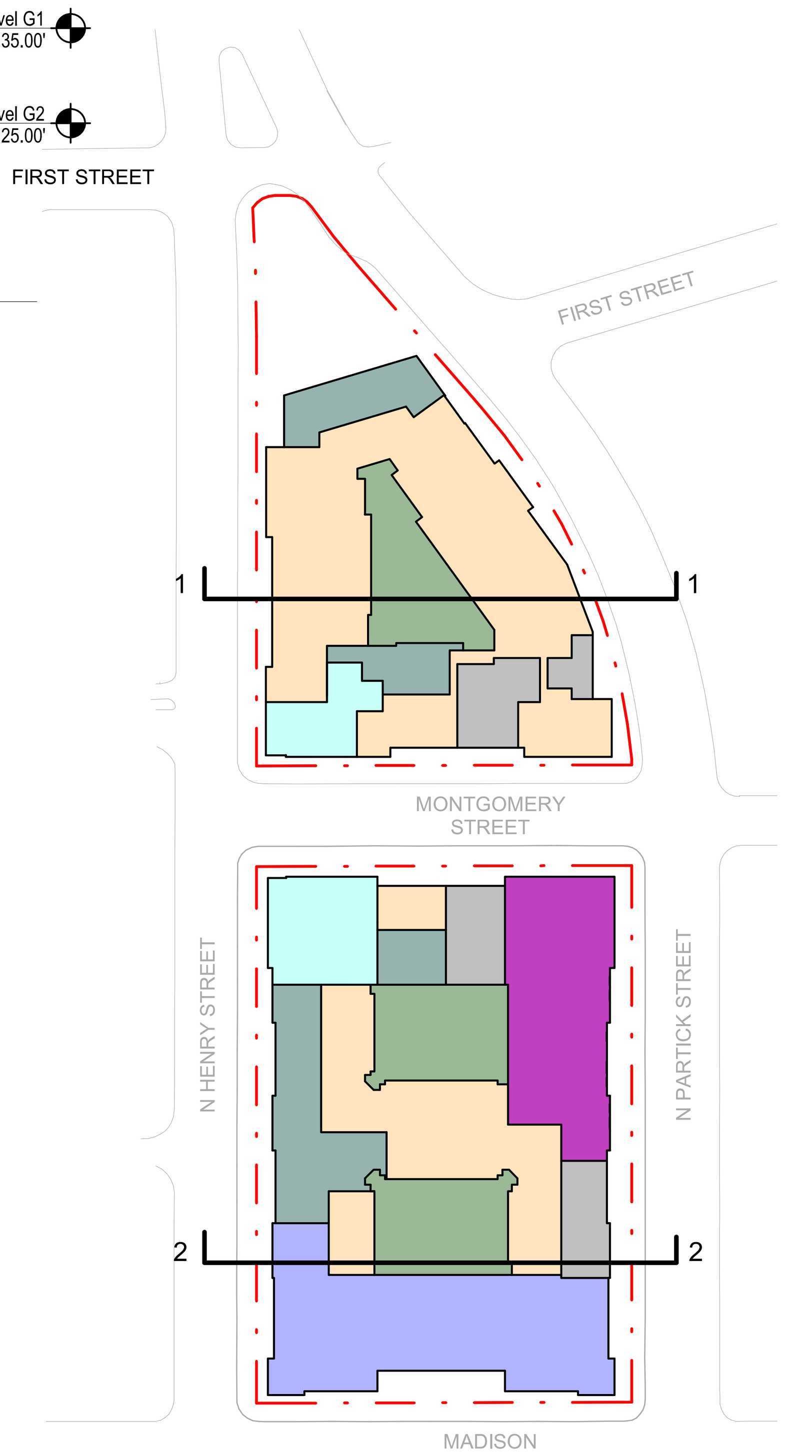

1 NORTH BUILDING EW SECTION

1/16" = 1'-0"




2 SOUTH BUILDING EW SECTION

1/16" = 1'-0"




05.06.2022 - CONCEPT 2 SUBMISSION

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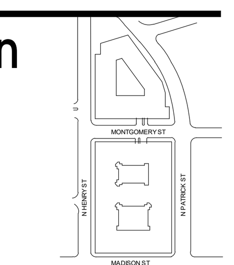
LEE AND ASSOCIATES
202.466.6666

LANDSCAPE ARCHITECT
LAND DESIGN
703.549.7784

TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan



Issue

| NO. | | DATE |
|---|---|---|
| 1 | Concept 2 | 05/06/2022 |

SECTIONS

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

| | |
|---|---|
| DATE 05/06/22 | APPROVED X.Y. |
| SCALE: As indicated | JOB NO. 21325.00 |

DRAWING NO.
A-122

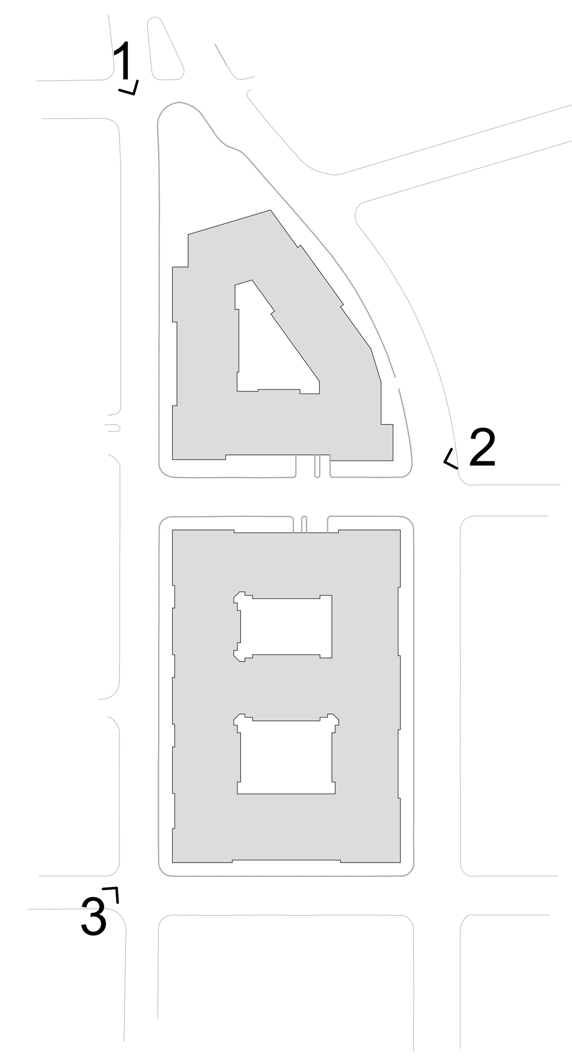
5/5/2022 5:03:59 PM

1. VIEW LOOKING SOUTH DOWN N. HENRY ST.

2. VIEW LOOKNIG WEST DOWN MONTGOMERY ST.


3. VIEW AT CORNER OF N. HENRY ST AND MADISON ST.

3D VIEWS ARE CONCEPTUAL, AND INTENDED FOR MASSING AND ILLUSTRATIVE PURPOSES.




05.06.2022 - CONCEPT 2 SUBMISSION

5/5/2022 5:04:00 PM

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LAND DESIGN
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TRANSPORTATION ENGINEER
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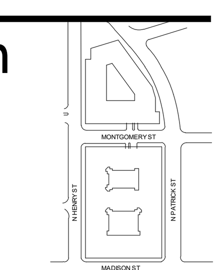
202.540.1924

Key Plan



Issue

| NO. | | DATE |
|---|---|---|
| 1 | Concept 2 | 05/06/2022 |

## CONCEPTUAL PERSPECTIVE VIEWS

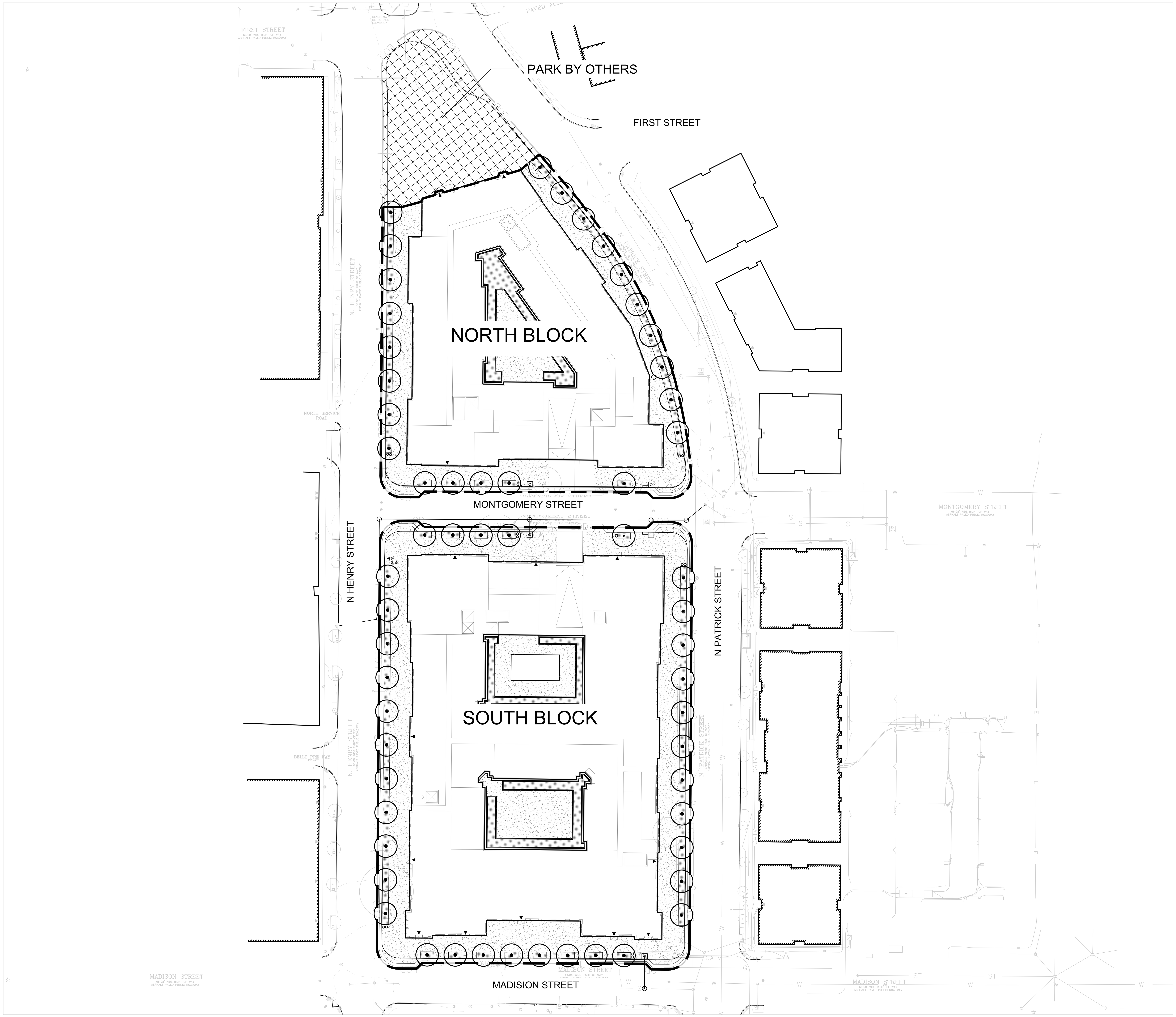
PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
S.F.

DRAWN
C.S., B.B.

| | |
|---|---|
| DATE<br>05/06/22 | APPROVED<br>X.Y. |
| SCALE:<br>1" = 160'-0" | JOB NO.<br>21325.00 |

DRAWING NO.
A-131




AREA OF SAMUEL MADDEN THAT IS NOT INCLUDED WITH THIS APPLICATION

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
05-06-2022
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 |

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

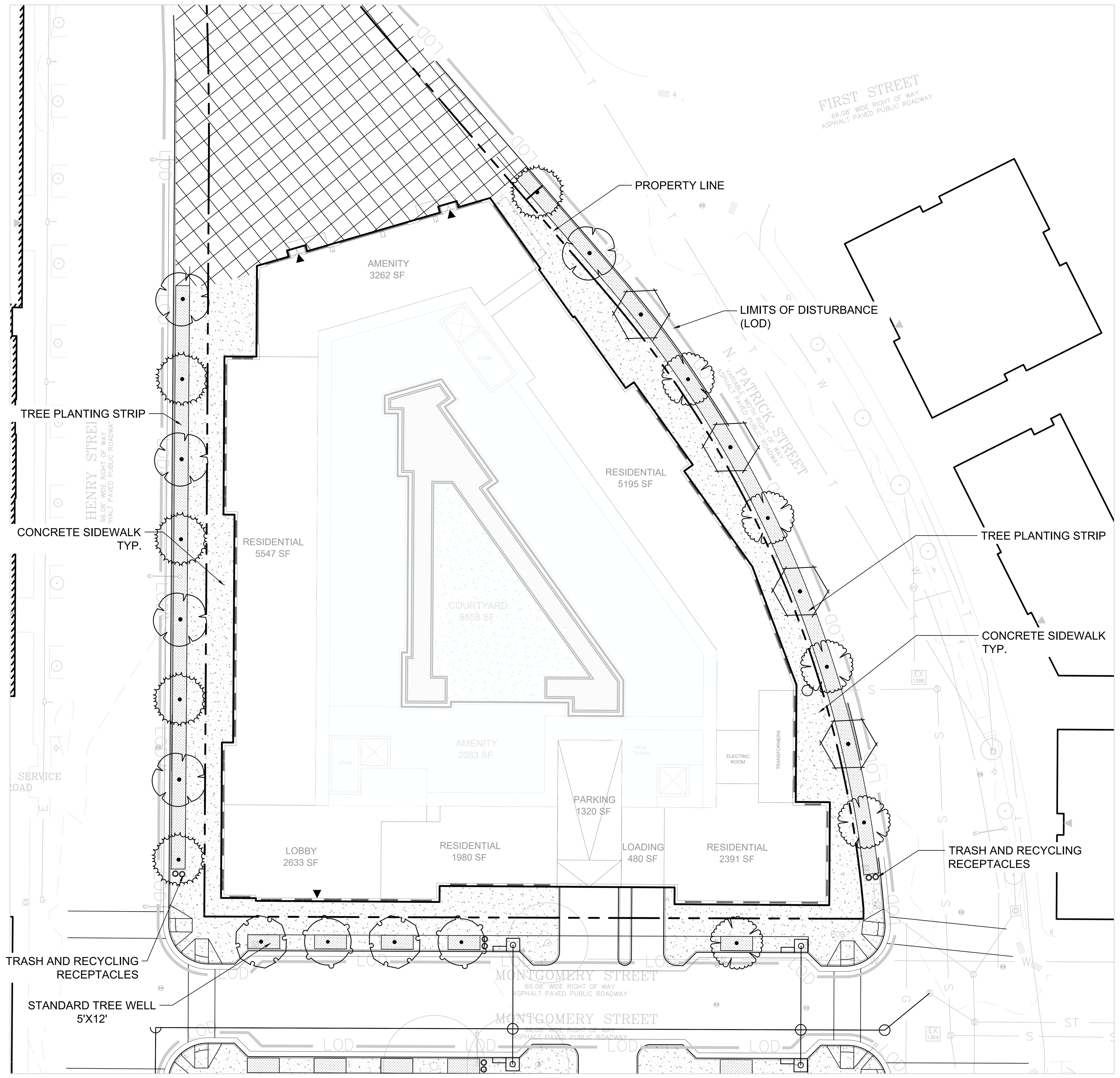
SCALE
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

NORTH

SHEET TITLE
REFERENCE PLAN

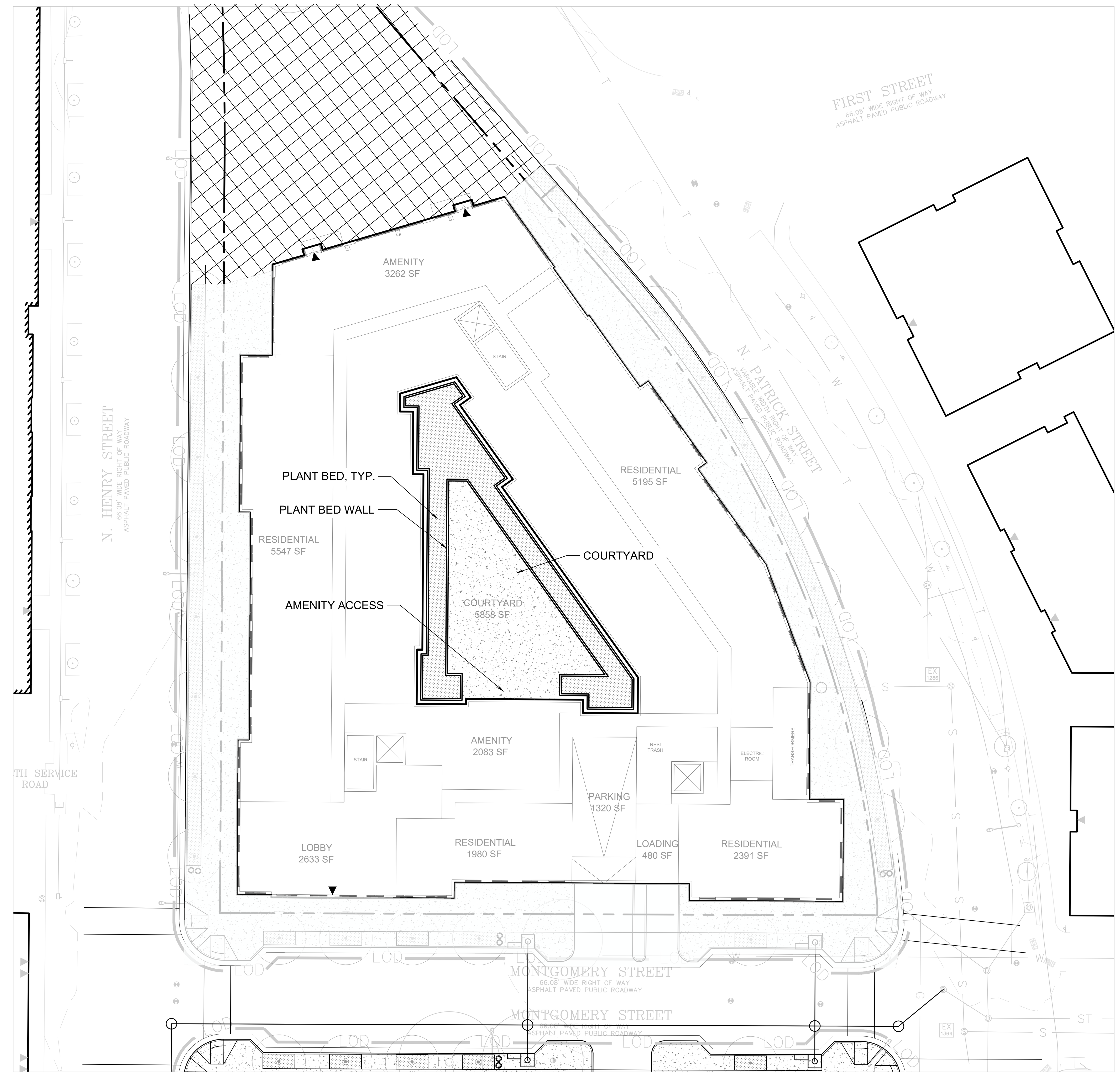
SHEET NUMBER
L003

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'

AREA OF SAMUEL MADDEN THAT IS NOT INCLUDED WITH THIS APPLICATION

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
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KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
05-06-2022
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 |

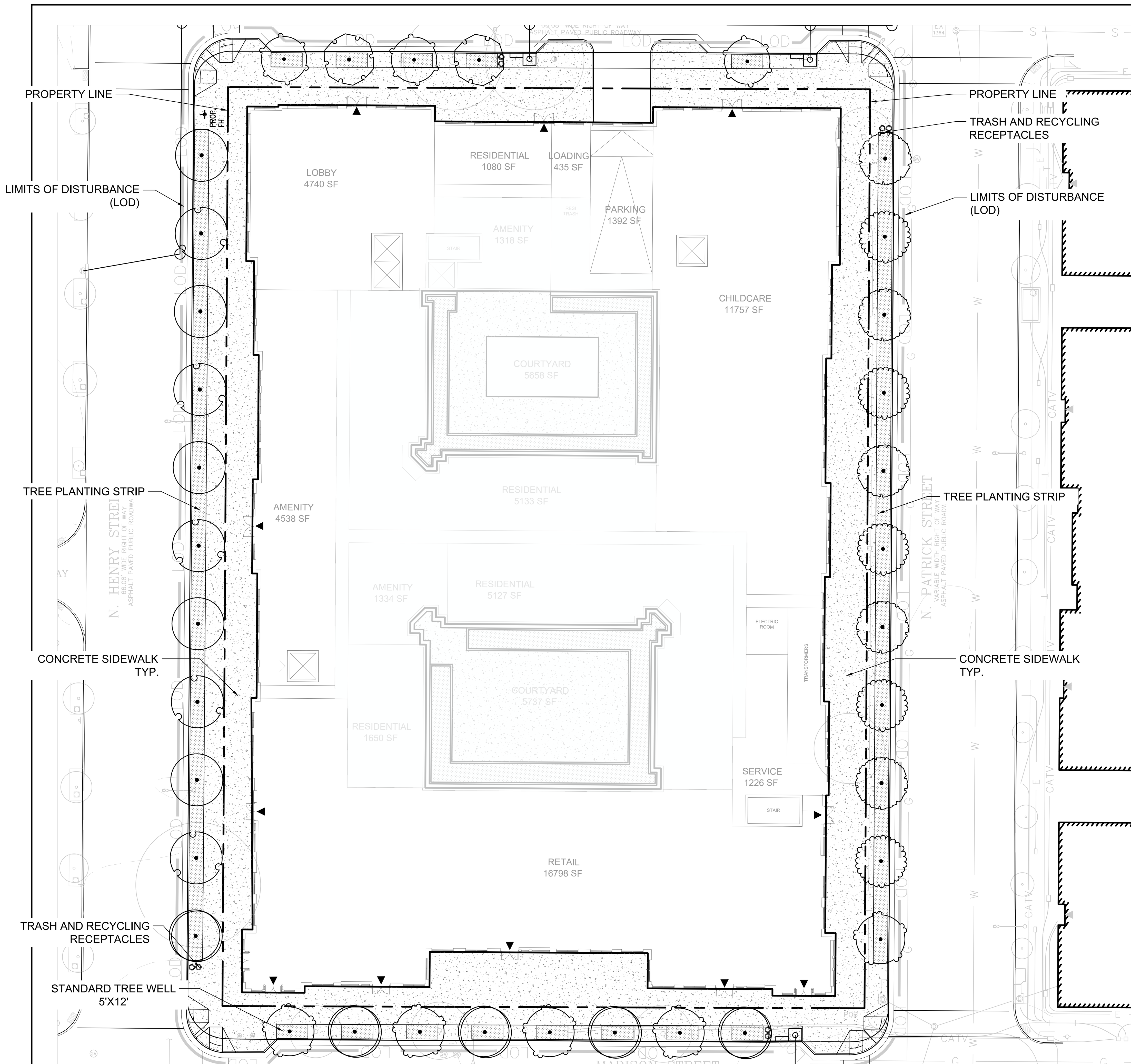
DESIGNED BY: MC, GCC
DRAWN BY: WT, MAK
CHECKED BY: MC, JVW

SCALE — NORTH
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

SHEET TITLE
MATERIALS PLAN - NORTH BLOCK

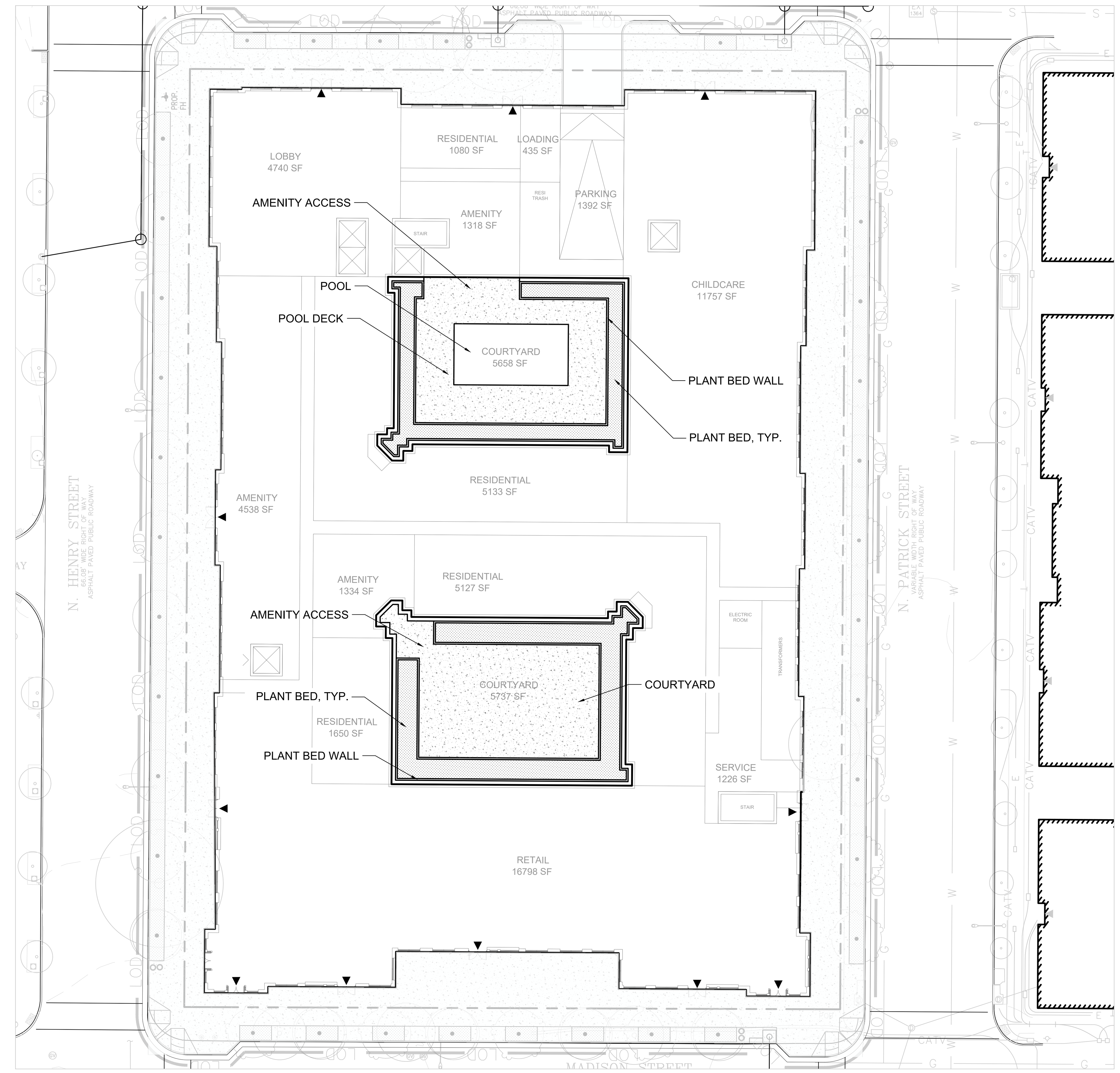
SHEET NUMBER
L0101

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 ______

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703.549.7784
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KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
05-06-2022
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 |

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

ORIGINAL SHEET SIZE: 24" X 36"

## PLANT SCHEDULE NORTH BLOCK

| TREES | CODE | BOTANICAL NAME | COMMON NAME | QTY | REMARKS |
|---|---|---|---|---|---|
| | QUE ALB | Quercus alba | White Oak | 2 | CCA: N/A |
| | QUE COC | Quercus coccinea | Scarlet Oak | 2 | CCA: N/A |
| | QUE PAL | Quercus palustris | Pin Oak | 5 | CCA: N/A |
| | QUE PHE | Quercus phellos | Willow Oak | 5 | CCA: N/A |
| | QUE RUB | Quercus rubra | Red Oak | 5 | CCA: N/A |
| | ULM AME | Ulmus americana | American Elm | 4 | CCA: N/A |

## PLANT SCHEDULE SOUTH BLOCK

| 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 |

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.
3. TREES ON STRUCTURE ARE NOT INCLUDED AT THIS TIME AND WILL BE PROVIDED WITH PRELIMINARY DSUP PLAN AS ROOFTOP AMENITY DESIGNS PROGRESS.

| 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 | 0 |
| Crown Cover from Proposed Shrubs | 0 |
| TOTAL CROWN COVER PROVIDED (%) | 0.0% |
| TOTAL CROWN COVER PROVIDED (SF) | 0 |

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

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
1 OF 1
STANDARD LANDSCAPE PLAN NOTES
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


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


KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
05-06-2022
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 |

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