

WEST END

DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: SEPTEMBER 27, 2022

PROJECT TEAM

APPLICANT

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

ATTORNEY

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

CIVIL ENGINEER

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

ARCHITECT

TORTI GALLAS + PARTNERS
1923 VERMONT AVENUE NW
2ND FLOOR
WASHINGTON, DC 20001
TEL. 202-232-3132
CONTACT: SARAH ALEXANDER, AIA,
LEED AP BD+C

TRAFFIC ENGINEER

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

UTILITY ENGINEER

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

LANDSCAPE ARCHITECT

PARKER RODRIGUEZ
101 N UNION ST
SUITE 320
ALEXANDRIA, VA 22314
TEL. 703-548-5010
CONTACT: TRINI RODRIGUEZ, P.L.A

AREA TABULATIONS:

BLOCK E LOT AREA =	2.49 AC.	108,575 AC.	TOTAL DISTURBED AREA =	4.05 AC.	176,668 SF.
BLOCK G LOT AREA =	1.42 AC.	62,083 AC.	TOTAL EX. IMPERVIOUS AREA =	4.05 AC.	176,668 SF.
TOTAL DEVELOPMENT AREA =	3.91 AC.	170,658 AC.	TOTAL PROP. IMPERVIOUS AREA =	4.05 AC.	176,668 SF.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-11 / 5801 DUKE ST. ALEXANDRIA, VA 22304

TOTAL SITE/LOT AREAS: 170,658 SF OR 3.91 ACRES

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

OPEN SPACE REQUIREMENTS: 42,663 SF (25% OF DEVELOPMENT AREA AT-OR ABOVE GRADE)

OPEN SPACE PROVIDED: 26,227 SF (AT-GRADE)
16,346 SF (ABOVE-GRADE)

TOTAL OPEN SPACE PROVIDED: 42,663 SF (25.00%)*

*INCLUDES 14,456 SF OF TRANSFERRED
AT-GRADE OPEN SPACE FROM BLOCK P.

EXISTING USE: SHOPPING CENTER
PROPOSED USE: MIXED-USE: - RESIDENTIAL, RETAIL, OFFICE
FLOOR AREA CALCULATION:

BUILDING E	GROSS AREA (SF)	FLOOR AREA (SF)
RETAIL	56,568	56,568
RESIDENTIAL	177,456	155,141
MEDICAL OFFICE	119,506	109,920
BUILDING E SUBTOTAL:	353,530	321,629
BUILDING G	GROSS AREA (SF)	FLOOR AREA (SF)
RETAIL	23,866	23,866
RESIDENTIAL	228,171	201,869
BUILDING G SUBTOTAL:	252,037	225,735
TOTAL AREAS:	605,567	547,364

DENSITY:
BLOCK E: 146 UNITS (MULTIFAMILY)
BLOCK G: 244 UNITS (MULTIFAMILY)

PROPOSED DENSITY: 390 D.U./3.91 AC. = 99.74

MIN/MAX BLDG.: BLOCK E: EAST: 70 FT. MIN, 85 FT. MAX.
HEIGHT PERMITTED: WEST: 70 FT. MIN, 180 FT. MAX.
BLOCK G: 70 FT. MIN, 85 FT. MAX.

BUILDING HEIGHT PROPOSED: BLOCK E: MOB 91.91 FT; E:1:80 FT.
BLOCK G: 84.5 FT.

AVG. FINISHED GRADE: BLOCK E: 200.55 FT.
BLOCK G: 198.58 FT.

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

BUILDING CODE ANALYSIS: SEE SHEET A001

PARKING TABULATIONS:

PARKING REQUIRED:

BLOCK E:
BLOCK E (RETAIL): RATIO: 3.0 SP/1,000 SF = 170 SPACES
BLOCK E (MULTIFAMILY): RATIO: 1.0 SP/BEDROOM(213) = 213 SPACES
BLOCK E (OFFICE, MEDICAL): RATIO: 1.5 SP/1,000 SF = 165 SPACES
BLOCK E PARKING REQUIRED: 548 SPACES

BLOCK G:
BLOCK G (RETAIL): RATIO: 3.0 SP/1,000 SF = 72 SPACES
BLOCK G (MULTIFAMILY): RATIO: 1.0 SP/BEDROOM(285) = 285 SPACES
BLOCK G PARKING REQUIRED: 357 SPACES

TOTAL PARKING REQUIRED: 905 SPACES

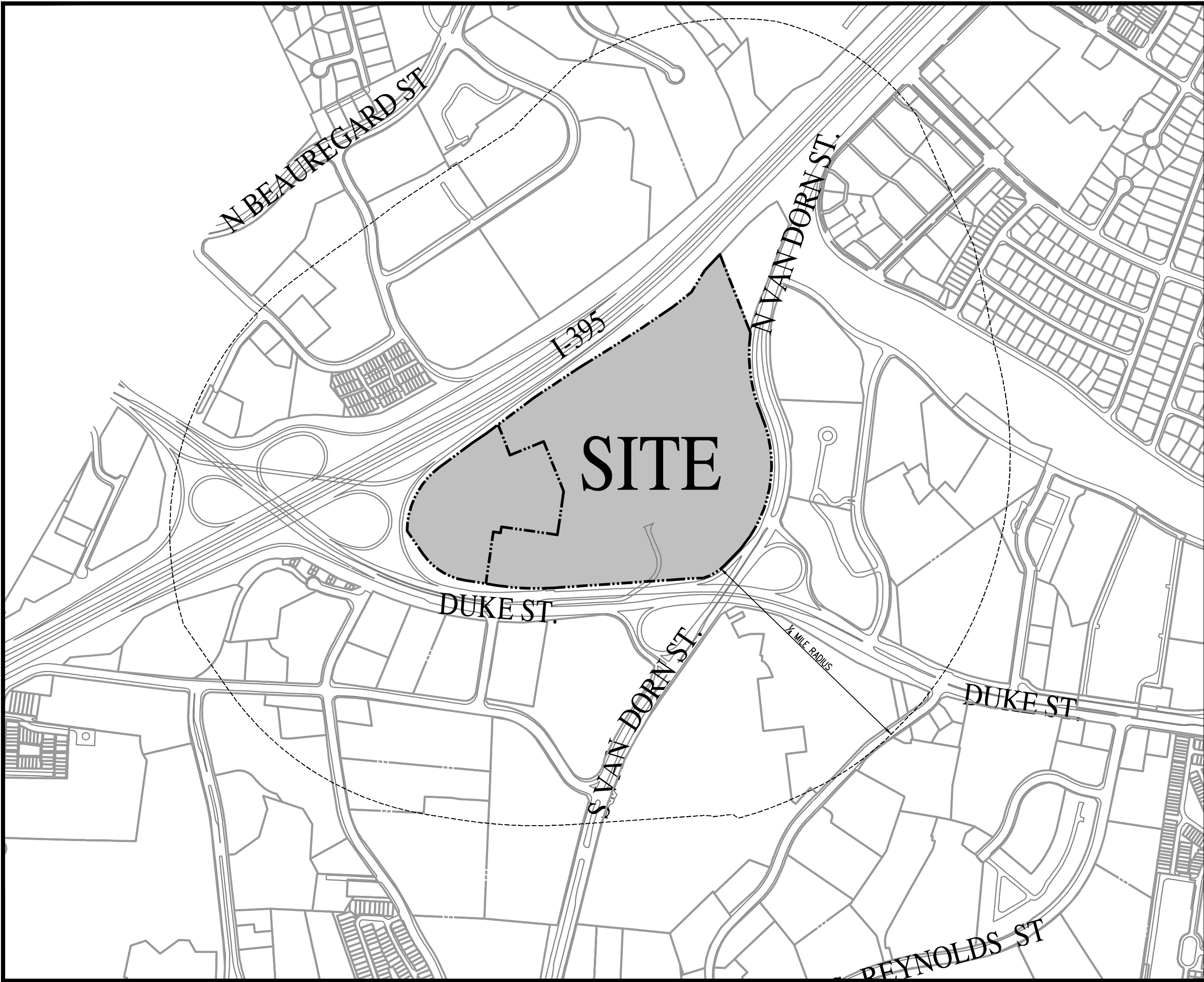
PARKING PROVIDED:

BLOCK E:
BLOCK E (RETAIL): 205 SPACES
BLOCK E (MULTIFAMILY): 229 SPACES
BLOCK E (MEDICAL OFFICE): 403 SPACES
ON-STREET PARKING: 15 SPACES
BLOCK E PARKING PROVIDED: 852 SPACES

BLOCK G:
BLOCK G (RETAIL): 95 SPACES
BLOCK G (MULTIFAMILY): 285 SPACES
ON-STREET PARKING: 15 SPACES
BLOCK G PARKING PROVIDED: 395 SPACES

TOTAL PARKING PROVIDED: 1,247 SPACES

LOADING SPACES REQUIRED: RATIO: 1/20,000 SF (RETAIL)=4 SPACES
LOADING SPACES PROVIDED: 7 SPACES



VICINITY MAP

SCALE: 1"=500'

TRIP GENERATION:

BLOCK E									
Land Use	ITE Code	Size	Week day						
			AM Peak Hour		PM Peak Hour		Daily		
			In	Out	Total	In	Out	Total	Total
Total External Residential Trips			6	18	24	16	10	26	318
Total External Retail Trips			14	6	20	41	45	86	1,902
Total External Medical Trips			154	42	196	87	227	314	3,400
OVERALL NON-AUTO MODE TRIPS			-43	-29	-72	-63	-85	-148	-2,199
OVERALL DEVELOPMENT TRIPS			174	66	240	144	282	427	5,621

BLOCK G									
Land Use	ITE Code	Size	Week day						
			AM Peak Hour		PM Peak Hour		Daily		
			In	Out	Total	In	Out	Total	Total
Total External Residential Trips			10	29	39	27	16	43	533
Total External Retail Trips			6	3	9	17	18	35	1,037
OVERALL NON-AUTO MODE TRIPS			-14	-31	-45	-40	-30	-70	-1,231
OVERALL DEVELOPMENT TRIPS			16	32	48	43	35	78	1,570

SHEET INDEX

Sheet List Table		Sheet List Table	
Sheet Number	Sheet Title	Sheet Number	Sheet Title
01	COVER SHEET	A000	COVER SHEET
02	GENERAL NOTES & DETAILS	A001	CODE ANALYSIS
02A	GENERAL NOTES & DETAILS	A002	BUILDING AREA/UNIT MIX
03	PROPERTY EXHIBIT	A003	LEED SCORE CARD
04	CONTEXTUAL PLAN	A004	FIRST FLOOR PLAN
05	OVERALL EXISTING CONDITIONS	A005	SECOND FLOOR PLAN
06	EXISTING CONDITIONS	A006	THIRD FLOOR PLAN
07	OVERVIEW PLAN	A007	TYPICAL FLOOR PLAN
08	CONCEPT PLAN	A008	ROOF PLAN
08A	SITE PLAN	A009	BUILDING SECTIONS
09	UTILITY PLAN	A010	BUILDING SECTIONS
10	GRADING PLAN	A011	FACADES DIAGRAM
11	OPEN SPACE PLAN	A012	BUILDING ELEVATIONS
12	MASTER OPEN SPACE PLAN	A013	BUILDING ELEVATIONS
13	SWM PRE DEVELOPMENT PLAN	A014	FACADE MATERIALS CALCULATIONS
13A	SWM POST DEVELOPMENT PLAN	A015-A019	PERSPECTIVE VIEWS
14-16	SWM COMPS & NARRATIVE	A020	GREEN ROOF CALCULATION
17	BMP PLAN	A021	RETAIL PRESENT IMAGES/FIBER CEMENT PANEL DETAILS
18-19	BMP COMPS & NARRATIVE		
20-21	WOVD BMP DATA BLOCKS		
22-25	OUTFALL ANALYSIS		(74 SHEETS TOTAL)
26	SANITARY SEWER PLAN		
27	SANITARY SEWER COMPUTATIONS		
28	AUTOTURN EXHIBIT		
29	PEDESTRIAN EXHIBIT		
30	FIRE SERVICE PLAN		
31	PARKING MATRIX		
L1.01	OVERALL LANDSCAPE PLAN		
L1.10	LANDSCAPE PLAN - BLOCK E LEVEL 1		
L1.11	LANDSCAPE PLAN - BLOCK E LEVEL 2 & BRIDGE TERRACE		
L1.12	LANDSCAPE PLAN - BLOCK G LEVEL 1 & ROOF TERRACE		
L3.01	PLANTING PLAN - BLOCK E		
L3.02	PLANTING PLAN - BLOCK G		
L3.03	PLANTING PLAN - BLOCK E		
L3.04	PLANTING PLAN - BLOCK G		
L3.10	LANDSCAPE NOTES & SCHEDULE - BLOCK E		
L3.11	LANDSCAPE NOTES & SCHEDULE - BLOCK G		
L3.12	SOIL VOLUME PLAN		
L3.13	LANDSCAPE WATER MANAGEMENT PLAN		
L5.01	HARDSCAPE DETAILS ON GRADE - PAVING		
L5.02	HARDSCAPE DETAILS ON GRADE - FIXTURE		
L6.01	HARDSCAPE DETAILS ON STRUCTURE - PAVING		
L7.01	PLANTING DETAILS - ON GRADE		
L7.02	PLANTING DETAIL - ON STRUCTURE		

PROJECT NARRATIVE:

EXISTING SITE CONDITIONS:

THE EXISTING SITE CONTAINS FIVE MULTI-STORY BUILDINGS FOR COMMERCIAL/RETAIL/MIXED USE, AN ABOVE GROUND PARKING GARAGE, PARKING LOTS, AND INTERCONNECTING ROADWAYS. AN AREA TO THE EAST IS HEAVILY VEGETATED WITH STEEP SLOPES. THE MAJORITY OF THE SITE IS IMPERVIOUS AND GENERALLY SLOPES FROM WEST TO EAST. ABOVE GROUND AND BELOW GROUND UTILITIES, AND ASSOCIATED INFRASTRUCTURE ARE CONTAINED WITHIN THE SITE.

DESCRIPTION OF DEVELOPMENT:

THIS SITE ARE BORDERED TO THE NORTH BY THE EXISTING PARKING GARAGE, TO THE SOUTHWEST BY FUTURE BLOCK A, B AND Q, TO THE SOUTHEAST BY FUTURE BLOCKS F AND N, AND TO THE EAST BY FUTURE BLOCK I.

THE PURPOSE OF THE REDEVELOPMENT FOR BLOCKS E & G IS TO ALLOW FOR A RANGE OF USES ACROSS THE SITE. THESE USES WOULD INCLUDE RETAIL, OFFICE (INCLUDING MEDICAL OFFICE), AND MULTIFAMILY RESIDENTIAL. THESE USES MAY BE IMPLEMENTED ANYWHERE ON THE SITE, SUBJECT TO CAPACITY OF INFRASTRUCTURE. THIS PROJECT IS NOT A FEDERAL UNDERTAKING OR INVOLVES THE USE OF ANY FEDERAL FUNDING, IN COMPLIANCE WITH FEDERAL PRESERVATION LAWS, IN PARTICULAR SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

LIST OF EXISTING APPROVALS:

- CDD #2020-00007
- OSP #2021-00012
- SUB #2021-00003
- SUB #2022-00005

LIST OF REQUESTED APPROVALS:

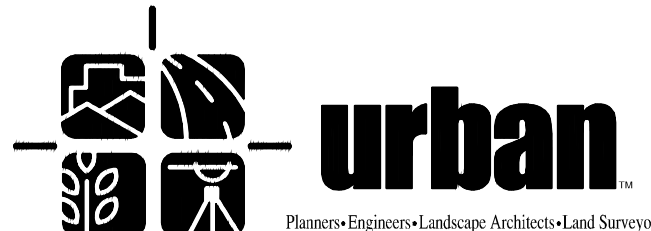
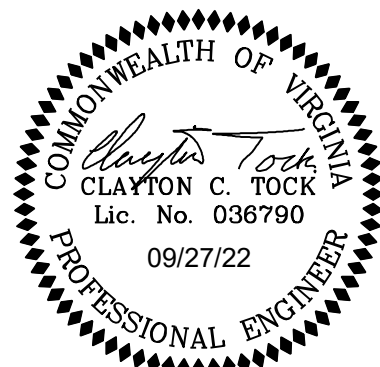
- DSUP#2022-10017
- SUP TO EXCEED THE MAXIMUM PARKING REQUIREMENT PER 8-100(A)8.
- TMP SUP FOR BLOCKS E&G, I AND K TO CONSTRUCT MORE THAN 349 DWELLING UNITS PER 11-704(A)2.
- SUP TO HAVE MORE THAN THREE PENTHOUSES ON THE MEDICAL OFFICE BUILDING PER 6-403(B)3A.
- SUP TO HAVE A PENTHOUSE EXCEED 15-FT. IN HEIGHT ON THE BLOCK G BUILDING PER 6-403(B)3B.

GREEN BUILDING NARRATIVE:

THE APPLICANT WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AT THE TIME OF DSUP SUBMISSION. PLEASE SEE LEED SCORECARD/GREEN BUILDING APPROACH ON SHEET A003.

SHEET
01
OF
31

PLAN DATE	APPROVED
06-30-2022 08-26-2022 09-27-2022	SPECIAL USE PERMIT NO. _____ DEPARTMENT OF PLANNING & ZONING _____ DIRECTOR _____ DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ _____ DIRECTOR _____ DATE CHAIRMAN, PLANNING COMMISSION _____ DATE DATE RECORDED _____ INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL. 703-662-2396
FAX 703-378-7888
www.urban-ld.com

BLOCK E&G SITE TABULATIONS

DEVELOPMENT SUMMARY

Use	Floor Area	Residential Units	Hotel Keys	Block E		Block G	
				Floor Area	Units	Floor Area	Units
Hospital	-			-	-	-	-
Office	-			-	-	-	-
Medical Office	109,920			109,920	-	-	-
Multifamily	344,760	374 units		149,641	140	195,119	234
Affordable Multifamily	12,250	16 units		5,500	6	6,750	10
Senior Housing (AL/IL)	-	0 units		-	-	-	-
2-over-2 Townhomes	-	0 units		-	-	-	-
Traditional Townhomes	-	0 units		-	-	-	-
Condo Flats	-	0 units		-	-	-	-
Hotel	-		0 keys	-	-	-	-
Retail	80,434			56,568	-	23,866	-
Grocer	-			-	-	-	-
Firestation	-			-	-	-	-
Garage / Loading / Service	-			-	-	-	-
Total	547,364	390 units	0 keys	321,629	146	225,735	244

PARKING TABULATIONS

Parking Requirement	Parking Ratio	Totals	Block E		Block G	
			REQUIRED	PROPOSED	REQUIRED	PROPOSED
PARKING RATES						
Hospital	1/ 2 BEDS		-	-	-	-
Office	1.5/1000 SF		-	-	-	-
Medical Office	1.5/1000 SF	170	403			
Multifamily	1/1BEDROOM	213	229	285	285	
Affordable Multifamily	0.8 / unit	-	-	-	-	
Senior Housing (AL/IL)	0.7 / unit	-	-	-	-	
2-over-2 Townhomes	2.0 / unit	-	-	-	-	
Traditional Townhomes	2.0 / unit	-	-	-	-	
Condo Flats	1.3 / unit	-	-	-	-	
Hotel	0.7 / key	-	-	-	-	
Retail	3.0 / 1,000 GSF	161	205	72	95	
Grocer	50 spaces	-	-	-	-	
Firestation		-	-	-	-	
VEHICLE PARKING						
STANDARD PARKING SPACES		-	385	-	117	
COMPACT PARKING SPACES		-	429	-	248	
ON-STREET PARKING		-	15	-	15	
HANDICAP PARKING SPACES (NON-VAN)		-	18	-	11	
HANDICAP PARKING SPACES (VAN)		-	5	-	4	
TOTAL PARKING PROVIDED:						
		-	852	-	395	
PARKING PROVIDED IN EXISTING GARAGE						
		-	837	-	380	
PARKING PROVIDED IN PROPOSED GARAGE						
		-	-	-	-	
LOADING SPACES						
		3	4	1	3	
BICYCLE PARKING						
Residential		44	48	74	78	
Visitor		9	9	5	5	
Retail		12	12	3	6	
Office		15	16	-	-	

ZONING TABULATIONS

Zoning Requirement	Block E		Block G	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
LOT AREA (SQ. FT.)	-	108,575	-	62,083
LOT WIDTH (FT.)	-	-	-	-
FRONT YARD (FT.)	-	-	-	-
SIDE YARD (FT.)	-	-	-	-
REAR YARD (FT.)	-	-	-	-
FLOOR AREA (SQ. FT.)	-	321,532	-	225,735
OPEN SPACE (SF / %)	-	25.00%	-	25.00%
AT-GRADE	-	12,183	-	14,044
ABOVE GROUND	-	14,960	-	1,476
TOTAL OPEN SPACE	-	27,143	-	15,520
AVERAGE FINISHED GRADE (FT.)	-	200.55	-	199.21
MAX. BUILDING HEIGHT (FT.)	-	91.91/80	-	85
CROWN COVERAGE (SQ. FT.)	-	14,750	-	13,500
MAX. RESI DENSITY (UNITS/AC.)	-	-	-	-
Dwelling Unit Summary		146		244
STUDIO UNITS	-	1	-	37
JR ONE BEDROOM UNITS				17
ONE BEDROOM UNITS	-	65	-	143
ONE BEDROOM DEN UNITS	-	13	-	6
TWO BEDROOM UNITS	-	46	-	36
TWO BEDROOM DEN UNITS	-	6	-	5
THREE BEDROOM UNITS	-	15	-	-
LOADING SPACES	3	4	1	3

UNIT MIX TABLE

UNIT MIX - BLOCK E.1

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	1	0.7%			1	1%
1 Bedroom	62	44.3%	3	50.0%	65	45%
1 Bedroom + Den	13	9.3%		0.0%	13	9%
2 Bedroom	44	31.4%	2	33.3%	46	32%
2 Bedroom + Den	6	4.3%			6	4%
3 Bedroom	14	10.0%	1	16.7%	15	10%
Total Units	140	100%	6	100%	146	100%

UNIT MIX - BLOCK G

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	35	15.0%	2	20.0%	37	15%
JR 1 Bedroom	17	7.3%			17	7%
1 Bedroom	137	58.5%	6	60.0%	143	59%
1 Bedroom + Den	6	2.6%			6	2%
2 Bedroom	34	14.5%	2	20.0%	36	15%
2 Bedroom + Den	5	2.1%			5	2%
Total Units	234	100%	10	100%	244	100%

SITEWIDE CANOPY COVERAGE TABULATION

DSUP	Block	Area		Canopy Coverage (SF)	
		SF	AC	Required	Provided
	Private Streets	146,984 SF	3.37 AC	-	106,250 SF
	Block D	60,360 SF	1.39 AC	-	-
DSUP 2022-10017	Block E	108,575 SF	2.49 AC	-	14,750 SF
	Block F	22,739 SF	0.52 AC	-	41,000 SF
DSUP 2022-10017	Block G	62,083 SF	1.43 AC	-	13,500 SF
	Block H	89,320 SF	2.05 AC	-	-
DSUP 2022-10015	Block I	107,845 SF	2.48 AC	-	14,975 SF
	Block J	80,597 SF	1.85 AC	-	-
DSUP 2022-10016	Block K	98,964 SF	2.27 AC	-	19,019 SF
	Block L	133,629 SF	3.07 AC	-	-
	Block M	120,815 SF	2.77 AC	-	-
	Block N	17,699 SF	0.41 AC	-	30,750 SF
	Block R	10,179 SF	0.23 AC	-	16,750 SF
	Total Site	1,183,250 SF	27.16 AC	295,813 SF	256,994 SF

- NOTE:
- 1) SITEWIDE CANOPY COVERAGE CALCULATION EXCLUDES PUBLIC STREET TREES, THE HOSPITAL CAMPUS, EXISTING PARKING GARAGE (BLOCK S), TERRACE PARK (BLOCK P), AND PUBLIC RIGHTS-OF-WAY.
- 2) SITEWIDE CANOPY COVERAGE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. PLEASE REFER TO DSP#2021-00012 FOR FUTURE UPDATES TO SITEWIDE CANOPY COVERAGE CALCULATIONS .

LEGEND:

	EXISTING WATER LINE		EXISTING TELEPHONE LINE
	PROPOSED WATER LINE		PROP. TELEPHONE LINE
	EX. FIRE HYDRANT		EXISTING VDOT ELECTRIC LINE
	PROP. FIRE HYDRANT		EXISTING ELECTRIC LINE
	EXISTING WATER METER		PROP. ELECTRIC LINE
	PROPOSED WATER METER		PROP. VERIZON FIBER
	EXISTING WATER VALVE		PROP. COMCAST FIBER
	PROPOSED WATER VALVE		PROPOSED PRIVATE FIBER
	EXISTING STORM DRAIN		PROPOSED ACF FIBER
	PROPOSED STORM DRAIN		PROPOSED ELECTRIC MANHOLE
	EXISTING SANITARY SEWER		PROPOSED FIBER HANDHOLE
	PROPOSED SANITARY SEWER DIRECTION OF FLOW		EXISTING CABLE TV LINE
	EXISTING GAS LINE		ROAD SIGN
	PROPOSED GAS LINE		EX. POWER POLE
	EXISTING GAS VALVE		EXISTING SPOT ELEVATION
	PROPOSED GAS VALVE		PROP. SPOT ELEVATION
	EXISTING OVERHEAD WIRE		SPILL AND TRANSITION CURB AND GUTTER
	EXISTING LIGHTING		PROPOSED CURB
	PROPOSED LIGHTING		EX. STREET LIGHTS
	EXISTING FENCE		PROP. STREET LIGHTS
	PROPOSED FENCE		PROPOSED CG-12
	EXISTING TREE LINE		EXISTING TREE
	EXISTING CONTOURS		PROPOSED TREE
	PROPOSED CONTOURS		WATER FITTING IDENTIFIER
	PROPOSED PHASE LINE		LOADING AREA
	PROPOSED LIMITS OF CLEARING & GRADING		BENCHMARK
	EXISTING WETLANDS		TEST PIT REQUIRED
	PROP. RET. WALL		PROJECTED TRAFFIC COUNT
	EX. RET. WALL		OVERLAND RELIEF
	PROP. POST LIGHT		PROPOSED EXISTING SQUARE FEET
	PROP. BUILDING MAIN ENTRANCE		GROSS SQUARE FEET
	PROP. BUILDING ENTRANCE		NET SQUARE FEET
	PROP. UNDERGROUND GARAGE		TO BE REMOVED FINISHED FLOOR
	BLOCK E&G BOUNDARY		VISITOR PARKING SPACE
	LOADING SPACE		STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
	INTERSECTION VISIBILITY TRIANGLE		CITY OF ALEXANDRIA
	BRICK PAVE AREA (TO MATCH EXISTING PLAZA)		AMERICAN WATER
	PROP. CONCRETE SIDEWALK		CONC. SIDEWALK
	PARKING SPACE COUNT		ASPHALT SIDEWALK
			PROP. PERVIOUS AREA
			PROP. PARKING SPACE

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PLAN DATE
06-30-2022
08-26-2022
09-27-2022

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.8800
FAX: 703.578.8880
www.urban-llc.com

Planners-Engineers-Landscape Architects-Land Surveyors

GENERAL NOTES & DETAILS
WEST END
DEVELOPMENT PLAN - BLOCK E&G
CITY OF ALEXANDRIA, VIRGINIA
CL= N/A
DATE: JUNE, 2022
SCALE: N/A

SHEET
02
OF
31
FILE No.
RZ-1877

MASTER SITE TABULATIONS

DEVELOPMENT SUMMARY

Use	Floor Area	Residential Units	Hotel Keys		Building A		Building B		Building C		Block D		Block E		Block G		Block H		Block I		Block F		Block N		Block J		Block K		Block L		Blocks M	
					Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units
Hospital	464,467				464,467	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Medical Office	280,489				-	-	94,212	-	76,357	-	-	-	109,920	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multifamily	1,116,871	1,072 units			-	-	-	-	-	-	-	-	149,641	140	195,119	234	-	-	412,111	375	-	-	-	-	-	-	360,000	323	-	-	-	-
Affordable Multifamily	12,250	45 units			-	-	-	-	-	-	-	-	5,500	6	6,750	10	-	-	-	15	-	-	-	-	-	-	-	14	-	-	-	-
Senior Housing (AL/IL)	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2-over-2 Townhomes	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Traditional Townhomes	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Condo Flats	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hotel	-		0 keys		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retail	202,575				-	-	-	-	-	-	-	-	56,568	-	23,866	-	-	-	90,141	-	3,120	-	2,244	-	-	-	32,000	-	-	-	-	-
Grocer	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Firestation	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Garage / Loading / Service	-				298,250 (TOTAL GARAGE)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	-	-
Total	2,076,652	1,117 units	0 keys		762,717	-	94,212	-	76,357	-	-	-	321,629	146	225,735	244	-	-	502,252	390	3,120	-	2,244	-	-	-	472,000	337	-	-	-	-
FAR over Gross Land Area	0.9257																															

PARKING TABULATIONS

Parking Requirement	Parking Ratio	Totals	Building A		Building B		Building C		Block D		Block E		Block G		Block H		Block I		BLOCK F		BLOCK N		Block J		Block K		Block L		Blocks M		
			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PARKING RATES																															
Hospital	1/ 2 BEDS		TBD	(SEE BELOW)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office	1.5/ 1000 GSF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Medical Office	1.5/ 1000 GSF		-	-	408	(SEE BELOW)	335	(SEE BELOW)	-	-	170	403	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multifamily	1/ BEDROOM		-	-	-	-	-	-	-	-	213	229	285	285	-	-	-	483	-	-	-	-	-	-	312	302	-	-	-	-	
Affordable Multifamily	0.8/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-	-	-		
Senior Housing (AL/IL)	0.7/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
2-over-2 Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Traditional Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Condo Flats	1.3/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Hotel	0.7/ KEY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Retail	3.0/ 1000 GSF		-	-	-	-	-	-	-	-	161	205	72	95	-	-	-	375	-	-	-	-	-	-	8	63 (SEE SHEET 03A)	-	-	-	-	
Grocer	50 spaces		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Firestation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
VEHICLE PARKING																															
STANDARD PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	385	-	117	-	-	-	154	-	-	-	-	-	-	-	123	-	-	-	-		
COMPACT PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	429	-	248	-	-	-	683	-	-	-	-	-	-	181	-	-	-	-			
ON-STREET PARKING SPACES			-	-	-	-	-	-	-	-	15	-	15	-	-	-	-	-	-	-	-	-	-	20	-	-	-	-			
HANDICAP PARKING SPACES (NON-VAN)			-	TBD	-	TBD	-	TBD	-	-	18	-	11	-	-	-	12	-	-	-	-	-	-	8	-	-	-	-			
HANDICAP PARKING SPACES (VAN)			-	TBD	-	TBD	-	TBD	-	-	5	-	4	-	-	-	9	-	-	-	-	-	-	2	-	-	-	-			
TOTAL PARKING PROVIDED:		3,949			1,510						852		395				858						320		334						

ZONING TABULATIONS

Zoning Requirement	Building A		Building B		Building C		Block D		Block E		Block G		Block H		Block I		Block F		Block N		Block J		Block K		Block L		Blocks M		
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
LOT AREA (SQ. FT.)	452,343 (COMBINED INOVA HOSPITAL CAMPUS AREA)						-	-	-	108,575	-	62,083	-	-	-	107,845	-	112,495	-	112,495	-	-	-	98,964	-	-	-	-	-
LOT WIDTH (FT.)							-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FRONT YARD (FT.)							-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SIDE YARD (FT.)							-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REAR YARD (FT.)							-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FLOOR AREA (SQ. FT.)	933,285 (COMBINED FLOOR AREA FOR BUILDINGS A,B,C)						-	-	-	321,629	-	225,735	-	-	-	487,512	-	-	-	-	-	-	-	395,434	-	-	-	-	-
OPEN SPACE (SF / %)	15%						-	-	-	25.00%	-	25.00%	-	-	-	28.26%	-	-	-	-	-	-	-	25.66%	-	-	-	-	-
GROUND FLOOR	53,530						-	-	-	12,183	-	14,044	-	-	-	1,364	-	-	-	-	-	-	-	7,248	-	-	-	-	-
ABOVE GROUND	10,900						-	-	-	14,960	-	1,476	-	-	-	29,115	-	-	-	-	-	-	-	18,142	-	-	-	-	-
TOTAL OPEN SPACE	62,530						-	-	-	27,143	-	15,520	-	-	-	30,479	-	-	-	-	-	-	-	25,390	-	-	-	-	-
AVERAGE FINISHED GRADE (FT.)	216.34 (PROPOSED)		209.86 (PROPOSED)		212.07 (PROPOSED)		-	-	-	200.55	-	198.58	-	-	-	193.00	-	-	-	-	-	-	199.21	-	-	-	-	-	
MAX. BUILDING HEIGHT (FT.)	159		52		80		-	-	-	91.90/80	-	85	-	-	-	85	-	-	-	-	-	-	85	-	-	-	-	-	
CROWN COVERAGE (SQ. FT.)							-	-	-	14,750	-	13,500	-	-	-	-	-	-	-	-	-	24,741	19,019	-	-	-	-	-	
MAX. RES. DENSITY (UNITS/AC.)							-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dwelling Unit Summary (ADU)							-	-	-	146	-	244	-	-	-	390	-	-	-	-	-	-	337 (14)	-	-	-	-	-	
STUDIO UNITS (ADU)							-	-	-	1	-	37	-	-	-	58	-	-	-	-	-	-	4 (1)	-	-	-	-	-	
JR ONE BEDROOM UNITS (ADU)							-	-	-		-	17	-	-	-		-	-	-	-	-	-	125	-	-	-	-	-	
ONE BEDROOM UNITS (ADU)							-	-	-	64	-	143	-	-	-	189	-	-	-	-	-	-	119 (10)	-	-	-	-	-	
ONE BEDROOM DEN UNITS (ADU)							-	-	-	14	-	6	-	-	-	50	-	-	-	-	-	-	5	-	-	-	-	-	
TWO BEDROOM UNITS (ADU)							-	-	-	46	-	36	-	-	-	68	-	-	-	-	-	-	77 (2)	-	-	-	-	-	
TWO BEDROOM DEN UNITS (ADU)							-	-	-	6	-	5	-	-	-	13	-	-	-	-	-	-	-	-	-	-	-	-	
THREE BEDROOM UNITS (ADU)							-	-	-	15	-	-	-	-	-	12	-	-	-	-	-	-	7 (1)	-	-	-	-	-	
LOADING SPACES	1		1		1		-	-	3	4	1	3	-	-	6	3	-	-	-	-	-	2	-	-	-	-	-	-	
TRIP GENERATION (ADT)	5,774		910		3,317		-	-	5,621	-	1,570	-	-	-	5,173	-	-	-	-	-	-	1,981	-	-	-	-	-	-	

GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED ON THE FOLLOWING CITY OF ALEXANDRIA ASSESSMENT MAP NO.: LOT 602 LANDMARK MALL REDEVELOPMENT R/S: 047.02-03-11 (5801 DUKE ST), AND IS ZONED COD.
2. OWNER: LANDMARK LAND HOLDINGS, LLC C/O FOULGER-PRATT DEVELOPMENT, LLC
3. ADDRESS: 12435 PARK POTOMAC AVE, SUITE 200, POTOMAC, MD, 20854
4. THE SITE IS LOCATED IN THE HOLMES RUN WATERSHED.
5. 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.
6. 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.
7. 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).
8. 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, ALLEYS, 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.
9. 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.
10. 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).
11. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
12. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDRH), 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 (VSWMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSWMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/sol_and_water/vswmp.shtml.
13. 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.
14. 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.
15. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
16. 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.
17. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
18. 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 WALLS.
19. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
20. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
21. ALL WATER FACILITY CONSTRUCTIONS SHALL CONFORM TO VIRGINIA AMERICAN WATER (VAM) STANDARDS AND SPECIFICATIONS. NO WORK CAN BE COMPLETED ON EXISTING AND PROPOSED WATER FACILITIES UNTIL ALL EASEMENTS AND AGREEMENTS WITH VAM ARE FINALIZED, EXECUTED AND RECORDED. DEVELOPER OR CONTRACTOR SHALL CONTACT VAM 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 VAM.
22. 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.
23. THIS SITE IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
24. 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.
25. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SPECIAL PAVING MATERIAL INSTALLED WITHIN THE PUBLIC RIGHT OF WAY PER DEVELOPMENT CONDITION 2G.

ADDITIONAL NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DETAILING 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.

EXISTING CONDITIONS SURVEY NOTES

1. HORIZONTAL DATUM* NORTH AMERICAN DATUM OF 1983, NAD83
 2. VERTICAL DATUM* NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88*
 3. 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.
 3. 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 CROSSLINGS TO VERIFY EXACT LOCATION.
 4. 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

1. 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.
 2. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCBB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
 3. 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 E&G= 300 GPD/UNIT * 390 UNITS + 200 GPD/1,000 S.F. * 190,354 S.F. = 155,070 GPD
PEAK FACTOR FLOW FROM BUILDING = 155,051 GPD * 4.0 = 620,280 OR 0.62 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,

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

DEMOLITION

1. 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.
2. 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 (VOEH 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).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. 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.
5. DISMANTLING OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER 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.
6. 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.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. 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.
9. 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.
10. 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. THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LINER CONTROL ACT.

SIGN CONSTRUCTION

A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

CEMETERY AND/OR BURIAL GROUNDS

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 ARCHAEOLOGICAL 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 ARCHAEOLOGICAL 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 OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS 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 SHALL 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 E & G.

SOLID WASTE MANAGEMENT

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

SITE ACCESSIBILITY NOTES

1. 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.
2. ALL "ACCESSIBLE" PARKING SPACES SHALL BE DESIGNATED WITH APPROPRIATE SIGNAGE.
3. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

ARCHAEOLOGY NOTES

1. 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.
2. CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE, SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
3. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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.
4. 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.
5. ALL REQUIRED ARCHAEOLOGICAL MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

CONSTRUCTION NOTES

1. 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. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
2. 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, IF REQUIRED.
3. 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.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. 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 SOODED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
9. 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.
10. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
11. THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
12. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONSTRUCTION.
13. EXISTING STRUCTURES TO BE PARTIALLY DEMOLISHED SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
15. 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.
16. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
17. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
18. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
19. 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 BUILDINGS.
20. 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 GUTTERS AND/OR PONDING OF WATER ON THE ROADWAY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
22. 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.
23. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATABOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
24. 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.
25. EMERGENCY VEHICLE EASEMENT (EVE) SHALL NOT BE PAINTED, RATHER DELINEATED WITH THE PAVERS ON THE WEST EDGE OF THE EVE & SIGNAGE ON THE EAST EDGE OF THE GRASSPAVE. ALL ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH THE CITY OF ALEXANDRIA STANDARD SIGNAGE.
26. ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
27. 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.
28. 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 CROSSLINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13,2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR / TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.

EXISTING CONDITIONS NOTE

EXISTING CONDITIONS REFLECTED IN THIS SET ARE BASED ON THE DSP WORK AS PROPOSED ON DSP#2021-00012.

UTILITY WORKS

- A. 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;
- B. 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.
- C. 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 PLAN.
- D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
- E. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- F. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- G. 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.
- H. 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.
- I. 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.
- J. REStABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
- K. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- L. 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.
- M. NO CONTAMINATION HAS BEEN FOUND ON-SITE.
- N. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
- O. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
- P. 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.
- Q. EX. FIRE HYDRANT SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION. OR AS MAY BE APPROVED BY THE DIRECTOR OF T&ES.

UTILITY COLOR CODES

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

EMERGENCY VEHICLE EASEMENTS NOTE

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

MOSQUITO CONTROL NOTES

1. 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.
2. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703-746-4910) FOR QUESTIONS OR TREATMENT ASSISTANCE.

STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT

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

FLOODPLAIN NOTES

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

RESOURCE PROTECTION AREA NOTES

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

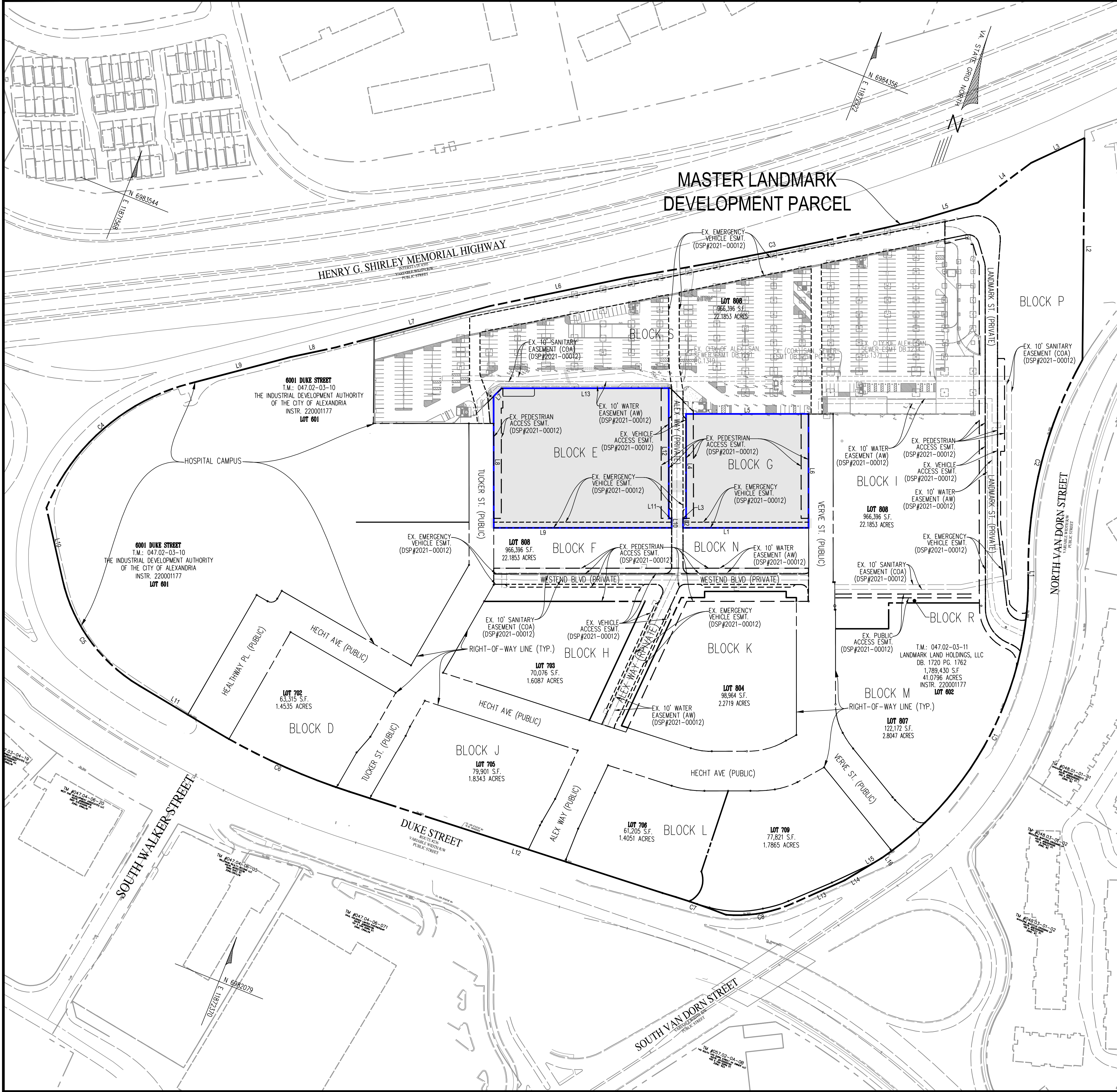
CONSTRUCTION LIASON:

ROBERT ABT WITH FOULGER-PRATT
240-499-9609

APPROVED

SPECIAL USE PERMIT NO. _____

Urban, Ltd. - J:\0085\LandmarkMall\DSUP-Block-E&G\Preliminary Site Plan\13078-05-PROPERTY EXHIBIT.dwg [PROPERTY EXHIBIT] September 27, 2022 - 1:52pm awoliz



LINE AND CURVE TABLE FOR
MASTER LANDMARK PARCEL

LINE	BEARING	DISTANCE
L1	N 22°31'14" W	4.34'
L2	N 21°18'19" W	467.89'
L3	S 43°10'11" W	124.06'
L4	S 31°28'43" W	140.72'
L5	S 51°36'25" W	133.19'
L6	S 56°26'03" W	294.13'
L7	S 53°09'18" W	338.60'
L8	S 56°03'08" W	95.82'
L9	S 53°28'53" W	221.61'
L10	S 34°28'32" E	154.97'
L11	S 80°55'52" E	180.07'
L12	N 86°05'08" E	694.45'
L13	N 44°09'27" E	119.69'
L14	N 37°04'34" E	27.45'
L15	N 37°04'34" E	62.71'
L16	S 54°49'53" E	0.01'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	699.67'	714.22'	56°07'42.41" E	N 03°32'41" E	672.03'	380.79'
C2	468.83'	898.89'	29°53'01" E	N 07°34'42" W	463.54'	239.88'
C3	622.78'	10000.00'	3°34'06" S	S 57°02'00" W	622.68'	311.49'
C4	413.23'	450.00'	52°36'49" S	S 27°10'28" W	398.86'	222.47'
C5	283.79'	350.00'	46°27'26" S	S 57°42'15" E	276.08'	150.22'
C6	317.24'	1400.00'	12°58'59" S	S 87°25'22" E	316.56'	159.30'
C7	141.68'	1512.69'	5°21'59" N	N 87°02'47" E	141.63'	70.89'
C8	144.40'	291.56'	28°22'37" N	N 56°20'45" E	142.93'	73.71'

LINE TABLE FOR
BLOCK E&G

LINE	BEARING	DISTANCE
L1	S 68°08'39" W	264.50'
L2	N 21°51'22" W	20.00'
L3	N 68°08'38" E	6.50'
L4	N 21°51'22" W	220.10'
L5	N 68°07'23" E	258.00'
L6	S 21°51'22" E	240.19'
L7	S 23°07'25" W	24.04'
L8	N 21°51'22" E	277.25'
L9	N 68°08'39" E	375.00'
L10	N 21°51'22" W	20.00'
L11	S 68°07'58" W	6.00'
L12	N 21°51'24" W	274.38'
L13	S 68°07'27" W	351.43'

LOT AREAS

BLOCK E: 2.49 AC. (108,575 SF)
BLOCK G: 1.42 AC. (62,083)

NOTES:

- ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT (SUBDIVISION OF LOT 708) ASSOCIATED WITH DSP#2021-00012 NOT YET RECORDED.

LEGEND

BLOCK E&G BOUNDARY
 DSUP APPLICATION AREA

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PROPERTY EXHIBIT

WEST END
DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100'

DATE: JUNE, 2022

CL= N/A

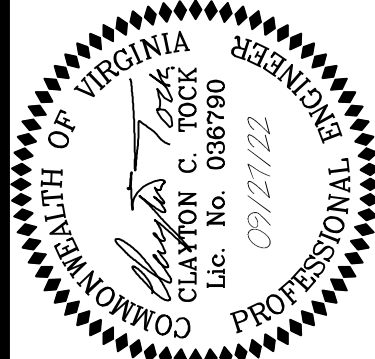
SHEET
03
OF
31

FILE NO.
RZ-1877

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.8800
FAX: 703.578.8888
www.urban-llc.com

urban

Planners+Engineers+Landscapes+Architects+Land Surveyors






REVISIONS

No.

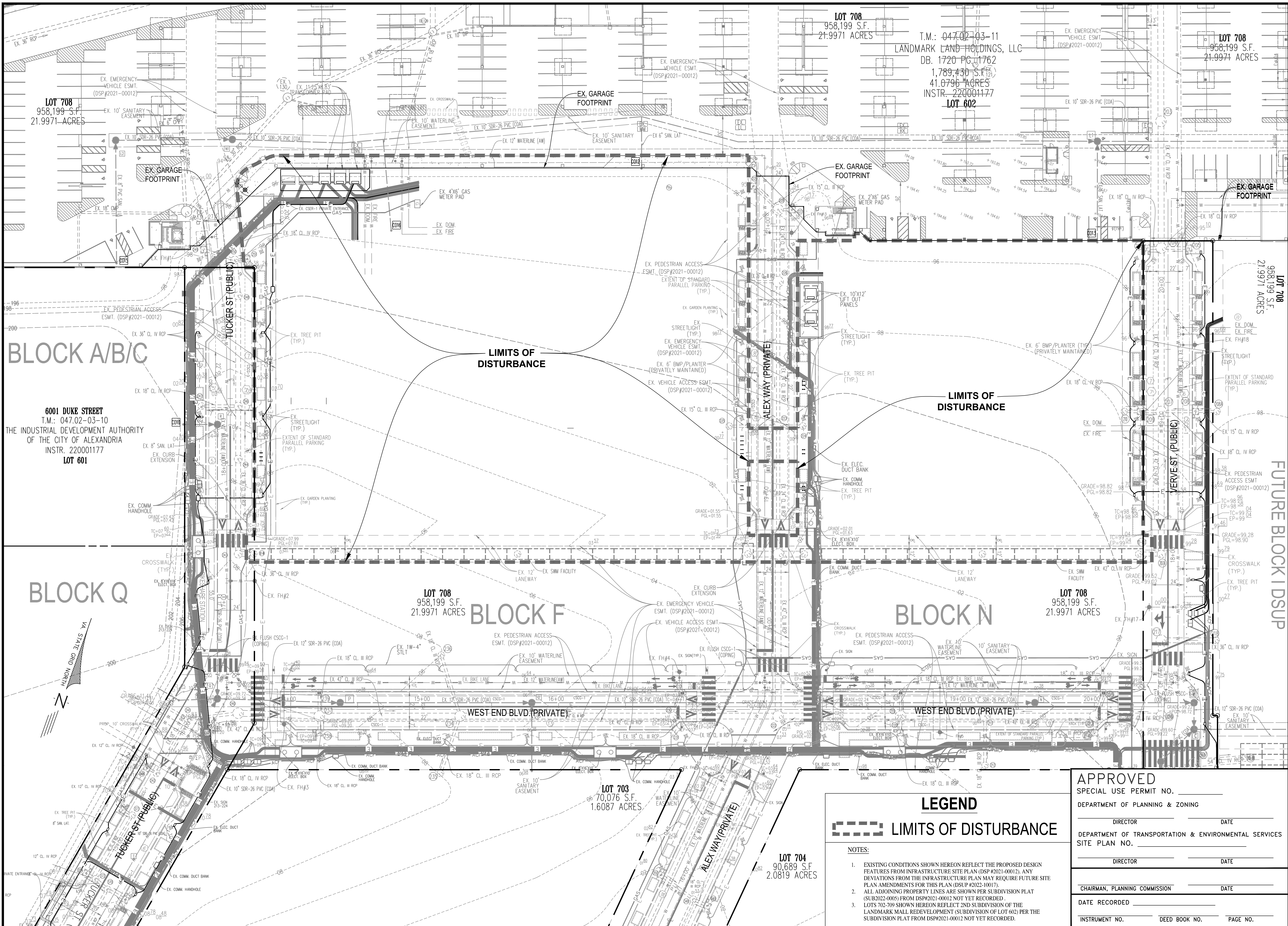
DATE

PLAN DATE
06-30-2022
08-26-2022
09-27-2022

	SHEET 04 OF 31	FILE No. RZ-1877	CONTEXTUAL PLAN	WEST END DEVELOPMENT PLAN - BLOCK E&G	CITY OF ALEXANDRIA, VIRGINIA	SCALE: 1"=200'	C.I.= N/A	DATE: JUNE, 2022
 <div style="display: flex; justify-content: space-around;"> <div> <p>urban[™]</p> <p>Planners • Engineers • Landscape Architects • Land Surveyors</p> </div> <div> <p>Urban, Ltd. 4200 D TECHNOLOGY CT. CHARLOTTESVILLE, VA, 20151 TEL.: 703.642.2306 FAX: 703.578.7888 www.urban-ltd.com</p> </div> </div>								
				PLAN DATE				
				06-30-2022				
				08-26-2022				
				09-27-2022				
				-				
				-				
				-				
				No.	DATE			
				-	#			
						DESCRIPTION		
						REVISIONS		

	SHEET 05 OF 31	OVERALL EXISTING CONDITIONS	WEST END DEVELOPMENT PLAN - BLOCK E&G	CITY OF ALEXANDRIA, VIRGINIA	SCALE: 1"=100'	C.I.= 2'	DATE: JUNE, 2022
 <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  urban[™] Planners • Engineers • Landscape Architects • Land Surveyors </div> <div style="text-align: left;"> Urban, Ltd. 4200 D TECHNOLOGY CT, CHANTILLY, VA, 20151 TEL. 703.642.2306 FAX 703.578.7888 www.urban-llc.com </div> </div>							
	PLAN DATE						
	06-30-2022						
	08-26-2022						
	09-27-2022						
	-						
	-						
	-						
	-						
	No.					DATE	
	#						REVISIONS

Urban, Ltd. - J:\085\LandmarkMall\05UP\Block-E&G\Preliminary Site Plan\13078-02-EX CONVENTION.dwg [01 September 27, 2022 - 1:54pm owalia



LEGEND

LIMITS OF DISTURBANCE

NOTES:

- EXISTING CONDITIONS SHOWN HEREON REFLECT THE PROPOSED DESIGN FEATURES FROM INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATIONS FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN (DSUP #2022-00017).
- ALL ADJOINING PROPERTY LINES ARE SHOWN PER SUBDIVISION PLAT (SUB2022-0005) FROM DSP#2021-00012 NOT YET RECORDED.
- LOTS 702-709 SHOWN HEREON REFLECT 2ND SUBDIVISION OF THE LANDMARK MALL REDEVELOPMENT (SUBDIVISION OF LOT 602) PER THE SUBDIVISION PLAT FROM DSP#2021-00012 NOT YET RECORDED.

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

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

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

EXISTING CONDITIONS

WEST END DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

SCALE: 1"=30'

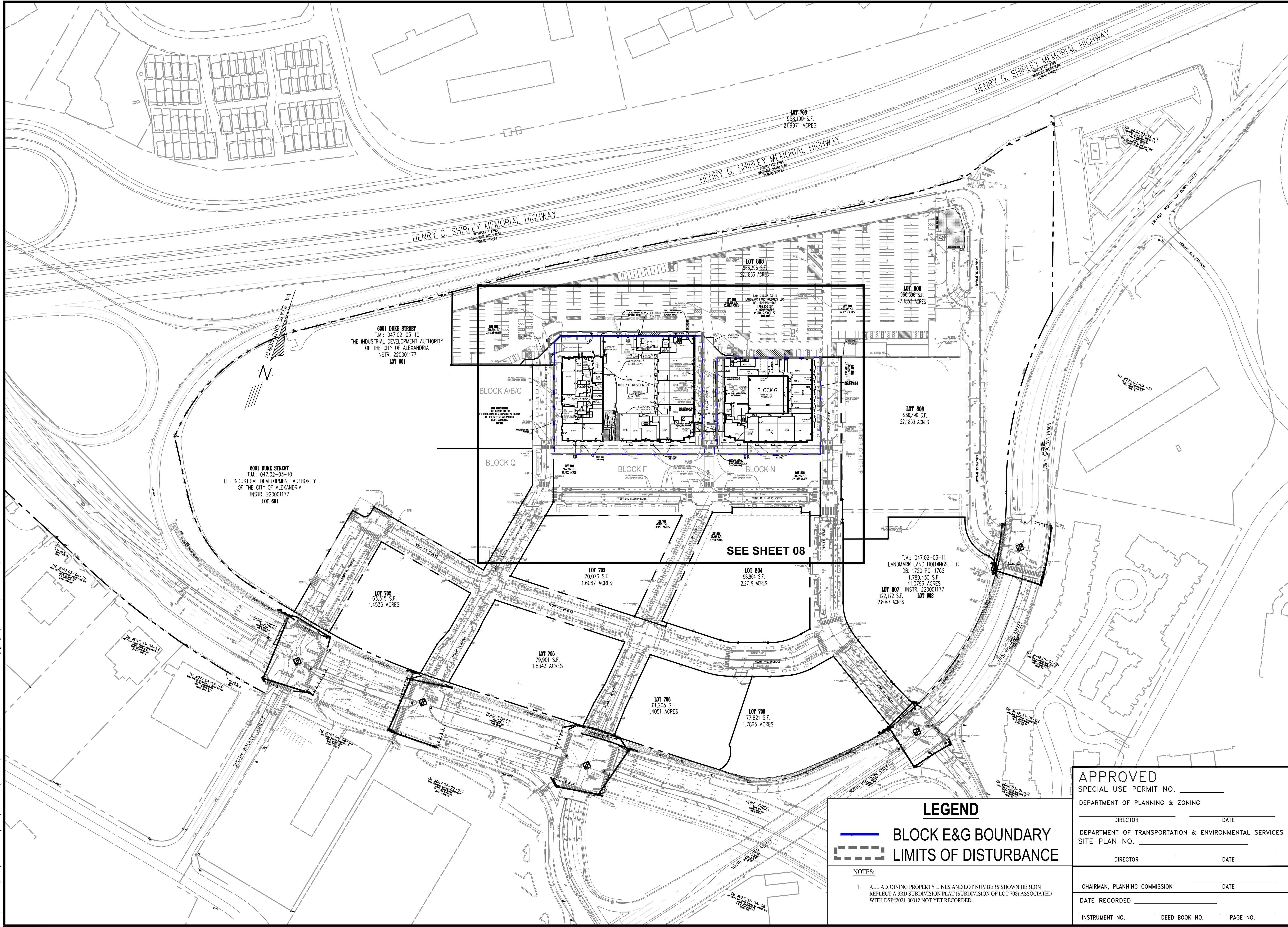
SHEET
06
OF
31

FILE No.
RZ-1877

urban
Planners-Engineers-Landscape Architects-Land Surveyors

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.8800
FAX: 703.578.8888
www.urban-ltd.com

PLAN DATE	DESCRIPTION
06-30-2022	
08-26-2022	
09-27-2022	



LEGEND

BLOCK E&G BOUNDARY

LIMITS OF DISTURBANCE

NOTES:

1.

ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT (SUBDIVISION OF LOT 708) ASSOCIATED WITH DSP#2021-40012 NOT YET RECORDED.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____

DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____

DATE _____

CHAIRMAN, PLANNING COMMISSION _____

DATE _____

DATE RECORDED _____

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

OVERVIEW PLAN

WEST END

DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

SCALE: 1"=100'

Urban, Ltd.

4300 D TECHNOLOGY CT.

CHANTILLY, VA 20151

TEL 703.578.8800

FAX 703.578.8888

www.urban-llc.com

urban

Planners+Engineers+Landscapes+Architects+Land+Surveyors

COMMONWEALTH OF VIRGINIA

CLAYTON C. TOOK

Lic. No. 036790

09/21/22

PROFESSIONAL ENGINEER

PLAN DATE

06-30-2022

08-26-2022

09-27-2022

REVISIONS

No.

DATE

#

SHEET

07

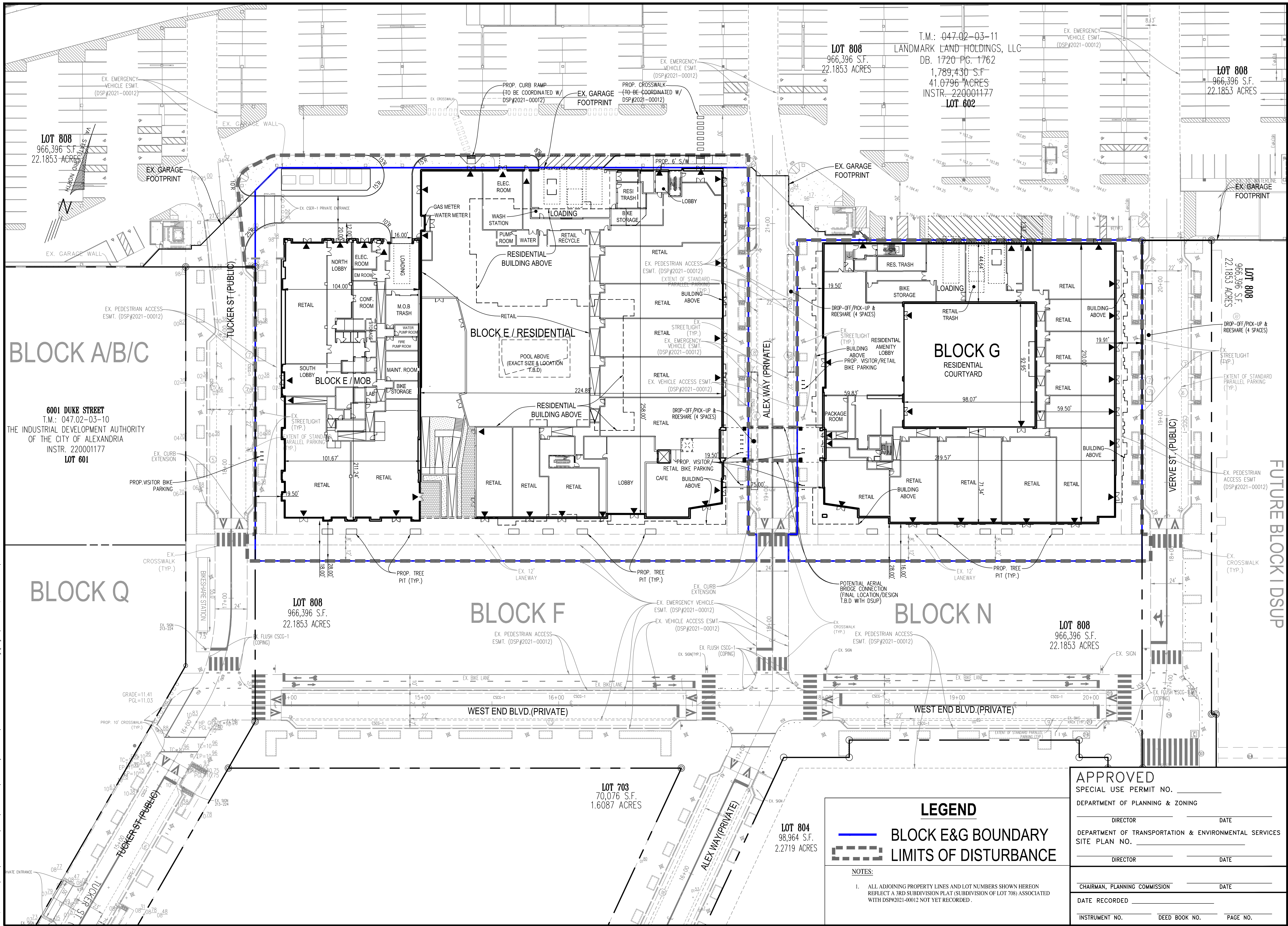
OF

31

FILE No.

RZ-1877

Urban, Ltd. - J:\0085\LandmarkMail\OSUP\Block-E&G\Preliminary Site Plan\13078-03-CONCEPT PLAN.dwg [01] September 27, 2022 - 1:55pm owalia



LEGEND

—— BLOCK E&G BOUNDARY

---- LIMITS OF DISTURBANCE

NOTES:

1. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT (SUBDIVISION OF LOT 708) ASSOCIATED WITH DSP#2021-00012 NOT YET RECORDED.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

CONCEPT PLAN

WEST END DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

SCALE: 1"=30'

REVISIONS

No.	DATE	DESCRIPTION
1	08-26-2022	08-26-2022
2	09-27-2022	09-27-2022

PLAN DATE
08-26-2022

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.8888
FAX: 703.578.8880
www.urban-ltd.com

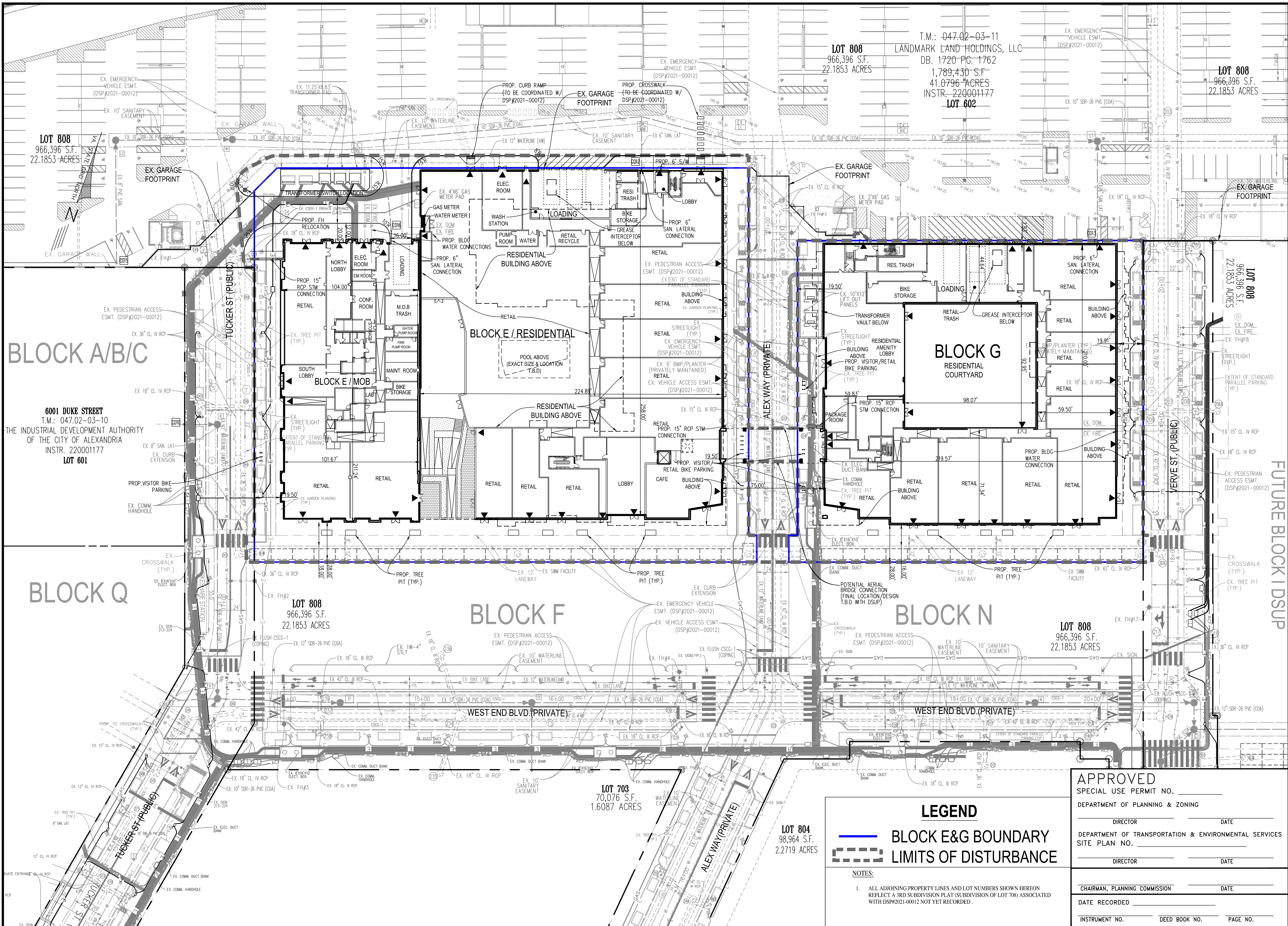
urban
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. LOCK
Lic. No. 036790
09/21/22
PROFESSIONAL ENGINEER

SHEET
08
OF
31

FILE NO.
RZ-1877

Urban, Ltd. - J:\005\Landmark\05UP\Block-E&G\Preliminary Site Plan\13079-24-SITE PLAN.dwg [SITE PLAN] September 27, 2022 - 1:56pm awlio



LEGEND

—— BLOCK E&G BOUNDARY

---- LIMITS OF DISTURBANCE

NOTES:

1. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT (SUBDIVISION OF LOT 708) ASSOCIATED WITH DSP#2021-00012 NOT YET RECORDED.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

REVISIONS

No.	DATE	DESCRIPTION
1	08-26-2022	09-27-2022

PLAN DATE

08-26-2022

09-27-2022

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.8800
FAX: 703.578.8880
www.urban-ltd.com

urban
Planners-Engineers-Landscape Architects-Land Surveyors

COMMITTEE OF VIRGINIA
CLAYTON C. TUCKER
Lic. No. 0367890
09/21/22
PROFESSIONAL ENGINEER

SITE PLAN

WEST END

DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

CL= N/A

SCALE: 1"=30'

SHEET

08A

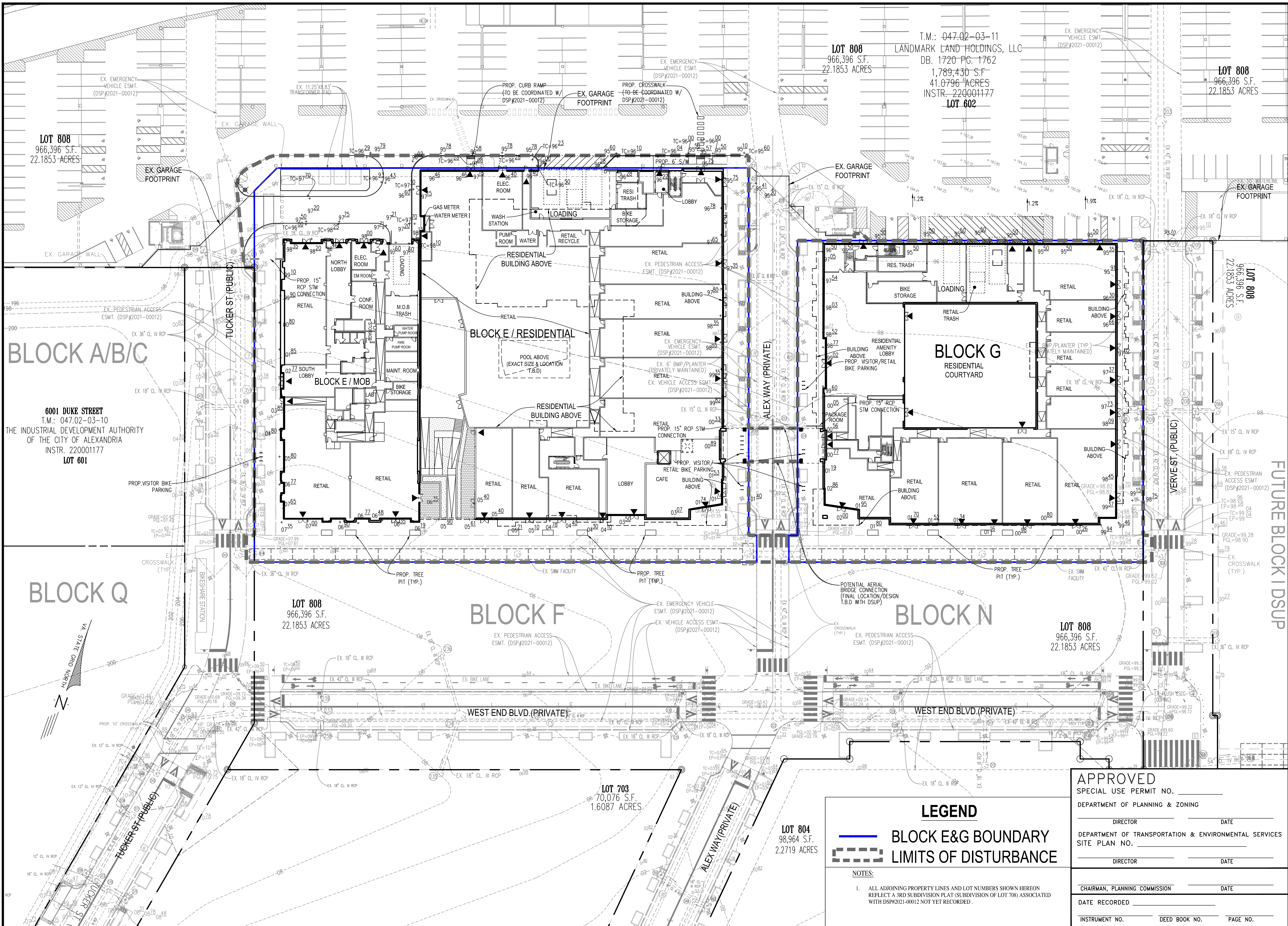
OF

31

FILE NO.

RZ-1877

Urban, Ltd. - J:\085\LandmarkMail\OSUP\Block-E&G\Preliminary Site Plan\3078-14-GRADING PLAN.dwg [01 September 27, 2022 - 1:57pm owalia



LEGEND

BLOCK E&G BOUNDARY

LIMITS OF DISTURBANCE

NOTES:

1. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT (SUBDIVISION OF LOT 708) ASSOCIATED WITH DSP#2021-00012 NOT YET RECORDED.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

GRADING PLAN

WEST END DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

SCALE: 1"=30'

SHEET 10 OF 31

FILE No. RZ-1877

urban

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.8800
FAX: 703.578.8880
www.urban-ltd.com

Planners-Engineers-Landscape Architects-Land Surveyors

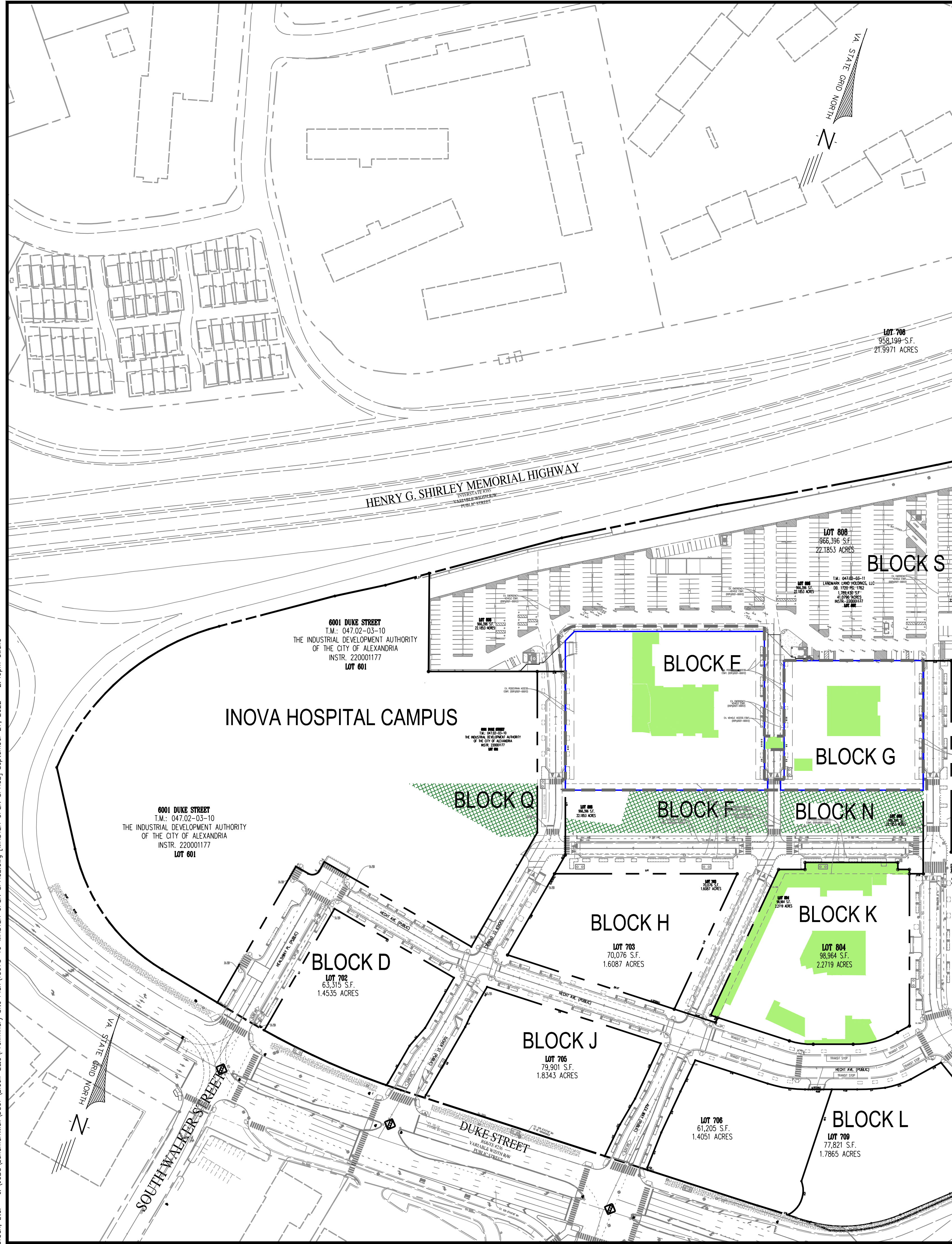
COMMITTEE OF VIRGINIA PROFESSIONAL ENGINEERS

CLAYTON C. LOCK
Lic. No. 0367980
09/21/22

REVISIONS

No.	DATE	DESCRIPTION
06-30-2022	06-30-2022	
08-26-2022	08-26-2022	
09-27-2022	09-27-2022	

Urban, Ltd. - J. VOBES\LandmarkMall\DSUP\Block-E&G\Preliminary Site Plan\13078-10-MASTER OPEN SPACE.dwg [MASTER OPEN SPACE] September 27, 2022 - 2:49pm cwalia



LANDMARK MASTER OPEN SPACE CALCULATIONS

DSUP	Block	Lot Area		Publicly Accessible	At Grade	Above Grade	Transferred Block Open Space (1)	Mandatory Open Space Blocks O SF	Onsite Transferred Mandatory Open Space O SF	Remaining Mandatory Open Space (AC.) O SF	Total	Percent O5/Block	Sitewide Open Space		Notes
		SF	AC										SF	AC	
CDSP 2022-00011	Hospital Campus (A,B,C)	416,577 SF	9.56 AC	No	62,500 SF	10,000 SF	0 SF	0 SF			72,500 SF	15.00%	72,500 SF	1.66 AC	
	Block D	60,360 SF	1.39 AC	No					0 SF	-	0 SF			0.00 AC	
DSUP 2022-10017	Block E	108,575 SF	2.49 AC	No	2,823 SF	14,960 SF	0 SF		9,360 SF	-	27,143 SF	25.00%		0.00 AC	9,360 SF Transfer for Block P
	Block F	22,739 SF	0.52 AC	Yes	0 SF	0 SF	0 SF	22,739 SF	0 SF	0.52	22,739 SF	0	22,739 SF	0.52 AC	
DSUP 2022-10017	Block G	62,083 SF	1.43 AC	No	8,948 SF	1,476 SF	0 SF		5,096 SF	-	15,520 SF	25.00%		0.00 AC	5,876 SF Transfer from Block P
	Block H	89,320 SF	2.05 AC	No					0 SF	-	0 SF			0.00 AC	
DSUP 2022-10015	Block I	107,845 SF	2.48 AC	No	1,364 SF	29,115 SF	0 SF		0 SF	-	30,479 SF	28.26%	30,479 SF	0.70 AC	
	Block J	80,597 SF	1.85 AC	No					0 SF	-	0 SF			0.00 AC	
DSUP 2022-10016	Block K	98,964 SF	2.27 AC	No	7,248 SF	18,142 SF	0 SF		0 SF	-	25,390 SF	25.66%	25,390 SF	0.58 AC	
	Block L	133,629 SF	3.07 AC	No					0 SF	-	0 SF			0.00 AC	
	Block M	120,815 SF	2.77 AC	No					0 SF	-	0 SF			0.00 AC	
	Block N	17,699 SF	0.41 AC	Yes	0 SF	0 SF	0 SF	17,699 SF	0 SF	0.28	17,699 SF	100.00%	12,379 SF	0.28 AC	
	Block P	114,050 SF	2.62 AC	Yes	0 SF	0 SF	0 SF	114,050 SF	-14,456 SF	2.29	99,594 SF	87.32%	99,594 SF	2.29 AC	14,456 SF Transfer to Block E&G
	Block Q	14,581 SF	0.33 AC	Yes	0 SF	0 SF	0 SF	14,581 SF	0 SF	0.33	14,581 SF	100.00%	14,581 SF	0.33 AC	
	Block R	10,179 SF	0.23 AC	Yes	0 SF	0 SF	0 SF	10,179 SF	0 SF	0.23	10,179 SF	100.00%	10,179 SF	0.23 AC	
	Road 7 Bridge		0.00 AC	No	0 SF	0 SF	0 SF		0 SF		0 SF	0		0.00 AC	
TOTAL										3.66	0 SF	0	287,841 SF	6.61 AC	

- See sheet L002 for Block Parks Public and Private open space locations.
- See "Notes" column for explanation of where open space was transferred from or to.
- Per condition 69 of CDD 2020-00007, if development Blocks D, E, G, H, I, J, K, L and M cannot meet their individual open space requirements, then the unmet portion may be accommodated as publicly accessible ground-level open space on adjacent blocks within the CDD Plan Area. Area in excess of the required 3.5 acres of publicly accessible open spaces provided on Blocks F, N, P, Q, and R may contribute towards the unmet portions of development blocks outside the Hospital Campus, as determined through the DSUP process.
- Mandatory OS AC. cannot fall below 3.5 Acres.

LEGEND

- BLOCK E&G BOUNDARY
- LIMITS OF DISTURBANCE
- OPEN SPACE PROVIDED FOR RESPECTIVE BLOCKS
- PUBLICLY ACCESSIBLE OPEN SPACE

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PLAN DATE
06-30-2022
08-26-2022
09-27-2022

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL: 703.662.2306
FAX: 703.662.2308
www.urban-ld.com

Planners-Engineers-Landscape Architects-Lead Surveyors

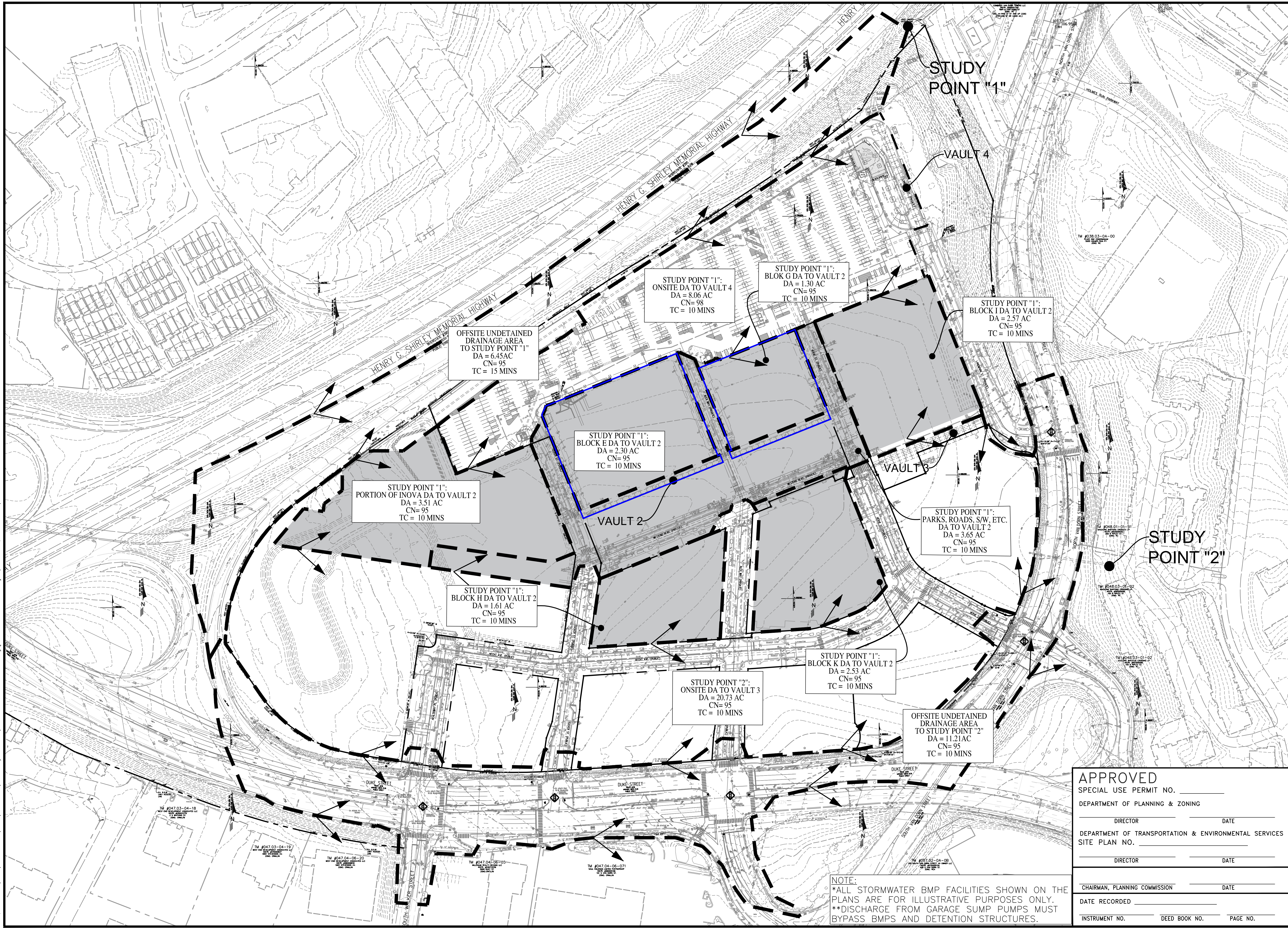
MASTER OPEN SPACE PLAN
WEST END
DEVELOPMENT PLAN - BLOCK E&G
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100'

SHEET
12
OF
31
FILE No.
RZ-1877

DATE: JUNE, 2022
C.I.= N/A

REVISIONS
No. DATE DESCRIPTION

Urban, Ltd. - J. JOBS\LandmarkMail\OSUP\Block-E&G\Preliminary Site Plan\13078-09-POST SWM PLAN.dwg [POST SWM MASTER PLAN] September 27, 2022 - 1:59pm awdio



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

SWM POST DEVELOPMENT PLAN	
WEST END DEVELOPMENT PLAN - BLOCK E&G	
CITY OF ALEXANDRIA, VIRGINIA	
DATE: JUNE, 2022	SCALE: 1"=100'
SHEET 13A OF 31	
FILE NO. RZ-1877	
PLAN DATE 06-30-2022 08-26-2022 09-27-2022	
Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.578.8888 FAX: 703.578.8888 www.urban-llc.com	
Professional Engineer CLAYTON C. TUCKER Lic. No. 0367980 09/21/22	
DESIGNER	
REVISIONS	
No.	DATE
DESCRIPTION	

Urban, Ltd. - i:\V085\LandmarkMall\DSUP\Block-E&G\Preliminary Site Plan\13078-10-SWM COMPS & NARRATIVE.dwg [PRE-DEV] September 27, 2022 - 1:59pm awalia

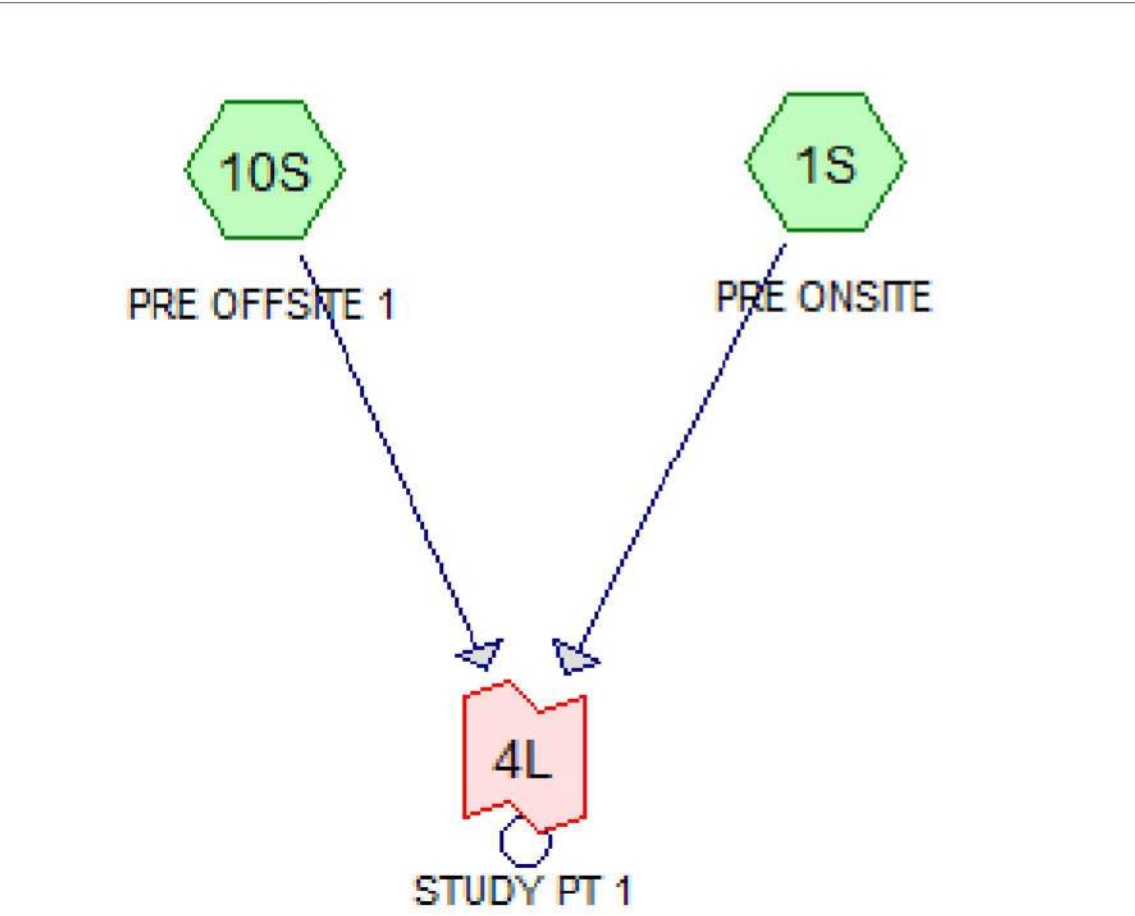
SWM PRE - Study Point "1"

SWM PRE OFFSITE Undetained Runoff Calculations					
Curve Number Calculations					
Area (ac)	CN	Description			
4.880	98	Paved parking, HSG D			
3.360	80	>75% Grass cover, Good, HSG D			
8.240	91	Weighted Average			
3.360		40.78% Pervious Area			
4.880		59.22% Impervious Area			
Time of Concentration Calculations					
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,
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 (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

PLAN DATE
11-19-2022
04-29-2022

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.555.7288
FAX: 703.555.7288
www.urban-ld.com

Planners • Engineers • Landscape Architects • Land Surveyors

SWM COMPS & NARRATIVE

LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: APRIL, 2022

CL= N/A

SCALE: N/A

SHEET
14
OF
30

FILE No.
RZ-1877

REVISIONS

DESCRIPTION

No.

DATE

#

Urban, Ltd. - v:\V0BS\LandmarkMall\DSUP\Black-E&G\Preliminary Site Plan\13078-12-BMP COMPS & NARRATIVE.dwg [Proposed E] September 27, 2022 - 2:00pm owalia

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 2.61

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	1.13 1.78

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be					0.00
Impervious Cover (acres)				2.61	2.61
					2.61

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be					0.00
Impervious Cover (acres)				2.61	2.61
Area Check	OK.	OK.	OK.	OK.	2.61

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.00	0.00
Weighted Rv(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	2.61	2.61
Rv(impervious)	0.95	0.95
% Impervious	100%	100%
Total Site Area (acres)	2.61	2.61
Site Rv	0.95	0.95

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.2066	0.2066
Pre-ReDevelopment Treatment Volume (cubic feet)	9,001	9,001
Pre-ReDevelopment TP Load (lb/yr)	5.66	5.66
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.17	2.17
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		1.07

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

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

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

Post-Development Requirement for Site Area			
TP Load Reduction Required (lb/yr)		1.13	1.78
Nitrogen Loads (Informational Purposes Only)			
Pre-ReDevelopment TN Load (lb/yr)	40.46	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	40.46

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)				2.61	2.61	0.95
Total					2.61	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	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
1. Vegetated Roof (RR)													
1.b. Vegetated Roof #2 (Spec #5)	60		0.71		1,469	979	2,448	0		1.54	0.92	0.61	
6. Bioretention (RR)													
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80		0.42	0	1,159	290	1,448	50	0.00	0.91	0.82	0.09	

*0.47 AC BLOCK E GREEN ROOF ROUTED TO BIORETENTION
*0.37 LB/YR TP REMOVAL FROM GREEN ROOF ROUTED.

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.61	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.13	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 9,001

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	2,628	0	0	0	0	2,628
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	5.66	0.00	0.00	0.00	0.00	5.66
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.74	0.00	0.00	0.00	0.00	1.74
TP LOAD REMAINING (lb/yr)	3.92	0.00	0.00	0.00	0.00	3.92

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 12.58 0.00 0.00 0.00 0.00 12.58

Total Phosphorus
FINAL POST-DEVELOPMENT TP LOAD (lb/yr) 5.66
TP LOAD REDUCTION REQUIRED (lb/yr) ~~1.13~~ 1.78 LB/YR
TP LOAD REDUCTION ACHIEVED (lb/yr) ~~1.74~~ +0.37 LB/YR= 2.11 LB/YR
TP LOAD REMAINING (lb/yr): 3.92
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.61 LB/YEAR ** 0.33 LB/YEAR

Total Nitrogen (For Informational Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	40.46
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	12.58
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	27.88

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 (VERM) TO MEET THE WATER QUALITY CRITERIA

THE PHOSPHOROUS LOAD REDUCTION REQUIRED BY THE VERM WILL BE SATISFIED WITH THE UTILIZATION OF TWO (2) STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITIES IN CONFORMANCE WITH THE STORMWATER BMP CLEARINGHOUSE WEBSITE. THE TWO (2) BMP FACILITIES PROPOSED ARE:

- VEGETATED ROOF (LEVEL 2)
- 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 1.78 LBS/YEAR. THE TOTAL PHOSPHOROUS LOAD REDUCTION ACHIEVED IS 2.11 LBS/YEAR, THEREFORE THE TOTAL PHOSPHOROUS LOAD REDUCTION IS EXCEEDED BY 0.33 LBS/YEAR.

BMP/SWM FACILITIES GEOGRAPHIC COORDINATES:

	DECIMAL DEGREE LATITUDE	DECIMAL DEGREES LONGITUDE
BIORETENTION #1	38.8168	-77.1323
BIORETENTION #2	38.8164	-77.1321
BIORETENTION #3	38.8170	-77.1323
BIORETENTION #4	38.8171	-77.1321
BIORETENTION #5	38.8168	-77.1322
BIORETENTION #6	38.8167	-77.1319
BIORETENTION #7	38.8165	-77.1321

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

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

BMP COMPS & NARRATIVE

WEST END

DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

SCALE: N/A

SHEET 18 OF 31

FILE No. RZ-1877

Urban, Ltd.

4300 D TECHNOLOGY CT.

CHANTILLY, VA 20151

TEL: 703.544.2888

FAX: 703.544.2888

www.urban-ld.com

Planners-Engineers-Landscape Architects-Lead Surveyors



REVISIONS		DATE	#
No.	DATE		

PLAN DATE

06-30-2022

08-26-2022

09-27-2022

Urban, Ltd. - v:\V085\LandmarkMail\DSUP\Black-E&G\Preliminary Site Plan\13078-12-BMP COMPS & NARRATIVE.dwg [Proposed G] September 27, 2022 - 2:00pm owalo

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.44

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	0.62

0.88

Check:

BMP Design Specifications List: 2013 Draft Stds & Specs

Linear project? No

Land cover areas entered correctly? ✓

Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be					0.00
Impervious Cover (acres)				1.44	1.44
					1.44

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be					0.00
Impervious Cover (acres)				1.44	1.44
Area Check	OK.	OK.	OK.	OK.	1.44

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.00	0.00
Weighted Rv(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	1.44	1.44
Rv(impervious)	0.95	0.95
% Impervious	100%	100%
Total Site Area (acres)	1.44	1.44
Site Rv	0.95	0.95

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.1140	0.1140
Pre-ReDevelopment Treatment Volume (cubic feet)	4,966	4,966
Pre-ReDevelopment TP Load (lb/yr)	3.12	3.12
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.17	2.17
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.59

¹ Adjusted Land Cover Summary:

Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

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

Post-Development Requirement for Site Area			
TP Load Reduction Required (lb/yr)		0.62	0.88
Nitrogen Loads (Informational Purposes Only)			
Pre-ReDevelopment TN Load (lb/yr)	22.32	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	22.32

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)				1.44	1.44	0.95
Total					1.44	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	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
1. Vegetated Roof (RR)													
1.b. Vegetated Roof #2 (Spec #5)	60		0.39		807	538	1,345	0		0.84	0.51	0.34	
6. Bioretention (RR)													
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80		0.27	0	745	186	931	50	0.00	0.58	0.53	0.06	

*0.11 AC BLOCK G GREEN ROOF ROUTED TO BIORETENTION
*0.09 LB/YR TP REMOVAL FROM GREEN ROOF ROUTED.

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.44	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.66	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 4,966

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	1,552	0	0	0	0	1,552
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	3.12	0.00	0.00	0.00	0.00	3.12
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.03	0.00	0.00	0.00	0.00	1.03
TP LOAD REMAINING (lb/yr)	2.09	0.00	0.00	0.00	0.00	2.09
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	7.47	0.00	0.00	0.00	0.00	7.47

Total Phosphorus
FINAL POST-DEVELOPMENT TP LOAD (lb/yr) 3.12
TP LOAD REDUCTION REQUIRED (lb/yr) 0.62
TP LOAD REDUCTION ACHIEVED (lb/yr) 1.03
TP LOAD REMAINING (lb/yr) 2.09
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.41 LB/YEAR ** 0.24 LB/YEAR

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	22.32
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	7.47
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	14.85

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 TWO (2) STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITIES IN CONFORMANCE WITH THE STORMWATER BMP CLEARINGHOUSE WEBSITE. THE TWO (2) BMP FACILITIES PROPOSED ARE:

- VEGETATED ROOF (LEVEL 2)
- 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 0.88 LBS/YEAR. THE TOTAL PHOSPHOROUS LOAD REDUCTION ACHIEVED IS 1.12 LBS/YEAR, THEREFORE THE TOTAL PHOSPHOROUS LOAD REDUCTION IS EXCEEDED BY 0.24 LBS/YEAR.

BMP/SWM FACILITIES GEOGRAPHIC COORDINATES:

	DECIMAL DEGREE LATITUDE	DECIMAL DEGREES LONGITUDE
BIORETENTION #8	38.8172	-77.1309
BIORETENTION #9	38.8171	-77.1307
BIORETENTION #10	38.8170	-77.1308

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

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

BMP COMPS & NARRATIVE

WEST END
DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

SCALE: N/A

SHEET
19
OF
31

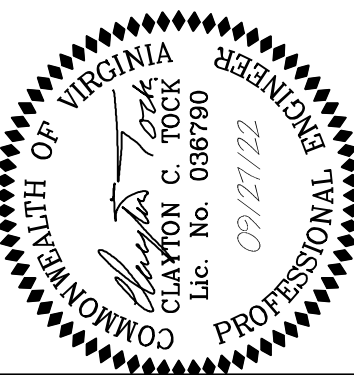
FILE No.
RZ-1877

PLAN DATE
06-30-2022
08-26-2022
09-27-2022

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.545.2588
FAX: 703.545.2589
www.urban-ld.com

urban[™]

Planners-Engineers-Landscape Architects-Lead Surveyors



PROPOSED BMP COMPUTATIONS FOR BLOCK E

Project Description

Development or Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	2.61 ACRES	0 ACRES	2.61 ACRES
On-Site Treated	1.13 ACRES	0.00 ACRES	1.13 ACRES
Off-Site Treated	0 ACRES	0 ACRES	0 ACRES
Total Treated	1.13 ACRES		
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0 ACRES		
Total On-Site Treated or Disconnected			1.13 ACRES

Water Treatment on site

<i>BMP Type</i>	<i>Area treated by BMP (acres)</i>	<i>Impervious area treated by BMP (acres)</i>	<i>BMP efficiency (%)</i>
BIORETENTION	0.42 ACRES	0.42 ACRES	50 %
GREEN ROOF	0.71 ACRES	0.71 ACRES	60 %

Miscellaneous

Total WQV treated: ☒ yes no
Detention on site: ☒ yes no

Project is within which watershed? HOLMES RUN WATERSHED

Project discharges to which body of water? HOLMES RUN

PROPOSED WQV TREATMENT:

TOTAL SITE IMPERVIOUS AREA	= 2.61 AC OR 113,691.6 SF
SITE WQV REQUIRED	= 1.78 TP REMOVAL PER YEAR REQUIRED (PER MASTER SWM PLAN #2021-00017) = 3,155 CF (BIORETENTION LEVEL 2)
SITE WQV PROPOSED	= 2,448 CF + 1,448 CF + 648 CF = 4,544 CF (SEE SHEET 18 FOR TOTAL BMP TREATMENT VOLUME VALUES)

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

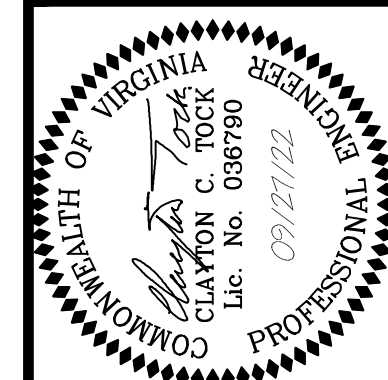
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE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

WQVD BMP DATA BLOCKS

WEST END
DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

urbanTM



Planners • Engineers • Landscape Architects • Land Surveyors

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

www.urban-ld.com

PLAN DATE
06-30-2022
08-26-2022
09-27-2022
-
-
-
-
-
#

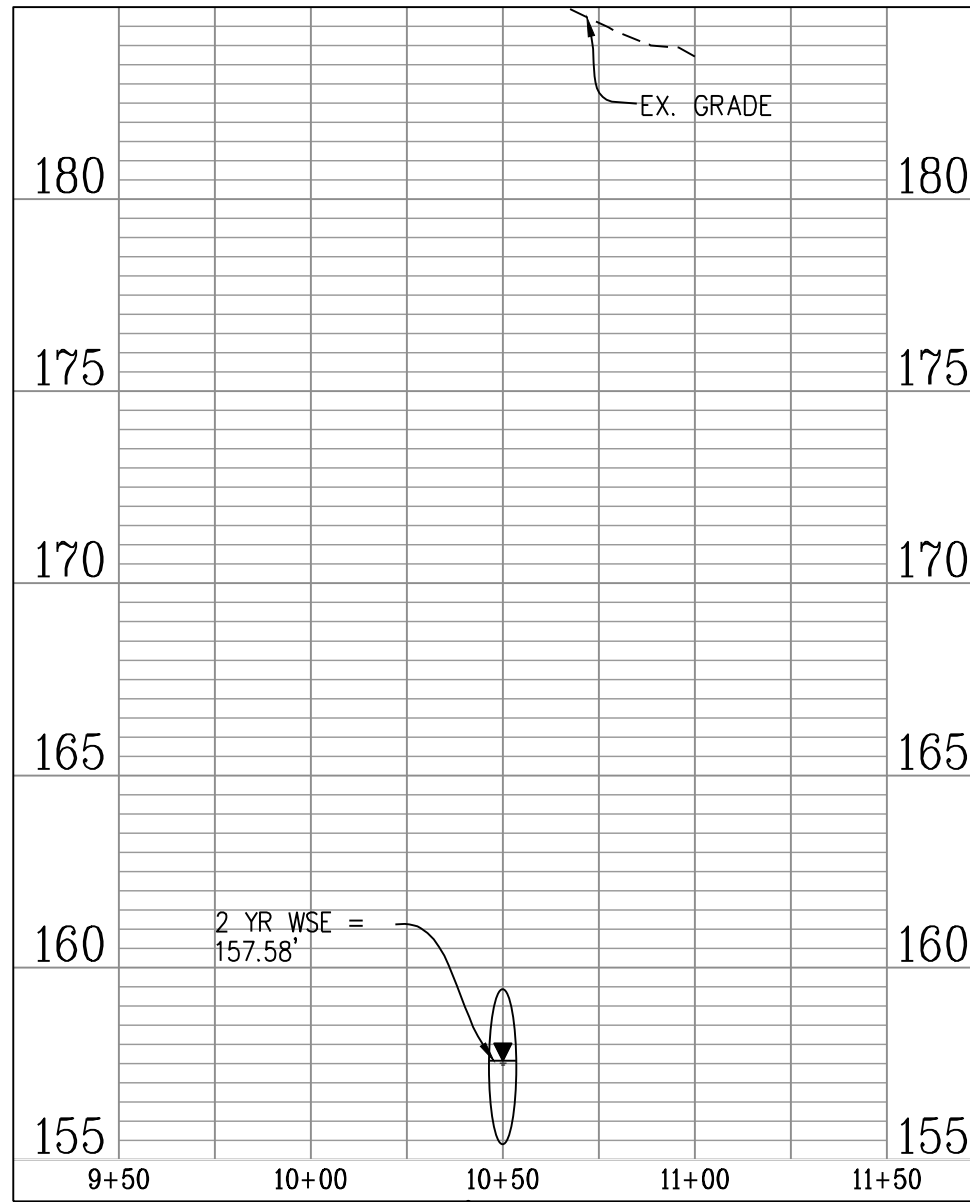
REVISIONS		
No.	DATE	DESCRIPTION

FILE No. RZ-1877	SHEET 22 OF 31	OUTFALL ANALYSIS WEST END DEVELOPMENT PLAN - BLOCK E&G CITY OF ALEXANDRIA, VIRGINIA SCALE: 1"= 125' C.I.= 2'	DATE: JUNE, 2022			Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2306 FAX. 703.578.7888 www.urban-ltd.com	PLAN DATE	06-30-2022			
								08-26-2022			
								09-27-2022			
								-			
								-			
							No.	DATE			DESCRIPT ION
											REVISIONS

Urban, Ltd. - J:\085\LandmarkMail\05UP\Block-E&G\Preliminary Site Plan\13079-23-OUTFALL ANALYSIS.dwg [2 years] September 27, 2022 - 2:01pm owolio

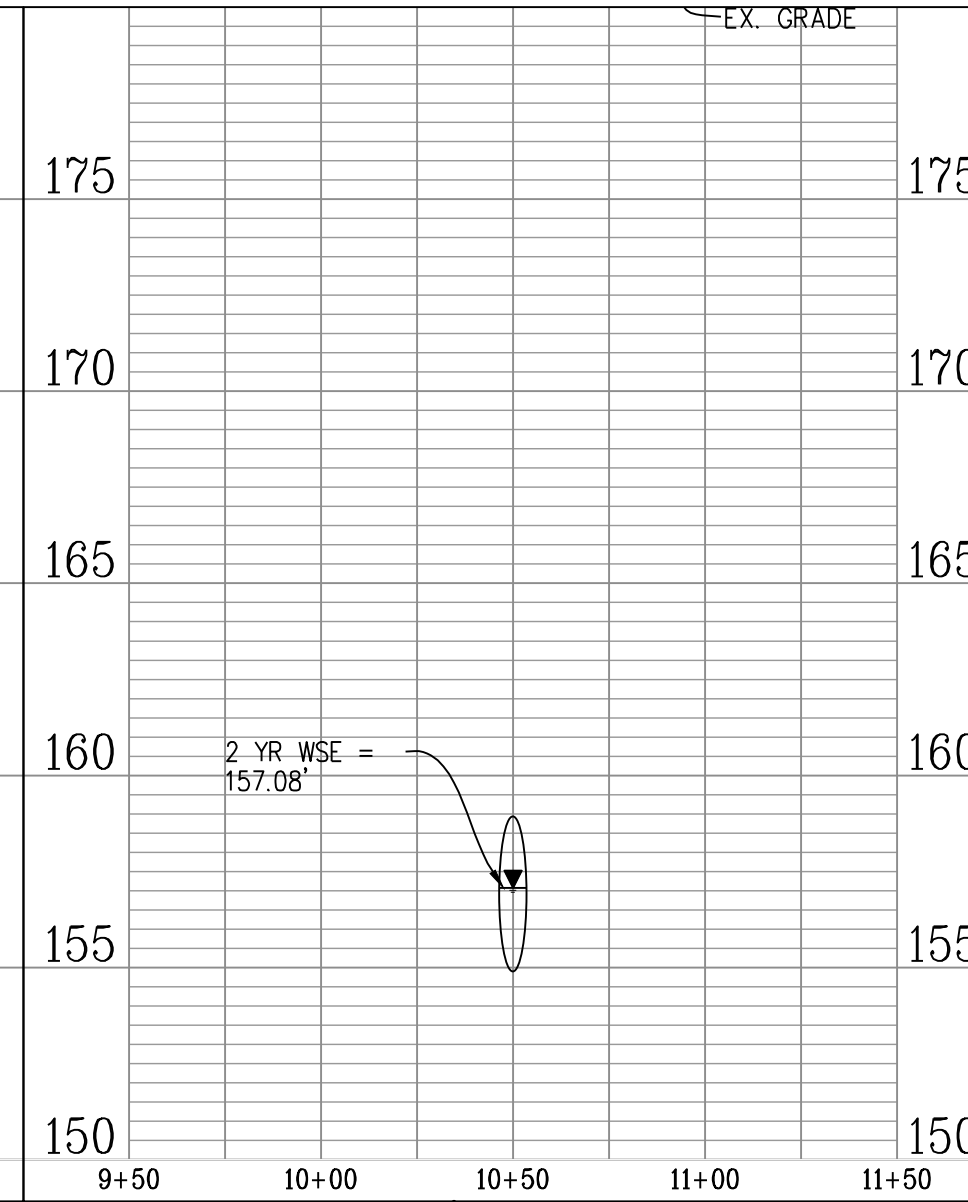
CROSS SECTION A-A': 2 YEAR STORM EVENT

Discharge: 44.83 cfs
Flow Area: 7.0 ft²
Wetted Perimeter: 6.6 ft
Hydraulic Radius: 12.6 in
Top Width: 3.98 ft
Normal Depth: 26.1 in
Critical Depth: 24.0 in
Critical Slope: 0.013 ft/ft
Velocity: 6.41 ft/s
Velocity Head: 0.64 ft
Specific Energy: 2.82 ft
Froude Number: 0.853
Maximum Discharge: 83.69 cfs
Discharge Full: 77.80 cfs
Slope Full: 0.003 ft/ft
Flow Type: Subcritical
V2ALLOW=15 FPS



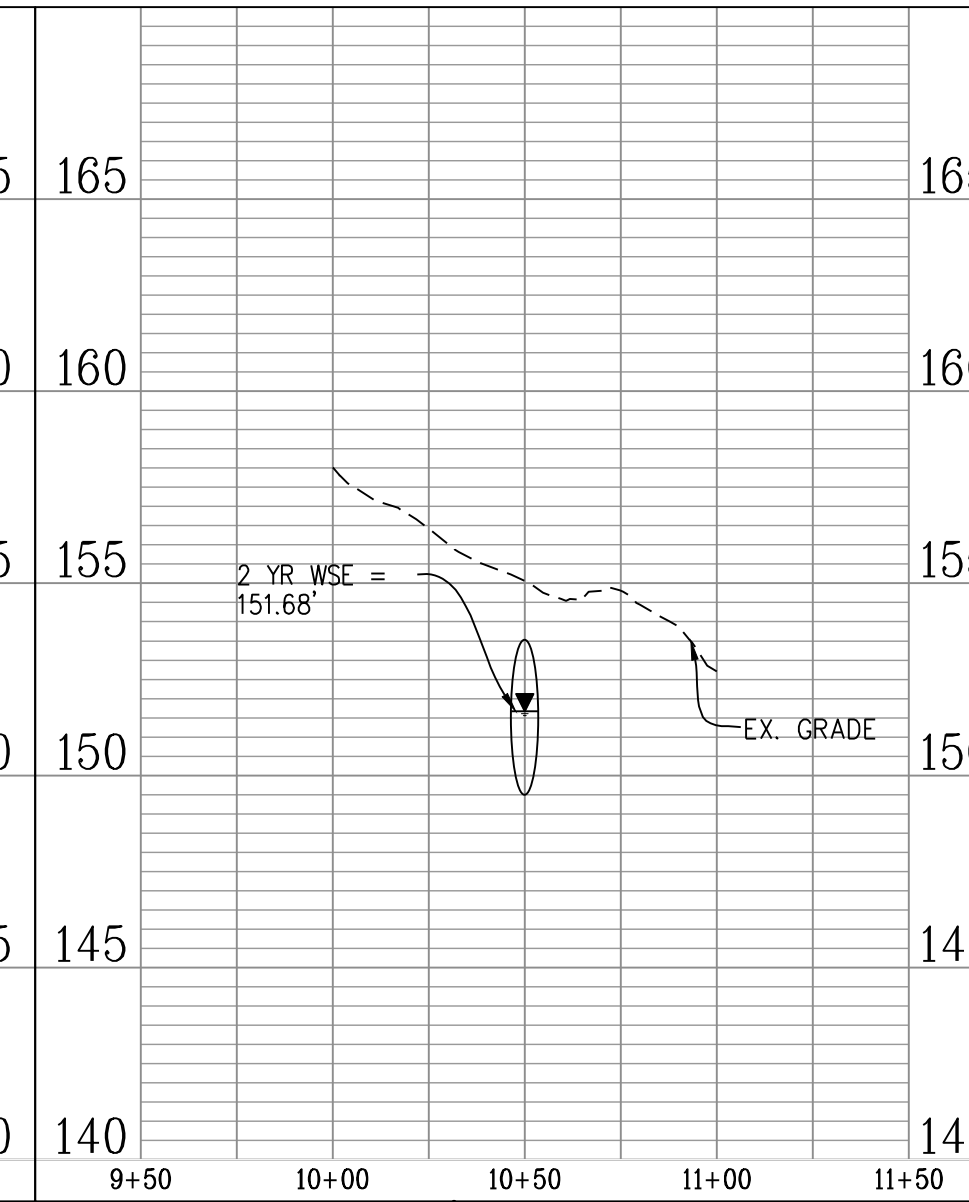
CROSS SECTION B-B': 2 YEAR STORM EVENT

Discharge: 44.83 cfs
Flow Area: 7.0 ft²
Wetted Perimeter: 6.6 ft
Hydraulic Radius: 12.6 in
Top Width: 3.98 ft
Normal Depth: 26.1 in
Critical Depth: 24.0 in
Critical Slope: 0.013 ft/ft
Velocity: 6.41 ft/s
Velocity Head: 0.64 ft
Specific Energy: 2.82 ft
Froude Number: 0.853
Maximum Discharge: 83.69 cfs
Discharge Full: 77.80 cfs
Slope Full: 0.003 ft/ft
Flow Type: Subcritical
V2ALLOW=15 FPS



CROSS SECTION C-C': 2 YEAR STORM EVENT

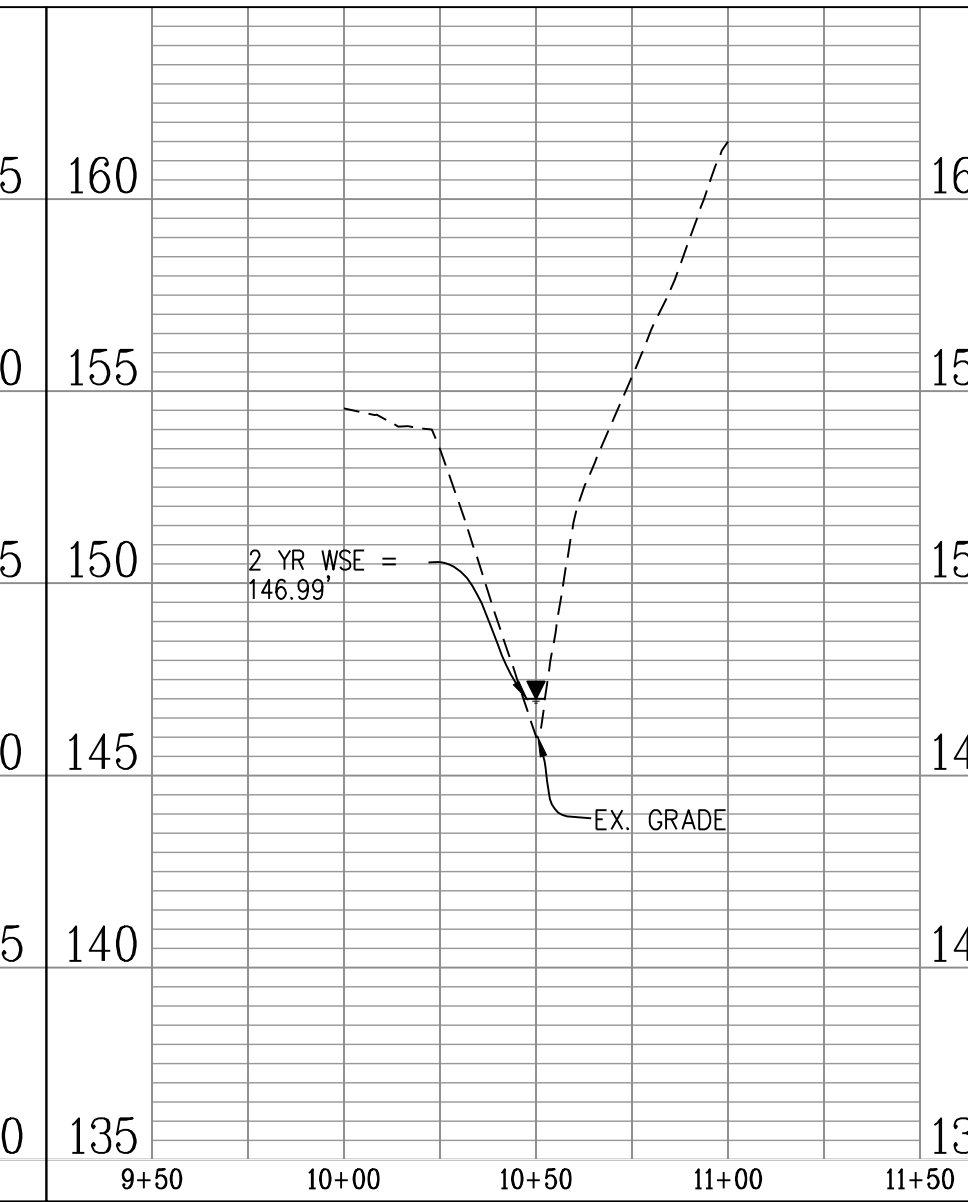
Discharge: 44.83 cfs
Flow Area: 7.0 ft²
Wetted Perimeter: 6.6 ft
Hydraulic Radius: 12.6 in
Top Width: 3.98 ft
Normal Depth: 26.1 in
Critical Depth: 24.0 in
Critical Slope: 0.013 ft/ft
Velocity: 6.41 ft/s
Velocity Head: 0.64 ft
Specific Energy: 2.82 ft
Froude Number: 0.853
Maximum Discharge: 83.69 cfs
Discharge Full: 77.80 cfs
Slope Full: 0.003 ft/ft
Flow Type: Subcritical
V2ALLOW=15 FPS



CROSS SECTION D-D': 2 YEAR STORM EVENT

Discharge: 52.77 cfs
Flow Area: 2.5 ft²
Wetted Perimeter: 5.5 ft
Hydraulic Radius: 5.5 in
Top Width: 5.07 ft
Normal Depth: 11.8 in
Critical Depth: 23.0 in
Critical Slope: 0.003 ft/ft
Velocity: 21.26 ft/s
Velocity Head: 0.64 ft
Specific Energy: 8.00 ft
Froude Number: 5.355
Flow Type: Supercritical

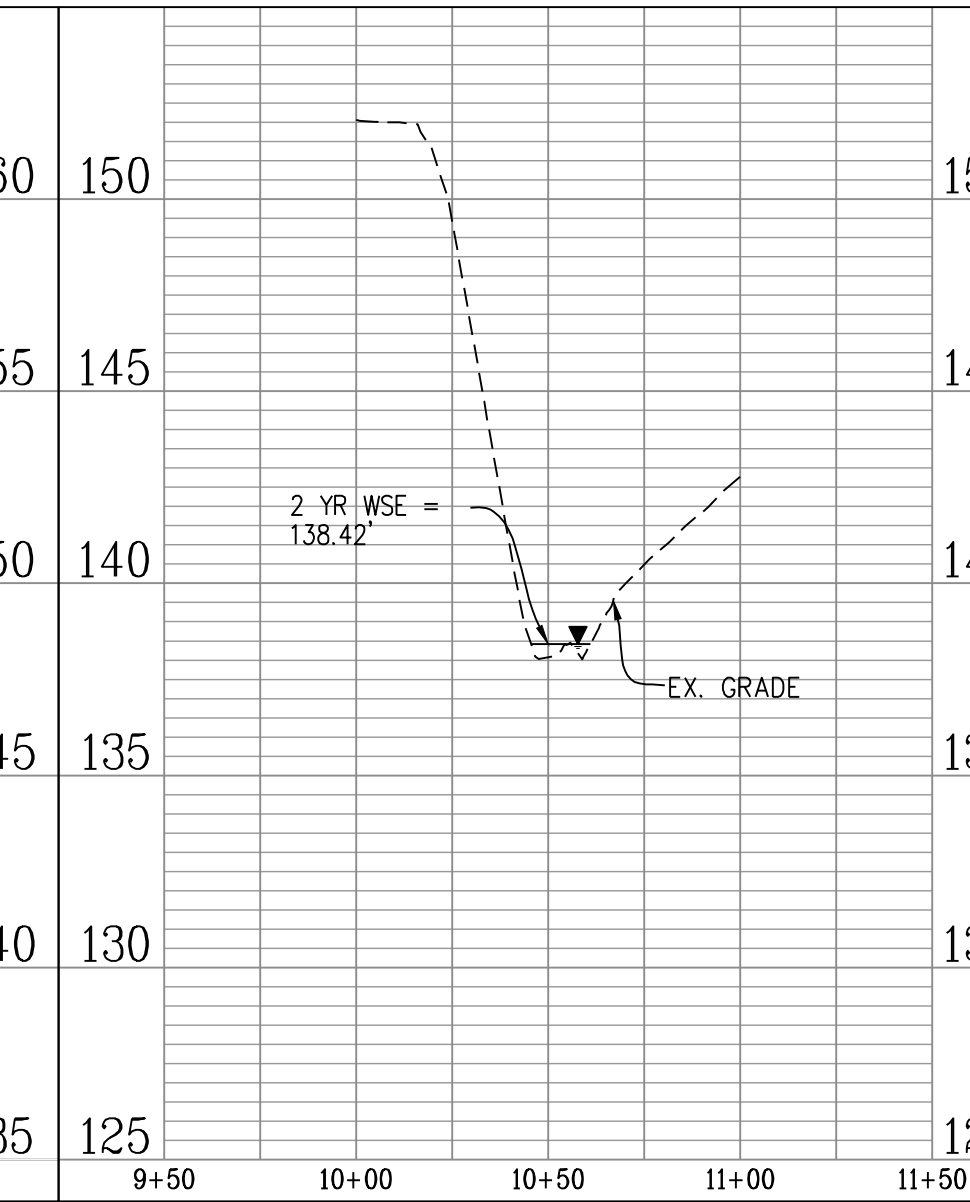
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION E-E': 2 YEAR STORM EVENT

Discharge: 52.77 cfs
Flow Area: 3.3 ft²
Wetted Perimeter: 14.5 ft
Hydraulic Radius: 2.7 in
Top Width: 14.30 ft
Normal Depth: 4.8 in
Critical Depth: 10.9 in
Critical Slope: 0.003 ft/ft
Velocity: 16.10 ft/s
Velocity Head: 4.03 ft
Specific Energy: 4.42 ft
Froude Number: 5.927
Flow Type: Supercritical

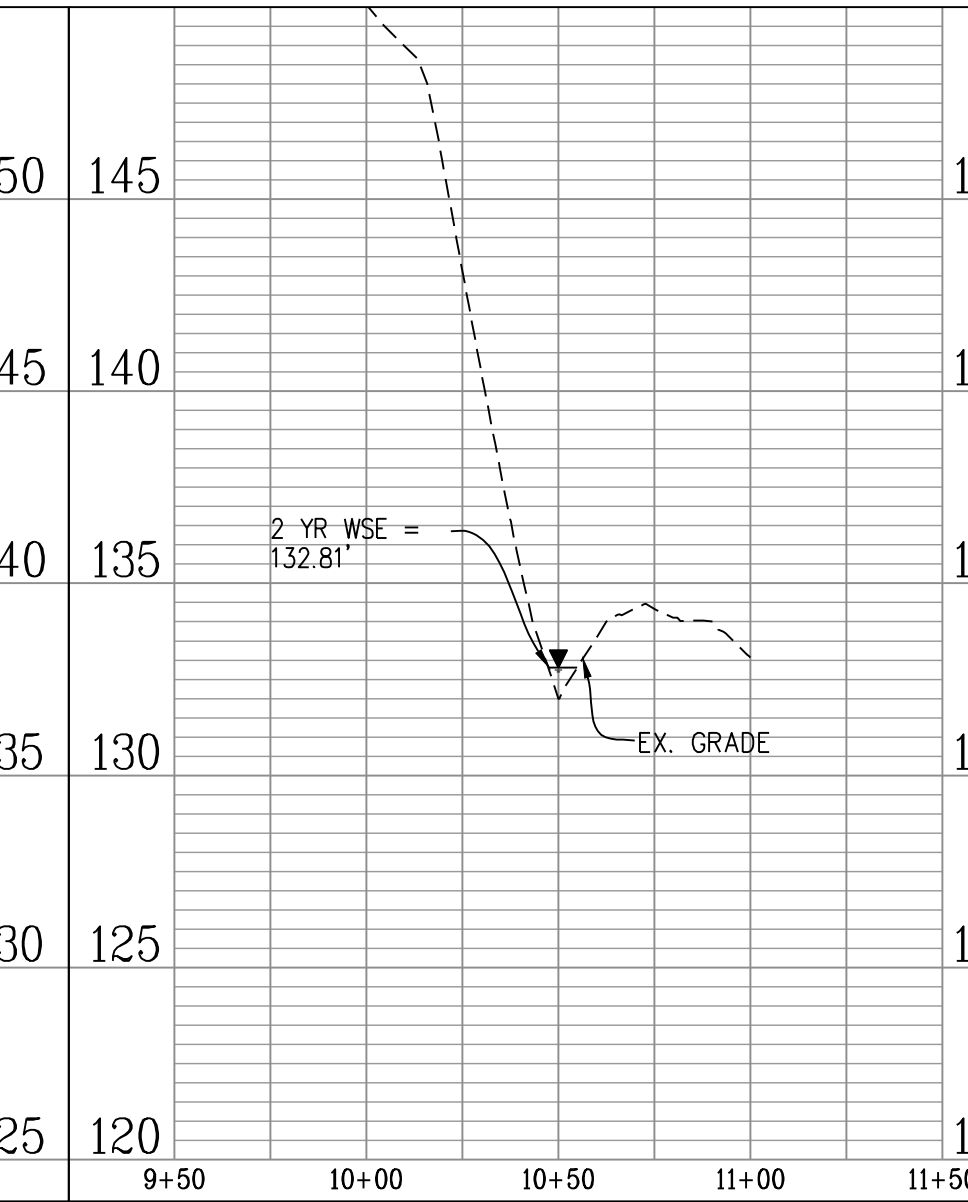
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION F-F': 2 YEAR STORM EVENT

Discharge: 52.77 cfs
Flow Area: 3.1 ft²
Wetted Perimeter: 7.9 ft
Hydraulic Radius: 4.8 in
Top Width: 7.71 ft
Normal Depth: 9.7 in
Critical Depth: 18.0 in
Critical Slope: 0.003 ft/ft
Velocity: 16.86 ft/s
Velocity Head: 4.42 ft
Specific Energy: 5.23 ft
Froude Number: 4.665
Flow Type: Supercritical

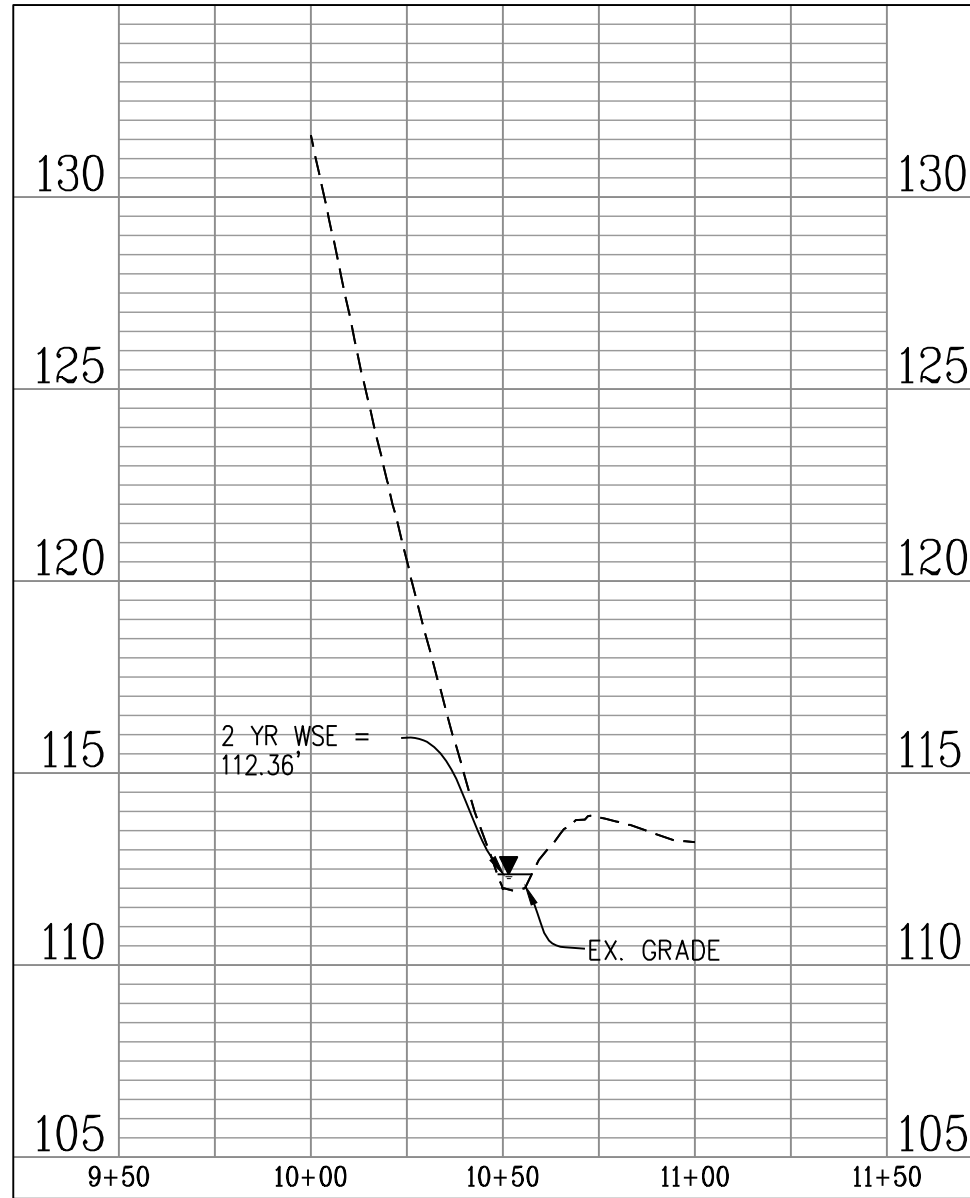
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION G-G': 2 YEAR STORM EVENT

Discharge: 54.39 cfs
Flow Area: 2.7 ft²
Wetted Perimeter: 8.8 ft
Hydraulic Radius: 3.7 in
Top Width: 8.69 ft
Normal Depth: 5.1 in
Critical Depth: 13.8 in
Critical Slope: 0.003 ft/ft
Velocity: 20.25 ft/s
Velocity Head: 6.37 ft
Specific Energy: 6.80 ft
Froude Number: 6.421
Flow Type: Supercritical

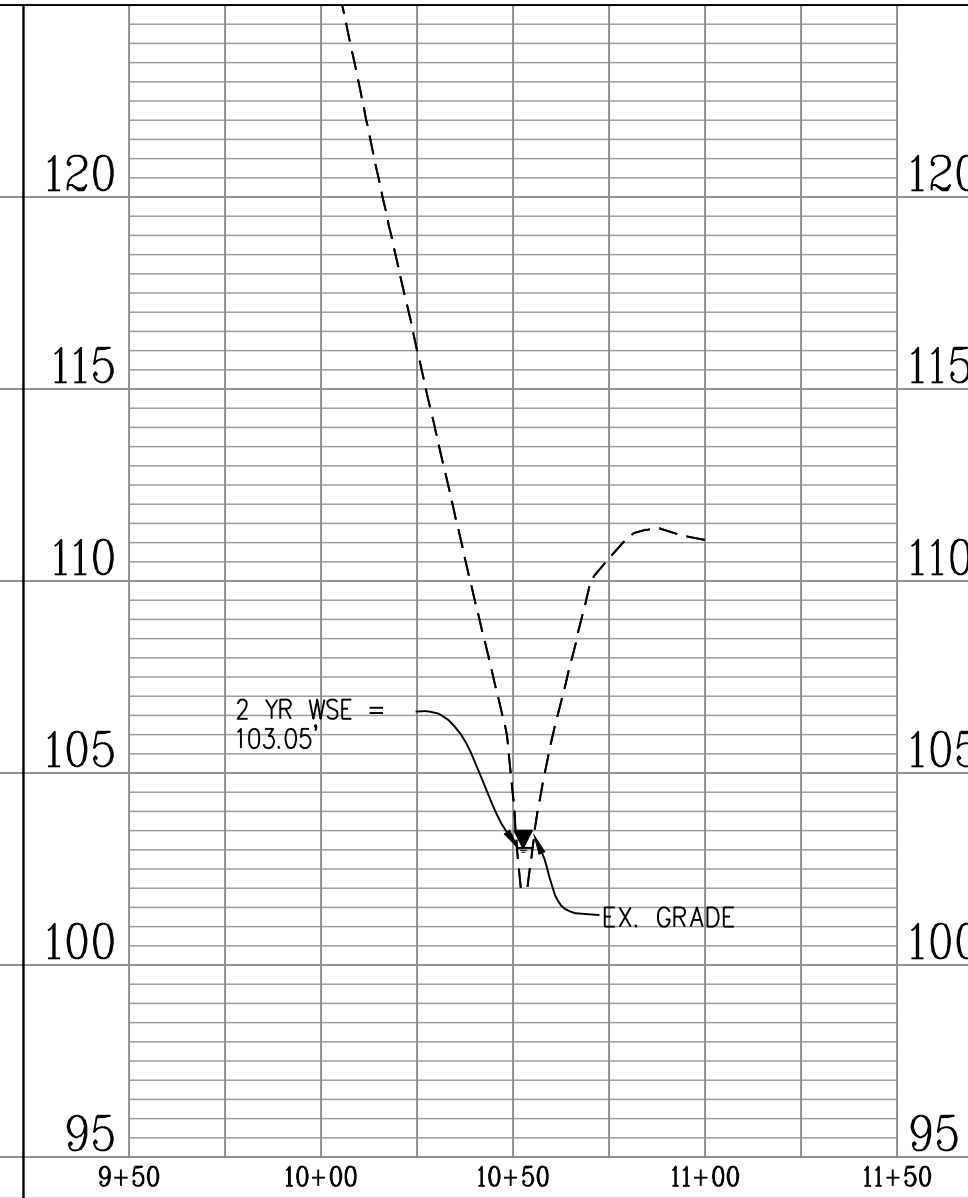
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION H-H': 2 YEAR STORM EVENT

Discharge: 54.39 cfs
Flow Area: 1.7 ft²
Wetted Perimeter: 3.9 ft
Hydraulic Radius: 5.3 in
Top Width: 3.16 ft
Normal Depth: 12.9 in
Critical Depth: 29.2 in
Critical Slope: 0.003 ft/ft
Velocity: 31.88 ft/s
Velocity Head: 15.80 ft
Specific Energy: 16.88 ft
Froude Number: 7.653
Flow Type: Supercritical

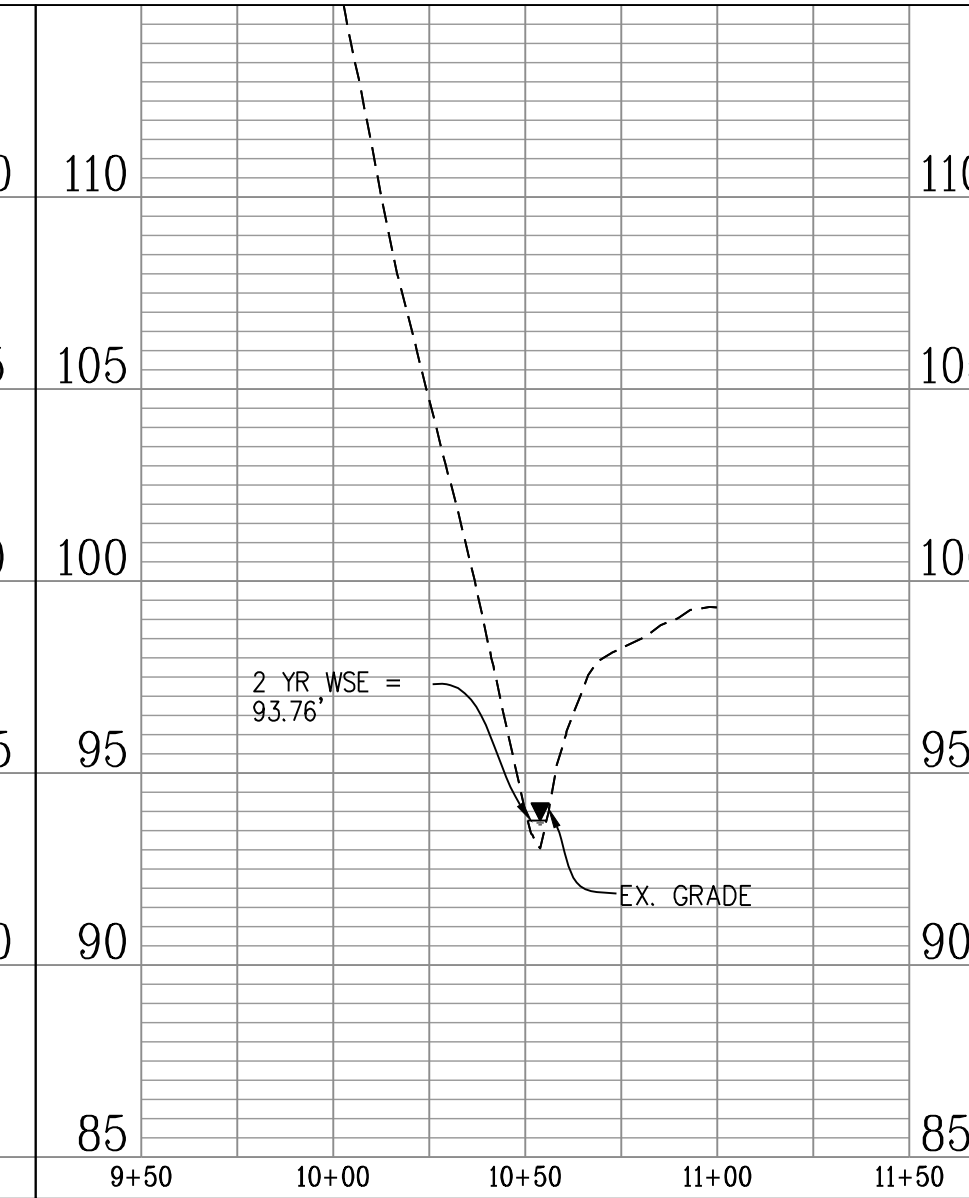
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION I-I': 2 YEAR STORM EVENT

Discharge: 54.39 cfs
Flow Area: 1.9 ft²
Wetted Perimeter: 5.0 ft
Hydraulic Radius: 4.7 in
Top Width: 4.69 ft
Normal Depth: 8.6 in
Critical Depth: 21.6 in
Critical Slope: 0.003 ft/ft
Velocity: 28.15 ft/s
Velocity Head: 12.32 ft
Specific Energy: 13.03 ft
Froude Number: 7.737
Flow Type: Supercritical

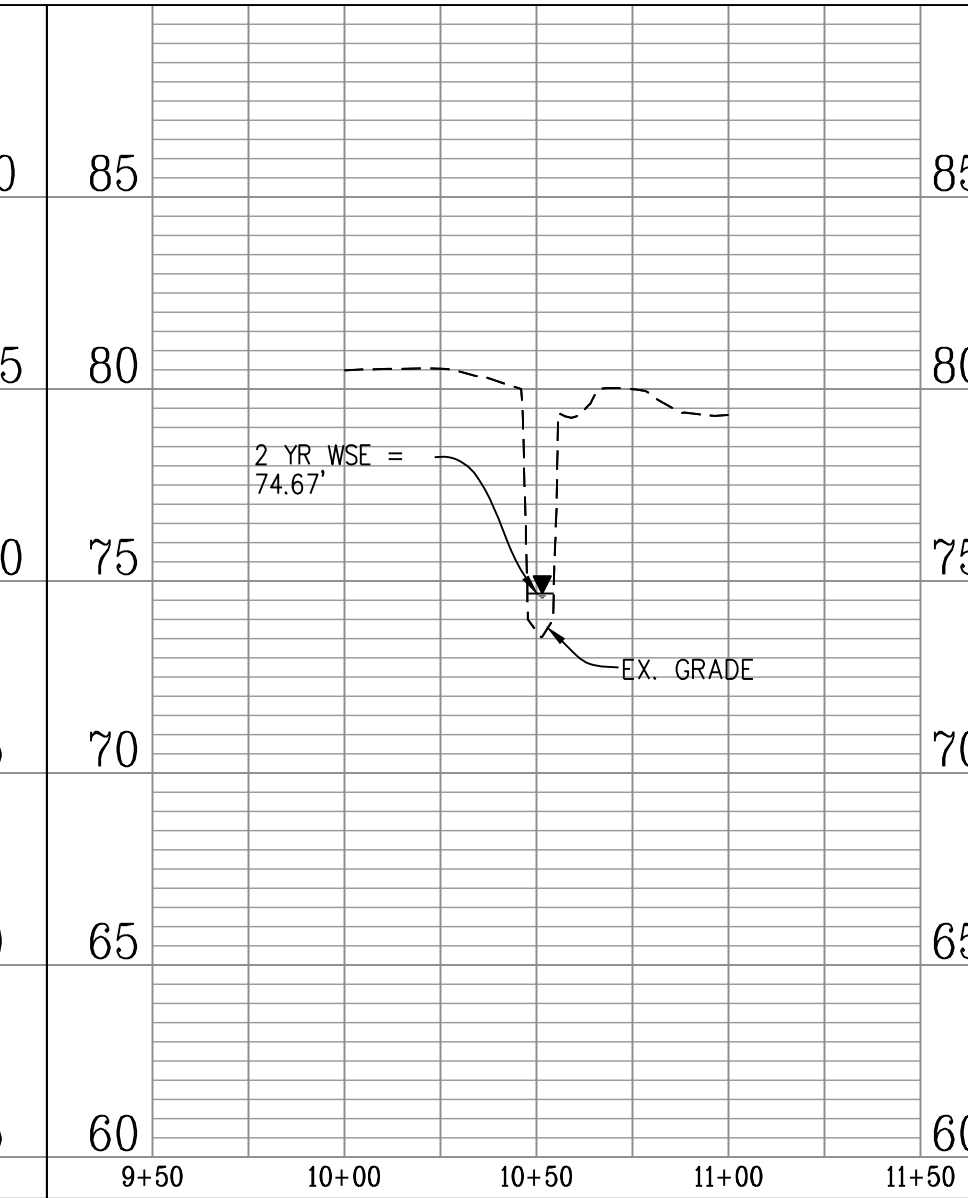
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION J-J': 2 YEAR STORM EVENT

Discharge: 60.84 cfs
Flow Area: 6.1 ft²
Wetted Perimeter: 8.1 ft
Hydraulic Radius: 9.0 in
Top Width: 7.00 ft
Normal Depth: 13.6 in
Critical Depth: 19.1 in
Critical Slope: 0.036 ft/ft
Velocity: 9.96 ft/s
Velocity Head: 1.54 ft
Specific Energy: 2.67 ft
Froude Number: 1.880
Flow Type: Supercritical

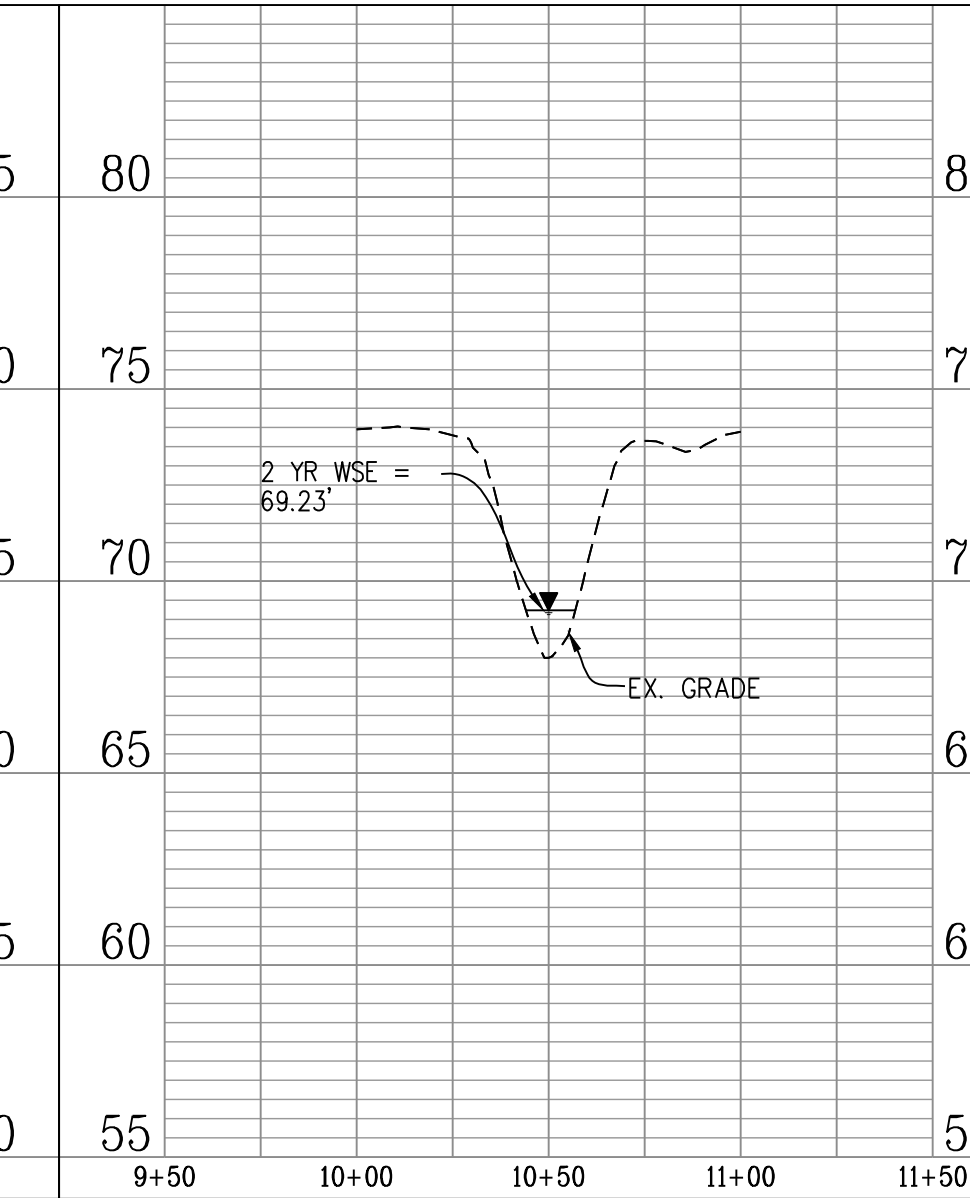
V2ALLOW= 13 FPS



CROSS SECTION K-K': 2 YEAR STORM EVENT

Discharge: 60.84 cfs
Flow Area: 6.8 ft²
Wetted Perimeter: 11.0 ft
Hydraulic Radius: 7.4 in
Top Width: 10.69 ft
Normal Depth: 14.7 in
Critical Depth: 19.5 in
Critical Slope: 0.032 ft/ft
Velocity: 9.01 ft/s
Velocity Head: 1.26 ft
Specific Energy: 2.49 ft
Froude Number: 1.999
Flow Type: Supercritical

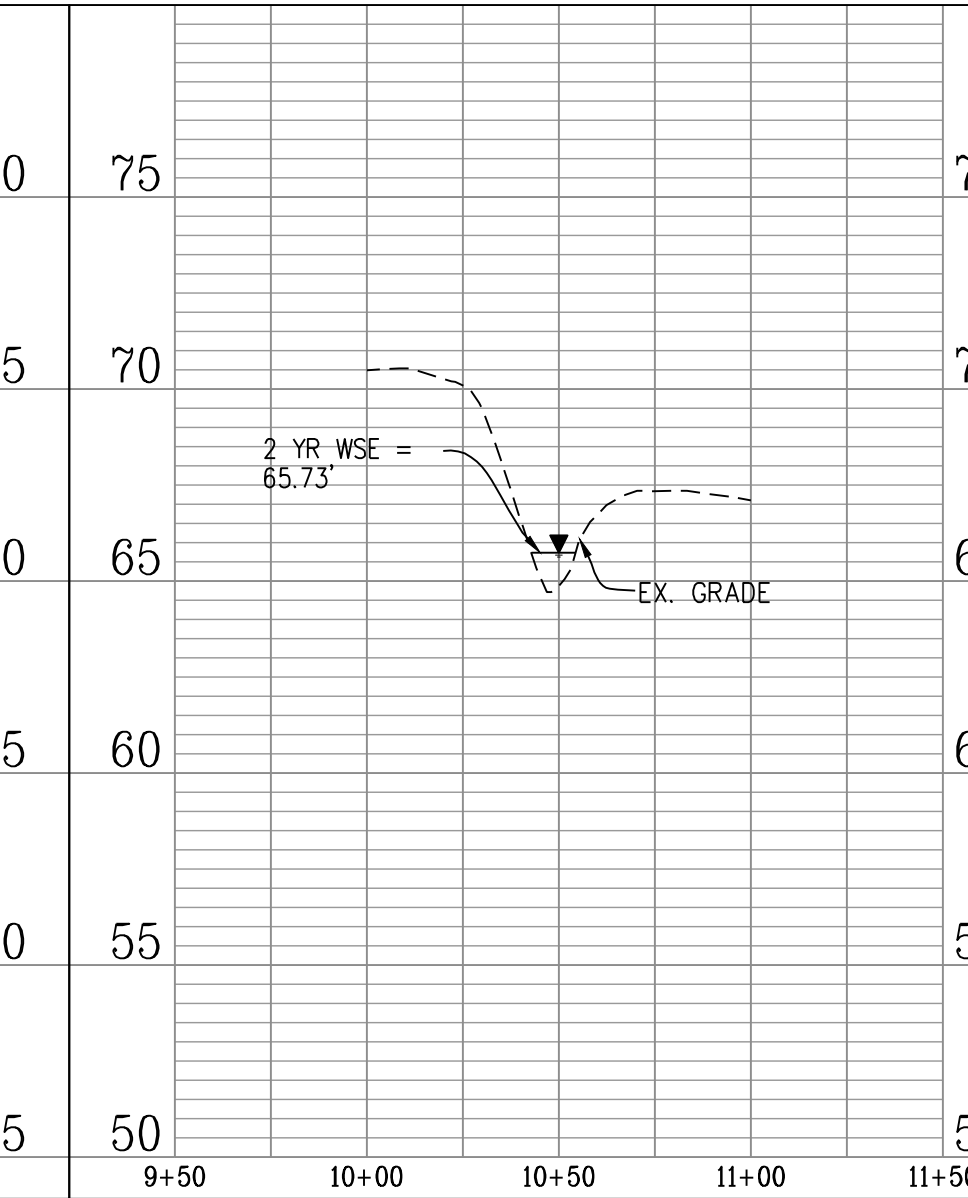
V2ALLOW= 13 FPS



CROSS SECTION L-L': 2 YEAR STORM EVENT

Discharge: 60.84 cfs
Flow Area: 7.5 ft²
Wetted Perimeter: 12.8 ft
Hydraulic Radius: 7.1 in
Top Width: 12.57 ft
Normal Depth: 12.2 in
Critical Depth: 16.2 in
Critical Slope: 0.033 ft/ft
Velocity: 8.06 ft/s
Velocity Head: 1.01 ft
Specific Energy: 2.03 ft
Froude Number: 1.835
Flow Type: Supercritical

V2ALLOW= 13 FPS



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

OUTFALL ANALYSIS

WEST END
DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

SCALE: H:1"=40', V:1"=5'

CL=N.A.

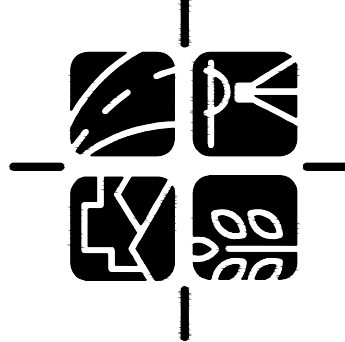
SHEET
23
OF
31

FILE No.
RZ-1877

PLAN DATE
06-30-2022
08-26-2022
09-27-2022

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.7880
FAX: 703.578.7880
www.urban-ld.com

urban
Planners+Engineers+Landscapers+Architects+Land Surveyors



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 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.

THE ALLOWABLE RELEASE RATE FOR EACH STUDY POINT HAS BEEN CALCULATED IN ACCORDANCE 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:

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.

Clayton Tork

```

graph TD
    51S[51S] --> V2[Vault 2 Area (E, G, I, H, K) Post]
    72S[72S] --> V4[Vault 4 Area (Garage) Post]
    13S[13S] --> PO[Post Offsite]
    V2 --> NP2[NEW - Vault #2]
    V4 --> NP2
    NP2 --> 8L[8L]
    PO --> 8L
    115S[115S] --> CS[Cross Sections G-G' to I-I']
    CS --> 116L[116L]
    8L --> SP1[Study Point 1]
    SP1 --> 116L
    116L --> OA[Outfall Analysis 1]
  
```

The flowchart illustrates the study design for the Outfall Analysis 1. It shows the flow of data from various study sites (51S, 72S, 13S, 115S) through different vaults (82P, 79P, 8L, 116L) to the final Outfall Analysis 1. Key locations include Vault 2 Area (E, G, I, H, K) Post, Vault 4 Area (Garage) Post, and Study Point 1.

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

```

graph TD
    15S{{15S}} --> 9L{{9L}}
    63S{{63S}} --> 80P{{80P}}
    80P -- "NEW - Vault #3" --> 9L
    9L -- "STUDY POINT 2" --> 11L{{11L}}
    116S{{116S}} -- "Cross Section J-J' to L-L'" --> 11L
    11L --> OA[OUTFALL ANALYSIS 2]
  
```

The flowchart illustrates the analysis process for the 11L structure. It begins with two input points: 15S (POST OFFSITE VAULT 3 AREA POST [D, J, L, M]) and 63S. 15S leads to 9L (STUDY POINT 2). 63S leads to 80P (NEW - Vault #3), which then feeds into 9L. From 9L, the process moves to 11L (OUTFALL ANALYSIS 2) via STUDY POINT 2. Additionally, 116S (Cross Section J-J' to L-L') feeds into 11L.

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

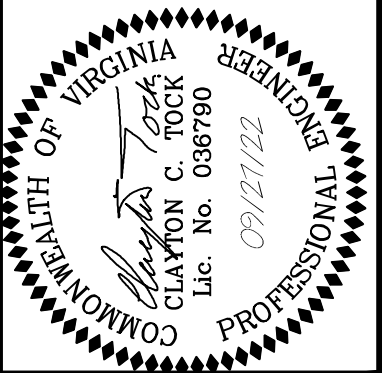
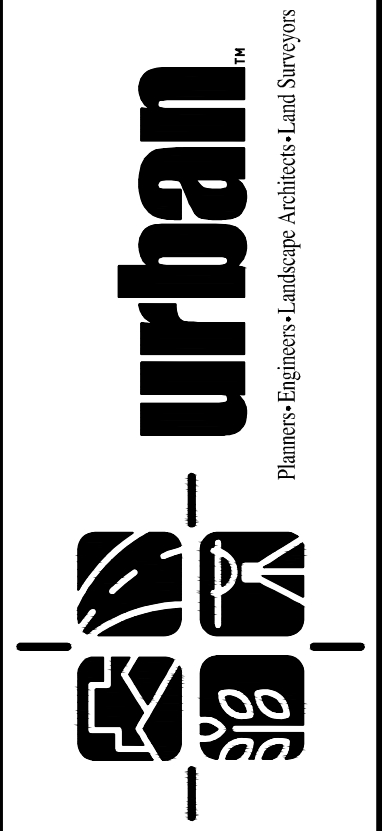
Outfall Analysis Computation Summary													
Cross Sections	Swale Type Description:	Avg. Channel Slope (%):	Drainage Area (Ac):	CN Factor:	Tc (min):	Roughness Coefficient:	2 Year Flow (CFS):	2 Year Velocity (FPS):	2 Year Normal Depth (ft):	10 Year Flow (CFS):	10 Year Velocity (FPS):	10 Year Normal Depth (ft):	Channel Lining:
D-D'	Existing Manmade Channel-Offsite	0.10%	31.97	96	10*	0.013	52.77	21.26	0.98	118.46	26.03	1.33	Ex. Concrete Lining
E-E'	Existing Manmade Channel-Offsite	0.14%	31.97	96	10*	0.013	52.77	16.10	0.40	118.46	21.56	0.54	Ex. Concrete Lining
F-F'	Existing Manmade Channel-Offsite	0.08%	31.97	96	10*	0.013	52.77	16.86	0.81	118.46	20.64	1.10	Ex. Concrete Lining
G-G'	Existing Manmade Channel-Offsite	0.15%	32.83	86	15*	0.013	54.39	20.25	0.43	121.50	25.97	0.63	Ex. Concrete Lining
H-H'	Existing Manmade Channel-Offsite	0.23%	32.83	86	15*	0.013	54.39	31.88	1.08	121.50	38.98	1.46	Ex. Concrete Lining
I-I'	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

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
----------------	---------------	----------

[illegible]

PLAN DATE
06-30-2022
08-26-2022
09-27-2022
-
-
-
-
-
-

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com



OUTFALL ANALYSIS

WEST END
DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

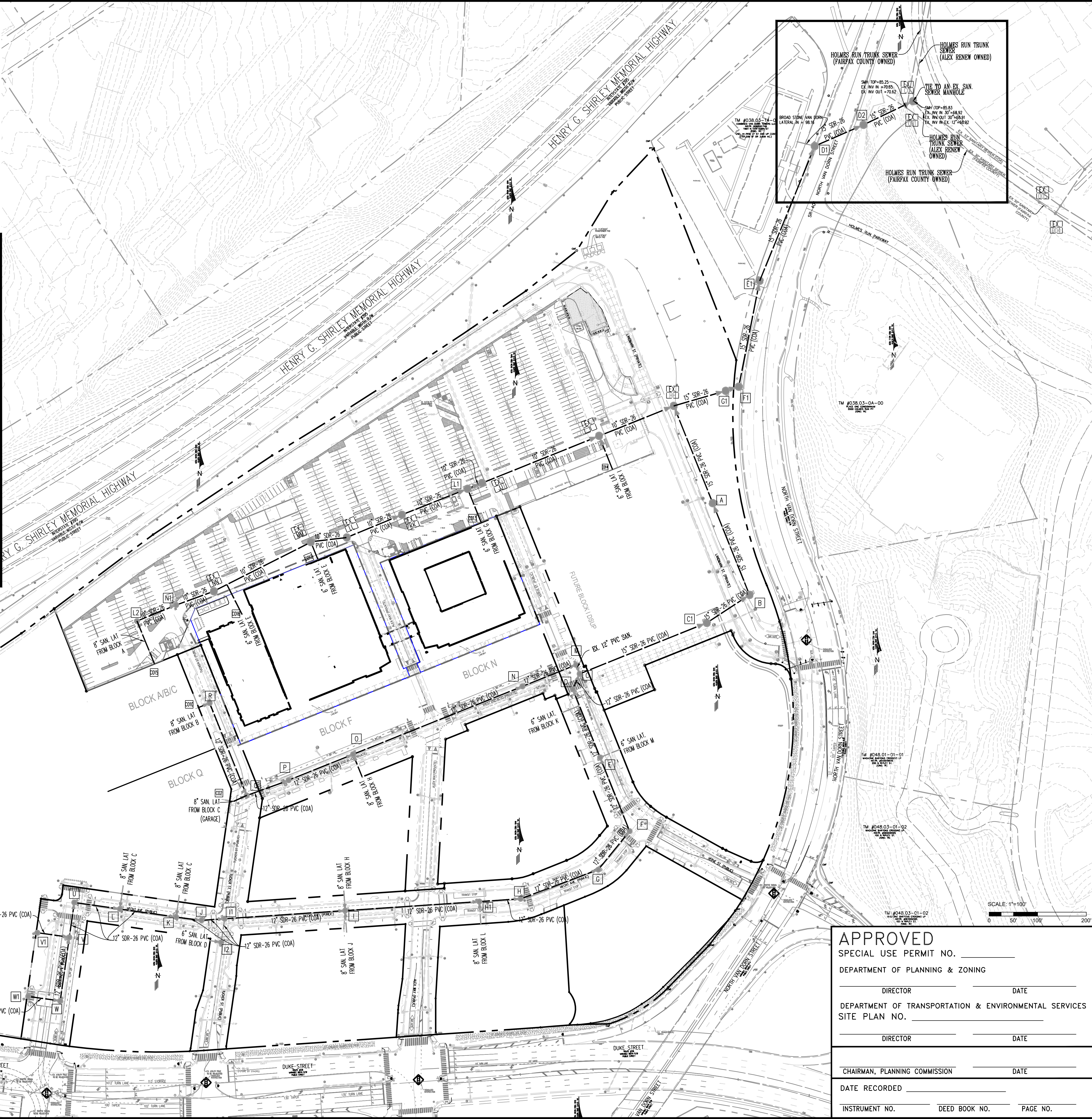
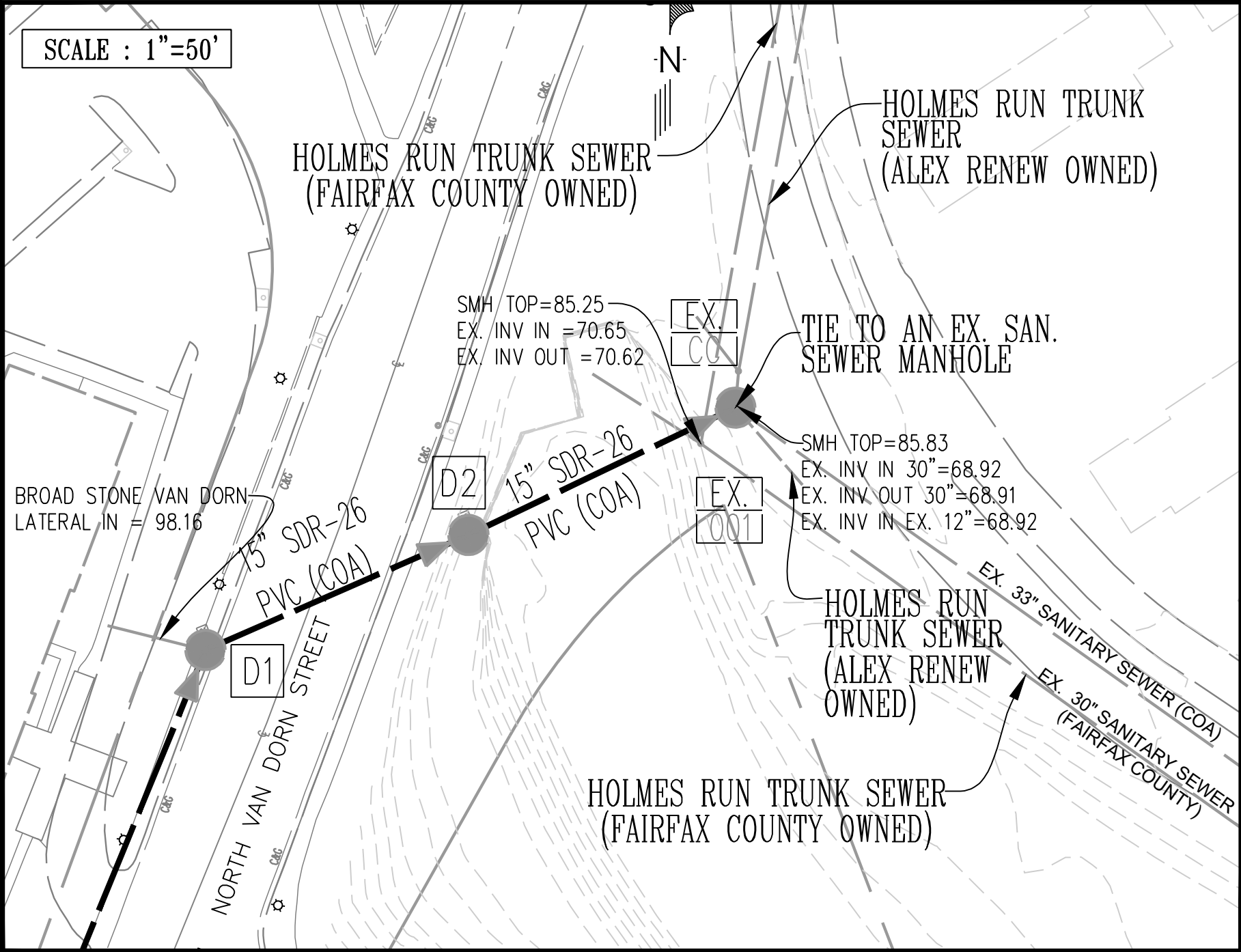
SCALE: N.A. CL: N.A. DATE: JUNE, 2022

SHEET
25
OF
31

FILE No.
RZ-1877

NOTES

1. RESIDENTIAL AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 300 GPD PER UNIT
2. EACH RESIDENTIAL UNIT IS BASED ON A 1,000 G.S.F. FLOOR PLATE
3. RETAIL AND OFFICE AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 200 GPD PER 1,000 S.F. OF NET FLOOR AREA
4. ALL PIPE DATA HAS BEEN OBTAINED BY FIELD SURVEY PERFORMED BY URBAN, LTD.
5. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
6. 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.
7. THE APPLICANT SHALL PROVIDE A PRE- AND POST-CCTV INSPECTION OF MANHOLE CONNECTION BY A NASSCO MACP CERTIFIED TECHNICIAN.
8. INSUFFICIENT PIPE CAPACITIES OF EXISTING SANITARY SEWER ARE SHOWN ON SHEET 13. THOSE PIPES ARE SHOWN TO BE REMOVED AND REPLACED WITH APPROPRIATELY SIZED PIPES ON SHEET 13.
9. HGL ANALYSIS WILL BE PROVIDED WITH THE FINAL INFRASTRUCTURE SITE PLAN.
10. THE PROJECT SITE IS LOCATED WITHIN THE HOLMES RUN TRUNK SEWER SHED. THE PROJECT SITE IS NOT LOCATED IN THE COMBINED SEWER SYSTEM AREA.



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

SANITARY SEWER PLAN

WEST END

DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

SCALE: 1"=100'

SHEET 26 OF 31

FILE No. RZ-1877

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.8800
FAX: 703.578.8888
www.urban-lltd.com

Planners+Engineers+Landscape Architects+Land Surveyors

PLAN DATE
06-30-2022
08-26-2022
09-27-2022

No. DATE DESCRIPTION REVISIONS

Urban, Ltd. - J:\JOBS\LandmarkMail\OSUP\Block-E&G\Preliminary Site Plan\13078-07-SAN PLAN & CWP5.dwg [Comps] September 27, 2022 -- 2:03pm owalia

PROPOSED SANITARY SEWER FLOW COMPUTATIONS

Project: Landmark Mall																					
From Point	To Point	RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 200 GDP/ 1000 SF	SFA/SFD DWELLINGS 350 GPD/UNIT	HOTEL 130 GPD/UNIT	PEAK FACTOR	INCR q MGD	FLOW q MGD	FLOW q C.F.S.	Invert Elevation		Length	Slope	Dia.	Capacity Q MGD	VEL. F.P.S.	Capacity q/Q %	Pipe Coefficient	Pipe Material	BLOCKS TO STR	Remarks
										Upper End	Lower End	FT.	%	IN.							
CO15	L2		241342			4.0	0.19	0.19	0.30	187.90	185.61	91.84	2.50%	10	2.00	4.63	9.65	0.010	PVC		63.91% gpd from Block B 33.33% gpd from Block A
L2	N1					4.0	0.00	0.19	0.30	185.51	184.64	87.06	1.00%	10	2.00	3.38	9.65	0.010	PVC		
N1	EX.NN					4.0	0.00	0.19	0.30	184.54	183.71	82.58	1.00%	10	2.00	3.38	9.65	0.010	PVC		
EX.NN	EX.MM					4.0	0.00	0.19	0.30	183.61	181.37	223.82	1.00%	10	1.85	3.38	10.46	0.010	PVC		
EX.MM	EX.LL					4.0	0.31	0.50	0.78	181.27	180.49	74.55	1.05%	10	1.89	4.53	26.51	0.010	PVC		100% Flow from Block E (Res.)
EX.LL	EX.KK					4.0	0.00	0.50	0.78	180.39	178.86	122.64	1.25%	10	2.06	4.82	24.30	0.010	PVC		
EX.KK	L1					4.0	0.00	0.50	0.78	178.76	176.94	145.48	1.25%	10	2.06	4.82	24.30	0.010	PVC		
L1	EX.JJ					4.0	0.31	0.81	1.26	176.84	176.36	31.95	1.50%	10	2.26	5.90	35.97	0.010	PVC		100% Flow from Block G
EX.JJ	EX.II					4.0	0.00	0.81	1.26	176.26	170.94	259.55	2.05%	10	2.00	6.60	40.67	0.010	PVC		
EX.II	EX.HH					4.0	0.54	1.35	2.09	170.52	162.65	165.68	4.75%	15	11.86	9.94	11.41	0.010	PVC		
EX.HH	G1					4.0	2.59	3.94	6.10	141.73	139.50	111.27	2.00%	15	7.70	9.76	51.24	0.010	PVC		100% Flow from Landmark Mall
G1	F1					4.0	0.00	3.94	6.10	133.81	133.25	28.12	2.00%	15	7.70	9.76	51.24	0.010	PVC		
F1	E1					4.0	0.00	3.94	6.10	106.53	102.09	222.04	2.00%	15	7.70	9.76	51.24	0.010	PVC		
E1	D1					4.0	0.00	3.94	6.10	101.99	96.00	299.31	2.00%	15	7.70	9.76	51.24	0.010	PVC		
D1	D2	184				4.0	0.22	4.16	6.44	77.18	75.00	109.44	2.00%	15	7.70	9.90	54.11	0.010	PVC		100% Flow from Broadstone Appl
D2	EX.CC					4.0	0.00	4.16	6.44	69.77	68.92	112.78	0.75%	15	4.71	3.84	88.36	0.010	PVC		
W1	W		188500			4.0	0.15	0.15	0.23	195.87	195.04	66.50	1.25%	12	3.36	3.33	4.49	0.010	PVC		33.33% Flow from Block A
W	V					4.0	0.00	0.15	0.23	194.94	193.28	132.42	1.25%	12	3.36	3.33	4.49	0.010	PVC		
V	U		-			4.0	0.15	0.30	0.47	193.18	192.28	72.26	1.25%	12	3.36	4.08	8.99	0.010	PVC		
U	L					4.0	0.00	0.30	0.47	192.18	191.00	94.64	1.25%	12	3.36	4.08	8.99	0.010	PVC		
L	K		-			4.0	0.03	0.33	0.51	190.90	189.43	117.14	1.25%	12	3.36	4.24	9.85	0.010	PVC		Flow from Block C
K	J		-			4.0	0.03	0.36	0.56	189.33	188.68	52.56	1.25%	12	3.36	4.27	10.72	0.010	PVC		Flow from Block C
J	I1					4.0	0.00	0.36	0.56	188.58	187.98	47.70	1.25%	12	3.36	4.27	10.72	0.010	PVC		
I1	I					4.0	0.40	0.76	1.18	187.88	184.77	248.57	1.25%	12	3.36	5.35	22.74	0.010	PVC		Flow from Block D Flow from Block J 50% Flow from Block H
I	H1					4.0	0.55	1.31	2.03	184.67	181.21	276.69	1.25%	12	3.36	6.21	39.13	0.010	PVC		Flow from Block L
H1	H					4.0	0.32	1.63	2.53	181.11	180.05	85.17	1.25%	12	3.36	6.57	48.69	0.010	PVC		
H	G					4.0	0.00	1.63	2.53	179.95	178.24	170.85	1.00%	12	3.00	6.03	54.44	0.010	PVC		
G	F					4.0	0.00	1.63	2.53	178.14	177.12	102.02	1.00%	12	3.00	6.03	54.44	0.010	PVC		
F	E					4.0	0.00	1.63	2.53	177.02	175.39	163.39	1.00%	12	3.00	6.03	54.44	0.010	PVC		
E	D					4.0	0.67	2.30	3.56	175.29	173.78	151.17	1.00%	12	3.00	3.82	76.71	0.010	PVC		Flow from Block M Flow from Block K
D	C					4.0	0.00	2.30	3.56	173.68	173.33	34.58	1.00%	12	3.00	3.82	76.71	0.010	PVC		
C	C1					4.0	0.29	2.59	4.01	173.23	170.40	283.19	1.00%	15	5.44	6.78	47.60	0.010	PVC		Flows from SSMH M & D
C1	B					4.0	0.00	2.59	4.01	165.90	164.86	103.81	1.00%	15	5.44	6.78	47.60	0.010	PVC		
B	A					4.0	0.00	2.59	4.01	164.76	162.73	203.40	1.00%	15	5.44	6.78	47.60	0.010	PVC		
A	EX.HH					4.0	0.00	2.59	4.01	162.63	160.47	215.56	1.00%	15	5.44	6.78	47.60	0.010	PVC		
R	Q					4.0	0.03	0.03	0.05	196.03	190.91	204.83	2.50%	12	4.75	2.58	0.65	0.010	PVC		Flow from Block B
Q	P					4.0	0.03	0.06	0.09	190.81	188.98	91.68	2.00%	12	4.25	3.09	1.44	0.010	PVC		Flow from Block C
P	O					4.0	0.00	0.06	0.09	188.88	186.01	143.07	2.00%	12	4.25	3.09	1.44	0.010	PVC		
O	N					4.0	0.23	0.29	0.45	185.91	178.40	375.50	2.00%	12	4.25	4.72	6.78	0.010	PVC		50% Flow from Block H
N	M					4.0	0.00	0.29	0.45	178.30	175.93	118.87	2.00%	12	4.25	4.72	6.78	0.010	PVC		
M	C					4.0	0.00	0.29	0.45	175.83	175.43	19.86	2.00%	12	4.25	4.72	6.78	0.010	PVC		
CO1	I	175	21000			4.0	0.23	0.23	0.35	185.75	184.92	33.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
CO2	Q		37539			4.0	0.03	0.03	0.05	191.77	190.91	28.85	3.00%	8	1.76	2.81	1.70	0.010	PVC		34% gpd from Block C
CO3	O	175	21000			4.0	0.23	0.23	0.35	187.39	186.11	51.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
CO4	K		36435			4.0	0.03	0.03	0.05	195.00	194.00	33.00	3.03%	6	0.82	2.68	3.54	0.010	PVC		33% Flow from Block C
CO5	L		36435			4.0	0.03	0.03	0.05	195.00	194.00	33.00	3.03%	6	0.82	2.68	3.54	0.010	PVC		33% Flow from Block C
CO6	D	337	30180			4.0	0.43	0.43	0.66	175.39	174.40	39.66	2.50%	6	0.75	6.14	57.33	0.010	PVC		100% Flow from Block K
CO7	I	235	52000			4.0	0.32	0.32	0.50	185.79	184.87	36.86	2.50%	6	0.75	5.66	43.29	0.010	PVC		100% Flow from Block J
CO8	H1	260	11000			4.0	0.32	0.32	0.50	182.48	181.31	46.81	2.50%	6	0.75	5.61	42.91	0.010	PVC		100% Flow from Block L
CO9	E	200				4.0	0.24	0.24	0.37	185.22	184.10	44.91	2.50%	6	0.75	5.23	32.11	0.010	PVC		100% Flow from Block M
CO10	R		38703			4.0	0.03	0.03	0.05	196.77	196.13	25.44	2.50%	8	1.61	2.90	1.92	0.010	PVC		36.09% Flow from Block B
CO11	I2	336				4.0	0.40	0.40	0.62	189.27	188.67	24.00	2.50%	8	1.61	5.96	25.04	0.010	PVC		100% Flow from Block D
I2	I1					4.0	0.00	0.40	0.62	188.57	188.08	48.93	1.00%	8	1.02	4.25	39.57	0.010	PVC		
CO12	EX.MM	146	56568			4.0	0.22	0.22	0.34	182.49	181.52	38.79	2.50%	6	2.00	5.14	11.02	0.010	PVC		100% Flow from Block E (Res.)
CO13	L1	244	23866			4.0	0.31	0.31	0.48	179.06	177.17	75.43	2.50%	6	2.00	5.64	15.59	0.010	PVC		100% Flow from Block G
CO14	EX.II	390	90141			4.0	0.54	0.54	0.84	173.17	171.27	76.18	2.50%	6	0.75	3.81	72.25	0.010	PVC		100% Flow from Block I
CO16	EX.MM		109920			4.0	0.09	0.09	0.14	185.50	183.79	68.32	2.50%	6	0.75	3.88	11.76	0.010	PVC		100% Flow from Block E1 (MOB)
V1	V		188500			4.0	0.15	0.15	0.23	194.05	193.38	66.50	1.00%	12	3.00	3.09	5.03	0.010	PVC		33.33% Flow from Block A

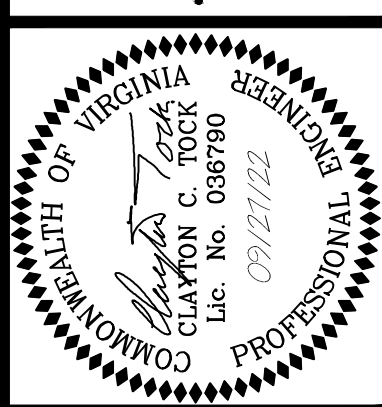
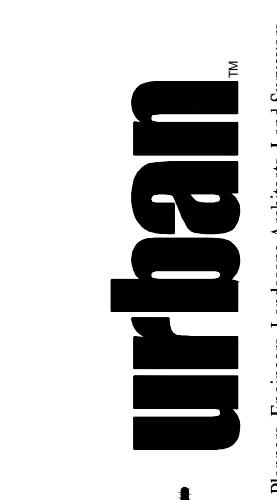
ADEQUATE OUTFALL ANALYSIS

Blocks</

[illegible]

PLAN DATE
06-30-2022
08-26-2022
09-27-2022
-
-
-
-
-
#

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com



AUTOTURN EXHIBIT

WEST END
DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

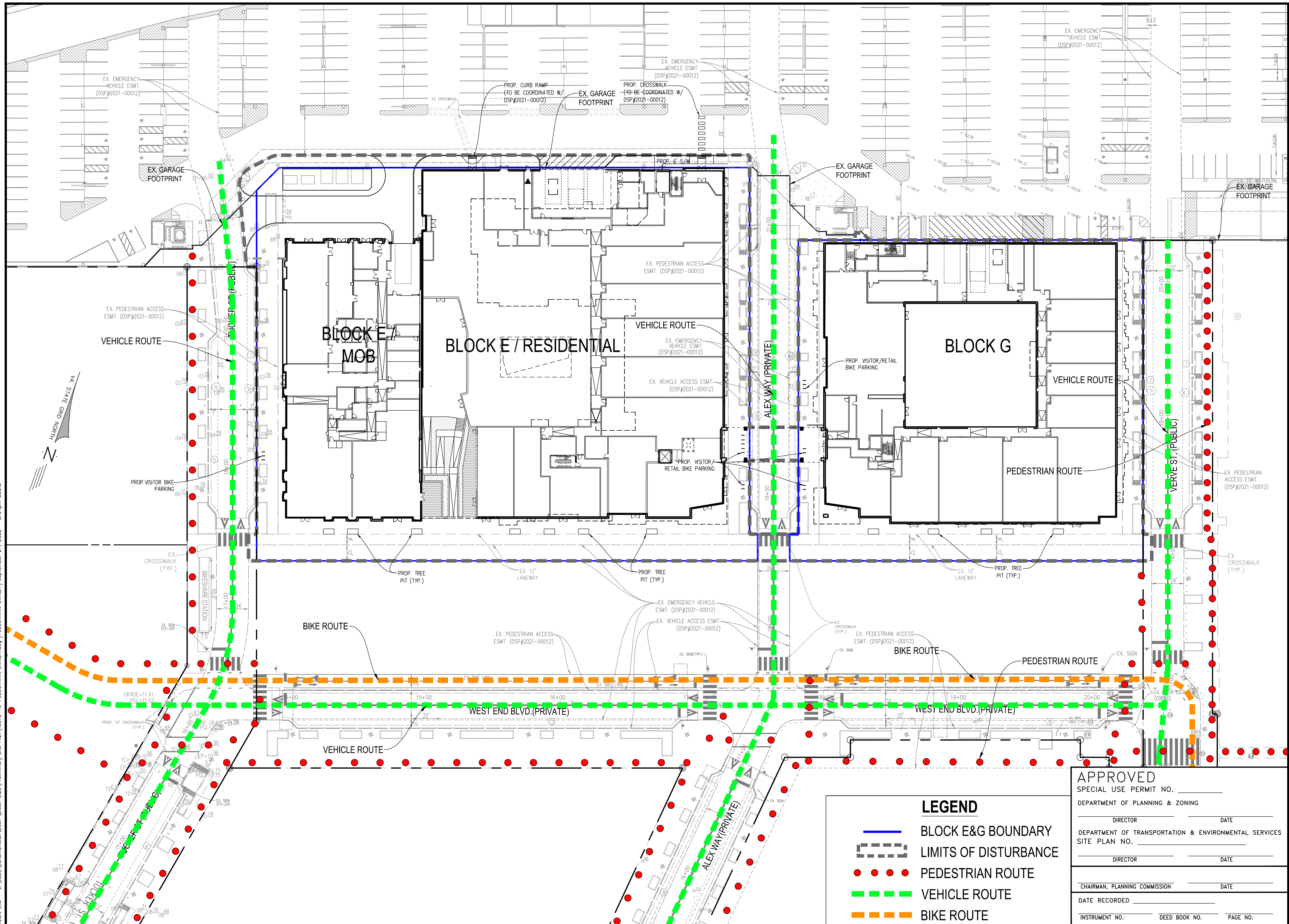
SCALE: 1"=40'

DATE: JUNE, 2022

CL= N/A

SHEET 28 OF 31
FILE No. RZ-1877

Urban, Ltd. - J:\0085\LandmarkMail\OSUP\Block-E&G\Preliminary Site Plan\13078-16-PEDESTRIAN EXHIBIT.dwg [PEDESTRIAN EXHIBIT] September 27, 2022 - 2:04pm owalio



LEGEND

- BLOCK E&G BOUNDARY
- LIMITS OF DISTURBANCE
- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- BIKE ROUTE

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

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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

PEDESTRIAN EXHIBIT

WEST END DEVELOPMENT PLAN - BLOCK E&G

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE, 2022

SCALE: 1"=30'

REVISIONS

No.	DATE	DESCRIPTION
01	06-30-2022	PLAN DATE
02	08-26-2022	08-26-2022
03	09-27-2022	09-27-2022

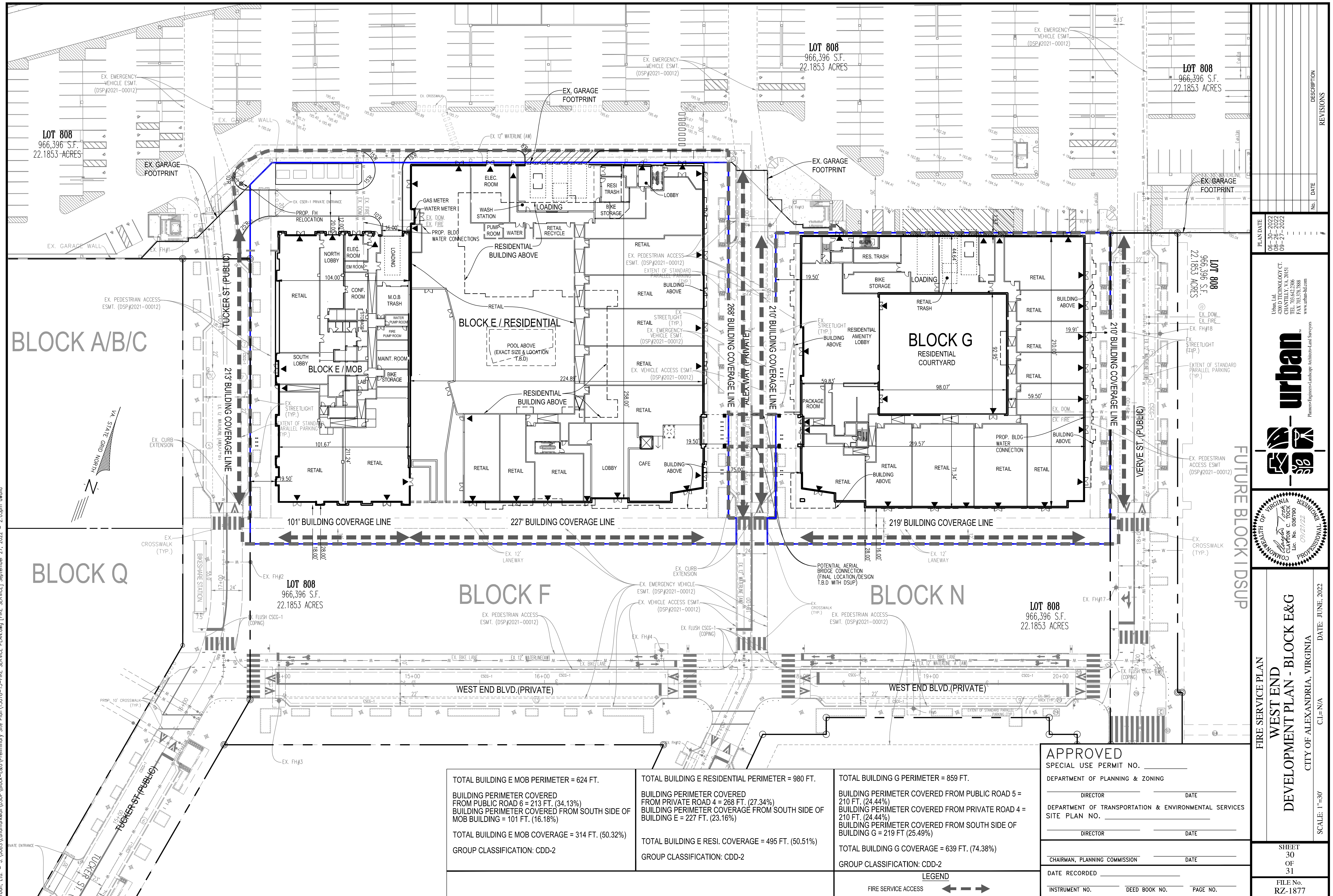
Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.8800
FAX: 703.578.8888
www.urban-ltd.com

Professional Engineer - Landscape Architects and Surveyors

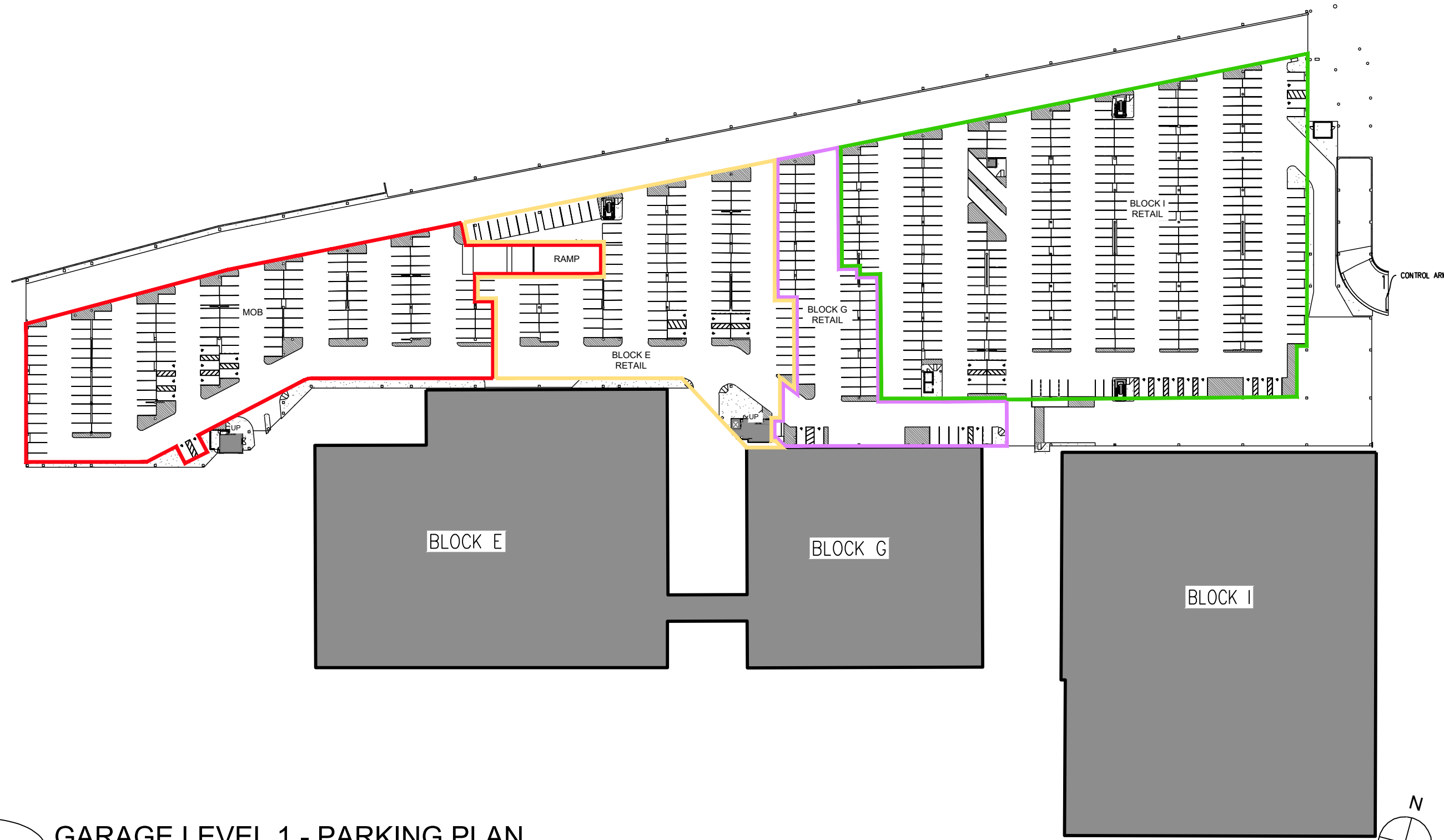
CLIP: N/A

SHEET 29 OF 31

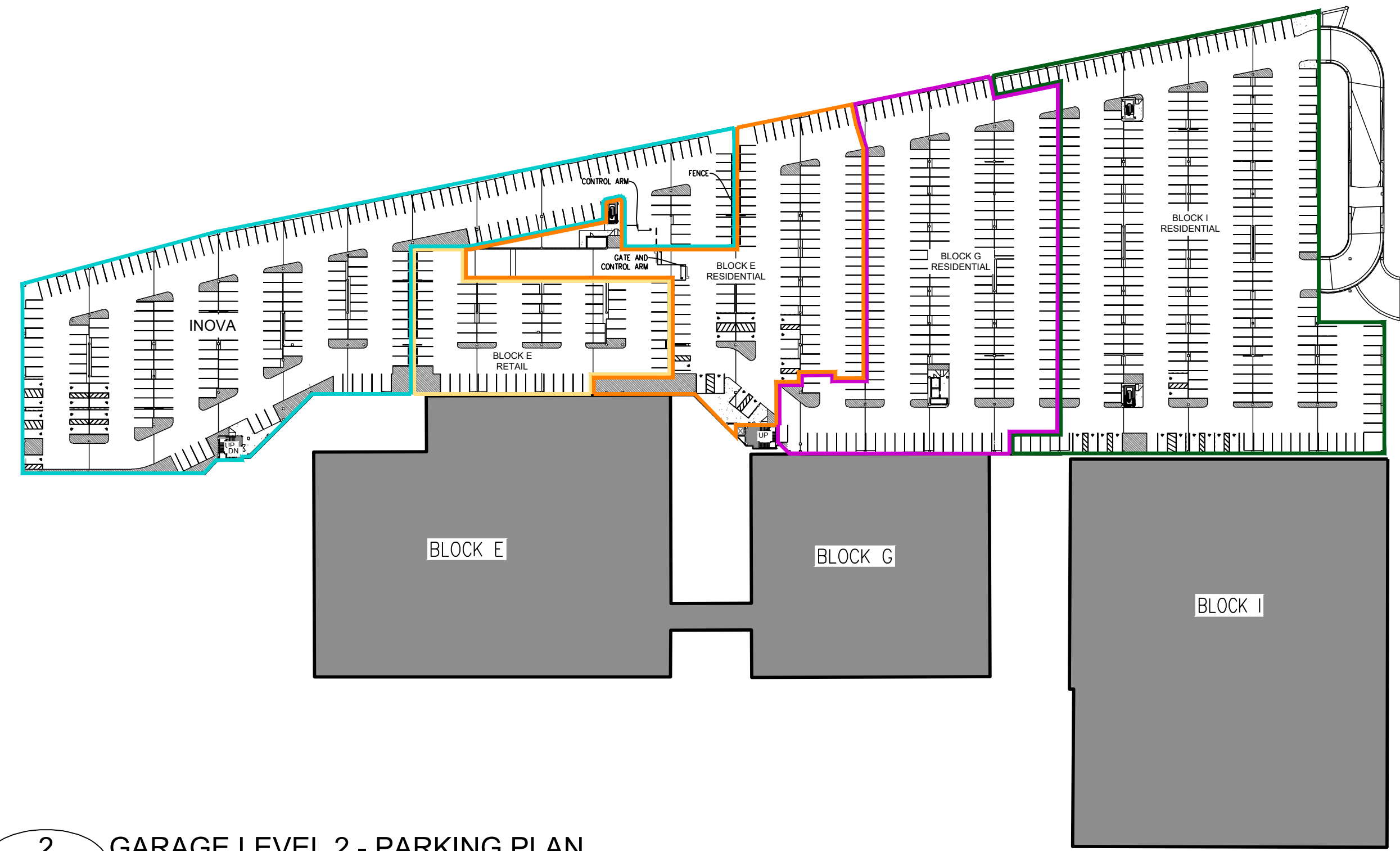
FILE No. RZ-1877



Urban, Ltd. - v:\V085\LandmarkMall\DSUP\Block-E&G\Preliminary_Site_Plan\3078-24-GARAGE_PARKING.dwg [PARKING] September 27, 2022 - 2:05pm awalia



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



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

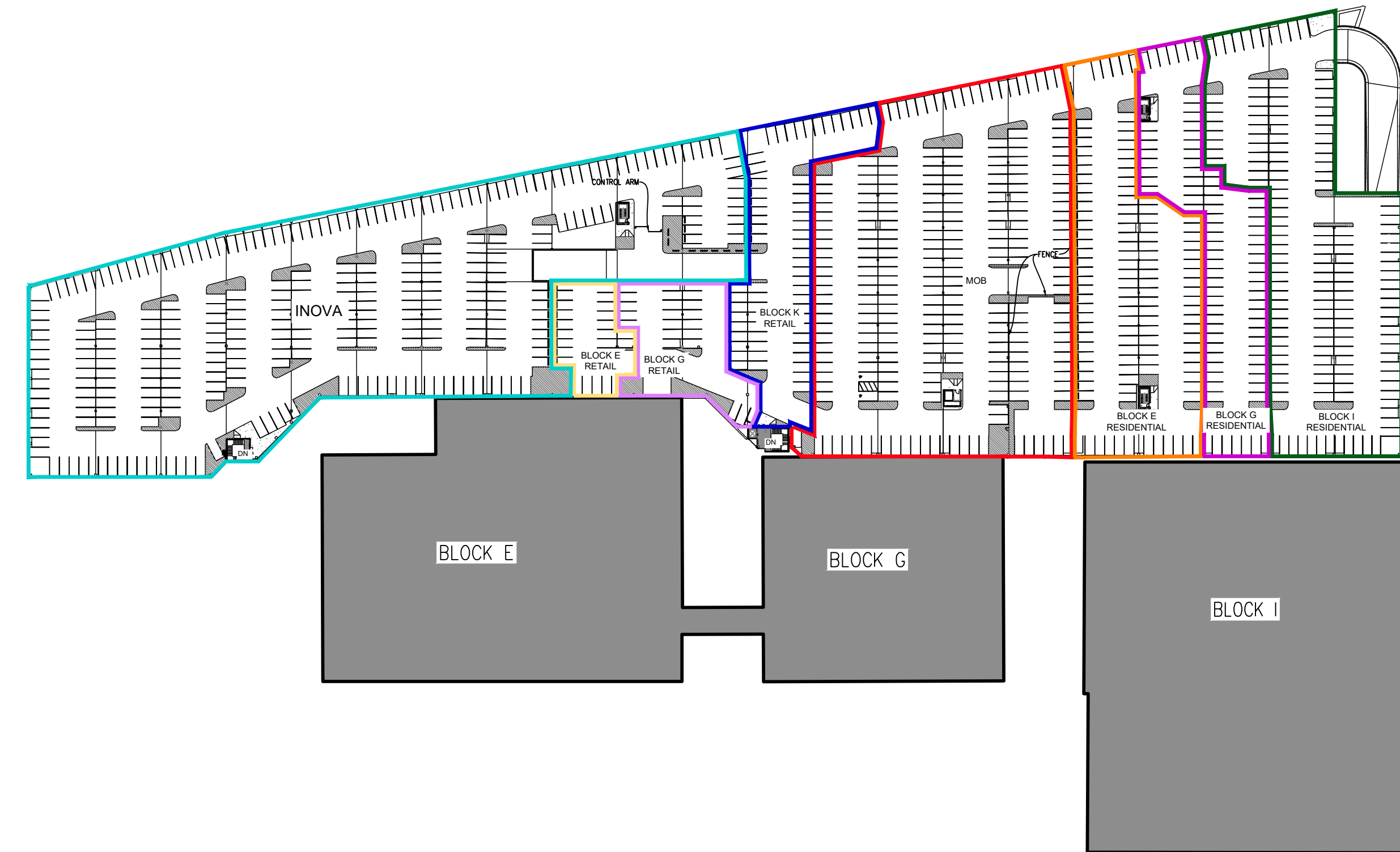
GARAGE PARKING MATRIX

	BLOCK E			BLOCK G	
	M.O.B	RETAIL	RESIDENTIAL	RETAIL	RESIDENTIAL
LEVEL 1	146	111	-	71	-
LEVEL 2	-	72	108	-	203
LEVEL 3	257	22	121	24	82
TOTAL	403	205	229	95	285

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

LEGEND:

- MOB PARKING LIMITS
- INOVA PARKING LIMITS
- BLOCK E RETAIL PARKING LIMITS
- BLOCK E RESIDENTIAL PARKING LIMITS
- BLOCK G RETAIL PARKING LIMITS
- BLOCK G RESIDENTIAL PARKING LIMITS
- BLOCK I RETAIL PARKING LIMITS
- BLOCK I RESIDENTIAL PARKING LIMITS
- BLOCK K RETAIL PARKING LIMITS



3 GARAGE LEVEL 3 - PARKING PLAN
SCALE: 1"=100'

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

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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

PLAN DATE
06-30-2022
08-26-2022
09-27-2022
#

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
TEL: 703.545.2588
FAX: 703.545.2588
www.urban-ld.com

urban
Planners-Engineers-Landscape Architects-Lead Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
Lic. No. 068790
09/27/22
PROFESSIONAL ENGINEER

PARKING MATRIX
WEST END
DEVELOPMENT PLAN - BLOCK E&G
CITY OF ALEXANDRIA, VIRGINIA
SCALE: AS NOTED
CL= N/A
DATE: JUNE, 2022

SHEET
31
OF
31
FILE No.
RZ-1877

REVISIONS
No. DATE DESCRIPTION



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

OVERALL
LANDSCAPE
PLAN

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

NORTH

SCALE

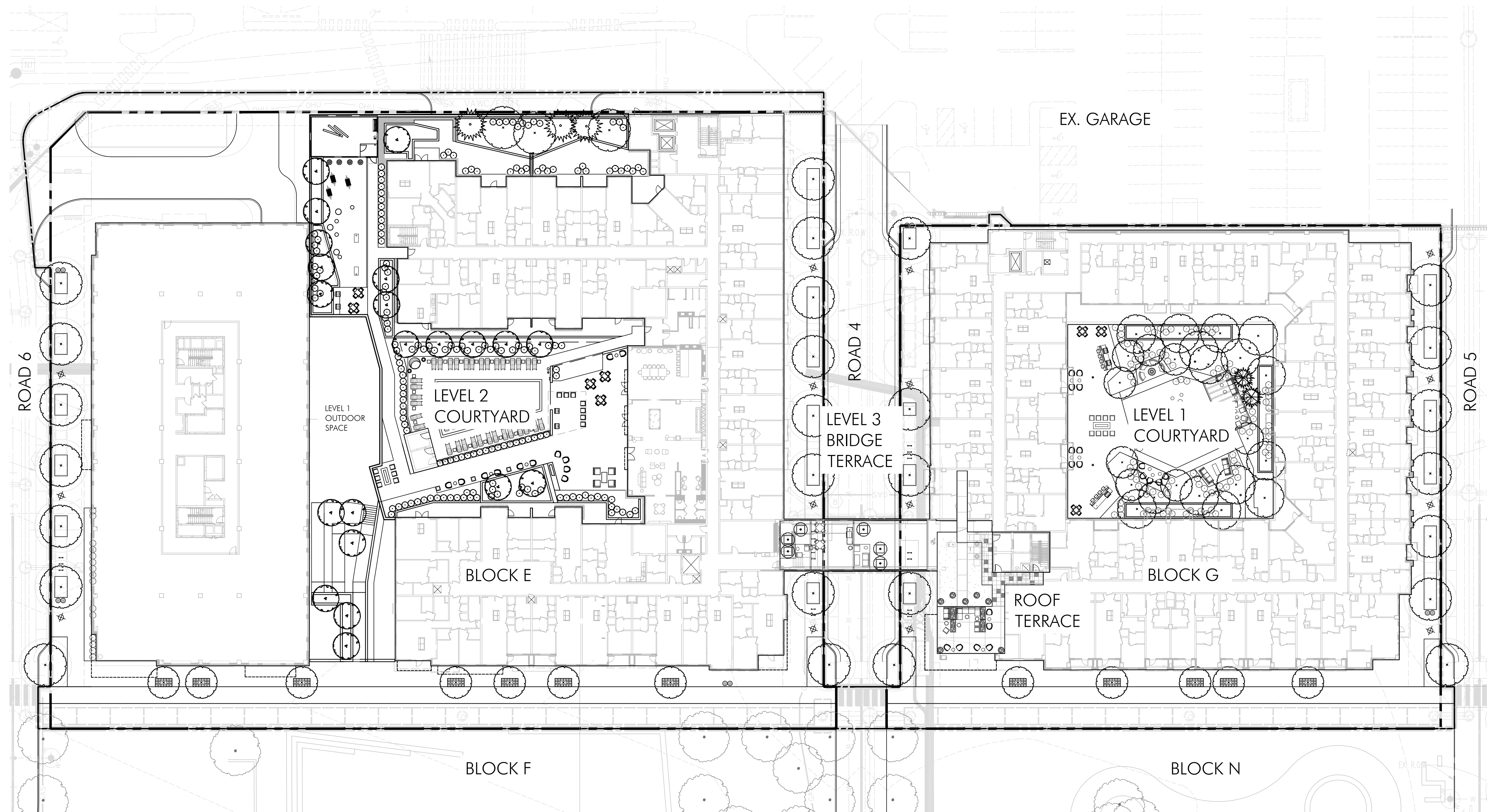
1"=30'-0"

FEET

L1.01

LANDSCAPE DRAWING INDEX

L1.01	OVERALL LANDSCAPE PLAN	(PREVIOUSLY SHEET 25 ON CONCEPT II SET)
L1.10	LANDSCAPE PLAN - BLOCK E LEVEL 1	(PREVIOUSLY SHEET 26 ON CONCEPT II SET)
L1.11	LANDSCAPE PLAN - BLOCK E LEVEL 2 & BRIDGE TERRACE	(PREVIOUSLY SHEET 27 ON CONCEPT II SET)
L1.12	LANDSCAPE PLAN - BLOCK G LEVEL 1 & ROOF TERRACE	(PREVIOUSLY SHEET 28 ON CONCEPT II SET)
L3.01	PLANTING PLAN - BLOCK E	(PREVIOUSLY SHEET 29 ON CONCEPT II SET)
L3.02	PLANTING PLAN - BLOCK G	(PREVIOUSLY SHEET 30 ON CONCEPT II SET)
L3.03	PLANTING PLAN - BLOCK E COURTYARD	
L3.04	PLANTING PLAN - BLOCK G COURTYARD & BRIDGE TERRACE	
L3.10	LANDSCAPE NOTES & SCHEDULE - BLOCK E	(PREVIOUSLY SHEET 31 ON CONCEPT II SET)
L3.11	LANDSCAPE NOTES & SCHEDULE - BLOCK G	(PREVIOUSLY SHEET 32 ON CONCEPT II SET)
L3.12	SOIL VOLUME PLAN	(PREVIOUSLY SHEET 33 ON CONCEPT II SET)
L3.13	LANDSCAPE WATER MANAGEMENT PLAN	(PREVIOUSLY SHEET 34 ON CONCEPT II SET)
L5.01	HARDSCAPE DETAILS ON GRADE - PAVING	
L5.02	HARDSCAPE DETAILS ON GRADE - FIXTURE	
L6.01	HARDSCAPE DETAILS ON GRADE - PAVING	
L7.01	PLANTING DETAILS ON STRUCTURE - ON GRADE	(PREVIOUSLY SHEET 35 ON CONCEPT II SET)
L7.02	PLANTING SCHEDULES AND DETAILS - ON STRUCTURE	(PREVIOUSLY SHEET 36 ON CONCEPT II SET)



01 OVERALL LANDSCAPE PLAN
1"=30'-0"

FEET
0 15 30 60

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF
ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

LANDSCAPE
PLAN
- BLOCK E
LEVEL 1

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

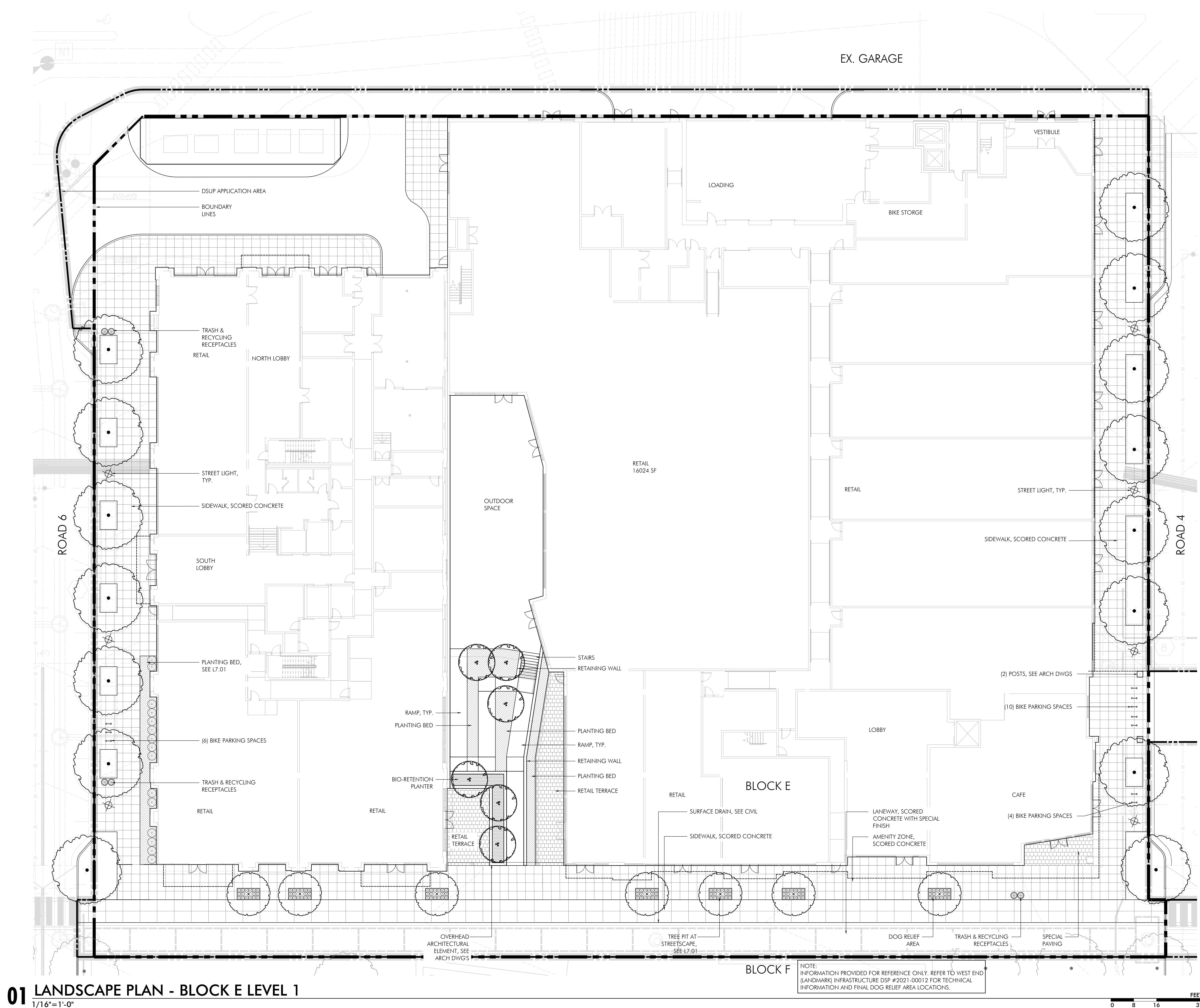
NORTH

SCALE

1/16"=1'-0"

0' 8' 16' 32' FEET

L1.10



01 LANDSCAPE PLAN - BLOCK E LEVEL 1
1/16"=1'-0"

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

LANDSCAPE
PLAN
- BLOCK E
LEVEL 2 &
BRIDGE TERRACE

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

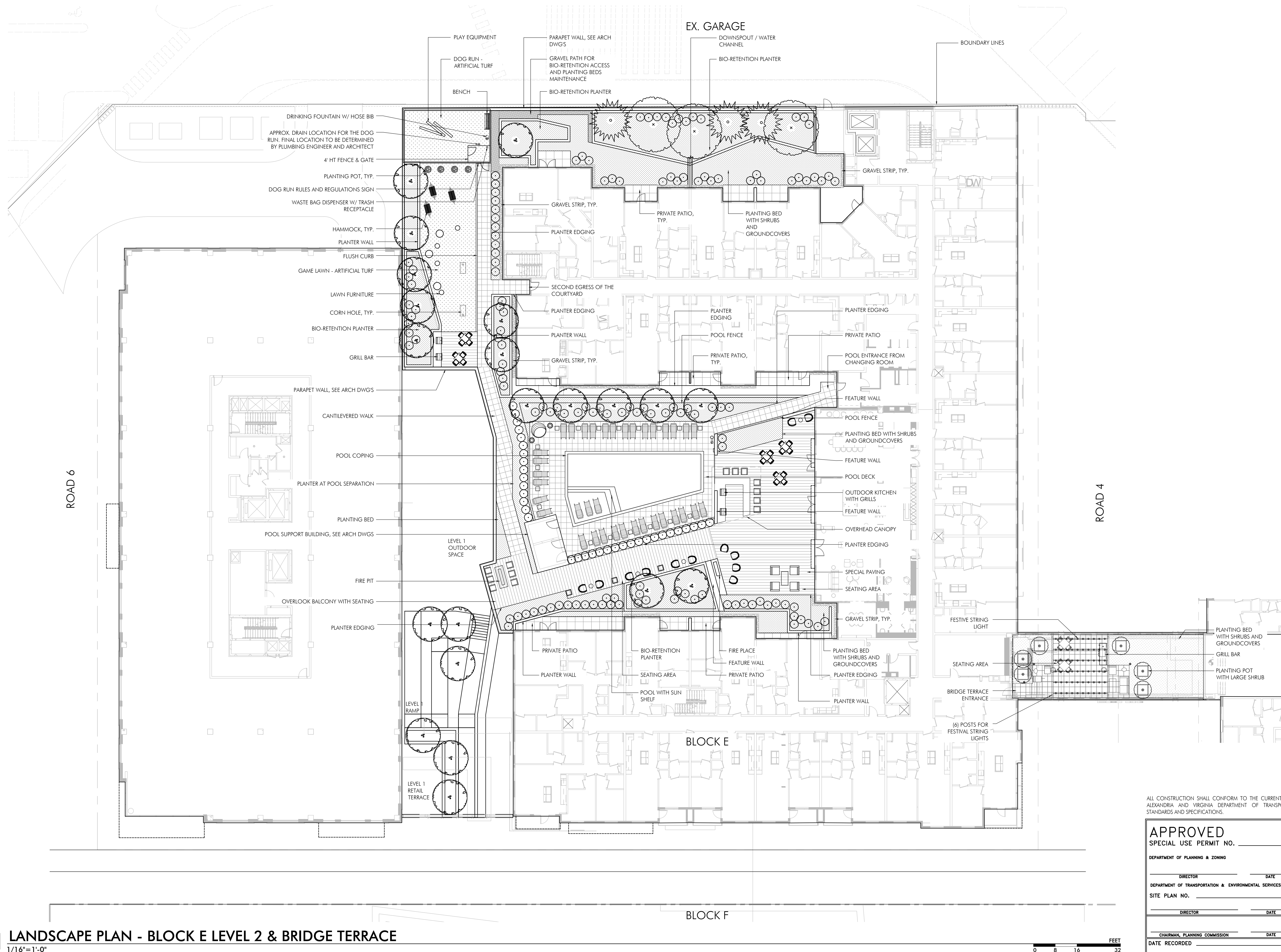
CHECKED BY

NORTH

SCALE
1/16"=1'-0"

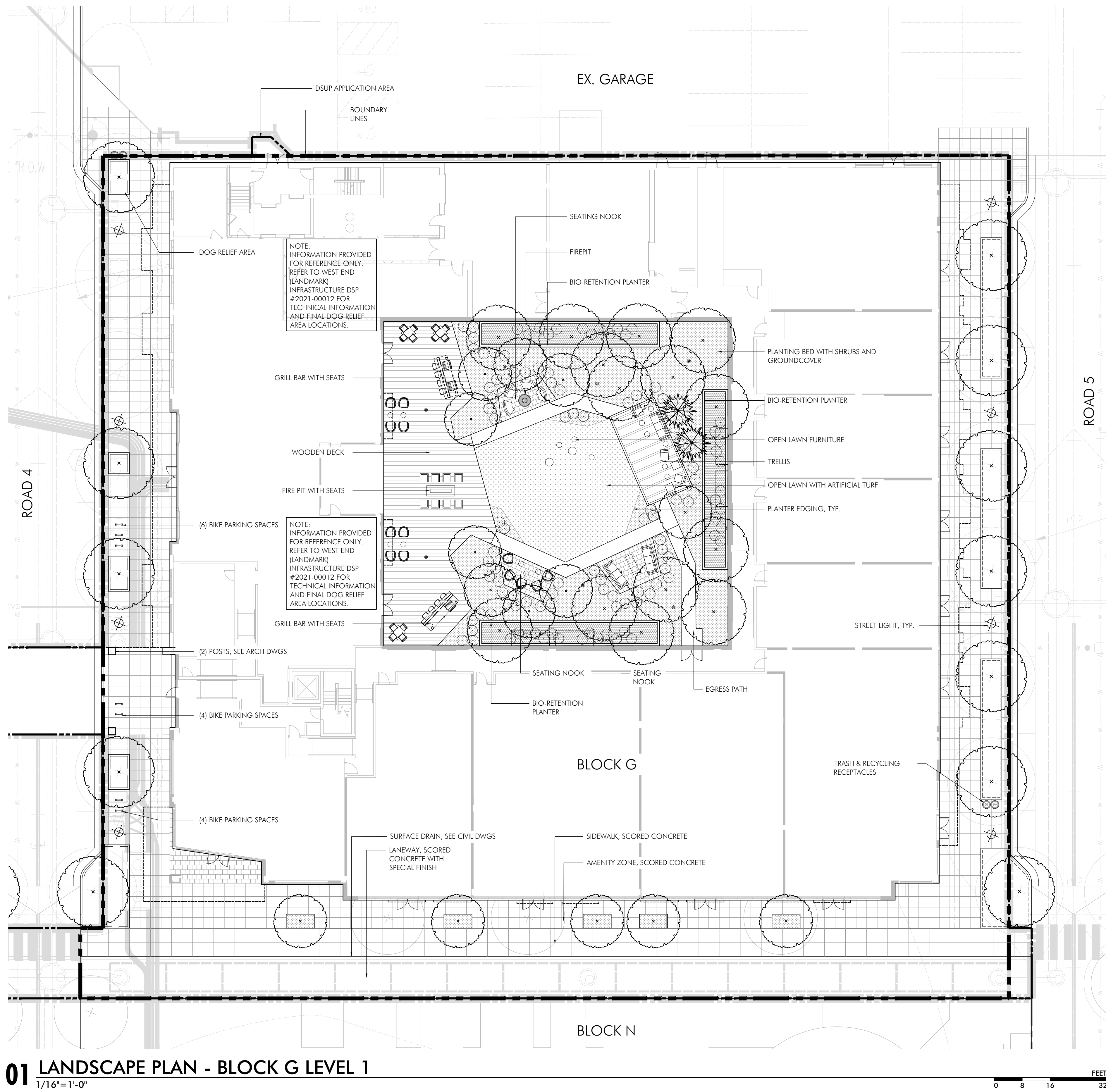
0' 8' 16' 32'
FEET

L1.11

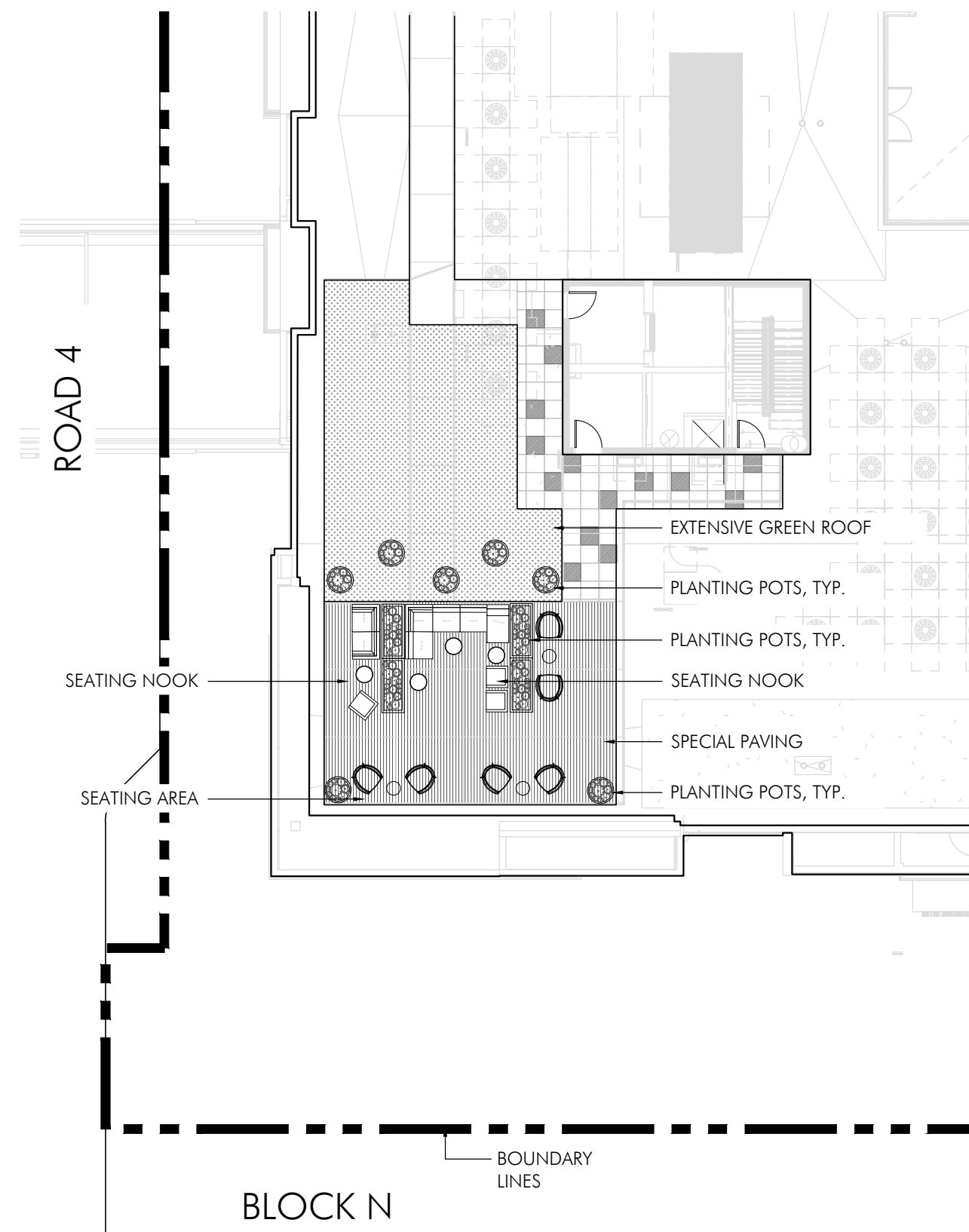


ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF
ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



01 LANDSCAPE PLAN - BLOCK G LEVEL 1
1/16"=1'-0"



02 LANDSCAPE PLAN - BLOCK G ROOF TERRACE
1/16"=1'-0"

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

NOTE:
THE COURTYARD DESIGN AND LAYOUT ARE CONCEPTUAL AND ONLY FOR ILLUSTRATE THE COURTYARD SPACE. REVISED COURTYARD DESIGN TO COORDINATE WITH THE ARCHITECTURAL DESIGN, AND SWM REQUIREMENT WILL BE PROVIDED ON THE FSP SUBMISSION.



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

LANDSCAPE
PLAN
- BLOCK G
LEVEL 1 &
ROOF TERRACE

ORIGINAL ISSUE DATE	07.30.2021
DESIGNED BY	
DRAWN BY	
CHECKED BY	
NORTH	
SCALE	1/16"=1'-0"
0' 8' 16' 32'	FEET



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

PLANTING
PLAN
- BLOCK E

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

NORTH

SCALE

1/16"=1'-0"

0' 8' 16' 32'
FEET

L3.01

SEE PLAN ENLARGEMENT SHEET L3.03

DSUP APPLICATION AREA
BOUNDARY LINES

NOTE:
STREET TREES
SHOWN FOR
REFERENCE ONLY,
REFER TO DSP
#2021-00012
FOR DETAILED
INFORMATION

NOTE:
STREET TREES
SHOWN FOR
REFERENCE ONLY,
REFER TO DSP
#2021-00012
FOR DETAILED
INFORMATION

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF
ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

01 PLANTING PLAN - BLOCK E
1/16"=1'-0"

0 8 16 32
FEET



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

PLANTING
PLAN
- BLOCK G

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

NORTH

SCALE

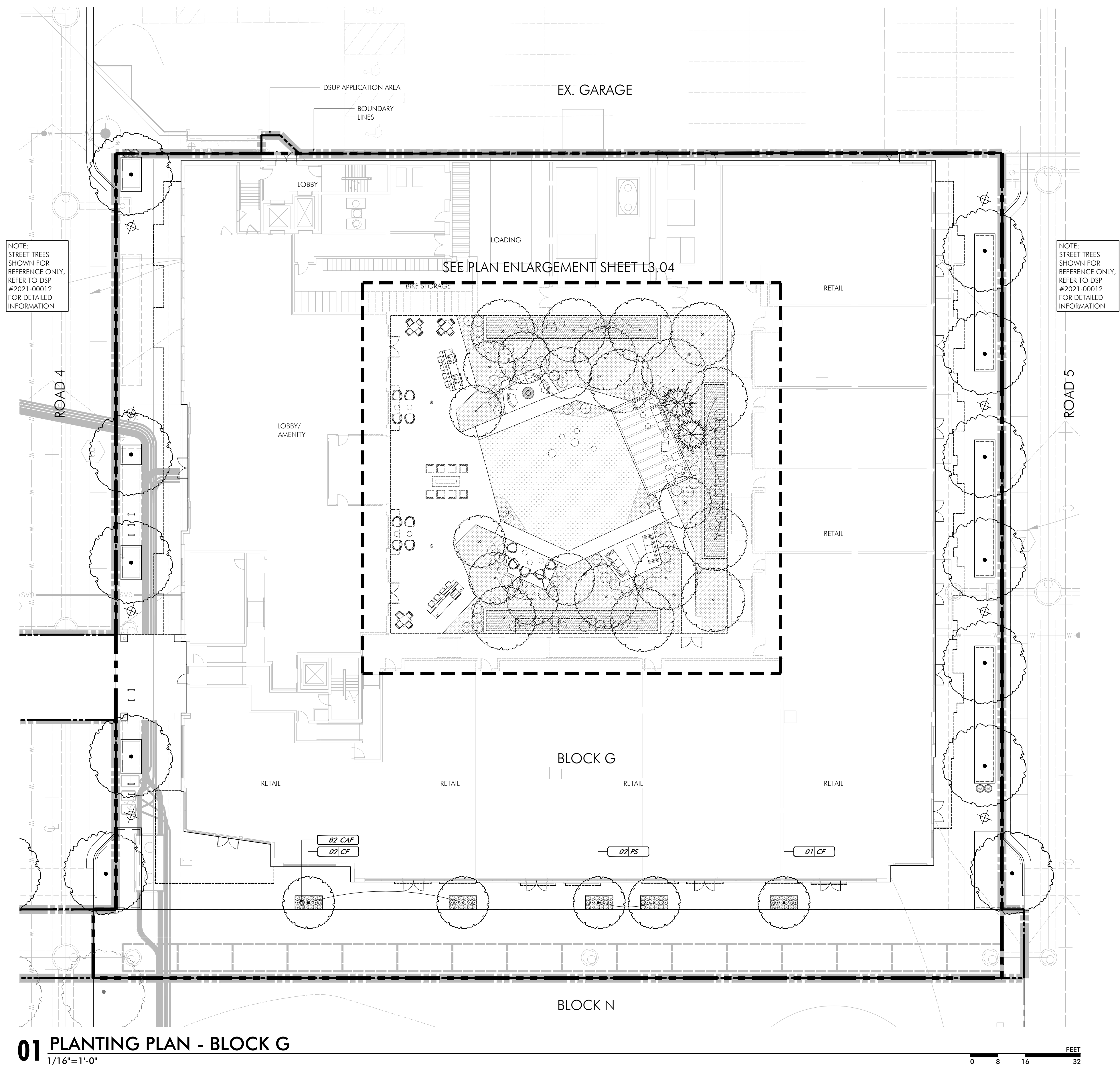
1/16"=1'-0"

0' 8' 16' 32' FEET

L3.02

LEGEND

- ARTIFICIAL TURF
- SHRUBS & GROUNDCOVERS
- BIO-RETENTION PLANTING

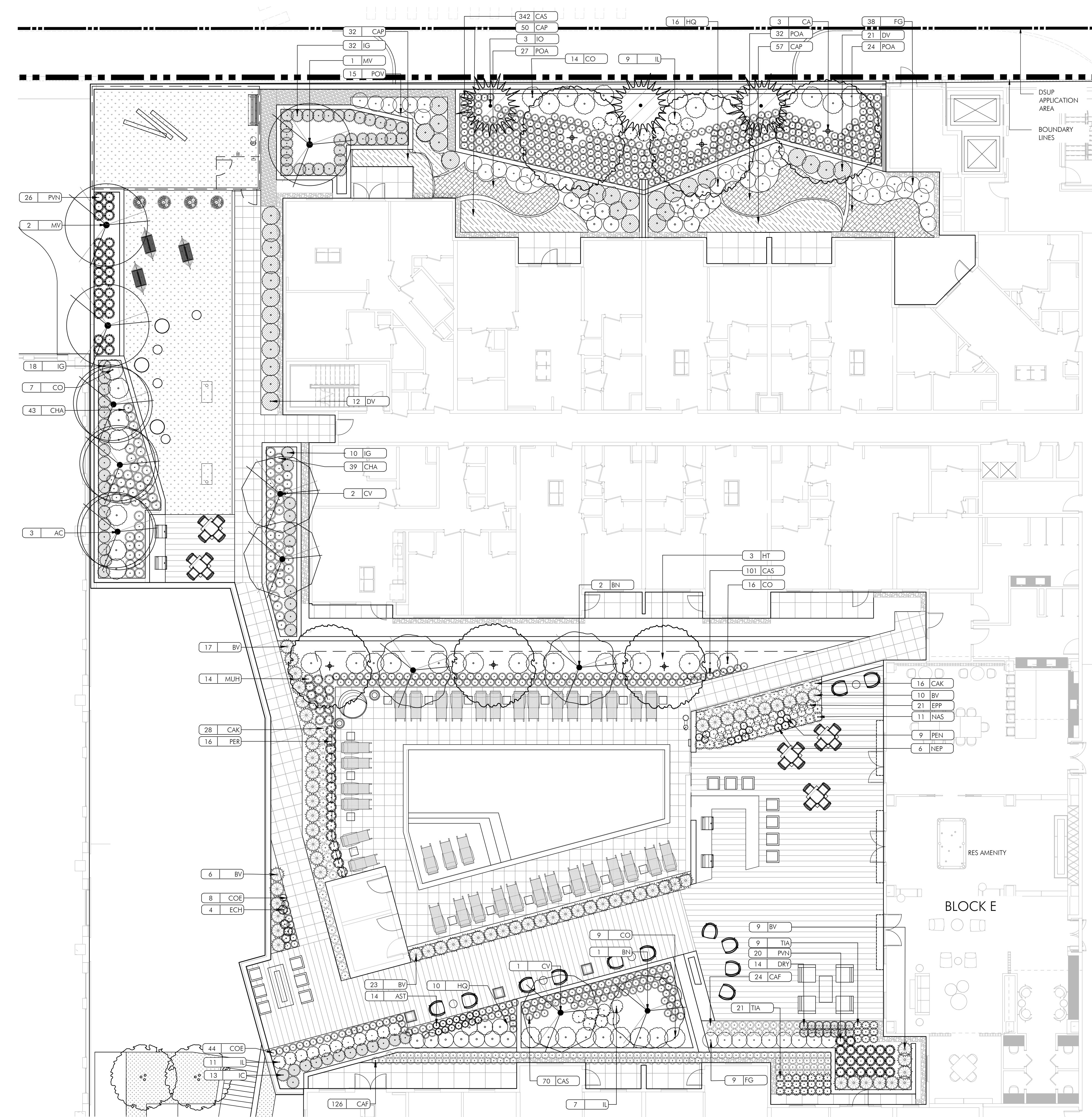


01 PLANTING PLAN - BLOCK G
1/16"=1'-0"

0 8 16 32 FEET

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

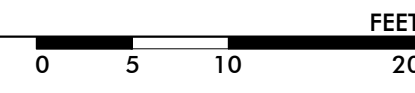
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE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



LEGEND

- ARTIFICIAL TURF
- SHRUBS & GROUNDCOVERS
- BIO-RETENTION PLANTING

01 PLANTING PLAN - BLOCK E
1"=10'-0"



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

**LANDMARK
BLOCK E & G**

City of Alexandria
Alexandria, Virginia
PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

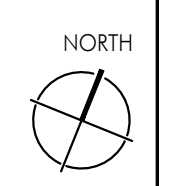
**PLANTING
PLAN
- BLOCK E
COURTYARD**

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY



L3.03



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

PLANTING
PLAN
- BLOCK G
COURTYARD &
BRIDGE TERRACE

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

NORTH

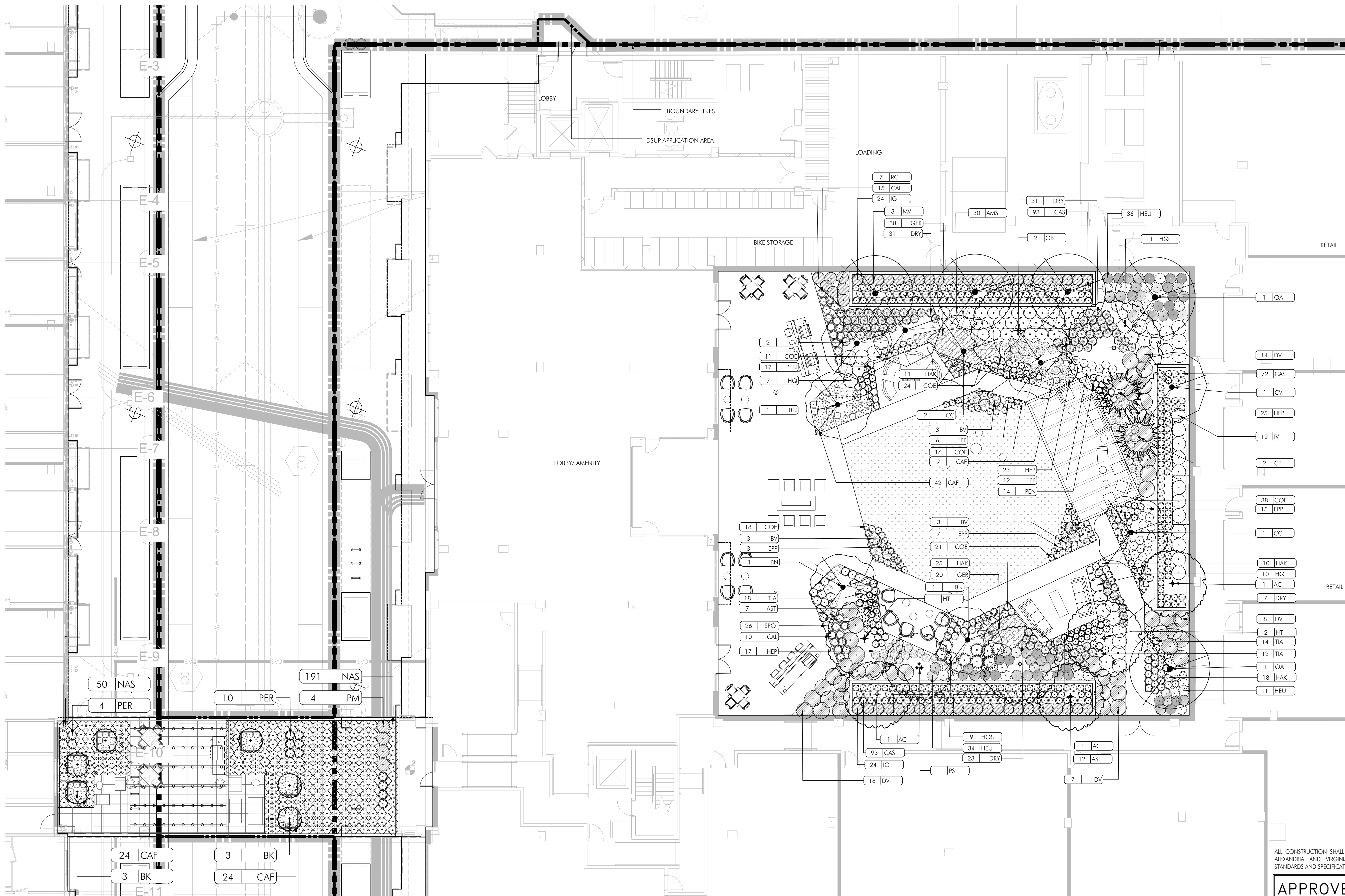
SCALE
1/16"=1'-0"

0' 8' 16' 32'
FEET

L3.04

LEGEND

- ARTIFICIAL TURF
- SHRUBS & GROUNDCOVERS
- BIO-RETENTION PLANTING



01 PLANTING PLAN - BLOCK G
1"=10'-0"

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF
ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

BLOCK E

PLANT SCHEDULE														
PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			ONSITE / OFF-SITE
STANDARD TREES	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	
	AC	3	Amelanchier	canadensis	Autumn Brilliance	Autumn Brilliance Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3	Onsite (within property line)
	BN	3	Betula	nigra	Dura Heat	Dura Heat River Birch	3' cal.	B&B, multistem - 3 stems min; full branching	750	2,250	3		3	Onsite (within property line)
	CA	3	Carpinus	caroliniana		American Hornbeam	3' cal.	B&B, single leader; full branching	500	1,500	3		3	Onsite (within property line)
	CC	3	Cercis	canadensis	Forest Pansy	Forest Pansy Eastern Redbud	8-10' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	2		2	Onsite (within property line)
	CF	3	Cornus	florida	Appalachian Spring	Appalachian Spring Dogwood	3' cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	CK	3	Cornus	kousa		Kousa Dogwood	3' cal.	B&B, single leader; full branching	250	750			0	Onsite (within property line)
	CV	3	Chionanthus	virginicus		White Fringe Tree	3' cal.	B&B, single leader; full branching	500	1,500	3		3	Onsite (within property line)
	HT	3	Halesia	tetraptera		Carolina Silverbell	3' cal.	B&B, single leader; full branching	250	750		3	3	Onsite (within property line)
	IO	3	Ilex	opaca		American Holly	8-10' ht.	B&B, heavy; matched; symmetrical	250	750	3		3	Onsite (within property line)
	MV	3	Magnolia	virginiana		Sweetbay Magnolia	3' cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	NS	3	Nyssa	sylvatica		Black Gum	3' cal.	B&B, single leader; full branching	750	2,250	3		3	Onsite (within property line)
	PS	1	Prunus	sargentii		Sargent Cherry	3' cal.	B&B, single leader; full branching	500	500			0	Onsite (within property line)
	TOTALS	34							STANDARD TREE CCA:	14,750	26 76.5%	3 8.8%	26 76.5%	

BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED:			34				
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	3	8.8%	33%	canadensis	3	8.8%	10%
Betula	3	8.8%	33%	nigra	3	8.8%	10%
Carpinus	3	8.8%	33%	caroliniana	3	8.8%	10%
Cercis	3	8.8%	33%	canadensis	3	8.8%	10%
Chionanthus	3	8.8%	33%	virginicus	3	8.8%	10%
Cornus	6	17.6%	33%	florida	3	8.8%	10%
				kousa	3	8.8%	10%
Halesia	3	8.8%	33%	tetraptera	2	5.9%	10%
Ilex	3	8.8%	33%	opaca	3	8.8%	10%
Magnolia	3	8.8%	33%	virginiana	3	8.8%	10%
Nyssa	3	8.8%	33%	sylvatica	3	8.8%	10%
Prunus	1	2.9%	33%	sargentii	3	8.8%	10%

CROWN COVER TABULATIONS BLOCK E	
TOTAL SITE AREA (SF)	108,575
25% CROWN COVER REQUIRED (SF)	27,144
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	14,750
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	13.6%
TOTAL CROWN COVER PROVIDED (SF)	14,750

PLANT SCHEDULE BLOCK E COURTYARD						
TREES - EVERGREEN	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
IO	3	ILEX OPACA	AMERICAN HOLLY	8 - 10' HEIGHT	B&B	
TREES- DECIDUOUS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
BN	3	BETULA NIGRA 'DURA HEAT'	FOX VALLEY DWARF RIVER BIRCH	3" CAL.		
CA	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	B&B	
HT	3	HALESIA TETRAPTERA	CAROLINA SILVERBELL	3" CAL.	B&B	
TREES- ORNAMENTAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AC	3	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10 - 12' HEIGHT	B&B	
CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8 - 10' HEIGHT		
MV	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8 - 10' HEIGHT		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
BV	65	BUXUS X 'GREEN VELVET'	BOXWOOD	18" TALL	CONT.	
DV	33	DISTYLUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLUM	2' HEIGHT	CONT.	
FG	47	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA	2' HEIGHT	CONT.	
HQ	26	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	OAKLEAF HYDRANGEA	2.5' HEIGHT	CONT.	
IC	13	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	3' HEIGHT	CONT.	
IG	60	ILEX GLABRA 'DENSEA'	STRONGBOX INKBERRY HOLLY	5 GAL.	CONT.	
IL	27	ITEA VIRGINICA 'LITTLE HENRY' TM	VIRGINIA SWEETSPIRE	24" HT	CONT.	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AST	14	ASTILBE CHINENSIS 'VISIONS'	VISIONS CHINESE ASTILBE	1 GAL.	CONT.	
DRY	14	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	1 GAL.	CONT.	
ECH	4	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE SWAN CONEFLOWER	1 GAL.	CONT.	
EPP	21	ECHINACEA PURPUREA 'PRAIRIE SPLENDOR'	PRAIRIE SPLENDOR CONEFLOWER	1 QT.	CONT.	
NAS	11	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	CONT.	
NEP	6	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	
PER	16	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'	BLUE SPIRES RUSSIAN SAGE	1 GAL.	CONT.	
TIA	30	TIARELLA CORDIFOLIA	FOAMFLOWER	1 GAL.	CONT.	
SHRUBS - DECIDUOUS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CQ	46	CEPHALANTHUS OCCIDENTALIS 'SMCOSS' TM	SUGAR SHACK BUTTONBUSH	2' HEIGHT	CONT.	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CAK	44	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.	
CAF	150	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GAL.		
COE	53	CAREX OSHIMENSIS 'EVERLIME' TM	EVERCOLOR EVERLIME JAPANESE SEDGE	1 GAL.	CONT.	
CAS	513	CAREX STRICTA	TUSSOCK SEDGE	1 GAL.	CONT.	
CHA	82	CHASMANTHIUM LATIFOLIUM	WOOD OATS	1 GAL.	CONT.	
MUH	14	MUHLENBERGIA X 'PINK FLAMINGO'	PINK FLAMINGO MUHLY	1 GAL.	CONT.	
PVN	46	PANICUM VIRGATUM 'NORTHWIND'	SWITCH GRASS	2 GAL.	CONT.	
PEN	9	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	2 GAL.	CONT.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CAP	139	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	CONT.	18" o.c.
POV	15	POLYGONATUM ODORATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL	1 GAL.	CONT.	20" o.c.
POA	83	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL.	CONT.	24" o.c.

PLANT SCHEDULE - BLOCK E STREET LEVEL ALONG LANEWAY					
TREE- DECIDUOUS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
NS	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	B&B
TREES- ORNAMENTAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CF	3	CORNUS FLORIDA	FLOWERING DOGWOOD	3" CAL.	B&B
CK	3	CORNUS KOUSA	KOUSA DOGWOOD	3" CAL.	B&B
CC	3	CERCIS CANADENSIS	REDBUD	8 - 10' HEIGHT	B&B
PS	1	PRUNUS SARGENTII	SARGENT CHERRY	3" CAL.	B&B
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CAF	98	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GAL.	CONT.
PAV	90	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	2 GAL.	CONT.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

LANDMARK
BLOCK E & G

City of Alexandria
Alexandria, Virginia
PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

LANDSCAPE
NOTES &
SCHEDULE
- BLOCK E

ORIGINAL ISSUE DATE
07.30.2021
DESIGNED BY
DRAWN BY
CHECKED BY

SCALE
NTS

L3.10

BLOCK G

PLANT SCHEDULE														
PLANT TYPE		PLAN INFORMATION		BOTANIC/Common Name			SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			ONSITE / OFF-SITE
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (\$F)	TOTAL CROWN COVER (\$F)	LOCAL/REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	AC	3	Amelanchier	canadensis	Autumn Brilliance	Autumn Brilliance Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3	Onsite (within property line)
	BN	3	Betula	nigra	Dura Heat	River Birch	10-12' ht.	B&B, multistem - 3 stems min; full branching	750	2,250	3		3	Onsite (within property line)
	CC	3	Cercis	canadensis	Forest Pansy	Forest Pansy Redbud	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3	Onsite (within property line)
	CF	3	Cornus	florida	Appalachian Spring	Flowering Dogwood	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	CT	2	Chamaecyparis	thyoides		Atlantic White Cedar	10-12' ht.	B&B, single leader; full branching	250	500	2		2	Onsite (within property line)
	CV	3	Chionanthus	virginicus		Fringe Tree	3" cal.	B&B, single leader; full branching	500	1,500	3		3	Onsite (within property line)
	GB	2	Ginkgo	biloba		Maidenhair Tree	3" cal.	B&B, single leader; full branching	750	1,500			0	Onsite (within property line)
	HT	3	Halesia	tetraptera		Carolina Silverbell	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	MV	3	Magnolia	virginiana		Sweetbay Magnolia	10-12' ht.	B&B, multistem - 3 stems min; full branching	250	750	3		3	Onsite (within property line)
	OA	2	Oxydendron	arborea		Sourwood	3" cal.	B&B, single leader; full branching	500	1,000	2		2	Onsite (within property line)
	PS	3	Prunus	sargentii		Sargent Cherry	3" cal.	B&B, single leader; full branching	500	1,500			0	Onsite (within property line)
	TOTALS	30							STANDARD TREE CCA:	13,500	25 83.3%	0 0.0%	25 83.3%	

BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED:			30				
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	3	10.0%	33%	canadensis	3	10.0%	10%
Betula	3	10.0%	33%	nigra	3	10.0%	10%
Cercis	3	10.0%	33%	canadensis	3	10.0%	10%
Chamaecyparis	2	6.7%	33%	thyoides	2	6.7%	10%
Chionanthus	3	10.0%	33%	virginicus	3	10.0%	10%
Cornus	3	10.0%	33%	florida	3	10.0%	10%
Ginkgo	2	6.7%	33%	biloba	2	6.7%	10%
Halesia	3	10.0%	33%	tetraptera	3	10.0%	10%
Magnolia	3	10.0%	33%	virginiana	3	10.0%	10%
Oxydendron	2	6.7%	33%	arborea	1	6.7%	10%
Prunus	3	10.0%	33%	sargentii	3	10.0%	10%

CROWN COVER TABULATIONS BLOCK G	
TOTAL SITE AREA (SF)	62,083
25% CROWN COVER REQUIRED (SF)	15,521
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	13,500
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	21.7%
TOTAL CROWN COVER PROVIDED (SF)	13,500

PLANT SCHEDULE BLOCK G COURTYARD					
TREES- EVERGREEN	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CT	2	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CYPRESS	10 - 12' HEIGHT	B&B
TREES- DECIDUOUS					
BN	3	BETULA NIGRA 'DURA HEAT'	FOX VALLEY DWARF RIVER BIRCH	10 - 12' HEIGHT	
GB	2	GINKGO BILOBA	MAIDENHAIR TREE	3" CAL.	B&B
HT	3	HALESIA TETRAPTERA	CAROLINA SILVERBELL	3" CAL.	B&B
OA	2	OXYDENDRUM ARBOREUM	SOURWOOD TREE	3" CAL.	B&B
TREES- ORNAMENTAL					
AC	3	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10 - 12' HEIGHT	B&B
CC	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	10 - 12' HEIGHT	
CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	3" CAL.	
MV	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	10 - 12' HEIGHT	
PS	1	PRUNUS SARGENTII	SARGENT CHERRY	3" CAL.	B&B
SHRUBS					
BV	9	BUXUS X 'GREEN VELVET'	BOXWOOD	18" TALL	CONT.
DV	47	DISTYLIMUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLIMUM	2' HEIGHT	CONT.
HQ	28	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	OAKLEAF HYDRANGEA	2.5' HEIGHT	CONT.
IG	48	ILEX GLABRA 'DENSA'	STRONGBOX 'INKBERRY' HOLLY	5 GAL.	CONT.
IV	12	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	2' HEIGHT	CONT.
RC	7	RHOODOENDRON X 'CONLEE'	AUTUMN AMETHIST	24" HT	CONT.
ANNUALS/PERENNIALS					
AMS	30	AMSONIA HUBRICHTII	ARKANSAS BLUE-STAR	2 GAL.	CONT.
AST	19	ASTILBE CHINENSIS 'VISIONS'	VISIONS CHINESE ASTILBE	1 GAL.	CONT.
DRY	92	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	1 GAL.	CONT.
EPP	43	ECHINACEA PURPUREA 'PRAIRIE SPLENDOR'	PRAIRIE SPLENDOR CONEFLOWER	1 QT.	CONT.
HEU	81	HEUCHERA VILLOSA 'AUTUMN BRIDE'	AUTUMN BRIDE HEUCHERA	1 GAL.	CONT.
HEP	65	HEUCHERA X 'PINK PANTHER'	PINK PANTHER CORAL BELLS	1 GAL.	CONT.
HOS	9	HOSTA X 'ARCTIC BLAST'	ANTIOCH HOSTA	1 GAL.	CONT.
TIA	44	TIARELLA CORDIFOLIA	FOAMFLOWER	1 GAL.	CONT.
GRASSES					
CAL	25	CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA	KOREAN FEATHER REED GRASS	3 GAL.	CONT.
CAF	51	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GAL.	
COE	128	CAREX OSHIMENSIS 'EVERLIME' TM	EVERCOLOR EVERLIME JAPANESE SEDGE	1 GAL.	CONT.
OAS	261	CAREX STRICTA	TUSSOCK SEDGE	1 GAL.	CONT.
HAK	64	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	1 GAL.	CONT.
PEN	31	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	2 GAL.	CONT.
GROUND COVERS					
GER	58	GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'	BEVAN'S VARIETY BIGROOT GERANIUM	1 GAL.	CONT. 18" o.c.

PLANT SCHEDULE - BLOCK G STREET LEVEL ALONG LANEWAY					
TREES- ORNAMENTAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CF	3	CORNUS FLORIDA	FLOWERING DOGWOOD	3" CAL.	B&B
PS	2	PRUNUS SARGENTII	SARGENT CHERRY	3" CAL.	B&B
GRASSES					
CAF	82	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GAL.	CONT.

PLANT SCHEDULE BRIDGE					
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
BK	6	BETULA NIGRA 'LITTLE KING' TM	FOX VALLEY DWARF RIVER BIRCH	6" HEIGHT	B&B
PM	4	PINUS MUGO	MUGO PINE	24-30" HEIGHT	CONT.
ANNUALS/PERENNIALS					
NAS	241	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	CONT.
PER	14	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'	BLUE SPIRES RUSSIAN SAGE	1 GAL.	CONT.
GRASSES					
CAF	48	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GAL.	

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

LANDMARK
BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

LANDSCAPE
NOTES &
SCHEDULE
- BLOCK G

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE
NTS

L3.11

LEGEND

- ARTIFICIAL TURF
- SHRUBS & GROUNDCOVERS
- BIO-RETENTION PLANTING

LANDMARK
BLOCK E & G

City of Alexandria
Alexandria, Virginia
PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

SOIL
VOLUME
PLAN

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

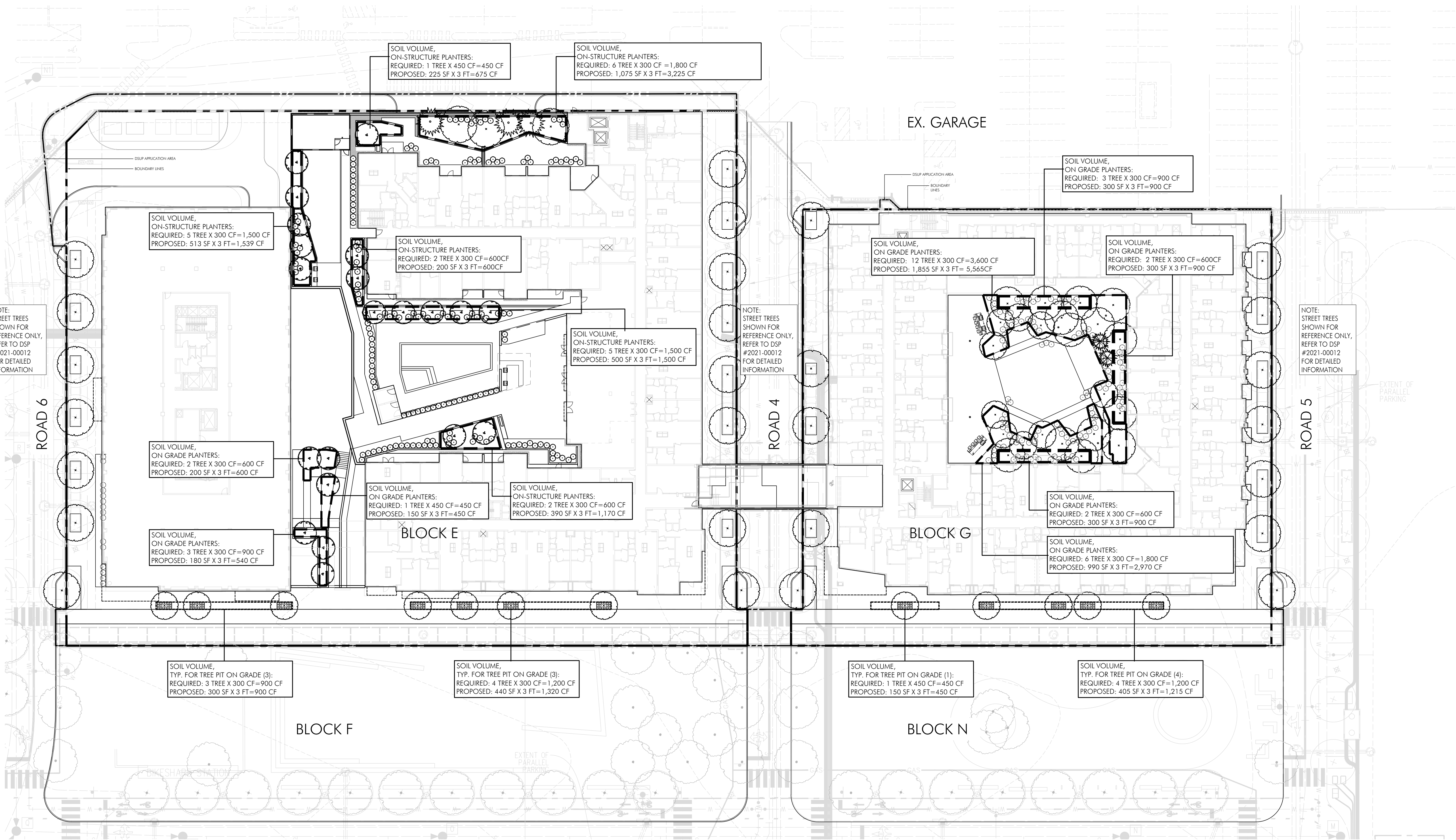
CHECKED BY

NORTH

SCALE
1"=30'-0"

0' 15' 30' 60'
FEET

L3.12



01 SOIL VOLUME PLAN
1"=30'-0"

0 15 30 60
FEET

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

LANDSCAPE
WATER
MANAGEMENT
PLAN

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

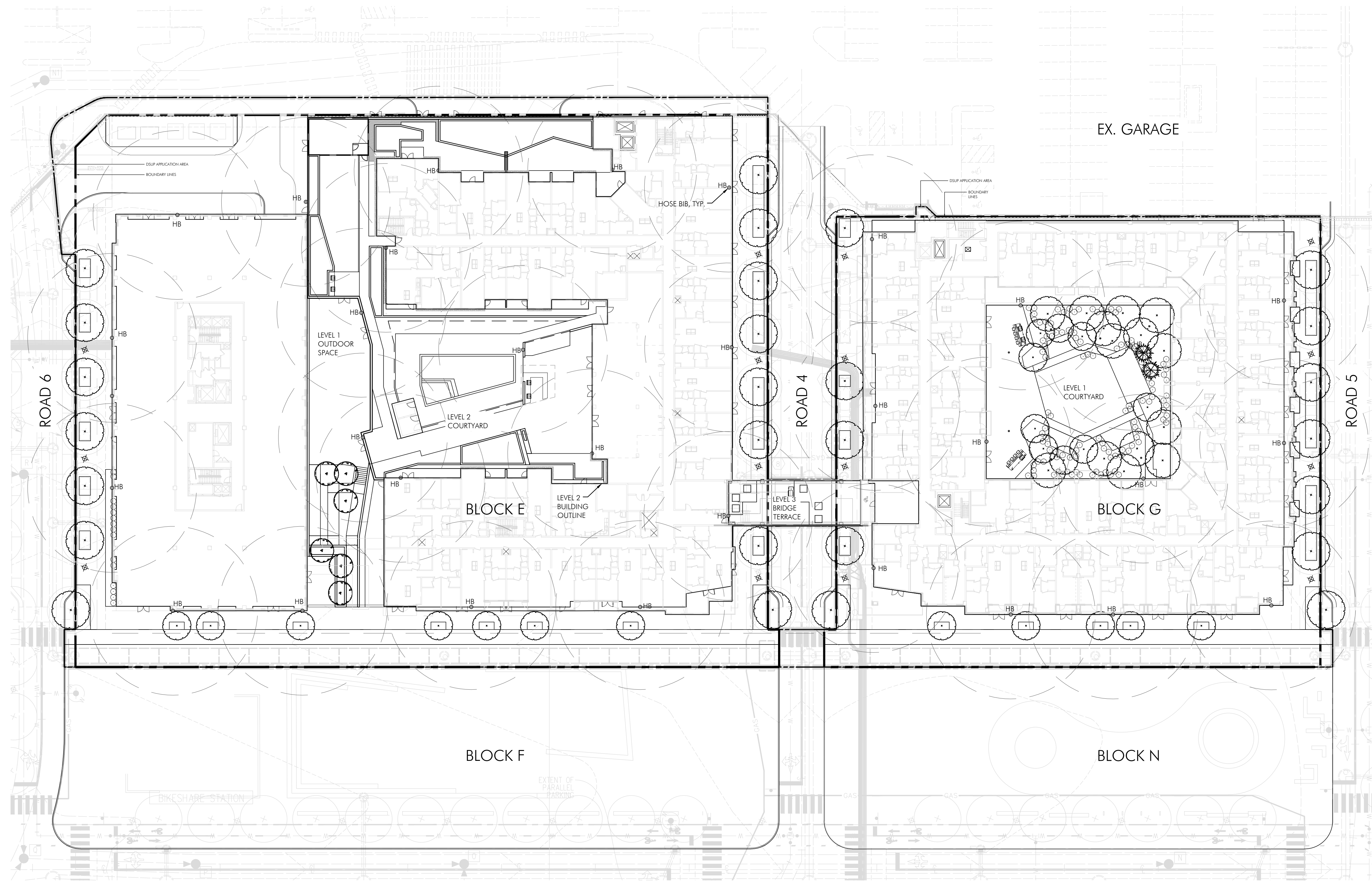
CHECKED BY

NORTH

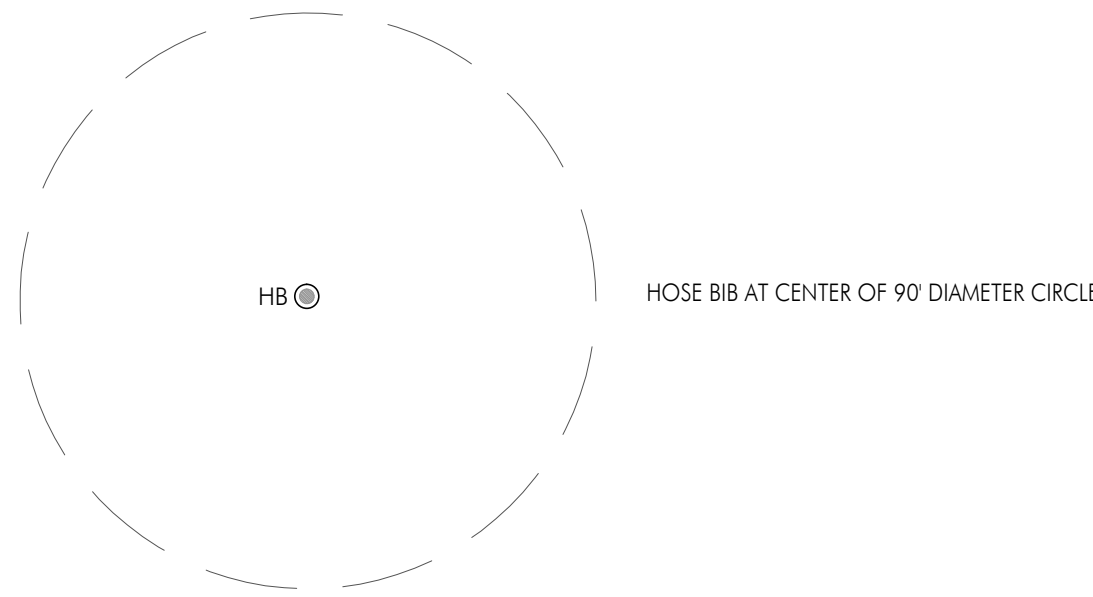
SCALE
1"=30'-0"

0' 15' 30' 60'
FEET

L3.13



LEGEND



IRRIGATION METHOD NOTES:

- IRRIGATION TO BE HAND (MANUAL) WATERING WITH HOSE, PROVIDE HOSE BIBS ALONG THE BUILDING PERIMETERS WITH 90' (MAX.) ON-CENTER SPACING.
- IF THE OWNER DECIDE TO USE AUTOMATED IRRIGATION SYSTEM, CONTRACTOR TO PROVIDE DESIGN-BUILT SHOP DRAWINGS AND SPECIFICATIONS PREPARED AND SEALED BY CERTIFIED IRRIGATION DESIGNER FOR THE OWNER AND PROJECT LANDSCAPE ARCHITECT TO REVIEW AND APPROVAL. IRRIGATION SYSTEM WITHIN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A MAINTENANCE AGREEMENT WITH THE CITY.

01 LANDSCAPE WATER MANAGEMENT PLAN
1"=30'-0"

0 15 30 60
FEET

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



REVISIONS	
CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

HARDSCAPE
DETAILS
ON GRADE
- PAVING

ORIGINAL ISSUE DATE
07.30.2021

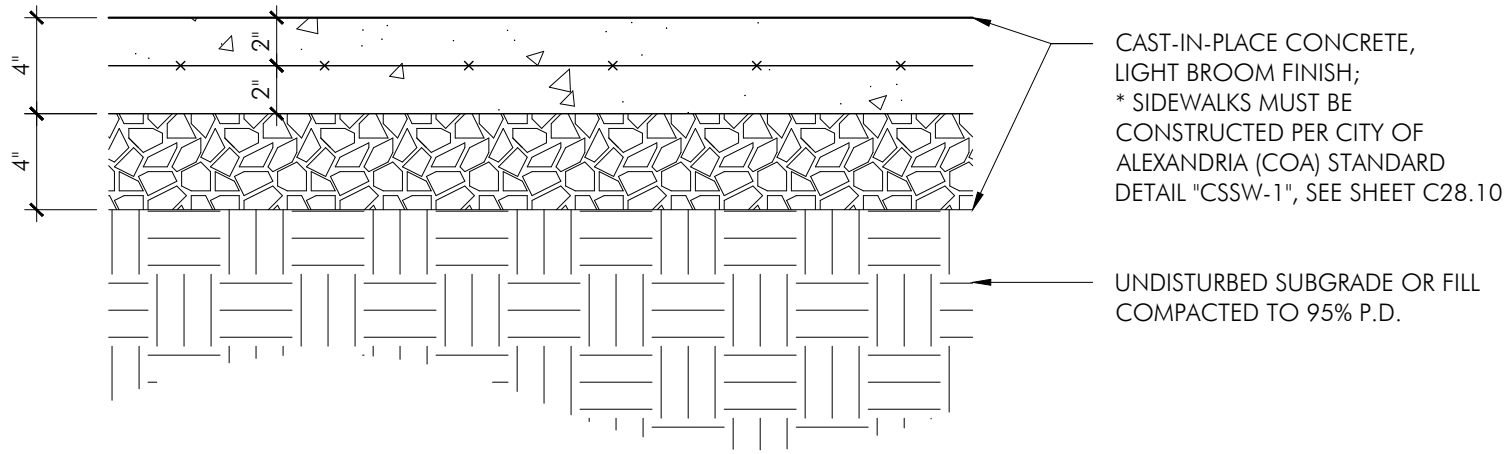
DESIGNED BY

DRAWN BY

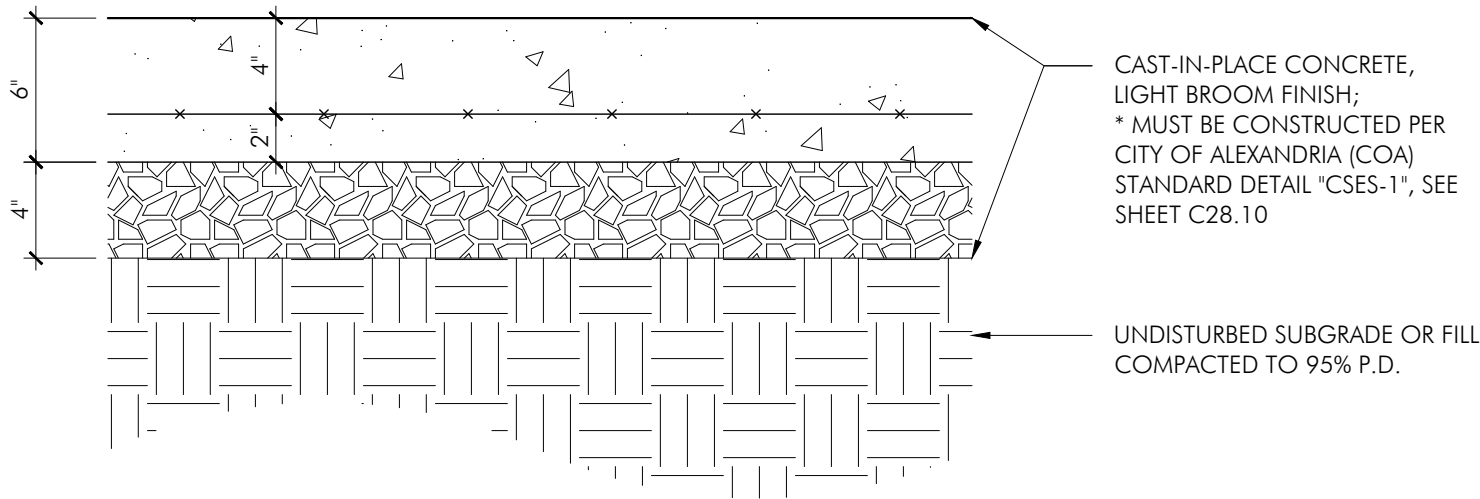
CHECKED BY

SCALE
AS NOTED

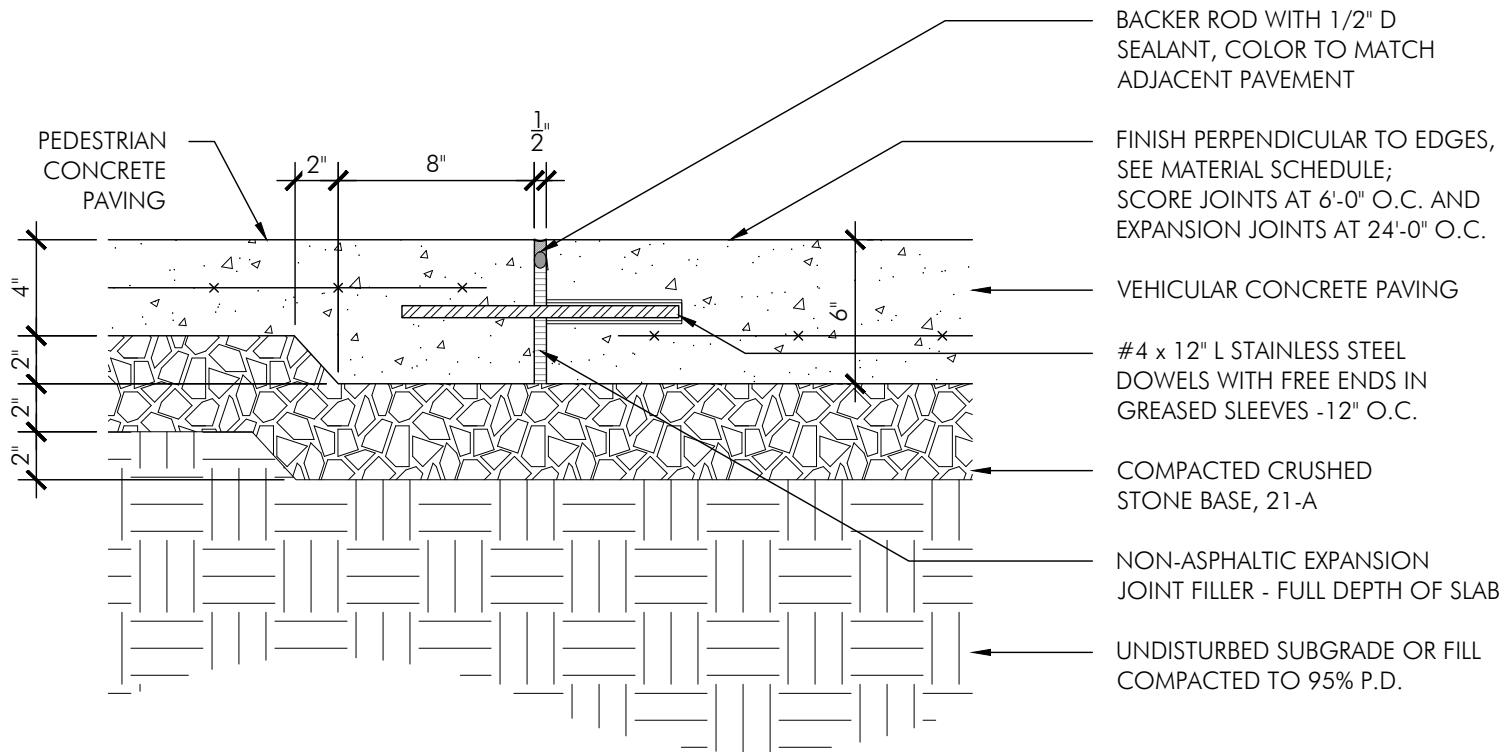
L5.01



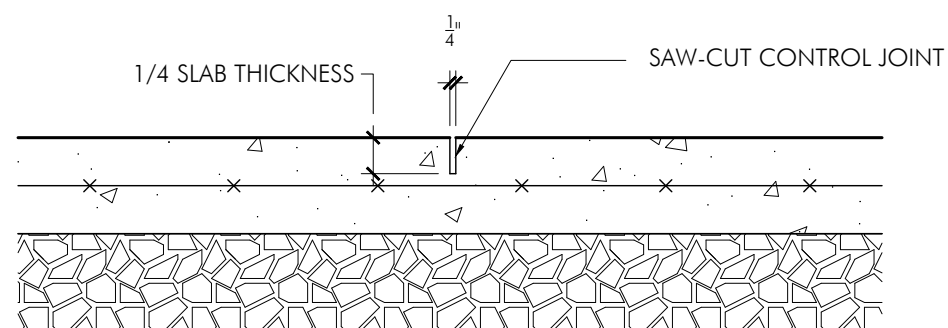
01 CONCRETE PAVING ON GRADE - PEDESTRIAN (PED.)
1 1/2" = 1'-0"



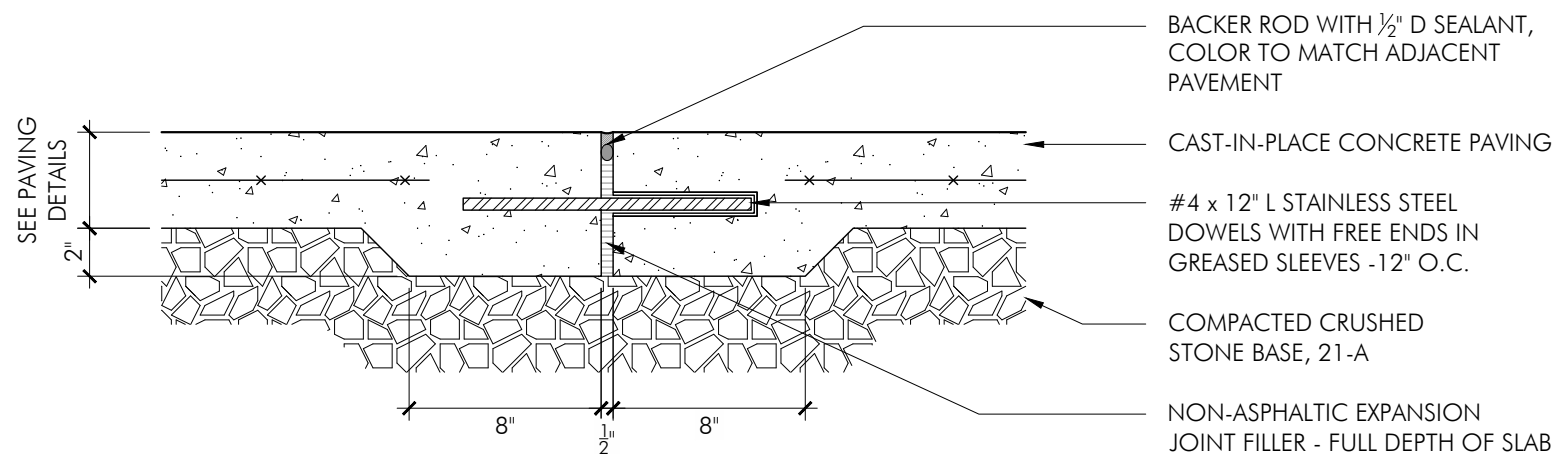
02 CONCRETE PAVING ON GRADE - VEHICULAR (VEH.)
1 1/2" = 1'-0"



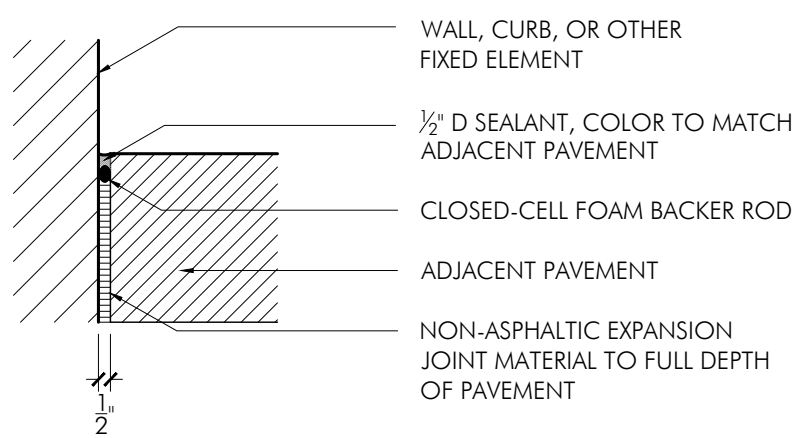
03 CONCRETE PAVING ON GRADE - PED. TO VEH.
1 1/2" = 1'-0"



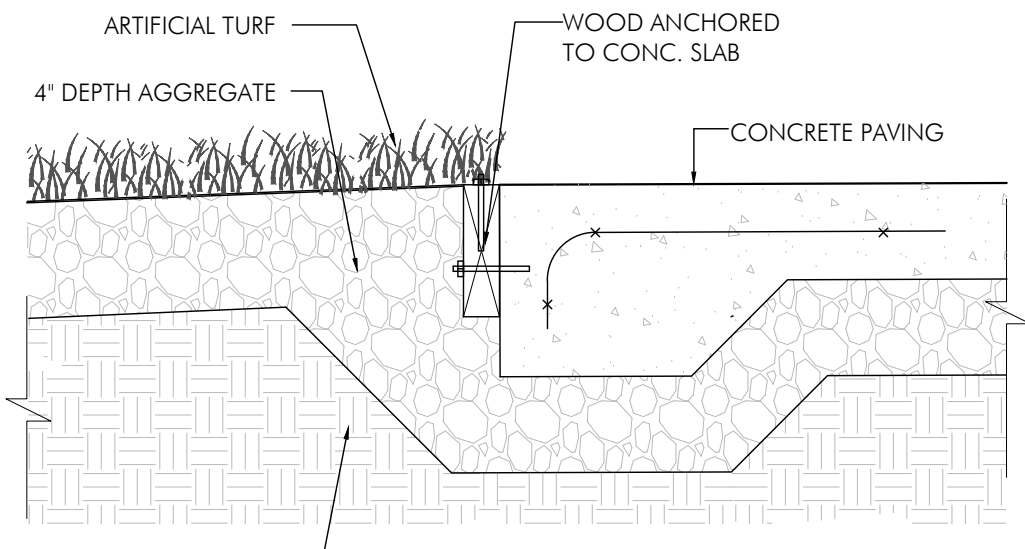
04 CONCRETE PAVING CONTROL JOINT
1 1/2" = 1'-0"



05 CONCRETE PAVING EXPANSION JOINT
1 1/2" = 1'-0"



06 PAVING ISOLATION JOINT
1 1/2" = 1'-0"



07 ARTIFICIAL TURF
1 1/2" = 1'-0"

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF
ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

HARDSCAPE
DETAILS
ON GRADE
-FIXTURE

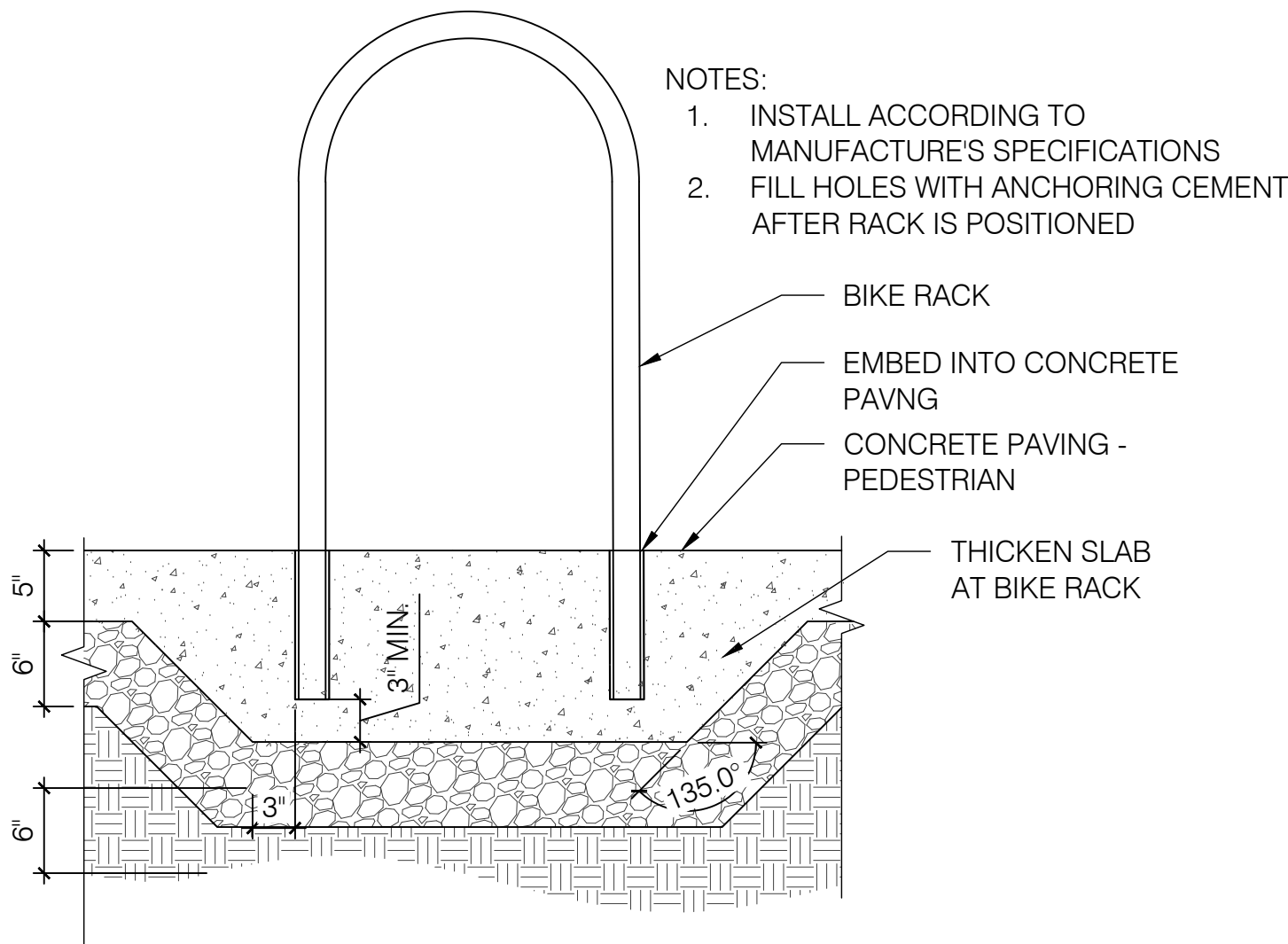
ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE
AS NOTED



BIKE RACK

SCALE: 1" = 1' - 0"



- TRASH RECEPTACLE NOTES:
1. MODEL TO BE CITY STANDARD, SD-42 36 GALLON
 2. COLOR TO BE POWDER COATED BLACK
 3. DOME TOP STYLE LID REQUIRED
 4. TO HAVE SIDE DOOR OPTION

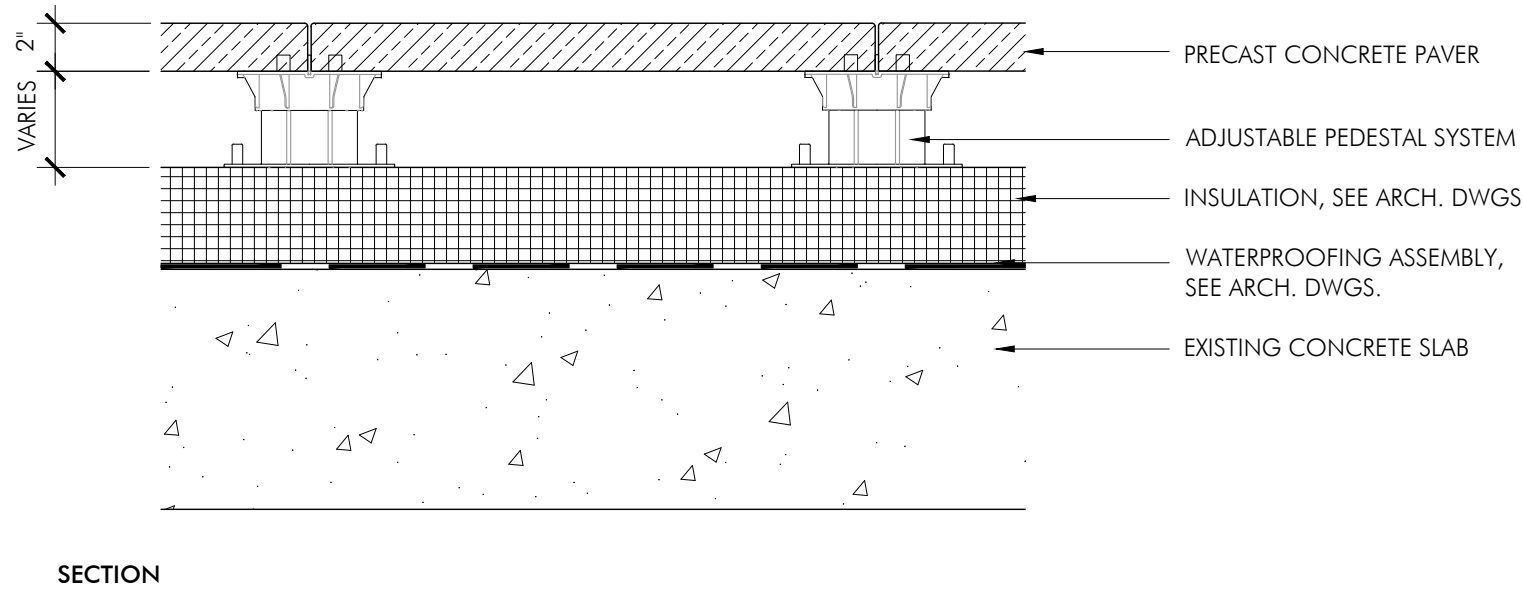
Manufacturer: VICTOR STANLEY
Model: SD-42
Color: BLACK
Website: <http://www.victorstanley.com>

TRASH RECEPTACLE - ALEXANDRIA CITY STANDARD

SCALE: NTS

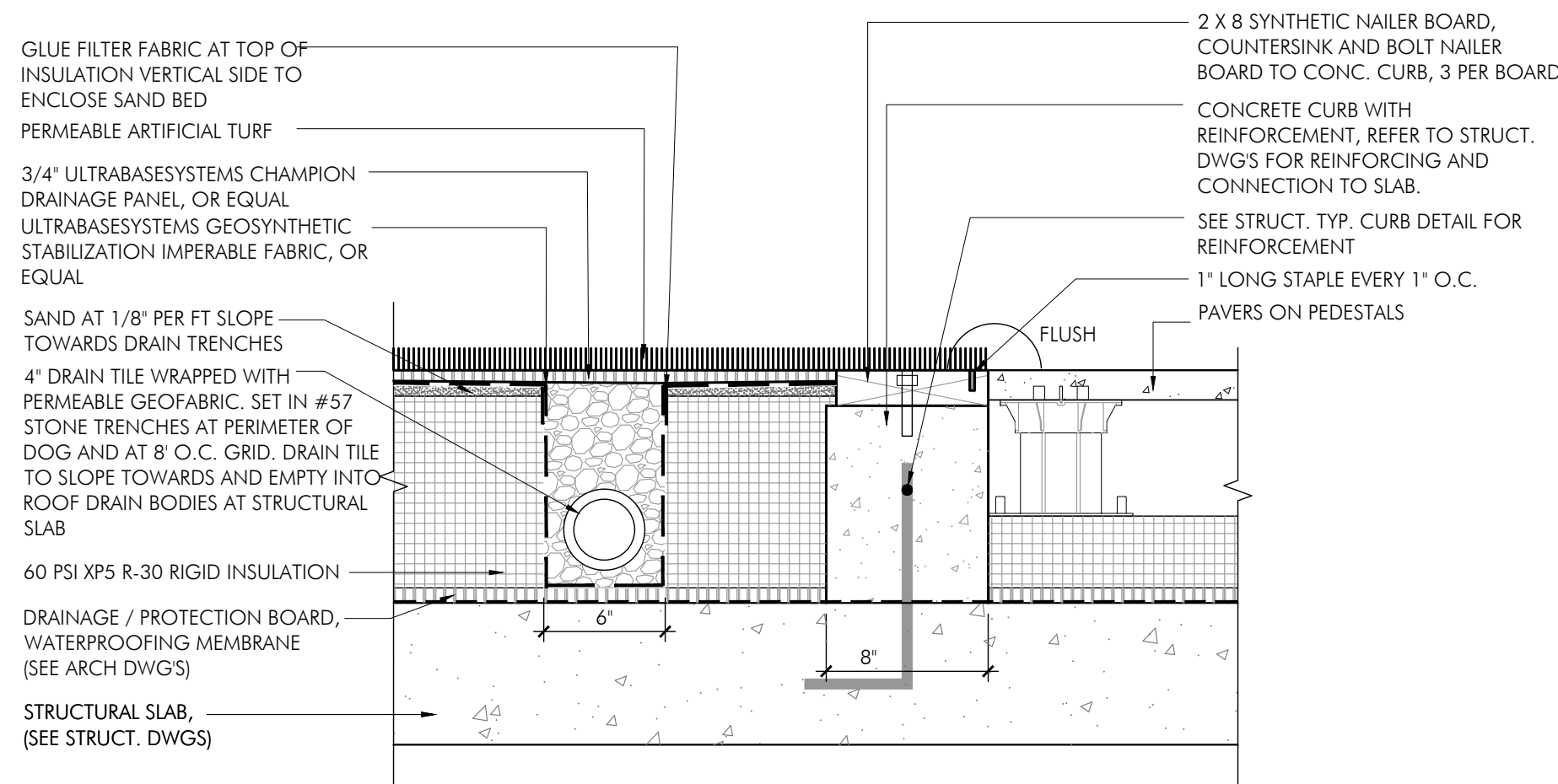
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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



01 PAVERS ON PEDESTALS

SCALE: 1-1/2" = 1' - 0"



02 ARTIFICIAL TURF

SCALE: 1-1/2" = 1' - 0"



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

HARDSCAPE DETAILS ON STRUCTURE -PAVING

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE
AS NOTED
0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30' 31' 32' 33' 34' 35' 36' 37' 38' 39' 40' 41' 42' 43' 44' 45' 46' 47' 48' 49' 50' 51' 52' 53' 54' 55' 56' 57' 58' 59' 60' 61' 62' 63' 64' 65' 66' 67' 68' 69' 70' 71' 72' 73' 74' 75' 76' 77' 78' 79' 80' 81' 82' 83' 84' 85' 86' 87' 88' 89' 90' 91' 92' 93' 94' 95' 96' 97' 98' 99' 100' 101' 102' 103' 104' 105' 106' 107' 108' 109' 110' 111' 112' 113' 114' 115' 116' 117' 118' 119' 120' 121' 122' 123' 124' 125' 126' 127' 128' 129' 130' 131' 132' 133' 134' 135' 136' 137' 138' 139' 140' 141' 142' 143' 144' 145' 146' 147' 148' 149' 150' 151' 152' 153' 154' 155' 156' 157' 158' 159' 160' 161' 162' 163' 164' 165' 166' 167' 168' 169' 170' 171' 172' 173' 174' 175' 176' 177' 178' 179' 180' 181' 182' 183' 184' 185' 186' 187' 188' 189' 190' 191' 192' 193' 194' 195' 196' 197' 198' 199' 200' 201' 202' 203' 204' 205' 206' 207' 208' 209' 210' 211' 212' 213' 214' 215' 216' 217' 218' 219' 220' 221' 222' 223' 224' 225' 226' 227' 228' 229' 230' 231' 232' 233' 234' 235' 236' 237' 238' 239' 240' 241' 242' 243' 244' 245' 246' 247' 248' 249' 250' 251' 252' 253' 254' 255' 256' 257' 258' 259' 260' 261' 262' 263' 264' 265' 266' 267' 268' 269' 270' 271' 272' 273' 274' 275' 276' 277' 278' 279' 280' 281' 282' 283' 284' 285' 286' 287' 288' 289' 290' 291' 292' 293' 294' 295' 296' 297' 298' 299' 300' 301' 302' 303' 304' 305' 306' 307' 308' 309' 310' 311' 312' 313' 314' 315' 316' 317' 318' 319' 320' 321' 322' 323' 324' 325' 326' 327' 328' 329' 330' 331' 332' 333' 334' 335' 336' 337' 338' 339' 340' 341' 342' 343' 344' 345' 346' 347' 348' 349' 350' 351' 352' 353' 354' 355' 356' 357' 358' 359' 360' 361' 362' 363' 364' 365' 366' 367' 368' 369' 370' 371' 372' 373' 374' 375' 376' 377' 378' 379' 380' 381' 382' 383' 384' 385' 386' 387' 388' 389' 390' 391' 392' 393' 394' 395' 396' 397' 398' 399' 400' 401' 402' 403' 404' 405' 406' 407' 408' 409' 410' 411' 412' 413' 414' 415' 416' 417' 418' 419' 420' 421' 422' 423' 424' 425' 426' 427' 428' 429' 430' 431' 432' 433' 434' 435' 436' 437' 438' 439' 440' 441' 442' 443' 444' 445' 446' 447' 448' 449' 450' 451' 452' 453' 454' 455' 456' 457' 458' 459' 460' 461' 462' 463' 464' 465' 466' 467' 468' 469' 470' 471' 472' 473' 474' 475' 476' 477' 478' 479' 480' 481' 482' 483' 484' 485' 486' 487' 488' 489' 490' 491' 492' 493' 494' 495' 496' 497' 498' 499' 500' 501' 502' 503' 504' 505' 506' 507' 508' 509' 510' 511' 512' 513' 514' 515' 516' 517' 518' 519' 520' 521' 522' 523' 524' 525' 526' 527' 528' 529' 530' 531' 532' 533' 534' 535' 536' 537' 538' 539' 540' 541' 542' 543' 544' 545' 546' 547' 548' 549' 550' 551' 552' 553' 554' 555' 556' 557' 558' 559' 560' 561' 562' 563' 564' 565' 566' 567' 568' 569' 570' 571' 572' 573' 574' 575' 576' 577' 578' 579' 580' 581' 582' 583' 584' 585' 586' 587' 588' 589' 590' 591' 592' 593' 594' 595' 596' 597' 598' 599' 600' 601' 602' 603' 604' 605' 606' 607' 608' 609' 610' 611' 612' 613' 614' 615' 616' 617' 618' 619' 620' 621' 622' 623' 624' 625' 626' 627' 628' 629' 630' 631' 632' 633' 634' 635' 636' 637' 638' 639' 640' 641' 642' 643' 644' 645' 646' 647' 648' 649' 650' 651' 652' 653' 654' 655' 656' 657' 658' 659' 660' 661' 662' 663' 664' 665' 666' 667' 668' 669' 670' 671' 672' 673' 674' 675' 676' 677' 678' 679' 680' 681' 682' 683' 684' 685' 686' 687' 688' 689' 690' 691' 692' 693' 694' 695' 696' 697' 698' 699' 700' 701' 702' 703' 704' 705' 706' 707' 708' 709' 710' 711' 712' 713' 714' 715' 716' 717' 718' 719' 720' 721' 722' 723' 724' 725' 726' 727' 728' 729' 730' 731' 732' 733' 734' 735' 736' 737' 738' 739' 740' 741' 742' 743' 744' 745' 746' 747' 748' 749' 750' 751' 752' 753' 754' 755' 756' 757' 758' 759' 760' 761' 762' 763' 764' 765' 766' 767' 768' 769' 770' 771' 772' 773' 774' 775' 776' 777' 778' 779' 780' 781' 782' 783' 784' 785' 786' 787' 788' 789' 790' 791' 792' 793' 794' 795' 796' 797' 798' 799' 800' 801' 802' 803' 804' 805' 806' 807' 808' 809' 810' 811' 812' 813' 814' 815' 816' 817' 818' 819' 820' 821' 822' 823' 824' 825' 826' 827' 828' 829' 830' 831' 832' 833' 834' 835' 836' 837' 838' 839' 840' 841' 842' 843' 844' 845' 846' 847' 848' 849' 850' 851' 852' 853' 854' 855' 856' 857' 858' 859' 860' 861' 862' 863' 864' 865' 866' 867' 868' 869' 870' 871' 872' 873' 874' 875' 876' 877' 878' 879' 880' 881' 882' 883' 884' 885' 886' 887' 888' 889' 890' 891' 892' 893' 894' 895' 896' 897' 898' 899' 900' 901' 902' 903' 904' 905' 906' 907' 908' 909' 910' 911' 912' 913' 914' 915' 916' 917' 918' 919' 920' 921' 922' 923' 924' 925' 926' 927' 928' 929' 930' 931' 932' 933' 934' 935' 936' 937' 938' 939' 940' 941' 942' 943' 944' 945' 946' 947' 948' 949' 950' 951' 952' 953' 954' 955' 956' 957' 958' 959' 960' 961' 962' 963' 964' 965' 966' 967' 968' 969' 970' 971' 972' 973' 974' 975' 976' 977' 978' 979' 980' 981' 982' 983' 984' 985' 986' 987' 988' 989' 990' 991' 992' 993' 994' 995' 996' 997' 998' 999' 1000' 1001' 1002' 1003' 1004' 1005' 1006' 1007' 1008' 1009' 1010' 1011' 1012' 1013' 1014' 1015' 1016' 1017' 1018' 1019' 1020' 1021' 1022' 1023' 1024' 1025' 1026' 1027' 1028' 1029' 1030' 1031' 1032' 1033' 1034' 1035' 1036' 1037' 1038' 1039' 1040' 1041' 1042' 1043' 1044' 1045' 1046' 1047' 1048' 1049' 1050' 1051' 1052' 1053' 1054' 1055' 1056' 1057' 1058' 1059' 1060' 1061' 1062' 1063' 1064' 1065' 1066' 1067' 1068' 1069' 1070' 1071' 1072' 1073' 1074' 1075' 1076' 1077' 1078' 1079' 1080' 1081' 1082' 1083' 1084' 1085' 1086' 1087' 1088' 1089' 1090' 1091' 1092' 1093' 1094' 1095' 1096' 1097' 1098' 1099' 1100' 1101' 1102' 1103' 1104' 1105' 1106' 1107' 1108' 1109' 1110' 1111' 1112' 1113' 1114' 1115' 1116' 1117' 1118' 1119' 1120' 1121' 1122' 1123' 1124' 1125' 1126' 1127' 1128' 1129' 1130' 1131' 1132' 1133' 1134' 1135' 1136' 1137' 1138' 1139' 1140' 1141' 1142' 1143' 1144' 1145' 1146' 1147' 1148' 1149' 1150' 1151' 1152' 1153' 1154' 1155' 1156' 1157' 1158' 1159' 1160' 1161' 1162' 1163' 1164' 1165' 1166' 1167' 1168' 1169' 1170' 1171' 1172' 1173' 1174' 1175' 1176' 1177' 1178' 1179' 1180' 1181' 1182' 1183' 1184' 1185' 1186' 1187' 1188' 1189' 1190' 1191' 1192' 1193' 1194' 1195' 1196' 1197' 1198' 1199' 1200' 1201' 1202' 1203' 1204' 1205' 1206' 1207' 1208' 1209' 1210' 1211' 1212' 1213' 1214' 1215' 1216' 1217' 1218' 1219' 1220' 1221' 1222' 1223' 1224' 1225' 1226' 1227' 1228' 1229' 1230' 1231' 1232' 1233' 1234' 1235' 1236' 1237' 1238' 1239' 1240' 1241' 1242' 1243' 1244' 1245' 1246' 1247' 1248' 1249' 1250' 1251' 1252' 1253' 1254' 1255' 1256' 1257' 1258' 1259' 1260' 1261' 1262' 1263' 1264' 1265' 1266' 1267' 1268' 1269' 1270' 1271' 1272' 1273' 1274' 1275' 1276' 1277' 1278' 1279' 1280' 1281' 1282' 1283' 1284' 1285' 1286' 1287' 1288' 1289' 1290' 1291' 1292' 1293' 1294' 1295' 1296' 1297' 1298' 1299' 1300' 1301' 1302' 1303' 1304' 1305' 1306' 1307' 1308' 1309' 1310' 1311' 1312' 1313' 1314' 1315' 1316' 1317' 1318' 1319' 1320' 1321' 1322' 1323' 1324' 1325' 1326' 1327' 1328' 1329' 1330' 1331' 1332' 1333' 1334' 1335' 1336' 1337' 1338' 1339' 1340' 1341' 1342' 1343' 1344' 1345' 1346' 1347' 1348' 1349' 1350' 1351' 1352' 1353' 1354' 1355' 1356' 1357' 1358' 1359' 1360' 1361' 1362' 1363' 1364' 1365' 1366' 1367' 1368' 1369' 1370' 1371' 1372' 1373' 1374' 1375' 1376' 1377' 1378' 1379' 1380' 1381' 1382' 1383' 1384' 1385' 1386' 1387' 1388' 1389' 1390' 1391' 1392' 1393' 1394' 1395' 1396' 1397' 1398' 1399' 1400' 1401' 1402' 1403' 1404' 1405' 1406' 1407' 1408' 1409' 1410' 1411' 1412' 1413' 1414' 1415' 1416' 1417' 1418' 1419' 1420' 1421' 1422' 1423' 1424' 1425' 1426' 1427' 1428' 1429' 1430' 1431' 1432' 1433' 1434' 1435' 1436' 1437' 1438' 1439' 1440' 1441' 1442' 1443' 1444' 1445' 1446' 1447' 1448' 1449' 1450' 1451' 1452' 1453' 1454' 1455' 1456' 1457' 1458' 1459' 1460' 1461' 1462' 1463' 1464' 1465' 1466' 1467' 1468' 1469' 1470' 1471' 1472' 1473' 1474' 1475' 1476' 1477' 1478' 1479' 1480' 1481' 1482' 1483' 1484' 1485' 1486' 1487' 1488' 1489' 1490' 1491' 1492' 1493' 1494' 1495' 1496' 1497' 1498' 1499' 1500' 1501' 1502' 1503' 1504' 1505' 1506' 1507' 1508' 1509' 1510' 1511' 1512' 1513' 1514' 1515' 1516' 1517' 1518' 1519' 1520' 1521' 1522' 1523' 1524' 1525' 1526' 1527' 1528' 1529' 1530' 1531' 1532' 1533' 1534' 1535' 1536' 1537' 1538' 1539' 1540' 1541' 1542' 1543' 1544' 1545' 1546' 1547' 1548' 1549' 1550' 1551' 1552' 1553' 1554' 1555' 1556' 1557' 1558' 1559' 1560' 1561' 1562' 1563' 1564' 1565' 1566' 1567' 1568' 1569' 1570' 1571' 1572' 1573' 1574' 1575' 1576' 1577' 1578' 1579' 1580' 1581' 1582' 1583' 1584' 1585' 1586' 1587' 1588' 1589' 1590' 1591' 1592' 1593' 1594' 1595' 1596' 1597' 1598' 1599' 1600' 1601' 1602' 1603' 1604' 1605' 1606' 1607' 1608' 1609' 1610' 1611' 1612' 1613' 1614' 1615' 1616' 1617' 1618' 1619' 1620' 1621' 1622' 1623' 1624' 1625' 1626' 1627' 1628' 1629' 1630' 1631' 1632' 1633' 1634' 1635' 1636' 1637' 1638' 1639' 1640' 1641' 1642' 1643' 1644' 1645' 1646' 1647' 1648' 1649' 1650' 1651' 1652' 1653' 1654' 1655' 1656' 1657' 1658' 1659' 1660' 1661' 1662' 1663' 1664' 1665' 1666' 1667' 1668' 1669' 1670' 1671' 1672' 1673' 1674' 1675' 1676' 1677' 1678' 1679' 1680' 1681' 1682' 1683' 1684' 1685' 1686' 1687' 1688' 1689' 1690' 1691' 1692' 1693' 1694' 1695' 1696' 1697' 1698' 1699' 1700' 1701' 1702' 1703' 1704' 1705' 1706' 1707' 1708' 1709' 1710' 1711' 1712' 1713' 1714' 1715' 1716' 1717' 1718' 1719' 1720' 1721' 1722' 1723' 1724' 1725' 1726' 1727' 1728' 1729' 1730' 1731' 1732' 1733' 1734' 1735' 1736' 1737' 1738' 1739' 1740' 1741' 1742' 1743' 1744' 1745' 1746' 1747' 1748' 1749' 1750' 1751' 1752' 1753' 1754' 1755' 1756' 1757' 1758' 1759' 1760' 1761' 1762' 1763' 1764' 1765' 1766' 1767' 1768' 1769' 1770' 1771' 1772' 1773' 1774' 1775' 1776' 1777' 1778' 1779' 1780' 1781' 1782' 1783' 1784' 1785' 1786' 1787' 1788' 1789' 1790' 1791' 1792' 1793' 1794' 1795' 1796' 1797' 1798' 1799' 1800' 1801' 1802' 1803' 1804' 1805' 1806' 1807' 1808' 1809' 1810' 1811' 1812' 1813' 1814' 1815' 1816' 1817' 1818' 1819' 1820' 1821' 1822' 1823' 1824' 1825' 1826' 1827' 1828' 1829' 1830' 1831' 1832' 1833' 1834' 1835' 1836' 1837' 1838' 1839' 1840' 1841' 1842' 1843' 1844' 1845' 1846' 1847' 1848' 1849' 1850' 1851' 1852' 1853' 1854' 1855' 1856' 1857' 1858' 1859' 1860' 1861' 1862' 1863' 1864' 1865' 1866' 1867' 1868' 1869' 1870' 1871' 1872' 1873' 1874' 1875' 1876' 1877' 1878' 1879' 1880' 1881' 1882' 1883' 1884' 1885' 1886' 1887' 1888' 1889' 1890' 1891' 1892' 1893' 1894' 1895' 1896' 1897' 1898' 1899' 1900' 1901' 1902' 1903' 1904' 1905' 1906' 1907' 1908' 1909' 1910' 1911' 1912' 1913' 1914' 1915' 1916' 1917' 1918' 1919' 1920' 1921' 1922' 1923' 1924' 1925' 1926' 1927' 1928' 1929' 1930' 1931' 1932' 1933' 1934' 1935' 1936' 1937' 1938' 1939' 1940' 1941' 1942' 1943' 1944' 1945' 1946' 1947' 1948' 1949' 1950' 1951' 1952' 1953' 1954' 1955' 1956' 1957' 1958' 1959' 1960' 1961' 1962' 1963' 1964' 1965' 1966' 1967' 1968' 1969' 1970' 1971' 1972' 1973' 1974' 1975' 1976' 1977' 1978' 1979' 1980' 1981' 1982' 1983' 1984' 1985' 1986' 1987' 1988' 1989' 1990' 1991' 1992' 1993' 1994' 1995' 1996' 1997' 1998' 1999' 2000' 2001' 2002' 2003' 2004' 2005' 2006' 2007' 2008' 2009' 2010' 2011' 2012' 2013' 2014' 2015' 2016' 2017' 2018' 2019' 2020' 2021' 2022' 2023' 2024' 2025' 2026' 2027' 2028' 2029' 2030' 2031' 2032' 2033' 2034' 2035' 2036' 2037' 2038' 2039' 2040' 2041' 2042' 2043' 2044' 2045' 2046' 2047' 2048' 2049' 2050' 2051' 2052' 2053' 2054' 2055' 2056' 2057' 2058' 2059' 2060' 2061' 2062' 2063' 2064' 2065' 2066' 2067' 2068' 2069' 2070' 2071' 2072' 2073' 2074' 2075' 2076' 2077' 2078

City of Alexandria
Alexandria, Virginia



CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

ORIGINAL ISSUE DATE

DESIGNED BY

DRAWN BY

CHECKED BY

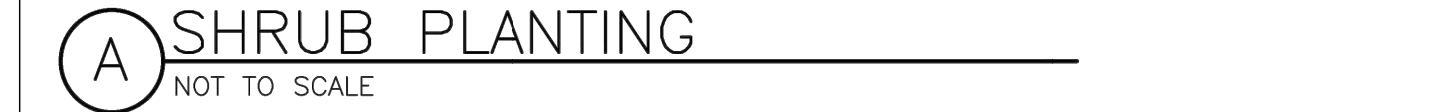
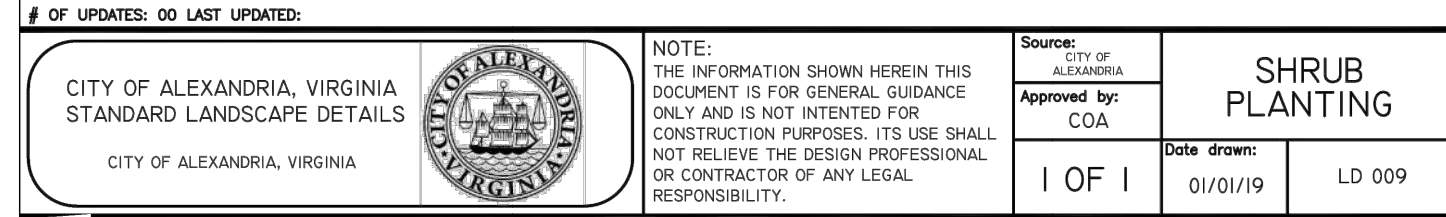
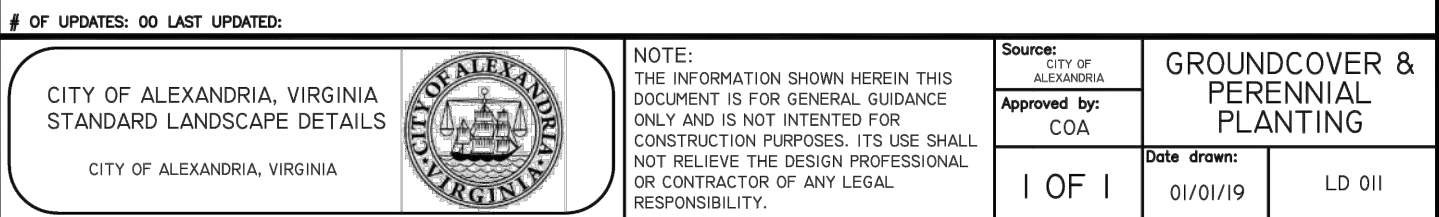
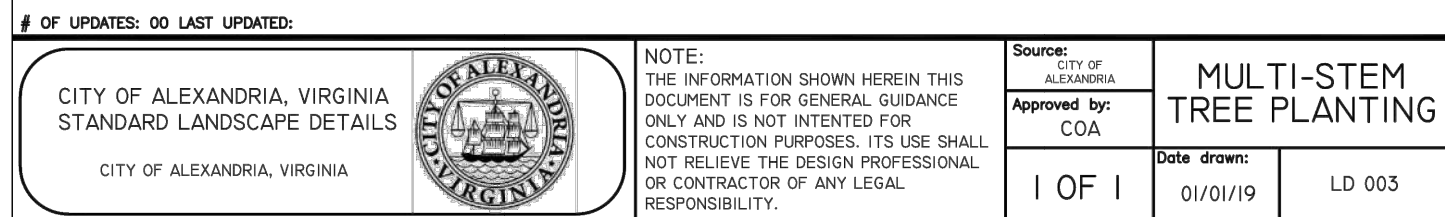
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

<h1>APPROVED</h1>	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE RECEIVED	
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ DATE	

SCALE
NTS

FEET

0





REVISIONS	
CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22

PLANTING
DETAILS
- ON STRUCTURE

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

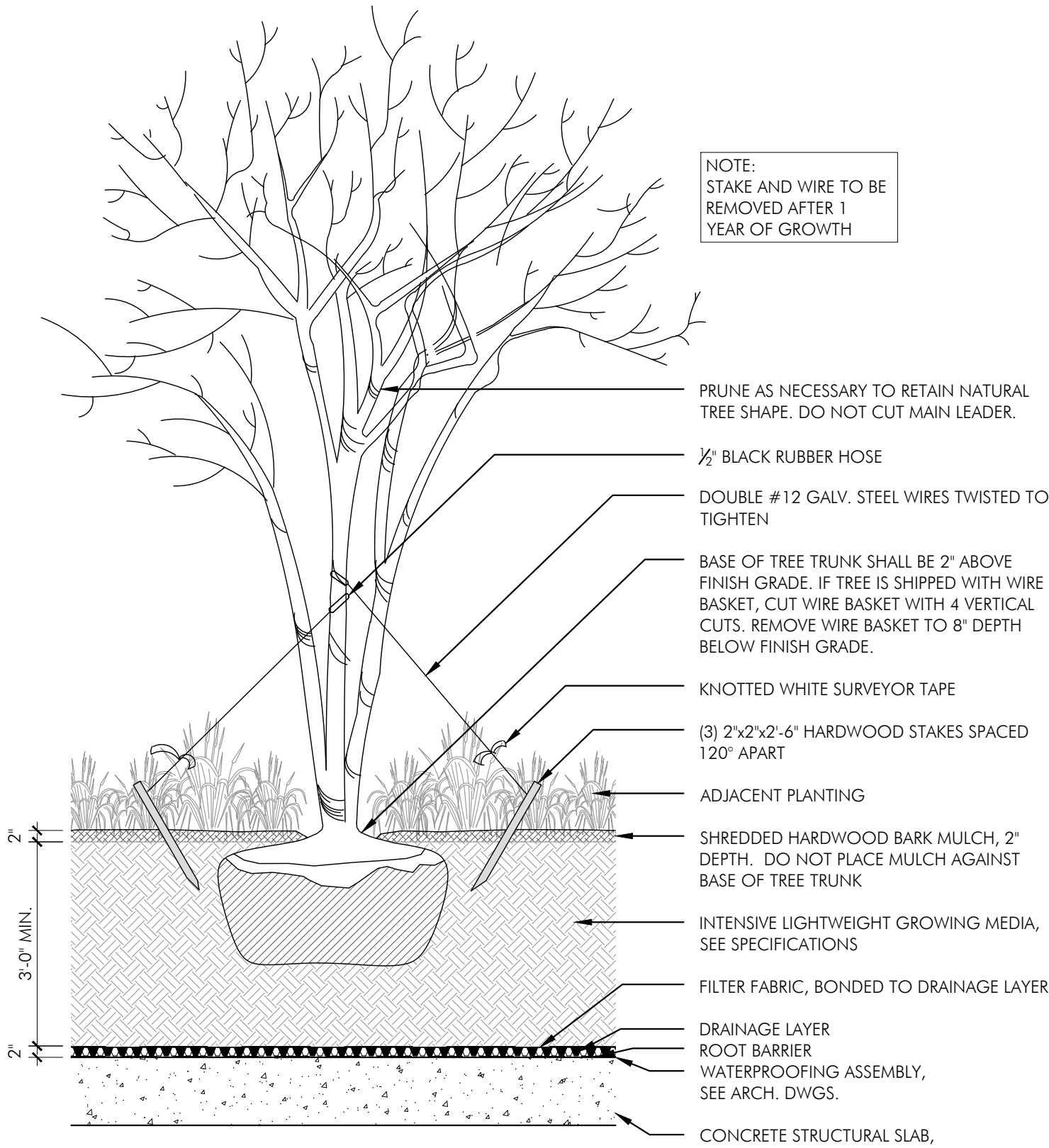
SCALE
AS SHOWN

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF
ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS.

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

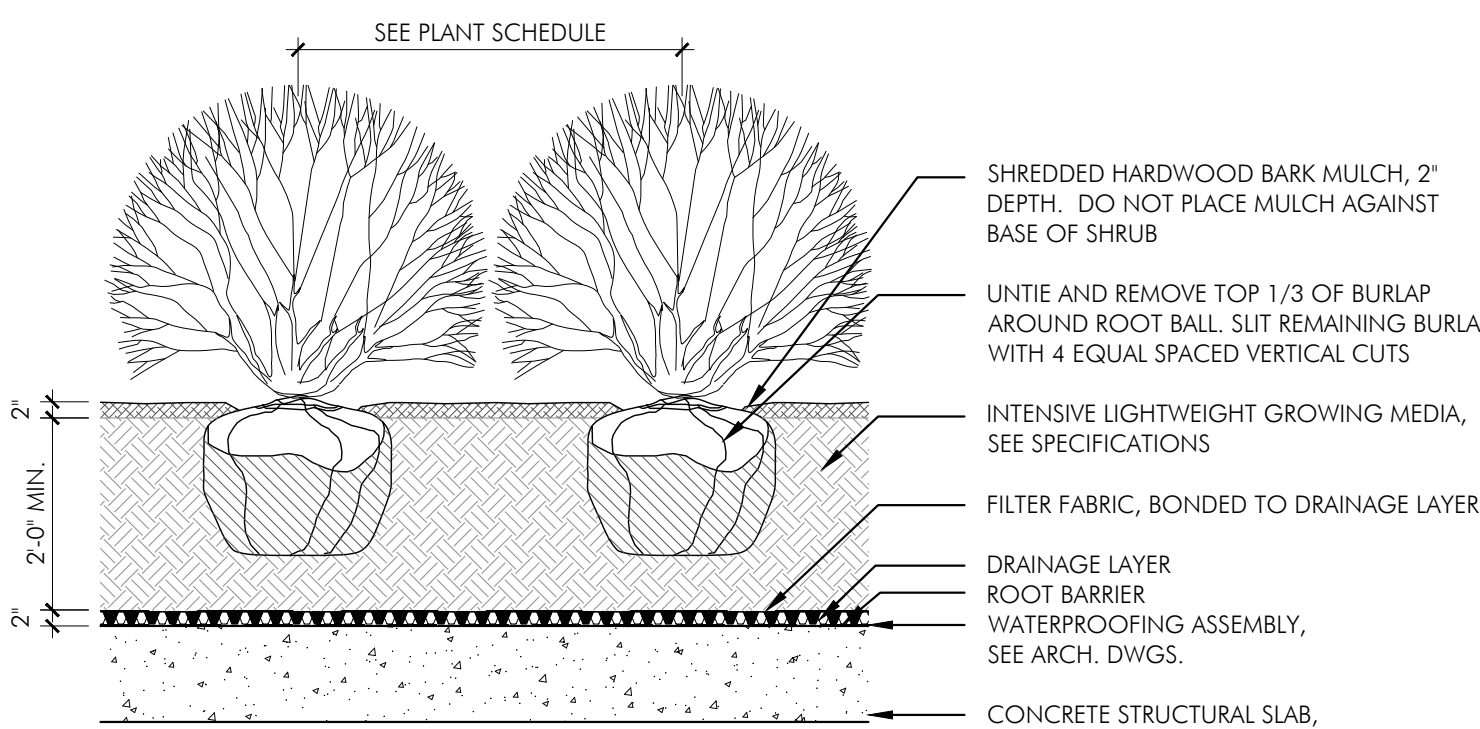
01 TREE PLANTING ON STRUCTURE

1/2" = 1'-0"



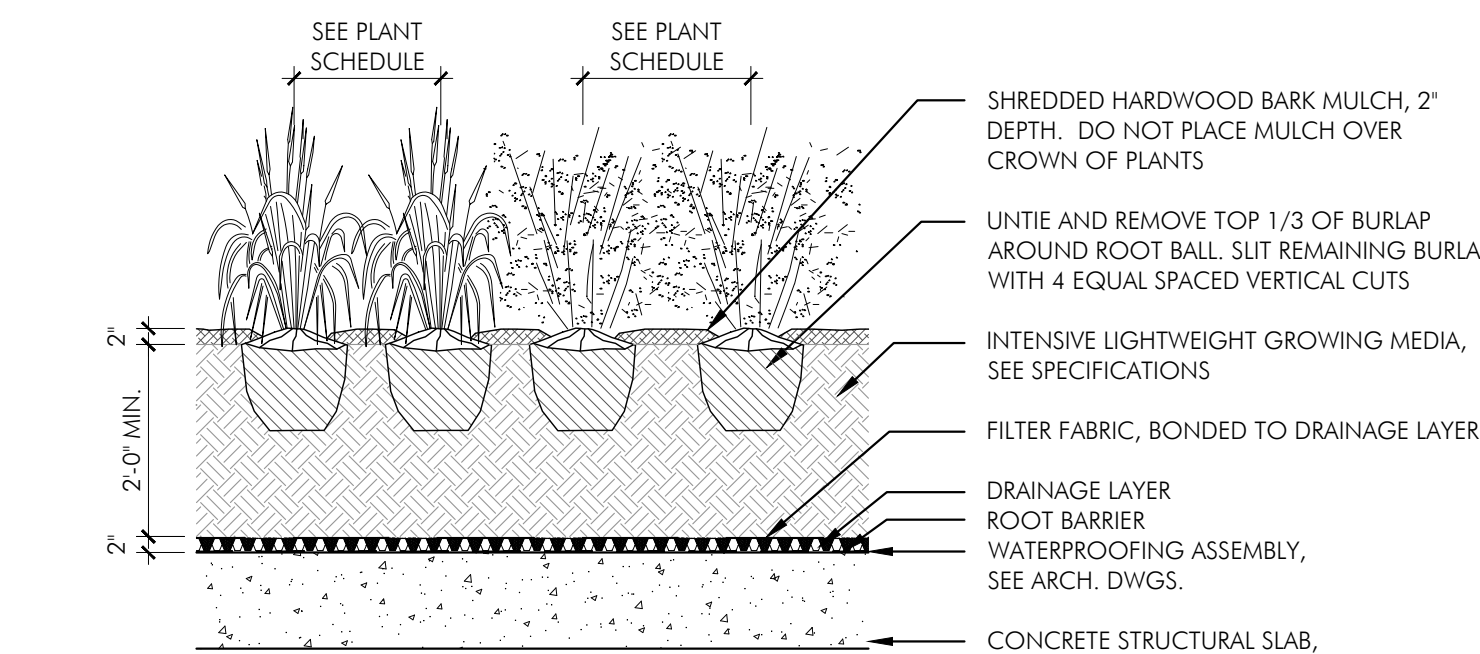
02 SHRUB PLANTING ON STRUCTURE

SCALE : 1/2" = 1'-0"



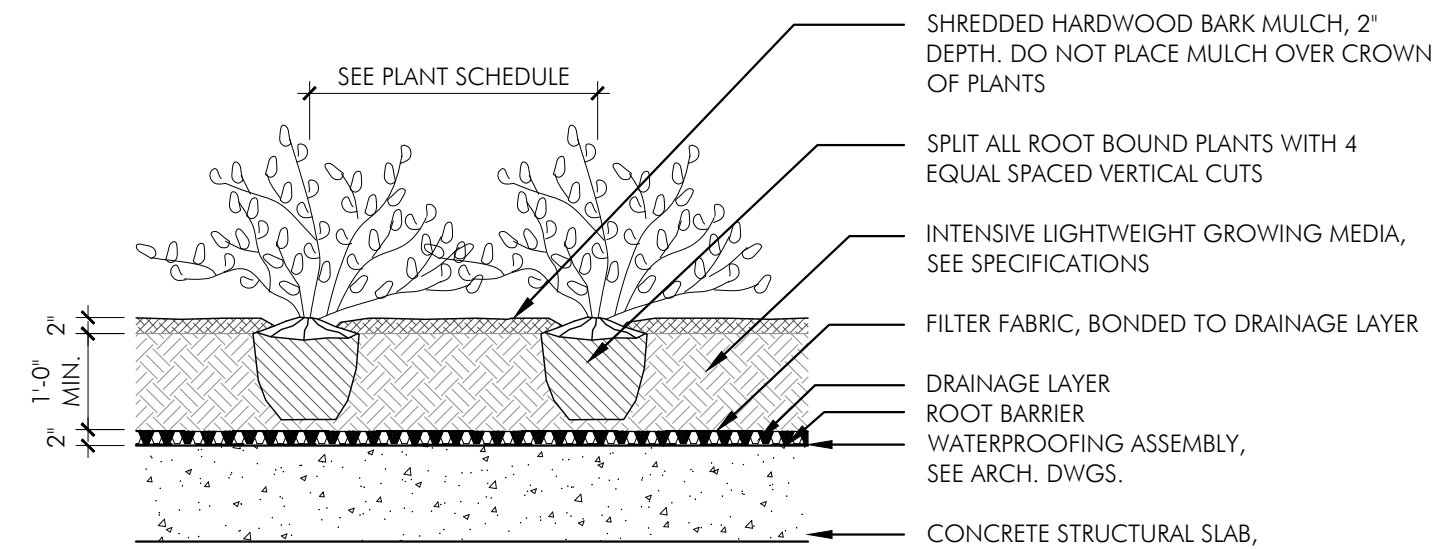
03 PERENNIAL AND ORNAMENTAL GRASS
PLANTING ON STRUCTURE

SCALE : 1/2" = 1'-0"



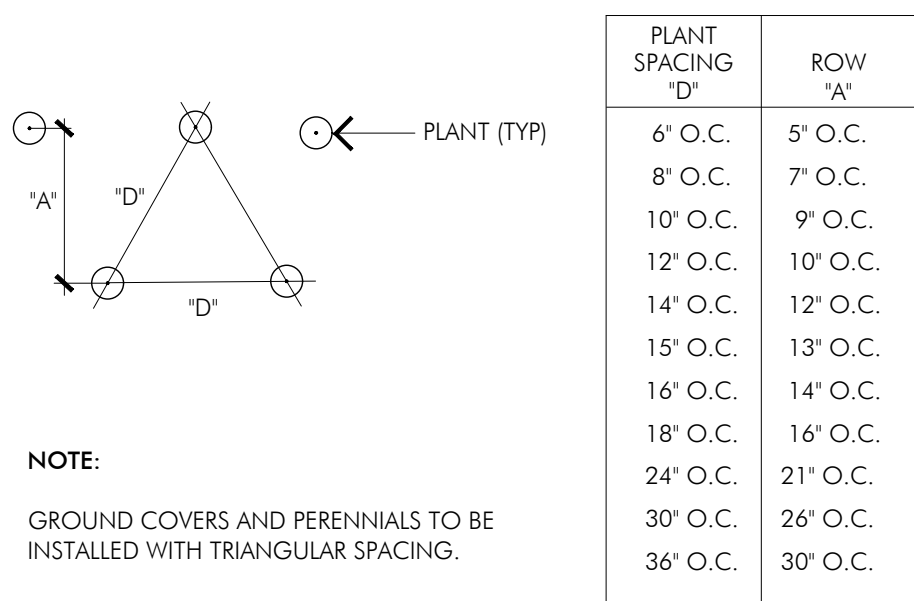
04 GROUNDCOVER PLANTING ON STRUCTURE

SCALE : 1/2" = 1'-0"



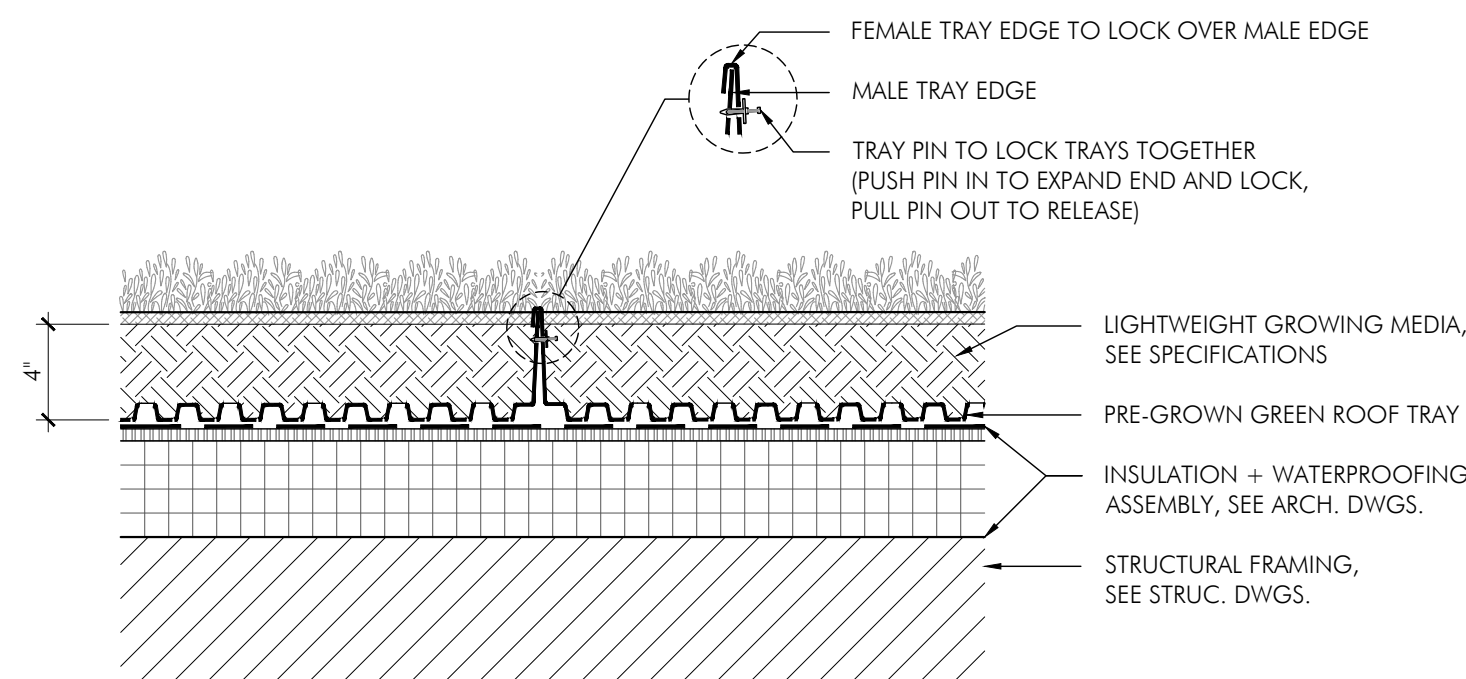
05 PLANT SPACING DIAGRAM

1/2" = 1'-0"



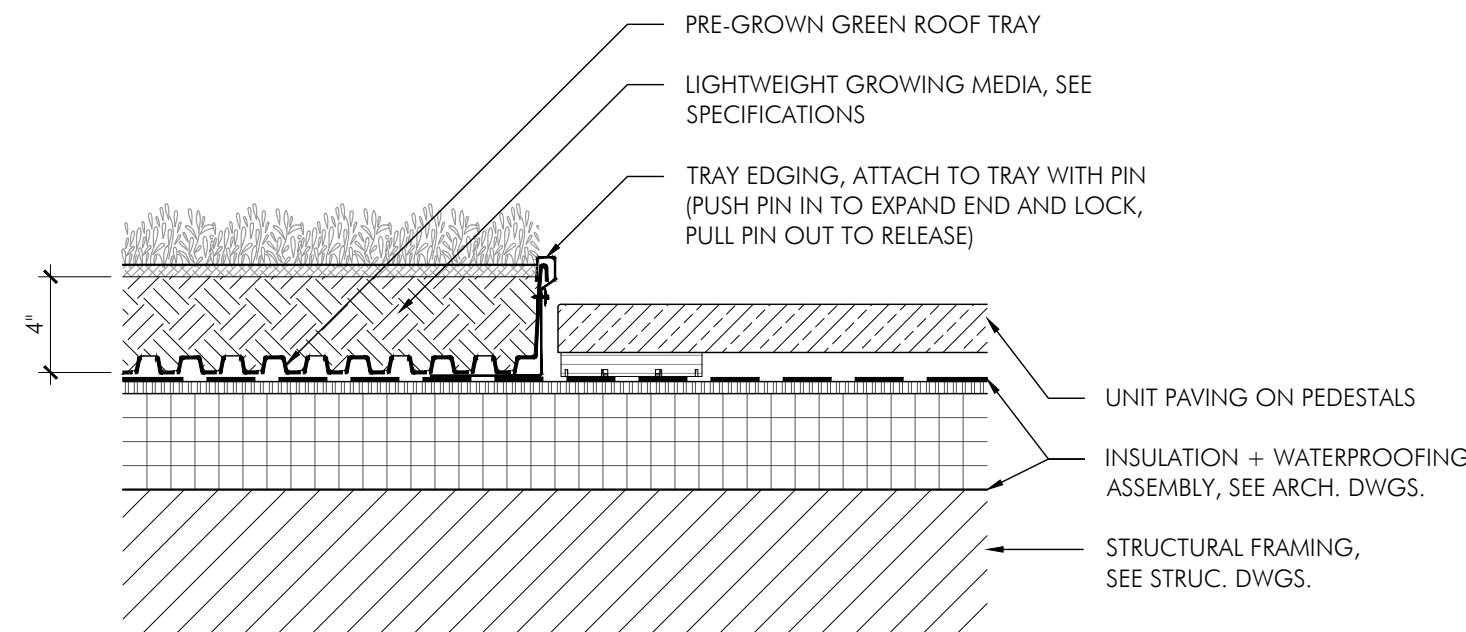
06 GREEN ROOF TRAY SYSTEM

1 1/2" = 1'-0"



07 GREEN ROOF TRAY SYSTEM AT UNIT PAVING

1 1/2" = 1'-0"



GREEN ROOF NOTES:

- PRE-GROWN GREEN ROOF TRAY SYSTEM BY COLUMBIA GREEN TECHNOLOGIES (WWW.COLUMBIA-GREEN.COM).
 - GREEN ROOF TRAY SYSTEM, RELATED COMPONENTS, AND DETAILS VARY BY WATERPROOFING MANUFACTURER AND COMPRISE A SYSTEM TO BE USED TOGETHER.
- INSTALL GREEN ROOF TRAY SYSTEM PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- TRAY EDGING TO BE BY COLUMBIA GREEN. USE PRE-FORMED CORNERS - DO NOT BUTT CORNERS.
 - TRAY EDGER TO BE ALUMINUM.
 - LENGTHS OF EDGING SHALL BE SECURED TOGETHER PER MANUFACTURER'S SPECIFICATION.
 - TOP OF EDGING TO REMAIN LEVEL, SHIM BASE AS REQUIRED WITH H.D.P.S.

LANDMARK BLOCKS E.1, G, & MOB

5801 DUKE ST,
ALEXANDRIA, VA 22304



DEVELOPMENT SPECIAL USE PERMIT
SEPTEMBER 27, 2022

**TORTI
GALLAS +
PARTNERS**
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304
OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

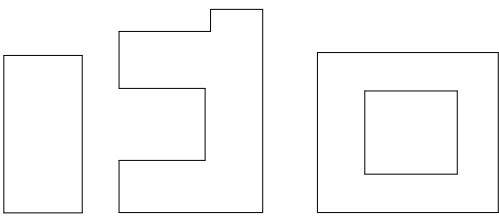
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue
NO. DATE

Revisions
NO. DATE



Cover Sheet

PRINCIPAL IN CHARGE
X.Y.
PROJECT ARCHITECT
X.Y.
DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.
DATE
6/27/2022
APPROVED
X.Y.
SCALE:
JOB NO.
21379.WEI

DRAWING NO.
A000

INDEX OF DRAWINGS - DSUP	
SHEET NUMBER	DRAWING TITLE
Architectural	
A000	Cover Sheet
A001	Code Analysis
A002	Building Areas / Unit Mix
A003	LEED Score Card
A004	First Floor Plan
A005	Second Floor Plan
A006	Third Floor Plan
A007	Typical Floor Plan
A008	Roof Plan
A009	Building Sections
A010	Building Sections
A011	Facades Diagram
A012	Building Elevations
A013	Building Elevations
A014	Facade Material Calculations
A015	Perspective Views
A016	Perspective Views
A017	Perspective Views
A018	Perspective Views
A019	Perspective Views
A020	Green Roof Calculation
A021	Retail Precedent Images / Fiber Cement Panel Details

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

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

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

DSUP SUBMISSION 9/27/2022

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

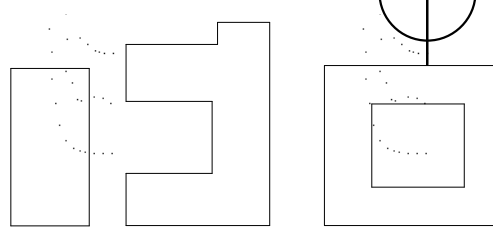
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan

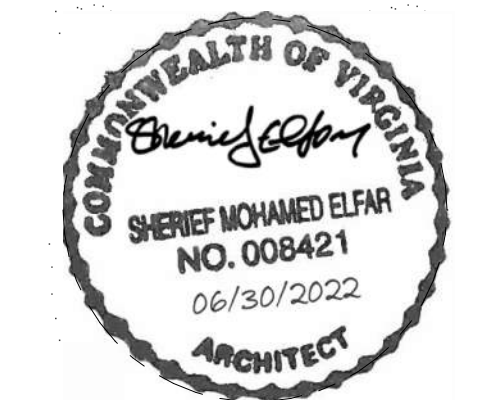


Issue

NO. DATE

Revisions

NO. DATE



Code Analysis

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
As indicated

DRAWING NO.

A001

DSUP SUBMISSION 9/27/2022

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL
SERVICES

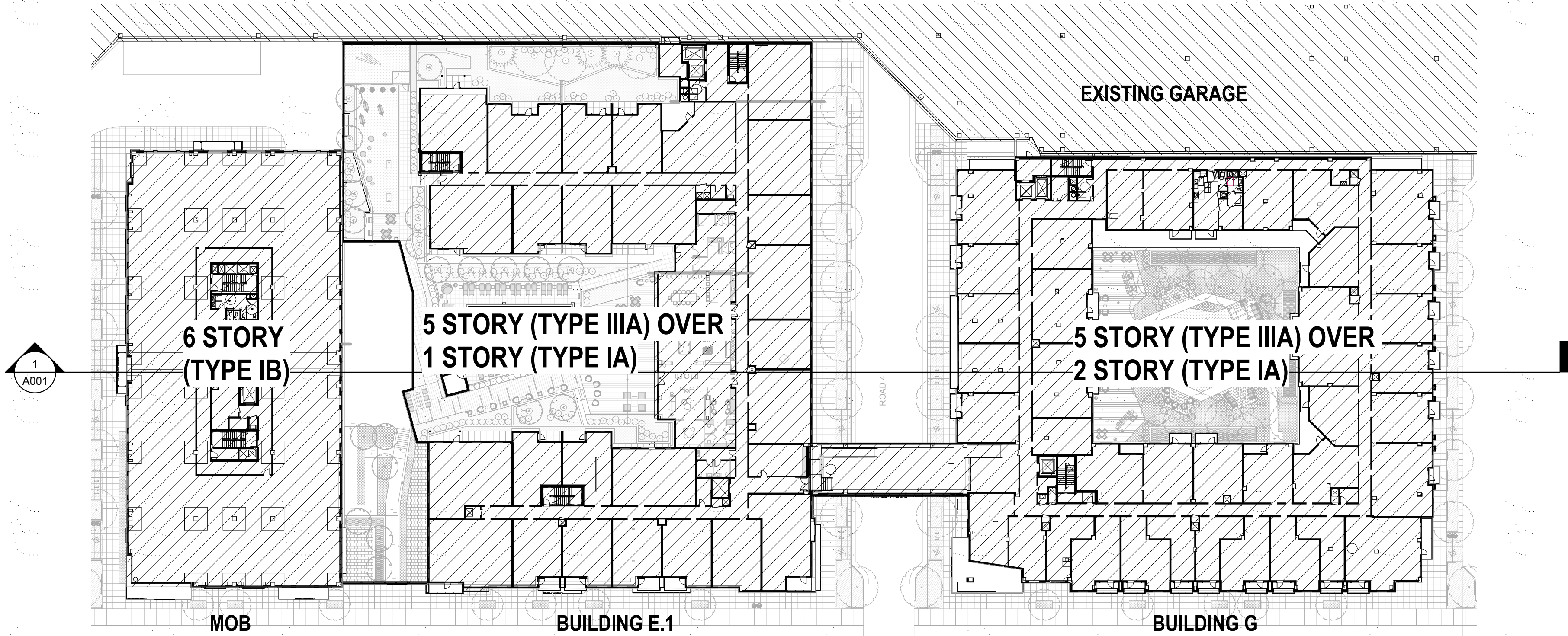
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

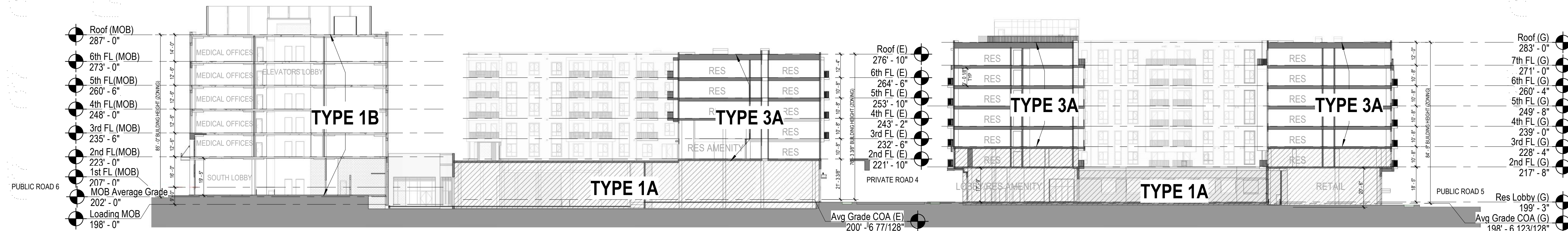
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



2 MOB, E.1 & G - CODE DIAGRAM

1" = 40'-0"



1 MOB, E.1 & G - Section

1" = 30'-0"

BUILDINGS E & G - CODE ANALYSIS

APPLICABLE CODES:

2018 Virginia Construction Code,
2018 International Building Code,
2018 Virginia Statewide Fire Prevention Code,
2018 Virginia Plumbing Code,
2018 Virginia Mechanical Code,
2018 Virginia Fuel Gas Code,
2018 Virginia Energy Conservation Code,
2018 Virginia Maintenance Code, International Swimming Pool and Spa Code 2018 (ISPSC 2018),
2017 National Electrical Code,
2018 Guidelines for Design and Construction of Outpatient Facilities.
ANSI/ASHRAE/IES STANDARD 90.1-2013 "Energy Standard For Buildings Except Low-Rise Residential Buildings".

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

MERCANTILE: GROUP M RETAIL
RESIDENTIAL: GROUP R-2 MAIN USE GROUP AND RES LOBBY
STORAGE: GROUP S-2 STORAGE
ASSEMBLY: GROUP A-3 AMENITY AREAS AND COURTYARDS

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

503.1 - ALLOWABLE BUILDING HEIGHTS AND AREAS, INCLUDING MODIFICATIONS PER SECTIONS 504 AND 506 WHEN APPLIED

BUILDING ID	USE GROUPS	# OF STORIES PROVIDED	AREA PROVIDED	CONST TYPE	SPRINKLER SYSTEM	HEIGHT ALLOWED	HEIGHT PROVIDED	# OF STORIES ALLOWED	AREA ALLOWED
BLDG E.1 AT PODIUM 1ST FLOOR	M, A-2 (RETAIL), R-2 (RES)	1	52604 SF	I A		UNLIMITED	25'-10"	UNLIMITED	UNLIMITED
BLDG E.1 ABOVE PODIUM 2RD-ROOF	R-2 (RES), A-3 (AMENITY)	5	136170 SF	III A	NFPA 13	85'-00"	55'-00"	5	216,000 SF
BLDG G AT PODIUM 1ST & 2ND FLOOR	M, A-2 (RETAIL), R-2 (RES), A-3 (AMENITY)	2	43604 SF	I A		UNLIMITED	29'-6"	UNLIMITED	UNLIMITED
BLDG G ABOVE PODIUM 3RD-ROOF	R-2 (RES)	5	178572 SF	III A		85'-00"	55'-00"	5	216,000 SF

MEDICAL OFFICE BUILDING - CODE ANALYSIS

APPLICABLE CODES:

2018 Virginia Construction Code,
2018 Virginia Statewide Fire Prevention Code,
2018 Virginia Plumbing Code,
2018 Virginia Mechanical Code,
2018 Virginia Fuel Gas Code,
2018 Virginia Energy Conservation Code,
2018 Virginia Maintenance Code, International Swimming Pool and Spa Code 2018 (ISPSC 2018),
2017 National Electrical Code,
2018 Guidelines for Design and Construction of Outpatient Facilities.
ANSI/ASHRAE/IES STANDARD 90.1-2013 "Energy Standard For Buildings Except Low-Rise Residential Buildings".

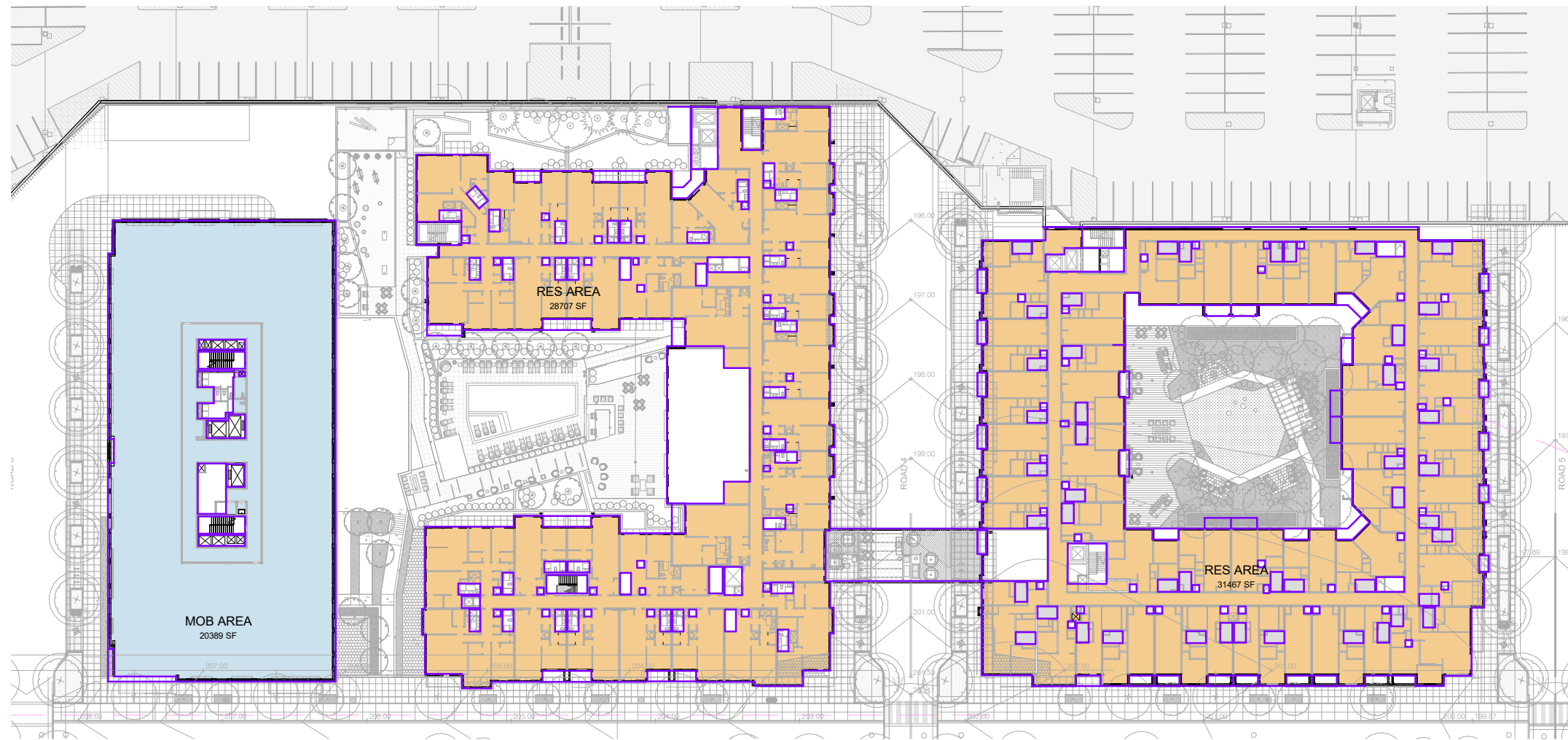
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

NON SEPARATED OCCUPANCIES
MERCANTILE: GROUP M RETAIL
BUSINESS: GROUP B MEDICAL OFFICES
STORAGE: GROUP S-2 STORAGE

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

503.1 - ALLOWABLE BUILDING HEIGHTS AND AREAS, INCLUDING MODIFICATIONS PER SECTIONS 504 AND 506 WHEN APPLIED

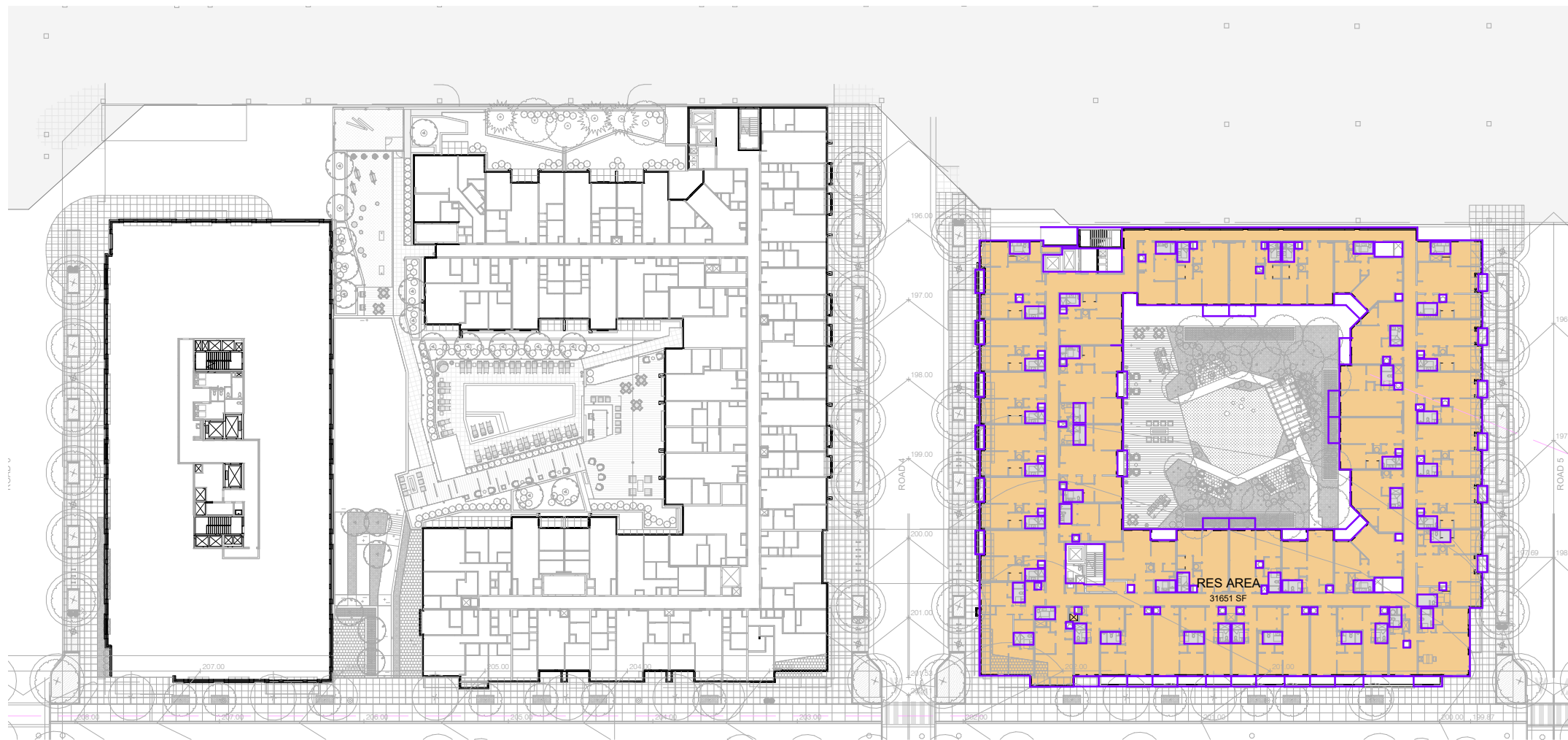
BUILDING ID	USE GROUPS	# OF STORIES PROVIDED	AREA PROVIDED	CONST TYPE	SPRINKLER SYSTEM	HEIGHT ALLOWED	HEIGHT PROVIDED	# OF STORIES ALLOWED	AREA ALLOWED
BLDG MOB 1ST	M, (RETAIL), S-2 (STORAGE)	1	20000 SF	I B					
BLDG MOB 2ND-6TH	B (BUSINESS), S-2 (STORAGE)	5	20000 SF	I B	NFPA 13	180'	85'-00"	UNLIMITED	UNLIMITED



3RD FLOOR AREAS			
	MOB	BLOCK E.1	BLOCK G
Total Gross Area	21,799	31,928	35,289
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,110	1,276	1,478
Area Exclusions (Lavatories)	300	1,945	2,344
Net Floor Area - After Exclusions	20,389	29,707	31,467

3rd Floor - Areas

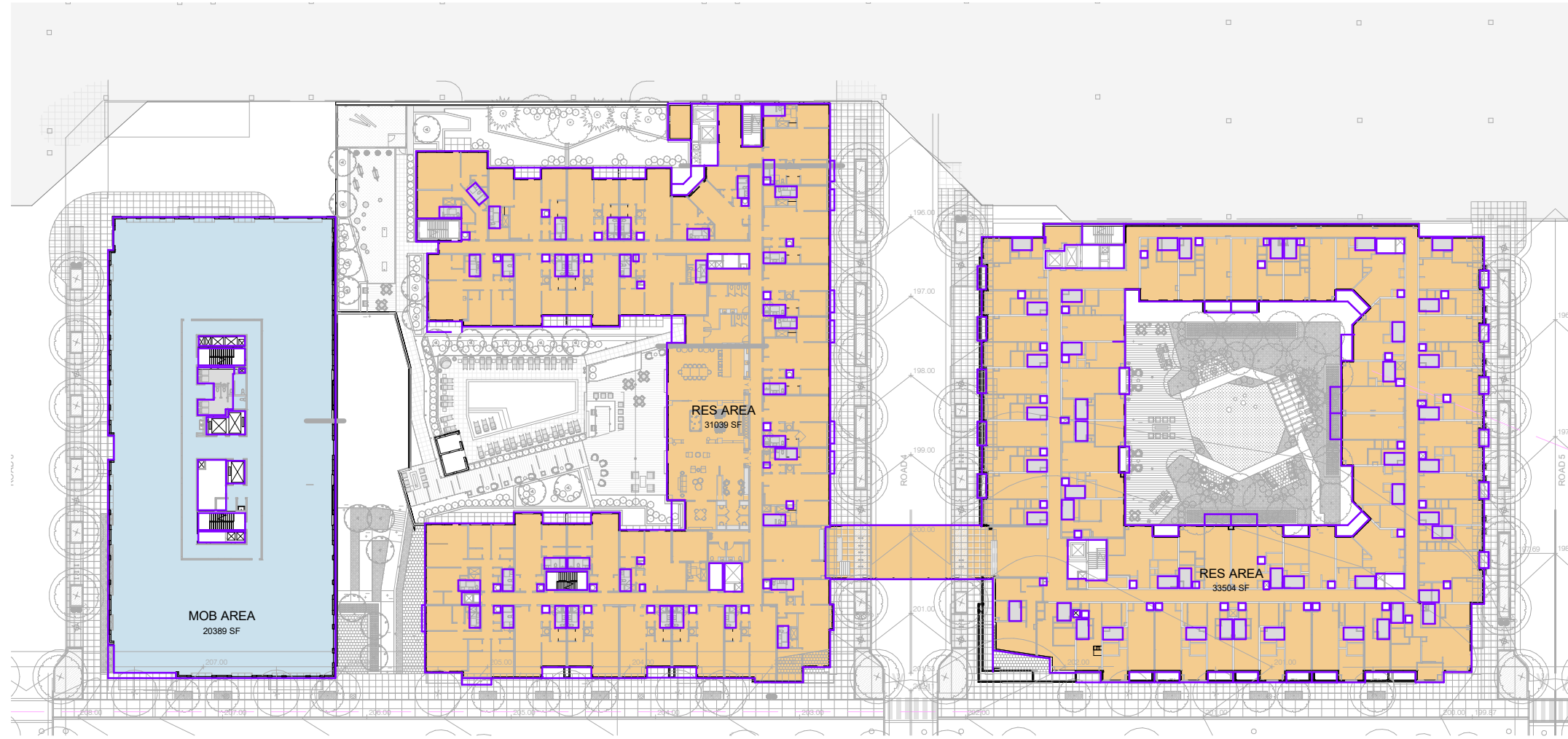
1/64" = 1'-0"



7TH FLOOR AREAS			
	MOB	BLOCK E.1	BLOCK G
Total Gross Area	-	-	35,548
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	-	-	1,503
Area Exclusions (Lavatories)	-	-	2,394
Net Floor Area - After Exclusions	-	-	31,651

7th Floor - Areas

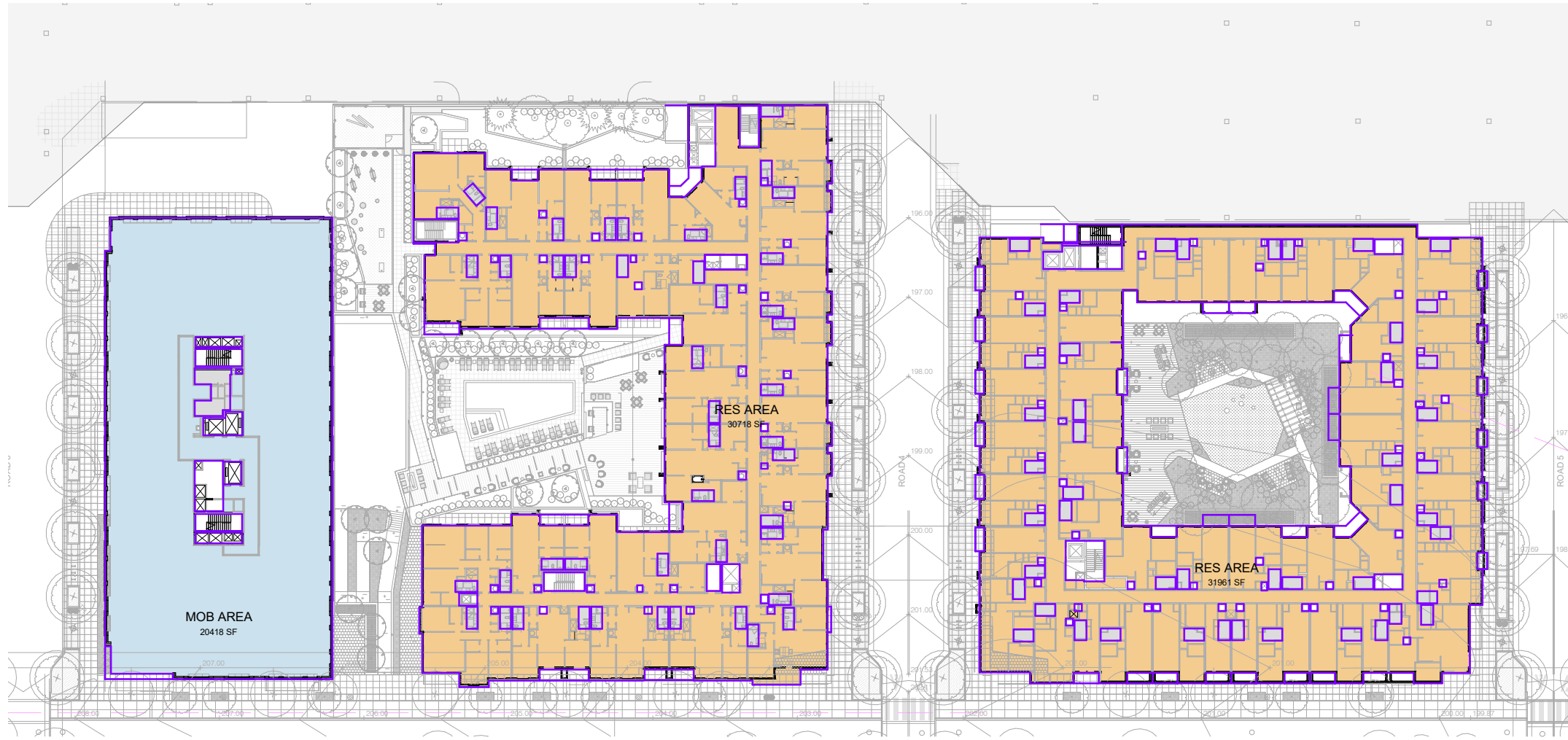
1/64" = 1'-0"



2ND FLOOR AREAS			
	MOB	BLOCK E.1	BLOCK G
Total Gross Area	21,771	34,665	37,313
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,082	1,781	1,515
Area Exclusions (Lavatories)	300	1,845	2,294
Net Floor Area - After Exclusions	20,389	31,039	33,504

2nd Floor - Areas

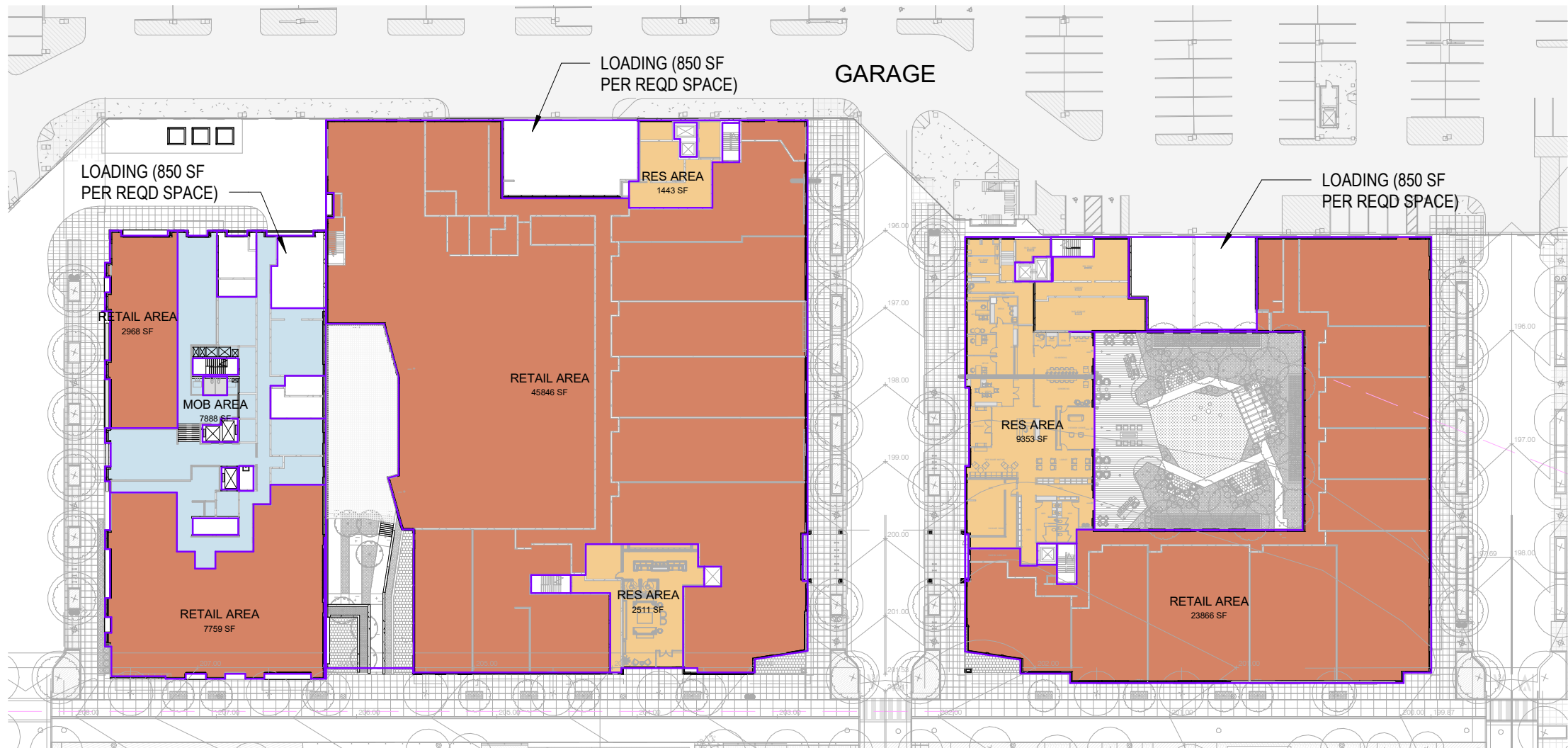
1/64" = 1'-0"



6TH FLOOR AREAS			
	MOB	BLOCK E.1	BLOCK G
Total Gross Area	21,799	34,552	35,858
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,081	1,640	1,503
Area Exclusions (Lavatories)	300	2,194	2,394
Net Floor Area - After Exclusions	20,418	30,718	31,961

6th Floor - Areas

1/64" = 1'-0"

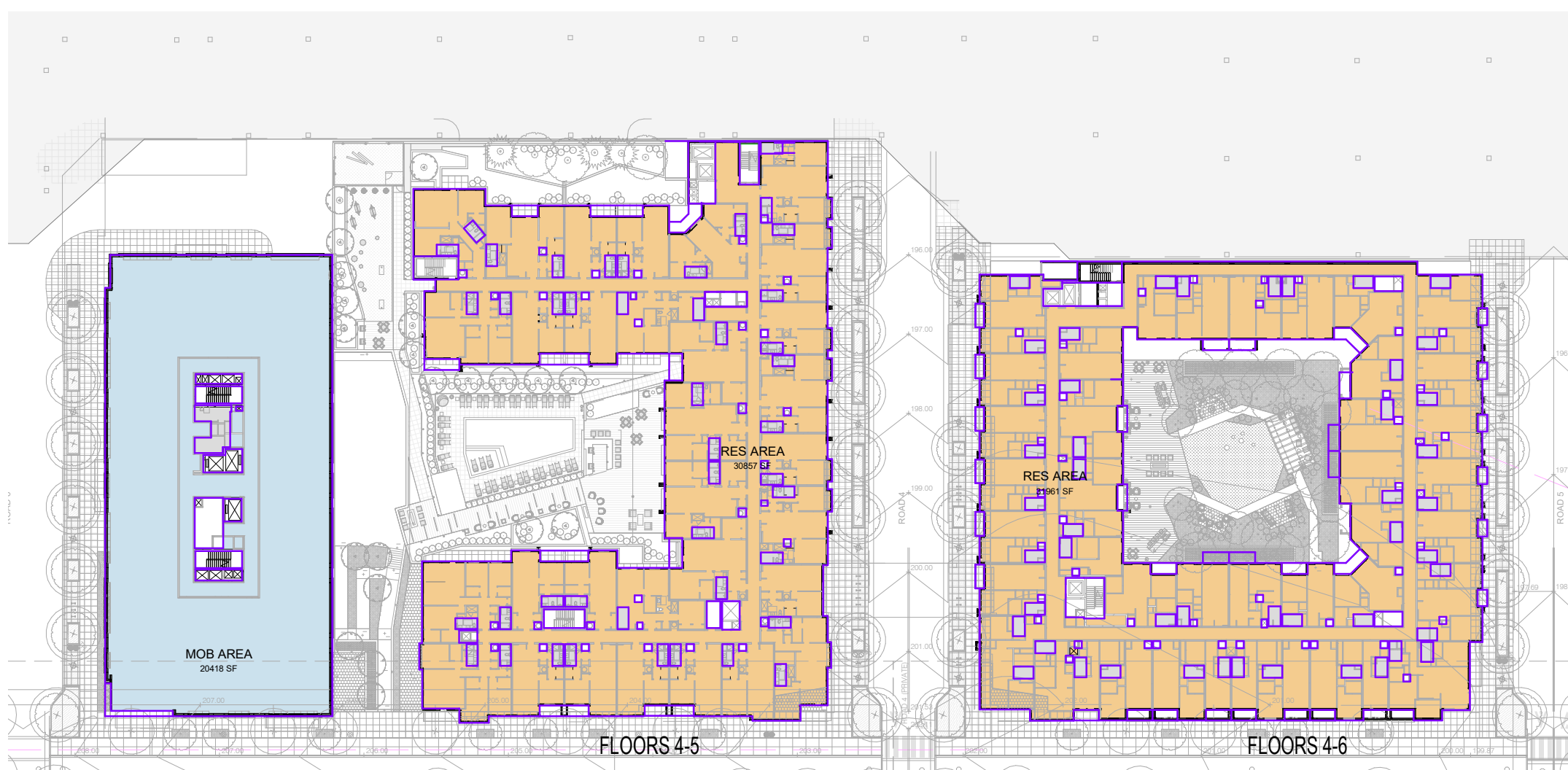


1ST FLOOR AREAS			
	MOB	BLOCK E.1	BLOCK G
Total Gross Area	21,266	52,808	36,313
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	2,551	4,004	3,083
Area Exclusions (Lavatories)	100		
Net Floor Area - After Exclusions	18,615	48,804	33,230

Retail Gross Area / Net Floor Area 10,727 45,841 23,866

1st Floor - Areas

1/64" = 1'-0"



TYPICAL FLOOR AREAS			
	MOB	BLOCK E.1	BLOCK G
Total Gross Area	21,799	34,672	35,858
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,081	1,621	1,503
Area Exclusions (Lavatories)	300	2,194	2,394
Net Floor Area - After Exclusions	20,418	30,857	31,961

4 Typical Floors - Areas

1/64" = 1'-0"

TOTAL AREAS			
	MOB	BLOCK E.1	BLOCK G
Res Gross Area		177,456	228,171
Retail Gross Area	10,727	45,841	23,866
MOB Gross Area	119,506		
Total Gross Area	130,233	223,297	252,037
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	7,986	11,943	12,088
Area Exclusions (Lavatories)	1,600	10,372	14,214
Res Net Floor Area - After Exclusions		155,141	201,869
Retail Net Floor Area - After Exclusions	10,727	45,841	23,866
MOB Net Floor Area - After Exclusions	109,920		
Net Floor Area - After Exclusions	120,647	200,982	225,735

Total Gross Area (By Block)	353,530	252,037
Net Floor Area - After Exclusions (By Block)	321,629	225,735

UNIT MIX - BLOCK E.1

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	1	0.7%			1	1%
1 Bedroom	62	44.3%	3	50.0%	65	45%
1 Bedroom + Den	13	9.3%		0.0%	13	9%
2 Bedroom	44	31.4%	2	33.3%	46	32%
2 Bedroom + Den	6	4.3%			6	4%
3 Bedroom	14	10.0%	1	16.7%	15	10%
Total Units	140	100%	6	100%	146	100%

UNIT MIX - BLOCK G

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	35	15.0%	2	20.0%	37	15%
JR 1 Bedroom	17	7.3%			17	7%
1 Bedroom	137	58.5%	6	60.0%	143	59%
1 Bedroom + Den	6	2.6%			6	2%
2 Bedroom	34	14.5%	2	20.0%	36	15%
2 Bedroom + Den	5	2.1%			5	2%
Total Units	234	100%	10	100%	244	100%



1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

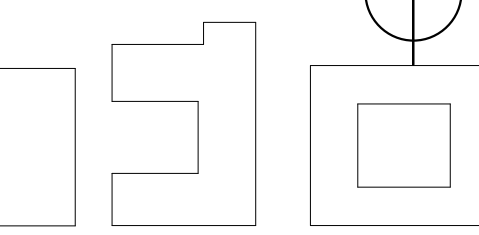
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan



Issue

NO. DATE

04/27/2022

Revisions

NO. DATE



Building Areas / Unit Mix

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE 6/27/2022 APPROVED X.Y.

SCALE: 1/64" = 1'-0" JOB NO. 21379.WEI

DRAWING NO.

A002

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP SUBMISSION 9/27/2022



LEED for Homes v4: Multifamily Mid-Rise

LMR - Block E&G

June 23, 2022



2	0	0	Integrative Process	Possible Points: 2
Y	?	N		
2			Credit	Integrative Process

15	0	0	Location and Transportation	Possible Points: 15
Y	?	N		
Y			Prereq	Floodplain Avoidance
15			Credit	Neighborhood Development
			Credit	Site Selection
			Credit	Compact Development
			Credit	Community Resources
			Credit	Access to Transit

1.5	5	0.5	Sustainable Sites	Possible Points: 7
Y	?	N		
Y			Prereq	Construction Activity Pollution Prevention
Y			Prereq	No Invasive Plants
			Credit	Heat Island Reduction ND Alignment
			Credit	Rainwater Management (v4.1) ND Alignment
1.5			Credit	Non-Toxic Pest Control

6	2	4	Water Efficiency	Possible Points: 12
Y	?	N		
Y			Prereq	Water Metering
6			Credit	Total Water Use ND Alignment

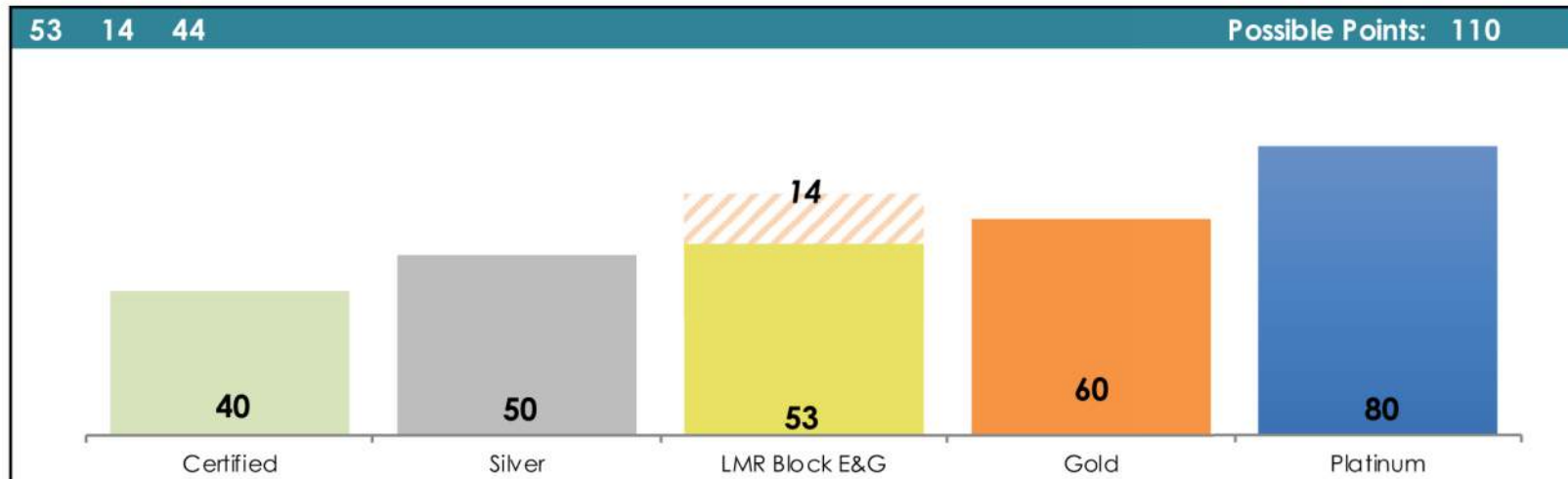
19	2	16	Energy and Atmosphere	Possible Points: 37
Y	?	N		
Y			Prereq	Minimum Energy Performance ND Alignment
Y			Prereq	Energy Metering
Y			Prereq	Education of the Homeowner, Tenant or Building Manager
19			Credit	Annual Energy Use ND Alignment
			Credit	Efficient Hot Water Distribution
			Credit	Advanced Utility Tracking

2.5	0	6.5	Materials and Resources	Possible Points: 9
Y	?	N		
Y			Prereq	Certified Tropical Wood
Y			Prereq	Durability Management
			Credit	Durability Management Verification
0.5			Credit	Environmentally Preferable Products
2			Credit	Construction Waste Management (NC v4)

1.5	4	13	Indoor Environmental Quality	Possible Points: 18
Y	?	N		
Y			Prereq	Ventilation
Y			Prereq	Combustion Venting
Y			Prereq	Garage Pollutant Protection
Y			Prereq	Radon-Resistant Construction
Y			Prereq	Air Filtering
Y			Prereq	Environmental Tobacco Smoke
Y			Prereq	Compartmentalization
			Prereq	Enhanced Ventilation
0.5			Credit	Contaminant Control
			Credit	Balancing of Heating and Cooling Distribution Systems
			Credit	Enhanced Compartmentalization
			Credit	Enhanced Combustion Venting
			Credit	Enhanced Garage Pollutant Protection
			Credit	Low Emitting Products
1			Credit	No Environmental Tobacco Smoke

5	1	0	Innovation	Possible Points: 6
Y	?	N		
4			Credit	Innovation
1			Credit	LEED AP Homes

0	0	4	Regional Priority Credits	Possible Points: 4
Y	?	N		
			Credit	Site Selection (thres. 8)
			Credit	Access to Transit (thres. 2)
			Credit	Community Resources (thres. 2)
			Credit	Rainwater Management (thres. 3)



Note:
- min 8 points total in LT and EA required
- min 3 points in WE required
- min 3 points in EQ required



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

Date: April 21st, 2022

Project: LMR Block E&G

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 E&G project is pursuing LEED BD+C Multifamily Mid-rise v4 certification at a Silver level. The project will comply with the Green Building Policy in effect at the time of the DSUP.

Energy

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

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

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

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

Water

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

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



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

Indoor Environmental Quality

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

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

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

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP SUBMISSION 9/27/2022



1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

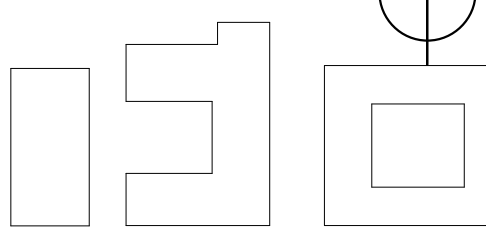
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue

NO. DATE

Revisions

NO. DATE



LEED Score Card

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

APPROVED
X.Y.

SCALE: JOB NO.
21379.WEI

DRAWING NO.

A003

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

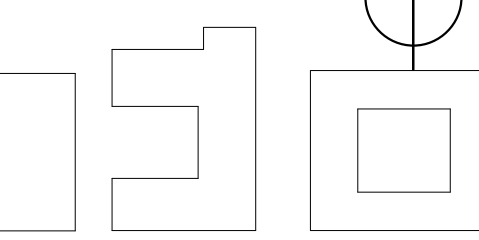
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue

NO. DATE

Revisions

NO. DATE



First Floor Plan

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

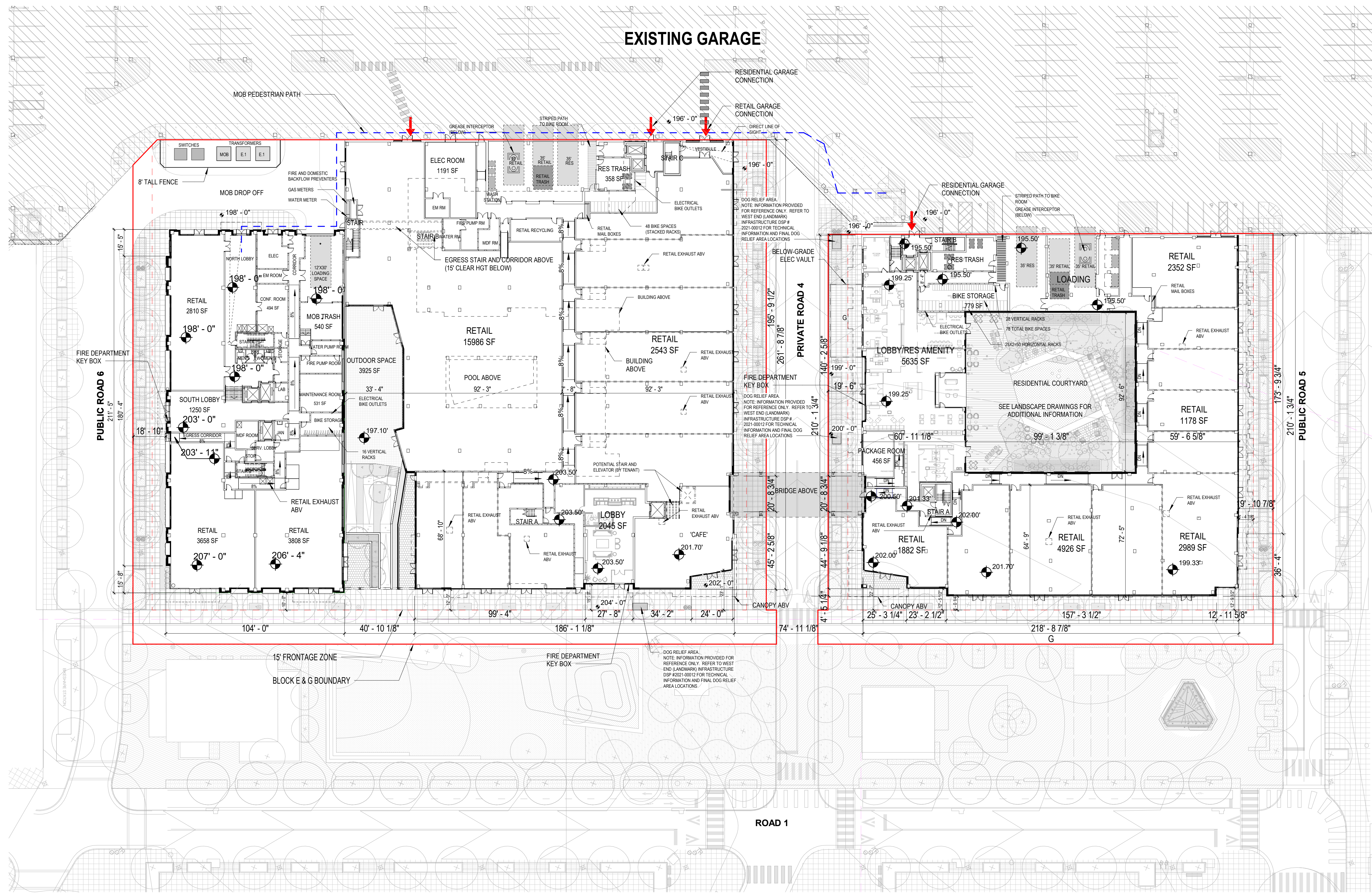
DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
1" = 30'-0"

DRAWING NO.

A004



NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.

NOTE: THE LANEWAY LIGHTING LOCATIONS ARE APPROXIMATE AND WILL BE FINALIZED AS THE PARK DESIGN IS FINALIZED.

1st Floor

1" = 30'-0"

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL
SERVICES

SITE PLAN NO. _____

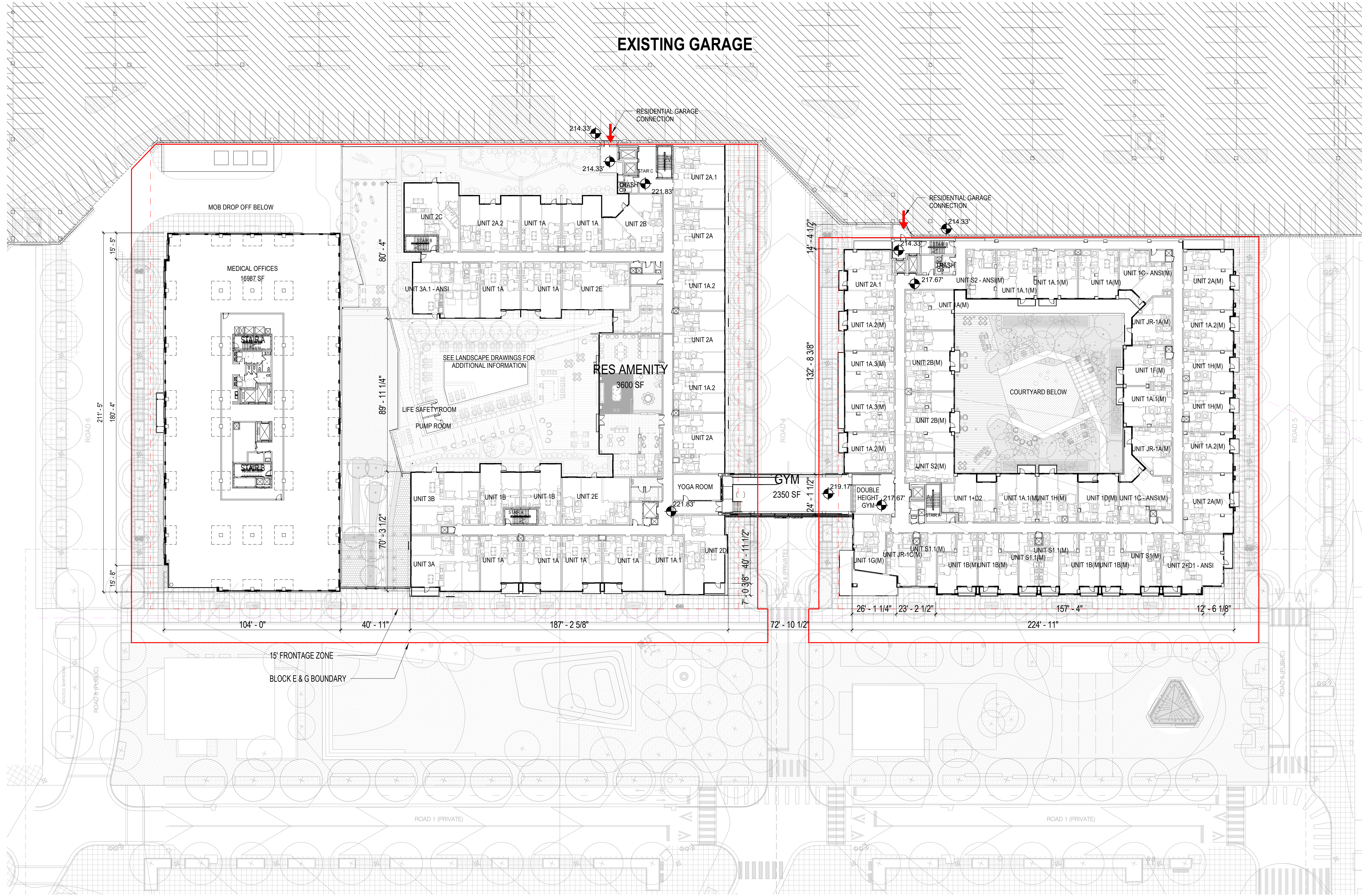
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

DSUP SUBMISSION 9/27/2022



1 2nd Floor

1" = 30'-0"

EXISTING GARAGE

RES AMENITY
3600 SF

GYM
2350 SF

COURTYARD BELOW

**TORTI
GALLAS +
PARTNERS**
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

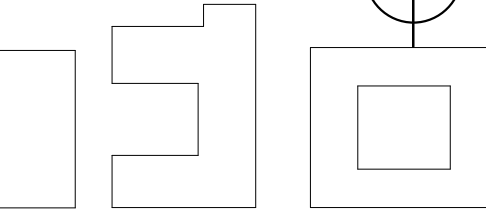
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue

NO. DATE

Revisions

NO. DATE



Second Floor Plan

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
1" = 30'-0"

DRAWING NO.
A005

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL
SERVICES

SITE PLAN NO. _____

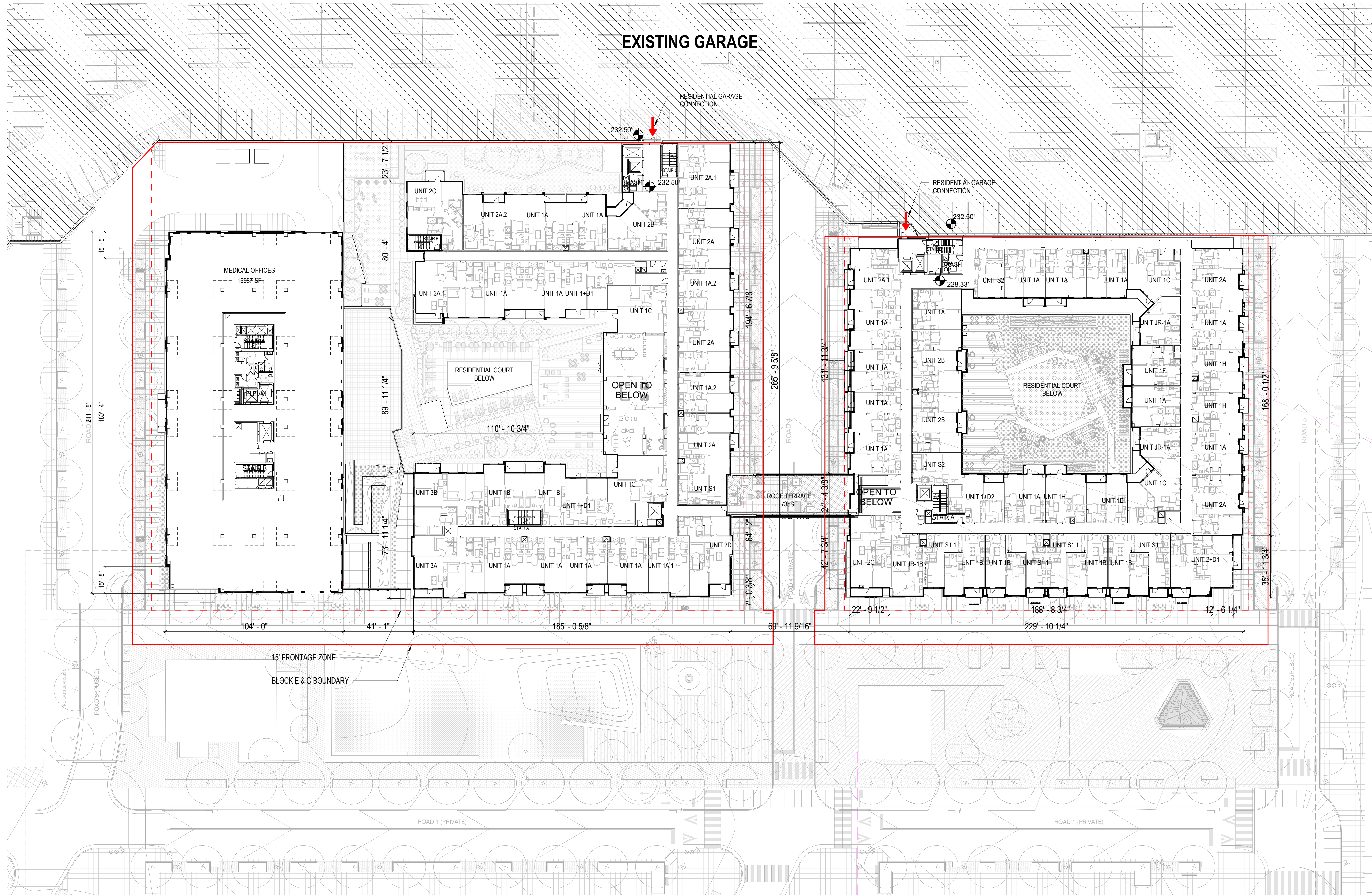
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP SUBMISSION 9/27/2022



1 3rd Floor
1" = 30'-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 _____

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

DSUP SUBMISSION 9/27/2022



1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

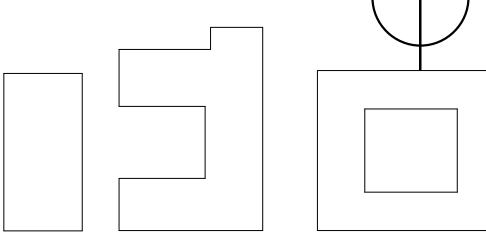
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue

NO. _____ DATE _____

Revisions

NO. _____ DATE _____



Third Floor Plan

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
1" = 30'-0"

DRAWING NO.

APPROVED
X.Y.
JOB NO.
21379.WEI

A006

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

NO. DATE

NO. DATE

PRINCIPAL IN CHARGE
X.Y.PROJECT ARCHITECT
X.Y.

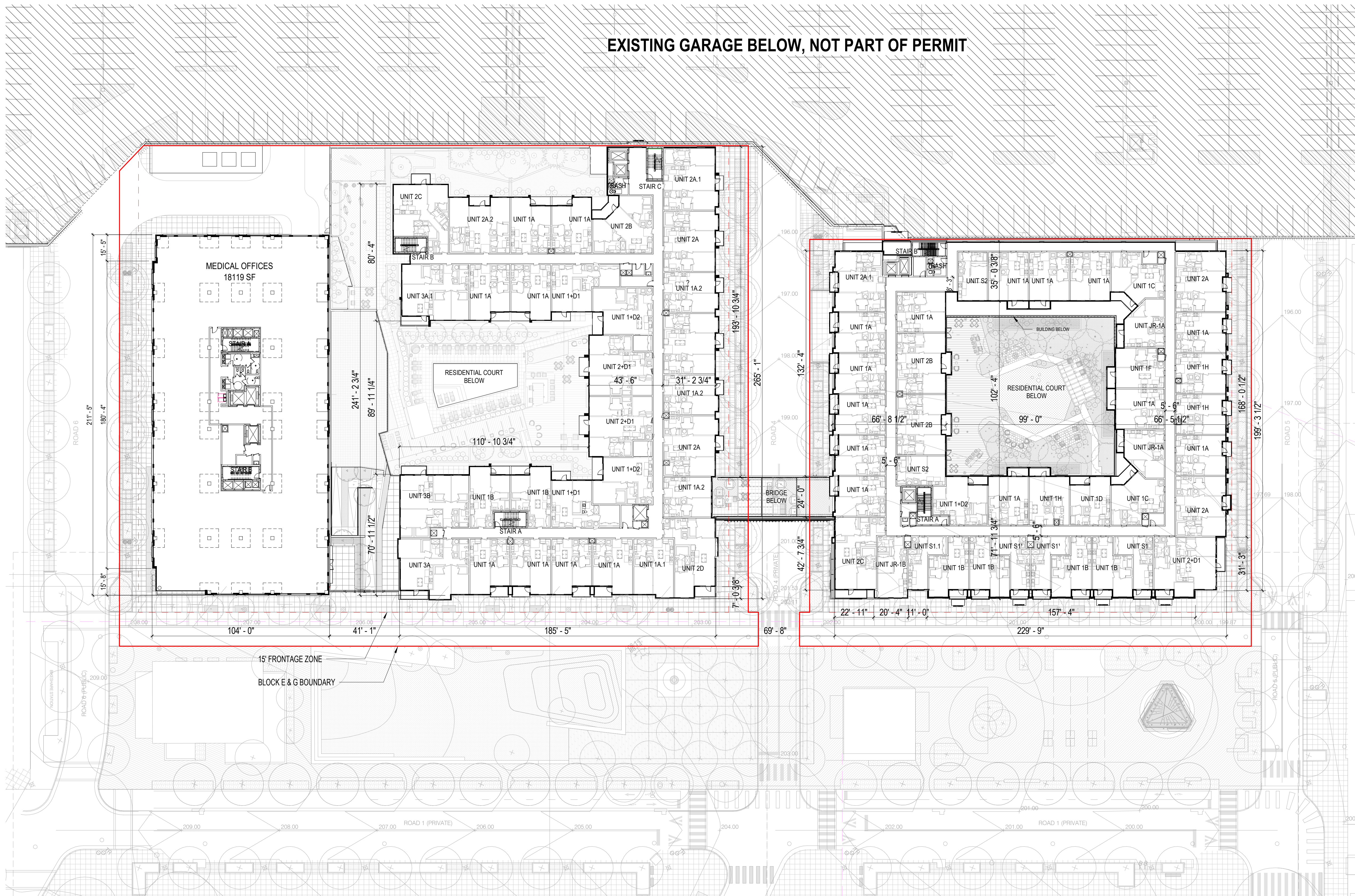
DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE 6/27/2022	APPROVED X.Y.
-------------------	------------------

SCALE: 1" = 30'-0"	JOB NO. 21379.WEI
-----------------------	----------------------

DRAWING NO.

A007


$$1'' = 30'-0''$$

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR

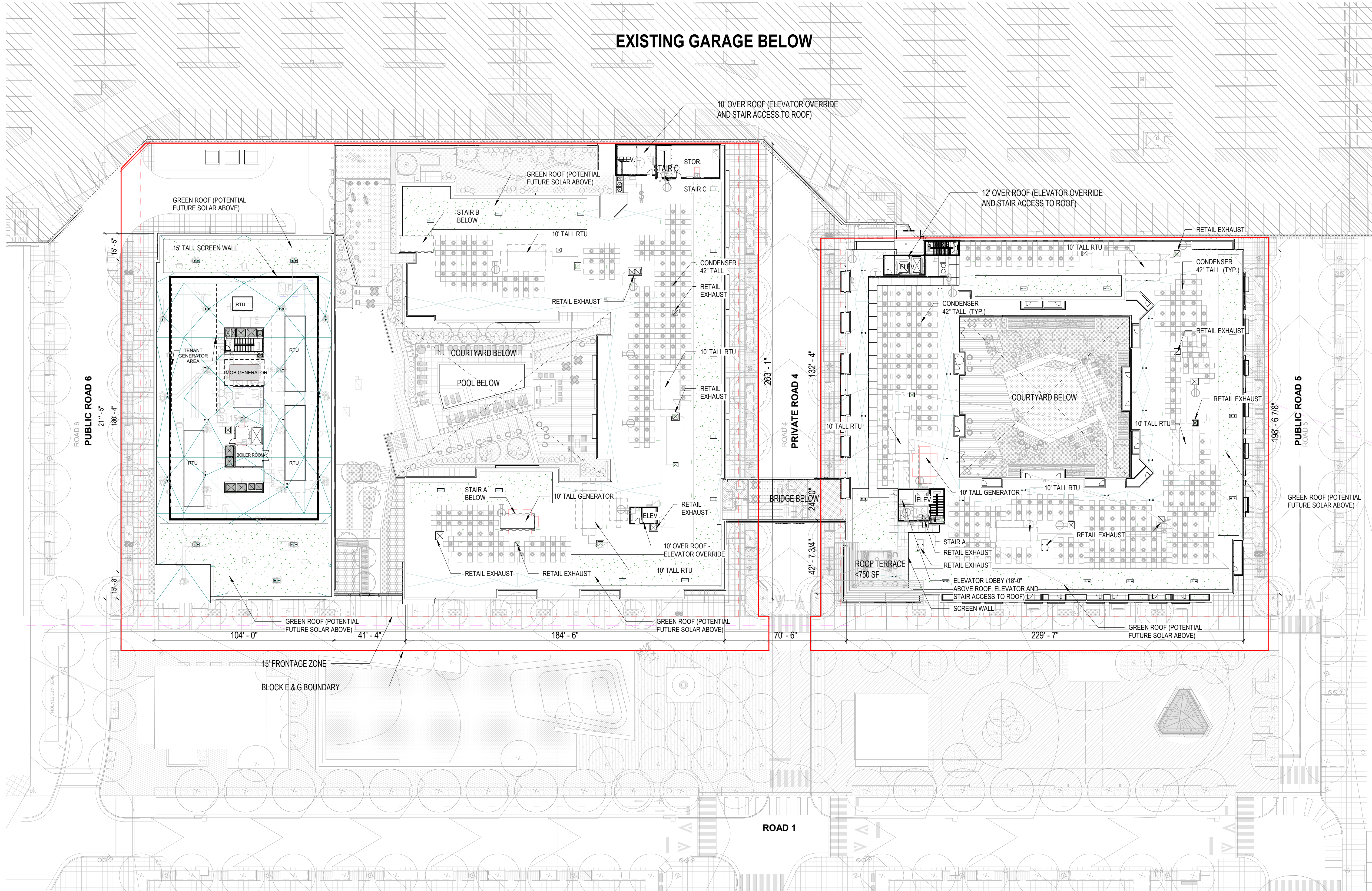
DATE

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
----------------	---------------	----------

DSUP SUBMISSION 9/27/2022



1 Roof Plan

1" = 30'-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 _____

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



1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

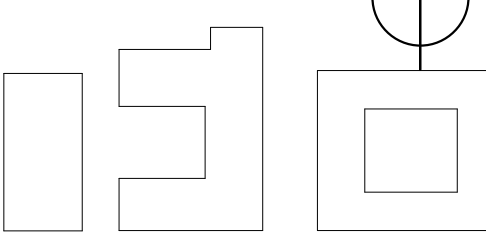
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue

NO. _____ DATE _____

Revisions

NO. _____ DATE _____



Roof Plan

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
1" = 30'-0"

DRAWING NO.

A008

DSUP SUBMISSION 9/27/2022

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

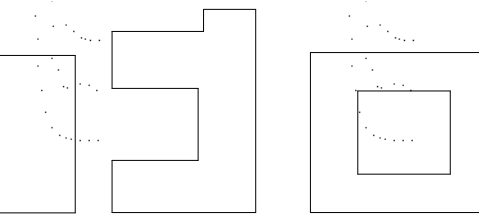
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan

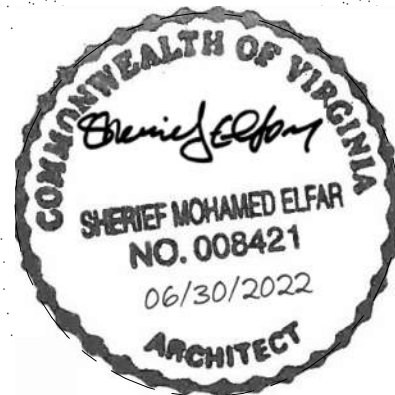


Issue

NO. DATE

Revisions

NO. DATE



Building Sections

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

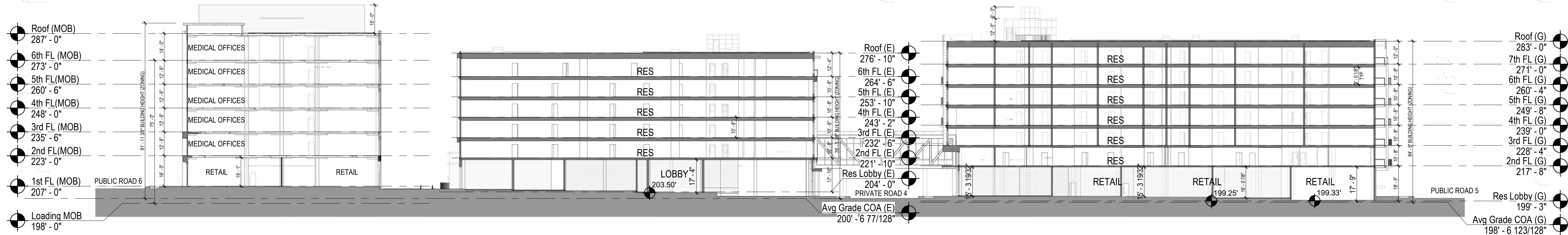
DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

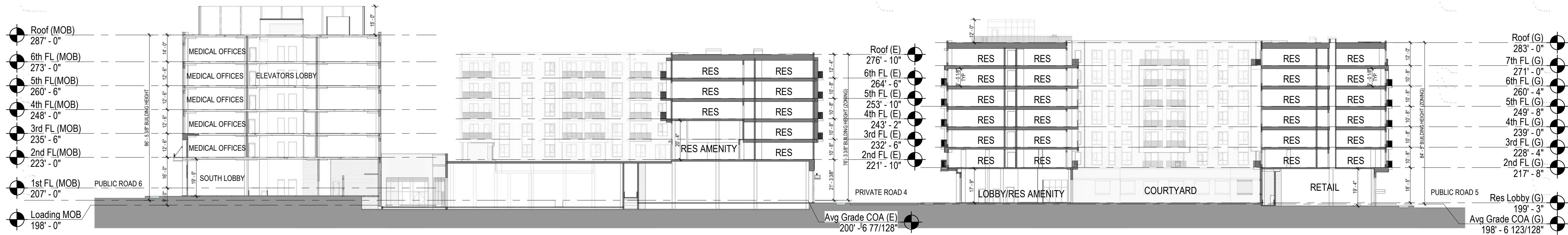
SCALE:
As indicated

DRAWING NO.

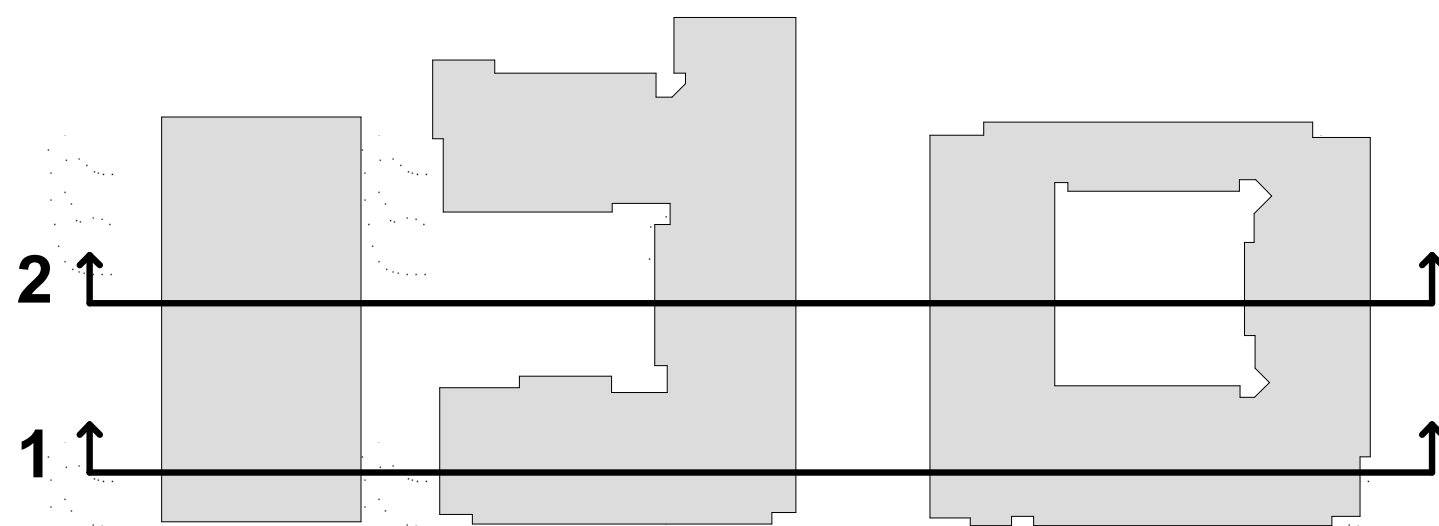
A009



1 Section - MOB, E.1, G
1" = 30'-0"



2 Section - MOB, E.1, G
1" = 30'-0"



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL
SERVICES

SITE PLAN NO. _____

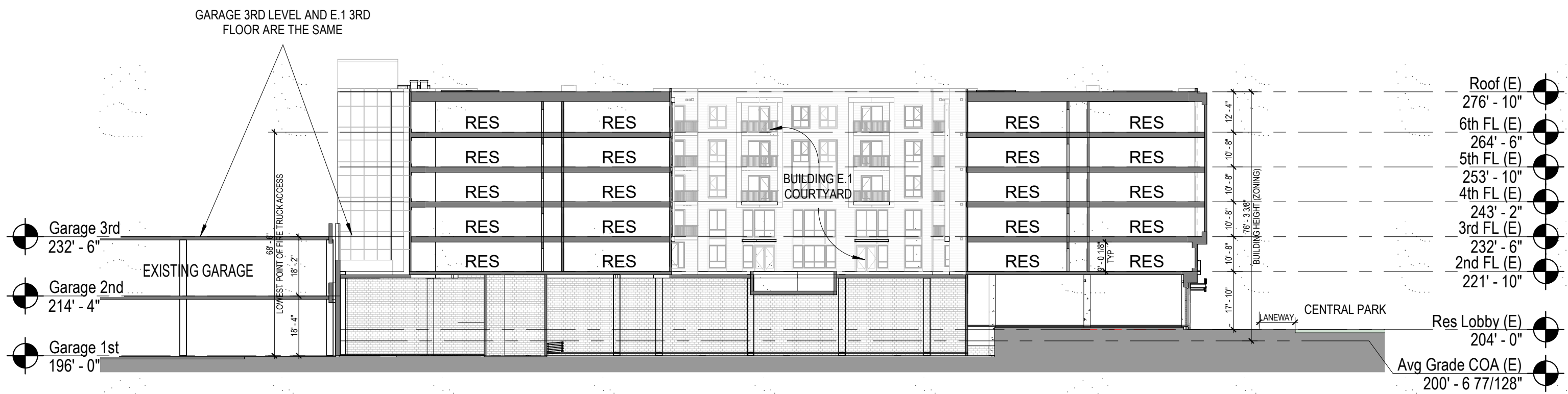
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

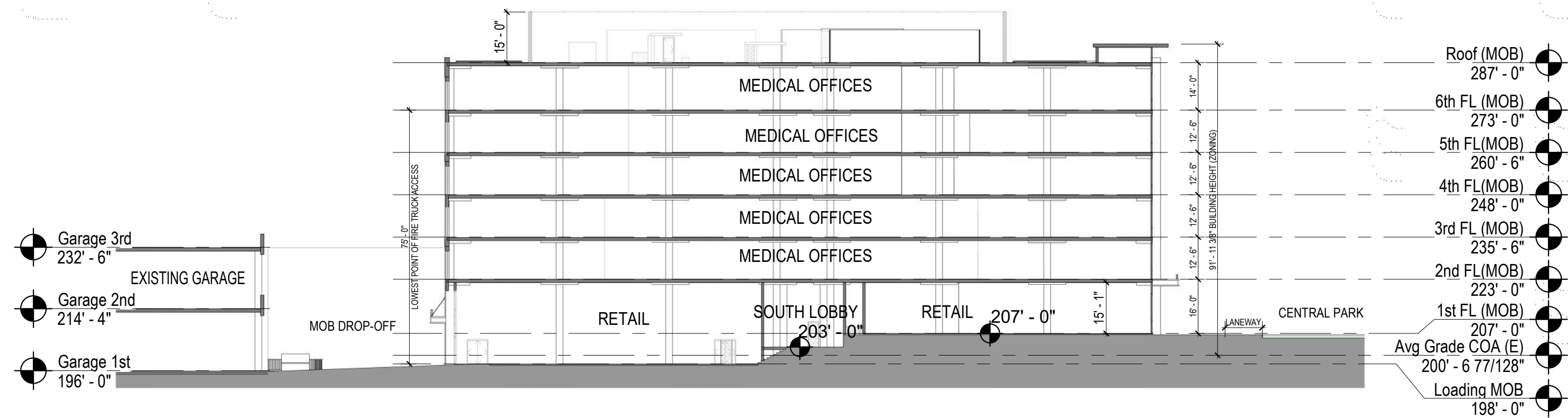
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP SUBMISSION 9/27/2022



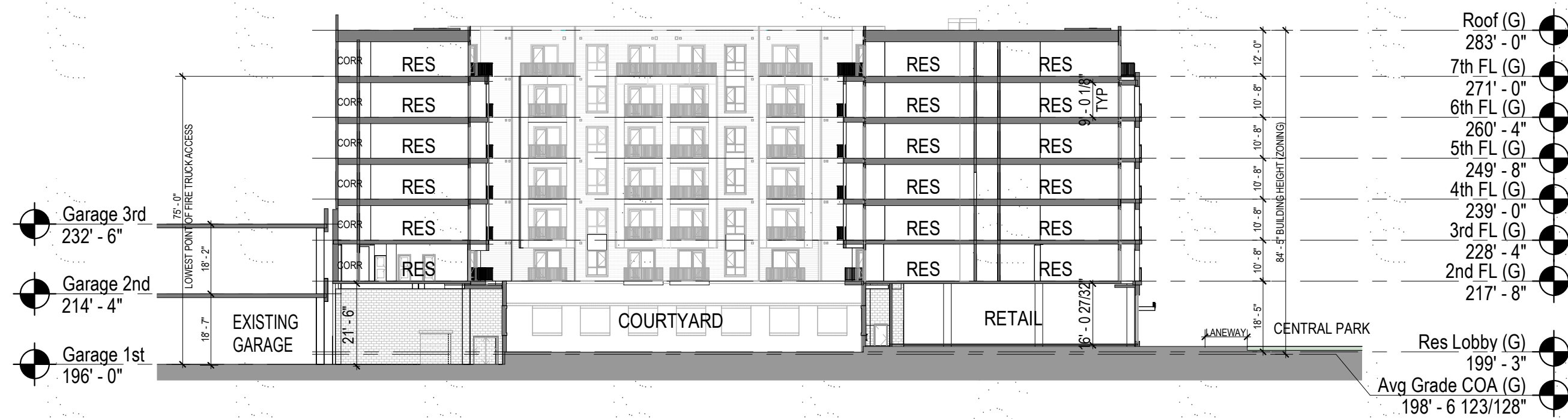
1 Section - Building E.1

1" = 30'-0"



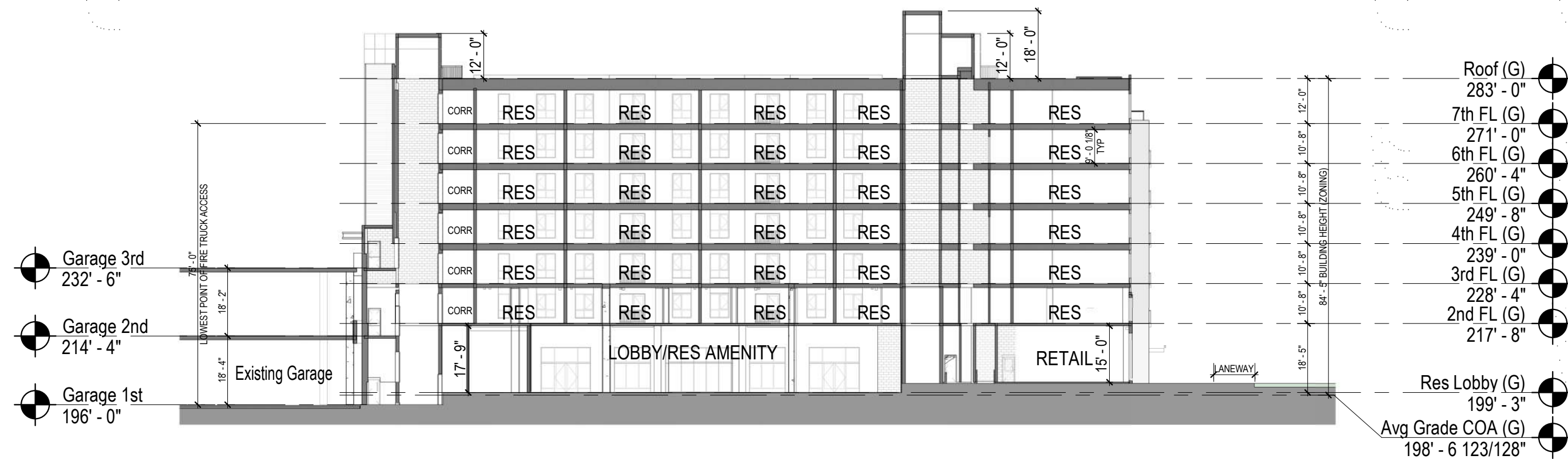
2 Section - MOB

1" = 30'-0"



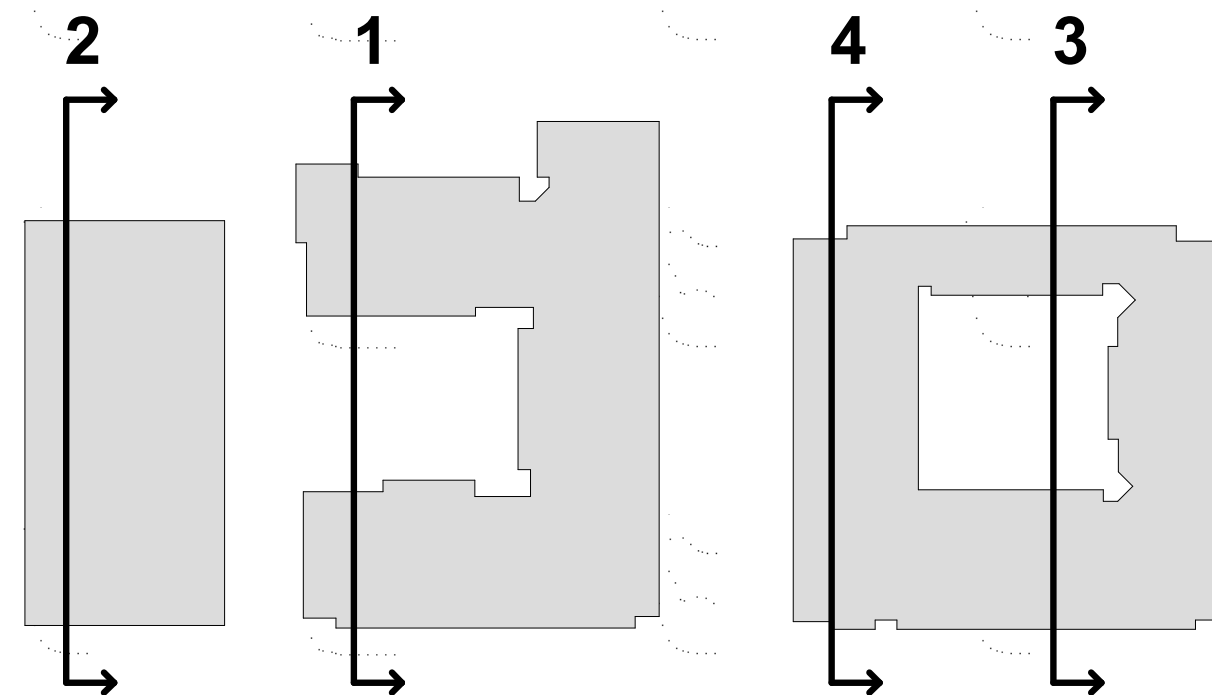
3 Section - Building G

1" = 30'-0"



4 Section - Building G

1" = 30'-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 6/27/2022	APPROVED X.Y. _____
SCALE: As indicated	JOB NO. 21379.WEI
DRAWING NO. _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

DSUP SUBMISSION 9/27/2022



1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

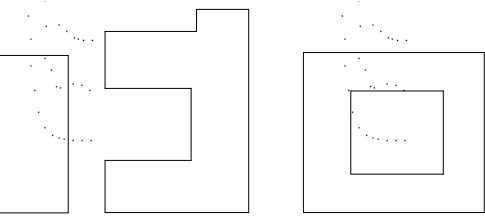
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue

NO. _____ DATE _____

Revisions

NO. _____ DATE _____



Building Sections

PRINCIPAL IN CHARGE
X.Y. _____

PROJECT ARCHITECT
X.Y. _____

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE 6/27/2022

SCALE: As indicated

DRAWING NO. _____

A010



1. MOB & E.1 - SOUTH VIEW



2. LOOKING EAST FROM CENTRAL PARK



3. LOOKING SOUTH FROM ROAD 5



4. LOOKING WEST FROM CENTRAL PARK



5. LOOKING WEST FROM CENTRAL PARK



6. LOOKING SOUTH FROM PRIVATE ROAD 4



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

DSUP SUBMISSION 9/27/2022

TORTI
GALLAS +
PARTNERS

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304
OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600
STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234
MEP ENGINEER
WSP
202.362.2800
CIVIL ENGINEER
URBAN, LTD.
703.642.2306
LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010
INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan

Issue

NO. _____ DATE _____

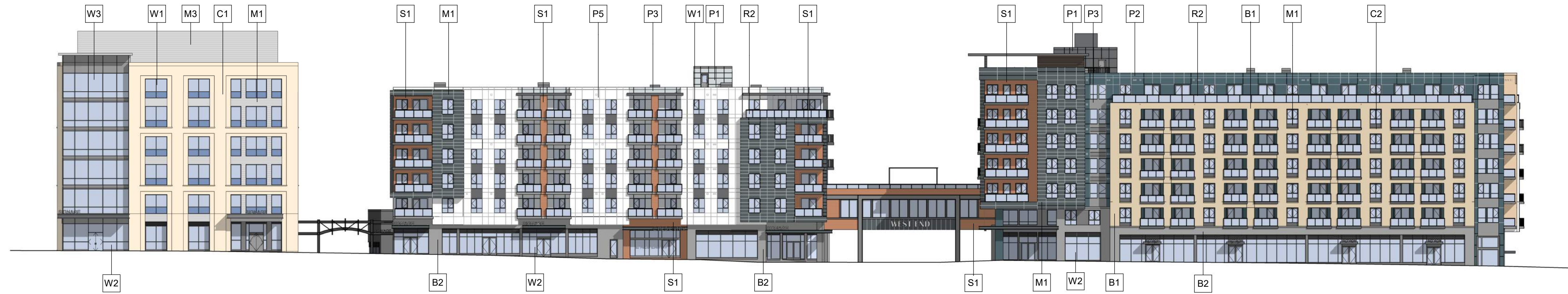
Revisions

NO. _____ DATE _____

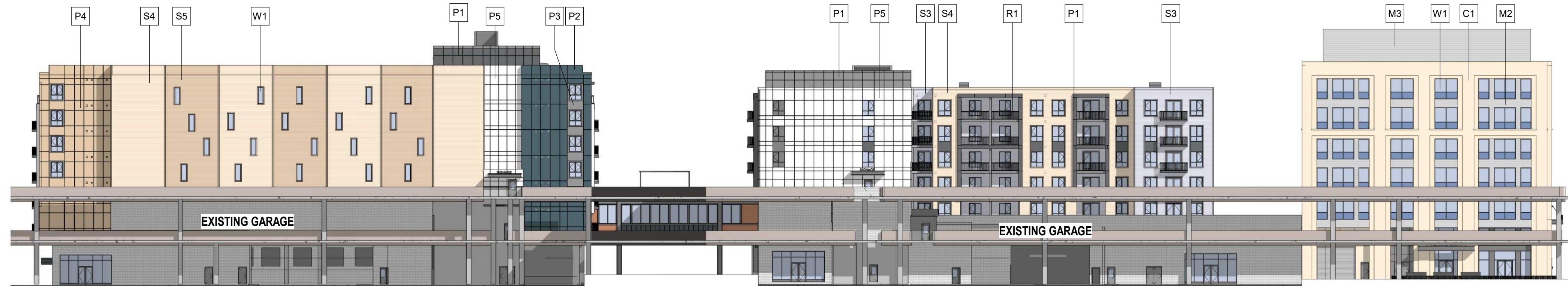
Facades Diagram

PRINCIPAL IN CHARGE
X.Y.
PROJECT ARCHITECT
X.Y.
DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.
DATE
6/27/2022
SCALE:
DATE
6/27/2022
APPROVED
X.Y.
JOB NO.
21379.WEI
DRAWING NO.
A011

9/27/2022 4:34:38 PM



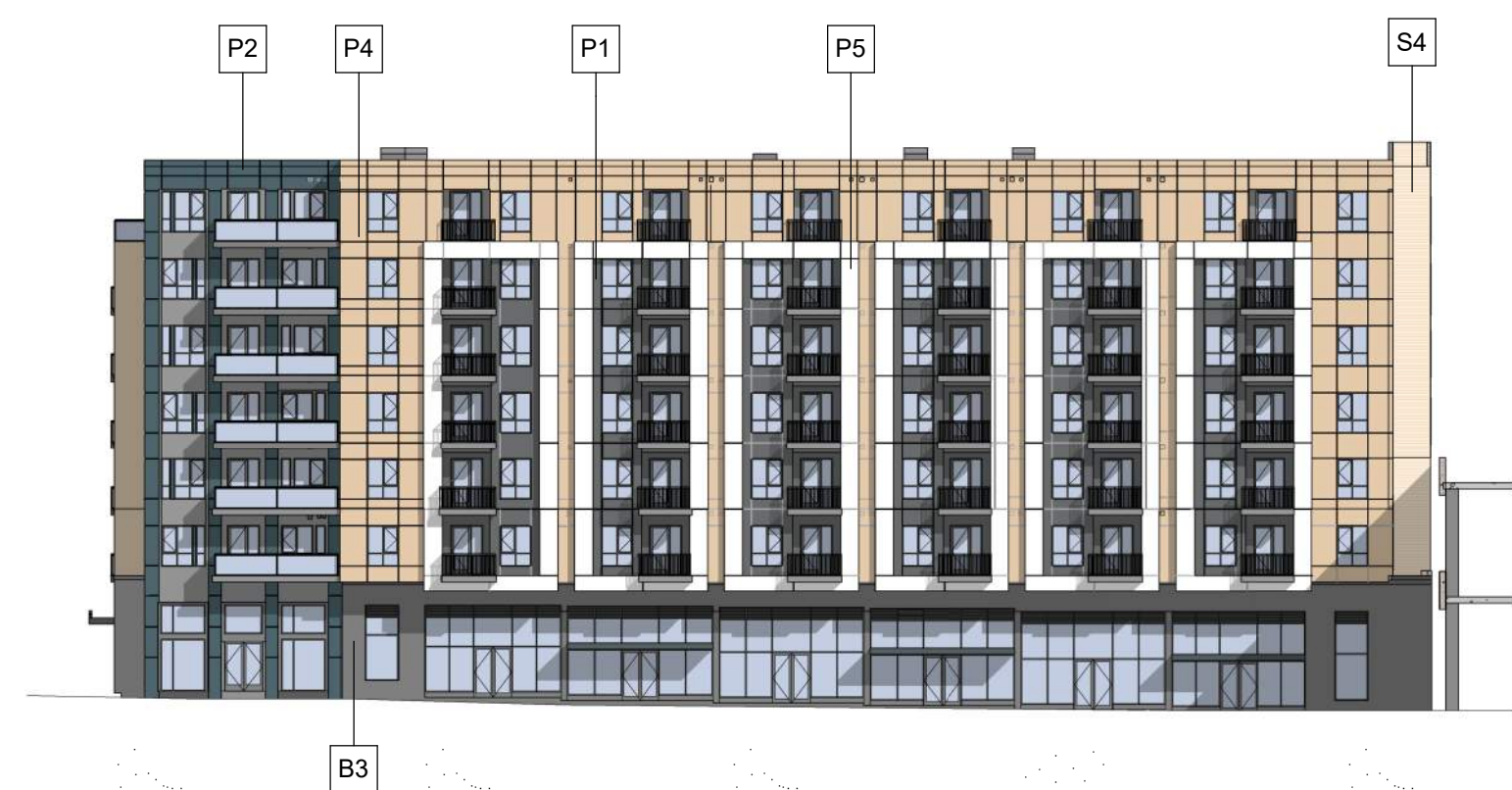
1 MOB, E.1 and G - South Elevation
1" = 30'-0"



2 MOB, E.1 and G - North Elevation
1" = 30'-0"



3 Building G - West Elevation
1" = 30'-0"



4 Building G - East Elevation
1" = 30'-0"



5 Building E.1 - East Elevation
1" = 30'-0"



6 MOB - West Elevation
1" = 30'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
A1	ALUMINUM CANOPY
B1	BRICK - CREAM
B2	BRICK - LIGHT GRAY
B3	BRICK - DARK GRAY
C1	PRECAST PANEL
C2	CAST STONE
M1	METAL PANEL - DARK GRAY
M2	METAL PANEL - LIGHT GRAY
M3	MECHANICAL SCREEN WALL
P1	FIBER CEMENT PANEL - DARK GRAY
P2	FIBER CEMENT PANEL - DARK BLUE
P3	FIBER CEMENT PANEL - LIGHT GRAY
P4	FIBER CEMENT PANEL - DARK CREAM
P5	FIBER CEMENT PANEL - WHITE
R1	ALUMINUM RAILING
R2	GLASS RAILING
S1	ACCENT FAUX WOOD
S2	FIBER CEMENT SIDING - LIGHT GRAY
S3	FIBER CEMENT SIDING - LIGHT BLUE
S4	FIBER CEMENT SIDING - LIGHT CREAM
S5	FIBER CEMENT SIDING - DARK CREAM
W1	ALUMINUM WINDOW
W2	STOREFRONT WALL
W3	CURTAIN WALL

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

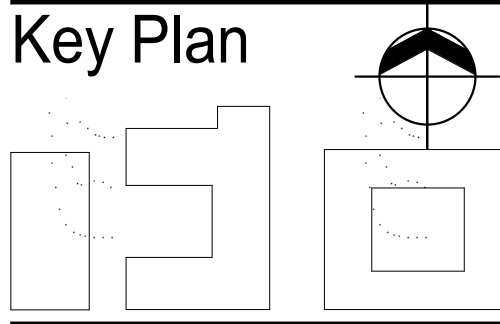
MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890



Issue	
NO.	DATE
04/27/2022	

Revisions	
NO.	DATE



Building Elevations

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
As indicated

JOB NO.
21379.WEI

DRAWING NO.
A012

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

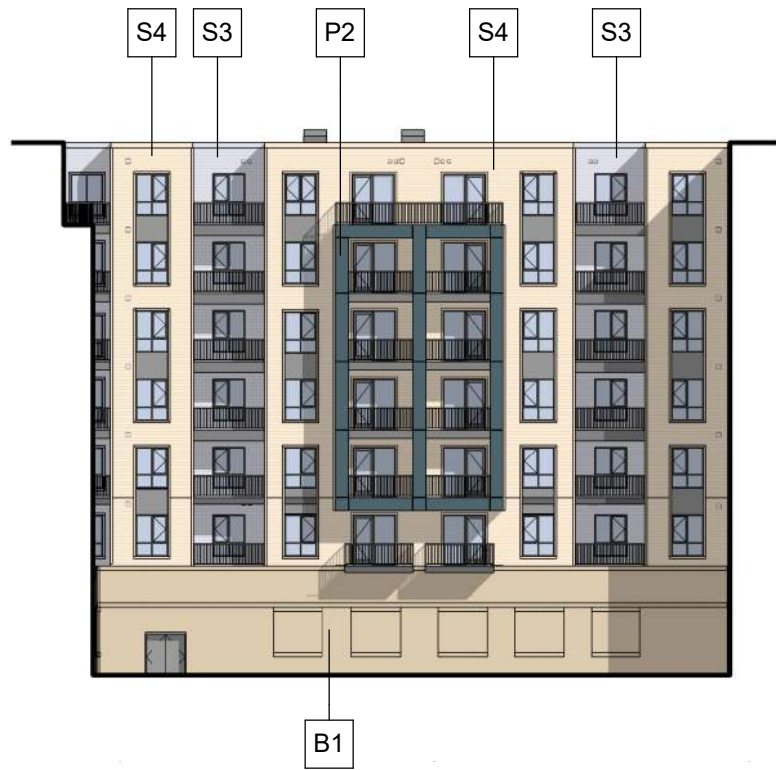
DSUP SUBMISSION 9/27/2022



Building G -
1 West Court Elevation
1" = 30'-0"



2 Building G - East Court Elevation
1" = 30'-0"



3 Building G - South Court Elevation
1" = 30'-0"



4 Building G - North Court Elevation
1" = 30'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
A1	ALUMINUM CANOPY
B1	BRICK - CREAM
B2	BRICK - LIGHT GRAY
B3	BRICK - DARK GRAY
C1	PRECAST PANEL
C2	CAST STONE
M1	METAL PANEL - DARK GRAY
M2	METAL PANEL - LIGHT GRAY
M3	MECHANICAL SCREEN WALL
P1	FIBER CEMENT PANEL - DARK GRAY
P2	FIBER CEMENT PANEL - DARK BLUE
P3	FIBER CEMENT PANEL - LIGHT GRAY
P4	FIBER CEMENT PANEL - DARK CREAM
P5	FIBER CEMENT PANEL - WHITE
R1	ALUMINUM RAILING
R2	GLASS RAILING
S1	ACCENT FAUX WOOD
S2	FIBER CEMENT SIDING - LIGHT GRAY
S3	FIBER CEMENT SIDING - LIGHT BLUE
S4	FIBER CEMENT SIDING - LIGHT CREAM
S5	FIBER CEMENT SIDING - DARK CREAM
W1	ALUMINUM WINDOW
W2	STOREFRONT WALL
W3	CURTAIN WALL

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.



5 Building E.1 - West Elevation
1" = 30'-0"



6 Building E.1 - South Court Elevation
1" = 30'-0"



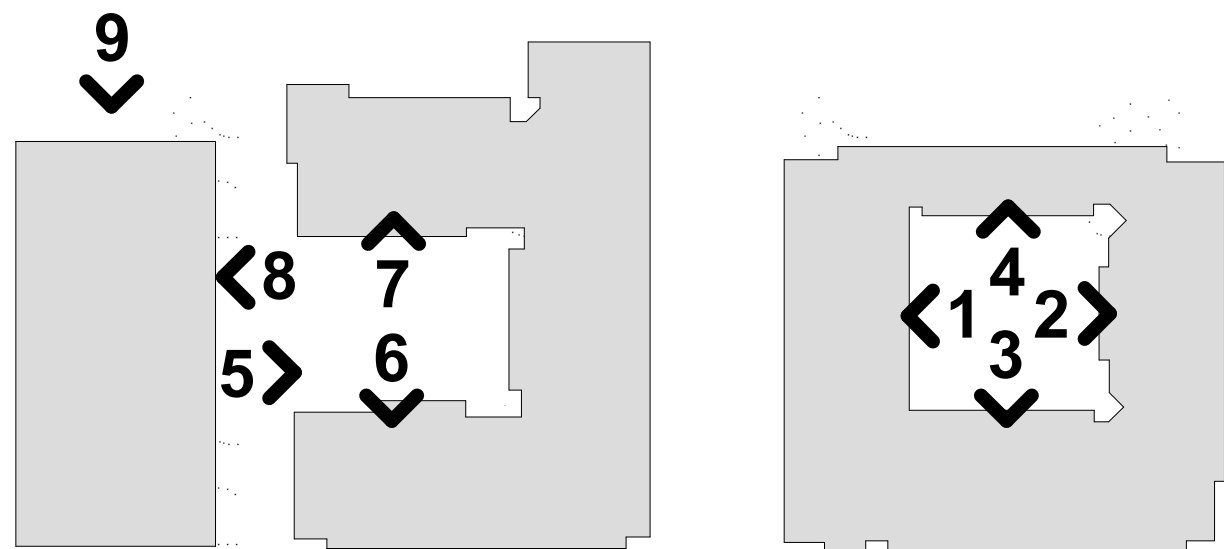
7 Building E.1 - North Court Elevation
1" = 30'-0"



8 MOB - East Elevation
1" = 30'-0"



9 MOB - North Elevation
1" = 30'-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 _____

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



1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

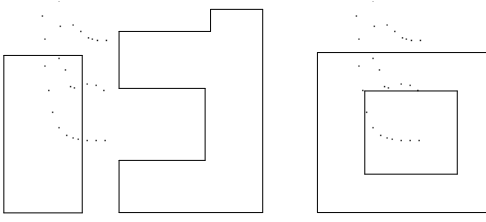
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan

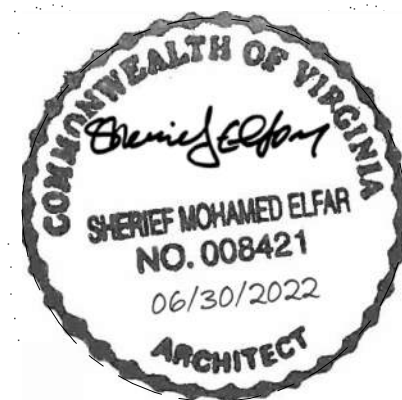


Issue

NO. _____ DATE _____

Revisions

NO. _____ DATE _____



Building Elevations

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
As indicated

DRAWING NO.

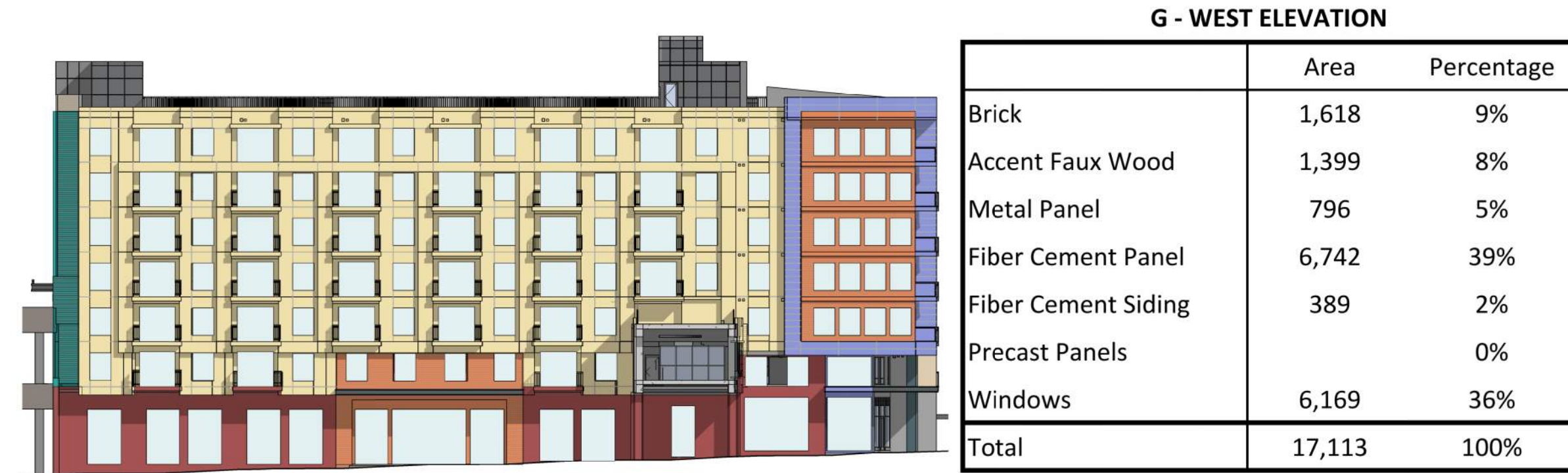
A013

DSUP SUBMISSION 9/27/2022



SOUTH ELEVATIONS									
	MOB		E.1		G		E.1 & G		Total
	Area	%	Area	%	Area	%	Area	%	Area
Brick		0%	928	7%	5,402	27%	6,330	18%	6,330
Accent Faux Wood		0%	1,090	8%	1,221	6%	2,311	7%	2,311
Metal Panel	1,172	14%	1,610	11%	1,763	9%	3,373	10%	4,545
Fiber Cement Panel		0%	5,605	40%	3,206	16%	8,811	26%	8,811
Fiber Cement Siding		0%		0%		0%		0%	0
Precast Panels	3,488	41%		0%		0%		0%	3,488
Windows	3,930	46%	4,925	35%	8,641	43%	13,566	39%	17,496
Total	8,590	100%	14,158	100%	20,233	100%	34,391	100%	42,981

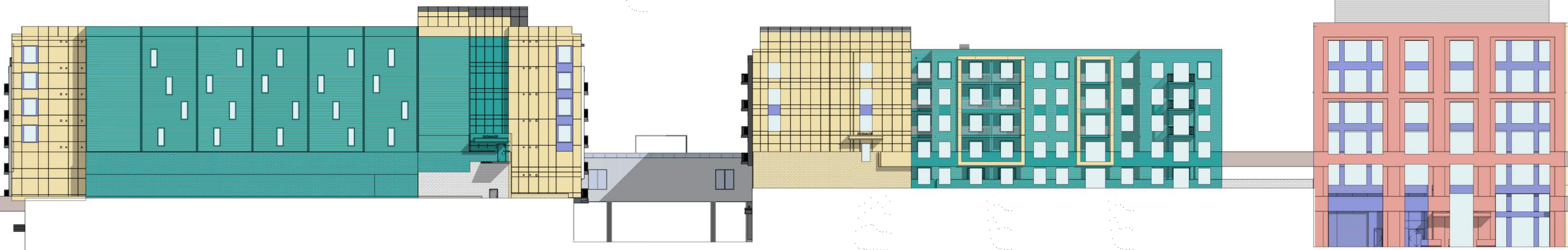
1 MOB, E.1, and G - South Elevation
1" = 30'-0"



2 Building G - West Elevation
1" = 30'-0"



4 Building G - East Elevation
1" = 30'-0"



6 MOB, E.1, and G - North Elevation
1" = 30'-0"



3 Building E.1 - East Elevation
1" = 30'-0"



5 MOB - West Elevation
1" = 30'-0"

MOB - WEST ELEVATION

	Area	Percentage
Brick		0%
Accent Faux Wood		0%
Metal Panel	2,348	13%
Fiber Cement Panel		0%
Fiber Cement Siding		0%
Precast Panels	9,174	49%
Windows	7,057	38%
Total	18,579	100%

NORTH ELEVATIONS									
	MOB		E.1		G		E.1 & G		Total
	Area	%	Area	%	Area	%	Area	%	Area
Brick		0%		0%		0%	0	0%	0
Accent Faux Wood		0%		0%		0%	0	0%	0
Metal Panel	1,809	20%	42	0%	216	1%	258	1%	2,067
Fiber Cement Panel		0%	4,133	37%	3,959	25%	8,092	30%	8,092
Fiber Cement Siding		0%	4,648	42%	10,962	70%	15,610	58%	15,610
Precast Panels	4,466	48%		0%		0%		0%	4,466
Windows	2,942	32%	2,230	20%	584	4%	2,814	11%	5,756
Total	9,217	100%	11,053	100%	15,721	100%	26,774	100%	35,991

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

DIRECTOR
DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

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

MATERIAL LEGEND

BRICK

ACCENT FAUX WOOD

METAL PANEL

FIBER CEMENT PANEL

FIBER CEMENT SIDING

PRE-CAST PANEL

WINDOWS

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

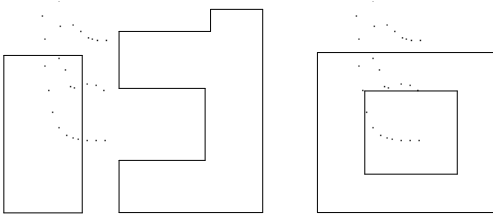
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan

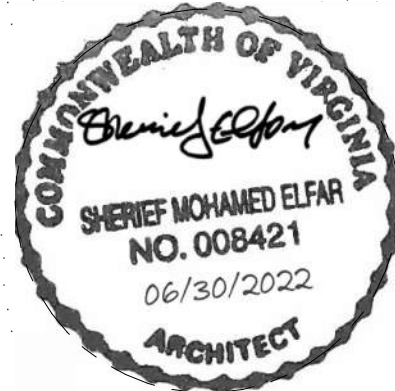


Issue

NO. _____ DATE _____

Revisions

NO. _____ DATE _____



Facade Material
Calculations

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
As indicated

DRAWING NO.

A014

DSUP SUBMISSION 9/27/2022



1. VIEW FROM SE



2. VIEW FROM SW

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

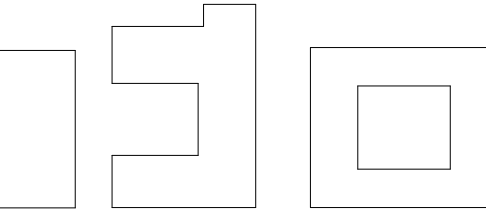
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue

NO. DATE

Revisions

NO. DATE



Perspective
Views

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

APPROVED
X.Y.

SCALE:
1" = 100'-0"

JOB NO.
21379.WE1

DRAWING NO.

A015

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL
SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

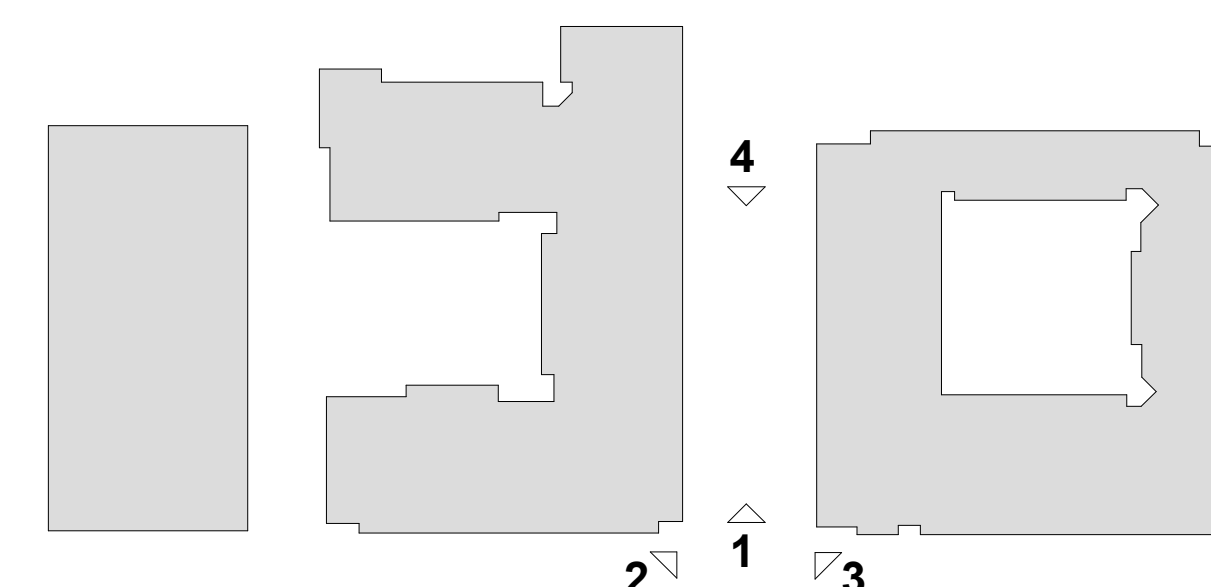
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP SUBMISSION 9/27/2022



NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.



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

**TORTI
GALLAS +
PARTNERS**

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END -
BLOCKS E & G

801 DUKE STREET
ALEXANDRIA, VA 22304
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

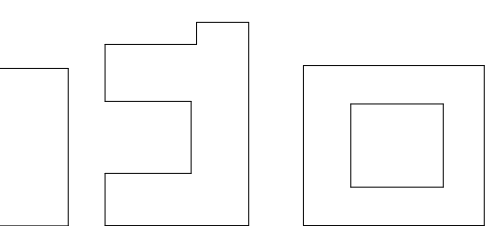
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Revisions



Perspective Views

PRINCIPAL IN CHARGE X.Y.	
PROJECT ARCHITECT X.Y.	
DRAWN A.B., C.D., E.F., G.H., I.J., K.L., M.N.	
DATE 5/27/2022	APPROVED X.Y.
SCALE: 1" = 100'-0"	JOB NO. 21379.WEI
DRAWING NO.	

OSUP SUBMISSION 9/27/2022

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

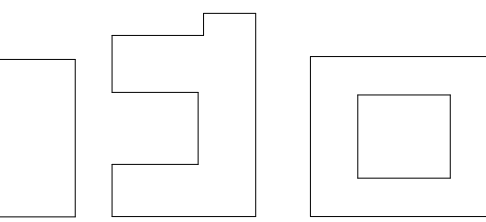
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue

NO. DATE

Revisions

NO. DATE



Perspective
Views

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE

6/27/2022

APPROVED

X.Y.

SCALE:

1" = 100'-0"

JOB NO.

21379.WE1

DRAWING NO.

A017



1. VIEW OF MOB SW



2. VIEW OF BLOCK G SE

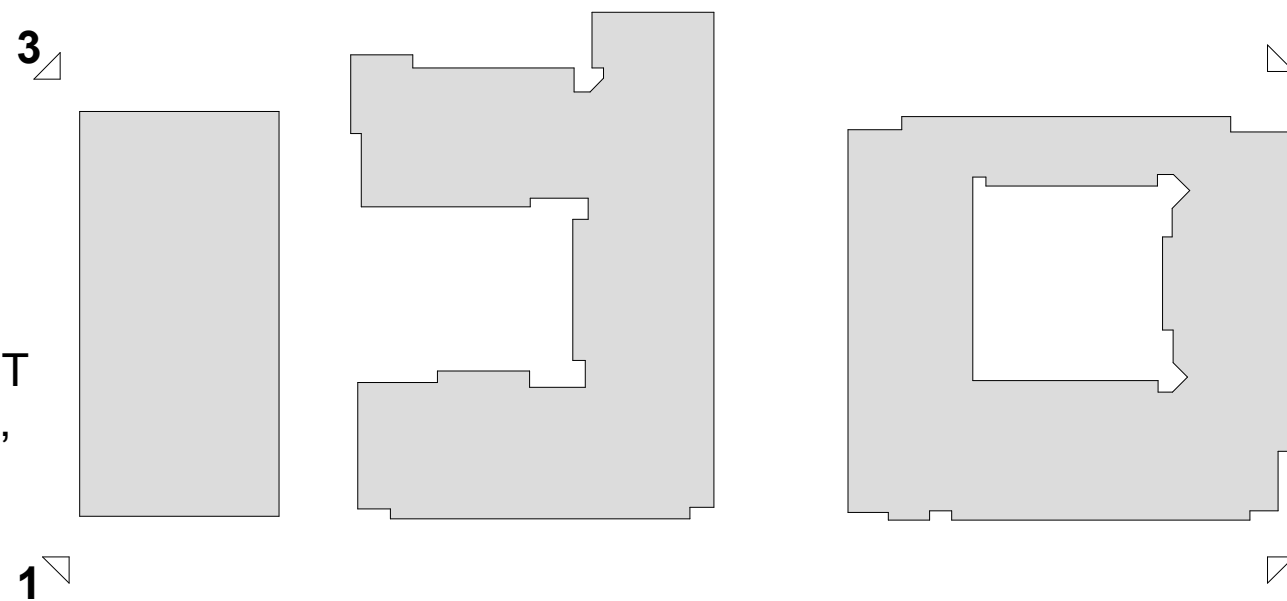


3. VIEW FROM GARAGE NW



4. VIEW FROM GARAGE NE

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____

DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL
SERVICES

SITE PLAN NO. _____

DIRECTOR _____

DATE _____

CHAIRMAN, PLANNING COMMISSION _____

DATE _____

DATE RECORDED _____

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

DSUP SUBMISSION 9/27/2022



1. VIEW OF BUILDING G WEST FACADE



2. VIEW OF BUILDING E EAST FACADE

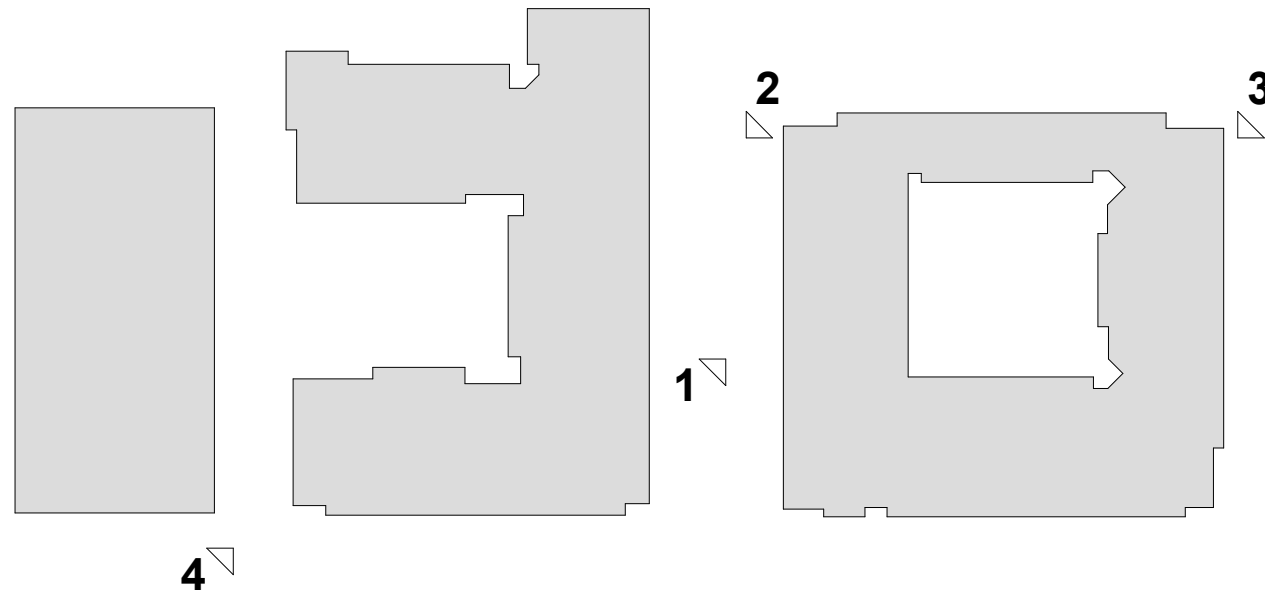


3. VIEW OF BUILDING G EAST FACADE



4. VIEW OF RETAIL COURT & BUILDING E

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.



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

TORTI
GALLAS +
PARTNERS

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan

Issue

NO. _____ DATE _____

Revisions

NO. _____ DATE _____

COMMONWEALTH OF VIRGINIA

Benjamin S. Elfar

SHERIFF MOHAMED EL FAR

NO. 008421

06/30/2022

ARCHITECT

Perspective
Views

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
1" = 100'-0"

DRAWING NO.
A018

APPROVED
X.Y.

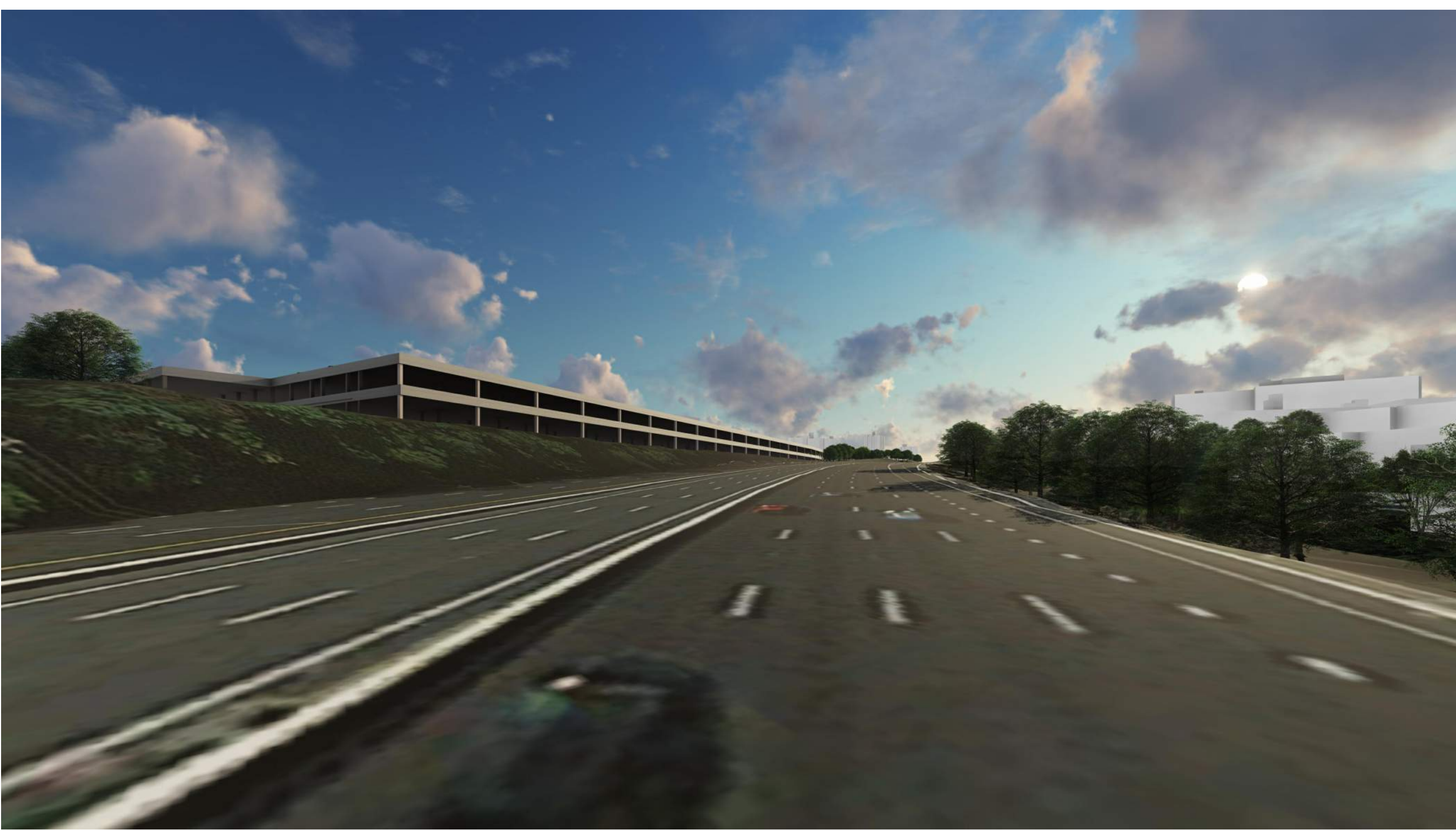
JOB NO.
21379.WE1

DSUP SUBMISSION 9/27/2022

9/27/2022 4:41:19 PM



1. VIEW OF I-395 NW



2. VIEW OF I-395 NE



3. VIEW FROM BRIDGE OFF RAMP NW



4. AERIAL VIEW OF SITE

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 RECORDED		DATE
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

DSUP SUBMISSION 9/27/2022

TORTI
GALLAS +
PARTNERS

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan

Issue

NO. _____ DATE _____

Revisions

NO. _____ DATE _____

COMMONWEALTH OF VIRGINIA
Sherief Mohamed Elfar
NO. 008421
06/30/2022
ARCHITECT

Perspective
Views

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

APPROVED
X.Y.

SCALE:
JOB NO.
21379.WEI

DRAWING NO.
A019

9/22/2022 4:41:24 PM

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

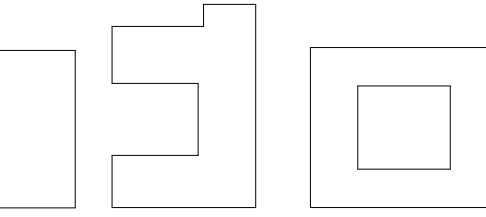
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan



Issue

NO. DATE

Revisions

NO. DATE



Green Roof
Calculation

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
X.Y.

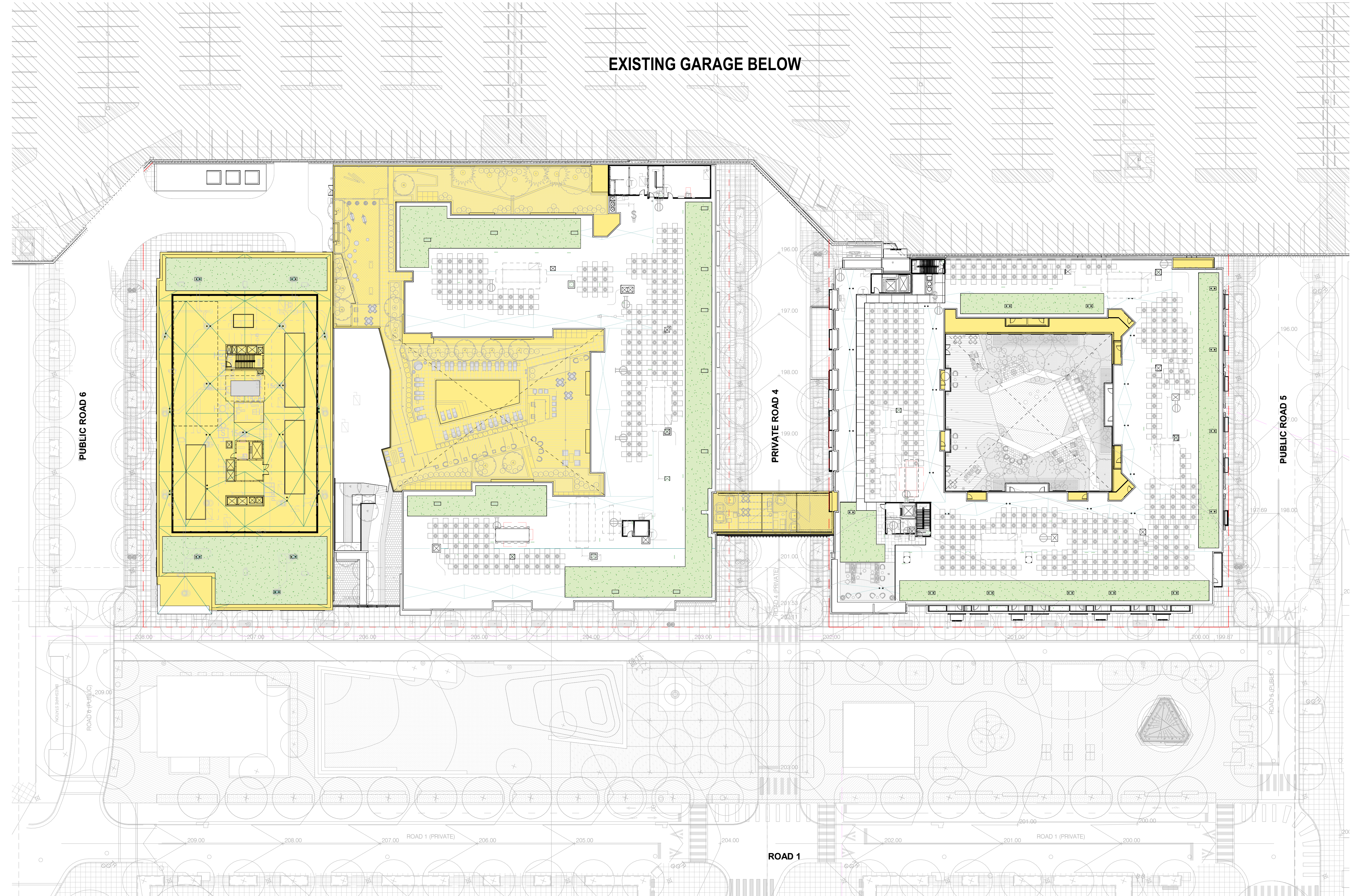
DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N.

DATE
6/27/2022

SCALE:
1" = 30'-0"

DRAWING NO.

A020



1 Green Roof Area

1" = 30'-0"

	Medical Office Building	
	Area (sf)	Percentage
Roof of the Podium	21,854	100%
Green Roof	5,174	24%

	Building E	
	Area (sf)	Percentage
Roof of the Podium	18,458	100%
Green Roof	8,401	46%

	Building G	
	Area (sf)	Percentage
Roof of the Podium	3,638	100%
Green Roof	5,840	161%

	Building E & G	
	Area (sf)	Percentage
Roof of the Podium	22,096	100%
Green Roof	14,241	64%

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL
SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

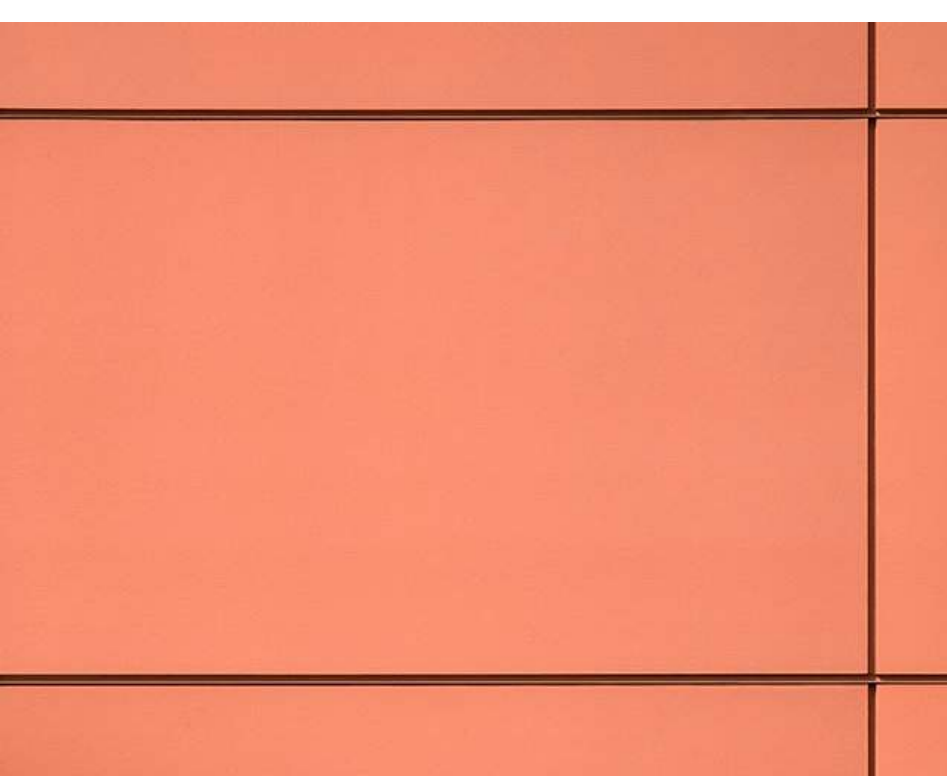
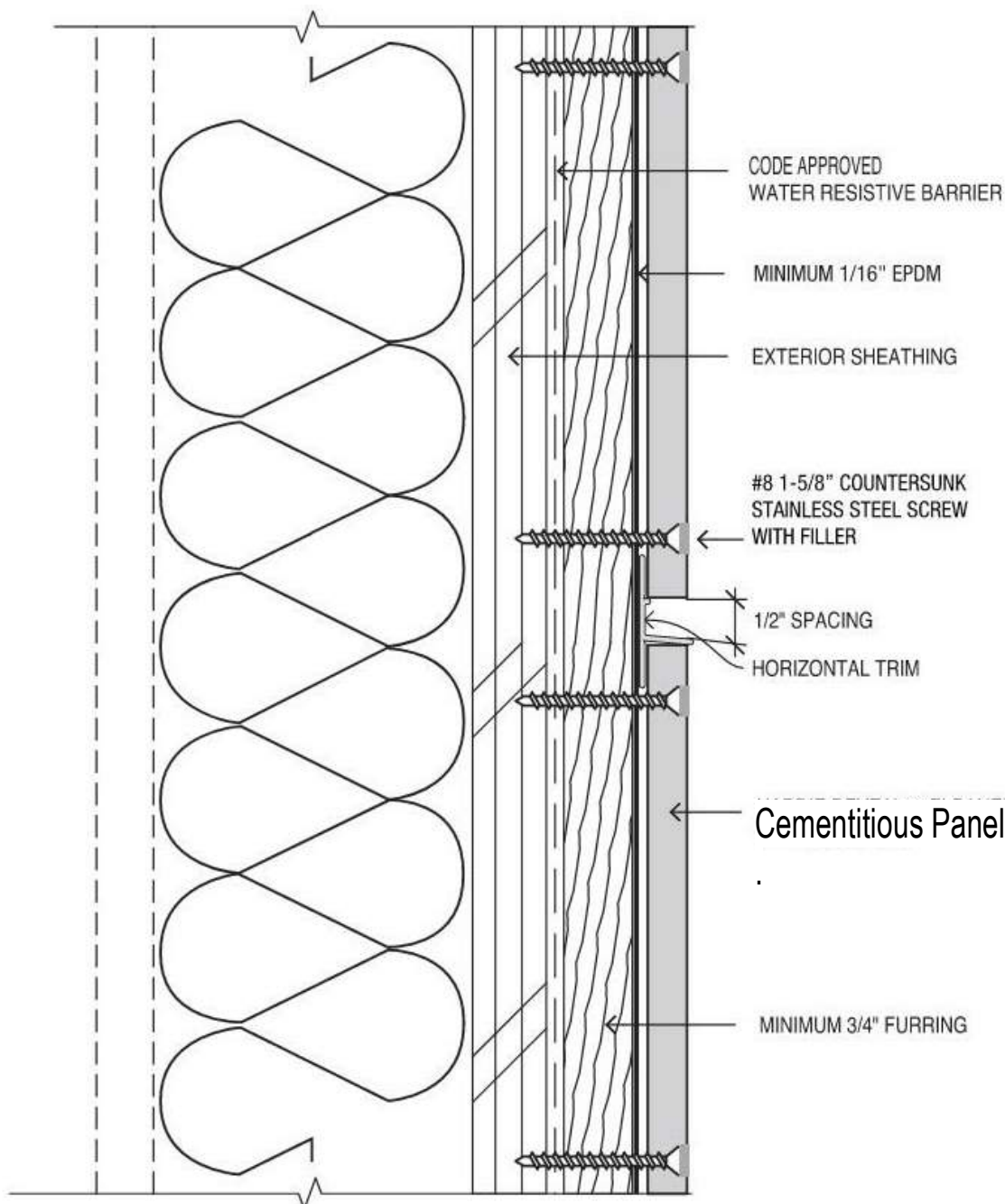
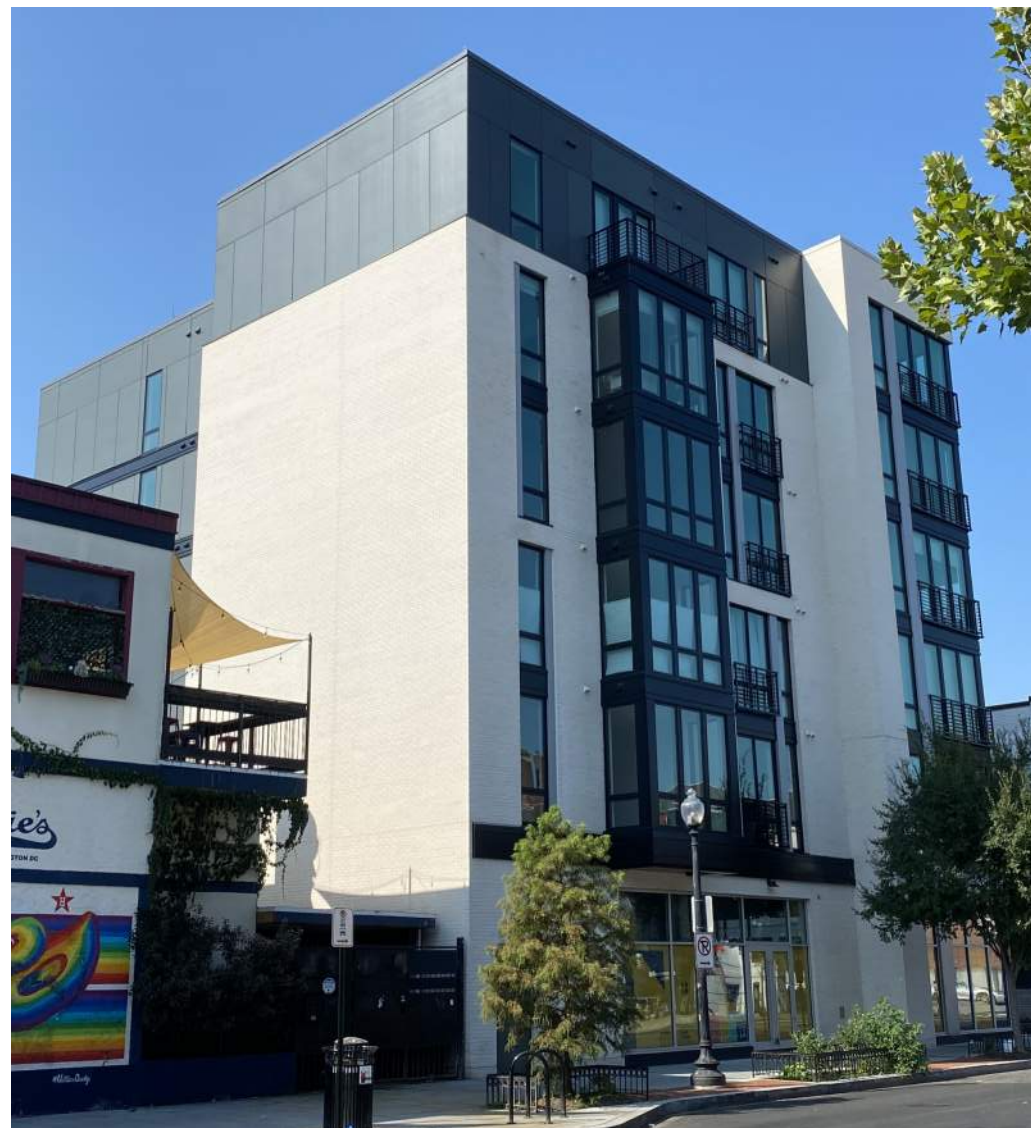
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

DSUP SUBMISSION 9/27/2022

FIBER CEMENT PANEL DETAILS



DETAIL VIEW OF CEMENTITIOS PANEL WITH REVEAL SYSTEM - PAINTED TO MATCH

Torti Gallas + Partners project: The Fold, 1999 9 1/2 St NW, Washington, D.C., DC 20001
Cementitious Panel with Reveal System

RETAIL PRECEDENTS



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

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

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

DSUP SUBMISSION 9/27/2022

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END -
BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

Key Plan

Issue

NO. _____ DATE _____

Revisions

NO. _____ DATE _____

Retail Precedent
Images / Fiber
Cement Panel
Details

PRINCIPAL IN CHARGE
X.Y. _____

PROJECT ARCHITECT
X.Y. _____

DRAWN
A.B., C.D., E.F., G.H., I.J., K.L., M.N. _____

DATE 6/27/2022	APPROVED X.Y. _____
SCALE:	JOB NO. 21379.WEI

DRAWING NO.

A021

9/22/2022 4:41:49 PM