DEVELOPMENT SPECIAL USE PERMIT - PRELIMINARY SITE PLAN

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502

AREA TABULATIONS

TOTAL SITE AREA =	198,829 SQ. FT.	OR	4.5645 ACRES
TOTAL EXISTING IMPERVIOUS AREA =	135,908 SQ. FT.	OR	3.1200 ACRES
TOTAL PROPOSED IMPERVIOUS AREA =	174,259 SQ. FT.	OR	4.0004 ACRES
TOTAL DISTURBED AREA =	258,137 SQ. FT.	OR	5.9260 ACRES
TAX PARCEL IDENTIFICATION =	019.02-02-01		
ADDRESS:	5000 SEMINARY ROAD, ALEXANDRIA, VA 22311		

TRIP GENERATION ANALYSIS

PROVIDED BY WELLS AND ASSOCIATED ON 12/16/2022

Mark Center Residential
Trip Generation Analysis [1,2]

Land Use	ITE Code	Site	Units	AM Peak Hour IN	AM Peak Hour OUT	AM Peak Hour TOTAL	PM Peak Hour IN	PM Peak Hour OUT	PM Peak Hour TOTAL	Weekday ADT
Existing Uses										
Hotel	310	69	Rooms	15	12	27	12	11	23	324
Non-Auto Adj. : 30%				(5)	(4)	(9)	(4)	(3)	(7)	(97)
Total Existing Trips w/ Adj.				10	8	18	8	8	16	227
Proposed Uses										
Multifamily Housing (Mid-Rise)	221	367	DU	34	116	150	87	56	143	1,704
Non-Auto Adj. : 30%				*(10)*	*(35)*	*(46)*	*(26)*	*(17)*	*(43)*	*(511)*
Total Proposed Trips w/ Adj.				24	81	104	61	39	100	*1,193*
Comparison										
Total Existing Trips w/ Adj.				10	8	18	8	8	16	227
Total Proposed Trips w/ Adj.				24	81	104	61	39	100	1,193
Difference (Existing vs Proposed)				14	73	85	53	31	84	**966**

Notes:
1. Trips generated using Institute of Transportation Engineers (ITE)Trip Generation Manual, 11th Edition.
2. Non-auto adjustment applied based on site's location and Census data at a 30% adjustment

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
2. THE APPLICANT 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 SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
2. THERE ARE AREAS OF MARINE CLAY DEPOSITS ONSITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP.
3. THERE ARE NO KNOWN RPA'S ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA RPA MAPS. HOWEVER, AN RPA IS LOCATED WITHIN MARK CENTER DRIVE, A PUBLIC STREET ADJACENT TO THE SITE.
4. A PHASE 1 ENVIRONMENTAL ASSESSMENT HAS BEEN PREPARED BY ECS, DATED 01/26/2022. BASED ON REVIEW OF THIS DOCUMENT, THERE IS NO KNOWN SOIL CONTAMINATION ON THIS PROPERTY TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
5. THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.

GREEN BUILDING NOTE

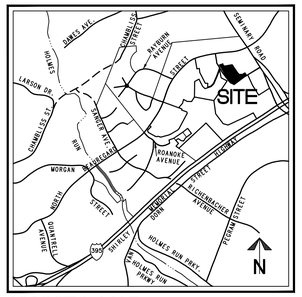
IT IS THE INTENT OF THE APPLICANT TO COMPLY WITH THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY, WHERE APPLICABLE. A GREEN BUILDING NARRATIVE HAS BEEN PROVIDED UNDER A SEPARATE COVER.

DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER:
   MARK CENTER RESIDENTIAL LLC
   1210 CORBIN COURT
   MCLEAN, VA 22101
   ATTN: WILLIAM P. KROKOWSKI
   BKROKOWSKI@REQUITYREALESTATE.COM
   202-957-8425
2. DEVELOPER/APPLICANT
   REQUITY REAL ESTATE GROUP
   1210 CORBIN COURT
   MCLEAN, VA 22101
   ATTN: WILLIAM P. KROKOWSKI
   BKROKOWSKI@REQUITYREALESTATE.COM
   202-957-8425
3. CIVIL ENGINEER:
   WALTER L. PHILLIPS, INC.
   207 PARK AVE.
   FALLS CHURCH, VA 22046
   ATTN: TRAVIS P. BROWN, P.E.
   TBROWN@WLPINC.COM
   703-532-6163
4. ARCHITECT:
   DAVIS CARTER SCOTT
   8614 WESTWOOD CENTER DRIVE, SUITE 800
   TYSONS, VA 22182
   ATTN: THOMAS J. DINNENY
   TDINNENY@DCSDESIGN.COM
   703-556-9275
5. LANDSCAPE ARCHITECT:
   J2 ENGINEERS, INC.
   4080 LAFAYETTE CENTER DRIVE, SUITE 330
   CHANTILLY, VA 20151
   ATTN: ADAM J. STEINER, PLA / ISA-CA
   ASTEINER@J2ENGINEERS.COM
   703-361-1550
6. LAND USE ATTORNEY:
   WIRE GILL LLP
   1750 TYSONS BOULEVARD, SUITE 1500
   TYSONS, VA 22102
   ATTN: KEN WIRE
   KWIRE@WIREGILL.COM
   703-677-3129
7. TRANSPORTATION ENGINEER:
   WELLS + ASSOCIATES
   1420 SPRING HILL ROAD, SUITE 610
   TYSONS, VA 22102
   ATTN: CHRIS TURNBULL
   CTURNBULL@WELLSANDASSOCIATES.COM
   703-917-6620

VICINITY MAP

SCALE: 1"=2000'



VICINITY MAP SCALE: 1"=2000'

PROJECT DESCRIPTION NARRATIVE

THIS PROJECT PROPOSES TO DEMOLISH THE EXISTING HOTEL BUILDING AND STORMWATER POND LOCATED ONSITE AND CONSTRUCT ONE (1) 7-STORY RESIDENTIAL MULTIFAMILY BUILDING WITH ABOVE AND BELOW GRADE PARKING GARAGE. ADDITIONALLY, AN UNDERGROUND STORMWATER DETENTION AND TREATMENT SYSTEM AND OTHER UTILITIES WILL BE INSTALLED AS PART OF THE PROJECT TO SERVE THE DEVELOPMENT AND THE EXISTING ADJACENT HOTEL PROPERTY.

THE SITE IS BORDER BY A HOTEL TO THE NORTH AND EAST, MARK CENTER DRIVE AND THE WINKLER PRESERVE TO THE WEST, AND MARK CENTER AVENUE AND COMMERCIAL USES TO THE SOUTH.

THE SITE IS LOCATED IN THE BEAUREGARD SMALL AREA PLAN AND THE CDD#4 ZONING DISTRICT.

THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT AND DOES NOT INCLUDE ANY STRUCTURES DESIGNATED AS 100-YEAR OLD BUILDINGS.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. CDD DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
2. SPECIAL USE PERMIT FOR A PARKING REDUCTION REQUESTED TO REDUCE MINIMUM PARKING REQUIRED FROM 485 TO 410 SPACES.
3. SPECIAL USE PERMIT FOR A TRANSPORTATION MANAGEMENT PLAN (TMP).
4. SPECIAL USE PERMIT FOR A COORDINATED SIGN PLAN.
5. SPECIAL USE PERMIT TO MODIFY THE MAXIMUM PENTHOUSE HEIGHT FROM 15 FT TO 18 FT.

COMPLETE STREETS TABULATION

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	2	1
STANDARD	–	–
HIGH VISIBILITY	2	1
CURB RAMPS	4	1
SIDEWALKS (LF)	730	450
BICYCLE PARKING (NUMBER OF SPACES)	119	–
PUBLIC/VISITOR	8	–
PRIVATE/GARAGE	111	–
BICYCLE PATHS (LF)	–	–
PEDESTRIAN SIGNALS	–	–

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE: IA (PODIUM – BASEMENTS, FLOORS 1/2)
IIIA (FLOORS 3-7)

USE GROUPS: S2, R2, A3, B

SPRINKLER SYSTEM: NFPA 13

BUILDING HEIGHT: 90'

FLOOR AREAS:

	Level	GROSS FLOOR AREA Residential	Parking / Building Service	Total
BELOW PODIUM (CONCRETE)	Lower Level (Partial)	0	19,077	19,077
	Level 1	21,593	65,127	86,720
	Level 2	23,572	65,127	88,699
ABOVE PODIUM (WOOD FRAME)	Level 3	79,745	0	79,745
	Level 4	79,721	0	79,721
	Level 5	79,721	0	79,721
	Level 6	79,721	0	79,721
	Level 7	79,379	0	79,379
	Roof	0	0	0
SUBTOTALS		443,452	149,331	592,783

ZONING TABULATIONS

ZONING :	EXISTING ZONE: CDD #4; PROPOSED ZONE: CDD #4
MASTER PLAN :	BEAUREGARD SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	4.5645 AC OR 198,829 SF (ALL TABULATIONS USE PRE-ROW DEDICATION AREA)
USE:	EXISTING: HOTEL PROPOSED: MULTIFAMILY RESIDENTIAL

	PERMITTED/REQUIRED	PROVIDED
ZONE	CDD #4	CDD #4
FAR	2.50	2.30 (457,307 SF/198,829 SF)
DENSITY	420 UNITS	367 UNITS
GROSS FLOOR AREA (SF)	N/A	592,783 SF (INCLUDES BELOW GRADE GARAGE)
FLOOR AREA (SF)	497,072 SF (2.5 FAR)	457,307 SF
LOT AREA (SF)	N/A	198,829 SF
SETBACKS (FT)		
FRONT - MARK CENTER AVE	0 FT	11.7 FT TO BLDG, 8.5 FT BALCONY
FRONT - MARK CENTER DRIVE	0 FT	8.0 FT TO BLDG, 3.7 FT TO BALCONY
SIDE - EAST	0 FT	31.8 FT TO BLDG
SIDE - NORTH	0 FT	96.2 FT TO BLDG
LOT FRONTAGE (FT)	N/A	1,114.44 FT
OPEN SPACE (SF)	49,708 SF (25%)	40.2% (80,000 SF)
GROUND LEVEL	–	30.2% (60,000 SF)
COURTYARD/BUILDING	–	10.0% (20,000 SF)
CROWN COVERAGE (SF)	49,708 SF (25%)	26% (51,758 SF)
AVERAGE FINISHED GRADE	–	226.77 FT
HEIGHT (FT)	MAX 100 FT	90 FT
PARKING TABULATIONS	485 MINIMUM**	410
TRIP GENERATION	–	SEE TRIP GENERATION CALCULATION – THIS SHEET

**PARKING REDUCTION REQUESTED TO REDUCE MINIMUM PARKING REQUIRED FROM 485 TO 410 SPACES.

DEVELOPMENT TABULATIONS

	GROSS AREA	FLOOR AREA (ZONING)
RESIDENTIAL BUILDING	443,452 SF	397,506 SF
PARKING STRUCTURE	149,331 SF	59,801 SF
TOTAL	592,783 SF	444,801 SF

PARKING TABULATION

UNIT TYPE	UNITS	PARKING REQUIREMENT	REQUIRED PARKING
STUDIO	35	1 SP/BEDROOM	35
1-BEDROOM	159	1 SP/BEDROOM	159
2-BEDROOOM	137	1 SP/BEDROOM	274
3-BEDROOM	11	1 SP/BEDROOM (MAX 2)	22
STUDIO (60% AMI)	3	0.75 SP/UNIT	3
1-BEDROOM (60% AMI)	13	0.75 SP/UNIT	10
2-BEDROOOM (60% AMI)	8	0.75 SP/UNIT	6
3-BEDROOM (60% AMI)	1	0.75 SP/UNIT	1
TOTAL	367		510
5% REDUCTION		4 ACTIVE BUS ROUTES	-25
TOTAL REQUIRED PARKING			**485**

PARKING PROVIDED:

GARAGE SPACES	405 SPACES	
SURFACE SPACES	5 SPACES	
TOTAL	410 SPACES* (INCLUDING 124 COMPACT – 30%)	
	11 ADA	

BIKE PARKING REQUIRED:

RESIDENTIAL:	3 SP/ 10 UNITS	*367 UNITS	= 111 SPACES
	1 VISITOR SPACE/ 50 UNITS	*367 UNITS	= 8 SPACES
		TOTAL	= 119 SPACES

BIKE PARKING PROVIDED: 119 SPACES

LOADING SPACES REQUIRED: 0 SPACES

LOADING SPACES PROVIDED: 1 SPACE

*SPECIAL USE PERMIT REQUESTED FOR PARKING REDUCTION TO REDUCE MINIMUM PARKING REQUIRED FROM 485 TO 410 SPACES.

SHEET INDEX

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P-0201 GENERAL NOTES
P-0301 SITE CONTEXT PLAN
P-0302 EXISTING CONDITIONS PLAN
P-0303 EXISTING CONDITIONS PLAN
P-0401 PRELIMINARY LAYOUT PLAN
P-0402 PRELIMINARY OPEN SPACE PLAN
P-0403 PRELIMINARY GEOMETRIC PLAN
P-0404 PRELIMINARY DEDICATION AND EASEMENT PLAT
P-0501 PRELIMINARY GRADING PLAN
P-0502 AVERAGE FINISHED GRADE EXHIBIT
P-0701 PRELIMINARY STORMWATER MANAGEMENT PLAN AND NARRATIVE
P-0702 PRELIMINARY STORMWATER QUANTITY TABULATIONS
P-0703 PRELIMINARY STORMWATER QUALITY TABULATIONS (VRRM)
P-0704 TYPICAL STORMWATER MANAGEMENT DETAILS
P-0705 PRELIMINARY ADEQUATE OUTFALL ANALYSIS
P-0706 PRELIMINARY DETENTION ANALYSIS
P-0707 EXISTING POND PLAN
P-0901 PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS
P-1101 PRELIMINARY VEHICULAR MOVEMENTS
P-1102 PRELIMINARY SIGHT DISTANCE PROFILE
P-1103 PRELIMINARY SIGNAGE AND STRIPING PLAN
P-1201 TREE INVENTORY AND PRESERVATION PLAN
P-1202 TREE INVENTORY
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P-1204 TREE INVENTORY AND PRESERVATION DETAILS
P-1301 PRELIMINARY FIRE SERVICE PLAN

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L1.00 LANDSCAPE WATER MANAGEMENT PLAN
L2.00 LANDSCAPE COMPUTATIONS
L2.01 LANDSCAPE DETAILS
L2.02 SIGNAGE PLAN AND DETAILS

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A800 PERSPECTIVE VIEWS
A801 PERSPECTIVE VIEWS

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: AS NOTED | DRAWN: SC/TPB | CHECKED: JS | DATE: 02/04/2022

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/18/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL Lic. No.031215 — 01/18/23 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

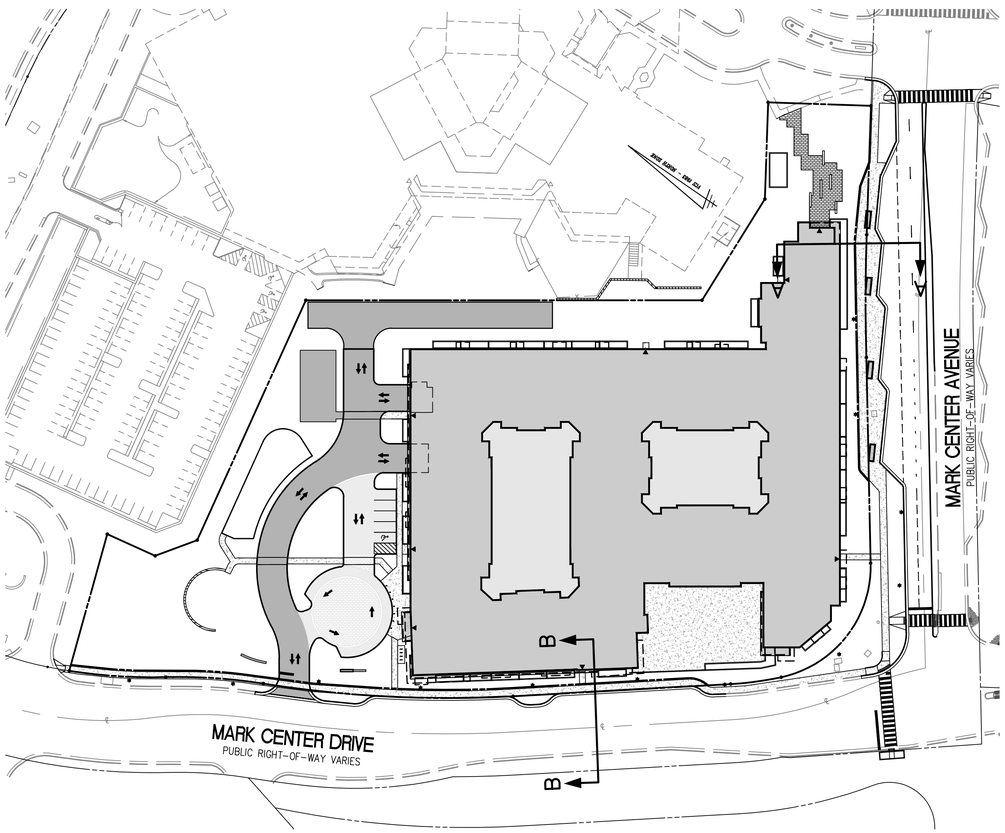
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

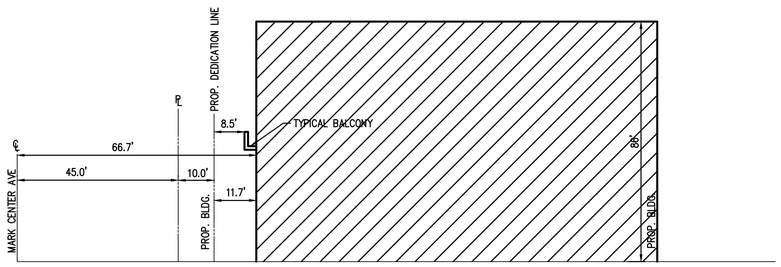
COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

KEY MAP

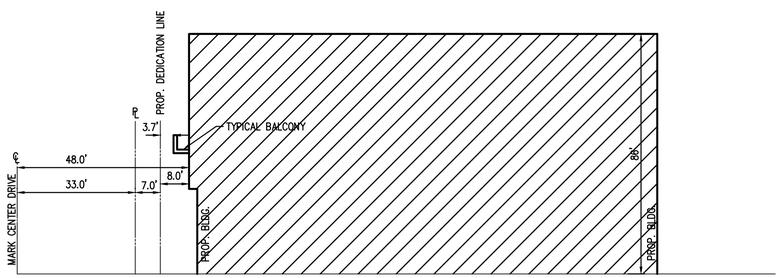


SCALE: 1"=60'



SECTION A-A
NOT TO SCALE

PER SECTION 6-403A MAXIMUM HEIGHT BASED ON 48.0' SETBACK IS 96' (MARK CENTER DRIVE) AND MAXIMUM HEIGHT BASED ON 66.7' SETBACK IS 133.4' (MARK CENTER AVE). AT THE PROPOSED HEIGHT OF 86', THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE REQUIREMENTS OF 6-403A.



SECTION B-B
NOT TO SCALE

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. HOWEVER, THERE IS A MAPPED RPA WITHIN MARK CENTER DRIVE, A PUBLIC ROW ADJACENT TO THE SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION OF THE SITE.

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 RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.

3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 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 7AM TO 6PM AND
   - SATURDAYS FROM 9AM TO 6PM
   - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND
   - SATURDAYS FROM 10AM TO 4PM

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (ARTICLE XIII COMPLIANCE) NARRATIVE

THE SITE DRAINS FROM EAST TO WEST TOWARD MARK CENTER DRIVE WHERE IT ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA CURB INLETS LOCATED IN THE PUBLIC ROW. CURRENTLY, AN WET POND EXISTS ON-SITE AND SERVES THE EXISTING HILTON HOTEL AND ANCILLARY BUILDINGS. THERE WILL BE AN INCREASE IN IMPERVIOUS AREA FROM THE PRE-DEVELOPMENT CONDITION TO POST-DEVELOPMENT CONDITION. APPROPRIATE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN ORDER FOR THE SITE TO COMPLY WITH STORMWATER QUALITY AND QUANTITY REQUIREMENTS SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE. SEE SHEET P-0701 FOR PRELIMINARY STORMWATER MANAGEMENT AND BMP LOCATIONS.

SITE RUNOFF IN THE POST DEVELOPMENT CONDITION WILL EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION. THIS ADDITIONAL FLOW WILL BE DETAINED ONSITE AND/OR REDUCED THROUGH RUNOFF REDUCTION BMPS ONSITE.

THE REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET WITHIN THEIR RESPECTIVE LIMITS OF ANALYSIS. SEE SHEET P-0705 FOR PRELIMINARY OUTFALL ANALYSIS.

THE WATER QUALITY REQUIREMENTS SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET THROUGH THE USE OF ONSITE BMP FACILITIES SUCH AS URBAN BIO-RETENTION AND MANUFACTURED TREATMENT DEVICE(S). ANY PORTION OF THE WATER QUALITY VOLUME (WQV) NOT TREATED ONSITE SHALL BE MITIGATED VIA PAYMENT INTO THE WATER QUALITY IMPROVEMENT FUND.

ALL PROPOSED ONSITE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED.

THE SITE IS WITHIN THE HOLMES RUN WATERSHED.

SEE SHEETS P-0701 – P-0707 FOR ADDITIONAL STORMWATER MANAGEMENT INFORMATION.

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.

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.

2. THE APPLICANT 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 SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

RESOURCE PROTECTION AREA NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY. AN RPA IS LOCATED OFFSITE ON MARK CENTER DRIVE. SEE P-0302 FOR LOCATION.

FLOOD PLAIN NOTE

THE SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN PER THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CEMETERY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
C/O YONAH SORIN
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

NATURAL GAS:
WASHINGTON GAS
C/O MICHAEL GOFFUS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-4881

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O CHRIS LONG
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 549-7080

TELEPHONE:
VERIZON
C/O VAL FISHER
2980 FAIRVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

CATV/HS INTERNET:
COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 567-4449

STORM/SANITARY:
CITY OF ALEXANDRIA
DEVELOPMENT AND
RIGHT-OF-WAY SERVICES
C/O BRIAN DOFFLEMYER
301 KING STREET
ALEXANDRIA, VA 22314
(703) 746-4008

FEDERAL FUNDING NOTE

THIS PROJECT IS NOT A FEDERAL UNDERTAKING. ANY REQUIRED FEDERAL PERMITS WILL BE OBTAINED BY THE APPLICANT PRIOR TO CONSTRUCTION.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE PREPARED FOR THIS PROPERTY AND WILL BE PROVIDED UNDER SEPARATE COVER.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY OCCUPIED BY A HOTEL BUILDING AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN MARK CENTER DRIVE.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD x 367 UNITS = 110,100 GPD

110,100 GPD x 4 (PEAK FACTOR) = 440,400 GPD

EXISTING HOTEL: 130 GPD/ROOM x 75 ROOMS = 9,750 GPD

9,750 GPD X 4 (PEAK FACTOR) = 39,000 GPD

NET: 440,400 GPD – 39,000 GPD = 401,400 GPD

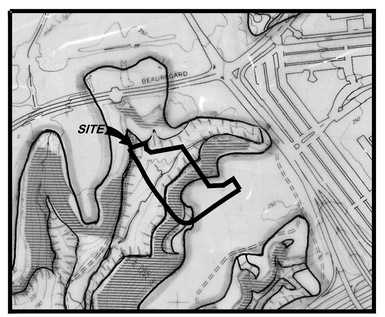
BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN EXPECTED SANITARY SEWER FLOW MORE THAN 10,000 GPD, SANITARY SEWER OUTFALL ANALYSIS HAS BEEN PROVIDED IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14. SEE SHEET P-0901 FOR SANITARY SEWER ANALYSIS.

ALEX RENEW NOTES

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

2. 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.

MARINE CLAY SOILS MAP



NOTE: ACCORDING TO THE CITY RECORD MAP, THERE ARE MARINE CLAYS LOCATED ON THE SUBJECT PARCEL.

MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	CURB & GUTTER	
	CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
T	COMMUNICATION	T
G	GAS MAIN	G
E	UNDERGROUND ELECTRIC	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
40 / 44	CONTOURS	40 / 44
+44 50	SPOT ELEVATION	+44 50
	DRAINAGE FLOW DIRECTION	
	BUILDING	

COMBINED SEWER NARRATIVE

THE PROPERTY IS NOT LOCATED WITHIN A COMBINED SEWER DISTRICT.

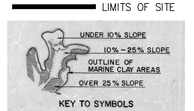
CONTAMINATION NOTE

A PHASE 1 ENVIRONMENTAL ASSESSMENT HAS BEEN PREPARED BY ECS, DATED 01/26/2022. BASED ON REVIEW OF THIS DOCUMENT AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO KNOW SOIL CONTAMINATION ON THIS SITE. ALL REQUIRED ENVIRONMENTAL TESTING WILL BE PERFORMED AS PART OF THE FINAL SITE PLAN PROCESS AND THE APPLICANT WILL COMPLY WITH ALL CITY, STATE, AND FEDERAL GUIDELINES THAT ARE APPLICABLE FOR THE DEVELOPMENT.

SCALE: 1"=500'

N

LIMITS OF SITE



WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: AS NOTED | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/19/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA
JEFFREY A. STUCHEL
Lic. No.031215
PROFESSIONAL ENGINEER
01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

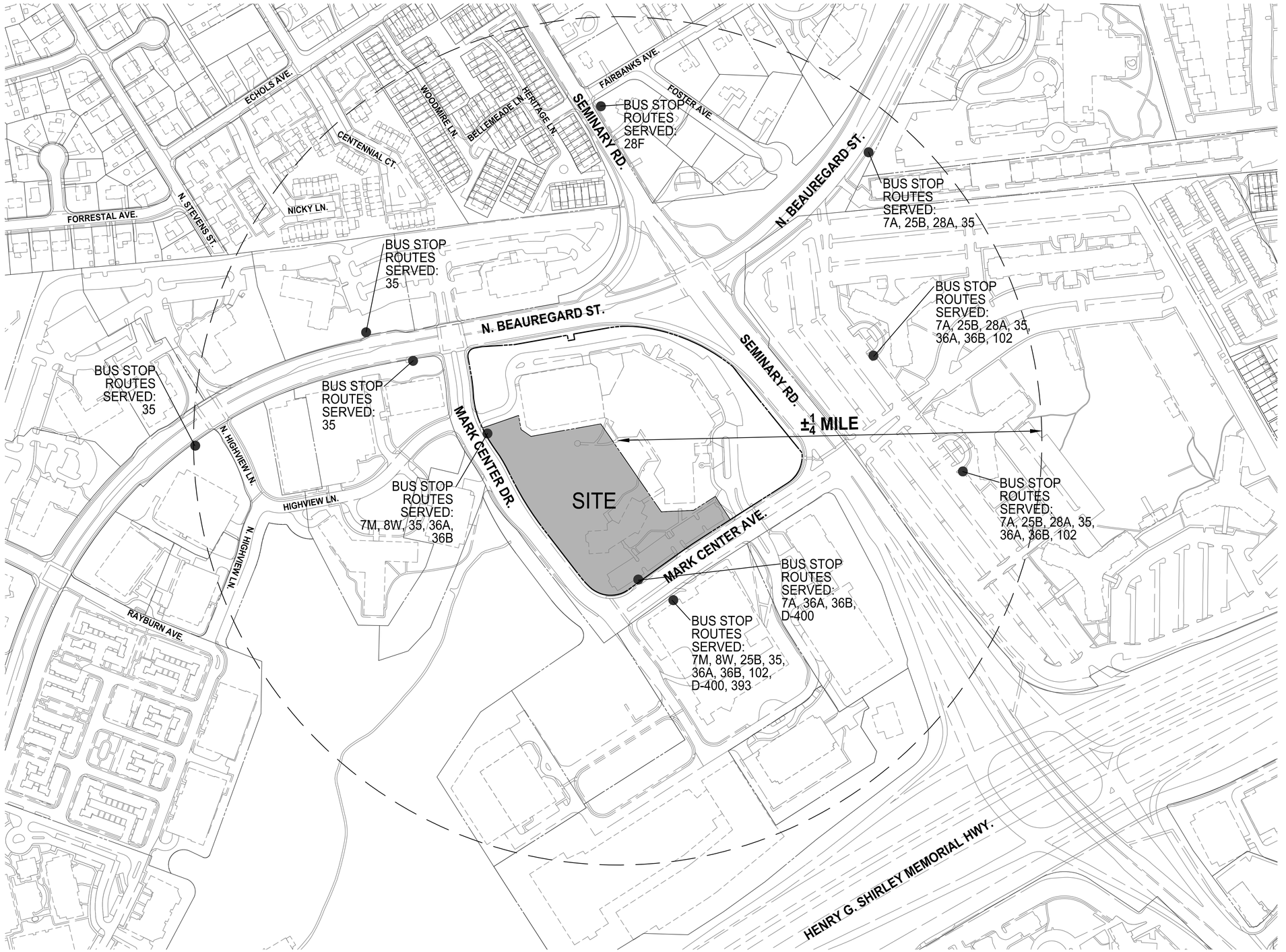
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NOTE:
EXISTING SITE FEATURES TAKEN FROM RECORD INFORMATION AND GIS DATA PROVIDED BY THE CITY OF ALEXANDRIA.

150 0 75 150 300 600
(IN FEET)
1 INCH = 150'

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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
SCALE: 1" = 150' DATE: 02/04/2022 DRAWN: SC/TPB CHECKED: JS

DATE	DESCRIPTION
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PLAN STATUS

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COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — PROFESSIONAL ENGINEER
01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SITE CONTEXT PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-0301.dwg

SHEET: P-0301

LEGEND

APPROX.LOC..... APPROXIMATE LOCATION
BSW..... BRICK SIDEWALK
CO..... CLEANOUT
CONC..... CONCRETE
CP..... CONCRETE PAD
CSW..... CONCRETE SIDEWALK
CWS..... CROSSWALK SIGNAL
DB..... DEED BOOK
DHF..... DRILL HOLE FOUND (PROPERTY CORNER)
EOW..... EDGE OF WATER
EB..... ELECTRIC BOX
ESMT..... EASEMENT
FC..... HEADER CURB
FEN..... FENCE
FDC..... FIRE DEPARTMENT CONNECTION
FF..... FIRST/FINISH FLOOR ELEVATION
FP..... FLAG POLE
IPF..... IRON PIN FOUND (PROPERTY CORNER)
IPS..... IRON PIN SET (PROPERTY CORNER)
LSW..... LANDSCAPING WALL
PG..... PAGE
SD. (123)..... STORM SEWER STRUCTURE
SMH. (123)..... SANITARY SEWER STRUCTURE
SN..... SIGN
SQ.FT..... SQUARE FEET
TCB..... TRAFFIC CONTROL BOX
TRLP..... TRAFFIC LIGHT/SIGNAL POLE
TSA..... TRAFFIC SIGNAL ARM
UHH..... UTILITY HANDHOLE
WM..... WATER METER
WV..... WATER VALVE
..... FIRE HYDRANT
..... DOORWAY/ENTRANCE
..... GROUND LIGHTS
..... LIGHT POLE
..... TRANSFORMER
X ..... FENCE
E ..... UNDERGROUND ELECTRIC LINE
FM ..... UNDERGROUND SANITARY FORCE MAIN
G ..... UNDERGROUND GAS LINE
S ..... UNDERGROUND SANITARY LINE
..... UNDERGROUND STORM SEWER LINE
T ..... UNDERGROUND TELECOMMUNICATIONS LINE
W ..... UNDERGROUND WATER LINE
..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
123 4 ..... SPOT ELEVATION
..... SIGN
T ..... TELECOMMUNICATIONS MANHOLE
U ..... UTILITY MANHOLE
..... RESERVED FOR DISABLED

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C4	1,635.24'	102.80'	03°36'07"	51.42'	102.78'	S55°36'10"W
C5	95.00'	131.89'	79°32'33"	79.07'	121.55'	N86°25'37"W
C6	275.00'	42.85'	08°55'38"	21.47'	42.80'	N42°11'32"W
C7	985.00'	210.20'	12°13'38"	105.50'	209.81'	N31°36'54"W
C8	450.00'	82.10'	10°27'10"	41.16'	81.98'	N30°43'40"W
C9A	450.00'	81.18'	10°20'08"	40.70'	81.06'	N30°47'11"W

LOT 501
360,208 SQUARE FEET OR 8.2692 ACRES

#5000 SEMINARY ROAD
2 STORY BRICK
AND CONCRETE BLDG.
FOOTPRINT AREA ±85,000 SQUARE FEET

27 STORIES
GLASS AND
CONCRETE BUILDING

#5000 SEMINARY ROAD
2 STORY MASONRY
AND CONCRETE

MAP-BLOCK-LOT NUMBER: 019.02-02-01
OWNER: CRP MARK CENTER HOTEL LLC
ZONE: CDD #4
USE: HOTEL

3 ZONE NORTH - NAD 1983 SCA

N: 6989150.96
E: 11876880.54
N32°35'46"W 86.26'
S57°24'14"W 81.19'
N57°24'14"E 108.26'
S57°22'05"W 99.90'

N: 6989376.33
E: 11876524.09
N34°31'16"W 332.19'
S79°59'44"W 220.84'

N: 6989337.33
E: 11876306.72
N10°08'36"W 44.10'
N54°58'00"W 37.63'
S10°59'21"W 145.56'

LOT 502
198,829 SQ. FT.
4.5645 ACRES

PRIVATE 10' SANITARY
SEWER ESMT.
INST# 220008921

15' STORM DRAIN
ESMT.
D.B. 1145 PG. 1299

10' STORM DRAIN
ESMT.
D.B. 1145 PG. 1299

10' WATER ESMT.
D.B. 1121 PG. 655

STORM DRAIN ESMT.
D.B. 1145 PG. 1299

EMERGENCY VEHICLE
ACCESS ESMT.
D.B. 1145 PG. 1299

10' SAN. SEW.
ESMT.
D.B. 1145 PG.
1299

STORM DRAINAGE
ESMT.
D.B. 1145 PG. 1299
D.B. 1647 PG. 458

PRIVATE ACCESS AND
STORMWATER MANAGEMENT/BMP
MAINTENANCE EASEMENT
INST# 220008921

10' VEPCO ESMT.
INSTR. #090024850

10' SAN LATERAL ESMT.
D.B. 1067 PG. 514

POND

#5000 SEMINARY ROAD
5 STORY MASONRY BUILDING

MARK CENTER DRIVE
PUBLIC RIGHT-OF-WAY VARIES
N37°43'43"W 182.53'

MARK CENTER AVENUE
PUBLIC RIGHT-OF-WAY VARIES
S54°18'26"W 172.65'

BENCHMARK #1
STRUCTURE 12
TOP=230.30

BENCHMARK #2
STRUCTURE 16641
TOP=219.83

BENCHMARK
CHISELED X CUT
ELEVATION=242.61

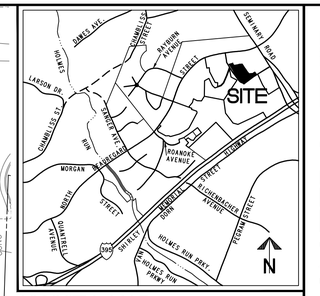
FIELD VERIFIED RPA
PER RPA REPORT
PREPARED BY WSSI
DATED 03/03/2021

MAP-BLOCK-LOT NUMBER: 019.02-02-02
OWNER: BEAUREGARD ALEXANDRIA LLC
ZONE: CDD #4
USE: OFFICE BUILDINGS

MAP-BLOCK-LOT NUMBER:
019.04-02-17
OWNER: INSTITUTE FOR
DEFENSE ANALYSES
ZONE: CDD #4
USE: VACANT LAND
COMMERCIAL

MAP-BLOCK-LOT NUMBER: 019.04-02-15
OWNER: UNITED STATES OF AMERICA
FOR AND ON BEHALF OF THE UNITED
STATES ARMY
ZONE: CDD #4
USE: FEDERAL

(IN FEET)
1 INCH = 30'



VICINITY MAP SCALE: 1"=2000'

NOTES:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO KNOWN MAPPED RPA'S ON THIS PROPERTY.
2. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
3. SEE P-1201 – P-1203 FOR TREE INVENTORY.
4. EXISTING SITE FEATURES ARE FROM A FIELD RUN SURVEY DATED 02/22/2022.

POSTED SPEED LIMIT

MARK CENTER DRIVE AND MARK CENTER AVENUE, ADJACENT TO THE SITE, HAVE A POSTED SPEED LIMIT OF 25 MPH.

BENCHMARKS

BENCHMARK #1
STORM STRUCTURE 12
TOP - EL: 230.30'

BENCHMARK #2
STORM STRUCTURE 16641
TOP - EL: 219.83'

EX. PARKING:

THERE ARE CURRENTLY 76 PARKING SPACES ON SITE.
(74 STANDARD, 2 ADA)

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COMMONWEALTH OF VIRGINIA
JEFFREY A. STUCHEL
Lic. No.031215
PROFESSIONAL ENGINEER
01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File:Q:\sdskpro\j\98004\dwg\planning\Plans\98004 DSUP\98004P-0302.dwg

SHEET: P-0302

STORM SEWER AS-BUILTS

SD 5520		
CURB INLET TOP =		242.30
18"RCP IN	(N.WEST)=	234.90
18"RCP OUT	(SD 5533)=	234.71
SD 5649 *		
CURB INLET TOP =		241.52
24"RCP IN	(N.EAST)=	233.88
18"RCP OUT	(SD 5533)=	233.17
SD 5532 *		
CURB INLET TOP		241.37
18"RCP OUT	(SD 5533)=	236.84
SD 5533		
MANHOLE TOP =		241.57
INACCESSIBLE -		
MIDDLE OF BUSY STREET		
SD 11 *		
CURB INLET TOP =		242.90
15"RCP OUT	(SD 10)=	236.02
SD 10 *		
CURB INLET TOP =		241.58
15"RCP IN	(SD 11)=	234.65
15"RCP IN	(N.EAST)=	234.65
18"RCP OUT	(SD 9)=	234.57
SD 9 *		
MANHOLE TOP =		241.58
18"RCP IN	(SD 10)=	234.45
18"RCP OUT	(SD 12493)=	234.36
SD 12493 *		
CURB INLET TOP =		241.83
CENTERLINE =		223.25
18"RCP IN	(SD 9)=	224.30
42"RCP IN	(SD 5533)=	223.30
42"RCP OUT	(SD 1968)=	222.81
SD 23691 *		
MANHOLE TOP =		240.61
21"RCP IN	(SD 23690)=	228.92
21"RCP OUT	(SD 1968)=	228.36
SD 1968 *		
CURB INLET TOP =		238.18
CENTERLINE =		220.53
21"RCP IN	(SD 23691**)=	225.00
42"RCP IN	(SD 12493)=	222.01
36"RCP OUT	(SD 22742)=	221.27
18"RCP OUT	(SD 23279)=	220.33
SD 22742 *		
GRATE TOP =		231.65
CENTERLINE =		217.13
36"RCP IN	(SD 1968)=	217.23
36"RCP OUT	(N.WEST)=	217.03
SD 23279 *		
MANHOLE TOP =		218.30
18"RCP IN	(SD 1968)=	206.85
18"RCP OUT	(WEST)=	204.24

SD 90C *		
MANHOLE TOP =		239.04
15"INV OUT	(SD 90)=	230.26
SD 91		
CURB INLET TOP =		235.68
INV OUT	(SD 90A)=	231.91
SD 90A		
CURB INELT TOP =		235.84
INV IN	(SD 91)=	231.02
INV IN	(S.EAST)=	229.44
18"INV OUT	(SD 90)=	229.51
SD 26N *		
CURB INLET TOP =		235.83
15"RCP OUT	(SD 25N)=	230.06
SD 90 *		
MANHOLE TOP =		235.38
15"INV IN	(SD 90C)=	228.77
18"INV IN	(SD 90A)=	228.76
15"INV OUT	(SD 25N)=	228.34
SD 13		
CURB INLET TOP =		234.23
15"RCP OUT	(SD 12)=	227.53
SD 25N *		
MANHOLE TOP =		232.88
15"RCP IN	(SD 26N)=	227.14
15"RCP IN	(SD 90)=	227.70
15"RCP OUT	(SD 12)=	226.02
SD 12		
MANHOLE TOP =		230.30
15"RCP IN	(SD 13)=	223.82
15"RCP IN	(SD 25N)=	223.81
15"RCP OUT	(SD 12N)=	223.77
SD 12N		
MANHOLE TOP =		229.67
15"RCP IN	(SD 12)=	223.08
15"RCP OUT	(SD 16643)=	222.06

SANITARY SEWER AS-BUILTS

SD 8 *		
CURB INELT TOP		224.88
15"RCP OUT	(SD 11N)=	220.59
SD 11N *		
MANHOLE TOP =		224.98
15"INV IN	(SD 8)=	220.31
15"INV OUT	(SD 16643)=	220.16
SD 16643		
CURB INLET TOP =		219.22
15"RCP IN	(SD 11N)=	213.26
15"RCP IN	(SD 12N)=	213.12
21"RCP OUT	(SD 1684)=	212.04
SD 1684		
CURB INLET TOP =		212.66
21"RCP IN	(SD 16643)=	205.13
21"RCP OUT		
(48"RCP TO SD 9966)=		205.02
SD 16729 *		
CURB INLET TOP =		232.46
15"RCP IN	(N.WEST)=	226.78
15"RCP OUT	(SD 16642)=	226.36
SD 16642		
CURB INLET TOP =		219.13
15"RCP IN	(SD 16729)=	214.18
15"RCP OUT	(S,EAST)=	213.31
SD 9966 *		
CURB INELT TOP =		213.08
42"RCP IN	(N.EAST)=	196.97
42"RCP OUT	(S.WEST)=	193.87
SD 16717 *		
CURB INLET TOP =		225.28
15"RCP IN	(S.WEST)=	215.95
18"RCP OUT	(SD 16641)=	215.84
SD 16641 *		
MANHOLE TOP =		219.83
15"RCP IN	(WEST)=	211.39
18"RCP IN	(SD 16717)=	211.45
18"RCP OUT	(SOUTH)=	211.15

SMH B *		
MANHOLE TOP =		245.01
10"PVC IN	(S.EAST)=	239.81
10"PVC OUT	(SMH C)=	239.43
SMH C *		
MANHOLE TOP =		242.19
10"PVC IN	(SMH B)=	235.72
10"PVC OUT	(SMH D)=	235.61
SMH N *		
MANHOLE TOP =		234.50
10"PVC IN	(S.EAST)=	223.04
10"PVC OUT	(SMH D)=	222.58
SMH D *		
MANHOLE TOP =		215.01
10"PVC IN TOP	(SMH N)=	221.35
10"PVC IN BOTTOM	(SMH N)=	214.61
10"PVC IN TOP	(SMH C)=	224.01
10"PVC IN BOTTOM	(SMH C)=	214.40
10"PVC OUT	(SMH E)=	214.23
SMH E *		
MANHOLE TOP =		223.51
10"PVC IN	(SMH D)=	210.33
10"PVC OUT	(SMH F)=	210.00
SMH 23300		
MANHOLE TOP =		222.80
10"INV IN	(NORTH)=	210.94
10"INV OUT	(SMH 23228)=	210.92
SMH 23228		
MANHOLE TOP =		219.21
10"INV IN	(SMH 23300)=	208.01
10"INV OUT	(SMH F)=	207.85
SMH F *		
MANHOLE TOP =		215.01
10"PVC IN	(SMH E)=	202.97
10"PVC IN	(SMH 23228)=	202.93
10"PVC OUT	(N. WEST)=	201.12
SMH 782 *		
MANHOLE TOP =		222.44
10"PVC OUT	(SMH 6)=	211.29
SMH 6 *		
MANHOLE TOP =		220.26
10"PVC IN	(SD SS 782)=	209.86
10"PVC OUT	(S.WEST)=	209.68

LEGEND

APPROX.LOC..... APPROXIMATE LOCATION
BSW..... BRICK SIDEWALK
CO..... CLEANOUT
CONC..... CONCRETE
CP..... CONCRETE PAD
CSW..... CONCRETE SIDEWALK
CWS..... CROSSWALK SIGNAL
DB..... DEED BOOK
DHF..... DRILL HOLE FOUND (PROPERTY CORNER)
EOW..... EDGE OF WATER
EB..... ELECTRIC BOX
ESMT..... EASEMENT
FC..... HEADER CURB
FEN..... FENCE
FDC..... FIRE DEPARTMENT CONNECTION
FF..... FIRST/FINISH FLOOR ELEVATION
FP..... FLAG POLE
IPF..... IRON PIN FOUND (PROPERTY CORNER)
IPS..... IRON PIN SET (PROPERTY CORNER)
LSW..... LANDSCAPING WALL
PG..... PAGE
SD,(123)..... STORM SEWER STRUCTURE
SMH,(123)..... SANITARY SEWER STRUCTURE
SN..... SIGN
SQ.FT..... SQUARE FEET
TCB..... TRAFFIC CONTROL BOX

TRLP..... TRAFFIC LIGHT/SIGNAL POLE
TSA..... TRAFFIC SIGNAL ARM
UHH..... UTILITY HANDHOLE
WM..... WATER METER
WV..... WATER VALVE
..... FIRE HYDRANT
..... DOORWAY/ENTRANCE
..... GROUND LIGHTS
..... LIGHT POLE
T..... TRANSFORMER
X..... FENCE
E..... UNDERGROUND ELECTRIC LINE
FM..... UNDERGROUND SANITARY FORCE MAIN
G..... UNDERGROUND GAS LINE
S..... UNDERGROUND SANITARY LINE
..... UNDERGROUND STORM SEWER LINE
T..... UNDERGROUND TELECOMMUNICATIONS LINE
W..... UNDERGROUND WATER LINE
..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
123 4..... SPOT ELEVATION
..... SIGN
T..... TELECOMMUNICATIONS MANHOLE
U..... UTILITY MANHOLE
..... RESERVED FOR DISABLED

NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 019.02-02-01 AND IS ZONED CDD#4.

2. THE PROPERTY NOW IN THE NAME OF MARK CENTER RESIDENTIAL LLC, AS RECORDED IN INSTRUMENT NUMBER 220009448 AMONG THE LAND RECORD OF THE CITY OF ALEXANDRIA, VIRGINIA.

3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.

4. THE TOTAL AREA OF THE PROPERTY IS 559,037 SQUARE FEET OR 12.8337 ACRES.

5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 02/22/2022.

6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE, COMMITMENT NUMBER DC21031511, DATED JANUARY 10, 2022.

8. THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96) (EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. CONTOUR INTERVAL IS TWO FEET. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT

9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON FEBRUARY 22, 2022; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

10. PER MEMO TO INDUSTRY 03-05, AS BUILT PLANS TO BE PROVIDED ON NAVD 88 FOR ALL PUBLIC IMPROVEMENTS. THE CONVERSION FROM NAVD 1929 TO NAVD 1988 IS -0.68'.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
DATE: 02/04/2022 DRAWN: SC/TPB CHECKED: JS
SCALE: NONE
PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/19/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — PROFESSIONAL ENGINEER — 01/18/23

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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. _____

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C4	1,635.24'	102.80'	03°36'07"	51.42'	102.78'	S55°36'10"W
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C9A	450.00'	81.18'	10°20'08"	40.70'	81.06'	N30°47'11"W

ARCHAEOLOGY NOTES

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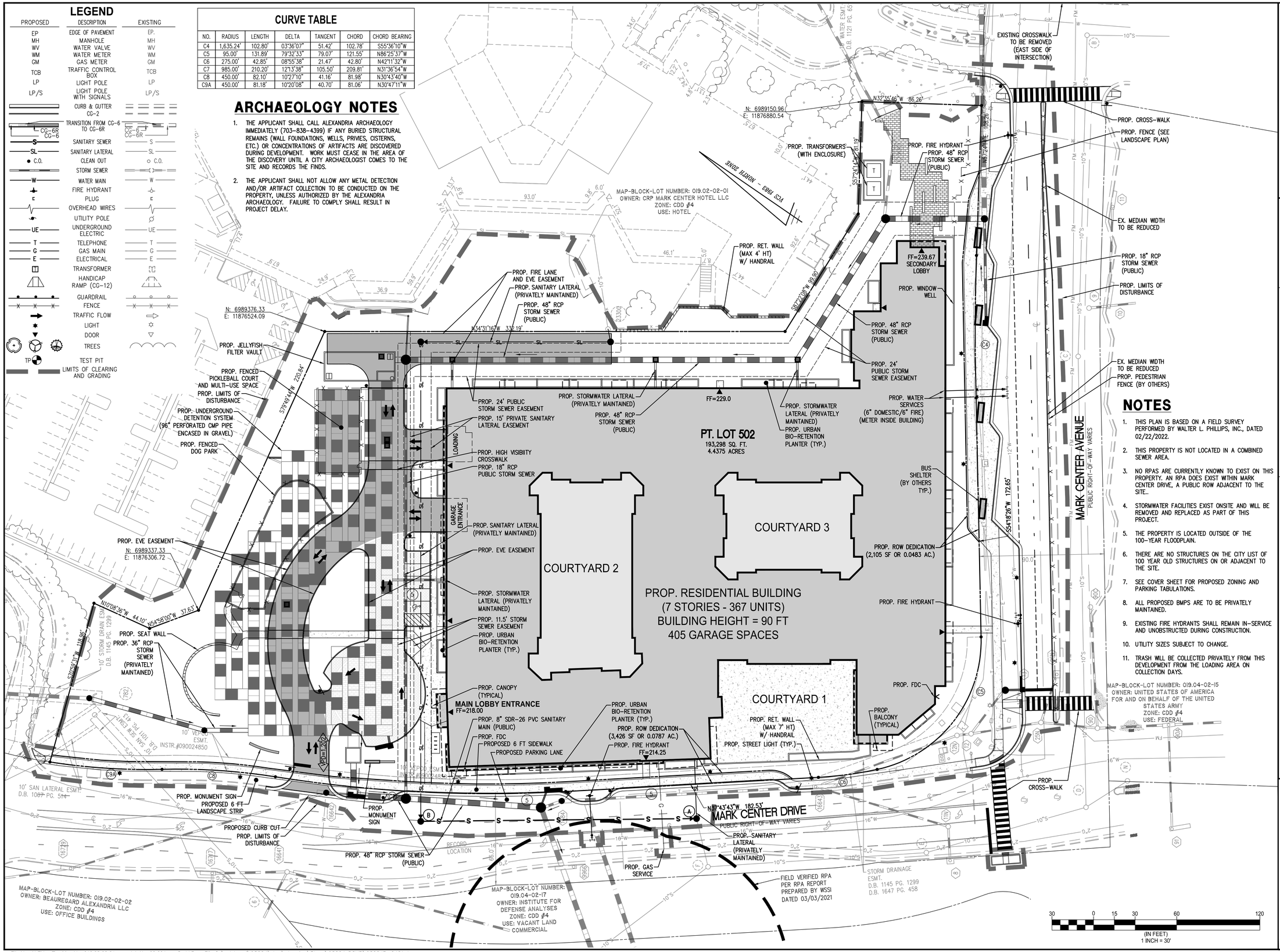
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.



NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC., DATED 02/22/2022.
2. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY. AN RPA DOES EXIST WITHIN MARK CENTER DRIVE, A PUBLIC ROW ADJACENT TO THE SITE..
4. STORMWATER FACILITIES EXIST ONSITE AND WILL BE REMOVED AND REPLACED AS PART OF THIS PROJECT.
5. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
6. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
7. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
8. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED.
9. EXISTING FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.
10. UTILITY SIZES SUBJECT TO CHANGE.
11. TRASH WILL BE COLLECTED PRIVATELY FROM THIS DEVELOPMENT FROM THE LOADING AREA ON COLLECTION DAYS.

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SCALE: 1" = 30' | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

PLAN STATUS

DATE	DESCRIPTION
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COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — PROFESSIONAL ENGINEER — 01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LAYOUT PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-0401.dwg

SHEET: P-0401

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C4	1,635.24'	102.80'	03°36'07"	51.42'	102.78'	S55°36'10"W
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C8	450.00'	82.10'	10°27'10"	41.16'	81.98'	N30°43'40"W
C9A	450.00'	81.18'	10°20'08"	40.70'	81.06'	N30°47'11"W

N: 6989150.96
E: 11876880.54

N32°35'46"W 86.26'

N57°24'14"E 108.26'

S57°24'14"W 81.19'

S87°22'08"W 99.90'

FF=239.67
SECONDARY LOBBY

MAP-BLOCK-LOT NUMBER: 019.02-02-01
OWNER: CRP MARK CENTER HOTEL LLC
ZONE: CDD #4
USE: HOTEL

3RADE NORTH - 6981 SOA

N: 6989376.33
E: 11876524.09

N34°31'16"W 332.19'

S79°49'44"W 220.84'

10.7'

11.7'

FF=229.0

8.9'

LOADING

GARAGE ENTRANCE

COURTYARD 2

COURTYARD 3

PROP. RESIDENTIAL BUILDING
(7 STORIES - 367 UNITS)
BUILDING HEIGHT = 90 FT
405 GARAGE SPACES

COURTYARD 1

MAIN LOBBY ENTRANCE
FF=218.00

FF=214.25

5.0'

10.2'

12.8'

10.7'

N: 6989337.33
E: 11876306.72

N10°08'36"W 44.10'

N54°58'00"W 37.63'

S70°59'31"W 118.98'

C9A C8 C7 C6 C5 C4

MARK CENTER AVENUE
PUBLIC RIGHT-OF-WAY VARIES

S54°18'26"W 172.65'

MAP-BLOCK-LOT NUMBER: 019.04-02-15
OWNER: UNITED STATES OF AMERICA
FOR AND ON BEHALF OF THE UNITED
STATES ARMY
ZONE: CDD #4
USE: FEDERAL

N37°43'43"W 182.53'
MARK CENTER DRIVE
PUBLIC RIGHT-OF-WAY VARIES

MAP-BLOCK-LOT NUMBER: 019.02-02-02
OWNER: BEAUREGARD ALEXANDRIA LLC
ZONE: CDD #4
USE: OFFICE BUILDINGS

MAP-BLOCK-LOT NUMBER:
019.04-02-17
OWNER: INSTITUTE FOR
DEFENSE ANALYSES
ZONE: CDD #4
USE: VACANT LAND
COMMERCIAL

OPEN SPACE AT GRADE (PRIVATE)
60,000 SF

COURTYARD/BUILDING OPEN SPACE (PRIVATE)
20,000 SF

TOTAL SITE AREA = 198,829 SF

TOTAL OPEN SPACE PROVIDED 80,000 SF OR 40.2%

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

WALTER L. PHILLIPS INCORPORATED
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COMMONWEALTH OF VIRGINIA
JEFFREY A. STUCHEL
Lic. No.031215
PROFESSIONAL ENGINEER
01/18/23

PLAN STATUS

DATE	DESCRIPTION
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REVISION APPROVED BY

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THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OPEN SPACE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q:\sdskpro\98004\dwg\planning\Plans\98004 DSUP\98004P-0402.dwg

SHEET: P-0402

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
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LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
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ARCHAEOLOGY NOTES

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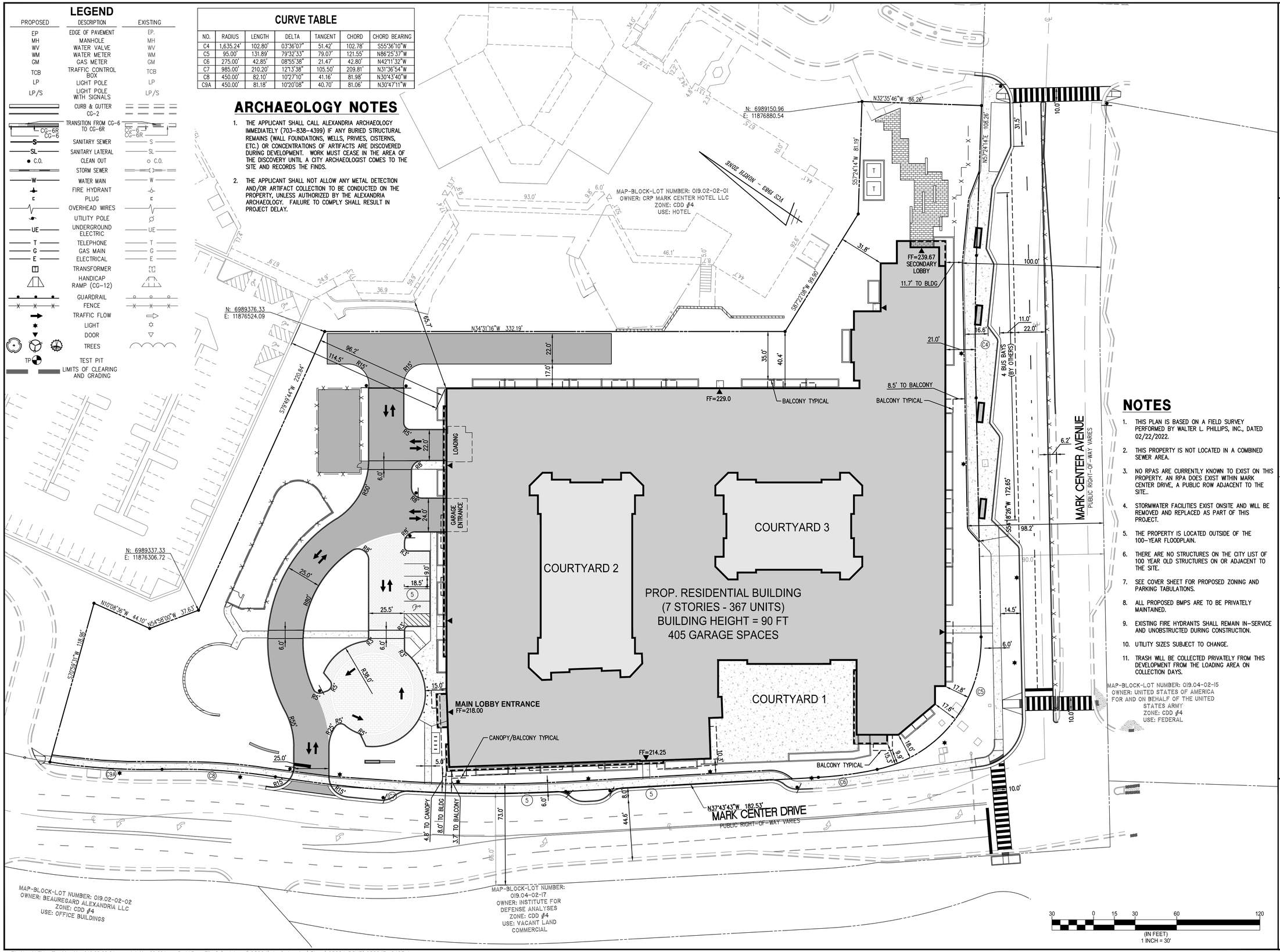

NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC., DATED 02/22/2022.
2. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
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COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — LIC. NO. 031215 — PROFESSIONAL ENGINEER
01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GEOMETRIC PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
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SHEET: P-0403

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
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	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

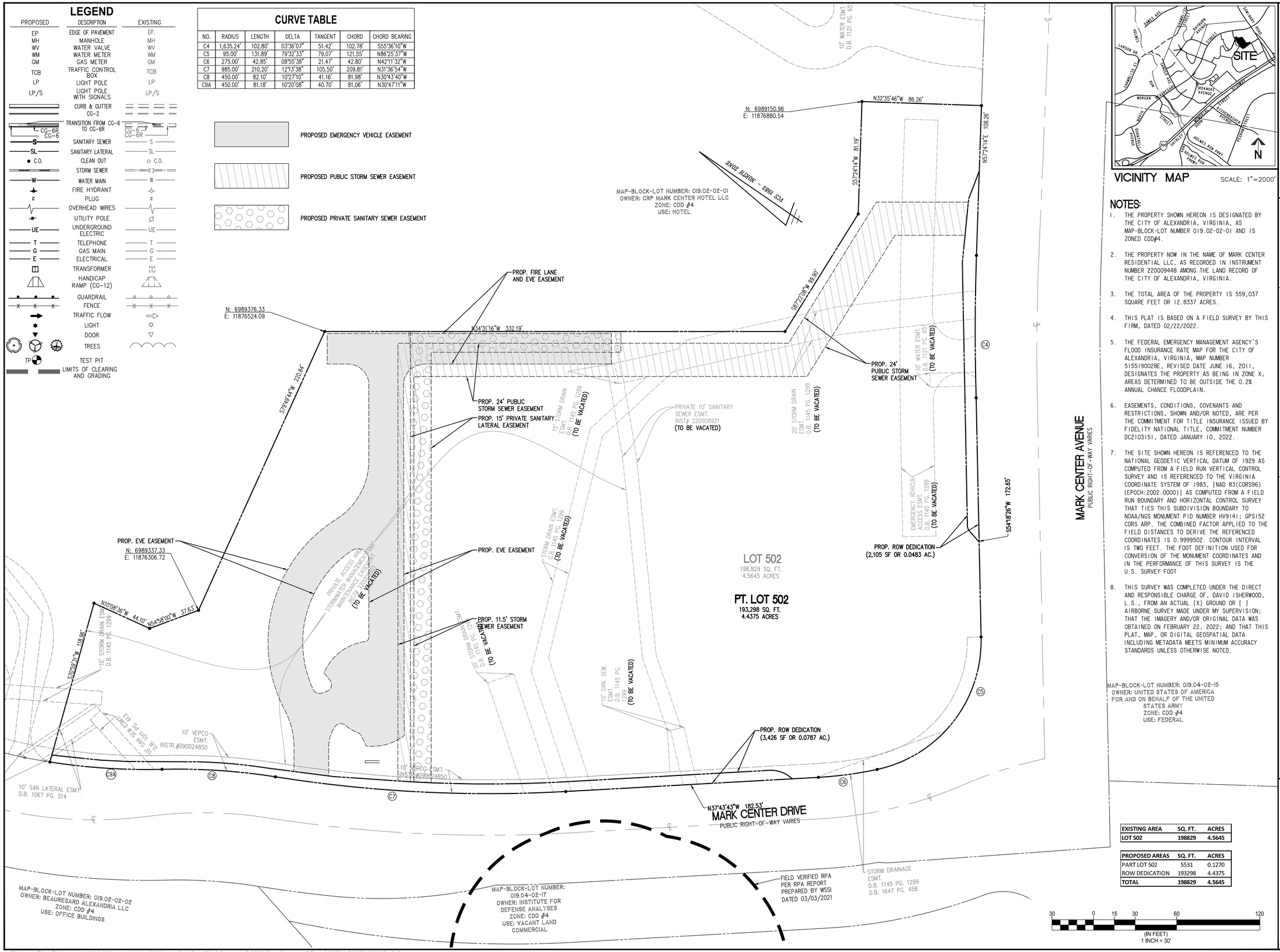
CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C4	1,635.24'	102.80'	03°36'07"	51.42'	102.78'	S55°36'10"W
C5	95.00'	131.89'	79°32'33"	79.07'	121.55'	N86°25'37"W
C6	275.00'	42.85'	08°55'38"	21.47'	42.80'	N42°11'32"W
C7	985.00'	210.20'	12°13'38"	105.50'	209.81'	N31°36'54"W
C8	450.00'	82.10'	10°27'10"	41.16'	81.98'	N30°43'40"W
C9A	450.00'	81.18'	10°20'08"	40.70'	81.06'	N30°47'11"W

PROPOSED EMERGENCY VEHICLE EASEMENT

PROPOSED PUBLIC STORM SEWER EASEMENT

PROPOSED PRIVATE SANITARY SEWER EASEMENT



EXISTING AREA	SQ. FT.	ACRES
LOT 502	198829	4.5645

PROPOSED AREAS	SQ. FT.	ACRES
PART LOT 502	5531	0.1270
ROW DEDICATION	193298	4.4375
TOTAL	198829	4.5645

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

VICINITY MAP SCALE: 1"=2000'

NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 019.02-02-01 AND IS ZONED CDD#4.
2. THE PROPERTY NOW IN THE NAME OF MARK CENTER RESIDENTIAL LLC, AS RECORDED IN INSTRUMENT NUMBER 220009448 AMONG THE LAND RECORD OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THE TOTAL AREA OF THE PROPERTY IS 559,037 SQUARE FEET OR 12.8337 ACRES.
4. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 02/22/2022.
5. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE, COMMITMENT NUMBER DC2103151, DATED JANUARY 10, 2022.
7. THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96) (EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. CONTOUR INTERVAL IS TWO FEET. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT
8. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON FEBRUARY 22, 2022; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
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SCALE: 1" = 30' | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

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01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — 01/18/23 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY DEDICATION AND EASEMENT PLAT

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File:Q:\sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-0404.dwg

SHEET: P-0404

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
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TP	TEST PIT	
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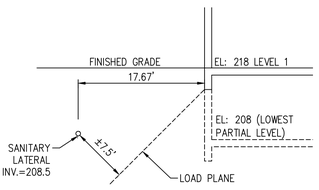
C9A	450.00'	81.18'	10°20'08"	40.70'	81.06'	N30°47'11"W

ARCHAEOLOGY NOTES

1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) 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.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.



LOAD PLANE SECTION X-X

SCALE: 1" = 10'

NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC., DATED 02/22/2022.
2. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY. AN RPA DOES EXIST WITHIN MARK CENTER DRIVE, A PUBLIC ROW ADJACENT TO THE SITE..
4. STORMWATER FACILITIES EXIST ONSITE AND WILL BE REMOVED AND REPLACED AS PART OF THIS PROJECT.
5. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
6. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
7. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
8. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED.
9. EXISTING FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.
10. UTILITY SIZES SUBJECT TO CHANGE.
11. TRASH WILL BE COLLECTED PRIVATELY FROM THIS DEVELOPMENT FROM THE LOADING AREA ON COLLECTION DAYS.

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COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — PROFESSIONAL ENGINEER — 01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskpro\98004\dwg\planning\Plans\98004 DSUP\98004P-0501.dwg

SHEET: P-0501

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
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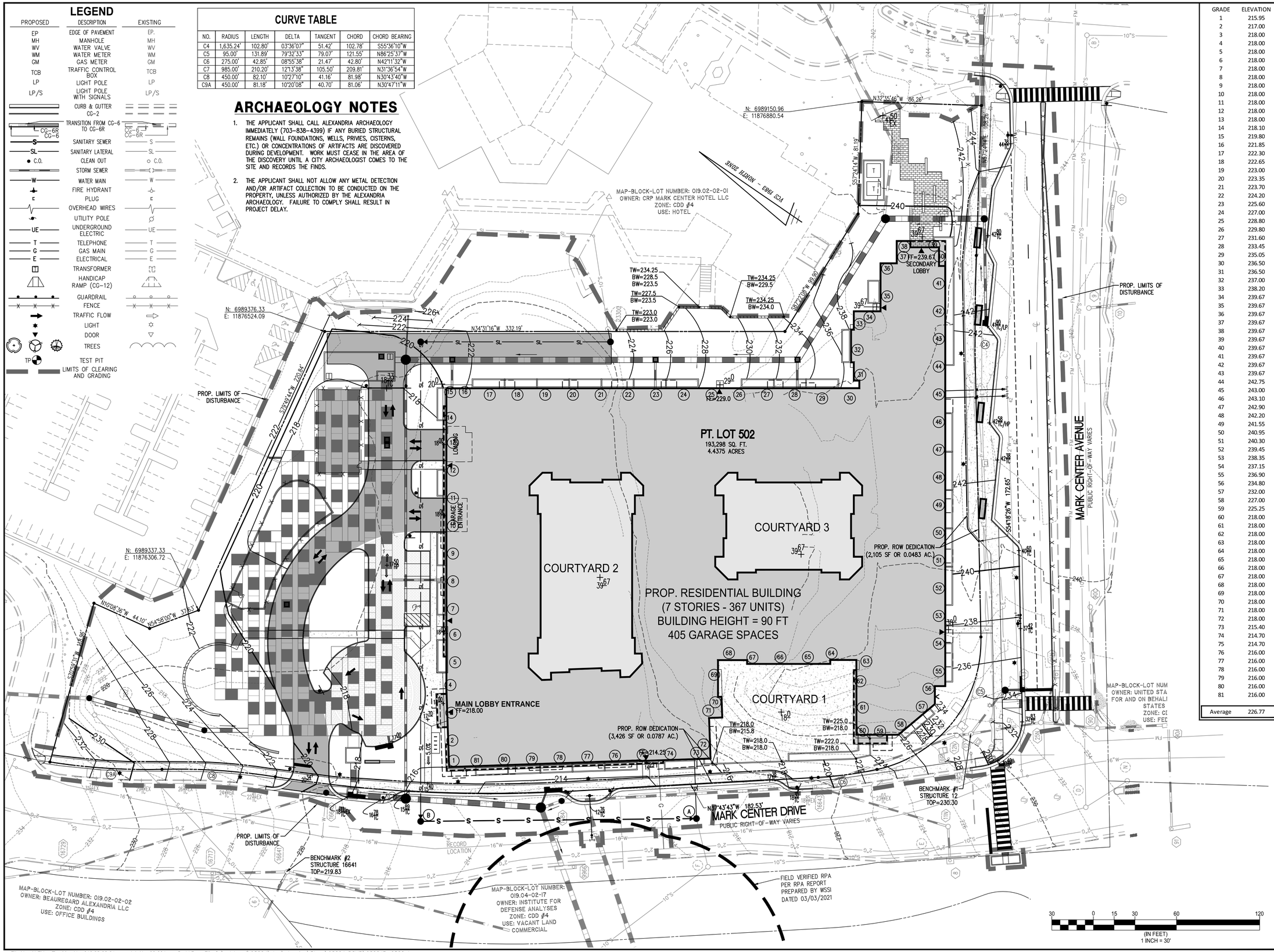

GRADE	ELEVATION
1	215.95
2	217.00
3	218.00
4	218.00
5	218.00
6	218.00
7	218.00
8	218.00
9	218.00
10	218.00
11	218.00
12	218.00
13	218.00
14	218.10
15	219.80
16	221.85
17	222.30
18	222.65
19	223.00
20	223.35
21	223.70
22	224.20
23	225.60
24	227.00
25	228.80
26	229.80
27	231.60
28	233.45
29	235.05
30	236.50
31	236.50
32	237.00
33	238.20
34	239.67
35	239.67
36	239.67
37	239.67
38	239.67
39	239.67
40	239.67
41	239.67
42	239.67
43	239.67
44	242.75
45	243.00
46	243.10
47	242.90
48	242.20
49	241.55
50	240.95
51	240.30
52	239.45
53	238.35
54	237.15
55	236.90
56	234.80
57	232.00
58	227.00
59	225.25
60	218.00
61	218.00
62	218.00
63	218.00
64	218.00
65	218.00
66	218.00
67	218.00
68	218.00
69	218.00
70	218.00
71	218.00
72	218.00
73	215.40
74	214.70
75	214.70
76	216.00
77	216.00
78	216.00
79	216.00
80	216.00
81	216.00
Average	226.77

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COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — 01/18/23 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

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THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

AVERAGE FINISHED GRADE EXHIBIT

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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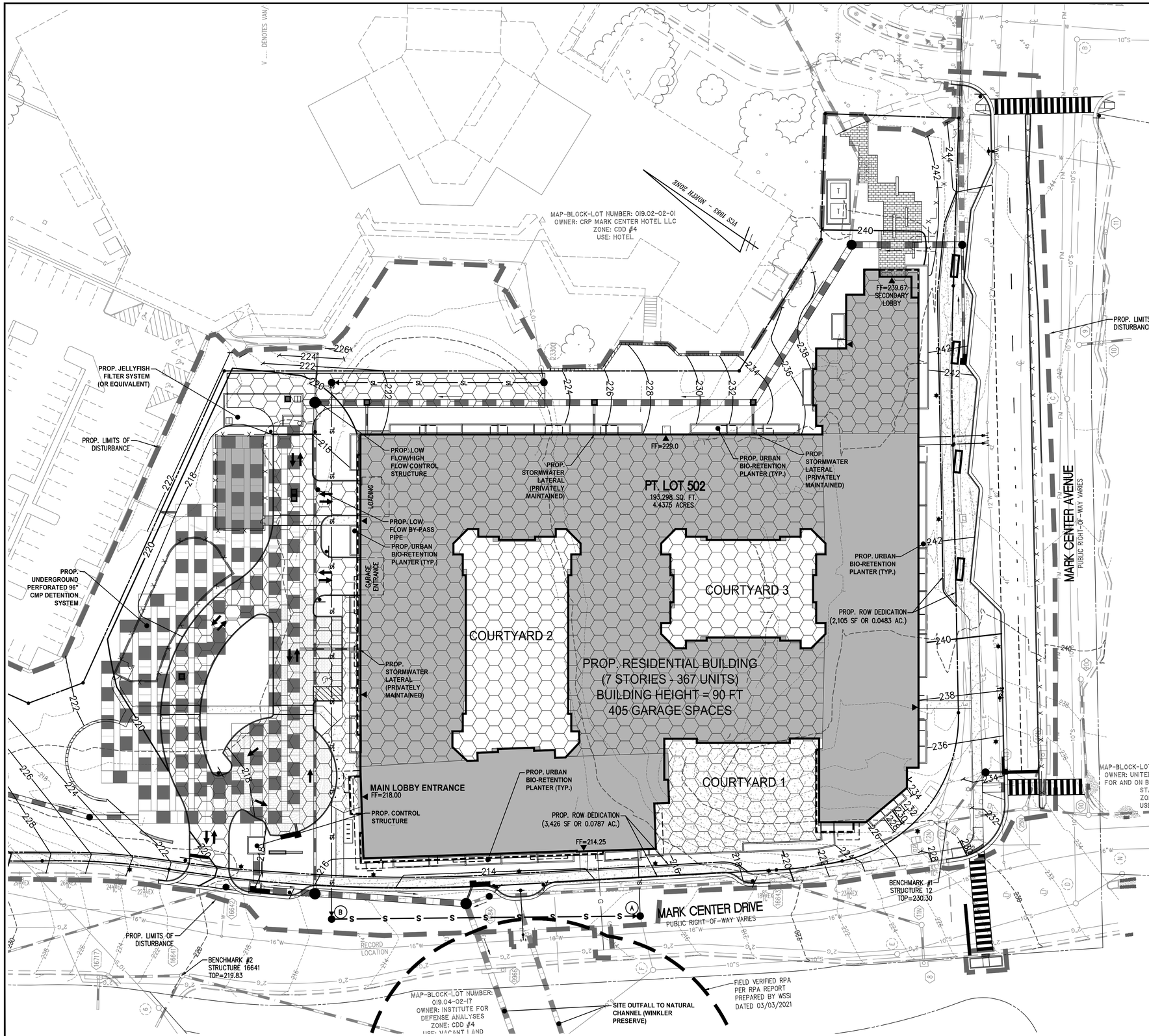
SHEET: P-0502



THIS PLAN IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

EXISTING CONDITIONS:
THE SITE CURRENTLY CONSISTS OF AN EXISTING HOTEL BUILDING, EXISTING SURFACE PARKING LOT, GRASS, AND TREES. THE 198,829 SF (4.5645 AC.) SITE DRAINS FROM EAST TO WEST TOWARD MARK CENTER DRIVE WHERE IT ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA CURB INLETS LOCATED IN THE PUBLIC ROW. CURRENTLY, AN WET POND EXISTS ON-SITE AND SERVES THE EXISTING HILTON HOTEL AND ANCILLARY BUILDINGS. THE EXISTING DRAINAGE DIVIDES FOR THE SITE WILL GENERALLY BE MAINTAINED IN THE PROPOSED DEVELOPMENT. FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE 258,137 SQ. FT. OR 5.9260 ACRES.

PROPOSED CONDITIONS:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A MULTIFAMILY BUILDING WITH UNDERGROUND AND ABOVE GROUND GARAGE, UTILITY INFRASTRUCTURE, AND STREETSCAPE IMPROVEMENTS. THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF THE BUILDINGS, URBAN BIO-RETENTION, MANUFACTURED BMPS, DETENTION FACILITY, STREETSCAPE, AND OTHER SUPPORT UTILITY INFRASTRUCTURE.

STORMWATER QUALITY (SEE BMP SCHEMATIC - THIS SHEET):
IN ORDER TO COMPLY WITH ARTICLE 13 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE VIRGINIA STATE WATER QUALITY REQUIREMENTS (9VAC25-870-63), THE SITE WILL INCLUDE LEVEL 1 URBAN BIO-RETENTION FACILITIES LOCATED ON AROUND THE BUILDING AND WITHIN THE COURTYARDS, AND AN UNDERGROUND DETENTION SYSTEM, AND A JELLYFISH FILTER SYSTEM. THE PROPOSED SYSTEM OF BMPS WILL REDUCE PHOSPHORUS LEVELS AND COMPLY WITH ALL STATE AND CITY REQUIREMENTS. ANY IMPERVIOUS AREA THAT CANNOT BE CAPTURED AND TREATED DUE TO SITE AND GRADING CONSTRAINTS AND STRUCTURAL CONCERNS WILL BE MITIGATED THROUGH PAYMENT INTO THE CITY OF ALEXANDRIA WATER QUALITY IMPACT FUND.

STORMWATER QUANTITY:

CHANNEL PROTECTION:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MARK CENTER DRIVE AND THEN ULTIMATELY INTO NATURAL CHANNELS WITHIN THE WINKLER PRESERVE. SINCE THE STORMWATER FROM THE SITE ENTERS A NATURAL CHANNEL WITHIN THE LIMITS OF ANALYSIS, STORMWATER WILL BE DETAINED FOR THE 1-YEAR, 24 HOUR STORM IN CONFORMANCE WITH THE STATE ENERGY BALANCE EQUATION. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII) FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD CONTROL:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MARK CENTER DRIVE AND THEN ULTIMATELY INTO NATURAL CHANNELS WITHIN THE WINKLER PRESERVE. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-YEAR, 24 HOUR STORM POST-DEVELOPMENT FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS AND THAT THE POST-DEVELOPMENT FLOW FOR THE 10-YEAR, 24-HOUR STORM MUST NOT EXCEED PRE-DEVELOPMENT LEVELS. REVIEW OF THE STORMWATER OUTFALL WITHIN THE LIMITS OF ANALYSIS INDICATES THAT DOWNSTREAM STORMWATER PIPES AND CHANNELS WILL BE ADEQUATE TO CONVEY THE 10-YEAR, 24-HOUR STORM WITHIN THE SYSTEM TO THE LIMITS OF ANALYSIS. THEREFORE, SITE DISCHARGE RATES WILL BE REDUCED TO PRE-DEVELOPMENT LEVELS THROUGH THE USE OF RUNOFF REDUCTION PRACTICES AND ONSITE DETENTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII).

ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW WILL BE DIRECTED TO THE STREET RIGHT-OF-WAYS AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

FLOODPLAIN BOUNDARY:
THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA MAPS.

RESOURCE PROTECTION AREAS:
THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE. AN RPA IS LOCATED WITHIN MARK CENTER DRIVE, A PUBLIC ROW ADJACENT TO THE SITE.

THE SITE RESIDES IN THE HOLMES RUN WATERSHED.

THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

BMP COORDINATES

DETENTION AND TREATMENT SYSTEM:	N6989308.59 E11876415.25
JELLYFISH FILTER:	N6989339.56 E11876509.97
URBAN BIORETENTION PLANTERS (L1):	N6989085.25 E11876542.32

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COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — PROFESSIONAL ENGINEER — 01/18/23

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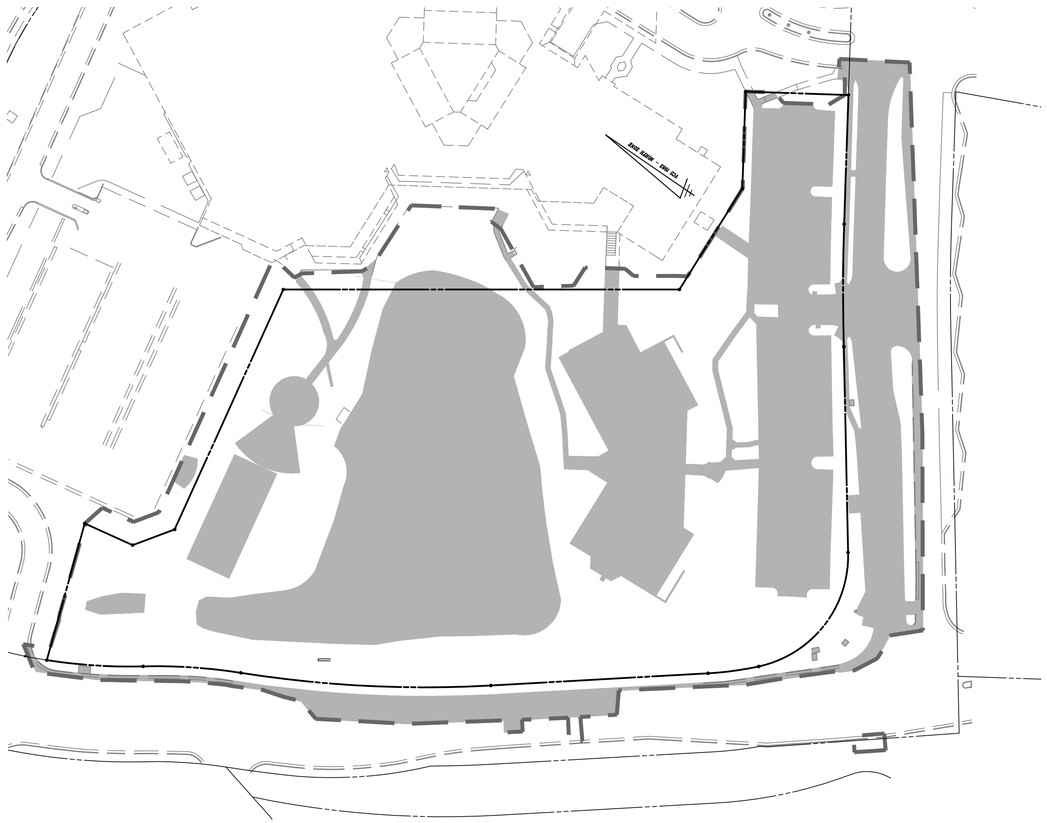
THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER MANAGEMENT PLAN AND NARRATIVE

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

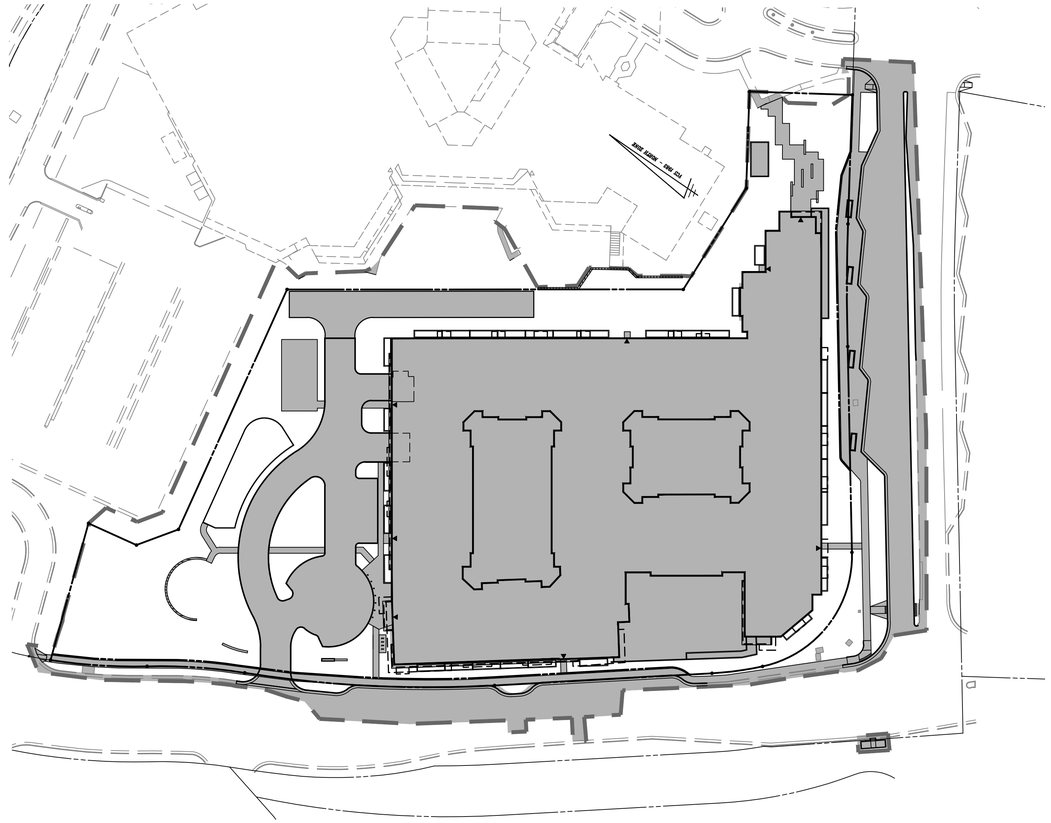
File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-0701.dwg

SHEET: P-0701



PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 60'



POST-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 60'

60 0 30 60 120 240

(IN FEET)
1 INCH = 60'

IMPERVIOUS AREA

LIMITS OF CLEARING (SWM AREA)

PRE-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	258,137 SQ. FT. OR 5.9260 ACRES
EXISTING PERVIOUS AREA:	122,229 SQ. FT. OR 2.8060 ACRES
EXISTING IMPERVIOUS AREA:	135,908 SQ. FT. OR 3.1200 ACRES
CURVE NUMBER:	[(135,908 X 98) + (122,229 X 80)] / 258,137 = 89

PRE-DEVELOPMENT 1-YR, 24-HR HYDROGRAPH

1

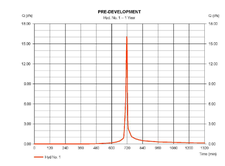
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020.4 — Tuesday, 08 / 16 / 2022

Hyd. No. 1

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 16.10 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 32,892 cuft
Drainage area	= 5.926 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



PRE-DEVELOPMENT 2-YR, 24-HR HYDROGRAPH

2

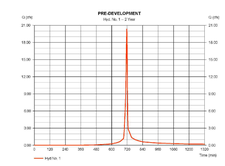
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020.4 — Tuesday, 08 / 16 / 2022

Hyd. No. 1

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 20.36 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 41,978 cuft
Drainage area	= 5.926 ac	Curve number	= 89
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



PRE-DEVELOPMENT 10-YR, 24-HR HYDROGRAPH

3

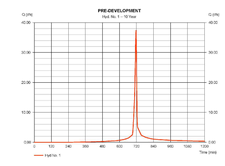
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020.4 — Tuesday, 08 / 16 / 2022

Hyd. No. 1

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 37.45 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 79,935 cuft
Drainage area	= 5.926 ac	Curve number	= 89
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



THIS PLAN IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING

POST-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	258,137 SQ. FT. OR 5.9260 ACRES
PROPOSED PERVIOUS AREA:	83,878 SQ. FT. OR 1.9256 ACRES
PROPOSED IMPERVIOUS AREA:	174,259 SQ. FT. OR 4.0004 ACRES
ADJUSTED CURVE NUMBER:	91 (SEE VRRM P-0703)

POST-DEVELOPMENT 1-YR, 24-HR HYDROGRAPH

1

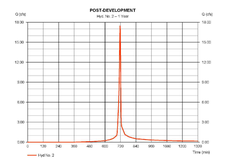
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020.4 — Tuesday, 08 / 16 / 2022

Hyd. No. 2

POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 17.48 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 36,167 cuft
Drainage area	= 5.926 ac	Curve number	= 91
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



POST-DEVELOPMENT 2-YR, 24-HR HYDROGRAPH

2

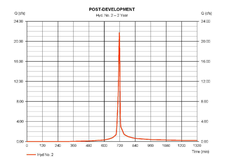
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020.4 — Tuesday, 08 / 16 / 2022

Hyd. No. 2

POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 21.76 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 45,542 cuft
Drainage area	= 5.926 ac	Curve number	= 91
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



POST-DEVELOPMENT 10-YR, 24-HR HYDROGRAPH

3

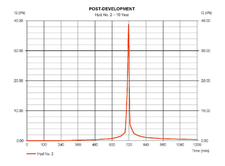
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020.4 — Tuesday, 08 / 16 / 2022

Hyd. No. 2

POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 38.78 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 84,226 cuft
Drainage area	= 5.926 ac	Curve number	= 91
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



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Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 60' | DRAWN: SC/TPB | CHECKED: JS | DATE: 02/04/2022

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/19/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY L. STUCHEL — Lic. No.031215 — 01/18/23 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER QUANTITY TABULATIONS

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-0701.dwg

SHEET: P-0702

Project Name: 5000 SEMINARY ROAD MULTIFAMILY DEVELOPMENT
Date: 11/7/2022
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 5.93

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.879614325*
Post-Development TP Load Reduction for Site (lb/yr):	*3.12*

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				2.81	2.81
Impervious Cover (acres)				3.12	3.12
					5.93

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				1.93	1.93
Impervious Cover (acres)				4.00	4.00
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	5.93

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	2.81	1.93
Weighted Rv(turf)	0.25	0.25
% Managed Turf	47%	38%
Impervious Cover (acres)	3.12	3.12
Rv(impervious)	0.95	0.95
% Impervious	53%	62%
Total Site Area (acres)	**5.93**	**5.05**
Site Rv	**0.62**	**0.68**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.93
Weighted Rv (turf)	0.25
% Managed Turf	32%
Impervious Cover (acres)	4.00
Rv(impervious)	0.95
% Impervious	68%
Final Site Area (acres)	**5.93**
Final Post Dev Site Rv	**0.72**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.93
Weighted Rv (turf)	0.25
% Managed Turf	38%
ReDev. Impervious Cover (acres)	3.12
Rv(impervious)	0.95
% Impervious	62%
Total ReDev. Site Area (acres)	**5.05**
ReDev Site Rv	**0.68**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.88
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.3055	0.2872
Pre-ReDevelopment Treatment Volume (cubic feet)	13,308	12,510
Pre-ReDevelopment TP Load (lb/yr)	**8.36**	**7.86**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.41	1.56
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*2.07*

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.3568	
Final Post-Development Treatment Volume (cubic feet)	15,543	
Final Post-Development TP Load (lb/yr)	**9.77**	
Final Post-Development TP Load per acre (lb/acre/yr)	1.65	
Post-ReDevelopment Treatment Volume (acre-ft)	0.2872	
Post-ReDevelopment Treatment Volume (cubic feet)	12,510	
Post-ReDevelopment Load (TP) (lb/yr)*	**7.86**	
Post-ReDevelopment TP load per acre (lb/acre/yr)	1.56	
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	**1.57**	
Post-Development Treatment Volume (acre-ft)	0.0696	
Post-Development Treatment Volume (cubic feet)	3,033	
Post-Development TP Load (lb/yr)	**1.91**	
TP Load Reduction Required for New Impervious Area (lb/yr)	**1.55**	

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

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

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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**3.12**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	59.82
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	69.86

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				1.93	1.93	0.25
Impervious Cover (acres)				4.00	4.00	0.95
				Total	5.93	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 9.77
Post Development Treatment Volume in D.A. A (ft³) 15,543

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		1.05	0	1,448	2,173	3,621	25	0.00	2.27	1.25	1.02	14.b. MTD - Filtering
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.70	0	966	1,448	2,414	25	0.00	1.51	0.83	0.68	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0		0.50	2,173	0	3,897	3,897	65	1.02	1.08	1.37	0.74	

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
6. Bioretention (RR)				
40	0.00	16.26	10.40	5.85
40	0.00	10.84	6.94	3.90
14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	5.85	7.74	0.00	13.59

Site Results (Water Quality Compliance)

Area Checks

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	4.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.25	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	1.93	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 15,543

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)	2,414	0	0	0	0	2,414
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	9.77	0.00	0.00	0.00	0.00	9.77
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.45	0.00	0.00	0.00	0.00	3.45
TP LOAD REMAINING (lb/yr)	6.31	0.00	0.00	0.00	0.00	6.31
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	17.34	0.00	0.00	0.00	0.00	17.34

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	9.77
TP LOAD REDUCTION REQUIRED (lb/yr)	3.12
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.45
TP LOAD REMAINING (lb/yr)	6.31
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

PHOSPHORUS REMOVAL PROVIDED THROUGH RUNOFF REDUCTION BMPS = 2.08 LBS/YR

%RR BMPS TO OVERALL REDUCTION REQUIREMENT = 2.08 / 3.12 X 100% = 66.7%

** TARGET TP REDUCTION EXCEEDED BY 0.33 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	69.86
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	17.34
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	52.52

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	1.93
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	4.00
	CN	98	98	98	98

$CN_{(D.A. A)}$ 92

Total Area (acres): 5.93
Runoff Reduction Volume (ft³): 2,414

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	1.88	2.35	4.28
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.77	2.24	4.17
Adjusted CN*	91	91	91

PROJECT DESCRIPTION

DEVELOPMENT REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL
SITE AREA	4.00	1.93	5.93
ON-SITE TREATED	2.25	0.00	2.25
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL TREATED/DETAINED	2.25	0.00	2.25
TOTAL UNDETAINED	1.75	1.93	3.68

WATER TREATMENT ON/OFF-SITE

BMP TYPE	AREA TREATED BY BMP (AC)	IMPERVIOUS AREA TREATED BY BMP (AC)	BMP TREATED EFFICIENCY (%)
LEVEL 1 URBAN BIO-RETENTION*	1.7500	1.7500	25%
JELLYFISH FILTER	1.5100	1.5100	65%
TOTAL	3.2600	3.2600	

MISCELLANEOUS

*PART OF BIO-RETENTION DIRECTED TO JELLYFISH FILTER

TOTAL WQV TREATED YES [NO]
DETENTION ON SITE [YES] NO
PROJECT IS WITHIN WHICH WATERSHED? HOLMES RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? HOLMES RUN TO POTOMAC RIVER
WQV TREATMENT REQUIRED = 1,816 CF/AC OF IMPERVIOUS AREA = 1,816 CF/AC X 3.93 AC = 7,137 CF (0.1638 AC-FT)

THIS PLAN IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DRAWN: SC/TPB CHECKED: JS
DATE: 02/04/2022
SCALE: NONE
PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
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08/19/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
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12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA JEFFREY A. STUCHEL Lic. No.031215 PROFESSIONAL ENGINEER 01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

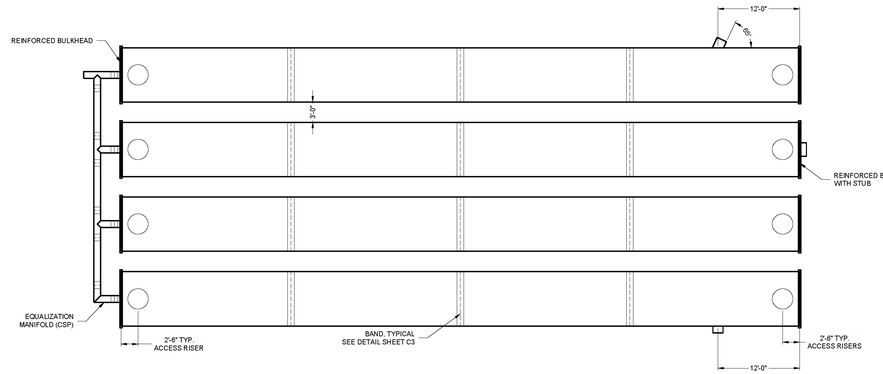
THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER QUALITY TABULATIONS (VRRM)

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

TYPICAL DETAILS

SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING



ASSEMBLY

SCALE: 1" = 10'

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (6) PAGES INCLUDING THE FOLLOWING:

- **MAINLINE PIPE GAGE = 18, 16, 14, 12, 10, 8**
- **WALL TYPE = SOLID OR PERF**
- **DIAMETER = 12 - 144"**
- **FINISH = ALT2, POLY, GALV, ALUM**
- **CORRUGATION = 2 2/3x1/2, 3x1, 5x1**

CUSTOMER _____ DATE _____

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

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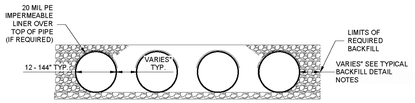
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH CONTRACT DRAWING

12 - 144"Ø SOLID OR PERFORATED UNDERGROUND SYSTEM
SAMPLE PROJECT
ANYTOWN, USA
SITE DESIGNATION: SAMPLE TANK

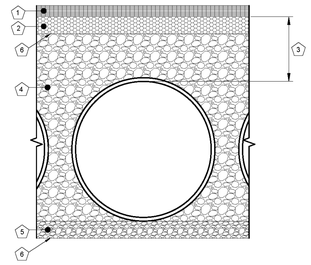
PROJECT No:	SEQ. No:	DATE:
----	----	1/10/2019
DESIGNED: xxx	DRAWN: DAH	
CHECKED: xxx	APPROVED: xxx	
SHEET NO: C1 OF 6		



TYPICAL SECTION VIEW

NOT TO SCALE

NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.



KEY

1.) RIGID OR FLEXIBLE PAVEMENT

2.) GRANULAR ROAD BASE

3.) 12" MIN. FOR DIAMETERS THROUGH 96" 18" MIN. FOR DIAMETERS FROM 102" AND LARGER MEASURED TO TOP OF RIGID OR BOTTOM OF FLEXIBLE PAVEMENT.

4.) FREE DRAINING ANGULAR WASHED STONE 3/4" - 2" MIN. PARTICLE SIZE.

5.) GRANULAR BEDDING, ROUGHLY SHAPED TO FIT THE BOTTOM OF PIPE, 4"- 6" IN DEPTH.

6.) CONTECH C-40 OR C-45 NON-WOVEN GEOTEXTILE REQUIRED, WRAPPING TRENCH ONLY.

FOUNDATION/BEDDING PREPARATION

PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE 4 INCHES OF A WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.

BACKFILL

THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL SLICING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR HIS REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAINING BALANCED LOADING ON ALL PIPES IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.

1 / C3 BACKFILL DETAIL

SCALE: N.T.S.

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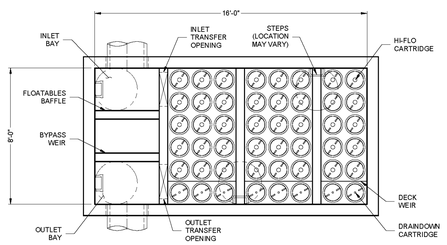
CONTECH CMP DETENTION SYSTEMS
CONTECH CONTRACT DRAWING

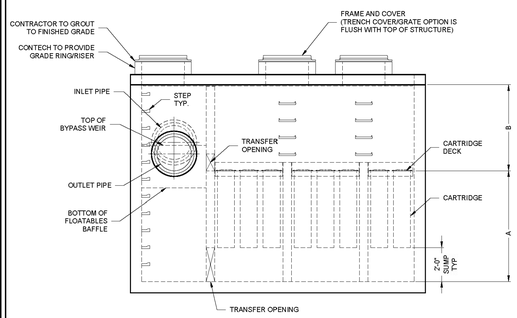
12 - 144"Ø SOLID OR PERFORATED UNDERGROUND SYSTEM - --------
SAMPLE PROJECT
ANYTOWN, USA
SITE DESIGNATION: SAMPLE TANK

PROJECT No:	SEQ. No:	DATE:
----	----	1/10/2019
DESIGNED: xxx	DRAWN: DAH	
CHECKED: xxx	APPROVED: xxx	
SHEET NO: C2 OF 6		



PLAN VIEW

(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

Jellyfish® Filter

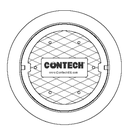
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NO.S 8,287,736; 8,221,618; 10,612,239; OTHER INTERNATIONAL PATENTS PENDING

JELLYFISH DESIGN NOTES

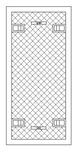
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	5'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	7.84	5.88	3.92	2.16
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MATL	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH 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.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

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 STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

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

JELLYFISH JFPD0816
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

TYPICAL DETAILS

SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING

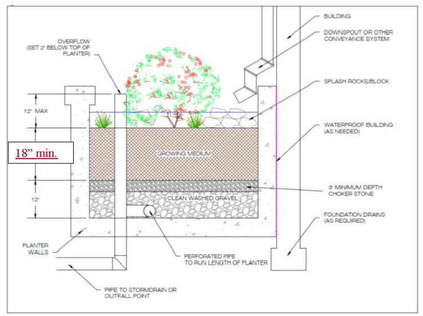


Figure 9-A.4. Stormwater Planter Cross-Section

NO DUMPING DETAIL

NOT TO SCALE



NOTES

1. PROJECT SITE IS LOCATED WITHIN THE HOLMES RUN WATERSHED. ALL ONSITE INLETS AND PUBLIC INLETS WITHIN 50' OF SITE SHALL BE MARKED USING STANDARD CITY MARKERS.

THIS PLAN IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING

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Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

CHECKED: JS
DRAWN: SC/TPB
DATE: 02/04/2022
SCALE: NONE
PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/18/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — 01/18/23 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

TYPICAL STORMWATER MANAGEMENT DETAILS

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

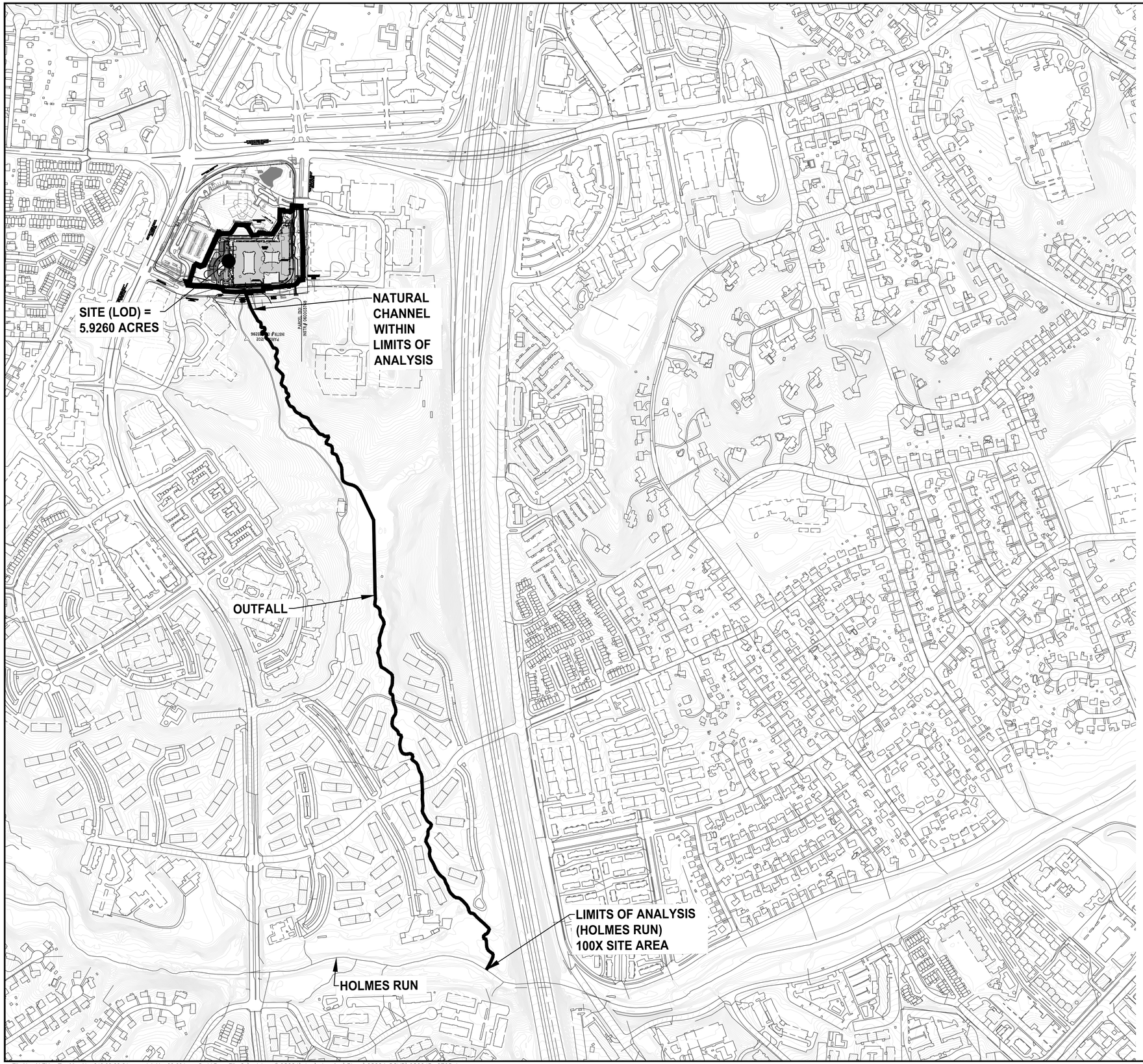
CHAIRMAN, PLANNING COMMISSION DATE

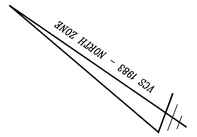
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: **P-0704**

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File:Q:\sdskpro\98004\dwg\planning\Plans\98004 DSUP\98004P-0701.dwg





ADEQUATE OUTFALL NARRATIVE

EXISTING CONDITIONS:
THE SITE CURRENTLY CONSISTS OF AN EXISTING HOTEL BUILDING, EXISTING SURFACE PARKING LOT, GRASS, AND TREES. THE 198,829 SF (4.5645 AC.) SITE DRAINS FROM EAST TO WEST TOWARD MARK CENTER DRIVE WHERE IT ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA CURB INLETS LOCATED IN THE PUBLIC ROW. CURRENTLY, AN WET POND EXISTS ON-SITE AND SERVES THE EXISTING HILTON HOTEL AND ANCILLARY BUILDINGS. THE EXISTING DRAINAGE DIVIDES FOR THE SITE WILL GENERALLY BE MAINTAINED IN THE PROPOSED DEVELOPMENT. FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE 258,137 SQ. FT. OR 5.9260 ACRES.

PROPOSED CONDITIONS:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A MULTIFAMILY BUILDING WITH UNDERGROUND AND ABOVE GROUND GARAGE, UTILITY INFRASTRUCTURE, AND STREETSCAPE IMPROVEMENTS. THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF THE BUILDINGS, URBAN BIO-RETENTION, MANUFACTURED BMPS, DETENTION FACILITY, STREETSCAPE, AND OTHER SUPPORT UTILITY INFRASTRUCTURE.

CHANNEL PROTECTION:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MARK CENTER DRIVE AND THEN ULTIMATELY INTO NATURAL CHANNELS WITHIN THE WINKLER PRESERVE. SINCE THE STORMWATER FROM THE SITE ENTERS A NATURAL CHANNEL WITHIN THE LIMITS OF ANALYSIS, STORMWATER WILL BE DETAINED FOR THE 1-YEAR, 24 HOUR STORM IN CONFORMANCE WITH THE STATE ENERGY BALANCE EQUATION. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII) FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD CONTROL:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MARK CENTER DRIVE AND THEN ULTIMATELY INTO NATURAL CHANNELS WITHIN THE WINKLER PRESERVE. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-YEAR, 24 HOUR STORM POST-DEVELOPMENT FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS AND THAT THE POST-DEVELOPMENT FLOW FOR THE 10-YEAR, 24-HOUR STORM MUST NOT EXCEED PRE-DEVELOPMENT LEVELS. REVIEW OF THE STORMWATER OUTFALL WITHIN THE LIMITS OF ANALYSIS INDICATES THAT DOWNSTREAM STORMWATER PIPES AND CHANNELS WILL BE ADEQUATE TO CONVEY THE 10-YEAR, 24-HOUR STORM WITHIN THE SYSTEM TO THE LIMITS OF ANALYSIS. THEREFORE, SITE DISCHARGE RATES WILL BE REDUCED TO PRE-DEVELOPMENT LEVELS THROUGH THE USE OF RUNOFF REDUCTION PRACTICES AND ONSITE DETENTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII).

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SCALE: 1" = 300' | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

PLAN STATUS

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COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — PROFESSIONAL ENGINEER
01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY ADEQUATE OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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: P-0705

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-0705.dwg

ESTIMATED STORAGE VOLUME FOR UNDERGROUND DETENTION SYSTEM

1-YEAR STORM ALLOWABLE RELEASE RATE: Q(PRE) X 0.80 X RV (PRE)/RV(POST) = 16.10 X 0.80 X (32,892 / 36,167) = 11.71 CFS

10-YEAR STORM ALLOWABLE RELEASE RATE: Q(PRE) = 37.45 CFS

ESTIMATED DETENTION VOLUME (1-YEAR STORM):

QO/QI = 11.71 / 17.48 = 0.67

VS/VR = 0.22 FROM TR-55 FIGURE 6-1

ESTIMATED STORAGE VOLUME (1-YEAR STORM) = 36,167 CF X 0.22 = 7957 CF

ESTIMATED DETENTION VOLUME (10-YEAR STORM):

QO/QI = 37.45/38.78 = 0.96

VS/VR = 0.12 FROM TR-55 FIGURE 6-1

ESTIMATED STORAGE VOLUME (1-YEAR STORM) = 84,226 CF X 0.12 = 10,107 CF

EXISTING POND VOLUME

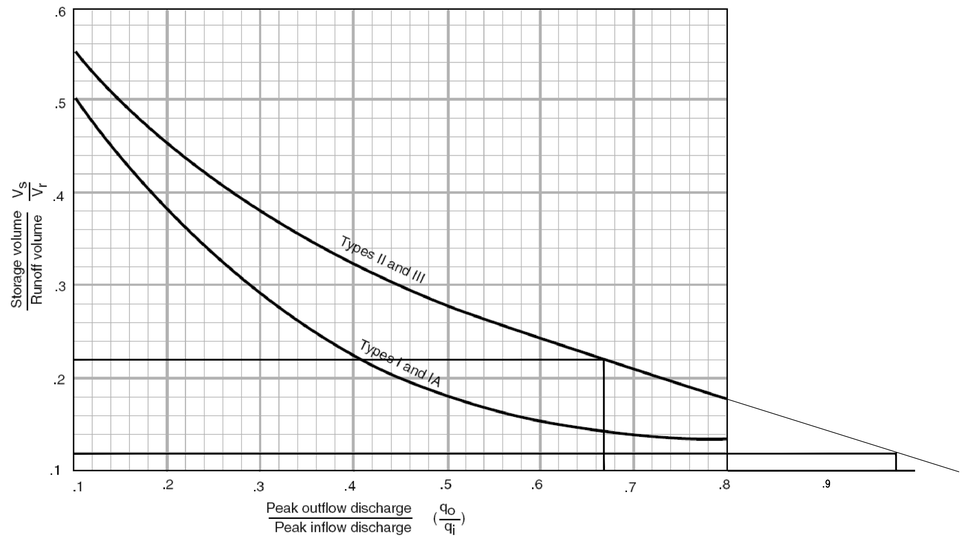
TOP SURFACE AREA = 51,375

DETENTION DEPTH = 218.75 - 217 = 1.75 FT (SEE SHEET P-0707)

TOTAL VOLUME = 51,375 X 1.75 = 89,906 CF

TOTAL ESTIMATED STORAGE VOLUME REQUIRED = 7,957 CF + 10,107 CF + 89,906 = 107,970 CF

Figure 6-1 Approximate detention basin routing for rainfall types I, IA, II, and III



POND SIZING ANALYSIS

PRELIMINARY SYSTEM - 96" PERFORATED CMP WITH GRAVEL ENCASEMENT - 2000 LINEAR FEET
+/- 135,000 CF TOTAL STORAGE AT CROWN OF PIPE (INCLUDES STORAGE, CONTINGENCY, AND FREEBOARD)

Pond Report

2

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020.4 — Thursday, 11 / 3 / 2022

Pond No. 1 - 96 INCH CMP

Pond Data

UG Chambers -Invert elev. = 200.00 ft, Rise x Span = 8.00 x 8.00 ft, Barrel Len = 2000.00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No
Encasement -Invert elev. = 200.00 ft, Width = 12.00 ft, Height = 9.00 ft, Voids = 40.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	200.00	n/a	0	0
0.90	200.90	n/a	12,380	12,380
1.80	201.80	n/a	15,067	27,446
2.70	202.70	n/a	16,392	43,839
3.60	203.60	n/a	17,073	60,911
4.50	204.50	n/a	17,264	78,175
5.40	205.40	n/a	17,006	95,181
6.30	206.30	n/a	16,275	111,457
7.20	207.20	n/a	14,872	126,329
8.10	208.10	n/a	11,777	138,106
9.00	209.00	n/a	8,642	146,748

THIS PLAN IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING

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Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: NONE | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/19/2022	CONCEPT PLAN - PHASE 2
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL Lic. No.031215 — 01/18/23 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

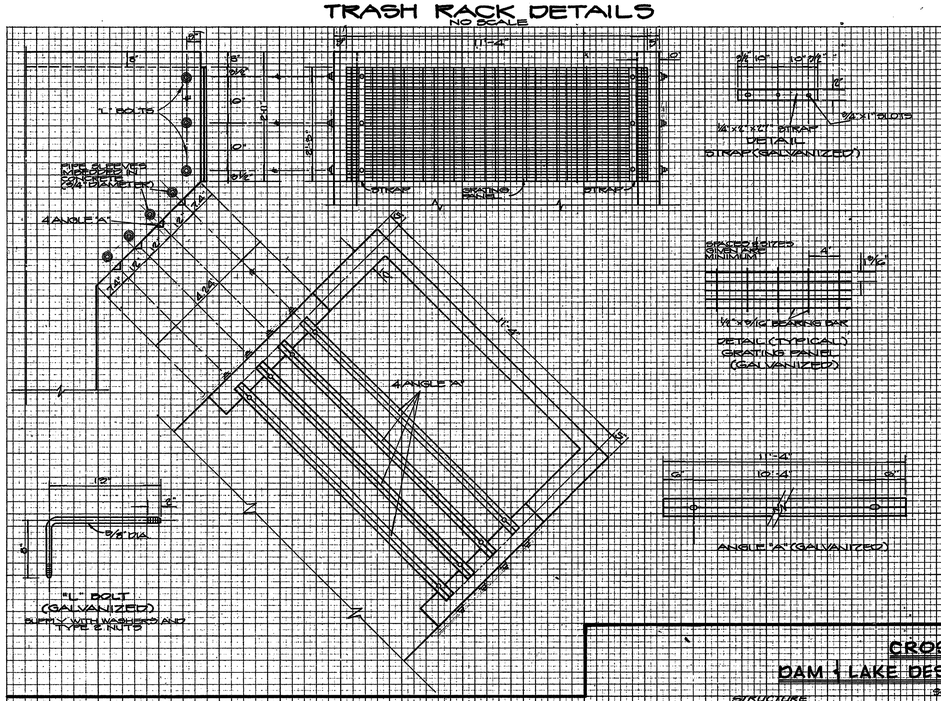
PRELIMINARY DETENTION ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

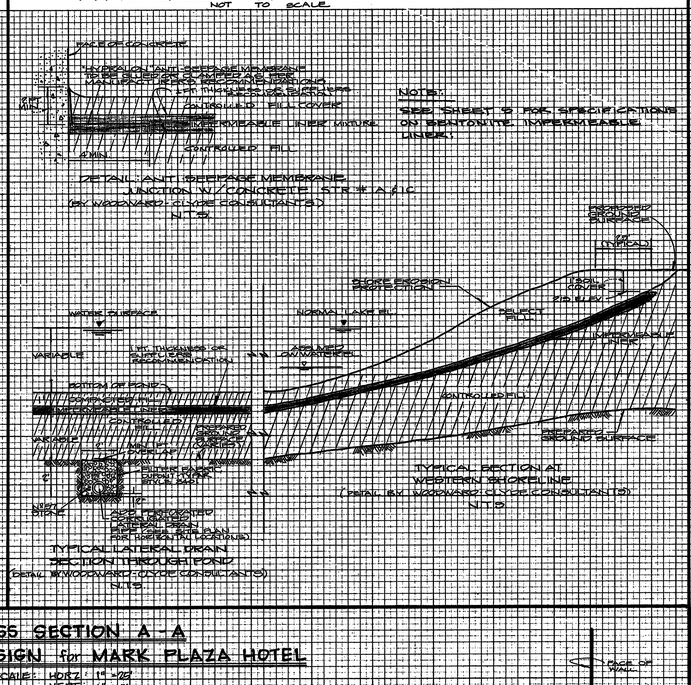
SHEET: P-0706

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-0701.dwg

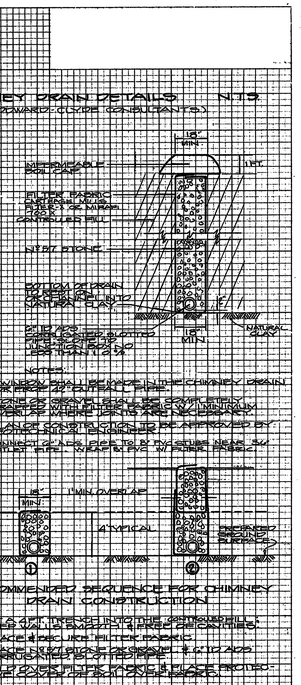
TRASH RACK DETAILS
NO SCALE



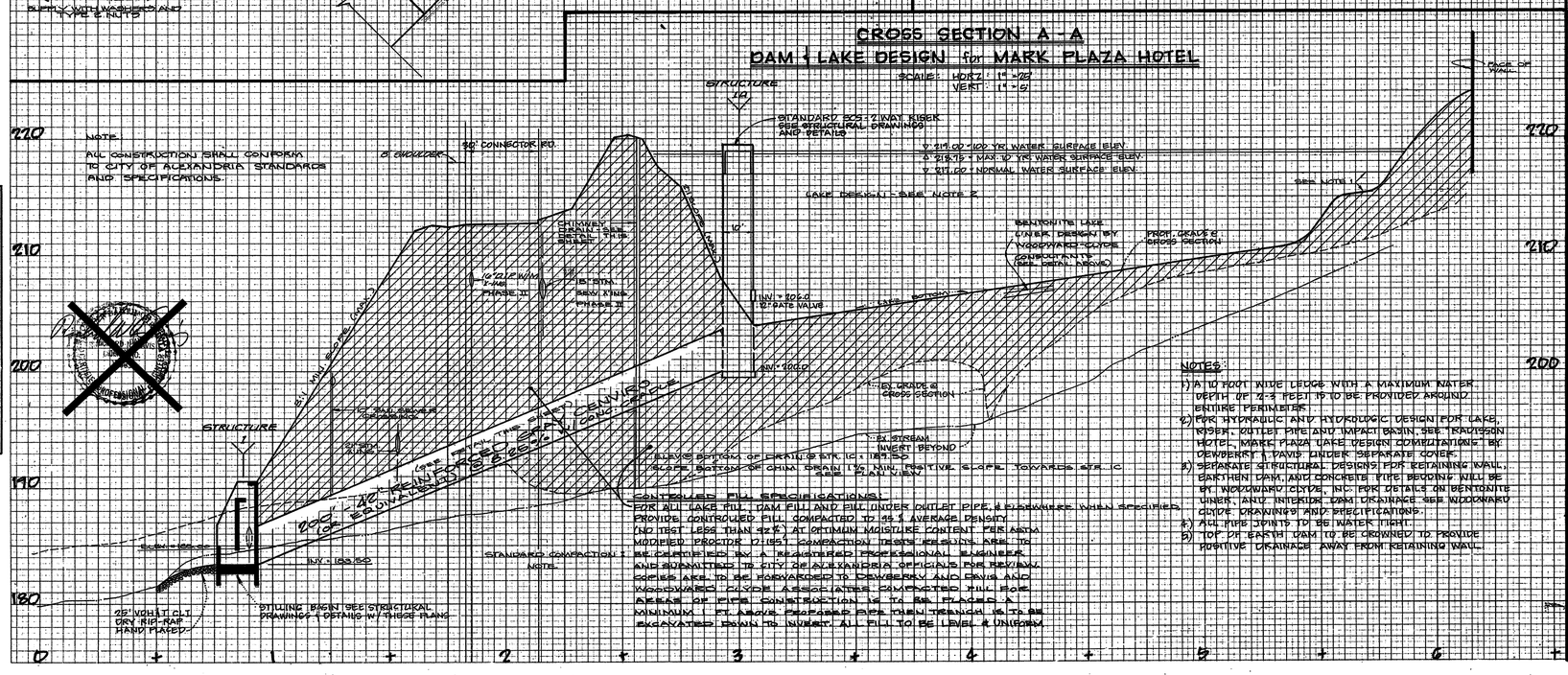
TYPICAL SECTION FOR LAKE DESIGN
NOT TO SCALE



CHIMNEY DRAIN DETAILS N.T.S.
(BY WOODWARD CLYDE CONSULTANTS)



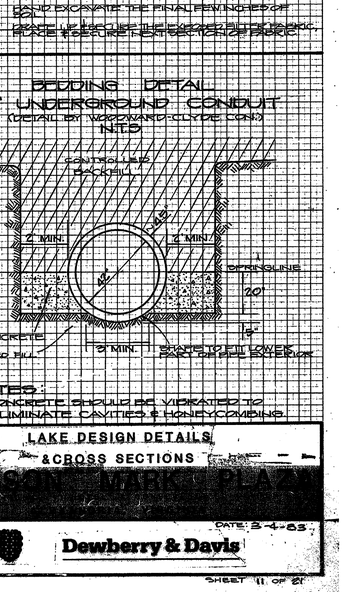
CROSS SECTION A-A
DAM & LAKE DESIGN for MARK PLAZA HOTEL
SCALE: HORZ: 1"=20'
VERT: 1"=5'



NOTE
ALL CONSTRUCTION SHALL CONFORM TO CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.

NOTES:
1) A 10 FOOT WIDE LEDGE WITH A MAXIMUM WATER DEPTH OF 2-3 FEET IS TO BE PROVIDED AROUND ENTIRE PERIMETER.
2) FOR HYDRAULIC AND HYDROLOGIC DESIGN FOR LAKE, RISER, OUTLET PIPE AND IMPACT BASIN, SEE RADISSON HOTEL - MARK PLAZA LAKE DESIGN COMPUTATIONS BY DEWBERRY & DAVIS UNDER SEPARATE COVER.
3) SEPARATE STRUCTURAL DESIGNS FOR RETAINING WALL, EARTHEN DAM, AND CONCRETE PIPE BEDDING WILL BE BY WOODWARD CLYDE, INC. FOR DETAILS ON BENTONITE LINER, AND INTERIOR DAM DRAINAGE SEE WOODWARD CLYDE DRAWINGS AND SPECIFICATIONS.
4) ALL PIPE JOINTS TO BE WATER TIGHT.
5) TOP OF EARTH DAM TO BE CROWNED TO PROVIDE POSITIVE DRAINAGE AWAY FROM RETAINING WALL.

BEDDING DETAIL
42" UNDERGROUND CONDUIT
(DETAIL BY WOODWARD-CLYDE CONS.)
N.T.S.



NOTES:
CONCRETE SHOULD BE VIBRATED TO ELIMINATE CAVITIES & HONEYCOMBING

LAKE DESIGN DETAILS & CROSS SECTIONS
RADISSON MARK PLAZA
DATE: 3-4-03
Dewberry & Davis

SHEET 11 OF 21
SP 548

NOT TO SCALE
THIS PLAN IS FOR INFORMATION ONLY

FINAL SURVEY — SURVEYED, PLOTTED, TEMPLATE, NOTE BOOK, NO., DATE, BY, AREAS CHECKED

ORIGINAL SURVEY — SURVEYED, PLOTTED, TEMPLATE, NOTE BOOK, NO., DATE, BY, AREAS CHECKED

REVISION APPROVED BY

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PLAN STATUS

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COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — PROFESSIONAL ENGINEER — 01/18/23

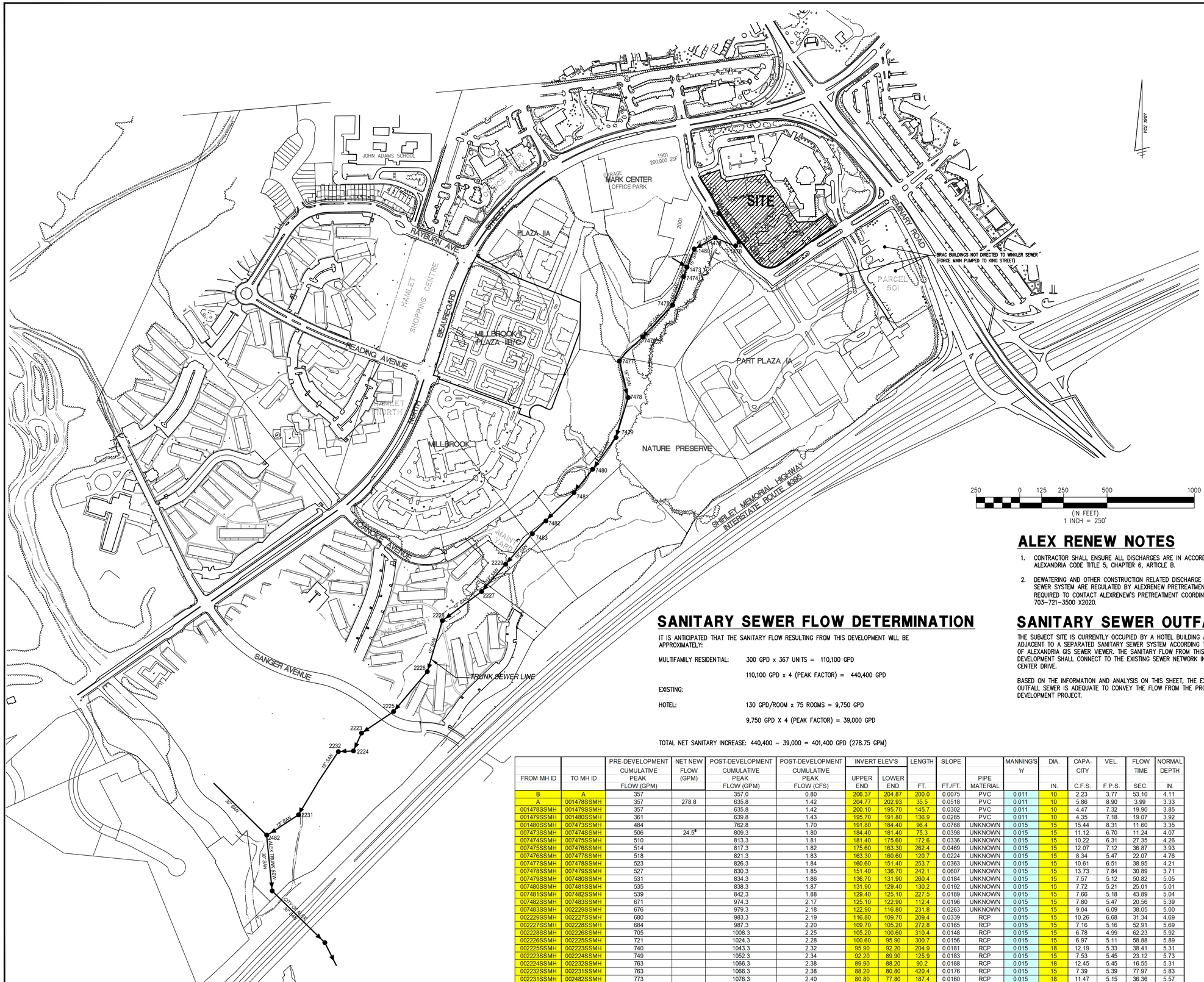
THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING POND PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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: P-0707

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskpro\98004\dwg\planning\Plans\98004 DSUP\98004P-0701.dwg



SANITARY SEWER FLOW DETERMINATION

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD x 367 UNITS = 110,100 GPD

110,100 GPD x 4 (PEAK FACTOR) = 440,400 GPD

EXISTING:

HOTEL: 130 GPD/ROOM x 75 ROOMS = 9,750 GPD

9,750 GPD X 4 (PEAK FACTOR) = 39,000 GPD

TOTAL NET SANITARY INCREASE: 440,400 – 39,000 = 401,400 GPD (278.75 GPM)

FROM MH ID	TO MH ID	PRE-DEVELOPMENT CUMULATIVE PEAK FLOW (GPM)	NET NEW FLOW (GPM)	POST-DEVELOPMENT CUMULATIVE PEAK FLOW (GPM)	POST-DEVELOPMENT CUMULATIVE PEAK FLOW (CFS)	INVERT ELEV'S UPPER END	INVERT ELEV'S LOWER END	LENGTH FT.	SLOPE FT./FT.	PIPE MATERIAL	MANNING'S 'n'	DIA. IN.	CAPACITY C.F.S.	VEL. F.P.S.	FLOW TIME SEC.	NORMAL DEPTH IN.
B	A	357		357.0	0.80	206.37	204.87	200.0	0.0075	PVC	0.011	10	2.23	3.77	53.10	4.11
A	001478SSMH	357	278.8	635.8	1.42	204.77	202.93	35.5	0.0518	PVC	0.011	10	5.86	8.90	3.99	3.33
001478SSMH	001479SSMH	357		635.8	1.42	200.10	195.70	145.7	0.0302	PVC	0.011	10	4.47	7.32	19.90	3.85
001479SSMH	001480SSMH	361		639.8	1.43	195.70	191.80	136.9	0.0285	PVC	0.011	10	4.35	7.18	19.07	3.92
001480SSMH	007473SSMH	484		762.8	1.70	191.80	184.40	96.4	0.0768	UNKNOWN	0.015	15	15.44	8.31	11.60	3.35
007473SSMH	007474SSMH	506	24.5*	809.3	1.80	184.40	181.40	75.3	0.0398	UNKNOWN	0.015	15	11.12	6.70	11.24	4.07
007474SSMH	007475SSMH	510		813.3	1.81	181.40	175.60	172.6	0.0336	UNKNOWN	0.015	15	10.22	6.31	27.35	4.26
007475SSMH	007476SSMH	514		817.3	1.82	175.60	163.30	262.4	0.0469	UNKNOWN	0.015	15	12.07	7.12	36.87	3.93
007476SSMH	007477SSMH	518		821.3	1.83	163.30	160.60	120.7	0.0224	UNKNOWN	0.015	15	8.34	5.47	22.07	4.76
007477SSMH	007478SSMH	523		826.3	1.84	160.60	151.40	253.7	0.0363	UNKNOWN	0.015	15	10.61	6.51	38.95	4.21
007478SSMH	007479SSMH	527		830.3	1.85	151.40	136.70	242.1	0.0607	UNKNOWN	0.015	15	13.73	7.84	30.89	3.71
007479SSMH	007480SSMH	531		834.3	1.86	136.70	131.90	260.4	0.0184	UNKNOWN	0.015	15	7.57	5.12	50.82	5.05
007480SSMH	007481SSMH	535		838.3	1.87	131.90	129.40	130.2	0.0192	UNKNOWN	0.015	15	7.72	5.21	25.01	5.01
007481SSMH	007482SSMH	539		842.3	1.88	129.40	125.10	227.5	0.0189	UNKNOWN	0.015	15	7.66	5.18	43.89	5.04
007482SSMH	007483SSMH	671		974.3	2.17	125.10	122.90	112.4	0.0196	UNKNOWN	0.015	15	7.80	5.47	20.56	5.39
007483SSMH	002229SSMH	676		979.3	2.18	122.90	116.80	231.8	0.0263	UNKNOWN	0.015	15	9.04	6.09	38.05	5.00
002229SSMH	002227SSMH	680		983.3	2.19	116.80	109.70	209.4	0.0339	RCP	0.015	15	10.26	6.68	31.34	4.69
002227SSMH	002228SSMH	684		987.3	2.20	109.70	105.20	272.8	0.0165	RCP	0.015	15	7.16	5.16	52.91	5.69
002228SSMH	002226SSMH	705		1008.3	2.25	105.20	100.60	310.4	0.0148	RCP	0.015	15	6.78	4.99	62.23	5.92
002226SSMH	002225SSMH	721		1024.3	2.28	100.60	95.90	300.7	0.0156	RCP	0.015	15	6.97	5.11	58.88	5.89
002225SSMH	002223SSMH	740		1043.3	2.32	95.90	92.20	204.9	0.0181	RCP	0.015	18	12.19	5.33	38.41	5.31
002223SSMH	002224SSMH	749		1052.3	2.34	92.20	89.90	125.9	0.0183	RCP	0.015	15	7.53	5.45	23.12	5.73
002224SSMH	002232SSMH	763		1066.3	2.38	89.90	88.20	90.2	0.0188	RCP	0.015	18	12.45	5.45	16.55	5.31
002232SSMH	002231SSMH	763		1066.3	2.38	88.20	80.80	420.4	0.0176	RCP	0.015	15	7.39	5.39	77.97	5.83
002231SSMH	002482SSMH	773		1076.3	2.40	80.80	77.80	187.4	0.0160	RCP	0.015	18	11.47	5.15	36.36	5.57

SANITARY FLOW DATA AND INVERT INFORMATION PROVIDED BY CITY OF ALEXANDRIA T&ES *ADDITIONAL FLOW PER SIT 88-028 (DSP2022-00023) MINOR AMENDMENT – DATED 10/12/2022

ALEX RENEW NOTES

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

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY OCCUPIED BY A HOTEL BUILDING AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN MARK CENTER DRIVE.

BASED ON THE INFORMATION AND ANALYSIS ON THIS SHEET, THE EXISTING OUTFALL SEWER IS ADEQUATE TO CONVEY THE FLOW FROM THE PROPOSED DEVELOPMENT PROJECT.

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SCALE: 1" = 250' | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

COMMONWEALTH OF VIRGINIA — JEFFREY L. STUCHEL — Lic. No.031215 — 01/18/23 — PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/19/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

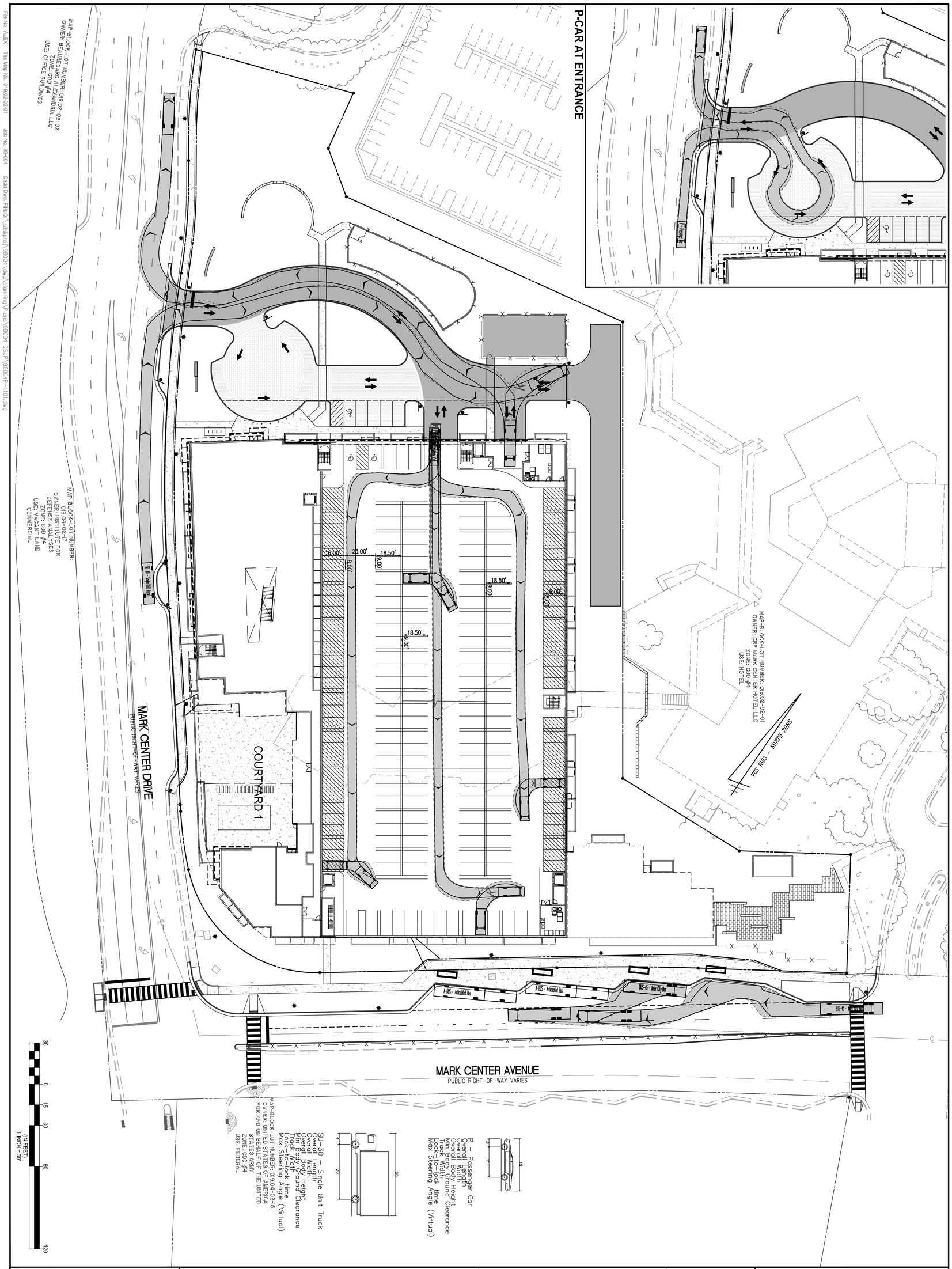
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: P-0901

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskpro\98004\dwg\planning\Plans\98004 DSUP\98004P-0901.dwg



THE RUTHERFORD AT MARK CENTER
5000 SEMNINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY VEHICULAR MOVEMENTS

REVISION APPROVED BY

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COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
01/18/23
PROFESSIONAL ENGINEER

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SCALE: 1" = 30' | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE

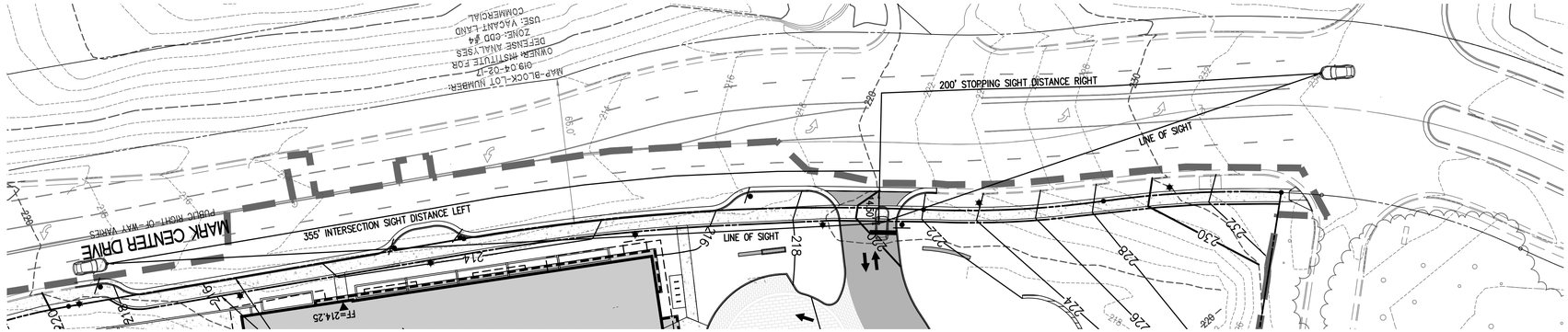
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

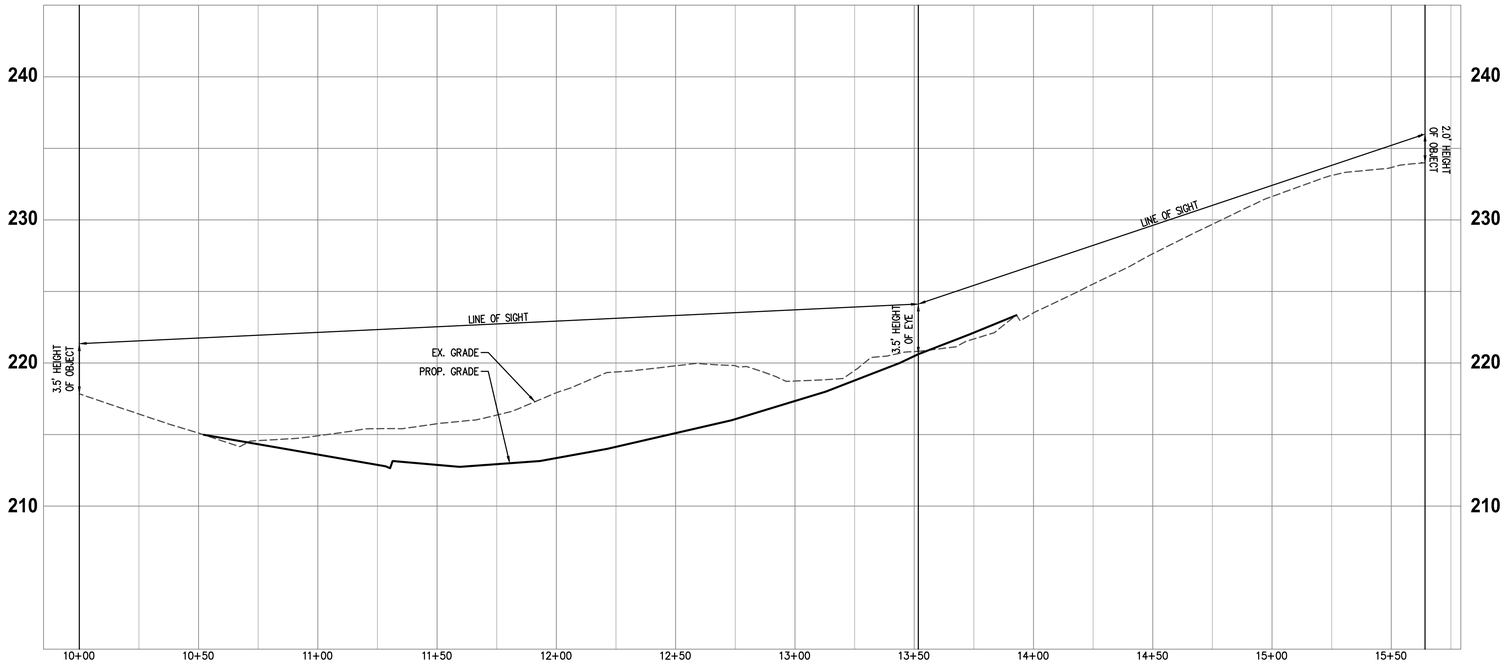
SHEET: P-1101

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q:\sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-1101.dwg



SIGHT DISTANCE PLAN VIEW

SCALE: 1" = 30'
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

SIGHT DISTANCE PROFILE

SCALE: HOR. 1" = 30' VERT 1" = 5'
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

VCS 1983 - NORTH ZONE

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DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SIGHT DISTANCE PROFILE

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-1103.dwg

SHEET: P-1102

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

PROP. SIGN "B"

PROP. SIGN "B"

PROP. 10' LADDER STYLE CROSS-WALK

3ZONE NORTH ZONE - 6986 SQ.FT.

MAP-BLOCK-LOT NUMBER: 019.02-02-01
OWNER: CRP MARK CENTER HOTEL LLC
ZONE: CDD #4
USE: HOTEL

FF=239.67
SECONDARY LOBBY

DO NOT ENTER - MAINTENANCE AND EMERGENCY VEHICLES ONLY SIGN

FF=229.0

LOADING

PROP. CROSSWALK

PROP. SIGN "C"

GARAGE ENTRANCE

PROP. SIGN "C"

COURTYARD 2

COURTYARD 3

PROP. RESIDENTIAL BUILDING
(7 STORIES - 367 UNITS)
BUILDING HEIGHT = 90 FT
405 GARAGE SPACES

PROP. CROSSWALK

PROP. SIGN "C"

MAIN LOBBY ENTRANCE
FF=218.00

COURTYARD 1

EX. STRIPING TO REMAIN

PROP. 24" WHITE STOP BAR

PROP. SIGN "C"

FF=214.25

PROP. SIGN "A2"

PROP. SIGN "A1"

PROP. SIGN "A2"

15.0' 15.0'

PROP. SIGN "A1"

MARK CENTER DRIVE
PUBLIC RIGHT-OF-WAY VARIES

EX. STRIPING TO REMAIN

PROP. 24" WHITE STOP BAR

MAP-BLOCK-LOT NUMBER: 019.02-02-02
OWNER: BEAUREGARD ALEXANDRIA LLC
ZONE: CDD #4
USE: OFFICE BUILDINGS

EX. STRIPING TO REMAIN

MAP-BLOCK-LOT NUMBER: 019.04-02-17
OWNER: INSTITUTE FOR DEFENSE ANALYSES
ZONE: CDD #4
USE: VACANT LAND COMMERCIAL

11.0' 22.0'

11.0' 11.0'

6.2'

MARK CENTER AVENUE
PUBLIC RIGHT-OF-WAY VARIES

PROP. 4" WHITE STRIPES

PROP. 24" WHITE STOP BAR

MAP-BLOCK-LOT NUMBER: 019.04-02-15
OWNER: UNITED STATES OF AMERICA FOR AND ON BEHALF OF THE UNITED STATES ARMY
ZONE: CDD #4
USE: FEDERAL

PROP. 10' LADDER STYLE CROSS-WALKS

NO PARKING SIGNS (TYPICAL)

12"X18"
R8-3A(L)
SIGN "A1"

12"X18"
R8-3A(R)
SIGN "A2"

PEDESTRIAN CROSSING SIGNS W11-2 (TYPICAL)

36"X36"
W11-2A
SIGN "B"

STOP
R1-1
30" X 30"
SIGN "C"

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30' | DRAWN: SC/TPB | CHECKED: JS | DATE: 02/04/2022

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/19/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA
JEFFREY A. STUCHEL
Lic. No.031215
PROFESSIONAL ENGINEER
01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SIGNAGE AND STRIPING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-1104.dwg

SHEET: P-1103

TREE PROTECTION LEGEND

KEY	TITLE	SYMBOL
TP	TREE PROTECTION	—o—o—
RP	ROOT PRUNING	^^^^^
	TREE TO BE REMOVED	X
	EXISTING TREELINE	
	LIMITS OF DISTURBANCE	

HAND REMOVAL/ SELECTIVE REMOVAL (TREES 246, 247, 250)

N: 6989150.96
E: 11876880.54

TREE PROTECTION AND ROOT PRUNING
HAND REMOVAL/ SELECTIVE REMOVAL (TREES 267,271-273, 275-277)

MAP-BLOCK-LOT NUMBER: 019.02-02-01
OWNER: CRP MARK CENTER HOTEL LLC
ZONE: CDD #4
USE: HOTEL

HAND REMOVAL/ SELECTIVE REMOVAL (TREE 392)

TREE PROTECTION AND ROOT PRUNING

PROP. LIMITS OF DISTURBANCE

N: 6989376.33
E: 11876524.09

N: 6989337.33
E: 11876306.72

TREE PROTECTION AND ROOT PRUNING

PROP. LIMITS OF DISTURBANCE

BENCHMARK #2
STRUCTURE 16641
TOP=219.83

MAP-BLOCK-LOT NUMBER: 019.02-02-02
OWNER: BEAUREGARD ALEXANDRIA LLC
ZONE: CDD #4
USE: OFFICE BUILDINGS

MAP-BLOCK-LOT NUMBER: 019.04-02-17
OWNER: INSTITUTE FOR DEFENSE ANALYSES
ZONE: CDD #4
USE: VACANT LAND COMMERCIAL

5 STORIES BRICK AND STEEL BUILDING
FOOTPRINT AREA ±13,800 SQUARE FEET

N27°43'43"W 182.53'
MARK CENTER DRIVE
PUBLIC RIGHT-OF-WAY VARIES

FIELD VERIFIED RPA PER RPA REPORT PREPARED BY WSSI DATED 03/03/2021

BENCHMARK #1
STRUCTURE 12
TOP=230.30

MAP-BLOCK-LOT NUMBER: 019.04-02-15
OWNER: UNITED STATES OF AMERICA FOR AND ON BEHALF OF THE UNITED STATES ARMY
ZONE: CDD #4
USE: FEDERAL

PROP. LIMITS OF DISTURBANCE

S54°18'26"W 172.65'
MARK CENTER AVENUE
PUBLIC RIGHT-OF-WAY VARIES

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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SCALE: 1" = 30' | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
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08/18/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — LIC. NO. 031215 — PROFESSIONAL ENGINEER
01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

TREE INVENTORY AND PRESERVATION PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskpro\98004\dwg\planning\Plans\98004 DSUP\98004P-1201.dwg

SHEET: P-1201

Alexandria		Tree Inventory										
								Activities				
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Removal	Tree Protection Fence	Root Prune	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98-004) 01/20/2021												
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION												
169	Malus spp.	Crabapple	9"	9'	63%	66%	O					
170	Ilex spp.	Holly	14"	14'	70%	66%	O					
171	Ilex spp.	Holly	5"	8'	70%	66%	O					
172	Magnolia spp.	Magnolia	6"	8'	NONE	63%	O					
173	Magnolia spp.	Magnolia	6"	8'	NONE	63%	O					
174	Magnolia spp.	Magnolia	6"	8'	NONE	63%	O					
244	Ilex spp.	Holly	9"	9'	70%	66%	O					
245	Quercus alba	White oak	10"	10'	88%	63%	O		X	X		
246	Acer rubrum	Red maple	22"	22'	70%	66%	O	X			X	
247	Dead	Dead	6"	0'	0%	0%	O	X			X	
248	Nyssa sylvatica	Blackgum	5"	8'	80%	66%	O					
249	Quercus prinus	Chestnut oak	13"	13'	75%	66%	O					
250	Dead	Dead	10"	0'	0%	0%	O	X			X	twin
251	Quercus alba	White oak	10"	10'	88%	63%	O					
252	Quercus prinus	Chestnut oak	13"	13'	75%	66%	O					
253	Quercus prinus	Chestnut oak	15"	15'	75%	63%			X	X		twin
254	Quercus prinus	Chestnut oak	10"	10'	75%	66%	O		X	X		
255	Quercus alba	White oak	14"	14'	88%	66%	O		X	X		
256	Pyrus calleryana	Callery pear	13"	13'	20%	66%		X				
257	Pyrus calleryana	Callery pear	15"	15'	20%	66%		X				
258	Pyrus calleryana	Callery pear	14"	14'	20%	66%		X				
259	Pyrus calleryana	Callery pear	9"	9'	20%	59%		X				
260	Pyrus calleryana	Callery pear	14"	14'	20%	63%		X				
261	Pyrus calleryana	Callery pear	18"	18'	20%	63%		X				
262	Pinus strobus	Eastern white pine	20"	20'	55%	66%	O					
263	Pyrus calleryana	Callery pear	13"	13'	20%	63%	O					
264	Acer palmatum	Japanese maple	6"	8'	80%	63%	O					
265	Acer palmatum	Japanese maple	7"	8'	80%	63%	O					
266	Quercus alba	White oak	14"	14'	88%	63%	O					
267	Quercus alba	White oak	14"	14'	88%	63%	S	X			X	
268	Quercus alba	White oak	6"	8'	88%	63%	S		X	X		
269	Quercus alba	White oak	15"	15'	88%	63%			X	X		
270	Quercus prinus	Chestnut oak	13"	13'	75%	66%		X				
271	Quercus prinus	Chestnut oak	4"	8'	75%	66%	O	X			X	
272	Quercus prinus	Chestnut oak	4"	8'	75%	66%	O	X			X	
273	Quercus prinus	Chestnut oak	6"	8'	75%	66%	O	X			X	
274	Quercus prinus	Chestnut oak	9"	9'	75%	66%		X				
275	Pyrus calleryana	Callery pear	5"	8'	20%	63%	O	X			X	
276	Quercus prinus	Chestnut oak	15"	15'	75%	63%	O	X			X	
277	Quercus alba	White oak	20"	20'	88%	66%		X			X	
278	Malus spp.	Crabapple	8"	8'	63%	63%		X				
279	Malus spp.	Crabapple	9"	9'	63%	63%		X				
280	Malus spp.	Crabapple	8"	8'	63%	59%		X				
281	Malus spp.	Crabapple	6"	8'	63%	50%		X				
282	Malus spp.	Crabapple	7"	8'	63%	63%		X				
283	Pyrus calleryana	Callery pear	15"	15'	20%	63%	O		X	X		
284	Pyrus calleryana	Callery pear	15"	15'	20%	63%	O		X	X		
285	Pyrus calleryana	Callery pear	18"	18'	20%	56%	O		X	X		
286	Acer palmatum	Japanese maple	7"	8'	80%	59%		X				
287	Acer palmatum	Japanese maple	7"	8'	80%	63%		X				
288	Acer palmatum	Japanese maple	4"	8'	80%	63%		X				
289	Pyrus calleryana	Callery pear	21"	21'	20%	66%		X				
290	Quercus alba	White oak	10"	10'	88%	69%		X				
291	Quercus prinus	Chestnut oak	7"	8'	75%	63%		X				
292	Quercus prinus	Chestnut oak	36"	54'	75%	66%		X				triple
293	Quercus prinus	Chestnut oak	4"	8'	75%	66%		X				
294	Quercus rubra	Northern red oak	21"	21'	75%	66%		X				
295	Quercus prinus	Chestnut oak	15"	15'	75%	63%		X				twin
296	Quercus rubra	Northern red oak	13"	13'	75%	63%		X				
297	Quercus alba	White oak	13"	13'	88%	66%		X				
298	Nyssa sylvatica	Blackgum	4"	8'	80%	63%		X				
299	Quercus prinus	Chestnut oak	8"	8'	75%	59%		X				
300	Acer palmatum	Japanese maple	6"	8'	80%	66%		X				
301	Quercus prinus	Chestnut oak	15"	15'	75%	66%		X				
302	Quercus prinus	Chestnut oak	14"	14'	75%	66%		X				
303	Nyssa sylvatica	Blackgum	4"	8'	80%	63%		X				
304	Pinus virginiana	Virginia pine	12"	12'	50%	63%		X				
305	Quercus prinus	Chestnut oak	28"	28'	75%	66%		X				triple

Alexandria		Tree Inventory										
								Activities				
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Removal	Tree Protection Fence	Root Prune	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98-004) 01/20/2021												
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION												
306	Quercus prinus	Chestnut oak	6"	8'	75%	63%		X				
307	Quercus prinus	Chestnut oak	12"	12'	75%	66%		X				
308	Quercus prinus	Chestnut oak	15"	15'	75%	63%		X				twin
309	Quercus prinus	Chestnut oak	14"	14'	75%	63%		X				
310	Quercus prinus	Chestnut oak	14"	14'	75%	63%		X				
311	Quercus rubra	Northern red oak	15"	15'	75%	66%		X				
312	Nyssa sylvatica	Blackgum	4"	8'	80%	63%		X				
313	Nyssa sylvatica	Blackgum	4"	8'	80%	63%		X				
314	Nyssa sylvatica	Blackgum	5"	8'	80%	66%		X				
315	Nyssa sylvatica	Blackgum	6"	8'	80%	66%		X				
316	Dead	Dead	9"	0'	0%	0%		X				
317	Pyrus calleryana	Callery pear	14"	14'	20%	63%		X				
318	Pyrus calleryana	Callery pear	12"	12'	20%	66%		X				
319	Pyrus calleryana	Callery pear	12"	12'	20%	66%		X				
320	Pyrus calleryana	Callery pear	13"	13'	20%	66%		X				
321	Pyrus calleryana	Callery pear	13"	13'	20%	66%		X				
322	Pyrus calleryana	Callery pear	16"	16'	20%	66%		X				
323	Pyrus calleryana	Callery pear	12"	12'	20%	66%		X				
324	Pyrus calleryana	Callery pear	8"	8'	20%	56%		X				
325	Pyrus calleryana	Callery pear	15"	15'	20%	66%		X				
326	Pyrus calleryana	Callery pear	14"	14'	20%	66%		X				
327	Pyrus calleryana	Callery pear	13"	13'	20%	66%		X				
328	Pyrus calleryana	Callery pear	20"	20'	20%	66%		X				
329	Gleditsia triacanthos	Honeylocust	14"	14'	55%	66%		X				
330	Gleditsia triacanthos	Honeylocust	13"	13'	55%	66%		X				
331	Dead	Dead	13"	0'	0%	0%		X				
332	Gleditsia triacanthos	Honeylocust	14"	14'	55%	66%		X				
333	Dead	Dead	9"	0'	0%	0%		X				
334	Quercus prinus	Chestnut oak	8"	8'	75%	63%		X				
335	Quercus rubra	Northern red oak	13"	13'	75%	66%		X				
336	Dead	Dead	8"	0'	0%	0%		X				
337	Quercus alba	White oak	16"	16'	88%	63%		X				
338	Quercus prinus	Chestnut oak	5"	8'	75%	66%		X				
339	Quercus prinus	Chestnut oak	5"	8'	75%	56%		X				
340	Quercus prinus	Chestnut oak	4"	8'	75%	63%		X				
341	Quercus prinus	Chestnut oak	6"	8'	75%	59%		X				
342	Quercus rubra	Northern red oak	20"	20'	75%	66%		X				
343	Quercus prinus	Chestnut oak	9"	9'	75%	63%		X				
344	Quercus rubra	Northern red oak	9"	9'	75%	66%		X				
345	Quercus rubra	Northern red oak	4"	8'	75%	63%		X				
346	Quercus rubra	Northern red oak	8"	8'	75%	69%		X				
347	Quercus rubra	Northern red oak	6"	8'	75%	63%		X				
348	Ilex spp.	Holly	9"	9'	70%	63%		X				
349	Dead	Dead	12"	0'	0%	0%		X				
350	Quercus rubra	Northern red oak	8"	8'	75%	63%		X				
351	Dead	Dead	12"	0'	0%	0%		X				
352	Gleditsia triacanthos	Honeylocust	12"	12'	55%	59%		X				
353	Dead	Dead	13"	0'	0%	0%		X				
354	Dead	Dead	6"	0'	0%	0%		X				
355	Juniperus virginiana	Eastern redcedar	11"	11'	75%	63%		X				
356	Dead	Dead	14"	0'	0%	63%		X				
357	Dead	Dead	6"	0'	0%	0%		X				
358	Juniperus virginiana	Eastern redcedar	11"	11'	75%	66%		X				
359	Pinus sylvestris	Scots pine	4"	8'	60%	50%		X				
360	Pinus sylvestris	Scots pine	6"	8'	60%	63%		X				
361	Acer rubrum	Red maple	18"	18'	70%	63%		X				
362	Liquidambar styraciflua	Sweetgum	12"	12'	65%	50%		X				
363	Acer rubrum	Red maple	13"	13'	70%	66%		X				
364	Dead	Dead	10"	0'	0%	0%		X				
365	Acer rubrum	Red maple	16"	16'	70%	63%		X				
366	Gleditsia triacanthos	Honeylocust	13"	13'	55%	66%		X				
367	Gleditsia triacanthos	Honeylocust	14"	14'	55%	66%		X				
368	Pinus strobus	Eastern white pine	13"	13'	55%	66%		X				
369	Gleditsia triacanthos	Honeylocust	16"	16'	55%	66%		X				
370	Gleditsia triacanthos	Honeylocust	13"	13'	55%	66%		X				
371	Gleditsia triacanthos	Honeylocust	16"	16'	55%	63%		X				
372	Gleditsia triacanthos	Honeylocust	12"	12'	55%	63%		X				
373	Gleditsia triacanthos	Honeylocust	9"	9'	55%	63%		X				

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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SCALE: 1" = 30' | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/19/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — PROFESSIONAL ENGINEER — 01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. 2022–10027
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.

Alexandria — **Tree Inventory**

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Activities: Removal	Activities: Tree Protection Fence	Activities: Root Prune	Activities: Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98-004) 01/20/2021												
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION												
374	Gleditsia triacanthos	Honeylocust	13"	13'	55%	63%		X				
375	Gleditsia triacanthos	Honeylocust	15"	15'	55%	63%		X				
376	Gleditsia triacanthos	Honeylocust	9"	9'	55%	63%		X				
377	Gleditsia triacanthos	Honeylocust	10"	10'	55%	63%		X				
378	Gleditsia triacanthos	Honeylocust	14"	14'	55%	63%		X				
379	Gleditsia triacanthos	Honeylocust	15"	15'	55%	66%		X				
380	Gleditsia triacanthos	Honeylocust	9"	9'	55%	66%		X				
381	Gleditsia triacanthos	Honeylocust	10"	10'	55%	66%		X				
382	Gleditsia triacanthos	Honeylocust	11"	11'	55%	66%		X				
383	Gleditsia triacanthos	Honeylocust	10"	10'	55%	66%		X				
384	Gleditsia triacanthos	Honeylocust	11"	11'	55%	66%		X				
385	Gleditsia triacanthos	Honeylocust	10"	10'	55%	66%		X				
386	Gleditsia triacanthos	Honeylocust	11"	11'	55%	66%		X				
387	Gleditsia triacanthos	Honeylocust	14"	14'	55%	66%		X				
388	Magnolia grandiflora	Southern magnolia	20"	20'	70%	66%		X				
389	Acer palmatum	Japanese maple	10"	10'	80%	66%		X				
390	Acer palmatum	Japanese maple	12"	12'	80%	66%		X				
391	Acer palmatum	Japanese maple	6"	8'	80%	66%		X				
392	Acer palmatum	Japanese maple	6"	8'	80%	66%	O	X			X	
393	Acer palmatum	Japanese maple	6"	8'	80%	66%	O		X	X		
394	Magnolia grandiflora	Southern magnolia	24"	24'	70%	66%		X				
395	Magnolia grandiflora	Southern magnolia	12"	12'	70%	66%		X				
396	Pyrus calleryana	Callery pear	6"	8'	20%	69%	O	X				
397	Pyrus calleryana	Callery pear	10"	10'	20%	69%	O	X				
398	Pyrus calleryana	Callery pear	12"	12'	20%	69%	O	X				
399	Pyrus calleryana	Callery pear	10"	10'	20%	69%	O	X				
400	Morus alba	White mulberry	6"	8'	30%	63%		X				
401	Morus alba	White mulberry	8"	8'	30%	66%		X				
402	Morus alba	White mulberry	4"	8'	30%	66%		X				
403	Morus alba	White mulberry	14"	14'	30%	63%	O	X				multi-stem
404	Morus alba	White mulberry	8"	8'	30%	63%	O	X				
405	Morus alba	White mulberry	10"	10'	30%	63%	O	X				multi-stem
406	Morus alba	White mulberry	4"	8'	30%	63%	O	X				
407	Morus alba	White mulberry	10"	10'	30%	63%	O	X				multi-stem
408	Liquidambar styraciflua	Sweetgum	5"	8'	65%	63%	O	X				
409	Liquidambar styraciflua	Sweetgum	5"	8'	65%	66%	O	X				
410	Morus alba	White mulberry	5"	8'	30%	66%	O	X				
411	Morus alba	White mulberry	6"	8'	30%	66%	O	X				
412	Morus alba	White mulberry	10"	10'	30%	66%		X				multi-stem
413	Morus alba	White mulberry	4"	8'	30%	66%		X				
414	Magnolia grandiflora	Southern magnolia	12"	12'	70%	66%		X				
415	Morus alba	White mulberry	8"	8'	30%	63%		X				multi-stem
416	Ulmus americana	American elm	4"	8'	53%	66%		X				
417	Ulmus americana	American elm	6"	8'	53%	66%		X				
418	Morus alba	White mulberry	10"	10'	30%	66%		X				multi-stem
419	Ulmus americana	American elm	12"	12'	53%	66%		X				multi-stem
420	Ulmus americana	American elm	13"	13'	53%	66%		X				
421	Ulmus americana	American elm	12"	12'	53%	66%		X				
422	Morus alba	White mulberry	10"	10'	30%	66%		X				multi-stem
423	Ulmus americana	American elm	6"	8'	53%	63%		X				twin
424	Ilex spp.	Holly	4"	8'	70%	63%		X				
425	Ilex spp.	Holly	4"	8'	70%	63%		X				
426	Ilex spp.	Holly	4"	8'	70%	63%		X				
427	Lagerstroemia indica	Crape Myrtle	12"	12'	78%	69%		X				
428	Lagerstroemia indica	Crape Myrtle	6"	8'	78%	69%		X				
429	Lagerstroemia indica	Crape Myrtle	8"	8'	78%	69%		X				
430	Lagerstroemia indica	Crape Myrtle	8"	8'	78%	69%		X				
431	Lagerstroemia indica	Crape Myrtle	7"	8'	78%	69%		X				
432	Ilex spp.	Holly	4"	8'	70%	66%		X				
433	Pyrus calleryana	Callery pear	12"	12'	20%	66%		X				
434	Ilex spp.	Holly	4"	8'	70%	66%		X				
435	Pyrus calleryana	Callery pear	4"	8'	20%	66%		X				
436	Pyrus calleryana	Callery pear	4"	8'	20%	66%		X				
437	Pyrus calleryana	Callery pear	6"	8'	20%	66%		X				
438	Pyrus calleryana	Callery pear	4"	8'	20%	66%		X				
439	Pyrus calleryana	Callery pear	3"	8'	20%	66%		X				
440	Pyrus calleryana	Callery pear	4"	8'	20%	66%		X				
441	Pyrus calleryana	Callery pear	3"	8'	20%	66%		X				

Alexandria — **Tree Inventory**

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Activities: Removal	Activities: Tree Protection Fence	Activities: Root Prune	Activities: Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98-004) 01/20/2021												
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION												
442	Pyrus calleryana	Callery pear	3"	8'	20%	66%		X				
443	Ulmus americana	American elm	7"	8'	53%	63%		X				
444	Ulmus americana	American elm	8"	8'	53%	63%		X				
445	Acer rubrum	Red maple	5"	8'	70%	66%		X				
446	Pyrus calleryana	Callery pear	8"	8'	20%	63%		X				
447	Pyrus calleryana	Callery pear	5"	8'	20%	63%		X				
448	Liquidambar styraciflua	Sweetgum	3"	8'	65%	66%		X				
449	Salix babylonica	Weeping willow	36"	54'	50%	63%		X				
450	Ulmus americana	American elm	10"	10'	53%	66%		X				
451	Ulmus americana	American elm	10"	10'	53%	66%		X				
452	Quercus rubra	Northern red oak	3"	8'	75%	66%		X				
453	Acer rubrum	Red maple	4"	8'	70%	66%		X				
454	Pyrus calleryana	Callery pear	10"	10'	20%	66%		X				
455	Salix babylonica	Weeping willow	25"	25'	50%	63%		X				
456	Pyrus calleryana	Callery pear	4"	8'	20%	63%		X				
457	Acer rubrum	Red maple	4"	8'	70%	66%		X				
458	Acer rubrum	Red maple	5"	8'	70%	66%		X				
459	Morus alba	White mulberry	5"	8'	30%	63%		X				
460	Salix babylonica	Weeping willow	26"	26'	50%	63%		X				
461	Pinus strobus	Eastern white pine	8"	8'	55%	66%		X				
462	Salix babylonica	Weeping willow	14"	14'	50%	66%		X				
463	Dead	Dead	12"	0'	0%	63%		X				
464	Morus alba	White mulberry	4"	8'	30%	66%		X				
465	Ulmus americana	American elm	14"	14'	53%	66%		X				
466	Morus alba	White mulberry	5"	8'	30%	66%		X				
467	Morus alba	White mulberry	10"	10'	30%	63%		X				
468	Morus alba	White mulberry	4"	8'	30%	66%		X				
469	Pyrus calleryana	Callery pear	10"	10'	20%	63%		X				
470	Ulmus americana	American elm	16"	16'	53%	66%		X				
471	Ulmus americana	American elm	6"	8'	53%	66%		X				
472	Ulmus americana	American elm	8"	8'	53%	66%		X				
473	Morus alba	White mulberry	3"	8'	30%	66%		X				
474	Pyrus calleryana	Callery pear	3"	8'	20%	66%		X				
475	Morus alba	White mulberry	5"	8'	30%	63%		X				
476	Acer rubrum	Red maple	6"	8'	70%	63%		X				Multi-stem
477	Magnolia grandiflora	Southern magnolia	14"	14'	70%	66%		X				
478	Magnolia grandiflora	Southern magnolia	22"	22'	70%	63%		X				
479	Magnolia grandiflora	Southern magnolia	16"	16'	70%	66%		X				
480	Magnolia grandiflora	Southern magnolia	13"	13'	70%	66%	O	X				
481	Acer palmatum	Japanese maple	4"	8'	80%	66%	O	X				
482	Cupressocyparis leylandii	Leyland cypress	8"	8'	60%	63%	O	X				
483	Cupressocyparis leylandii	Leyland cypress	4"	8'	60%	59%	O	X				
484	Cupressocyparis leylandii	Leyland cypress	5"	8'	60%	63%	O	X				
485	Cupressocyparis leylandii	Leyland cypress	5"	8'	60%	63%	O	X				
486	Cupressocyparis leylandii	Leyland cypress	3"	8'	60%	56%	O	X				
487	Cercis canadensis	Eastern redbud	3"	8'	73%	63%	O	X				
488	Cercis canadensis	Eastern redbud	3"	8'	73%	63%	O	X				
489	Cercis canadensis	Eastern redbud	2"	8'	73%	63%	O	X				
490	Acer palmatum	Japanese maple	5"	8'	80%	66%		X				
491	Liquidambar styraciflua	Sweetgum	13"	13'	65%	66%		X				
492	Liquidambar styraciflua	Sweetgum	20"	20'	65%	66%		X				
493	Liquidambar styraciflua	Sweetgum	20"	20'	65%	66%		X				
494	Liquidambar styraciflua	Sweetgum	13"	13'	65%	66%		X				
495	Liquidambar styraciflua	Sweetgum	10"	10'	65%	66%		X				
496	Ulmus americana	American elm	18"	18'	53%	50%		X				
497	Acer rubrum	Red maple	19"	19'	70%	63%		X				
498	Liquidambar styraciflua	Sweetgum	12"	12'	65%	66%		X				
499	Quercus prinus	Chestnut oak	5"	8'	75%	66%		X				
500	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O	X				
501	Cupressocyparis leylandii	Leyland cypress	3"	8'	60%	50%	O	X				
502	Cupressocyparis leylandii	Leyland cypress	3"	8'	60%	53%	O	X				
503	Cupressocyparis leylandii	Leyland cypress	3"	8'	60%	56%	O	X				
504	Cupressocyparis leylandii	Leyland cypress	2"	8'	60%	56%	O	X				
505	Liriodendron tulipifera	Yellow-poplar	16"	16'	70%	66%	O	X				
506	Liquidambar styraciflua	Sweetgum	26"	26'	65%	63%		X				
507	Cercis canadensis	Eastern redbud	3"	8'	73%	69%		X				
508	Acer rubrum	Red maple	14"	14'	70%	66%		X				
509	Liquidambar styraciflua	Sweetgum	15"	15'	65%	66%	O	X				

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30' | DRAWN: SC/TPB | CHECKED: JS | DATE: 02/04/2022

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/19/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL Lic. No.031215 — 01/18/23 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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: P-1203

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q:\sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-1201.dwg

Alexandria		Tree Inventory											
									Activities				
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Removal	Tree Protection Fence	Root Prune	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98-004) 01/20/2021												
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION												
510	Cercis canadensis	Eastern redbud	2"	8'	73%	66%		X				
511	Liriodendron tulipifera	Yellow-poplar	10"	10'	70%	66%	S	X				
512	Cercis canadensis	Eastern redbud	9"	9'	73%	63%	O	X				
513	Liquidambar styraciflua	Sweetgum	18"	18'	65%	63%		X				twin
514	Liquidambar styraciflua	Sweetgum	14"	14'	65%	63%	O	X				
515	Cupressocyparis leylandii	Leyland cypress	3"	8'	60%	56%	O	X				
516	Cupressocyparis leylandii	Leyland cypress	2"	8'	60%	56%	O	X				
517	Cupressocyparis leylandii	Leyland cypress	3"	8'	60%	56%	O	X				
518	Picea abies	Norway spruce	5"	8'	55%	63%	O	X				
519	Ilex spp.	Holly	5"	8'	70%	66%	O	X				
520	Ilex spp.	Holly	5"	8'	70%	66%		X				
521	Ilex spp.	Holly	5"	8'	70%	66%		X				
522	Ilex spp.	Holly	6"	8'	70%	66%		X				
523	Ilex spp.	Holly	7"	8'	70%	66%		X				
524	Acer rubrum	Red maple	26"	26'	70%	63%		X				
525	Lagerstroemia indica	Crape Myrtle	10"	10'	78%	63%		X				
526	Lagerstroemia indica	Crape Myrtle	8"	8'	78%	63%		X				
527	Lagerstroemia indica	Crape Myrtle	10"	10'	78%	63%		X				
528	Lagerstroemia indica	Crape Myrtle	8"	8'	78%	63%		X				
529	Lagerstroemia indica	Crape Myrtle	12"	12'	78%	63%		X				
530	Ilex spp.	Holly	5"	8'	70%	66%	O	X				
531	Ilex spp.	Holly	5"	8'	70%	66%	O	X				
532	Ilex spp.	Holly	6"	8'	70%	66%	O	X				
533	Ilex spp.	Holly	5"	8'	70%	66%	O	X				
534	Ilex spp.	Holly	4"	8'	70%	66%	O	X				
535	Magnolia grandiflora	Southern magnolia	6"	8'	70%	66%	O	X				
536	Ilex spp.	Holly	5"	8'	70%	66%	O	X				
537	Ilex spp.	Holly	5"	8'	70%	66%	O	X				
538	Ilex spp.	Holly	5"	8'	70%	66%	O	X				
539	Ilex spp.	Holly	3"	8'	70%	66%	O	X				
540	Ilex spp.	Holly	10"	10'	70%	63%	O	X				
541	Ilex spp.	Holly	12"	12'	70%	66%	O	X				
542	Ilex spp.	Holly	12"	12'	70%	66%	O	X				
543	Quercus rubra	Northern red oak	14"	14'	75%	66%		X				
544	Quercus phellos	Willow oak	14"	14'	75%	66%		X				
545	Quercus phellos	Willow oak	14"	14'	75%	66%		X				
546	Quercus phellos	Willow oak	10"	10'	75%	66%		X				
547	Pinus strobus	Eastern white pine	10"	10'	55%	63%		X				
548	Pinus strobus	Eastern white pine	12"	12'	55%	66%		X				
549	Prunus spp.	Ornamental Cherry	13"	13'	55%	66%		X				
550	Prunus spp.	Ornamental Cherry	10"	10'	55%	66%		X				
551	Prunus spp.	Ornamental Cherry	14"	14'	55%	66%	O		X	X		
552	Tsuga canadensis	Eastern hemlock	6"	8'	60%	63%	O		X	X		
553	Salix babylonica	Weeping willow	25"	25'	50%	66%		X				
554	Ilex spp.	Holly	12"	12'	70%	66%	O		X	X		
555	Ilex spp.	Holly	11"	11'	70%	66%	O		X	X		
556	Ilex spp.	Holly	11"	11'	70%	66%	O		X	X		
557	Ilex spp.	Holly	11"	11'	70%	66%	O		X	X		
558	Ilex spp.	Holly	11"	11'	70%	66%	O		X	X		
559	Ilex spp.	Holly	10"	10'	70%	66%	O		X	X		
560	Ilex spp.	Holly	11"	11'	70%	66%	O		X	X		
561	Cryptomeria japonica	Japanese cryptomeria	6"	8'	70%	66%	O					
562	Cryptomeria japonica	Japanese cryptomeria	6"	8'	70%	66%	O					
563	Cryptomeria japonica	Japanese cryptomeria	6"	8'	70%	66%	O					
564	Cryptomeria japonica	Japanese cryptomeria	4"	8'	70%	66%	O					
565	Pinus strobus	Eastern white pine	15"	15'	55%	63%	O					
566	Pinus strobus	Eastern white pine	16"	16'	55%	63%	O					
679	Pinus sylvestris	Scots pine	3"	8'	60%	50%	O					

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter

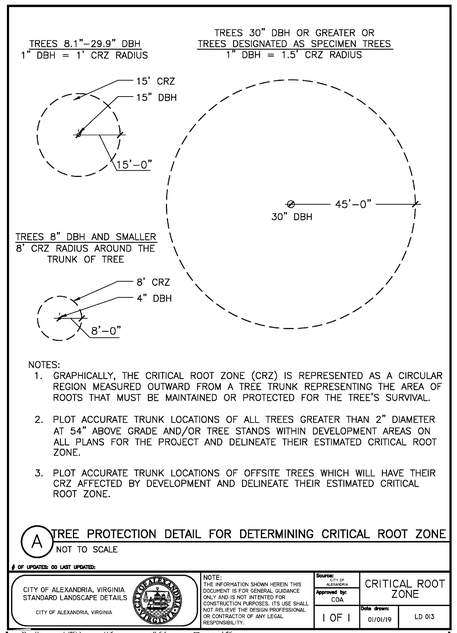
CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Crown Clean Pruning - Remove all dead, dying, and diseased limbs 1" in diameter and larger, measured at the point of attachment.

Mulching - Chips or shredded hardwood mulch shall be placed in tree preservation area to a minimum depth of 4" along the limits of clearing and grading to a maximum depth of 10' into the preserved areas.

Mulch within protected areas without the use of motorized equipment (ie, use wheelbarrows) and will be distributed manually.



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

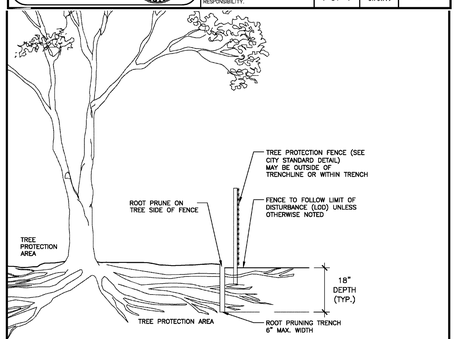
A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA | Approved by: COA | CRITICAL ROOT ZONE | 1 OF 1 | Date drawn: 01/01/19 | LD 013



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

A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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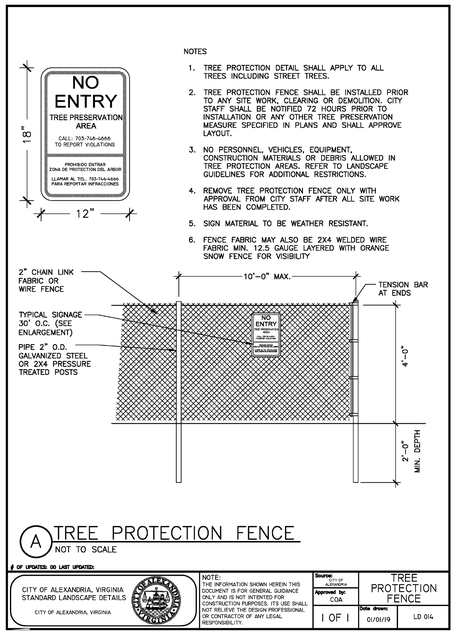
Source: CITY OF ALEXANDRIA | Approved by: COA | ROOT PRUNING | 1 OF 1 | Date drawn: 01/01/19 | LD 015



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

A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA | Approved by: COA | TREE PROTECTION FENCE | 1 OF 1 | Date drawn: 01/01/19 | LD 014

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

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

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

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

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

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

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

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

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

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

4) 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.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA | Approved by: COA | STANDARD LANDSCAPE PLAN NOTES | 1 OF 1 | Date drawn: 01/01/19 | LD 016

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
SCALE: 1" = 30' | DATE: 02/04/2022 | DRAWN: SC/TPB | CHECKED: JS

PLAN STATUS

DATE	DESCRIPTION
02/04/2022	CONCEPT PLAN - PHASE 1
03/25/2022	CONCEPT PLAN - PHASE 1
08/19/2022	CONCEPT PLAN - PHASE 2

DATE	DESCRIPTION
11/08/2022	DSUP COMPLETENESS SUB.
12/21/2022	DSUP COMPLETENESS #2
01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY A. STUCHEL — Lic. No.031215 — PROFESSIONAL ENGINEER — 01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

TREE INVENTORY AND PRESERVATION DETAILS

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q:\sdskpro\98004\dwg\planning\Plans\98004 DSUP\98004P-1201.dwg

SHEET: P-1204

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
E	PLUG	E
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE: IA (PODIUM – BASEMENTS, FLOORS 1/2)
IIIA (FLOORS 3–7)

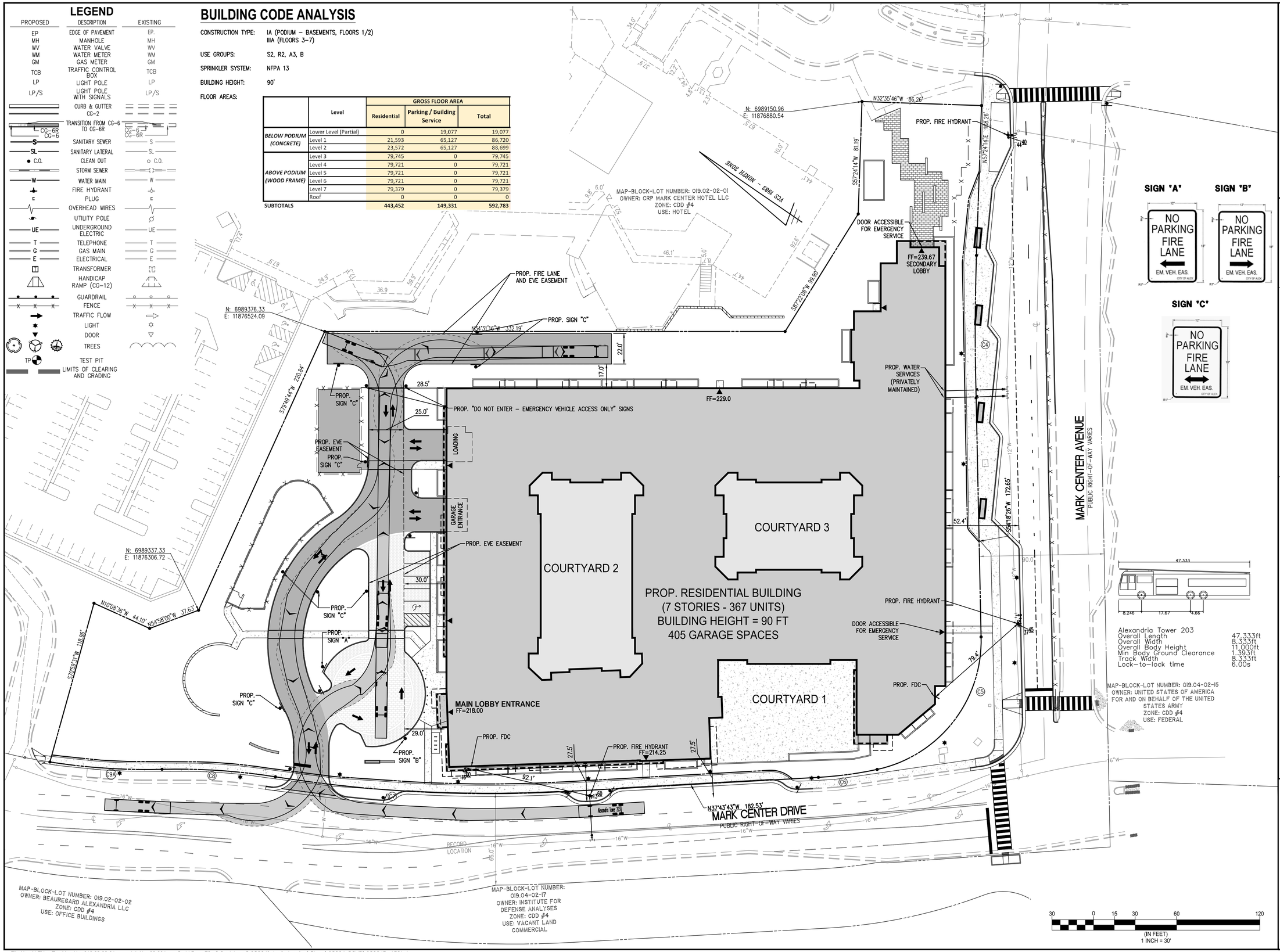
USE GROUPS: S2, R2, A3, B

SPRINKLER SYSTEM: NFPA 13

BUILDING HEIGHT: 90'

FLOOR AREAS:

	Level	GROSS FLOOR AREA		
		Residential	Parking / Building Service	Total
BELOW PODIUM (CONCRETE)	Lower Level (Partial)	0	19,077	19,077
	Level 1	21,593	65,127	86,720
	Level 2	23,572	65,127	88,699
ABOVE PODIUM (WOOD FRAME)	Level 3	79,745	0	79,745
	Level 4	79,721	0	79,721
	Level 5	79,721	0	79,721
	Level 6	79,721	0	79,721
	Level 7	79,379	0	79,379
	Roof	0	0	0
SUBTOTALS		443,452	149,331	592,783



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DATE	DESCRIPTION
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01/18/2023	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA JEFFREY A. STUCHEL LIC. NO. 031215 PROFESSIONAL ENGINEER
01/18/23

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD - LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2022-10027
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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q: \sdskproj\98004\dwg\planning\Plans\98004 DSUP\98004P-1301.dwg

SHEET: P-1301

LEGEND

- CAT. IV TREES
- CAT. III TREES
- CAT. II TREES
- CAT. I TREES
- STREET TREES
- CAT. I SHRUBS
- CAT. II SHRUBS
- CAT. III SHRUBS
- PERENNIALS & ORNAMENTAL GRASSES
- BIORETENTION PLANTERS

PROPOSED OFF-SITE TREES TO BE PLANTED IN COORDINATION WITH ADJACENT PROPERTY FOR REPLACEMENT OF POTENTIAL TREES REMOVED DURING CONSTRUCTION. DESIGN TO BE PROVIDED AT FINAL SITE PLAN.

SWM BIORETENTION PLANTINGS TO INCLUDE SHRUBS, GROUNDCOVER, GRASSES, AND PERENNIALS AT FINAL SITE PLAN (TYP.)

FENCED PICKLEBALL COURT / MULTI-USE SPACE

DOWNWARD POLE LIGHTING (10' HT)

BOLLARD LIGHTING (48" HT. MAX)

BENCH AND TRASH RECEPTACLE

FENCED DOG RELIEF AREA

DOG RELIEF ENTRY

LAWN/SEAT WALL (IN-WALL LIGHTING)

FENCE (HT. VARIES 42"-72" HT.

SEAT WALLS

SOIL VOLUME, REQUIRED: 1 TREE = 300 CF PROPOSED: 640 SF X 3 FT = 1,920 CF (950 CF / TREE)

SOIL VOLUME, ON STRUCTURE REQUIRED: 1 TREE = 450 CF PROPOSED: 505 SF X 3 FT = 1,515 CF (505 CF / TREE)

SOIL VOLUME, ON STRUCTURE REQUIRED: 1 TREE = 450 CF PROPOSED: 435 SF X 3 FT = 1,305 CF (652 CF / TREE)

SOIL VOLUME, ON STRUCTURE REQUIRED: 1 TREE = 450CF PROPOSED: 495 SF X 3 FT = 1,485 CF (495 CF / TREE)

COURTYARD 2

COURTYARD 3

COURTYARD 1

PROP. RESIDENTIAL BUILDING
(7 STORIES - 367 UNITS)
BUILDING HEIGHT = 86 FT
405 GARAGE SPACES

MAIN LOBBY ENTRANCE

SOIL VOLUME, ON STRUCTURE REQUIRED: 1 TREE = 450 CF PROPOSED: 540 SF X 3 FT = 1,620 CF (540 CF / TREE)

SOIL VOLUME, ON STRUCTURE REQUIRED: 1 TREE = 450 CF PROPOSED: 418 SF X 3 FT = 1,254 CF (627 CF / TREE)

SOIL VOLUME, ON STRUCTURE REQUIRED: 1 TREE = 450 CF PROPOSED: 350 SF X 3 FT = 1,050 CF (525 CF / TREE)

SOIL VOLUME, REQUIRED: 1 TREE = 450 CF PROPOSED: 350 SF X 3 FT = 1,050 CF (525 CF / TREE)

SOIL VOLUME, REQUIRED: 1 TREE = 450 CF PROPOSED: 152 SF X 3 FT = 456 CF

SOIL VOLUME, REQUIRED: 1 TREE = 450 CF PROPOSED: 157 SF X 3 FT = 471 CF

SOIL VOLUME, REQUIRED: 1 TREE = 450 CF PROPOSED: 130 SF X 3 FT = 450 CF

SOIL VOLUME, REQUIRED: 1 TREE = 450 CF PROPOSED: 150 SF X 3 FT = 450 CF

SOIL VOLUME, REQUIRED: 1 TREE = 300 CF PROPOSED: 1,030 SF X 3 FT = 3,090 CF (515 CF / TREE)

SOIL VOLUME, REQUIRED: 1 TREE = 300 CF PROPOSED: 1,630 SF X 3 FT = 4,890 CF (1,222 CF / TREE)

ENTRY MONUMENT SIGNAGE AND WALL

STREET LIGHT

MARK CENTER DRIVE

MARK CENTER AVENUE

NOTE:
1. DESIGN OF COURTYARDS TO BE DETERMINED AT FINAL SITE PLAN.
2. ALL OF THE LIGHTS WITHIN THE LIMITS OF DISTURBANCE WILL BE REMOVED WITH THE APPLICATION.

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

J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, VA 20151
703.361.1550
www.j2engineers.com

SEAL

COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
01/18/2023
LANDSCAPE ARCHITECT

CLIENT

REQUITY REAL ESTATE GROUP
1210 CORBIN COURT,
MCLEAN, VA 22101

THE RUTHERFORD AT MARK CENTER - 5000 SEMINARY RD LOT 502, DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

SHEET TITLE

OVERALL LANDSCAPE PLAN

ISSUE DATE

No.	Description	Date
1.	DSUP	11.08.2022
	COMPLETENESS SUB.	
2.	DSUP	12.21.2022
	COMPLETENESS #2	
3.	DSUP	01.18.2023
	VERIFICATION SUBMISSION	

DATE: 01.18.2023
CONTACT: AS
DRAWN BY: AR / HC
QA/QC: AS

SCALE: 1"=30'-0"
0 15' 30' 60'

SHEET NUMBER

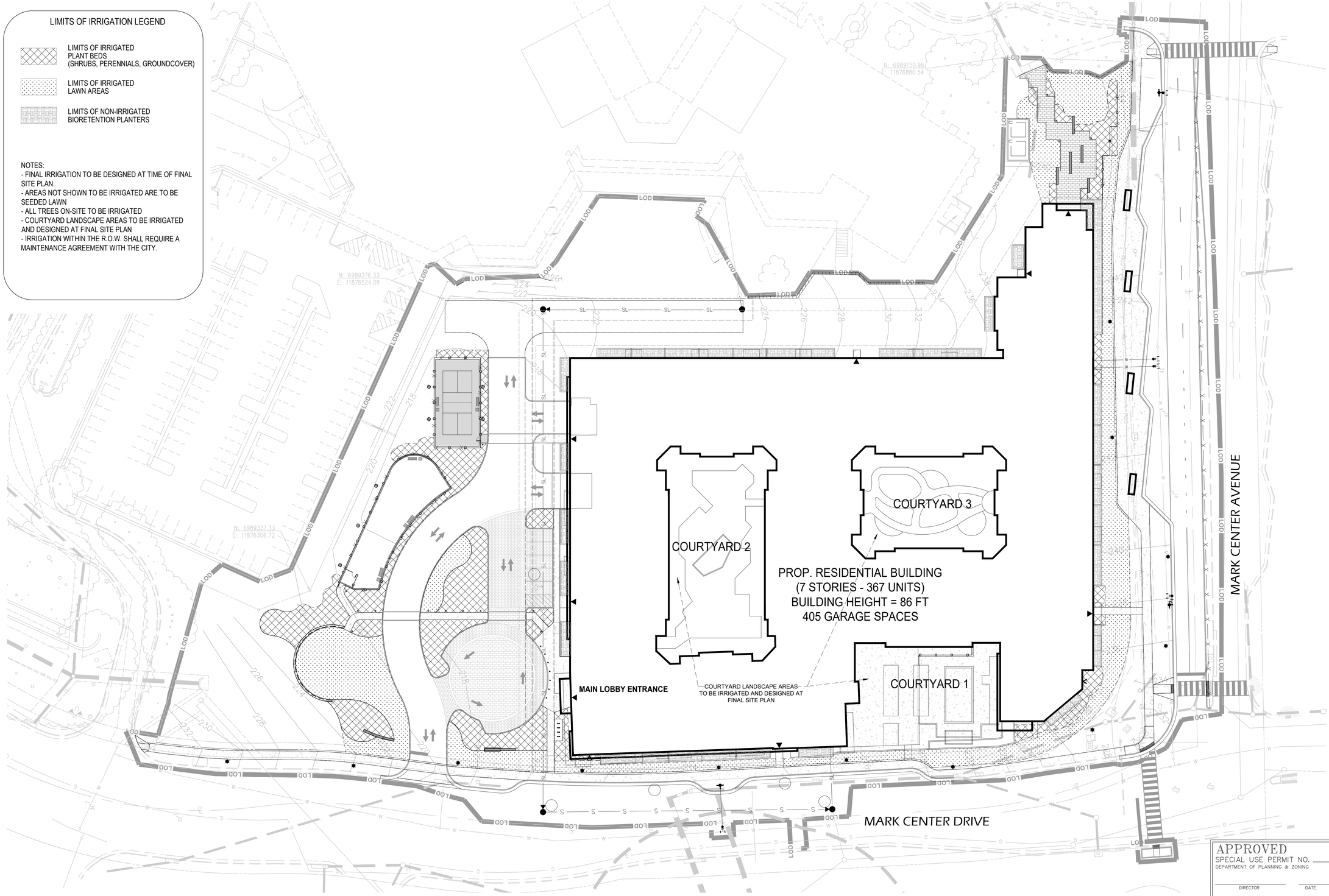
L0.00

DSUP VERIFICATION SUB.

LIMITS OF IRRIGATION LEGEND

- LIMITS OF IRRIGATED PLANT BEDS (SHRUBS, PERENNIALS, GROUNDCOVER)
- LIMITS OF IRRIGATED LAWN AREAS
- LIMITS OF NON-IRRIGATED BIORETENTION PLANTERS

NOTES:
- FINAL IRRIGATION TO BE DESIGNED AT TIME OF FINAL SITE PLAN.
- AREAS NOT SHOWN TO BE IRRIGATED ARE TO BE SEEDED LAWN
- ALL TREES ON-SITE TO BE IRRIGATED
- COURTYARD LANDSCAPE AREAS TO BE IRRIGATED AND DESIGNED AT FINAL SITE PLAN
- IRRIGATION WITHIN THE R.O.W. SHALL REQUIRE A MAINTENANCE AGREEMENT WITH THE CITY.



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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01/18/2023
LANDSCAPE ARCHITECT

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1210 CORBIN COURT,
MCLEAN, VA 22101

THE RUTHERFORD AT MARK CENTER - 5000 SEMINARY RD LOT 502, DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

SHEET TITLE

LANDSCAPE WATER MANAGEMENT PLAN

ISSUE DATE

No.	Description	Date
1.	DSUP	11.08.2022
	COMPLETENESS SUB.	
2.	DSUP	12.21.2022
	COMPLETENESS #2	
3.	DSUP	01.18.2023
	VERIFICATION SUBMISSION	

DATE: 01.18.2023
CONTACT: AS
DRAWN BY: AR / HC
QA/QC: AS

SCALE: 1"=30'-0"
0 15' 30' 60'

SHEET NUMBER

L1.00

DSUP VERIFICATION SUB.

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	**198,829**
25% CROWN COVER REQUIRED (SF)	**49,708**
EXISTING CROWN COVER (SF)	49,708
REMOVED CROWN COVER (SF)	49,708
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	45,000
Crown Cover from Proposed Shrubs	6,744
TOTAL CROWN COVER PROVIDED (%)	26.0%
TOTAL CROWN COVER PROVIDED (SF)	**51,744**

Note:
Existing crown coverage tabulated based on 25% of site landscape requirement. Existing vegetation comprised of plant material installed with previous development and additional volunteer species including Callery Pear, White Mulberry, Honeylocust, and Holly sp.

BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 97							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	8	13.1%	33%	arborea	8	8.2%	10%
Betula	9	14.8%	33%	nigra	9	9.3%	10%
Carpinus	6	9.8%	33%	betulus	6	6.2%	10%
Cornus	3	4.9%	33%	kousa	3	3.1%	10%
Cercis	6	9.8%	33%	canadensis	6	6.2%	10%
Magnolia	5	8.2%	33%	virginiana	5	5.2%	10%
Chionanthus	6	9.8%	33%	virginicus	6	6.2%	10%
Gleditsia	7	11.5%	33%	triacanthos	7	7.2%	10%
Ilex	9	14.8%	33%	opaca	9	9.3%	10%
Juniperus	9	14.8%	33%	virginiana	9	9.3%	10%
Liquidambar	4	6.6%	33%	styraciflua	4	4.1%	10%
Nyssa	8	13.1%	33%	sylvatica	8	8.2%	10%
Oxydendrum	3	4.9%	33%	arboreum	3	3.1%	10%
Platanus	9	14.8%	33%	occidentalis	9	9.3%	10%
Pinus	5	8.2%	33%	taeda	5	5.2%	10%

STREET TREES CALCULATIONS		
Canopy Trees 1 per 30 linear feet of frontage		
Road Name: Mark Center Dr		
Total Road Frontage Length:	665	l.f.
Available Road Frontage Length*:	165	l.f.
Provided:	6	
Road Name: Mark Center Avenue		
Total Road Frontage Length:	455	l.f.
Available Road Frontage Length*:	195	l.f.
Provided:	6	

** Available frontage excludes intersection / parallel parking / bus parking / utilities / sidewalks*

PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
URBAN TREES	NS	5	Nyssa	sylvatica		Black-gum	2" cal.	B&B; symmetrical, single leader (ROW tree)	0	0	5		5
	PA	3	Platanus	occidentalis		Sycamore	2" cal.	B&B; symmetrical, single leader (ROW tree)	0	0	3		3
	LS	4	Liquidambar	styraciflua	Rotundiloba'	Fruitless Sweetgum	2" cal.	B&B; symmetrical, single leader (ROW tree)	0	0	4		4
	BN	4	Betula	nigra		River birch	2" cal.	B&B; multistem; full branching	750	3,000	4		4
	CB	6	Carpinus	betulus		European Hornbeam	1.5" cal.	B&B; symmetrical, single leader	250	1,500			
	CV	2	Chionanthus	virginicus		Fringetree	1.5" cal.	B&B; symmetrical, single leader	500	1,000	2		2
	AA	8	Amelanchier	arborea		Downy Serviceberry	1.5" cal.	B&B; symmetrical, single leader	500	4,000	6		6
	TOTALS	**32**							**URBAN TREE CCA:**	**9,500**	**24**	**0**	**24**
											75.0%	**0.0%**	**75.0%**
	PLAN KEY	**QUANTITY**	**GENUS**	**SPECIES**		**COMMON NAME**	**CALIPER/HEIGHT**		**CCA PER TREE (SF)**	**TOTAL CROWN COVER (SF)**	**REGIONAL (#)**	**EASTERN U.S. (#)**	**TOTAL**
STANDARD TREES	PA	6	Platanus	occidentalis		Sycamore	2" cal.	B&B; symmetrical, single leader	1,250	7,500	6		6
	CK	3	Cornus	kousa		Kousa Dogwood	2" cal.	B&B; multistem; full branching	250	750			
	BN	5	Betula	nigra		River birch	2" cal.	B&B; multistem; full branching	750	3,750	5		5
	NS	3	Nyssa	sylvatica		Black-gum	2" cal.	B&B; symmetrical, single leader	750	2,250	3		3
	GT	7	Gleditsia	triacanthos		Honey Locust	2" cal.	B&B; symmetrical, single leader	750	5,250	7		7
	PT	5	Pinus	taeda		Loblolly Pine	12' ht.		750	3,750		5	5
	IO	9	Ilex	opaca		American Holly	6' ht.		250	2,250	9		9
	JV	9	Juniperus	virginiana		Eastern Red Cedar	6' ht.		250	2,250	9		9
	CV	4	Chionanthus	virginicus		Fringetree	1.5" cal.	B&B; symmetrical, single leader	500	2,000	4		4
	OA	3	Oxydendrum	arboreum		Sourwood	1.5" cal.	B&B; symmetrical, single leader	500	1,500	3		3
	MV	5	Magnolia	virginiana		Sweetbay Magnolia	1.5" cal.	B&B; symmetrical, single leader	250	1,250	5		5
	CC	6	Cercis	canadensis		Eastern Redbud	1.5" cal.	B&B; symmetrical, single leader	500	3,000	6		6
	TOTALS	**65**							**STANDARD TREE CCA:**	**35,500**	**57**	**5**	**62**
											87.7%	**7.7%**	**95.4%**

NATIVE PLANT TABULATIONS											
			MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED		REQUIRED	PROVIDED		REQUIRED	PROVIDED	
PLANT TYPE	**QUANTITY**	**NATIVE TYPE**	%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	32	Regional/Local	10%			15%	24	75.0%	20%		
		Total Natives	25%			25%	24	75.0%	50%		
Standard Trees	65	Regional/Local	15%			25%	57	87.7%	40%		
		Total Natives	40%			60%	62	95.4%	80%		
Evergreen Shrubs		Regional/Local	5%			8%			10%		
		Total Natives	20%			30%			40%		
Deciduous Shrubs		Regional/Local	10%			15%			20%		
		Total Natives	40%			60%			80%		
Groundcovers		Regional/Local	5%			10%			10%		
		Total Natives	10%			20%			20%		
Perennials, Ferns, Ornamental Grasses		Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)		
Vines		Total Natives	80%			100%			100%		

TOTALS		
TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
97	81	86
	83.5%	88.7%

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

J2 Engineers, Inc.
4080 Lafayette Center Drive
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Chantilly, VA 20151
703.361.1550
www.j2engineers.com

SEAL

COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
01/18/2023
LANDSCAPE ARCHITECT

CLIENT

REQUITY REAL ESTATE GROUP
1210 CORBIN COURT,
MCLEAN, VA 22101

THE RUTHERFORD AT MARK CENTER - 5000 SEMINARY RD LOT 502, DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

SHEET TITLE

LANDSCAPE COMPUTATIONS

ISSUE DATE

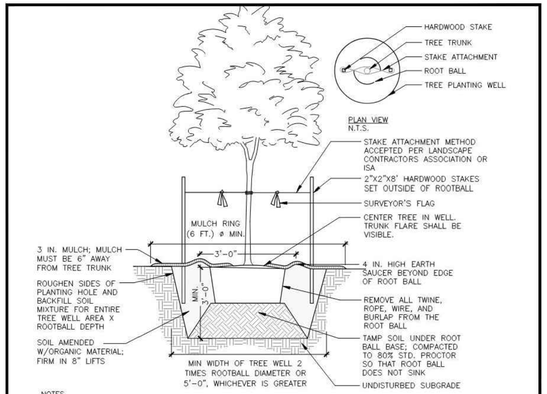
No.	Description	Date
1.	DSUP	11.08.2022
	COMPLETENESS SUB.	
2.	DSUP	12.21.2022
	COMPLETENESS #2	
3.	DSUP	01.18.2023
	VERIFICATION SUBMISSION	

DATE: 01.18.2023
CONTACT: AS
DRAWN BY: AR / HC
QA/QC: AS

SHEET NUMBER

L2.00

DSUP VERIFICATION SUB.



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.

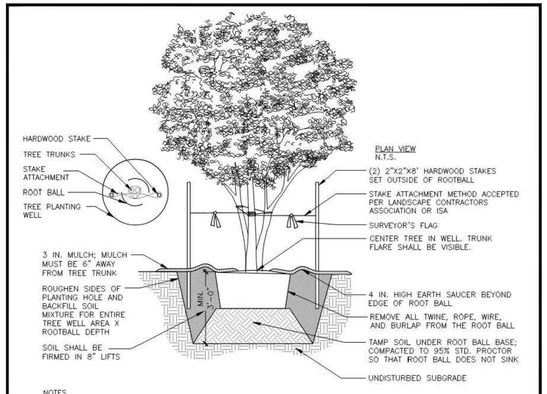
A DECIDUOUS TREE PLANTING
NOT TO SCALE

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

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

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

Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 001



NOTES

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9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

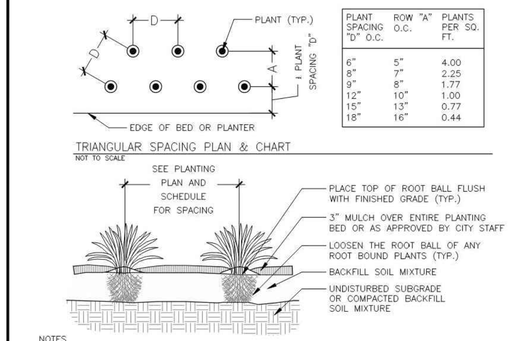
A MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA	MULTI-STEM TREE PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 003



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.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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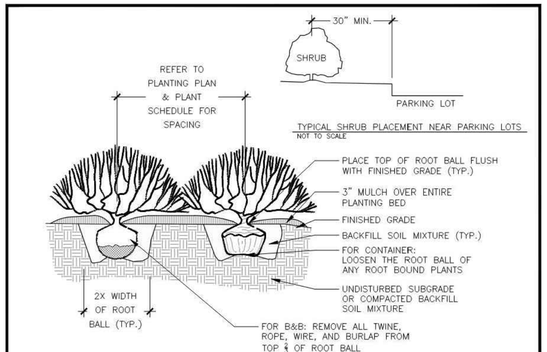
Source: CITY OF ALEXANDRIA	GROUNDCOVER & PERENNIAL PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 011



TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS
NOT TO SCALE

NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
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 OF PLANTS.
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.

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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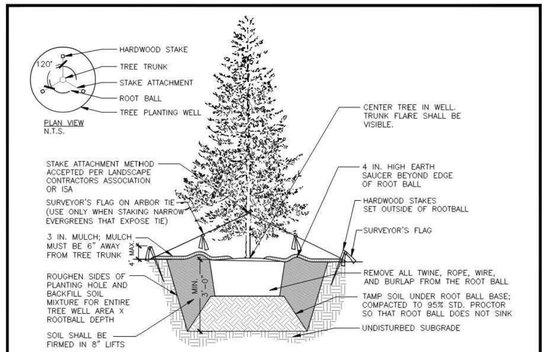
Source: CITY OF ALEXANDRIA	SHRUB PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 009



NOTES

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9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A EVERGREEN TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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Source: CITY OF ALEXANDRIA	EVERGREEN TREE PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 002

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

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

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

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

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

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

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

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

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

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

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

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

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

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

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

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

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Source: CITY OF ALEXANDRIA	STANDARD LANDSCAPE PLAN NOTES
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 016

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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SEAL

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Adam J. Steiner
Lic. No. 1237
01/18/2023
LANDSCAPE ARCHITECT

CLIENT

REQUITY REAL ESTATE GROUP
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MCLEAN, VA 22101

THE RUTHERFORD AT MARK CENTER - 5000 SEMINARY RD LOT 502, DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

SHEET TITLE

LANDSCAPE DETAILS

ISSUE DATE

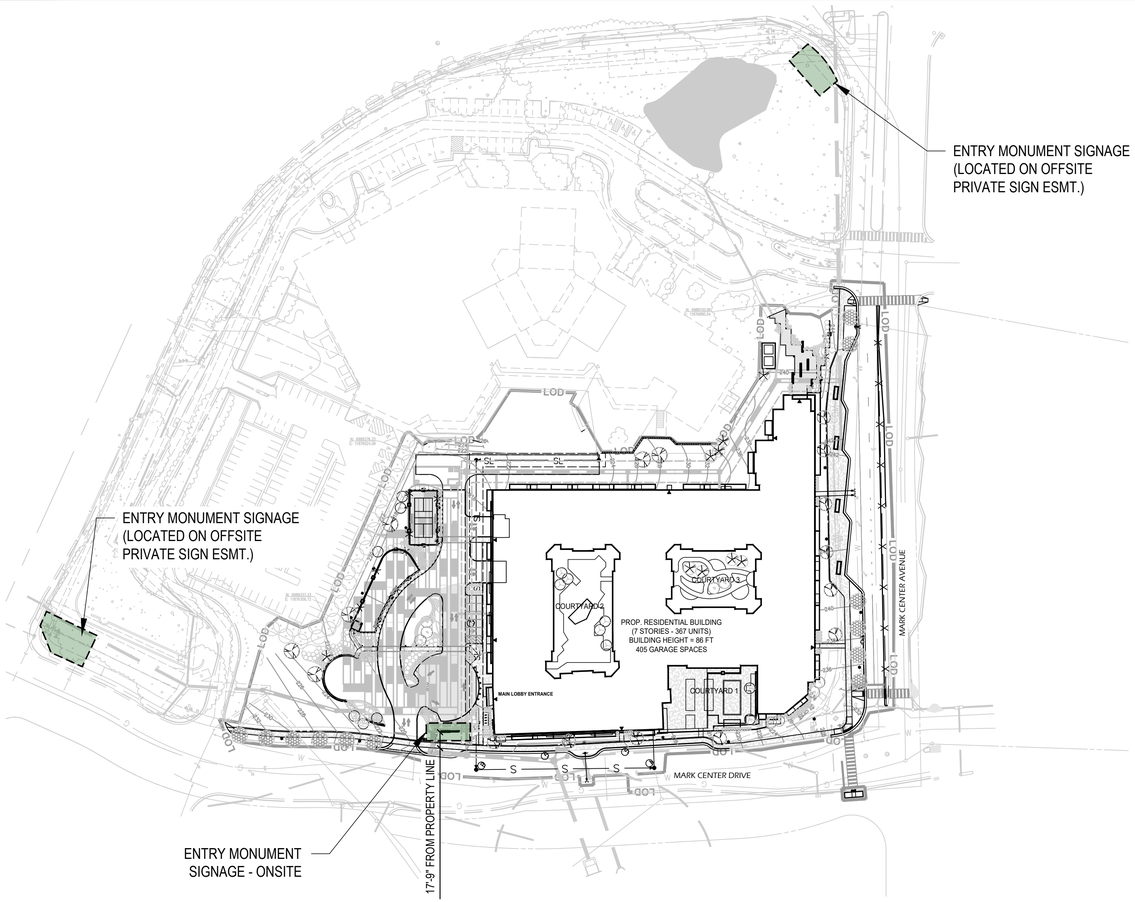
No.	Description	Date
1.	DSUP	11.08.2022
	COMPLETENESS SUB.	
2.	DSUP	12.21.2022
	COMPLETENESS #2	
3.	DSUP	01.18.2023
	VERIFICATION SUBMISSION	

DATE: 01.18.2023
CONTACT: AS
DRAWN BY: AR / HC
QA/QC: AS

SHEET NUMBER

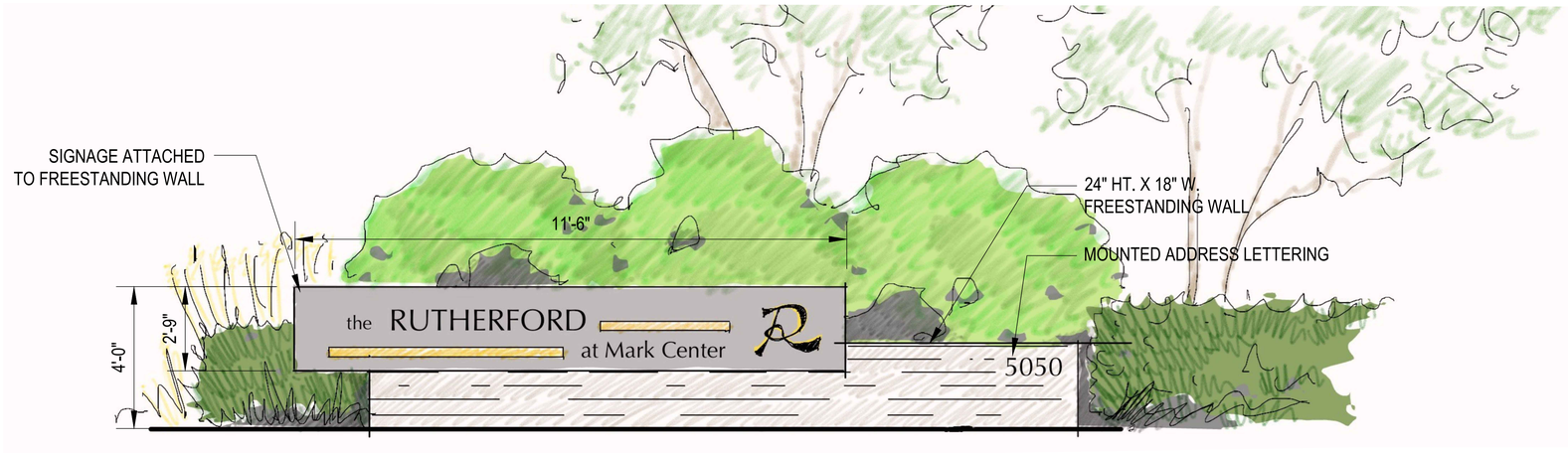
L2.01

DSUP VERIFICATION SUB.



1 ENTRY MONUMENT SIGNAGE: LOCATION PLAN

SCALE: 1"=80'



2 ENTRY MONUMENT SIGNAGE: ELEVATION

SCALE: N.T.S

NOTES:

- ENTRY SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE DESIGNED AT THE FINAL SITE PLAN.
- SIGNAGE FACE TO BE MAXIMUM OF 32 S.F.
- MATERIAL TO BE COORDINATED WITH ARCHITECTURE FOR LIKENESS AND MATCH GENERAL CHARACTER AND AESTHETIC.
- LETTERING TO BE BACKLIT ACRYLIC, WITH ACCENT LIGHTING, OR SIMILAR.

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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THE RUTHERFORD AT MARK CENTER - 5000 SEMINARY RD LOT 502, DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

SHEET TITLE

SIGNAGE- PLAN & DETAILS

ISSUE DATE

No.	Description	Date
1.	DSUP	11.08.2022
	COMPLETENESS SUB.	
2.	DSUP	12.21.2022
	COMPLETENESS #2	
3.	DSUP	01.18.2023
	VERIFICATION SUBMISSION	

DATE: 01.18.2023
CONTACT: AS
DRAWN BY: AR / HC
QA/QC: AS

SCALE: 1"=30'-0"
0 15' 30' 60'

SHEET NUMBER

L2.02

DSUP VERIFICATION SUB.



4 NORTHWEST ELEVATION - SIGNAGE
1" = 30'-0"



3 SOUTHWEST ELEVATION - SIGNAGE
1" = 30'-0"



2 SOUTHEAST ELEVATION - SIGNAGE
1" = 30'-0"



1 NORTHEAST ELEVATION - SIGNAGE
1" = 30'-0"

BUILDING SIGNAGE

	LENGTH	277 LINEAR FEET	SIGNS PROPOSED ID#	AREA (SF)	TYPE	DESCRIPTION
NORTHWEST ELEVATION	TOTAL PROPOSED	335 SF	1A	270	A	BUILDING IDENTIFICATION
			1B	40	B	PARKING IDENTIFICATION
			1C	25	C	LOADING IDENTIFICATION

	LENGTH	223 LINEAR FEET	SIGNS PROPOSED	AREA (SF)	TYPE	DESCRIPTION
SOUTHWEST ELEVATION	TOTAL PROPOSED	90 SF	2	90	D	BUILDING IDENTIFICATION

	LENGTH	322 LINEAR FEET	SIGNS PROPOSED	AREA (SF)	TYPE	DESCRIPTION
SOUTHEAST ELEVATION	TOTAL PROPOSED	90 SF	3	90	D	BUILDING IDENTIFICATION

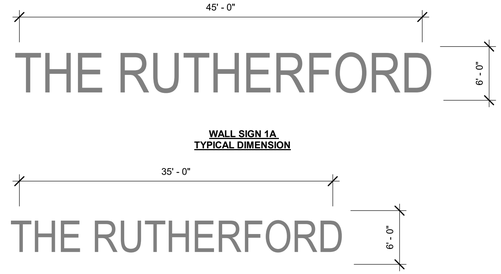
	LENGTH	47 LINEAR FEET	SIGNS PROPOSED	AREA (SF)	TYPE	DESCRIPTION
NORTHEAST ELEVATION	TOTAL PROPOSED	270 SF	4	270	A	BUILDING IDENTIFICATION

TYPE A	WALL SIGN, INDIVIDUAL LETTERS
TYPE B	INDIVIDUAL LETTERS MOUNTED ON SURFACE (EXIT/ENTRANCE PARKING)
TYPE C	INDIVIDUAL LETTERS MOUNTED ON SURFACE (LOADING)
TYPE D	BLADE SIGN

\\dcs-fs\data-1\UF\321942.00\02_Docs\02_Area Calcs\321942-Building Areas_November 22.xlsx 11/4/2022

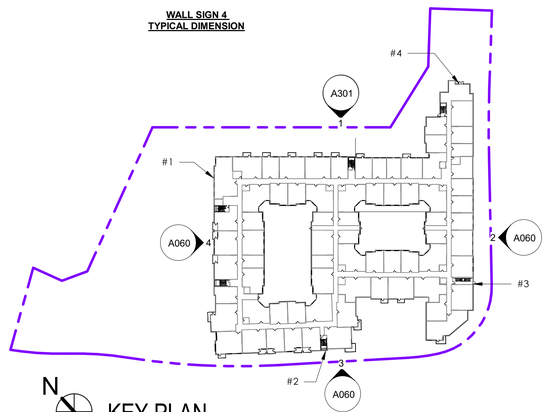


BLADE SIGNS 2 & 3 TYPICAL DIMENSION



WALL SIGN 1A TYPICAL DIMENSION

WALL SIGN 4 TYPICAL DIMENSION



NOTE:
BUILDING SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. DESIGN WILL BE PROVIDED AT SITE PLAN.

1" = 30'-0"
0' 10' 20' 40' 80' 120'

APPROVED
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
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F 703.821.6976
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COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
01/18/2023

PRINT DATE 12/21/2022 11:38:29 AM

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CONCEPT PLAN - PHASE 1	02/04/22
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CONCEPT PLAN - PHASE 2	08/19/22
DSUP COMPLETENESS SUB.	11/08/22
DSUP COMPLETENESS SUB. #2	12/21/22
DSUP VERIFICATION SUB.	01/18/23

REVISION DATE

PROJECT TITLE
THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD
LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VA

PROJECT NO. 321942.00

DRAWING TITLE
BUILDING SIGNAGE

DRAWN BY	DC / KO
QC CHECKED BY	KS
QA REVIEWED BY	Approver

DRAWING NUMBER
A060

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FAR CALCULATIONS - BUILDING & PARKING AREAS

	Level	GROSS FLOOR AREA			Basements	EXCLUDED AREAS		FLOOR AREA (NSF)			Floor Elevation	Basement Classification
		Residential	Parking / Building Service	Total		Stairs, Shafts, Elevators, Utility Rooms	Lavatories (50SF per lavatory)	Residential	Parking / Building Service	Total		
BELOW PODIUM (CONCRETE)	Lower Level (Partial)	0	19,077	19,077	18,577	500	0	0	0	0	208	222.77 (Lower Level and Level 1 Classified as Basements)
	Level 1	21,593	65,127	86,720	84,285	2,435	0	0	0	0	218	
	Level 2	23,572	65,127	88,699	0	5,605	650	22,643	59,801	82,444	229	
ABOVE PODIUM (WOOD FRAME)	Level 3	79,745	0	79,745		2,015	5,051	72,679	0	72,679	239-8	Note: Average Finish Grade 226.77
	Level 4	79,721	0	79,721		2,015	5,201	72,505	0	72,505	250-4	
	Level 5	79,721	0	79,721		2,015	5,201	72,505	0	72,505	261	
	Level 6	79,721	0	79,721		2,015	5,201	72,505	0	72,505	271-8	
	Level 7	79,379	0	79,379		2,015	5,201	72,163	0	72,163	282-4	
	Roof	0	0	0		0	0	0	0	0	294-8	
SUBTOTALS		443,452	149,331		102,862	18,615	26,505	385,000	59,801	444,801		
		592,783 GRAND TOTAL GFA				3.14% (OF TOTAL GROSS AREA)	4.47% (OF TOTAL GROSS AREA)	444,801 GRAND TOTAL NSF				
						45,120 Total Excluded Areas						
						7.61% (OF TOTAL GROSS AREA)						

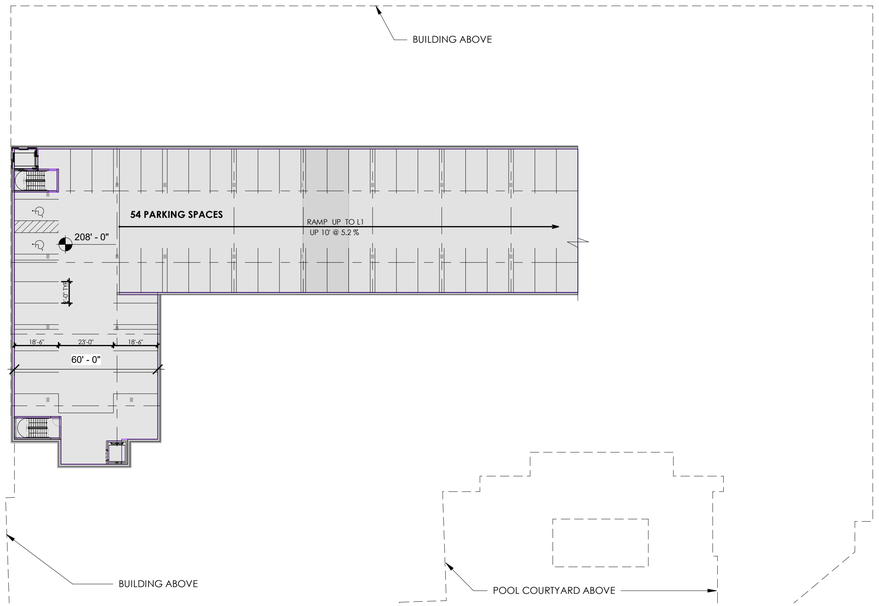
SITE AREA		198,829 SF
FAR ALLOWED	2.5	497,072 SF
FAR PROVIDED	2.24	444,801 SF

FAR AREA LEGEND

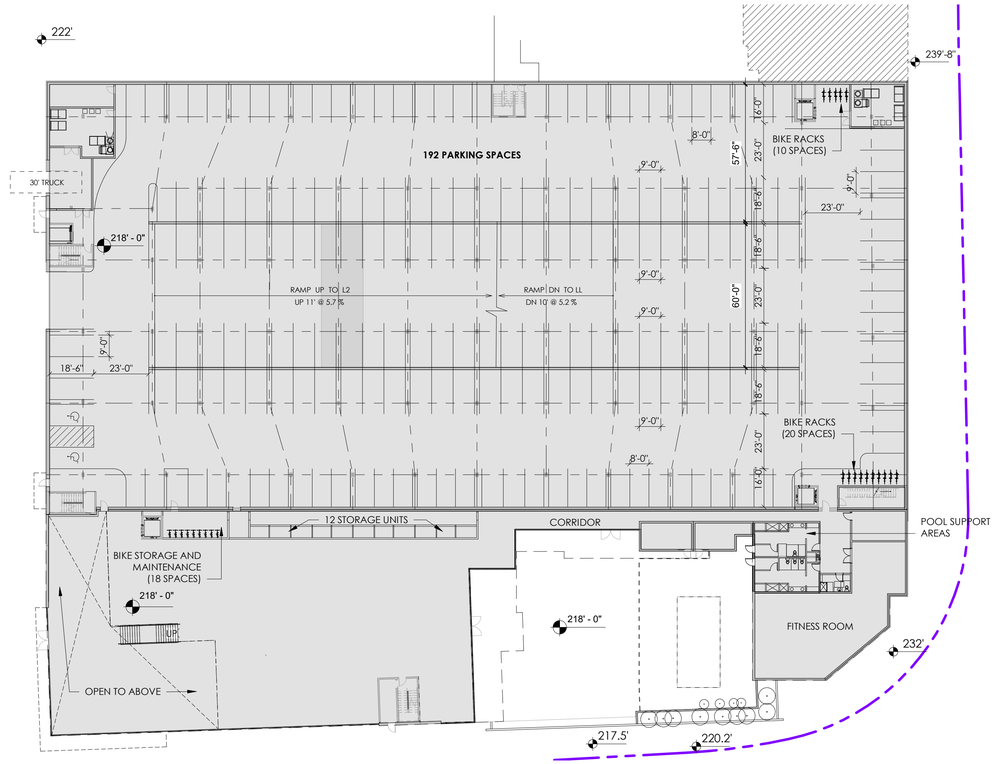
- AREA EXCLUDED - BASEMENT
- AREA EXCLUDED - STAIRS, ELEVATORS
- AREA EXCLUDED - LAVATORIES

FAR NOTES

- GROSS FLOOR AREA IS THE SUM OF ALL HORIZONTAL AREAS UNDER ROOF ON A LOT, MEASURED FROM THE EXTERIOR FACES OF WALLS OR ANY EXTENDED AREA UNDER ROOF.
- EXCLUDED AREAS INCLUDE STAIRS AND ELEVATORS, UTILITY AREAS NOT SUITABLE FOR STORAGE AND/OR OCCUPANCY, LAVATORIES FOR A MINIMUM OF 50SF EACH, BASEMENTS, BALCONIES, LOADING SPACES FOR A MAXIMUM OF 850SF EACH.



2 FAR DIAGRAM - LOWER LEVEL
1" = 30'-0"



1 FAR DIAGRAM - LEVEL 1
1" = 30'-0"

N

1" = 30'-0"
0' 10' 20' 40' 80' 120'

APPROVED
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING
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PROJECT TITLE
THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD
LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VA

PROJECT NO. 321942.00

DRAWING TITLE
FAR DIAGRAMS AND DATA

DRAWN BY	DC / KS
QC CHECKED BY	TD
QA REVIEWED BY	Approver

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FAR CALCULATIONS - BUILDING & PARKING AREAS

	Level	GROSS FLOOR AREA			Basements	EXCLUDED AREAS		FLOOR AREA (NSF)			Floor Elevation	Basement Classification
		Residential	Parking / Building Service	Total		Stairs, Shafts, Elevators, Utility Rooms	Lavatories (50SF per lavatory)	Residential	Parking / Building Service	Total		
BELOW PODIUM (CONCRETE)	Lower Level (Partial)	0	19,077	19,077	18,577	500	0	0	0	0	208	222.77 (Lower Level and Level 1 Classified as Basements)
	Level 1	21,593	65,127	86,720	84,285	2,435	0	0	0	0	218	
	Level 2	23,572	65,127	88,699	0	5,605	650	22,643	59,801	82,444	229	
ABOVE PODIUM (WOOD FRAME)	Level 3	79,745	0	79,745		2,015	5,051	72,679	0	72,679	239-8	Note: Average Finish Grade 226.77
	Level 4	79,721	0	79,721		2,015	5,201	72,505	0	72,505	250-4	
	Level 5	79,721	0	79,721		2,015	5,201	72,505	0	72,505	261	
	Level 6	79,721	0	79,721		2,015	5,201	72,505	0	72,505	271-8	
	Level 7	79,379	0	79,379		2,015	5,201	72,163	0	72,163	282-4	
	Roof	0	0	0		0	0	0	0	0	294-8	
SUBTOTALS		**443,452**	**149,331**		**102,862**	**18,615**	**26,505**	**385,000**	**59,801**	**444,801**		
		592,783 GRAND TOTAL GFA				**3.14%** (OF TOTAL GROSS AREA)	**4.47%** (OF TOTAL GROSS AREA)	**444,801 GRAND TOTAL NSF**				
						45,120 Total Excluded Areas						
						7.61% (OF TOTAL GROSS AREA)						

SITE AREA		**198,829 SF**
FAR ALLOWED	**2.5**	**497,072 SF**
FAR PROVIDED	**2.24**	**444,801 SF**

FAR AREA LEGEND

- AREA EXCLUDED - BASEMENT
- AREA EXCLUDED - STAIRS, ELEVATORS
- AREA EXCLUDED - LAVATORIES

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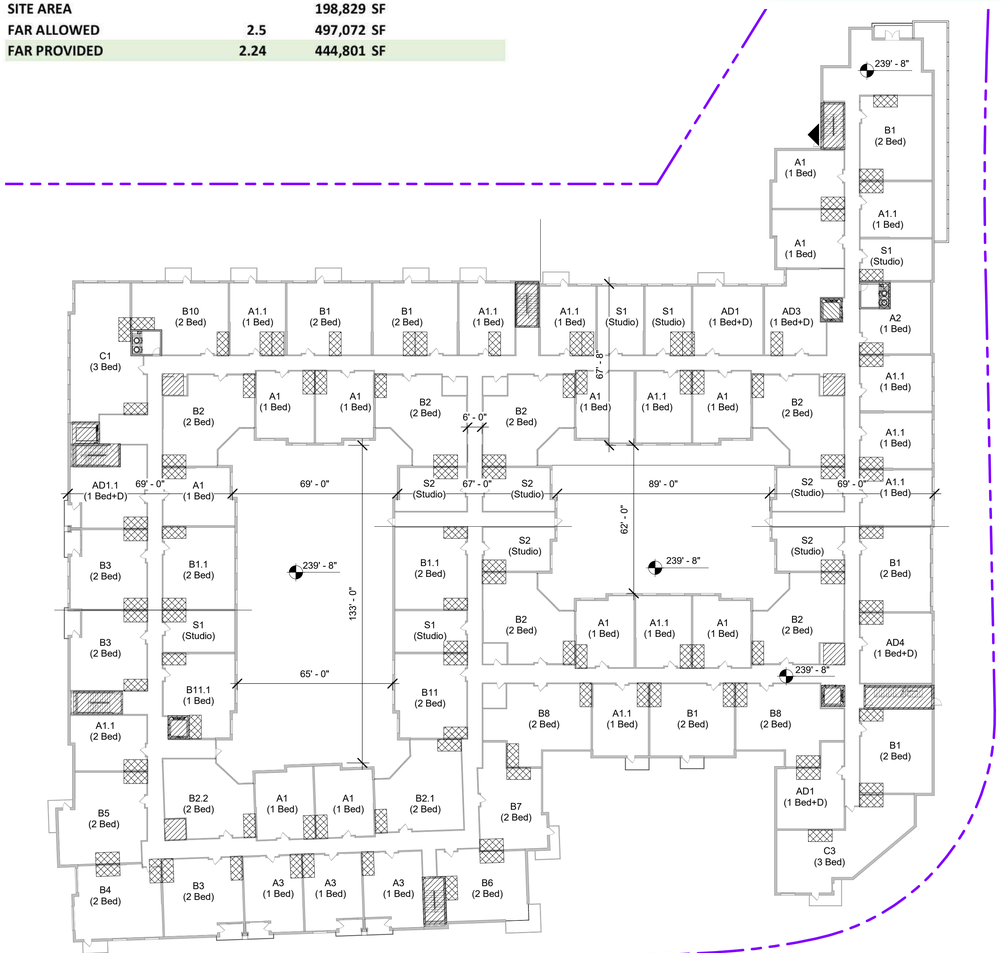
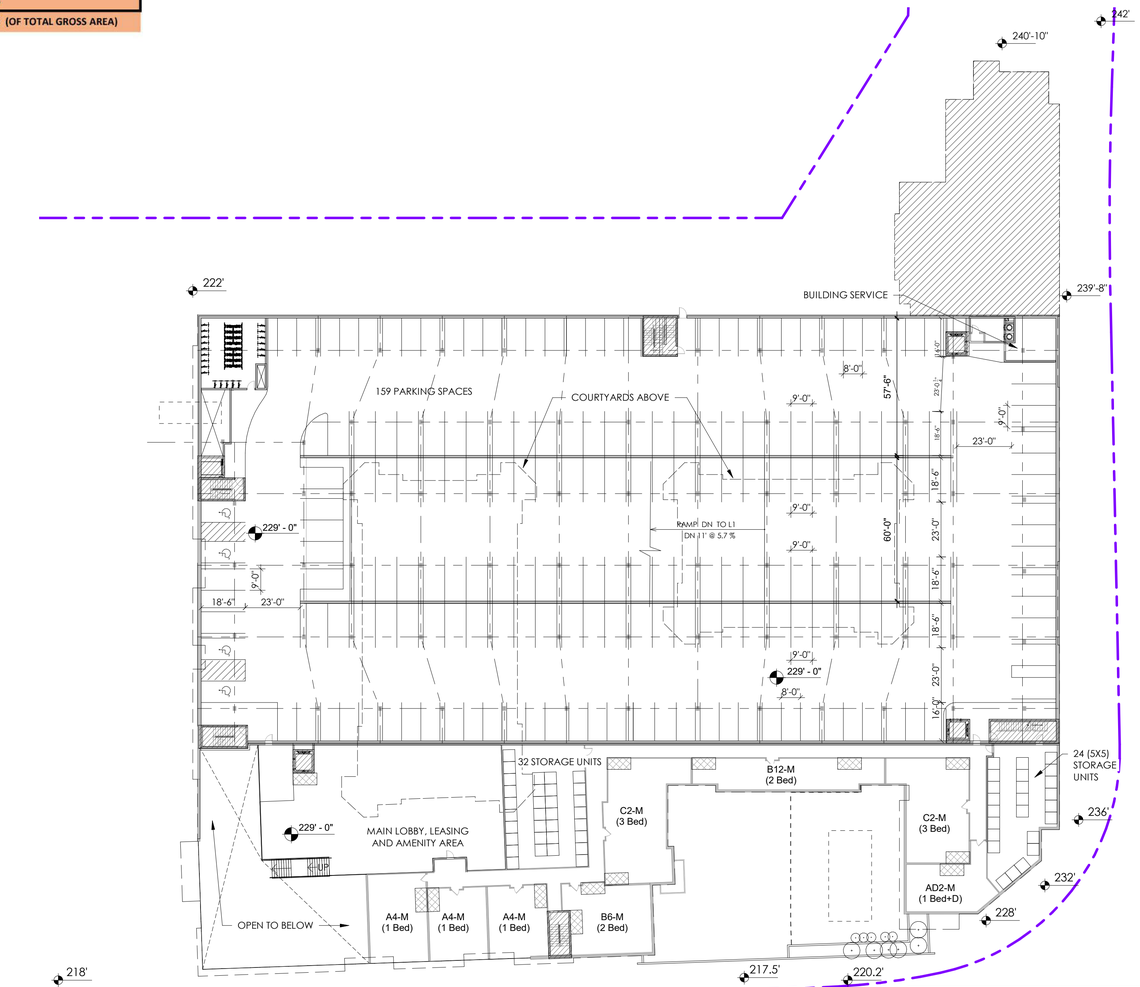


2 FAR DIAGRAM - LEVEL 3

1" = 30'-0"



1 FAR DIAGRAM - LEVEL 2

1" = 30'-0"

N

1" = 30'-0"

0' 10' 20' 40' 80' 120'

APPROVED
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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ARCHITECT
01/18/2023

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DSUP COMPLETENESS SUB.	11/08/22
DSUP COMPLETENESS SUB. #2	12/21/22
DSUP VERIFICATION SUB.	01/18/23

REVISION DATE

PROJECT TITLE
THE RUTHERFORD AT MARK CENTER

5000 SEMINARY ROAD
LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VA

PROJECT NO. 321942.00

DRAWING TITLE
FAR DIAGRAMS AND DATA

DRAWN BY	DC / KS
QC CHECKED BY	TD
QA REVIEWED BY	Approver

DRAWING NUMBER
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FAR CALCULATIONS - BUILDING & PARKING AREAS

	Level	GROSS FLOOR AREA			Basements	EXCLUDED AREAS		FLOOR AREA (NSF)			Floor Elevation	Basement Classification
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	Level 2	23,572	65,127	88,699	0	5,605	650	22,643	59,801	82,444	229	
ABOVE PODIUM (WOOD FRAME)	Level 3	79,745	0	79,745		2,015	5,051	72,679	0	72,679	239-8	Note: Average Finish Grade 226.77
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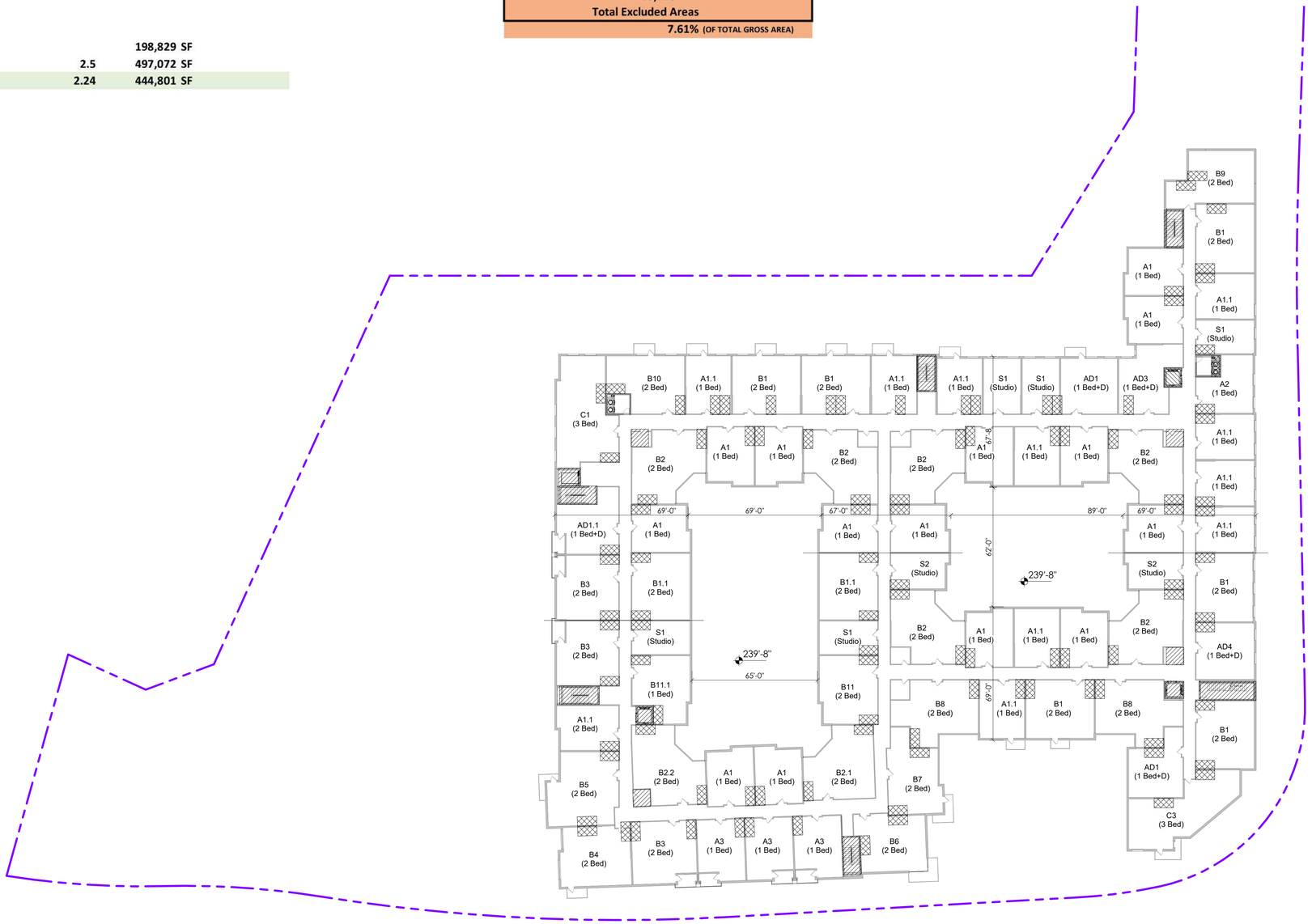
	Level 7	79,379	0	79,379		2,015	5,201	72,163	0	72,163	282-4	
	Roof	0	0	0		0	0	0	0	0	294-8	
SUBTOTALS		443,452	149,331		102,862	18,615	26,505	385,000	59,801	444,801		
		592,783 GRAND TOTAL GFA				3.14% (OF TOTAL GROSS AREA)	4.47% (OF TOTAL GROSS AREA)	444,801 GRAND TOTAL NSF				
						45,120 Total Excluded Areas						
						7.61% (OF TOTAL GROSS AREA)						

SITE AREA		198,829 SF
FAR ALLOWED	2.5	497,072 SF
FAR PROVIDED	2.24	444,801 SF



1 FAR DIAGRAM - TYPICAL LEVEL
1" = 30'-0"

N

1" = 30'-0"
0' 10' 20' 40' 80' 120'

FAR AREA LEGEND

- AREA EXCLUDED - BASEMENT
- AREA EXCLUDED - STAIRS, ELEVATORS
- AREA EXCLUDED - LAVATORIES

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F 703.821.6976
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DOUGLAS N. CARTER
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ARCHITECT
01/18/2023

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PROJECT TITLE
THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD
LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VA

PROJECT NO. 321942.00

DRAWING TITLE
FAR DIAGRAMS AND DATA

APPROVED
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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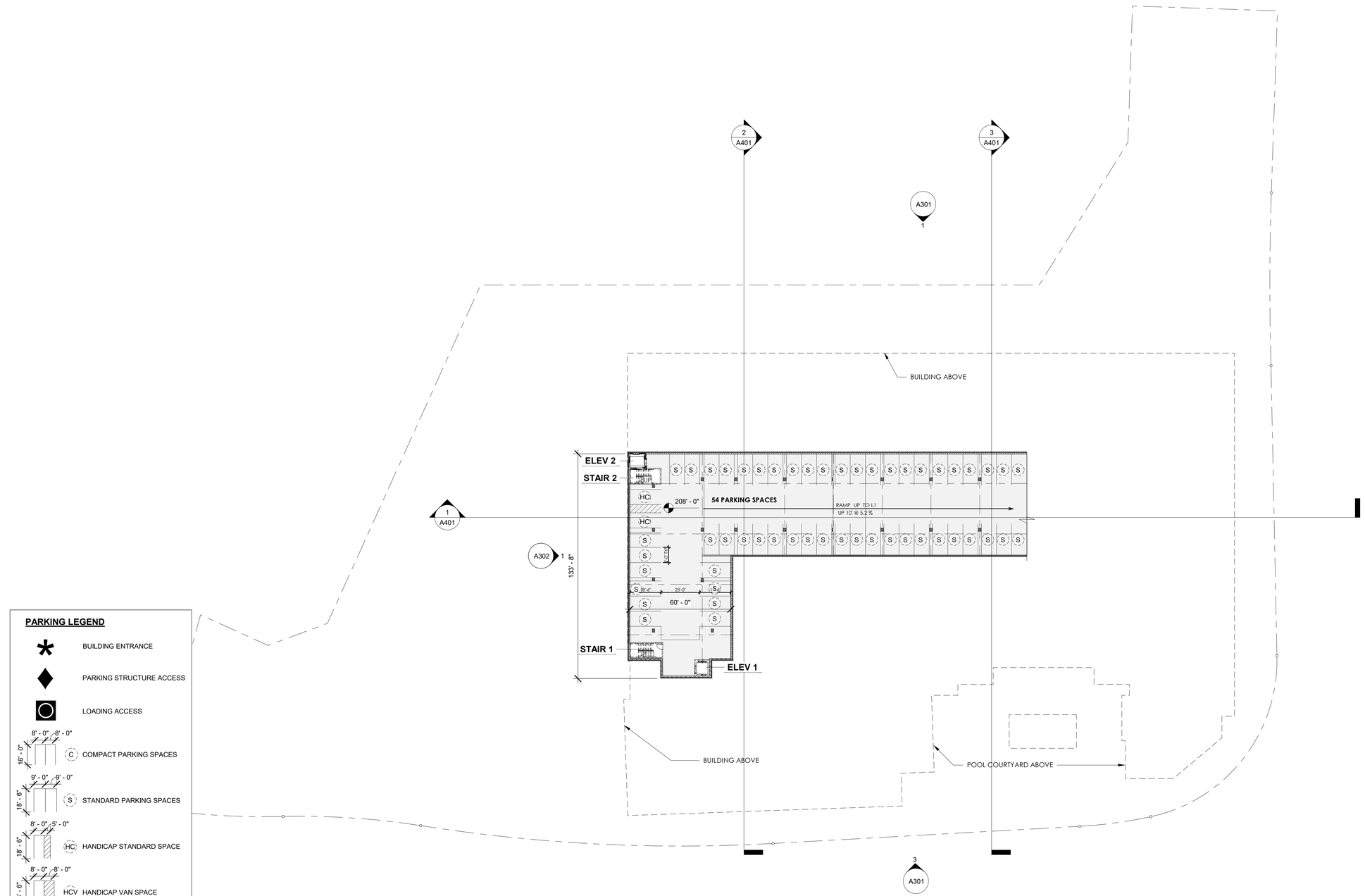

PROGRAM LEGEND

- PARKING GARAGE
- AMENITY
- BUILDING SERVICES
- CIRCULATION
- STORAGE
- CORRIDOR
- RESIDENTIAL UNITS

PARKING LEGEND

- BUILDING ENTRANCE
- PARKING STRUCTURE ACCESS
- LOADING ACCESS
- 8' - 0" 8' - 0" / 16' - 0" — (C) COMPACT PARKING SPACES
- 9' - 0" 9' - 0" / 18' - 6" — (S) STANDARD PARKING SPACES
- 8' - 0" 5' - 0" / 18' - 6" — (HC) HANDICAP STANDARD SPACE
- 8' - 0" 8' - 0" / 18' - 6" — (HCV) HANDICAP VAN SPACE

PARKING TABULATION

Parking Structure (2 Levels + Partial Lower Level))	Elevation	Level	Total Number of Spaces (Includes Accesible Spaces)	Standard Size	Compact Size	Accesible Spaces: Total	HC Std	HC Van
	208	Lower Level	54	54		2	2	
	218	Level 1	192	130	62	2		2
	229	Level 2	159	97	62	6	6	
Surface Parking			5	5		1	1	
SUBTOTALS				**286**	**124**	**11**	**9**	**2**
TOTAL PARKING PROVIDED			**410**	**69.76%**	**30.24%**			

1 LOWER LEVEL - PARKING
1" = 30'-0"

N

1" = 30'-0"
0' 10' 20' 40' 80' 120'

APPROVED
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DEPARTMENT OF PLANNING & ZONING
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5000 SEMINARY ROAD
LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VA

PROJECT NO. 321942.00

DRAWING TITLE
LOWER LEVEL FLOOR PLAN

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QC CHECKED BY KS
QA REVIEWED BY Approver

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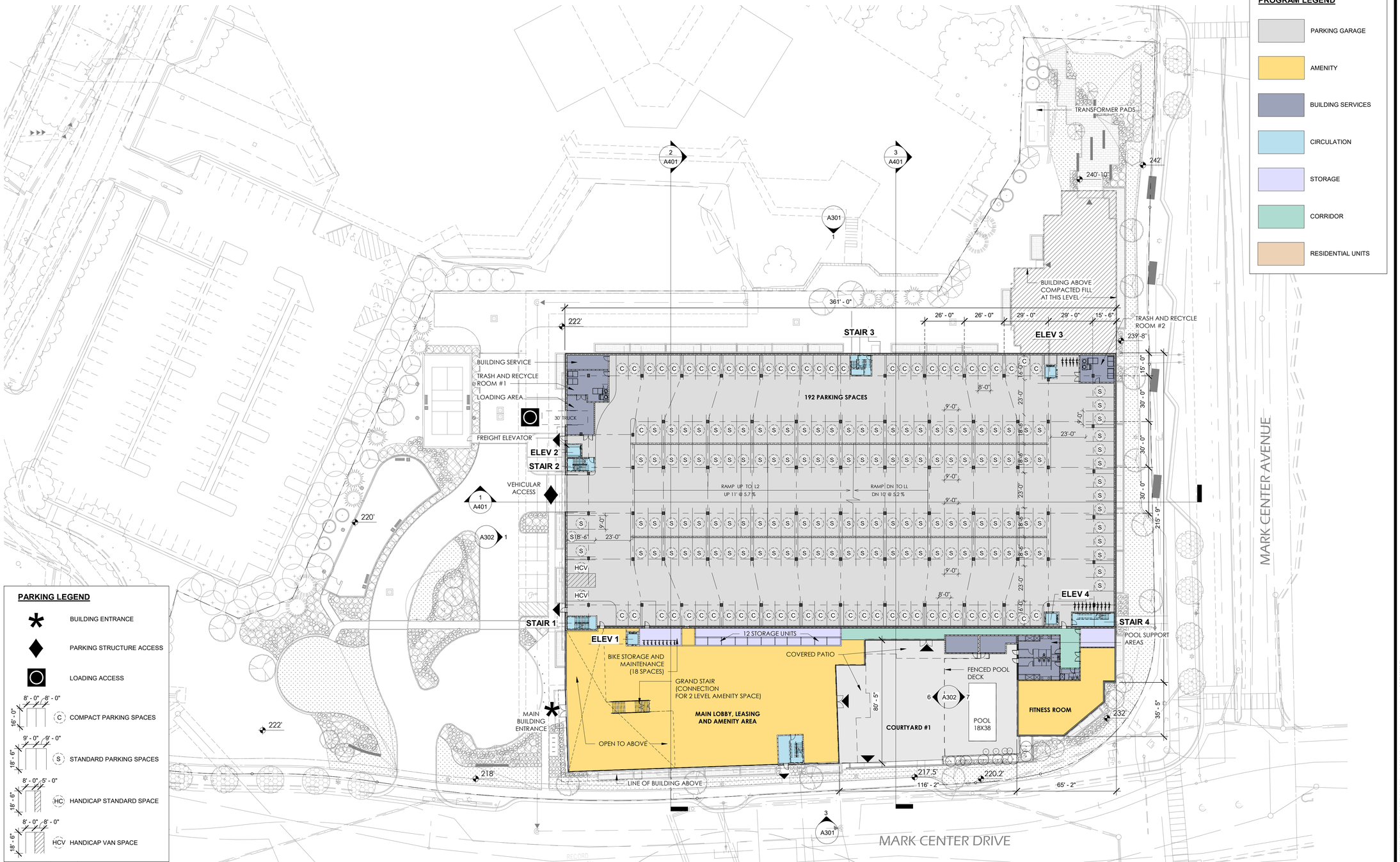

PARKING TABULATION								
Parking Structure (2 Levels + Partial Lower Level))	Elevation	Level	Total Number of Spaces (Includes Accesible Spaces)	Standard Size	Compact Size	Accesible Spaces		
						Total	HC Std	HC Van
	208	Lower Level	54	54		2	2	
	218	Level 1	192	130	62	2		2
	229	Level 2	159	97	62	6	6	
Surface Parking			5	5		1	1	
SUBTOTALS				286	124	11	9	2
TOTAL PARKING PROVIDED			410	69.76%	30.24%			

1 LEVEL 1 PLAN
1" = 30'-0"

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1" = 30'-0"
0' 10' 20' 40' 80' 120'

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PROJECT TITLE
THE RUTHERFORD AT MARK CENTER
5000 SEMINARY ROAD
LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VA

PROJECT NO. 321942.00

DRAWING TITLE
LEVEL 1 FLOOR PLAN

DRAWN BY DC / KS
QC CHECKED BY KS
QA REVIEWED BY Approver

DRAWING NUMBER
A202

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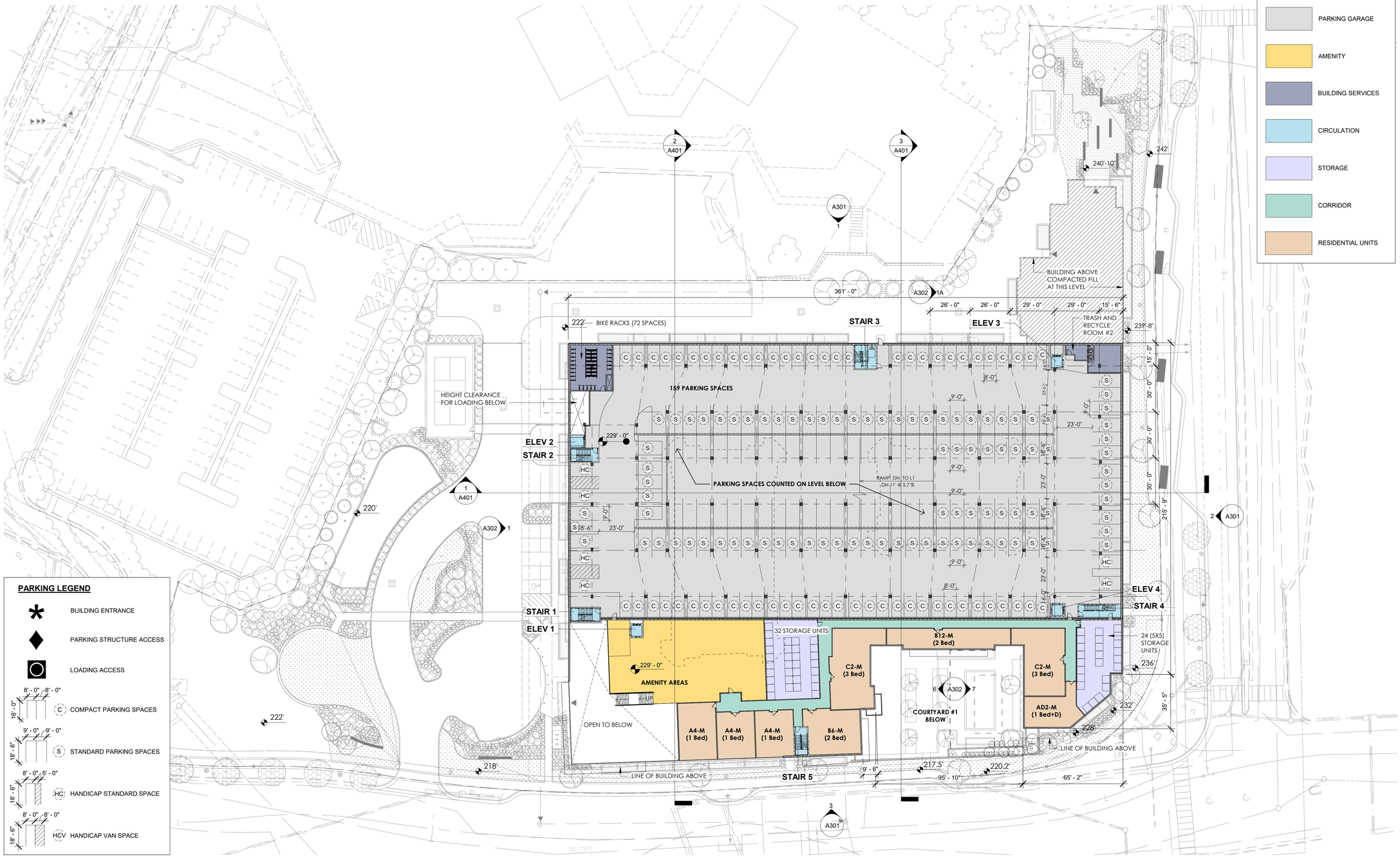

PARKING TABULATION								
Parking Structure (2 Levels + Partial Lower Level))	Elevation	Level	Total Number of Spaces (Includes Accesible Spaces)	Standard Size	Compact Size	Accesible Spaces		
						Total	HC Std	HC Van
	208	Lower Level	54	54		2	2	
	218	Level 1	192	130	62	2		2
	229	Level 2	159	97	62	6	6	
Surface Parking			5	5		1	1	
SUBTOTALS				286	124	11	9	2
TOTAL PARKING PROVIDED			410	69.76%	30.24%			

1 LEVEL 2 PLAN
1" = 30'-0"

N

1" = 30'-0"
0' 10' 20' 40' 80' 120'

APPROVED
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
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Suite 800
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P 703.556.9275
F 703.821.6976
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REQUITY REAL ESTATE GROUP

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
01/18/2023

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CONCEPT PLAN - PHASE 1	02/04/22
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5000 SEMINARY ROAD
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CITY OF ALEXANDRIA, VA

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DRAWING TITLE
LEVEL 2 FLOOR PLAN

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Mark Center
12/20/2022 9:34

367 UNITS

UNIT MATRIX SUMMARY - 7 LEVELS

Unit Name / Type		UNIT DESIGN Gross	Total Units	Percent		FLOORS BELOW PODIUM L1	L2	FLOORS ABOVE PODIUM L3	L4	L5	L6	L7	Total Area (Gross)
S1	Studio	553	25	6.81%	10.35%		0	5	5	5	5	5	13,825
S2	Studio	560	13	3.54%			0	5	2	2	2	2	7,280
A1	1 Bed	745	67	18.26%	39.51%		0	11	14	14	14	14	49,915
A1.1	1 Bed	741	55	14.99%			0	11	11	11	11	11	40,755
A2	1 Bed	777	5	1.36%			0	1	1	1	1	1	3,885
A3	1 Bed	771	12	3.27%			0	3	3	3	3	0	9,252
A3.1 (L7)	1 Bed	772	3	0.82%			0	0	0	0	0	3	2,316
A4-M	1 Bed	778	3	0.82%			3	0	0	0	0	0	2,334
AD1	1 Bed + Den	863	10	2.72%	7.36%		0	2	2	2	2	2	8,630
AD1.1	1 Bed + Den	913	5	1.36%			0	1	1	1	1	1	4,565
AD2-M	1 Bed + Den	809	1	0.27%			1	0	0	0	0	0	809
AD3	1 Bed + Den	923	5	1.36%			0	1	1	1	1	1	4,615
AD4	1 Bed + Den	925	5	1.36%			0	1	1	1	1	1	4,625
AD5	1 Bed + Den	1,092	1	0.27%			0	1	0	0	0	0	1,092
B1	2 Bed	1,113	30	8.17%	39.51%		0	6	6	6	6	6	33,390
B1.1	2 Bed	1,082	10	2.72%			0	2	2	2	2	2	10,820
B2	2 Bed+D	1,216	30	8.17%			0	6	6	6	6	6	36,480
B2.1	2 Bed	1,240	5	1.36%			0	1	1	1	1	1	6,200
B2.2	2 Bed	1,276	4	1.09%			0	0	1	1	1	1	5,104
B3	2 Bed	1,066	12	3.27%			0	3	3	3	3	0	12,792
B3.1 (L7)	2 Bed	1,051	3	0.82%			0	0	0	0	0	3	3,153
B4	2 Bed	1,145	4	1.09%			0	1	1	1	1	0	4,580
B4.1 (L7)	2 Bed	1,036	1	0.27%			0	0	0	0	0	1	1,036
B5	2 Bed	1,338	5	1.36%			0	1	1	1	1	1	6,690
B6	2 Bed	1,073	5	1.36%			0	1	1	1	1	1	5,365
B6-M	2 Bed	1,073	1	0.27%			1	0	0	0	0	0	1,073
B7	2 Bed	1,078	5	1.36%			0	1	1	1	1	1	5,390
B8	2 Bed	1,266	10	2.72%			0	2	2	2	2	2	12,660
B9	2 Bed	1,156	4	1.09%			0	0	1	1	1	1	4,624
B10	2 Bed	1,137	5	1.36%			0	1	1	1	1	1	5,685
B11	2 Bed	1,090	5	1.36%			0	1	1	1	1	1	5,450
B11.1	2 Bed	977	5	1.36%			0	1	1	1	1	1	4,885
B12-M	2 Bed	1,082	1	0.27%			1	0	0	0	0	0	1,082
C1	3 Bed (Cor)	1,627	4	1.09%	3.27%		0	1	1	1	1	0	6,508
C1.1 (L7)	3 Bed (Cor)	1,547	1	0.27%			0	0	0	0	0	1	1,547
C2-M	3 Bed (Cor)	1,551	1	0.27%			1	0	0	0	0	0	1,551
C2.1-M	3 Bed (Cor)	1,287	1	0.27%			1	0	0	0	0	0	1,287
C3	3 Bed (Cor)	1,480	5	1.36%			0	1	1	1	1	1	7,400
	TOTAL	922.75	367	100.00%	100.00%	0	8	71	72	72	72	72	338,650

367

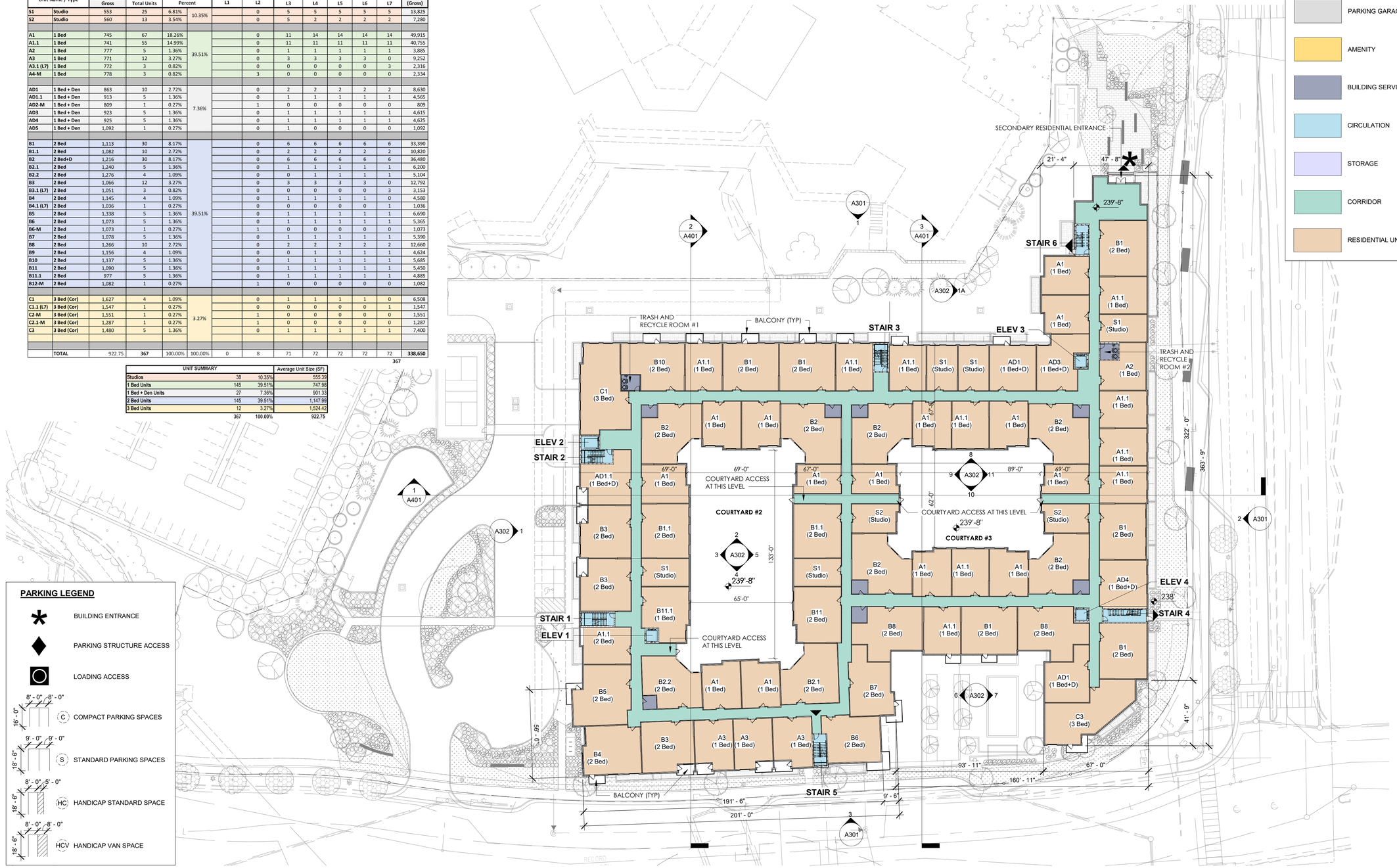
UNIT SUMMARY			Average Unit Size (SF)
Studios	38	10.35%	555.39
1 Bed Units	145	39.51%	747.98
1 Bed + Den Units	27	7.36%	901.33
2 Bed Units	145	39.51%	1,147.99
3 Bed Units	12	3.27%	1,524.42
	367	100.00%	922.75

PROGRAM LEGEND

- PARKING GARAGE
- AMENITY
- BUILDING SERVICES
- CIRCULATION
- STORAGE
- CORRIDOR
- RESIDENTIAL UNITS

PARKING LEGEND

- BUILDING ENTRANCE
- PARKING STRUCTURE ACCESS
- LOADING ACCESS
- (C) COMPACT PARKING SPACES (8' - 0" x 16' - 0" / 8' - 0" x 16' - 0")
- (S) STANDARD PARKING SPACES (9' - 0" x 18' - 6" / 9' - 0" x 18' - 6")
- (HC) HANDICAP STANDARD SPACE (8' - 0" x 18' - 6" / 5' - 0" x 18' - 6")
- (HCV) HANDICAP VAN SPACE (8' - 0" x 18' - 6" / 8' - 0" x 18' - 6")



1 LEVEL 3 PLAN
1" = 30'-0"

N

1" = 30'-0"
0' 10' 20' 40' 80' 120'

APPROVED
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DSUP VERIFICATION SUB.	01/18/23

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PROJECT TITLE
THE RUTHERFORD AT MARK CENTER

5000 SEMINARY ROAD
LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VA

PROJECT NO. 321942.00

DRAWING TITLE
LEVEL 3 FLOOR PLAN

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367 UNITS

UNIT MATRIX SUMMARY - 7 LEVELS

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C1.1 (L7)	3 Bed (Cor)	1,547	1	0.27%			0	0	0	0	0	1	1,547
C2-M	3 Bed (Cor)	1,551	1	0.27%			1	0	0	0	0	0	1,551
C2.1-M	3 Bed (Cor)	1,287	1	0.27%			1	0	0	0	0	0	1,287
C3	3 Bed (Cor)	1,480	5	1.36%			0	1	1	1	1	1	7,400
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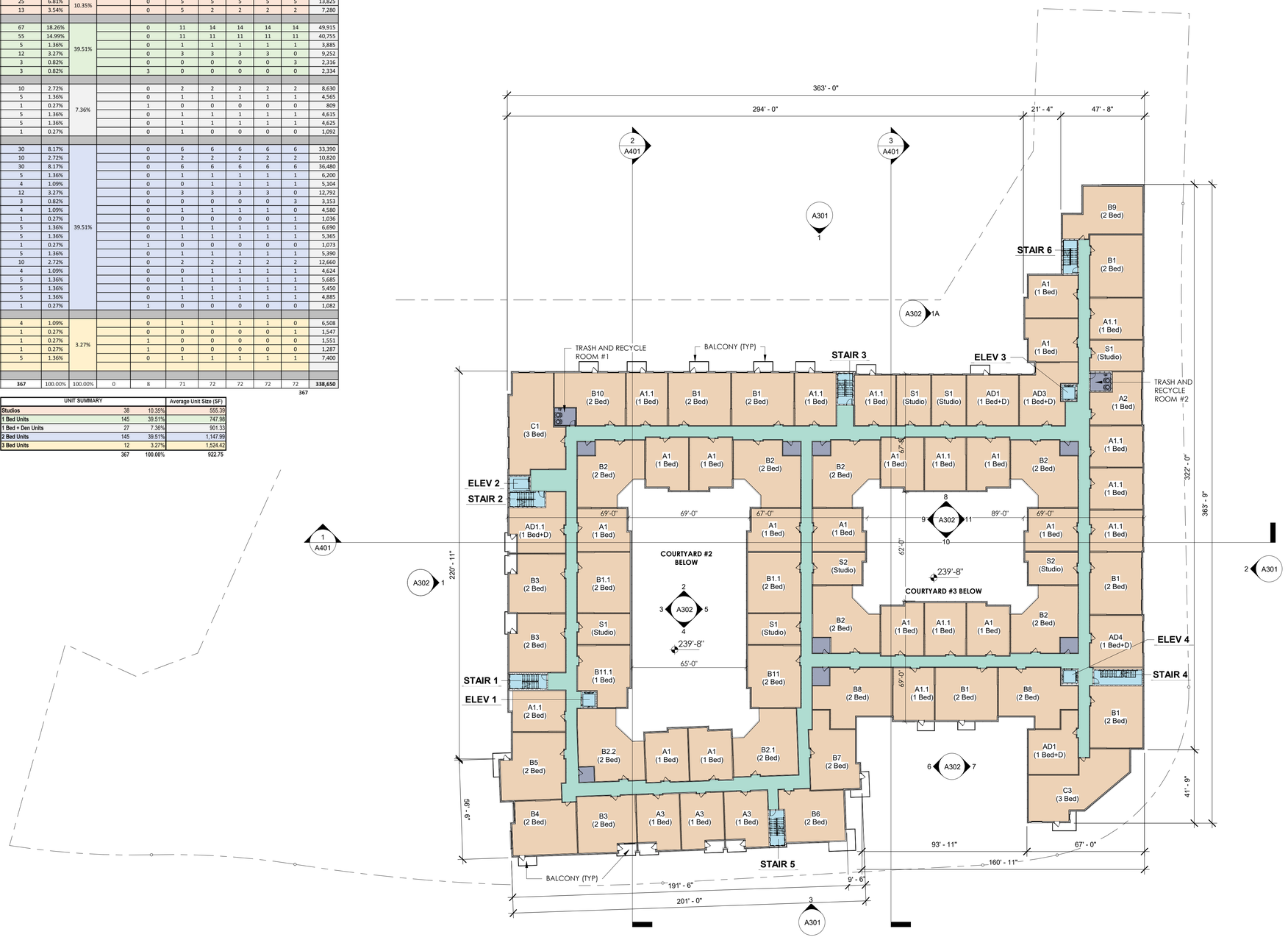

PROGRAM LEGEND

- PARKING GARAGE
- AMENITY
- BUILDING SERVICES
- CIRCULATION
- STORAGE
- CORRIDOR
- RESIDENTIAL UNITS

1 LEVELS 4-7 - TYPICAL PLAN
1" = 30'-0"

N

1" = 30'-0"
0' 10' 20' 40' 80' 120'

APPROVED
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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5000 SEMINARY ROAD
LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VA

PROJECT NO. 321942.00

DRAWING TITLE
LEVELS 4 TO 7 TYPICAL FLOOR PLAN

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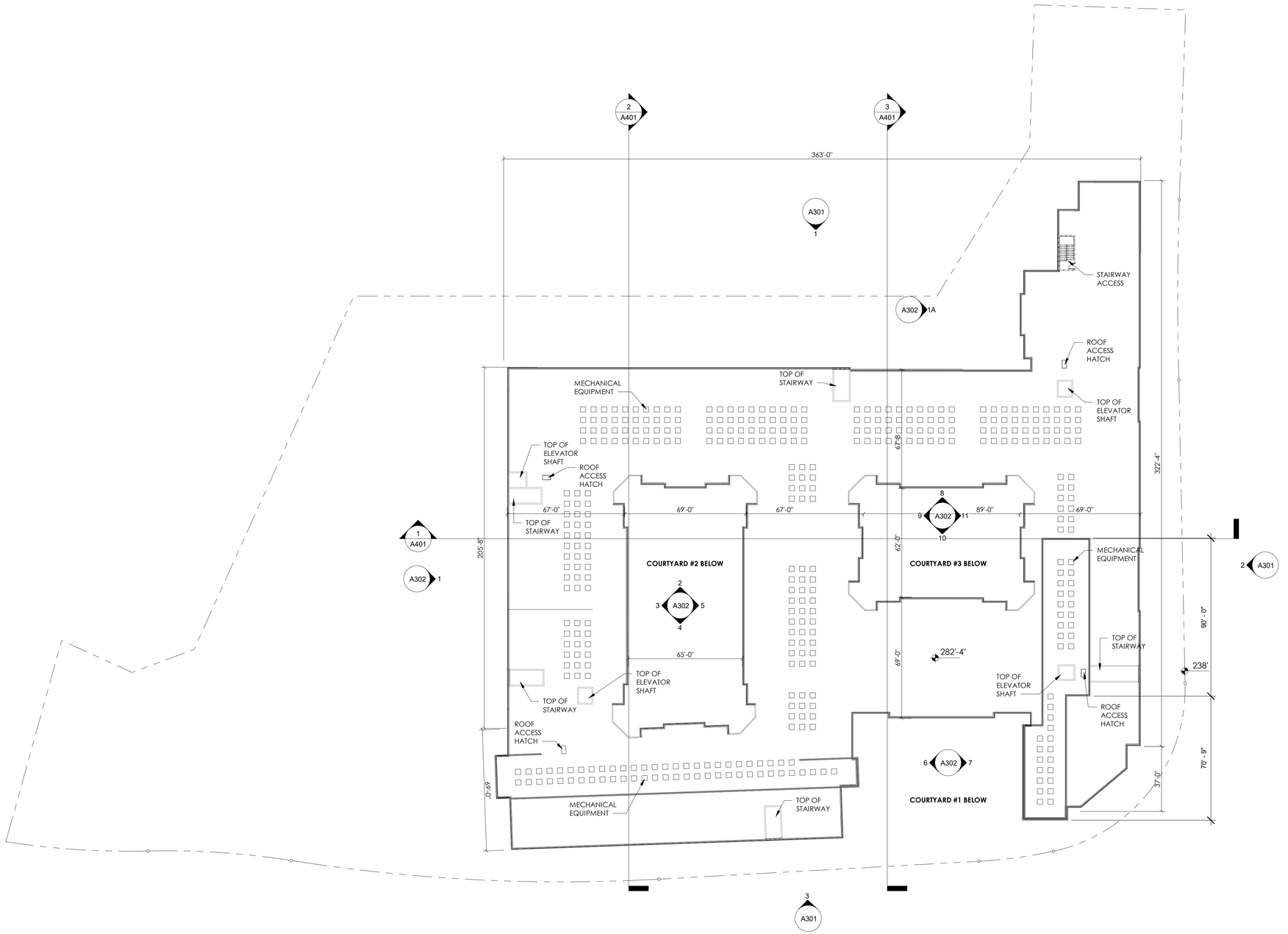

1 ROOF PLAN
1" = 30'-0"

N

1" = 30'-0"
0' 10' 20' 40' 80' 120'

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5000 SEMINARY ROAD
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DRAWING TITLE
ROOF PLAN

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QA REVIEWED BY Approver

DRAWING NUMBER
A206

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3 SOUTHWEST ELEVATION
1" = 20'-0"



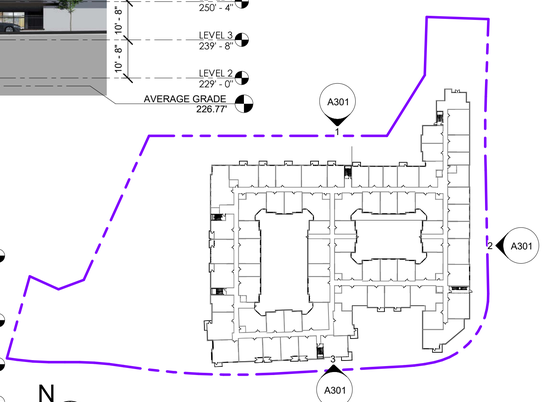
2 SOUTHEAST ELEVATION
1" = 20'-0"



1 NORTHEAST ELEVATION
1" = 20'-0"

EXTERIOR MATERIALS KEY	
B1	BRICK, COLOR RED
B2	BRICK, COLOR LIGHT BROWN (WARM SHADE)
B3	BRICK, COLOR LIGHT GRAY (COOL SHADE)
B4	BRICK, COLOR GRAY (COOL SHADE)
FC1	FIBER CEMENT BOARD PANELING, COLOR DARK BROWN
FC2	FIBER CEMENT BOARD PANELING, COLOR LIGHT BROWN
FC3	FIBER CEMENT BOARD PANELING, COLOR LIGHT GRAY
FC4	FIBER CEMENT BOARD PANELING, COLOR DARK GRAY
FC5	FIBER CEMENT BOARD PANELING, COLOR OFF-WHITE
MP1	METAL PANEL CLADDING, COLOR LIGHT GRAY
MP2	METAL PANEL CLADDING, COLOR BRONZE
AB1	ARCHITECTURAL BLOCK, COLOR DARK BROWN, SPLIT FACE FINISH
AB2	ARCHITECTURAL BLOCK, COLOR LIGHT BROWN, SMOOTH FINISH
M1	ARCHITECTURAL METAL RAILING, COLOR LIGHT GRAY
M2	PREFAB METAL CANOPY, COLOR BRONZE
V1	VINYL WINDOWS, COLOR BRONZE/LIGHT BROWN

NOTE: SEE A303 FOR MATERIAL COLOR SAMPLE IMAGES



N

KEY PLAN

1" = 20'-0"
0' 5' 10' 20' 40' 80'

APPROVED
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DRAWING TITLE
ELEVATIONS

DRAWN BY	KO
QC CHECKED BY	KS
QA REVIEWED BY	Approver

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TYPICAL EXTERIOR MATERIALS FOR COURTYARD FACADES

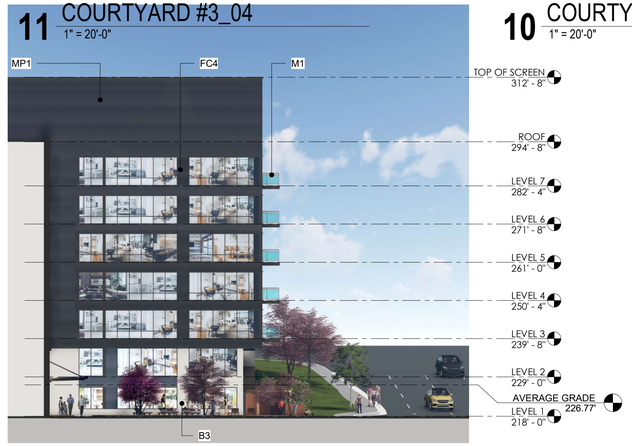






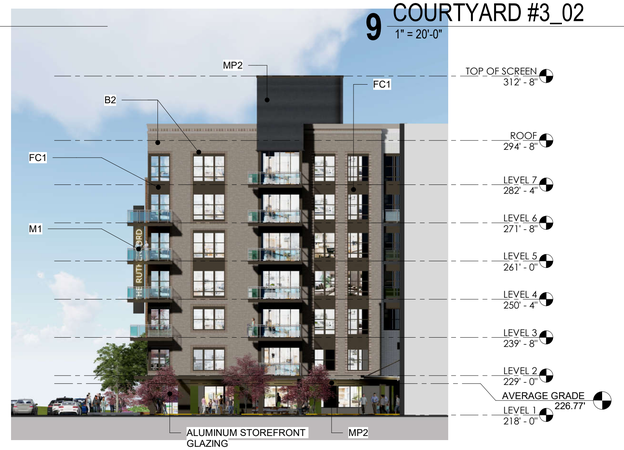


11 COURTYARD #3_04
1" = 20'-0"



10 COURTYARD #3_03
1" = 20'-0"

9 COURTYARD #3_02
1" = 20'-0"



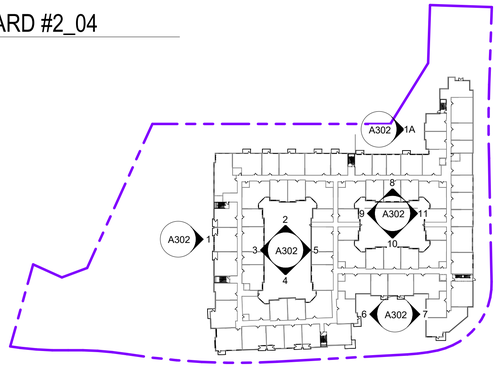
8 COURTYARD #3_01
1" = 20'-0"



7 COURTYARD #1_02
1" = 20'-0"

6 COURTYARD #1_01
1" = 20'-0"

5 COURTYARD #2_04
1" = 20'-0"



KEY PLAN



4 COURTYARD #2_03
1" = 20'-0"



3 COURTYARD #2_02
1" = 20'-0"



2 COURTYARD #2_01
1" = 20'-0"





1A NORTHWEST ELEVATION VIEW 2
1" = 20'-0"

1 NORTHWEST ELEVATION
1" = 20'-0"

1" = 20'-0"
0' 5' 10' 20' 40' 80'

EXTERIOR MATERIALS KEY

B1	BRICK, COLOR RED
B2	BRICK, COLOR LIGHT BROWN (WARM SHADE)
B3	BRICK, COLOR LIGHT GRAY (COOL SHADE)
B4	BRICK, COLOR GRAY (COOL SHADE)
FC1	FIBER CEMENT BOARD PANELING, COLOR DARK BROWN
FC2	FIBER CEMENT BOARD PANELING, COLOR LIGHT BROWN
FC3	FIBER CEMENT BOARD PANELING, COLOR LIGHT GRAY
FC4	FIBER CEMENT BOARD PANELING, COLOR DARK GRAY
FC5	FIBER CEMENT BOARD PANELING, COLOR OFF-WHITE
MP1	METAL PANEL CLADDING, COLOR LIGHT GRAY
MP2	METAL PANEL CLADDING, COLOR BRONZE
AB1	ARCHITECTURAL BLOCK, COLOR DARK BROWN, SPLIT FACE FINISH
AB2	ARCHITECTURAL BLOCK, COLOR LIGHT BROWN, SMOOTH FINISH
M1	ARCHITECTURAL METAL RAILING, COLOR LIGHT GRAY
M2	PREFAB METAL CANOPY, COLOR BRONZE
V1	VINYL WINDOWS, COLOR BRONZE/LIGHT BROWN

NOTE: SEE A303 FOR MATERIAL COLOR SAMPLE IMAGES

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REVISION DATE

PROJECT TITLE
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5000 SEMINARY ROAD
LOT 502
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VA
PROJECT NO. 321942.00

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ELEVATIONS

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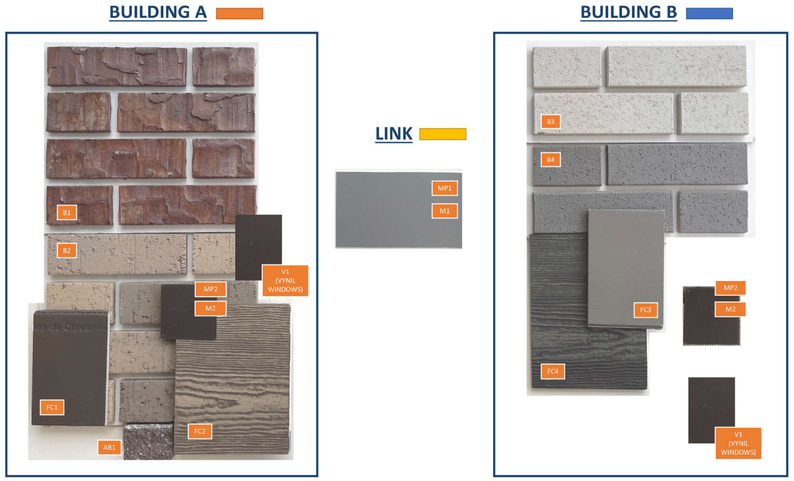
2 EXTERIOR MATERIALS COLOR PALETTE



EXTERIOR MATERIALS KEY	
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B2	BRICK, COLOR LIGHT BROWN (WARM SHADE)
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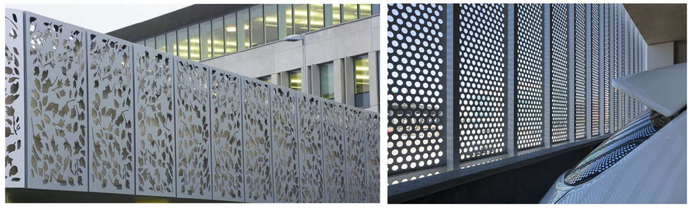
V1	VINYL WINDOWS, COLOR BRONZE/LIGHT BROWN

NOTE: SEE A303 FOR MATERIAL COLOR SAMPLE IMAGES



PARKING GARGE METAL SCREEN



1 MARK CENTER - AERIAL VIEW

MATERIAL	PERCENTAGE %
BRICK	29.2%
ARCHITECTURAL BLOCK	3.4%
FIBER CEMENT	22.3%
GLAZING	19.9%
METAL PANEL	24.4%
SCREENING MESH	0.8%
TOTAL	100%
SOLID	**79%**
VOID	**21%**

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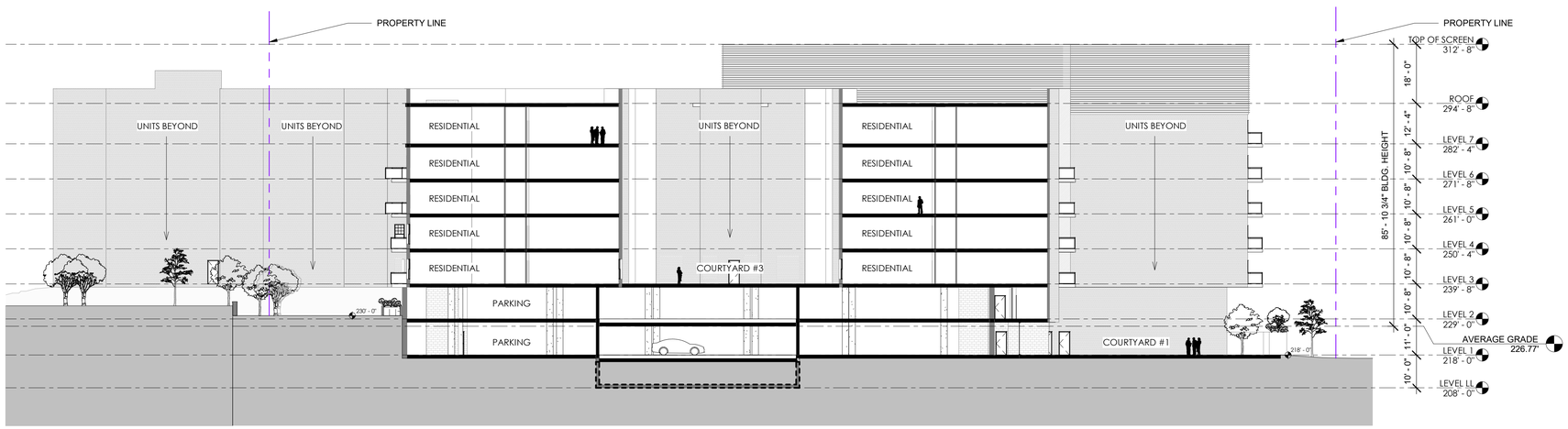
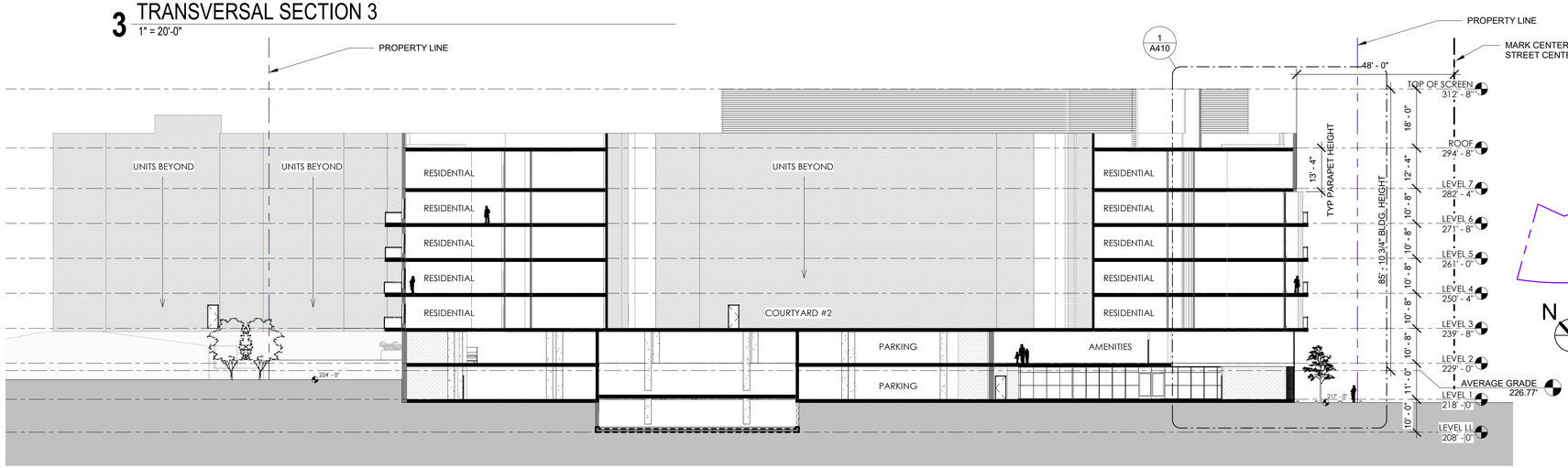
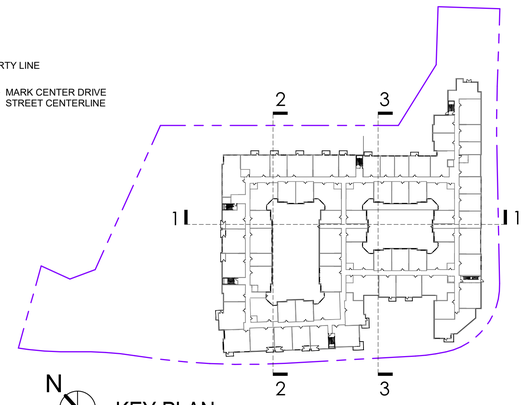
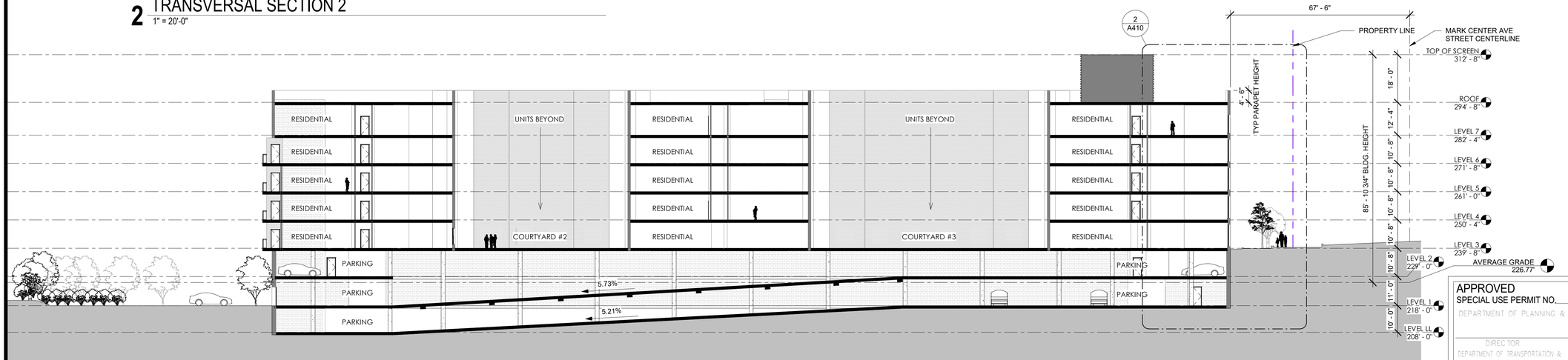


3 TRANSVERSAL SECTION 3
1" = 20'-0"





2 TRANSVERSAL SECTION 2
1" = 20'-0"



1 LONGITUDINAL SECTION 1
1" = 20'-0"

1" = 20'-0"
0' 5' 10' 20' 40' 80'

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BUILDING SECTIONS

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4 VIEW FROM NORTHWEST



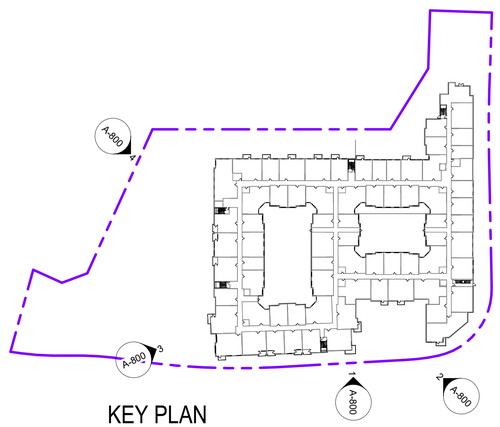
3 VIEW OF ENTRANCE



2 VIEW FROM MARK CENTER DRIVE



1 VIEW FROM MARK CENTER DRIVE



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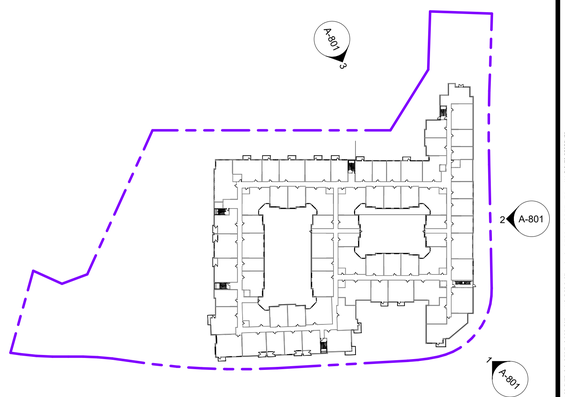
3 VIEW FROM BACK



2 VIEW FROM MARK CENTER AVE



1 VIEW FROM MARK CENTER AVE



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