PRGS REDEVELOPMENT BLOCK A

CONCEPT II PLAN

ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE SOUTH AND EAST BY MT. VERNON TRAIL/OPEN SPACE; AND TO THE NORTH AND WEST BY NORTH FAIRFAX STREET. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30).
THIS PROJECT PROPOSES A COMMERCIAL BUILDING WITH AN ARTS AND CULTURAL USE, OFFICE AND RETAIL. THERE WILL BE TWO LEVELS OF BELOW GRADE PARKING BENEATH THE ENTIRE BUILDING AND A PORTION OF THE PRIVATE STREET.
ACCESS TO THE SITE WILL BE FROM NORTH FAIRFAX STREET.

CDD LAND USE TABULATION

PHASE	BLOCK	MAXIMUM BASE GFA (sf)	Maximum GFA With Additional Density (SF)	Current Block (SF)	% COMMERCIAL	% RESIDENTIAL	Required On-Site Affordable By Phase (SF)	Provided On-Site Affordable by Block (SF)
PHASE 1	BLOCK A	65,000	65,000	64,350	100%	0%	8,500	0
	BLOCK B	360,000	415,000	449,978	17%	83%		8,500
PHASE 2	BLOCK C	520,000	635,000	635,458	17%	83%	25,000	12,500
	BLOCK D	265,000	325,000					TBD
PHASE 3	BLOCK E	500,000	580,000				24,833	TBD
	BLOCK F	430,000	470,000					TBD
	PUMPHOUSE	10,000	10,000					0
	GATEHOUSE	*approx. 1,300**	*approx. 1,300**					
TOTAL		2,150,000	2,500,000	1,149,786	21%	79%	58,333	21,000

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
2. CDD SPECIAL USE PERMIT FOR ARTS AND CULTURAL USE.
3. CDD SPECIAL USE PERMIT FOR DEVELOPMENT WITHIN CDD#30.
4. REDUCTION FOR PARKING SUP.
5. REQUEST FOR LOADING SPACE REDUCTION SUP.

LIST OF EXISTING APPROVALS:

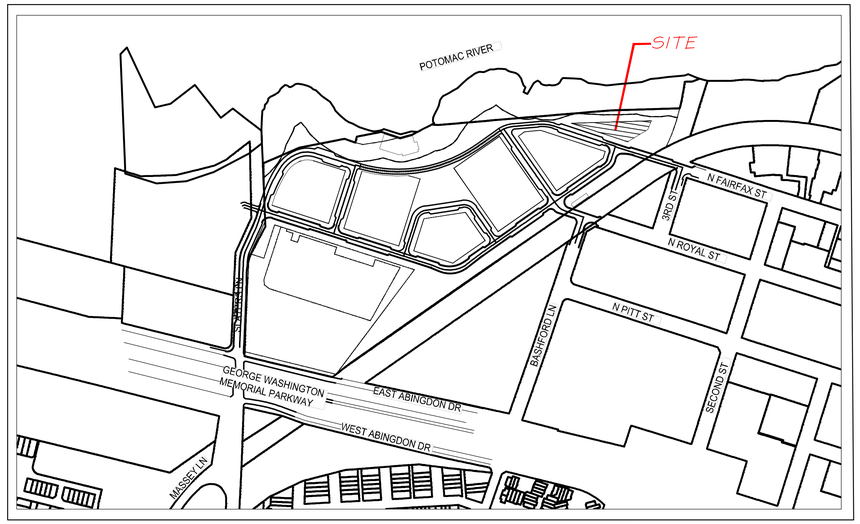
- MASTER PLAN AMENDMENT #2022-00001
- MASTER PLAN AMENDMENT #2022-00002
- TEXT AMENDMENT #2022-00006
- TEXT AMENDMENT #2022-00007
- REZONING #2022-00003
- REZONING #2022-00004
- CDD CONCEPTUAL DESIGN PLAN #2021-00004

LIST OF REQUESTED SITE PLANS AND AMENDMENTS:

- SUBDIVISION APPLICATION WITH PRELIMINARY SUBDIVISION PLAT

NOTE:
THE APPLICANT IS SEEKING THE DESIGN EXCELLENCE PATH
AND THE PROJECT WILL BE REVIEWED BY UDAC FOR COMPLIANCE.

VICINITY MAP
SCALE 1"= 300'



PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

DATE	REVISION
11-04-2022	CONCEPT I SUBMISSION
09-22-2023	CONCEPT II SUBMISSION

SHEET INDEX

C000	COVER SHEET
C100	GENERAL NOTES AND LEGENDS
C101	CONTEXTUAL PLAN
C102	STREET CROSS-SECTIONS
C103	STREET CROSS-SECTIONS
C104	PUBLIC VS PRIVATE ROAD AND EASEMENT EXHIBIT
C105	PUBLIC VS PRIVATE ROAD AND EASEMENT EXHIBIT
C106	PUBLIC VS PRIVATE ROAD AND EASEMENT EXHIBIT
C107	AREAS OF POTENTIAL ENVIRONMENTAL IMPACT
C108	COORDINATED SUSTAINABILITY STRATEGY COMPLIANCE
C200	OVERALL EXISTING CONDITIONS & KEY PLAN
C201	BLOCK A EXISTING CONDITIONS
C202	TREE PRESERVATION PLAN - NORTHEAST
C203	TREE PRESERVATION PLAN - EAST
C204	TREE PRESERVATION PLAN - SOUTH
C205	TREE PRESERVATION PLAN - WEST
C206	TREE PRESERVATION PLAN - NORTHWEST
C207	ADAPTED TREE PRESERVATION PLAN
C208	ADAPTED TREE PRESERVATION PLAN
C209	ADAPTED TREE PRESERVATION PLAN
C210	ADAPTED TREE PRESERVATION PLAN
C211	ADAPTED TREE PRESERVATION PLAN
C212	ADAPTED TREE PRESERVATION PLAN
C300	BLOCK A SITE PLAN
C301	DIMENSION PLAN
C400	OVERALL UTILITY PLAN
C401	BLOCK A UTILITY PLAN
C500	OVERALL GRADING PLAN
C501	BLOCK A GRADING PLAN
C600	PRE DEVELOPMENT IMPERVIOUS
C601	POST DEVELOPMENT IMPERVIOUS
C602	OVERALL DRAINAGE MAP
C603	DRAINAGE AREA MAP
C604	DRAINAGE AREA MAP
C605	DRAINAGE AREA MAP
C606	DRAINAGE AREA MAP
C607	DRAINAGE AREA MAP
C608	SWM COMPUTATIONS AND NARRATIVES
C609	SWM COMPUTATIONS AND NARRATIVES
C610	STORM SEWER COMPUTATIONS
C611	STORM SEWER COMPUTATIONS
C700	SANITARY SEWER PLAN
C701	SANITARY SEWER COMPUTATIONS
C800	CURBSIDE MANAGEMENT SIGNAGE PLAN
L000	LANDSCAPE ORIENTATION PLANS
L101	LANDSCAPE PLANS - SITE LEVEL
L102	LANDSCAPE PLANS - SITE LEVEL
L103	LANDSCAPE PLANS - PENTHOUSE
L600	PLANTING SCHEDULE
A001	GFA AREA PLANS
A002	OPEN SPACE PLAN
A003	PROJECTIONS
A004	ZONING - BALCONY EXCLUSIONS
A1P1_A&B	PARKING PLAN LEVEL P1_BLOCK A&B
A1P2_A&B	PARKING PLAN LEVEL P2_BLOCK A&B
A101	FLOOR PLAN - LEVEL 01
A102	FLOOR PLAN - LEVEL 02-04
A103	FLOOR PLAN - LEVEL PENTHOUSE
A104	FLOOR PLAN - ROOF
A200	BUILDING ELEVATIONS
A300	BUILDING SECTIONS
A400	OVERALL BUILDING RENDERINGS
A401	SCHEMATIC BUILDING MASSING
A402	DESIGN EXCELLENCE PREREQUISITES
A403	DESIGN EXCELLENCE PREREQUISITES
A900	ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

APPLICANT
HRP
POTOMAC, LLC
1199 N FAIRFAX ST.
SUITE 808
ALEXANDRIA, VA 22314
312 796-6564

ARCHITECT
GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006
202 721-5200

CIVIL ENGINEER
christopher consultants
NOW IMEG
4035 RIDGE TOP RD
SUITE 601 FAIRFAX,
VIRGINIA 22030
703 273-6820

ATTORNEY
WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314
703 836-5757

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
BOSTON, MASSACHUSETTS 02114
857 233-5171

TRAFFIC ENGINEER
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314
703 721-3044

SUSTAINABILITY CONSULTANT
ARUP
1120 CONNECTICUT AVENUE
SUITE 1110
WASHING, D.C. 20036
202 729-8220

DRY UTILITY CONSULTANT
DAVIS UTILITY
CONSULTING, LLC
3975 FAIR RIDGE DRIVE
SUITE 200S
FAIRFAX, VA 22033
571 334-8717

SHEET: C000

112490

PRGS BLOCK A Zoning Tabulations

Site Location/Address	1300 N. Royal Street		
Existing Zone	CDD 30		
Proposed Zone	CDD 30		
Small Area Plan District			
Existing Use	Vacant		
Proposed Use	Retail, Office, Performance Art		
Block Area	15,320	SF	
Gross Floor Area Proposed			
Residential	0	GSF	
Retail	1,362	GSF	
Arts & Cultural Anchor Space	8,895	GSF	
Office	41,505	GSF	
BOH/MECH	7,916	GSF	
PH Amenity	4,673	GSF	
Total	64,350	GSF	
Existing FAR	N/A		
Max FAR	N/A		
Proposed FAR	N/A		
Open Space Required (15% of parcel area; details to be provided in Concept 2 submittal)	2,298	SF	
Open Space Provided	4,980	SF	
Building Setbacks			
Front	N/A	FT	
Side	N/A	FT	
Rear	N/A	FT	
N.Fairfax	20	FT	per Condition 57
Maximum Building Height (Refer to Condition #13, 13a, 13b)	70	FT	
Proposed Building Height	70	FT	
FAA Height	avg. 225	FT	
Average Finished Grade	31.77	FT	
Lot Frontage Required	N/A	FT	
Lot Frontage Provided	N/A	FT	
Loading			
Loading Required	1	Spaces	
Loading Provided	1	Spaces	(on street)

Proposed Parking		P1	P2
Standard Perpendicular		21	21
Compact Perpendicular		1	1
ADA Handicap		3	3
ADA Van		1	1
Total Parking		26	26

Existing Trip Generation	0	

Note:
- Plans will be provided in future submissions as part of a parking management plan

APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION = 15,570 S.F.

PROPOSED DAILY AVG. TRIPS:

PRGS Traffic Generation Table
Trip Generation Analysis - Proposed Block A (without Mode Split Reductions)

Use	ITE Land Use Code	Amount	Units	AM Peak Hour	PM Peak Hour	ADT
General Office Building	710	32,735	Gross Floor Area	27	28	380
Museum (Arts Space)	580	12,036	Gross Floor Area	3	2	40
Shopping Center	820	602	Gross Floor Area	1	2	23
			Total	31	32	443

ADT BY ROADWAY

ROADWAY	ADT
ROAD A	4,648
ROAD B	2,412
N FAIRFAX STREET	1,053

Zoning Requirements Based on Residential Performance-Based City Standards **(Maximums)**

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size	Bedrooms		Maximum Spaces
Residential (Apartment)[2]								
1 Bedroom	1.00 /bdrm	0%	1.00 /bdrm	x	*0 units*	0 bdrms	=	0
2+ Bedroom[3]	1.00 /bdrm	0%	1.00 /bdrm	x	*0 units*	0 bdrms	=	0
Residential (Condo)[2]								
1 Bedroom	1.00 /bdrm	0%	1.00 /bdrm	x	*0 units*	0 bdrms	=	0
2+ Bedroom[3]	1.00 /bdrm	0%	1.00 /bdrm	x	*0 units*	0 bdrms	=	0
Residential Subtotal					**0 units**			**0**
Non-Residential								
Office[4]			1.50 /ksf		33		=	50
Theaters, auditoriums, assembly halls[5]			0.25 /seat	x	354 seats		=	89
Restaurant[6]			3.00 /ksf	x	1 ksf		=	2
Non-Residential Subtotal								**141**
Total with Zoning Requirements								**141**

Notes:
1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
2. Use of income-restricted affordable housing parking ratios is voluntary.
3. Units with 2 bedrooms or more counted as 2-bedroom units.
4. Parking ratio for office uses is 1.5 spaces per 1,000 sf for a project located inside the Enhanced Transit Area, per the City of Alexandria's Parking Code dated September 29, 2022.
5. Parking ratio for theater uses is 1.0 space for each 4 seats for a project located inside the Enhanced Transit Area, per the City of Alexandria's Parking Code dated September 29, 2022.
6. Parking ratio for restaurant uses is 3.0 spaces per 1,000 sf for a project located inside the Enhanced Transit Area, per the City of Alexandria's Parking Code dated September 29, 2022.

Zoning Requirements Based on Residential Performance-Based City Standards **(Minimums)**

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size	Bedrooms		Minimum Spaces
Residential (Apartment)								
ADUs - 60% AMI	0.75 /unit	10%	0.68 /unit[2]	x	0 units		=	0
1 Bedroom	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*0 units*	0 bdrms	=	0
2+ Bedroom[4]	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*0 units*	0 bdrms	=	0
Residential (Condo)								
1 Bedroom	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*0 units*	0 bdrms	=	0
2+ Bedroom[4]	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*0 units*	0 bdrms	=	0
Residential Subtotal					**0 units**			**0**
Allowable Residential Credits (Voluntary):								
Metro Station / BRT walkshed (10%)								0%
Market-Rate: Located outside 0.5 mile Metro Station walkshed but within 0.5 mile BRT stop walkshed (10%)								*0%*
ADU: Located within 0.5 mile Metro Station walkshed OR the 0.5 mile BRT stop walkshed (10%)								*0%*
Walkability Index score is between 90-100 (10%)								0%
Walkability Index score is between 80-89 (5%)								5%
Four or more bus routes stop within 0.25 mile of development entrance (5%)[9]								5%
Development project has 20% or more studio units (5%)								0%
Non-Residential								
Office[5]			0.25 /ksf		33 ksf		=	8
Theaters, auditoriums, assembly halls[6]			0.25 /seat	x	354 seats		=	89
Restaurant[7]			1.00 /ksf		1 ksf[8]		=	0
Non-Residential Subtotal								**97**
Total with Zoning Requirements								**97**

1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
2. The ratio shown above includes a reduction to the 0.75 space per unit rate for affordable housing based on units at 60% AMI and walkability credit.
3. The ratio shown above includes a reduction to the 1.0 space per bedroom rate based on walkability credit.
4. Units with 2 bedrooms or more counted as 2-bedroom units.
5. Parking ratio for office uses is 0.25 spaces per 1,000 sf for a project located inside the Enhanced Transit Area per the City of Alexandria's Parking Code dated September 29, 2022.
6. Parking ratio for theater uses is 1.0 space for each 4 seats per the City of Alexandria's Parking code dated September 29, 2022.
7. Parking ratio for restaurant uses is 1.0 spaces per 1,000 sf for a project located inside the Enhanced Transit Area per the City of Alexandria's Parking Code dated September 29, 2022.
8. Non-residential uses that have a minimum parking requirement of 2 spaces or less shall be exempt from providing the spaces, per City of Alexandria's parking code dated September 29, 2022.
9. Credit for bus routes consolidated into DASH route 34.

GENERAL NOTES

1. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
2. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 AND UPDATED ON MAY 20, 2020 AND BETWEEN THE DATES OF JUNE 16 AND JUNE 18, 2020 AND ON JANUARY 27, 2021 AND BETWEEN THE DATES OF SEPTEMBER 14 AND NOVEMBER 17, 2021.
3. THE SITE IS CURRENTLY DEVELOPED AS POTOMAC RIVER GENERATING STATION. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER EAST OF THIS BLOCK. EXISTING IMPERVIOUS AREA WILL BE REMOVED FROM THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE ARMY CORP OF ENGINEERS WILL BE OBTAINED.
4. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE, MINIMIZING TRAFFIC IMPACTS AND PRESERVING THE RESOURCE PROTECTION AREA.
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
6. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. SEE SHEET C314.
7. SITE WILL NOT FLOW TO A COMBINED SEWER.
8. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
9. 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 (ALEXRENEW).

GREEN BUILDING NARRATIVE

THE APPLICANT'S COORDINATED SUSTAINABILITY STRATEGY "CSS" WAS ENDORSED BY THE CITY COUNCIL ON MAY 13, 2023. REFER TO CSS AND CSS MATRIX AT SHEET C108 FOR APPLICATION TO THIS BLOCK.

SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THE OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM UP TO A DOWNSTREAM SEWER WITH A MINIMUM DIAMETER OF 24 INCHES OR TO A POINT AS DIRECTED BY T&ES STAFF. AS DIRECTED BY CITY STAFF, THE ANALYSIS ENDS AT MANHOLE 005680SSMH WHERE THE CITY SEWER SYSTEM TIES INTO THE POTOMAC INTERCEPTOR OWNED BY ALEXRENEW. TABLE "SANITARY FLOW ESTIMATE" ON SHEET C802 PROVIDE AN ESTIMATE OF SANITARY FLOW FROM EACH BLOCK AS WELL AS THE TOTAL FLOW FROM THE PRGS SITE. SANITARY SEWER COMPUTATIONS ON SHEET C802 PRESENT THE IMPACT OF THE PRGS DEVELOPMENT ON CITY SEWER SYSTEM. AS ILLUSTRATED BY THE COMPUTATIONS, CAPACITY IMPROVEMENTS SHALL BE REQUIRED TO SERVE THE PRGS DEVELOPMENT (SEE SHEET C802 FOR CAPACITY IMPROVEMENT DETAILS).

ARCHAEOLOGY NOTES

1. THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING 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) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
2. THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT / DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

UTILITY CONTACTS:

WASHINGTON GAS
MR. PAT ESTRADA-PALMA
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-4289

VERIZON
MR. STEVE H PURYEAR, SUPERVISOR-ENGINEERING
2980 FAIRVIEW PARK DRIVE, 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5072

DOMINION VIRGINIA POWER
907 WEST GLEBE ROAD.
ALEXANDRIA, VA 22305
(703) 838-2478

VIRGINIA AMERICAN WATER COMPANY
STEVEN CHEN
2225 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3863

COMCAST CABLE
MR. GUSTAVO CATELLON
2707 WILSON BLVD.
ARLINGTON, VA 22201
(703) 926-0534

CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
301 KING STREET, ROOM 4100
ALEXANDRIA, VA 22314
(703) 746-4025

SOIL DATA:

Layer Name	General Description
Existing Fill	medium stiff to very stiff LEAN CLAY (CL) and SILT (ML) with varying amounts of sand and gravel; gray-brown and orange-brown; moist Loose to very dense CLAYEY SAND (SC) with gravel; brown and orange; moist
Alluvium – Fine Grained	very soft to hard LEAN CLAY (CL) and SILT (ML) with varying amounts of sand and gravel; brown, orange-brown and gray-brown; moist
Alluvium – Coarse Grained	loose to very dense CLAYEY GRAVEL WITH SAND (GC) and CLAYEY SAND WITH GRAVEL (SC); orange brown, moist to wet

LEGEND

EXISTING	DESCRIPTION	PROPOSED
260	INDEX CONTOUR	260
258	INTERMEDIATE CONTOUR MINOR	258
	PROPERTY LINE	
	EASEMENT LINE	
	RIGHT-OF-WAY	
	ROAD CENTERLINE	
	CURB	
	EDGE OF PAVEMENT	
	ADJACENT PROPERTY LINE	
	TREE LINE	
	CURB & GUTTER	
x x x x x x	FENCE	x x x x x x
	STREET LIGHT	
	ELECTRIC	
	STORM SEWER	
	TELECOM	
FM FM	SANITARY FORCE MAIN	FM FM
	SANITARY SEWER	
	STORM MANHOLE	
	SANITARY MANHOLE	
4	PARKING SPACES	4
	SANITARY SEWER	
	WATER LINE	
G G G	GAS LINE	G G G
F.H.	FIRE HYDRANT	F.H.
	ACCESSIBLE CURB RAMP	
5	STORM STRUCTURE NUMBER	5
12" Concrete Pipe	STORM LABEL	12" Concrete Pipe
S 8	SANITARY SEWER STRUCTURE NUMBER	S 8
8" PVC SDR-26	SANITARY SEWER LABEL	8" PVC SDR-26
1234 11.22	EX. TREE 1234 = ID NUMBER 11.22 = ELEVATION	
	CONIFEROUS TREE	
	ENTRANCE	
(P)	PRIMARY ENTRANCE	(P)

ABBREVIATIONS

CO	CLEAN OUT
CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
EX	EXISTING
ESMT	EASEMENT
FCC	FIRE CONTROL CENTER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
OFD	OVERFLOW DRAIN
RES	RESIDENTIAL
SAN	SANITARY
STM/STRM	STORM
TBR	TO BE REMOVED
TBS	TO BE SAVED
TBV	TO BE VACATED
TOS	TOP OF SLAB
TYP	TYPICAL
W/L	WATER LINE

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

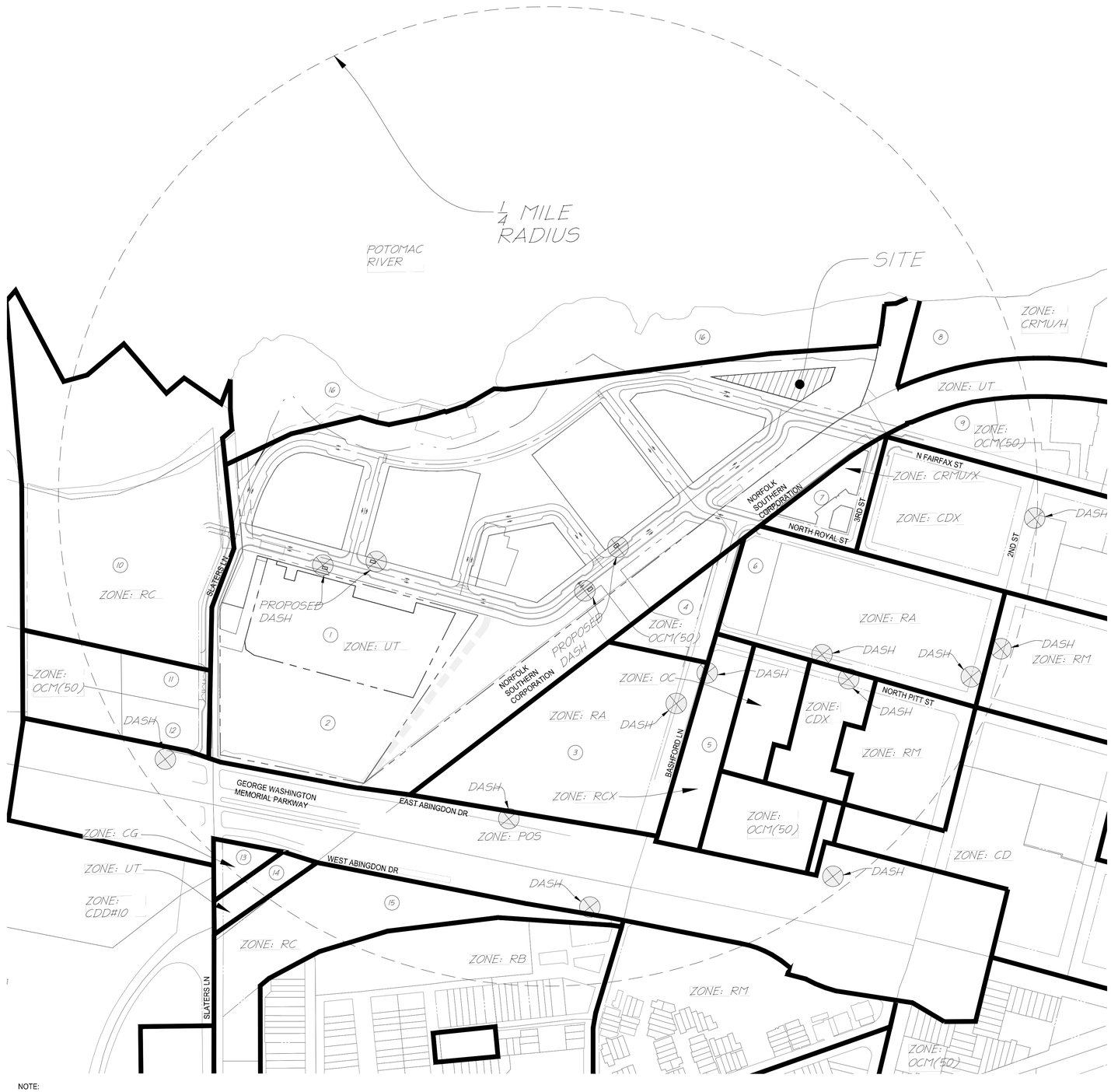
PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/18/23
SCALE: NA
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
GENERAL NOTES AND LEGENDS

SHEET No.
C100

112491

P:\PX\Projects\17005\006\00\112490 Concept II - Block A\C100 NOTES AND TABULATIONS.dwg, 9/21/2023 6:35:40 PM, Mohammad E. Ghafoory, 1:2.8055, christopher consultants, ltd



NOTE:
ALL BUS STOPS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

OWNERSHIP INFORMATION

1. POTOMAC ELECTRIC POWER COMPANY
   1400 N. ROYAL ST
   USE: LEGAL PARCEL BENEATH LEASED ZONE: UT
2. POTOMAC ELECTRIC POWER COMPANY
   1500 N. ROYAL ST
   USE: VACANT LAND COMMERC.
   ZONE: UT
3. HARBOR TERRACE CONDOMINIUM
   551 BASHFORD LA
   USE: CONDO MASTER CARDS
   ZONE: RA
4. KESTERMANN ANNA H TR
   501 BASHFORD LA
   USE: REPAIR SERVICES
   ZONE: OCM
5. RIVERTON CONDOMINIUM
   610 BASHFORD LA
   USE: CONDO MASTER CARDS
   ZONE: RCX
6. POTOMAC SHORES CONDOMINIUM
   - MULTIPLE OWNERS
   400 BASHFORD LA
   USE: CONDO (GARDEN)
   ZONE: RA
7. 1201 ROYAL OWNER LLC
   1201 N ROYAL ST
   USE: CONDO (HI-RISE)
   ZONE: CRMU/X
8. TRANSPOTOMAC CANAL CENTER OWNERS ASSOCIATION INC
   1 CANAL CENTER PZ
   USE: VACANT LAND COM AREA
   ZONE: CRMU/H
9. 1199 N FAIRFAX OWNER LLC
   1199 N FAIRFAX ST
   USE: OFFICE BUILDINGS
   ZONE: OCM (50)
10. MARINA TOWERS CONDOMINIUM
    501 SLATERS LA
    USE: CONDO MASTER CARDS
    ZONE: RC
11. SALVATION ARMY NATIONAL CORPORATION
    605 SLATERS LA
    USE: CHARITABLE
    ZONE: OCM (50)
12. SALVATION ARMY NATIONAL CORPORATION
    615 SLATERS LA
    USE: CHARITABLE
    ZONE: OCM (50)
13. TRAN INVESTMENTS LLC
    700 SLATERS LA
    USE: GENERAL COMMERCIAL
    ZONE; CG
14. R F AND P RAILROAD
    3 GEORGE WASHINGTON MEM PY
    USE: OP.RAILROAD VDT
    ZONE: UT
15. CVR MASON HALL LLC
    1420 W ABINGDON DR
    USE: MED RISE ELEV (4-6S)
    ZONE: RC
16. UNITED STATES OF AMERICA

LEGEND

- SITE
- OWNER INFORMATION NUMBER
- PROPERTY LINE
- ZONING LINE

VCS 1983 GRID NORTH

150 75 0 150 300
GRAPHIC SCALE
1" = 150'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

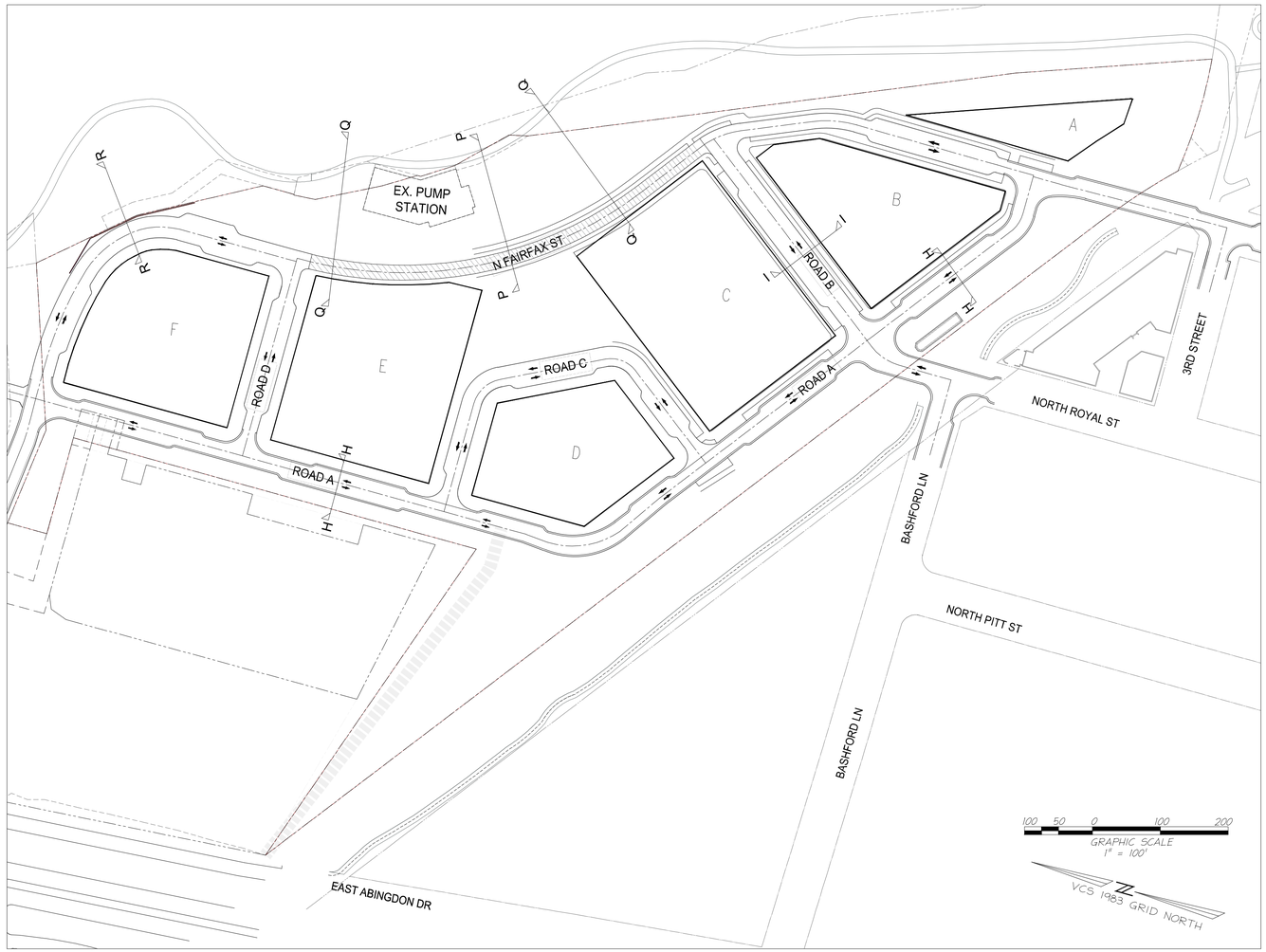
PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 2/9/23
SCALE: NA
DESIGN: JH
DRAWN: MG
CHECKED: ND

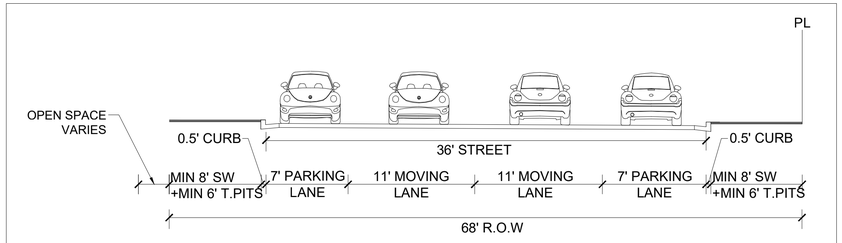
SHEET TITLE:
CONTEXTUAL PLAN

SHEET No.
C101

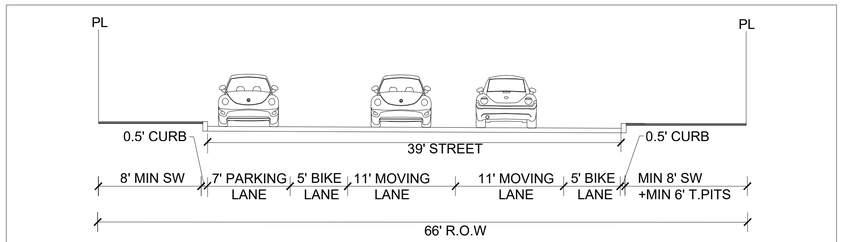
112491

P:\FX\Projects\17005\00600\112490 Concept II - Block A\C101 CONTEXTUAL PLAN.dwg, 9/21/2023 6:36:44 PM, Mohammad E. Ghafoory, 1.2.8055, christopher consultants, ltd



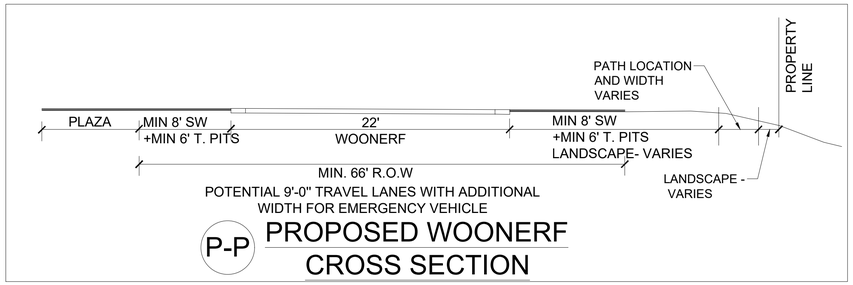


H-H PROPOSED ROAD CROSS SECTION

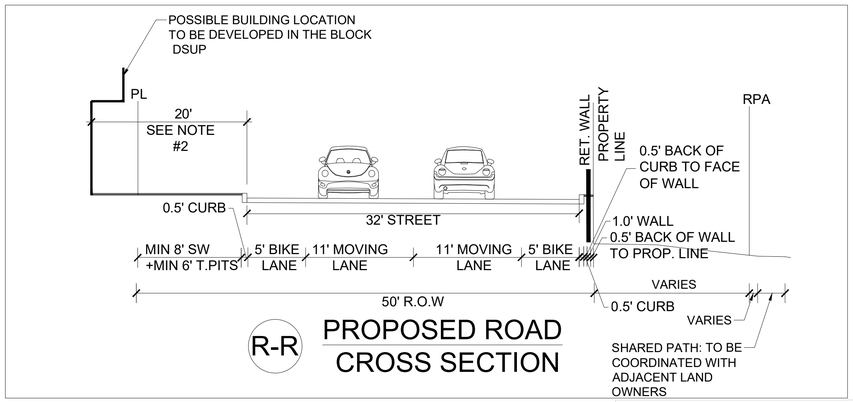


NOTE: STREET TREES WOULD FALL IN PARKING LANE ZONE AND ALTERNATE WITH PARKING TO BE FINALIZED IN BLOCK C DSUP.

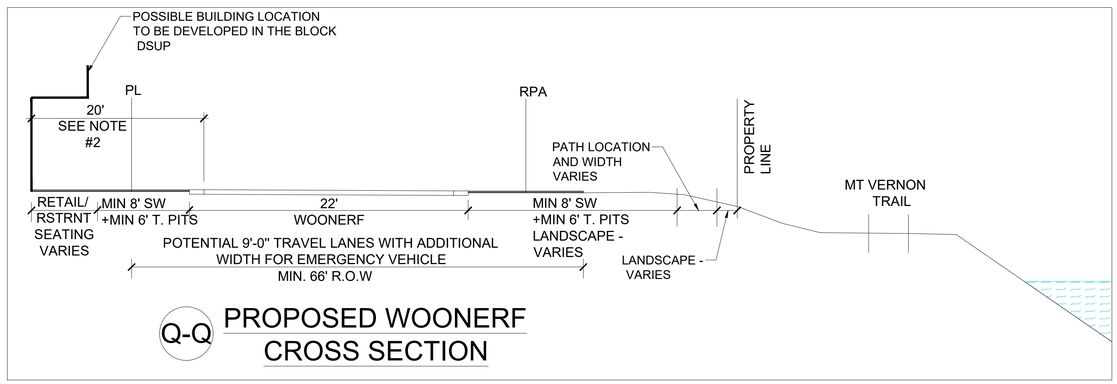
I-I PROPOSED ROAD CROSS SECTION



P-P PROPOSED WOONERF CROSS SECTION



R-R PROPOSED ROAD CROSS SECTION



Q-Q PROPOSED WOONERF CROSS SECTION

NOTES:
1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE DSP.
2. BUILDING ON BLOCK B, C, E AND F SHALL BE SET BACK 20 FEET FROM BUILDING FACE TO FACE OF CURB AT THE GROUND FLOOR WITH POSSIBLE BUILDING VARIATION AND OVERHANGS ABOVE SUBJECT TO FINAL APPROVAL WITH EACH BLOCKS DSUP.

LEGEND:

T. PITS : TREE PITS
R.O.W : RIGHT OF WAY
SW : SIDEWALK
PL : PARCEL LINE
L : LENGTH

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

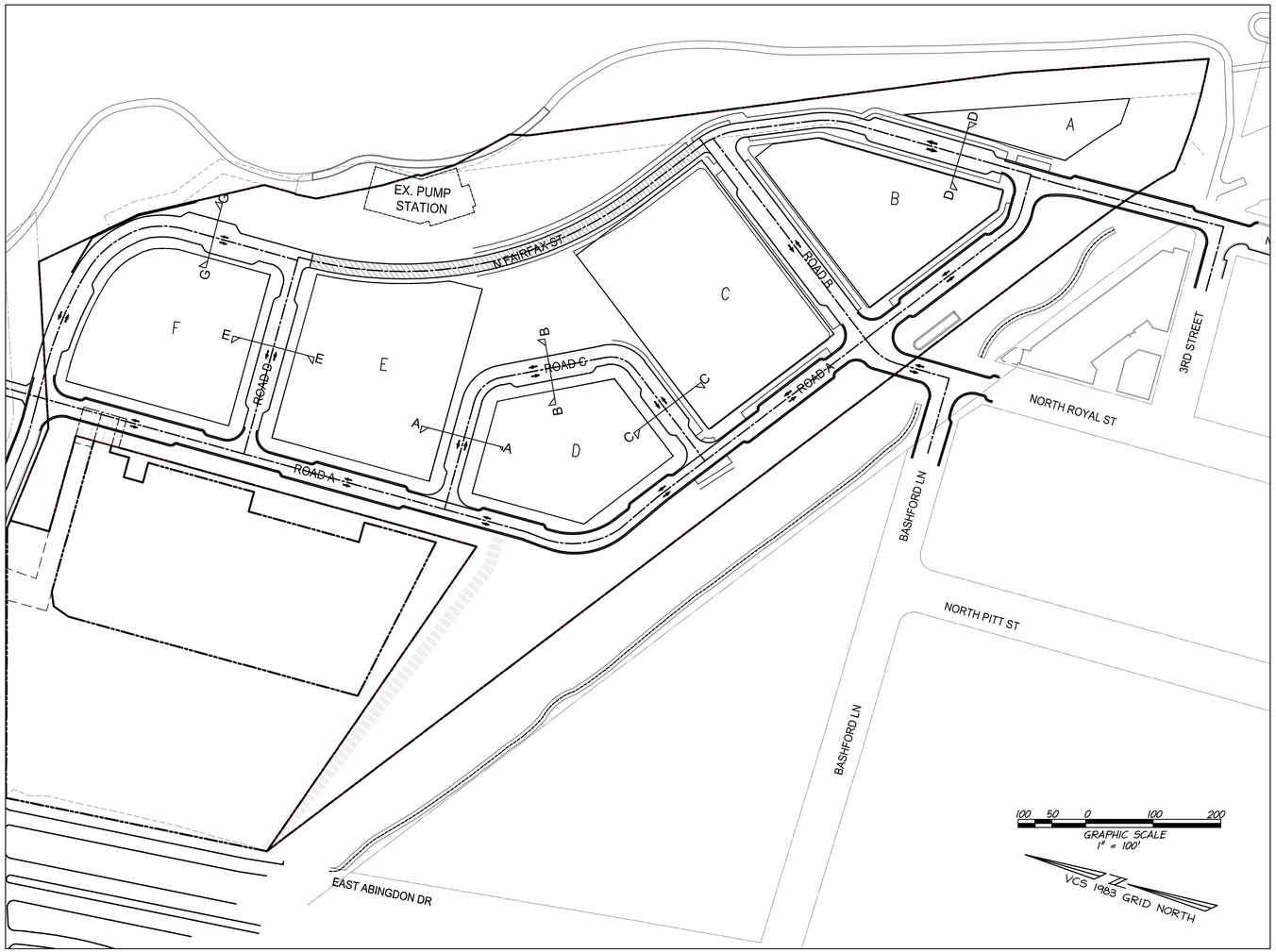
PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 2/15/23
SCALE: AS SHOWN
DESIGN: JH
DRAWN: MG
CHECKED: ND

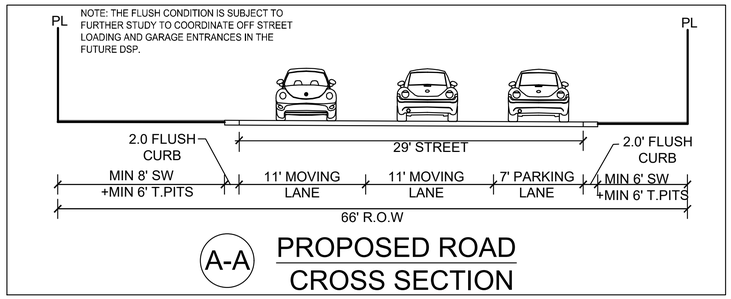
SHEET TITLE:
STREET CROSS-SECTIONS

SHEET No.
C102

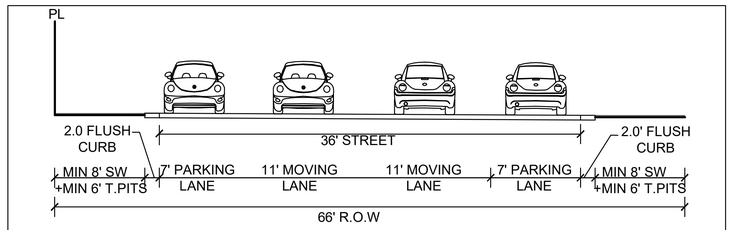
112491

P:\YA\Projects\17005\006\00\112490 Concept II - Block A\C102-C103 STREET CROSS-SECTIONS.dwg, 9/21/2023 6:37:43 PM, Mohammad E. Ghaforory, 1:2.8055, christopher consultants, ltd

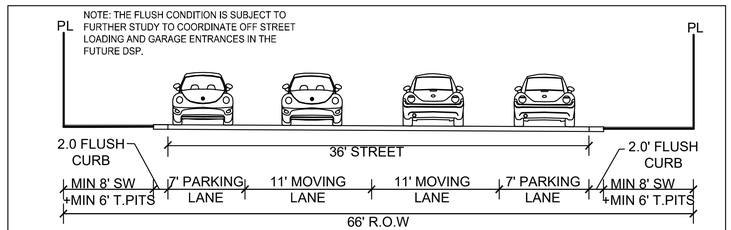




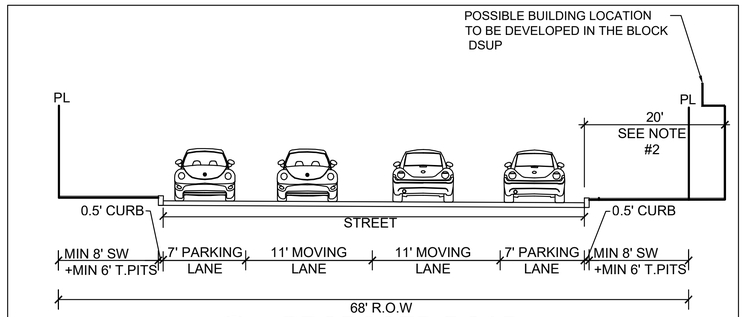
A-A PROPOSED ROAD CROSS SECTION



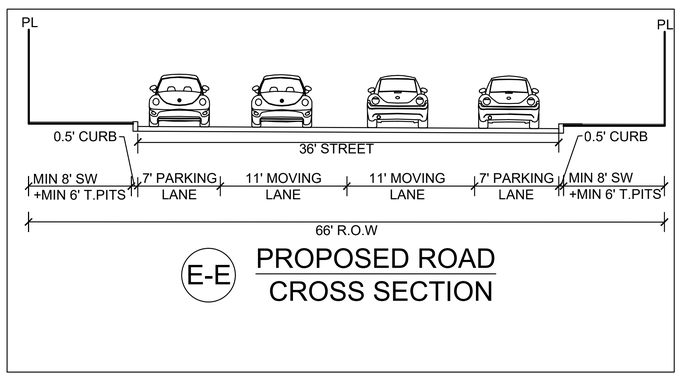
B-B PROPOSED ROAD CROSS SECTION



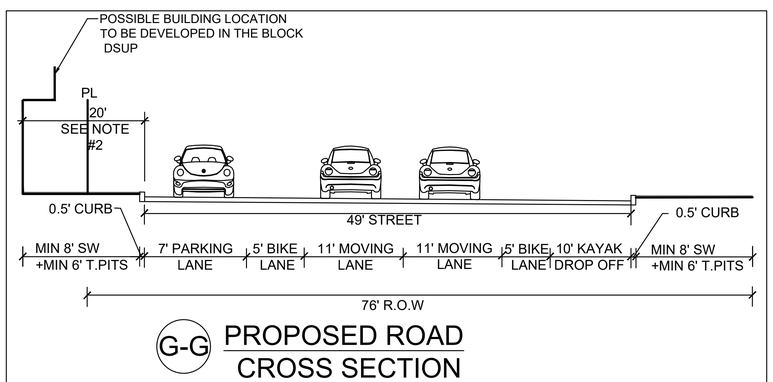
C-C PROPOSED ROAD CROSS SECTION



D-D PROPOSED ROAD CROSS SECTION



E-E PROPOSED ROAD CROSS SECTION



G-G PROPOSED ROAD CROSS SECTION

NOTES:
1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE DSP.
2. BUILDING ON BLOCK B, C, E AND F SHALL BE SET BACK 20 FEET FROM BUILDING FACE TO FACE OF CURB AT THE GROUND FLOOR WITH POSSIBLE BUILDING VARIATION AND OVERHANGS ABOVE SUBJECT TO FINAL APPROVAL WITH EACH BLOCKS DSUP.

LEGEND:

T. PITS : TREE PITS
R.O.W : RIGHT OF WAY
SW : SIDEWALK
PL : PARCEL LINE
L : LENGTH

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 2/15/23
SCALE: AS SHOWN
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
STREET CROSS-SECTIONS

SHEET No.
C102

112491

P:\PX\Projects\17005\006\001\112490 Concept II - Block A\C102-C103 STREET CROSS-SECTIONS.dwg, 9/21/2023 6:37:52 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd

PROP. TRAIL

PROP. TRAIL

PROP. TRAIL

PROP. TRAIL

WATERFRONT PARK
PARK AND REC. ESMT.

EX. PUMP HOUSE
(TO REMAIN)

WATERFRONT PARK
PARK AND REC. ESMT.

50'
PUBLIC
R.O.W

N FAIRFAX ST
(PRIVATE)

WATERFRONT PLAZA
PUBLIC ACCESS ESMT.

ROAD D
(PRIVATE)

BLOCK F

BLOCK E

ROAD C
(PRIVATE)

BLOCK D

58'
PUBLIC
R.O.W

ROAD A
(PUBLIC)

PUBLIC ACCESS ESMT.

PUBLIC ACCESS ESMT.

MATCHLINE SEE SHEET C105

MATCHLINE SEE SHEET C106

PRIVATE ROAD/PUBLIC ACCESS EASEMENT

PUBLIC ROAD (ROW)

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/1/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

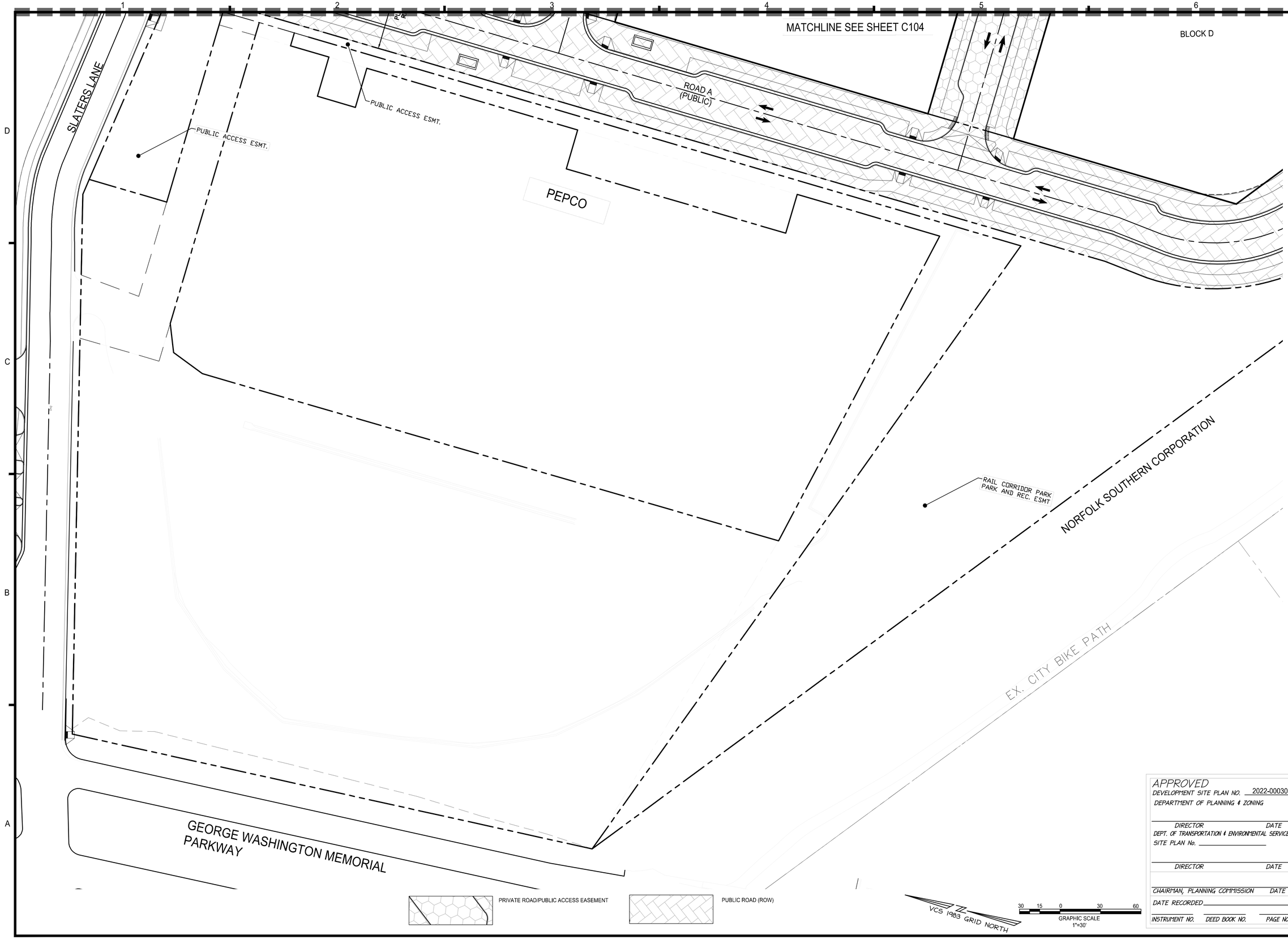
SHEET TITLE:

PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT

SHEET No.
C104

112491

P:\FAV\Projects\17005\006001\112490\Concept II - Block A\C104-C106 PUBLIC VS PRIVATE ROAD EXHIBIT.dwg, 9/21/2023 6:39:24 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd



christopher now IMEG consultants
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - A

CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/1/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:

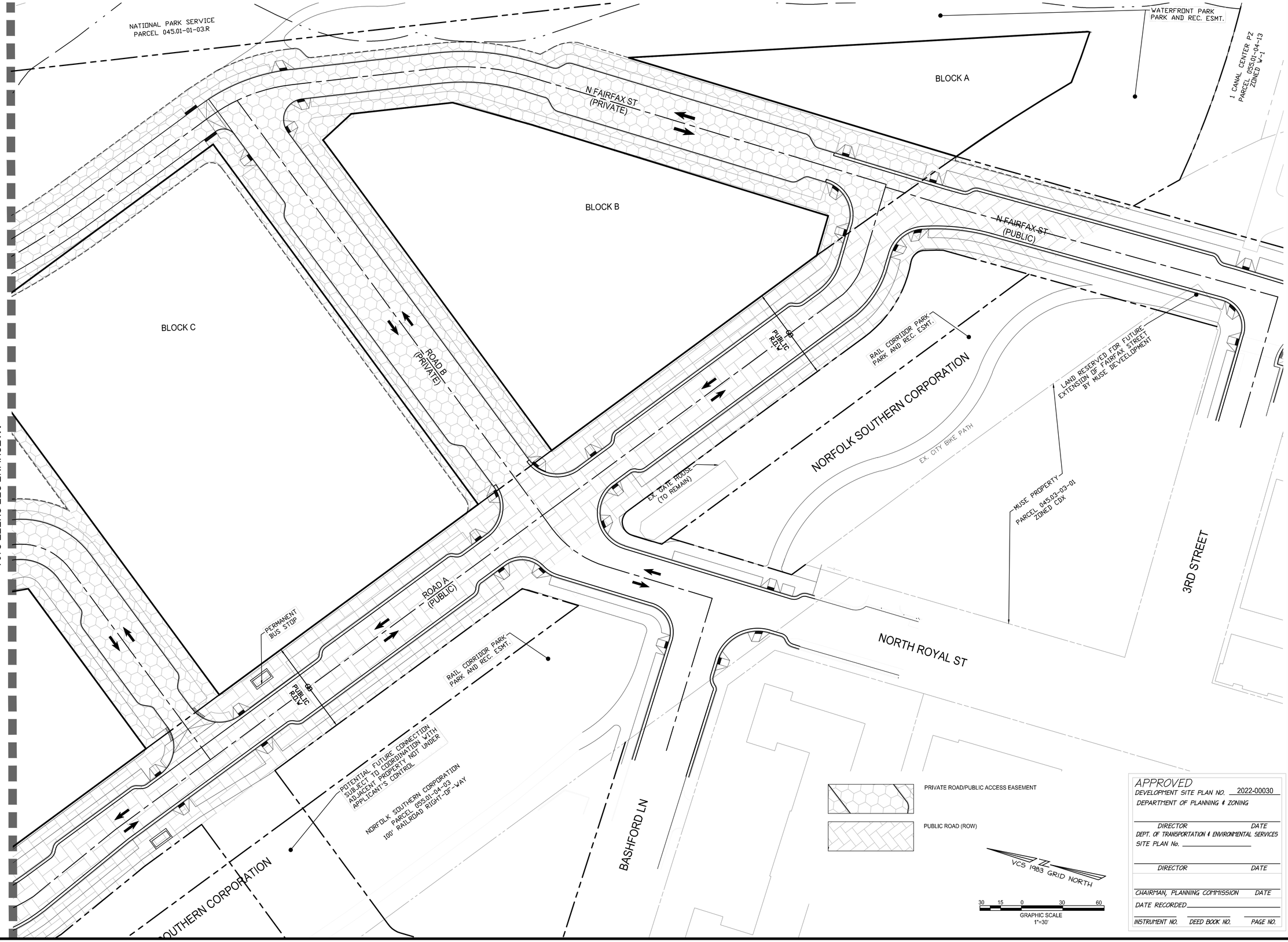
PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT

SHEET No.

C105

112491

P:\FX\Projects\17005\000\0112490\Concept II - Block A\C104-C106 PUBLIC VS PRIVATE ROAD EXHIBIT.dwg, 9/21/2023 6:39:32 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd



APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

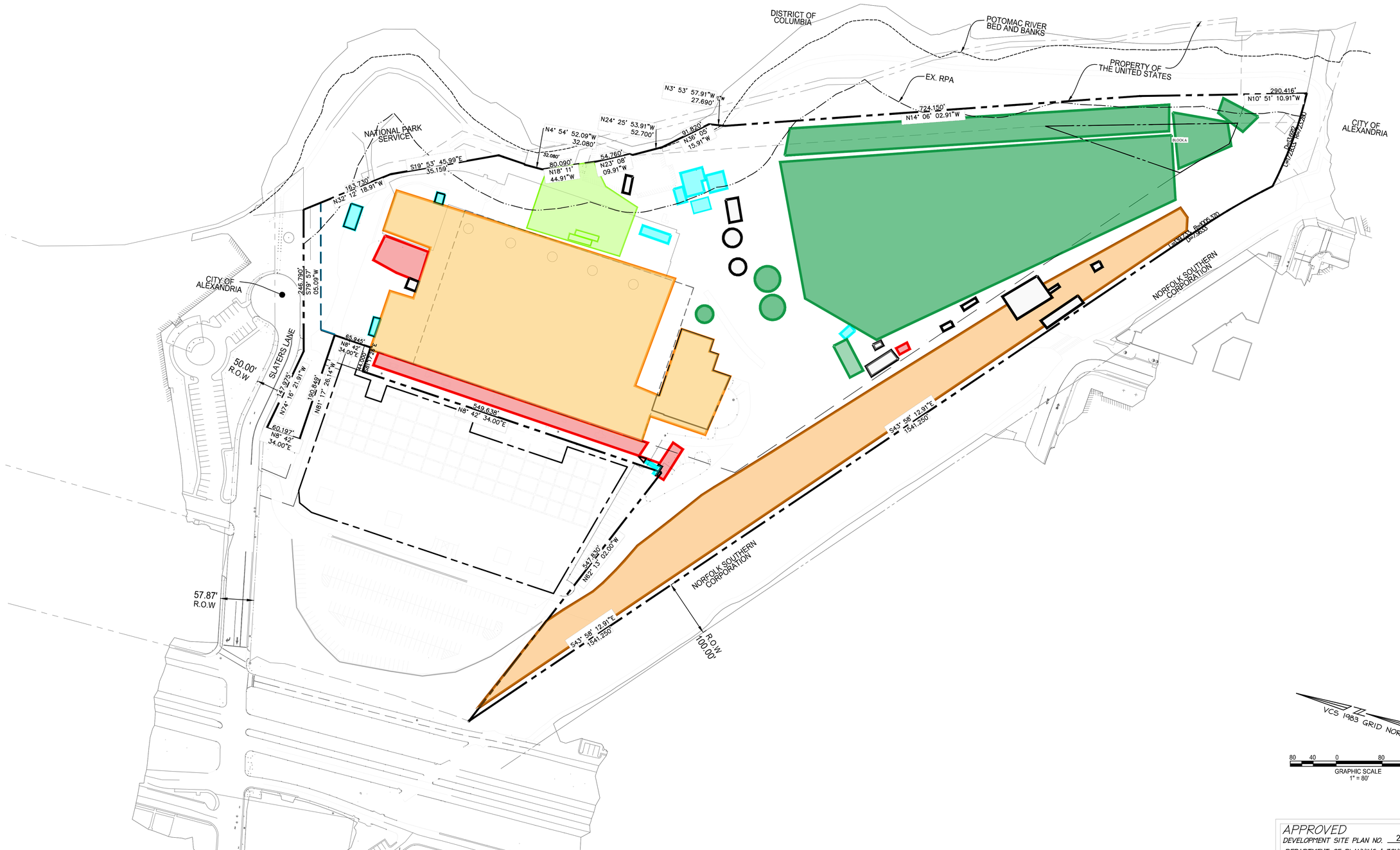
PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/1/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT

SHEET No.
C106

112491

P:\FX\Projects\17005\00600\112490 Concept II - Block A\C104-C106 PUBLIC VS.PRIVATE ROAD EXHIBIT.dwg, 9/21/2023 6:39:37 PM, Mohammad E. Ghafoory, 1.2.8055, christopher consultants, ltd



: KNOWN HEATING OIL RELEASE

: POTENTIAL HISTORICAL RELEASES FROM CHEMICAL STORAGE AREAS AND USE

: POWER PLANT AND LABORATORY BUILDING (CURRENTLY INACCESSIBLE)

: FORMER COAL AND ASH STORAGE AREAS

: TRANSFORMERS/ELECTRICAL EQUIPMENT

: RAIL YARD

: OTHER POTENTIAL AREAS OF IMPACT (BASED ON HISTORICAL USE)

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 2/13/23
SCALE: 1:80
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

AREAS OF POTENTIAL ENVIRONMENTAL IMPACT

SHEET No.

C107

112491

P:\1FX\Projects\17005\006\01\112490 Concept II - Block A\C107 AREAS OF POTENTIAL ENVIRONMENTAL IMPACT.dwg, 9/21/2023 6:40:18 PM, Mohammad E. Ghaffoory, 12.8055, christopher consultants, ltd

ARUP

Project Name: PRGS Block A

LEED v4 Core & Shell
Project Checklist

ARUP

Y	?+	?-	N				
1			0	D	Credit	Integrative Process	1	Arup

8	3	3	2	D/C	Location and Transportation	20	Primary Team
			0	D	Credit	LEED for Neighborhood Development	20	Sustainability
1			0	D	Credit	Sensitive Land Protection	2	Sustainability
2			0	D	Credit	High Priority Site and Equitable Development	3	Sustainability
5			0	D	Credit	Surrounding Density and Diverse Uses	6	Sustainability
	1	2	2	D	Credit	Access to Quality Transit	6	Sustainability
	1		0	D	Credit	Bicycle Facilities	1	Architect
		1	0	D	Credit	Reduced Parking Footprint	1	Architect
	1		0	D	Credit	Electric Vehicles	1	Architect

3	5	2	0	D/C	Sustainable Sites	11	Primary Team
Y				C	Prereq	Construction Activity Pollution Prevention	Required	GC
1			0	C	Credit	Site Assessment	1	Architect
	2		0	D	Credit	Protect or Restore Habitat	2	Landscape
1			0	D	Credit	Open Space	1	Landscape
	1	2	0	D	Credit	Rainwater Management	3	Civil
1	1		0	C	Credit	Heat Island Reduction	2	Landscape
	1		0	D	Credit	Light Pollution Reduction	1	Lighting
1			0	D	Credit	Tenant Design and Construction Guidelines	1	Owner

6	2	3	0	D/C	Water Efficiency	11	Primary Team
Y				D	Prereq	Outdoor Water Use Reduction	Required	Landscape
Y				D	Prereq	Indoor Water Use Reduction	Required	Plumbing
Y				D	Prereq	Building-Level Water Metering	Required	Sustainability
1	1		0	D	Credit	Outdoor Water Use Reduction	3	Landscape
4	1	1	0	D	Credit	Indoor Water Use Reduction	4	Plumbing
		2	0	D	Credit	Optimize Process Water Use	3	Mechanical
1			0	D	Credit	Water Metering	1	Plumbing

16	11	4	0	D/C	Energy and Atmosphere	33	Primary Team
Y				C	Prereq	Fundamental Commissioning and Verification	Required	CxA
Y				D	Prereq	Minimum Energy Performance	Required	Energy Analyst
Y				D	Prereq	Building-Level Energy Metering	Required	Electrical
Y				D	Prereq	Fundamental Refrigerant Management	Required	Mechanical
3	3		0	C	Credit	Enhanced Commissioning	6	CxA
10	4	4	0	D	Credit	Optimize Energy Performance	18	Energy Analyst
1			0	D	Credit	Advanced Energy Metering	1	Electrical
	2		0	C	Credit	Grid Harmonization	2	Electrical
2	1		0	D	Credit	Renewable Energy	5	ainability/ Electrical
	1		0	D	Credit	Enhanced Refrigerant Management	1	Mechanical

8	4	1	0	D/C	Materials and Resources	14	Primary Team
Y				D	Prereq	Storage and Collection of Recyclables	Required	Architect
3	1	1	0	C	Credit	Building Life-Cycle Impact Reduction	6	Sustainability
1	1		0	C	Credit	Environmental Product Declarations	2	GC
1	1		0	C	Credit	Sourcing of Raw Materials	2	GC
1	1		0	C	Credit	Material Ingredients	2	GC
2			0	C	Credit	Construction and Demolition Waste Management	2	GC

4	6	0	0	D/C	Indoor Environmental Quality	10	Primary Team
Y				D	Prereq	Minimum Indoor Air Quality Performance	Required	Mechanical
Y				D	Prereq	Environmental Tobacco Smoke Control	Required	Architect
2			0	D	Credit	Enhanced Indoor Air Quality Strategies	2	Mechanical
1	2		0	C	Credit	Low-Emitting Materials	3	GC
1			0	C	Credit	Construction Indoor Air Quality Management Plan	1	GC
	3		0	D	Credit	Daylight	3	tainability/ Lighting
	1		0	D	Credit	Quality Views	1	Architect

1	3	2	0	D/C	Innovation	6	Primary Team
	1		0	D	Credit	Innovation 1: Walkable Project Site	1	TBD
	1		0	D	Credit	Innovation 2: Bird Collision Deterrence	1	TBD
	1		0	D	Credit	Innovation 3: Green Building Education	1	TBD
		1	0	D	Credit	Innovation 4: Purchasing - lamps	1	TBD
		1	0	D	Credit	Innovation 5: Biophilic Design	1	TBD
1			0	D	Credit	LEED Accredited Professional	1	Sustainability

4	0	0	0	D/C	Regional Priority	4	Primary Team
1			0	D	Credit	High Priority Site	1	
1			0	D	Credit	Optimize Energy Performance	1	
1			0	D	Credit	Surrounding Density & Diverse Uses (2 pt threshold)	1	
1			0	D	Credit	Open Space	1	

51	34	15	2	102	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Block A	Percentage	Square Footage
Typology Breakdown	0% Apartment	0
(add additional rows if needed)	0% Condo	0
	1.89% Retail	1,213
	64.26% Office	41,265
	12.61% BOH	8,097
	14.10% Arts and Cultural	9,053
	7.15% PH Amenity	4,592
Building Area (GSF)		64,220
Block /Parcel Area (SF)		15,320

Requirement Type Legend
CDD #: Coordinated Development District Condition #
ALX GBP: Alexandria Green Building Policy
CSS: Coordinated Sustainability Strategy

***This is a snapshot in time based on this Concept II submission. Adjustments will be made as design is advanced.**

SITE

	OPEN SPACE AND BIODIVERSITY			GREEN INFRASTRUCTURE			CIRCULATION AND TRANSPORTATION
Building Phase	Acres on-site open space (acres)	Genus diversity in tree planting (%)	Quantify on-site carbon from plants (kgCO2e)	Intensive green roof area (%)	# of Species on green roofs	Acres of green roofs & bioretention systems	Off-street parking spaces with EV charging (%)
THRESHOLD	5 (SITE-WIDE)	20% (SITE-WIDE)		25%	6	2	2% (SITE-WIDE)
Roles/Responsibilities	Landscape	Landscape	Landscape	Landscape	Landscape	Landscape	Civil / Transport Planner
DSUP Concept II	5.5	Acknowledged - Planting plan to be provided in final site plan submission.	Acknowledged - On-site carbon sequestration from plants to be provided in final site plan submission.	25%	Acknowledged - Planting plan to be provided in the final site plan submission	Acknowledged - planting plan to be provided in the final site plan submission	2% site-wide - spaces will be located in construction submission on sheets A1P1_A&B and A1P2_A&B
COMPLIANCE	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress
Requirement Type	CDD #95	CSS Commitment	CSS Commitment	CSS Commitment	CSS Commitment	CSS Commitment	CSS Commitment

ENERGY & CARBON

	DESIGN TRACKING					
	OPERATIONAL CARBON			RENEWABLES	EMBODIED CARBON	
	100% Electric HVAC & DHW Systems (Y/N)	2021 IECC EUI Baseline (kBTU/sf/yr)	Current Design (kBTU/sf/yr)	On-site renewable energy generation (%) (SITE-WIDE)	Building embodied carbon baseline (kgCO2e/m2)	Building embodied carbon reduction from baseline (%)
THRESHOLD	100%			3%		10%
Responsibility	MEP	Energy Modeler	Energy Modeler	MEP	Structural & Sustainability	Structural & Sustainability
DSUP Concept II	Yes	45.40	In Progress	In Progress	In-Progress	10%
COMPLIANCE	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress
Requirement Type	CDD #139 Target 4	CDD #139 Target 1		CDD #139 Target 2	CSS Commitment	CDD #139 Target 3

WATER

	DESIGN TRACKING		
	POTABLE WATER DEMAND		STORAGE & REUSE
	Indoor Potable Water Use Reduction (%)	Outdoor Water Use Reduction (%)	Quantify water use with meters
Threshold	40%	50%	Sub-meters types
DSUP Concept II	Acknowledged - indoor potable water use reduction to be provided in future LEED submission.	Acknowledged - outdoor water use reduction to be provided in future LEED submission.	Submetering for domestic hot water and irrigation meters in BOD
COMPLIANCE	In-Progress	In-Progress	In-Progress
Requirement Type	ALX GBP	ALX GBP	CSS Commitment

HUMAN HEALTH

	DESIGN TRACKING				
	MATERIAL SOURCING		INDOOR ENVIRONMENTAL QUALITY		WASTE MANAGEMENT
	Material Source Tracking	Low-emitting material tracking	Construction Indoor Air Quality Plans (Y/N)	Enhanced Air Quality Strategies	75% construction waste diversion from new construction
Threshold	LEED BPDO Credits	Min. 2 Materials		# of Strategies	
Role/Responsibility	Arch & Sustainability	Arch & Sustainability	Sustainability	Mechanical	Contractor
DSUP Concept II	Acknowledged - LEED BDPO credit compliance to be provided in future LEED submission.	Acknowledged	Yes	Acknowledged - MERV-13 is BOD for outside air units	Yes
COMPLIANCE	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress
Requirement Type	CSS Commitment	ALX GBP	ALX GBP	CSS Commitment	CSS Commitment

RESILIENCE

	EXTREME HEAT		EXTREME PRECIPITATION
	Tree-lined blocks baseline	Tree-lined blocks at intervals of 50' spacing or less	Building systems designed for future climate projections
Threshold	Linear Feet	# trees	
DSUP Concept II	575	Acknowledged - Planting plan to be provided in final site plan submission.	Mech system - future increases in heat (BOD system is sized to ASHRAE) Storm drains - future roof rainwater (BOD is for 100 year storm in region)
COMPLIANCE	In-Progress	In-Progress	In-Progress
Requirement Type	CSS Commitment	CSS Commitment	CSS Commitment

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

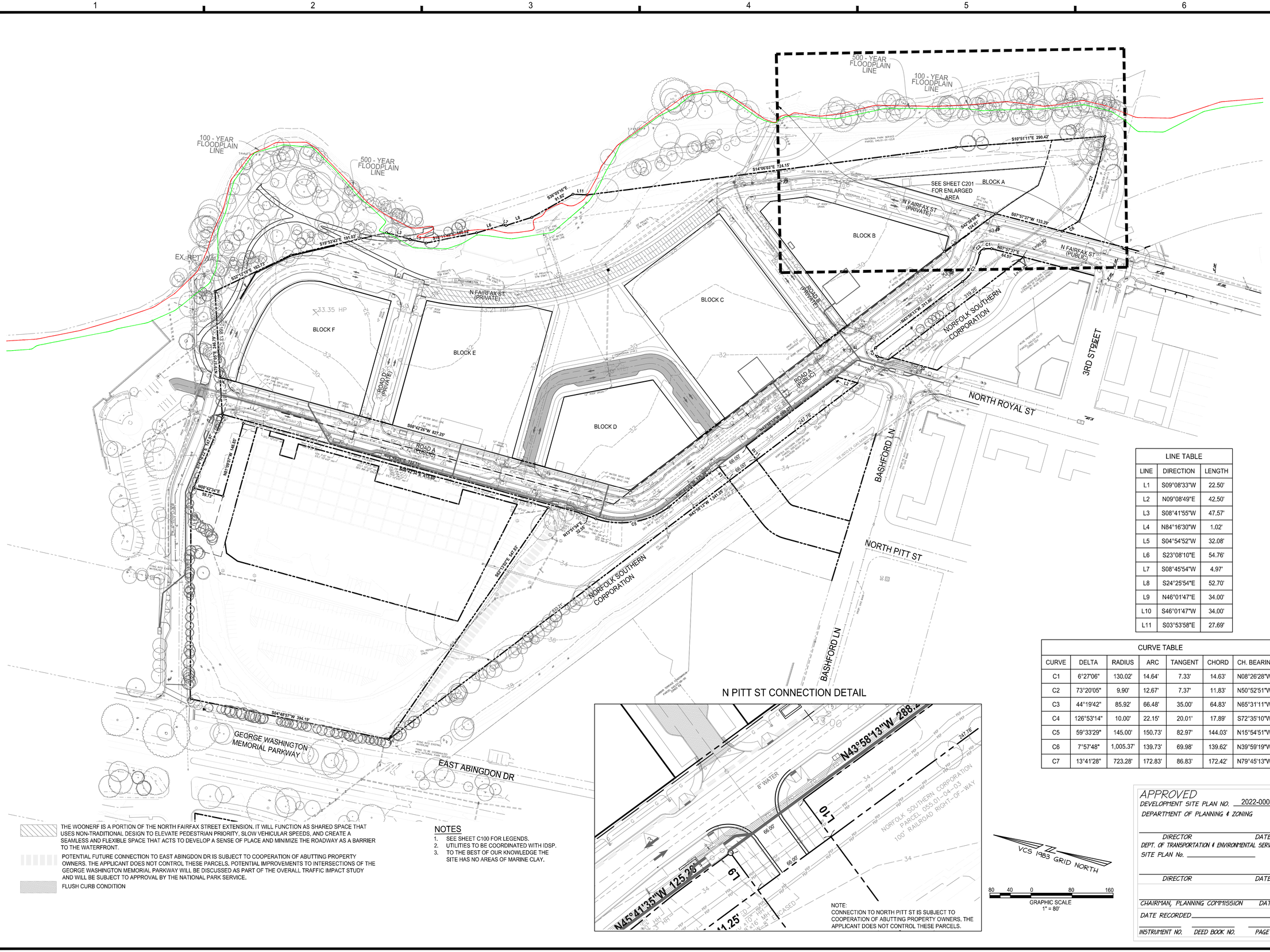
PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/12/23
SCALE: NOT TO SCALE
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
COORDINATED SUSTAINABILITY STRATEGY COMPLIANCE

SHEET No.
C108

112491

P:\PW\Projects\17005\006\00\112490 Concept II - Block A\C108 CSS.dwg, 9/21/2023 6:40:34 PM, Mohammad E. Ghafoory, 1:2.8055, christopher consultants, ltd



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S09°08'33"W	22.50'
L2	N09°08'49"E	42.50'
L3	S08°41'55"W	47.57'
L4	N84°16'30"W	1.02'
L5	S04°54'52"W	32.08'
L6	S23°08'10"E	54.76'
L7	S08°45'54"W	4.97'
L8	S24°25'54"E	52.70'
L9	N46°01'47"E	34.00'
L10	S46°01'47"W	34.00'
L11	S03°53'58"E	27.69'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	6°27'06"	130.02'	14.64'	7.33'	14.63'	N08°26'28"W
C2	73°20'05"	9.90'	12.67'	7.37'	11.83'	N50°52'51"W
C3	44°19'42"	85.92'	66.48'	35.00'	64.83'	N65°31'11"W
C4	126°53'14"	10.00'	22.15'	20.01'	17.89'	S72°35'10"W
C5	59°33'29"	145.00'	150.73'	82.97'	144.03'	N15°54'51"W
C6	7°57'48"	1,005.37'	139.73'	69.98'	139.62'	N39°59'19"W
C7	13°41'28"	723.28'	172.83'	86.83'	172.42'	N79°45'13"W

THE WOONERF IS A PORTION OF THE NORTH FAIRFAX STREET EXTENSION. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.

FLUSH CURB CONDITION

NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. UTILITIES TO BE COORDINATED WITH IDSP.
3. TO THE BEST OF OUR KNOWLEDGE THE SITE HAS NO AREAS OF MARINE CLAY.

N PITT ST CONNECTION DETAIL

NOTE:
CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

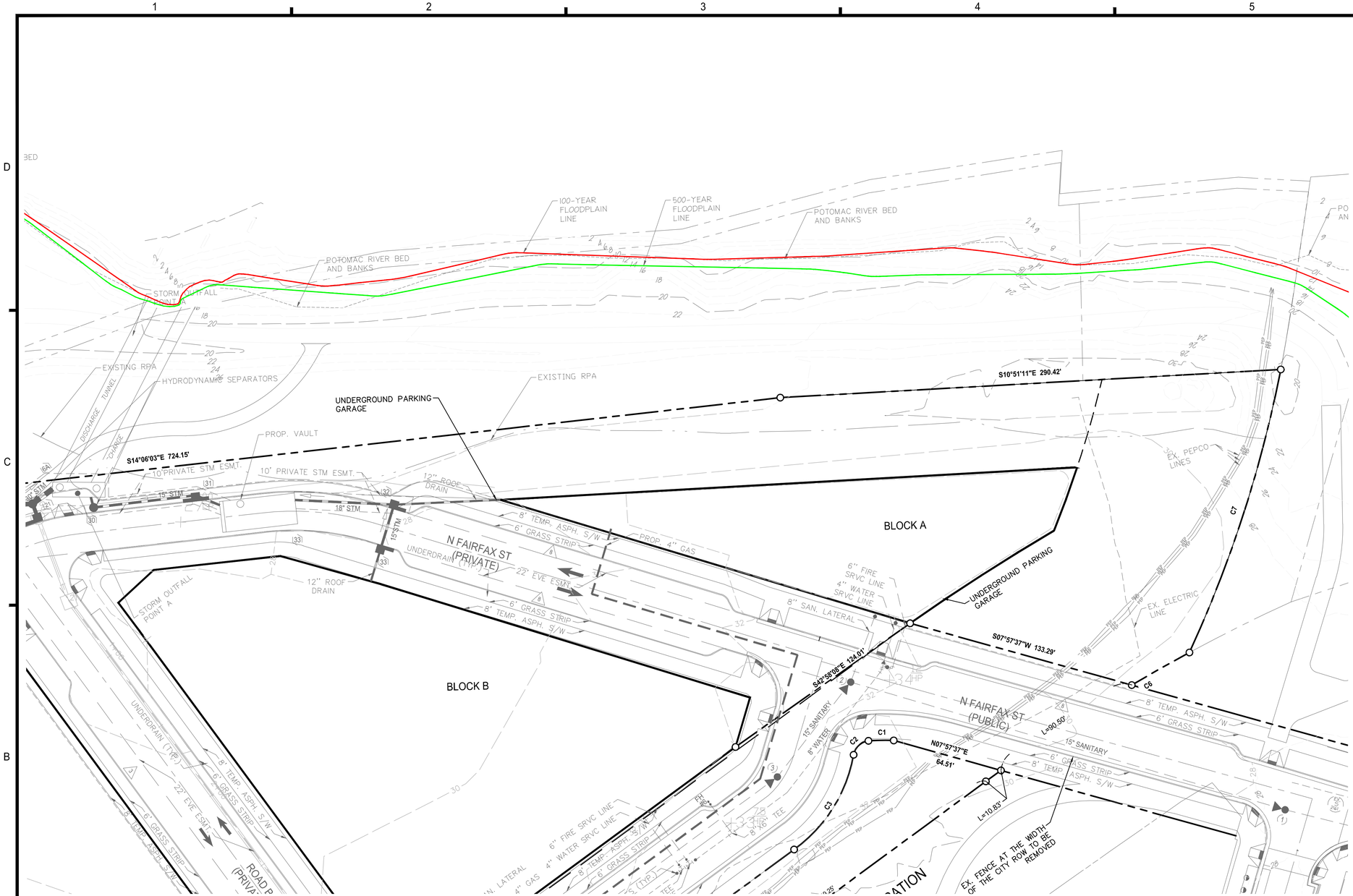
PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/19/23
SCALE: 1"=80'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
OVERALL EXISTING CONDITIONS & KEY PLAN

SHEET No.
C200

112491

P:\PA\Projects\17005\006\00\112490 Concept II - Block A\C200 OVERALL EXISTING CONDITIONS PLAN.dwg, 9/22/2023 11:34:34 AM, Mohammad E Ghafoory, 12-8055, christopher consultants, ltd



NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C200 FOR OVERALL BOUNDARY INFORMATION.
3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES) SHOWN AROUND BLOCK A IS PROPOSED WITH THE PRGS INFRASTRUCTURE PLAN (CDSP# 2023-00001).
4. UTILITIES TO BE COORDINATED WITH IDSP.
5. TO THE BEST OF OUR KNOWLEDGE THE SITE HAS NO AREAS OF MARINE CLAY.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S09°08'33"W	22.50'
L2	N09°08'49"E	42.50'
L3	S08°41'55"W	47.57'
L4	N84°16'30"W	1.02'
L5	S04°54'52"W	32.08'
L6	S23°08'10"E	54.76'
L7	S08°45'54"W	4.97'
L8	S24°25'54"E	52.70'
L9	N46°01'47"E	34.00'
L10	S46°01'47"W	34.00'
L11	S03°53'58"E	27.69'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	6°27'06"	130.02'	14.64'	7.33'	14.63'	N08°26'28"W
C2	73°20'05"	9.90'	12.67'	7.37'	11.83'	N50°52'51"W
C3	44°19'42"	85.92'	66.48'	35.00'	64.83'	N65°31'11"W
C4	126°53'14"	10.00'	22.15'	20.01'	17.89'	S72°35'10"W
C5	59°33'29"	145.00'	150.73'	82.97'	144.03'	N15°54'51"W
C6	7°57'48"	1,005.37'	139.73'	69.98'	139.62'	N39°59'19"W
C7	13°41'28"	723.28'	172.83'	86.83'	172.42'	N79°45'13"W

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/19/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

BLOCK A
EXISTING
CONDITIONS

SHEET No.
C201

112491

P:\FX\Projects\17005\006\01\12490 Concept II - Block A\C201 EXISTING CONDITIONS PLAN.dwg, 9/22/2023 11:43:41 AM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd

POTOMAC RIVER
BED AND BANKS

ROOT PRUNING
TREE PROTECTION FENCING
RESOURCE PROTECTION AREA (RPA)
15-FOOT OFFSET FROM LIMITS
LIMITS OF CLEARING AND GRADING
15-FOOT OFFSET FROM LIMITS

ROOT PRUNING

TREE PROTECTION FENCING

SLATERS LANE

MATCHLINE SEE SHEET C203

MATCHLINE SEE SHEET C206

LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- CRZ : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay — 08-04-2023 (Date)

Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: 1"=30'
DESIGN: AH
DRAWN: AH
CHECKED: ND

SHEET TITLE:

TREE PRESERVATION PLAN - NORTHEAST

SHEET No.

C202

112491

P:\TXP\Projects\17005\006\00\112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:48:09 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd

POTOMAC RIVER
BED AND BANKS

15-FOOT OFFSET FROM LIMITS

LIMITS OF CLEARING AND GRADING

15-FOOT OFFSET FROM LIMITS

RESOURCE PROTECTION AREA (RPA)

MATCHLINE SEE SHEET C202

MATCHLINE SEE SHEET C204

MATCHLINE SEE SHEET C205

LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - A

CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay 08-04-2023

Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: 1"=30'
DESIGN: AH
DRAWN: AH
CHECKED: ND

SHEET TITLE:

TREE PRESERVATION PLAN - EAST

SHEET No.

C203

112491

P:\FAV\Projects\17005\006001\112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:48:20 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd

POTOMAC RIVER
BED AND BANKS

ROOT PRUNING
TREE PROTECTION FENCING

15-FOOT OFFSET FROM LIMITS
LIMITS OF CLEARING AND GRADING
15-FOOT OFFSET FROM LIMITS
RESOURCE PROTECTION AREA (RPA)

MATCHLINE SEE SHEET C203

MATCHLINE SEE SHEET C205

NORFOLK SOUTHERN CORPORATION

N FAIRFAX ST
5,278 VPD

NORTH ROYAL ST
2,106 VPD

3RD ST

LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay 08-04-2023
Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

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

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112787
DATE: 9/8/23
SCALE: 1"=30'
DESIGN: AH
DRAWN: AH
CHECKED: ND

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

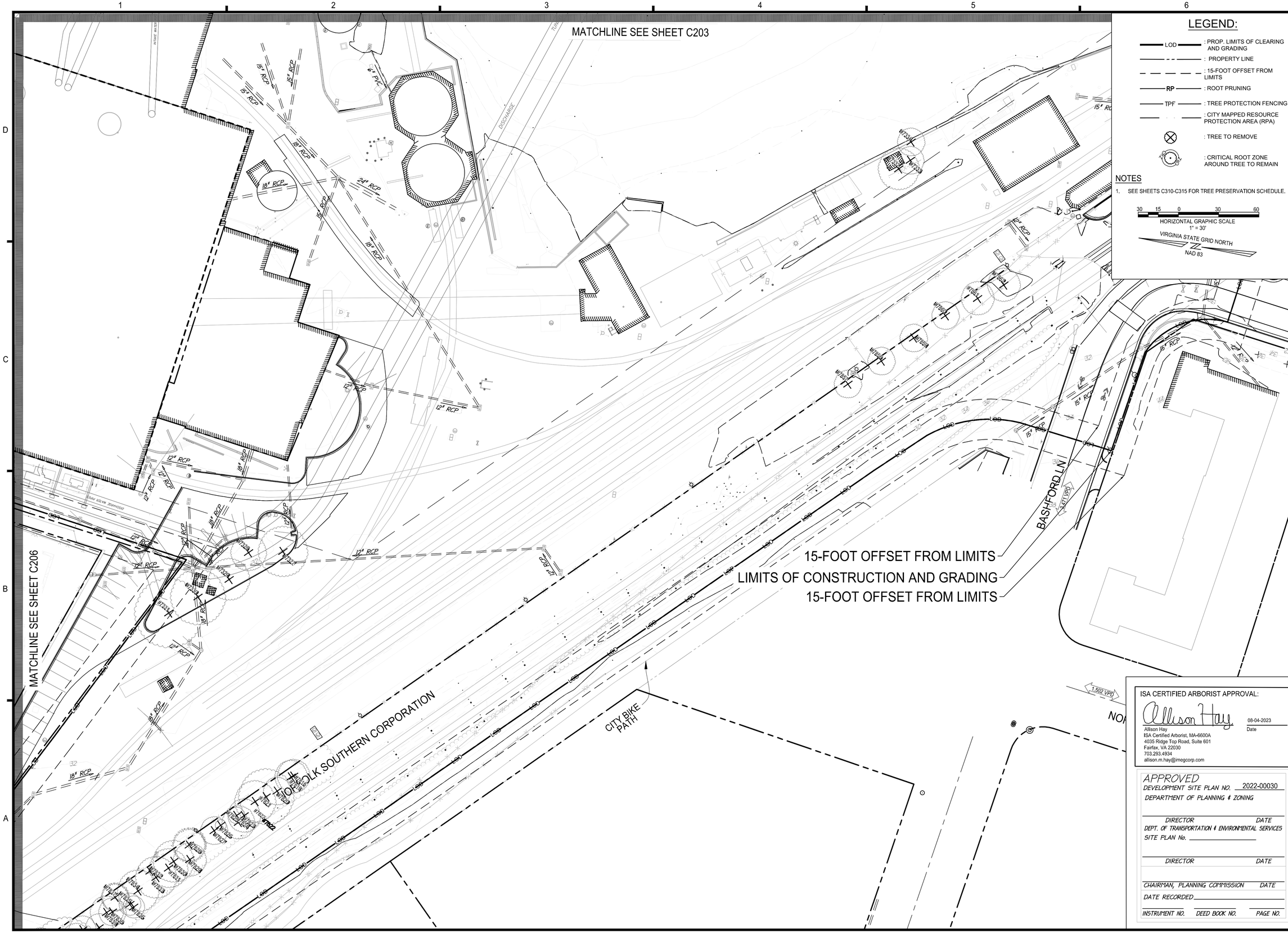
SHEET TITLE:

TREE PRESERVATION PLAN - SOUTH

SHEET No.
C204

112491

P:\FX\Projects\17005\006\01112490 Concept I\ - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:48:34 PM, Mohammad E. Ghafoory, 1:2.8055, christopher consultants, ltd



LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay
Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

08-04-2023
Date

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: 1"=30'
DESIGN: AH
DRAWN: AH
CHECKED: ND

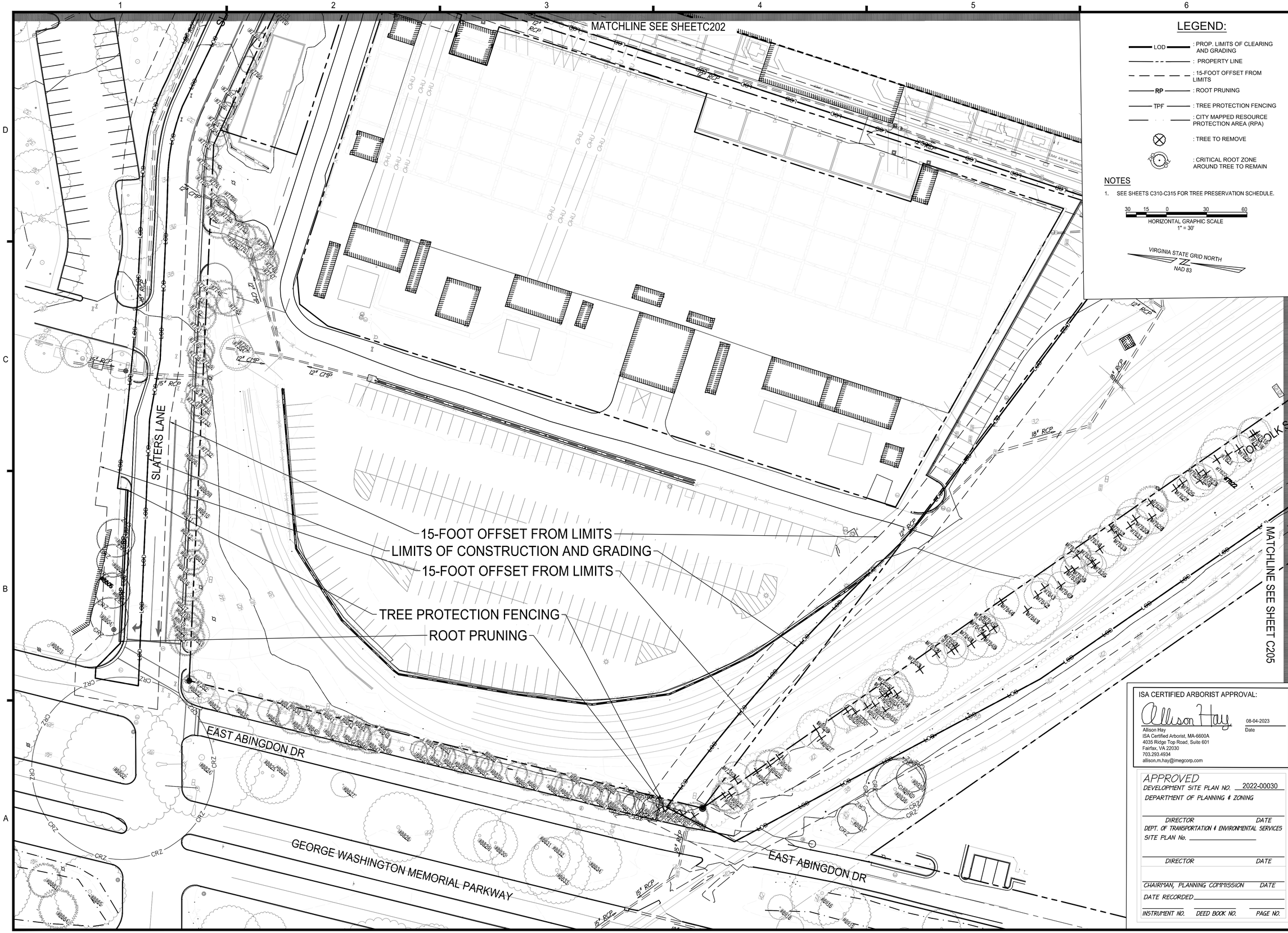
SHEET TITLE:

TREE PRESERVATION PLAN - WEST

SHEET No.
C205

112491

P:\FX\Projects\17005\00600\112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:48:45 PM, Mohammad E. Ghafoory, 1.2.8055, christopher consultants, ltd



LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- : 15-FOOT OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CITY MAPPED RESOURCE PROTECTION AREA (RPA)
- : TREE TO REMOVE
- : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

NOTES

1. SEE SHEETS C310-C315 FOR TREE PRESERVATION SCHEDULE.

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay
Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

08-04-2023
Date

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: 1"=30'
DESIGN: AH
DRAWN: AH
CHECKED: ND

SHEET TITLE:
TREE PRESERVATION PLAN - NORTHWEST

SHEET No.
C206

112491

P:\FX\Projects\17005\00600\112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:48:55 PM, Mohammad E. Ghafoory, 1.2.8055, christopher consultants, ltd

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS	SURVEYED DRIPLINE RADIUS	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
6450	*ACER RUBRUM*	RED MAPLE	16	16	18	72	OFFSITE	TBS	NATIVE	Few cavities in trunk
6869	*UNIDENTIFIED*	DEAD TREE	17	17	20	25	OFFSITE	TBS		Tree in water, multitrunk, one snagged trunk, other have peeling bark, ivy
7327	*ACER RUBRUM*	RED MAPLE	18	18	11	69	ONSITE	TBR	NATIVE	Damaged roots, possibly from mowing
7328	*ACER RUBRUM*	RED MAPLE	13	13	12	84	ONSITE	TBR	NATIVE	Uneven canopy, one small scaffold branch to be pruned
7329	*ACER RUBRUM*	RED MAPLE	15	15	10	63	ONSITE	TBR	NATIVE	Damaged roots, possibly from mowing
7330	*QUERCUS PHELLOS*	WILLOW OAK	20	20	28	78	ONSITE	TBR	NATIVE	Some dead scaffold branches
7331	*QUERCUS PHELLOS*	WILLOW OAK	25	25	24	72	ONSITE	TBR	NATIVE	Girdling roots
7332	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	22	72	ONSITE	TBR	NATIVE	Multiple trunks, all in good condition, uneven canopy
7333	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	7	75	ONSITE	TBR	NATIVE	
7334	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	12	69	ONSITE	TBR	NATIVE	Two trunks, one growing between concrete wall and piping
7335	*THUJA SPP.*	ARBORVITAE	8	8	48	69	ONSITE	TBR	NATIVE	
7336	*THUJA SPP.*	ARBORVITAE	8	8	40	69	ONSITE	TBR	NATIVE	Scaffold branches snagged and broken, some large branches to prune
7337	*THUJA SPP.*	ARBORVITAE	8	8	24	69	ONSITE	TBR	NATIVE	Snagged scaffold branches
7338	*THUJA SPP.*	ARBORVITAE	8	8	24	66	ONSITE	TBR	NATIVE	Scaffold branches snagged and broken, some large branches to prune, some dead branches
7339	*THUJA SPP.*	ARBORVITAE	8	8	14	72	ONSITE	TBR	NATIVE	
7340	*QUERCUS VELUTINA*	BLACK OAK	12	12	15	53	ONSITE	TBR	NATIVE	Many broken scaffold branches, many vines on trunk and pulling on scaffold branches, many dead limbs to prune
7341	*THUJA SPP.*	ARBORVITAE	8	8	34	69	ONSITE	TBR	NATIVE	Snagged scaffold branches
7342	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	42	63	ONSITE	TBR	INVASIVE	Triple trunk, low split, English ivy on all three trunks, many large branches need to be pruned
7343	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	25	25	19	63	ONSITE	TBR	NATIVE	Leaning towards fence, some dead branches
7344	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	25	25	12	69	ONSITE	TBR	NATIVE	One dead trunk out of two, intense lean to remaining trunk, exacerbated by growing on steep hillside,
7345	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	36	69	ONSITE	TBR	NATIVE	Co-dominant stems
7346	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	30	66	ONSITE	TBR	NATIVE	Few large dead limbs, vines on trunk, scaffold branches uneven, second dead trunk
7347	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	13	75	ONSITE	TBR	INVASIVE	
7348	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	12	63	OFFSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service. Extreme lean, laying on fence, extreme vine coverage, many dead branches
7349	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	20	20	11	75	ONSITE	TBR	INVASIVE	
7350	*ACER RUBRUM*	RED MAPLE	12	12	12	81	OFFSITE	TBR	NATIVE	
7351	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	30	75	ONSITE	TBR	INVASIVE	
7352	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	36	69	OFFSITE	TBS	INVASIVE	
7353	*QUERCUS VELUTINA*	BLACK OAK	12	12	9	75	ONSITE	TBS	NATIVE	Twin with 7354, bad location between fence and electric box
7354	*QUERCUS VELUTINA*	BLACK OAK	12	12	6	69	ONSITE	TBS	NATIVE	Twin with 7353, bad location between fence and electric box
7355	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	26	75	ONSITE	TBR	NATIVE	3" caliper at DBH, multi-trunk
7356	*PINUS VIRGINIANA*	VIRGINIA PINE	15	15	16	75	OFFSITE	TBS	NATIVE	Many dead lower branches due to forest cover nearby, trunk is slightly curved at top, many vines in canopy
7357	*QUERCUS PHELLOS*	WILLOW OAK	10	10	12	72	OFFSITE	TBS	NATIVE	
7358	*QUERCUS VELUTINA*	BLACK OAK	6	8	9	78	OFFSITE	TBS	NATIVE	Some dead lower branches
7359	*QUERCUS PALUSTRIS*	PIN OAK	8	8	6	75	OFFSITE	TBS	NATIVE	
7360	*PYRUS CALLERYANA*	CALLERY PEAR	10	10	7	69	OFFSITE	TBS	INVASIVE	Crack in trunk, uneven canopy
7361	*ULMUS AMERICANA*	AMERICAN ELM	25	25	12	72	OFFSITE	TBS	NATIVE	
7362	*QUERCUS VELUTINA*	BLACK OAK	30	45	60	75	OFFSITE	TBS	NATIVE	Two main trunks, one dead scaffold branch, some vines on trunks
7363	*MORUS SPP.*	MULBERRY	12	12	30	72	OFFSITE	TBR		Removal is subject to coordination with the National Park Service
7364	*MORUS SPP.*	MULBERRY	12	12	12	63	OFFSITE	TBR		Removal is subject to coordination with the National Park Service. Many small dead branches, many vines on trunk and in canopy
7365	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	20	20	18	72	OFFSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service
7366	*MORUS SPP.*	MULBERRY	8	8	8	25	OFFSITE	TBR		Removal is subject to coordination with the National Park Service. Dead, many invasive vines
7367	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	15	15	30	72	OFFSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service
7368	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	26	69	OFFSITE	TBS	NATIVE	Uneven canopy
7369	*CERCIS CANADENSIS*	EASTERN REDBUD	12	12	74	59	OFFSITE	TBS	NATIVE	Girdling roots, some dead branches
7370	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	15	15	36	75	OFFSITE	TBS	NATIVE	Uneven canopy
7371	*MALUS SPP.*	CRABAPPLE	12	12	78	75	OFFSITE	TBS	NATIVE	Multistemmed
7372	*ACER SACCHARINUM*	SILVER MAPLE	22	22	22	47	OFFSITE	TBS	NATIVE	Extreme canopy dieback, epicormic sprouting only, peeling bark
7373	*PRUNUS SEROTINA*	BLACK CHERRY	9	9	7	75	OFFSITE	TBS	NATIVE	
7374	*AMELANCHIER ARBOREA*	COMMON SERVICEBERRY	6	8	40	75	OFFSITE	TBS	NATIVE	One branch dieback
7375	*MORUS SPP.*	MULBERRY	5	8	12	59	OFFSITE	TBS		Covered with ivy
7376	*QUERCUS VELUTINA*	BLACK OAK	15	15	13	72	OFFSITE	TBS	NATIVE	Some branch dieback, one wound in trunk
7377	*PRUNUS SEROTINA*	BLACK CHERRY	4	8	6	72	OFFSITE	TBS	NATIVE	
7378	*QUERCUS VELUTINA*	BLACK OAK	16	16	15	75	OFFSITE	TBS	NATIVE	Uneven canopy
7379	*ULMUS AMERICANA*	AMERICAN ELM	10	10	12	72	OFFSITE	TBS	NATIVE	
7380	*QUERCUS RUBRA*	NORTHERN RED OAK	8	8	9	75	OFFSITE	TBS	NATIVE	Some branches being pulled down by vines
7381	*QUERCUS PALUSTRIS*	PIN OAK	8	8	9	75	OFFSITE	TBS	NATIVE	
7382	*ULMUS PUMILA*	SIBERIAN ELM	15	15	19	66	OFFSITE	TBS	EXOTIC	Some large dead branches, foliage has galls and isn't growing properly
7383	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	6	69	OFFSITE	TBS	NATIVE	
7384	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	9	72	OFFSITE	TBS	NATIVE	Uneven leader, many vines on trunk
7385	*QUERCUS PALUSTRIS*	PIN OAK	25	25	24	75	OFFSITE	TBS	NATIVE	
7386	*ULMUS AMERICANA*	AMERICAN ELM	25	25	19	75	OFFSITE	TBS	NATIVE	
7387	*QUERCUS PALUSTRIS*	PIN OAK	22	22	21	72	OFFSITE	TBS	NATIVE	
7388	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	15	63	OFFSITE	TBS	NATIVE	Three leaders, one dead, two rubbing together and fungus at joint, large cracking in bark
7389	*UNIDENTIFIED*	DEAD TREE	5	8	12	25	OFFSITE	TBS		Without bark
7390	*QUERCUS FALCATA*	SOUTHERN RED OAK	8	8	10	75	OFFSITE	TBS	NATIVE	Many dead lower branches
7391	*QUERCUS RUBRA*	NORTHERN RED OAK	15	15	9	72	OFFSITE	TBS	NATIVE	
7392	*QUERCUS VELUTINA*	BLACK OAK	15	15	12	66	OFFSITE	TBS	NATIVE	Central leader is gnarled and dead, all canopy growth is coming from eastern leader
7393	*MORUS SPP.*	MULBERRY	12	12	9	66	OFFSITE	TBS		Leaning
7394	*MORUS RUBRA*	RED MULBERRY	15	15	24	69	OFFSITE	TBS	NATIVE	Triple leader, many vines on trunk and in canopy
7395	*ACER NEGUNDO*	BOXELDER	8	8	11	47	OFFSITE	TBS	NATIVE	Covered with ivy
7396	*MORUS RUBRA*	RED MULBERRY	15	15	20	63	OFFSITE	TBS	NATIVE	Very uneven canopy, many vines on trunk and in canopy
7397	*PRUNUS SEROTINA*	BLACK CHERRY	22	22	51	69	OFFSITE	TBS	NATIVE	Co-dominant stems
7398	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	20	66	OFFSITE	TBS	NATIVE	Leaders pulled to side, uneven canopy
7399	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	8	66	OFFSITE	TBS	NATIVE	
7400	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	16	72	OFFSITE	TBS	NATIVE	Many vines in canopy
7510	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	11	25	OFFSITE	TBS	NATIVE	Dead or dying; all branches removed and top half of trunk snapped off
7511	*ILEX OPACA*	AMERICAN HOLLY	15	15	27	72	OFFSITE	TBS	NATIVE	Tree overgrown with ivy
7512	*ACER SACCHARINUM*	SILVER MAPLE	18	18	13	69	OFFSITE	TBS	NATIVE	English ivy on tree, lean to trunk
7513	*ACER SACCHARINUM*	SILVER MAPLE	18	18	12	69	OFFSITE	TBS	NATIVE	
7514	*ACER SACCHARINUM*	SILVER MAPLE	10	10	6	72	ONSITE	TBS	NATIVE	English ivy on tree, lean to trunk
7516	*ACER SACCHARINUM*	SILVER MAPLE	15	15	24	66	OFFSITE	TBS	NATIVE	English ivy on tree, lean to trunk, multiple leaders, uneven canopy
7517	*ACER SACCHARINUM*	SILVER MAPLE	12	12	12	66	OFFSITE	TBS	NATIVE	
7520	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	9	25	OFFSITE	TBS	NATIVE	Dead
7521	*ULMUS AMERICANA*	AMERICAN ELM	48	72	24	66	OFFSITE	TBS	NATIVE	Ivy on trunk, few dead branches, snagged scaffold branch
7522	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	12	25	ONSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service; dead
7524	*ACER SACCHARINUM*	SILVER MAPLE	12	12	11	69	OFFSITE	TBS	NATIVE	Vines on trunk and in canopy, leaning trunk
7525	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	13	63	OFFSITE	TBS	NATIVE	
7526	*QUERCUS VELUTINA*	BLACK OAK	10	10	9	56	OFFSITE	TBS	NATIVE	Vines on trunk and in canopy, leaning trunk, almost no crown vegetation
7527	*UNIDENTIFIED*	DEAD TREE	2	8	9	25	OFFSITE	TBS		
7528	*ILEX OPACA*	AMERICAN HOLLY	10	10	12	72	OFFSITE	TBS	NATIVE	Some vines on trunk, large branch from another tree laying in canopy
7529	*ACER NEGUNDO*	BOXELDER	20	20	14	47	OFFSITE	TBS	NATIVE	Leaning, broken leader
7530	*PRUNUS SEROTINA*	BLACK CHERRY	18	18	39	25	OFFSITE	TBS	NATIVE	Dead
7531	*UNIDENTIFIED*	DEAD TREE	10	10	10	25	OFFSITE	TBS		
7532	*ACER NEGUNDO*	BOXELDER	10	10	6	56	OFFSITE	TBS	NATIVE	Top half of both leaders broken off
7533	*ULMUS AMERICANA*	AMERICAN ELM	10	10	31	41	OFFSITE	TBS	NATIVE	Holes in trunk
7534	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	36	25	OFFSITE	TBS	NATIVE	Dead
7535	*PRUNUS SEROTINA*	BLACK CHERRY	22	22	20	47	OFFSITE	TBS	NATIVE	Co-dominant, one trunk dead, canopy dieback
7536	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	9	75	OFFSITE	TBS	NATIVE	Uneven canopy
7537	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	14	66	OFFSITE	TBS	NATIVE	
7538	*ULMUS AMERICANA*	AMERICAN ELM	12	12	7	72	OFFSITE	TBS	NATIVE	Slight lean
7539	*ULMUS AMERICANA*	AMERICAN ELM	15	15	13	66	OFFSITE	TBS	NATIVE	Ivy on trunk
7540	*ACER NEGUNDO*	BOXELDER	12	12	34	47	OFFSITE	TBS	NATIVE	Multiple trunks, most canopy vegetation is dead, only a few branches remain alive
7541	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	39	66	OFFSITE	TBS	NATIVE	
7542	*ACER SACCHARINUM*	SILVER MAPLE	12	12	14	75	OFFSITE	TBS	NATIVE	Slight lean to trunk
7543	*ULMUS AMERICANA*	AMERICAN ELM	12	12	22	53	OFFSITE	TBS	NATIVE	Ivy on trunk
7544	*ACER SACCHARINUM*	SILVER MAPLE	10	10	12	50	OFFSITE	TBS	NATIVE	Dead vines on tree, uneven canopy with dead leaders
7545	*PLATANUS OCCIDENTALIS*	SYCAMORE	12	12	14	69	OFFSITE	TBS	NATIVE	
7546	*ACER NEGUNDO*	BOXELDER	20	20	55	69	OFFSITE	TBS	NATIVE	Strong lean to trunk, epicormic sprouting, low scaffold branching
7547	*ACER SACCHARINUM*	SILVER MAPLE	8	8	11	69	OFFSITE	TBS	NATIVE	
7548	*ACER SACCHARINUM*	SILVER MAPLE	12	12	11	59	OFFSITE	TBS	NATIVE	Only a few branches still alive
7549	*ACER SACCHARINUM*	SILVER MAPLE	8	8	6	59	OFFSITE	TBS	NATIVE	
7550	*ACER SACCHARINUM*	SILVER MAPLE	15	15	13	66	OFFSITE	TBS	NATIVE	Leaning trunk, uneven canopy growth
7551	*ACER SACCHARINUM*	SILVER MAPLE	15	15	19	72	OFFSITE	TBS	NATIVE	Co-dominant stems
7552	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	13	25	OFFSITE	TBS	NATIVE	Dead
7553	*ACER NEGUNDO*	BOXELDER	15	15	9	63	OFFSITE	TBS	NATIVE	Dead scaffold branch
7554	*ULMUS AMERICANA*	AMERICAN ELM	20	20	25	66	OFFSITE	TBS	NATIVE	Uneven canopy, multiple trunks, epicormic sprouting
7555	*ULMUS AMERICANA*	AMERICAN ELM	15	15	25	72	OFFSITE	TBS	NATIVE	
7556	*ACER NEGUNDO*	BOXELDER	8	8	11	75	OFFSITE	TBS	NATIVE	Some vines in canopy
7557	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	13	66	OFFSITE	TBS	NATIVE	Leaning over river

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay — 08-04-2023

Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: NA
DESIGN: AH
DRAWN: AH
CHECKED: ND

SHEET TITLE:

ADAPTED TREE PRESERVATION PLAN

SHEET No.

C207

112491

P:\FXVProjects\17005\006001\112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:58:59 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS	SURVEYED DRIPLINE RADIUS	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
7558	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	11	66	OFFSITE	TBS	NATIVE	Lean to trunk, many vines
7559	*PLATANUS OCCIDENTALIS*	SYCAMORE	22	22	19	56	OFFSITE	TBS	NATIVE	Covered with ivy
7560	*ACER NEGUNDO*	BOXELDER	15	15	22	56	OFFSITE	TBS	NATIVE	Leader snapped off, epicormic growth
7561	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	30	44	OFFSITE	TBS	NATIVE	Snagged and cut down co-dominant trunk, some wounds and conks on trunk
7562	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	17	69	OFFSITE	TBS	NATIVE	One dead leader
7563	*PYRUS CALLERYANA*	CALLERY PEAR	8	8	10	72	OFFSITE	TBS	INVASIVE	
7564	*ACER NEGUNDO*	BOXELDER	30	45	21	69	OFFSITE	TBS	NATIVE	Leaning trunk, strangely grown limbs
7565	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	21	47	OFFSITE	TBS	NATIVE	Snagged branches
7566	*CATALPA SPECIOSA*	NORTHERN CATALPA	15	15	30	69	OFFSITE	TBS	NATIVE	One small leader, one large, many sprouts, uneven canopy
7567	*ACER NEGUNDO*	BOXELDER	8	8	27	75	OFFSITE	TBS	NATIVE	
7568	*CATALPA SPECIOSA*	NORTHERN CATALPA	12	12	14	72	OFFSITE	TBR	NATIVE	Removal is subject to coordination with the National Park Service; many vines in canopy
7569	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	11	50	OFFSITE	TBS	NATIVE	Covered with ivy, dead branches
7570	*QUERCUS PHELLOS*	WILLOW OAK	12	12	14	72	OFFSITE	TBS	NATIVE	Some vines on trunk
7571	*ULMUS AMERICANA*	AMERICAN ELM	12	12	7	59	OFFSITE	TBS	NATIVE	Leaning
7572	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	8	9	25	OFFSITE	TBS	NATIVE	Dead
7573	*UNIDENTIFIED*	DEAD TREE	6	8	17	25	OFFSITE	TBS		
7574	*UNIDENTIFIED*	UNIDENTIFIED	10	10	16		OFFSITE	TBR		
7575	*MORUS SPP.*	MULBERRY	25	25	9	47	OFFSITE	TBS		
7576	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	21	72	ONSITE	TBR	NATIVE	Uneven canopy
7577	*PRUNUS SEROTINA*	BLACK CHERRY	8	8	19	50	ONSITE	TBR	NATIVE	
7578	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	14	75	OFFSITE	TBS	NATIVE	Many vines
7579	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	7	50	OFFSITE	TBS	NATIVE	
7580	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	10	69	OFFSITE	TBS	NATIVE	Many vines, leaning trunk
7581	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	12	44	OFFSITE	TBS	NATIVE	Overgrown with ivy
7582	*ULMUS AMERICANA*	AMERICAN ELM	25	25	26	75	OFFSITE	TBS	NATIVE	Slight lean to trunk
7583	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	16	41	OFFSITE	TBS	NATIVE	Overgrown with ivy
7584	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	14	36	66	OFFSITE	TBS	NATIVE	Leader dead, second leader highly vegetated
7585	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	16	66	OFFSITE	TBS	NATIVE	Lightly covered with ivy
7586	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	18	25	OFFSITE	TBS	NATIVE	Dead
7587	*ULMUS AMERICANA*	AMERICAN ELM	10	10	9	56	OFFSITE	TBS	NATIVE	Covered with ivy, top heavy
7588	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	19	25	OFFSITE	TBS	NATIVE	Dead
7589	*PRUNUS SEROTINA*	BLACK CHERRY	6	8	11	25	OFFSITE	TBS	NATIVE	Overgrown with ivy, snagged top
7590	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	19	59	OFFSITE	TBS	NATIVE	Lots of ivy
7591	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	15	41	OFFSITE	TBS	NATIVE	Overgrown with ivy
7592	*PRUNUS SEROTINA*	BLACK CHERRY	6	8	9	38	OFFSITE	TBS	NATIVE	One living branch, everything else dead, lots of English ivy
7593	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	14	41	OFFSITE	TBS	NATIVE	Covered with ivy, conk on trunk
7594	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	1	8	12	25	OFFSITE	TBS	NATIVE	Dead
7596	*QUERCUS VELUTINA*	BLACK OAK	25	25	15	63	OFFSITE	TBS	NATIVE	Uneven canopy, much vines on trunk, dead tree leaning against it
7598	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	1	8	9	25	OFFSITE	TBS	NATIVE	Dead
7599	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	10	44	OFFSITE	TBS	NATIVE	Covered with ivy, dead branches
7600	*PRUNUS SEROTINA*	BLACK CHERRY	8	8	11	63	OFFSITE	TBS	NATIVE	Almost all main leaders defoliated except for one
7701	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	11	25	OFFSITE	TBS	NATIVE	Dead branches, leaning
7702	*ULMUS AMERICANA*	AMERICAN ELM	8	8	12	59	OFFSITE	TBS	NATIVE	Quite small, two stems, lots of vines, uneven canopy, snapped leader on one trunk
7703	*PRUNUS SEROTINA*	BLACK CHERRY	6	8	7	44	OFFSITE	TBS	NATIVE	Covered with ivy, dead branches
7704	*ULMUS AMERICANA*	AMERICAN ELM	4	8	6	72	OFFSITE	TBS	NATIVE	Some small vines, not straight trunk
7705	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	8	8	9	72	OFFSITE	TBS	INVASIVE	Lightly covered with ivy
7706	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	4	8	18	25	OFFSITE	TBS	NATIVE	Dead
7707	*ULMUS AMERICANA*	AMERICAN ELM	10	10	7	69	OFFSITE	TBS	NATIVE	
7708	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	14	25	OFFSITE	TBS	NATIVE	Dead
7709	*QUERCUS PHELLOS*	WILLOW OAK	25	25	33	75	OFFSITE	TBS	NATIVE	
7710	*PRUNUS SEROTINA*	BLACK CHERRY	20	20	24	66	OFFSITE	TBS	NATIVE	Extreme ivy on trunk, dead scaffold branch, some bark peeling from living branches
7711	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	40	59	OFFSITE	TBS	NATIVE	
7712	*PRUNUS SEROTINA*	BLACK CHERRY	22	22	12	50	OFFSITE	TBS	NATIVE	English ivy on trunk, only two living branches
7713	*ACER NEGUNDO*	BOXELDER	35	53	82	66	OFFSITE	TBS	NATIVE	Multiple trunks, few dead branches
7714	*ACER NEGUNDO*	BOXELDER	20	20	7	75	OFFSITE	TBS	NATIVE	Slight lean
7715	*MORUS SPP.*	MULBERRY	28	28	33	72	OFFSITE	TBS		
7718	*ILEX OPACA*	AMERICAN HOLLY	10	10	21	75	OFFSITE	TBS	NATIVE	Dual leaders
7719	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	24	53	OFFSITE	TBS	NATIVE	Trunk covered with poison ivy
7720	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	11	69	OFFSITE	TBS	NATIVE	Leaning trunk, lots of ivy
7721	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	26	66	OFFSITE	TBS	NATIVE	Trunk covered with poison ivy
7722	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	12	69	OFFSITE	TBS	NATIVE	Leaning trunk, lots of ivy
7723	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	9	53	OFFSITE	TBS	NATIVE	Dead branches, leaning over trail
7725	*UNIDENTIFIED*	DEAD TREE	6	8	7	25	OFFSITE	TBS		
7726	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	9	25	OFFSITE	TBS	NATIVE	Dead
7727	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	12	63	OFFSITE	TBS	NATIVE	Epicormic branches
7728	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	25	25	15	25	OFFSITE	TBS	NATIVE	Dead
7729	*PRUNUS SEROTINA*	BLACK CHERRY	18	18	10	69	OFFSITE	TBS	NATIVE	Covered with ivy
7730	*ILEX OPACA*	AMERICAN HOLLY	8	8	10	72	OFFSITE	TBS	NATIVE	Some holes in trunk, epicormic sprouting, otherwise good form
7731	*QUERCUS RUBRA*	NORTHERN RED OAK	22	22	17	72	OFFSITE	TBS	NATIVE	Few dead branches
7732	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	12	75	OFFSITE	TBS	NATIVE	
7733	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	7	8	9	75	OFFSITE	TBS	NATIVE	
7734	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	5	8	14	75	OFFSITE	TBS	NATIVE	
7735	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	11	75	OFFSITE	TBS	NATIVE	
7736	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	17	75	OFFSITE	TBS	NATIVE	
7737	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBS	NATIVE	
7738	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	16	75	OFFSITE	TBS	NATIVE	
7739	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	12	75	OFFSITE	TBS	NATIVE	
7740	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	59	OFFSITE	TBS	NATIVE	Front branches broken and snapped top
7741	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	5	8	6	75	OFFSITE	TBS	NATIVE	
7742	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	56	OFFSITE	TBS	NATIVE	Front branches broken and snapped top
7743	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	75	OFFSITE	TBS	NATIVE	
7744	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	12	75	OFFSITE	TBS	NATIVE	
7745	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	ONSITE	TBS	NATIVE	
7746	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	31	75	ONSITE	TBS	NATIVE	
7747	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	ONSITE	TBS	NATIVE	
7748	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	15	75	ONSITE	TBS	NATIVE	
7749	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	12	75	ONSITE	TBS	NATIVE	
7750	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	ONSITE	TBS	NATIVE	
7751	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	30	75	ONSITE	TBS	NATIVE	
7752	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	15	75	ONSITE	TBS	NATIVE	
7753	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	19	75	ONSITE	TBS	NATIVE	
7755	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	11	75	ONSITE	TBS	NATIVE	
7756	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	16	75	ONSITE	TBS	NATIVE	
7757	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	21	75	ONSITE	TBS	NATIVE	
7758	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	30	75	ONSITE	TBS	NATIVE	
7759	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	34	75	ONSITE	TBS	NATIVE	
7760	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	9	75	OFFSITE	TBS	NATIVE	
7761	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBS	NATIVE	
7762	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	6	75	OFFSITE	TBS	NATIVE	
7763	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	9	75	OFFSITE	TBS	NATIVE	
7764	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	6	75	OFFSITE	TBS	NATIVE	
7765	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBS	NATIVE	
7766	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBS	NATIVE	
7767	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBS	NATIVE	
7768	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBS	NATIVE	
7769	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBS	NATIVE	
7770	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBS	NATIVE	
7771	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	59	OFFSITE	TBS	NATIVE	Snagged top
7772	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBS	NATIVE	
7773	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBS	NATIVE	
7774	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	13	75	OFFSITE	TBS	NATIVE	
7775	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7776	*ACER PENSYLVANICUM*	STRIPED MAPLE	15	15	12	75	OFFSITE	TBS	NATIVE	
7777	*THUJA SPP.*	ARBORVITAE	12	12	22	75	OFFSITE	TBS	NATIVE	
7778	*TSUGA CANADENSIS*	EASTERN HEMLOCK	10	10	12	75	OFFSITE	TBS	NATIVE	No Hemlock Woolly Adelgid, double trunk, new growth
7779	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	55	75	OFFSITE	TBS		
7780	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	47	75	OFFSITE	TBS		
7781	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	48	75	OFFSITE	TBS		
7782	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	53	75	OFFSITE	TBS		
7783	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	48	75	OFFSITE	TBS		
7784	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	56	75	OFFSITE	TBS		
7785	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	42	75	OFFSITE	TBS		

christopher consultants now IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay — 08-04-2023

Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: NA
DESIGN: AH
DRAWN: AH
CHECKED: ND

SHEET TITLE:
ADAPTED TREE PRESERVATION PLAN

SHEET No.
C208

112491

P:\TA\Projects\17005\006001\112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:49:04 PM, Mohammad E. Ghaloony, 1:2.8055, Christopher consultants, ltd

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS	SURVEYED DRIPLINE RADIUS	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
7786	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	39	75	OFFSITE	TBS		
7787	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	54	75	OFFSITE	TBR		
7788	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	50	75	OFFSITE	TBR		
7789	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	52	75	OFFSITE	TBR		
7790	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	36	75	OFFSITE	TBR		
7791	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	38	75	OFFSITE	TBR		
7792	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	38	75	OFFSITE	TBR		
7793	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	46	75	OFFSITE	TBR		
7794	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	55	75	OFFSITE	TBR		
7795	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7796	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7797	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7798	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBR	NATIVE	
7801	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	63	75	OFFSITE	TBR		
7802	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	10	10	44	75	OFFSITE	TBR		
7803	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	40	75	OFFSITE	TBR		
7804	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	51	75	OFFSITE	TBR		
7805	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	55	75	OFFSITE	TBR		
7806	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	45	75	OFFSITE	TBR		
7807	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	42	75	OFFSITE	TBR		
7808	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	54	75	OFFSITE	TBR		
7809	*PHOTINIA X FRASERI*	RED TIP PHOTINIA	12	12	53	75	OFFSITE	TBR		
7810	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	18	75	OFFSITE	TBR	NATIVE	
7811	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	12	75	OFFSITE	TBR	NATIVE	
7812	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	7	75	OFFSITE	TBR	NATIVE	
7813	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	12	75	OFFSITE	TBR	NATIVE	
7814	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	75	OFFSITE	TBR	NATIVE	
7815	*ACER RUBRUM*	RED MAPLE	15	15	14	63	OFFSITE	TBS	NATIVE	Small mechanical damage to trunk, sap sucker holes
7816	*ACER RUBRUM*	RED MAPLE	25	25	18	81	OFFSITE	TBS	NATIVE	Roots coming up through mulch, one cavity in branch
7817	*PRUNIS X YEODOENSIS*	YOSHINO CHERRY	20	20	15	72	OFFSITE	TBS	EXOTIC	
7818	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	10	59	OFFSITE	TBR	NATIVE	Extreme amount of vines
7819	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	21	53	OFFSITE	TBR	NATIVE	Overgrown with ivy
7820	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	19	25	OFFSITE	TBR	NATIVE	Dead
7821	*MORUS SPP.*	MULBERRY	20	20	47	66	OFFSITE	TBR		Trunk covered with ivy
7822	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	39	59	OFFSITE	TBR	NATIVE	Extreme amount of vines, bad form
7823	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	41	59	OFFSITE	TBR	NATIVE	Some dead branches
7824	*PRUNUS SEROTINA*	BLACK CHERRY	6	8	7	25	OFFSITE	TBR	NATIVE	Dead
7825	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	7	63	OFFSITE	TBR	NATIVE	Overgrown with ivy
7826	*PRUNUS SEROTINA*	BLACK CHERRY	4	8	4	50	OFFSITE	TBR	NATIVE	Very overgrown with ivy
7827	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	11	63	OFFSITE	TBR	NATIVE	Overgrown with ivy
7828	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	10	53	OFFSITE	TBR	NATIVE	Very patchy growth, extreme ivy
7829	*LIQUIDAMBAR STYRACIFLUA*	SWEETGUM	12	12	24	50	OFFSITE	TBR	NATIVE	Co-dominant stems, cavity
7830	*LIQUIDAMBAR STYRACIFLUA*	SWEETGUM	15	15	10	59	OFFSITE	TBR	NATIVE	Very patchy growth, extreme ivy
7831	*QUERCUS VELUTINA*	BLACK OAK	14	14	15	56	OFFSITE	TBR	NATIVE	Covered with ivy
7832	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	1	8	2	56	OFFSITE	TBR	NATIVE	Very patchy growth, extreme ivy
7833	*QUERCUS PHELLOS*	WILLOW OAK	15	15	27	72	OFFSITE	TBR	NATIVE	
7834	*QUERCUS VELUTINA*	BLACK OAK	15	15	18	69	OFFSITE	TBR	NATIVE	Extreme ivy, some dead small branches
7835	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	27	50	OFFSITE	TBR	NATIVE	Covered with ivy
7836	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	7	59	OFFSITE	TBR	NATIVE	Lean to trunk, extreme ivy
7837	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	14	47	OFFSITE	TBR	NATIVE	Covered with ivy
7838	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	24	50	OFFSITE	TBR	NATIVE	Dead leader, broken branches, ivy pulling
7839	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	7	0	OFFSITE	TBR	NATIVE	
7840	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	15	59	OFFSITE	TBR	NATIVE	Dead leader, broken branches, ivy pulling
7841	*PYRUS CALLERYANA*	CALLERY PEAR	10	10	8	59	OFFSITE	TBR	INVASIVE	
7842	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	13	53	OFFSITE	TBR	NATIVE	Extreme ivy, some dead small branches, tree laying in canopy
7843	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	25	25	34	59	OFFSITE	TBR	NATIVE	Extreme ivy, some dead small branches, main leader snapped off and laying on 7842
7844	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	11	66	OFFSITE	TBR	NATIVE	Extreme ivy, some dead small branches
7845	*UNIDENTIFIED*	DEAD TREE	4	8	48	25	OFFSITE	TBR		Overgrown with ivy, dead snag
7846	*PYRUS CALLERYANA*	CALLERY PEAR	8	8	15	56	OFFSITE	TBR	INVASIVE	Extreme ivy, some dead small branches
7847	*PYRUS CALLERYANA*	CALLERY PEAR	6	8	6	38	OFFSITE	TBR	INVASIVE	Leaning, overgrown with ivy, epicormic shoots
7848	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	17	56	OFFSITE	TBR	NATIVE	Extreme ivy, some dead small branches
7849	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	26	53	OFFSITE	TBR	NATIVE	
7850	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	11	59	OFFSITE	TBR	NATIVE	Extreme ivy, some dead small branches, growing at an angle
7851	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	13	53	OFFSITE	TBR	NATIVE	
7852	*PYRUS CALLERYANA*	CALLERY PEAR	8	8	10	53	OFFSITE	TBR	INVASIVE	Growing through fencing
7853	*MORUS SPP.*	MULBERRY	20	20	50	56	OFFSITE	TBS		Trunk covered with ivy
7854	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	15	53	OFFSITE	TBR	NATIVE	Growing at an angle, extreme ivy coverage
7855	*MORUS SPP.*	MULBERRY	15	15	13	47	OFFSITE	TBR		Peeling bark, covered with ivy
7856	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	15	15	9	72	OFFSITE	TBR	NATIVE	
7857	*ZELKOVA SERRATA*	ZELKOVA	10	10	12	75	OFFSITE	TBR	EXOTIC	
7858	*ZELKOVA SERRATA*	ZELKOVA	10	10	10	75	OFFSITE	TBR	EXOTIC	Some peeling bark at base of trunk
7859	*ZELKOVA SERRATA*	ZELKOVA	10	10	9	66	OFFSITE	TBR	EXOTIC	
7860	*ZELKOVA SERRATA*	ZELKOVA	10	10	11	75	OFFSITE	TBR	EXOTIC	Some ants and peeling bark
7861	*LAGERSTROEMIA SPP.*	CREPE MYRTLE	12	12	38	59	OFFSITE	TBR	EXOTIC	Broken stem
7862	*CERCIS CANADENSIS*	EASTERN REDBUD	12	12	33	59	OFFSITE	TBR	NATIVE	Broken leaders still alive, cavities in trunks
7863	*LAGERSTROEMIA SPP.*	CREPE MYRTLE	10	10	32	75	OFFSITE	TBR	EXOTIC	
7864	*CERCIS CANADENSIS*	EASTERN REDBUD	10	10	29	75	OFFSITE	TBR	NATIVE	Uneven canopy, some dead branches
7865	*LAGERSTROEMIA SPP.*	CREPE MYRTLE	10	10	33	75	OFFSITE	TBR	EXOTIC	
7866	*ZELKOVA SERRATA*	ZELKOVA	12	12	14	72	OFFSITE	TBR	EXOTIC	Very uneven canopy, some dead scaffold branches
7867	*ZELKOVA SERRATA*	ZELKOVA	12	12	12	75	OFFSITE	TBR	EXOTIC	
7868	*ZELKOVA SERRATA*	ZELKOVA	10	10	10	25	OFFSITE	TBR	EXOTIC	Dead, some fungus growth
7869	*ZELKOVA SERRATA*	ZELKOVA	15	15	48	75	OFFSITE	TBR	EXOTIC	
7870	*ZELKOVA SERRATA*	ZELKOVA	15	15	15	75	OFFSITE	TBR	EXOTIC	
7903	*QUERCUS VELUTINA*	BLACK OAK	40	60	50	81	OFFSITE	TBR	NATIVE	
8237	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	21	21	9	66	OFFSITE	TBS	NATIVE	Lean towards trail, some snagged and dead scaffold branches
8238	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	17	17	10	66	OFFSITE	TBS	NATIVE	Many vines pulling on scaffold branches, uneven canopy
8239	*PYRUS CALLERYANA*	CALLERY PEAR	10	10	6	72	OFFSITE	TBS	INVASIVE	Trunk overgrown with English ivy
8240	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	23	23	9	69	OFFSITE	TBS	NATIVE	Many vines pulling on scaffold branches, uneven canopy, extreme lean to trunk
8241	*ACER NEGUNDO*	BOXELDER	14	14	7	75	OFFSITE	TBS	NATIVE	
8242	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	9	69	OFFSITE	TBS	NATIVE	Many vines pulling on scaffold branches, uneven canopy, extreme lean to trunk
8243	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	11	63	OFFSITE	TBS	NATIVE	Leaning towards river, canopy dieback, dead scaffold branch, trunk overgrown with English ivy
8244	*ULMUS AMERICANA*	AMERICAN ELM	19	19	11	69	OFFSITE	TBS	NATIVE	Leaning due to cramped surrounding canopy
8245	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	22	69	OFFSITE	TBS	NATIVE	Co-dominant stems
8246	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	12	25	OFFSITE	TBS	NATIVE	Dead
8247	*MORUS SPP.*	MULBERRY	12	12	7	72	OFFSITE	TBS		
8248	*ULMUS AMERICANA*	AMERICAN ELM	11	11	9	69	OFFSITE	TBS	NATIVE	Leaning, bad structure, few small dead branches
8249	*QUERCUS PHELLOS*	WILLOW OAK	30	45	21	72	OFFSITE	TBS	NATIVE	Leaning towards river
8250	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	18	18	14	66	OFFSITE	TBS	NATIVE	Leaning, many dead branches, only vegetation growing at top, lower roots coming out of ground and show damage and decay
8251	*ULMUS AMERICANA*	AMERICAN ELM	17	17	8	66	OFFSITE	TBS	NATIVE	Leaning over trail, few dead scaffold branches, 8' of trunk overgrown with ivy
8252	*PYRUS CALLERYANA*	CALLERY PEAR	20	20	9	69	OFFSITE	TBS	INVASIVE	One large leader dead, many vines pulling on scaffold branches
8253	*GLEDITSIA TRIACANTHOS*	HONEYLOCUST	10	10	8	75	OFFSITE	TBS	NATIVE	
8254	*ULMUS AMERICANA*	AMERICAN ELM	22	22	11	66	OFFSITE	TBS	NATIVE	One dead leader, other is leaning, some roots exposed by water movement
8255	*QUERCUS RUBRA*	NORTHERN RED OAK	25	25	20	72	OFFSITE	TBS	NATIVE	
8256	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	12	12	7	59	OFFSITE	TBS	INVASIVE	Malformed trunk, many vines, most branched are defoliated
8257	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	9	9	7	66	OFFSITE	TBS	INVASIVE	Co-dominant stems, portion leaning over river
8258	*QUERCUS PHELLOS*	WILLOW OAK	10	10	6	75	OFFSITE	TBS	NATIVE	One side leader
8259	*PRUNUS SEROTINA*	BLACK CHERRY	19	19	8	59	OFFSITE	TBS	NATIVE	Leaning over trail, few dead scaffold branches
8260	*MORUS SPP.*	MULBERRY	28	28	25	59	OFFSITE	TBS		Many sprouty trunks, epicormic sprouting, many dead branches in canopy
8261	*QUERCUS RUBRA*	NORTHERN RED OAK	12	12	14	63	OFFSITE	TBS	NATIVE	Canopy dieback
8262	*QUERCUS VELUTINA*	BLACK OAK	13	13	16	81	OFFSITE	TBS	NATIVE	Some epicormic sprouting, one dead scaffold branch
8263	*ULMUS AMERICANA*	AMERICAN ELM	14	14	16	72	OFFSITE	TBS	NATIVE	Half of the trunk overgrown with ivy
8264	*MORUS SPP.*	MULBERRY	14	14	11	69	OFFSITE	TBS		Extreme amount of poison ivy on trunk, leaning trunk
8265	*ULMUS AMERICANA*	AMERICAN ELM	8	8	6	72	OFFSITE	TBS	NATIVE	Ivy on trunk
8266	*ULMUS AMERICANA*	AMERICAN ELM	23	23	16	72	OFFSITE	TBS	NATIVE	Multiple leaders, many poison ivy vines on trunk, epicormic sprouting
8267	*PRUNUS SEROTINA*	BLACK CHERRY	11	11	7	56	OFFSITE	TBS	NATIVE	Ivy on trunk, co-dominant trunks, one trunk dead
8268	*QUERCUS PHELLOS*	WILLOW OAK	23	23	19	75	OFFSITE	TBS	NATIVE	One branch growing downward
8269	*QUERCUS PHELLOS*	WILLOW OAK	20	20	12	69	OFFSITE	TBS	NATIVE	
8270	*ULMUS AMERICANA*	AMERICAN ELM	17	17	11	72	OFFSITE	TBS	NATIVE	Three leaders, epicormic sprouting
8271	*ULMUS AMERICANA*	AMERICAN ELM	26	26	14	59	OFFSITE	TBS	NATIVE	Leaning over river, canopy dieback, top heavy, ivy on trunk
8272	*ULMUS AMERICANA*	AMERICAN ELM	11	11	7	75	OFFSITE	TBS	NATIVE	Leaning tree #8271 sitting in branches, epicormic sprouting, some vines on trunk
8273	*PLATANUS OCCIDENTALIS*	SYCAMORE	11	11	7	63	OFFSITE	TBS	NATIVE	Corrective lean, on the edge along river
8274	*PLATANUS OCCIDENTALIS*	SYCAMORE	7	8	9	63	OFFSITE	TBS	NATIVE	Vines on trunk, epicormic sprouting, heavily leaning
8275	*UNIDENTIFIED*	DEAD TREE	7	8	7	25	OFFSITE	TBS		

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay — 08-04-2023

Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: NA
DESIGN: AH
DRAWN: AH
CHECKED: ND

SHEET TITLE:

ADAPTED TREE PRESERVATION PLAN

SHEET No.

C209

112491

P:\PVA\Projects\17005\006\00\112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:49:09 PM, Mohammad E. Ghaffory, 12.80SS, christopher consultants, ltd

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS	SURVEYED DRIPLINE RADIUS	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
8276	*QUERCUS VELUTINA*	BLACK OAK	16	16	15	75	OFFSITE	TBS	NATIVE	Vines on trunk, uneven canopy, dead lower branches
8277	*PRUNUS SEROTINA*	BLACK CHERRY	20	20	8	50	OFFSITE	TBS	NATIVE	Cavity, leaning, canopy dieback
8278	*QUERCUS PHELLOS*	WILLOW OAK	13	13	8	72	OFFSITE	TBS	NATIVE	Many vines, some branches very low on trunk
8279	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	8	63	OFFSITE	TBS	NATIVE	
8280	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	9	8	59	OFFSITE	TBS	NATIVE	Broken leader, many vines on tree, uneven canopy
8281	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	6	66	OFFSITE	TBS	NATIVE	
8282	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	10	69	OFFSITE	TBS	NATIVE	Many broken branches, many vines on trunk, two leaders
8283	*PLATANUS OCCIDENTALIS*	SYCAMORE	24	24	16	75	OFFSITE	TBS	NATIVE	
8284	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	11	11	9	75	OFFSITE	TBS	NATIVE	Some vines, some epicormic sprouting
8285	*UNIDENTIFIED*	DEAD TREE	14	14	7	25	OFFSITE	TBS		Snagged trunk
8286	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	17	17	13	72	OFFSITE	TBS	NATIVE	Many vines on trunk
8287	*PRUNUS SEROTINA*	BLACK CHERRY	16	16	7	72	OFFSITE	TBS	NATIVE	
8288	*ULMUS AMERICANA*	AMERICAN ELM	11	11	6	75	OFFSITE	TBS	NATIVE	Many vines
8289	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	8	72	OFFSITE	TBS	NATIVE	
8290	*MORUS SPP.*	MULBERRY	10	10	6	69	OFFSITE	TBS		Uneven canopy
8291	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	23	23	14	75	OFFSITE	TBS	NATIVE	
8292	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	15	30	63	OFFSITE	TBS	NATIVE	Many broken scaffold branches, second trunk is dead, some decayed heartwood
8293	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	19	19	17	50	OFFSITE	TBS	NATIVE	Co-dominant trunks, one trunk snagged
8294	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	17	17	6	69	OFFSITE	TBS	NATIVE	Lean in trunk, many vines
8295	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	16	16	16	72	OFFSITE	TBS	NATIVE	Along the edge of river
8296	*ACER NEGUNDO*	BOXELDER	14	14	6	75	OFFSITE	TBS	NATIVE	Many vines on trunk, uneven canopy
8297	*PRUNUS SEROTINA*	BLACK CHERRY	11	11	6	66	OFFSITE	TBS	NATIVE	
8298	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	8	8	11	28	OFFSITE	TBS	NATIVE	Tree only has one living branch
8299	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	25	25	12	69	OFFSITE	TBS	NATIVE	Along the edge of the river, leaning over river
8300	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	11	11	7	59	OFFSITE	TBS	NATIVE	Many vines, heavily leaning
8402	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	13	13	15	72	OFFSITE	TBS	NATIVE	Many vines, slightly leaning, uneven canopy
8404	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	11	11	12	69	OFFSITE	TBS	NATIVE	Many vines, leaning
8405	*UNIDENTIFIED*	DEAD TREE	8	8	12	25	OFFSITE	TBS		Covered with ivy
8406	*PRUNUS SEROTINA*	BLACK CHERRY	23	23	16	75	OFFSITE	TBS	NATIVE	Many vines, slight lean in trunk and in scaffold branches
8407	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	18	18	16	69	OFFSITE	TBS	NATIVE	Leaning over river, ivy on trunk
8408	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	20	20	15	69	OFFSITE	TBS	NATIVE	Many vines, heavy lean in trunk and in scaffold branches
8409	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	16	16	19	72	OFFSITE	TBS	NATIVE	Trunk covered with ivy
8410	*MORUS SPP.*	MULBERRY	17	17	11	59	OFFSITE	TBS		Many vines, heavy lean in trunk and in scaffold branches, trunk intertwined with branch
8411	*MORUS SPP.*	MULBERRY	24	24	22	72	OFFSITE	TBS		
8412	*ULMUS AMERICANA*	AMERICAN ELM	21	21	19	72	OFFSITE	TBS	NATIVE	Multi-stemmed, some vines present
8413	*MORUS SPP.*	MULBERRY	20	20	10	69	OFFSITE	TBS		
8414	*QUERCUS RUBRA*	NORTHERN RED OAK	14	14	9	75	OFFSITE	TBS	NATIVE	Uneven canopy due to dense tree behind trunk
8415	*ACER NEGUNDO*	BOXELDER	13	13	9	72	OFFSITE	TBS	NATIVE	
8416	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	18	18	13	66	OFFSITE	TBS	NATIVE	Many vines, two leaders, leaning slightly
8417	*MORUS SPP.*	MULBERRY	20	20	12	59	OFFSITE	TBS		Canopy dieback
8418	*MORUS SPP.*	MULBERRY	12	12	12	69	OFFSITE	TBS		Many vines, multiple leaders, some dead branches
8419	*MORUS SPP.*	MULBERRY	20	20	14	72	OFFSITE	TBS		
8420	*PRUNUS SEROTINA*	BLACK CHERRY	20	20	12	72	OFFSITE	TBS	NATIVE	Many vines, uneven canopy
8421	*PRUNUS SEROTINA*	BLACK CHERRY	17	17	11	72	OFFSITE	TBS	NATIVE	Ivy on trunk
8422	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	7	72	OFFSITE	TBS	NATIVE	Two leaders, many vines
8424	*PRUNUS SEROTINA*	BLACK CHERRY	16	16	10	69	OFFSITE	TBS	NATIVE	Many vines, uneven canopy growth, dead scaffold branches
8425	*MORUS SPP.*	MULBERRY	30	45	22	59	OFFSITE	TBS		Canopy dieback
8426	*ULMUS AMERICANA*	AMERICAN ELM	16	16	26	66	OFFSITE	TBS	NATIVE	Many leaders, epicormic sprouting, vines in branches, some branches merging together
8427	*MORUS SPP.*	MULBERRY	25	25	26	72	OFFSITE	TBS		Ivy on trunk some dead branches
8428	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	22	22	16	63	OFFSITE	TBS	NATIVE	Three leaders, many vines on tree
8429	*MORUS SPP.*	MULBERRY	14	14	8	72	OFFSITE	TBS		
8430	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	19	19	11	72	OFFSITE	TBS	NATIVE	Two leaders, many vines on trees, large dead log laying in tree crotch
8431	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	18	18	30	69	OFFSITE	TBS	NATIVE	
8432	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	12	8	72	OFFSITE	TBS	NATIVE	Two leaders, many vines on trees, large dead log laying in tree crotch
8433	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	22	38	OFFSITE	TBS	NATIVE	Snagged top, dead scaffold branches
8434	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	14	14	8	72	OFFSITE	TBS	NATIVE	Many vines on scaffold branches
8435	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	11	69	OFFSITE	TBS	NATIVE	
8436	*PRUNUS SEROTINA*	BLACK CHERRY	9	9	7	72	OFFSITE	TBS	NATIVE	Many vines on main branch
8437	*PRUNUS SEROTINA*	BLACK CHERRY	10	10	6	66	OFFSITE	TBS	NATIVE	
8438	*ACER SACCHARINUM*	SILVER MAPLE	16	16	35	69	OFFSITE	TBS	NATIVE	Low trunk split, many trunks, many galled leaves, some dead branches in canopy
8439	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	9	69	OFFSITE	TBS	NATIVE	
8440	*PRUNUS SEROTINA*	BLACK CHERRY	20	20	6	66	OFFSITE	TBS	NATIVE	One large branch on equally sized trunk, uneven canopy, leader has been bent sideways
8441	*ULMUS AMERICANA*	AMERICAN ELM	40	60	30	63	OFFSITE	TBS	NATIVE	
8442	*ULMUS AMERICANA*	AMERICAN ELM	30	45	16	63	OFFSITE	TBS	NATIVE	Extreme lean to trunk, many rubbing branches, uneven canopy
8443	*ULMUS AMERICANA*	AMERICAN ELM	20	20	12	66	OFFSITE	TBS	NATIVE	
8444	*ULMUS AMERICANA*	AMERICAN ELM	15	15	22	63	OFFSITE	TBS	NATIVE	8 trunks, exposed sapwood, very uneven canopy, many vines
8445	*MORUS SPP.*	MULBERRY	14	14	10	69	OFFSITE	TBS		
8446	*MORUS ALBA*	WHITE MULBERRY	9	9	10	66	OFFSITE	TBS	INVASIVE	Two leaders, bad form, uneven canopy
8447	*ACER RUBRUM*	RED MAPLE	15	15	30	72	OFFSITE	TBS	NATIVE	
8448	*MORUS RUBRA*	RED MULBERRY	11	11	7	66	OFFSITE	TBS	NATIVE	Twin leaders, uneven growth, grape vines in canopy
8449	*PLATANUS OCCIDENTALIS*	SYCAMORE	14	14	12	69	OFFSITE	TBS	NATIVE	
8450	*JUGLANS NIGRA*	BLACK WALNUT	13	13	14	75	OFFSITE	TBS	NATIVE	Uneven canopy
8451	*MORUS SPP.*	MULBERRY	10	10	8	66	OFFSITE	TBS		Few dead branches
8452	*ACER SACCHARINUM*	SILVER MAPLE	18	18	20	69	OFFSITE	TBS	NATIVE	Many vines, angled trunk
8453	*ACER SACCHARINUM*	SILVER MAPLE	16	16	18	63	OFFSITE	TBS	NATIVE	Trunk covered with ivy
8454	*ACER SACCHARINUM*	SILVER MAPLE	11	11	13	72	OFFSITE	TBS	NATIVE	Many vines
8455	*PLATANUS OCCIDENTALIS*	SYCAMORE	17	17	15	72	OFFSITE	TBS	NATIVE	
8456	*ACER SACCHARINUM*	SILVER MAPLE	14	14	9	59	OFFSITE	TBS	NATIVE	Many vines, angled trunk
8457	*ULMUS AMERICANA*	AMERICAN ELM	8	8	9	72	OFFSITE	TBS	NATIVE	
8458	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	5	8	9	34	OFFSITE	TBS	NATIVE	Many vines, almost entirely dead, 2 branches at top with vegetation only
8459	*MORUS SPP.*	MULBERRY	26	26	12	59	OFFSITE	TBS		Leaning over river, split
8460	*ULMUS AMERICANA*	AMERICAN ELM	28	28	19	66	OFFSITE	TBS	NATIVE	Extremely leaning, vines on trunk
8461	*ACER SACCHARINUM*	SILVER MAPLE	21	21	16	59	OFFSITE	TBS	NATIVE	Leaning over river, trunk covered with English ivy
8462	*ULMUS AMERICANA*	AMERICAN ELM	13	13	10	53	OFFSITE	TBS	NATIVE	Many vines, many broken leaders and scaffold branches
8463	*MORUS SPP.*	MULBERRY	24	24	13	31	OFFSITE	TBS		Leaning over river, holes in trunk
8464	*ULMUS AMERICANA*	AMERICAN ELM	22	22	14	47	OFFSITE	TBS	NATIVE	Epicormic sprouting, uneven canopy, trunk is growing fully sideways into the water, most roots exposed, many vines on trunk base
8465	*MORUS SPP.*	MULBERRY	24	24	12	41	OFFSITE	TBS		Fallen along river bank
8466	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	11	11	9	75	OFFSITE	TBS	NATIVE	
8467	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	18	18	40	56	OFFSITE	TBS	NATIVE	Overgrown with ivy
8468	*PRUNUS SEROTINA*	BLACK CHERRY	22	22	14	44	OFFSITE	TBS	NATIVE	Angled trunk, many vines, some scaffolding branches alive but most branches and leader are dead
8469	*MALUS SPP.*	CRABAPPLE	19	19	15	72	OFFSITE	TBS	NATIVE	
8470	*MORUS RUBRA*	RED MULBERRY	19	19	12	66	OFFSITE	TBS	NATIVE	Uneven canopy, trunk not growing straight, healed cavity in roots
8471	*UNIDENTIFIED*	DEAD TREE	9	9	9	25	OFFSITE	TBS		
8473	*MORUS SPP.*	MULBERRY	23	23	20	59	OFFSITE	TBS		
8474	*ACER SACCHARINUM*	SILVER MAPLE	20	20	18	56	OFFSITE	TBS	NATIVE	Cavities in exposed roots, leaning trunk, scaffold branches at strange angles
8475	*PRUNUS SEROTINA*	BLACK CHERRY	15	15	30	34	OFFSITE	TBS	NATIVE	Co-dominant stems, one trunk snagged
8476	*PRUNUS SEROTINA*	BLACK CHERRY	24	24	22	59	OFFSITE	TBS	NATIVE	Lean to trunk, cuts in roots
8477	*ULMUS AMERICANA*	AMERICAN ELM	21	21	17	56	OFFSITE	TBS	NATIVE	Co-dominant stems
8478	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	30	45	15	25	OFFSITE	TBS	NATIVE	Dead
8479	*ULMUS AMERICANA*	AMERICAN ELM	15	15	14	66	OFFSITE	TBS	NATIVE	
8480	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	7	8	16	44	OFFSITE	TBS	NATIVE	Trunk rotted out, most branches defoliated
8481	*ULMUS AMERICANA*	AMERICAN ELM	24	24	19	75	OFFSITE	TBS	NATIVE	
8482	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	6	8	12	25	OFFSITE	TBS	NATIVE	Dead
8483	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	14	13	47	OFFSITE	TBS	NATIVE	Snagged leader
8484	*JUGLANS NIGRA*	BLACK WALNUT	8	8	10	56	OFFSITE	TBS	NATIVE	Lots of poison ivy, bad form
8485	*UNIDENTIFIED*	DEAD TREE	11	11	9	25	OFFSITE	TBS		Overgrown with ivy, conk growth on tree trunk
8486	*ULMUS AMERICANA*	AMERICAN ELM	12	12	12	63	OFFSITE	TBS	NATIVE	Many vines, main scaffold branch rubbing against Tree #8485, uneven scaffold growth
8487	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	14	13	34	OFFSITE	TBS	NATIVE	Conk growth on tree trunk
8488	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	15	63	OFFSITE	TBS	NATIVE	Broken leader, heaving angled trunk growth, scaffold branches growing at angles, dead branches in canopy
8489	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	20	20	18	50	OFFSITE	TBS	NATIVE	Co-dominant stems, one trunk snagged, leaning over trail
8490	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	11	11	12	44	OFFSITE	TBS	NATIVE	Both leaders broken, two scaffold branches acting as leaders, many vines on trunk
8491	*ULMUS AMERICANA*	AMERICAN ELM	9	9	14	59	OFFSITE	TBS	NATIVE	Snagged scaffold branch
8492	*ULMUS AMERICANA*	AMERICAN ELM	19	19	18	63	OFFSITE	TBS	NATIVE	Large scaffold branches dead, many vines in canopy and on trunk, trunk at angle
8493	*MORUS SPP.*	MULBERRY	19	19	14	59	OFFSITE	TBS		
8494	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	14	18	69	OFFSITE	TBS	NATIVE	Leader snapped off, main scaffold branches taking its place
8495	*UNIDENTIFIED*	DEAD TREE	10	10	20	25	OFFSITE	TBS		Overgrown with ivy
8496	*ULMUS AMERICANA*	AMERICAN ELM	22	22	21	69	OFFSITE	TBS	NATIVE	Very uneven growth, dual leaders
8497	*UNIDENTIFIED*	DEAD TREE	13	13	18	25	OFFSITE	TBS		Overgrown with ivy
8498	*ULMUS AMERICANA*	AMERICAN ELM	13	13	12	25	OFFSITE	TBS	NATIVE	Dead
8499	*UNIDENTIFIED*	DEAD TREE	11	11	17	25	OFFSITE	TBS		Snagged trunk, overgrown with ivy
8500	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	16	16	15	28	OFFSITE	TBS	NATIVE	Almost entirely dead, only two branches are alive and vegetated

TREE PRESERVATION SCHEDULE (MUSE PROPERTY ONLY)

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9193	*CRATAEGUS CRUS-GALLI*	HAWTHORN	5	7	69	OFFSITE	TBR	DEAD LEADER, LEADER BRANCH DEATH EXTENDS INTO TRUNK EXPOSING HEARTWOOD, LEADER BRANCH DEATH EXTENDS INTO OTHER BRANCHES
9194	*CRATAEGUS CRUS-GALLI*	HAWTHORN	5	3	53	OFFSITE	TBR	DEAD LEADER, LEADER HAS FALLEN OFF, BRANCH DEATH EXTENDS INTO TRUNK EXPOSING HEARTWOOD IN MANY PLACES, LEADER BRANCH DEATH EXTENDS INTO OTHER BRANCHES, APPROXIMATELY HALF OF CANOPY IS GONE
9195	*ACER RUBRUM*	RED MAPLE	3	3	75	OFFSITE	TBR	

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay — 08-04-2023

Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: NA
DESIGN: AH
DRAWN: AH
CHECKED: ND

SHEET TITLE:

ADAPTED TREE PRESERVATION PLAN

SHEET No.

C210

112491

P:\PA\Projects\17005\006\00\112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:49:14 PM, Mohammad E. Ghafoory, 12.80SS, christopher consultants, ltd

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS	SURVEYED DRIPLINE RADIUS	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
8801	*QUERCUS VELUTINA*	BLACK OAK	30	45	24	75	OFFSITE	TBS	NATIVE	Some small branches to prune
8802	*QUERCUS PHELLOS*	WILLOW OAK	45	68	30	75	OFFSITE	TBS	NATIVE	
8803	*QUERCUS RUBRA*	NORTHERN RED OAK	18	18	12	69	OFFSITE	TBS	NATIVE	Canopy dieback
8804	*TILIA CORDATA*	LITTLELEAF LINDEN	14	14	12	75	OFFSITE	TBS	EXOTIC	Some cavities in branch cuttings
8805	*TILIA CORDATA*	LITTLELEAF LINDEN	13	13	12	72	OFFSITE	TBS	EXOTIC	
8806	*TILIA CORDATA*	LITTLELEAF LINDEN	12	12	9	72	OFFSITE	TBS	EXOTIC	Some root burls, cavity in trunk
8807	*TILIA CORDATA*	LITTLELEAF LINDEN	14	14	14	66	OFFSITE	TBS	EXOTIC	Girdling roots, pruned scaffold branches
8808	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	14	56	OFFSITE	TBS	NATIVE	Front branches broken off, second leader snapped off
8809	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	18	47	OFFSITE	TBS	NATIVE	Broken branches
8810	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	14	75	OFFSITE	TBS	NATIVE	Front branches snapped, top branches growing at bad angles
8811	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	10	59	OFFSITE	TBS	NATIVE	Snagged branch
8812	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	16	75	OFFSITE	TBS	NATIVE	Front branches broken off, second leader snapped off
8813	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	14	53	OFFSITE	TBS	NATIVE	Snagged top
8814	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	9	75	OFFSITE	TBS	NATIVE	
8815	*ACER RUBRUM*	RED MAPLE	14	14	12	69	OFFSITE	TBS	NATIVE	Exposed roots
8816	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	18	75	OFFSITE	TBS	NATIVE	
8817	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	18	56	OFFSITE	TBS	NATIVE	Snagged leader
8818	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	9	75	OFFSITE	TBS	NATIVE	
8819	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	7	75	OFFSITE	TBS	NATIVE	
8820	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	13	13	12	75	OFFSITE	TBS	NATIVE	
8821	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	11	75	OFFSITE	TBS	NATIVE	
8822	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	15	56	OFFSITE	TBS	NATIVE	Overpruned, entire north face of tree is pruned
8823	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	14	75	OFFSITE	TBS	NATIVE	
8824	*QUERCUS PHELLOS*	WILLOW OAK	43	65	28	81	OFFSITE	TBS	NATIVE	Some epicormic sprouting, some roots coming up by base of trunk
8825	*QUERCUS PHELLOS*	WILLOW OAK	19	19	17	81	OFFSITE	TBS	NATIVE	Epicormic sprouting
8826	*QUERCUS PHELLOS*	WILLOW OAK	20	20	22	69	OFFSITE	TBS	NATIVE	Large cavity in top of trunk, some large branches to be pruned
8827	*QUERCUS RUBRA*	NORTHERN RED OAK	9	9	6	88	OFFSITE	TBS	NATIVE	Some thinning of canopy
8828	*QUERCUS RUBRA*	NORTHERN RED OAK	25	25	24	81	OFFSITE	TBS	NATIVE	Ivy on tree, canopy leader dead
8829	*QUERCUS PHELLOS*	WILLOW OAK	19	19	17	75	OFFSITE	TBS	NATIVE	
8830	*QUERCUS RUBRA*	NORTHERN RED OAK	16	16	16	88	OFFSITE	TBS	NATIVE	Epicormic sprouting
8831	*QUERCUS RUBRA*	NORTHERN RED OAK	34	51	24	72	OFFSITE	TBS	NATIVE	Leader dead, few cavities, epicormic sprouting, some mechanical cuts to roots
8832	*QUERCUS RUBRA*	NORTHERN RED OAK	14	14	11	69	OFFSITE	TBS	NATIVE	Few large dead branches, fungus growth on cavities
8833	*QUERCUS PHELLOS*	WILLOW OAK	24	24	15	72	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion, uneven canopy growth
8834	*QUERCUS RUBRA*	NORTHERN RED OAK	23	23	27	66	OFFSITE	TBS	NATIVE	Growing in to willow oak directly next to it
8835	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	23	75	OFFSITE	TBS	NATIVE	
8836	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	13	75	OFFSITE	TBS	NATIVE	
8837	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	6	75	OFFSITE	TBS	NATIVE	
8838	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	11	75	OFFSITE	TBS	NATIVE	
8839	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	8	75	OFFSITE	TBS	NATIVE	
8840	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	10	75	OFFSITE	TBS	NATIVE	
8841	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	6	75	OFFSITE	TBS	NATIVE	
8842	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	10	75	OFFSITE	TBS	NATIVE	
8843	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	75	OFFSITE	TBS	NATIVE	
8844	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	9	75	OFFSITE	TBS	NATIVE	
8845	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	12	12	10	75	OFFSITE	TBS	NATIVE	
8846	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBS	NATIVE	
8847	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	6	75	OFFSITE	TBS	NATIVE	
8848	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBS	NATIVE	
8849	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	10	75	OFFSITE	TBS	NATIVE	
8850	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	8	75	OFFSITE	TBS	NATIVE	
8851	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	75	OFFSITE	TBS	NATIVE	
8852	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	75	OFFSITE	TBS	NATIVE	
8853	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBS	NATIVE	
8854	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	59	OFFSITE	TBS	NATIVE	Front branches broken off, second leader snapped off
8855	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	6	75	OFFSITE	TBS	NATIVE	
8856	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBS	NATIVE	
8857	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	7	75	OFFSITE	TBS	NATIVE	
8858	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	9	69	OFFSITE	TBS	NATIVE	Front branches broken off
8859	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	75	OFFSITE	TBS	NATIVE	
8860	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	10	75	OFFSITE	TBS	NATIVE	
8861	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	8	75	OFFSITE	TBS	NATIVE	
8862	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	75	OFFSITE	TBS	NATIVE	
8863	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	9	75	OFFSITE	TBS	NATIVE	
8864	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	9	75	OFFSITE	TBS	NATIVE	
8865	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	10	75	OFFSITE	TBS	NATIVE	
8866	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	7	75	OFFSITE	TBS	NATIVE	
8867	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	9	75	OFFSITE	TBS	NATIVE	
8868	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	7	75	OFFSITE	TBS	NATIVE	
8869	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	7	8	6	75	OFFSITE	TBS	NATIVE	
8870	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	11	75	OFFSITE	TBS	NATIVE	
8871	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	11	75	OFFSITE	TBS	NATIVE	
8872	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	6	75	OFFSITE	TBS	NATIVE	
8873	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	10	75	OFFSITE	TBS	NATIVE	
8874	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	8	1	69	OFFSITE	TBR	NATIVE	Front branches broken off
8875	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	8	72	OFFSITE	TBR	NATIVE	Dry lower branches
8876	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	7	8	8	75	OFFSITE	TBR	NATIVE	
8877	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	8	10	69	OFFSITE	TBR	NATIVE	Snagged lower branches
8878	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	15	69	OFFSITE	TBR	NATIVE	Front branches broken off
8880	*QUERCUS RUBRA*	NORTHERN RED OAK	21	21	18	69	OFFSITE	TBS	NATIVE	
8881	*QUERCUS PALUSTRIS*	PIN OAK	23	23	20	75	OFFSITE	TBS	NATIVE	
8882	*PRUNUS SEROTINA*	BLACK CHERRY	19	19	25	59	OFFSITE	TBS	NATIVE	
8883	*PINUS STROBUS*	WHITE PINE	12	12	8	75	OFFSITE	TBS	NATIVE	
8884	*PINUS STROBUS*	WHITE PINE	14	14	8	75	OFFSITE	TBS	NATIVE	
8885	*QUERCUS RUBRA*	NORTHERN RED OAK	26	26	25	63	OFFSITE	TBS	NATIVE	Wound on trunk
8886	*QUERCUS PALUSTRIS*	PIN OAK	30	45	25	69	OFFSITE	TBS	NATIVE	Wounded roots, possibly from mowing
8887	*QUERCUS RUBRA*	NORTHERN RED OAK	28	28	27	72	OFFSITE	TBS	NATIVE	
8888	*QUERCUS RUBRA*	NORTHERN RED OAK	21	21	18	66	OFFSITE	TBS	NATIVE	
8890	*QUERCUS PHELLOS*	WILLOW OAK	23	23	14	75	OFFSITE	TBS	NATIVE	
8891	*QUERCUS PHELLOS*	WILLOW OAK	16	16	14	72	OFFSITE	TBS	NATIVE	
8892	*QUERCUS PHELLOS*	WILLOW OAK	40	60	32	72	OFFSITE	TBS	NATIVE	
8893	*QUERCUS PHELLOS*	WILLOW OAK	24	24	18	69	OFFSITE	TBS	NATIVE	
8894	*QUERCUS PHELLOS*	WILLOW OAK	20	20	15	72	OFFSITE	TBS	NATIVE	
8895	*QUERCUS PHELLOS*	WILLOW OAK	8	8	7	75	OFFSITE	TBS	NATIVE	
8896	*QUERCUS RUBRA*	NORTHERN RED OAK	15	15	15	66	OFFSITE	TBS	NATIVE	Multi-trunked, some dead branches
8897	*ULMUS AMERICANA*	AMERICAN ELM	14	14	12	72	OFFSITE	TBS	NATIVE	
8898	*PINUS STROBUS*	WHITE PINE	20	20	25	56	OFFSITE	TBS	NATIVE	Co-dominant stems, snagged top, snagged scaffold branches, pruned
8899	*QUERCUS PHELLOS*	WILLOW OAK	13	13	14	75	OFFSITE	TBS	NATIVE	
8900	*QUERCUS RUBRA*	NORTHERN RED OAK	19	19	14	69	OFFSITE	TBS	NATIVE	
8901	*ACER RUBRUM*	RED MAPLE	25	25	23	59	OFFSITE	TBS	NATIVE	Girdling roots, co-dominant stems, snagged scaffold branch
8902	*ULMUS AMERICANA*	AMERICAN ELM	34	51	29	59	OFFSITE	TBS	NATIVE	Many small holes in trunk, few snagged scaffold branches, some pruned branches
8903	*QUERCUS RUBRA*	NORTHERN RED OAK	25	25	20	69	OFFSITE	TBS	NATIVE	Some dead scaffold branches
8904	*QUERCUS RUBRA*	NORTHERN RED OAK	17	17	21	59	OFFSITE	TBS	NATIVE	Snagged leader and scaffold branches
8905	*QUERCUS RUBRA*	NORTHERN RED OAK	10	10	12	72	OFFSITE	TBS	NATIVE	
8906	*QUERCUS RUBRA*	NORTHERN RED OAK	15	15	15	69	OFFSITE	TBS	NATIVE	
8907	*QUERCUS PALUSTRIS*	PIN OAK	19	19	18	75	OFFSITE	TBS	NATIVE	
8908	*QUERCUS RUBRA*	NORTHERN RED OAK	15	15	18	72	OFFSITE	TBS	NATIVE	
8910	*QUERCUS PHELLOS*	WILLOW OAK	32	48	27	59	OFFSITE	TBS	NATIVE	Snagged leader and scaffold branches
8911	*ACER RUBRUM*	RED MAPLE	11	11	9	88	OFFSITE	TBS	NATIVE	Slightly uneven canopy, some roots exposed by soil erosion
8912	*CRATAEGUS AESTIVALIS*	HAWTHORN	16	16	8	66	OFFSITE	TBS	NATIVE	Limb split, very angled trunk, branches on ground
8913	*CELTIS OCCIDENTALIS*	HACKBERRY	14	14	10	69	OFFSITE	TBS	NATIVE	Limb split, angled trunk, branches on ground
8914	*ULMUS AMERICANA*	AMERICAN ELM	9	9	12	94	OFFSITE	TBS	NATIVE	Very minor root damage to one root from mower
8915	*QUERCUS RUBRA*	NORTHERN RED OAK	19	19	21	97	OFFSITE	TBS	NATIVE	
8916	*QUERCUS PHELLOS*	WILLOW OAK	23	23	19	72	OFFSITE	TBS	NATIVE	Uneven structure due to crowding, some roots exposed by soil erosion
8917	*ACER RUBRUM*	RED MAPLE	10	10	7	91	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion
8918	*ACER RUBRUM*	RED MAPLE	9	9	7	91	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion
8919	*QUERCUS RUBRA*	NORTHERN RED OAK	18	18	12	72	OFFSITE	TBS	NATIVE	
8920	*ULMUS AMERICANA*	AMERICAN ELM	11	11	19	75	OFFSITE	TBS	NATIVE	
8921	*ULMUS AMERICANA*	AMERICAN ELM	11	11	19	75	OFFSITE	TBS	NATIVE	
8922	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	10	10	10	63	OFFSITE	TBR	NATIVE	Large broken branch
8923	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	13	13	16	59	OFFSITE	TBR	NATIVE	
8924	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	9	15	63	OFFSITE	TBR	NATIVE	

LANDSCAPE MANAGEMENT PLAN FOR REMOVAL OF INVASIVE SPECIES IN RESOURCE PROTECTION AREA:

Ailanthus altissima | Tree-of-Heaven
Plants under four feet should be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between June and September, for approximately two to three years, or until plant death occurs.

Plants over six feet tall should be treated with the basal bark method. The tree should be treated with a 20-30% triclopyr ester oil-based herbicide. The stems should be treated from the ground to approximately three feet up the trunks, careful not to apply so much herbicide that it runs off the stem and pools on the soil. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. This treatment should occur between June and September for maximum efficacy. Basal bark methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Hack-and-squirt and cut-stump methods are **not** recommended treatments, as they encourage the sprouty nature of this species and often make the infestation worse.

Ampelopsis brevipedunculata | Porcelainberry
Ground-cover vines should be treated with a 2% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur three to four times per season, ideally between April and September, for three years, or until plant death occurs.

Vines growing into tree canopies should be treated with the cut-stump method, and the stump should be treated with a 20% triclopyr ester oil-based spray. When cutting vines, a 'window' should be created, cutting the vine as high up as possible and as low to the ground as possible. Vines should otherwise not be pulled out of trees, as this can damage the tree more than if the vines are left alone. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs.

Celastrus orbiculatus | Oriental Bittersweet
Young vines and ground-cover growth should be treated with a 2% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur three to four times per season, ideally between April and September, for approximately three years, or until plant death occurs.

Vines growing on trees should be treated with the cut-stump method. The vine should be cut, and the stump should be treated with a 20-30% triclopyr ester oil-based herbicide. When cutting vines, a 'window' should be created, cutting the vine as high up as possible and as low to the ground as possible. Vines should otherwise not be pulled out of trees, as this can damage the tree more than if the vines are left alone. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. This treatment can occur at any time of year, as long as temperatures are above freezing, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Euonymus fortunei | Wintercreeper
Vines growing on trees should be treated with the cut-stump method, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs. Wintercreeper vines usually grow small roots into the bark of the tree, so pulling large swaths of vines off will likely rip off the tree's bark. Instead of creating a window that is 4-6 feet tall, it is instead recommended to create a small, 3-5-inch window in the vine towards the bottom of the tree (treating the stump), and another small window about five feet off the ground. The section of vine in between will die and eventually fall off of the tree without destroying the bark.

Hedera helix | English Ivy
Ground-cover vines should be treated with a 5% glyphosate-based foliar herbicide. Addition of a 0.2% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur three to four times per season for three years or until plant death occurs. At least two treatments should be completed between April and May, when the plant is in its weakest growth stage, and then at least one more treatment should be completed between May and August.

Vines growing on trees should be treated with the cut-stump method, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs. English ivy vines usually grow small roots into the bark of the tree, so pulling large swaths of vines off will likely rip off the tree's bark. Instead of creating a window that is 4-6 feet tall, it is instead recommended to create a small, 3-5-inch window in the vine towards the bottom of the tree (treating the stump), and another small window about five feet off the ground. The section of vine in between will die and eventually fall off of the tree without destroying the bark.

Ligustrum sinense | Chinese Privet
Chinese privet shrubs below five feet in height may be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between March and April, or September and October, for up to three years, or until plant death occurs.

Chinese privet shrubs over five feet in height should be treated with the cut-stump method. The shrub should be cut down as low to the ground as possible and the stump should be treated with a 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. This treatment can occur at any time of year. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Lonicera japonica | Japanese Honeysuckle
Ground-cover vines should be treated with a 2% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur three to four times per season, ideally between April and September, for three years, or until plant death occurs.

Vines growing on trees should be treated with the cut-stump method, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs. When cutting vines, a 'window' should be created, cutting the vine as high up as possible and as low to the ground as possible. Vines should otherwise not be pulled out of trees, as this can damage the tree more than if the vines are left alone

Lonicera maackii | Bush Honeysuckle
As bush honeysuckle shrubs can vary in size and age dramatically, there are multiple treatment recommendations. Plants under five feet should be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between May and mid-October, for approximately two to three years, or until plant death occurs.

Plants over five feet tall should be treated with one of two methods: the cut-stump method or the basal bark method. To perform the cut-stump method, the shrub should be cut down as low to the ground as possible and the stump should be treated with a 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. This treatment can occur at any time of year, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

To perform the basal bark method, the base of the shrub's stems should be treated with a 20-30% triclopyr ester oil-based herbicide. The stems should be treated from the ground to approximately three feet up the trunks, careful not to apply so much herbicide that it runs off the stem and pools on the soil. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. This treatment can occur at any time of year, with spring and summer being the most effective. Basal bark methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Morus alba | White Mulberry
As white mulberry trees can vary in size and age dramatically, there are multiple treatment recommendations. Plants under three feet should be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between May and September, for approximately two to three years, or until plant death occurs.

Plants between three feet tall and eight feet tall should be treated with the cut-stump method. The tree should be cut down as low to the ground as possible and the stump should be treated with a 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. This treatment can occur at any time of year, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Plants over eight feet tall should be treated with the hack-and-squirt or basal bark method. The tree should be treated with a 20-30% triclopyr ester oil-based herbicide. If the basal bark method is being used, the stems should be treated from the ground to approximately three feet up the trunks, careful not to apply so much herbicide that it runs off the stem and pools on the soil. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. This treatment can occur at any time of year, with spring and summer being most effective. Hack-and-squirt and cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Paulownia tomentosa| Princesstree
These trees should be treated with the cut-stump method or the basal bark method. If the cut-stump method is being used, the tree should be cut down to approximately 6 inches in height (or lower, if possible) and removed, and the stump should be treated with a 20% triclopyr ester oil-based spray. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs.

If the basal bark method is being used, the stems should be treated from the ground to approximately three feet up the trunks, careful not to apply so much herbicide that it runs off the stem and pools on the soil. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. Treatments should occur 1-2 times per year at any time of year, with spring and summer being most effective. Any plant being treated with the oil-based triclopyr ester solution should be treated one to two times per season for three years, or until plant death occurs.

Pyrus calleryana | Callery Pear
Callery pear plants below five feet in height may be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between March and October, for up to three years, or until plant death occurs.

Callery pear trees that are over five feet in height should be treated with the cut-stump method. The shrub should be cut down as low to the ground as possible and the stump should be treated with a 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. This treatment can occur at any time of year. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

Rosa multiflora | Multiflora Rose
As multiflora rose shrubs can vary in size and age dramatically, there are multiple treatment recommendations. Plants under five feet should be treated with a 2-5% glyphosate-based foliar herbicide. Addition of a 0.1% water-safe non-ionic surfactant and a dye is recommended to increase the efficacy of the treatment. Foliar treatments should occur two to three times per season, ideally between June and September, for approximately two to three years, or until plant death occurs.

Plants over five feet tall should be treated with the cut-stump method. The shrub should be cut down as low to the ground as possible and the stump should be treated with a 20-30% triclopyr ester oil-based herbicide. Addition of a vegetable-based basal oil and dye is recommended to increase the efficacy of the treatment. This treatment can occur at any time of year, with spring and summer being the most effective. Cut-stump methods often take more than one year to reach full efficacy, so multi-year monitoring is recommended, but re-treatments are only recommended if it appears that plant death has not fully occurred after the first season.

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay 08-04-2023
Allison Hay Date
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: NA
DESIGN: AH
DRAWN: AH
CHECKED: ND

SHEET TITLE:

ADAPTED TREE PRESERVATION PLAN

SHEET No.

C211

112491

P:\PX\Projects\17005\000\112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:49:19 PM, Mohammad E. Ghaforry, 12.8055, christopher consultants, ltd

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS	SURVEYED DRIPLINE RADIUS	CONDITION RATING	LOCATION	PROCEDURE	NATIVITY STATUS	COMMENTS
8925	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	11	11	18	63	OFFSITE	TBR	NATIVE	
8926	*PRUNUS SEROTINA*	BLACK CHERRY	8	8	12	66	OFFSITE	TBR	NATIVE	
8927	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	8	19	44	OFFSITE	TBR	NATIVE	Trunk covered with ivy
8928	*CATALPA SPECIOSA*	NORTHERN CATALPA	14	14	11	63	OFFSITE	TBR	NATIVE	Trunk covered with ivy
8929	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	13	13	12	59	OFFSITE	TBR	NATIVE	Trunk covered with ivy
8930	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	10	14	56	OFFSITE	TBR	NATIVE	Trunk covered with ivy
8931	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	9	8	63	OFFSITE	TBR	NATIVE	
8932	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	7	8	8	50	OFFSITE	TBR	NATIVE	
8933	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	9	14	50	OFFSITE	TBR	NATIVE	Covered with ivy
8934	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	18	18	8	56	OFFSITE	TBR	NATIVE	
8935	*PRUNUS SEROTINA*	BLACK CHERRY	12	12	8	63	OFFSITE	TBR	NATIVE	
8937	*QUERCUS VELUTINA*	BLACK OAK	11	11	18	75	OFFSITE	TBS	NATIVE	Uneven canopy
8938	*POPULUS DELTOIDES*	EASTERN COTTONWOOD	22	22	21	72	OFFSITE	TBS	NATIVE	One large dead branch
8939	*PRUNUS SEROTINA*	BLACK CHERRY	11	11	10	75	OFFSITE	TBS	NATIVE	Uneven canopy
8940	*PRUNUS SEROTINA*	BLACK CHERRY	19	19	10	72	OFFSITE	TBS	NATIVE	Uneven canopy, trunk growing at 45 degree angle
8942	*QUERCUS PALUSTRIS*	PIN OAK	32	48	38	69	OFFSITE	TBS	NATIVE	Dual leader some broken branches
8943	*QUERCUS PHELLOS*	WILLOW OAK	12	12	11	72	OFFSITE	TBS	NATIVE	Ivy on trunk, some sapsucker holes in trunk
8944	*ULMUS AMERICANA*	AMERICAN ELM	18	18	11	69	OFFSITE	TBS	NATIVE	Dual trunks, very low split, could use some pruning for few dead branches
8945	*QUERCUS PHELLOS*	WILLOW OAK	24	24	30	72	OFFSITE	TBS	NATIVE	Dual trunks, very low split
8946	*QUERCUS PALUSTRIS*	PIN OAK	11	11	6	72	OFFSITE	TBS	NATIVE	Uneven canopy, some curve to trunk, ivy on trunk, some branches to prune
8947	*QUERCUS PHELLOS*	WILLOW OAK	12	12	6	66	OFFSITE	TBS	NATIVE	Mechanical damage, uneven canopy, some roots exposed by soil erosion
8948	*QUERCUS PALUSTRIS*	PIN OAK	33	50	22	72	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion, crown shyness
8949	*QUERCUS PALUSTRIS*	PIN OAK	21	21	16	72	OFFSITE	TBS	NATIVE	Uneven down, slight lean to trunk, some branches to prune
8951	*QUERCUS PALUSTRIS*	PIN OAK	19	19	20	91	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion
8952	*QUERCUS PALUSTRIS*	PIN OAK	10	10	9	88	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion
8953	*ACER RUBRUM*	RED MAPLE	12	12	12	69	OFFSITE	TBS	NATIVE	Some snapped branches, some roots exposed by soil erosion
8954	*QUERCUS PALUSTRIS*	PIN OAK	13	13	10	81	OFFSITE	TBS	NATIVE	Roots exposed by soil erosion, some lower branches to prune
8955	*ACER RUBRUM*	RED MAPLE	13	13	14	66	OFFSITE	TBS	NATIVE	Roots exposed by soil erosion, some fungus on roots, cavity beginning in trunk
8956	*QUERCUS PALUSTRIS*	PIN OAK	12	12	8	78	OFFSITE	TBS	NATIVE	Branch to prune at top of tree
8957	*ACER RUBRUM*	RED MAPLE	13	13	7	72	OFFSITE	TBS	NATIVE	Some roots exposed by soil erosion, dense sprouting from base of trunk
8958	*QUERCUS PHELLOS*	WILLOW OAK	34	51	35	69	OFFSITE	TBS	NATIVE	One dead limb to prune, some roots exposed by soil erosion, cavity in tree
8959	*QUERCUS PHELLOS*	WILLOW OAK	25	25	24	72	OFFSITE	TBS	NATIVE	Some dead branches, power line running through tree, uneven canopy, some large branches to be pruned
8960	*QUERCUS PHELLOS*	WILLOW OAK	18	18	24	63	OFFSITE	TBS	NATIVE	Some dead branches, power line running through tree, some root comeup
8962	*QUERCUS PHELLOS*	WILLOW OAK	23	23	19	59	OFFSITE	TBS	NATIVE	Some dead branches, power line running through tree, uneven canopy, some large branches to be pruned
8963	*GINKGO BILOBA*	GINKGO	14	14	9	69	OFFSITE	TBS	EXOTIC	
8964	*GINKGO BILOBA*	GINKGO	15	15	9	75	OFFSITE	TBS	EXOTIC	
8965	*GINKGO BILOBA*	GINKGO	15	15	11	75	OFFSITE	TBS	EXOTIC	
8966	*GINKGO BILOBA*	GINKGO	15	15	9	75	OFFSITE	TBS	EXOTIC	
8967	*QUERCUS PALUSTRIS*	PIN OAK	21	21	24	72	OFFSITE	TBS	NATIVE	Uneven canopy due to trimming for house on one side and power lines on the other, some dead branches to prune
8968	*QUERCUS RUBRA*	NORTHERN RED OAK	30	45	22	72	OFFSITE	TBS	NATIVE	
8969	*ACER RUBRUM*	RED MAPLE	15	15	9	75	OFFSITE	TBS	NATIVE	
8970	*QUERCUS RUBRA*	NORTHERN RED OAK	13	13	12	75	OFFSITE	TBS	NATIVE	
8971	*QUERCUS RUBRA*	NORTHERN RED OAK	19	19	12	75	OFFSITE	TBS	NATIVE	
8972	*ACER RUBRUM*	RED MAPLE	15	15	11	69	OFFSITE	TBS	NATIVE	Many girdling roots
8973	*ACER RUBRUM*	RED MAPLE	14	14	12	63	OFFSITE	TBS	NATIVE	Many girdling roots, pruned
8974	*ACER RUBRUM*	RED MAPLE	19	19	16	56	OFFSITE	TBS	NATIVE	Damaged roots, pruned, co-dominant stems with snagged leaders
8975	*MAGNOLIA VIRGINIANA*	SWEETBAY MAGNOLIA	14	14	30	50	OFFSITE	TBS	NATIVE	Multi-stemmed, majority covered with vines
8976	*QUERCUS PHELLOS*	WILLOW OAK	14	14	16	75	OFFSITE	TBS	NATIVE	
9187	*QUERCUS PALUSTRIS*	PIN OAK	22	22	21	63	OFFSITE	TBR	NATIVE	Extreme root girdling, some roots coming through brick sidewalk, three instances of damage to trunk and scaffold branch exposing heartwood, uneven scaffold branch structure due to nearby streetlight, some small dead branches throughout canopy
9188	*QUERCUS PALUSTRIS*	PIN OAK	21	21	17	66	OFFSITE	TBR	NATIVE	Extreme root girdling, some roots pushing up bricks in brick sidewalk, very uneven scaffold branch structure due to nearby building, some small dead branches throughout canopy
9192	*QUERCUS PALUSTRIS*	PIN OAK	8	8	10	72	OFFSITE	TBS	NATIVE	Large rocks placed on base of roots

TREE PRESERVATION SCHEDULE

ALL TREES OVER 1/2 INCH DBH AND SHRUBS OVER 3 FEET IN RPA

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
5462	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	0.50	69	INSIDE RPA	REMOVE	TRUNK GROWING AT AN ANGLE; SIGNIFICANT VINE GROWTH
5463	*LONICERA MAACKII*	BUSH HONEYSUCKLE	3.5 FEET TALL	69	INSIDE RPA	REMOVE	EVIDENCE OF CHEWING INSECTS ON LEAVES
5464	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	0.75	75	INSIDE RPA	REMOVE	
5465	*PYRUS CALLERYANA*	CALLERY PEAR	0.75	72	INSIDE RPA	REMOVE	TRUNK GROWING AT AN ANGLE
5466	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	2.00	75	INSIDE RPA	REMOVE	
5467	*PYRUS CALLERYANA*	CALLERY PEAR	1.00	72	INSIDE RPA	REMOVE	HEALING WOUND IN UPPER CANOPY
5468	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	0.75	72	INSIDE RPA	REMOVE	LEADER BROKEN
5469	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	1.00	75	INSIDE RPA	REMOVE	
5470	*ZELKOVA SERRATA*	JAPANESE ZELKOVA	0.60	75	INSIDE RPA	REMOVE	
5317	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	0.50	72	INSIDE RPA	REMOVE	OLD WOULD IN TRUNK; DECAY
5318	*PRUNUS SEROTINA*	BLACK CHERRY	0.60	69	INSIDE RPA	REMOVE	TRUNK GROWING AT SEVERE ANGLE; BAD FORM

A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

A. MAINTENANCE SHALL BE PRO-ACTIVE.

B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.

C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

B. FELLING AND STORING VEGETATION. II. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.

C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.

E. DISPOSAL OF DEBRIS OR CHEMICALS. VI. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A STANDARD TREE PRESERVATION NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

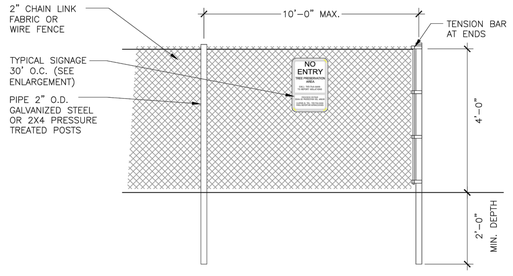
NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 12/02/2019
STANDARD TREE PRESERVATION PLAN NOTES
I OF I
LD 017



NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY



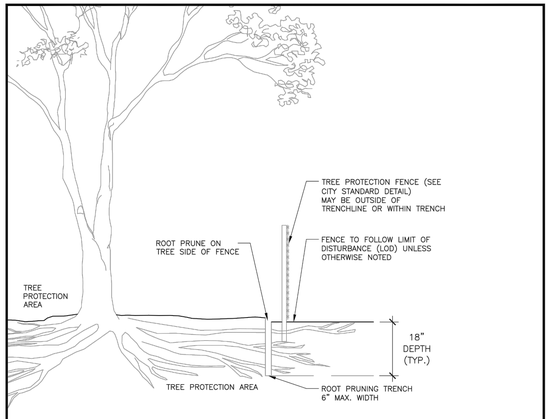
A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
TREE PROTECTION FENCE
I OF I
LD 014



NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

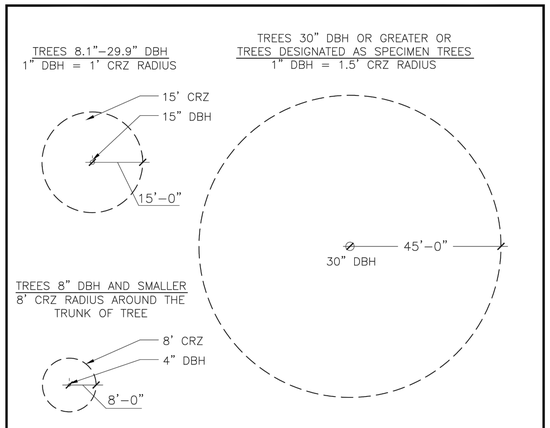
A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
ROOT PRUNING
I OF I
LD 015



NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
CRITICAL ROOT ZONE
I OF I
LD 013

christopher now IMEG consultants
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

ISA CERTIFIED ARBORIST APPROVAL:

Allison Hay — 07-07-2023

Allison Hay
ISA Certified Arborist, MA-6600A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.293.4934
allison.m.hay@imegcorp.com

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

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

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/8/23
SCALE: NA
DESIGN: AH
DRAWN: AH
CHECKED: ND

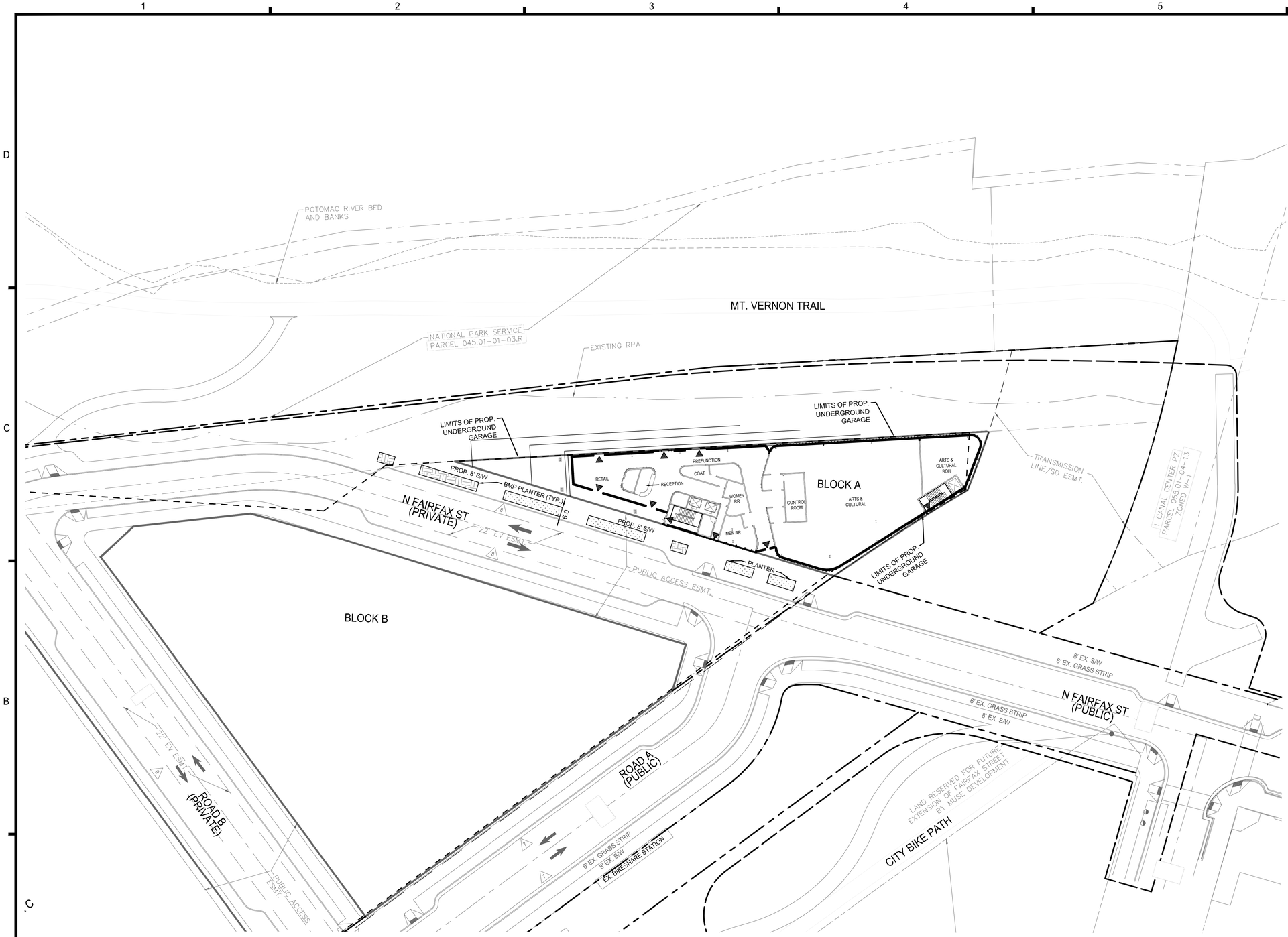
SHEET TITLE:

ADAPTED TREE PRESERVATION PLAN

SHEET No.
C212

112491

P:\FAV\Projects\17005\006\01112490 Concept II - Block A\C202-C212 ADAPTED TREE PRESERVATION PLAN.dwg, 9/21/2023 6:49:31 PM, Mohammad E. Ghafoory, 1:2.8055, christopher consultants, ltd



NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C200 FOR OVERALL BOUNDARY INFORMATION.
3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES), SHOWN AS EXISTING AROUND BLOCK A, ARE SHOWN PER PROPOSED FEATURES OF THE PRGS INFRASTRUCTURE PLAN (DSP# 2023-00001).
4. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.
5. STREETSCAPE TO BE PROVIDED PER APPROVED CDD.
6. INTERIM IMPROVEMENTS MAY BE MADE AT THESE LOCATIONS WITH THE OPEN SPACE DSUPs UNTIL APPROVAL FROM NORFOLK SOUTHERN RAILWAY ALLOWS FOR COORDINATED PERMANENT IMPROVEMENTS TO BE IMPLEMENTED.
7. FUTURE DSUP's WILL INCLUDE DETAIL ON PROPOSED FINAL AND INTERIM CONDITIONS IMPROVEMENTS.
8. FINAL STREETSCAPES ALONG N. FAIRFAX STREET ADJACENT TO BLOCK A SHALL BE CONSTRUCTED AS PART OF THE BUILDING CONSTRUCTION FOR BLOCK A. TEMPORARY STREETSCAPE TO REMAIN ADJACENT TO OTHER BLOCKS UNTIL EACH BLOCK'S BUILDING IS CONSTRUCTED, PER THE PHASING CONDITIONS OF THE APPROVED CDD CONCEPT PLAN.
9. PROPOSED PARCELS SUCH AS BLOCKS A-C AND PRIVATE STREET PARCELS WILL BE CREATED VIA NEW SUBDIVISION PLAT THAT IS SUBMITTED AS PART OF THIS DSUP SUBMISSION. BLOCK DESIGNATIONS ON THIS PLAN WILL BE REPLACED AND/OR SUPPLEMENTED BY THE NEW SUBDIVISION LOT #S WHEN AVAILABLE.

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher now IMEG consultants
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/13/23
SCALE: 1:30
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

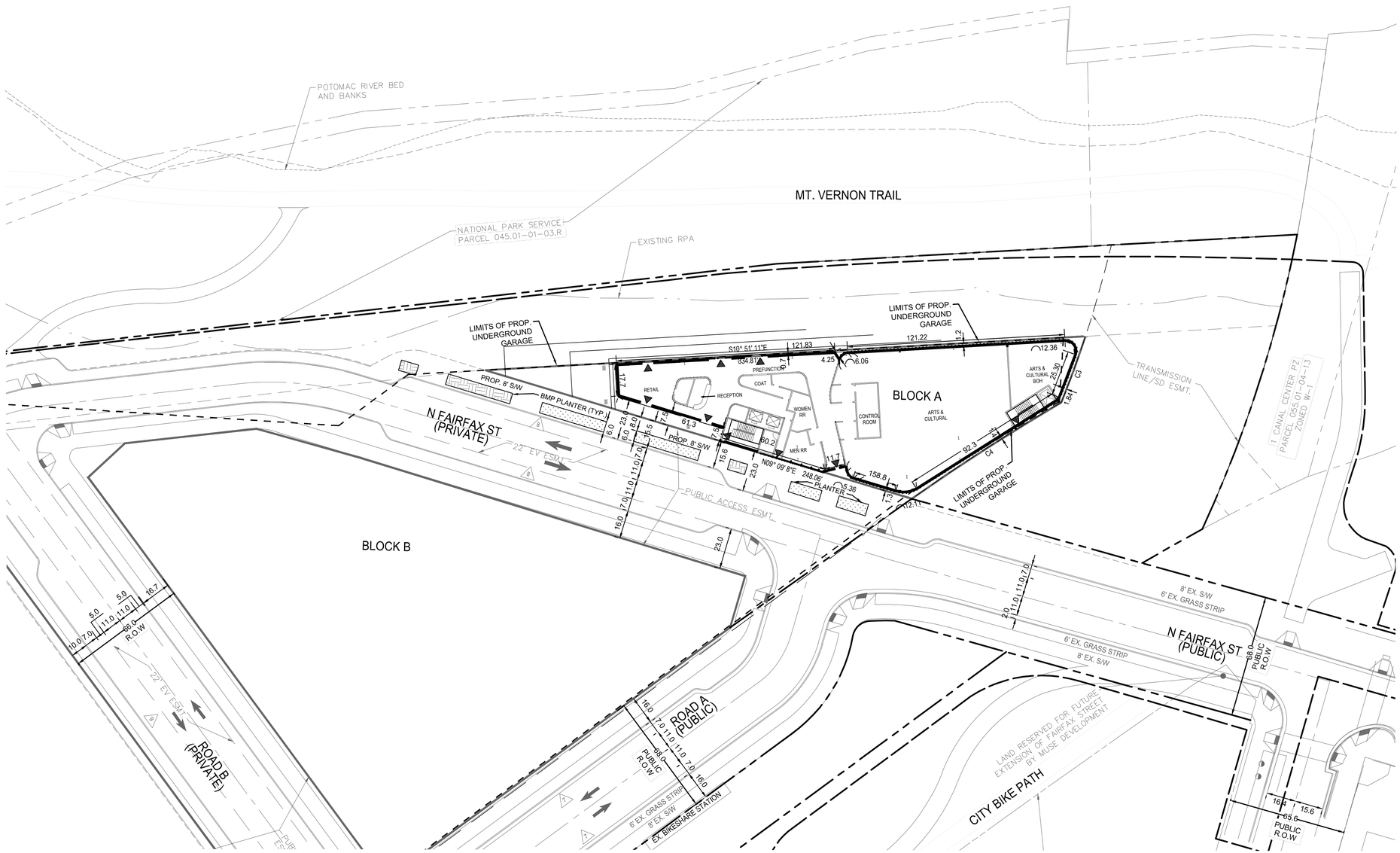
BLOCK A SITE PLAN

SHEET No.

C300

112491

P:\PVP\Projects\17005\006\00\112490 Concept II - Block A\C400 SITE PLAN.dwg, 9/21/2023 6:51:47 PM, Mohammad E. Ghalloony, 1:2.8055, christopher consultants, ltd



NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C200 FOR OVERALL BOUNDARY INFORMATION.
3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES), SHOWN AS EXISTING AROUND BLOCK A, ARE SHOWN PER PROPOSED FEATURES OF THE PRGS INFRASTRUCTURE PLAN (DSP# 2023-00001).
4. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.
5. STREETSCAPE TO BE PROVIDED PER APPROVED CDD.
6. INTERIM IMPROVEMENTS MAY BE MADE AT THESE LOCATIONS WITH THE OPEN SPACE DSUPs UNTIL APPROVAL FROM NORFOLK SOUTHERN RAILWAY ALLOWS FOR COORDINATED PERMANENT IMPROVEMENTS TO BE IMPLEMENTED.
7. FUTURE DSUP's WILL INCLUDE DETAIL ON PROPOSED FINAL AND INTERIM CONDITIONS IMPROVEMENTS.
8. FINAL STREETSCAPES ALONG N. FAIRFAX STREET ADJACENT TO BLOCK A SHALL BE CONSTRUCTED AS PART OF THE BUILDING CONSTRUCTION FOR BLOCK A. TEMPORARY STREETSCAPE TO REMAIN ADJACENT TO OTHER BLOCKS UNTIL EACH BLOCK'S BUILDING IS CONSTRUCTED, PER THE PHASING CONDITIONS OF THE APPROVED CDD CONCEPT PLAN.
9. PROPOSED PARCELS SUCH AS BLOCKS A-C AND PRIVATE STREET PARCELS WILL BE CREATED VIA NEW SUBDIVISION PLAT THAT IS SUBMITTED AS PART OF THIS DSUP SUBMISSION. BLOCK DESIGNATIONS ON THIS PLAN WILL BE REPLACED AND/OR SUPPLEMENTED BY THE NEW SUBDIVISION LOT #S WHEN AVAILABLE.

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C3	3°35'42"	623.28'	39.11'	19.56'	39.10'	N77°35'23"W
C4	5°09'04"	1,103.64'	99.22'	49.64'	99.19'	N40°25'07"W

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

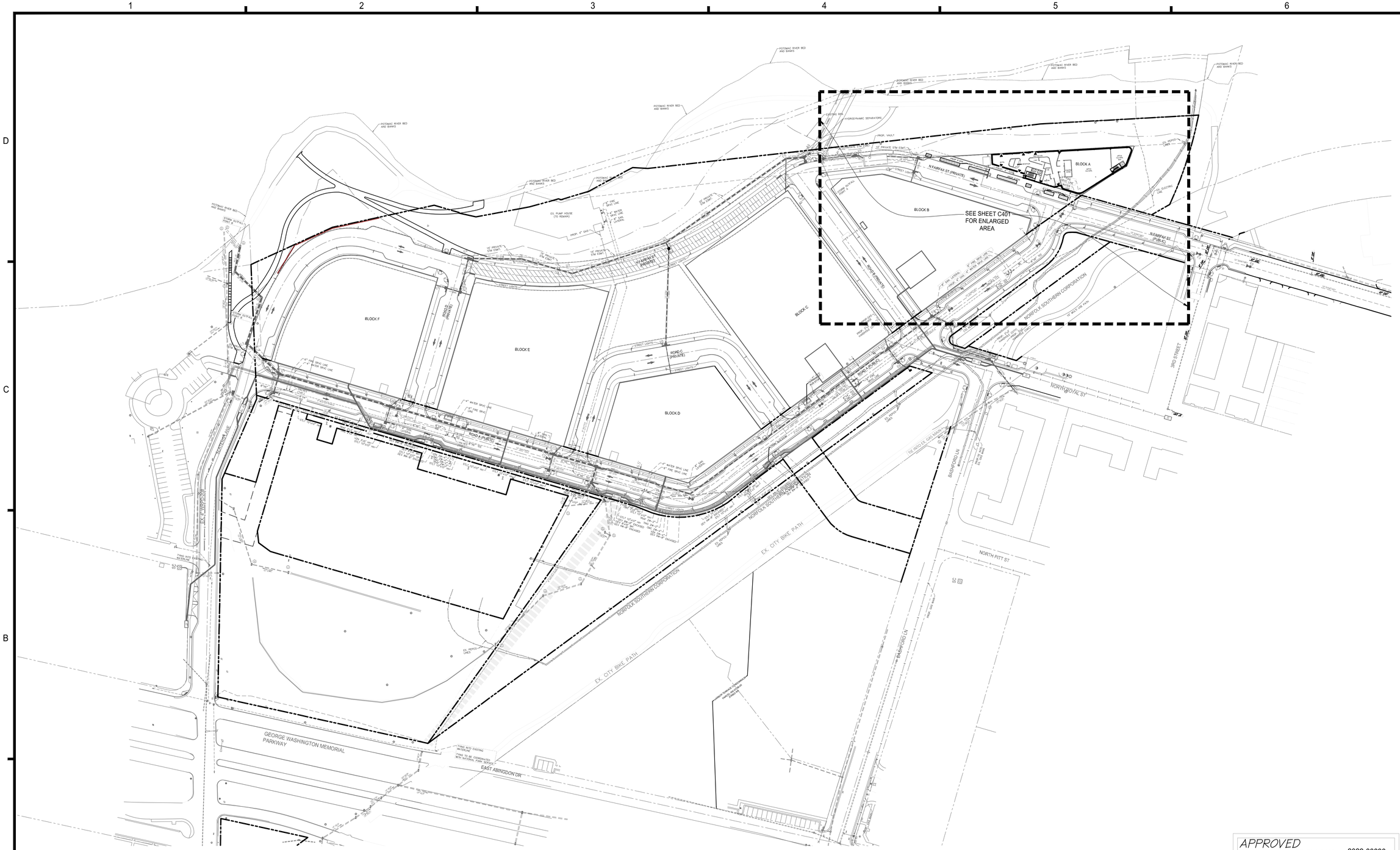
PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 4/7/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
DIMENSION PLAN

SHEET No.
C301

112491

P:\PX\Projects\17005\000001\112490 Concept II - Block A\C401 DIMENSION PLAN.dwg, 9/21/2023 6:53:58 PM, Mohammad E. Ghafoory, 1:2.8055, christopher consultants, ltd



THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. SEE SHEET C100 FOR UTILITY OWNER NAMES AND THEIR CONTACT INFORMATION.
4. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
5. ALL EXISTING OVERHEAD UTILITIES AND UTILITY POLES ALONG BASHFORD LANE, WITHIN THE PROJECT LIMITS SHALL BE RELOCATED UNDERGROUND
6. FINAL SIZE AND LOCATION OF VAULT WILL BE DETERMINED WITH DSUP.

VCS 1983 GRID NORTH

80 40 0 80 160

GRAPHIC SCALE
1" = 80'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112491
DATE: 9/8/23
SCALE: 1"=80'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

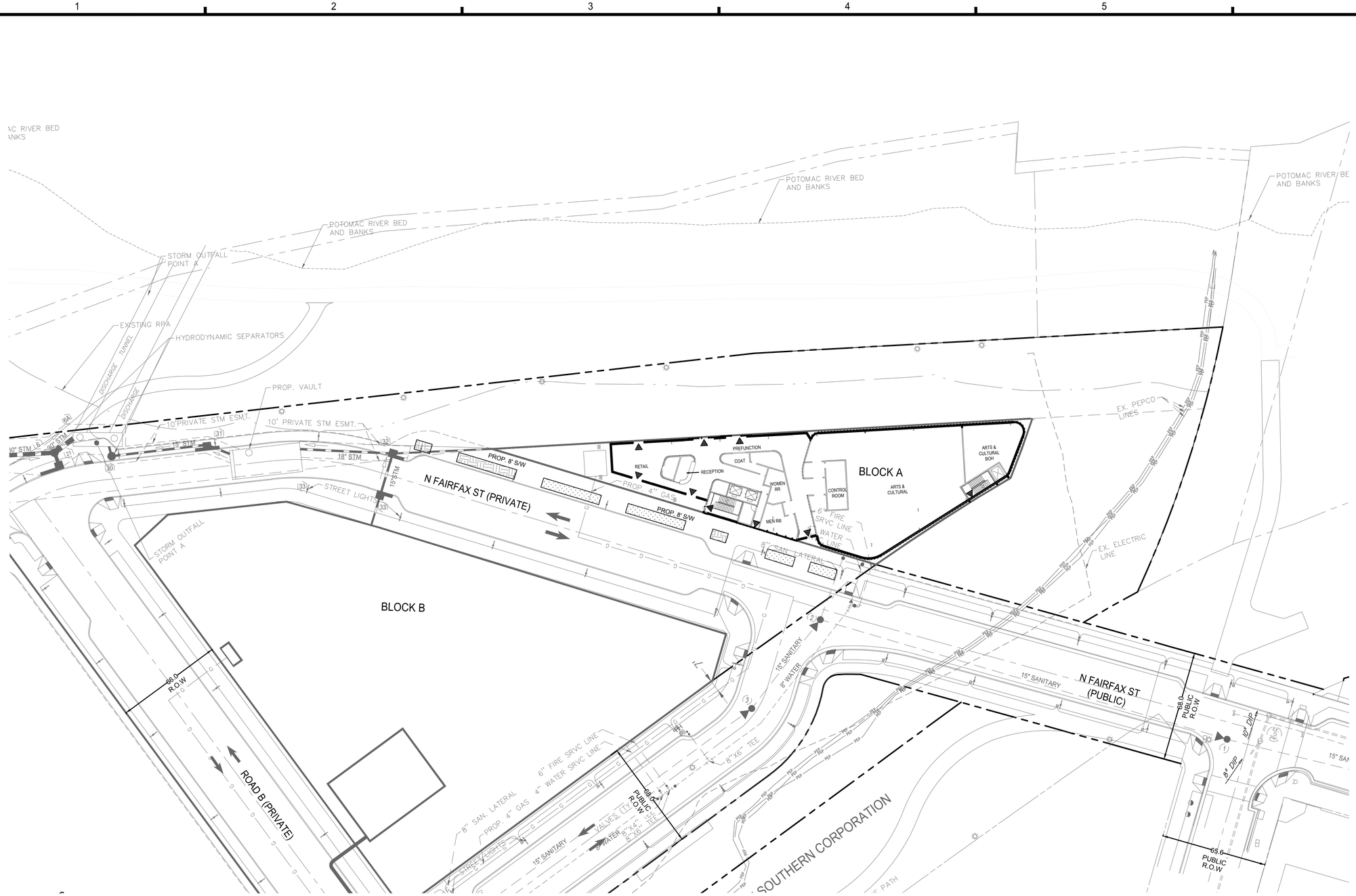
OVERALL UTILITY PLAN

SHEET No.

C400

112491

P:\PX\Projects\17005\006\001\112491\Concept II - Block A\C501 UTILITY PLAN.dwg, 9/21/2023 6:56:30 PM, Mohammad E. Ghaffory, 12-8055, christopher consultants, ltd



NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. SEE SHEET C100 FOR UTILITY OWNER NAMES AND THEIR CONTACT INFORMATION.
4. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
5. ALL EXISTING OVERHEAD UTILITIES AND UTILITY POLES ALONG BASHFORD LANE. WITHIN THE PROJECT LIMITS SHALL BE RELOCATED UNDERGROUND.
6. FINAL SIZE AND LOCATION OF VAULT WILL BE DETERMINED WITH DSUP.

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112491
DATE: 9/8/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

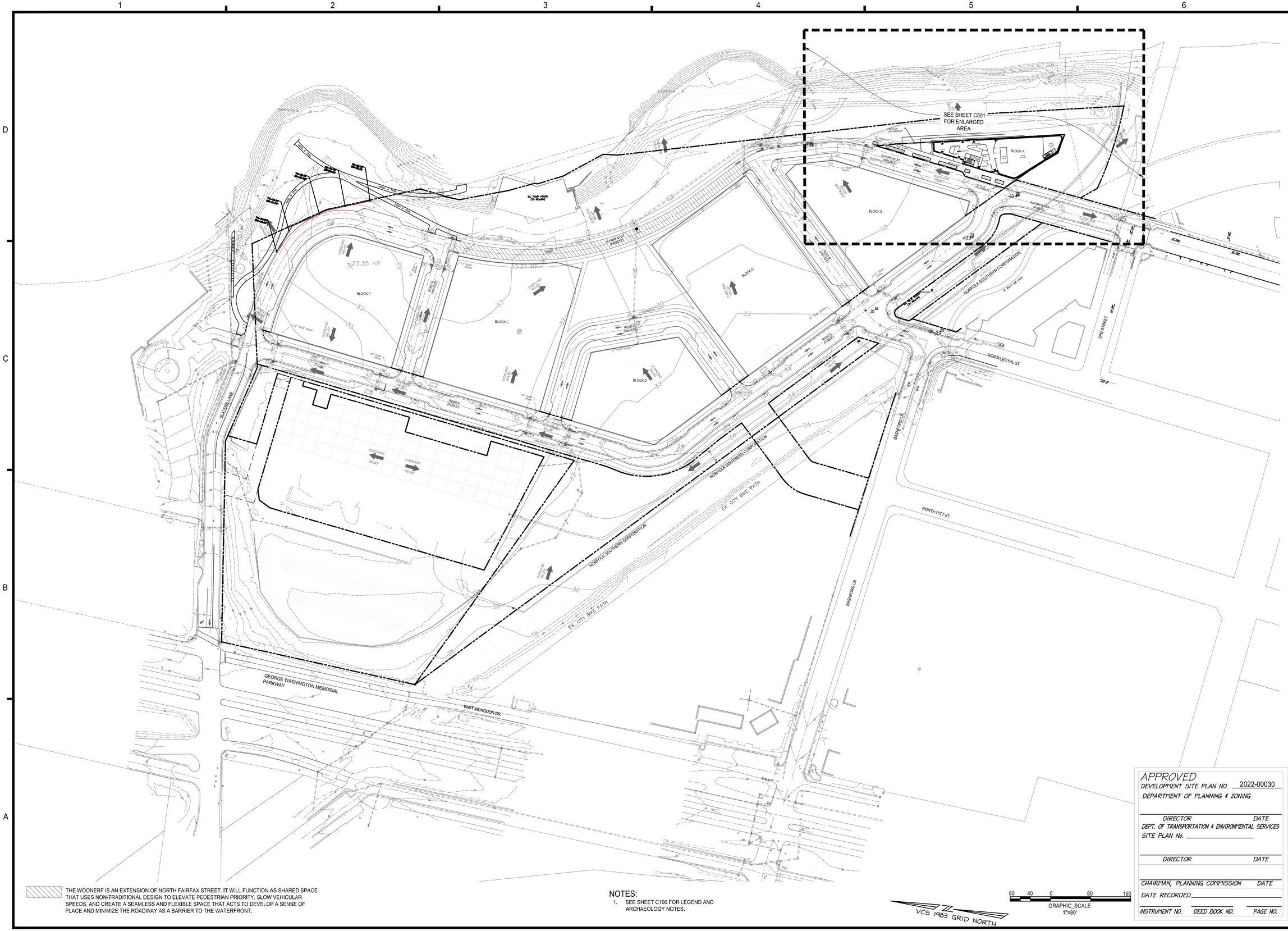
BLOCK A UTILITY PLAN

SHEET No.

C401

112491

P:\PA\Projects\17005\006\00\112490 Concept II - Block A\C501 UTILITY PLAN.dwg, 9/21/2023 8:52:36 PM, Mohammad E. Ghaffoory, 1:2.8055, christopher consultants, ltd



THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

NOTES:

1. SEE SHEET C100 FOR LEGEND AND ARCHAEOLOGY NOTES.

VCS 1983 GRID NORTH

80 40 0 80 160
GRAPHIC SCALE
1"=80'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/20/23
SCALE: 1"=80'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

OVERALL GRADING PLAN

SHEET No.
C500

112491

P:\FX\Projects\17005\00600\112490 Concept II - Block A\C600 GRADING PLAN.dwg, 9/21/2023 6:59:35 PM, Mohammad E. Ghafoory, 1:2.8055, christopher consultants, ltd

AVERAGE FINISHED GRADE
BLOCK A
32.00
32.00
32.00
32.00
32.00
31.98
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.00
32.02
32.00 AFG

THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

NOTES:
1. SEE SHEET C100 FOR LEGEND AND ARCHAEOLOGY NOTES.

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/20/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

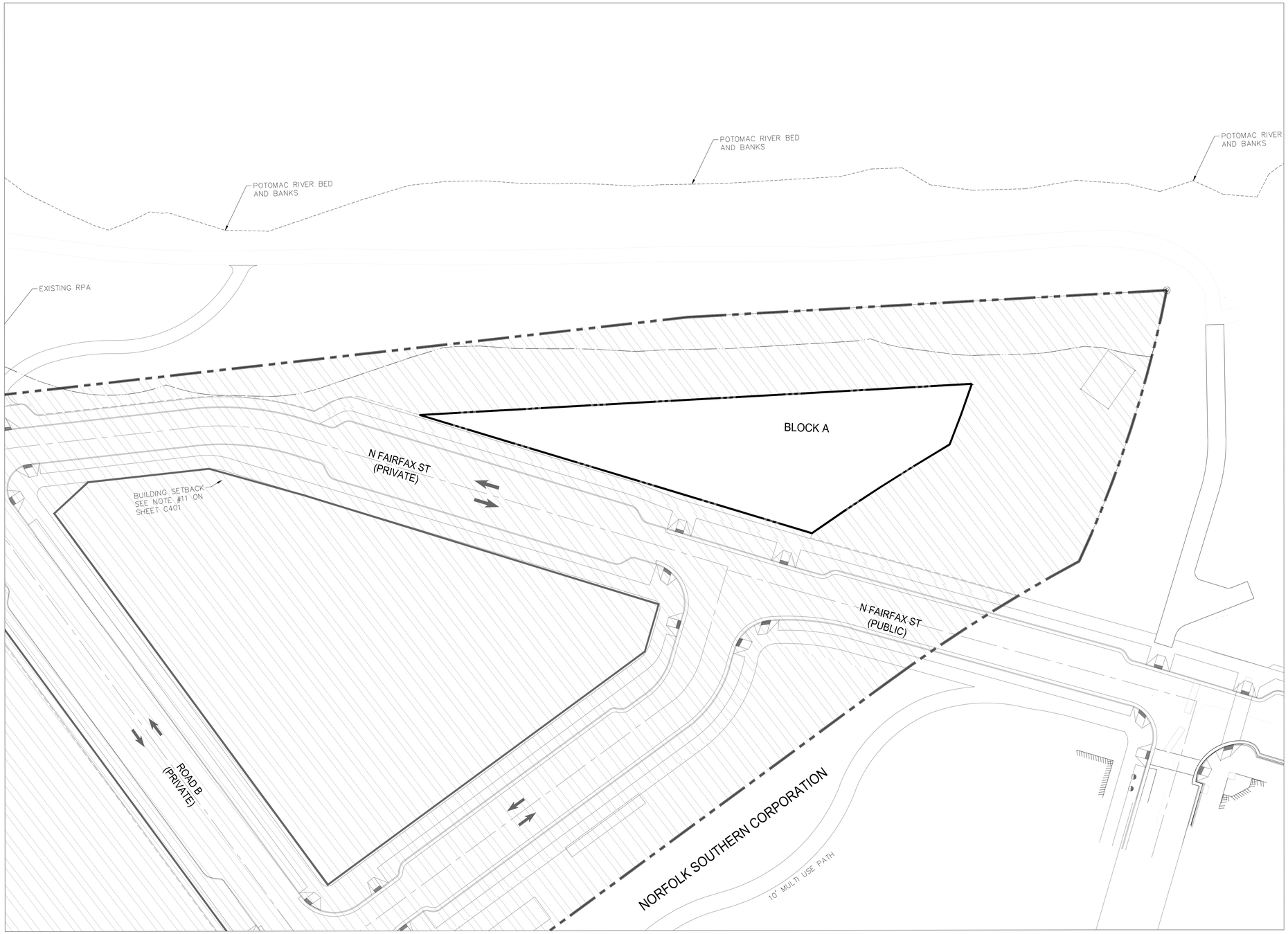
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:
BLOCK A GRADING PLAN

SHEET No.
C501

112491

P:\FX\Projects\17005\006\001\112490\Concept II - Block A\C600 GRADING PLAN.dwg, 9/21/2023 8:59:41 PM, Mohammad E. Ghafoory, 1:2.8955, christopher consultants, ltd



LEGEND:

- EXISTING IMPERVIOUS AREA
- EXISTING PERVIOUS AREA
- BACK-OUT AREA (SEE NOTE #1)
- PROPERTY LINE

NOTES:
1.) HATCHED AREAS DEPICT EXISTING SITE AREA TO BE TREATED WITH FULL DEVELOPMENT OF THE SITE AND HAVE NOT BEEN INCLUDED IN EXISTING OR PROPOSED SITE TABULATIONS IN THE VRRM TO DETERMINE REMOVAL REQUIREMENTS. THESE AREAS WILL BE NOTED AS THEIR EXISTING CONDITION FOR THE DSUP PHASE.

	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	0.342 AC	0.009 AC	0.351 AC
PROPOSED	0.351 AC	0.00 AC	0.351 AC

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 4/7/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

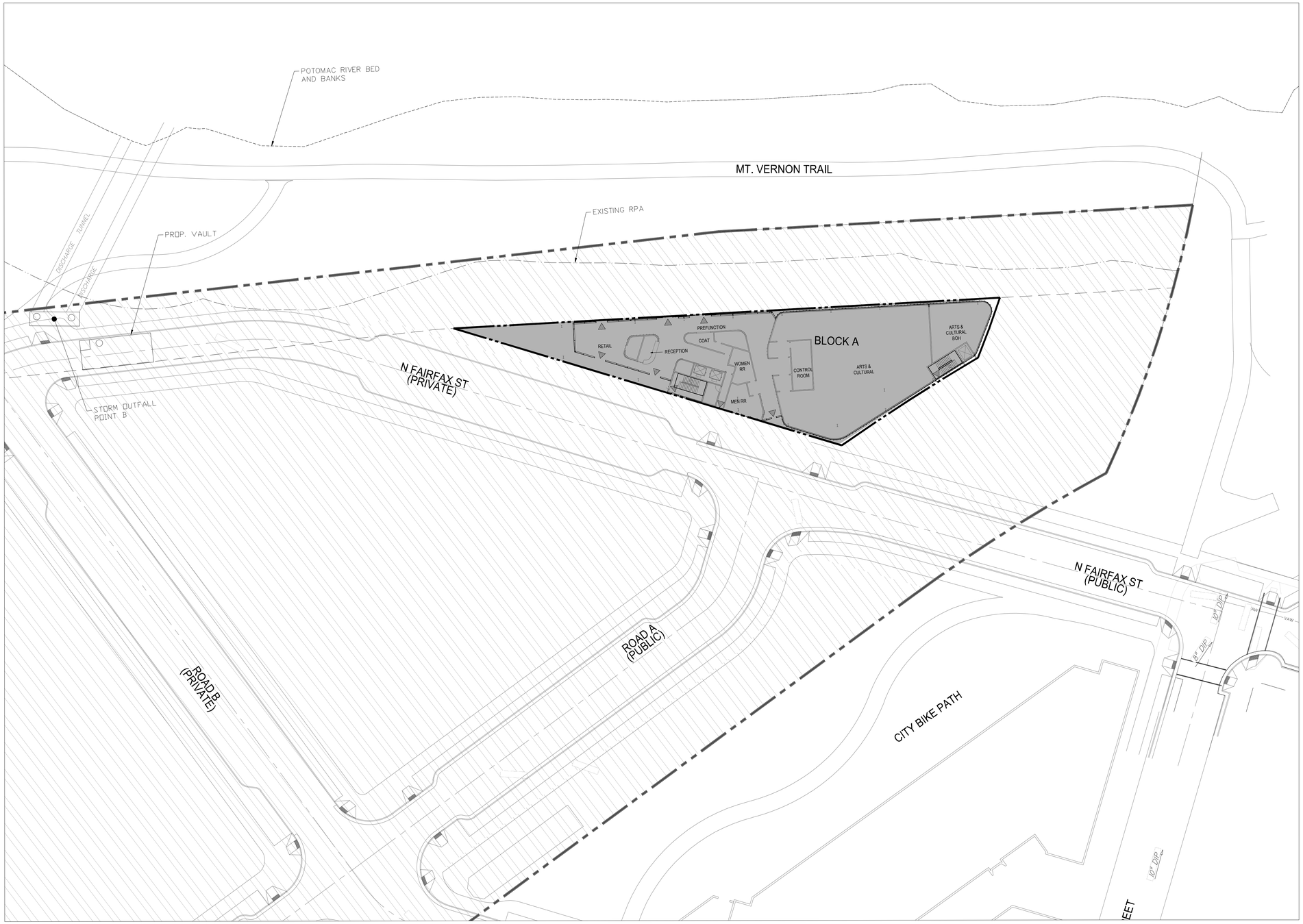
SHEET TITLE:

PRE DEVELOPMENT IMPERVIOUS

SHEET No.
C600

112491

P:\FXVProjects\17005\006001\112490 Concept I - Block A\C700 PRE DEVELOPMENT IMPERVIOUS.dwg, 9/21/2023 7:01:20 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd



LEGEND:

- EXISTING IMPERVIOUS AREA
- EXISTING PERVIOUS AREA
- BACK-OUT AREA (SEE NOTE #1)
- PROPERTY LINE

NOTES:
1.) HATCHED AREAS DEPICT EXISTING SITE AREA TO BE TREATED WITH FULL DEVELOPMENT OF THE SITE AND HAVE NOT BEEN INCLUDED IN EXISTING OR PROPOSED SITE TABULATIONS IN THE VRRM TO DETERMINE REMOVAL REQUIREMENTS. THESE AREAS WILL BE NOTED AS THEIR EXISTING CONDITION FOR THE DSUP PHASE.

	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	0.342 AC	0.009 AC	0.351 AC
PROPOSED	0.351 AC	0.00 AC	0.351 AC

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 8/31/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

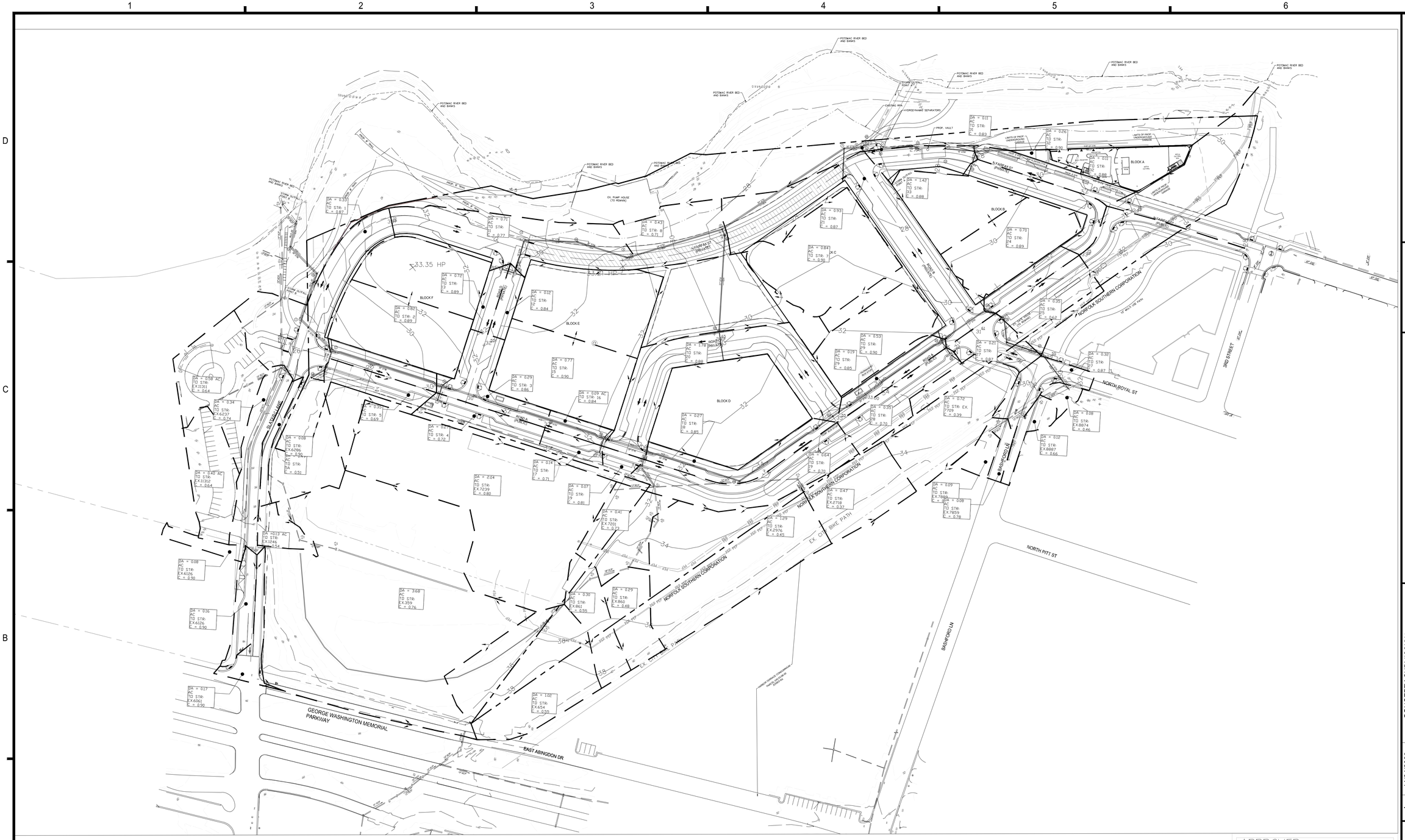
POST DEVELOPMENT IMPERVIOUS

SHEET No.

C601

112491

P:\FX\Projects\17005\006001\112490 Concept I - Block A\C701 POST DEVELOPMENT IMPERVIOUS.dwg, 9/21/2023 7:03:51 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd



NOTES:

1. SEE STORM SEWER CALCULATIONS ON SHEET C610-C611.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

LEGEND:

DRAINAGE DIVIDE

VCS 1983 GRID NORTH

80 40 0 80 160

GRAPHIC SCALE
1" = 80'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now MEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 3/28/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

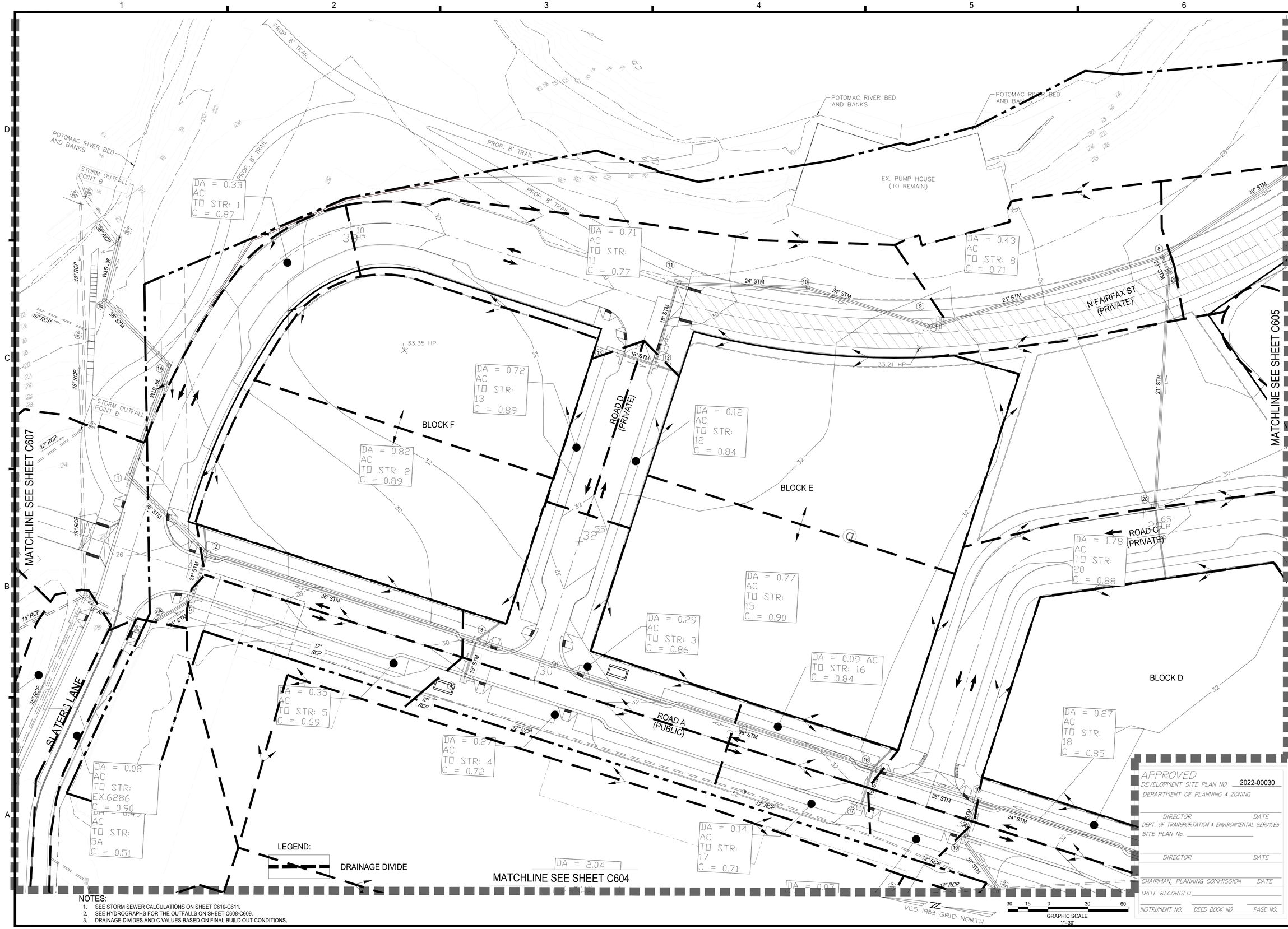
OVERALL DRAINAGE AREA MAP

SHEET No.

C602

112491

P:\PX\Projects\17005\006001\112490 Concept II - Block A\C703-C708 DRAINAGE AREA MAP.dwg, 9/21/2023 7:06:44 PM, Mohammad E. Ghafoory, 1:2.8055, christopher consultants, ltd



NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C610-C611.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 3/28/23
SCALE: 1:30
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
DRAINAGE AREA MAP

SHEET No.
C603

112491

P:\FX\Projects\17005\00600\112490 Concept II - Block A\C703-C708 DRAINAGE AREA MAP.dwg, 9/21/2023 7:07:03 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd

MATCHLINE SEE SHEET C603

MATCHLINE SEE SHEET C606

BLOCK D

ROAD A (PUBLIC)

SLATERS LANE

NORFOLK SOUTHERN CORPORATION

EX. CITY BIKE PATH

GEORGE WASHINGTON MEMORIAL PARKWAY

DA = 0.35 AC TO STR: 5 C = 0.69

DA = 0.27 AC TO STR: 4 C = 0.72

DA = 0.08 AC TO STR: EX.6286 C = 0.90

DA = 0.49 AC TO STR: 5A C = 0.51

DA = 2.04 AC TO STR: EX.7239 C = 0.80

DA = 0.14 AC TO STR: 17 C = 0.71

DA = 0.07 AC TO STR: 19 C = 0.81

DA = 0.27 AC TO STR: 18 C = 0.85

DA = 0.41 AC TO STR: EX.7201 C = 0.73

DA = 0.29 AC TO STR: EX.860 C = 0.48

DA = 0.30 AC TO STR: EX.861 C = 0.55

DA = 1.02 AC TO STR: EX.654 C = 0.55

DA = 3.68 AC TO STR: EX.359 C = 0.76

DA =0.13 AC TO STR: EX.1246 C = 0.54

LEGEND:

DRAINAGE DIVIDE

NOTES:

1. SEE STORM SEWER CALCULATIONS ON SHEET C610-C611.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE 1"=30'

APPROVED

DEVELOPMENT SITE PLAN NO. 2022-00030

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 3/28/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

DRAINAGE AREA MAP

SHEET No.

C604

112491

P:\PX\Projects\17005\006\00\112490 Concept II - Block A\C783-C708 DRAINAGE AREA MAP.dwg, 9/21/2023 7:07:23 PM, Mohammad E Ghafoory, 1:2.8053, christopher consultants, ltd

POTOMAC RIVER BED AND BANKS

STORM OUTFALL POINT A

EXISTING RPA

HYDRODYNAMIC SEPARATORS

DISCHARGE TUNNEL

PROP. VAULT

DA = 0.11 AC TO STR: 31 C = 0.83

DA = 0.26 AC TO STR: 32 C = 0.90

LIMITS OF PROP. UNDERGROUND GARAGE

30" STM

36" STM

15" STM

18" STM

PROP. 6' S/W

BMP PLANTER (TYP.)

N FAIRFAX ST (PRIVATE)

S10° 51' 11"E 334.81'

PREFUNCTION

RETAIL

RECEPTION

DA = 0.11 AC TO STR: 32 C = 0.88

MEN RR

CONTROL ROOM

ARTS & CULTURAL

ARTS & CULTURAL BOH

BLOCK A

N09° 09' 8"E 248.08'

PLANTER

LIMITS OF PROP. UNDERGROUND GARAGE

STORM OUTFALL POINT A

DA = 1.42 AC TO STR: 33 C = 0.88

BLOCK B

DA = 0.93 AC TO STR: 21 C = 0.87

DA = 0.84 AC TO STR: 7 C = 0.90

DA = 0.70 AC TO STR: 24 C = 0.89

N FAIRFAX ST (PUBLIC)

ROAD B (PRIVATE)

NORFOLK SOUTHERN CORPORATION

10' MULTI USE PATH

EX. GATE HOUSE (TO REMAIN)

21" STM

15" STM

DA = 0.35 AC TO STR: 25 C = 0.62

DA = 0.53 AC TO STR: 29 C = 0.90

DA = 0.19 AC TO STR: 29 C = 0.85

DA = 0.21 AC TO STR: 27 C = 0.87

DA = 0.32 AC TO STR: 27 C = 0.87

ROAD A (PUBLIC)

PERMANENT BUS STOP

24" STM

NORTH ROYAL ST

15" RCP

DA = 0.72 AC

MATCHLINE SEE SHEET C603

MATCHLINE SEE SHEET C606

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C610-C611.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

LEGEND:
DRAINAGE DIVIDE

VCS 1983 GRID NORTH

GRAPHIC SCALE 1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now MEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

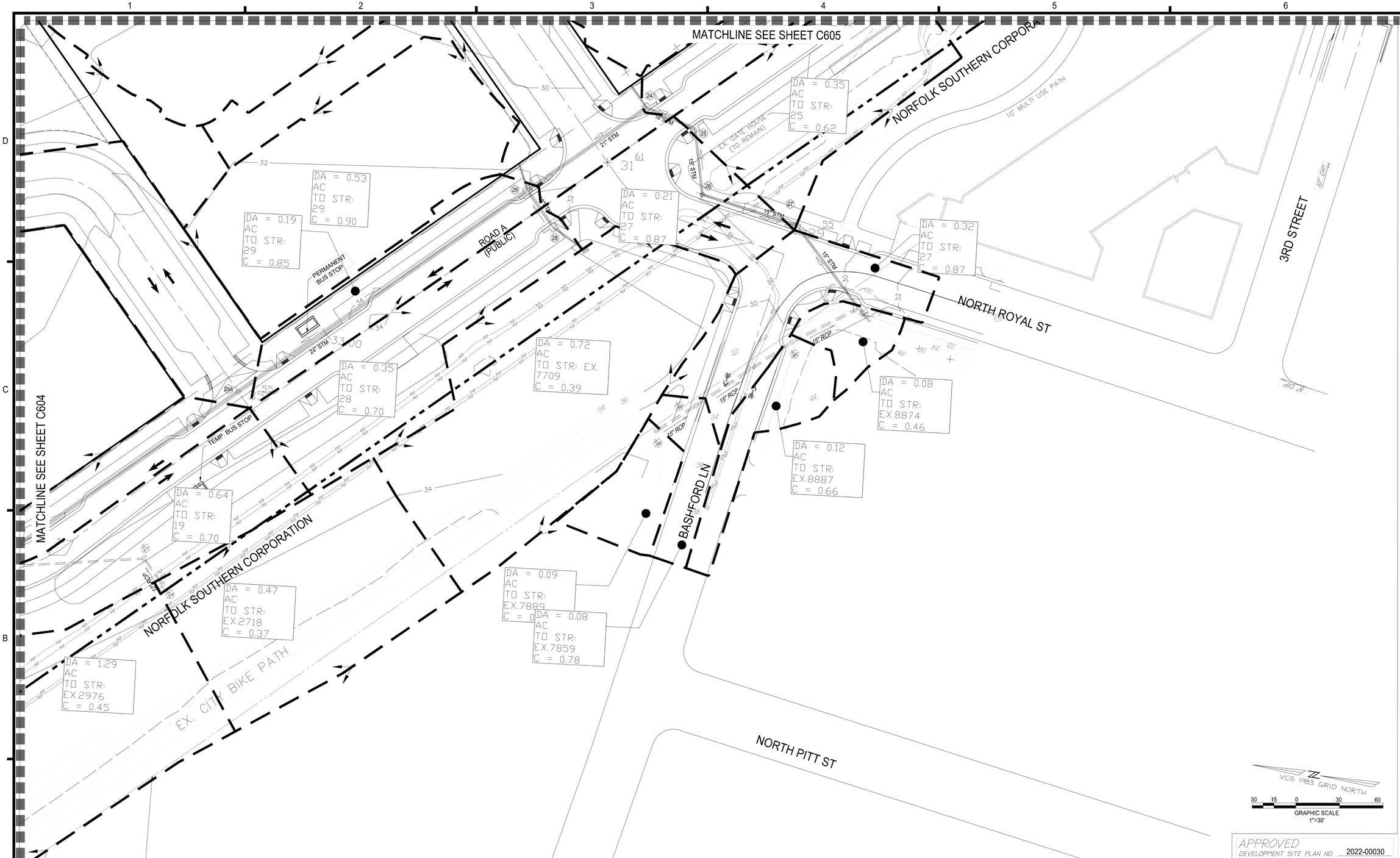
PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 3/28/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
DRAINAGE AREA MAP

SHEET No.
C605

112491

P:\PX\Projects\17005\006\00\112490 Concept II - Block A\C783-C708 DRAINAGE AREA MAP.dwg, 9/21/2023 7:07:43 PM, Mohammad E Ghafoory, 1:2.8053, christopher consultants, ltd



LEGEND:

DRAINAGE DIVIDE

NOTES:

1. SEE STORM SEWER CALCULATIONS ON SHEET C610-C611.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 3/28/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

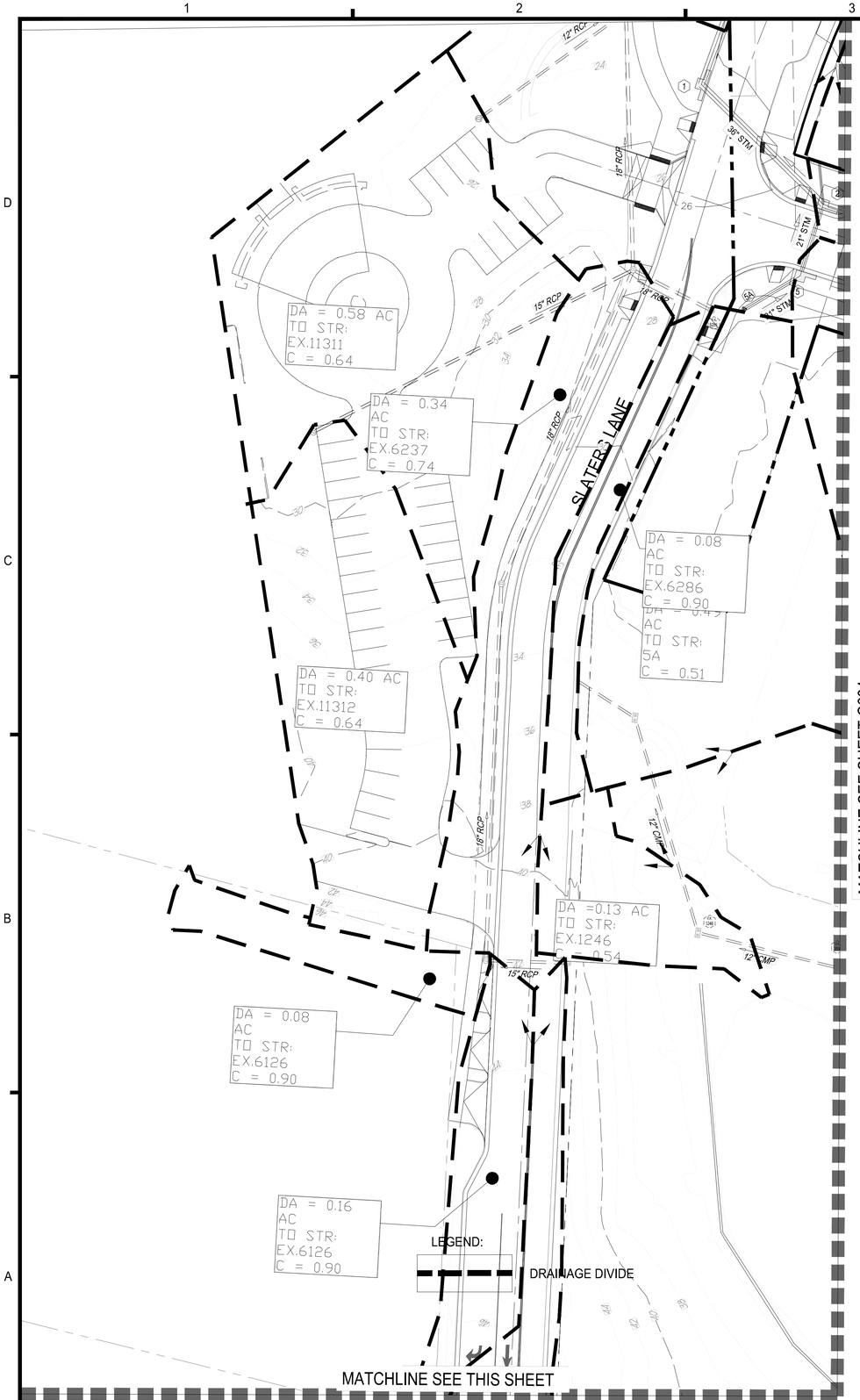
SHEET TITLE:

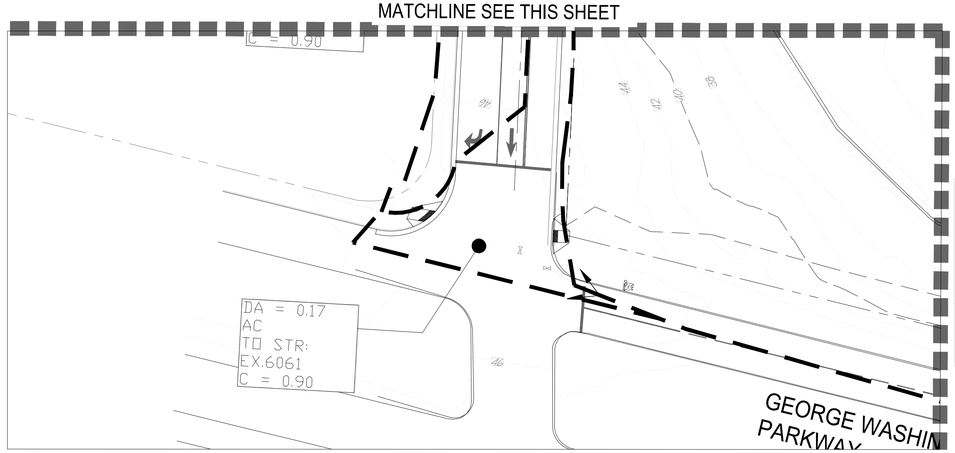
DRAINAGE AREA MAP

SHEET No.
C606

112491

P:\FXVProjects\17005\006001\112490 Concept II - Block A\C703-C708 DRAINAGE AREA MAP.dwg, 9/21/2023 7:08:02 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd





NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C610-C611.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 3/28/23
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
DRAINAGE AREA MAP

SHEET No.
C607

112491

P:\PJ\Projects\17005\006\00\112490 Concept II - Block A\C-703-C708 DRAINAGE AREA MAP.dwg, 9/21/2023 7:08:19 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd

Hydrograph Report

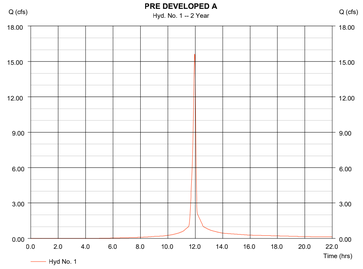
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 1

PRE DEVELOPED A

Hydrograph type	= SCS Runoff	Peak discharge	= 15.63 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 33,350 cuft
Drainage area	= 3.790 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.880 x 98) + (5.990 x 80)] / 3.790



Hydrograph Report

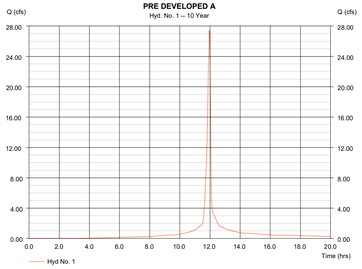
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 1

PRE DEVELOPED A

Hydrograph type	= SCS Runoff	Peak discharge	= 27.42 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 60,791 cuft
Drainage area	= 3.790 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.880 x 98) + (5.990 x 80)] / 3.790



Hydrograph Report

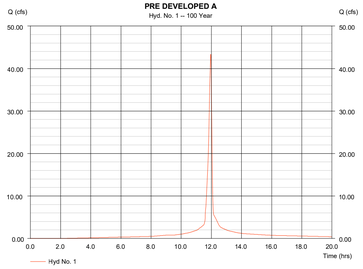
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 1

PRE DEVELOPED A

Hydrograph type	= SCS Runoff	Peak discharge	= 43.36 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 99,228 cuft
Drainage area	= 3.790 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.880 x 98) + (5.990 x 80)] / 3.790



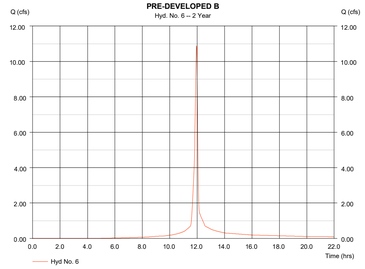
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 6

PRE-DEVELOPED B

Hydrograph type	= SCS Runoff	Peak discharge	= 10.89 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 23,230 cuft
Drainage area	= 2.640 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



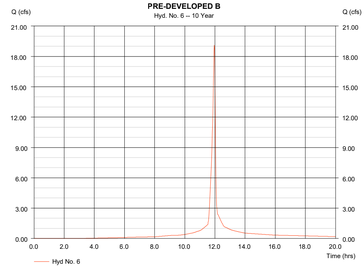
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 6

PRE-DEVELOPED B

Hydrograph type	= SCS Runoff	Peak discharge	= 19.10 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 42,345 cuft
Drainage area	= 2.640 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



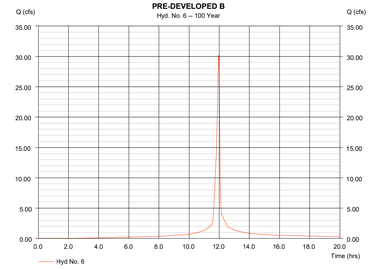
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 6

PRE-DEVELOPED B

Hydrograph type	= SCS Runoff	Peak discharge	= 30.21 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 69,119 cuft
Drainage area	= 2.640 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

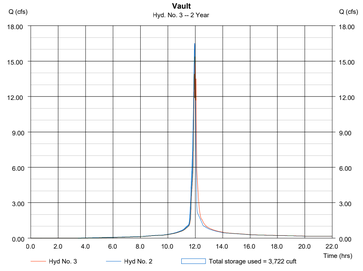
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 3

Vault

Hydrograph type	= Reservoir	Peak discharge	= 15.39 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.98 hrs
Time interval	= 1 min	Hyd. volume	= 36,087 cuft
Inflow hyd. No.	= 2 - POST DEV A	Max. Elevation	= 17.71 ft
Reservoir name	= SWM Orifice-Weir	Max. Storage	= 3,722 cuft

Storage Indication method used.



Hydrograph Report

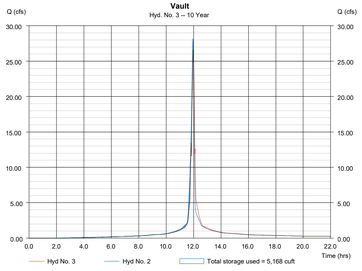
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 3

Vault

Hydrograph type	= Reservoir	Peak discharge	= 26.67 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.98 hrs
Time interval	= 1 min	Hyd. volume	= 63,917 cuft
Inflow hyd. No.	= 2 - POST DEV A	Max. Elevation	= 19.64 ft
Reservoir name	= SWM Orifice-Weir	Max. Storage	= 5,168 cuft

Storage Indication method used.



Hydrograph Report

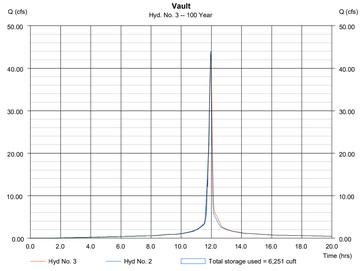
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 3

Vault

Hydrograph type	= Reservoir	Peak discharge	= 43.24 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 102,604 cuft
Inflow hyd. No.	= 2 - POST DEV A	Max. Elevation	= 21.08 ft
Reservoir name	= SWM Orifice-Weir	Max. Storage	= 6,251 cuft

Storage Indication method used.



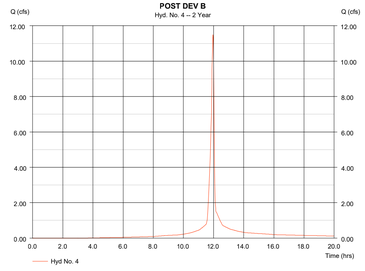
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 4

POST DEV B

Hydrograph type	= SCS Runoff	Peak discharge	= 11.50 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 25,140 cuft
Drainage area	= 2.640 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



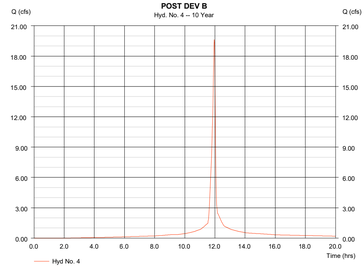
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 4

POST DEV B

Hydrograph type	= SCS Runoff	Peak discharge	= 19.62 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 44,525 cuft
Drainage area	= 2.640 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



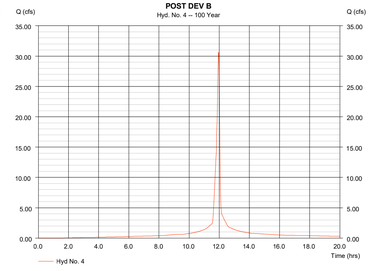
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 4

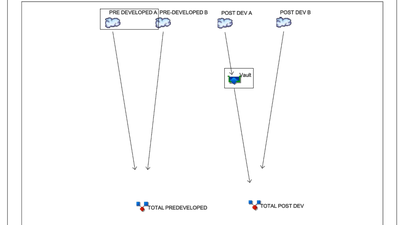
POST DEV B

Hydrograph type	= SCS Runoff	Peak discharge	= 30.62 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 71,473 cuft
Drainage area	= 2.640 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Watershed Model Schematic

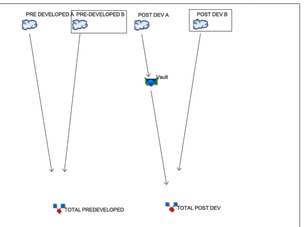
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Project: PRGS - Hydrograph.gpw - Final-Interim.gpw — Tuesday, 08 / 15 / 2023

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Project: PRGS - Hydrograph.gpw - Final-Interim.gpw — Tuesday, 08 / 15 / 2023

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

christopher consultants now MEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/6/23
SCALE: N/A
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

SWM COMPUTAIONS AND NARRATIVES

SHEET No.

C608

112491

P:\TXP\Projects\17005\006001\112490 Concept II - Block A\C708 SWM COMPUTATIONS AND NARRATIVES.dwg, 9/21/2023 7:08:42 PM, Mohammad E. Chaffoory, 1:2.8855, christopher consultants, ltd

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE KNOWN UNDERGROUND STORAGE TANKS OR GROUNDWATER CONTAMINATION ON THE SITE. THERE IS AN RPA LOCATED ALONG THE EAST SIDE OF THE PROJECT THAT WILL RECEIVE DISTURBANCE.

2. 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 THE FEDERAL, STATE, AND CITY REGULATIONS.

3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH THE VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.

4. 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.

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPS ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPS ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPS AND SUPPORTING EQUIPMENT.

UTILITIY WORKS

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA.

A. 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.
B. 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.
C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
D. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
F. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED.

WATER QUALITY NARRATIVE INFRASTRUCTURE PLAN

WATER QUALITY REQUIREMENTS

THE POTOMAC RIVER GENERATING STATION INFRASTRUCTURE PROJECT IS A PROPOSED ROAD NETWORK PLAN THAT IS ON THE OLD PEPCO PROPERTY LOCATED AT 1300 NORTH ROYAL STREET IN ALEXANDRIA VIRGINIA. THE PROPERTY IS CURRENTLY VACANT. OF THE 18.87 ACRES 6.43 ACRES WILL BE DEVELOPED WITH THIS PLAN. A PORTION OF THE SITE TO THE NORTH DRAINS TO EXISTING 36" STORM DRAIN STRUCTURE #3685. THE SITE GENERALLY SLOPES TO THE EAST AND DRAINS TO A TWIN CULVERT. ALL SITE RUNOFF ULTIMATELY DRAINS TO THE POTOMAC RIVER.

HYDROLOGIC SOILS GROUP D IS USED IN VRRM CALCULATIONS PER CITY STANDARDS. PRE-EXISTING CONDITIONS ARE 1.60 ACRES OF MANAGED TURF AND 4.83 ACRES OF IMPERVIOUS AREA. EXISTING CN VALUE = 92. POST DEVELOPED CONDITIONS ARE 0.15 ACRES OF MANAGED TURF AND 6.28 ACRES OF IMPERVIOUS AREA. POST DEVELOPED CN VALUE = 94. THE PHOSPHOROUS REMOVAL REQUIREMENT FOR THIS APPLICATION IS A 20% REDUCTION OF THE TOTAL POST-DEVELOPMENT PHOSPHOROUS LOAD. PHOSPHOROUS LOAD REMOVAL REQUIRED = 4.66 LBS./YEAR. 65% OF PHOSPHOROUS REMOVAL MUST COME FROM NON-PROPRIETARY METHODS PER THE REQUIREMENTS OF MEMO TO INDUSTRY 01-18.

BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROPOSED URBAN BIORETENTION AREAS, HYDRODYNAMIC SEPARATOR, AND GRASS CHANNEL. SEE SHEETS C706 TO C709 FOR LOCATIONS OF BMP DEVICES. SEE SHEET C714 FOR SUPPORTING COMPUTATIONS (VRRM SPREADSHEET). PHOSPHOROUS LOAD REMOVAL PROVIDED = 6.97 LBS./YEAR. 89% OF PHOSPHOROUS REMOVAL COMES FROM NON-PROPRIETARY METHODS. SEE SHEET C715 FOR BMP SIZING CALCULATIONS.

GIVEN THAT WE EXCEED THE PHOSPHOROUS REMOVAL REQUIRED AND GIVEN THAT 89% OF REMOVAL IS BY NON-PROPRIETARY METHODS WE CONCLUDE THAT WE MEET THE WATER QUALITY REQUIREMENTS FOR THIS PLAN, AS DEMONSTRATED ON SHEET C714.

WATER QUANTITY AND ADEQUATE OUTFALL NARRATIVE

WATER QUANTITY REQUIREMENTS

THE POTOMAC RIVER GENERATING STATION INFRASTRUCTURE PROJECT IS A PROPOSED ROAD NETWORK PLAN THAT IS ON THE OLD PEPCO PROPERTY LOCATED AT 1300 NORTH ROYAL STREET IN ALEXANDRIA VIRGINIA. THE PROPERTY IS CURRENTLY VACANT. OF THE 18.87 ACRES 6.43 ACRES WILL BE DEVELOPED WITH THIS PLAN. A PORTION OF THE SITE TO THE NORTH DRAINS TO EXISTING 36" STORM DRAIN STRUCTURE #3685. THE SITE GENERALLY SLOPES TO THE EAST AND DRAINS TO A TWIN CULVERT. ALL SITE RUNOFF ULTIMATELY DRAINS TO THE POTOMAC RIVER.

OUTFALL A DRAINS 3.79 ACRES AND OUTFALLS INTO THE TWIN CONCRETE CULVERT. 10 YEAR ALLOWABLE FLOW = 27.42 CFS. 10 YEAR POST DEVELOPMENT FLOW = 26.67 CFS. 2 YEAR VELOCITY = 1.48 FPS AND IS NON-EROSIVE. 100 YEAR ALLOWABLE FLOW = 43.36 CFS. ACTUAL 100 YEAR FLOW = 43.24 CFS.

OUTFALL B DRAINS 2.64 ACRES AND OUTFALLS INTO EX CONCRETE PIPE. 10 YEAR ALLOWABLE FLOW = 10.89 CFS. 10 YEAR POST DEVELOPMENT FLOW = 11.50 CFS. 2 YEAR VELOCITY = 7.99 FPS AND IS NON-EROSIVE. 100 YEAR ALLOWABLE FLOW = 30.21 CFS. ACTUAL 100 YEAR FLOW = 30.62 CFS.

THE OVERALL DRAINAGE AREA IS 6.43 ACRES. 10 YEAR ALLOWABLE FLOW IS 46.52 CFS. 10 YEAR POST DEVELOPED FLOW = 45.77 CFS. GIVEN THAT THE 2 YEAR VELOCITIES ARE NON-EROSIVE AND THAT THE 10 YEAR POST DEVELOPED DISCHARGE IS LOWER THAN PRE-DEVELOPED DISCHARGE WE CONCLUDE THAT STORMWATER MANAGEMENT IS PROVIDED.

ADEQUATE OUTFALL

THE PROJECT OUTFALLS TO THE POTOMAC RIVER. 2, 10, AND 100 YEAR POST DEVELOPMENT DISCHARGE IS LOWER THAN 2, 10, AND 100 YEAR PRE-DEVELOPMENT DISCHARGE. THE 2 YEAR POST DEVELOPMENT VELOCITY IS THEREFORE LOWER AS WELL. SINCE THE 10 YEAR POST-DEVELOPMENT DISCHARGE RATE IS LOWER THE PROJECT CAN'T OVERTOP THE BANKS OF THE POTOMAC RIVER. SINCE THE 2 YEAR POST DISCHARGE VELOCITY IS LOWER IT CAN'T ERODE THE BANKS OF THE POTOMAC RIVER. THEREFORE WE CONCLUDE THE OUTFALL IS ADEQUATE.

FINAL DESIGN SWM RUNOFF			
	2 YEAR	10 YEAR	100 YEAR
PRE-DEVELOPED CFS	26.52	46.52	73.57
POST DEVELOPED CFS	26.22	45.77	73.44
DIFFERENCE CFS	-0.30	-0.75	-0.13

Hydrograph Report

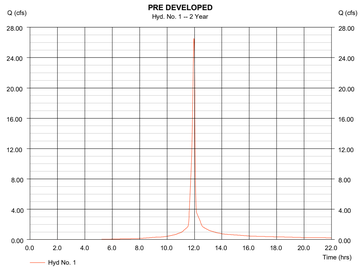
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 1

PRE DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 26.52 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 56,580 cuft
Drainage area	= 6.430 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.880 x 98) + (5.990 x 80)] / 6.430



Hydrograph Report

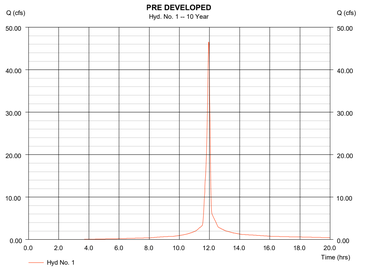
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 1

PRE DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 46.52 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 103,136 cuft
Drainage area	= 6.430 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.880 x 98) + (5.990 x 80)] / 6.430



Hydrograph Report

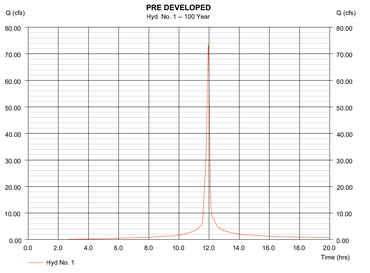
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 1

PRE DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 73.57 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 168,347 cuft
Drainage area	= 6.430 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.880 x 98) + (5.990 x 80)] / 6.430



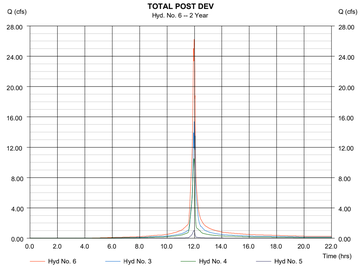
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 6

TOTAL POST DEV

Hydrograph type	= Combine	Peak discharge	= 26.22 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 61,227 cuft
Inflow hyds.	= 3, 4, 5	Contrib. drain. area	= 2.640 ac



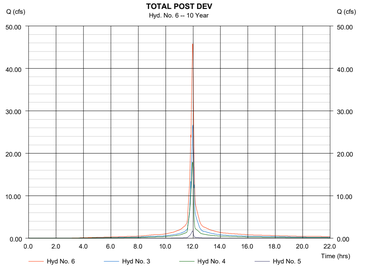
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 6

TOTAL POST DEV

Hydrograph type	= Combine	Peak discharge	= 45.77 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 108,442 cuft
Inflow hyds.	= 3, 4, 5	Contrib. drain. area	= 2.640 ac



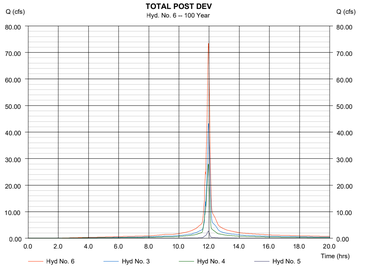
Hydrograph Report

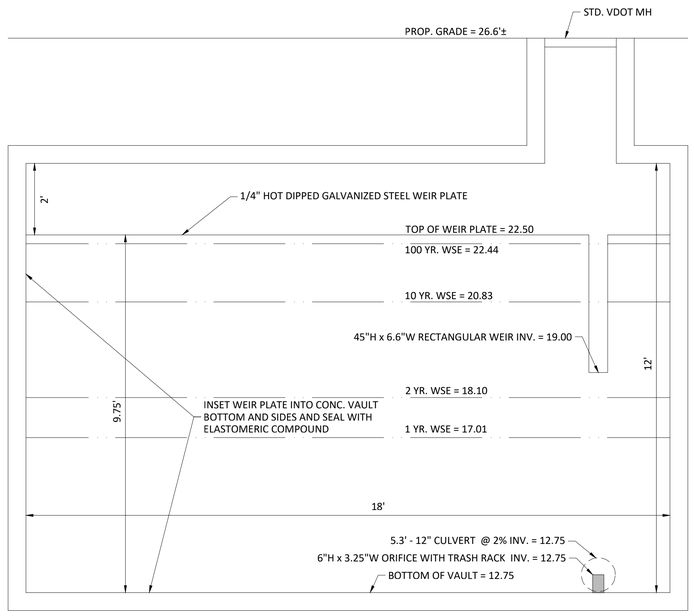
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 6

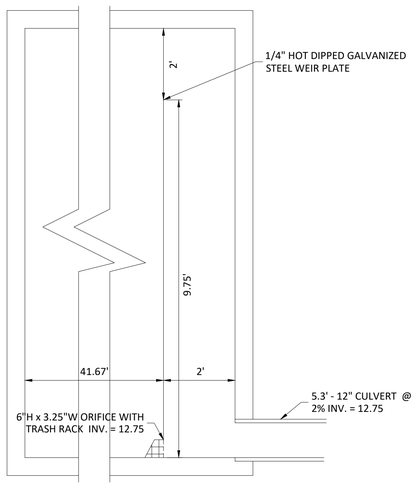
TOTAL POST DEV

Hydrograph type	= Combine	Peak discharge	= 73.44 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 174,077 cuft
Inflow hyds.	= 3, 4, 5	Contrib. drain. area	= 2.640 ac





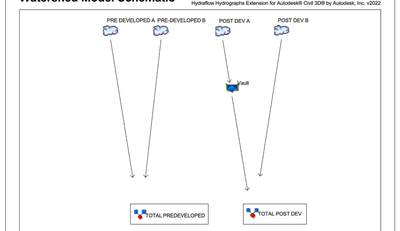
SWM VAULT SECTION
NTS



SWM VAULT SECTION
NTS

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Project: PRGS - Hydrograph.gpw - Final-Interim.gpw — Tuesday, 08 / 15 / 2023

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

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

christopher consultants now MEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/22/2023

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/6/23
SCALE: N/A
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
SWM COMPUTAIONS AND NARRATIVES

SHEET No.
C609

112491

P:\PA\Projects\17005\006\00\112490 Concept II - Block A\C709 SWM COMPUTATIONS AND NARRATIVES.dwg, 9/21/2023 7:08:59 PM, Mohammad E. Ghalloony, 1:2.8055, Christopher consultants, ltd

STORM SEWER PIPE COMPUTATIONS

FROM POINT	TO POINT	DRAIN. AREA	RUNOFF COEFF.	C-A INCREM.	C-A ACCUM.	INLET TIME	RAINFALL INTENSITY	PIPED IN FROM EXISTING	RUNOFF Q	INVERT ELEVATIONS (ft) UPPER	INVERT ELEVATIONS (ft) LOWER	LENGTH	SLOPE	DIA.	n	CAPACITY	VELOCITY	FULL FLOW VELOCITY	FLOW TIME				NOTES
		ACRES	C			MIN.	IN./HR.	C.F.S	C.F.S.			ft	ft/ft	IN.		C.F.S.	FPS	FPS	SEC.	Q/Qfull	V/Vfull	Vfull	
EX.7889 - EX. 3684																							
EX.7889	EX.7859	0.090	0.37	0.03	0.03	5.00	5.20		0.17	30.08	29.40	32.60	0.0209	15	0.015	8.09	2.6	6.59	12.3	0.02	0.40	6.59	
EX.7859	EX.8887	0.080	0.78	0.06	0.10	5.21	5.20		0.50	29.22	28.50	78.83	0.0091	15	0.015	5.35	2.7	4.36	29.4	0.09	0.62	4.36	
EX.8887	EX.8874	0.120	0.66	0.08	0.17	5.70	5.20		0.91	28.27	27.94	51.69	0.0064	15	0.015	4.47	2.8	3.65	18.3	0.20	0.78	3.65	
EX.8874	27	0.080	0.46	0.04	0.21	6.00	5.20		1.10	27.75	27.39	71.16	0.0051	15	0.015	3.98	2.7	3.24	26.4	0.28	0.83	3.24	12x18 Hor. Elliptical Pipe (RCP CL IV)
27	26	0.320	0.87	0.28	0.49	6.44	5.20		2.55	27.29	26.94	68.30	0.0051	15	0.015	4.01	3.4	3.27	20.0	0.64	1.05	3.27	12x18 Hor. Elliptical Pipe (RCP CL IV)
26	25				0.49	6.77	5.20		2.55	26.84	26.61	45.46	0.0051	15	0.015	3.98	3.4	3.24	13.2	0.64	1.06	3.24	
25	24	0.350	0.62	0.22	0.71	6.99	5.20		3.68	26.37	26.18	36.41	0.0052	18	0.015	6.58	3.8	3.72	9.6	0.56	1.02	3.72	Increment 0.69 from STRM 28
24	29	0.700	0.89	0.62	1.33	7.15	5.20		6.92	26.08	25.56	99.71	0.0052	21	0.015	9.92	4.4	4.12	22.6	0.70	1.07	4.12	
29	29A	0.190	0.85	0.16	2.02	7.53	5.20		10.49	25.46	24.12	242.29	0.0055	24	0.015	14.58	5.0	4.64	48.2	0.72	1.08	4.64	
29A	29B				2.02	8.33	5.20		10.49	24.02	22.87	208.13	0.0055	24	0.015	14.57	5.0	4.64	41.4	0.72	1.08	4.64	
29B	18				2.02	9.02	5.20		10.49	22.80	21.82	178.88	0.0055	24	0.015	14.51	5.0	4.62	35.7	0.72	1.08	4.62	
18	16	0.270	0.85	0.23	6.25	9.62	5.20		32.48	17.60	17.15	81.98	0.0055	36	0.013	49.42	7.4	6.99	11.1	0.66	1.06	6.99	
16	3	0.090	0.84	0.08	6.42	9.80	5.20		33.39	17.05	15.33	311.59	0.0055	36	0.013	49.56	7.5	7.01	41.4	0.67	1.07	7.01	
3	2	0.290	0.86	0.25	6.86	10.49	5.20		35.70	15.23	14.10	212.01	0.0053	36	0.013	48.69	7.5	6.89	28.4	0.73	1.08	6.89	
2	1	0.820	0.89	0.73	10.96	10.97	5.20		56.97	14.00	13.00	81.57	0.0123	36	0.013	73.85	11.4	10.45	7.1	0.77	1.09	10.45	
1	1A	0.330	0.87	0.29	11.24	11.09	5.20		58.46	12.90	9.15	88.65	0.0423	36	0.013	137.18	18.3	19.41	4.8	0.43	0.94	19.41	
1A	1B				11.24	11.17	5.20		58.46	9.05	6.15	68.91	0.0421	36	0.013	136.83	18.3	19.36	3.8	0.43	0.94	19.36	
1B	EX. 3685				11.24	11.09	5.20		58.46	6.05	3.00	45.36	0.0672	36	0.013	172.95	22.1	24.47	2.1	0.34	0.90	24.47	
EX. 3685	EX. 3684	0.067	0.37	0.02	11.27	11.12	5.20		58.59	2.84	0.02	41.41	0.0681	36	0.013	174.06	21.7	24.62	1.9	0.34	0.88	24.62	
STRM 4 - STRM 3																							
4	3	0.270	0.72	0.19	0.19	5.00	5.20		1.01	18.99	18.83	30.97	0.0052	15	0.015	4.02	2.7	3.28	11.4	0.25	0.83	3.28	
STRM 5 - STRM 2																							
5A	5	0.490	0.51	0.2499	3.1199	5	5.20		16.22	19.38	18.60	31.19	0.0250	21	0.015	21.72	9.9	9.03	3.2	0.75	1.09	9.03	Increment 2.87 from Offsite
5	2	0.350	0.69	0.24	3.36	5.05	5.20		17.48	18.50	17.60	35.97	0.0250	21	0.015	21.72	10.0	9.03	3.6	0.80	1.10	9.03	
STRM 28 - STRM 29																							
28	29	0.35	0.7	0.25	0.53	5.00	5.20		2.73	25.80	25.56	31.00	0.0077	18	0.015	8.01	4.1	4.53	7.6	0.34	0.90	4.53	
STRM 13 - STRM 6A																							
13	12	0.720	0.89	0.64	0.64	5.00	5.20		3.33	25.15	25.00	27.00	0.0055	18	0.015	6.76	3.8	3.83	7.2	0.49	0.98	3.83	
12	11	0.120	0.84	0.10	0.74	5.12	5.20		3.86	24.90	24.55	63.56	0.0055	18	0.015	6.76	3.9	3.82	16.1	0.57	1.03	3.82	
11	10	0.710	0.77	0.55	1.29	5.39	5.20		6.70	23.95	23.41	97.86	0.0055	24	0.015	14.56	4.5	4.64	21.9	0.46	0.96	4.64	
10	9			0.00	1.29	5.75	5.20		6.70	23.31	22.78	96.20	0.0055	24	0.015	14.55	4.5	4.63	21.5	0.46	0.96	4.63	
9	8			0.00	1.29	6.11	5.20		6.70	22.68	21.69	180.87	0.0055	24	0.015	14.51	4.5	4.62	40.6	0.46	0.96	4.62	
8	7	0.430	0.71	0.31	3.16	6.79	5.20		16.43	21.09	19.62	268.61	0.0055	30	0.015	26.30	5.6	5.36	47.9	0.62	1.05	5.36	Increment 6.17 from STRM 14
7	6			0.00	3.16	7.59	5.20		16.43	19.52	19.30	33.01	0.0067	30	0.015	29.02	6.0	5.91	5.5	0.57	1.02	5.91	
6	6A			0.00	3.97	7.68	5.20		20.64	19.20	19.05	14.43	0.0104	30	0.015	36.24	7.6	7.38	1.9	0.57	1.03	7.38	Increment 3.40 from STRM 21
STRM 21 - STRM 6																							
21	6	0.930	0.87	0.81	0.81	5.00	5.20		4.21	20.76	20.65	9.02	0.0122	15	0.015	6.18	5.4	5.04	1.7	0.68	1.07	5.04	
EX.654 - STRM 18																							
EX.654	EX.861	1.020	0.55	0.56	0.56	5.00	5.20		2.92	29.57	26.81	124.35	0.0222	12	0.015	4.60	6.1	5.86	20.3	0.63	1.05	5.86	
EX.861	EX.860	0.300	0.55	0.17	0.73	5.34	5.20		3.78	26.32	24.00	73.18	0.0317	18	0.015	16.21	7.4	9.17	9.9	0.23	0.80	9.17	
EX.860	EX.2961	0.290	0.48	0.14	0.87	5.50	5.20		4.50	23.90	22.59	103.20	0.0127	18	0.015	10.26	5.6	5.80	18.4	0.44	0.96	5.80	
EX.2961	EX.7502				1.45	5.81	5.20		7.52	22.30	21.80	61.97	0.0081	18	0.015	8.18	5.2	4.63	11.8	0.92	1.13	4.63	Increment 0.58 from EX.2976
EX.7502	19				3.55	6.01	5.20		18.46	21.70	21.47	43.56	0.0053	30	0.015	25.83	5.7	5.26	7.6	0.71	1.08	5.26	Increment 1.96 from EX.7196 & EX.2717
19	18	0.640	0.7	0.45	4.00	6.14	5.20		20.79	17.90	17.73	31.44	0.0054	30	0.015	26.14	5.9	5.33	5.3	0.80	1.10	5.33	
EX.2976 - EX.2961																							
EX.2976	EX.2961	1.29	0.45	0.58	0.58	5.00	5.20		3.02	28.86	27.74	10.39	0.1078	12	0.015	10.14	11.0	12.91	0.9	0.30	0.86	12.91	
EX.7201 - EX.7502																							
EX.7201	EX.7196	0.41	0.73	0.30	0.30	5.00	5.20		1.56	28.40	28.24	31.44	0.0051	12	0.015	2.20	3.0	2.80	10.3	0.71	1.08	2.80	
EX.7196	EX.7502	2.04	0.8	1.63	1.93	5.17	5.20		10.04	28.14	26.86	73.55	0.0174	12	0.015	4.07	5.2	5.19	14.2	2.47	1.00	5.19	
EX.2718 - EX.7502																							
EX.2718	EX.2717	0.47	0.37	0.17	0.17	5.00	5.20		0.90	25.64	25.51	22.08	0.0059	40	0.013	67.78	2.7	7.77	8.2	0.01	0.35	7.77	
EX.2717	EX.7502				0.17	5.14	5.20		0.90	25.21	23.85	262.23	0.0052	41	0.013	67.95	2.6	7.41	101.7	0.01	0.35	7.41	
STRM 17 - STRM 16																							
17	16	0.14	0.71	0.10	0.10	5.00	5.20		0.52	17.31	17.15	30.77	0.0052	15	0.015	4.04	2.3	3.29	13.7	0.13	0.68	3.29	
STRM 20 - STRM 8																							
20	20A	1.78	0.88	1.57	1.57	5.00	5.20		8.15	23.25	22.35	176.54	0.0051	21	0.015	9.80	4.5	4.08	38.9	0.83	1.11	4.08	
20A	8				1.57	5.65	5.20		8.15	22.25	22.19	12.15	0.0051	21	0.015	9.81	4.5	4.08	2.7	0.83	1.11	4.08	
STRM 33 - VAULT																							
33	32	1.42	0.88	1.25	1.25	5.00	5.20		6.50	24.00	23.50	27.24	0.0184	15	0.015	7.58	6.9	6.18	3.9	0.86	1.12	6.18	
32	VAULT	0.11	0.83	0.09	1.34	5.07	5.20		6.97	21.35	21.00	57.39	0.0061	18	0.015	7.11	4.6	4.02	12.5	0.98	1.14	4.02	
VAULT - STRM 6A																							
VAULT	31								6.97	21.25	21.10	15.22	0.0099	15	0.015	5.56	4.5	4.53	3.4	1.25	1.00	4.53	
31	30	0.11	0.83	0.09	0.09	5.00	5.20		0.47	21.00	20.50	59.38	0.0084	15	0.015	5.14	2.6	4.19	23.1	0.09	0.62	4.19	
30	6A								6.97	20.40	20.30	6.16	0.0162	15	0.015	7.13	6.6	5.81	0.9	0.98	1.14	5.81	
6A	OUTFALL B								27.61	-2.71	-11.05	192.56	0.0433	96	0.013	1898.16	13.1	37.76	14.7	0.01	0.35	37.76	
EX. 7709 - STRM 28																							
EX.7709	28	0.72	0.39	0.28	0.28	5.00	5.20		1.46	26.32	25.99	65.07	0.0051	12	0.015	2.20	3.0	2.80	21.9	0.66	1.06	2.80	

NOTES:

1. STORM COMPUTATIONS ARE SUBJECT TO CHANGE WITH FINAL INFRASTRUCTURE PLANS.
2. SEE DRAINAGE DIVIDES ON SHEET C703-C708.
3. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112490
DATE: 9/1/23
SCALE: N/A
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

STORM SEWER COMPUTATIONS

SHEET No.

C610

112491

P:\FXVProjects\17005\006001\112490 Concept I\ - Block A\G611 STORM SEWER COMPUTATIONS.dwg, 9/21/2023 7:09:13 PM, Mohammad E. Ghafoory, 1:2.8055, christopher consultants, ltd

HGL COMPUTATIONS

	Outlet									JUNCTION LOSS										Inlet		
	Water																		Final	Water	Rim	Δ
Inlet	Surf Elev	Do	Qo	Lo	Sfo	Hf	Vo	Ho	Qi	Vi	QiVi	Vi^2	Hi	Angle	Ha	Ht	1.3Ht	0.5Ht	H	Surf Elev	Elev	Freeboard
Str.	(ft)	(in)	(cfs)	(ft)	(%)	(ft)	(fps)	(ft)	(cfs)	(fps)		2g	(ft)	(deg)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
EX.7889 - EX. 3684																						
1B	5.40	36	58.46	45.36	1.02	0.46	22.1	1.89	58.46	18.3	1068.83	5.19	1.82	58	2.77	6.48	0.00	3.24	3.70	9.10	18.75	9.65
1A	9.10	36	58.46	68.91	1.02	0.70	18.3	1.30	58.46	18.3	1071.59	5.22	1.83	64	2.99	6.12	0.00	3.06	3.76	12.87	25.92	13.05
1	12.87	36	58.46	88.65	1.02	0.91	18.3	1.30	56.97	11.4	651.41	2.03	0.71	115	1.42	3.44	0.00	1.72	2.62	15.49	25.51	10.02
2	15.49	36	56.97	81.57	0.97	0.79	11.4	0.51	35.70	7.5	266.54	0.87	0.30	26	0.20	1.01	0.00	0.51	1.30	16.79	26.97	10.18
3	16.79	36	35.70	212.01	0.38	0.81	7.5	0.22	33.39	7.5	251.02	0.88	0.31	0	0.00	0.52	0.00	0.26	1.07	17.86	30.49	12.63
16	17.86	36	33.39	311.59	0.33	1.04	7.5	0.22	32.48	7.4	240.66	0.85	0.30	0	0.00	0.52	0.00	0.26	1.30	19.16	31.95	12.79
18	19.55	36	32.48	81.98	0.32	0.26	7.4	0.21	10.49	5.0	52.53	0.39	0.14	0	0.00	0.35	0.00	0.17	0.43	19.98	31.51	11.53
29B	23.42	24	10.49	178.88	0.29	0.51	5.0	0.10	10.49	5.0	52.75	0.39	0.14	53	0.19	0.43	0.00	0.21	0.73	24.15	33.44	9.29
29A	24.47	24	10.49	208.13	0.29	0.60	5.0	0.10	10.49	5.0	52.77	0.39	0.14	0	0.00	0.24	0.00	0.12	0.71	25.18	32.65	7.47
29	25.72	24	10.49	242.29	0.29	0.69	5.0	0.10	6.92	4.4	30.58	0.30	0.11	0	0.00	0.20	0.00	0.10	0.80	26.52	32.07	5.55
24	26.96	21	6.92	99.71	0.25	0.25	4.4	0.08	3.68	3.8	13.91	0.22	0.08	0	0.00	0.15	0.00	0.08	0.33	27.29	31.39	4.10
25	27.38	18	3.68	36.41	0.16	0.06	3.8	0.06	2.55	3.4	8.77	0.18	0.06	63	0.10	0.22	0.00	0.11	0.17	27.55	31.33	3.78
26	27.61	15	2.55	45.46	0.21	0.09	3.4	0.05	2.55	3.4	8.71	0.18	0.06	62	0.10	0.21	0.00	0.11	0.20	27.81	30.43	2.62
27	27.94	15	2.55	68.30	0.21	0.14	3.4	0.05	1.10	2.7	2.97	0.11	0.04		0.00	0.08	0.00	0.04	0.18	28.12	29.98	1.86
EX.8874	28.39	15	1.10	71.16	0.04	0.03	2.7	0.03	0.91	2.8	2.57	0.12	0.04		0.00	0.07	0.00	0.04	0.06	28.45	31.39	2.94
EX.8887	28.94	15	0.91	51.69	0.03	0.01	2.8	0.03	0.50	2.7	1.33	0.11	0.04		0.00	0.07	0.00	0.04	0.05	28.99	31.58	2.59
EX.7859	29.50	15	0.50	78.83	0.01	0.01	2.7	0.03	0.17	2.6	0.46	0.11	0.04		0.00	0.07	0.00	0.03	0.04	29.54	34.02	4.48
EX.7889	30.40	15	0.17	32.60	0.00	0.00	2.6	0.03	0.00	0.0	0.00	0.00	0.00		0.00	0.03	0.00	0.01	0.01	30.41	37.38	6.97
To Strm 3																						
4	19.83	15	1.01	30.97	0.03	0.01	2.7	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.01	0.02	19.85	30.38	10.53
To Strm 2																						
5	19.00	21	17.48	35.97	1.62	0.58	10.0	0.39	16.22	9.9	160.31	1.52	0.53	41	0.00	0.92	0.00	0.46	1.04	20.04	26.93	6.89
5A	20.04	21	16.22	31.19	1.40	0.44	9.9	0.38	0.00	0.0	0.00	0.00	0.00	0	0.00	0.38	0.00	0.19	0.62	20.67	27.85	7.18
To Strm 29																						
28	26.76	18	2.73	31.00	0.09	0.03	4.1	0.06	16.43	6.0	98.75	0.56	0.20	0	0.00	0.26	0.00	0.13	0.16	26.92	32.54	5.62
STRM 13 - STRM 6A																						
6	21.05	30	20.64	14.43	0.34	0.05	7.6	0.23	16.43	6.0	98.75	0.56	0.20	152	0.39	0.81	0.00	0.41	0.46	21.51	27.98	6.47
7	21.51	30	16.43	33.01	0.21	0.07	6.0	0.14	16.43	5.6	92.12	0.49	0.17	146	0.34	0.65	0.00	0.33	0.40	21.90	27.04	5.14
8	21.90	30	16.43	268.61	0.21	0.57	5.6	0.12	6.70	4.5	29.82	0.31	0.11	156	0.22	0.45	0.00	0.22	0.80	22.70	27.31	4.61
9	23.29	24	6.70	180.87	0.12	0.21	4.5	0.08	6.70	4.5	29.92	0.31	0.11	149	0.22	0.40	0.00	0.20	0.41	23.70	32.65	8.95
10	24.38	24	6.70	96.20	0.12	0.11	4.5	0.08	6.70	4.5	29.94	0.31	0.11	152	0.22	0.40	0.00	0.20	0.31	24.69	31.00	6.31
11	25.01	24	6.70	97.86	0.12	0.11	4.5	0.08	3.86	3.9	15.21	0.24	0.08	114	0.17	0.33	0.00	0.17	0.28	25.29	29.34	4.05
12	25.75	18	3.86	63.56	0.18	0.11	3.9	0.06	3.33	4.5	14.89	0.31	0.11	90	0.22	0.39	0.00	0.19	0.31	26.06	30.48	4.42
13	26.20	18	3.33	27.00	0.13	0.04	4.5	0.08	0.00	0.0	0.00	0.00	0.00	0	0.00	0.08	0.00	0.04	0.07	26.28	30.50	4.22
To Strm 6																						
21	21.65	15	4.21	9.02	0.56	0.05	5.4	0.11	0.00	0.0	0.00	0.00	0.00	0	0.00	0.11	0.00	0.06	0.11	21.76	27.81	6.05
EX.654 - STRM 18																						
19	19.73	30	20.79	31.44	0.34	0.11	5.9	0.13	18.46	5.7	105.32	0.51	0.18	50	0.24	0.55	0.00	0.27	0.38	20.11	31.63	11.52
EX.7502	23.47	30	18.46	43.56	0.27	0.12	5.7	0.13	7.52	5.2	39.36	0.43	0.15	29	0.00	0.28	0.00	0.14	0.26	23.73	31.30	7.57
EX.2961	23.73	18	7.52	61.97	0.68	0.42	5.2	0.11	4.50	5.6	25.17	0.49	0.17	37	0.00	0.28	0.00	0.14	0.56	24.29	32.30	8.01
EX.860	24.29	18	4.50	103.20	0.24	0.25	5.6	0.12	3.78	7.4	27.84	0.84	0.30	44	0.35	0.77	0.00	0.38	0.64	24.92	33.30	8.38
EX.861	25.20	18	3.78	73.18	0.17	0.13	7.4	0.21	2.92	6.1	17.88	0.58	0.20	28	0.15	0.56	0.00	0.28	0.41	25.61	34.30	8.69
EX.654	27.61	12	2.92	124.35	0.89	1.11	6.1	0.15	1.56	3.0	4.73	0.14	0.05	0	0.00	0.20	0.00	0.10	1.21	28.82	35.30	6.48
To Ex. 2961																						
EX.2976	28.54	12	3.02	10.39	0.96	0.10	11.0	0.47	0.00	0.0	0.00	0.00	0.00	0	0.00	0.47	0.00	0.24	0.34	28.88	38.30	9.42
EX.7201- EX.7502																						
EX.7196	27.66	12	10.04	73.55	10.58	7.78	5.2	0.10	1.56	3.0	4.73	0.14	0.05	58	0.00	0.15	0.00	0.08	7.86	35.52	38.30	2.78
EX.7201	35.52	12	1.56	31.44	0.25	0.08	3.0	0.04	0.00	0.0	0.00	0.00	0.00	0	0.00	0.04	0.00	0.02	0.10	35.62	39.30	3.68
EX.2718 - EX.7502																						
EX.2718	28.18	40	0.90	22.08	0.00	0.00	2.7	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.01	0.01	28.19	34.08	5.89
EX.2717	28.19	41	0.90	262.23	0.00	0.00	2.6	0.03	0.00	0.0	0.00	0.00	0.00	58	0.00	0.03	0.00	0.01	0.01	28.20	34.02	5.82
To Strm 16																						
17	18.15	15	0.52	30.77	0.01	0.00	2.3	0.02	0.00	0.0	0.00	0.00	0.00	0	0.00	0.02	0.00	0.01	0.01	18.16	31.92	13.76
To Strm 8																						
20A	23.59	21	8.15	12.15	0.35	0.04	4.5	0.08	8.15	4.5	36.93	0.32	0.11	28	0.00	0.19	0.00	0.10	0.14	23.73	27.26	3.53
20	23.75	21	8.15	176.54	0.35	0.62	4.5	0.08	0.00	0.0	0.00	0.00	0.00	0	0.00	0.08	0.00	0.04	0.66	24.41	30.14	5.73
STRM 33 - VAULT																						
32	22.20	18	6.97	57.39	0.59	0.34	4.6	0.08	6.50	6.9	44.97	0.74	0.26	75	0.00	0.34	0.00	0.17	0.51	22.71	28.25	5.54
33	24.50	15	6.50	27.24	1.35	0.37	6.9	0.19	6.97	6.6	46.19	0.68	0.24	0	0.00	0.42	0.00	0.21	0.58	25.08	28.45	3.37
VAULT - STRM 6A																						
30	21.30	15	6.97	6.16	1.55	0.10	6.6	0.17	0.47	2.6	1.22	0.10	0.04	0	0.00	0.21	0.00	0.10	0.20	21.50	26.02	4.52
31	21.50	15	0.47	59.38	0.01	0.00	2.6	0.03	6.97	4.5	31.58	0.32	0.11	82	0.00	0.14	0.00	0.07	0.07	21.57	27.42	5.85
VAULT	22.10	15	6.97	15.22	1.55	0.24	4.5	0.08	0.00	0.0	0.00	0.00	0.00	31	0.00	0.08	0.00	0.04	0.28	22.38	27.09	4.71
To Strm 28																						
EX.7709	26.79	12	1.46	65.07	0.22	0.15	3.0	0.03	0.00	0.0	0.00	0.00	0.00	35	0.00	0.03	0.00	0.02	0.16	26.95	30.05	3.10

NOTES:

1. STORM COMPUTATIONS ARE SUBJECT TO CHANGE WITH FINAL INFRASTRUCTURE PLANS.
2. SEE STORMWATER MASTER PLAN SHEET C700A FOR DRAINAGE DIVIDES.
3. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.

christopher consultants now IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

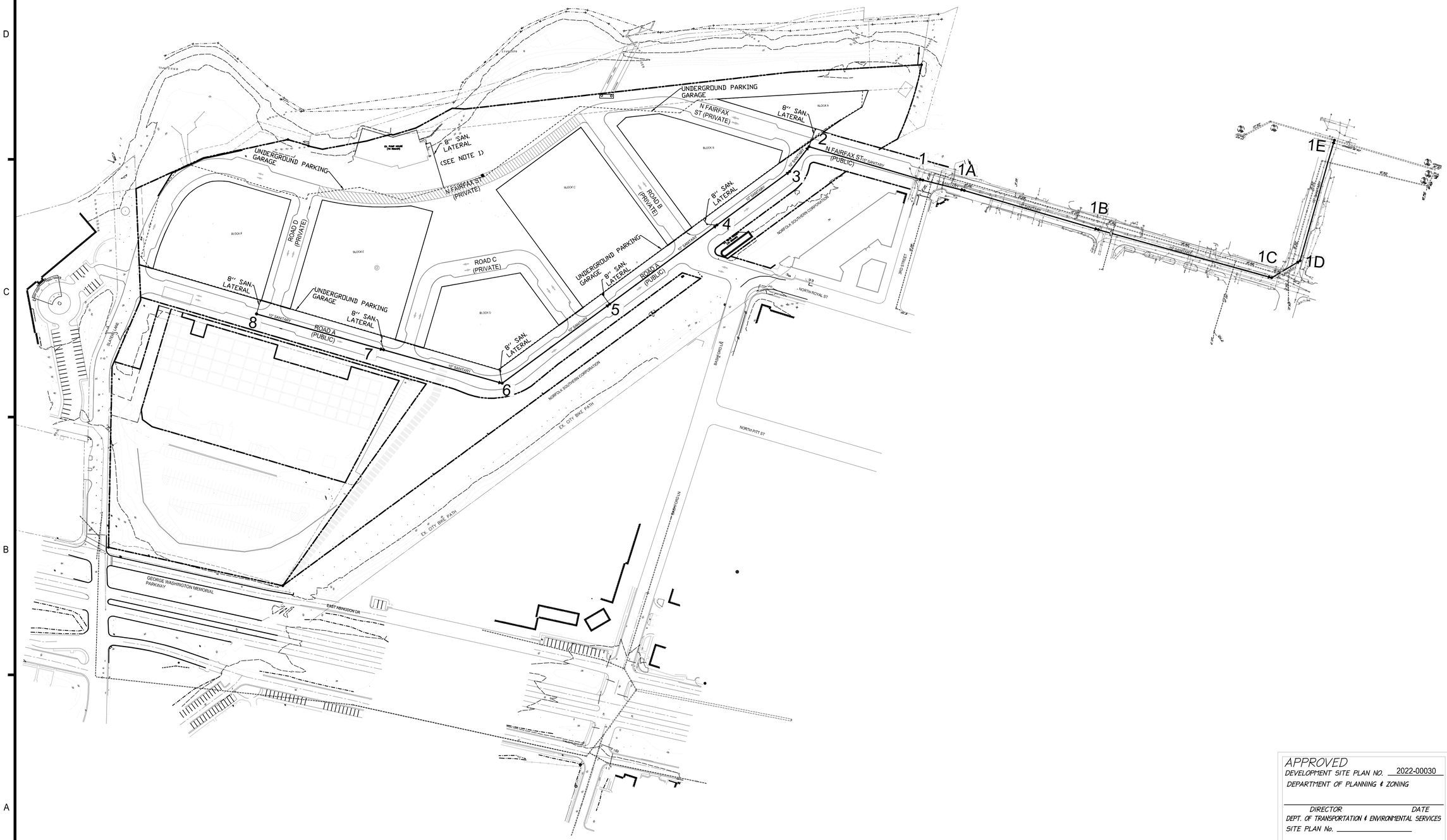
PROJECT No.: 17005.006.00
DRAWING No.: 112491
DATE: 9/1/23
SCALE: N/A
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:
STORM SEWER COMPUTATIONS

SHEET No.
C611

112491

P:\TFA\Projects\17005\006001\112490 Concept II - Block A\C611 STORM SEWER COMPUTATIONS.dwg, 9/11/2023 7:09:19 PM, Mohammad E. Ghafoory, 1.2.8055, christopher consultants, ltd



SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THE OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM UNTIL THE SEWER TIES TO A 24" OR LARGER PIPE. THE PRGS SITE WILL TIE INTO THE EXISTING 26" SEWER MAIN RUNNING NORTH TO SOUTH ALONG MOUNT VERNON TRAIL.

NOTE:

1. PUMP HOUSE SANITARY TO CONNECT INTO PROPOSED GARAGE AND WILL BE PUMPED TO THE MAIN THROUGH BLOCK C's LATERAL.

VCS 1983 GRID NORTH

100 50 0 100 200
GRAPHIC SCALE
1"=100'

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112787
DATE: 9/20/23
SCALE: 1"=100'
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

SANITARY SEWER PLAN

SHEET No.
C700

112491

P:\FX\Projects\17005\00600\112490 Concept II - Block A\C700 SANITARY SEWER PLAN.dwg, 9/21/2023 7:11:56 PM, Mohammad E. Ghafoory, 1:2.8055, christopher consultants, ltd

SANITARY FLOW ESTIMATE

Area	Office/Cultural (sq. ft.)	Total Office Wastewater (MGD)	Retail (sq. ft.)	Total Retail Wastewater (MGD)	Hotel (sq. ft.)	No. of Rooms	Total Hotel Wastewater (MGD)	No. of Restaurant Seats	Total Restaurant Wastewater (MGD)	Residential (sq. ft.)	No. of Units	Total Residential Wastewater (MGD)	Floor Area	Total (MGD)
Pump House			10,000	0.0020				467.00	0.0015			0.0035	10,000	0.0070
Block A	41,657	0.01	9,801	0.0020				70.00	0.0002			0.0086	51,458	0.0191
Block B	42,850	0.01		0.0000				840.00	0.0027	376,145	320	0.0960	418,995	0.1073
Block C		0.00	29,500	0.0059				0.00	0.0000	587,476	466	0.1398	616,976	0.1457
Block D		0.00	8,000	0.0016					0.0000	288,582	277	0.0831	296,582	0.0847
Block E		0.00	12,000	0.0024				350.00	0.0011	526,582	547	0.1641	538,582	0.1676
Block F	270,000	0.05	8,000	0.0016				373.00	0.0012	146,580	138	0.0414	424,580	0.0982
Total Onsite Proposed Flow								4.00	0.0000					**0.6297**
99 Canal Properties	155,679	0.03						5.00	0.0000				155,679	0.0312
Tidelock Property	39,133	0.01						7.00	0.0000				39,133	0.0078
Total Offsite Flow								8.00	0.0000					**0.0390**

SANITARY SEWER COMPUTATIONS

POTOMAC POWER PLANT SANITARY SEWER COMPUTATIONS

FROM	TO	INVERTS (FT)		L	SLOPE	DIA	MATERIAL	MANNINGS N VALUE	PIPE CAPACITY		AVE. DAILY FLOW (ADF)		PEAK FACTOR	DESIGN FLOW		V_{FULL}	V	Q/Q_{FULL}	V/V_{FULL}	REMARKS
		UPPER INV	LOWER INV	(FT)	(%)	(IN)			(CFS)	(MGD)	INCREMENT (MGD)	ACCUMULATED (MGD)		(CFS)	(MGD)	(FT/S)	(FT/S)			
8	7	25.40	22.20	291.99	1.10	10	PVC	0.01	2.98	1.93	0.0982	0.098200	4.00	0.61	0.39	5.47	4.24	0.20	0.78	Block F contribution to Prop. 8 = 0.1027 MGD
7	6	22.10	20.75	272.20	0.50	10	PVC	0.01	2.01	1.30	0.1676	0.265800	4.00	1.65	1.06	3.68	4.09	0.82	1.11	Block E contribution to Prop. 7 = 0.1719 MGD
6	5	20.65	19.18	295.00	0.50	12	PVC	0.01	3.27	2.11	0.084700	0.350500	4.00	2.17	1.40	4.16	4.41	0.66	1.06	Block D contribution to Prop. 6 = 0.0886 MGD
5	4	19.08	17.60	295.00	0.50	15	PVC	0.01	5.95	3.84	0.152400	0.502900	4.00	3.11	2.01	4.85	4.85	0.52	1.00	Block C & Pump House contribution to Prop. 5 = 0.1636 MGD
4	3	17.50	16.50	199.49	0.50	15	PVC	0.01	5.94	3.84	0.107300	0.610200	4.00	3.78	2.44	4.84	5.07	0.64	1.05	Block B contribution to Prop. 4 = 0.05655 MGD
3	2	16.40	16.05	69.47	0.50	15	PVC	0.01	5.96	3.85	0.000000	0.610200	4.00	3.78	2.44	4.86	5.08	0.63	1.05	Block B contribution to Prop. 3 = 0.05655 MGD
2	1	15.95	14.63	262.34	0.50	15	PVC	0.01	5.95	3.85	0.019100	0.629300	4.00	3.89	2.52	4.85	5.14	0.65	1.06	Block A contribution to Prop. 2 = 0.0191 MGD
1	1A	14.53	14.06	94.70	0.50	15	PVC	0.01	5.91	3.82	0.000000	0.629300	4.00	3.89	2.52	4.82	5.11	0.66	1.06	
1A	1B	13.83	12.30	308.45	0.50	15	PVC	0.01	5.91	3.82	0.000000	0.629300	4.00	3.89	2.52	4.82	5.11	0.66	1.06	
1B	1C	12.20	10.20	397.72	0.50	15	PVC	0.01	5.95	3.85	0.000000	0.629300	4.00	3.89	2.52	4.85	5.14	0.65	1.06	
1C	1D	10.10	9.73	73.34	0.50	15	PVC	0.01	5.96	3.85	0.000000	0.629300	4.00	3.89	2.52	4.86	5.15	0.65	1.06	
1D	1E	9.63	8.25	277.12	0.50	15	PVC	0.01	5.92	3.83	0.000000	0.629300	4.00	3.89	2.52	4.83	5.12	0.66	1.06	
1E	EX. 1263	8.145	7.14	222.64	0.45	26	RCP	0.013	18.81	12.16	0.039000	0.668300	4.00	4.14	2.67	5.10	3.96	0.22	0.78	99 Canal Properties & Tidelock Property Contribution to Prop. 1E = 0.0390

HGL COMPUTATIONS

Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	JUNCTION LOSS												Final H (ft)	Inlet Water Surf Elev (ft)	Rim Elev (ft)
							Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QiVi	Vi^2 2g	Hi (ft)	Angle (deg)	Ha (ft)	Ht (ft)	1.3Ht (ft)	0.5Ht (ft)			
HGL COMPUTATIONS FROM S0 TO S9																					
S1E	9.88	26	2.67	222.64	0.01	0.01	4.0	0.06	2.52	5.1	12.88	0.41	0.14	90	0.27	0.48	0.00	0.24	0.25	10.13	24.00
S1D	10.63	15	2.52	277.12	0.09	0.25	5.1	0.10	2.52	5.1	12.96	0.41	0.14	43	0.00	0.25	0.00	0.12	0.37	11.00	25.00
S1C	11.10	15	2.52	73.34	0.09	0.07	5.1	0.10	2.52	5.1	12.94	0.41	0.14	46	0.00	0.25	0.00	0.12	0.19	11.29	26.00
S1B	13.20	15	2.52	397.72	0.09	0.36	5.1	0.10	2.52	5.1	12.85	0.40	0.14	180	0.00	0.24	0.00	0.12	0.48	13.68	27.00
S1A	14.83	15	2.52	308.45	0.09	0.28	5.1	0.10	2.52	5.1	12.86	0.41	0.14	180	0.00	0.24	0.00	0.12	0.40	15.23	28.00
S1	15.50	15	2.52	94.70	0.09	0.09	5.1	0.10	2.52	5.1	12.95	0.41	0.14	180	0.28	0.52	0.00	0.26	0.35	15.84	27.65
S2	17.01	15	2.52	262.34	0.09	0.24	5.1	0.10	2.44	5.1	12.40	0.40	0.14	69	0.24	0.49	0.00	0.24	0.48	17.49	32.33
S3	17.49	15	2.44	69.47	0.08	0.06	5.1	0.10	2.44	5.1	12.37	0.40	0.14	175	0.27	0.51	0.00	0.25	0.31	17.81	32.56
S4	18.50	15	2.44	199.49	0.08	0.17	5.1	0.10	2.01	4.8	9.75	0.36	0.13	180	0.24	0.47	0.00	0.24	0.40	18.90	30.88
S5	20.08	15	2.01	295.00	0.06	0.17	4.8	0.09	1.40	4.4	6.18	0.30	0.11	180	0.20	0.40	0.00	0.20	0.37	20.45	33.60
S6	20.08	12	1.40	295.00	0.09	0.27	4.4	0.08	1.06	4.1	4.35	0.26	0.09	180	0.17	0.34	0.00	0.17	0.44	20.52	33.52
S7	21.45	10	1.06	199.49	0.14	0.28	4.1	0.06	0.39	4.2	1.67	0.28	0.10	180	0.00	0.16	0.00	0.08	0.36	21.81	31.79
S8	22.77	10	0.39	291.99	0.02	0.06	4.2	0.07	0.00	0.0	0.00	0.00	0.00	0	0.00	0.07	0.00	0.03	0.09	22.86	30.48

APPROVED
DEVELOPMENT SITE PLAN NO. 2022-00030
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/22/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - A
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION
2	09/22/2023	CONCEPT II SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112787
DATE: 9/20/23
SCALE: NA
DESIGN: JH
DRAWN: MG
CHECKED: ND

SHEET TITLE:

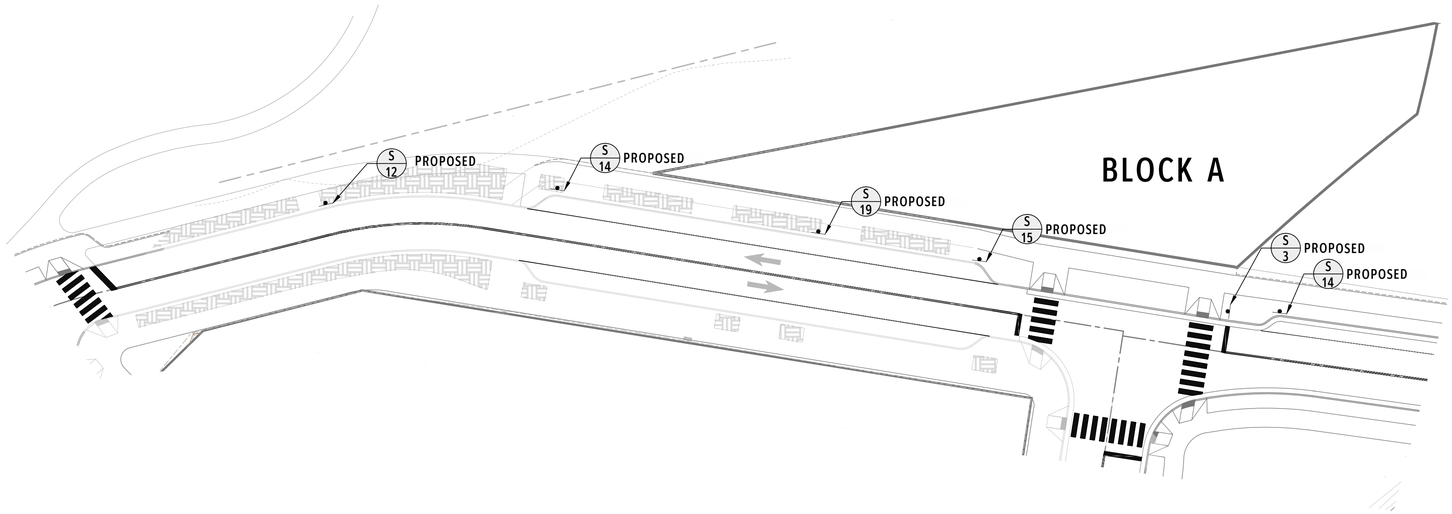
SANITARY SEWER COMPUTATIONS

SHEET No.
C701

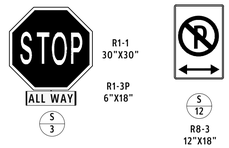
112491

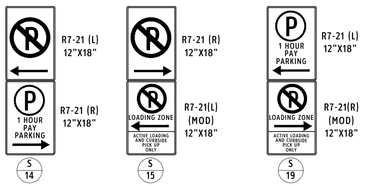
P:\TFX\Projects\17005\006001\112490 Concept II - Block A\C700 SANITARY SEWER PLAN.dwg, 9/21/2023 7:12:01 PM, Mohammad E. Ghafoory, 12.8055, christopher consultants, ltd

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORDS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BY CONTACTING UTILITY AGENCIES AND TO AVOID DAMAGING EXISTING UTILITIES DURING EXCAVATION OR THE ERECTION OF POLES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND OR AERIAL UTILITIES BY CALLING "MISS UTILITY" (1-800-552-7001) 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.



PROPOSED SIGNS
FURNISH & INSTALL





STANDARD SIGNING & PAVEMENT MARKING NOTES:

1. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING MANUALS, OR THE MOST CURRENT REVISION THEREOF:

   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS
   D. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE STANDARDS

2. ALL PAVEMENT MARKINGS SHALL BE TYPE B, CLASS I, THERMOPLASTIC UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS INSTALLED ON CONCRETE PAVEMENT SECTIONS SHALL USE SOLVENT-BORNE PAINT, WATERBORNE PAINT, OR 3M 380 STAMARK TAPE.
3. PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH THE STANDARDS REFERENCES IN NOTE 1. EXISTING SIGNS NOT DETAILED ARE INTENDED TO REMAIN.
4. ANY EXISTING PAVEMENT MARKINGS THAT WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY ERADICATED.
5. LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED TO ENSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
6. REFER TO APPROVED TRAFFIC SIGNAL PLAN FOR THE PROPER LOCATIONS OF STOP LINES AND CROSSWALKS WHERE APPLICABLE.
7. STOP BARS SHALL BE 24" IN WIDTH AND SHALL BE LOCATED AS SHOWN ON THE TRAFFIC SIGNAL PLANS.
8. ARROWS SHALL BE IN ACCORDANCE WITH THE FEDERAL MUTCD.
9. SPACING BETWEEN DOUBLE SOLID YELLOW LINES SHALL BE 4".
10. USE DESIGNATION OF ON-STREET PARKING SPACES ON PRIVATE STREETS MAY BE SUBJECT TO CHANGE.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____
DIRECTOR DATE

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

PRGS REDEVELOPMENT

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
	09/22/2023	Concept II Submission

Seal / Signature

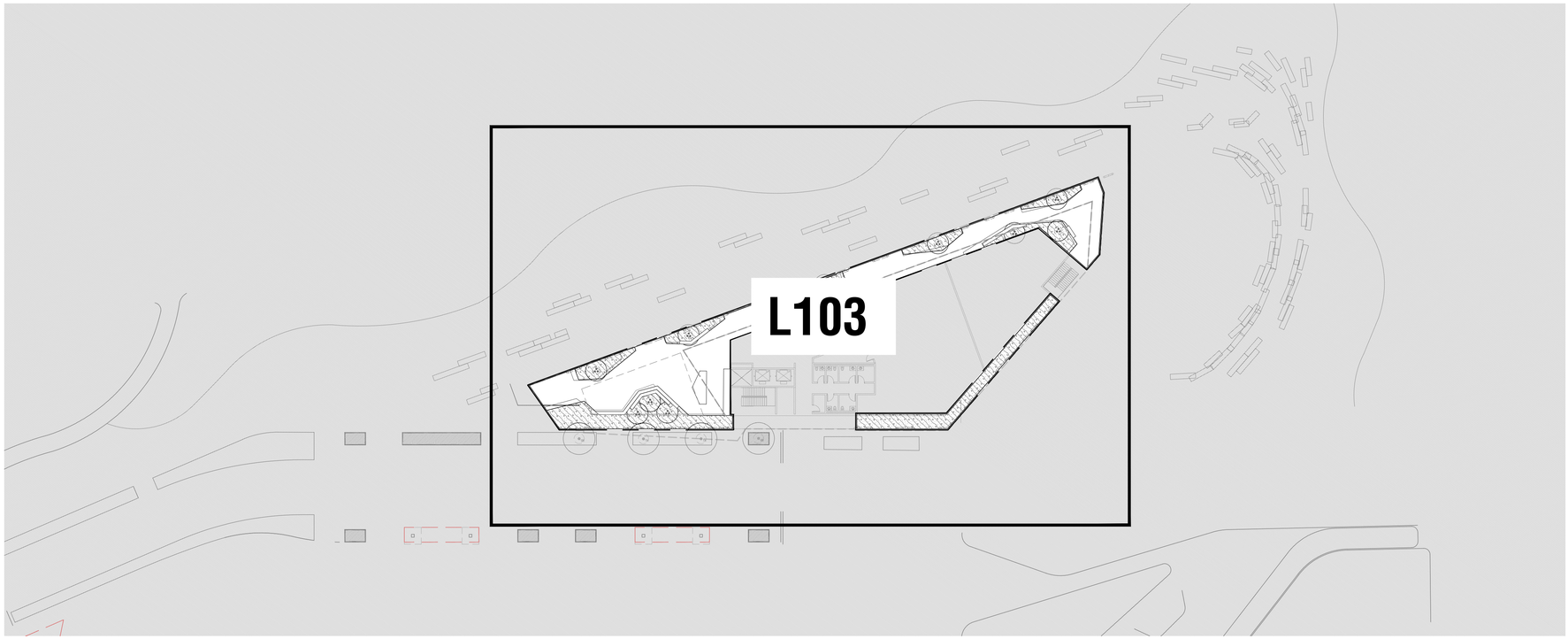
Project Name
PRGS Redevelopment - Block A

Project Number
2994-001

Scale
1" = 30'-0"

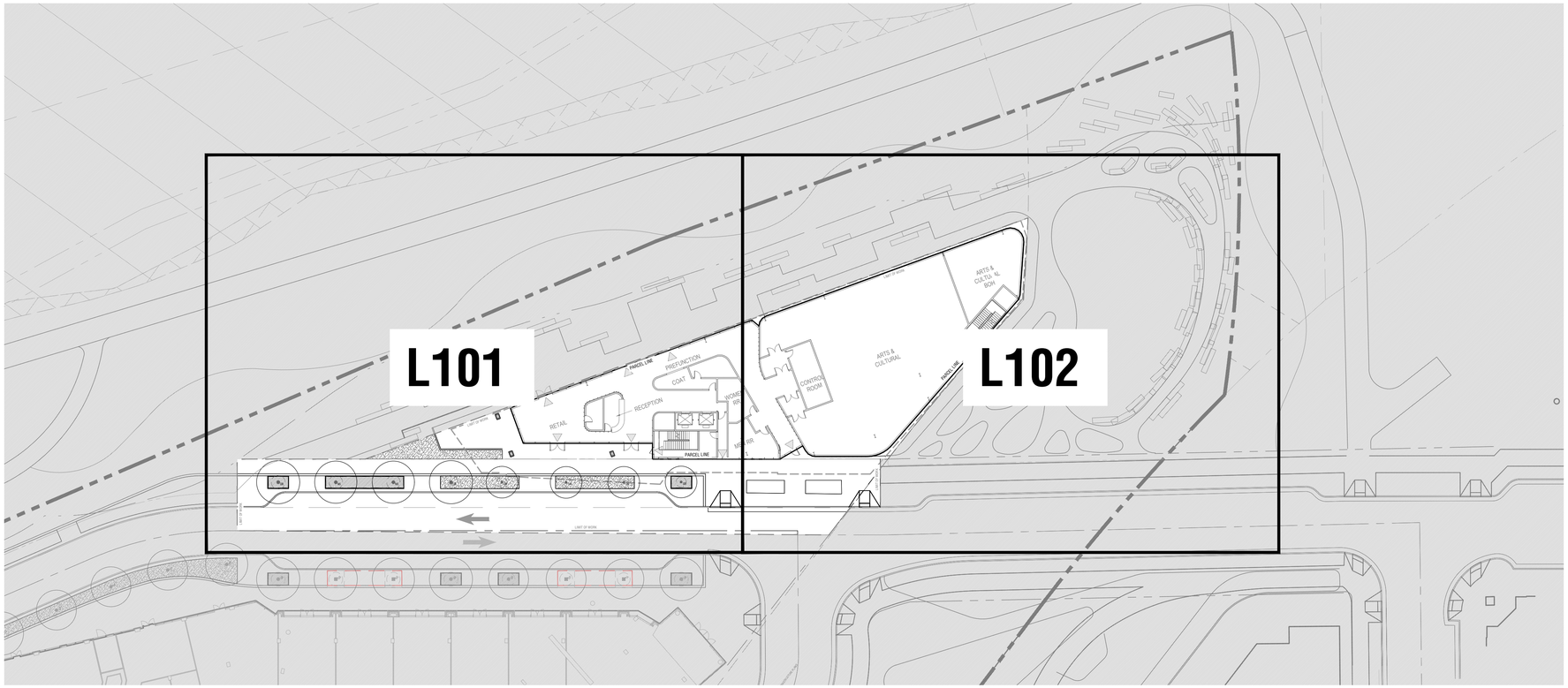
Description
CURBSIDE MANAGEMENT SIGNAGE PLAN

C800



0 15 30
SCALE: 1"=30'-0"

PLAN - PENTHOUSE ORIENTATION PLAN 02



0 15 30
SCALE: 1"=30'-0"

PLAN - SITE LEVEL ORIENTATION PLAN 01

PRGS Redevelopment

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria VA 22314

IMEG CORP.
4035 Ridge Top Road, Suite 601
Fairfax, Virginia 22030
Tel 703.273.6820

OJB

One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
Tel 857.233.5171

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

PRGS Redevelopment - Block A

Project Number

09.9145.720

Scale

1" = 30'-0"

Description

LANDSCAPE ORIENTATION PLAN

L000

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

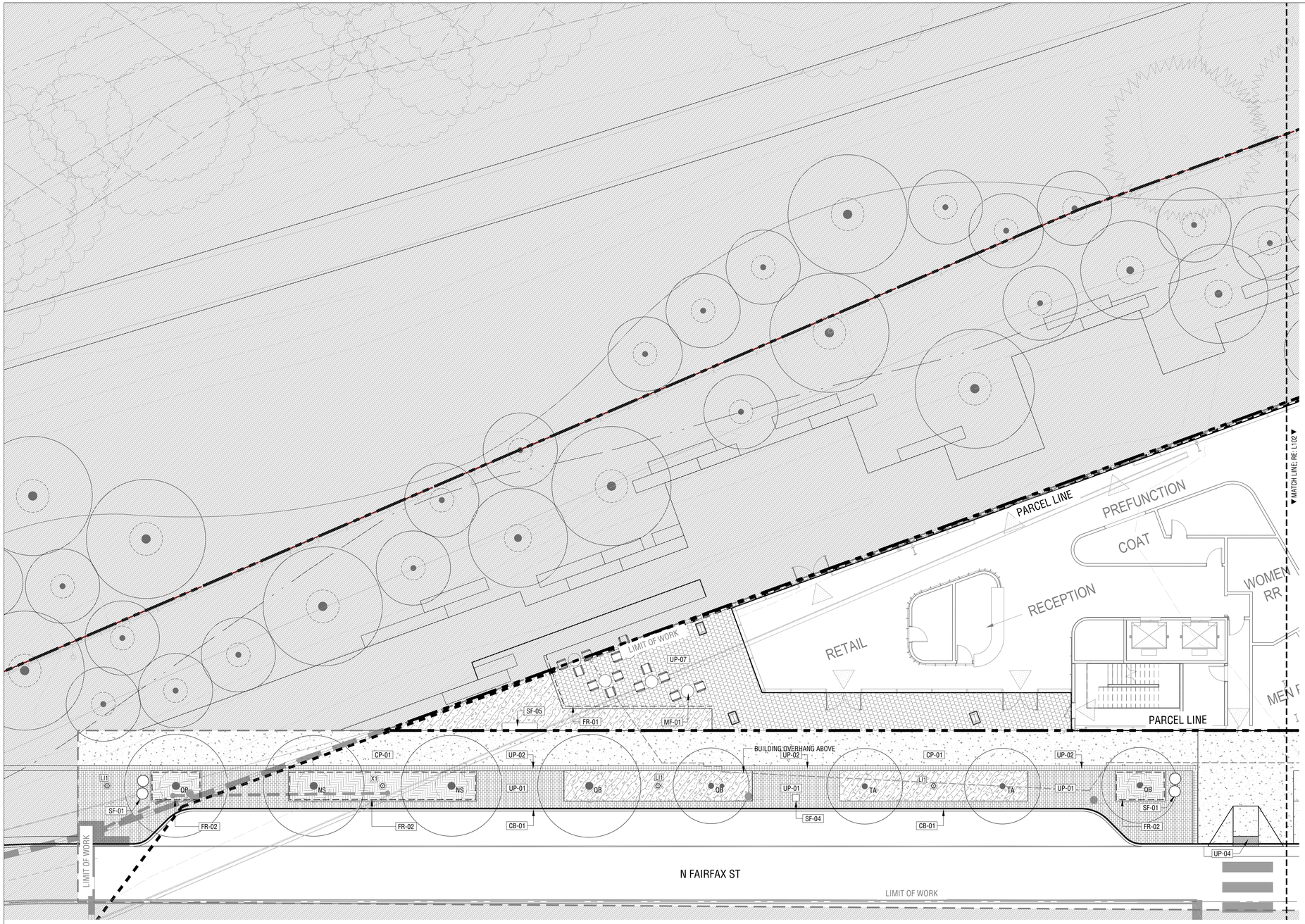
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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



QUICK REFERENCE LEGEND

KEY	SYM	DESCRIPTION
ASPHALT		
AP-01		ASPHALT PAVING - TYPE 1
CURBING		
CB-01		CURB - TYPE 1 (RAISED)
		NOT USED
		NOT USED
CONCRETE PAVING		
CP-01		CONCRETE PAVING - TYPE 1 (COLORED, PED.)
		NOT USED
UNIT PAVING		
UP-01		UNIT PAVING - TYPE 1 (FURNISHING ZONE)
UP-02		UNIT PAVING - TYPE 2 (BAND, PED.)
		NOT USED
UP-04		UNIT PAVING - TYPE 4 (TACTILE PAVER)
		NOT USED
		NOT USED
		NOT USED
		NOT USED
JOINTING		
JO-01		CONTROL JOINT
JO-02		EXPANSION JOINT
FENCING AND RAILINGS		
FR-01		DRINK RAIL - TYPE 1
FR-02		BMP PLANTER RAIL
SITE FEATURE		
SF-01		WASTE RECEPTACLE
SF-02		DISTRICT BENCH
SF-03		BIKE RACK
SF-04		PARKING METER
SF-05		CUSTOM BENCH - TYPE 1
		NOT USED
		NOT USED
MOVABLE FURNITURE		
MF-01		DINING TABLE AND CHAIRS
		NOT USED
LIGHTING		
LI-01		STREET LIGHT

PLANT REFERENCE LEGEND

TREES	BOTANICAL / COMMON NAME
BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
CG	CRATAEGUS VIRIDIS / GREEN HAWTHORN
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY
CP	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN
LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SWEET GUM
NS	NYSSA SYLVATICA / TUPELO
QB	QUERCUS BICOLOR / SWAMP WHITE OAK
QP	QUERCUS PALUSTRIS / PIN OAK
TA	TILIA AMERICANA / AMERICAN LINDEN
TC	TILIA CORDATA / LITTLELEAF LINDEN
TD	TAXODIUM DISTICHUM / BALD CYPRESS
UA	ULMUS AMERICANA 'VALLEY FORGE' / AMERICAN ELM

GROUND COVERS	BOTANICAL / COMMON NAME
PA1	BIORETENTION PLANTING / PA TYPE 2
PA2	ORNAMENTAL PLANTING / PA TYPE 1
PA3	LAWN PLANTING / PA TYPE 3

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR *DATE*
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR *DATE*

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

PRGS Redevelopment

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria VA 22314

IMEG CORP.
4035 Ridge Top Road, Suite 601
Fairfax, Virginia 22030
Tel 703.273.6820

OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
Tel 857.233.5171

Hilco Redevelopment Partners
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564

Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

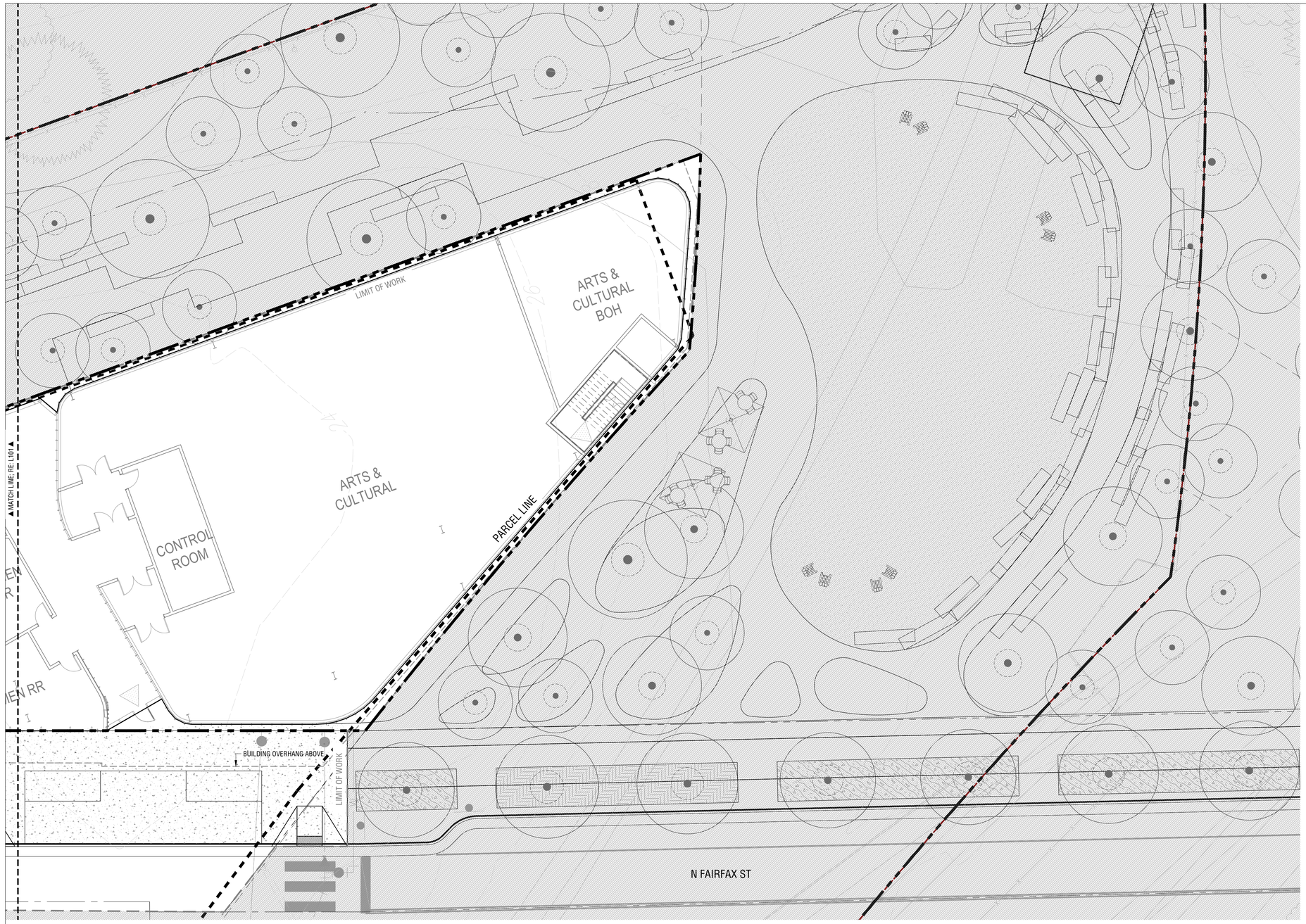
Project Name
PRGS Redevelopment - Block A

Project Number
09.9145.720

Scale
1" = 10'-0"

Description
LANDSCAPE PLANS - SITE LEVEL

L101



QUICK REFERENCE LEGEND

KEY	SYM	DESCRIPTION
ASPHALT		
AP-01		ASPHALT PAVING - TYPE 1
CURBING		
CB-01		CURB - TYPE 1 (RAISED)
		NOT USED
		NOT USED
CONCRETE PAVING		
CP-01		CONCRETE PAVING - TYPE 1 (COLORED, PED.)
		NOT USED
UNIT PAVING		
UP-01		UNIT PAVING - TYPE 1 (FURNISHING ZONE)
UP-02		UNIT PAVING - TYPE 2 (BAND, PED.)
		NOT USED
UP-04		UNIT PAVING - TYPE 4 (TACTILE PAVER)
		NOT USED
		NOT USED
		NOT USED
		NOT USED
JOINTING		
JO-01		CONTROL JOINT
JO-02		EXPANSION JOINT
FENCING AND RAILINGS		
FR-01		DRINK RAIL - TYPE 1
FR-02		BMP PLANTER RAIL
SITE FEATURE		
SF-01		WASTE RECEPTACLE
SF-02		DISTRICT BENCH
SF-03		BIKE RACK
SF-04		PARKING METER
SF-05		CUSTOM BENCH - TYPE 1
		NOT USED
		NOT USED
MOVABLE FURNITURE		
MF-01		DINING TABLE AND CHAIRS
		NOT USED
LIGHTING		
LI-01		STREET LIGHT

PLANT REFERENCE LEGEND

TREES	BOTANICAL / COMMON NAME
BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
CG	CRATAEGUS VIRIDIS / GREEN HAWTHORN
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY
CP	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN
LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SWEET GUM
NS	NYSSA SYLVATICA / TUPELO
QB	QUERCUS BICOLOR / SWAMP WHITE OAK
QP	QUERCUS PALUSTRIS / PIN OAK
TA	TILIA AMERICANA / AMERICAN LINDEN
TC	TILIA CORDATA / LITTLELEAF LINDEN
TD	TAXODIUM DISTICHUM / BALD CYPRESS
UA	ULMUS AMERICANA 'VALLEY FORGE' / AMERICAN ELM

GROUND COVERS	BOTANICAL / COMMON NAME
PA1	BIORETENTION PLANTING / PA TYPE 2
PA2	ORNAMENTAL PLANTING / PA TYPE 1
PA3	LAWN PLANTING / PA TYPE 3

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR *DATE*
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR *DATE*

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

PRGS Redevelopment

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria VA 22314

IMEG CORP.
4035 Ridge Top Road, Suite 601
Fairfax, Virginia 22030
Tel 703.273.6820

OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
Tel 857.233.5171

Hilco Redevelopment Partners
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564

Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

△	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PRGS Redevelopment - Block A

Project Number
09.9145.720

Scale
1" = 10'-0"

Description
LANDSCAPE PLANS - SITE LEVEL

L102



QUICK REFERENCE LEGEND

KEY	SYM	DESCRIPTION
UNIT PAVING		
UP-01-AR		UNIT PAVER - TYPE 1 (PEDESTAL)
SITE FEATURE		
SF-01-AR		CUSTOM TABLE
SF-02-AR		CUSTOM KITCHEN/ SERVERY
SF-03-AR		PLANTER EDING
SF-04-AR		MOUNTED WALL WITH TV
SF-05-AR		CUSTOM BENCH FEATURE - TYPE 1
SF-06-AR		CUSTOM BENCH FEATURE - TYPE 2
SF-07-AR		TRELLIS

MOVABLE FURNITURE

MF-01-AR	LOUNGE FURNITURE
MF-02-AR	DINNING TABLE AND CHAIRS
MF-03-AR	COMMUNITY TABLE AND CHAIRS
MF-04-AR	MOVABLE PLANTER

PLANTING

PA-04	PLANTING - TYPE 4 (ROOF ORNAMENTAL PLANTING)

ABBREVIATIONS AND SYMBOLS

PA	PLANTING AREA
TA	TURF AREA
MT1	MULTI-STEM TREE
	TREE LOCATIONS

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR *DATE*
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR *DATE*

CHAIRMAN, PLANNING COMMISSION *DATE*

DATE RECORDED _____

INSTRUMENT NO. *DEED BOOK NO.* *PAGE NO.*

PRGS Redevelopment

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria VA 22314

IMEG CORP.
4035 Ridge Top Road, Suite 601
Fairfax, Virginia 22030
Tel 703.273.6820

OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
Tel 857.233.5171

Hilco Redevelopment Partners
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564

Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

PRGS Redevelopment - Block A

Project Number

09.9145.720

Scale

1" = 10'-0"

Description

LANDSCAPE PLANS - PENTHOUSE

L103

PLANT SCHEDULE - SITE LEVEL

TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER	CALIPER
BN	BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK		4"CAL
CG	CG	CRATAEGUS VIRIDIS / GREEN HAWTHORN		4"CAL
CO	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY		4"CAL
CP	CP	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN		4"CAL
LS	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SWEET GUM		4"CAL
NS	NS	NYSSA SYLVATICA / TUPELO		4"CAL
QB	QB	QUERCUS BICOLOR / SWAMP WHITE OAK		4"CAL
QP	QP	QUERCUS PALUSTRIS / PIN OAK		4"CAL
TA	TA	TILIA AMERICANA / AMERICAN LINDEN		4"CAL
TC	TC	TILIA CORDATA / LITTLELEAF LINDEN		4"CAL
TD	TD	TAXODIUM DISTICHUM / BALD CYPRESS		4"CAL
UA	UA	ULMUS AMERICANA 'VALLEY FORGE'/ AMERICAN ELM		4"CAL
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONTAINER	CALIPER
	PA1	BIORETENTION PLANTING	FLAT	
	PA2	ORNAMENTAL PLANTING	FLAT	
	PA3	LAWN PLANTING	FLAT	

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	20,854
25% CROWN COVER REQUIRED (SF)	5,214
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees*	**12,750**
Crown Cover from Proposed Shrubs*	**0**
Crown Cover from all Proposed Trees	0
Crown Cover from all Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)*	**61.1%**
TOTAL CROWN COVER PROVIDED (SF)*	**12,750**
* 11 TREES WITHIN PRIVATE PROPERTY BOUNDARY COUNTED TOWARDS CANOPY, 11 TREES TOTAL IN PROJECT.	

TOTAL SITE AREA



CITY STANDARD LANDSCAPE NOTES

1. THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2. THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3. THE CONTRACTOR CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4. ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5. INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
7. SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
9. THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
10. THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
11. THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
12. ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
13. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.
14. AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.
15. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
16. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ _____
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ _____
DIRECTOR DATE

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

PRGS Redevelopment

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria VA 22314

IMEG CORP.
4035 Ridge Top Road, Suite 601
Fairfax, Virginia 22030
Tel 703.273.6820

OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
Tel 857.233.5171

Hilco Redevelopment Partners
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564

Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

PRGS Redevelopment - Block A

Project Number

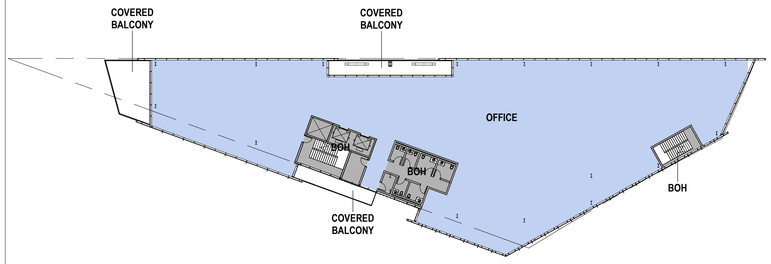
09.9145.720

Scale

Description

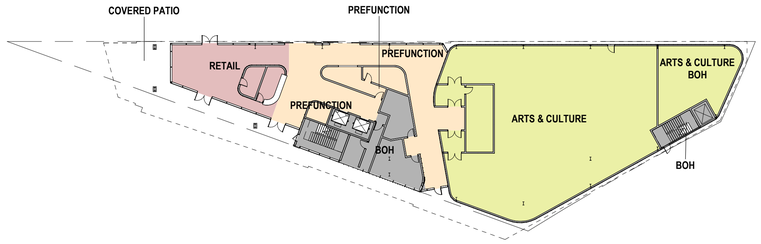
PLANTING SCHEDULE

L600



04 AREA PLAN POWERBI - BLOCK A LEVEL 04

SCALE: 1/32" = 1'-0"



01 AREA PLAN POWERBI - BLOCK A LEVEL 01

SCALE: 1/32" = 1'-0"

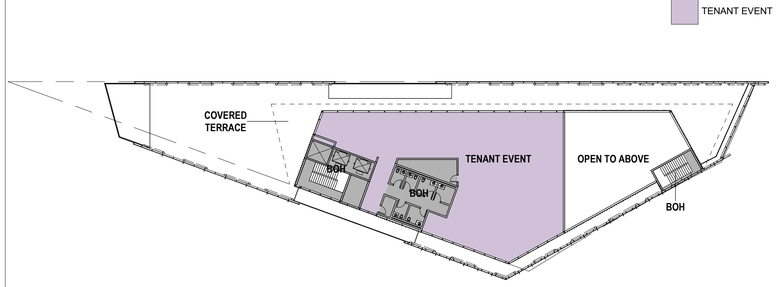
CONCEPT GFA

- ARTS & CULTURE
- ARTS & CULTURE BOH
- BOH
- PREFUNCTION
- RETAIL

Area Schedule (Area Scheme - PowerBi)		
Name	Area	Area Building Use
ARTS & CULTURE	6474 SF	AMENITY
ARTS & CULTURE BOH	1053 SF	AMENITY
BOH	7916 SF	BOH/MECH.
OFFICE	40137 SF	OFFICE
PREFUNCTION	2735 SF	AMENITY
RETAIL	1362 SF	RETAIL
TENANT EVENT	4673 SF	AMENITY
TOTAL GFA	64350 SF	

CONCEPT GFA

- BOH
- TENANT EVENT

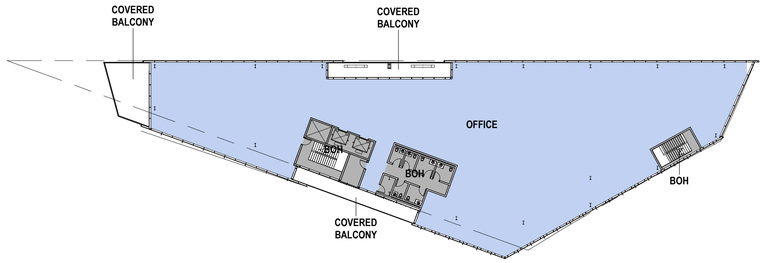


05 AREA PLAN POWERBI - BLOCK A PENTHOUSE

SCALE: 1/32" = 1'-0"

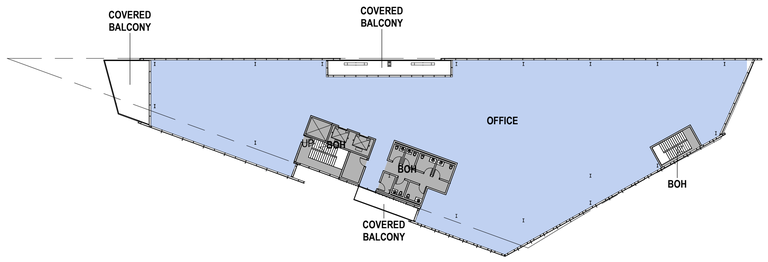
CONCEPT GFA

- BOH
- OFFICE



02 AREA PLAN POWERBI - BLOCK A LEVEL 02

SCALE: 1/32" = 1'-0"



03 AREA PLAN POWERBI - BLOCK A LEVEL 03

SCALE: 1/32" = 1'-0"

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

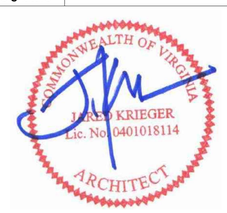
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature



Project Name

PRGS - Block A

Project Number

09.9145.720

Scale

1/32" = 1'-0"

Description

GFA AREA PLANS

A001

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR DATE

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

Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt
9/22/2023 10:00:26 AM

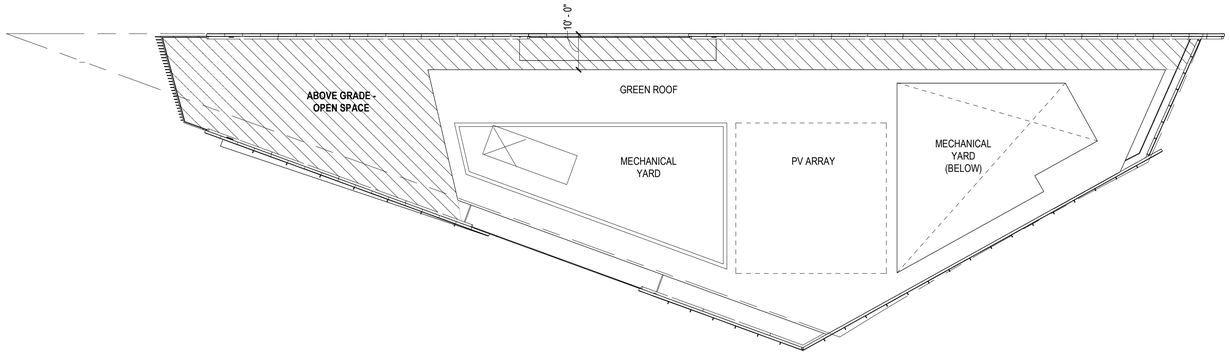
OPEN SPACE SCHEDULE	
Name	Area
ABOVE GRADE - OPEN SPACE	4980 SF
AT GRADE - OPEN SPACE	0 SF
TOTAL OPEN SPACE	4980 SF

ABOVE GRADE - OPEN SPACE

AT GRADE - OPEN SPACE

OPEN SPACE TABULATION

PHASE	BLOCK	Parcel Area (SF)	15% Required Open Space (SF)	Current Total Open Space (SF)	Current Open Space % (SF)
PHASE 1	BLOCK A	15,320	2,298	4,980	33%



01 BLOCK A - OPEN SPACE AREA

SCALE: 1" = 20'-0"

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

_____ DIRECTOR DATE

_____ CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

_____ INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JARED KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block A

Project Number

09.9145.720

Scale

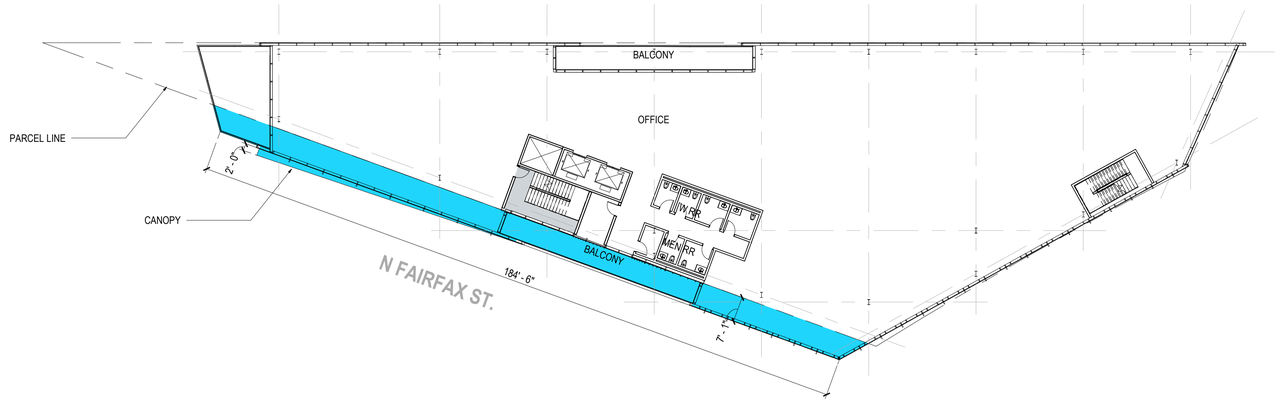
As indicated

Description

OPEN SPACE PLAN

A002

9/21/2023 10:49:04 AM Autodesk Docs://09.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt



01 DIAGRAM - PROJECTION PLAN
SCALE: 1" = 20'-0"



02 DIAGRAM - PROJECTION NORTHWEST ELEVATION
SCALE: 1" = 20'-0"

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JARED KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block A

Project Number
09.9145.720

Scale
1" = 20'-0"

Description
PROJECTIONS

A003

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR _____ DATE

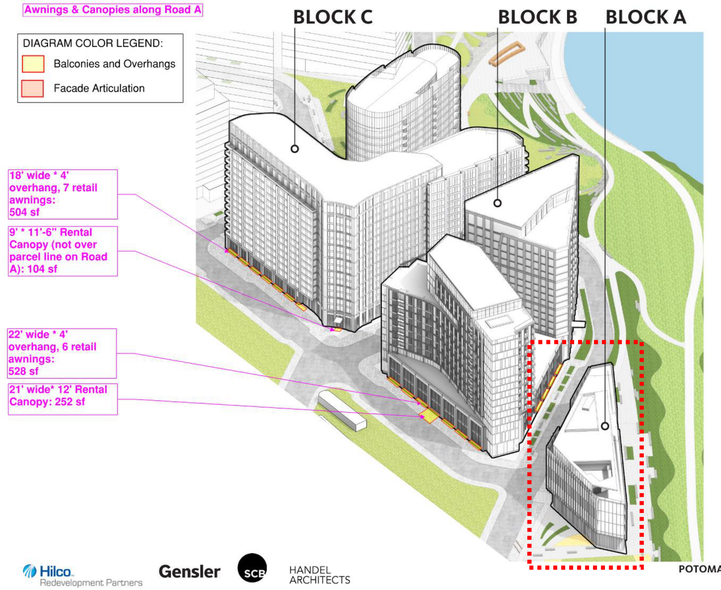
_____ CHAIRMAN, PLANNING COMMISSION _____ DATE
DATE RECORDED _____
_____ INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO.

Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt
9/22/2023 1:36:03 AM

PROJECTED BUILDING MASSING & FACADE ARTICULATION

AERIAL VIEW - LOOKING NORTH

Awnings & Canopies along Road A

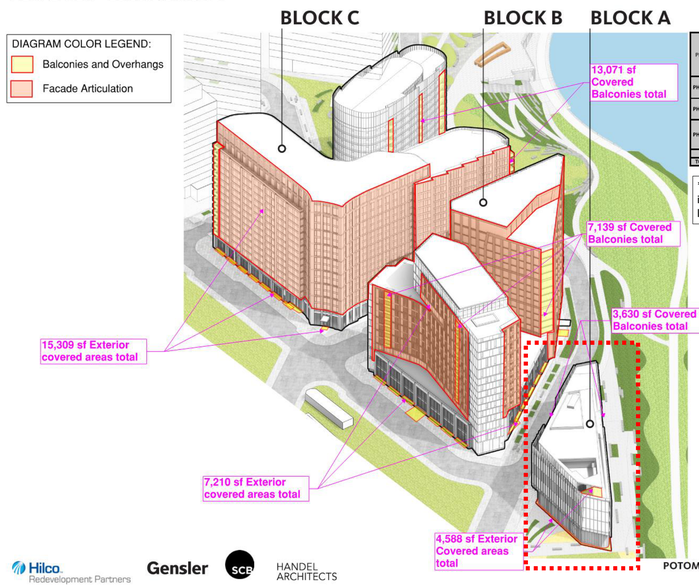




Hilco Redevelopment Partners | Gensler | SCB HANDEL ARCHITECTS

PROJECTED BUILDING MASSING & FACADE ARTICULATION

AERIAL VIEW - LOOKING NORTH



CDD LAND USE TABULATION

PHASE	BLOCK	Maximum GFA With Additional Density (SF)	Maximum with allowable 10% increase per block per Condition 9	Current Block (SF)	% Delta between Max allowable & Current	GFA Delta between Max allowable & Current (SF)	Amount To Be Excluded (SF)	GFA Excluding Balconies & Covered Areas (SF)
PHASE 1	BLOCK A	65,000	71,500	72,438	11%	938	8,218	64,220
	BLOCK B	415,000	456,500	459,015	11%	2,515	14,349	444,666
PHASE 2	BLOCK C	635,000	698,500	654,250	3%	-44,250	28,380	638,943
	BLOCK D	325,000						
PHASE 3	BLOCK E	580,000						
	BLOCK F	470,000						
	PUMPHOUSE	10,000						
	GATEHOUSE	approx. 2,500*						
TOTAL		2,500,000	1,226,500	1,185,703			50,947	1,147,829

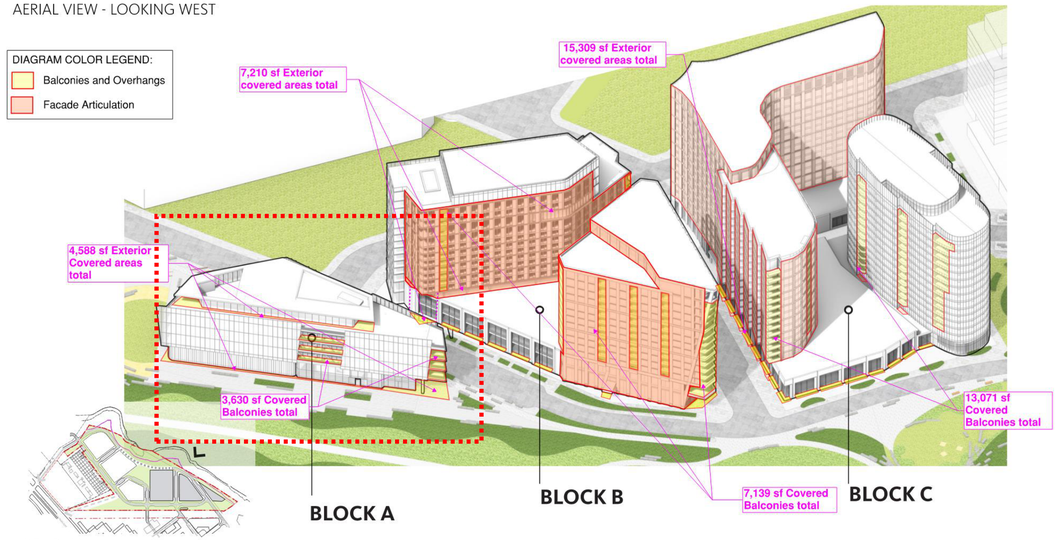
*This exhibit is intended to be illustrative only to demonstrate how GFA is calculated for the site. It is not intended to replace the GFA Area sheet listing of GFA for each block found on Sheet C000.



Hilco Redevelopment Partners | Gensler | SCB HANDEL ARCHITECTS

PROJECTED BUILDING MASSING & FACADE ARTICULATION

AERIAL VIEW - LOOKING WEST



Hilco Redevelopment Partners | Gensler | SCB HANDEL ARCHITECTS

COMMONWEALTH OF VIRGINIA JARED KRIEGER Lic. No. 0401018114 ARCHITECT

This signature and seal represents Gensler's scope of work from level 2 and below. All other work has been completed by others.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria VA 22314

Hilco Redevelopment Partners
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	Concept II Submission

Seal / Signature

COMMONWEALTH OF VIRGINIA GARY E HANDEL Lic. No. 401017191 ARCHITECT

This signature and seal represents Handel's scope of work for Block C from level 2 and above. All other work has been completed by others.

COMMONWEALTH OF VIRGINIA GARY L KOHN Lic. No. 0401014498 ARCHITECT

EXPIRES 6/30/2024

This signature and seal represents SCB's scope of work from level 3 and above. All other work has been completed by others.

Project Name

PRGS REDEVELOPMENT

Project Number

009.9145.700

Scale

Description

ZONING - BALCONY EXCLUSIONS

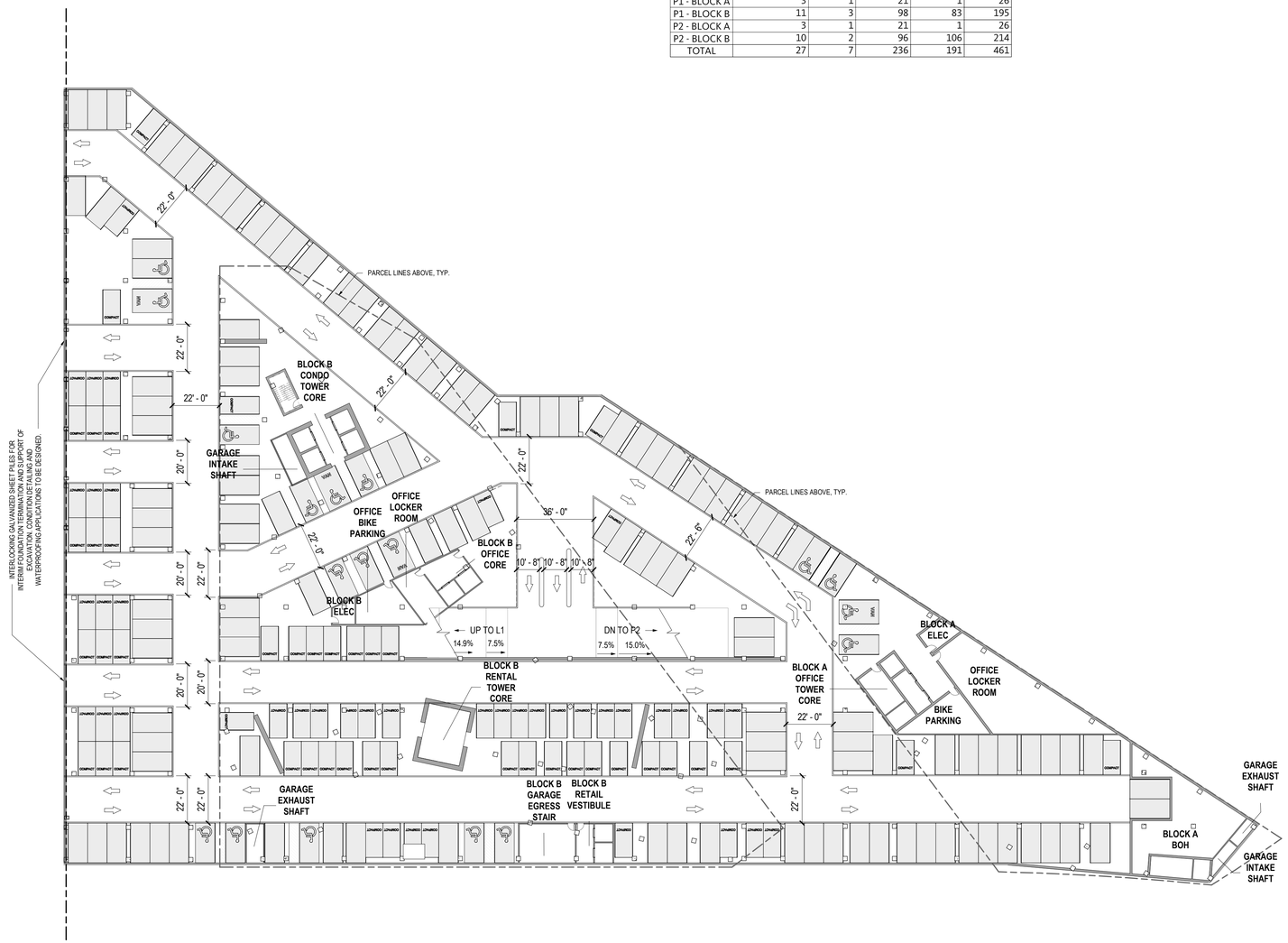
A004

9/18/2023 11:14:23 AM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Block B Podium - v2022.rvt

PARKING_SCHEDULE (BLOCKS...		
Comments	LEVEL	COUNT
BLOCK A		
P1	BLOCK OVERALL P1	26
P2	BLOCK OVERALL P2	26
		52
BLOCK B		
P1	BLOCK OVERALL P1	195
P2	BLOCK OVERALL P2	214
		409
TOTAL COUNT: 461		461

PARKING AREA (BLOCK A&B)	
Name	Area
BLOCK OVERALL P1	
BLOCK A GARAGE SPACE	15,033 SF
BLOCK B GARAGE SPACE	93,065 SF
	108,098 SF
BLOCK OVERALL P2	
BLOCK A GARAGE SPACE	15,033 SF
BLOCK B GARAGE SPACE	93,066 SF
	108,099 SF
GARAGE TOTAL AREA	216,197 SF

	STANDARD ADA	VAN ADA	STANDARD	COMPACT	TOTAL
P1 - BLOCK A	3	1	21	1	26
P1 - BLOCK B	11	3	98	83	195
P2 - BLOCK A	3	1	21	1	26
P2 - BLOCK B	10	2	96	106	214
TOTAL	27	7	236	191	461



01 DSUP PARKING PLAN P1_BLOCK A&B
SCALE: 1" = 30'-0"

PRGS - Garage Phase 1

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

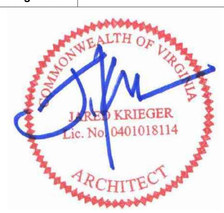
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	Concept II Submission

Seal / Signature



Project Name
PRGS - Garage Phase 1

Project Number
009.9145.900

Scale
1" = 30'-0"

Description
PARKING PLAN LEVEL P1_BLOCK A&B

A1P1_A&B

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR DATE

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

Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Garage - v2022.rvt
9/21/2023 8:05:41 AM

PARKING_SCHEDULE (BLOCKS...		
Comments	LEVEL	COUNT
BLOCK A		
P1	BLOCK OVERALL P1	26
P2	BLOCK OVERALL P2	26
		52
BLOCK B		
P1	BLOCK OVERALL P1	195
P2	BLOCK OVERALL P2	214
		409
TOTAL COUNT: 461		461

PARKING AREA (BLOCK A&B)	
Name	Area
BLOCK OVERALL P1	
BLOCK A GARAGE SPACE	15,033 SF
BLOCK B GARAGE SPACE	93,065 SF
	108,098 SF
BLOCK OVERALL P2	
BLOCK A GARAGE SPACE	15,033 SF
BLOCK B GARAGE SPACE	93,066 SF
	108,099 SF
GARAGE TOTAL AREA	216,197 SF

	STANDARD ADA	VAN ADA	STANDARD	COMPACT	TOTAL
P1 - BLOCK A	3	1	21	1	26
P1 - BLOCK B	11	3	98	83	195
P2 - BLOCK A	3	1	21	1	26
P2 - BLOCK B	10	2	96	106	214
TOTAL	27	7	236	191	461



01 DSUP PARKING PLAN P2_BLOCK A&B
SCALE: 1" = 30'-0"

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR DATE

_____ CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

PRGS - Garage Phase 1

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

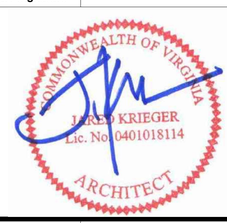
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	Concept II Submission

Seal / Signature



Project Name
PRGS - Garage Phase 1

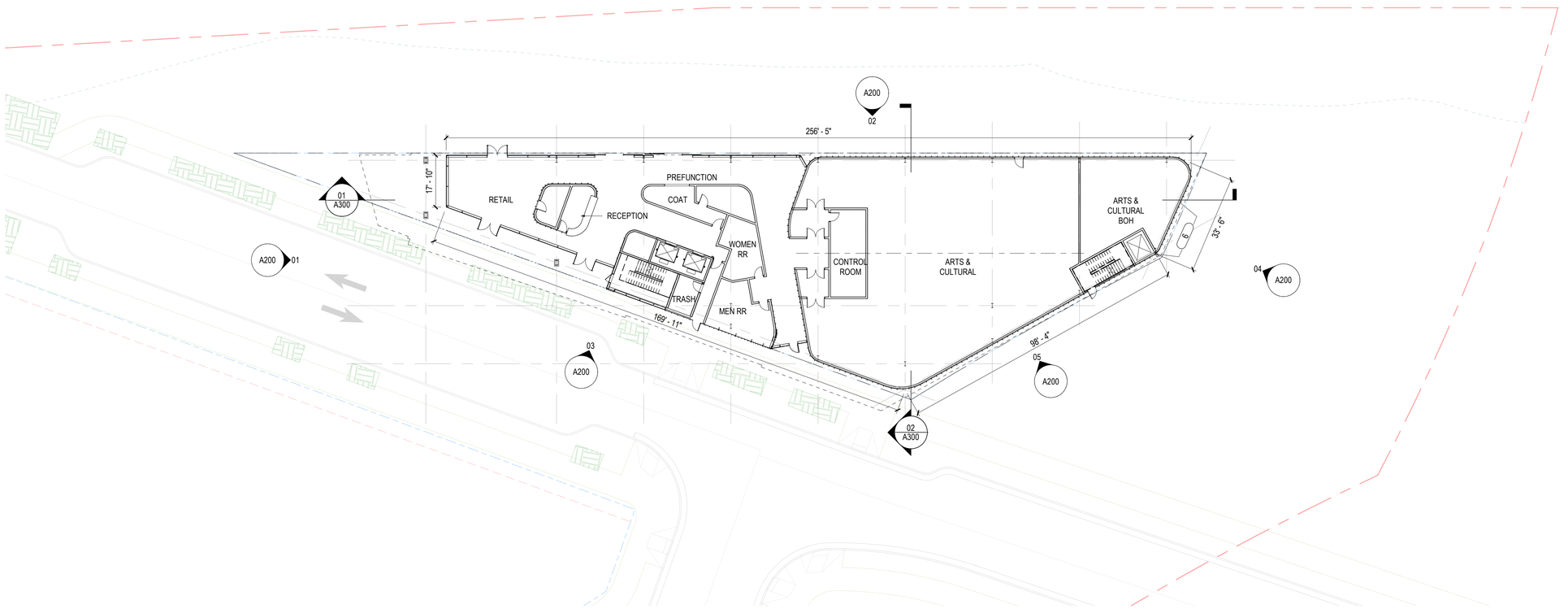
Project Number
009.9145.900

Scale
1" = 30'-0"

Description
PARKING PLAN LEVEL P2_BLOCK A&B

A1P2_A&B

Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Garage - v2022.rvt
9/21/2023 8:05:55 AM



01 FLOOR PLAN - LEVEL 01

SCALE: 1" = 20'-0"

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JARED KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block A

Project Number

09.9145.720

Scale

1" = 20'-0"

Description

FLOOR PLAN - LEVEL 01

A101

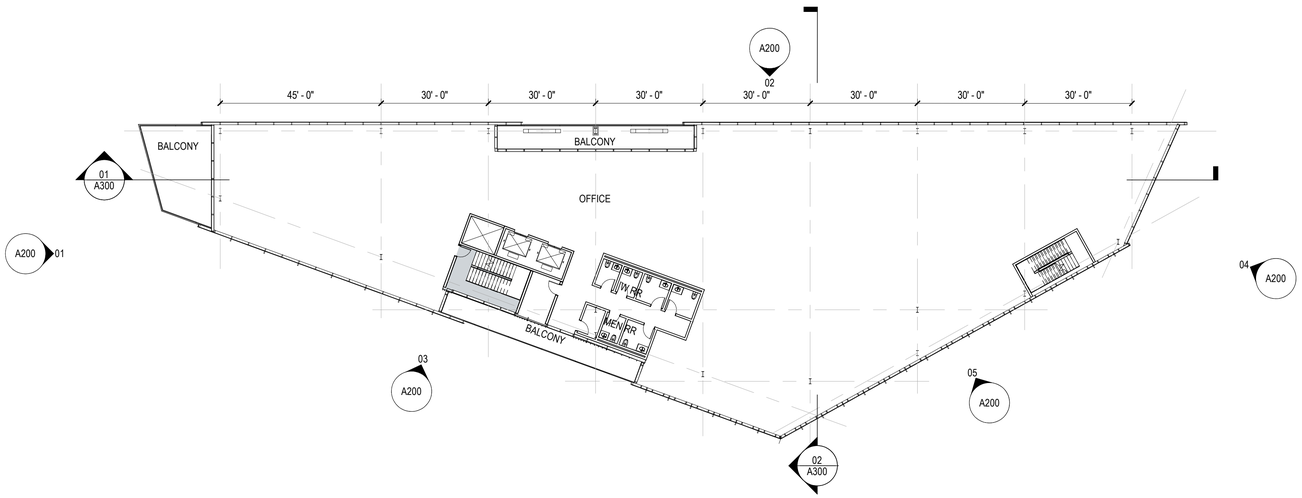
APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____
DIRECTOR DATE

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

9/22/2023 1:33:04 AM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt



01 FLOOR PLAN - LEVEL 02-04

SCALE: 1" = 20'-0"

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JARED KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block A

Project Number

09.9145.720

Scale

1" = 20'-0"

Description

FLOOR PLAN - LEVEL 02-04

A102

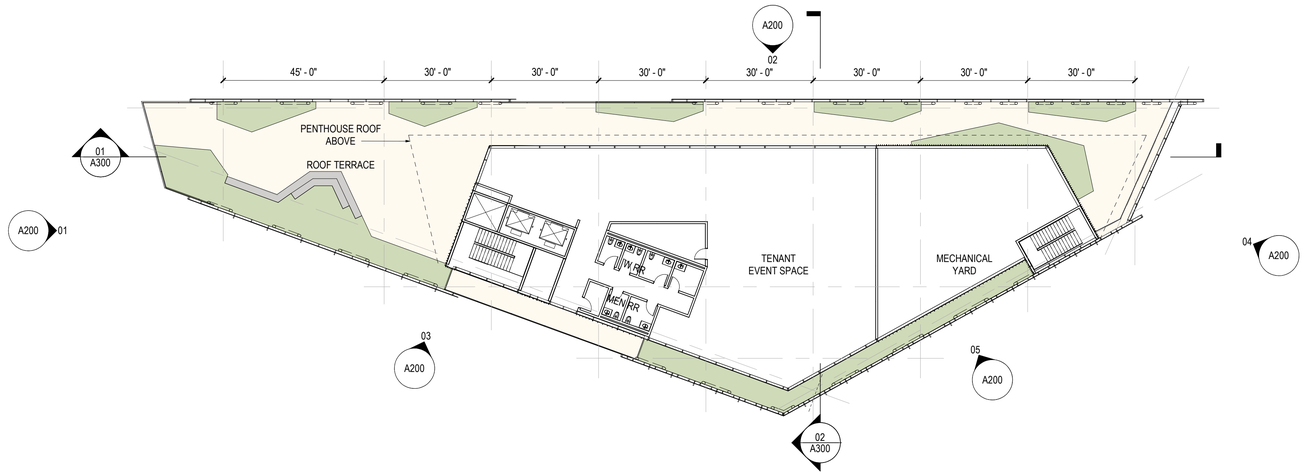
APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____
DIRECTOR DATE

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

9/21/2023 10:49:11 AM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt



01 FLOOR PLAN - LEVEL PENTHOUSE

SCALE: 1" = 20'-0"

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
LAREN KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block A

Project Number

09.9145.720

Scale

1" = 20'-0"

Description

FLOOR PLAN - PENTHOUSE

A103

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR DATE

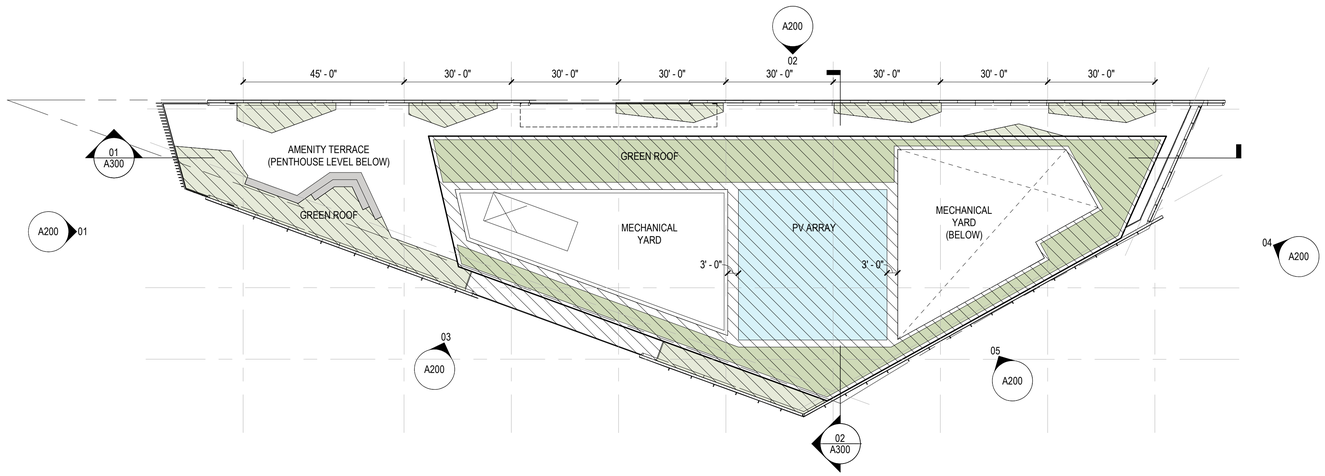
_____ CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

9/22/2023 10:38:21 AM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt

TOTAL ROOF AREA	**SF**		
TOTAL ROOF SURFACE (AFTER DEDUCTIONS)	8,375		
REQUIRED PV+GREEN ROOF TOTAL	6,281	75%	Total After Deduction
CURRENT PV			
PENTHOUSE ROOF PV	1,750		
CURRENT GREEN ROOF			
PENTHOUSE LEVEL GREEN ROOF	1,810		
PENTHOUSE ROOF GREEN ROOF	3,100		
TOTAL GREEN ROOF	4,910		
CURRENT PV+GREEN ROOF TOTAL	**6,660**	80%	Total After Deduction



01 FLOOR PLAN - PENTHOUSE ROOF

SCALE: 1" = 20'-0"

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature



Project Name

PRGS - Block A

Project Number

09.9145.720

Scale

As indicated

Description

FLOOR PLAN - ROOF

A104

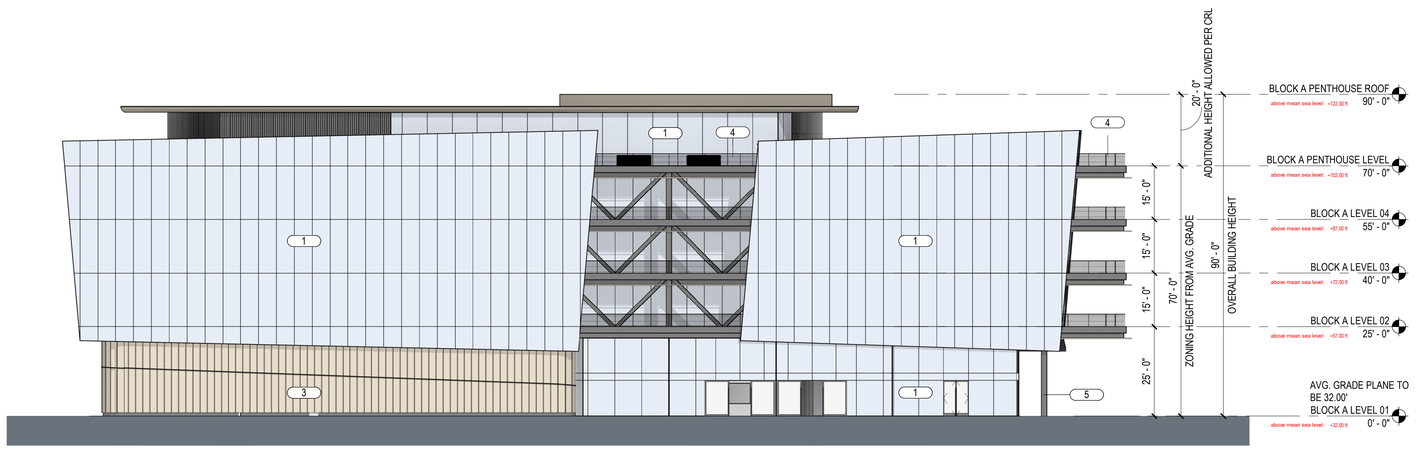
APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____
DIRECTOR DATE

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

9/22/2023 10:42:14 AM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt

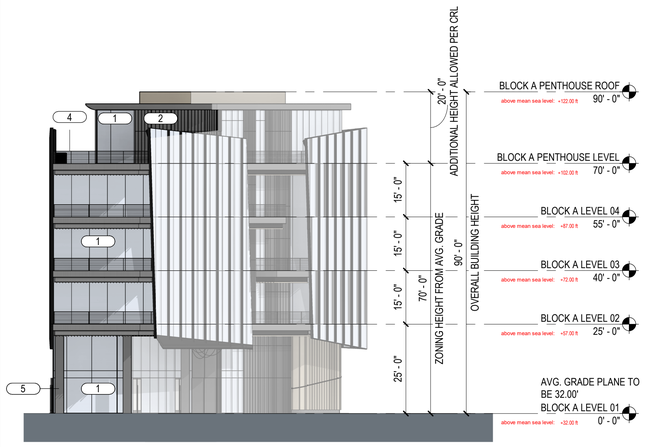


02 BUILDING ELEVATIONS - EAST

SCALE: 1" = 20'-0"

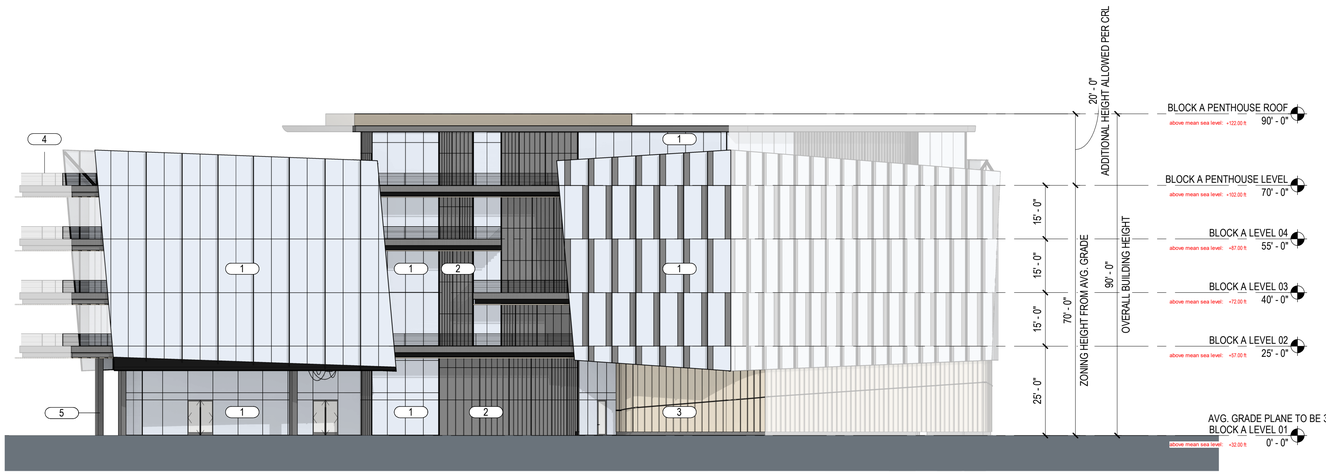
EXTERIOR ELEVATION LEGEND

1	CURTAIN WALL
2	CURTAIN WALL SPANDREL
3	PANELIZED COMPOSITE WOOD
4	GUARDRAIL SYSTEM
5	COLUMN METAL PANEL
6	LOUVER



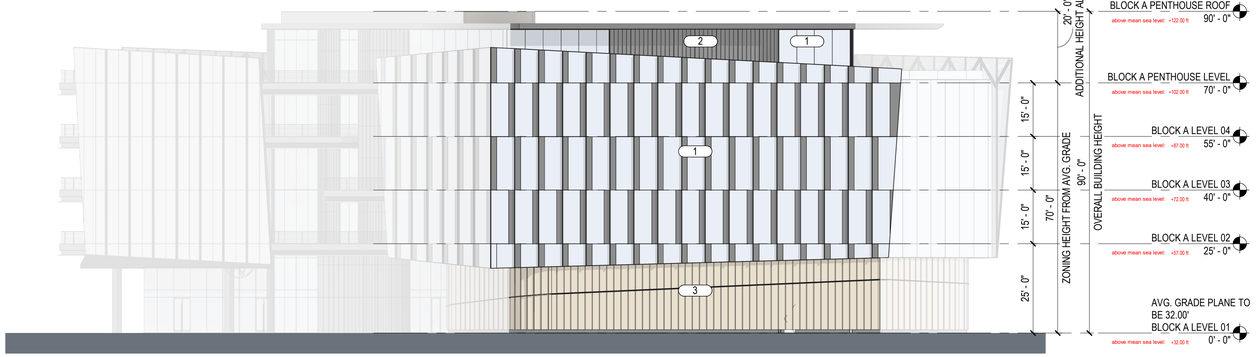
01 BUILDING ELEVATIONS - NORTH

SCALE: 1" = 20'-0"



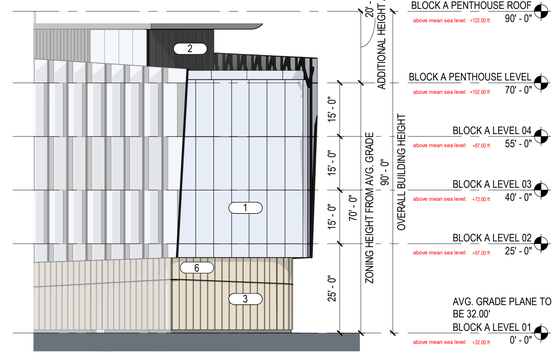
03 BUILDING ELEVATIONS - NORTHWEST

SCALE: 1" = 20'-0"



05 BUILDING ELEVATIONS - SOUTHWEST

SCALE: 1" = 20'-0"



04 BUILDING ELEVATIONS - SOUTH

SCALE: 1" = 20'-0"

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR *DATE*
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR *DATE*

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

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
LAUREN KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block A

Project Number

09.9145.720

Scale

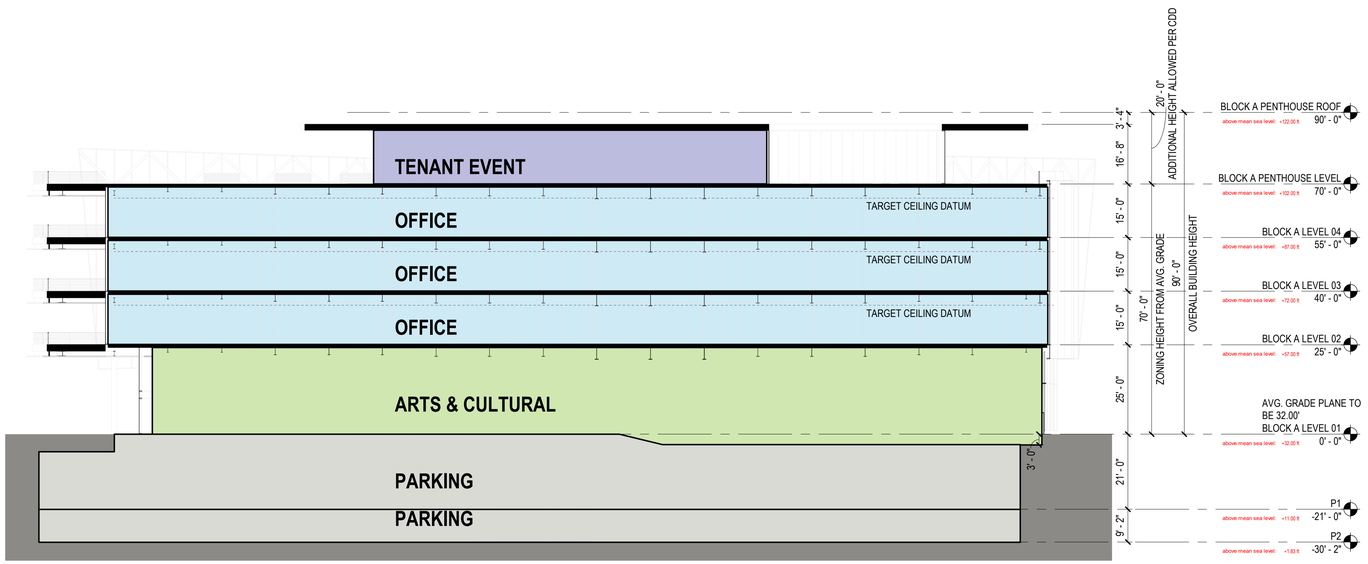
As indicated

Description

BUILDING ELEVATIONS

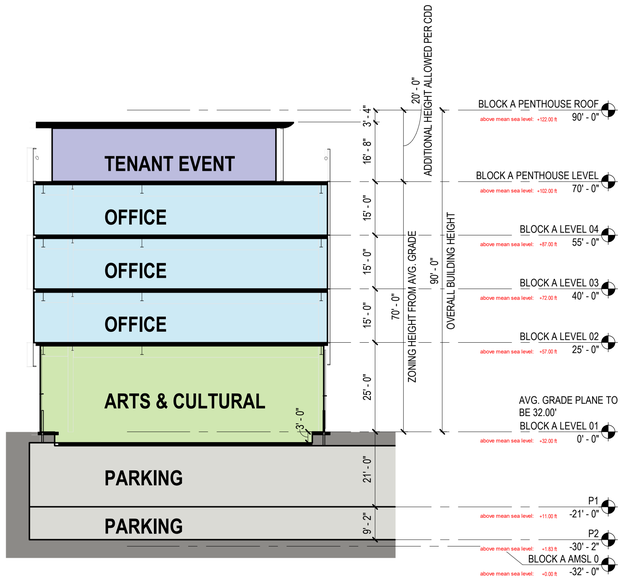
A200

Autodesk Docs://09.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt
9/21/2023 10:51:16 AM



01 BUILDING SECTION - NORTH-SOUTH

SCALE: 1" = 20'-0"



02 BUILDING SECTION - EAST-WEST

SCALE: 1" = 20'-0"

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature



Project Name

PRGS - Block A

Project Number

09.9145.720

Scale

1" = 20'-0"

Description

BUILDING SECTIONS

A300

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____
DIRECTOR DATE

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

9/21/2023 10:51:23 AM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt



01 OVERALL VIEW LOOKING WEST
SCALE: 1" = 20'-0"

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JARED KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block A

Project Number

09.9145.720

Scale

1" = 20'-0"

Description

OVERALL BUILDING RENDERINGS

A400

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____ DIRECTOR DATE

_____ CHAIRMAN, PLANNING COMMISSION DATE

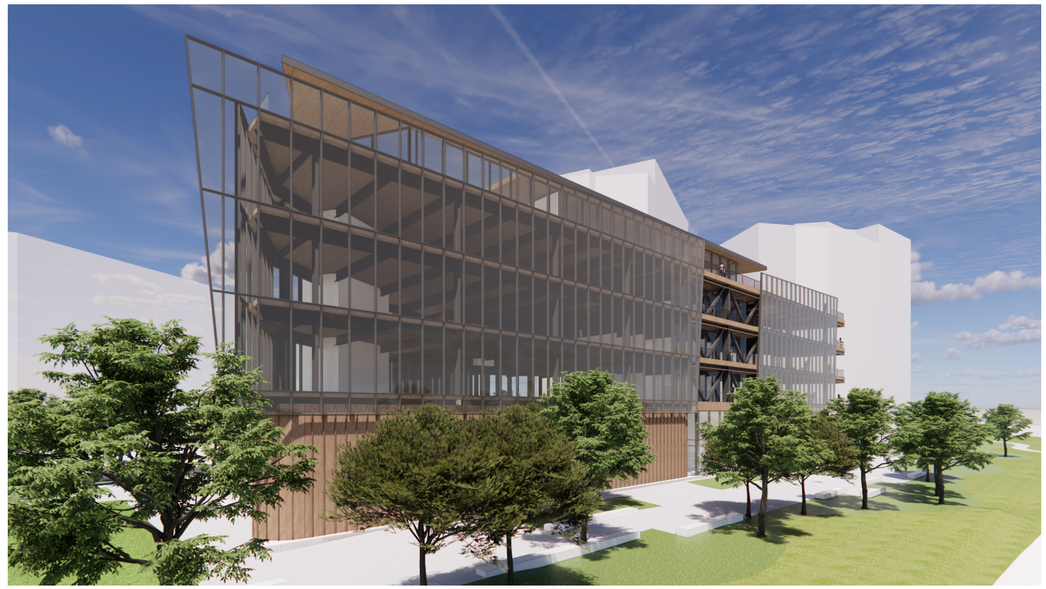
DATE RECORDED _____

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

9/21/2023 10:51:24 AM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt



03 BLOCK A PERSPECTIVE - NE CORNER
SCALE: 1" = 20'-0"



01 BLOCK A PERSPECTIVE - SE CORNER
SCALE: 1" = 20'-0"



04 BLOCK A PERSPECTIVE - NW CORNER
SCALE: 1" = 20'-0"



02 BLOCK A PERSPECTIVE - SW CORNER
SCALE: 1" = 20'-0"

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JARED KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block A

Project Number
09.9145.720

Scale
1" = 20'-0"

Description
SCHEMATIC BUILDING MASSING

A401

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____
DIRECTOR DATE

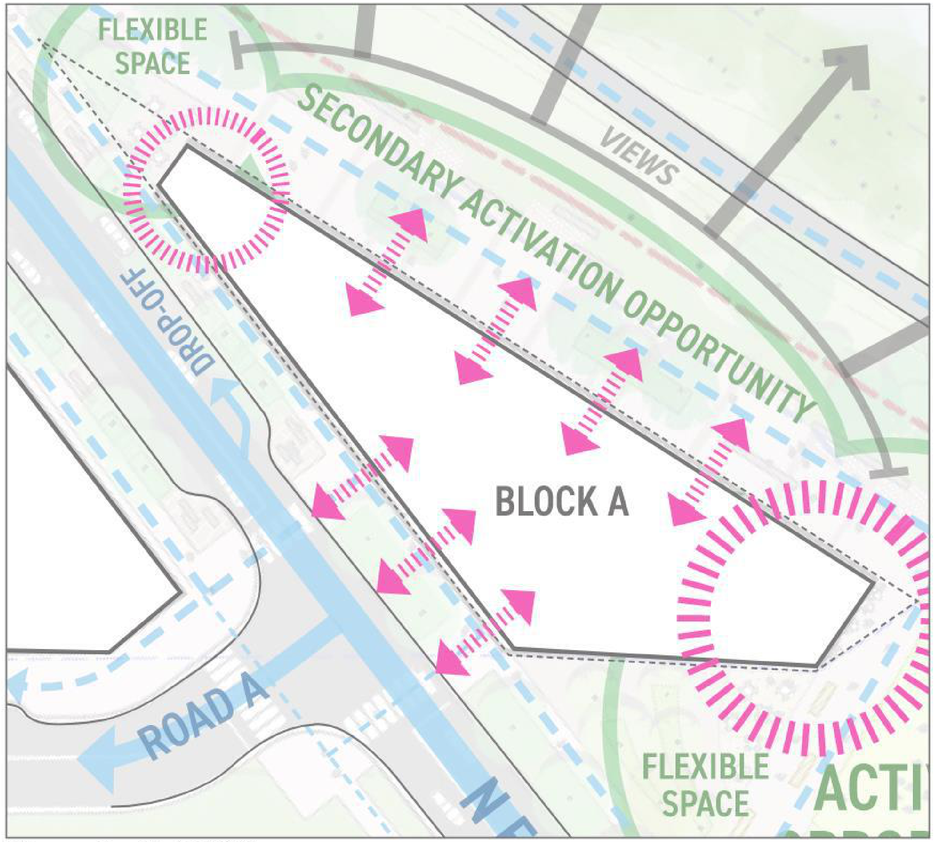
_____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

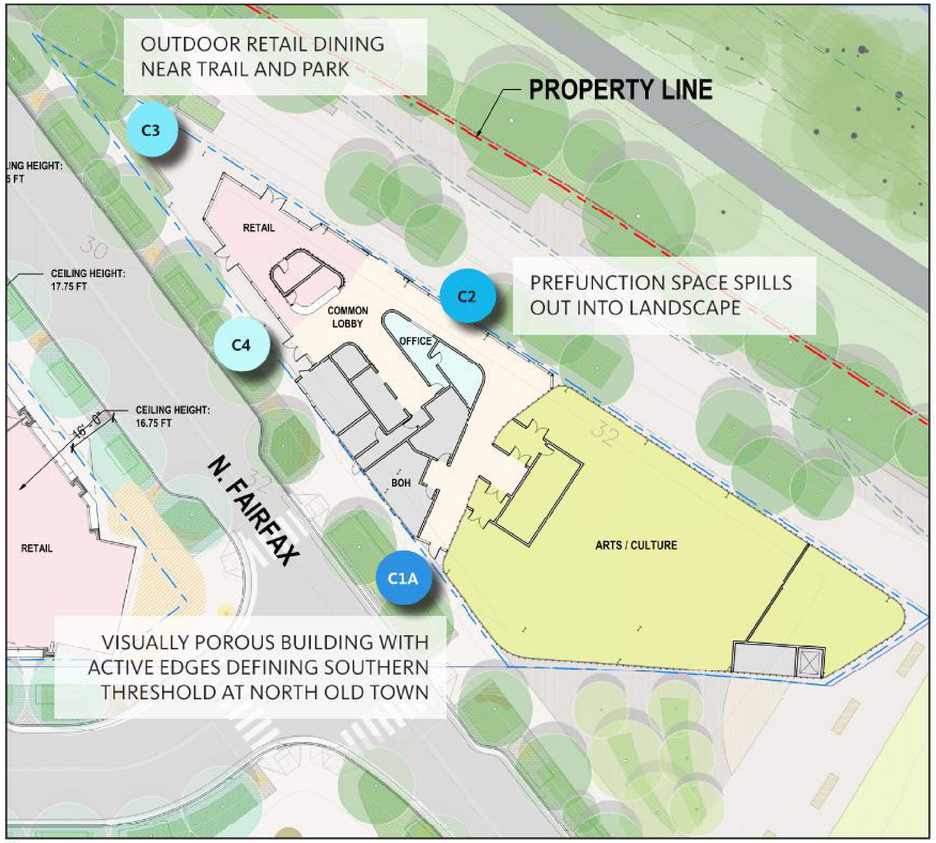
_____ _____ _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

9/21/2023 10:51:26 AM Autodesk Docs://09.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt

BLOCK A DESIGN EXCELLENCE



City meeting 01.05.2023



Current

DESIGN CRITERIA

C1 Architectural Excellence achieved using Landmark/ Iconic Structure; or Contextual Character.

C1A Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place-defining element for the site.

C1B Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.

C2 A variety of high quality open spaces. A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network.

C3 An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.

C4 Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

_____
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

_____
DIRECTOR DATE

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

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
LUKAS KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block A

Project Number
09.9145.720

Scale
1" = 20'-0"

Description
DESIGN EXCELLENCE PREREQUISITES

A402

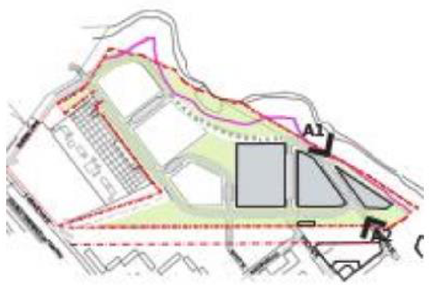
9/21/2023 10:51:27 AM Autodesk Docs://09.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt

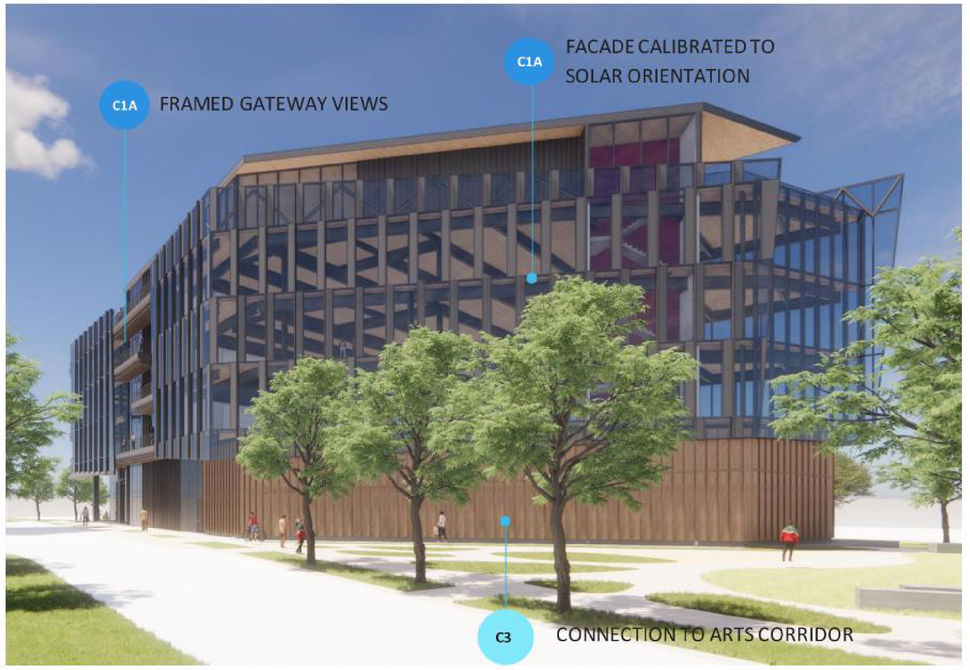
Design Excellence

BLOCK A



VIEW A1





VIEW A2

DESIGN CRITERIA

C1 Architectural Excellence achieved using Landmark/Iconic Structure; or Contextual Character.

C1A Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place-defining element for the site.

C1B Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.

C2 A variety of high-quality open spaces. A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network.

C3 An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.

C4 Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.

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

PRGS - Block A

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JARED KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block A

Project Number
09.9145.720

Scale
1" = 20'-0"

Description
DESIGN EXCELLENCE PREREQUISITES

A403

Autodesk Docs://09.9145.900 - PRGS - Executive Architect/Architecture - 09.9145.720 - Block A Office_v2022.rvt
9/21/2023 10:51:28 AM

ROADS & OPEN SPACE PHASING: PHASE 1

NOTE:

① GWMP intersections: Operational and signal improvements (subject to coordination with City's traffic operations)

② Temporary road: with temporary sidewalks

③ Open Space improvements:

- Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
- Future DSUP's will include detail on proposed final and interim conditions improvements.

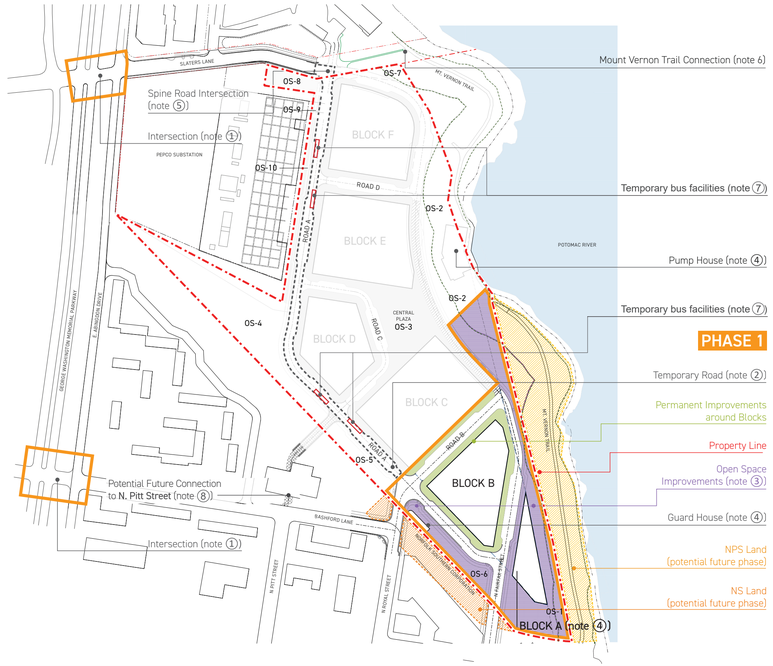
④ Block A, Pump House and Guard House may be developed with any Phase.

⑤ Temporary spine road & Slaters Lane intersection: final geometry and interim finish condition.

⑥ Removed locked gate, repair existing stairs and add a bicycle track, extend sidewalk to new driveway.

⑦ Temporary bus facilities to be developed as part of Block DSUPs.

⑧ Potential future connection to North Pitt St. is subject to cooperation of abutting property owners. The applicant does not control these parcels.



01 ROADS & OPEN SPACE PHASING PLAN: PHASE 1

ROADS & OPEN SPACE PHASING: PHASE 2

NOTE:

① GWMP intersections: Multimodal operational, physical, and signal improvements identified as part of the Phase 2 MTS

- to be completed as part of Phase 2, subject to coordination with City and NPS approval

② The permanent/final condition of improvements to Slaters Lane may be delayed if potential construction traffic impacts make interim conditions more appropriate subject to the determination and satisfaction of the Director of T&ES.

③ Open Space improvements:

- If it is infeasible for the Waterfront Park area north of the Great Lawn area (exclusive of the Pump House) to be fully completed by the end of Phase 2, a revised schedule may be submitted and approved for park delivery to the satisfaction of the Directors of P&Z and RP&CA prior to issuance of the first certificate of occupancy for the last building in Phase 2.
- Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
- Future DSUP's will include detail on proposed final and interim conditions improvements.

④ Block A, Pump House and Guard House may be developed with any Phase.

⑤ Potential future connection to E/W. Abingdon Dr. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

- Potential improvements to intersections of the George Washington Memorial Parkway will be discussed as part of the overall traffic impact study and will be subject to approval by the National Park Service.

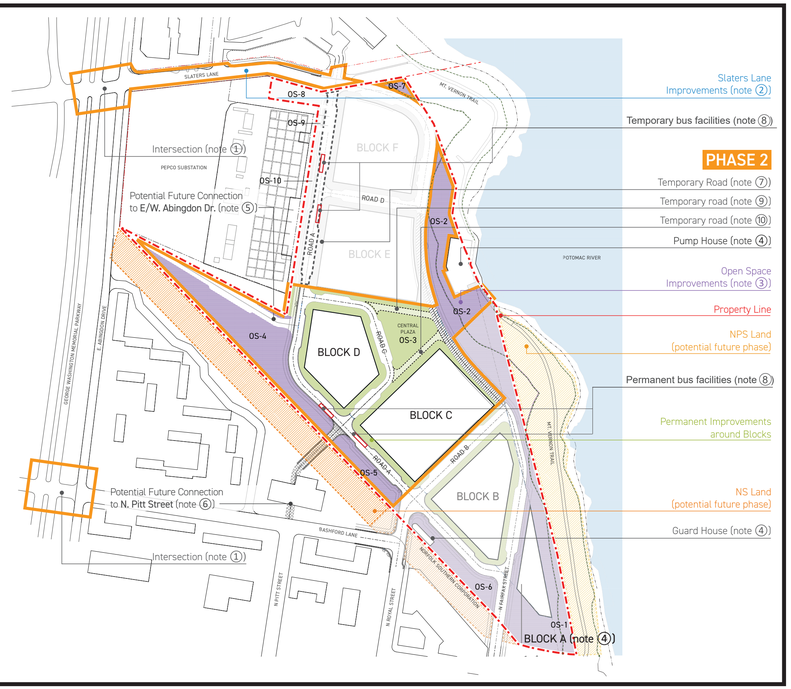
⑥ Potential future connection to North Pitt St. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

⑦ Temporary road: with temporary sidewalks

⑧ Temporary and permanent bus facilities to be developed as part of Block DSUPs

⑨ Temporary road after completion of Block D.

⑩ Temporary road after completion of Block C, to be removed after completion of Block D.



02 ROADS & OPEN SPACE PHASING PLAN: PHASE 2

ROADS & OPEN SPACE PHASING: PHASE 3

NOTE:

① GWMP intersection improvements completed in previous phases

② Slaters Lane improvements: Subject to coordination with City and adjacent landowners

③ Open Space improvements:

- Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
- Future DSUP's will include detail on proposed final and interim conditions improvements.

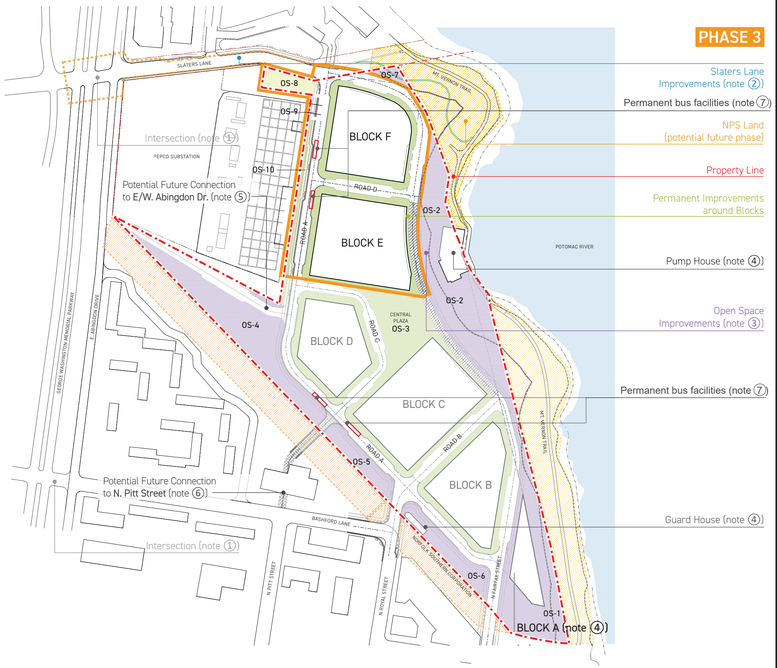
④ Block A, Pump House and Guard House may be developed with any Phase.

⑤ Potential future connection to E/W. Abingdon Dr. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

- Potential improvements to intersections of the George Washington Memorial Parkway will be discussed as part of the overall traffic impact study and will be subject to approval by the National Park Service.

⑥ Potential future connection to North Pitt St. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

⑦ Permanent bus facilities to be developed as part of Block DSUPs



03 ROADS & OPEN SPACE PHASING PLAN: PHASE 3

N

LEGEND

- Property Line
- Phase Line
- Temporary Road
- Building Blocks
- Norfolk Southern Land (potential future phase, subject to landowners' approval)
- National Park Service Land (potential future phase, subject to landowners' approval)
- Permanent Improvements (including adjacent roadway)
- Open Space Improvements (note ③)

NOTE:

- The intent of these Phasing Plans is to describe the Road and Open Space Improvements to be associated with each Phase of development.
- The exact order of Block and Building phasing may vary.
- In-kind contributions for the cost of design and improvements of the publicly accessible parks will be accounted for at the end of each phase pursuant to CDD Condition No.116.
- Improvements associated with each phase will be completed as each phase is completed.
- Phasing Plans included for information only

APPROVED
DEVELOPMENT SITE PLAN NO. DSP #2023 - 00001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

PRGS Redevelopment

FINAL SITE PLAN

1300 North Royal Street
Alexandria VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS Redevelopment

Project Number
09.9145.000

Scale

Description
ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A900

BIM 360://009.9145.000 - Hilco – Potomac River Generating Station/Architecture - 09.9145.000 - Hilco – PRGS.rvt
12/12/2022 10:33:55 AM