LANDMARK MALL REDEVELOPMENT

PRELIMINARY SITE PLAN - BLOCK K

CITY OF ALEXANDRIA, VIRGINIA

DATE: SEPTEMBER 27, 2022

VICINITY MAP

SCALE: 1"=500'

SITE

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.

LANDSCAPE ARCHITECT

LANDDESIGN 200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 TEL. 703-549-7784 **CONTACT: JESSE VAN WICK**

ATTORNEY

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

ARCHITECT

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

UTILITY ENGINEER

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

AREA TABULATIONS: BLOCK K LOT AREA = <u>2.27</u> AC. <u>98,964</u> 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

CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29) PROPOSED ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)

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

OPEN SPACE PROVIDED: 7,248 SF (AT-GRADE) 18,142 SF (ABOVE-GRADE) TOTAL OPEN SPACE PROVIDED: 25,390 SF (25.66%)

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

FLOOR AREA CALCULATION:

BUILDING K	GROSS AREA (SF)
RETAIL	32,000
RESIDENTIAL	360,000
GARAGE/LOADING/SERVICE	80,000
BUILDING K SUBTOTAL:	472,000

DENSITY:

BLOCK K: 337 UNITS (MULTIFAMILY)

PROPOSED DENSITY: 148.46 D.U/AC

MIN/MAX BLDG.: BLOCK K: SW: 70 FT. MIN, 180 FT. MAX. HEIGHT PERMITTED: NE: 70 FT. MIN, 85 FT MAX.

BLOCK K: SW: 84 FT. BUILDING HEIGHT PROPOSED:

NE: 82 FT. BLOCK K: 199.21 FT.

AVG. FINISHED GRADE: YARDS: REQUIRED: N/A PROPOSED: N/A FRONTAGE: REQUIRED: N/A PROPOSED: N/A

	Bas	eline										
		ning atio ¹	Total Credits	_	inal			opment ize	Dad	rooms		Minimum
B - 11 - 11 B	R.	atio-	Credits	ZOIII	ng Ratio		3	iize	Deu	TOOMS		Spaces
Residential Rates												
ADUs - 60% AMI	0.75	/unit	5%	0.71	/unit²	Х	14	units			=	10
1 Bedroom	1.00	/bdrm	5%	0.95	/bdrm³	X	242	units	242	bdrms	\equiv	230
2+ Bedroom	1.00	/bdrm	5%	0.95	/bdrm³	X	81	units	162	bdrms	\equiv	154
Residential Subtotal							337	units				394
Allowable Residential Credits	(Volunta	ary):										
Four or more bus routes stop v	vithin 0.	25 mile of	developm	ent enti	rance (5%)	1						5%
Non-Residential												
Specific Commercial (Retail) ⁵				0.25	/ksf	х	32	ksf ⁶			=	8
Non-Residential Subtotal												8
Total with Zoning Requiremen	nts											402
1. Residential performance-based		sed on the	Guiding Doo	ument f	or Parking :	Stan	dards fo	r Multi-Fa	mily Re	sidential D	evelo	pment
Projects dated February 24, 2016.												
The ratio shown above includes credit.	a reduct	ion to the (0.75 space p	er unit ra	ate for affo	rdab	le housi	ng based i	on units	at 60%, a	nd wa	alkability
	a reduct	ion to the :	L.O space pe	r bedroo	m rate bas	ed o	n site be	ing withir	0.5 mil	e BRT stop	wall	kshed (10%)
The ratio shown above includes and walkability credit.												

6. Non-residential uses that have a minimum parking requirement of 2 spaces or less shall be exempt from providing the spaces, per City of Alexandria's parking code dated September 29, 2020.

PARKING PROVIDED:

ON-STREET PARKING: 20 SPACES

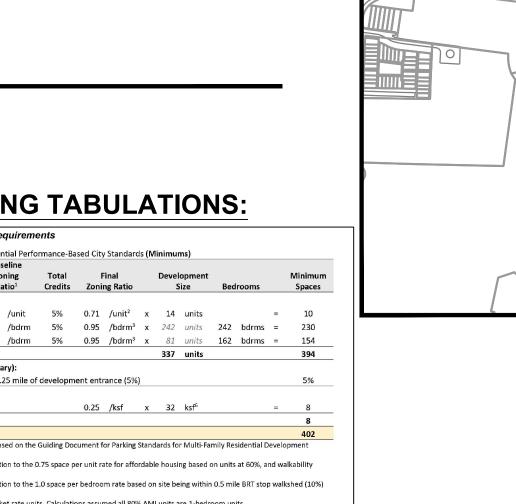
BLOCK K (RETAIL): 63 SPACES (EX. GARAGE, SEE SHEET 03A) BLOCK K (MULTIFAMILY): 314 SPACES TOTAL PARKING PROVIDED: 377 SPACES

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

BUILDING CODE ANALYSIS

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

PARKING TABULATIONS:



TRIP GENERATION:

			BLOCK K	(
	IT.						Weekda	у		
Land Use	ITE Code	Si	ze	A	M Peak Ho	our	PI	M Peak Ho	our	Daily
	Coue			In	Out	Total	In	Out	Total	Tota
Proposed Development Program										
Residential										
Multifamily Housing (Mid-Rise) (Apartments, Townhomes, Condo; max 10 floors)	221	337	DU	29	84	113	87	55	142	1,83
Total Residential w/o Reductions				29	84	113	87	55	142	1,83
Internal Trip Capture Reduction				-1	-4	-5	-13	-11	-24	-366
Total Residential w/ Internal Capture Reductions				28	80	108	74	44	118	1,46
Non-Auto Mode Share Reduction ¹		50%		-14	-40	-54	-37	-22	-59	-73
Subtotal (Residential Trips with Internal Capture and Non-Auto Mode Share Reduction)				14	40	54	37	22	59	735
Total External Residential Trips				14	40	54	37	22	59	735
Retail										
Shopping Center	820	30	ksf of GLA	17	11	28	55	60	115	2,65
Total Retail w/o Reductions				17	11	28	55	60	115	2,65
Internal Trip Capture Reductions				-3	-4	-7	-7	-7	-13	-259
Total Retail w/ Internal Capture Reductions				14	7	21	48	53	102	2,39
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	1,55
Passby Reduction		20%/30%/ 20%	AM/PM/Da ily	-2	-1	-3	-9	-10	-20	-31
Subtotal (Retail Trips with Internal Capture, Non-Auto Mode Share , and Pass By Reduction)				8	4	11	23	24	46	1,24
Total External Retail Trips				8	4	11	23	24	46	1,24
OVERALL NON-AUTO MODE TRIPS				-19	-42	-61	-54	-41	-94	-1,57
OVERALL DEVELOPMENT TRIDE				22	4.4	65	60	16	105	10

CLAYTON C. TOCK

PLAN DATE REVISION 1ST SUBMISSION 06-24-2022 08-26-2022 2ND SUBMISISON 09-27-2022 3RD SUBMISSION

APPROVED SPECIAL USE PERMIT NO.

CHAIRMAN, PLANNING COMMISSION

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR

DATE

4200 D TECHNOLOGY CT.

SHEET 01 OF 84

INSTRUMENT NO.

DATE RECORDED DEED BOOK NO.

Sheet List Table SOIL VOLUME PLAN **COVER SHEET** PLANTING PLAN - SITE **GENERAL NOTES & DETAILS** PLANTING PLAN - COURTYARD L0503 PLANTING PLAN - AMENTIY DECK PLANTING SCHEDULE + TABULATIONS CONTEXTUAL PLAN SITE DETAILS OVERALL EXISTING CONDITIONS COURTYARD AND AMENITY DETAILS **EXISTING CONDITIONS** SITE SECTIONS + ELEVATIONS OVERALL CONCEPT PLAN PLANTING DETAILS L0661-L0663 SITE PLAN DOG RELIEF AREA DIAGRAM UTILITY PLAN **GRADING PLAN** CODE ANALYSIS & UNITS MATRIX SANITARY SEWER PLAN A2.1 LEVEL P1 PLAN A2.2 LEVEL 1 PLAN SANITARY SEWER COMPUTATIONS LEVEL 2 PLAN LEVEL 3 PLAN LEVEL 4 PLAN A2.6 LEVEL 5-6 PLAN **BMP COMPS & NARRATIVE** LEVEL 7 PLAN A2.8 **ROOF PLAN** WQVD DATA BLOCKS A3.0 - A3.1 AREA PLANS OUTFALL ANALYSIS A3.2 **GREEN ROOF EXHIBIT** OPEN SPACE MASTER PLAN A3.3 **OPEN SPACE** OPEN SPACE PLAN

A4.1 - A4.3

A6.1-A6.3

TOTAL SHEETS= 84

ELEVATIONS - MATERIAL EXHIBIT

BIKE STORAGE LAYOUT

PROJECT NARRATIVE:

SHEET INDEX

THE OVERALL LANDMARK PARCEL IS BORDERED TO THE NORTH BY HENRY G. SHIRLEY MEMORIAL HWY (I-395), TO THE SOUTHEAST BY DUKE STREET, AND TO THE EAST

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.

PEDESTRIAN EXHIBIT

FIRE SERVICE PLAN

GENERAL NOTES

REFERENCE PLAN

MATERIALS PLAN - SITE

MATERIALS PLAN - COURTYARD

LIGHTING PLAN - AMENITY DECK LIGHTING PLAN - RESIDENTIAL TERRACES

LIST OF EXISTING APPROVALS:

- SUB2021-00003
- DSP2021-00012
- SUB2022-00005

LIST OF REQUESTED APPROVALS:

- DSUP#2022-10016 • TMP SUP 2022-00077
- SUP TO REDUCE THE MINIMUM PARKING REQUIREMENT PER CITY OF ALEXANDRIA STANDARDS.

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 84.

JR ONE BEDROOM UNITS (ADU)

ONE BEDROOM UNITS (ADU)

TWO BEDROOM UNITS (ADU)

THREE BEDROOM UNITS (ADU)

OADING SPACES

TRIP GENERATION (ADT)

ONE BEDROOM DEN UNITS (ADU)

TWO BEDROOM DEN UNITS (ADU)

TOTAL PARKING PROVIDED: 320

63 (SEE SHEET 03A)

119 (10)

77 (2)

7(1)

1,981

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED

INSTRUMENT NO.

DATE

DATE

PAGE NO.

DEED BOOK NO.

SHEET

02

FILE No.

DSUP-13080

5

HANDICAP PARKING SPACES (VAN)

PARKING PROVIDED IN EXISTING GARAGE

PARKING PROVIDED IN PROPOSED GARAG

LOADING SPACES

SICYCLE PARKING

Residential

ADDRESS: 12435 PARK POTOMAC AVE, SUITE 200, POTOMAC, MD, 20854 THE SITE IS LOCATED IN THE HOLMES RUN WATERSHED. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE

MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.

ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC). PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.

ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS. REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED

EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS ALL REQUIRED STATE AND FEDERAL PERMITS. WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCRI, VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES. MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE

VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/soil_and_water/vsmp.shtml. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION

THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY

THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.

THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE

ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED 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

ADDITIONAL NOTES

PUBLIC RIGHT OF WAY PER DEVELOPMENT CONDITION 2G.

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

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

CONTROL HANDBOOK (VESCH)

BACKFILLED WITH "CLEAN" SOIL. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES. ALL NEW INSTALLATIONS AND/OR REINSTALLATIONS OF UTILITIES SUCH AS ELECTRICAL LINES. GAS PIPES. COMMUNICATION CABLES INCLUDING WATER AND SEWER LATERAL BOTH ON PRIVATE

PROPERTY AND IN THE PUBLIC RIGHT OF WAY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH 3" AND 6" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES: EX. FIRE HYDRANT SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION. OR AS MAY BE APPROVED BY THE DIRECTOR OF T&ES.

EXISTING CONDITIONS SURVEY NOTES

HORIZONTAL DATUM* NORTH AMERICAN DATUM OF 1983, NAD83 VERTICAL DATUM* NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88*

UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY URBAN LTD., DATED 05/10/2012; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 AND 811 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTOR(S) ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT WWW.DOM.COM (KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION

THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY URBAN LTD., DATED 02/01/2012 IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS

* PER MEMORANDUM TO INDUSTRY, JULY 20, 2005; THE PLAN SHALL BE PREPARED USING VIRGINIA STATE PLANE (NORTHZONE) COORDINATES BASED ON NAD83 AND NAVD88; HOWEVER, IF THE CURRENT DRAWINGS ARE PREPARED USING NORTH AMERICAN DATUM OF 1927 (NAD27) AND NORTHGEODETIC VERTICAL DATUM OF 1929 (NGVD29) THEN THE AS-BUILT DRAWINGS SHALL PROVIDE A CONVERSION TABLE OF SANITARY AND STORM SEWER DATA IN THE NAD83 AND NAVD88 DATUMS.

ENVIRONMENTAL SITE ASSESSMENT

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

ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.

UNLESS APPROVED BY THE DIRECTOR OF TRANSPORTATION & ENVIRONMENTAL SERVICES (T&ES) ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR

BETWEEN THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND

SATURDAYS FROM 9 AM TO 6 PM. NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS. PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND SATURDAYS FROM 10 AM TO 4 PM.

SANITARY FLOW COMPUTATIONS

TOTAL FLOW FROM BUILDING K=

300 GPD/UNIT * 337 UNITS + 200 GPD/1,000 S.F. * 32,000 S.F. = 107,500 GPD PEAK FACTOR FLOW FROM BUILDING = 107,500 GPD * 4.0 = 430,000 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 THE CITY-OWNED SEWERS THAT ARE USED BY THE DEVELOPMENT/REDEVELOPMENT PROJECT THE SANITARY SEWER ADEQUATE OUTFAIL ANALYSIS SHALL BE COMPLETED UP TO THE TRUNK SEWER DOWNSTREAM WITH A MINIMUM DIAMETER OF 24" OR TO A POINT AS DIRECTED BY T&ES STAFF.

THE APPLICANT SHALL PROVIDE AN ESTIMATE OF THE AVERAGE DAY AND PEAK WASTEWATER FLOW DISCHARGED UPSTREAM AND DOWNSTREAM OF THE DEVELOPMENT SIT UNDER EXISTING CONDITIONS AND THE CONTRIBUTION OF SANITARY FLOW FROM THE PROPOSED DEVELOPMENT SITE TO THE TRUNK SEWER USING THE FACTORS DESCRIBED

AVERAGE DESIGN FLOWS: SINGLE FAMILY HOME/TOWNHOUSE 350 GPD/UNIT MULTI-FAMILY (CONDO, APARTMENT) 300 GPD/UNIT OFFICE /RETAIL 200 GPD/1000 S.F.

HOTEL 130 GPD/ROOM 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 UPSTREAM OF THE DEVELOPMENT SITE AND THE CURRENT CONTRIBUTION OF THE SANITARY FLOW TO THE TRUNK SEWER FROM THE DEVELOPMENT SITE UNDER EXISTING CONDITIONS.

THE APPLICANT SHALL ESTIMATE ADDITIONAL AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW TO BE DISCHARGED INTO THE TRUNK SEWER FROM THE PROPOSED DEVELOPMENT SITE UNDER PROPOSED CONDITIONS USING THE FACTORS DESCRIBED ABOVE.

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 E 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 SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL ACCOUNT FOR THE EXISTING

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 THI

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

10. THE INSTALLATION OF PLUMBING FIXTURES THROUGHOUT THE CITY SHALL BE GOVERNED B LOCATION. IN THE AREAS A AND B SHOWN IN THE ATTACHED MAP, THE SANITARY SEWER PLUMBING FIXTURES AND DRAINS LOCATED BELOW THE FIRST FLOOR (INCLUDING PARKING STRUCTURES) SHALL HAVE IN-STRUCTURE OR ON-SITE PLUNPED DISCHARGE TO THE CITY'S GRAVITY COLLECTION SYSTEM.

BATTELY OR GENERATOR). 12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL OWNERSHIP, CAPITAL AND MAINTENANCE AND OPERATION OF THE PUMPS AND APPURTENANCES.

11. THE PUMPED FACILITIES SHALL BE PROVIDED WITH A STANDBY SOURCE OF POWER (I.E.

13. NO FOUNDATION DRAIN, BASEMENT DRAIN, OR STAIRWELL BASEMENT ACCESS DRAIN SHAL BE CONNECTED TO THE CITY OR ASA SANITARY SEWER.

DEMOLITION

A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT

LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS). AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL

NECESSARY PERMITS. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.

THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE

CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE

RESIDENT ENGINEER/OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE

APPROPRIATE ACTION(S) TO BE TAKEN.

A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

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 APPROVE LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LINER CONTROL ACT.

SIGN CONSTRUCTION

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

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

RODENT ABATEMENT NOTE

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

MARINE CLAY STATEMENT

NO MARINE CLAYS EXISTS ON SITE FOR BLOCK K.

SOLID WASTE MANAGEMENT

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

SITE ACCESSIBILITY NOTES

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

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

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

ARCHAEOLOGY NOTES

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

CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDUL 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 ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS. ALL REQUIRED ARCHAEOLOGICAL MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH

SECTION 11-411 OF THE ZONING ORDINANCE

CONSTRUCTION NOTES THE EXISTING UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED UPON 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. II DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY TH 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 DISCONNÈCTED. 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 BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR TH PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND 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 NEARES 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 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 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 AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO 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 EASEMENT (EVE) 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 ÀCCEPÍABLE. 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 (ÉVE) 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 B. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10

MINUTES WHEN PARKED. 29. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE / 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 OF 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 HE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORMWATER BMP

FLOODPLAIN NOTES

AND DETENTION FACILITIES MAINTENANCE AGREEMENT WITH FINAL SUBMISSION. THE

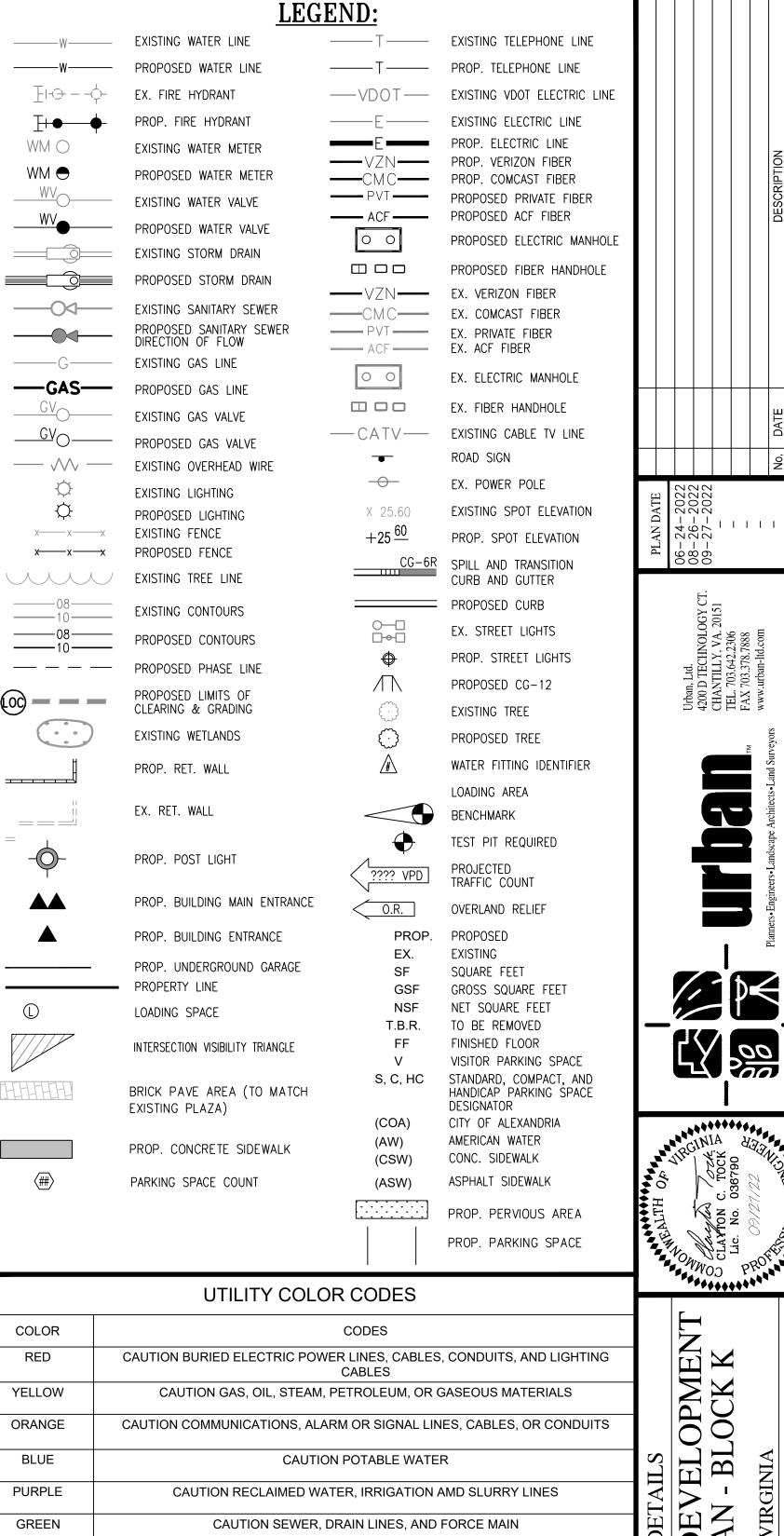
MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND RECORDS.

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 THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA).

<u>MOSQUITO CONTROL NOTES</u> 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.



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. CONCEDITORION ILLCON.

 <u> UNSTRUCTION LIASON:</u>
ROBERT ABT WITH FOULGER-PRATT
240-499-9609

INSTRUMENT NO.

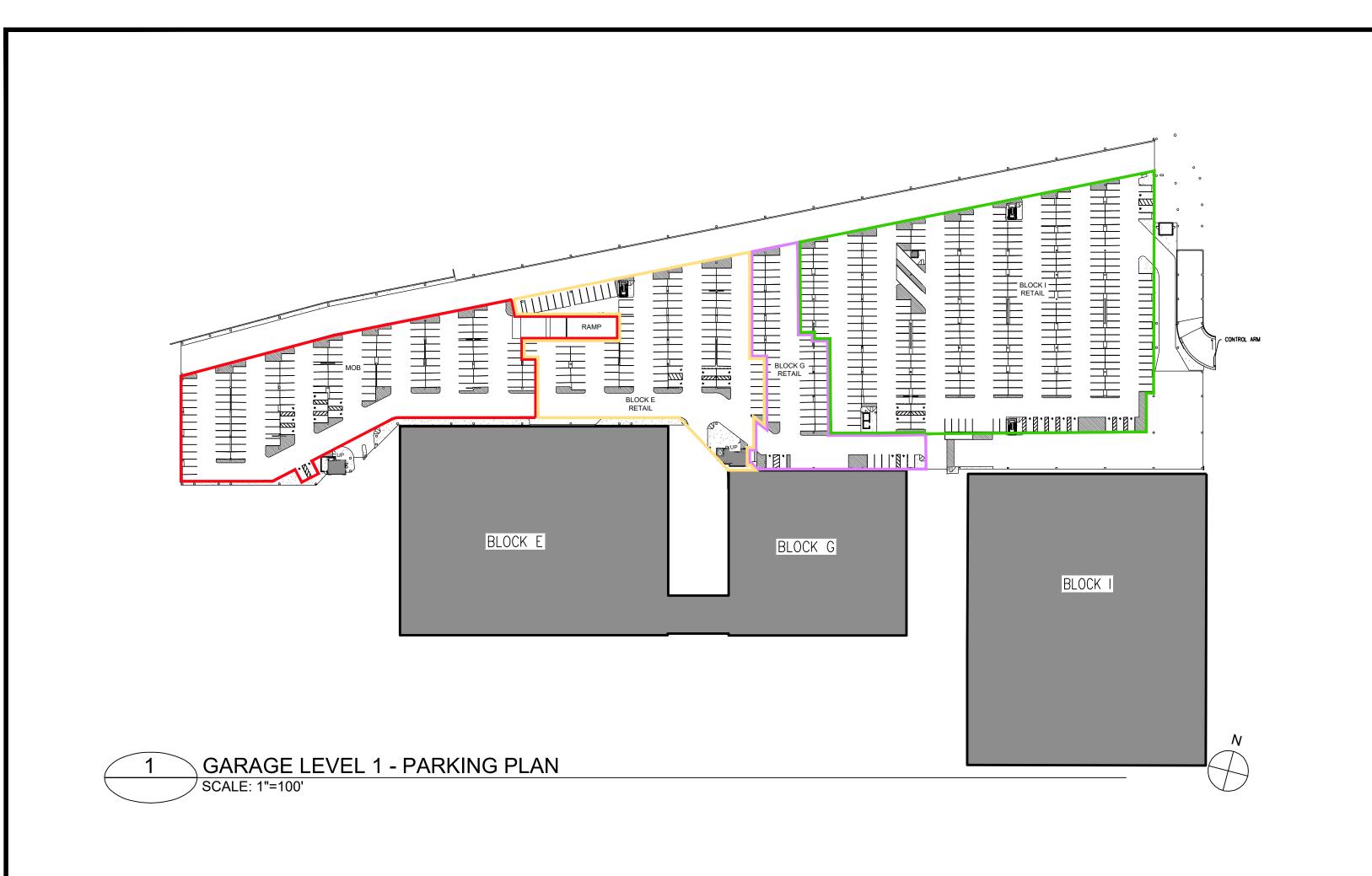
APPROVED DEVELOPMENT SITE PLAN NO DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO DIRECTOR DATE	GENE LANDMARK PRELIMINA
CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED	SHEE 03 OF 84

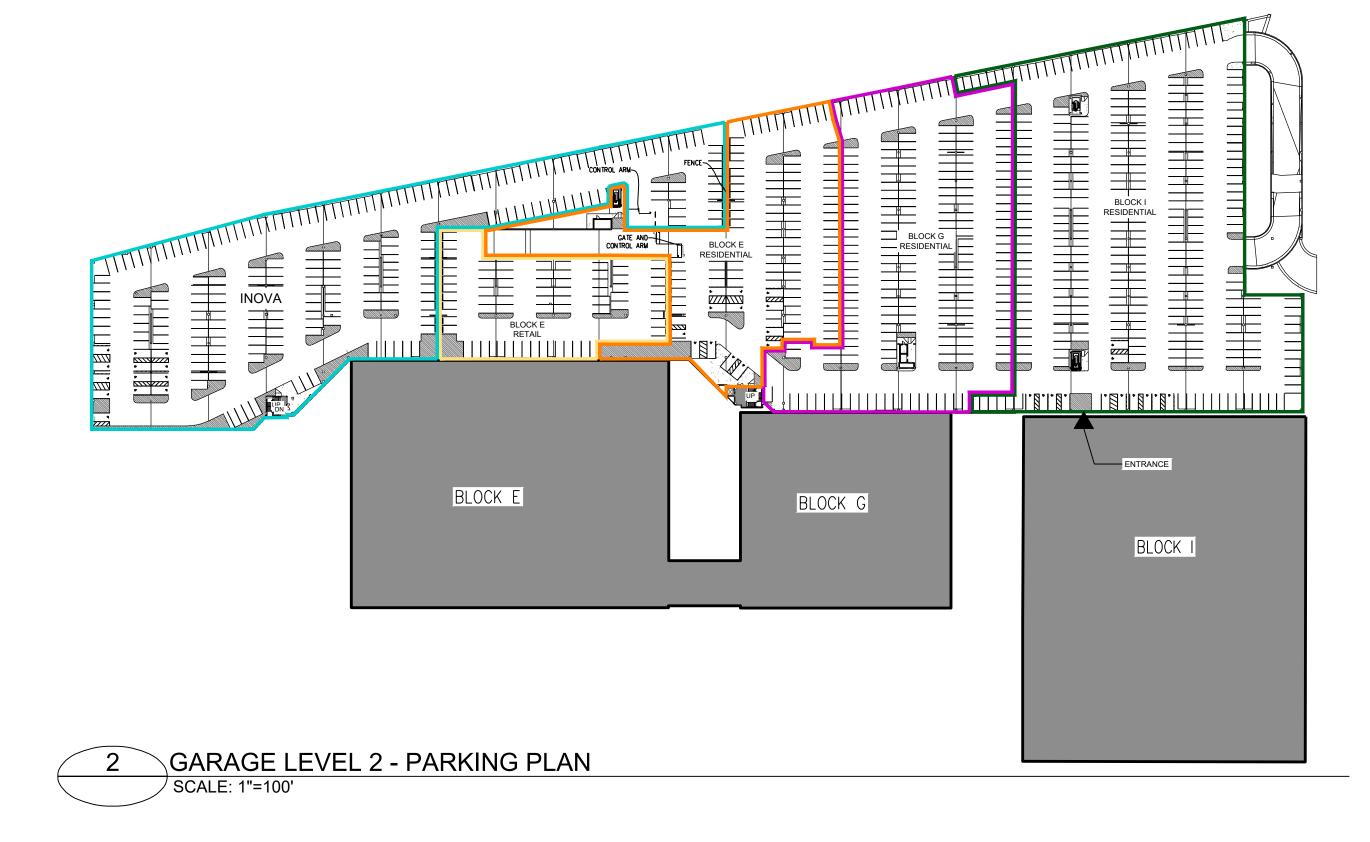
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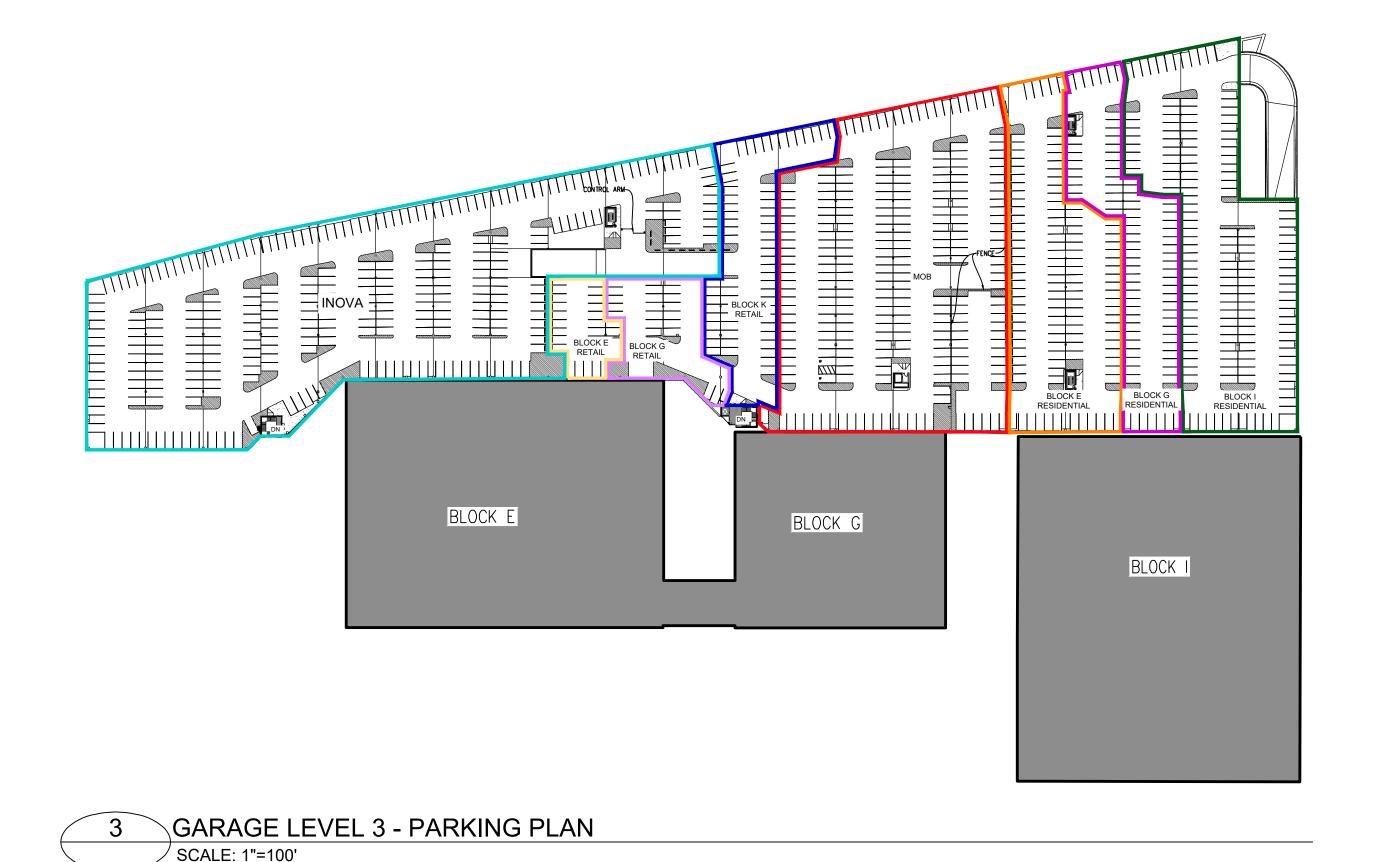
DEED BOOK NO.

SI

DSUP-13080







BLOCK K
RETAIL

LEVEL 1

LEVEL 2

LEVEL 3

63

TOTAL

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

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR

DATE

DEED BOOK NO.

DATE

PAGE NO.

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED

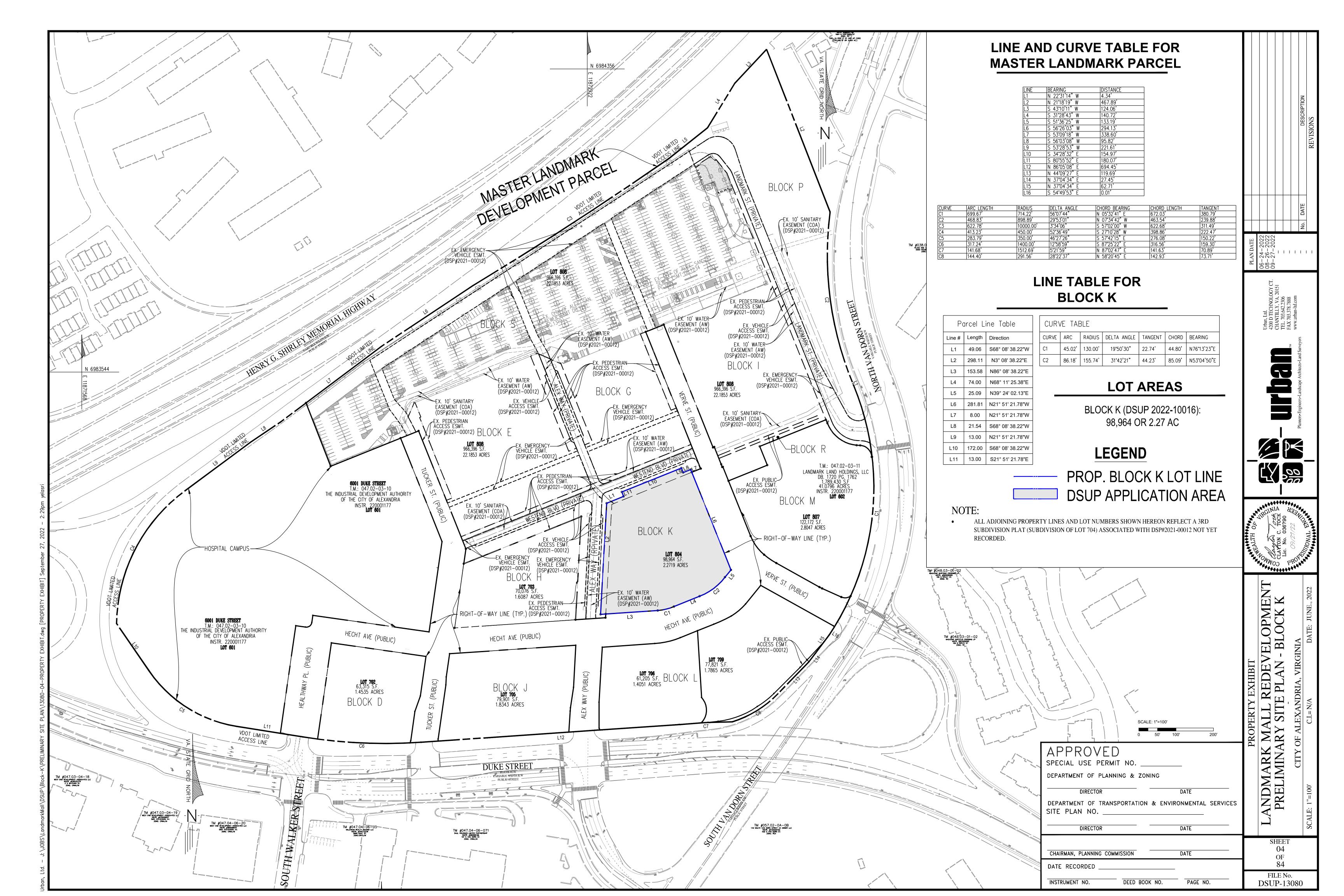
INSTRUMENT NO.

SHEET
03A
OF
84

FILE No.
DSUP-13080

NDMARK MALL REDEVELOPMENT PRELIMINARY SITE PLAN - BLOCK K

(1) 000 00



		NOTES	
1.		ON THIS PLAT HAVE CITY CDD #29),	OF ALEXANDRIA TAX MAP NUMBER (ZONED CDD #29), AND
2.	OWNER: LANDMARK LAND HOLDINGS 12435 PARK POTOMAC AVEN POTOMAC, MD 20854		
3.		AT PREPARER WAS NOT F S PLAT MAY NOT INDICATE	
4.	WHICH DO CONTAIN SOILS OF	R MATERIALS CONTAMINATE	N BE REASONABLY EXPECTED TO OR ED WITH, BUT NOT LIMITED TO, HEAV YASH, OR OTHER TOXIC OR HAZARI
5.	THERE ARE NO KNOWN UNDE	ERGROUND STORAGE TANKS	S ON THIS SITE.
5.	THERE ARE NO KNOWN UND!		
		AREA TABULA	<u>TION</u>
BEG	THERE ARE NO KNOWN UNDE SINNING AREA TAX MAP REA FROM LOT 708	AREA TABULA	<u>TION</u> 90,689 SF OR 2.0819 ACR
BEC + AI	GINNING AREA TAX MAP	<u>AREA TABULA</u> (LOT 704)	TION 90,689 SF OR 2.0819 ACR 8,275 SF OR 0.1900 ACR
BEC + AI ENC	SINNING AREA TAX MAP REA FROM LOT 708	AREA TABULA (LOT 704) (LOT 804)	TION 90,689 SF OR 2.0819 ACR 8,275 SF OR 0.1900 ACR 98,964 SF OR 2.2719 ACR
BECC + AI ENC	SINNING AREA TAX MAP REA FROM LOT 708 DING AREA TAX MAP	AREA TABULA (LOT 704) (LOT 804)	TION 90,689 SF OR 2.0819 ACR 8,275 SF OR 0.1900 ACR 98,964 SF OR 2.2719 ACR
BECC + AI ENC	GINNING AREA TAX MAP REA FROM LOT 708 DING AREA TAX MAP GINNING AREA TAX MAP	AREA TABULA (LOT 704) (LOT 804)	TION 90,689 SF OR 2.0819 ACR 8,275 SF OR 0.1900 ACR 98,964 SF OR 2.2719 ACR 130,369 SF OR 2.9929 ACR 9,387 SF OR 0.2155 ACR
BECC + AI ENC BECC - AI + AI	SINNING AREA TAX MAP REA FROM LOT 708 DING AREA TAX MAP SINNING AREA TAX MAP REA TO LOT 708	AREA TABULA (LOT 704) (LOT 804) (LOT 707)	TION 90,689 SF OR 2.0819 ACR 8,275 SF OR 0.1900 ACR 98,964 SF OR 2.2719 ACR
BECC - AI + AI ENC	SINNING AREA TAX MAP REA FROM LOT 708 DING AREA TAX MAP SINNING AREA TAX MAP REA TO LOT 708 REA FROM LOT 708	AREA TABULA (LOT 704) (LOT 804) (LOT 707)	TION 90,689 SF OR 2.0819 ACR 8,275 SF OR 0.1900 ACR 98,964 SF OR 2.2719 ACR 130,369 SF OR 2.9929 ACR 9,387 SF OR 0.2155 ACR 1,190 SF OR 0.0273 ACR
BECC - AI ENC	CINNING AREA TAX MAP REA FROM LOT 708 DING AREA TAX MAP CINNING AREA TAX MAP REA TO LOT 708 REA FROM LOT 708 DING AREA TAX MAP CINNING AREA TAX MAP REA TO LOT 707	AREA TABULA (LOT 704) (LOT 804) (LOT 707)	TION 90,689 SF OR 2.0819 ACR 8,275 SF OR 0.1900 ACR 98,964 SF OR 2.2719 ACR 130,369 SF OR 2.9929 ACR 9,387 SF OR 0.2155 ACR 1,190 SF OR 0.0273 ACR 966,474 SF OR 22.1871 ACR 1,190 SF OR 0.0273 ACR
BECC - AI + AI - ENC	SINNING AREA TAX MAP REA FROM LOT 708 DING AREA TAX MAP SINNING AREA TAX MAP REA TO LOT 708 REA FROM LOT 708 DING AREA TAX MAP SINNING AREA TAX MAP	AREA TABULA (LOT 704) (LOT 804) (LOT 707)	TION 90,689 SF OR 2.0819 ACR 8,275 SF OR 0.1900 ACR 98,964 SF OR 2.2719 ACR 130,369 SF OR 2.9929 ACR 9,387 SF OR 0.2155 ACR 1,190 SF OR 0.0273 ACR 122,172 SF OR 2.8047 ACR

	PEER REVIEW
APPROVED	
SPECIAL USE PERMIT NO.	
DEPARTMENT OF PLANNING & 7	ZONING
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATIONSITE PLAN NO.	
SITE PLAN NO	DATE

SURVEYOR'S CERTIFICATE

I, KEVIN P O'CONNOR, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS IS A PLAT SHOWING RESUBDIVISION OF THE PROPERTY OF LANDMARK LAND HOLDINGS L.L.C., AS RECORDED IN INSTRUMENT _____, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

I FURTHER CERTIFY THIS PROPERTY IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THE BEARINGS ARE CALCULATED TO WARGINIA STATE GRID NORTH. GIVEN UNDER MY HAND THIS 18th DAY OF JULY, 2022.



8/16/22

OWNERS CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND AND EASEMENTS SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYORS CERTIFICATE IS DONE WITH FREE WILL AND CONSENT OF OWNER(S).

LANDMARK LANI	D HOLDINGS, LLC
BY:	
NAME:	
TITLE:	

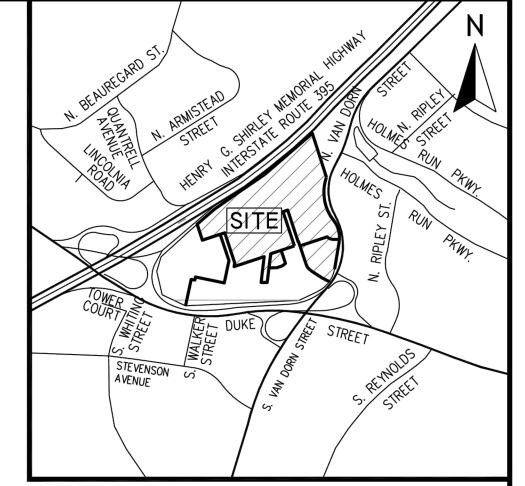
MY COMMISSION EXPIRES:

NOTARY'S CERTIFICATE

CITY/COUNTY OF _____ COMMONWEALTH OF VIRGINIA I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

WHOSE NAME(S)	IS SIGNED TO TH	HE FOREGOING OWNERS	S CONSENT APPEARED
AND ACKNOWLED	GED THE SAME I	BEFORE ME THIS	DAY OF

NOTARY PUBLIC REGIS	STRATION NO.



<u>VICINITY MAP</u> SCALE: 1" = 2000'

SEE SHEET 3 FOR LINE DATA SEE SHEET 4 FOR CURVE DATA

PLAT SHOWING LOTS 804, 807, AND 808 3RD SUBDIVISION OF LANDMARK MALL REDEVELOPMENT BEING A SUBDIVISION OF LOTS 704, 707, AND 708 2ND SUBDIVISION OF LANDMARK MALL REDEVELOPMENT INSTRUMENT _____

CITY OF ALEXANDRIA, VIRGINIA

SCALE: N/A DATE: JULY 18, 2022

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED

INSTRUMENT NO.

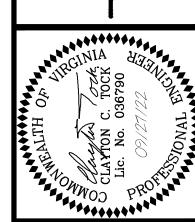
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APPROVED SPECIAL USE PERMIT NO.	ELIMINARY	RK MAJ NARY S	CITY OF ALE
DEPARTMENT OF PLANNING & ZONI	 PRE	DMA LIME	O
DEPARTMENT OF TRANSPORTATION SITE PLAN NO. DIRECTOR		LAN	
		SHEET	

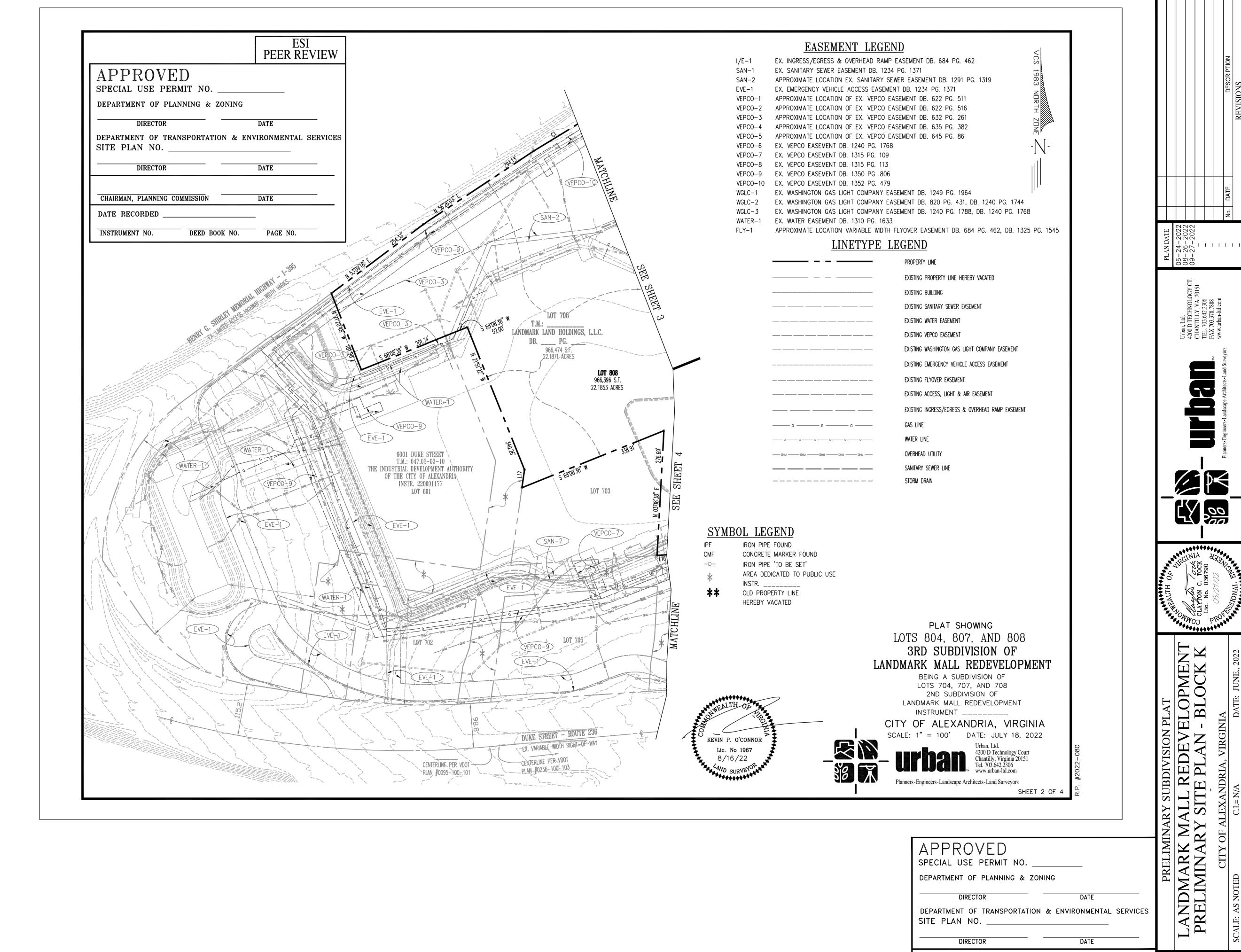
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Planners · Engineers · Landscape Architects · Land Surveyors

200



OF FILE No. DSUP-13080



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SHEET 04B OF 84

FILE No. DSUP-13080

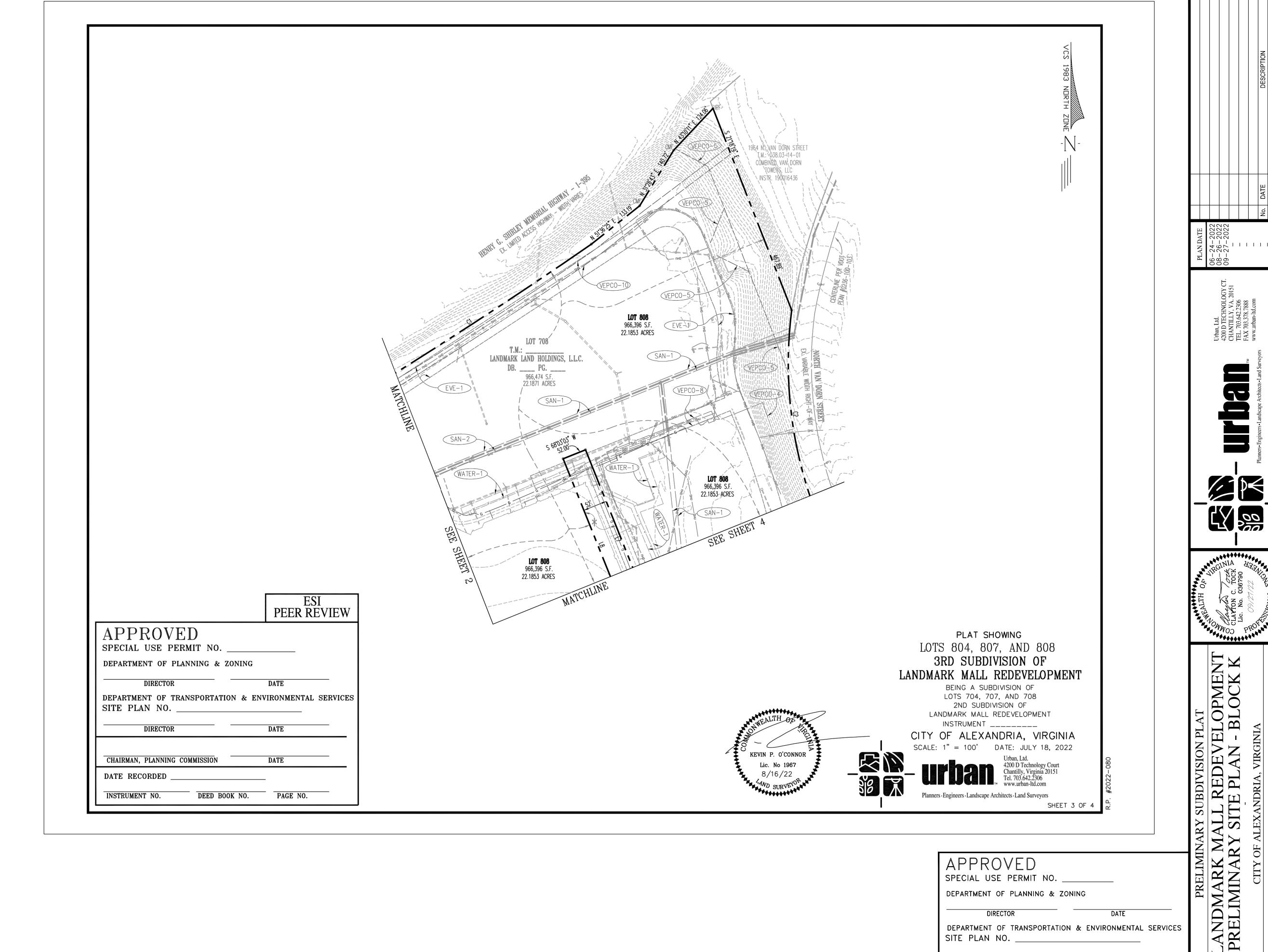
CHAIRMAN, PLANNING COMMISSION

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INSTRUMENT NO.



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SHEET 04C OF 84

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DIRECTOR

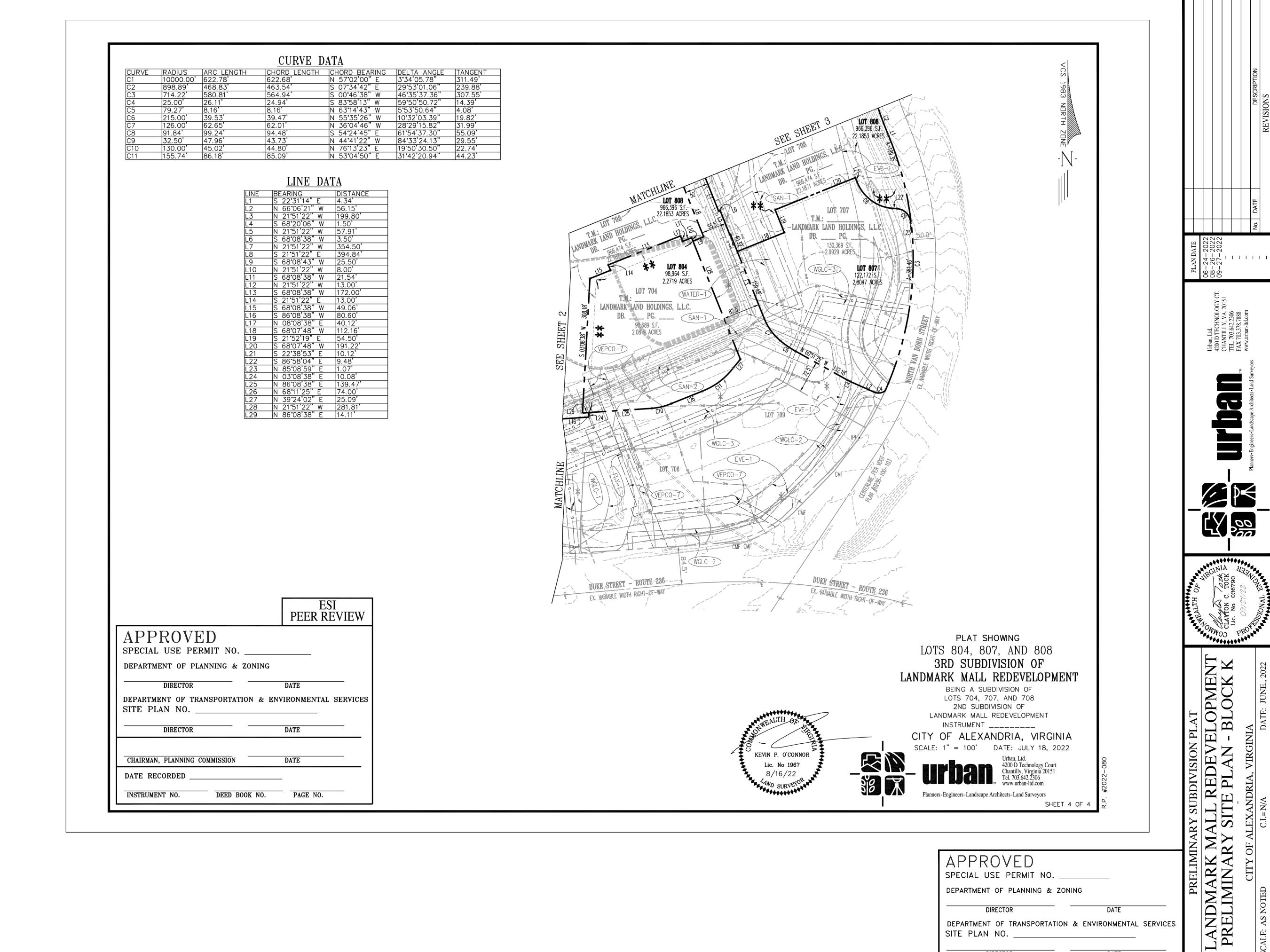
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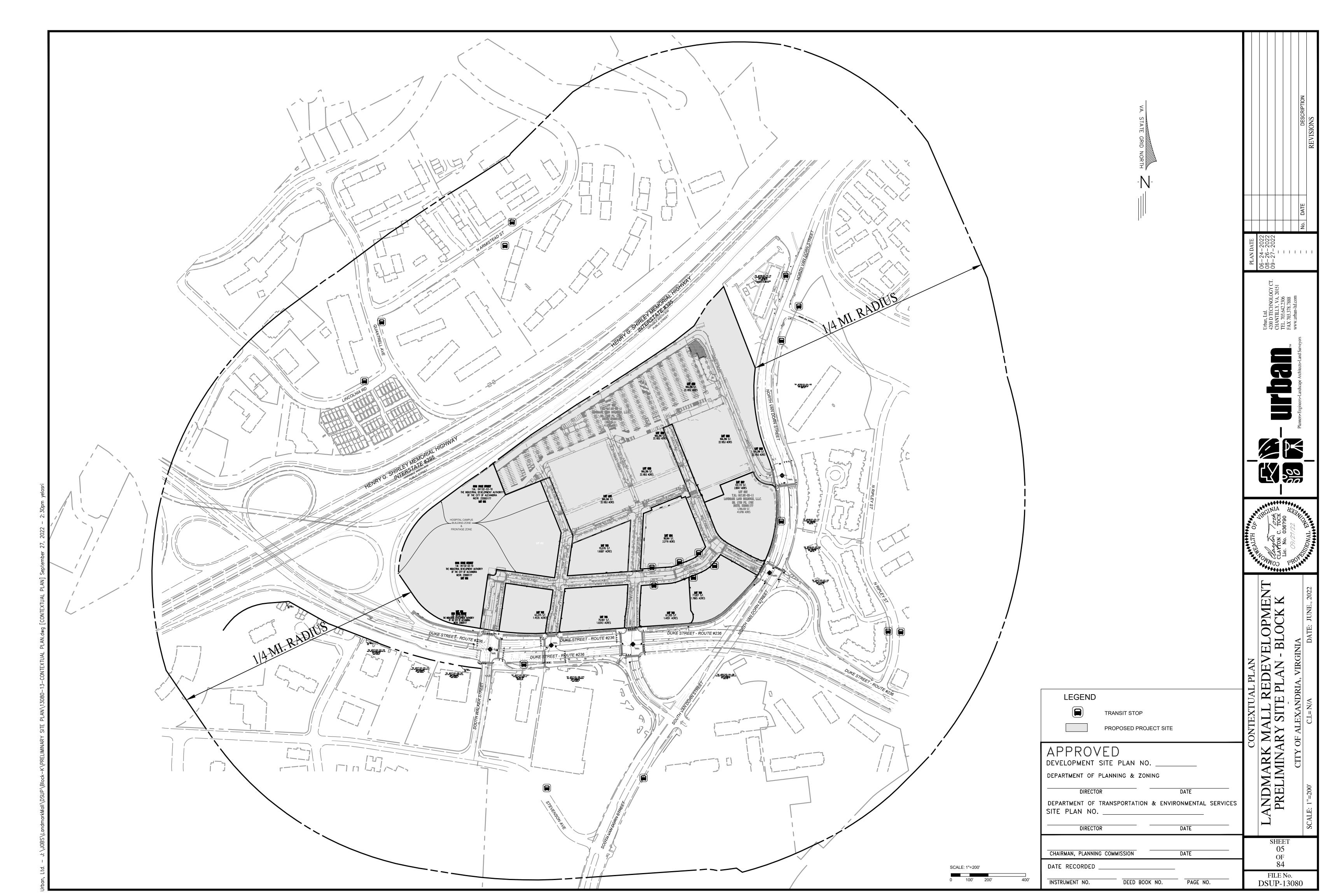
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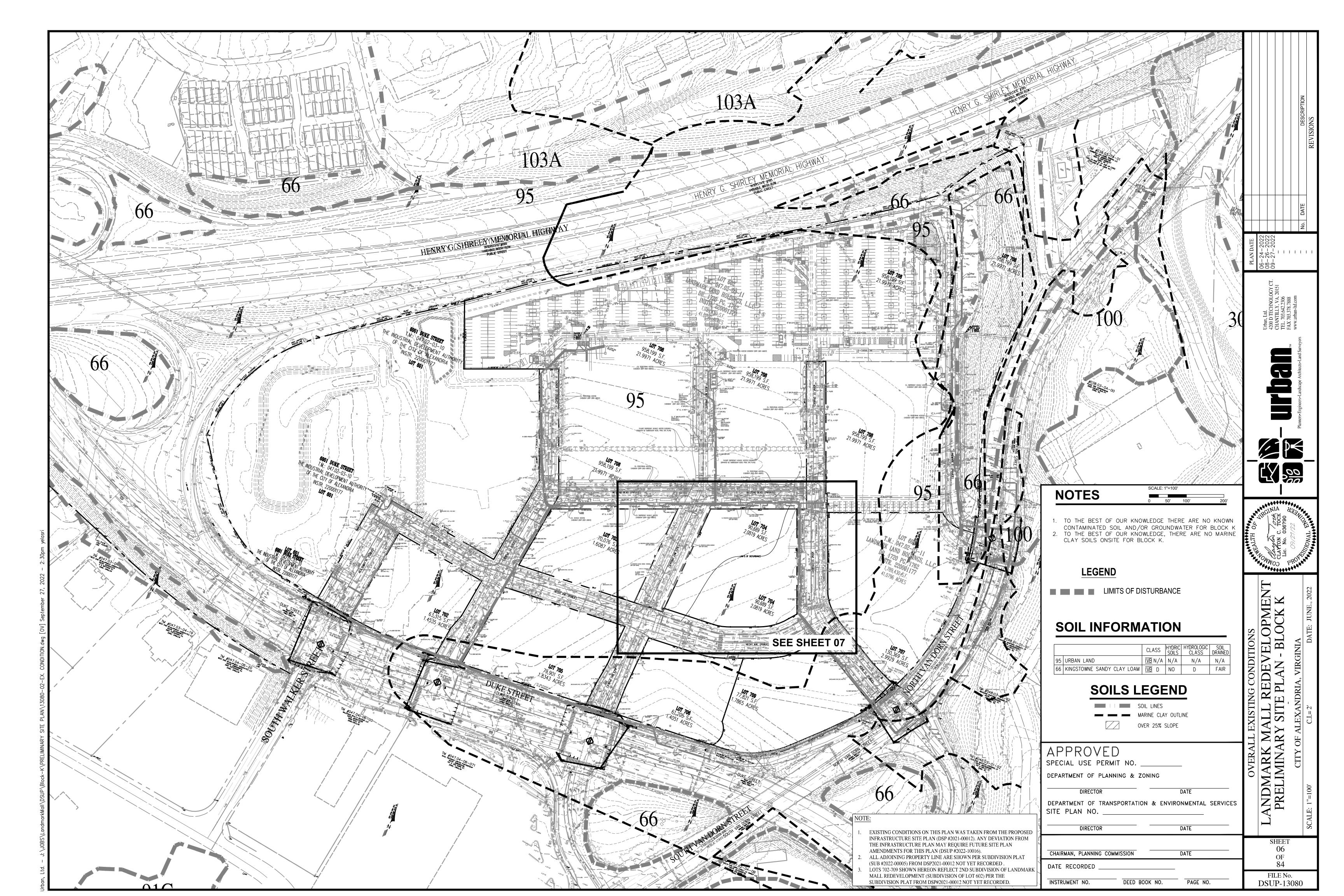
CHAIRMAN, PLANNING COMMISSION

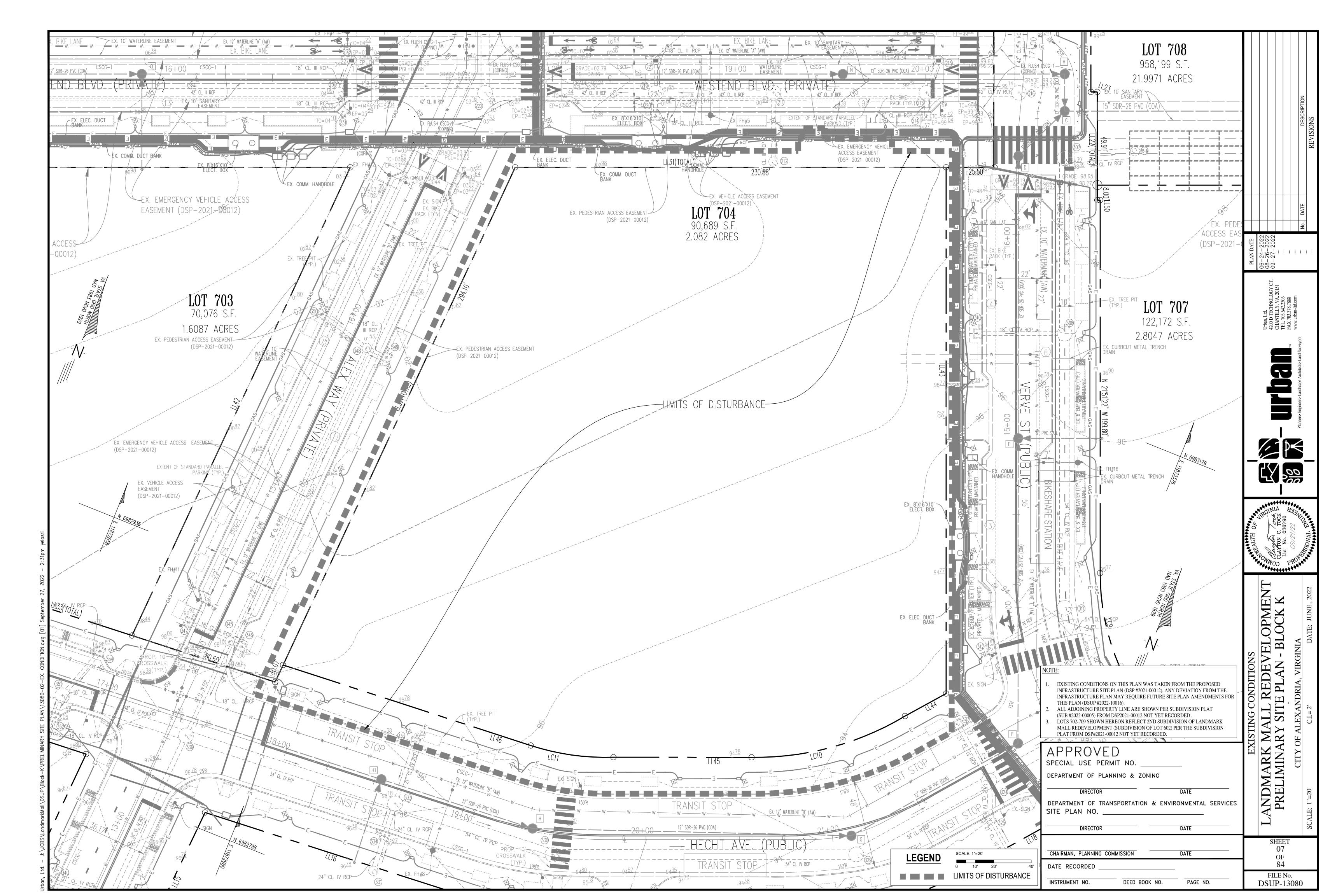
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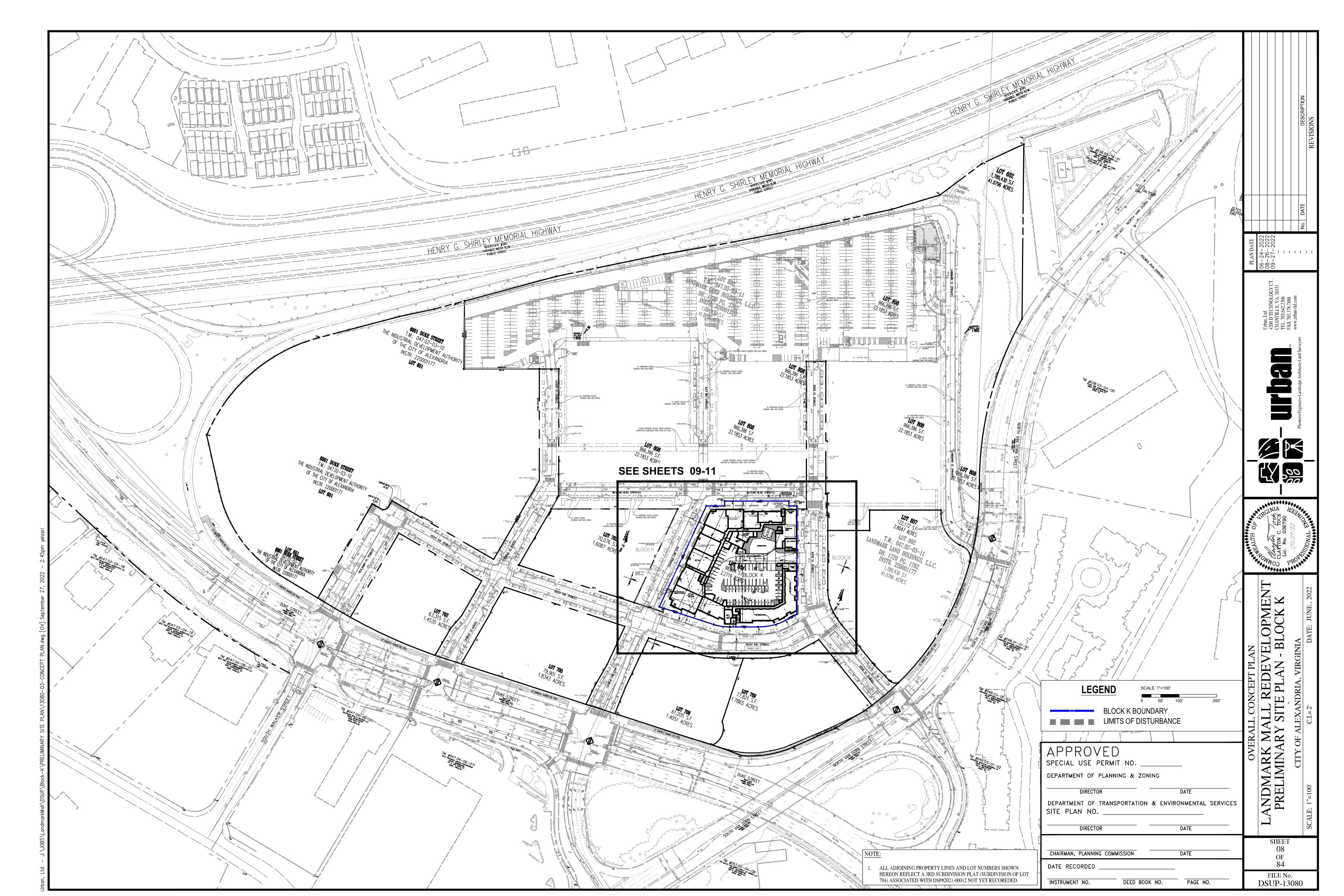
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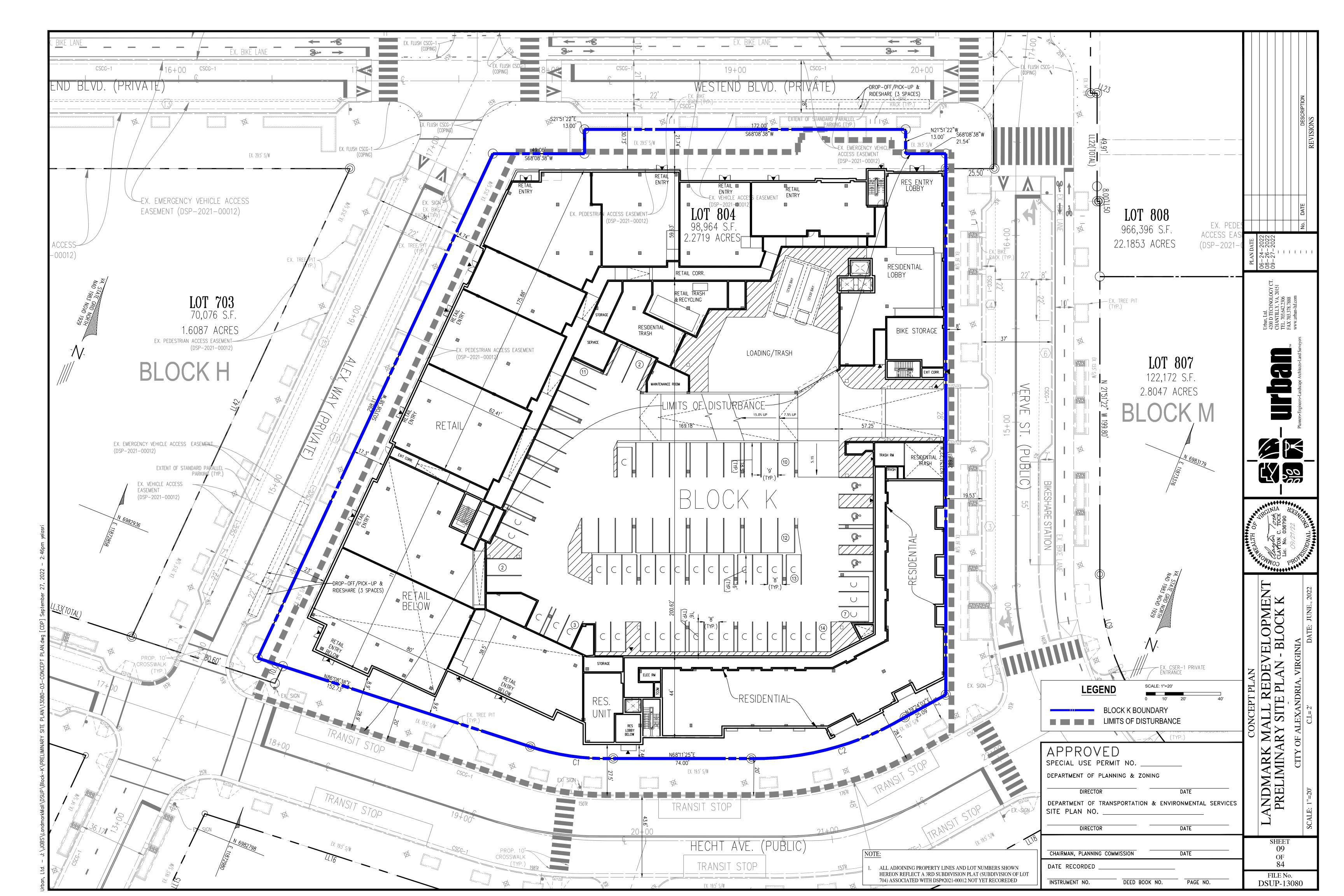
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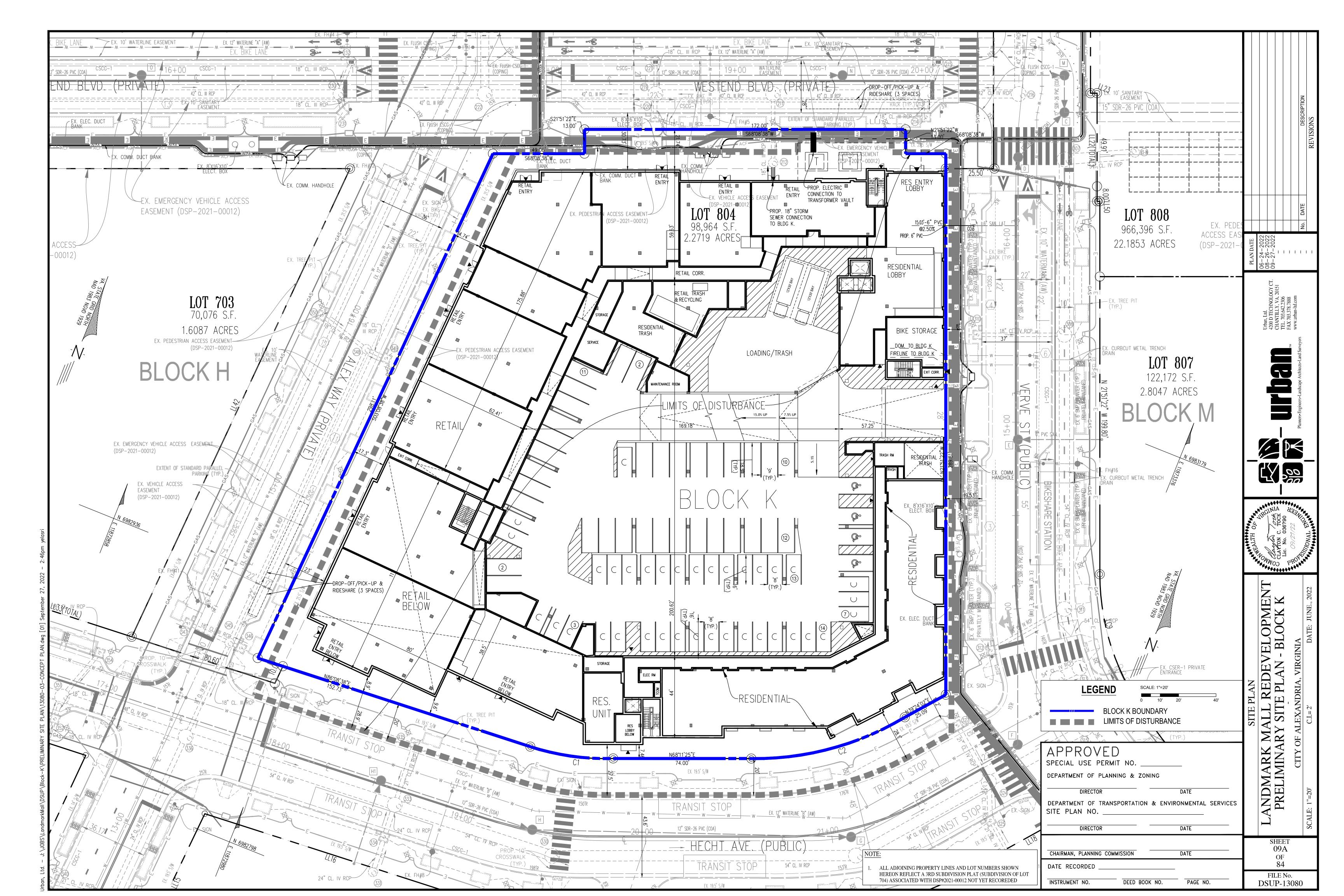


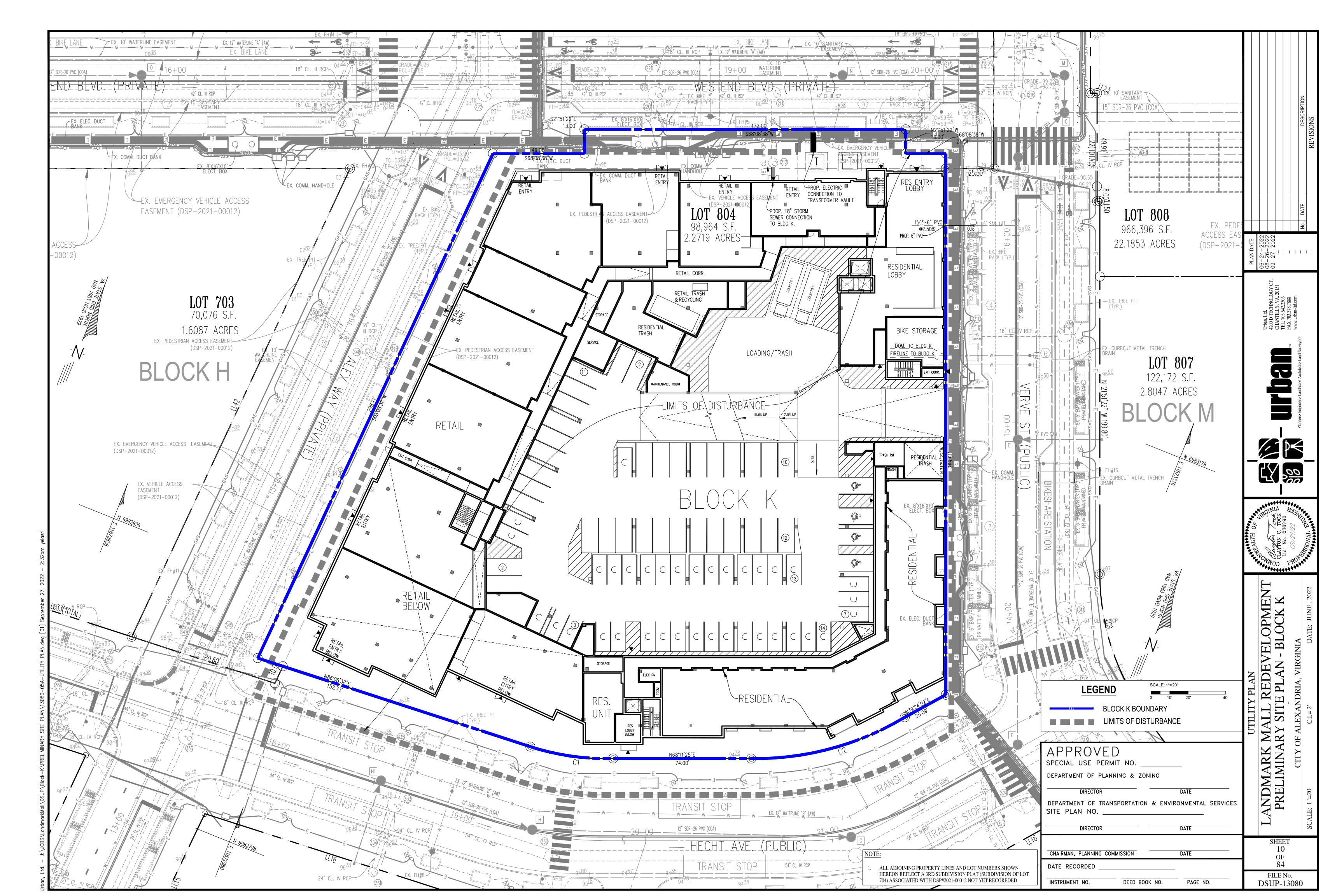


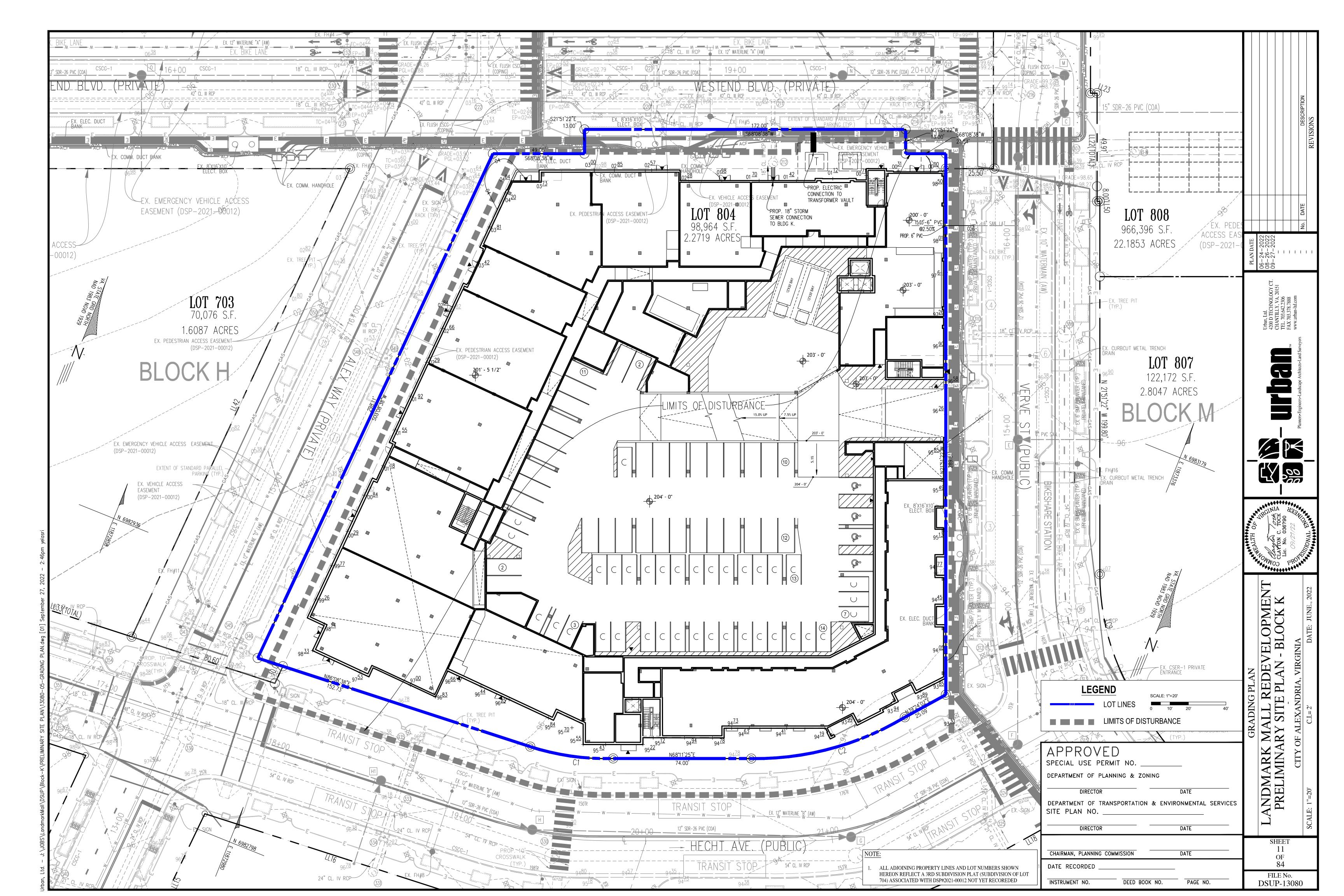


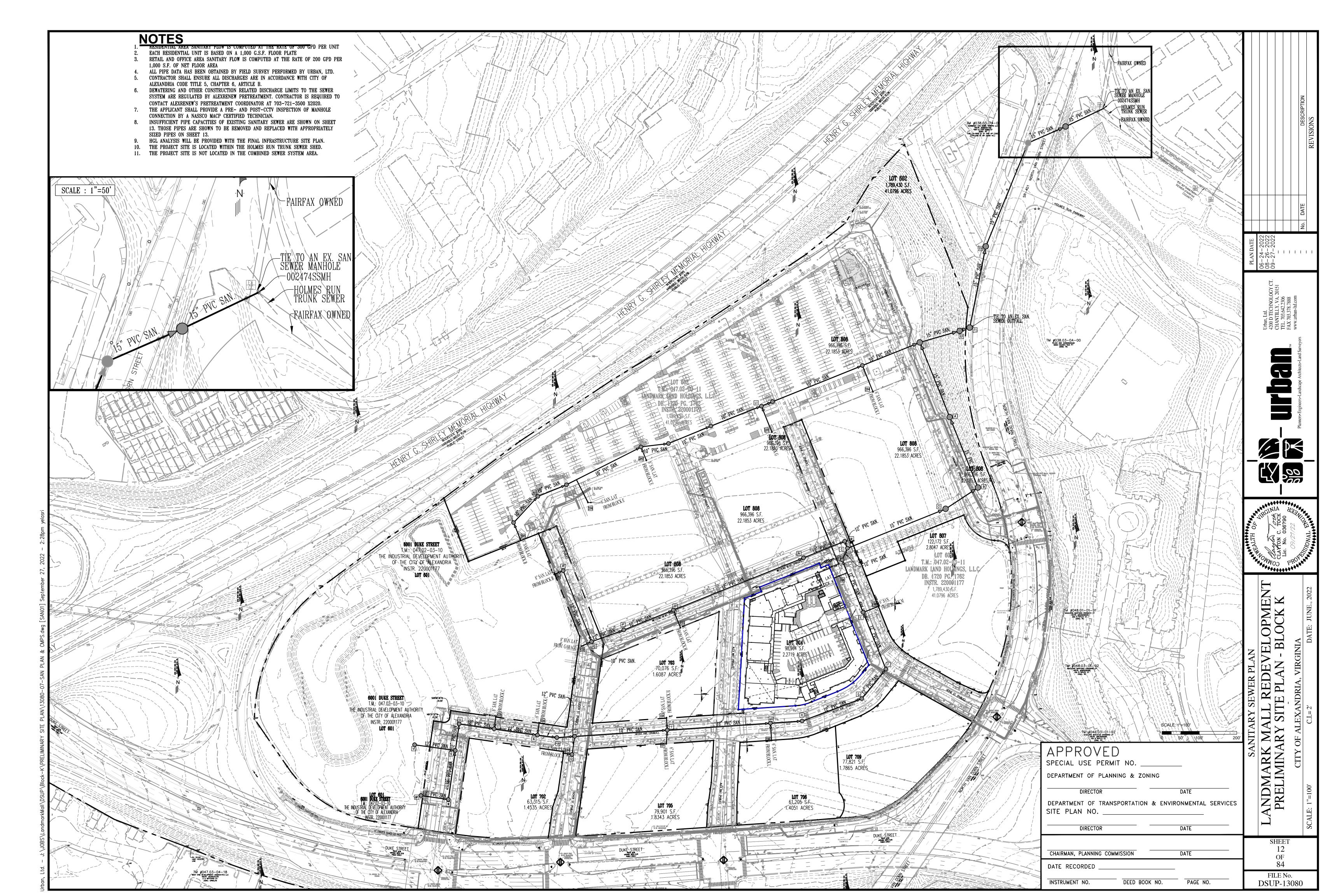












										TIONS	IPUTA 1	W CON	R FLO	BEWEI	ARY S	D SANIT	OPOSE	PR			Landmark Mall	Proiect ⁻
		BLOCKS	Pipe	Pipe	Capacity	VEL.	Capacity	Dia.	Slope	Length	Elevation	Invert E	FLOW	FLOW	INCR	PEAK	HOTEL	SFA/SFD	OFFICE/RETAIL		То	From
emarks	Dem	TO STR	Material	Coefficient	q/Q %	F.P.S.	Q MGD	IN.	%	FT.	Lower End	Upper End	q C.F.S.	q MGD	q MGD	FACTOR	130 GPD/UNIT	DWELLINGS 350 GPD/UNIT	200 GDP/ 1000 SF	300 GPD/UNIT	Point	Point
d from Block B	63.91% gpd f	SIK																JJU GFD/UNII				_
d from Block A	33.33% gpd f		PVC PVC	0.010 0.010	9.65 9.65	4.63 3.38	2.00	10 10	2.50% 1.00%	91.84 87.06	185.61 184.64	187.90 185.51	0.30 0.30	0.19 0.19	0.19	4.0 4.0			241342		L2 N1	CO15 L2
			PVC	0.010	9.65	3.38	2.00	10	1.00%	82.58	183.71	184.54	0.30	0.19	0.00	4.0					EX.NN	N1
			PVC	0.010	10.46	3.38	1.85	10	1.00%	223.82	181.37	183.61	0.30	0.19	0.00	4.0					EX.MM	EX.NN
om Block E (Re	100% Flow from		PVC	0.010	26.51	4.53	1.89	10	1.05%	74.55	180.49	181.27	0.78	0.50	0.31	4.0					EX.LL	EX.MM
			PVC	0.010	24.30	4.82	2.06	10	1.25%	122.64	178.86	180.39	0.78	0.50	0.00	4.0					EX.KK	EX.LL
for an District	4000/ Fla 6		PVC	0.010	24.30	4.82	2.06	10	1.25%	145.48	176.94	178.76	0.78	0.50	0.00	4.0					L1	EX.KK
v from Block G	100% Flow tr		PVC PVC	0.010 0.010	35.97 40.67	5.90 6.60	2.26	10 10	1.50% 2.05%	31.95 259.55	176.36 170.94	176.84 176.26	1.26 1.26	0.81 0.81	0.31	4.0 4.0					EX.JJ EX.II	L1 EX.JJ
			PVC	0.010	11.41	9.94	11.86	15	4.75%	165.68	162.65	170.52	2.09	1.35	0.54	4.0					EX.HH	EX.II
om Landmark l	100% Flow from		PVC	0.010	51.26	9.77	7.70	15	2.00%	111.27	139.50	141.73	6.10	3.95	2.59	4.0					G1	EX.HH
			PVC	0.010	51.26	9.77	7.70	15	2.00%	28.12	133.25	133.81	6.10	3.95	0.00	4.0					F1	G1
			PVC	0.010	51.26	9.77	7.70	15	2.00%	222.04	102.09	106.53	6.10	3.95	0.00	4.0					E1	F1
m Broadstone	100% Flow from		PVC PVC	0.010 0.010	51.26 54.13	9.77 9.89	7.70 7.70	15 15	2.00%	299.31 109.44	96.00 75.00	101.99 77.18	6.10 6.45	3.95 4.17	0.00	4.0 4.0				184	D1 D2	E1 D1
III Broadstorie /	1007011000110111		PVC	0.010	88.39	3.84	4.71	15	0.75%	112.78	68.92	69.77	6.45	4.17	0.00	4.0				104	EX.CC	D2
	1								1													
w from Block A	33.33% Flow		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			188500		W	W1
			PVC PVC	0.010 0.010	4.49 8.99	3.33 4.08	3.36 3.36	12 12	1.25% 1.25%	132.42 72.26	193.28 192.28	194.94 193.18	0.23 0.47	0.15 0.30	0.00	4.0 4.0			_		V	W
			PVC	0.010	8.99	4.08	3.36	12	1.25%	94.64	191.00	192.18	0.47	0.30	0.00	4.0			-		L	U
om Block C	Flow from		PVC	0.010	9.85	4.24	3.36	12	1.25%	117.14	189.43	190.90	0.51	0.33	0.03	4.0			-		К	L
om Block C	Flow from		PVC	0.010	10.72	4.27	3.36	12	1.25%	52.56	188.68	189.33	0.56	0.36	0.03	4.0			-		J	K
om Block D	Flow from		PVC PVC	0.010 0.010	10.72 22.74	4.27 5.35	3.36 3.36	12	1.25% 1.25%	47.70 248.57	187.98 184.77	188.58 187.88	0.56	0.36 0.76	0.00	4.0					I1	J 14
om Block D			PVC	0.010	22.74	5.35	3.30	12	1.25%	240.57	104.77	101.00	1.18	0.76	0.40	4.0						11
from Block H			PVC	0.010	39.13	6.21	3.36	12	1.25%	276.69	181.21	184.67	2.03	1.31	0.55	4.0					H1	1
om Block L	Flow from		PVC PVC	0.010 0.010	48.69 54.44	6.57 6.03	3.36 3.00	12 12	1.25% 1.00%	85.17 170.85	180.05 178.24	181.11 179.95	2.53 2.53	1.63 1.63	0.32	4.0 4.0					H G	H1 H
			PVC	0.010	54.44	6.03	3.00	12	1.00%	102.02	177.12	178.14	2.53	1.63	0.00	4.0					F	G
			PVC	0.010	54.44	6.03	3.00	12	1.00%	163.39	175.39	177.02	2.53	1.63	0.00	4.0					E	F
om Block M om Block K			PVC	0.010	76.76	3.82	3.00	12	1.00%	151.17	173.78	175.29	3.56	2.30	0.67	4.0					D	E
OIII DIOCK IX	1 10 00 11 0111		PVC	0.010	76.76	3.82	3.00	12	1.00%	34.58	173.76	173.68	3.56	2.30	0.00	4.0					С	D
n SSMH M & D	Flows from S		PVC	0.010	47.62	6.78	5.44	15	1.00%	283.19	170.40	173.23	4.01	2.59	0.29	4.0					C1	С
			PVC	0.010	47.62	6.78	5.44	15	1.00%	103.81	164.86	165.90	4.01	2.59	0.00	4.0					В	C1
			PVC PVC	0.010 0.010	47.62 47.62	6.78 6.78	5.44 5.44	15 15	1.00% 1.00%	203.40 215.56	162.73 160.47	164.76 162.63	4.01 4.01	2.59 2.59	0.00	4.0 4.0					A EX.HH	В
			PVC	0.010	47.62	0.70	5.44	10	1.00%	215.56	100.47	102.03	4.01	2.59	0.00	4.0						A
om Block B	Flow from		PVC	0.010	0.65	2.58	4.75	12	2.50%	204.83	190.91	196.03	0.05	0.03	0.03	4.0					Q	R
om Block C	Flow from		PVC	0.010	1.44	3.09	4.25	12	2.00%	91.68	188.98	190.81	0.09	0.06	0.03	4.0					P	Q
			PVC	0.010	1.44	3.09	4.25	12	2.00%	143.07	186.01	188.88	0.09	0.06	0.00	4.0					0	Р
r from Block H	50% Flow fro		PVC	0.010	6.78	4.72	4.25	12	2.00%	375.50	178.40	185.91	0.45	0.29	0.23	4.0					N	0
			PVC	0.010	6.78	4.72	4.25	12	2.00%	118.87	175.93	178.30	0.45	0.29	0.00	4.0					M	N
			PVC	0.010	6.78	4.72	4.25	12	2.00%	19.86	175.43	175.83	0.45	0.29	0.00	4.0					C	M
from Block H	50% Flow fro		PVC	0.010	30.34	5.22	0.75	6	2.50%	33.00	184.92	185.75	0.35	0.23	0.23	4.0			21000	175	I	CO1
from Block C	34% gpd fro		PVC	0.010	1.70	2.81	1.76	8	3.00%	28.85	190.91	191.77	0.05	0.03	0.03	4.0			37539		Q	CO2
r from Block H	50% Flow fro		PVC	0.010	30.34	5.22	0.75	6	2.50%	51.00	186.11	187.39	0.35	0.23	0.23	4.0			21000	175	0	CO3
						,							I I		1							
from Block C	33% Flow fro		PVC	0.010	3.54	2.68	0.82	6	3.03%	33.00	194.00	195.00	0.05	0.03	0.03	4.0			36435		K	CO4
from Block C	33% Flow fro		PVC	0.010	3.54	2.68	0.82	6	3.03%	33.00	194.00	195.00	0.05	0.03	0.03	4.0			36435		L	CO5
v from Block K	100% Flow fr		PVC	0.010	57.52	6.05	0.75	6	2.50%	39.66	174.40	175.39	0.67	0.43	0.43	4.0			32000	337	D	CO6
w from Block J	100% Flow fi		PVC	0.010	43.29	5.66	0.75	6	2.50%	36.86	184.87	185.79	0.50	0.32	0.32	4.0			52000	235		CO7
	<u> </u>									1 1	·											
w from Block L	100% Flow fi		PVC	0.010	42.91	5.61	0.75	6	2.50%	46.81	181.31	182.48	0.50	0.32	0.32	4.0			11000	260	H1	CO8
v from Block M	100% Flow fr		PVC	0.010	32.11	5.23	0.75	6	2.50%	44.91	184.10	185.22	0.37	0.24	0.24	4.0				200	E	CO9
w from Block E	36.09% Flow		PVC	0.010	1.92	2.90	1.61	8	2.50%	25.44	196.13	196.77	0.05	0.03	0.03	4.0			38703		R	CO10
v from Block D	100% Flow fr		PVC	0.010	25.04	5.96	1.61	8	2.50%	24.00	188.67	189.27	0.62	0.40	0.40	4.0				336	12	CO11
			PVC	0.010	39.57	4.25	1.02	8	1.00%	48.93	188.08	188.57	0.62	0.40	0.00	4.0					I1	12
om Block E (Re	100% Flow from		PVC	0.010	11.02	5.14	2.00	6	2.50%	38.79	181.52	182.49	0.34	0.22	0.22	4.0			56568	146	EX.MM	CO12
v from Block G	100% Flow fr		PVC	0.010	15.59	5.64	2.00	6	2.50%	75.43	177.17	179.06	0.48	0.31	0.31	4.0			23866	244	L1	CO13
w from Block I	100% Flow fi		PVC	0.010	72.25	3.81	0.75	6	2.50%	76.18	171.27	173.17	0.84	0.54	0.54	4.0			90141	390	EX.II	CO14
	100% Flow from		PVC	0.010	11.76	3.88	0.75	6	2.50%	68.32	183.79	185.50	0.14	0.09	0.09	4.0			109920		EX.MM	CO16
m Block E1 (M				<u></u>																		
`	33.33% Flow		PVC	0.010	5.03	3.09	3.00	12	1.00%	66.50	193.38	194.05	0.23	0.15	0.15	4.0	I		188500		V	V1

		AD	EQUA	TE OUTFALL	ANALY	SIS							
Blo	ocks	Office Sanitary Flow	Office G.S.F	Retail Sanitary Flow	Retail G.S.F	MFH Sanitary Flow	MFH Units	Total Proposed Sanitary Flow (GPD)					
HOSPITAL	А	200GPD/1,000 S.F.	565,556	200GPD/1,000 S.F.		300GPD/UNIT	-	113,111	•				
CAMPUS	В	200GPD/1,000 S.F.	110,409	200GPD/1,000 S.F.	-	300GPD/UNIT	-	22,082	•				
CAMPUS	С	200GPD/1,000 S.F.	82,593	200GPD/1,000 S.F.	-	300GPD/UNIT	-	16,519	•				
To	otal		758,558		-		-	151,712	•				
			TOTAL FLOW FROM HOSPITAL CAMPUS (MGD) 0.61										
	D	200GPD/1,000 S.F.	_	200GPD/1,000 S.F.	_	300GPD/UNIT	336	100,800					
	E	200GPD/1,000 S.F.	109,920	200GPD/1,000 S.F.	56,568	300GPD/UNIT	146	77,098					
	G	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	23,866	300GPD/UNIT	244	77,973	•				
	Н	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	42,000	300GPD/UNIT	350	113,400	•				
	1	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	90,141	300GPD/UNIT	390	135,028					
LANDMARK	J	200GPD/1,000 S.F.	52000			300GPD/UNIT	235	80,900					
	К	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	32,000	300GPD/UNIT	337	107,500					
	L	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	11,000	300GPD/UNIT	260	80,200	•				
	М	200GPD/1,000 S.F.	ı	200GPD/1,000 S.F.	-	300GPD/UNIT	200	60,000	•				
Total			161,920		255,575		2,498	832,899		\vdash	+	+	-
				TOTAL FLOW F	ROM LANDI	MARK MALL BLOCKS (N	/IGD)	3.33					
X. BUILDING	MULTI-FAMILY USE	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	184	55,200.00			<u> </u>		_
				TOTAL F	LOW FROM I	 BROADSTONE APPT		0.22	ם דע רו	1E	2022	022	
										⊃	6 1 2		I

TOTAL FLOW GOING TO EX. CC (MGD)

Landmark Mall Breakdown by Manhole										
	Block	Lateral #	Lateral Tie In Location	% of Block Flow	MH Flow Enters in					
HOSPITAL		1	SMH W1	33.33%	W					
	Α [2	SMH V1	33.33%	V					
		3	CO15	33.34%	L2					
	В	1	CO10	36.09%	R					
		2	CO15	63.91%	L2					
	С	1	CO5	33.00%	L					
] [2	CO4	33.00%	K					
	(Garage)	3	CO2	34.00%	Q					
LANDMARK	D	1	CO11	100%	12					
	Е	1	CO16	100%	EX. MM					
		2	CO12	100%	EX. MM					
	G	1	CO13	100%	EX. JJ					
	Н Н	1	CO1	50%	I					
		2	CO3	50%	0					
	1	1	CO14	100%	EX. II					
	J	1	CO7	100%	I					
	K	1	CO6	100%	D					
	L	1	CO8	100%	H1					
	М	1	CO9	100%	E					

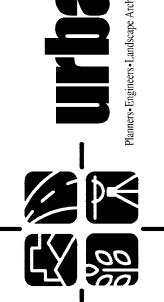
SANITARY SEWER ADEQUATE OUTFALL NARRATIVE:

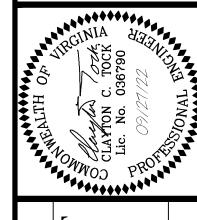
THE PROPOSED BUILDING 6" LATERAL CONNECTS TO AN EXISTING 12" PIPE THAT RUNS BETWEEN M.H. "E" AND "D" AND. THE OVERALL DEVELOPMENT CONNECTS TO AN EXISTING M.H. "CC". APPROXIMATELY 1873 FEET FROM THE PROPOSED CONNECTION MARKS THE END OF THE ANALYSIS IN ACCORDANCE WITH SECTION MEMORADUM TO INDUSTRY NO. 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 337 M.F.H UNITS AND 32,000 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	
SPECIAL USE PERMIT NO	
DEPARTMENT OF PLANNING & ZO	NING
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION	
SITE PLAN NO.	—————
DIRECTOR	DATE

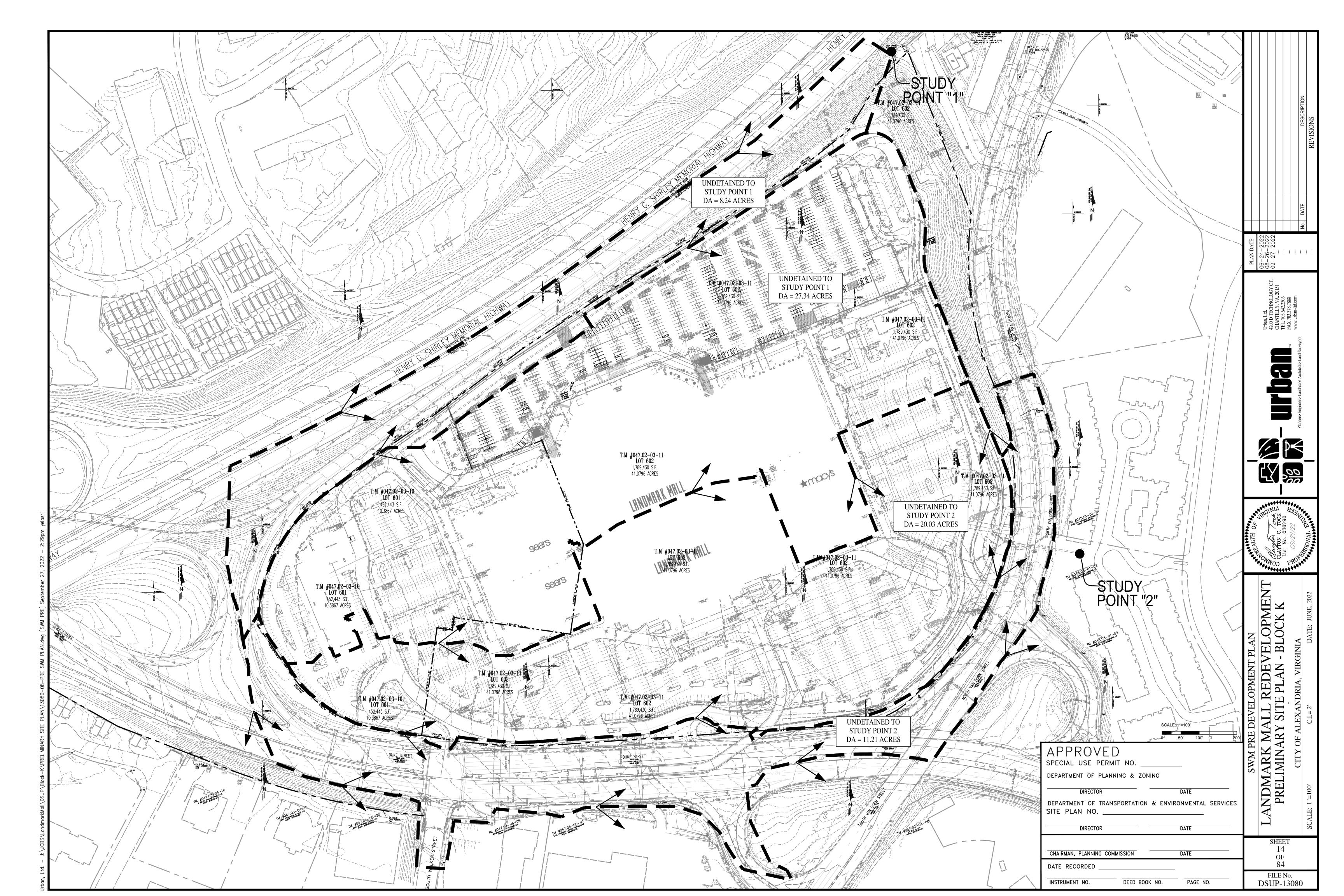
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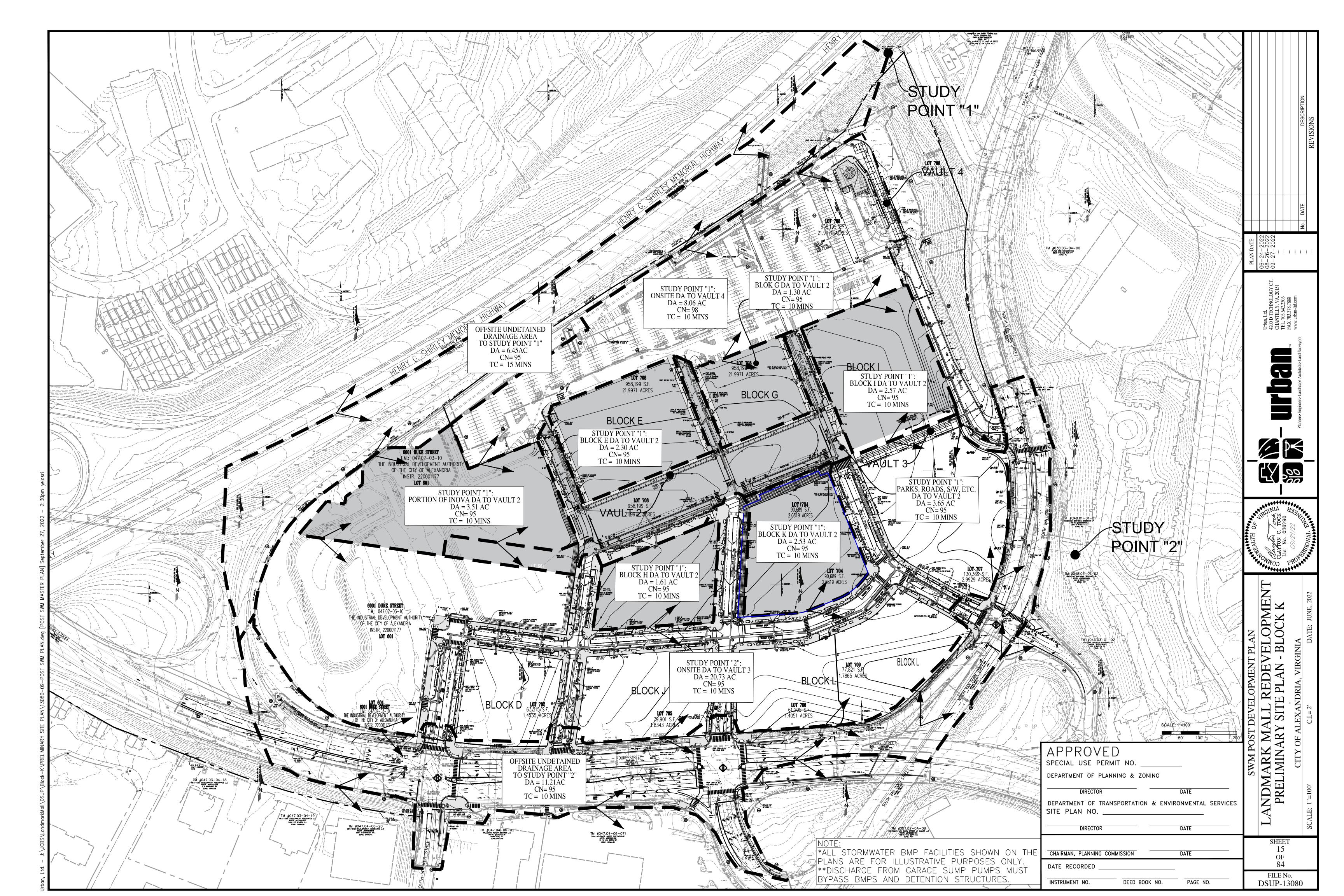




ANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - BLOCK K

SHEET 13 CHAIRMAN, PLANNING COMMISSION DATE OF DATE RECORDED FILE No. DSUP-13080 DEED BOOK NO. PAGE NO.





SWM PRE - Study Point "1"

SWM PRE OFFSITE Undetained Runoff Calculations

Curve Number Calculations

I. Description

Area (ac) CN Description

4.880 98 Paved parking, HSG D

3.360 80 >75% Grass cover, Good, HSG D

8.240 91 Weighted Average
 3.360 40.78% Pervious Area
 4.880 59.22% Impervious Area

Time of Concentration Calculations

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

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

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

10.0 Direct Entry,

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

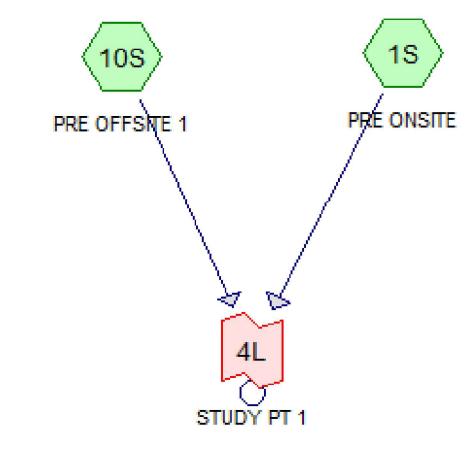
10 Year Flow Calculations

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
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

DEED BOOK NO.

INSTRUMENT NO.

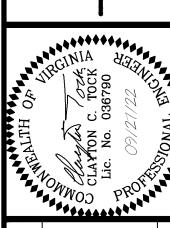
No. DATE REVISIONS

06-24-2022 08-26-2022 09-27-2022 ---

Urban, Ltd. 4200 D TECHNOLOGY CT CHANTILLY, VA. 20151 TEL. 703.642.2306 FAX 703.378.7888







N - BLOCK K

RY SITE PLAN -OF ALEXANDRIA, VIRG

LANDMARK MAPRELIMINARY
CITY OF AI

SHEET 16 OF 84

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

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

10.0

Direct Entry,

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-yr 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

1.610 95 Urban commercial, 85% imp, HSG D

85.00% Impervious Area

15.00% Pervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description

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

10.0

Area (ac) CN Description

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

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

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"

Curve Number Calculations

SWM POST Onsite DETAINED (VAULT #2) Runoff Calculations

Area (ac) CN Description

3.645 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)

10.0 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"

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SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

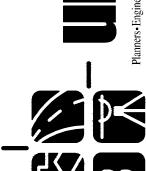
DIRECTOR

CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED

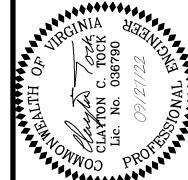
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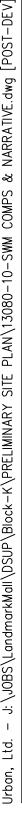
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SWM POST Onsite DETAINED (VAULT #4) Runoff Calculations

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

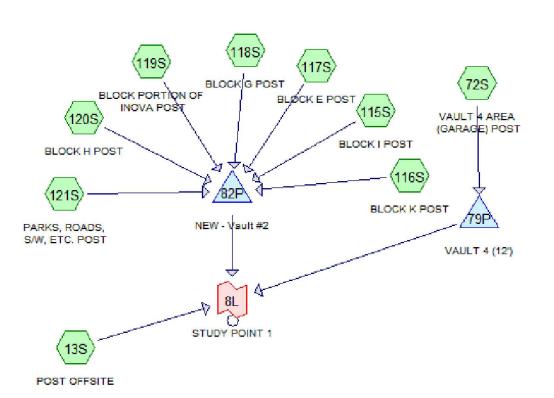
Inflow Area = 1,392,570 sf, 88.78%Impervious, Inflow Depth >2.55" for 2-yr event Inflow = 52.77 cfs @ 12.21 hrs, Volume= 296,122 cf Primary = 52.77 cfs @ 12.21 hrs, Volume= 296,122 cf, Atten= 0%, Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

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 ≤ (QPre-Developed X RV Pre-Developed)/RV Deve		
Q Developed		I.F x (QPre-Developed x RV Pre-Developed)/RV Developed
		,
	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)=		ac-ft
han di		
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

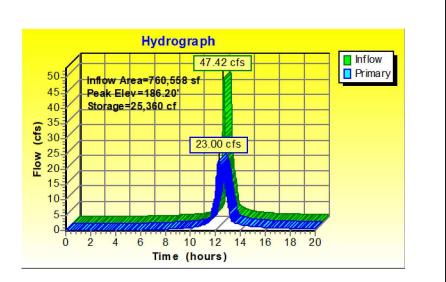
Primary = 75.01 cfs @ 12.14 hrs, Volume= 274,936 cf

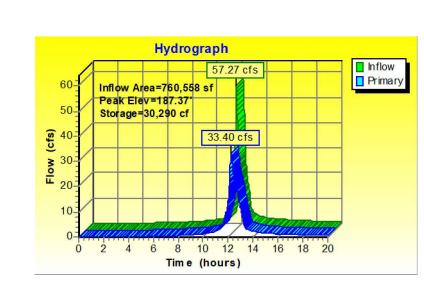
Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 189.08' @ 12.14 hrs Surf.Area= 4,200 sf Storage= 37,472 cf

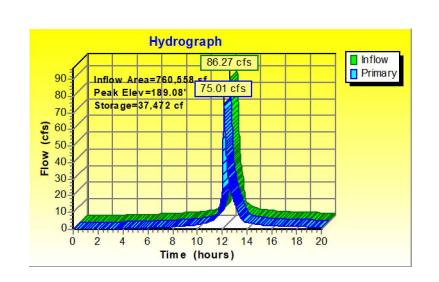
Plug-Flow detention time=12.9 min calculated for 274,798 cf (99% of inflow) Center-of-Mass det. time=10.7 min (749.4 - 738.7)

Primary OutFlowMax=74.94 cfs @ 12.14 hrsHW=189.08' (Free Discharge) 1=Culvert (Passes 74.94 cfs of 299.43 cfs potential flow) 2=Orifice/Grate (Orifice Controls 28.22 cfs @ 14.11 fps) —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 ct 66,871 cf, Atten= 86%, Lag= 35.2 min Outflow = 3.28 cfs @ 12.67 hrs, Volume=

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

Primary = 3.28 cfs @ 12.67 hrs, Volume=

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 YEAR EVENT SUMMARY

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)

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

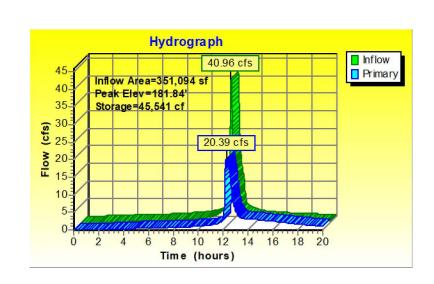
351,094 sf ,100.00%Impervious, Inflow Depth >4.70" for 10-yr event 40.96 cfs @ 12.08 hrs, Volume= 137,581 cf

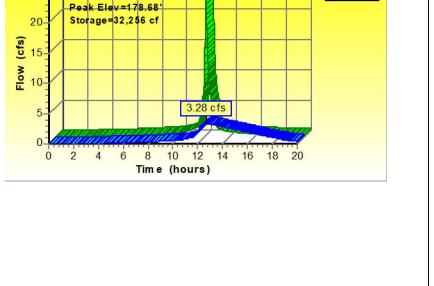
Outflow = 20.39 cfs @ 12.28 hrs, Volume= 132,914 cf, Atten= 50%, Lag= 11.6 min Primary = 20.39 cfs @ 12.28 hrs, Volume= 132,914 cf

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)

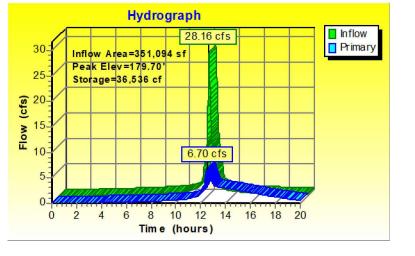




Primary

Hydrograph

Inflow Area=351,094 sf

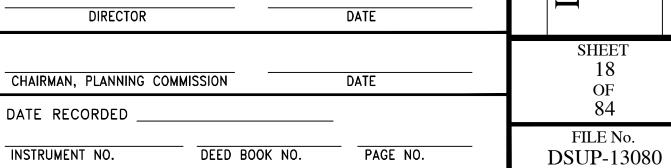


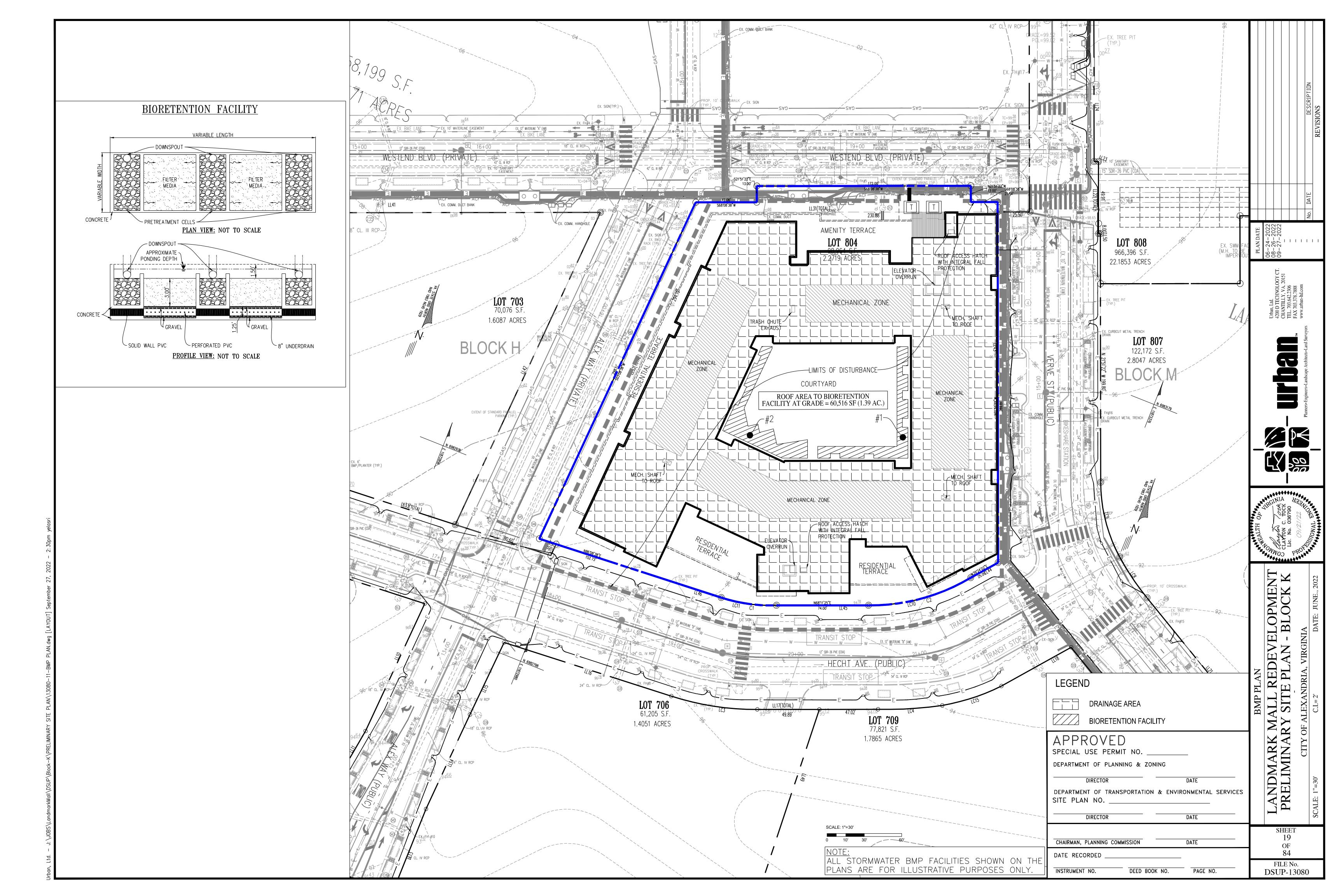


LOPMEN

18

OF





Treatment Volume an	d Nutrient L	oad				
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					
Pre-ReDevelopment TP Load per acre (Ib/acre/yr)	2.17	2.17				
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopmen pervious land proposed for new impervious	0.97					

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

djusted Land Cover Summary:	
ReDevelopment land cover minus pervious land cover (forest/open space or	
naged turf) acreage proposed for new impervious cover.	
iusted total acreage is consistent with Post-ReDevelopment acreage (minus eage of new impervious cover).	

Land Cover Summa		Land Cover Sum	-	Land Cover Summary-Post
Post ReDev. & Nev	w Impervious	Post-ReDevel	opment	Post-Development New Impervious
Forest/Open Space Cover (acres)	0.00	Forest/Open Space Cover (acres)	0.00	
Weighted Rv(forest)	0.00	Weighted Rv(forest)	0.00	
% Forest	0%	% Forest	0%	
Managed Turf Cover (acres)	0.00	Managed Turf Cover (acres)	0.00	
Weighted Rv (turf)	0.00	Weighted Rv (turf)	0.00	
% Managed Turf	0%	% Managed Turf	0%	
Impervious Cover (acres)	2.36	ReDev. Impervious Cover (acres)	2.36	New Impervious Cover (acres) 0.00
Rv(impervious)	0.95	Rv(impervious)	0.95	Rv(impervious)
% Impervious	100%	% Impervious	100%	
Final Site Area (acres)	2.36	Total ReDev. Site Area (acres)	2.36	
Final Post Dev Site Rv	0.95	ReDev Site Rv	0.95	
(acre-ft)		(acre-rt)		(acte-it)
Final Post-	0.1868	Treatment Volume (acre-ft) Post-Re Development	0.1868	Treatment Volume (acre-ft) Post-Development
Development Treatment Volume (cubic feet)	8,138	Treatment Volume (cubic feet)	8,138	Treatment Volume (cubic feet)
Final Post- Development TP Load (lb/yr)	5.11	Post-ReDevelopment Load (TP) (lb/yr)*	5.11	Post-Development TP Load (lb/yr)
Final Post-Development TP Load per acre (lb/acre/yr)	2.17	Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.17	
		Max. Reduction Required (Below Pre- ReDevelopment Load)	20%	
		TP Load Reduction Required for Redeveloped Area	1.02	TP Load Reduction Required for New Impervious Area

Post-Development Requirement for Site Area TP Load Reduction Required (lb/yr) Nitrogen Loads (Informational Purposes Only) Final Post-Development TN Load Pre-ReDevelopment TN Load 36.58 (Post-ReDevelopment & New 36.58 Impervious) (lb/yr)

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 (lb)	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. E **AREA CHECK** D.A. A D.A. B D.A. C D.A. D **FOREST/OPEN SPACE (ac** 0.00 0.00 0.00 0.00 0.00 OK. **IMPERVIOUS COVER (ad** 0.00 2.36 0.00 0.00 0.00 OK. IMPERVIOUS COVER TREATED (a 1.39 0.00 0.00 0.00 0.00 OK. 0.00 MANAGED TURF AREA (ac 0.00 0.00 0.00 0.00 OK. **MANAGED TURF AREA TREATED (ad** 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 3,835 0 3,835 0 0 RUNOFF REDUCTION VOLUME ACHIEVED (ft TP LOAD AVAILABLE FOR REMOVAL (lb/yr) 0.00 0.00 0.00 0.00 5.11 5.11 2.71 2.41

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)	19.80	0.00	0.00	0.00	0.00	19.80
Total Phosphorus						
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.11					
TP LOAD REDUCTION REQUIRED (lb/yr)	-1.02-	2.00				
TO LOAD DEDUCTION ACTUEL (TD. //L.)	274					

TP LOAD REDUCTION ACHIEVED (lb/yr) TP LOAD REMAINING (lb/yr) 2.41 0.00 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) POST-DEVELOPMENT LOAD (lb/yr) 36.58 NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 19.80 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 #2
DECIMAL DEGREE LATITUDE	38.8158	38.8157
DECIMAL DEGREES LONGITUDE	-77.1302	-77.1306
-	-	•

"FOR INFORMATION ONLY"

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

_		\cup	\geq	H H
	APPROVED SPECIAL USE PERMIT NO	BMP	RK	CITY C
	DEPARTMENT OF PLANNING & ZONING		M M	
	DIRECTOR DATE			
	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO		AN	
99	DIRECTOR DATE			
_	CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED		SHEET 20 OF 84	
7	INSTRUMENT NO. DEED BOOK NO. PAGE NO.		FILE No. DSUP-13	

LOPMER

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: yes no Detention on site:

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

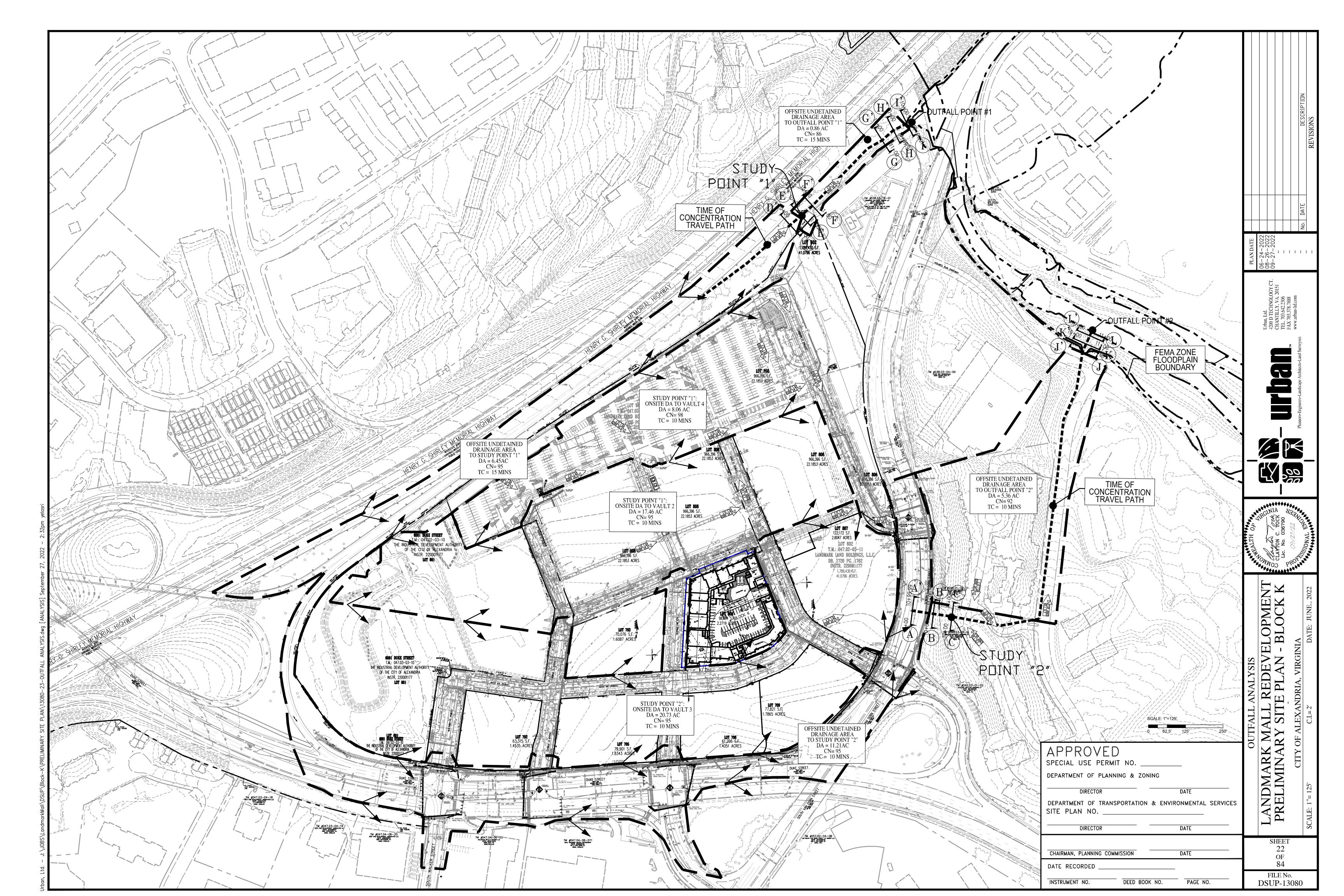
= 4,793 CF (SEE SHEET 20 FOR TOTAL BMP TREATMENT VOLUME VALUES) SITE WQV PROPOSED

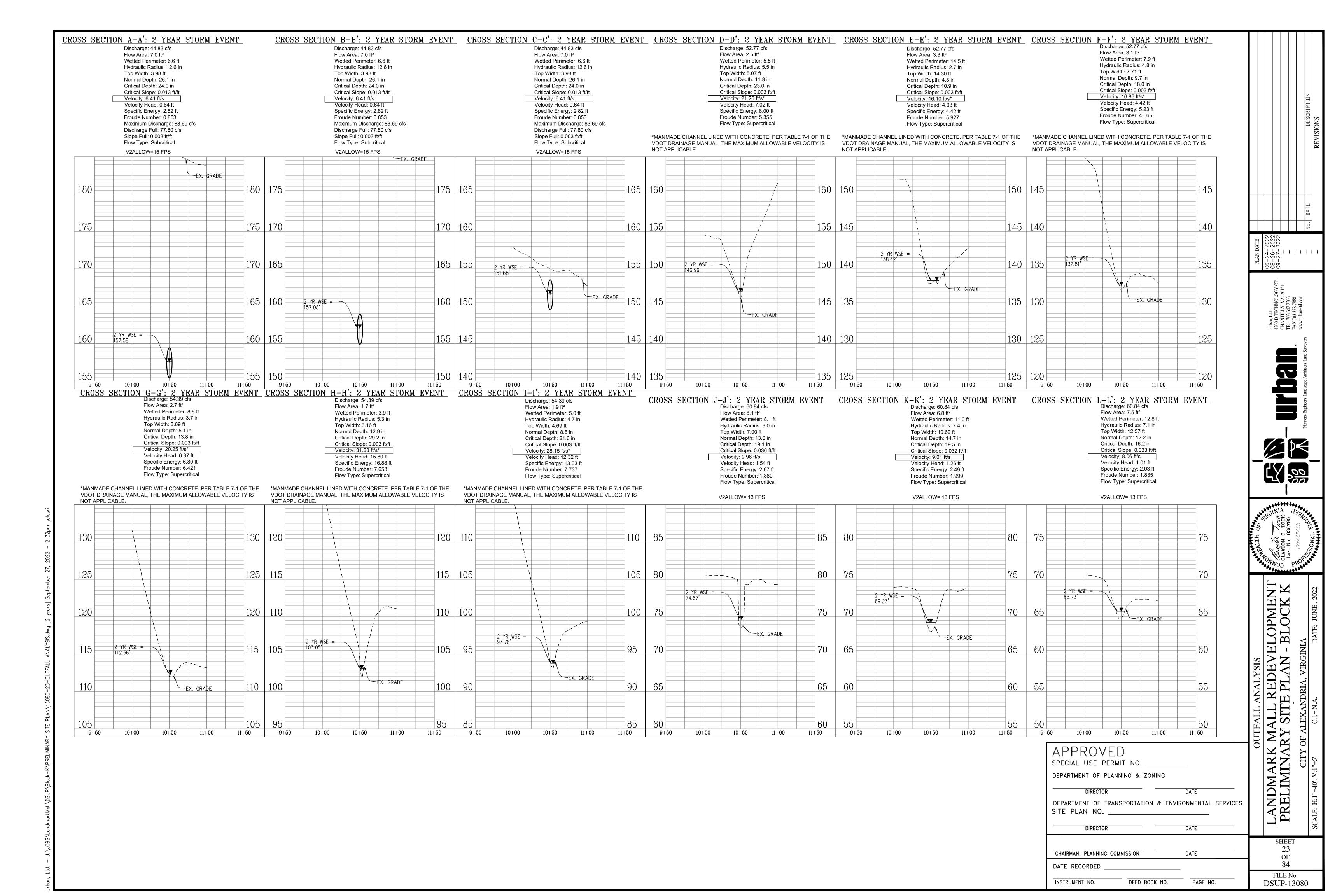
"FOR INFORMATION ONLY"

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 SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING 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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DEED BOOK NO.

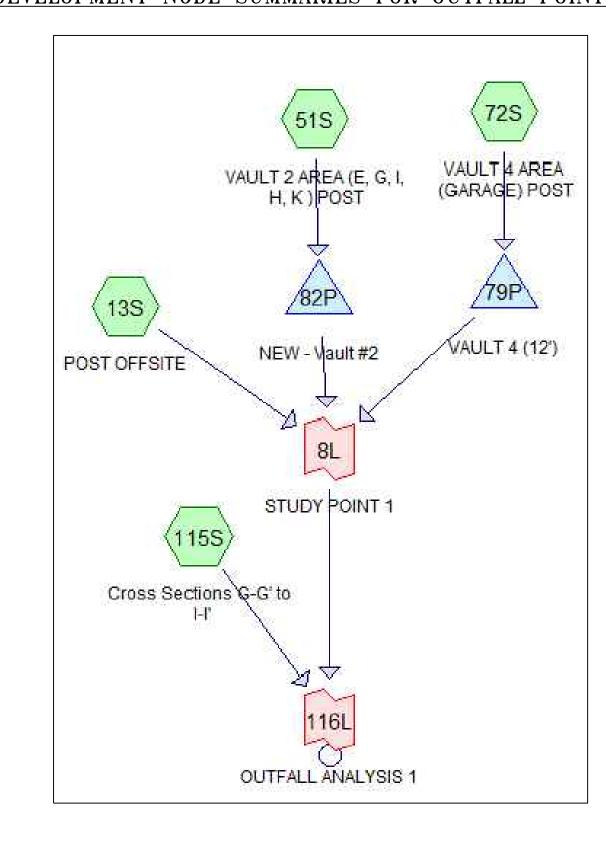
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DSUP-13080

OUTFALL ANALYSIS COMPUTATIONS SUMMARY

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
Н-Н'	EXISTING MANMADE CHANNEL-OFFSITE	0.23%	32.83	86	15*	0.013	54.39	31.88	1.08	121.50	38.98	1.46	EX. CONCRETE LINING
1-1 ^c	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

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #1



POST-DEVELOPMENT 2-YEAR OUTFALL POINT #1

1,429,944 sf , 41.25% Impervious , Inflow Depth > 2.53" for 2-yr event = 54.39 cfs @ 12.20 hrs , Volume= 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= 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 2-YEAR OUTFALL POINT #2

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

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

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

SWM ADEQUATE OUTFALL NARRATIVE:

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

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

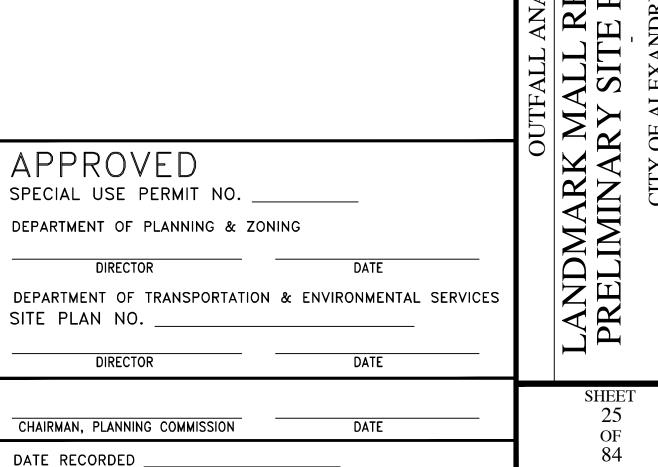
THE ALLOWABLE RELEASE RATE FOR EACH STUDY POINT HAS BEEN CALCULATED IN ACOORDANCE WITH ARTICLE XIII SECTION 13-109(F) OF THE ALEXANDRIA ZONING ORDINANCE. FOR THE CHANNEL PROTECTION AND FLOOD PROTECTION WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM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

Qdev ≤ I.F. * (Qpre * RVpre)/RVdev

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

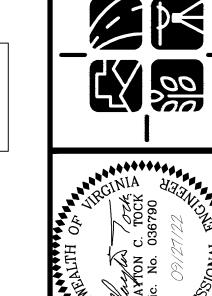
IT IS THEREFORE THE OPINION OF URBAN, LTD. THAT THE PROPOSED SWM DESIGN MEETS THE REQUIRED SWM REQUIREMENTS OF THE ALEXANDRIA ORDINANCE.

CLAYTON C. TOCK, P.E., PRINCIPLE



63S POST OFFSITE VAULT 3 AREA POST NEW - Vault #3 STUDY POINT 2 Pross Section J-J' to OUTFALL ANALYSIS 2

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #2



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FILE No. DSUP-13080

APPROVED

DEPARTMENT OF PLANNING & ZONING

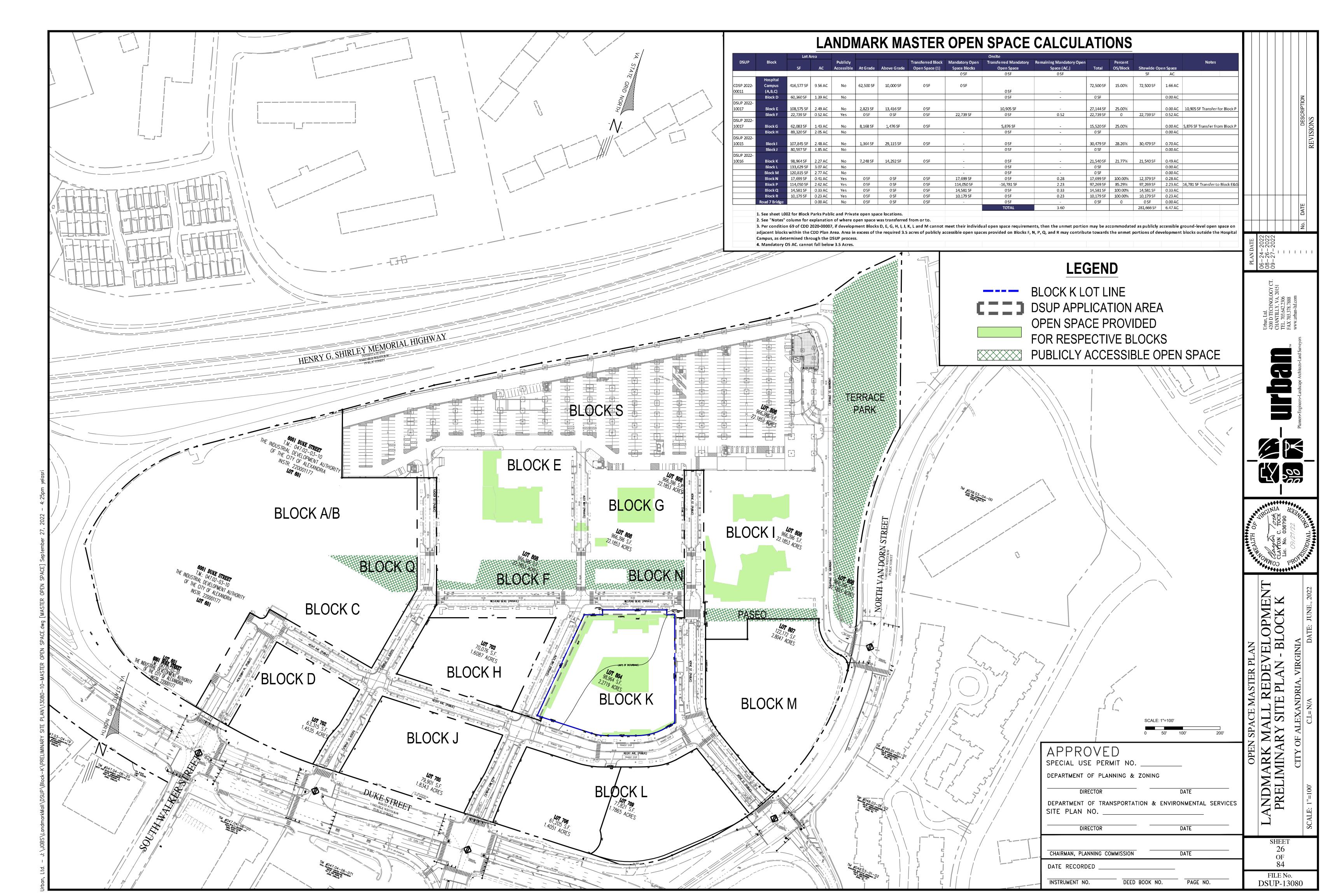
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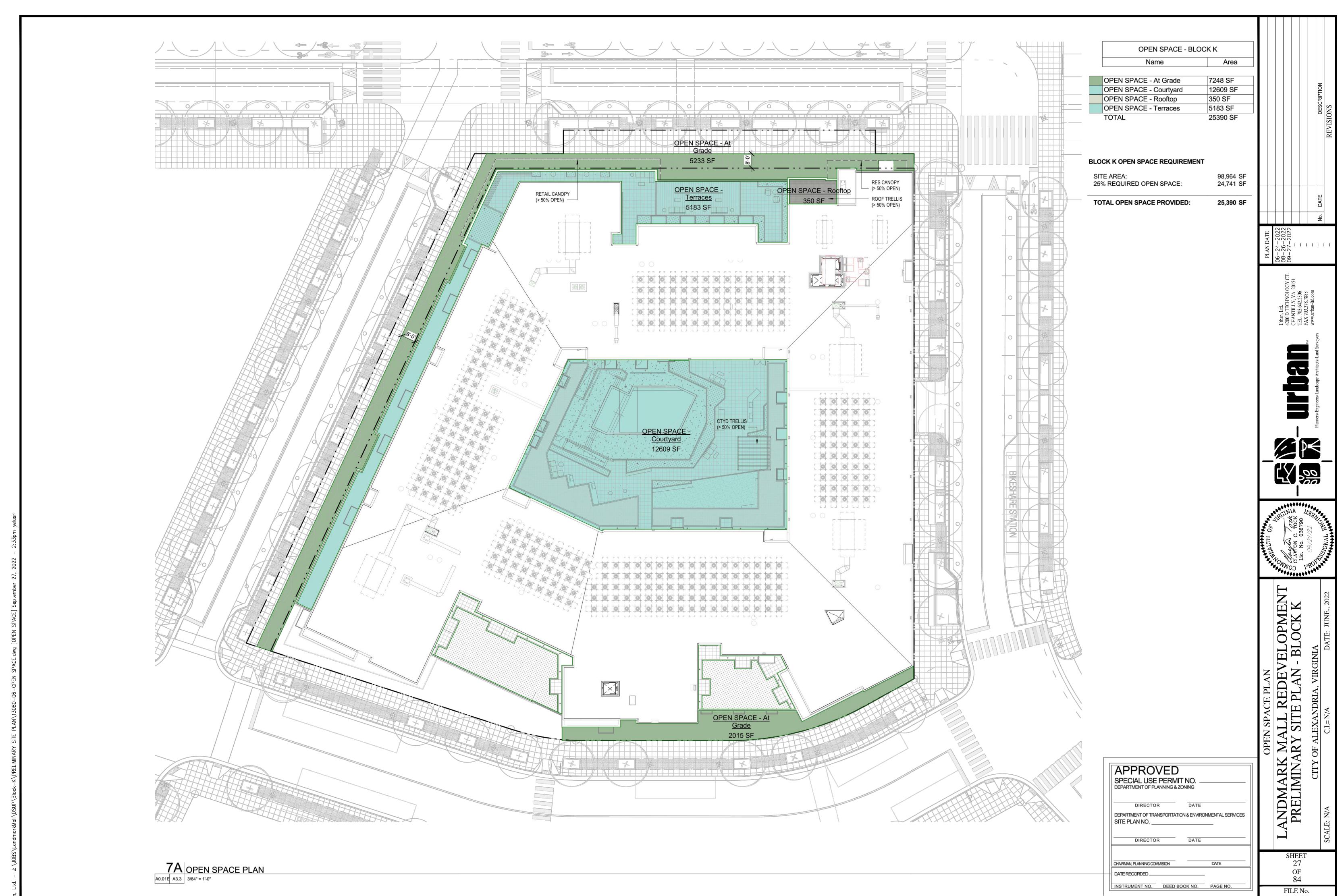
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CHAIRMAN, PLANNING COMMISSION

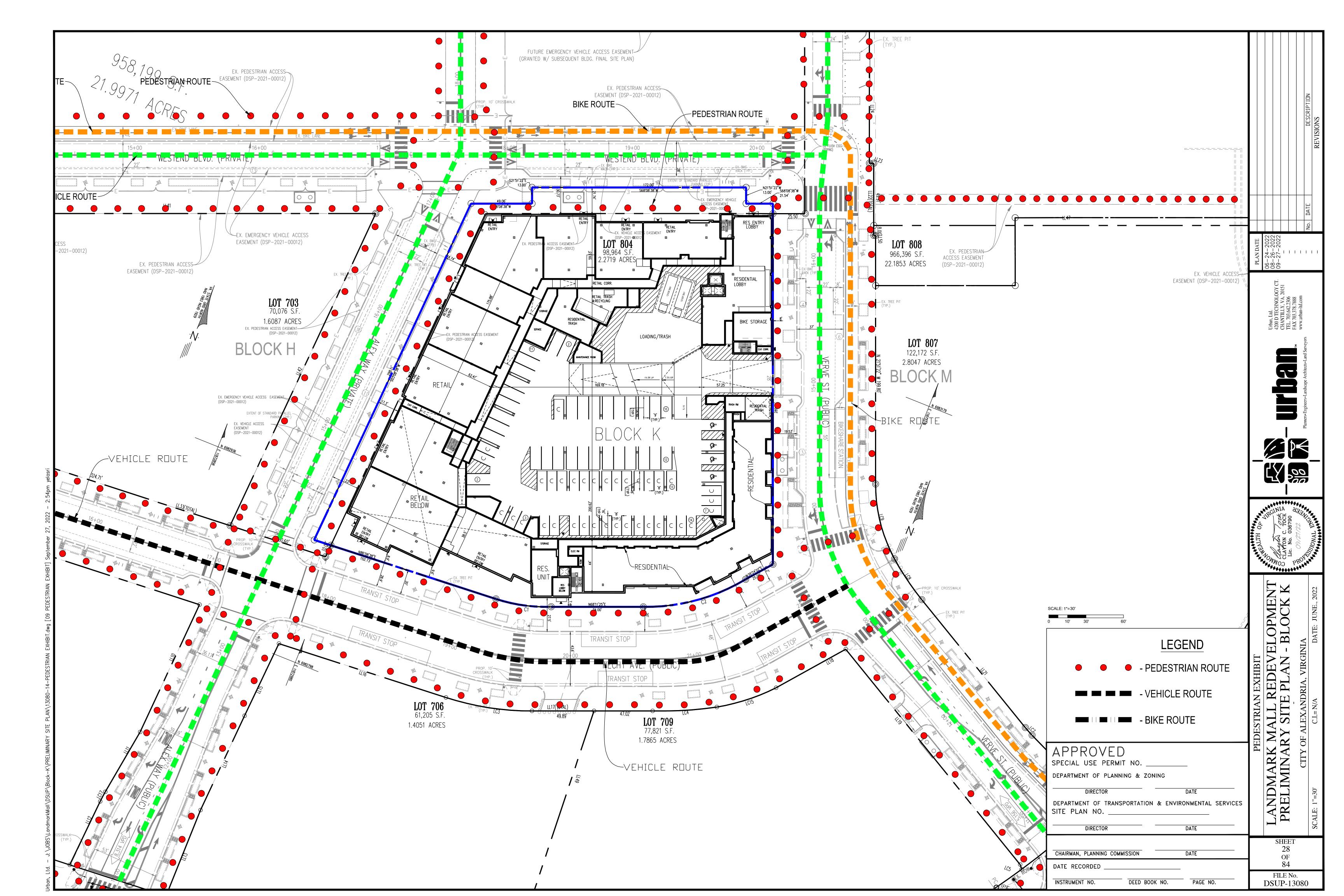
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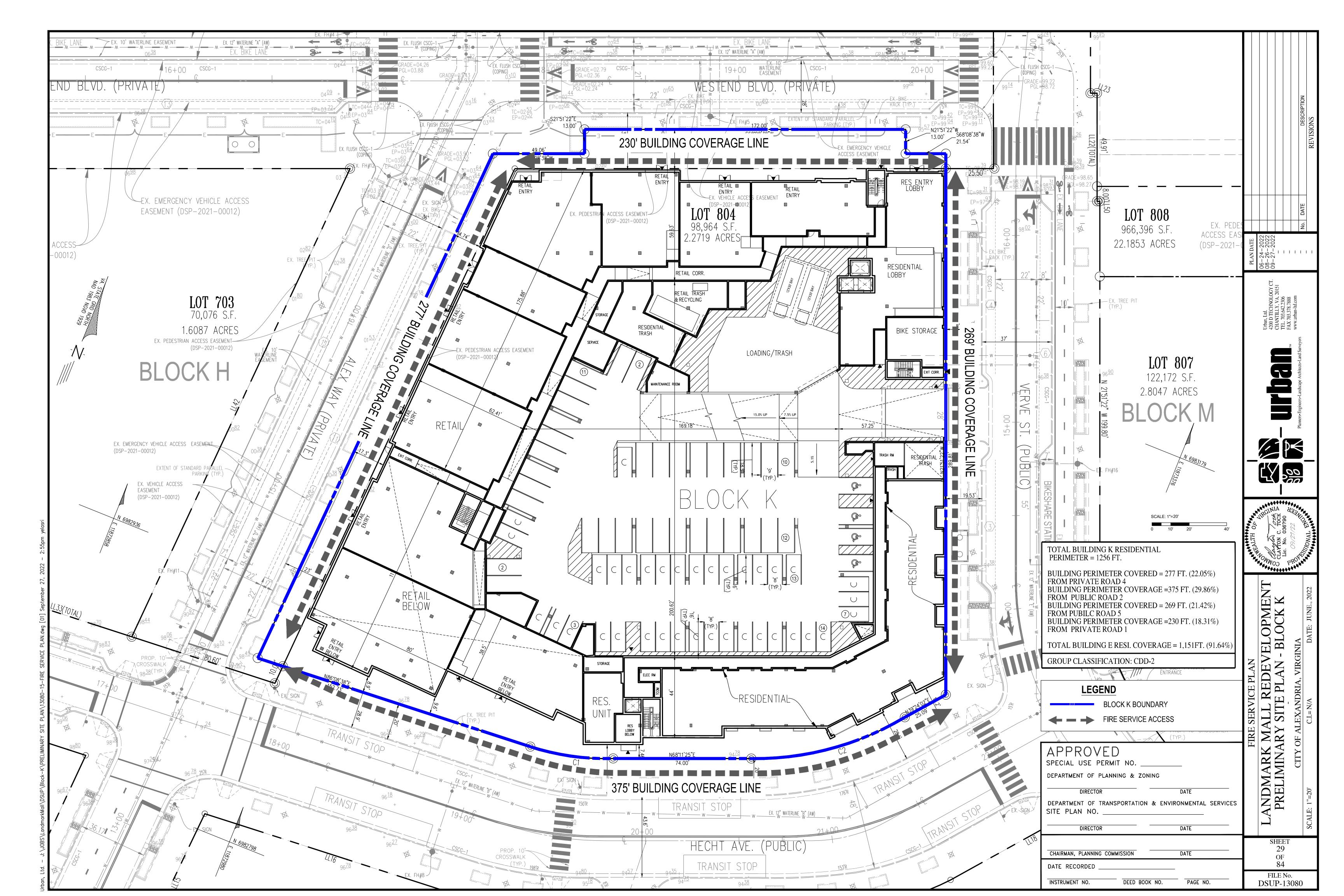
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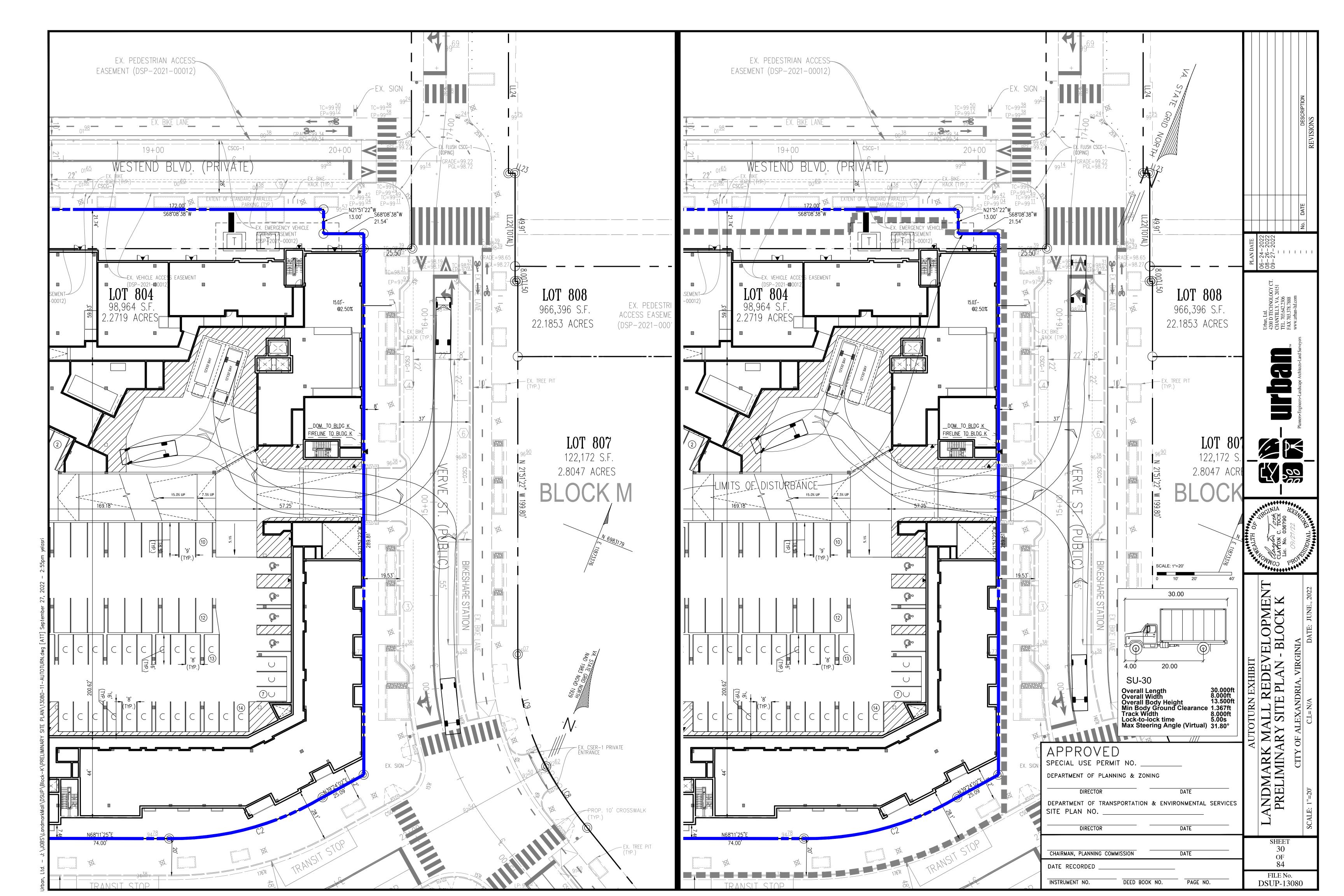


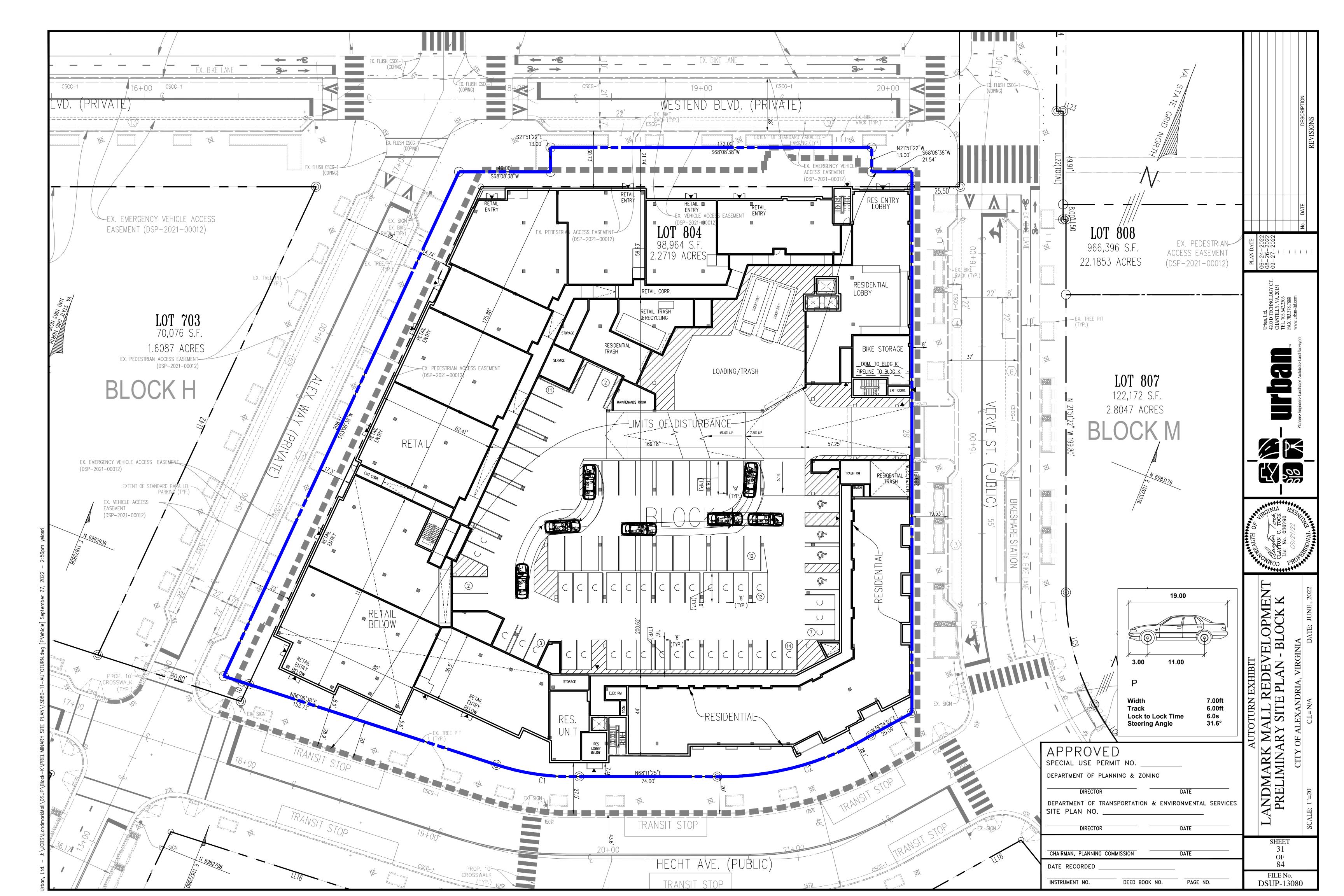


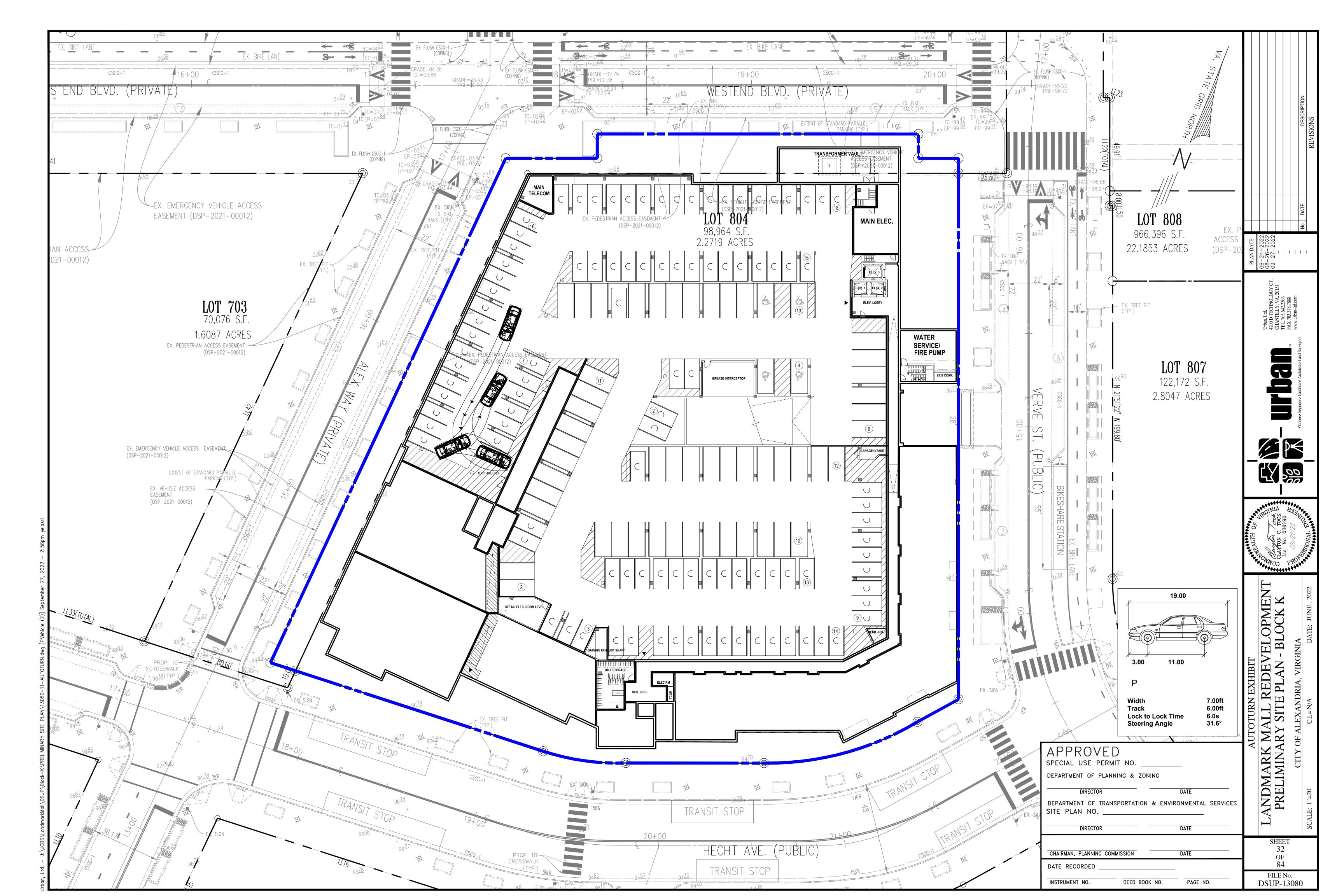
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MATERIALS + PAVING NOTES:

- 1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- 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.
- 3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
- 4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY EPOM ARTIFICIAL HEAT.
- 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- 5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
- 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE
- 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
- 5.3. SLUMP: 3 TO 5 INCHES
- 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
- 6. CONCRETE THICKNESS:
- 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
- 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- 7. CONCRETE REINFORCING:
- 7.1. 4" THICK PAVING: #3's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 7.2. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.3. 8" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.4. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
- 7.5. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- 8. CONTROL JOINTS (TROWEL OR SAW CUT)
- 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
- 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
- 8.3. 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.
- 9.3. EXPANSION JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED WITH A SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
- 9.4. 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
- PAVEMENT AND/OR CURBS.
- 13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- 14. PAVEMENT MARKINGS
- 14.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE ALEXANDRIA LANDSCAPE GUIDELINES "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS."
- 14.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
- 14.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
- 1.4. 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 IN THE PATH OF TRAVEL.
- 4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
- 5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
- 6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

PLANTING NOTES:

- 1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- 2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED
- 3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
- 4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
- 5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE
- 6. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- 7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- 8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- 9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- 10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- 11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- 12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
- 14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- 15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- 16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- 17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- 18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- 19. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
- 20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- 21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- 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.
- 3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
- 4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
- IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
- 6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
- 7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- 8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
- 9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

- A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- 2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- 3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- 4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- 5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

- 1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: LIRBAN
- 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 TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- 6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
- 7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SPECIFIC TO THE SCOPE OF THIS DRAWING PACKAGE ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM 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.
- 9. 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 DISCREPANCIES.
- 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
- CONSTRUCTION.

 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.
- 5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
- 6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
- BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
 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, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

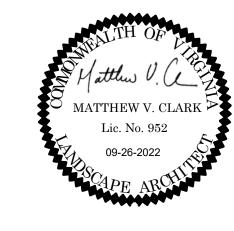
- 1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
- WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- 3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
- REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
 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.
- 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,
 CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION
- 12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
- 13. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
- 14. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.



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CONSTRUCTION



LANDMARK BLOCK K

FOULGER PRATT

2021228

REVISION / ISSUANCE

DESCRIPTION DATE
DSUP 06-24-2022

DSUP 08-26-2022

DSUP RESUBMISSION II 09-27-2022

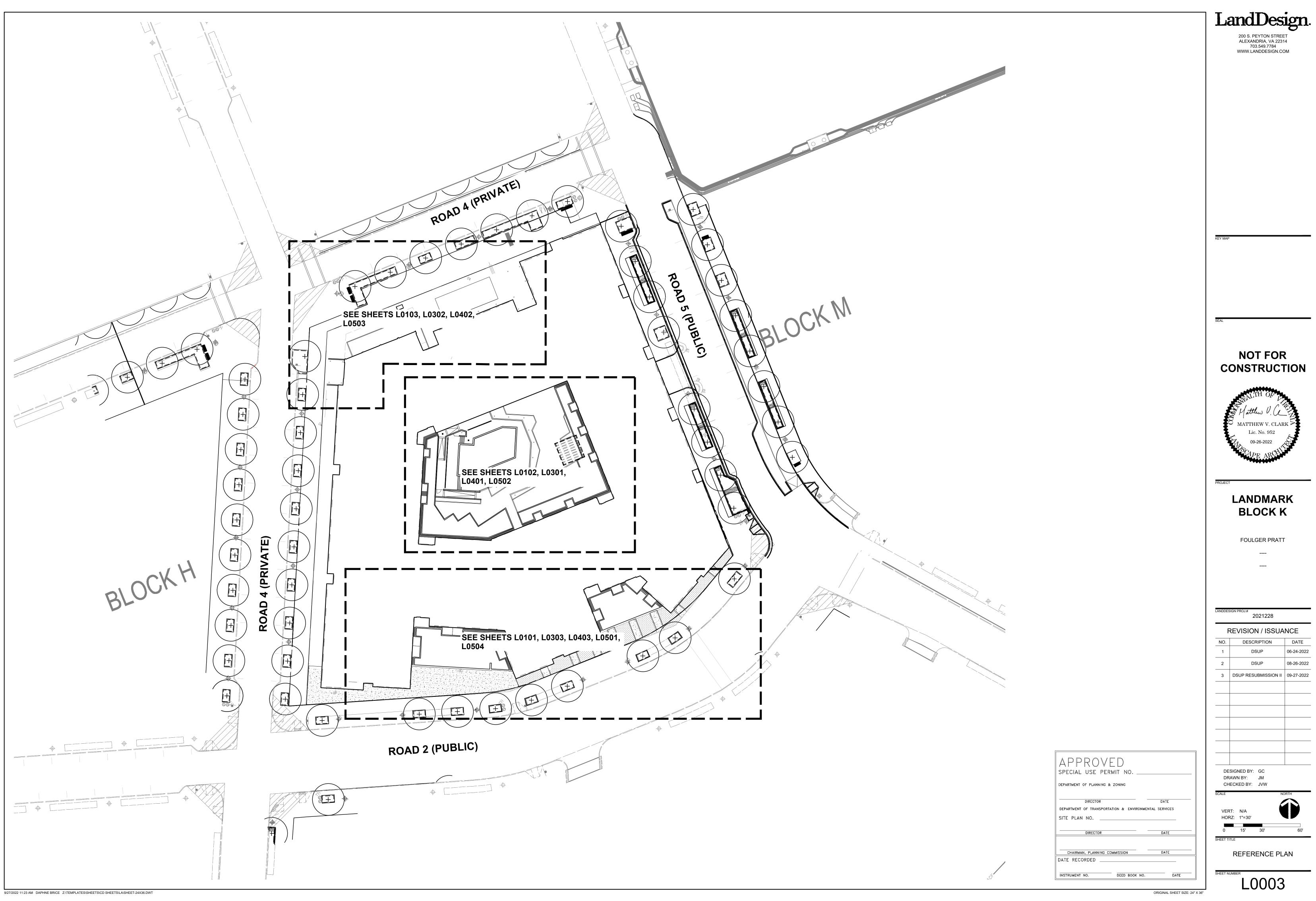
3 DSUP RESUBMISSION II 09-27-2022

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

VERT: N/A HORZ: NTS

GENERAL NOTES

(NOT TO SCALE)



06-24-2022 08-26-2022 3 DSUP RESUBMISSION II 09-27-2022

REFERENCE NOTES SCHEDULE

SYMBOL CUSTOM DESCRIPTION

⟨C-101⟩ GRILL STATION
⟨C-102⟩ SHADE STRUCTURE

C-104 BENCH SEATING

LANDSCAPE GROUI

(LG-101) PLANT BED

SYMBOL

(LG-102) BIORETENTION PLANTER

PAVING & CURBS DESCRIPTION

(P-101) CONCRETE PAVING - PEDESTRIAN

DESCRIPTION

(P-102) ENHANCED PAVING - TYPE 1

(P-103) ENHANCED PAVING - ON STRUCTURE TYPE 1

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

(P-105) ENHANCED PAVING ON STRUCTURE - TYPE 3

(P-106) CONCRETE FLUSH CURB

(P-107) REINFORCED TURF ON STRUCTURE

SYMBOL DESCRIPTION

(R-101) STAIRS AND HANDRAIL

RAMP AND HANDRAIL

SYMBOL DESCRIPTION

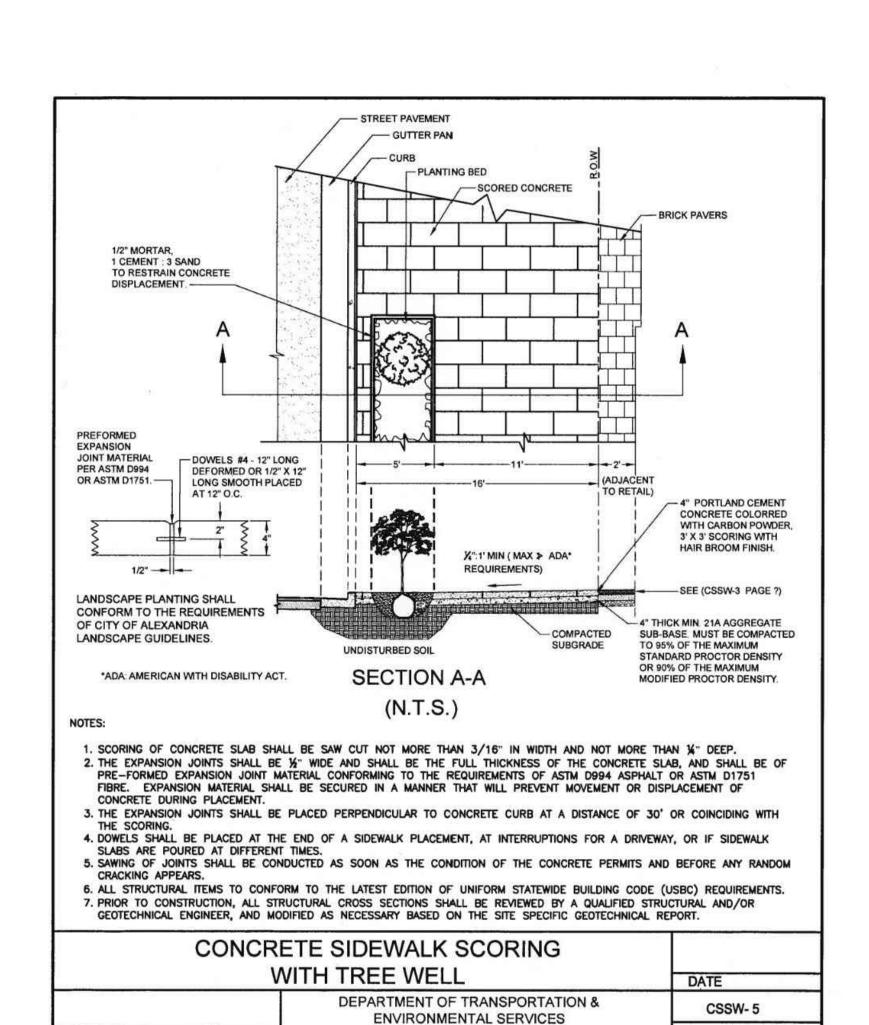
SF-101 FIRE TABLE

SYMBOL DESCRIPTION

W-101 WALL - TYPE 1

 $\langle W-102 \rangle$

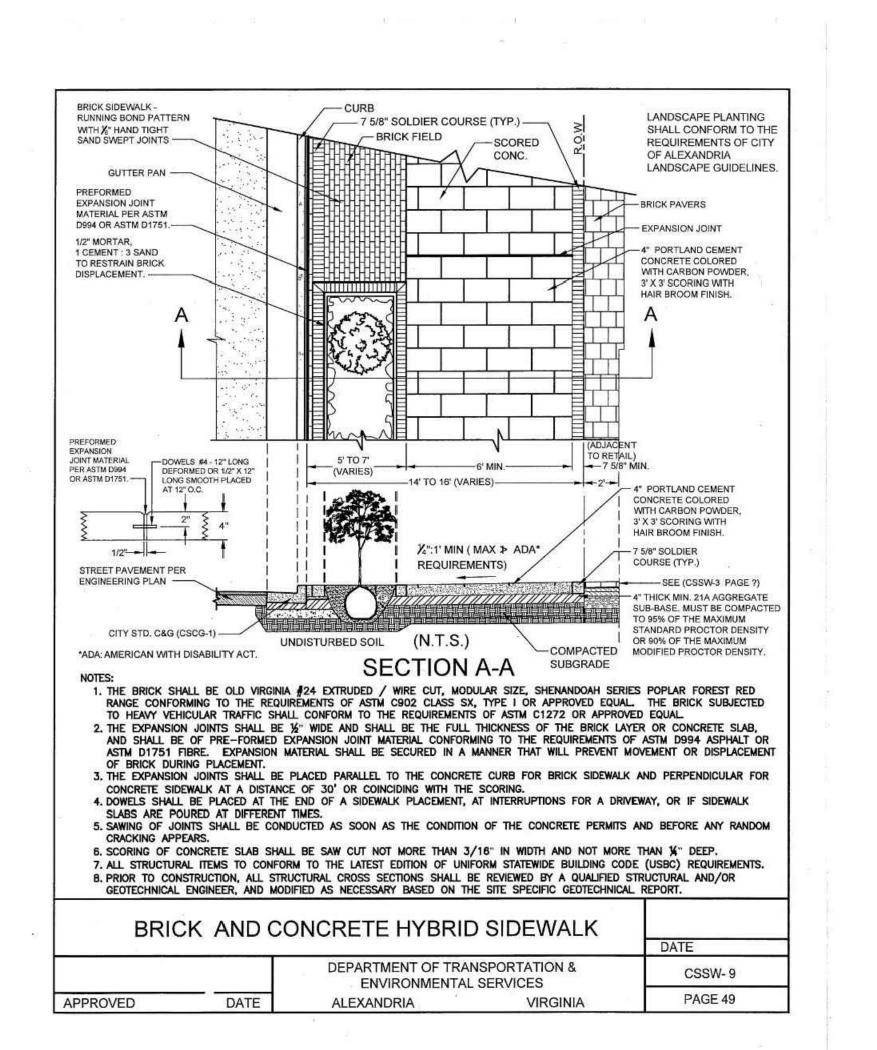
WALL - TYPE 2



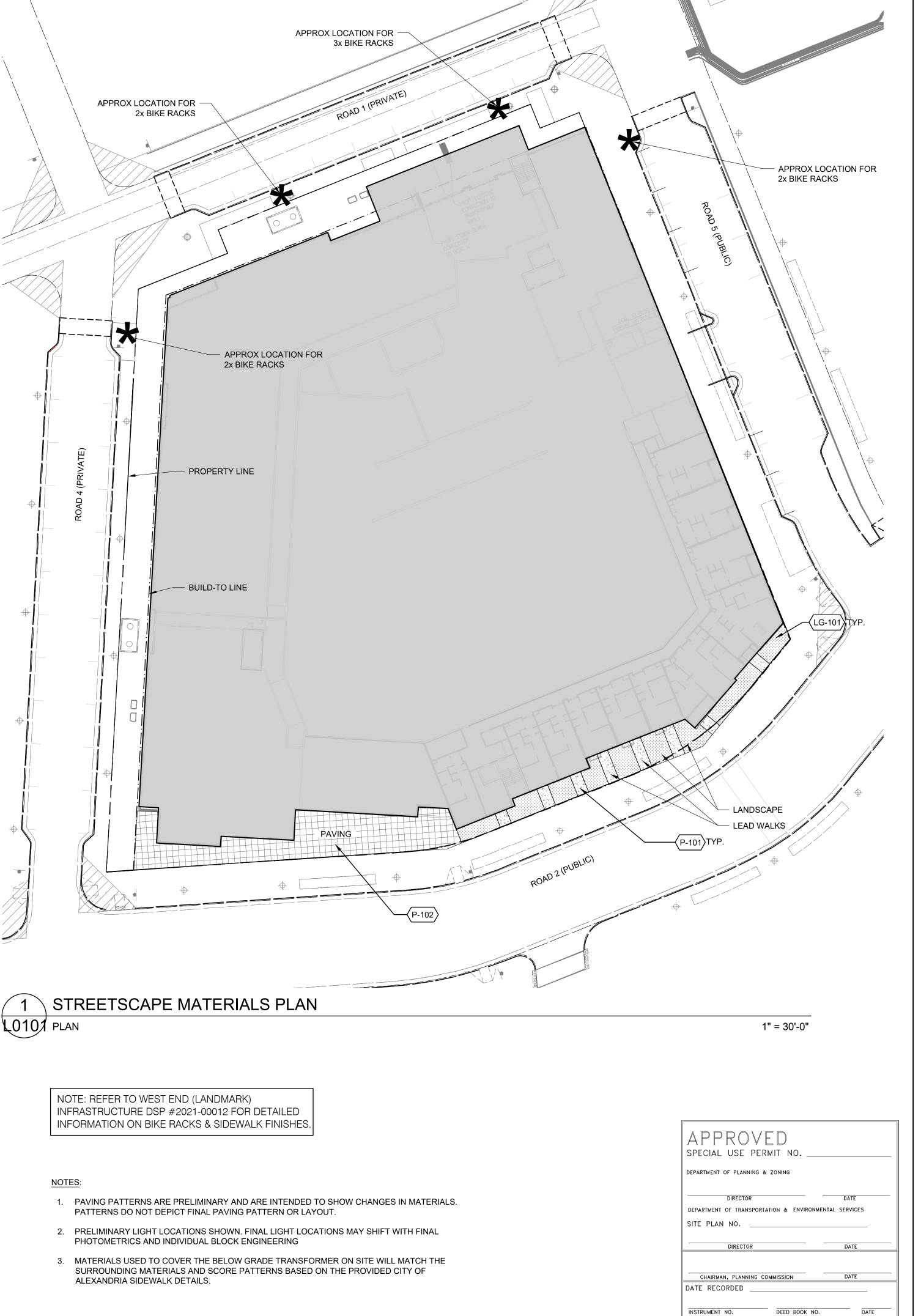
DATE

APPROVED

ALEXANDRIA



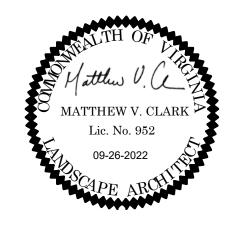
PAGE X



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

: N/A :: 1"=30'

MATERIALS PLAN - SITE

I 0101

REFERENCE NOTES SCHEDULE

CUSTOM DESCRIPTION

(C-101) **GRILL STATION**

(C-102) SHADE STRUCTURE (C-104) BENCH SEATING

(LG-101) PLANT BED

BIORETENTION PLANTER

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

ENHANCED PAVING ON STRUCTURE - TYPE 3

(P-106) CONCRETE FLUSH CURB

REINFORCED TURF ON STRUCTURE

STAIRS AND HANDRAIL

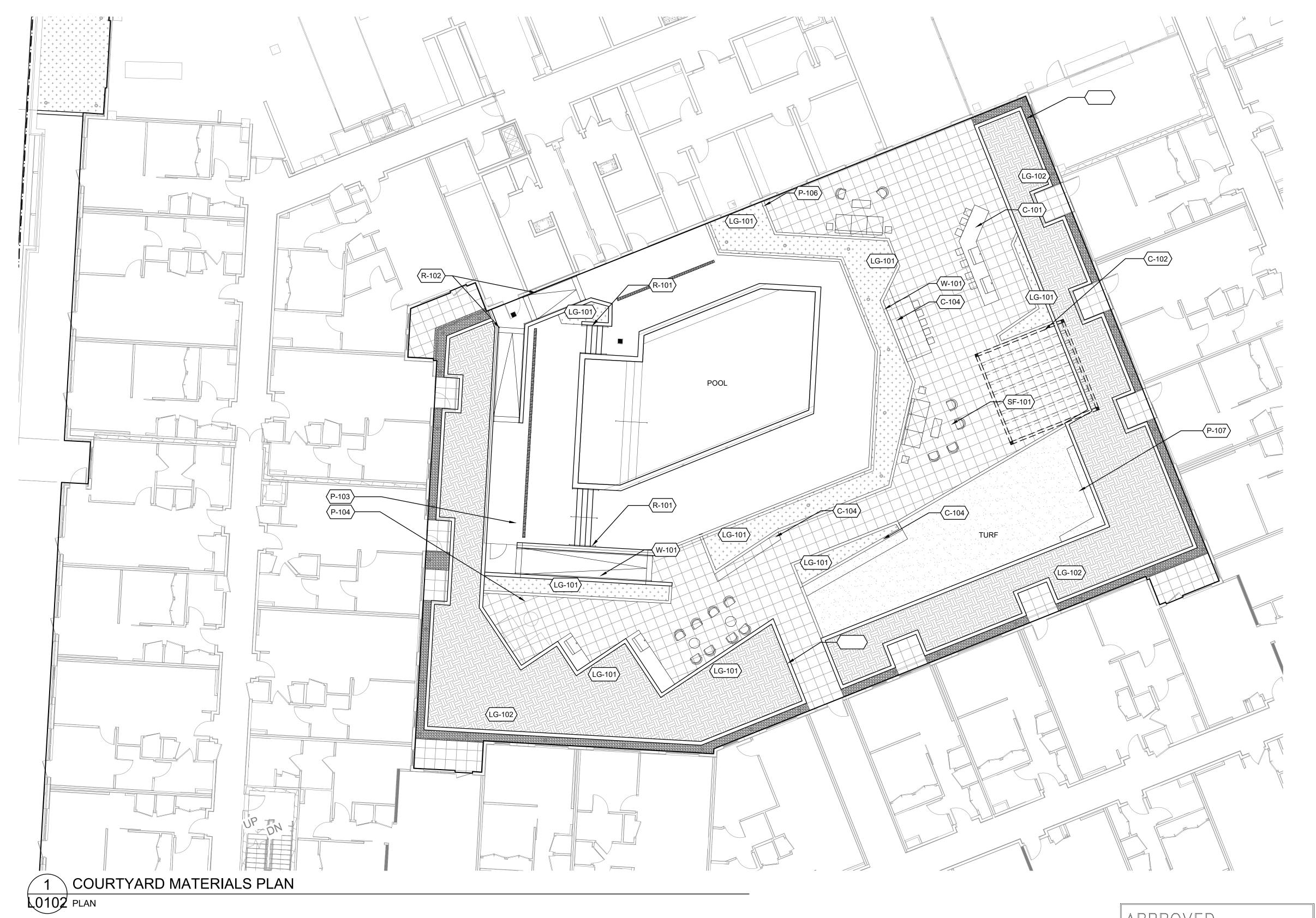
RAMP AND HANDRAIL

FURNISHINGS DESCRIPTION

SF-101 FIRE TABLE

WALLS & STAIRS DESCRIPTION

WALL - TYPE 1 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

APPROVED 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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3 DSUP RESUBMISSION II 09-27-2022

06-24-2022

DESCRIPTION

DESIGNED BY: GC

DRAWN BY: JM

CHECKED BY: JVW

MATERIALS PLAN -COURTYARD

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REFERENCE NOTES SCHEDULE

CUSTOM DESCRIPTION

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

BENCH SEATING

LANDSCAPE GROUND

<u>SYMBOL</u> DESCRIPTION PLANT BED

(LG-101) (LG-102) BIORETENTION PLANTER

PAVING & CURBS DESCRIPTION SYMBOL

P-101 P-102 P-103 P-104 P-105 P-106 P-107 CONCRETE PAVING - PEDESTRIAN

ENHANCED PAVING - TYPE 1

ENHANCED PAVING - ON STRUCTURE TYPE 1

ENHANCED PAVING ON STRUCTURE - TYPE 2

ENHANCED PAVING ON STRUCTURE - TYPE 3

CONCRETE FLUSH CURB

REINFORCED TURF ON STRUCTURE

RAILINGS & FENCES DESCRIPTION

STAIRS AND HANDRAIL

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

FURNISHINGS DESCRIPTION <u>SYMBOL</u>

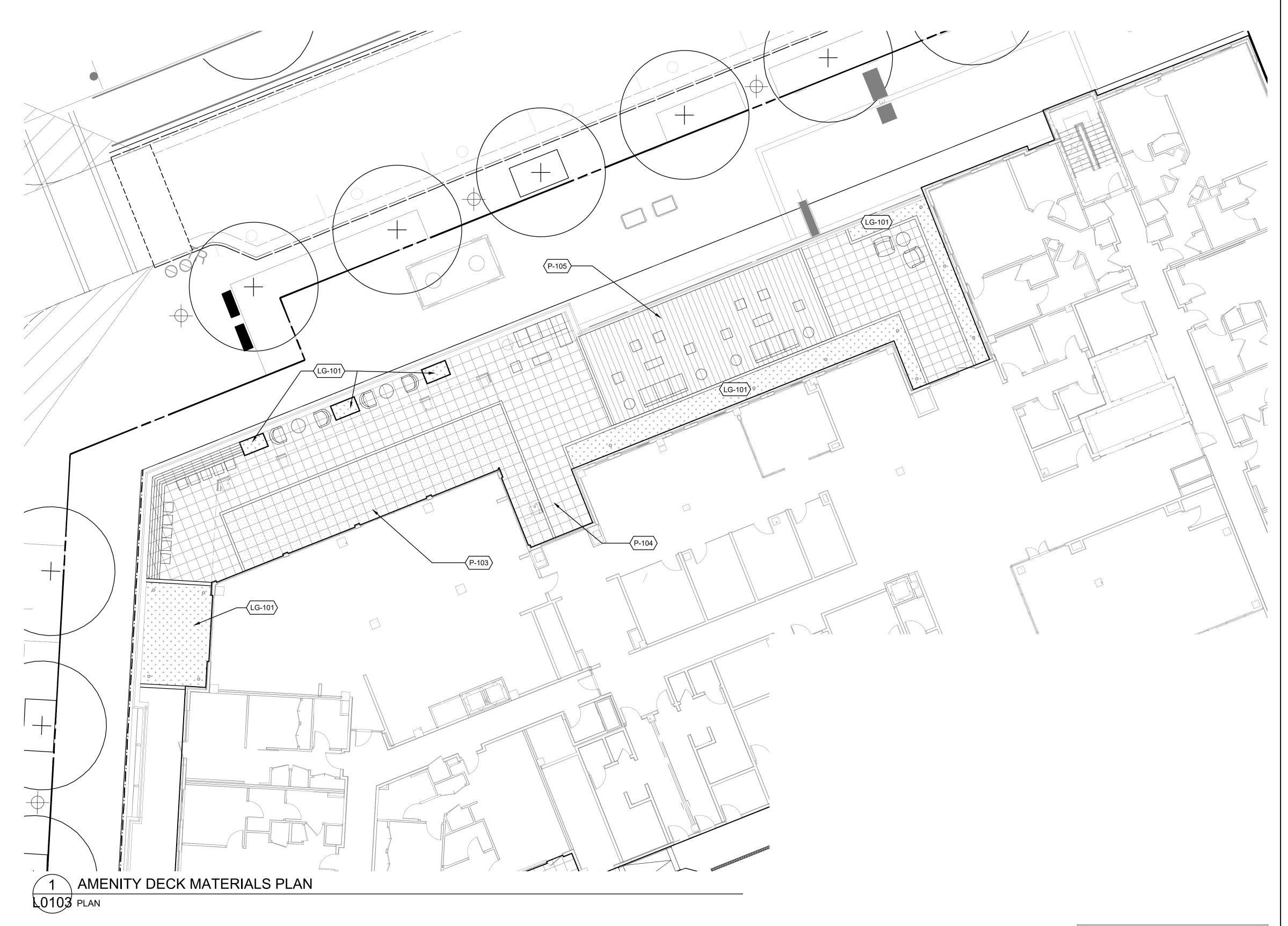
SF-101 FIRE TABLE

<u>SYMBOL</u>

WALLS & STAIRS DESCRIPTION SYMBOL

 $\langle W-101 \rangle$ $\langle W-102 \rangle$ WALL - TYPE 1

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

DEED BOOK NO.

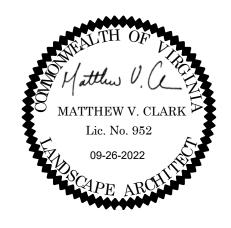
APPROVED

INSTRUMENT NO.

SPECIAL USE PERMIT NO.

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REVISION / ISSUANCE DESCRIPTION 06-24-2022 3 DSUP RESUBMISSION II 09-27-2022

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

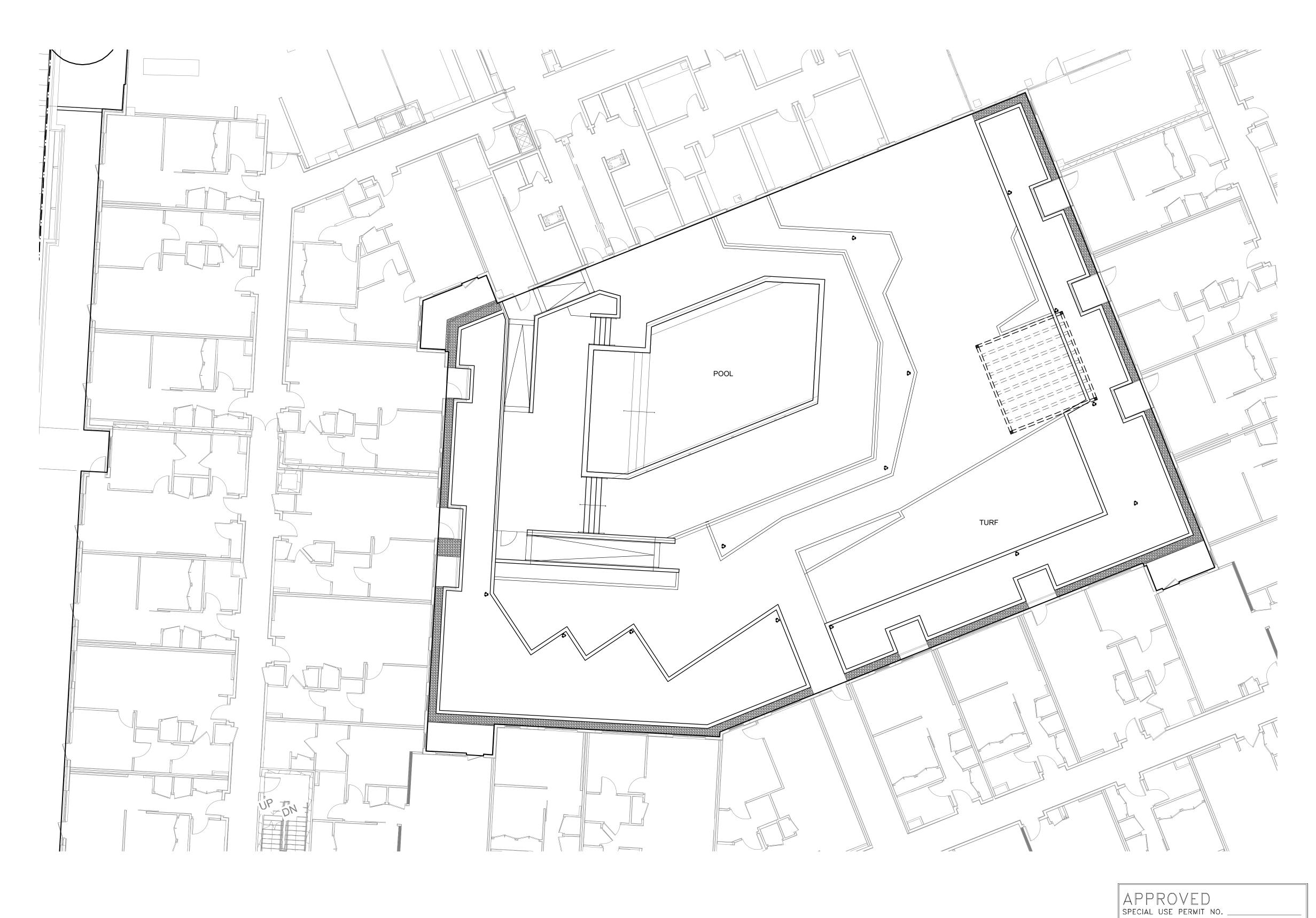
MATERIALS PLAN - AMENITY DECK

LEGEND

LIGHT BOLLARD



LIGHT BOLLARD MANUFACTURER: WAC MODEL: QUAD LED PATH LIGHT



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

CHAIRMAN, PLANNING COMMISSION

DATE

DATE

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1 DSUP 06-24-2022
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DESIGNED BY: GC
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CHECKED BY: JVW

ERT: N/A ORZ: 1"=10' 5' 10'

LIGHTING PLAN -COURTYARD

LEGEND

LIGHT BOLLARD

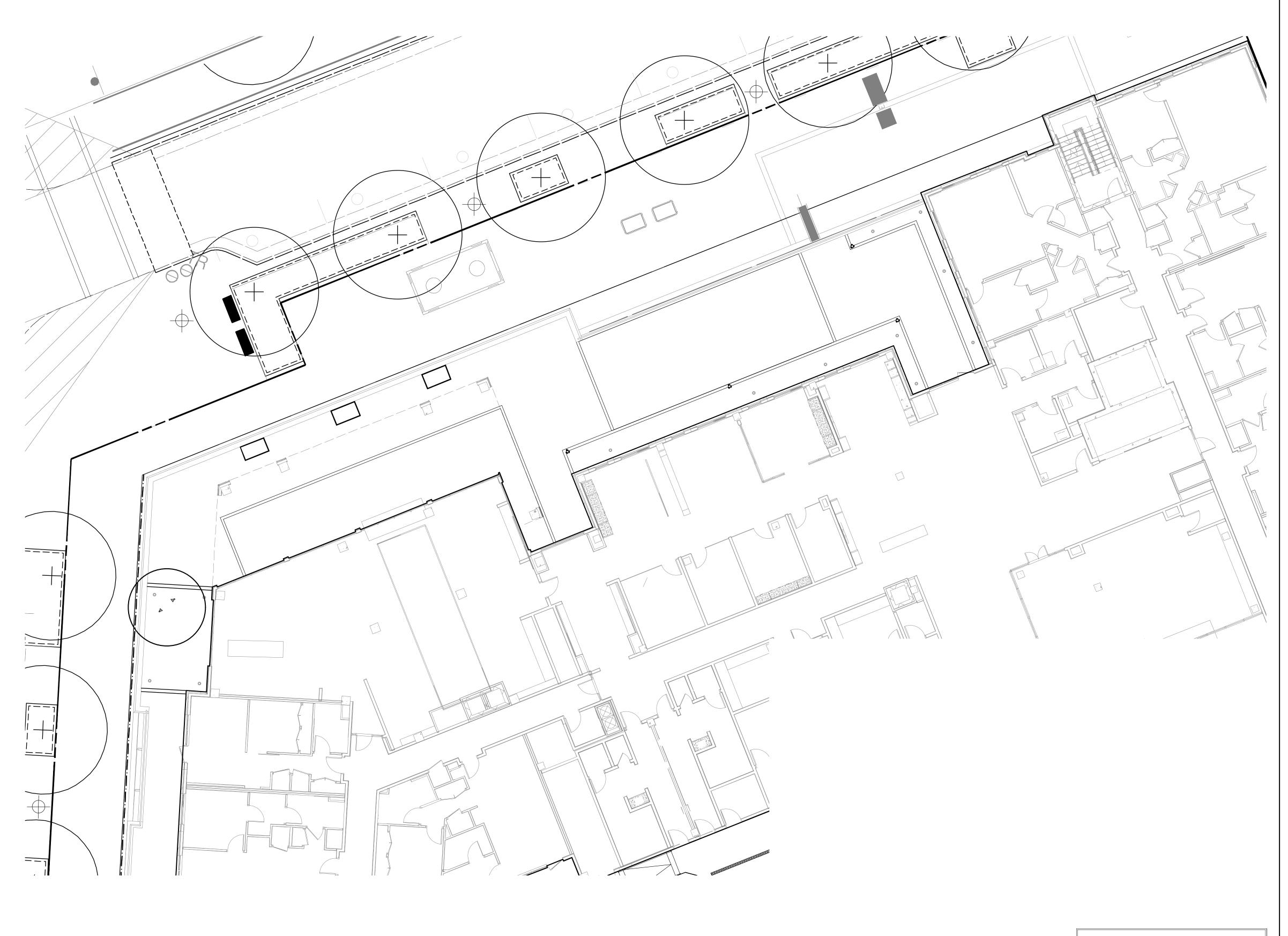
■ TREE UPLIGHT



LIGHT BOLLARD MANUFACTURER: WAC MODEL: QUAD LED PATH LIGHT

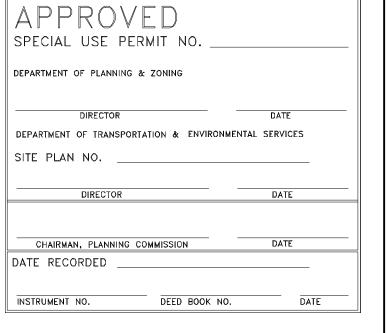


TREE UPLIGHT MANUFACTURER: WAC MODEL: ACCENT 12V 5011



NOTES

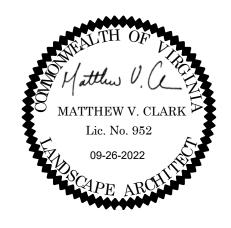
 PRELIMINARY LIGHT FIXTURES AND LOCATIONS SHOWN. FINAL LIGHT FIXTURES AND LOCATIONS MAY SHIFT WITH FINAL PHOTOMETRICS AND INDIVIDUAL BLOCK ENGINEERING



ORIGINAL SHEET SIZE: 24" X 36"

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DESIGNED BY: GC
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CHECKED BY: JVW

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

5' 10' 20'

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

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LEGEND

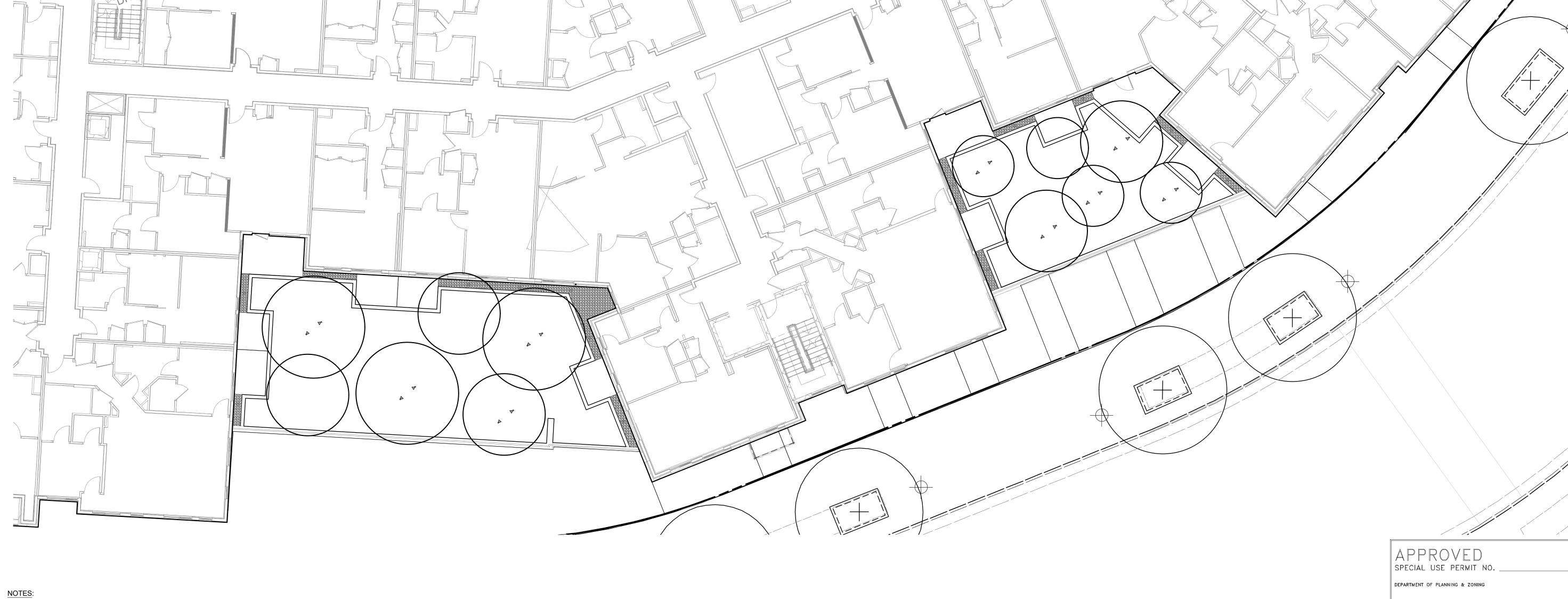
• LIGHT BOLLARD

■ TREE UPLIGHT



276" 636"

TREE UPLIGHT MANUFACTURER: WAC MODEL: ACCENT 12V 5011



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

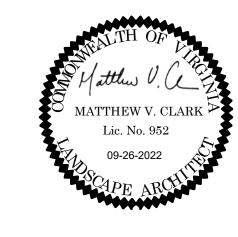
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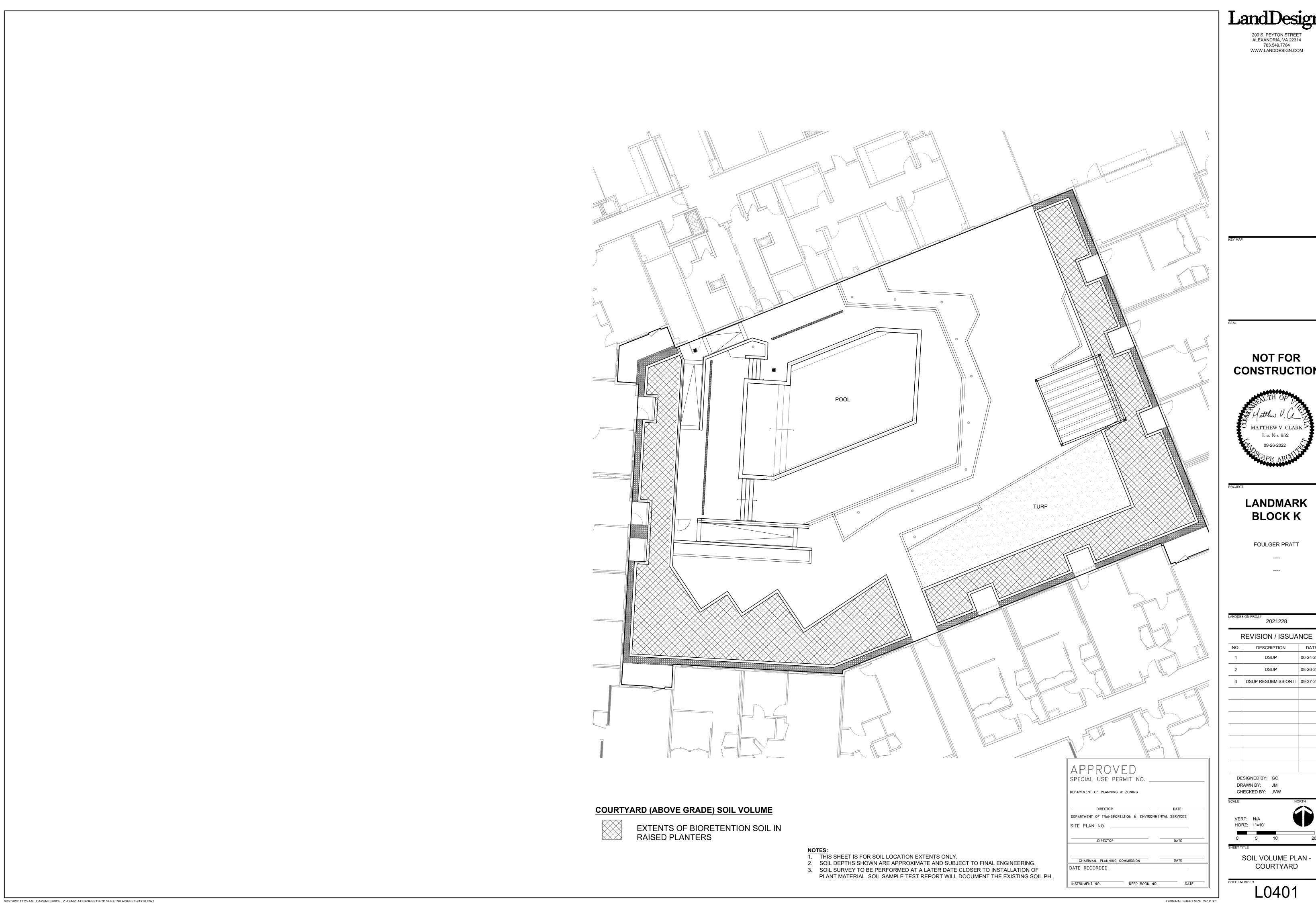
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DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

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

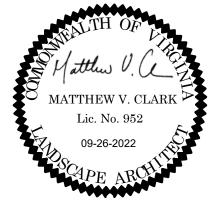
LIGHTING PLAN RESIDENTIAL TERRACES



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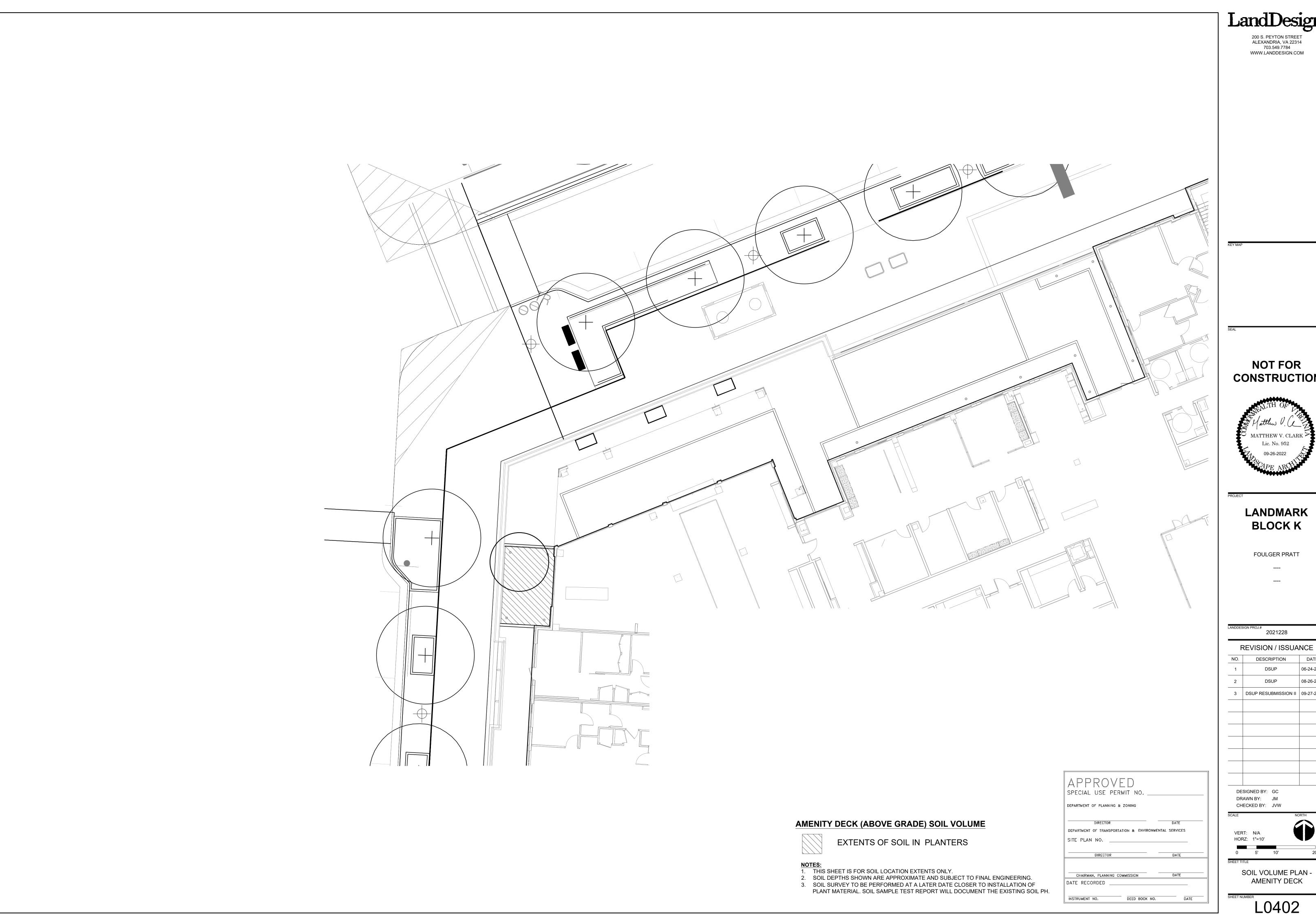
NO.	DESCRIPTION	DATE
1	DSUP	06-24-2022
2	DSUP	08-26-2022
3	DSUP RESUBMISSION II	09-27-2022

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SOIL VOLUME PLAN -COURTYARD



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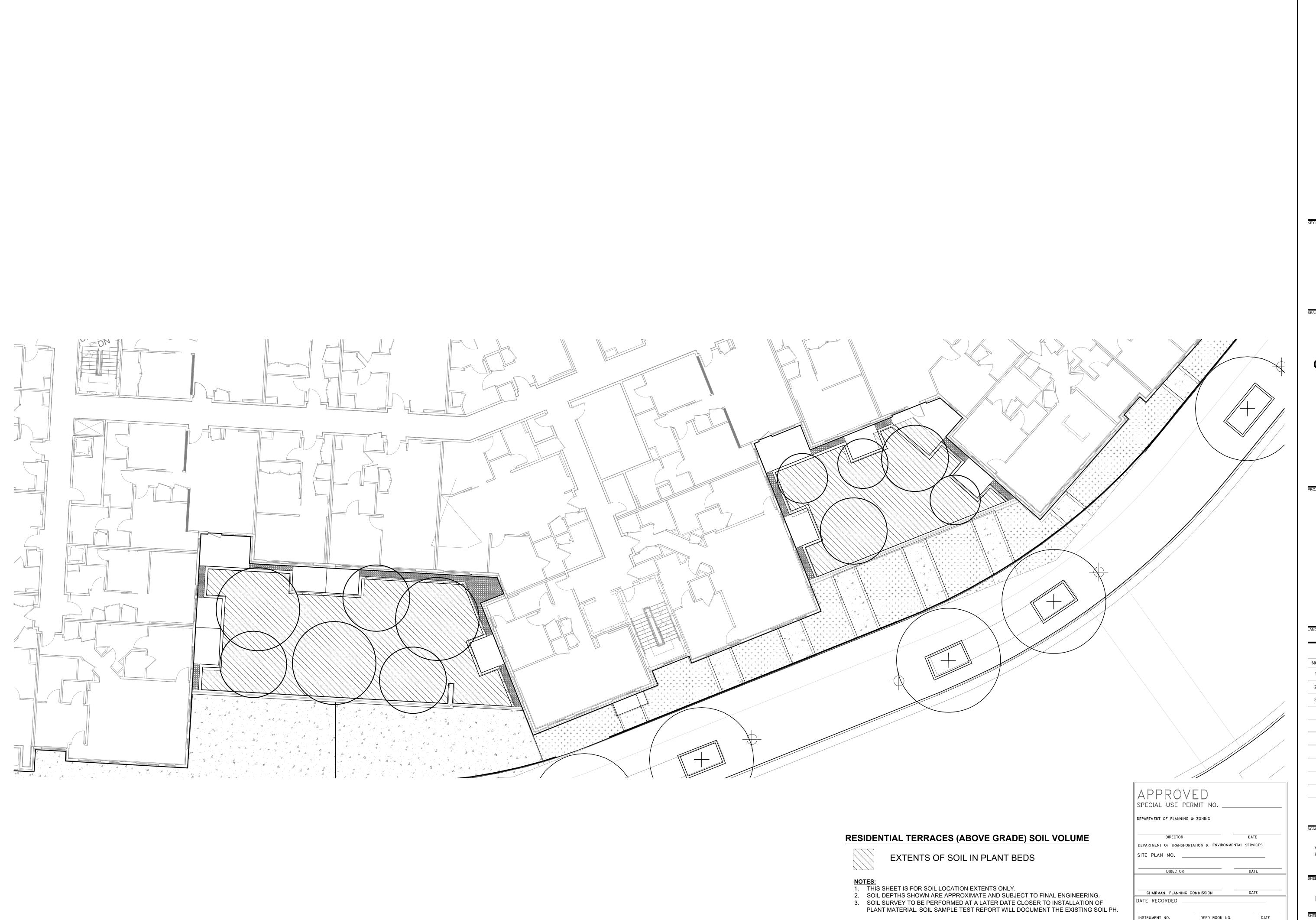
LANDMARK **BLOCK K**

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DESCRIPTION 06-24-2022 3 DSUP RESUBMISSION II 09-27-2022

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SOIL VOLUME PLAN -AMENITY DECK



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 NO.
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 DATE

 1
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 2
 DSUP
 08-26-2022

 3
 DSUP RESUBMISSION II
 09-27-2022

DESIGNED BY: GC

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

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

SOIL VOLUME PLAN RESIDENTIAL TERRACES

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

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



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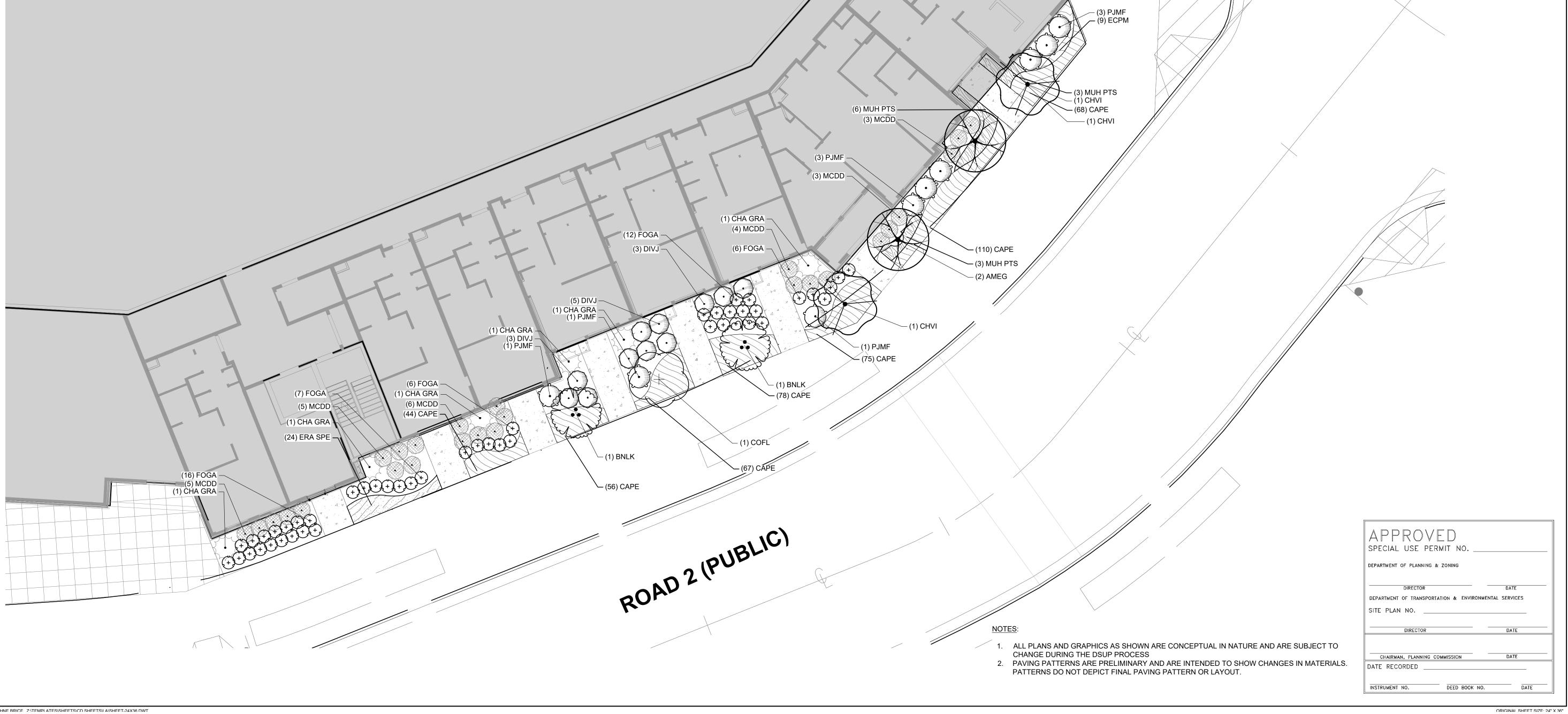
LANDMARK **BLOCK K**

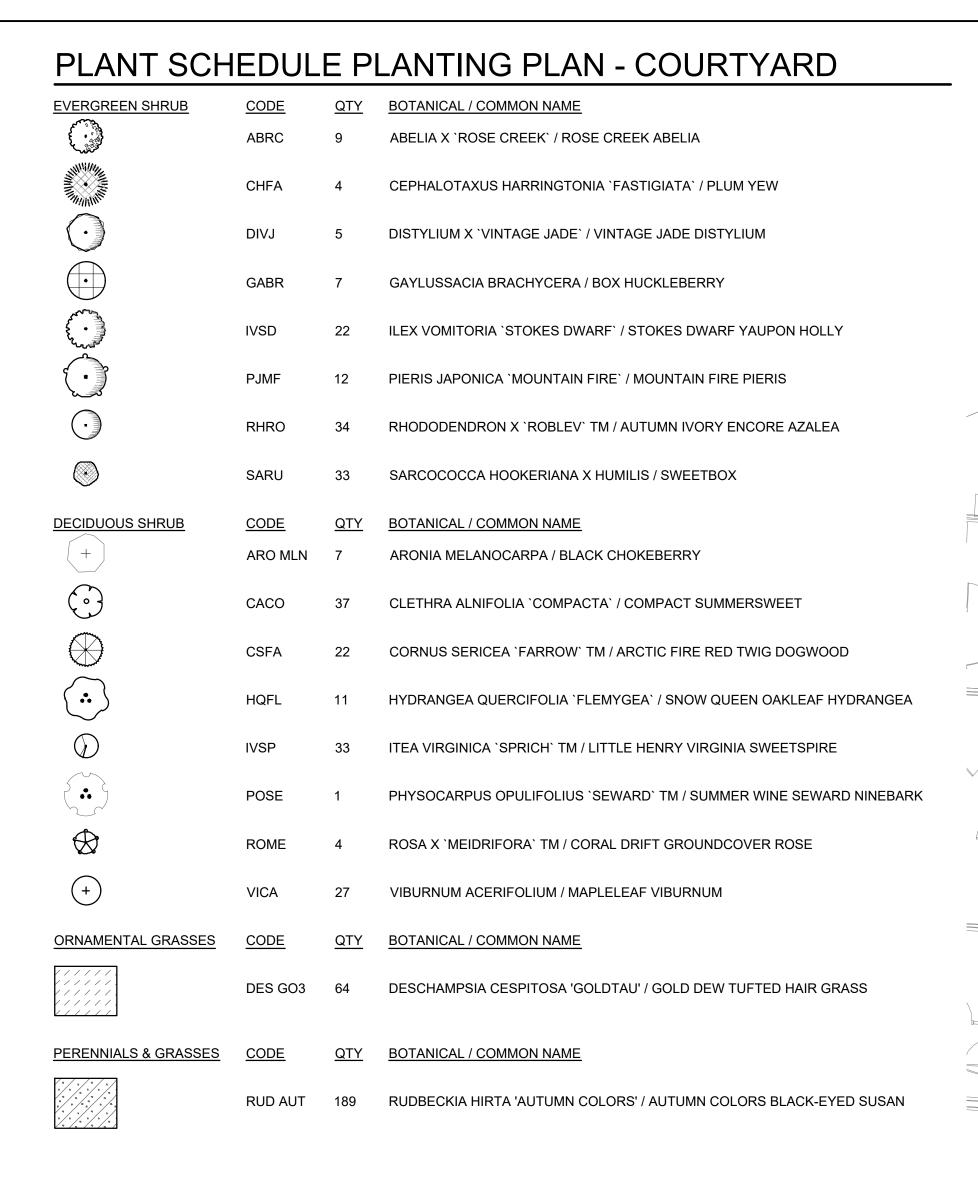
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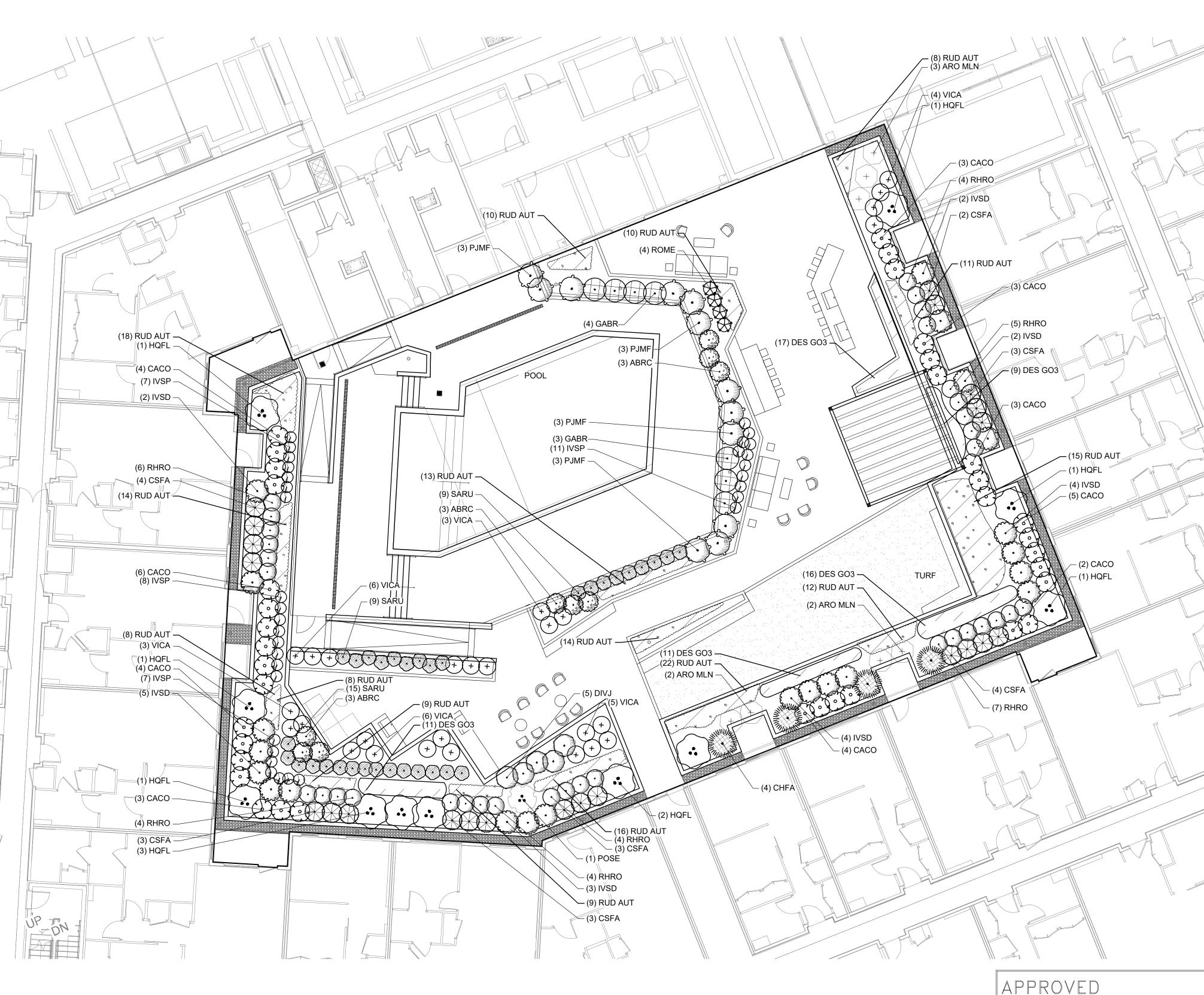
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NO.	DESCRIPTION	DATE
1	DSUP	06-24-2022
2	DSUP	08-26-2022
3	DSUP RESUBMISSION II	09-27-2022

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

PLANTING PLAN - SITE







NOTES:

CHANGE DURING THE DSUP PROCESS

1. ALL PLANS AND GRAPHICS AS SHOWN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO

PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.

2. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS.

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 DSUP RESUBMISSION II
 09-27-2022

DESIGNED BY: GC
DRAWN BY: JM

DESIGNED BY: GC

DRAWN BY: JM

CHECKED BY: JVW

T: N/A kZ: 1"=10'

PLANTING PLAN -COURTYARD

L0502

SPECIAL USE PERMIT NO.

CHAIRMAN, PLANNING COMMISSION

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

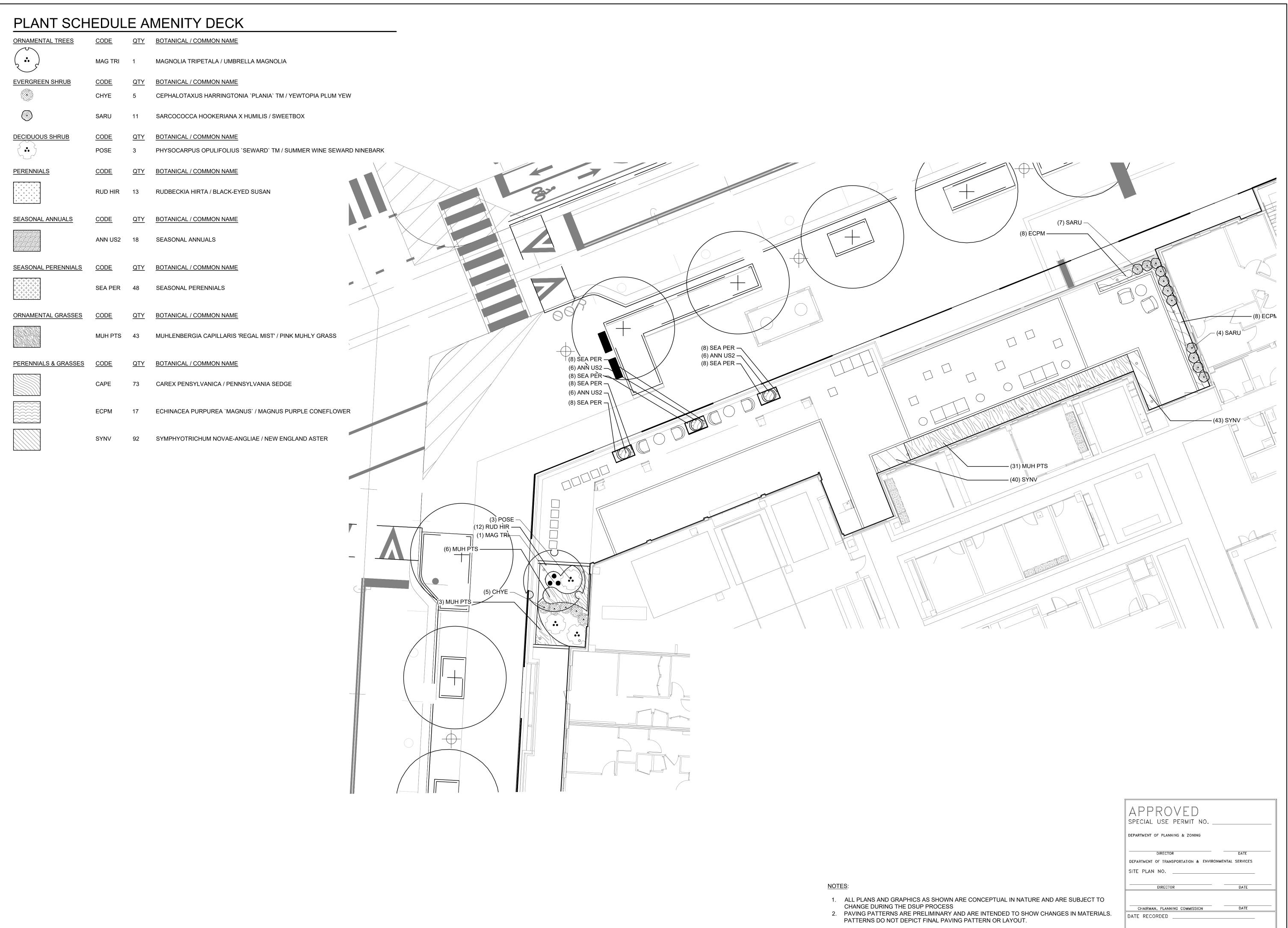
DEED BOOK NO.

DEPARTMENT OF PLANNING & ZONING

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.



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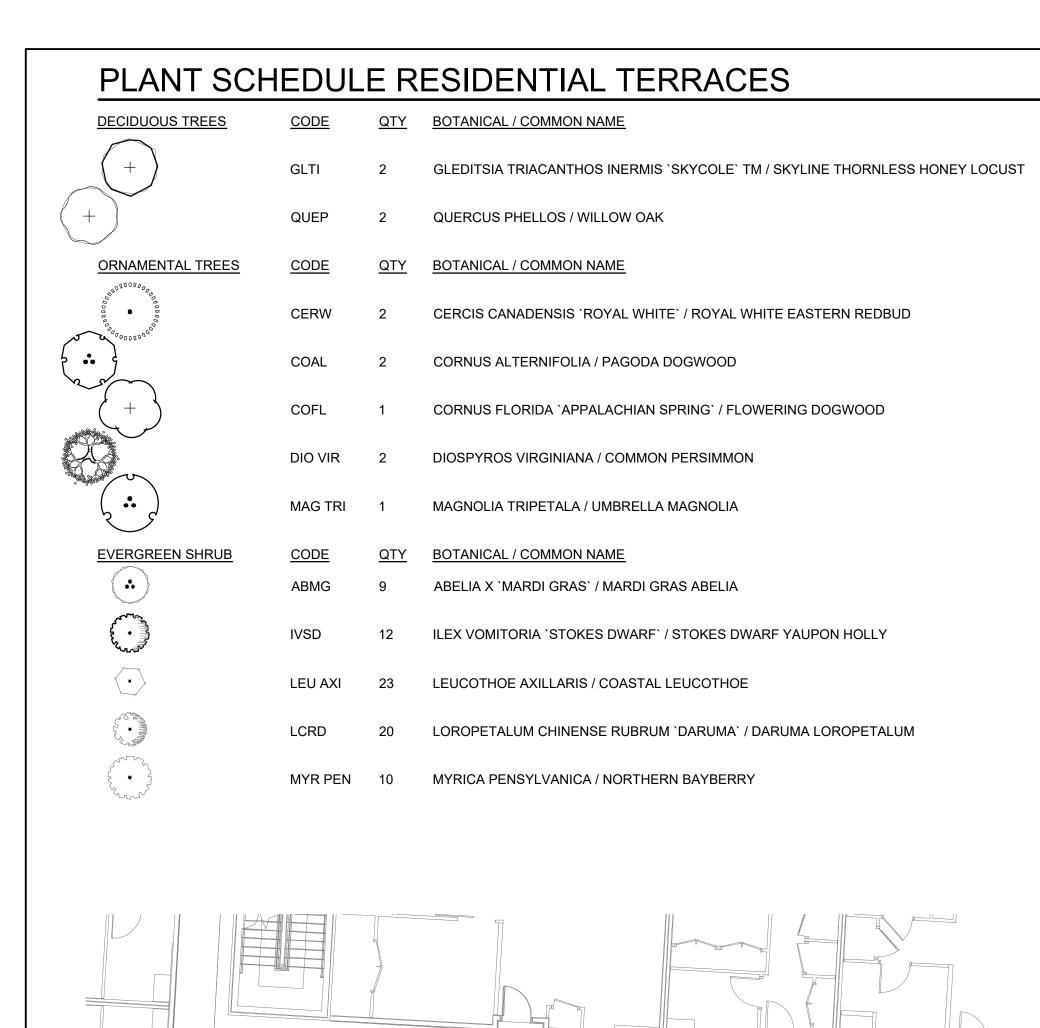
: N/A :: 1"=10'

PLANTING PLAN - AMENITY DECK

L0503

DEED BOOK NO.

INSTRUMENT NO.



(18) ERA SPE — (3) LEU AXI

(1) CERW -

(3) HPLI -

(9) ABMG -

DECIDUOUS SHRUB	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
+	ARO MLN	10	ARONIA MELANOCARPA / BLACK CHOKEBERRY
	CACO	6	CLETHRA ALNIFOLIA `COMPACTA` / COMPACT SUMMERSWEET
	COR SER	3	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD
	HPLI	9	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA
•	POSE	5	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM / SUMMER WINE SEWARD NINEBARK
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	RUD HIR	10	RUDBECKIA HIRTA / BLACK-EYED SUSAN
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	DES GO3	46	DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS
	ERA SPE	36	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS
	MUH PTS	26	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS
PERENNIALS & GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	RUD AUT	21	RUDBECKIA HIRTA 'AUTUMN COLORS' / AUTUMN COLORS BLACK-EYED SUSAN
	SYNV	45	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER

(3) DES GO3 —

(1) COR SER -

(10) RUD AUT -

(7) LEU AXI

(3) HPLÍ

_ (1) CERW

- (1) POSE

(13) MUH PTS

– (4) LEU AXI

– (20) LCRD

+ (3) LEU AXI

(10) MYR PEN

— (1) COAL

— (1) MAG TRI

(13) MUH PTS

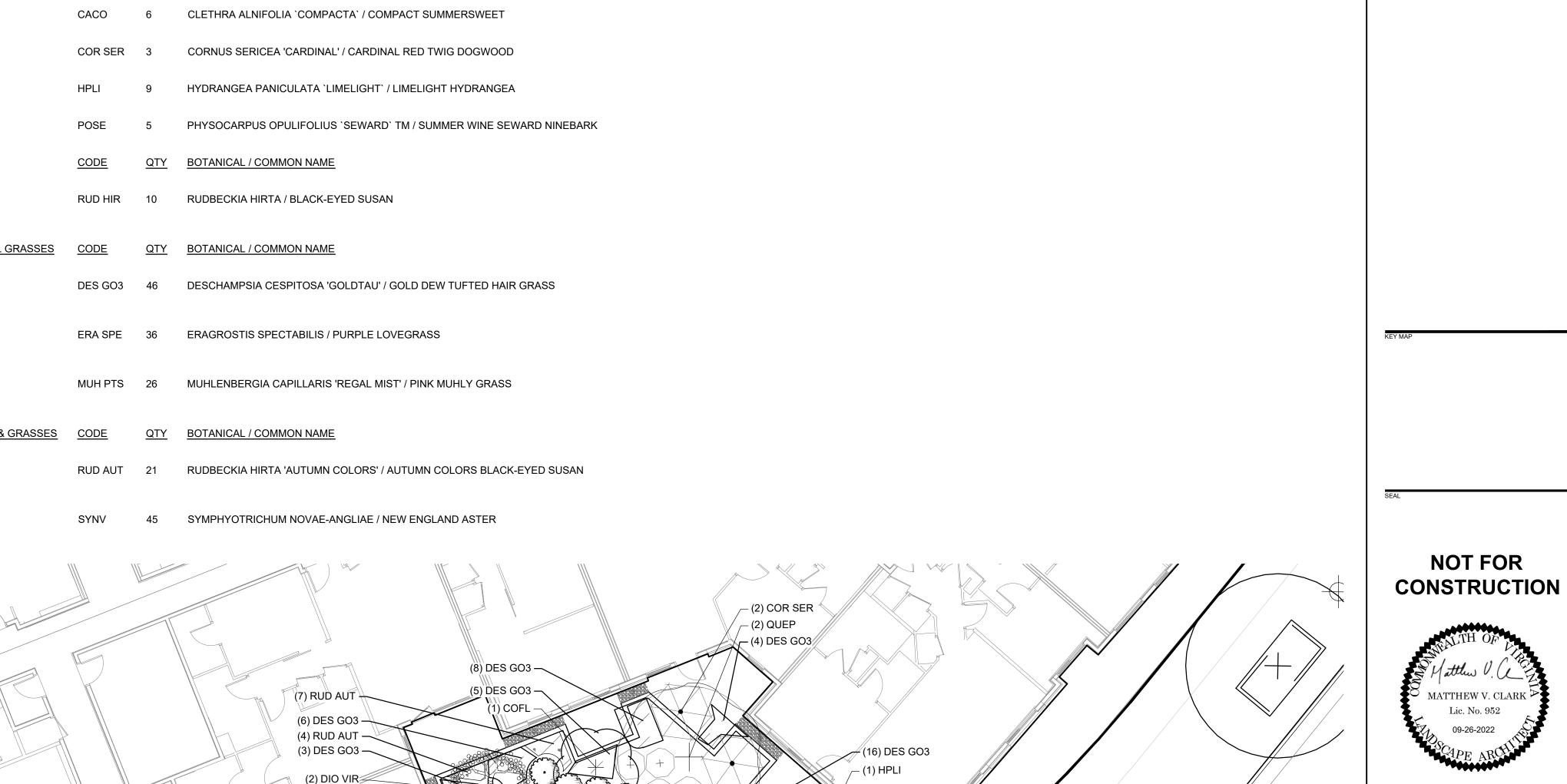
(3) LEU AXI

– (1) GLTI

- (6) ̈CACO[/]

– (3) LEU AXI - (3) POSE

– (10) RUD HIR



LANDMARK **BLOCK K** FOULGER PRATT

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3	DSUP RESUBMISSION II	09-27-2022
	SIGNED BY: GC	
DR	AWN BY: JM	
SCALE	ECKED BY: JVW	NDT I
SUALE	NC.	ORTH

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- CHANGE 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.

— (1) COAL — (10) ARO MLN

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. CHAIRMAN, PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO.

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

RESIDENTIAL TERRACES

PLANT SCHEDULE LANDMARK BLOCK K - DSUP

DECIDUOUS TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
+	GLTI	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST

ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	AMEG	2	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY

CERW	2	CERCIS CANADENSIS 'ROYAL WHITE' / ROYAL WHITE EASTERN REDBUD

CHIONANTHUS VIRGINICUS / WHITE FRINGETREE

BETULA NIGRA `LITTLE KING` TM / FOX VALLEY BIRCH

COAL	2	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD

OFL	2	CORNUS FLORIDA `APPALACHIAN SPRING` / FLOWERING DOGWOOD

DIOSPYROS VIRGINIANA / COMMON PERSIMMON

MAG TRI	2	MAGNOLIA TRIPETALA / UMBRELLA MAGNOLIA

BOTANICAL / COMMON NAME

DIO VIR

EVERGREEN SHRUB

	•	ABMG	9	ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA	#3
		ABRC	9	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	#3
;		CHFA	4	CEPHALOTAXUS HARRINGTONIA `FASTIGIATA` / PLUM YEW	#5
		CHYE	5	CEPHALOTAXUS HARRINGTONIA 'PLANIA' TM / YEWTOPIA PLUM YEW	#3
	•	CHA GRA	6	CHAMAECYPARIS OBTUSA `GRACILIS` / SLENDER HINOKI CYPRESS	#5
		DIVJ	16	DISTYLIUM X 'VINTAGE JADE' / VINTAGE JADE DISTYLIUM	3 GAL

	DIVJ	16	DISTYLIUM X 'VINTAGE JADE' / VINTAGE JADE DISTYLIUM	3 GAL		18" - 24
	GABR	7	GAYLUSSACIA BRACHYCERA / BOX HUCKLEBERRY	#3		18" - 24
A CONTRACTOR OF THE PROPERTY O	IVSD	34	ILEX VOMITORIA `STOKES DWARF` / STOKES DWARF YAUPON HOLLY	#3		18" - 24
	ΙΕΙΙΔΥΙ	23	LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE	#5	24" - 30"	3` - 5`

Yu.			
•	LEU AXI	23	LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE
	LCRD	20	LOROPETALUM CHINENSE RUBRUM 'DARUMA' / DARUMA LOROPETALUM
	MCDD	26	MORELLA CERIFERA `DON`S DWARF` / DON`S DWARF WAX MYRTLE
**************************************	MYR PEN	10	MYRICA PENSYLVANICA / NORTHERN BAYBERRY
	PJMF	21	PIERIS JAPONICA `MOUNTAIN FIRE` / MOUNTAIN FIRE PIERIS
	RHRO	34	RHODODENDRON X `ROBLEV` TM / AUTUMN IVORY ENCORE AZALEA
©	SARU	44	SARCOCOCCA HOOKERIANA X HUMILIS / SWEETBOX
	0005	O.T.\(DOTANICAL (COMMONANTE

	RHRO	34	RHODODENDRON X `ROBLEV` TM / AUTUMN IVORY ENCORE AZALEA	#3
	SARU	44	SARCOCOCCA HOOKERIANA X HUMILIS / SWEETBOX	#3
DECIDUOUS SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
+	ARO MLN	17	ARONIA MELANOCARPA / BLACK CHOKEBERRY	#5
	CACO	43	CLETHRA ALNIFOLIA `COMPACTA` / COMPACT SUMMERSWEET	#3
\bigoplus	CSFA	22	CORNUS SERICEA 'FARROW' TM / ARCTIC FIRE RED TWIG DOGWOOD	#5
	COR SER	3	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	#5
(+)	FOGA	47	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	#3
•	HPLI	9	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT HYDRANGEA	#3
$\dot{\cdot}$	HQFL	11	HYDRANGEA QUERCIFOLIA `FLEMYGEA` / SNOW QUEEN OAKLEAF HYDRANGEA	#3
_				

VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM

HQFL	11	HYDRANGEA QUERCIFOLIA `FLEMYGEA` / SNOW QUEEN OAKLEAF HYDRANGEA	#3		18" - 24"
IVSP	33	ITEA VIRGINICA `SPRICH` TM / LITTLE HENRY VIRGINIA SWEETSPIRE	#3		18" - 24"
POSE	9	PHYSOCARPUS OPULIFOLIUS `SEWARD` TM / SUMMER WINE SEWARD NINEBARK	#3	18" - 24"	
ROME	4	ROSA X `MEIDRIFORA` TM / CORAL DRIFT GROUNDCOVER ROSE	#3		12" - 18"

NT SCHEDULI	E Septe	ember 27, 2022	2										
PLANT TYPE	PLANINFORMATION			BC	OTANIC/COMMON NAME		SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	GLTI	2	Gleditsia	Tricanthos inermis	'Skycole'	Skyline Thornless Honey Locust	2-2 1/2" CAL; 12'-14' HT	B&B	750	1,500	2	2	2
	QUEP	2	Quercus	Phellos	'Little Gem'	Dwarf Sourthern Magnolia	2-2 1/2" CAL; 12'-14' HT	B& B	1,250	2,500	2	2	2
	AMEG	2	Amelanchier	grandiflora	'Autumn Brilliance'	Autumn Brilliance Serviceberry	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B Multistem, 3 Stem min.	500	1,000	0	2	2
	BNLK	2	Betula	nigra	'Little King'	Fox Valley Birch	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B Multistem, 3 Stem min.	750	1,500	2	2	2
URBAN TREES	CERW	2	Cercis	canadensis	Royal White	Royal White Eastern Redbud	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B	500	1,000	2	2	2
Undan intes	CHVI	2	Chionanthus	virginicus		White Fringe Tree	1 1/2 - 1 3/4" CAL; 8'-10' HT	B&B Multistem, 3 Stem min.	500	1,000	2	2	2
	COAL	2	Comus	alternifolia		Pago da Dogwo od	1 1/2 - 1 3/4" CAL; 6'-8' HT	B& B	500	1,000	2	2	2
	COFL	2	Comus	florida	Appalachian Spring	Flowering Dogwood	1 1/2 - 1 3/4" CAL; 6'-8' HT	B& B	250	500	2	2	2
	DIO VIR	2	Diospyros	virginiana		Common Persimmon	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B	750	1,500	2	2	2
	MAGTRI	2	Magnolia	tripetala		Umbrella Magnolia	2"-2.5" cal./12'-14' ft. ht.	B&B	500	1,000	2	2	2
	TOTALS	20							URBAN TREE CCA:	12,500	18	20	20
	TOTALS	20							URBAN TREE CCA:	12,500	90.0%	100.0%	100.0%

PLANT TYPE	PLANINFORMATION			В	OTANIC/COMMON NAME		SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
	PLAN KEY QUANTITY		GENUS	GENUS Gleditsia	GENU5	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	GLTI	2	Tricanthos inermis		'Skycole'	Skyline Thornless Honey Locust	2-2 1/2" CAL; 12'-14' HT	B& B	750	1,500	2	2	2		
	QUEP 2 C		Quercus	Phellos	'Little Gem'	Dwarf Sourthern Magnolia	2-2 1/2" CAL; 12'-14' HT	B&B	1,250	2,500	2	2	2		
	AMEG	2	Amelanchier	grandiflora	'Autumn Brilliance'	Autumn Brilliance Serviceberry	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B Multistem, 3 Stem min.	500	1,000	0	2	2		
	BNLK	2	Betula	nigra	'Little King'	Fox Valley Birch	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B Multistem, 3 Stem min.	750	1,500	2	2	2		
URBAN TREES	CERW	2	Cercis	cana densis	Royal White	Royal White Eastern Redbud	1 1/2 - 1 3/4" CAL; 6'-8' HT	B& B	500	1,000	2	2	2		
UNDAIN IN DES	CHVI	2	Chionanthus	virginicus		White Fringe Tree	1 1/2 - 1 3/4" CAL; 8'-10' HT	B&B Multistem, 3 Stem min.	500	1,000	2	2	2		
	COAL	2	Comus	alternifolia		Pago da Dogwo od	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B	500	1,000	2	2	2		
	COFL	2	Comus	florida	Appalachian Spring	Flowering Dogwood	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B	250	500	2	2	2		
	DIO VIR	2	Diospyros	virginiana		Common Persimmon	1 1/2 - 1 3/4" CAL; 6'-8' HT	B& B	750	1,500	2	2	2		
	MAGTRI	2	Magnolia	tripetala		Umbrella Magnolia	2"-2.5" cal./12'-14' ft. ht.	B&B	500	1,000	2	2	2		
	TOTALS	20							URBAN TREE CCA:	12,500	18	20	20		
	TOTALS	20							URBAN TREE CCA:	12,500	90.0%	100.0%	100.0%		

18" - 24"

18" - 24"

18" - 24"

36-48"

18" - 24"

12" - 18"

24" - 36"

18" - 24"

4` - 5`

18" - 24"

30" - 36"

<u>HEIGHT</u>

30" - 36"

18" - 24"

24" - 30"

18" - 24"

18" - 24"

18" - 24"

FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA PLANT LIST

FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA LIST

CCA: 25 SF PART SHADE TO FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE

CCA: 25 SF PART SHADE TO FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE

CCA: 50 SF; NON NATIVE

FULL SUN, NOT ON CITY OF ALEXANDRIA PLANT LIST. NON NATIVE

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

CCA: 10 SF; REGIONAL AND EASTERN US NATIVE

NON NATIVE

CCA: 25 SF; FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE

CCA: 25 SF LOCAL, REGIONAL, EASTERN US NATIVE.

CCA: 10 SF; REGIONAL AND EASTERN US NATIVE

CCA: 25 SF; FULL SUN TO PART SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE

EASTERN US NATIVEL; FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA LIST

CCA: 10 SF PART SHADE TI FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE

<u>SPREAD</u> **REMARKS**

CCA: 10 SF FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE

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

CCA: 25 SF; REGIONAL AND EASTERN US NATIVE

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

CCA: 25 SF FULL SUN TO PART SHADE, ON CITY OF ALEXANDRIA PLANT LIST BUT NOT NATIVE

CCA: 25 SF FULL SUN TO PART SHADE, EASTERN US NATIVE

CCA: 10 SF; FULL SUN TO PART SHADE, LOCAL, REGIONAL, EASTERN US NATIVE

CCA: 10 SF; FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE

FULL SUN, NOT ON CITY OF ALEXANDRIA PLANT LIST

CCA: 10 SF FULL SUN TO PART SHADE, LOCAL, REGIONAL, EASTERN US NATIVE.

DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO. DATE

APPROVED

DEPARTMENT OF PLANNING & ZONING

SPECIAL USE PERMIT NO. _

ALEXANDRIA, VA 22314

703.549.7784 WWW.LANDDESIGN.COM

NOT FOR CONSTRUCTION



LANDMARK **BLOCK K**

FOULGER PRATT

REVISION / ISSUANCE DESCRIPTION DATE DSUP 06-24-2022 08-26-2022 3 DSUP RESUBMISSION II 09-27-2022

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

HORZ: N/A

PLANTING SCHEDULE + **TABULATIONS**

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TOTAL SITE AREA (SF) 25% CROWN COVER REQUIRED (SF)	1,183,250 295,813
PRIVATE STREETS EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	0
Crown Cover from Preserved Trees Crown Cover from Preserved Strubs	0
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	106,250
Crown Cover from Proposed Shrubs BLOCK D EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD
Crown Cover from Proposed Shrubs BLOCK E	TBD
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees Crown Cover from Preserved Strubs	0
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	14,750
Crown Cover from Proposed Shrubs BLOCK F	0
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	41,000
PROPOSED CROWN COVER (SF) C rown Cover from Proposed Trees	TBD
Crown Cover from Proposed Shrubs BLOCK G	TBD
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	0
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	13,500 0
BLOCK H EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	TBD
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD
C rown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD
BLOCK I EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD
PROPOSED CROWN COVER (SF.) Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD
BLOCK J EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD
Crown Cover from Proposed Shrubs BLOCK K	TBD
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	0
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	12,500
Crown Cover from Proposed Shrubs BLOCK L	5979
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	TBD
PROPOSED CROWN COVER (SF)	TBD
C rown Cover from Proposed Trees Crown Cover from Proposed Shrubs BLOCK M	TBD TBD
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD
PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	TBD
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD
BLOCK N EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees	TBD 30.750
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD
BLOCK P EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD
Crown Cover from Proposed Shrubs BLOCK R EXISTING CROWN COVER (SEL	TBD
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	16,750 TBD
Crown Cover from Preserved Shrubs	
PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees	TBD

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

9/27/2022 12:04 PM DAPHNE BRICE 7:\TEMPI ATES\SHEFTS\CD SHEFTS\I A\SHEFT-24X36 DWT

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	<u>HEIGHT</u>	SPREAD	REMARKS
	RUD HIR	22	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL			LOCAL REGIONAL, AND EASTERN US NATIVE
SEASONAL ANNUALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	<u>HEIGHT</u>	SPREAD	REMARKS
ાં કુમાં કહેવા વિલેનોનીને ત્રીતિનાનીને ત્રીતિનાનીને ત્રિતિનાનીની	ANN US2	18	SEASONAL ANNUALS	-			SPRING ROTATION: JACOBAEA MARITIMA / DUSTY MILLER 4" POT FALL ROTATION: CELOSIA ARGENTA / PLUMED COCKSCOMB 4" POT
SEASONAL PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	<u>HEIGHT</u>	SPREAD	REMARKS
	SEA PER	48	SEASONAL PERENNIALS	-			SPRING ROTATION - COLEUS 'OXBLOOD' AND COLEUS 'TOBASCO' MIX 4" PEFALL ROTATION: BRASSICA OLERCACEA - PEACOCK RED'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	<u>HEIGHT</u>	SPREAD	REMARKS
////// ////// //////	DES GO3	110	DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS	1 GAL			EASTERN US NATIVE; NOT ON ALEXANDRIA PLANT LIST
	ERA SPE	60	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	1 GAL			LOCAL REGIONAL, AND EASTERN US NATIVE
	MUH PTS	78	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS	1 GAL			REGIONAL AND EASTERN US NATIVE
PERENNIALS & GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	<u>REMARKS</u>
	CAPE	539	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	1 GAL			REGIONAL AND EASTERN US NATIVE
	ECPM	25	ECHINACEA PURPUREA `MAGNUS` / MAGNUS PURPLE CONEFLOWER	1 GAL	PURPLE	JULY - AUGUST	REGIONAL/EASTERN US NATIVE
	RUD AUT	254	RUDBECKIA HIRTA 'AUTUMN COLORS' / AUTUMN COLORS BLACK-EYED SUSAN	1 GAL.			LOCAL REGIONAL, AND EASTERN US NATIVE
	SYNV	128	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER	1 GAL			LOCAL REGIONAL, AND EASTERN US NATIVE

S% CROWN COVER REQUIRED (SF) 24,741 XISTING CROWN COVER (SF) 0 REMOVED CROWN COVER (SF) 0 RESERVED CROWN COVER (SF)					
TOTAL SITE AREA (SF) - BLOCK K	98,964				
25% CROWN COVER REQUIRED (SF)	24,741				
EXISTING CROWN COVER (SF)	0				
REMOVED CROWN COVER (SF)	0				
PRESERVED CROWN COVER (SF)					
Crown Cover from Preserved Trees	0				
Crown Cover from Preserved Shrubs	0				
PROPOSED CROWN COVER (SF)					
Crown Cover from Proposed Trees	12,500				
Crown Cover from Proposed Shrubs	5,979				
TOTAL CROWN COVER PROVIDED (%)	18.7%				
TOTAL CROWN COVER PROVIDED (SF)	18,479				

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

			BIODIVER	SITY TABULATIONS					CCA SF	TOTAL TREE CROWN COVER
REES (URBAN A	ND STANDARD)									İ
TOTAL NUMBER	OF TREES PROPO	SED:								
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED			
Diospyros	2	10.0%	33%	virginiana	2	10.0%	10%		750	1500
melanchier	2	10.0%	33%	x grandiflora 'Autumn Brilliance'	2	10.0%	10%		500	1000
etula	2	10.0%	33%	Nigra	2	10.0%	10%		500	1000
ercis	2	10.0%	33%	canadensis	2	10.0%	10%		750	1500
hionanthus	2	10.0%	33%	virginicus	2	10.0%	10%		500	1000
ornus	2	10.0%	33%	alternifolia	2	10.0%	10%		500	1000
ornus	2	10.0%	33%	florida	2	10.0%	10%		250	500
leditsia	2	10.0%	33%	tricanthos inermis	2	10.0%	10%		750	1500
Magnolia	2	10.0%	33%	tripetala	2	10.0%	10%		500	1000
Quercus	2	10.0%	33%	phellos	2	10.0%	10%		1250	2500
OTAL	20		i E.R. Hill		1111				TREE CCA:	12500
SH RUBS	Lu									
OTAL NUMBER	OC SHOURS DOOR	ocen-								
SENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED		CCA SF	TOTAL SHRUB CROWN COVE
Abelia	9.	1.85%	33%	x mardi gras	9	1.9%	10%		0	0
Abelia	9	1.85%	33%	x rose creek	9	1.9%	10%		0	0
ephalotaxus	4	0.82%	33%	harringtonia 'fastigata'	4	0.8%	10%		25	100
ephalotaxus	5	1.03%	33%	harringtonia 'plania'	5	1.0%	10%		25	125
hamaecyparis	6	1.23%	33%	obtusa 'gracilis'	6	1.2%	10%		50	300
) istylium	16	3.29%	33%	x 'vintage jade'	16	3.3%	10%		0	0
lex	34	7.00%	33%	vomitoria	34	7.0%	10%		25	850
eucothoe	23	4.73%	33%	axillaris	23	4.7%	10%		10	230
oro petalum	20	4.12%	33%	chinese rubrum 'daruma'	20	4.1%	10%		0	0
Morella	26	5.35%	33%	cerifera 'don's dwarf'	26	5.3%	10%		25	650
viorena Viyrica	10	2.06%	33%	pensylvanica	10	2.1%	10%		25	250
viyrica Vieris		4.32%	33%	japonica 'mountain fire'		4.3%	10%			525
hodod endron	21 34	7.00%	33%	x 'roblev'	21 34	7.0%	10%		25 0	0
		9.05%	33%	humilis		9.1%	10%		1 1000	
arcococca Aronia	44	3.50%	33%		44	3%	10%		10	440 170
kronia Slethra	17 43	3.50% 8.85%	33%	melanocarpa alnifolia 'compacta'	17 43	9%	10%		10	430
		4.53%	33%	sericea 'farrow'		4.5%	10%		3,4-2,0	A CONTRACTOR OF THE PROPERTY O
ornus ornus	22 3	0.62%	33%	sericea tarrow sericea 'cardinal'	22 3	0.6%	10%		25 25	550 75
		9.67%	33%	gardeni		9.7%	10%		2	94
othergilla	47			The second secon	47				11211	1000
lydrangea	9	1.85% 2.26%	33% 33%	pa niculata 'limelight'	9	1.9% 2.3%	10% 10%		25 25	225 275
lydrangea	11			quercifolia 'flemygea'	11	33%	10%			12000
ea busosarous	33	6.79% 1.85%	33% 33%	Virginica 'sprich'	33	1.9%	10%		10	330 90
hysocarpus	9			opulifolius 'seward'	9				10	
losa	4	0.82%	33%	x 'meidrifora'	4	0.8%	10%		0	0
iburnum	27	5.56%	33%	acerifo lium	27	5.6%	10%		10	270
OTAL =	486				-				SHRUB CCA:	5979
OTAL DECID: OTAL EVERGRN:	22							TOTALCCA:		18479

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

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES: 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

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

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

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

AND/OR DETAILS.

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

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:

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

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.

NATIVE PLANT TABULATIONS

PROVIDED

QTY. %

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.

MARCH 2, 2019 - JANUARY 1, 2020



REQUIRED

10%

25% 15%

40%

596

20%

40%

5%

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

QUANTITY

20

261

225

PLANT TYPE

Urban Trees

Standard Trees

Evergreen

Shrubs

Deciduous

Shrubs

Groundcovers

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

NATIVETYPE

Regional/Local

Regional/Local

Regional/Local

Regional/Local

Total Natives

Total Natives

Regional/Local

Total Natives

Total Natives

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

HE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR ONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY EGAL RESPONSIBILITY.

JANUARY 2, 2020 - JANUARY 1, 2024

PROMDED

17 85.0%

20 100.0%

93 35.63%

127 48.66%

150 66.67%

212 94.22%

APPROVED

DEPARTMENT OF PLANNING & ZONING

SITE PLAN NO. ____

DATE RECORDED

INSTRUMENT NO.

SPECIAL USE PERMIT NO.

DIRECTOR

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

QTY. %

REQUIRED

15%

25%

25%

60%

8%

30%

60%

10%

LANDSCAPE PLAN NOTES COA LD 016 01/01/19

BEGINNING JANUARY 2, 2024

PROVIDED

QTY. %

REQUIRED

20%

50%

40%

80%

10%

40%

80%

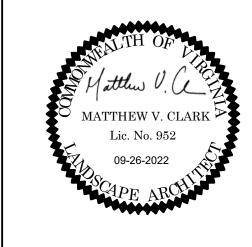
10%

NOT FOR CONSTRUCTION

ALEXANDRIA, VA 22314

WWW.LANDDESIGN.COM

703.549.7784



LANDMARK **BLOCK K**

FOULGER PRATT

REVISION / ISSUANCE

DESCRIPTION DATE DSUP 06-24-2022 08-26-2022 3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC DRAWN BY: JM

CHECKED BY: JVW

HORZ: N/A

PLANTING SCHEDULE + **TABULATIONS**

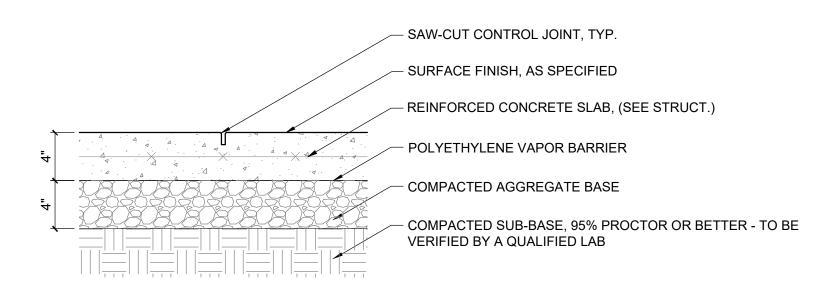
L0506

			BIODIVER	SITY TABULATIONS				CCA SF	TOTAL TREE CROWN COVER
TREES (URBAN A NI	STANDARD)								
TOTAL NUMBER OF	TREES PROPOSE	D:							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED		
Diospyros	2	10.0%	33%	virginiana	2	10.0%	10%	750	1500
Amelanchier	2	10.0%	33%	x grandiflora 'Autumn Brilliance'	2	10.0%	10%	500	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
Chionanthus	2	10.0%	33%	virgini cus	2	10.0%	10%	500	1000
Cornus	2	10.0%	33%	alternifolia	2	10.0%	10%	500	1000
Cornus	2	10.0%	33%	florida	2	10.0%	1096	250	500
G leditsia	2	10.0%	33%	tricanthos inermis	2	10.0%	10%	750	1500
Magnolia	2	10.0%	33%	tripetala	2	10.0%	10%	500	1000
Quercus	2	10.0%	33%	phellos	2	10.0%	10%	1250	2500
TOTAL	20			III a sections				TREE CCA:	12500
SHRUBS									0 may 2015 70 - 3 d d d d d d
TOTAL NUMBER OF	SHRUBS PROPO	SED:							
		PERCENT OF TOTAL	MAXIMUM PERCENT	100000000000000000000000000000000000000		PERCENT OF TOTAL	MAXIMUM PERCENT		<u> </u>
GENUS	QTY.	PROPOSED	ALLOWED	SPECIES	QTY.	PROPOSED	ALLOWED	CCA SF	TOTAL SHRUB CROWN COVER
Abelia	ė	1.85%	33%	x mardi gras	9	1.9%	10%	0	0
Abelia	9	1.85%	33%	x rose creek	9	1.9%	10%	0	0
Cephalotaxus	<u>a</u>	0.82%	33%	harringtonia 'fastigata'	4	0.8%	10%	25	100
Cephalotaxus	5	1.03%	33%	harringtonia 'plania'	5	1.0%	10%	25	125
Chamaecyparis	6	1.23%	33%	obtusa 'gracilis'	6	1.2%	10%	50	300
Distylium	16	3.29%	33%	x 'vintage jade'	16	3.3%	10%	0	0
llex	34	7.00%	33%	vomitoria	34	7.0%	10%	25	850
Leucothoe	23	4.73%	33%	axillaris	23	4.7%	10%	10	230
Loro petalum	20	4.12%	33%	chinese rubrum 'daruma'	20	4.1%	10%	0	0
Morella	26	5.35%	33%	cerifera 'don's dwarf'	26	5.3%	10%	25	650
Myrica	10	2.06%	33%	pensylvanica	10	2.1%	10%	25	250
Pieris	21	4.32%	33%	japonica 'mountain fire'	21	4.3%	10%	25	525
R ho dod endro n	34	7.00%	33%	x 'roblev'	34	7.0%	10%	0	0
Sarcococca	44	9.05%	33%	humilis	44	9.1%	10%	10	440
Aronia	17	3.50%	33%	melanocarpa	17	3%	10%	10	170
Clethra	43	8.85%	33%	alnifolia 'compacta'	43	9%	10%	10	430
Comus	22	4.53%	33%	sericea 'farrow'	22	4.5%	10%	25	550
Cornus	3	0.62%	33%	sericea 'cardinal'	3	0.6%	10%	25	75
Fothergilla	47	9.67%	33%	gardeni	47	9.7%	10%	2	94
Hydrangea	9	1.85%	33%	paniculata 'limelight'	9	1.9%	10%	25	225
Hydrangea	11	2.26%	33%	quercifolia 'flemygea'	11	2.3%	10%	25	275
tea	33	6.79%	33%	Virginica 'sprich'	33	33%	10%	10	330
Physocarpus	9	1.85%	33%	opulifolius 'seward'	9	1.9%	10%	10	90
Rosa	4	0.82%	33%	x 'meidrifora'		0.8%	10%	0	0
viburnum	27	5.56%	33%	acerifo lium	77	5.6%	10%	10	270
KINAMI SHARIS		3.30%	3370	OCCITIONUIN	27	2.070	1070		
TOTAL =	486							SHRUB CCA:	5979

			1110011-00						- Company	-	
orennials, Ferns	1279	Region	nal/Local	10%		15%	1172	91.63%	25% (perennials) 30% (ferns & grasses)		17
namental Grasse	5 12/2		l Natives	25%		40%	1282	100.23%	60% (perennials) 80% (ferns & grasses)		
Vines		Tota	l Natives	80%		100%			100%		
					TOTALS						
TOTAL PLA	NTS SPECIFIE	D T	OTAL SUM OF RE	GIONAL/LOCAL NAT	IVE PLANTS		тот	AL SUM OF	NATIVE PLANTS		
9				1432				16-	41		
	1785	r.		80.2%				91.	9%		
TES:											
Percentages	apply to the t	total quantity of eac	:h plant type speci	fed on Completenes	s/Preliminary Plans and	Final #1 Grading Plan	ns submitted	during the I	isted time frames.		
Total Native	s is the sum o	f Eastern U.S. Nativ	e, Regionally Nati	ve, and Locally Nativ	e vegetation specifed o	n the plans for each	plant type.				
Non-native v se.	egetation for	r the purposes of pro	oviding edible fruit	ts, seeds, or nuts ma	y be planted and shall no	ot be calculated in th	ne above-sta	ted requiren	nents for native species	regardless	of plant
d a	il is	URBAN	TREE TABULATION	15	2						
PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)						
DIO VIR	2	ON-STRUCTURE	750	665	Υ						
AMCA	2	ON-STRUCTURE	500	415	Y						

ON-GRADE 500 415 AMEG BNLK ON-GRADE 415 CERW ON-STRUCTURE 500 495 CHVI ON-GRADE COAL ON-STRUCTURE COFL ON-STRUCTURE COFL ON-GRADE GLTI ON-STRUCTURE 750 ON-STRUCTURE 1,250 QUEP 900 TOTAL URBAN TREES

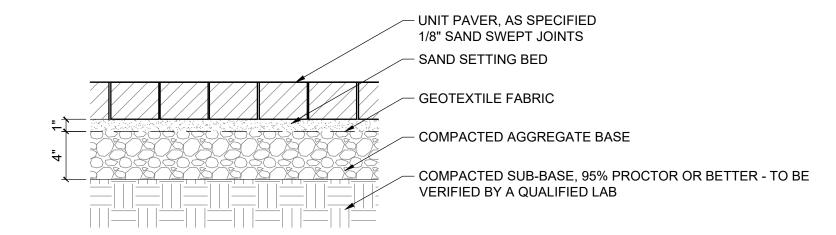
efer to Landscape Guidelines Chapter 3 Canopy Coverage



1 CONCRETE PAVING - PEDESTRIAN

L0601 SECTION

1 1/2" = 1'-0"



2 UNIT PAVERS - PEDESTRIAN
L0601 SECTION

1 1/2" = 1'-0"

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

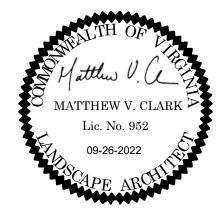
DATE RECORDED

DEED BOOK NO.

INSTRUMENT NO.

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ALEXANDRIA, VA 22314
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LANDMARK BLOCK K

FOULGER PRATT

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 DSUP 06-24-2022

2 DSUP 08-26-2022

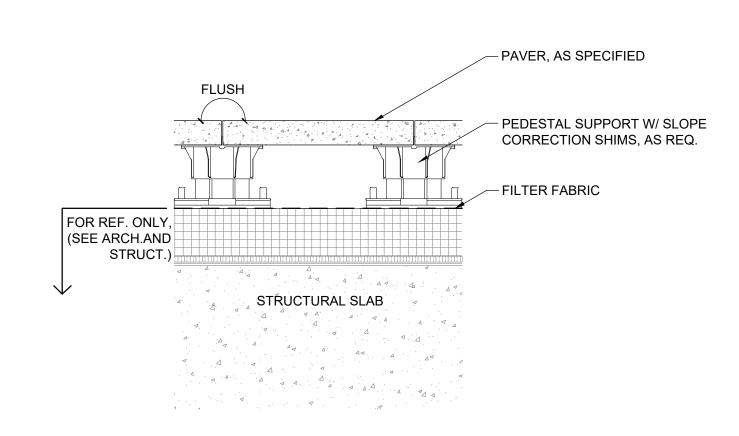
3 DSUP RESUBMISSION II 09-27-2022

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

SCALE NORTH

HORZ: AS NOTED

SITE DETAILS

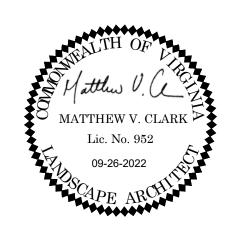


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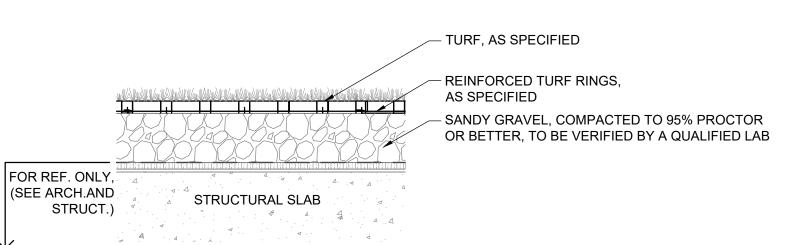
VERT: N/A HORZ: AS NOTED

COURTYARD AND AMENITY
DETAILS

L0602

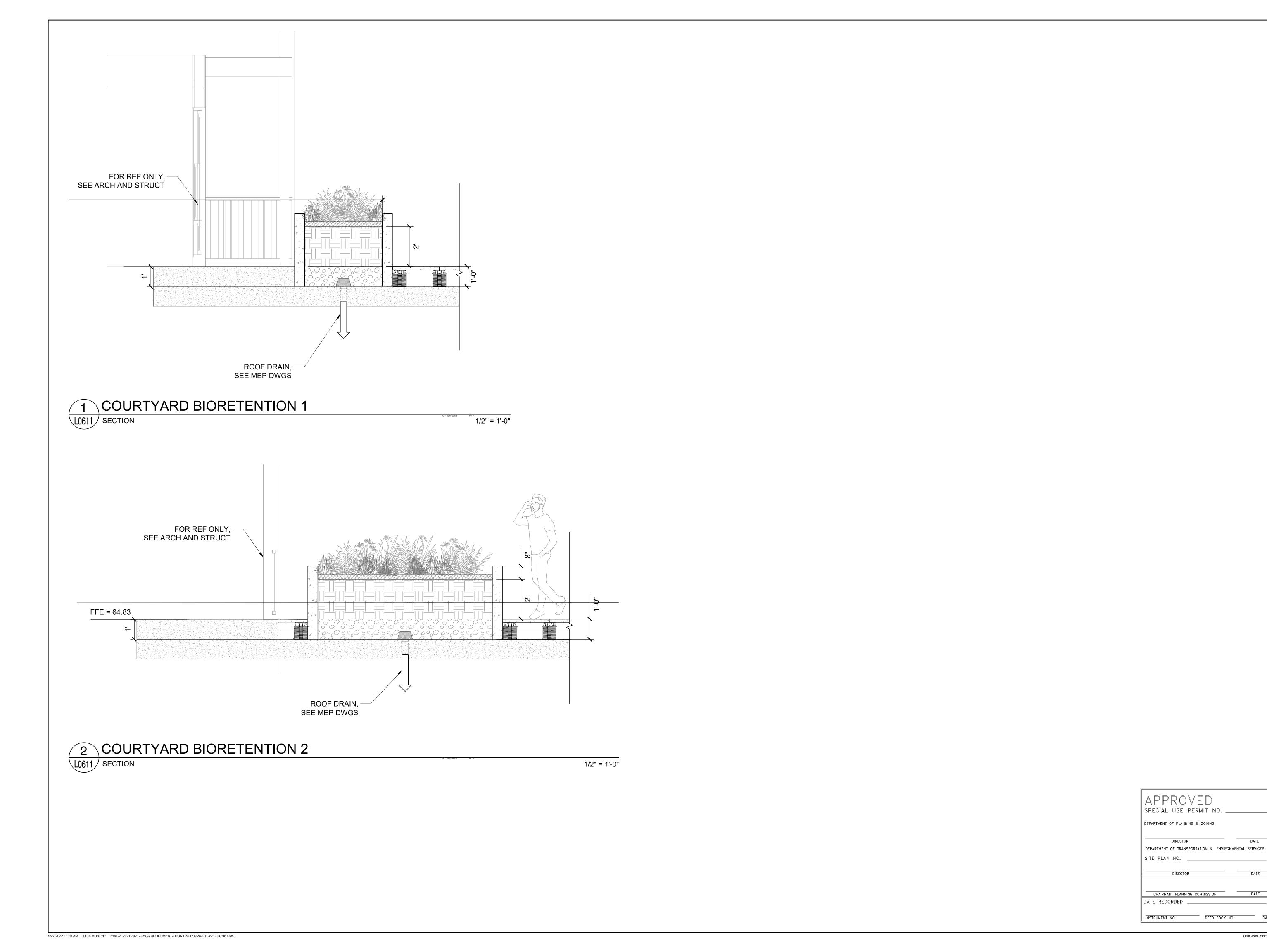
1 PEDESTAL PAVING
L0602 SECTION

1 1/2" = 1'-0"



2 REINFORCED TURF - ON STRUCTURE
L0602 SECTION

1 1/2" = 1'-0"



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LANDMARK **BLOCK K**

FOULGER PRATT

REVISION / ISSUANCE DESCRIPTION 06-24-2022 08-26-2022

3 DSUP RESUBMISSION II 09-27-2022

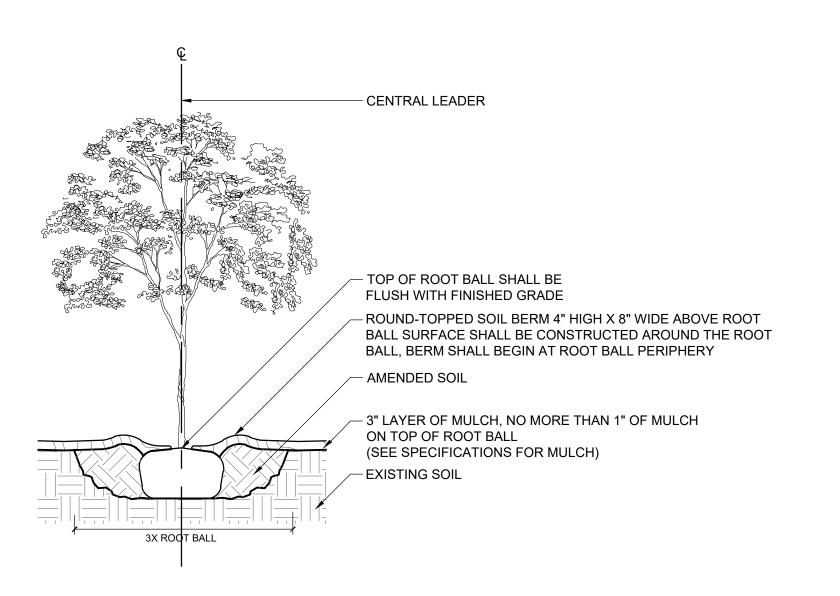
DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

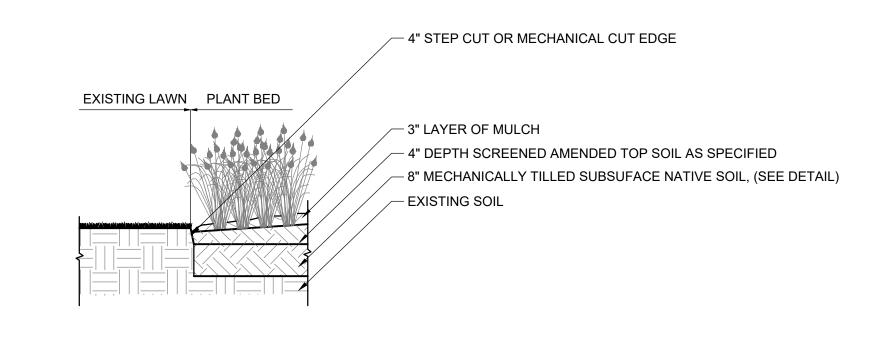
VERT: N/A HORZ: AS NOTED

DEED BOOK NO.

ORIGINAL SHEET SIZE: 24" X 36"

SITE SECTIONS + ELEVATIONS



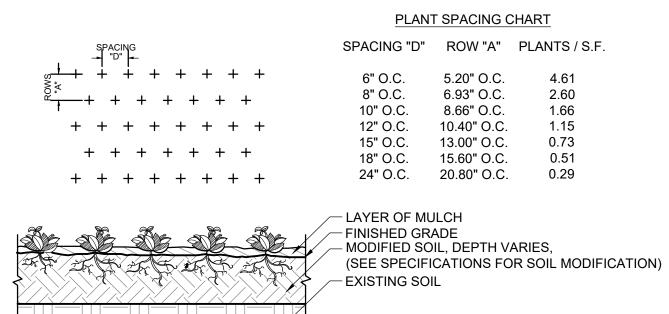


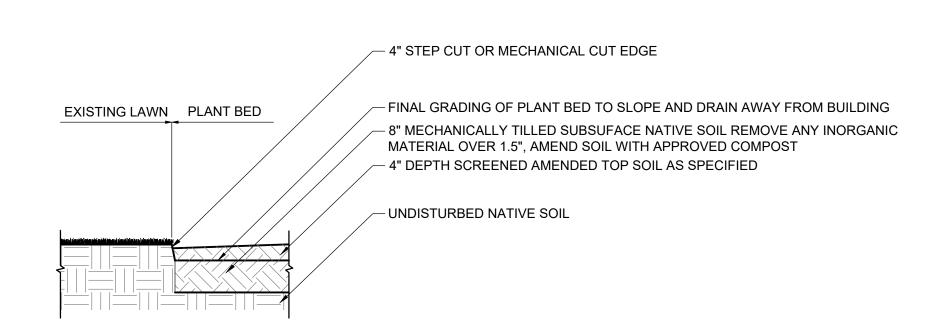
1 TREE PLANTING
L0661 SECTION

3/8" = 1'-0"

4 STEEL CUT EDGE

1/2" = 1'-0"





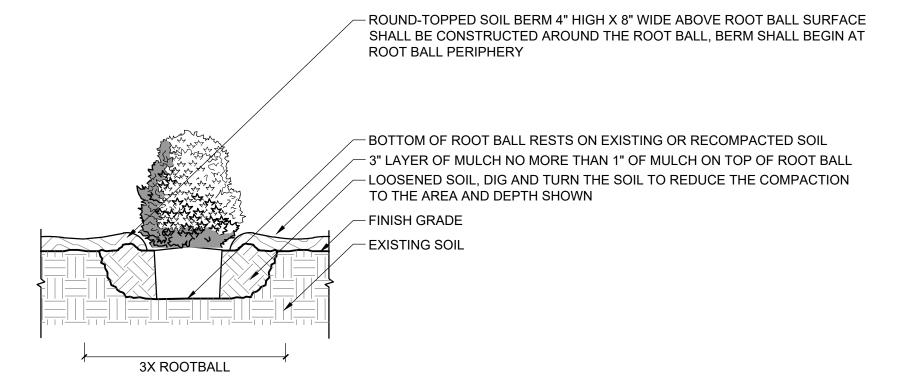
GROUNDCOVER SPACING - TRIANGULAR

L0661 SECTION

5 BED PREP

10661 SECTION

1/2" = 1'-0"





3 SHRUB PLANTING

L0661 SECTION

1/2" = 1'-0"

9/27/2022 11:26 AM JULIA MURPHY P:\ALX_2021\2021228\CAD\DOCUMENTATION\DSUP\1228-DTL-PLNT.DWG

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LANDMARK BLOCK K

FOULGER PRATT

2021228

REVISION / ISSUANCE

 NO.
 DESCRIPTION
 DATE

 1
 DSUP
 06-24-2022

 2
 DSUP
 08-26-2022

 3
 DSUP RESUBMISSION II
 09-27-2022

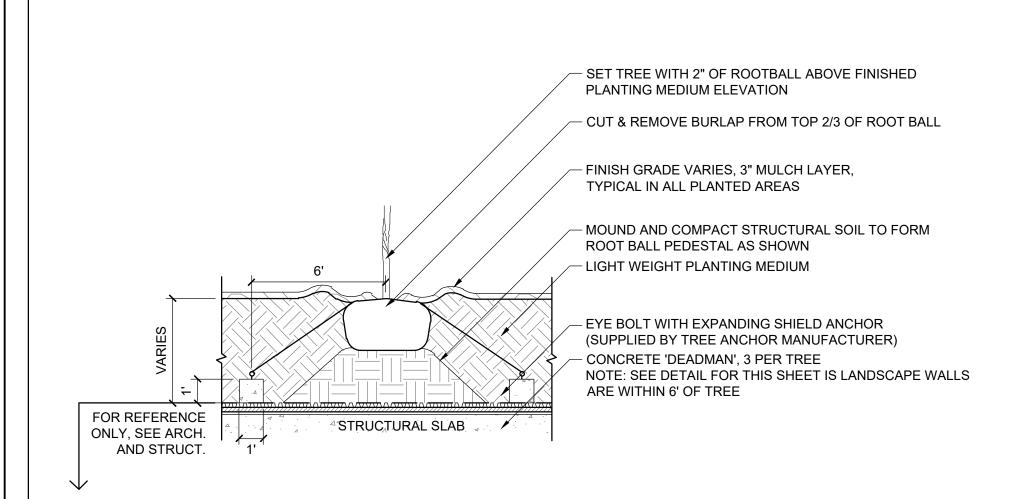
DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

VERT: N/A

SHEET TITLE

ORIGINAL SHEET SIZE: 24" X 36"

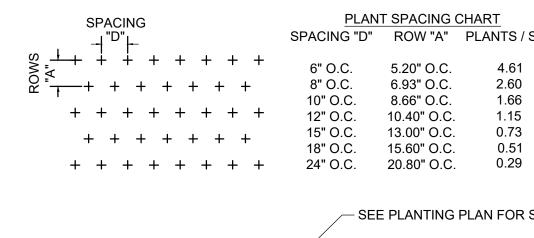
PLANTING DETAILS



1 TREE PLANTING ON STRUCTURE

L0662 SECTION

1/4" = 1'-0"



FOR REFERENCE ONLY, SEE ARCH.

SEE PLANTING PLAN FOR SPECIES

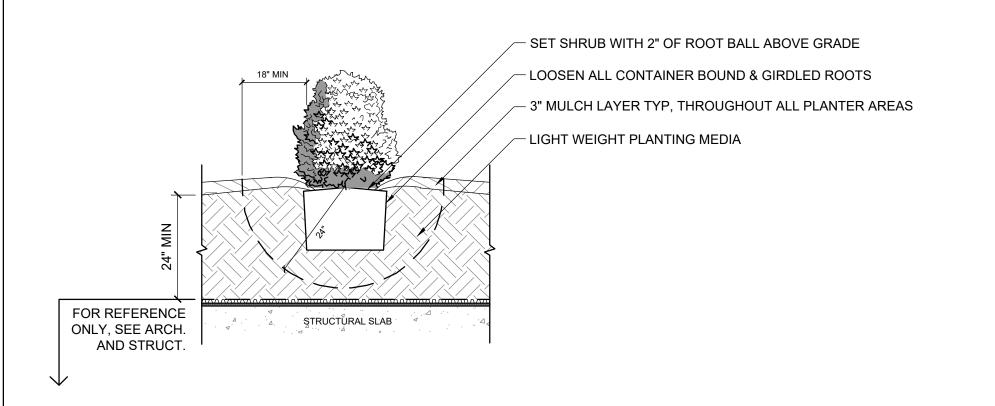
LIGHT WEIGHT PLANTING MEDIA DEPTH VARIES,
(SEE GRADING PLAN)

2 GROUNDCOVER ON STRUCTURE

L0662 SECTION

AND STRUCT.

1/2" = 1'-0"



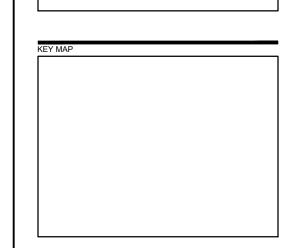
3 SHRUB PLANTING ON STRUCTURE

L0662 SECTION

1/2" = 1'-0"

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LANDMARK BLOCK K

FOULGER PRATT

2 DSUP 08-26-2022

3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC
DRAWN BY: JM

CHECKED BY: JVW

VERT: N/A

PLANTING DETAILS

L0662

DATE

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

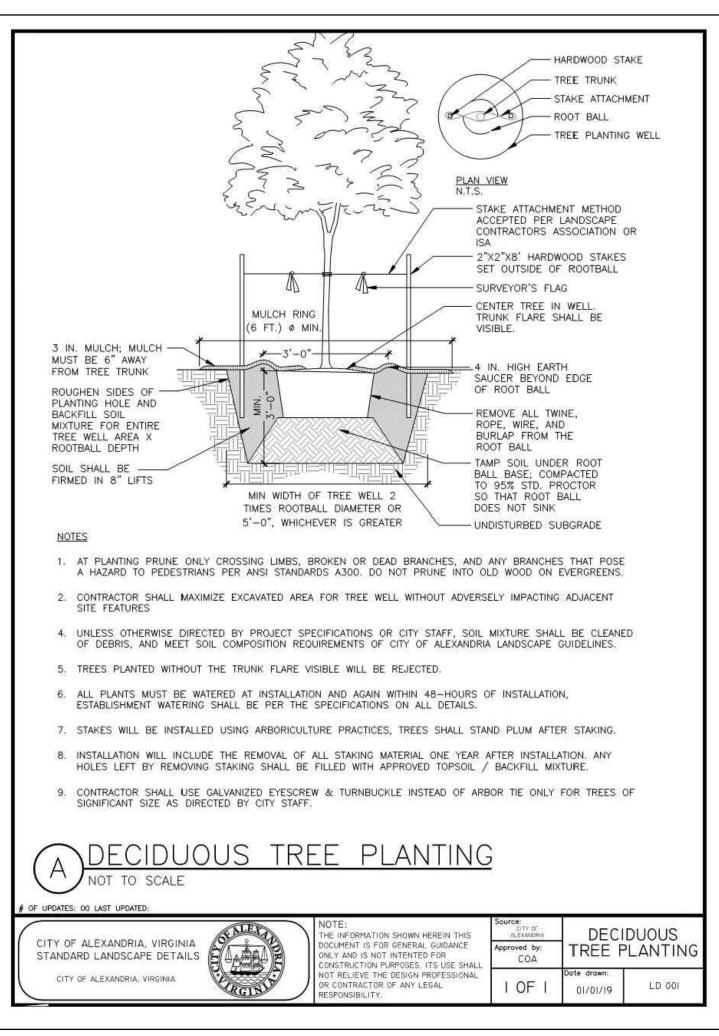
SITE PLAN NO.

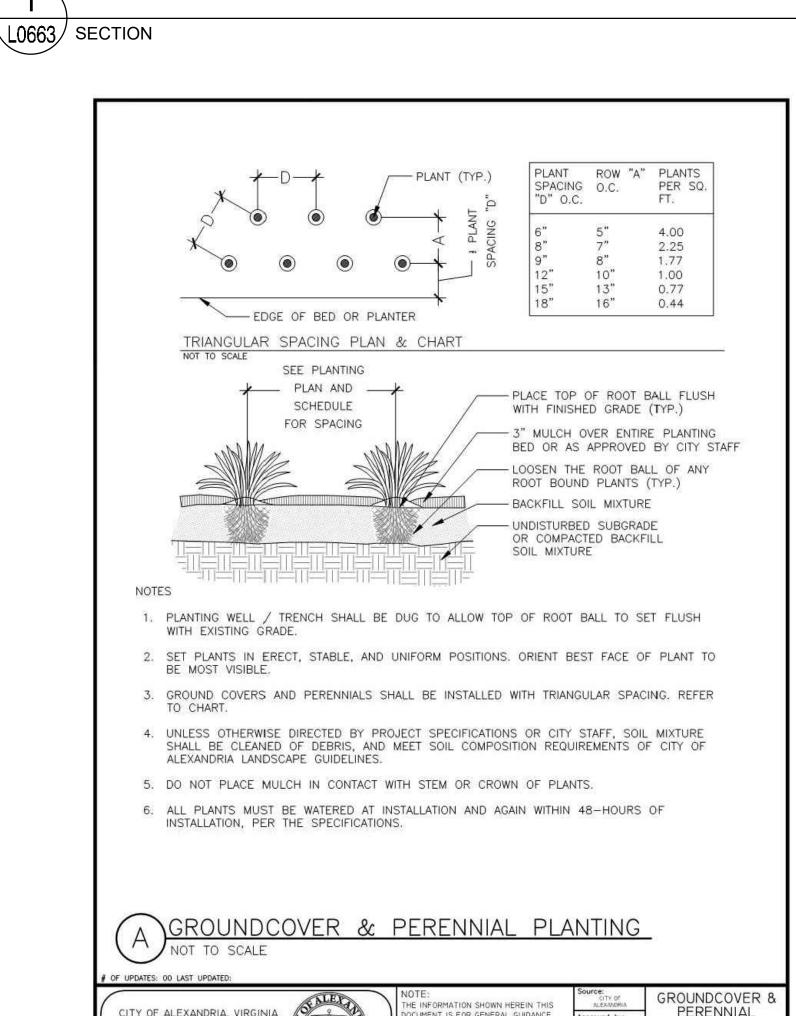
DATE RECORDED

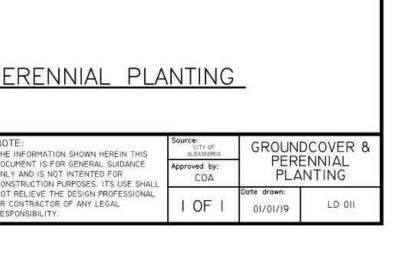
INSTRUMENT NO.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

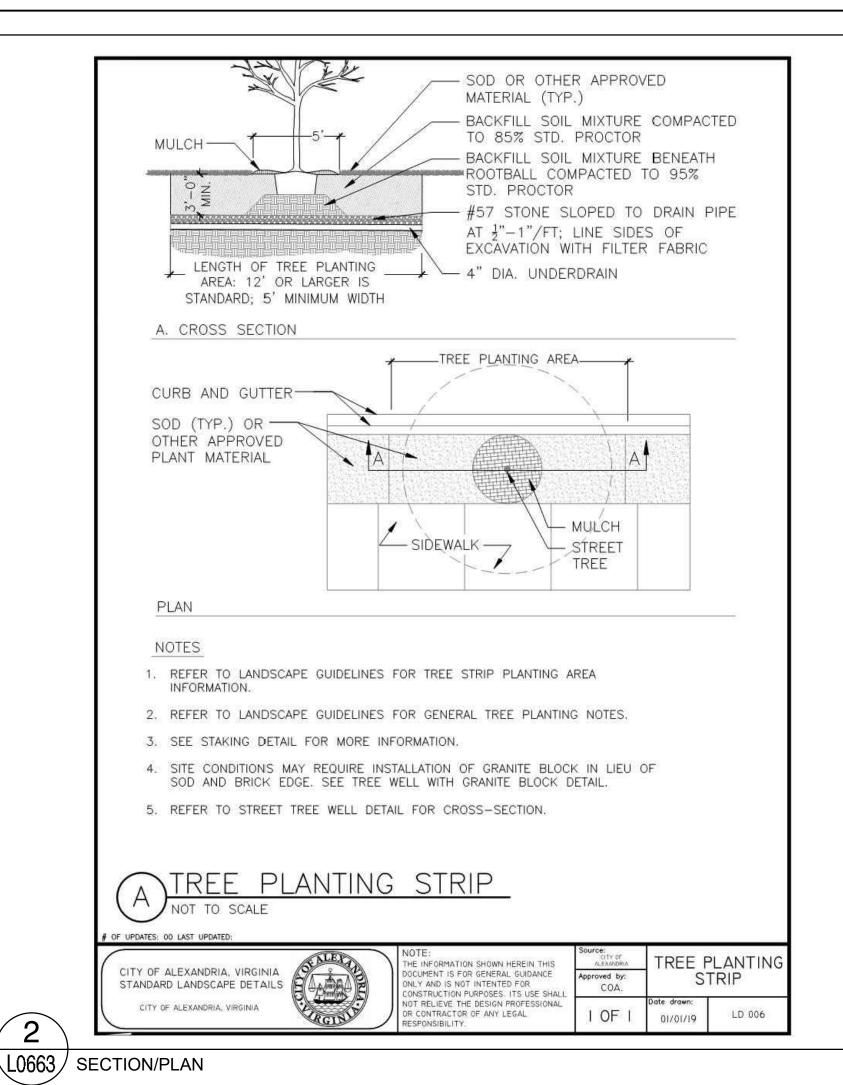
DEED BOOK NO.



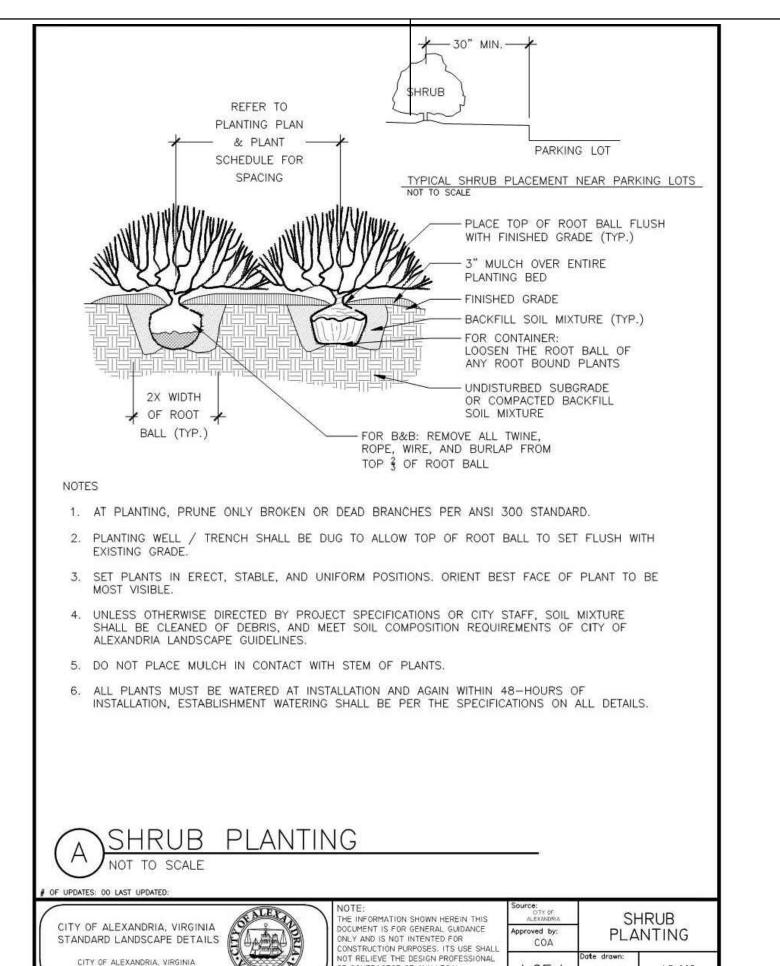




L0663 SECTION



- 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 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 ← SIĎEWALK → - 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. TREE PLANTING STRIP OF UPDATES: 01 LAST UPDATED: 12/02/2019 TREE PLANTING CITY OF ALEXANDRIA, VIRGINIA CUMENT IS FOR GENERAL GUIDANCE STRIP STANDARD LANDSCAPE DETAILS Y AND IS NOT INTENTED FOR NSTRUCTION PURPOSES. ITS USE SHALL OT RELIEVE THE DESIGN PROFESSIONAL CITY OF ALEXANDRIA, VIRGINIA OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY. I OF I LD 006 01/01/19



L0663/ / SECTION

01/01/19

LD 009

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

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR

CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY. 2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE

CONTRACTOR OF ANY LEGAL

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:

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

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

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

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

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

NTS

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.

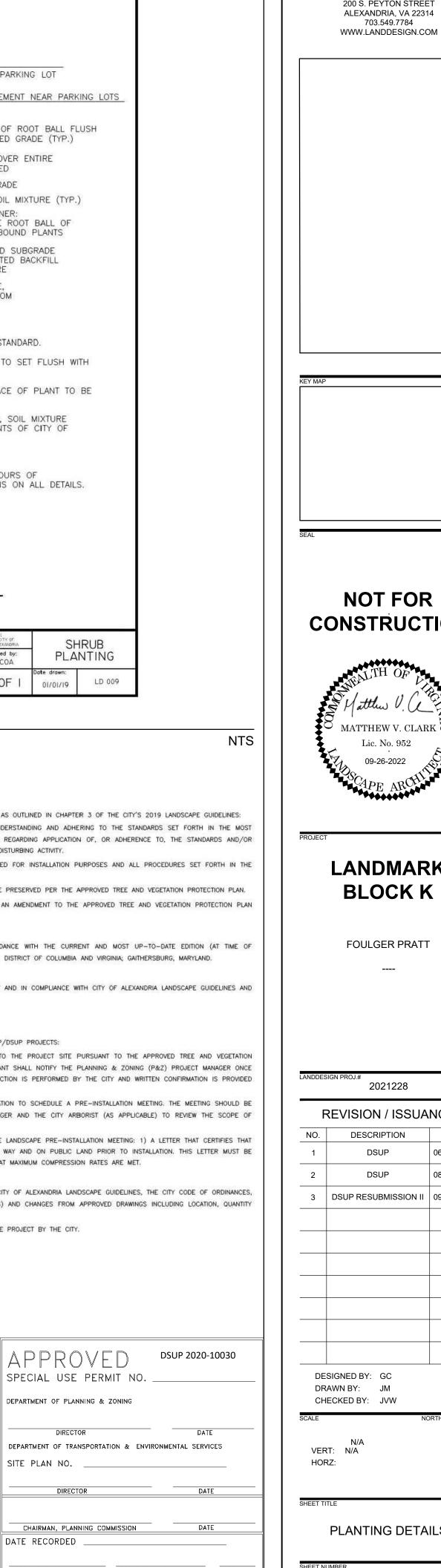
6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.



SPECIAL USE PERMIT NO	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONI	MENTAL SERVICES
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
CHAIRMAN, PLANNING COMMISSION DATE RECORDED	DATE
	DATE

200 S. PEYTON STREET ALEXANDRIA, VA 22314

703 549 7784



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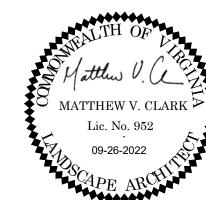
L0663 / SECTION

STANDARD LANDSCAPE DETAILS

CITY OF ALEXANDRIA, VIRGINIA

ORIGINAL SHEET SIZE: 24" X 36"

NOT FOR CONSTRUCTION



LANDMARK BLOCK K

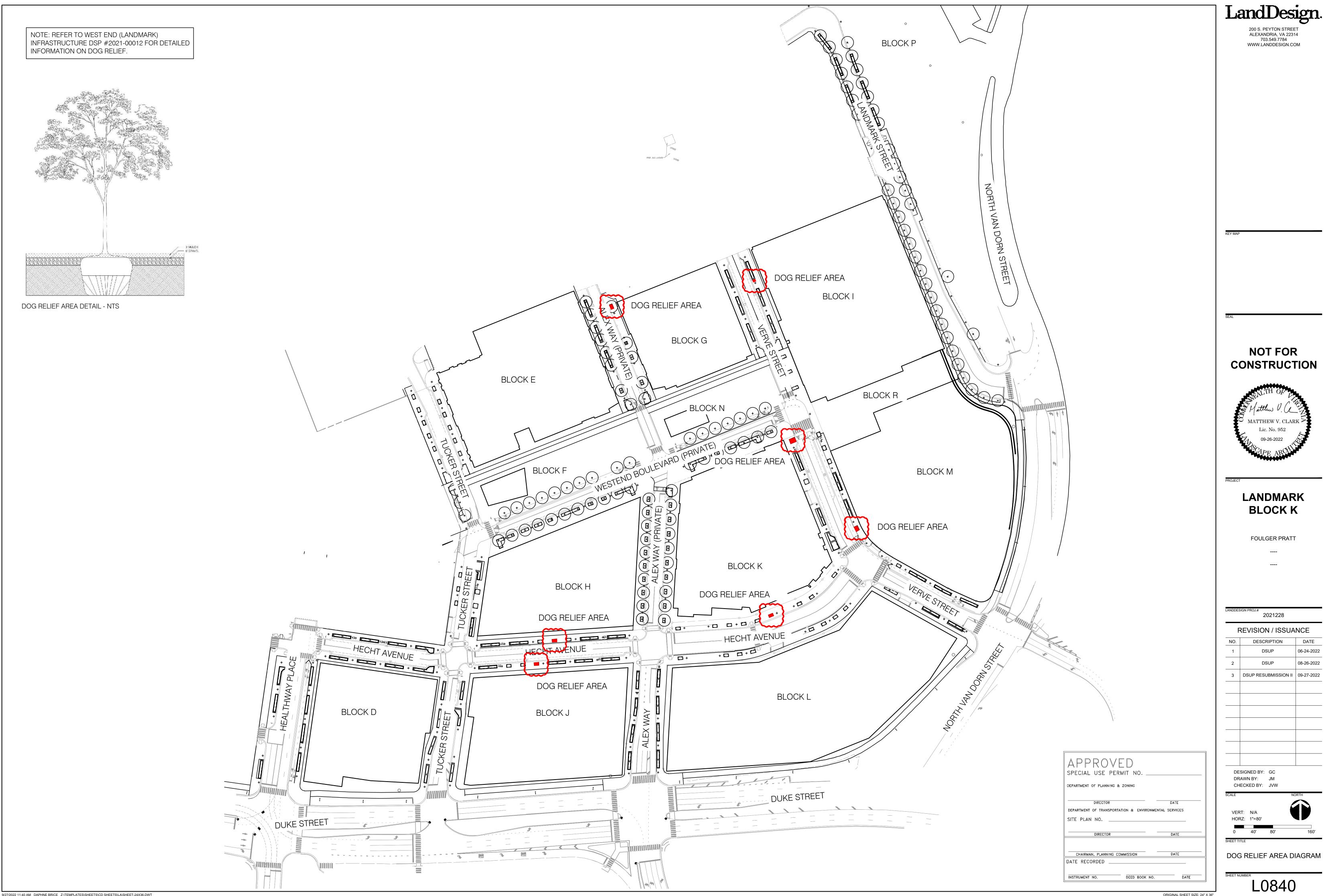
FOULGER PRATT

2021228 REVISION / ISSUANCE

DESCRIPTION DATE DSUP 06-24-2022 08-26-2022 3 DSUP RESUBMISSION II 09-27-2022

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

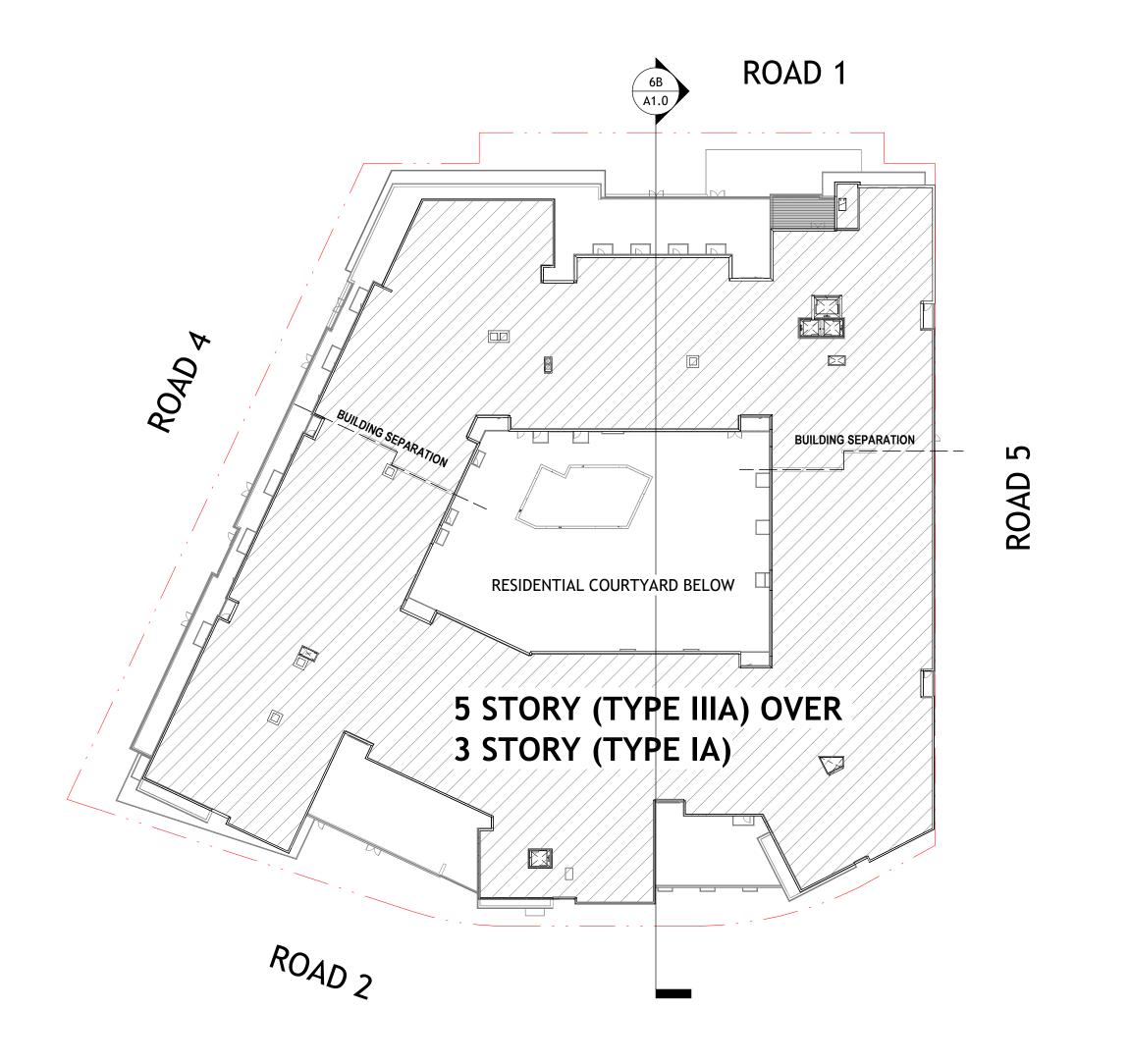
PLANTING DETAILS



CONSTRUCTION



REVISION / ISSUANCE 06-24-2022 08-26-2022 3 DSUP RESUBMISSION II 09-27-2022



LANDMARK - BLOCK K

UNIT MATRIX

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

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	60,596	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 6	61,702	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 5	61,701	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 4	58,001	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 3	60,841	R2	IIIA	5*	85*	72,000	NFPA 13
		HORIZO	ONTAL BUILDING	SEPARATION (3	HOUR RATED)		
LEVEL 2	48,390	R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL 1	73,546	A2/M/R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL P1	82,106	A2/M/R2/S2	IA	UL	UL	UL	NFPA 13

**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) Non-Separated Mixed Uses

Storage (Parking Garage Uses)

APPLICABLE BUILDING CODES:

2018 VIRGINIA UNIFORM STATEWIDE BUILDNG CODE 2018 INTERNATIONAL BUILDING CODE

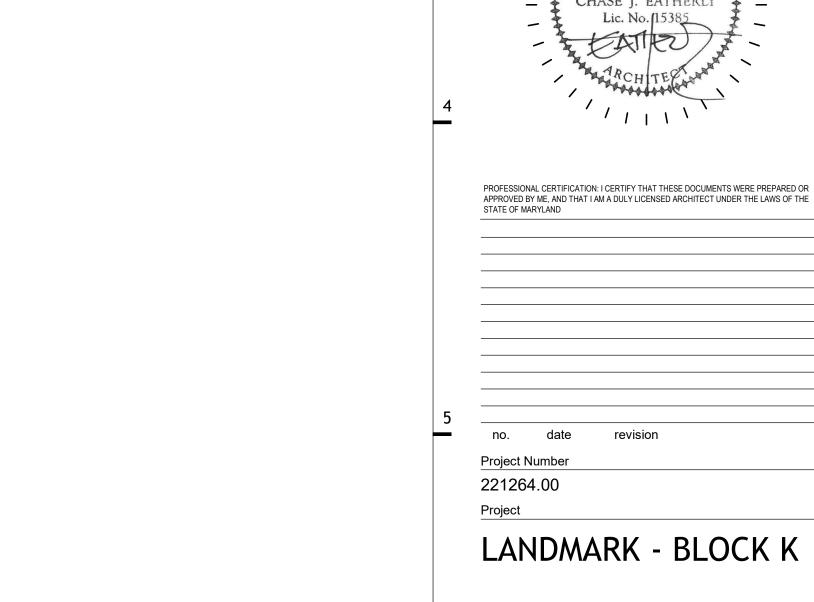
2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE

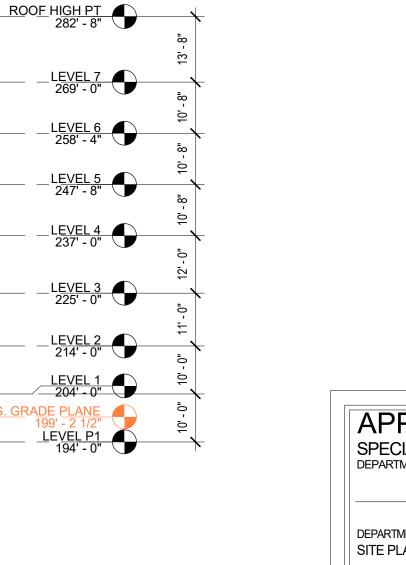
2018 INTERNATIONAL PLUMBING CODE

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





APPRO\ SPECIAL USE DEPARTMENT OF PLA	PERMI		
DIRECTOR	<u> </u>	DATE	
DEPARTMENT OF TRAN	ISPORTATIO	ON & ENVIRO	ONMENTAL SERVICES
SITE PLAN NO			
SITE PLAN NO	R	DATE	
DIRECTOR		DATE	DATE
	MISION	DATE	DATE

CODE ANALYSIS & **UNIT MATRIX**

COURTYARD

RAMP

RAMP

UNITS

UNITS

UNITS

UNITS

AMENITY

TRASH

LOADING

RETAIL

PARKING

4B BUILDING CODE DIAGRAM

A0.01E A1.0 1" = 40'-0"

6B CODE SECTION N-S

A1.0 A1.0 1" = 20'-0"

UNITS

UNITS

UNITS

UNITS

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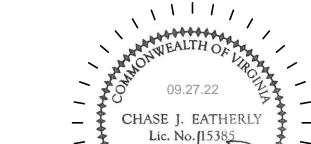
AMENITY

PARKING

PARKING

PARKING

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ALEXANDRIA, VA

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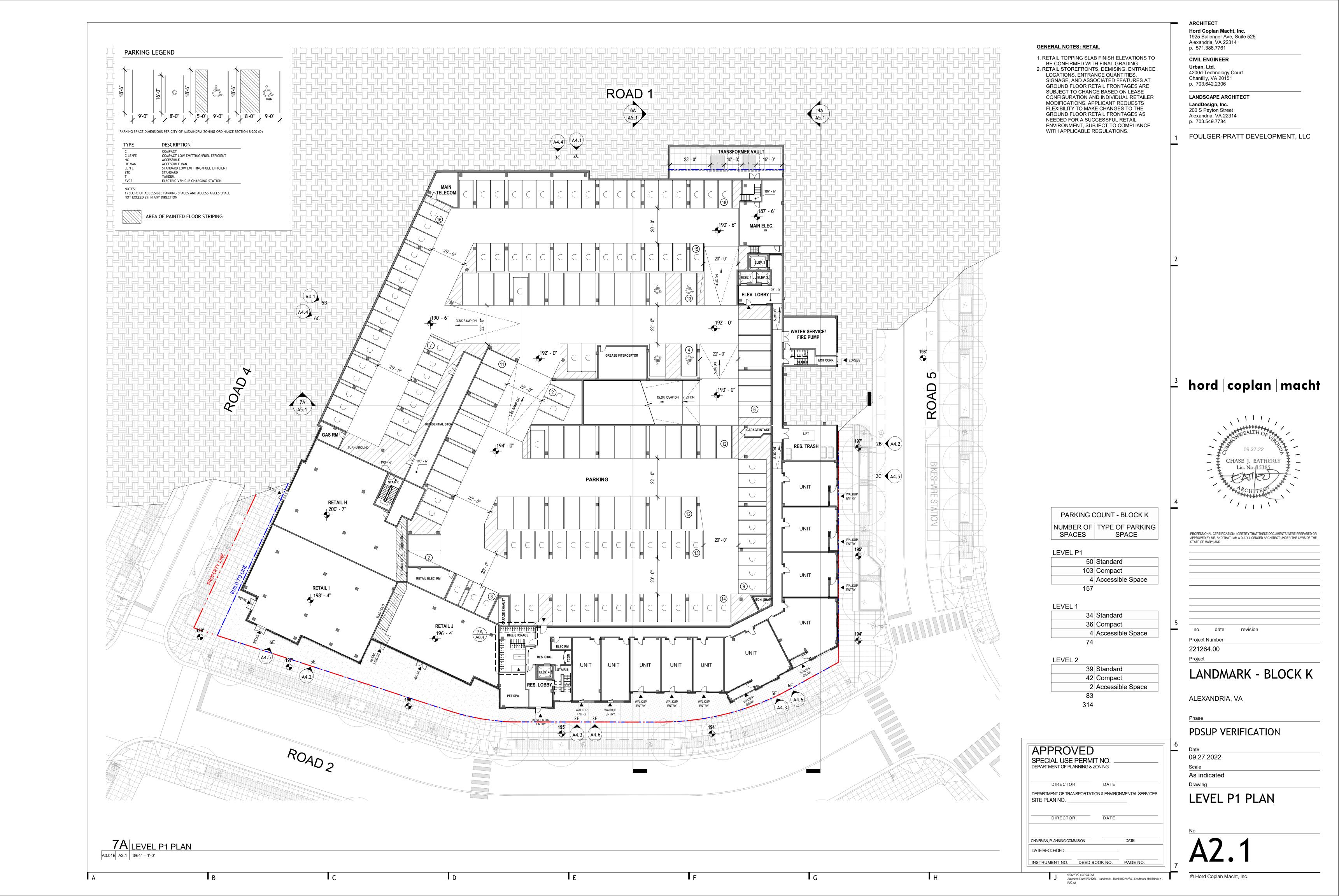
ARCHITECT

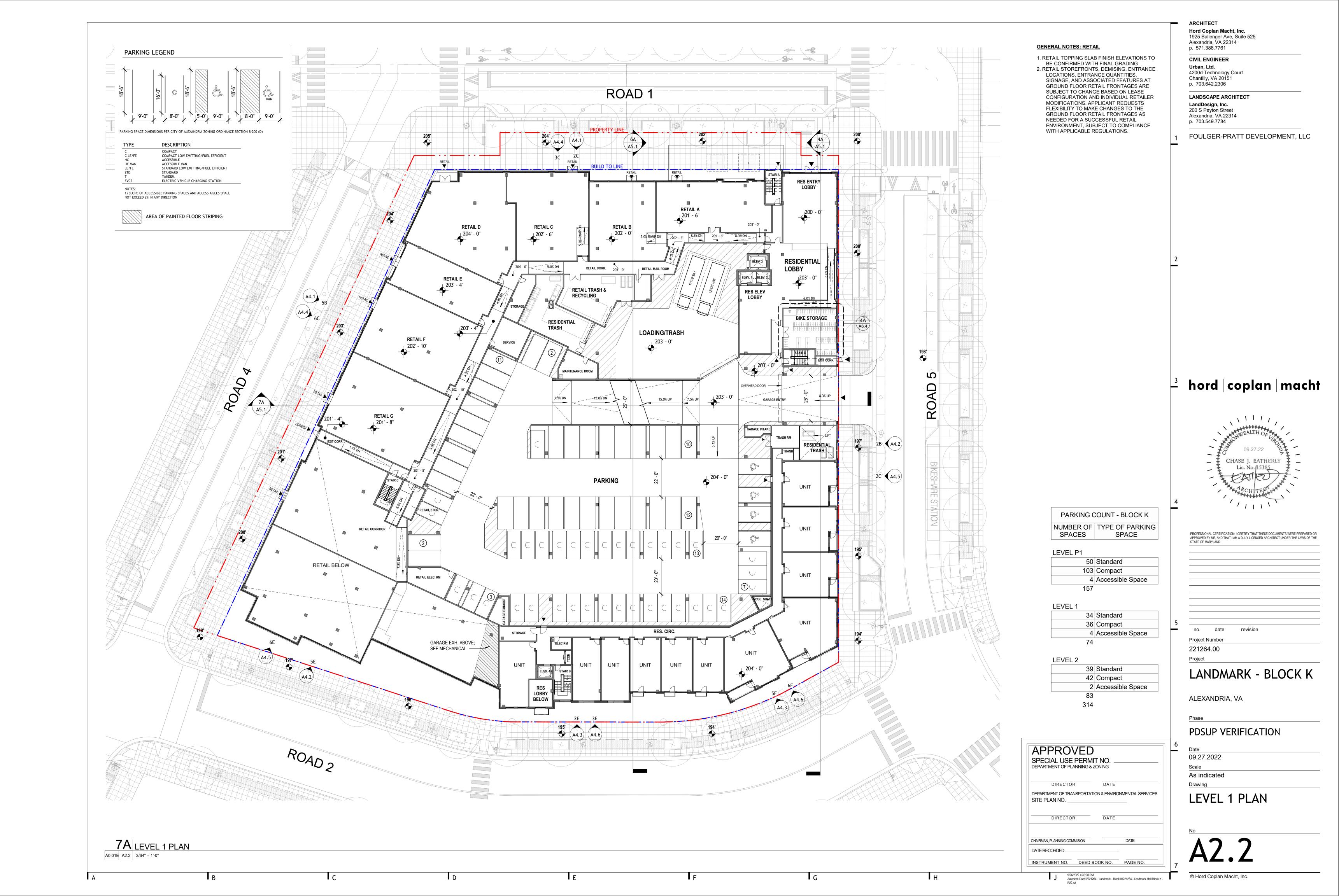
Alexandria, VA 22314 p. 571.388.7761

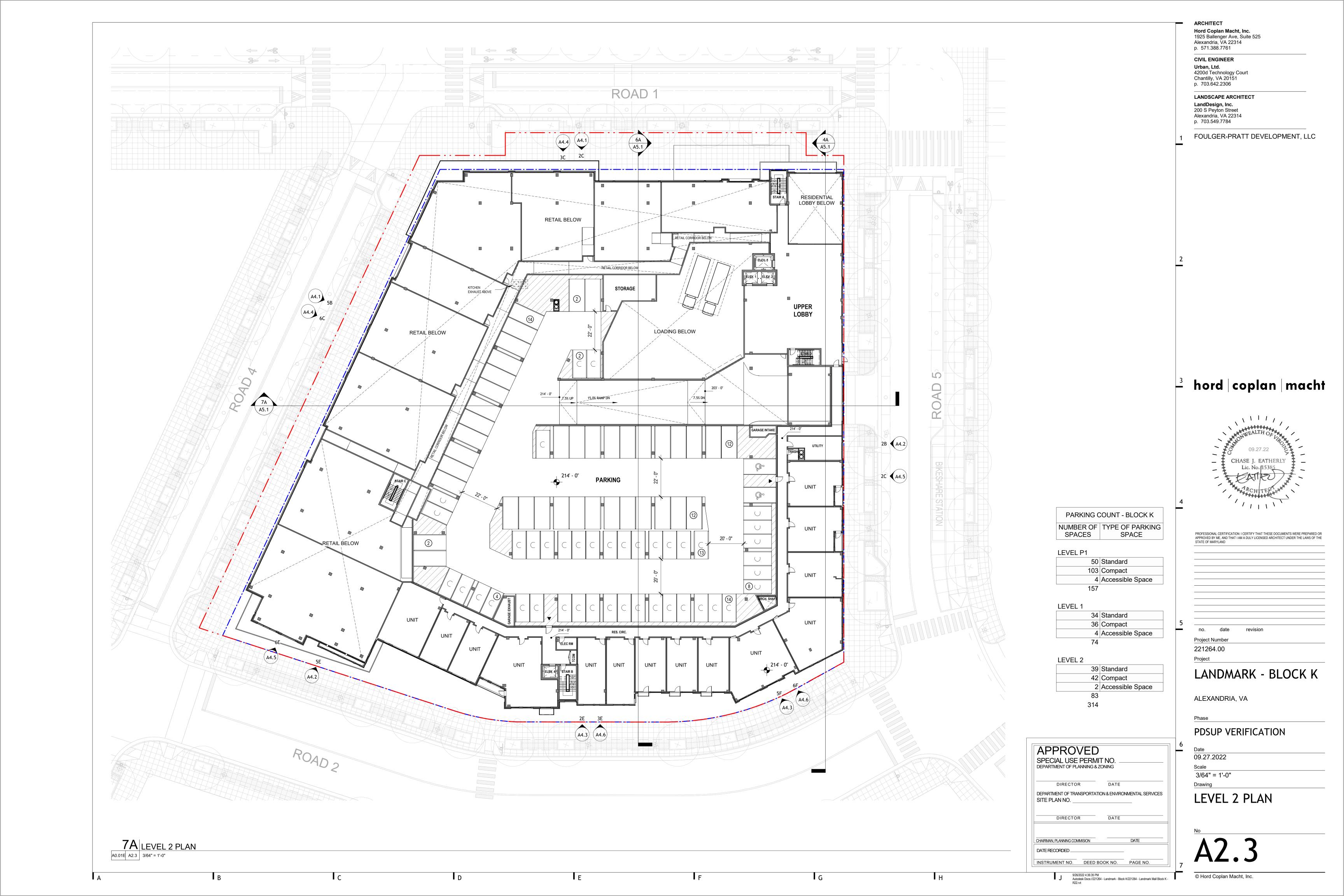
LANDSCAPE ARCHITECT **LandDesign, Inc.** 200 S Peyton Street

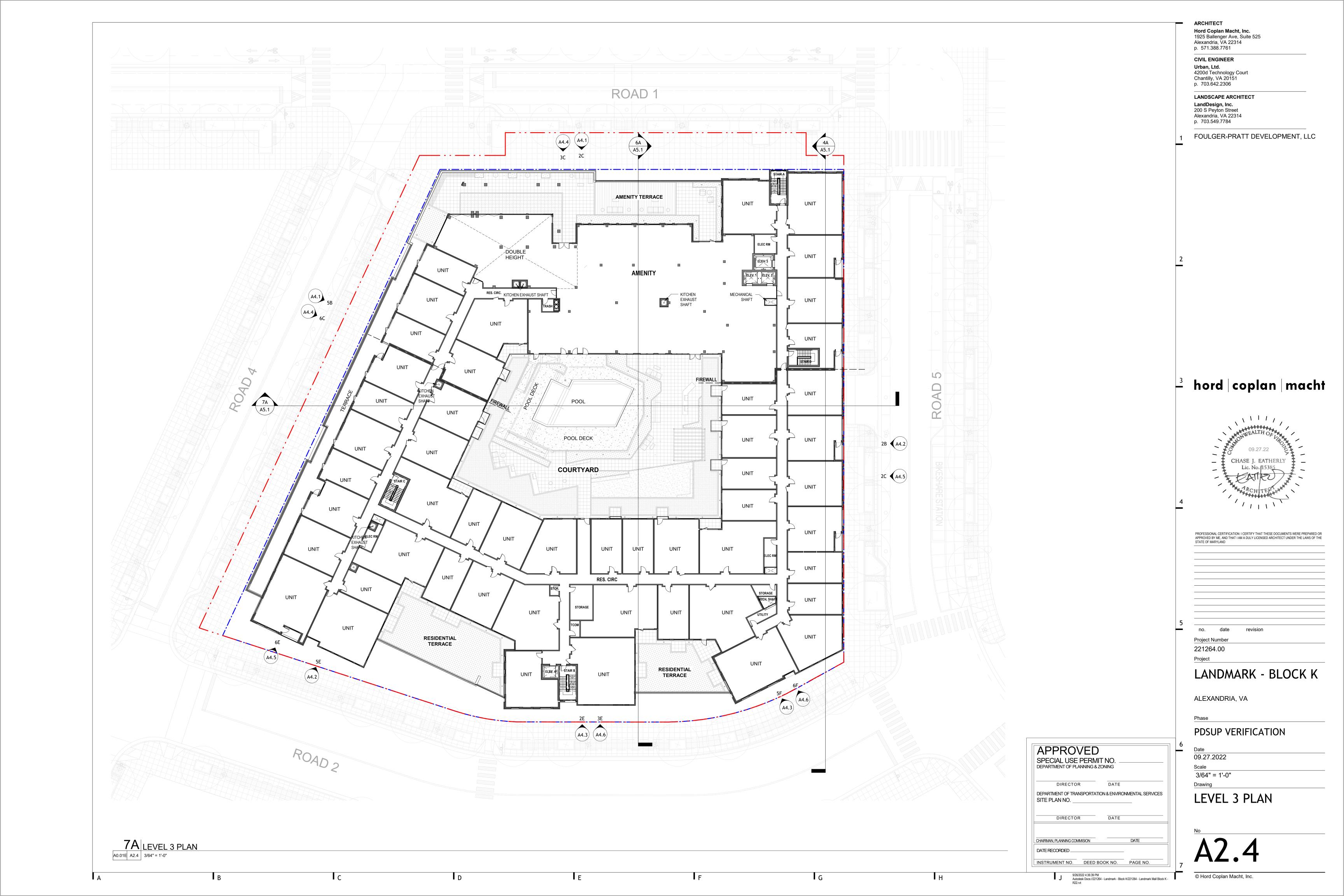
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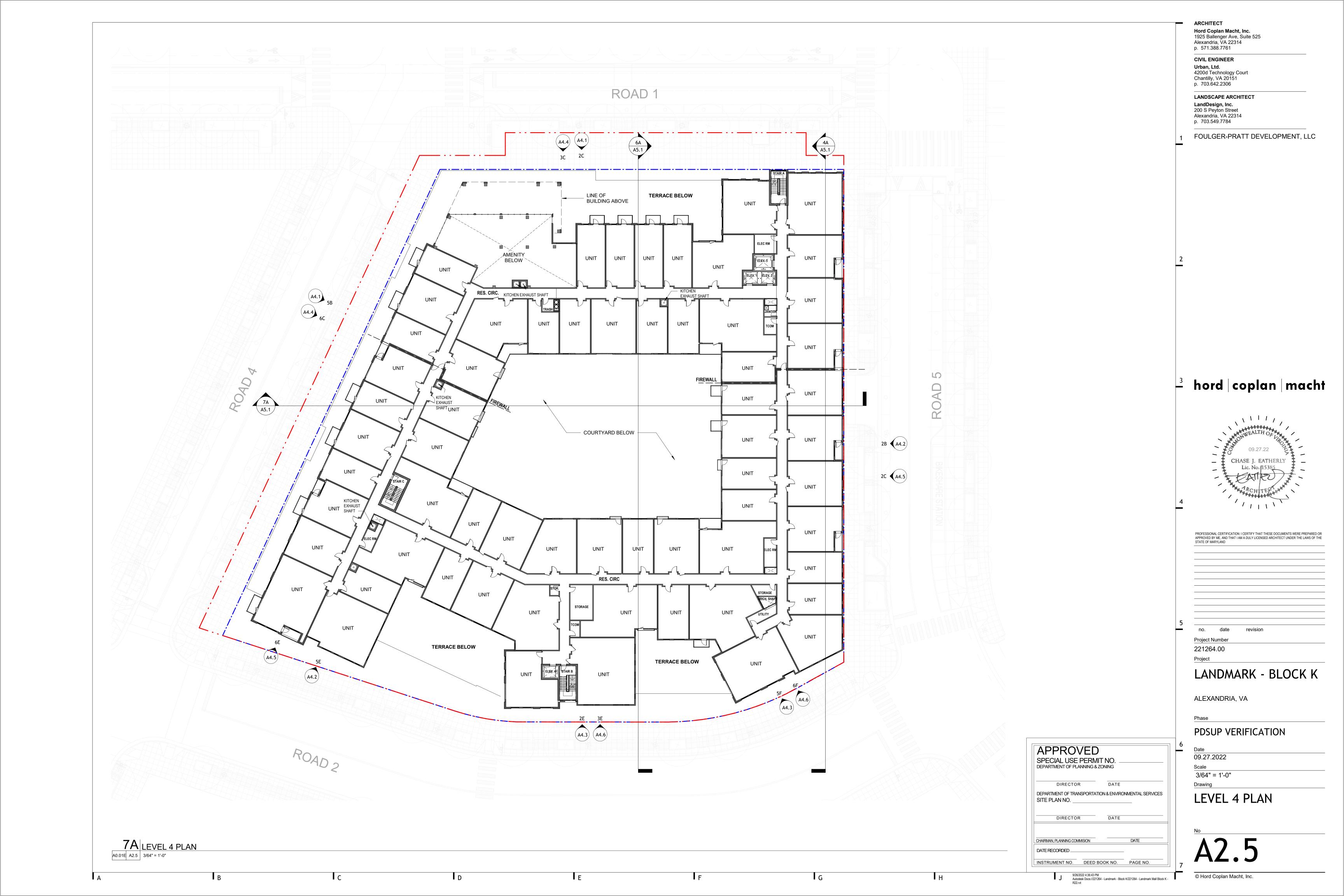
FOULGER-PRATT DEVELOPMENT, LLC

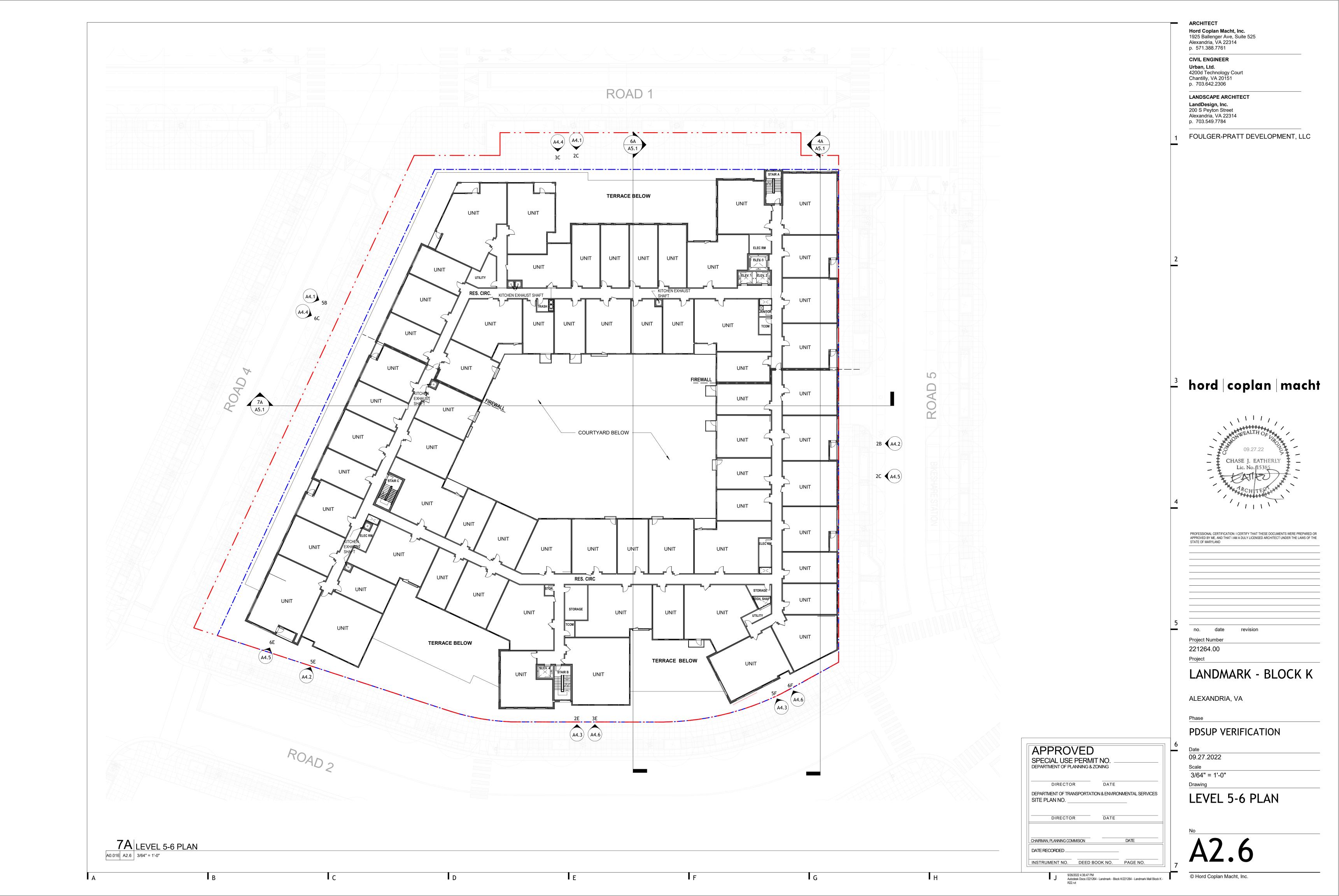


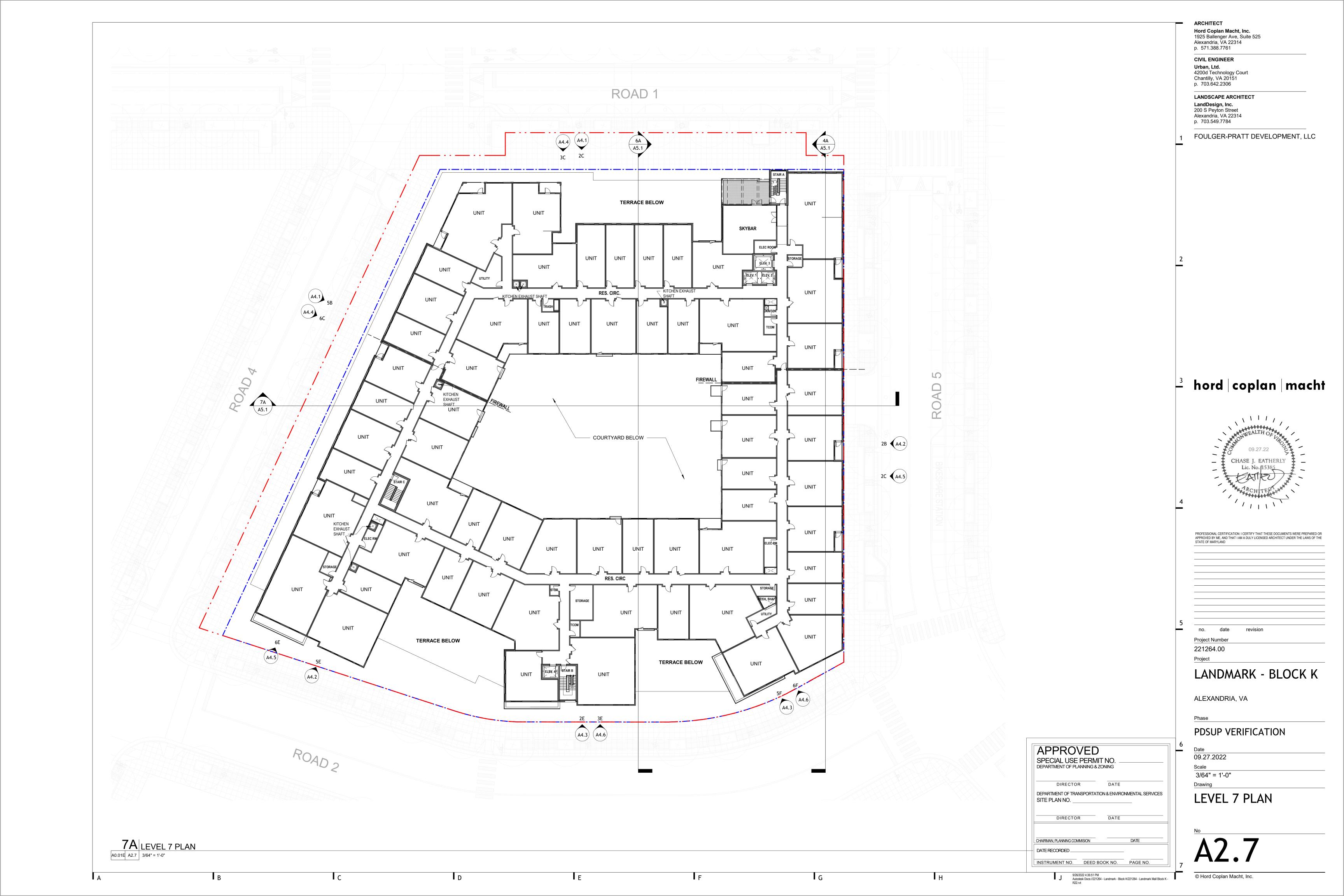


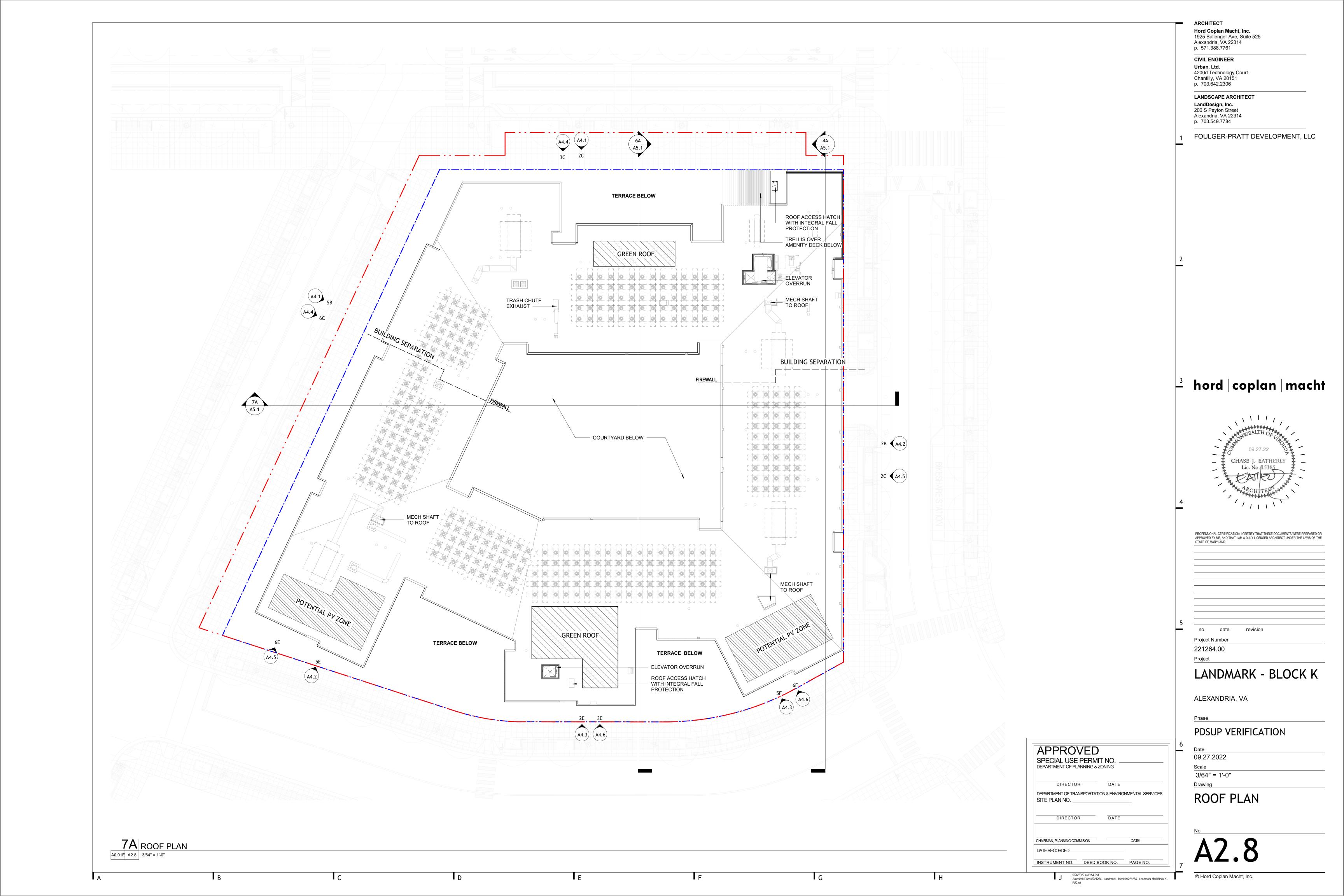


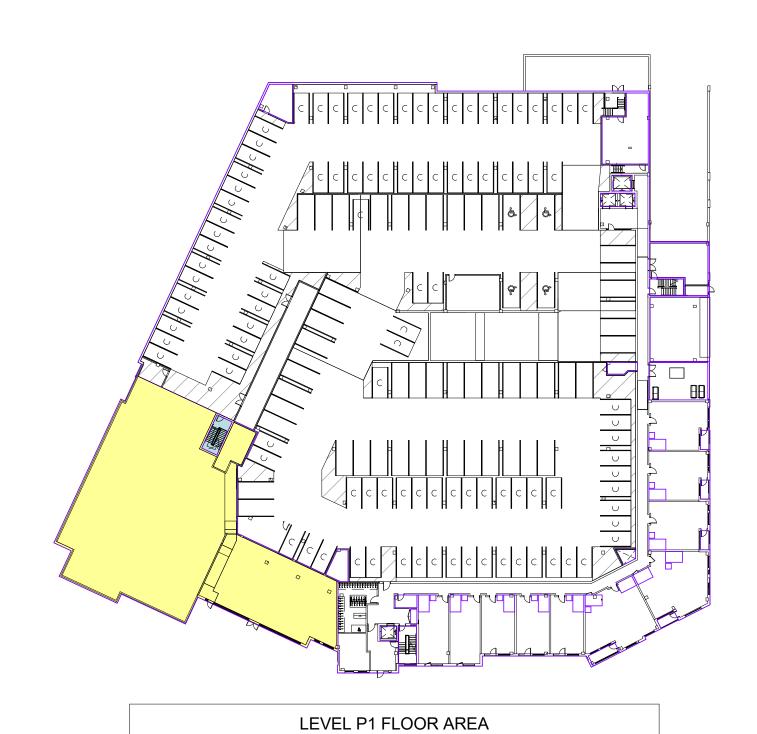




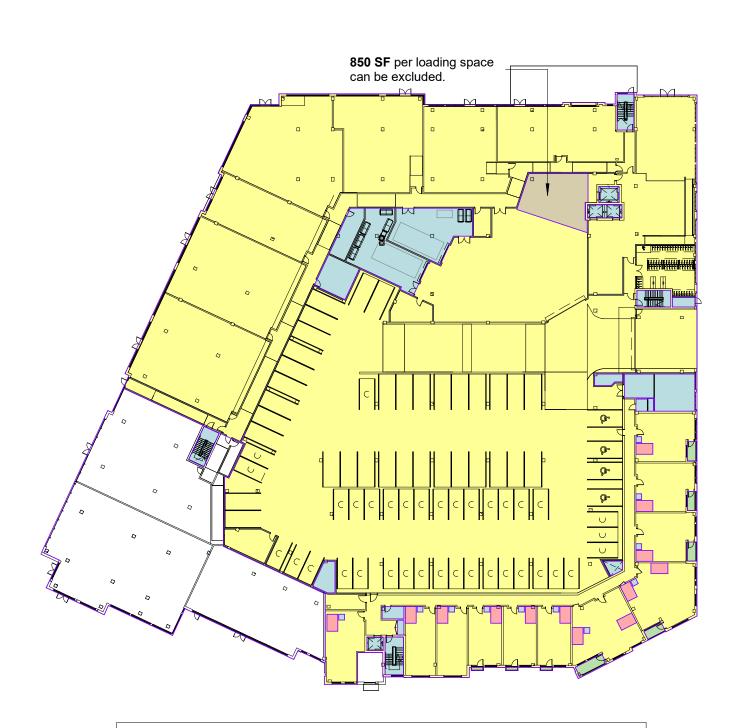








AREA EXCLUSION - Circulation, Shaft, Mechanical	166 SF
NET FLOOR AREA - After Exclusions	10857 SF
TOTAL GROSS AREA	11023 SF

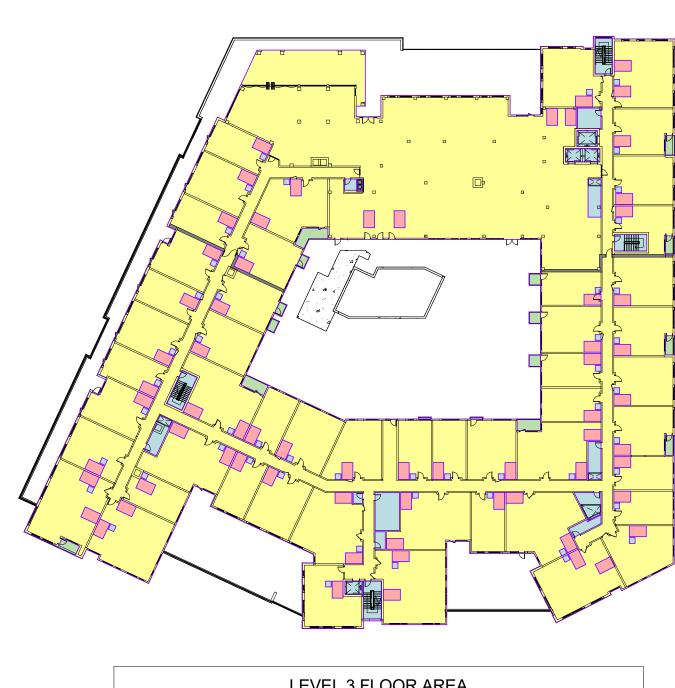


LEVEL 1 FLOOR AREA	
AREA EXCLUSION - Balcony	324 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	4595 SF
AREA EXCLUSION - Lavatory	650 SF
AREA EXCLUSION - Loading	850 SF
NET FLOOR AREA - After Exclusions	67239 SF
TOTAL GROSS AREA	73658 SF

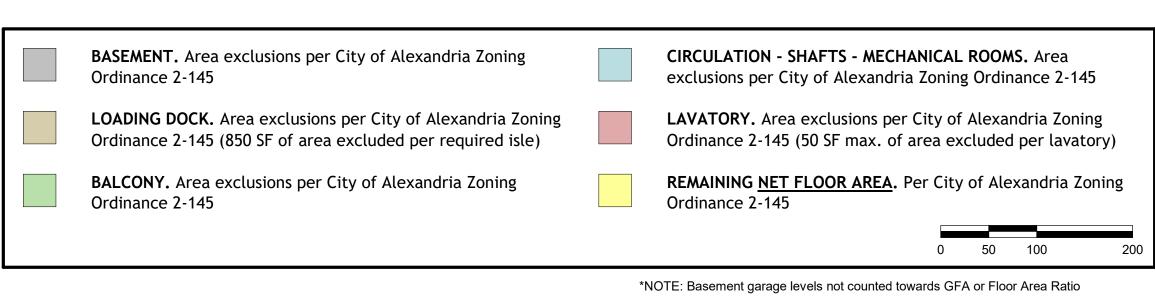
BLOCK K TOTAL FLOOR AREA	
Name	Area
AREA EXCLUSION - Balcony	6948 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	19906 SF
AREA EXCLUSION - Lavatory	20793 SF
AREA EXCLUSION - Loading	850 SF
NET FLOOR AREA - After Exclusions	395434 SF
TOTAL GROSS AREA	443930 SF

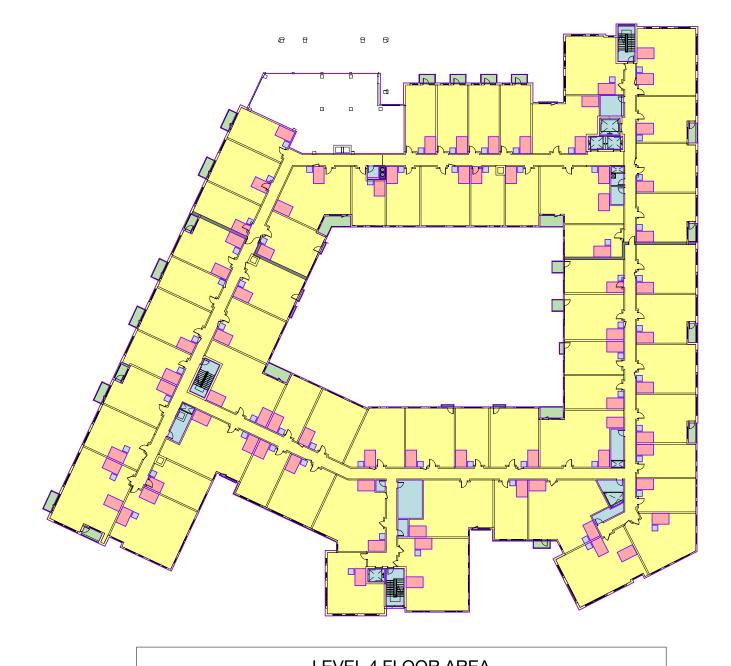


LEVEL 2 FLOOR AREA	
AREA EXCLUSION - Balcony	205 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	1524 SF
AREA EXCLUSION - Lavatory	950 SF
NET FLOOR AREA - After Exclusions	46148 SF
TOTAL GROSS AREA	48827 SF

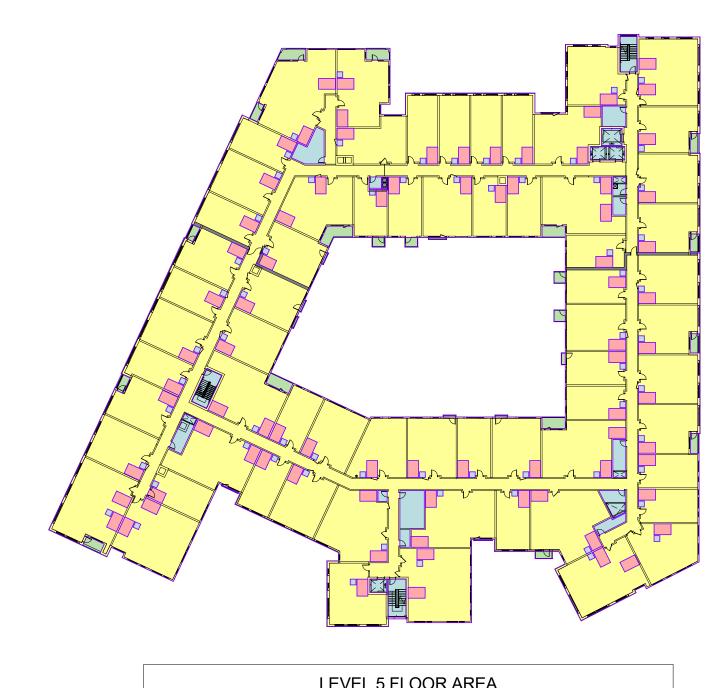


LEVEL 3 FLOOR AREA	
AREA EXCLUSION - Balcony	718 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2543 SF
AREA EXCLUSION - Lavatory	3299 SF
NET FLOOR AREA - After Exclusions	56126 SF
TOTAL GROSS AREA	62686 SF





LEVEL 4 FLOOR AREA	
AREA EXCLUSION - Balcony	1268 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2497 SF
AREA EXCLUSION - Lavatory	3749 SF
NET FLOOR AREA - After Exclusions	51767 SF
TOTAL GROSS AREA	59281 SF



LEVEL 5 FLOOR AREA	
AREA EXCLUSION - Balcony	1105 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2741 SF
AREA EXCLUSION - Lavatory	4049 SF
NET FLOOR AREA - After Exclusions	54937 SF
TOTAL GROSS AREA	62831 SF

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DATE		-
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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

Urban, Ltd. 4200d Technology Court

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Project Number

LANDMARK - BLOCK K

ALEXANDRIA, VA

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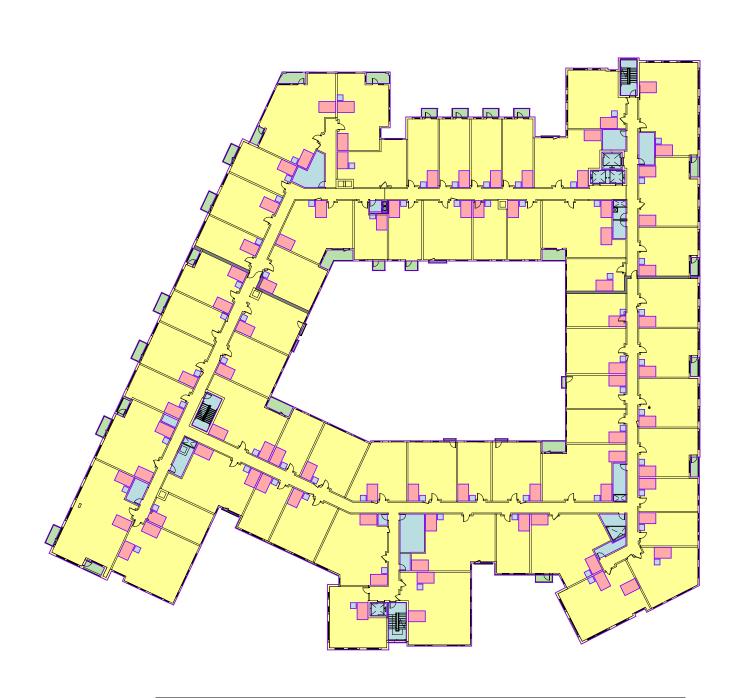
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AREA PLANS

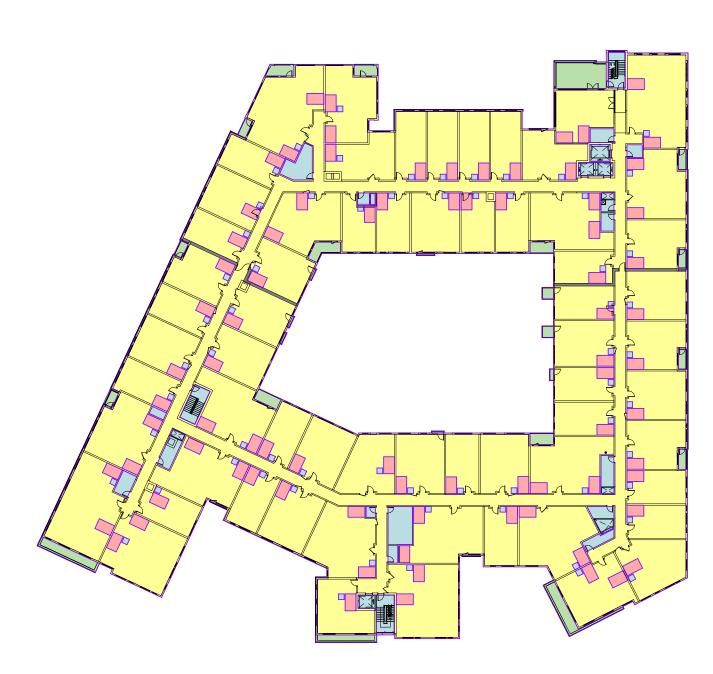
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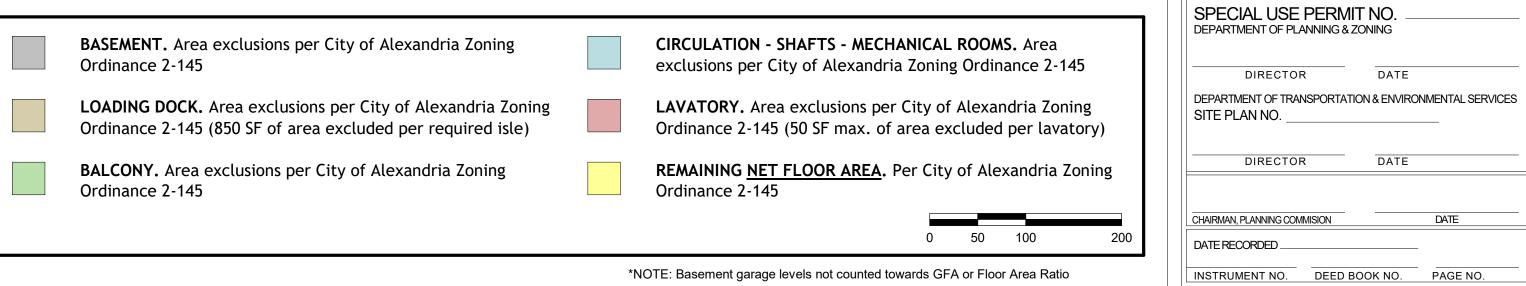
AREA EXCLUSION - Balcony	1471 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2986 SF
AREA EXCLUSION - Lavatory	4049 SF
NET FLOOR AREA - After Exclusions	54651 SF
TOTAL GROSS AREA	63156 SF



LEVEL 7 FLOOR AREA

AREA EXCLUSION - Balcony	1859 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2853 SF
AREA EXCLUSION - Lavatory	4049 SF
NET FLOOR AREA - After Exclusions	53708 SF
TOTAL GROSS AREA	62468 SF

BLOCK K TOTAL FLOOR AREA	
Name	Area
AREA EXCLUSION - Balcony	6948 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	19906 SF
AREA EXCLUSION - Lavatory	20793 SF
AREA EXCLUSION - Loading	850 SF
NET FLOOR AREA - After Exclusions	395434 SF
TOTAL GROSS AREA	443930 SF



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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 Alexandria, VA 22314 p. 571.388.7761



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	iΕ
STATE OF MARYLAND	

Project Number

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AREA PLANS

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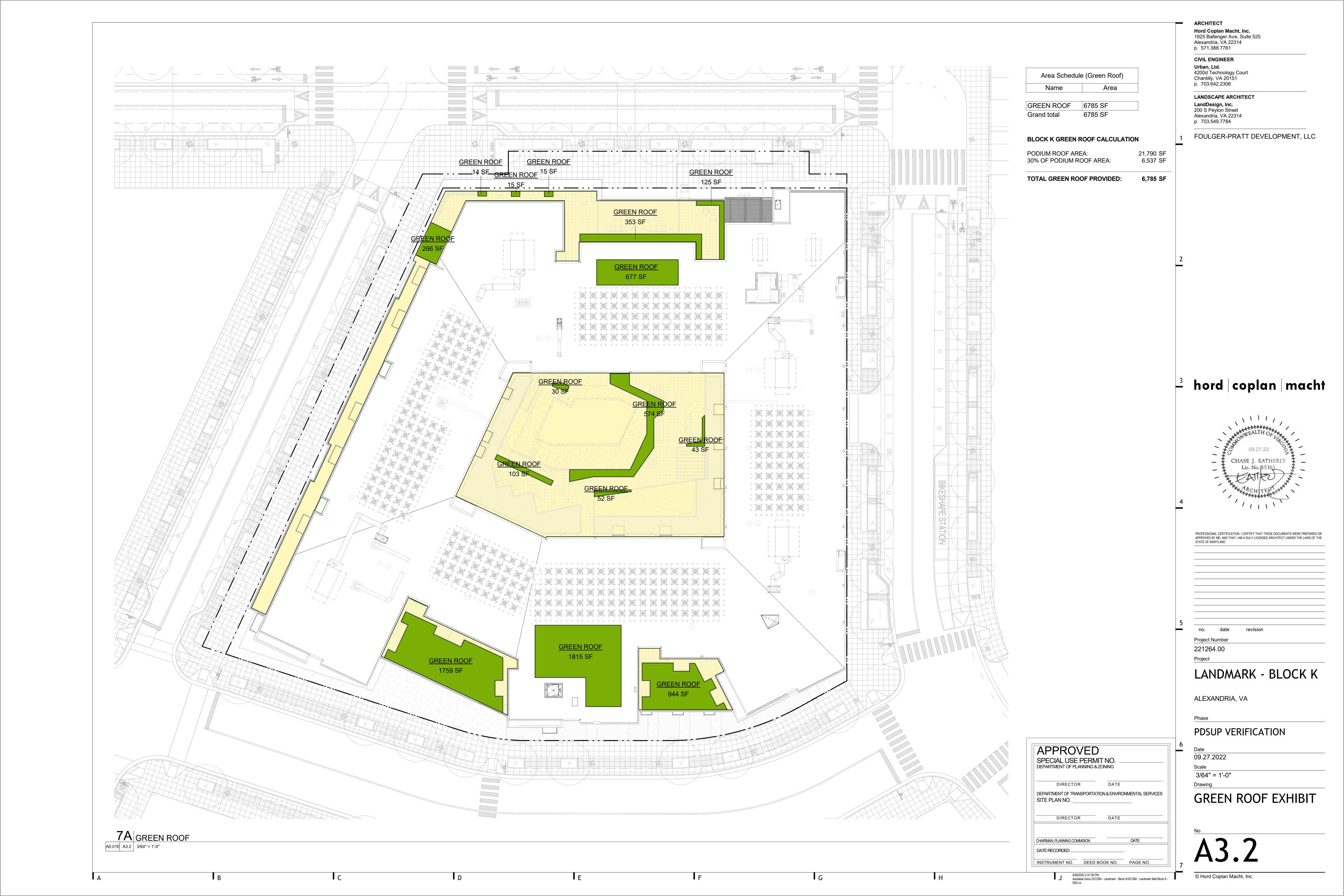
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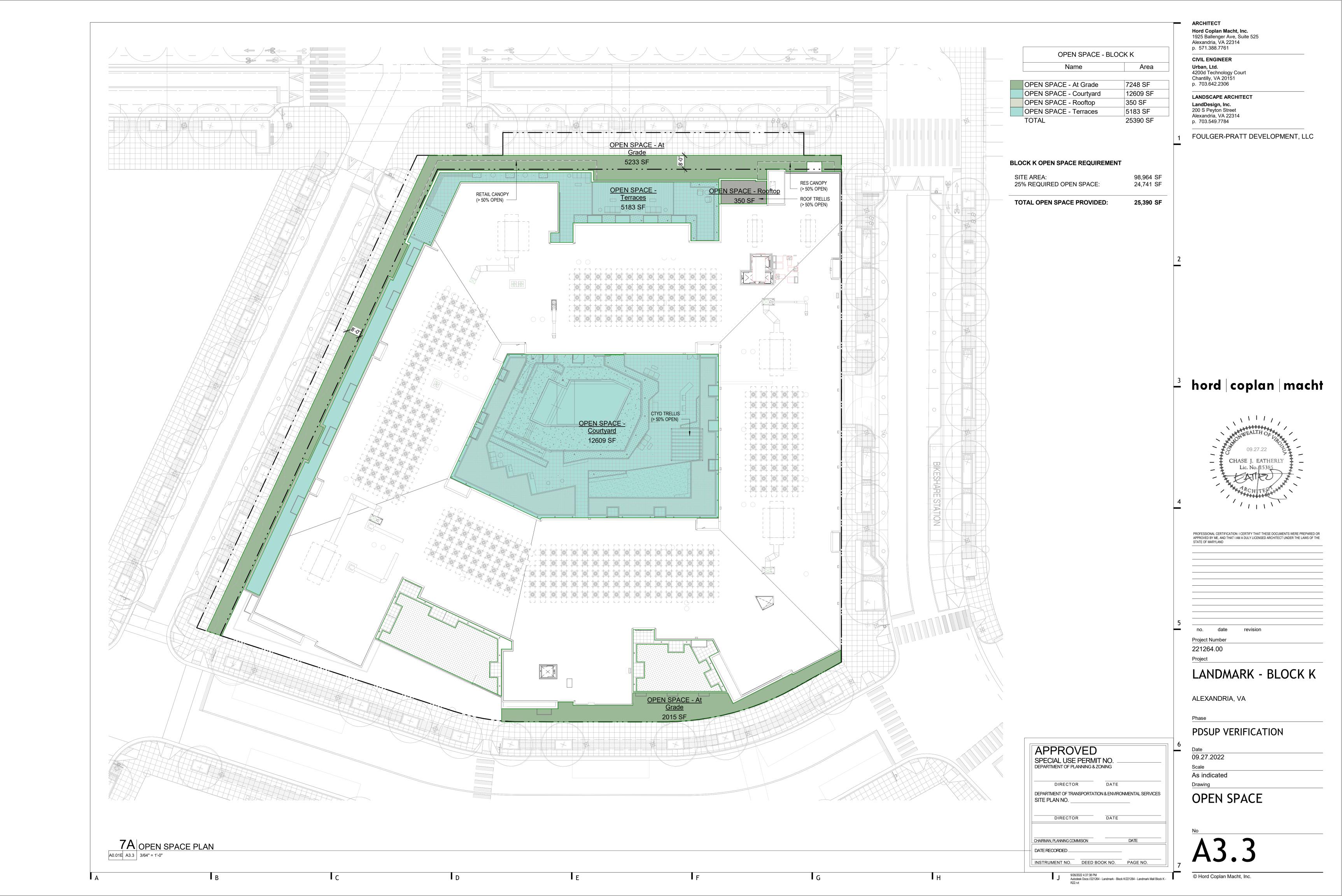
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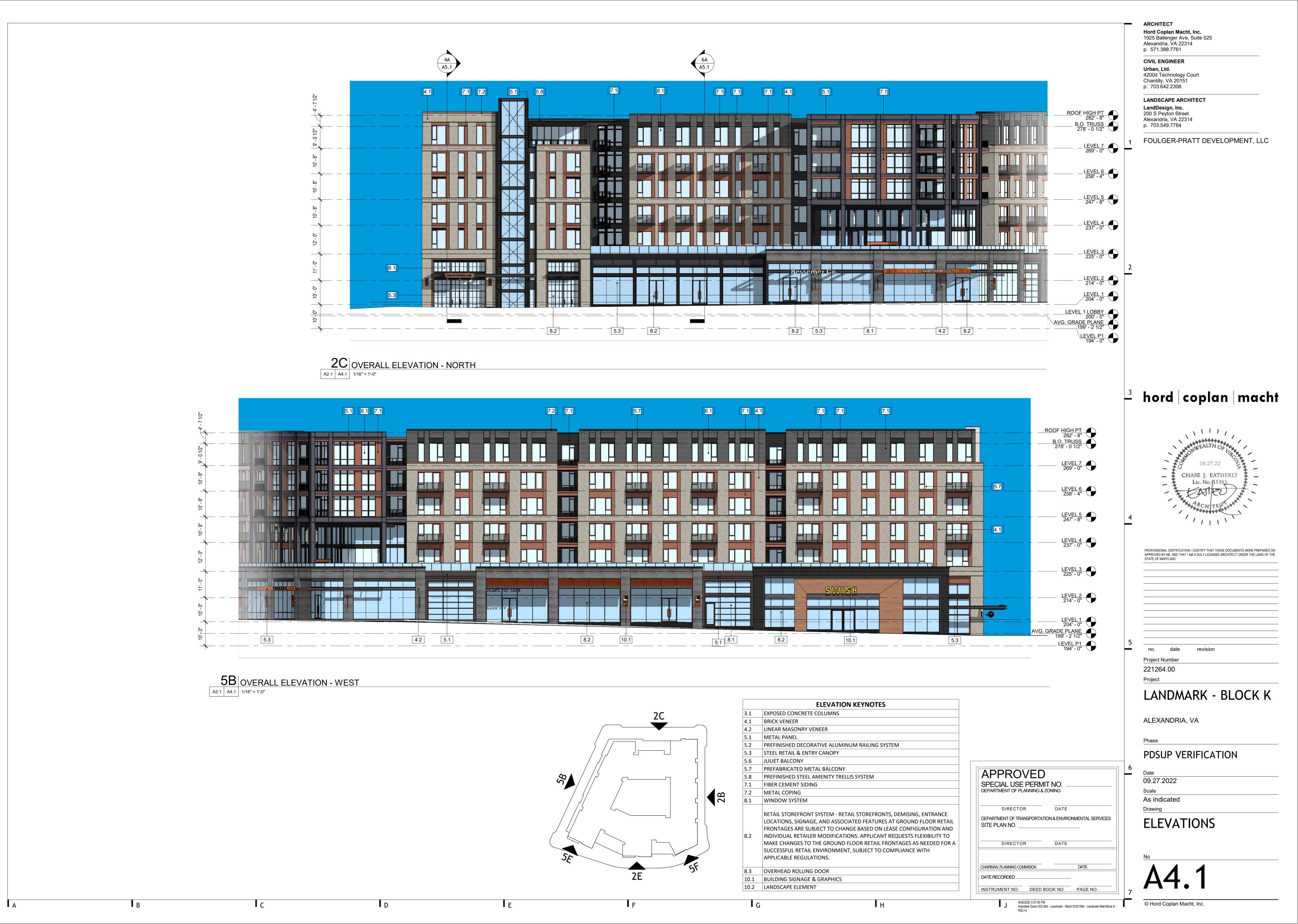
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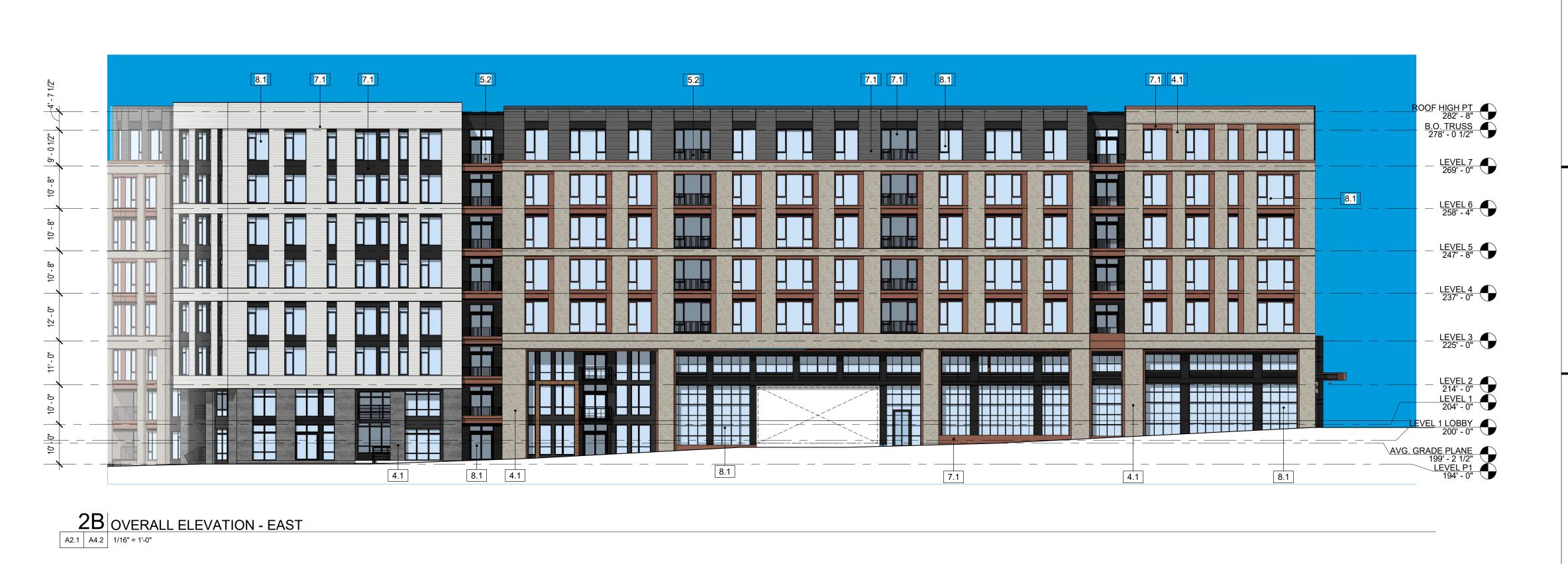
APPROVED

CHAIRMAN, PLANNING COMMISION



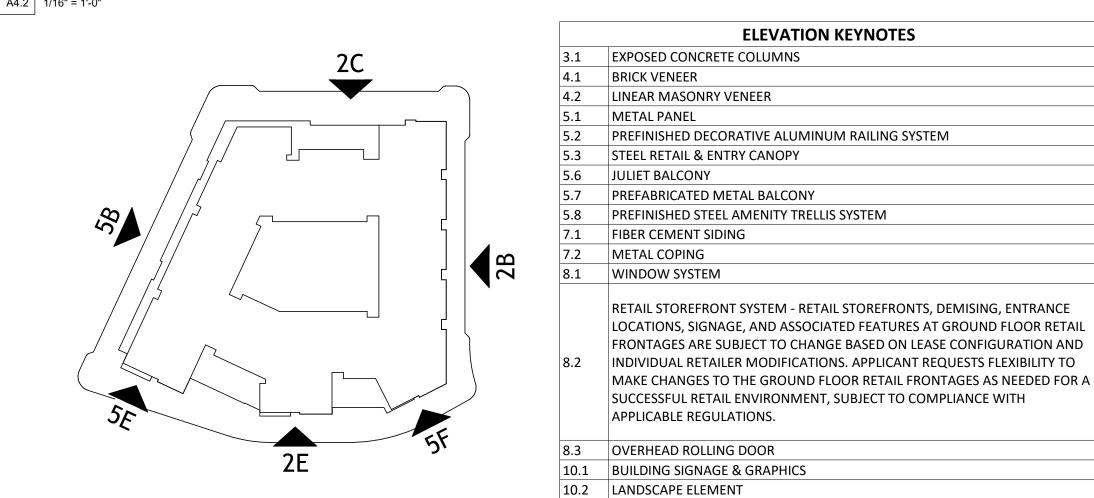












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DIRECTOR DATE	_	
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CIVIL ENGINEER

Chantilly, VA 20151 p. 703.642.2306

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

4200d Technology Court

LANDSCAPE ARCHITECT

FOULGER-PRATT DEVELOPMENT, LLC

Urban, Ltd.

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



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Project Number 221264.00

LANDMARK - BLOCK K

ALEXANDRIA, VA

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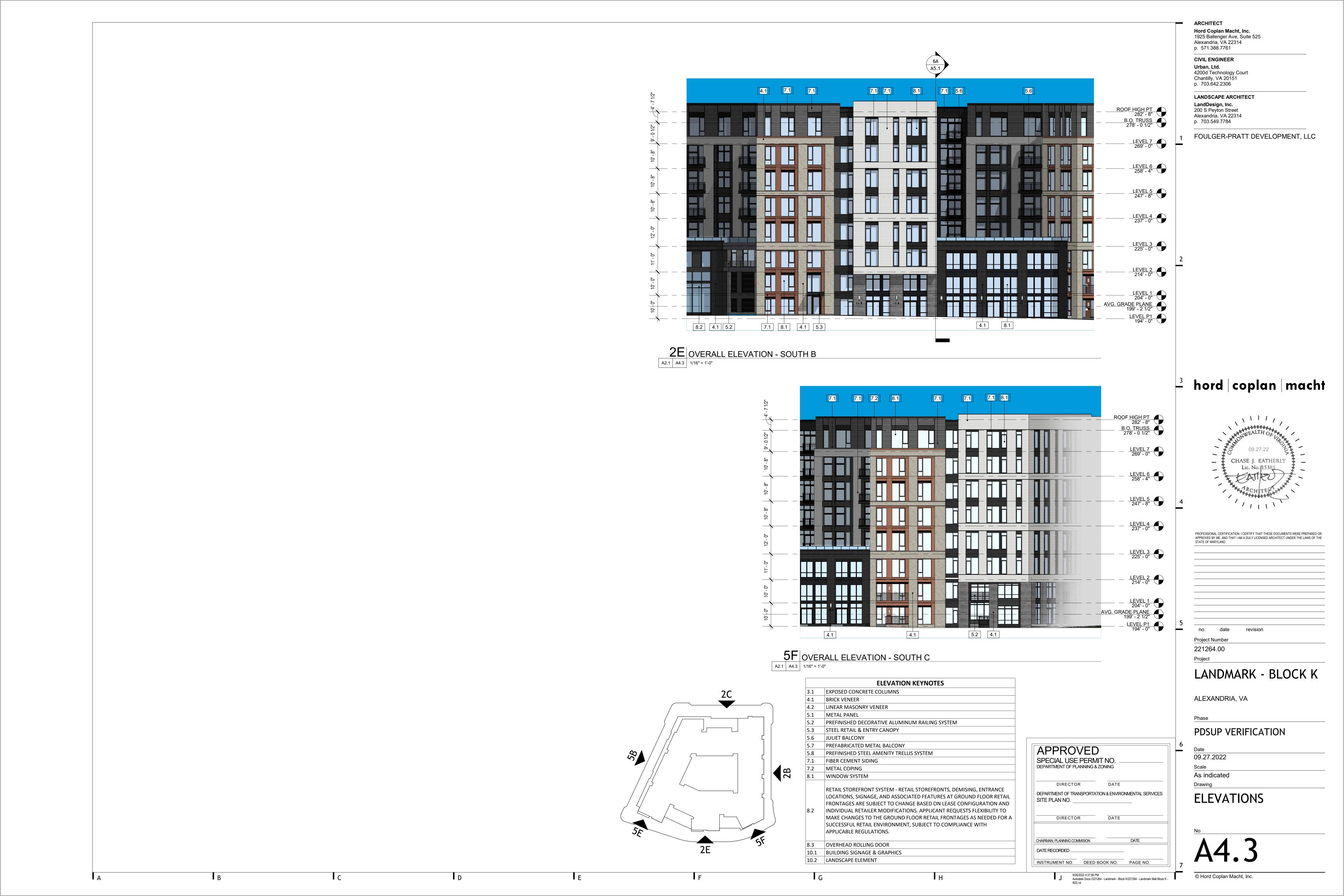
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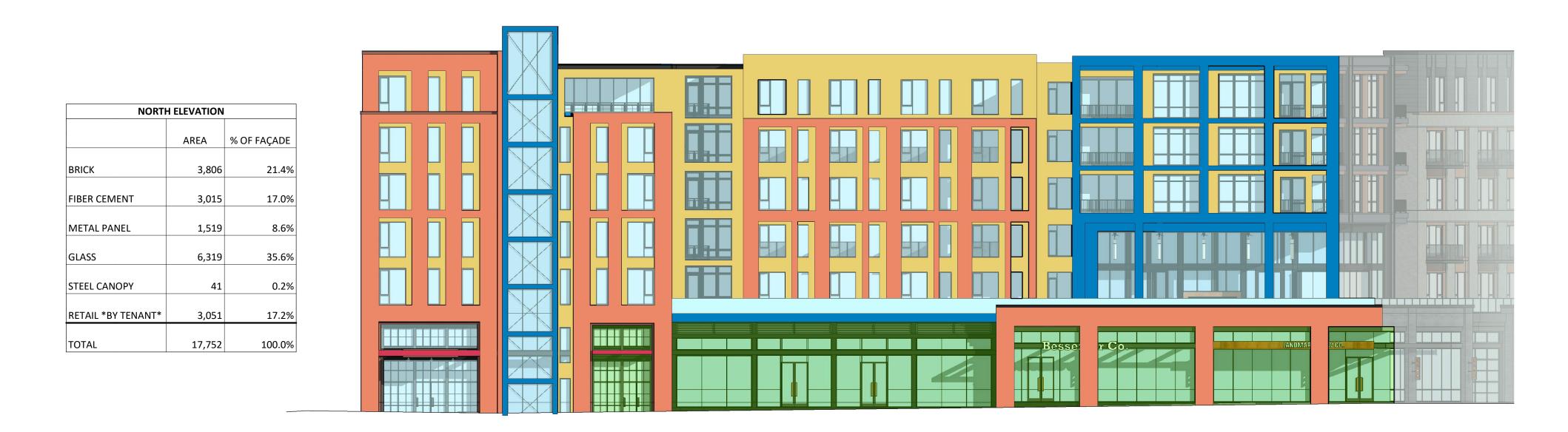
ELEVATIONS

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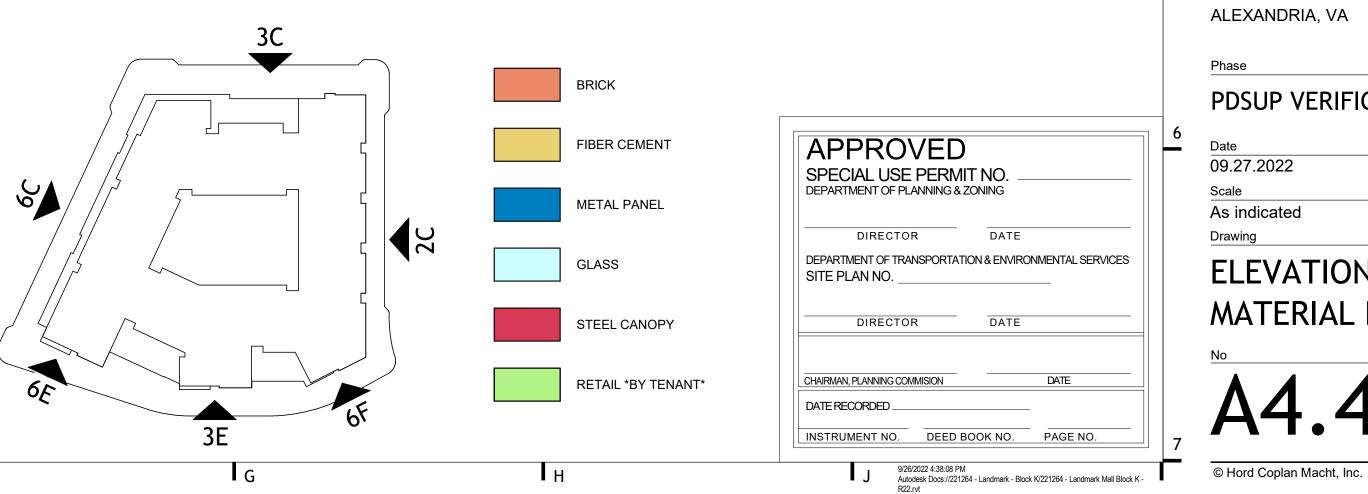
3C MATERIALS - OVERALL ELEVATION - NORTH A2.1 A4.4 1/16" = 1'-0"

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



6C MATERIALS - OVERALL ELEVATION - WEST

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



FOULGER-PRATT DEVELOPMENT, LLC

ARCHITECT

Alexandria, VA 22314 p. 571.388.7761

CIVIL ENGINEER

Chantilly, VA 20151 p. 703.642.2306

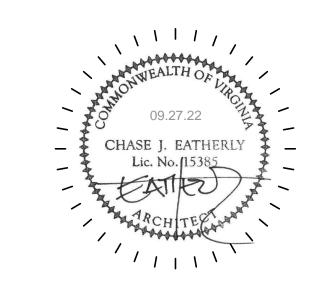
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Urban, Ltd. 4200d Technology Court

LANDSCAPE ARCHITECT

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

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Project Number 221264.00

LANDMARK - BLOCK K

ALEXANDRIA, VA

PDSUP VERIFICATION

09.27.2022 As indicated

ELEVATIONS -

MATERIAL EXHIBITS

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



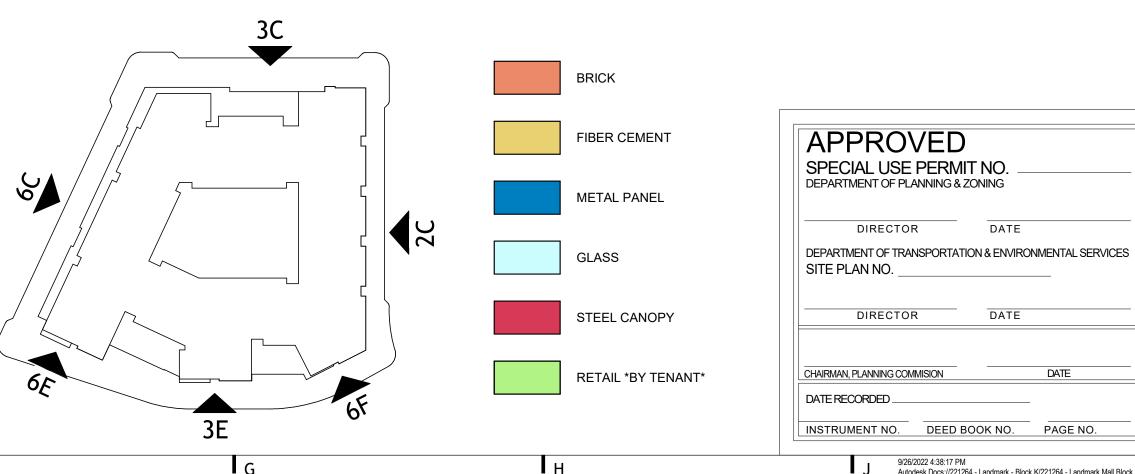
2C MATERIALS - OVERALL ELEVATION - EAST A2.1 A4.5 1/16" = 1'-0"

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



6E MATERIALS - OVERALL ELEVATION - SOUTH A

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



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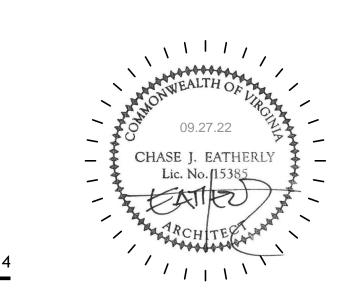
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221264.00 LANDMARK - BLOCK K

ALEXANDRIA, VA

Project Number

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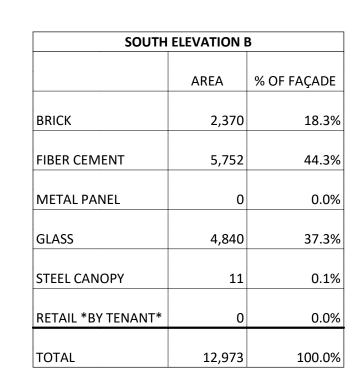
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ELEVATIONS -

MATERIAL EXHIBITS

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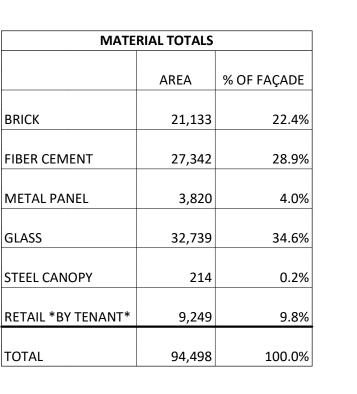
3E MATERIALS - OVERALL ELEVATION - SOUTH B

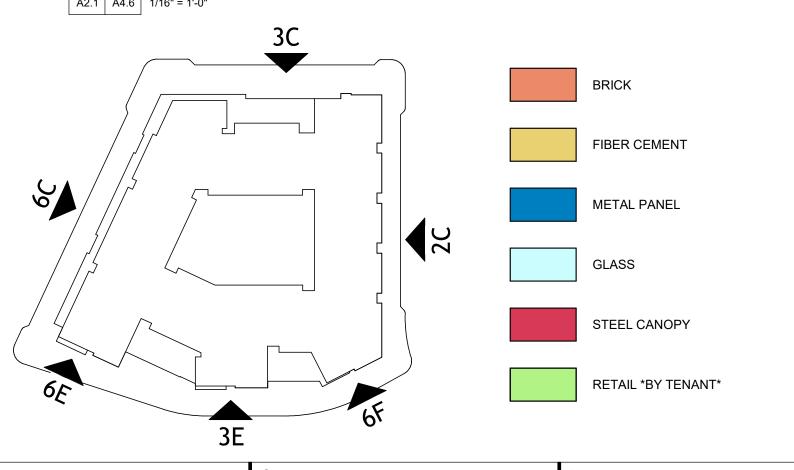
A2.1 A4.6 1/16" = 1'-0"

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



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





APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DATE CHAIRMAN, PLANNING COMMISION DATE RECORDED_ INSTRUMENT NO. DEED BOOK NO. PAGE NO. © Hord Coplan Macht, Inc.

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ELEVATIONS -MATERIAL EXHIBITS

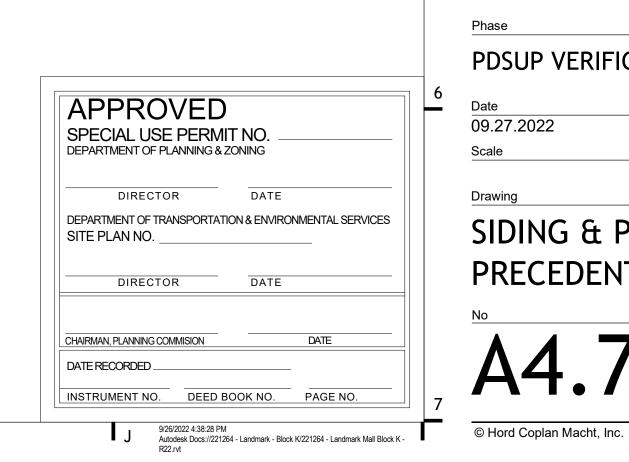
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EXTERIOR MATERIALS - FIBER CEMENT



HCM PRECEDENT - 1110 KEY FEDERAL HILL



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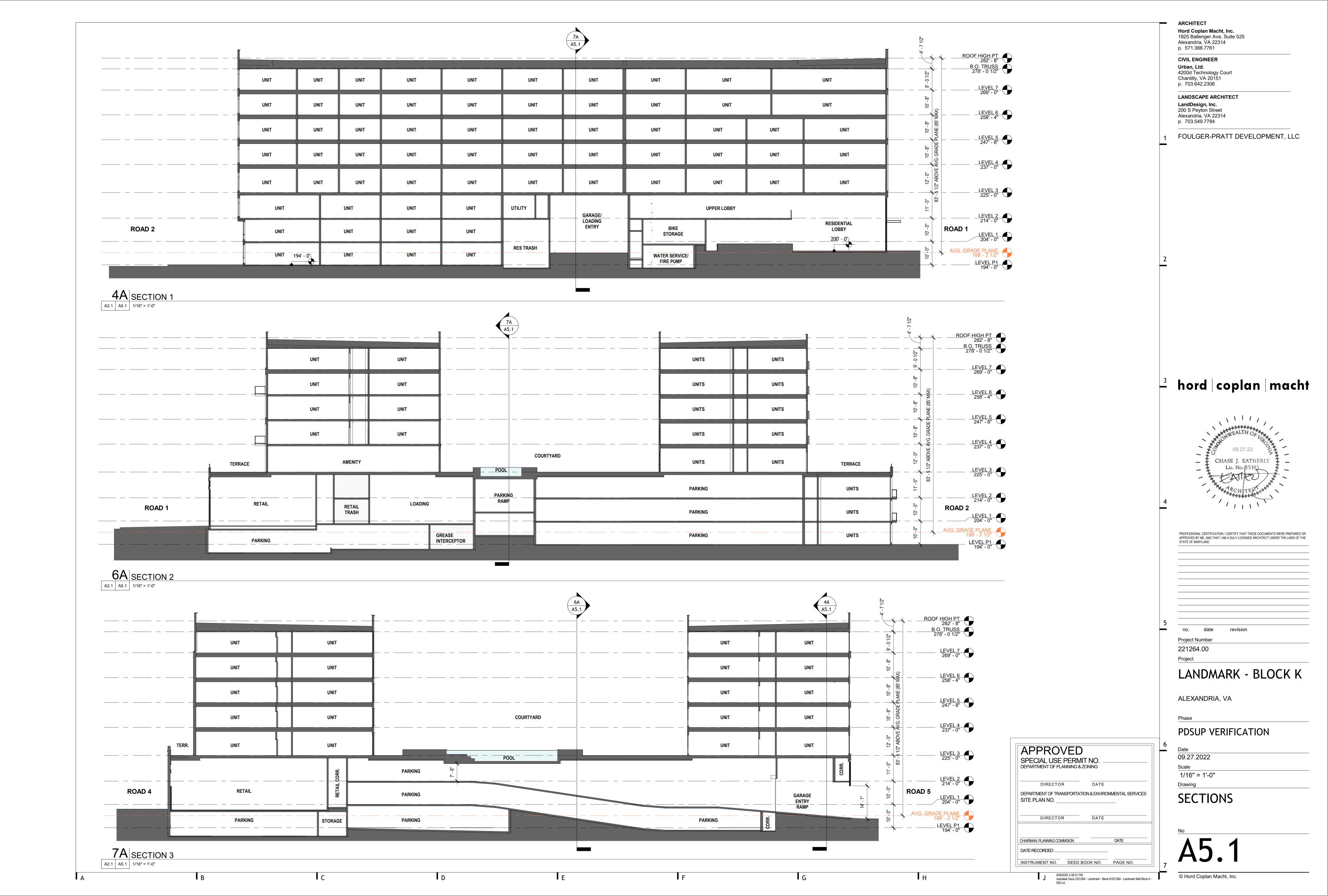
LANDMARK - BLOCK K

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SIDING & PANEL PRECEDENT





PERSPECTIVE A - NORTHEAST CORNER



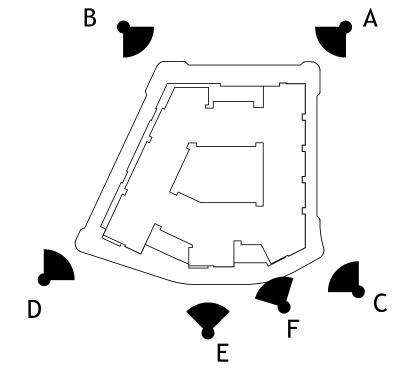
PERSPECTIVE C - SOUTHEAST CORNER



PERSPECTIVE B - NORTHWEST CORNER



PERSPECTIVE D - SOUTHWEST CORNER



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	Hord Coplan Mad
	1025 Pallonger Av

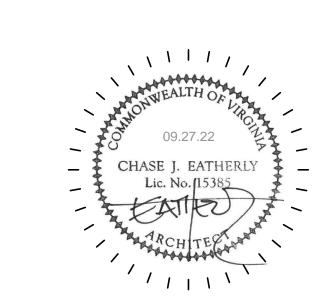
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LANDMARK - BLOCK K

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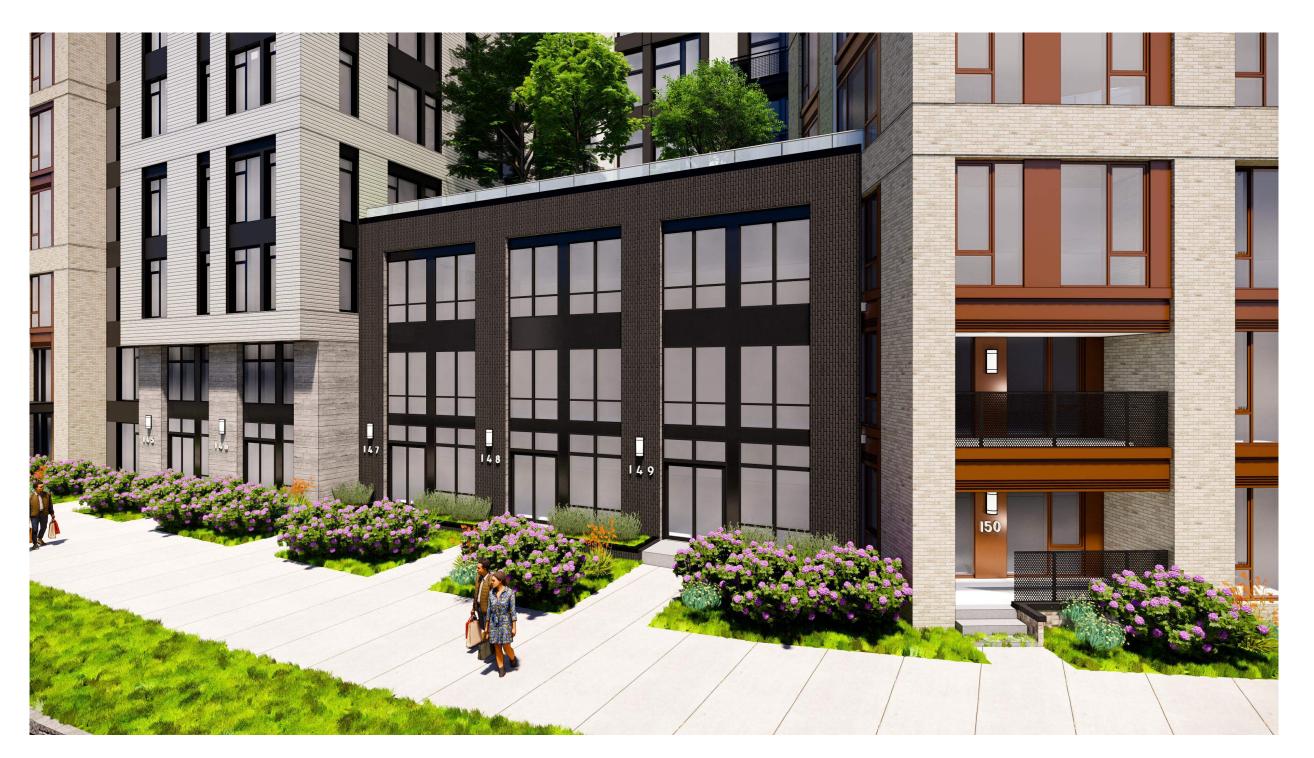
PERSPECTIVES

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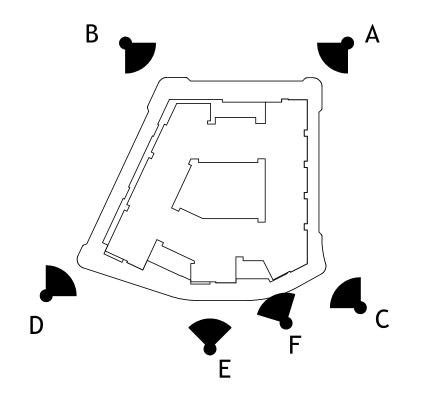
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PERSPECTIVE E - SOUTH FAÇADE



PERSPECTIVE F - ENTRY WALKUPS



		
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DIRECTOR	DATE	
DEPARTMENT OF TRANSPO	RTATION & ENVIR	ONMENTAL SERVICE
SITE PLAN NO		
DIRECTOR	DATE	
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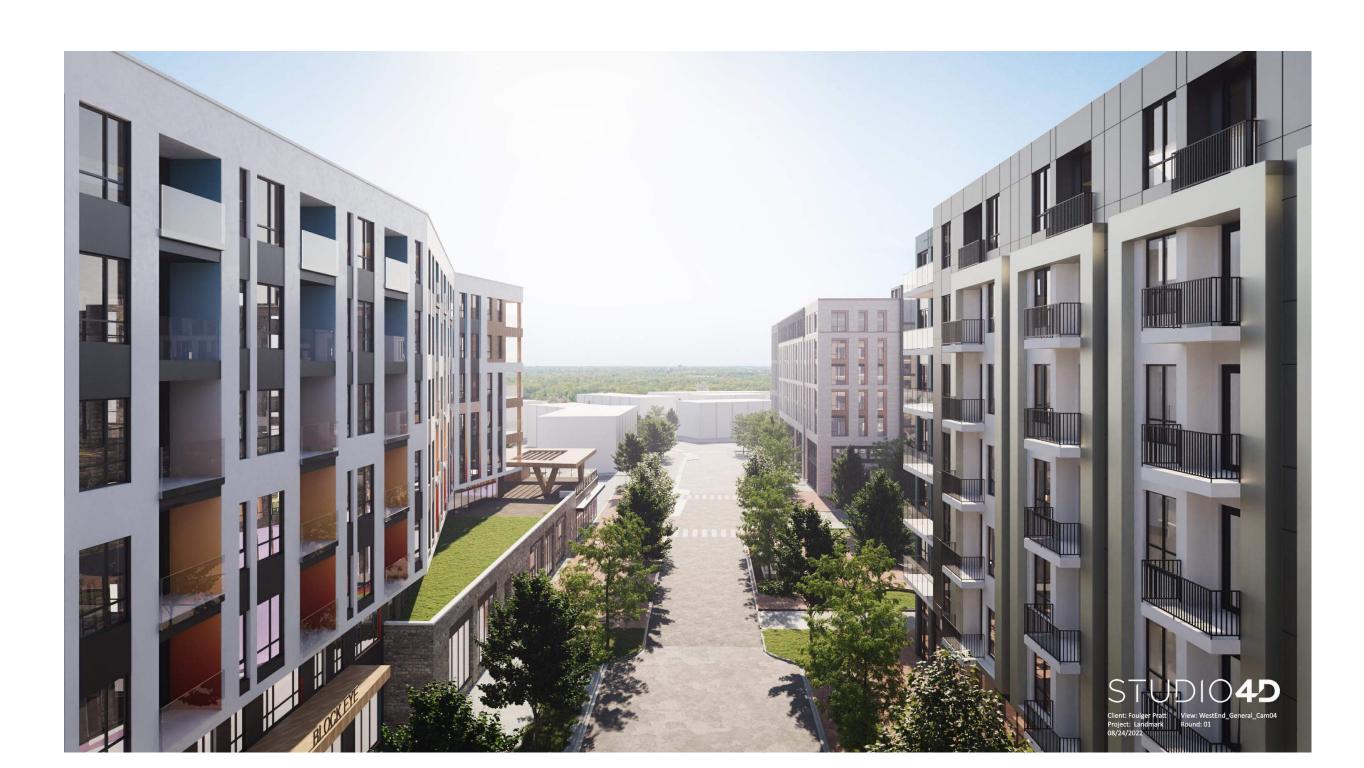
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VIEW SOUTH ALONG ROAD 4



VIEW SOUTH ALONG ROAD 5



VIEW WEST ALONG CENTRAL PLAZA



VIEW EAST ALONG CENTRAL PLAZA

APPROVED	Date
SPECIAL USE PERMIT NO	09.27.2022
DEPARTMENT OF PLANNING & ZONING	Scale
DIRECTOR DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SITE PLAN NO.	SERVICES PERSPEC
DIRECTOR DATE	
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CHAIRMAN, PLANNING COMMISION DATE	
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no. date	revision

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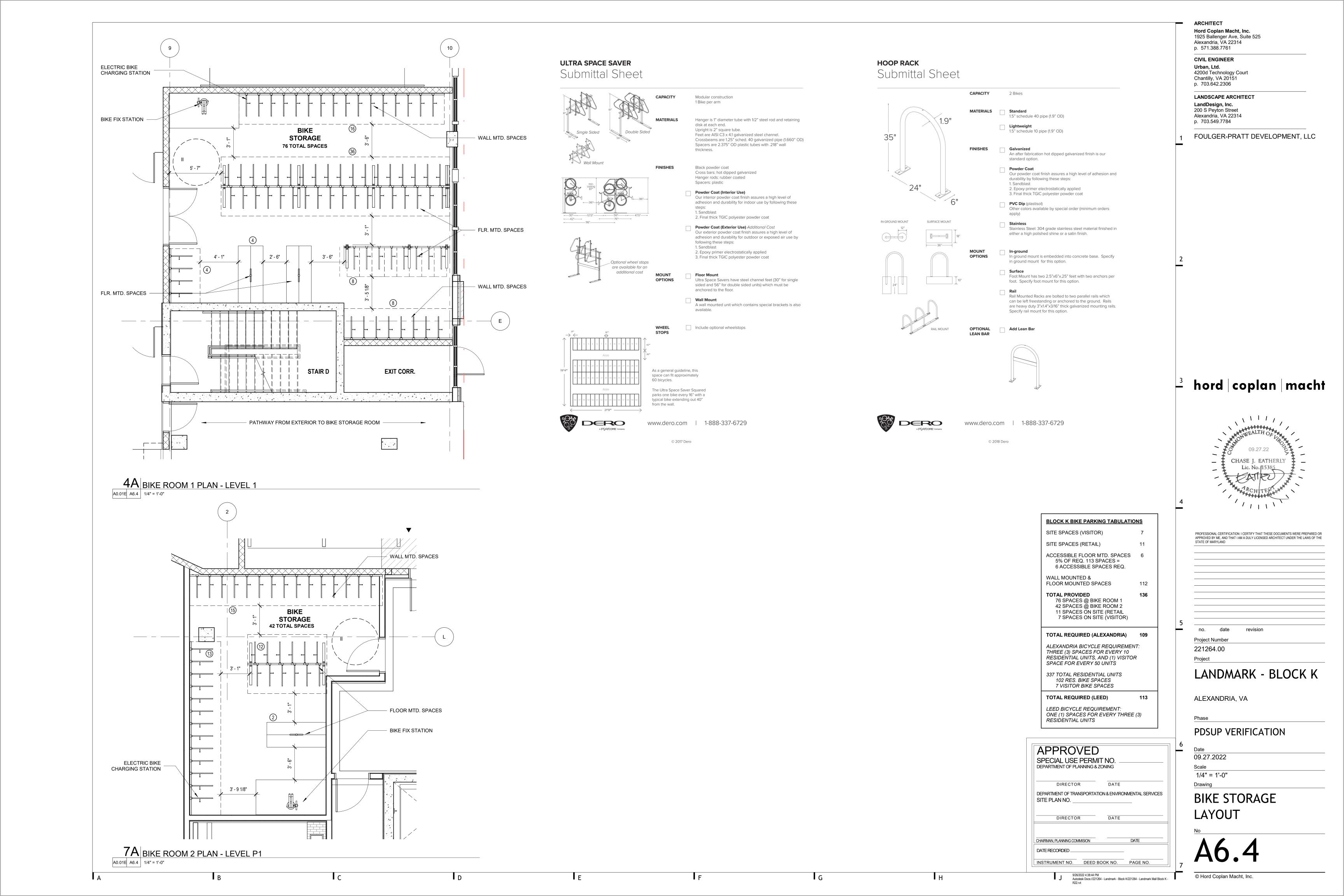
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Sustainable Building Partners 2701 Prosperity Avenue, Suite 100

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.

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

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.

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DATE RECORDED

INSTRUMENT NO.

DEVELOPMENT SITE PLAN NO.

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

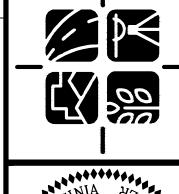
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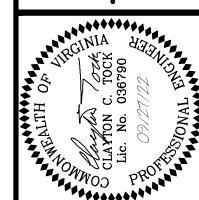
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EVELOPMENT N - BLOCK K

OREEN BUILDING APPROACH NDMARK MALL REDEVEL PRELIMINARY SITE PLAN - BI

SHEET 84

FILE No. DSUP-13080

(SB) LEED for Homes v4: Multifamily Mid-Rise SUSTAINABLE BUILDING PARTNERS April 15, 2022 Prereq Combustion Venting Required Garage Pollutant Protection Radon-Resistant Construction Required Floodplain Avoidance Air Filtering Required Prereq Floodplain Avoidance

15 Credit Neighborhood Development

8 Credit Site Selection Compact Development

2 Credit Community Resource

2 Credit Access to Transit Environmental Tobacco Smoke Required Compartmentalization Required Compact Development Enhanced Ventilation Community Resources Contaminant Control Balancing of Heating and Cooling Distribution Systems Enhanced Compartmentalization 1.5 5 0.5 Sustainable Sites Enhanced Combustion Venting Enhanced Garage Pollutant Protection Y Prereq Construction Activity Pollution Prevention
Y Prereq No Invasive Plants
2 Credit Heat Island Reduction ND Alignment
Credit Rainwater Management (v4.1) ND Alignment
Non-Toxic Pest Control Low Emitting Products Required No Evnironmental Tobacco Smoke Rainwater Management (v4.1) ND Alignment Y Prereq Water Metering

6 2 4 Credit Total Water Use ND Alignment Access to Transit (thres. 2) Community Resources (thres. 2) Y Prereq Minimum Energy Performance ND Alignment
Prereq Energy Metering
Prereq Education of the Homeowner, Tenant or Building Manager
Prereq Education of the Homeowner, Tenant or Building Manager
Prereq Education of the Homeowner, Tenant or Building Manager
Prereq Energy Performance ND Alignment
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Pr Rainwater Management (thres. 3) Required Required Certified Tropical Wood Required Durability Management Durability Management Verification Environmentally Preferable Products Construction Waste Management (NC v4) - min 8 points total in LT and EA required min 3 points in WE required - min 3 points in EQ required