PRGS REDEVELOPMENT - BLOCK C
PRELIMINARY DEVELOPMENT
SPECIAL USE PERMIT
ALEXANDRIA, VIRGINIA

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
COMMONWEALTH OF VIRGINIA JOHN L. HELMS Lic. No.52485 08/05/2025 PROFESSIONAL ENGINEER	05-16-2025	COMPLETENESS SUBMISSION
	07-11-2025	VERIFICATION OF COMPLETENESS

BUILDING CODE ANALYSIS

BUILDING CODE:	2021 Virginia Construction Code (VCC) which adopts and amends the 2021 International Building Code (IBC 2021)
USE GROUP:	A-2, A-3, B, M, R-2, S-1, S-2
NUMBER OF STORIES:	16 ABOVE GRADE, 2 BELOW GRADE
CONSTRUCTION TYPE:	TYPE IA REDUCED TO TYPE IB
FULLY SPRINKLERED:	YES – NFPA 13

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY ROAD C; TO THE WEST BY ROAD A; TO THE EAST BY NORTH FAIRFAX STREET; AND TO THE SOUTH BY ROAD B. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30).
THIS PROJECT PROPOSES A MIXED-USE BUILDING WITH GROUND FLOOR RETAIL, AND RESIDENTIAL. 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 ROAD B AND ROAD C.

CDD Land Use by Block DSUP

	BLOCK	MAXIMUM BASE GFA (SF)	MAXIMUM GFA WITH ADDITIONAL DENSITY (SF)	MAXIMUM ALLOWABLE WITH 10% INCREASE PER BLOCK (SF)	DSUP VERIFICATION SETS (SF)	VARIANCE (SF)	INCREASE %	GFA TRANSFERRED	COMMERCIAL SF	COMMERCIAL %	RESIDENTIAL SF	RESIDENTIAL %	REQUIRED ON-SITE AFFORDABLE BY PHASE (SF)	PROVIDED ON-SITE AFFORDABLE BY BLOCK (SF)
INITIAL PHASE	B	360,000	415,000	456,500	453,839	38,839	9%	38,839 SF from Future Phases - Blocks TBD	71,217	16%	382,622	84%	8,500	8,500
	C	520,000	635,000	698,500	663,611	28,611	5%	28,611 SF from Future Phases - Blocks TBD	38,236	6%	625,375	94%	25,000	12,500
	Subtotal:	**880,000**	**1,050,000**		**1,117,450**	**67,450**			**109,453**	**10%**	**1,007,997**	**90%**		
FUTURE PHASES	D	265,000	325,000	357,500				-67,450					24,833	12,500
	E	500,000	580,000	638,000										TBD
	F	430,000	470,000	517,000										TBD
	Pumphouse	10,000	10,000	10,000										N/A
	A	65,000	65,000	71,500					-	-	-	-		
	Subtotal:	**1,205,000**	**1,450,000**											
	Gatehouse	1,300	1,300	1,300										N/A
ALL PHASES	**Total**	**2,085,000**	**2,500,000**	**2,500,000**	**1,117,450**									

APPLICANT IS RESERVES FLEXIBILITY TO ADJUST GFA IN ALL OTHER BLOCKS, AS THEY ARE SUBMITTED, AS LONG AS TOTAL SITE GFA DOES NOT EXCEED THE CDD MAXIMUM.

FLOOR	ENCLOSED GROSS
16	20,895
15	39,973
14	41,683
13	41,683
12	41,683
11	41,683
10	41,683
9	41,683
8	41,743
7	41,743
6	41,743
5	41,743
4	41,743
3	41,743
2	42,209
1	59,978
Above Grade Subtotals	**663,611**
P1	107,660
P2	107,660
Below Grade Subtotals	**215,320**
TOTAL	**878,931**

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
2. CDD SPECIAL USE PERMIT FOR DEVELOPMENT WITHIN CDD#30.
3. REDUCTION FOR PARKING SUP.

LIST OF EXISTING APPROVALS:

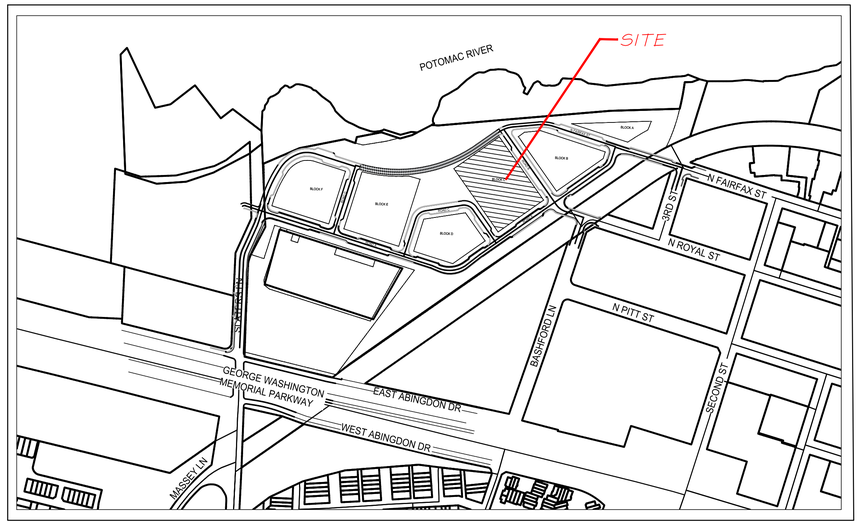
- MASTER PLAN AMENDMENT #2022-00001
- MASTER PLAN AMENDMENT #2022-00002
- TEXT AMENDMENT #2022-00006
- TEXT AMENDMENT #2022-00007
- REZONING #2022-00003
- REZONING #2022-00004
- CDD CONCEPTUAL DESIGN PLAN #2021-00004
- JUNE 6,2023 - INFRASTRUCTURE DEVELOPMENT SITE PLAN DSP #2023-00001

LIST OF REQUESTED SITE PLANS AND AMENDMENTS:

- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN (INCLUDING SUBDIVISION)
- CDD SUP FOR USES IN CDD-30
- PARKING REDUCTION SUP
- ENCROACHMENT FOR ENTRY LOBBY CANOPY ON ROAD A

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

VICINITY MAP
SCALE 1"= 300'



APPLICANT/OWNER
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
IMEG CONSULTANTS CORP.
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 INDEX

Sheet Number	Sheet Title
	CIVIL
C000	COVER SHEET
C100	NOTES AND TABULATIONS
C101	CONTEXTUAL PLAN
C102	PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT
C103	PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT
C104	PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT
C105	AREAS OF POTENTIAL ENVIRONMENTAL IMPACT
C106	COORDINATED SUSTAINABILITY STRATEGY
C200	OVERALL EXISTING CONDITIONS PLAN
C201	BLOCK B EXISTING CONDITIONS
C300	OVERALL SITE PLAN
C301	PRELIMINARY SITE PLAN
C302	PRELIMINARY DIMENSION PLAN
C303	CURBSIDE MANAGEMENT SIGNAGE PLAN
C304	CURBSIDE MANAGEMENT SIGNAGE PLAN – TEMPORARY CONDITION
C400	OVERALL UTILITY PLAN
C401	BLOCK C UTILITY PLAN
C405	FIRE SAFETY PLAN
C500	OVERALL GRADING PLAN
C501	BLOCK C GRADING PLAN
C600	PRE DEVELOPMENT IMPERVIOUS
C601	POST DEVELOPMENT IMPERVIOUS
C602	OVERALL DRAINAGE AREA MAP
C603	DRAINAGE AREA MAP
C604	DRAINAGE AREA MAP
C605	DRAINAGE AREA MAP
C606	DRAINAGE AREA MAP
C607	DRAINAGE AREA MAP
C608	SWM COMPUTAIONS AND NARRATIVES
C609	SWM COMPUTATION AND NARRATIVES
C610	BMP COMPUTATIONS
C611	BMP COMPUTATIONS
C612	BMP COMPUTATIONS AND DETAILS
C613	SWM–BMP PLAN
C614	SWM–BMP PLAN
C615	SWM–BMP PLAN
C616	SWM–BMP PLAN
C617	STORM SEWER COMPUTATIONS
C618	STORM SEWER COMPUTATIONS
C700	SANITARY SEWER PLAN
C701	SANITARY SEWER COMPUTATIONS
C800	STREET CROSS–SECTIONS
C801	STREET CROSS–SECTIONS
C801A	SIGHT DISTANCE
C802	TRUCK MANEUVERING ANALYSIS
C803	TRUCK MANEUVERING ANALYSIS
C804	TRUCK MANEUVERING ANALYSIS
	LANDSCAPE
C–L0.000	ORIENNTATION PLAN AND GENERAL NOTES
C–L0.001	SYMBOLS AND ABBREVIATIONS
C–L1.000A	NARRATIVE
C–L1.001	CONSTRUCTION PLAN (STREET)
C–L1.001 INT	COSTRUCTION PLAN (STREET) INTERIM CONDITION
C–L1.002	CONSTRUCTION PLAN (STREET)
C–L1.003	CONSTRUCTION PLAN (STREET)
C–L1.004	CONSTRUCTION PLAN (STREET)
C–L1.004 INT	CONSTRUCTION PLAN (STREET) INTERIM CONDITION.
C–L1.005	CONDO DROP–OFF ENLARGEMENT (STREET)
C–L1.111–R	CONSTRUCTOR PLAN (RENTAL)
C–L1.121–C	CONSTRUCTION PLAN (CONDO)
C–L1.131	CONSTRUCTION PLAN (PODIUM)
C–L4.001	IRRIGATION PLAN (STREET)
C–L4.002	IRRIGATION PLAN (STREET)
C–L4.003	IRRIGATION PLAN (STREET)
C–L4.004	IRRIGATION PLAN (STREET)
C–L4.111–R	IRRIGATION PLAN (L16 RENTAL)
C–L4.121–C	IRRIGATION PLAN (L16 CONDO)
C–L4.131	IRRIGATION PLAN (PODIUM)
C–L5.001	SOIL AND GRADING PLAN (STREET)
C–L5.002	SOIL AND GRADING PLAN (STREET)
C–L5.003	SOIL AND GRADING PLAN (STREET)
C–L5.004	SOIL AND GRADING PLAN (STREET)
C–L5.111–R	SOIL AND GRADING PLAN (RENTAL)
C–L5.121–C	SOIL AND GRADING PLAN (CONDO)
C–L5.131	SOIL AND GRADING PLAN (PODIUM)
C–L6.000	PLANTING SCHEDULE
C–L6.001	PLANTING PLAN (STREET)
C–L6.002	PLANTING PLAN (STREET)
C–L6.003	PLANTING PLAN (STREET)
C–L6.004	PLANTING PLAN (STREET)
C–L6.005	TREE DIAGRAM (STREET)
C–L6.111–R	PLANTING PLAN (RENTAL)
C–L6.121–C	PLANTING PLAN (CONDO)
C–L6.131	PLANTING PLAN (PODIUM)
C–L7.001	PLANTING DETAILS (STREET)

Sheet Number	Sheet Title
	ARCHITECT
A1P1C	PARKING PLAN LEVEL P1 BLOCK C
A1P2C	PARKING PLAN LEVEL P2 BLOCK C
A000	COMBINED BLOCK PLAN
A001	GFA AREA PLANS
A001A	GFA AREA TABLE
A002	OPEN SPACE PLAN
A003	ZONING PROJECTION
A004	ZONING – GFA EXCLUSIONS
A101	FLOOR PLAN – LEVEL 01
A102	FLOOR PLAN – LEVEL 02
A103	FLOOR PLAN – LEVEL 03–06
A107	FLOOR PLAN – LEVEL 07–12
A113	FLOOR PLAN – LEVEL 13–14
A115	FLOOR PLAN – LEVEL 15
A116	AMENITY / MECHANICAL LOWER ROOF PLAN – LEVEL 16
A117	ROOF PLAN
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	ALLEY VIEWS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A400	BUILDING RENDERING
A401	DESIGN EXCELLENCE
A402	DESIGN EXCELLENCE
A405	GROUNDPLAN RENDERINGS

APPROVED
SPECIAL USE PERMIT NO. **2025–10012**
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: C000

114123

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PRGS BLOCK C Zoning Tabulations

Site Location/Address	1300 N. Royal Street	
Existing Zone	CDD 30	
Proposed Zone	CDD 30	
Small Area Plan District		
Existing Use	Vacant	
Total Disturbed Area		
Existing Impervious Area		
Proposed Impervious Area		
Proposed Use	Retail, Residential	
Block Area	75,379	SF
Gross Floor Area Proposed		
Residential	625,375	GSF
Retail	25,418	SF
Retail BOH	12,818	SF
Total	663,611	GSF
Existing FAR	N/A	
Max FAR	N/A	
Proposed FAR	N/A	
Units		
Rental	398	
Condo	96	
Total	494	
Units Per Acre	285/acre	
Parking Spaces		
Total Required	686	
Total Provided (not including Tandem Spaces)	520	
Open Space Required	11,305	SF
Open Space Provided	29,585	SF
Building Setbacks		
Front	N/A	FT
Side	N/A	FT
Rear	N/A	FT
N.Fairfax	20	FT
Maximum Building Height (Refer to Condition #13, 13a, 13b)	172	FT
Proposed Building Height	172	FT
FAA Height	avg. 214	FT
Average Finished Grade	30.43	FT
Lot Frontage Required	N/A	FT
Lot Frontage Provided	N/A	FT
Loading		
Loading Required	2	Spaces
Loading Provided	4	Spaces

PRGS Block C
Walkability Score Sheet

Project Name: PRGS Block C
Address:
DSUP/SUP #:

Category	Use or Service Type	0.25 mile or less	0.25 - 0.5 mile	Score	Details (business name, address, etc.)	Max Points	Total Points
Food Retail	Supermarket or grocery with produce section (min 5,000 gross sf)	15	5	5	Harris Teeter. 735 N St Asaph St, Alexandria, VA 22314	15	5
Community-serving retail	Convenience Store	7	3			20	17
	Farmers Market (min. 9 months per year)	5		5	Old Town North Farmers Market. N. Royal Street and, Montgomery St, Alexandria, VA 22314		
	Hardware Store	5					
	Pharmacy	5					
	Other Retail	3		3	Studio Snaidero DC Metro Cabinet Store. 1130 N Fairfax St, Alexandria, VA 22314		
				3	Woodstock Café. 99 Canal Center Plaza # G1, Alexandria, VA 22314		
				3	Alpha Graphics. 1001 N Fairfax St Suite 100A, Alexandria, VA 22314		
				3	Café 44. 44 Canal Center Plaza Suite 401, Alexandria, VA 22314		
Services	Bank (not ATM)	5				20	20
	Family entertainment venue (e.g. theater, sports)	5		5	MetroStage Theater. 1201 N Royal St, Alexandria, VA 22314		
	Gym, health club, exercise studio	5		5	Body Shop Fitness. 1199 N Fairfax St Suite 150, Alexandria, VA 22314		
	Hair care	5		5	Kate Spa & Salon. 826 N Fairfax St, Alexandria, VA 22314		
	Laundry, dry cleaner	5					
	Restaurant, café, diner (excluding those with only drive-thru only service)	5	5	5	The Perfect Pita. 951 N Fairfax St, Alexandria, VA 22314		
Civic and community facilities	Adult or senior care (licensed)	3				35	35
	Child care (licensed)	3		3	St Anthony School. 321 First St, Alexandria, VA 22314		
	Cultural arts facility (museum, performing arts)	5		5	MetroStage Theater. 1201 N Royal St, Alexandria, VA 22314		
	Education facility (e.g. K-12 school)	10	5	10	Vinci School. 1001 N Fairfax St, Alexandria, VA 22314		
	Education facility (e.g. university, adult education center, vocational school, community college)	5		5	Public School Proud. 1250 N Pitt St, Alexandria, VA 22314		
	Government office that serves public on-site	3					
	Medical clinic or office that treats patients	3		3	PTNow. 1111 N Fairfax St, Alexandria, VA 22314		
	Place of worship	5					
	Police or fire station	3					
	Post Office	5					
	Public library	5					
	Public park	10	5	10	Tidelock Park. 1 Canal Center Plaza, Alexandria, VA 22314		
	Community recreation center	3					
	Social services center	3		3	Community Health Charities. 1199 N Fairfax St #600, Alexandria, VA 22314		
Community anchor uses	Business office (100 or more FTE)	10	5	10	Trans Potomac Plaza. 1033 N Fairfax St, Alexandria, VA 22314	10	10
					Total	100	87

BLOCKC RENTAL	
UNIT TYPE	COUNTS
Studio	22
1 BR	132
1BR+D	71
2 BR	118
2BR+D	43
3 BR	12
TOTAL:	398

BLOCKC CONDO	
UNIT TYPE	COUNTS
1BR	4
1BR+D	10
2 BR	37
2BR+D	26
3BR	19
TOTAL:	96

BLOCK C - PARKING REQUIREMENTS

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

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size[5]	Bedrooms		Minimum Spaces
Residential (Apartment)								
ADUs - 60% AMI	0.75 /unit	10%	0.68 /unit[2]	x	*13 units*		=	9
1 Bedroom	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*217 units*	217 bdrms	=	196
2+ Bedroom[4]	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*168 units*	336 bdrms	=	303
Residential (Condo)								
1 Bedroom	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*14 units*	14 bdrms	=	13
2+ Bedroom[4]	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*82 units*	164 bdrms	=	148
Residential Subtotal					**494 units**			**669**
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%)[8]								5%
Development project has 20% or more studio units (5%)								0%
Non-Residential								
Specific Commercial (Retail)[6]			0.25 /ksf	x	12.709 ksf		=	4
Restaurant[7]			1.00 /ksf	x	12.709 ksf		=	13
Non-Residential Subtotal								**17**
Total with Zoning Requirements								**686**

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%, 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. BOH/MECH areas excluded from development size.
6. Parking ratio for specific commercial 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.
7. Parking ratio for restaurant uses is 1.0 spaces per 1,000 sf for a project located insite the Enhanced Transit Area per the City of Alexandria's Parking Code dated September 29, 2022.
8. Credit for bus routes consolidated into DASH route 34.

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

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size[4]	Bedrooms		Maximum Spaces
Residential (Apartment)[2]								
1 Bedroom	1.00 /bdrm	0%	1.00 /bdrm	x	*225 units*	225 bdrms	=	225
2+ Bedroom[3]	1.00 /bdrm	0%	1.00 /bdrm	x	*173 units*	346 bdrms	=	346
Residential (Condo)[2]								
1 Bedroom	1.00 /bdrm	0%	1.00 /bdrm	x	*14 units*	14 bdrms	=	14
2+ Bedroom[3]	1.00 /bdrm	0%	1.00 /bdrm	x	*82 units*	164 bdrms	=	164
Residential Subtotal					**494 units**			**749**
Non-Residential								
Specific Commercial (Retail)[5]			3.00 /ksf	x	12.709 ksf		=	38
Restaurant[5]			3.00 /ksf	x	12.709 ksf		=	38
Non-Residential Subtotal								**76**
Total with Zoning Requirements								**825**

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. BOH/MECH areas excluded from development size.
5. Parking ratio for specific commercial and restaurant uses is 3 spaces per 1,000 sf for a project located inside the Enhanced Transit Area, per City of Alexandria's Parking Code dated September 29, 2022.

PARKING TABULATION - BLOCK C	
GARAGE LEVEL P1	
TYPICAL STANDARD SPACE	**181**
TANDEM SPACES	**46**
COMPACT SPACES	**69**
STANDARD ACCESSIBLE SPACES	**3**
VAN ACCESSIBLE SPACES	**3**
TOTAL P1 SPACE COUNT	**302**
GARAGE LEVEL P2	
TYPICAL STANDARD SPACE	**173**
TANDEM SPACES	**65**
COMPACT SPACES	**85**
STANDARD ACCESSIBLE SPACES	**6**
VAN ACCESSIBLE SPACES	**0**
TOTAL P2 SPACE COUNT	**329**
TOTAL OVERALL SPACE COUNT	**631**

NOTE: TOTAL TANDEM SPACE COUNT EQUALS 111. TANDEM SPACE IS DEFINED AS THE INBOARD SPACE IN STACKED CONFIGURATION.

Block C - Bicycle Count

Residential	Units	Required Long Term	Provided Long Term	Required Short Term	Provided Short Term
Condo	96	29	29	2	2
Rental	398	120	120	8	8
Total		**149**	**149**	**10**	**10**
Retail - L01	25,438	2	2	6	6
Total		**2**	**2**	**6**	**6**

Note: BOH/MECH areas excluded from calculations

EXISTING DAILY AVG. TRIPS:
0

PROPOSED DAILY AVG. TRIPS:

BLOCK C DSUP COMPLETENESS

AM AND PM PEAK HOUR TRIP GENERATION

PRGS Traffic Generation Table
Trip Generation Analysis - Block C (with Mode Split Reductions)

Use	ITE Land Use Code	Amount	Units	AM Peak Hour	PM Peak Hour	ADT
Multifamily Housing (High-Rise)	222	494	Dwelling Units	63	64	911
Shopping Center	820	25,418	Gross Floor Area	4	18	170
			Total	67	82	1,081

Note: BOH/MECH areas excluded from calculations.

ADT BY ROADWAY

Roadway	ADT
Road A	4,700
Road B	2,500
Road C	1,200
N Fairfax Street	1,100

ADT BY GARAGE ENTRANCE

Garage Entrance	ADT
Block C	1,081

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 C105.
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 C106 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 EXISTING MANHOLE. TABLE "SANITARY FLOW ESTIMATE" ON SHEET C701 PROVIDE AN ESTIMATE OF SANITARY FLOW FROM EACH BLOCK AS WELL AS THE TOTAL FLOW FROM THE PRGS SITE. SANITARY SEWER COMPUTATIONS ON SHEET C701 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 C701 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

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 7	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
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

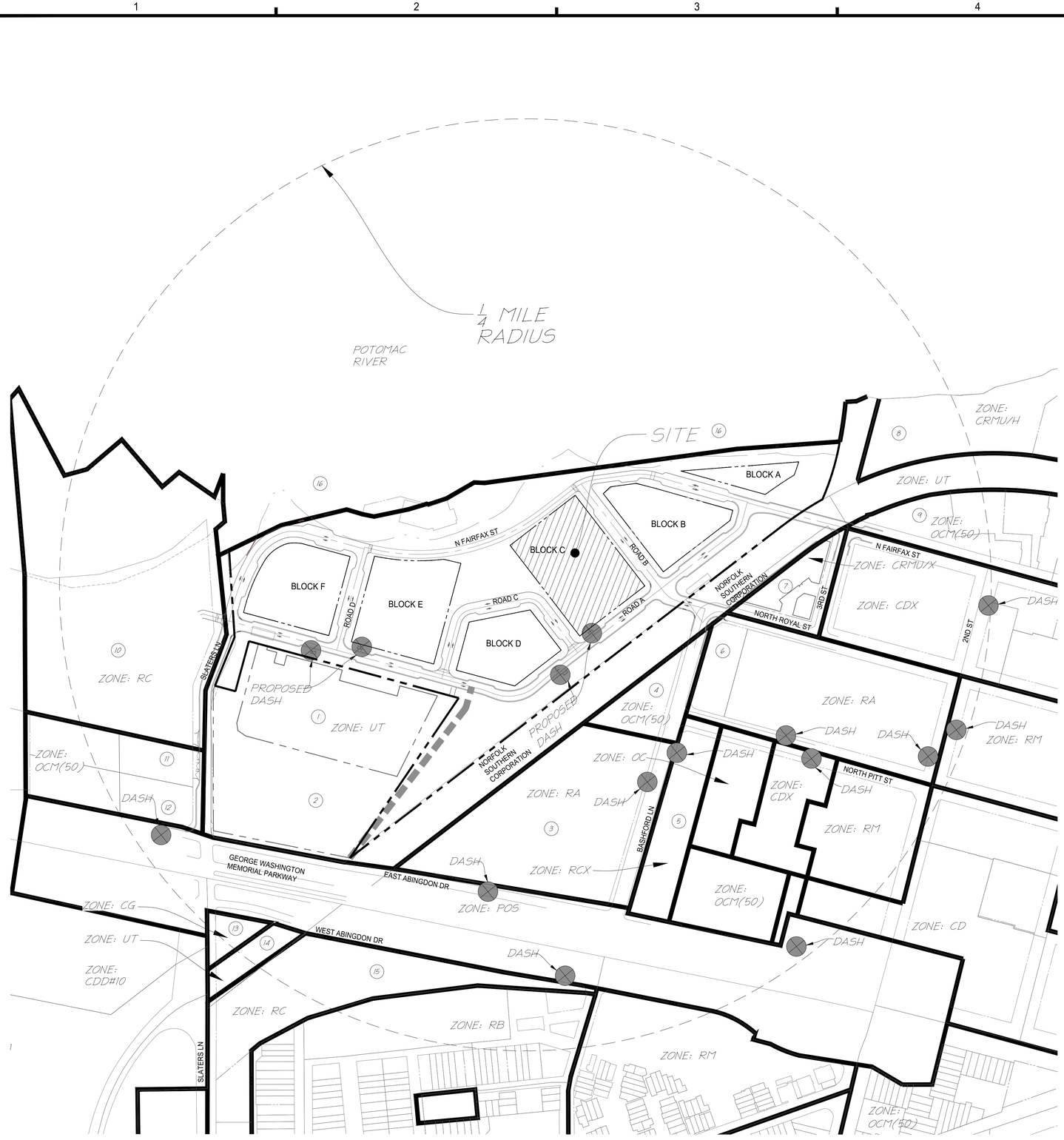
MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

NOTES AND TABULATIONS

SHEET No.
C100

P:\PXProjects\17000\06000\114123 DSUP - Block C\C100 NOTES AND TABULATIONS.dwg, 8/19/2025 5:16:15 PM, AutoCAD PDF (General Documentation).pc3



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

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.

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

LEGEND

- SITE
- (17) OWNER INFORMATION NUMBER
- PROPERTY LINE
- ZONING LINE

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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Fairfax, VA 22030 P 703.273.6820
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

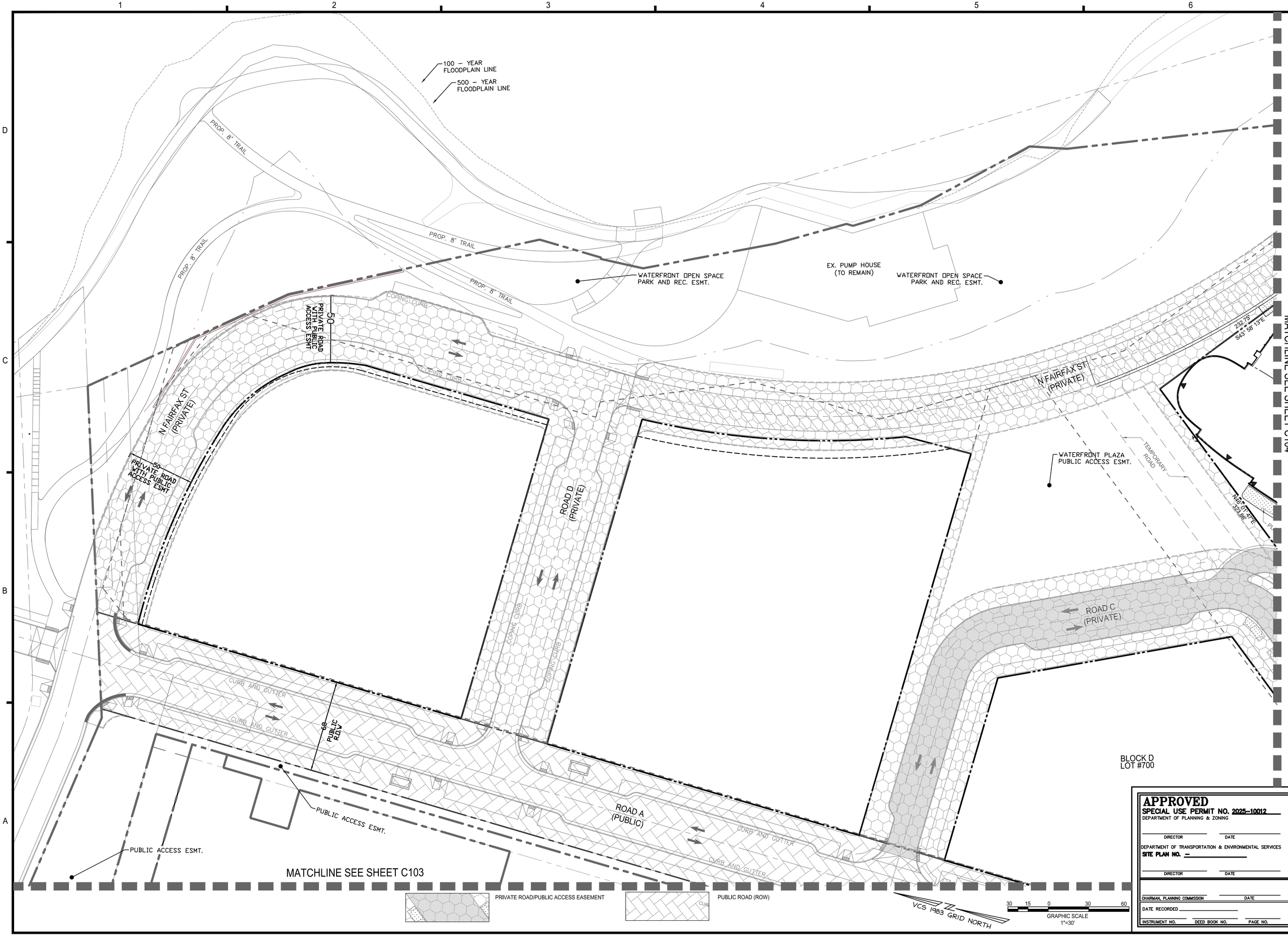
MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=150'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

CONTEXTUAL PLAN

SHEET No.
C101

J:\VX\Projects\17005\000\00\114123 DSUP - Block C\C101 CONTEXTUAL PLAN.dwg, 8/19/2025 5:17:16 PM, AutoCAD PDF (General Documentation).pc3



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DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT

SHEET No.
C102

MATCHLINE SEE SHEET C102

BLOCK D
LOT #700

ROAD A
(PUBLIC)

CURB AND GUTTER

CURB AND GUTTER

PUBLIC ACCESS ESMT.

PUBLIC ACCESS ESMT.

PEPCO

COMMERCIAL ENTRANCE
CSCE – 1

COMMERCIAL ENTRANCE CSCE – 1

MATCH EXISTING
SIDEWALK FOR GRADE

44.0'

PROP
CG-12

RAIL CORRIDOR OPEN SPACE
PARK AND REC. ESMT

LOT 601
85,490 SQ. FT. OR 1.96258 ACRES

PRIVATE ROAD/PUBLIC ACCESS EASEMENT

PUBLIC ROAD (ROW)

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

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DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT

SHEET No.
C103

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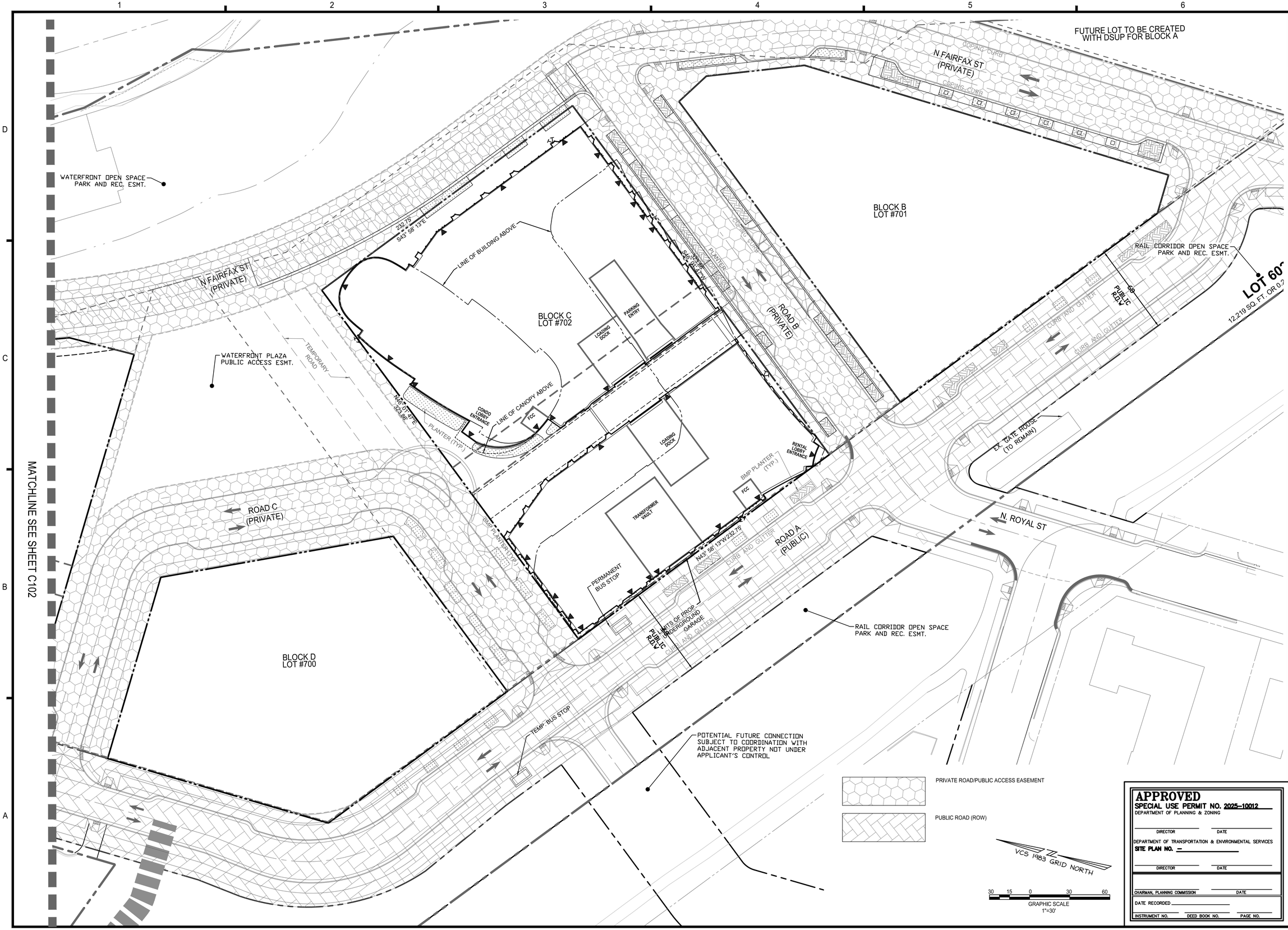

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PROJECT No.: 230052662.00
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DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT

SHEET No.
C104

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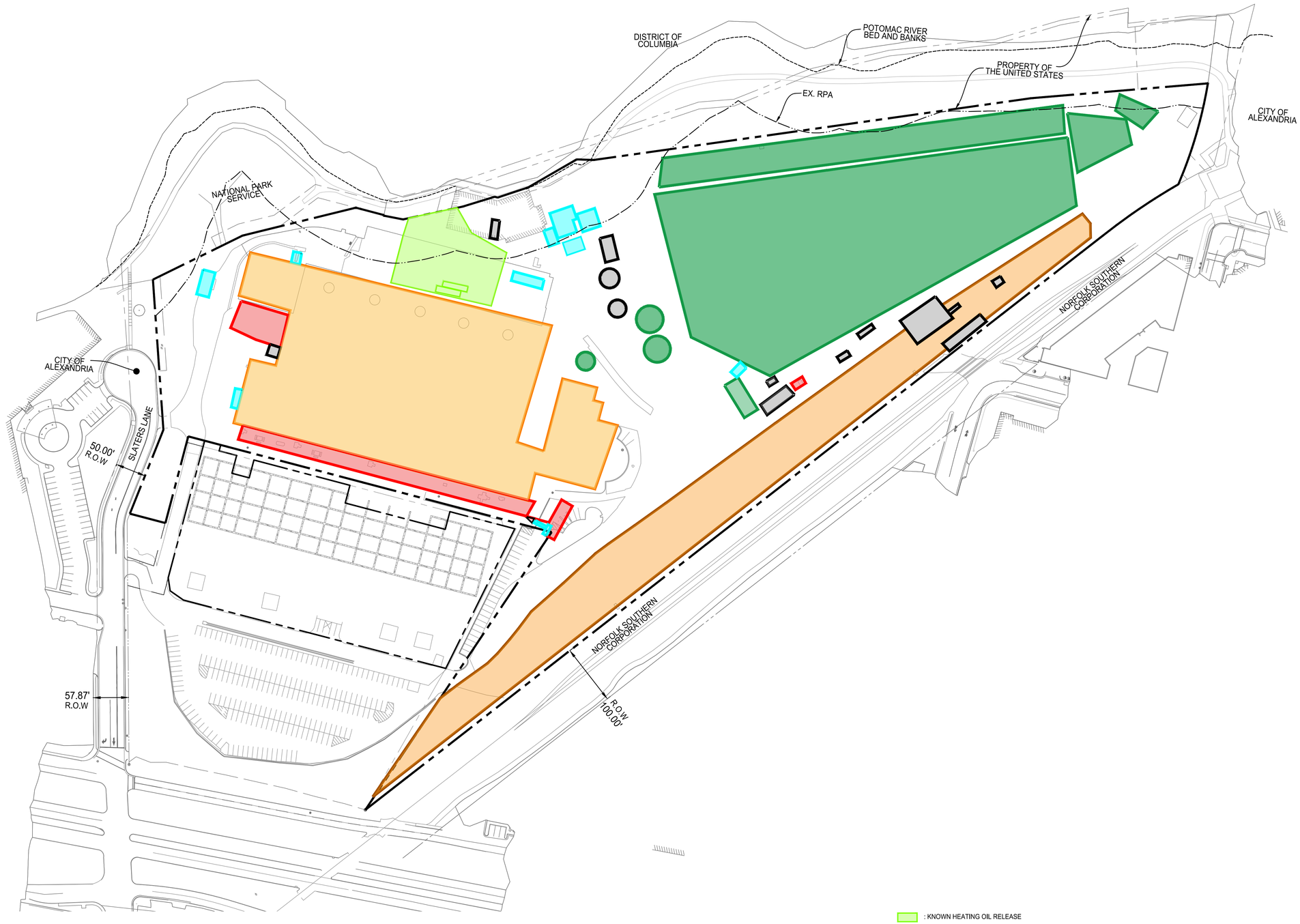

: KNOWN HEATING OIL RELEASE
: POTENTIAL HISTORICAL RELEASES FROM CHEMICAL STORAGE AREAS AND USE
: POWER PLANT AND LABORATORY BUILDING (CURRENTLY INACCESSIBLE)
: FORMER COAL AND ASH STORAGE AREAS
: TRANSFORMERS/ELECTRICAL EQUIPMENT
: RAIL YARD
: OTHER POTENTIAL AREAS OF IMPACT (BASED ON HISTORICAL USE)

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
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DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

AREAS OF POTENTIAL ENVIRONMENTAL IMPACT

SHEET No.
C105

P:\PX\Projects\17005\06500\114123 05\IP - Block C\C103 AREAS OF POTENTIAL ENVIRONMENTAL IMPACT.dwg, 8/19/2025 5:22:07 PM, AutoCAD PDF (General Documentation).pc3

ARUP

Project Name: PRGS Block C

LEED v4 BD+C
Project Checklist

ARUP

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

9	0	3	4	D/C	Location and Transportation	16	Primary Team
			0	D	Credit	LEED for Neighborhood Development	16	Sustainability
1			0	D	Credit	Sensitive Land Protection	1	Sustainability
2			0	D	Credit	High Priority Site and Equitable Development	2	Sustainability
5			0	D	Credit	Surrounding Density and Diverse Uses	5	Sustainability
		1	4	D	Credit	Access to Quality Transit	5	Sustainability
		1	0	D	Credit	4.1 Bicycle Facilities	1	Architect
1			0	D	Credit	4.1 Reduced Parking Footprint	1	Architect
		1	0	D	Credit	4.1 Electric Vehicles	1	Architect

4	2	1	3	D/C	Sustainable Sites	10	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
			3	D	Credit	4.1 Rainwater Management	3	Civil
2			0	C	Credit	Heat Island Reduction	2	Landscape
		1	0	D	Credit	Light Pollution Reduction	1	Lighting

3	4	0	4	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	D	Credit	4.1 Outdoor Water Use Reduction	2	Landscape
2	1		3	D	Credit	Indoor Water Use Reduction	6	Plumbing
	2		0	D	Credit	4.1 Cooling Tower and Process Water Use	2	Mechanical
	1		0	D	Credit	Water Metering	1	Plumbing

11	6	2	14	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
7	2	1	8	D	Credit	Optimize Energy Performance	18	Energy Analyst
			1	D	Credit	Advanced Energy Metering	1	Electrical
			2	C	Credit	4.1 Grid Harmonization	2	Electrical
1		1	3	D	Credit	Renewable Energy	5	ainability/ Electrical
	1		0	D	Credit	Enhanced Refrigerant Management	1	Mechanical

8	1	0	4	D/C	Materials and Resources	13	Primary Team
Y				D	Prereq	Storage and Collection of Recyclables	Required	Architect
Y				C	Prereq	Construction and Demolition Waste Management Planning	Required	GC
3			2	C	Credit	Building Life-Cycle Impact Reduction	5	Sustainability
1			1	C	Credit	Environmental Product Declarations	2	GC
1			1	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

8	0	2	6	D/C	Indoor Environmental Quality	16	Primary Team
Y				D	Prereq	Minimum Indoor Air Quality Performance	Required	Mechanical
Y				D	Prereq	Environmental Tobacco Smoke Control	Required	Architect
1		1	0	D	Credit	Enhanced Indoor Air Quality Strategies	2	Mechanical
2			1	C	Credit	4.1 Low-Emitting Materials	3	GC
1			0	C	Credit	Construction Indoor Air Quality Management Plan	1	GC
1			1	C	Credit	Indoor Air Quality Assessment	2	GC
1			0	D	Credit	Thermal Comfort	1	Mechanical
1			1	D	Credit	4.1 Interior Lighting	2	Lighting
			3	D	Credit	Daylight	3	tainability/ Lighting
1			0	D	Credit	Quality Views	1	Architect
		1	0	D	Credit	Acoustic Performance	1	Acoustics

5	0	1	0	D/C	Innovation	6	Primary Team
1			0	D	Credit	Innovation: Walkable Project	1	TBD
1			0	D	Credit	Pilot: Onsite Carbon Sequestration Through Plantings	1	TBD
		1	0	D	Credit	Exemplary Performance - TBD	1	TBD
1			0	D	Credit	Innovation: Purchasing - Lamps	1	TBD
1			0	D	Credit	Pilot: Biophilic Design	1	TBD
1			0	D	Credit	LEED Accredited Professional	1	Sustainability

1	1	1	1	D/C	Regional Priority	4	Primary Team
	1		0	D	Credit	Optimize Energy Performance (10 point threshold)	1	
1			0	D	Credit	Reduce Parking Footprint (1 point threshold)	1	
	1		0	D	Credit	Protect or Restore Habitat (2 point threshold)	1	
			1	D	Credit	Access to Quality Transit (4 point threshold)	1	

50	14	10	36	110	TOTALS	Possible Points:	110

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

Block C	Percentage	Space Type	Square Footage
Typology Breakdown	62.7%	Rental	416,178
(add additional rows if needed)	26.2%	Condo	173,653
	2.5%	Retail (non-restaurant)	16,444
	2.5%	Retail (assumed restaurant)	16,444
	0.0%	Office	0
	1.6%	BOH	10,736
	2.8%	Amenity	18,459
	1.8%	Lobby	11,679
Building Area (GSF)			663,593
Block /Parcel Area (SF)			75,379

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 Completeness 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%
Roles/Responsibilities	Landscape	Landscape	Landscape	Landscape	Landscape	Landscape	Civil / Transport Planner
Completeness Submission	5.44	All genus are less than 20% of total proposed trees	Acknowledged - on-site carbon sequestration from plants to be provided with planting plan in the final site plan submission	29%	12+	0.44	2% site-wide - spaces will be located in construction submission on sheets A1P1 and A1P2
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)	Off-site renewable energy generation (%) (SITE-WIDE)	Building embodied carbon baseline (kgCO2e/m2)	Building embodied carbon reduction from baseline (%)
THRESHOLD	100%			3%	Carbon Neutrality		10%
Responsibility	MEP	Energy Modeler	Energy Modeler	MEP	Owner	Structural & Sustainability	Structural & Sustainability
Completeness Submission	Yes	56.5	35-40 EUI to be finalized for permit submission.	2% - 2.5% PV design is preliminary. Final design will be coordinated with solar installation company during CD phase. PV % is tied to EUI; this range is correlated to the provided EUI range.	RECs and/or PPAs will be evaluated during construction phase before occupancy	329	10% targeted, detailed LCA modeling will occur in future phases.
COMPLIANCE	In-Progress	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	CDD #139 Target 5	CSS Commitment	CDD #139 Target 3

WATER

	DESIGN TRACKING		
	POTABLE WATER DEMAND	OUTDOOR WATER DEMAND	STORAGE & REUSE
	Indoor Potable Water Use Reduction (%)	Outdoor Potable Water Use Reduction (%)	Quantify water use with meters
Threshold	40%	50%	Sub-meters types
Completeness Submission	Acknowledged - indoor potable water use reduction to be provided in future LEED submission based on fixture selection in future plumbing schedule.	Acknowledged - outdoor water use reduction to be provided in future LEED submission based on planting selection in future planting schedule.	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	100% occupant thermal control (MF buildings)	75% construction waste diversion from new construction
Threshold	LEED BPDO Credits	Min. 2 Materials		# of Strategies	100%	
Role/Responsibility	Arch & Sustainability	Arch & Sustainability	Sustainability	Mechanical	Owner/Mechanical	Contractor
Completeness Submission	Acknowledged - LEED BDPO credit compliance to be provided in future LEED submission.	Tracking material categories: flooring, ceilings, paints and coatings, and insulation	Yes	Acknowledged - MERV-13 is BOD for outside air units	Acknowledged - each tenant / residence will have thermal control shown on mechanical plans	Yes
COMPLIANCE	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress
Requirement Type	CSS Commitment	ALX GBP	ALX GBP	CSS Commitment	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	
Completeness Submission	1,260	22' average between tree spacing	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
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: ###

COORDINATED SUSTAINABILITY STRATEGY

SHEET No.
C106

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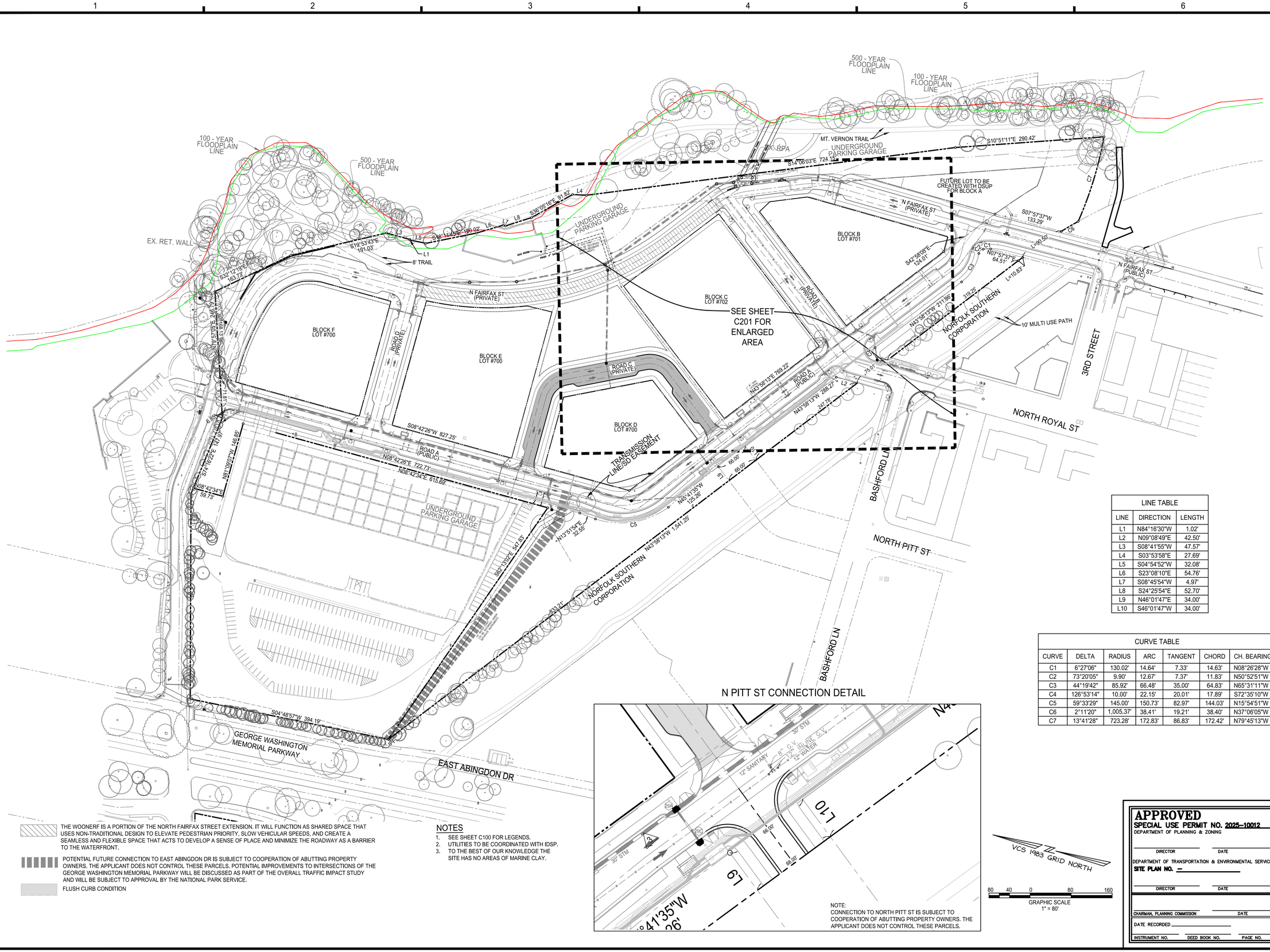

NOTES

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.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N84°16'30"W	1.02'
L2	N09°08'49"E	42.50'
L3	S08°41'55"W	47.57'
L4	S03°53'58"E	27.69'
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'

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	2°11'20"	1,005.37'	38.41'	19.21'	38.40'	N37°06'05"W
C7	13°41'28"	723.28'	172.83'	86.83'	172.42'	N79°45'13"W

VCS 1983 GRID NORTH

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

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PRGS - REDEVELOPMENT

BLOCK - C

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DATE:04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

OVERALL EXISTING CONDITIONS PLAN

SHEET No.
C200

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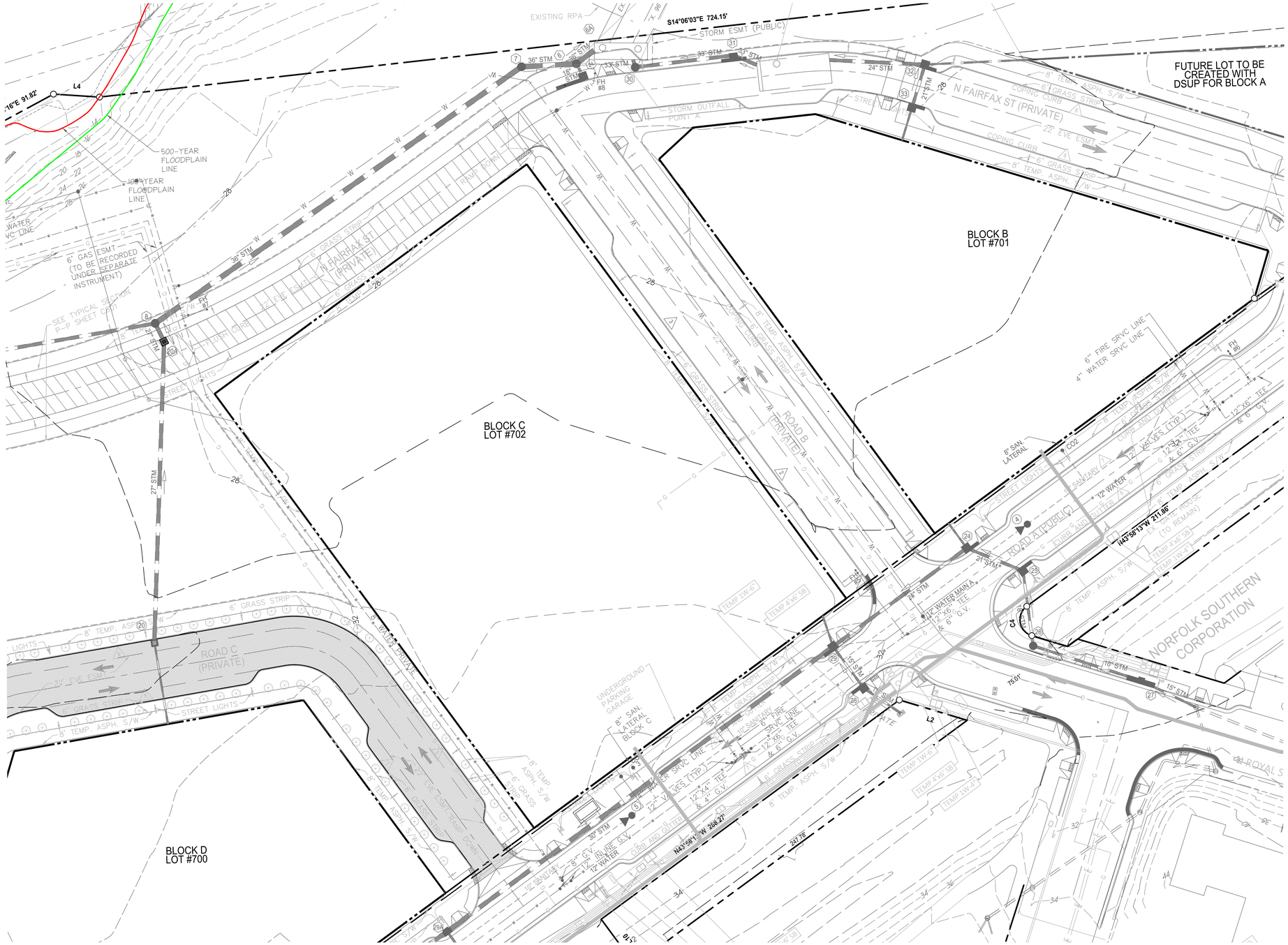

NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C200 FOR OVERALL BOUNDARY INFORMATION.
3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES) SHOWN AROUND BLOCK C IS PROPOSED WITH THE PRGS INFRASTRUCTURE PLAN (DSP# 2023-00001).
4. UTILITIES TO BE COORDINATED WITH IDSP.
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FLUSH CURB CONDITION

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.:230052662.00
DRAWING No.: 114123
DATE:04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: ###

BLOCK C EXISTING CONDITIONS PLAN

SHEET No.
C201

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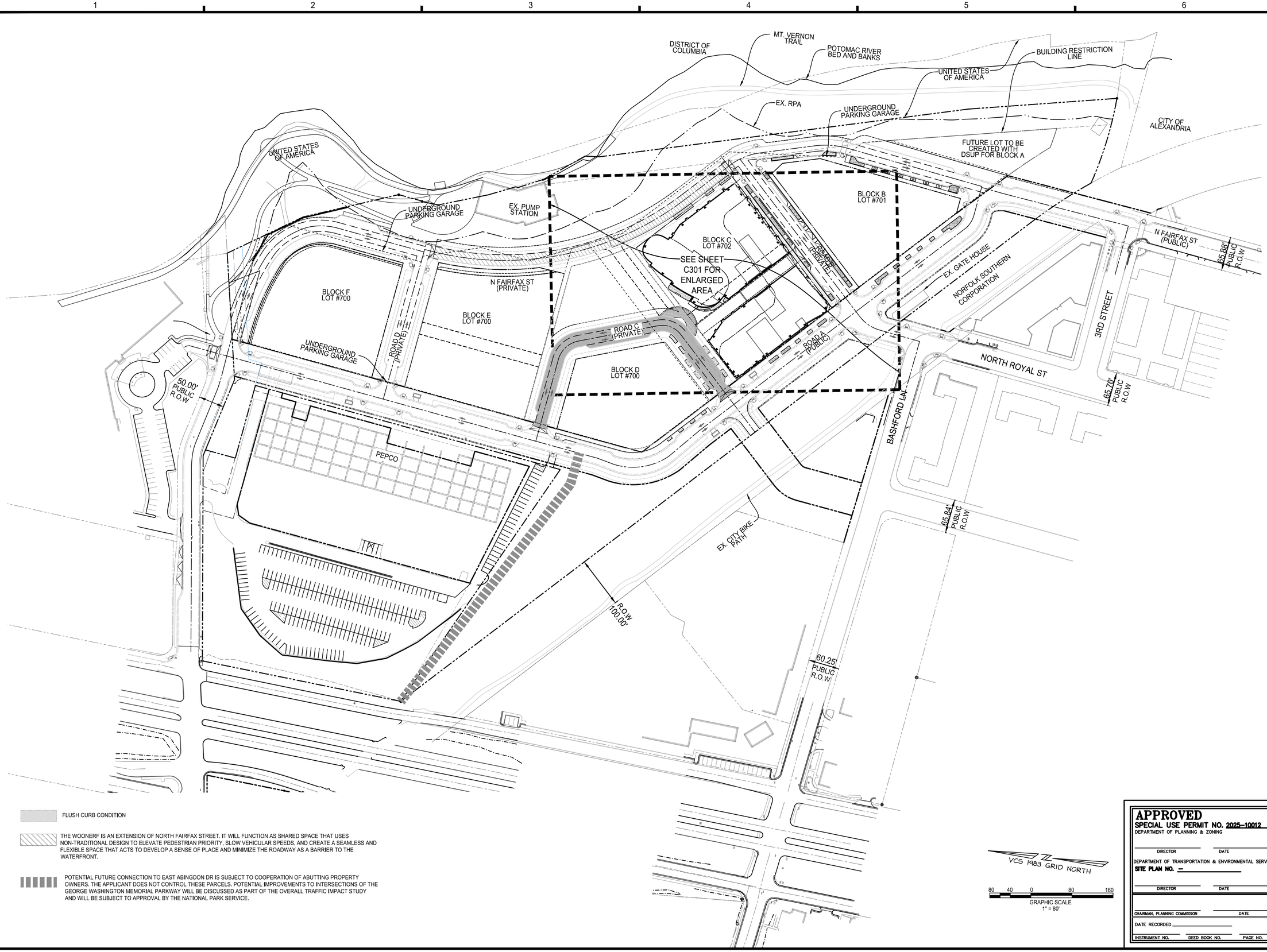

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SCALE: 1"=80'
DESIGN: JH
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CHECKED: KMW

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

OVERALL SITE PLAN

SHEET No.
C300

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NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C200 FOR OVERALL BOUNDARY INFORMATION.
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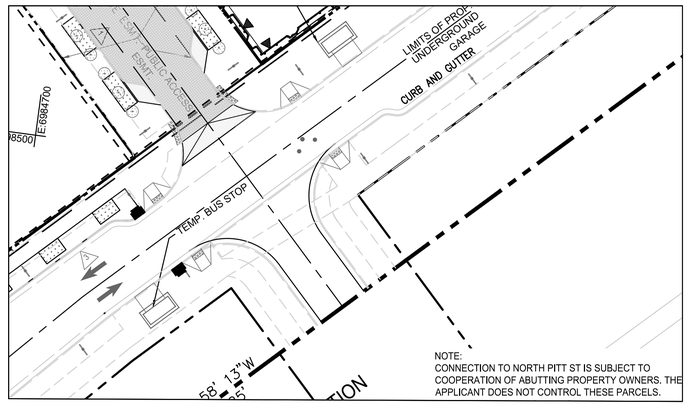
4. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.
5. STREETSCAPE TO BE PROVIDED PER APPROVED CDD.
6. INTERIM IMPROVEMENTS MAY BE MADE AT THESE LOCATIONS WITH THE OPEN SPACE DSUPs UNTIL APPROVAL FROM NORFOLK SOUTHERN RAILWAY ALLOWS FOR COORDINATED PERMANENT IMPROVEMENTS TO BE IMPLEMENTED.
7. FUTURE 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 B-C AND PRIVATE STREET PARCELS WILL BE CREATED VIA NEW SUBDIVISION PLAT THAT IS SUBMITTED AS PART OF THIS DSUP SUBMISSION. FUTURE LOT TO BE CREATED WITH A DSUP FOR BLOCK A. BLOCK DESIGNATIONS ON THIS PLAN WILL BE REPLACED AND/OR SUPPLEMENTED BY THE NEW SUBDIVISION LOT #S WHEN AVAILABLE.

N PITT ST CONNECTION DETAIL



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FLUSH CURB CONDITION

BMP PLANTER FROM APPROVED STORMWATER MASTER PLAN

PROP. PLANTER

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

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Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - C
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CITY OF ALEXANDRIA, VIRGINIA

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3	08/05/2025	VERIFICATION OF COMPLETENESS - 2nd SUBMISSION

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

PRELIMINARY SITE PLAN

SHEET No.
C301

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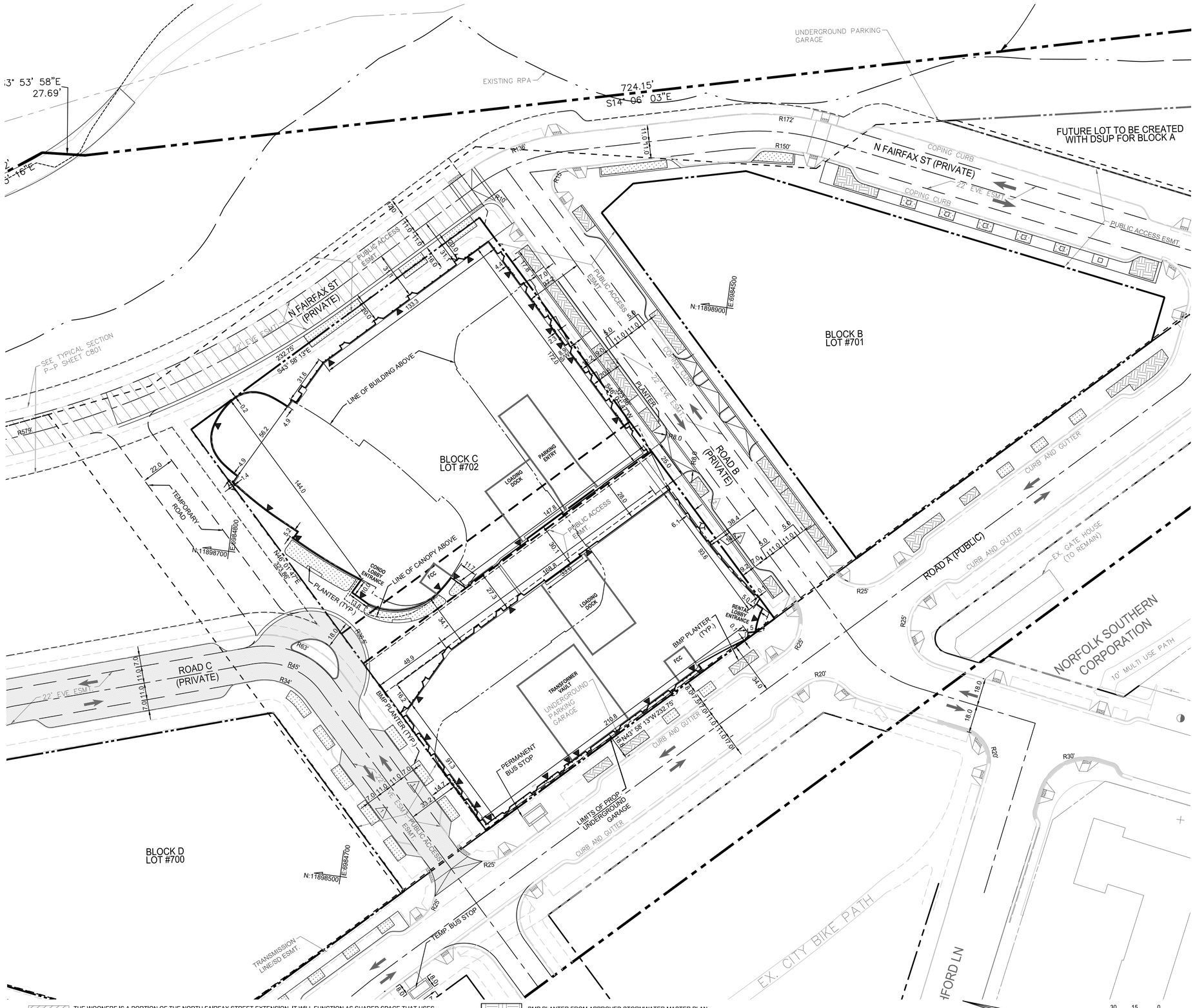

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BMP PLANTER FROM APPROVED STORMWATER MASTER PLAN

FLUSH CURB CONDITION

NOTES

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2. SEE SHEET C200 FOR OVERALL BOUNDARY INFORMATION.
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CITY OF ALEXANDRIA, VIRGINIA

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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PRELIMINARY DIMENSION PLAN

SHEET No.
C302

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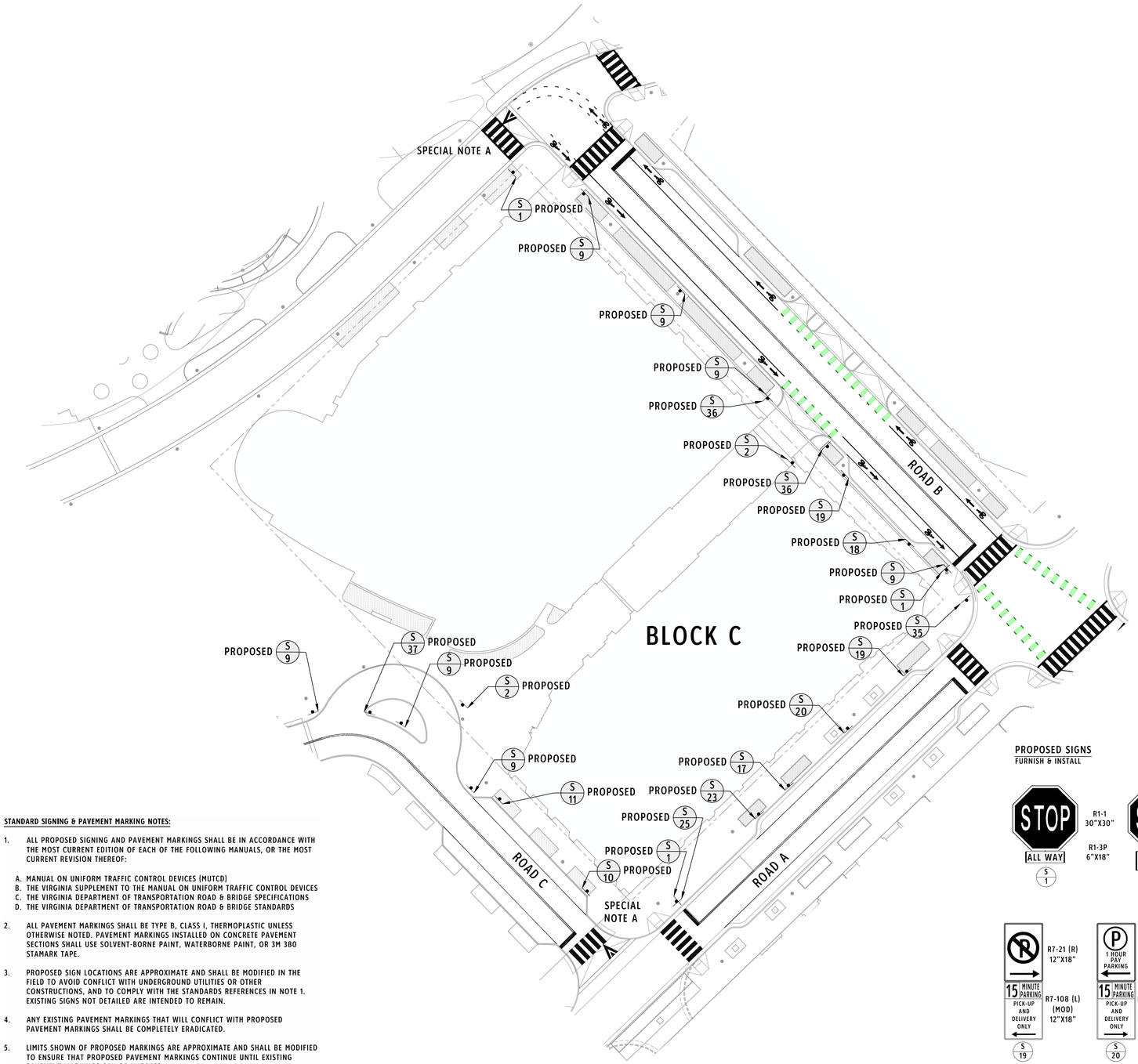


ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORDS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BY CONTACTING UTILITY AGENCIES AND TO AVOID DAMAGING EXISTING UTILITIES DURING EXCAVATION OR THE ERECTION OF POLES. CONTRACTOR SHALL VERIFY THE LOCATIONS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

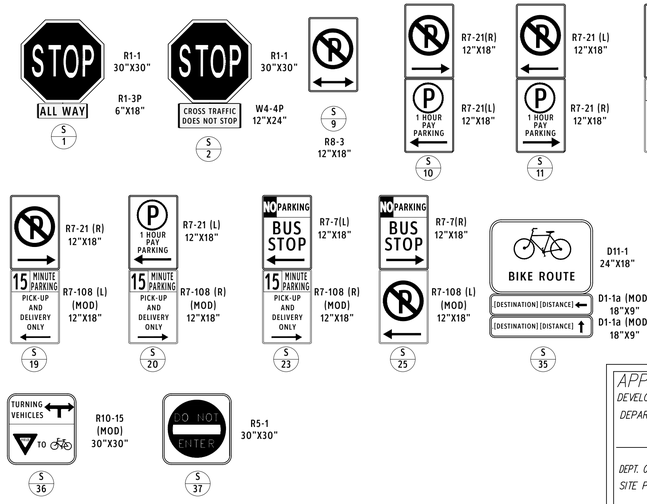
STANDARD SIGNING & PAVEMENT MARKING NOTES:

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.

SPECIAL SIGNING & PAVEMENT MARKING NOTES:

A. SPECIALTY UNIT PAVERS TO BE INSTALLED AT TRANSITION RAMPS, CROSSWALKS FOR FLUSH STREETS, AND ALONG ROAD C.

PROPOSED SIGNS
FURNISH & INSTALL



APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
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 C

VERIFICATION OF COMPLETENESS

1300 North Royal Street
Alexandria, VA 22314

GOROVE SLADE
Transportation Planners and Engineers

hrp GROUP
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
2	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

COMMONWEALTH OF VIRGINIA
SASHA N. REDMON
Lic. No. 065666
7/11/2025
PROFESSIONAL ENGINEER

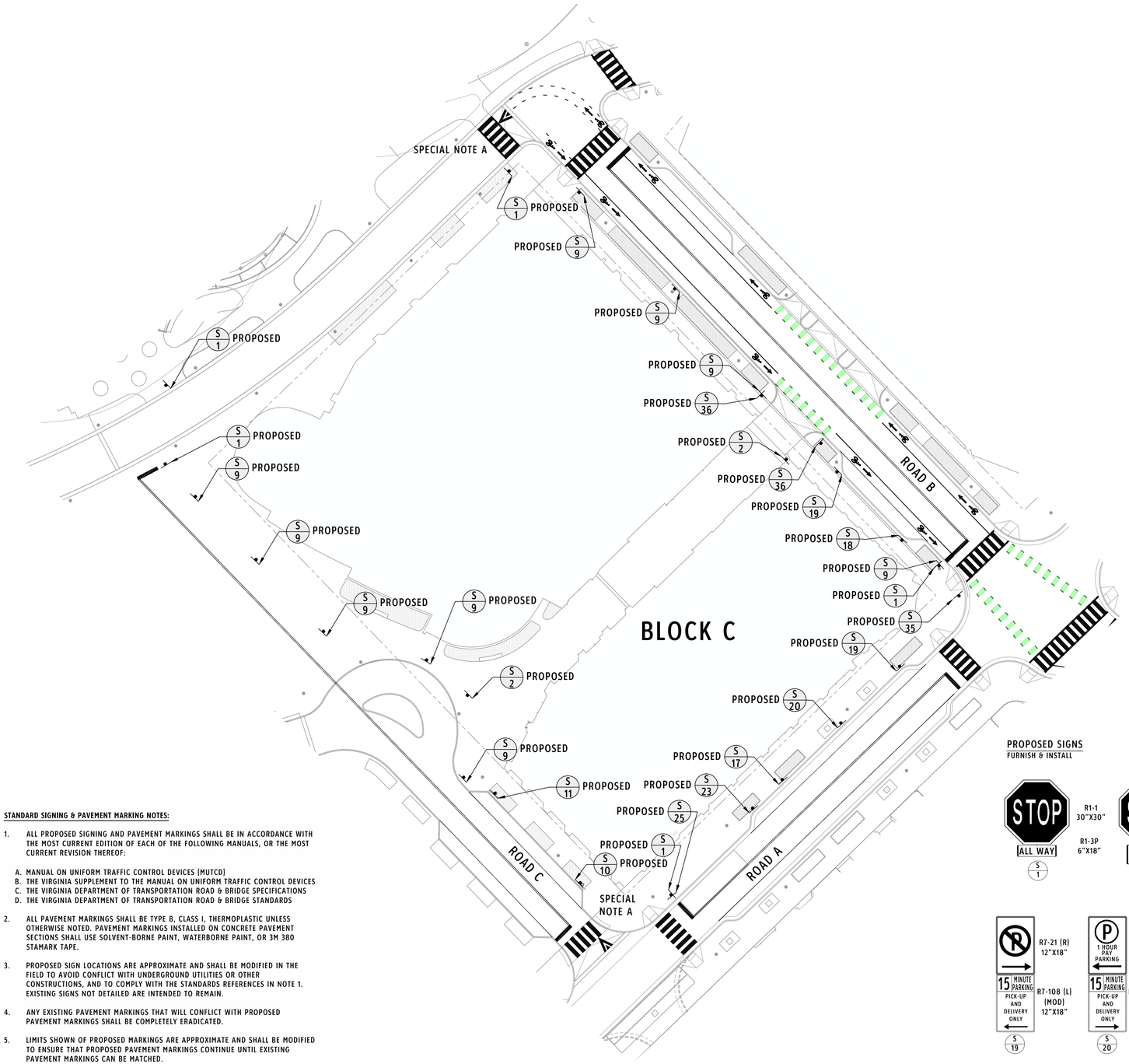
Project Name
PRGS Redevelopment - Block C

Project Number
2994-001

Scale
1" = 30'-0"

Description
CURBSIDE MANAGEMENT SIGNAGE PLAN

C303



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.

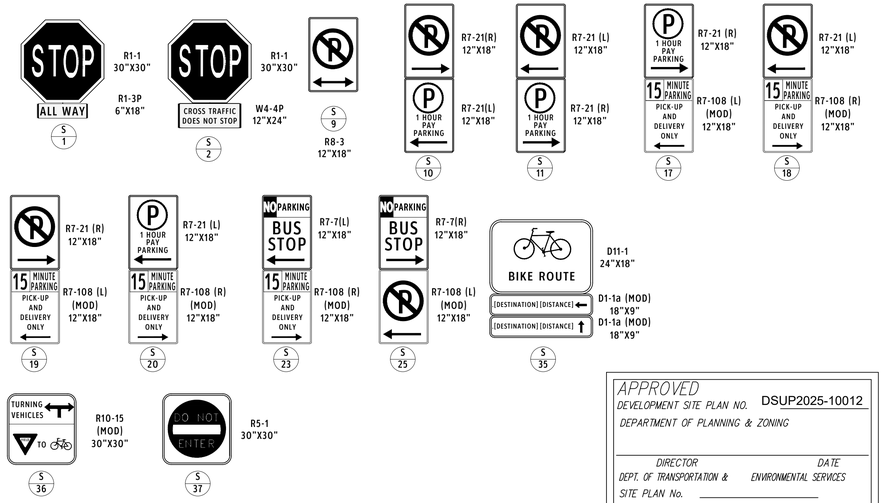
STANDARD SIGNING & PAVEMENT MARKING NOTES:

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.

SPECIAL SIGNING & PAVEMENT MARKING NOTES:

A. SPECIALTY UNIT PAVERS TO BE INSTALLED AT TRANSITION RAMPS, CROSSWALKS FOR FLUSH STREETS, AND ALONG THE FINAL CONDITION SECTION OF ROAD C.

PROPOSED SIGNS
FURNISH & INSTALL



APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
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 C

VERIFICATION OF COMPLETENESS

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Seal / Signature

COMMONWEALTH OF VIRGINIA
SASHA N. REDMON
Lic. No. 065666
7/11/2025
PROFESSIONAL ENGINEER

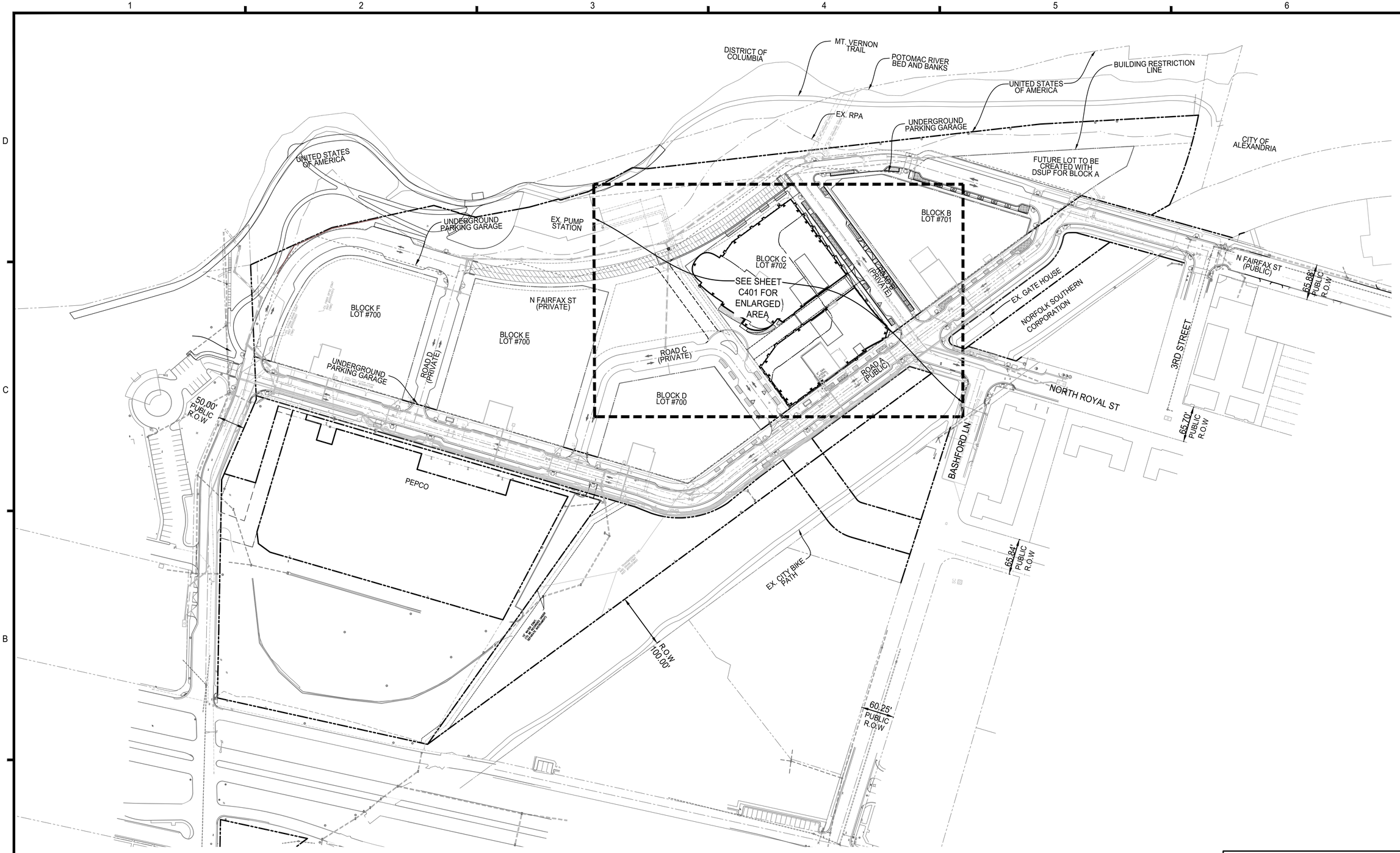
Project Name
PRGS Redevelopment - Block C

Project Number
2994-001

Scale
1" = 30'-0"

Description
CURBSIDE MANAGEMENT SIGNAGE PLAN - TEMPORARY CONDITION

C304



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
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

OVERALL UTILITY PLAN

SHEET No.
C400

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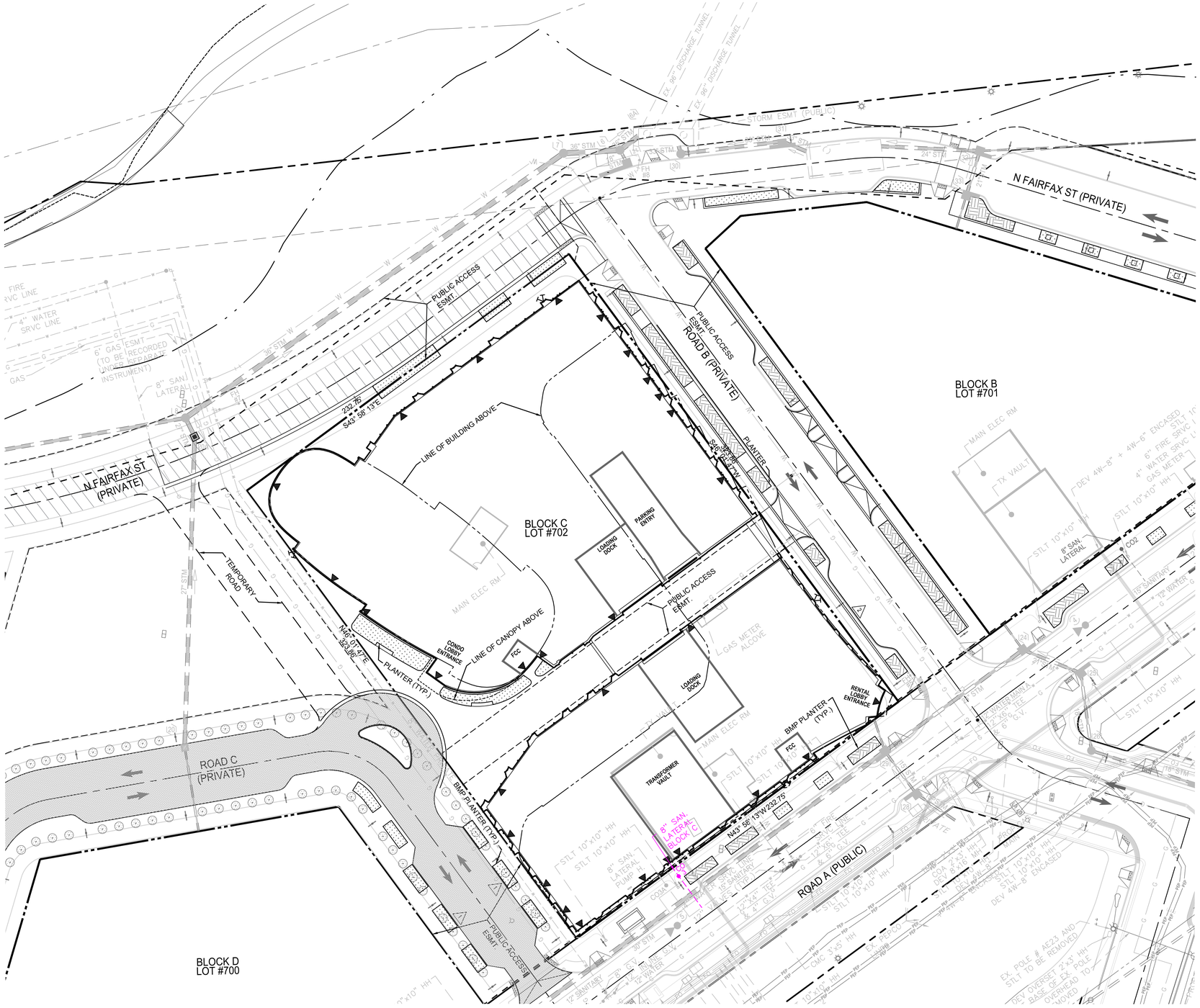

NOTES:

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.
2. THE APPROXIMATE DISTURBED AREA IS 1.73 ACRES.

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.

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

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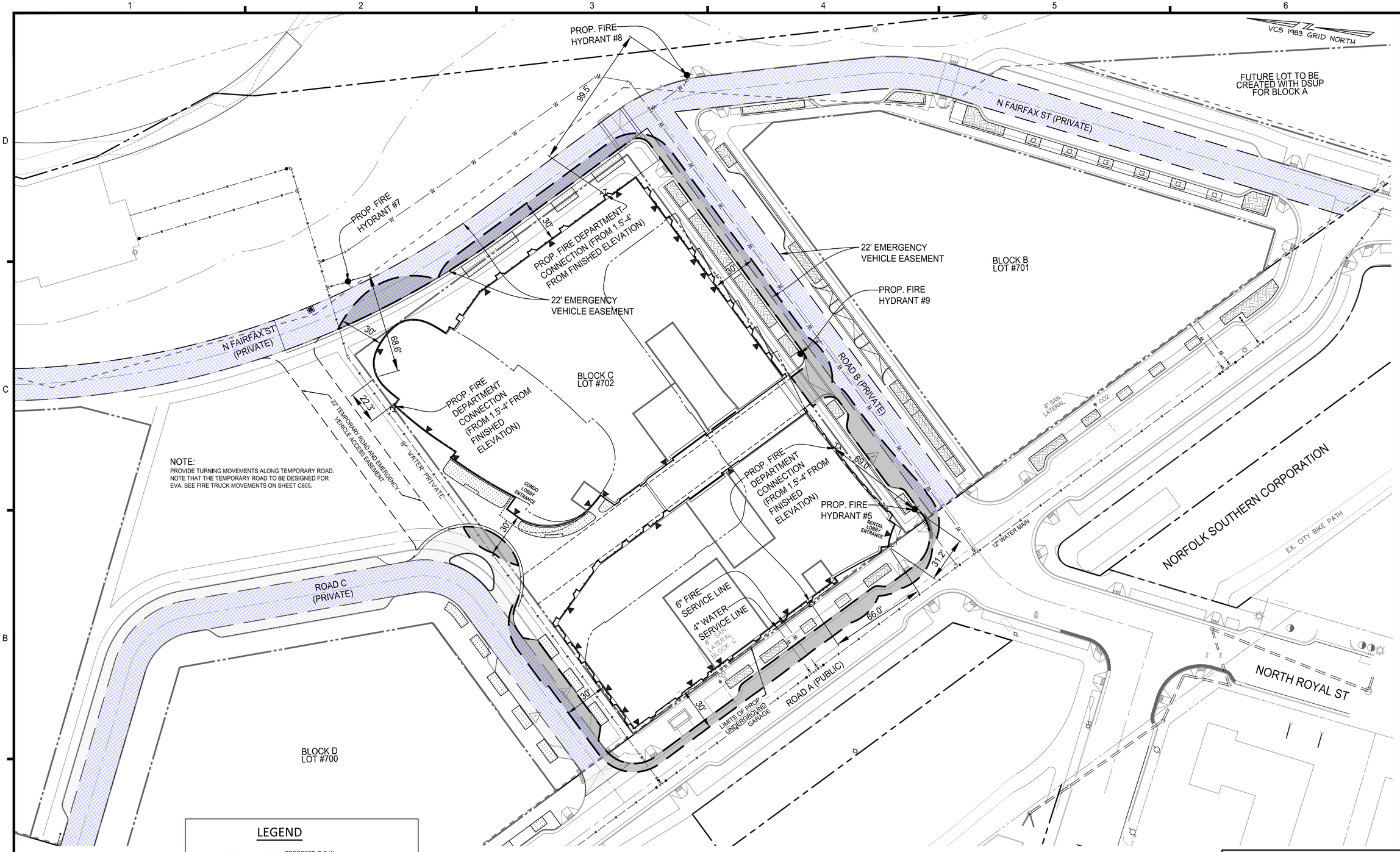
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS
3	08/05/2025	VERIFICATION OF COMPLETENESS - 2nd SUBMISSION

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KW

BLOCK C UTILITY PLAN

SHEET No.
C401



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SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

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4035 Ridge Top Rd, Suite 601
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JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS
3	08/05/2025	VERIFICATION OF COMPLETENESS - 2nd SUBMISSION

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

FIRE SAFETY PLAN

SHEET No.
C405

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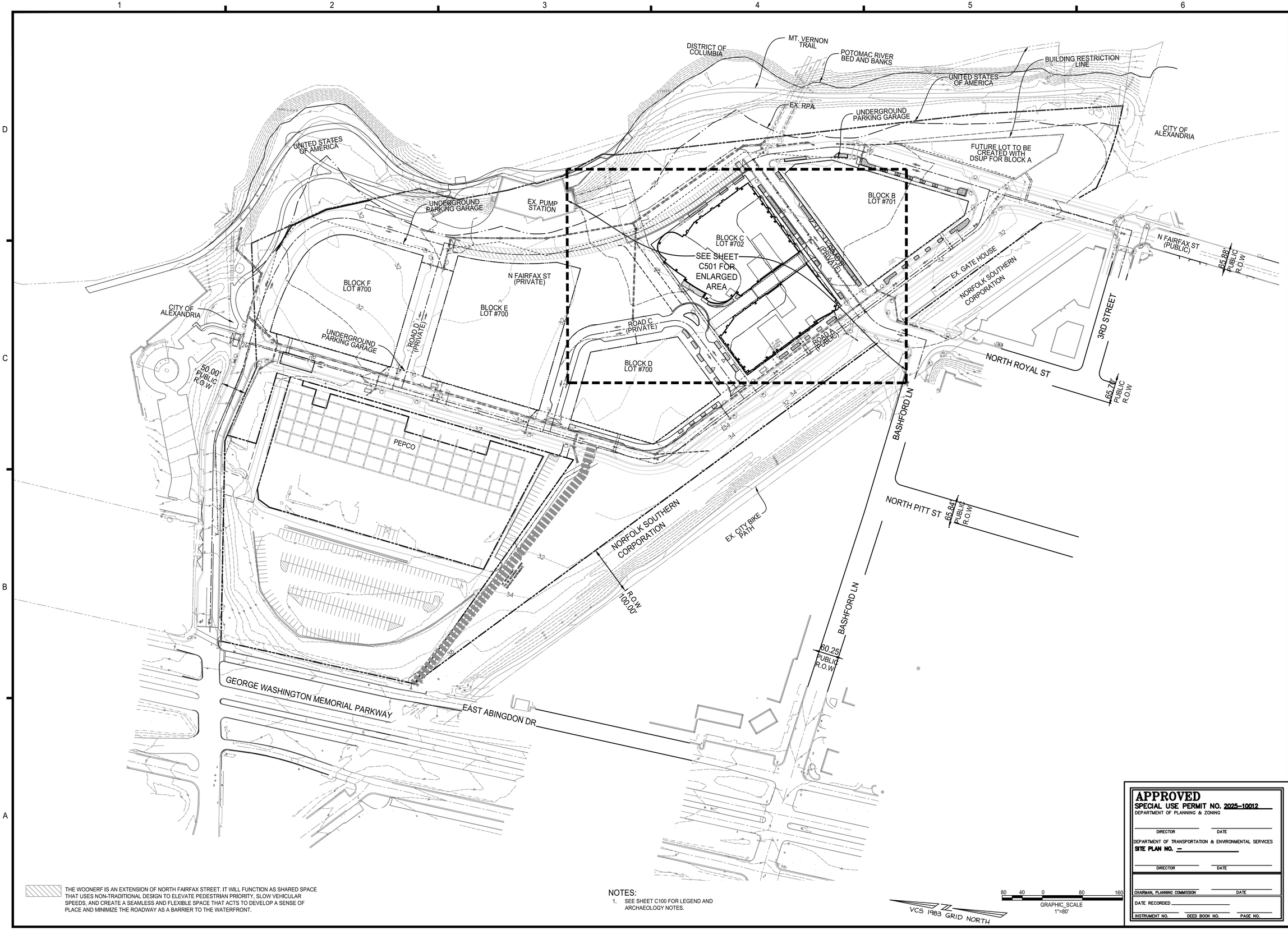

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NOTES:
1. SEE SHEET C100 FOR LEGEND AND ARCHAEOLOGY NOTES.

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

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PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

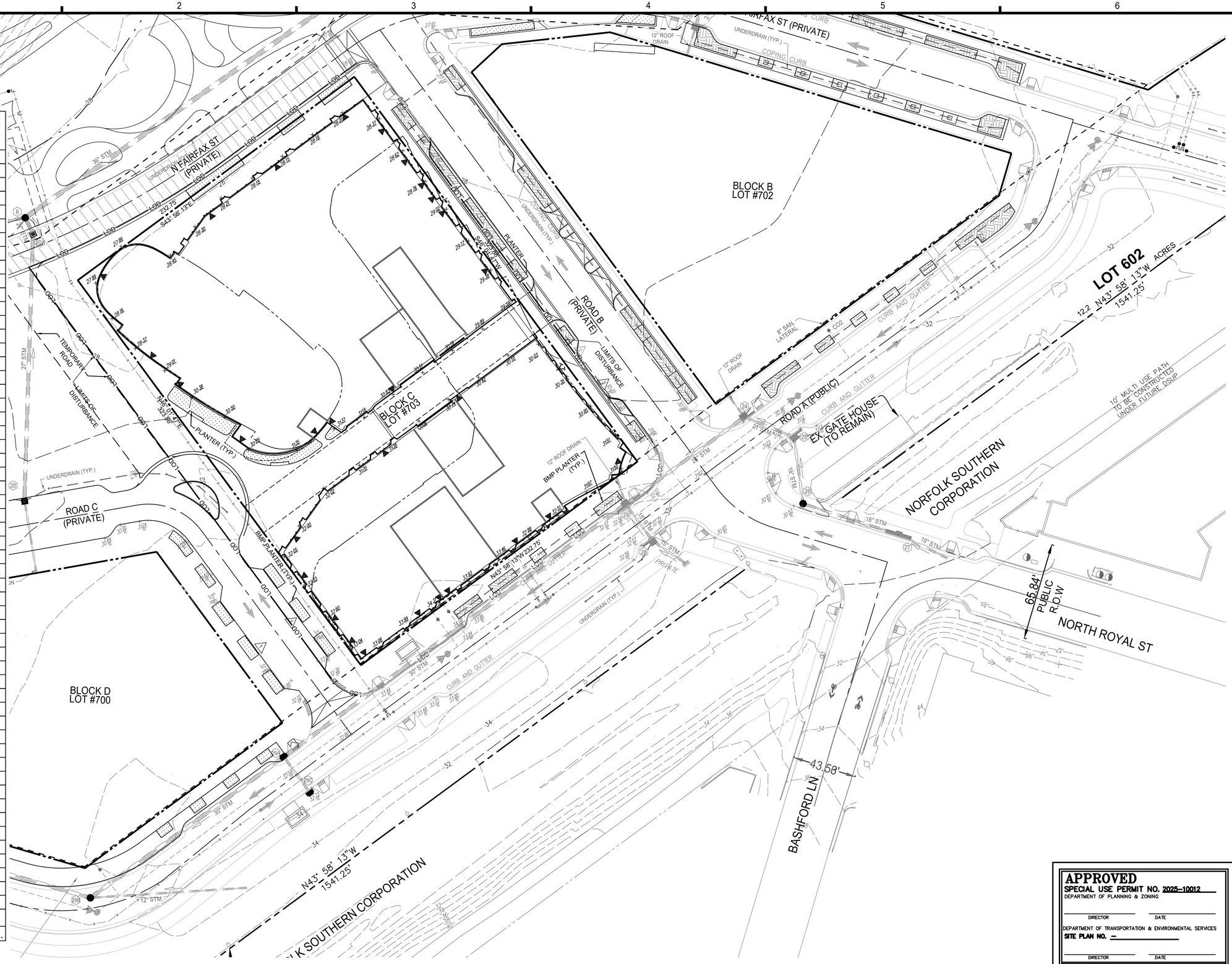
PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

OVERALL GRADING PLAN

SHEET No.
C500

N:\VA\Projects\17000\00600\114123 DSUP - Block C\C500 OVERALL GRADING PLAN.dwg, 8/19/2025 5:43:21 PM, _AutoCAD PDF (General Documentation).pc3

* starts at northwest corner and goes Counterclockwise		
AFG Point	Elevation	NOTE
*1	31.35	
2	31.37	
3	31.18	
4	30.83	
5	30.51	
6	30.19	
7	29.89	
8	29.59	
9	29.38	
10	29.17	
11	29.02	
12	28.76	
13	28.62	
14	28.37	
15	28.20	
16	28.18	
17	28.15	
18	28.18	
19	28.21	
20	28.30	
21	28.45	
22	27.99	
23	27.99	
24	28.16	
25	28.37	
26	29.01	
27	30.38	
28	30.50	
29	30.89	
SUB-AFG =	**29.3**	East Bldg.
*30	33.08	
31	33.99	
32	34.31	
33	33.93	
34	33.46	
35	32.98	
36	32.51	
37	31.97	
38	31.50	
39	31.51	
40	30.95	
41	30.35	
42	30.03	
43	30.10	
44	30.42	
45	30.74	
46	31.06	
47	31.38	
48	31.70	
49	32.02	
50	32.00	
51	32.05	
52	32.33	
53	32.60	
54	33.04	
SUB-AFG =	**32.0**	West Bldg.
AFG =	**30.5**	



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

TOTAL LAND DISTURBANCE = 93,570 SF OR 2.15 AC.

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

BLOCK C GRADING PLAN

SHEET No.
C501

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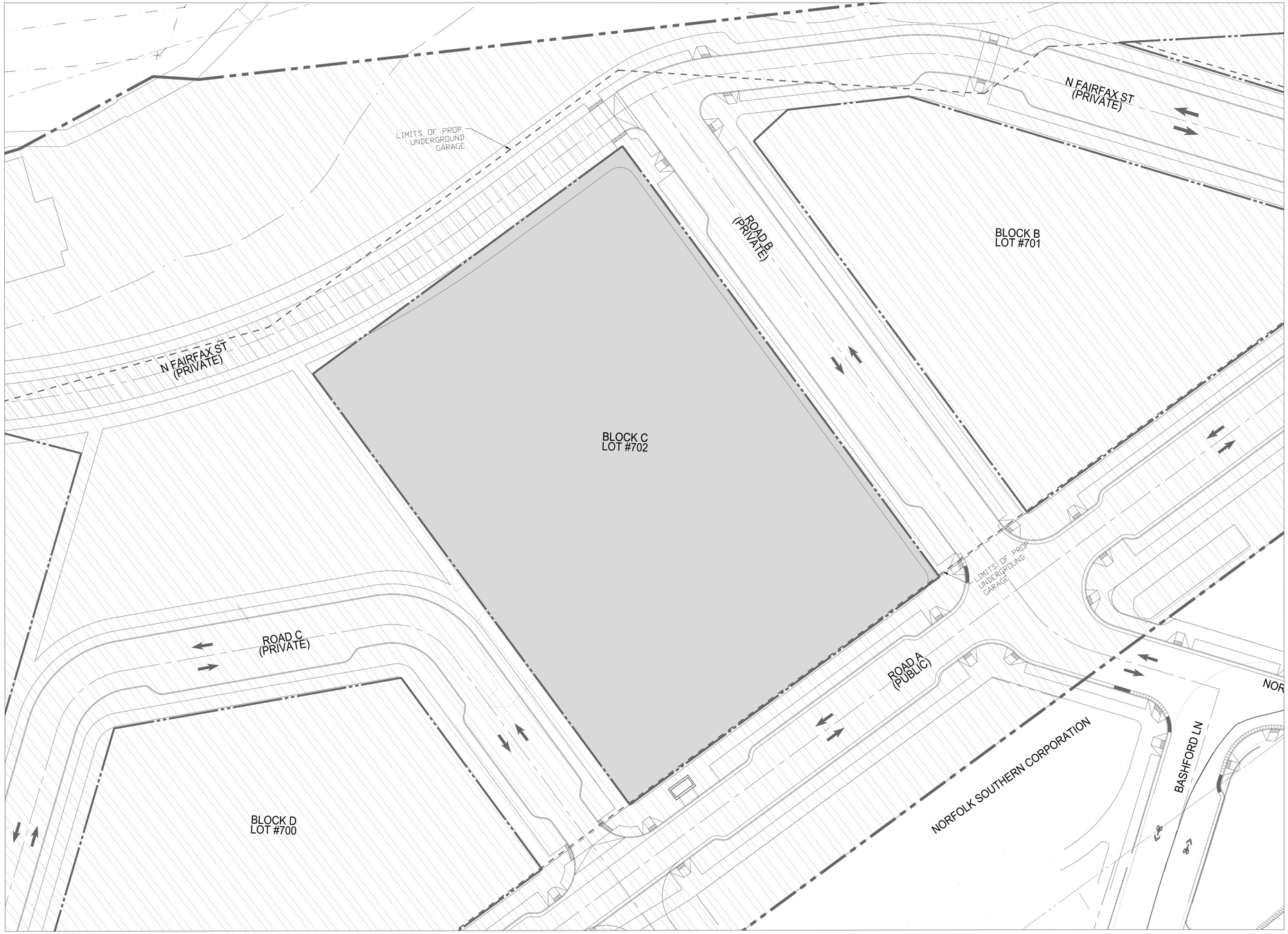

LEGEND:

EXISTING IMPERVIOUS 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	1.730 AC	0.000 AC	1.730 AC
PROPOSED	1.730 AC	0.00 AC	1.730 AC

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
1"=30'

APPROVED
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PRGS - REDEVELOPMENT

BLOCK - C

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SCALE: 1"=30'
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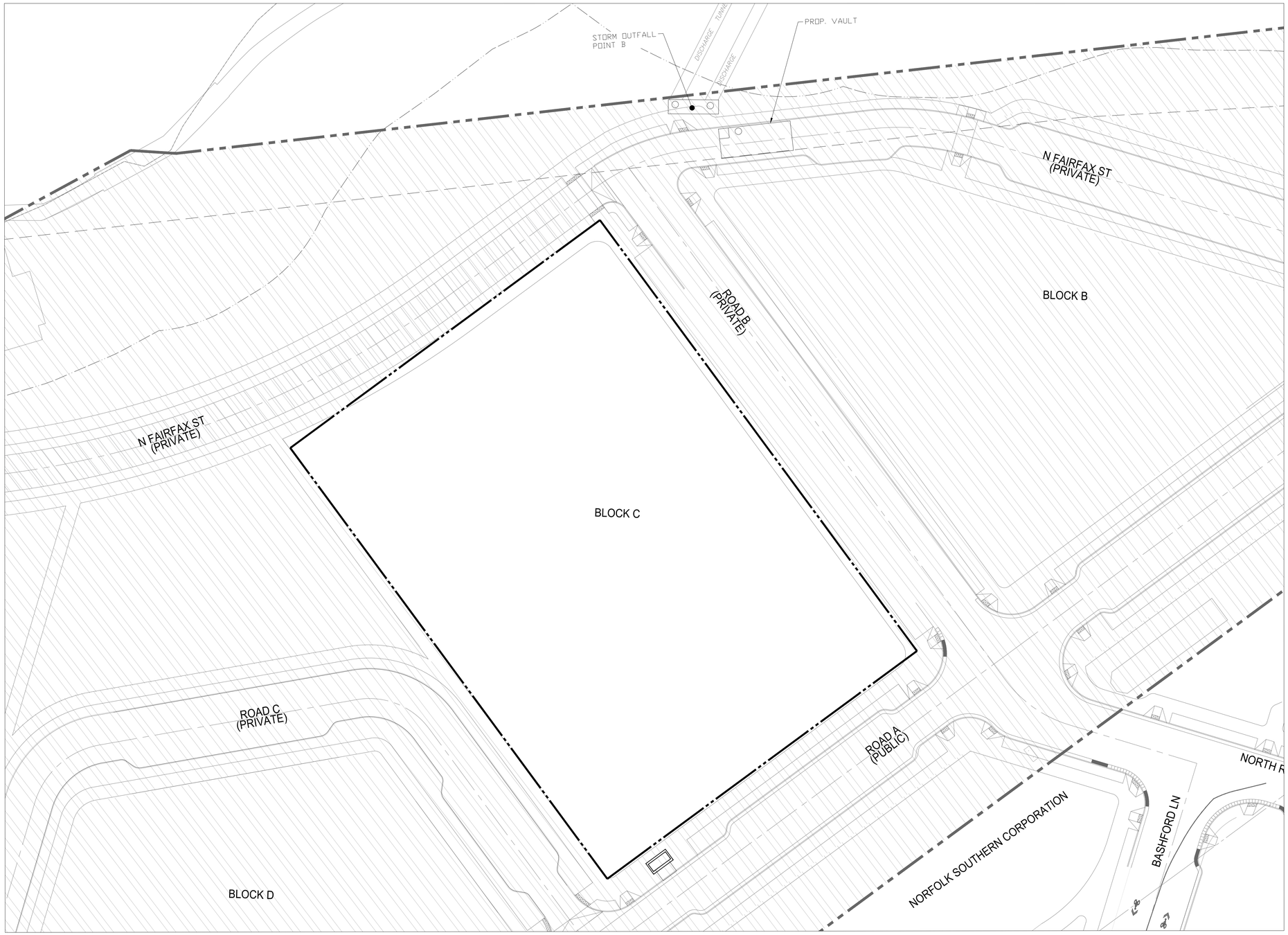
PRE DEVELOPMENT IMPERVIOUS

SHEET No.
C600

P:\PXProjects\17005\00600\114123 DSUP - Block C\C600 PRE DEVELOPMENT IMPERVIOUS.dwg, 8/13/2025 5:48:10 PM, AutoCAD PDF (General Documentation).pc3



LEGEND:

EXISTING IMPERVIOUS 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	1.730 AC	0.000 AC	1.730 AC
PROPOSED	1.730 AC	0.00 AC	1.730 AC

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
1"=30'

APPROVED
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PRGS - REDEVELOPMENT

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CITY OF ALEXANDRIA, VIRGINIA

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DESIGN: JH
DRAWN: JS
CHECKED: KMW

POST DEVELOPMENT IMPERVIOUS

SHEET No.
C601

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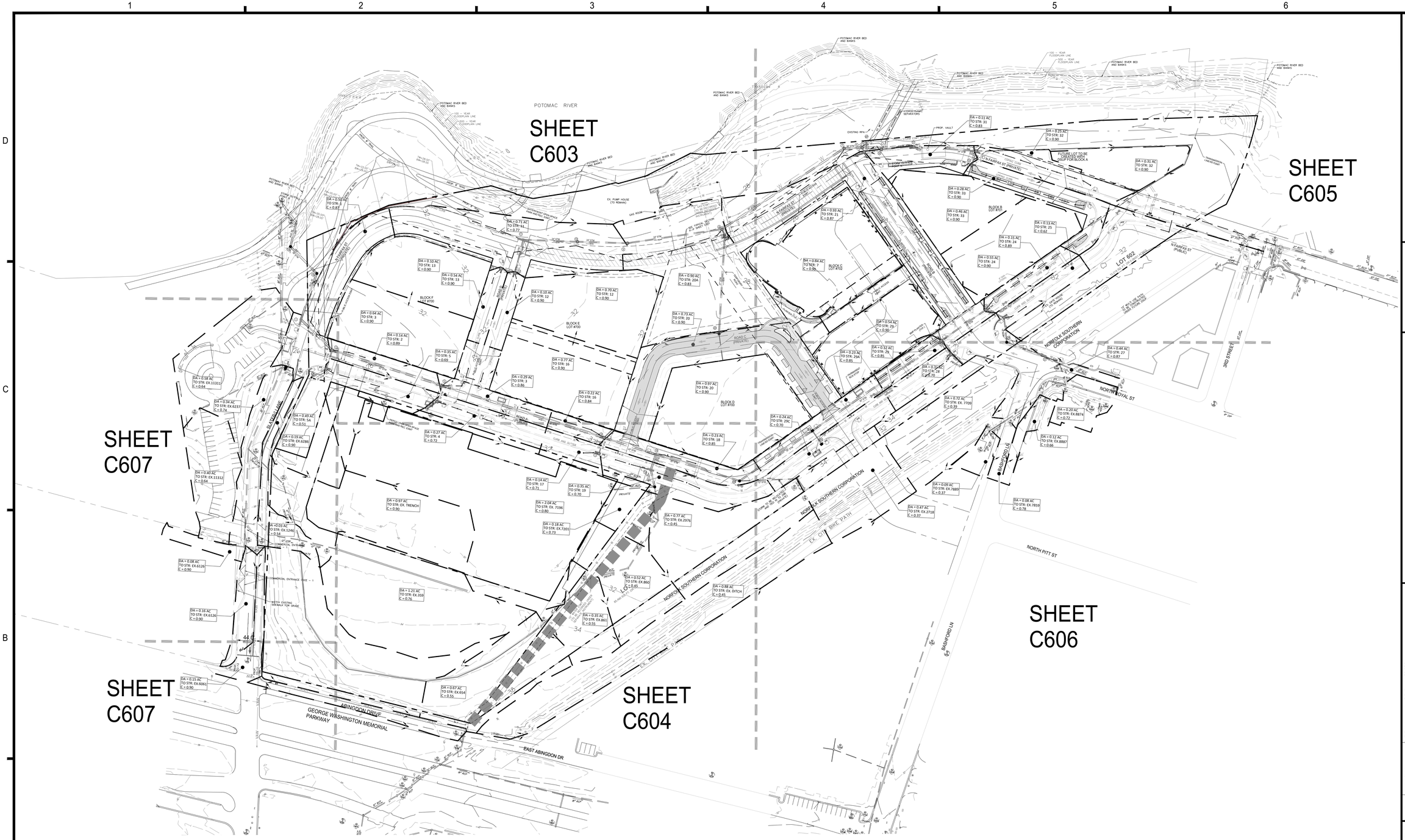

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C617.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

LEGEND:

DRAINAGE DIVIDE

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
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2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

OVERALL DRAINAGE AREA MAP

SHEET No.
C602

P:\FX\Projects\17005\00600\114123 DSUP - Block C\C607 DRAINAGE AREA MAP.dwg, 8/19/2025 5:51:52 PM, AutoCAD PDF (General Documentation).pc3

DA = 0.50 AC
TO STR: 1
C = 0.87

DA = 0.71 AC
TO STR: 11
C = 0.77

DA = 0.10 AC
TO STR: 13
C = 0.90

DA = 0.54 AC
TO STR: 13
C = 0.90

DA = 0.10 AC
TO STR: 12
C = 0.90

DA = 0.70 AC
TO STR: 12
C = 0.90

DA = 0.90 AC
TO STR: 20A
C = 0.83

DA = 0.64 AC
TO STR: 3
C = 0.90

DA = 0.14 AC
TO STR: 2
C = 0.89

DA = 0.35 AC
TO STR: 5
C = 0.69

DA = 0.77 AC
TO STR: 16
C = 0.90

DA = 0.73 AC
TO STR: 20
C = 0.90

DA = 0.29 AC
TO STR: 3
C = 0.86

DA = 0.22 AC
TO STR: 16
C = 0.84

DA = 0.97 AC
TO STR: 20
C = 0.90

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

DA = 0.19 AC
TO STR: EX.6286
C = 0.90

DA = 0.27 AC
TO STR: 4
C = 0.72

DA = 0.23 AC
TO STR: 18
C

POTOMAC RIVER BED AND BANKS

PROP. 8' TRAIL

EX. PUMP HOUSE (TO REMAIN)

GAS ROOM

PROP. 4" GAS

6" GAS ESMT (TO BE RECORDED UNDER SEPARATE INSTRUMENT)

WATERFRONT OPEN SPACE PARK AND REC. ESMT.

SEE TYPICAL SECTION P-P SHEET C801

UNDERDRAIN (TYP.)

COPING CURB

CURB AND GUTTER

N FAIRFAX ST (PRIVATE)

ROAD D (PRIVATE)

ROAD C (PRIVATE)

ROAD A (PUBLIC)

BLOCK F LOT #700

BLOCK E LOT #700

BLOCK D LOT #700

PUBLIC ACCESS ESMT.

12" ROOF DRAIN

24" STM

21" STM

27" STM

30" STM

36" STM

42" STM

TEMPORARY ROAD

PROP. THROAT EXTENSION

SLATER'S LANE

PEPCO LINER OVER PARK AREA

MATCHLINE SEE SHEET 605

MATCHLINE SEE SHEET 604

MATCHLINE SEE SHEET 607

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C617.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

LEGEND:
DRAINAGE DIVIDE

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. —
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

IMEG
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Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
08/05/2025

PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

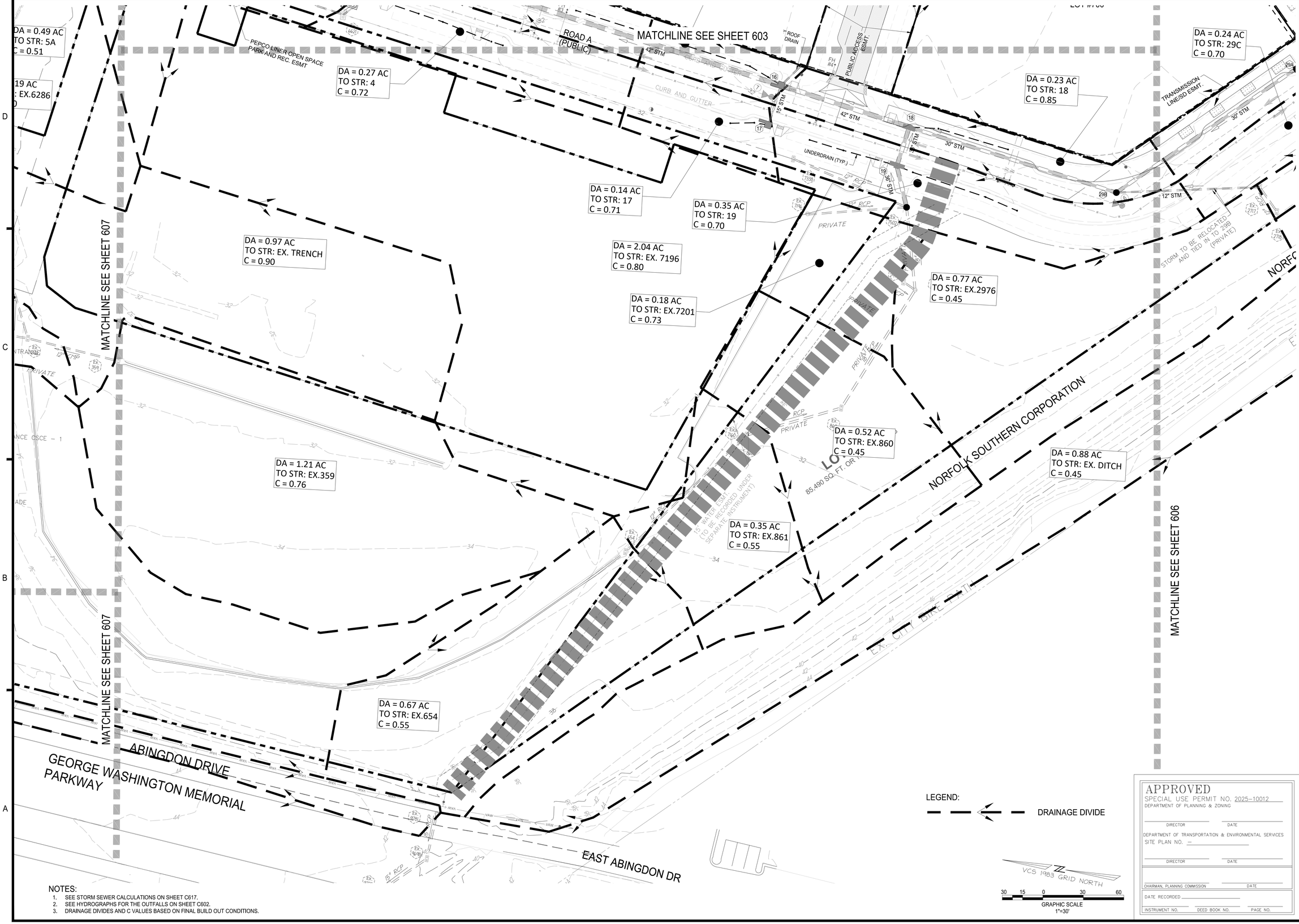
MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

DRAINAGE AREA MAP

SHEET No.
C603

P:\PX\Projects\17005\00600\114123 DSUP - Block C\C607 DRAINAGE AREA MAP.dwg, 8/19/2025 5:52:09 PM, , AutoCAD PDF (General Documentation).pc3



NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C617.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

LEGEND:

DRAINAGE DIVIDE

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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JOHN L. HELMS
Lic. No.52485
08/05/2025
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PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

DRAINAGE AREA MAP

SHEET No.
C604

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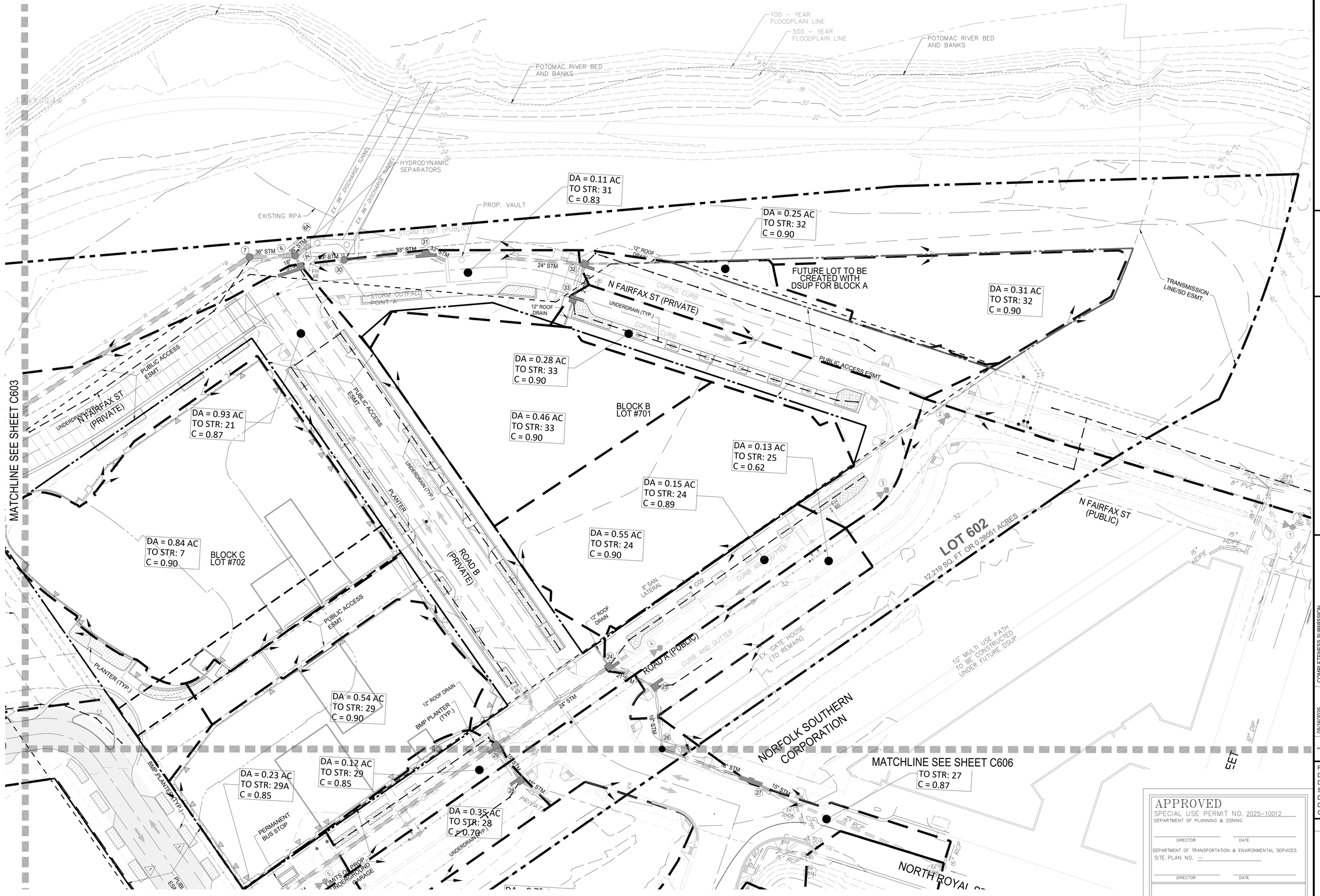

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C617.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

LEGEND:
DRAINAGE DIVIDE

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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08/05/2025
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PRGS - REDEVELOPMENT
BLOCK - C
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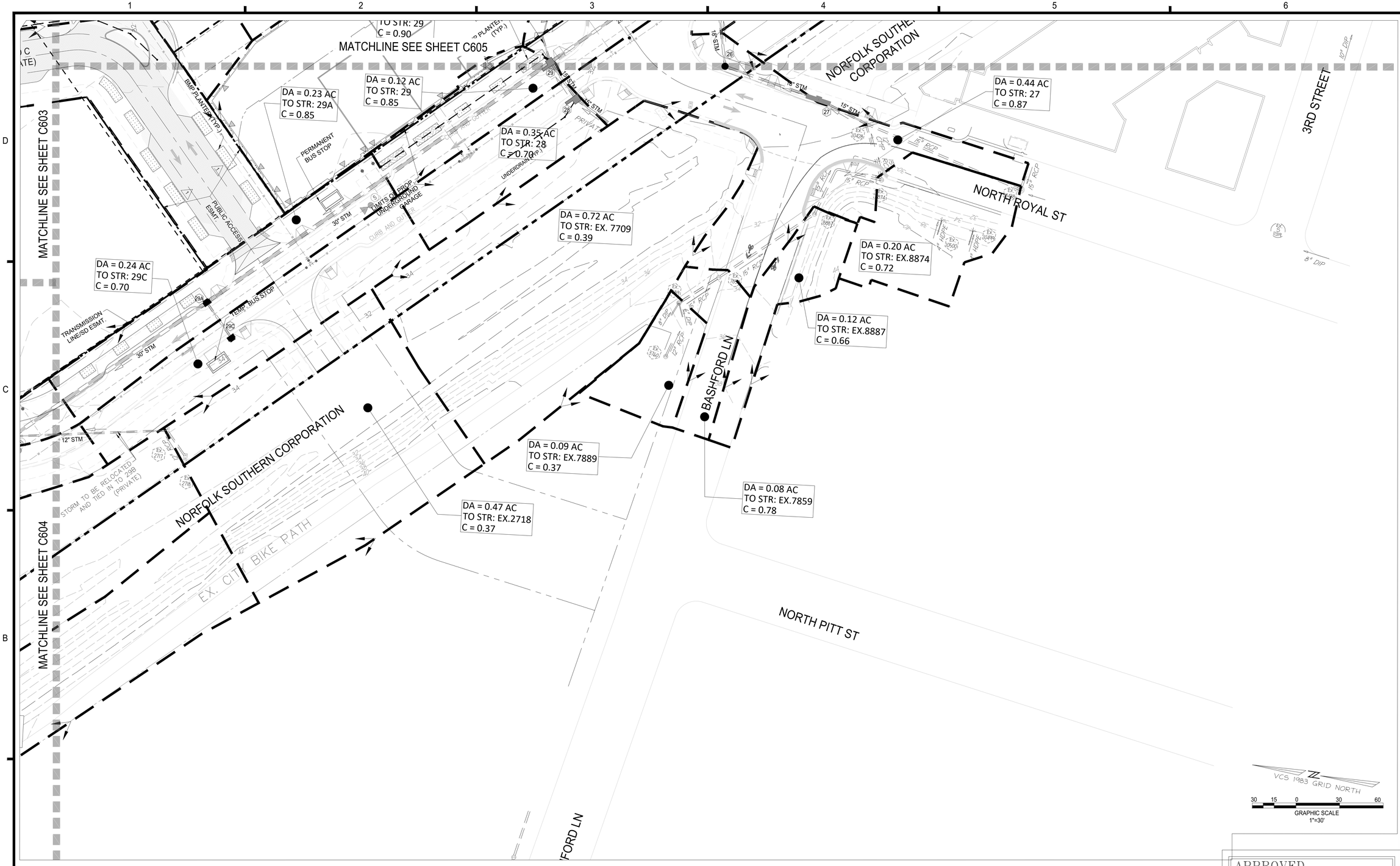
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

DRAINAGE AREA MAP

SHEET No.
C605



LEGEND:

DRAINAGE DIVIDE

NOTES:

1. SEE STORM SEWER CALCULATIONS ON SHEET C617.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

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SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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SITE PLAN NO. –

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PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

DRAINAGE AREA MAP

SHEET No.
C606

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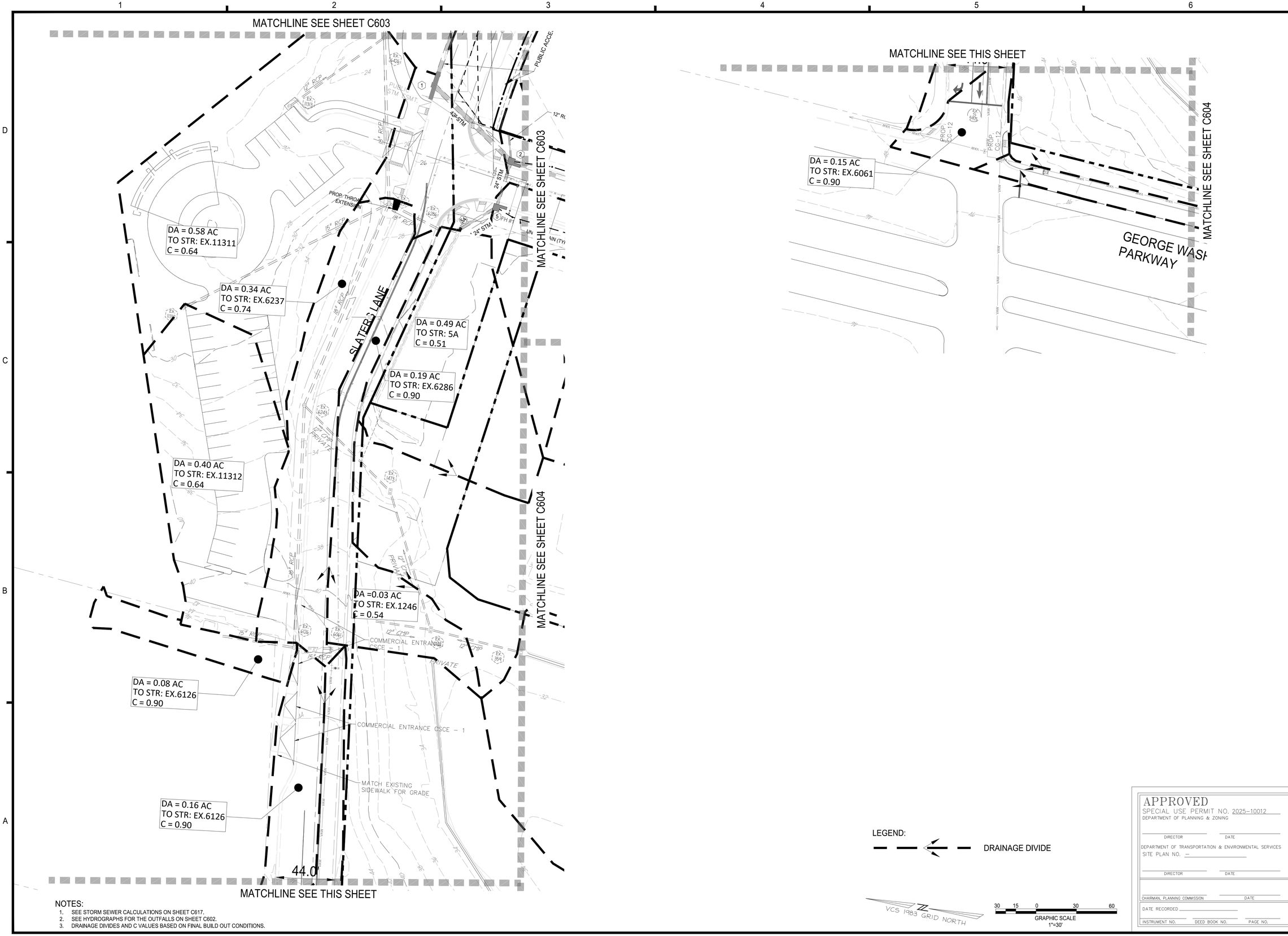

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C617.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C602.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

LEGEND:

DRAINAGE DIVIDE

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
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PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1" = 30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

DRAINAGE AREA MAP

SHEET No.
C607

P:\FX\Projects\17005\00600\114123 DSUP - Block C\C607 DRAINAGE AREA MAP.dwg, 8/19/2025 5:53:23 PM, _AutoCAD PDF (General Documentation).pc3

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, OR 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.

UTILITY WORKS

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

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 - BLOCK C DSUP PLAN

WATER QUALITY REQUIREMENTS

THE POTOMAC RIVER GENERATING STATION BLOCK C DSUP IS A PROPOSED MIXED-USE PLAN THAT IS ON THE OLD PEPCO PROPERTY LOCATED AT 1300 NORTH ROYAL STREET IN ALEXANDRIA VIRGINIA. THE PROPERTY IS CURRENTLY VACANT. 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 ALL MANAGED TURF. THE PHOSPHORUS REMOVAL REQUIREMENT FOR THIS APPLICATION IS A 20% REDUCTION OF THE TOTAL POST-DEVELOPMENT PHOSPHOROUS LOAD. PHOSPHOROUS LOAD REMOVAL REQUIRED = 0.96 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 FILTERING DEVICE, AND GREENROOF. SEE SHEET C611 FOR LOCATIONS OF BMP DEVICES AND SUPPORTING COMPUTATIONS (VRRM SPREADSHEET). PHOSPHOROUS LOAD REMOVAL PROVIDED = 1.19 LBS./YEAR. 67% OF PHOSPHOROUS REMOVAL COMES FROM NON-PROPRIETARY METHODS. SEE SHEET C610 FOR BMP SIZING CALCULATIONS.

GIVEN THAT WE EXCEED THE PHOSPHOROUS REMOVAL REQUIRED AND GIVEN THAT 67% OF REMOVAL IS BY NON-PROPRIETARY METHODS WE CONCLUDE THAT WE MEET THE WATER QUALITY REQUIREMENTS FOR THIS PLAN, AS DEMONSTRATED ON SHEET C611.

WATER QUANTITY AND ADEQUATE OUTFALL NARRATIVE

WATER QUANTITY REQUIREMENTS HAVE BEEN ADDRESSED WITHIN THE INFRASTRUCTURE PLAN. REFER TO THE SECTION BELOW FOR SUPPORTING DETAILS.

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. 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. 100 YEAR POST DEVELOPMENT 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. 100 YEAR POST DEVELOPMENT FLOW = 30.62 CFS.

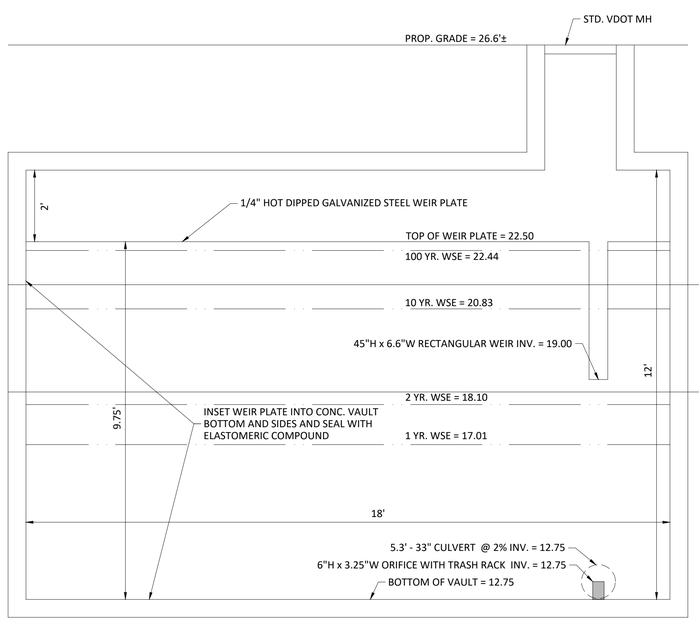
REDUCTION IN WATER QUANTITY IS ACHEIVED THROUGH THE USE OF A PROPOSED VAULT AT OUTFALL A. BECAUSE THERE IS NO AREA TO PROVIDE A VAULT OR POND FOR OUTFALL B WE ARE COMPENSATING FOR INCREASE FLOW AT OUTFALL B WITH INCREASED STORAGE IN THE VAULT AT OUTFALL A. SEE WATER SHED SCHEMATIC ON THIS SHEET.

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.

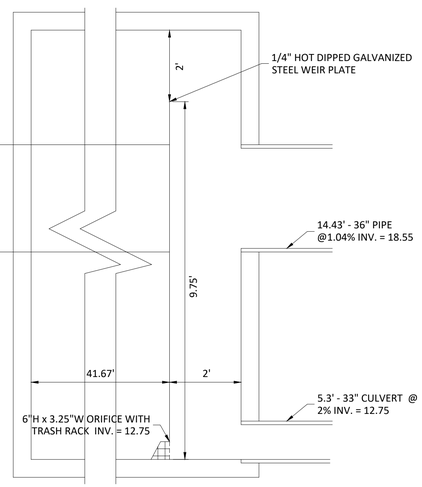
ADEQUATE OUTFALL

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



SWM VAULT SECTION
NTS



SWM VAULT SECTION
NTS

Hydrograph Report

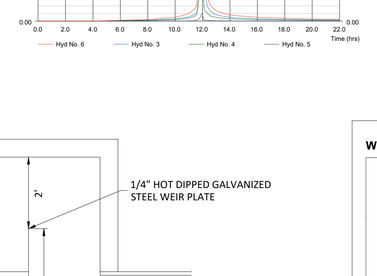
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

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) = [(12.880 x 98) + (5.990 x 80)] / 6.430



Hydrograph Report

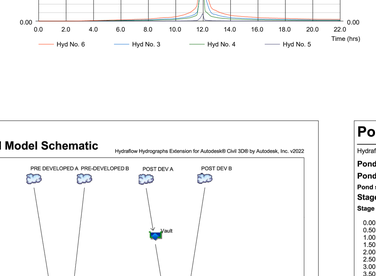
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

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) = [(12.880 x 98) + (5.990 x 80)] / 6.430



Hydrograph Report

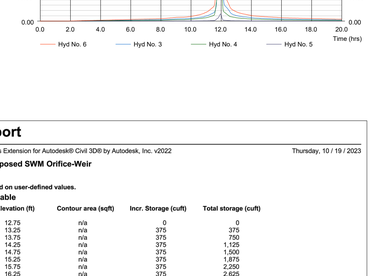
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

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) = [(12.880 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

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

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 19 / 2023

Pond No. 3 - Proposed SWM Orifice-Weir

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	12.75	n/a	0	0
0.50	13.25	n/a	375	375
1.00	13.75	n/a	375	750
1.50	14.25	n/a	375	1,125
2.00	14.75	n/a	375	1,500
2.50	15.25	n/a	375	1,875
3.00	15.75	n/a	375	2,250
3.50	16.25	n/a	375	2,625
4.00	16.75	n/a	375	3,000
4.50	17.25	n/a	375	3,375
5.00	17.75	n/a	375	3,750
5.50	18.25	n/a	375	4,125
6.00	18.75	n/a	375	4,500
6.50	19.25	n/a	375	4,875
7.00	19.75	n/a	375	5,250
7.50	20.25	n/a	375	5,625
8.00	20.75	n/a	375	6,000
8.50	21.25	n/a	375	6,375
9.00	21.75	n/a	375	6,750
9.50	22.25	n/a	375	7,125
10.00	22.75	n/a	375	7,500

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. —
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

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
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SWM COMPUTATIONS

SHEET No.
C608

P:\VA\Projects\17005\00600\114123 DSUP - Block C\C608 SWM COMPUTATIONS.dwg, 8/19/2025 5:54:06 PM, _AutoCAD PDF (General Documentation).pc3

Hydrograph Report

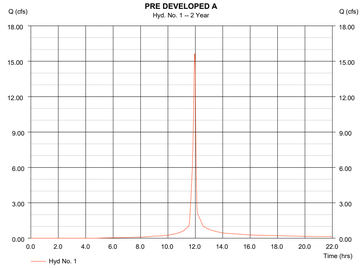
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

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

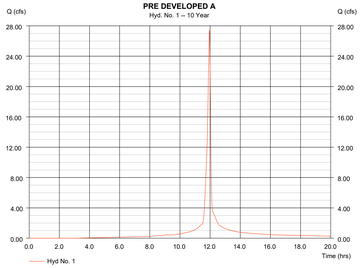
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

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

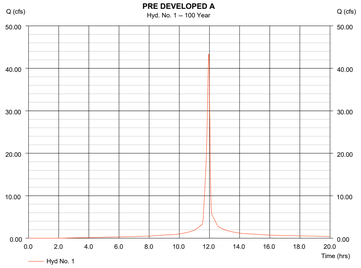
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

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



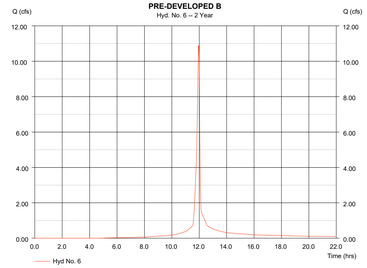
Hydrograph Report

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



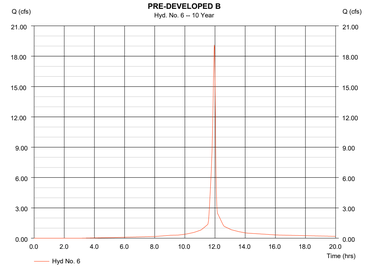
Hydrograph Report

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



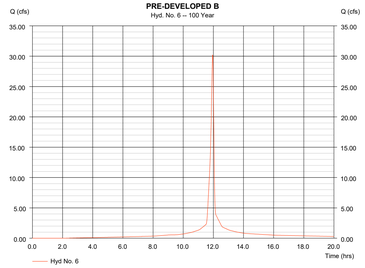
Hydrograph Report

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

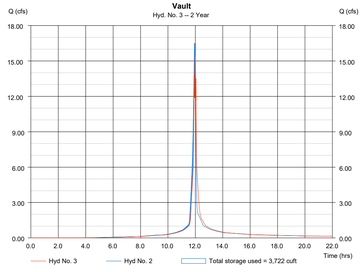
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

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

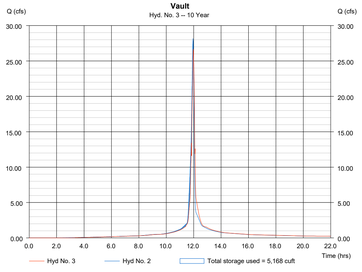
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

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

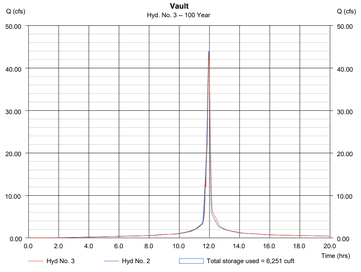
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

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.



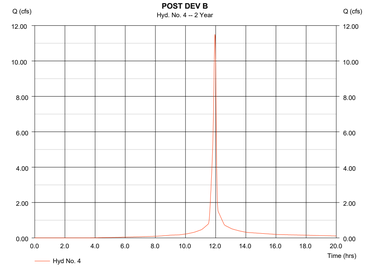
Hydrograph Report

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



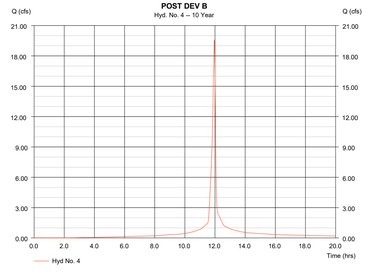
Hydrograph Report

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



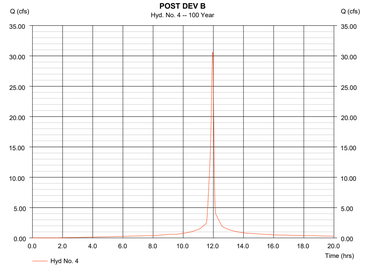
Hydrograph Report

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

Hyd. No. 4

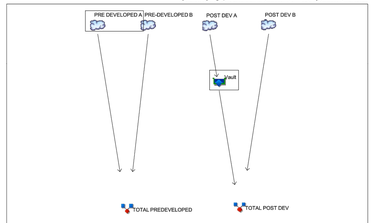
POST DEV B

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

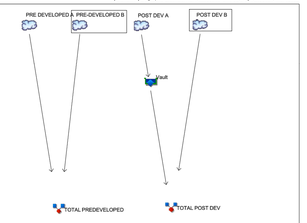
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



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
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

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
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SWM COMPUTAIONS AND NARRATIVES

SHEET No.
C609

P:\XP\Projects\17005\00000\114123 DSUP - Block C\C609 SWM COMPUTAIONS AND NARRATIVES.dwg, 8/19/2025 5:54:24 PM, AutoCAD PDF (General Documentation).pc3

BIO SIZING - GROUND PLANTERS

Bioretention #1	
Impervious DA (AC)	0.03
Managed DA (AC)	0.00
Treatment Volume (CF)	103
Minimum Area (SF)	58
Actual Area (SF)	120
Upstream BMP	None
Downstream BMP	None
Lat: 38.8216	Long: -77.0412

Bioretention #2	
Impervious DA (AC)	0.21
Managed DA (AC)	0.00
Treatment Volume (CF)	724
Minimum Area (SF)	408
Actual Area (SF)	411
Upstream BMP	None
Downstream BMP	None
Lat: 38.8217	Long: -77.0409

Bioretention #3	
Impervious DA (AC)	0.25
Managed DA (AC)	0.00
Treatment Volume (CF)	862
Minimum Area (SF)	486
Actual Area (SF)	552
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8209	Long: -77.0409

Bioretention #4	
Impervious DA (AC)	0.1
Managed DA (AC)	0.00
Treatment Volume (CF)	345
Minimum Area (SF)	194
Actual Area (SF)	200
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8208	Long: -77.0407

Bioretention #5	
Impervious DA (AC)	0.1
Managed DA (AC)	0.00
Treatment Volume (CF)	345
Minimum Area (SF)	194
Actual Area (SF)	200
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8207	Long: -77.0408

Bioretention #6	
Impervious DA (AC)	0.06
Managed DA (AC)	0.00
Treatment Volume (CF)	207
Minimum Area (SF)	117
Actual Area (SF)	121
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8209	Long: -77.0414

Bioretention #7	
Impervious DA (AC)	0.06
Managed DA (AC)	0.00
Treatment Volume (CF)	207
Minimum Area (SF)	117
Actual Area (SF)	121
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8208	Long: -77.0414

Bioretention #8	
Impervious DA (AC)	0.14
Managed DA (AC)	0.00
Treatment Volume (CF)	483
Minimum Area (SF)	272
Actual Area (SF)	282
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8215	Long: -77.0413

Bioretention #9	
Impervious DA (AC)	0.28
Managed DA (AC)	0.00
Treatment Volume (CF)	966
Minimum Area (SF)	544
Actual Area (SF)	558
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8214	Long: -77.0415

Bioretention #10	
Impervious DA (AC)	0.07
Managed DA (AC)	0.00
Treatment Volume (CF)	241
Minimum Area (SF)	136
Actual Area (SF)	150
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8209	Long: -77.0416

Bioretention #11	
Impervious DA (AC)	0.08
Managed DA (AC)	0.00
Treatment Volume (CF)	276
Minimum Area (SF)	155
Actual Area (SF)	171
Upstream BMP	None
Downstream BMP	None
Lat: 38.8207	Long: -77.0415

Bioretention #12	
Impervious DA (AC)	0.08
Managed DA (AC)	0.00
Treatment Volume (CF)	276
Minimum Area (SF)	155
Actual Area (SF)	171
Upstream BMP	None
Downstream BMP	None
Lat: 38.8207	Long: -77.0416

Bioretention #13	
Impervious DA (AC)	0.07
Managed DA (AC)	0.00
Treatment Volume (CF)	241
Minimum Area (SF)	136
Actual Area (SF)	150
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8202	Long: -77.0416

Bioretention #14	
Impervious DA (AC)	0.07
Managed DA (AC)	0.00
Treatment Volume (CF)	241
Minimum Area (SF)	136
Actual Area (SF)	150
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8202	Long: -77.0418

Bioretention #15	
Impervious DA (AC)	0.09
Managed DA (AC)	0.00
Treatment Volume (CF)	310
Minimum Area (SF)	175
Actual Area (SF)	177
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8200	Long: -77.0418

Bioretention #16	
Impervious DA (AC)	0.45
Managed DA (AC)	0.00
Treatment Volume (CF)	1552
Minimum Area (SF)	874
Actual Area (SF)	884
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8199	Long: -77.0409

Bioretention #17	
Impervious DA (AC)	0.26
Managed DA (AC)	0.00
Treatment Volume (CF)	897
Minimum Area (SF)	505
Actual Area (SF)	510
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8198	Long: -77.0417

Bioretention #18	
Impervious DA (AC)	0.31
Managed DA (AC)	0.00
Treatment Volume (CF)	1069
Minimum Area (SF)	602
Actual Area (SF)	608
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8198	Long: -77.0418

Bioretention #19	
Impervious DA (AC)	0.42
Managed DA (AC)	0.00
Treatment Volume (CF)	1448
Minimum Area (SF)	816
Actual Area (SF)	821
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8195	Long: -77.0408

Bioretention #20	
Impervious DA (AC)	0.16
Managed DA (AC)	0.00
Treatment Volume (CF)	552
Minimum Area (SF)	311
Actual Area (SF)	319
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8186	Long: -77.0408

Bioretention #21	
Impervious DA (AC)	0.18
Managed DA (AC)	0.00
Treatment Volume (CF)	620
Minimum Area (SF)	349
Actual Area (SF)	360
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8185	Long: -77.0409

Bioretention #22	
Impervious DA (AC)	0.49
Managed DA (AC)	0.00
Treatment Volume (CF)	1690
Minimum Area (SF)	952
Actual Area (SF)	959
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8188	Long: -77.0409

Bioretention #23	
Impervious DA (AC)	0.13
Managed DA (AC)	0.00
Treatment Volume (CF)	448
Minimum Area (SF)	252
Actual Area (SF)	258
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8183	Long: -77.0404

Bioretention #24	
Impervious DA (AC)	0.13
Managed DA (AC)	0.00
Treatment Volume (CF)	448
Minimum Area (SF)	252
Actual Area (SF)	258
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8182	Long: -77.0405

Bioretention #25	
Impervious DA (AC)	0.04
Managed DA (AC)	0.00
Treatment Volume (CF)	138
Minimum Area (SF)	78
Actual Area (SF)	138
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8188	Long: -77.0395

Bioretention #26	
Impervious DA (AC)	0.17
Managed DA (AC)	0.00
Treatment Volume (CF)	568
Minimum Area (SF)	320
Actual Area (SF)	331
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8184	Long: -77.0395

Bioretention #27	
Impervious DA (AC)	0.24
Managed DA (AC)	0.00
Treatment Volume (CF)	828
Minimum Area (SF)	466
Actual Area (SF)	475
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8184	Long: -77.0396

Bioretention #28	
Impervious DA (AC)	0.09
Managed DA (AC)	0.00
Treatment Volume (CF)	310
Minimum Area (SF)	175
Actual Area (SF)	180
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8174	Long: -77.0397

Bioretention #29	
Impervious DA (AC)	0.14
Managed DA (AC)	0.00
Treatment Volume (CF)	483
Minimum Area (SF)	272
Actual Area (SF)	280
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8175	Long: -77.0398

Storage Depth for Sizing- Street Planters	
6" PONDING	0.5FT x 1.0Vr
42" MEDIA	3.0FT x 0.25Vr
12" STONE	1.0FT x 0.4Vr
Storage Depth	1.775

BIO SIZING - ROOF PLANTERS

	Bioretention Level #C1	Bioretention #B2	Bioretention #B3
Impervious DA (AC)	0.280	0.190	0.390
Managed Turf DA (AC)	0.000	0.000	0.000
Treatment Volume (CF)	966	655	1345
Minimum Area (SF)	633	430	882
Actual Area (SF)	650	726	1067
Upstream BMP	None	None	None
Downstream BMP	None	None	None
Lat:			
Long:			

Storage Depth for Sizing- Street Planters	
6" PONDING	0.5 FT x 1.0Vr
30" MEDIA	2.5 FT x 0.25Vr
12" STONE	1.0FT x 0.4Vr
Storage Depth	1.525

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

BMP COMPUTATIONS

SHEET No.
C610

P:\PX\Projects\170050\00000\114123 DSUP - Block C\C611 BMP COMPUTATIONS.dwg, 8/19/2025 5:54:38 PM, , AutoCAD PDF (General Documentation).pc3

BLOCK C - BMP COMPUTATIONS

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Project Name: PRGS - BLOCK C
Date: 5/5/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.73

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 1.56
Post-Development TP Load Reduction for Site (lb/yr): 0.96

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.56	1.56
Impervious Cover (acres)				0.17	0.17
					1.73

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed					0.00
Impervious Cover (acres)				1.73	1.73
Area Check	OK.	OK.	OK.	OK.	1.73

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.96

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	16.15

Final Post-Development TN Load	21.34

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	1.56	0.00
Weighted Rv(turf)	0.25	0.00
Weighted Loading Rate(turf)	0.85	0.00
% Managed Turf	90%	0%
Impervious Cover (acres)	0.17	0.17
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	10%	100%
Total Site Area (acres)	**1.73**	**0.17**
Site Rv	**0.32**	**0.95**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0460	0.0135
Pre-ReDevelopment Treatment Volume (cubic feet)	2,002	586
Pre-ReDevelopment TP Load (lb/yr)	**1.47**	**0.15**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.85	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.04*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.

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

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
Wgt. Ld. Rate(turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	1.73
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	100%
Final Site Area (acres)	**1.73**
Final Post Dev Site Rv	**0.95**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.1370
Final Post-Development Treatment Volume (cubic feet)	5,966
Final Post-Development TP Load (lb/yr)	**1.48**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Land Cover Summary-Post	
Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
Wgt. Ld. Rate(turf)	0.00
% Managed Turf	0%
ReDev. Impervious Cover (acres)	0.17
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	100%
Total ReDev. Site Area (acres)	**0.17**
ReDev Site Rv	**0.95**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.0135
Post-ReDevelopment Treatment Volume (cubic feet)	586
Post-ReDevelopment Load (TP) (lb/yr)*	**0.15**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.86
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.03**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	1.56
Rv(impervious)	0.95
Treatment Volume and Nutrient Load	
Post-Development Treatment Volume (acre-ft)	0.1235
Post-Development Treatment Volume (cubic feet)	5,380
Post-Development TP Load (lb/yr)	**1.34**
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.93**

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)					0.00	0.00	0.00
Impervious Cover (acres)				1.73	1.73	0.95	0.86
				Total	1.73		

CLEAR BMP AREAS

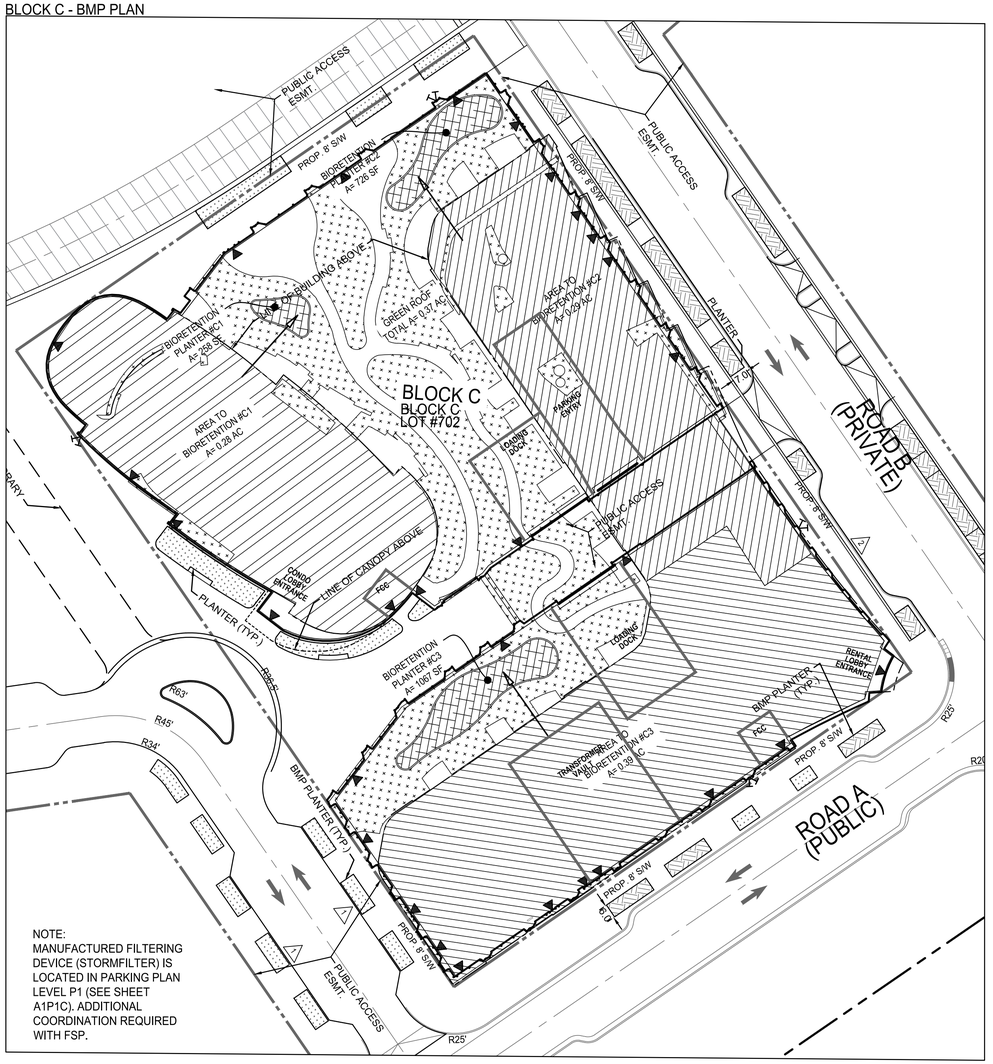
Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.48
Post Development Treatment Volume in D.A. A (ft³) 5,966

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)														
1.b. Vegetated Roof #2 (P-FIL-02)	60			0.37		766	510	1,276	0		0.32	0.19	0.13	16.b. MTD - Filtering
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40			0.96	0	1,324	1,986	3,311	25	0.00	0.82	0.45	0.37	16.b. MTD - Filtering
16. Manufactured Treatment Devices (no RR)														
16.b. Manufactured Treatment Device-Filtering	0			0.40	2,497	0	3,876	3,876	65	0.50	0.34	0.55	0.29	

BLOCK C - BMP PLAN



NOTE:
MANUFACTURED FILTERING DEVICE (STORMFILTER) IS LOCATED IN PARKING PLAN LEVEL P1 (SEE SHEET A1P1C). ADDITIONAL COORDINATION REQUIRED WITH FSP.

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.73	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.73	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 5,966

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	2,090	0	0	0	0	2,090
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.48	0.00	0.00	0.00	0.00	1.48
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.19	0.00	0.00	0.00	0.00	1.19
TP LOAD REMAINING (lb/yr)	0.29	0.00	0.00	0.00	0.00	0.29
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.32	0.00	0.00	0.00	0.00	10.32

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.48
TP LOAD REDUCTION REQUIRED (lb/yr)	0.96
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.19
TP LOAD REMAINING (lb/yr)	0.29
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.23 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	21.34
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.32
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	11.02

LEGEND:
- BIORETENTION AREA
- GREEN ROOF
- IMPERVIOUS TO BIORETENTION
- IMPERVIOUS TO BIORETENTION

NOTES:
1. BLOCK C REQUIRES A MANUFACTURED TREATMENT DEVICE - FILTERING IN THE GARAGE .

BLOCK C - 65% GREEN PRACTICES CALCULATION:

PHOSPHORUS REMOVED BY VEGETATED ROOF #2 = 0.18 lb
PHOSPHORUS REMOVED BY BIORETENTION #1 = 0.45 lb
PHOSPHORUS REMOVED BY MTD = 0.55 lb
TOTAL PHOSPHORUS REDUCTION REQUIRED = 0.96 lb/yr
0.18 + 0.45 = 0.63/0.96= 66%

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KW

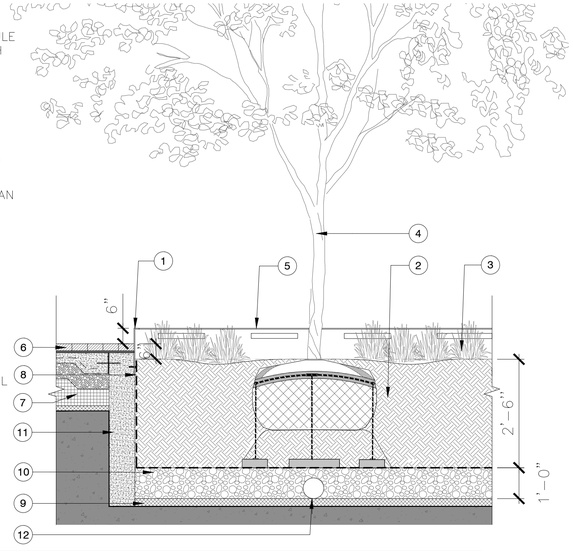
BMP COMPUTATIONS - BLOCK C

SHEET No.
C611

P:\FXProjects\17000\00600\114123 DSUP - Block C\C611 BMP COMPS.dwg, 8/19/2025 5:56:09 PM, _AutoCAD PDF (General Documentation).pc3

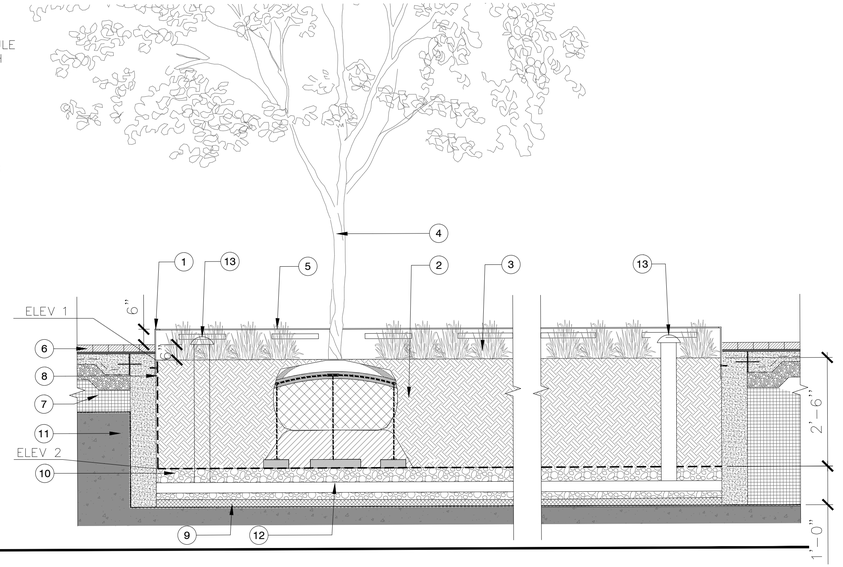
BIORETENTION DETAIL

1. METAL EDGING RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
2. PLANTING SOIL RE: SOIL PLAN
3. PROPOSED PLANTING RE: PLANTING PLAN
4. PROPOSED TREE RE: PLANTING PLAN
5. METAL EDGING BEYOND
6. ADJACENT PAVING. RE: CONSTRUCTION PLAN
7. LIGHTWEIGHT FILL. RE: STRUCTURAL
8. FILTER FABRIC
9. DRAINAGE AND ROOF ASSEMBLY RE: ARCH
10. AGGREGATE STONE. RE: CIVIL
11. REINFORCED C.I.P CONCRETE SLAB RE: STRUCTURAL
12. UNDER DRAIN. RE: CIVIL

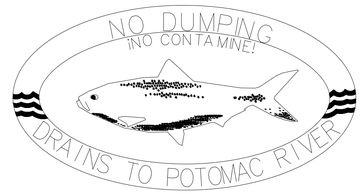


DETAIL – BMP PLANTER

1. METAL EDGING RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
2. PLANTING SOIL RE: SOIL PLAN
3. PROPOSED PLANTING RE: PLANTING PLAN
4. PROPOSED TREE RE: PLANTING PLAN
5. METAL EDGING BEYOND
6. ADJACENT PAVING.
7. LIGHTWEIGHT FILL.
8. FILTER FABRIC
9. DRAINAGE AND ROOF ASSEMBLY RE: ARCH
10. AGGREGATE STONE.
11. REINFORCED C.I.P CONCRETE SLAB
12. UNDER DRAIN.
13. OVERFLOW DRAIN/ CLEANOUT



das
Curb Marker



CITY STANDARD
BMP/SWM MARKER
WATERSHED MARKER
TO BE PROVIDED ON STORM INLETS & STRUCTURES

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GREENROOF TYPICAL DETAIL

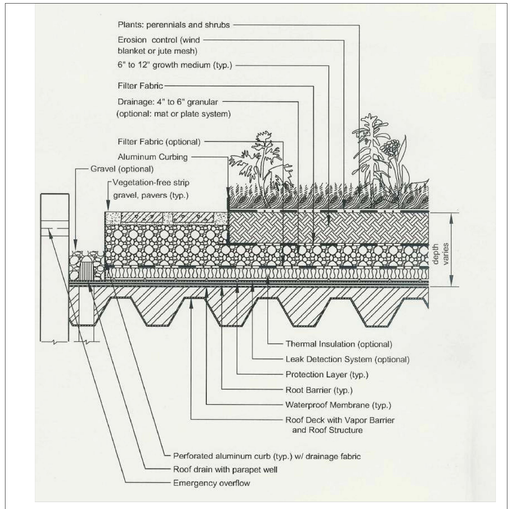
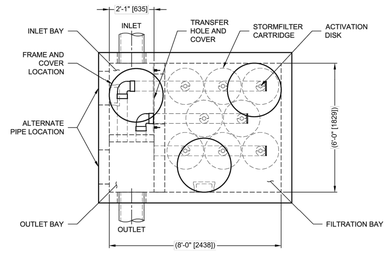
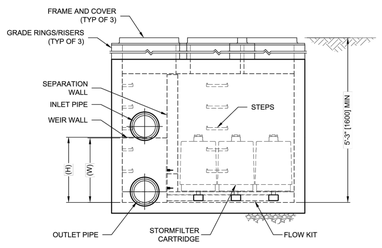


Figure 5.3. Typical Section – Intensive Vegetated Roof
(Source: Northern VA Regional Commission)

SECTION 5: PHYSICAL FEASIBILITY & DESIGN APPLICATIONS



PLAN



ELEVATION

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,326,476; 5,707,527; 5,766,157; 5,027,839; 6,649,046; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

STORMFILTER DESIGN NOTES

- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD
- A 6' x 8' [1829 x 2438] PEAK DIVERSION STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (8) AND IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR A RIGHT INLET CONFIGURATION
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H) (ft. [mm])	3.05 [930]			2.3 [701]			1.8 [549]		
HEIGHT OF WEIR (W) (ft. [mm])	3.00 [914]			2.25 [686]			1.75 [533]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]	10 [0.63]	8.35 [0.53]	5 [0.32]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

FRAME AND GRATE
(24" SQUARE)
(NOT TO SCALE)

FRAME AND COVER
(30" ROUND)
(NOT TO SCALE)

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
CARTRIDGE FLOW RATE			
CARTRIDGE SIZE (27, 18, LOW DROP (LD))			
MEDIA TYPE (PERLITE, ZPG, PSORB)			
NUMBER OF CARTRIDGES REQUIRED			
INLET BAY RIM ELEVATION			
FILTER BAY RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			

PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7" [178].** FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS**. SPECIFIC FLOW RATE SHALL BE **2 GPM/SF [1.36 L/s/m²] (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF [13.39 L/s/m³] OF MEDIA (MAXIMUM).**

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 10' [3048] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER OPENING COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFPD0608 (6' x 8')
PEAK DIVERSION STORMFILTER
STANDARD DETAIL

PROPOSED WQVD

Project Description
Development (Redevelopment)

Drainage Area	Impervious	Pervious	Total
On-Site Treated	1.73	0.00	1.73
Off-Site Treated	0.00	0.00	0.00
Total Treated	1.73	0.00	1.73
Any On-Site Disconnected by a Vegetated Buffer (25')			
Total On-Site Treated or Disconnected			1.73

Water Treatment On-Site

BMP Type	Area Treated by BMP (acres)	Impervious Area treated by BMP (acres)	BMP Efficiency (%)
Bioretention	0.96	0.96	40
GREEN ROOF	0.37	0.37	60
MTD FILTERING	0.40	0.40	65

Miscellaneous Information
Total WQV treated yes (no)
Detention on Site (yes) no
Project is within which watershed? POTOMAC RIVER
Project Discharges to which body of water? POTOMAC RIVER

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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
08/05/2025

PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

BMP COMPUTATIONS AND DETAILS

SHEET No.
C612

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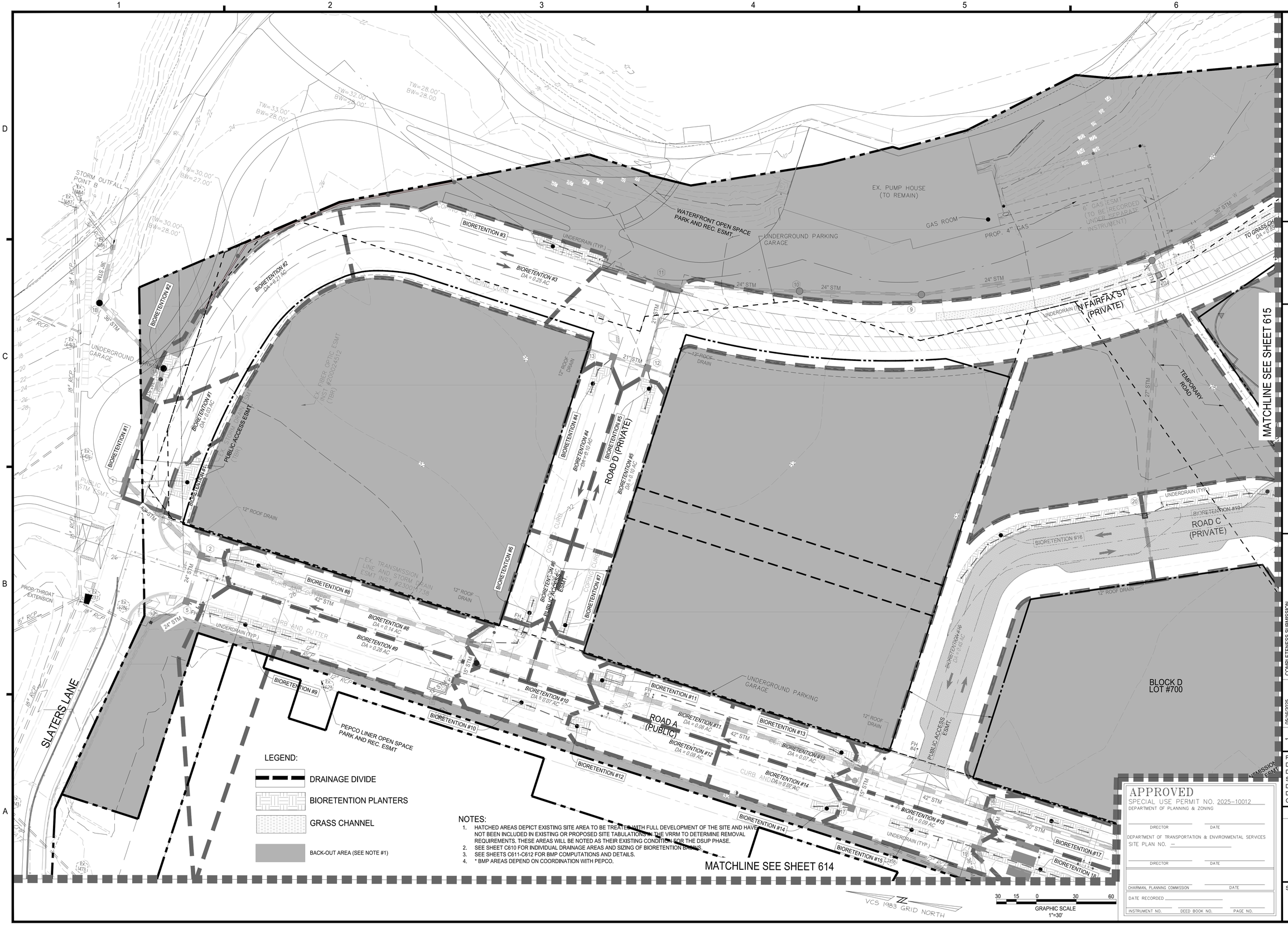

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SWM-BMP PLAN

SHEET No.
C613

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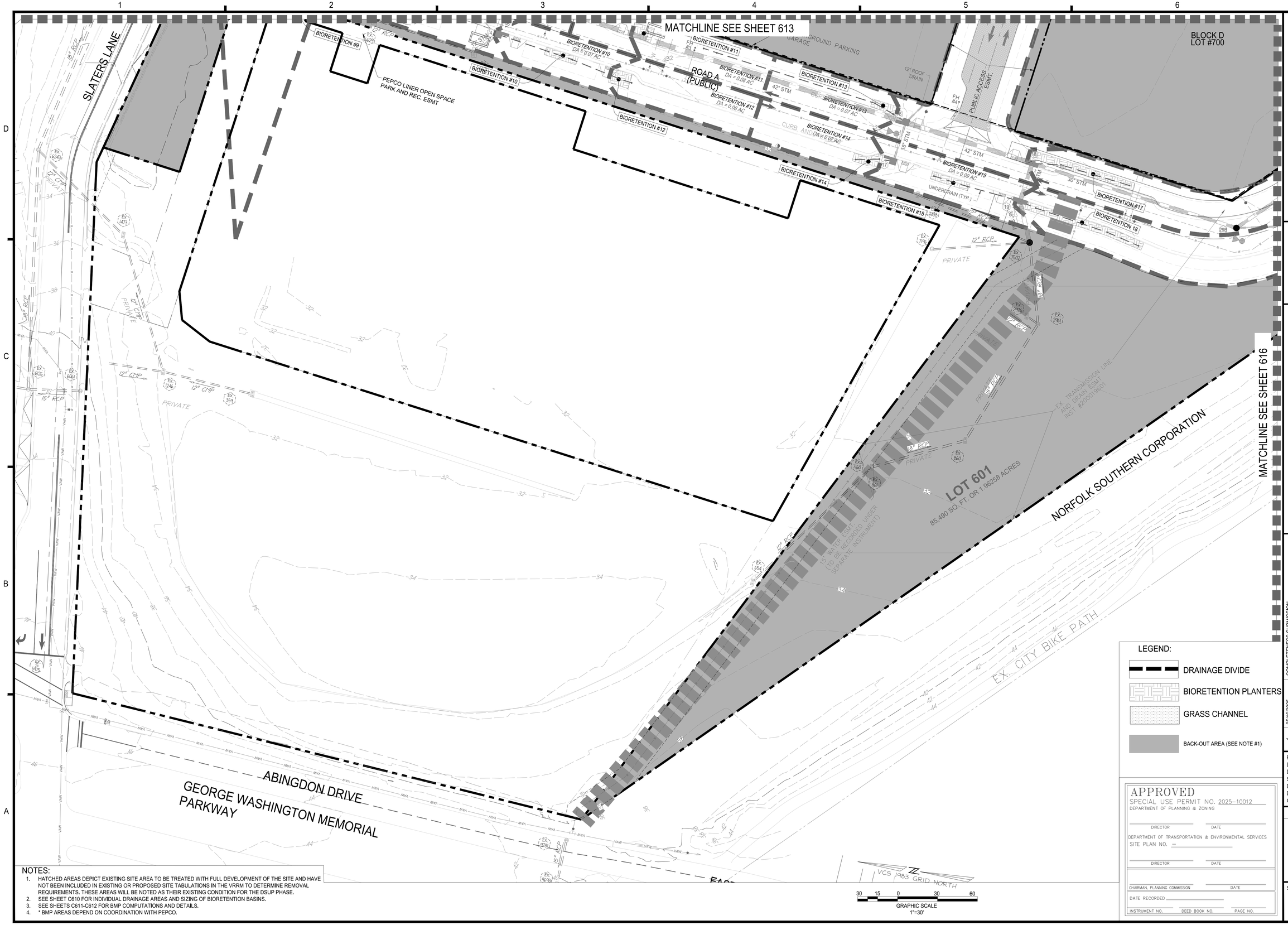

LEGEND:

- DRAINAGE DIVIDE
- BIORETENTION PLANTERS
- GRASS CHANNEL
- BACK-OUT AREA (SEE NOTE #1)

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.
2. SEE SHEET C610 FOR INDIVIDUAL DRAINAGE AREAS AND SIZING OF BIORETENTION BASINS.
3. SEE SHEETS C611-C612 FOR BMP COMPUTATIONS AND DETAILS.
4. * BMP AREAS DEPEND ON COORDINATION WITH PEPCO.

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SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SWM-BMP PLAN

SHEET No.
C614



LEGEND:

- DRAINAGE DIVIDE
- BIORETENTION PLANTERS
- GRASS CHANNEL
- BACK-OUT AREA (SEE NOTE #1)

NOTES:

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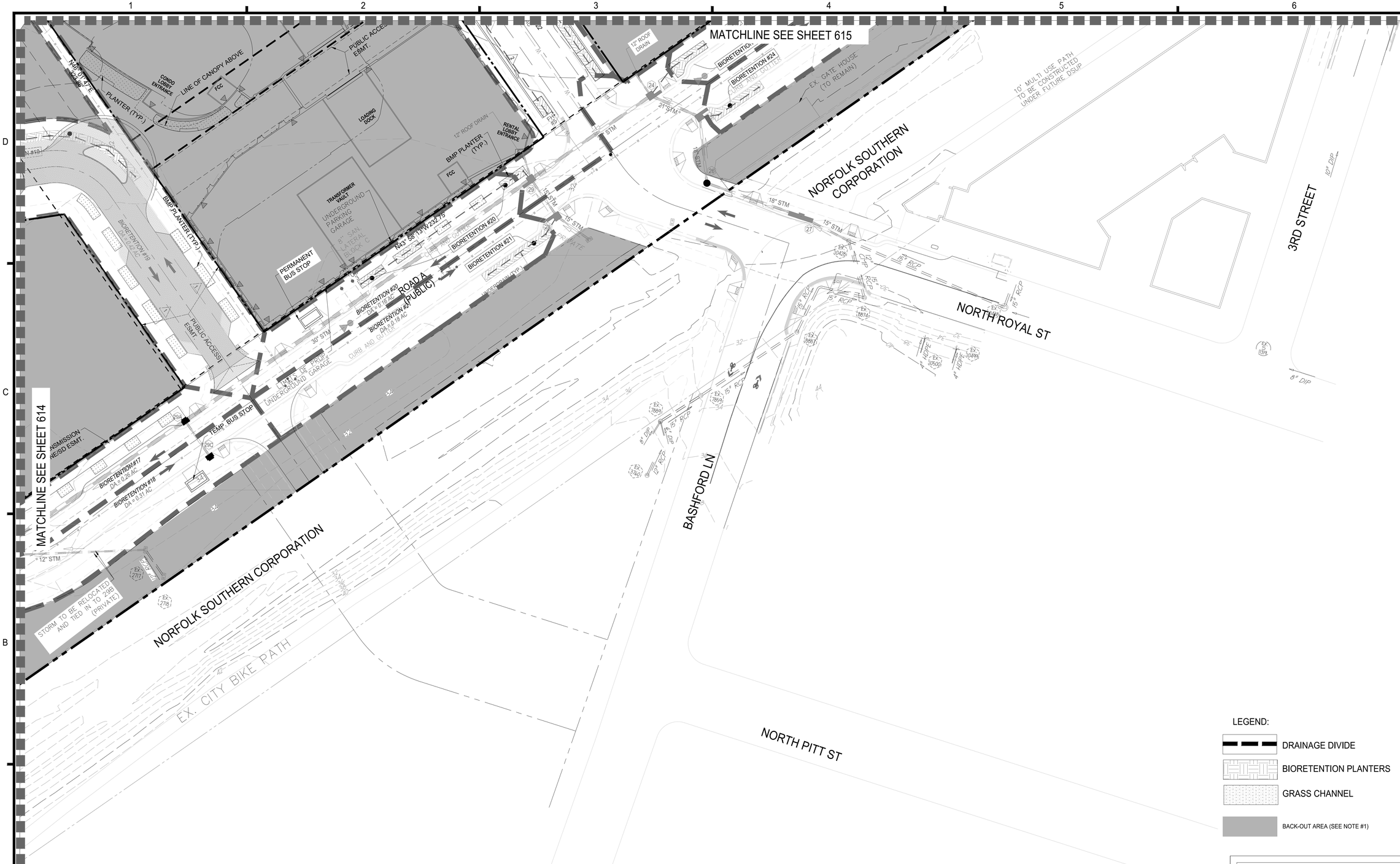
SWM-BMP PLAN

SHEET No.
C615



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SWM-BMP PLAN

SHEET No.
C616

STORM SEWER PIPE COMPUTATIONS

FROM POINT	TO POINT	DRAIN. AREA	RUNOFF COEFF.	CA INCREM.	CA 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	9.00		0.30	30.08	29.40	32.60	0.0209	15	0.015	8.09	3.0	6.59	11.0	0.04	0.45	6.59	
EX.7859	EX.8887	0.080	0.78	0.06	0.10	5.18	9.00		0.86	29.22	28.50	78.83	0.0091	15	0.015	5.35	3.1	4.36	25.2	0.16	0.72	4.36	
EX.8887	EX.8874	0.120	0.66	0.08	0.17	5.60	9.00		1.57	28.27	27.94	51.69	0.0064	15	0.015	4.47	3.3	3.65	15.7	0.35	0.90	3.65	
EX.8874	EX. 10428	0.200	0.72	0.14	0.32	5.87	9.00		2.87	27.75	27.07	71.16	0.0096	15	0.015	5.47	4.5	4.46	16.0	0.52	1.00	4.46	12x18 Hor. Elliptical Pipe (RCP CL IV)
EX. 10428	27			0.11	0.43	6.13	9.00		3.86	26.90	26.60	36.68	0.0082	15	0.015	5.06	4.5	4.13	8.1	0.76	1.09	4.13	Increment 0.11 from STRM 10438
27	26	0.320	0.87	0.28	0.60	6.13	9.00		5.38	26.25	25.87	68.13	0.0056	18	0.015	6.80	4.2	3.85	16.0	0.79	1.10	3.85	12x18 Hor. Elliptical Pipe (RCP CL IV)
26	25				0.60	6.40	9.00		5.38	25.77	25.52	45.46	0.0055	18	0.015	6.75	4.2	3.82	10.8	0.80	1.10	3.82	
25	24	0.130	0.62	0.08	0.68	6.58	9.00		6.10	25.17	24.97	36.41	0.0055	21	0.015	10.18	4.4	4.23	8.3	0.60	1.03	4.23	Increment 0.69 from STRM 28
24	29	0.150	0.89	0.13	1.31	6.72	9.00		11.80	24.37	23.82	99.71	0.0055	27	0.015	19.93	5.2	5.01	19.3	0.59	1.03	5.01	Increment 0.50 from Roof - Block B
29	29A	0.120	0.85	0.10	2.06	7.04	9.00		18.58	23.47	21.89	288.18	0.0055	30	0.015	26.32	5.8	5.36	50.1	0.71	1.07	5.36	Increment 0.49 from Roof - Block C
29A	29B	0.230	0.85	0.20	2.43	7.87	9.00		21.90	21.79	20.83	162.24	0.0059	30	0.015	27.34	6.1	5.57	26.4	0.80	1.10	5.57	
29B	18				2.43	8.31	9.00		21.90	20.73	19.78	160.93	0.0059	30	0.015	27.31	6.1	5.56	26.2	0.80	1.10	5.56	Increment 0.17 from EX.2717
18	16	0.170	0.85	0.14	5.90	8.75	9.00		53.12	16.30	15.75	99.92	0.0055	42	0.013	74.64	8.4	7.76	11.9	0.71	1.08	7.76	
16	3	0.220	0.84	0.18	6.88	8.95	9.00		61.89	15.65	13.92	311.59	0.0056	42	0.013	74.97	8.7	7.79	35.9	0.83	1.11	7.79	Increment 0.69 from Roof - Block E
3	2	0.290	0.86	0.25	7.90	9.55	9.00		71.10	13.82	12.25	212.01	0.0074	42	0.013	86.58	10.0	9.00	21.2	0.82	1.11	9.00	Increment 0.58 from Roof - Block F
2	1	0.140	0.89	0.12	11.39	9.90	9.00		102.47	12.15	10.88	80.44	0.0158	42	0.013	126.42	14.6	13.14	5.5	0.81	1.11	13.14	
1	1A	0.500	0.87	0.44	11.82	9.99	9.00		106.39	10.78	7.32	89.13	0.0388	36	0.013	131.41	20.7	18.59	4.3	0.81	1.11	18.59	
1A	1B				11.82	10.06	9.00		106.39	7.22	4.60	68.91	0.0380	36	0.013	130.05	20.5	18.40	3.4	0.82	1.11	18.40	
1B	EX. 3685				11.82	9.99	9.00		106.39	4.50	2.94	45.36	0.0344	36	0.013	123.69	19.6	17.50	2.3	0.86	1.12	17.50	
EX. 3685	EX. 3684	0.067	0.37	0.02	11.85	10.03	9.00		106.61	2.84	0.02	41.41	0.0681	36	0.013	174.06	25.8	24.62	1.6	0.61	1.05	24.62	
STRM 4 - STRM 3																							
4	3	0.270	0.72	0.19	0.19	5.00	9.00		1.75	18.99	18.83	30.97	0.0052	15	0.015	4.02	3.2	3.28	9.8	0.43	0.96	3.28	
STRM 5 - STRM 2																							
5A	5	0.490	0.51	0.2499	3.1199	5	9.00		28.08	19.38	18.20	31.19	0.0378	24	0.015	38.14	13.2	12.14	2.4	0.74	1.08	12.14	Increment 2.87 from Offsite
5	2	0.350	0.69	0.24	3.36	5.04	9.00		30.25	18.10	16.75	35.97	0.0375	24	0.015	37.98	13.3	12.09	2.7	0.80	1.10	12.09	
STRM 13 - STRM 6A																							
13	12	0.100	0.90	0.09	0.58	5.00	9.00		5.22	24.90	24.75	27.00	0.0055	21	0.015	10.20	4.2	4.24	6.4	0.51	1.00	4.24	Increment 0.49 from Roof - Block F
12	11	0.100	0.90	0.72	1.30	5.11	9.00		11.70	24.15	23.80	63.22	0.0055	27	0.015	19.97	5.2	5.02	12.2	0.59	1.03	5.02	Increment 0.63 from Roof - Block E
11	10	0.710	0.77	0.55	1.85	5.31	9.00		16.62	23.45	22.91	99.73	0.0054	30	0.015	26.16	5.6	5.33	17.9	0.64	1.05	5.33	
10	9			0.00	1.85	5.61	9.00		16.62	22.81	22.28	96.20	0.0055	30	0.015	26.39	5.6	5.38	17.1	0.63	1.05	5.38	
9	8			0.00	1.85	5.89	9.00		16.62	22.18	21.19	180.87	0.0055	30	0.015	26.30	5.6	5.36	32.3	0.63	1.05	5.36	
8	7			0.00	4.12	6.43	9.00		37.09	20.59	19.12	268.61	0.0055	36	0.013	49.34	7.6	6.98	35.2	0.75	1.09	6.98	Increment 6.17 from STRM 14
7	6			0.00	4.12	7.02	9.00		37.09	19.02	18.80	33.01	0.0067	36	0.013	54.45	8.3	7.70	4.0	0.68	1.07	7.70	Increment 0.76 from Roof - Block C
6	6A			0.00	4.93	7.08	9.00		44.37	18.70	18.55	14.43	0.0104	36	0.013	68.00	10.2	9.62	1.4	0.65	1.06	9.62	Increment 3.40 from STRM 21
STRM 21 - STRM 6																							
21	6	0.930	0.87	0.81	0.81	5.00	9.00		7.28	20.76	20.65	9.02	0.0122	18	0.015	10.05	6.2	5.69	1.5	0.72	1.08	5.69	
EX.654 - STRM 18																							
EX.654	EX.861	0.670	0.55	0.37	0.37	5.00	9.00		3.32	29.57	26.81	124.35	0.0222	12	0.015	4.60	6.3	5.86	19.6	0.72	1.08	5.86	Inlet top to be adjusted as needed
EX.861	EX.860	0.350	0.55	0.19	0.56	5.33	9.00		5.05	26.32	24.00	73.18	0.0317	18	0.015	16.21	8.1	9.17	9.1	0.31	0.88	9.17	Inlet top to be adjusted as needed
EX.860	EX.2961	0.520	0.45	0.23	0.80	5.48	9.00		7.16	23.90	22.59	103.20	0.0127	18	0.015	10.26	6.2	5.80	16.6	0.70	1.07	5.80	Inlet top to be adjusted as needed
EX.2961	EX.7502				1.14	5.75	9.00		10.27	22.30	21.80	61.97	0.0081	18	0.015	8.18	4.6	4.63	13.4	1.26	1.00	4.63	Increment 0.58 from EX.2976
EX.7502	19				3.08	5.98	9.00		27.71	21.70	21.47	43.56	0.0053	36	0.013	48.47	7.1	6.86	6.2	0.57	1.03	6.86	Increment 1.96 from EX.7196 & EX.2717
19	18	0.350	0.7	0.25	3.32	6.08	9.00		29.91	16.90	16.73	31.44	0.0054	36	0.013	49.05	7.3	6.94	4.3	0.61	1.05	6.94	
EX.2976 - EX.2961																							
EX.2976	EX.2961	0.77	0.45	0.35	0.35	5.00	9.00		3.12	28.86	27.74	10.39	0.1078	12	0.015	10.14	11.4	12.91	0.9	0.31	0.88	12.91	Inlet top to be adjusted as needed
EX.7201- EX.7502																							
EX.7201	EX.7196	0.18	0.73	0.13	0.13	5.00	9.00		1.18	28.40	28.24	31.44	0.0051	12	0.015	2.20	2.9	2.80	11.0	0.54	1.02	2.80	
EX.7196	EX.7502	2.04	0.8	1.63	1.76	5.18	9.00		15.87	28.14	26.86	73.55	0.0174	12	0.015	4.07	5.2	5.19	14.2	3.90	1.00	5.19	
EX.2718 - STRM 29B																							
EX.2718	EX.2717	0.47	0.37	0.17	0.17	5.00	9.00		1.57	25.64	25.51	22.08	0.0059	12	0.015	2.37	3.2	3.02	6.9	0.66	1.06	3.02	
EX.2717	29B				0.17	5.12	9.00		1.57	25.21	24.50	106.43	0.0067	12	0.015	2.52	3.4	3.21	31.7	0.62	1.05	3.21	
STRM 17 - STRM 16																							
17	16	0.14	0.71	0.10	0.10	5.00	9.00		0.89	17.31	17.15	30.77	0.0052	15	0.015	4.04	2.6	3.29	12.1	0.22	0.78	3.29	
STRM 20 - STRM 8																							
20	20A	0.73	0.90	0.66	1.53	5.00	9.00		13.74	23.25	22.35	181.33	0.0050	27	0.015	18.91	5.2	4.76	35.2	0.73	1.08	4.76	Increment 0.87 from Roof - Block D
20A	8	0.90	0.83	0.75	2.27	5.59	9.00		20.47	22.25	22.19	12.15	0.0051	30	0.015	25.39	5.8	5.17	2.1	0.81	1.11	5.17	
STRM 33 - VAULT																							
33	32	0.28	0.90	0.25	0.66	5.00	9.00		5.96	23.60	23.45	27.24	0.0055	21	0.015	10.19	4.4	4.24	6.2	0.58	1.03	4.24	Increment 0.41 from Roof - Block B
32	VAULT	0.25	0.90	0.23	1.17	5.10	9.00		10.50	20.75	20.40	57.39	0.0061	24	0.015	15.31	5.2	4.87	11.0	0.69	1.07	4.87	Increment 0.28 from Roof - Block A
VAULT - STRM 6A																							
VAULT	31								35.56	12.75	12.60	15.22	0.0099	33	0.013	52.50	9.5	8.84	1.6	0.68	1.07	8.84	
31	30	0.11	0.83	0.09	0.09	5.00	9.00		36.38	12.50	12.00	59.38	0.0084	33	0.013	48.53	8.9	8.17	6.6	0.75	1.09	8.17	
30	6A								36.38	11.90	11.80	6.16	0.0162	33	0.013	67.38	11.5	11.34	0.5	0.54	1.02	11.34	
6A	OUTFALL A								80.75	-2.71	-11.05	192.56	0.0433	96	0.013	1898.16	18.7	37.76	10.3	0.04	0.50	37.76	
EX. 7709 - STRM 28																							
EX.7709	28	0.72	0.39	0.28	0.28	5.00	9.00		2.53	26.32	25.99	27.21	0.0121	15	0.015	6.17	4.7	5.02	5.7	0.41	0.94	5.02	
28	29	0.35	0.7	0.25	0.53	5.00	9.00		4.73	25.89	25.50	31.00	0.0126	15	0.015	6.28	5.6	5.12	5.5	0.75	1.09	5.12	
29C - 29A																							
29C	29A	0.230	0.7	0.16	0.16	5.00	9.00		1.45	23.07	22.77	30.44	0.0100	15	0.015	5.60	3.8	4.56	8.0	0.26	0.83	4.56	

NOTES:

1. SEE SHEET C602-C607 FOR DRAINAGE DIVIDES.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEETS C608 AND C609.

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - C
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

STORM SEWER COMPUTATIONS

SHEET No.
C617

P:\PX\Projects\170093\800\114123 DSUP - Block C\C618 STORM SEWER COMPUTATIONS.dwg 8/19/2025 6:03:07 PM, AutoCAD PDF (General Documentation).pc3

HGL COMPUTATIONS

	Outlet									JUNCTION LOSS									Final	Inlet	Rim	Δ
	Water																			Water		
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	5.34	36	106.39	45.36	3.39	1.54	19.6	1.49	106.39	20.5	2177.42	6.50	2.28	58	3.47	7.24	0.00	3.62	5.16	10.50	18.75	8.25
1A	10.50	36	106.39	68.91	3.39	2.33	20.5	1.63	106.39	20.7	2200.19	6.64	2.32	64	3.81	7.76	0.00	3.88	6.22	16.71	25.92	9.21
1	16.71	36	106.39	89.13	3.39	3.02	20.7	1.66	102.47	14.6	1497.78	3.32	1.16	65	1.92	4.75	0.00	2.37	5.39	22.10	25.50	3.40
2	22.10	42	102.47	80.44	1.38	1.11	14.6	0.83	71.10	10.0	711.72	1.56	0.54	26	0.36	1.73	0.00	0.87	1.98	24.08	26.97	2.89
3	24.08	42	71.10	212.01	0.66	1.41	10.0	0.39	61.89	8.7	536.41	1.17	0.41	0	0.00	0.80	0.00	0.40	1.81	25.89	30.49	4.60
16	25.89	42	61.89	311.59	0.50	1.57	8.7	0.29	53.12	8.4	446.70	1.10	0.38	0	0.00	0.68	0.00	0.34	1.91	27.80	31.95	4.15
18	27.80	42	53.12	99.92	0.37	0.37	8.4	0.27	21.90	6.1	134.54	0.59	0.21	0	0.00	0.48	0.00	0.24	0.61	28.41	31.81	3.40
29B	28.41	30	21.90	160.93	0.38	0.61	6.1	0.15	21.90	6.1	134.70	0.59	0.21	53	0.29	0.64	0.00	0.32	0.93	29.34	33.44	4.10
29A	29.34	30	21.90	162.24	0.38	0.62	6.1	0.15	18.58	5.8	106.84	0.51	0.18	0	0.00	0.33	0.00	0.16	0.78	30.12	32.78	2.66
29	30.12	30	18.58	288.18	0.27	0.79	5.8	0.13	11.80	5.2	61.06	0.42	0.15	0	0.00	0.27	0.00	0.14	0.92	31.04	32.43	1.39
24	31.04	27	11.80	99.71	0.19	0.19	5.2	0.10	6.10	4.4	26.64	0.30	0.10	0	0.00	0.21	0.00	0.10	0.30	31.34	31.32	-0.02
25	31.34	21	6.10	36.41	0.20	0.07	4.4	0.07	5.38	4.2	22.67	0.28	0.10	63	0.16	0.33	0.00	0.16	0.24	31.58	31.17	-0.41
26	31.58	18	5.38	45.46	0.35	0.16	4.2	0.07	5.38	4.2	22.83	0.28	0.10	62	0.16	0.32	0.00	0.16	0.32	31.90	30.43	-1.47
27	31.90	18	5.38	68.13	0.35	0.24	4.2	0.07	2.87	4.5	12.80	0.31	0.11		0.00	0.18	0.00	0.09	0.33	32.22	29.94	-2.28
EX. 10428	32.22	15	3.86	36.68	0.48	0.17	4.5	0.08	1.57	3.3	5.18	0.17	0.06		0.00	0.14	0.00	0.07	0.24	32.47	30.98	-1.49
EX.8874	32.22	15	2.87	71.16	0.26	0.19	4.5	0.08	1.57	3.3	5.18	0.17	0.06		0.00	0.14	0.00	0.07	0.26	32.48	31.39	-1.09
EX.8887	32.48	15	1.57	51.69	0.08	0.04	3.3	0.04	0.86	3.1	2.69	0.15	0.05		0.00	0.10	0.00	0.05	0.09	32.57	31.58	-0.99
EX.7859	32.57	15	0.86	78.83	0.02	0.02	3.1	0.04	0.30	3.0	0.89	0.14	0.05		0.00	0.09	0.00	0.04	0.06	32.63	34.02	1.39
EX.7889	32.63	15	0.30	32.60	0.00	0.00	3.0	0.03	0.00	0.0	0.00	0.00	0.00		0.00	0.03	0.00	0.02	0.02	32.65	37.38	4.73
To Strm 3																						
4	19.83	15	1.75	30.97	0.10	0.03	3.2	0.04	0.00	0.0	0.00	0.00	0.00	0	0.00	0.04	0.00	0.02	0.05	19.88	30.38	10.50
To Strm 2																						
5	18.35	24	30.25	35.97	2.38	0.86	13.3	0.69	28.08	13.2	369.45	2.69	0.94	41	0.00	1.63	0.00	0.82	1.67	20.02	26.93	6.91
5A	20.02	24	28.08	31.19	2.05	0.64	13.2	0.67	0.00	0.0	0.00	0.00	0.00	0	0.00	0.67	0.00	0.34	0.98	21.00	27.85	6.85
STRM 13 - STRM 6A																						
6	20.95	36	44.37	14.43	0.59	0.09	10.2	0.40	37.09	8.3	306.37	1.06	0.37	152	0.74	1.52	0.00	0.76	0.84	21.79	27.44	5.65
7	21.79	36	37.09	33.01	0.41	0.14	8.3	0.26	37.09	7.6	283.32	0.91	0.32	146	0.63	1.22	0.00	0.61	0.74	22.54	26.76	4.22
8	22.54	36	37.09	268.61	0.41	1.11	7.6	0.23	16.62	5.6	93.18	0.49	0.17	156	0.34	0.74	0.00	0.37	1.48	24.01	27.31	3.30
9	24.01	30	16.62	180.87	0.22	0.40	5.6	0.12	16.62	5.6	93.49	0.49	0.17	149	0.34	0.64	0.00	0.32	0.71	24.73	32.65	7.92
10	24.73	30	16.62	96.20	0.22	0.21	5.6	0.12	16.62	5.6	92.68	0.48	0.17	152	0.34	0.63	0.00	0.31	0.53	25.25	31.00	5.75
11	25.25	30	16.62	99.73	0.22	0.22	5.6	0.12	11.70	5.2	60.64	0.42	0.15	114	0.29	0.56	0.00	0.28	0.50	25.75	29.30	3.55
12	25.75	27	11.70	63.22	0.19	0.12	5.2	0.10	5.22	5.6	29.11	0.48	0.17	90	0.34	0.61	0.00	0.31	0.43	26.18	30.48	4.30
13	26.18	21	5.22	27.00	0.14	0.04	5.6	0.12	0.00	0.0	0.00	0.00	0.00	0	0.00	0.12	0.00	0.06	0.10	26.27	30.50	4.23
To Strm 6																						
21	21.85	18	7.28	9.02	0.64	0.06	6.2	0.15	0.00	0.0	0.00	0.00	0.00	0	0.00	0.15	0.00	0.07	0.13	21.98	27.81	5.83
EX.654 - STRM 18																						
19	19.13	36	29.91	31.44	0.27	0.08	7.3	0.20	27.71	7.1	196.06	0.78	0.27	50	0.37	0.84	0.00	0.42	0.51	19.64	31.79	12.15
EX.7502	23.87	36	27.71	43.56	0.23	0.10	7.1	0.19	10.27	4.6	47.54	0.33	0.12	29	0.00	0.31	0.00	0.16	0.26	24.13	32.00	7.87
EX.2961	24.13	18	10.27	61.97	1.27	0.79	4.6	0.08	7.16	6.2	44.54	0.60	0.21	37	0.00	0.29	0.00	0.15	0.94	25.06	32.30	7.24
EX.860	25.06	18	7.16	103.20	0.62	0.64	6.2	0.15	5.05	8.1	40.73	1.01	0.35	44	0.42	0.92	0.00	0.46	1.10	26.16	33.30	7.14
EX.861	26.16	18	5.05	73.18	0.31	0.23	8.1	0.25	3.32	6.3	21.06	0.63	0.22	28	0.16	0.63	0.00	0.32	0.54	26.70	34.30	7.60
EX.654	27.61	12	3.32	124.35	1.15	1.43	6.3	0.16	1.18	2.9	3.37	0.13	0.04	0	0.00	0.20	0.00	0.10	1.53	29.14	35.30	6.16
To Ex. 2961																						
EX.2976	28.54	12	3.12	10.39	1.02	0.11	11.4	0.50	0.00	0.0	0.00	0.00	0.00	0	0.00	0.50	0.00	0.25	0.36	28.90	38.30	9.40
EX.7201- EX.7502																						
EX.7196	27.66	12	15.87	73.55	26.42	19.43	5.2	0.10	1.18	2.9	3.37	0.13	0.04	58	0.00	0.15	0.00	0.07	19.50	47.16	38.30	-8.86
EX.7201	47.16	12	1.18	31.44	0.15	0.05	2.9	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.02	0.06	47.23	39.30	-7.93
EX.2718 - STRM 29B																						
EX.2718	26.31	12	1.57	22.08	0.26	0.06	3.2	0.04	0.00	0.0	0.00	0.00	0.00	0	0.00	0.04	0.00	0.02	0.08	26.39	34.08	7.69
EX.2717	26.39	12	1.57	106.43	0.26	0.27	3.4	0.04	0.00	0.0	0.00	0.00	0.00	58	0.00	0.04	0.00	0.02	0.30	26.68	34.02	7.34
To Strm 16																						
17	18.15	15	0.89	30.77	0.03	0.01	2.6	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.01	0.02	18.17	31.92	13.75
To Strm 8																						
20A	24.19	30	20.47	12.15	0.33	0.04	5.8	0.13	13.74	5.2	70.85	0.41	0.14	28	0.00	0.27	0.00	0.14	0.18	24.36	27.28	2.92
20	24.36	27	13.74	181.33	0.26	0.48	5.2	0.10	0.00	0.0	0.00	0.00	0.00	0	0.00	0.10	0.00	0.05	0.53	24.89	27.74	2.85
STRM 33 - VAULT																						
32	22.00	24	10.50	57.39	0.29	0.16	5.2	0.11	5.96	4.4	26.05	0.30	0.10	75	0.00	0.21	0.00	0.10	0.27	22.27	28.25	5.98
33	24.85	21	5.96	27.24	0.19	0.05	4.4	0.07	36.38	11.5	419.55	2.06	0.72	0	0.00	0.80	0.00	0.40	0.45	25.30	28.45	3.15
VAULT - STRM 6A																						
30	14.00	33	36.38	6.16	0.63	0.04	11.5	0.52	36.38	8.9	325.33	1.24	0.43	0	0.00	0.95	0.00	0.48	0.51	14.51	26.02	11.51
31	14.51	33	36.38	59.38	0.63	0.37	8.9	0.31	35.56	9.5	337.10	1.40	0.49	82	0.00	0.80	0.00	0.40	0.77	15.29	27.42	12.13
VAULT	15.29	33	35.56	15.22	0.60	0.09	9.5	0.35	0.00	0.0	0.00	0.00	0.00	31	0.00	0.35	0.00	0.17	0.27	15.55	27.09	11.54
EX. 7709 - STRM 28																						
28	26.50	15	4.73	31.00	0.71	0.22	5.6	0.12	0.00	4.7	0.00	0.35	0.12	20	0.06	0.30	0.00	0.15	0.37	26.87	32.43	5.56
EX.7709	26.99	15	2.53	27.21	0.20	0.06	4.7	0.09	0.00	0.0	0.00	0.00	0.00	0	0.00	0.09	0.00	0.04	0.10	27.09	31.96	4.87
29C - 29A																						
29C	23.77	15	1.45	30.44	0.20	0.06	3.8	0.06	0.00	0.0	0.00	0.00	0.00	0	0.00	0.06	0.00	0.03	0.09	23.86	32.88	9.02

NOTES:

1. SEE SHEET C602-C607 FOR DRAINAGE DIVIDES.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEETS C608 AND C609.

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4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
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08/05/2025
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MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
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PROJECT No.: 230052662.00
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DATE: 04/18/2025
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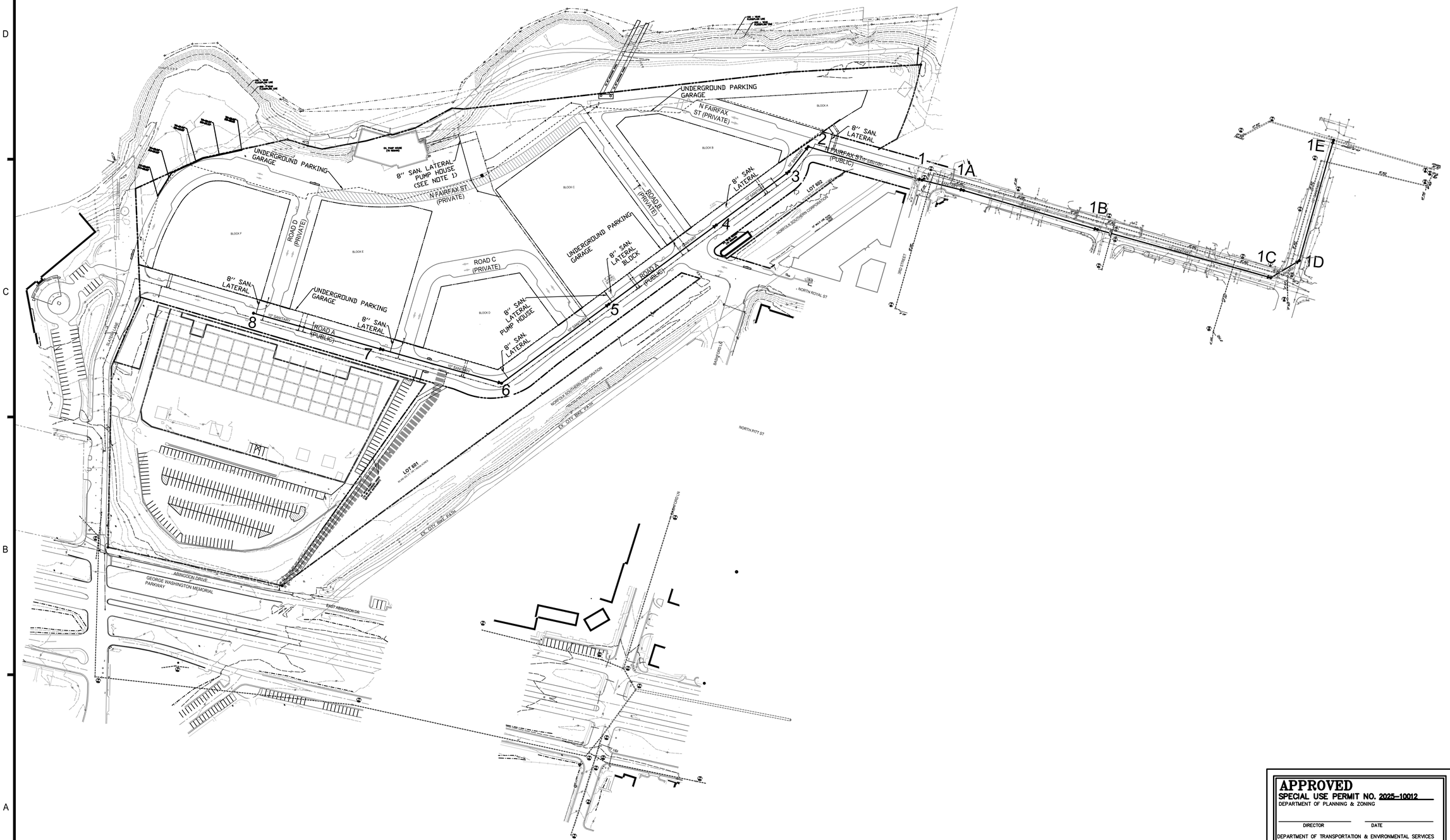
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

STORM SEWER COMPUTATIONS

SHEET No.
C618

P:\PX\Projects\17005\06\00\114123 DSUP - Block C\C618 STORM SEWER COMPUTATIONS.dwg 8/19/2025 6:03:25 PM, AutoCAD PDF (General Documentation).pc3



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 THE PUMP HOUSE LATERAL.

VCS 1983 GRID NORTH

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

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. =

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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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
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: 1"=100'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SANITARY SEWER PLAN

SHEET No.
C700

P:\PXP\Projects\17005\00600\114123 DSUP - Block C\C700 SANITARY SEWER PLAN.dwg, 8/13/2025 6:05:51 PM, AutoCAD PDF (General Documentation).pc3

SANITARY FLOW ESTIMATE

Area	Office/Cultural (sq. ft.)	Flow Rate	Total Office Wastewater (MGD)	Retail (sq. ft.)	Flow Rate	Total Retail Wastewater (MGD)	Hotel (sq. ft.)	No. of Rooms	Total Hotel Wastewater (MGD)	No. of Restaurant Seats	Flow Rate	Total Restaurant Wastewater (MGD)	Residential (sq. ft.)	No. of Apartment / Condominium Units	Flow Rate	Total Residential Wastewater (MGD)	Floor Area	Total (MGD)	Peak Factor	Peak (MGD)
Pump House				10,000	0.200	0.0020				467.00	3.25	0.0015				0.0035	10,000	0.0070	4.0	0.0281
Block A	41,657	0.200	0.01	9,801	0.200	0.0020				70.00	3.25	0.0002				0.0086	51,458	0.0191	4.0	0.0763
Block B				30,126	0.200	0.0060				1,339.00	3.25	0.0044	382,623	321	300.0	0.0963	412,749	0.1067	4.0	0.4267
Block C				12,709	0.200	0.0025				565.00	3.25	0.0018	625,375	494	300.0	0.1482	638,084	0.1526	4.0	0.6103
Block D				8,000	0.200	0.0016						0.0000	288,582	277	300.0	0.0831	296,582	0.0847	4.0	0.3388
Block E				12,000	0.200	0.0024				350.00	3.25	0.0011	526,582	547	300.0	0.1641	538,582	0.1676	4.0	0.6706
Block F	270,000	0.200	0.05	8,000	0.200	0.0016				373.00	3.25	0.0012	146,580	138	300.0	0.0414	424,580	0.0982	4.0	0.3928
Total Onsite Proposed Flow										4.00	3.25	0.0000						**0.6359**		**2.5437**
99 Canal Properties	155,679	0.200	0.03							5.00	3.25	0.0000					155,679	0.0312	4.0	0.1246
Tidelock Property	39,133	0.200	0.01							7.00	3.25	0.0000					39,133	0.0078	4.0	0.0314
Total Offsite Flow										8.00	3.25	0.0000						**0.0390**		**0.1560**

BLOCK B UNIT MIX ARE CONDOS AND APRTMENTS

NOTE: THE HALF OF GSF AREA OF RETAIL IS FOR NUMBER OF RESTAURANT SEATS AND THE OTHER HALF OF GSF AREA IS FOR RETAIL IN THE TABULATION.

BLOCK B: 60,252 / 2 = 30,126 SF X $\frac{2}{3}$ = 20,084 SF / 15 = 1,339 SEATS

BLOCK C: 25,418 / 2 = 12,709 SF X $\frac{2}{3}$ = 8,473 SF / 15 = 565 SEATS

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 = 0.0982 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 = 0.1676 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 = 0.0847 MGD
5	**4**	19.08	17.60	295.00	0.50	15	PVC	0.01	5.95	3.84	0.159600	0.510100	4.00	3.16	2.04	4.85	4.85	0.53	1.00	Block C & Pump House contribution to Prop. 5 = 0.1596 MGD
4	**3**	17.50	16.50	199.49	0.50	15	PVC	0.01	5.94	3.84	0.106700	0.616800	4.00	3.82	2.47	4.84	5.13	0.64	1.06	Block B contribution to Prop. 4 = 0.1067 MGD
3	**2**	16.40	16.05	69.47	0.50	15	PVC	0.01	5.96	3.85	0.000000	0.616800	4.00	3.82	2.47	4.86	5.15	0.64	1.06	
2	**1**	15.95	14.63	262.34	0.50	15	PVC	0.01	5.95	3.85	0.019100	0.635900	4.00	3.94	2.54	4.85	5.14	0.66	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	0.635900	4.00	3.94	2.54	4.82	5.11	0.67	1.06	
1A	**1B**	13.83	12.30	308.45	0.50	15	PVC	0.01	5.91	3.82	0.000000	0.635900	4.00	3.94	2.54	4.82	5.11	0.67	1.06	
1B	**1C**	12.20	10.20	397.72	0.50	15	PVC	0.01	5.95	3.85	0.000000	0.635900	4.00	3.94	2.54	4.85	5.14	0.66	1.06	
1C	**1D**	10.10	9.73	73.34	0.50	15	PVC	0.01	5.96	3.85	0.000000	0.635900	4.00	3.94	2.54	4.86	5.15	0.66	1.06	
1D	**1E**	9.63	8.25	277.12	0.50	15	PVC	0.01	5.92	3.83	0.000000	0.635900	4.00	3.94	2.54	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	0.674900	4.00	4.18	2.70	5.10	4.10	0.22	0.80	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	2.70	222.64	0.01	0.01	4.1	0.07	2.54	5.1	13.01	0.41	0.14	90	0.27	0.48	0.00	0.24	0.25	10.13	24.00
S1D	10.63	15	2.54	277.12	0.09	0.25	5.1	0.10	2.54	5.1	13.10	0.41	0.14	43	0.00	0.25	0.00	0.12	0.38	11.01	25.00
S1C	11.10	15	2.54	73.34	0.09	0.07	5.1	0.10	2.54	5.1	13.08	0.41	0.14	46	0.00	0.25	0.00	0.12	0.19	11.29	26.00
S1B	13.20	15	2.54	397.72	0.09	0.36	5.1	0.10	2.54	5.1	12.99	0.40	0.14	180	0.00	0.24	0.00	0.12	0.49	13.69	27.00
S1A	14.83	15	2.54	308.45	0.09	0.28	5.1	0.10	2.54	5.1	12.99	0.41	0.14	180	0.00	0.24	0.00	0.12	0.40	15.23	28.00
S1	15.50	15	2.54	94.70	0.09	0.09	5.1	0.10	2.54	5.1	13.08	0.41	0.14	180	0.28	0.52	0.00	0.26	0.35	15.85	27.65
S2	17.01	15	2.54	262.34	0.09	0.24	5.1	0.10	2.47	5.1	12.70	0.41	0.14	69	0.25	0.50	0.00	0.25	0.49	17.50	32.33
S3	17.49	15	2.47	69.47	0.09	0.06	5.1	0.10	2.47	5.1	12.67	0.41	0.14	175	0.27	0.52	0.00	0.26	0.32	17.81	32.56
S4	18.50	15	2.47	199.49	0.09	0.17	5.1	0.10	2.04	4.8	9.89	0.36	0.13	180	0.24	0.47	0.00	0.24	0.41	18.91	30.88
S5	20.08	15	2.04	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

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4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
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JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

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2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

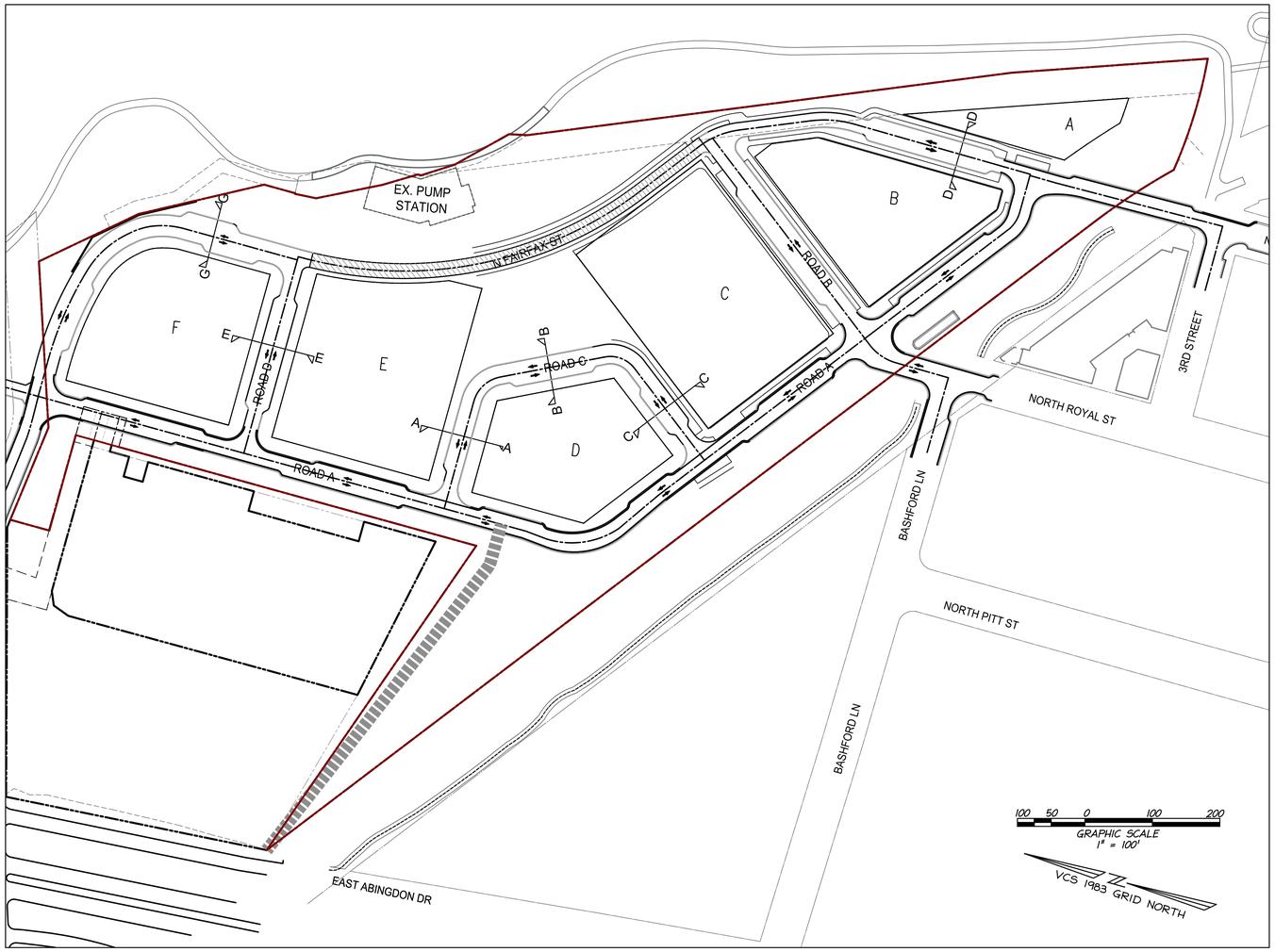
DATE RECORDED

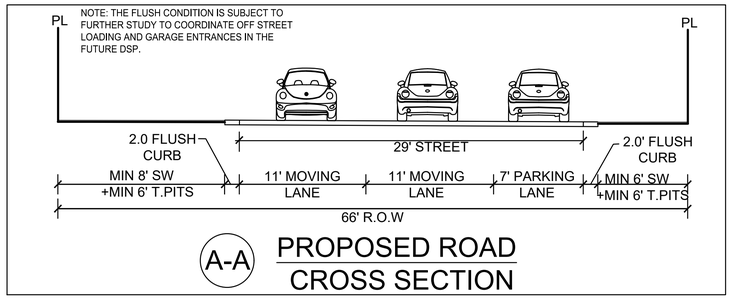
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SANITARY SEWER COMPUTATIONS

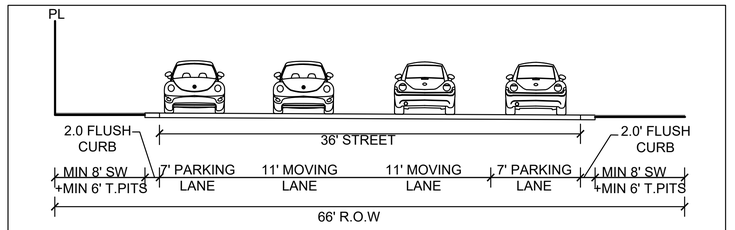
SHEET No.
C701

P:\PXPProjects\17005\00600.114123 DSUP - Block C\C700 SANITARY SEWER PLAN.dwg, 8/19/2025 6:06:04 PM, _AutoCAD PDF (General Documentation).pc3





A-A PROPOSED ROAD CROSS SECTION



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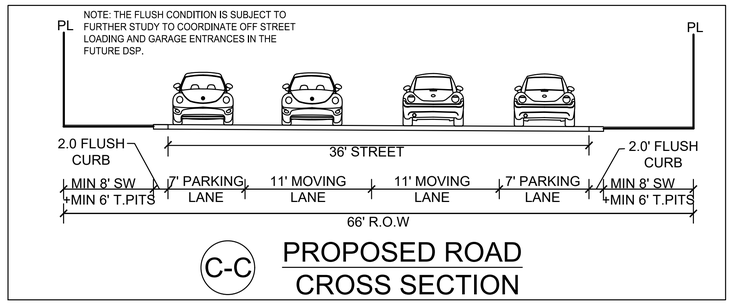
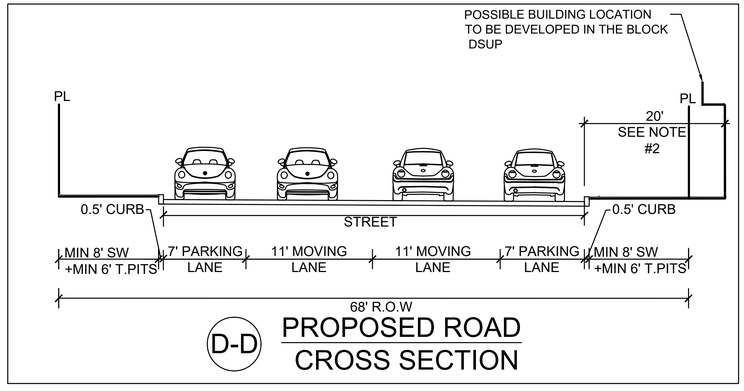
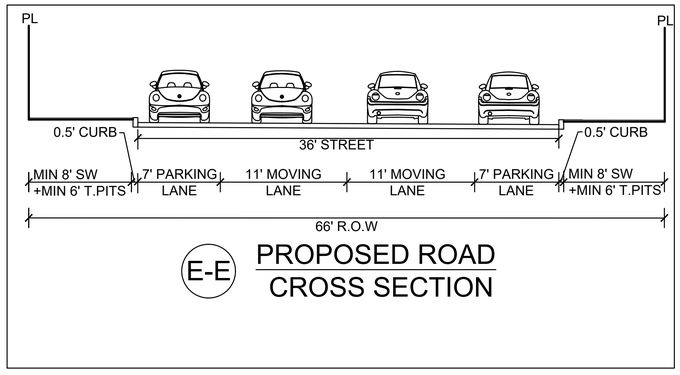


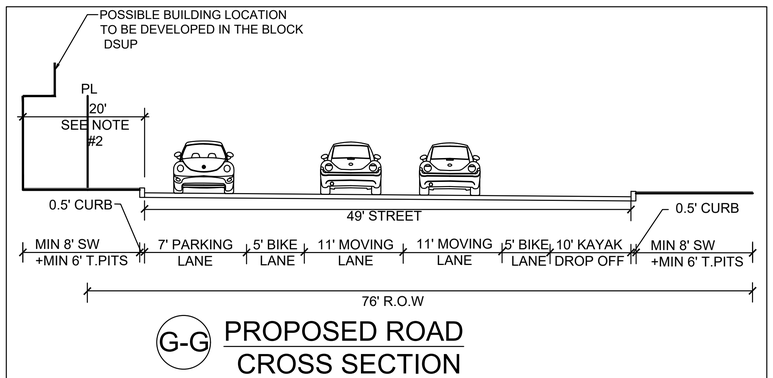
C-C PROPOSED ROAD CROSS SECTION



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
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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
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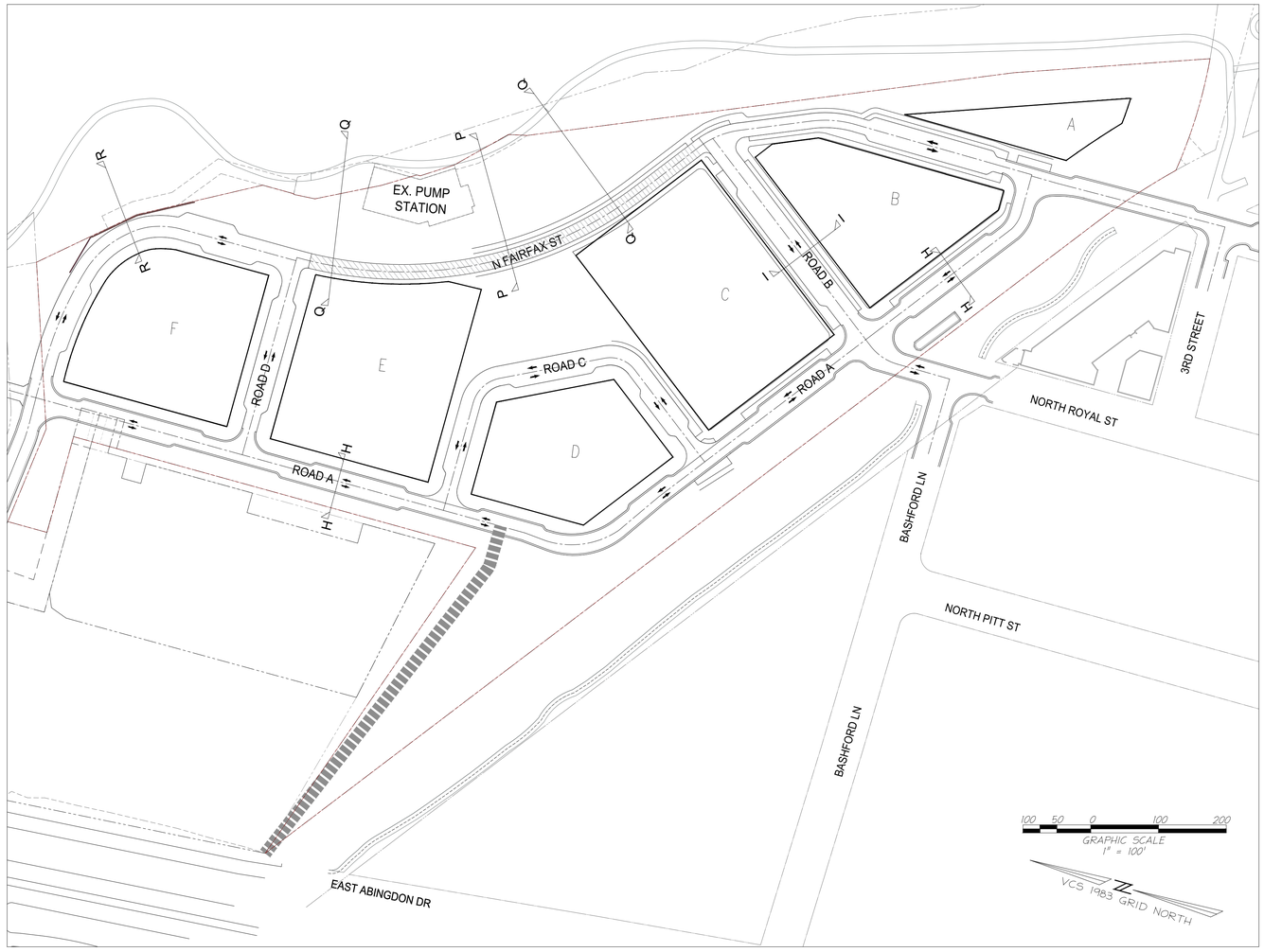
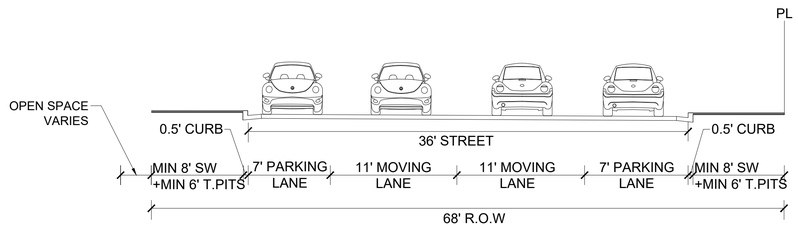
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

STREET CROSS-SECTIONS

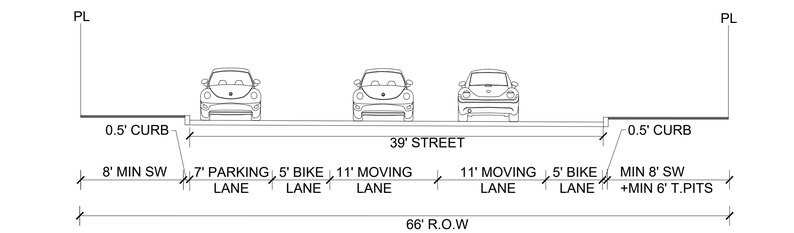
SHEET No.
C800

P:\PXProjects\17000\000001\114123 DSUP - Block C\C801 STREET CROSS-SECTIONS.dwg, 8/19/2025 6:06:39 PM, AutoCAD PDF (General Documentation).pc3



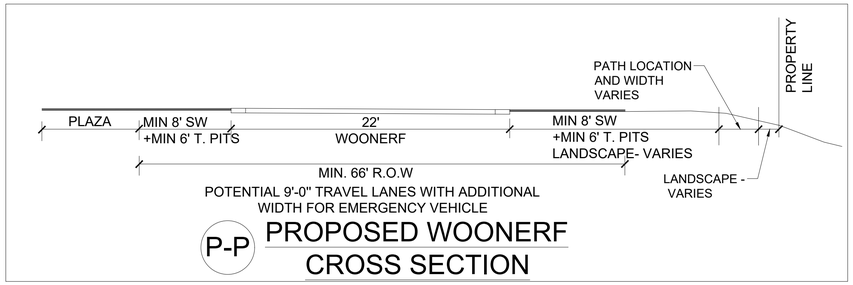


H-H PROPOSED ROAD CROSS SECTION

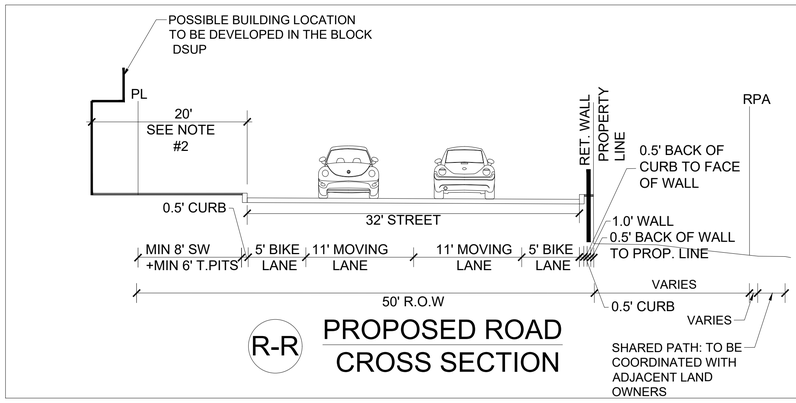


NOTE: STREET TREES WOULD FALL IN PARKING LANE ZONE AND ALTERNATE WITH PARKING TO BE FINALIZED IN BLOCK C DSUP.

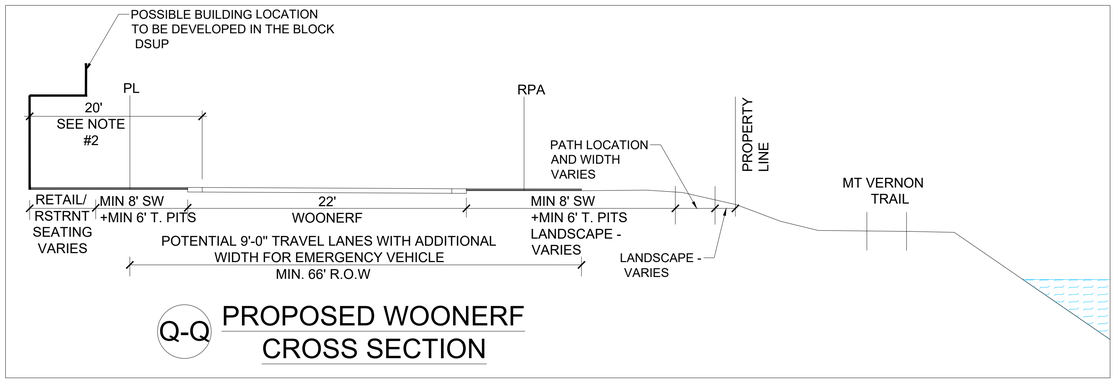
I-I PROPOSED ROAD CROSS SECTION



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

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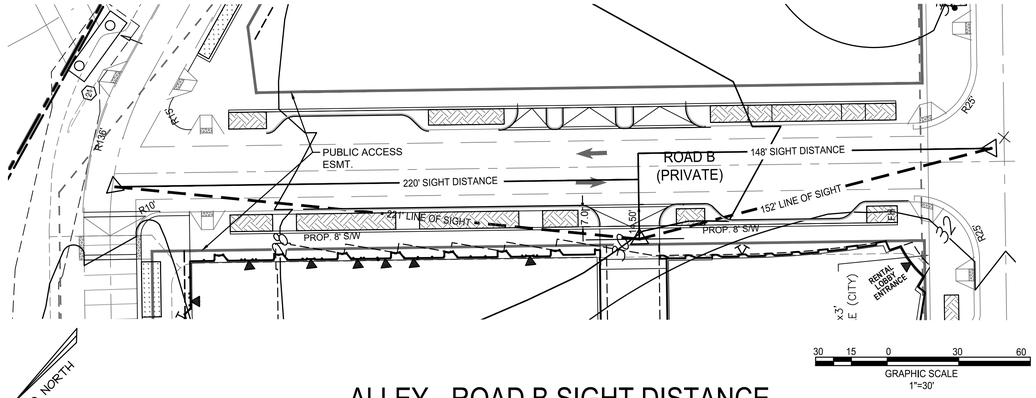
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

STREET CROSS-SECTIONS

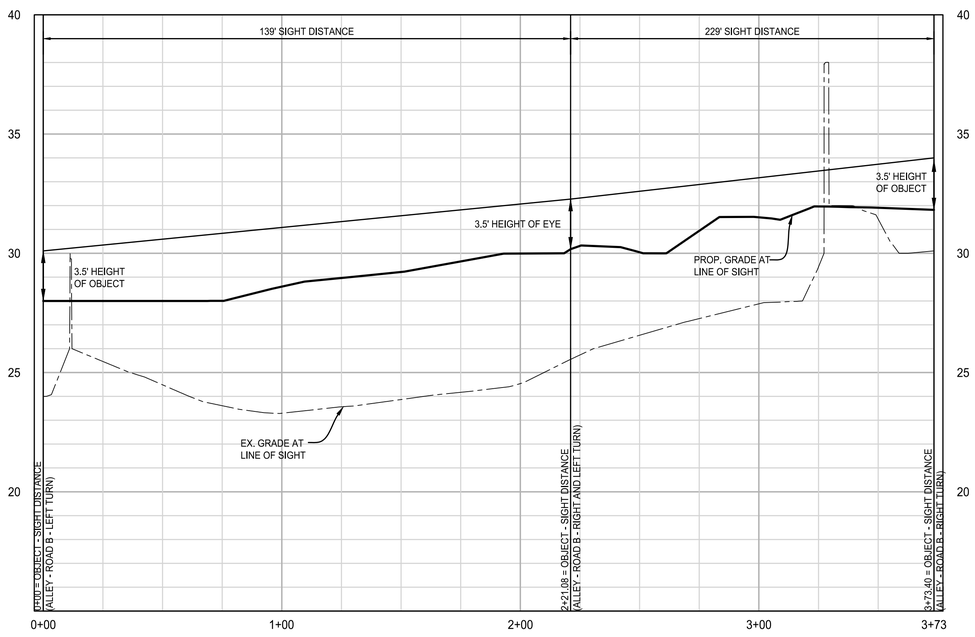
SHEET No.
C801

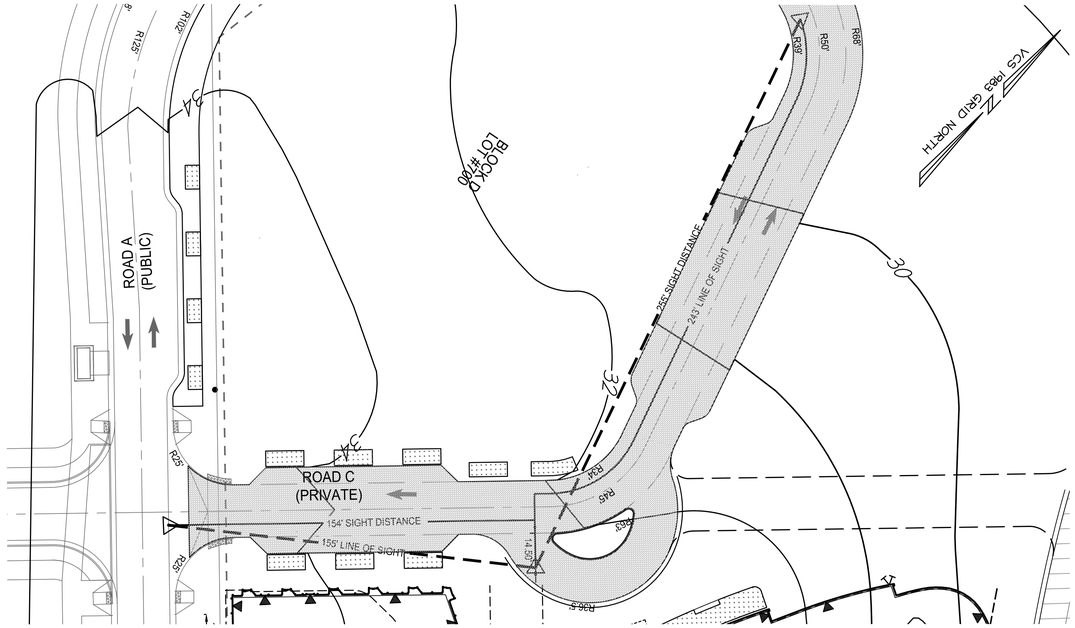
P:\PX\Projects\17005\000\00\114123 DSUP - Block C\C801 STREET CROSS-SECTIONS.dwg, 8/19/2025 6:06:45 PM, AutoCAD PDF (General Documentation).pc3



ALLEY - ROAD B SIGHT DISTANCE

POSTED SPEED: 25 MPH





ALLEY - ROAD C SIGHT DISTANCE

POSTED SPEED: 25 MPH

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

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1"=5'

APPROVED
SPECIAL USE PERMIT NO. 2025-10012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - C

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 230052662.00
DRAWING No.: 114123
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

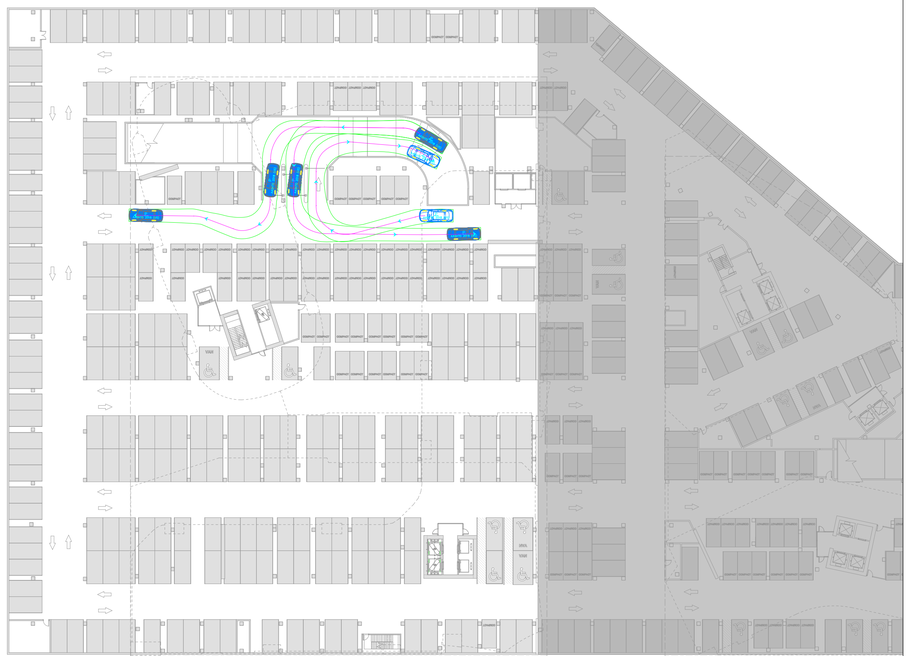
SIGHT DISTANCE

SHEET No.
C801A

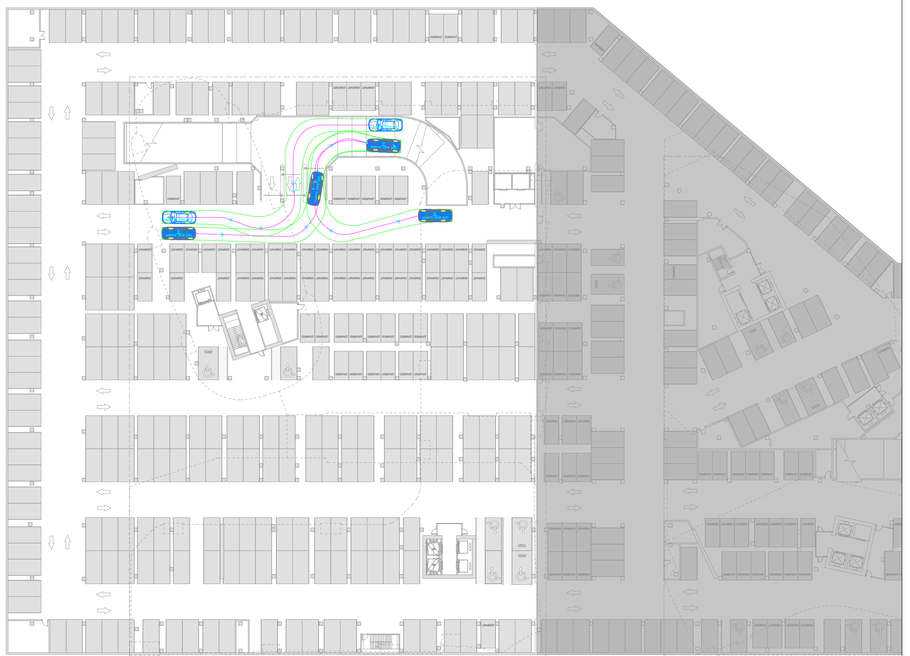
P:\PX\Projects\17000\96000\114123 DSUP - Block C\C801A SIGHT DISTANCE.dwg, 8/19/2025 6:08:22 PM, AutoCAD PDF (General Documentation).pc3

POTOMAC RIVER GENERATING STATION - BLOCK C LEVEL 1

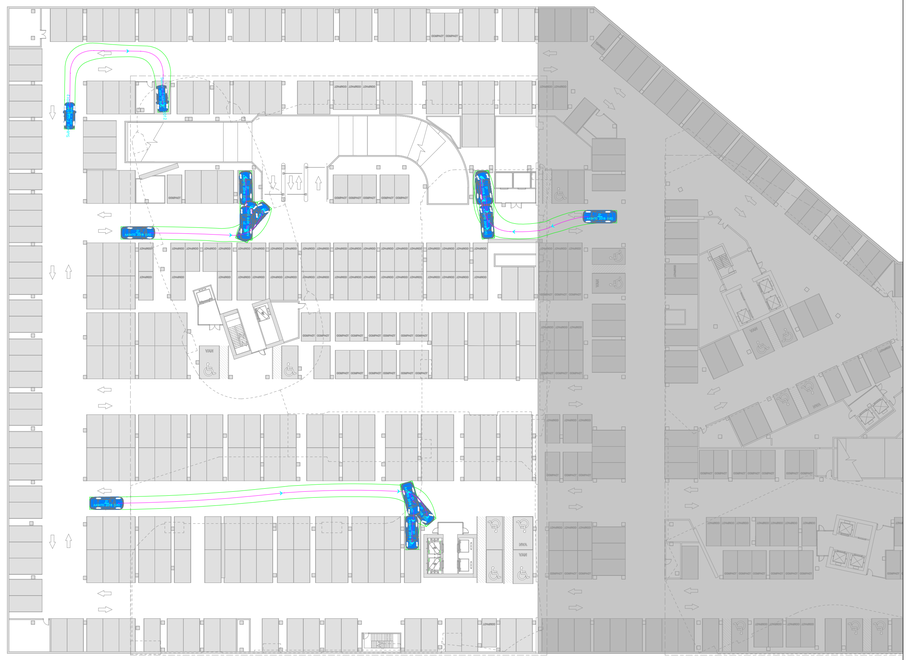
P-VEHICLE - P1 ENTERING



P-VEHICLE - P1 EXITING



PARKING SPACE MANEUVERS P1 - INBOUND



PARKING SPACE MANEUVERS P1 - OUTBOUND



APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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

PRGS BLOCK C

VERIFICATION OF COMPLETENESS

1300 North Royal Street
Alexandria, VA 22314

GOROVE SLADE
Transportation Planners and Engineers

hrp GROUP
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
2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

Project Name
PRGS Redevelopment - Block C

Project Number
2994-001

Scale
1" = 30'-0"

Description
TRUCK MANEUVERING ANALYSIS

C802

POTOMAC RIVER GENERATING STATION - BLOCK C LEVEL 2

P-VEHICLE - P2 ENTERING



P-VEHICLE - P2 EXITING



PARKING SPACE MANEUVERS P2 - INBOUND



PARKING SPACE MANEUVERS P2 - OUTBOUND



APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
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PRGS BLOCK C

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Alexandria, VA 22314

GOROVE SLADE
Transportation Planners and Engineers

hrp GROUP
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
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Gensler
2020 K Street NW
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Seal / Signature

Project Name
PRGS Redevelopment - Block C

Project Number
2994-001

Scale
1" = 30'-0"

Description
TRUCK MANEUVERING ANALYSIS

C803

POTOMAC RIVER GENERATING STATION - BLOCK C TEMPORARY ROAD

FIRE TRUCK

PROVIDE TURNING MOVEMENTS ALONG TEMPORARY ROAD - NOTE THAT THE TEMPORARY ROAD TO BE DESGINED FOR EVA. SHOW PERIMETER OF BUILDING HAVING ACCESS.

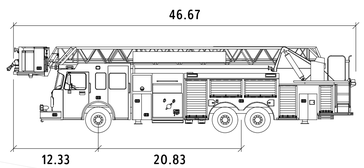
22' TEMPORARY ROAD

ROAD C

ROAD A

ROAD B

N FAIRFAX STREET



E-One Quest 100' Aerial Platform

feet

Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 38.3

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
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 C

VERIFICATION OF COMPLETENESS

1300 North Royal Street
Alexandria, VA 22314

GOROVE SLADE
Transportation Planners and Engineers

hrp GROUP
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
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Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
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Tel 202.721.5200
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1	09/22/2023	CONCEPT II SUBMISSION
2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS
4	08/05/2025	VERIFICATION OF COMPLETENESS - 2ND SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
SASHA N. REDMON
Lic. No. 065666
PROFESSIONAL ENGINEER

Project Name
PRGS Redevelopment - Block C

Project Number
2994-001

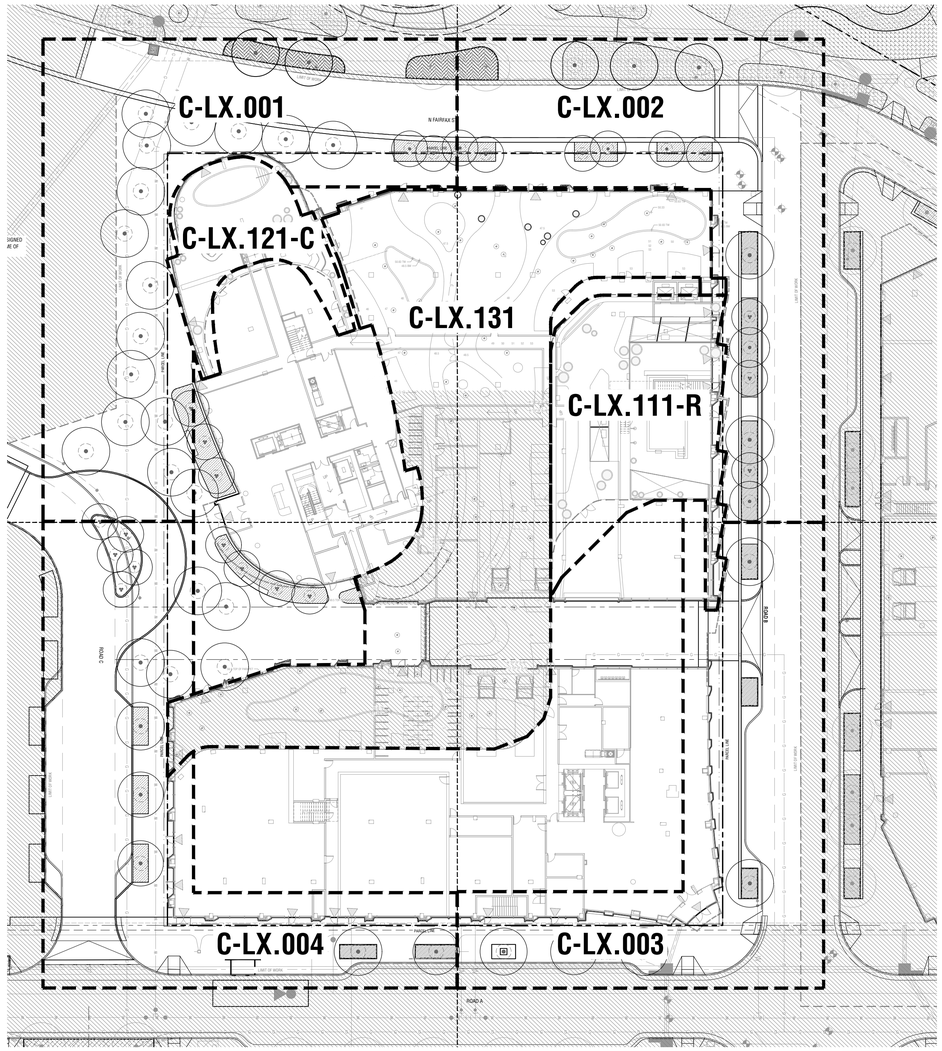
Scale
1" = 30'-0"

Description
TRUCK MANEUVERING ANALYSIS

C804

SHEET INDEX

C-L0.000	ORIENTATION PLAN AND GENERAL NOTES
C-L0.001	SYMBOLS AND ABBREVIATIONS
C-L1.000A	NARRATIVE
C-L1.001	CONSTRUCTION PLAN (STREET)
C-L1.001 INT	CONSTRUCTION PLAN (STREET) INTERIM CONDITION
C-L1.002	CONSTRUCTION PLAN (STREET)
C-L1.003	CONSTRUCTION PLAN (STREET)
C-L1.004	CONSTRUCTION PLAN (STREET)
C-L1.004 INT	CONSTRUCTION PLAN (STREET) INTERIM CONDITION
C-L1.005	CONDO DROP-OFF ENLARGEMENT (STREET)
C-L1.111-R	CONSTRUCTION PLAN (RENTAL)
C-L1.121-C	CONSTRUCTION PLAN (CONDO)
C-L1.131	CONSTRUCTION PLAN (PODIUM)
C-L4.001	IRRIGATION PLAN (STREET)
C-L4.002	IRRIGATION PLAN (STREET)
C-L4.003	IRRIGATION PLAN (STREET)
C-L4.004	IRRIGATION PLAN (STREET)
C-L4.111-R	IRRIGATION PLAN (L16 RENTAL)
C-L4.121-C	IRRIGATION PLAN (L16 CONDO)
C-L4.131	IRRIGATION PLAN (PODIUM)
C-L5.001	SOIL AND GRADING PLAN (STREET)
C-L5.002	SOIL AND GRADING PLAN (STREET)
C-L5.003	SOIL AND GRADING PLAN (STREET)
C-L5.004	SOIL AND GRADING PLAN (STREET)
C-L5.111-R	SOIL AND GRADING PLAN (RENTAL)
C-L5.121-C	SOIL AND GRADING PLAN (CONDO)
C-L5.131	SOIL AND GRADING PLAN (PODIUM)
C-L6.000	PLANTING SCHEDULE
C-L6.001	PLANTING PLAN (STREET)
C-L6.002	PLANTING PLAN (STREET)
C-L6.003	PLANTING PLAN (STREET)
C-L6.004	PLANTING PLAN (STREET)
C-L6.005	TREE DIAGRAM (STREET)
C-L6.111-R	PLANTING PLAN (RENTAL)
C-L6.121-C	PLANTING PLAN (CONDO)
C-L6.131	PLANTING PLAN (PODIUM)
C-L7.001	PLANTING DETAILS (STREET)



PLAN - BLOCK C ORIENTATION PLAN 01

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS, STRUCTURES AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES, AND TO PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO VERIFY EXISTING CONDITIONS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
3. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HERIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY THE OFFICE OF JAMES BURNETT SHALL BE WITHOUT LIABILITY TO THE OFFICE OF JAMES BURNETT.
4. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITH AND ADJACENT TO THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING STRUCTURES AND UTILITIES. REFER TO CIVIL DRAWING FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS.
7. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.
8. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER SHALL ASSUME THAT THE CONTRACTOR HAS INCORPORATED THE SPECIFIED ITEM. WHERE DIFFERENCES EXIST BETWEEN CODES, STANDARDS, AUTHORITIES HAVING JURISDICTION, AND THE DOCUMENTS, THE ONE AFFORDING THE GREATEST PROTECTION AND/ OR STRINGENT CONDITION SHALL APPLY.
9. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN CONFLICTS AND/OR UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
11. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE A MINIMUM OF 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
12. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.
13. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE FROM HARD SURFACES FOR THIS PROJECT.
14. ALL MATERIALS SHALL BE OF STANDARD, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALLY PROCESSED OR PACKAGED MATERIAL SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED PACKAGING BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
15. THE CONTRACTOR AGREES, TO THE EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE AUTHORITIES HAVING JURISDICTION AND DESIGN TEAM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIALS SUPPLIERS, OR AGENTS.
16. THE CONTRACT DRAWINGS REPRESENT THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN THE INTEGRITY OF STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING.
17. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THE PROJECT SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND MUNICIPAL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND REQUIREMENTS.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
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

hrp GROUP

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

HANDEL ARCHITECTS

Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

OJB

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

Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

ORIENTATION PLAN AND GENERAL NOTES

Scale

C-L0.000

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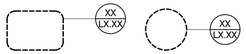
11/6/2025 10:49:16 AM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Block B Tower - v2022.rvt

GENERAL ABBREVIATIONS

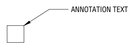
@	AT
A.BOLT	ANCHOR BOLT
AC	ACRE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE, ADJACENT
ALT	ALTERNATE
ARCH	ARCHITECTURAL, ARCHITECT
ANCH	ANCHOR
B&B	BALLED & BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BLK	BLOCK
BLVD	BOULEVARD
BM	BEAM
BMRK	BENCHMARK
B, BOT	BOTTOM
B.O.C.	BOTTOM OF CURB
BRDG	BRIDGING
BS	BOTTOM OF STAIR
BSMT	BASEMENT
CA, CB	COLUMN ABOVE, COLUMN BELOW
C/C, O/C	CENTER TO CENTER
C/W	CONNECT WITH
CAL.	CALIPER
CANT	CANTILEVER
CB	CATCH BASIN
C.I.P.	CAST IN PLACE
CJ	CONTROL JOINT
C JT	CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
C.L.F.	CHAIN LINK FENCE
CLL	CONTRACT LIMIT LINE
COL	COLUMN
CONC.	CONCRETE
CONSTR	CONSTRUCTION
CONT.	CONTINUOUS
CONN	CONNECTION
C/W	CONNECT WITH
DC	DEPRESSED CURB
DET	DETAIL
DTL	DETAIL
DG	DECOMPOSED GRANITE
DIA,Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DL	DEAD LOAD
DWG(S)	DRAWING(S)
DWL(S)	DOWEL
E	EASTING
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV.	ELEVATION
ELECT	ELECTRICAL
E.O.C	END OF CURVE
EQ	EQUAL
ES	EACH SIDE
ESMT	EASMENT
EW	EACH WAY
EX, EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
E-W	EAST WEST
FF	FAR FACE
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISHED
FL	FLOOR
FS	FINISH SURFACE
FT	FOOT/FEET
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK, GRADE BEAM
GEN	GENERAL
GEOTECH	GEOTECHNICAL ENGINEER
GR	GRATE
GV	GAS VALVE
H, HORZ	HORIZONTAL
HF	FACTORED HORIZONTAL FORCE, KIPS
HH	HOOKED EACH END
HP	HIGH POINT
HSC	HORIZONTALLY STRUCTURAL SECTION
HSS	HOLLOW STRUCTURAL SECTION
HT.	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
INV	INVERT
JT	JOINT
LB(S)	POUND(S)
LFG	LANDFILL GAS
LG	LONG
L.G.	LEGAL GRADE
LL	LIVE LOAD, LOWER LAYER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LVL	LEVEL
MAX	MAXIMUM
MANUF	MANUFACTURER
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MIDDLE LAYER
MOM	MOMENT
MSE	MECHANICALLY STABILIZED EARTH
=	MOMENT CONNECTION
N	NORTHING
NF	NEAR FACE
NIC	NOT IN CONTRACT
MANF.	NUMBER
NTS	NOT TO SCALE
N-S	NORTH SOUTH
OF	OUTSIDE FACE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OPEN	OPENING
OPP	OPPOSITE
OWSJ	OPEN WEB STEEL JOIST
O\H	OVERHEAD
PA	PLANTING AREA
PC	PRECAST
PLC	PLACE
PL	PLATE
PLF	POUNDS PER FOOT
PROJ	PROJECTION
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
POT	POINT OF BEGINNING
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
RECPT.D.	RECEPTACLE
RE:	REFERENCE, REFER TO
RE: ARCH	REFER TO ARCHITECTURAL DRAWINGS
RE: CIVIL	REFER TO CIVIL DRAWINGS
RE: ELECT	REFER TO ELECTRICAL DRAWINGS
RE: MEP	REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS
RE: STRUCT	REFER TO STRUCTURAL DRAWINGS
RE: PLUMB	REFER TO PLUMBING DRAWINGS
RE: GEOTECH	REFER TO GEOTECHNICAL DRAWINGS
REINF	REINFORCE, REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION, REVISED
R/W	REINFORCE WITH
SPEC	SPECIFICATIONS
SPECS	SPECIFICATIONS
SDF	STEP DOWN FOOTING
SECT	SECTION
SFC	STEEL FACED CURB
SIM	SIMILAR
SL	SLAB
SOG	SLAB ON GRADE
SQ	SQUARE
STA	STATION
ST	STREET
STD	STANDARD
STRUCT	STRUCTURAL
SYM	SYMBOL
SS	STAINLESS STEEL
T	TOP
TA	TURF AREA
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEMP	TEMPORARY
TD	TYPICAL DETAIL
TJ	TYPICAL JOINT
TLL	TOP LOWER LAYER
TOC	TOP OF CURB
TS	TOP OF STAIRS
TUL	TOP UPPER LAYER
TYP.	TYPICAL
TW	TOP OF WALL
UL	UPPER LEVEL
U/N	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
UV	UTILITY VALE
VERT	VERTICAL
VB	VERTICAL BRACING
VIF	VERIFY IN FIELD
VSC	VERTICALLY SLOTTED CONNECTION
W/	WITH
WV	WATER VALVE
WWF	WELDED WIRE FABRIC, WELDED WIDE FLANGE SECTION

GENERAL DRAWING SYMBOLS

AREA OF DETAIL ENLARGEMENT



ANNOTATION STYLE



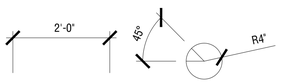
CENTERLINE



CONSTRUCTION CALLOUT



DIMENSION STYLE



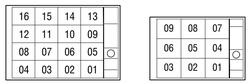
DRAWING TITLE



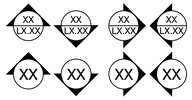
DETAIL TAGS



DETAIL SHEET NUMBERING



ELEVATION TAGS



MATCHLINE



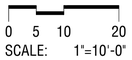
NORTH ARROW



PLANTING CALLOUT



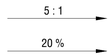
SCALE BAR



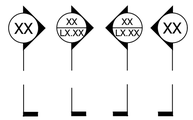
SPOT ELEVATION



SLOPE



SECTION TAGS



PRGS REDEVELOPMENT

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

hrp GROUP

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

HANDEL ARCHITECTS

Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

OJB

One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
tel 857.233.5171
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2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature



Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

SYMBOLS AND ABBREVIATIONS

Scale

C-L0.001

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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

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PART 1 – (ON STRUCTURE) SITE WORK DESCRIPTION

1.1 GENERAL REQUIREMENTS

A. Vehicular Drive and Pedestrian Walkway Paving over Concrete Slabs on Sub-grade: Set with a slurry bond coat and thick bed cement setting mortar.

B. Exterior Ferrous Metal Work: Hot dip galvanize prior to painting.

1.2 DESCRIPTION OF ARCHITECTURAL SITE WORK (CONSTRUCTION SCHEDULE)

A. Hardscape Materials: A variety of paving materials poured and laid in specific geometric patterns as per plans

CP-301; C.I.P. Concrete paving: Integral colored concrete with custom aggregate. Grace top-cast finish. 6" thick (8" thick in vehicular areas), reinforced per civil, poured over 6" aggregate sub-base.
UP-102; Precast Concrete Unit Paver on pedestal: Custom Color/ Finish. 12" x 24"x 3" thick Pavers on Pedestal
UP-103; Precast Concrete Unit Paver on pedestal: Custom Color/ Finish. 12" x 24"x 3" thick Pavers on Pedestal
UP-202; Precast Concrete Unit Paver on pedestal: Custom Color/ Finish. 12" x 24"x 3" thick Pavers on Pedestal
UP-203; Precast Concrete Unit Paver on pedestal: Custom Color/ Finish. 12" x 24"x 3" thick Pavers on Pedestal
WD-101; Wood Tile paver on Pedestal: Bison Innovative Products "IPE wood tile"
LS-101; Artificial Turf on Terra-Grid tray support on Pedestal: TurfMaster "Gold"; concrete curb edges and impact layer sub-base

B. Site Features:

SF-101; BBQ Trellis Structure: Powder-coated Steel Structures with IPE wood slats. Heights ranging from 10'-12' ht. IPE wood slats for screen.
SF-102; Pool Cabana Structure: Powder-coated Steel Structures with IPE wood slats. Heights ranging from 10'-12' ht. IPE wood slats for screen.
SF-104; Fire pit: Gas Fire pit, size per plan, Push Start, Automatic timer and Shutoff
SF-105: Pool: Refer to pool designer drawings.
SF-106: Planter Pots: Precast GFRC, Custom Color/ Finish
SF-107: Shower, refer to Architecture
SF-108: Screen Fence: Powder-coated Steel Structures with IPE wood slats. Heights ranging from 10'-12' ht. IPE wood slats for screen.
SF-204; Fire pit: Gas Fire pit, size per plan, Push Start, Automatic timer and Shutoff
SF-205; Pool: Refer to pool designer drawings.
SF-206; Planter Pots, Precast GFRC, Custom Color/ Finish
SF-207: Shower, refer to Architecture
SF-303: Unit Screen Fence
SF-304: Skylight: Refer to Architecture Drawings and Specifications
SF-305: Fire pit: Gas Fire pit, size per plan, Push Start, Automatic timer and Shutoff

C. Site Walls:

SW-102; Precast Concrete Retaining wall: Custom Color/ Finish Reinforced Precast Concrete wall.
SW-103; Metal Planter Wall: Powder-coated Aluminum planter, ORE Design "Fuse" modular system, on Geo-foam. Height varies from 0- 48".
SW-104; Metal Planter Wall: Powder-coated Aluminum planter, ORE Design "Fuse" modular system, on Geo-foam. Height varies from 0- 48".
SW-203; Metal Planter Wall: Powder-coated Aluminum planter, ORE Design "Fuse" modular system, on Geo-foam. Height varies from 0- 48".
SW-204; Metal Planter Wall: Powder-coated Aluminum planter, ORE Design "Fuse" modular system, on Geo-foam. Height varies from 0- 48".

D. Site Fencing and railing:

FR-101; Stainless steel Handrails at stair and ramp: Hollow Structural section (HSS) for Round Handrail welded to HSS Rectangular post. Core-drilled concrete paving and filled with non-shrunk grout. Color to match existing paving materials. Integrated light included.
FR-103; Glass Fence and Gate: Tempered glass Fence and Gate
FR-201; Stainless steel Handrails at stair: Hollow Structural section (HSS) for Round Handrail welded to HSS Rectangular post. Core-drilled concrete paving and filled with non-shrunk grout. Color to match existing paving materials. Integrated light included.
FR-203; Glass Fence and Gate: Tempered glass Fence and Gate
FR-301; Stainless steel Handrails at ramp: Hollow Structural section (HSS) for Round Handrail welded to HSS Rectangular post. Core-drilled concrete paving and filled with non-shrunk grout. Color to match existing paving materials. Integrated light included.

E. Site Stair and Ramps:

SR-101, SR-201; Site stairs: Monolithic reinforced Precast concrete treads set on 6" C.I.P. Concrete base. Integral colored concrete.
SR-301; Handicap Ramp: Integral colored Concrete paving with grace top-cast finish. 6" thick set on compacted aggregate sub-base. Slope of direction of travel to be less than 8%.

F. Site lighting and Electrical features:

LI-101; Light pole: Multi-head light fixtures attached to poles
LI-102; Spotlights: Installed with Rails on Trellis structure above kitchen
LI-103; Light bollard: Powder-coated Light bollard, 24' - 36" ht.
LI-104; Integrated Linear Lights: Linear lights integrated with Trellis structure
EL-101; Power Pedestal: Powder-coated Electrical Power Pedestal, 18"ht. Double-gang, Hinge-top

G: Moveable Furniture:
Contractor to provide Allowance for Moveable furniture based on layout/quantities shown in plans

PART 2 – (ON GRADE) SITE WORK DESCRIPTION

2.1 GENERAL REQUIREMENTS

A. Vehicular Drive and Pedestrian Walkway Paving over Concrete Slabs on Sub-grade: Set with a slurry bond coat and thick bed cement setting mortar.

B. Exterior Ferrous Metal Work: Hot dip galvanize prior to painting.

1.2 DESCRIPTION OF ARCHITECTURAL SITE WORK (CONSTRUCTION SCHEDULE)

A. Hardscape Materials: A variety of paving materials poured and laid in specific geometric patterns as per plans

CP-01; C.I.P. Concrete Paving (Pedestrian Rated): Integral colored concrete with custom aggregate. Grace top-cast finish. 4" thick reinforced concrete with 6" compacted aggregate sub-base, reinforced per civil, poured over 6" compacted aggregate sub-base.
CP-02; C.I.P. Concrete Paving (Vehicular Rated): Integral colored concrete with custom aggregate. Grace top-cast finish. 6" thick reinforced concrete with 6" compacted aggregate sub-base, reinforced per civil, poured over 6" compacted aggregate sub-base.
UP-01; Precast Concrete Unit Paving at Furnishing Zone: 4" thick concrete unit paver with polymetric sand swept joint and bituminous setting bed, set on 4" concrete sub-base over compacted aggregate. Size varies: 3'x9" 3"x18" 3"x24". MNFR: Hanover Prest Plankstone: Antietam & B91171 mix, Tudor finish.
UP-02; Precast Concrete Unit Paving at Roadway (Vehicular Rated): 4" thick concrete unit paver with polymetric sand swept joint and bituminous setting bed, set on 6" concrete sub-base over compacted aggregate. Size varies: 3'x9" 3"x18" 3"x24". MNFR: Hanover Prest Plankstone: B91764 + B91983 mix, Tudor finish.
UP-03; Tactile Paver: Cast iron unit paver with truncated domes, with polymetric sand swept joint and bituminous setting bed, set on 4" concrete sub-base over compacted aggregate. 24'x24"
UP-04; Granite Cobble Unit Paving (Pedestrian Rated): 2" thick granite cobble paver with laticrete mortar setting bed and polymetric joints, set on set on 6" concrete sub-base over compacted aggregate. 6'x8".
UP-05; Granite Cobble Unit Paving (Vehicular Rated): 4" thick granite cobble paver with laticrete mortar setting bed and polymetric joints, set on set on 6" concrete sub-base over compacted aggregate. 6'x8"
UP-06; Metal Grating (Pedestrian Rated): 3" thick metal grating panel, set on concrete curb. Size varies ranging from 2'-3" W x 3' L.
UP-07; Metal Grating (Vehicular Rated): 3" thick metal grating panel, set on concrete curb. 2' W x 3' L.

B. Landscape materials
LS-01; Landscape boulder: 3'-5' Dia. Sandstone boulder
LS-02; Gravel: 2-4" angular gravel

C. Site Features:

SF-01; Waste Receptacle: see exhibit 3 common elements palette
SF-02; Bike Rack: see exhibit 3 common elements palette
SF-03; Parking Meter: per city standard
SF-04; District Bench: see exhibit 3 common elements palette
SF-05; BMP Bench: see exhibit 3 common elements palette
SF-06; Plaza Bench: see exhibit 3 common elements palette
SF-07; Metal Paver Grate: suspended paver system with decorative gravel fill. 8'x8'.
SF-08; Speed table: per civil
SF-09; Bollard: stainless steel baseplate Bollard

D. Site Fencing and railing:

FR-01; BMP Planter Rail: 3"x3/4" carbon steel bar stock horizontal post attached to 2"x3/4" carbon steel bar stock vertical posts. 26" HT. 4' O.C. MAX.

E. Site lighting and Electrical features:

LI-01; Light pole: Roadway light, single-head fixture attached to poles

F. Moveable Furniture:
Contractor to provide Allowance for Moveable furniture

PART 3 – EXTERIOR LANDSCAPING DESCRIPTION

2.1 GENERAL REQUIREMENTS

A. Provide complete exterior landscaping, including all plants, soils, soil amendments, fertilizers, subsurface drainage materials, irrigation equipment, ancillary materials, tools, equipment, and labor necessary to complete the work, unless specified under another Element of this specification.

B. Quality and size of plants shall conform to the standards of ANSI Z60.1-1986, "American Standard for Nursery Stock".

C. Plants shall be selected at their place of growth by the Landscape Architect and shall be reviewed and accepted or rejected for installation upon delivery to the job site.

D. Plants shall have the following replacement warranty periods from the date of acceptance by the Landscape Architect.

1. Trees: 12 months.
2. Shrubs: 12 months.
3. Ground Covers: 12 months.
4. Perennials: 12 months.
5. Turfgrass: 12 months.

E. Plants shall be maintained in situ at no additional cost to the Owner from the time of installation to the date of acceptance of the complete installation.

F. Maintenance Period: 12 Months from date of Substantial Completion

2.2 DESCRIPTION OF EXTERIOR LANDSCAPING WORK

A. Tree Protection and Relocation:

1. Tree Protection: Provide 6' tall chain link security fence with 3' wide access gate. Placement of tree protection to be eleven times the diameter of the trunk, square, centered on the trunk both ways. Landscape Architect and consulting arborist to confirm size of and approve all tree protection in field prior to construction.
2. Tree Transplanting: Prior to digging, treat roots with Cambistat per manufacturer recommendations. Excavate root ball eleven times the diameter of the trunk. Utilize hydraulic tree spade to excavate and relocate trees on site. Wrap trees adequately with burlap and provide temporary irrigation until permanent bubbler systems are installed.

B. Plants: Maintain plants upright. Stake all trees under 5" caliper using Platypus system. Provide 6" deep watering saucers for all trees at diameter of rootball.
1. Large Deciduous Trees: 6" caliper, balled and burlapped, straight trunk, central leader, symmetrical crown, even branching, stemmed up to 6'-0".
2. Flowering Shade Trees: 4" caliper, balled and burlapped, straight trunk, central leader, crown and branching typical of species' character.
3. Planting Area:
a. 1/3 – 10 gal. container grown shrubs spaced at 30" on center.
b. 1/3 – 5 gal. container grown shrubs spaced at 18"" on center.
c. 1/3 – 1 gal. container grown shrubs spaced at 12" on center.

4. Stormwater Retention Cells (Rain Gardens): Vegetated depression allowing storm water run-off to collect and infiltrate. Size and depth vary per plan. Specified plant material to be native/indigenous/adaptive species well-suited for wet conditions; well-drained, sandy soil medium over washed gravel basin with underdrain pipe to eliminate excessive ponding.
a. 1/3 – 10 gal. container grown shrubs spaced at 30" on center.
b. 1/3 – 5 gal. container grown shrubs spaced at 18" on center.
c. 1/3 – 1 gal. container grown shrubs spaced at 12" on center.

5. Turfgrass: Bluegrass solid sod.

C. Planting Materials: Soil testing laboratory will test all planting materials and recommend any amendments or modification of materials.
1. Topsoil Backfill: Sandy loam or loam, pH 6.0 to 7.0, free of debris, clods, stones, roots, weed seeds, contaminants or other deleterious matter.
2. Planting Pit Backfill: 80% loam, 10% coarse sand, 10% sphagnum peat moss, or 90% sandy loam and 10% sphagnum peat moss.
3. Fertilizers: Partial or complete fertilizers added to topsoil backfill and planting pit backfill per soil testing laboratory's recommendations.
4. Soil Amendments: Peat moss, sand, lime, composted bark, composted manure, mushroom compost, or other amendments per soil testing agency's recommendations.
5. Mushroom Compost: 3" layer in all ground cover and herbaceous perennial beds, worked into upper 12" of soil.
6. Mulch: Dark brown, shredded hardwood bark mulch, 3" layer in all tree watering saucers, shrub beds, groundcover beds, and herbaceous perennial beds.

D. Subsurface Drainage:
1. Provide subsurface drainage for all lawn areas, trees and planting areas. Connect subsurface drainage lines to storm sewers or retention ponds, 0.5% minimum slope.
2. Subsurface drainage shall be drainage pipe bedded in washed gravel, wrapped in filter fabric, backfilled with site soil.
a. Drainage Pipe: 4" diameter perforated corrugated plastic pipe, with snap-fitting junctions and fittings.
b. Drainage Gravel: Washed gravel, size from 1/4" to 1", no fines.
c. Filter Fabric: Woven or non-woven geotextile fabric specifically intended for subsurface drainage applications.

E. Irrigation:
1. Provide full-coverage automatic irrigation for all planted areas.
2. Irrigation equipment shall include, but not be limited to, extension of back-up potable water from a backflow protected source provided within the plumbing system, automatic multi-station controllers, gate valves, remote solenoid valves, valve boxes, piping, sprinkler heads, drains, filters, control wiring, sleeves, and any other required equipment.
3. Provide all necessary related work and materials, including but not limited to trenching, drainage gravel, backfill, and the following sprinklers.
a. Trees: Irrigated with low volume drip irrigation system.
b. Shrub, Groundcover, and Herbaceous Perennial Beds: Irrigated with low volume drip irrigation system.
c. Turfgrass: Irrigated with low volume, sub-surface drip irrigation system.
4. Valves and shrub bubblers shall be bronze and/or brass construction.
5. Pop-up sprinkler heads shall have plastic bodies.
6. Piping shall be PVC pressure pipe.
7. Hose Bibbs shall be provided, 1 per 2,000 s.f. of planting area from the irrigation system.

2.3 Related Work
A. Coordinate landscape work with other trades, including but not limited to site lighting and electrical, grading, paving, and site utilities.

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DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

HRP GROUP
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
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HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
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One Bowdoin Square, Suite 801
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2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

NARRATIVE

Scale

C-L1.000

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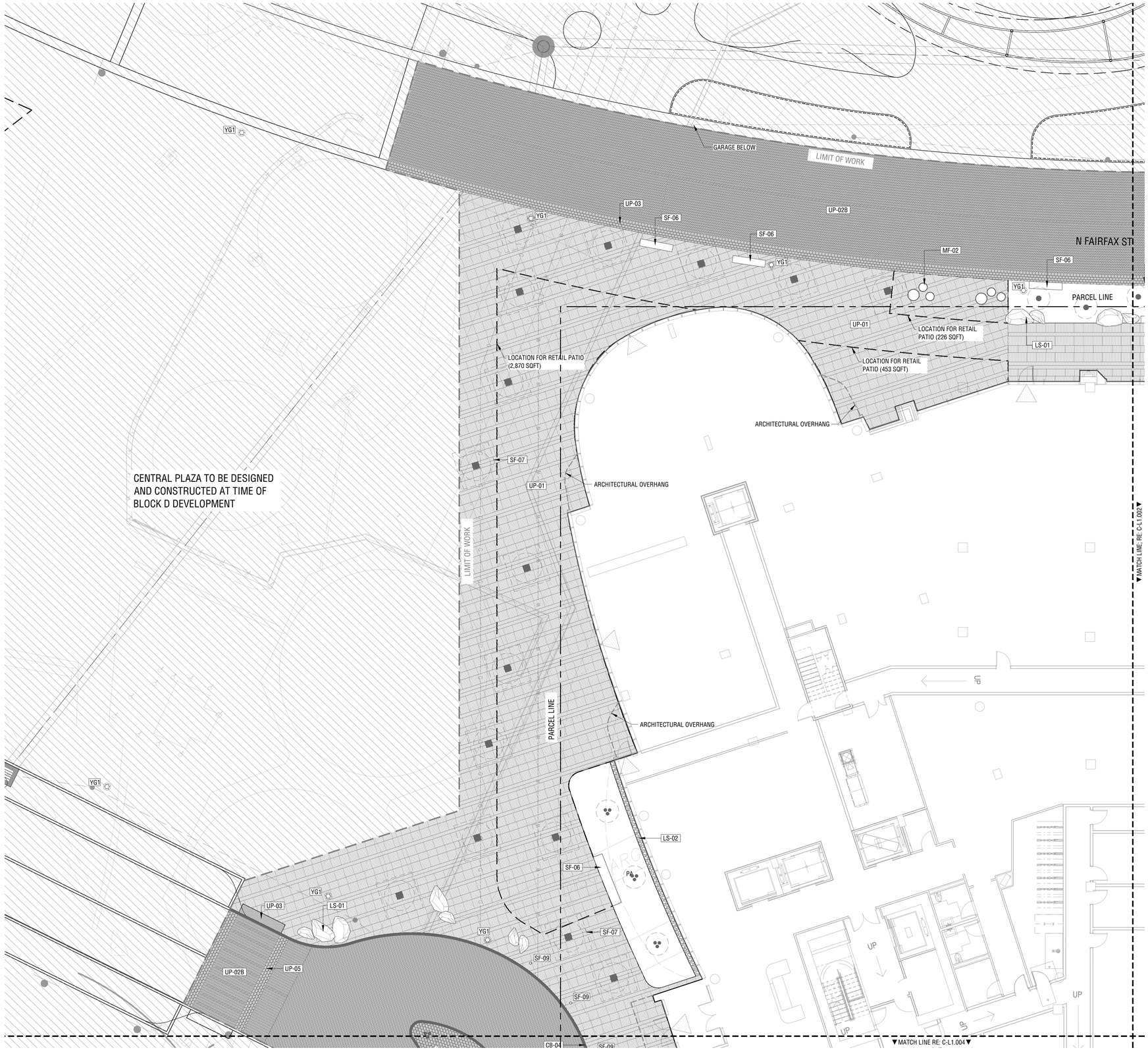

QUICK REFERENCE LEGEND

KEY	SYM	DESCRIPTION
ASPHALT		
AP-01		ASPHALT PAVING - TYPE 1
~~AP-02~~	**NOT USED**	~~ASPHALT PAVING - TYPE 2~~
CURBING		
CB-01		CURB - TYPE 1 (RAISED)
CB-02		CURB - TYPE 2 (TRANSITION)
CB-03		CURB - TYPE 3 (RAISED)
CB-04		CURB - TYPE 4 (FLUSH)
CONCRETE PAVING		
CP-01		CONCRETE PAVING - TYPE 1 (COLORED, PED.)
CP-02		CONCRETE PAVING - TYPE 2 (COLORED, VEH.)
UNIT PAVING		
UP-01		UNIT PAVING - TYPE 1 (CONCRETE PAVER PEDESTRIAN RATED)
UP-02A		UNIT PAVING - TYPE 2A (CONCRETE PAVER VEHICULAR RATED)
UP-02B		UNIT PAVING - TYPE 2B (CONCRETE PAVER VEHICULAR RATED)
UP-03		UNIT PAVING - TYPE 3 (TACTILE PAVER)
UP-04		UNIT PAVING - TYPE 4 (GRANITE COBBLE PEDESTRIAN RATED)
UP-05		UNIT PAVING - TYPE 5 (GRANITE COBBLE VEHICULAR RATED)
UP-06		METAL GRATING - TYPE 1 (PEDESTRIAN RATED)
UP-07		METAL GRATING - TYPE 2 (VEHICULAR RATED)
JOINTING		
JO-01		CONTROL JOINT
JO-02		EXPANSION JOINT
LANDSCAPE MATERIAL		
LS-01		LANDSCAPE BOULDER
LS-02		GRAVEL
STAIRS AND RAMPS		
SR-01		STAIR - TYPE 1
FENCING AND RAILINGS		
FR-01		BMP PLANTER RAIL
~~FR-02~~	**NOT USED**	~~HANDRAIL - TYPE 1 (FOR STAIRS)~~
SITE FEATURE		
SF-01		WASTE RECEPTACLE
SF-02		BIKE RACK
SF-03		PARKING METER
~~SF-04~~	**NOT USED**	~~DISTRICT BENCH~~
SF-05		BMP BENCH
SF-06		PLAZA BENCH
SF-07		PAVER GRATE
SF-08		SPEED TABLE
SF-09		BOLLARD
MOVABLE FURNITURE		
MF-01		DINING TABLE AND CHAIRS
MF-02		PLANTER POT
LIGHTING		
YG1		STREET LIGHT

ABBREVIATIONS AND SYMBOLS

PA	PLANTING AREA
TA	TURF AREA
	PROPOSED TREE LOCATIONS
	EXISTING TREE LOCATIONS

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1300 North Royal Street
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hrp GROUP
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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

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Project Number

2994-001

Description

CONSTRUCTION PLANS (STREET)

Scale 1" = 10'-0"

C-L1.001

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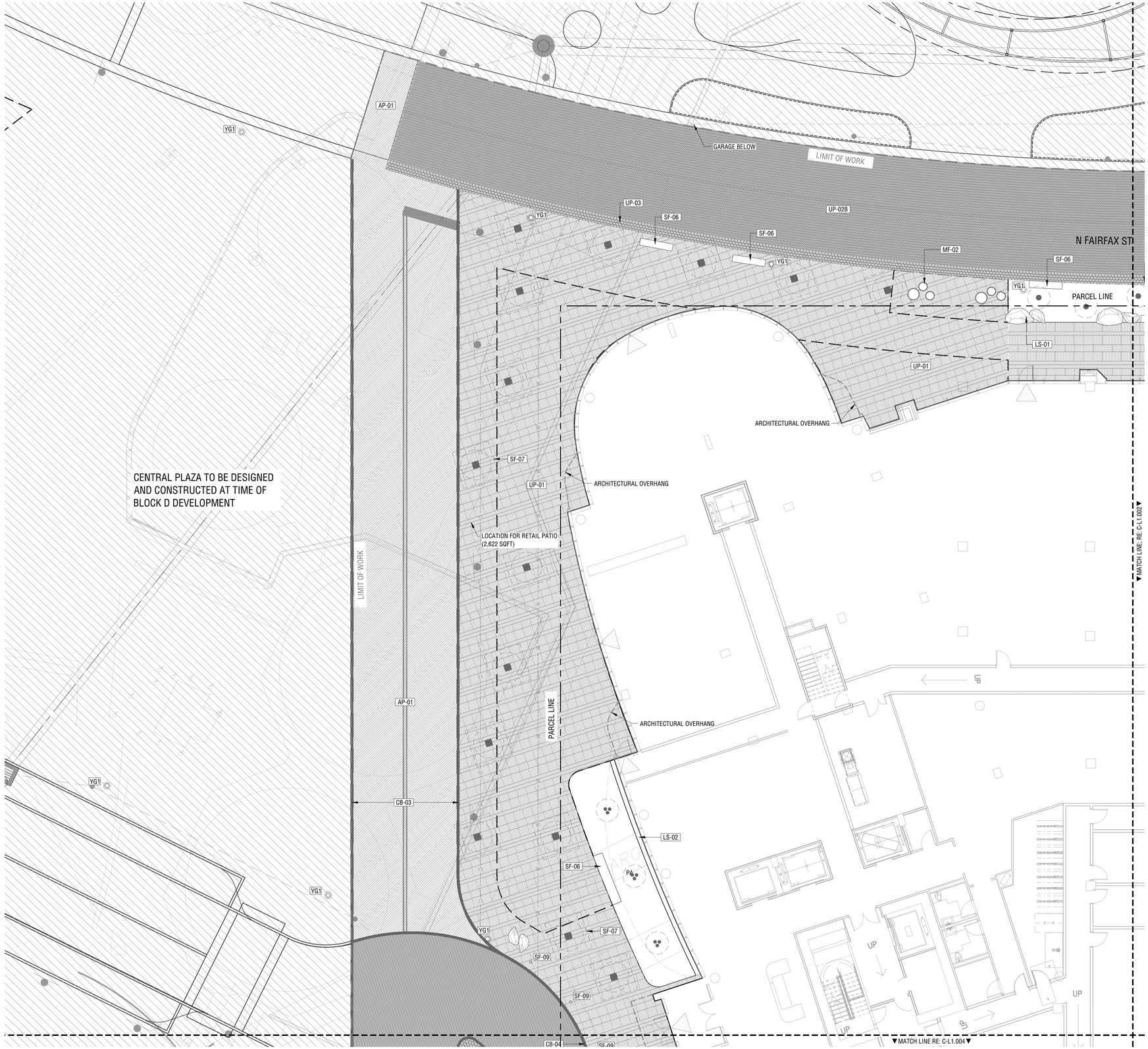

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SITE PLAN No.

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

hrp GROUP
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

HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

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

Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

CONSTRUCTION PLAN (STREET)
INTERIM CONDITION

Scale 1" = 10'-0"

C-L1.001 INT

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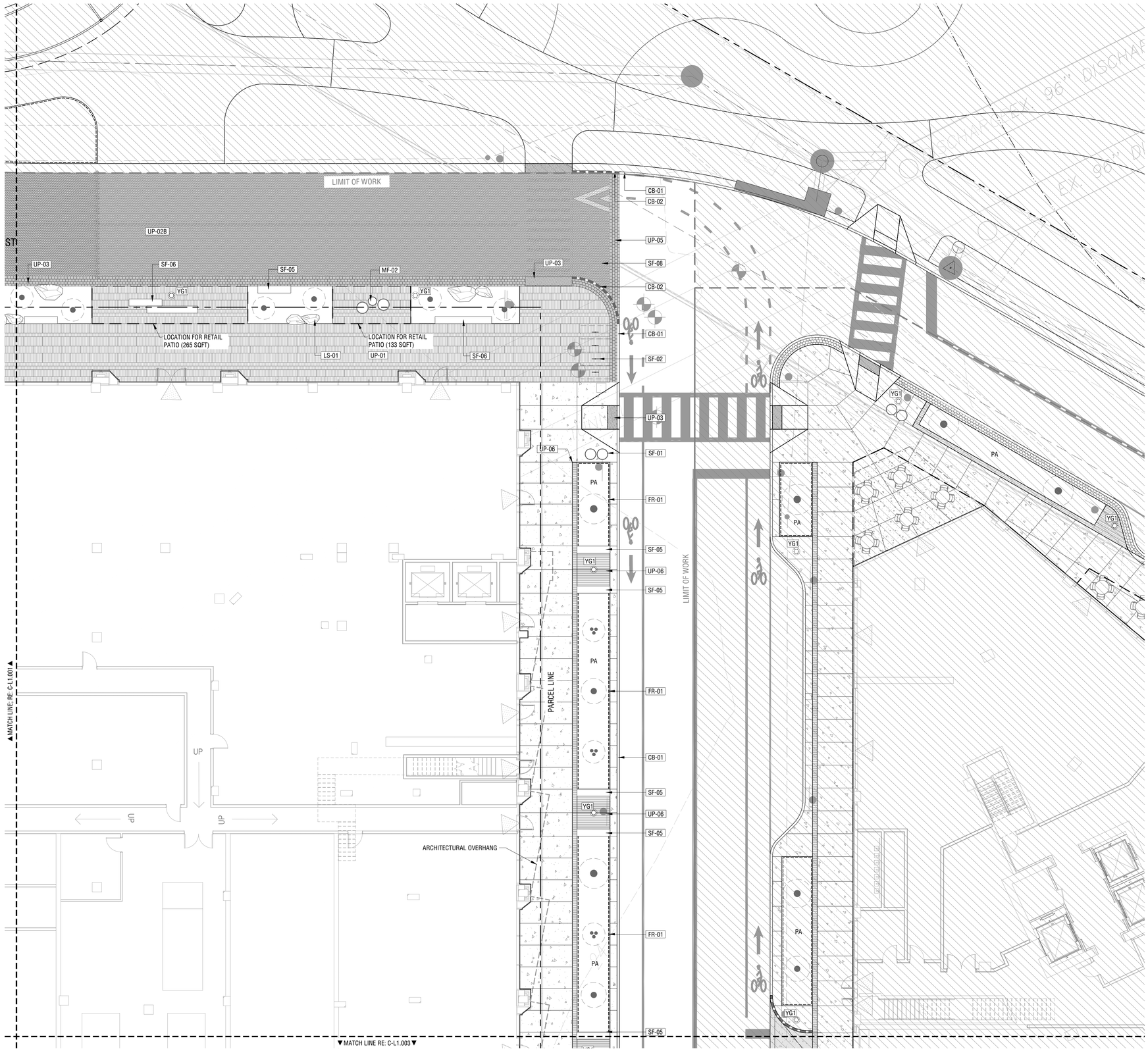

QUICK REFERENCE LEGEND

KEY	SYM	DESCRIPTION
ASPHALT		
AP-01		ASPHALT PAVING - TYPE 1
~~AP-02~~	**NOT USED**	~~ASPHALT PAVING - TYPE 2~~
CURBING		
CB-01		CURB - TYPE 1 (RAISED)
CB-02		CURB - TYPE 2 (TRANSITION)
CB-03		CURB - TYPE 3 (RAISED)
CB-04		CURB - TYPE 4 (FLUSH)
CONCRETE PAVING		
CP-01		CONCRETE PAVING - TYPE 1 (COLORED, PED.)
CP-02		CONCRETE PAVING - TYPE 2 (COLORED, VEH.)
UNIT PAVING		
UP-01		UNIT PAVING - TYPE 1 (CONCRETE PAVER PEDESTRIAN RATED)
UP-02A		UNIT PAVING - TYPE 2A (CONCRETE PAVER VEHICULAR RATED)
UP-02B		UNIT PAVING - TYPE 2B (CONCRETE PAVER VEHICULAR RATED)
UP-03		UNIT PAVING - TYPE 3 (TACTILE PAVER)
UP-04		UNIT PAVING - TYPE 4 (GRANITE COBBLE PEDESTRIAN RATED)
UP-05		UNIT PAVING - TYPE 5 (GRANITE COBBLE VEHICULAR RATED)
UP-06		METAL GRATING - TYPE 1 (PEDESTRIAN RATED)
UP-07		METAL GRATING - TYPE 2 (VEHICULAR RATED)
JOINTING		
JO-01		CONTROL JOINT
JO-02		EXPANSION JOINT
LANDSCAPE MATERIAL		
LS-01		LANDSCAPE BOULDER
LS-02		GRAVEL
STAIRS AND RAMPS		
SR-01		STAIR - TYPE 1
FENCING AND RAILINGS		
FR-01		BMP PLANTER RAIL
~~FR-02~~	**NOT USED**	~~HANDRAIL - TYPE 1 (FOR STAIRS)~~
SITE FEATURE		
SF-01		WASTE RECEPTACLE
SF-02		BIKE RACK
SF-03		PARKING METER
~~SF-04~~	**NOT USED**	~~DISTRICT BENCH~~
SF-05		BMP BENCH
SF-06		PLAZA BENCH
SF-07		PAVER GRATE
SF-08		SPEED TABLE
SF-09		BOLLARD
MOVABLE FURNITURE		
MF-01		DINING TABLE AND CHAIRS
MF-02		PLANTER POT
LIGHTING		
YG1		STREET LIGHT

ABBREVIATIONS AND SYMBOLS

PA	PLANTING AREA
TA	TURF AREA
	PROPOSED TREE LOCATIONS
	EXISTING TREE LOCATIONS

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
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2020 K Street NW
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HANDEL ARCHITECTS

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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

CONSTRUCTION PLANS (STREET)

Scale 1" = 10'-0"

C-L1.002

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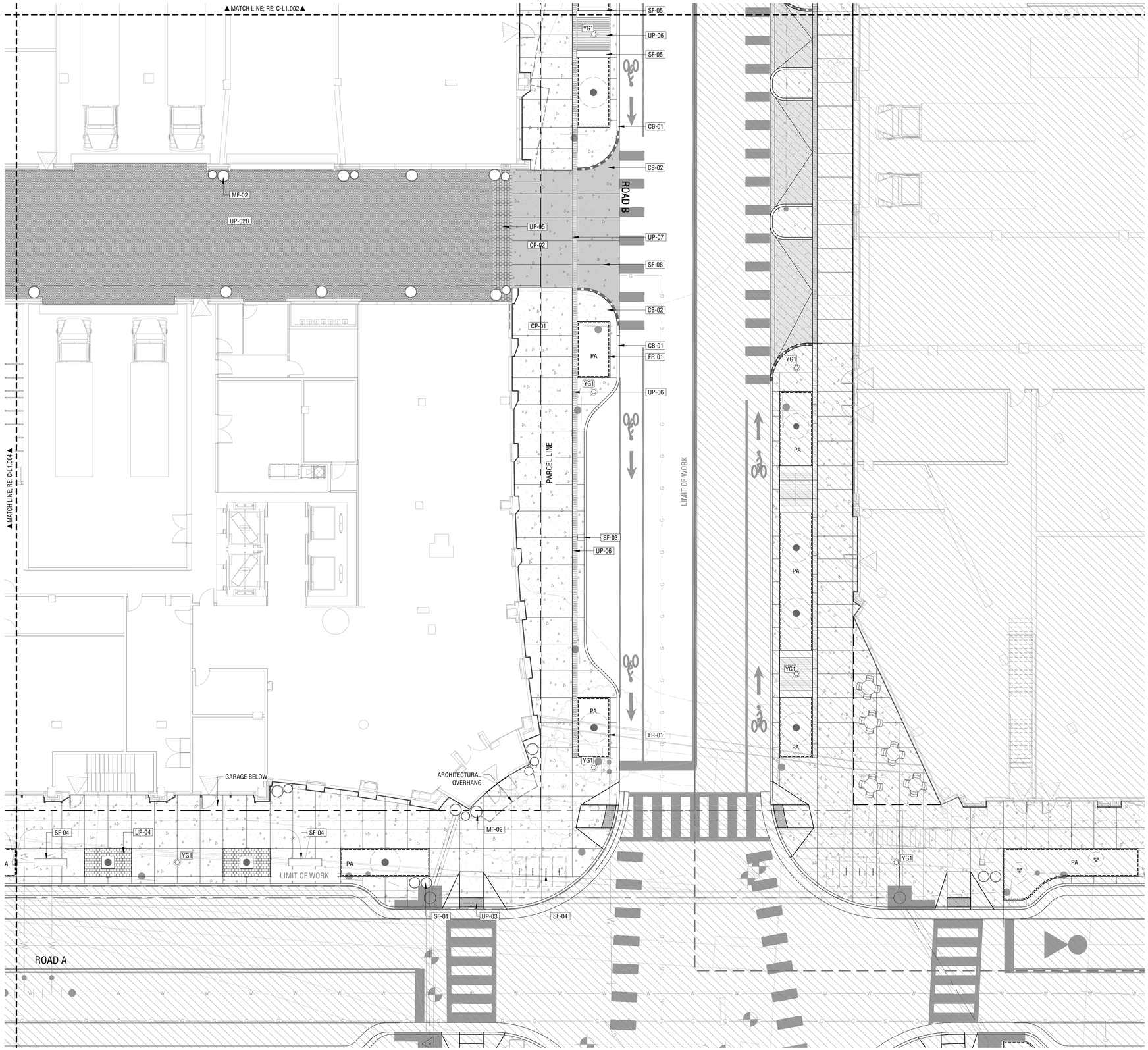

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JOINTING		
JO-01		CONTROL JOINT
JO-02		EXPANSION JOINT
LANDSCAPE MATERIAL		
LS-01		LANDSCAPE BOULDER
LS-02		GRAVEL
STAIRS AND RAMPS		
SR-01		STAIR - TYPE 1
FENCING AND RAILINGS		
FR-01		BMP PLANTER RAIL
~~FR-02~~	**NOT USED**	~~HANDRAIL - TYPE 1 (FOR STAIRS)~~
SITE FEATURE		
SF-01		WASTE RECEPTACLE
SF-02		BIKE RACK
SF-03		PARKING METER
~~SF-04~~	**NOT USED**	~~DISTRICT BENCH~~
SF-05		BMP BENCH
SF-06		PLAZA BENCH
SF-07		PAVER GRATE
SF-08		SPEED TABLE
SF-09		BOLLARD
MOVABLE FURNITURE		
MF-01		DINING TABLE AND CHAIRS
MF-02		PLANTER POT
LIGHTING		
YG1		STREET LIGHT

ABBREVIATIONS AND SYMBOLS

PA	PLANTING AREA
TA	TURF AREA
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APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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1300 North Royal Street
Alexandria, VA 22314

hrp GROUP
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
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HANDEL ARCHITECTS
Handel Architects LLP
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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

CONSTRUCTION PLANS (STREET)

Scale 1" = 10'-0"

C-L1.003

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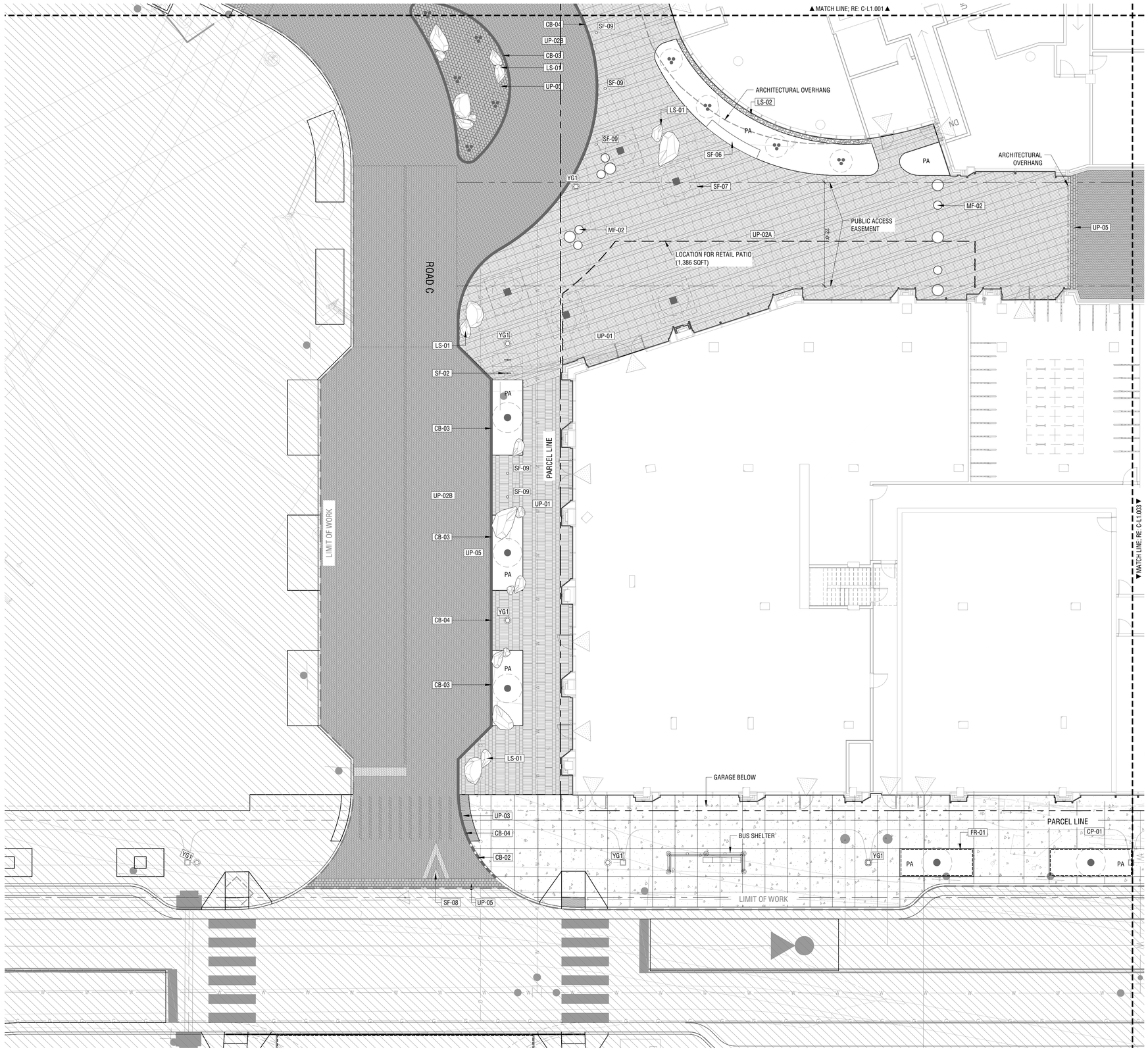

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LS-02		GRAVEL
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FENCING AND RAILINGS		
FR-01		BMP PLANTER RAIL
~~FR-02~~	**NOT USED**	~~HANDRAIL - TYPE 1 (FOR STAIRS)~~
SITE FEATURE		
SF-01		WASTE RECEPTACLE
SF-02		BIKE RACK
SF-03		PARKING METER
~~SF-04~~	**NOT USED**	~~DISTRICT BENCH~~
SF-05		BMP BENCH
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MOVABLE FURNITURE		
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ABBREVIATIONS AND SYMBOLS

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DEPARTMENT OF PLANNING & ZONING

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Alexandria, VA 22314

hrp GROUP
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
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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

CONSTRUCTION PLANS (STREET)

Scale 1" = 10'-0"

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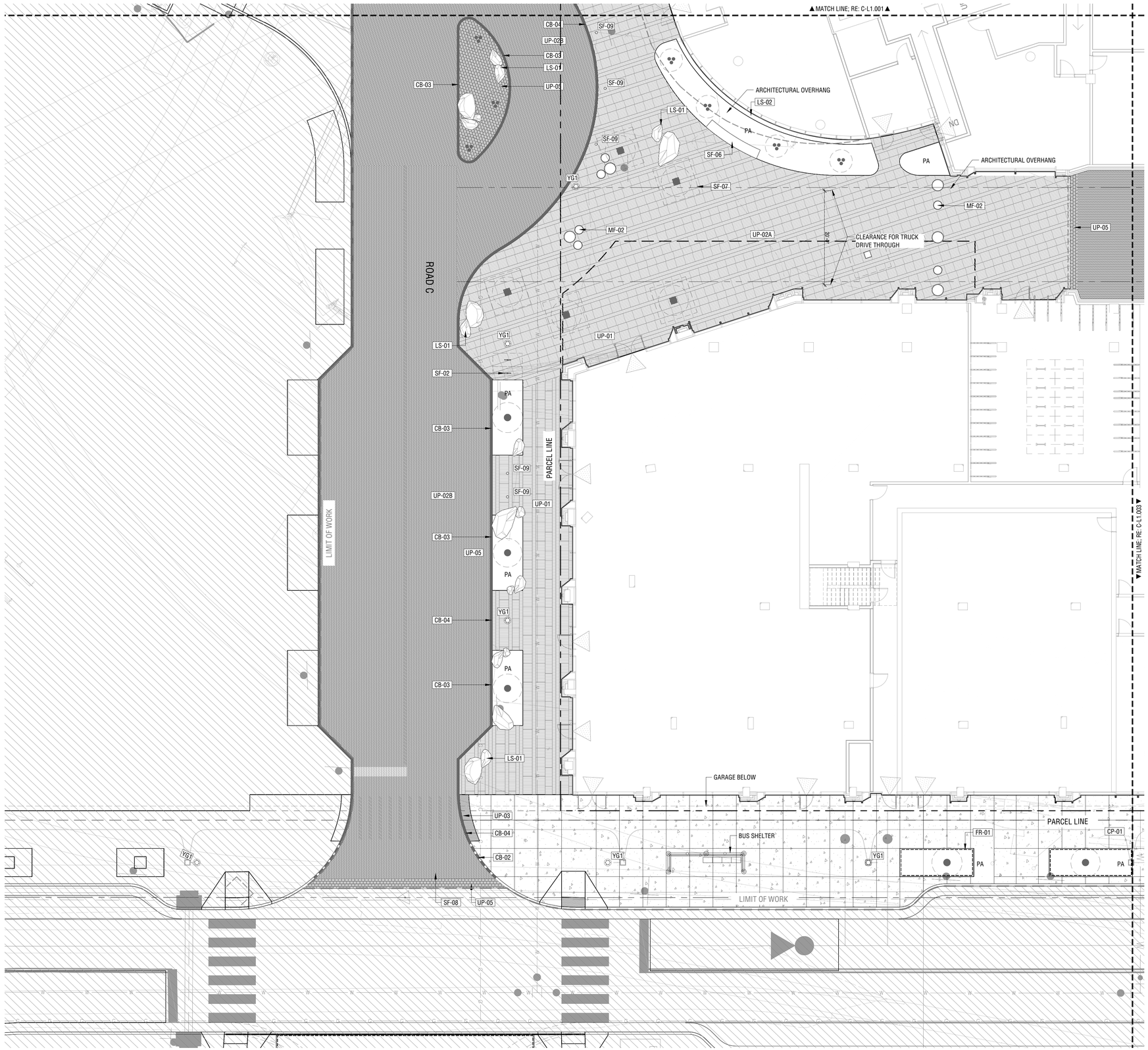

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JO-02		EXPANSION JOINT
LANDSCAPE MATERIAL		
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LS-02		GRAVEL
STAIRS AND RAMPS		
SR-01		STAIR - TYPE 1
FENCING AND RAILINGS		
FR-01		BMP PLANTER RAIL
~~FR-02~~	**NOT USED**	~~HANDRAIL - TYPE 1 (FOR STAIRS)~~
SITE FEATURE		
SF-01		WASTE RECEPTACLE
SF-02		BIKE RACK
SF-03		PARKING METER
~~SF-04~~	**NOT USED**	~~DISTRICT BENCH~~
SF-05		BMP BENCH
SF-06		PLAZA BENCH
SF-07		PAVER GRATE
SF-08		SPEED TABLE
SF-09		BOLLARD
MOVABLE FURNITURE		
MF-01		DINING TABLE AND CHAIRS
MF-02		PLANTER POT
LIGHTING		
YG1		STREET LIGHT

ABBREVIATIONS AND SYMBOLS

PA	PLANTING AREA
TA	TURF AREA
	PROPOSED TREE LOCATIONS
	EXISTING TREE LOCATIONS

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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hrp GROUP
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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

CONSTRUCTION PLAN (STREET)
INTERIM CONDITION

Scale 1" = 10'-0"

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CONDO DROP-OFF (PERMENANT) 02



CONDO DROP-OFF (INTERIM) 01

QUICK REFERENCE LEGEND

KEY	SYM	DESCRIPTION
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SF-08		SPEED TABLE
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MOVABLE FURNITURE		
MF-01		DINING TABLE AND CHAIRS
MF-02		PLANTER POT
LIGHTING		
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TA	TURF AREA
	PROPOSED TREE LOCATIONS
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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

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Description

CONDO DROP-OFF ENLARGEMENT (STREET)

Scale 1" = 10'-0"

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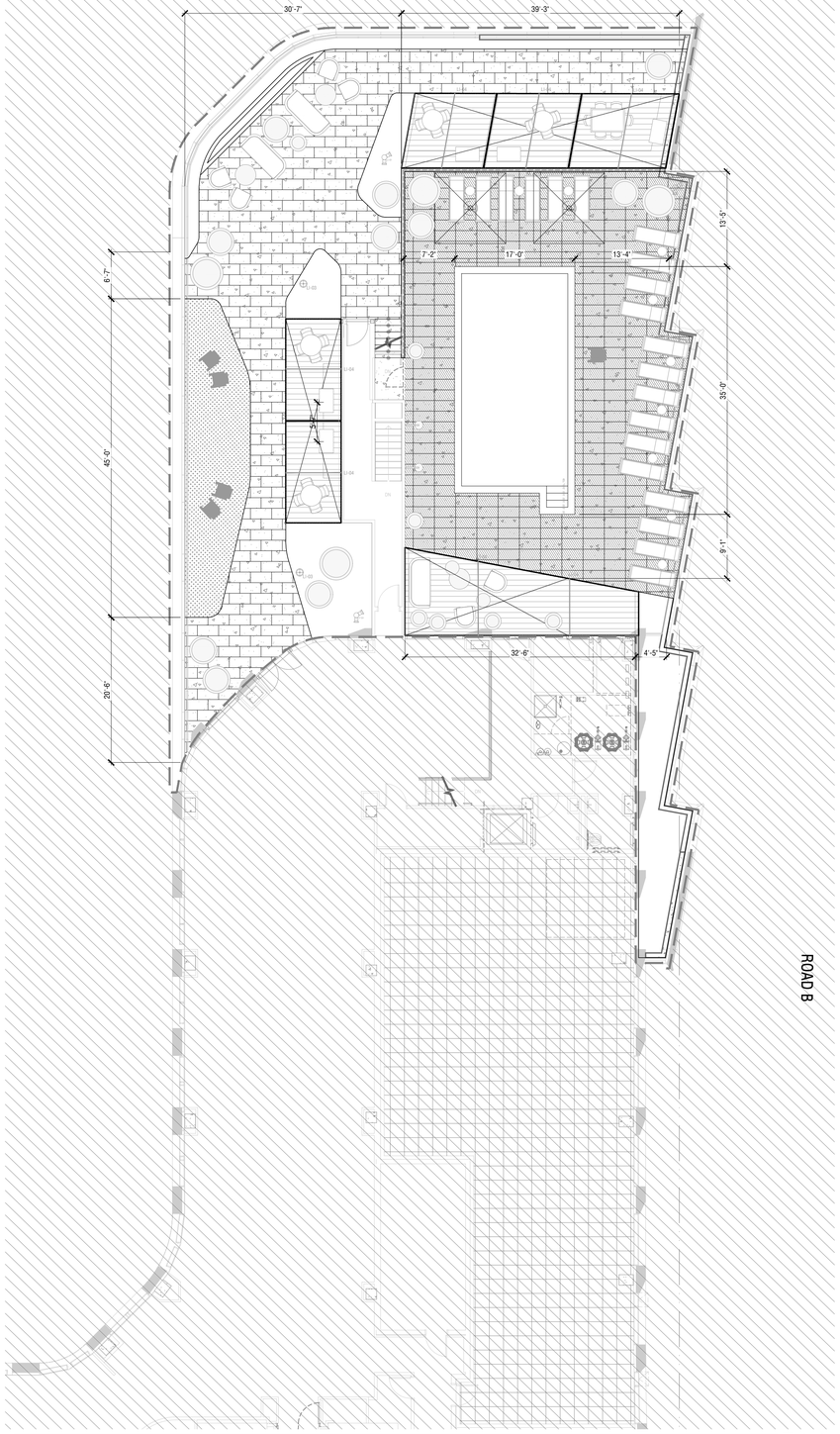
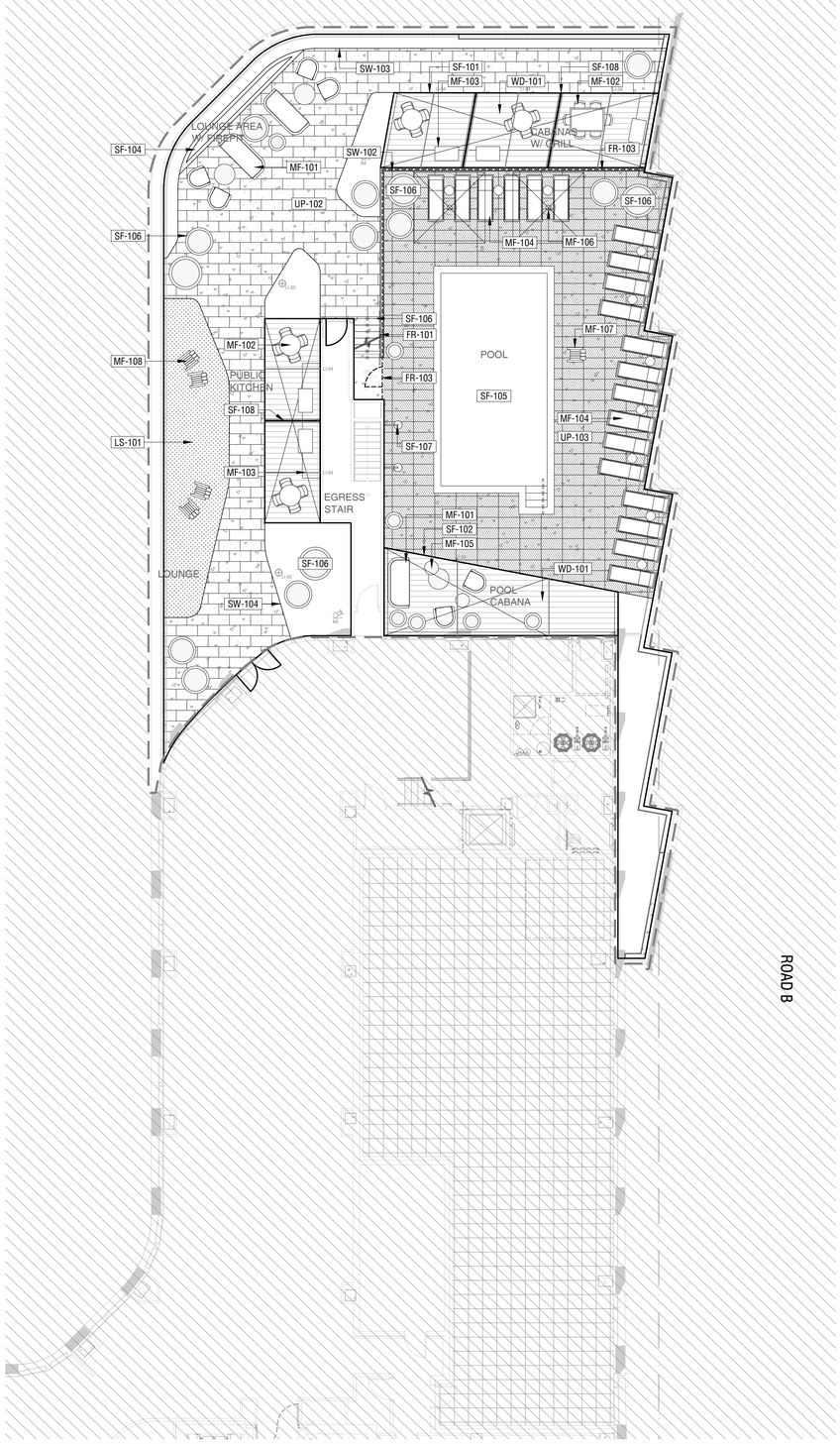


LAYOUT PLAN - LEVEL 16 (RENTAL) 02



CONSTRUCTION PLAN - LEVEL 16 (RENTAL) 01

QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY	DESCRIPTION
CONCRETE PAVING	
CP-301	CONCRETE PAVING - C.I.P.CONCRETE PAVING (PODIUM)
UNIT PAVING	
UP-102	UNIT PAVING - PRECAST CONC. UNIT PAVER (RENTAL)
UP-103	UNIT PAVING - PRECAST CONC. UNIT PAVER AT POOL (RENTAL)
UP-202	UNIT PAVING - PRECAST CONC. UNIT PAVER (CONDO)
UP-203	UNIT PAVING - PRECAST CONC. UNIT PAVER AT POOL (CONDO)
WOOD DECKING	
WD-101	WOOD DECKING - WOOD TILE PAVER (RENTAL)
LANDSCAPE MATERIAL	
LS-101	ARTIFICIAL TURF (RENTAL)
FENCING & RAILING	
FR-101	HANDRAILS (RENTAL)
FR-103	6FT. GLASS POOL FENCE AND GATE (RENTAL)
FR-201	HANDRAILS (CONDO)
FR-203	6FT. GLASS POOL FENCE AND GATE (CONDO)
FR-301	RAMP HANDRAILS (PODIUM)
STAIRS AND RAMPS	
SR-101	PRECAST CONCRETE STAIR (RENTAL)
SR-201	PRECAST CONCRETE STAIR (CONDO)
SR-301	RAMP (PODIUM)
SITE FEATURE	
SF-101	BBQ CABANA (RENTAL)
SF-102	POOL CABANA (RENTAL)
SF-104	FIREPIT (RENTAL)
SF-105	POOL (RENTAL)
SF-106	PLANTER POTS (RENTAL)
SF-107	SHOWER (RENTAL)
SF-108	SCREEN FENCE (RENTAL)
SF-204	FIREPIT (CONDO)
SF-205	POOL (CONDO)
SF-206	PLANTER POTS (CONDO)
SF-207	SHOWER (CONDO)
SF-303	UNIT SCREEN FENCE (PODIUM)
SF-304	SKY LIGHT, RE:ARCH (PODIUM)
SF-305	FIRE PIT (PODIUM)
SITE WALLS	
SW-102	PRECAST CONC. RETAINING WALL (RENTAL)
SW-103	METAL PLANTER WALL (RENTAL)
SW-104	METAL PLANTER EDGE (RENTAL)
SW-203	METAL PLANTER WALL (CONDO)
SW-204	METAL PLANTER EDGE (CONDO)
LIGHTING AND ELECTRICAL	
LI-101	MULTI-HEAD LIGHT POLE
LI-102	SPOTLIGHTS
LI-103	LIGHT BOLLARD
LI-104	INTEGRATED LINEAR LIGHTS
EL-101	POWER PEDESTALS
MOVEABLE FURNITURE	
MF-101	LOUNGE FURNITURE
MF-102	DINING TABLE AND CHAIRS
MF-103	GRILL AND COUNTER TOP/ CABINET
MF-104	SUN LOUNGER
MF-105	COFFEE TABLE
MF-106	UMBRELLA
MF-107	LIFE GUARD SEAT
MF-108	ADIRONDACK CHAIR

ABBREVIATIONS AND SYMBOLS

TREE LOCATIONS

PA PLANTING AREA

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
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PRGS REDEVELOPMENT

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

hrp GROUP
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

HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

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

Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

CONSTRUCTION PLAN (RENTAL)

Scale

C-L1.111-R

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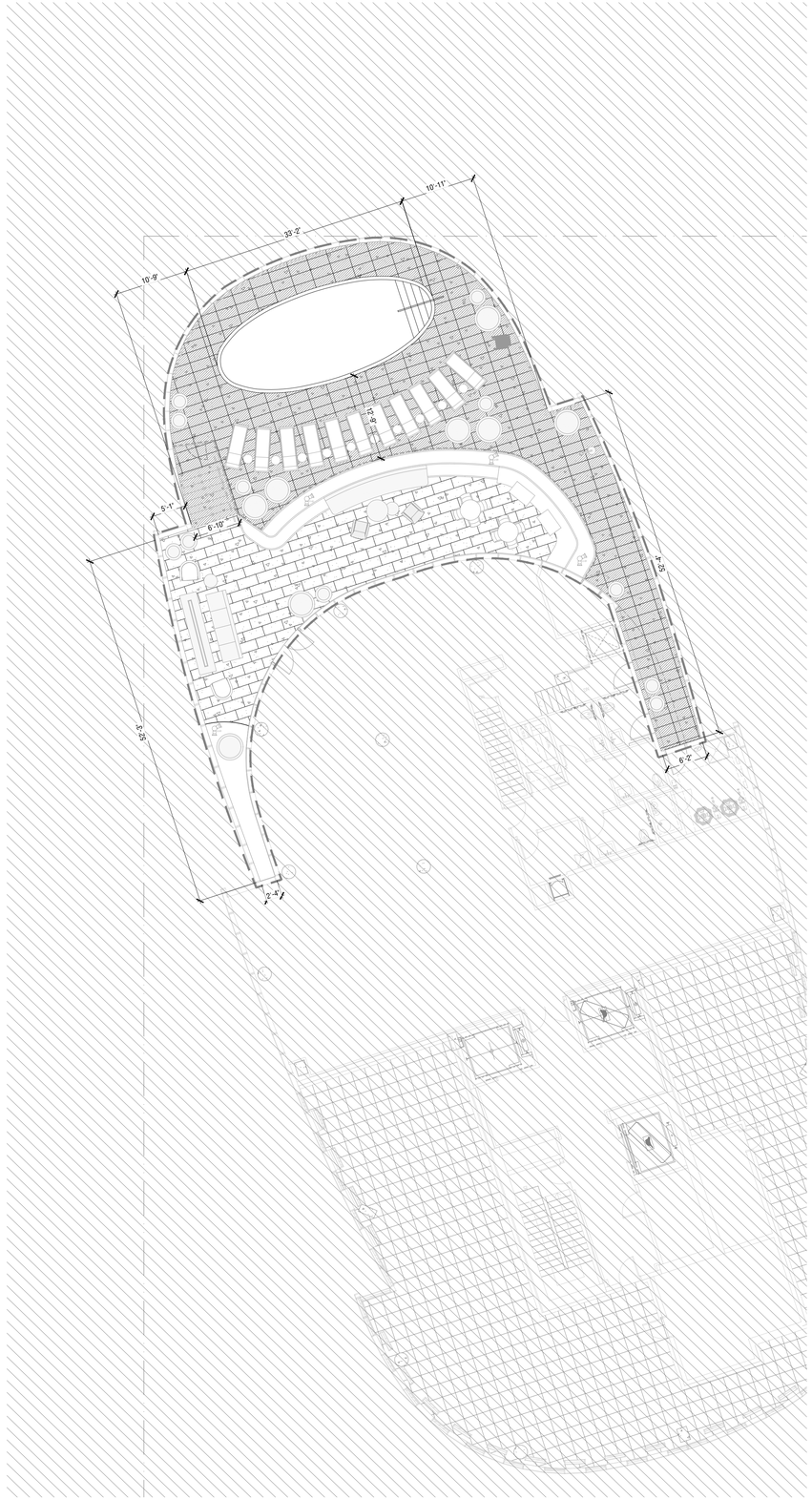

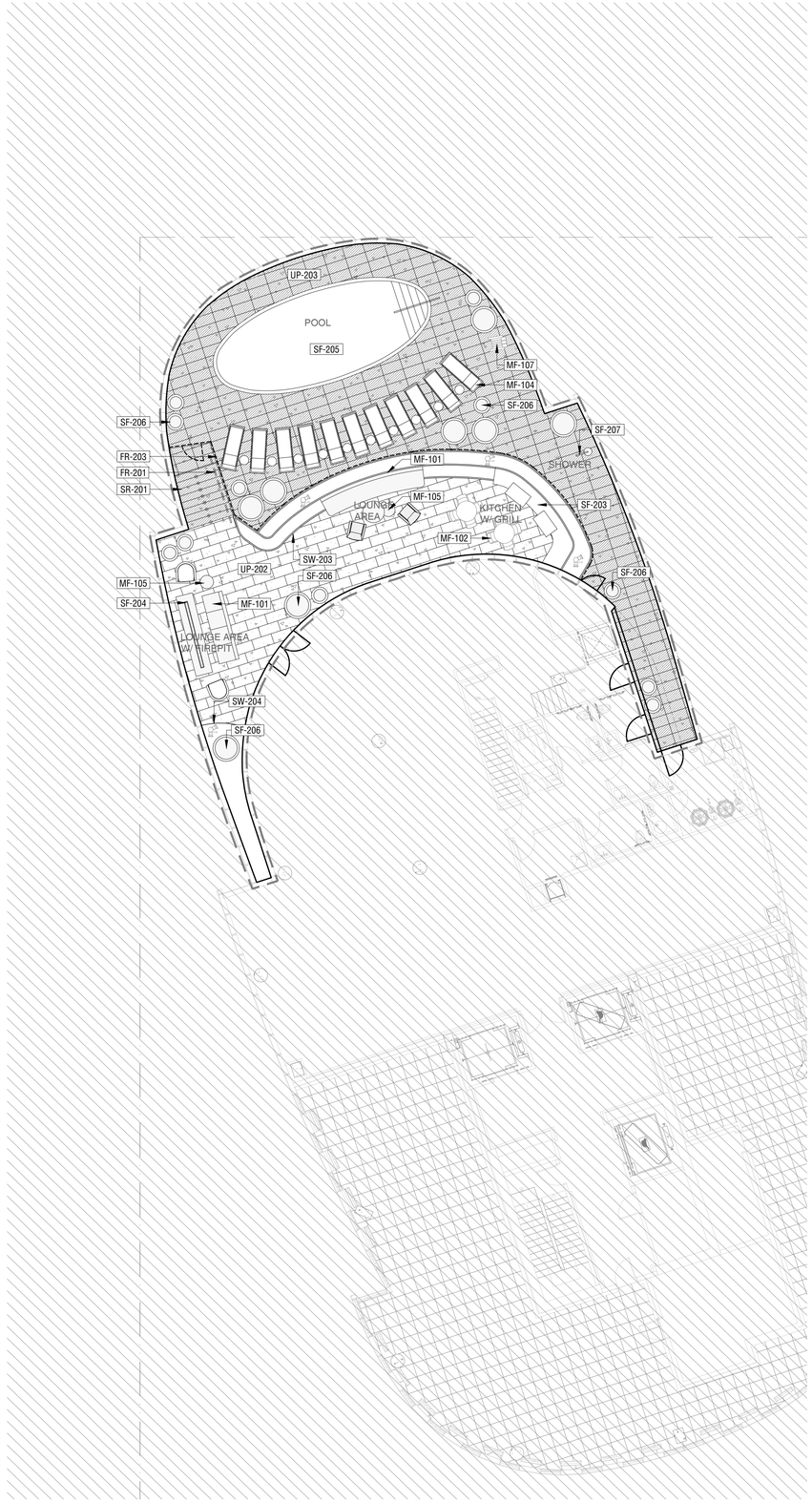

QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY DESCRIPTION

CONCRETE PAVING

CP-301 CONCRETE PAVING - C.I.P.CONCRETE PAVING (PODIUM)

UNIT PAVING

UP-102 UNIT PAVING - PRECAST CONC. UNIT PAVER (RENTAL)
UP-103 UNIT PAVING - PRECAST CONC. UNIT PAVER AT POOL (RENTAL)
UP-202 UNIT PAVING - PRECAST CONC. UNIT PAVER (CONDO)
UP-203 UNIT PAVING - PRECAST CONC. UNIT PAVER AT POOL (CONDO)

WOOD DECKING

WD-101 WOOD DECKING - WOOD TILE PAVER (RENTAL)

LANDSCAPE MATERIAL

LS-101 ARTIFICIAL TURF (RENTAL)

FENCING & RAILING

FR-101 HANDRAILS (RENTAL)
FR-103 6FT. GLASS POOL FENCE AND GATE (RENTAL)
FR-201 HANDRAILS (CONDO)
FR-203 6FT. GLASS POOL FENCE AND GATE (CONDO)
FR-301 RAMP HANDRAILS (PODIUM)

STAIRS AND RAMPS

SR-101 PRECAST CONCRETE STAIR (RENTAL)
SR-201 PRECAST CONCRETE STAIR (CONDO)
SR-301 RAMP (PODIUM)

SITE FEATURE

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SF-102 POOL CABANA (RENTAL)
SF-104 FIREPIT (RENTAL)
SF-105 POOL (RENTAL)
SF-106 PLANTER POTS (RENTAL)
SF-107 SHOWER (RENTAL)
SF-108 SCREEN FENCE (RENTAL)
SF-204 FIREPIT (CONDO)
SF-205 POOL (CONDO)
SF-206 PLANTER POTS (CONDO)
SF-207 SHOWER (CONDO)
SF-303 UNIT SCREEN FENCE (PODIUM)
SF-304 SKY LIGHT, RE:ARCH (PODIUM)
SF-305 FIRE PIT (PODIUM)

SITE WALLS

SW-102 PRECAST CONC. RETAINING WALL (RENTAL)
SW-103 METAL PLANTER WALL (RENTAL)
SW-104 METAL PLANTER EDGE (RENTAL)
SW-203 METAL PLANTER WALL (CONDO)
SW-204 METAL PLANTER EDGE (CONDO)

LIGHTING AND ELECTRICAL

LI-101 MULTI-HEAD LIGHT POLE
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LI-104 INTEGRATED LINEAR LIGHTS
EL-101 POWER PEDESTALS

MOVEABLE FURNITURE

MF-101 LOUNGE FURNITURE
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MF-103 GRILL AND COUNTER TOP/ CABINET
MF-104 SUN LOUNGER
MF-105 COFFEE TABLE
MF-106 UMBRELLA
MF-107 LIFE GUARD SEAT
MF-108 ADIRONDACK CHAIR

ABBREVIATIONS AND SYMBOLS

TREE LOCATIONS

PA PLANTING AREA

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DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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SITE PLAN No.

DIRECTOR DATE

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

0 5' 10'
SCALE: 1" = 10'-0"

LAYOUT PLAN - LEVEL 16 (CONDO) 02

0 5' 10'
SCALE: 1" = 10'-0"

CONSTRUCTION PLAN - LEVEL 16 (CONDO) 01

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1300 North Royal Street
Alexandria, VA 22314

hrp GROUP
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

HANDEL ARCHITECTS
Handel Architects LLP
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OJB
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

CONSTRUCTION PLAN (CONDO)

Scale

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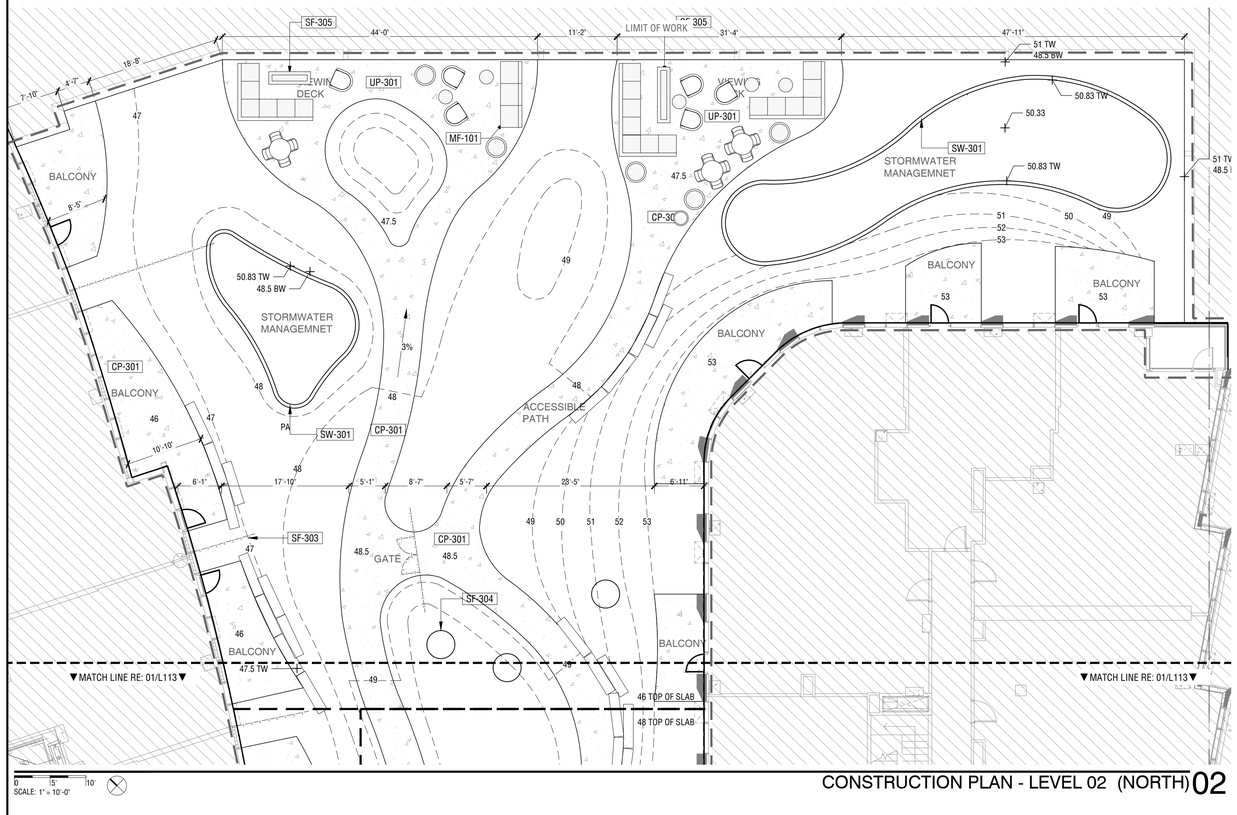
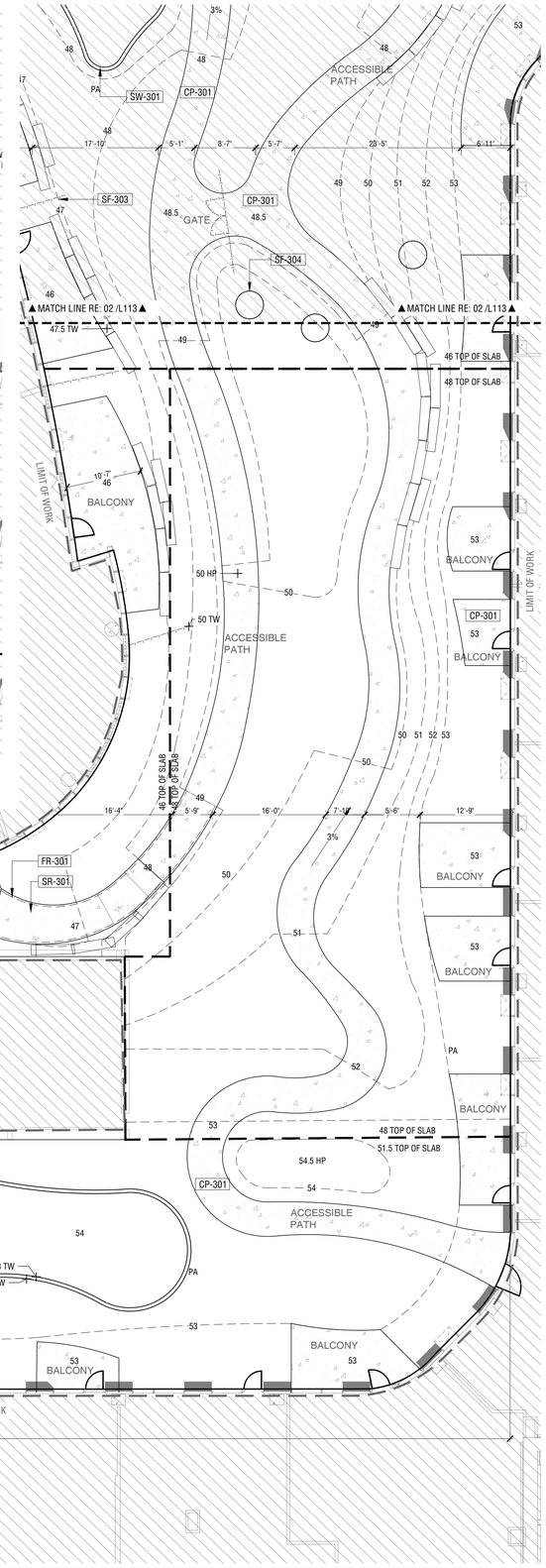


CONSTRUCTION PLAN - LEVEL 02 (NORTH) 02

SCALE: 1" = 10'-0"



CONSTRUCTION PLAN - LEVEL 02 (SOUTH) 01

SCALE: 1" = 10'-0"

QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY DESCRIPTION

CONCRETE PAVING

CP-301 CONCRETE PAVING - C.I.P.CONCRETE PAVING (PODIUM)

UNIT PAVING

UP-102 UNIT PAVING - PRECAST CONC. UNIT PAVER (RENTAL)
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UP-203 UNIT PAVING - PRECAST CONC. UNIT PAVER AT POOL (CONDO)

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WD-101 WOOD DECKING - WOOD TILE PAVER (RENTAL)

LANDSCAPE MATERIAL

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FR-203 6FT. GLASS POOL FENCE AND GATE (CONDO)
FR-301 RAMP HANDRAILS (PODIUM)

STAIRS AND RAMPS

SR-101 PRECAST CONCRETE STAIR (RENTAL)
SR-201 PRECAST CONCRETE STAIR (CONDO)
SR-301 RAMP (PODIUM)

SITE FEATURE

SF-101 BBQ CABANA (RENTAL)
SF-102 POOL CABANA (RENTAL)
SF-104 FIREPIT (RENTAL)
SF-105 POOL (RENTAL)
SF-106 PLANTER POTS (RENTAL)
SF-107 SHOWER (RENTAL)
SF-108 SCREEN FENCE (RENTAL)
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SF-205 POOL (CONDO)
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SF-207 SHOWER (CONDO)
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SF-305 FIRE PIT (PODIUM)

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MF-107 LIFE GUARD SEAT
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ABBREVIATIONS AND SYMBOLS

TREE LOCATIONS
PA PLANTING AREA

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1300 North Royal Street
Alexandria, VA 22314

hrp GROUP
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

HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

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

Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

CONSTRUCTION PLAN (PODIUM)

Scale

C-L1.131

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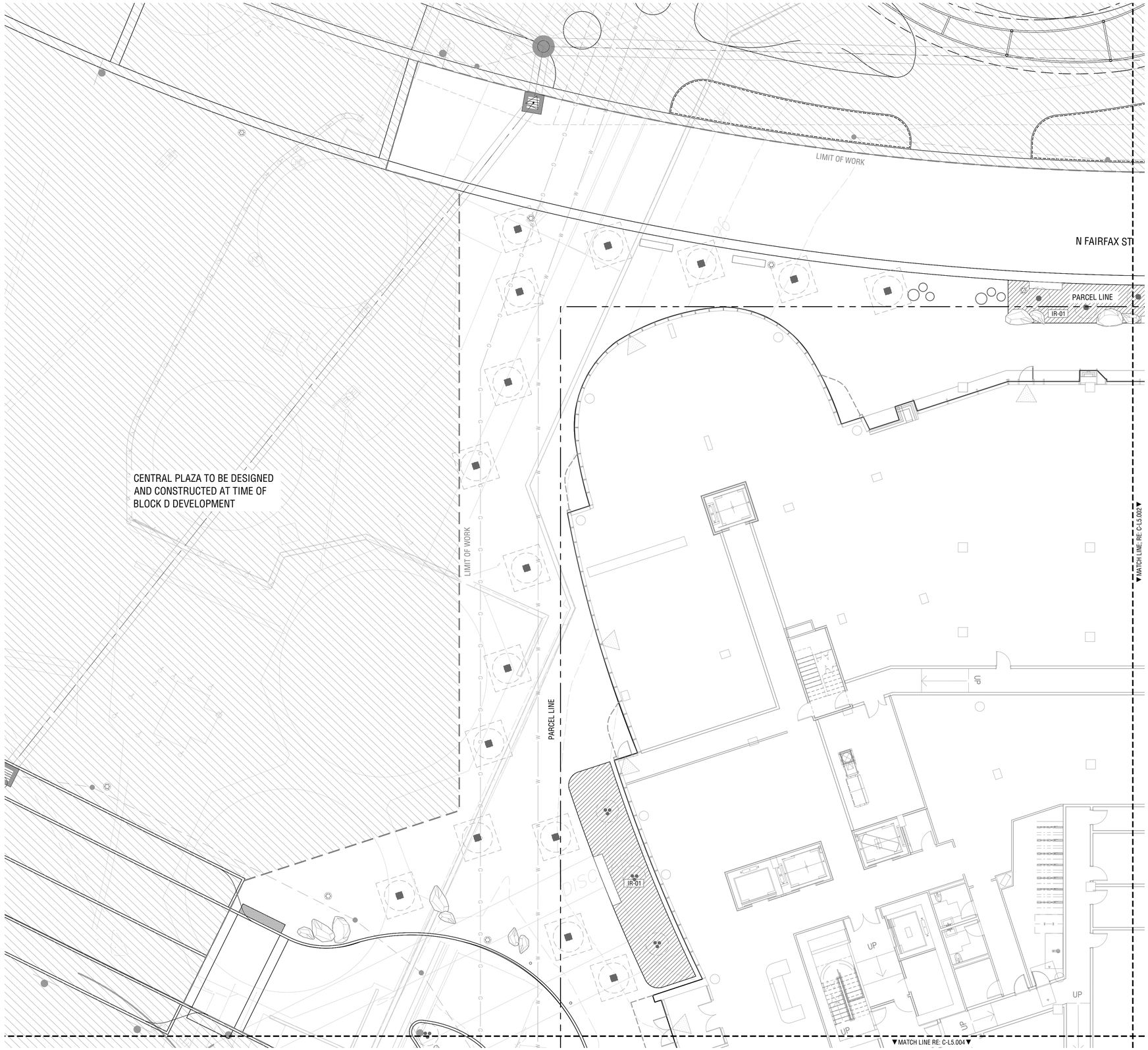

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

1. DETAIL IRRIGATION DESIGN TO BE PROVIDED IN CONSTRUCTION DOCUMENTATION
2. SUBMIT PRODUCT INFO FOR ALL MATERIALS
3. SUBMIT SHOP DRAWINGS FOR IRRIGATION LAYOUT
4. COORDINATE WATER METER, BACKFLOW PREVENTOR, IRRIGATION CONTROLLER, VALVE BOXES AND MAIN LINE, INCLUDING NECESSARY SLEEVING IN COORDINATION WITH CONCRETE FLATWORK
5. LAYOUT PROVIDED AS SCOPE OF WORK FOR IRRIGATION.

PRGS REDEVELOPMENT

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

hrp GROUP

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

HANDEL ARCHITECTS

Handel Architects LLP
69 Canal St
Boston, MA 02114
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OJB

One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
tel 857.233.5171
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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

IRRIGATION PLANS (STREET)

Scale 1" = 10'-0"

C-L4.001

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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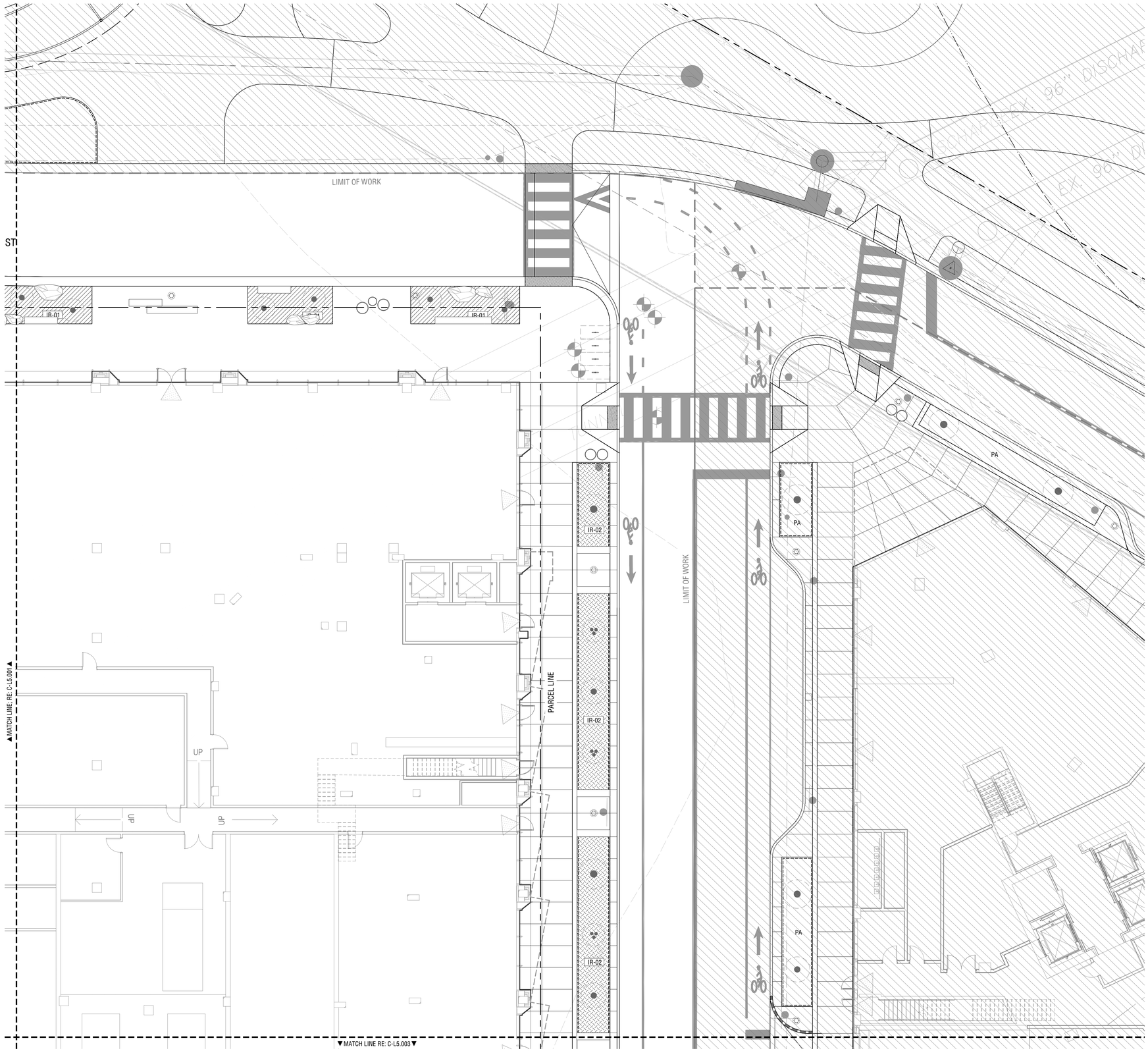

IRRIGATION LEGEND

IRRIGATION TYPE

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IR-01	DRIP IRRIGATION
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APPROVED
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1300 North Royal Street
Alexandria, VA 22314

hrp GROUP
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
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HANDEL ARCHITECTS
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2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

IRRIGATION PLANS (STREET)

Scale 1" = 10'-0"

C-L4.002

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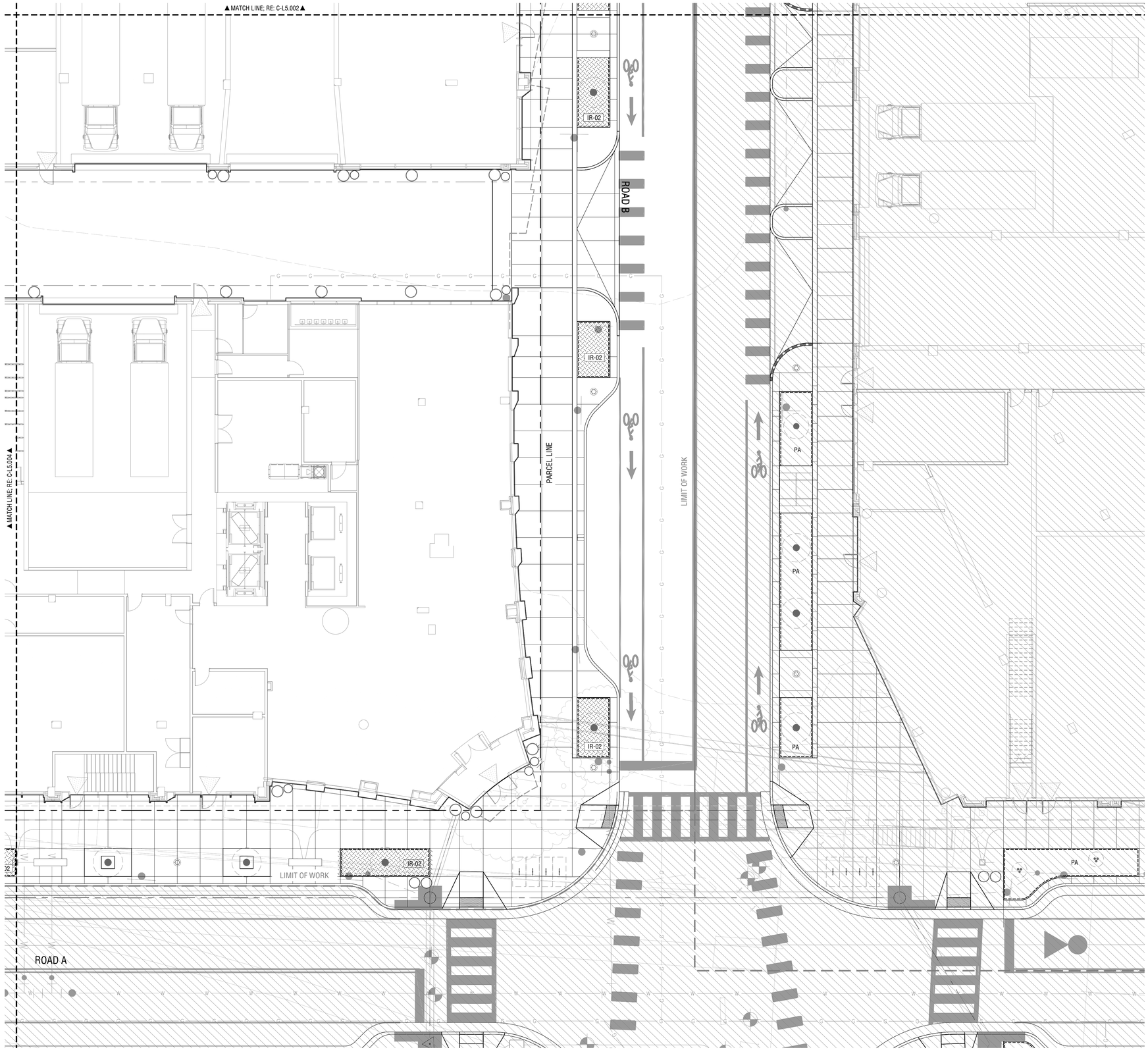

IRRIGATION LEGEND

IRRIGATION TYPE

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IR-01	DRIP IRRIGATION
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APPROVED
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DEPARTMENT OF PLANNING & ZONING

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Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

IRRIGATION PLANS (STREET)

Scale 1" = 10'-0"

C-L4.003

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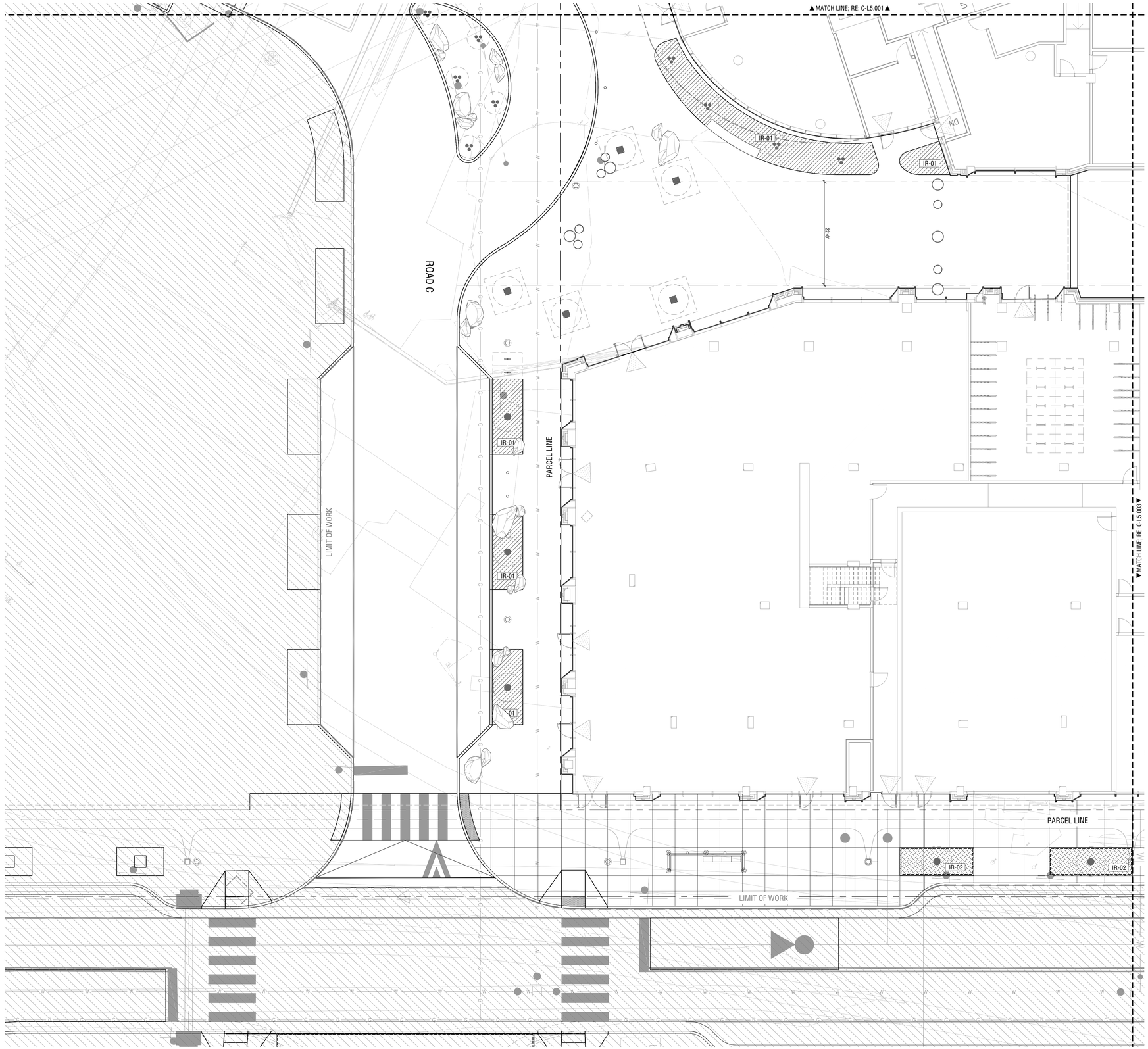

IRRIGATION LEGEND

IRRIGATION TYPE

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IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

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Seal / Signature

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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

IRRIGATION PLANS (STREET)

Scale 1" = 10'-0"

C-L4.004

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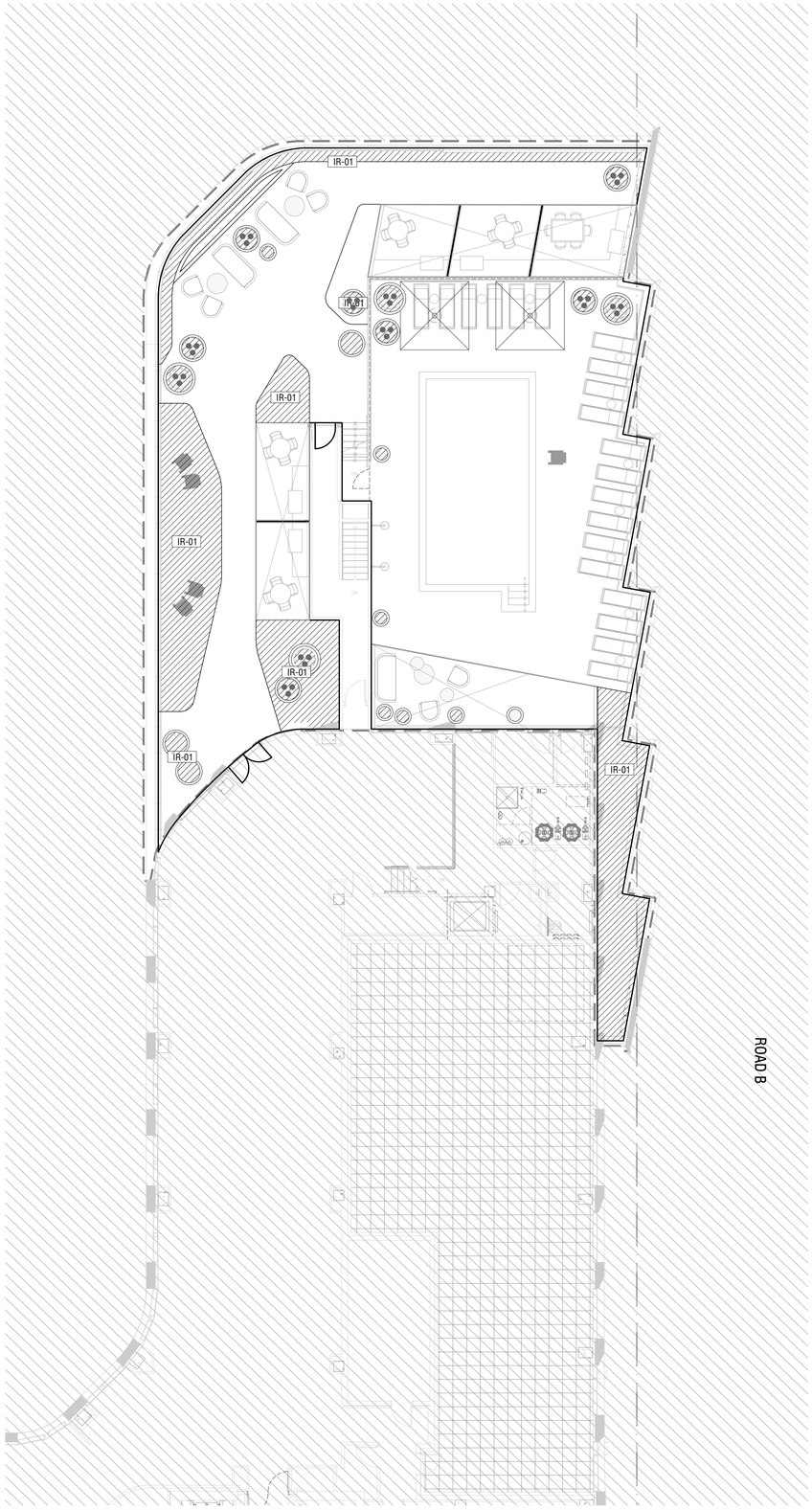

0 5' 10'
SCALE: 1" = 10'-0"

SOIL AND GRADING PLAN - LEVEL 16 (RENTAL) 01

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

1. DETAIL IRRIGATION DESIGN TO BE PROVIDED IN CONSTRUCTION DOCUMENTATION
2. SUBMIT PRODUCT INFO FOR ALL MATERIALS
3. SUBMIT SHOP DRAWINGS FOR IRRIGATION LAYOUT
4. COORDINATE WATER METER, BACKFLOW PREVENTOR, IRRIGATION CONTROLLER, VALVE BOXES AND MAIN LINE, INCLUDING NECESSARY SLEEVING IN COORDINATION WITH CONCRETE FLATWORK
5. LAYOUT PROVIDED AS SCOPE OF WORK FOR IRRIGATION.

APPROVED
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DEPARTMENT OF PLANNING & ZONING

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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PRGS REDEVELOPMENT

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1300 North Royal Street
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hrp GROUP
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

HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

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One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
tel 857.233.5171
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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

IRRIGATION PLANS (RENTAL)

Scale

C-L4.111-R

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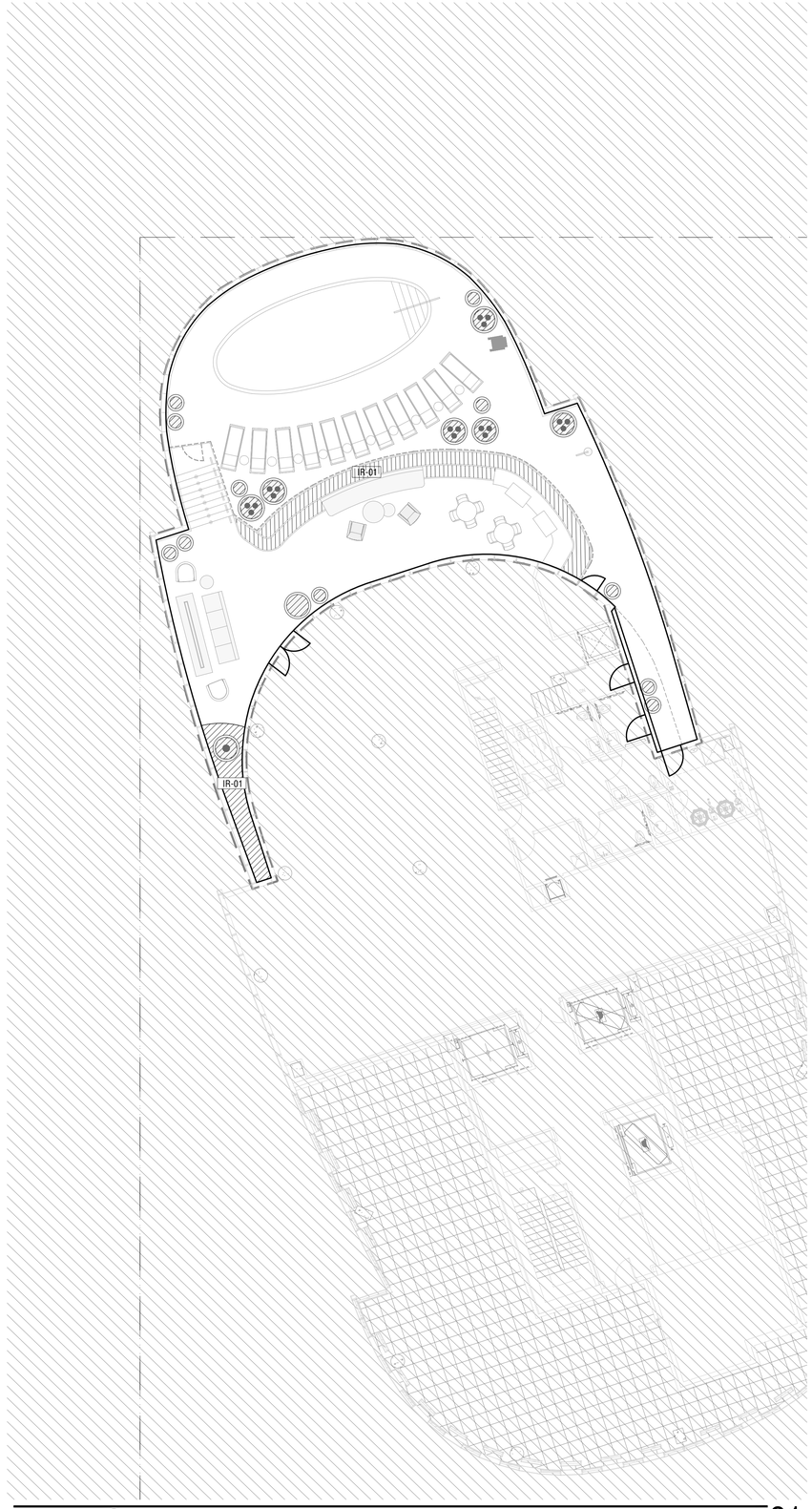

0 5' 10'
SCALE: 1" = 10'-0"

SOIL AND GRADING PLAN - LEVEL 16 (CONDO) 01

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

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hrp GROUP
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

HANDEL ARCHITECTS
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

IRRIGATION PLANS (CONDO)

Scale

C-L4.121-C

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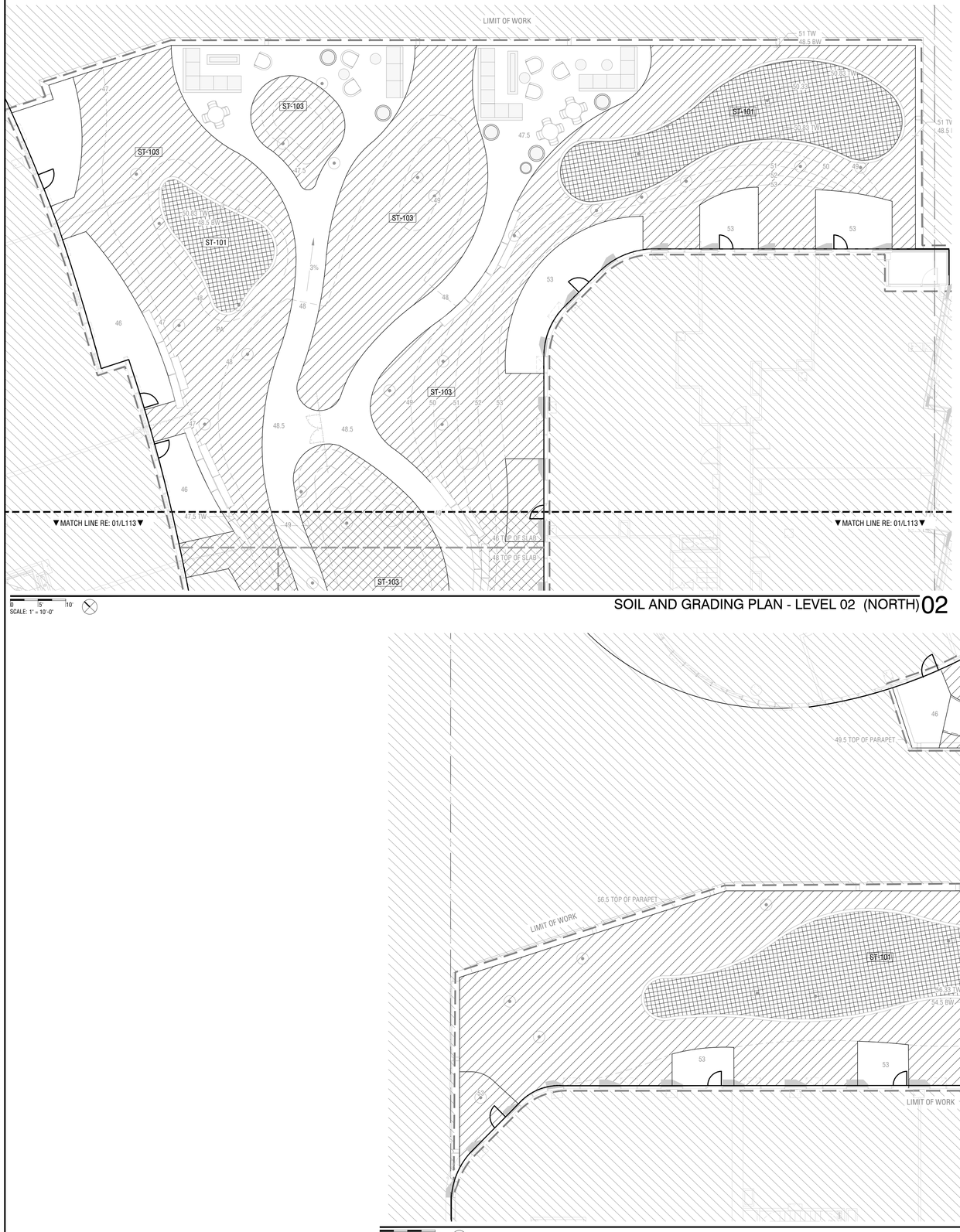
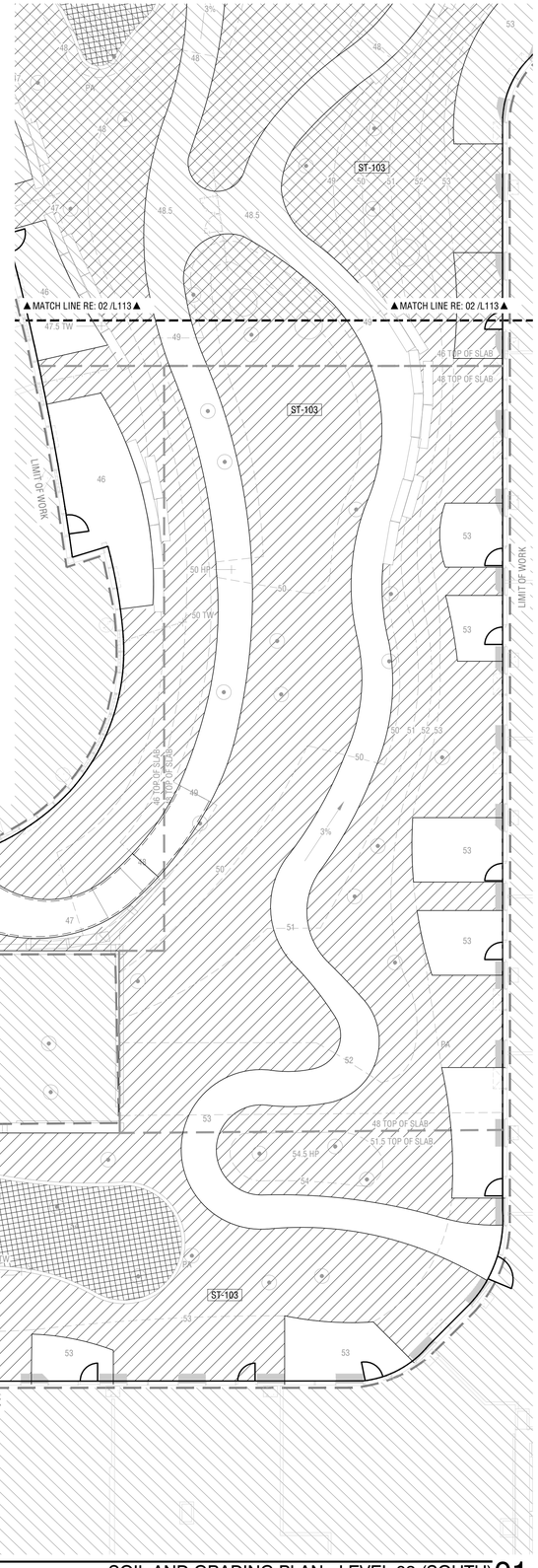


SOIL AND GRADING PLAN - LEVEL 02 (NORTH) 02



SOIL AND GRADING PLAN - LEVEL 02 (SOUTH) 01

SOIL LEGEND

SOIL TYPE

SYMBOL	DESCRIPTION
ST-101	SOIL TYPE 1, BIO-RETENTION
ST-102	ST-02 SOIL TYPE 2, ROOF PLANTING SOIL IMPORTED LIGHTWEIGHT ORNAMENTAL PLANTING SOIL.
ST-103	ST-02 SOIL TYPE 3, PLANTING SOIL PLANTING SOIL AT TREE AND ORNAMENTAL PLANTING FERTILE PLANTING MIX OVER PREPARED SUBGRADE, PROVIDE 24" DEPTH IN UNDERSTORY AREAS, 48" DEPTH AT TREE LOCATIONS.

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Alexandria, VA 22314

hrp GROUP
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

HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
Boston, MA 02114
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OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
tel 857.233.5171
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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

IRRIGATION PLANS (PODIUM)

Scale

C-L4.131

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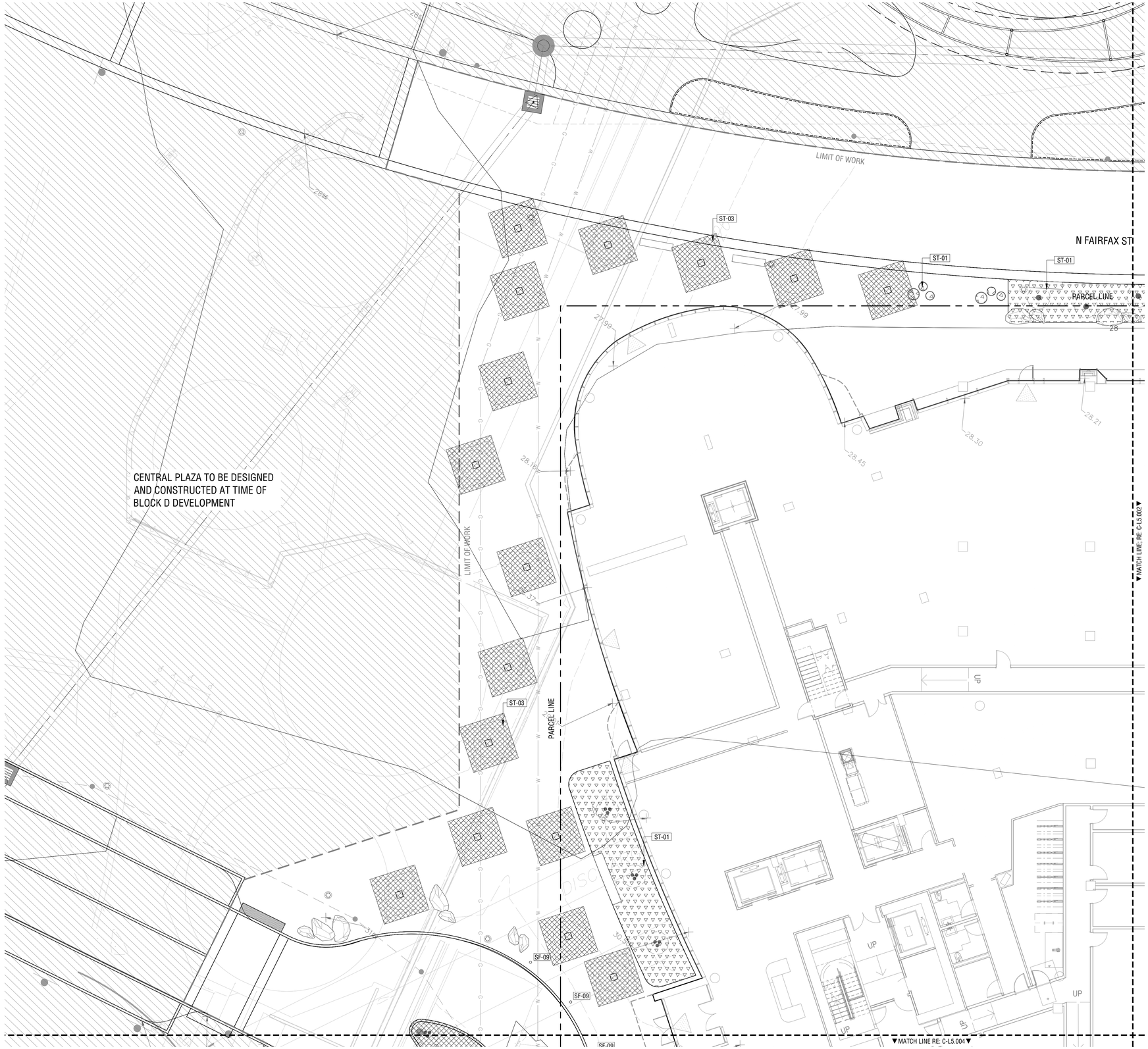

SOIL LEGEND

SOIL TYPE

SYMBOL	DESCRIPTION
ST-01	SOIL TYPE 1 - PLANTING SOIL
ST-02	SOIL TYPE 2 - BIORETENTION SOIL
ST-03	SOIL TYPE 3 - STRUCTURAL SOIL

PLANTING SOIL AT TREE AND ORNAMENTAL PLANTING
FERTILE PLANTING MIX OVER PREPARED SUBGRADE, PROVIDE 24" DEPTH IN UNDERSTORY AREAS, 48" DEPTH AT TREE LOCATIONS.

PRGS REDEVELOPMENT

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1300 North Royal Street
Alexandria, VA 22314

hrp GROUP

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

HANDEL ARCHITECTS

Handel Architects LLP
69 Canal St
Boston, MA 02114
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

SOIL AND GRADING PLAN (STREET)

Scale 1" = 10'-0"

C-L5.001

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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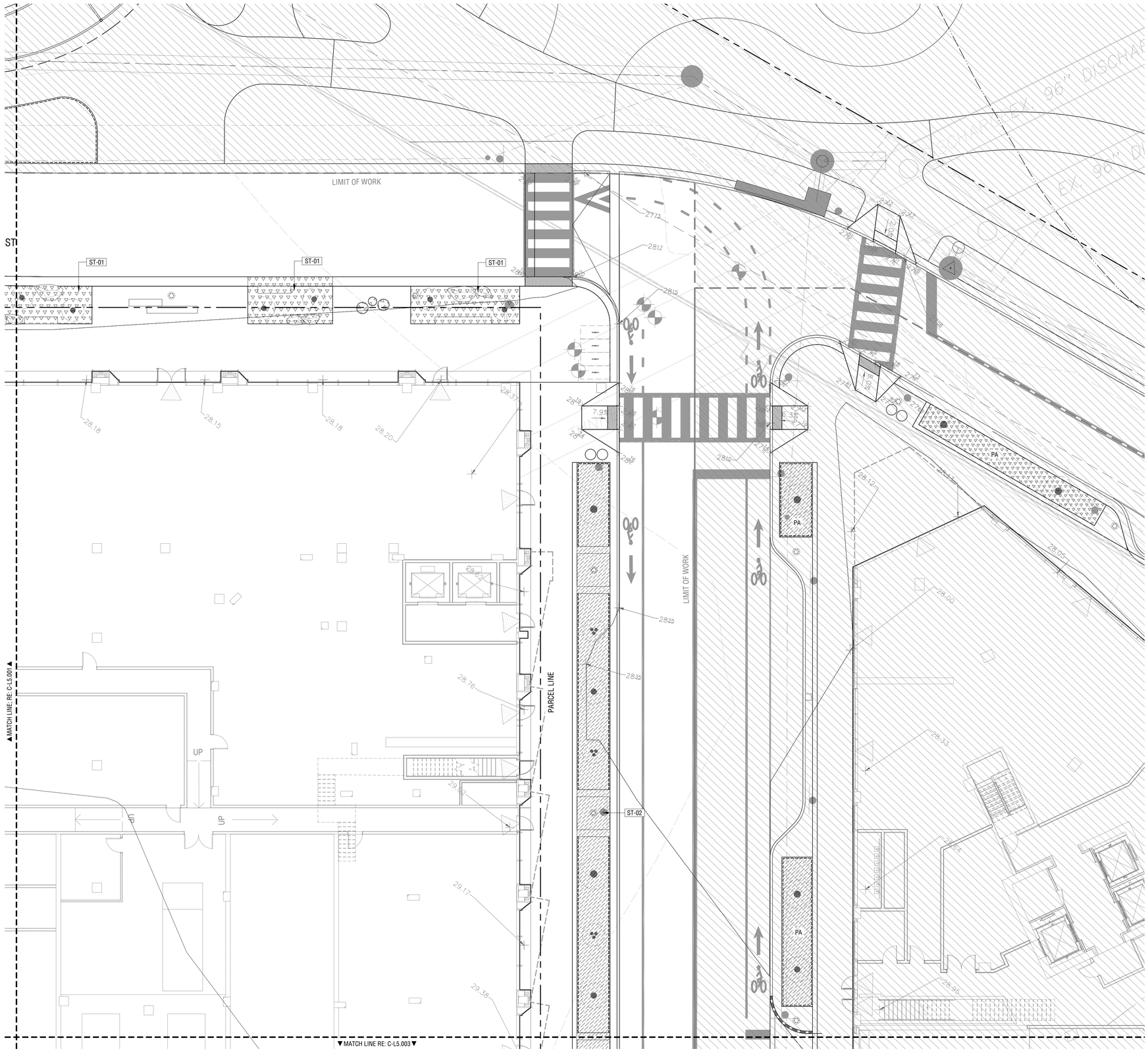

SOIL LEGEND

SOIL TYPE

SYMBOL		DESCRIPTION
ST-01		SOIL TYPE 1 - PLANTING SOIL
ST-02		SOIL TYPE 2 - BIORETENTION SOIL
ST-03		SOIL TYPE 3 - STRUCTURAL SOIL

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PRGS REDEVELOPMENT

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1300 North Royal Street
Alexandria, VA 22314

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

HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
Boston, MA 02114
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OJB
One Bowdoin Square, Suite 801
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tel 857.233.5171
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

SOIL AND GRADING PLAN (STREET)

Scale 1" = 10'-0"

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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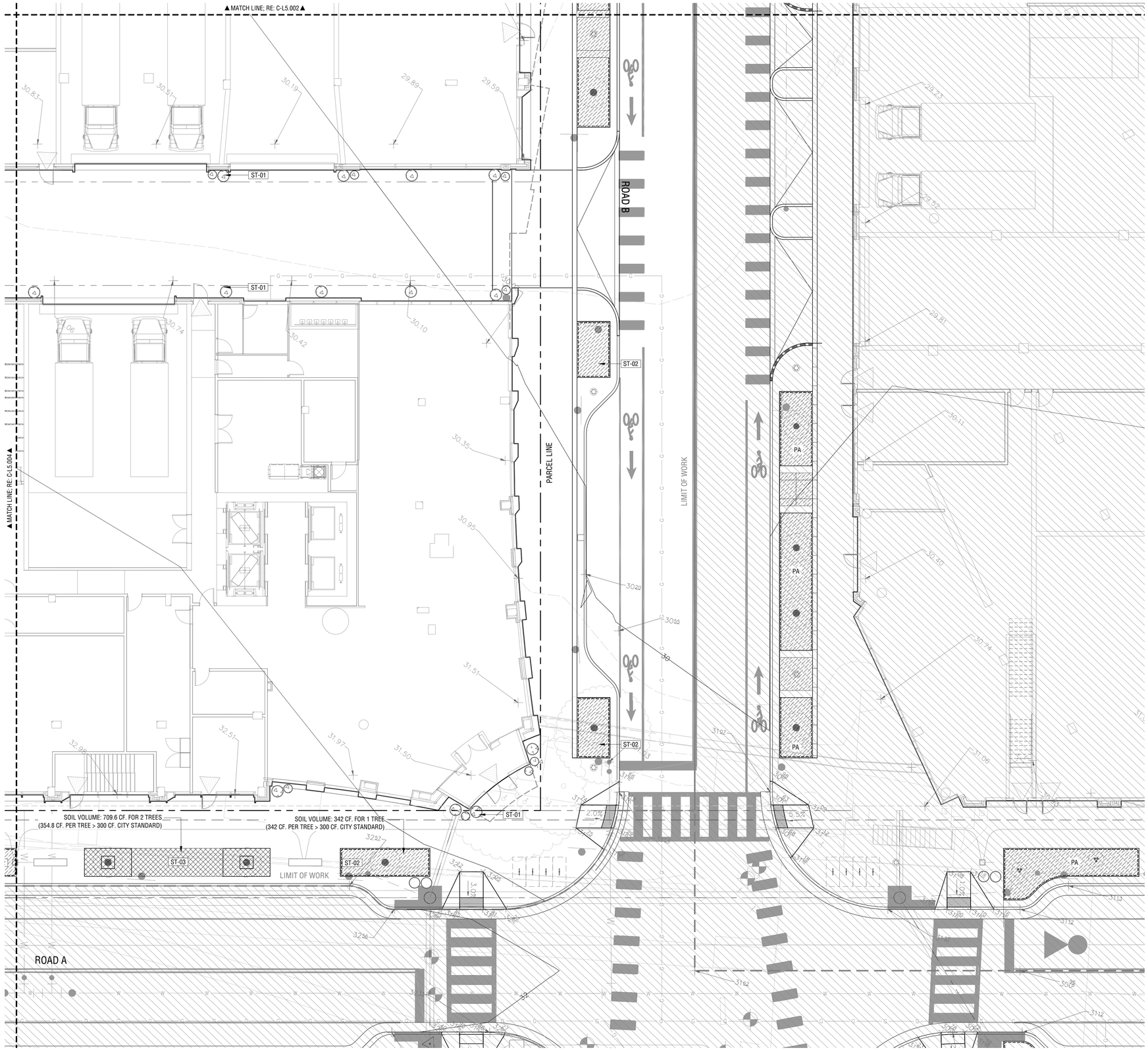

SOIL LEGEND

SOIL TYPE

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DEPARTMENT OF PLANNING & ZONING

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Alexandria, VA 22314

hrp GROUP
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

HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

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

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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

SOIL AND GRADING PLAN (STREET)

Scale 1" = 10'-0"

C-L5.003

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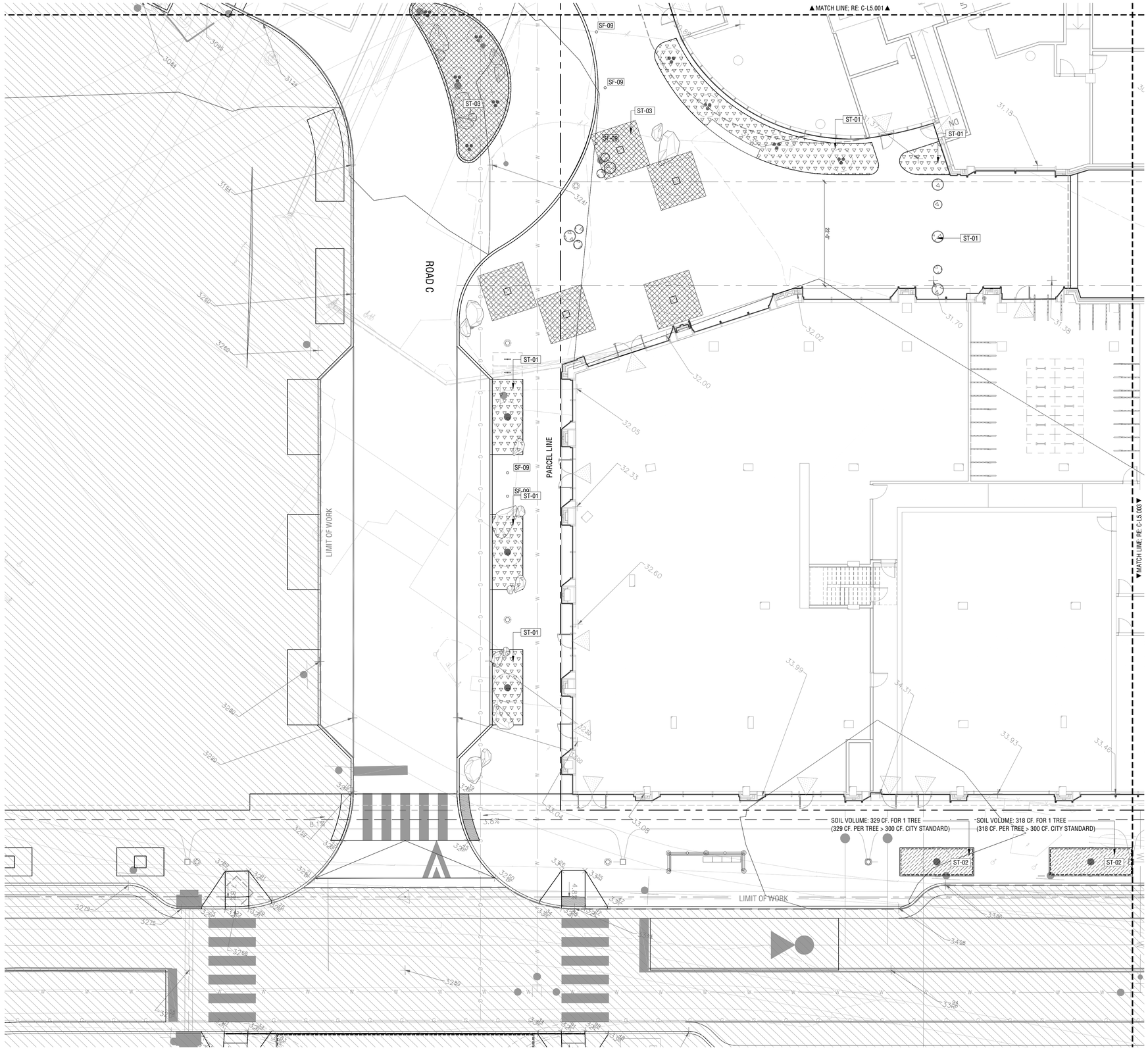

SOIL LEGEND

SOIL TYPE

SYMBOL	DESCRIPTION
ST-01	SOIL TYPE 1 - PLANTING SOIL
ST-02	SOIL TYPE 2 - BIORETENTION SOIL
ST-03	SOIL TYPE 3 - STRUCTURAL SOIL

PLANTING SOIL AT TREE AND ORNAMENTAL PLANTING
FERTILE PLANTING MIX OVER PREPARED SUBGRADE, PROVIDE 24" DEPTH IN UNDERSTORY AREAS, 48" DEPTH AT TREE LOCATIONS.

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DIRECTOR — DATE

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hrp GROUP
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
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HANDEL ARCHITECTS
Handel Architects LLP
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

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Description

SOIL AND GRADING PLAN (STREET)

Scale 1" = 10'-0"

C-L5.004

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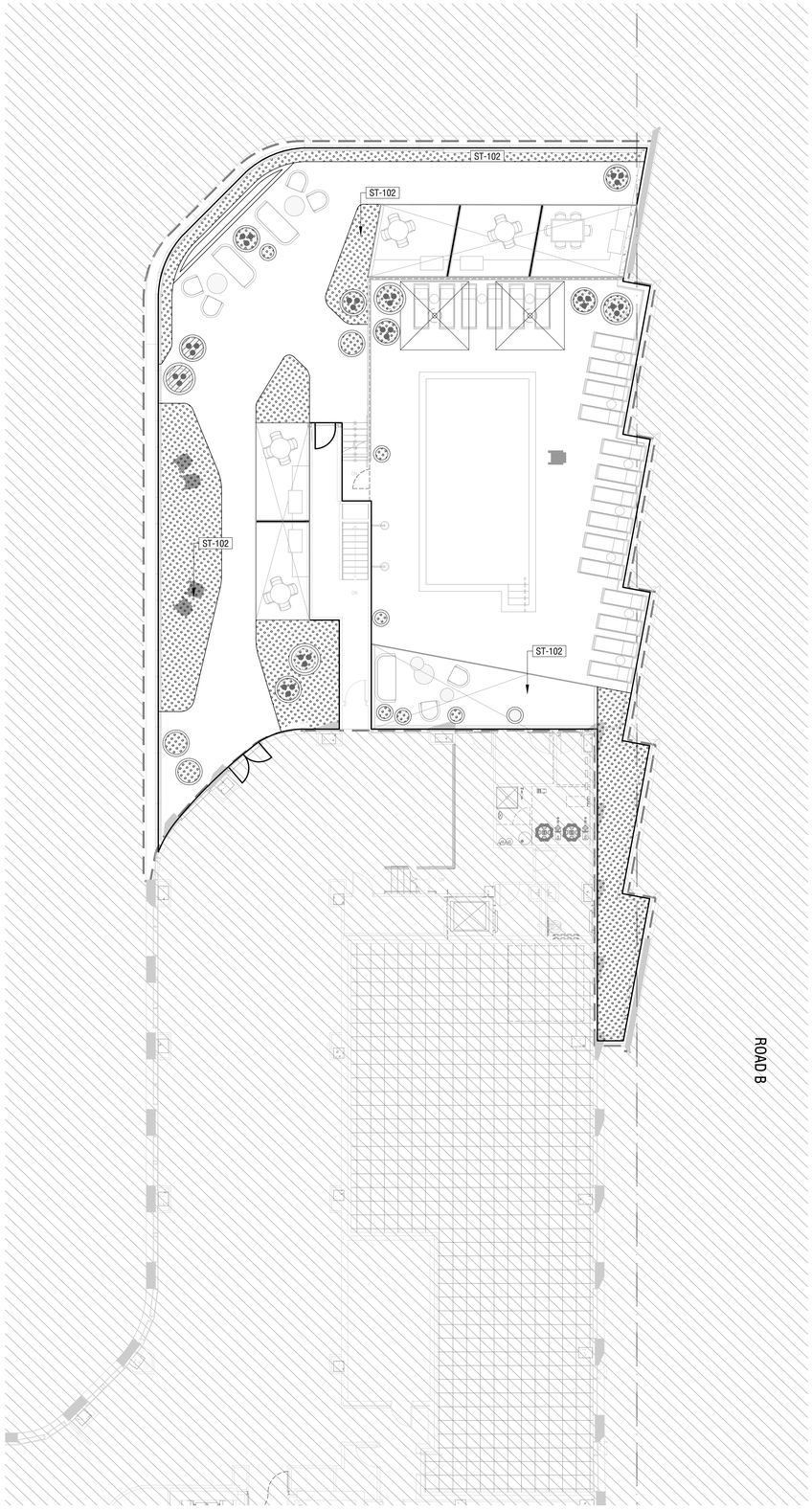

0 5' 10'
SCALE: 1" = 10'-0"

SOIL AND GRADING PLAN - LEVEL 16 (RENTAL) 01

SOIL LEGEND

SOIL TYPE

SYMBOL		DESCRIPTION
ST-101		SOIL TYPE 1, BIO-RETENTION
ST-102		ST-02 SOIL TYPE 2, ROOF PLANTING SOIL IMPORTED LIGHTWEIGHT ORNAMENTAL PLANTING SOIL.
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Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

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

HANDEL ARCHITECTS

Handel Architects LLP
69 Canal St
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LANDSCAPE ARCHITECT

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Project Number

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Description

SOIL AND GRADING PLAN (RENTAL)

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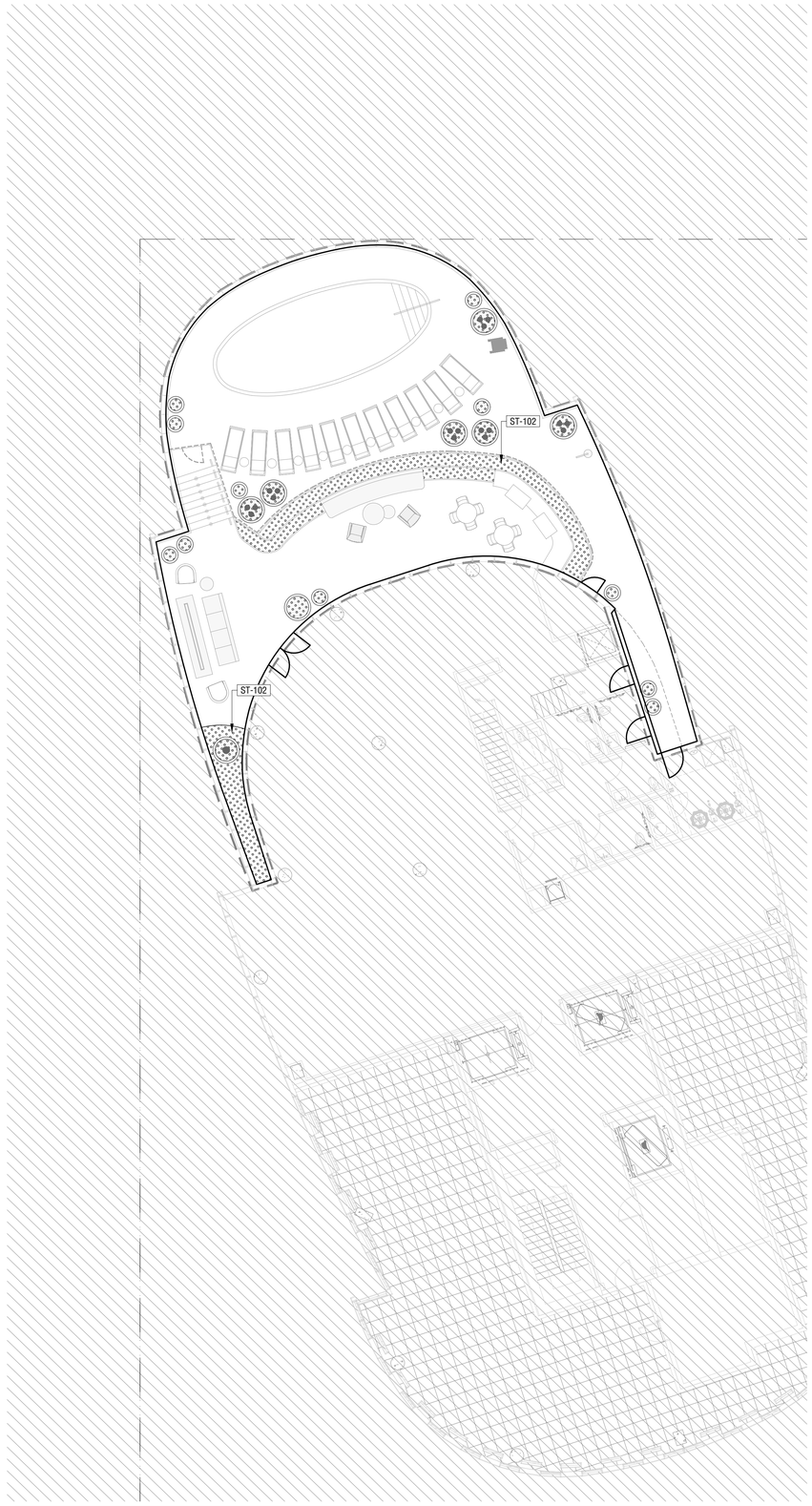

SOIL LEGEND

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ST-101		SOIL TYPE 1, BIO-RETENTION
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0 5 10'
SCALE: 1" = 10'-0"

SOIL AND GRADING PLAN - LEVEL 16 (CONDO) 01

APPROVED
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SOIL AND GRADING PLAN (CONDO)

Scale

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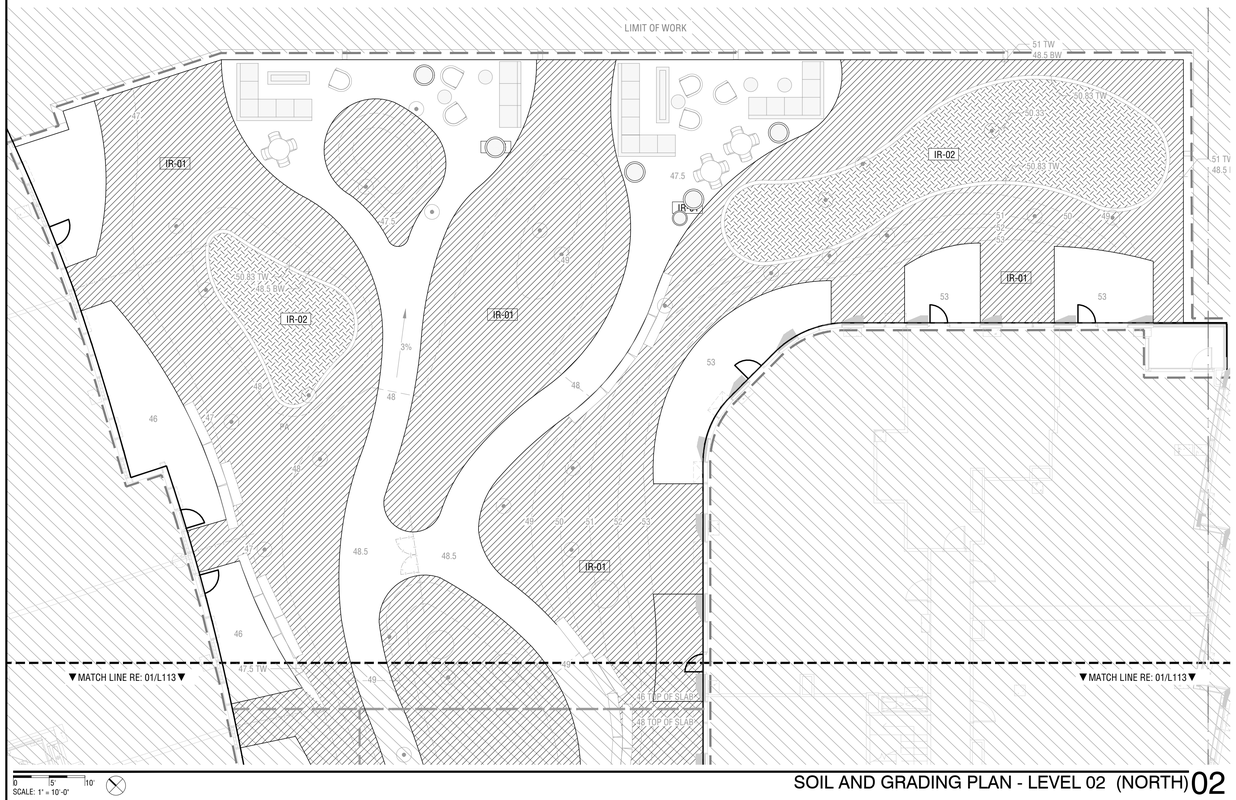
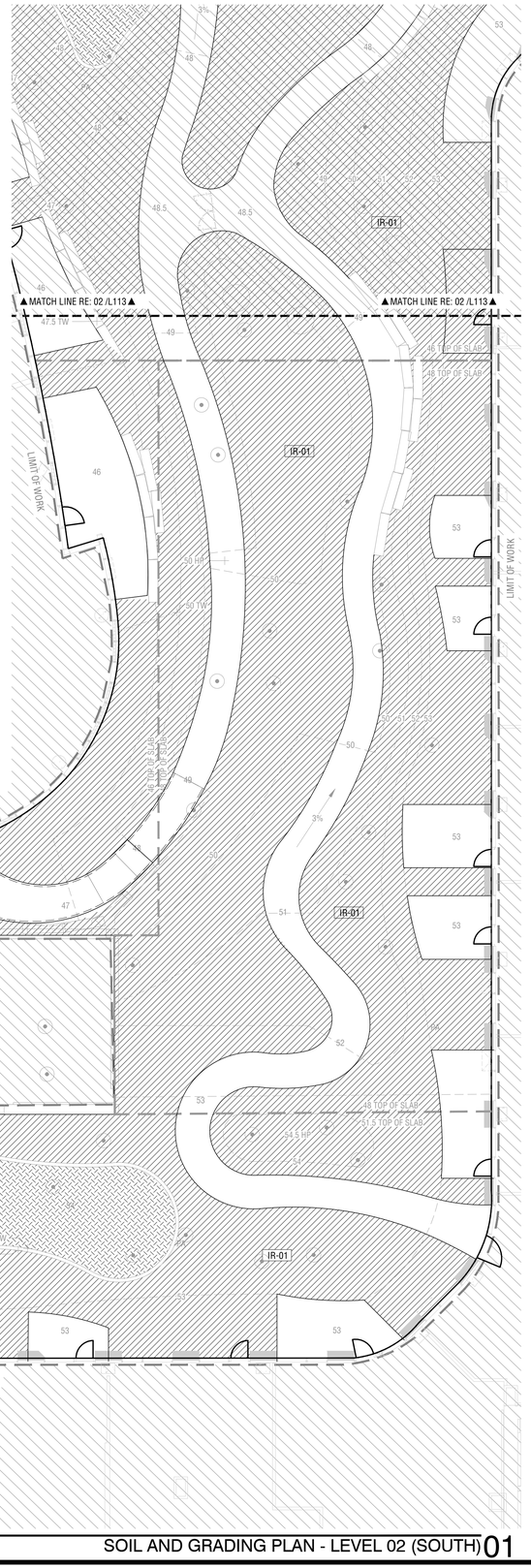
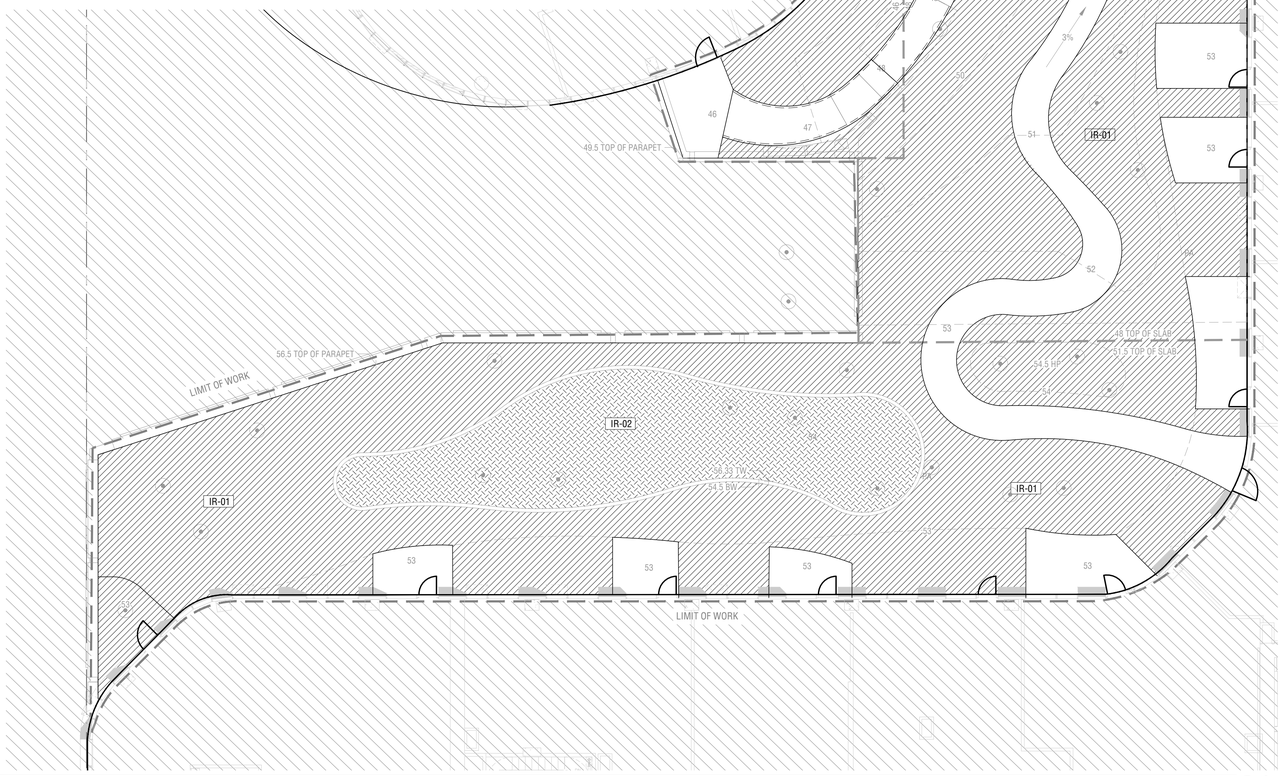


SOIL AND GRADING PLAN - LEVEL 02 (NORTH) 02





SOIL AND GRADING PLAN - LEVEL 02 (SOUTH) 01

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

1. DETAIL IRRIGATION DESIGN TO BE PROVIDED IN CONSTRUCTION DOCUMENTATION
2. SUBMIT PRODUCT INFO FOR ALL MATERIALS
3. SUBMIT SHOP DRAWINGS FOR IRRIGATION LAYOUT
4. COORDINATE WATER METER, BACKFLOW PREVENTOR, IRRIGATION CONTROLLER, VALVE BOXES AND MAIN LINE, INCLUDING NECESSARY SLEEVING IN COORDINATION WITH CONCRETE FLATWORK
5. LAYOUT PROVIDED AS SCOPE OF WORK FOR IRRIGATION.

APPROVED
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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

hrp GROUP
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
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HANDEL ARCHITECTS
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69 Canal St
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OJB
One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
tel 857.233.5171
Tel 857.233.5171

Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

SOIL AND GRADING PLAN (PODIUM)

Scale

C-L5.131

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STREET PLANTING

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SIZE
TREES				
	BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	8	10-12' HT.
	CG	CRATAEGUS VIRIDIS / GREEN HAWTHORN	4	3" CAL.
	CP	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	4	3" CAL.
	CO	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL® HACKBERRY	5	3" CAL.
	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SWEET GUM	8	3" CAL.
	MV	MAGNOLIA VIRGINIANA/ SWEETBAY MAGNOLIA MULTI-TRUNK	7	10-12' HT.
	NS	NYSSA SYLVATICA / TUPELO	1	3" CAL.
	QB	QUERCUS BICOLOR / SWAMP WHITE OAK	4	3" CAL.
	QL	QUERCUS LYRATA / OVERCUP OAK	1	3" CAL.
	QV	QUERCUS VELUTINA / BLACK OAK	1	3" CAL.
	TA	TILIA AMERICANA / AMERICAN LINDEN	5	3" CAL.
	TC	TILIA CORDATA / LITTLELEAF LINDEN	5	3" CAL.
	TD	TAXODIUM DISTICHUM / BALD CYPRESS	2	3" CAL.
	UA	ULMUS AMERICANA / AMERICAN ELM	3	3" CAL.
GROUND COVERS				
	PA1	BIORETENTION PLANTING CAREX PLANTAGINEA / SEERSUCKER SEDGE CAREX AMPHIBOLA / CREEK SEDGE ONOCLEA SENSIBILIS / SENSITIVE FERN ASARUM CANADENSE / WILD GINGER TIARELLA CORDIFOLIA / FOAM FLOWER ACTAEA RACEMOSA / BLACK COHOSH ROGGERSIA AESCULIFOLIA / ROGGERSIA	1,400	1 GAL.
	PA2	VERGE PLANTING CAREX PENDYLVANICA / PENNSYLVANIA SEDGE CAREX FLACCA / BLUE GREEN SEDGE LIGULARIA 'BOTTLE ROCKET' / BOTTLE ROCKET LEOPARD PLAN ASTILBE 'MAGGIE DALEY' / MAGGIE DALEY ASTILBE GERANIUM 'ROZANNE' / ROZANNE HARDY GERANIUM ARUNCUS DIOICUS / GOAT'S BEARD HEUCHERA 'AUTUMN BRIDE' / AUTUMN BRIDE ALUMROOT	4,785	1 GAL.

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 3, 2019 – JANUARY 1, 2020 REQUIRED %	MARCH 3, 2019 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 3, 2019 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
Urban Trees	51	Regional/Local	10%			15%			20%	40	78%
		Total Natives	25%			25%			50%	46	90%
Standard Trees	7	Regional/Local	15%			25%			40%	7	100%
		Total Natives	40%			60%			80%	7	100%
Evergreen Shrubs	0	Regional/Local	5%			8%			10%	NA	NA
		Total Natives	20%			30%			40%	NA	NA
Deciduous Shrubs	0	Regional/Local	10%			15%			20%	NA	NA
		Total Natives	40%			60%			80%	NA	NA
Groundcovers	0	Regional/Local	5%			10%			10%	NA	NA
		Total Natives	10%			20%			20%	NA	NA
Perennials, Ferns, Ornamental Grasses	0	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	NA	NA
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	NA	NA
Vines	0	Total Natives	80%			100%			100%	NA	NA

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
58	47	53
	81.0%	91.4%

NOTES:

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

BIODIVERSITY TABULATIONS (SITE-WIDE)

TREES (URBAN AND STANDARD)

TOTAL NUMBER OF TREES PROPOSED: 439

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	10	2%	33%	griseum	5	1%	10%
			33%	rubrum	5	1%	10%
Amelanchier	1	0%	33%	x grandiflora	1	0%	10%
Asimina	26	6%	33%	triloba	26	6%	10%
Betula	20	5%	33%	nigra	20	5%	10%
Celtis	12	3%	33%	occidentalis	12	3%	10%
Cercis	12	3%	33%	canadensis	12	3%	10%
Cornus	61	14%	33%	florida	23	5%	10%
			33%	kousa	38	9%	10%
Crataegus	9	2%	33%	phaenopyrum	5	1%	10%
			33%	viridis	4	1%	10%
Gleditsia	8	2%	33%	triacanthos	8	2%	10%
Gymnocladus	9	2%	33%	dioicus	9	2%	10%
Liquidambar	33	8%	33%	styraciflua	33	8%	10%
Magnolia	33	8%	33%	virginiana	29	7%	10%
			33%	loebneri	4	1%	10%
Nyssa	25	6%	33%	sylvatica	25	6%	10%
Prunus	3	1%	33%	serrulata	3	1%	10%
Quercus	129	29%	33%	bicolor	45	10%	10%
			33%	coccinea	18	4%	10%
			33%	lyrata	16	4%	10%
			33%	macrocarpa	2	0%	10%
			33%	palustris	21	5%	10%
			33%	phellos	6	1%	10%
			33%	rubra	15	3%	10%
			33%	velutina	6	1%	10%
Syringa	2	0%	33%	reticulata	2	0%	10%
Taxodium	25	6%	33%	distichum	25	6%	10%
Tilia	18	4%	33%	americana	15	3%	10%
			33%	cordata	3	1%	10%
Ulmus	3	1%	33%	americana	3	1%	10%

SHRUBS

TOTAL NUMBER OF SHRUBS PROPOSED: N/A

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED

URBAN TREE TABULATIONS

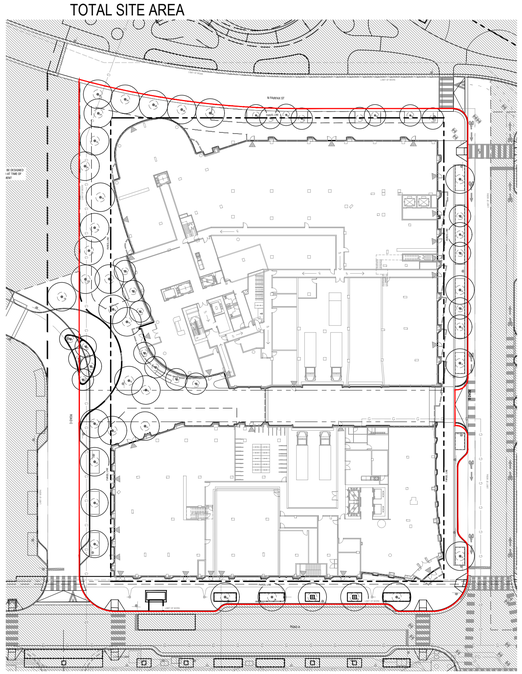
PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
BN	3	STREET TREE IN PLANTING	750	550	Y
BN	5	WATERFRONT PLAZA	750	750	Y
CG	4	STREET TREE IN PLANTING	500	300	Y
CP	4	STREET TREE IN PLANTING	500	300	Y
CS	1	STREET TREE	1250	1250	Y
CS	4	WATERFRONT PLAZA	1250	1250	Y
LS	4	STREET TREE IN PLANTING	1250	1100	Y
LS	4	WATERFRONT PLAZA	1250	1250	Y
MV	7	WATERFRONT PLAZA	250	85	N
NS	1	STREET TREE IN PLANTING	750	550	Y
QB	4	STREET TREE	1250	1250	Y
QL	1	STREET TREE IN PLANTING	1250	1100	Y
QV	1	STREET TREE	1250	1250	Y
TA	2	STREET TREE IN PLANTING	1250	1100	Y
TA	3	WATERFRONT PLAZA	1250	1250	Y
TC	5	WATERFRONT PLAZA	1250	1250	Y
TD	2	STREET TREE IN PLANTING	750	550	Y
UA	3	STREET TREE	1250	1250	Y
TOTAL URBAN TREES				**51**	
TOTAL STANDARD TREES				**7**	

CROWN COVER TABULATIONS

TOTAL SITE AREA (SF)	90,880
25% CROWN COVER REQUIRED (SF)	22,720
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*	**40,500**
Crown Cover from Proposed Shrubs*	**0**
Crown Cover from all Proposed Trees	36,250
Crown Cover from all Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)*	**44.6%**
TOTAL CROWN COVER PROVIDED (SF)*	**40,500**

*30 TREES WITHIN PRIVATE PROPERTY BOUNDARY COUNTED TOWARDS CANOPY COVERAGE. 5 TREES IN PUBLIC ROW NOT COUNTED, 35 TREES TOTAL IN PROJECT.

TOTAL SITE AREA



ROOF PLANTING

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.

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PRGS REDEVELOPMENT

DSUP CONCEPT II SUBMISSION

1300 North Royal Street
Alexandria, VA 22314

hrp GROUP
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
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2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

PLANTING SCHEDULE

Scale

C-L6.000

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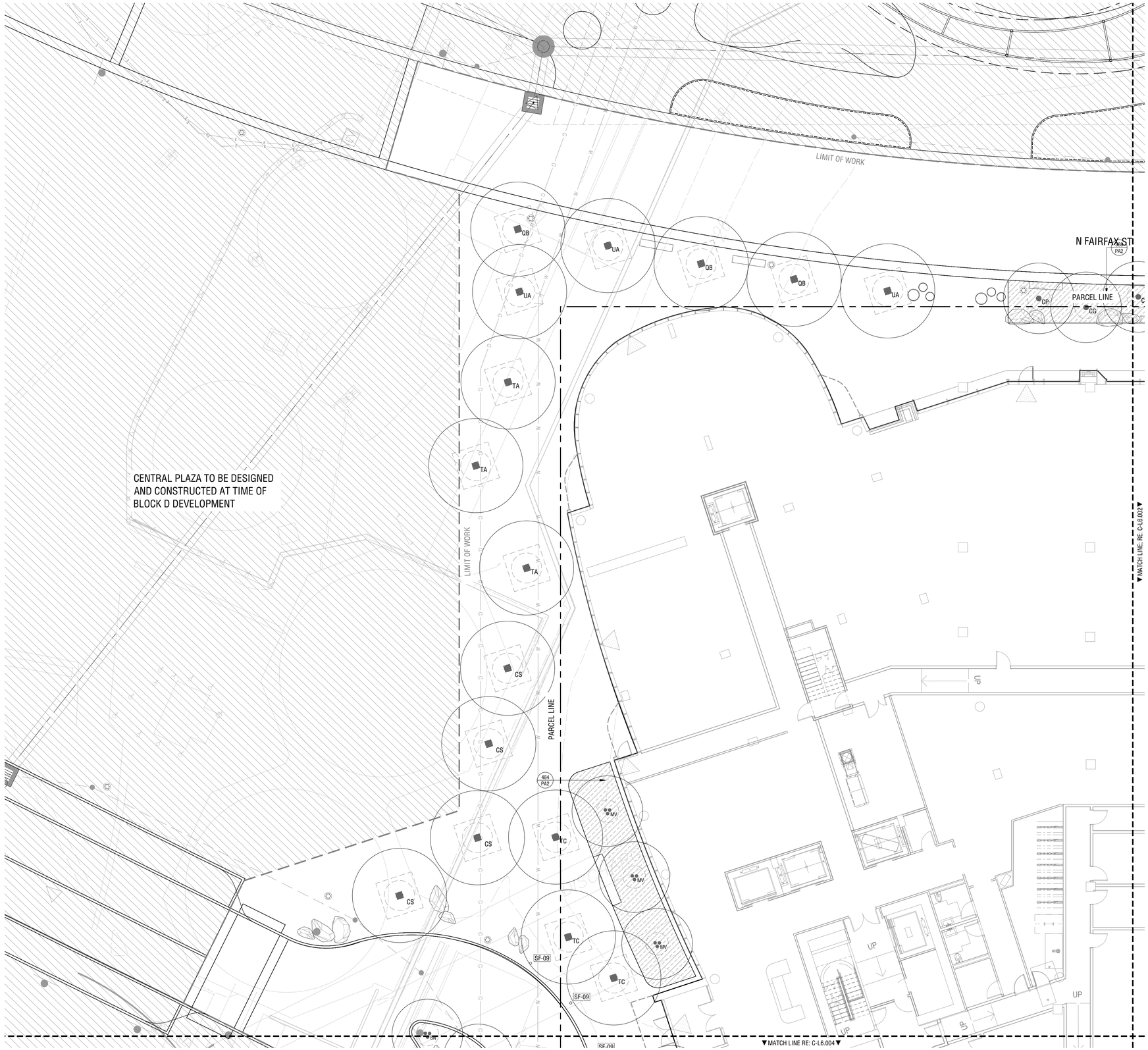

PLANT REFERENCE LEGEND

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UA	ULMUS AMERICANA 'VALLEY FORGE'/ AMERICAN ELM

GROUND COVERS	BOTANICAL / COMMON NAME
PA1	BIORETENTION PLANTING
PA2	ORNAMENTAL PLANTING

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DIRECTOR DATE

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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

PLANTING PLAN (STREET)

Scale 1" = 10'-0"

C-L6.001

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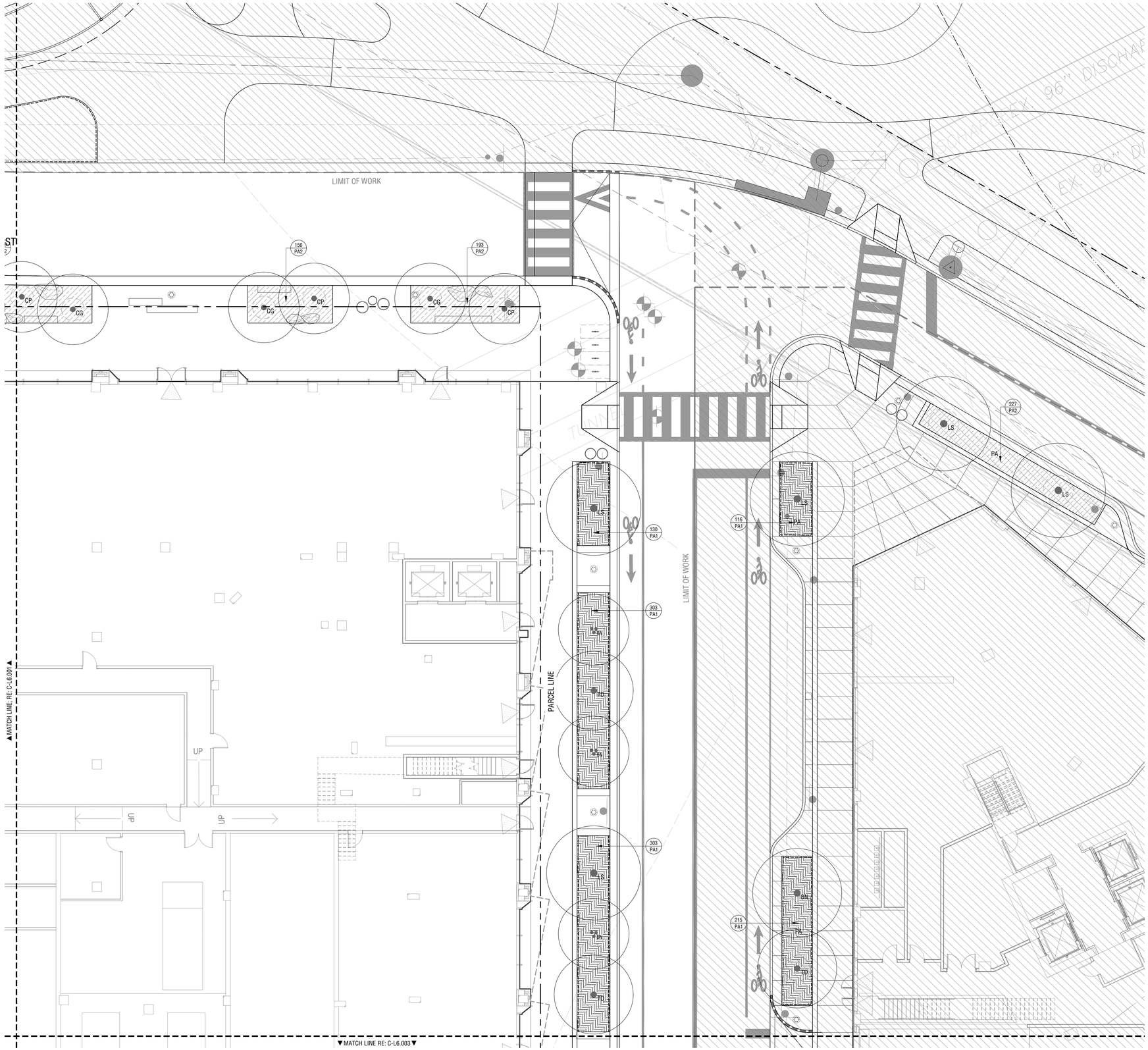
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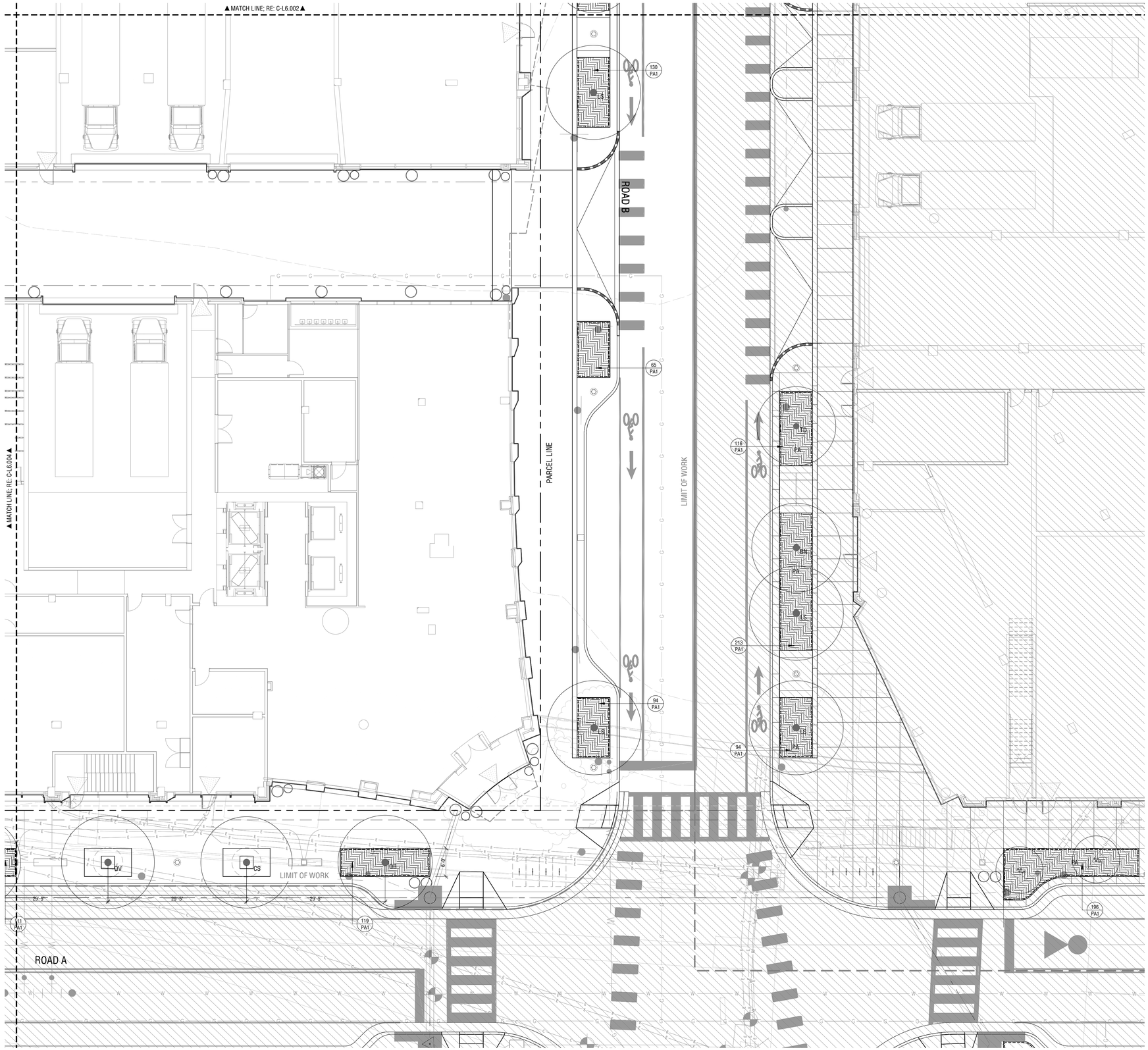

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Alexandria, VA 22314

hrp GROUP
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

HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

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

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

PLANTING PLAN (STREET)

Scale 1" = 10'-0"

C-L6.003

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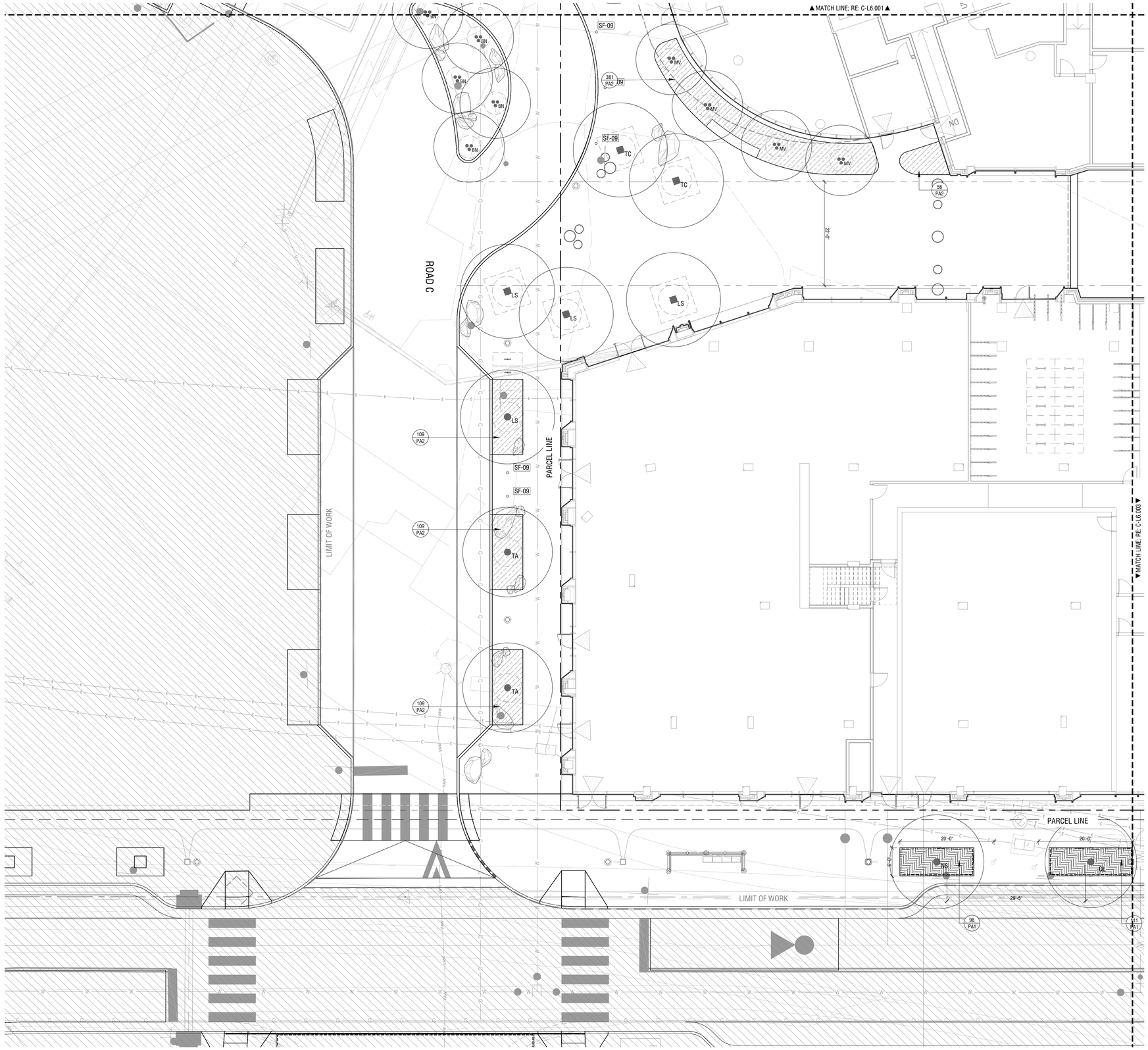

PLANT REFERENCE LEGEND

TREES	BOTANICAL / COMMON NAME
BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
CG	CRATAEGUS VIRIDIS / GREEN HAWTHORN
CP	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY
LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SWEET GUM
MV	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
NS	NYSSA SYLVATICA / TUPELO
QB	QUERCUS BICOLOR / SWAMP WHITE OAK
QL	QUERCUS LYRATA / OVERCUP OAK
QV	QUERCUS VELUTINA / BLACK 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
PA2	ORNAMENTAL PLANTING

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hrp GROUP
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

HANDEL ARCHITECTS
Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

OJB
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PLANTING PLAN (STREET)

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TREE DIAGRAM LEGEND

- **STR-01** - STREET TREE, TYPE 1
  STREET TREE ON PRIVATE PROPERTY
- **STR-02** - STREET TREE, TYPE 2
  STREET TREE ON PUBLIC PROPERTY/ROW

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hrp GROUP

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

HANDEL ARCHITECTS

Handel Architects LLP
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Boston, MA 02114
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OJB

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Boston, Massachusetts 02114
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TREE DIAGRAM (STREET)

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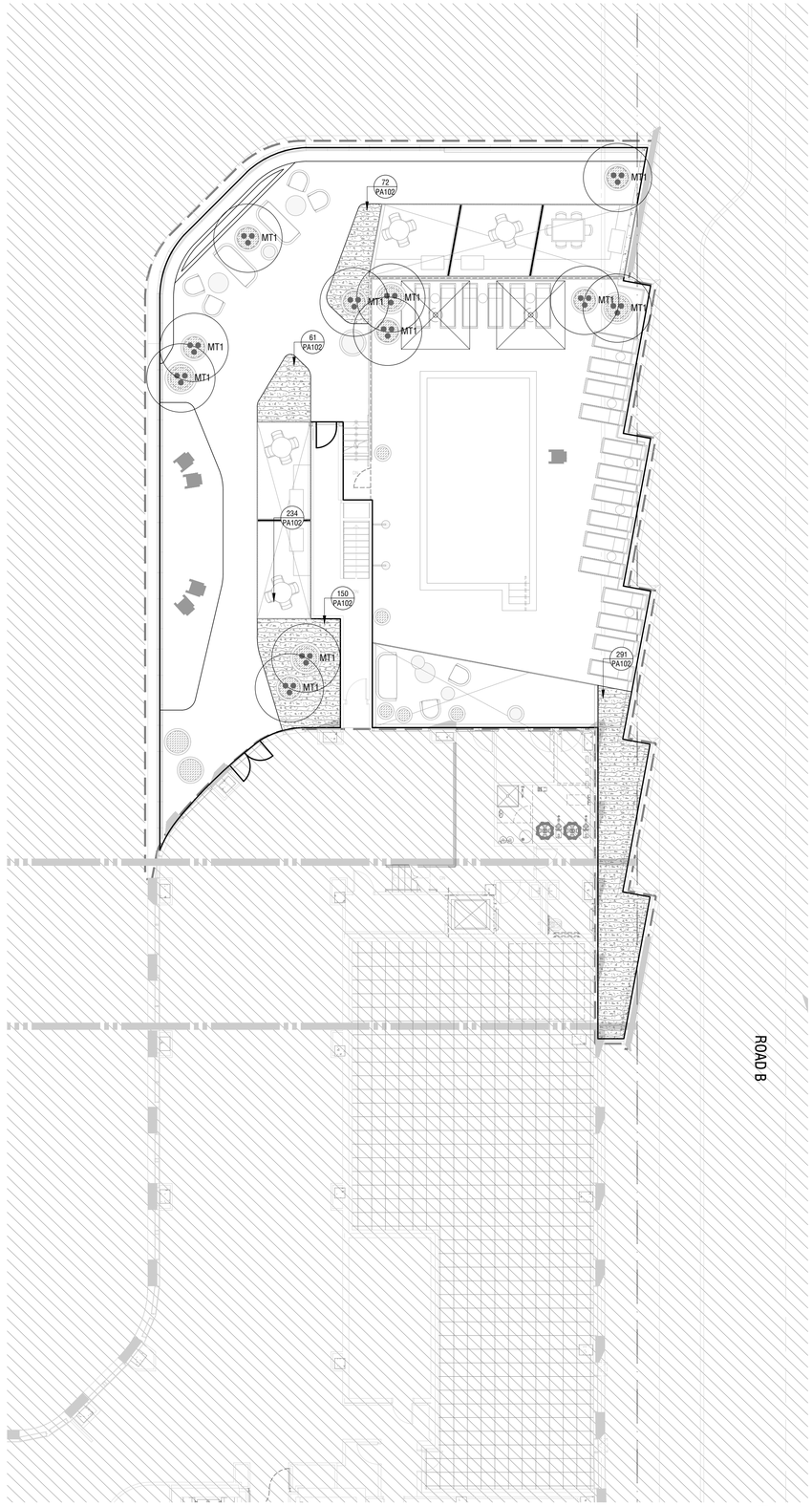

0 5 10'
SCALE: 1" = 10'-0"

PLANTING PLAN - LEVEL 16 AMENITY DECK (RENTAL) 01

PLANTING LEGEND

TREES		BOTANICAL / COMMON NAME
ST1		SHADE TREE
MT1		MULTI - STEM TREE

GROUND COVERS		BOTANICAL / COMMON NAME
PA1		BIO-RETENTION PLANTING
PA2		SHRUB AND PERENNIAL MIX
PA3		POTS PLANTING

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hrp GROUP

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

HANDEL ARCHITECTS

Handel Architects LLP
69 Canal St
Boston, MA 02114
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One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

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Project Number

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PLANTING PLAN (RENTAL)

Scale

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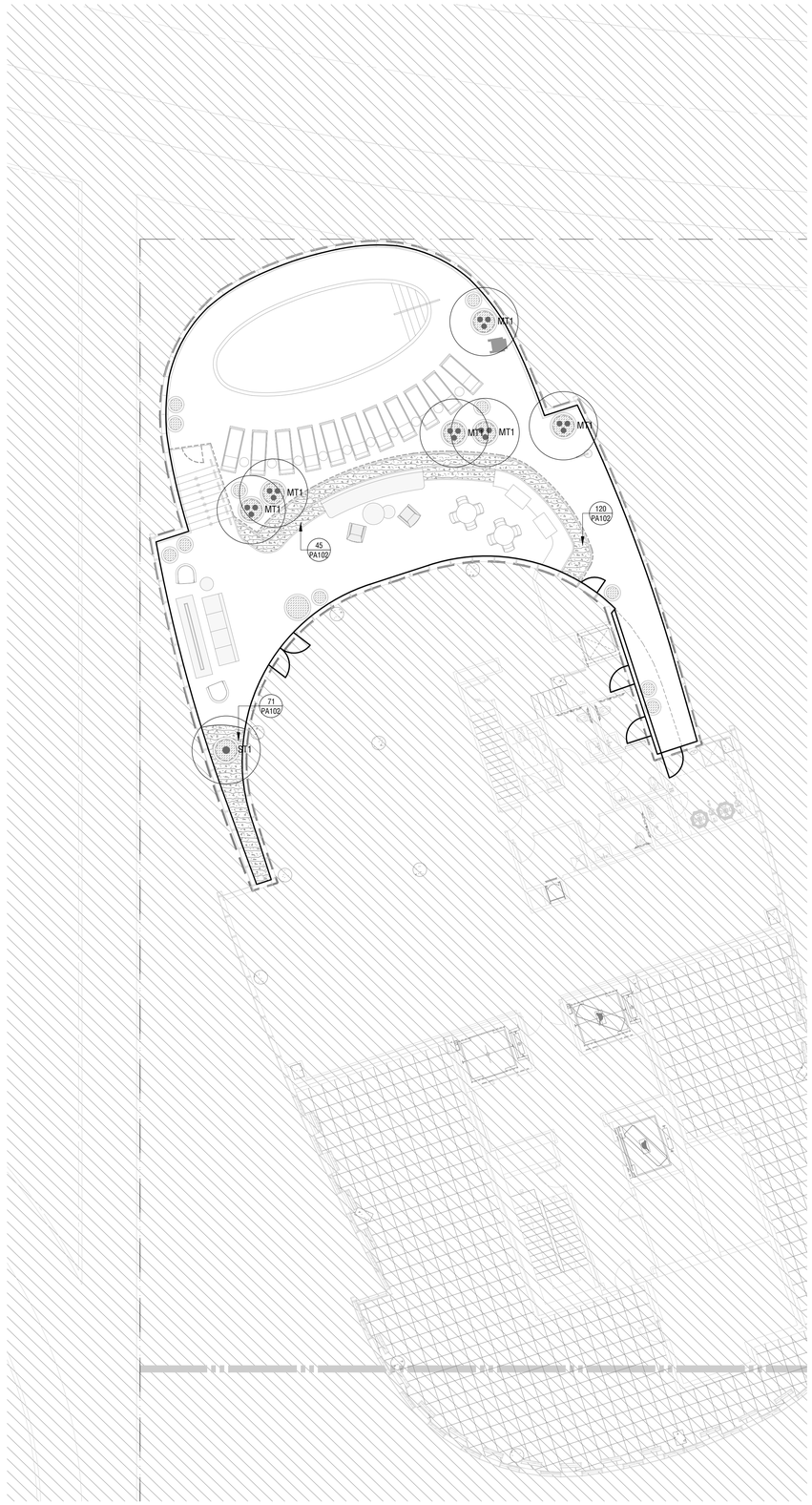

0 5' 10'
SCALE: 1" = 10'-0"

PLANTING PLAN - LEVEL 16 AMENITY DECK (CONDO) 01

PLANTING LEGEND

TREES		BOTANICAL / COMMON NAME
ST1		SHADE TREE
MT1		MULTI - STEM TREE

GROUND COVERS		BOTANICAL / COMMON NAME
PA1		BIO-RETENTION PLANTING
PA2		SHRUB AND PERENNIAL MIX
PA3		POTS PLANTING

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hrp GROUP

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

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

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69 Canal St
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Boston, Massachusetts 02114
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PLANTING PLAN (CONDO)

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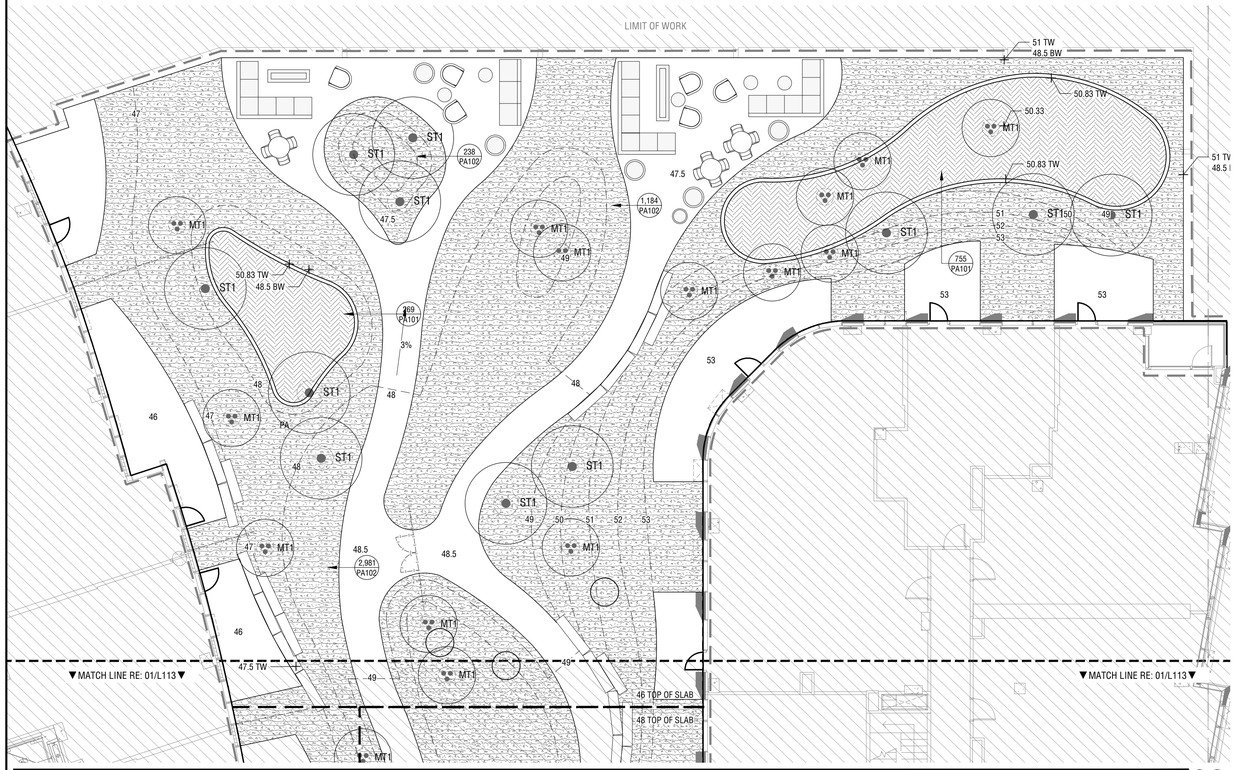
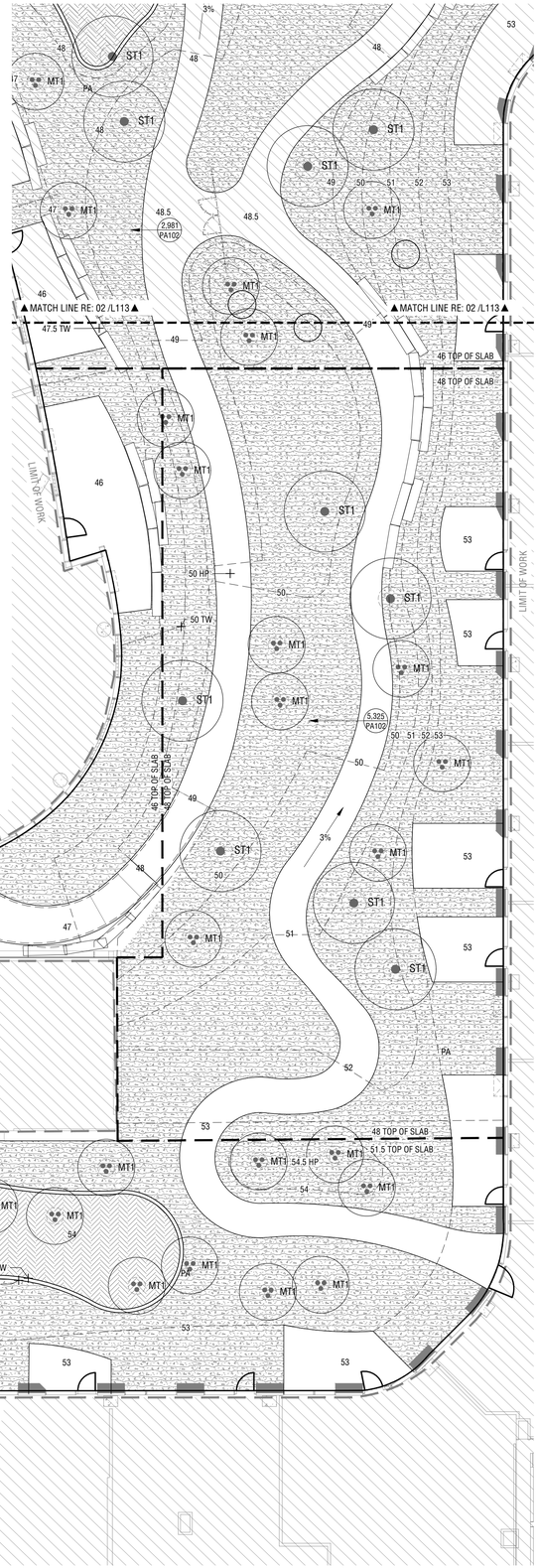


0 5' 10'
SCALE: 1" = 10'-0"

LANDSCAPE PLAN - LEVEL 02 AMENITY DECK (NORTH) 02



0 5' 10'
SCALE: 1" = 10'-0"

LANDSCAPE PLAN - LEVEL 02 AMENITY DECK (SOUTH) 01

PLANTING LEGEND

TREES		BOTANICAL / COMMON NAME
ST1		SHADE TREE
MT1		MULTI - STEM TREE

GROUND COVERS	BOTANICAL / COMMON NAME
PA1	BIO-RETENTION PLANTING
PA2	SHRUB AND PERENNIAL MIX
PA3	POTS PLANTING

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1300 North Royal Street
Alexandria, VA 22314

hrp GROUP

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

HANDEL ARCHITECTS

Handel Architects LLP
69 Canal St
Boston, MA 02114
Tel 617.651.4790

OJB

One Bowdoin Square, Suite 801
Boston, Massachusetts 02114
tel 857.233.5171
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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK C

Project Number

2994-001

Description

PLANTING PLAN (PODIUM)

Scale

C-L6.131

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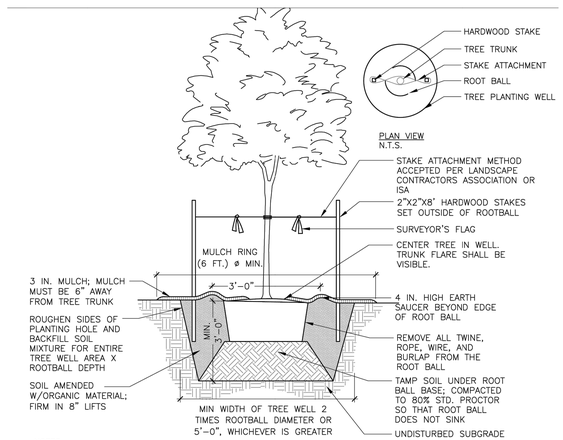


NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

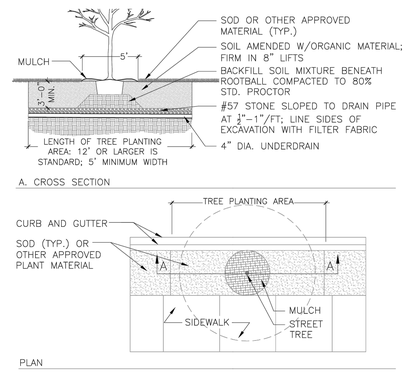
SCALE: 3/8" = 1'-0"

DETAIL - DECIDUOUS TREE PLANTING 03

BP-AL.CE-SLP-03

NOTES

1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.
3. SEE STAKING DETAIL FOR MORE INFORMATION.
4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK DETAIL.
5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION.



SCALE: 3/8" = 1'-0"

DETAIL - TREE PLANTING STRIP 05

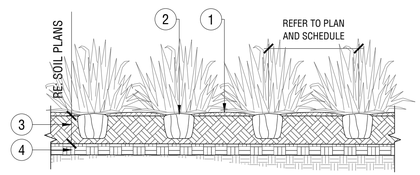
BP-AL.CE-SLP-05

1. 3" MULCH LAYER, TYP.
2. TOP OF ROOT BALL TO BE 1" ABOVE SOIL MIX, TYP.
3. PLANTING MIX, RE: SOIL PLANS
4. PREPARED SUBGRADE, TILLED TO 4'-6" DEPTH, TYP.

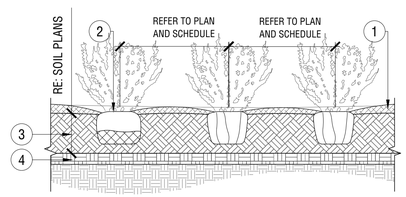
NOTES:

A. FOR CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND PLANTS

B. FOR B&B: REMOVE BURLAP AND BASKET FROM TOP 2/3 OF ROOT BALL AND REMOVE FROM SITE.



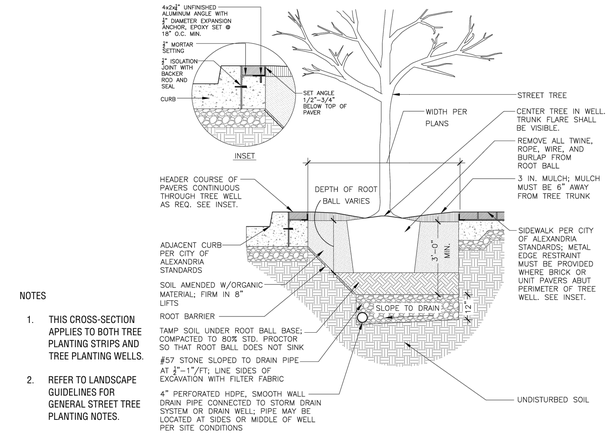
GROUNDCOVER & PERENNIAL PLANTING



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

DETAIL - SHRUB AND PERENNIAL PLANTING 02

BP-AL.CE-SLP-02



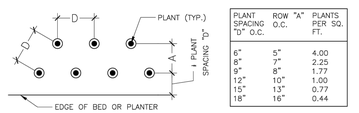
NOTES

1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

SCALE: 3/8" = 1'-0"

DETAIL - STREET TREE PLANTING WELL 04

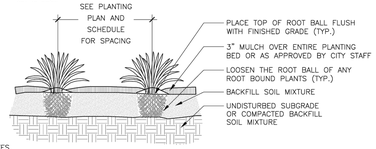
BP-AL.CE-SLP-04



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART

NOT TO SCALE



NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

SCALE: 3/8" = 1'-0"

SECTION - GROUNDCOVER AND PERENNIAL PLANTING 01

BP-AL.CE-SLP-01

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Alexandria, VA 22314

hrp GROUP

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
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HANDEL ARCHITECTS

Handel Architects LLP
69 Canal St
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OJB

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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

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Project Number

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Description

PLANTING DETAILS (STREET)

Scale

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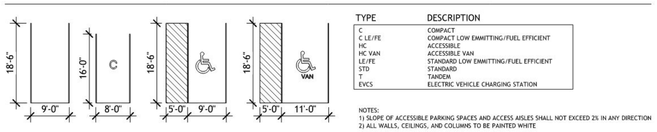
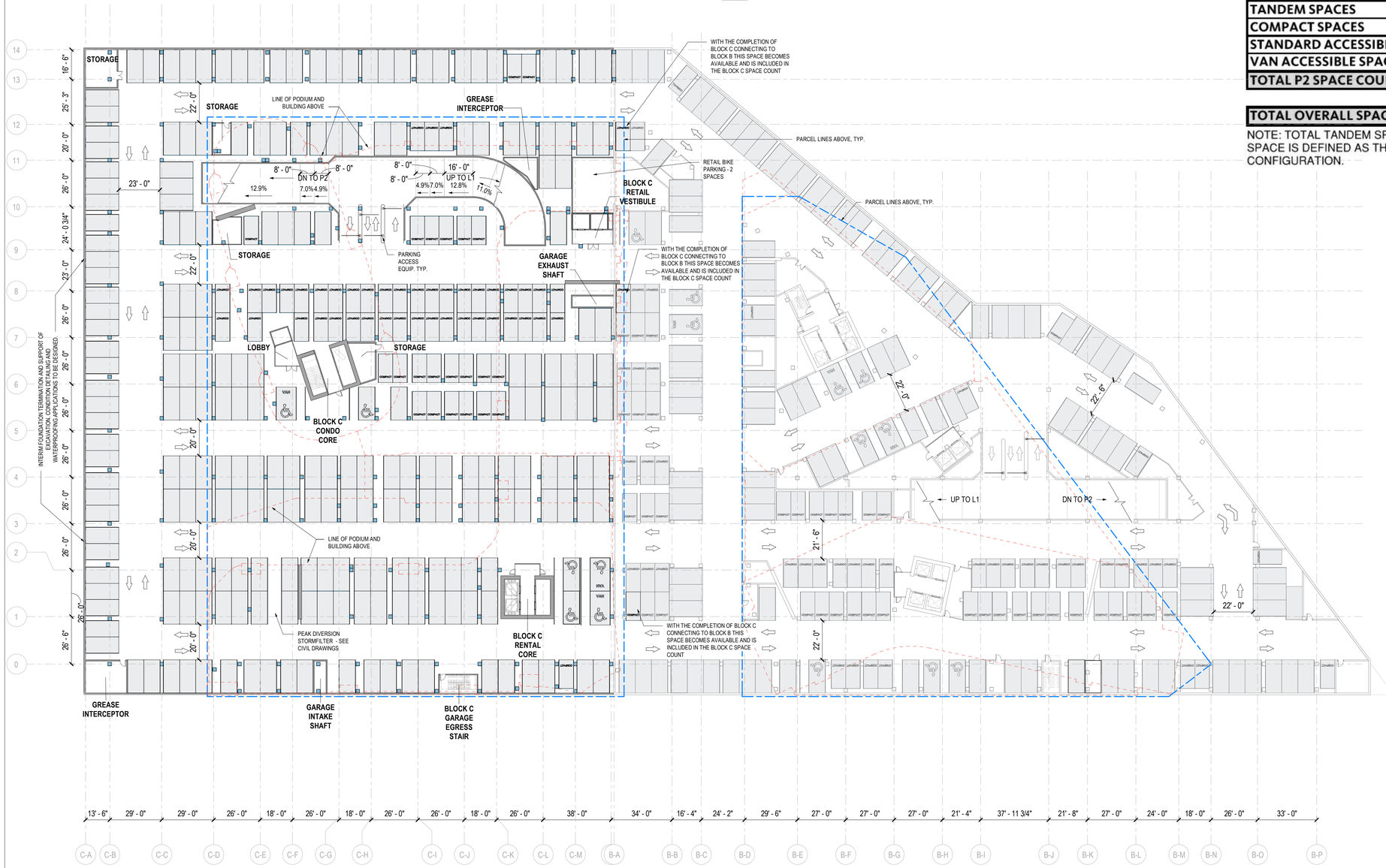
NOTE:
SEE PARKING LEGEND FOR ALL PARKING SPACE DIMENSIONS UNO.



TYPE	DESCRIPTION
C	COMPACT
C LE/FE	COMPACT LOW EMMITTING/FUEL EFFICIENT
HC	ACCESSIBLE
HC VAN	ACCESSIBLE VAN
LE/FE	STANDARD LOW EMMITTING/FUEL EFFICIENT
STD	STANDARD
T	TANDEM
EVCS	ELECTRIC VEHICLE CHARGING STATION

NOTES:
1) SLOPE OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION
2) ALL WALLS, CEILINGS, AND COLUMNS TO BE PAINTED WHITE

AREA OF PAINTED FLOOR STRIPING



PARKING TABULATION - BLOCK C

GARAGE LEVEL P1	
TYPICAL STANDARD SPACE	181
TANDEM SPACES	46
COMPACT SPACES	69
STANDARD ACCESSIBLE SPACES	3
VAN ACCESSIBLE SPACES	3
TOTAL P1 SPACE COUNT	302

GARAGE LEVEL P2	
TYPICAL STANDARD SPACE	173
TANDEM SPACES	65
COMPACT SPACES	85
STANDARD ACCESSIBLE SPACES	6
VAN ACCESSIBLE SPACES	0
TOTAL P2 SPACE COUNT	329

TOTAL OVERALL SPACE COUNT	631

NOTE: TOTAL TANDEM SPACE COUNT EQUALS 111. TANDEM SPACE IS DEFINED AS THE INBOARD SPACE IN STACKED CONFIGURATION.

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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 COMPLETENESS

1300 North Royal Street
Alexandria, VA 22314

hrp GROUP
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
2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Garage Phase 1

Project Number
009.9145.900

Scale
1" = 30'-0"

Description
PARKING PLAN LEVEL P1_BLOCK C

A1P1C

01 DSUP PARKING PLAN P1 BLOCK B&C
SCALE: 1" = 30'-0"

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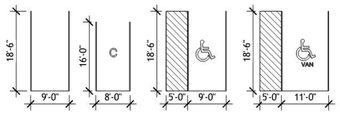
NOTE:
SEE PARKING LEGEND FOR ALL PARKING SPACE DIMENSIONS UNO.



TYPE	DESCRIPTION
C	COMPACT
C LE/FE	COMPACT LOW EMMITTING/FUEL EFFICIENT
HC	ACCESSIBLE
HC VAN	ACCESSIBLE VAN
LE/FE	STANDARD LOW EMMITTING/FUEL EFFICIENT
STD	STANDARD
T	TANDEM
EVCS	ELECTRIC VEHICLE CHARGING STATION

NOTES:
1) SLOPE OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION
2) ALL WALLS, CEILINGS, AND COLUMNS TO BE PAINTED WHITE

AREA OF PAINTED FLOOR STRIPING



PARKING TABULATION - BLOCK C

GARAGE LEVEL P1	
TYPICAL STANDARD SPACE	181
TANDEM SPACES	46
COMPACT SPACES	69
STANDARD ACCESSIBLE SPACES	3
VAN ACCESSIBLE SPACES	3
TOTAL P1 SPACE COUNT	302

GARAGE LEVEL P2	
TYPICAL STANDARD SPACE	173
TANDEM SPACES	65
COMPACT SPACES	85
STANDARD ACCESSIBLE SPACES	6
VAN ACCESSIBLE SPACES	0
TOTAL P2 SPACE COUNT	329

TOTAL OVERALL SPACE COUNT	631

NOTE: TOTAL TANDEM SPACE COUNT EQUALS 111. TANDEM SPACE IS DEFINED AS THE INBOARD SPACE IN STACKED CONFIGURATION.

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COMMONWEALTH OF VIRGINIA
JESSE KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Garage Phase 1

Project Number
009.9145.900

Scale
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Description
PARKING PLAN LEVEL P2_BLOCK C

A1P2C

01 DSUP PARKING PLAN P2 BLOCK B&C

SCALE: 1" = 30'-0"

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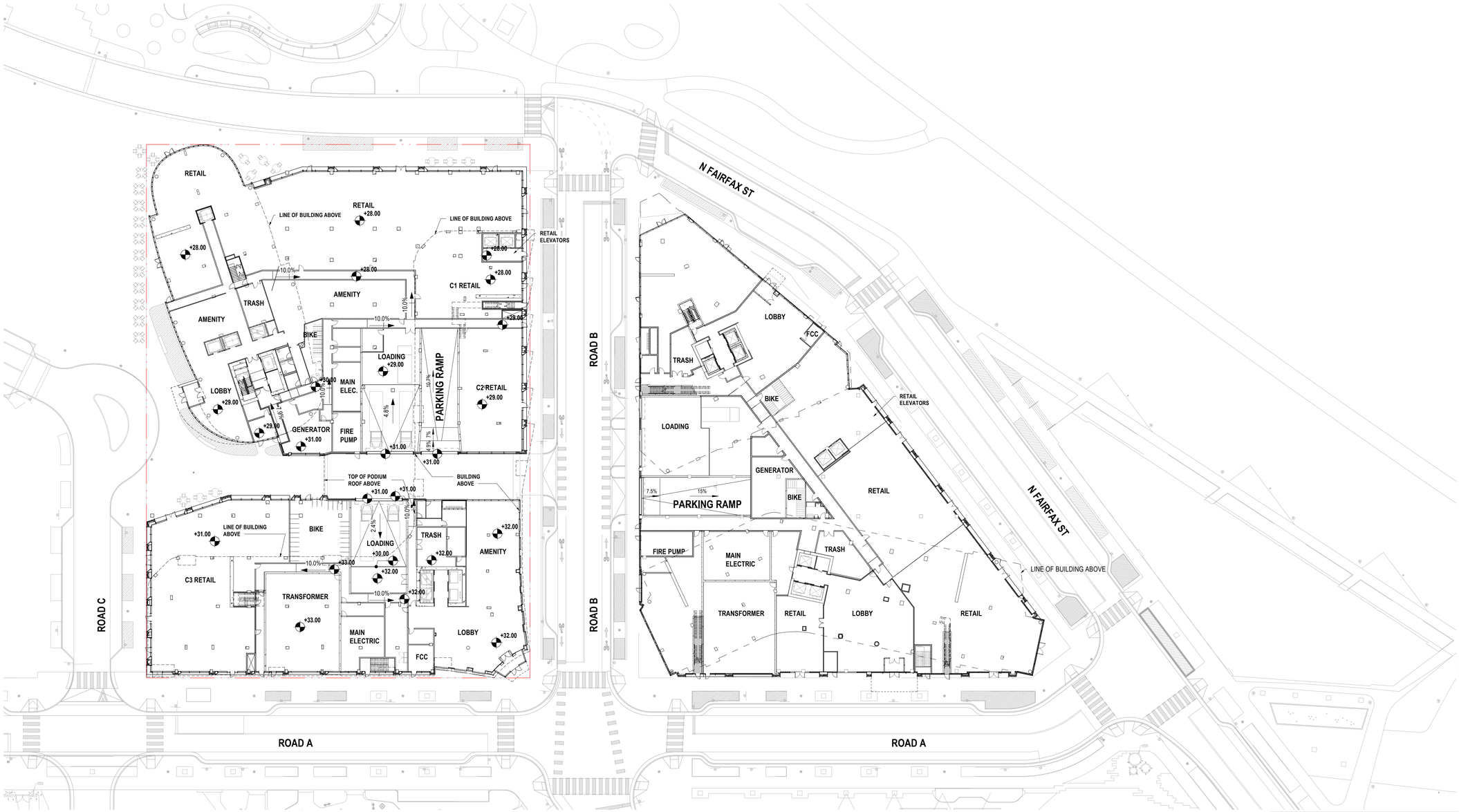

01 COMBINED PLAN - LEVEL 01

SCALE: 1" = 30'-0"

PRGS - Block C Podium

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Tel 312.796.6564
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COMMONWEALTH OF VIRGINIA
D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

This signature and seal represents Gensler's work below Level 2. All other work has been completed by others.

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
JENS KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block C Podium

Project Number

009.9145.710

Scale

1" = 30'-0"

Description

COMBINED BLOCKS PLAN

A000

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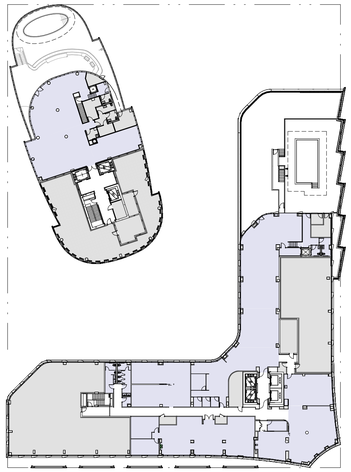
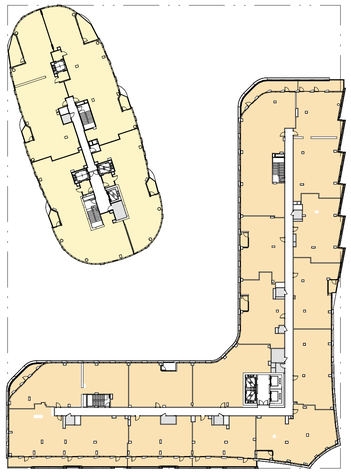
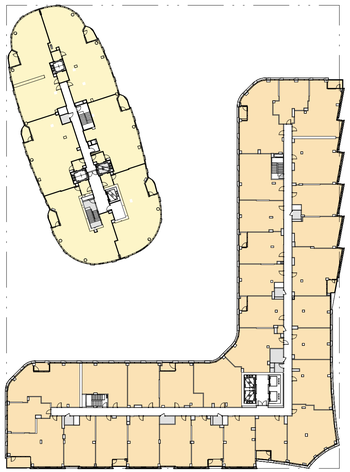


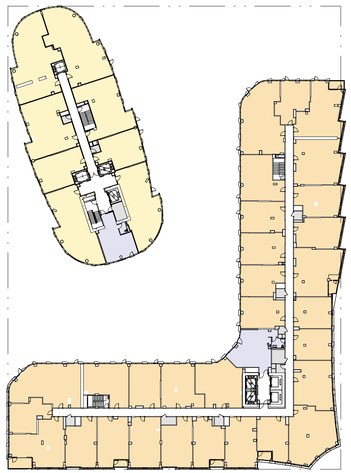
07 LEVEL 16
SCALE: 1" = 50'-0"



06 LEVEL 15
SCALE: 1" = 50'-0"



04 LEVEL 07-12
SCALE: 1" = 50'-0"



02 LEVEL 02
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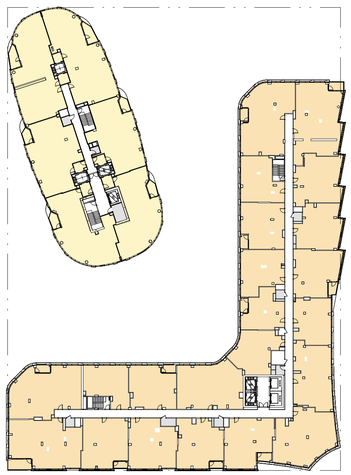
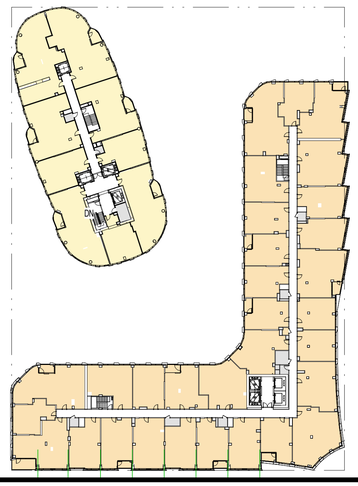
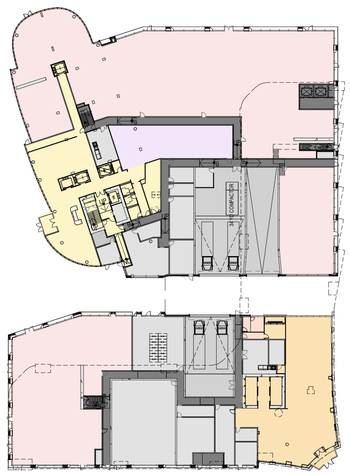


05 LEVEL 13-14
SCALE: 1" = 50'-0"



03 LEVEL 03-06
SCALE: 1" = 50'-0"



01 BLOCK C LEVEL 01 DSUP
SCALE: 1" = 50'-0"

AREA COLOR SCHEME

- CONDO
- RENTAL
- OFFICE
- RETAIL
- ROOFTOP / AMENITY
- BOH / SUPPORT

APPROVED
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1300 North Royal Street
Alexandria VA 22314

hrp GROUP
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
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Seal / Signature

COMMONWEALTH OF VIRGINIA
D.B. MIDDLETON
Lic. No. 017193
ARCHITECT
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This signature and seal represents Handel's scope of work from level 2 and above. All other work has been completed by others

COMMONWEALTH OF VIRGINIA
LUKE KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block C Podium

Project Number
009.9145.710

Scale
As indicated

Description
GFA AREA PLANS

A001

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Floor	Use	RENTAL Enclosed Gross SF	CONDO Enclosed Gross SF	RETAIL & PARKING Floor Plate Gross SF	Block Total Enclosed Gross SF
16	Penthouse	15,022	5,873	-	20,895
15	Units/Amenity	27,830	12,143	-	39,973
14		29,538	12,145	-	41,683
13		29,538	12,145	-	41,683
12		29,538	12,145	-	41,683
11		29,538	12,145	-	41,683
10		29,538	12,145	-	41,683
9		29,538	12,145	-	41,683
8		29,538	12,205	-	41,743
7		29,538	12,205	-	41,743
6		29,538	12,205	-	41,743
5		29,538	12,205	-	41,743
4		29,538	12,205	-	41,743
3		29,538	12,205	-	41,743
2		29,842	12,367	-	42,209
1	Lobby/Amenity	8,357	8,017	43,604	59,978
	Above Grade Subtotals	435,507	184,500	43,604	663,611
P1	Parking	-	-	107,660	107,660
P2	Parking	-	-	107,660	107,660
	Below Grade Subtotals	-	-	215,320	215,320
TOTALS		**435,507**	**184,500**	**258,924**	**878,931**

APPROVED

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1300 North Royal Street
Alexandria VA 22314

hrp GROUP

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

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Project Name

PRGS - Block C Podium

Project Number

009.9145.710

Scale

Description

GFA AREA TABLE

A001A

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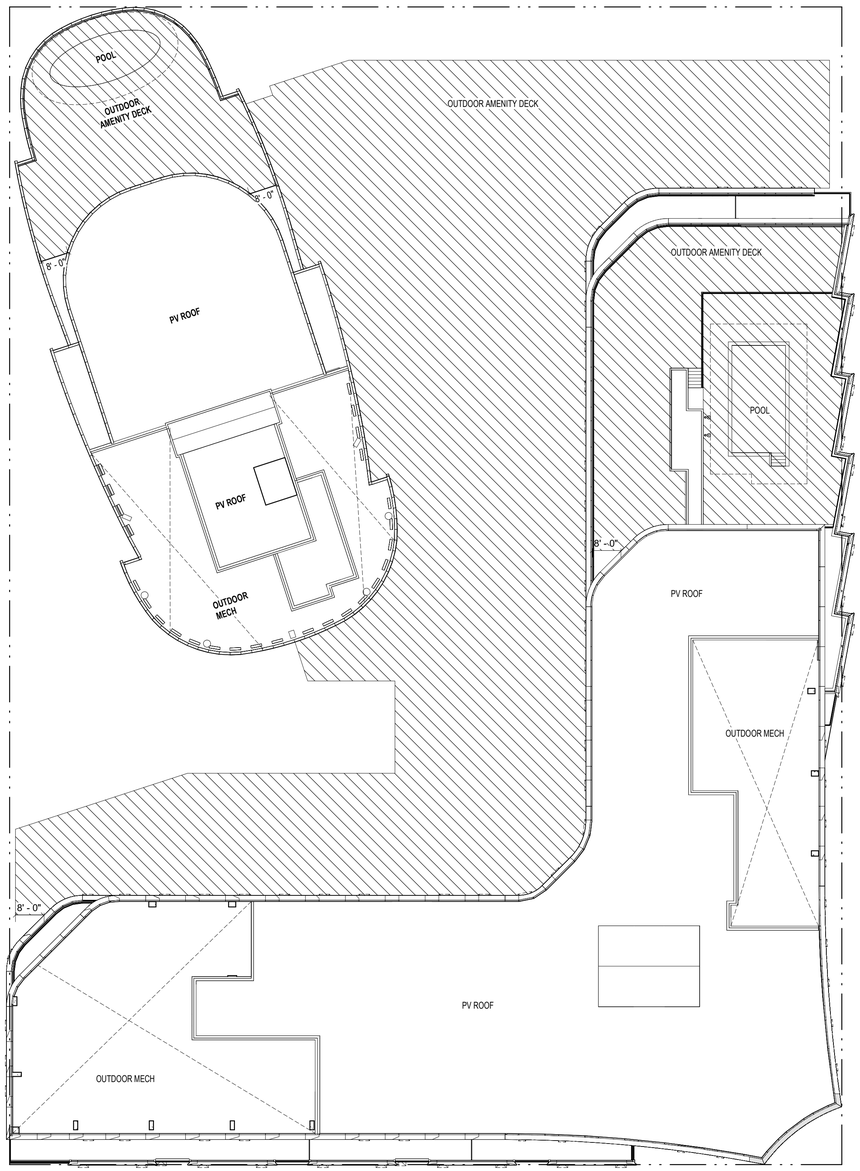

1 OPEN SPACE PLAN
1" = 20'-0"

OPEN AREA SCHEDULE	
NAME	AREA
ABOVE GRADE - OPEN SPACE	29,585 SF
TOTAL OPEN SPACE	29,585 SF

MATERIAL LEGEND

ABOVE GRADE - OPEN SPACE
PRIVATE

OPEN SPACE TABULATION					
PHASE	BLOCK	Parcel Area (SF)	15% Required Open Space (SF)	Current Total Open Space (SF)	Current Open Space % (SF)
PHASE 2	BLOCK C	75,379 SF	11,306 SF	29,585 SF	39.2%

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1300 North Royal Street, Alexandria, VA 22314

HANDEL ARCHITECTS

HANDEL Architects, LLP
120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
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COMMONWEALTH OF VIRGINIA
D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

Project Name
PRGS - BLOCK C

Project Number
09.9145.000

Scale
As indicated

Description
OPEN SPACE PLAN

A002

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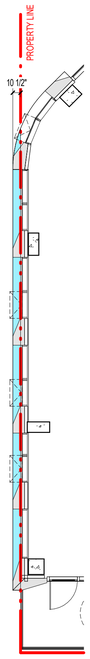
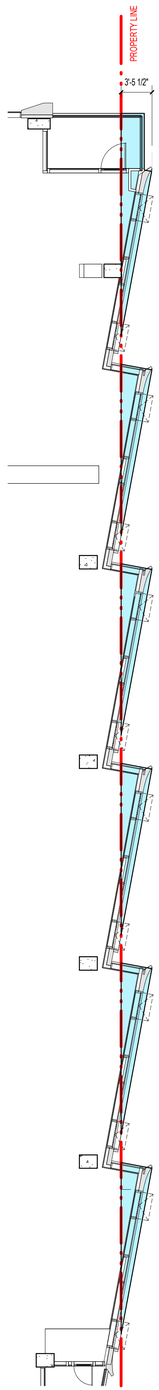
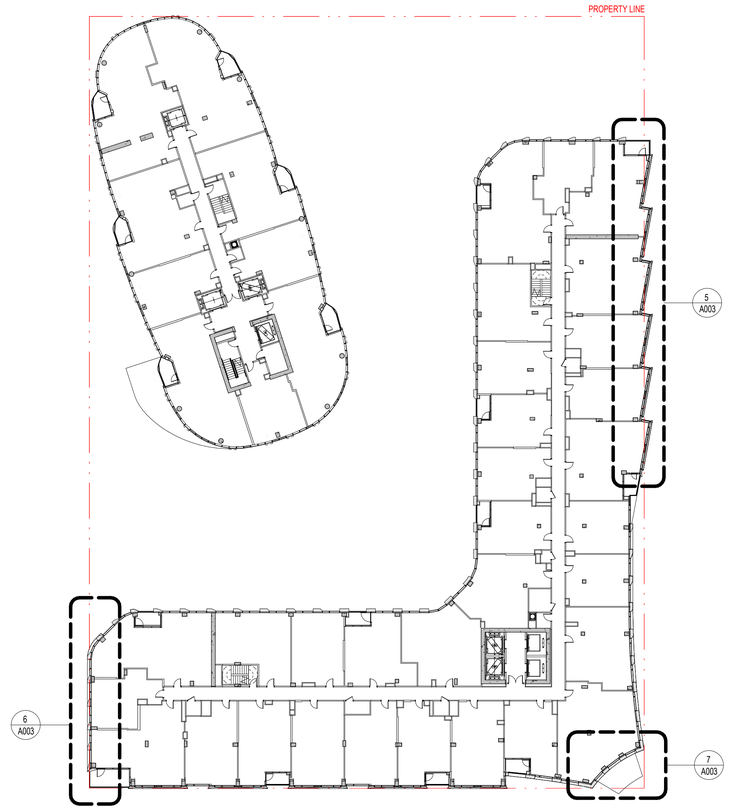


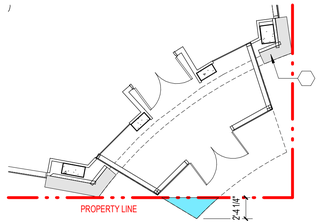
6 ZONING PROJECTION @ ROAD C
1/8" = 1'-0"



5 ZONING PROJECTION @ ROAD B
1/8" = 1'-0"



4 ZONING PROJECTION OVERALL PLAN
1" = 30'-0"



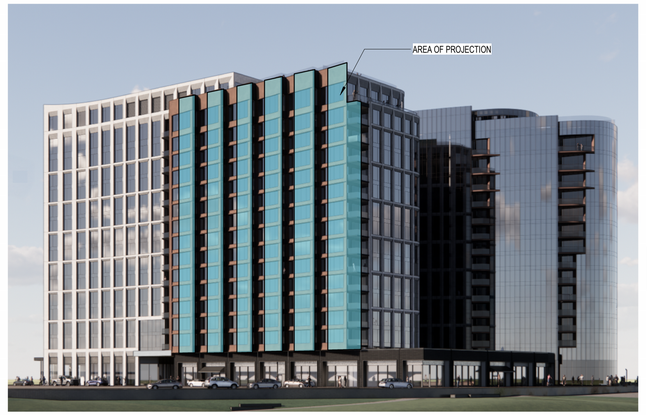
7 ZONING PROJECTION @ RENTAL LOBBY CANOPY
1/8" = 1'-0"



3 ZONING PROJECTION RENTAL ROAD C



2 ZONING PROJECTION RENTAL LOBBY



1 ZONING PROJECTION RENTAL ROAD B

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HANDEL ARCHITECTS
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120 Broadway, 6th Floor
New York, NY10271
United States
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1199 N Fairfax St, Suite 808
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Seal / Signature



Project Name
PRGS - BLOCK C

Project Number
09.9145.000

Scale
As indicated

Description
ZONING - PROJECTIONS

A003

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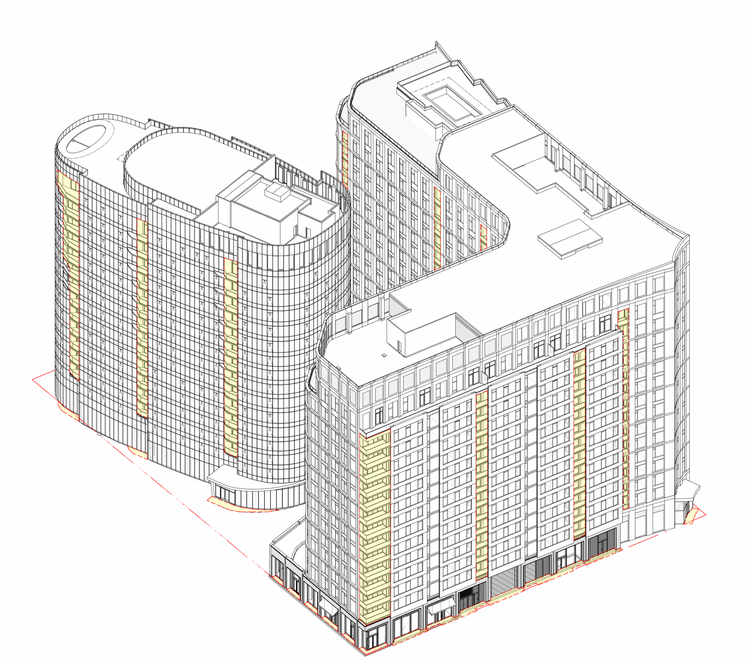
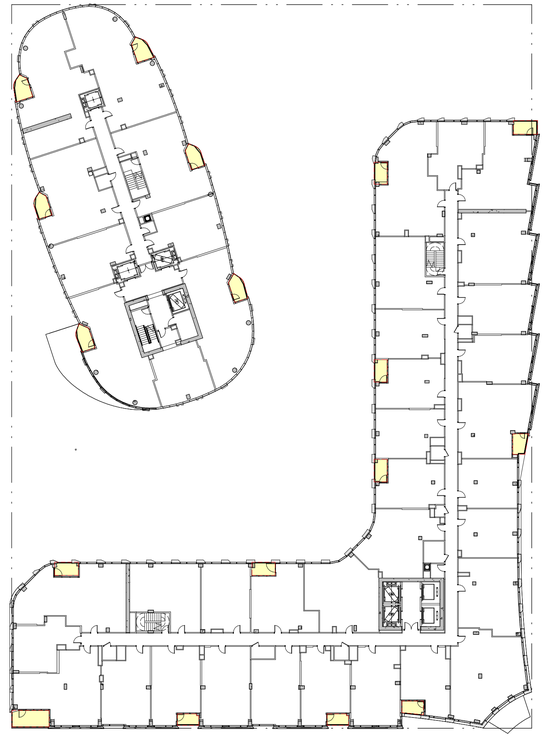


C



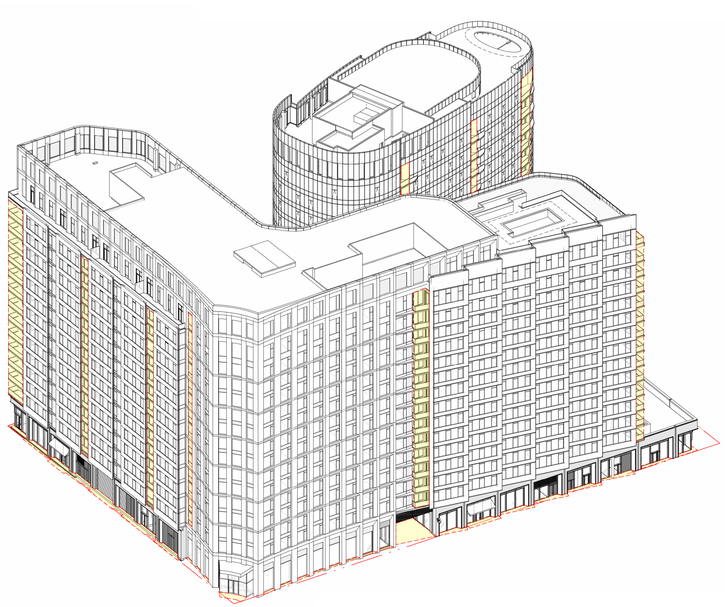
A

B

1 FLOOR PLAN - LEVEL 03 - 06

1/32" = 1'-0"

B



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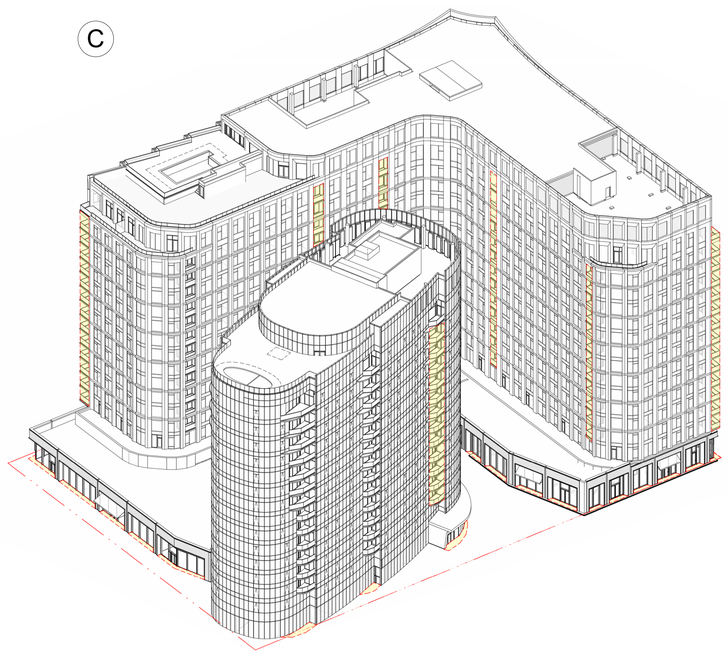

DIAGRAM COLOR LEGEND:

GFA EXCLUSIONS

APPROVED

DEVELOPMENT SITE PLAN NO. DSUP2025-10012

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Seal / Signature



Project Name

PRGS - BLOCK C

Project Number

09.9145.000

Scale

As indicated

Description

ZONING - GFA EXCLUSIONS

A004

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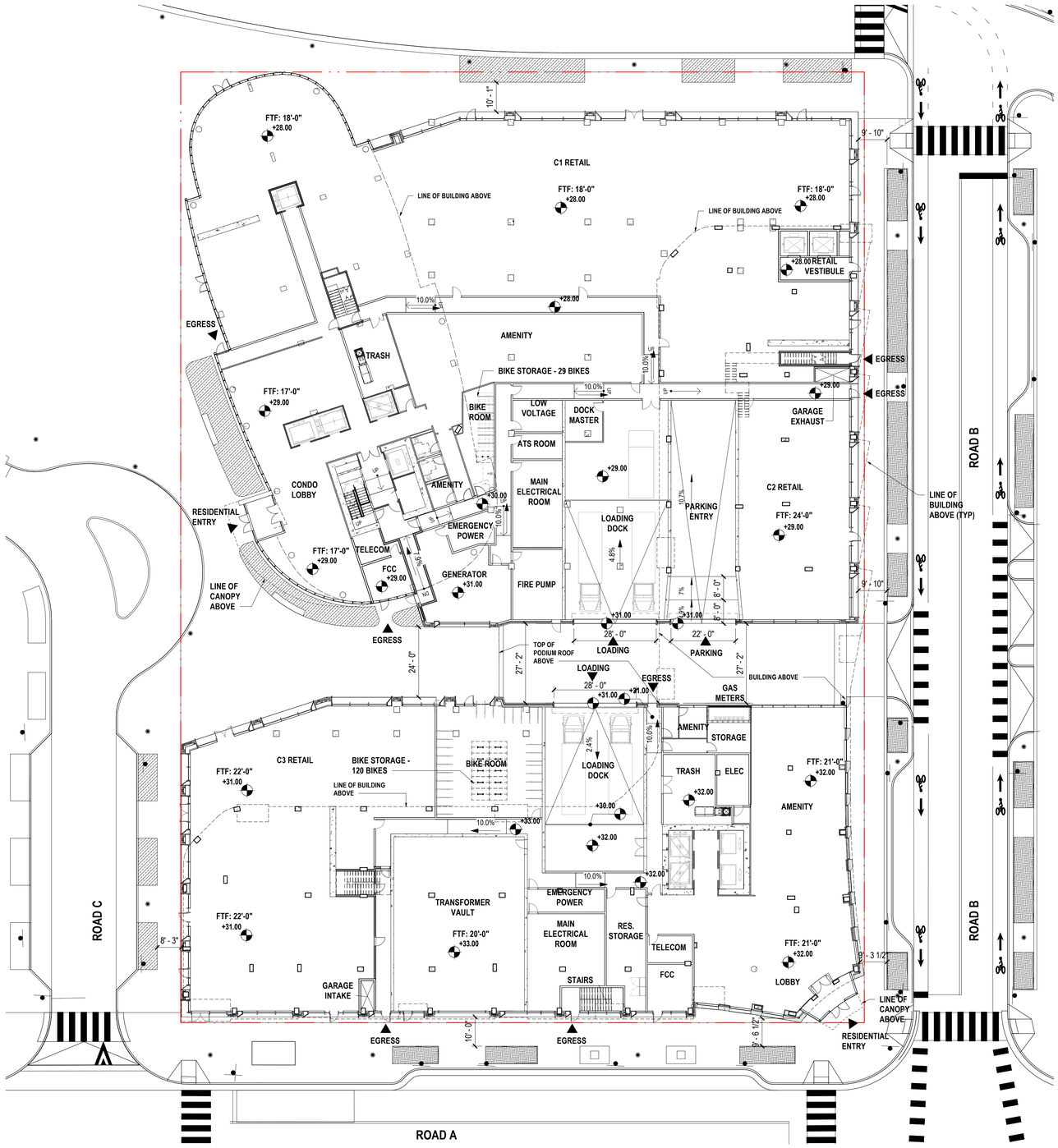

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1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

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
2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

COMMONWEALTH OF VIRGINIA
D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

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ERIK KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block C Podium

Project Number
009.9145.710

Scale
1" = 20'-0"

Description
FLOOR PLAN - LEVEL 01

A101

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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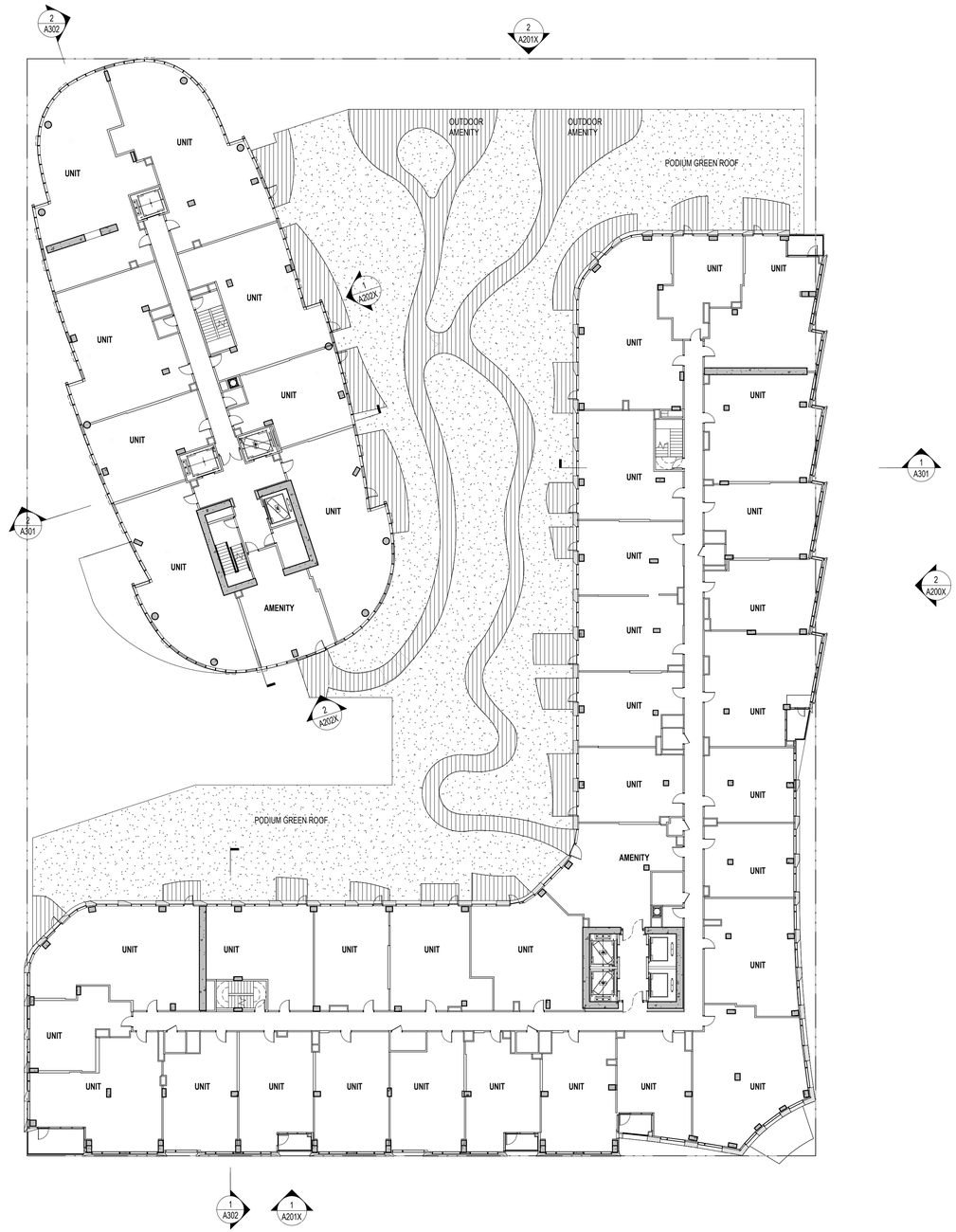

1 FLOOR PLAN - LEVEL 02
1" = 20'-0"

NOTE: INTERIOR WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

PRGS - BLOCK C

DSUP COMPLETENESS

1300 North Royal Street, Alexandria, VA 22314

HANDEL ARCHITECTS

HANDEL Architects, LLP
120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

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
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2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

COMMONWEALTH OF VIRGINIA
D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
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 Name
PRGS - BLOCK C

Project Number
09.9145.000

Scale
As indicated

Description
FLOOR PLAN - LEVEL 02

A102

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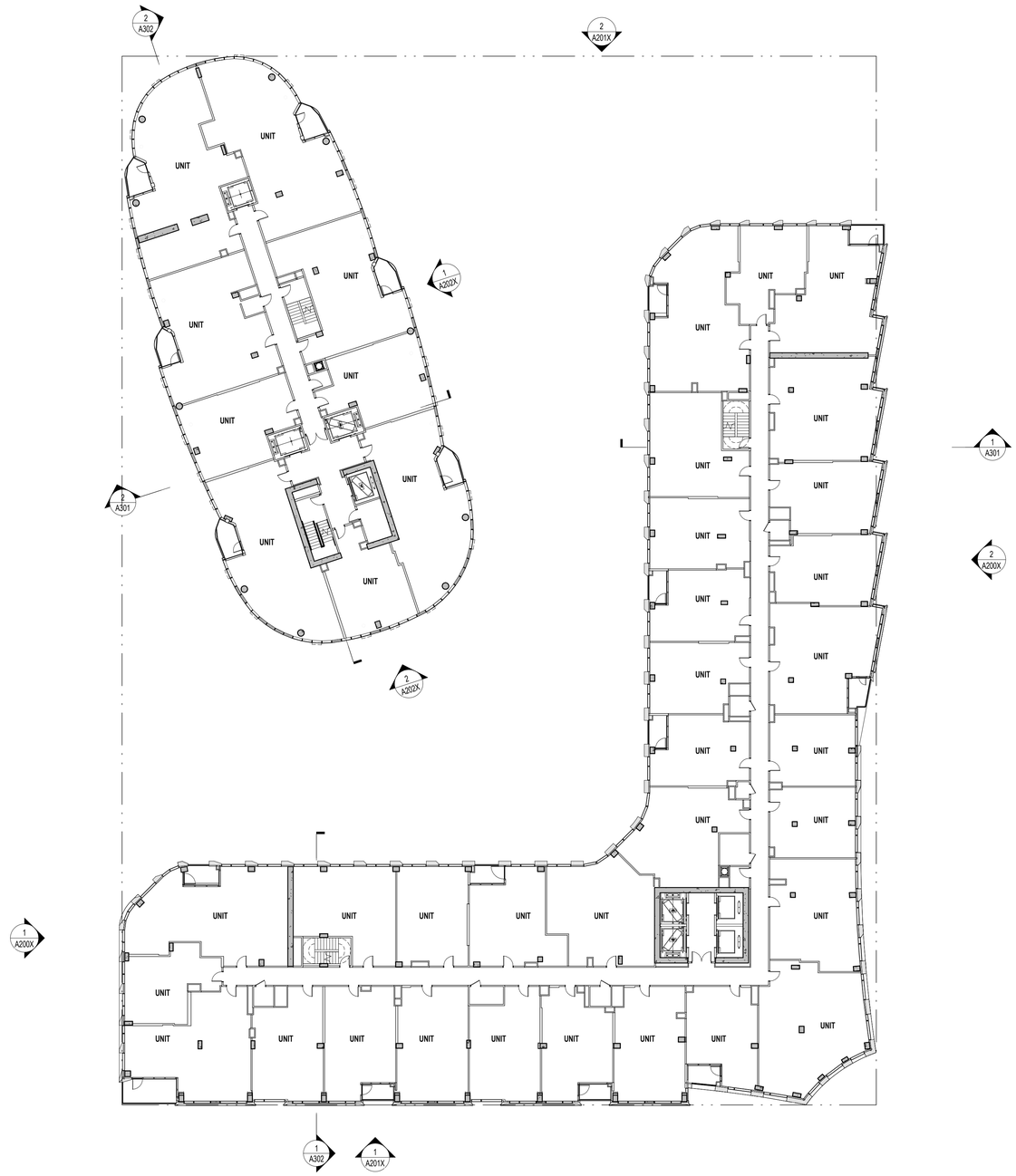

1 FLOOR PLAN - LEVEL 03 - 06
1" = 20'-0"

NOTE: INTERIOR WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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HANDEL ARCHITECTS

HANDEL Architects, LLP
120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

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

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3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

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D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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Project Name
PRGS - BLOCK C

Project Number
09.9145.000

Scale
As indicated

Description
FLOOR PLAN - LEVEL 03 - 06

A103

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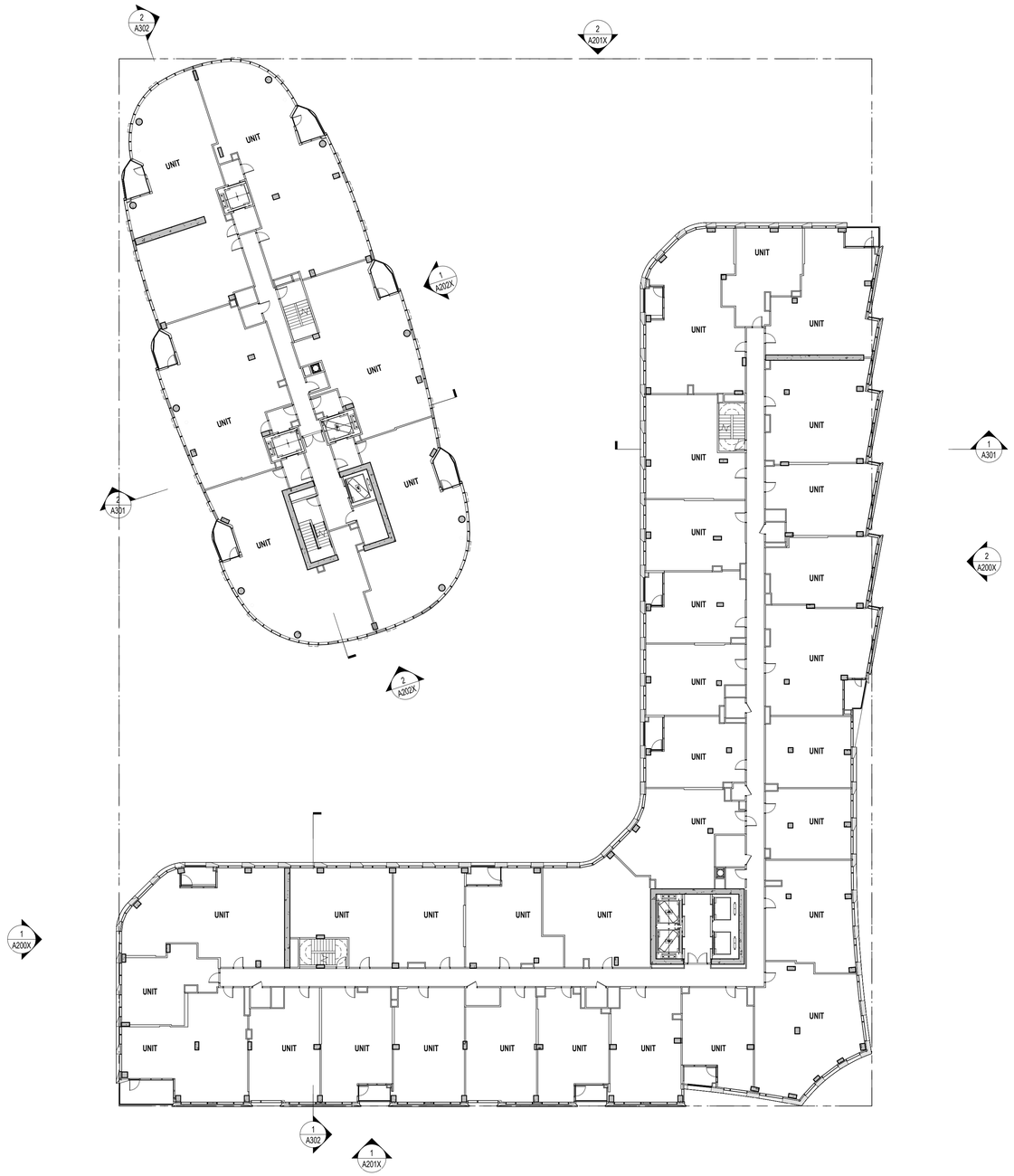

1 FLOOR PLAN - LEVEL 07-12
1" = 20'-0"

NOTE: INTERIOR WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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HANDEL ARCHITECTS

HANDEL Architects, LLP
120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

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

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2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

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D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

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DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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Project Name
PRGS - BLOCK C

Project Number
09.9145.000

Scale
As indicated

Description
FLOOR PLAN - LEVEL 07-12

A107

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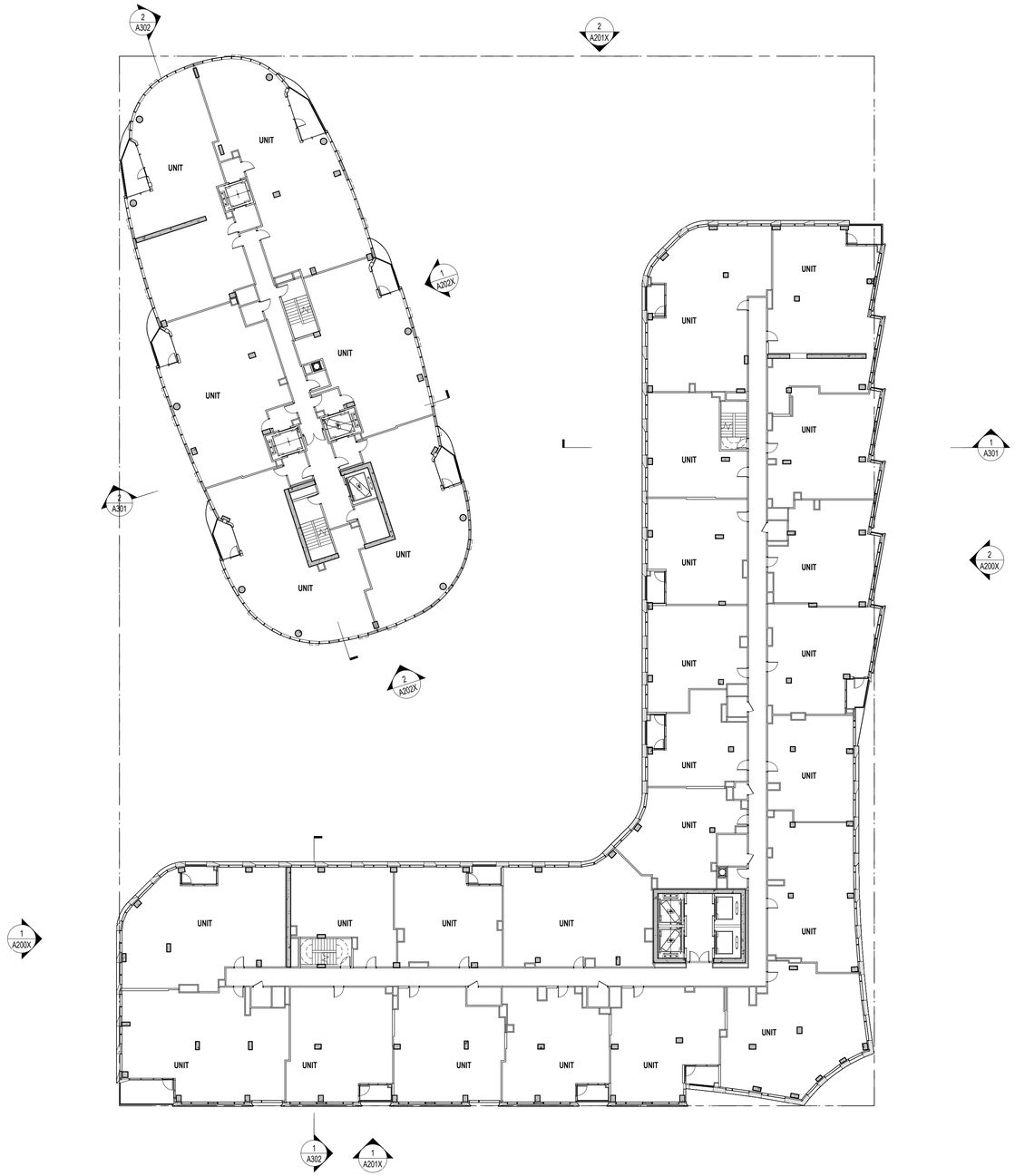

1 FLOOR PLAN - LEVEL 13-14
1" = 20'-0"

NOTE: INTERIOR WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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HANDEL ARCHITECTS

HANDEL Architects, LLP
120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

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

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3	07/11/2025	VERIFICATION OF COMPLETENESS

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Lic. No. 017193
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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Project Name
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Project Number
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Scale
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Description
FLOOR PLAN - LEVEL 13-14

A113

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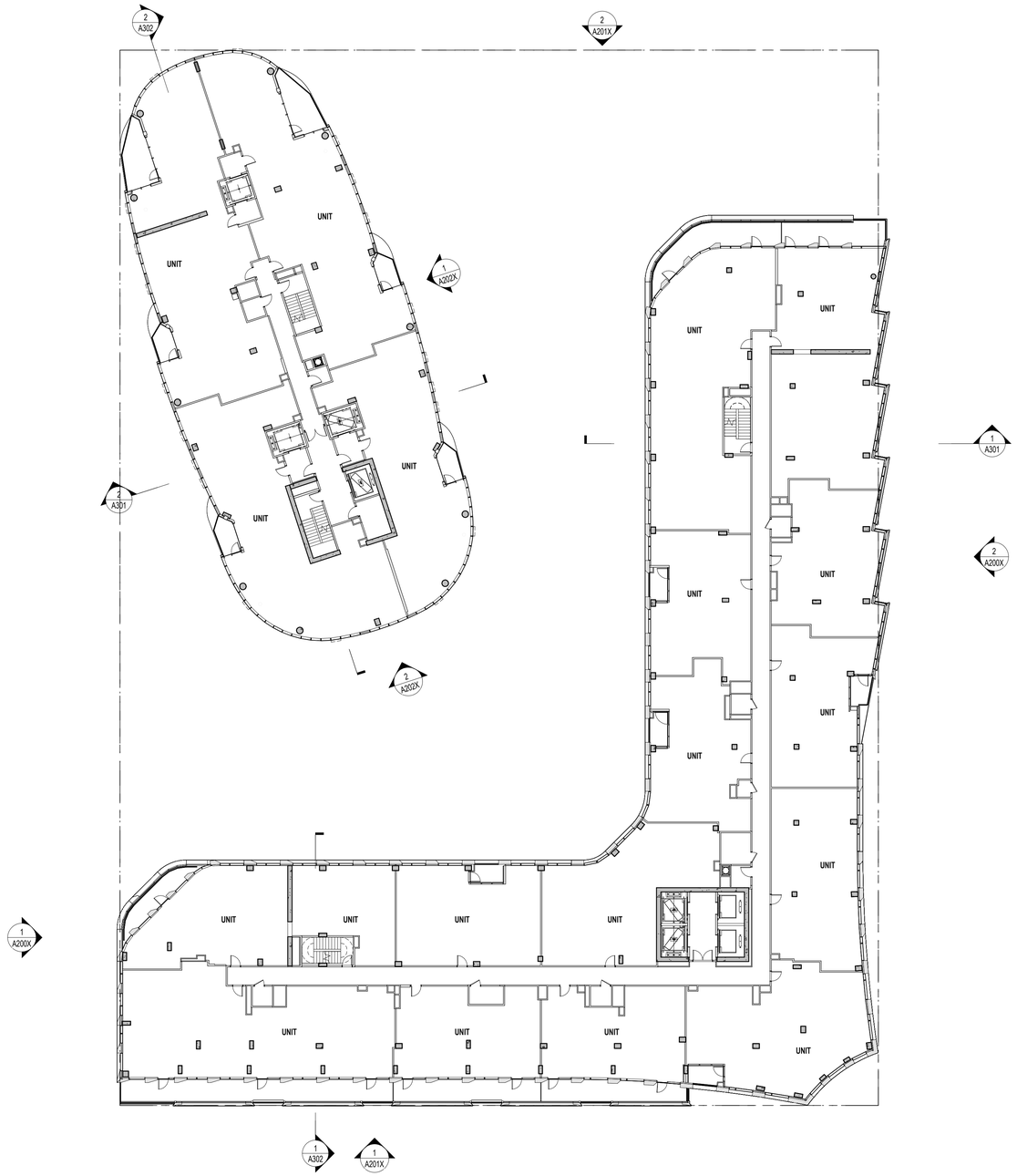

1 FLOOR PLAN - LEVEL 15 PENTHOUSE
1" = 20'-0"

NOTE: INTERIOR WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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HANDEL ARCHITECTS

HANDEL Architects, LLP
120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

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
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Tel 202.721.5200
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D.B. MIDDLETON
Lic. No. 017193
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Project Name

PRGS - BLOCK C

Project Number

09.9145.000

Scale

As indicated

Description

FLOOR PLAN - LEVEL 15

A115

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DEVELOPMENT SITE PLAN NO. DSUP2025-10012
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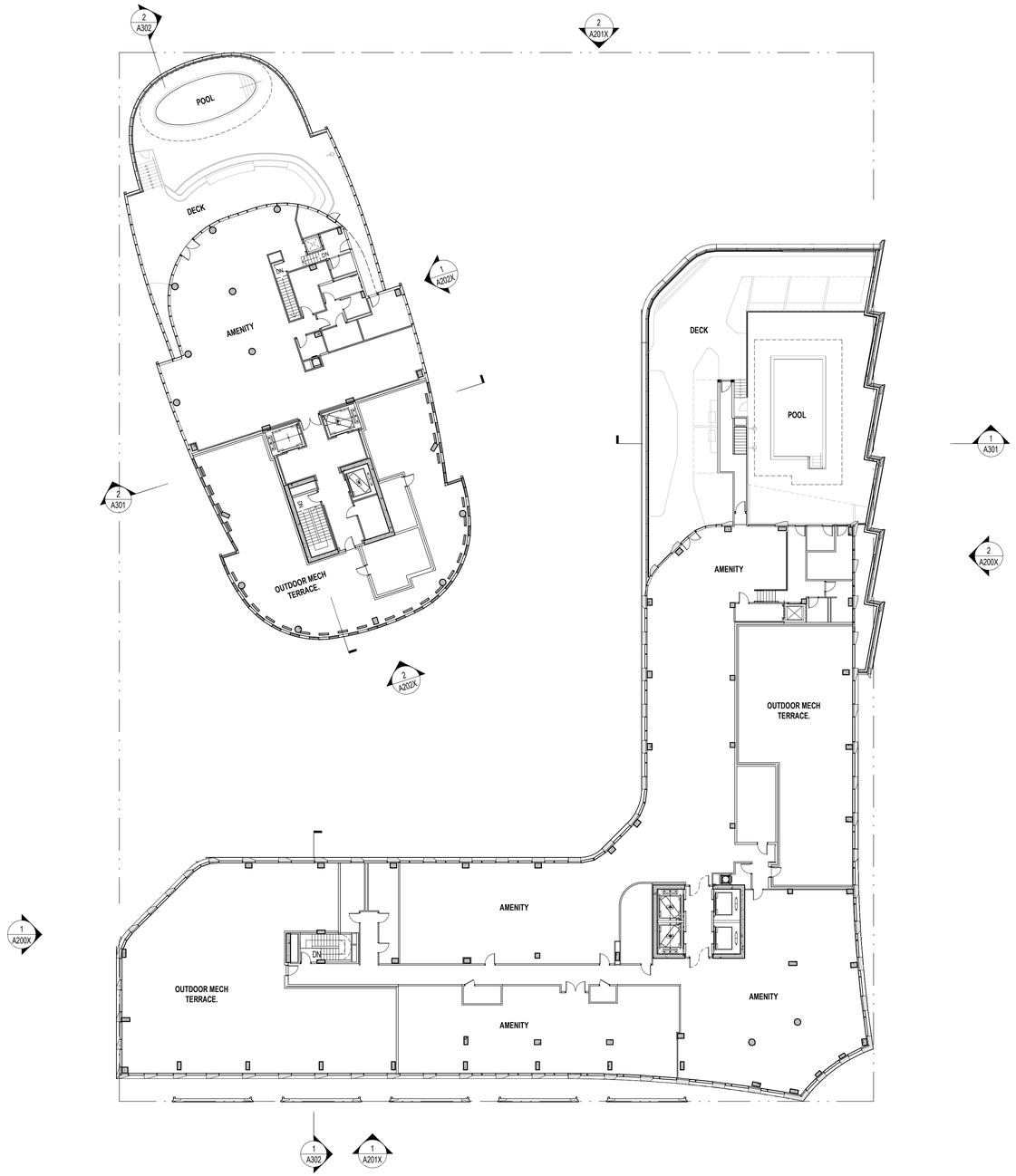

1 AMENITY / MECHANICAL LOWER ROOF PLAN LEVEL 16
1" = 20'-0"

NOTE: INTERIOR WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
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DIRECTOR DATE
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HANDEL ARCHITECTS

HANDEL Architects, LLP
120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

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

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2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
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D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

Project Name
PRGS - BLOCK C

Project Number
09.9145.000

Scale
As indicated

Description
AMENITY / MECHANICAL LOWER ROOF PLAN - LEVEL 16

A116

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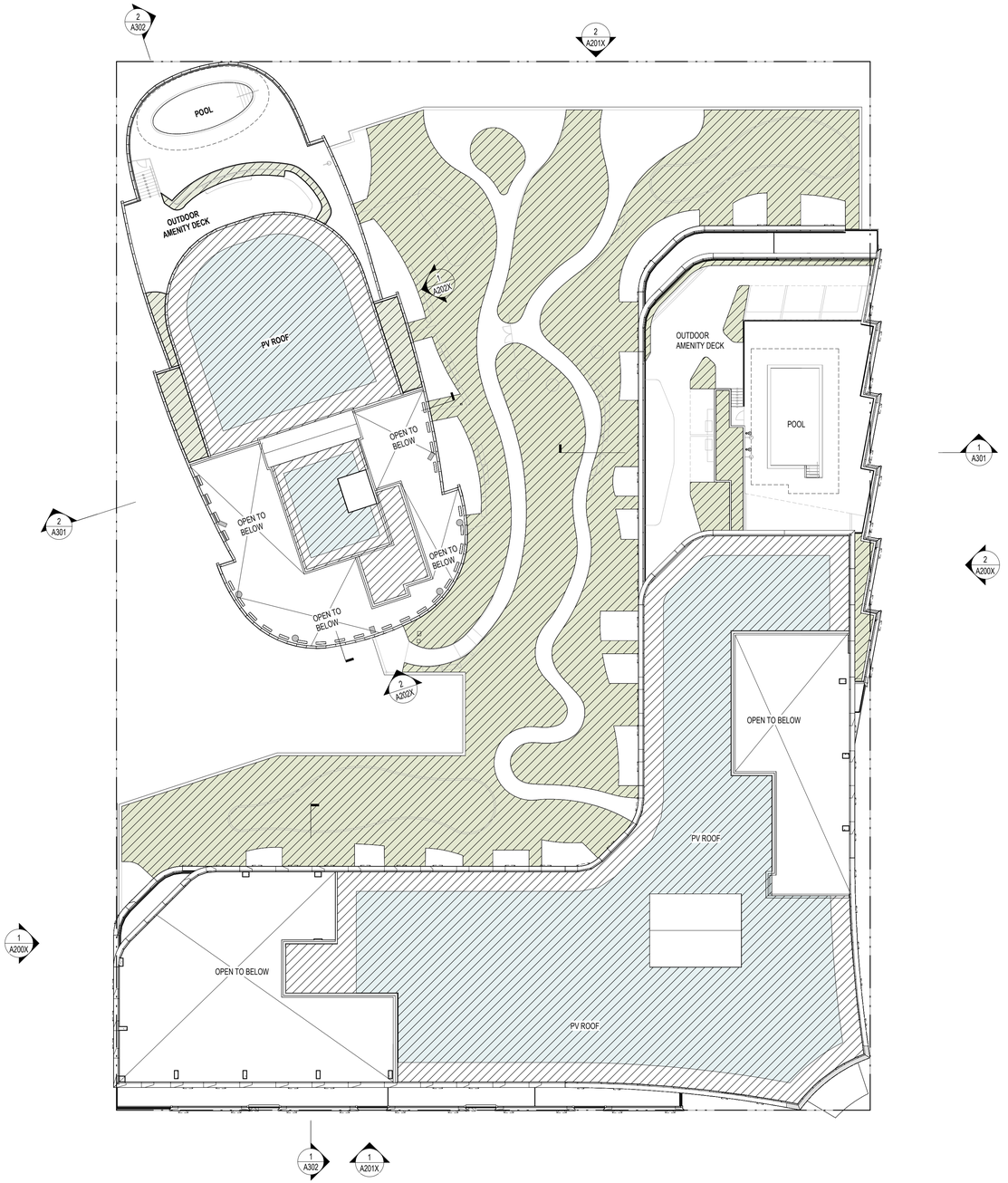

1 ROOF PLAN
1" = 20'-0"

TOTAL ROOF SURFACE AREA:

TOTAL ROOF SURFACE AREA (AFTER DEDUCTIONS): 35,928 SF
REQUIRED PV + GREEN ROOF TOTAL: 26,946 SF (75% Total)

CURRENT PV

CONDO: 2,925 SF
RENTAL: 10,420 SF

PV TOTAL: 13,345 SF

CURRENT GREEN ROOF

LEVEL 2: 15,588 SF
LEVEL 15 (CONDO): 293 SF
LEVEL 15 (RENTAL): 897 SF
ROOF (CONDO): 408 SF

TOTAL GREEN ROOF: 17,186 SF

CURRENT PV + GREEN ROOF TOTAL: 30,531 SF (85.0% Total)

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HANDEL ARCHITECTS

HANDEL Architects, LLP
120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
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United States
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D.B. MIDDLETON
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Project Name

PRGS - BLOCK C

Project Number

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Scale

As indicated

Description

ROOF PLAN

A117

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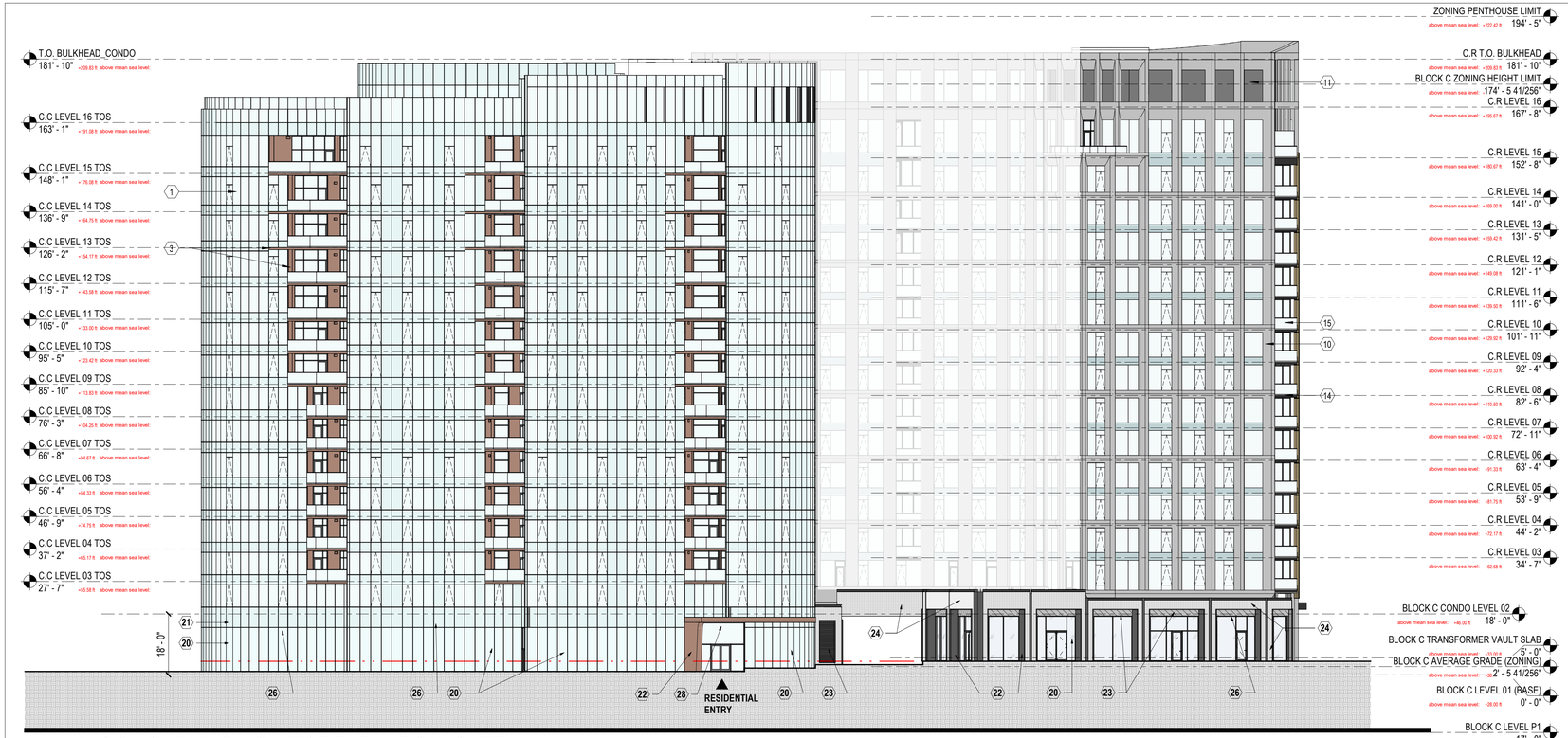

01 BLOCK C - BUILDING WEST ELEVATION_OVERALL

SCALE: 1" = 20'-0"



02 BLOCK C - BUILDING EAST ELEVATION_OVERALL

SCALE: 1" = 20'-0"

EXTERIOR MATERIAL LEGEND

CONDO

1. MAIN CONDO FACADE: CURTAIN WALL
2. METAL TRIM: PAINTED ALUMINUM PANEL
3. BALCONY: PAINTED METAL SLAB COVER / SOFFIT / WALL

RENTAL

10. MAIN RENTAL FACADE: PRECAST 1
11. LOUVER
12. ROAD A FACADE: PRECAST 2
13. ROAD B FACADE: PRECAST 2
14. PAINTED METAL PANEL
15. GUARDRAIL

PODIUM

20. VISION GLASS
21. SPANDREL GLASS
22. METAL PANEL
23. LOUVER
24. UNIT MASONRY
25. OVERHEAD DOOR
26. RETAIL SIGNAGE
27. PARKING/LOADING SIGNAGE
28. BUILDING SIGNAGE
29. TRANSFORMER ACCESS
30. TRANSLUCENT GLASS

THE MATERIALS LISTED ARE SUBJECT TO CHANGE AS PART OF THE FURTHER DEVELOPMENT TOWARD FINAL SITE PLAN.

HOWEVER, THE SELECTED MATERIALS SHALL BE GENERALLY CONSISTENT WITH THE QUALITY OF MATERIALS APPROVED BY COUNCIL.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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

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Seal / Signature

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D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

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COMMONWEALTH OF VIRGINIA
JESSY KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block C Podium

Project Number
009.9145.710

Scale
As indicated

Description
BUILDING ELEVATIONS

A200

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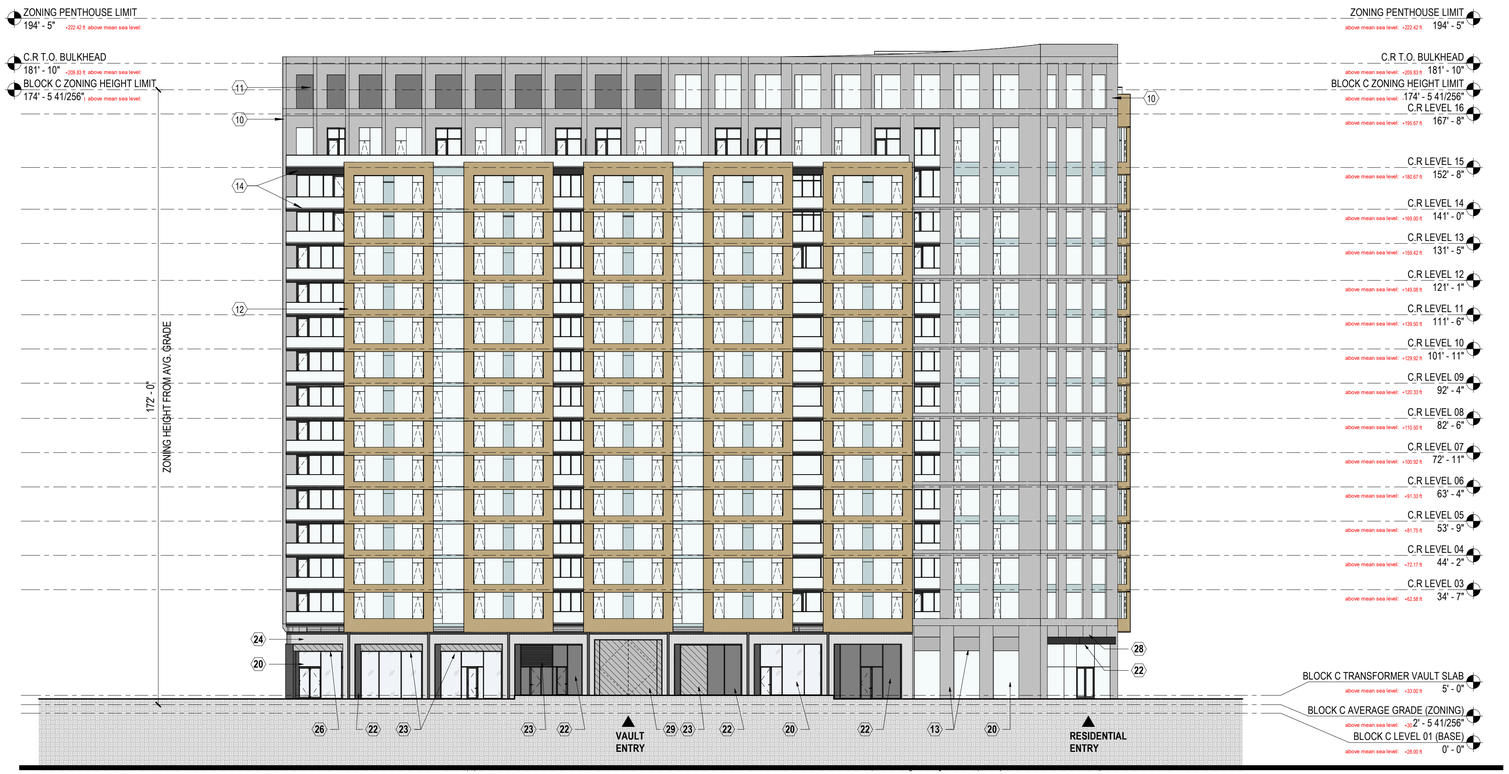
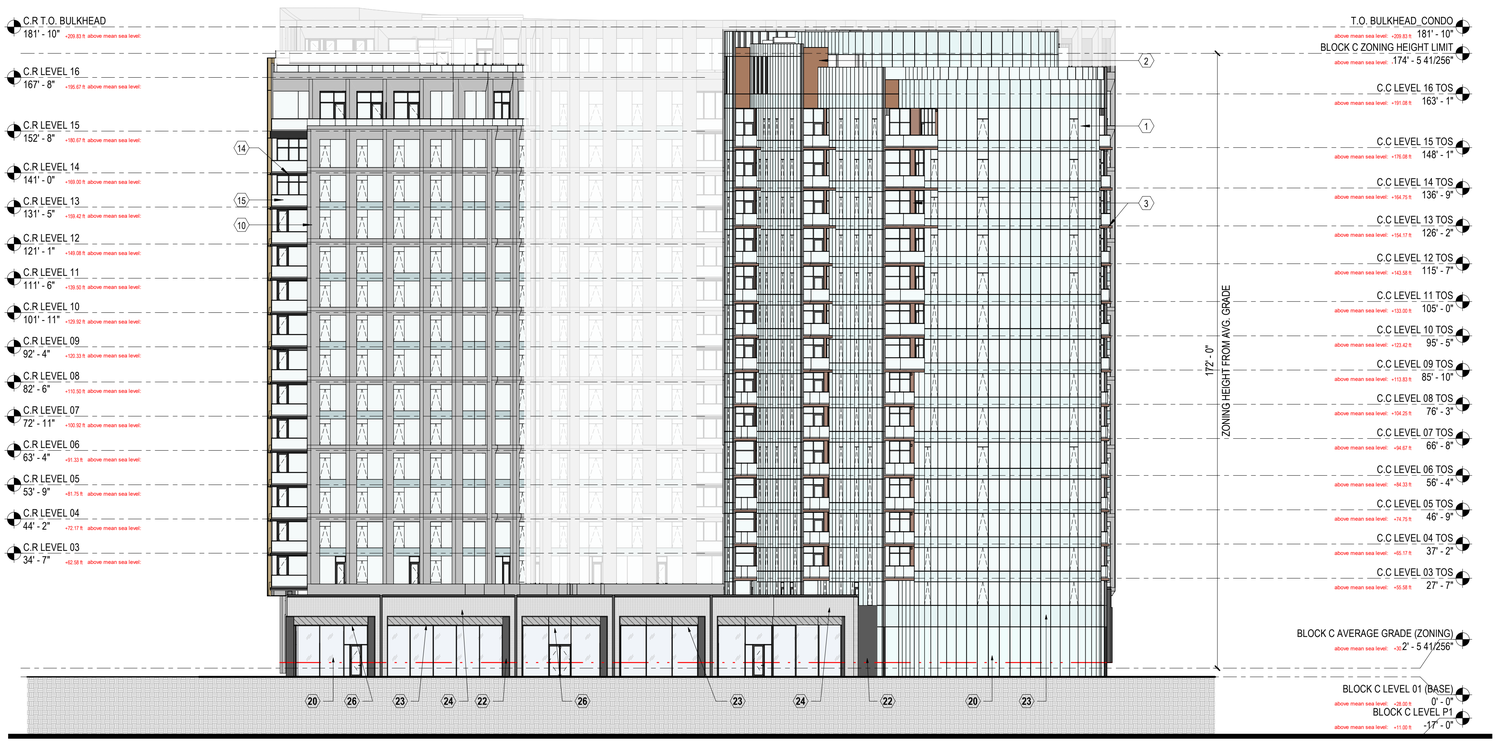


01 BLOCK C - BUILDING SOUTH ELEVATION_OVERALL

SCALE: 1" = 20'-0"



02 BLOCK C - BUILDING NORTH ELEVATION_OVERALL

SCALE: 1" = 20'-0"

EXTERIOR MATERIAL LEGEND

CONDO

1. MAIN CONDO FACADE: CURTAIN WALL
2. METAL TRIM: PAINTED ALUMINUM PANEL
3. BALCONY: PAINTED METAL SLAB COVER / SOFFIT / WALL

RENTAL

10. MAIN RENTAL FACADE: PRECAST 1
11. LOUVER
12. ROAD A FACADE: PRECAST 2
13. ROAD B FACADE: PRECAST 2
14. PAINTED METAL PANEL
15. GUARDRAIL

PODIUM

20. VISION GLASS
21. SPANDREL GLASS
22. METAL PANEL
23. LOUVER
24. UNIT MASONRY
25. OVERHEAD DOOR
26. RETAIL SIGNAGE
27. PARKING/LOADING SIGNAGE
28. BUILDING SIGNAGE
29. TRANSFORMER ACCESS
30. TRANSLUCENT GLASS

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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

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JEFFREY KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block C Podium

Project Number

009.9145.710

Scale

As indicated

Description

BUILDING ELEVATIONS

A201

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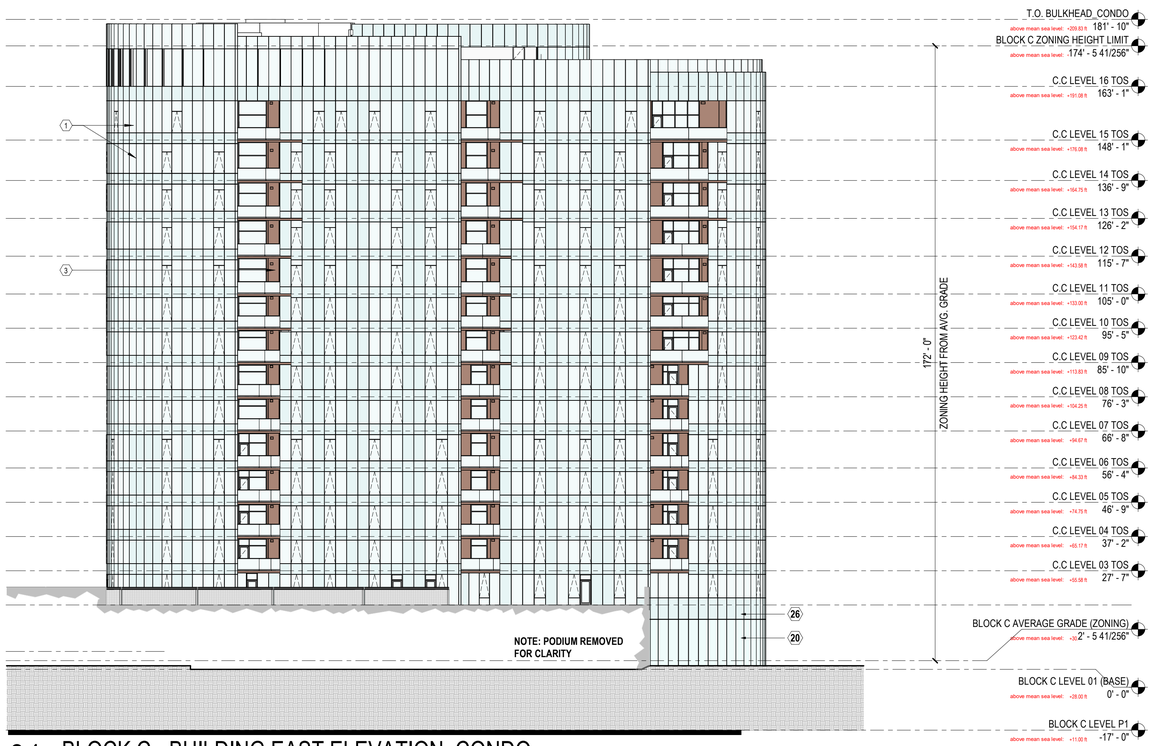
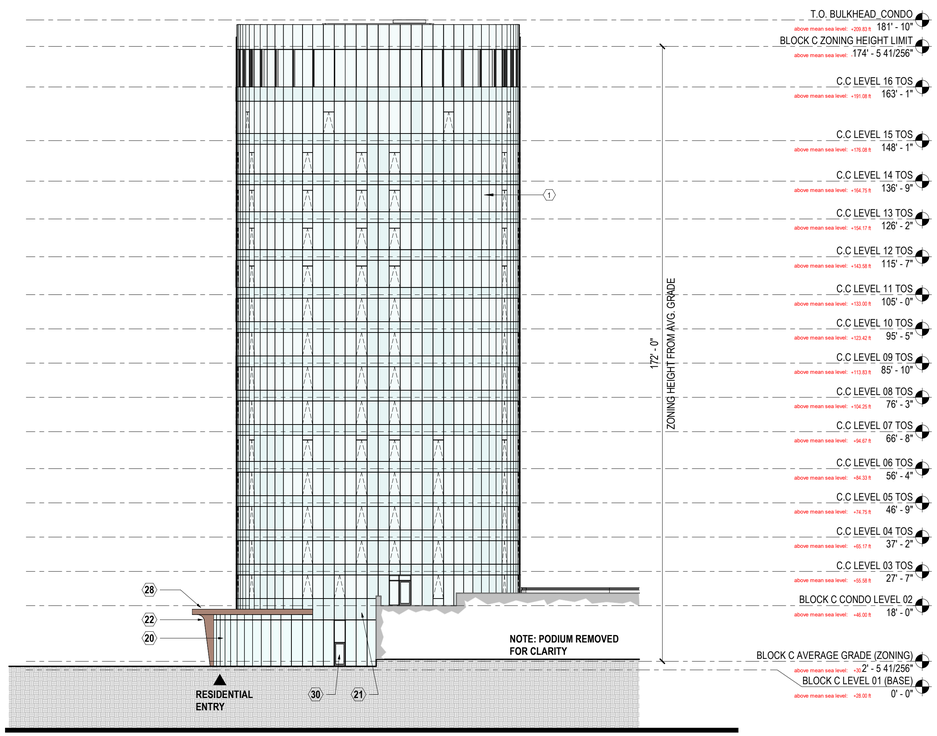


01 BLOCK C - BUILDING EAST ELEVATION_CONDO

SCALE: 1" = 20'-0"



02 BLOCK C - BUILDING SOUTH ELEVATION_CONDO

SCALE: 1" = 20'-0"

EXTERIOR MATERIAL LEGEND

CONDO

1. MAIN CONDO FACADE: CURTAIN WALL
2. METAL TRIM: PAINTED ALUMINUM PANEL
3. BALCONY: PAINTED METAL SLAB COVER / SOFFIT / WALL

RENTAL

10. MAIN RENTAL FACADE: PRECAST 1
11. LOUVER
12. ROAD A FACADE: PRECAST 2
13. ROAD B FACADE: PRECAST 2
14. PAINTED METAL PANEL
15. GUARDRAIL

PODIUM

20. VISION GLASS
21. SPANDREL GLASS
22. METAL PANEL
23. LOUVER
24. UNIT MASONRY
25. OVERHEAD DOOR
26. RETAIL SIGNAGE
27. PARKING/LOADING SIGNAGE
28. BUILDING SIGNAGE
29. TRANSFORMER ACCESS
30. TRANSLUCENT GLASS

THE MATERIALS LISTED ARE SUBJECT TO CHANGE AS PART OF THE FURTHER DEVELOPMENT TOWARD FINAL SITE PLAN.

HOWEVER, THE SELECTED MATERIALS SHALL BE GENERALLY CONSISTENT WITH THE QUALITY OF MATERIALS APPROVED BY COUNCIL.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10012
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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Alexandria VA 22314

hrp GROUP
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
2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

COMMONWEALTH OF VIRGINIA
D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

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This signature and seal represents Gensler's work below Level 2. All other work has been completed by others.

COMMONWEALTH OF VIRGINIA
LUKE KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block C Podium

Project Number

009.9145.710

Scale

As indicated

Description

BUILDING ELEVATIONS

A202

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7/10/2025 4:43:55 PM



01 ALLEY TO RENTAL

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



02 ALLEY TO CONDO

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

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EXTERIOR MATERIAL LEGEND

PODIUM

20	VISION GLASS	25	OVERHEAD DOOR
21	SPANDREL GLASS	26	RETAIL SIGNAGE
22	METAL PANEL	27	PARKING/LOADING SIGNAGE
23	LOUVER	28	BUILDING SIGNAGE
24	UNIT MASONRY	29	TRANSFORMER ACCESS
		30	TRANSLUCENT GLASS

APPROVED
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Alexandria, VA 22314
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COMMONWEALTH OF VIRGINIA
JOHN KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block C Podium

Project Number
009.9145.710

Scale
As indicated

Description
ALLEY VIEWS

A203

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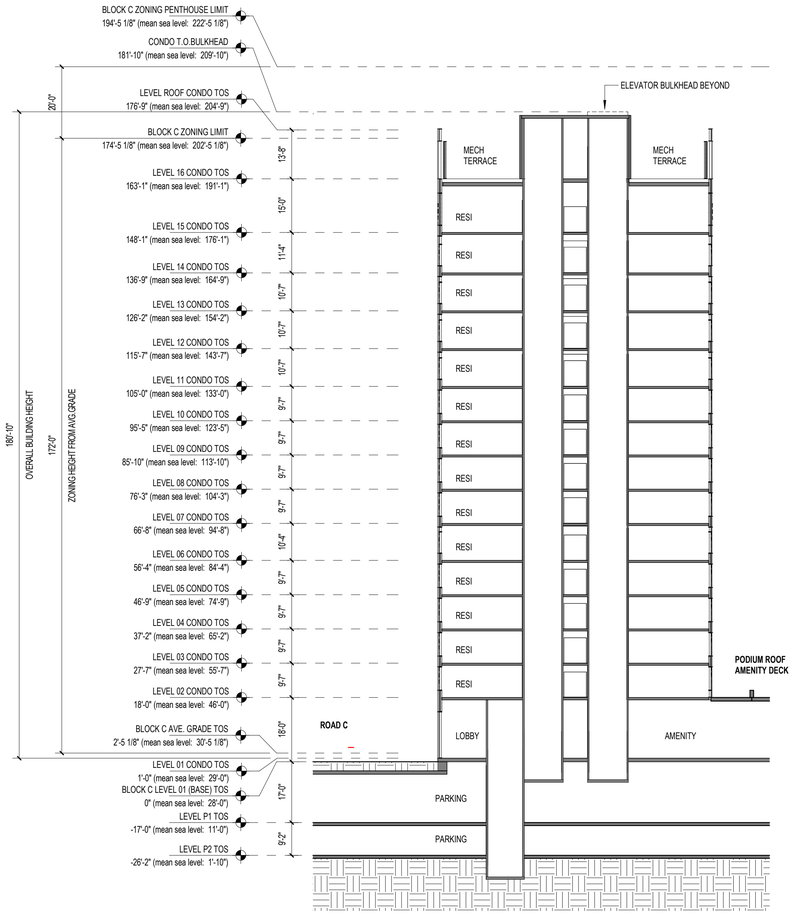
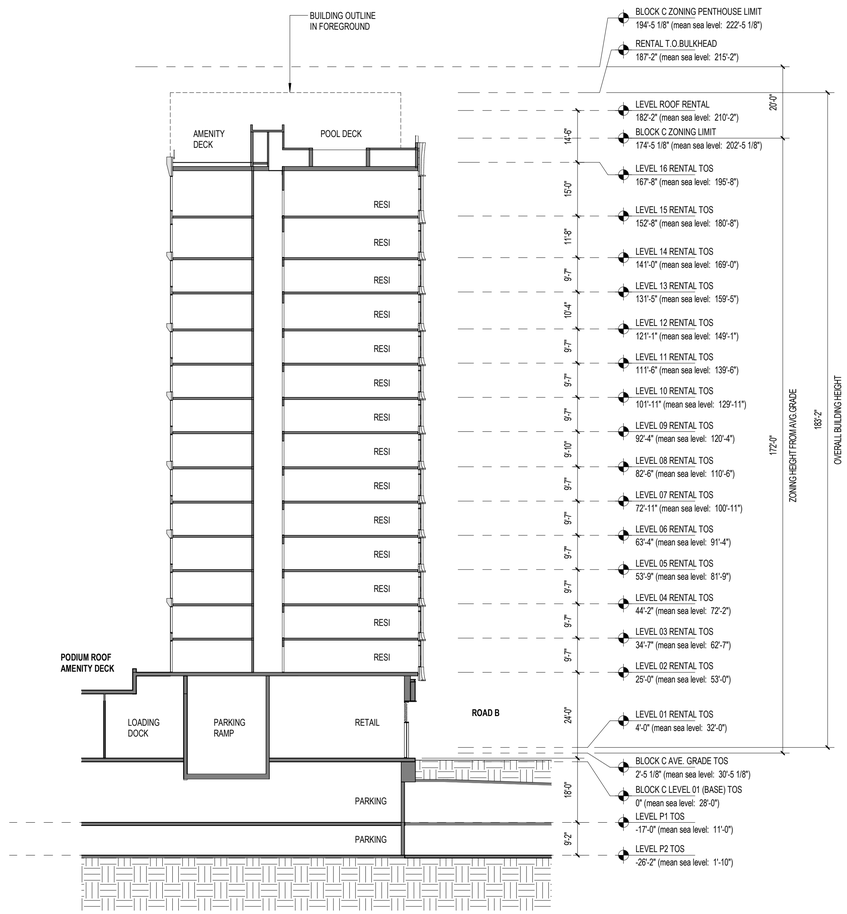


2 CONDO - BUILDING SECTION 01
1" = 20'-0"



1 RENTAL - BUILDING SECTION 01
1" = 20'-0"

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HANDEL ARCHITECTS

HANDEL Architects, LLP
120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

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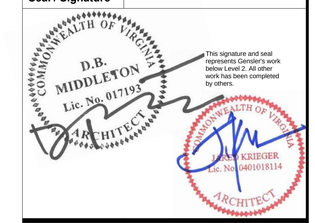

Project Name

PRGS - BLOCK C

Project Number

09.9145.000

Scale

As indicated

Description

BUILDING SECTIONS

A301

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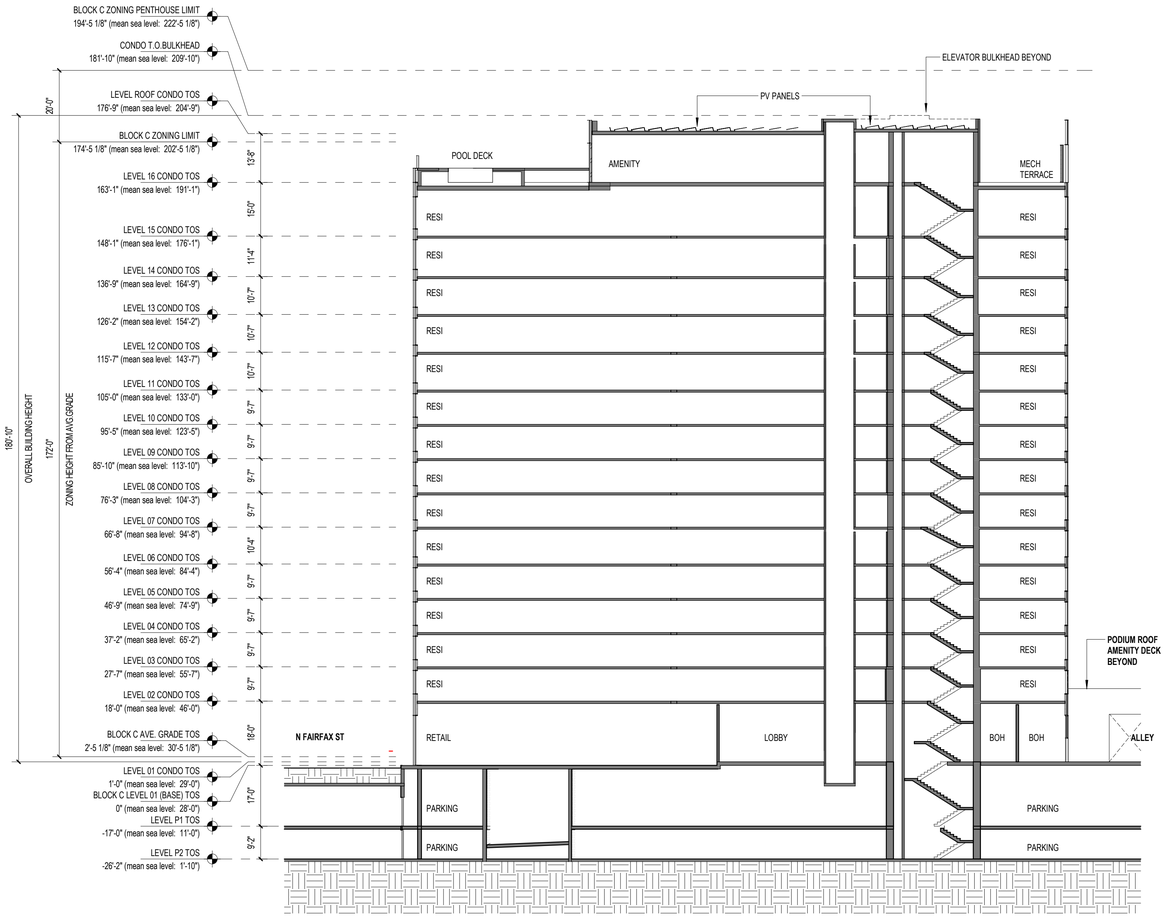
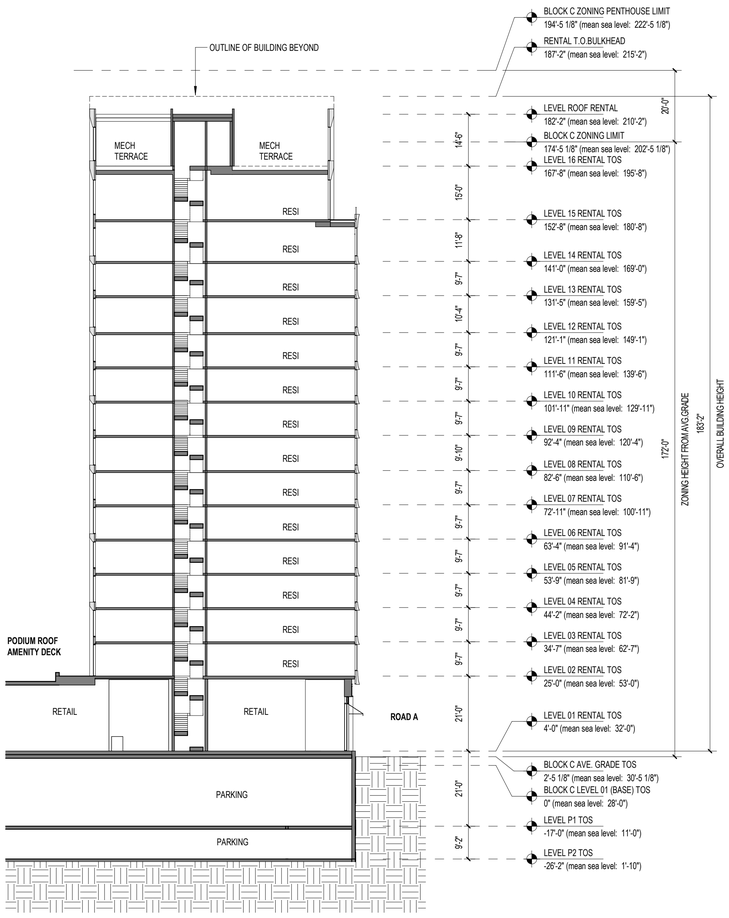


2 DSUP - CONDO - BUILDING SECTION 02
1" = 20'-0"



1 DSUP - RENTAL - BUILDING SECTION 02
1" = 20'-0"

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120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

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Seal / Signature

COMMONWEALTH OF VIRGINIA
D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

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COMMONWEALTH OF VIRGINIA
JOSEF KRIEGER
Lic. No. 0401018114
ARCHITECT

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Project Name
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Project Number
09.9145.000

Scale
As indicated

Description
BUILDING SECTIONS

A302

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4 VIEW CENTRAL PLAZA
SCALE: N.T.S.



3 VIEW WATERFRONT PLAZA
SCALE: N.T.S.



2 VIEW ROAD A+ C
SCALE: N.T.S.



1 VIEW N. ROYAL
SCALE: N.T.S.

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120 Broadway, 6th Floor
New York, NY10271
United States
Tel 212.595.4112

hrp GROUP

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1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
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Seal / Signature

COMMONWEALTH OF VIRGINIA
D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

Project Name
PRGS - BLOCK C

Project Number
09.9145.000

Scale
12" = 1'-0"

Description
BUILDING RENDERING

A400

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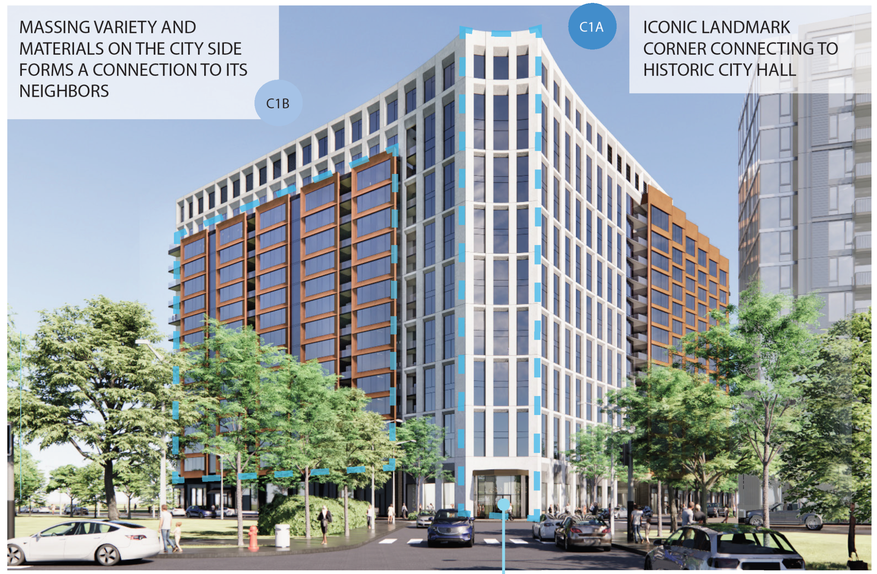
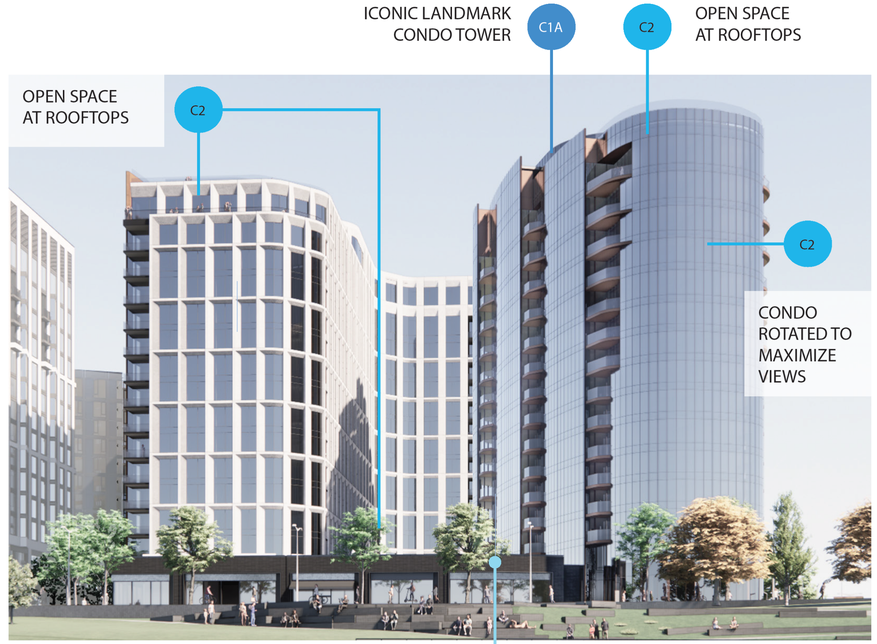
DESIGN EXCELLENCE

BLOCK C



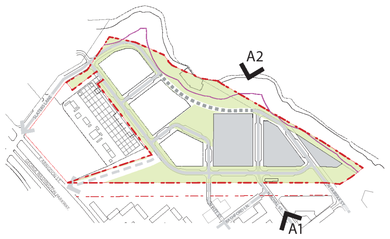
VIEW A1

C3 BUILDING FORM OPENS TO CREATE RELIEF AT BUILDING ENTRY



VIEW A2

C3 FACADE SETBACK TO CREATE PUBLIC AREAS



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.

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HANDEL ARCHITECTS
HANDEL Architects, LLP
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New York, NY10271
United States
Tel 212.595.4112

hrp GROUP
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
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2020 K Street NW
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COMMONWEALTH OF VIRGINIA D.B. MIDDLETON Lic. No. 017193 ARCHITECT

Project Name
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Project Number
09.9145.000

Scale
12" = 1'-0"

Description
DESIGN EXCELLENCE

A401

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DESIGN EXCELLENCE

BLOCK C



VIEW A2

C3

ALLEY LOCATED AT THE INTERSECTION OF THE FORMS



VIEW A1

C3

ALLEY LOCATED AT THE INTERSECTION OF THE FORMS



DESIGN CRITERIA

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D.B. MIDDLETON
Lic. No. 017193
ARCHITECT

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Scale
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Description
DESIGN EXCELLENCE

A402

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hrp GROUP
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COMMONWEALTH OF VIRGINIA
JOSEPH KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

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Project Number

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Scale

Description

GROUNDPLANE RENDERINGS

A405

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