LANDMARK MALL REDEVELOPMENT

PRELIMINARY SITE PLAN - BLOCK K

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE 24, 2022

VICINITY MAP

SCALE: 1"=500'

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.

ARCHITECT

TE. 703-677-3129

ATTORNEY

WIRE GILL LLP

SUITE 600

700 NORTH FAIRFAX STREET

CONTACT: KENNETH WIRE

ALEXANDRIA, VA 22314

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: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29) CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29) PROPOSED ZONE: OPEN SPACE REQUIREMENTS: 24,741 SF (25% OF DEVELOPMENT AREA AT-OR ABOVE GRADE)

OPEN SPACE PROVIDED: 11,133 SF (AT-GRADE) 19,004 SF (ABOVE-GRADE) TOTAL OPEN SPACE PROVIDED: 30,137 SF (30.45%)

EXISTING USE: SHOPPING CENTER PROPOSED USE: MIXED-USE: - RESIDENTIAL, RETAIL

FLOOR AREA CALCULATION:

BUILDING K	GROSS AREA (SF)
RETAIL	30,000
RESIDENTIAL	360,000
GARAGE/LOADING/SERVICE	130,000
BUILDING K SUBTOTAL:	520,000

BLOCK K: 339 UNITS (MULTIFAMILY)

PROPOSED DENSITY: 149.34 D.U/AC

BLOCK K: SW: 70 FT. MIN, 180 FT. MAX. MIN/MAX BLDG.:

HEIGHT PERMITTED: 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.

REQUIRED: N/A PROPOSED: N/A FRONTAGE: REQUIRED: N/A PROPOSED: N/A

PARKING TABULATIONS:

PARKING REQUIRED:

BLOCK K (RETAIL): RATIO: $3.0*SP/1,000 SF = 30,000 S.F \times 3.0/1,000 = 90 SPACES$ BLOCK K (MULTIFAMILY): RATIO: ONE BEDROOM: 1.0*/UNIT =255 UNITS X 1.0= 255 SPACES TWO/THREE BEDROOM: 2.0*/UNIT =84 UNITS X 2.0= 168 SPACES

TOTAL PARKING REQUIRED= 513 SPACES

*PARKING RATIOS REFLECT SEC. 8-200 PER CITY OF ALEXANDRIA ZONING ORDINANCE.

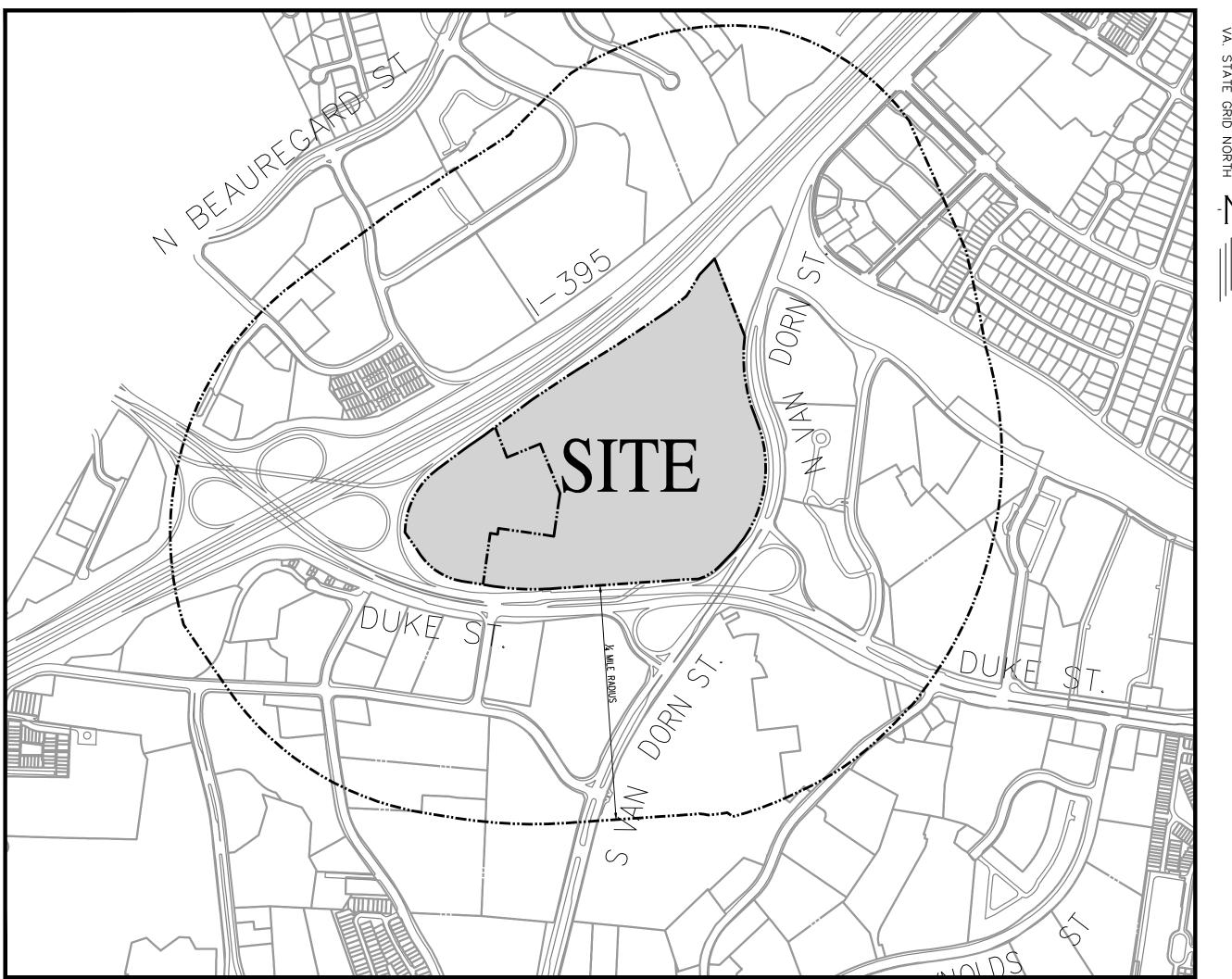
PARKING PROVIDED:

BLOCK K (RETAIL): 108 SPACES BLOCK K (MULTIFAMILY): 322 SPACES TOTAL PARKING PROVIDED: 430 SPACES ON-STREET PARKING: 20 SPACES

LOADING SPACES REQUIRED: RATIO: 1/20,000 SF (RETAIL)=30,000 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



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05	CONTEXTUAL PLAN	L0504	RESIDENTIAL TERRACES
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PROJECT NARRATIVE:

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.

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:

- SUB2021-00003 DSP2021-00012 • SUB2022-00005

LIST OF REQUESTED APPROVALS:

• DSUP#____-

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.

TRIP GENERATION:

			BLOCK K	[
							Weekda	у	2	
Land Use	ITE Code	Si	ze	Al	M Peak Ho	our	PI	M Peak Ho	our	Daily
	Code			ln	Out	Total	ln	Out	Total	Total
Proposed Development Program										
Residential										
Multifamily Housing (Mid-Rise) (Apartments, Townhomes, Condo; max 10 floors)	221	339	DU	29	84	113	87	56	143	1,846
Total Residential w/o Reductions				29	84	113	87	56	143	1,846
Internal Trip Capture Reduction				-1	-4	-5	-13	-11	-25	-368
Total Residential w/ Internal Capture Reductions				28	80	108	74	45	118	1,478
Non-Auto Mode Share Reduction ¹		50%		-14	-40	-54	-37	-22	-59	-739
Subtotal (Residential Trips with Internal Capture and Non-Auto Mode Share Reduction)				14	40	54	37	22	59	739
Total External Residential Trips				14	40	54	37	22	59	739
Retail										
Shopping Center	820	30	ksf of GLA	17	11	28	55	60	115	2,656
Total Retail w/o Reductions				17	11	28	55	60	115	2,656
Internal Trip Capture Reductions				-3	-4	-7	-7	-7	-13	-259
Total Retail w/ Internal Capture Reductions				14	7	21	48	53	102	2,397
Non-Auto Mode Share Reduction ⁵		35%		-5	-2	-7	-17	-19	-36	-839
Subtotal (Retail Trips with Internal Capture and Non- Auto Mode Share Reduction)				9	4	13	31	35	66	1,558
Passby Reduction		20%/30%/ 20%	AM/PM/D aily	-2	-1	-3	-9	-10	-20	-312
Subtotal (Retail Trips with Internal Capture, Non-Auto Mode Share , and Pass By Reduction)				8	4	11	23	24	46	1,246
Total External Retail Trips				8	4	11	23	24	46	1,246
OVERALL NON-AUTO MODE TRIPS				-19	-42	-61	-54	-41	-95	-1,578
OVERALL DEVELOPMENT TRIPS				22	44	65	60	47	106	1,985

14444444	PLAN DATE	REVISION	APPROVED
WEALTH OA	06-24-2022	1ST SUBMISSION	
	-	-	DEVELOPMENT SITE P
Ellayto Tock 2	-		DEPARTMENT OF PLANNIN
CLAYTON C. TOCK Lic. No. 036790	-		
06/24/2022	-		DIRECTOR
00/24/2022	-		DEPARTMENT OF TRANSP
SIONAL ENG	-		SITE PLAN NO.
**********	-		<u></u>
	-		DIRECTOR

DEVELOPMENT SITE PLAN NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. ___ DIRECTOR

4200 D TECHNOLOGY CT. SHEET 01 OF 77

DATE RECORDED

CHAIRMAN, PLANNING COMMISSION

DEED BOOK NO. INSTRUMENT NO.

6/24/2022 4:30 PM YOUSSEF EL ASRI J:\JOBS\LANDMARKMALL\DSUP\BLOCK-K\PRELIMINARY SITE PLAN\13080-01-COVER.DWG

	TIONS:	BLOCK K SITE TABULATION
	- Note:	DEVELOPMENT SUMMARY
	Hotel Block K Keys Floor Area Units	Use Floor Residential H Area Units K Hospital -
		Office - Medical Office -
	360,000 325 - 14 	Multifamily360,000325 unitsAffordable Multifamily-14 unitsSenior Housing (AL/IL)-0 units
		2-over-2 Townhomes - 0 units Traditional Townhomes - 0 units
	0 keys	
	30,000	Retail 30,000
	130,000 -	Garage / Loading / Service - Total 390,000 339 units 0
	Totals Block K	PARKING TABULATIONS Parking Requirement
12	Parking Ratio REQUIRED PROPOSED	PARKING RATES
M DATE 4-202	1/ 2 BEDS	Hospital 3.
PLAN 06-24	3.9 / 1,000 GSF - 310 - 310 - 310	tal Office 3. family One Bedroom
Į.	2/ unit - 12	vo/Three Bedroom e Multifamily
L, 20151	0.7 / unit	(AL/IL) homes
I. CHNOL 1.Y. VA. 542.2306 178.7888	2.0 / unit	
Urban, Ltd. 4200 D TECHNOLOGY (CHANTILLY, VA. 20151 TEL. 703.642.2306 FAX 703.378.7888 www.urhan-ltd.com	3.0 / 1,000 GSF - EX. GARAGE, BLOCKS E/G	Retail 3. Grocer
D 4 O E E E		Firestation VEHICLE PARKING
Σ	- 125 - 187	PARKING SPACES PARKING SPACES
4	- 20 - 8 - 2	ON-STREET PARKING HANDICAP PARKING SPACES (NON-VAN) HANDICAP PARKING SPACES (VAN)
	TOTAL PARKING PROVIDED: - 342	· ·
	- 108 - 322	PARKING PROVIDED IN EXISTING GARAGE PARKING PROVIDED IN PROPOSED GARAGE
	- 2	
	,	
	Block K	ZONING TABULATIONS
	REQUIRED PROPOSED - 98,964	Zoning Requirement LOT AREA (SQ. FT.)
		LOT WIDTH (FT.) FRONT YARD (FT.) SIDE YARD (FT.)
THE WEST	- 462,340 - 30.45% - 11,133	A (SQ. FT.) E (SF / %) ADE
TH O, 1	- 19,004 TOTAL OPEN SPACE - 30,137	ABOVE GROUND
CLAYTON C. Lic. No. 036	- 199.21 - 85	AVERAGE FINISHED GRADE (FT.) MAX. BUILDING HEIGHT (FT.)
ON WEALTH OF CLAYFON C. TOC CLAYFON C. TOC		DVERAGE (SQ. FT.) DENTISTY (UNITS/AC.) Init Summary
	- 5 - 246	Dwelling Unit Summary STUDIO UNITS ONE BEDROOM UNITS
	- 4 - 77	ONE BEDROOM DEN UNITS TWO BEDROOM UNITS
	7	TWO BEDROOM DEN UNITS THREE BEDROOM UNITS LOADING SPACES
OPMEN OCK K	<u>-</u>	ADING SPACES
AILS /ELC - BL(
DE		
S.&. EI		
NOTES & LL RE SITE PL		
MA MA SHE		
	APPROVED	
A A A	DEVELOPMENT SITE PLAN NO	
	DEPARTMENT OF PLANNING & ZONING	
SERVICES GENER PRELIMINAL	DIRECTOR DATE	
SERVICES	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICE SITE PLAN NO.	
	DIRECTOR DATE	
SHEET		
02 OF	CHAIRMAN, PLANNING COMMISSION DATE	
77 FILE No.	DATE RECORDED	
DSUP-1308	INSTRUMENT NO. DEED BOOK NO. PAGE NO.	

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 FÓULGER-PRATT DEVELÒPMENT, 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
- 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
- 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
- WALLS. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED

COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE

- 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:

SATURDAYS FROM 10 AM TO 4 PM.

MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND

SANITARY FLOW COMPUTATIONS

TOTAL FLOW FROM BUILDING K=

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

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 GENERALLY DESCRIBED BELOW. SUFFICIENT TO DETERMINE EXISTING AND FUTURE FLOWS IN 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 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. 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
- 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

UPSTREAM OF THE DEVELOPMENT SITE AND THE CURRENT CONTRIBUTION OF THE

- 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 B 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
- THE INSTALLATION OF PLUMBING FIXTURES THROUGHOUT THE CITY SHALL BE GOVERNED E 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.
- THE PUMPED FACILITIES SHALL BE PROVIDED WITH A STANDBY SOURCE OF POWER (I.E., BATTELY OR GENERATOR). THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL OWNERSHIP, CAPITAL
- AND MAINTENANCE AND OPERATION OF THE PUMPS AND APPURTENANCES. NO FOUNDATION DRAIN, BASEMENT DRAIN, OR STAIRWELL BASEMENT ACCESS DRAIN SHALL 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.

CEMETERY AND/OR BURIAL GROUNDS

HERE 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 HE 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

RIOR 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 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 .NY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION ${\scriptscriptstyle\mathsf{F}}$ 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 SHALI WASTEWATER FLOW DISCHARGED UPSTREAM AND DOWNSTREAM OF THE DEVELOPMENT SITE | 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
- 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) 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
- ALL REQUIRED ARCHAEOLOGICAL MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

CONSTRUCTION NOTES

- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND
- MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED,
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR
- TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
- ALL AREAS, ON OR OFFSITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE
- STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED B THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING

ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY

- PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE
- THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND

PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE

- EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONSTRUCTION. EXISTING STRUCTURES TO BE PARTIALLY DEMOLISHED SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA
- SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE
- TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE
- REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS. AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OF

HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF

- VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL, AND
- ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING. BUT NOT LIMITED TO SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROOFING FOR FILL AGAINS' BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF
-). SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD T THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTIER AND/OR PONDING OF WATER ON THE ROADWAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO
- EXISTING CURB AND SIDEWALKS, IF APPLICABLE. THE CALIFORNIA BEARING RATIO (CBR) VALUES OF IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL/LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE FASEMENT (EVF) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES.
- PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED. "DATABOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD)
- AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE. AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.
- EMERGENCY VEHICLE EASEMENT (EVE) SHALL NOT BE PAINTED, RATHER DELINEATED WITH THE PAVERS ON THE WEST EDGE OF THE EVE & SIGNAGE ON THE EAST EDGE OF THE GRASSPAVE. ALL ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH THE CITY OF ALEXANDRIA STANDARD SIGNAGE
- ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN
- ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 1 MINUTES WHEN PARKED
- . UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDEF STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13,2006. A COPY OF THE POLICY MANUAL CAN BE 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 PROPOSED. ON DSP#2022-00012.

STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT THE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT WITH FINAL SUBMISSION. THE

MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND RECORDS. FLOODPLAIN NOTES

THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION

(WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM)

PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). RESOURCE PROTECTION AREA NOTES HE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE

PROTECTION AREA (RPA). MOSQUITO CONTROL NOTES

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

PROPOSED WATER LINE —─VDOT — EXISTING VDOT ELECTRIC LINE EX. FIRE HYDRANT PROP. FIRE HYDRANT -----E----- EXISTING ELECTRIC LINE EXISTING WATER METER PROP. ELECTRIC LINE PROPOSED WATER METER EXISTING WATER VALVE ——CMC—— PROP. COMCAST FIBER PROPOSED WATER VALVE ----- ACF ------ PROPOSED ACF FIBER EXISTING STORM DRAIN PROPOSED STORM DRAIN PROPOSED ELECTRIC MANHOLE EXISTING SANITARY SEWER PROPOSED FIBER HANDHOLE PROPOSED SANITARY SEWER — CATV— EXISTING CABLE TV LINE EXISTING GAS LINE ROAD SIGN PROPOSED GAS LINE EX. POWER POLE EXISTING GAS VALVE EXISTING SPOT ELEVATION PROPOSED GAS VALVE PROP. SPOT ELEVATION EXISTING OVERHEAD WIRE SPILL AND TRANSITION EXISTING LIGHTING CURB AND GUTTER PROPOSED LIGHTING PROPOSED CURB EXISTING FENCE X----X EX. STREET LIGHTS PROPOSED FENCE x----x PROP. STREET LIGHTS EXISTING TREE LINE PROPOSED CG-12 EXISTING CONTOURS EXISTING TREE _____08____ PROPOSED CONTOURS ____10____ PROPOSED TREE PROPOSED PHASE LINE WATER FITTING IDENTIFIER (roc) — — — LOADING AREA CLEARING & GRADING BENCHMARK EXISTING WETLANDS TEST PIT REQUIRED PROP. RET. WALL TRAFFIC COUNT EX. RET. WALL ==== OVERLAND RELIEF PROP. PROPOSED PROP. POST LIGHT EX. EXISTING SF SQUARE FEET PROP. BUILDING MAIN ENTRANCE GSF GROSS SQUARE FEET NSF NET SQUARE FEET PROP. BUILDING ENTRANCE T.B.R. TO BE REMOVED FINISHED FLOOR PROP. UNDERGROUND GARAGE VISITOR PARKING SPACE PROPERTY LINE STANDARD, COMPACT, AND S, C, HC HANDICAP PARKING SPACE LOADING SPACE DESIGNATOR (COA) CITY OF ALEXANDRIA INTERSECTION VISIBILITY TRIANGLE AMERICAN WATER CONC. SIDEWALK (CSW) BRICK PAVE AREA (TO MATCH ASPHALT SIDEWALK (ASW) EXISTING PLAZA) PROP. PERVIOUS AREA PROP. CONCRETE SIDEWALK PROP. PARKING SPACE PARKING SPACE COUNT UTILITY COLOR CODES

LEGEND:

______W____ EXISTING WATER LINE

COLOR	CODES
RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES, OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AMD SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

EMERGENCY VEHICLE EASEMENTS NOTE

ALL EMERGENCY VEHICLE EASEMENTS ARE TO BE PROVIDED UNDER A SEPARATE APPLICATION WITH THE FINAL SITE PLAN. ALL EASEMENTS ARE TO BE RECORDED WITH ALEXANDRIA LAND RECORDS.

CONSTRUCTION LIASON:

ROBERT ABT WITH FOULGER-PRATT 240-499-9609

APPROVED

DATE RECORDED

INSTRUMENT NO.

DEVELOPMENT SITE PLAN NO
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.
DIRECTOR DATE

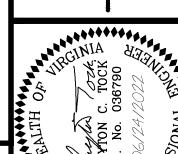
CHAIRMAN, PLANNING COMMISSION

DEED BOOK NO. PAGE NO.









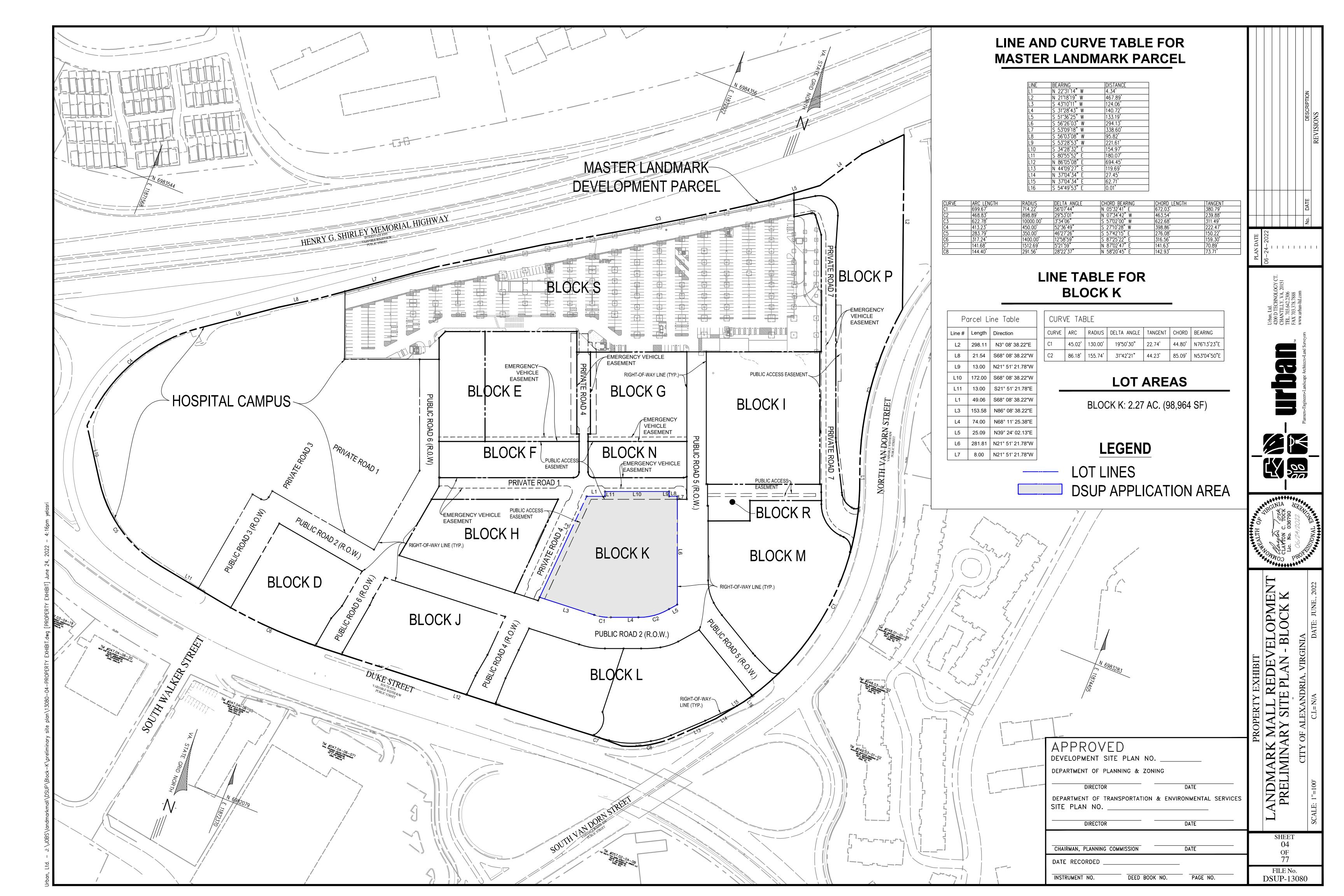
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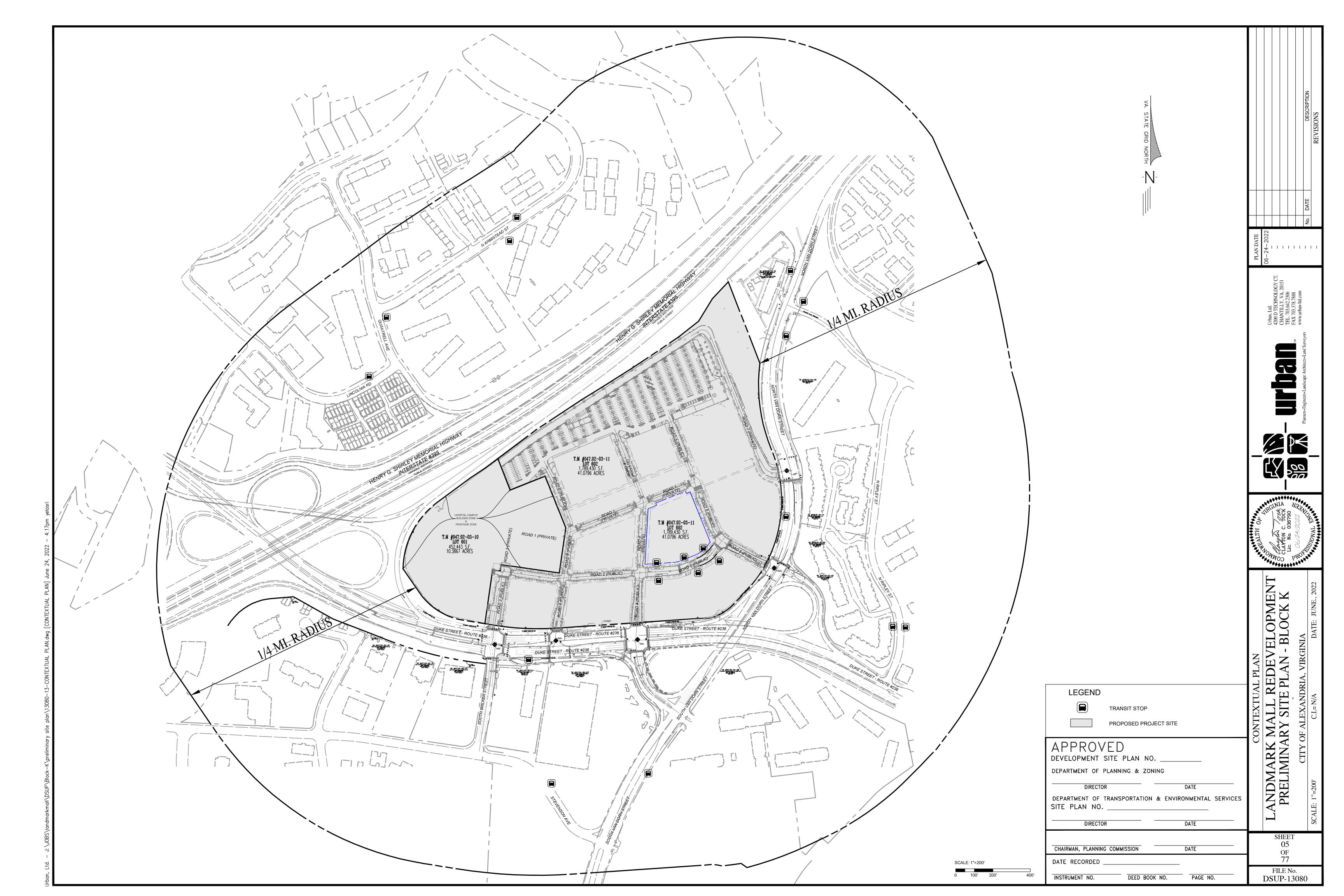
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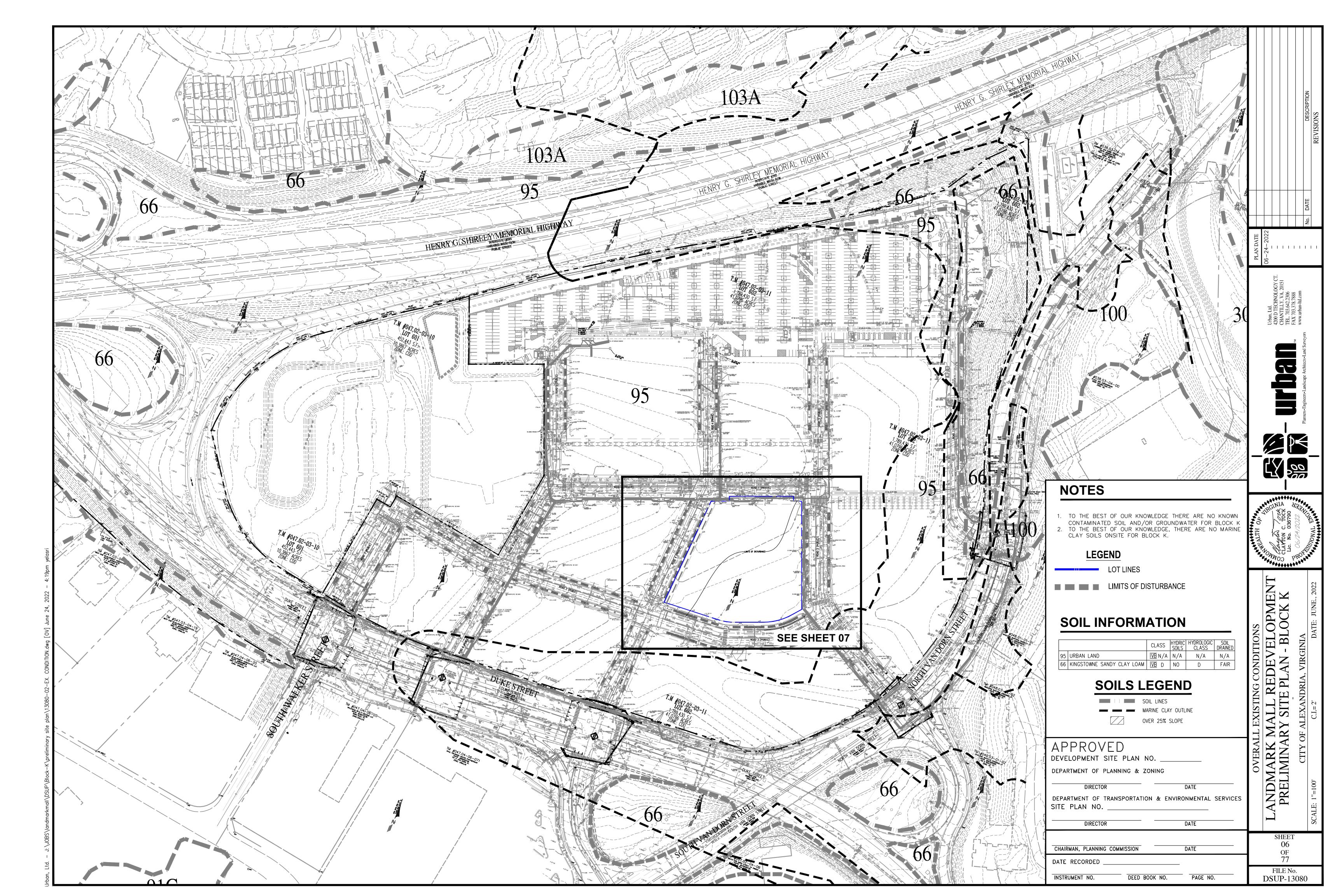
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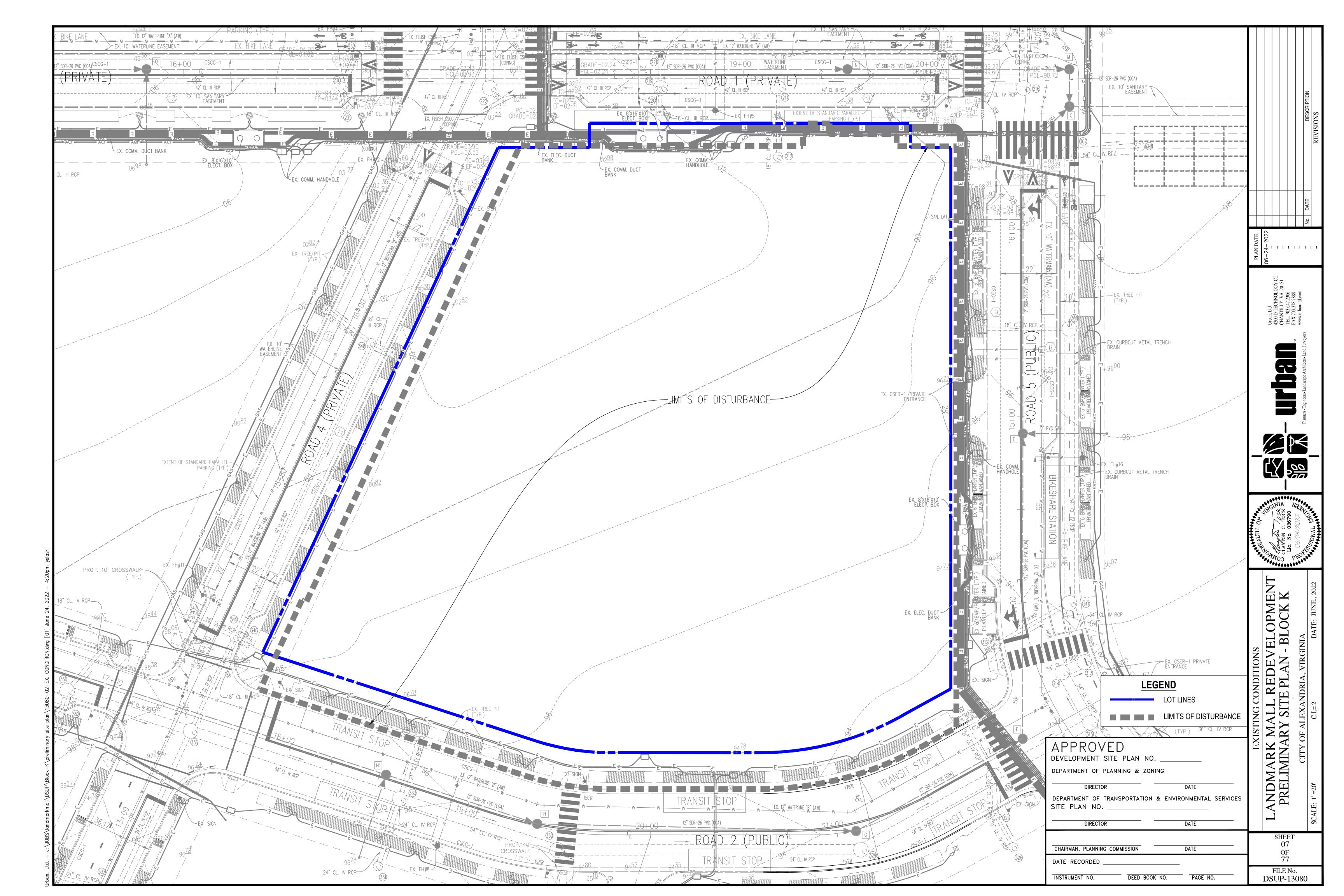
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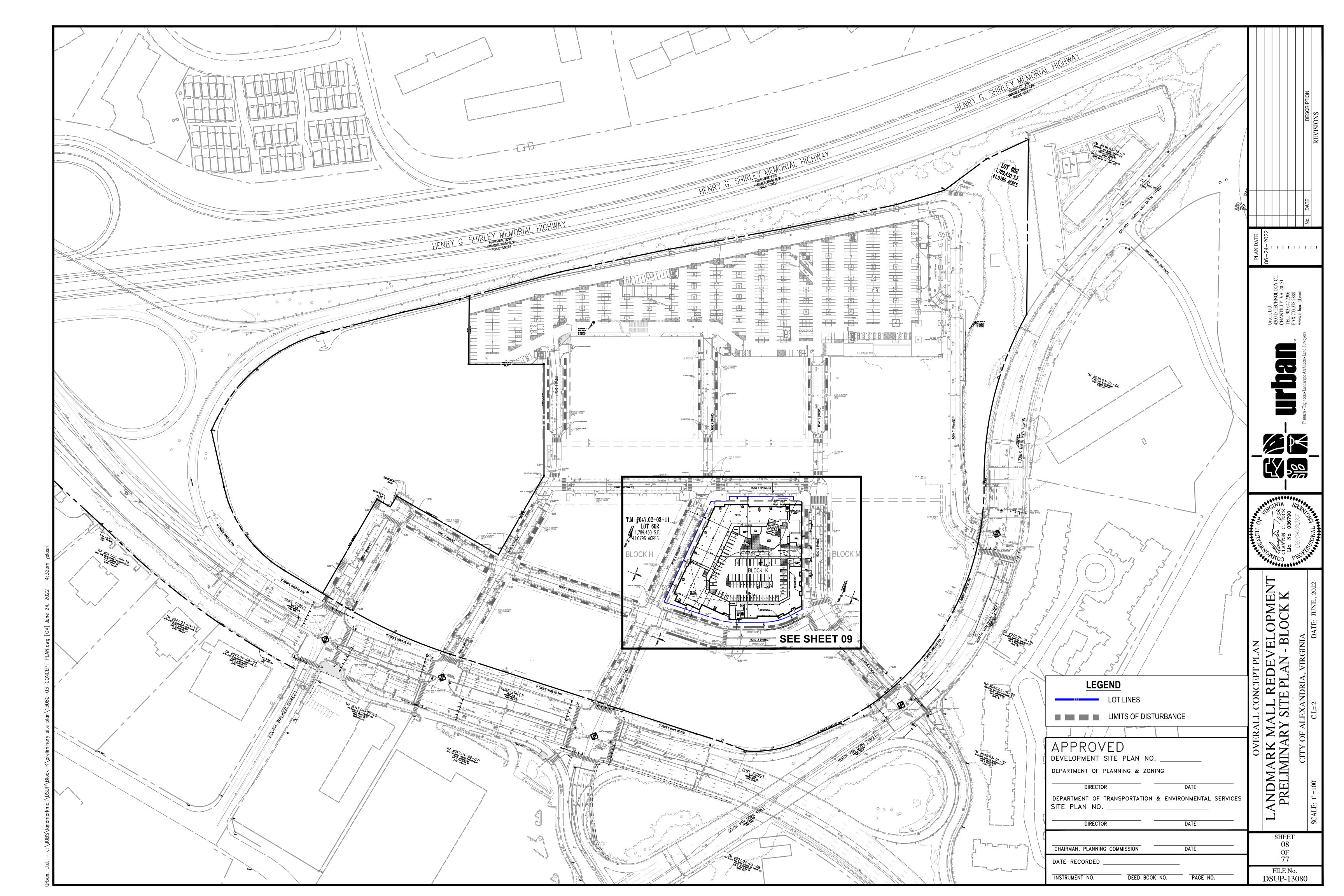
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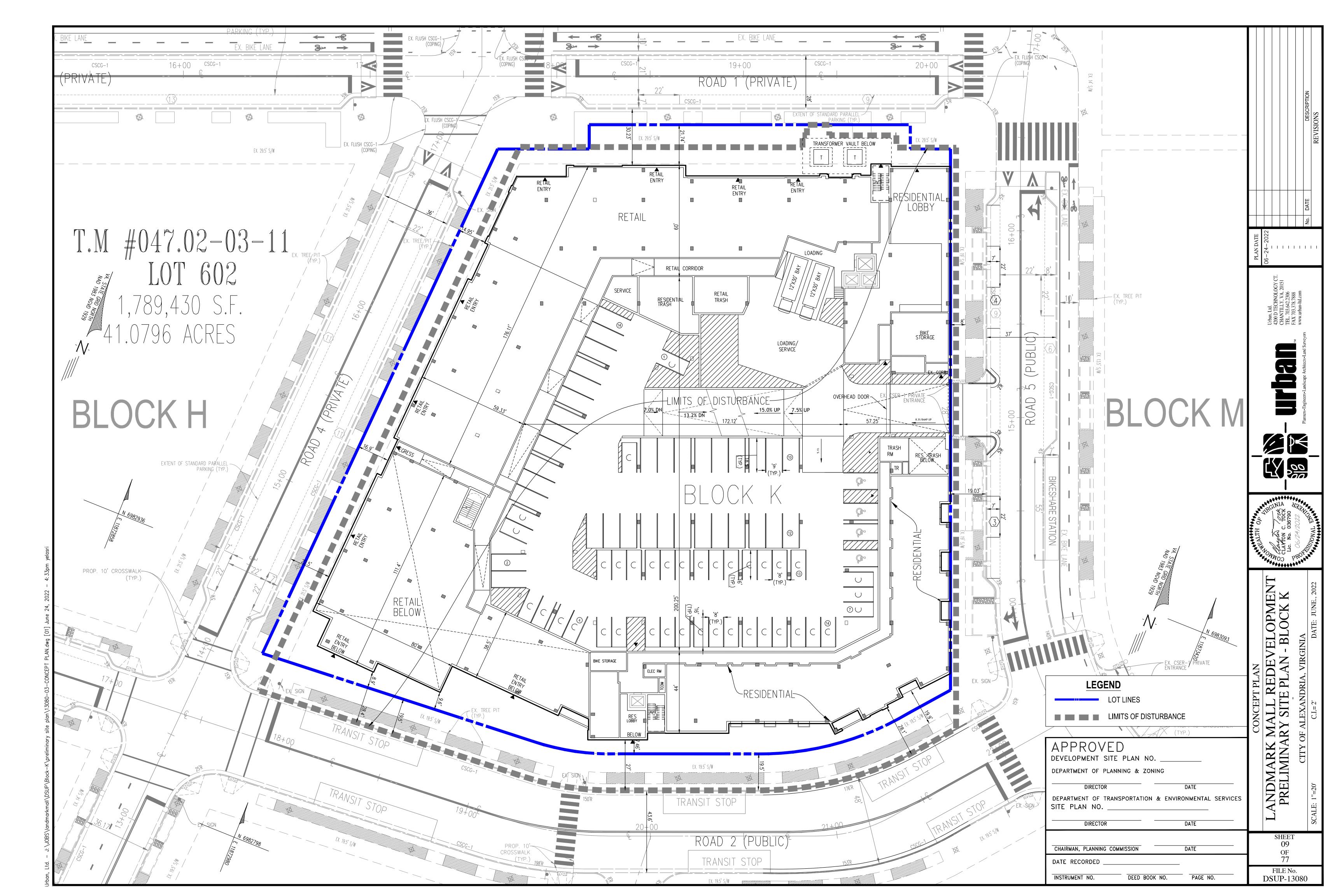


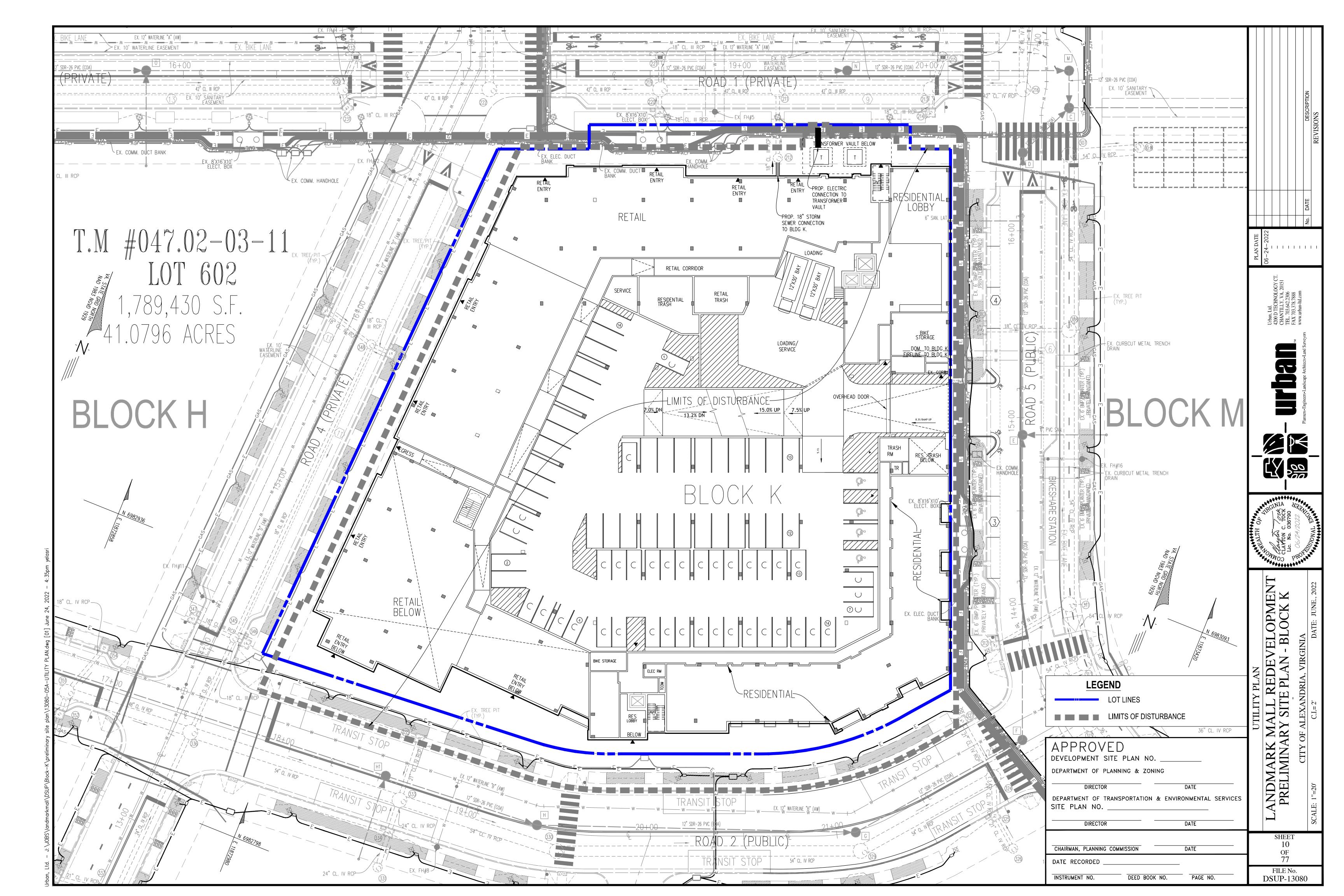


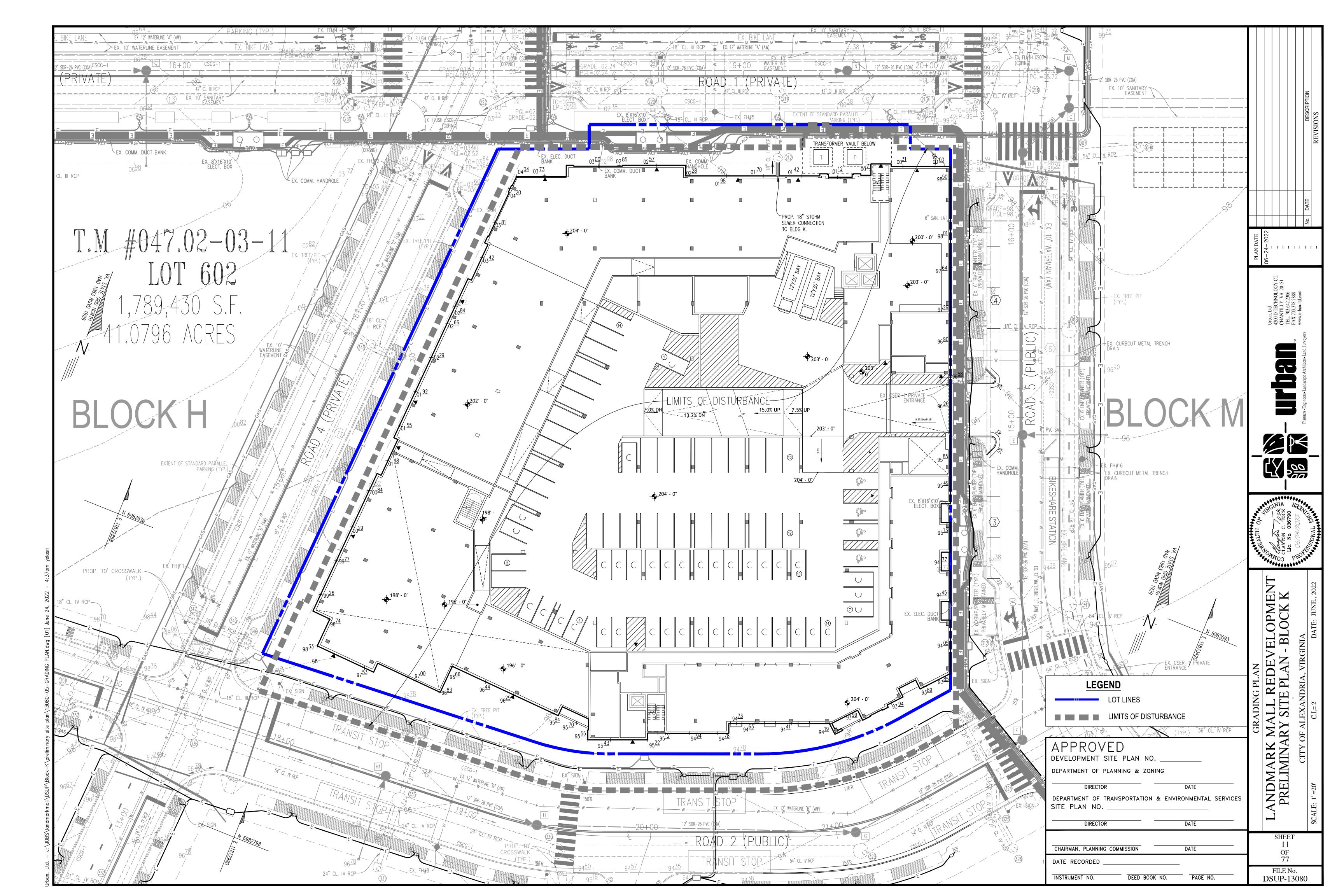


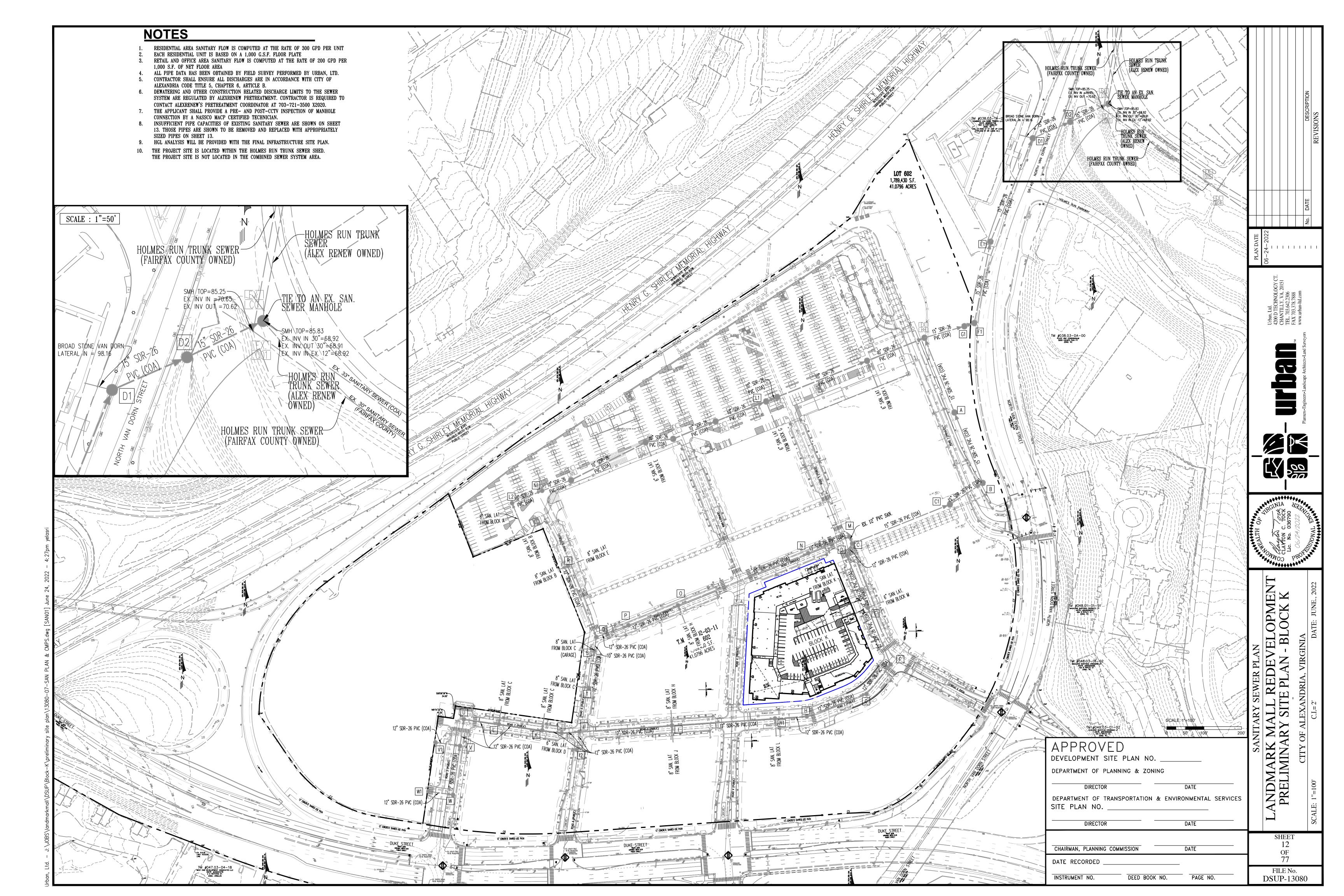












										HEUIAI)		.v sanii	<i>PROPOSEI</i>			Landmark Mal	Project:
	BLOCKS TO	Pipe Material	Pipe Coefficient	Capacity q/Q	VEL.	Capacity O	Dia.	Slope	Length	Elevation Lower	Invert E Upper	FLOW	FLOW	INCR q	PEAK T FACTOR	L SFA/SFD HOTEL DWELLINGS 130 GPD/UNIT	OFFICE/RETAIL 200 GDP/	RESIDENTIAL 300 GPD/UNIT	To Point	From Point
Remarks	STR	materia.		%	F.P.S.	MGD	IN.	%	FT.	End	End	C.F.S.	MGD	MGD	17.0.0.	350 GPD/UNIT	1000 SF	000 01 27 01 111		
33.33% Flow from Block		PVC	0.010	4.49	3.33	3.36	12	1.25%	66.50	195.04	195.87	0.23	0.15	0.15	4.0		188489		W	W1
		PVC	0.010	4.49	3.33	3.36	12	1.25%	132.42	193.28	194.94	0.23	0.15	0.00	4.0				V	W
		PVC	0.010	8.99	4.08	3.36	12	1.25%	72.26	192.28	193.18	0.47	0.30	0.15	4.0		-		U	V
Flow from Block C		PVC PVC	0.010	8.99 9.68	4.08 4.22	3.36 3.36	12 12	1.25% 1.25%	94.64 117.14	191.00 189.43	192.18 190.90	0.47 0.50	0.30	0.00	4.0		_		K	U I
Flow from Block C		PVC	0.010	10.36	4.23	3.36	12	1.25%	52.56	188.68	189.33	0.54	0.35	0.02	4.0		-		J	<u> </u>
		PVC	0.010	10.36	4.23	3.36	12	1.25%	47.70	187.98	188.58	0.54	0.35	0.00	4.0				11	J
Flow from Block D Flow from Block J		PVC	0.010	22.34	5.32	3.36	12	1.25%	248.57	184.77	187.88	1.16	0.75	0.40	4.0				l	<u> </u>
50% Flow from Block H		PVC	0.010	38.74	6.20	3.36	12	1.25%	276.69	181.21	184.67	2.01	1.30	0.55	4.0				H1	l
Flow from Block L		PVC	0.010	48.30	6.55	3.36	12	1.25%	85.17	180.05	181.11	2.51	1.62	0.32	4.0				Н	H1
		PVC	0.010	54.00	6.03	3.00	12	1.00%	170.85	178.24	179.95	2.51	1.62	0.00	4.0				G	Н
		PVC	0.010	54.00	6.03	3.00	12	1.00%	102.02	177.12	178.14	2.51	1.62	0.00	4.0	+ +			F	G F
Flow from Block M		PVC	0.010	54.00	6.03	3.00	12	1.00%	163.39	175.39	177.02	2.51	1.62	0.00	4.0				E	<u> </u>
Flow from Block K		PVC	0.010	76.34	3.82	3.00	12	1.00%	151.17	173.78	175.29	3.55	2.29	0.67	4.0				D	E
		PVC	0.010	76.34	3.82	3.00	12	1.00%	34.58	173.33	173.68	3.55	2.29	0.00	4.0				C	D
Flows from SSMH M & D		PVC	0.010	50.15	6.86	5.44	15	1.00%	283.19	170.40	173.23	4.22	2.73	0.44	4.0	+ +			C1	C
		PVC PVC	0.010	50.15 50.15	6.86 6.86	5.44 5.44	15 15	1.00% 1.00%	103.81 203.40	164.86 162.73	165.90 164.76	4.22 4.22	2.73	0.00	4.0	+ +			B A	C1 B
		PVC	0.010	50.15	6.86	5.44	15	1.00%	215.56	160.47	162.63	4.22	2.73	0.00	4.0				EX.HH	A
									T T				T							
33.33% Flow from Block		PVC	0.010	5.02	3.09	3.00	12	1.00%	66.50	193.38	194.05	0.23	0.15	0.15	4.0		188489		V	V1
32.85% Flow from Block		PVC	0.010	1.26	2.83	1.84	8	3.25%	45.00	191.10	192.56	0.04	0.02	0.02	4.0		28936		L	CO5
										1			1		1					
32.85% Flow from Block		PVC	0.010	1.26	2.83	1.84	8	3.25%	45.00	189.53	191.00	0.04	0.02	0.02	4.0		28936		K	CO4
		PVC	0.010	53.78	5.98	0.75	6	2.50%	25.00	189.40	190.03	0.62	0.40	0.40	4.0			335	12	CO11
		PVC	0.010	8.47	5.71	4.75	12	2.50%	48.93	188.08	189.30	0.62	0.40	0.00	4.0				11	12
		1			1	1				T		Γ	T							
		PVC	0.010	43.29	5.66	0.75	6	2.50%	50.00	184.87	186.12	0.50	0.32	0.32	4.0		52000	235		CO7
50% Flow from Block H		PVC	0.010	30.34	5.22	0.75	6	2.50%	50.00	184.87	186.12	0.35	0.23	0.23	4.0		21000	175	0	CO3
										1			1							
		PVC	0.010	42.91	5.61	0.75	6	2.50%	50.00	181.31	182.56	0.50	0.32	0.32	4.0		11000	260	H1	CO8
		PVC	0.010	32.11	5.23	0.75	6	2.50%	50.00	175.49	176.74	0.37	0.24	0.24	4.0			200	Е	CO9
			1							1			1							
		PVC	0.010	63.18	5.67	0.68	6	2.08%	39.66	174.40	175.22	0.67	0.43	0.43	4.0		30000	339	D	CO6
50% Flow from Block E		PVC	0.010	10.61	4.27	1.47	8	2.08%	25.44	195.11	195.64	0.24	0.16	0.16	4.0		65749	86	R	CO16
			1		-					T			1		T					
36.09% Flow from Block		PVC	0.010	2.11	2.58	1.47	8	2.08%	44.57	195.11	196.03	0.05	0.03	0.03	4.0		38703		R	CO10
Flow from Block B																				_
50% Flow from Block E Flow from Block C		PVC	0.010	4.40 4.97	4.21	4.25	12 12	2.00%	204.83 91.68	190.91 188.98	195.01 190.81	0.29	0.19	0.19	4.0				Q	R
Flow Holli Block C		PVC PVC	0.010	4.97 4.97	4.32 4.32	4.25 4.25	12	2.00%	143.07	186.01	188.88	0.33	0.21	0.02	4.0				0	Q
50% Flow from Block H		PVC	0.010	10.31	5.40	4.25	12	2.00%	375.50	178.40	185.91	0.68	0.44	0.23	4.0				N	0
		PVC	0.010	10.31	5.40	4.25	12	2.00%	118.87	175.93	178.30	0.68	0.44	0.00	4.0				M	N
		PVC	0.010	10.31	5.40	4.25	12	2.00%	19.86	175.43	175.83	0.68	0.44	0.00	4.0				С	M
00.050/		D) (0	0.040	4.00	0.00	1.04		0.050/	50.70	405.70	107.01	0.04	0.00	1 000	1.0		00000		_	
32.85% gpd from Block (PVC PVC	0.010 0.010	1.26 0.70	2.83 2.52	1.84 3.33	8 10	3.25% 3.25%	58.78 100.23	195.70 192.34	197.61 195.60	0.04 0.04	0.02	0.02	4.0		28936		S	CO2
.45% gpd from Block C Ga		PVC	0.010	0.73	2.63	3.33	10	3.25%	37.87	191.01	192.24	0.04	0.02	0.00	4.0		1277		Q	 S
									1 31131	1									-	-
50% Flow from Block H		PVC	0.010	30.34	5.22	0.75	6	2.50%	50.00	186.11	187.36	0.35	0.23	0.23	4.0		21000	175	1	CO1
		PVC	0.010	18.65	6.32	2.92	10	2.50%	50.00	176.03	177.28	0.84	0.54	0.54	4.0		95433	390	EX.II	CO14
		1 10	0.010	10.00	0.02	2.02	10	2.0070	00.00	170.00	177.20	0.04	1 0.04	1 0.04	1.0		00-100	000		0014
50% Flow from Block E		PVC	0.010	7.79	4.68	2.00	6	2.50%	38.79	94.45	95.42	0.24	0.16	0.16	4.0		65749	86	EX.MM	CO12
		PVC	0.010	13.32	5.43	2.00	6	2.50%	75.43	69.97	71.85	0.41	0.27	0.27	4.0			222	L1	CO13
		PVC	0.010	13.32	5.43	2.00	0	2.50%	/5.43	69.97	/ 1.00	0.41	0.27	0.27	4.0			222	LI	CO 13
63.91% gpd from Block E 33.33% gpd from Block /		PVC	0.010	10.28	2.42	2.00	10	1.00%	91.84	110.78	111.70	0.32	0.21	0.21	4.0		257082		12	CO15
55.5570 gpd IIOIII BIOCK /		PVC	0.010 0.010	10.28	3.43 3.43	2.00	10 10	1.00%	91.84 87.06	109.81	110.68	0.32 0.32	0.21	0.21	4.0	+	201002		L2 N1	L2
		PVC	0.010	10.28	3.43	2.00	10	1.00%	82.58	117.49	118.32	0.32	0.21	0.00	4.0				EX.NN	N1
		PVC	0.010	11.14	3.43	1.85	10	1.00%	223.82	115.15	117.39	0.32	0.21	0.00	4.0				EX.MM	EX.NN
50% Flow from Block E		PVC	0.010	17.51	4.40	2.06	10	1.25%	74.55	114.19	115.12	0.56	0.36	0.16	4.0	1			EX.LL	EX.MM
		PVC	0.010	17.51	4.40	2.06	10	1.25%	122.64	112.43	113.96	0.56	0.36	0.00	4.0	+ + +			EX.KK	EX.LL
4000/ =: -		PVC	0.010	17.51	4.40	2.06	10	1.25%	145.48	110.57	112.39	0.56	0.36	0.00	4.0	+ + +			L1	EX.KK
100% Flow from Block G		PVC	0.010	27.77	5.51	2.26	10	1.50%	31.95	110.01	110.49	0.97	0.63	0.27	4.0	+ +			EX.JJ	L1
		PVC PVC	0.010 0.010	31.39 8.79	6.14 10.36	2.00 13.33	10 15	2.05% 6.00%	259.55 165.68	104.39 94.35	109.71 104.29	0.97 1.81	0.63 1.17	0.00	4.0	+ +			EX.II EX.HH	EX.JJ EX.II
00% Flow from Landmark		PVC	0.010	22.67	17.55	17.21	15	10.00%	165.68	94.35 83.19	94.32	6.04	3.90	2.73	4.0	+ +			G1	EX.II EX.HH
20.0		PVC	0.010	22.67	17.55	17.21	15	10.00%	21.12	80.85	82.96	6.04	3.90	0.00	4.0				F1	G1
		PVC	0.010	22.67	17.55	17.21	15	10.00%	222.04	111.12	133.32	6.04	3.90	0.00	4.0				E1	F1
		PVC	0.010	22.67	17.55	17.21	15	10.00%	299.31	81.11	111.04	6.04	3.90	0.00	4.0				D1	E1
								10.000/	109.44	69.87	80.81	6.38	4.12	0.00	1 4 2			184	D2	D1
00% Flow from Broadstone		PVC PVC	0.010 0.010	23.95 87.46	17.82 3.84	17.21 4.71	15 15	10.00% 0.75%	112.78	68.92	69.77	6.38	4.12	0.22	4.0	+ +			EX.CC	D1

		AD	EQUA	TE OUTFALL	ANALY	'SIS							
Dia	cks	Office Sanitary Flow	Office	Datail Canitan, Flave	Dotoil C C F	MELL Conitons Flows	MFH Units	Total Proposed					
ВІО	CKS	Office Sanitary Flow	G.S.F	Retail Sanitary Flow	Retail G.S.F	MFH Sanitary Flow	IVIFH Units	Sanitary Flow (GPD)					
HOSPITAL	Α	200GPD/1,000 S.F.	565,525	200GPD/1,000 S.F.		300GPD/UNIT	-	113,105					
CAMPUS	В	200GPD/1,000 S.F.	107,239	200GPD/1,000 S.F.	-	300GPD/UNIT	-	21,448					
CAIVIPUS	С	200GPD/1,000 S.F.	88,085	200GPD/1,000 S.F.	-	300GPD/UNIT	-	17,617					
То	tal		760,849		-		-	152,170					
				TOTAL FLO	W FROM HO	SPITAL CAMPUS (MGE))	0.61				S	
	D	200GPD/1,000 S.F.	_	200GPD/1,000 S.F.	_	300GPD/UNIT	335	100,500				DESCRIPTION	
	E	200GPD/1,000 S.F.	131,497	200GPD/1,000 S.F.	_	300GPD/UNIT	172	77,899					S
	G	200GPD/1,000 S.F.		200GPD/1,000 S.F.	_	300GPD/UNIT	222	66,600					0
	H	200GPD/1,000 S.F.	_	200GPD/1,000 S.F.	42,000	300GPD/UNIT	350	113,400					ISI
	I	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	· · · · · · · · · · · · · · · · · · ·	300GPD/UNIT	390	136,087					REVISIONS
LANDMARK	J	200GPD/1,000 S.F.	52000			300GPD/UNIT	235	80,900					R
	K	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	30,000	300GPD/UNIT	339	107,700					
	L	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	11,000	300GPD/UNIT	260	80,200					
	М	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	200	60,000					
Total			183,497		178,433		2,503	823,286				+	
				TOTAL FLOW F	ROM LANDI	MARK MALL BLOCKS (N	ИGD)	3.29				DATE	
EX. BUILDING	MULTI-FAMILY USE	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	184	55,200.00		1		No.	
	1			TOTAL	LOW FROM	BROADSTONE APPT	•	0.22	DATE - 2022]] 			
TOTAL FLOW GOING TO EX. CC (MGD) 4.12										. 	1 1 1	1 1	I

	Lan	dmark N	1all Breakdow	n by Manl	hole
	Block	Lateral #	Lateral Tie In Location	% of Block Flow	MH Flow Enters in Sanitary Computations
		1	SMH W1	33.33%	W
	Α [2	SMH V1	33.33%	V
		3	CO15	33.34%	L2
HOSPITAL	В	1	CO10	36.09%	R
CAMPUS	_ B [2	CO15	63.91%	L2
CAIVIPUS		1	CO5	32.85%	L
	c [2	CO4	32.85%	K
		3	CO2	32.85%	Т
	(Garage)	1	SMH S	1.45%	S
	· · · · · ·		1		
	D	1	CO11	100%	12
	E	1	CO16	50%	R
	_	2	CO12	50%	EX. MM
	G	1	CO13	100%	EX. JJ
ANDMARK		1	CO1	50%	l
MALL	''	2	CO3	50%	0
IVIALL	I	1	CO14	100%	EX. II
	J	1	CO7	100%	I
	К	1	CO6	100%	D
	L	1	CO8	100%	H1
	М	1	CO9	100%	E

SANITARY SEWER ADEQUATE OUTFALL NARRATIVE:

THE PROPOSED BUILDING 6" LATERAL CONNECTS TO AN EXISTING 12" PIPE THAT RUNS BETWEEN M.H. "E" AND "D" AND. THE OVERALL DEVELOPMENT CONNECTS TO AN EXISTING M.H. "CC". APPROXIMATELY 1873 FEET FROM THE PROPOSED CONNECTION MARKS THE END OF THE ANALYSIS IN ACCORDANCE WITH SECTION MEMORADUM TO INDUSTRY NO. 06-14 AS THE LINE THEN CONNECTS WITH AN EXISTING 33" LINE. THE PROPOSED SITE, BLOCK KI, WILL UTILIZE EXISTING PIPE BETWEEN SMH E AND D AS A CONNECTION POINT TO THE SANITARY SYSTEM AS SHOWN ON SHEET 13. A TOTAL OF 339 M.F.H UNITS AND 30,000 RETAIL G.S.F HAVE BEEN INCLUDED.

> NOTE: WHERE VELOCITIES IN SANITARY SEWER PIPES EXCEED THE MAXIMUM ALLOWABLE VELOCITY OF 10 FT/S, SPECIAL PROVISIONS SHALL BE MADE TO RESTRAIN THE PIPE TO PROTECT AGAINST DISPLACEMENT BY EROSION.

APPROVED	
EVELOPMENT SITE PLAN NO	•
EPARTMENT OF PLANNING & ZON	ING
DIRECTOR	DATE
EPARTMENT OF TRANSPORTATION	& ENVIRONMENTAL
TE PLAN NO	
DIRECTOR	DATE

SHEET 13 OF 77

FILE No. DSUP-13080

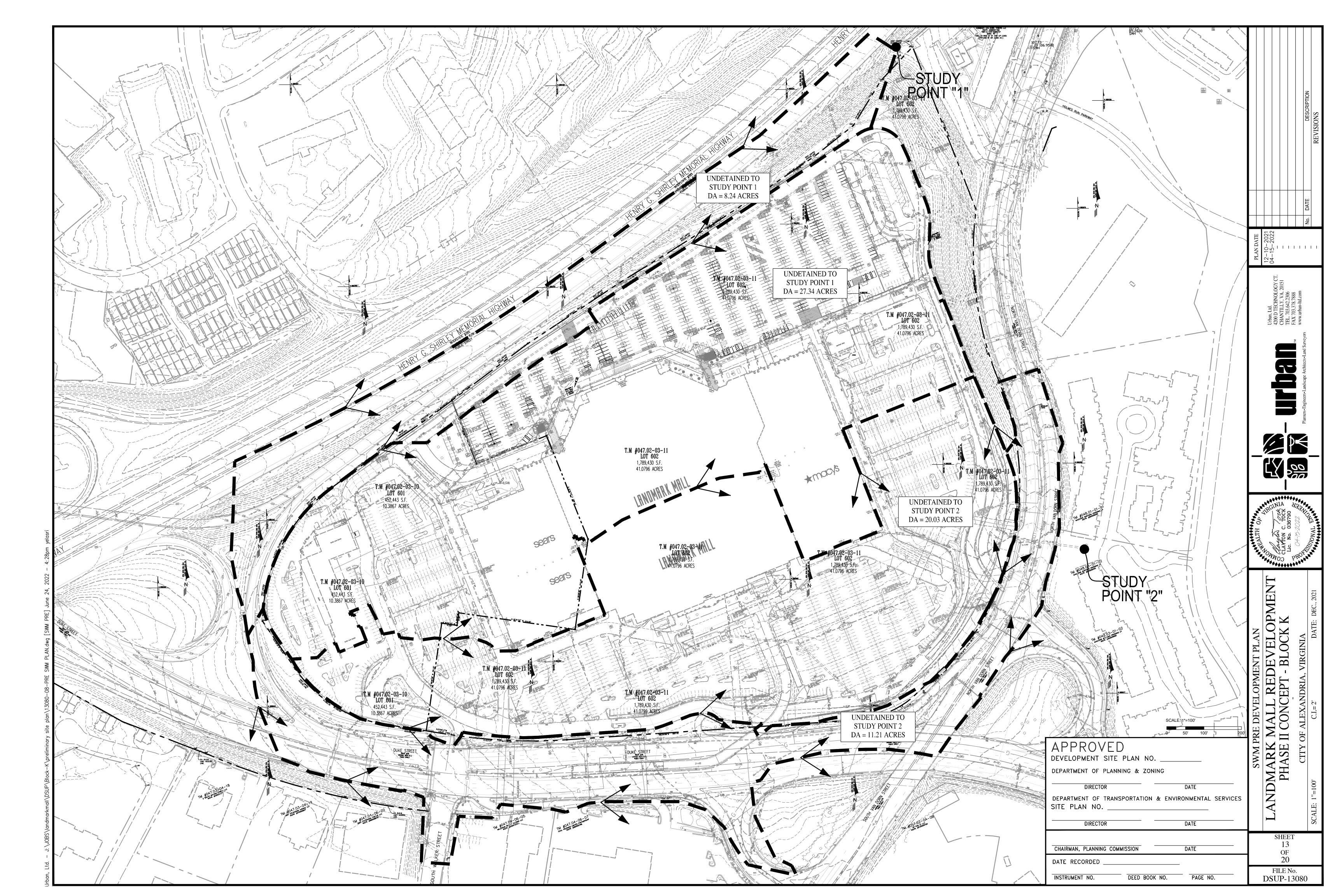
NDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - BLOCK K

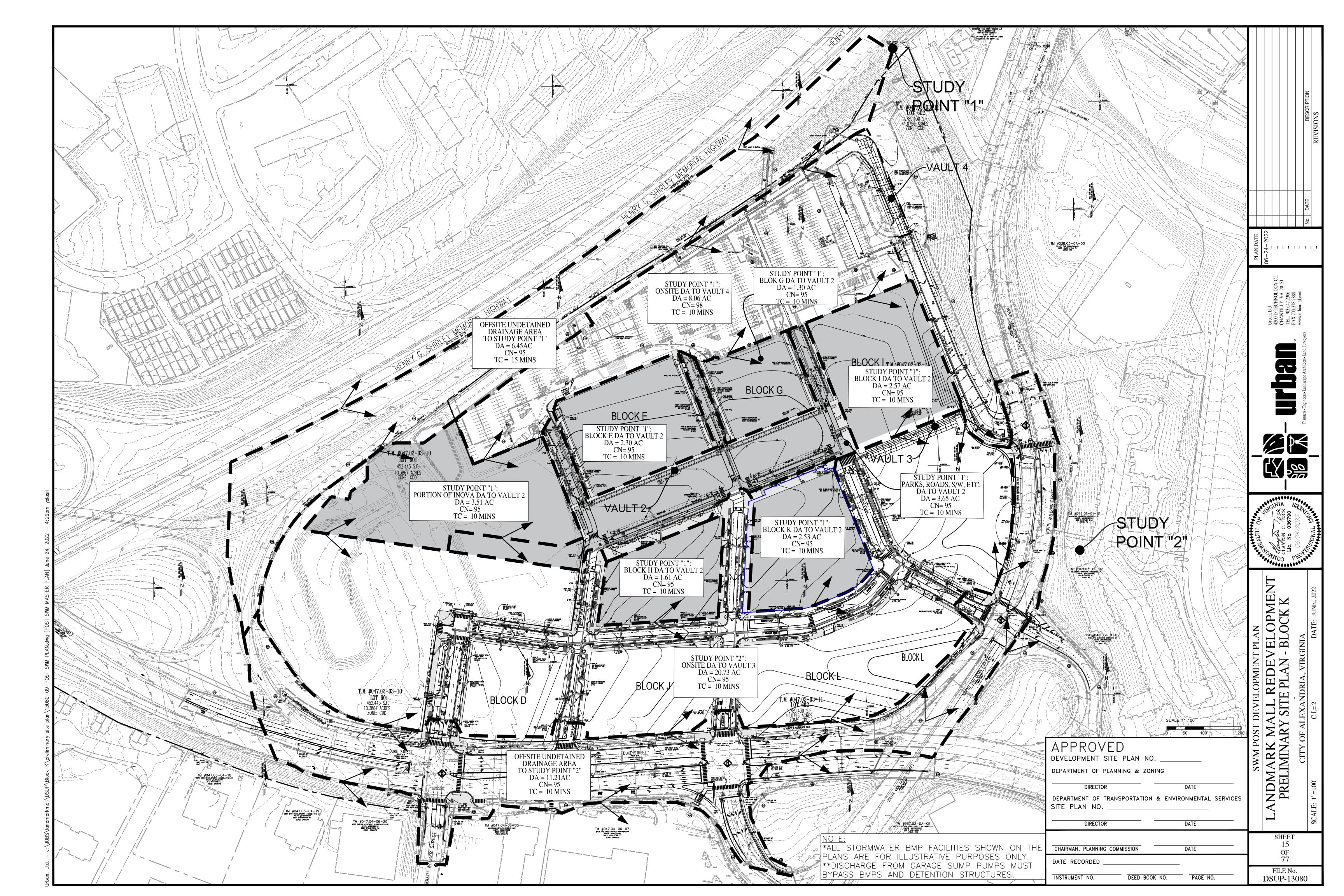
INSTRUMENT NO.

SERVICES

CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED

DEED BOOK NO. PAGE NO.





SWM PRE - Study Point "1"

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 40.78% Pervious Area 59.22% Impervious Area

Time of Concentration Calculations

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

1 Year Flow Calculations

Runoff = 16.03 cfs@ 12.15 hrs, Volume= 50,067 cf, Depth>1.67"

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 = 20.03 cfs@ 12.15 hrs, Volume= 63,254 cf, Depth>2.11"

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 = 32.58 cfs@ 12.15 hrs, Volume= 117,174 cf, Depth>3.92"

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"

SWM PRE Onsite UNDETAINED Runoff Calculations

Curve Number Calculations

Area (ac) CN Description

11.210 98 Paved parking, HSG D 16.130 80 >75% Grass cover, Good, HSG D

27.340 87 Weighted Average 16.130 59.00% Pervious Area 11.210 41.00% Impervious Area

Time of Concentration Calculations

Direct Entry,

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

1 Year Flow Calculations

Runoff = 52.17 cfs@ 12.09 hrs, Volume= 136,159 cf, Depth>1.37"

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 = 67.33 cfs@ 12.09 hrs, Volume= 176,935 cf, Depth>1.78"

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 = 116.25 cfs@ 12.09 hrs, Volume= 348,346 cf, Depth>3.51"

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"

STUDY POINT 1 SWM PRE FLOWS

1 Year Flow Calculations

Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow Depth >1.44" for 1-yr event Inflow = 66.27 cfs @ 12.10 hrs, Volume= 186,226 cf Primary = 66.27 cfs @ 12.10 hrs, Volume= 186,226 cf , Atten= 0,%Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

2 Year Flow Calculations

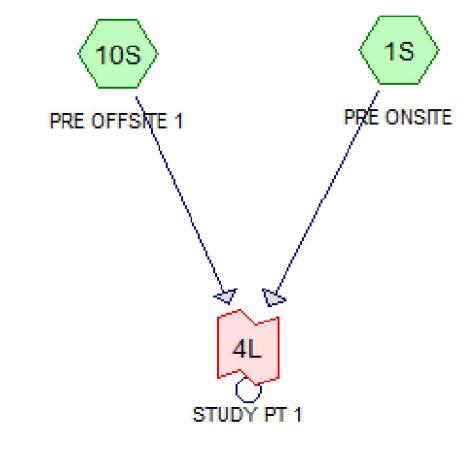
Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow Depth >1.86" for 2-yr event Inflow = 84.95 cfs @ 12.10 hrs, Volume= 240,188 cf

Primary = 84.95 cfs @ 12.10 hrs, Volume= 240,188 cf, Atten= 0,%Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

10 Year Flow Calculations

Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow Depth > 3.60" for 10-yr event Inflow = 145.10 cfs @ 12.10 hrs, Volume= 465,520 cf
Primary = 145.10 cfs @ 12.10 hrs, Volume= 465,520 cf, Atten= 0% Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

PRE-DEVELOPMENT HYDROCAD MODEL - Study Point "1"



APPROVED DEVELOPMENT SITE PLAN NO. DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR CHAIRMAN, PLANNING COMMISSION

DEED BOOK NO.

DATE RECORDED

INSTRUMENT NO.

OF

COMPS & NARRATIVE
MALL REDEVELOPME
CONCEPT - BLOCK K

FILE No. DSUP-13080

Area (ac) CN Description

6.449 95 Urban commercial, 85% imp, HSG D 15.00% Pervious Area 5.482 85.00% 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 = 14.72 cfs@ 12.15 hrs. Volume= 47.538 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"

2 Year Flow Calculations

Runoff = 17.82 cfs@ 12.15 hrs, Volume= 58,407 cf, Depth>2.49"

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 = 27.18 cfs@ 12.15 hrs, Volume= 101,915 cf, Depth>4.35"

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"

SWM POST Block I DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

Area (ac) CN Description

2.570 95 Urban commercial, 85% imp, HSG D 15.00% Pervious Area 85.00% Impervious Area

Time of Concentration Calculations

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

1 Year Flow Calculations

Runoff = 6.98 cfs@ 12.08 hrs, Volume= 18,970 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"

2 Year Flow Calculations

Runoff = 8.43 cfs@ 12.08 hrs, Volume= 23,306 cf, Depth>2.50"

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 = 12.70 cfs@ 12.08 hrs, Volume= 40,668 cf, Depth>4.36"

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"

SWM POST Block G DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

Area (ac) CN Description 1.295 95 Urban commercial, 85% imp, HSG D

15.00% Pervious Area 85.00% Impervious Area

Time of Concentration Calculations

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

1 Year Flow Calculations

= 3.52 cfs@ 12.08 hrs , Volume= 9,559 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"

2 Year Flow Calculations

Runoff = 4.25 cfs@ 12.08 hrs , Volume= 11,744 cf, Depth>2.50"

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 = 6.40 cfs@ 12.08 hrs , Volume= 20,492 cf, Depth>4.36"

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"

SWM POST Block E DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

Area (ac) CN Description

2.300 95 Urban commercial, 85% imp, HSG D

15.00% Pervious Area 85.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description

(min) (feet) (ft/ft) (ft/sec) (cfs) Direct Entry,

Runoff = 6.25 cfs @ 12.08 hrs, Volume= 16,977 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"

1 Year Flow Calculations

2 Year Flow Calculations

Runoff = 7.54 cfs@ 12.08 hrs, Volume= 20,858 cf, Depth>2.50"

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-vr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 11.36 cfs@ 12.08 hrs, Volume= 36,395 cf, Depth>4.36"

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"

SWM 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 15.00% Pervious Area

85.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description

Direct Entry,

(min) (feet) (ft/ft) (ft/sec) (cfs) 10.0

1 Year Flow Calculations

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-vr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 11.51 cfs @ 12.08 hrs, Volume= 31,831 cf, Depth>2.50"

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 = 17.34 cfs @ 12.08 hrs, Volume= 55,542 cf, Depth>4.36"

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"

SWM POST Block H DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

Area (ac) CN Description

10.0

1.610 95 Urban commercial, 85% imp, HSG D

15.00% Pervious Area 85.00% 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

4.37 cfs@ 12.08 hrs, Volume= 11,884 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"

2 Year Flow Calculations

14,600 cf, Depth>2.50" 5.28 cfs@ 12.08 hrs, Volume=

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 = 7.95 cfs@ 12.08 hrs, Volume= 25,477 cf, Depth>4.36"

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"

SWM POST Block K DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

Area (ac) CN Description

(min) (feet) (ft/ft) (ft/sec) (cfs)

10.0

2.530 95 Urban commercial, 85% imp, HSG D

15.00% Pervious Area 85.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description

1 Year Flow Calculations

Direct Entry,

6.87 cfs@ 12.08 hrs, Volume= 18,675 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"

2 Year Flow Calculations

22,943 cf, Depth>2.50" 8.30 cfs@ 12.08 hrs, Volume=

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

= 12.50 cfs@ 12.08 hrs, Volume= 40,035 cf, Depth>4.36"

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"

SWM POST Onsite DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

10.0

Area (ac) CN Description 3.645 95 Urban commercial, 85% imp, HSG D

15.00% Pervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description

(min) (feet) (ft/ft) (ft/sec) (cfs)

85.00% Impervious Area

Direct Entry,

1 Year Flow Calculations

9.90 cfs@ 12.08 hrs, Volume= 26,905 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"

2 Year Flow Calculations

Runoff = 11.96 cfs@ 12.08 hrs, Volume= 33,055 cf, Depth>2.50"

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 = 18.01 cfs@ 12.08 hrs, Volume= 57,678 cf, Depth>4.36"

INSTRUMENT NO.

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"

DIRECTOR

DIRECTOR

CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED

APPROVED

DEVELOPMENT SITE PLAN NO. DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.

DEED BOOK NO.

PAGE NO.

17+ OF 20 FILE No.

DSUP-13080

SHEET

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SWM POST Onsite DETAINED (VAULT #4) Runoff Calculations

Curve Number Calculations

100.00% Impervious Area

Area (ac) CN Description 8.060 98 Paved parking, HSG D

Time of Concentration Calculations

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

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=

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"

VAULT #2

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"

STUDY POINT 1 SWM POST FLOWS

1 Year Flow Calculations

Inflow Area = 1,392,570 sf, 88.78% Impervious, Inflow Depth >2.09" for 1-yr event Inflow = 39.40 cfs @ 12.18 hrs, Volume= 242,361 cf Primary = 39.40 cfs @ 12.18 hrs, Volume= 242,361 cf, Atten= 0%, Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

2 Year Flow Calculations

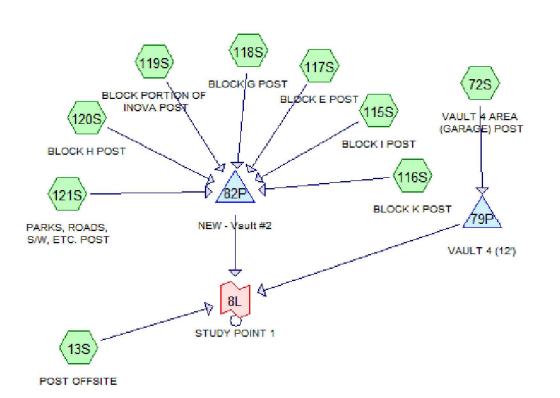
Inflow Area = 1,392,570 sf, 88.78%Impervious, Inflow Depth >2.55" for 2-yr event Inflow = 52.77 cfs @ 12.21 hrs, Volume= 296,122 cf Primary = 52.77 cfs @ 12.21 hrs, Volume= 296,122 cf, Atten= 0%, Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

10 Year Flow Calculations

Inflow Area = 1,392,570 sf, 88.78%Impervious, Inflow Depth >4.39" for 10-yr event Inflow = 118.46 cfs @ 12.15 hrs, Volume= 509,764 cf Primary = 118.46 cfs @ 12.15 hrs, Volume= 509,764 cf Atten= 0%, Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

ENERGY BALANCE METHOD TO STUDY POINT "1"

39.40	_	40.81
Q Developed		I.F x (QPre-Developed x RV Pre-Developed)/RV Developed
1.1. =	0.8	(0.9 for sites less than or equal to one acre)
I.F. =		(0.8 for sites greater than one acre)
RV(Developed)=	5.56	ac-ft
RV(Pre-Developed)=	4.28	ac-ft
Q(Pre-Developed)=	66.27	cfs
Q(Developed)=	39.40	cfs



VAULT #4

1 YEAR EVENT SUMMARY

760,558 sf 85.00%Impervious, Inflow Depth >2.03" for 1-yr event Inflow = 47.42 cfs@ 12.08 hrs, Volume= 128,878 cf

Outflow = 23.00 cfs@ 12.27 hrs, Volume= 127,952 cf, Atten= 52%, Lag= 11.1 min Primary = 23.00 cfs@ 12.27 hrs, Volume= 127,952 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)

Primary OutFlow Max=23.00 cfs @ 12.27 hrsHW=186.20' (Free Discharge)

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 Inflow = 57.27 cfs@ 12.08 hrs , Volume= 158,337 cf

Outflow = 33.40 cfs@ 12.23 hrs, Volume= 157,324 cf, Atten= 42%, Lag= 8.6 min

Primary = 33.40 cfs@ 12.23 hrs , Volume= 157,324 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 \$\frac{1}{2}.5 \text{ 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=Culvert (Passes 33.38 cfs of 256.50 cfs potential flow) 2=Orifice/Grate (Orifice Controls 25.25 cfs @ 12.63 fps)

-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

Inflow = 86.27 cfs @ 12.08 hrs Volume= 276,287 cf

Outflow = 75.01 cfs @ 12.14 hrs Volume= 274,936 cf, Atten= 13%, Lag= 3.5 min Primary = 75.01 cfs @ 12.14 hrs, Volume= 274,936 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

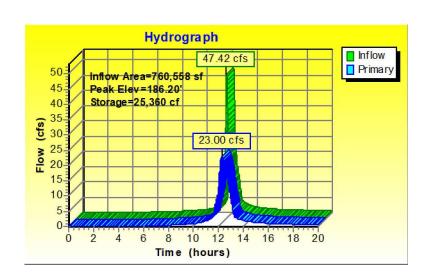
Plug-Flow detention time=12.9 min calculated for 274,798 cf (99% of inflow)

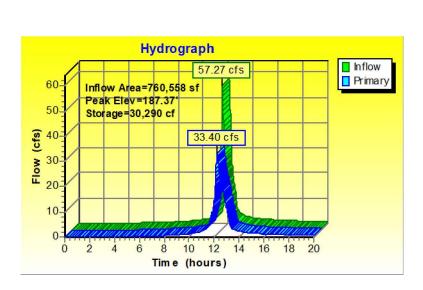
Center-of-Mass det. time=10.7 min (749.4 - 738.7)

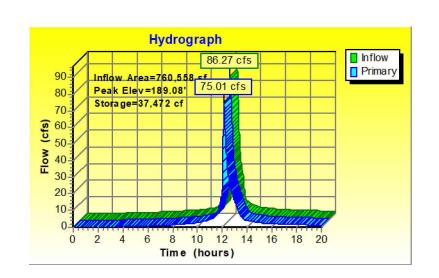
Primary OutFlowMax=74.94 cfs @ 12.14 hrsHW=189.08' (Free Discharge)

2=Orifice/Grate (Orifice Controls 28.22 cfs @ 14.11 fps)

1=Culvert (Passes 74.94 cfs of 299.43 cfs potential flow) —3=Orifice/Grate (Orifice Controls 18.02 cfs @ 7.21 fps) 4=Orifice/Grate (Orifice Controls 28.71 cfs @ 4.20 fps)







1 YEAR EVENT SUMMARY

Inflow Area = 351,094 sf ,100.00%Impervious, Inflow Depth >2.34" for 1-yr event

= 23.76 cfs @ 12.08 hrs, Volume= 68,545 cf 66,871 cf, Atten= 86%, Lag= 35.2 min Outflow = 3.28 cfs @ 12.67 hrs, Volume=

Primary = 3.28 cfs @ 12.67 hrs, Volume=

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, Inflow Depth >2.82" for 2-yr event

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

351,094 sf ,100.00%Impervious, Inflow Depth >4.70" for 10-yr event 40.96 cfs @ 12.08 hrs, Volume= 137,581 cf

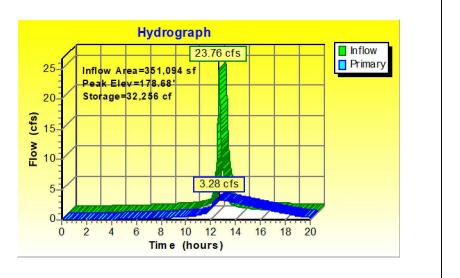
Outflow = 20.39 cfs @ 12.28 hrs, Volume= 132,914 cf, Atten= 50%, Lag= 11.6 min Primary = 20.39 cfs @ 12.28 hrs, Volume= 132,914 cf

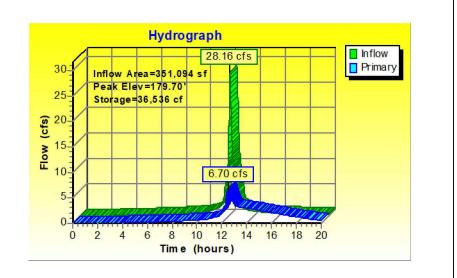
Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 181.84' @ 12.28 hrs Surf.Area= 4,200 sStorage= 45,541 cf

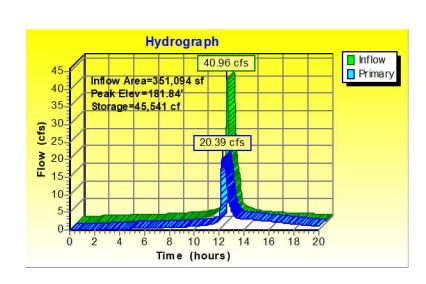
Plug-Flow detention time=88.5 min calculated for 132,914 cf (97% of inflow) Center-of-Mass det. time=73.7 min (792.9 - 719.2)

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 @ 6.15 fps)









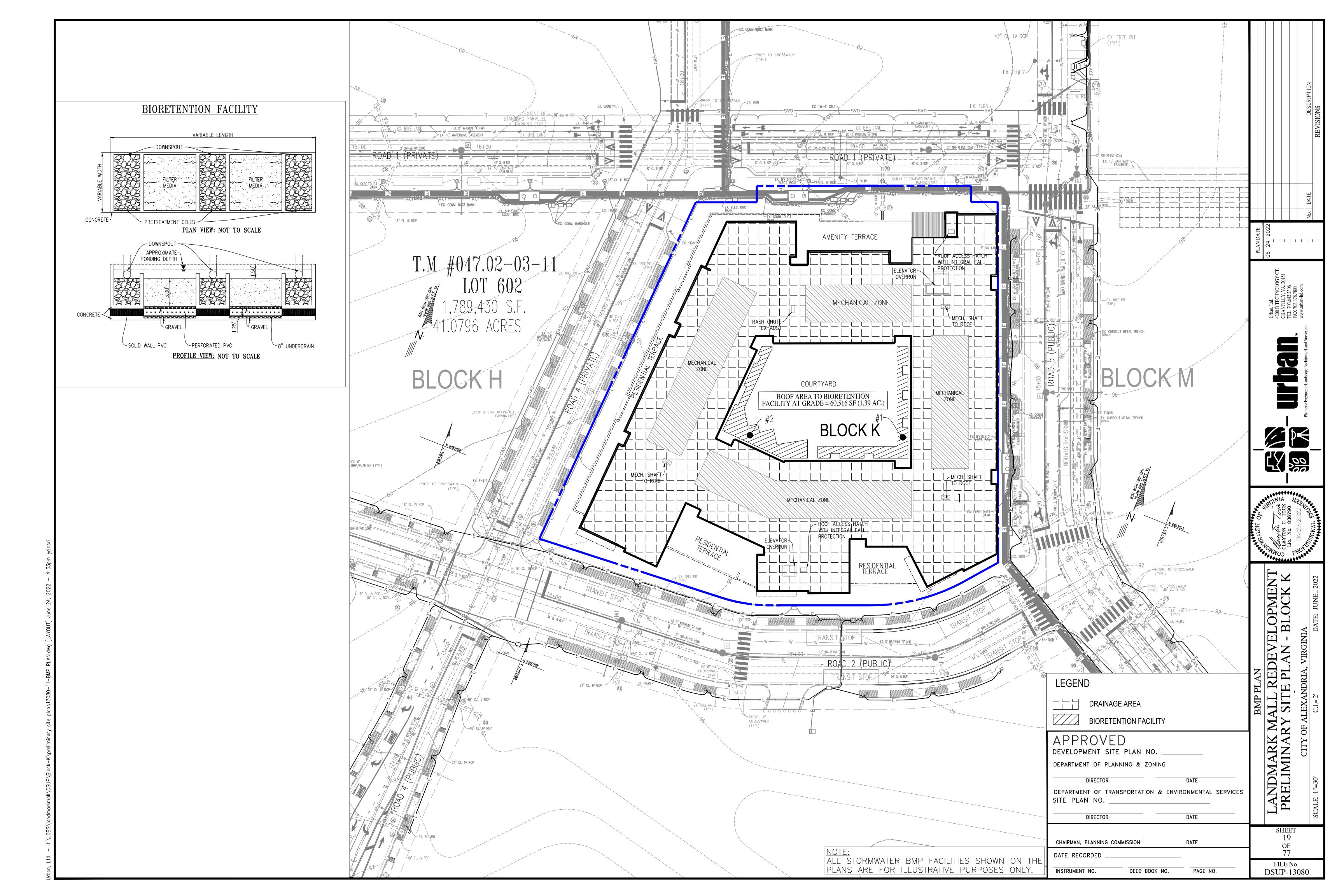
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES DIRECTOR

CHAIRMAN, PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET 18 OF FILE No. DSUP-13080

RL, DEV, BL

REDEPT



Managed Turf Cover

(acres)

Weighted Rv (turf)

% Managed Turf

Impervious Cover

(acres)

Rv(impervious)

% Impervious

Final Site Area (acres)

Final Post Dev Site Rv

Final Post-

Development

Treatment Volume

(acre-ft)

Final Post-

Treatment Volume

(cubic feet)

Final Post-

Development TP

(lb/yr)

Final Post-Developmen

TP Load per acre

(lb/acre/yr)

0.00

0.00

0%

2.36

0.95

100%

0.1868

8,138

5.11

Land Cover Sumi	nary-Pre	
Pre-ReDevelopment	Listed	Adjusted
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.00	0.00
Weighted Rv(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	2.36	2.36
Rv(impervious)	0.95	0.95
% Impervious	100%	100%
Total Site Area (acres)	2.36	2.36
Site Rv	0.95	0.95

Treatment Volume and Nutrient Load							
Pre-ReDevelopment Treatment Volume (acre-ft)	0.1868	0.1868					
Pre-ReDevelopment Treatment Volume (cubic feet)	8,138	8,138					
Pre-ReDevelopment TP Load (lb/yr)	5.11	5.11					
Pre-ReDevel opment TP Load per acre (Ib/acre/yr)	2.17	2.17					
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment pervious land proposed for new impervious	0.97						

¹ Adjusted Land Cover Summary:
Pre ReDevelopment land cover minus pervious land cover (forest/open space or
managed turf) acreage proposed for new impervious cover.
Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus

acreage of new impervious cover).

Column I shows load reduction requriem new development load limit, 0.41 lbs/acre

	Post-Development Requirement for Site Area	
cre/year).		
ment for new impervious cover (based on		

TP Load Reduction Required (lb/yr)

Nitrogen Loads (Informational Purposes Only)
--

Pre-ReDevelopment TN Load (Ib/yr)	36.58	
--------------------------------------	-------	--

Final Post-Development TN Load		
(Post-ReDevelopment & New	36.58	
Impervious) (lb/yr)		

Managed Turf Cover

(acres)

Weighted Rv (turf)

% Managed Turf

ReDev. Impervious

Cover (acres)

Rv(impervious)

% Impervious

Total ReDev. Site Area

ReDev Site Rv

Post-ReDevelopment

(acre-ft)

Post-ReDevelopment

Treatment Volume

(cubic feet)

Post-ReDevelopment

Load (TP)

Post-ReDevelopment TP

Load per acre

(lb/acre/yr)

Max. Reduction Requir (Below Pre-

ReDevelopment Load)

TP Load Reduction

Required for

Redeveloped Area

Treatment Volume

Treatment Volume and Nutrient Load

0.00

0.00

0%

2.36

0.95

0.1868

8,138

5.11

2.17

New Impervious Cover

(acres)

Rv(impervious)

Post-Development

Treatment Volume

(acre-ft)

Post-Development

Treatment Volume

(cubic feet)

Post-Development TP

Load (lb/yr)

TP Load Reduction

Required for New

Impervious Area

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 (lb)	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)

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.	OK.	OK.	

Site Treatment Volume (ft³) 8,138

Runoff Reduction Volume and TP By Drainage Area

	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 (lb/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) 0.00

Total Phosphorus

		_
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)		
TP LOAD REDUCTION REQUIRED (lb/yr)		2.00
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.71	
TP LOAD REMAINING (lb/yr):	2.41	

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): ** TARGET TP REDUCTION EXCEEDED BY 1.68-LB/YEAR ** 0.71 LB/YEAR

Total Nitrogen (For Information Purposes)

Total Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	36.58
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	16.78

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 #
DECIMAL DEGREE LATITUDE	38.8158	38.8157
DECIMAL DEGREES LONGITUDE	-77.1302	-77.1306

"FOR INFORMATION ONLY"

ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APPROVED DEVELOPMENT SITE PLAN NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. 20 CHAIRMAN, PLANNING COMMISSION DATE OF DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO. DSUP-13080

BMP COMPS & NAR
LANDMARK MALL REF
PRELIMINARY SITE PL SHEET

FILE No.

LOPMEN

ALL STORMWATER BMP FACILITIES AND COMPUTATIONS SHOWN

PROPOSED BMP COMPUTATIONS

Project Description

Development or 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:**

yes no

Project is within which watershed?

HOLMES RUN WATERSHED

Project discharges to which body of water? ___ HOLMES RUN

PROPOSED WQV TREATMENT:

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

= 102,801.6 SF X (0.5 IN/12 IN/FT) = 4,283.4 CF SITE WQV REQUIRED

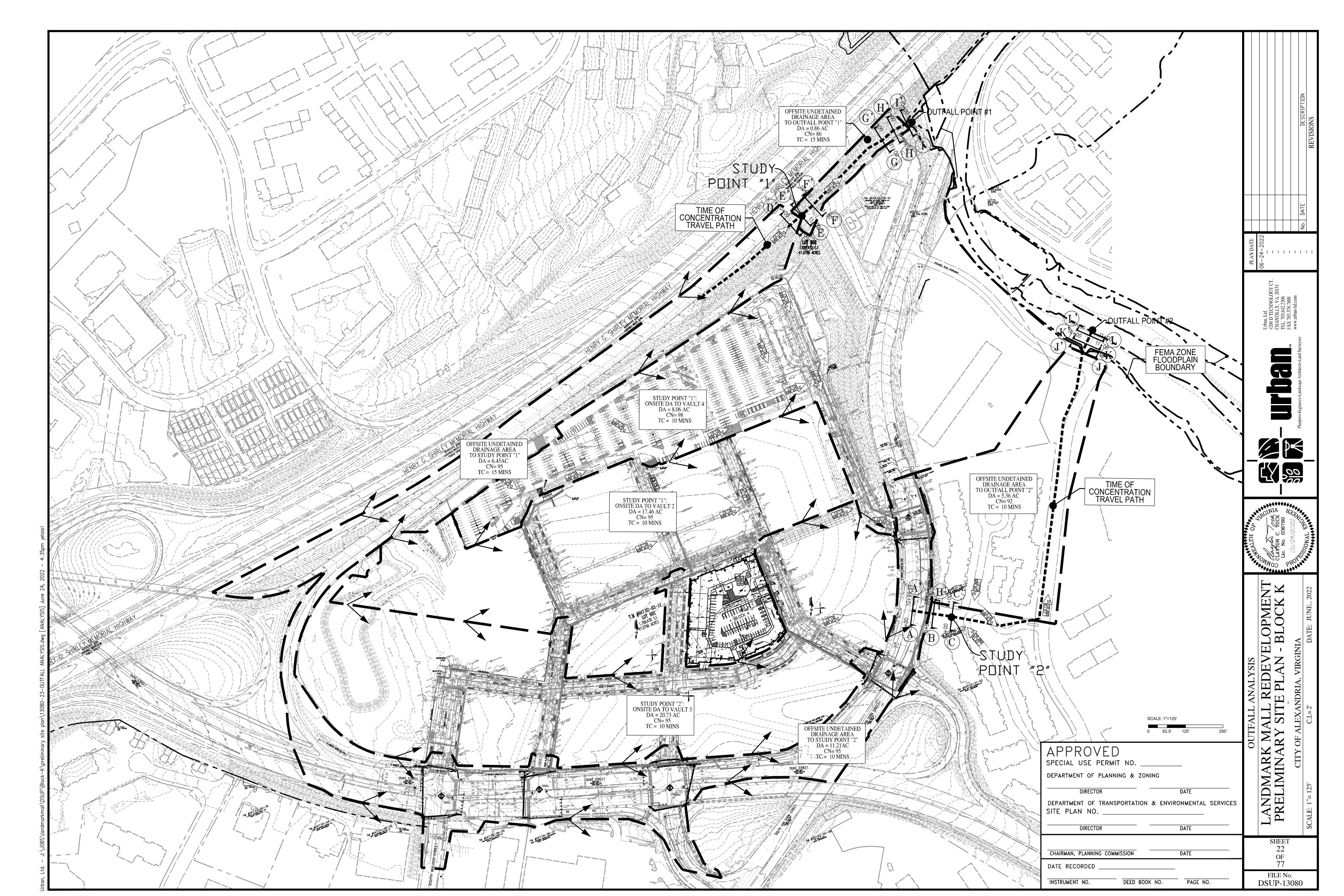
= 4,793 CF (SEE SHEET 20 FOR TOTAL BMP TREATMENT VOLUME VALUES) SITE WQV PROPOSED

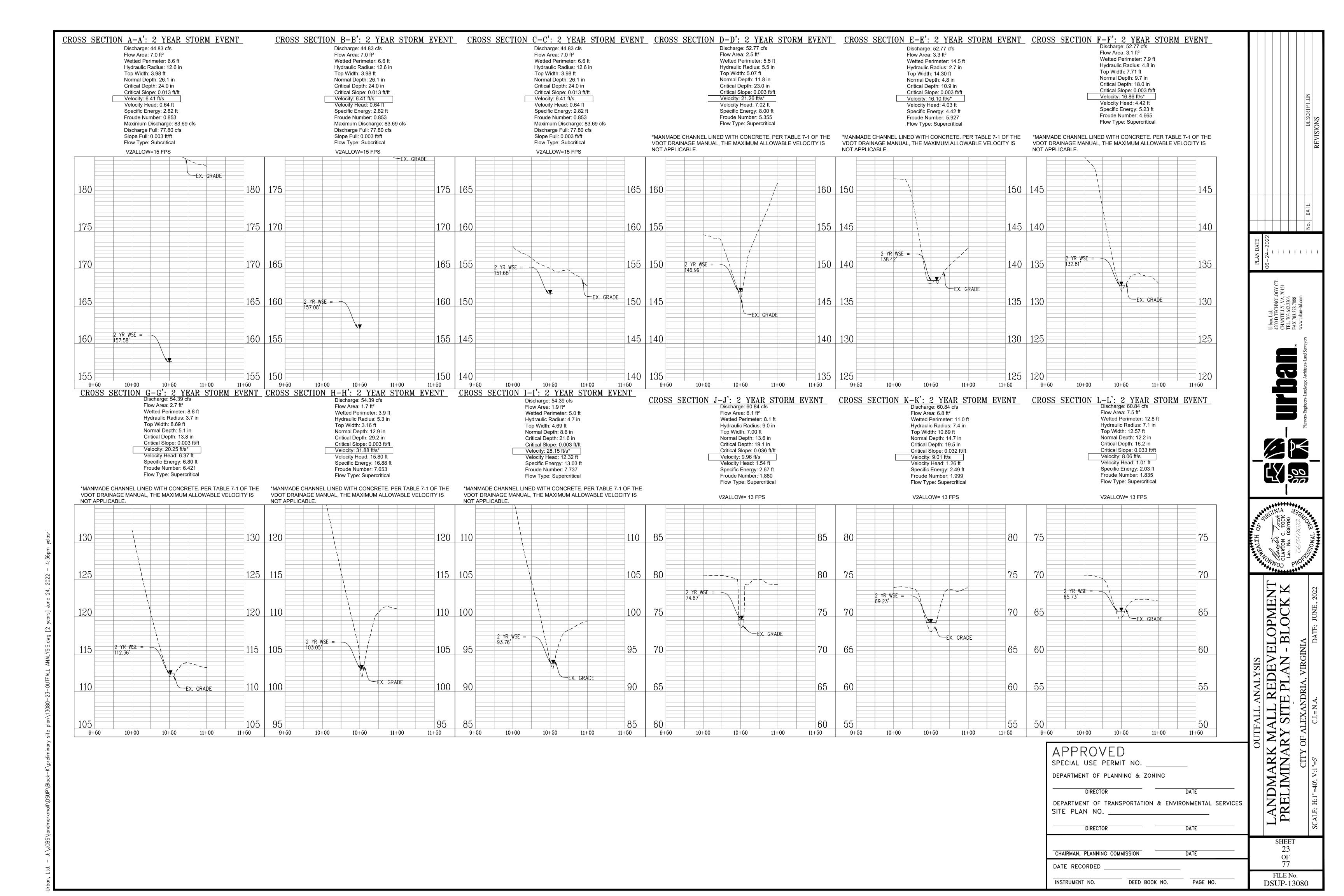
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NOTE:
ALL STORMWATER BMP FACILITIES AND COMPUTATIONS SHOWN
ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - BLOCK K APPROVED DEVELOPMENT SITE PLAN NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. SHEET CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED FILE No. DSUP-13080 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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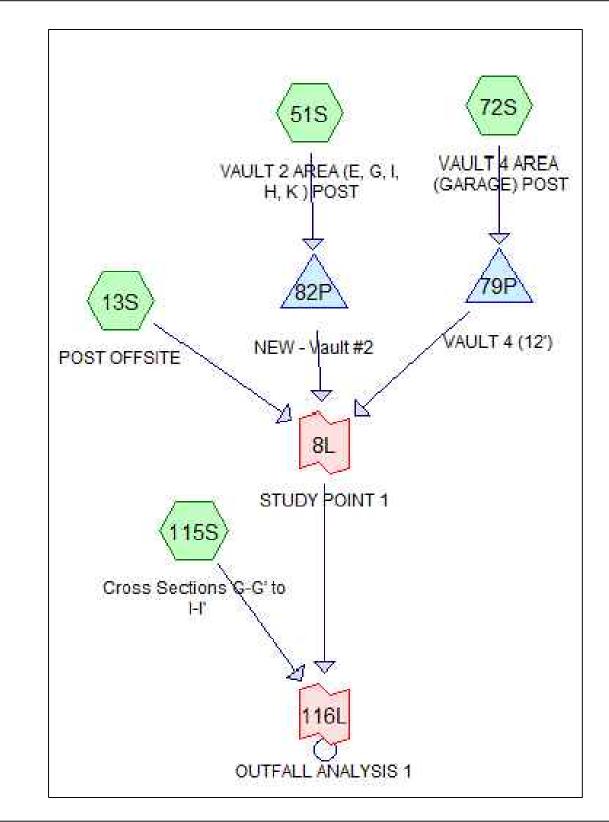
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DEED BOOK NO.

PAGE NO.

DSUP-13080

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #1



POST-DEVELOPMENT 2-YEAR OUTFALL POINT #1

Inflow Area = 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 cf
Primary = 54.39 cfs @ 12.20 hrs , Volume= 301,425 cf , Atten= 0% , Lag= 0.0 min

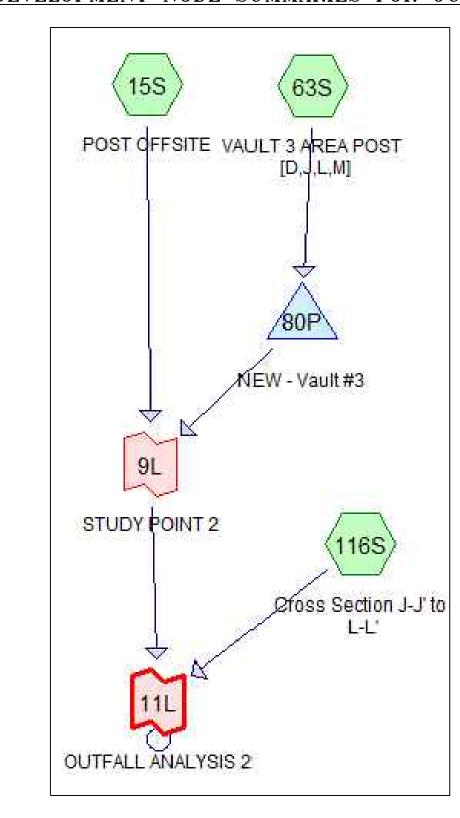
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

POST-DEVELOPMENT 10-YEAR OUTFALL POINT #1

Inflow Area = 1,429,944 sf , 41.25% Impervious , Inflow Depth > 4.37" for 10-yr event
Inflow = 121.50 cfs @ 12.15 hrs , Volume= 520,368 cf
Primary = 121.50 cfs @ 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

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #2



POST-DEVELOPMENT 2-YEAR OUTFALL POINT #2

Inflow Area = 1,624,676 sf , 34.88% Impervious , Inflow Depth > 2.46" for 2-yr event
Inflow = 60.84 cfs @ 12.09 hrs , Volume= 332,597 cf
Primary = 60.84 cfs @ 12.09 hrs , Volume= 332,597 cf , Atten= 0% , Lag= 0.0 min

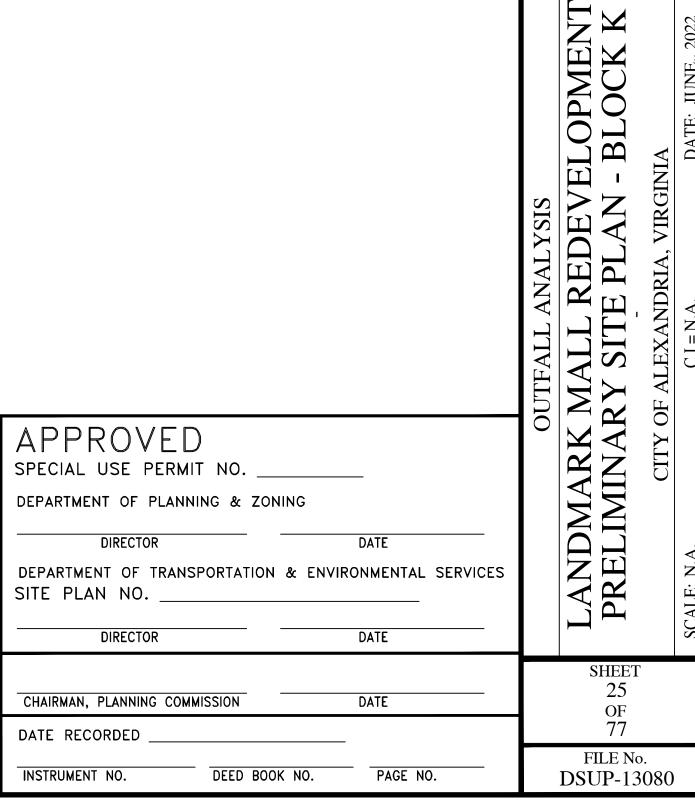
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

POST-DEVELOPMENT 10-YEAR OUTFALL POINT #2

Inflow Area = 1,624,676 sf , 34.88% Impervious , Inflow Depth > 4.30" for 10-yr event
Inflow = 148.84 cfs @ 12.13 hrs , Volume= 582,638 cf
Primary = 148.84 cfs @ 12.13 hrs , Volume= 582,638 cf , Atten= 0% , Lag= 0.0 min

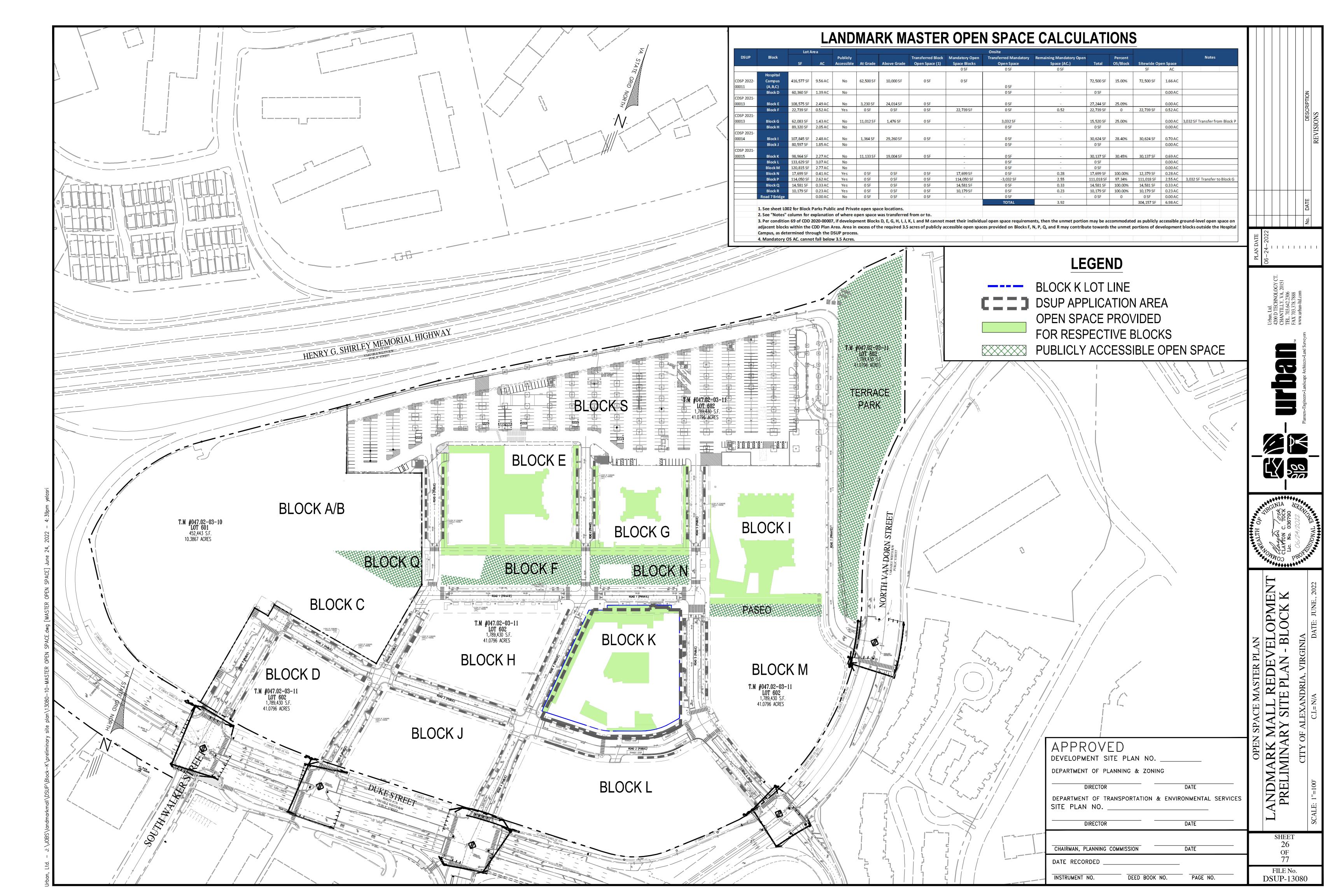
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

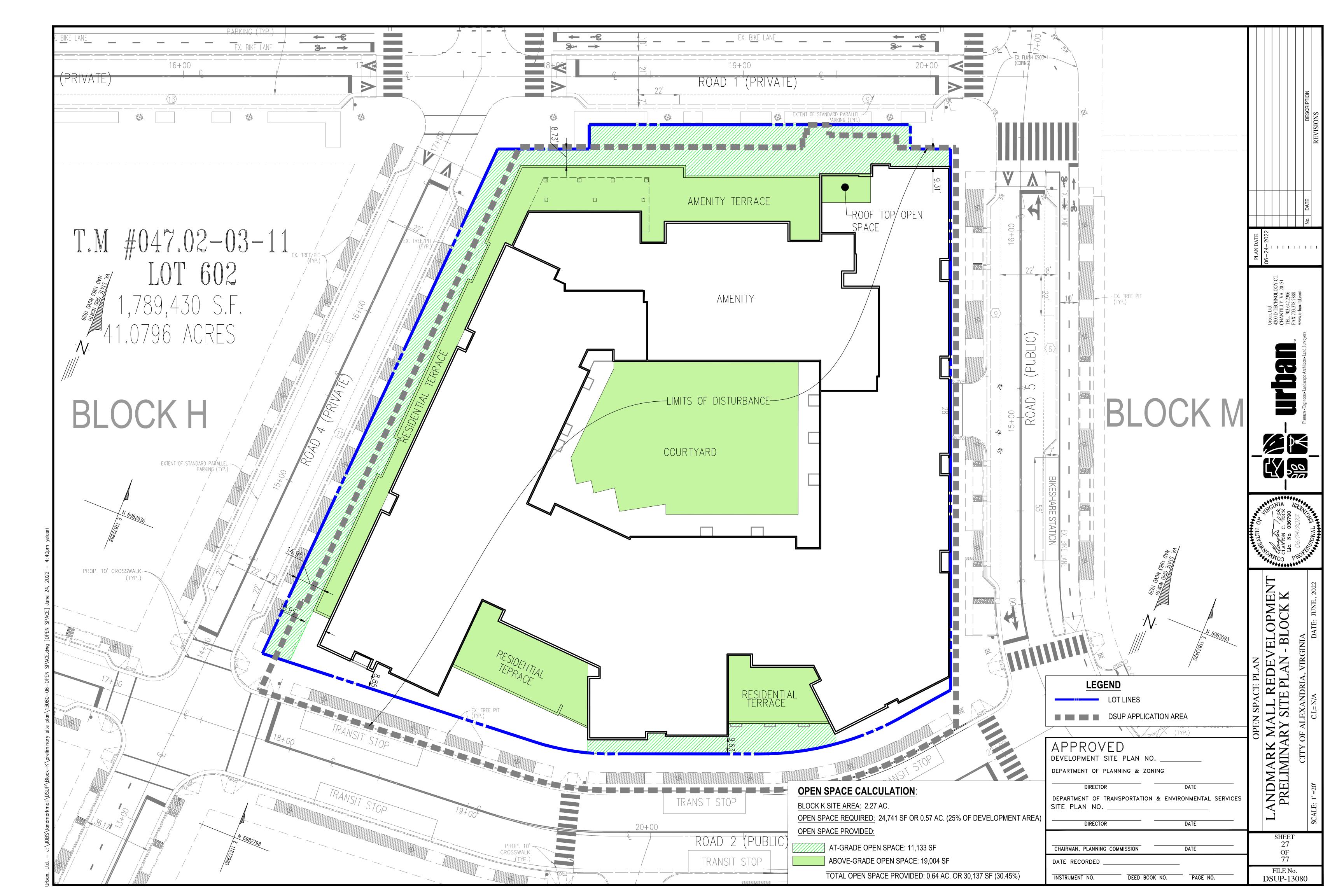
	OUTFALL ANALYSIS COMPUTATION SUMMARY												
CROSS SECTIONS	SWALE TYPE DESCRIPTION:	AVG. CHANNEL SLOPE (%):	DRAINAGE AREA (AC):	CN FACTOR:	Tc (MIN):	ROUGHNESS COEFFICIENT:	2 YEAR FLOW (CFS):	2 YEAR VELOCITY (FPS):	2 YEAR NORMAL DEPTH (FT):	10 YEAR FLOW (CFS):	10 YEAR VELOCITY (FPS):	10 YEAR NORMAL DEPTH (FT):	CHANNEL LINING:
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
H-H'	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
1-1'	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
J-J'	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
K-K'	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
L-L'	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

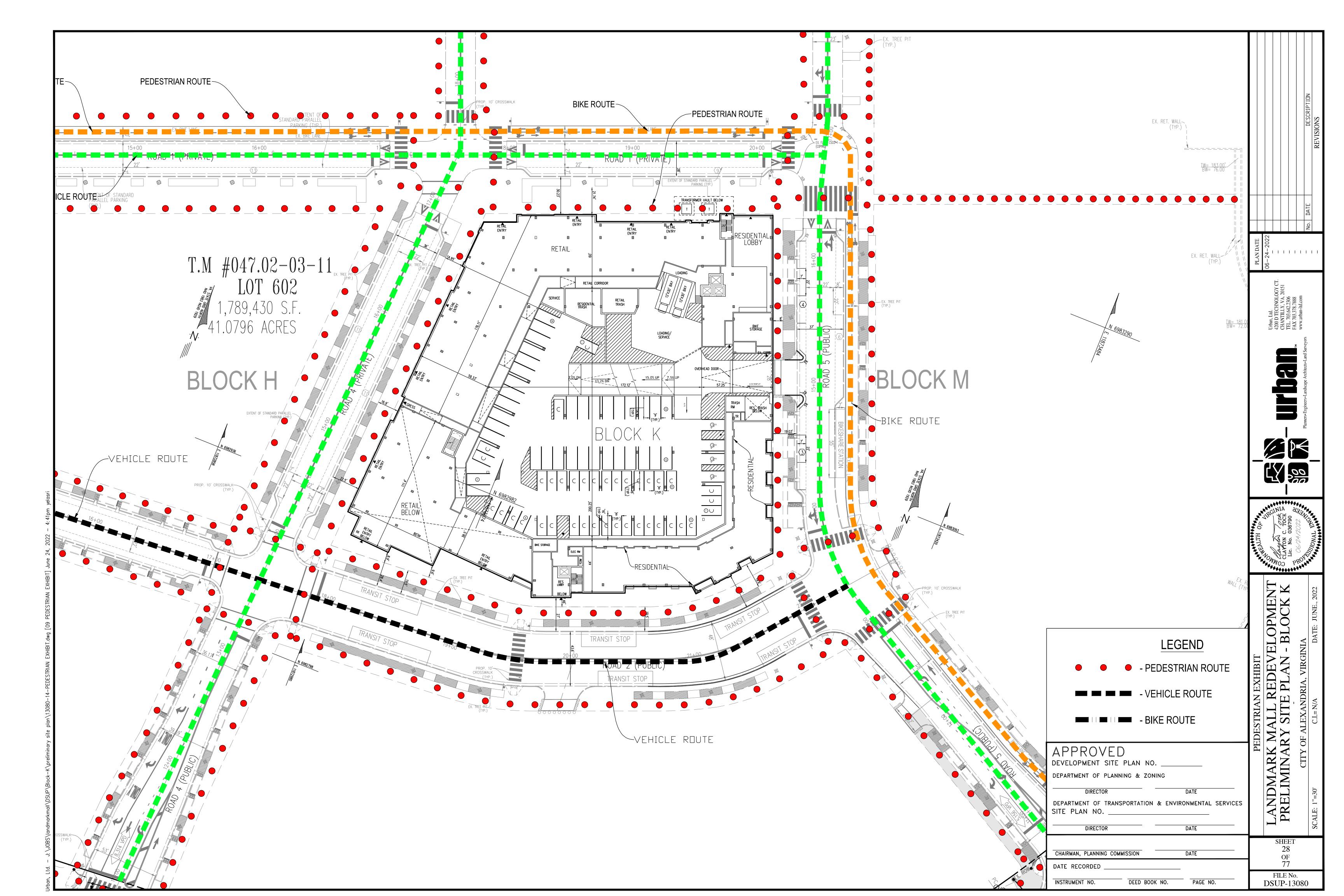


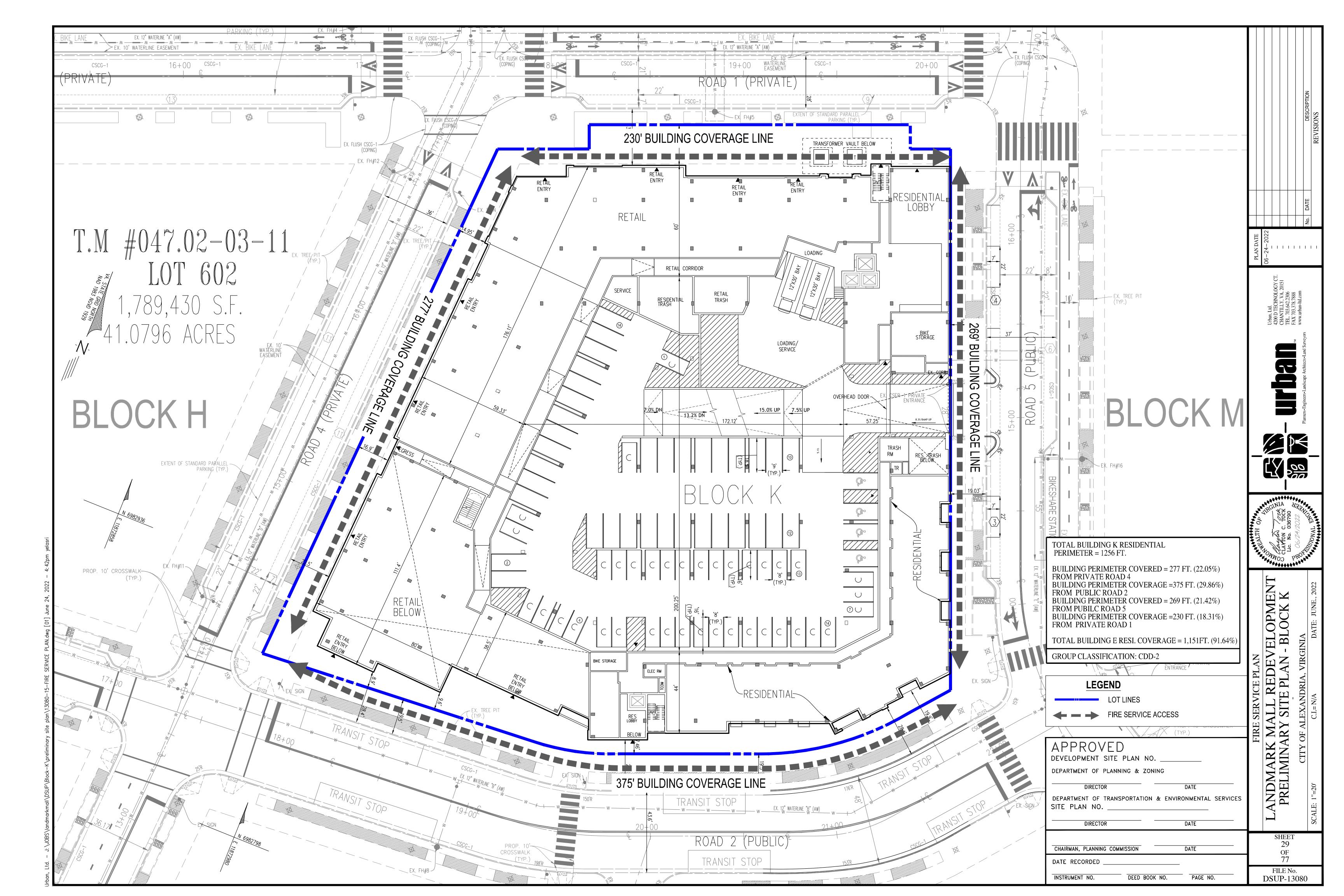
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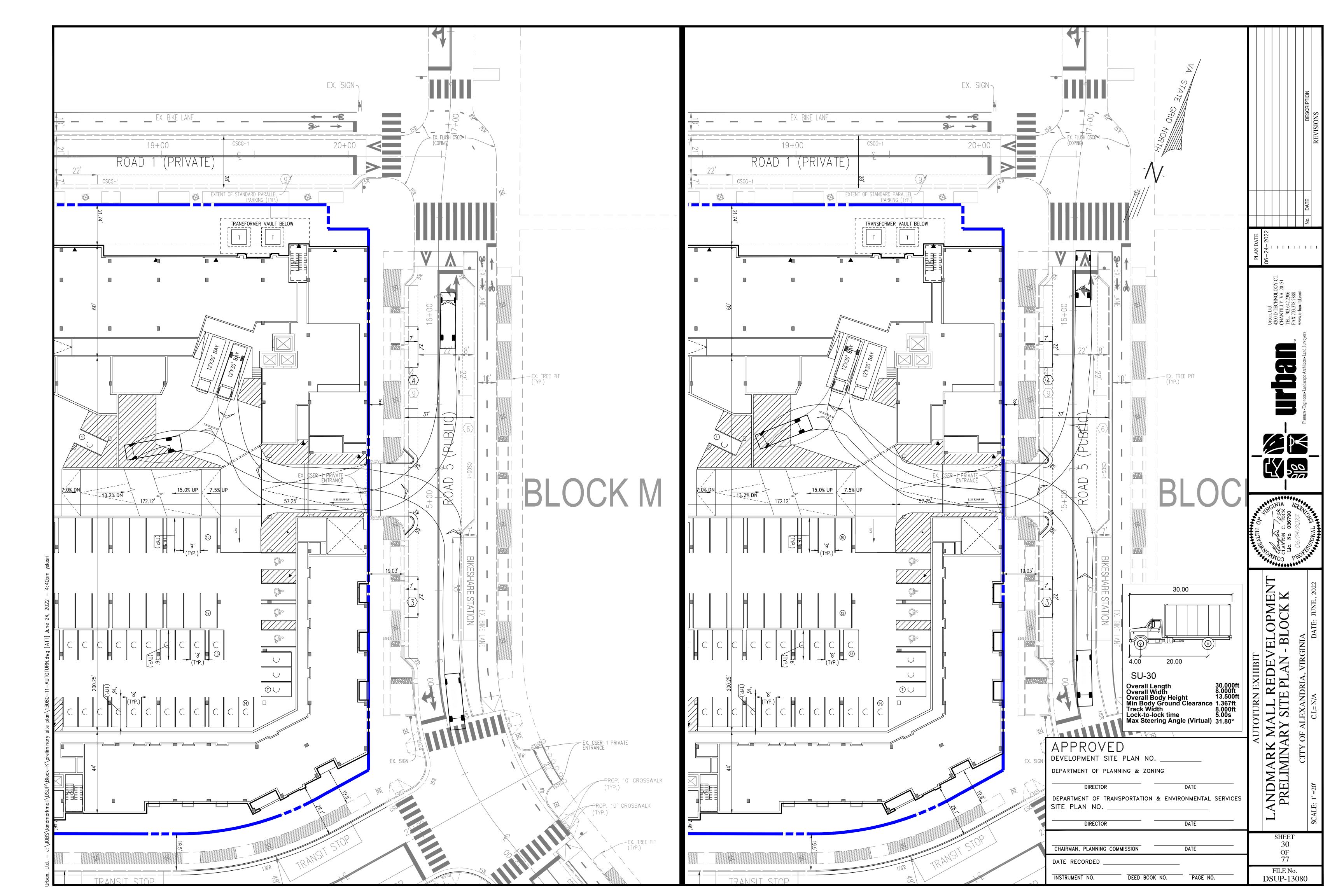
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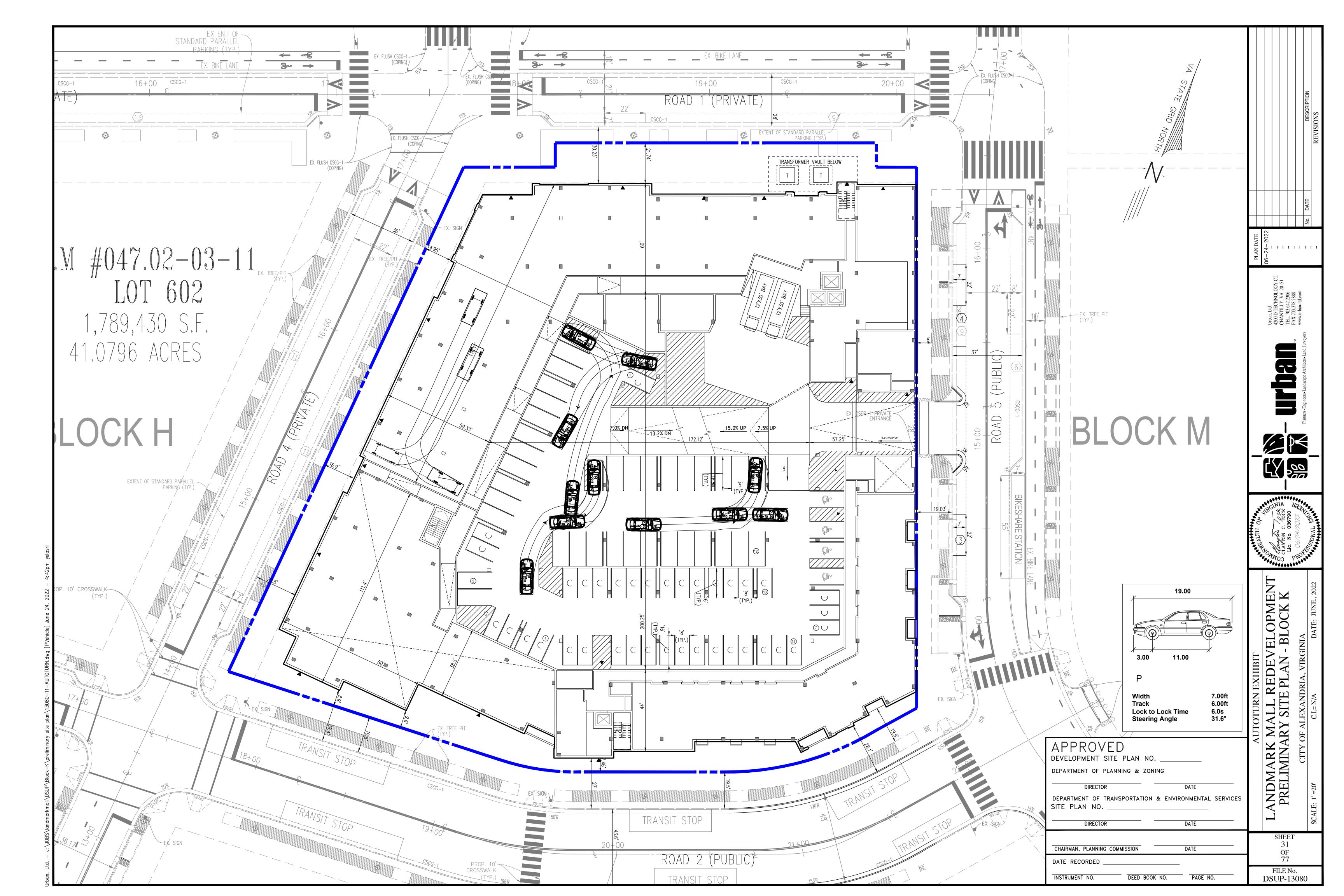


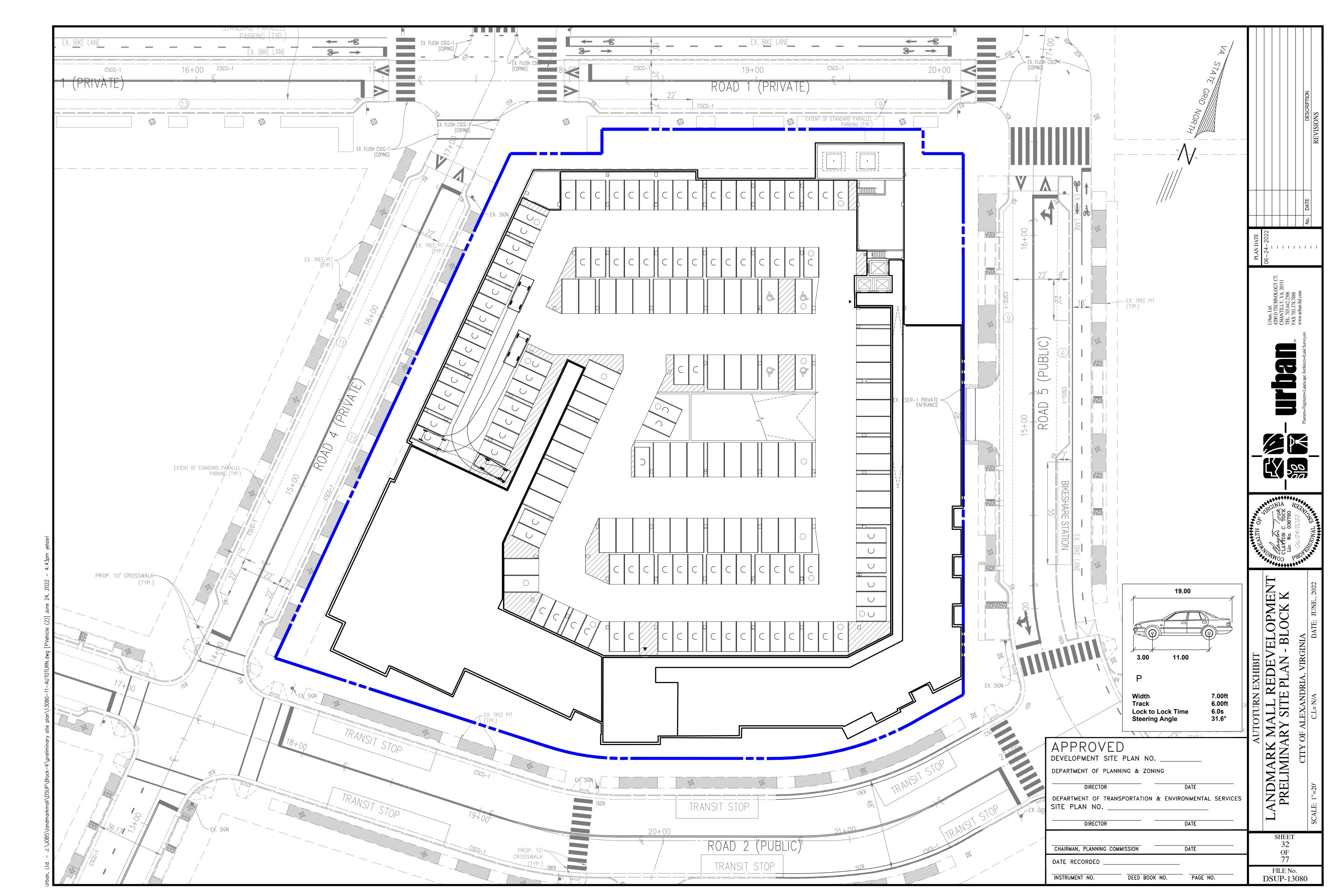












MATERIALS + PAVING NOTES:

- 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.
- 2. 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.
- 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
- 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:
- 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
- CONCRETE THICKNESS:
- 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
- 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- 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
- 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 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.
- 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 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
- 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
- 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, 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:

- 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
- 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
- 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.

15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL

- 14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- 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
- 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
- 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.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

- 1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS
- 2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: HCM
- 3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- 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
- 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. 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
- INACCURATE CONSTRUCTION. 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.

RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM

TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE

-). CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING
- 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.
- 11. 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 PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 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.

LAYOUT NOTES:

- 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.
- 2. 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 ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- 3. 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 EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- 4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE
- 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 TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
- 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" WIDE TO ACHIEVE STRAIGHT BOND LINES.
- 10. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING 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.
- 15. PAVER DIMENSIONS ARE NOMINAL PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIEY 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.

GRADING NOTES:

- 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 ELEVATIONS ARE TO EDGE OF PAVEMENT.
- 4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS. 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. 7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
- 8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
- 9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
- 10. 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,
- 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.

CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION

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



ORIGINAL SHEET SIZE: 24" X 36"

703.549.7784

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LANDMARK

FOULGER PRATT

2021228 REVISION / ISSUANCE NO. DESCRIPTION DATE DSUP 06-24-2022

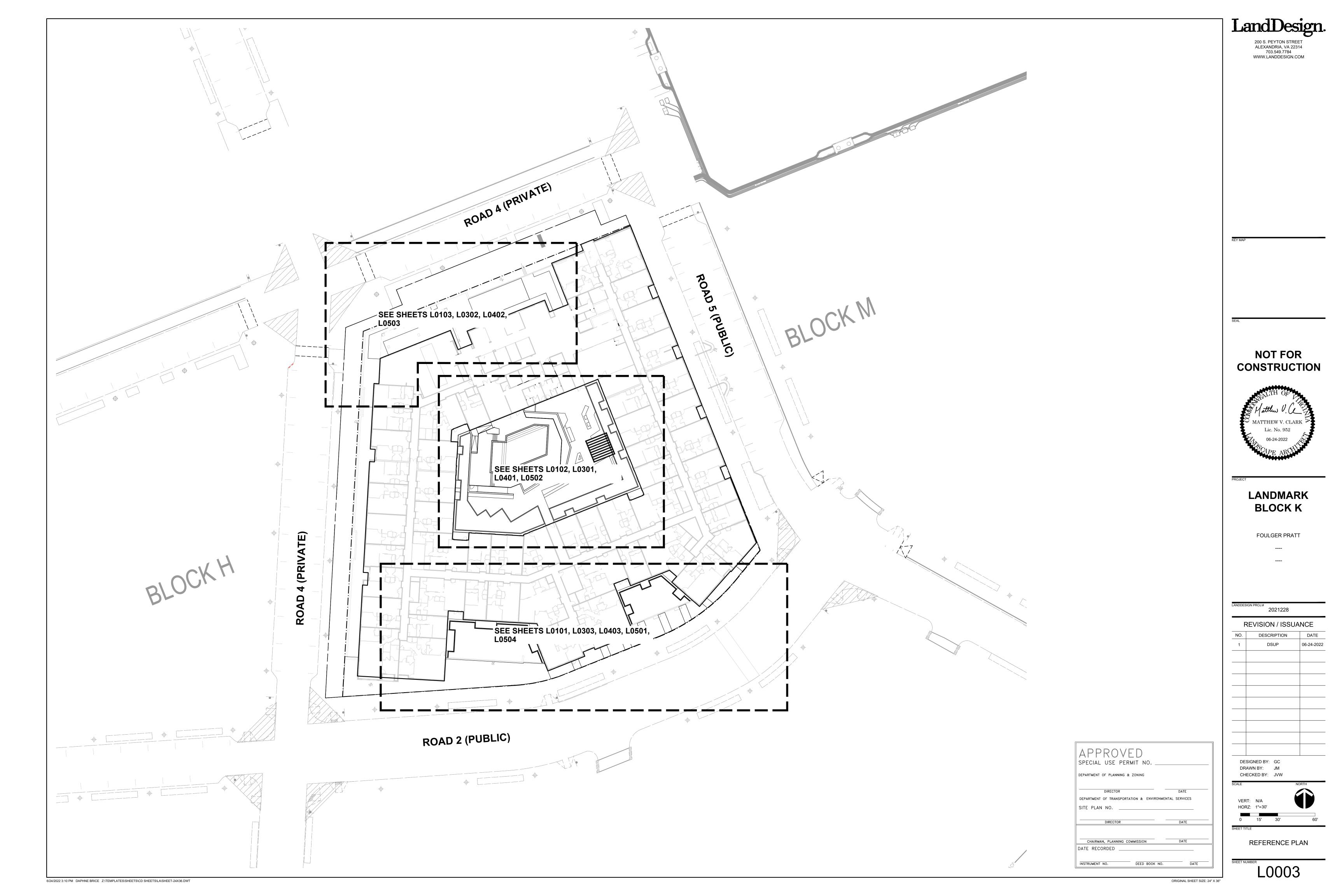
VFRT· N/A HORZ: NTS (NOT TO SCALE)

DESIGNED BY: GC

DRAWN BY: JM CHECKED BY: JVW

GENERAL NOTES

6/24/2022 3:10 PM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DW



REFERENCE NOTES SCHEDULE CUSTOM DESCRIPTION <u>SYMBOL</u> (C-101) **GRILL STATION** (C-102) SHADE STRUCTURE (C-104) BENCH SEATING LANDSCAPE GROUND <u>SYMBOL</u> DESCRIPTION (LG-101) PLANT BED (LG-102) BIORETENTION PLANTER 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 RAILINGS & FENCES DESCRIPTION (R-101) STAIRS AND HANDRAIL (R-102) RAMP AND HANDRAIL **FURNISHINGS** DESCRIPTION SF-101 FIRE TABLE - PROPERTY LINE WALLS & STAIRS DESCRIPTION (W-101) WALL - TYPE 1 (W-102) WALL - TYPE 2 - BUILD-TO LINE --{LG-101} LEAD WALKS STREETSCAPE MATERIALS PLAN L0101 PLAN 1" = 30'-0"

NOTE

- 1. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.
- PRELIMINARY LIGHT LOCATIONS SHOWN. FINAL LIGHT LOCATIONS MAY SHIFT WITH FINAL PHOTOMETRICS AND INDIVIDUAL BLOCK ENGINEERING

APPROVED
SPECIAL USE PERMIT NO. _______

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. ______

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ______

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
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NOT FOR CONSTRUCTION



LANDMARK BLOCK K

FOULGER PRATT

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 DSUP 06-24-2022

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

SCALE NORTH

VERT: N/A

MATERIALS PLAN - SITE

REFERENCE NOTES SCHEDULE

CUSTOM DESCRIPTION

(C-101) **GRILL STATION**

(C-102) SHADE STRUCTURE

(C-104) BENCH SEATING

LANDSCAPE GROUND DESCRIPTION

PLANT BED

BIORETENTION PLANTER

PAVING & CURBS DESCRIPTION

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

RAILINGS & FENCES DESCRIPTION

STAIRS AND HANDRAIL

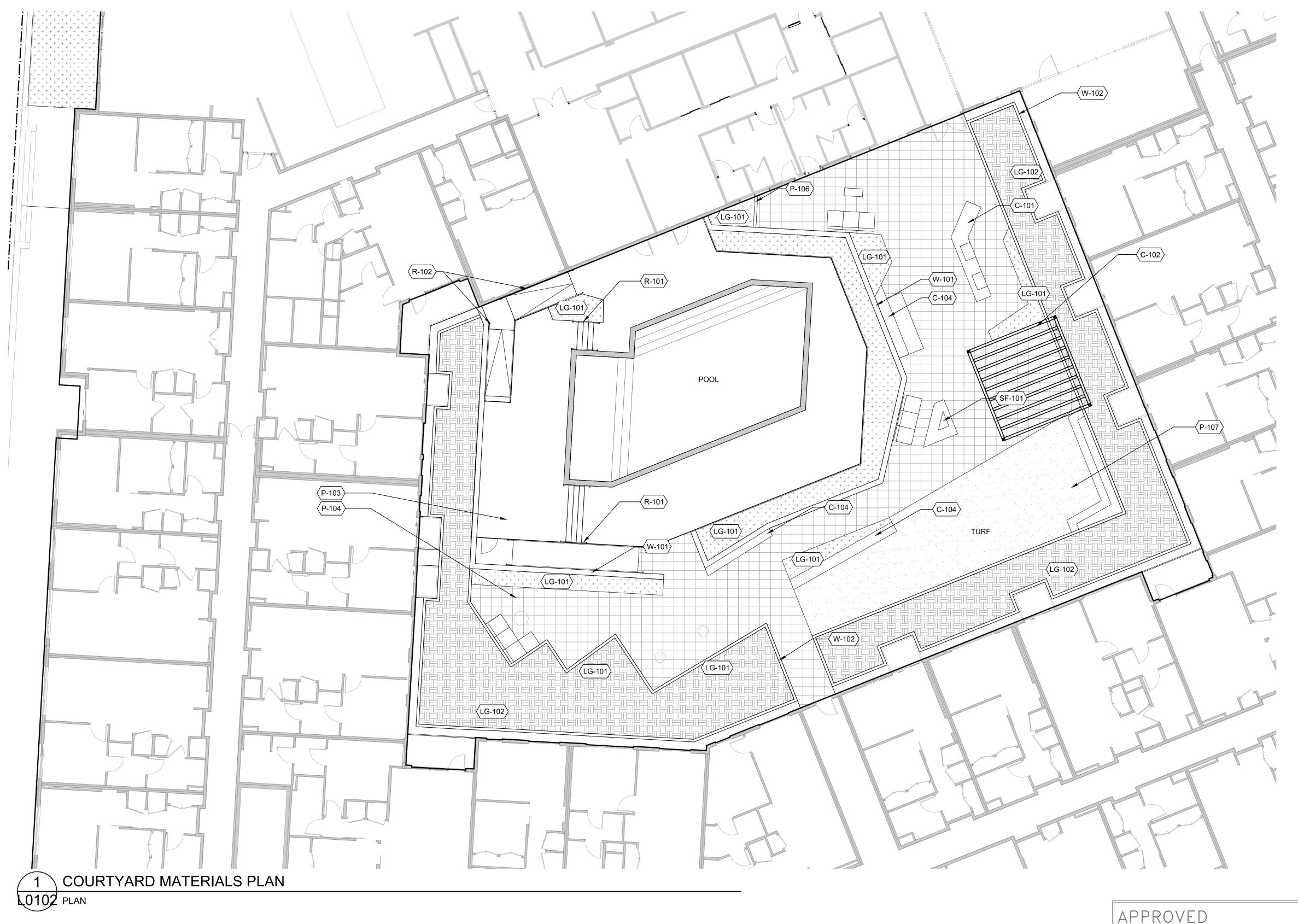
(R-102) RAMP AND HANDRAIL

FURNISHINGS DESCRIPTION SF-101 FIRE TABLE

WALLS & STAIRS DESCRIPTION

WALL - TYPE 1

\(\text{W-102}\) WALL - TYPE 2



- 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

SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DATE RECORDED INSTRUMENT NO. DEED BOOK NO.

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LANDMARK **BLOCK K**

FOULGER PRATT

REVISION / ISSUANCE DESCRIPTION 06-24-2022 DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

> MATERIALS PLAN -COURTYARD

L0102

REFERENCE NOTES SCHEDULE

CUSTOM DESCRIPTION <u>SYMBOL</u>

 $\langle C-101 \rangle$ $\langle C-102 \rangle$ $\langle C-104 \rangle$ **GRILL STATION** SHADE STRUCTURE

BENCH SEATING

LANDSCAPE GROUND DESCRIPTION <u>SYMBOL</u>

(LG-101)

(LG-102) BIORETENTION PLANTER

PAVING & CURBS <u>SYMBOL</u> DESCRIPTION

\(\begin{aligned} \begin{aligned} P-101 \\ P-102 \\ \end{aligned} \\ \end{aligned} \text{P-103} \\ \end{aligned} CONCRETE PAVING - PEDESTRIAN

ENHANCED PAVING - TYPE 1

ENHANCED PAVING - ON STRUCTURE TYPE 1

(P-104) ENHANCED PAVING ON STRUCTURE - TYPE 2 ENHANCED PAVING ON STRUCTURE - TYPE 3

P-105 P-106 CONCRETE FLUSH CURB

(P-107) REINFORCED TURF ON STRUCTURE

RAILINGS & FENCES DESCRIPTION

 $\langle R-101 \rangle$ $\langle R-102 \rangle$ STAIRS AND HANDRAIL

RAMP AND HANDRAIL

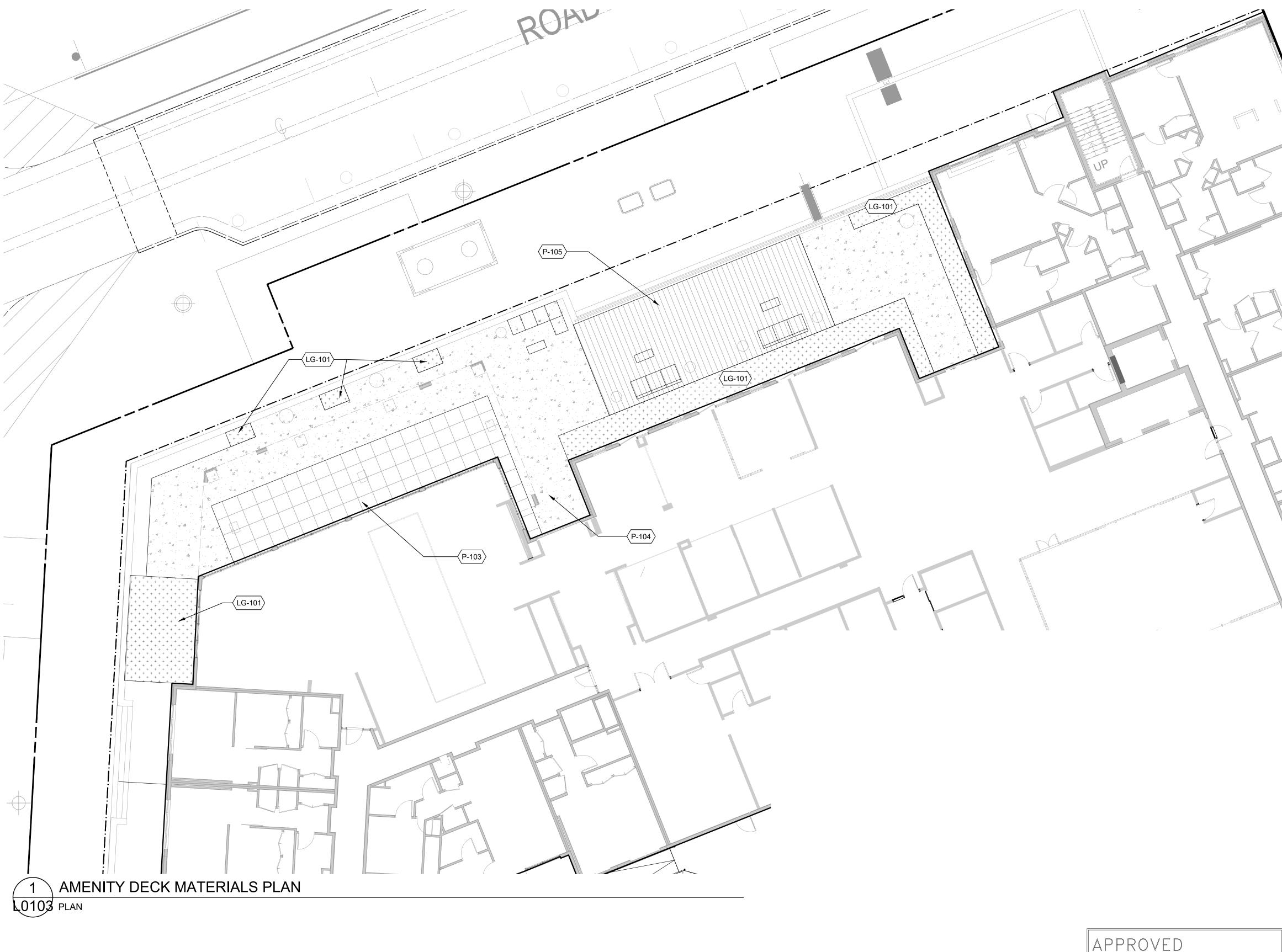
FURNISHINGS DESCRIPTION

SF-101 FIRE TABLE

WALLS & STAIRS DESCRIPTION

(W-101) WALL - TYPE 1

W-102 WALL - TYPE 2



- 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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> DECK L0103

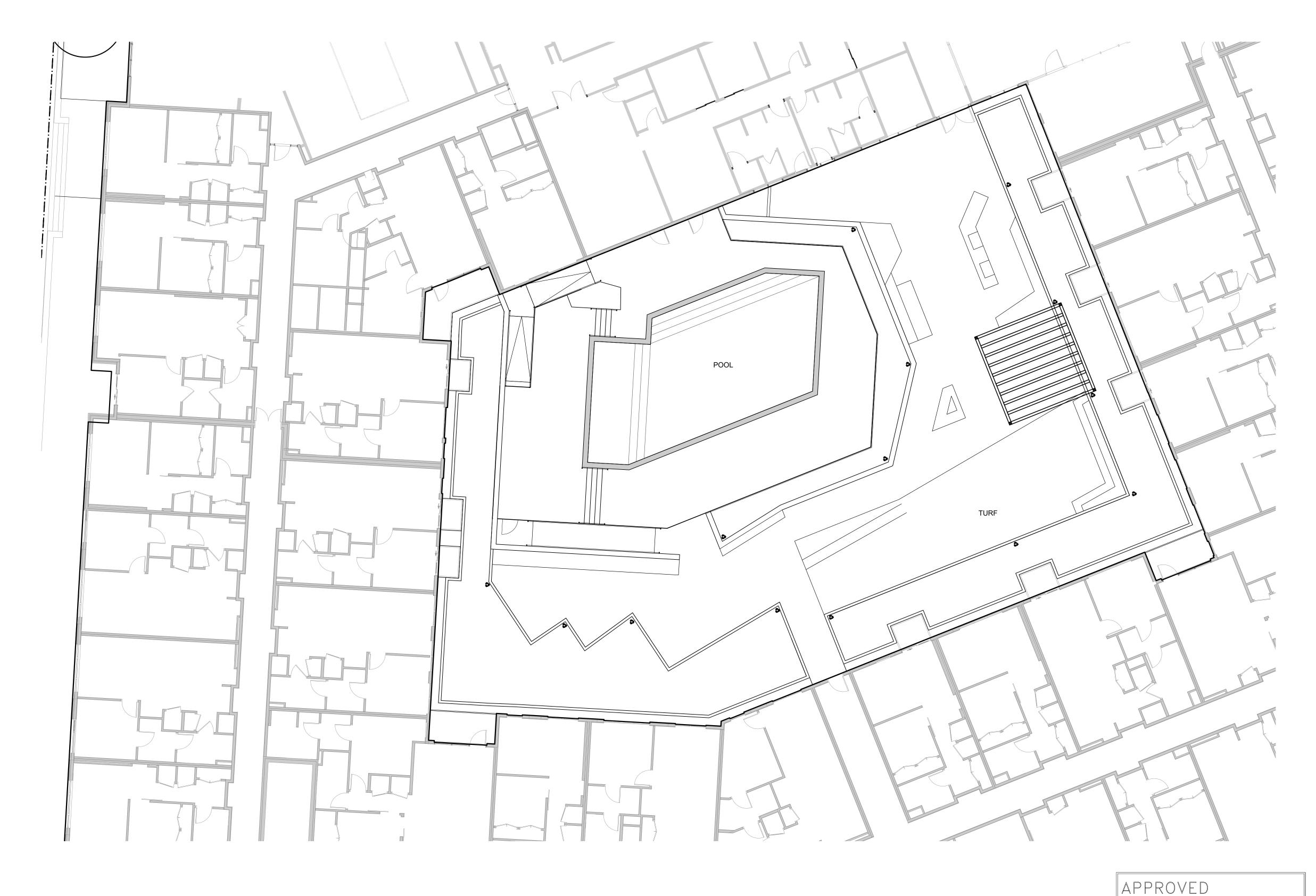
MATERIALS PLAN - AMENITY

LEGEND

- LIGHT BOLLARD

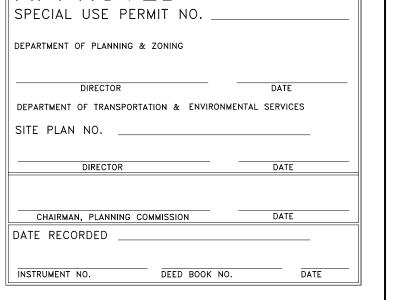


LIGHT BOLLARD MANUFACTURER: WAC MODEL: QUAD LED PATH LIGHT



NOTES

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



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| 2021228 | | REVISION / ISSUANCE | NO. | DESCRIPTION | DATE | 1 | DSUP | 06-24-2022 |

DESIGNED BY: GC
DRAWN BY: JM

CHECKED BY: JVW

VERT: N/A HORZ: 1"=10'

HORZ: 1"=10' 0 5' 10'

LIGHTING PLAN -COURTYARD

L0301

LEGEND

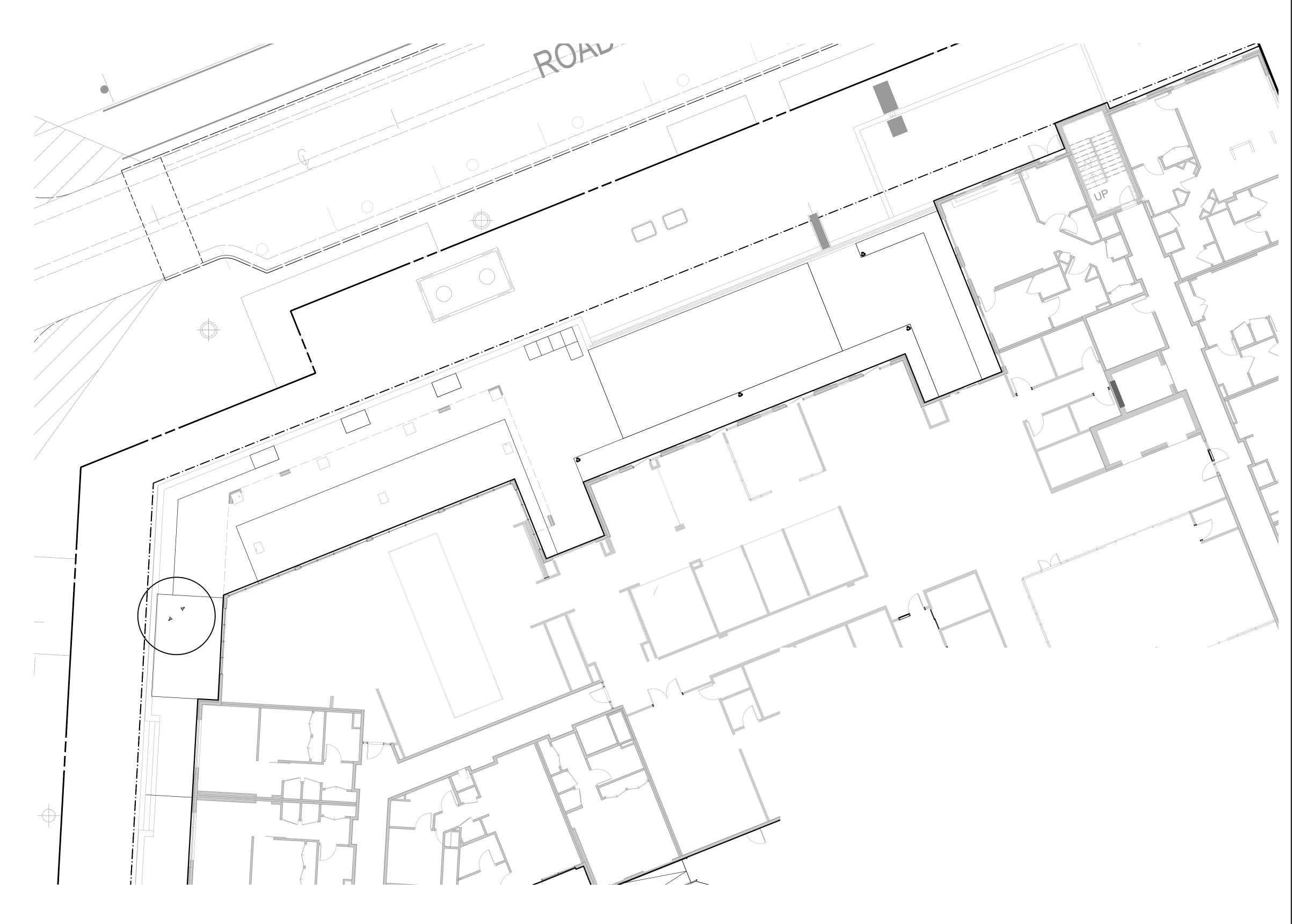
LIGHT BOLLARD



LIGHT BOLLARD MANUFACTURER: WAC MODEL: QUAD LED PATH LIGHT

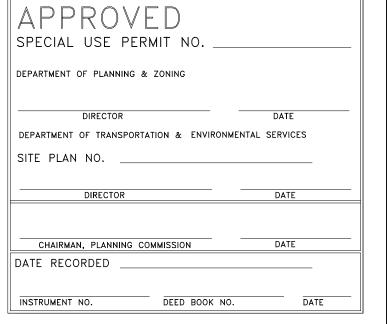


TREE UPLIGHT MANUFACTURER: WAC MODEL: ACCENT 12V 5011



NOTES

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



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N PROJ.# 2021228

NO. DESCRIPTION DATE

1 DSUP 06-24-2022

DECIONED DV. CO

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

VERT: N/A HORZ: 1"=10' 0 5' 10'

LIGHTING PLAN - AMENITY
DECK

L0302

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

6/24/2022 3:11 PM DAPHNE BRICE 7:\TEMPI ATES\SHEETS\CD SHEETS\I A\SHEET-24X36 DWT

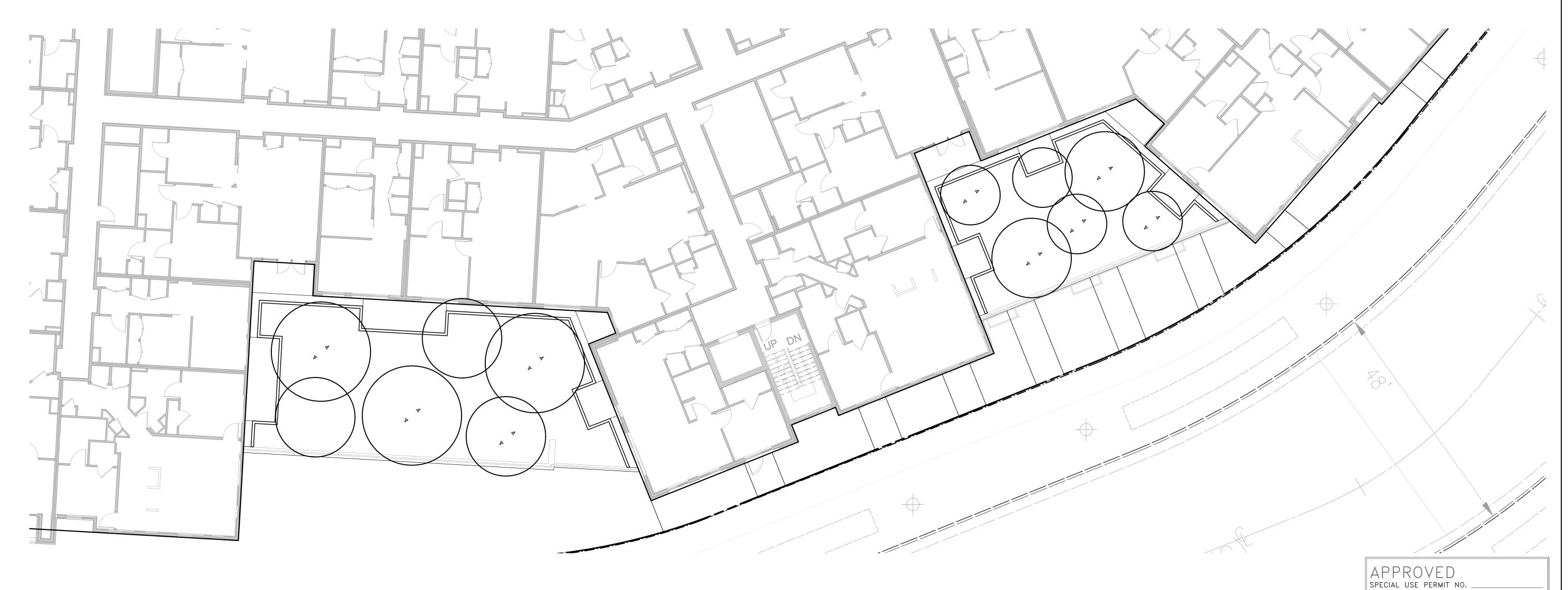
LEGEND

▶ LIGHT BOLLARD



2%" 6%"

TREE UPLIGHT MANUFACTURER: WAC MODEL: ACCENT 12V 5011



NOTES

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

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

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NO. DESCRIPTION DATE

1 DSUP 06-24-2022

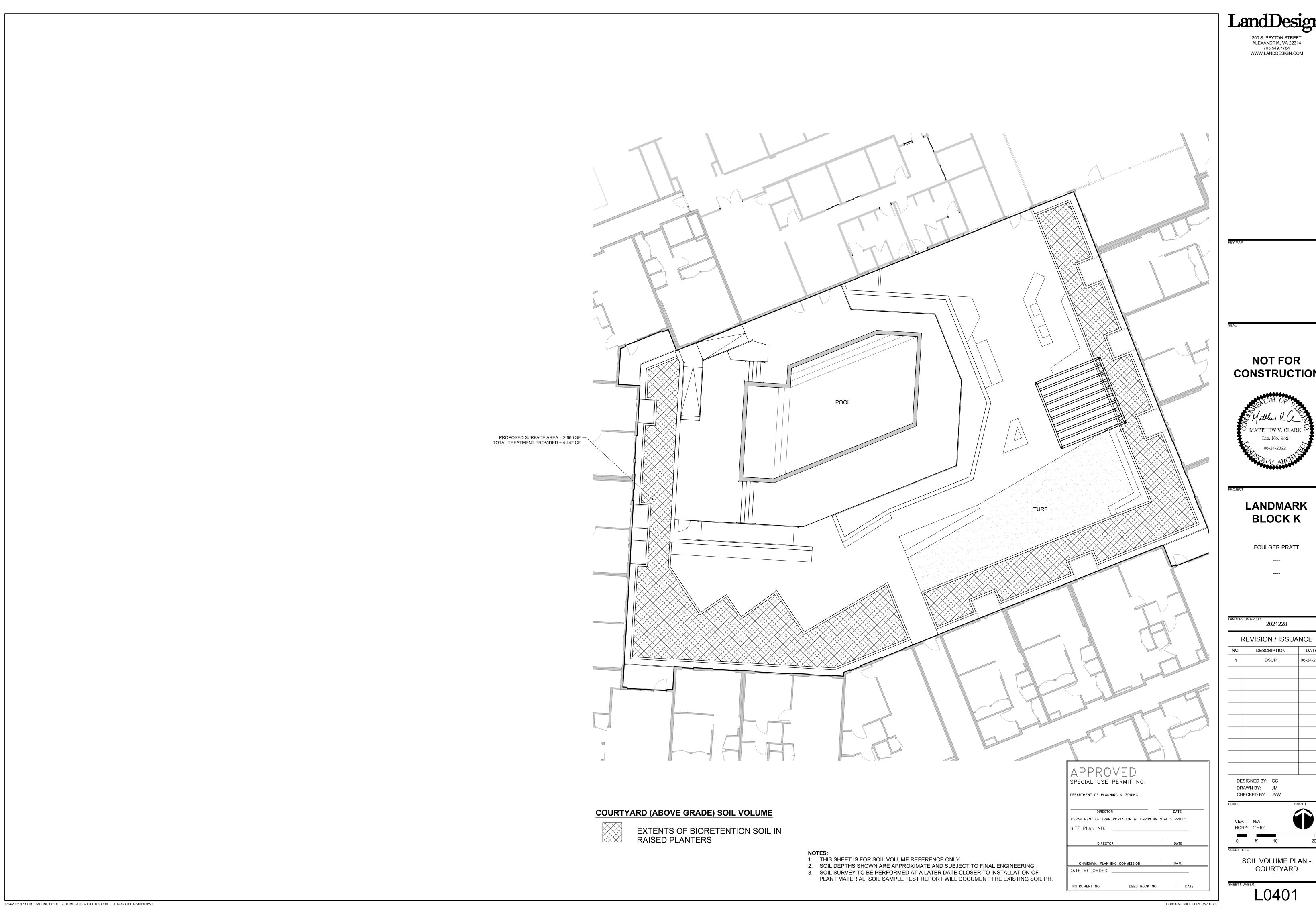
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CHECKED BY: JVW

SCALE

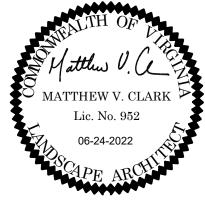
NORTH

LIGHTING PLAN -RESIDENTIAL TERRACES

L0303



CONSTRUCTION



REVISION / ISSUANCE 06-24-2022

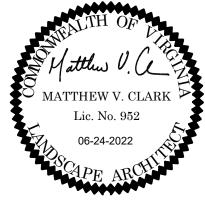
PROPOSED SURFACE AREA = 260 SF — TOTAL TREATMENT PROVIDED = 763 CF APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING AMENITY DECK (ABOVE GRADE) SOIL VOLUME DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES EXTENTS OF SOIL IN PLANTERS SITE PLAN NO. NOTES:

1. THIS SHEET IS FOR SOIL VOLUME REFERENCE ONLY. 2. SOIL DEPTHS SHOWN ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING. DATE RECORDED 3. SOIL SURVEY TO BE PERFORMED AT A LATER DATE CLOSER TO INSTALLATION OF PLANT MATERIAL. SOIL SAMPLE TEST REPORT WILL DOCUMENT THE EXISTING SOIL PH. INSTRUMENT NO. DEED BOOK NO. 6/24/2022 3:12 PM DAPHNE RRICE 7:\TEMPI ATES\SHEETS\CD SHEETS\I A\SHEET-24X36 DWT ORIGINAL SHEET SIZE: 24" X 36"

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SOIL VOLUME PLAN -AMENITY DECK

L0402



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SOIL VOLUME PLAN -RESIDENTIAL TERRACES

L0403

PLANT SCH	HEDUL	E L	ANDMARK BLOCK K - SITE	_
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PEREN
	CHVI	2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	
	AMEG	2	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY	
•	BNLK	2	BETULA NIGRA `LITTLE KING` TM / FOX VALLEY BIRCH	
+	COFL	1	CORNUS FLORIDA `APPALACHIAN SPRING` / FLOWERING DOGWOOD	
EVERGREEN SHRUB	CODE	QTY	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	

RENNIALS & GRASSES CODE QTY BOTANICAL / COMMON NAME 498 CAREX PENSYLVANICA / PENNSYLVANIA SEDGE ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER

(5) DIVJ —

(1) CHA GRA — (1) PJMF —

(1) CHA GRA — (3) DIVJ — (1) PJMF —

(6) FOGA —

(1) CHA GRA -

(6) MCDD -

(7) FOGA

(1) CHA GRA

(24) ERA SPE -

(16) FOGA (5) MCDD (1) CHA GRA

(5) MCDD



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PLANTING PLAN - SITE

L0501

DEED BOOK NO.

DATE RECORDED

INSTRUMENT NO.

			LANTING PLAN - COURTYARD	
GREEN SHRUB	CODE ABRC	<u>QTY</u> 9	BOTANICAL / COMMON NAME ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA	
	CHFA	4	CEPHALOTAXUS HARRINGTONIA `FASTIGIATA` / PLUM YEW	
	DIVJ	5	DISTYLIUM X `VINTAGE JADE` / VINTAGE JADE DISTYLIUM	
Comments of the comments of th	IVSD	22	ILEX VOMITORIA 'STOKES DWARF' / STOKES DWARF YAUPON HOLLY	
	PJMF	12	PIERIS JAPONICA 'MOUNTAIN FIRE' / MOUNTAIN FIRE PIERIS	
	PLOL	7	PRUNUS LAUROCERASUS `OTTO LUYKEN` / OTTO LUYKEN LAUREL	(8) RUD AUT (3) ARO MLN
	RHRO	34	RHODODENDRON X 'ROBLEV' TM / AUTUMN IVORY ENCORE AZALEA	(4) VICA (1) HQFL
	SARU	33	SARCOCOCCA HUMILIS / SWEETBOX	
CIDUOUS SHRUB	CODE	QTY		—(3) CACO
+	ARO MLN	7	ARONIA MELANOCARPA / BLACK CHOKEBERRY	+ (4) RHRO + (2) IVSD
e) D	CACO CSFA	3/	CLETHRA ALNIFOLIA `COMPACTA` / COMPACT SUMMERSWEET CORNUS SERICEA `EARROW` TM / ARCTIC FIRE RED TWIG DOGWOOD	(10) RUD AUT — (2) CSFA
)	HQFL	22 11	CORNUS SERICEA `FARROW` TM / ARCTIC FIRE RED TWIG DOGWOOD HYDRANGEA QUERCIFOLIA `FLEMYGEA` / SNOW QUEEN OAKLEAF HYDRANGEA	(3) PJMF — (4) ROME
	IVSP	33	ITEA VIRGINICA 'SPRICH' TM / LITTLE HENRY VIRGINIA SWEETSPIRE	(3) CACO
·}	POSE	1	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM / SUMMER WINE SEWARD NINEBARK	K (4) PLOL — (5) RHRO
☆	ROME	4	ROSA X `MEIDRIFORA` TM / CORAL DRIFT GROUNDCOVER ROSE	(18) RUD AUT — (2) IVSD (1) HQFL — (3) CSFA
+)	VICA	27	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	(4) CACO — (9) DES GO3
AMENTAL GRASSES		<u>QTY</u>	BOTANICAL / COMMON NAME	(2) IVSD—(3) CACO
///. ///. ///. ///			DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS	(3) PJMF (3) PLOL (11) IVSP (3) PJMF
ENNIALS & GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	(6) RHRO (4) CSFA (14) RUD AUT (9) SARU (9) SARU
				(6) CACO (8) MSP (9) MOD (10) MER (10) MSP (10) MSP (10) MSP (11) MSP (11) MSP (11) MSP (12) MSD (13)
				NOTES: NOTES: A P P R O V E D SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & 20 NINO DEPARTMENT OF PLANNING & 20 NINO DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DIRECTOR DIRECTOR DIRECTOR DATE CHAINGE DURING THE DSUP PROCESS 2. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT. RETROMENT NO. DECEMBER OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DATE CHAINGAM, PLANNING COMMISSION DATE DATE DATE RETROMENT NO. DECEMBER NO. DATE DATE DATE DEPTICATION DECEMBER NO. DATE DATE DATE DATE DESTRUMENT NO. DECEMBER NO. DECEMBER NO. DATE

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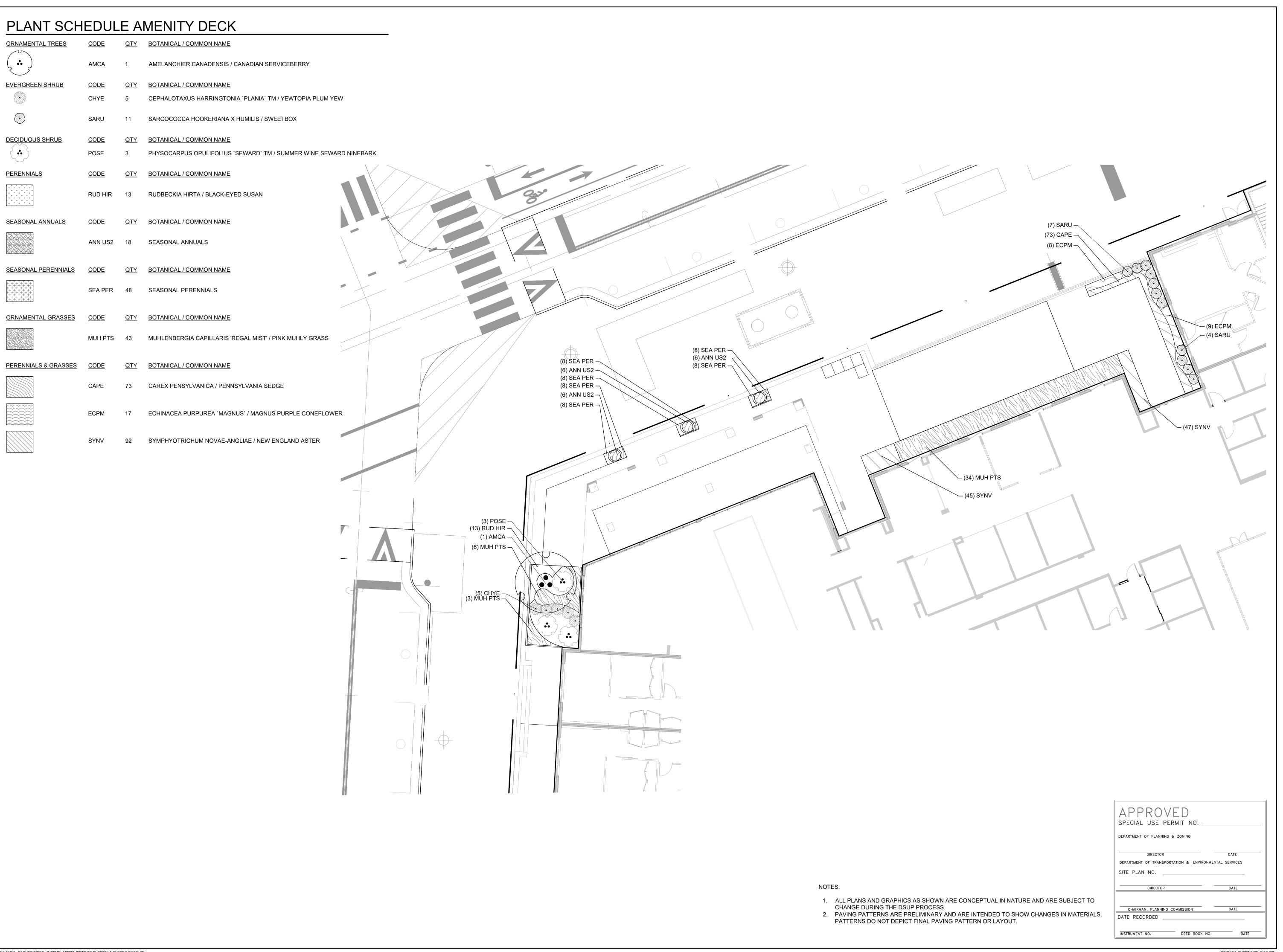


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I / ISSUANCE RIPTION DATE 06-24-2022

ING PLAN -JRTYARD



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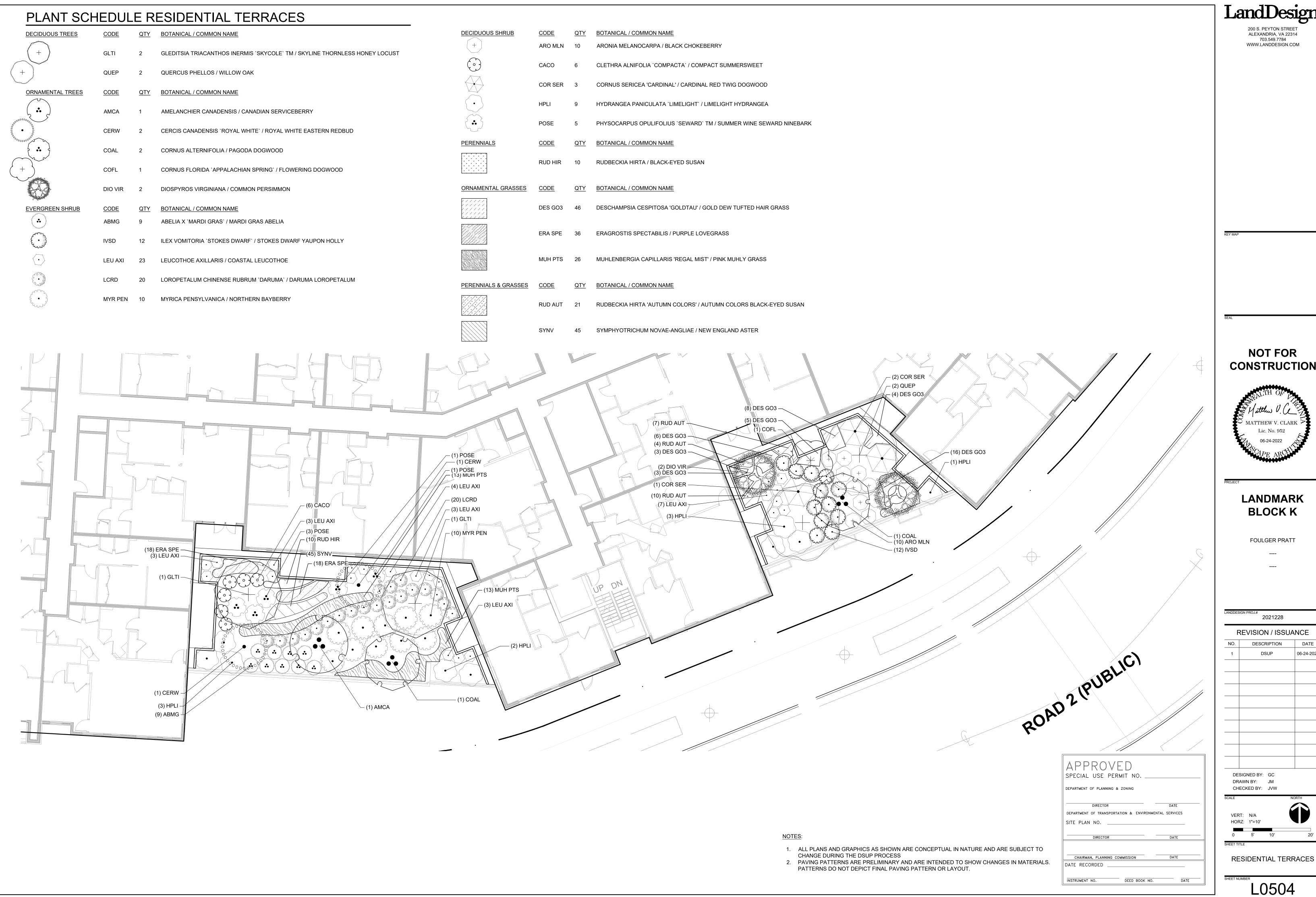
LANDMARK **BLOCK K**

FOULGER PRATT

2021228 REVISION / ISSUANCE DESCRIPTION DATE DSUP 06-24-2022 DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

PLANTING PLAN - AMENITY DECK

L0503



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REVISION / ISSUANCE DESCRIPTION 06-24-2022

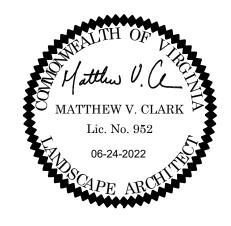
CHECKED BY: JVW

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	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
•	AMCA	2	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	1.5" - 1.75"	6` - 8`	CAT II MULTI-STEM, 3 STEMS MIN, FULL SUN TO PART SHADE, LOCAL, REGIONAL, EASTERN US NATIVE
	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
	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	В & В	1.5" - 1.75"		CAT II
+	COFL	2	CORNUS FLORIDA `APPALACHIAN SPRING` / FLOWERING DOGWOOD	В & В	1.5" - 1.75"	6, - 8,	FULL SUN TO PART SHADE, MEDIUM WATER, LOCAL, REGIONAL, EASTERN US NATIVE. CCA: 2
	00. 2	_		2 4 2			SF
	DIO VIR	2	DIOSPYROS VIRGINIANA / COMMON PERSIMMON	B & B	1.5"-1.75"	6` - 8`	CCA: 750 SF
EVERGREEN SHRUB	<u>CODE</u> ABMG	QTY 9	BOTANICAL / COMMON NAME ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA	<u>SIZE</u> #3	<u>HEIGHT</u>	<u>SPREAD</u> 18" - 24"	REMARKS FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA PLANT LIST
are the second	ABRC	a	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 #5	4`-5`	10 - 24	CCA: 25 SF PART SHADE TO FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE
	CHYE	4	CEPHALOTAXUS HARRINGTONIA 'PASTIGIATA / FLOW TEW CEPHALOTAXUS HARRINGTONIA 'PLANIA' TM / YEWTOPIA PLUM YEW	#3	4 -3	18" - 24"	CCA: 25 SF PART SHADE TO FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE
J. M.		5			4` <i>5</i> `	10 - 24	
	CHA GRA	0	CHAMAECYPARIS OBTUSA `GRACILIS` / SLENDER HINOKI CYPRESS	B & B OR CONTAINER	4 - 5	401 041	CCA: 50 SF; NON NATIVE
mag .	DIVJ	16	DISTYLIUM X `VINTAGE JADE` / VINTAGE JADE DISTYLIUM	3 GAL		18" - 24"	FULL SUN, NOT ON CITY OF ALEXANDRIA PLANT LIST. NON NATIVE
e Marie Mar	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	B & B OR CONTAINER	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	CONTAINER		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
	PLOL	7	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	#3		18" - 24"	FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA LIST
	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
	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
ECIDUOUS SHRUB	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	SIZE	<u>HEIGHT</u>	SPREAD	REMARKS
+	ARO MLN	17	ARONIA MELANOCARPA / BLACK CHOKEBERRY	CONTAINER	30" - 36"		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
	CSFA	22	CORNUS SERICEA `FARROW` TM / ARCTIC FIRE RED TWIG DOGWOOD	#5	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 TO DRY OUT
	COR SER	3	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	CONTAINER		24" - 36"	CCA: 25 SF; REGIONAL AND EASTERN US NATIVE
+	FOGA	47	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	CONTAINER	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 CLIMATES
•	HPLI	9	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT HYDRANGEA	#3	18" - 24"		CCA: 25 SF FULL SUN TO PART SHADE, ON CITY OF ALEXANDRIA PLANT LIST BUT NOT NATIV
•	HQFL	11	HYDRANGEA QUERCIFOLIA `FLEMYGEA` / SNOW QUEEN OAKLEAF HYDRANGEA	#3		18" - 24"	CCA: 25 SF FULL SUN TO PART SHADE, EASTERN US NATIVE
\bigcirc	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	9	PHYSOCARPUS OPULIFOLIUS `SEWARD` TM / SUMMER WINE SEWARD NINEBARK	#3	18" - 24"		CCA: 10 SF; FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE
	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	CONTAINER	18" - 24"		CCA: 10 SF FULL SUN TO PART SHADE, LOCAL, REGIONAL, EASTERN US NATIVE.



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

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LANDMARK **BLOCK K**

FOULGER PRATT

2021228 REVISION / ISSUANCE DATE NO. DESCRIPTION DSUP 06-24-2022

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

VERT: N/A

HORZ: N/A

PLANTING SCHEDULE + TABULATIONS

L0505

APPROVED

DEPARTMENT OF PLANNING & ZONING

SITE PLAN NO.

DATE RECORDED _

SPECIAL USE PERMIT NO. ___

DIRECTOR DATE

DIRECTOR DATE

INSTRUMENT NO. DEED BOOK NO. DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

PERENNIALS		CODE	QTY	BOTANICAL / COMMON NA	AME				CONT	<u> </u>	HEIGHT	SPREAD	REMARK	<u>s</u>					
		RUD HIR	23	RUDBECKIA HIRTA / BLAC	CK-EYED SUSAN				1 GAL	1	8" - 24"	18" - 24"	LOCAL R	EGIONAL, ANI	DEASTERN US NAT	IVE		А	A) STANDARD
SEASONAL ANN	<u>IUALS</u>	CODE	<u>QTY</u>	BOTANICAL / COMMON NA	<u>AME</u>				<u>CONT</u>	<u> </u>	<u>HEIGHT</u>	SPREAD	REMARK	<u>s</u>					IE FOLLOWING NOTE: 1)THE PROPERTY O RECENT VERSION CONDITIONS OF AF
त्वातासम्बद्धाः बुद्धान्तिवित्व बुद्धान्तिवित्व स्वातानिवित्व		ANN US2	18	SEASONAL ANNUALS					-						COBAEA MARITIMA SIA ARGENTA / PLU			3	2)THE CITY-APPROV LANDSCAPE GUIDE 3)THE CONTRACTOR
SEASONAL PER	RENNIALS	CODE	QTY	BOTANICAL / COMMON NA	AME				<u>CONT</u>	<u> </u>	<u>HEIGHT</u>	<u>SPREAD</u>	REMARK	<u>REMARKS</u>				4)ANY CHANGES, AL AND/OR DETAILS. 5)INSTALLATION OF I 6)IN LIEU OF MOR	
++++++++ +++++++++++++++++++++++++++++		SEA PER	48	SEASONAL PERENNIALS					-						OLEUS 'OXBLOOD' A SICA OLERCACEA -			OT 7	CONSTRUCTION) O 7)SUBSTITUTIONS TO 8)MAINTENANCE FOR AS CONDITIONED I
ORNAMENTAL G	GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NA	AME_				<u>CONT</u>	<u> </u>	<u>HEIGHT</u>	SPREAD	REMARK	<u>s</u>					B) STANDARD ADDITION TO THE I
		DES GO3	110	DESCHAMPSIA CESPITOS	SA 'GOLDTAU' / GOLD DEW	/ TUFTED	HAIR GRASS		1 GAL				EASTERN	N US NATIVE; I	NOT ON ALEXANDR	IA PLANT LIST		100000	1)THE APPROVED M PROTECTION PLAN THE TREE PROTEC
		ERA SPE	60	ERAGROSTIS SPECTABIL	IS / PURPLE LOVEGRASS				1 GAL				LOCAL R	EGIONAL, ANI	DEASTERN US NAT	IVE		2	BY THE CITY WHICE 2)THE APPLICANT M HELD BETWEEN TO INSTALLATION PRO
		MUH PTS	81	MUHLENBERGIA CAPILLA	RIS 'REGAL MIST' / PINK M	IUHLY GR	RASS		1 GAL	1	8" - 24"	18" - 24"	REGIONA	AL AND EASTE	RN US NATIVE			~	3)THE FOLLOWING IF THE PROJECT LAN SIGNED AND SEAL 4)ALL CONSTRUCTION
PERENNIALS & C	<u>GRASSES</u>	CODE	<u>QTY</u>	BOTANICAL / COMMON NA	AME_				<u>SIZE</u>	<u>C</u>	COLOR	BLOOMS	REMARK	<u>S</u>					5)AS-BUILT DRAWING AND ALL APPLICAL AND SPECIFICATION
		CAPE	571	CAREX PENSYLVANICA /	PENNSYLVANIA SEDGE				1 GAL				REGIONA	AL AND EASTE	RN US NATIVE			(6)AREAS OF BARE S
		ЕСРМ	26	ECHINACEA PURPUREA`	MAGNUS` / MAGNUS PURI	PLE CONE	EFLOWER		1 GAL	F	PURPLE	JULY - AUGUST	REGIONA	REGIONAL/EASTERN US NATIVE			NOT TUPDATES: 01 LAST UP		
		RUD AUT	210	RUDBECKIA HIRTA 'AUTU	MN COLORS' / AUTUMN CO	OLORS BI	LACK-EYED SUSAN		1 GAL.				LOCAL REGIONAL, AND EASTERN US NATIVE			TANDARD LANDS			
		SYNV	137	SYMPHYOTRICHUM NOV	AE-ANGLIAE / NEW ENGLA	ND ASTE	R		1 GAL				LOCAL R	EGIONAL, AND	DEASTERN US NAT	IVE			-
															URBAN	TREE TABULATIO	NS		
													PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS ARE UNDER CANOPY (PER TREE)	GREATER TI PROJECT	HAN 50% OF TED 20 YR. PY? (Y/N)
													DIO VIR	2	ON-STRUCTURE	750	665	CANOP	Υ Υ
													AMCA	2	ON-STRUCTURE	500	415		Υ
													AMEG	2	ON-GRADE	500	415		Y
													BNLK CERW	2	ON-GRADE ON-STRUCTURE	500 750	415 495		Y
TREE // IRE	D CTARE	1		BIODIVERSITY	TABULATIONS					CCA SF	TOTAL TRE	E CROWN COVER	CHVI	2	ON-GRADE	500	415		Υ
TREES (URBAN AND TOTAL NUMBER OF		-											COAL	2	ON-STRUCTURE	500	415	_	Υ
	QTY.		ENT OF TOTAL	L MAXIMUM PERCENT	SPECIES	QTY.	PERCENT OF TOTAL	MAXIMUM PERCEN	Т				COFL	1	ON-STRUCTURE	500	495		Y
GENUS		Р	ROPOSED	ALLOWED			PROPOSED	ALLOWED					COFL GLTI	2	ON-GRADE ON-STRUCTURE	500 750	495 665		Y
Diospyros	2		10.0%	33%	virginiana	2	10.0%	10%		750 500		1500	QUEP	2	ON-STRUCTURE	1,250	900		Y
Amelanchier Amelanchier	2		10.0% 10.0%	33% 33%	canadensis x grandiflora 'Autumn Brilli	2 a 2	10.0% 10.0%	10% 10%		500 500		1000 1000				,			
Betula	2		10.0%	33%	Nigra	2	10.0%	10%		500		1000							
Cercis	2		10.0%	33%	canadensis	2	10.0%	10%		750		1500			T01	TAL URBAN TREES			
Chionanthus Cornus	2		10.0% 10.0%	33% 33%	virginicus alternifolia	2	10.0% 10.0%	10% 10%		500 500		1000 1000	*Pofor to I	decano Cuidalia	or Chanton 2 Comment	20			
Cornus	2		10.0%	33%	florida	2	10.0%	10%		500		1000	rejer to Land	uscupe Guideline	s Chapter 3 Canopy Co	veruge			
Gleditsia	2		10.0%	33%	tricanthos inermis	2	10.0%	10%		750		1500							
Quercus	2		10.0%	33%	phellos	2	10.0%	10%		1250		2500	*Note to Appl	licant: The figure	es populated in this tem	plate are provided	l as an example to as	sist with deter	mining
TOTAL SHRUBS	20									TREE CCA:		13000			he 2019 Landscape Gui				
TOTAL NUMBER OF	F SHRUBS PR	OPOSED:													ed by the applicant with				
GENUS Abelia	QTY.		ENT OF TOTAL PROPOSED 1.81%	MAXIMUM PERCENT ALLOWED 33%	SPECIES x mardi gras	QTY.	PERCENT OF TOTAL PROPOSED 1.8%	MAXIMUM PERCENT ALLOWED 10%	Т	CCA SF	TOTAL SHR	RUB CROWN COVER			all plans requiring app I required charts and so		e with the 2019 Land	iscupe Güldelli	ies. Kejer to
Abelia	9		1.81%	33%	x mardi gras x rose creek	9	1.8%	10%		0		0				<u> </u>	NATIN	E PLANT TABL	ULATIONS
Cephalotaxus	4		0.80%	33% 33%	harringtonia 'fastigata'	4	0.8%	10%		25		100				MAI	RCH 2, 2019 – JANUA		JANUA

	PROJECTED 20 IMPERVIOUS AREA UNDER CANOPY PROJECTED 20 YR CANOPY* (PER TREE) (PER TREE) GREATER THAN 50% PROJECTED 20 YR CANOPY? (Y/N)				CROWN COVER TABULATIONS				
		DDOJECTED 30	INADEDVIOLIC ADEA	IMPERVIOUS AREA	TOTAL SITE AREA (SF) - BLOCK K	98,964			
NITITY	DIANILOCATION			GREATER THAN 50% OF	25% CROWN COVER REQUIRED (SF)	24,741			
NTITY	PLAN LOCATION			PROJECTED 20 YR.	EXISTING CROWN COVER (SF)	0			
		(PER TREE)	(PER IREE)	CANOPY? (Y/N)	REMOVED CROWN COVER (SF)	0			
2	ON-STRUCTURE	750	665	Υ	PRESERVED CROWN COVER (SF)				
2	ON-STRUCTURE	500	415	Υ	Crown Cover from Preserved Trees	0			
2	ON-GRADE	500	415	Υ	Crown Cover from Preserved Shrubs	0			
2	ON-GRADE	500	415	Υ	PROPOSED CROWN COVER (SF)				
2	ON-STRUCTURE	750	495	Υ	Crown Cover from Proposed Trees	13,000			
2		25 897 882	10 March 2007	Y	Crown Cover from Proposed Shrubs	6,019			
2	ON-STRUCTURE	500	415	Y	TOTAL CROWN COVER PROVIDED (%)	19.2%			
1	ON-STRUCTURE	500	495	Y	TOTAL CROWN COVER PROVIDED (SF)	19,019			
1	ON-GRADE	500	195	v					

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

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

AND SPECIFICATION OF ALL PROJECT ELEMENTS.

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

CITY OF ALEXANDRIA, VIRGINIA

CITY OF ALEXANDRIA, VIRGINIA

STANDARD LANDSCAPE DETAILS

LANDSCAPE GUIDELINES MUST BE FOLLOWED.

AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

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

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

1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR

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

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

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

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

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

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

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

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

E INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR

NSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY

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.

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.

EGAL RESPONSIBILITY.

CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

TABULATIONS JANUARY 2, 2020 - JANUARY 1, 2024 **BEGINNING JANUARY 2, 2024** PROVIDED **PROVIDED** REQUIRED PROVIDED REQUIRED REQUIRED PLANT TYPE QUANTITY NATIVE TYPE QTY. % QTY. % QTY. % 10% 15% 18 90.0% 20% Regional/Local **Urban Trees** 25% 100.0% Total Natives 25% 20 50% Regional/Local 15% **Standard Trees** Total Natives 40% 60% 93 34.70% Regional/Local Evergreen Shrubs **Total Natives** 20% 30% 127 47.39% 40% Regional/Local 10% 15% 154 67.84% 20% Deciduous 227 212 93.39% **Total Natives** 40% 60% 80% Regional/Local 10% 10% 0 Groundcovers 20% **Total Natives** 10% 20% % (perennials) 15% (ferns & grasses) 86.63% Regional/Local 1279 Ornamental Grasses 1218 40% (ferns & grasses) **Total Natives** Vines 80% 100% 100% **Total Natives TOTALS** TOTAL PLANTS SPECIFIED TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS TOTAL SUM OF NATIVE PLANTS

14.8% 20.0%

by the applicant with project-specific information. The Biodiversity Tabulations must be completed and included on all plans requiring approval in accordance with the 2019 Landscape Guidelines. Refer to subsequent tabs for additional

300

525

170

430

225

275

330

310

19019

6019

SHRUB CCA:

TOTAL CCA:

1) Percentages 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. *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 | 2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type. 3) Non-native 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 poplulated 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 2019 Landscape Guidelines. Refer to subsequent tabs for additional required charts and schedules.

ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM

NOT FOR

LANDSCAPE

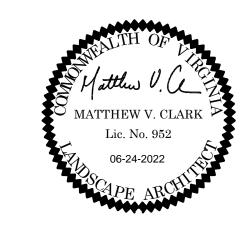
PLAN NOTES

01/01/19

LD 016

COA

OF I



LANDMARK BLOCK K

FOULGER PRATT

2021228

REVISION / ISSUANCE DESCRIPTION DSUP 06-24-2022 DESIGNED BY: GC

DRAWN BY: JM CHECKED BY: JVW

VERT: N/A

HORZ: N/A

PLANTING SCHEDULE + **TABULATIONS**

L0506

6/24/2022 4:15 PM DAPHNE BRICE 7:\TFMPI ATES\SHFFTS\CD SHFFTS\I A\SHFFT-24X36 DWT

497

1.01%

1.21%

3.22%

6.84%

4.63%

4.02%

5.23%

2.01%

4.23%

1.41%

6.84%

8.85%

3.42%

8.65%

4.43%

0.60%

9.46%

1.81%

2.21%

6.64%

1.81%

0.80%

6.24%

harringtonia 'plania'

chinese rubrum 'daruma'

japonica 'mountain fire'

laurocerasus 'otto luyken'

cerifera 'don's dwarf'

x 'vintage jade'

humilis

melanocarpa

sericea 'farrow'

sericea 'cardinal'

Virginica 'sprich'

x 'meidrifora'

acerifolium

opulifolius 'seward'

paniculata 'limelight'

quercifolia 'flemygea'

alnifolia 'compacta'

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

33%

1.0%

1.2%

3.2%

6.8%

4.6%

4.0%

5.2%

2.0%

4.2%

1.4%

6.8%

8.9%

9%

4.4%

0.6%

9.5%

1.8%

2.2%

33%

1.6%

0.8%

6.2%

10%

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10%

10%

10%

Cephalotaxus

Distylium

Leucothoe

Morella

Prunus

Aronia

Clethra

Cornus

Fothergilla

Hydrangea

Hydrangea

Physocarpus

TOTAL DECID:

TOTAL EVERGRN:

required charts and schedules.

Viburnum

TOTAL =

Rhododendron

Sarcococca

Loropetalum

APPROVED

SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

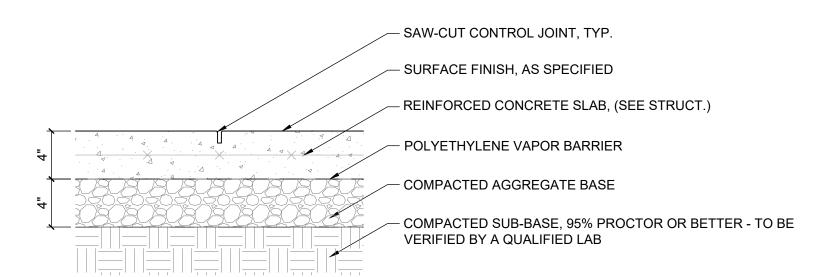
SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.



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LANDMARK BLOCK K

FOULGER PRATT

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 DSUP 06-24-2022

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

APPROVED
SPECIAL USE PERMIT NO. ______

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DEED BOOK NO. DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO.

VERT: N/A HORZ: AS NOTED

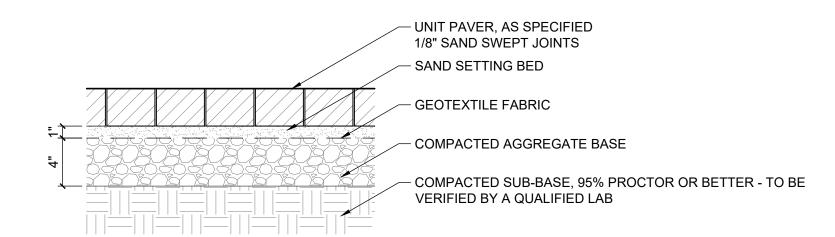
SITE DETAILS

L0601

1 CONCRETE PAVING - PEDESTRIAN

L0601 SECTION

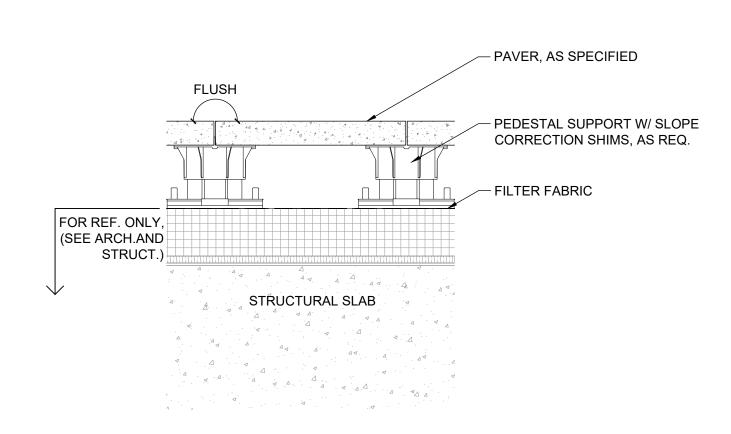
1 1/2" = 1'-0"



2 UNIT PAVERS - PEDESTRIAN

1 1/2" = 1'-0"

L0601 SECTION



200 S. PEYTON STREET
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KEY MAP

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CONSTRUCTION



LANDMARK BLOCK K

FOULGER PRATT

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CHECKED BY: JVW

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COURTYARD AND AMENITY
DETAILS

L0602

1 PEDESTAL PAVING
L0602 SECTION

1 1/2" = 1'-0"

TURF, AS SPECIFIED

REINFORCED TURF RINGS,
AS SPECIFIED

SANDY GRAVEL, COMPACTED TO 95% PROCTOR
OR BETTER, TO BE VERIFIED BY A QUALIFIED LAB

FOR REF. ONLY,
(SEE ARCH.AND
STRUCT.)

STRUCTURAL SLAB

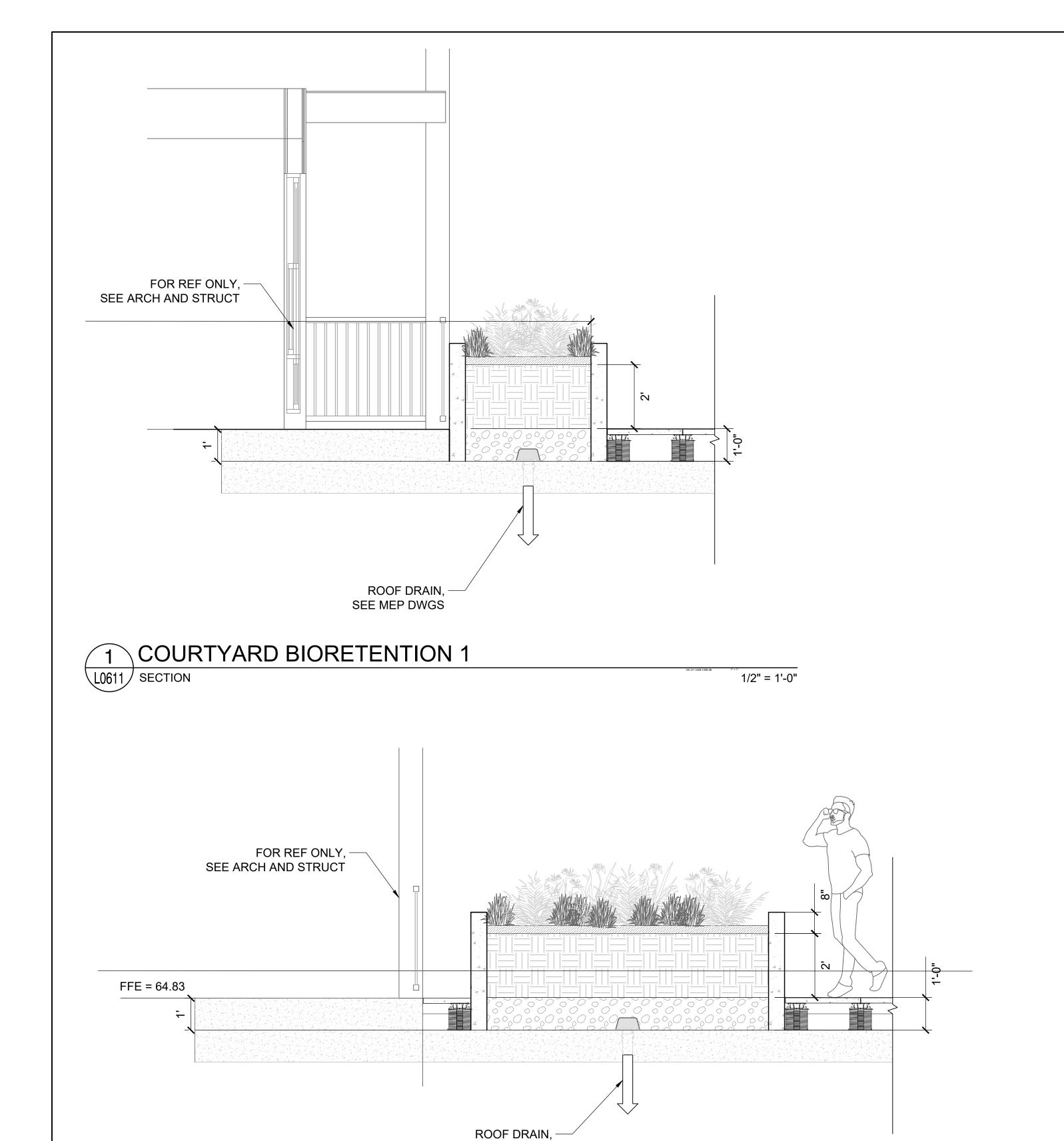
2 REINFORCED TURF - ON STRUCTURE
L0602 SECTION

1 1/2" = 1'-0"

1 1/2 - 1-0

INSTRUMENT NO.

DEED BOOK NO. DATE



SEE MEP DWGS

1/2" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. ____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONME

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ______

INSTRUMENT NO. DEED BOOK NO. DATE

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NOT FOR CONSTRUCTION



LANDMARK BLOCK K

FOULGER PRATT

REVISION / ISSUANCE

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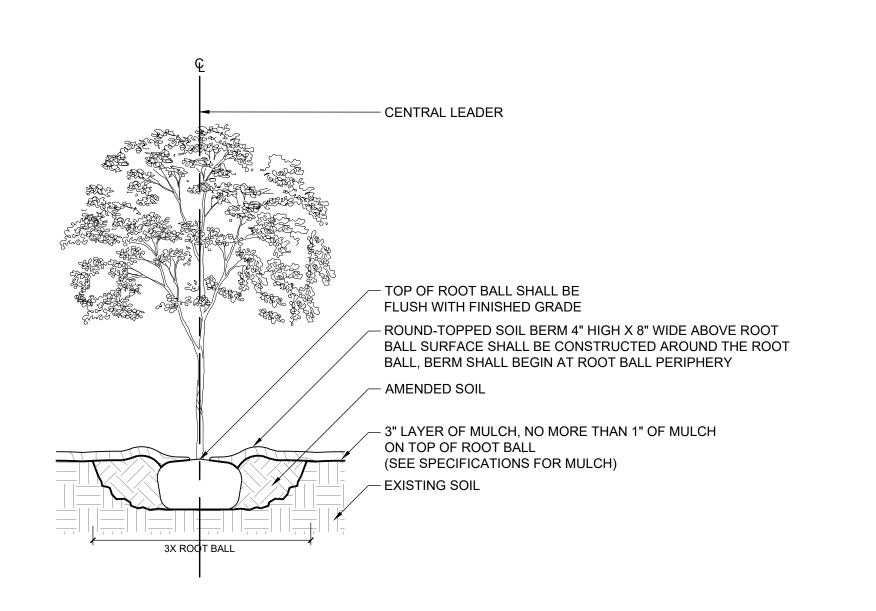
VERT: N/A HORZ: AS NOTED

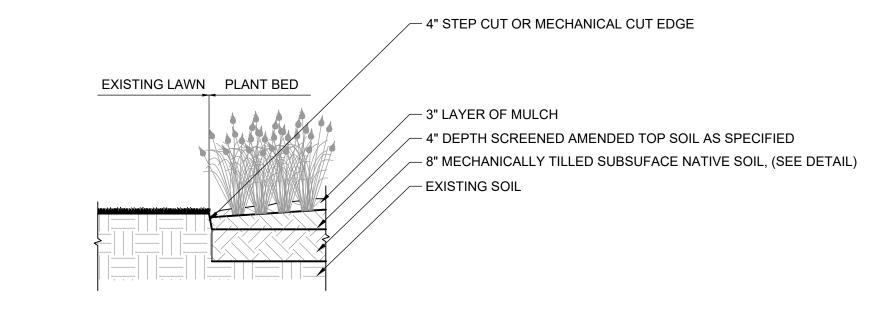
SITE SECTIONS + ELEVATIONS

L0611

L0611 SECTION

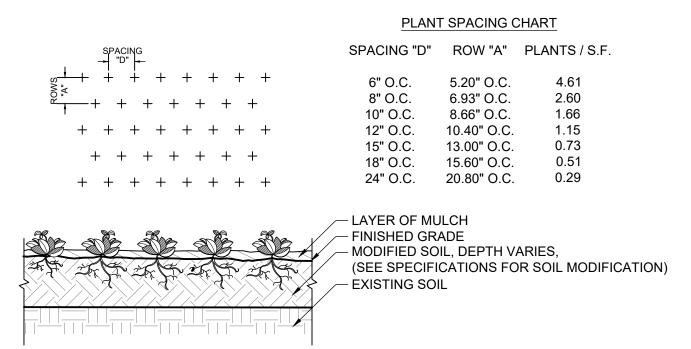
2 COURTYARD BIORETENTION 2





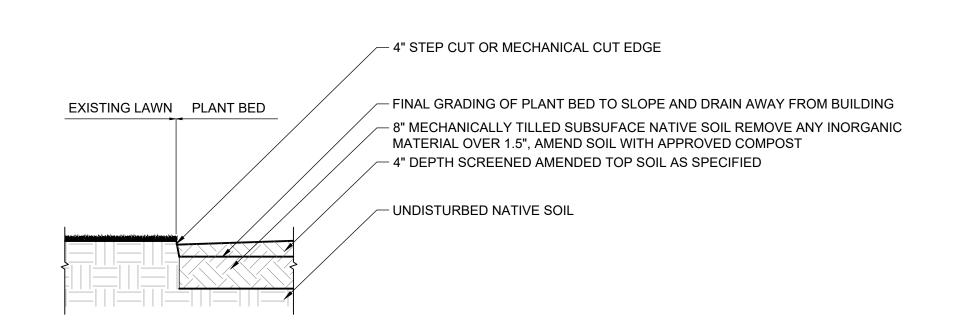
STEEL CUT EDGE

1/2" = 1'-0"



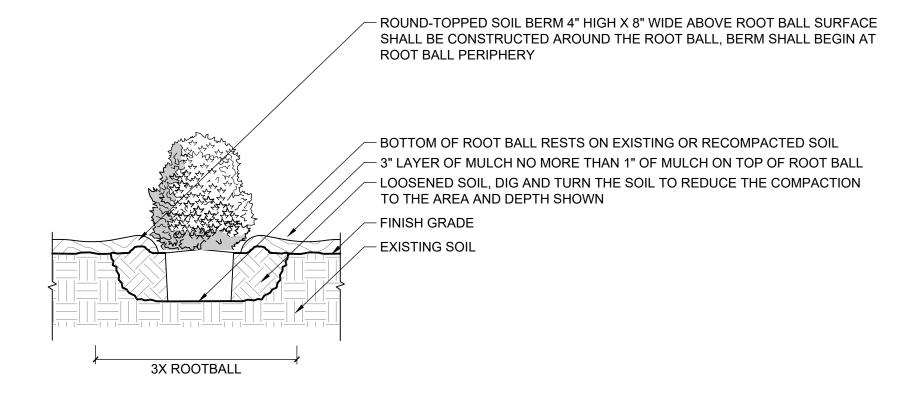
TREE PLANTING

L0661 SECTION





1/2" = 1'-0"



APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DATE RECORDED DEED BOOK NO. DATE

ORIGINAL SHEET SIZE: 24" X 36"

, –	SHRUB PLANTING
\L0661/	SECTION

ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM

> **NOT FOR** CONSTRUCTION



LANDMARK **BLOCK K**

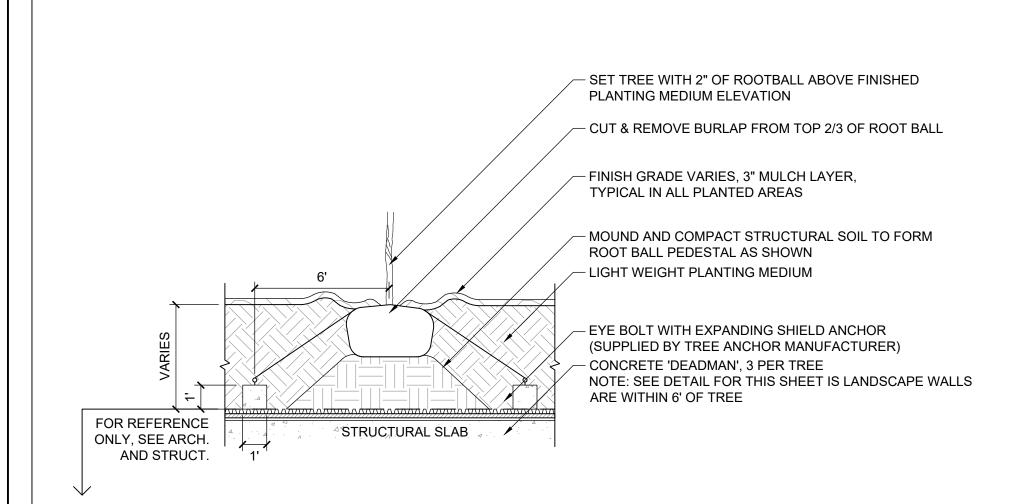
FOULGER PRATT

F	REVISION	N / ISSUA	NCE
NO.	DESCF	RIPTION	DATE
1	DS	SUP	06-24-2022
	SIGNED BY:		
	AWN BY: ECKED BY:	JM JVW	
SCALE		N	ORTH
VEF HOF	RT: N/A RZ:		

PLANTING DETAILS

L0661

1/2" = 1'-0"

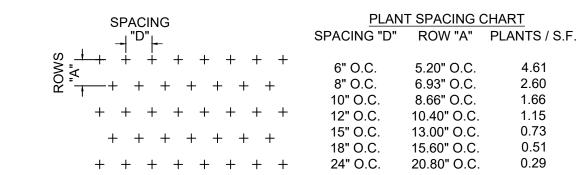


1 TREE PLANTING ON STRUCTURE

L0662 SECTION

AND STRUCT.

1/4" = 1'-0"



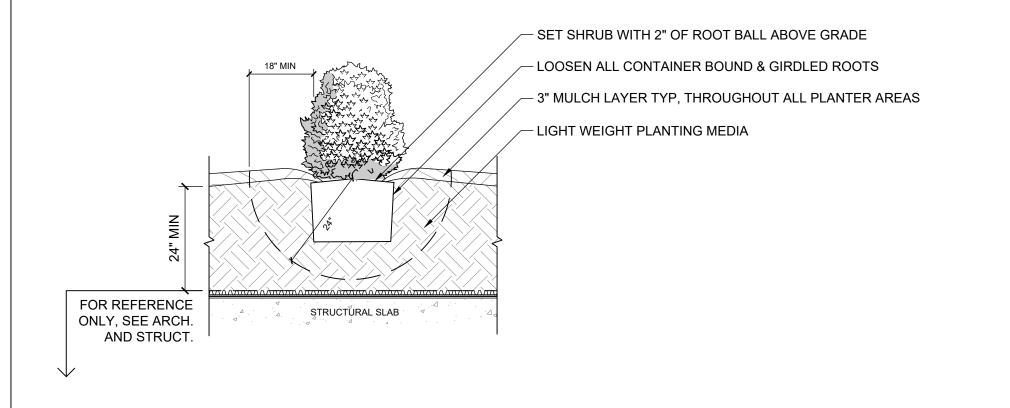
FOR REFERENCE ONLY, SEE ARCH.

STRUCTURAL SLAB

— SEE PLANTING PLAN FOR SPECIES LIGHT WEIGHT PLANTING MEDIA DEPTH VARIES, (SEE GRADING PLAN)

2 GROUNDCOVER ON STRUCTURE L0662 SECTION

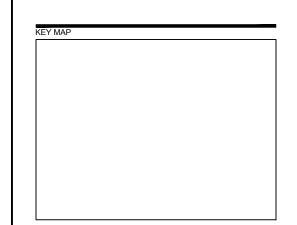
1/2" = 1'-0"



3 SHRUB PLANTING ON STRUCTURE

1/2" = 1'-0"

ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM



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LANDMARK **BLOCK K**

FOULGER PRATT

LANDI	DES	SIGN PROJ.# 2021228	
	F	REVISION / ISSUA	NCE
NC	١.	DESCRIPTION	DATE
1		DSUP	06-24-2022

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

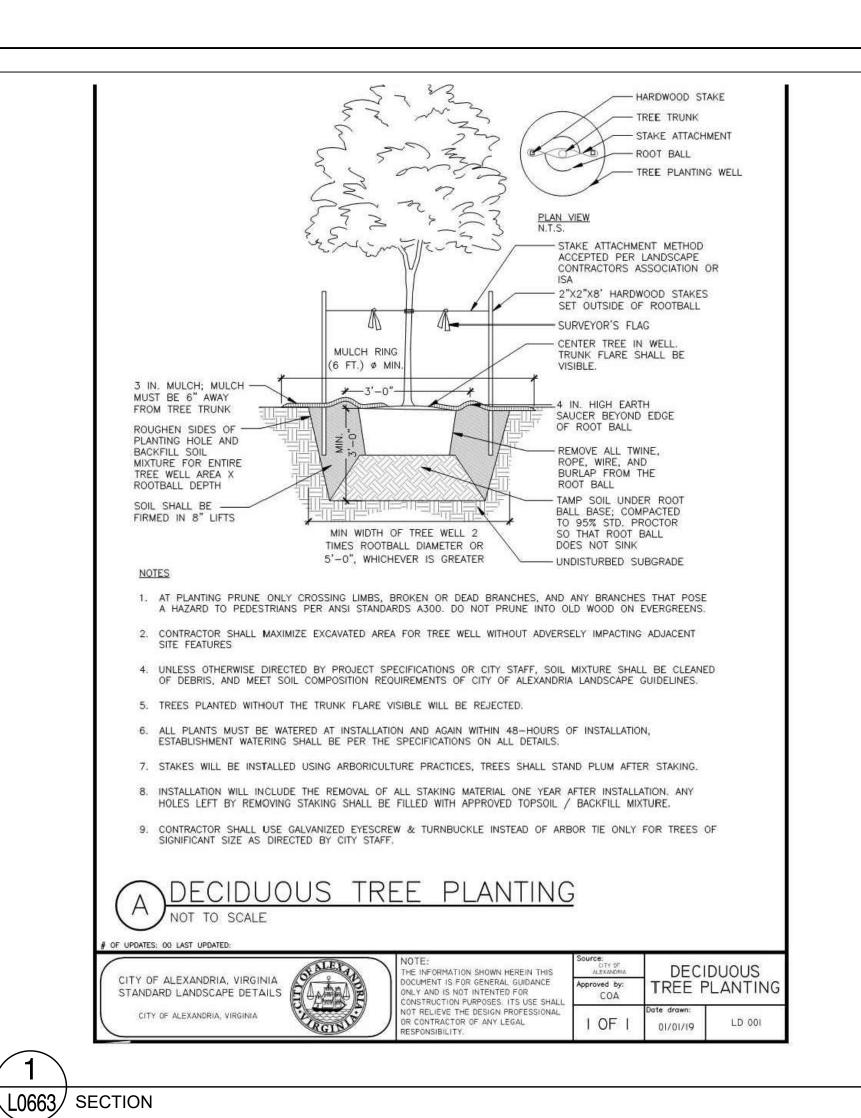
DEED BOOK NO.

DATE

L0662

PLANTING DETAILS

ORIGINAL SHEET SIZE: 24" X 36"



W/W - SOD OR OTHER APPROVED MATERIAL (TYP.) - BACKFILL SOIL MIXTURE COMPACTED TO 85% STD. PROCTOR - BACKFILL SOIL MIXTURE BENEATH ROOTBALL COMPACTED TO 95% STD. PROCTOR #57 STONE SLOPED TO DRAIN PIPE AT 1"-1"/FT; LINE SIDES OF EXCAVATION WITH FILTER FABRIC LENGTH OF TREE PLANTING — 4" DIA. UNDERDRAIN AREA: 12' OR LARGER IS STANDARD; 5' MINIMUM WIDTH A. CROSS SECTION TREE PLANTING AREA CURB AND GUTTER-SOD (TYP.) OR OTHER APPROVED PLANT MATERIAL MULCH — SIDEWALK — STREET TREE PLAN 1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION. 2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL TREE PLANTING NOTES. 3. SEE STAKING DETAIL FOR MORE INFORMATION. 4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK IN LIEU OF SOD AND BRICK EDGE. SEE TREE WELL WITH GRANITE BLOCK DETAIL. 5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION. TREE PLANTING STRIP REE PLANTIN CITY OF ALEXANDRIA, VIRGINIA CUMENT IS FOR GENERAL GUIDANCE STRIP STANDARD LANDSCAPE DETAILS NSTRUCTION PURPOSES, ITS USE SHA T RELIEVE THE DESIGN PROFESSION LD 006 CONTRACTOR OF ANY LEGAL 01/01/19

L0663

SECTION/PLAN

ROW "A" PLANTS SPACING O.C. 4.00 2.25 1.77 1.00 0.77 16" 0.44 - EDGE OF BED OR PLANTER TRIANGULAR SPACING PLAN & CHART SEE PLANTING PLAN AND - PLACE TOP OF ROOT BALL FLUSH SCHEDULE WITH FINISHED GRADE (TYP.) FOR SPACING MULCH OVER ENTIRE PLANTING BED OR AS APPROVED BY CITY STAFF - LOOSEN THE ROOT BALL OF ANY ROOT BOUND PLANTS (TYP.) UNDISTURBED SUBGRADE OR COMPACTED BACKFILL SOIL MIXTURE 1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH 2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE. 3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER 4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. 5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS. 6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS. GROUNDCOVER & PERENNIAL PLANTING GROUNDCOVER 8 INFORMATION SHOWN HEREIN THIS PERENNIAL CITY OF ALEXANDRIA, VIRGINIA MENT IS FOR GENERAL GUIDANCE STANDARD LANDSCAPE DETAILS ILY AND IS NOT INTENTED FOR PLANTING UCTION PURPOSES. ITS USE SHALL

OT RELIEVE THE DESIGN PROFESSIONA

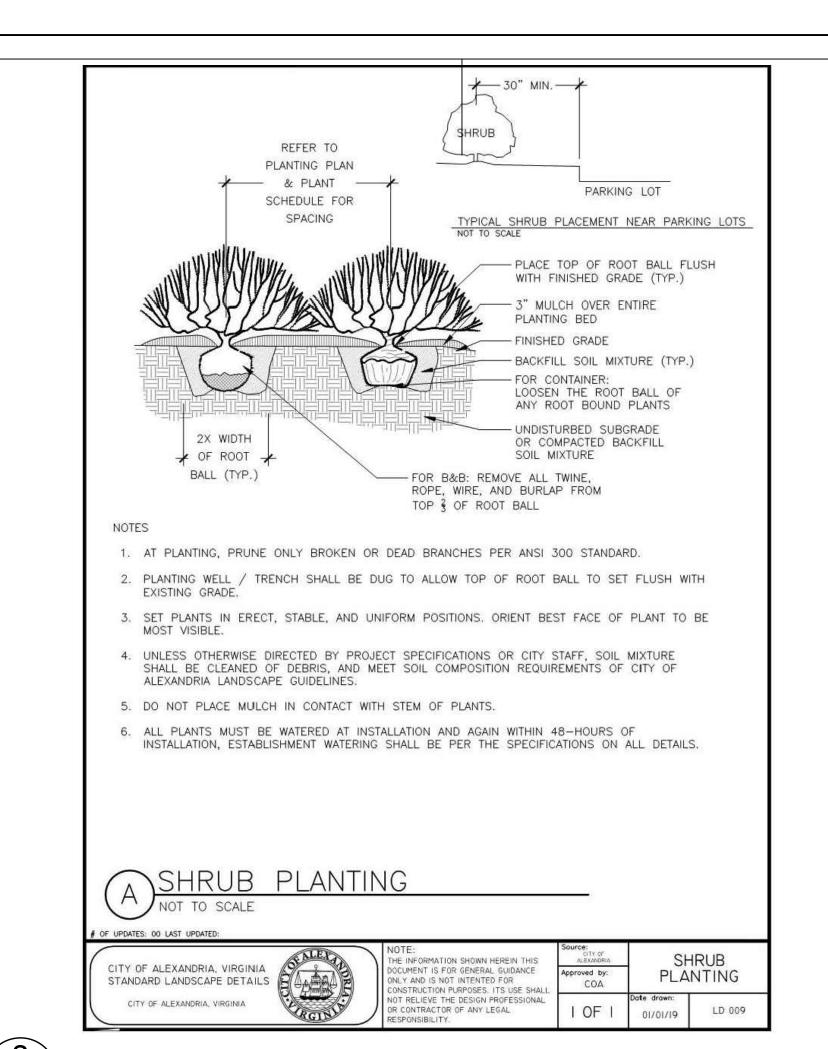
I OF I

LD 011

01/01/19

INTRACTOR OF ANY LEGAL

- SOD OR OTHER APPROVED MATERIAL (TYP.) — SOIL AMENDED W/ORGANIC MATERIAL; FIRM IN 8" LIFTS MULCH-- BACKFILL SOIL MIXTURE BENEATH ROOTBALL COMPACTED TO 80% STD. PROCTOR #57 STONE SLOPED TO DRAIN PIPE AT $\frac{1}{2}$ "-1"/FT; LINE SIDES OF EXCAVATION WITH FILTER FABRIC LENGTH OF TREE PLANTING 时 👉 4" DIA. UNDERDRAIN AREA: 12' OR LARGER IS STANDARD; 5' MINIMUM WIDTH A. CROSS SECTION TREE PLANTING AREA CURB AND GUTTER-SOD (TYP.) OR OTHER APPROVED PLANT MATERIAL - MULCH ← SIDEWALK → - STREET TREE PLAN NOTES 1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION. 2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL TREE PLANTING NOTES. SEE STAKING DETAIL FOR MORE INFORMATION. 4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK IN LIEU OF SOD AND BRICK EDGE. SEE TREE WELL WITH GRANITE BLOCK DETAIL. 5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION. OF UPDATES: 01 LAST UPDATED: 12/02/2019 TREE PLANTING E INFORMATION SHOWN HEREIN THIS CITY OF ALEXANDRIA, VIRGINIA CUMENT IS FOR GENERAL GUIDANCE STRIP STANDARD LANDSCAPE DETAILS VLY AND IS NOT INTENTED FOR COA. ISTRUCTION PURPOSES. ITS USE SHALL OT RELIEVE THE DESIGN PROFESSIONA CITY OF ALEXANDRIA, VIRGINIA LD 006 OR CONTRACTOR OF ANY LEGAL 01/01/19



A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL

L0663

NTS

SECTION

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: RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

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

3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN. 4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN

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

6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND. 7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

NTS

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

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

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

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

5)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES

AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS. 6)AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

STANDARD LANDSCAPE PLAN NOTES

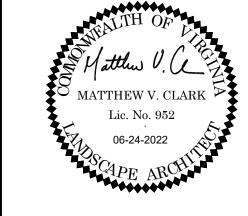
APPROVED DSUP 2020-10030 SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DATE RECORDED INSTRUMENT NO. DEED BOOK NO. DATE ORIGINAL SHEET SIZE: 24" X 36"

NOT FOR CONSTRUCTION

ALEXANDRIA, VA 22314

703.549.7784

WWW.LANDDESIGN.COM



LANDMARK BLOCK K

FOULGER PRATT

2021228 REVISION / ISSUANCE DESCRIPTION DATE

DSUP 06-24-2022

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

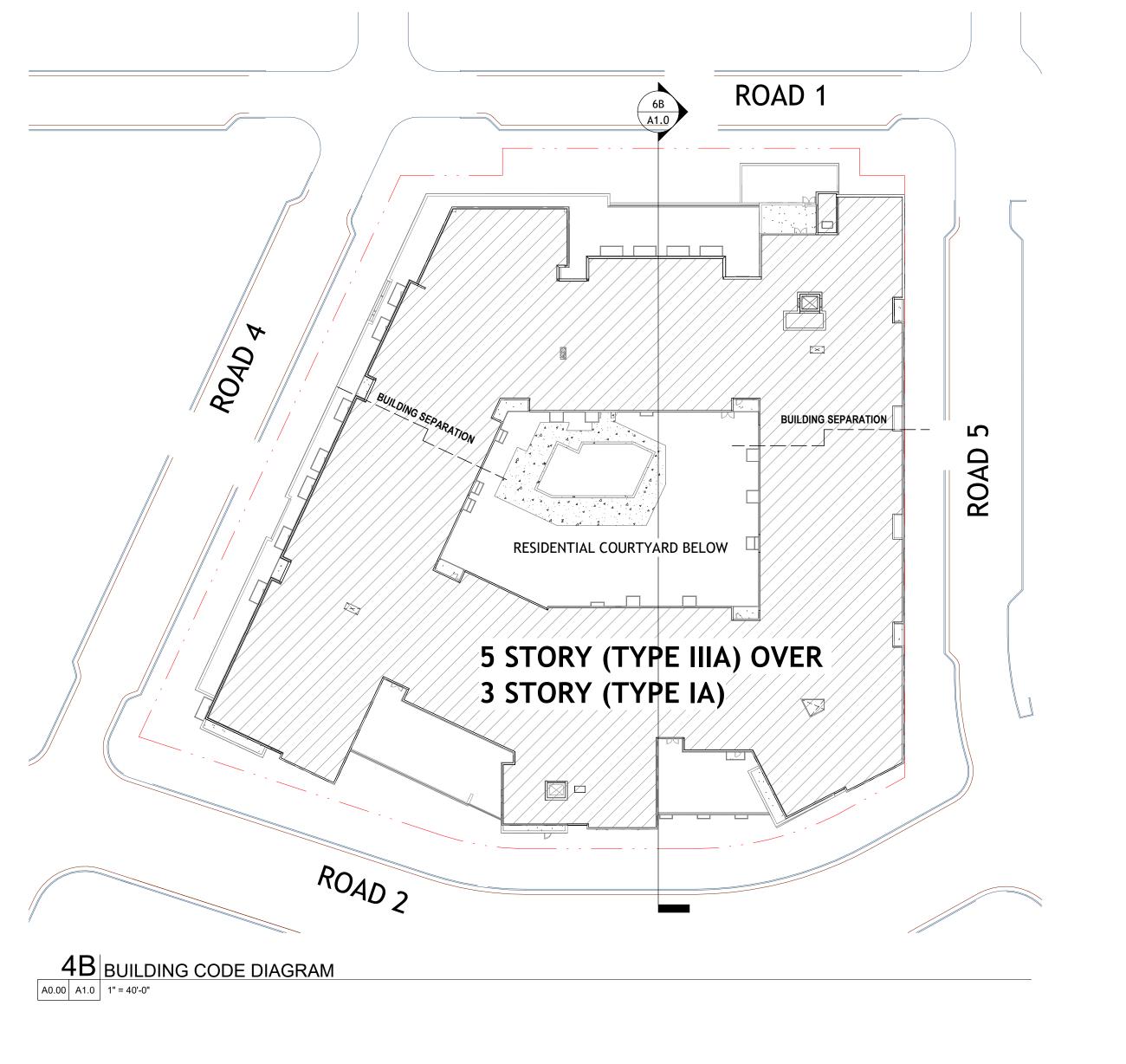
VERT: N/A

PLANTING DETAILS

L0663

L0663 SECTION

CITY OF ALEXANDRIA, VIRGINIA



BUILDING CODE ANALYSIS

APPLICABLE CODES (CITY OF ALEXANDRIA)

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	Allowable No.	Allowable	Allowable	Fire Protection
			Construction	of Stories	Height (FT)	Area per Floor (SF)**	
LEVEL 7	60,561	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 6	61,673	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 5	61,678	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 4	58,017	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 3	61,734	R2	IIIA	5*	85*	72,000	NFPA 13
		HORIZO	ONTAL BUILDING	SEPARATION (3	HOUR RATED)		
LEVEL 2	47,865	R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL 1	72,400	A2/M/R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL P1	81,620	A2/M/R2/S2	IA	UL	UL	UL	NFPA 13
LOWABLE HEIG	HT IS INCREA	SED BY 20 FEET AND T	HE NUMBER OF	STORIES INCREAS	SES BY 1 FOR A BU	ILDING EQUIPPED WITH	A NFPA13
NKLER SYSTEM	1						

**ALLOWABLE AREA INCREASE OF 200% PER USE OF NFPA 13 SPRINKLER SYSTEM

BUILDING USE AND OCCUPANCY

Separated Mixed Uses Restaurant Assembly Business Mercantile Residential Storage (Loading)

Storage (Parking Garage Uses)

APPLICABLE BUILDING CODES: 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE

2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE

2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL ENERGY CONSERVATION CODE

2018 INTERNATIONAL FUEL AND GAS CODE 2017 NATIONAL ELECTRIC CODE

FAIR HOUSING GUIDELINES

2010 ICC/ANSI A117.1 FOR ACCESSIBILITY STANDARDS

hord coplan macht

ARCHITECT

Alexandria, VA 22314 p. 571.388.7761

CIVIL ENGINEER

Chantilly, VA 20151 p. 703.642.2306

LandDesign, Inc. 200 S Peyton Street Alexandria, VA 22314 p. 703.549.7784

Urban, Ltd. 4200d Technology Court

LANDSCAPE ARCHITECT

FOULGER-PRATT DEVELOPMENT, LLC

Hord Coplan Macht, Inc. 1925 Ballenger Ave, Suite 525



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

Project Number 221264.00

LANDMARK - BLOCK K

ALEXANDRIA, VA

PDSUP SUBMISSION

06.24.2022

As indicated

CODE ANALYSIS

INSTRUMENT NO. DEED BOOK NO. PAGE NO. © Hord Coplan Macht, Inc.

APPROVED

SITE PLAN NO.

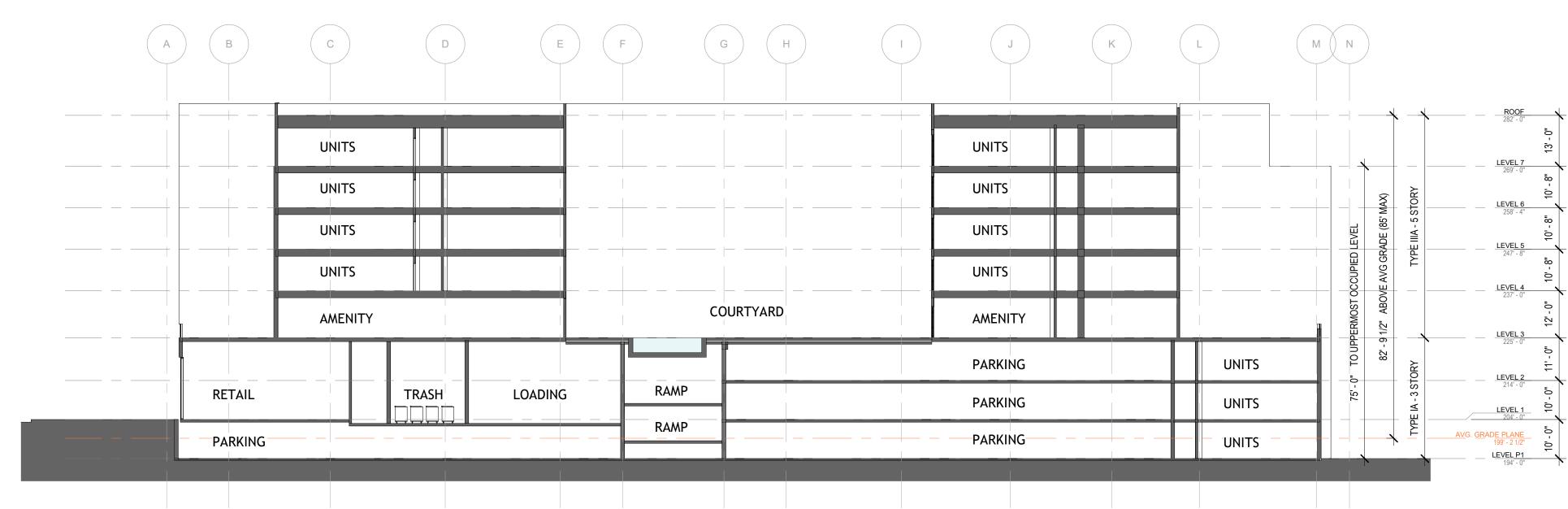
CHAIRMAN, PLANNING COMMISION

SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING

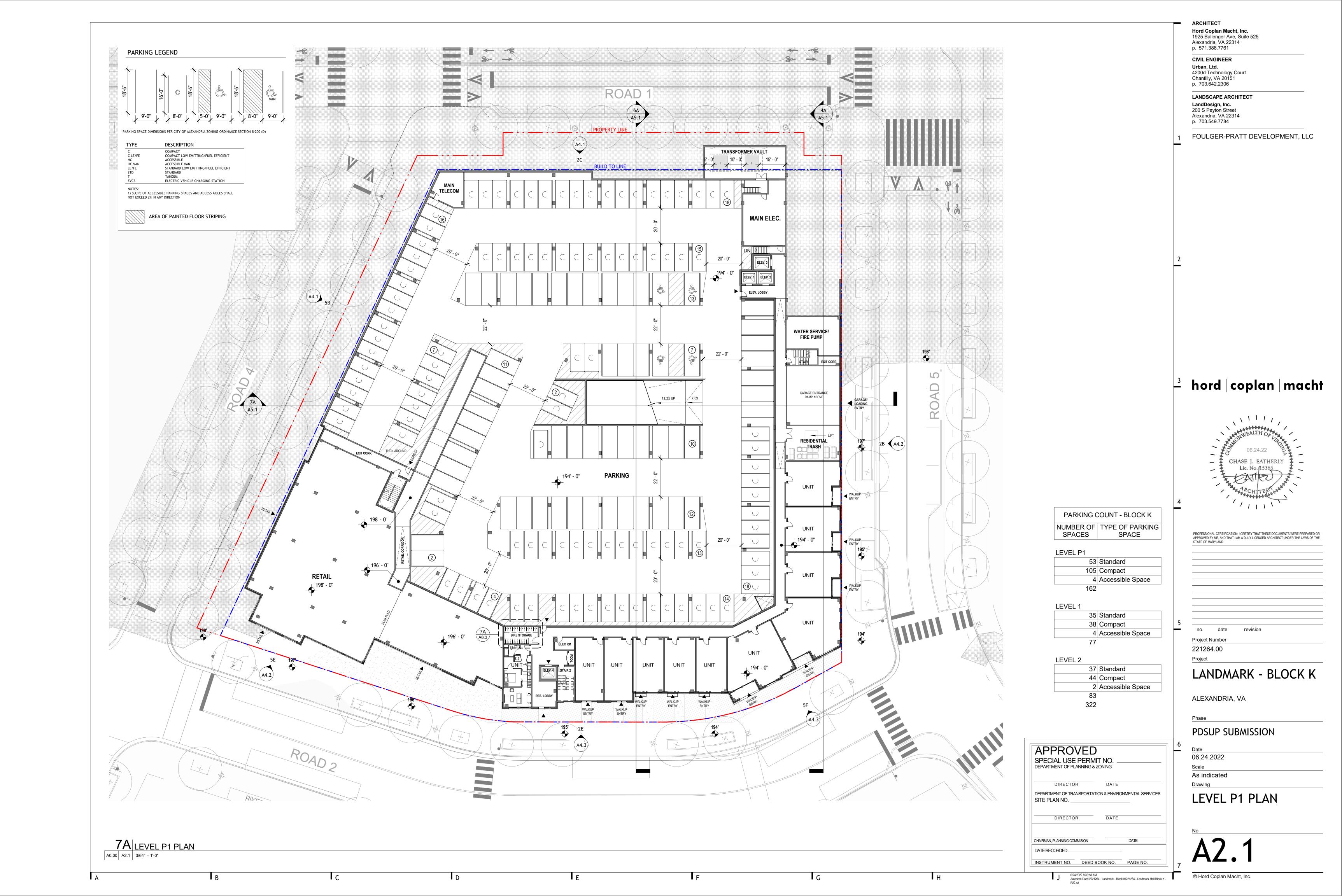
DIRECTOR DATE

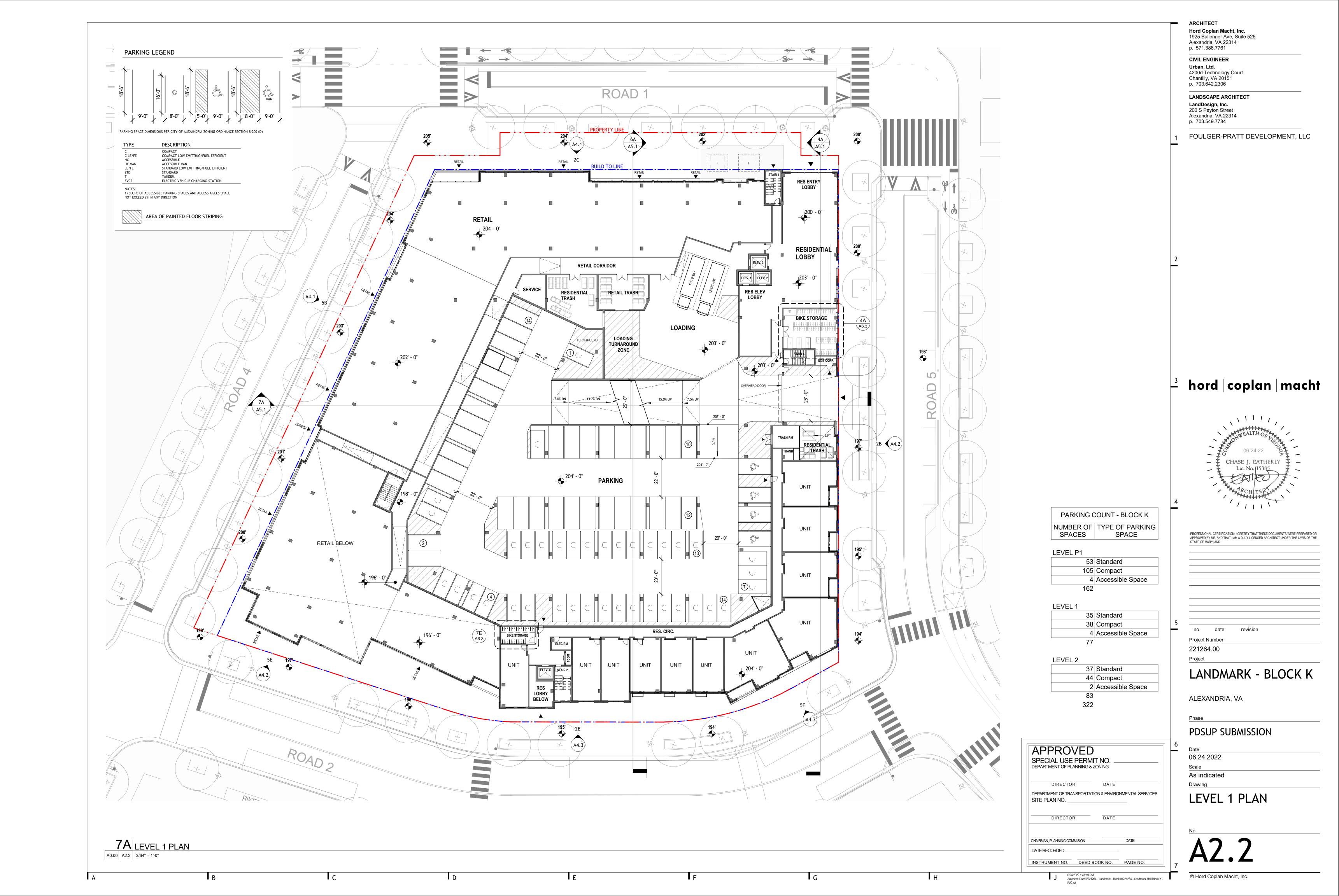
DIRECTOR DATE

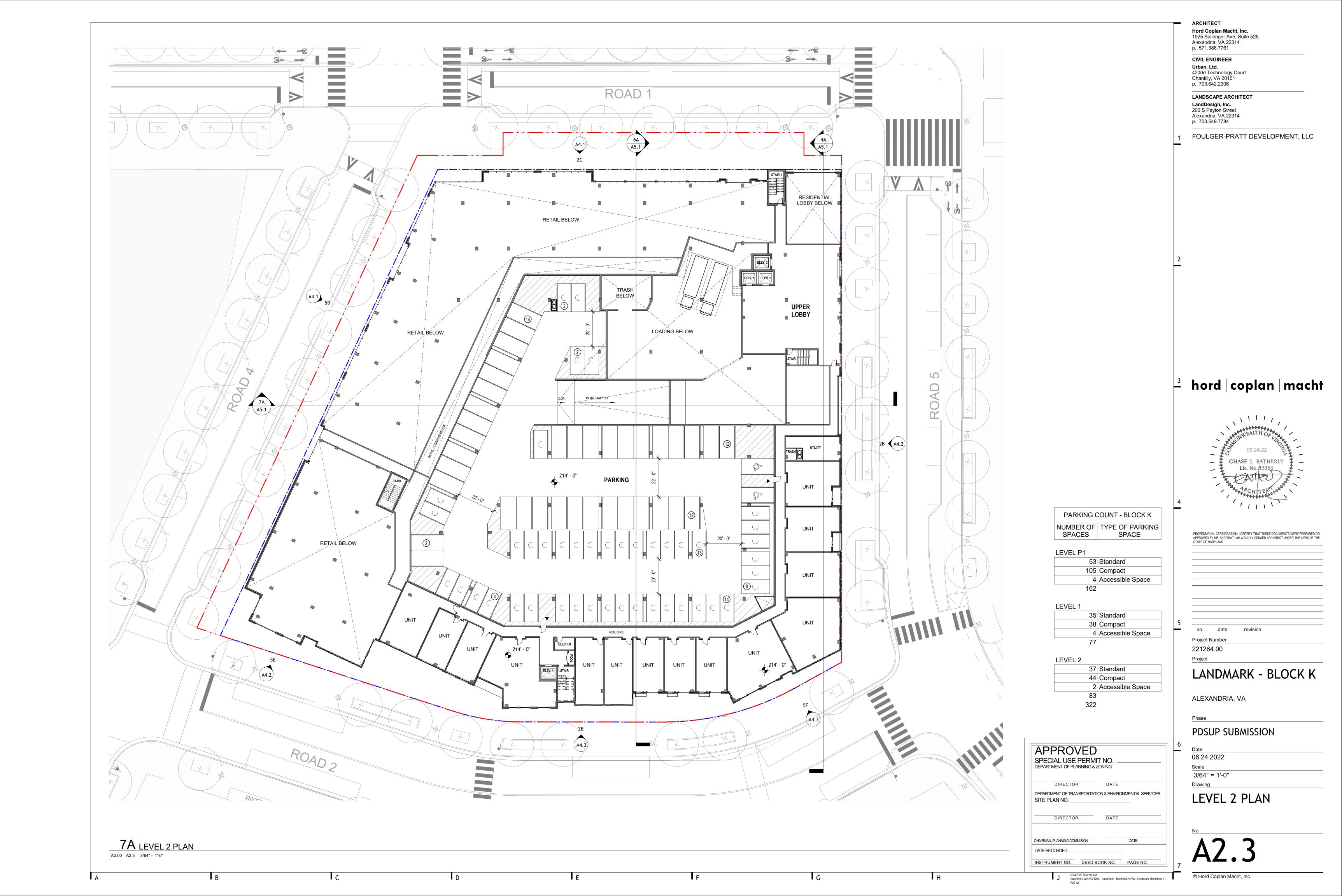
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

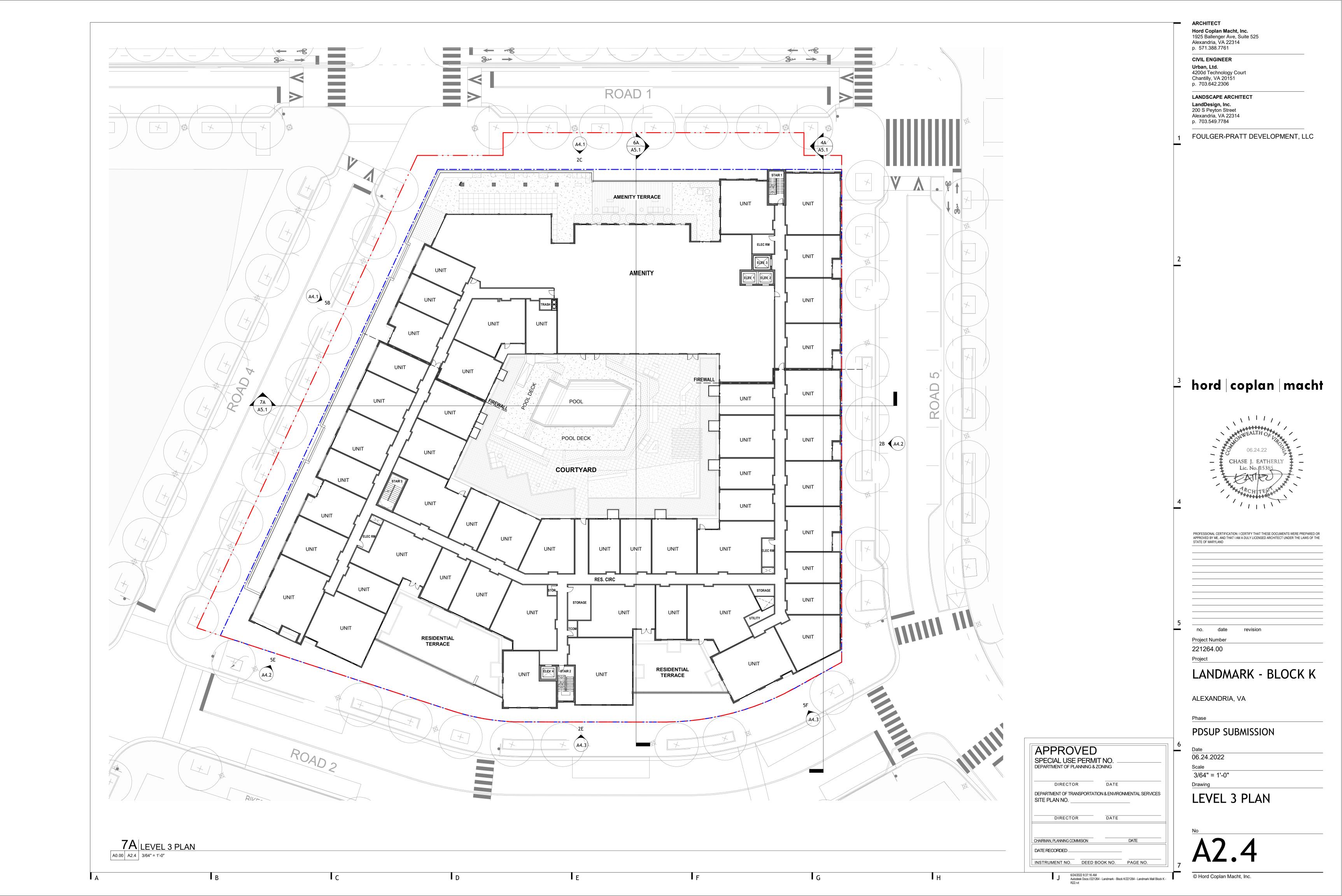


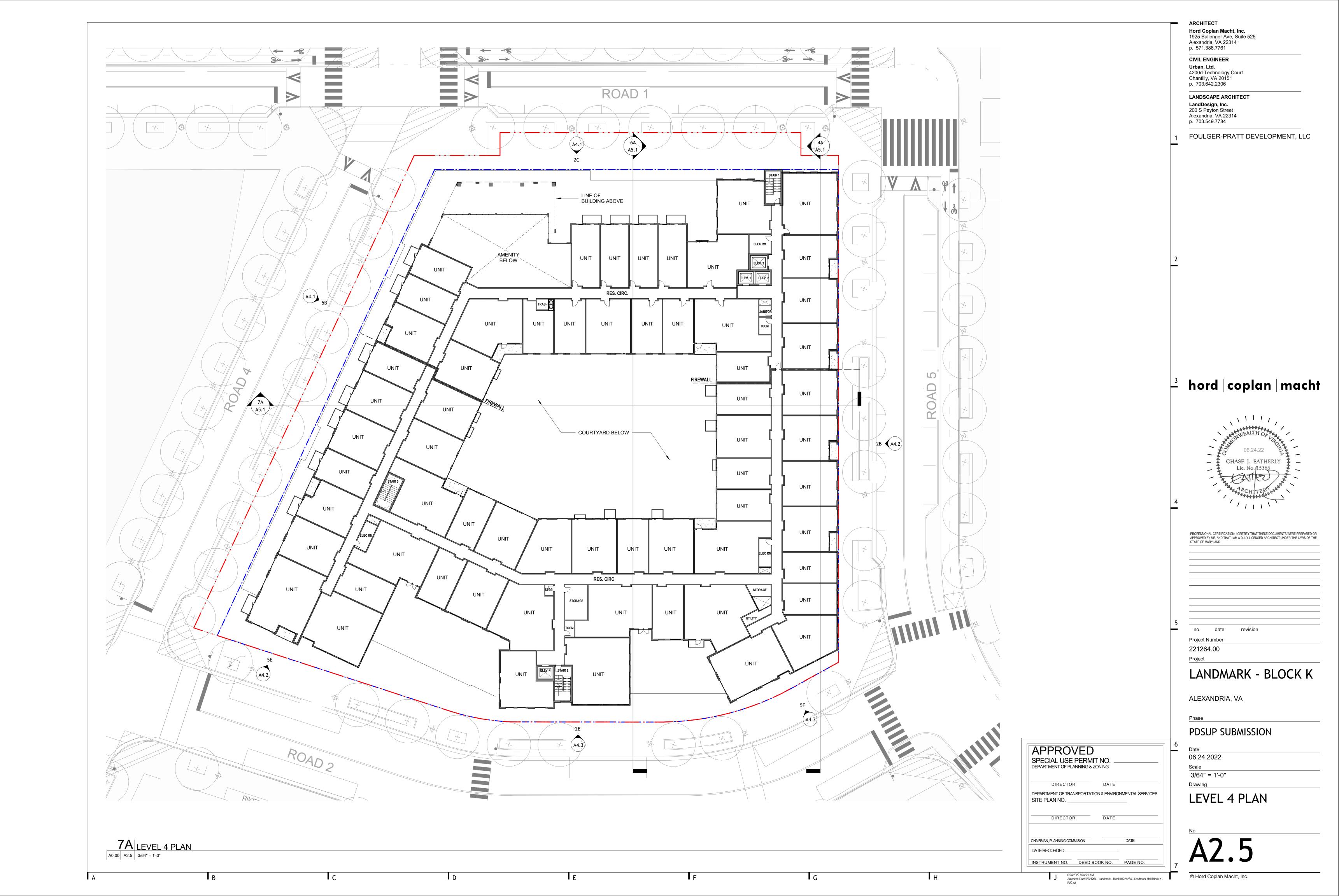
6B CODE SECTION N-S
A1.0 A1.0 1" = 20'-0"

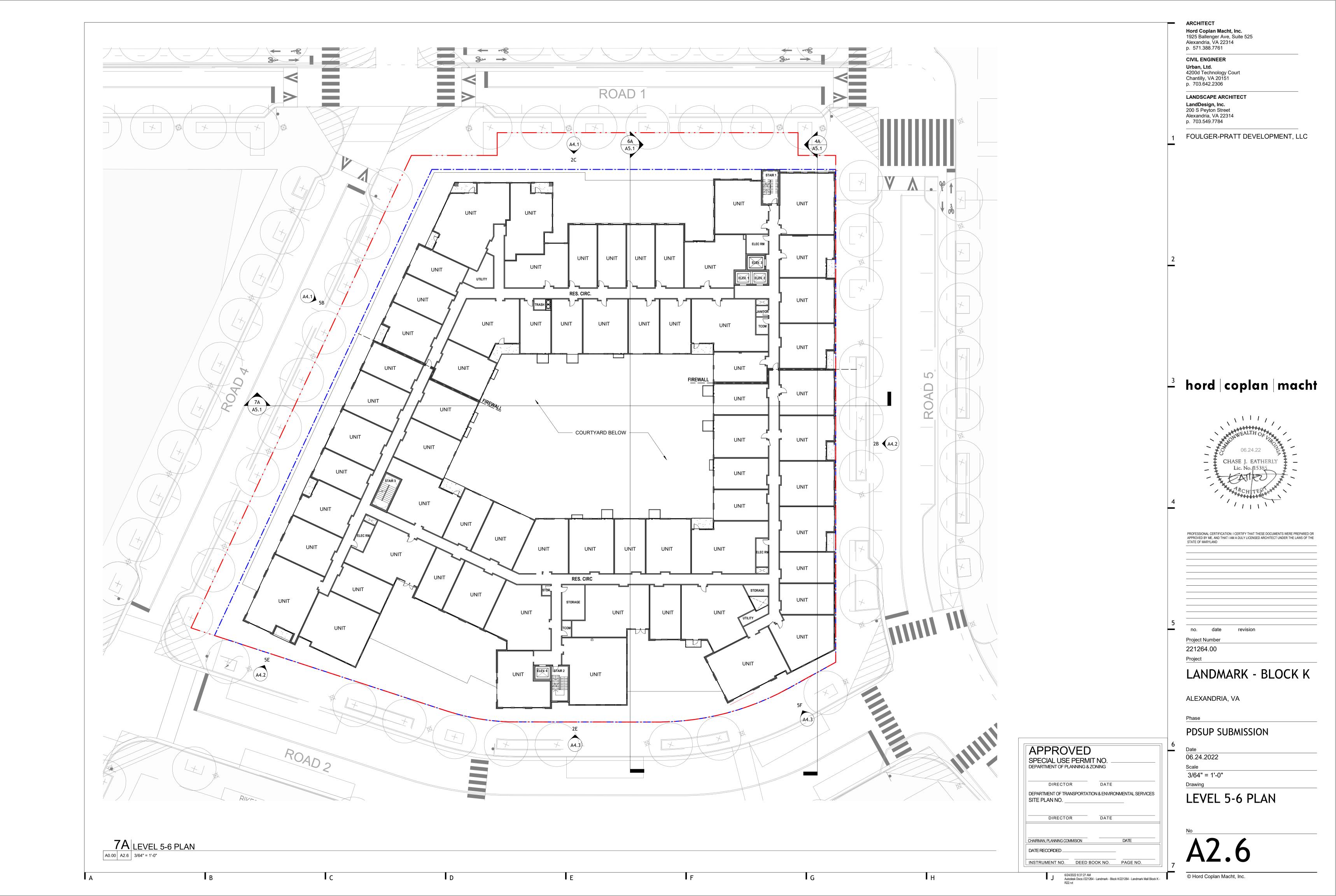


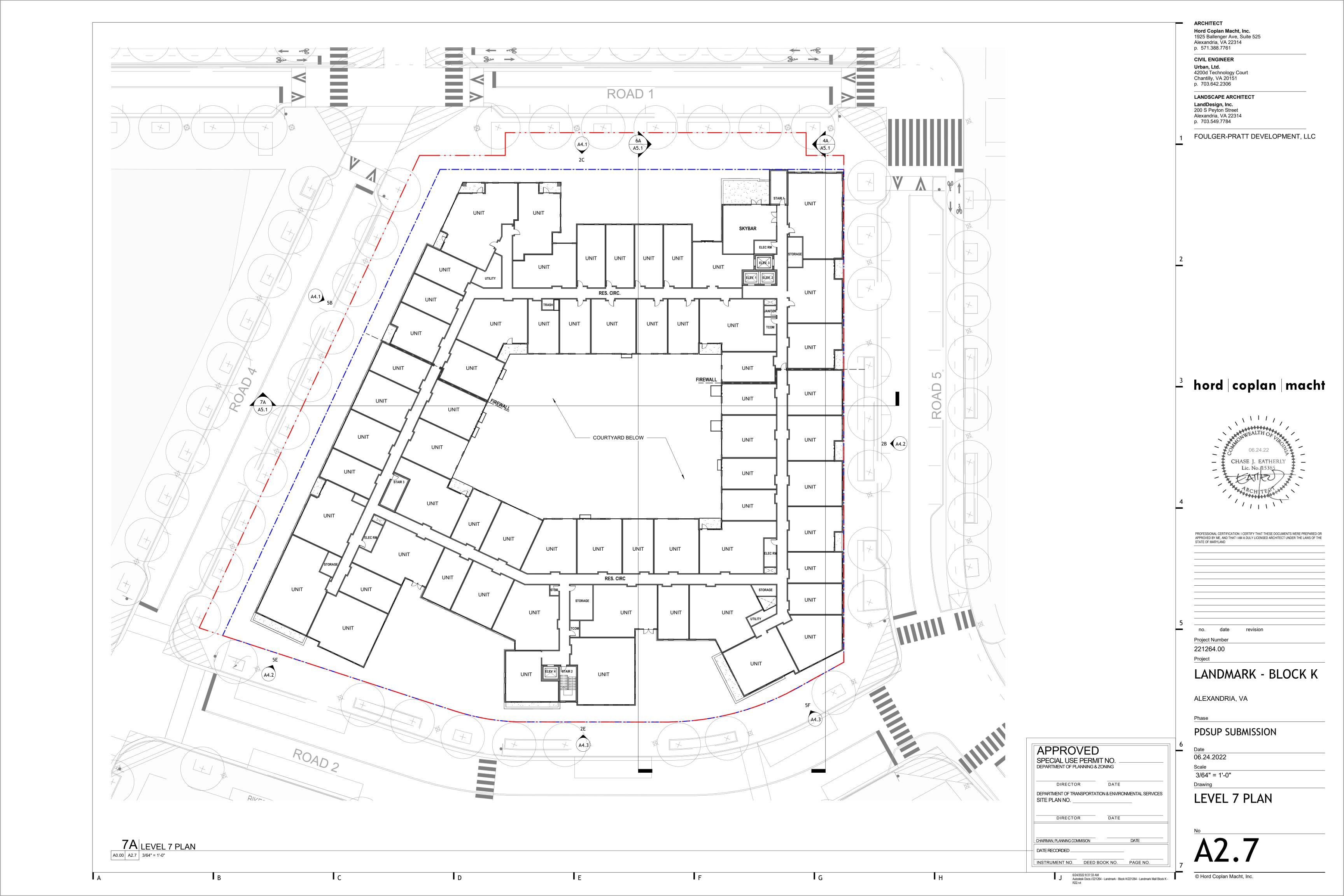


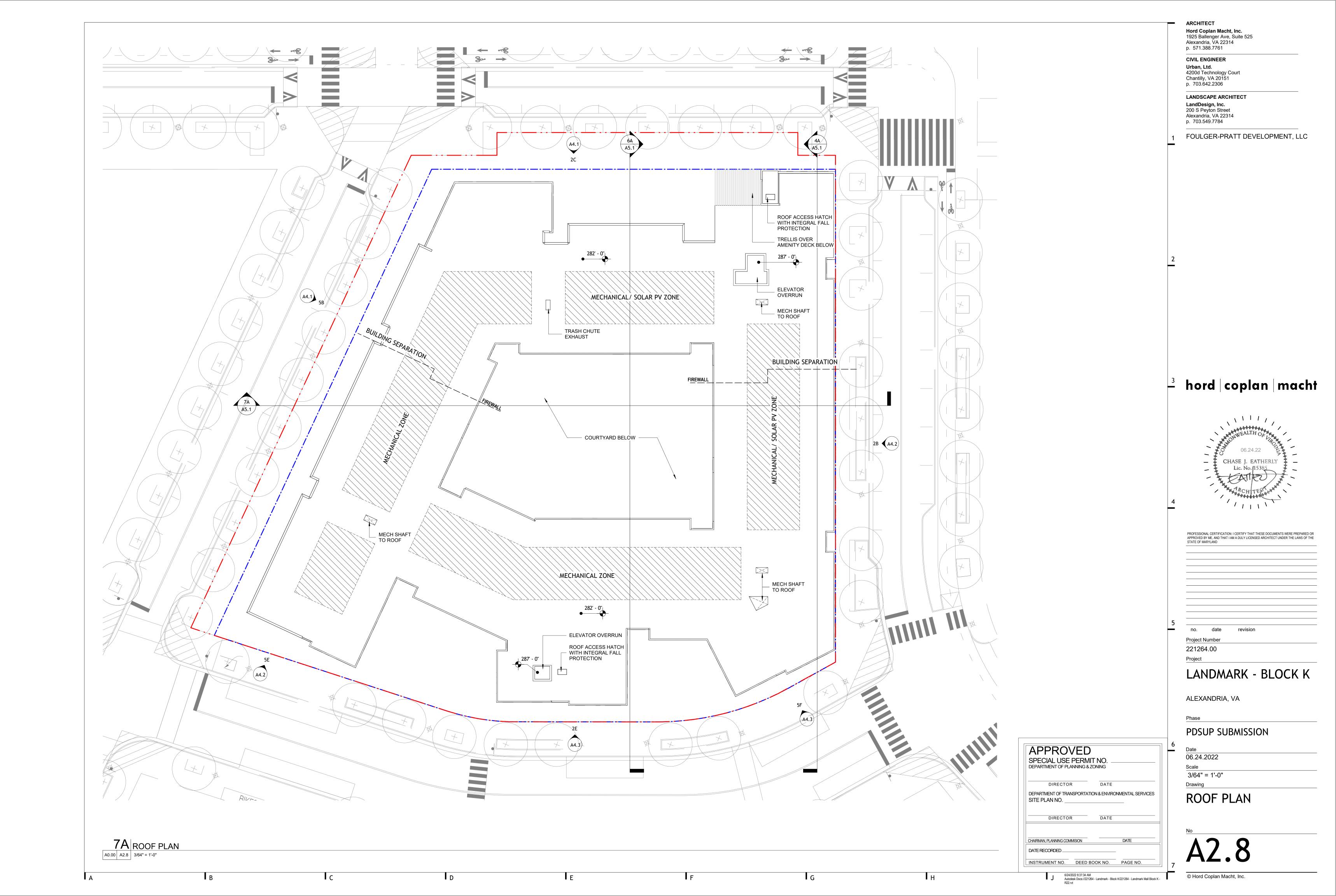


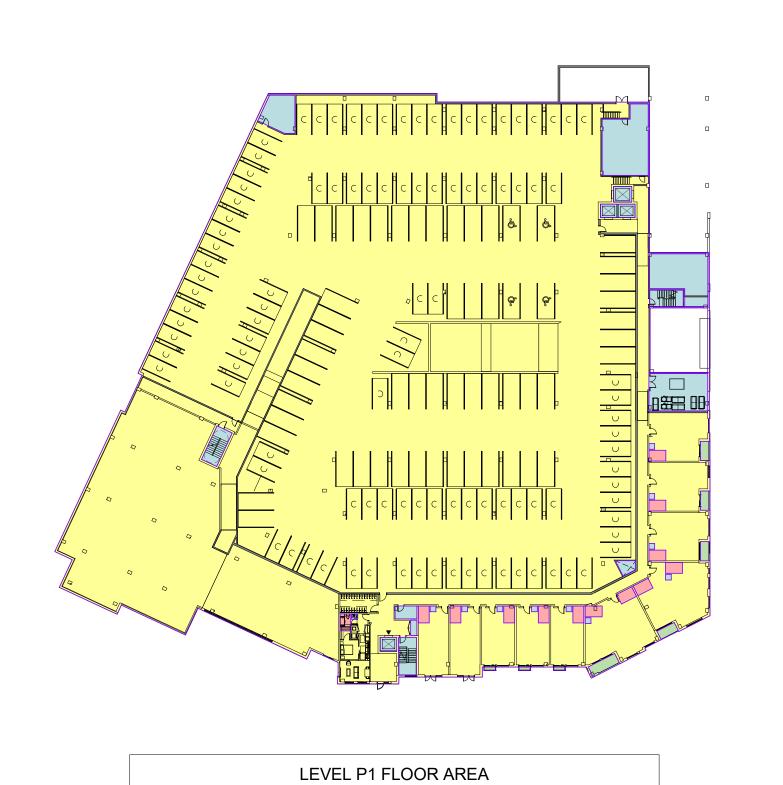


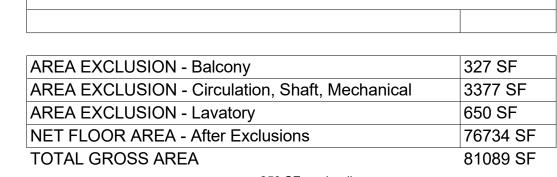






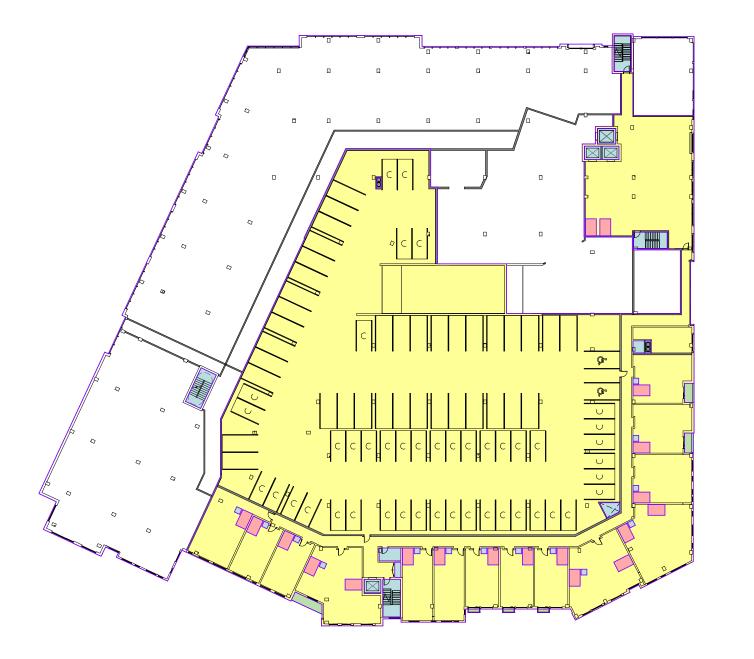




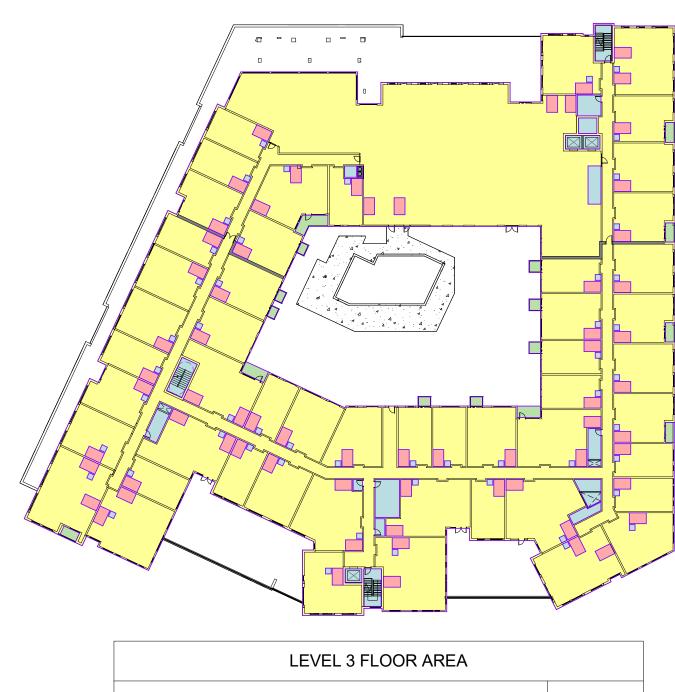




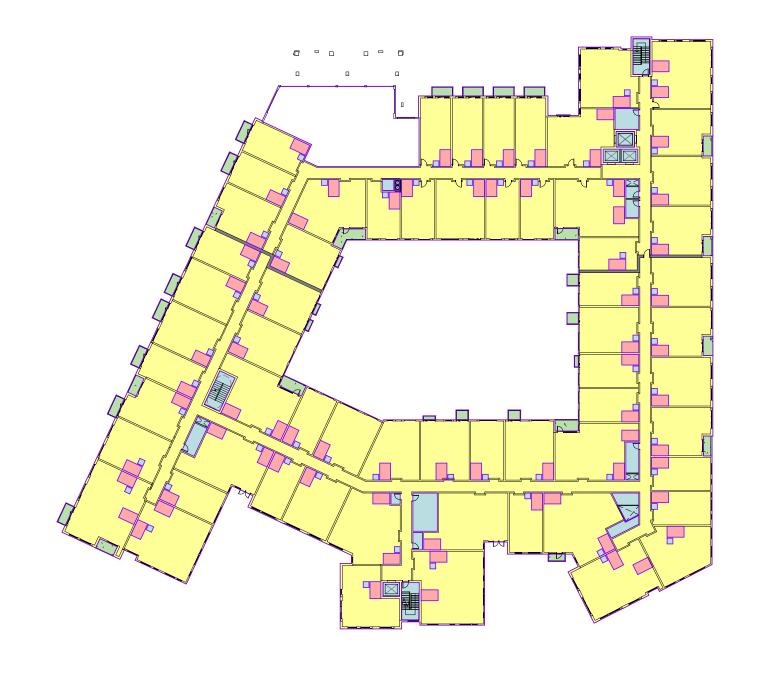
LEVEL 1 FLOOR AREA	
AREA EXCLUSION - Balcony	327 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2153 SF
AREA EXCLUSION - Lavatory	650 SF
AREA EXCLUSION - Loading	850 SF
NET FLOOR AREA - After Exclusions	69473 SF
TOTAL GROSS AREA	73453 SF



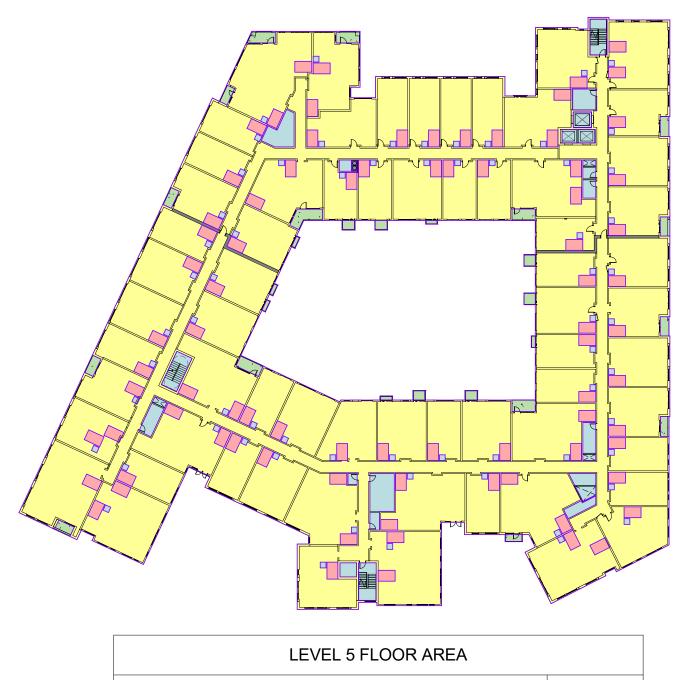
LEVEL 2 FLOOR AREA	
AREA EXCLUSION - Balcony	208 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	1300 SF
AREA EXCLUSION - Lavatory	950 SF
NET FLOOR AREA - After Exclusions	45880 SF
TOTAL GROSS AREA	48338 SF



AREA EXCLUSION - Balcony	759 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2388 SF
AREA EXCLUSION - Lavatory	3349 SF
NET FLOOR AREA - After Exclusions	55099 SF
TOTAL GROSS AREA	61594 SF



LEVEL 4 FLOOR AREA	
AREA EXCLUSION - Balcony	1534 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2476 SF
AREA EXCLUSION - Lavatory	3749 SF
NET FLOOR AREA - After Exclusions	51789 SF
TOTAL GROSS AREA	59548 SF



AREA EXCLUSION - Balcony	1188 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2709 SF
AREA EXCLUSION - Lavatory	4049 SF
NET FLOOR AREA - After Exclusions	54929 SF
TOTAL GROSS AREA	62874 SF

BLOCK K TOTAL FLOOR AREA	
Name	Area
AREA EXCLUSION - Balcony	7901 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	20336 SF
AREA EXCLUSION - Lavatory	21492 SF
AREA EXCLUSION - Loading	850 SF
NET FLOOR AREA - After Exclusions	462160 SF
TOTAL GROSS AREA: 1063	512739 SF

BASEMENT. Area exclusions per City of Alexandria Zoning Ordinance 2-145	CIRCULATION - SHAFTS - MECHANICAL ROOMS. Area exclusions per City of Alexandria Zoning Ordinance 2-145
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 Alexandria Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)
BALCONY. Area exclusions per City of Alexandria Zoning Ordinance 2-145	REMAINING <u>NET FLOOR AREA</u>. Per City of Alexandria Zoning Ordinance 2-145
	0 50 100 2

APPRO SPECIAL USE	- —-	- NO	
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DEPARTMENT OF TRANSITE PLAN NO			
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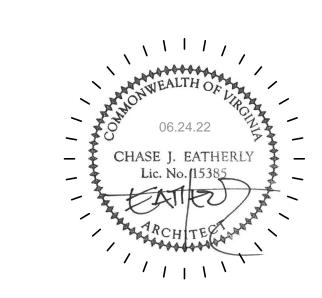
Urban, Ltd. 4200d Technology Court Chantilly, VA 20151 p. 703.642.2306 LANDSCAPE ARCHITECT LandDesign, Inc. 200 S Peyton Street Alexandria, VA 22314 p. 703.549.7784 FOULGER-PRATT DEVELOPMENT, LLC

ARCHITECT

CIVIL ENGINEER

Hord Coplan Macht, Inc. 1925 Ballenger Ave, Suite 525 Alexandria, VA 22314 p. 571.388.7761

hord coplan macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

Project Number 221264.00

LANDMARK - BLOCK K

ALEXANDRIA, VA

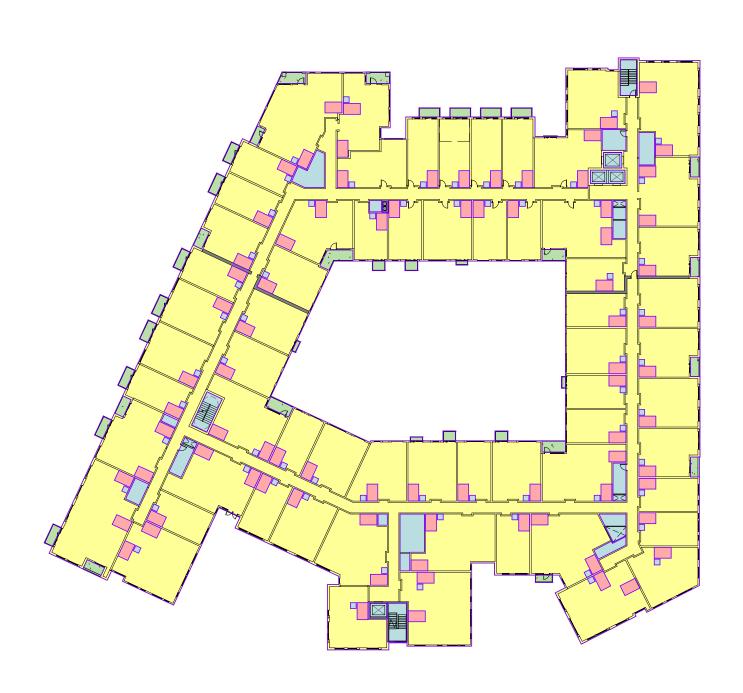
PDSUP SUBMISSION

Date 06.24.2022 As indicated

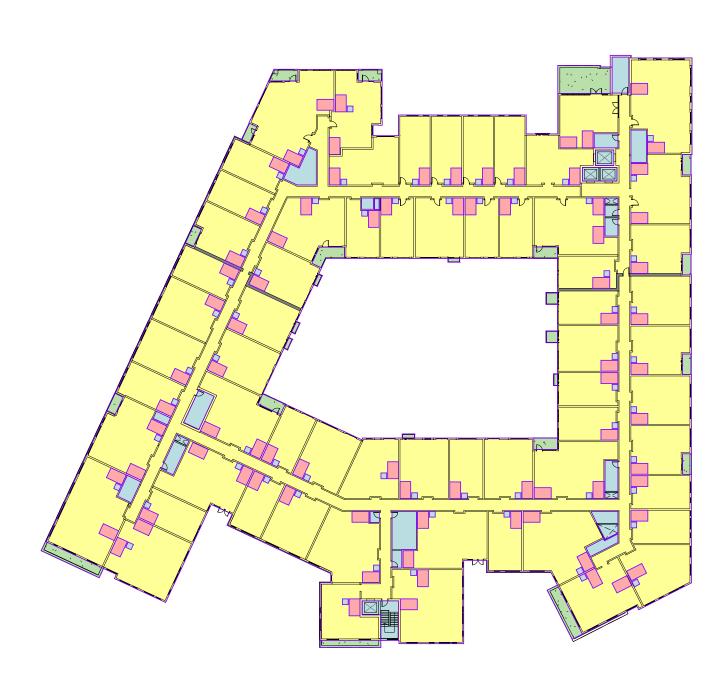
AREA PLANS

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Autotesk Docs://221264 - Landmark - Block K/221264 - Landmark Mall Block K - R22.rvt



AREA EXCLUSION - Balcony	1716 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	3012 SF
AREA EXCLUSION - Lavatory	4049 SF
NET FLOOR AREA - After Exclusions	54616 SF
TOTAL GROSS AREA	63392 SF



	_
LEVEL 7 FLOOR AREA	

AREA EXCLUSION - Balcony	1841 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2923 SF
AREA EXCLUSION - Lavatory	4049 SF
NET FLOOR AREA - After Exclusions	53640 SF
TOTAL GROSS AREA	62452 SF

BLOCK K TOTAL FLOOR AREA	
Name	Area
AREA EXCLUSION - Balcony	7901 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	20336 SF
AREA EXCLUSION - Lavatory	21492 SF
AREA EXCLUSION - Loading	850 SF
NET FLOOR AREA - After Exclusions	462160 SF
TOTAL GROSS AREA: 1063	512739 SF

BASEMENT. Area exclusions per City of Alexandria Zoning Ordinance 2-145		CIRCULATION - SHAFTS - MECHANICAL ROOMS. Area exclusions per City of Alexandria Zoning Ordinance 2-145
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 Alexandria Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)
BALCONY. Area exclusions per City of Alexandria Zoning Ordinance 2-145		REMAINING <u>NET FLOOR AREA</u>. Per City of Alexandria Zoning Ordinance 2-145
		0 50 100 200
	*N	IOTE: Basement garage levels not counted towards GEA or Floor Area Ratio

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CIVIL ENGINEER

Urban, Ltd. 4200d Technology Court Chantilly, VA 20151 p. 703.642.2306

LANDSCAPE ARCHITECT

FOULGER-PRATT DEVELOPMENT, LLC

LandDesign, Inc. 200 S Peyton Street Alexandria, VA 22314 p. 703.549.7784

Hord Coplan Macht, Inc. 1925 Ballenger Ave, Suite 525 Alexandria, VA 22314 p. 571.388.7761



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Project Number 221264.00

LANDMARK - BLOCK K

ALEXANDRIA, VA

PDSUP SUBMISSION

06.24.2022

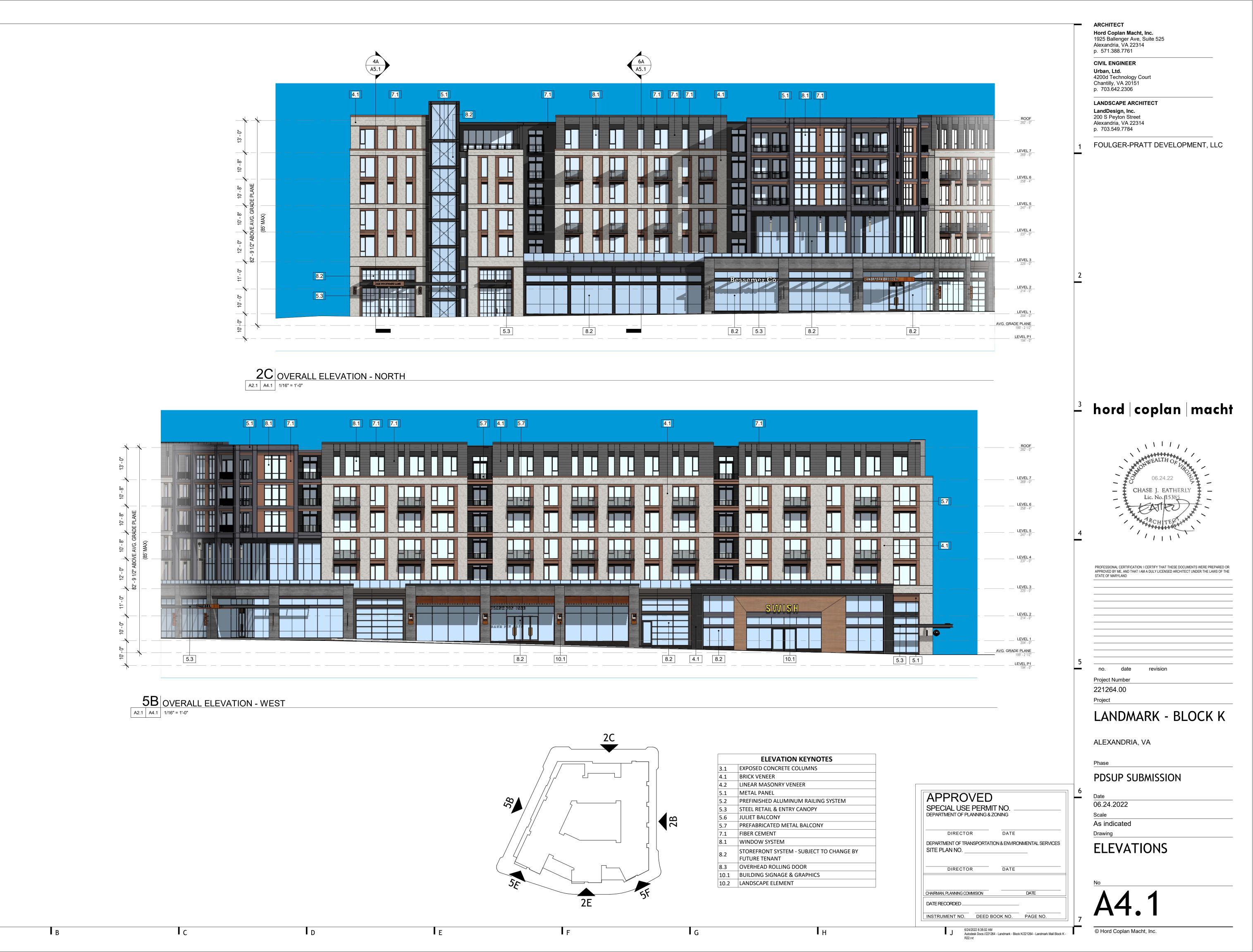
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Drawing

AREA PLANS

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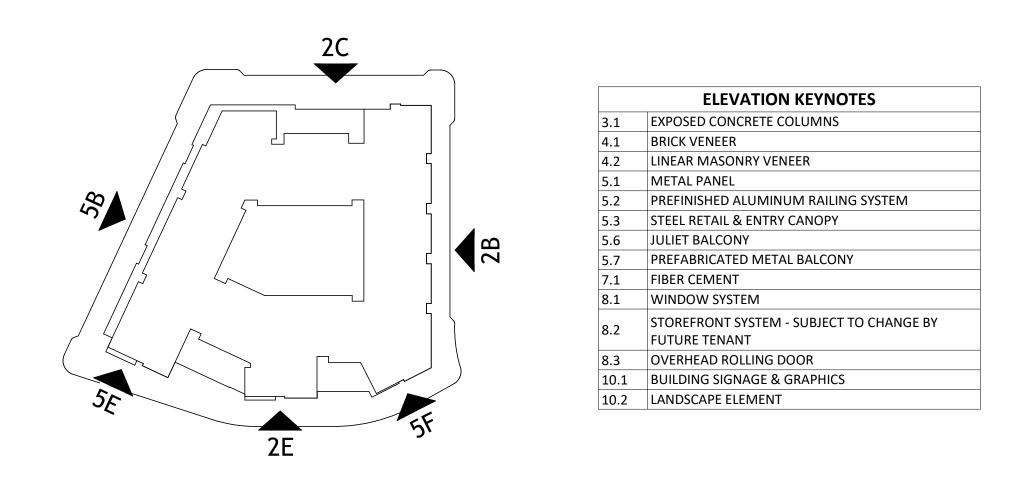






5E OVERALL ELEVATION - SOUTH A

A2.1 A4.2 1/16" = 1'-0"



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LANDMARK - BLOCK K

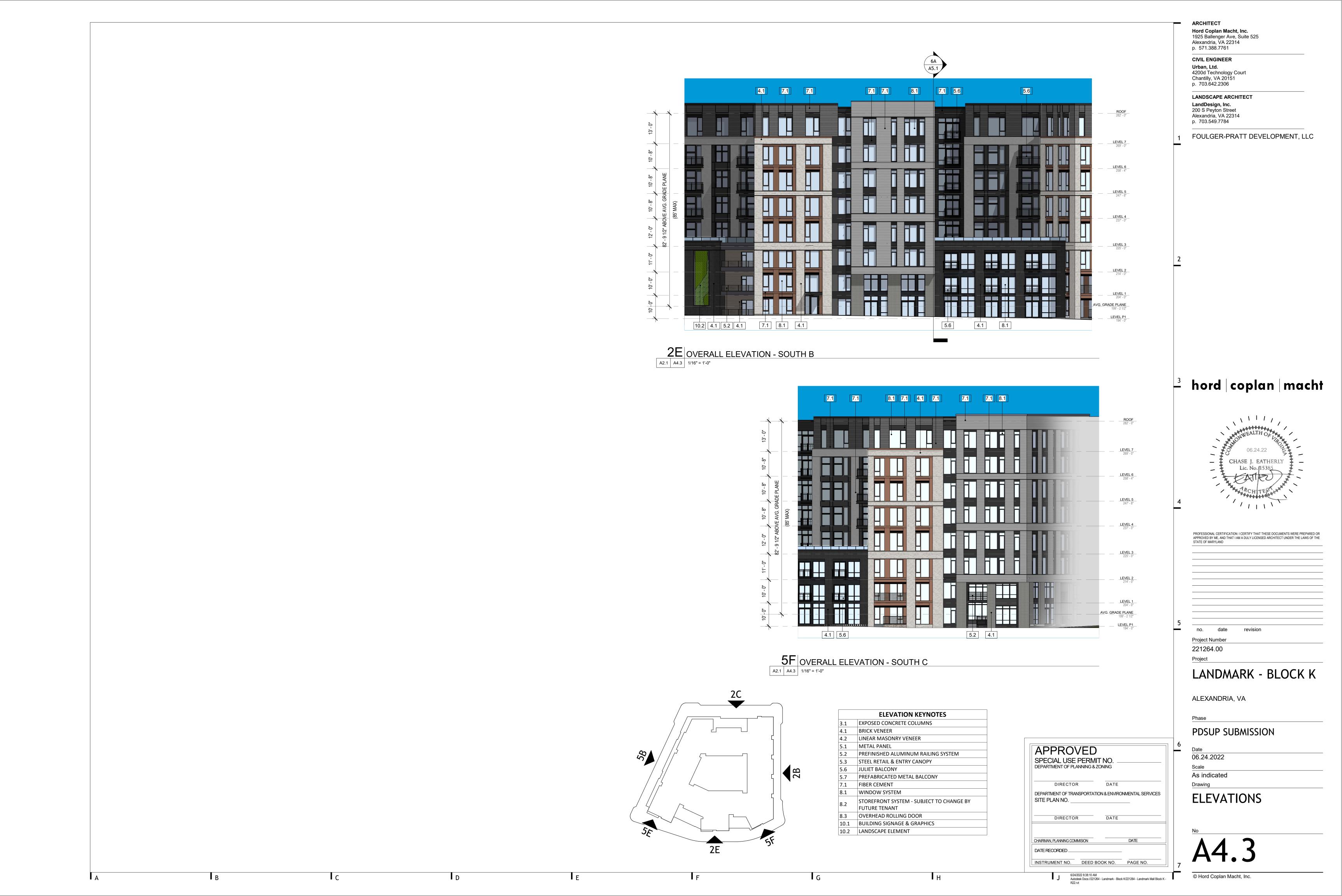
ALEXANDRIA, VA

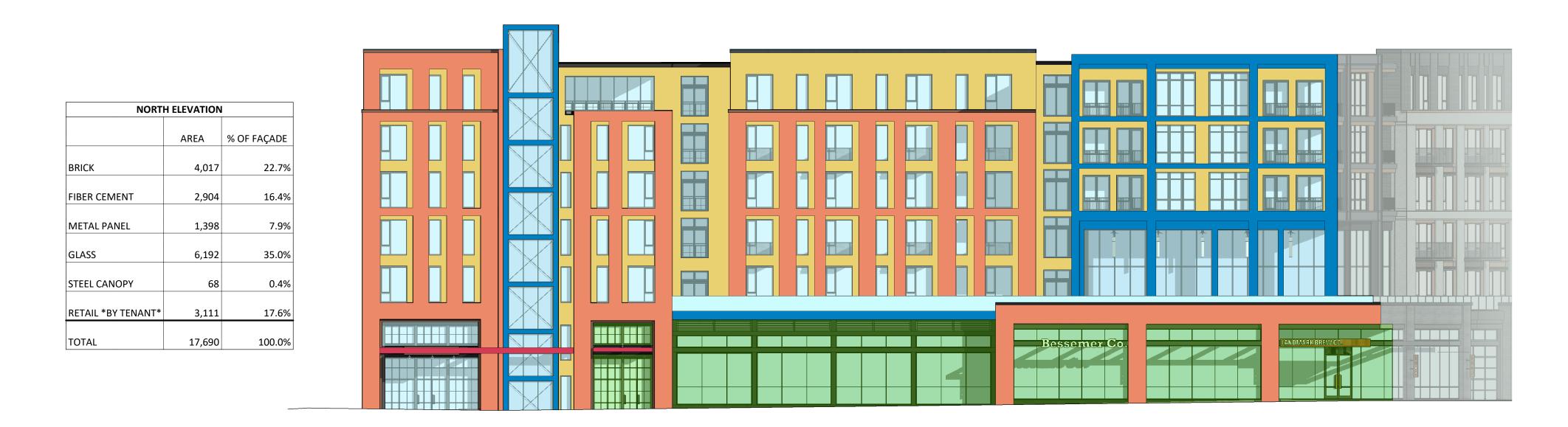
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As indicated **ELEVATIONS**

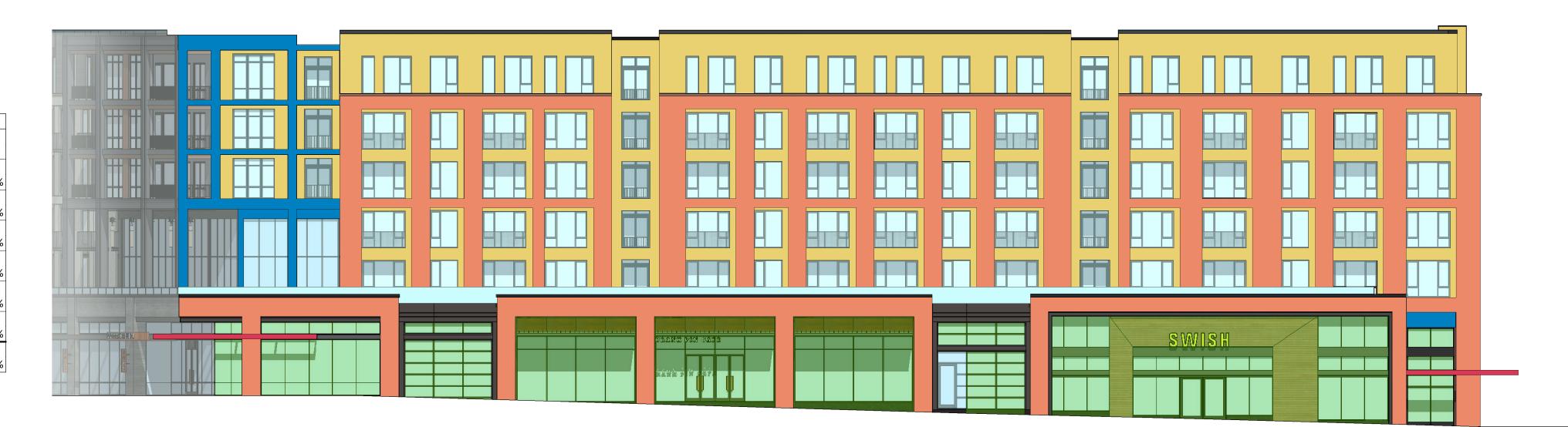
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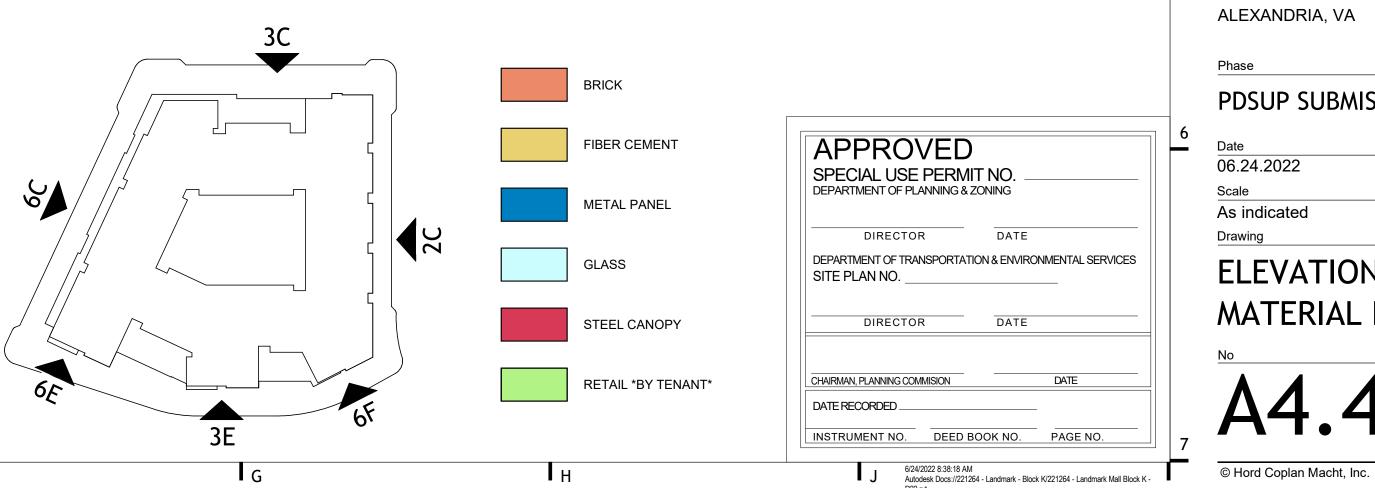
3C MATERIALS - OVERALL ELEVATION - NORTH A2.01 A4.4 1/16" = 1'-0"

WEST	ELEVATION	
	AREA	% OF FAÇADE
BRICK	5,578	25.8%
FIBER CEMENT	4,413	20.4%
METAL PANEL	521	2.4%
GLASS	6,531	30.3%
STEEL CANOPY	65	0.3%
RETAIL *BY TENANT*	4,479	20.8%
TOTAL	21,586	100.0%



6C MATERIALS - OVERALL ELEVATION - WEST

A2.01 A4.4 1/16" = 1'-0"



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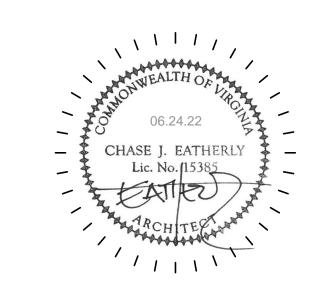
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ELEVATIONS -MATERIAL EXHIBITS

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EAST ELEVATION					
	AREA	% OF FAÇADE			
BRICK	5,881	27.3%			
FIBER CEMENT	6,619	30.7%			
METAL PANEL	0	0.0%			
GLASS	9,072	42.1%			
STEEL CANOPY	0	0.0%			
RETAIL *BY TENANT*	0	0.0%			
TOTAL	21,572	100.0%			



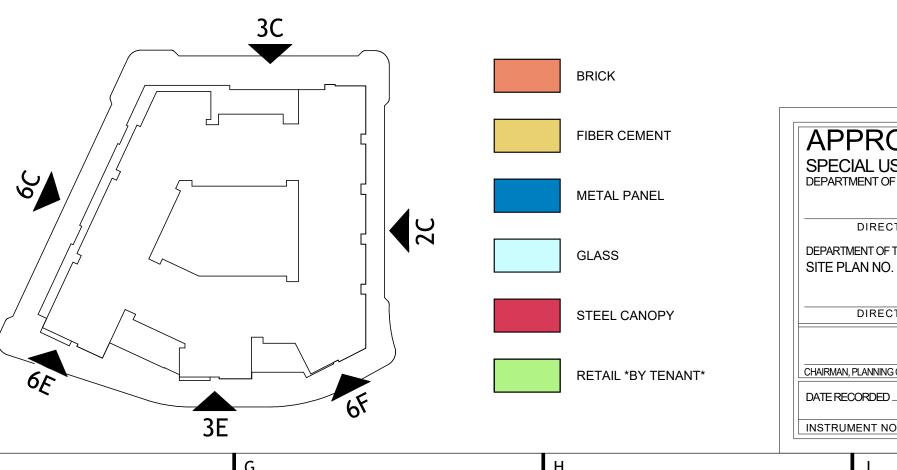
2C MATERIALS - OVERALL ELEVATION - EAST A2.01 A4.5 1/16" = 1'-0"

SOUTH ELEVATION A					
	AREA	% OF FAÇADE			
BRICK	2,156	17.6%			
FIBER CEMENT	4,544	37.2%			
METAL PANEL	210	1.7%			
GLASS	3,614	29.6%			
STEEL CANOPY	0	0.0%			
RETAIL *BY TENANT*	1,702	13.9%			
TOTAL	12,227	100.0%			



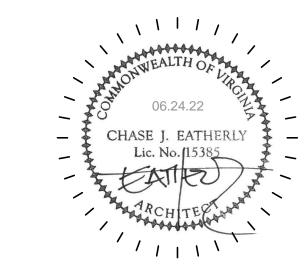
6E MATERIALS - OVERALL ELEVATION - SOUTH A

A2.01 A4.5 1/16" = 1'-0"



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ELEVATIONS -

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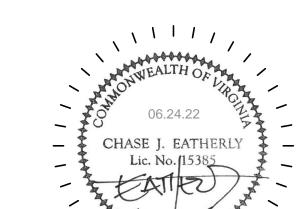
ARCHITECT

Urban, Ltd. 4200d Technology Court Chantilly, VA 20151 p. 703.642.2306 LANDSCAPE ARCHITECT

LandDesign, Inc. 200 S Peyton Street

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06.24.2022

MATERIAL EXHIBITS

SOUTH ELEVATION B				
	AREA	% OF FAÇADE		
BRICK	2,371	20.0%		
FIBER CEMENT	4,603	38.9%		
METAL PANEL	0	0.0%		
GLASS	4,851	41.0%		
STEEL CANOPY	0	0.0%		
RETAIL *BY TENANT*	0	0.0%		
TOTAL	11,825	100.0%		



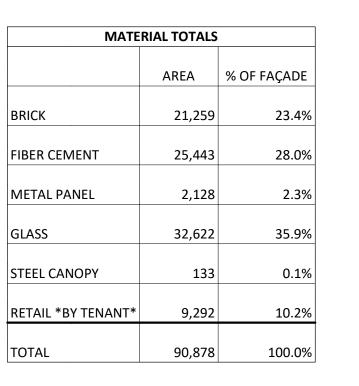
3E MATERIALS - OVERALL ELEVATION - SOUTH B

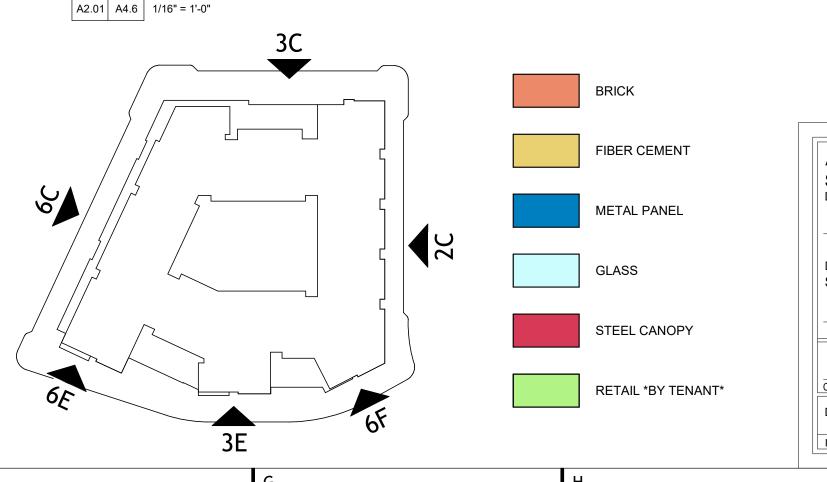
A2.01 A4.6 1/16" = 1'-0"

SOUTH	ELEVATION	С
	AREA	% OF FAÇADE
BRICK	1,256	21.0%
FIBER CEMENT	2,360	39.5%
METAL PANEL	0	0.0%
GLASS	2,362	39.5%
STEEL CANOPY	0	0.0%
RETAIL *BY TENANT*	0	0.0%
TOTAL	5 <i>,</i> 979	100.0%



6F MATERIALS - OVERALL ELEVATION - SOUTH C
A2.01 A4.6 1/16" = 1'-0"





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ELEVATIONS -MATERIAL EXHIBITS

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PERSPECTIVE A - NORTHEAST CORNER



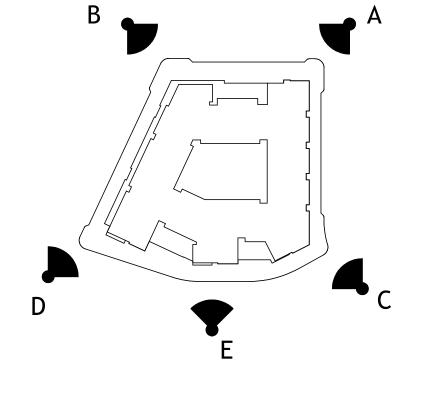
PERSPECTIVE C - SOUTHEAST CORNER



PERSPECTIVE B - NORTHWEST CORNER



PERSPECTIVE D - SOUTHWEST CORNER



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ARCHITECT
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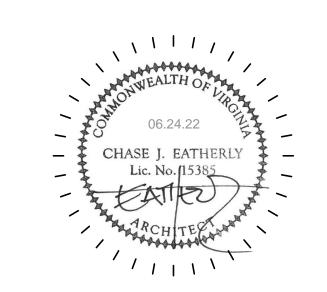
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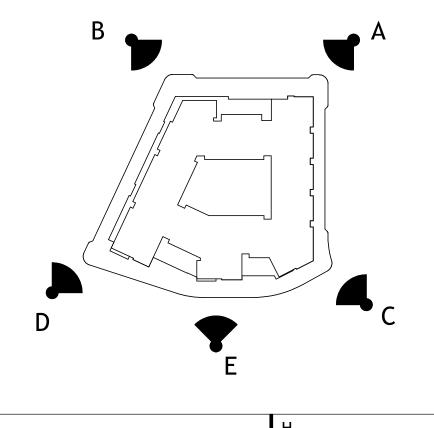
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Date 06.24.2022 Scale 1" = 160'-0"

PERSPECTIVES



PERSPECTIVE E - SOUTH FAÇADE





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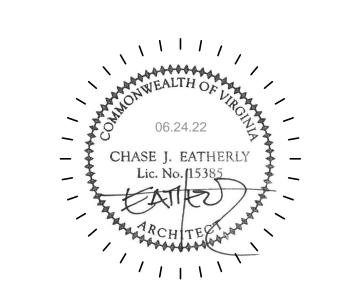
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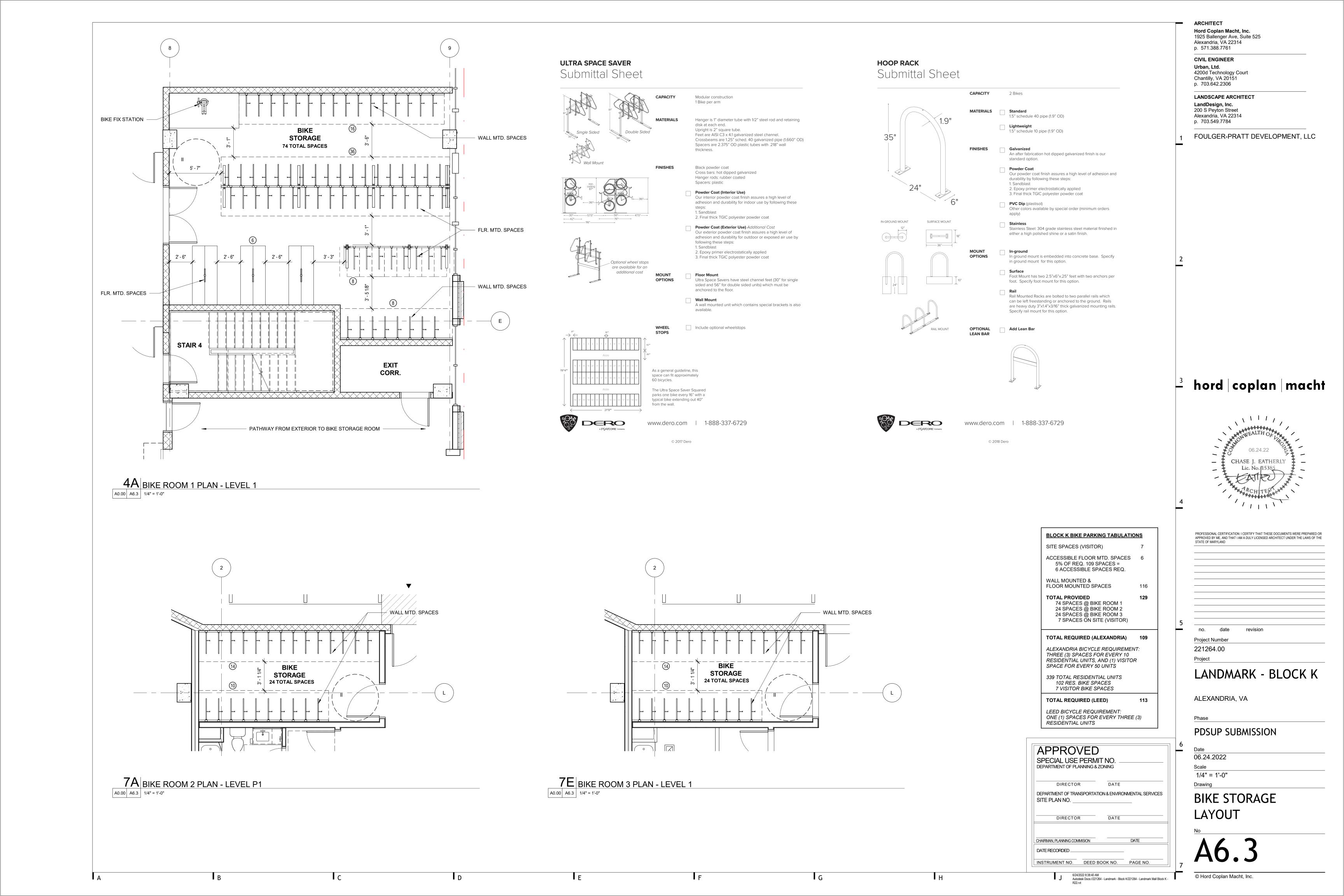
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06.24.2022 1" = 160'-0"

PERSPECTIVES



Sustainable Building Partners 2701 Prosperity Avenue, Suite 100 Fairfax, VA 22031

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 efficiencies
- Ventilation 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.

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

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

Sustainable Building Partners

LMR Block K

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.

APPROVED

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

DEVELOPMENT SITE PLAN NO.

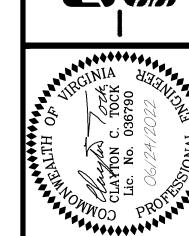
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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PAGE NO.



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PRELIMINARY

SHEET 77 OF

FILE No. DSUP-13080

LEED GOLD	LEED for Homes v4: Multifamily Mid-Rise LMR - Block K April 15, 2022				(SB)	SUSTAII BUILDING P	NABLE PARTNERS
2 0 0 Integrativ	re Process	Possible Points 2		ironmental Quality		Po	ossible Points: 18
Y P N Credit	Integrative Process		Y Prereq	Ventilation			Red
15 0 0 Location	and Transportation	Possible Points 15	Y Prereq Prereq	Combustion Venting Garage Pollutant Prot	ection		Red Red
Y & N			Y Prereq	Radon-Resistant Con			Red
Y Prereq	Floodplain Avoidance	Required	Y Prereq	Air Filtering			Red
15 Credit	Neighborhood Development	15	Y Prereq	Environmental Tobaco			Rec
8 Credit 3 Credit	Site Selection Compact Development	8	Y Prereq 1 2 Credit	Compartmentalization Enhanced Ventilation			Red 3
2 Credit	Community Resources	2	0.5 1.5 Credit	Contaminant Control			2
2 Credit	Access to Transit	2	1 2 Credit	Balancing of Heating	and Cooling Distribu	ition Systems	3
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		3 Credit	Enhanced Compartme			3
1.5 5 0.5 Sustainab	ole Sites	Possible Points: 7	2 Credit	Enhanced Combustion			2
A & N			1 Credit	Enhanced Garage Pol	lutant Protection		Ī
Y Prereq	Construction Activity Pollution Prevention	Required	2 1 Credit	Low Emitting Product			3
Y Prereq	No Invasive Plants	Required	1 Credit	No Evnironmental Tob	acco Smoke		1
2 Credit 3 Credit	Heat Island Reduction ND Alignment Rainwater Management (v4.1) ND Alignment	2	5 1 0 Innovation			D.	ossible Points: 6
1.5 0.5 Credit	Non-Toxic Pest Control	2	A S M			rc	ossible roints: 6
1.5 0.5 Credit	Non-Toxic Less Cornio	2	4 1 Credit	Innovation			5
6 2 4 Water Effi	ciency	Possible Points: 12	1 Credit	LEED AP Homes			1
A å N	000000000000000000000000000000000000000		2000 0000 0000 0000 0000 0000 0000 0000 0000				
Y Prereq	Water Metering	Required	0 0 4 Regional P	riority Credits		P	ossible Points: 4
6 2 4 Credit	Total Water Use ND Alignment	12	A & N	attention and the second and address			in the second
20 3 14 Energy a	ad Administra	Possible Points: 37	1 Credit 1 Credit	Site Selection (thres. 8			1
Y ? N	nd Almosphere	rossible rollits: 37	1 Credit	Access to Transit (three Community Resources			į
Y Prereq	Minimum Energy Performance ND Alignment	Required	1 Credit	Rainwater Manageme			1
Y Prereq	Energy Metering	Required		9	,		
Y Prereq	Education of the Homeowner, Tenant or Building Manager	Required	61 12 38			P	ossible Points: 110
19 2 9 Credit	Annual Energy Use ND Alignment	30					
5 Credit	Efficient Hot Water Distribution	5					
1 1 Credit	Advanced Utility Tracking	2			W	12///////	
3.5 0 5.5 Materials	and Resources	Possible Points: 9					
A S N							
Y Prereq	Certified Tropical Wood	Required					80
Y Prereq	Durability Management	Required	40	F0.	60	61	80
1 Credit	Durability Management Verification	1	40	50			
0.5 4.5 Credit 2 1 Credit	Environmentally Preferable Products Construction Waste Management (NC v4)	5 3	Certified	Silver	Gold	LMR Block K	Platinum
Z Credii	Construction Waste Management (NC v4)	3					
			Note:				
			- min 8 points total in LT ar	d EA required			
			- min 3 points in WE require				
			- min 3 points in EQ require	d			