LANDMARK MALL REDEVELOPMENT PRELIMINARY SITE PLAN - BLOCK K **SHEET INDEX**

PROJECT TEAM

APPLICANT

FOULGER-PRATT DEVELOPMENT, LLC 12435 PARK POTOMAC AVE SUITE 200 POTOMAC, MD 20854 TEL. 240-499-9684 CONTACT: JAY KELLY

CIVIL ENGINEER

URBAN, LTD. 4200D TECHNOLOGY COURT CHANTILLY, VA 20151 TEL. 703-376-4221 CONTACT: CLAYTON TOCK, P.E.

TRAFFIC ENGINEER

GOROVE SLADE 225 REINEKERS LANE SUITE 750 ALEXANDRIA, VA 22314 TEL. 202-540-1926 CONTACT: ROBERT SCHIESEL, P.E.

ATTORNEY

WIRE GILL LLP 700 NORTH FAIRFAX STREET SUITE 600 ALEXANDRIA, VA 22314 TE. 703-677-3129 CONTACT: KENNETH WIRE

ARCHITECT

HORD COPLAN MACHT 1925 BALLENGER AVE SUITE 525 ALEXANDRIA. VA 22314 TEL. 571-388-7761 CONTACT: CHASE EATHERLY

UTILITY ENGINEER

DAVIS UTILITY CONSULTING, LLC 3975 FAIR RIDGE DRIVE SUITE 125-SOUTH FAIRFAX, VA 22033 TEL. 703-945-9606 CONTACT: DAVIS GRAHAM

AREA TABULATIONS:

BLOCK K LOT AREA = 2.27 AC. 98,964 S.F.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-11 / 5801 DUKE ST. ALEXANDRIA, VA 2231

TOTAL SITE/LOT AREAS: 98,964 SF OR 2.27 ACRES

EXISTING ZONE: PROPOSED ZONE:

CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29) CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)

OPEN SPACE REQUIREMENTS: 24,741 SF (25% OF DEVELOPMENT AREA AT-OR ABOVE GRADE)

OPEN SPACE PROVIDED:

<u>18,145 SF (ABOVE-GRADE)</u> TOTAL OPEN SPACE PROVIDED: 28,306 SF (28.60%)

EXISTING USE: PROPOSED USE:

SHOPPING CENTER MIXED-USE: - RESIDENTIAL, RETAIL

10,161 SF (AT-GRADE)

FLOOR AREA CALCULATION:

BUILDING K	GROSS AREA (SF)
RETAIL	32,000
RESIDENTIAL	360,000
GARAGE/LOADING/SERVICE	80,000
BUILDING K SUBTOTAL:	462,000

DENSITY:

BLOCK K:	337 UNITS (MULTIFAMILY)
PROPOSED DENSITY:	148.46 D.U/AC
MIN/MAX BLDG.: HEIGHT PERMITTED:	BLOCK K: SW: 70 FT. MIN, 180 FT. MAX. NE: 70 FT. MIN, 85 FT MAX.
BUILDING HEIGHT PROPOSED:	BLOCK K: SW: 84 FT. NE: 82 FT.
AVG. FINISHED GRADE:	BLOCK K: 199.21 FT.
YARDS: REQUIRED: N/A	PROPOSED: N/A
FRONTAGE: REQUIRED: N/A	PROPOSED: N/A

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PARKING TABULATIONS:

Residential Rates ADUs - 60% AMI					ng Ratio		S	ize	Dee	lrooms		Spaces
ADUs - 60% AMI					~							
	0.75	/unit	25%	0.56	/unit ²	x	14	units			Ξ	8
1 Bedroom	1.00	/bdrm	25%	0.75	/bdrm ³	х	242	units	242	bdrms	=	182
2+ Bedroom	1.00	/bdrm	25%	0.75	/bdrm ³	×	81	units	162	bdrms	=	122
Residential Subtotal							337	units				312
Allowable Residentia	Credits (Voluntar	y):									
Metro Station / BRT v	valkshed (10%)										0%
Market-Rate: Loca	ted <u>outsid</u>	0.5 mile	Metro Stati	on walks	shed <u>but</u> wi	thin C	.5 mile	BRT stop w	alkshed	1 (10%)4		10%
ADU: Located with	in 0.5 mile	Metro Sta	tion walks	ned <u>OR</u> ti	he 0.5 mile	BRT s	top wal	kshed (109	6)4			10%
Walkability Index sco	re is betw	een 90-10	00 (10%) ⁵									10%
Walkability Index sco	re is betw	een 80-89	9 (5%)									0%
Four or more bus rou	tes stop w	vithin 0.2	5 mile of d	evelop	ment entr	ance	(5%)					5%
Development project	has 20% (or more s	tudio unit	s (5%)			= W					0%
Non-Residential												
Specific Commercial (Retail) ⁵			0.25	/ksf	x	32	ksf ⁶			=	8
Non-Residential Subt	otal											8
Total with Zoning Re	quiremen	ts										320
 Residential performan Development Projects d 2. The ratio shown abov walkability credit. The ratio shown abov walkshed (10%) and wai 4. Reduction taken base 5. Reduction taken base serving retail, and medi 6. Parking ratio for spec of Alexandria's Parking 	lated Febru re includes lkability cre d on the fu d on walka cal uses. ific comme	ary 24, 20 a reductio edit. uture Duke ability scor crcial uses I Septembr	16. n to the 0.7 n to the 1.0 Street Trai e with uses is 0.25 spac er 29, 2020	75 space) space p nsit Corri planned res per 1	per unit ra per bedroor idor and or I for the situ ,000 sf for :	te for n rate -site e whi a proj	afforda based transit h ch inclui ect loca	ble housin on site bei nub. de office, l ted inside	g basec ng with arge-foi the Enh	l on units : in 0.5 mile rmat and n anced Tra	at 609 BRT neight	%, and stop oorhood-

BLOCK K (MULTIFAMILY): 314 SPACES TOTAL PARKING PROVIDED: 377 SPACES ON-STREET PARKING: 20 SPACES

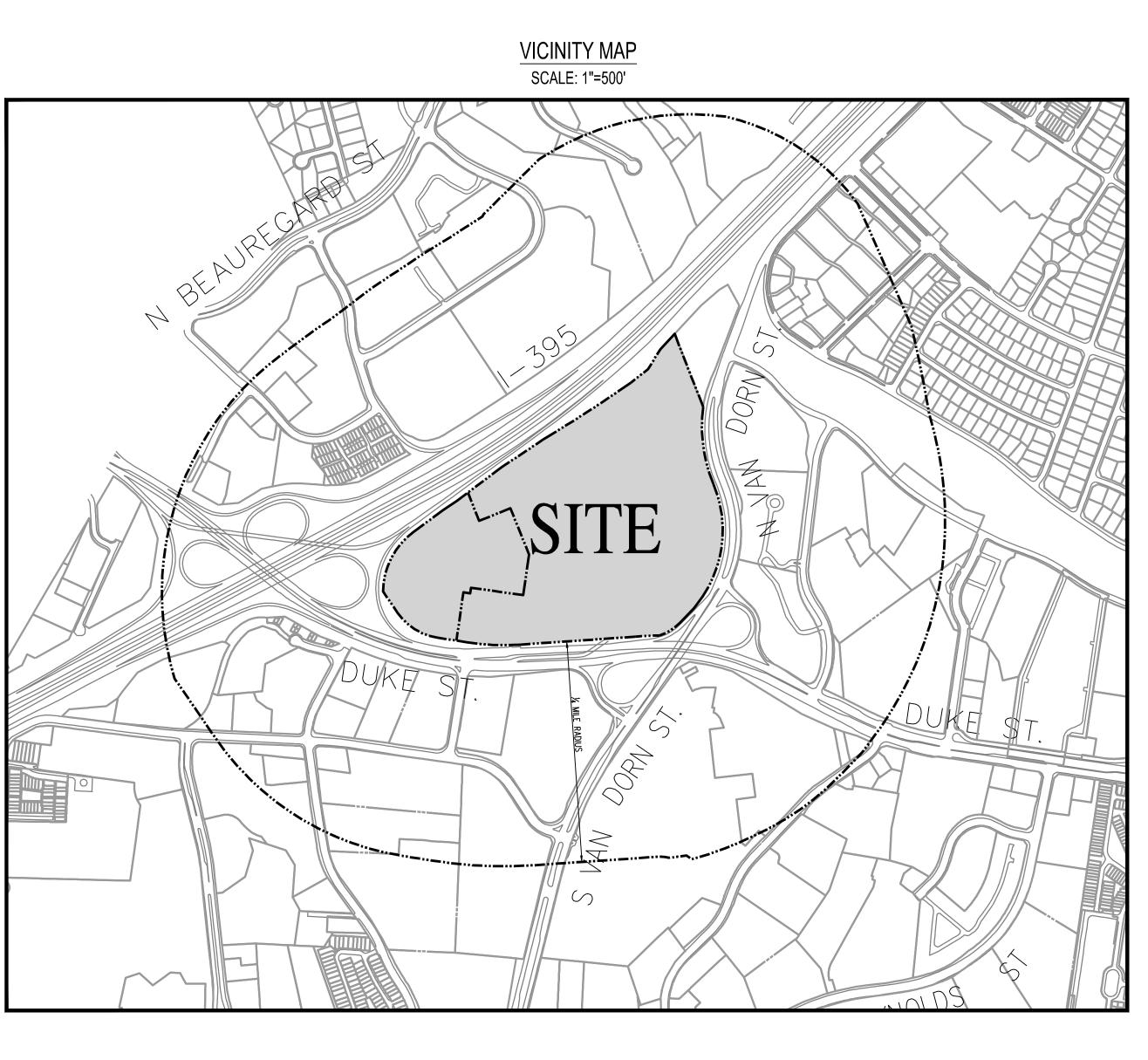
LOADING SPACES REQUIRED: RATIO: 1/20,000 SF (RETAIL)=32,000 X 1/20,0000= 2 SPACES LOADING SPACES PROVIDED: 2 SPACES

BUILDING CODE ANALYSIS

USE GROUP:	A2/A3/M/R2/S2/B
NUMBER OF STORIES:	SEE SHEET A1.0
TYPE OF CONSTRUCTION:	IIIA & IA
FLOOR AREA PER FLOOR:	SEE SHEET A1.0
FIRE PROTECTION PLAN:	NFPA 13

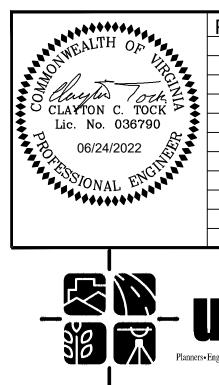
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE 24, 2022



TRIP GENERATION:

			BLOCK K	•.						
	ITE			-			Weekda			
Land Use	Code	Si	ze	A	M Peak Ho		-	VI Peak Ho		D
				In	Out	Total	In	Out	Total	Тс
Proposed Development Program										
Residential										
Multifamily Housing (Mid-Rise) (Apartments,	221	337	DU	29	84	113	87	55	142	1,
Townhomes, Condo; max 10 floors)	<u> </u>	337	00	23	04	113	07	55	142	L,
Total Residential w/o Reductions				29	84	113	87	55	142	1,
Internal Trip Capture Reduction				-1	-4	-5	-13	-11	-24	-3
Total Residential w/ Internal Capture Reductions				28	80	108	74	44	118	1,
Non-Auto Mode Share Reduction ¹		50%		-14	-40	-54	-37	-22	-59	-7
Subtotal (Residential Trips with Internal Capture and					40	<i>– 1</i>	~7	~~		
Non-Auto Mode Share Reduction)				14	40	54	37	22	59	7
Total External Residential Trips				14	40	54	37	22	59	7
Retail										
Shopping Center	820	30	ksf of GLA	17	11	28	55	60	115	2,
Total Retail w/o Reductions				17	11	28	55	60	115	2,
Internal Trip Capture Reductions				-3	-4	-7	-7	-7	-13	-2
Total Retail w/ Internal Capture Reductions				14	7	21	48	53	102	2,
Non-Auto Mode Share Reduction ⁵		35%		-5	-2	-7	-17	-19	-36	-{
Subtotal (Retail Trips with Internal Capture and Non-				9	4	13	31	35	66	1.
Auto Mode Share Reduction)				9	4	13	31	30	00	1,
Passby Reduction		20%/30%/ 20%	AM/PM/Da ilv	-2	-1	-3	-9	-10	-20	-3
Subtotal (Retail Trips with Internal Capture, Non-Auto			<u>y</u>	~	-1		~~	~ 4	40	
Mode Share , and Pass By Reduction)				8	4	11	23	24	46	1,
Total External Retail Trips				8	4	11	23	24	46	1,
OVERALL NON-AUTO MODE TRIPS				-19	-42	-61	-54	-41	-94	-1
OVERALL DEVELOPMENT TRIPS				22	44	65	60	46	105	1.



Sheet List Table

	Sheet List Table		
Sheet Number	Sheet Title		
01	COVER SHEET	L0401-L0403	SOIL VOLUME PLAN
02-03	GENERAL NOTES & DETAILS	L0501	PLANTING PLAN - SITE
03A	PARKING PLAN	L0502	PLANTING PLAN - COURTYARD
04	PROPERTY EXHIBIT	L0503	PLANTING PLAN - AMENTIY DECK
05	CONTEXTUAL PLAN	L0504	RESIDENTIAL TERRACES
06	OVERALL EXISTING CONDITIONS	L0505-L506	PLANTING SCHEDULE + TABULATION
07	EXISTING CONDITIONS	L0601	SITE DETAILS
08	OVERALL CONCEPT PLAN	L0602	COURTYARD AND AMENITY DETAILS
09A	SITE PLAN	L0611	SITE SECTIONS + ELEVATIONS
10	UTILITY PLAN	L0661-L0663	PLANTING DETAILS
11	GRADING PLAN	L-0840	DOG RELIEF AREA DIAGRAM
12	SANITARY SEWER PLAN	A1.0	CODE ANALYSIS & UNITS MATRIX
13	SANITARY SEWER COMPUTATIONS	A2.1	LEVEL P1 PLAN
14	SWM PRE DEVELOPMENT PLAN	A2.2	LEVEL 1 PLAN
15	SWM POST DEVELOPMENT PLAN	A2.3	LEVEL 2 PLAN
16-18	SWM COMPS & NARRATIVE	A2.4	LEVEL 3 PLAN
19	BMP PLAN	A2.5	LEVEL 4 PLAN
20	BMP COMPS & NARRATIVE	A2.6	LEVEL 5-6 PLAN
21	WQVD DATA BLOCKS	A2.7	LEVEL 7 PLAN
22-25	OUTFALL ANALYSIS	A2.8	ROOF PLAN
26	OPEN SPACE MASTER PLAN	A3.0 - A3.1	AREA PLANS
27	OPEN SPACE PLAN	A3.2	GREEN ROOF EXHIBIT
28	PEDESTRIAN EXHIBIT	A3.3	OPEN SPACE
29	FIRE SERVICE PLAN	A4.1 - A4.3	ELEVATIONS
30-32	AUTOTURN EXHIBIT	A4.4 - A4.6	ELEVATIONS - MATERIAL EXHIBITS
L0002	GENERAL NOTES	A4.7	SIDING & PANEL PRECEDENT
L0003	REFERENCE PLAN	A5.1	SECTIONS
L0101	MATERIALS PLAN - SITE	A6.1-A6.3	PERSPECTIVES
L0102	MATERIALS PLAN - COURTYARD	A6.4	BIKE STORAGE LAYOUT
L0103	MATERIALS PLAN - AMENTIY DECK	77	GREEN BUILDING APPROACH
L0301	LIGHTING PLAN - COURTYARD		
L0302	LIGHTING PLAN - AMENITY DECK	TOTAL SHEET	-S= 84
L0303	LIGHTING PLAN - RESIDENTIAL TERRACE	S	

PROJECT NARRATIVE:

THE NORTH BY HENRY G. SHIRLEY MEMORIAL HWY (1-395), TO THE SOUTHEAST BY DUKE STREET. SITE TO THE NORTH (VS. BLOCK E&G). TO THE SOUTHWEST BY FUTURE BLOCKS L. J AND H. AND TO THE SOUTHEAST BY FUTURE BLOCKS M AND I.

THE PURPOSE OF THE REDEVELOPMENT FOR BLOCK K IS TO ALLOW FOR A RANGE OF USES ACROSS THE SITE. THESE USES WOULD INCLUDE RETAIL AND RESIDENTIAL UNITS. THESE USES MAY BE IMPLEMENTED ANYWHERE ON THE SITE, SUBJECT TO CAPACITY OF INFRASTRUCTURE.

ADJACENT PROPERTIES:

OVERALL, ANY ADJACENT PROPERTIES ARE SEPARATED FROM THE SITE BY MAJOR ROADWAYS, AND IN COMBINATION WITH STEPS PROPOSED BELOW, THE APPLICANT DOES NOT ANTICIPATE ADVERSE EFFECTS FOR THOSE PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT.

ADJACENT PROPERTIES SHALL BE PROTECTED FROM ADVERSE EFFECTS VIA STANDARD EROSION AND SEDIMENT CONTROL MEASURES, ALONGSIDE EFFORTS TO REDUCE THE OVERALL RUNOFF FROM THE SITE. IN ADDITION, BOTH ON AND OFFSITE IMPROVEMENTS MITIGATING THE IMPACT OF ADDITIONAL TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE DSUP PHASES OF DEVELOPMENT, AND AS DETERMINED BY TRIGGERS PROVIDED IN THE TRAFFIC STUDY. PRIMARY ACCESS TO THE SITE WILL BE FROM SIGNALIZED INTERSECTIONS ON DUKE AND VAN DORN STREETS.

LIST OF EXISTING APPROVALS:

- CDD2020-00007
- SUB2021-00003 DSP2021-00012
- SUB2022-00005

LIST OF REQUESTED APPROVALS:

- DSUP#2022-10016
- TMP SUP FOR BLOCKS E&G, I AND K TO CONSTRUCT MORE THAN 99 AND LESS THAN 349 DWELLING UNITS PER 11–704(A)2.

GREEN BUILDING POLICY STATEMENT

THE BUILDING ON BLOCK K WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AT THE TIME OF DSUP SUBMISSION. PLEASE SEE SHEET 77.

PLAN DATE 06-24-2022	REVISION			APPROVED	
-	-			SPECIAL USE PERMIT NO	
-				DEPARTMENT OF PLANNING & ZO	NING
-					
-				DIRECTOR	DATE
-				DEPARTMENT OF TRANSPORTATION	N & ENVIRONMENTAL SERVICES
-				SITE PLAN NO	
-					
				DIRECTOR	DATE
rhon	Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151			CHAIRMAN, PLANNING COMMISSION	DATE
Irban	TEL. 703.642.2306 → FAX 703.378.7888 www.urban-ltd.com			DATE RECORDED	
rineers+Landscape Architects+Land Surv	•	l OF	84	INSTRUMENT NO. DEED BOO	DK NO. PAGE NO.

WESTEND DEVELOPMENT TABULATIONS:

VELOPMENT	SUMMAR	Y			INO	VA HOSPITAL CAN	IPUS																								
	Floor	Residential	Hotel	Building A		Build	ing B	Build	ling C	Blog	k D	Blo	ck E	Blo	k G	Bloc	kН	Blo	ck I	Blo	ock F	Block	٢N	Blo	ock J	E	llock K	Bloo	ck L	Ble	ocks M
	Area	Units	Keys	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Un
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cal Office	283, 589			-		94,212	-	76,357	-	-	-	113,020			-	-	2	2 - 1	-	5 — 1	-		1 10 4)	-	70	-				175	
family	1,116,871	1,072 units		-	-	-	-	-	-	-	-	149,641	140	195,119	234	-		412,111	375	-	-	-	-		171	360,000	323	-			
rdable Multifamily	12,250	45 units		-	-	-	-	_	-	-	-	5,500	6	6,750	10	-		-	15		-	-	-	-	-	-	14	-		~	
or Housing (AL/IL)	-	0 units		-	-	-	-		-		0	-	-	-	-		12				-	-					_	141	120		
er-2 Townhomes	-	0 units		-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-			
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over Gross Land Area										-			•													-, · · · ·				-	-

PARKING TABUI ATIONS

PARKING TABULATIONS			INO	VA HOSPITAL CA	MPUS																								
Parking Requirement	Parking Ratio Totals	Building A		Buil	lding B	Bui	lding C	Bloc	k D	Bl	ock E	Blo	ck G	Blo	ck H	Blo	ock I	BLO	OCK F	BLO	CKN	Blo	ock J	I	Block K	Blo	:k L	Blocks	М
		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED P	PROPOSED
PARKING RATES																													
Hospital	1/ 2 BEDS	TBD	(SEE BELOW)	-	-	-	-	a		. # 1		-	-	-	-		-	=	-	- - -	-	278	-	17	-	-	-	278	=
Office	1.5/ 1000 GSF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-		-	-	-
Medical Office	1.5/ 1000 GSF	-	-	408	(SEE BELOW)	335	(SEE BELOW)			170	403																	1	
Multifamily	1/ BEDROOM	-	-	-	-		-	-	-	213	229	285	285	1.70		. =	483	1	-	(-	-	. —.	312	302	-	-	-	5
Affordable Multifamily	0.8/ UNIT	-	-	-	-	-	-	-	-	-		-	-	-	1 '		-	ie.	-	-	-	-	-	-	12	· =:	-	-	-
Senior Housing (AL/IL)	0.7/ UNIT	-	-	-	-	_	-	Ш.	ш.		-	-	-	-	i=.	=	-	н.	-	121	-	-	-	(=)	-	1.=1	-	-	-
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Traditional Townhomes	2.0/ UNIT	-		-	-	-	-	-	-	-		-	-	-	i=.	-	-	-	-	-	-	-	-	-	-		(-1		-
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Grocer	50 spaces	-	-	-	-	2	-	Ξ.	Ξ.	:21		-	-	121	12 .	5 <u>8</u> 2	-	72 .			-			120	63 (SEE SHEET 03A)	1421	121		5
Firestation		-	-	-	-	-	-				-	-	-		-	-	-	-	-	171	-	-	-	17	-	-	171	< <u>-</u>	=
VEHICLE PARKING																													
STANDARD PARKING SPACES		-	TBD	-	TBD	-	TBD			=	385	-	117	-	-	-	154	=	-	=	-	274	=	121	123	=	-		-
COMPACT PARKING SPACES		-	TBD	-	TBD	-	TBD	-	-	-	429	_	248	-	1 4		683	. 	-	-	-	-	-	-	181			-	-
ON-STREET PARKING SPACES											15		15												20				
HANDICAP PARKING SPACES (NON-VAN)		-	TBD	-	TBD	-	TBD	-	-	=	18	-	11	-	-	=	12	-	-	12	-	-	=	(a)	8	- 21	-		-
HANDICAP PARKING SPACES (VAN)		-	TBD	-	TBD	-	TBD	-	-	Э.	5	-	4	i=1	I .		9	ι π '	-	-	~	(=)	-	-	2		(- I	(.	-
	TOTAL PARKING PROVIDED: 3,949			1,510				-	-	-	852	-	395	-	5	-	858	=	-	-	-	-	-	320	334	-	-	-	
PARKING PROVIDED IN EXISTING GARAGE				0 (EXISTING GAR							027		200				05.0								63 (SEE SHEET 03A)			\square	
			960 (ABOVE GRAD	of a the states of the states of the states of				-	-	-	837		380	-	H.	-	858	-	-	-		· · · ·	-	-	314		-	-	-
PARKING PROVIDED IN PROPOSED GARAGE		-	960 (ABOVE GRAD	E GARAGE + BEL	OW GRADE GARA	AGE)		<u>u</u>	-			-	121	-			-	-	-	1 <u>2</u> .	-			-	314	-	-	14	-
LOADING SPACES										3	4	1	3				3								2				
BICYCLE PARKING																													
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ZONING TABULATIONS	1	IOVA HOSPITAL CAMPUS																							
Zoning Requirement	Building A	Building B	Building C	Bloc	:k D	Block E		Block	kG	Block	н	Blo	ck I	Blo	ock F	Blo	ck N	Blo	ock J		Block K	Blo	ock L	Bloc	:ks M
		PROPOSED		REQUIRED	PROPOSED	REQUIRED PR	OPOSED RE	QUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSE
LOT AREA (SQ. FT.)	452,343 (COMB	INED INOVA HOSPITAL CAMPUS AR	EA)	-	-	- 1	08,575	-	62,083		E.		107,845	-	112,495	-	112,495	-		-	98,964			(=)	-
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TOTAL OPEN SPACE		62,530		Ξ	=		27,144	-	15,520		Ξ.	-	30,479	-	-	-	-	-			28,306			<u></u>	
AVERAGE FINISHED GRADE (FT.)	216.34 (PROPOSED)	209.86 (PROPOSED)	212.07 (PROPOSED)	-	H	- 2	200.55	-	198.58	(-1	1 4 .	1	193.00	1	-	-	-	-			199.21	· .=-1		-	-
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BLOCK K SITE TABULATIONS:

Use	Floor	Residential	Hotel	Bloc	k K
Use	Area	Units	Keys	Floor Area	Units
Hospital	-			-	-
Office	-			-	
Medical Office	-			-	÷
Multifamily	360,000	323 units		360,000	323
Affordable Multifamily	-	14 units		-	14
Senior Housing (AL/IL)	-	0 units		-	
2-over-2 Townhomes	-	0 units		-	-
Traditional Townhomes	-	0 units		-	-
Condo Flats	-	0 units		-	-
Hotel	1		0 keys	-	-
Retail	32,000			32,000	-
Grocer	-				-
Firestation	-			-	-
Garage / Loading / Service	80,000			80,000	-
Total	472,000	337 units	0 keys	472,000	337

PARKING TABULATIONS Parking Requirer PARKING RATES Hospital Office Medical Office Multifamily One Bedroom Two/Three Bedroom Affordable Multifamily Senior Housing (AL/IL) 2-over-2 Townhomes Traditional Townhomes Condo Elate Condo Flats Grocer Firestation VEHICLE PARKING STANDARD PARKING SPACES COMPACT PARKING SPACES ON-STREET PARKING HANDICAP PARKING SPACES (NON-VAN) HANDICAP PARKING SPACES (VAN) PARKING PROVIDED IN EXISTING GARAGE PARKING PROVIDED IN PROPOSED GARAGE LOADING SPACES BICYCLE PARKING Residential Visitor

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GENERAL NOTES

- THE SUBJECT SITE IS LOCATED ON THE FOLLOWING CITY OF ALEXANDRIA ASSESSMENT MAP NO.S: LOT 602 LANDMARK MALL REDEVELOPMENT R/S: 047.02-03-11 (5801 DUKE ST), AND IS ZONED CDD. OWNER: LANDMARK LAND HOLDINGS, LLC C/O FOULGER-PRATT DEVELOPMENT, LLC
- ADDRESS: 12435 PARK POTOMAC AVE, SUITE 200, POTOMAC, MD, 20854 THE SITE IS LOCATED IN THE HOLMES RUN WATERSHED.
- CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
- ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC). PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING
- CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS. REQUIRED FOR ANY UTILITY INSTALLATION
- SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
- ALL REQUIRED STATE AND FEDERAL PERMITS. WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCRI, VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE
- VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/soil_and_water/vsmp.shtml. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
- ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR. TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION
- THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION
- THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE
- COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATEI Y
- ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND
- MAINTAINED PRIVATELY. ALL WATER FACILITY CONSTRUCTIONS SHALL CONFORM TO VIRGINIA AMERICAN WATER (VAW) STANDARDS AND SPECIFICATIONS. NO WORK CAN BE COMPLETED ON EXISTING AND PROPOSED WATER FACILITIES UNTIL ALL EASEMENTS AND AGREEMENTS WITH VAW ARE FINALIZED, EXECUTED AND RECORDED. DEVELOPER OR CONTRACTOR SHALL CONTACT VAW AT 703-706-3889 TO OBTAIN AN APPROVED PROPOSAL AND PAY ALL REQUIRED FEES, PRIOR TO THE START OF CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER MAINS, FIRE HYDRANTS, DOMESTIC AND FIRE SERVICE LINES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE CONSTRUCTED BY VAW.
- PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN. IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS
- THIS SITE IS NOT LOCATED WITHIN A COMBINED SEWER AREA. THE SITE CONTAINS EXISTING STORM SEWER, SANITARY SEWER, WATERLINES, ELECTRIC, AND OVERHEAD UTILITY. THE SUBJECT PLAN PROPOSES THE ADDITION OF STORM SEWER, SANITARY SEWER, WATERLINES, ELECTRIC, AND TELECOMMUNICATION CONNECTIONS. SOME OF THE EXISTING UTILITIES WILL REMAIN BUT NEW ONES WILL BE ADDED. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SPECIAL PAVING MATERIAL INSTALLED WITHIN THE PUBLIC RIGHT OF WAY PER DEVELOPMENT CONDITION 2G.

ADDITIONAL NOTES

- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

UTILITY WORKS

- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:
- ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE
- SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING
- CONNECTION AND/OR CONSTRUCTION. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN
- APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
- RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS \$4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH). APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
- NO CONTAIMINATION HAS BEEN FOUND ONSITE UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
- GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES. ALL NEW INSTALLATIONS AND/OR REINSTALLATIONS OF UTILITIES SUCH AS ELECTRICAL LINES. GAS PIPES, COMMUNICATION CABLES INCLUDING WATER AND SEWER LATERAL BOTH ON PRIVATE PROPERTY AND IN THE PUBLIC RIGHT OF WAY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH 3" AND 6" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES. SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS
- TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES: EX. FIRE HYDRANT SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION. OR AS MAY BE APPROVED BY THE DIRECTOR OF T&ES.

EXISTING CONDITIONS SURVEY NOTES

- HORIZONTAL DATUM* NORTH AMERICAN DATUM OF 1983, NAD83 VERTICAL DATUM* NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88* UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY URBAN LTD., DATED 05/10/2012; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES. NOTIFY
- "MISS UTILITY" AT 1-800-257-7777 AND 811 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTOR(S) ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT WWW.DOM.COM (KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.
- THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY URBAN LTD., DATED 02/01/2012 IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS.
- * PER MEMORANDUM TO INDUSTRY, JULY 20, 2005; THE PLAN SHALL BE PREPARED USING VIRGINIA STATE PLANE (NORTHZONE) COORDINATES BASED ON NAD83 AND NAVD88; HOWEVER, IF THE CURRENT DRAWINGS ARE PREPARED USING NORTH AMERICAN DATUM OF 1927 (NAD27) AND NORTHGEODETIC VERTICAL DATUM OF 1929 (NGVD29) THEN THE AS-BUILT DRAWINGS SHALL PROVIDE A CONVERSION TABLE OF SANITARY AND STORM SEWER DATA IN THE NAD83 AND NAVD88 DATUMS.

ENVIRONMENTAL SITE ASSESSMENT

- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE 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 RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
- UNLESS APPROVED BY THE DIRECTOR OF TRANSPORTATION & ENVIRONMENTAL SERVICES (T&ES) 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 7 AM TO 6 PM AND SATURDAYS FROM 9 AM TO 6 PM.
- NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS. PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND SATURDAYS FROM 10 AM TO 4 PM.

SANITARY FLOW COMPUTATIONS

TOTAL FLOW FROM BUILDING K= <u>300 GPD/UNIT * 339 UNITS + 200 GPD/1,000 S.F. * 29,834 S.F. = 107,667 GPD</u> <u>PEAK FACTOR FLOW FROM BUILDING = 107,667 GPD * 4.0 = 430,668 OR 0.43 MGD</u>

THE TOTAL ESTIMATED FLOW EXCEEDS 10,000 GPD AND IS THEREFORE SUBJECT MEMORANDUM TO INDUSTRY NO. 06-14, WHICH STATES THAT AT THE TIME OF THE FINAL SITE PLAN,

- THE APPLICANT SHALL PROVIDE ADEQUATE SANITARY SEWER OUTFALL ANALYSIS, AS THE CITY-OWNED SEWERS THAT ARE USED BY THE DEVELOPMENT/REDEVELOPMENT PROJECT. THE SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL BE COMPLETED UP TO THE TRUNK SEWER DOWNSTREAM WITH A MINIMUM DIAMETER OF 24" OR TO A POINT AS DIRECTED BY T&ES STAFF.
- THE APPLICANT SHALL PROVIDE AN ESTIMATE OF THE AVERAGE DAY AND PEAK WASTEWATER FLOW DISCHARGED UPSTREAM AND DOWNSTREAM OF THE DEVELOPMENT SITI UNDER EXISTING CONDITIONS AND THE CONTRIBUTION OF SANITARY FLOW FROM THE PROPOSED DEVELOPMENT SITE TO THE TRUNK SEWER USING THE FACTORS DESCRIBED BELOW
- AVERAGE DESIGN FLOWS:
- SINGLE FAMILY HOME/TOWNHOUSE 350 GPD/UNIT MULTI-FAMILY (CONDO. APARTMENT) 300 GPD/UNIT
- OFFICE / RETAIL 200 GPD/1000 S.F.
- 130 GPD/ROOM HOTEL
- THE SANITARY SEWERS SHALL BE DESIGNED FOR PEAK FLOW USING A PEAKING FACTOR OF 4 APPLIED TO THE AVERAGE FLOW. AT THE DISCRETION OF T&ES STAFF, EXISTING CONDITIONS PEAK FLOWS, BASED ON
- LONG-TERM MONITORING AND/OR SEWER MODELING, MAY BE AVAILABLE TO THE APPLICANT FOR USE IN DETERMINING SANITARY SEWER CAPACITY. SHORT-TERM TEMPORARY FLOW MONITORING OR WATER METER DATA MAY NOT BE USED IN LIEU OF COMPUTING EXISTING FLOWS. LONG-TERM MONITORING MAY BE USED SUBJECT
- TO THE APPROVAL OF THE DIRECTOR OF T&ES.
- 3. IN LIEU OF THE ESTIMATION OF THE AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW. THE DIRECTOR OF T&ES AT HIS DISCRETION MAY REQUEST THE APPLICANT TO MEASURE THE SANITARY FLOW UPSTREAM AND DOWNSTREAM OF THE PROPOSED DEVELOPMENT SITE TO DETERMINE THE CURRENT SANITARY FLOW DISCHARGED INTO THE TRUNK SEWER UPSTREAM OF THE DEVELOPMENT SITE AND THE CURRENT CONTRIBUTION OF THE SANITARY FLOW TO THE TRUNK SEWER FROM THE DEVELOPMENT SITE UNDER EXISTING CONDITIONS.
- THE APPLICANT SHALL ESTIMATE ADDITIONAL AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW TO BE DISCHARGED INTO THE TRUNK SEWER FROM THE PROPOSED DEVELOPMENT SITE UNDER PROPOSED CONDITIONS USING THE FACTORS DESCRIBED ABOVE. THE SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL ACCOUNT FOR THE EXISTING
- AND FUTURE NEEDS. THE CITY OF ALEXANDRIA, AT ITS DISCRETION, WILL PROVIDE THE APPLICANT WITH ANY
- READILY AVAILABLE DATA TO ASSIST IN COMPLETION OF THE ADEQUATE OUTFALL ANALYSIS. THE ADDITIONAL PARAMETERS REQUIRED TO COMPLETE THE ANALYSIS SHALL BE FIELD MEASURED (I.E., LENGTH, PIPE DIAMETER, MATERIAL OF CONSTRUCTION, AND SLOPE, ETC.) AND/OR ESTIMATED (I.E., MANNING'S ROUGHNESS COEFFICIENT) BY THE APPLICANT. THE APPLICANT SHALL USE THE CRITERIA ESTABLISHED BY THE ENGINEERS AND SURVEYORS (ESI) INSTITUTE, AS SHOWN ON THE ESI CHECK LIST, WHERE APPLICABLE.
- THE APPLICANT SHALL PROVIDE ALL THE MEASURED AND/OR ESTIMATED DATA AND CALCULATIONS ON THE ADEQUATE SANITARY SEWER OUTFALL ANALYSIS ON THE PLANS FOR REVIEW BY THE CITY STAFF
- THE INCREASED PEAK FLOW WILL BE PLACED IN THE CITY OF ALEXANDRIA WASTEWATER FLOW CAPACITY REGISTRY TO DETERMINE THAT THE CITY HAS SUFFICIENT TREATMENT CAPACITY AVAILABLE IN THE ALEXANDRIA SANITATION AUTHORITY (ASA) ADVANCED WASTEWATER TREATMENT PLANT (A WWTP) AND IN VARIOUS INTERCEPTOR SEWERS IN THE CITY OF ALEXANDRIA.
- SANITARY SEWER SYSTEMS THAT SERVE OVER 400 PEOPLE REQUIRE THE APPROVAL OF THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ). THEREFORE, THE APPLICANT SHALL COMPLY WITH ALL THE REGULATORY REQUIREMENTS OF THE STATE OF VIRGINIA.
- 10. THE INSTALLATION OF PLUMBING FIXTURES THROUGHOUT THE CITY SHALL BE GOVERNED B LOCATION. IN THE AREAS A AND B SHOWN IN THE ATTACHED MAP, THE SANITARY SEWER PLUMBING FIXTURES AND DRAINS LOCATED BELOW THE FIRST FLOOR (INCLUDING PARKING STRUCTURES) SHALL HAVE IN-STRUCTURE OR ON-SITE PLUNPED DISCHARGE TO THE CITY'S GRAVITY COLLECTION SYSTEM.
- 11. THE PUMPED FACILITIES SHALL BE PROVIDED WITH A STANDBY SOURCE OF POWER (I.E.
- BATTELY OR GENERATOR).
- 12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL OWNERSHIP, CAPITAL, AND MAINTENANCE AND OPERATION OF THE PUMPS AND APPURTENANCES.
- 13. NO FOUNDATION DRAIN, BASEMENT DRAIN, OR STAIRWELL BASEMENT ACCESS DRAIN SHAL
- BE CONNECTED TO THE CITY OR ASA SANITARY SEWER.

DEMOLITION

A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH), THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE

WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR

SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN

FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER/OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.

THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LINER CONTROL ACT.

SIGN CONSTRUCTION A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

<u>CEMETERY AND/OR BURIAL GROUNDS</u>

THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. FURTHERMORE, IT IS ILLEGAL TO DISTURB HUMAN REMAINS WITHOUT OBTAINING APPROPRIATE LEGAL AUTHORIZATION. IF BURIALS ARE FOUND DURING THE ARCHAELOGICAL INVESTIGATION AND NEED TO BE MOVED PRIOR TO DEVELOPMENT THE APPLICANT SHALL BE RESPONSIBLE FOR THE ARCHAEOLOGICAL REMOVAL AND FOR OBTAINING THE NECESSARY LEGAL DOCUMENTS, INCLUDING A PERMIT FROM THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES FOR THE ARCHAELOGICAL REMOVAL OF BURIALS.

RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT. A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL GENERALLY DESCRIBED BELOW, SUFFICIENT TO DETERMINE EXISTING AND FUTURE FLOWS IN OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HA BEEN COMPLETED ANY ABOVE GROUND BAIT BOXES MUST BE RELOCATED TO WITHIN 50 FEET OF A STRUCTURE IN KEEPING WITH EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHAL BE REMOVED AND REGULAR INSPECTIONS OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE.

MARINE CLAY STATEMENT

NO MARINE CLAYS EXISTS ON SITE FOR BLOCK K.

SOLID WASTE MANAGEMENT

SINCE THE APPLICANT IS NOT REQUIRED. BY SECTION 5-1-31 OF THE CITY CHARTER AND CODE TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES. TO USE THE CITY OF ALEXANDRIA'S COLLECTION AND DISPOSAL SERVICES; SOLID WASTE COLLECTION AND DISPOSAL SERVICES SHALL BE PROVIDED BY THE APPLICANT / PRIVATE COLLECTORS AND SHALL BE PASSED ON TO THE NEW OWNER IN CASE OF A SALE OF THE PROPERTY SUBSEQUENT TO THE DEVELOPMENT.

SITE ACCESSIBILITY NOTES

ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE SHALL HAVE AT LEAST ONE "ACCESSIBLE ROUTE" THAT CONFORMS TO "ADA"-"ACCESSIBLE ROUTE" STANDARDS. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO: MAXIMUM WALK SLOPE=1:20 AND MAXIMUM RAMP SLOPE=1:12. ALL WALKS WILL BE BROOM-FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS AND/OR THE ARCHITECTURAL PLANS.

ALL "ACCESSIBLE" PARKING SPACES SHALL BE DESIGNATED WITH APPROPRIATE SIGNAGE

THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

ARCHAEOLOGY NOTES

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399

CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.

THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) I ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ECT OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA

ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS. ALL REQUIRED ARCHAEOLOGICAL MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

CONSTRUCTION NOTES

- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED UPON AV INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMA MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUN DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER OTHER THAN THOSE SHOWN ON THE PLANS. HE SHALL IMMEDIATELY NOTIFY ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT AND ASSURE THE CONTINUATION OF SERVICE THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICAT MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH (UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO STA
- CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL B IF RFOUIRFI THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND
- OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM A AUTHORITY ISSUING PERMITS
- THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITION TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUND WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SH
- RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE PRECLUDE PONDING OF WATER. ALL AREAS, ON OR OFFSITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION
- ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CC EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHA OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CIT ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERW STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDA
- VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS F THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBL ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECE RELOCATIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION W INDICATED ON THE PLANS.
- THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDER UTILITIES. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE
- REMOVED AS REQUIRED BY THE CONSTRUCTION. EXISTING STRUCTURES TO BE PARTIALLY DEMOLISHED SHALL BE REMOVED T JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAG SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SE ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE
- CURRENT PLUMBING CODE TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTE ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP EL TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN C/ CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINO ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL E THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT C TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFOREQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE (APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCRON AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DE
- HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A
- LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICA ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT I SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROOFING FOR FIL BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT TH
- SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXIST THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORM FALSE GUTIER AND/OR PONDING OF WATER ON THE ROADWAY THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
- THE CALIFORNIA BEARING RATIO (CBR) VALUES OF IN-SITU MATERIALS SHAL DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINA REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE M THE PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL/LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION OF DIR ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHI
- EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE [USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECON A BOOK ENTITLED, "DATABOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SA
- OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PA INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADIN CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASW AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
- AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE D WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAC AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS
- EMERGENCY VEHICLE EASEMENT (ÉVE) SHALL NOT BE PAINTED, RATHER DELI THE PAVERS ON THE WEST EDGE OF THE EVE & SIGNAGE ON THE EAST EDG GRASSPAVE. ALL ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH ALEXANDRIA STANDARD SIGNAGE ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRA
- CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE TH UNLESS OTHERWISE SPECIFIED ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL
- ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPO REQUIREMENTS. 8. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MO
- MINUTES WHEN PARKED. 29. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPI STYLE / STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DI TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER S STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION PEDESTRIAN CROSSWALKS, JULY 13,2006. A COPY OF THE POLICY MANUAL OBTAINED FROM YON LAMBERT. BICYCLE AND PEDESTRIAN COORDINATOR TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.

EXISTING CONDITIONS NOTE

EXISTING CONDITIONS REFLECTED IN THIS SET ARE BASED ON THE DSP WORK AS ON DSP#2022-00012.

STORMWATER BMP AND DETENT FACILITIES MAINTENANCE AGREE HE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORMWAT AND DETENTION FACILITIES MAINTENANCE AGREEMENT WITH FINAL SUBMISS MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND

FLOODPLAIN NOTES

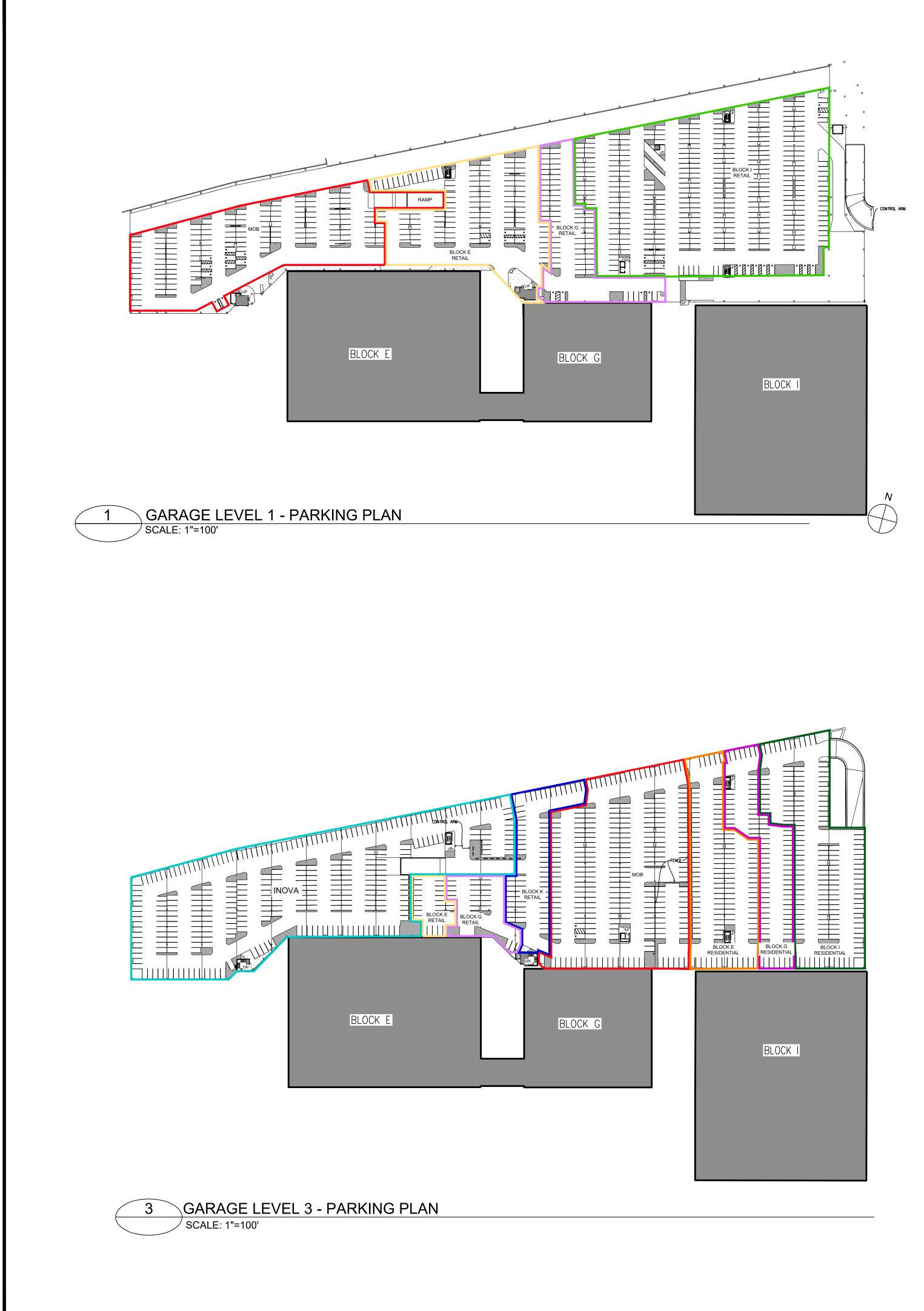
THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE EL (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MA PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

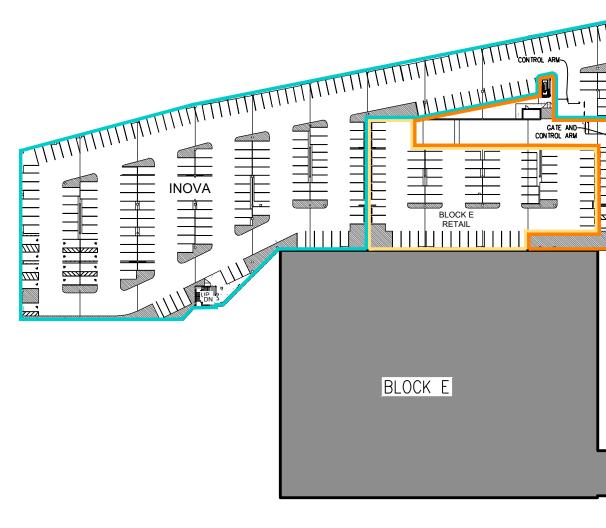
RESOURCE PROTECTION AREA NO

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RES PROTECTION AREA (RPA). **MOSQUITO CONTROL NOTES**

SINCE STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE SYSTEMS THAT HOLD WATER FOR MORE THAN 5 DAYS BETWEEN THE MONTH OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS SU SHALL BE TREATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUC LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE PROGRAM (703-746-4910) FOR QUESTIONS OR TREATMENT ASSISTANCE.

		IFCI	END:				
VAILABLE	W	EXISTING WATER LINE	T	EXISTING TELEPHONE LINE			
THE EXACT MAGES WHICH ND UTILITIES. IF	W	PROPOSED WATER LINE	—T	PROP. TELEPHONE LINE			
r utilities Y the	Ĩŀ↔ – -¢-	EX. FIRE HYDRANT	VDOT	EXISTING VDOT ELECTRIC LINE			
THE FACILITY		PROP. FIRE HYDRANT	——Е——	EXISTING ELECTRIC LINE PROP. ELECTRIC LINE			
TION AND OF EXISTING ART OF	WM ⊖	EXISTING WATER METER		PROP. VERIZON FIBER			LION
O THE OWNER BE OBTAINED,		PROPOSED WATER METER EXISTING WATER VALVE	——————————————————————————————————————	PROP. COMCAST FIBER PROPOSED PRIVATE FIBER			DESCRIPTION
THE ENGINEER	WV	PROPOSED WATER VALVE		PROPOSED ACF FIBER			
DITIONS PRIOR		EXISTING STORM DRAIN		PROPOSED ELECTRIC MANHOLE			DE
DATIONS, ETC., SHALL BE		PROPOSED STORM DRAIN	— VZN—	PROPOSED FIBER HANDHOLE EX. VERIZON FIBER			
DRAINAGE AND	Oq	EXISTING SANITARY SEWER PROPOSED SANITARY SEWER	—СМС—	EX. COMCAST FIBER			
N AND WHICH		DIRECTION OF FLOW	—— PVT —— —— ACF ——	EX. PRIVATE FIBER EX. ACF FIBER			
HALL CONSIST CITY AGENT.	G GAS	EXISTING GAS LINE PROPOSED GAS LINE	0 0	EX. ELECTRIC MANHOLE			
WISE DANCE WITH		EXISTING GAS VALVE		EX. FIBER HANDHOLE			DATE
REQUIRED BY	<u> </u>	PROPOSED GAS VALVE	—CATV—	EXISTING CABLE TV LINE			
E FOR MAKING CESSARY	—	EXISTING OVERHEAD WIRE		ROAD SIGN EX. POWER POLE			Š
THE R THE	$\dot{\mathbf{v}}$	EXISTING LIGHTING PROPOSED LIGHTING	X 25.60	EXISTING SPOT ELEVATION	ATE	7707	
WHERE	×	EXISTING FENCE	$+25\frac{60}{100}$	PROP. SPOT ELEVATION			
UTILITY DERGROUND	x x x x	PROPOSED FENCE	CG-6R	SPILL AND TRANSITION	PI	- 00	
E TO BE	08	EXISTING TREE LINE		CURB AND GUTTER PROPOSED CURB		CT.	
TO NEAREST AGED AREA TION OR TO	10 08	EXISTING CONTOURS PROPOSED CONTOURS	0—□ □◆□	EX. STREET LIGHTS		JLOGY A. 2015	S8 000
ERVICES. ER WITH THE	<u> </u>	PROPOSED CONTOURS	\$	PROP. STREET LIGHTS		td. ECHNC LLY, V. 642.230	.3/8.78 an-ltd.cv
ED IN LEVATIONS ARE		PROPOSED LIMITS OF	\bigwedge_{m}	PROPOSED CG-12		Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2306	AX 703 ww.urb
CASE OF NOR		CLEARING & GRADING		EXISTING TREE		540E	
BE MADE IN OF	ц	EXISTING WETLANDS		PROPOSED TREE			Planners•Engineers•Landscape Architects•Land Surveyors
ORM TO THE E AND DESIGN		PROP. RET. WALL	<u>/#</u> }	WATER FITTING IDENTIFIER LOADING AREA			s*Land S
CODE, OW		EX. RET. WALL		BENCHMARK			Architect
DEVELOPER OR THE CODE OF			$igodoldsymbol{\Phi}$	TEST PIT REQUIRED			dscape A
A LICENSED	-0	PROP. POST LIGHT	???? VPD	PROJECTED TRAFFIC COUNT			eers•Lan
CAL, AND		PROP. BUILDING MAIN ENTRANCE	0.R.	OVERLAND RELIEF			s• Engine
LIMITED TO, FILL AGAINST THE FACES OF		PROP. BUILDING ENTRANCE	PROP.	PROPOSED			Planners
STING ROAD TO		PROP. UNDERGROUND GARAGE	EX. SF	EXISTING SQUARE FEET			
DRMING OF		PROPERTY LINE	GSF NSF	GROSS SQUARE FEET NET SQUARE FEET			\mathbf{k}
ALL BE		LOADING SPACE	T.B.R. FF	TO BE REMOVED FINISHED FLOOR			
ATION OF MATERIALS.		INTERSECTION VISIBILITY TRIANGLE	V	VISITOR PARKING SPACE		\mathcal{L}	00
D ATION AND HICLE		BRICK PAVE AREA (TO MATCH	S, C, HC	STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR			
PATCHES,		EXISTING PLAZA)	(COA)	CITY OF ALEXANDRIA			***
DESIGNED ND EDITION OF		PROP. CONCRETE SIDEWALK	(AW) (CSW)	AMERICAN WATER CONC. SIDEWALK	4	RCINIA RCINIA	CINE E
WRITTEN BY ATISFACTION AVEMENTS	(#)	PARKING SPACE COUNT	(ASW)	ASPHALT SIDEWALK	40 • 0	C. TC	,202
NG BASED ON SWANI METHOD)				PROP. PERVIOUS AREA	♦ • •	No.	IONA
				PROP. PARKING SPACE	HTLAIN	CLAY CLAY	O HER
AGE AND LINEATED WITH		UTILITY COLC				COM	PKo -
DGE OF THE H THE CITY OF						μ	
RAFFIC IHERMOPLASTIC	COLOR	CAUTION BURIED ELECTRIC POW			-	Ż	2022
NE, ON-SITE			CABLES			AE ✓ k	JUNE.,
AL TESTING IN PORT	YELLOW	CAUTION GAS, OIL, STEAM,				OCK K	
MORE THAN 10	ORANGE	CAUTION COMMUNICATIONS, ALA					A DATE:
LASTIC LADDER PROPOSED	BLUE	CAUTIC	N POTABLE WATE	R	ILS	BI	NIA D.
IRECTOR, STYLE OR (CASE BASIS	PURPLE	CAUTION RECLAIMED WA	TER, IRRIGATION A	AMD SLURRY LINES	DETAII		VIRGINIA
30.18, CAN BE	GREEN	CAUTION SEWER, I	DRAIN LINES, AND	FORCE MAIN	DE	AN	ΠΛ
	FMF	RGENCY VEHICLE	FASEME	NTS NOTF	&	REL	RIA,
		RGENCY VEHICLE EASEMENTS ARE TO			OTES		
PROPOSED		L SITE PLAN. ALL EASEMENTS ARE TO) BE RECORDED WITH	H ALEXANDRIA LAND RECORDS.	[O]	J,E	- XANI
ION		CONSTRUCTI		<u>N:</u>		∧ S	ALEX
EMENT		ROBERT ABT WITH 240-499			GENERAI	NN NN	
TER BMP SSION. THE		APPROVE)		NE NE	X	CITY OF
) RECORDS.		DEVELOPMENT SITE			GE	N H	CIT
		DEPARTMENT OF PLAN	NING & ZONING				
ELEVATION MAP (FIRM)		DIRECTOR		DATE		EL	
. ,			SPORTATION & F	ENVIRONMENTAL SERVICES		PRE	N/A
<u>OTES</u>		SITE PLAN NO				A,	SCALE: N/A
ESOURCE		DIRECTOR		DATE			SCA
					┣───	SHEET	Γ
E (BMP) IS OF MAY -		CHAIRMAN, PLANNING COM	MISSION	DATE		03 OF	
UCH BMPs ICT. ALL		DATE RECORDED	_			84	
ILLNESS		INSTRUMENT NO.	DEED BOOK NO	. PAGE NO.	Т	FILE N DSUP-13	
						J3UT-1.	0000





GARAGE LEVEL 2 - PARKING PLAN SCALE: 1"=100'

GARAGE PARKING MATRIX

	BLOCK K
	RETAIL
LEVEL 1	-
LEVEL 2	-
LEVEL 3	63
TOTAL	63

PARKING SPOT LOCATIONS, TOTALS AND ALLOCATIONS HAVE NOT BEEN FINALIZED AND WILL BE ADJUSTED WITHIN THE EXISTING GARAGE FOOTPRINT AS NEEDED TO ADDRESS THE CONCERNS.

×E NTRANCE BLOCK G BLOCK I



- MOB PARKING LIMITS INOVA PARKING LIMITS
- BLOCK E RETAIL PARKING LIMITS
- **BLOCK E RESIDENTIAL PARKING LIMITS**

DGY C 20151

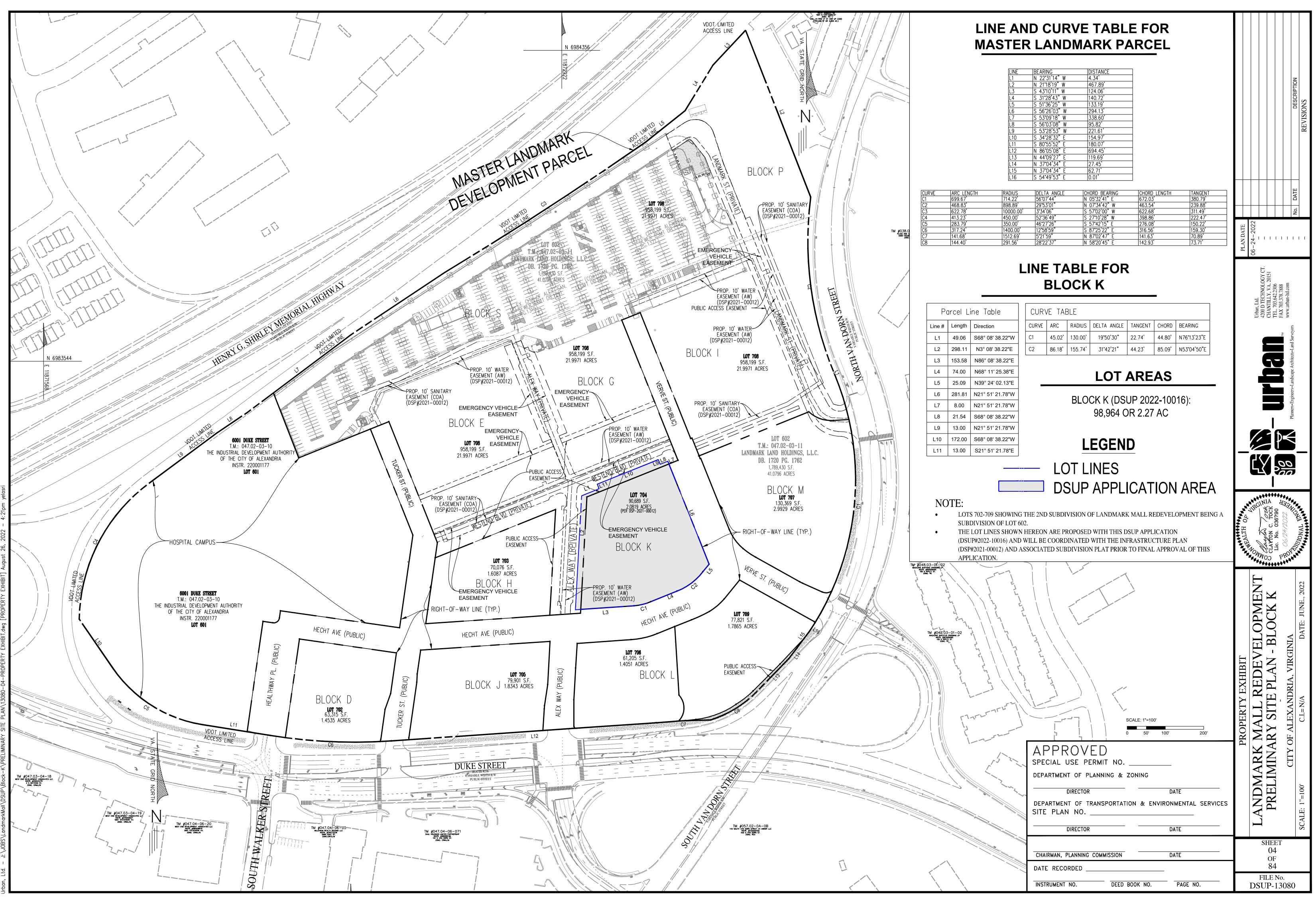
ECHNOL(LLY, VA. .642.2306 .378 7888

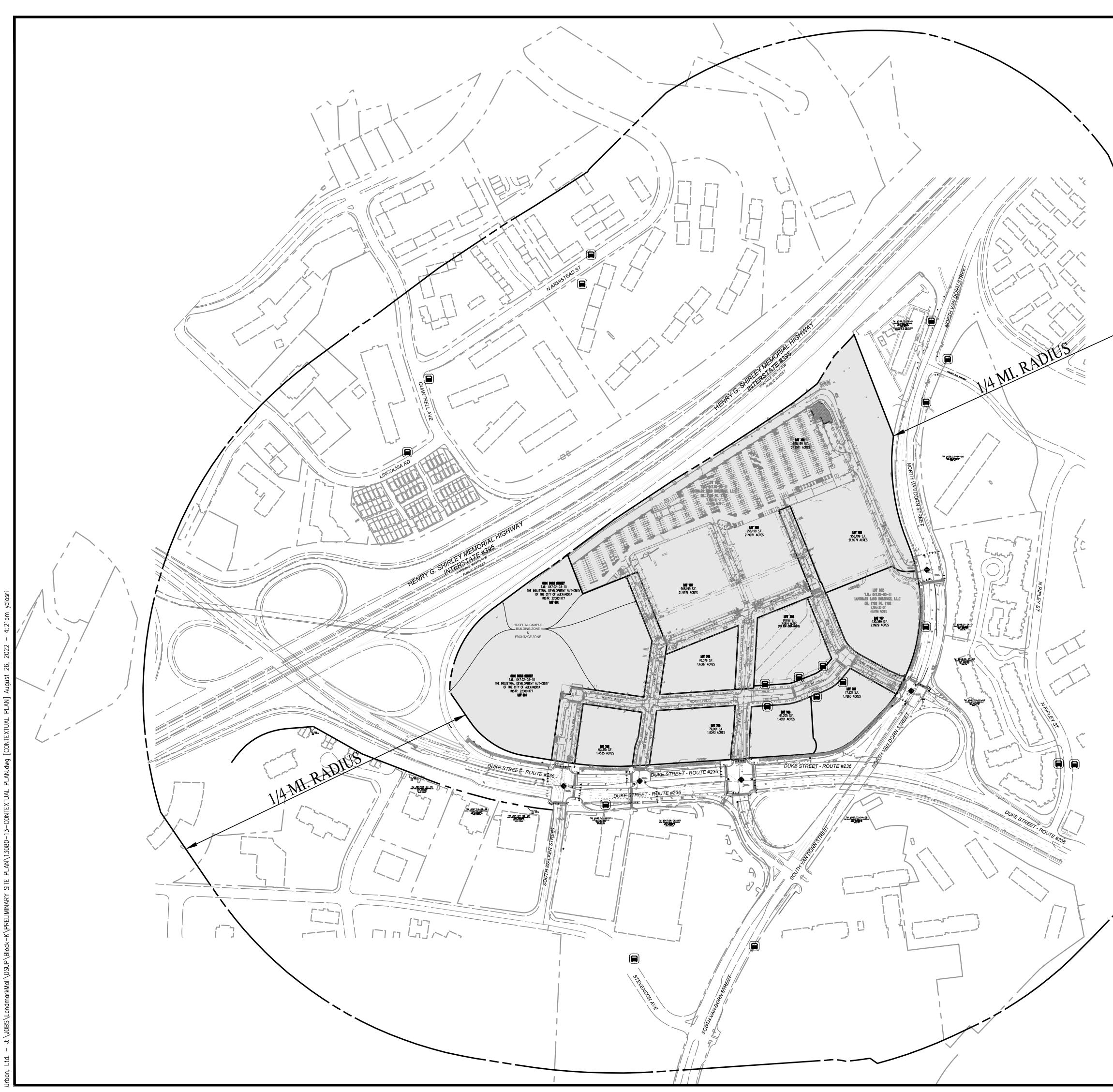
Urban, Ltd. 4200 D TEG CHANTILI TEL. 703.6 FAX 703.37

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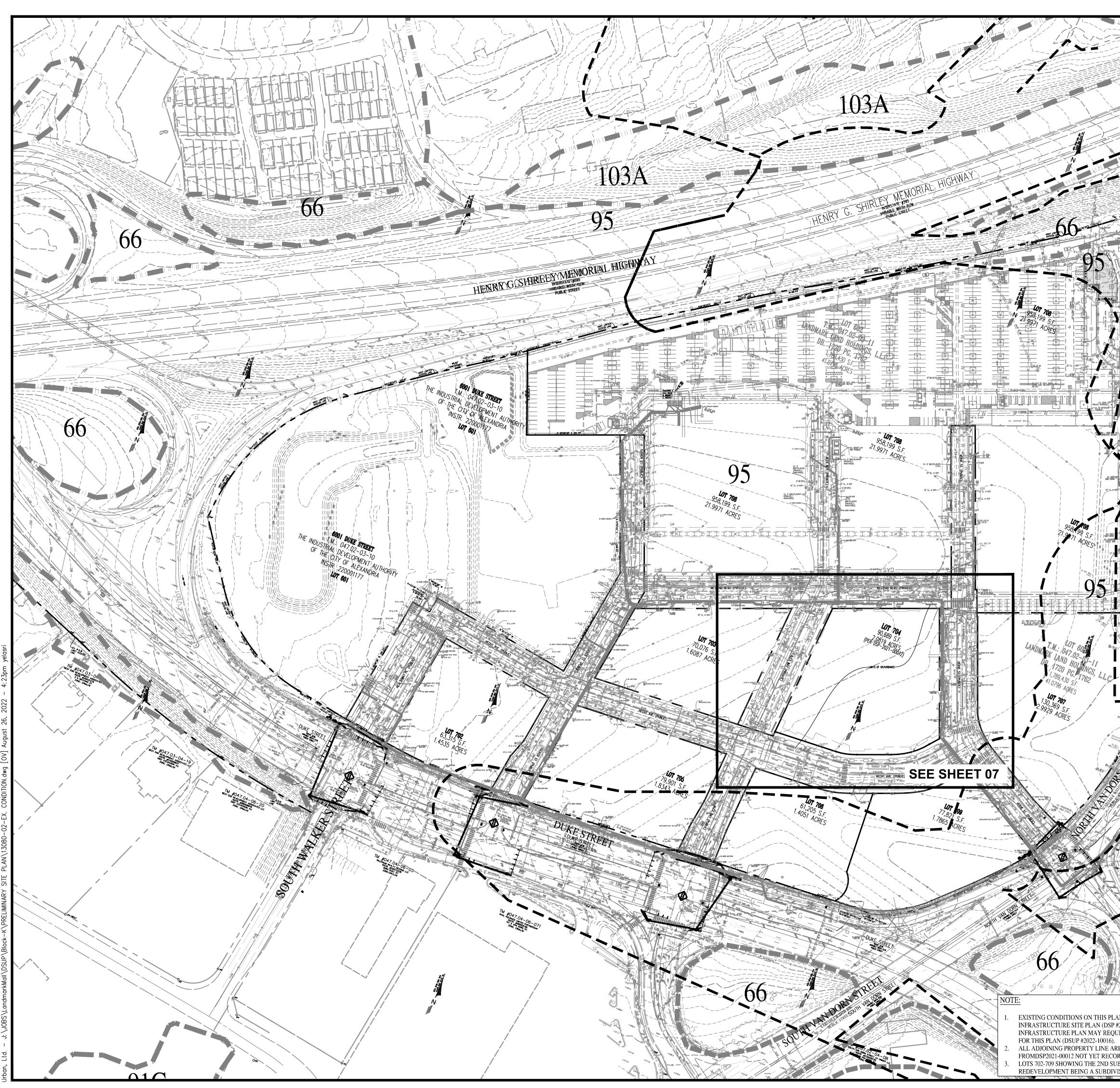
- BLOCK G RETAIL PARKING LIMITS
- **BLOCK G RESIDENTIAL PARKING LIMITS**
- BLOCK I RETAIL PARKING LIMITS
- BLOCK I RESIDENTIAL PARKING LIMITS
- BLOCK K RETAIL PARKING LIMITS

-	NSTRUMENT NO. DEED BOOK NO. PAGE NO.		FILE No DSUP-13	
D	ATE RECORDED		84	
	CHAIRMAN, PLANNING COMMISSION DATE		SHEET 03A OF	
	DIRECTOR DATE		, 1	
D SI	PEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		LAN	
-	DIRECTOR DATE		E D	
D	EPARTMENT OF PLANNING & ZONING			
, SI	PECIAL USE PERMIT NO		AL A	CIT
	APPROVED	1	K	$\overline{\rm V}$ 0
	 BLOCK I RESIDENTIAL PARKING LIMITS BLOCK K RETAIL PARKING LIMITS 	PARKING PLA	ALL REI Y SITE PL	CITY OF ALEXANDRIA,
	BLOCK I RETAIL PARKING LIMITS	'AN	AN	VIR
	BLOCK G RESIDENTIAL PARKING LIMITS			/IRGINIA
	BLOCK G RETAIL PARKING LIMITS		3LC	[A
	BLOCK E RESIDENTIAL PARKING LIMITS		C	
	BLOCK E RETAIL PARKING LIMITS		KE	
	INOVA PARKING LIMITS		F	

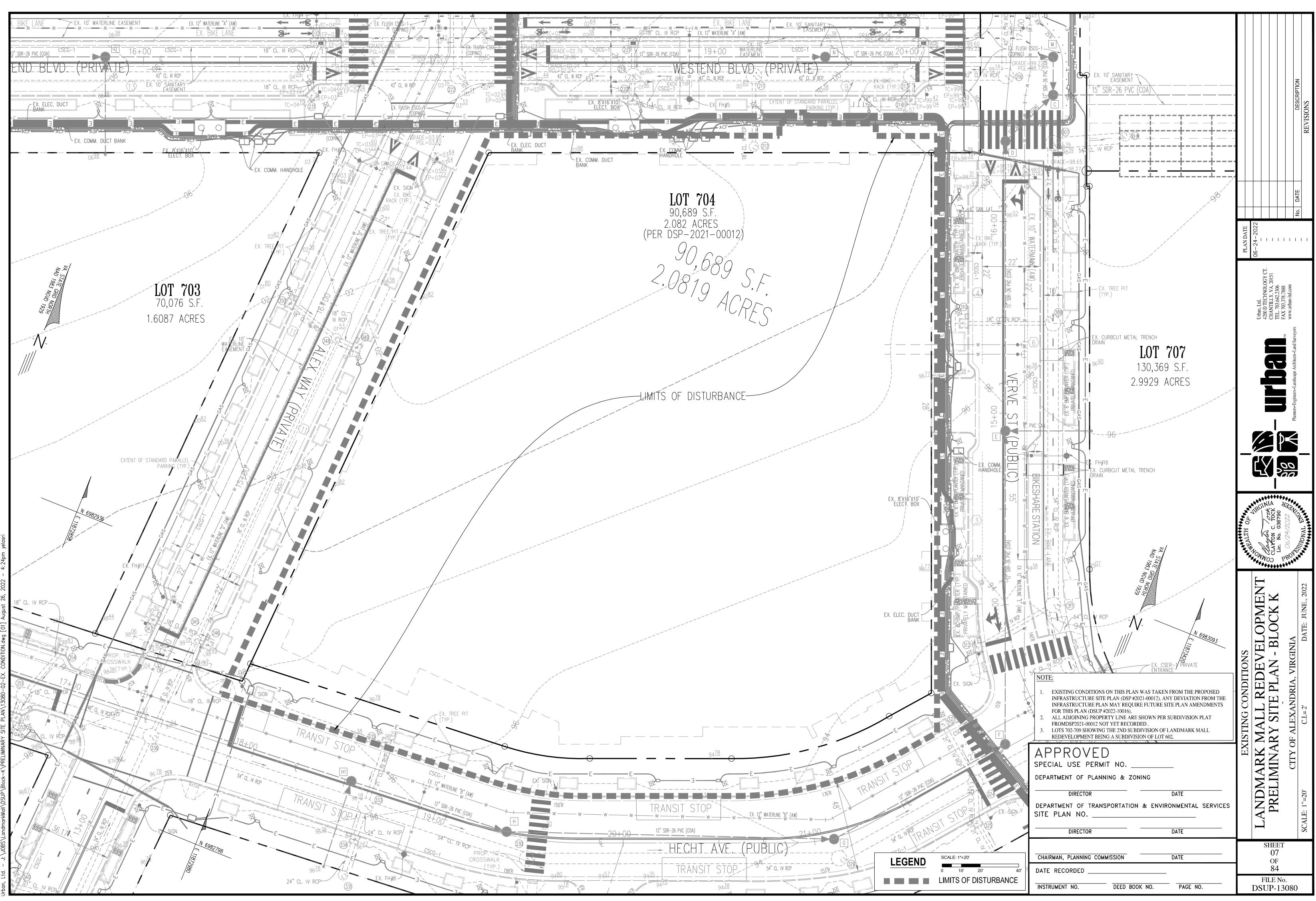


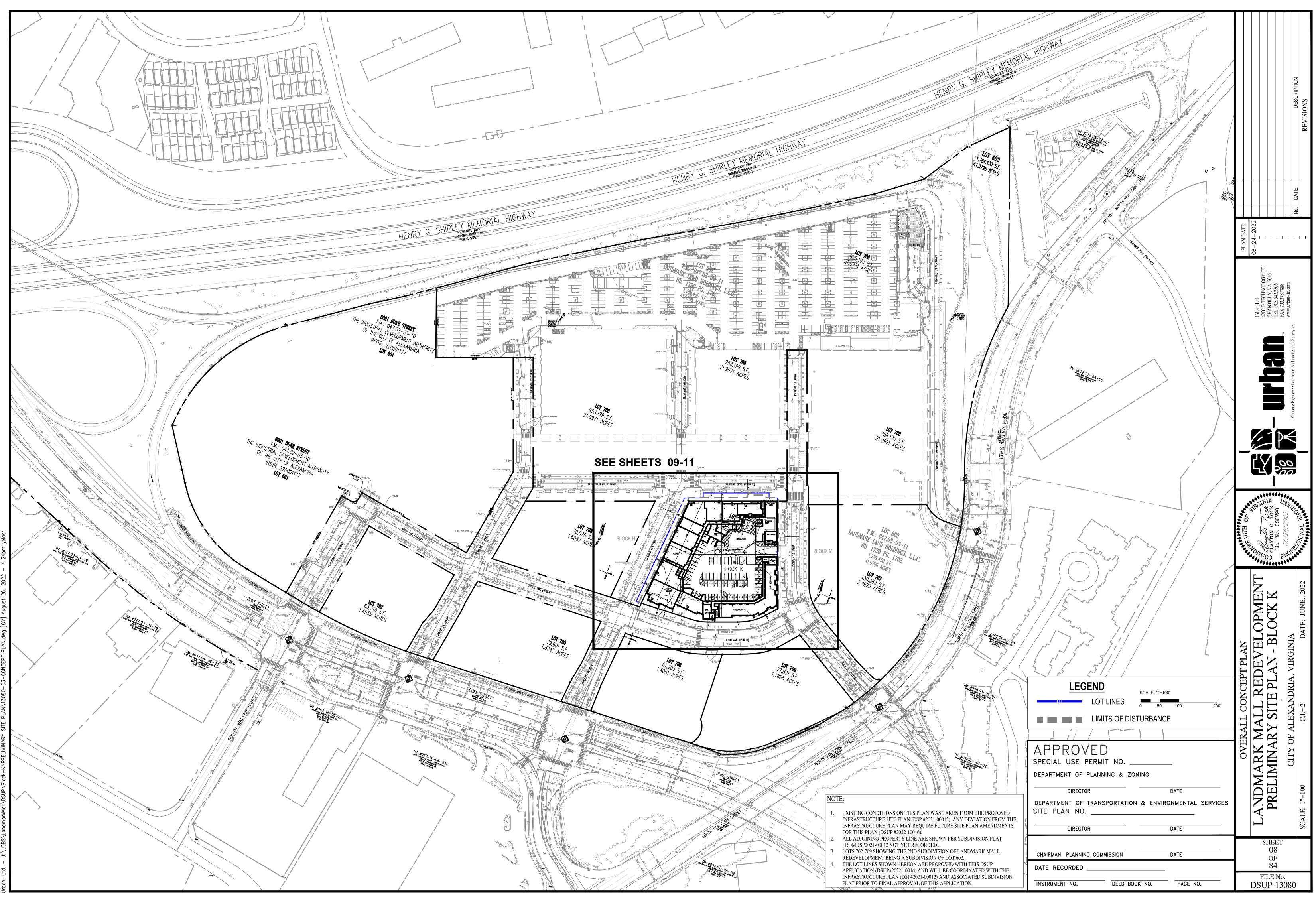


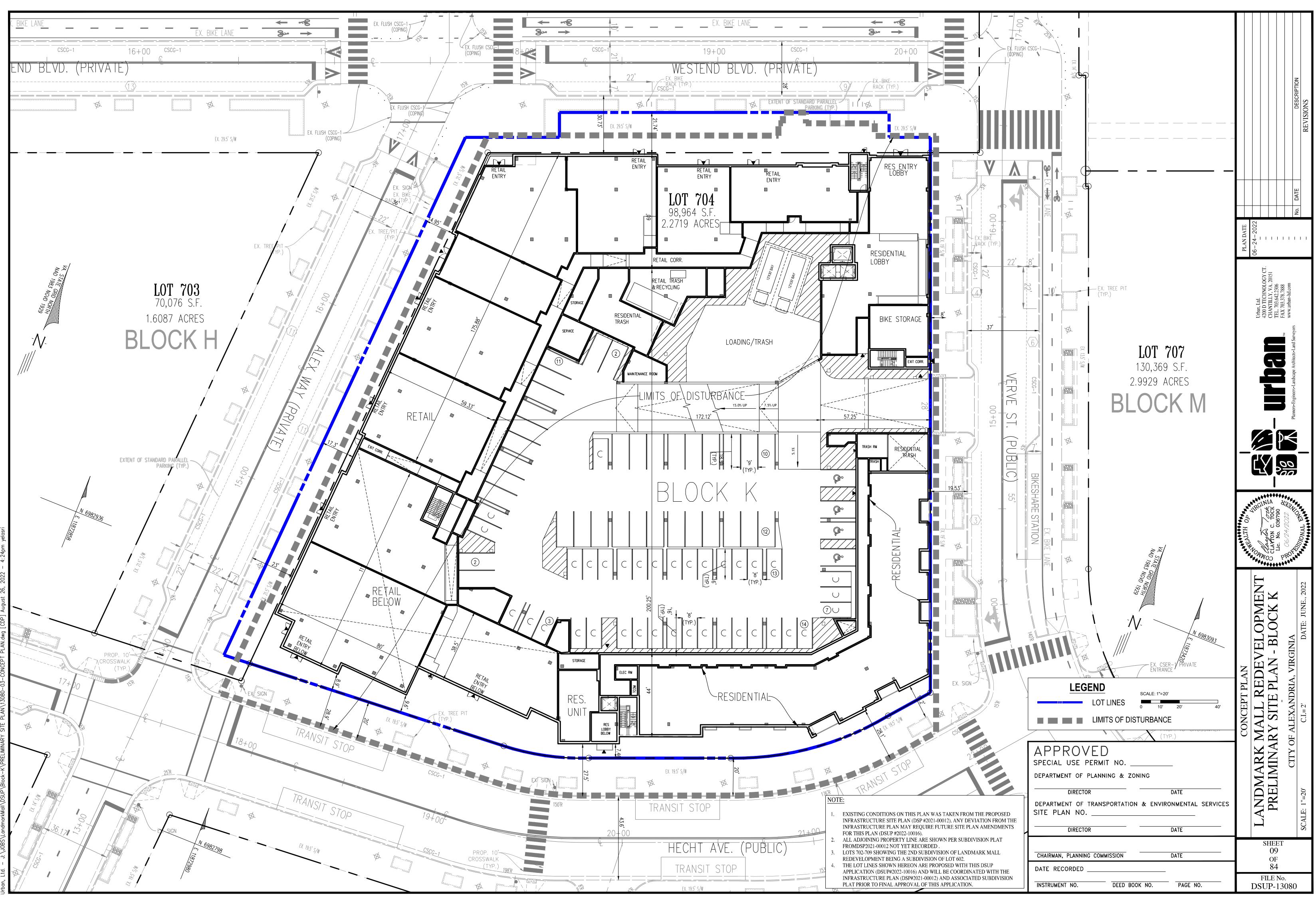
	VA. STATE ORID NORTH	PLAN DATE PLAN DATE 06-24-2022 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
		OC/24/2021 OC/24/2021
	LEGEND Image: Transit stop PROPOSED PROJECT SITE APPROVED DEVELOPMENT SITE PLAN NO	CONTEXTUAL PLAN LANDMARK MALL REDEVELOPMENT PRELIMINARY SITE PLAN - BLOCK K CITY OF ALEXANDRIA, VIRGINIA SCALE: 1"=200' C.I.= N/A DATE: JUNE, 2022
SCALE: 1"=200' 0 100' 200' 400'	CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED	SHEET 05 OF 84 FILE No. DSUP-13080

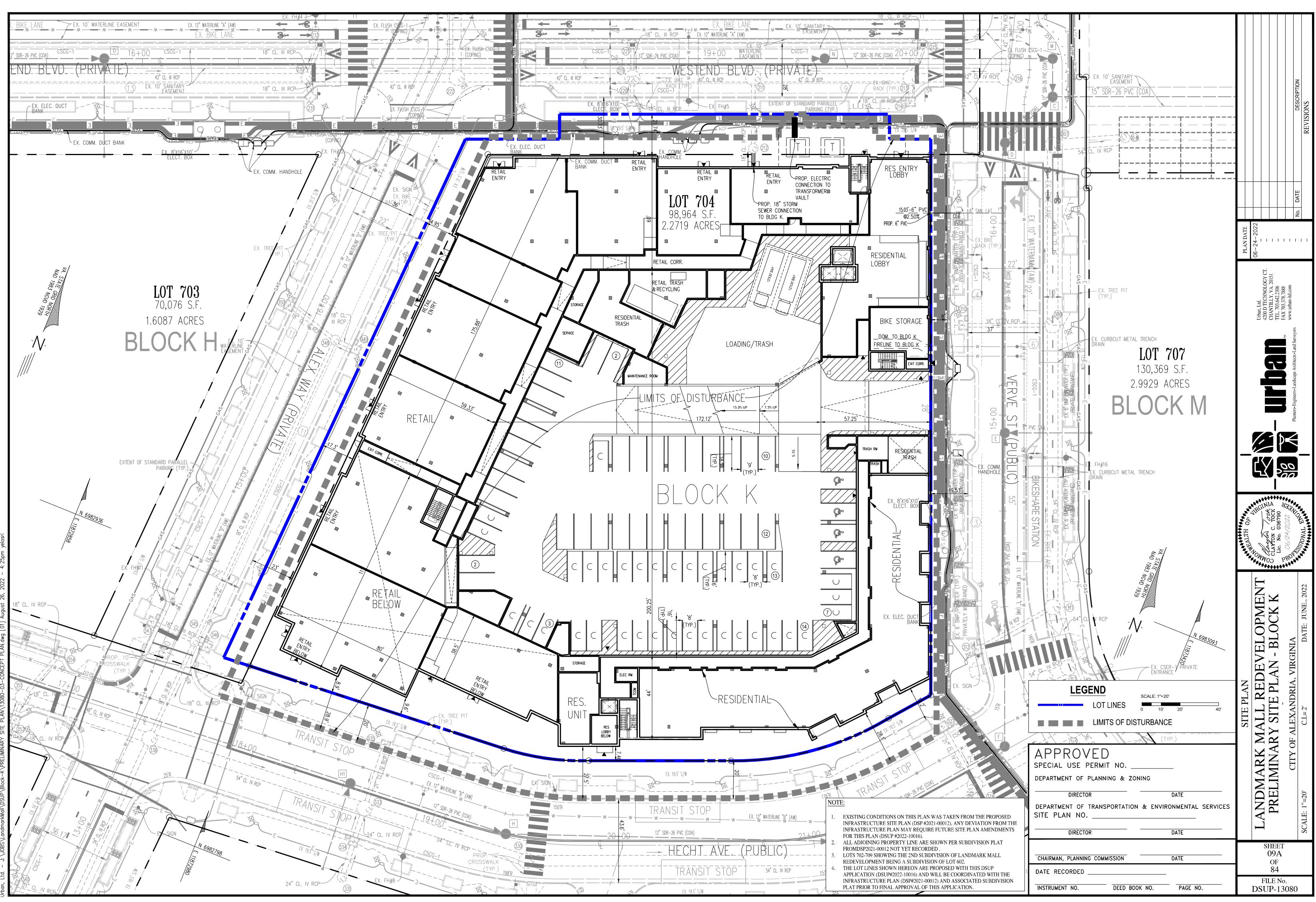


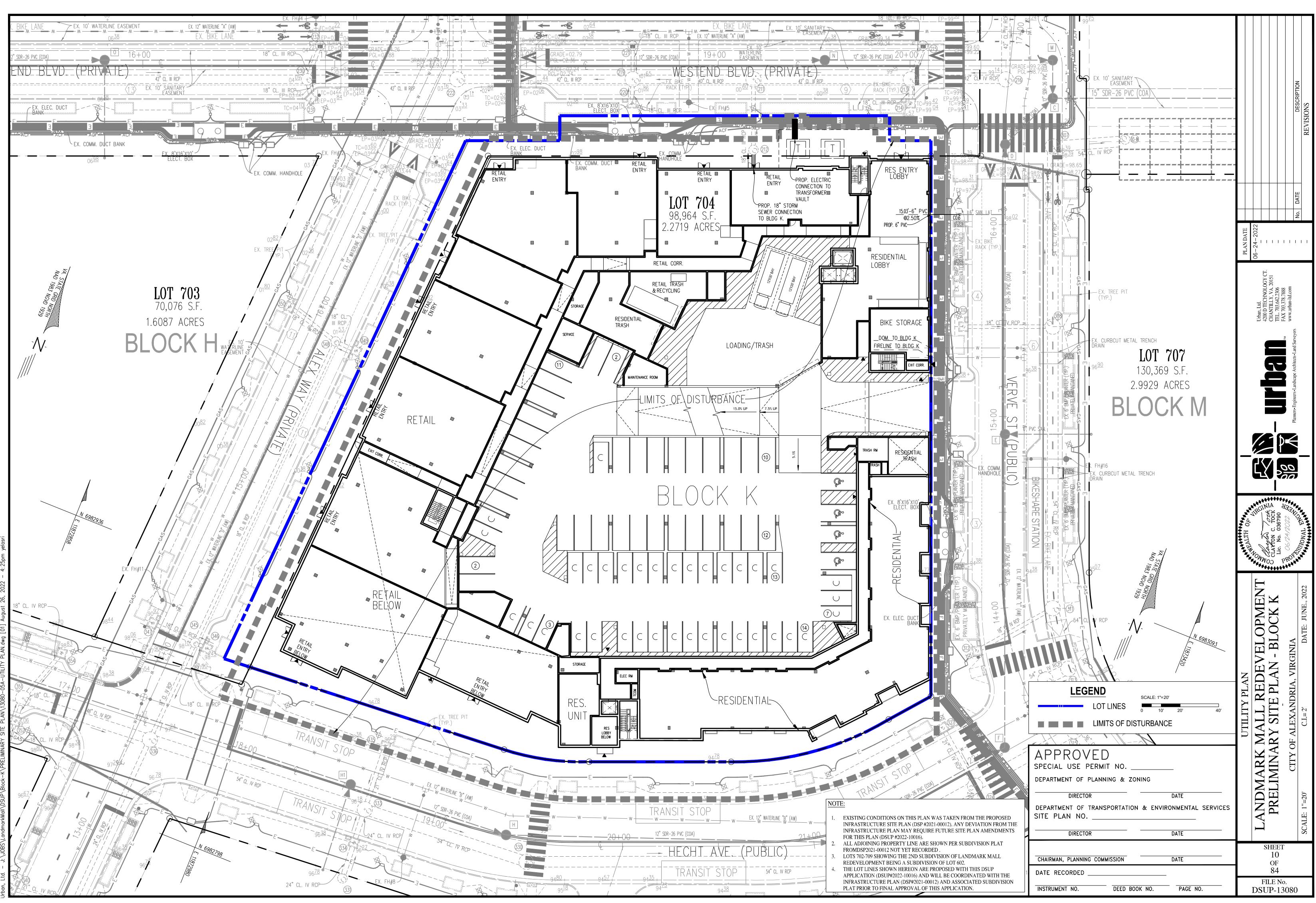
HURY G. SURVEY WILL WILL WILL WILL WILL WILL WILL WIL		PLAN DATE PLAN DATE 6-24-2022 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <
		PI PI PI PI PI PI PI PI PI PI
	NOTES SCALE: 1"=100' 0 50' 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 1. 100 100' 200' 2. 100 100' 100' 2. 100 100' 100' 2. 100 100' 100' 2. 100 100' 100' 2. 100 100' 100' 2. 100 100' 100' 2. 100	VT V V V V V V V V V V V V V
	INITIS OF DISTURBANCE SOIL INFORMATION	OVERALL EXISTING CONDITIONS LANDMARK MALL REDEVELOPMEN PRELIMINARY SITE PLAN - BLOCK K CITY OF ALEXANDRIA, VIRGINIA SCALE: 1"=100' C.I.= 2' DATE: JUNE., 2022
AN WAS TAKEN FROM THE PROPOSED #2021-00012). ANY DEVIATION FROM THE UIRE FUTURE SITE PLAN AMENDMENTS RE SHOWN PER SUBDIVISION PLAT ORDED . UBDIVISION OF LANDMARK MALL VISION OF LOT 602.	CHAIRMAN, PLANNING COMMISSION DATE DATE DATE INSTRUMENT NO. DEED BOOK NO.	SHEET 06 OF 84 FILE No. DSUP-13080

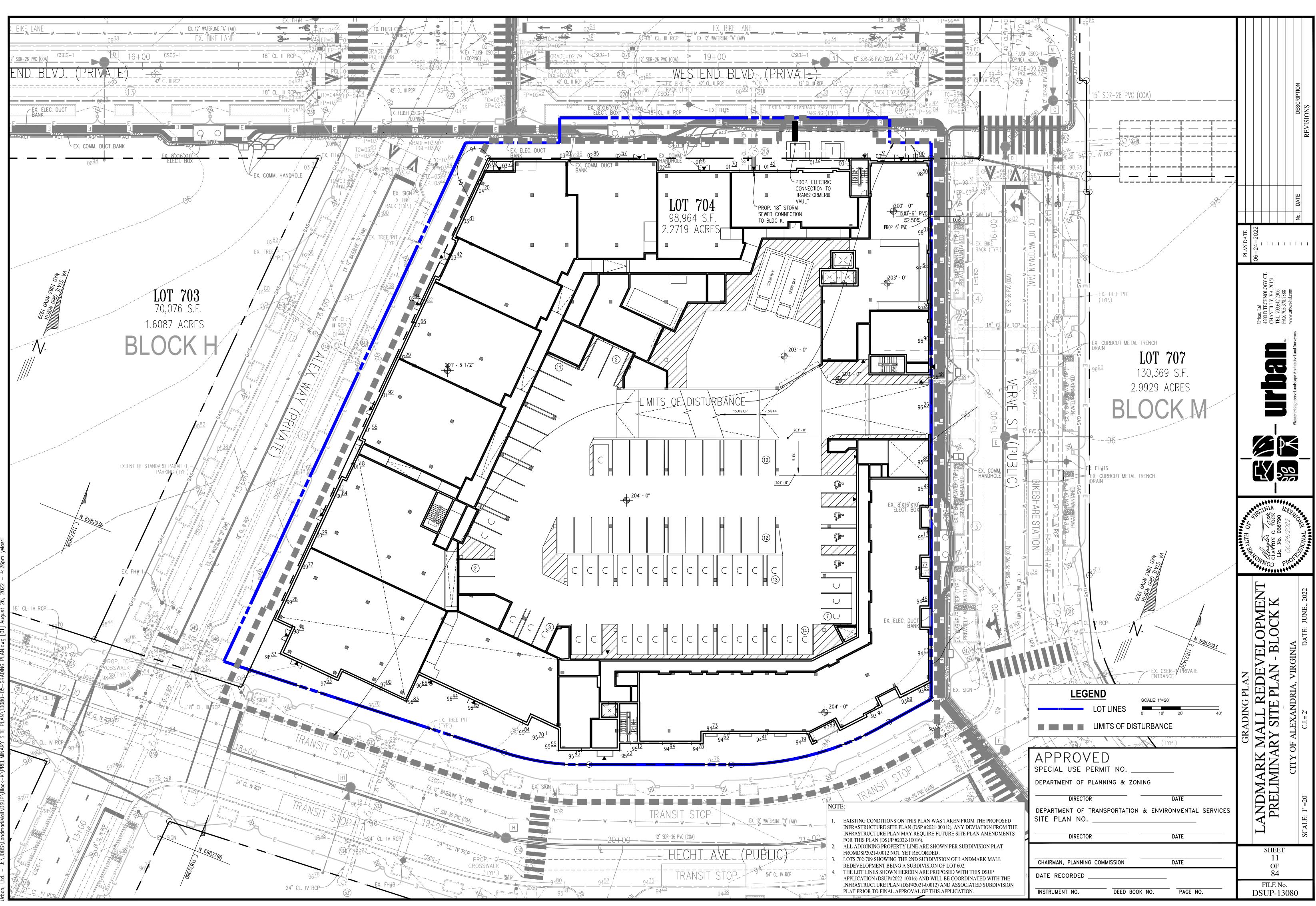


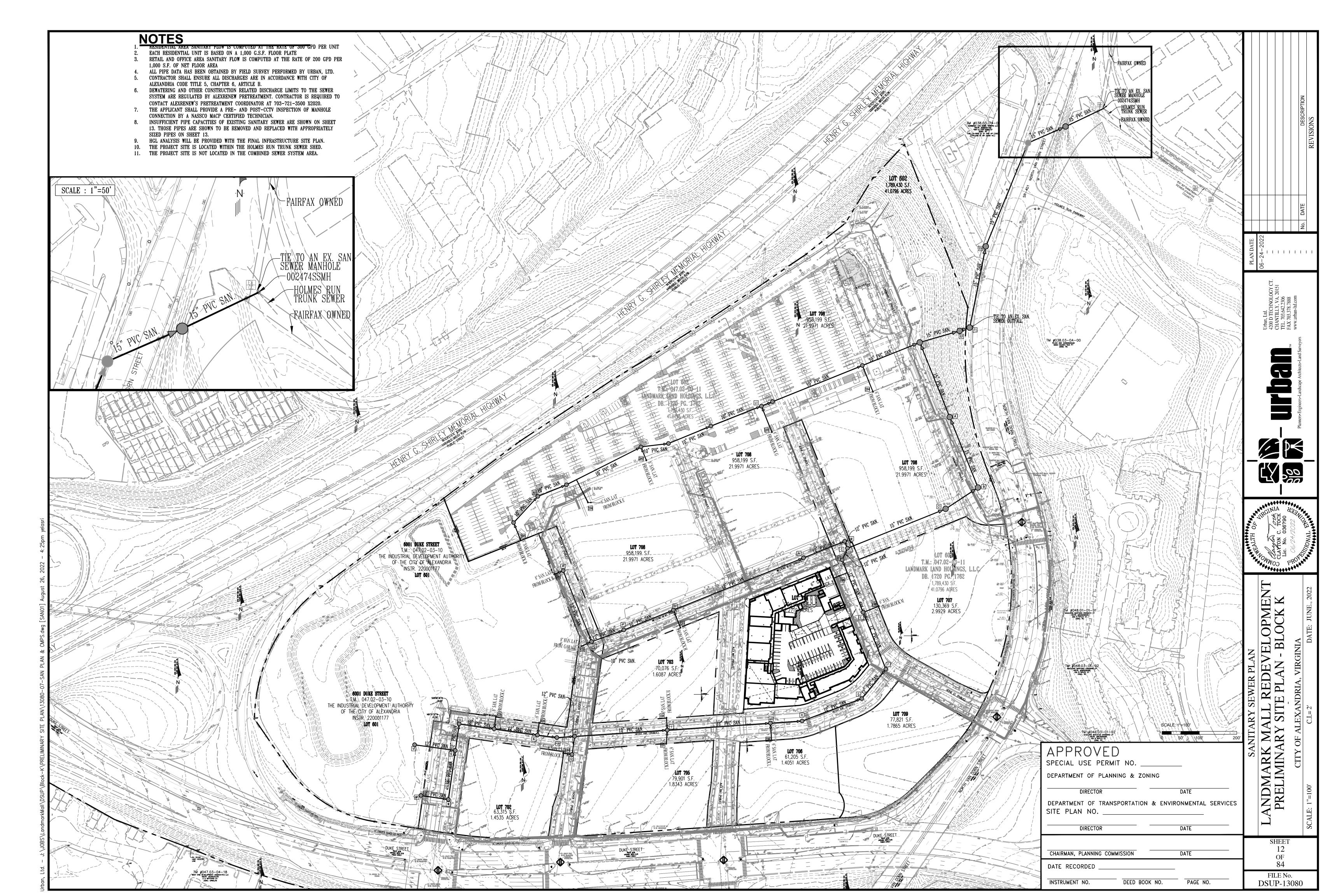




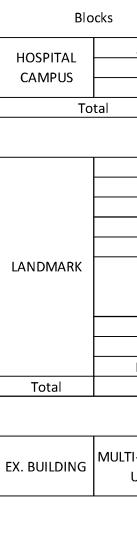




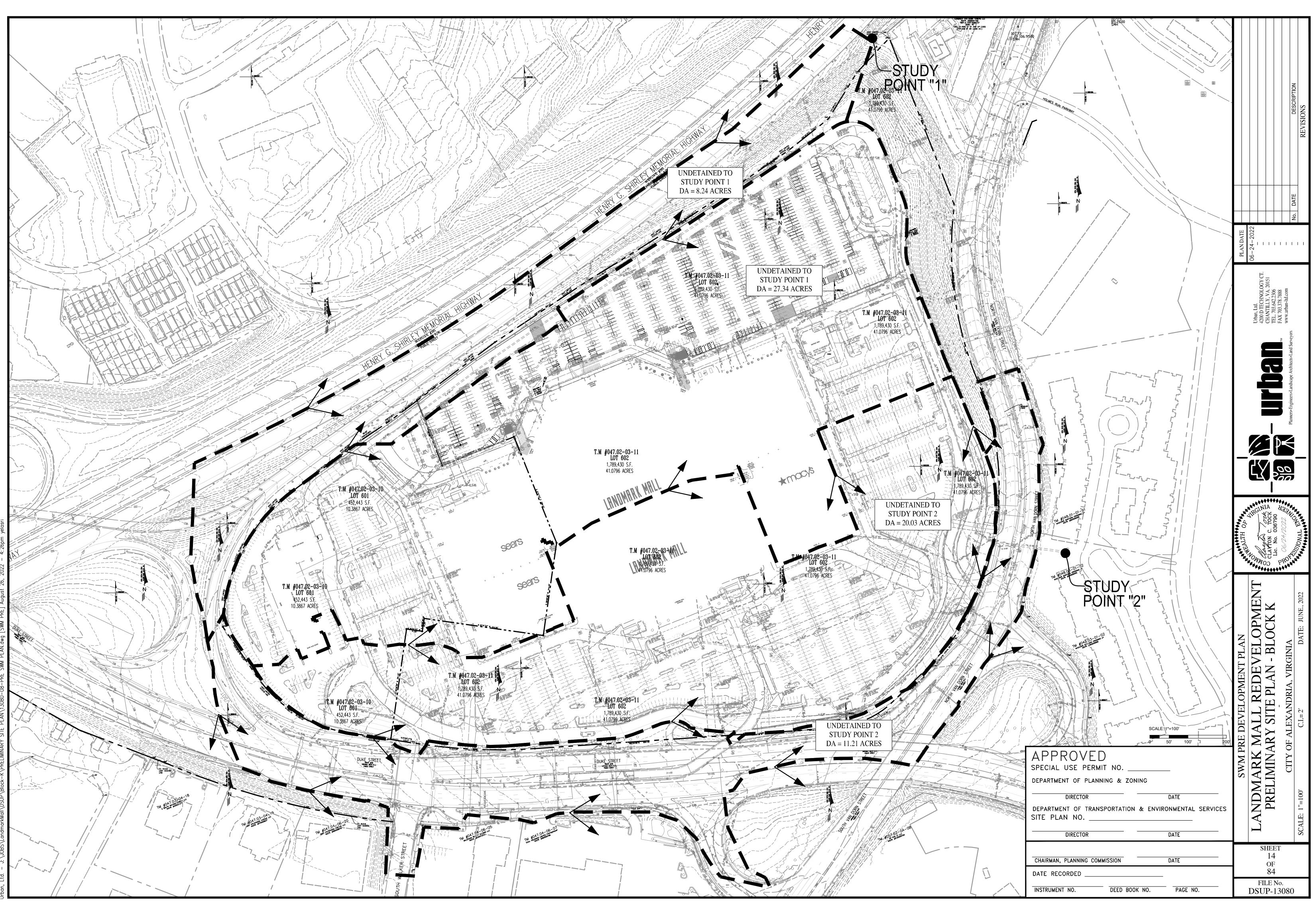


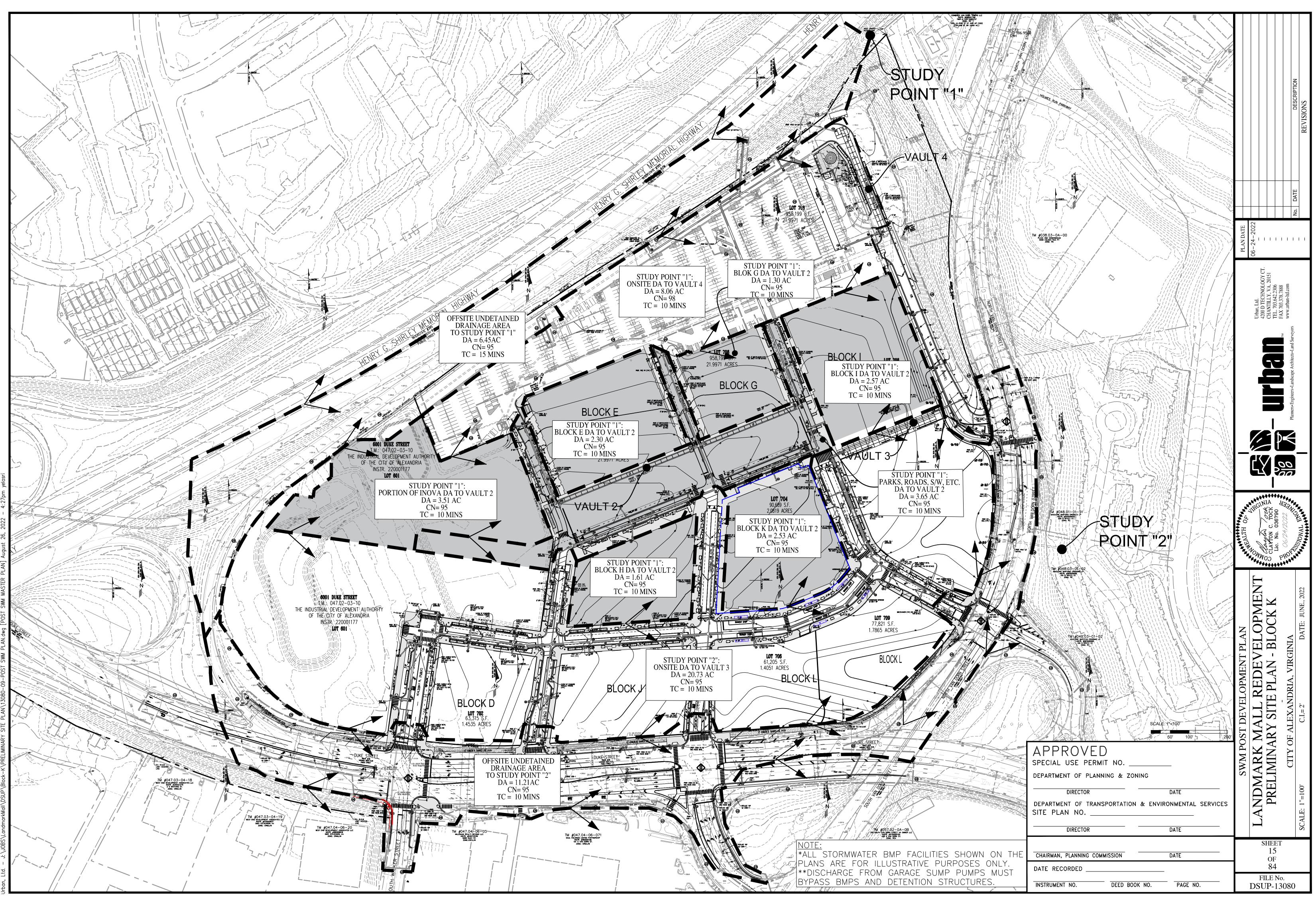


	Proiect:	Landmark Ma	11		PROPOSEI	D SANIT	ARY S	SEWE	K FLC	IW CON	IPUIA	IUNS									
F	From	То		OFFICE/RETAIL	SFA/SFD HOTEL	PEAK	INCR	FLOW	FLOW	Invert E	Elevation	Length	Slope	Dia.	Capacity	VEL.	Capacity	Pipe	Pipe	BLOCKS	
	Point	Point	300 GPD/UNIT	200 GDP/ 1000 SF	DWELLINGS 130 GPD/UNIT	FACTOR	q MGD	q MGD	q C.F.S.	Upper End	Lower End	FT.	%	IN.	Q MGD	F.P.S.	q/Q	Coefficient	Material	TO STR	Remarks
-	0045					4.0												0.040			63.91% gpd from Block B
-	CO15 L2	L2 N1		257082		4.0 4.0	0.21	0.21	0.32	187.90 185.51	185.61 184.64	91.84 87.06	2.50% 1.00%	<u>10</u> 10	2.00 2.00	4.78 3.43	10.28 10.28	0.010 0.010	PVC PVC		33.33% gpd from Block A
	N1	EX.NN				4.0	0.00	0.21	0.32	184.54	183.71	82.58	1.00%	10	2.00	3.43	10.28	0.010	PVC		
-		EX.MM				4.0	0.00	0.21	0.32	183.61	181.37	223.82	1.00%	10	1.85	3.43	11.14	0.010	PVC		1000/ Elevitrem Black E (Bac)
-	EX.MM EX.LL	EX.LL EX.KK				4.0	0.31	0.51 0.51	0.80	181.27 180.39	180.49 178.86	74.55 122.64	1.05% 1.25%	<u> </u>	1.89 2.06	4.54 4.83	27.17 24.90	0.010 0.010	PVC PVC		100% Flow from Block E (Res.)
	EX.KK	L1				4.0	0.00	0.51	0.80	178.76	176.94	145.48	1.25%	10	2.06	4.83	24.90	0.010	PVC		
-	L1 EX.JJ	EX.JJ EX.II				4.0	0.31	0.83	1.28 1.28	176.84 176.26	176.36 170.94	31.95 259.55	1.50% 2.05%	<u> 10</u> 10	2.26 2.00	5.91 6.61	36.53 41.29	0.010 0.010	PVC PVC		100% Flow from Block G
-	EX.II	EX.HH				4.0	0.00	1.37	2.11	170.52	162.65	165.68	4.75%	15	11.86	9.97	11.51	0.010	PVC PVC		
	EX.HH	G1				4.0	2.57	3.94	6.09	141.73	139.50	111.27	2.00%	15	7.70	9.76	51.16	0.010	PVC		100% Flow from Landmark Mall
-	G1 F1	F1 E1				4.0	0.00	3.94 3.94	6.09 6.09	133.81 106.53	133.25 102.09	28.12 222.04	2.00% 2.00%	<u>15</u> 15	7.70 7.70	9.76 9.76	51.16 51.16	0.010 0.010	PVC PVC		
	E1	D1				4.0	0.00	3.94	6.09	101.99	96.00	299.31	2.00%	15	7.70	9.76	51.16	0.010	PVC		
-	D1	D2	184			4.0	0.22	4.16	6.43	77.18	75.00	109.44	2.00%	15	7.70	9.89	54.02	0.010	PVC		100% Flow from Broadstone Appt
-	D2	EX.CC				4.0	0.00	4.16	6.43	69.77	68.92	112.78	0.75%	15	4.71	3.84	88.22	0.010	PVC		
	W1	W		188489		4.0	0.15	0.15	0.23	195.87	195.04	66.50	1.25%	12	3.36	3.33	4.49	0.010	PVC		33.33% Flow from Block A
-	W V	V U				<u>4.0</u> 4.0	0.00	0.15	0.23	194.94 193.18	193.28 192.28	132.42 72.26	1.25% 1.25%	<u>12</u> 12	3.36 3.36	3.33 4.08	4.49 8.99	0.010 0.010	PVC PVC		
-	U	L		-		4.0	0.13	0.30	0.47	193.18	192.28	94.64	1.25%	12	3.36	4.08	8.99	0.010	PVC PVC		
	L	К		-		4.0	0.02	0.32	0.50	190.90	189.43	117.14	1.25%	12	3.36	4.22	9.68	0.010	PVC		Flow from Block C
-	K	J		-		4.0	0.02	0.35	0.54	189.33	188.68	52.56	1.25%	12	3.36	4.23	10.36	0.010	PVC		Flow from Block C
-	J I1	1 				4.0 4.0	0.00	0.35 0.75	0.54 1.16	188.58 187.88	187.98	47.70 248.57	1.25% 1.25%	12 12	3.36 3.36	4.23 5.33	10.36 22.38	0.010 0.010	PVC PVC		Flow from Block D
	Ι	H1				4.0	0.55	1.30	2.01	184.67	181.21	276.69	1.25%	12	3.36	6.20	38.78	0.010	PVC		Flow from Block J 50% Flow from Block H
-	H1	Н				4.0	0.32	1.62	2.51	181.11	180.05	85.17	1.25%	12	3.36	6.55	48.33	0.010	PVC		Flow from Block L
-	H G	G				4.0	0.00	1.62 1.62	2.51 2.51	179.95 178.14	178.24	170.85 102.02	1.00% 1.00%	12 12	3.00 3.00	6.03 6.03	54.04 54.04	0.010 0.010	PVC PVC		
-	G	E				4.0	0.00	1.62	2.51	178.14	177.12	163.39	1.00%	12	3.00	6.03	54.04	0.010	PVC PVC		
	E	D				4.0	0.67	2.29	3.54	175.29	173.78	151.17	1.00%	12	3.00	3.82	76.31	0.010	PVC		Flow from Block M Flow from Block K
ļ	D	C				4.0	0.00	2.29	3.54	173.68	173.33	34.58	1.00%	12	3.00	3.82	76.31	0.010	PVC		
-	С	C1				4.0	0.28	2.57	3.98	173.23	170.40	283.19	1.00%	15	5.44	6.76	47.25	0.010	PVC		Flows from SSMH M & D
-	C1 B	B				4.0 4.0	0.00	2.57 2.57	3.98 3.98	165.90 164.76	164.86 162.73	103.81 203.40	1.00% 1.00%	<u>15</u> 15	5.44 5.44	6.76 6.76	47.25 47.25	0.010 0.010	PVC PVC		
-	А	EX.HH				4.0	0.00	2.57	3.98	162.63	160.47	215.56	1.00%	15	5.44	6.76	47.25	0.010	PVC		
-	D	<u> </u>				4.0	0.00	0.00	0.05	100.00	100.01	004.00	0.50%	40	4.75	0.50	0.05	0.040			Flow from Block B
-	R Q	Q P				<u>4.0</u> 4.0	0.03	0.03	0.05	196.03 190.81	190.91 188.98	204.83 91.68	2.50% 2.00%	<u>12</u> 12	4.75 4.25	2.58 2.95	0.65	0.010 0.010	PVC PVC		50% Flow from Block E Flow from Block C
	P	0				4.0	0.00	0.05	0.08	188.88	186.01	143.07	2.00%	12	4.25	2.95	1.27	0.010	PVC		
-	0	N				4.0	0.23	0.28	0.43	185.91	178.40	375.50	2.00%	12	4.25	4.75	6.62	0.010	PVC		50% Flow from Block H
-	<u>N</u>	M C				<u>4.0</u> 4.0	0.00	0.28	0.43	178.30 175.83	175.93 175.43	118.87 19.86	2.00% 2.00%	<u>12</u> 12	4.25 4.25	4.75 4.75	6.62 6.62	0.010 0.010	PVC PVC		
-							1	- 	1			1					1				
	CO1		175	21000		4.0	0.23	0.23	0.35	185.75	184.92	33.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
-	CO2	Q		28936		4.0	0.02	0.02	0.04	191.77	190.91	28.85	3.00%	10	3.20	2.52	0.72	0.010	PVC		32.85% gpd from Block C
	CO3	0	175	21000		4.0	0.23	0.23	0.35	187.39	186.11	51.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
-	CO4	к		28936		4.0	0.02	0.02	0.04	195.00	194.00	33.00	3.03%	6	0.82	2.53	2.81	0.010	PVC		32.85% Flow from Block C
-							1							0			1				
-	CO5	L		28936		4.0	0.02	0.02	0.04	195.00	194.00	33.00	3.03%	6	0.82	2.53	2.81	0.010	PVC		32.85% Flow from Block C
_оск к[CO6	D	337	30180		4.0	0.43	0.43	0.66	175.39	174.40	39.66	2.50%	6	0.75	6.14	57.33	0.010	PVC		100% Flow from Block K
-	C07	I	235	52000		4.0	0.32	0.32	0.50	185.79	184.87	36.86	2.50%	6	0.75	5.66	43.29	0.010	PVC		100% Flow from Block J
	202		000	44000		4.0	0.00		0.50		101.01	40.04	0.500/	0	0.75	5.04	40.04	0.040			
-	CO8	H1	260	11000		4.0	0.32	0.32	0.50	182.48	181.31	46.81	2.50%	6	0.75	5.61	42.91	0.010	PVC		100% Flow from Block L
-	CO9	E	200			4.0	0.24	0.24	0.37	185.22	184.10	44.91	2.50%	6	0.75	5.23	32.11	0.010	PVC		100% Flow from Block M
	CO10	R		38703		4.0	0.03	0.03	0.05	196.77	196.13	25.44	2.50%	8	1.61	2.90	1.92	0.010	PVC		36.09% Flow from Block B
ŀ	CO11	12	336			4.0	0.40	0.40	0.62	189.27	188.67	24.00	2.50%	8	1.61	5.96	25.04	0.010	PVC		100% Flow from Block D
ļ	12	1				4.0	0.00	0.40	0.62	188.57	188.08	48.93	1.00%	8	1.02	4.25	39.57	0.010	PVC		
F	CO12	EX.MM	146	53371		4.0	0.22	0.22	0.34	182.49	181.52	38.79	2.50%	6	2.00	5.08	10.89	0.010	PVC		100% Flow from Block E (Res.)
ļ							1		1	1		1								I	
ļ	CO13	L1	244	23866		4.0	0.31	0.31	0.48	179.06	177.17	75.43	2.50%	6	2.00	5.64	15.59	0.010	PVC		100% Flow from Block G
ļ	CO14	EX.II	390	90141		4.0	0.54	0.54	0.84	173.17	171.27	76.18	2.50%	6	0.75	3.81	72.25	0.010	PVC		100% Flow from Block I
F	CO16	EX.MM		113020		4.0	0.09	0.09	0.14	185.50	183.79	68.32	2.50%	6	0.75	3.99	12.10	0.010	PVC		100% Flow from Block E1 (MOB)
ŀ			1							1										1	
	V1	V		188489		4.0	0.15	0.15	0.23	194.05	193.38	66.50	1.00%	12	3.00	3.09	5.03	0.010	PVC		33.33% Flow from Block A



			AD	EQUA	TE OUTFALL	ANALY	'SIS		-					
Blo	ocks	Office Sar	nitary Flow	Office G.S.F	Retail Sanitary Flow	Retail G.S.F	MFH Sanita	ary Flow	MFH Units	Total Proposed Sanitary Flow (GPD)				
HOSPITAL	A B	200GPD/1, 200GPD/1,		565,525 107,239	200GPD/1,000 S.F. 200GPD/1,000 S.F.		300GPD/UN 300GPD/UN		-	113,105 21,448				
CAMPUS	С	200GPD/1		88,085	200GPD/1,000 S.F.	-	300GPD/UN		-	17,617				
То	ital			760,849	TOTAL FLC	-)W FROM HO	 SPITAL CAMI	PUS (MGD)	152,170 0.61				N
	D	200GPD/1	,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UN	IIT	336	100,800				DESCRIPTION)NS
	E G	200GPD/1 200GPD/1			200GPD/1,000 S.F. 200GPD/1,000 S.F.	· · · ·	300GPD/UN 300GPD/UN		146 244	77,078 77,973				DESC
	H	200GPD/1	,000 S.F.	-	200GPD/1,000 S.F.	42,000	300GPD/UN	IIT	350	113,400				DES
LANDMARK		200GPD/1	,000 S.F.	-	200GPD/1,000 S.F.	90,141	300GPD/UN	IT	390	135,028				RE
	J	200GPD/	1,000 S.F.	52000			300GPD/UN	IT	235	80,900				
	К	200GPD/1			200GPD/1,000 S.F.	· · ·	300GPD/UN		337	107,136				
	M	200GPD/1, 200GPD/1,		-	200GPD/1,000 S.F. 200GPD/1,000 S.F.	-	300GPD/UN 300GPD/UN		260 200	80,200 60,000				
Total				165,020	TOTAL FLOW	250,558 FROM LAND	 //ARK MALL E	BLOCKS (N	2,498 1GD)	832,516 3.33				ш
														DATE
EX. BUILDING	MULTI-FAMIL USE	.Y 200GPD/	1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD	/UNIT	184	55,200.00				No.
					TOTAL	L FLOW FROM	BROADSTON	EAPPT		0.22	ATE	2022		
					ΤΟΤΑΙ	L FLOW GOIN	G TO EX. CC	(MGD)		4.16	LAND	-24-		1 1 1
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		Lateral #	1		/n by Manh	MH Flow E	nters in					VA. 201	306 888 com	
HOSPITAL	A	1		IH W1	33.33%	W						Ltd. TECHY TILLY,	1EL. 703.642.2306 FAX 703.378.7888 www.urban-ltd.com	
		2	SN	1H V1	33.33%	V						Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151	TEL. 7 FAX 71 www.un	
	В	3 1	С	:015 :010	33.34% 36.09%	L2 R								eyors
	С	2 1		CO15	63.91% 32.85%	L2 L							ž	and Surv
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1, Ltd. – J: \JOBS\LandmarkMall\DSUP\Block-K\PRELIMINARY SITE PLAN\13080-10-SWM COMPS & NARRATIVE.dwg [PRE-DEV] August 26, 2022 – 4:27pm yela

SWM PRE - Study F

SWM PRE OFFSITE Undetained Runoff Calculations	
Curve Number Calculations	
Area (ac) CN Description	
4.880 98 Paved parking, HSG D 3.360 80 >75% Grass cover, Good, HSG D	
8.240 91 Weighted Average 3.360 40.78% Pervious Area	
4.880 59.22% Impervious Area	
Time of Concentration Calculations	
Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)	
15.0 Direct Entry,	
1 Year Flow Calculations	D
Runoff = 16.03 cfs@ 12.15 hrs, Volume= 50,067 cf, Depth>1.67"	Runoff
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"	Runoff by Landmarł
2 Year Flow Calculations	
Runoff = 20.03 cfs@ 12.15 hrs, Volume= 63,254 cf, Depth>2.11"	Runoff
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"	Runoff by Landmarl
10 Year Flow Calculations	
Runoff = 32.58 cfs@ 12.15 hrs, Volume= 117,174 cf, Depth>3.92"	Runoff
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"	Runoff by Landmar

STUDY POINT 1 SWM PR

1 Year Flow Calcula

Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow D Inflow = 66.27 cfs @ 12.10 hrs, Volume= 186,2 Primary = 66.27 cfs @ 12.10 hrs, Volume= 186,2 Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.

2 Year Flow Calcula

Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow D Inflow = 84.95 cfs @ 12.10 hrs, Volume= 240,1 Primary = 84.95 cfs @ 12.10 hrs, Volume= 240,1 Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.

10 Year Flow Calcula

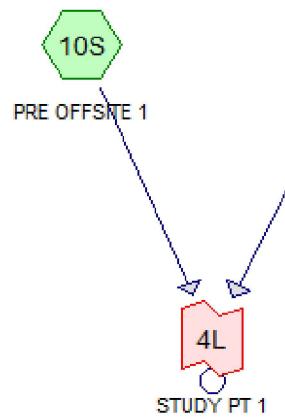
 Inflow Area =
 1,549,865 sf, 45.22% Impervious, Inflow

 Inflow =
 145.10 cfs @
 12.10 hrs, Volume=
 465

 Primary =
 145.10 cfs @
 12.10 hrs, Volume=
 465

 Primary outflow =
 Inflow, Time Span=
 0.00-20.00 hrs, dt=
 0.00

PRE-DEVELOPMENT HYDROCAL



SWM PRE Onsite UNDETAINED Runoff Calculations Curve Number Calculations Area (ac) CN Description 11:210 95 Pred parking, HSG D 11:211 91 Waighted Areas (mm) (des) (mm) (des) 11:211 91 Works (mm) (des) (des) (d) Waighted Areas (mm) (des) (des) (d) Waighted Areas (d) Star R2:0 method, UH=SCS, Waighted-CN, Time Spane 0.00-20.00 hrs, die 0.01 hrs (d) Star R2:0 method, UH=SCS, Waighted-CN, Time Spane 0.00-20.00 hrs, die 0.01 hrs (d) Star R2:0 method, UH=SCS, Waighted-CN, Time Spane 0.00-20.00 hrs, die 0.01 hrs (d) Star R2:0 method, UH=SCS, Waighted-CN, Time Spane 0.00-20.00 hrs, die 0.01 hrs (d) Star R2:0 method, UH=SCS, Waighted-CN, Time Spane 0.00-20.00 hrs, die 0.01 hrs (d) Star R2:0 method, UH=SCS, Waighted-CN, Time Spane 0.00-20.00 hrs, die 0.01 hrs (d) Star R2:0 method, UH					
Area (D) M. Description	Point "1"				
Area (D) M. Description					ESCRIPTION
To Length Slope Velocity Capacity Description (rmi) Description (bet) Description (bet) 100 Description (bet) Description (bet) Description (bet) 2 S2.17 drught 12.20 Hz, Vulume - 198, 55 dt Depthol 3.7* (bet) Velocity Capacity Pelosynethelic 2.70* Velocity Capacity Pelosynethelic 2.7* (bet) Velocity Capacity Pelosynethelic 2.7* (bet) 2 S2.17 drught 12.20 Hz, Vulume - 198, 55 dt Depthol 2.7* (bet) Velocity Capacity Pelosynethelic 2.7* (bet) Velocity Capacity Capacity Pelosynethelic 2.7* (bet) Velocity Capacity Pelosynethelic 2.7* (bet) Velocity Capacity Pelosynethelic 2.7* (bet) Velocity Capacity Pelosynethelic 2.7* (bet) Velocity Pelosynethelic 2.7* (bet) Velocity Pelosynethelic 2.7* (bet) Velocity Velocity Capacity Pelosynethelic 2.7* (bet) Velocity Pelosynethelic 2.7* (bet) Velocity Pelosynethelic 2.7* (bet) Velocity Pelosynethelic 2.7* (bet) Velocity Vel	11.210 98 Paved parking, HSG D 16.130 80 >75% Grass cover, Go 27.340 87 Weighted Average 16.130 59.00% Pervious Area	ood, HSG D			DI
Image Dread Entry. 100 Dread Entry. 1100 Dread Entry. 1100 Pread Entry.					
1 Year Flow Calculations = 62.77 data@ 1200 hrs. Volume= 106.030 db pptior1.37" y: SC The 20m Hubble Calculations = 67.33 db@ 1200 hrs. Volume= 106.030 db pptior1.07" y: SC The 20m Hubble Calculations = 67.33 db@ 1200 hrs. Volume= 106.030 db pptior1.07" y: SC The 20m Hubble Calculations = 110.25 db@ 1200 hrs. Volume= 106.030 db pptior1.07" y: SC The 20m Hubble Calculations = 110.25 db@ 1200 hrs. Volume= 106.020.00 hrs. dt= 0.01 hrs y: SC The 20m Hubble Calculations = 110.25 db@ 1200 hrs. Volume= 106.020.00 hrs. dt= 0.01 hrs y: SC The 20m Hubble Calculations = 110.25 db@ 1200 hrs. Volume= 106.020.00 hrs. dt= 0.01 hrs y: SC The 20m Hubble Calculations = 110.25 db@ 1200 hrs. Volume= 106.020.00 hrs. dt= 0.01 hrs y: SC The 20m Hubble Calculations y: SC	(min) (feet) (ft/ft) (ft/sec) (cfs)				DATE
	1 Year Flow Ca	Iculations			No.
	= 52.17 cfs@ 12.09 hrs, Volume=	136,159 cf, Depth>1.37"	N DATH	1	
	by SCS TR-20 method, UH=SCS, Weighted ark Mall 24-hr S1 1-yr Rainfall=2.70"	-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs	PLA	л. Л.	
	2 Year Flow Ca	alculations		0L0GY C /A. 20151 806	888 2011
	= 67.33 cfs@ 12.09 hrs, Volume=	176,935 cf, Depth>1.78"		Ltd. D TECHN TILLY, V 03.642.23	03.378.7{ 1rban-ltd.c
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Iations ^{Atten= 094lag= 0.0 min ^{Atten= 094lag= 0.0 min ^{ODD ths Iations ^{ODD ths W Depth >1.86" for 2-yr event ^{ODD ths Jations ^{ODD ths M Depth >1.86" for 2-yr event ^{ODD ths Jations ^{ODD ths M Depth >1.86" for 2-yr event ^{ODD ths Jations ^{ODD ths M DD MODDEL - Study Point "1" ^{IDD MODDEL - Study Point "1" APPPROVED ^{SPECIAL USE PERMIT NO. DEFORM ^{DEECOR ^{DEECOR DECOR ^{DATE ^{IDT} DIRECTOR ^{IDT} ^{IDT} DIRECTOR ^{IDT} ^{IDT}}}}}}}}}}}}}}}}</sup></sup></sup></sup>	10 Year Flow Ca	alculations			Land Surve
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Iations ^{Atten= 094lag= 0.0 min ^{Atten= 094lag= 0.0 min ^{ODD ths Iations ^{ODD ths W Depth >1.86" for 2-yr event ^{ODD ths Jations ^{ODD ths M Depth >1.86" for 2-yr event ^{ODD ths Jations ^{ODD ths M Depth >1.86" for 2-yr event ^{ODD ths Jations ^{ODD ths M DD MODDEL - Study Point "1" ^{IDD MODDEL - Study Point "1" APPPROVED ^{SPECIAL USE PERMIT NO. DEFORM ^{DEECOR ^{DEECOR DECOR ^{DATE ^{IDT} DIRECTOR ^{IDT} ^{IDT} DIRECTOR ^{IDT} ^{IDT}}}}}}}}}}}}}}}}</sup></sup></sup></sup>					nners•Engin
Depth >1.44" for 1-yr event A226 dr, Attan= 0.94.ag= 0.0 min 0.01 hs Vogth >1.86" for 2-yr event 10.188 dr	PRE FLOWS				Pla
Sever , Atten= 0%Lag= 0.0 min .0.01 hrs W Depth >1.86° for 2-yr event 10.186 dr, Atten= 0%Lag= 0.0 min .0.01 hrs UIBID	llations				
Depth >1.86" for 2-yr event 10.188 df. Atten= 0%Lag= 0.0 min = 0.01 hrs Initiations out Payle > 3.80" for 10-yr event 455.520 cf. Atten= 0%Lag= 0.0 min -0.01 hrs Initiations UNERDIA. VIGORY 2-yr event 455.520 cf. Atten= 0%Lag= 0.0 min -0.01 hrs Image: State of the	v Depth >1.44" for 1-yr event 36,226 cf 36,226 cf,Atten= 0,%Lag= 0.0 min = 0.01 hrs		-		
Depth >1.86" for 2-yr event 10.188 df. Atten= 0%Lag= 0.0 min = 0.01 hrs Initiations out Payle > 3.80" for 10-yr event 455.520 cf. Atten= 0%Lag= 0.0 min -0.01 hrs Initiations UNERDIA. VIGORY 2-yr event 455.520 cf. Atten= 0%Lag= 0.0 min -0.01 hrs Image: State of the	lations		⊢		•••
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SWM POST OFFSITE Undetained Runoff Calculations	SWM POST Block
Curve Number Calculations	
Area (ac) CN Description	Area (ac) CN [
6.449 95 Urban commercial, 85% imp, HSG D 0.967 15.00% Pervious Area	<u> </u>
5.482 85.00% Impervious Area	2.184 8
Time of Concentration Calculations	<u>Tim</u>
Tc Length Slope Velocity Capacity Description	Tc Length Slo (min) (feet) (f
(min) (feet) (ft/ft) (ft/sec) (cfs) 15.0 Direct Entry,	- 10.0
1 Year Flow Calculations	
Runoff = 14.72 cfs@ 12.15 hrs, Volume= 47,538 cf, Depth>2.03"	Runoff = 6.98 cfs@ 12
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"	Runoff by SCS TR-20 method, Landmark Mall 24-hr S1 1-yr F
2 Year Flow Calculations	
Runoff = 17.82 cfs@ 12.15 hrs, Volume= 58,407 cf, Depth>2.49"	Runoff = $8.43 \text{ cfs} @ 12$
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"	Runoff by SCS TR-20 method, Landmark Mall 24-hr S1 2-yr R
10 Year Flow Calculations	
Runoff = 27.18 cfs@ 12.15 hrs, Volume= 101,915 cf, Depth>4.35"	Runoff = $12.70 \text{ cfs}@ 12$
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"	Runoff by SCS TR-20 method, Landmark Mall 24-hr S1 10-yr
	SWM POST Block H
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations	<u>C</u>
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D	<u>C</u> Area (ac) CN De 1.610 95 Ur
VM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description	Area (ac) CN De 1.610 95 Ur 0.242 15
<u>NM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations</u> <u>Curve Number Calculations</u> <u>Area (ac) CN Description</u> <u>3.510 95 Urban commercial, 85% imp, HSG D</u> 0.527 15.00% Pervious Area	Area (ac) CN De 1.610 95 Ur 0.242 15 1.368 85
MM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area 2.983 85.00% Impervious Area Time of Concentration Calculations Tr Length Slope Velocity Capacity Description	<u>Area (ac) CN De</u> <u>1.610 95 Ur</u> 0.242 15 1.368 85 <u>Time</u> Tc Length Slop
MM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area 2.983 85.00% Impervious Area Time of Concentration Calculations	<u>Area (ac) CN De</u> <u>1.610 95 Ur</u> 0.242 15 1.368 85 <u>Time</u> Tc Length Slop
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area 2.983 85.00% Impervious Area Time of Concentration Calculations Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)	<u>Area (ac) CN De</u> <u>1.610 95 Ur</u> 0.242 15 1.368 85 <u>Time</u> Tc Length Slop (min) (feet) (ft/
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area 2.983 85.00% Impervious Area Time of Concentration Calculations Time of Concentration Calculations Tc Length Slope Velocity Capacity Description (min) (fet) (ft/ft) 10.0 Direct Entry,	Area (ac) CN De 1.610 95 Ur 0.242 15 1.368 85 Time Tc Length Slop (min) (feet) (ft/r) 10.0 10.0
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area 2.983 85.00% Impervious Area Time of Concentration Calculations Time of Concentration Calculations Tic Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs) 10.0 Direct Entry, <u>I Year Flow Calculations</u>	$\frac{C}{Area (ac) CN De}{1.610 95 Ur}$ $\frac{1.610 95 Ur}{0.242 15}$ $1.368 85$ $\frac{Time}{Tc Length Slop}$ $\frac{(min) (feet) (ft/t)}{10.0}$ Runoff = 4.37 cfs@ 12. Runoff by SCS TR-20 method, U
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area 2.983 85.00% Impervious Area Concentration Calculations Time of Concentration Calculations Time of Concentration Calculations To Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs) 10.0 Direct Entry, LYear Flow Calculations Runoff Sta cfs @ 12.08 hrs, Volume= 25,909 cf, Depth>2.03" Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs	$\frac{C}{Area (ac) CN De}{1.610 95 Ur}$ $\frac{1.610 95 Ur}{0.242 15}$ $1.368 85$ $\frac{Time}{Tc Length Slop}$ $\frac{(min) (feet) (ft/t)}{10.0}$ Runoff = 4.37 cfs@ 12. Runoff by SCS TR-20 method, U
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area 2.983 2.983 85.00% Impervious Area Z.983 85.00% Impervious Area Concentration Calculations Time of Concentration Calculations Time of Concentration Calculations Mit Concentration Calculations To Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs) 0 10.0 Direct Entry, Area Flow Calculations Runoff = 9.53 cfs @ 12.08 hrs, Volume= 25,909 cf, Depth>2.03" Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs andmark Mall 24-hr S1 1-yr Rainfall=2.70"	$\frac{C}{Area (ac) CN De}{\frac{1.610 95 Ur}{0.242 15}}$ $\frac{1.368 85}{1.368 85}$ $\frac{Time}{Tc Length Slop}{(min) (feet) (ft/t)}$ $\frac{10.0}{10.0}$ Runoff = 4.37 cfs@ 12. Runoff by SCS TR-20 method, U Landmark Mall 24-hr S1 1-yr Ra
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area 2.983 85.00% Impervious Area Zent of Concentration Calculations Time of Concentration Calculations Tic Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs) 10.0 Direct Entry, LYPEAR Flow Calculations Runoff = 9.53 cfs @ 12.08 hrs, Volume= 25,909 cf, Depth>2.03" Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs andmark Mail 24-hr S1 1-yr Rainfail=2.70" Q Year Flow Calculations Runoff = 11.51 cfs @ 12.08 hrs, Volume= 31,831 cf, Depth>2.50" Runoff = 11.51 cfs @ 12.08 hrs, Volume= 31,831 cf, Depth>2.50"	$\frac{C}{Area (ac) CN De}{1.610 95 Ur}$ $\frac{1.610 95 Ur}{0.242 15}$ $1.368 85$ $\frac{Time}{1.368 85}$ $\frac{Time}{1.368 85}$ $\frac{Time}{10.0}$ $Runoff = 4.37 cfs@ 12.$ $Runoff by SCS TR-20 method, U Landmark Mall 24-hr S1 1-yr Rate}$ $Runoff = 5.28 cfs@ 12.$ $Runoff by SCS TR-20 method, U Landmark Mall 24-hr S1 1-yr Rat}$
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area 2.983 85.00% Impervious Area 2.983 B5.00% Impervious Area Time of Concentration Calculations Tc Length Slope Velocity Capacity Description (min) (feet) (t/ft) 10.0 Direct Entry, 1 Year Flow Calculations Runoff = 9.53 cfs @ 12.08 hrs, Volume= 25,909 cf, Depth>2.03" Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs.andmark Mall 24-hr S1 1-yr Rainfall=2.70" <u>2 Year Flow Calculations</u>	$\frac{C}{Area (ac) CN De}{\frac{1.610 95 Ur}{0.242 15}}$ $\frac{1.610 95 Ur}{0.242 15}$ $\frac{1.368 85}{1.368 85}$ $\frac{Time}{Tc Length Slop}$ $\frac{Tc Length Slop}{(min) (feet) (ft/t)}$ $Runoff = 4.37 cfs@ 12.$ $Runoff by SCS TR-20 method, U Landmark Mall 24-hr S1 1-yr Rate$ $Runoff = 5.28 cfs@ 12.$ $Runoff by SCS TR-20 method, U Landmark Mall 24-hr S1 2-yr Rate$
WM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations Curve Number Calculations Area (ac) CN Description 3.510 95 Urban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area Dirban commercial, 85% imp, HSG D 0.527 15.00% Pervious Area Colspan="2">Concentration Calculations Time of Concentration Calculations Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs) 10.0 Direct Entry, 1 A Pear Flow Calculations Runoff = 9.53 cfs @ 12.08 hrs, Volume= 25,909 cf, Depth>2.03" Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70" Q Year Flow Calculations Runoff = 11.51 cfs @ 12.08 hrs, Volume= 31,831 cf, Depth>2.50" Runoff sec Str20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mail 24-hr S1 2-yr Rainfall=3.20"	$\frac{1.610 95 \text{Ur}}{0.242 \qquad 15}$ $1.368 \qquad 85$ $\frac{\text{Time}}{\text{Tc Length Slope}}$ $\frac{\text{(min) (feet) (ft/f)}}{10.0}$ Runoff = 4.37 cfs@ 12. Runoff by SCS TR-20 method, U Landmark Mall 24-hr S1 1-yr Ra

SWM POST - Study Point "1"

(IDETAINED (VAULT #2) Runoff Calculations	SWM POST Block G DETAINED (VAULT #2) Runoff Calculations							
Curve Number Calculations	Curve Number Calculations							
Description	Area (ac) CN Description							
Urban commercial, 85% imp, HSG D	1.295 95 Urban commercial, 85% imp, HSG D							
15.00% Pervious Area 85.00% Impervious Area	0.194 15.00% Pervious Area 1.101 85.00% Impervious Area							
e of Concentration Calculations	Time of Concentration Calculations							
ope Velocity Capacity Description ft/ft) (ft/sec) (cfs)	Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)							
Direct Entry,	10.0 Direct Entry,							
1 Year Flow Calculations	1 Year Flow Calculations							
2.08 hrs, Volume= 18,970 cf, Depth>2.03"	Runoff = 3.52 cfs@ 12.08 hrs , Volume= 9,559 cf, Depth>2.03"							
, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Rainfall=2.70"	Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hr Landmark Mall 24-hr S1 1-yr Rainfall=2.70"							
2 Year Flow Calculations	2 Year Flow Calculations							
2.08 hrs, Volume= 23,306 cf, Depth>2.50"	Runoff = 4.25 cfs@ 12.08 hrs , Volume= 11,744 cf, Depth>2.50"							
UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Rainfall=3.20"	Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 h Landmark Mall 24-hr S1 2-yr Rainfall=3.20"							
10 Year Flow Calculations	10 Year Flow Calculations							
2.08 hrs, Volume= 40,668 cf, Depth>4.36"	Runoff = 6.40 cfs@ 12.08 hrs , Volume= 20,492 cf, Depth>4.36"							
UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Rainfall=5.20"	Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hr Landmark Mall 24-hr S1 10-yr Rainfall=5.20"							

I DETAINED (VAULT #2) Runoff Calculations	SWM POST Block K DETAINED (VAULT #2) Runoff Calculations
Curve Number Calculations	Curve Number Calculations
escription	Area (ac) CN Description
ban commercial, 85% imp, HSG D	2.530 95 Urban commercial, 85% imp, HSG D
.00% Pervious Area .00% Impervious Area	0.380 15.00% Pervious Area 2.151 85.00% Impervious Area
of Concentration Calculations	Time of Concentration Calculations
e Velocity Capacity Description t) (ft/sec) (cfs)	Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)
Direct Entry,	10.0 Direct Entry,
1 Year Flow Calculations	1 Year Flow Calculations
08 hrs, Volume= 11,884 cf, Depth>2.03"	Runoff = 6.87 cfs@ 12.08 hrs, Volume= 18,675 cf, Depth>2.03"
IH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs infall=2.70"	Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"
2 Year Flow Calculations	2 Year Flow Calculations
08 hrs,Volume= 14,600 cf,Depth>2.50"	Runoff = 8.30 cfs@ 12.08 hrs, Volume= 22,943 cf, Depth>2.50"
H=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs infall=3.20"	Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"
10 Year Flow Calculations	10 Year Flow Calculations
08 hrs,Volume= 25,477 cf,Depth>4.36"	Runoff = 12.50 cfs@ 12.08 hrs, Volume= 40,035 cf, Depth>4.36"
H=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs ainfall=5.20"	Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

	<u>Cur</u> <u>Area (ac)</u> CN Desc <u>2.300</u> 95 Urba 0.345 15.00	DETAINED (VAULT #2) Runoff The Number Calculations ription n commercial, 85% imp, HSG D 1% Pervious Area 1% Impervious Area	<u>Calculations</u>	DESCRIPTION
		Concentration Calculations		
		Velocity Capacity Description (ft/sec) (cfs) Direct Entry,		
				ATE 2022 No. DATE
hrs	Runoff by SCS TR-20 method, UH= Landmark Mall 24-hr S1 1-yr Rainf	SCS, Weighted-CN, Time Span= 0.00 all=2.70"	-20.00 hrs, dt= 0.01 hrs	PLAN DATE 06-24-202 - - - - -
		Year Flow Calculations	-> 2 50"	Y CT. 151
hrs	Runoff = 7.54 cfs@ 12.08 Runoff by SCS TR-20 method, UH= Landmark Mall 24-hr S1 2-yr Rainf	SCS, Weighted-CN, Time Span= 0.00		Jrban, Ltd. 200 D TECHNOLOGY 214ANTILLY, VA. 20151 FEL. 703.642.2306 2AX 703.378.7888 24W.urban-ltd.com
	<u>10</u> Runoff = 11.36 cfs@ 12.08	Year Flow Calculations hrs, Volume= 36,395 cf, Depth	>4 36"	ST ST ST ST
hrs	C	SCS, Weighted-CN, Time Span= 0.00		Architects•Land Sur
	SWM POST Onsite DE	TAINED (VAULT #2) Runoff Ca	alculations	Planners•Engineers•Landscape Architects•Land Surveyo
	Area (ac) CN Descrij 3.645 95 Urban 0.547 15.00%	e Number Calculations otion commercial, 85% imp, HSG D 6 Pervious Area 6 Impervious Area		
,	Time of the time of time of the time of time of the time of time o	Concentration Calculations		
	Tc Length Slope Vo (min) (feet) (ft/ft) (f 10.0	elocity Capacity Description t/sec) (cfs) Direct Entry,		ENGINIER OF OF
	<u>1 Y</u>	ear Flow Calculations		MEALTH MEALTH ANTON ic. No. 06/24
rs	Runoff = 9.90 cfs@ 12.08 h Runoff by SCS TR-20 method, UH=S Landmark Mall 24-hr S1 1-yr Rainfa	SCS, Weighted-CN, Time Span= 0.00-2		
	<u>2 Y</u>	ear Flow Calculations		MEN
rs		rs,Volume= 33,055 cf,Depth> SCS, Weighted-CN, Time Span= 0.00-2 I=3.20"		SL(OP)
	Runoff = 18.01 cfs@ 12.08 h	· · · · ·		ARRATIVE EDEVEL PLAN - F IA, VIRGINIA
rs	Runoff by SCS TR-20 method, UH=S Landmark Mall 24-hr S1 10-yr Rainfa	CS, Weighted-CN, Time Span= 0.00-2 all=5.20"	20.00 nrs, at= 0.01 hrs	OMPS & NA IALL RF Y SITE F ALEXANDRI
	Á	PPROVED		SWM COM RK MAJ NARY S UTY OF ALE
	SP	ECIAL USE PERMIT NO		S MAR IMIN CT
		DIRECTOR PARTMENT OF TRANSPORTATION & E E PLAN NO.		LAND PREL
		DIRECTOR	DATE	
		AIRMAN, PLANNING COMMISSION	DATE	SHEET 17 OF
	DA	TE RECORDED		84 FILE No.

SWM POST Onsite DETAINED (VAULT #4) Runoff Calculations Curve Number Calculations

Area (ac) CN Description

8.060 98 Paved parking, HSG D 8.060 100.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs) Direct Entry

1 Year Flow Calculations

Runoff = 23.76 cfs@ 12.08 hrs, Volume= 68,545 cf, Depth>2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 28.16 cfs@ 12.08 hrs, Volume= 82,450 cf, Depth>2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

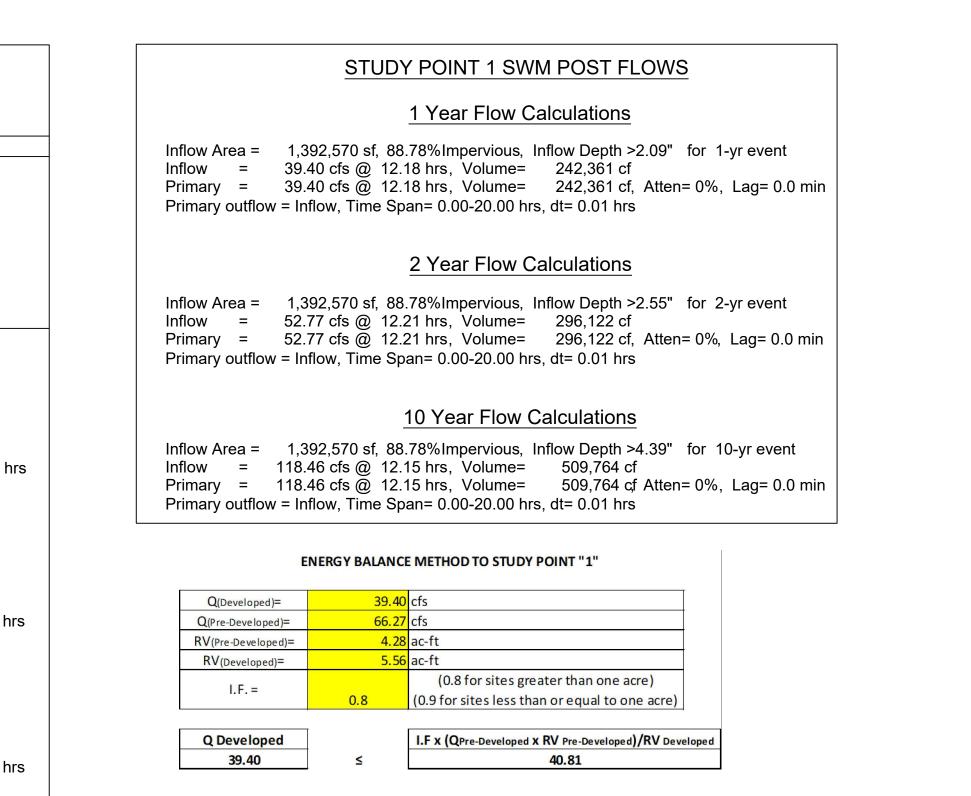
Runoff = 40.96 cfs@ 12.08 hrs, Volume= 137,581 cf, Depth>4.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

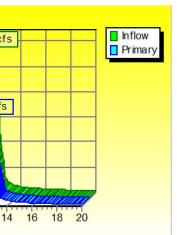
VAULT #2

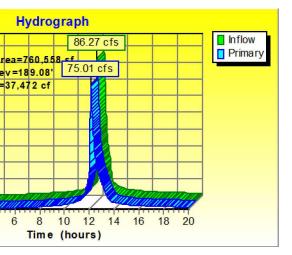
1 YEAR EVENT SUMMARY Hydrograph Inflow Area = 760,558 sf 85.00%Impervious, Inflow Depth >2.03" for 1-yr event 47.42 cfs@ 12.08 hrs, Volume= 128,878 cf Inflow = Inflow Area=760,558 sf Outflow = 23.00 cfs@ 12.27 hrs, Volume= 127,952 cf, Atten= 52%, Lag= 11.1 min Peak Elev=186.20' Primary = 23.00 cfs@ 12.27 hrs, Volume= 127,952 cf Storage=25,360 cf Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 186.20'@ 12.27 hrs Surf.Area= 4,200 sf Storage= 25,360 cf Plug-Flow detention time=15.8 min calculated for 127,888 cf (99% of inflow) Center-of-Mass det. time=12.7 min (769.2 - 756.5) 6 8 10 12 14 Primary OutFlow Max=23.00 cfs @ 12.27 hrsHW=186.20' (Free Discharge) Time (hours) 1=Culvert (Passes 23.00 cfs of 222.28 cfs potential flow) 2=Orifice/Grate (Orifice Controls 23.00 cfs @ 11.50 fps) -3=Orifice/Grate (Controls 0.00 cfs) 4=Orifice/Grate (Controls 0.00 cfs) 2 YEAR EVENT SUMMARY Inflow Area = 760,558 sf, 85.00%Impervious, Inflow Depth >2.50" for 2-yr event Hydrograph = 57.27 cfs@ 12.08 hrs , Volume= 158,337 cf Inflow Outflow = 33.40 cfs@ 12.23 hrs, Volume= 157,324 cf, Atten= 42%, Lag= 8.6 min Inflow Area=760,558 sf Primary = 33.40 cfs@ 12.23 hrs, Volume= 157,324 cf Peak Elev=187.37' Storage=30,290 cf Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 187.37' @ 12.23 hrs Surf.Area= 4,200 sStorage= 30,290 cf Plug-Flow detention time 15.5 min calculated for 157,324 cf (99% of inflow) Center-of-Mass det. time +2.7 min (764.5 - 751.8) Primary OutFlow Max=33.38 cfs @ 12.23 hrsHW=187.37' (Free Discharge) ¹−1=Culvert (Passes 33.38 cfs of 256.50 cfs potential flow) 6 8 10 12 14 ¹/₂=Orifice/Grate (Orifice Controls 25.25 cfs @ 12.63 fps) Time (hours) -3=Orifice/Grate (Orifice Controls 8.13 cfs @ 3.47 fps) 4=Orifice/Grate (Orifice Controls 0.00 cfs (0.09 fps) **10 YEAR EVENT SUMMARY** Inflow Area = 760,558 sf, 85.00% Impervious, Inflow Depth >4.36" for 10-yr event Hydrograph 86.27 cfs @ 12.08 hrs Volume= 276,287 cf Inflow = Outflow = 75.01 cfs @ 12.14 hrs Volume= 274,936 cf, Atten= 13%, Lag= 3.5 min Inflow Area=760,558 cf Primary = 75.01 cfs @ 12.14 hrs Volume = 274,936 cfPeak Elev=189.08' Storage=37,472 cf Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 189.08' @ 12.14 hrs Surf.Area= 4,200 sf Storage= 37,472 cf Plug-Flow detention time=12.9 min calculated for 274,798 cf (99% of inflow) Center-of-Mass det. time=10.7 min (749.4 - 738.7) Primary OutFlow Max=74.94 cfs @ 12.14 hrsHW=189.08' (Free Discharge) ¹−1=Culvert (Passes 74.94 cfs of 299.43 cfs potential flow) 2=Orifice/Grate (Orifice Controls 28.22 cfs @ 14.11 fps) Time (hours) -3=Orifice/Grate (Orifice Controls 18.02 cfs @ 7.21 fps) 4=Orifice/Grate (Orifice Controls 28.71 cfs @ 4.20 fps)

SWM POST - Study Point "1"



Inflow 47.42 cfs Primary





VAULT #4

1 YEAR EVENT SUMMARY

Inflow Area =	351,094 sf ,100.00%Impervious,	Inflow Depth >2.34" for 1-yr event
Inflow =	23.76 cfs @ 12.08 hrs, Volume=	68,545 cf
Outflow =	3.28 cfs @ 12.67 hrs , Volume=	66,871 cf, Atten= 86%, Lag= 35.2 min
Primary =	3.28 cfs @ 12.67 hrs, Volume=	66,871 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 178.68' @ 12.67 hrs Surf.Area= 4,200 sf Storage= 32,256 cf

Plug-Flow detention time=112.5 min calculated for 66,871 cf (98% of inflow) Center-of-Mass det. time=101.9 min (834.7 - 732.9)

Primary OutFlow Max=3.28 cfs @ 12.67 hrs HW=178.68' (Free Discharge)

1=Culvert (Passes 3.28 cfs of 99.40 cfs potential flow)

[↑] 2=Orifice/Grate (Orifice Controls 3.28 cfs @ 13.12 fps) -3=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.03 fps)

4=Orifice/Grate (Controls 0.00 cfs)

2 YEAR EVENT SUMMARY

Inflow Area =	351,094 sf ,100.00%Impervious, Inflo	w Depth >2.82" for 2-yr event
Inflow =	28.16 cfs @ 12.08 hrs,Volume=	82,450 cf
Outflow =	6.70 cfs @ 12.56 hrs,Volume=	80,392 cf, Atten= 76%, Lag= 28.4 min
Primary =	6.70 cfs @ 12.56 hrs,Volume=	80,392 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 179.70' @ 12.56 hrs Surf Area= 4,200 sf Storage= 36,536 cf

Plug-Flow detention time=108.4 min calculated for 80,392 cf (98% of inflow) Center-of-Mass det. time=97.5 min (827.0 - 729.5)

Primary OutFlow Max=6.70 cfs @ 12.56 hrs HW=179.70' (Free Discharge)

- └─1=Culvert (Passes 6.70 cfs of 109.02 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 3.50 cfs @ 14.00 fps) -3=Orifice/Grate (Orifice Controls 3.20 cfs @ 3.49 fps)
- 4=Orifice/Grate (Controls 0.00 cfs)

10 YEAR EVENT SUMMARY

Inflow Area	a =	351,094	sf ,100.00%Im	npervious,	Inflow Depth >4.70"	for 10-yr event	
Inflow =	= .	40.96 cfs	@ 12.08 hrs,	Volume=	137,581 cf		
Outflow =	= .	20.39 cfs	@ 12.28 hrs,	Volume=	132,914 cf, Atter	n= 50%, Lag= 11.6 min	
Primary :	=	20.39 cfs	@ 12.28 hrs,	Volume=	132,914 cf	-	
-			•				
Routing by	Stor-I	Ind method	d, Time Span=	0.00-20.00) hrs, dt= 0.01 hrs		
			· ·		$D_{1} = A \Gamma \Gamma A A = f$		

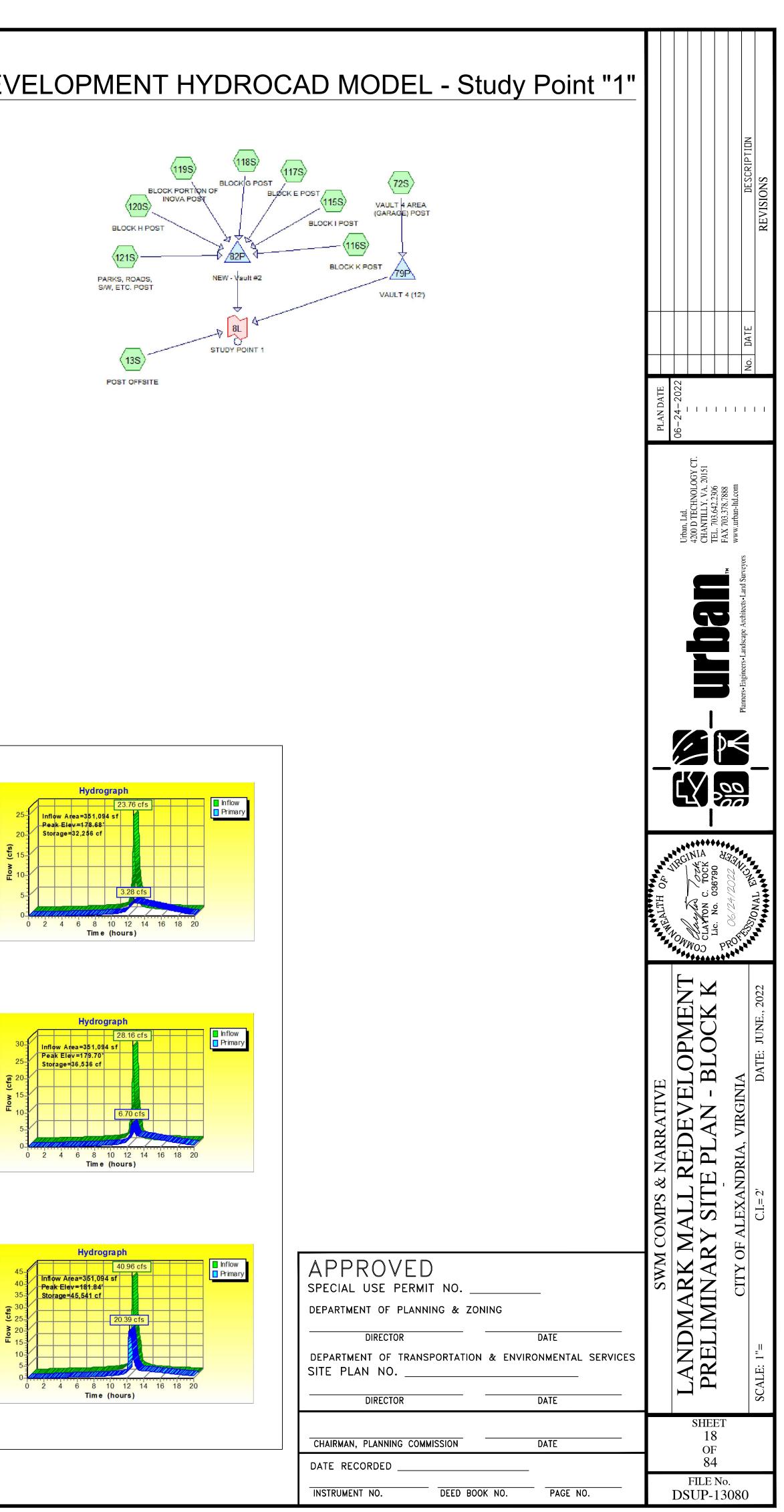
Peak Elev= 181.84' @ 12.28 hrs Surf.Area= 4,200 sStorage= 45,541 cf

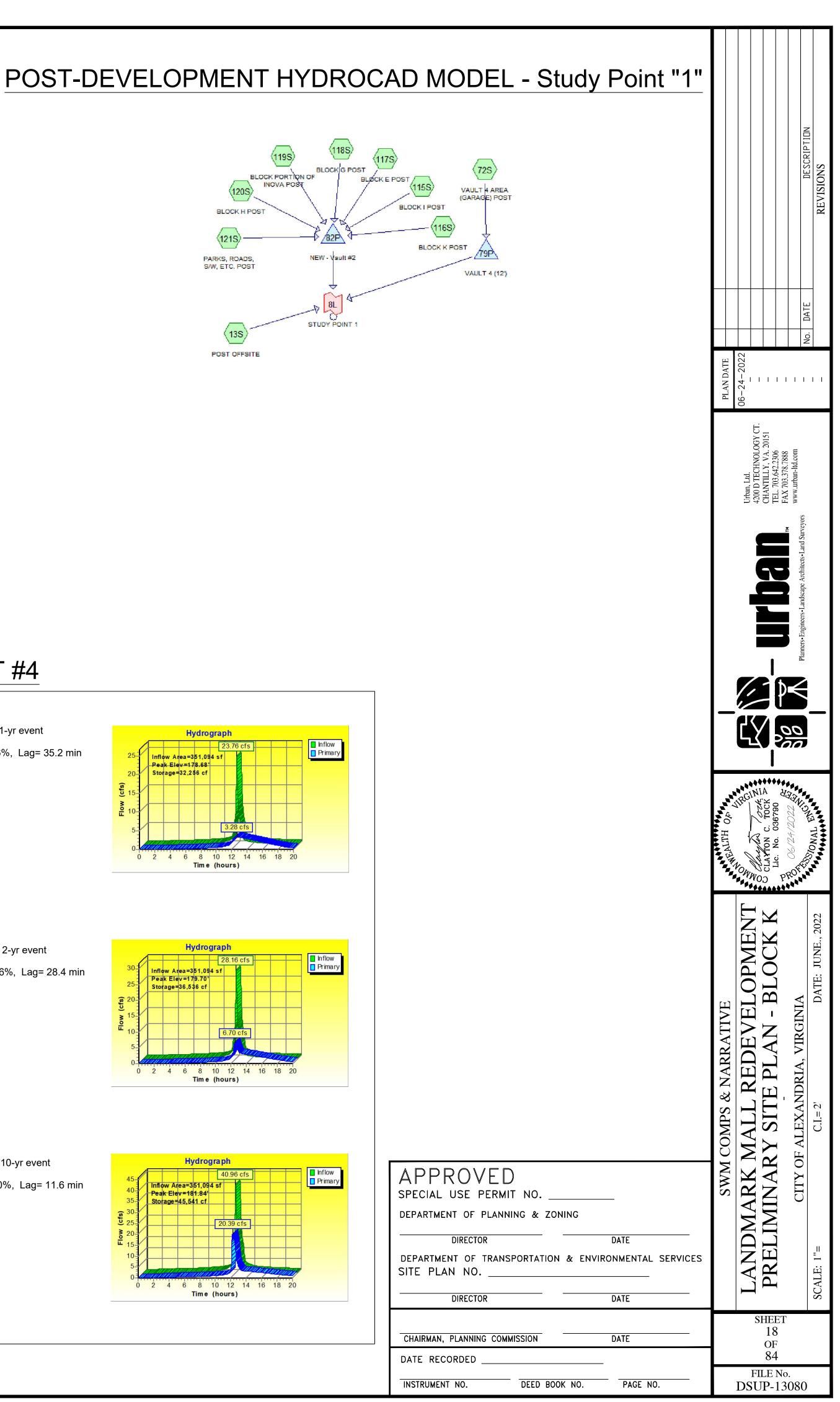
Plug-Flow detention time=88.5 min calculated for 132,914 cf (97% of inflow) Center-of-Mass det. time=73.7 min (792.9 - 719.2)

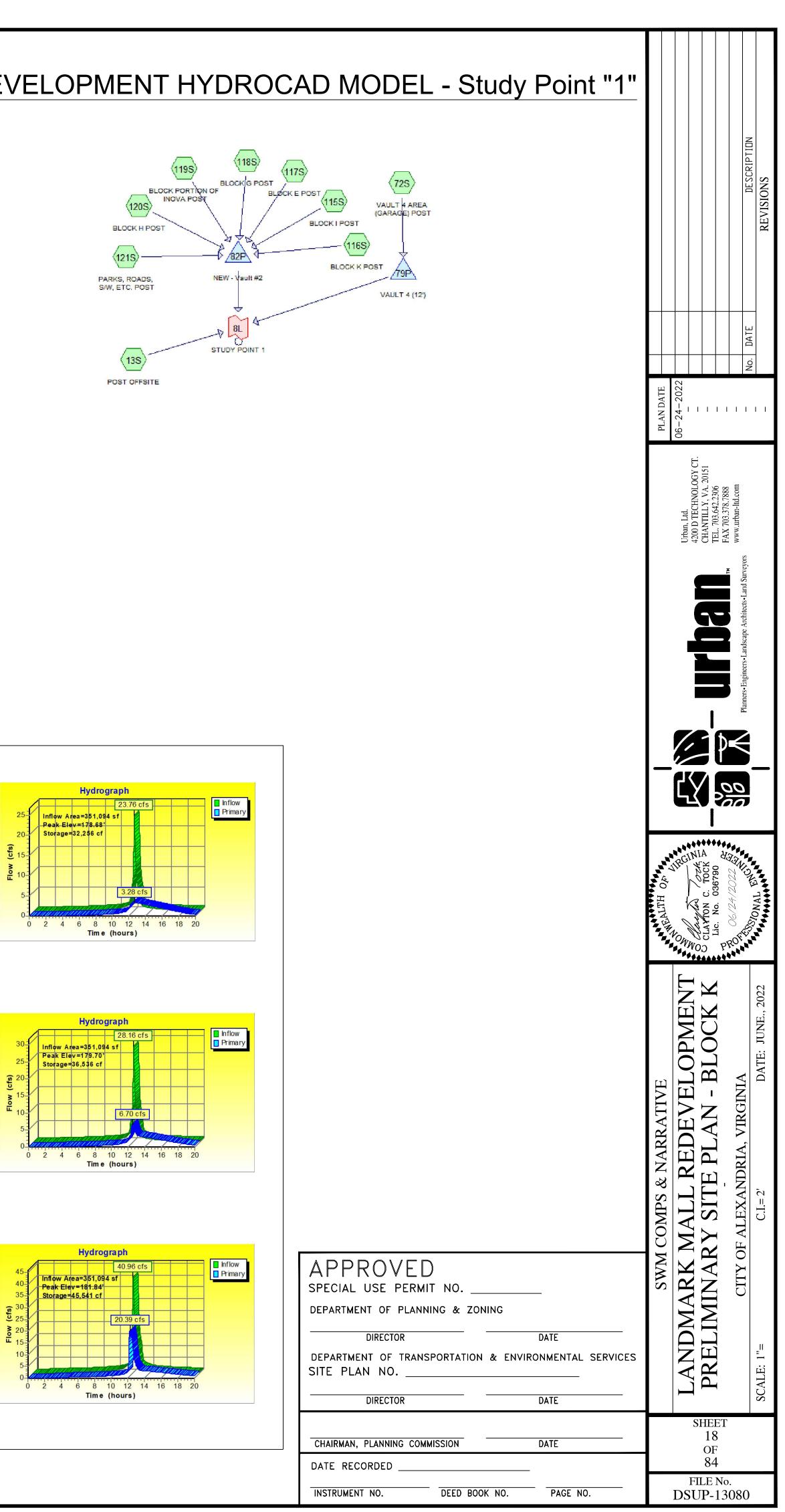
Primary OutFlow Max=20.39 cfs @ 12.28 hrs HW=181.84' (Free Discharge) 1=Culvert (Passes 20.39 cfs of 126.90 cfs potential flow)

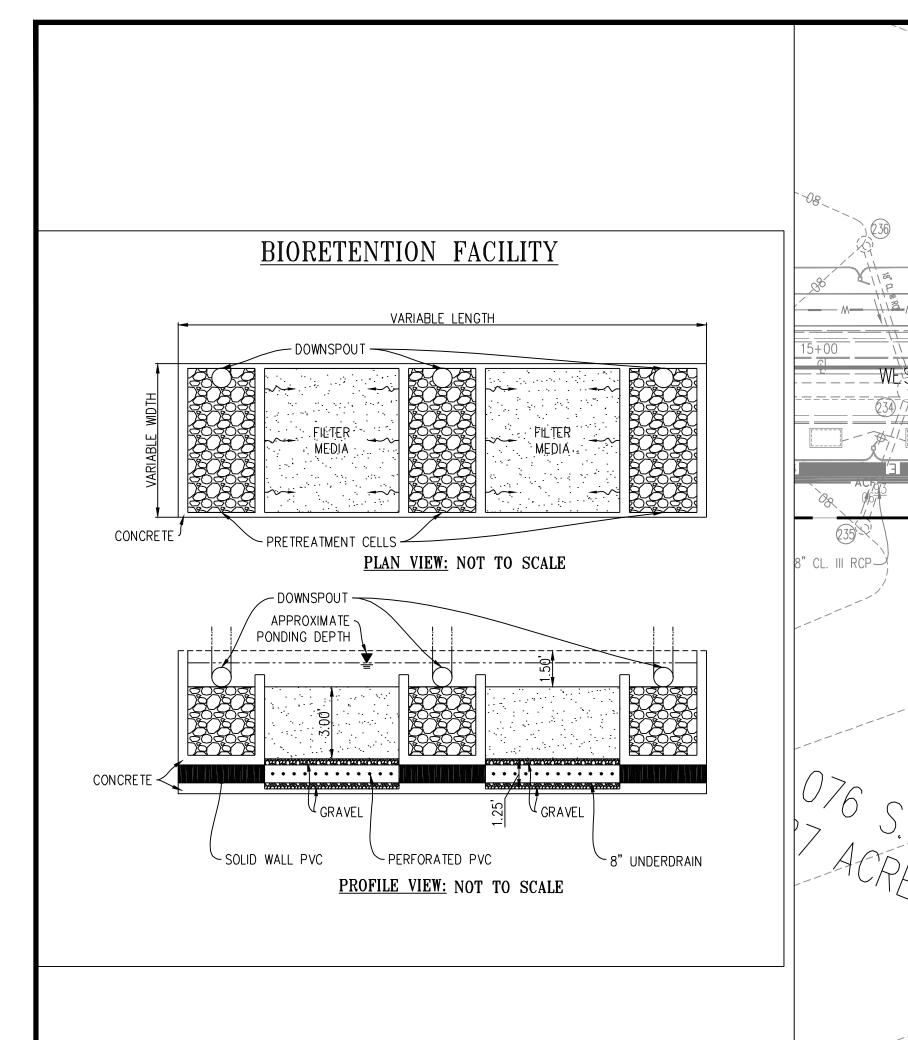
2=Orifice/Grate (Orifice Controls 3.92 cfs @ 15.67 fps)

-3=Orifice/Grate (Orifice Controls 7.25 cfs @ 7.91 fps) -4=Orifice/Grate (Orifice Controls 9.22 cfs 0 6.15 fps)

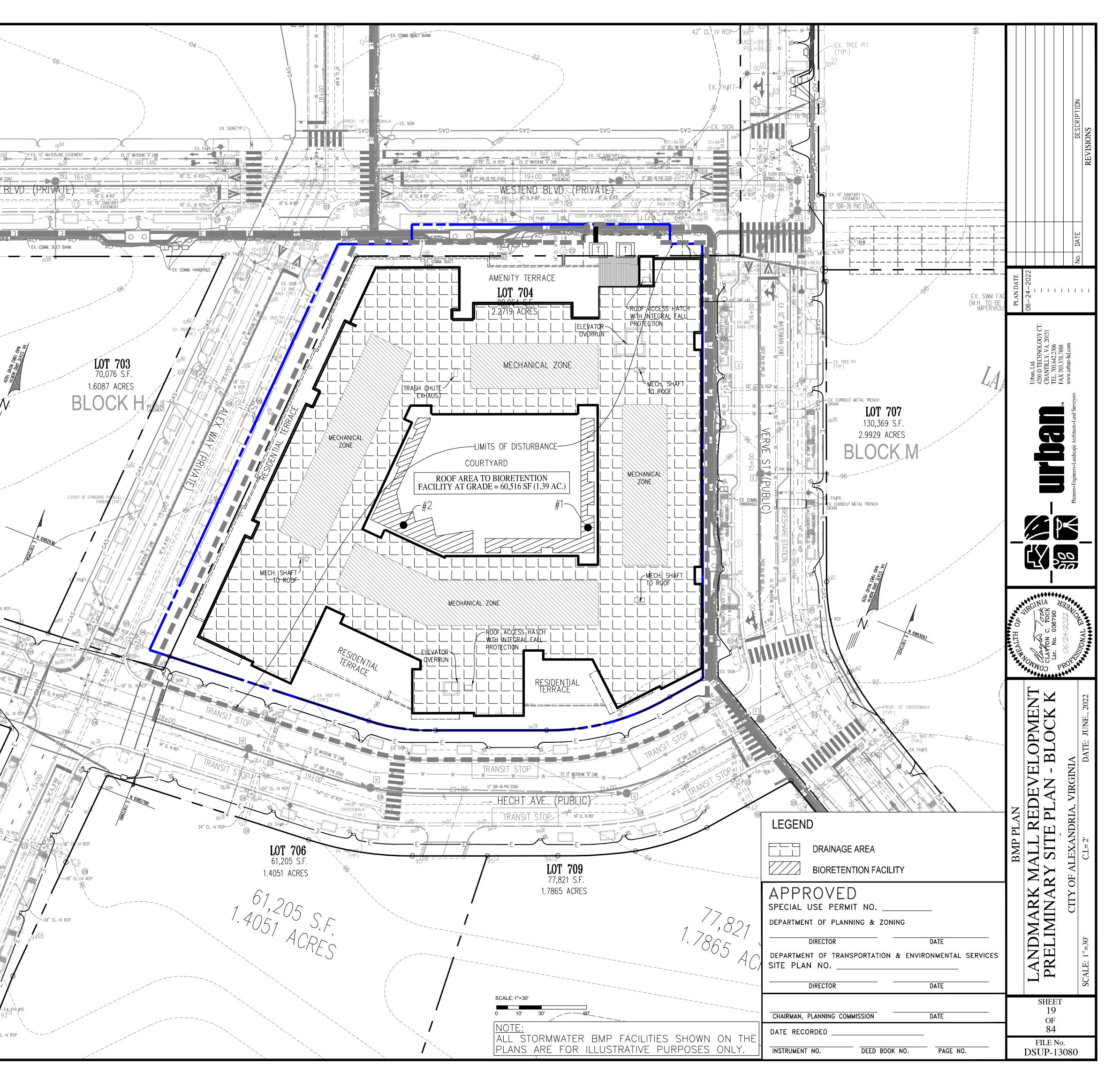












Pre-ReDevelopment Land Cover (a orest/Open Space (acres) undisturbed orest/open space Managed Turf (acres) disturbed, graded	Pos	he site's net in		eduction required:	20% 0 1.02	Lar 2.00	BMP Design Spec I nd cover areas ente
orest/Open Space (acres) undisturbed orest/open space	Pos		ncrease in impervio	ous cover (acres) is:	0		nd cover areas ente
orest/Open Space (acres) undisturbed orest/open space		st-Developme	m TP Load Reduct	ion for Site (Ib/vr):			the second se
orest/Open Space (acres) undisturbed orest/open space	cres)				1.02		Total disturbed
orest/open space	A Soils	B Soils	C Soils	D Soils	Totals]	
					0.00	Ī	
or yards or other turf to be					0.00	1	
mpervious Cover (acres)				2.36	2.36		
				2.30	2.36	ļ	
Post-Development Land Cover (acr	-			T		1	
orest/Open Space (acres) undisturbed,	A Soils	B Soils	C Soils	D Soils	Totals		
rotected forest/open space or reforested Nanaged Turf (acres) disturbed, graded					0.00	-	
or yards or other turf to be					0.00	=	
mpervious Cover (acres)				2.36	2.36	-	
Area Check	OK.	OK.	OK.	OK.	2.36	1	
Constants			Runoff Coefficie	nts (Rv)			
nnual Rainfall (inches) arget Rainfall Event (inches)	43 1.00		Forest/Open Space	A Soils 0.02	B Soils 0.03	C Soils 0.04	D Soils 0.05
otal Phosphorus (TP) EMC (mg/L) otal Nitrogen (TN) EMC (mg/L)	0.26 1.86		Managed Turf Impervious Cover	0.15	0.20	0.22	0.25
arget TP Load (Ib/acre/yr)	0.41		Impervious cover	0.95	0.95	0.95	0.95
j (unitless correction factor)	0.90	l	_				
LAND COVER SUMMARY F	PRE-REDEVE	LOPMENT			L	AND COVE	R SUMMARY P
Land Cover Sumn Pre-ReDevelopment	nary-Pre Listed	A dimensional 1	-	Land Cover Summar			Land Cover Sur
	A. 4800 (1978) 84	Adjusted ¹	-	Forest/Open Space			Forest/Open Space
Forest/Open Space Cover (acres) Weighted Rv(forest)	0.00	0.00	-	Cover (acres) Weighted Rv(forest)	0.00	-	Cover (acres) Weighted Rv(forest)
% Forest	0%	0%		% Forest	0%		% Forest
Managed Turf Cover (acres)	0.00	0.00		Managed Turf Cover (acres)	0.00		Managed Turf Cover (acres)
Weighted Rv(turf)	0.00	0.00		Weighted Rv (turf)	0.00		Weighted Rv (turf)
% Managed Turf	0%	0%		% Managed Turf	0%		% Managed Turf
Impervious Cover (acres)	2.36	2.36		Impervious Cover	2.36		ReDev. Impervious
		Sector and	_	(acres)		-	Cover (acres)
Rv(impervious) % Impervious	0.95	0.95	-	Rv(impervious) % Impervious	0.95		Rv(impervious) % Impervious
Total Site Area (acres)	2.36	2.36		Final Site Area (acres)	2.36	-	Total ReDev. Site Area
Site Rv	0.95	0.95		Final Post Dev Site Rv	0.95		(acres) ReDev Site Rv
Treatment Volume an	d Nutrient L	oad				Treat	ment Volume an
Pre-ReDevelopment Treatment Volume (acre-ft)	0.1868	0.1868		Final Post- Development Treatment Volume (acre-ft)	0.1868		Post-ReDevelopment Treatment Volume (acre-ft)
Pre-ReDevelopment Treatment Volume (cubic feet)	8,138	8,138		Final Post- Development Treatment Volume	8,138		Post-ReDevelopment Treatment Volume (cubic feet)
Pre-ReDevelopment TP Load (Ib/yr)	5.11	5.11		(cubic feet) Final Post- Development TP Load	5.11		Post-ReDevelopment Load (TP) (Ib/yr)*
Pre-ReDevelopment TP Load per acre (Ib/acre/yr)	2.17	2.17		(lb/yr) Final Post-Development TP Load per acre (lb/acre/yr)	2.17		Post-ReDevelopment TP Load per acre (lb/acre/yr)
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment pervious land proposed for new impervio		0.97					Max. Reduction Required (Below Pre- ReDevelopment Load)
Adjusted Land Cover Summary:							TP Load Reduction
re ReDevelopment land cover minus pervious nanaged turf) acreage proposed for new imp djusted total acreage is consistent with Post	pervious cover.						Required for Redeveloped Area (lb/yr)
creage of new impervious cover). Column I shows load reduction requriement fo		cover (based on					
ew development load limit, 0.41 lbs/acre/yec	ar).		Dect Dou	olonmont Domu	ware and far	Cito Area	
			Post-Dev	elopment Requi	rement for	Sile Area	
			TP Load I	Reduction Required	(lb/yr)	-1.02-	2.00
			Nit	rogen Loads (Infor –	mational Pur	poses Only)	
		pment TN Load p/yr)	36.58				evelopment TN Load evelopment & New

Check:

ications List: 2013 Draft Stds & Specs near project? No d correctly? √

rea entered? 🛛 🗸

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)				2.36	2.36	0.95
				Total	2.36	

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 (Ib)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (Ib)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80		1.39	0	3,835	959	4,793	50	0.00	3.01	2.71	0.30	

Site Results (Water Quality Compliance)

Site	Results (V	vater Quali	ty Complia	ncej		
Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.36	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.39	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	ОК.	ОК.	
Site Treatment Volume (ft ³)	8,138					
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	3,835	0	0	0	0	3,835
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	5.11	0.00	0.00	0.00	0.00	5.11
TP LOAD REDUCTION ACHIEVED (Ib/yr)	2.71	0.00	0.00	0.00	0.00	2.71
TP LOAD REMAINING (lb/yr)	2.41	0.00	0.00	0.00	0.00	2.41
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	19.80	0.00	0.00	0.00	0.00	19.80
Total Phosphorus						
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.11					
TP LOAD REDUCTION REQUIRED (lb/yr)	1.02	2.00				
TP LOAD REDUCTION ACHIEVED (Ib/yr)	2.71					
TP LOAD REMAINING (lb/yr):	2.41					
REMAINING TP LOAD REDUCTION REQUIRED (Ib/yr):	0.00	**				
** TARGET TP REDUCTION	EXCEEDED BY		0.71 LB/YEAR			
Total Nitrogen (For Information Purposes)		=				

36.58

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 19.80 REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) 16.78

POST-DEVELOPMENT LOAD (lb/yr)

BMP NARRATIVE

STORMWATER BEST MANAGEMENT PRACTICE FOR THE SUBJECT SITE IS BEING PROVIDED IN ACCORDANCE WITH VA DEQ AND CITY OF ALEXANDRIA STANDARDS BY USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) TO MEET THE WATER QUALITY CRITERIA

THE PHOSPHOROUS LOAD REDUCTION REQUIRED BY THE VRRM WILL BE SATISFIED WITH THE UTILIZATION OF ONE (1) STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITY IN CONFORMANCE WITH THE STORMWATER BMP CLEARINGHOUSE WEBSITE. THE ONE (1) BMP FACILITY PROPOSED IS:

URBAN BIORETENTION – BIORETENTION FACILITY (LEVEL 2) ...

BASED ON THE SUBJECT SITE'S PROPOSED LAND COVER, AND THE OVERALL SITE ANALYSIS AS OUTLINED IN THE MASTER SWM PLAN (SWM#2021-00017) THE TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED TO BE REMOVED IS 2.00 LBS/YEAR. THE TOTAL PHOSPHOROUS LOAD REDUCTION ACHIEVED IS 2.71 LBS/YEAR, THEREFORE THE TOTAL PHOSPHOROUS LOAD REDUCTION IS EXCEEDED BY 0.71 LBS/YEAR.

BMP/SWM FACILITIES GEOGRAPHIC COORDINATES:

	BIORETENTION #1	BIORETENTION #2
DECIMAL DEGREE LATITUDE	38.8158	38.8157
DECIMAL DEGREES LONGITUDE	- 77.1302	-77.1306

"FOR INFORMATION

ST DEVELOPMENT nary-Post Land Cover Summary-Post Post-Development New Impervious ment 0.00 0.00 0% 0.00 0.00 0% New Impervious Cover 2.36 0.00 (acres) 0.95 Rv(impervious) --**100%** 2.36 0.95 Nutrient Load Post-Development 0.1868 **Treatment Volume** (acre-ft) Post-Development 8,138 **Treatment Volume** (cubic feet) Post-Development TP 5.11 --Load (lb/yr) 2.17 20% **TP Load Reduction Required for New** 1.02 0

Impervious Area (lb/yr)

36.58

THE SUBJECT SITE IS BEING PROVIDED IN ACCORDANCE WITH VA DEQ AND E VIRGINIA RUNOFF REDUCTION METHOD (VRRM) TO MEET THE WATER	E	- BLO
QUIRED BY THE VRRM WILL BE SATISFIED WITH THE UTILIZATION OF ONE CE (BMP) FACILITY IN CONFORMANCE WITH THE STORMWATER BMP LITY PROPOSED IS:	EVI	AN - E
TENTION FACILITY (LEVEL 2)	RED	· ·
COVER, AND THE OVERALL SITE ANALYSIS AS OUTLINED IN THE MASTER IOROUS LOAD REDUCTION REQUIRED TO BE REMOVED IS 2.00 LBS/YEAR. EVED IS 2.71 LBS/YEAR, THEREFORE THE TOTAL PHOSPHOROUS LOAD	ALL J	Y SITE PI
	MA	NARY SCITY OF AL
RAPHIC COORDINATES:	APPROVED E	A Y
RETENTION #1 BIORETENTION #2	SPECIAL USE PERMIT NO	
8158 38.8157 1302 -77.1306	DEPARTMENT OF PLANNING & ZONING	W
	DIRECTOR DATE	
	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.	PREI
"FOR INFORMATION ONLY"	9 DIRECTOR DATE	
T NTA TIT NTATATITATA A A A A A A A A A A A A A A A	CHAIRMAN, PLANNING COMMISSION DATE	неет 20
NOTE:	DATE RECORDED	OF 84
ALL STORMWATER BMP FACILITIES AND COMPUTATIONS SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.	FI	LE No. J P-13080

								DESCRIPTION	REVISIONS
) A TF		-2022					No. DATE	
	DI AN NATE		06-24-2022	CT	-		I	I	
			Jrban, Ltd.	200 D TECHNOLOGY CT.	CHANTILLY, VA. 20151 PEI 703 642 3206	FAX 703.378.7888	www.urban-ltd.com		
			U	4		E E	-	cis+Land Surveyors	
			I					Planners+Engineers+Landscape Architects+Land Surveyors	
		-	7					Planners•Eng	
	-								_
			RG	1 224 Z	C. TOCK ∀ ♦		12022	ENCI:	
		MERUIT		Clarger	CLAYTON		06/24	Solo in the	
			W		.) ▲▲▲				
			VEI ODMENT						DATE: JUNE., 2022
			AALT REDEVELODMENT		Y SITE PLAN - BLOCK K		AI FXANDRIA VIRGINIA		
ES	BMP COMPS & NAPPATIVE		I ANDMARK MALL REDEVELODMENT						DATE: JUNE., 2022
ES			AALT REDEVELODMENT		MINARY SITE PLAN - BLOCK K		AI FXANDRIA VIRGINIA		C.I.= N/A DATE: JUNE., 2022

PROPOSED BMP COMPUTATIONS

Project Description

Development or R	Redevelopment		
Drainage Area	Impervious	Pervious	Total
Site Area	2.36 ACRES	0 ACRES	2.36 ACRES
On-Site Treated	1.39 ACRES	0.00 ACRES	1.39 ACRES
Off-Site Treated	0 ACRES	0 ACRES	0 ACRES
Total Treated	1.39 ACRES		
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0 ACRES		
Total On-Site Treated or Disconnected			1.39 ACRES

Water Treatment on site

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
BIORETENTION	1.39 ACRES	1.39 ACRES	50 %

<u>Miscellaneous</u>

Total WQV treated: Detention on site:



Project is within which watershed? HOLMES RUN WATERSHED

Project discharges to which body of water? HOLMES RUN

PROPOSED WQV TREATMENT:

SITE WQV REQUIRED

PROP. TREATED IMPERVIOUS AREA = 2.36 AC OR 102,801.6 SF

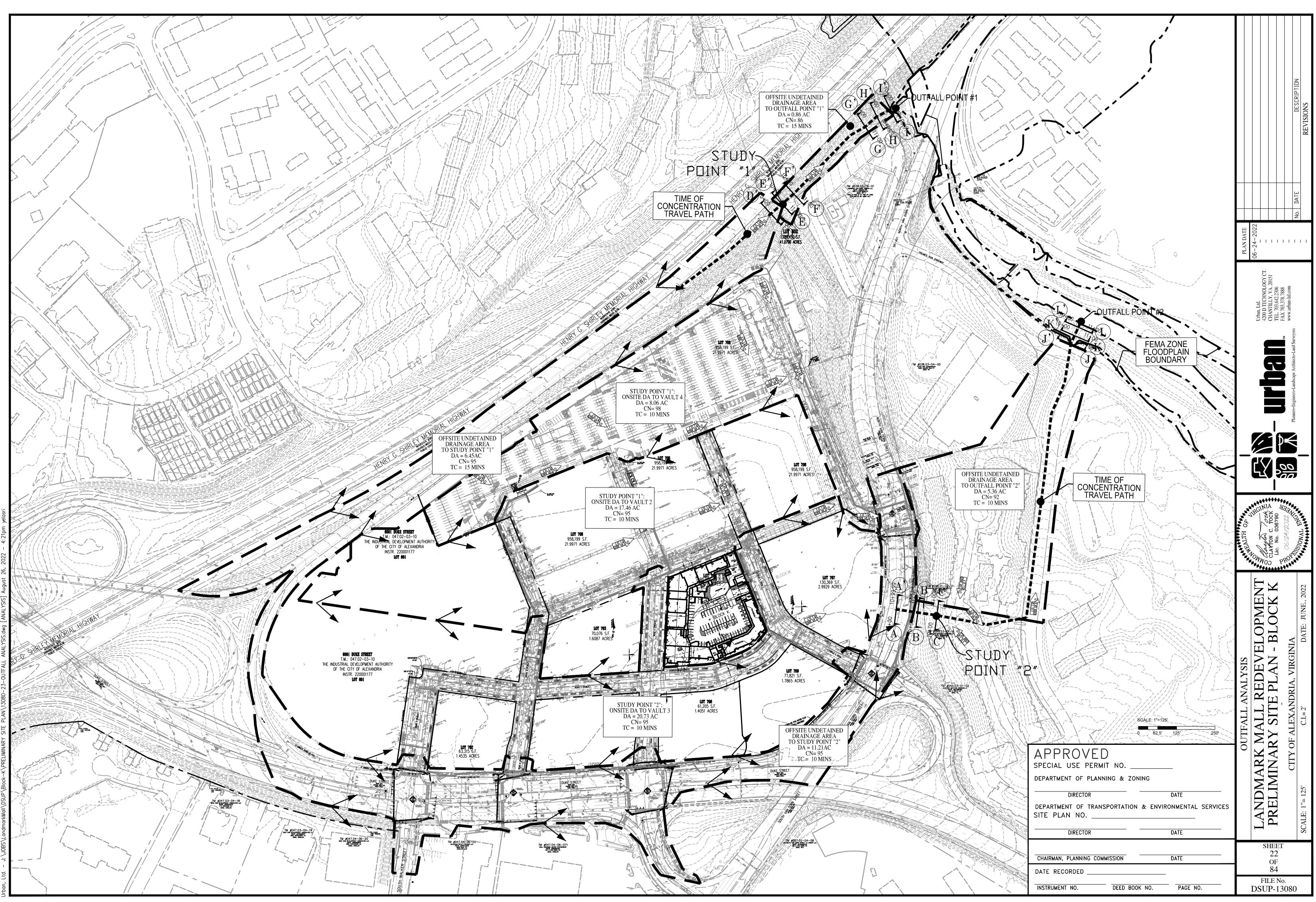
SITE WQV PROPOSED

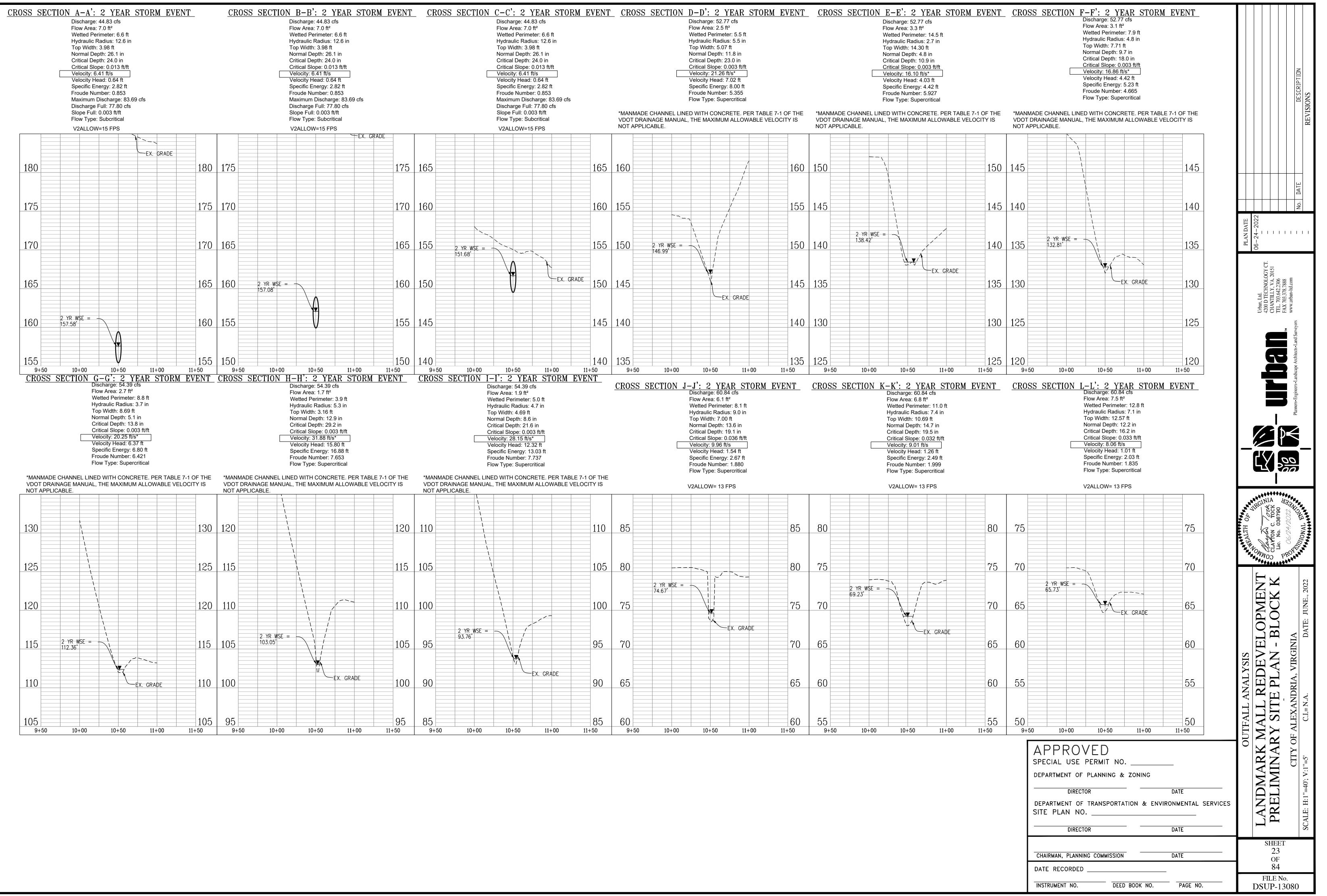
- = 102,801.6 SF X (0.5 IN/12 IN/FT) = 4,283.4 CF
- = 4,793 CF (SEE SHEET 20 FOR TOTAL BMP TREATMENT VOLUME VALUES)

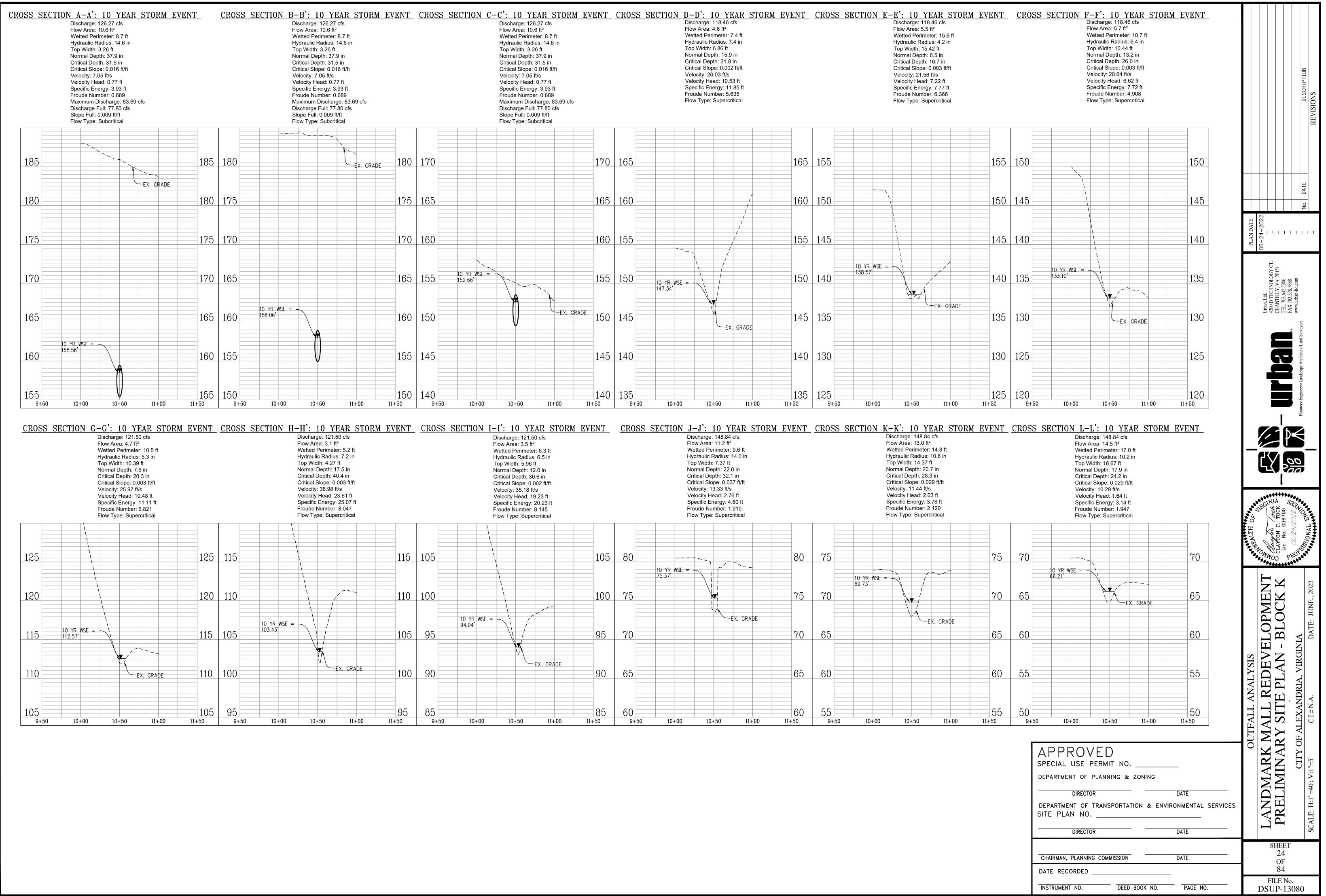
"FOR INFORMATION

NOTE: ALL STORMWATER BMP FACILITIES AND COMPUTATI ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES

		PLAN DATE	06-24-2022	- No. DATE DESCRIPTION - REVISIONS
		4	Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2306	
				Planners•Engineers•Landscape Architects•Land Surveyors
		_		
		ANTH OF	CO Revelor 1024 N. 10 Contraction Corte N. 10 Lic. No. 036790	E 06/24/2022 E
		DCKS	REDEVELOPMENT E PLAN - BLOCK K	VIRGINIA DATE: JUNE., 2022
	APPROVED	WQVD DATA BLOCKS	K MALL RED ARY SITE PL	CITY OF ALEXANDRIA, CIL= N/A
() NII N7 ⁹⁹	SPECIAL USE PERMIT NO DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO		LANDMAR	CT1 SCALE: N/A
	CHAIRMAN, PLANNING COMMISSION DATE		SHEET 21 OF	[
TIONS SHOWN S ONLY.	DATE RECORDED	-	84 FILE N DSUP-13	

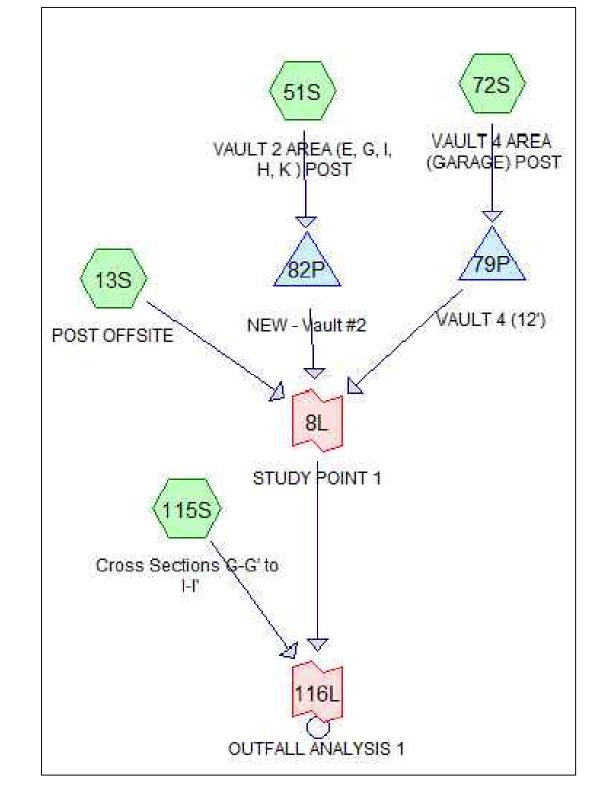






				<u>OUTF</u>	ALL AN	ALYSIS	COMPUT	ATIONS SU	MMARY				
					OUTFA	LL ANALYS	IS COMPUTA	TION SUMMAR	Y				
CROSS SECTIONS	SWALE TYPE DESCRIPTION:	AVG. CHANNEL SLOPE (%):	DRAINAGE AREA (AC):	CN FACTOR:	Tc (MIN):	ROUGHNESS COEFFICIENT:	2 YEAR FLOW (CFS):	2 YEAR VELOCITY (FPS):	2 YEAR NORMAL DEPTH (FT):	10 YEAR FLOW (CFS):	10 YEAR VELOCITY (FPS):	10 YEAR NORMAL DEPTH (FT):	CHANNEL LI NI NG:
D-D'	EXISTING MANMADE CHANNEL-OFFSITE	0.10%	31.97	96	10*	0.013	52.77	21.26	0.98	118.46	26.03	1.33	EX. CONCRETE LINING
E-E'	EXISTING MANMADE CHANNEL-OFFSITE	0.14%	31.97	96	10*	0.013	52.77	16.10	0.40	118.46	21.56	0.54	EX. CONCRETE LINING
F-F'	EXISTING MANMADE CHANNEL-OFFSITE	0.08%	31.97	96	10*	0.013	52.77	16.86	0.81	118.46	20.64	1.10	EX. CONCRETE LINING
G-G'	EXISTING MANMADE CHANNEL-OFFSITE	0.15%	32.83	86	15*	0.013	54.39	20.25	0.43	121.50	25.97	0.63	EX. CONCRETE LINING
Н-Н'	EXISTING MANMADE CHANNEL-OFFSITE	0.23%	32.83	86	15*	0.013	54.39	31.88	1.08	121.50	38.98	1.46	EX. CONCRETE LINING
[-] ^r	EXISTING MANMADE CHANNEL-OFFSITE	0.21%	32.83	86	15*	0.013	54.39	28.15	0.72	121.50	35.18	1.00	EX. CONCRETE LINING
'L-L	EXISTING MANMADE CHANNEL-OFFSITE	0.13%	37.30	92	10*	0.045	60.84	9.96	1.13	148.84	13.33	1.83	EX. RIP RAP LINING
К-К'	EXISTING MANMADE CHANNEL-OFFSITE	0.14%	37.30	92	10*	0.045	60.84	9.01	1.23	148.84	11.44	1.73	EX. RIP RAP LINING
ĿĽ	EXISTING MANMADE CHANNEL-OFFSITE	0.12%	37.30	92	10*	0.045	60.84	8.06	1.02	148.84	10.29	1.49	EX. RIP RAP LINING

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #1



POST-DEVELOPMENT 2-YEAR OUTFALL POINT #1

Inflow Are	a =	1,429,944 sf	, 41.25% Impervious	, Inflow Depth >	2.53"	for 2-yr event
Inflow	=	54.39 cfs @	12.20 hrs, Volume=	301,425 c	f	
Primary	=	54.39 cfs @	12.20 hrs , Volume=	301,425 c ⁻	f, Atte	n= 0%,Lag= 0.0 min
Primary o	utflow	= Inflow, Time Sp	oan= 0.00-20.00 hrs, dt	= 0.01 hrs		

POST-DEVELOPMENT 10-YEAR OUTFALL POINT #1

Inflow Are	a =	1,429,94
Inflow	=	121.50 cfs
Primary	=	121.50 cfs

 044 sf , 41.25% Impervious , Inflow Depth > 4.37" for 10-yr event

 fs @ 12.15 hrs , Volume=
 520,368 cf

 fs @ 12.15 hrs , Volume=
 520,368 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

SWM ADEQUATE OUTFALL NARRATIVE:

THE EXISTING TOPOGRAPHY OF THE PARCEL HAS TWO DISTINCT OUTFALLS, RESULTING IN TWO STUDY POINTS. STUDY POINT #1 OUTFALLS TO THE NORTHEAST CORNER OF THE PROPERTY. STUDY POINT #2 OUTFALLS TO THE EAST OF THE SITE, IMMEDIATELY NORTH OF THE DUKE STREET RAMP CONNECTION TO VAN DORN STREET. A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 35.58 ACRES DRAINS TO STUDY POINT 1, WHILE A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 31.24 ACRES DRAINS TO STUDY POINT 2.

STORMWATER MANAGEMENT IS TO BE PROVIDED IN THREE SEPARATE STORMWATER MANAGEMENT VAULTS; VAULT 2, 3, AND 4. VAULT 2 IS LOCATED IMMEDIATELY SOUTH OF BLOCKS E&G AND HAS A DRAINAGE AREA OF 17.46 ACRES. VAULT 3 IS LOCATED SOUTH OF BLOCK I AND HAS A DRAINAGE AREA OF 20.73 ACRES. VAULT 4 IS LOCATED EACH OF THE EXISTING PARKING STRUCTURE AND HAS A DRAINAGE AREA OF 8.06 ACRES. IN ACCORDANCE WITH THE ARTICLE XIII SECTION 13–109 OF THE ALEXANDRIA ZONING ORDINANCE, AND UTILIZING THE VIRGINIA RUNOFF REDUCTION METHODOLOGY, THE TREATMENT VOLUME IS REDUCED VIA THE UNDERGROUND SWM FACILITIES.

THE ALLOWABLE RELEASE RATE FOR EACH STUDY POINT HAS BEEN CALCULATED IN ACOORDANCE WITH ARTICLE XIII SECTION 13-109(F) OF THE ALEXANDRIA ZONING ORDINANCE. FOR THE CHANNEL PROTECTION AND FLOOD PROTECTION WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM PEAK FLOW RATE FROM THE 1-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED WHERE:

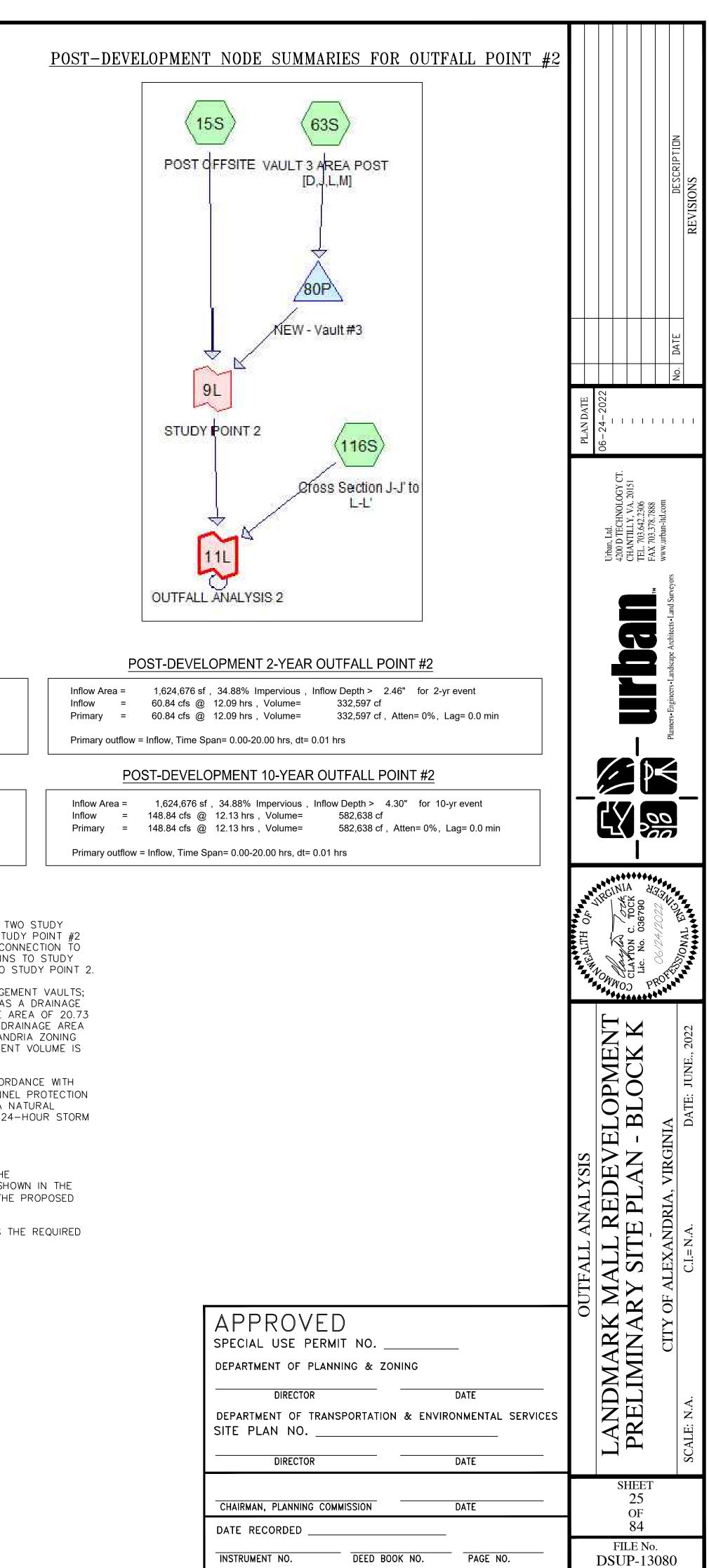
Qdev ≤ I.F. * (Qpre * RVpre)/RVdev

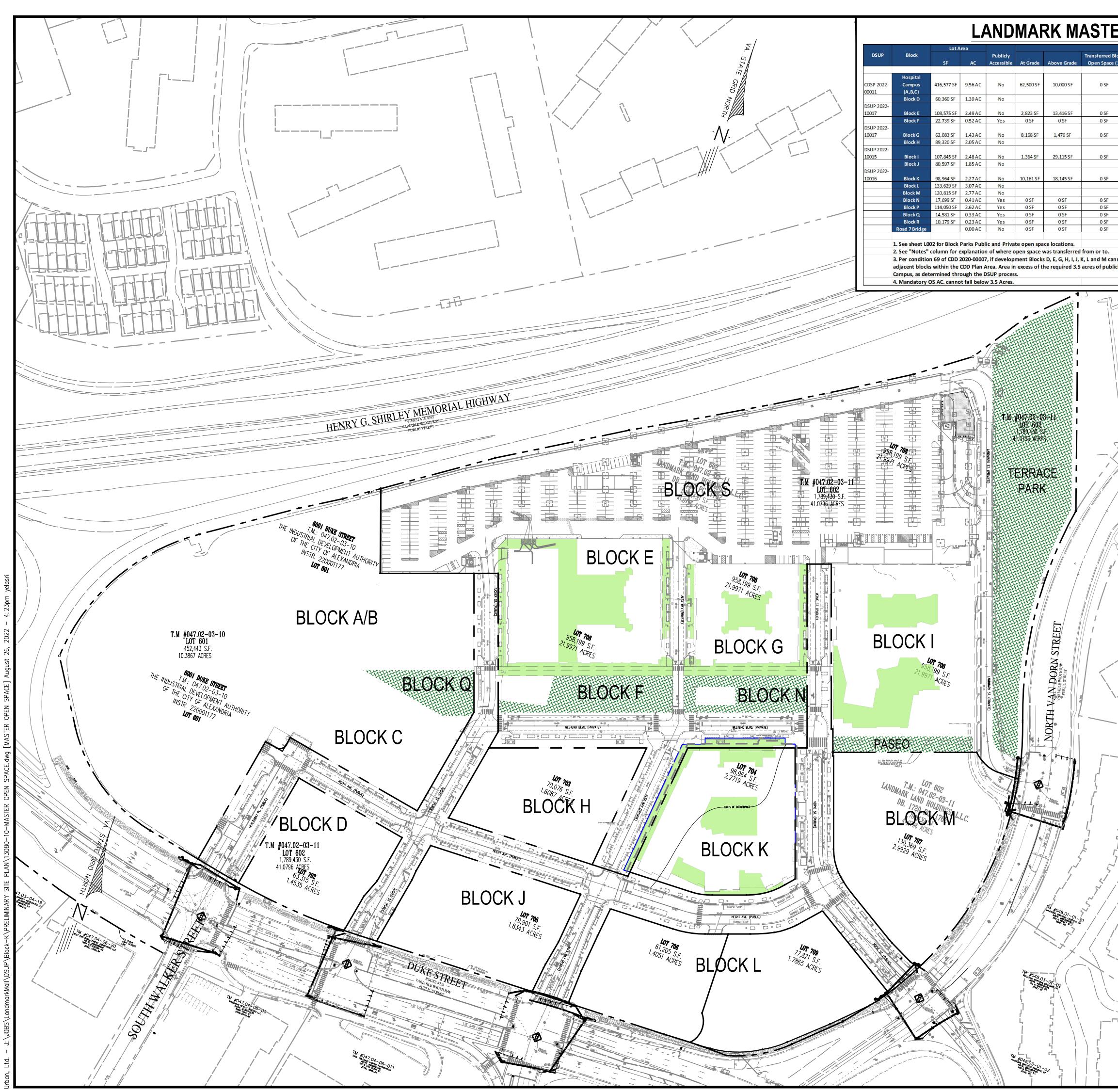
AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. AS SHOWN IN THE FLOW SUMMARY TABLE ON INFRASTRUCTURE SITE PLAN (DSP#2021-00012) SHEET 123. THE PROPOSED FLOW TO THE STUDY POINTS ARE LESS THAN THE ALLOWABLE RUNOFF.

IT IS THEREFORE THE OPINION OF URBAN, LTD. THAT THE PROPOSED SWM DESIGN MEETS THE REQUIRED SWM REQUIREMENTS OF THE ALEXANDRIA ORDINANCE.

Clayter Tock.

URBAN LTD. CLAYTON C. TOCK, P.E., PRINCIPLE



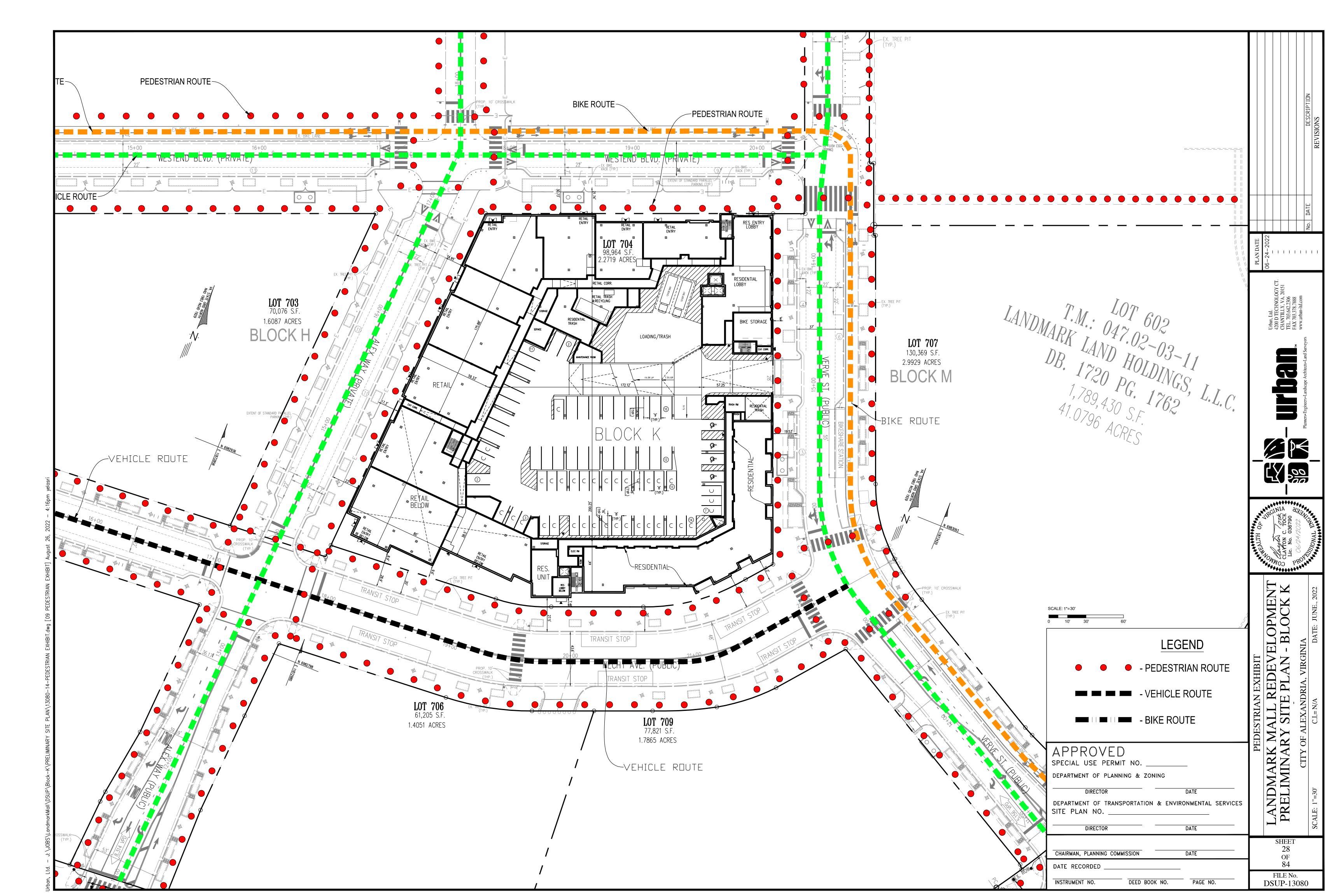


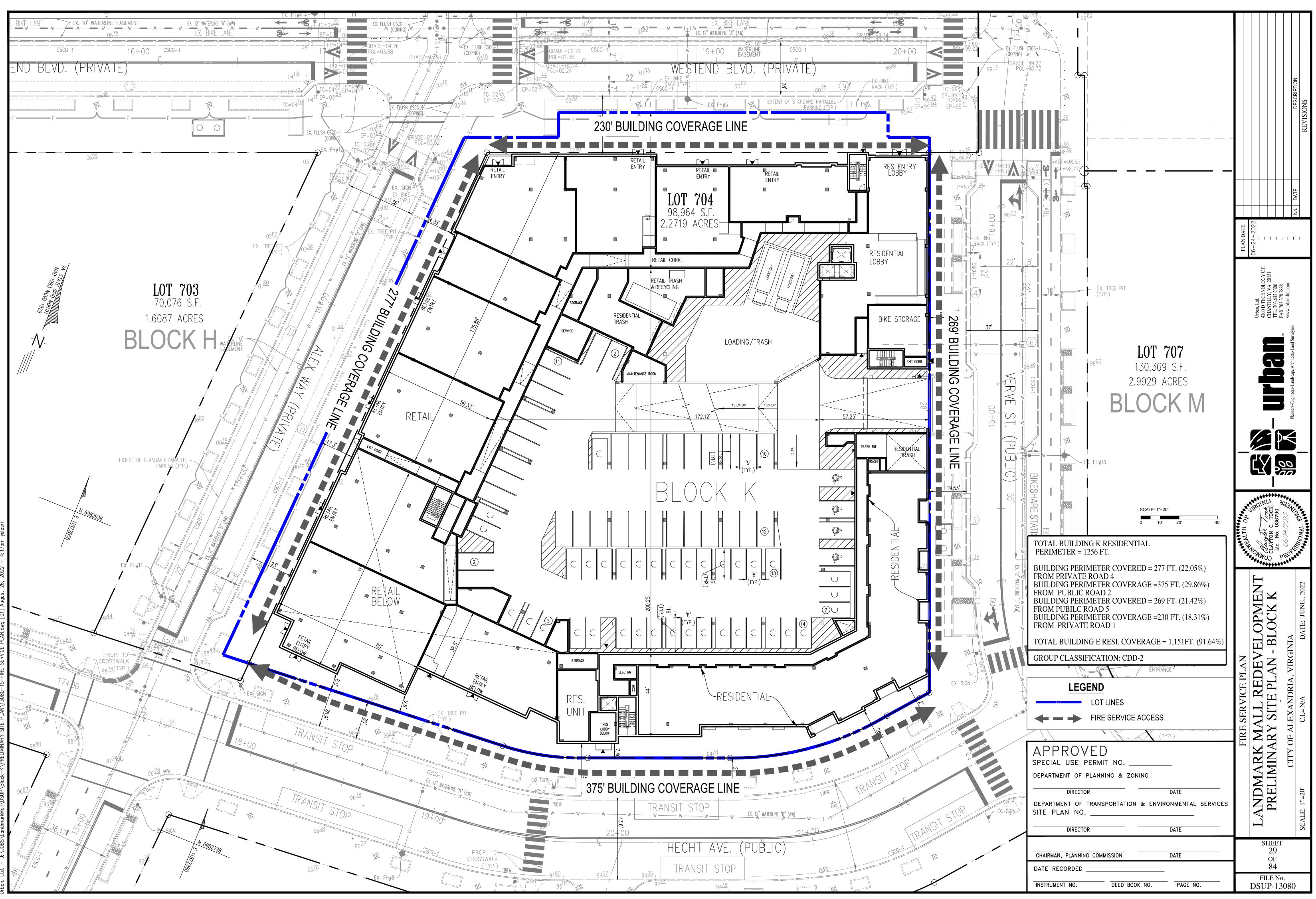
ER	OPE		CALCUI	_ATI	ONS	5			Π		
Block e (1)	Mandatory Open Space Blocks 0 SF	Onsite Transferred Mandatory Rea Open Space 0 SF	naining Mandatory Open Space (AC.) 0 SF	Total	Percent OS/Block	Sitewide Op		Notes			
	0 SF	0 SF	- USF	72,500 SF	15.00%	SF 72,500 SF	AC 1.66 AC				
	22, 7 39 SF	0 SF 10,905 SF 0 SF	0.52	0 SF 27,144 SF 22,739 SF	25.00%	22, 7 39 SF	0.00 AC 0.00 AC 0.52 AC	10,905 SF Transfer for Block P			DESCRIPTION
	-	5,876 SF	-	15,520 SF	25.00%	22,739 SF		5,876 SF Transfer from Block P			DESC
	-	0 SF 0 SF	-	30,479 SF 0 SF	28.26%	30, 47 9 SF	0.70 AC 0.00 AC				REVI
	-	0 SF 0 SF 0 SF	-	28, 306 SF 0 SF 0 SF	28.60%	28,306 SF	0.65 AC 0.00 AC 0.00 AC				
	17,699 SF 114,050 SF 14,581 SF	0 SF -16,781 SF 0 SF	0.28 2.23 0.33	17,699 SF 97,269 SF 14,581 SF	100.00% 85.29% 100.00%	12,379 SF 97,269 SF 14,581 SF	0.28AC 2.23AC 0.33AC	16,781 SF Transfer to Block E&G			
	10, 179 SF -	0 SF 0 SF TOTAL	0.23 - 3.60	10,179 SF 0 SF	100.00% 0	10,179 SF 0 SF 288,432 SF	0.23 AC 0.00 AC 6.62 AC				DATE
		ual open space requirements, ces provided on Blocks F, N, P									No.
			~						AN DATE	24–2022 - -	1 1 1 1 1
Γ			LE	GEN	ND				PLAN		
		——— E		LOT I	INE					VA. 20151 VA. 20151 306	88 om
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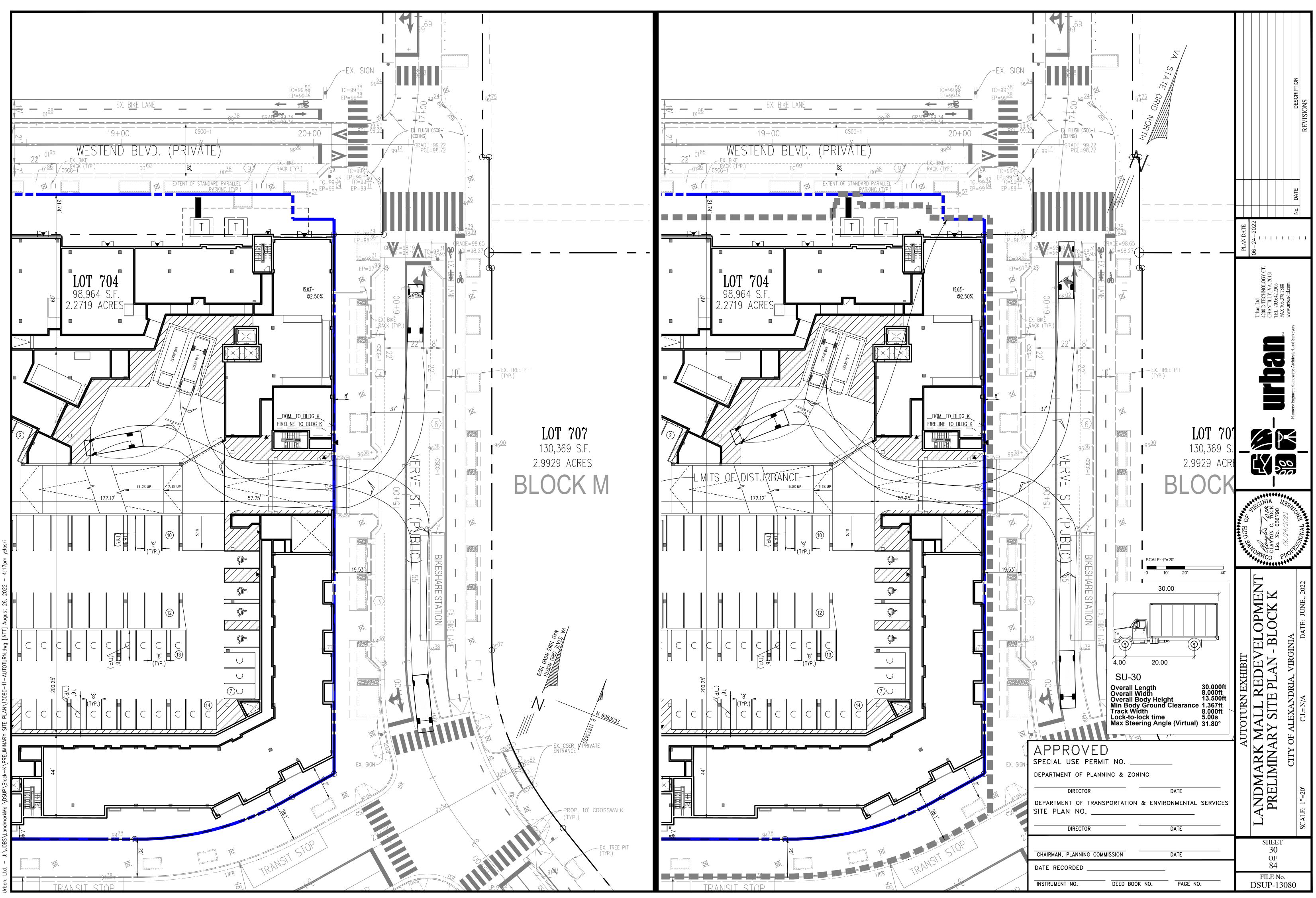
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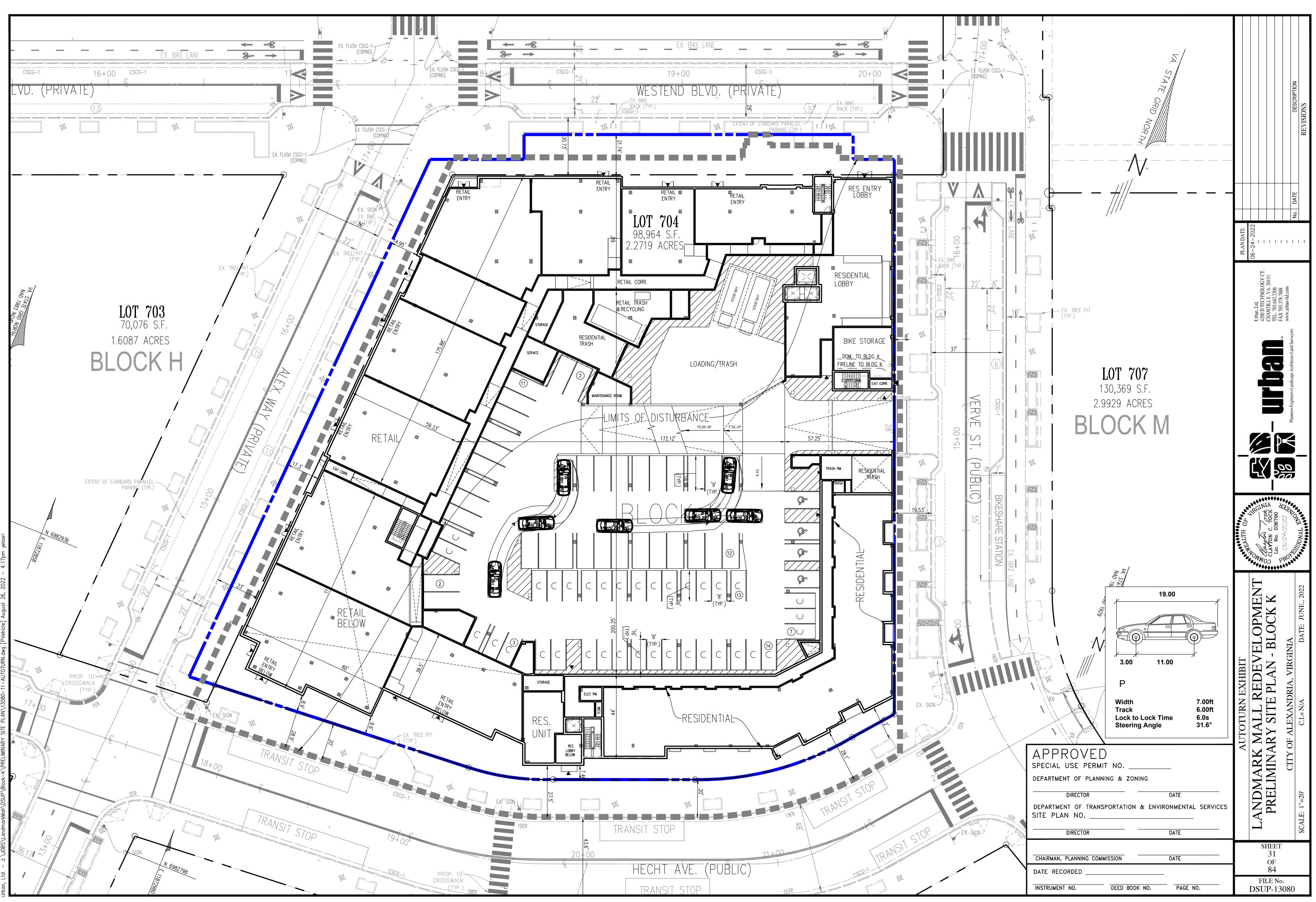
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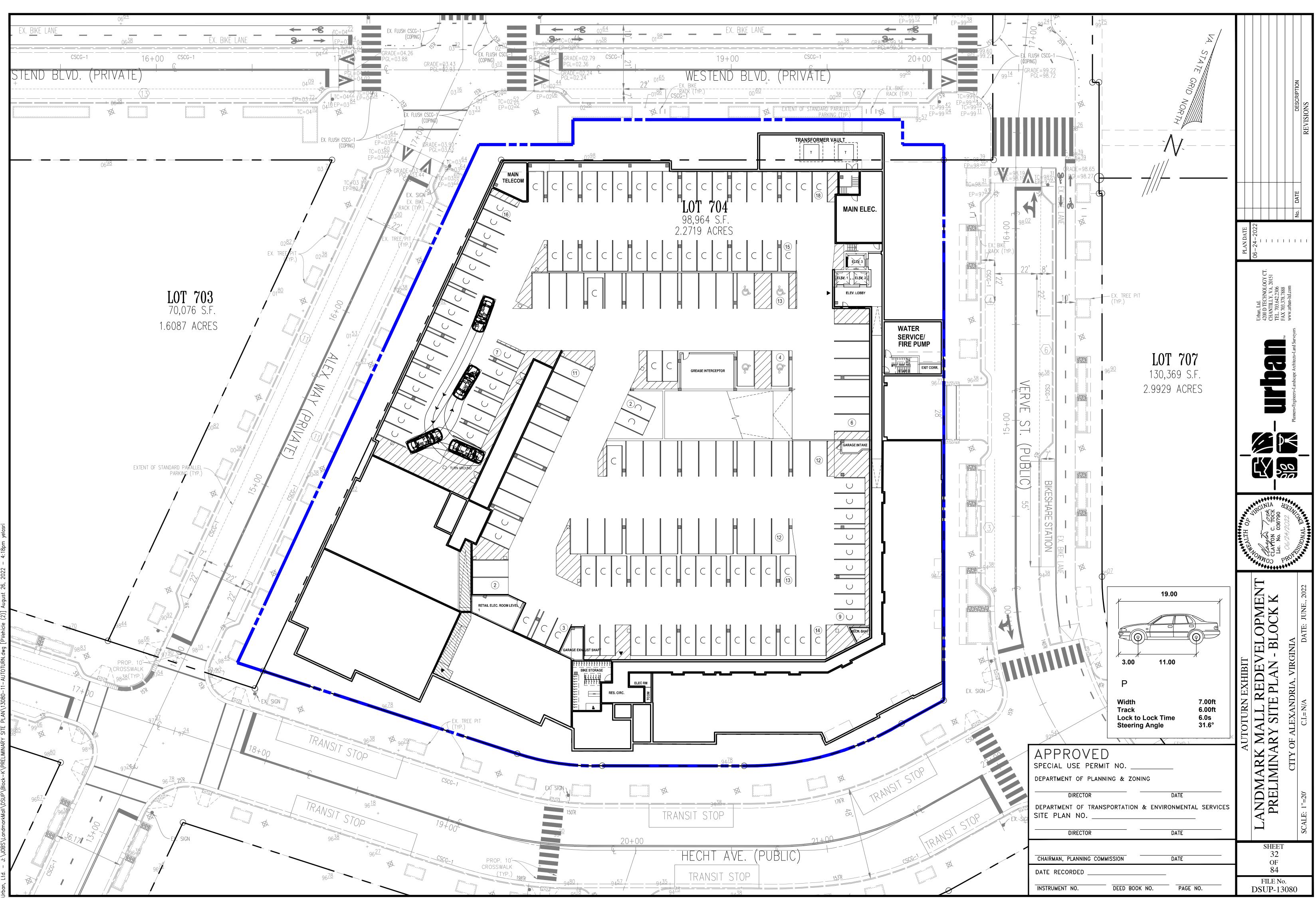
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MATERIALS + PAVING NOTES:

- 1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- 2.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE
- PAVEMENT SUBGRADE. 3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
- 4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
- 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- 5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
- 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
- 5.3. SLUMP: 3 TO 5 INCHES
- 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
- 6. CONCRETE THICKNESS:
- 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE. 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- CONCRETE REINFORCING:
- 7.1. 4" THICK PAVING: #3's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.2. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.3. 8" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.4. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
- 7.5. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- 8. CONTROL JOINTS (TROWEL OR SAW CUT)
- 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
- 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
- SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO 8.3. SHORTER THAN 18".
- 9. EXPANSION JOINTS
- 9.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
- 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
- 9.3. EXPANSION JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED WITH A SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
- CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE 9.4. PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
- 10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
- 11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE
- 12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
- 13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- 14. PAVEMENT MARKINGS
- 14.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE ALEXANDRIA LANDSCAPE GUIDELINES "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS."
- 14.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
- 14.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, 14.4. UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
- 15. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
- 16. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. UNLESS NOTED OTHERWISE, TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

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- 1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE
- 2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
- 3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- 4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
- 5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
- 6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.

2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.

3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE. 4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.

5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE

6. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.

7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY. 8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND

OR BED PREPARATION. 9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS. 10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES,

STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL. 11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.

12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.

14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS. 15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.

16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS. DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.

17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.

18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.

19. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL. 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.

20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.

21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO RFMAIN

22. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS,

PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES. 2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY

REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.

PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL

4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT, EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.

6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.

7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.

8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.

9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES. 2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.

3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.

4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.

5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

- BY: URBAN
- 2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: HCM
- 4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE. 5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- 6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
- INACCURATE CONSTRUCTION.
- ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
- PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

- CONSTRUCTION.

LAYOUT NOTES:

- ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- 5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE
- TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
- WIDE TO ACHIEVE STRAIGHT BOND LINES.
- 11. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
- 12. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
- 13. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
- 14. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.

GRADING NOTES:

- ELEVATIONS ARE TO EDGE OF PAVEMENT.
- MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
- 7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
- 8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.

- **ZONE**
- PROPER AND TIMELY COMPLETION OF THIS PROJECT.

BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS

3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.

PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SPECIFIC TO THE SCOPE OF THIS DRAWING PACKAGE ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM

8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING. 2. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN

10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY

12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY. 13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. 14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME 15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO

16. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS. OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION. ADDITIONS OR REMOVAL.

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE ALEXANDRIA STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO

. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE

ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.

6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.

7. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS. 8. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS

9. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4"

10. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.

15. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES, NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.

2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES. 3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM

. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL

5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.

9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.

11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE

GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION

12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.

13. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.

14. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE

APPROV special use per		
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DIRECTOR		DATE
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SHE PLAN NU		
SITE PLAN NO		DATE
DIRECTOR		
		DATE DATE

ORIGINAL SHEET SIZE: 24" X 36

NOT FOR CONSTRUCTION



LANDMARK BLOCK

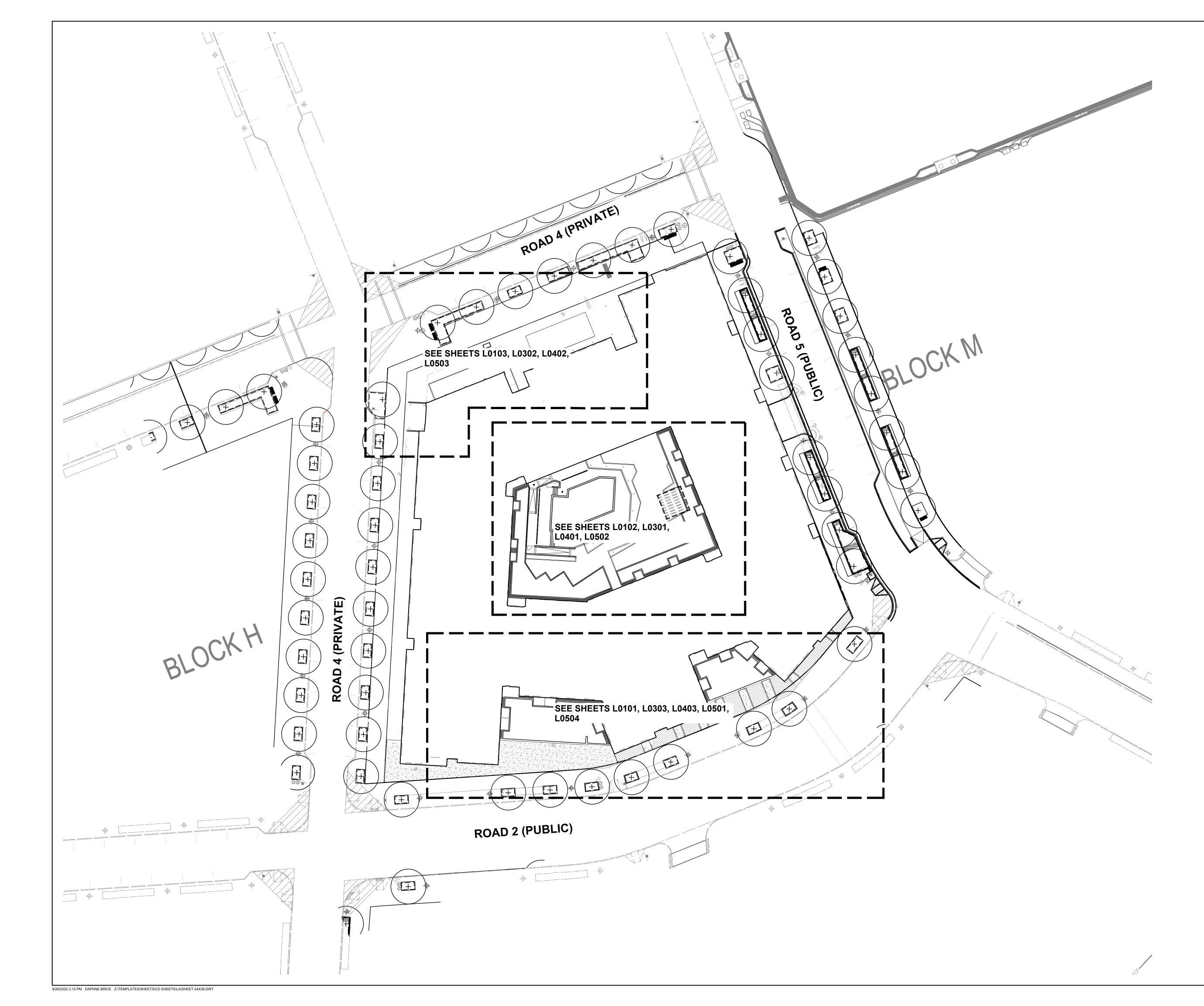
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GENERAL NOTES

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KEY MAP		
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	08-26-2022	
PROJECT		K
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DESIGNED BY: GC DRAWN BY: JM

CHECKED BY: JVW

REFERENCE PLAN

L0003

VERT: N/A

HORZ: 1"=30'

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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHAIRMAN, PLANNING COMMISSION

DIRECTOR

INSTRUMENT NO. DEED BOOK NO. DATE

ORIGINAL SHEET SIZE: 24" X 36"

DATE

DATE

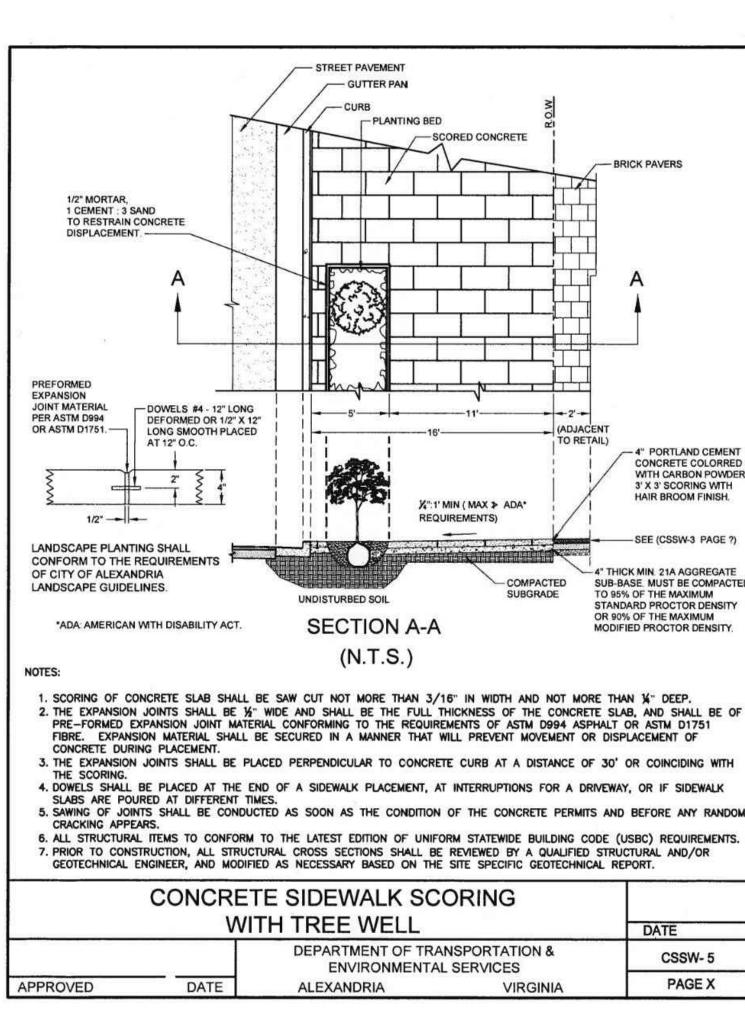
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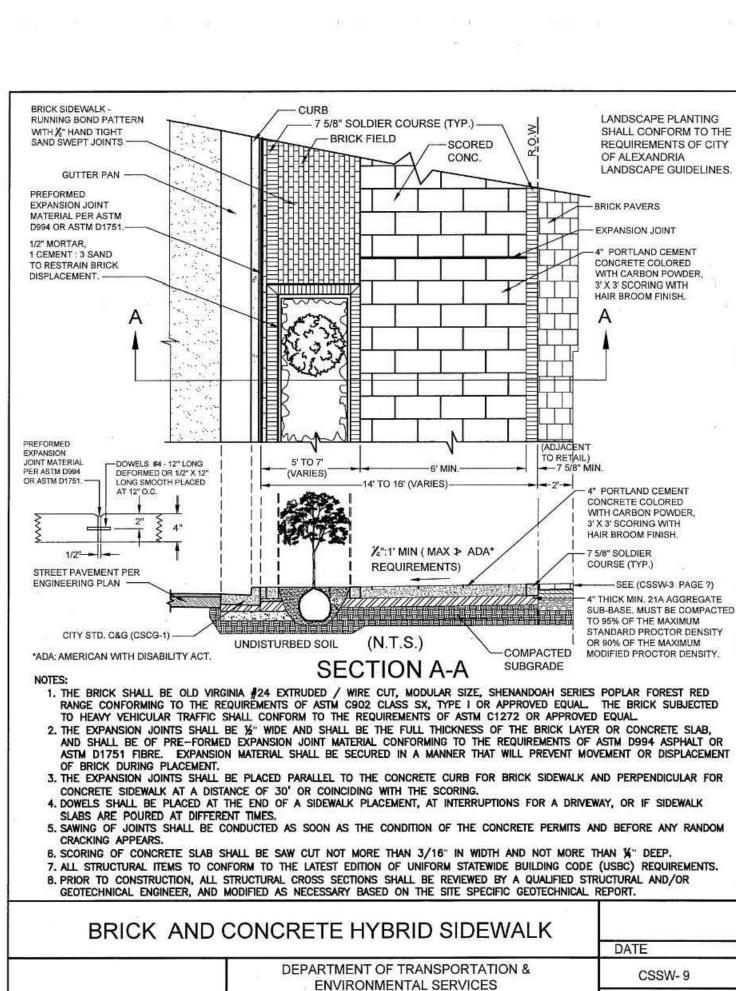
<u>SYMBOL</u>	CUSTOM DESCRIPTION
(C-101)	GRILL STATION
(C-102)	SHADE STRUCTURE
(C-104)	BENCH SEATING
SYMBOL	LANDSCAPE GROUND DESCRIPTION
(LG-101)	PLANT BED
(LG-102)	BIORETENTION PLANTER
SYMBOL	PAVING & CURBS DESCRIPTION
(P-101)	CONCRETE PAVING - PEDESTRIAN
(P-102)	ENHANCED PAVING - TYPE 1
(P-103)	ENHANCED PAVING - ON STRUCTURE TYPE 1
(P-104)	ENHANCED PAVING ON STRUCTURE - TYPE 2
(P-105)	ENHANCED PAVING ON STRUCTURE - TYPE 3
(P-106)	CONCRETE FLUSH CURB
(P-107)	REINFORCED TURF ON STRUCTURE
SYMBOL	RAILINGS & FENCES DESCRIPTION
(R-101)	STAIRS AND HANDRAIL
(R-102)	RAMP AND HANDRAIL
<u>SYMBOL</u>	FURNISHINGS DESCRIPTION
(SF-101)	FIRE TABLE
SYMBOL	WALLS & STAIRS DESCRIPTION
(W-101)	WALL - TYPE 1

(W-102)

WALL - TYPE 2

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ALEXANDRIA

DATE

APPROVED

- BRICK PAVERS

- 4" PORTLAND CEMENT

HAIR BROOM FINISH.

-SEE (CSSW-3 PAGE ?)

SIDEWALK

BEFORE ANY RANDOM

CSSW-5

PAGE X

DATE

" THICK MIN 21A AGGREGATE

SUB-BASE, MUST BE COMPACTED

STANDARD PROCTOR DENSITY OR 90% OF THE MAXIMUM

MODIFIED PROCTOR DENSITY.

TO 95% OF THE MAXIMUM

COMPACTED

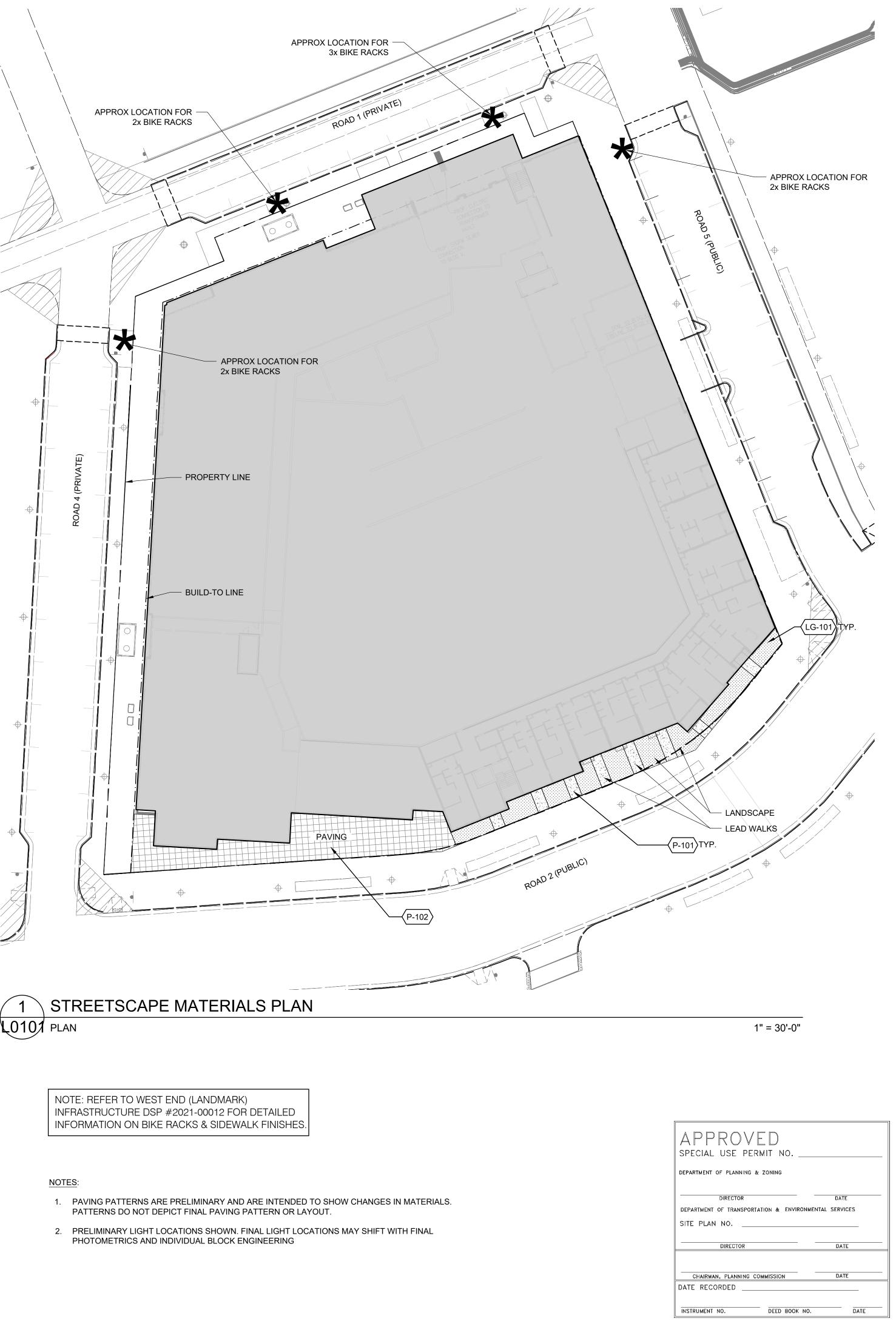
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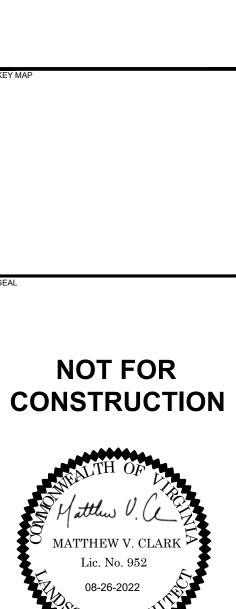
VIRGINIA

CONCRETE COLORRED WITH CARBON POWDER, 3' X 3' SCORING WITH

THE SITE SPECIFIC GEOTECHNICA		
ID SIDEWALK	DATE	
	DATE	_
ANSPORTATION &	CSSW-9	

ID SIDEWALK		
	DATE	
RANSPORTATION & AL SERVICES	CSSW- 9	
VIRGINIA	PAGE 49	





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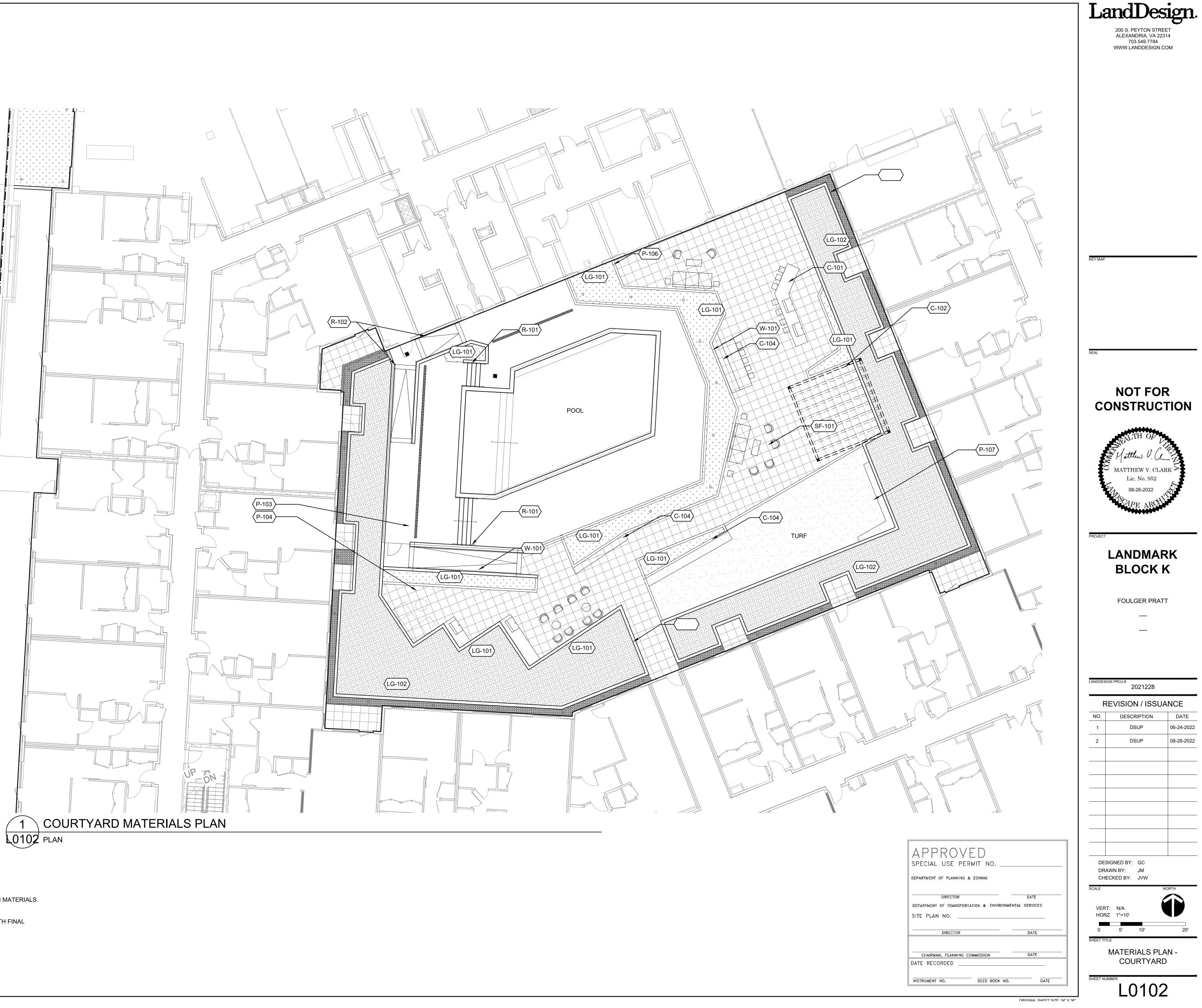
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MATERIALS PLAN - SITE

L0101

REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	CUSTOM DESCRIPTION
(C-101)	GRILL STATION
(C-102)	SHADE STRUCTURE
(C-104)	BENCH SEATING
<u>SYMBOL</u>	LANDSCAPE GROUND DESCRIPTION
(LG-101)	PLANT BED
(LG-102)	BIORETENTION PLANTER
<u>SYMBOL</u>	PAVING & CURBS DESCRIPTION
(P-101)	CONCRETE PAVING - PEDESTRIAN
(P-102)	ENHANCED PAVING - TYPE 1
(P-103)	ENHANCED PAVING - ON STRUCTURE TYPE
(P-104)	ENHANCED PAVING ON STRUCTURE - TYPE
(P-105)	ENHANCED PAVING ON STRUCTURE - TYPE
(P-106)	CONCRETE FLUSH CURB
(P-107)	REINFORCED TURF ON STRUCTURE
<u>SYMBOL</u>	RAILINGS & FENCES DESCRIPTION
(R-101)	STAIRS AND HANDRAIL
(R-102)	RAMP AND HANDRAIL
<u>SYMBOL</u>	FURNISHINGS DESCRIPTION
(SF-101)	FIRE TABLE
SYMBOL	WALLS & STAIRS DESCRIPTION
(W-101)	WALL - TYPE 1
(W-102)	WALL - TYPE 2



NOTES:

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1. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.

2. PRELIMINARY LIGHT LOCATIONS SHOWN. FINAL LIGHT LOCATIONS MAY SHIFT WITH FINAL PHOTOMETRICS AND INDIVIDUAL BLOCK ENGINEERING

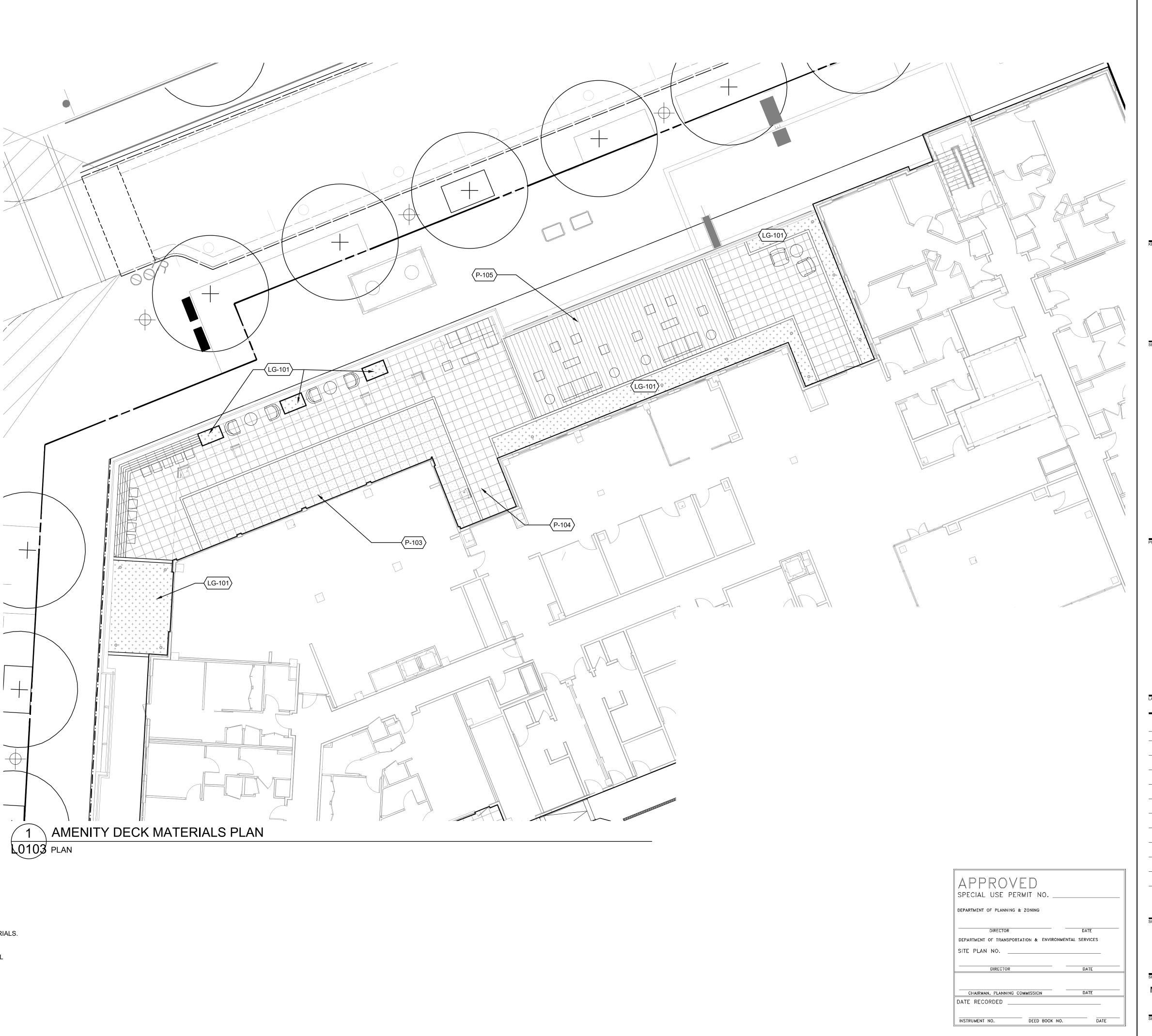
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	MATERIALS PLAN -			
COURTYARD				

REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	CUSTOM DESCRIPTION
(C-101)	GRILL STATION
(C-102)	SHADE STRUCTURE
(C-104)	BENCH SEATING
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	WALLS & STAIRS DESCRIPTION
(W-101)	WALL - TYPE 1
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NOTES:

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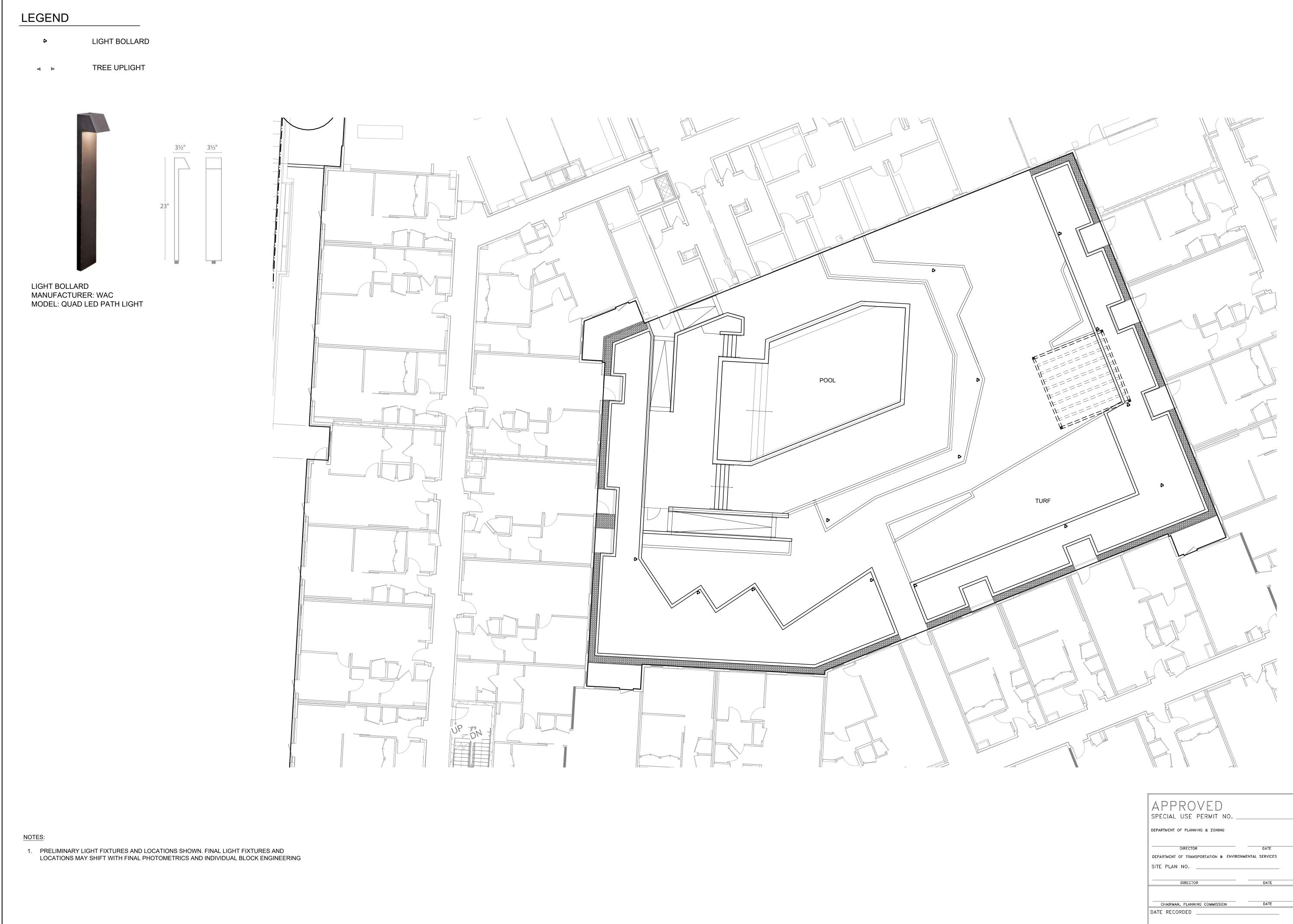
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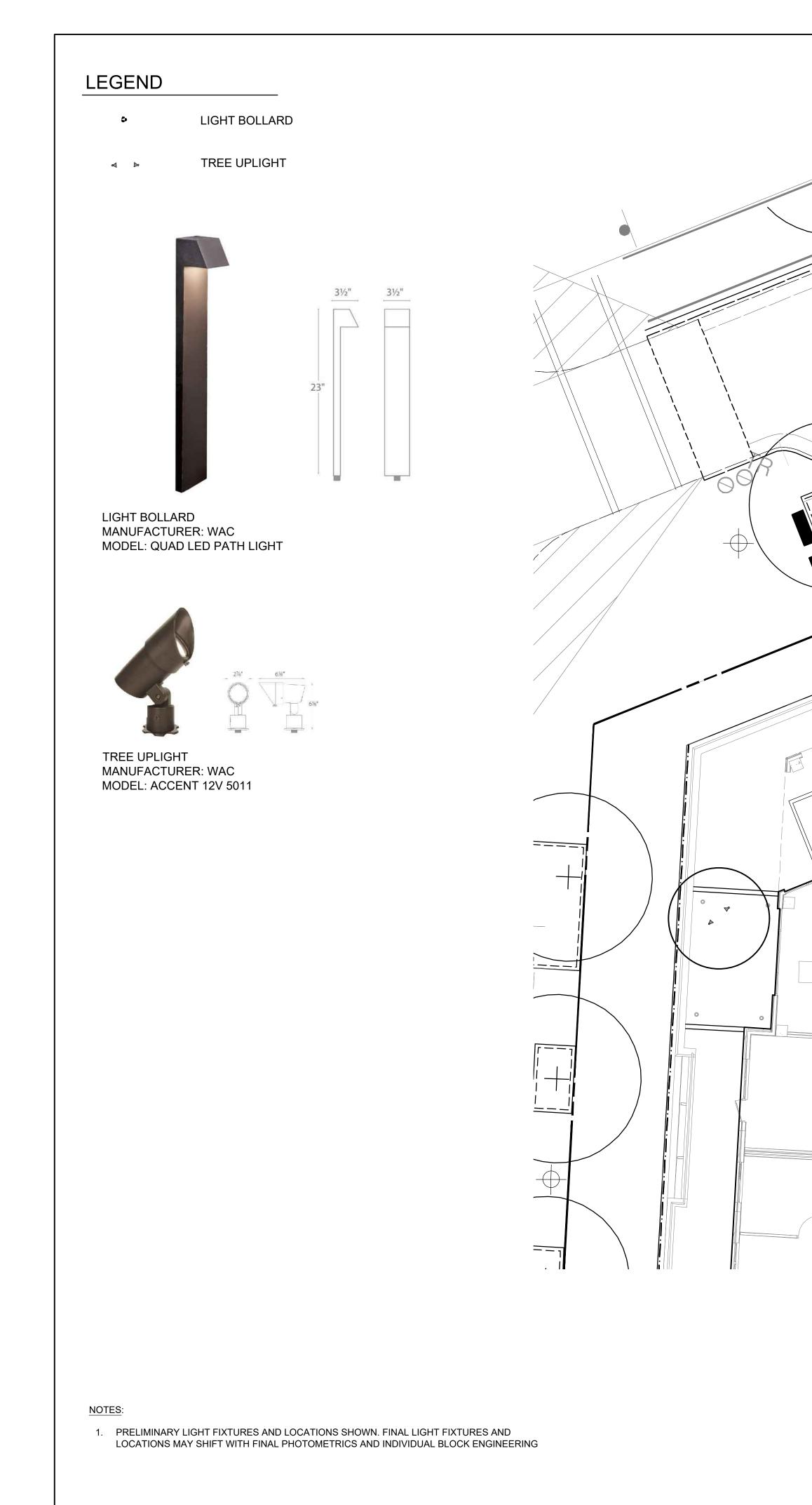
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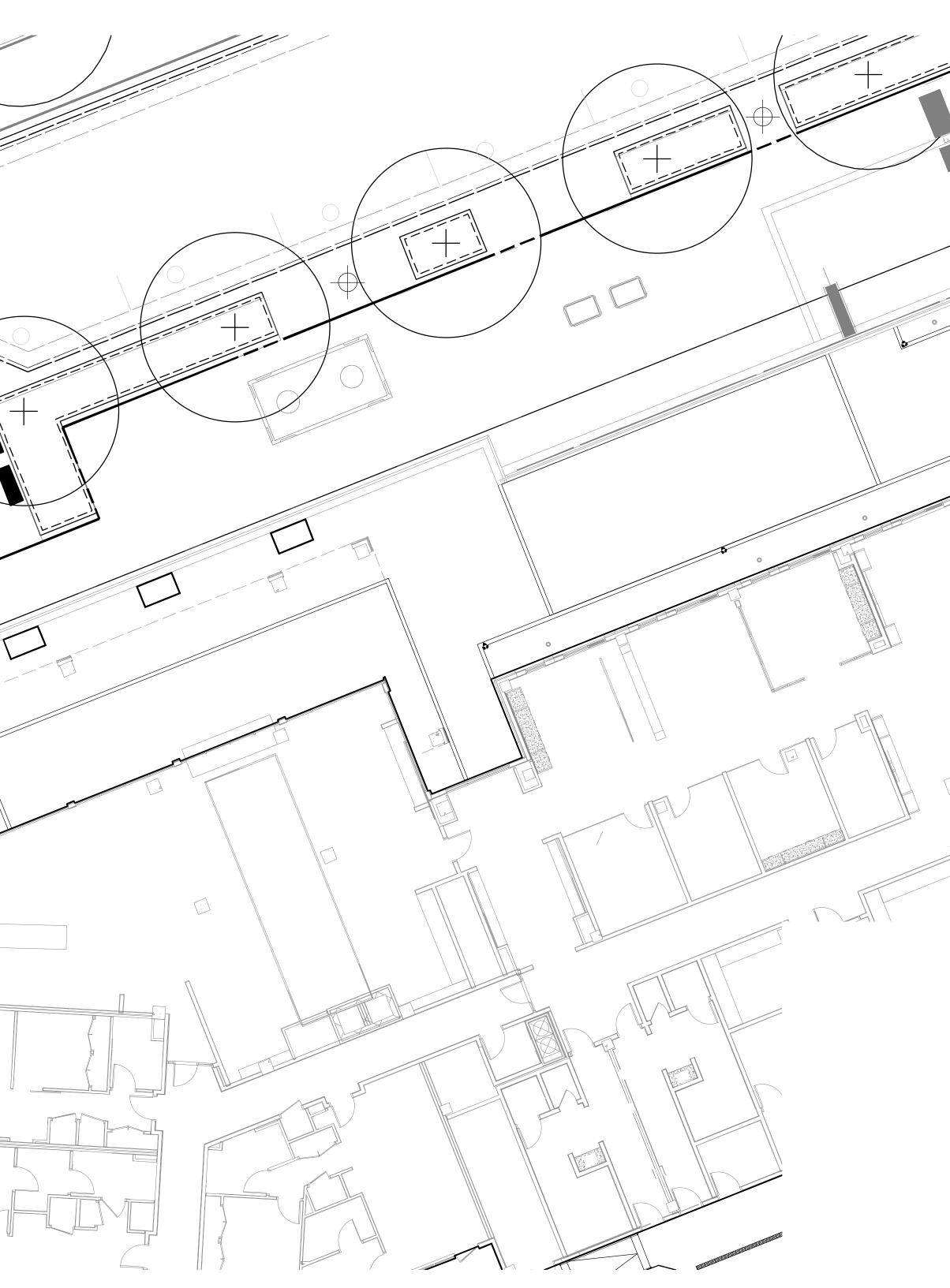
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WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Apr 15 2021

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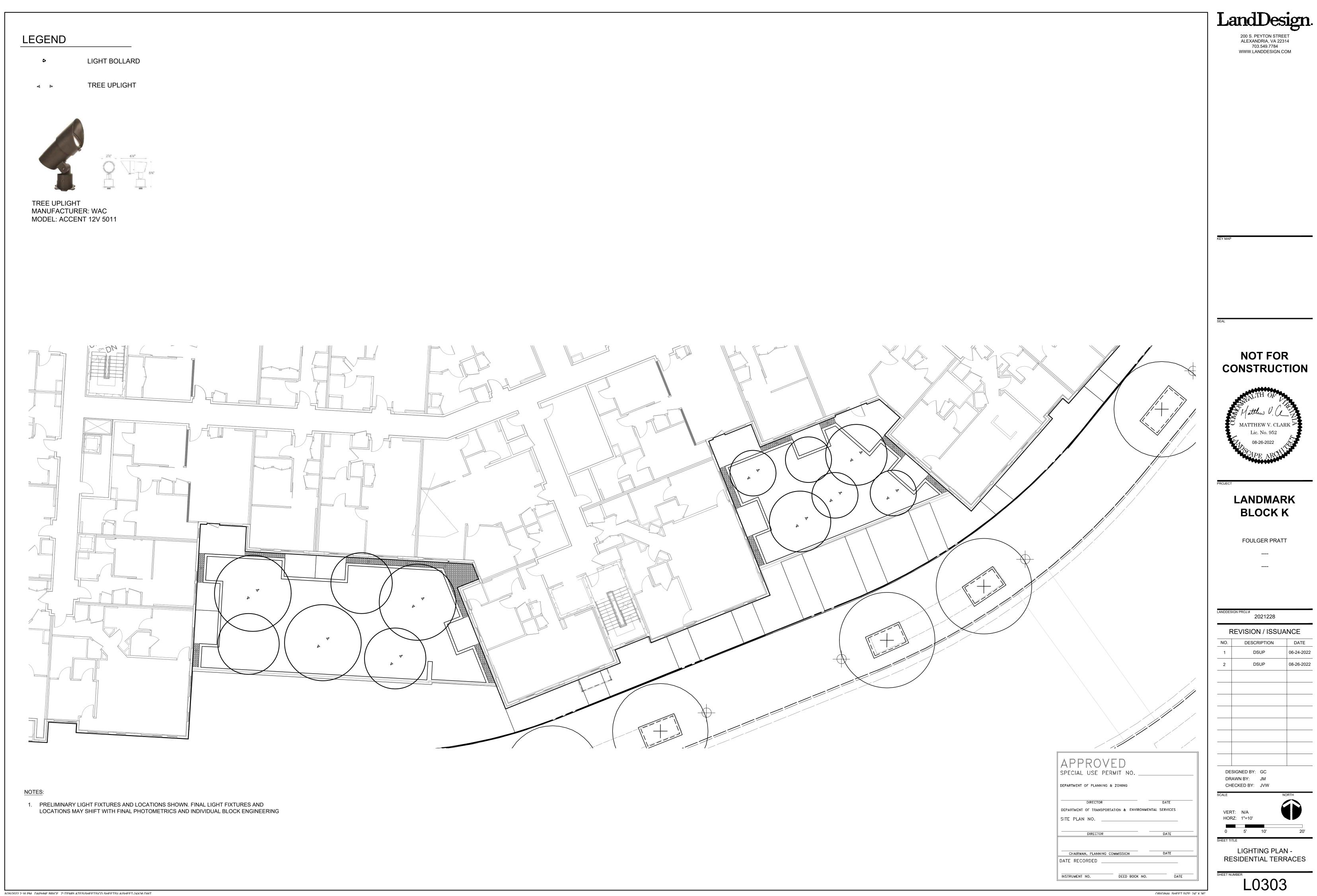


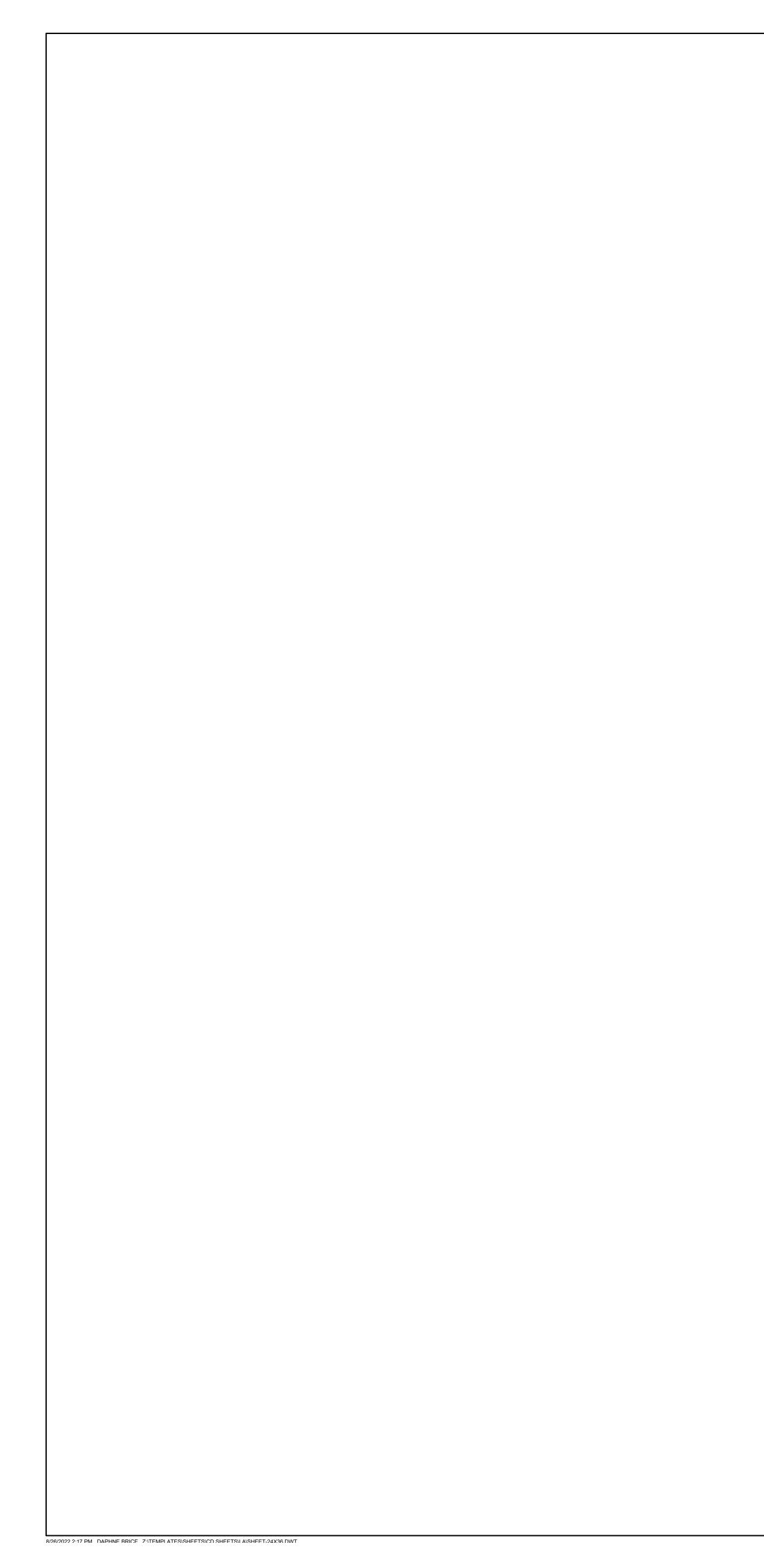
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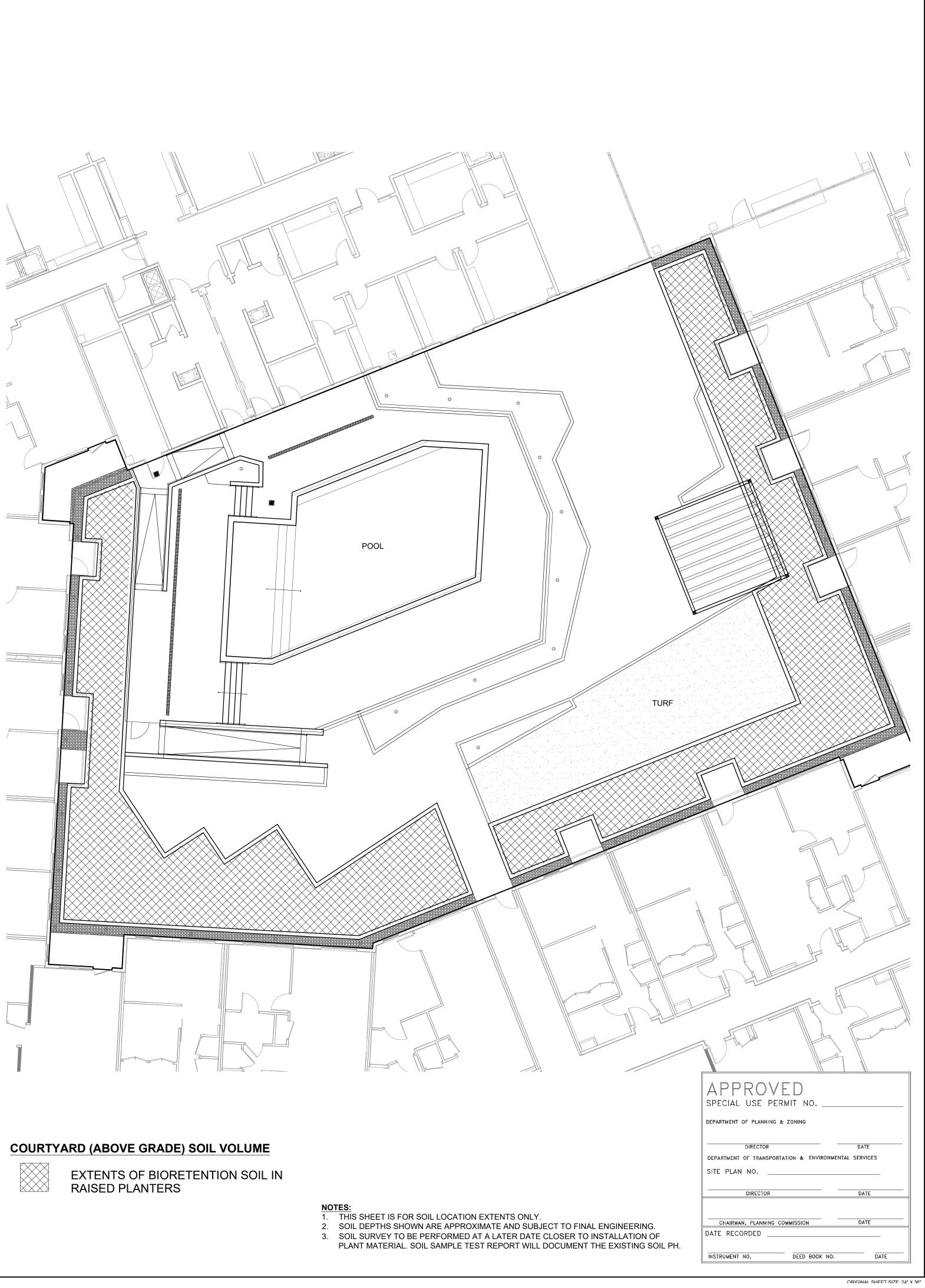
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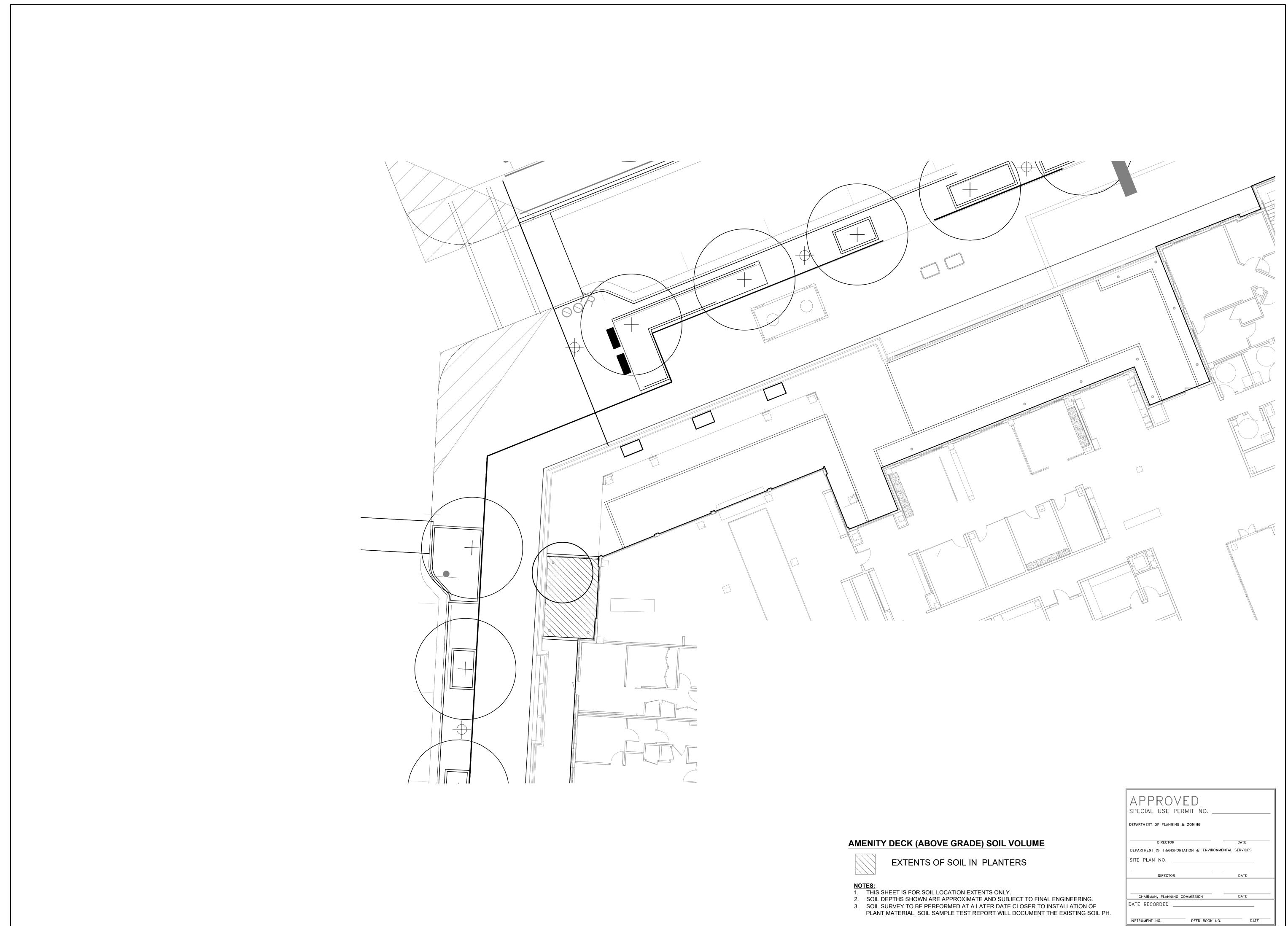


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;	SOIL VOLUME PLAN - COURTYARD		

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ORIGINAL SHEET SIZE: 24" X 36"



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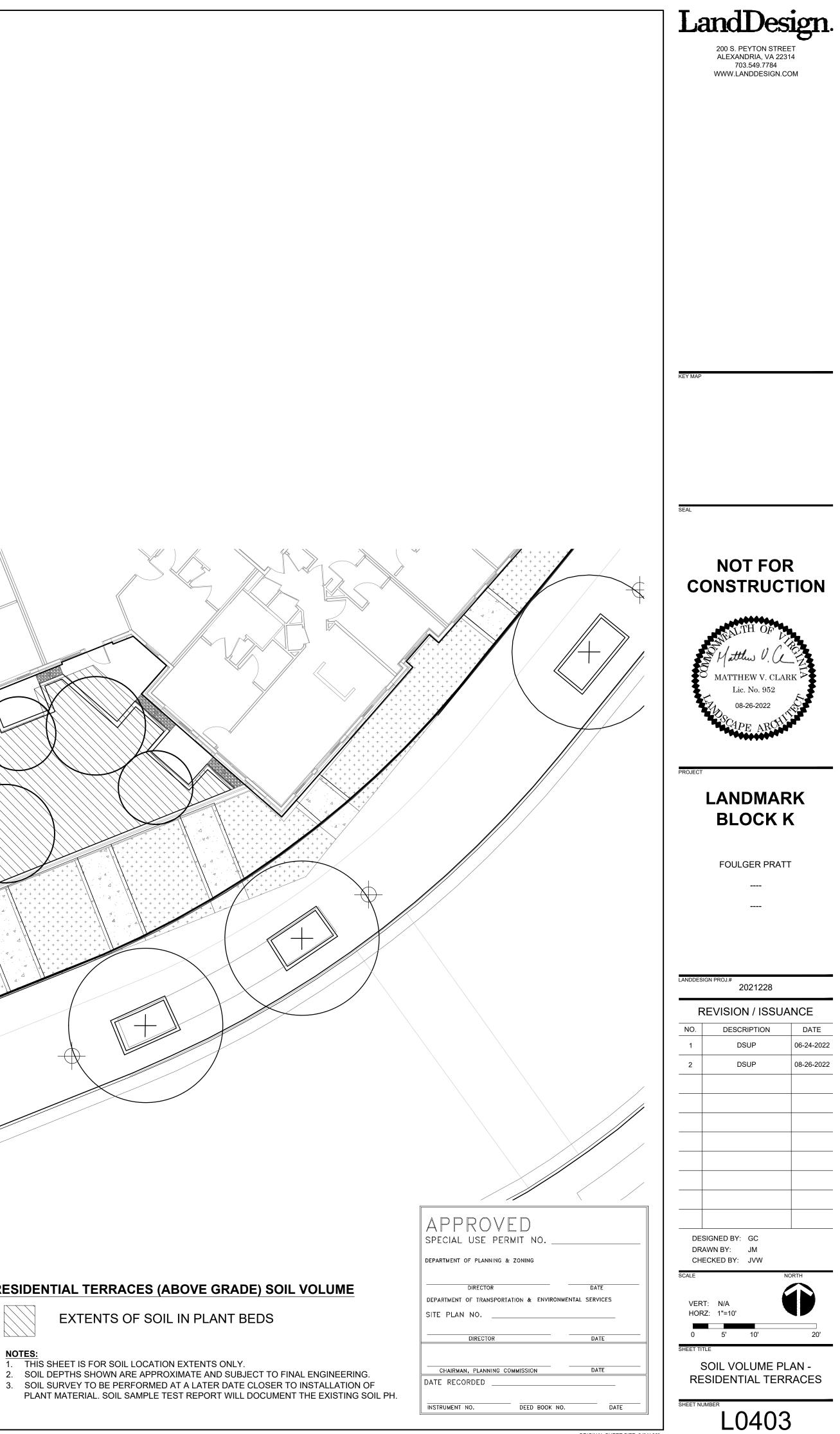
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RESIDENTIAL TERRACES (ABOVE GRADE) SOIL VOLUME

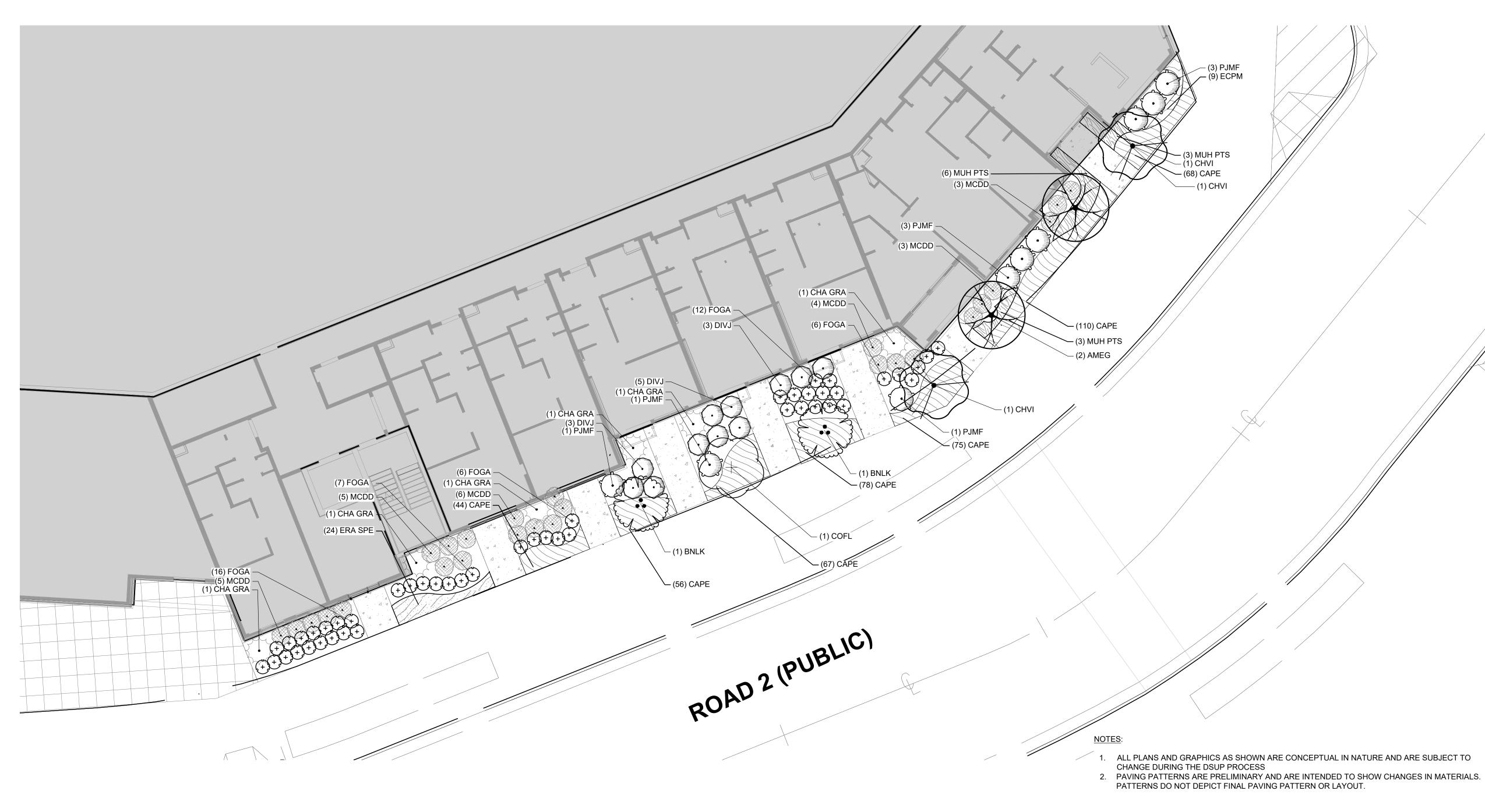
NOTES: 1. THIS SHEET IS FOR SOIL LOCATION EXTENTS ONLY.

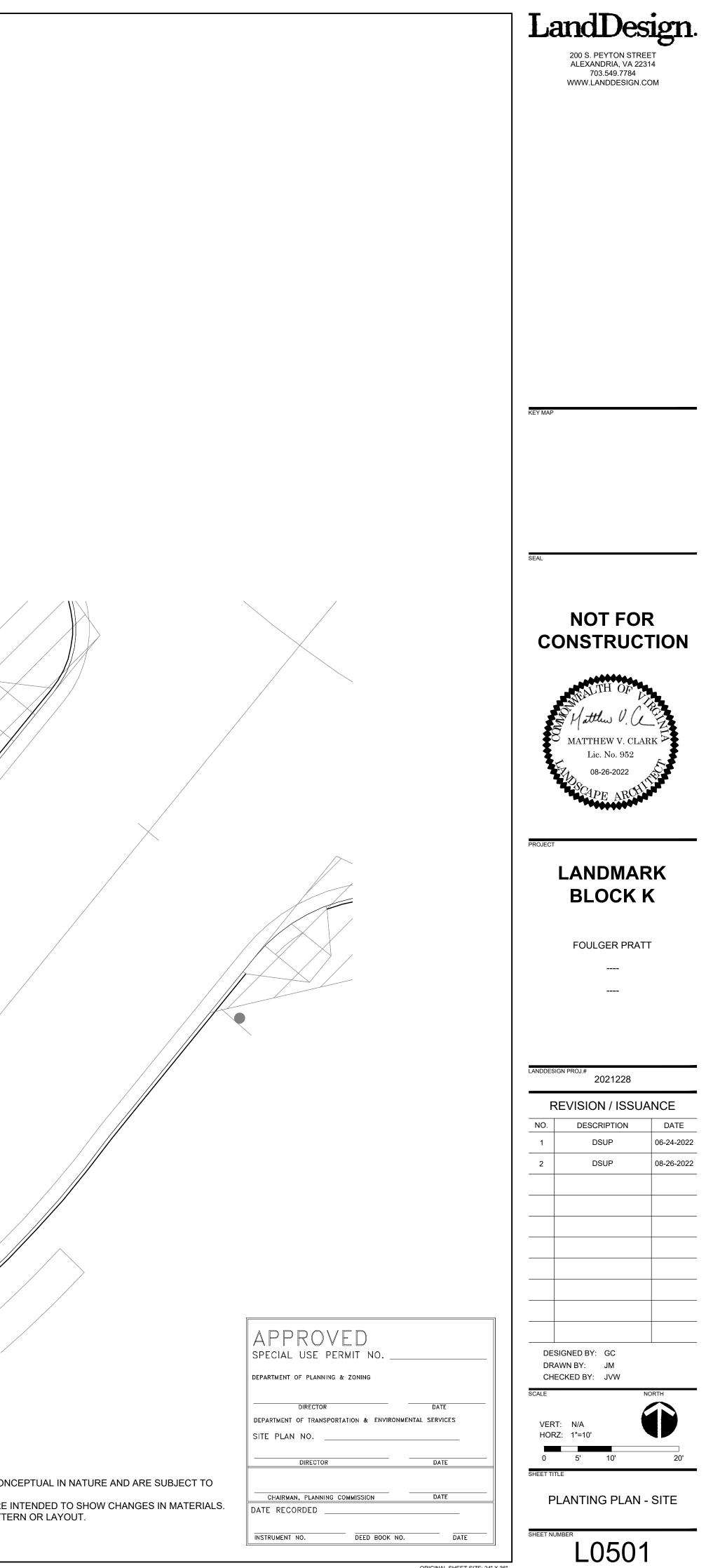


PLANT SCHEDULE LANDMARK BLOCK K - SITE

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PLANT SCF	IEDUL		ANDMARK BLOCK K - SITE	_			
ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	PERENNIALS & GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
-	AMEG	2	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY		CAPE	498	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
E · · · ·	BNLK	2	BETULA NIGRA `LITTLE KING` TM / FOX VALLEY BIRCH		ECPM	9	ECHINACEA PURPUREA `MAGNUS` / MAGNUS PURPLE CONEFLOWER
	CHVI	2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE				
	COFL	1	CORNUS FLORIDA `APPALACHIAN SPRING` / FLOWERING DOGWOOD				
EVERGREEN SHRUB	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME				
•	CHA GRA	6	CHAMAECYPARIS OBTUSA `GRACILIS` / SLENDER HINOKI CYPRESS				
	DIVJ	11	DISTYLIUM X `VINTAGE JADE` / VINTAGE JADE DISTYLIUM				
	MCDD	26	MORELLA CERIFERA `DON`S DWARF` / DON`S DWARF WAX MYRTLE				
	PJMF	9	PIERIS JAPONICA `MOUNTAIN FIRE` / MOUNTAIN FIRE PIERIS				
DECIDUOUS SHRUB	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME				
(+)	FOGA	47	FOTHERGILLA GARDENII / DWARF FOTHERGILLA				
ORNAMENTAL GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME				
	ERA SPE	24	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS				
	MUH PTS	12	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS				



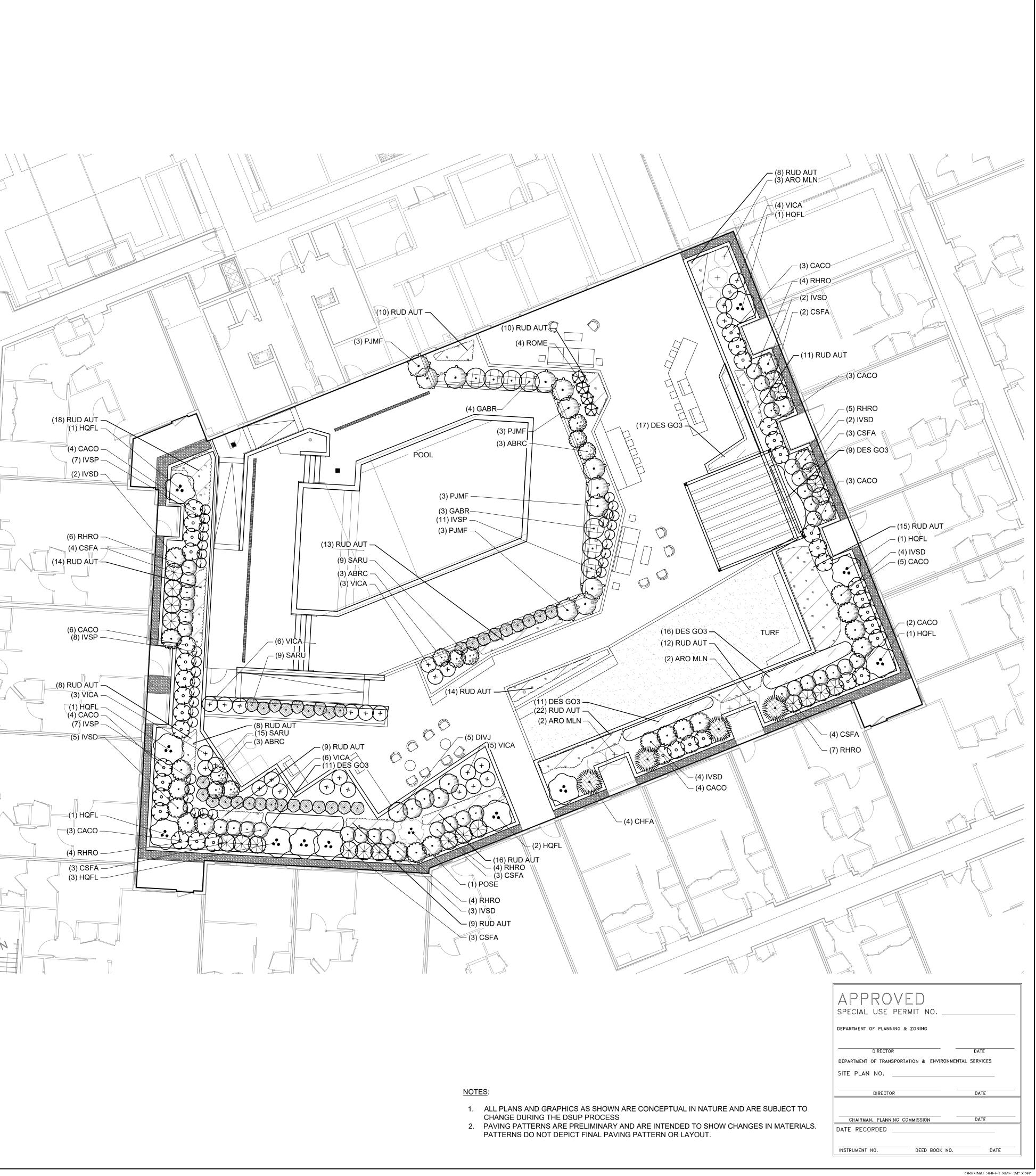


PLANT SCHEDULE PLANTING PLAN - COURTYARD

EVERGREEN SHRUB			BOTANICAL / COMMON NAME	•
	ABRC	9	ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA	
	CHFA	4	CEPHALOTAXUS HARRINGTONIA `FASTIGIATA` / PLUM YEW	
$\overline{\mathbf{\cdot}}$	DIVJ	5	DISTYLIUM X `VINTAGE JADE` / VINTAGE JADE DISTYLIUM	
\bigcirc	GABR	7	GAYLUSSACIA BRACHYCERA / BOX HUCKLEBERRY	
	IVSD	22	ILEX VOMITORIA `STOKES DWARF` / STOKES DWARF YAUPON HOLLY	
	PJMF	12	PIERIS JAPONICA `MOUNTAIN FIRE` / MOUNTAIN FIRE PIERIS	
	RHRO	34	RHODODENDRON X `ROBLEV` TM / AUTUMN IVORY ENCORE AZALEA	_
\odot	SARU	33	SARCOCOCCA HOOKERIANA X HUMILIS / SWEETBOX	
DECIDUOUS SHRUB	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	
(+)	ARO MLN	7	ARONIA MELANOCARPA / BLACK CHOKEBERRY	I
$\textcircled{\bullet}$	CACO	37	CLETHRA ALNIFOLIA `COMPACTA` / COMPACT SUMMERSWEET	
\bigotimes	CSFA	22	CORNUS SERICEA `FARROW` TM / ARCTIC FIRE RED TWIG DOGWOOD	٢
	HQFL	11	HYDRANGEA QUERCIFOLIA `FLEMYGEA` / SNOW QUEEN OAKLEAF HYDRANGEA	Ξ
\bigcirc	IVSP	33	ITEA VIRGINICA `SPRICH` TM / LITTLE HENRY VIRGINIA SWEETSPIRE	
	POSE	1	PHYSOCARPUS OPULIFOLIUS `SEWARD` TM / SUMMER WINE SEWARD NINEBARK	
\bigotimes	ROME	4	ROSA X `MEIDRIFORA` TM / CORAL DRIFT GROUNDCOVER ROSE	
+	VICA	27	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	
ORNAMENTAL GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	Ξ
	DES GO3	64	DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS)
PERENNIALS & GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	/ = //
	RUD AUT	189	RUDBECKIA HIRTA 'AUTUMN COLORS' / AUTUMN COLORS BLACK-EYED SUSAN	=

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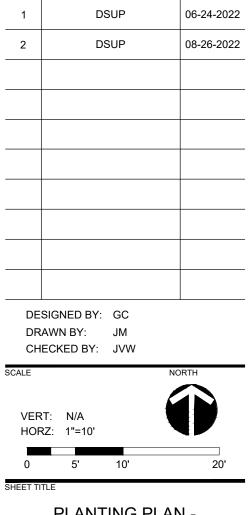
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NOT FOR CONSTRUCTION MATTHEW V. CLARK Lic. No. 952 08-26-2022 LANDMARK **BLOCK K** FOULGER PRATT LANDDESIGN PROJ.# 2021228 **REVISION / ISSUANCE** NO. DESCRIPTION DATE

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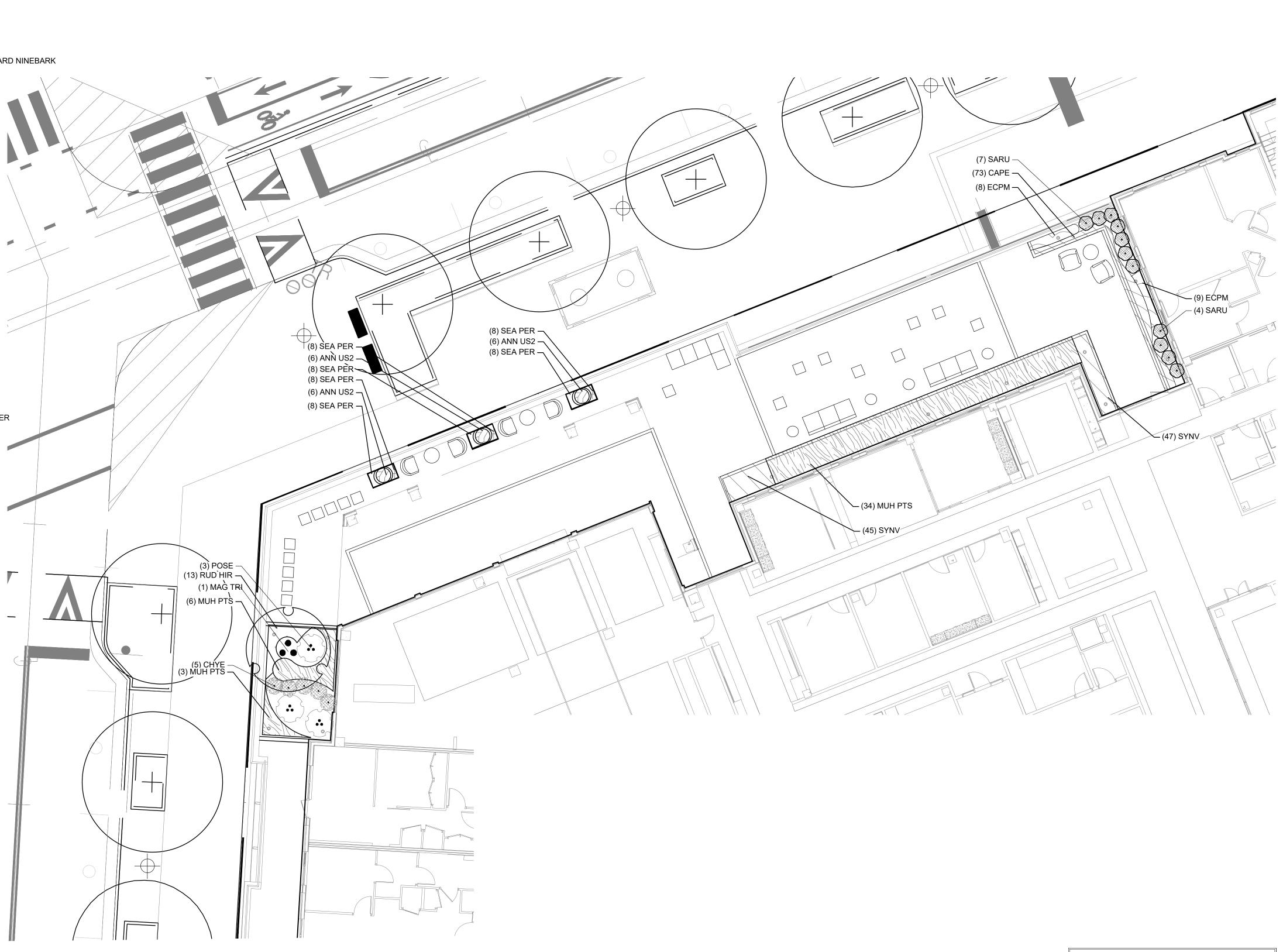


PLANTING PLAN -COURTYARD

PLANT SCHEDULE AMENITY DECK

8/26/2022 2:17 PM DAPHNE BRICE 7:\TEMPI ATES\SHEETS\CD SHEETS\I A\SHEET-24X36 DWT

	_		
ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	MAG TRI	1	MAGNOLIA TRIPETALA / UMBRELLA MAGNOLIA
EVERGREEN SHRUB	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	CHYE	5	CEPHALOTAXUS HARRINGTONIA `PLANIA` TM / YEWTOPIA PLUM YEW
\bigcirc	SARU	11	SARCOCOCCA HOOKERIANA X HUMILIS / SWEETBOX
DECIDUOUS SHRUB	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	POSE	3	PHYSOCARPUS OPULIFOLIUS `SEWARD` TM / SUMMER WINE SEWARD NINEBARK
PERENNIALS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	RUD HIR	13	RUDBECKIA HIRTA / BLACK-EYED SUSAN
SEASONAL ANNUALS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	ANN US2	18	SEASONAL ANNUALS
SEASONAL PERENNIALS	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME
$+^{+}+^{+}+^{+}+^{+}+^{+}+^{+}$ $+^{+}+^{+}+^{+}+^{+}$ $+^{+}+^{+}+^{+}+^{+}$ $+^{+}+^{+}+^{+}+^{+}$ $+^{+}+^{+}+^{+}+^{+}+^{+}$	SEA PER	48	SEASONAL PERENNIALS
ORNAMENTAL GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	MUH PTS	43	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS
PERENNIALS & GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	CAPE	73	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
	ECPM	17	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER
	SYNV	92	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER



NOTES:

APPROVE SPECIAL USE PERMIT		
DEPARTMENT OF PLANNING & ZON	ING	
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION	& ENVIRONMENTAL SERVICES	5
SITE PLAN NO.		_
SITE PLAN NO		_
	DATE	
SITE PLAN NO		
SITE PLAN NO		_
SITE PLAN NO		
SITE PLAN NO		

1. ALL PLANS AND GRAPHICS AS SHOWN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE DURING THE DSUP PROCESS
 PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.

NOT FOR CONSTRUCTION

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LANDMARK **BLOCK K**

FOULGER PRATT ----

LANDDES	ANDDESIGN PROJ.# 2021228								
F	REVISION / ISSUANCE								
NO.	DESCRIPTION DAT								
1	DSUP	06-24-2022							
2	DSUP	08-26-2022							
DE	SIGNED BY: GC								
	AWN BY: JM ECKED BY: JVW								
SCALE	NC	DRTH							
Ver Hof	RT: N/A RZ: 1"=10'	D							
0	5' 10'	20'							
SHEET TI									
PLA	PLANTING PLAN - AMENITY DECK								

L0503

PLANT SCHEDULE RESIDENTIAL TERRACES

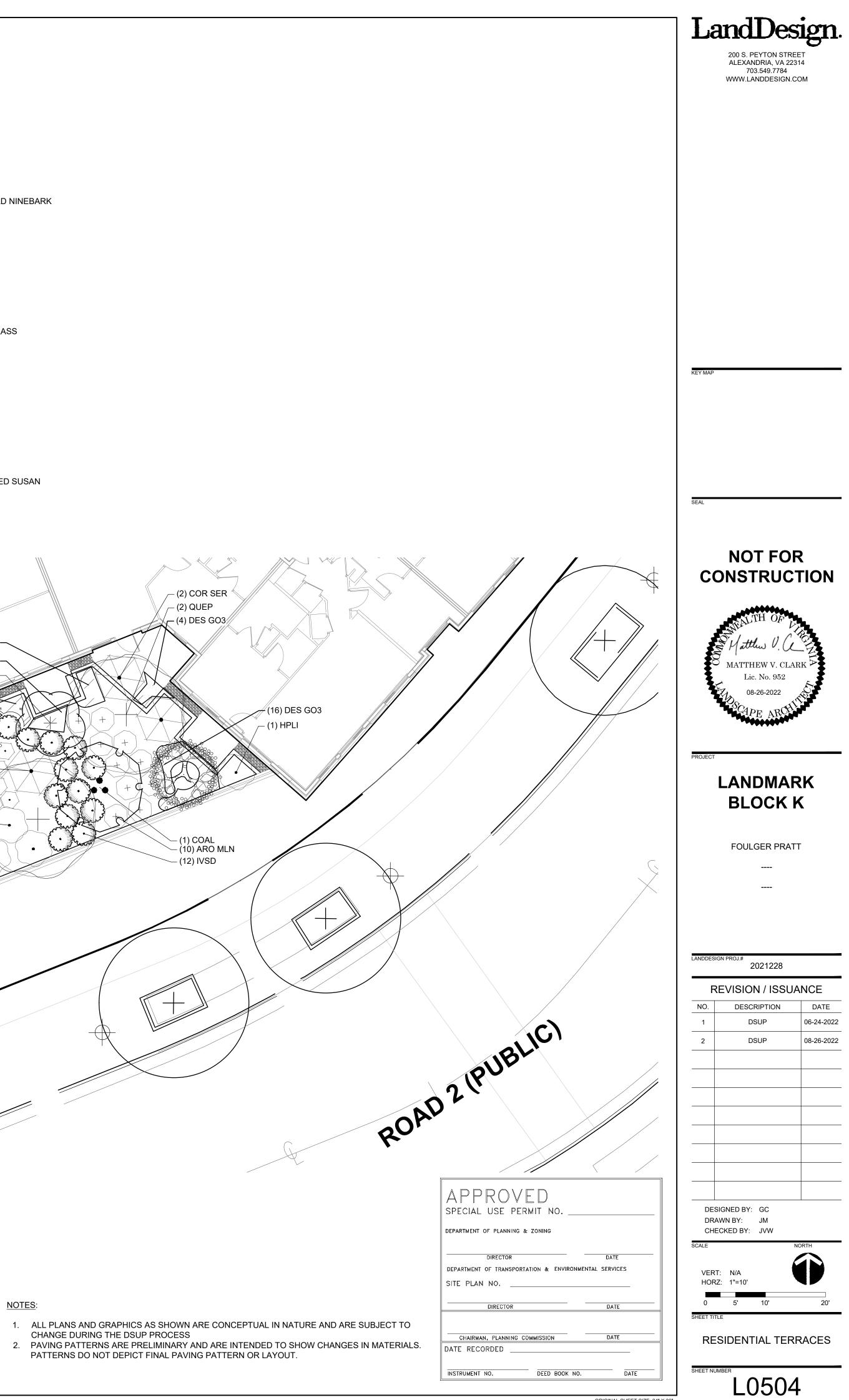
FLANT SCI			LOIDLINNAL I LINNAULO
DECIDUOUS TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
+	GLTI	2	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` TM / SKYLINE THORNLESS HONEY LOCUST
$\left(+ \right)^{2}$	QUEP	2	QUERCUS PHELLOS / WILLOW OAK
ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
00000000000000000000000000000000000000	CERW	2	CERCIS CANADENSIS `ROYAL WHITE` / ROYAL WHITE EASTERN REDBUD
$\{ :: \}$	COAL	2	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD
	COFL	1	CORNUS FLORIDA `APPALACHIAN SPRING` / FLOWERING DOGWOOD
	DIO VIR	2	DIOSPYROS VIRGINIANA / COMMON PERSIMMON
	MAG TRI	1	MAGNOLIA TRIPETALA / UMBRELLA MAGNOLIA
EVERGREEN SHRUB	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	ABMG	9	ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA
Are a standard and a standard and a standard	IVSD	12	ILEX VOMITORIA `STOKES DWARF` / STOKES DWARF YAUPON HOLLY
•	LEU AXI	23	LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE
	LCRD	20	LOROPETALUM CHINENSE RUBRUM `DARUMA` / DARUMA LOROPETALUM
	MYR PEN	10	MYRICA PENSYLVANICA / NORTHERN BAYBERRY



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DECIDUOUS SHRUB	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME
	ARO MLN	10	ARONIA MELANOCARPA / BLACK CHOKEBERRY
	CACO	6	CLETHRA ALNIFOLIA `COMPACTA` / COMPACT SUMMERSWEET
	COR SER	3	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD
	HPLI	9	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT HYDRANGEA
	POSE	5	PHYSOCARPUS OPULIFOLIUS `SEWARD` TM / SUMMER WINE SEWARD NINEBARK
PERENNIALS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	RUD HIR	10	RUDBECKIA HIRTA / BLACK-EYED SUSAN
ORNAMENTAL GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	DES GO3	46	DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS
	ERA SPE	36	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS
	MUH PTS	26	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS
PERENNIALS & GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	RUD AUT	21	RUDBECKIA HIRTA 'AUTUMN COLORS' / AUTUMN COLORS BLACK-EYED SUSAN
	SYNV	45	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER
			- (2) COR SE - (2) QUEP
			(8) DES GO3 - (4) DES GO
			(7) RUD AUT (5) DES GO3 (1) COFL
			(6) DES GO3 (4) RUD AUT
- (1) POSE 		15	(3) DES GO3 (2) DIO VIR
— (1) POSE — (13) MUH PTS — (4) LEU AXI			$(3) \acute{D}ES GO3 - + + + + + + + + + + + + + + + + + + $
(20) LCRD			(10) RUD AUT (7) LEU AXI (7) LEU AXI
(3) LEU AXI (1) GLTI		L.	(3) HPLI
(10) MYR PEN		\ \	(1) COAL (10) ARO
			(12) IVSD
-(13) MUH PTS	2		
·/(3) LEU AXI			
(2) HPLI			
(1) COAL			

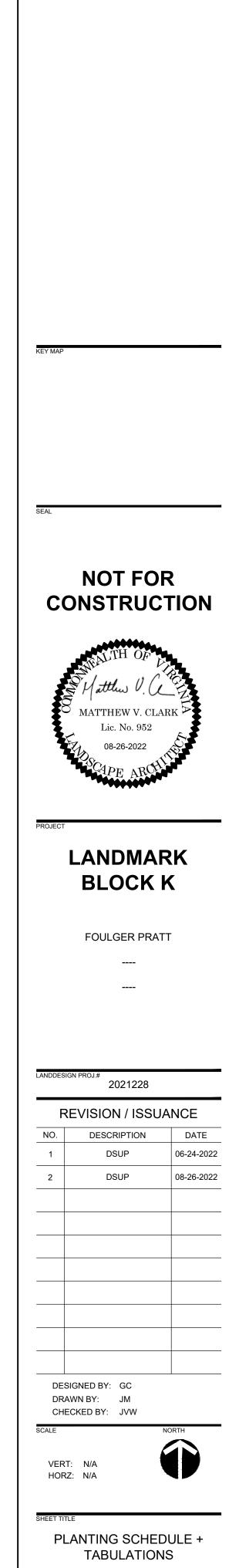
NOTES:



ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE LANDMARK BLOCK K - DSUP

	IEDUL		ANDMARK BLOCK K - DSUP				
DECIDUOUS TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONTAINER	CAL	<u>HT.</u>	REMARKS
+	GLTI	2	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` TM / SKYLINE THORNLESS HONEY LOCUST	B & B	2-1/2"-3" CAL.	12` - 14`	CAT III, FULL SUN, LOCAL, REGIONAL, EASTERN US NATIVE
+	QUEP	2	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5"-3" CAL	12`-14`	CCA: 250 SF LOCAL, REGIONAL, AND EASTERN US NATIVE
ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONTAINER	CAL	<u>HT.</u>	REMARKS
	AMEG	2	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY	B & B	1.5"-1.75"	6` - 8`	CCA: 500 SF EASTERN US NATIVE
	BNLK	2	BETULA NIGRA `LITTLE KING` TM / FOX VALLEY BIRCH	B & B	1.5" - 1.75"	6` - 8`	MULTI-STEM, 3 STEMS MIN, FULL SUN TO PART SHADE, LOCAL, REGIONAL, EASTERN US NATIVE
2000 0000 0000 0000 0000 0000 00000 00000	CERW	2	CERCIS CANADENSIS `ROYAL WHITE` / ROYAL WHITE EASTERN REDBUD	B & B	1.5"-1.75"	6` - 8`	LOCAL REGIONAL, AND EASTERN US NATIVE FULL SUN TO PARTIAL SHADE, MEDIUM WATER, LOW MAINTANANCE, FLOWERING TREE, WHITE FLOWERS, APRIL BLOOM TIME
	CHVI	2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	1.5" - 1.75"	8-10`	CCA: 500 SF. LOCAL, REGIONAL AND EASTERN US NATIVE
	COAL	2	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD	B & B	1.5" - 1.75"	6` - 8`	CAT II
	COFL	2	CORNUS FLORIDA `APPALACHIAN SPRING` / FLOWERING DOGWOOD	B & B	1.5" - 1.75"	6` - 8`	FULL SUN TO PART SHADE, MEDIUM WATER, LOCAL, REGIONAL, EASTERN US NATIVE. CCA: 250 SF
	DIO VIR	2	DIOSPYROS VIRGINIANA / COMMON PERSIMMON	B & B	1.5"-1.75"	6` - 8`	CCA: 750 SF
y ch	MAG TRI	2	MAGNOLIA TRIPETALA / UMBRELLA MAGNOLIA	B & B	1.5" - 1.75"	14`	FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE
EVERGREEN SHRUB	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	ABMG	9	ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA	#3		18" - 24"	FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA PLANT LIST
	ABRC	9	ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA	#3		18" - 24"	FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA LIST
	CHFA	4	CEPHALOTAXUS HARRINGTONIA `FASTIGIATA` / PLUM YEW	#5	4`-5`		CCA: 25 SF PART SHADE TO FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE
	CHYE	5	CEPHALOTAXUS HARRINGTONIA `PLANIA` TM / YEWTOPIA PLUM YEW	#3		18" - 24"	CCA: 25 SF PART SHADE TO FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE
	CHA GRA	6	CHAMAECYPARIS OBTUSA `GRACILIS` / SLENDER HINOKI CYPRESS	#5	4` - 5`		CCA: 50 SF; NON NATIVE
$\overline{\mathbf{\cdot}}$	DIVJ	16	DISTYLIUM X `VINTAGE JADE` / VINTAGE JADE DISTYLIUM	3 GAL		18" - 24"	FULL SUN, NOT ON CITY OF ALEXANDRIA PLANT LIST. NON NATIVE
	GABR	7	GAYLUSSACIA BRACHYCERA / BOX HUCKLEBERRY	#3		18" - 24"	
	IVSD	34	ILEX VOMITORIA `STOKES DWARF` / STOKES DWARF YAUPON HOLLY	#3		18" - 24"	CCA: 25 SF FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE, GROWS IN DRY TO WET CONDITIONS, IN A VARIETY OF SOILS AND IN SUN OR SHADE
•	LEU AXI	23	LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE	#5	24" - 30"	3` - 5`	CCA: 10 SF; REGIONAL AND EASTERN US NATIVE
	LCRD	20	LOROPETALUM CHINENSE RUBRUM `DARUMA` / DARUMA LOROPETALUM	#3		18" - 24"	NON NATIVE
	MCDD	26	MORELLA CERIFERA `DON`S DWARF` / DON`S DWARF WAX MYRTLE	#3	18" - 24"		CCA: 25 SF; FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE
	MYR PEN	10	MYRICA PENSYLVANICA / NORTHERN BAYBERRY	#5		36-48"	CCA: 25 SF LOCAL, REGIONAL, EASTERN US NATIVE.
	PJMF	21	PIERIS JAPONICA `MOUNTAIN FIRE` / MOUNTAIN FIRE PIERIS	#5	30" - 36"		CCA: 25 SF; FULL SUN TO PART SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE
$\overline{\mathbf{\cdot}}$	RHRO	34	RHODODENDRON X `ROBLEV` TM / AUTUMN IVORY ENCORE AZALEA	#3		18" - 24"	EASTERN US NATIVEL; FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA LIST
\bigotimes	SARU	44	SARCOCOCCA HOOKERIANA X HUMILIS / SWEETBOX	#3		12" - 18"	CCA: 10 SF PART SHADE TI FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE
DECIDUOUS SHRUB	<u>CODE</u> ARO MLN	<u>QTY</u> 17	<u>BOTANICAL / COMMON NAME</u> ARONIA MELANOCARPA / BLACK CHOKEBERRY	<u>SIZE</u> #5	<u>HEIGHT</u> 30" - 36"	SPREAD	<u>REMARKS</u> CCA: 10 SF; REGIONAL AND EASTERN US NATIVE
	CACO	43	CLETHRA ALNIFOLIA `COMPACTA` / COMPACT SUMMERSWEET	#3	18" - 24"		CCA: 10 SF FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE
\bigotimes	CSFA	43 22	CORNUS SERICEA `FARROW` TM / ARCTIC FIRE RED TWIG DOGWOOD	#3 #5	18" - 24" 24" - 30"		CCA: 25 SF; FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE, PREFERS PART SHADE AND CONSISTENTLY MOIST, ACIDIC, SANDY SOILS, SOILS SHOULD NOT BE ALLOWED
	COR SER	3	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	#5		24" - 36"	TO DRY OUT CCA: 25 SF; REGIONAL AND EASTERN US NATIVE
(+)	FOGA	47	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	#3	18" - 24"	18" - 24"	CCA: 2 SF FULL SUN TO PART SHADE, EASTERN US NATIVE, BEST FLOWERS OCCUR IN FULL SUN, BUT PLANTS APPRECIATE SOME AFTERNOON SHADE IN HOT AND DRY SUMMER
•	HPLI	9	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT HYDRANGEA	#3	18" - 24"		CLIMATES CCA: 25 SF FULL SUN TO PART SHADE, ON CITY OF ALEXANDRIA PLANT LIST BUT NOT NATIVE
	HQFL	11	HYDRANGEA QUERCIFOLIA `FLEMYGEA` / SNOW QUEEN OAKLEAF HYDRANGEA	#3		18" - 24"	CCA: 25 SF FULL SUN TO PART SHADE, EASTERN US NATIVE
	IVSP	33	ITEA VIRGINICA `SPRICH` TM / LITTLE HENRY VIRGINIA SWEETSPIRE	#3		18 - 24	CCA: 10 SF; FULL SUN TO PART SHADE, LOCAL, REGIONAL, EASTERN US NATIVE
	POSE	33 9			18" - 24"	10 - 24	
		9	PHYSOCARPUS OPULIFOLIUS `SEWARD` TM / SUMMER WINE SEWARD NINEBARK	#3	18" - 24"		CCA: 10 SF; FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE
\bigotimes	ROME	4	ROSA X `MEIDRIFORA` TM / CORAL DRIFT GROUNDCOVER ROSE	#3		12" - 18"	FULL SUN, NOT ON CITY OF ALEXANDRIA PLANT LIST
(+)	VICA	27	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	#3	18" - 24"		CCA: 10 SF FULL SUN TO PART SHADE, LOCAL, REGIONAL, EASTERN US NATIVE.
<u> </u>							



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APPROVED special use permit no.	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMEN	
SITE PLAN NO	
DIRECTOR	DATE
	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO. DEED BOOK NO.	DATE

ORIGINAL SHEET SIZE: 24" X 36"

SHEET NUMBER

CROWN COVER TABULATION TOTAL SITE AREA (SF)	1,183,250	
25% CROWN COVER REQUIRED (SF) PRIVATE STREETS	295,813	SITE AREA (s.f.) 146,984
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	0 0	
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	0 0	
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	106,250	
BLOCK D EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD TBD	
Crown Cover from Proposed Shrubs BLOCK E EXISTING CROWN COVER (SF)	TBD	108,575
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	0	
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	0 0	
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	14,750 0	22.004
BLOCK F EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD	32,004
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	41,000	
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD TBD	-
Crown Cover from Proposed Shrubs BLOCK G	TBD 0	62,083
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	0	
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	0 0	
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	13,500 0	
BLOCK H EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD	
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs BLOCK1	TBD	
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD TBD	
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD TBD	
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD	
BLOCK J EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD	
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD	
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs BLOCK K EXISTING CROWN COVER (SF)	TBD0	98,964
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	0	
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	0 0	
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	13,000 6019	
BLOCK L EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD	
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD	
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs BLOCK M EXISTING CROWN COVER (SF)	TBD TBD	
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD	
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD TBD	
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD	
BLOCK N EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD	22,758
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	30,750 TBD	
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs BLOCK P EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD	
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD TBD	
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD	
BLOCK R EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD	17,018
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	16,750	
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs TOTAL CROWN COVER PROVIDED (%) TOTAL CROWN COVER PROVIDED (SF)	TBD 20.5% 242,019	
NOTE: TREES ON PUBLIC STREET		

RUD HIR 23 RUDBECKIA HIRTA / BLACK-EYED SUSAN CODE QTY BOTANICAL / COMMON NAME SEASONAL ANNUALS ANN US2 18 SEASONAL ANNUALS SEASONAL PERENNIALS CODE QTY BOTANICAL / COMMON NAME SEA PER 48 SEASONAL PERENNIALS ORNAMENTAL GRASSES CODE QTY BOTANICAL / COMMON NAME DES GO3 110 DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW 1 ERA SPE 60 ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS MUH PTS 81 MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MU PERENNIALS & GRASSES CODE QTY BOTANICAL / COMMON NAME 571 CAREX PENSYLVANICA / PENNSYLVANIA SEDGE CAPE ECPM 26 ECHINACEA PURPUREA `MAGNUS` / MAGNUS PURPL RUD AUT 210 RUDBECKIA HIRTA 'AUTUMN COLORS' / AUTUMN COL 137 SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLANI SYNV

CROWN COVER TABULATIONS						
TOTAL SITE AREA (SF) - BLOCK K	98,964					
25% CROWN COVER REQUIRED (SF)	24,741					
EXISTING CROWN COVER (SF)	0					
REMOVED CROWN COVER (SF)	0					
PRESERVED CROWN COVER (SF)						
Crown Cover from Preserved Trees	0					
Crown Cover from Preserved Shrubs	0					
PROPOSED CROW N COVER (SF)						
Crown Cover from Proposed Trees	13,000					
Crown Cover from Proposed Shrubs	6,019					
TOTAL CROWN COVER PROVIDED (%)	19.2%					
TOTAL CROWN COVER PROVIDED (SF)	19,019					

NOTE: REFER TO WEST END (LANDMARK) INFRASTRUCTURE DSP #2021-00012 FOR DETAILED INFORMATION ON SITE-WIDE CANOPY CALCULATIONS

BIODIVERSITY TABULATIONS CO	CCA SF	TOTAL TREE CROWN COVER		
TREES (URBAN AND STANDARD)			Vinor	
TOTAL NUMBER OF TREES PROPOSED:			Vines	
GENUS QTY. PERCENT OF TOTAL MAXIMUM PERCENT PROPOSED ALLOWED SPECIES QTY. PERCENT OF TOTAL MAXIMUM PERCENT PROPOSED ALLOWED ALLOWED				
Diospyros 2 10.0% 33% virginiana 2 10.0% 10%	750	1500	TOTAL PLANTS SPECIFIED	
Amelanchier 2 10.0% 33% x grandifiora 'Autumn Brilliance' 2 10.0% 10%	500	1000		
Betula 2 10.0% 33% Nigra 2 10.0% 10%	500	1000	1794	
Cercis 2 10.0% 33% canadensis 2 10.0% 10%	750	1500		
Chionanthus 2 10.0% 33% virginicus 2 10.0% 10%	500	1000	NOTES:	
Comus 2 10.0% 33% alternifolia 2 10.0% 10%	500	1000	1) Descente and see his to	
Comus 2 10.0% 33% florida 2 10.0% 10%	500	1000	1) Percentages apply to	
Gleditsia 2 10.0% 33% tricanthos inermis 2 10.0% 10%	750	1500	Total Natives is the s	Jum of Easte
Magnolia 2 10.0% 33% tripetala 2 10.0% 10%	500	1000	 Non-native vegetation 	on for the p
Quercus 2 10.0% 33% phellos 2 10.0% 10%	1250	2500		
TOTAL 20	TREE CCA:	13000		
SHRUBS			*Note to Applicant - The	a figuras in

TOTAL NUMBER OF SHRUBS PROPOSED: PERCENT OF TOTAL MAXIMUM PERCENT QTY. GENUS PROPOSED ALLOWED 33% 1.81% x mardi gras bella Abelia 1.81% 33% x rose creek Cephalotaxus 0.80% 33% harringtoni 1.01% 33% iephalotaxus harrington thamaecyparis 1.21% 33% obtusa 'gra Astylium 3.22% 33% x Vintage J 6.84% 33% vomitoria Leucothoe 4.63% 33% axillaris 4.02% 33% oropetalum chinese ru 5.23% certfera 'do vorella 33% viyrica 2.01% 33% pensylvanik 4.23% 33% Japonica 'm leris 1,41% 33% laurocerasu hunus 6.84% thodo den dron 33% x 'roblev' Sarcococca 8.85% 33% humilits 3.42% 33% melanocarp Aronia alnifolia 'co Clethra 8.65% 33% Iomus 4.43% 33% sericea 'fari 0.60% 33% sericea 'car omus 9.46% 33% gardeni othergilla 1.81% 33% paniculata ' ydrangea iydrangea 2.21% 33% quercifolia 6.64% 33% Virginica 'sp hysocarp us 1.81% 33% opulifolius 's 0.80% x 'meidrifora 33% 6.24% 33% acerifolium //bumum TOTAL = 497 TOTAL DECID: 229 TOTAL EVERGRN: 268 Note to Applicant: The figures populated in this template are provided as an example to demonstrate compliance with the Biodiversity Standards as outlined in the 2019 Landscape Guidelines. The Biodiversity Tabulations must be populated by the

NOTE: TREES ON PUBLIC STREETS NOT INCLUDED IN CROWN COVER TABULATIONS.

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	1 GAL			LOCAL REGIONAL, AND EASTERN US NATIVE	
	CONT	<u>HEIGHT</u>	SPREAD	REMARKS	A) STANDARD LANDSCAPE PLAN NOTES FOR ALL
	-			SPRING ROTATION: JACOBAEA MARITIMA / DUSTY MILLER 4" POT FALL ROTATION: CELOSIA ARGENTA / PLUMED COCKSCOMB 4" POT	THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISS 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR A RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINE CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO
	CONT	<u>HEIGHT</u>	<u>SPREAD</u>	REMARKS	2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT LANDSCAPE GUIDELINES MUST BE FOLLOWED.
	-			SPRING ROTATION - COLEUS 'OXBLOOD' AND COLEUS 'TOBASCO' MIX 4" POT	3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION N
				FALL ROTATION: BRASSICA OLERCACEA - PEACOCK RED'	4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITION AND/OR DETAILS.
	CONT	HEIGHT	SPREAD	REMARKS	5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANT
W TUFTED HAIR GRASS	1 GAL			EASTERN US NATIVE; NOT ON ALEXANDRIA PLANT LIST	6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE REL CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCE
					7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR
5	1 GAL			LOCAL REGIONAL, AND EASTERN US NATIVE	8)MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNE AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
MUHLY GRASS	1 GAL			REGIONAL AND EASTERN US NATIVE	B) STANDARD LANDSCAPE PLAN NOTES FOR DEVE
					IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL
	<u>SIZE</u>	COLOR	BLOOMS	REMARKS	1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLIT
	1 GAL			REGIONAL AND EASTERN US NATIVE	THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONS BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PRO
RPLE CONEFLOWER	1 GAL	PURPLE	JULY - AUGUST	REGIONAL/EASTERN US NATIVE	2)THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALL
COLORS BLACK-EYED SUSAN	1 GAL.			LOCAL REGIONAL, AND EASTERN US NATIVE	3)THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJE THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAG SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2)
					4)ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
AND ASTER	1 GAL			LOCAL REGIONAL, AND EASTERN US NATIVE	5)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAW AND SPECIFICATION OF ALL PROJECT ELEMENTS.



SPECIES	QTY.	PERCENT OF TOTAL	MAXIMUM PERCENT ALLOWED		CCA SF	TOTAL SHRUB CROWN COVER	 Tabulations r 2019 Landsco 	
ras	9	1.8%	10%		0	0		
ek	9	1.8%	10%		0	0		
nia 'fastigata'	4	0.8%	10%		25	100		
nia 'plania'	5	1.0%	10%		25	125	PLAN KEY	QUAN
adilis'	6	1.2%	10%		50	300		
Jade'	16	3.2%	10%		0	0	DIO VIR	2
	34	6.8%	10%		25	850	AMCA	
	23	4.6%	10%		10	230		2
ubrum 'daruma'	20	4.0%	10%		0	0	AMEG	2
lon's dwarf'	26	5.2%	10%		25	650	BNLK	2
ilca	10	2.0%	10%		25	2.50	CERW	2
mountain fire'	21	4.2%	10%		25	525	CHVI	2
sus 'otto luyken'	7	1.4%	10%		0	0	COAL	2
	34	6.8%	10%		0	0	COFL	1
	44	8.9%	10%		10	440	COFL	1
rpa	17	3%	10%		10	170	GLTI	2
compacta'	43	9%	10%		10	430	QUEP	2
irrow'	22	4.4%	10%		25	550		
ardinal'	3	0.6%	10%		25	75		
	47	9.5%	10%		2	94		
a 'limelight'	9	1.8%	10%		25	225		
a 'flemygea'	11	2.2%	10%		25	275	*Refer to Land	scape Gu
sprich'	84	33%	10%		10	330		
s 'seward'	8	1.6%	10%		10	90	· · · · · · · ·	
ora'	4	0.8%	10%		0	0	*Note to Appli	cont: The
m	31	6.2%	10%		10	310	"Urban Trees"	
					SHRUB CCA:	6019	Tabulations m	
							be completed a	
				TOTAL CCA:		19019	subsequent tal	

is apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames. ves is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type. vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

*Note to Applicant: The figures in this template are provided as an example to demonstrate compliance with the Native Plant Standards as outlined in the 2019 Landscape Guidelines. The Native Plant Tabulations must be populated by the applicant with project-specific information. The Native Plant Tabulations must be completed and included on all plans requiring approval in accordance with the uidelines. Refer to subsequent tabs for additional required charts and schedules.

PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% O PROJECTED 20 YR. CANOPY? (Y/N)
DIO VIR	2	ON-STRUCTURE	750	665	Y
AMCA	2	ON-STRUCTURE	500	415	Y
AMEG	2	ON-GRADE	500	415	Y
BNLK	2	ON-GRADE	500	415	Y
CERW	2	ON-STRUCTURE	750	495	Y
CHVI	2	ON-GRADE	500	415	Y
COAL	2	ON-STRUCTURE	500	415	Y
COFL	1	ON-STRUCTURE	500	495	Y
COFL	1	ON-GRADE	500	495	Y
GLTI	2	ON-STRUCTURE	750	665	Y
QUEP	2	ON-STRUCTURE	1,250	900	Y
		TOT	AL URBAN TREES		
			20		
Refer to Land	scape Guidelines	Chapter 3 Canopy Cou	verage		
Wata ta Apoli	raat: The figures	and dated in this tag	olicto con provided.	as an example to assi	t with datacal sign

NOT TO SCALE

NATIVE TYPE

Regional/Local

Total Natives Regional/Local

Total Natives

Regional/Local

Total Natives

Regional/Local

Total Natives

Regional/Local

Total Natives

Regional/Local

Total Natives

Total Natives

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

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

QUANTITY

20

268

227

0

1279

PLANT TYPE

Urban Trees

Standard Trees

Evergreen Shrubs

Deciduous

Shrubs

Perennials, Ferns,

Groundcovers

lined in the 2019 Landscape Guidelines. The figures listed are example only. The Urban Tree poplulated by the applicant with project-specific information. The Urban Tree Tabulations must cluded on all plans requiring approval in accordance with the 2019 Landscape Guidelines. Refer to additional required charts and schedules.

FOR ALL PLANS REQUIRING APPROVAL:

E PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES: R, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST SCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR E CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY. NCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE

E PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

E SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN

URING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF NES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

ALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY. ED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND

FOR DEVELOPMENT SITE PLANS:

VING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION MENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED F THE TREE PROTECTION MEASURES.

ANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE TOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF AND AFTER INSTALLATION.

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

REGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY

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. STANDARD LANDSCAPE PLAN NOTES

N	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA	STANDARD LANDSCAPE PLAN NOTES	
J		I OF I	Date drawn: 01/01/19	LD 016

	NATIVE PLAN	NT TABULAT	TIONS					
ARCH 2, 2019	- JANUARY 1, 2	020	JANUARY 2, 2020	- JANUARY	1, 2024	BEGINNING JANU	IARY 2, 20	24
QUIRED PROVIDED		REQUIRED	PROVIDED		REQUIRED	PROVIDED		
%	QTY.	%	%	QTY.	%	%	QTY.	%
10%			15%	17	85.0%	20%		
25%			25%	20	100.0%	50%		
15%			25%			40%		
40%			60%			80%		
5%			8%	93	34.70%	10%	6	
20%			30%	127	47.39%	40%		
10%			15%	154	67.84%	20%		
40%			60%	212	93.39%	80%		
5%			10%			10%		
10%			20%			20%	N	
10%			15%	1108	86.63%	25% (perennals) 30% (ferns & grasses)		
25%			40%	1218	<mark>95.23%</mark>	60% (perennals) 80% (ferns&gasses)		
80%			100%			100%		
	Т	OTALS						

TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
1372	1577
76.5%	87.9%

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DIRECTOR		DATE
DEPARTMENT OF TRANSPORT	ATION & ENVIRONMEN	TAL SERVICES
SITE PLAN NO.		
DIRECTOR		DATE
CHAIRMAN, PLANNING C	OMMISSION	DATE
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	DATE

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ORIGINAL SHEET SIZE: 24" X 36"





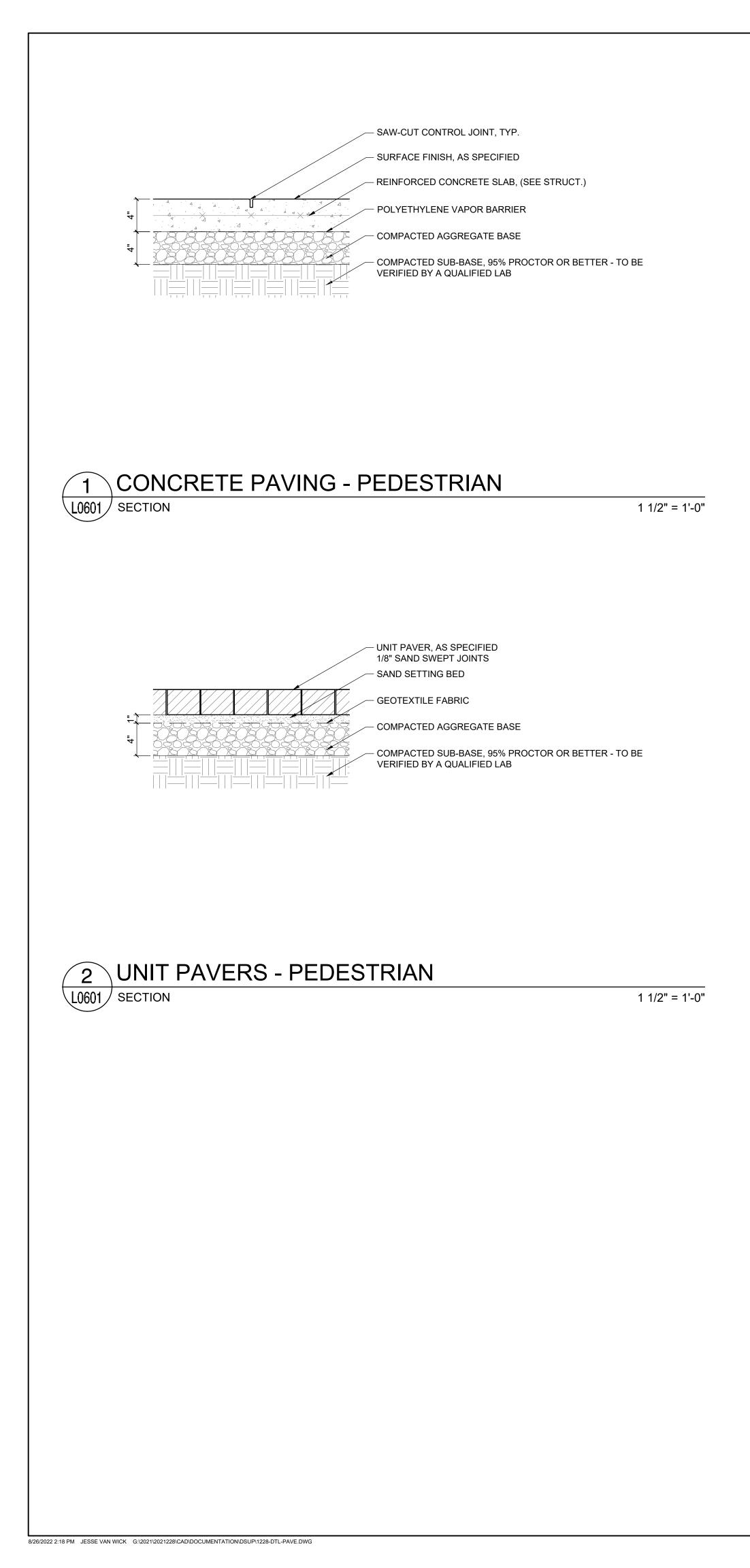
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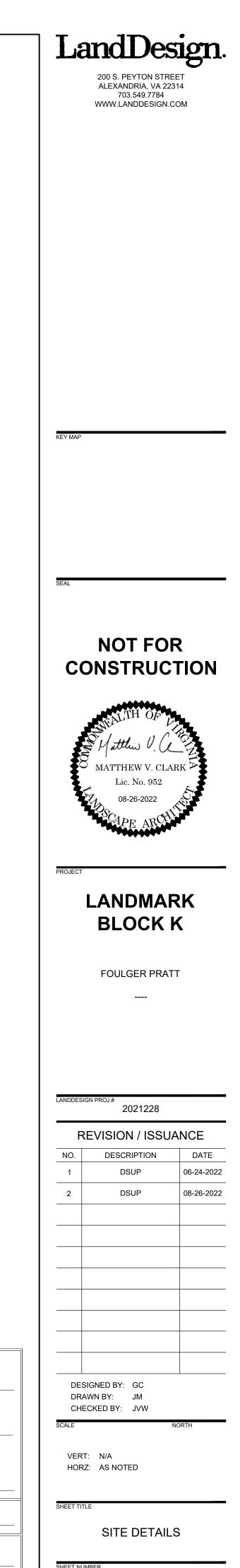
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PLANTING SCHEDULE + TABULATIONS







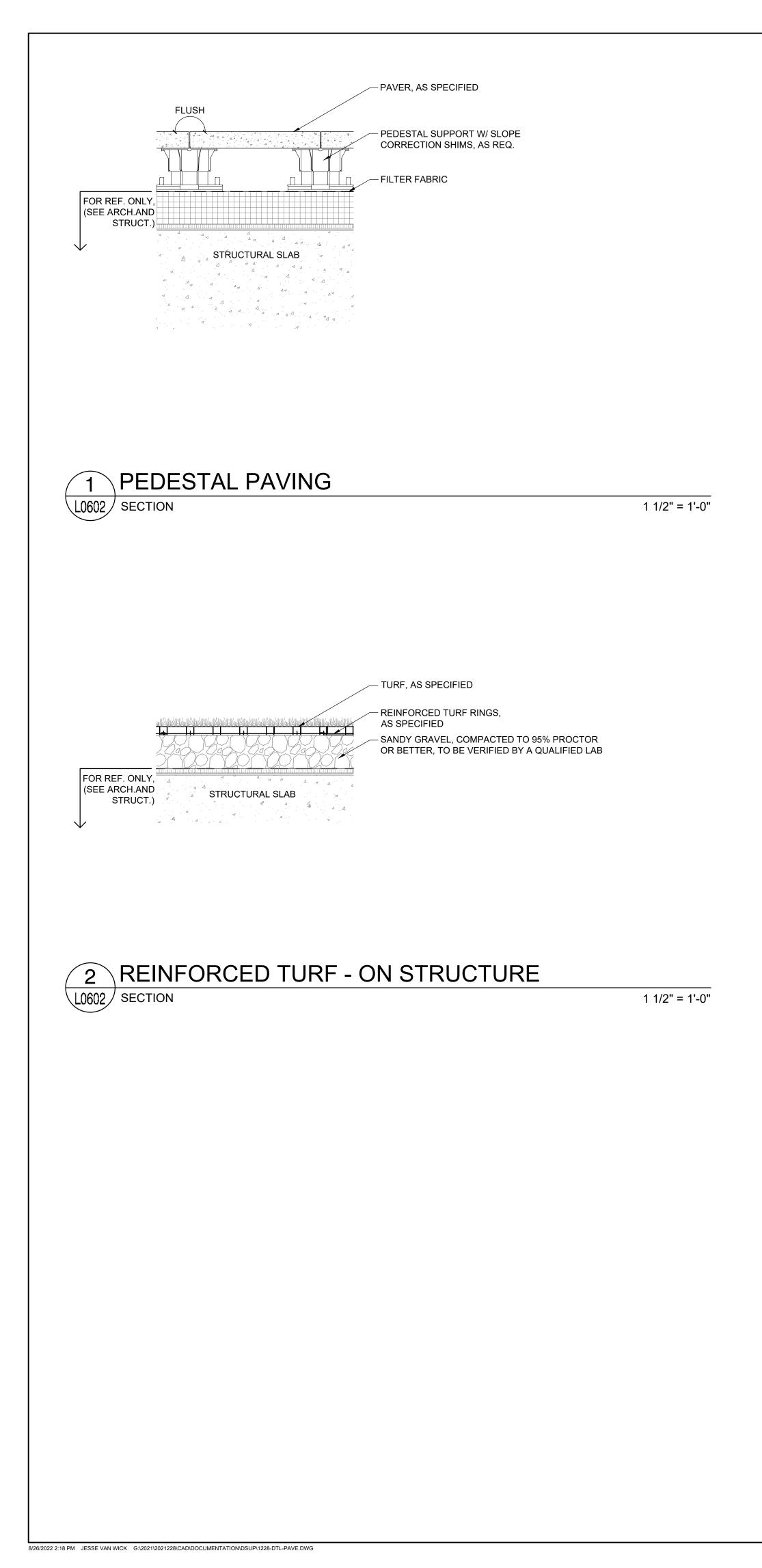
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE

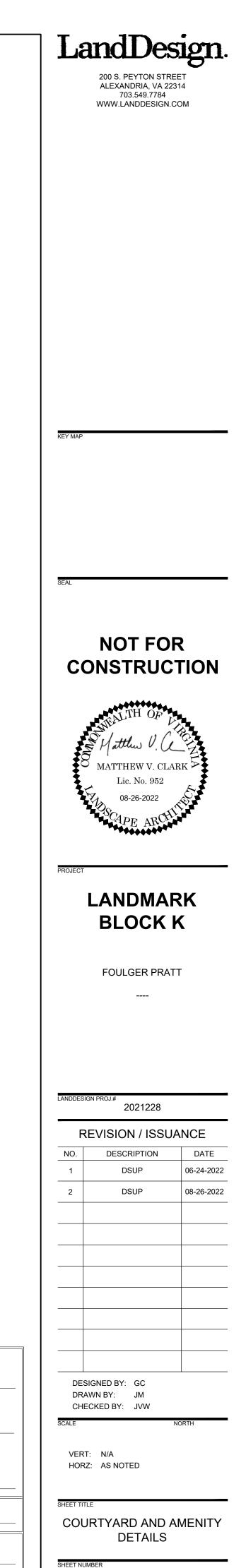
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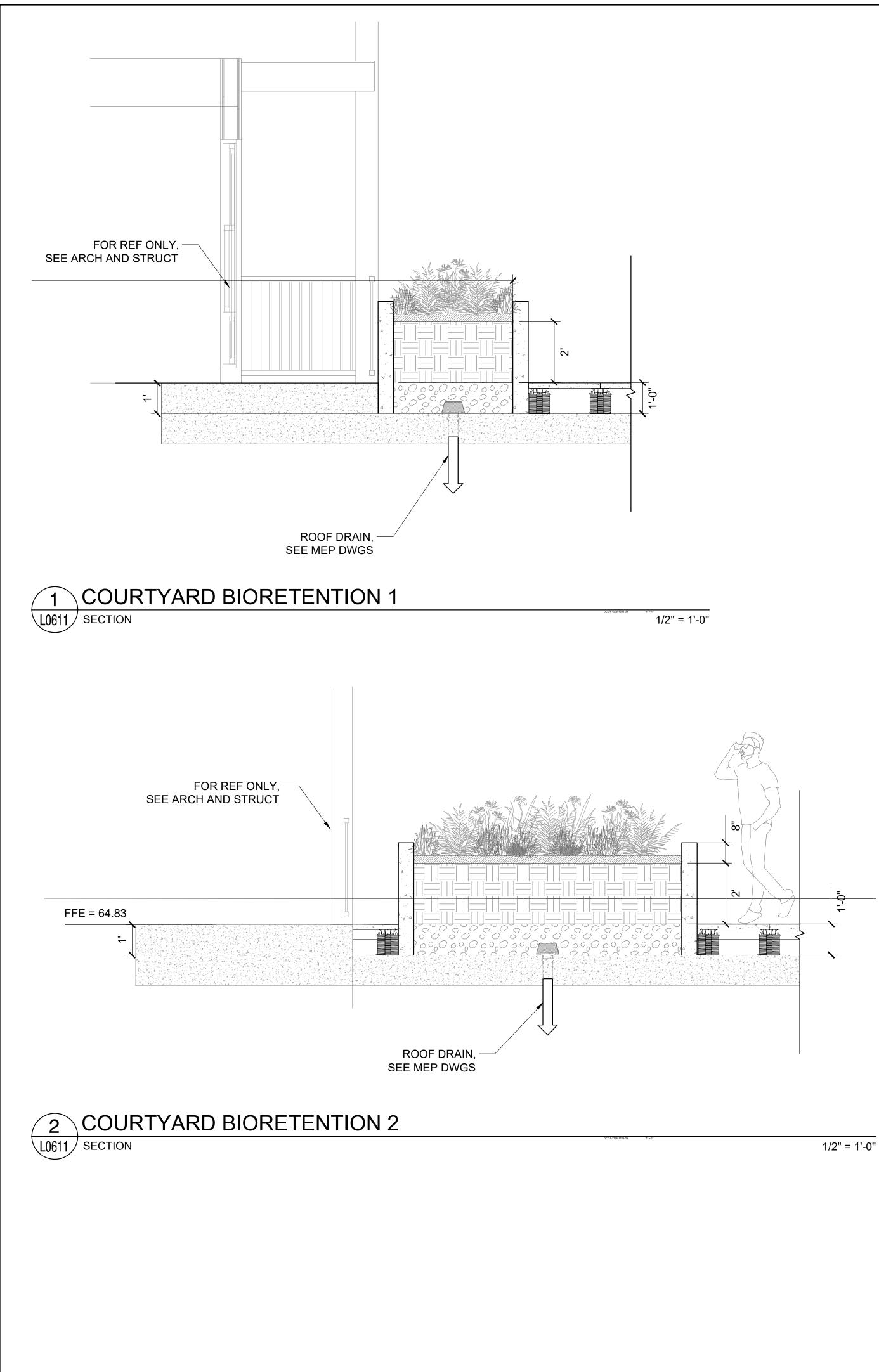


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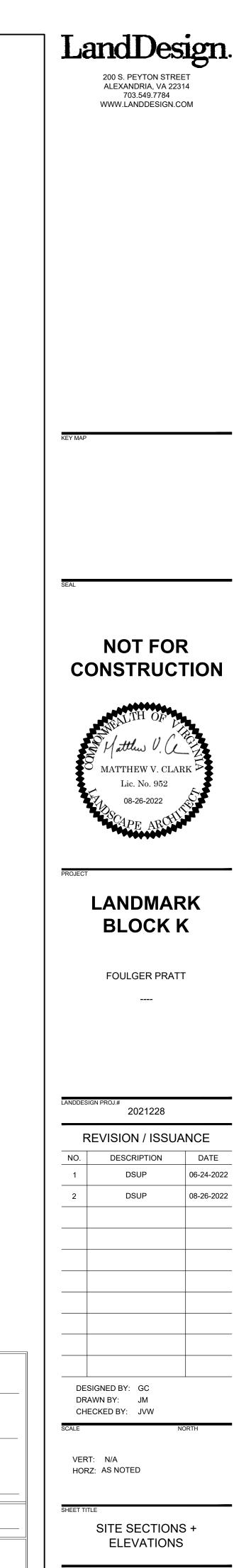
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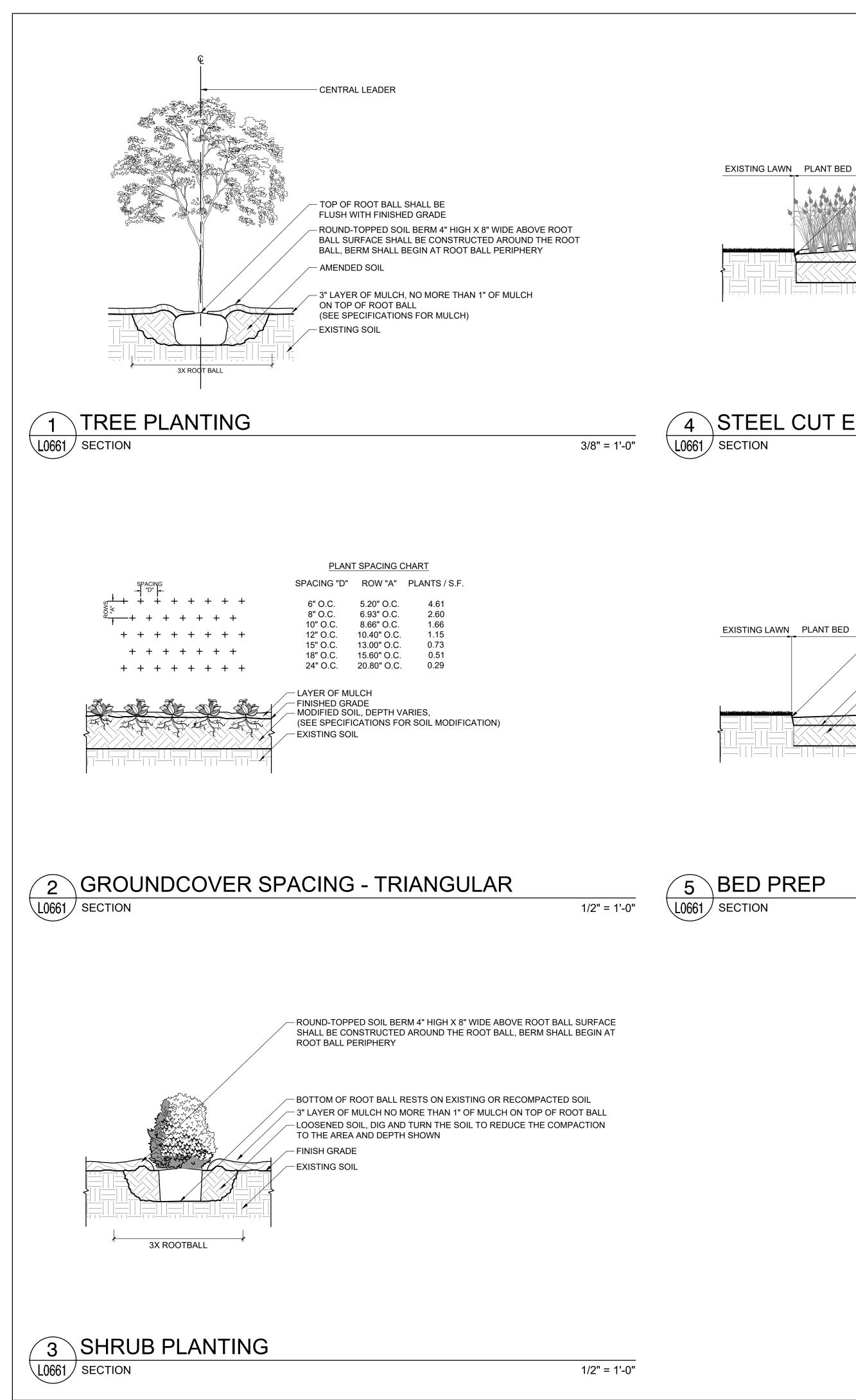
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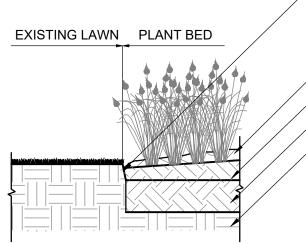
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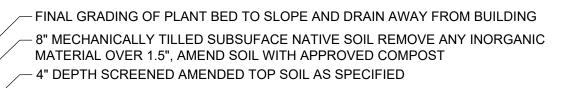
- 4" STEP CUT OR MECHANICAL CUT EDGE

/ 3" LAYER OF MULCH - 4" DEPTH SCREENED AMENDED TOP SOIL AS SPECIFIED - 8" MECHANICALLY TILLED SUBSUFACE NATIVE SOIL, (SEE DETAIL) - EXISTING SOIL

STEEL CUT EDGE

1/2" = 1'-0"

– 4" STEP CUT OR MECHANICAL CUT EDGE



- UNDISTURBED NATIVE SOIL

1/2" = 1'-0"

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SITE PLAN NO.

DIRECTOR

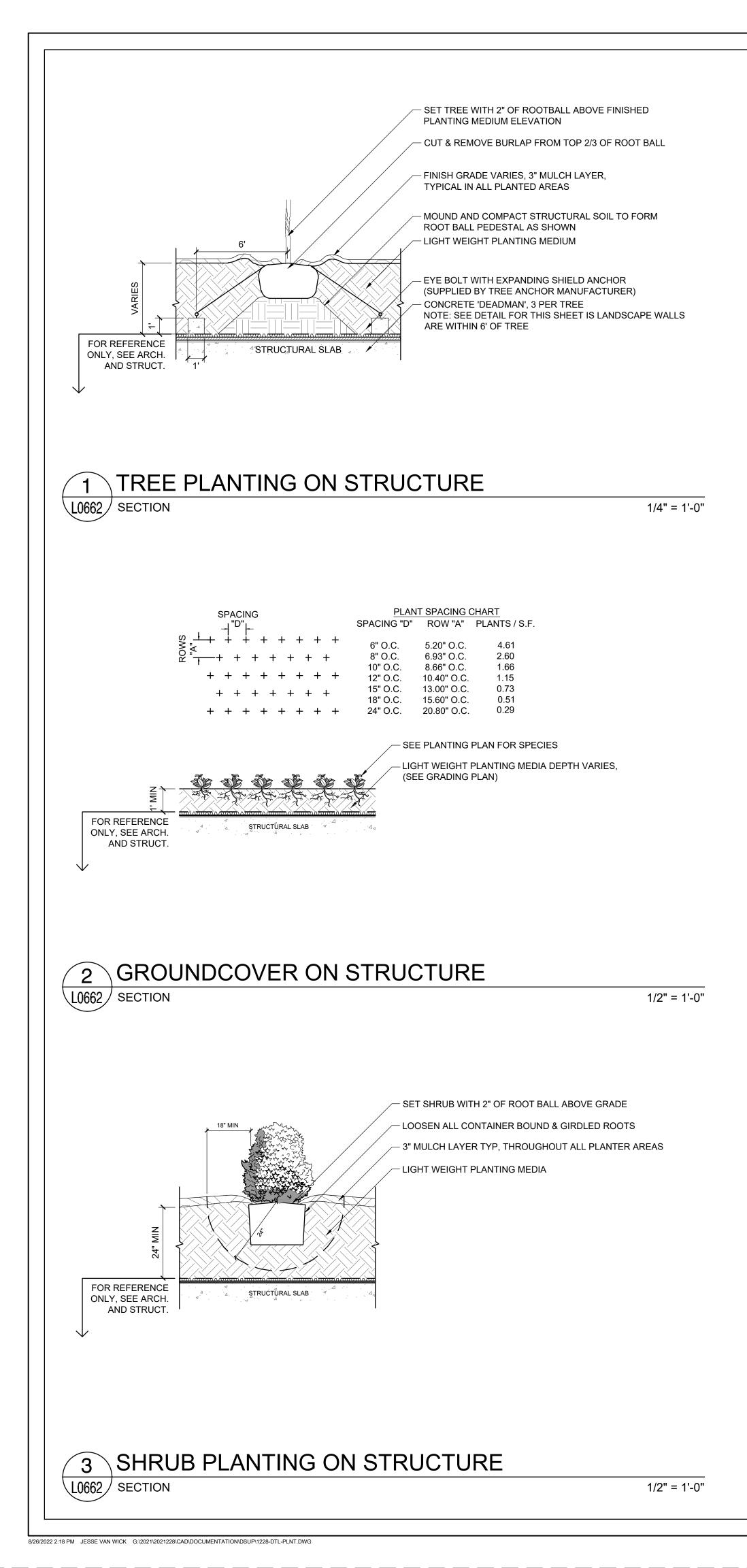
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SITE PLAN NO.

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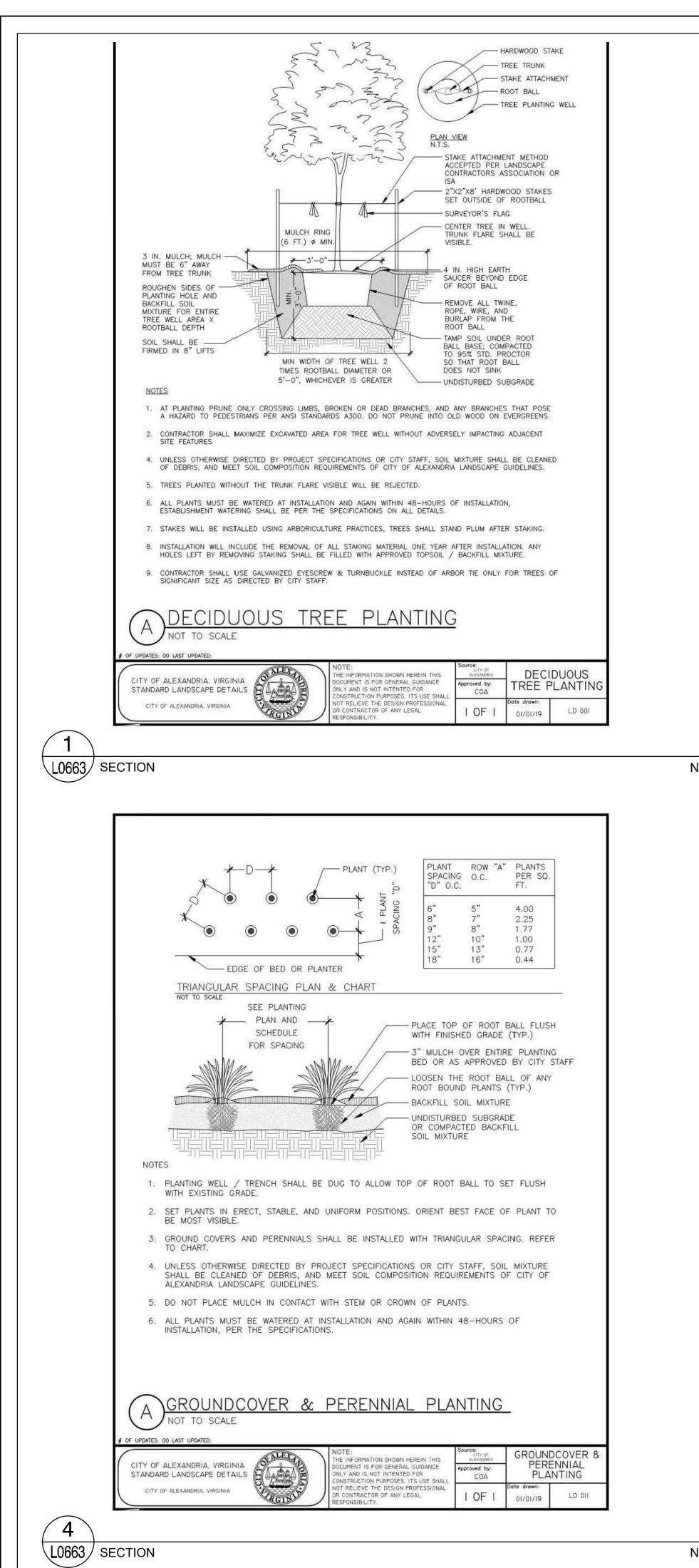
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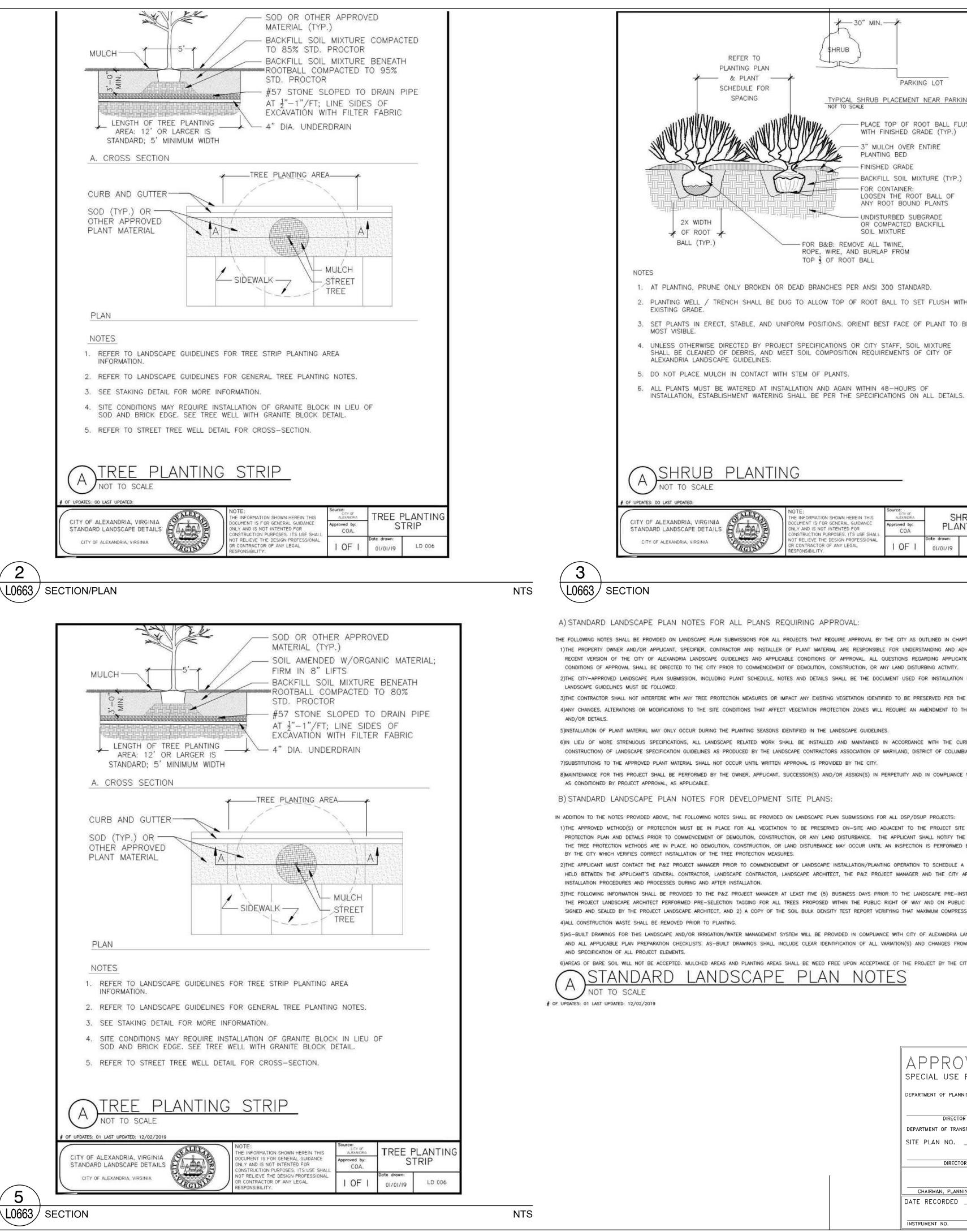


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NDSCAPE	PLAN	NOTES
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6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

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

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. 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,

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

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

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

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

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

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

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

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.

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

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

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

SHRUB

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

OCUMENT IS FOR GENERAL GUIDANCE NLY AND IS NOT INTENTED FOR PLANTING ved by: COA NSTRUCTION PURPOSES. ITS USE SHA T RELIEVE THE DESIGN PROFES te drawn: RGIN CONTRACTOR OF ANY LEGAL I OF LD 009 01/01/19

E INFORMATION SHOWN HEREIN THI

REFER TO

PLANTING PLAN

SCHEDULE FOR

SPACING

UB	PLANTING	
SCALE		
D:		

ROOT 🖌 🔪	SOIL MIXTURE
(TYP.)	FOR B&B: REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP 3 OF ROOT BALL
PRUNE ONLY BROKEN OR DEAL	D BRANCHES PER ANSI 300 STANDARD.
LL / TRENCH SHALL BE DUG TO DE.	O ALLOW TOP OF ROOT BALL TO SET FLUSH WITH
IN ERECT, STABLE, AND UNIFORM.	M POSITIONS. ORIENT BEST FACE OF PLANT TO BE
	PECIFICATIONS OR CITY STAFF, SOIL MIXTURE SOIL COMPOSITION REQUIREMENTS OF CITY OF

UNDISTURBED SUBGRADE OR COMPACTED BACKFILL

FOR CONTAINER: LOOSEN THE ROOT BALL OF ANY ROOT BOUND PLANTS

HRUE

FINISHED GRADE

PLANTING BED

3" MULCH OVER ENTIRE

PARKING LOT

TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS

WITH FINISHED GRADE (TYP.)

- PLACE TOP OF ROOT BALL FLUSH

200 S. PEYTON STREET

703 549 7784

ALEXANDRIA, VA 22314

WWW.LANDDESIGN.COM

NOT FOR

CONSTRUCTION

MATTHEW V. CLARK

Lic. No. 952 08-26-2022

LANDMARK

BLOCK K

FOULGER PRATT

2021228

REVISION / ISSUANCE

DATE

06-24-2022

08-26-2022

DESCRIPTION

DSUP

DSUP

DESIGNED BY: GC DRAWN BY: JM

CHECKED BY: JVW

PLANTING DETAILS

L0663

VERT: N/A

HORZ:

ORIGINAL SHEET SIZE: 24" X 36"

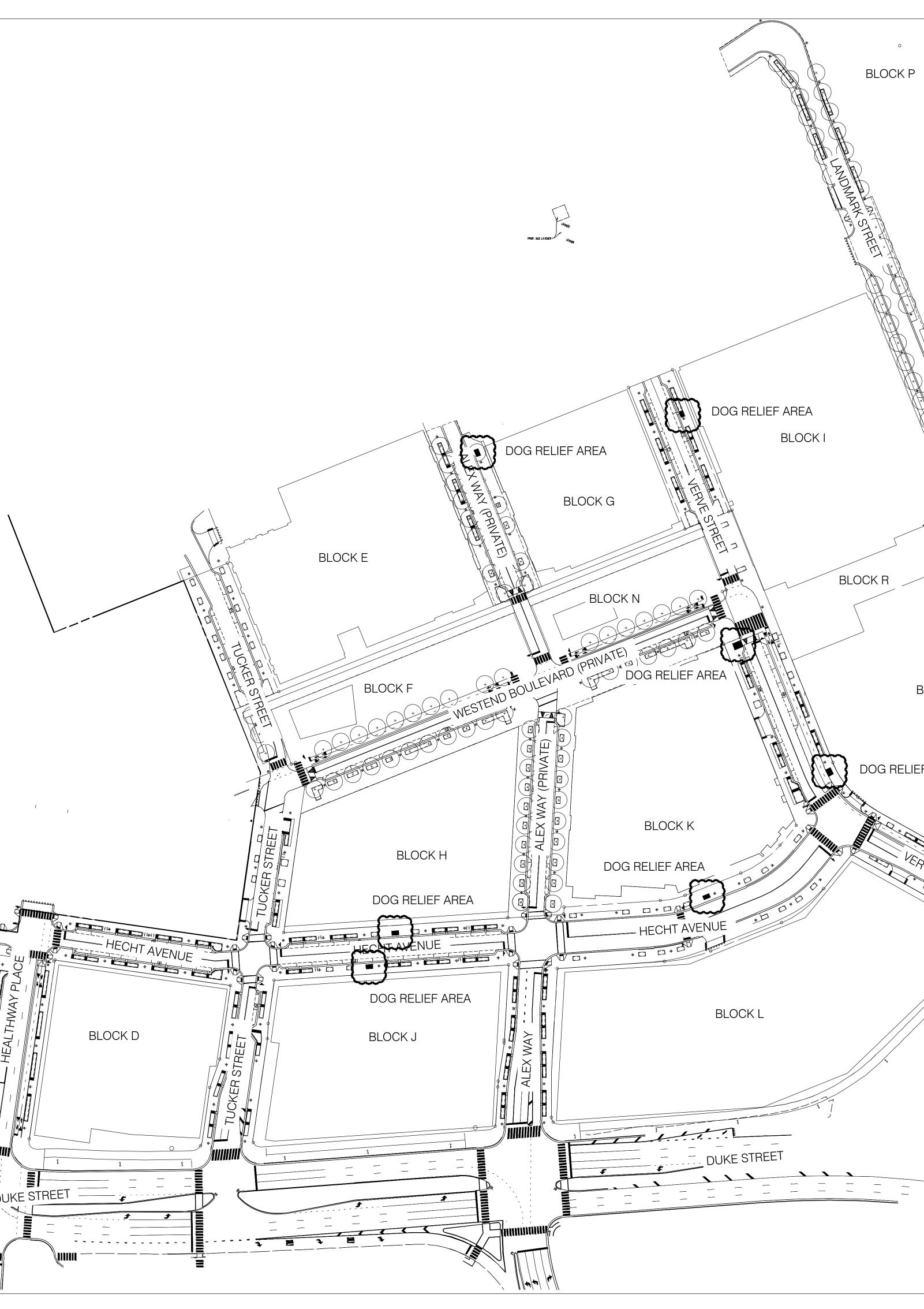
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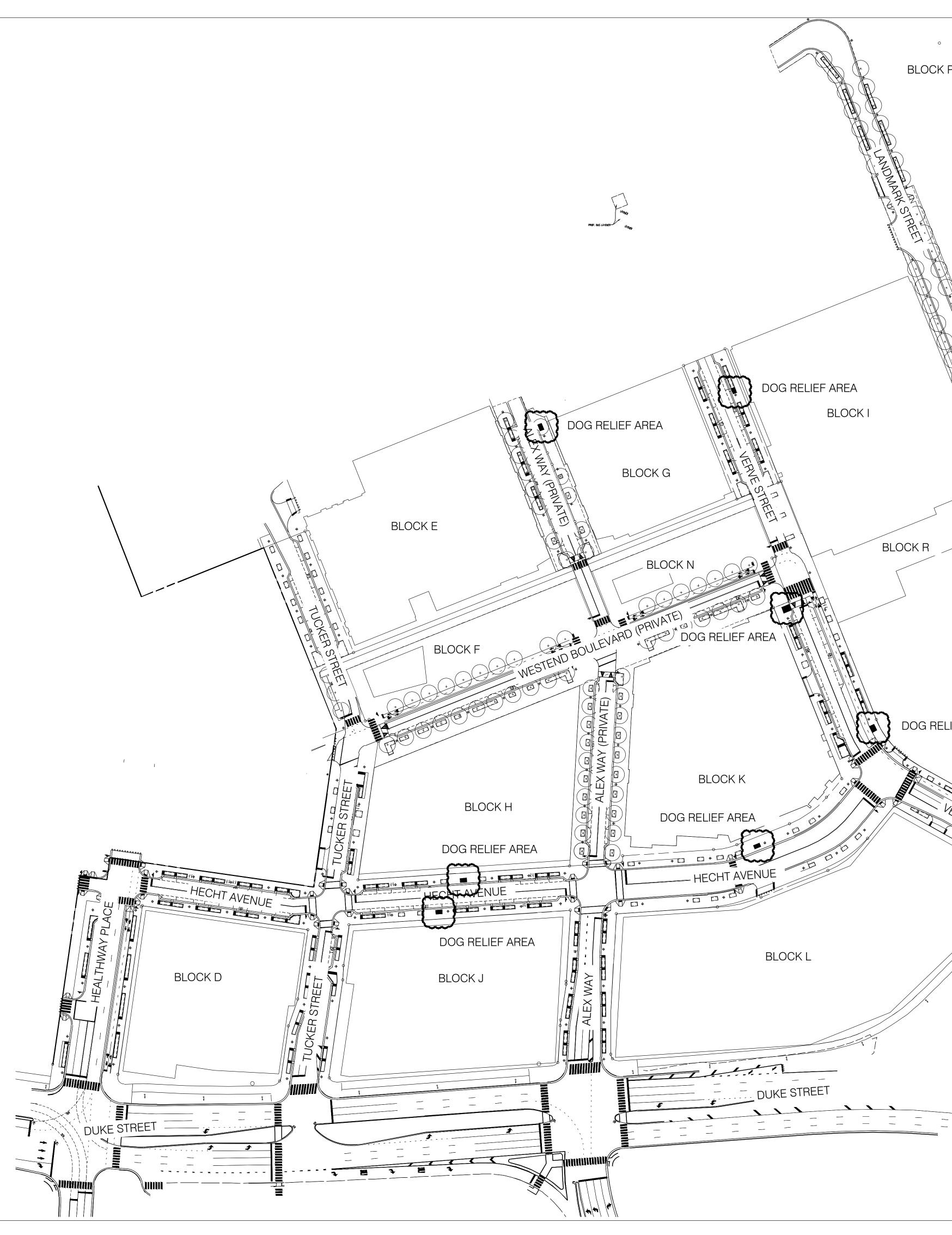
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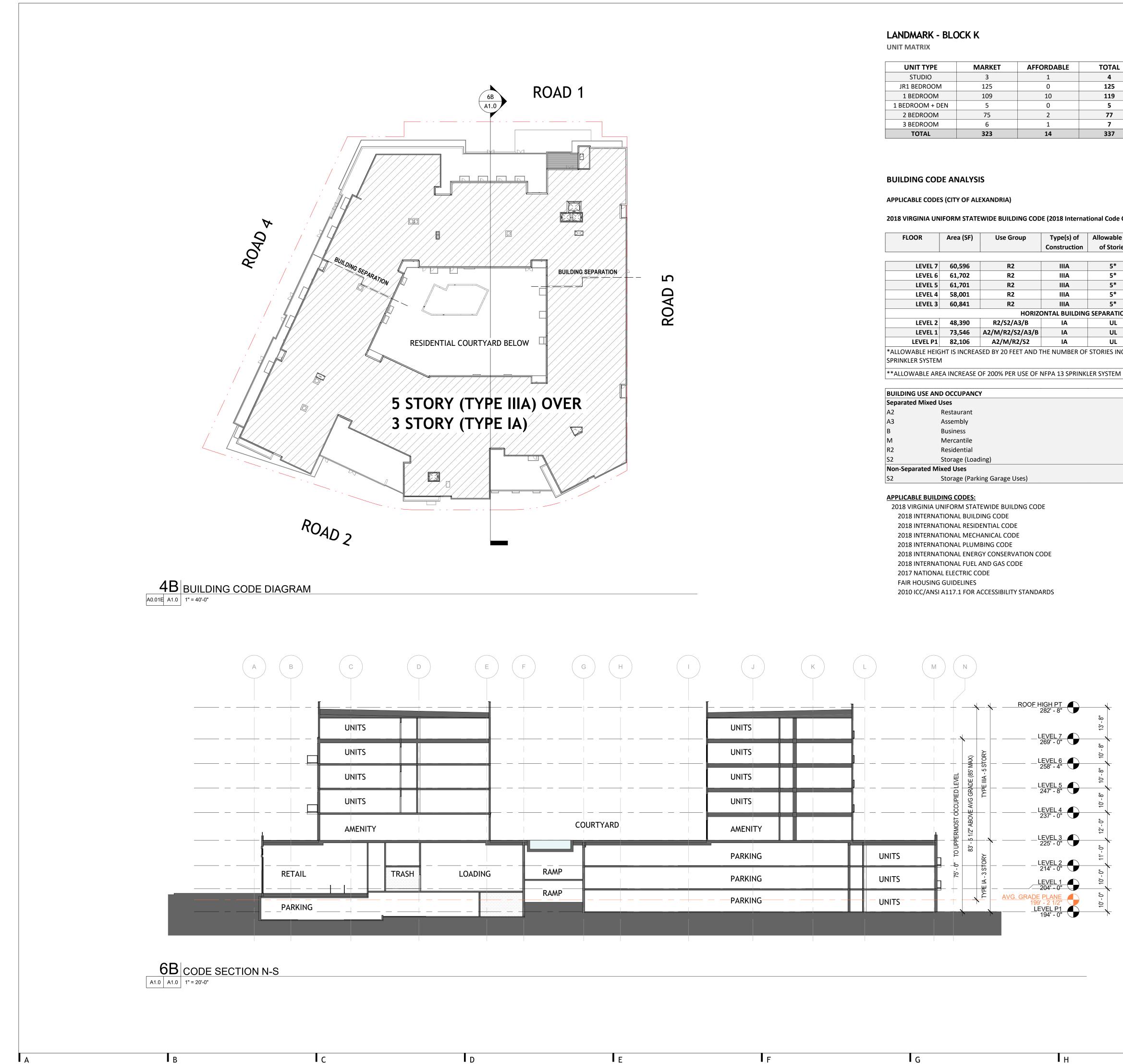
BACKFILL SOIL MIXTURE (TYP.)

NOTE: REFER TO WEST END (LANDMARK) INFRASTRUCTURE DSP #2021-00012 FOR DETAILED INFORMATION ON DOG RELIEF.





,		LandDesign. 200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM
° ° NORTHVAN DORN STREET		KEY MAP
BLOCK M		<section-header><section-header></section-header></section-header>
EF AREA		FOULGER PRATT
RVE STREET		LANDDESIGN PROJ# 2021228 REVISION / ISSUANCE NO. DESCRIPTION 1 DSUP 2 DSUP 08-26-2022 0 0
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	DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DATE DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED INSTRUMENT NO. DEED BOOK NO. DATE	SCALE NORTH VERT: N/A HORZ: 1"=80' 0 40' 80' 160' SHEET TITLE DOG RELIEF AREA DIAGRAM
	ORIGINAL SHEET SIZE: 24" 2	L0840



UNIT TYPE	MARKET	AFFORDABLE	TOTAL
STUDIO	3	1	4
JR1 BEDROOM	125	0	125
1 BEDROOM	109	10	119
1 BEDROOM + DEN	5	0	5
2 BEDROOM	75	2	77
3 BEDROOM	6	1	7
TOTAL	323	14	337

2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2018 International Code Council Family of Codes w/ incorporated USBC amendments)

FLOOR	Area (SF)	Use Group	Type(s) of Construction	Allowable No. of Stories	Allowable Height (FT)	Allowable Area per Floor (SF)**	Fire Protection
LEVEL 7	60,596	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 6	61,702	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 5	61,701	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 4	58,001	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 3	60,841	R2	IIIA	5*	85*	72,000	NFPA 13
HORIZONTAL BUILDING SEPARATION (3 HOUR RATED)							
LEVEL 2	48,390	R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL 1	73,546	A2/M/R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL P1	82,106	A2/M/R2/S2	IA	UL	UL	UL	NFPA 13

BUILDING U	BUILDING USE AND OCCUPANCY			
Separated N	Aixed Uses			
A2	Restaurant			
A3	Assembly			
В	Business			
М	Mercantile			
R2	Residential			
S2	Storage (Loading)			
Non-Separated Mixed Uses				
S2	Storage (Parking Garage Uses)			

F

*ALLOWABLE HEIGHT IS INCREASED BY 20 FEET AND THE NUMBER OF STORIES INCREASES BY 1 FOR A BUILDING EQUIPPED WITH A NFPA13

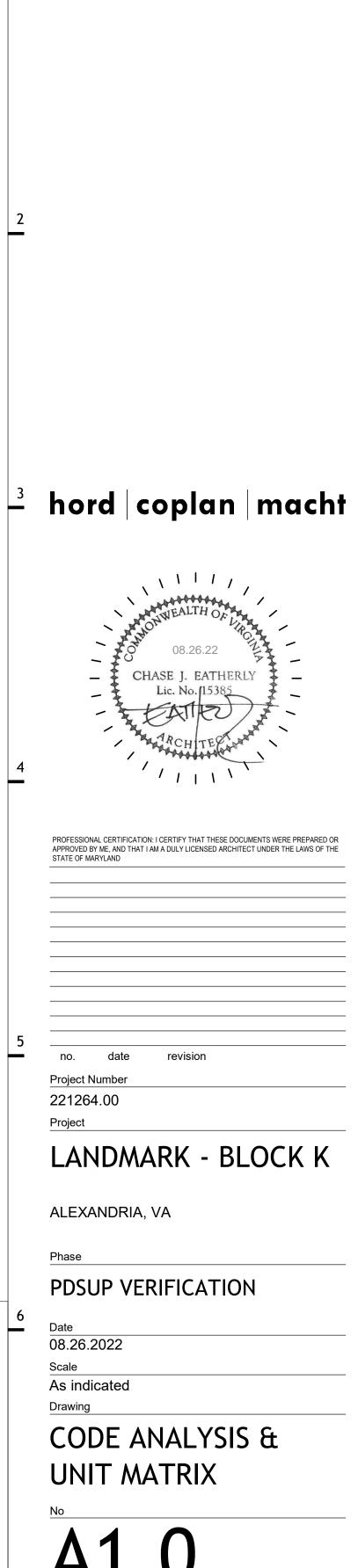
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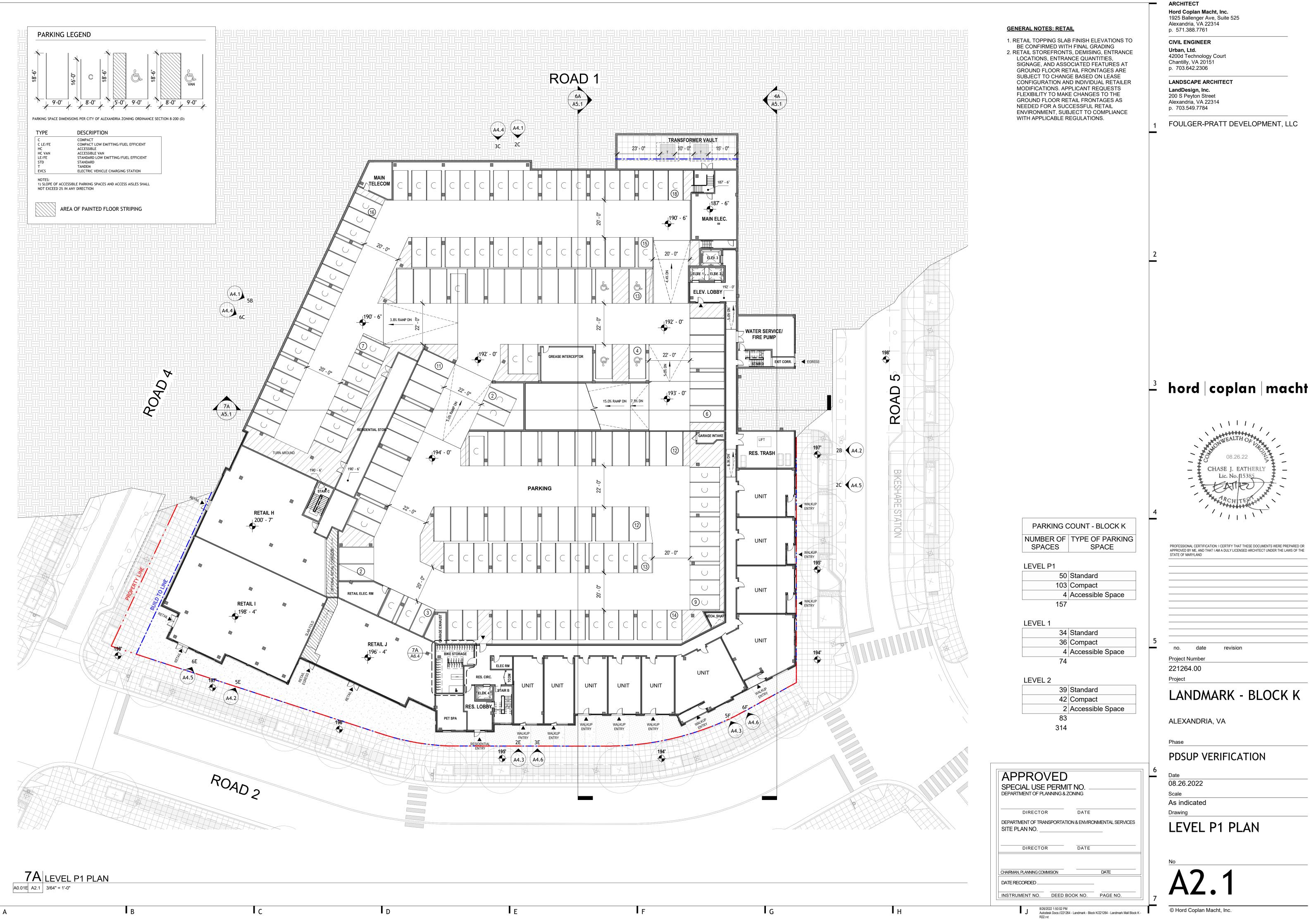
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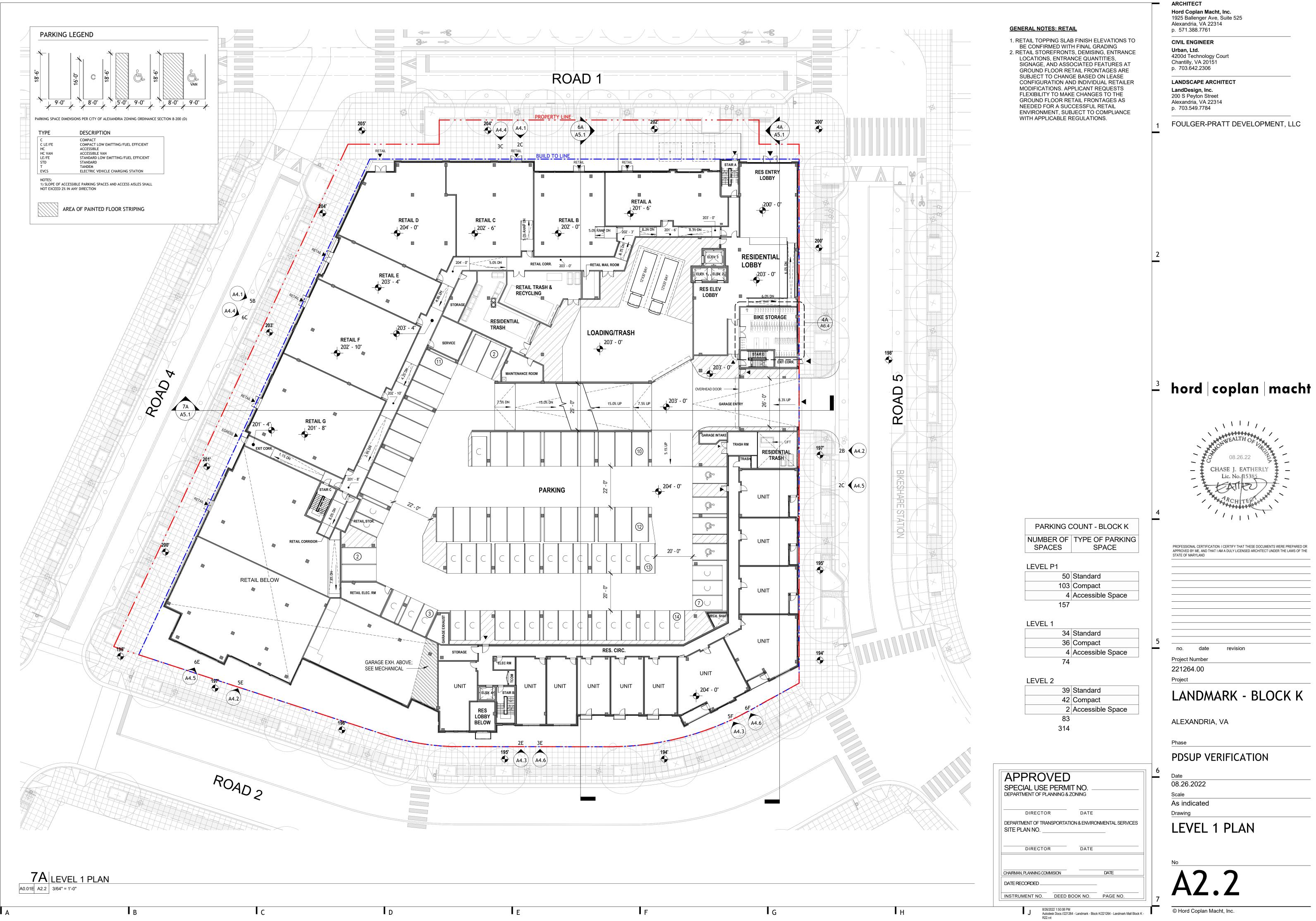
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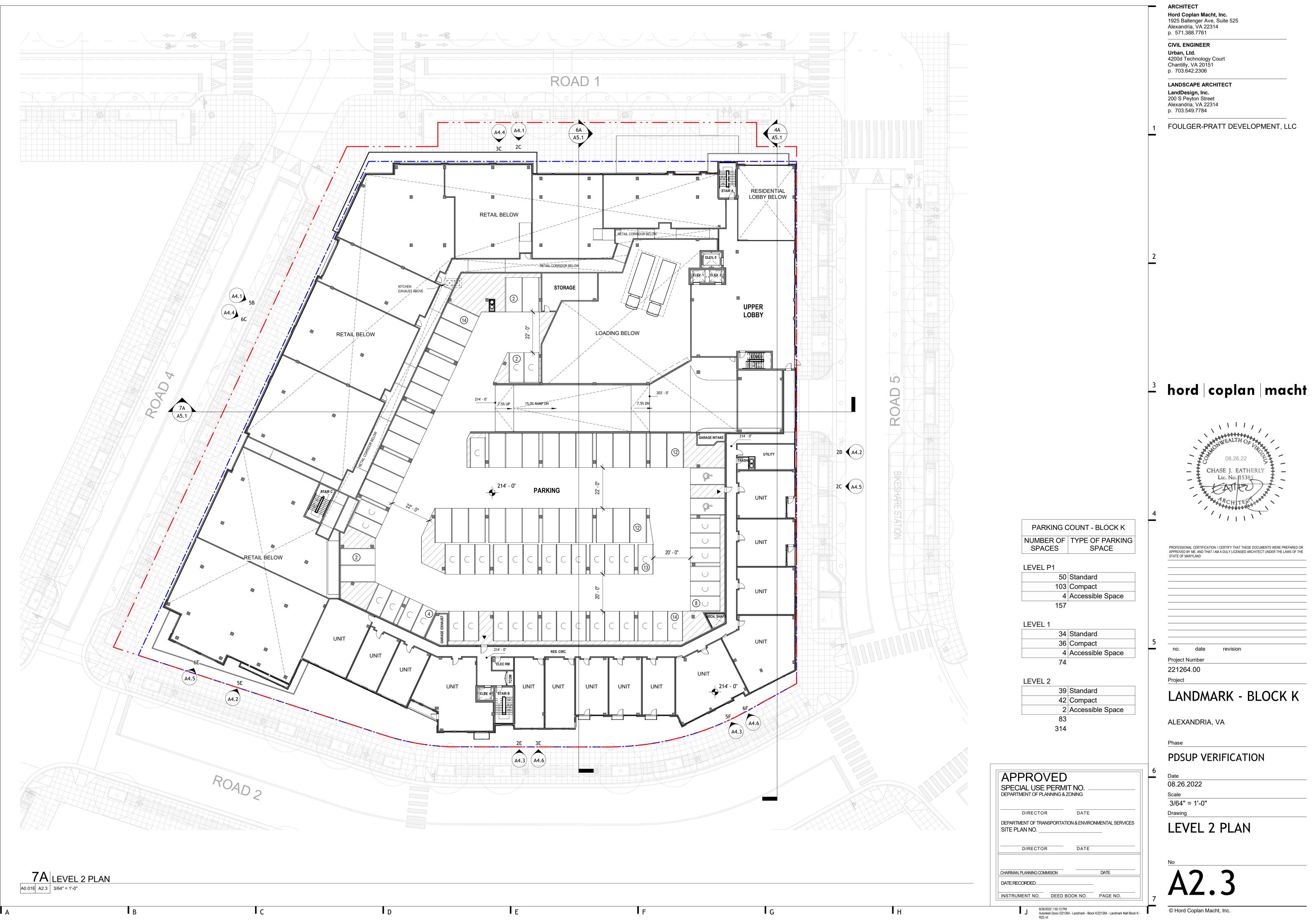
FOULGER-PRATT DEVELOPMENT, LLC

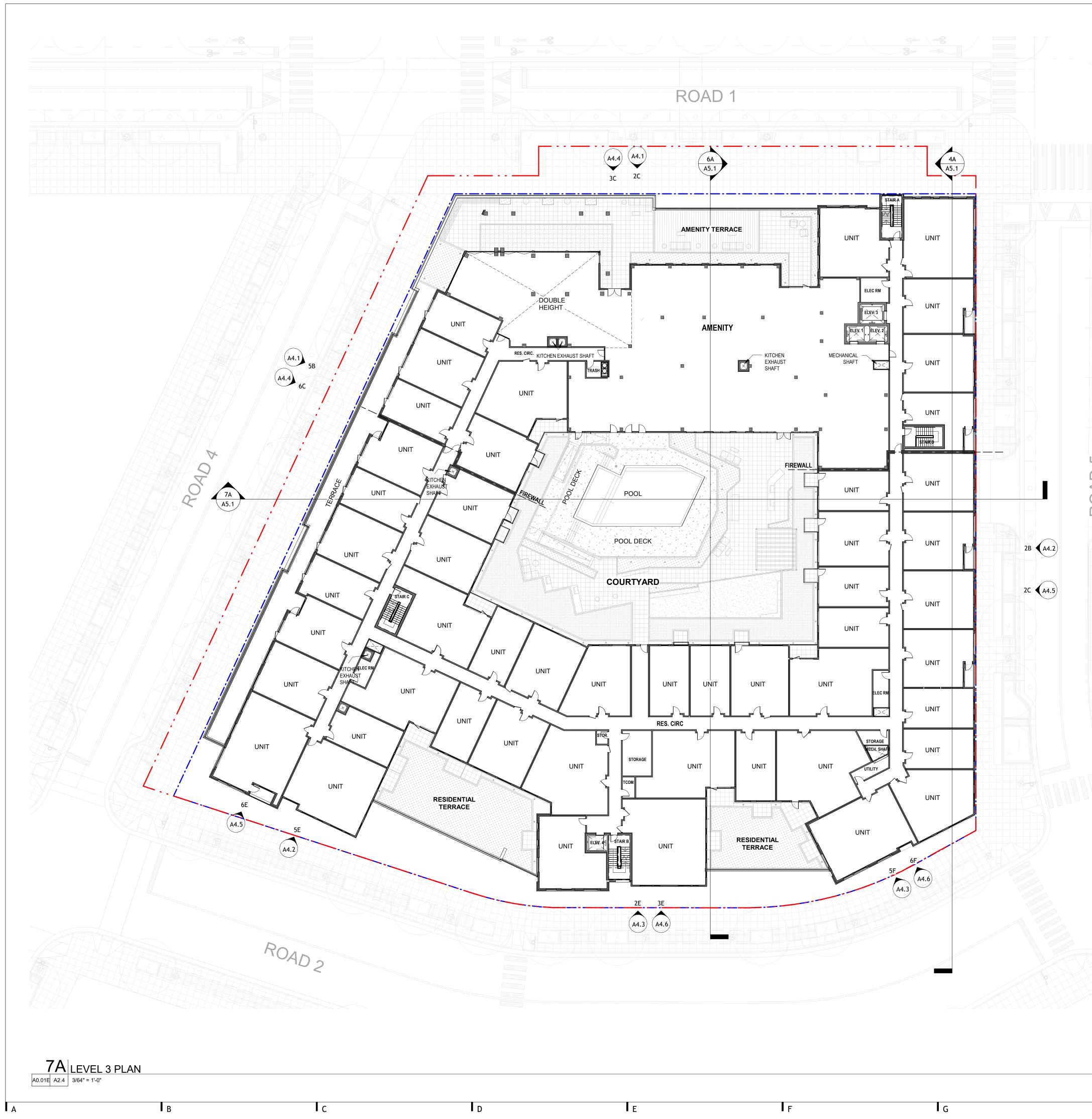


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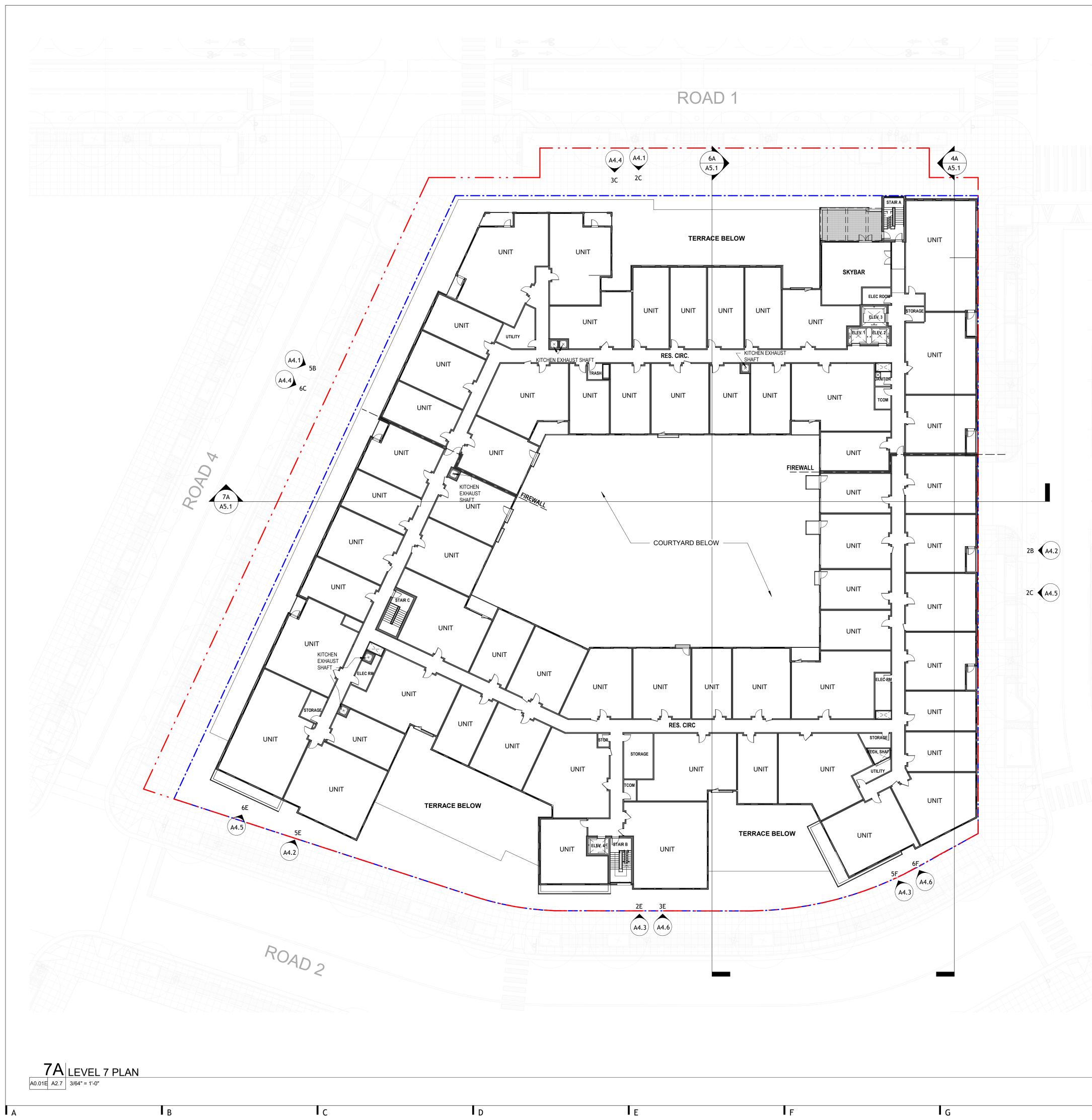
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	Project Number 221264.00
	Project LANDMARK - BLOCK K
	ALEXANDRIA, VA
	Phase
APPROVED	PDSUP VERIFICATION
SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING	08.26.2022 Scale 3/64" = 1'-0"
DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.	Drawing
DIRECTOR DATE	
CHAIRMAN, PLANNING COMMISION DATE	A2.4



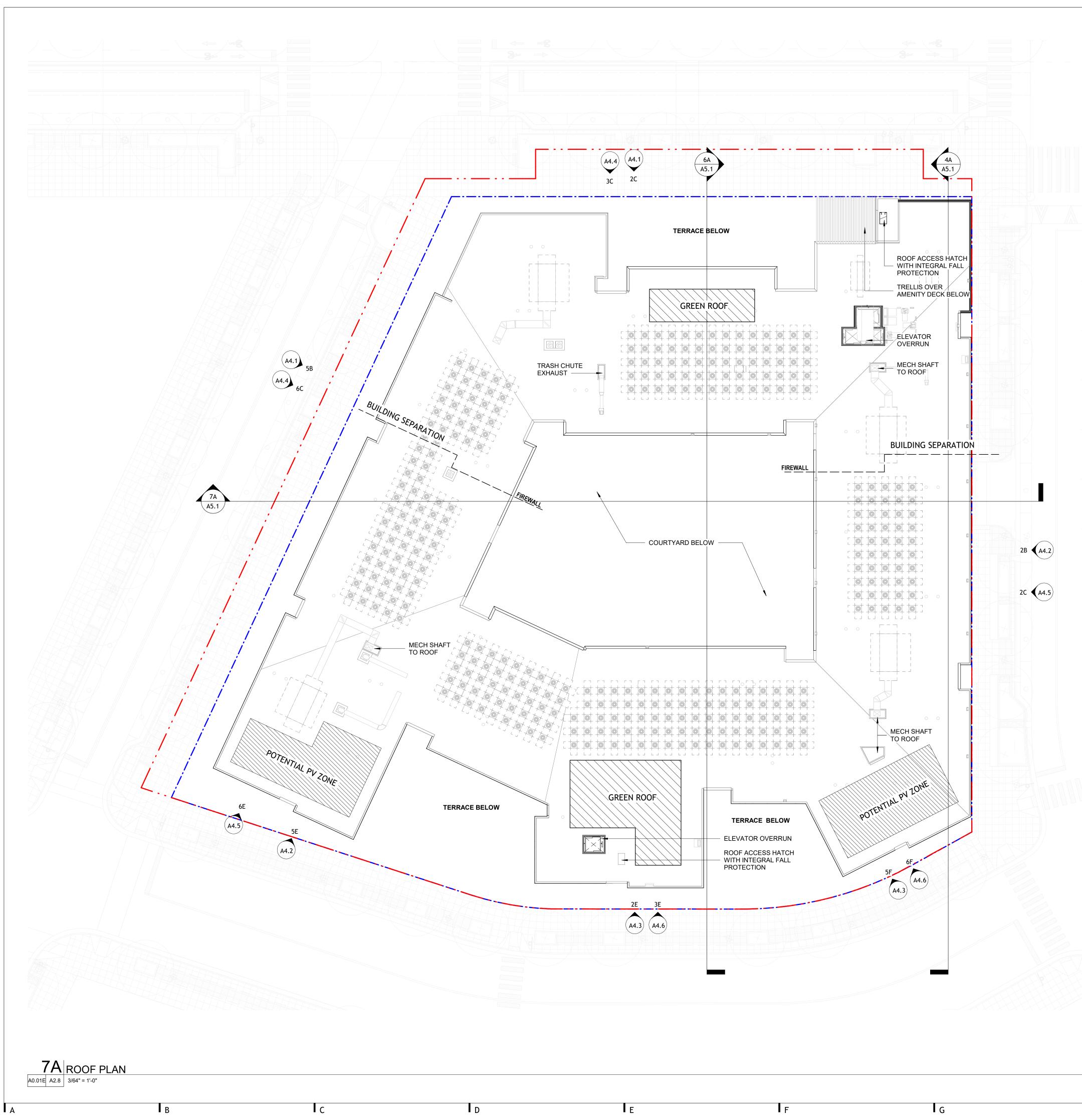
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		5	no. date revision Project Number 221264.00 Project
			LANDMARK - BLOCK K Alexandria, va
		6	Phase PDSUP VERIFICATION Date
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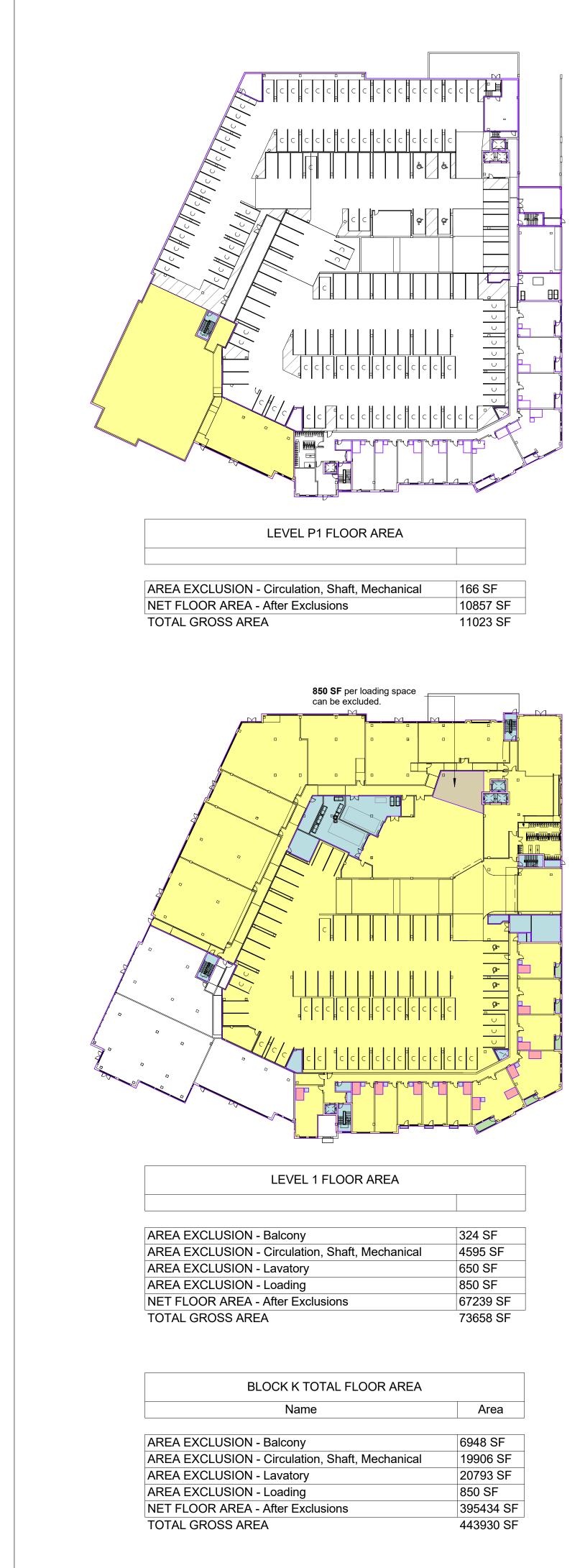
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	ALEXANDRIA, VA
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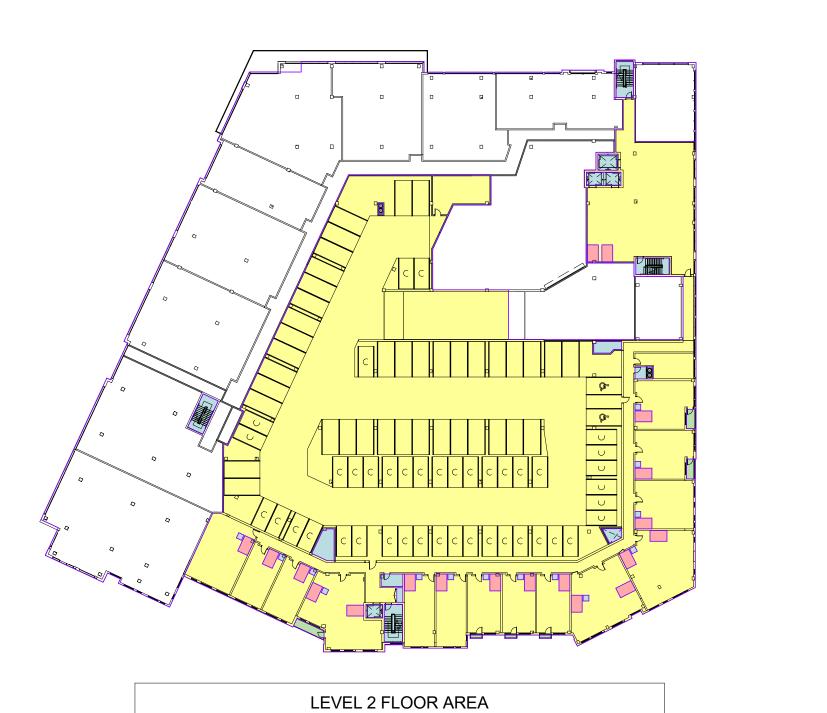


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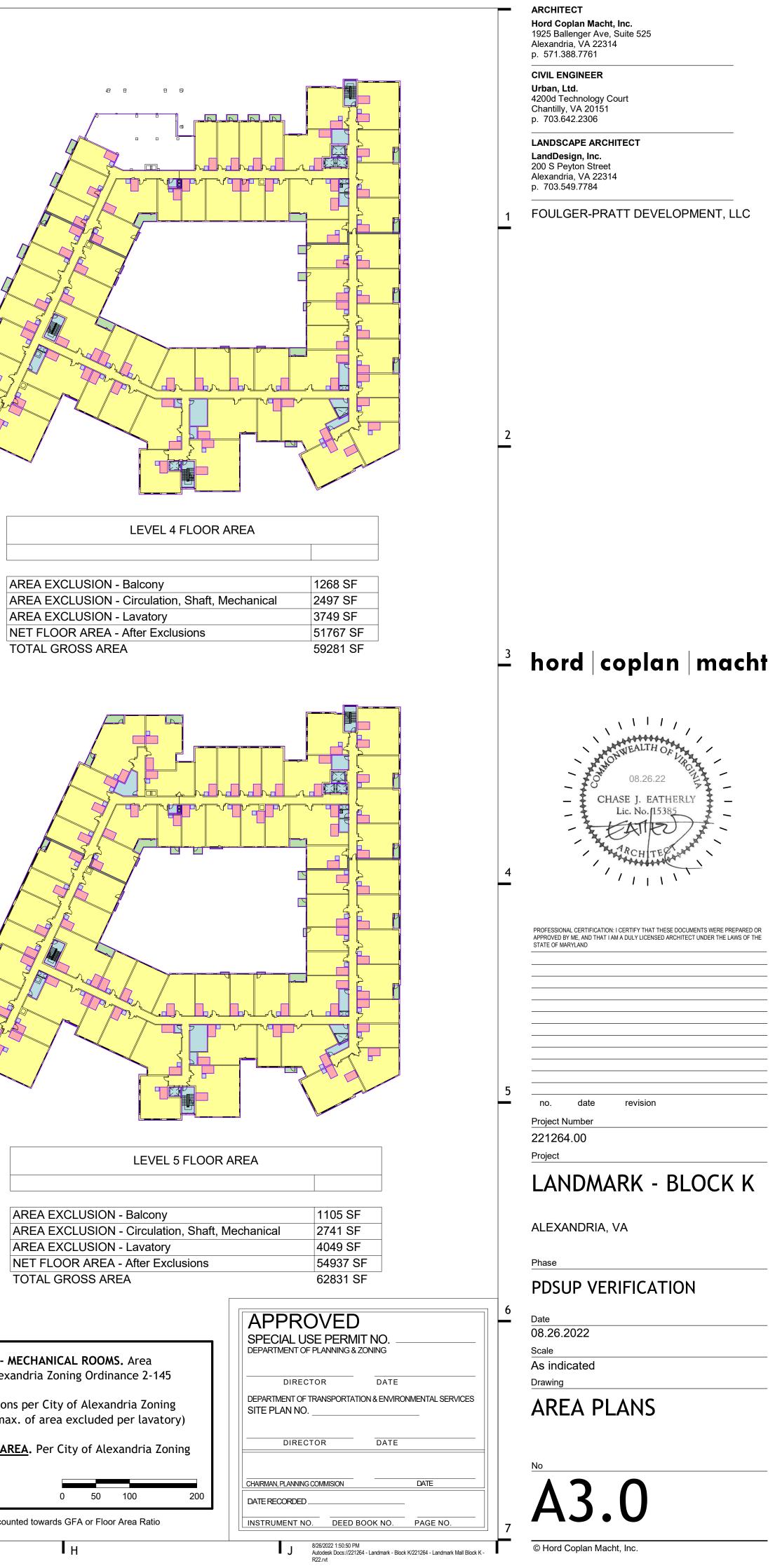


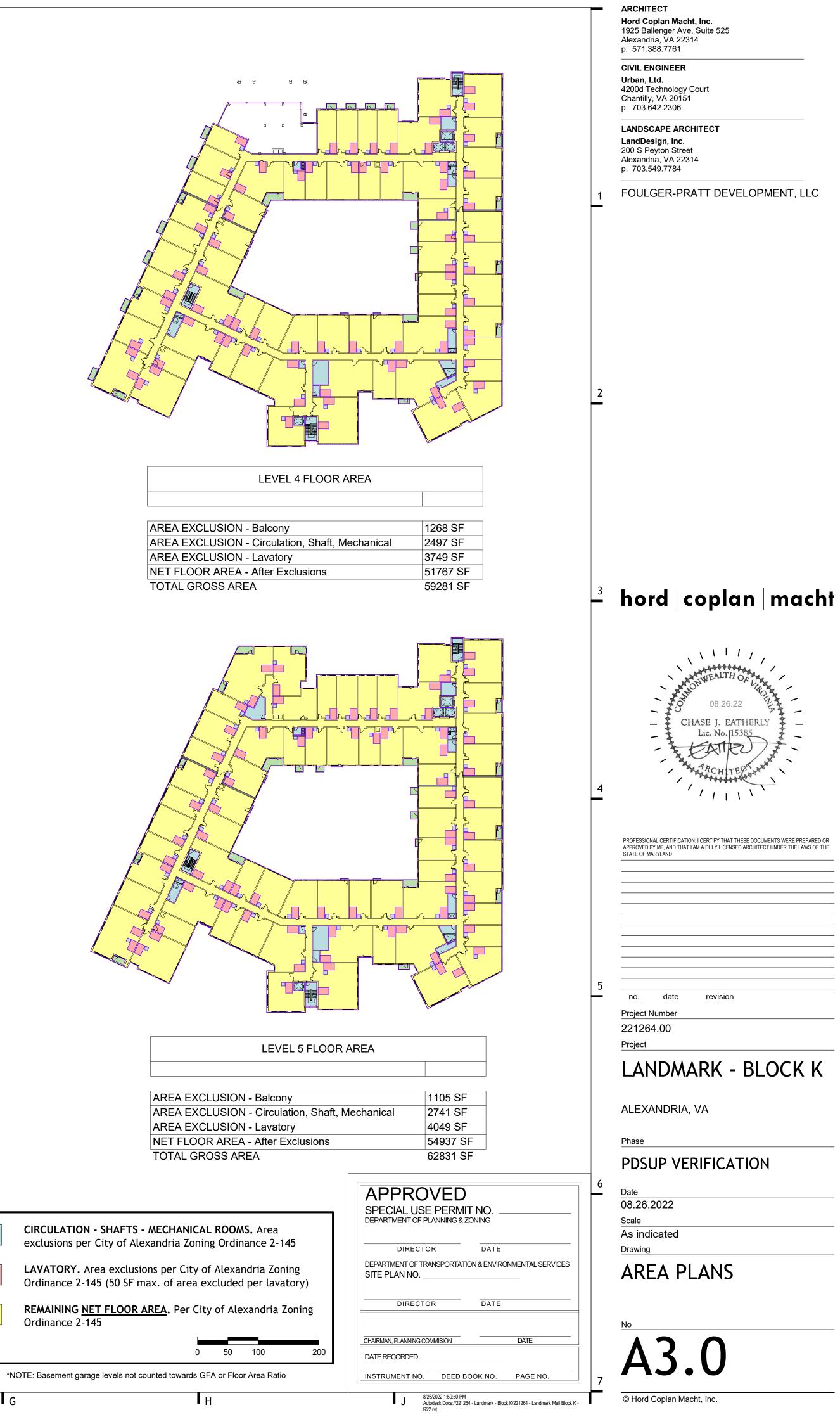
205 SF
1524 SF
950 SF
46148 SF
48827 SF



LEVEL 3 FLOOR AREA					
AREA EXCLUSION - Balcony	718 SF				
AREA EXCLUSION - Circulation, Shaft, Mechanical	2543 SF				
AREA EXCLUSION - Lavatory	3299 SF				
NET FLOOR AREA - After Exclusions	56126 SF				
TOTAL GROSS AREA	62686 SF				



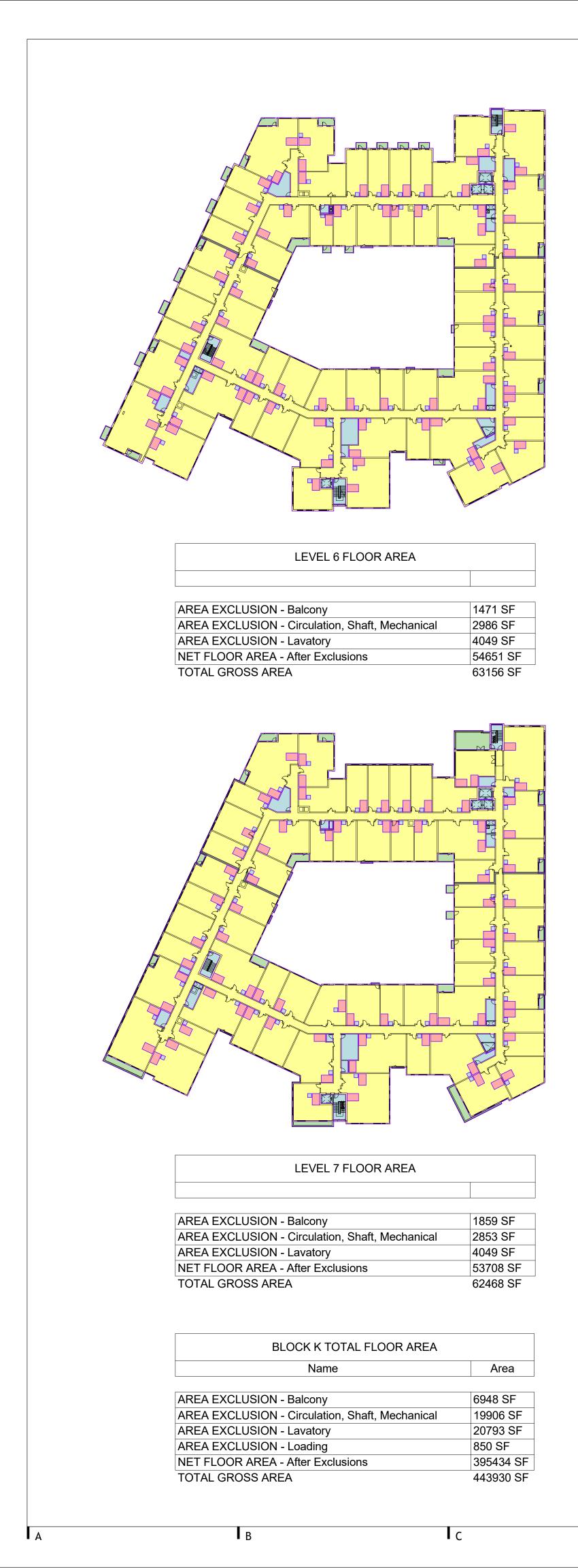




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	BASEMENT. Area exclusions per City of Alexandria Zoning Ordinance 2-145	CIRCULATION - SHAFTS - MECHANICAL exclusions per City of Alexandria Zoning
	LOADING DOCK. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required isle)	LAVATORY. Area exclusions per City of Ordinance 2-145 (50 SF max. of area exp
	BALCONY. Area exclusions per City of Alexandria Zoning Ordinance 2-145	REMAINING <u>NET FLOOR AREA</u>. Per City Ordinance 2-145

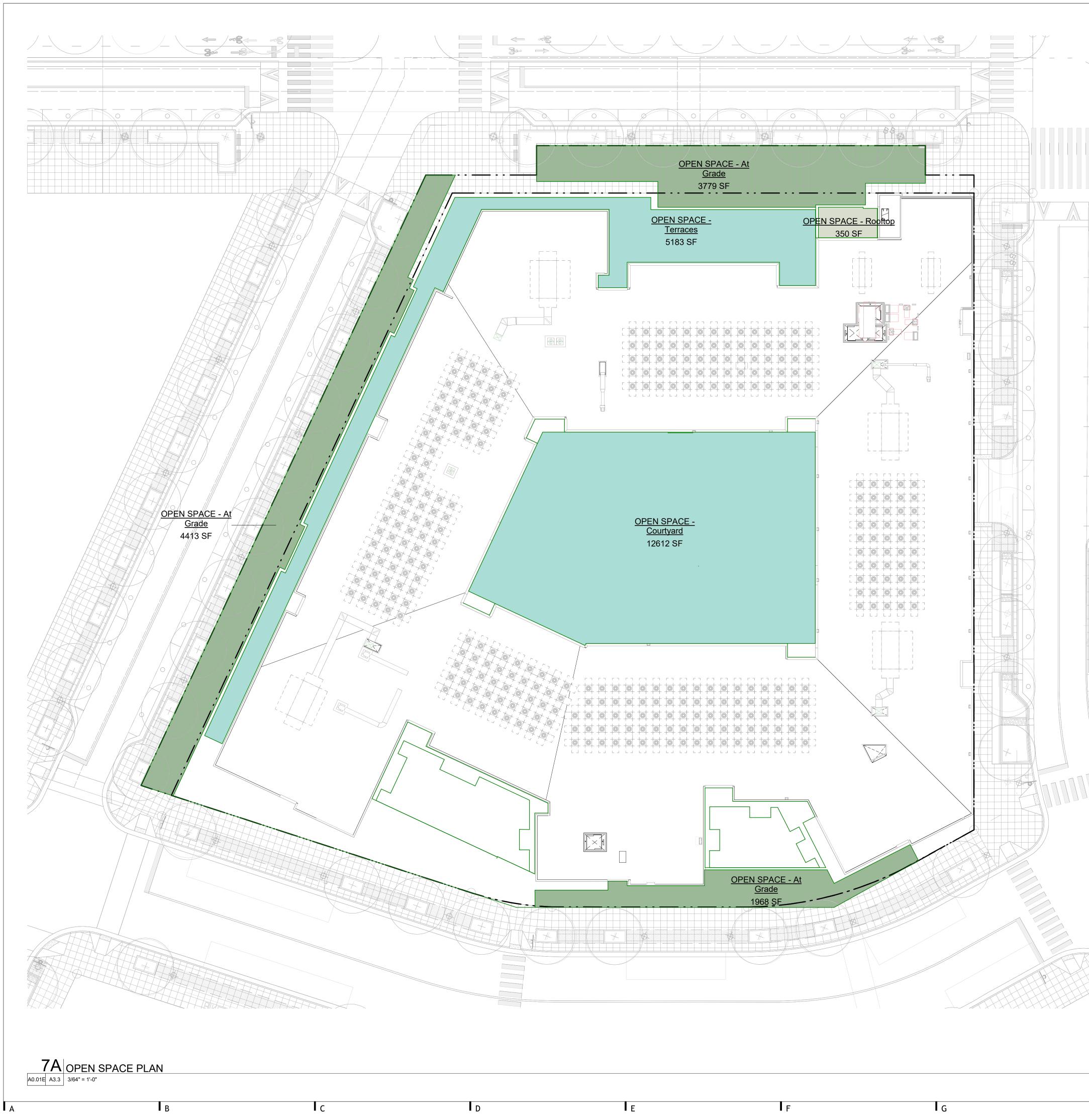
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							Chantilly, VA 20151 p. 703.642.2306
							LANDSCAPE ARCHITECT LandDesign, Inc. 200 S. Bouton Street
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							Project LANDMARK - BLOCK K
							ALEXANDRIA, VA
							Phase PDSUP VERIFICATION
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	LOADING DOCK. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required isle)		ORY. Area exclusions per City of Alexandria ce 2-145 (50 SF max. of area excluded per l		DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.		AREA PLANS
	BALCONY. Area exclusions per City of Alexandria Zoning		ING <u>NET FLOOR AREA</u> . Per City of Alexandi		DIRECTOR DATE		
	Ordinance 2-145	Ordinan	ce 2-145		CHAIRMAN, PLANNING COMMISION DATE		No
			0 50 100		DATE RECORDED		A3.1
ΓE	F	*NOTE: Basem	ent garage levels not counted towards GFA or Floor Area	κατιο	INSTRUMENT NO. DEED BOOK NO. PAGE NO. B/26/2022 1:50:58 PM Autodesk Docs://221264 - Landmark - Block K/221264 - Landmark Mall Block K		© Hord Coplan Macht, Inc.
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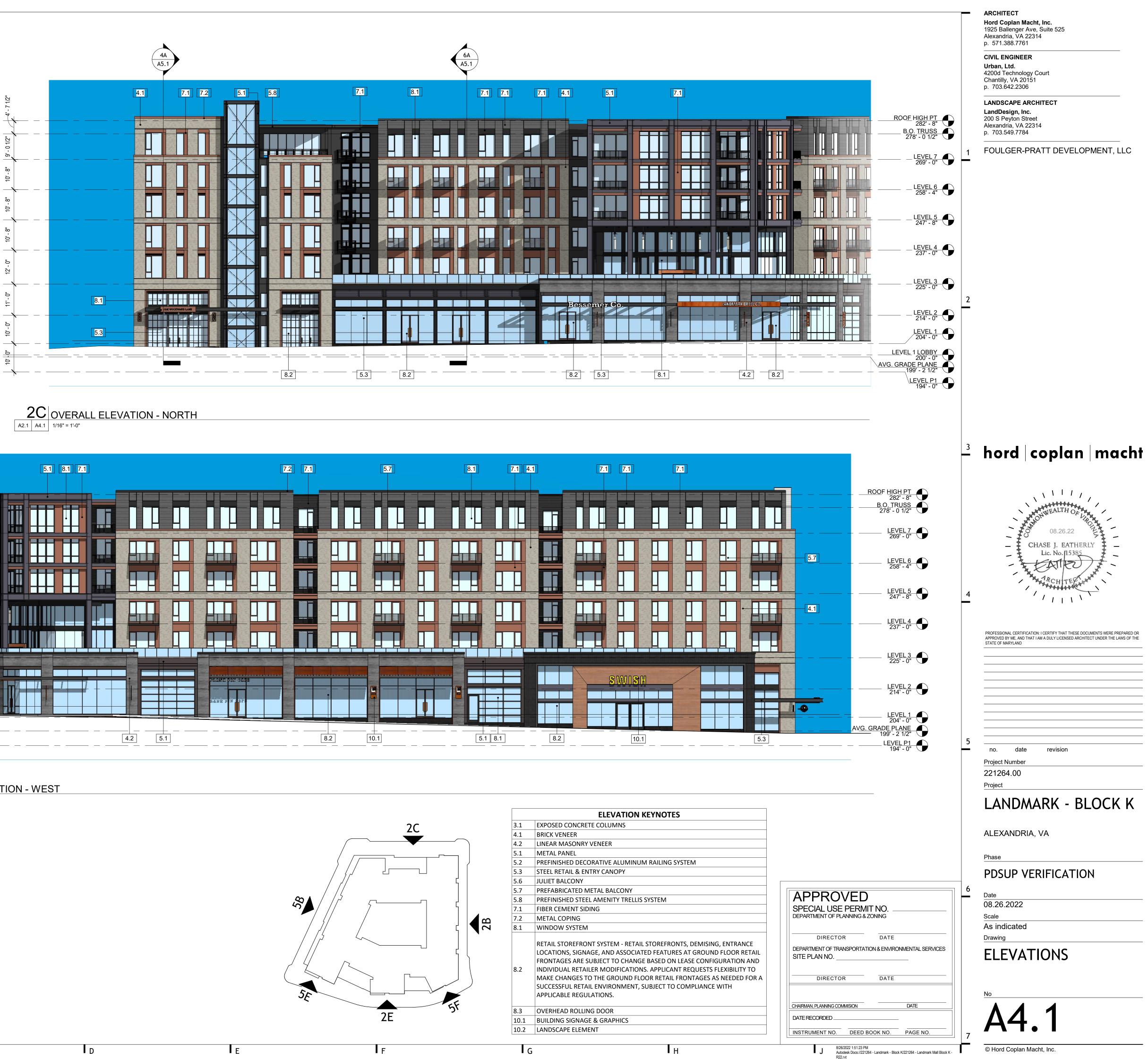


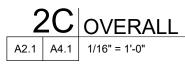
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	Area Schedu Name	ile (Green Roof) Area	_		4200d Technology Court Chantilly, VA 20151 p. 703.642.2306
	GREEN ROOF Grand total	6785 SF 6785 SF			LANDSCAPE ARCHITECT LandDesign, Inc. 200 S Peyton Street Alexandria, VA 22314 p. 703.549.7784
	BLOCK K GREEN	ROOF CALCULATIO	ON	1	FOULGER-PRATT DEVELOPMENT, LLC
	PODIUM ROOF AR	REA:	21,790 SF		
	TOTAL GREEN RC				
	30% OF PODIUM F	ROOF AREA:	21,790 SF 6,537 SF	2	hord coplan macht Image: State of WarkAddity 08.26.22 08.26.22 CHASE J. EATHERNY 08.26.22 08.26.22 Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Image: Imag
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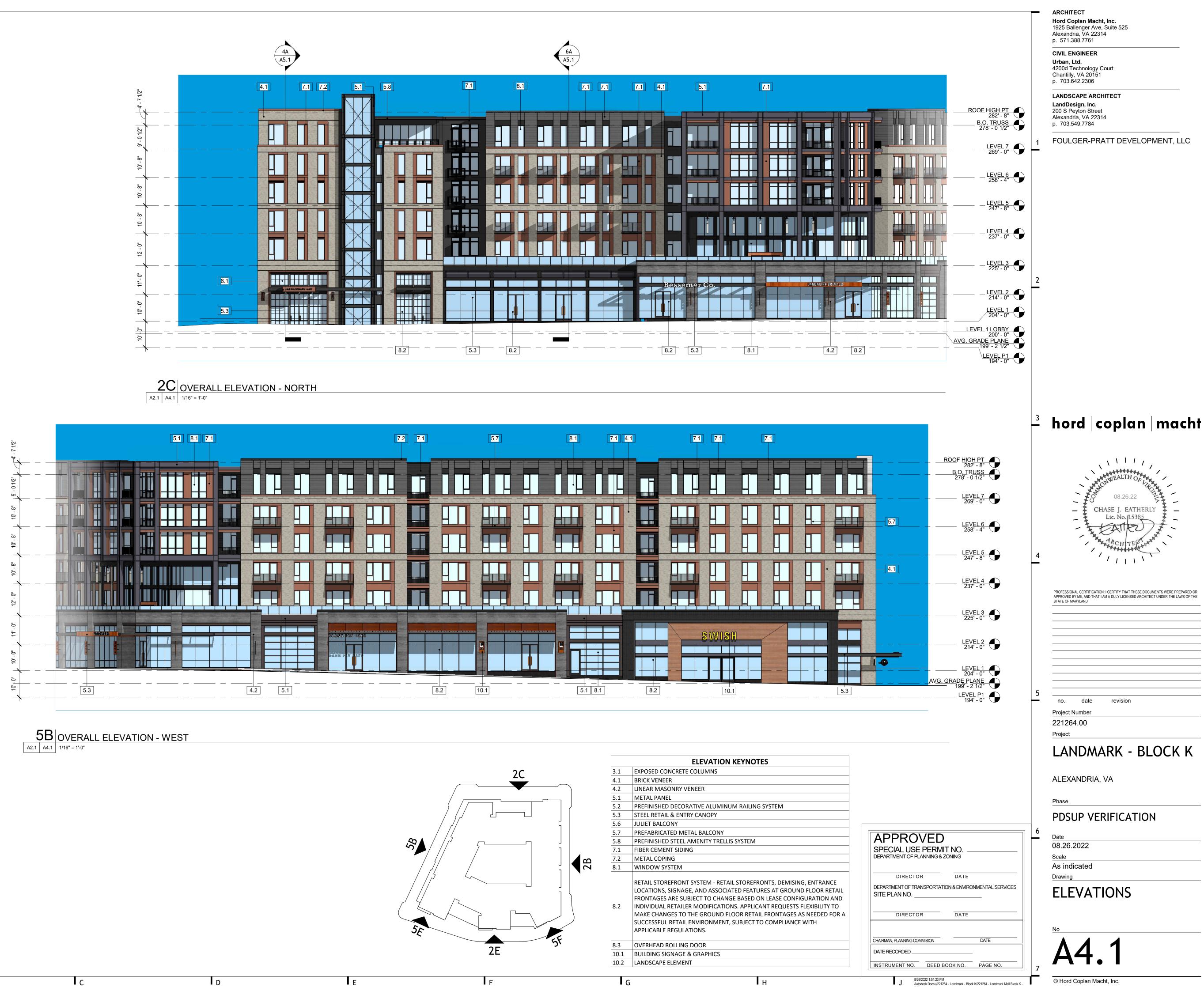


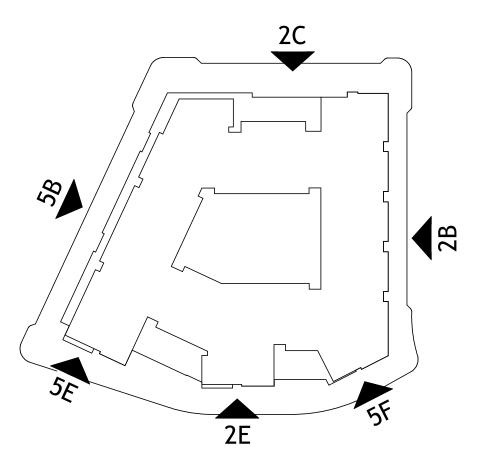
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BLOCK K OPEN SPACE REQUIREMENT SITE AREA: 98,9	,964 SF
25% REQUIRED OPEN SPACE: 24,7	,741 SF
TOTAL OPEN SPACE PROVIDED: 28,3	,305 SF
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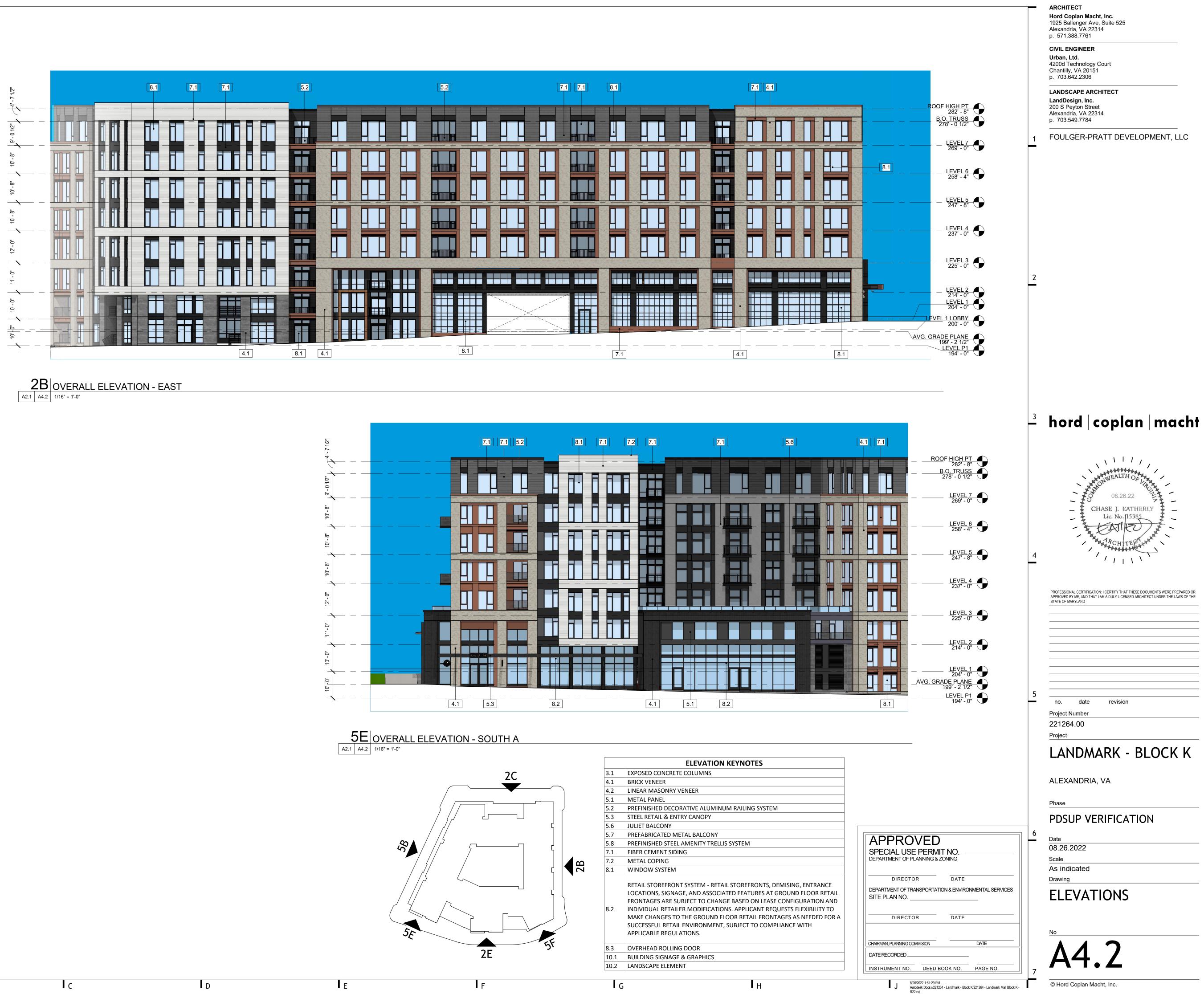




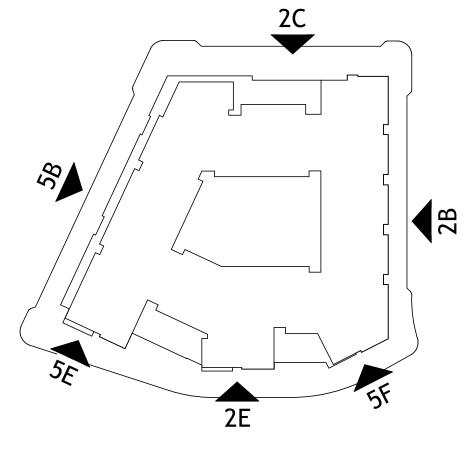




3.1	EXPOSED CONCRETE COLUMNS	
4.1	BRICK VENEER	
4.2	LINEAR MASONRY VENEER	
5.1	METAL PANEL	
5.2	PREFINISHED DECORATIVE ALUMINUM RAILING	
5.3	STEEL RETAIL & ENTRY CANOPY	
5.6	JULIET BALCONY	
5.7	PREFABRICATED METAL BALCONY	
5.8	PREFINISHED STEEL AMENITY TRELLIS SYSTEM	
7.1	FIBER CEMENT SIDING	
7.2	METAL COPING	
8.1	WINDOW SYSTEM	
8.2	RETAIL STOREFRONT SYSTEM - RETAIL STOREFR LOCATIONS, SIGNAGE, AND ASSOCIATED FEATU FRONTAGES ARE SUBJECT TO CHANGE BASED C INDIVIDUAL RETAILER MODIFICATIONS. APPLICA MAKE CHANGES TO THE GROUND FLOOR RETA SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT T APPLICABLE REGULATIONS.	
8.3	OVERHEAD ROLLING DOOR	
10.1	BUILDING SIGNAGE & GRAPHICS	
10.2	LANDSCAPE ELEMENT	





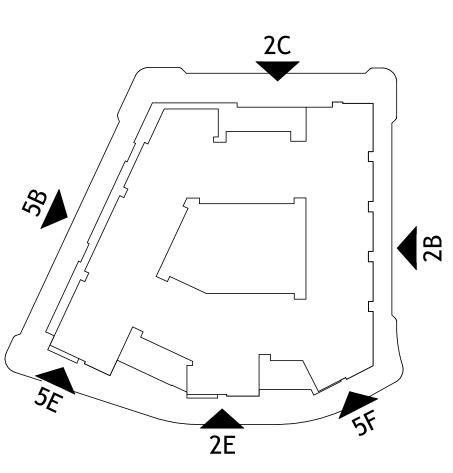


3.1	EXPOSED CONCRETE COLUMNS
1.1	BRICK VENEER
1.2	LINEAR MASONRY VENEER
5.1	METAL PANEL
5.2	PREFINISHED DECORATIVE ALUMINUM RAILING
5.3	STEEL RETAIL & ENTRY CANOPY
5.6	JULIET BALCONY
5.7	PREFABRICATED METAL BALCONY
5.8	PREFINISHED STEEL AMENITY TRELLIS SYSTEM
7.1	FIBER CEMENT SIDING
7.2	METAL COPING
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3.3	OVERHEAD ROLLING DOOR
0.1	BUILDING SIGNAGE & GRAPHICS
0.2	LANDSCAPE ELEMENT

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	3.6 ROOF HIGH PT 282'-8' B.0, TRUSS 278'-01/2' B.0, TRUSS 278'-01/2' - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	ARCHITECT Hord Coplan Macht, Inc. 1925 Ballenger Ave, Suite 525 Alexandria, VA 22314 p. 571.388.7761 CIVIE ENGINEER Urban, Ltd. 4200d Technology Court Chantilly, VA 20151 p. 703.642.2306 LANDSCAPE ARCHITECT LandDesign, Inc. 2005 Peyton Street Alexandria, VA 22314 p. 703.549.7784 FOULGER-PRATT DEVELOPMENT, LLC
	ROOF HIGH PT 282' - 8" B.O. TRUSS 278' - 0 1/2" - LEVEL 7 269' - 0" - LEVEL 6 258' - 4" - LEVEL 6 247' - 8" - LEVEL 5 247' - 8" - LEVEL 4 237' - 0" - LEVEL 4 237' - 0" - LEVEL 3 225' - 0" - LEVEL 2 244' - 0" - LEVEL 2 244' - 0" - LEVEL 2 244' - 0" - LEVEL 1 204' - 0" - LEVEL 1 - LEVEL 1 - LEVEL 1 -	3 hord coplan macht 4 Image: state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state o
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NORTH ELEVATION				
	AREA	% OF FAÇADE		
BRICK	3,806	21.4%		
FIBER CEMENT	3,015	17.0%		
METAL PANEL	1,519	8.6%		
GLASS	6,319	35.6%		
STEEL CANOPY	41	0.2%		
RETAIL *BY TENANT*	3,051	17.2%		
TOTAL	17,752	100.0%		



WEST ELEVATION				
	AREA	% OF FAÇADE		
BRICK	5,829	26.6%		
FIBER CEMENT	4,566	20.8%		
METAL PANEL	841	3.8%		
GLASS	6,396	29.2%		
STEEL CANOPY	75	0.3%		
RETAIL *BY TENANT*	4,193	19.1%		
TOTAL	21,900	100.0%		

6C MATERIALS - OVERALL ELEVATION - WEST

A





EAST E	LEVATION	
	AREA	% OF FAÇADE
BRICK	5,708	25.0%
FIBER CEMENT	6,974	30.5%
METAL PANEL	1,065	4.7%
GLASS	9,116	39.9%
STEEL CANOPY	0	0.0%
RETAIL *BY TENANT*	0	0.0%
TOTAL	22,863	100.0%

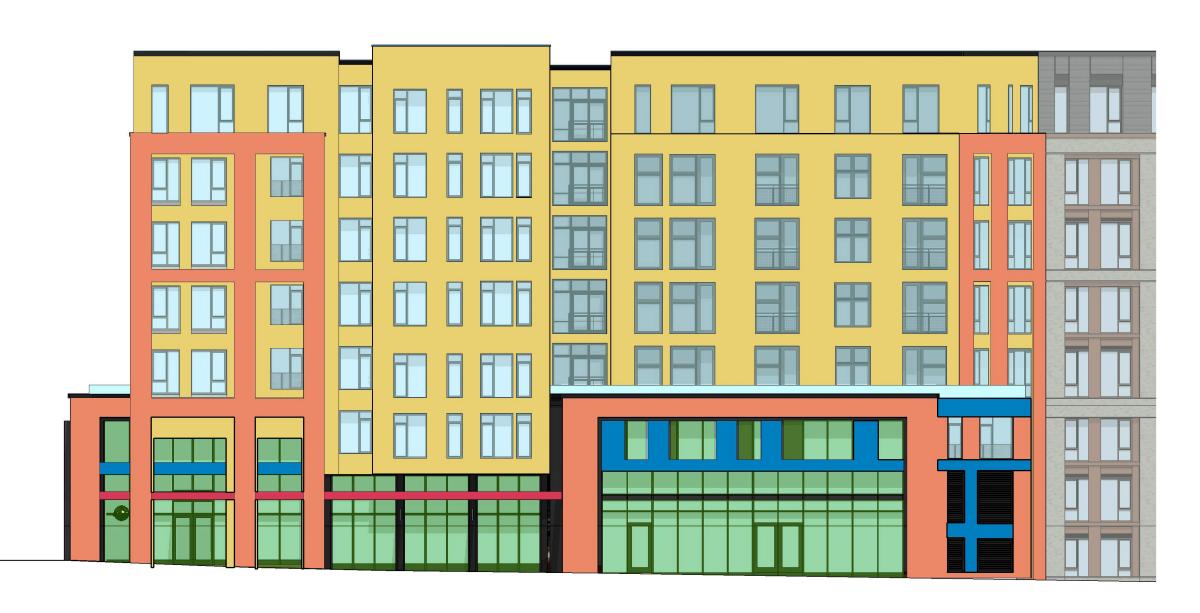
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2C MATERIALS - OVERALL ELEVATION - EAST

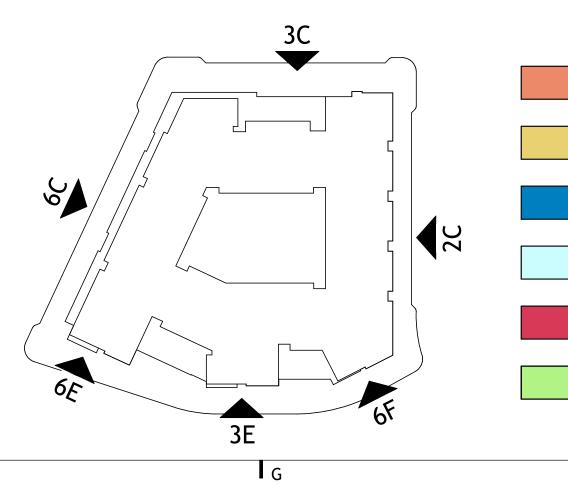
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SOUTH ELEVATION A				
	AREA	% OF FAÇADE		
BRICK	2,146	16.5%		
FIBER CEMENT	4,668	35.9%		
METAL PANEL	395	3.0%		
GLASS	3,705	28.5%		
STEEL CANOPY	87	0.7%		
RETAIL *BY TENANT*	2,005	15.4%		
TOTAL	13,006	100.0%		



6E MATERIALS - OVERALL ELEVATION - SOUTH A A2.1 A4.5 1/16" = 1'-0"



BRICK	
FIBER CEMENT	APPROVED SPECIAL USE PERMIT NO.
METAL PANEL	DEPARTMENT OF PLANNING & ZONING
GLASS	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO
STEEL CANOPY	DIRECTOR DATE
RETAIL *BY TENANT*	CHAIRMAN, PLANNING COMMISION DATE
	INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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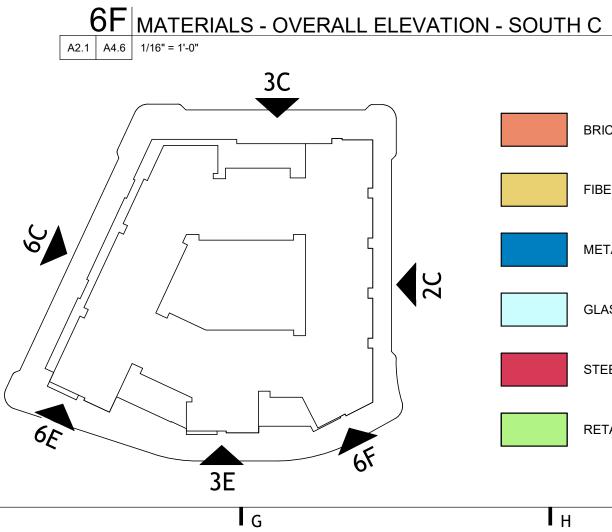
SOUTH ELEVATION B				
30018				
	AREA	% OF FAÇADE		
BRICK	2,370	18.3%		
FIBER CEMENT	5,752	44.3%		
METAL PANEL	0	0.0%		
GLASS	4,840	37.3%		
STEEL CANOPY	11	0.1%		
RETAIL *BY TENANT*	0	0.0%		
TOTAL	12,973	100.0%		



SOUTH ELEVATION C				
	AREA	% OF FAÇADE		
BRICK	1,274	21.2%		
FIBER CEMENT	2,367	39.4%		
METAL PANEL	0	0.0%		
GLASS	2,362	39.4%		
STEEL CANOPY	0	0.0%		
RETAIL *BY TENANT*	0	0.0%		
TOTAL	6,003	100.0%		

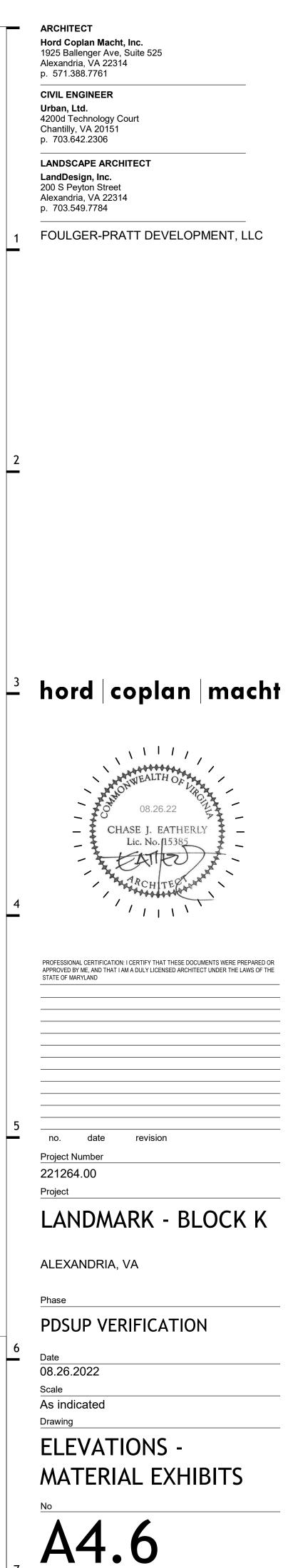


MATERIAL TOTALS				
	AREA	% OF FAÇADE		
BRICK	21,133	22.4%		
FIBER CEMENT	27,342	28.9%		
METAL PANEL	3,820	4.0%		
GLASS	32,739	34.6%		
STEEL CANOPY	214	0.2%		
RETAIL *BY TENANT*	9,249	9.8%		
TOTAL	94,498	100.0%		



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BRICK	
FIBER CEMENT	APPROVED SPECIAL USE PERMIT NO.
METAL PANEL	DEPARTMENT OF PLANNING & ZONING
GLASS	DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO
STEEL CANOPY	DIRECTOR DATE
RETAIL *BY TENANT*	CHAIRMAN, PLANNING COMMISION DATE DATE RECORDED
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EXTERIOR MATERIALS - FIBER CEMENT

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FINE SAND ARCHITECTURAL PANEL



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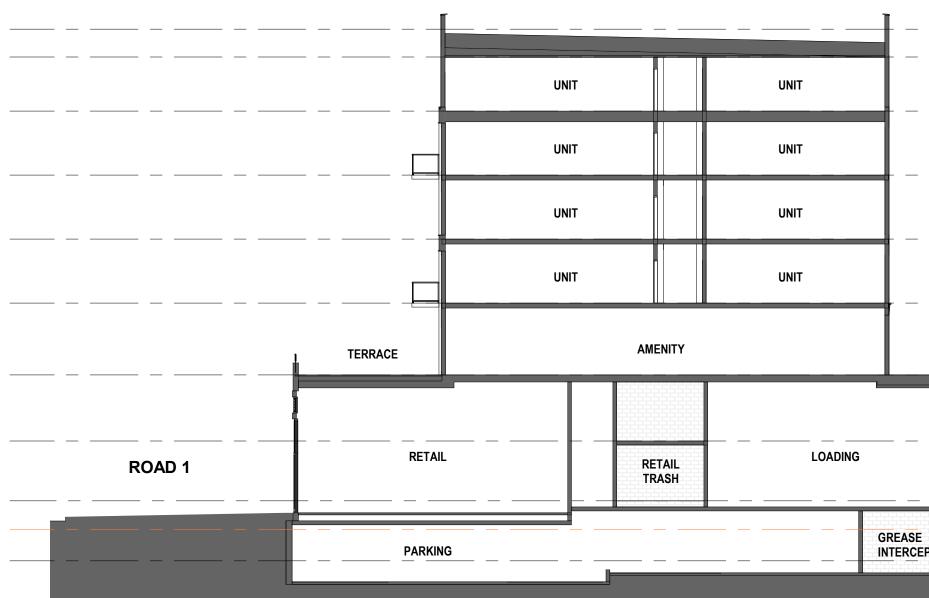
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	Urban, Ltd. 4200d Technology Court Chantilly, VA 20151
	p. 703.642.2306
	LANDSCAPE ARCHITECT LandDesign, Inc. 200 S Peyton Street
	Alexandria, VA 22314 p. 703.549.7784
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	- CHASE J. EATHERLY -
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	221264.00 Project
	LANDMARK - BLOCK K
	ALEXANDRIA, VA
	Phase
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	08.26.2022 Scale
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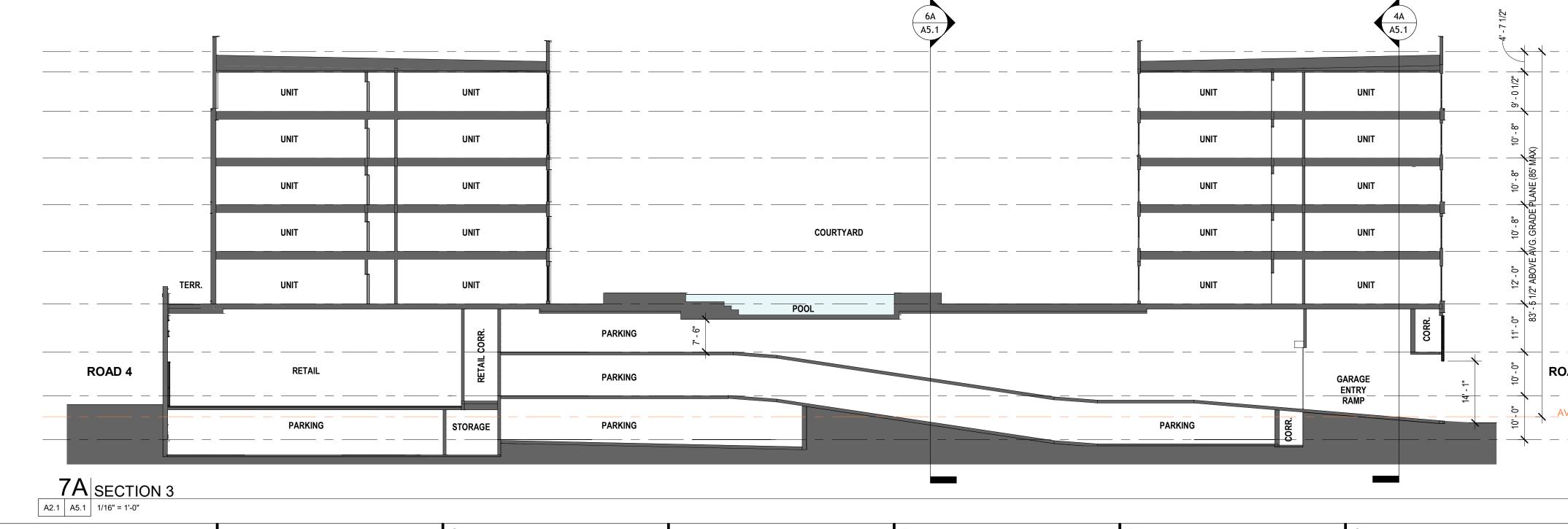
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ROAD 2			UNIT	UNIT	UNIT		LOADING ENTRY	BIKE			RESIDENTIAL LOBBY
		194' - 0"	UNIT	UNIT	UNIT	RES TRASH		WATER SERVICI			

7A A5.1

4A SECTION 1 A2.1 A5.1 1/16" = 1'-0"







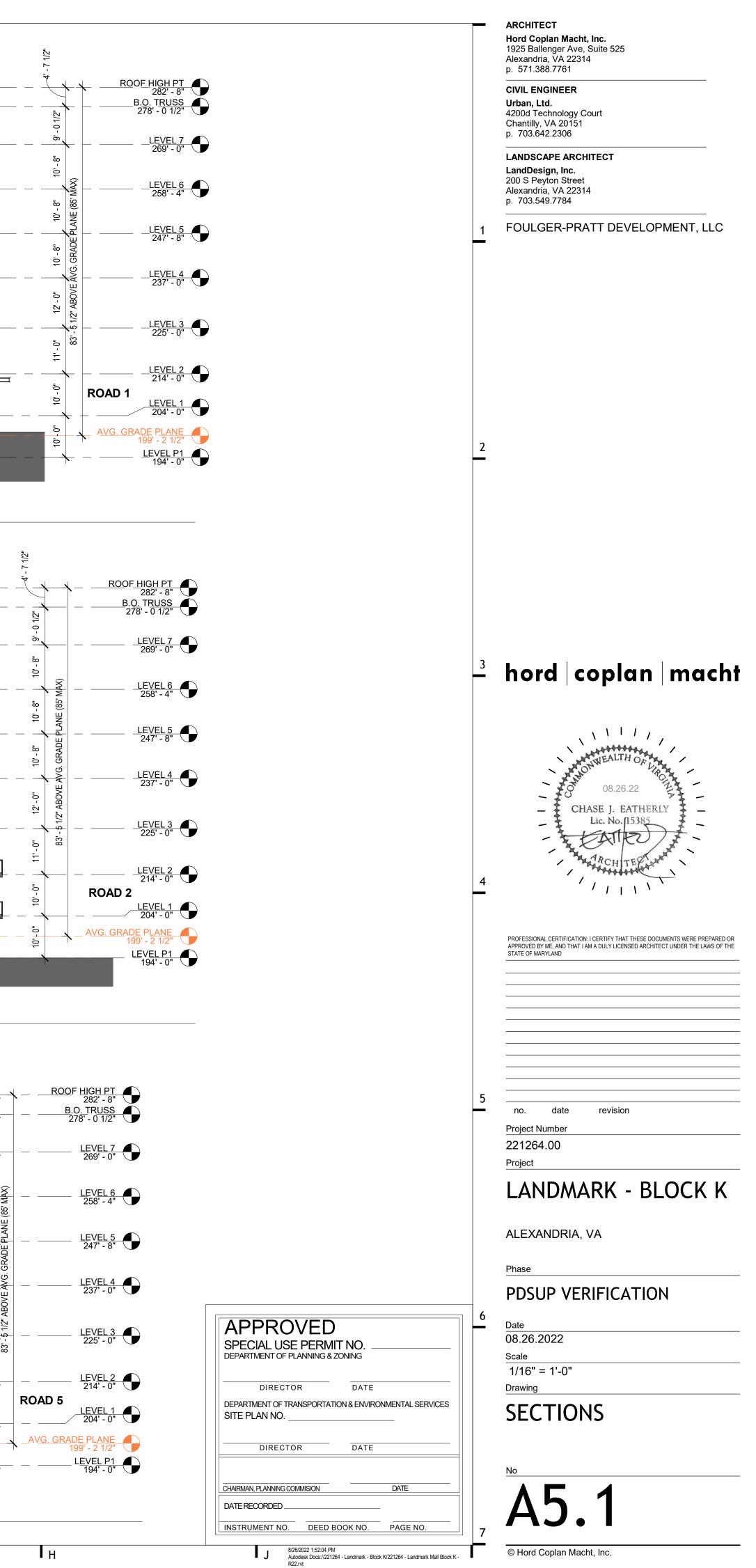


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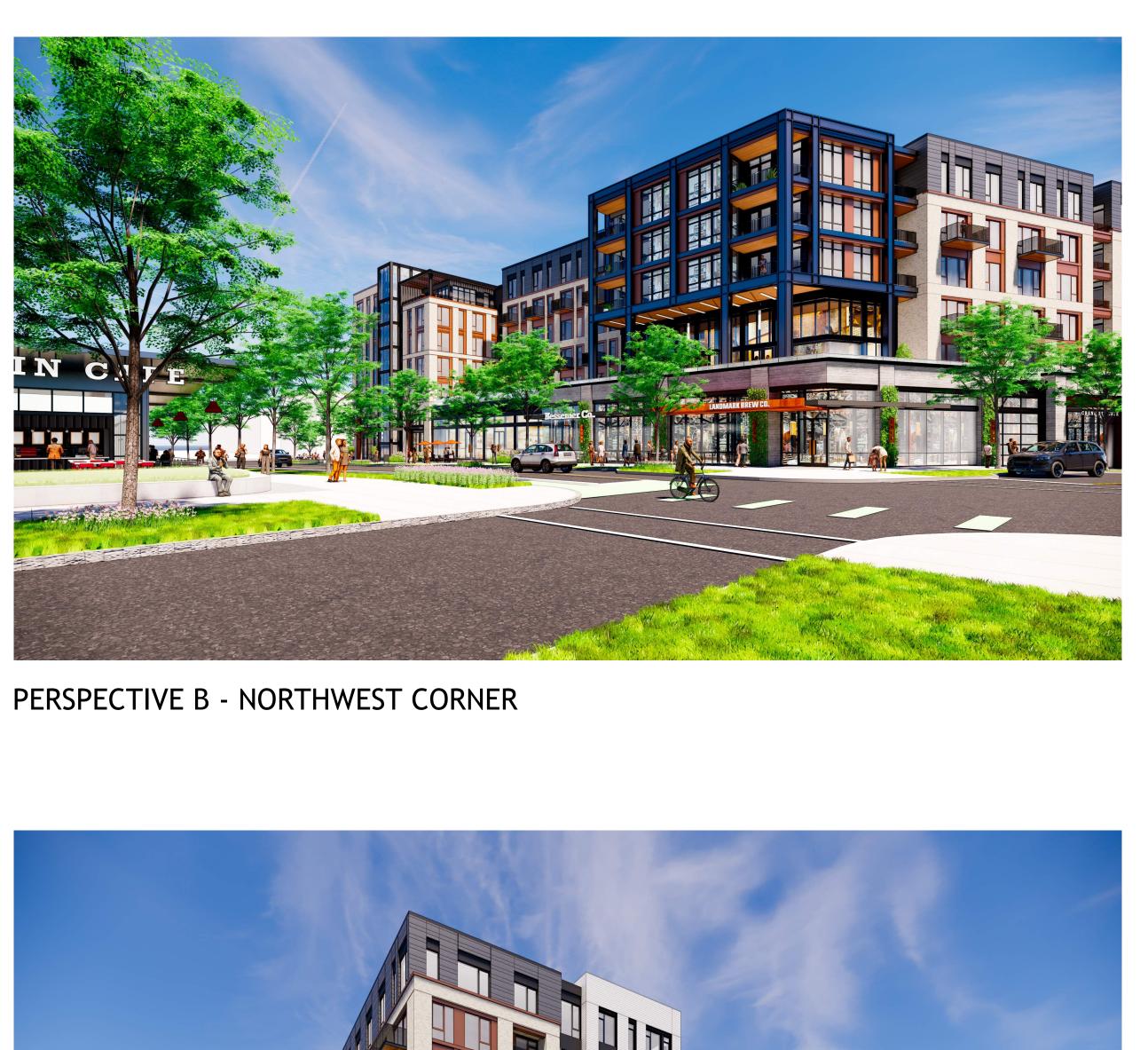
PERSPECTIVE A - NORTHEAST CORNER



PERSPECTIVE C - SOUTHEAST CORNER

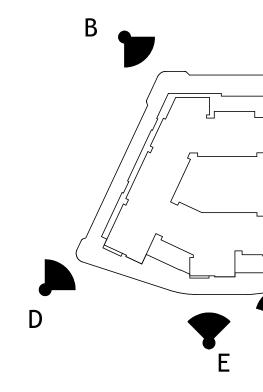
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PERSPECTIVE D - SOUTHWEST CORNER



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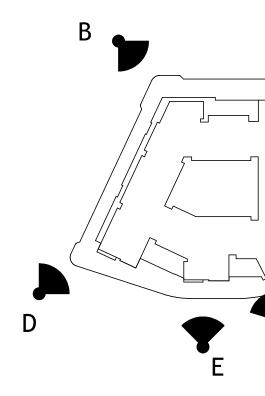


PERSPECTIVE E - SOUTH FAÇADE

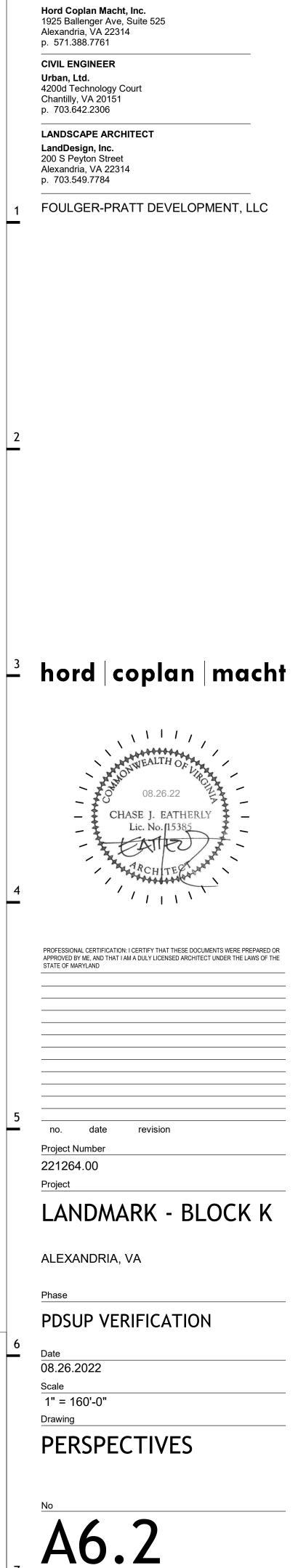
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PERSPECTIVE F - ENTRY WALKUPS



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ARCHITECT



VIEW SOUTH ALONG ROAD 4



VIEW SOUTH ALONG ROAD 5

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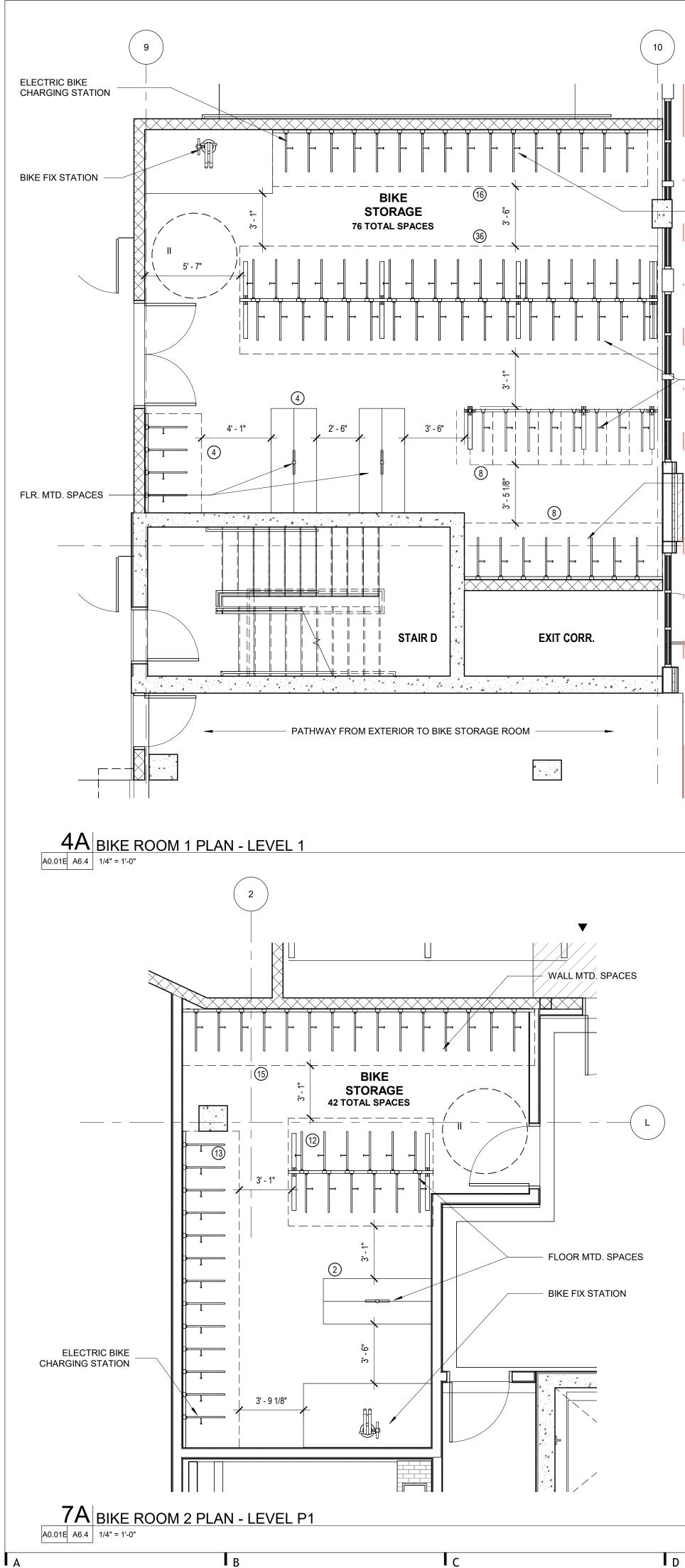


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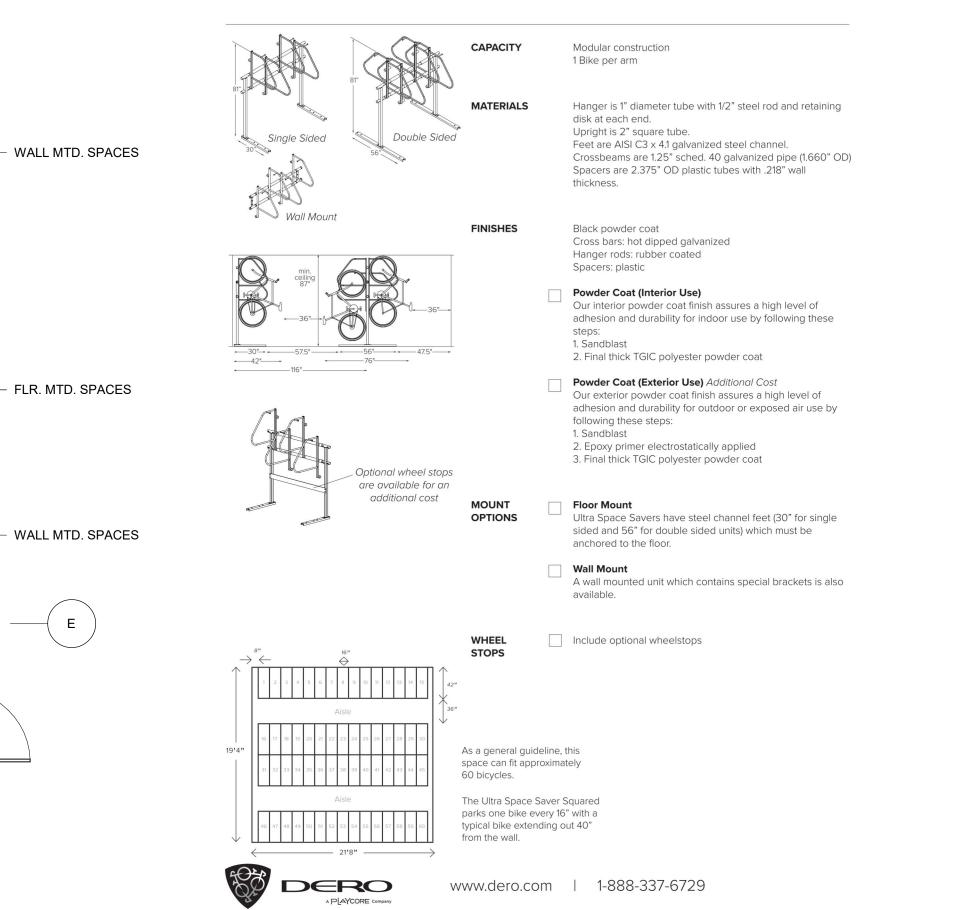
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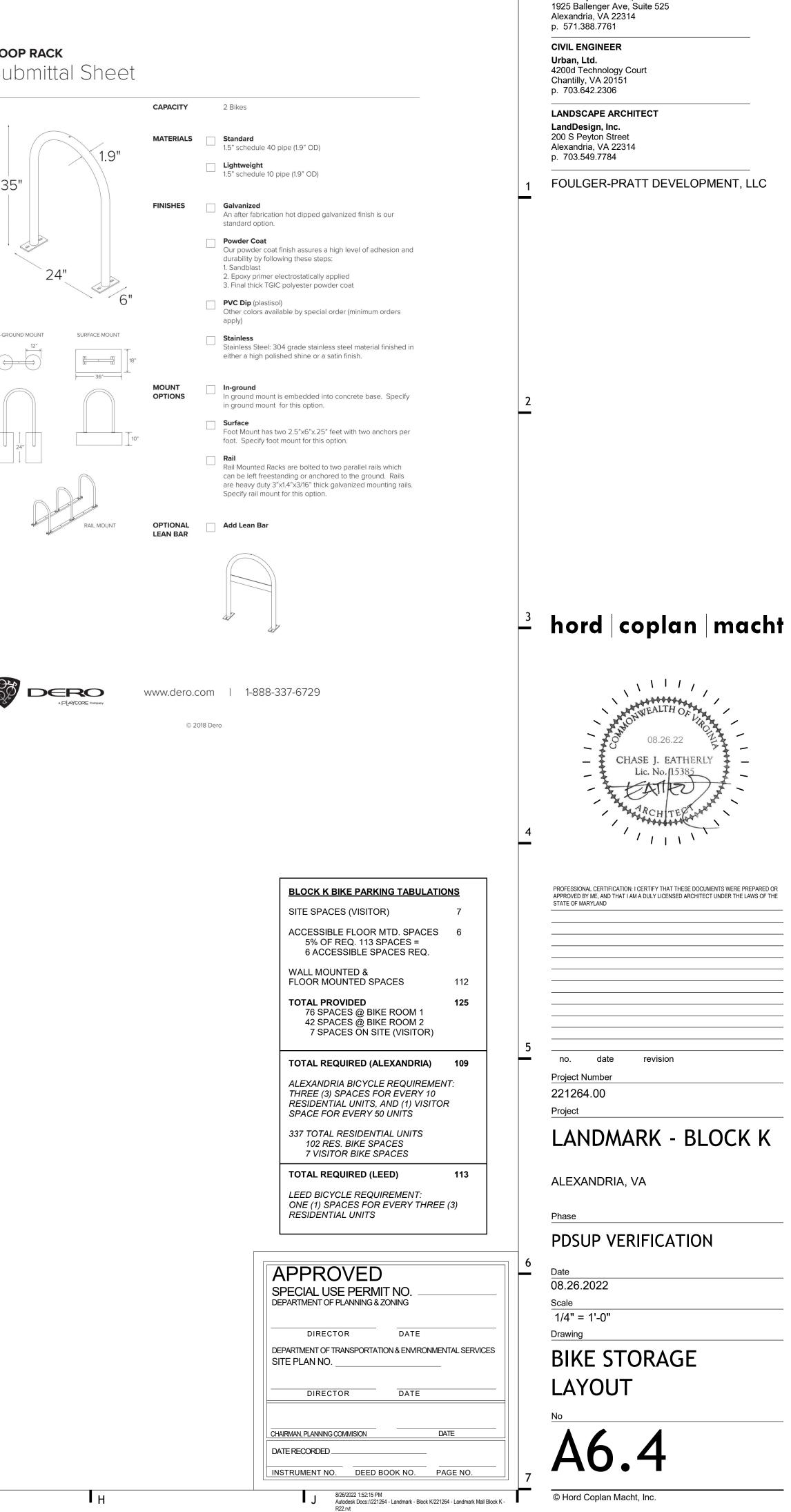


ULTRA SPACE SAVER Submittal Sheet



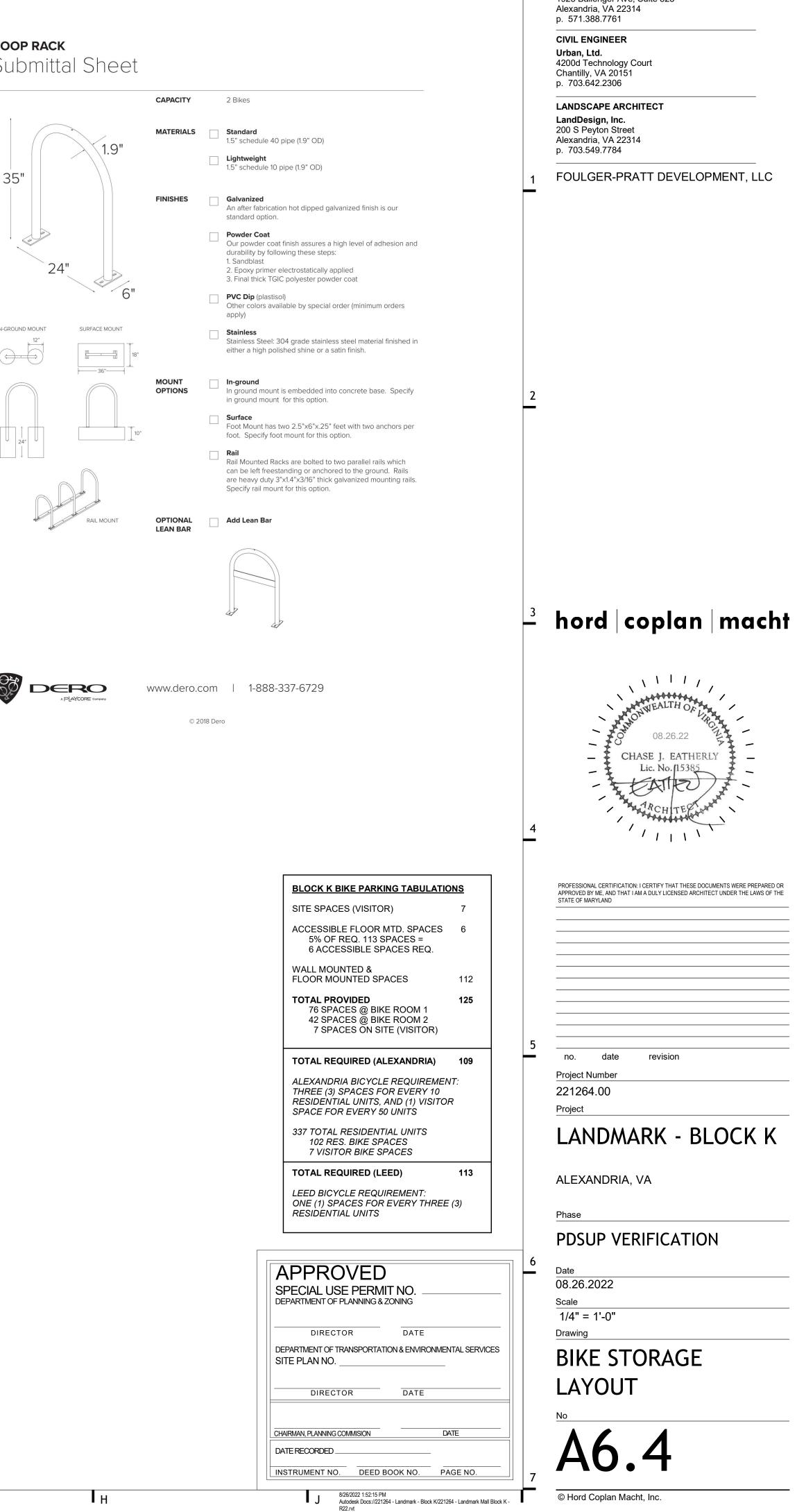
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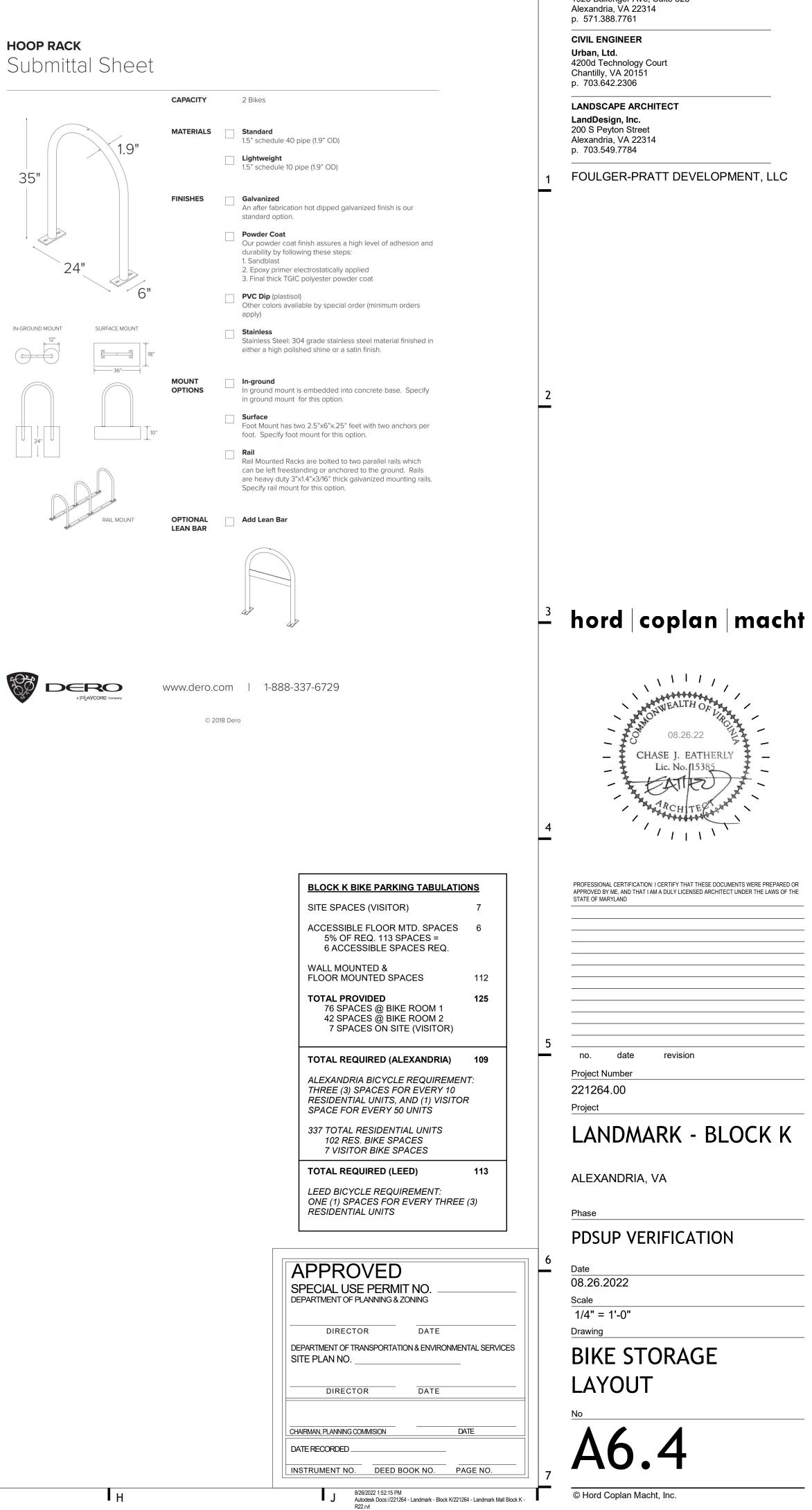
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ARCHITECT

Hord Coplan Macht, Inc.







Date: April 15th, 2022

Project: LMR Block K

Purpose: Concept 2 Submission - Green Building Approach

General Approach

The Landmark Mall Redevelopment (LMR) project is pursuing LEED Neighborhood Development v4 Plan certification. The LMR Block K project is pursuing LEED BD+C Multifamily Mid-rise v4 certification at a Silver level. The project will meet the 2019 Green Building Policy requirements as required by the CDD conditions.

Energy

Sustainable Building Partners is hired to perform whole building energy modeling for the project. The effort will analyze the impacts of the envelope, mechanical, plumbing, and electrical systems on the overall energy performance of the building. The effort is iterative, occurring at key design development milestones. Energy efficiency opportunities will be explored and considered to optimize the overall performance and reduce the environmental impacts of the building. Strategies include but are not limited to:

- Window-to-wall ratio
- Window performance
- Envelope thermal transmittance
- Thermal bridging
- Heating and cooling efficienciesVentilation optimization and controls
- Lighting power density

The project will meet the require 14% energy cost savings, equivalent to 5 LEED NC energy points, and explore higher levels of performance as part of this effort. The project will not be part of a district-wide energy system.

The building will be made solar-ready for potential future installation of PV panels.

Water

The project will use native and adaptive plantings throughout the project. The project will include a high-performing irrigation system using drip irrigation, moisture meters, and controllers where necessary to ensure plantings survive and thrive. The use of non-potable water for irrigation will be evaluated.

Low flow plumbing fixtures and ENERGY STAR appliances will be used to reduce potable water use reduction. A 40% water use reduction, at minimum, will be achieved for plumbing fixtures as required by the Green Building Policy. Potential fixture flow rates include: 0.8/1.28 gpf dual flush water closet, 1.0 gpm lavatory faucet, 1.75 gpm

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showerhead, and 1.5 gpm kitchen faucet. All tank water closets, lavatory faucets, and showerheads will be WaterSense labeled ensuring high-quality fixtures.

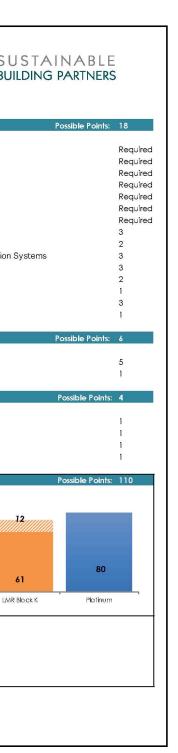
Indoor Environmental Quality

Overall occupant comfort and indoor air quality will be achieved by ensuring high quality compartmentalization of the units, which will be tested and measured via unit air leakage testing. This ensures contaminant and odor transfer between units is minimized. Additionally, outdoor air will be provided directly from the outdoors into the units and all outdoor air systems will be equipped with a minimum MERV 8 filter.

Indoor air quality concerns will also be mitigated by using low-emitting flooring, paints and coating, insulation, and ceiling systems within the building. This will be managed and confirmed by reviewing product information and ensuring it carries a GreenGuard Gold label (or equivalent), which is a third-party label that confirms volatile organic compounds levels are below prescribed thresholds.

Lastly, the project team will evaluate daylight penetration into units, amenity, and retail spaces. Window and daylit area will be maximized to the greatest extent possible, while still balancing thermal and energy performance.

Sustainable Building Partners LMR Block K



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