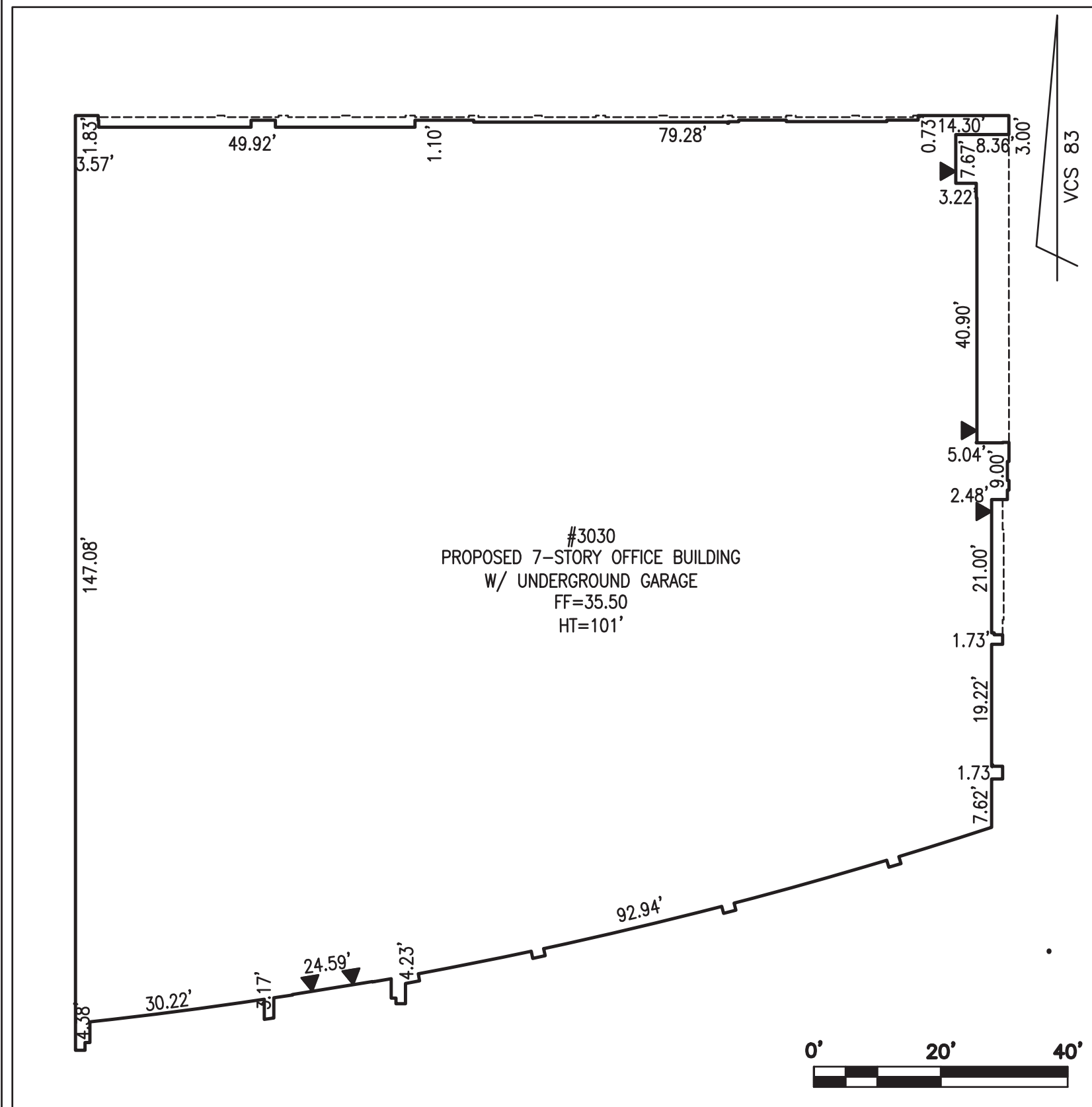
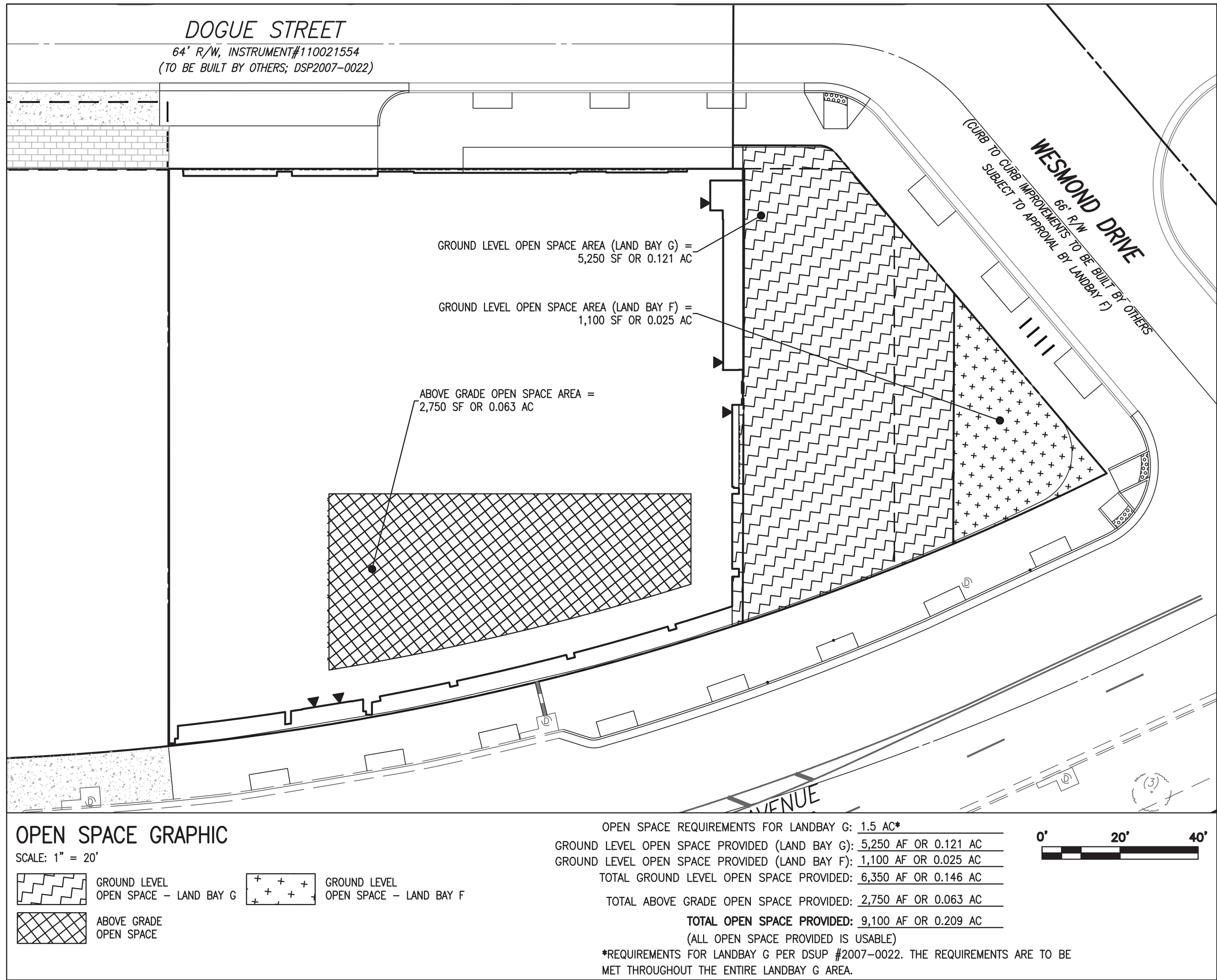
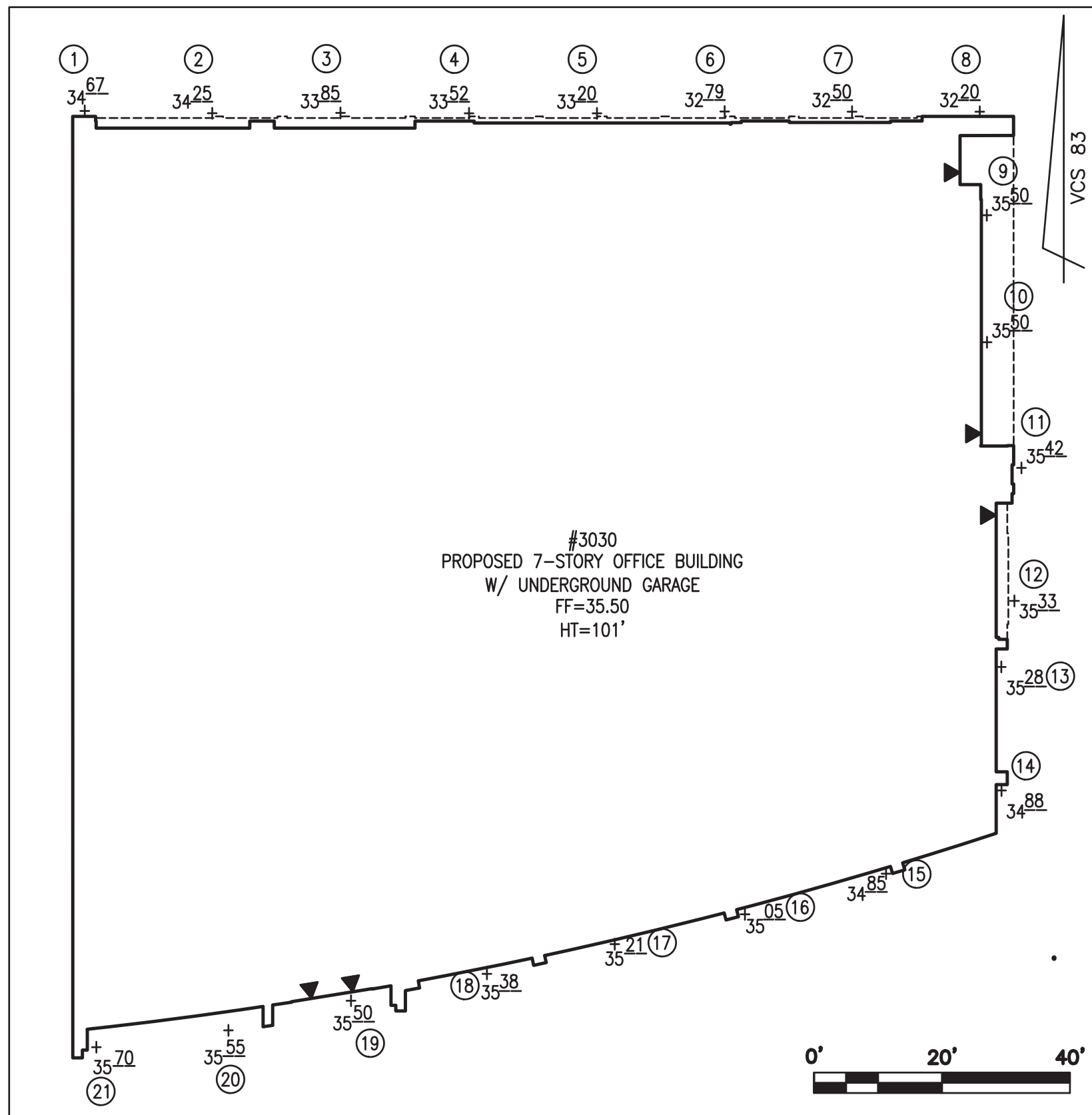




BUILDING DIMENSION PLAN
SCALE: 1" = 20'



AVERAGE FINISHED GRADE
SCALE: 1" = 20'



SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAIL BELOW FOR SECTION SHOWING COMPLIANCE.

APTA OFFICE BUILDING	
SPOT	ELEVATION
1	34.67
2	34.25
3	33.85
4	33.52
5	33.20
6	32.79
7	32.50
8	32.20
9	35.50
10	35.50
11	35.42
12	35.33
13	35.28
14	34.88
15	34.85
16	35.05
17	35.21
18	35.38
19	35.50
20	35.55
21	35.70
AVERAGE:	34.58

DATE	REVISION

DESIGN: ACS
DRAWN: ABH
SCALE: AS NOTED
DATE: FEB. 2018

CONTEXTUAL
PLAN

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	-124	-124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

TEXT LEGEND

*= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
= NUMBER
@ = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
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CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
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CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
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DOM= DOMESTIC
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DSUP= DEVELOPMENT SPECIAL USE PERMIT
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E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL= GROUND LIGHT
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G/M= GAS METER
G.I.= GRATE INLET
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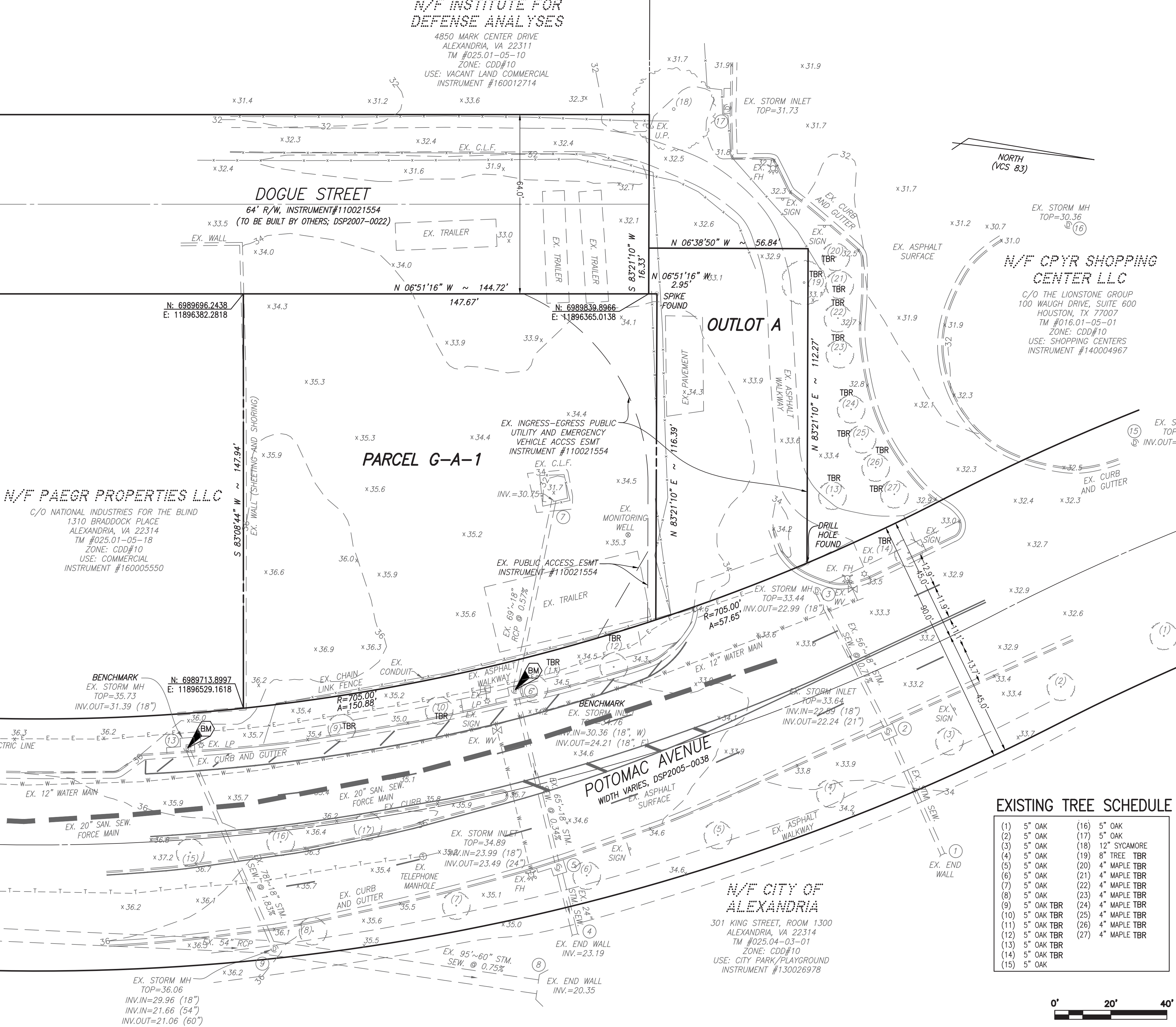
LOC.= LOCATION
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VPD= VEHICLES PER DAY
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W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

GENERAL NOTES:

- TAX MAP: #025.01-05-17, #025.01-05-09, & #016.01-05-01 (PART)
- ZONE: CDD #10
- OWNER: APTA CENTENNIAL PROPERTIES, LLC
OWNER: 025.01-05-17 & 025.01-05-09
1111 NORTH FAIRFAX STREET
ALEXANDRIA, VA 22314
INSTRUMENT #: 170009909

CYPYR SHOPPING CENTER, LLC
OWNER: 016.01-05-01
100 WAUGH DRIVE, SUITE 600
HOUSTON, TX 77007
INSTRUMENT #: 140004967
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #GPS 538. ELEVATION = 35.65'
- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 11-002197(A), DATED 12/27/2011.
- PARCEL G-A-1 = 19,886 S.F. OR 0.4565 AC.
OUTLOT A = 6,672 S.F. OR 0.1532 AC.
CYPYR LAND AREA (PART OF PARCEL 525) = 2,391 S.F. OR 0.0549 AC.

EXISTING SITE AREA = 28,949 S.F. OR 0.6646 AC.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. THE SITE IS ENROLLED IN THE CITY OF ALEXANDRIA'S REMEDIAL ACTION PLAN (RAP) AND VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) VOLUNTARY REMEDIATION (VRP) #VRP00548.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
- THIS SITE DOES CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.



UTILITY OWNERSHIP NOTE:

GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.

ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.

WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDING IS OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.

SANITARY SEWER: ALL EXISTING SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERALS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.

STORM SEWER: ALL EXISTING STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ALL PROPOSED STORM SEWER ROOF DRAINS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.

TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF R.J. KELLER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 10, 2017; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS SURVEY NOTES:

- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 20, 2018
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: ABH
SCALE: 1" = 20'
DATE: FEB. 2018

EXISTING
CONDITIONS

SHEET **3** OF **16**
FILE: **17-145**

APPROVED SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	-124	-124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

TEXT LEGEND

"= DEGREES
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" = SECONDS (OR INCHES)
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= NUMBER
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POLYETHYLENE
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HATCH LEGEND

BRICK SIDEWALK	
CONCRETE SIDEWALK/ GARAGE APRON	
PLANTING AREA	
HARDSCAPING AREA (SEE LANDSCAPE SHEETS)	

GENERAL NOTES:

- TAX MAP: #025.01-05-17, #025.01-05-09, & #016.01-05-01 (PART)
- ZONE: CDD #10 (COORDINATED DEVELOPMENT DISTRICT #10)
- OWNER: APTA CENTENNIAL PROPERTIES, LLC
OWNER: 025.01-05-17 & 025.01-05-09
1111 NORTH FAIRFAX STREET
ALEXANDRIA, VA 22314
INSTRUMENT #: 170009909

CYPR SHOPPING CENTER, LLC
OWNER: 016.01-05-01
100 WAUGH DRIVE, SUITE 600
HOUSTON, TX 77007
INSTRUMENT #: 140004967
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #GPS 538. ELEVATION = 35.65'
- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, SILE NO. 11-002197(A), DATED 12/27/2011.
- PROPOSED LOT AREA = 26,636 S.F. OR 0.6115 AC.
- THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

FIRE SERVICE NOTE:

BUILDING FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS TO BE DETERMINED IN CONJUNCTION WITH THE FIRE FLOW ENGINEERING ANALYSIS AND WILL BE INCLUDED AS PART OF THE FINAL SITE PLAN SUBMISSION.

SANITARY SEWER OUTFALL NOTE:

A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED WITHIN THIS PLAN SET ON THE SANITARY OUTFALL SHEET.

ARCHAEOLOGY NOTES:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

GREEN BUILDING NARRATIVE:

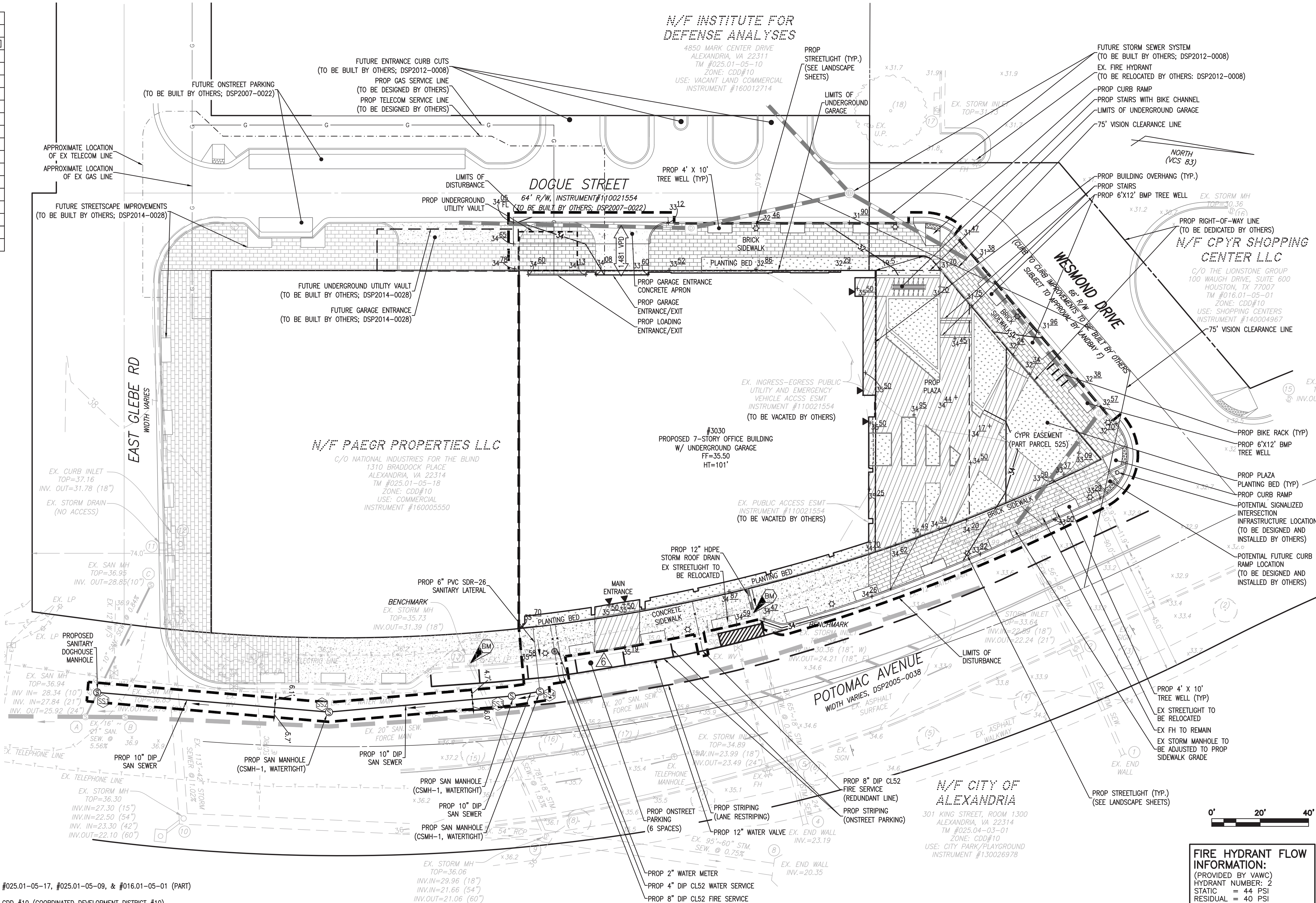
THIS PROJECT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. ADDITIONAL INFORMATION TO BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

PLAZA & PUBLIC ACCESS EASEMENT NOTE:

THE PROPOSED PLAZA SHALL BE PUBLICLY ACCESSIBLE VIA A PUBLIC ACCESS EASEMENT.

N/F INSTITUTE FOR
DEFENSE ANALYSES

4850 MARK CENTER DRIVE
ALEXANDRIA, VA 22311
TM #025.01-05-10
ZONE: CDD#10
USE: VACANT LAND COMMERCIAL
INSTRUMENT #160012714



FIRE HYDRANT FLOW INFORMATION:
(PROVIDED BY VAWC)
HYDRANT NUMBER: 2
STATIC = 44 PSI
RESIDUAL = 40 PSI
FLOW = 2,190 GPM
Q20 = 5,764 GPM

APPROVED

SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DSUP#2007-002 INFRASTRUCTURE NOTE:

THE SITE AREA AND ADJACENT INFRASTRUCTURE IS CURRENTLY UNDER CONSTRUCTION PER THE "LANDBAY G INFRASTRUCTURE PLAN" (DSP# 2007-0022) AT THE TIME OF FINAL SITE PLAN. IT IS ASSUMED THAT ALL PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN WILL BE IN PLACE AT THE TIME OF CONSTRUCTION OF THIS PROPOSED DEVELOPMENT. THE PORTIONS OF DOGUE STREET AND WESMOND DRIVE ADJACENT TO THE BUILDING WILL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

ROAD DEDICATION NOTE:

PROPOSED ROAD DEDICATION ASSOCIATED WITH THIS PLAN SET TO BE PREPARED, SUBMITTED, AND RECORDED BY OTHERS.

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ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
(703) 549-6422

ANDREA SPRUCH
Lic. No. 047863
MARCH 20, 2018
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

DESIGN: ACS
DRAWN: ABH
SCALE: 1' = 20'
DATE: FEB. 2018

PRELIMINARY
SITE PLAN

SHEET 4 OF 16

FILE: 17-145

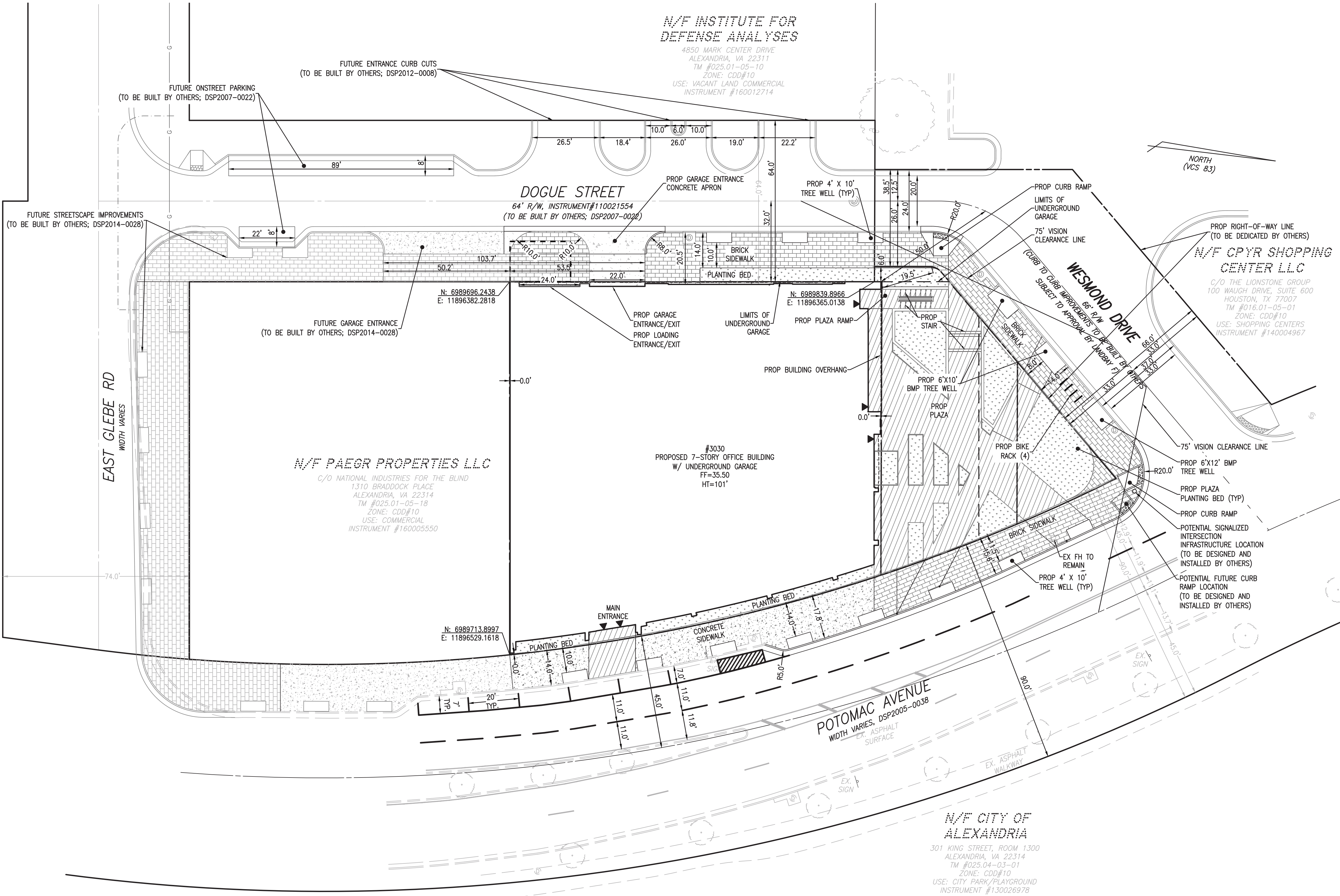
CIVIL LEGEND

ITEM	EXISTING	PROPOSED
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SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
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TRAF.SIG.= TRAFFIC SIGNAL
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UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL



HATCH LEGEND

BRICK SIDEWALK	
CONCRETE SIDEWALK/ GARAGE APRON	
PLANTING AREA	
HARDSCAPING AREA (SEE LANDSCAPE SHEETS)	

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APPROVED
SPECIAL USE PERMIT NO. 2017-0017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: ABH
SCALE: 1' = 20'
DATE: FEB. 2018

SITE
DIMENSION
PLAN

SHEET 5 OF 16
FILE: 17-145

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730 S. Washington Street
Alexandria, Virginia 22314
(703) 549-6422
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 20, 2018
PROFESSIONAL ENGINEER

CIVIL LEGEND

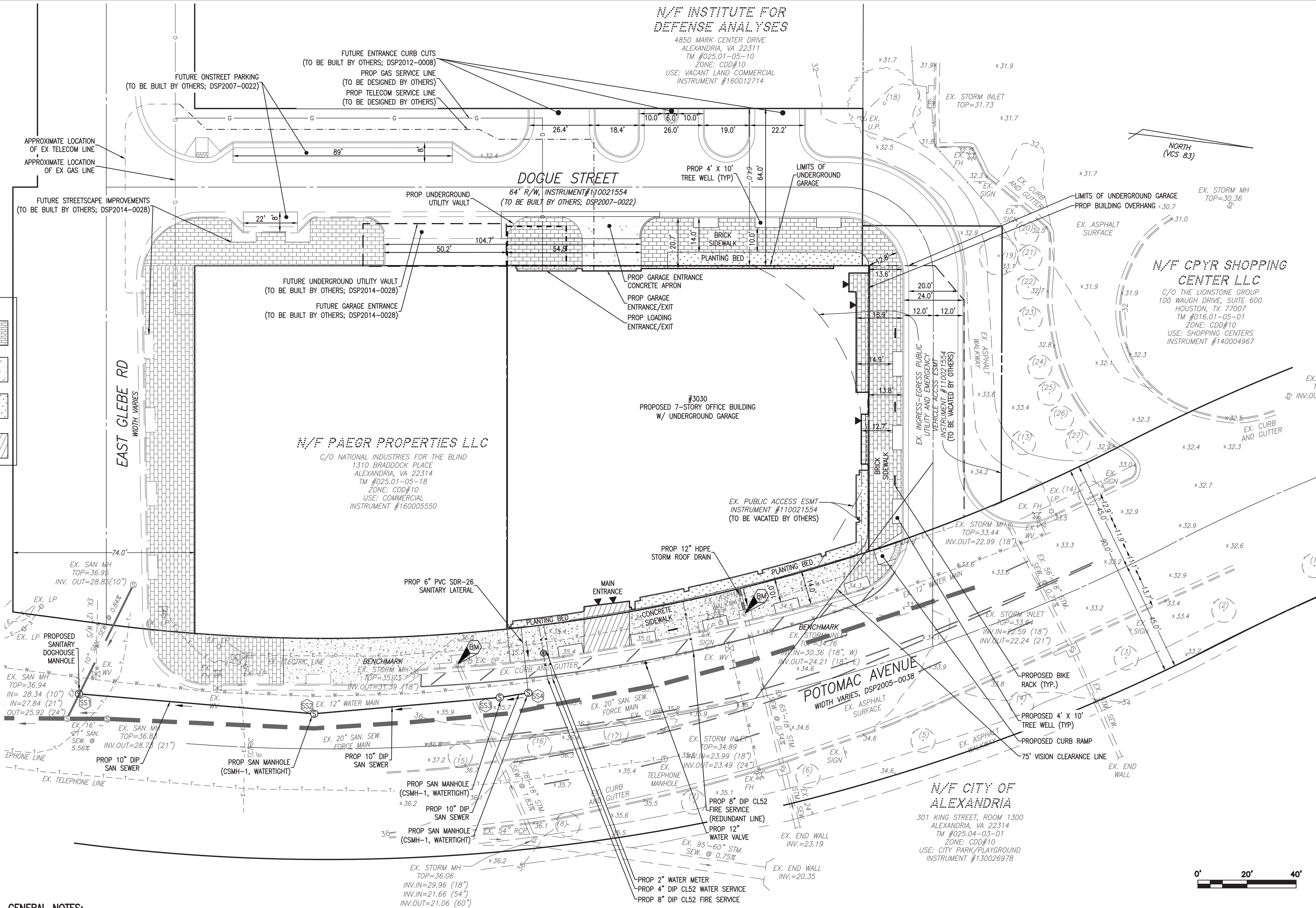
ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	-124	-124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

TEXT LEGEND

"= DEGREES
"= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
= NUMBER
@ = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES
ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EDBX= ELECTRICAL BOX
ESMT= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT= FEET
GL= GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
GI= GRATE INLET
H.C.= HEADER CURB
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN= PANEL
PG= PAGE
PP= PER PLAN
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC.= RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
S.Q.F.T.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR= TO BE REMOVED
TBS= TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW= TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
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HATCH LEGEND

BRICK SIDEWALK	
CONCRETE SIDEWALK/ CONCRETE APRON	
PLANTING AREA	
HARDSCAPING AREA (SEE LANDSCAPE SHEETS)	



GENERAL NOTES:

- TAX MAP: #025.01-05-17 & #025.01-05-09
- ZONE: CDD #10 (COORDINATED DEVELOPMENT DISTRICT #10)
- OWNER: APTA CENTENNIAL PROPERTIES, LLC
OWNER: 025.01-05-17 & 025.01-05-09
1111 NORTH FAIRFAX STREET
ALEXANDRIA, VA 22314
INSTRUMENT #: 17009999
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #GPS 538. ELEVATION = 35.65'
- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, SILE NO. 11-002197(A), DATED 12/27/2011.
- PROPOSED ALTERNATE PLAN LOT AREA = 19,886 S.F. OR 0.4565 AC.
- THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

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ALTERNATE SITE PLAN OPEN SPACE NOTE:

THE ALTERNATE SITE PLAN LAYOUT ONLY PROVIDES FOR ABOVE GRADE OPEN SPACE VIA THE PROPOSED BUILDING ROOFTOP. THERE IS NO GROUND LEVEL OPEN SPACE PROVIDED.

OPEN SPACE REQUIREMENTS FOR LANDBAY G: 1.5 AC*

TOTAL ABOVE GRADE OPEN SPACE PROVIDED (ALTERNATE SITE PLAN): 2,750 AF OR 0.063 AC
TOTAL AT GRADE OPEN SPACE PROVIDED (ALTERNATE SITE PLAN): 0 AF OR 0.000 AC
TOTAL OPEN SPACE PROVIDED (ALTERNATE SITE PLAN): 2,750 AF OR 0.063 AC
(ALL OPEN SPACE PROVIDED IS USABLE)

*REQUIREMENTS FOR LANDBAY G PER DSUP #2007-0022. THE REQUIREMENTS ARE TO BE MET THROUGHOUT THE ENTIRE LANDBAY G AREA.

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APPROVED

SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
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POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

DESIGN: ACS
DRAWN: ABH
SCALE: 1' = 20'
DATE: FEB. 2018

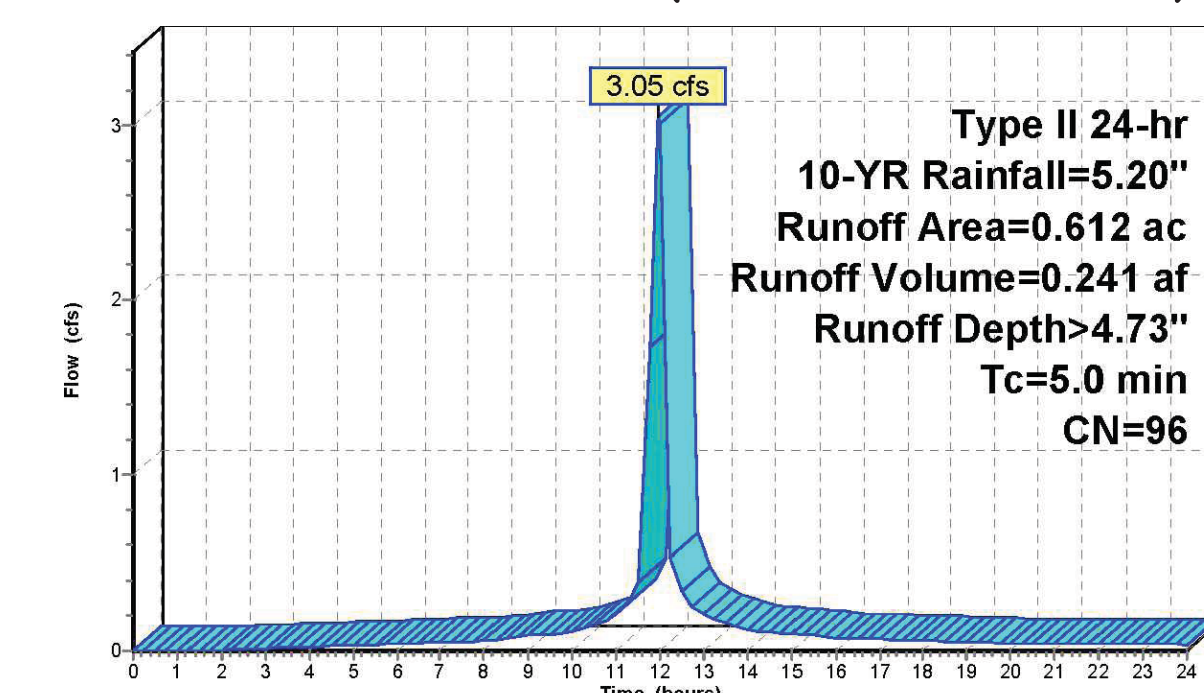
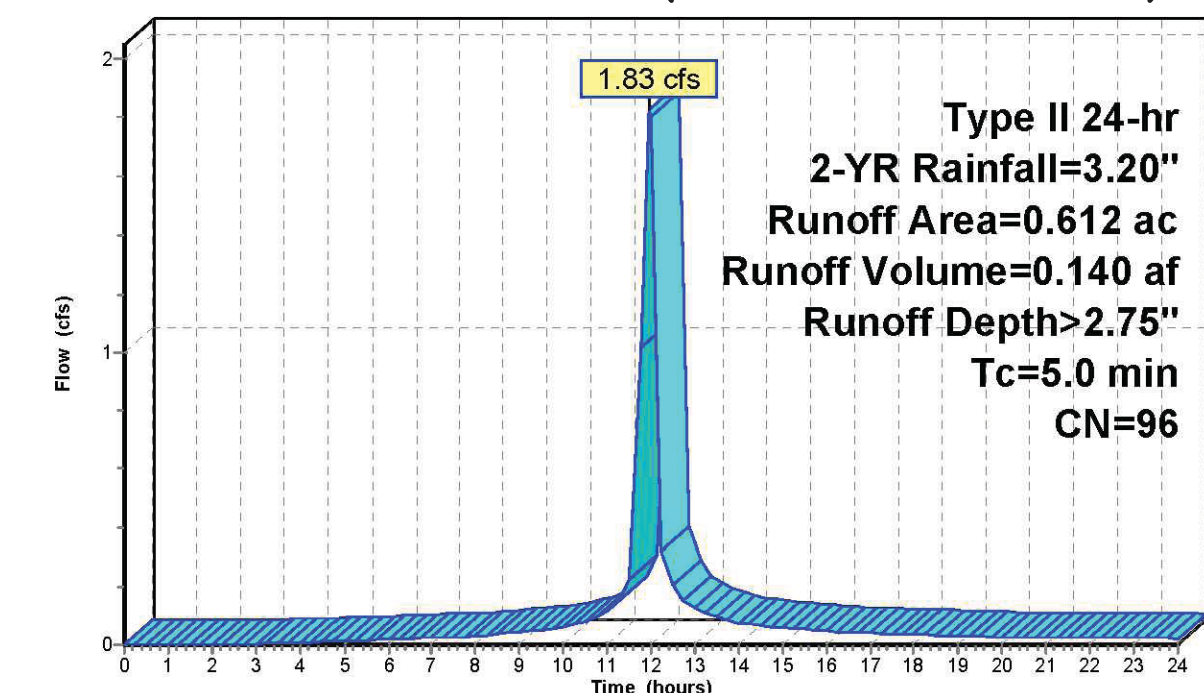
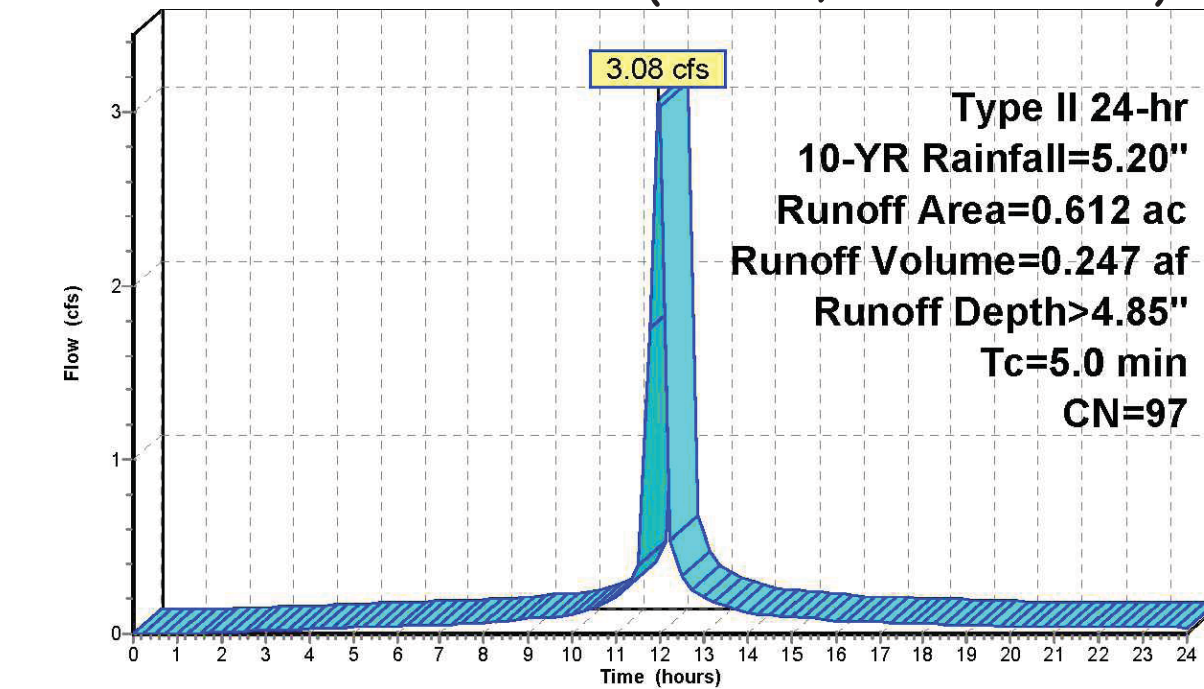
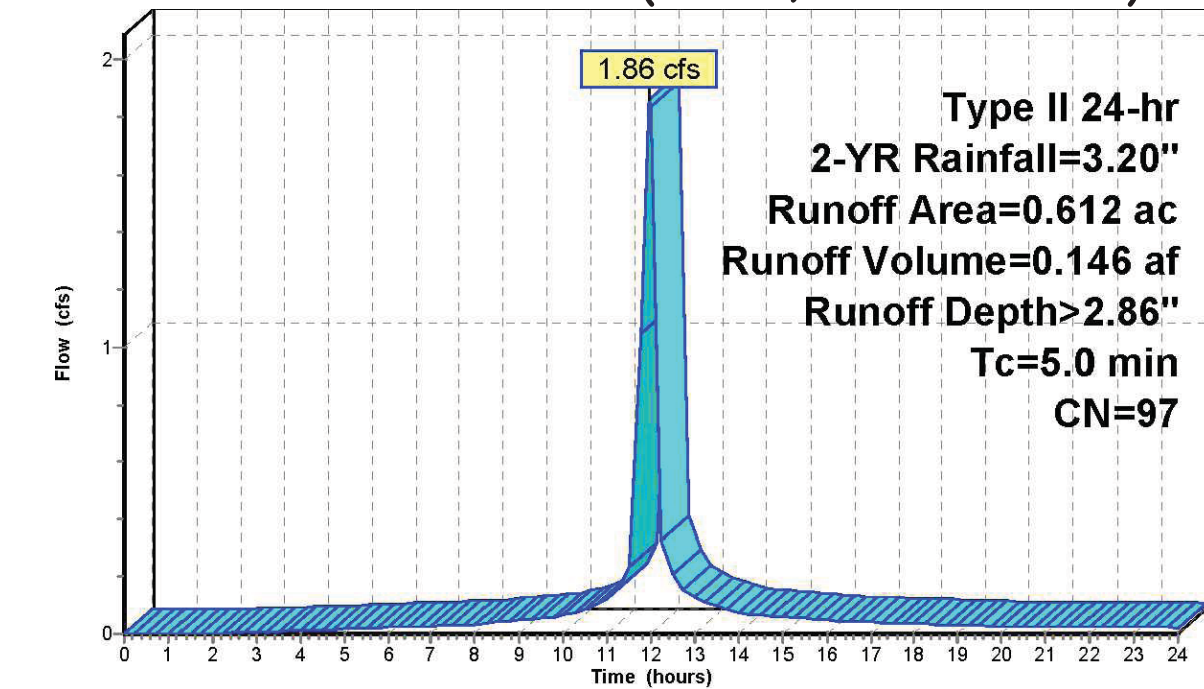
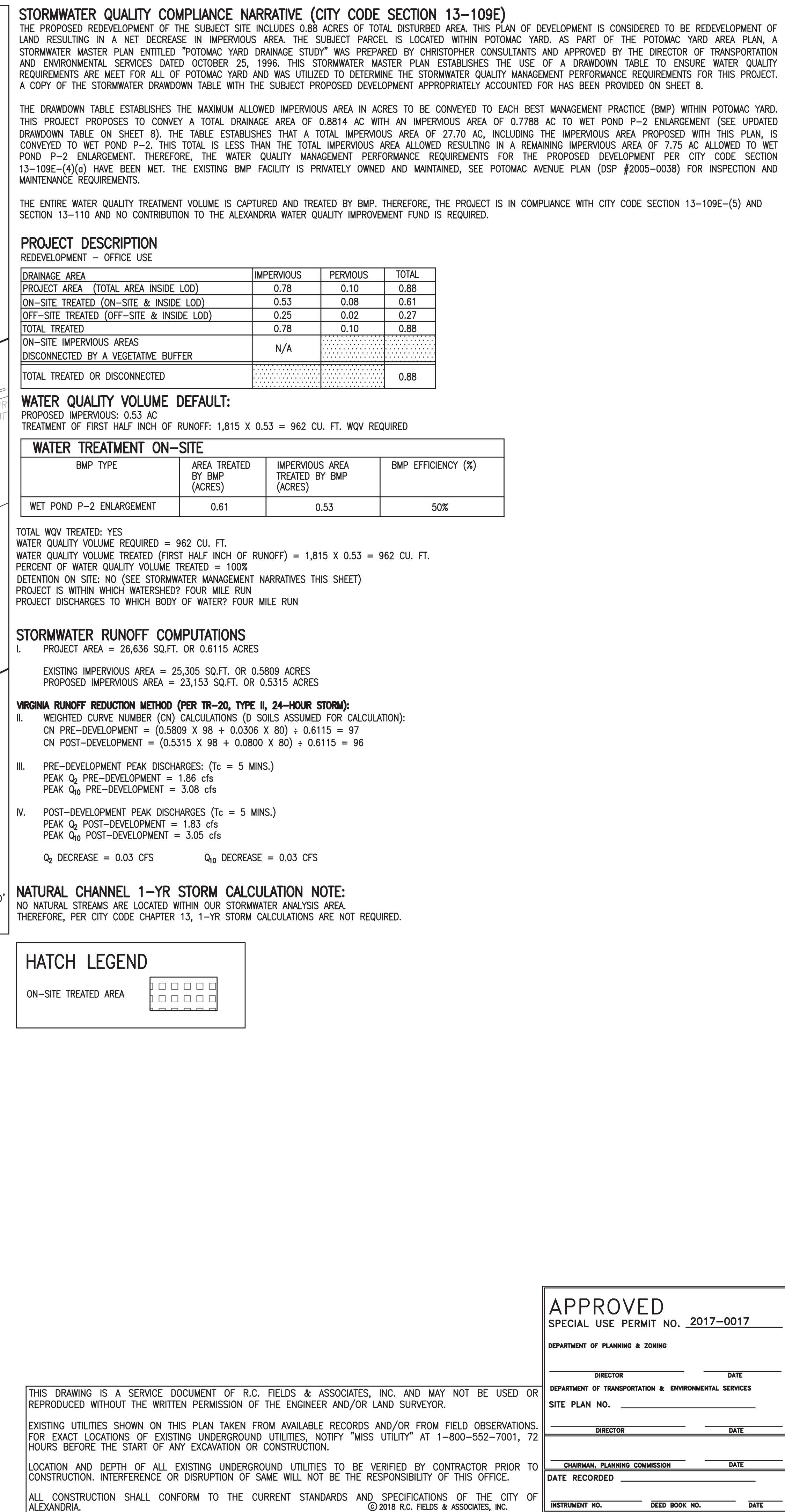
PRELIMINARY
SITE PLAN -
ALTERNATE
PLAN

SHEET 6 OF 16

FILE: 17-145

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ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
(703) 549-6422

ANDREA SPRUCH
Lic. No. 047853
MARCH 20, 2018
PROFESSIONAL ENGINEER

REDEVELOPMENT - OFFICE USE

Drainage Area	ImperVIOUS	PervIOUS	TOTAL
PROJECT AREA (TOTAL AREA INSIDE LOD)	0.78	0.10	0.88
ON-SITE TREATED (ON-SITE & INSIDE LOD)	0.53	0.08	0.61
OFF-SITE TREATED (OFF-SITE & INSIDE LOD)	0.25	0.02	0.27
TOTAL TREATED	0.78	0.10	0.88
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.88

PROPOSED IMPERVIOUS: 0.53 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: $1,815 \times 0.53 = 962$ CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE			
BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
WET POND P-2 ENLARGEMENT	0.61	0.53	50%

TOTAL WQV TREATED: YES
WATER QUALITY VOLUME REQUIRED = 962 CU. FT.
WATER QUALITY VOLUME TREATED (FIRST HALF INCH OF RUNOFF) = $1,815 \times 0.53 = 962$ CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 100%
DETENTION ON SITE: NO (SEE STORMWATER MANAGEMENT NARRATIVES THIS SHEET)
PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? FOUR MILE RUN

I. PROJECT AREA = 26,636 SQ.FT. OR 0.6115 ACRES

EXISTING IMPERVIOUS AREA = 25,305 SQ.FT. OR 0.5809 ACRES
PROPOSED IMPERVIOUS AREA = 23,153 SQ.FT. OR 0.5315 ACRES

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS (D SOILS ASSUMED FOR CALCULATION)
CN PRE-DEVELOPMENT = $(0.5809 \times 98 + 0.0306 \times 80) \div 0.6115 = 97$
CN POST-DEVELOPMENT = $(0.5315 \times 98 + 0.0800 \times 80) \div 0.6115 = 96$

III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q_2 PRE-DEVELOPMENT = 1.86 cfs
PEAK Q_{10} PRE-DEVELOPMENT = 3.08 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.)
PEAK Q_2 POST-DEVELOPMENT = 1.83 cfs
PEAK Q_{10} POST-DEVELOPMENT = 3.05 cfs

Q_2 DECREASE = 0.03 CFS Q_{10} DECREASE = 0.03 CFS

NO NATURAL STREAMS ARE LOCATED WITHIN OUR STORMWATER ANALYSIS AREA.
THEREFORE, PER CITY CODE CHAPTER 13, 1-YR STORM CALCULATIONS ARE NOT REQUIRED.

ON-SITE TREATED AREA

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DEPARTMENT OF PLANNING & ZONING

Journal of Management Education 36(8) 907-924
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DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE

2	
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0	CHAIRMAN, PLANNING COMMISSION	DATE
---	-------------------------------	------

DATE RECORDED _____

OF _____
INSTRUMENT NO. _____ DEED BOOK NO. _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
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CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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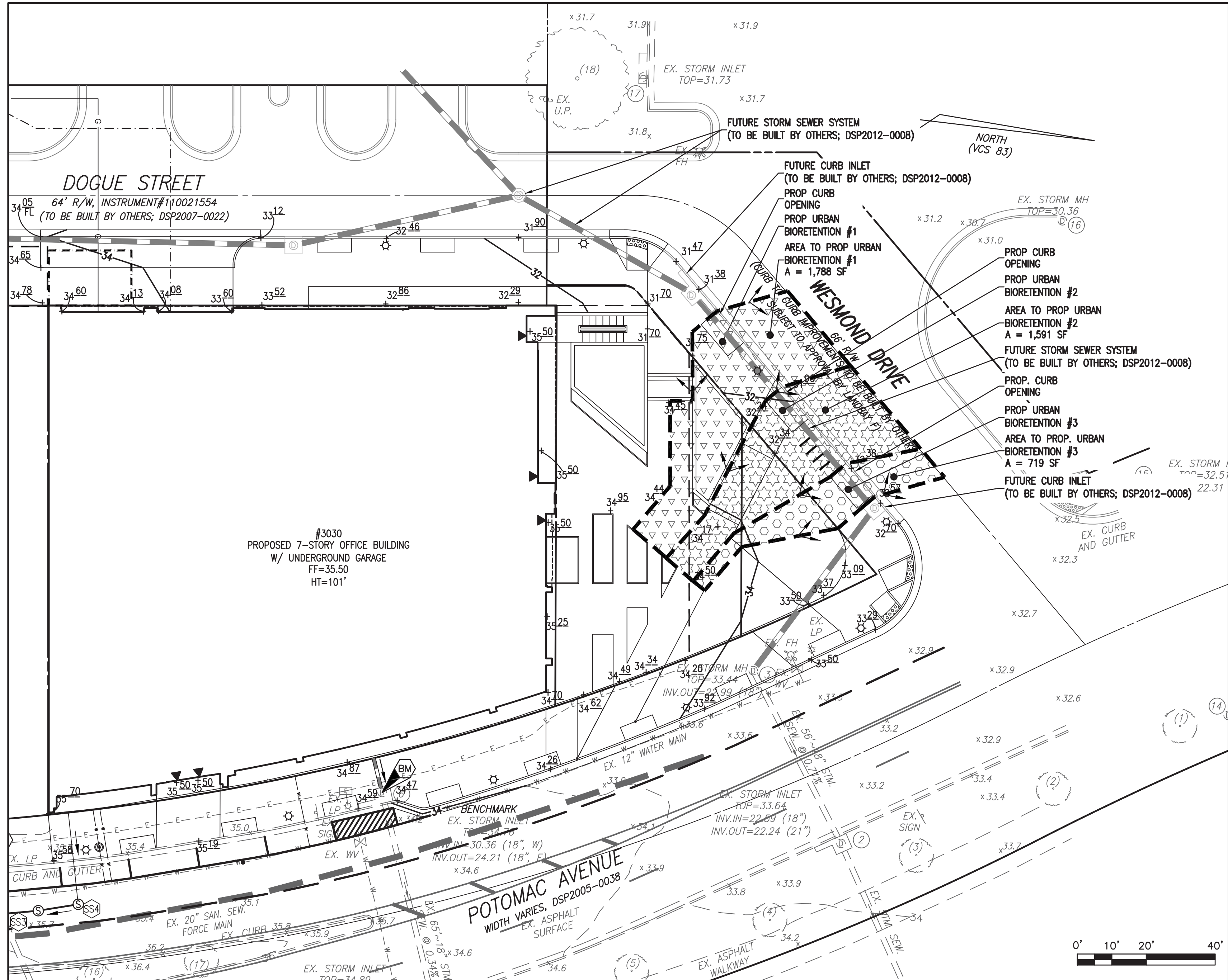
DESIGN: ACS
DRAWN: ABH
SCALE: 1"=20'
DATE: FEB. 2018

STORMWATER
MANAGEMENT
PLAN
(1 OF 3)

SHEET 7 OF 16

FILE: 17-145

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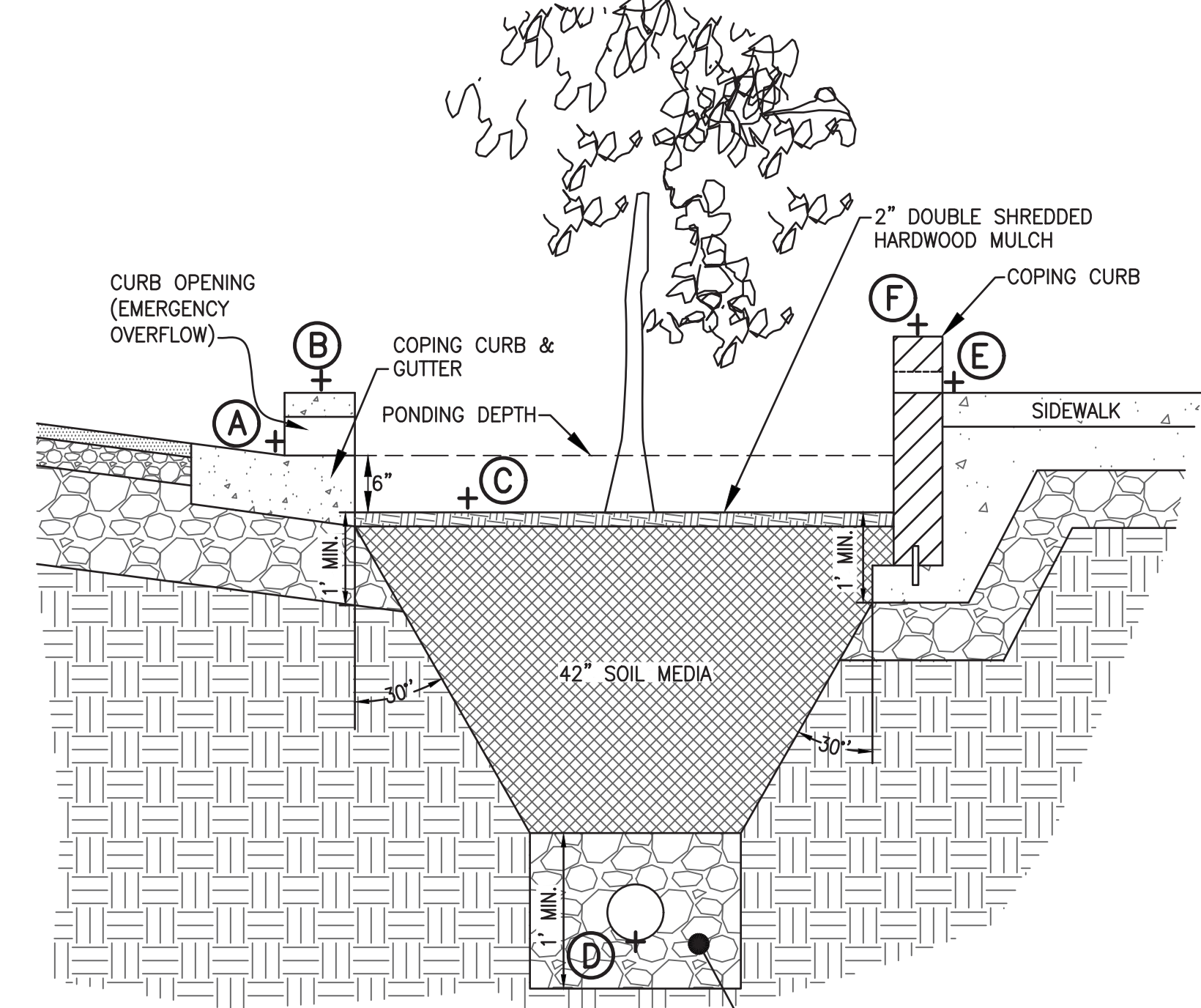


AREA TO URBAN BIORETENTION (TREE WELL) DETAIL
SCALE: 1" = 20'

HATCH LEGEND

- AREA TO URBAN BIORETENTION #1
- AREA TO URBAN BIORETENTION #2
- AREA TO URBAN BIORETENTION #3

URBAN BIORETENTION (TREE WELL) DETAIL
NOT TO SCALE



WATER QUALITY VOLUME CALCULATIONS:
WATER QUALITY VOLUME REQUIRED IS CALCULATED AS FOLLOWS:
 $T_v = (RV)(A)/12$
WHERE:
A = AREA TO FACILITY (SF)
 R_v = COMPOSITE RUNOFF COEFFICIENT

SURFACE AREA REQUIRED IS CALCULATED AS FOLLOWS:
SA = $T_v/2.0$ FT.
WHERE:
SA = SURFACE AREA (SQ. FT.)
 T_v = REQUIRED TREATMENT VOLUME (FT³)
PER SECTION 9-A-6.1 OF THE VA DEQ STORMWATER BMP CLEARINGHOUSE.

TREE WELL #1:
TOTAL AREA TO BMP = 1,788 SQ.FT.
IMPERVIOUS AREA TO BMP = 1,284 SQ.FT. ($R_v = 0.95$)
PERVIOUS AREA TO BMP = 504 SQ.FT. ($R_v = 0.25$)
 $R_v = (0.95*1,284 + 0.25*504)/1,788 = 0.75$

WATER QUALITY VOLUME REQUIRED:
 $T_v = (RV)(A)/12$
 $T_v = (0.75)(1,788)/12 = 111.8$ FT³

SURFACE AREA REQUIRED:
SA = $111.8/2 = 55.9$ SF
REQUIRED: 55.9 SF
PROVIDED: 72.0 SF

TREE WELL #2:
TOTAL AREA TO BMP = 1,591 SQ.FT.
IMPERVIOUS AREA TO BMP = 1,353 SQ.FT. ($R_v = 0.95$)
PERVIOUS AREA TO BMP = 238 SQ.FT. ($R_v = 0.25$)
 $R_v = (0.95*1,353 + 0.25*238)/1,591 = 0.85$

WATER QUALITY VOLUME REQUIRED:
 $T_v = (RV)(A)/12$
 $T_v = (0.85)(1,591)/12 = 112.7$ FT³

SURFACE AREA REQUIRED:
SA = $112.7/2 = 56.4$ SF
REQUIRED: 56.4 SF
PROVIDED: 72.0 SF

TREE WELL #3:
TOTAL AREA TO BMP = 719 SQ.FT.
IMPERVIOUS AREA TO BMP = 409 SQ.FT. ($R_v = 0.95$)
PERVIOUS AREA TO BMP = 310 SQ.FT. ($R_v = 0.25$)
 $R_v = (0.95*409 + 0.25*310)/719 = 0.65$

WATER QUALITY VOLUME REQUIRED:
 $T_v = (RV)(A)/12$
 $T_v = (0.65)(719)/12 = 38.9$ FT³

SURFACE AREA REQUIRED:
SA = $38.9/2 = 19.5$ SF
REQUIRED: 19.5 SF
PROVIDED: 72.0 SF

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URBAN BIORETENTION	SQ.FT. OF SURFACE AREA	ELEVATIONS					
		A	B	C	D	E	F
1	72.0	31.0	31.5	30.5	25.8	31.7	32.2
2	72.0	31.5	31.9	30.9	26.2	32.1	32.6
3	72.0	32.0	32.3	31.3	26.6	32.5	33.0

BMP FACILITY		GEOGRAPHIC COORDINATES	
		NORTHING	EASTING
MICRO-BIORETENTION	1	11896366.34	6989890.82
	2	11896386.76	6989912.8
	3	11896407.18	6989934.77

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
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DIRECTOR	DATE	
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ANDREA SPRUCH
Lic. No. 047863
MARCH 20, 2018
PROFESSIONAL ENGINEER

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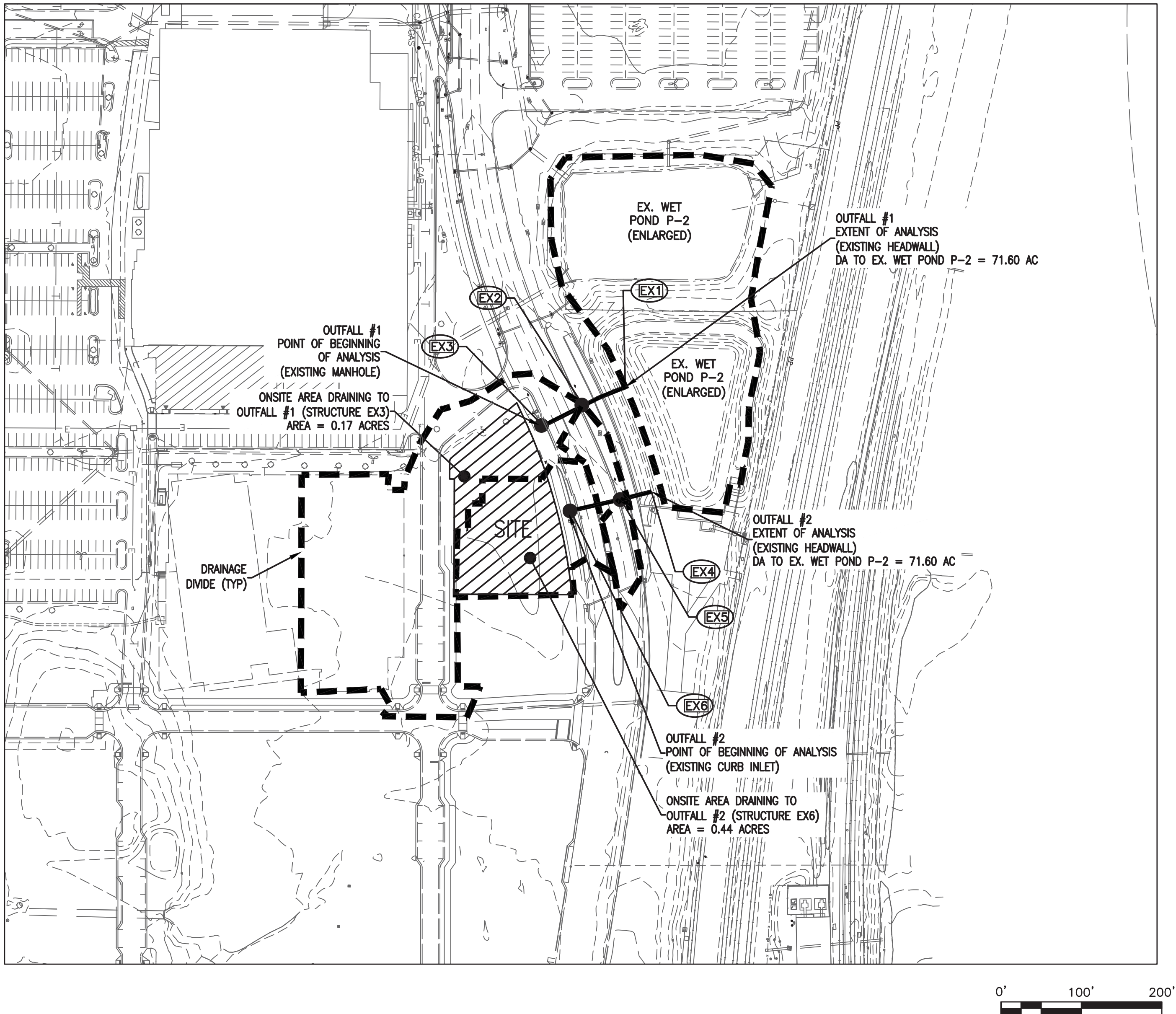
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DATE: FEB. 2018

STORMWATER
MANAGEMENT
PLAN
(3 OF 3)

SHEET 9 OF 16
FILE: 17-145

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STORMWATER MANAGEMENT (CITY CODE SECTION 13-109F COMPLIANCE) NARRATIVE

PRE-DEVELOPMENT CONDITIONS:
THIS 0.61 ACRE PARCEL IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE IS UTILIZED AS STAGING FOR SURROUNDING CONSTRUCTION PROJECTS. THE MAJORITY OF THE SITE DRAINAGE IS DIRECTED IN A NORTHLY DIRECTION TOWARDS AN EXISTING ONSITE STORM DRAIN INLET. THE OVERLAND FLOW THAT IS NOT PICKED UP BY THE EXISTING ONSITE INLET CONTINUES FLOWING NORTHEASTERLY TO EXISTING CURB INLETS WITHIN THE POTOMAC AVE. RIGHT-OF-WAY WHICH CONVEY THE FLOW TO AN EXISTING WET POND P-2 ACROSS POTOMAC AVE. DISCHARGE FROM THE EXISTING WET POND P-2 ULTIMATELY FLOWS TO THE BED AND BANKS OF FOUR MILE RUN.

POST-DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES THE CONSTRUCTION OF A MULTI-STORY OFFICE BUILDING WITH UNDERGROUND PARKING AND IMPROVED STREETScape/OPEN SPACE. IN PROPOSED CONDITIONS, THERE ARE TWO POINTS OF OUTFALL. OUTFALL #1 IS COMPRISED PRIMARILY OF BUILDING ROOFTOP RUNOFF WHICH IS DIRECTED BY AN INTERNAL BUILDING STORMWATER CONVEYANCE SYSTEM TO A STORM SEWER ROOF DRAIN OUTFALL PIPE CONNECTING INTO AN EXISTING CURB INLET (EX 6) WITHIN THE POTOMAC AVE. RIGHT-OF-WAY. FURTHERMORE, A SMALL PORTION OF ONSITE AREA BETWEEN THE EASTERN BUILDING EDGE AND THE EASTERN PROPERTY LINE ALONG POTOMAC AVE. FLOWS TO OUTFALL #1 VIA SHEET FLOW INTO POTOMAC AVE ULTIMATELY FLOWING INTO AN EX CURB INLET (EX 6). THE REMAINING PORTION OF ONSITE AREA, COMPRISED PRIMARILY OF THE PLAZA AREA, FLOWS TO OUTFALL #2 VIA SHEET FLOW TO FUTURE CURB INLETS LOCATED WITHIN FUTURE DOGUE STREET OR FUTURE WESMOND DRIVE BEFORE ULTIMATELY FLOWING TO AN EXISTING MANHOLE (EX 3) WITHIN THE POTOMAC AVE. RIGHT-OF-WAY.

CONCLUSION
THIS PLAN WILL COMPLY WITH THE STORMWATER MASTER PLAN ENTITLED "POTOMAC YARDS DRAINAGE STUDY" PREPARED BY CHRISTOPHER CONSULTANTS ON AUGUST 9, 1996 AND APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES DATED OCTOBER 25, 1996. THE STUDY PROVES THE FOLLOWING: THE DEVELOPMENT OF THE POTOMAC YARD SITE WILL INCREASE THE AMOUNT OF STORMWATER RUNOFF LEAVING THE SITE. HOWEVER, IF THE STORM SEWER SYSTEM CONVEYS THE RUNOFF FROM THE SITE DIRECTLY TO THE FOUR MILE RUN AND THE POTOMAC RIVER, AND THERE IS SUFFICIENT OUTFALL CAPACITY TO CONVEY THE DESIGN STORM RUNOFF WITHOUT NEGATIVELY IMPACTING DOWNSTREAM PROPERTIES, THEN THE PROJECT IS IN CONFORMANCE WITH THE AFOREMENTIONED STUDY. TO PROVIDE THE NECESSARY CAPACITY FOR THE POTOMAC YARD OUTFALL, TWO LINES WERE DEVELOPED TO CONVEY STORMWATER FROM THE POTOMAC YARD DEVELOPMENT: A 78" DIAMETER AND 96" DIAMETER PIPE SYSTEM. PLANS WERE DEVELOPED UNDER 96-009 AND THE SUMMARY REPORT WILL BE ATTACHED WITH FUTURE SUBMISSIONS OF THIS PLAN AS DETAILED COMPUTATIONS AND NARRATIVES ESTABLISHING THE ADEQUACY OF THE OUTFALL FROM THE SUBJECT PARCEL ARE COMPUTED. AS A RESULT OF THE APPROVAL OF THE POTOMAC YARDS DRAINAGE STUDY MASTER PLAN DETENTION, THE DETENTION REQUIREMENT FOR THIS PROJECT IS MET.

DUE TO AN OVERALL DECREASE OF SITE IMPERVIOUS AREA, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 10-YEAR 24-HOUR STORM EVENT THAT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT (SEE COMPUTATIONS PROVIDED ON SHEET 7). THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

PER SECTION 13-109F-2(d)(i), A DRAINAGE SHED BOUNDARY ANALYSIS OF THE SITE OUTFALL WILL BE PROVIDED TO A POINT THAT IS 150' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THIS WILL CONSTITUTE THE LIMITS OF ANALYSIS FOR THE PROJECT.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13-109F.

STORM SEWER COMPUTATIONS

STRUCTURE		INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	Tc (MIN)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	VELOCITY (FPS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
FROM	TO																	
EX 6	EX 5	0.59	0.59	97	5.2	5.0	2.96	2.96	3.1	18	0.34%	0.015	5.5	3.0	65.21	24.21	23.99	0.22
EX 5	EX 4	0.09	0.68	98	5.2	5.0	0.45	3.41	5.0	24	1.22%	0.015	22.6	6.9	24.67	23.49	23.19	0.30
EX 3	EX 2	1.53	1.53	97	5.2	5.0	7.69	7.69	5.0	18	0.71%	0.015	8.0	4.4	56.30	22.99	22.59	0.40
EX 2	EX 1	0.12	1.65	98	5.2	5.0	0.61	8.30	8.3	18	2.40%	0.015	14.7	8.0	48.00	22.24	21.09	1.15

HYDRAULIC GRADE LINE COMPUTATIONS

HYDRAULIC GRADE LINE COMPUTATIONS																									
INLET ID	OUTLET WSE	D ₀ (in)	Q ₀	L ₀	S ₁₀	H _t	JUNCTION LOSS										FINAL H	INLET WSE	RIM ELEV	FREE BOARD					
							V ₀	H ₀	Q ₁	V ₁	Q ₁ /V ₁	H ₁	ANGLE	H _d	H _f	1.3					0.5				
																H _t					H _f	0.0	0.1	0.0	0.1
2	21.92	18	8.30	48.0	0.024	1.15	4.69	0.09	8.30	4.69	38.90	0.12	0	0.00	0.20	0.00	0.10	1.25	23.17	41.17	18.00				
3	23.82	18	7.69	56.3	0.007	0.40	4.34	0.07	7.69	4.34	33.40	0.10	0	0.00	0.18	0.00	0.09	0.49	24.31	41.46	17.15				
5	23.73	24	3.41	24.7	0.012	0.30	1.08	0.00	3.41	1.08	3.69	0.01	0	0.00	0.01	0.00	0.01	0.30	24.03	42.44	18.41				
6	24.79	18	2.96	65.2	0.003	0.22	1.67	0.01	2.96	1.67	4.95	0.02	0	0.00	0.03	0.00	0.01	0.23	25.02	41.35	16.33				

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APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: ACS
DRAWN: ABH
SCALE: 1' = 100'
DATE: FEB. 2018

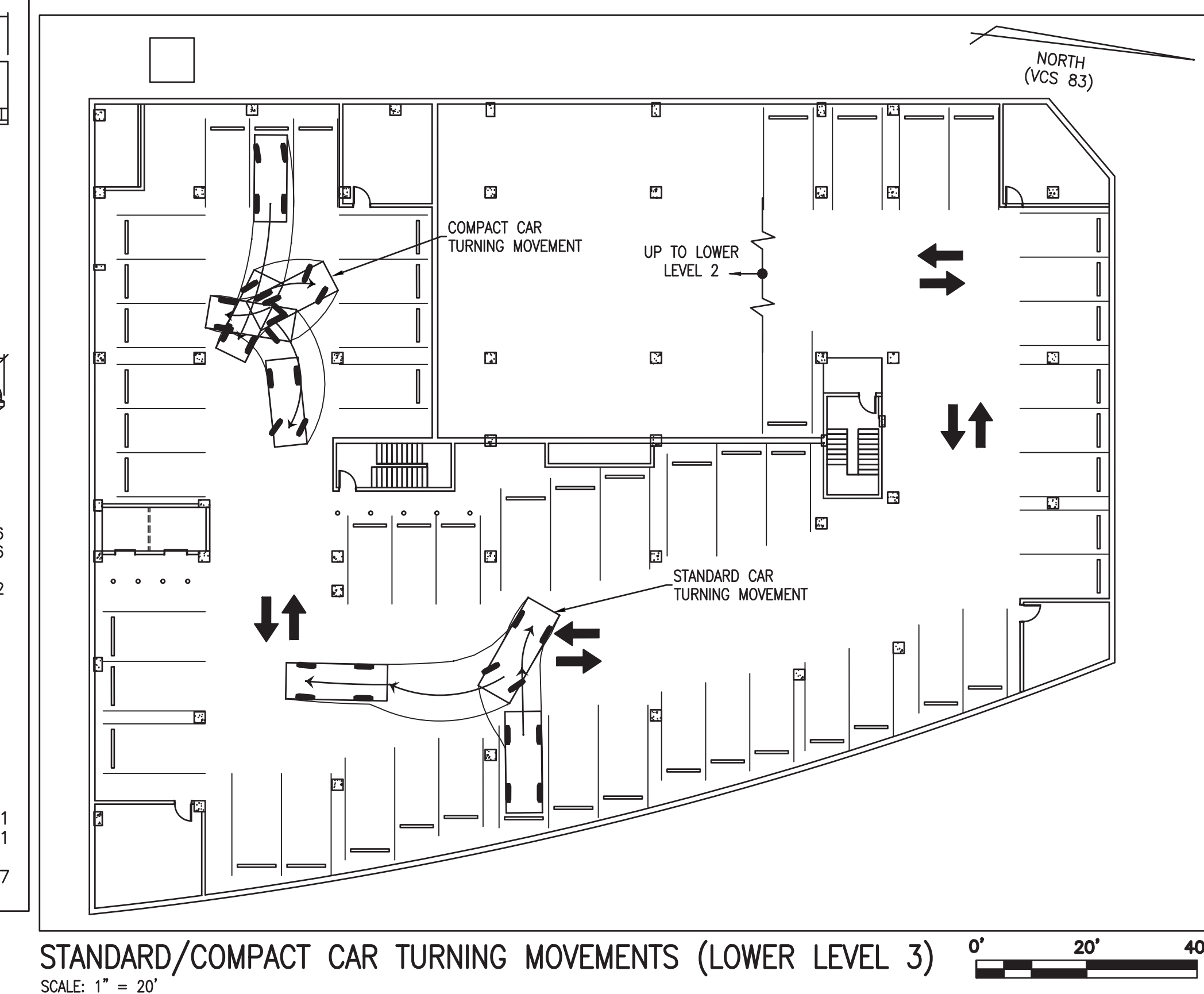
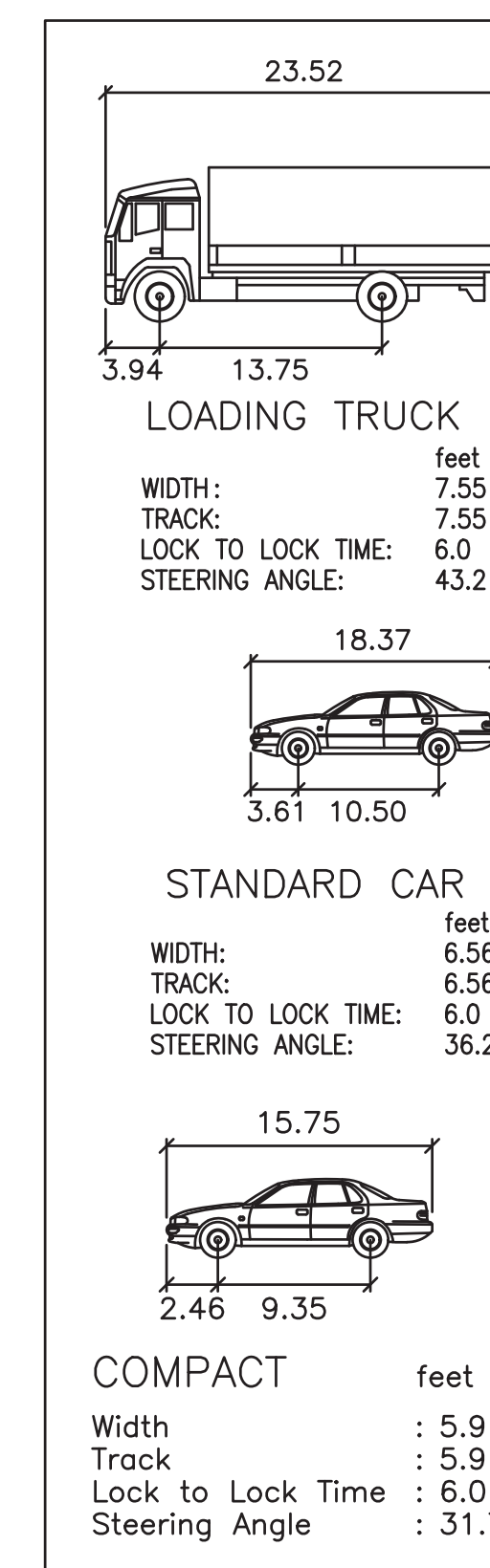
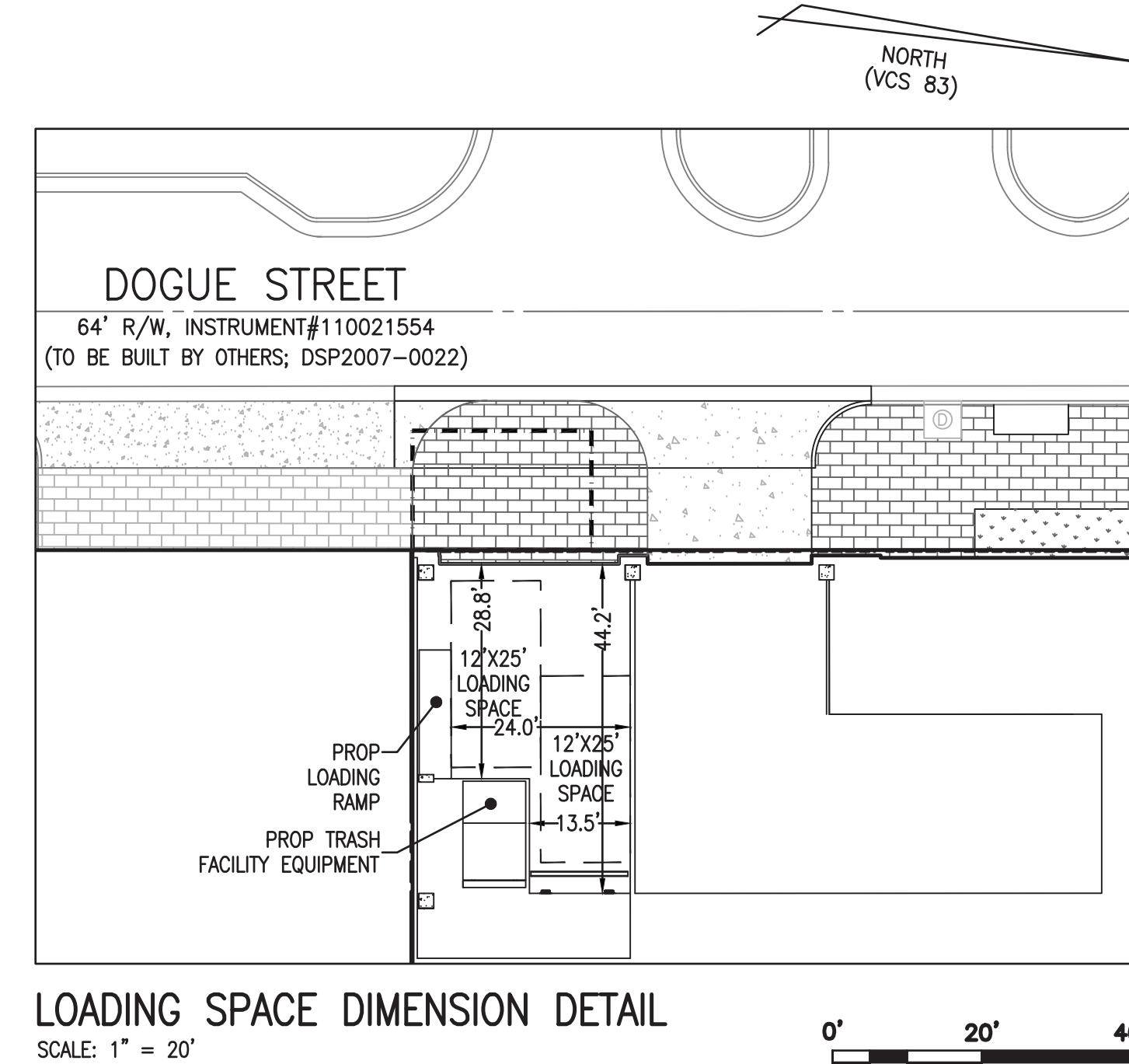
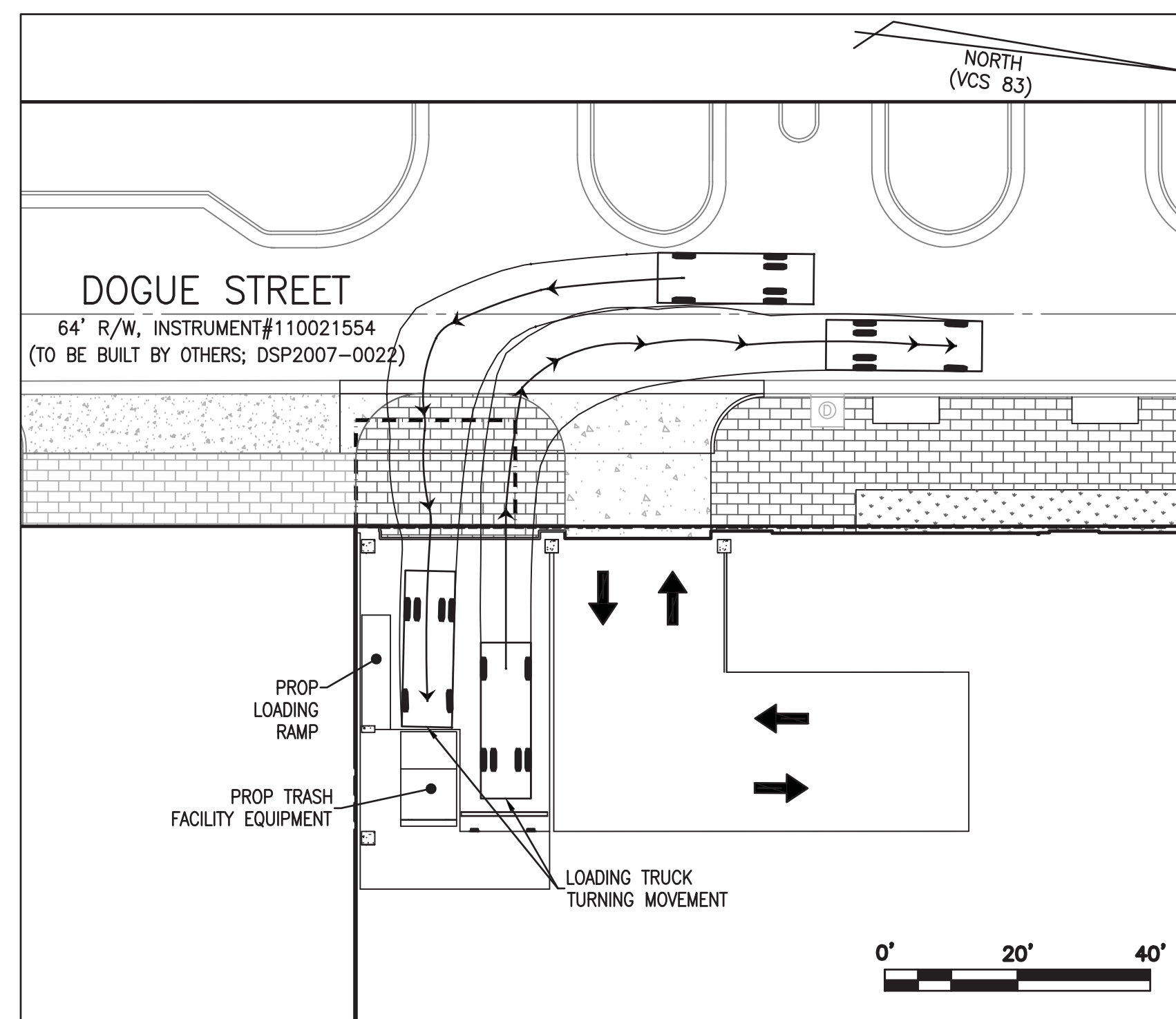
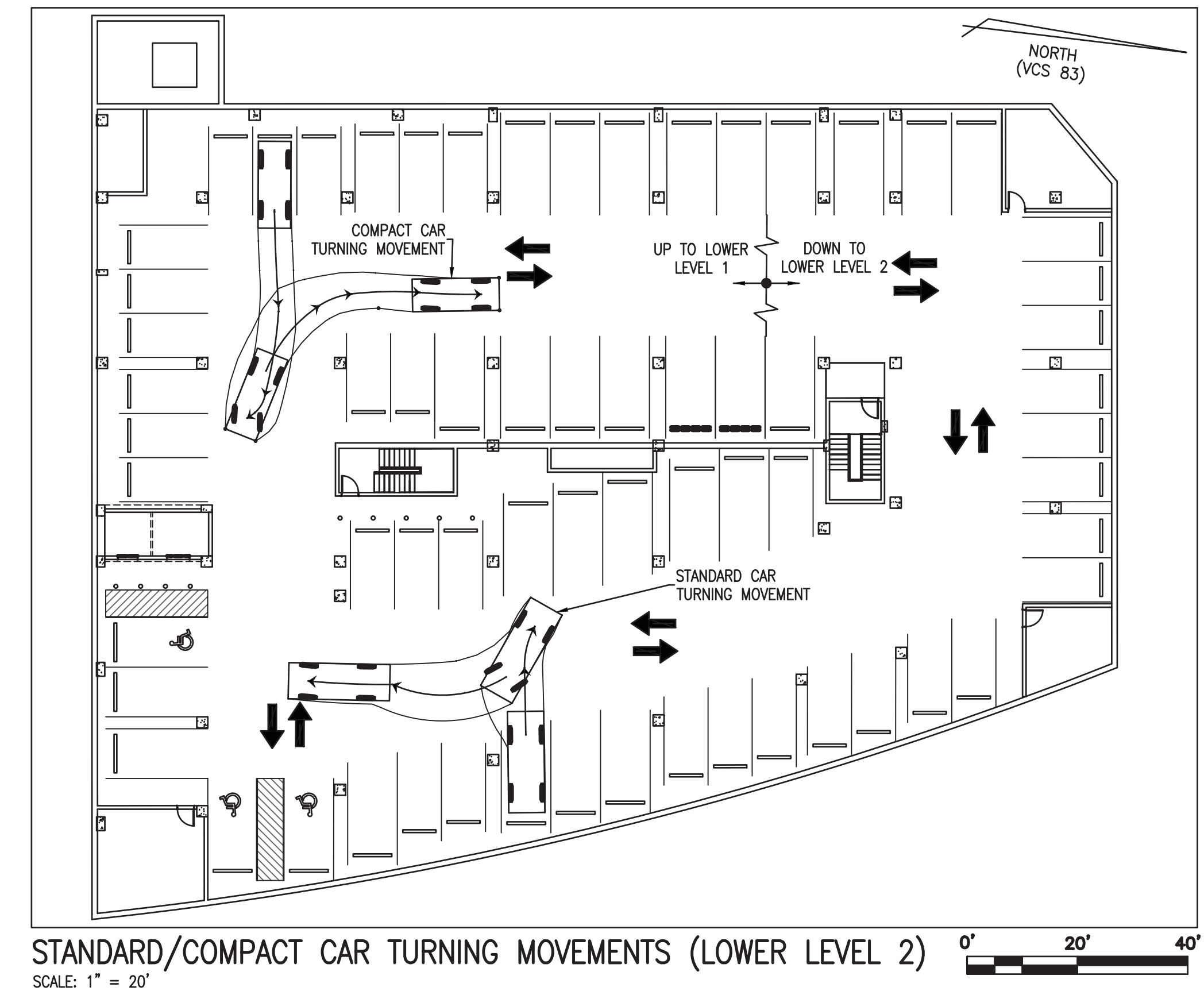
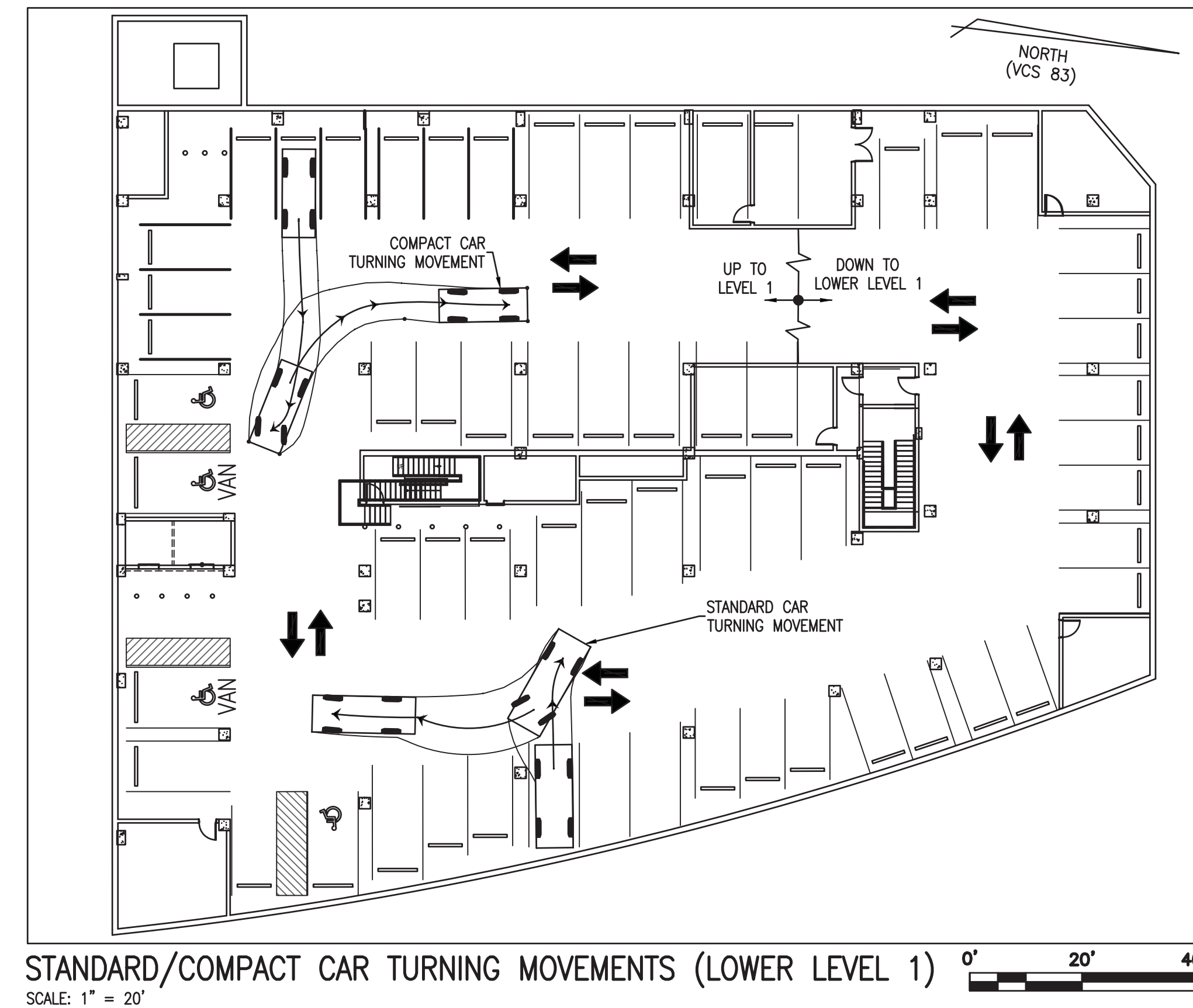
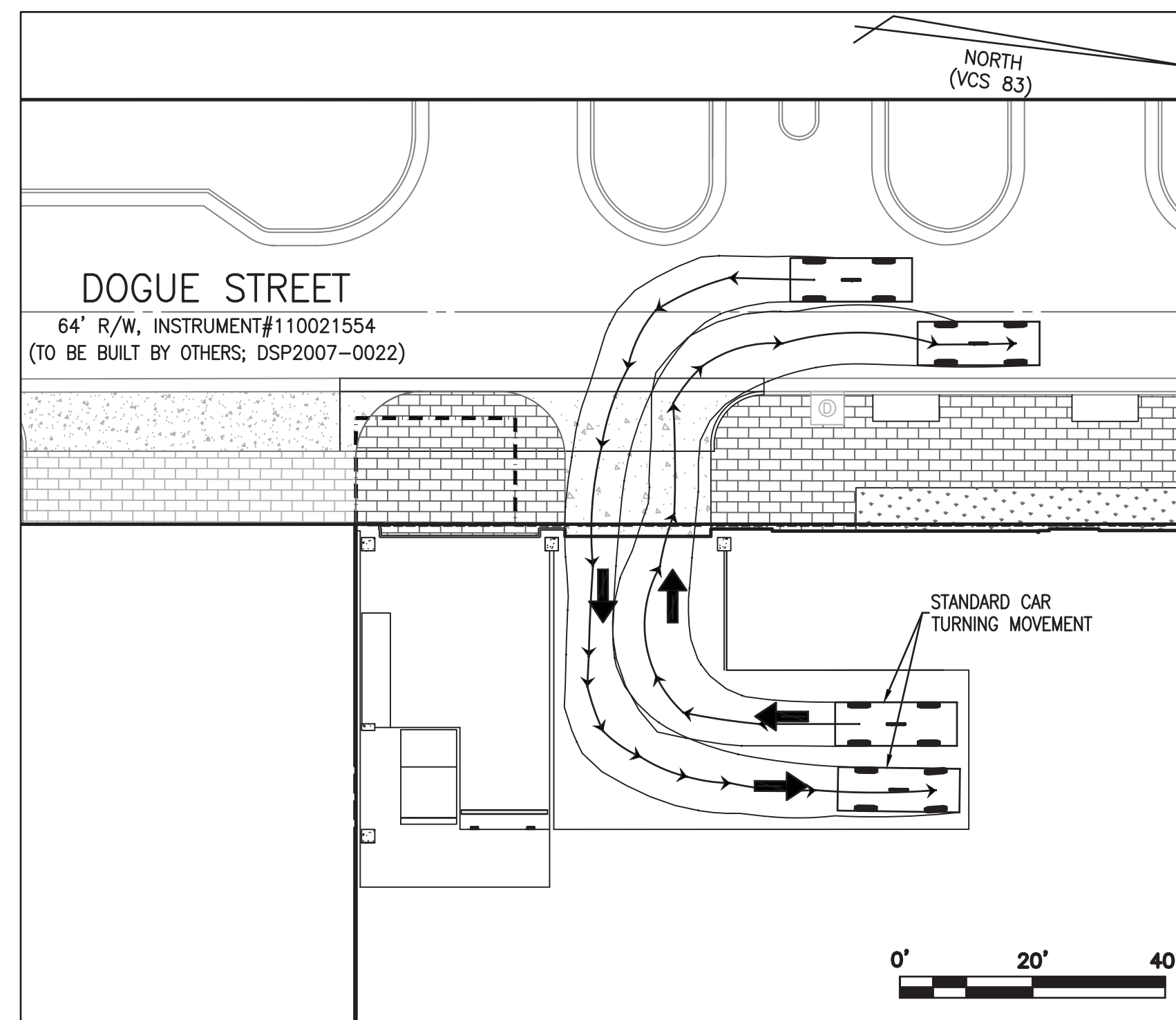
ADEQUATE
OUTFALL
ANALYSIS

SHEET 10 OF 16

FILE: 17-145

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 20, 2018
PROFESSIONAL ENGINEER

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422



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SITE PLAN NO.		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION	DATE	
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	DATE

AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD—LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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DESIGN: ACS
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SCALE: 1"=20'
DATE: FEB. 2018

GARAGE PLAN

SHEET 11 OF 16
FILE: 17-145

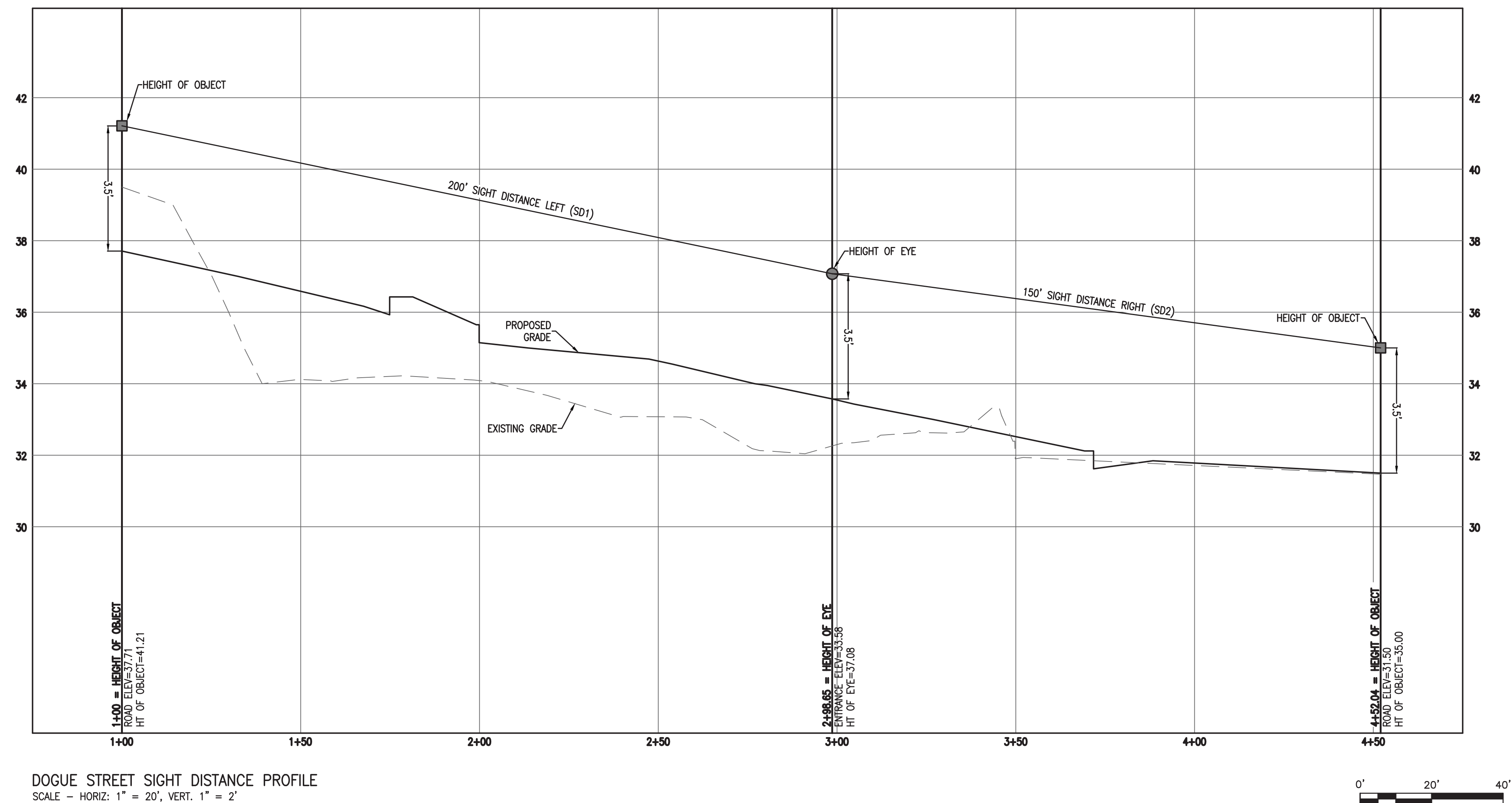
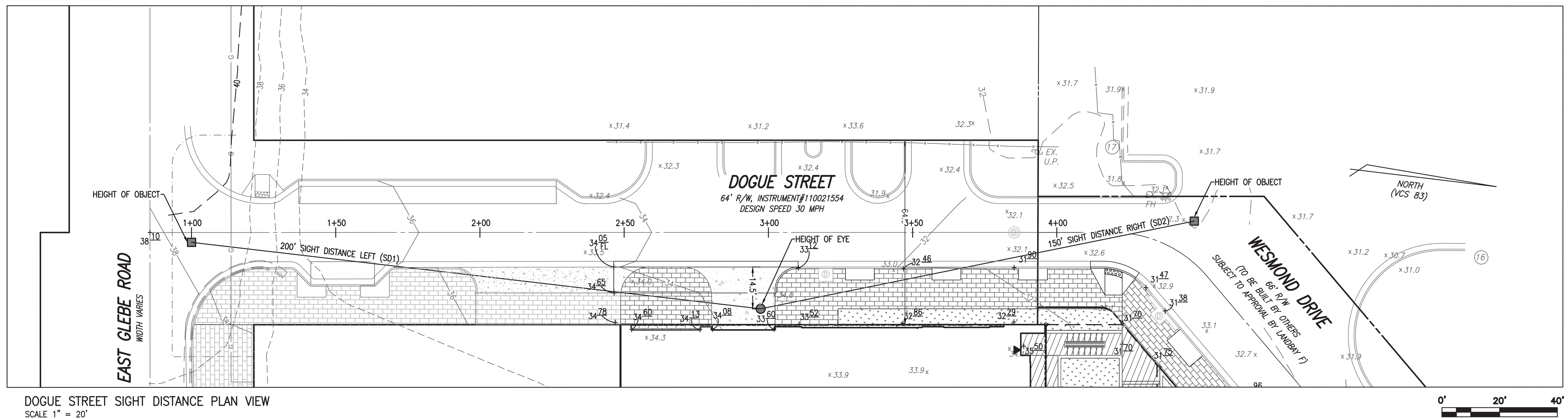
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 2018-03-19 10:12:19am



SIGHT DISTANCE EXISTING GRADE NOTE:

THE EXISTING SIGHT DISTANCE GRADES SHOWN ON THIS SHEET WERE TAKEN FROM A COMBINATION OF FIELD SURVEYED EXISTING CONDITIONS AND FROM EXISTING CONDITION GRADES AS SHOWN WITH CITY APPROVED PLAN "LANDBAY G-INFRASTRUCTURE PLAN" DSP2007-0022.

SIGHT DISTANCE PROPOSED GRADE NOTE:

THE PROPOSED SIGHT DISTANCE GRADES SHOWN ON THIS SHEET WERE TAKEN FROM A COMBINATION OF THE SUBJECT PROJECT'S PROPOSED GRADING AND PROPOSED CONDITION GRADES AS SHOWN WITH CITY APPROVED PLANS "LANDBAY G-INFRASTRUCTURE PLAN" DSP2007-0022 AND "NATIONAL INDUSTRIES FOR THE BLIND" DSP2014-0028.

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INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

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3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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DESIGN: ACS
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SCALE: AS NOTED
DATE: FEB. 2018

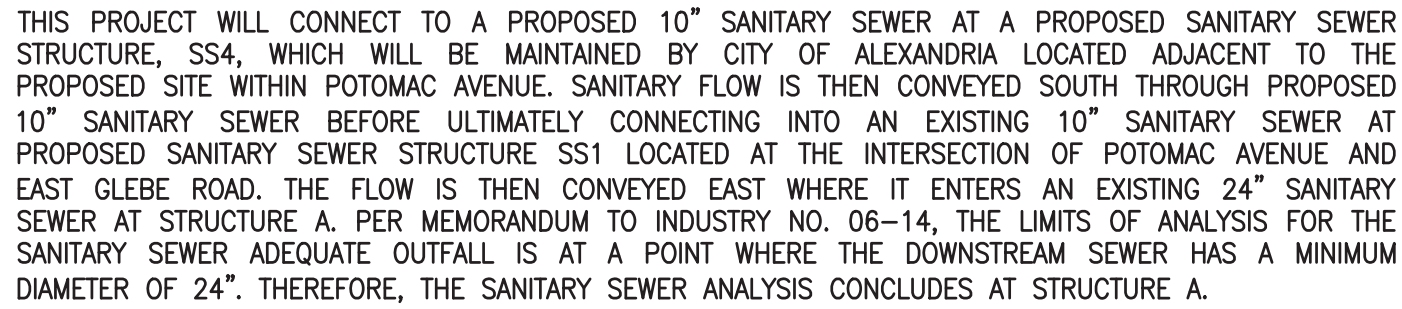
SIGHT DISTANCE PLAN AND PROFILE

SHEET 12 OF 16

FILE: 17-145

R. C. FIELDS
& ASSOCIATES, INC.

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3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: ACS
DRAWN: ABH
SCALE: 1'=20'
DATE: FEB. 2018

SANITARY OUTFALL ANALYSIS

SHEET 13 OF 16
FILE: 17-145

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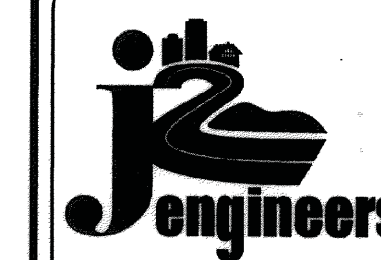
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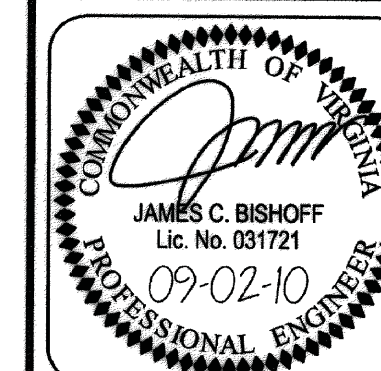
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APPROVED		
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DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
_____ DIRECTOR	_____ DATE	
_____ CHAIRMAN, PLANNING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



J2 Engineers, Inc.
7030 Infantry Ridge Road
Manassas, VA 20109

703.361.1550 (office)
703.361.1566 (fax)
www.j2engineers.com



PLAN# 09-02-10
DATE: NOVEMBER 2008
CONTOUR INT. = 2'
SCALE: 1"=25'

PLAN DATE
07-02-10
08-05-10
09-02-10

SITE PLAN
**POTOMAC YARD
POTOMAC AVENUE AND
EAST/WEST ROADS**
CITY OF ALEXANDRIA, VIRGINIA

NO.	REVISIONS	DESCRIPTION

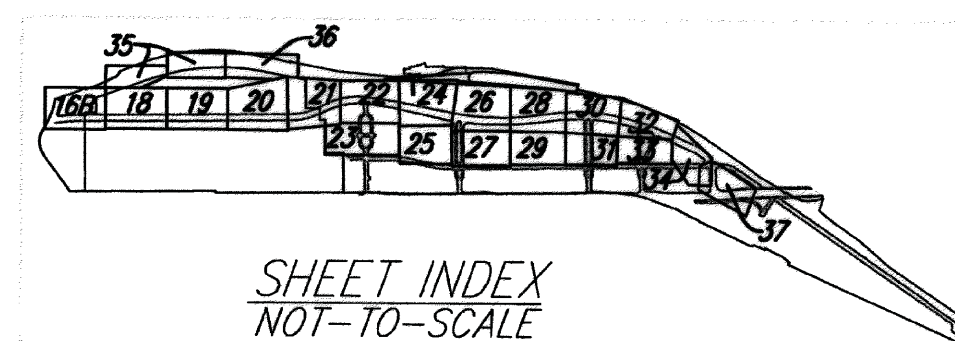
SHEET
21
OF
136

NOTES:

1. ALL PROPOSED VIRGINIA POWER DUCT BANKS ARE 8"-8" UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CABLE LINES ARE 4" PVC CONDUIT.
3. LANDBAY "K" PARK FACILITIES & PROP. GRADING ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH PRELIMINARY/FINAL DESIGN OF LANDBAY "K".
4. EX. LIGHT POLES, SIGNS, ETC. ALONG POTOMAC AVE. SHALL BE PROTECTED DURING CONSTRUCTION. IF REQUIRED, SIGNS, ETC. CONTRACTOR SHALL REMOVE AND REPLACE LIGHTS ONCE CONSTRUCTION IS COMPLETE.
5. ALL PRIVATE UTILITIES WITHIN PUBLIC ROW SUBJECT TO VEHICLE LOADING WILL BE H-20 LOADING COMPATIBLE.
6. CONTRACTOR HAVE TO DRAIN EXISTING POND P-2 TO GRADE OUT AND VERIFY EXISTING BOTTOM MEETS THE CONTOUR SHOWN.
7. PHASE I EROSION AND SILTATION CONTROL IS ON A SEPARATE PLAN.
8. EASEMENT SHOWN 20' SANITARY FORCE MAIN TO BE VACATED WITH R.O.W. PLAT. THE 20' SANITARY FORCE MAIN WAS PREPARED UNDER SEPARATE PLAN TITLED "OFFSITE FORCE MAIN POTOMAC YARD ALEXANDRIA, VIRGINIA".
9. HANDICAP RAMPS IDENTIFIED AS CG12C ARE MODIFIED PER DETAIL ON SHEET 105.
10. REFER TO LANDSCAPE SHEETS FOR LOCATIONS AND SPECIES OF STREET TREES. STREET TREES ALONG THE EAST AND WEST SIDES OF POTOMAC AVENUE SHALL BE INSTALLED WITH ADJACENT LANDBAYS AND THE MEDIAN WILL BE INSTALLED FULLY WITH THE CONSTRUCTION OF POTOMAC AVENUE. STREET LIGHTS WILL BE ADJUSTED IN CONJUNCTION WITH THE DESIGN OF EACH LANDBAY IN ACCORDANCE WITH THE POTOMAC YARD URBAN DESIGN GUIDELINES.
11. CURB CUTS TO POTOMAC AVENUE FROM LANDBAY F WILL BE REEVALUATED DURING ANY SUBSEQUENT REDEVELOPMENT PROPOSALS/APPROVALS OF LANDBAY F.

LEGEND

- EX. CONTOUR
- EXISTING SPOT ELEVATION
- EX. TREE LINE
- EX. STORM SEWER (STM. SEW.)
- EX. SANITARY SEWER (SAN.)
- EX. GAS LINE
- EX. CURB & GUTTER
- EX. EDGE OF PAVEMENT
- EX. FENCE (ALL TYPES)
- EX. OVERHEAD UTILITY LINE
- EX. WATER LINE (W/L)
- EX. TREES
- EX. SANITARY STRUCTURE NUMBER
- EX. STORM STRUCTURE NUMBER
- EX. GUY WIRE
- EX. SIGN
- FLOW DIRECTION
- HANDICAP RAMP
- EX. LIGHT
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. LIGHT
- EX. WATER METER (W/M)
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. ELECTRIC MANHOLE
- EX. ELECTRIC BOX
- EX. ELECTRIC HAND BOX
- EX. TELEPHONE MANHOLE
- EX. POWER POLE
- EX. GAS VALVE
- EX. FIRE HYDRANT
- LIMITS OF CONSTRUCTION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED CURB AND GUTTER
- TEST PIT REQUIRED
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- RIGHT-OF-WAY (R.O.W.)
- PROPOSED WATER METER
- TO BE REMOVED
- TO BE RELOCATED
- TO BE VACATED
- PROPOSED TREE PIT
- PROPOSED STANDARD PARKING SPACE
- PROPOSED COMPACT PARKING SPACE
- PROPOSED CABLE
- PROPOSED GAS
- PROPOSED 4-4" & 8-4" TELEPHONE



ALL STATION / OFFSETS ARE FROM THE
APPROVED POTOMAC AVENUE CENTERLINE

APPROVED SPECIAL USE PERMIT NO.	DSP#2005-00038
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.

DSP 2005-00038 RS

BMP POND DESIGN

EXISTING WET POND P-2

DRAINAGE AREAS:

EXISTING:

DA = 38.48 AC Cw = 0.81

PROPOSED:

DA = 33.12 AC Cw = 0.81

TOTAL:

DA = 71.60 AC Cw = 0.81

STORAGE VOLUME REQUIRED:

VOLUME REQUIRED PER ACRE = $1816C_w - (1816)(0.81) = 1,471 \text{ CF/AC}$ TOTAL REQUIRED VOLUME = $(1,471)(71.60)(4) = 421,294 \text{ CF}$

STORAGE VOLUME PROVIDED = 494,348 CF

POTOMAC YARD INFRASTRUCTURE PLAN
EXISTING WET POND P-2 INFLOW HYDROGRAPHS

Tc = 10 Min A = 71.60 Ac C = 0.81 CA = 57.986

TIME (MIN)	2-YR	10-YR	100-YR	2-YR	10-YR	100-YR
0	0.00	0.00	0.00	0.00	0.00	0.00
5	3.46	3.84	4.77	200.67	222.70	345.80
10	4.80	7.00	10.50	278.38	405.97	761.20
15	4.10	5.90	8.80	237.78	342.18	637.96
20	3.50	5.10	7.50	202.99	295.78	543.71
25	3.15	4.55	6.65	182.69	263.88	482.09
30	2.80	4.00	5.80	162.39	231.98	420.47
35	2.55	3.65	5.35	147.89	211.69	387.85
40	2.30	3.30	4.90	133.39	191.39	355.23
45	2.15	3.10	4.60	124.69	179.79	333.48
50	2.00	2.90	4.30	115.99	168.19	311.73
55	1.88	2.70	4.05	109.03	156.59	293.60
60	1.75	2.50	3.80	101.49	144.99	275.48
65	1.70	2.43	3.68	98.35	140.64	266.42
70	1.64	2.35	3.55	95.21	136.29	257.36
75	1.59	2.28	3.43	92.07	131.94	248.30
80	1.53	2.20	3.30	88.93	127.59	239.23
85	1.48	2.13	3.18	85.79	123.24	230.17
90	1.43	2.06	3.05	82.65	118.89	221.11
95	1.37	1.98	2.93	79.51	114.54	212.05
100	1.32	1.90	2.80	76.36	110.19	202.99
105	1.26	1.83	2.68	73.22	105.84	193.92
110	1.21	1.75	2.55	70.08	101.49	184.86
115	1.15	1.68	2.43	66.94	97.14	175.80
120	1.10	1.60	2.30	63.80	92.79	166.74

EXISTING WET POND P-2 STORAGE VOLUME COMPUTATION

ELEVATION	AREA	H	EXISTING		
			AVERAGE AREA	VOLUME	CUMULATIVE VOLUME
9.3	0	0.2	500	100	100
9.5	1,500	0.5	8,817	4,309	4,409
10	19,012	2	28,924	57,848	62,256
12	40,136	2	43,754	87,508	149,765
14	47,475	2	49,355	98,710	248,475
16	51,259	2	53,179	106,359	354,833
18	55,123	1	56,199	56,199	411,032
19	57,281	0.4	62,250	24,900	435,932
19.4	67,354	0.6	68,326	40,995	476,927
20	69,302	0.25	69,695	17,421	494,348

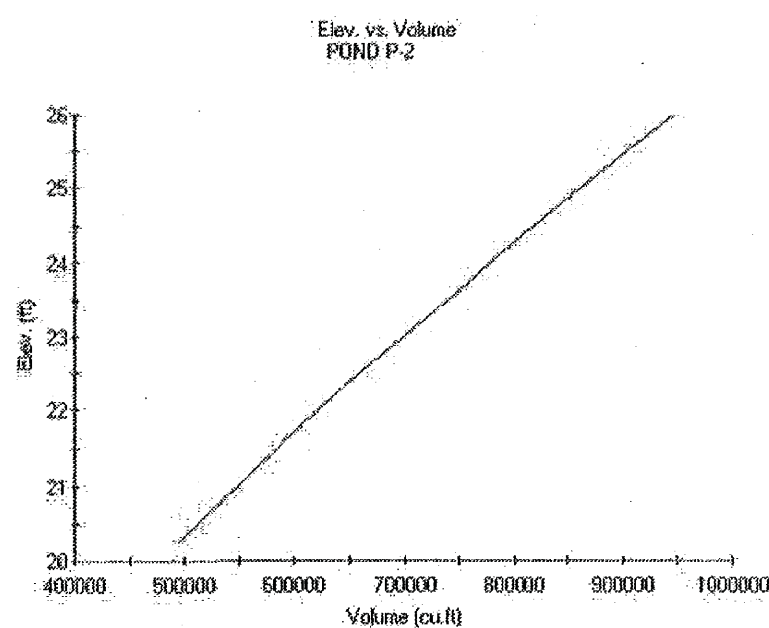
20.25	70,068	0.25	70,451	17,613	511,961
20.50	70,835	0.5	71,800	35,800	547,761
21.00	72,368	0.5	73,133	36,566	584,327
21.50	73,900	0.5	74,665	37,333	621,660
22.00	75,433	0.5	76,172	38,086	659,746
22.50	76,914	0.5	77,653	38,826	698,572
23.00	78,394	0.5	79,133	39,567	738,139
23.50	79,875	0.5	80,614	40,307	778,446
24.00	81,355	0.5	82,221	41,111	819,556
24.50	83,090	0.5	83,956	41,978	861,534
25.00	84,826	0.5	85,892	42,846	904,380
25.50	86,561	0.5	87,427	43,713	948,094
26.00	88,296				

POTOMAC YARD INFRASTRUCTURE PLAN
EXISTING WET POND P-2
RATING TABLE COMPUTATIONS

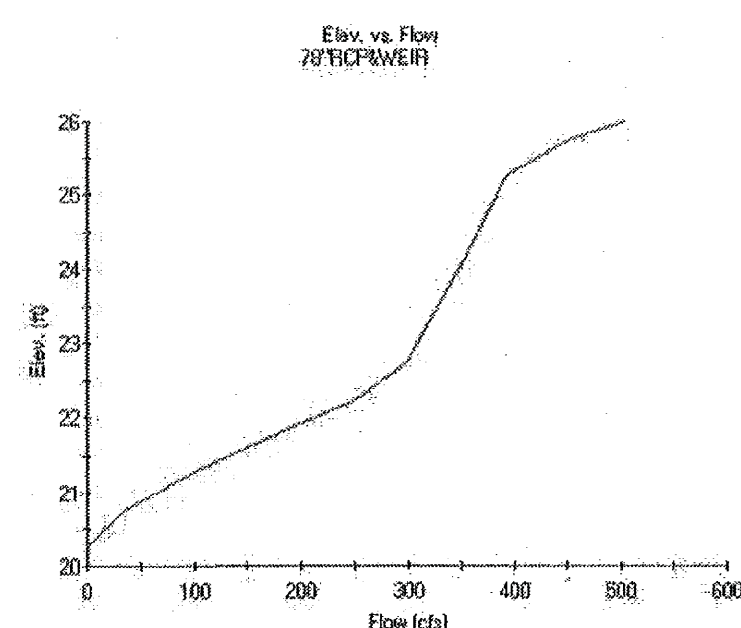
78" RCP Inv. Out = 16.00 A = 33.183 SF

ELEVATIONS (FT)	CULVERT OUTFLOW			
	78" RCP		WEIR	
	H (FT)	Q (CFS)	H (FT)	Q (CFS)
20.25	1.00	125.10	0.0	0.00
20.50	1.25	137.30	0.3	11.63
21.00	1.75	183.30	0.8	60.41
21.50	2.25	189.20	1.3	129.97
22.00	2.75	264.96	1.8	215.30
22.50	3.25	288.04	2.3	313.88
23.00	3.75	309.40	2.8	424.11
23.50	4.25	329.39	3.3	544.89
24.00	4.75	348.22	3.8	675.35
24.50	5.25	366.09	4.3	814.83
25.00	5.75	383.13	4.8	962.77
25.50	6.25	399.44	5.3	1118.72
26.00	6.75	505.00*	5.8	1282.29

*INCLUDES 89.95 CFS THRU EMERGENCY SPILLWAY



STAGE-VOLUME CURVE



STAGE-DISCHARGE CURVE

EXISTING WET POND P-2

Type... Pond Routing Summary Page 8.04
 Name... POND P-2 OUT Tag: 2YR Event: 2YR
 File... P:\Projects\88-24-B2\4888-PY-INFRASTRUCTURE\DESIGN\ENGR\RY-P-2 2YR.PPW
 Stem... 2YR Tag: 2YR

2-YEAR STORM

LEVEL POOL ROUTING SUMMARY

HYG Dir = P:\Projects\88-24-B2\4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
 Inflow HYG file = NONE STORED - POND P-2 IN 2YR
 Outflow HYG file = NONE STORED - POND P-2 OUT 2YR

Pond Node Data = POND P-2
 Pond Volume Data = POND P-2
 Pond Outlet Data = 78"RCP&WRIR

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 20.25 Ft
 Starting Volume = 494348 cu.ft
 Starting Outflow = .00 cfs
 Starting Infiltr. = .00 cfs
 Starting Total Qout = .00 cfs
 Time Increment = 5.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 278.37 cfs at 10.00 min
 Peak Outflow = 199.21 cfs at 20.00 min
 Peak Elevation = 21.92 ft
 Peak Storage = 615547 cu.ft

MASS BALANCE (cu.ft)

+ Initial Vol = 494348
 + HYG Vol IN = 881498
 - Infiltration = 0
 - HYG Vol OUT = 881495
 - Retained Vol = 494348

Unrouted Vol = -3 cu.ft (.000% of Inflow Volume)

LEVEL POOL ROUTING CALCULATIONS

HYG Dir = P:\Projects\88-24-B2\4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
 Inflow HYG file = NONE STORED - POND P-2 IN 2YR
 Outflow HYG file = NONE STORED - POND P-2 OUT 2YR

Time min	Inflow cfs	2S/t - 0 cfs	2S/t + 0 cfs	Infiltr. cfs	Outflow cfs	Storage cu.ft	Elev. ft
0.00	.00	3295.79	3295.79	.00	.00	494348	20.25
5.00	200.66	3443.43	3496.45	.00	26.50	520396	20.62
10.00	278.37	3706.51	3922.49	.00	107.99	572088	21.33
15.00	237.78	3863.09	4222.67	.00	179.79	606373	21.80
20.00	203.00	3905.44	4383.87	.00	199.21	615547	21.92
25.00	182.69	3998.80	4291.13	.00	196.17	614109	21.90
30.00	162.39	3874.16	4243.89	.00	184.87	608771	21.83
35.00	147.89	3843.15	4184.45	.00	170.65	602036	21.74
40.00	133.39	3811.85	4124.44	.00	156.30	595117	21.64
45.00	124.69	3783.42	4069.94	.00	143.26	588833	21.56
50.00	115.99	3759.51	4024.11	.00	133.30	583564	21.49
55.00	109.03	3739.87	3984.54	.00	122.83	579096	21.43
60.00	101.49	3720.54	3949.40	.00	114.43	575127	21.37
65.00	98.35	3705.41	3920.39	.00	107.49	571851	21.33
70.00	95.21	3694.24	3898.97	.00	102.37	569433	21.30
75.00	92.07	3685.14	3881.52	.00	98.19	567462	21.27
80.00	88.93	3676.80	3866.14	.00	94.63	565700	21.25
85.00	85.79	3668.06	3851.60	.00	91.77	563930	21.22
90.00	82.65	3658.91	3836.51	.00	88.80	562093	21.20
95.00	79.51	3649.56	3821.08	.00	85.76	560215	21.17
100.00	76.36	3640.09	3805.44	.00	82.68	558311	21.14
105.00	73.22	3630.53	3789.67	.00	79.57	556392	21.12
110.00	70.08	3620.93	3773.83	.00	76.45	554464	21.09
115.00	66.94	3611.31	3757.96	.00	73.32	552531	21.07
120.00	63.80	3601.67	3742.06	.00	70.19	550596	21.04
125.00	.00	3516.59	3601.67	.00	42.54	533866	20.81
129.99	.00	3458.28	3516.59	.00	29.16	523040	20.65
134.99	.00	3415.36	3458.28	.00	21.46	515387	20.55
139.99	.00	3383.78	3415.36	.00	15.79	509790	20.47
144.99	.00	3360.54	3383.78	.00	11.62	505712	20.41
149.99	.00	3343.44	3360.54	.00	8.55	502711	20.37
154.99	.00	3330.86	3343.44	.00	6.29	500502	20.34
159.99	.00	3321.59	3330.86	.00	4.63	498877	20.31
164.99	.00	3314.78	3321.59	.00	3.41	497681	20.30
169.99	.00	3309.76	3314.78	.00	2.51	496801	20.28
174.99	.00	3306.07	3309.76	.00	1.85	496153	20.28
179.99	.00	3303.36	3306.07	.00	1.36	495676	20.27
184.99	.00	3301.36	3303.36	.00	1.00	495326	20.26
189.99	.00	3299.89	3301.36	.00	.74	495067	20.26
194.99	.00	3298.80	3299.89	.00	.54	494877	20.26
199.99	.00	3298.01	3298.80	.00	.40	494738	20.26
204.99	.00	3297.42	3298.01	.00	.29	494635	20.25

LEVEL POOL ROUTING DATA

HYG Dir = P:\Projects\88-24-B2\4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
 Inflow HYG file = NONE STORED - POND P-2 IN 2YR
 Outflow HYG file = NONE STORED - POND P-2 OUT 2YR

Pond Node Data = POND P-2
 Pond Volume Data = POND P-2
 Pond Outlet Data = 78"RCP&WRIR

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 20.25 Ft
 Starting Volume = 494348 cu.ft
 Starting Outflow = .00 cfs
 Starting Infiltr. = .00 cfs
 Starting Total Qout = .00 cfs
 Time Increment = 5.00 min

Elevation ft	Outflow cfs	Storage cu.ft	Infiltr. cfs	Q Total cfs	2S/t + 0 cfs
20.25	.00	494348	.00	.00	3295.79
20.75	36.02	529861	.00	36.02	3568.57
21.25	95.19	566044	.00	95.19	3868.97
21.75	172.64	602994	.00	172.64	4192.75
22.25	251.67	640703	.00	251.67	4523.19
22.75	298.72	679159	.00	298.72	4826.63
23.25	319.40	718356	.00	319.40	5108.62
23.75	338.81	758293	.00	338.81	5394.29
24.25	357.16	799001	.00	357.16	5684.04
24.75	374.61	840545	.00	374.61	5978.47
25.25	391.29	882957	.00	391.29	6277.90
25.75	452.22	926237	.00	452.22	6627.38
26.00	505.00	948094	.00	505.00	6825.88

NOTES
 1. SEE SHEET 118 FOR POND SECTIONS.

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

ESI
 PEER REVIEW

APPROVED
 SPECIAL USE PERMIT NO. DSP-2 2005-0038
 DEPARTMENT OF PLANNING & ZONING

DATE: 1/29/07

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. 108-136-00

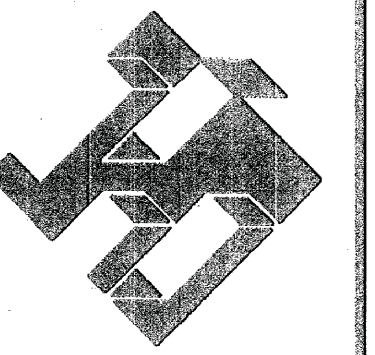
DATE: 1/29/07

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED: 1/29/07

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
 engineering, surveying, land planning
 christopher consultants, inc.
 5900 main street fourth floor Fairfax, VA 22031-3907
 703.273.6820 fax 703.273.6838



EXISTING WET POND P-2

10-YEAR STORM

Type.... Pond Routing Summary Page 8.04
Name.... POND P-2 OUT Tag: 10YR Event: 10YR
File.... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 10YR.PPW
Storm.... 10YR Tag: 10YR

LEVEL POOL ROUTING SUMMARY

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
Inflow HYG file = NONE STORED - POND P-2 IN 10YR
Outflow HYG file = NONE STORED - POND P-2 OUT 10YR

Pond Node Data = POND P-2
Pond Volume Data = POND P-2
Pond Outlet Data = 78"RCP&WEIR

No Infiltration

INITIAL CONDITIONS

Starting MS Elev = 20.25 ft
Starting Volume = 494348 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout = .00 cfs
Time Increment = 5.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 405.96 cfs at 10.00 min
Peak Outflow = 276.13 cfs at 25.00 min
Peak Elevation = 22.51 ft
Peak Storage = 660519 cu.ft

MASS BALANCE (cu.ft)

+ Initial Vol = 494348
+ HYG Vol IN = 1250766
- Infiltration = 0
- HYG Vol OUT = 1250764
- Retained Vol = 494348

Unrouted Vol = -3 cu.ft (.000% of Inflow Volume)

Type.... Pond Routing Calcs (Total Out) Page 9.05
Name.... POND P-2 OUT Tag: 10YR Event: 10YR
File.... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 10YR.PPW
Storm.... 10YR Tag: 10YR

LEVEL POOL ROUTING CALCULATIONS

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
Inflow HYG file = NONE STORED - POND P-2 IN 10YR
Outflow HYG file = NONE STORED - POND P-2 OUT 10YR

Time min	Inflow cfs	2S/t - O cfs	2S/t + O cfs	Infiltr. cfs	Outflow cfs	Storage cu.ft	Elev. ft
0.00	.00	3295.79	3295.79	.00	.00	494348	20.25
5.00	222.69	3459.67	3518.48	.00	29.41	523287	20.66
10.00	405.96	3793.00	4088.31	.00	147.65	590951	21.59
15.00	342.19	4032.24	4541.15	.00	254.45	642956	22.28
20.00	295.79	4121.28	4670.21	.00	274.47	659156	22.49
25.00	261.89	4128.49	4660.96	.00	276.13	660519	22.51
30.00	231.99	4089.79	4624.56	.00	267.19	653427	22.42
35.00	211.70	4026.94	4533.47	.00	253.26	641993	22.27
40.00	191.40	3971.26	4430.04	.00	229.39	629966	22.11
45.00	179.79	3925.57	4342.45	.00	208.44	619906	21.98
50.00	168.19	3889.64	4273.56	.00	191.96	612123	21.87
55.00	156.60	3858.79	4214.42	.00	177.82	605442	21.78
60.00	145.00	3830.60	4160.38	.00	164.89	599261	21.70
65.00	140.64	3807.57	4116.23	.00	154.33	594171	21.63
70.00	136.29	3791.02	4084.50	.00	146.74	590512	21.58
75.00	131.94	3777.85	4059.25	.00	140.70	587601	21.54
80.00	127.59	3766.44	4037.38	.00	135.47	585079	21.51
85.00	123.24	3755.95	4017.27	.00	130.66	582793	21.48
90.00	118.89	3745.94	3998.08	.00	126.07	580625	21.45
95.00	114.54	3736.18	3979.37	.00	121.60	578513	21.42
100.00	110.19	3726.55	3960.92	.00	117.18	576428	21.39
105.00	105.84	3716.99	3942.59	.00	112.80	574358	21.36
110.00	101.49	3707.47	3924.33	.00	108.43	572296	21.34
115.00	97.14	3697.96	3906.10	.00	104.07	570238	21.31
120.00	92.79	3688.46	3887.90	.00	99.72	568182	21.28
125.00	.00	3669.19	3868.46	.00	59.64	544149	20.95
129.99	.00	3496.91	3569.19	.00	36.14	529935	20.75
134.99	.00	3443.79	3496.91	.00	26.56	520456	20.62
139.99	.00	3404.70	3443.79	.00	19.54	513485	20.52
144.99	.00	3375.94	3404.70	.00	14.38	508413	20.45
149.99	.00	3354.77	3375.94	.00	10.58	504699	20.40
154.99	.00	3339.19	3354.77	.00	7.79	501965	20.36
159.99	.00	3327.73	3339.19	.00	5.73	499954	20.33
164.99	.00	3319.29	3327.73	.00	4.32	498473	20.31
169.99	.00	3313.09	3319.29	.00	3.10	497384	20.29
174.99	.00	3308.52	3313.09	.00	2.28	496582	20.28
179.99	.00	3305.15	3308.52	.00	1.68	495992	20.27
184.99	.00	3302.68	3305.15	.00	1.24	495558	20.27
189.99	.00	3300.86	3302.68	.00	.91	495238	20.26
194.99	.00	3299.52	3300.86	.00	.67	495003	20.26
199.99	.00	3298.53	3299.52	.00	.49	494810	20.26
204.99	.00	3297.81	3298.53	.00	.36	494703	20.26

Type.... Pond E-V-Q Table Page 9.01
Name.... POND P-2
File.... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 10YR.PPW

LEVEL POOL ROUTING DATA

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
Inflow HYG file = NONE STORED - POND P-2 IN 10YR
Outflow HYG file = NONE STORED - POND P-2 OUT 10YR

Pond Node Data = POND P-2
Pond Volume Data = POND P-2
Pond Outlet Data = 78"RCP&WEIR

No Infiltration

INITIAL CONDITIONS

Starting MS Elev = 20.25 ft
Starting Volume = 494348 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout = .00 cfs
Time Increment = 5.00 min

Elevation ft	Outflow cfs	Storage cu.ft	Infiltr. cfs	Q Total cfs	2S/t + O cfs
20.25	.00	494348	.00	.00	3295.79
20.75	36.02	529861	.00	36.02	3568.57
21.25	95.19	566044	.00	95.19	3868.97
21.75	172.64	602994	.00	172.64	4192.75
22.25	251.67	640703	.00	251.67	4523.19
22.75	298.72	679159	.00	298.72	4826.63
23.25	319.40	718356	.00	319.40	5108.62
23.75	338.01	758293	.00	338.01	5394.29
24.25	357.16	799001	.00	357.16	5684.04
24.75	374.61	840545	.00	374.61	5978.47
25.25	391.29	882957	.00	391.29	6277.90
25.75	405.96	926237	.00	405.96	6577.90
26.00	505.00	948094	.00	505.00	6825.88

EXISTING WET POND P-2

100-YEAR STORM

Type.... Pond Routing Summary Page 8.04
Name.... POND P-2 OUT Tag: 100YR Event: 100YR
File.... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 100YR.PPW
Storm.... 100YR Tag: 100YR

LEVEL POOL ROUTING SUMMARY

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
Inflow HYG file = NONE STORED - POND P-2 IN 100YR
Outflow HYG file = NONE STORED - POND P-2 OUT 100YR

Pond Node Data = POND P-2
Pond Volume Data = POND P-2
Pond Outlet Data = 78"RCP&WEIR

No Infiltration

INITIAL CONDITIONS

Starting MS Elev = 20.25 ft
Starting Volume = 494348 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout = .00 cfs
Time Increment = 5.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 761.17 cfs at 10.00 min
Peak Outflow = 410.95 cfs at 30.00 min
Peak Elevation = 25.41 ft
Peak Storage = 896783 cu.ft

MASS BALANCE (cu.ft)

+ Initial Vol = 494348
+ HYG Vol IN = 2299203
- Infiltration = 0
- HYG Vol OUT = 2299201
- Retained Vol = 494348

Unrouted Vol = -3 cu.ft (.000% of Inflow Volume)

Type.... Pond Routing Calcs (Total Out) Page 9.05
Name.... POND P-2 OUT Tag: 100YR Event: 100YR
File.... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 100YR.PPW
Storm.... 100YR Tag: 100YR

LEVEL POOL ROUTING CALCULATIONS

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
Inflow HYG file = NONE STORED - POND P-2 IN 100YR
Outflow HYG file = NONE STORED - POND P-2 OUT 100YR

Time min	Inflow cfs	2S/t - O cfs	2S/t + O cfs	Infiltr. cfs	Outflow cfs	Storage cu.ft	Elev. ft
0.00	.00	3295.79	3295.79	.00	.00	494348	20.25
5.00	345.79	3540.77	3641.57	.00	50.40	538561	20.87
10.00	761.17	4105.77	4647.73	.00	270.98	556334	22.46
15.00	637.97	4811.29	5504.31	.00	345.81	773680	23.94
20.00	543.73	5243.83	5994.99	.00	375.53	842861	24.78
25.00	482.10	5488.09	6269.75	.00	390.83	881791	25.24
30.00	420.48	5568.78	6390.68	.00	410.95	896783	25.41
35.00	387.86	5559.95	6377.13	.00	408.59	895122	25.39
40.00	355.24	5511.71	6303.05	.00	395.67	886041	25.29
45.00	333.49	5426.50	6200.44	.00	386.97	871873	25.12
50.00	311.74	5312.12	6071.72	.00	379.80	853619	24.91
55.00	293.61	5175.48	5917.46	.00	370.99	831847	24.65
60.00	275.49	5023.09	5744.57	.00	360.74	807433	24.35
65.00	266.42	4885.77	5565.00	.00	349.62	782111	24.04
70.00	257.37	4712.59	5389.56	.00	338.48	757625	23.74
75.00	248.31	4564.57	5218.26	.00	326.84	733541	23.44
80.00	239.24	4421.61	5052.11	.00	315.25	710427	23.15
85.00	230.18	4284.14	4891.02	.00	303.44	688025	22.86
90.00	221.12	4166.27	4735.43	.00	284.58	667490	22.60
95.00	212.06	4072.46	4599.45	.00	263.49	650274	22.38
100.00	203.00	4001.24	4487.51	.00	243.14	636591	22.20
105.00	193.93	3954.64	4398.17	.00	221.77	626293	22.06
110.00	184.87	3920.87	4333.43	.00	206.28	618887	21.96
115.00	175.81	3891.00	4281.54	.00	193.87	613025	21.88
120.00	166.75	3870.23	4236.36	.00	183.06	607920	21.82
125.00	.00	3679.25	3870.23	.00	95.49	566186	21.25
129.99	.00	3563.61	3679.25	.00	57.82	543051	20.93
134.99	.00	3492.98	3563.61	.00	35.36	529210	20.74
139.99	.00	3440.83	3492.98	.00	26.03	519927	20.61
144.99	.00	3402.52	3440.83	.00	19.15	513096	20.52
149.99	.00	3374.33	3402.52	.00	14.09	508131	20.45
154.99	.00	3353.59	3374.33	.00	10.37	504491	20.39
159.99	.00	3338.32	3353.59	.00	7.63	501813	20.36
164.99	.00	3327.09	3338.32	.00	5.62	499841	20.33
169.99	.00	3318.82	3327.09	.00	4.13	498390	20.31
174.99	.00	3312.74	3318.82	.00	3.04	497123	20.29
179.99	.00	3308.26	3312.74	.00	2.24	496537	20.28
184.99	.00	3304.97	3308.26	.00	1.65	495959	20.27
189.99	.00	3302.54	3304.97	.00	1.21	495534	20.27
194.99	.00	3300.76	3302.54	.00	.89	495221	20.26
199.99	.00	3299.44	3300.76	.00	.66	494990	20.26
204.99	.00	3298.48	3299.44	.00	.48	494821	20.26

Type.... Pond E-V-Q Table Page 8.01
Name.... POND P-2
File.... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 100YR.PPW

LEVEL POOL ROUTING DATA

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
Inflow HYG file = NONE STORED - POND P-2 IN 100YR
Outflow HYG file = NONE STORED - POND P-2 OUT 100YR

Pond Node Data = POND P-2
Pond Volume Data = POND P-2
Pond Outlet Data = 78"RCP&WEIR

No Infiltration

INITIAL CONDITIONS

Starting MS Elev = 20.25 ft
Starting Volume = 494348 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout = .00 cfs
Time Increment = 5.00 min

Elevation ft	Outflow cfs	Storage cu.ft	Infiltr. cfs	Q Total cfs	
--------------	-------------	---------------	--------------	-------------	--

APTA CENTENNIAL CENTER

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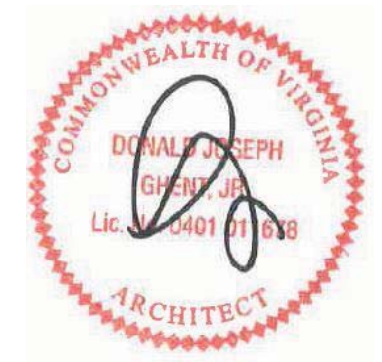
Michael Blades
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△	Date	Description
	17.11.03	CONCEPT II SUBMISSION
	18.02.09	COMPLETENESS SUBMISSION
	18.03.20	VERIFICATION SUBMISSION

Seal / Signature



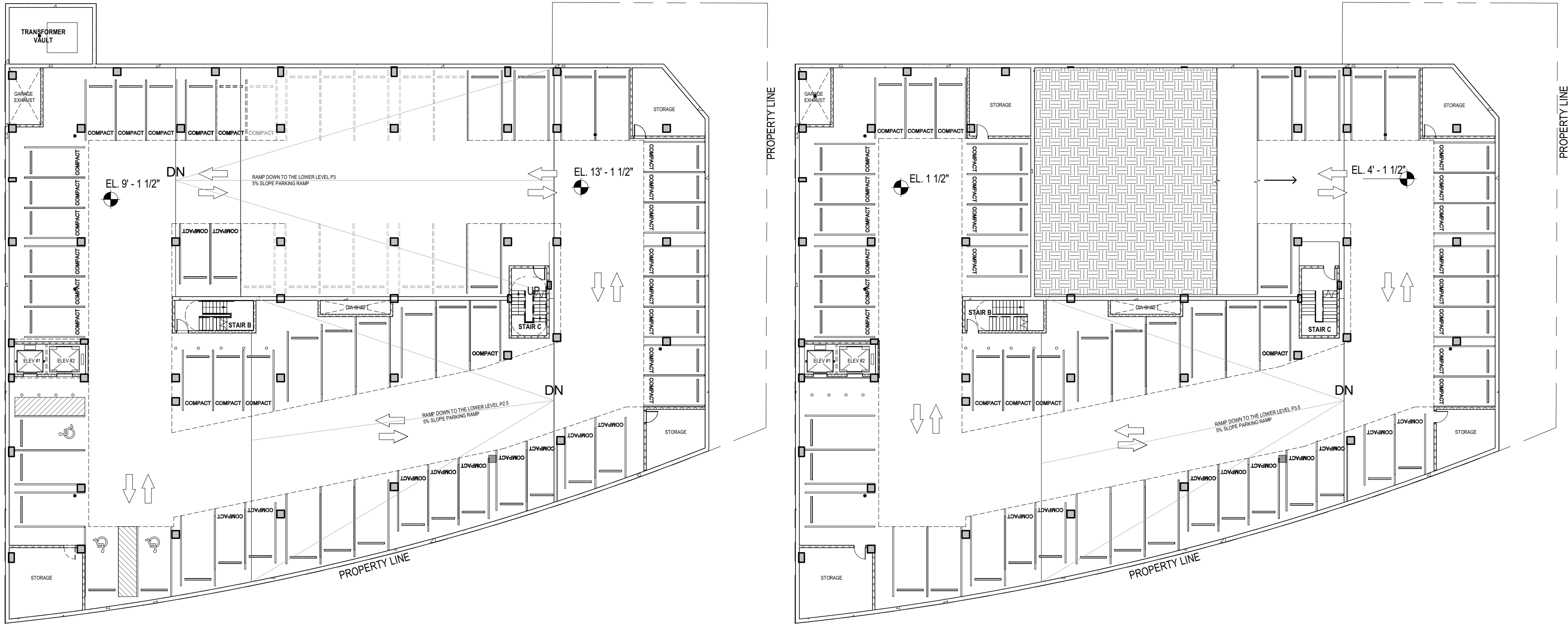
Project Name
APTA

Project Number
09.8714.000

Scale
As indicated

Description
PARKING PLANS

A100

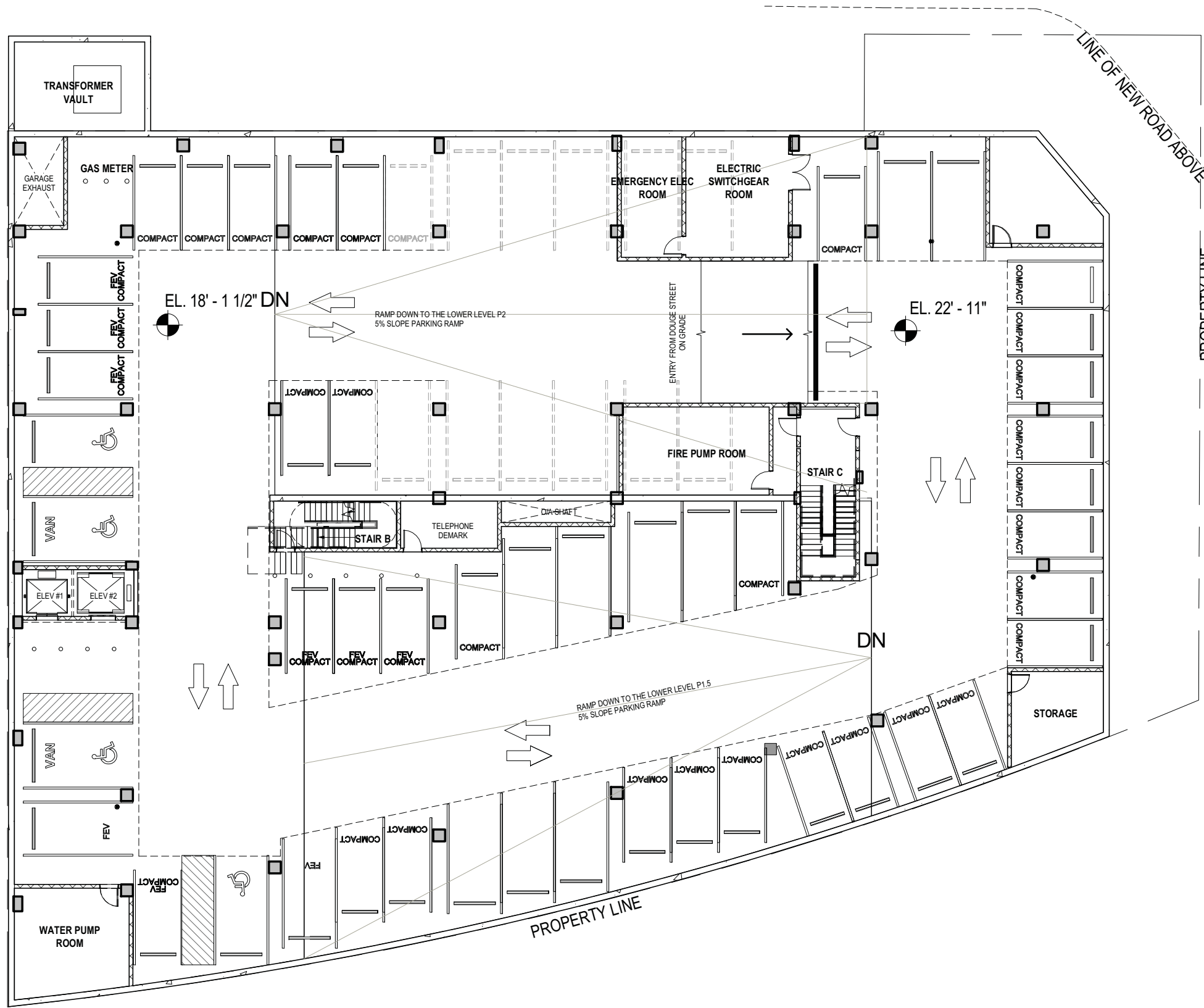


CONCEPT II PLAN - LEVEL P2

SCALE: 1" = 20'-0"

CONCEPT II PLAN - LEVEL P3

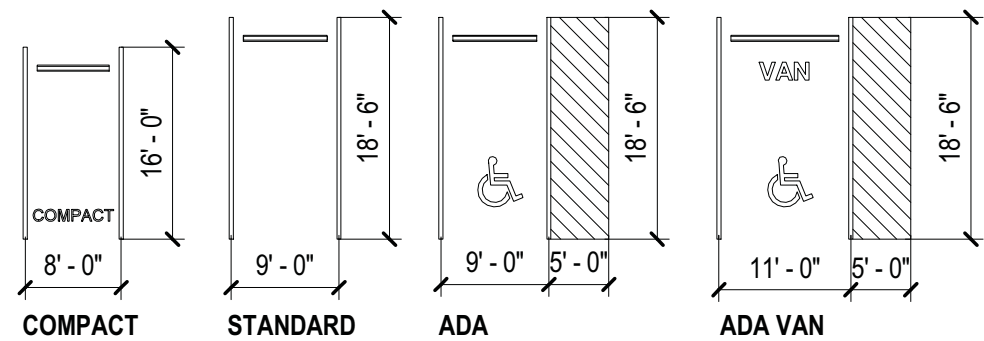
SCALE: 1" = 20'-0"



CONCEPT II PLAN - LEVEL P1

SCALE: 1" = 20'-0"

Parking Tabulation						
LEVEL	Standard	FEV STANDARD	Compact	FEV COMPACT	ADA	ADA VAN
LOWER LEVEL 01	20	2	28	7	2	2
LOWER LEVEL 02	27	0	35	0	3	0
LOWER LEVEL 03	19	0	34	0	0	0
TOTAL	66	2	97	7	5	2
GRAND TOTAL						179



APPROVED

SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

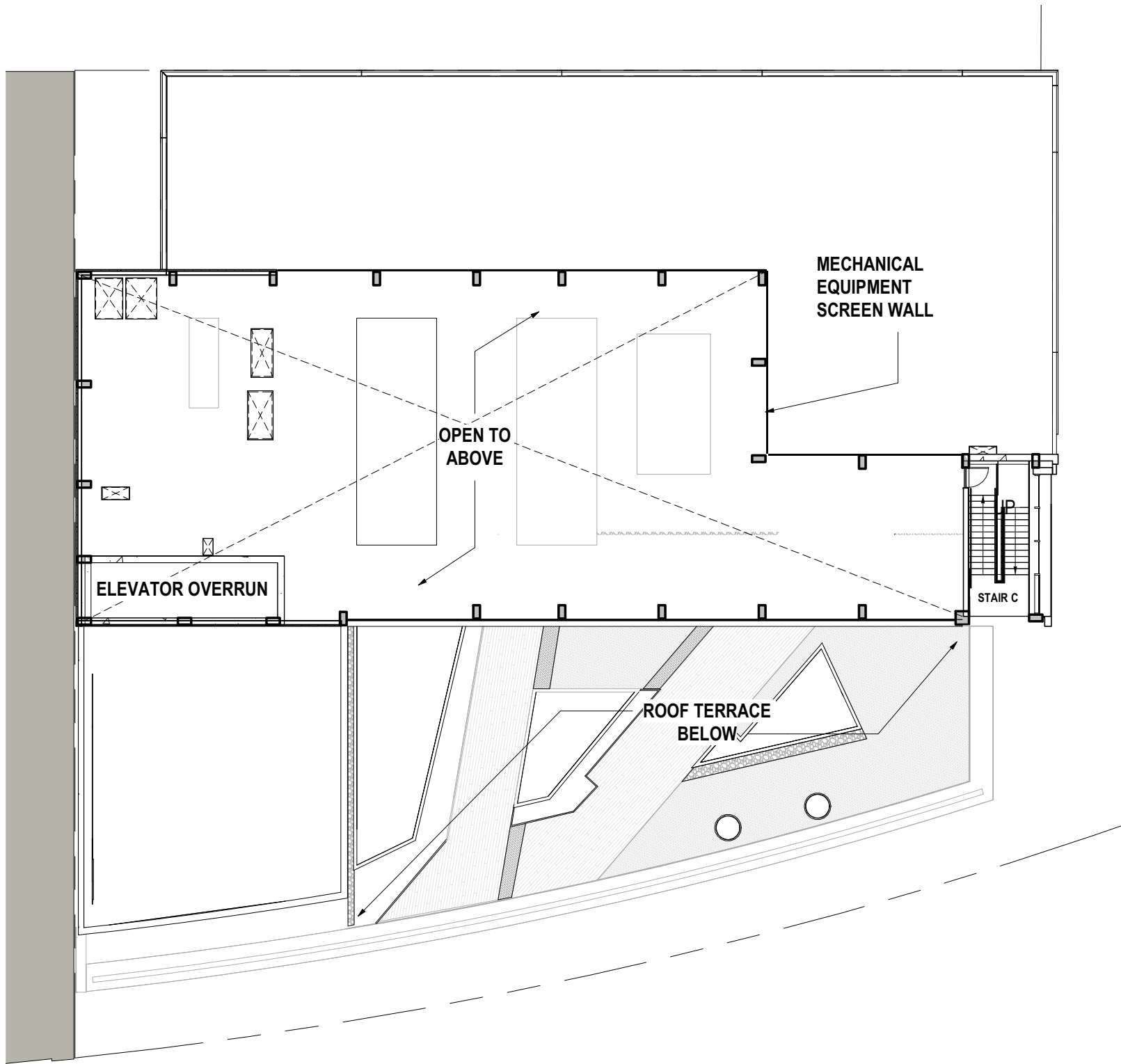
SITE PLAN NO. DATE

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

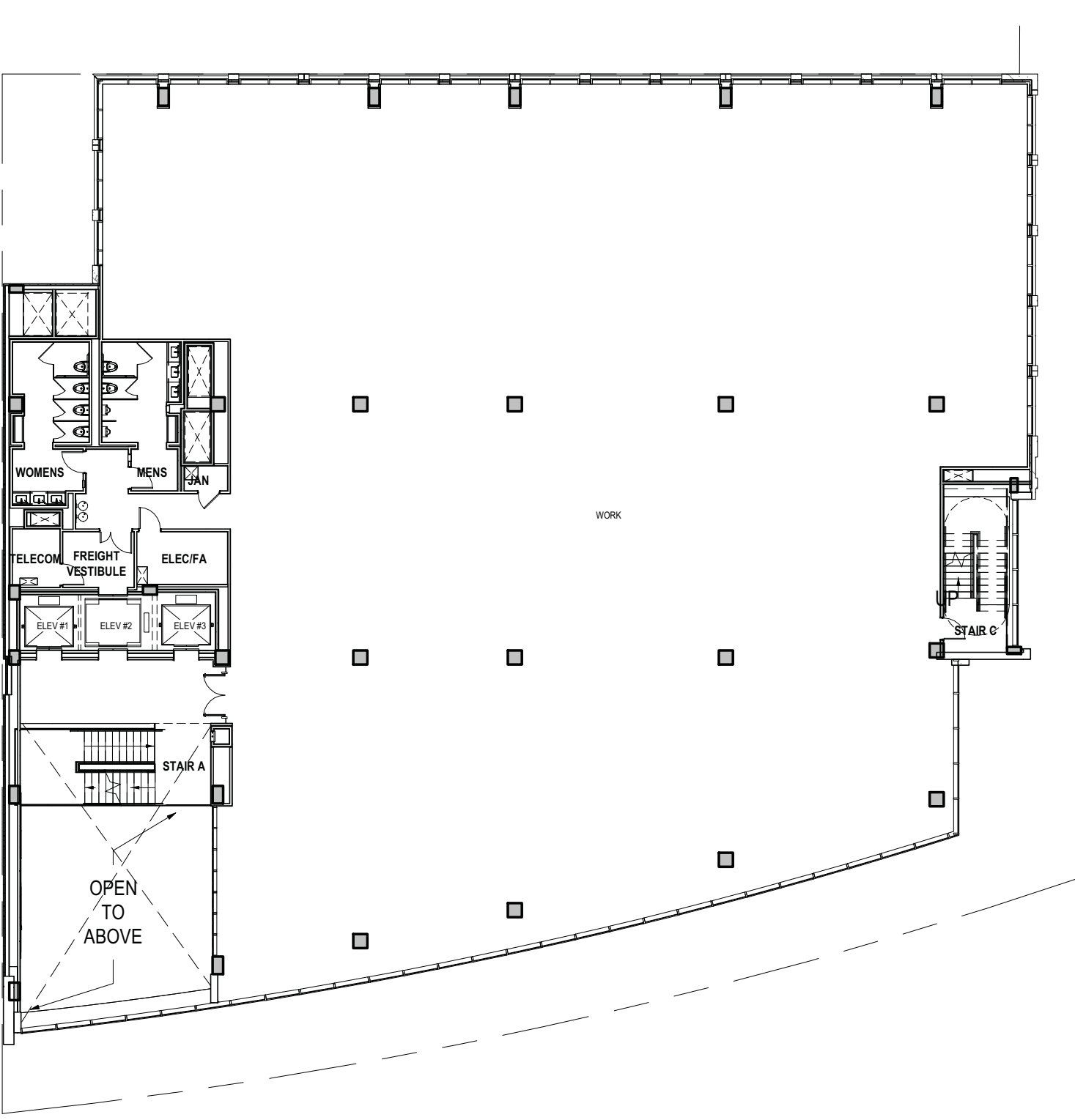
DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE



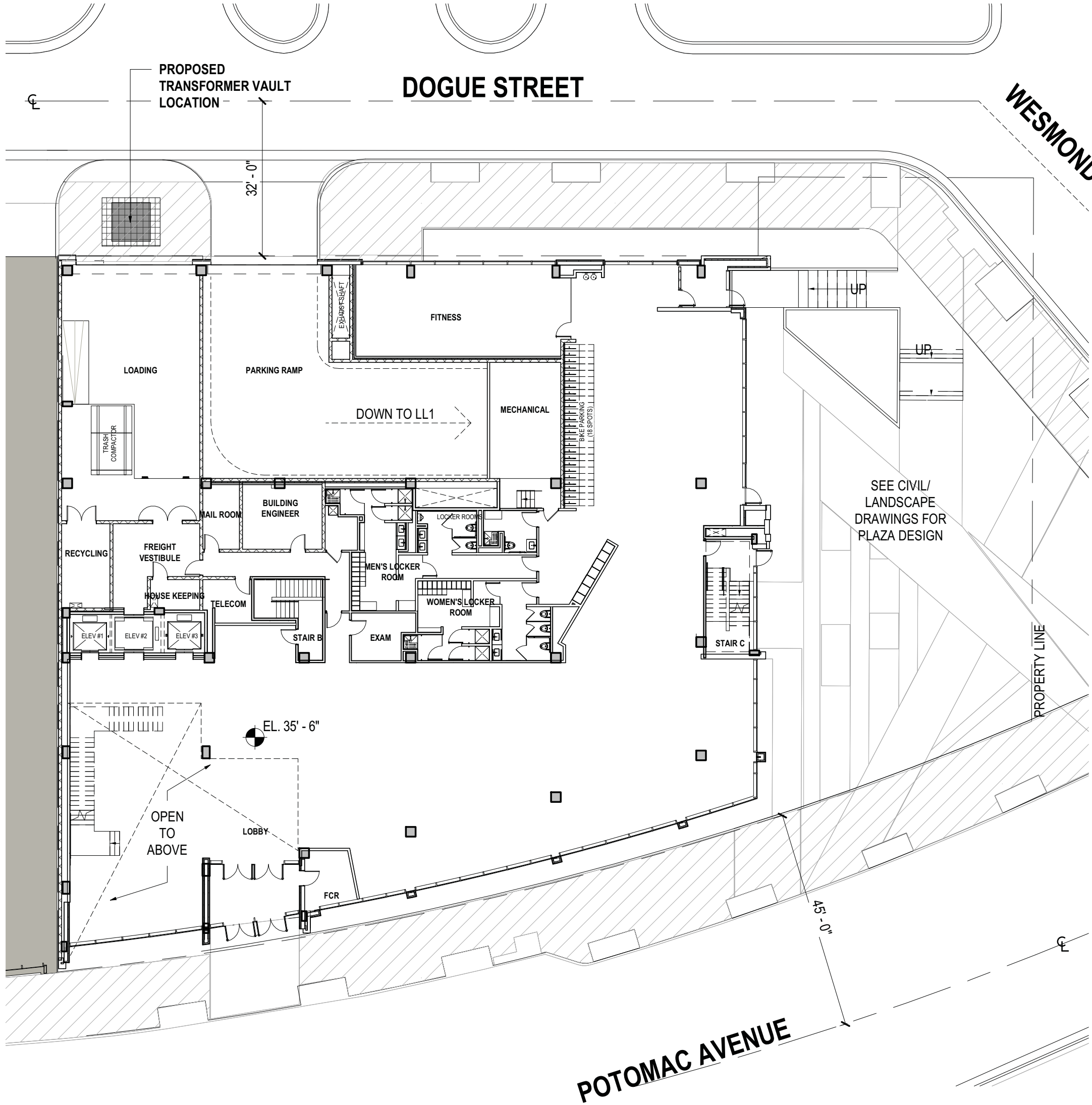
CONCEPT II PLAN - ROOF PLAN

SCALE: 1" = 20'-0"



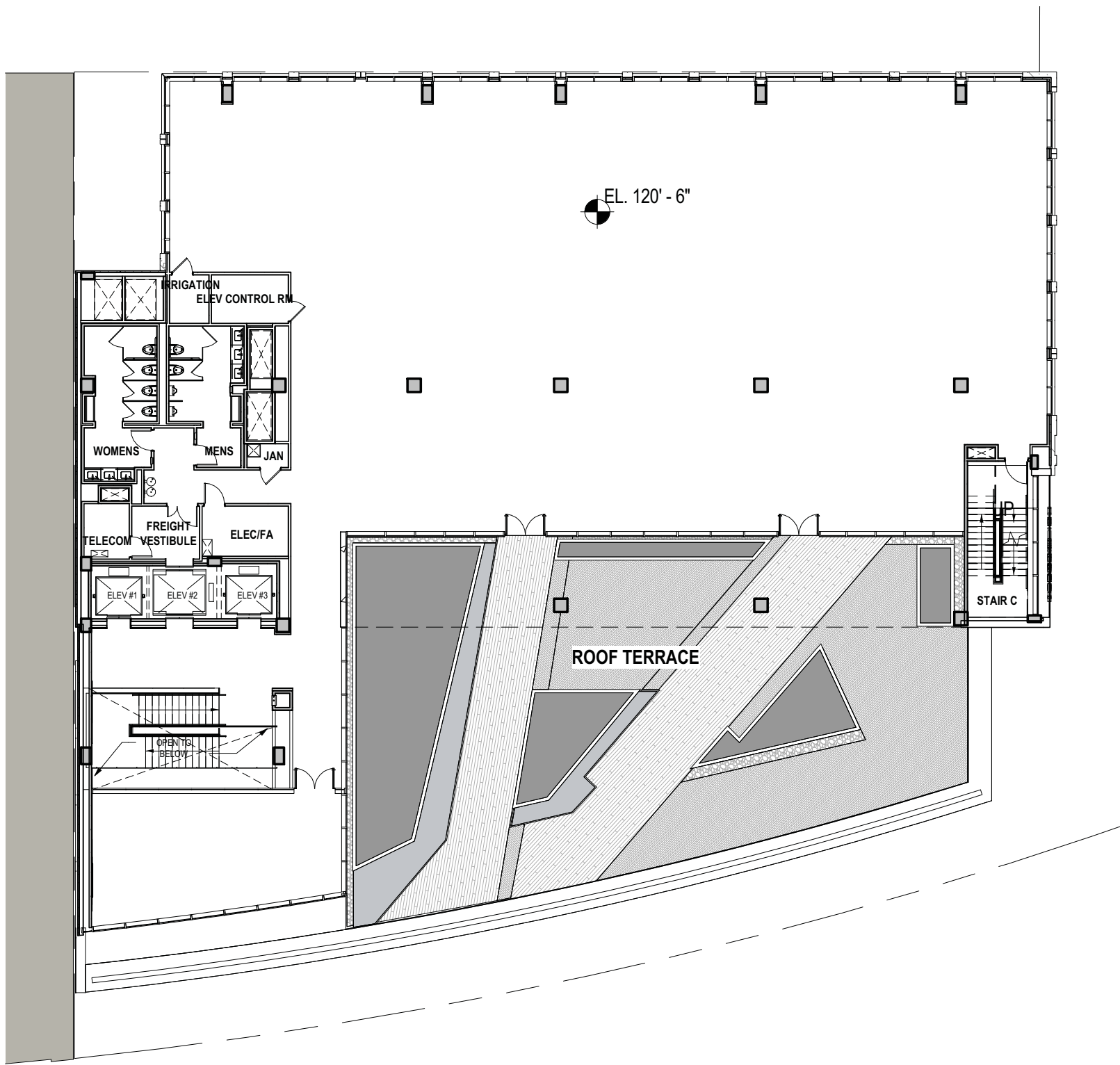
CONCEPT II PLAN - LEVEL 03-06 TYPICAL

SCALE: 1" = 20'-0"



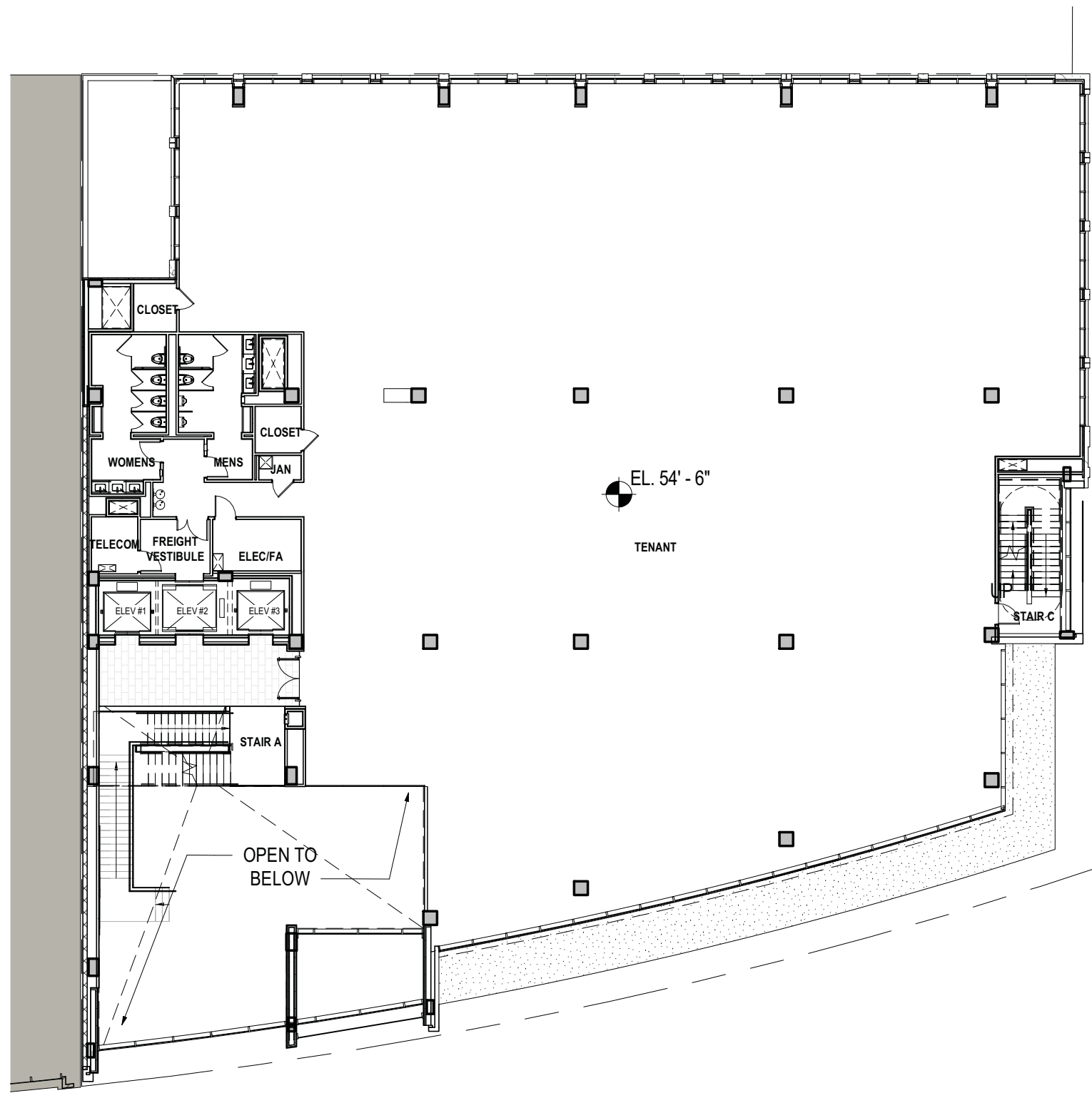
GROUND FLOOR PLAN

SCALE: 1" = 20'-0"



CONCEPT II PLAN - LEVEL 07

SCALE: 1" = 20'-0"



CONCEPT II PLAN - LEVEL 02

SCALE: 1" = 20'-0"

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DIRECTOR	DATE
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SITE PLAN NO.	
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CHAIRMAN, PLANNING COMMISSION	
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DATE	

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Date	Description
17.11.03	CONCEPT II SUBMISSION
18.02.09	COMPLETENESS SUBMISSION
18.03.20	VERIFICATION SUBMISSION

Seal / Signature



Project Name
APTA

Project Number
09.8714.000

Scale
As indicated

Description
OFFICE FLOOR PLANS

A101

APTA CENTENNIAL CENTER

3030 POTOMAC AVENUE
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Project Name

APTA

Project Number

09.8714.000

Scale

As indicated

Description

ELEVATIONS

A102

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ELEVATION - EAST
SCALE: 1" = 20'-0"

ELEVATION - WEST
SCALE: 1" = 20'-0"

APPROVED

SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

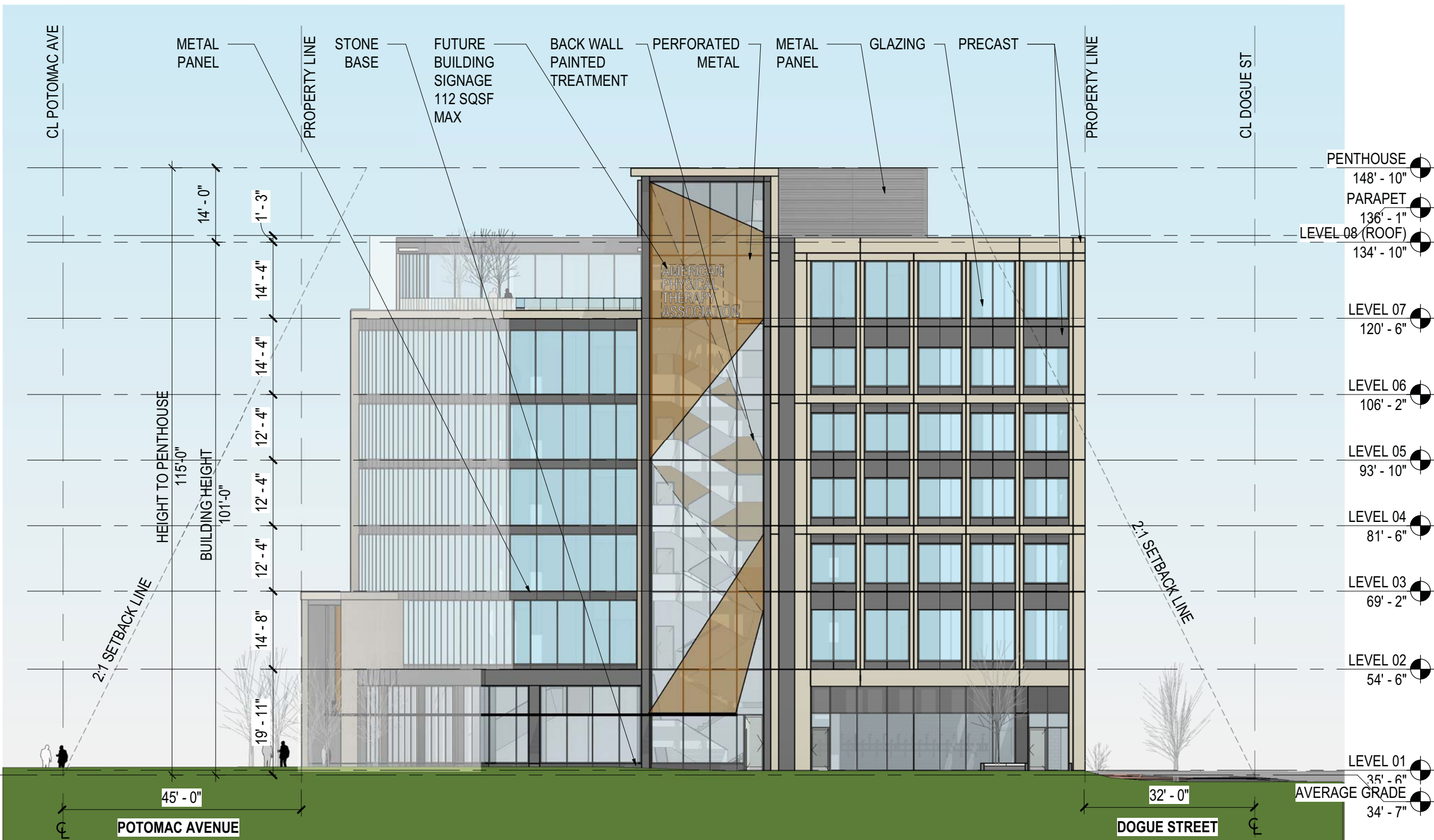
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

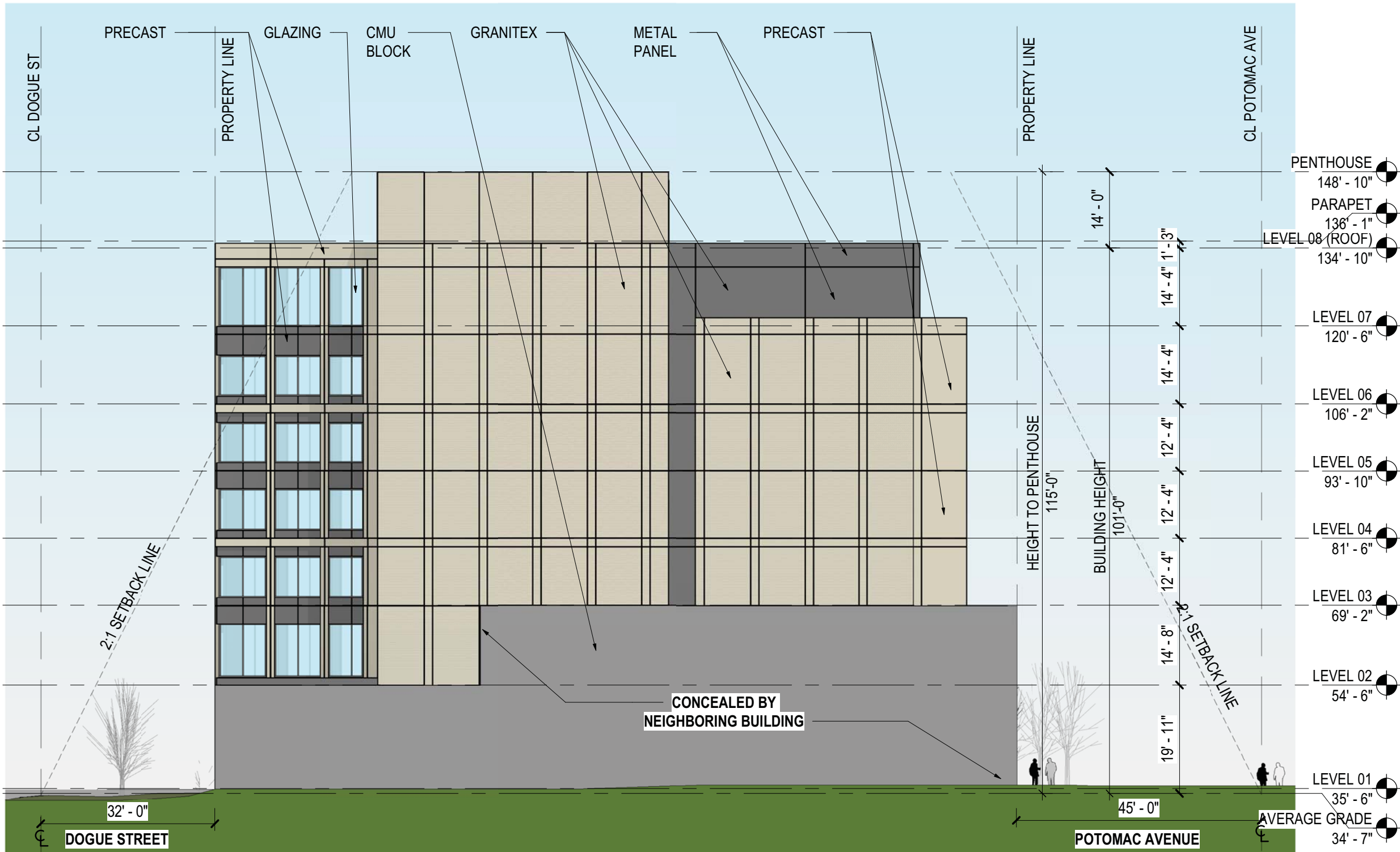
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INSTRUMENT NO. DEED BOOK NO. DATE

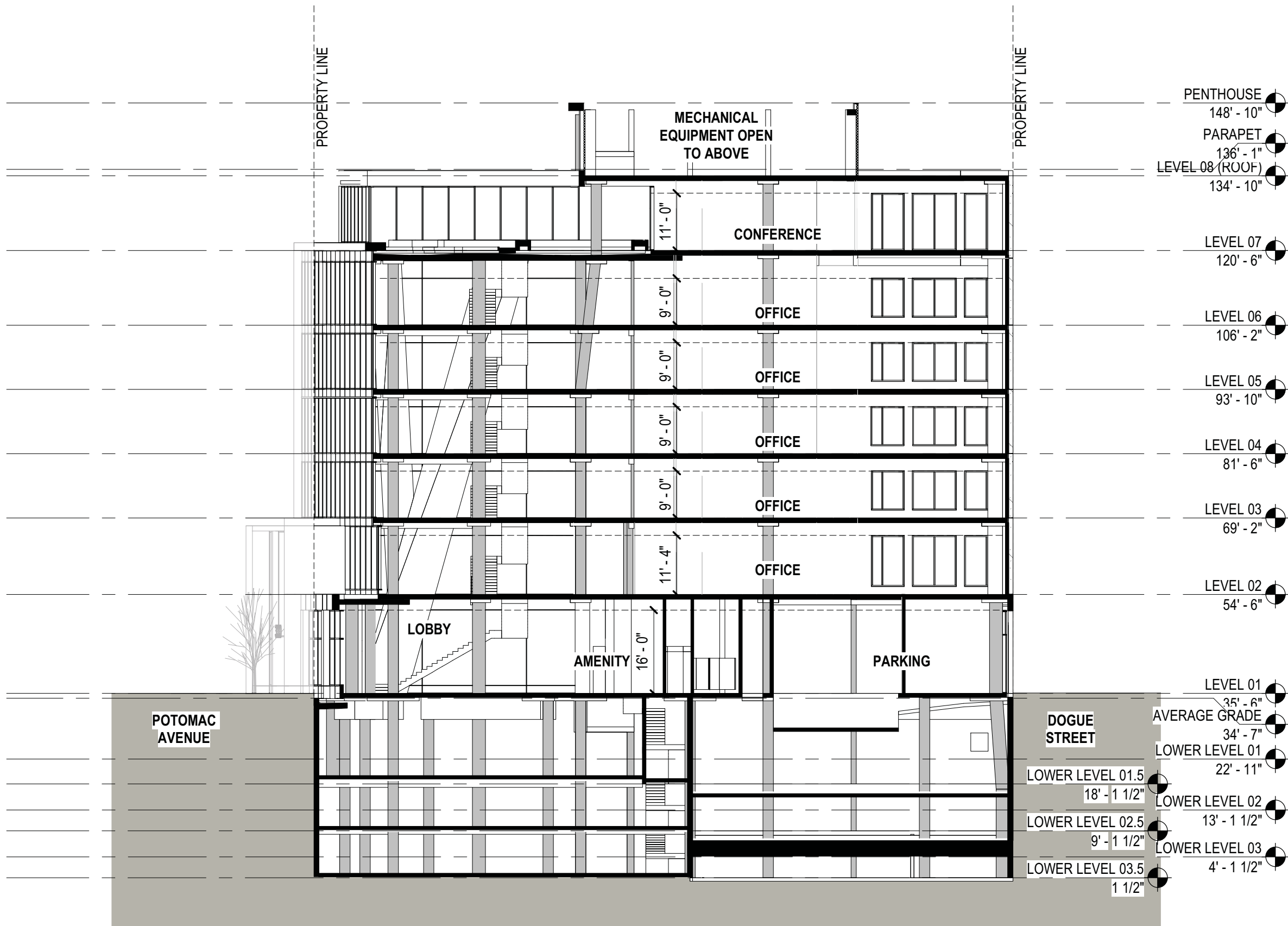
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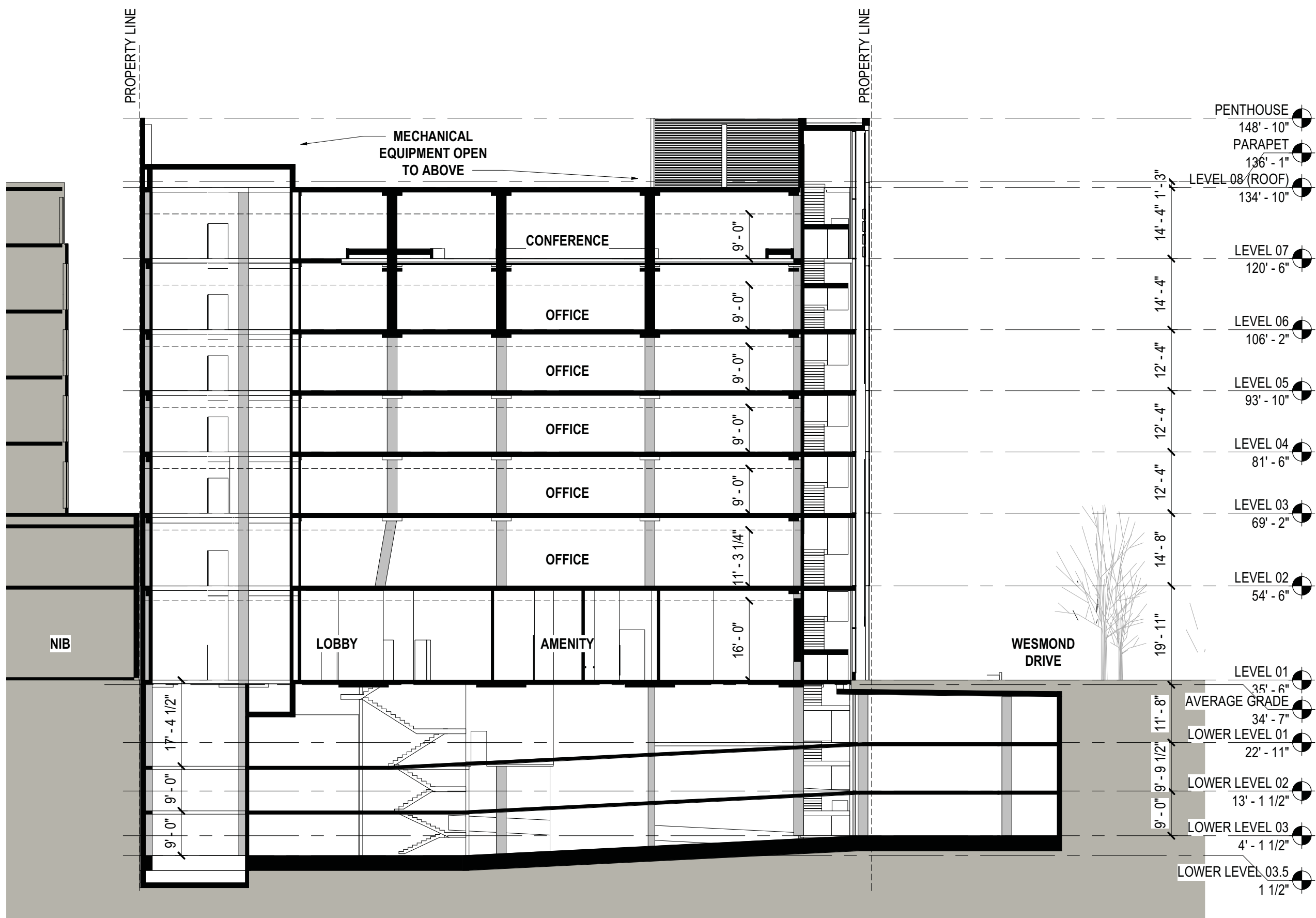
ELEVATION - NORTH
SCALE: 1" = 20'-0"



ELEVATION - SOUTH
SCALE: 1" = 20'-0"



BUILDING SECTION EAST-WEST
SCALE: 1" = 20'-0"



BUILDING SECTION NORTH-SOUTH
SCALE: 1" = 20'-0"

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DIRECTOR DATE

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APTA CENTENNIAL CENTER

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Seal / Signature



Project Name

APTA

Project Number

09.8714.000

Scale

As indicated

Description

ELEVATIONS AND SECTIONS

A103



BUILDING PERSPECTIVE - FROM POTOMAC AVE & EAST GLEBE RD



BUILDING PERSPECTIVE - FROM POTOMAC & WESMOND



BUILDING PERSPECTIVE - FROM WESMOND & DOGUE



BUILDING BIRDSEYE VIEW - FROM POTOMAC & WESMOND

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SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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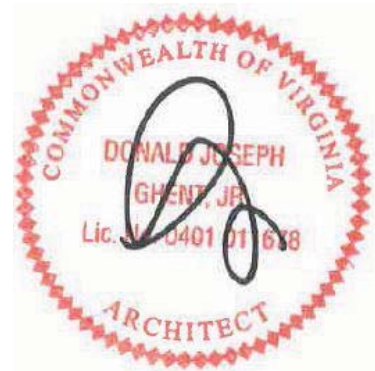
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18.03.20	VERIFICATION SUBMISSION

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Project Name

APTA

Project Number

09.8714.000

Scale

12" = 1'-0"

Description

MASSING

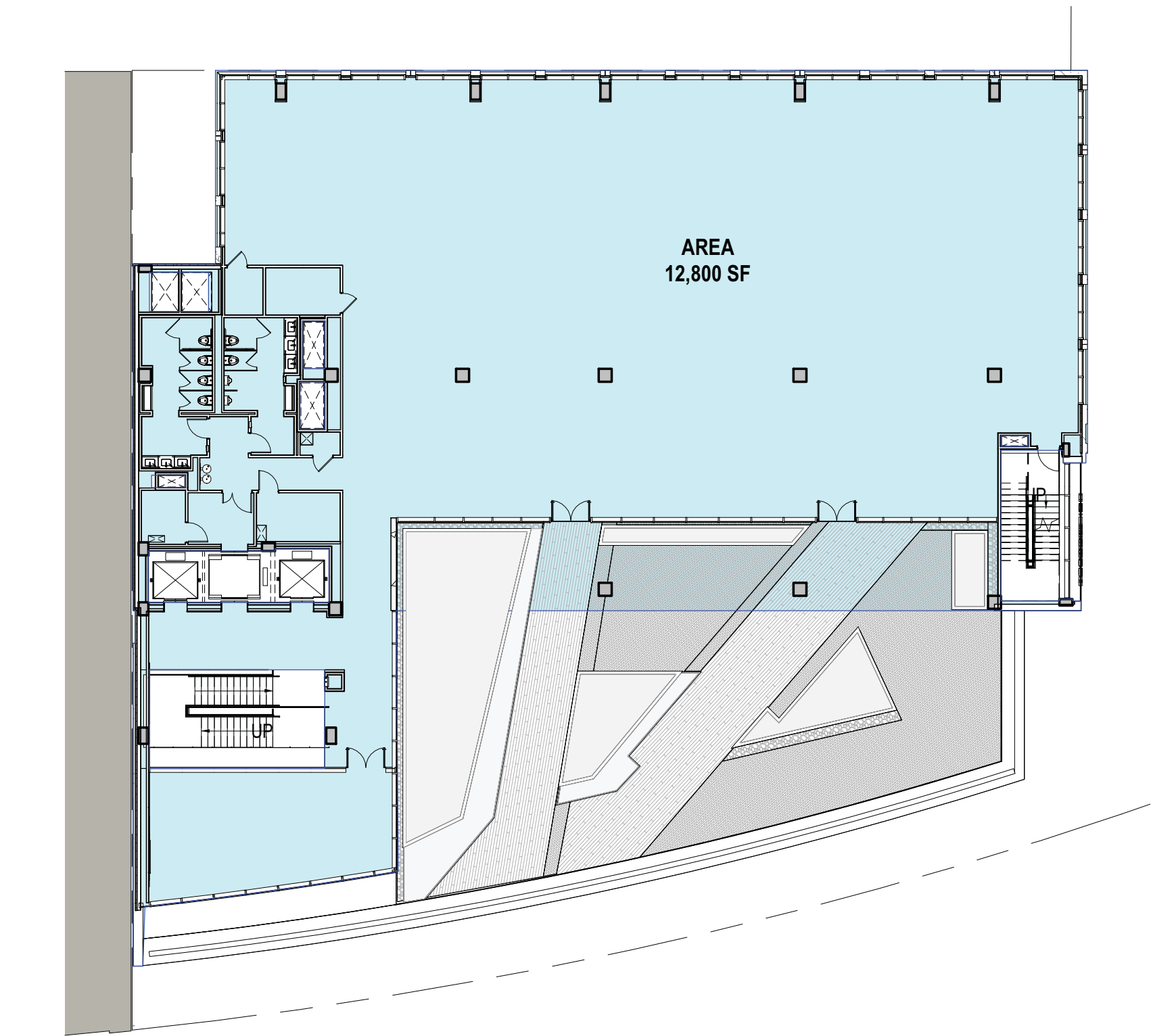
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APTA CENTENNIAL CENTER

3030 POTOMAC AVENUE
ALEXANDRIA, VIRGINIA 22301

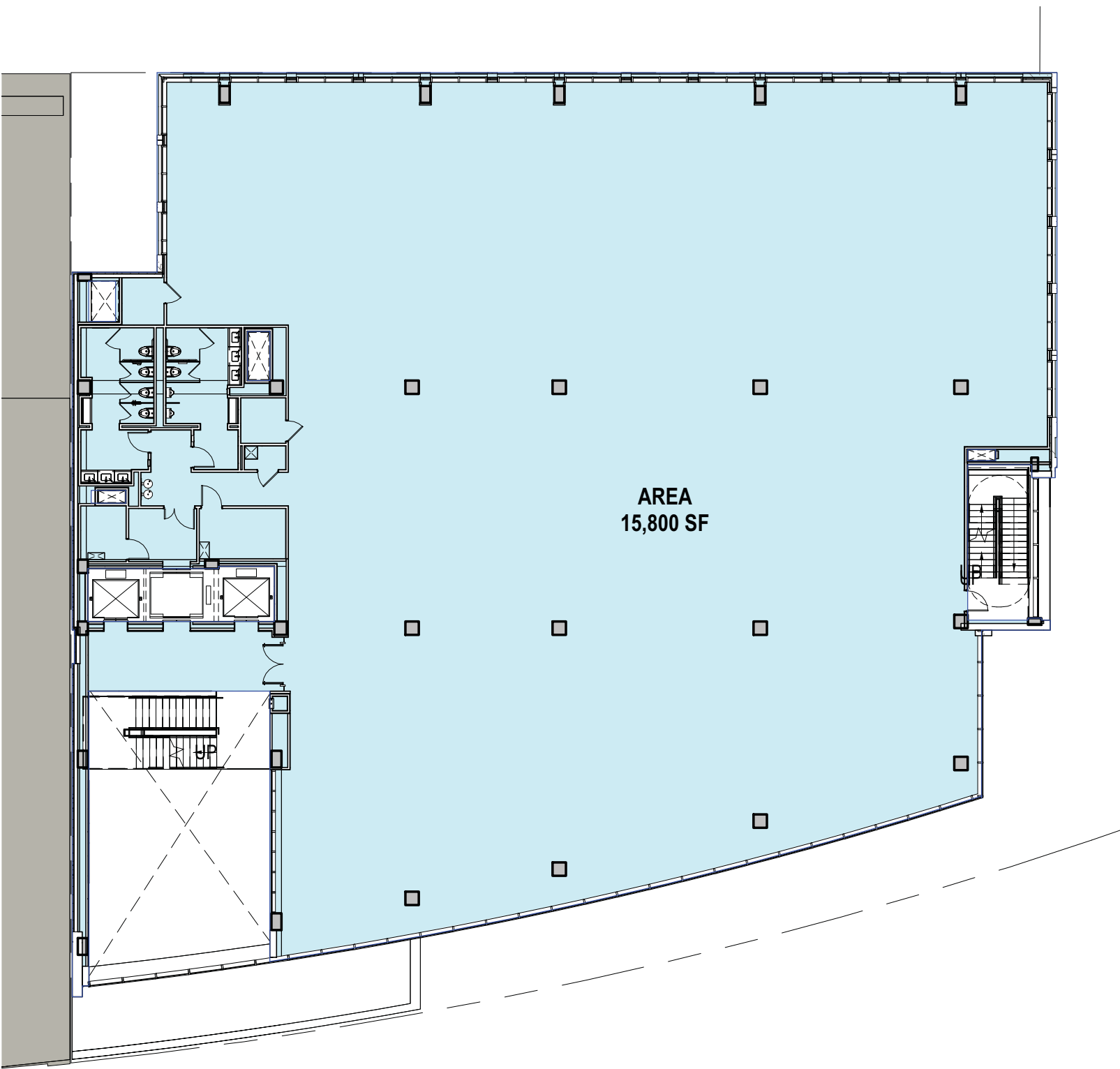
APTA Owner 1111 North Fairfax Street Alexandria, VA 22314 Tel 703.684.2782 Orr Partners Project Manager 11180 Sunrise Valley Dr. Reston, VA 20191 Tel 703.289.2100 JBG Smith Development Advisor 4445 Willard Avenue Suite 400 Chevy Chase, Maryland 20815 Tel 240.333.3600 Davis Utility Utility Consultant 3975 Fair Ridge Drive Suite 125 S Fairfax, VA 22033 Tel 703.636.9494 R.C. Fields Civil Engineer 730 South Washington Street Alexandria, VA 22314 Tel 703.549.6422 Studio39 Landscape Architect 6416 Grovedale Drive Suite 100-A Alexandria, VA 22310 Tel 703.719.6500	Gensler Architect 2020 K Street NW Suite 200 Washington, DC 20006 Tel 202.721.5200 SK&A Engineers Structural Engineer 1155 Connecticut Avenue, NW Suite 800 Washington, DC 20036 Tel 202.659.2520 GPI, Inc. MEP Engineer 530 Gaither Road Suite 100 Rockville, MD 20850 Tel 240.268.1820 CM Kling + Assoc. Architectural Lighting Design 1020 Cameron Street Alexandria, VA 22314 Tel 703.684.6270 Michael Blades Vertical Transportation 5409 Rapidan Court Lothian, MD 20711 Tel 410.798.8504 Arup Code Consultant 1120 Connecticut Ave NW Washington, DC 20036 Tel 202.729.8220
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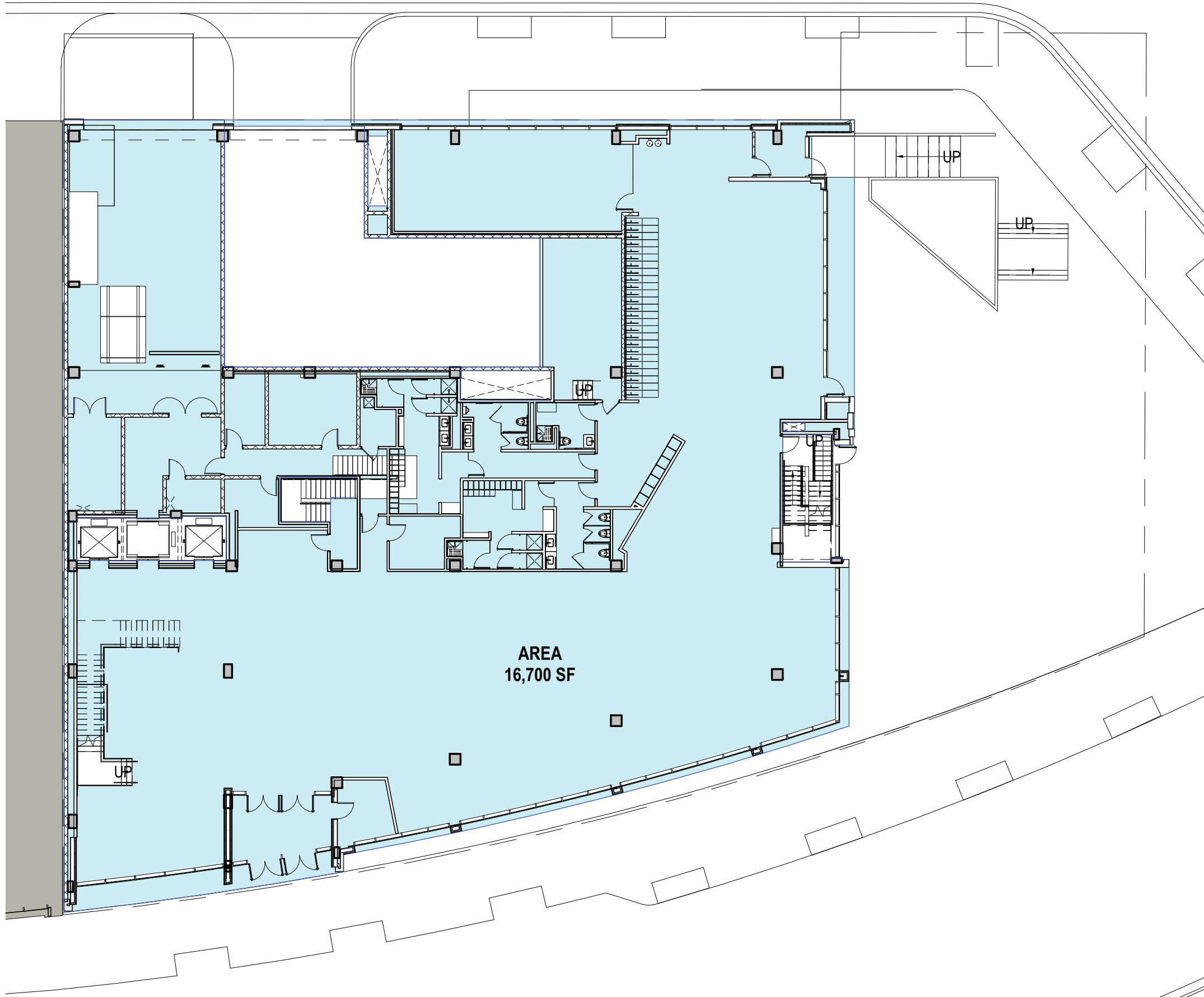
AREA PLAN - LEVEL 07

SCALE: 1" = 20'-0"



AREA PLAN - LEVEL 03

SCALE: 1" = 20'-0"



AREA PLAN - LEVEL 01

SCALE: 1" = 20'-0"

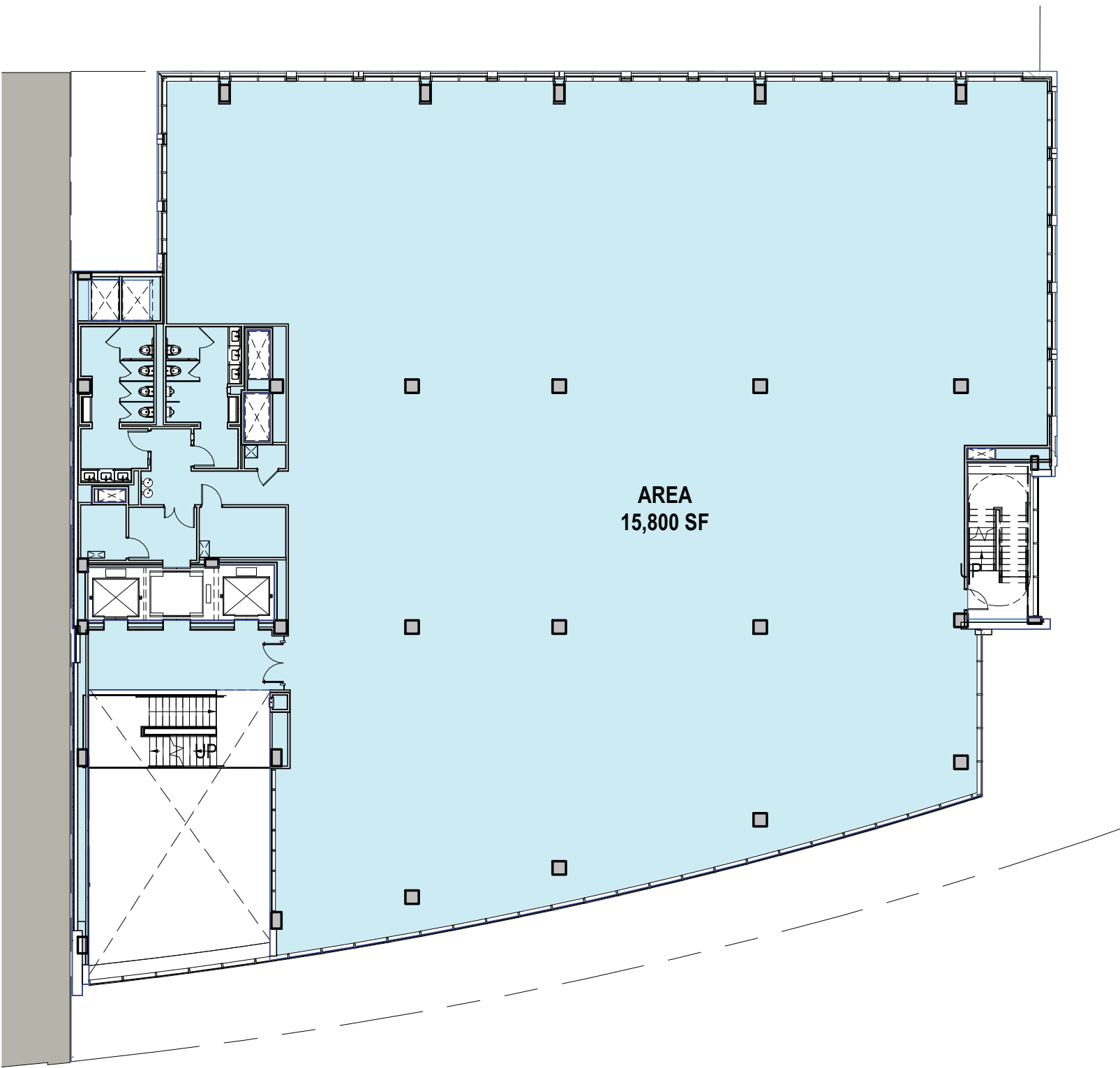
Area Schedule (Net)	
Level	Area
LEVEL 01	16,700 SF
LEVEL 02	15,300 SF
LEVEL 03	15,800 SF
LEVEL 04	15,800 SF
LEVEL 05	15,800 SF
LEVEL 06	15,800 SF
LEVEL 07	12,800 SF
	108,000 SF

LEGEND
 INCLUDED IN NSF CALCULATION

ALEXANDRIA SQUARE FOOTAGE DEFINITION:
"For properties except for those specified in subsection A. above, the floor area of the building or buildings on a lot or tract or tract of land (whether "main" or "accessory") is the **sum of all gross horizontal areas under a roof or roofs**. These areas shall be **measured from the exterior faces of walls and from the eaves of all roofs** where they extend beyond the wall line or from the center line of party walls and shall include all space with a headroom of seven feet six inches or more, whether or not provided with a finished floor or ceiling. **Excluded shall be elevator and stair bulkheads, accessory water tanks, cooling towers and similar construction not susceptible to storage or occupancy.** Basements and subbasements shall be excluded from the floor area ratio computations, but for the purpose of computing off street parking requirements that portion of such areas as are occupied by permitted uses shall be subject to the provisions of Article VIII."

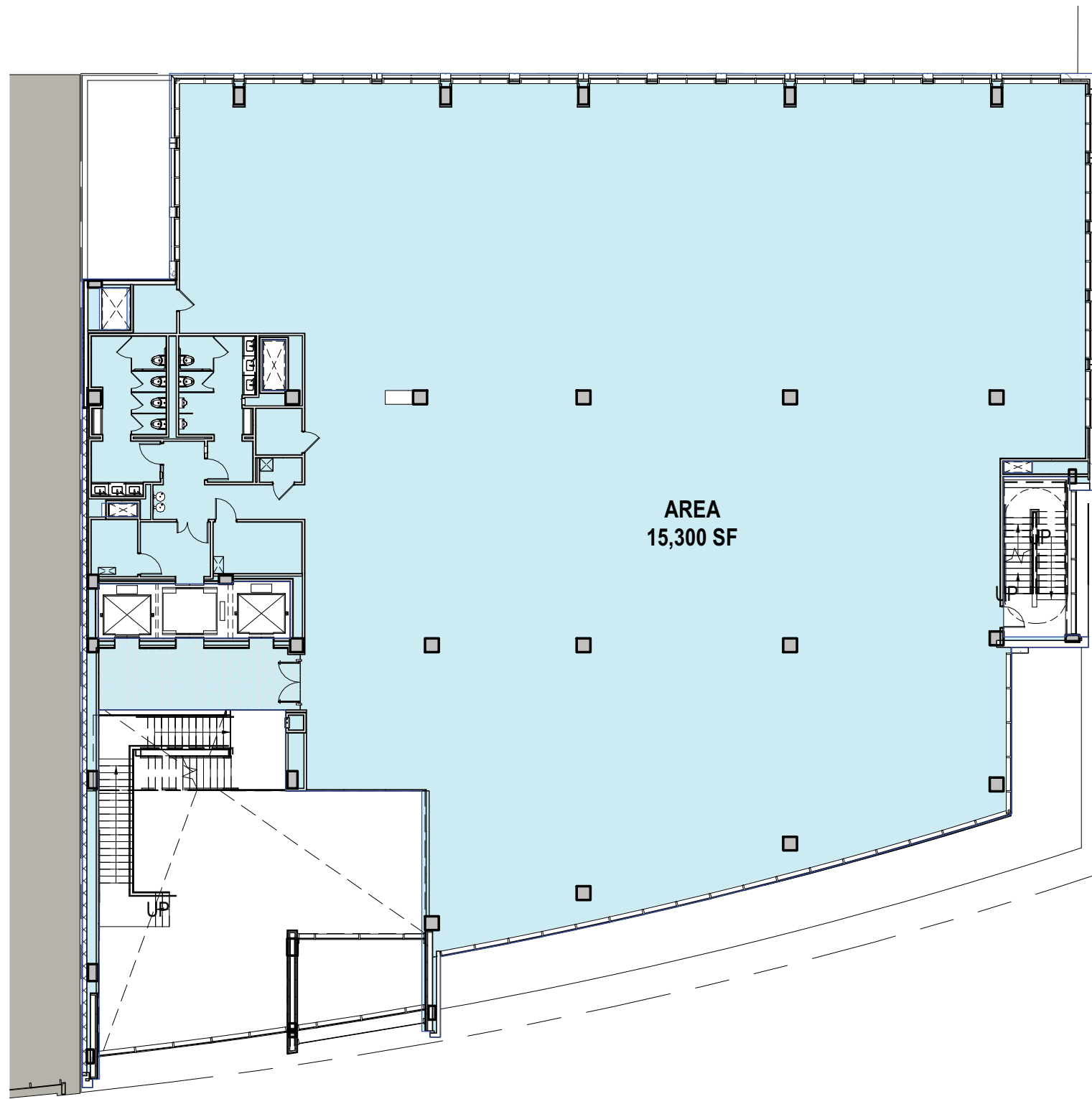
Area Schedule (Gross Building)	
Level	Area
LEVEL 01	16,100 SF
LEVEL 02	17,400 SF
LEVEL 03	17,200 SF
LEVEL 04	17,200 SF
LEVEL 05	17,200 SF
LEVEL 06	17,200 SF
LEVEL 07	12,200 SF
	114,500 SF

GSF NOT REPRESENTED GRAPHICALLY



AREA PLAN - LEVELS 04 - 06

SCALE: 1" = 20'-0"



AREA PLAN - LEVEL 02

SCALE: 1" = 20'-0"

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR

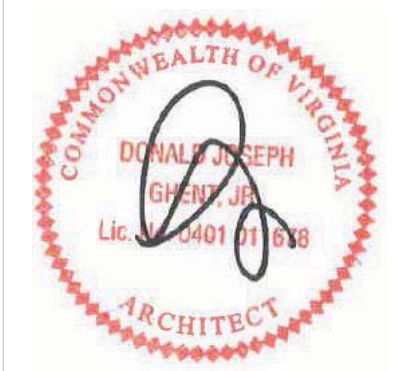
DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

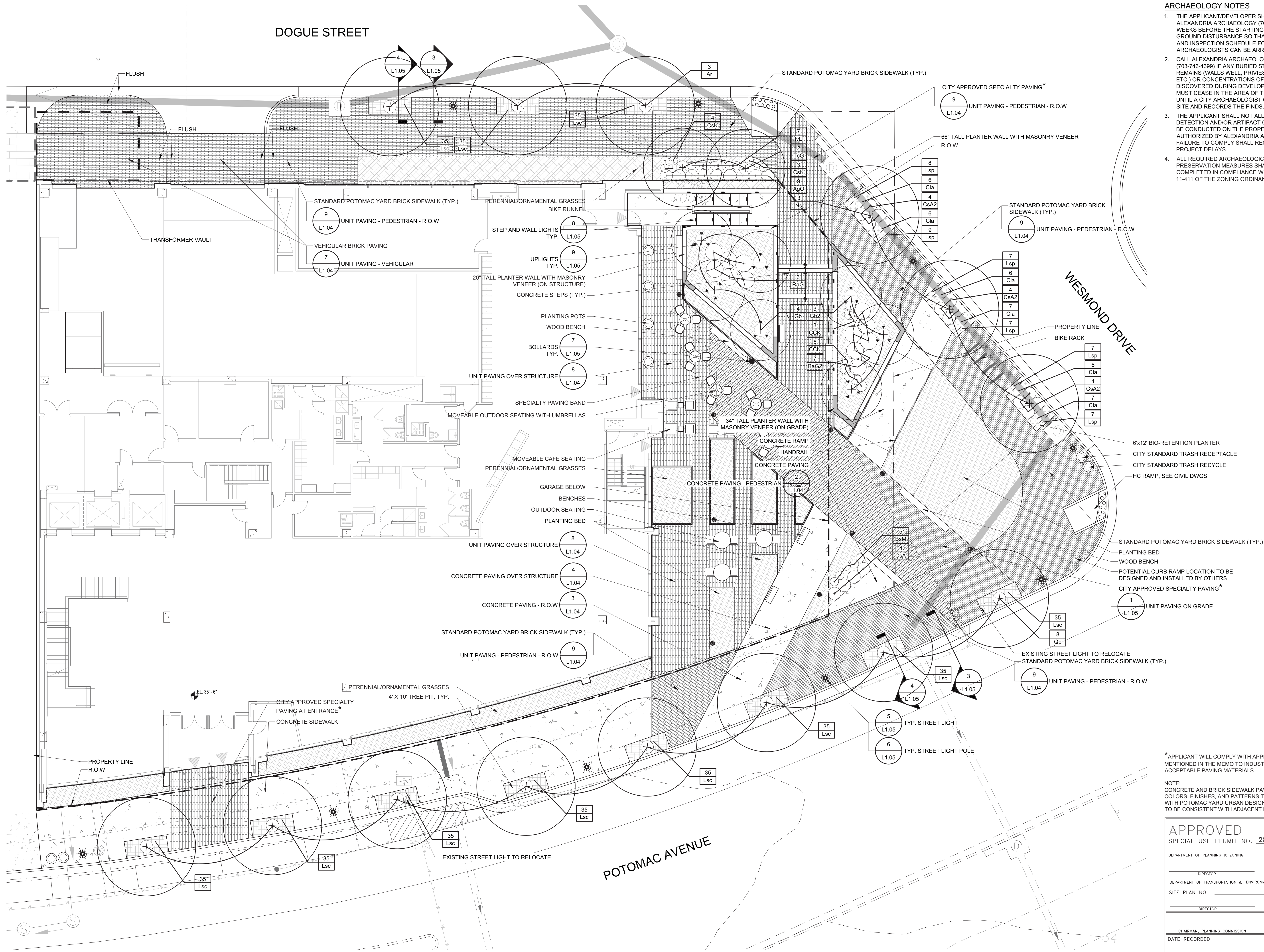
DATE
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

Seal / Signature


Project Name	APTA
Project Number	09.8714.000
Scale	As indicated
Description	AREA PLANS (NET)

A106

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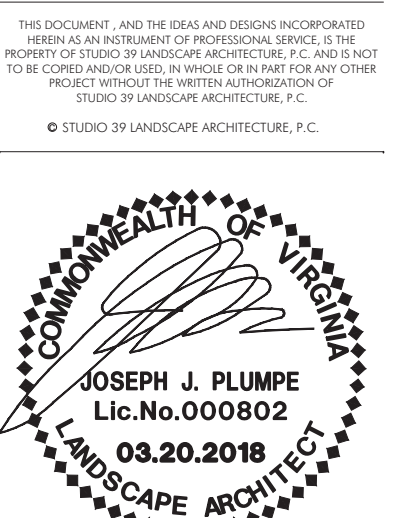


- ARCHAEOLOGY NOTES**
1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
 2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALLS WELL, 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.
 4. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

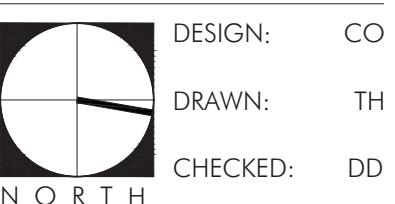
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APTA CENTENNIAL PROPERTIES, LLC



REVISIONS:

NO.	DESCRIPTION	DATE

HARDSCAPE PLAN - PLAZA



SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 17031
DATE: 03.20.2018

L1.01

PRELIMINARY DSUP

*APPLICANT WILL COMPLY WITH APPROVED PAVERS MENTIONED IN THE MEMO TO INDUSTRY REGARDING ACCEPTABLE PAVING MATERIALS.

NOTE:
CONCRETE AND BRICK SIDEWALK PAVING MATERIALS, COLORS, FINISHES, AND PATTERNS TO BE CONSISTENT WITH POTOMAC YARD URBAN DESIGN GUIDELINES, AND TO BE CONSISTENT WITH ADJACENT PROPERTY.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

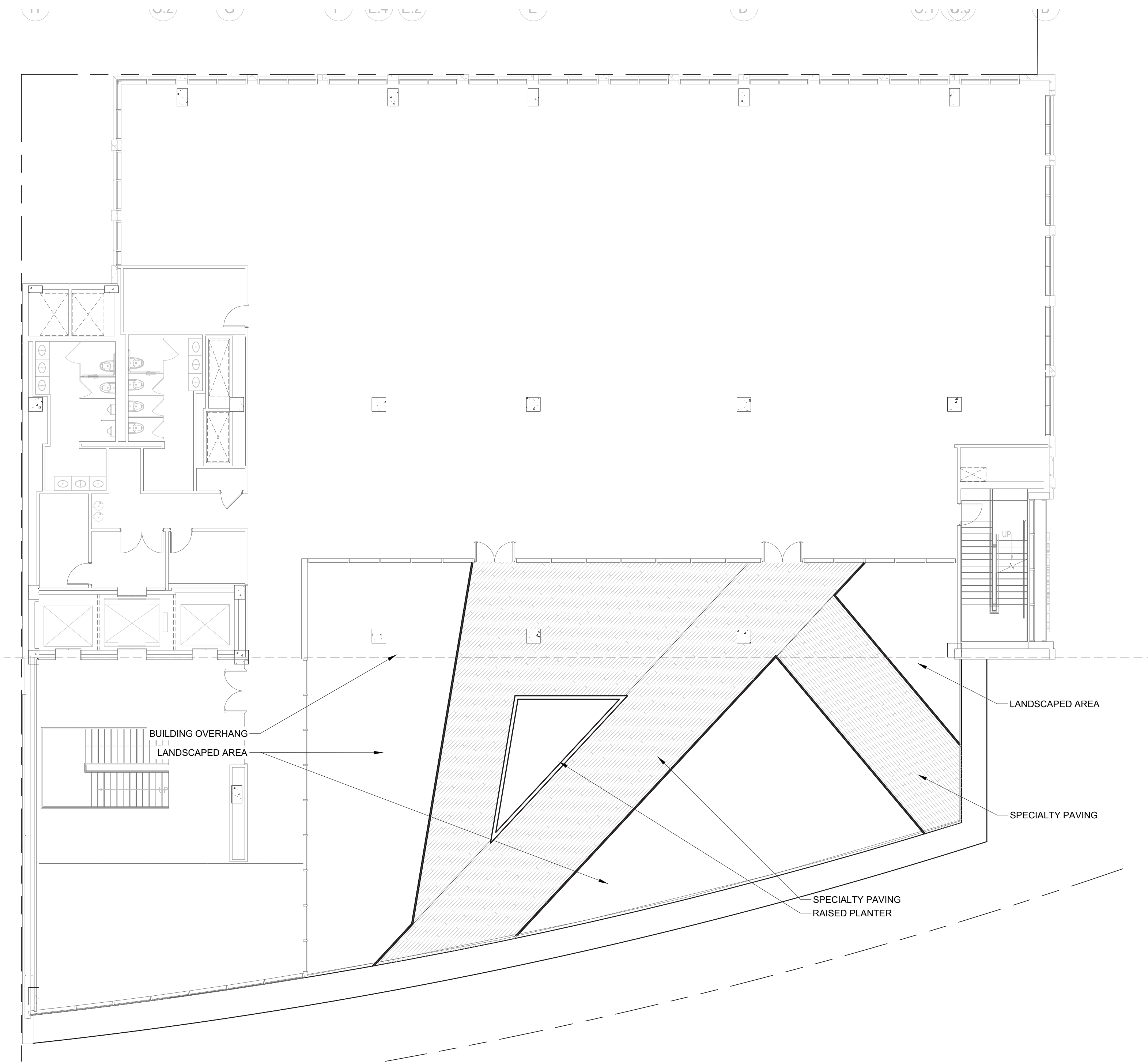
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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ARCHAEOLOGY NOTES

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SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. DATE

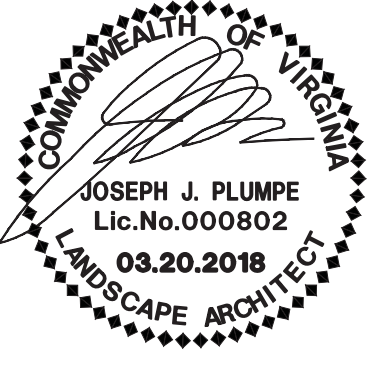
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APTA HEADQUARTERS
CITY OF ALEXANDRIA, VA
APTA CENTENNIAL PROPERTIES, LLC

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REVISIONS:

HARDSCAPE
PLAN - 7TH FLOOR

NORTH

DESIGN: CO
DRAWN: TH
CHECKED: DD

SCALE: 1" = 10'-0"

0 5 10 20

PROJECT NO: 17031
DATE: 03.20.2018

L1.02

PRELIMINARY DSUP

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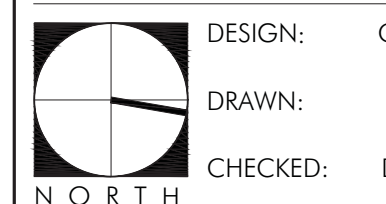
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LAYOUT PLAN -
PLAZA



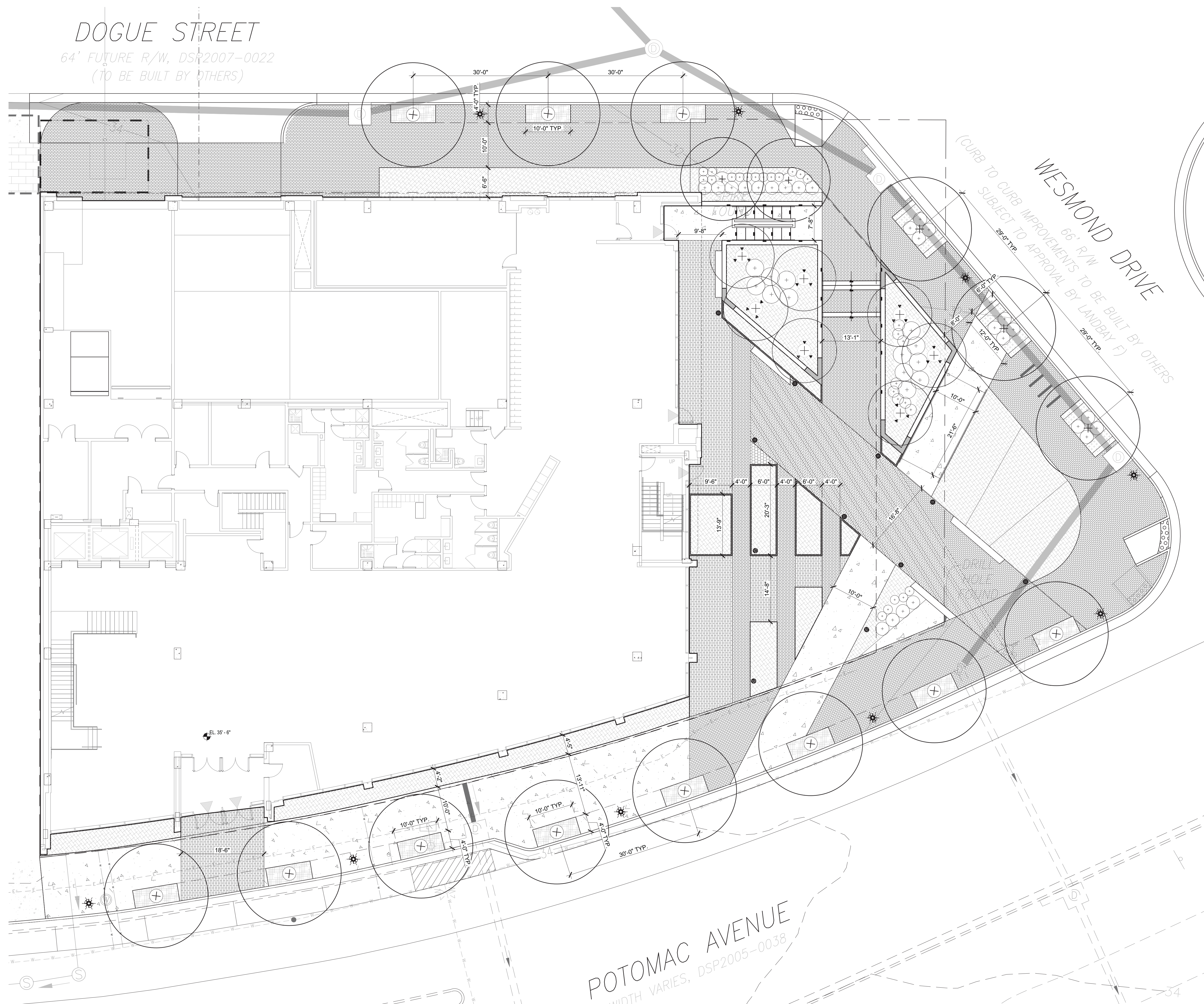
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PROJECT NO:	17031
DATE:	03.20.2018

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PRELIMINARY DSUP

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ARCHAEOLOGY NOTES

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APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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DIRECTOR	DATE

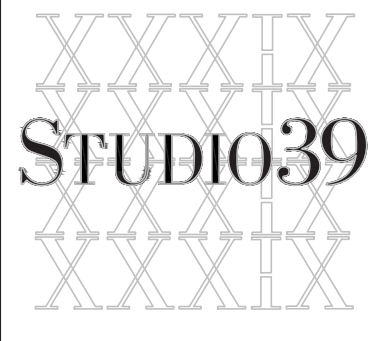
CHAIRMAN, PLANNING COMMISSION

DATE

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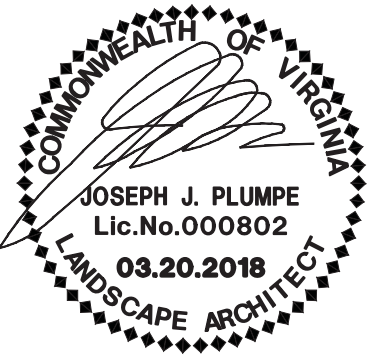
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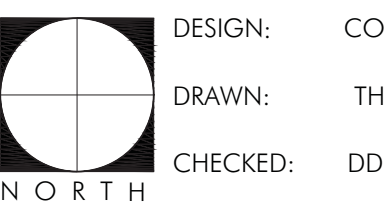
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HARDSCAPE DETAILS

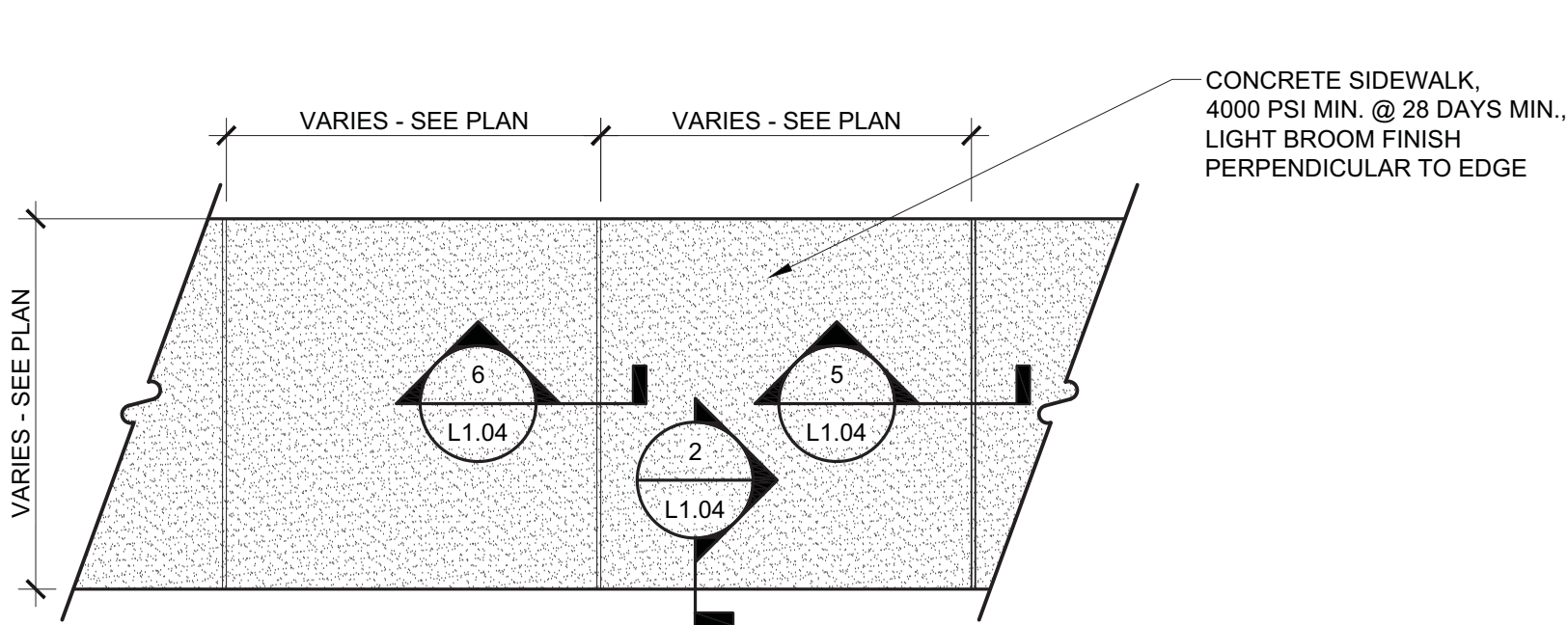


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DATE: 03.20.2018

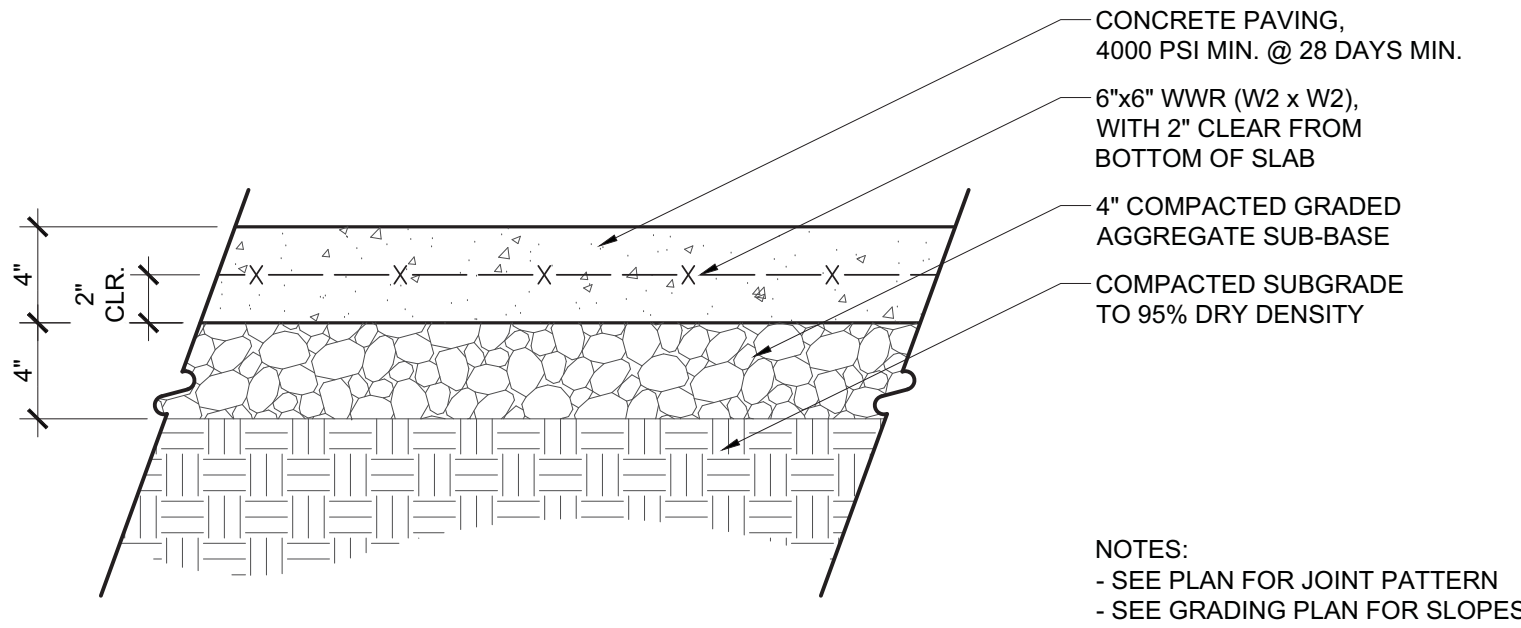
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PRELIMINARY DSUP

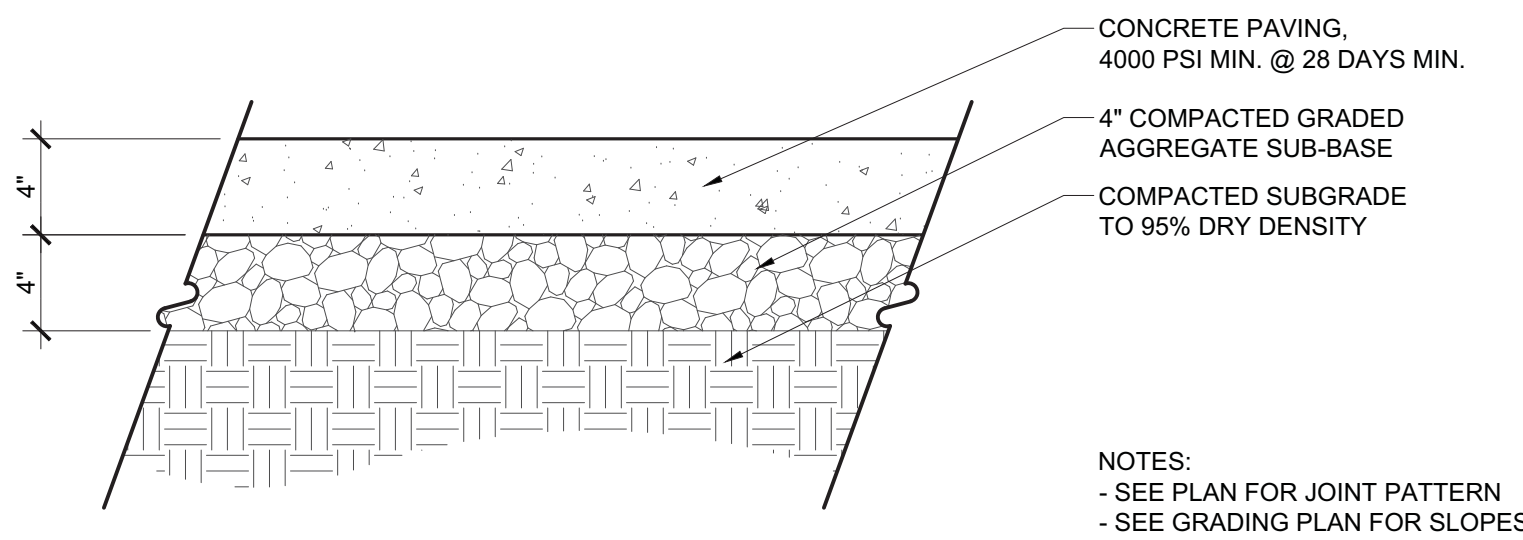
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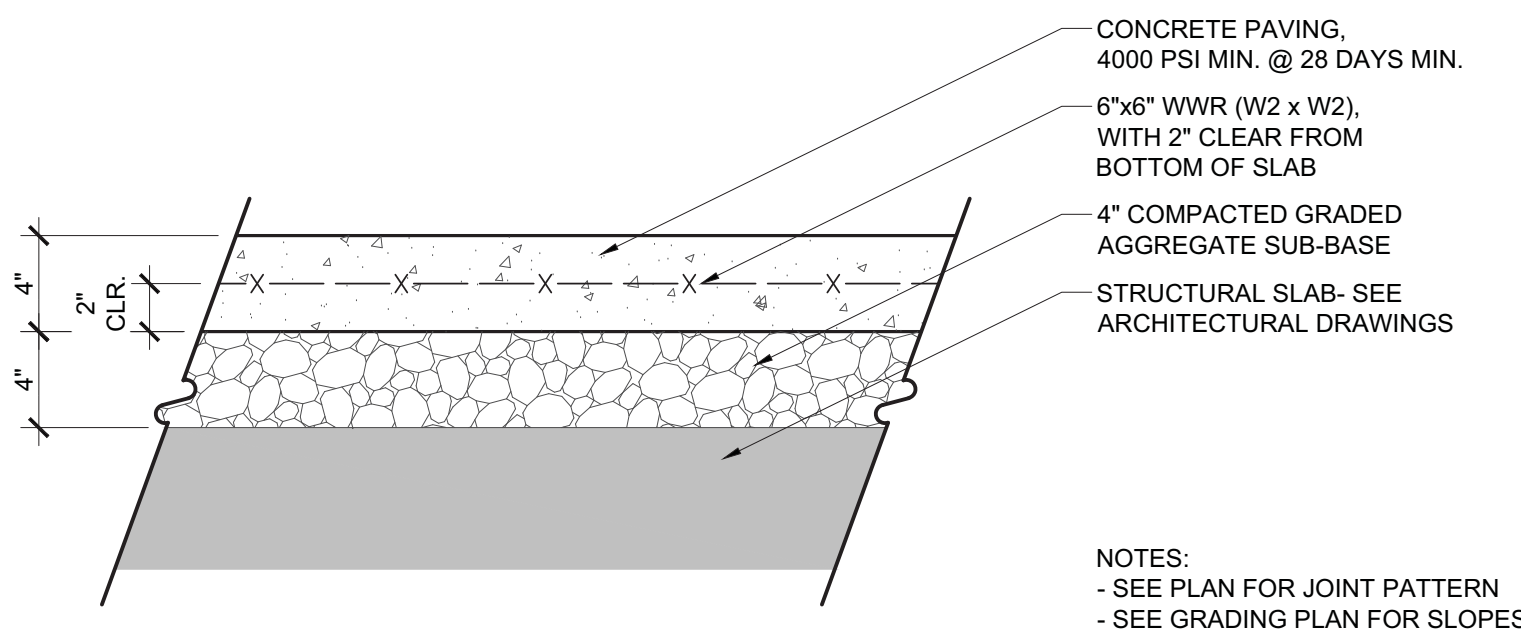
1 CONCRETE SIDEWALK
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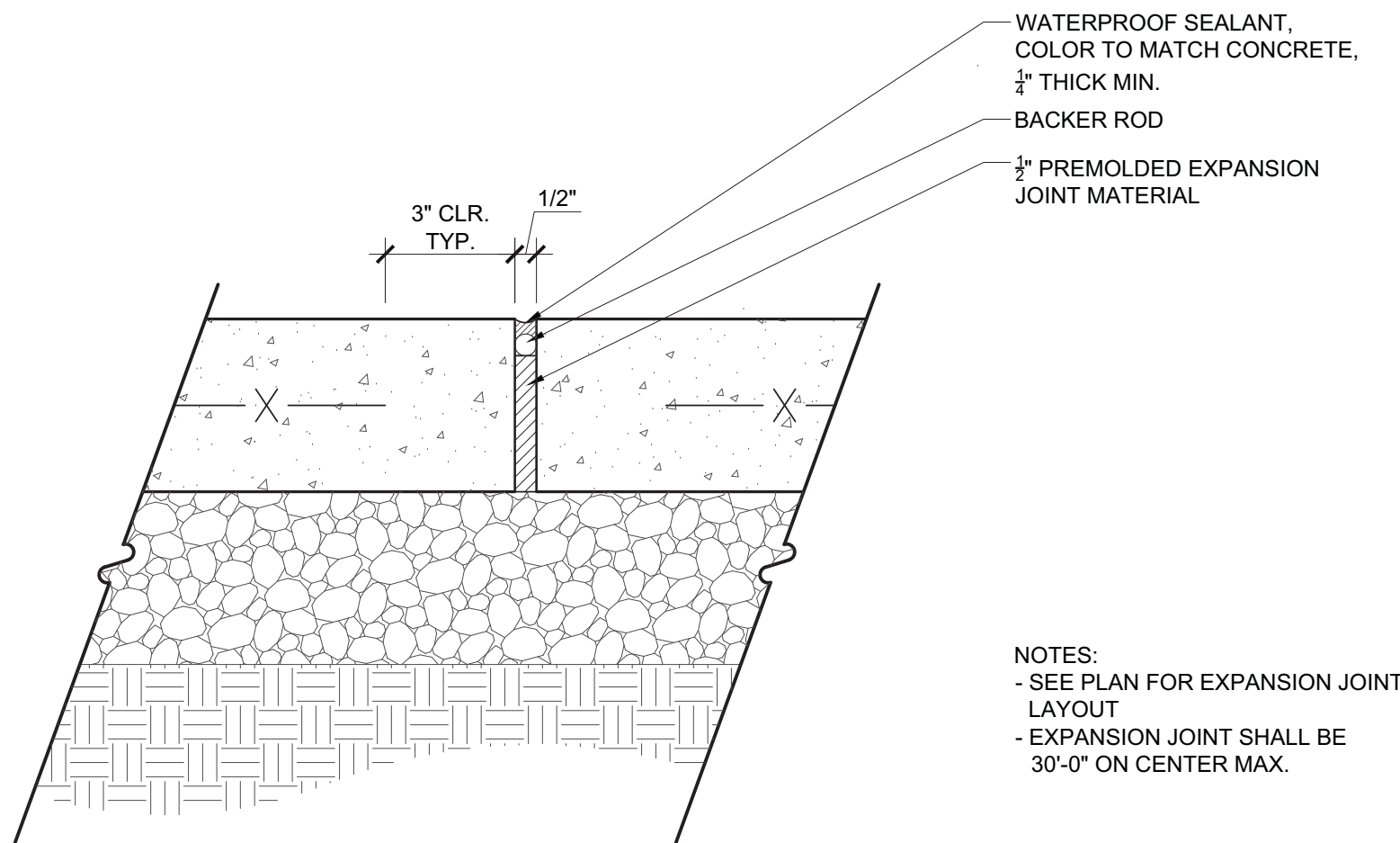
2 CONCRETE PAVING - PEDESTRIAN
Scale: 1 1/2" = 1'-0"



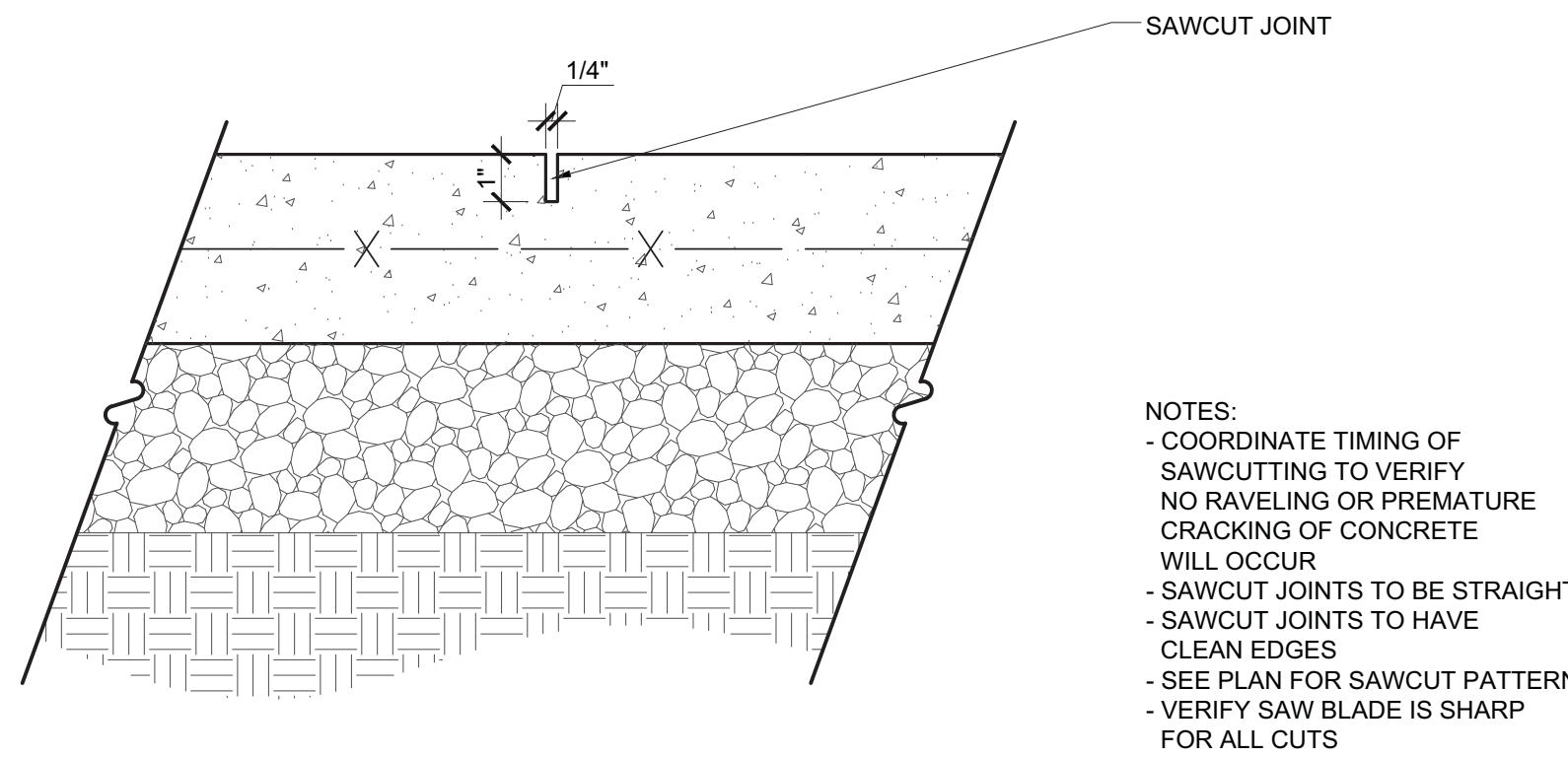
3 CONCRETE PAVING - R.O.W
Scale: 1 1/2" = 1'-0"



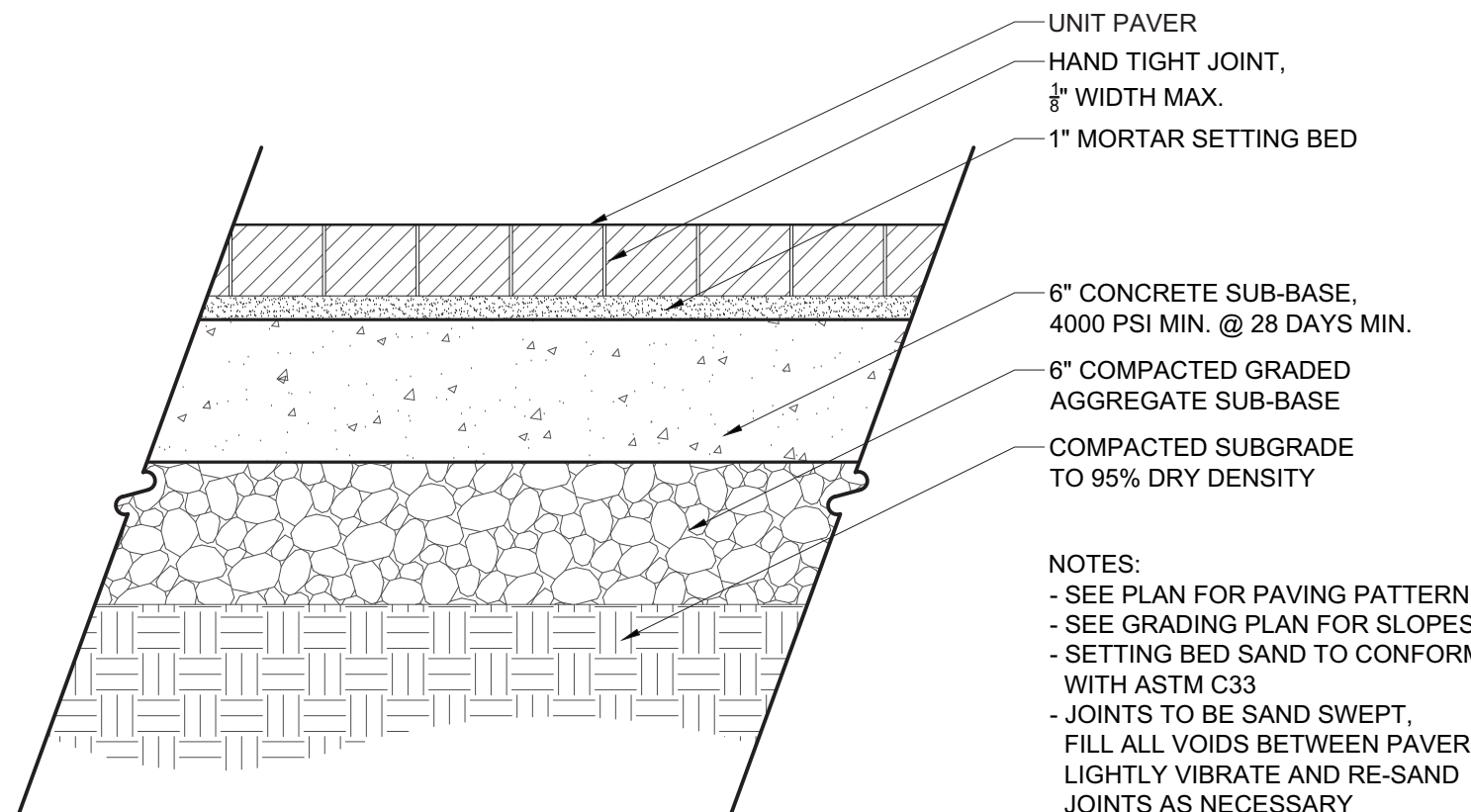
4 CONCRETE PAVING OVER STRUCTURE
Scale: 1 1/2" = 1'-0"



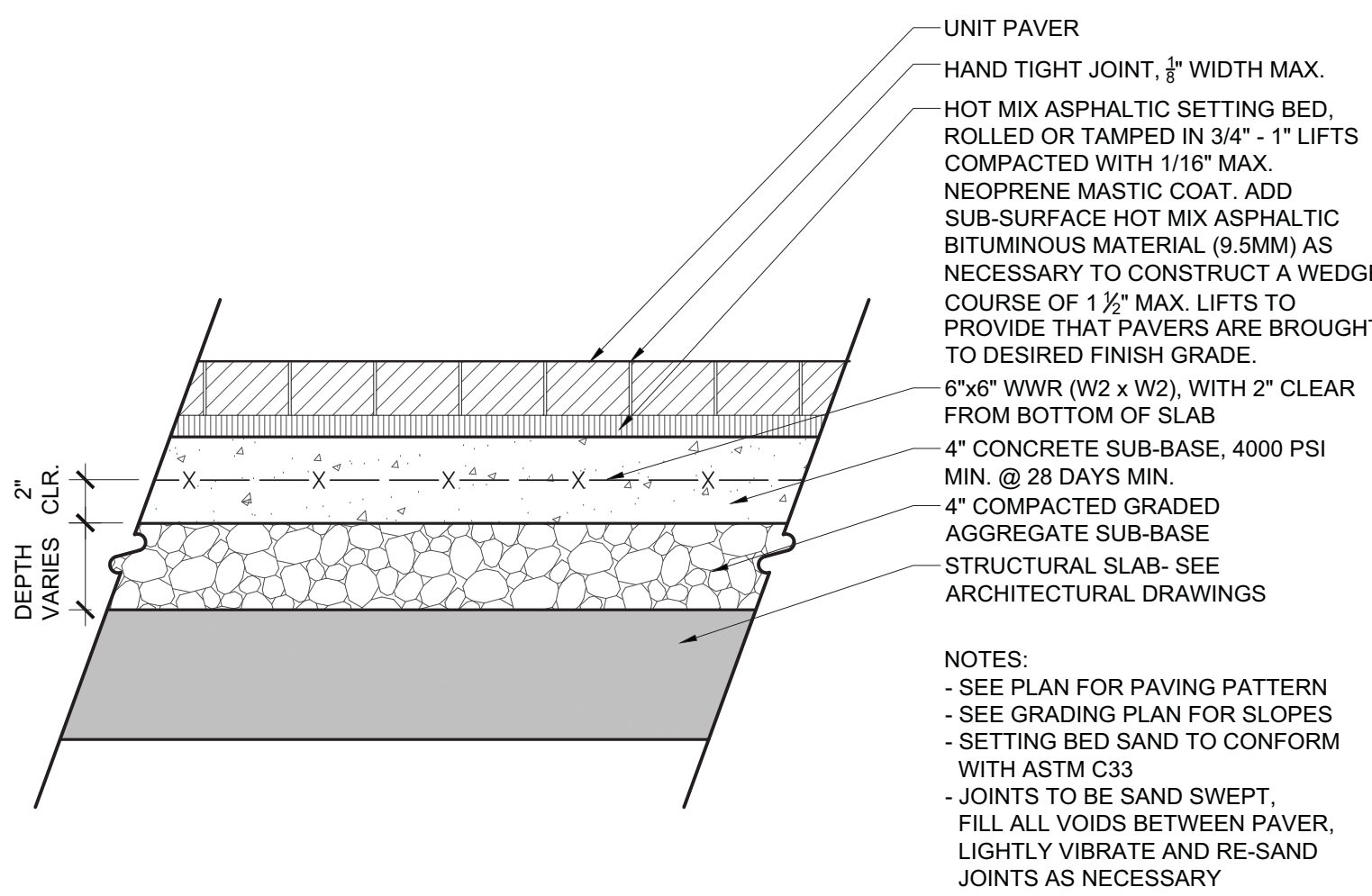
5 CONCRETE PAVING EXPANSION JOINT - TYPICAL
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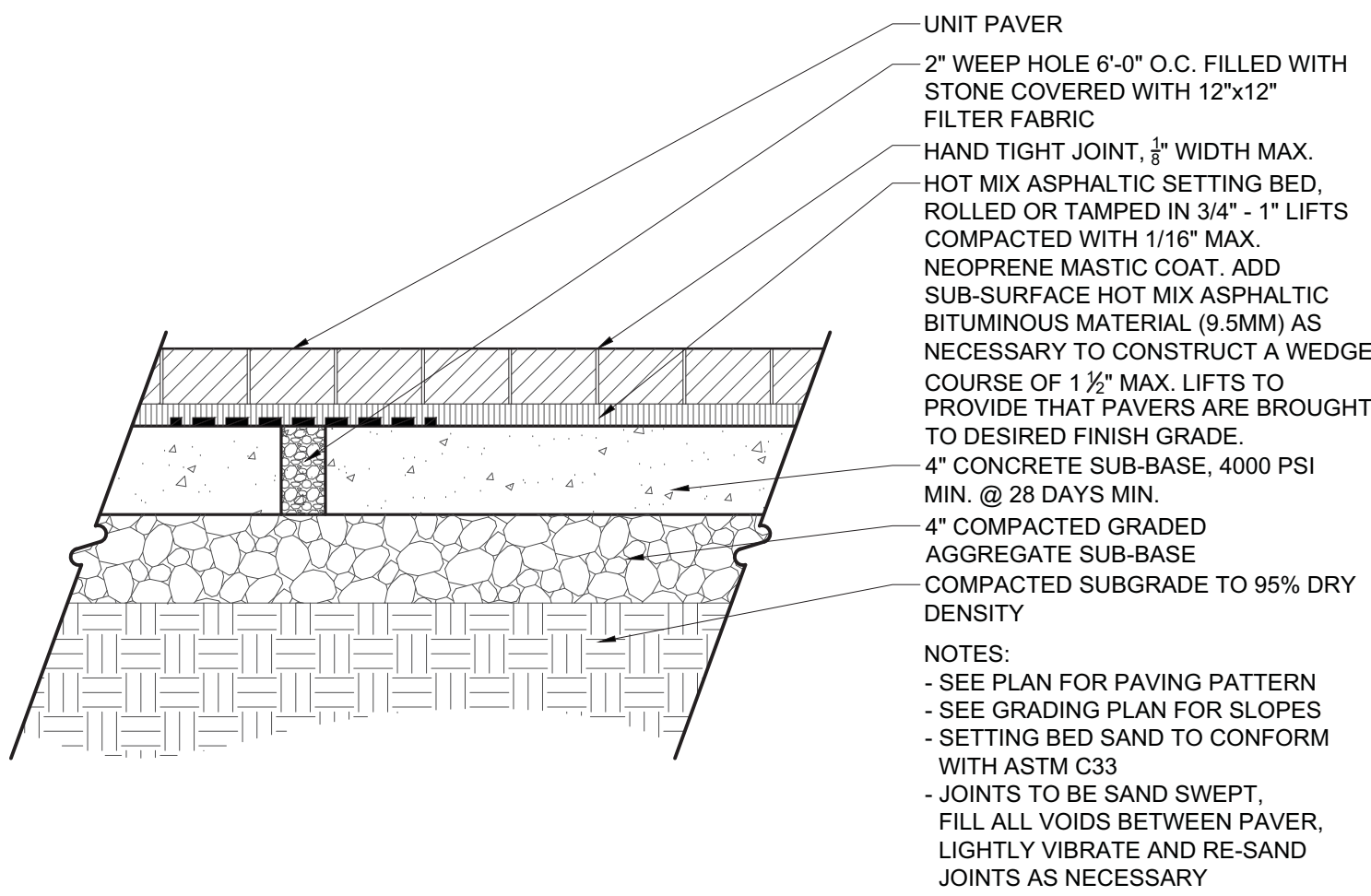
6 SAWCUT CONTROL JOINT
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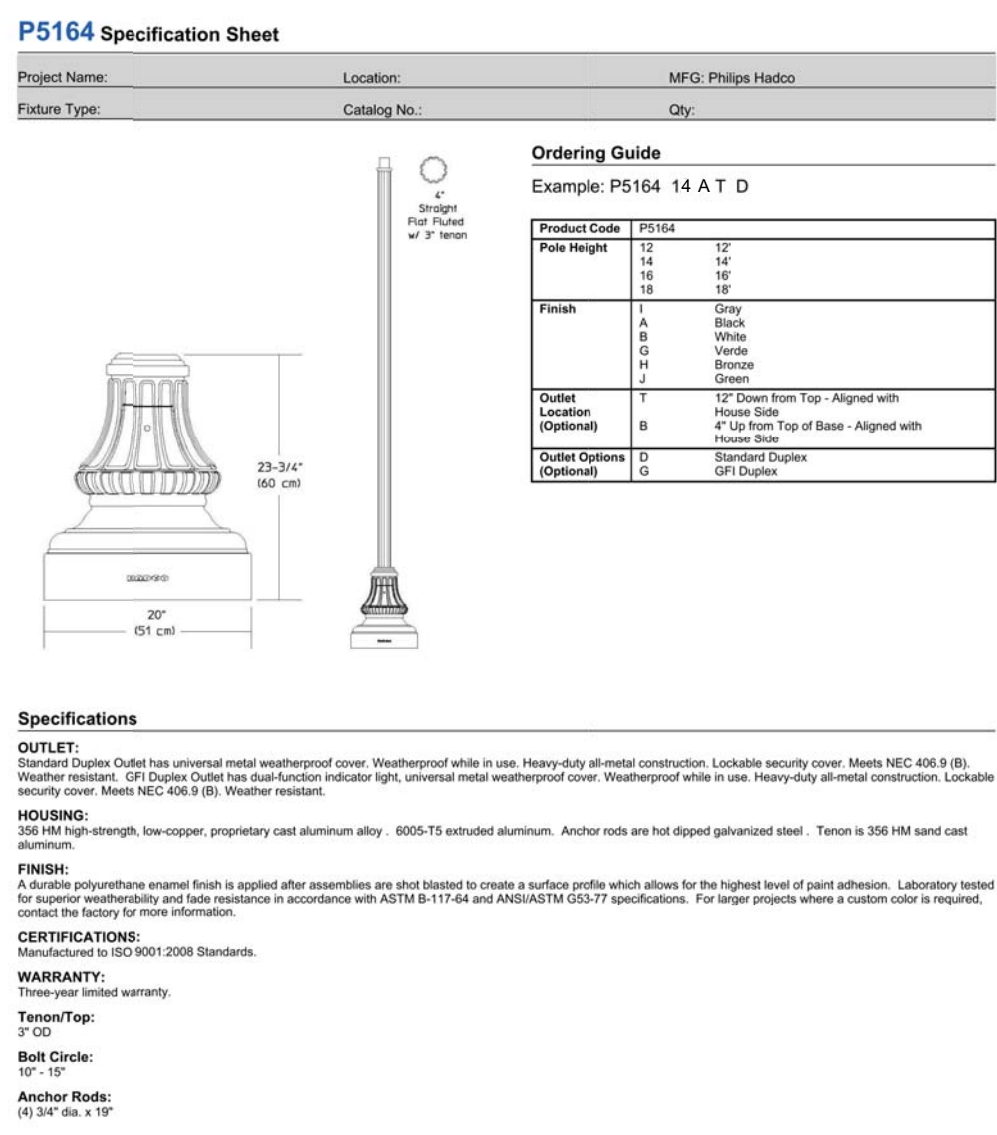
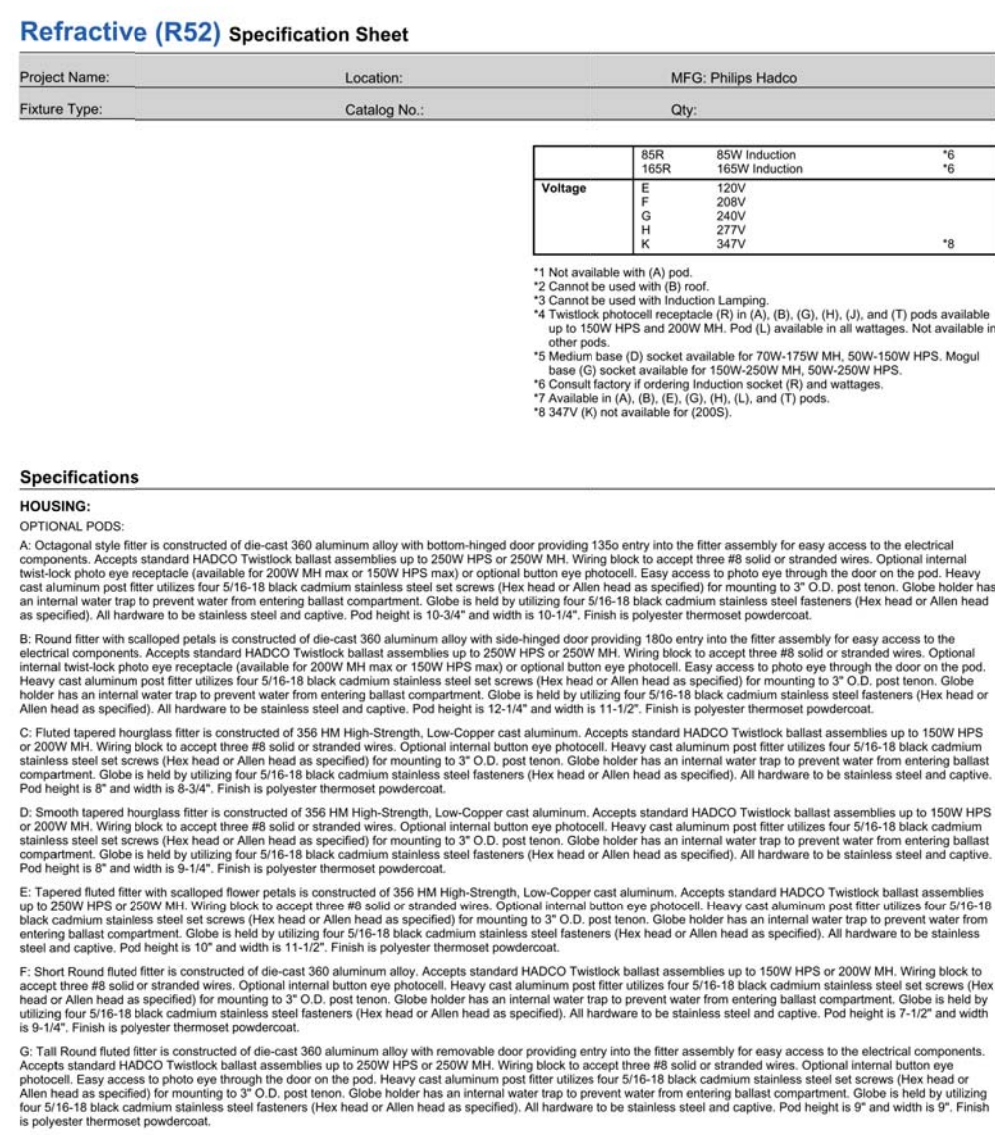
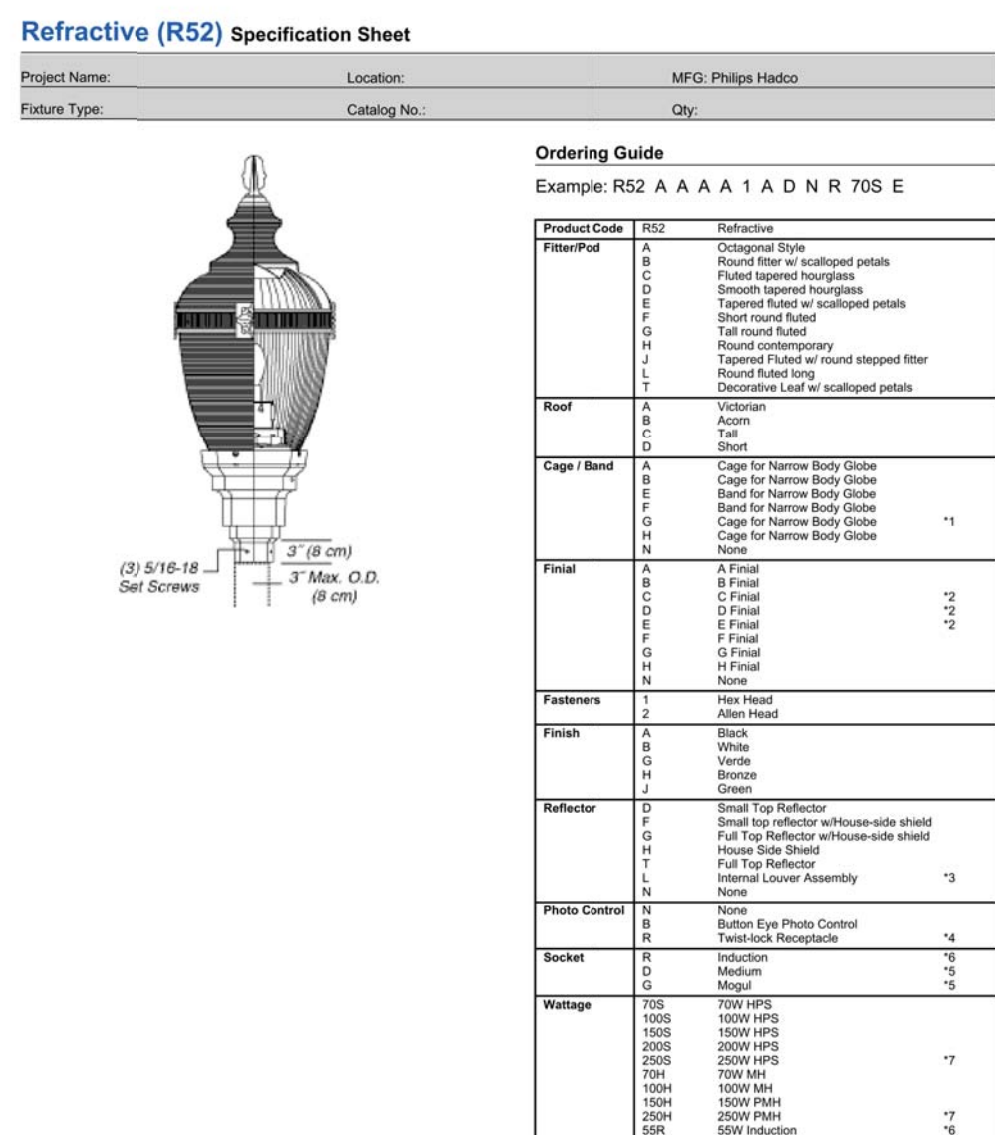
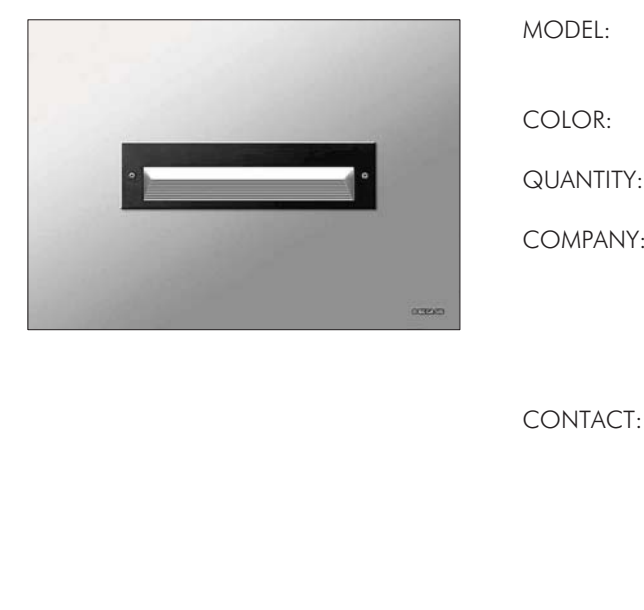
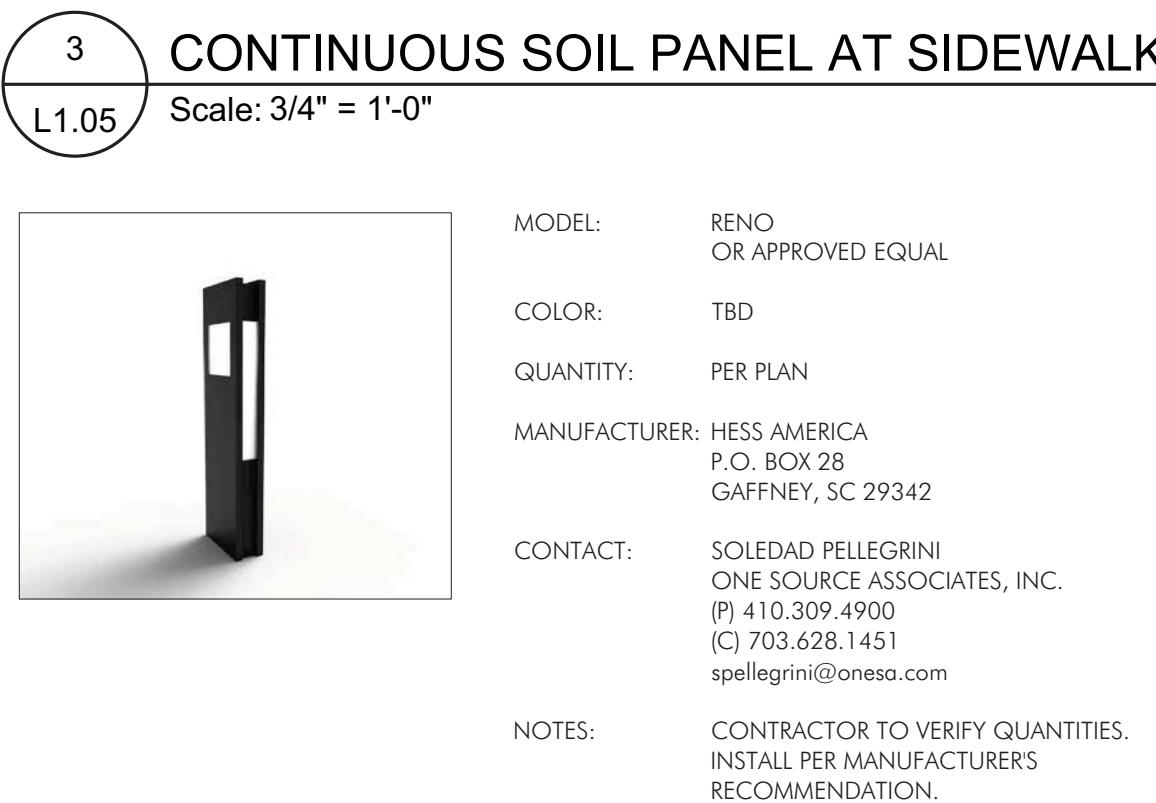
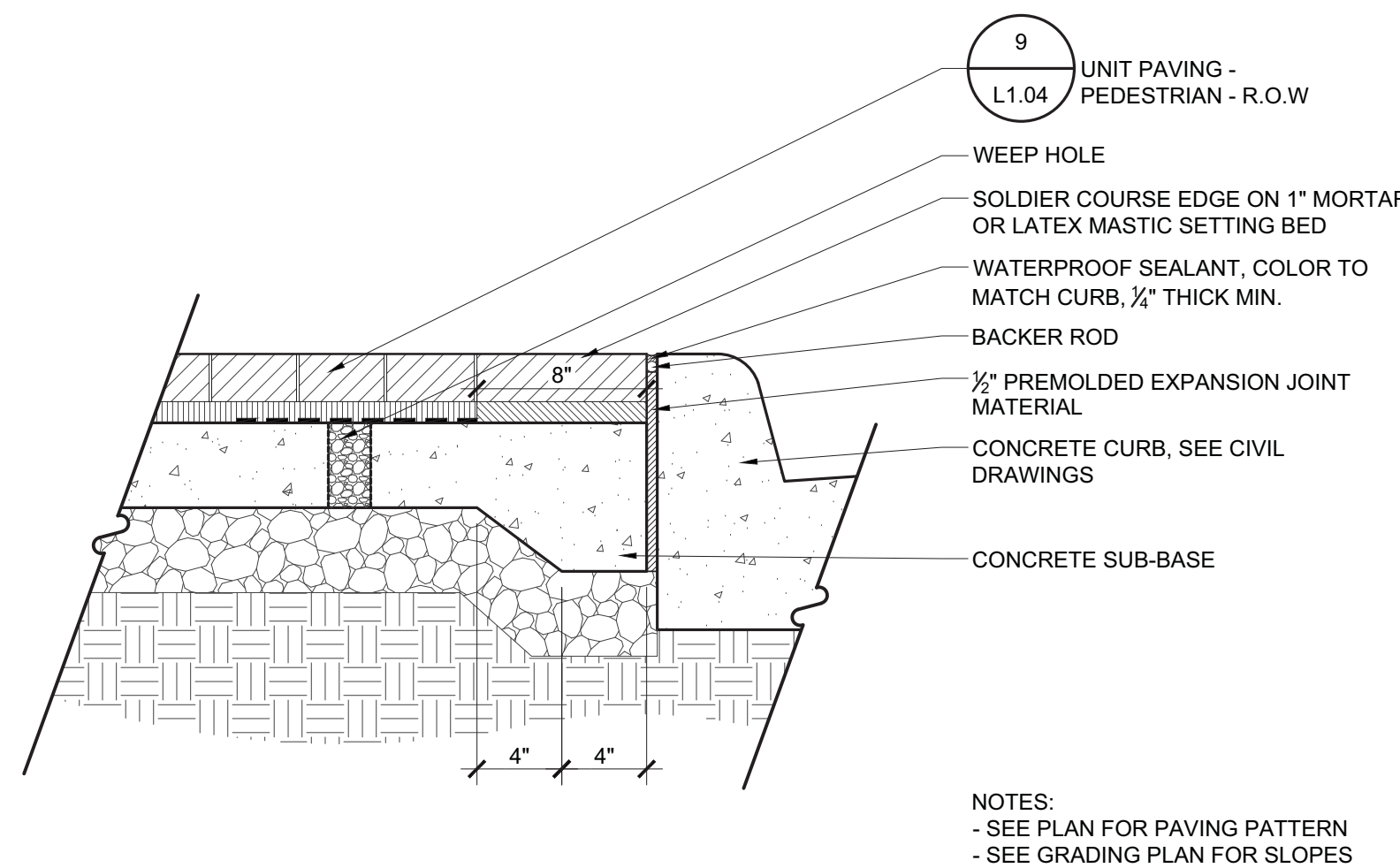
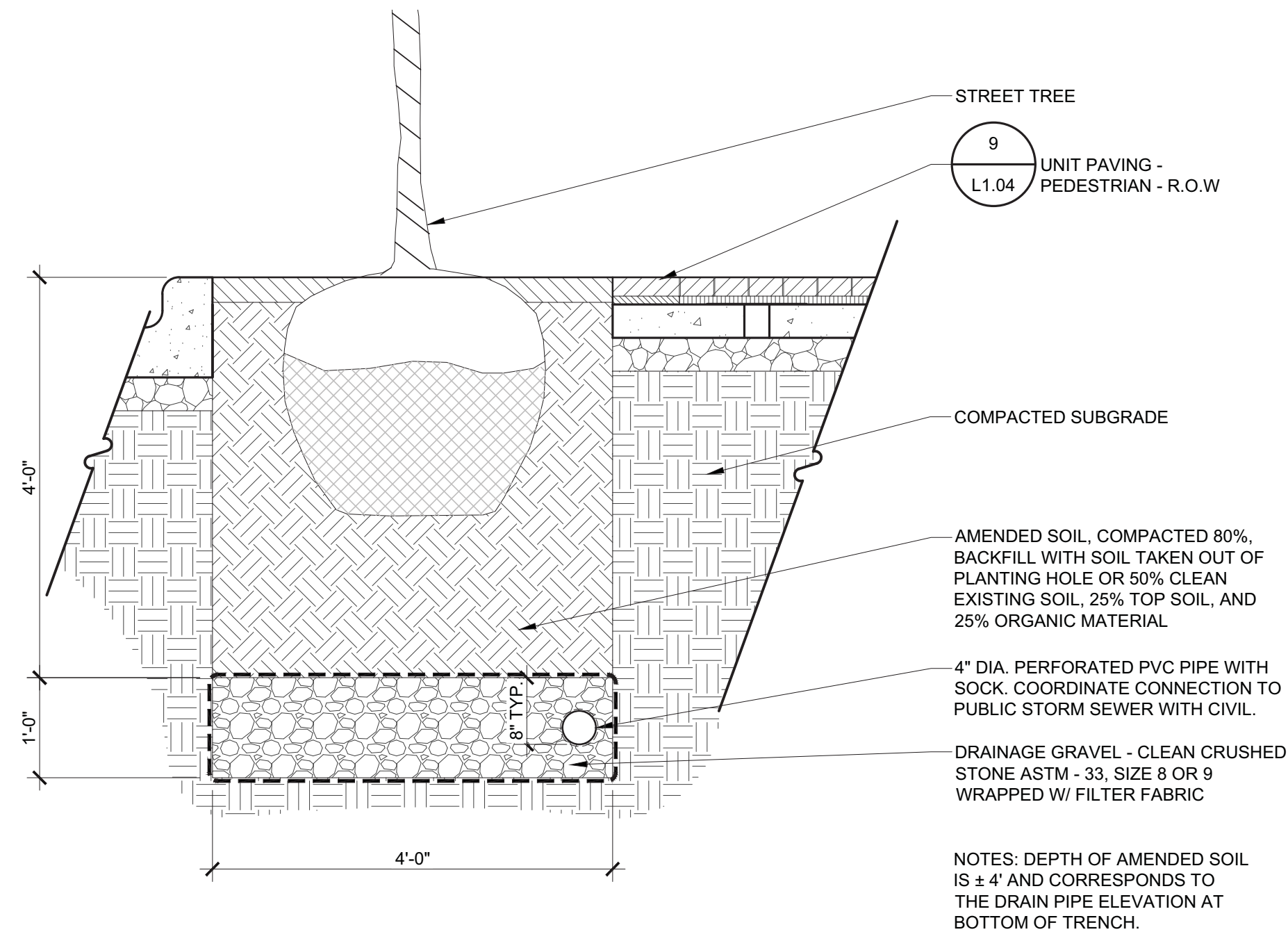
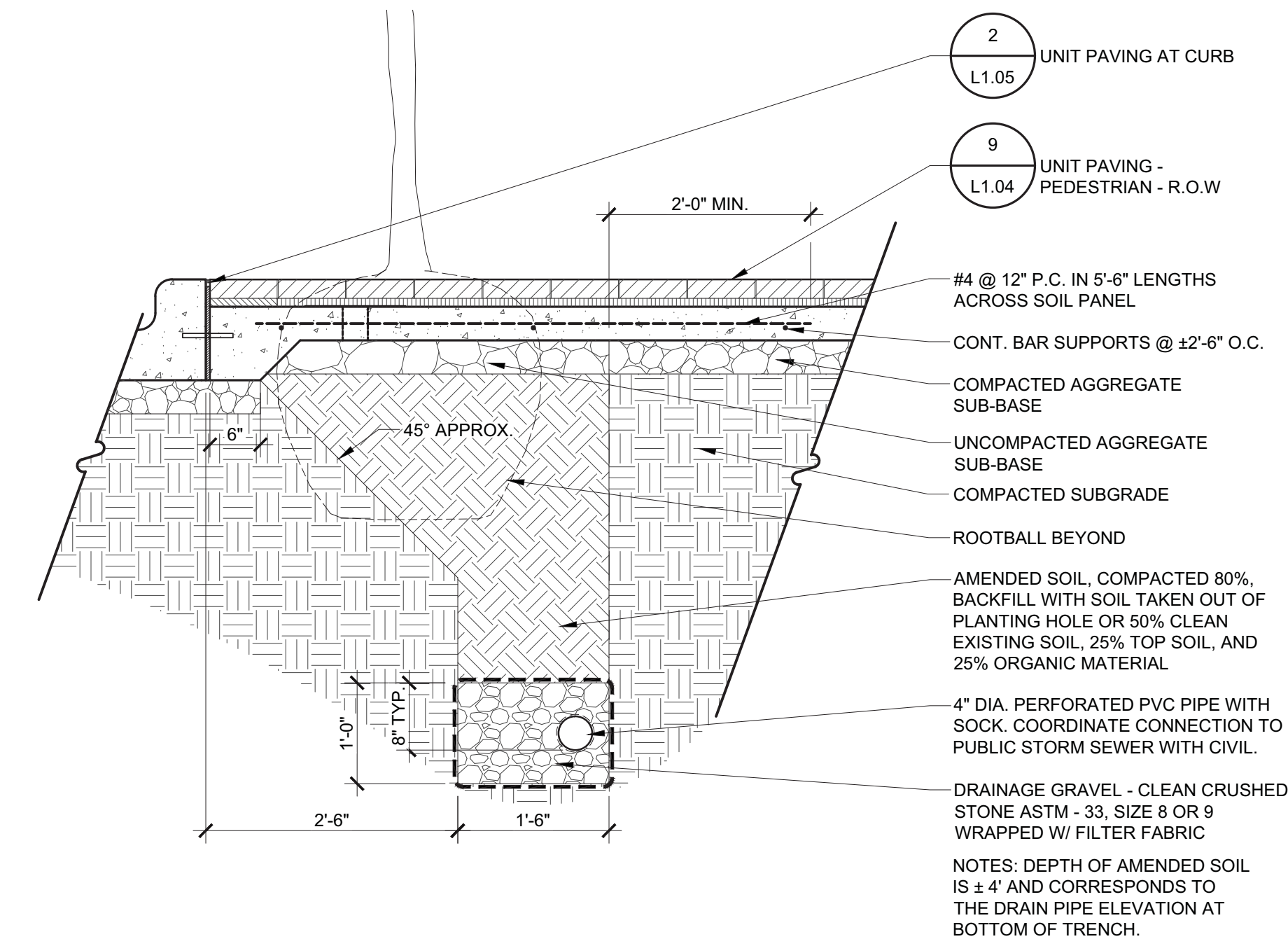
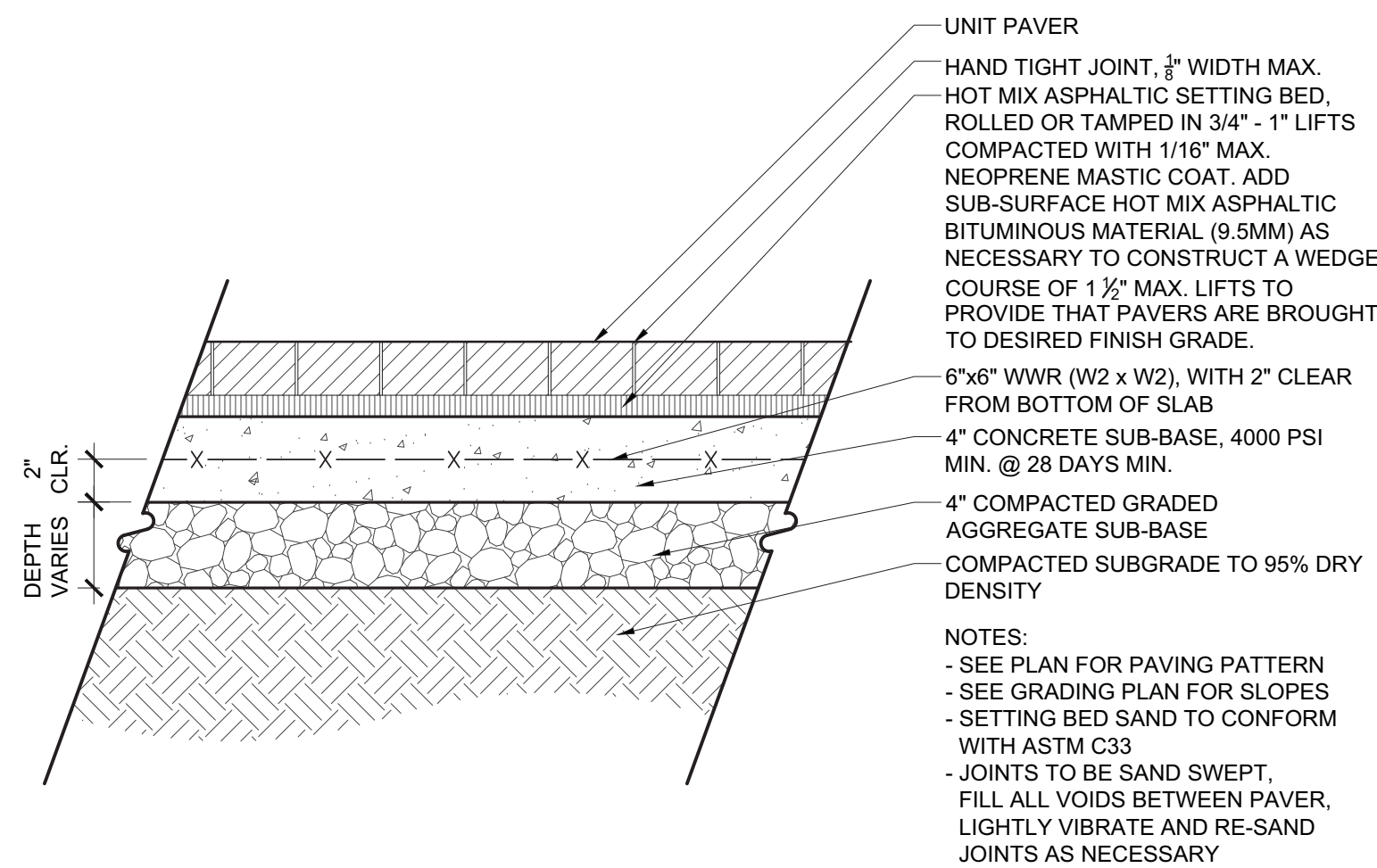
7 UNIT PAVING - VEHICULAR
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8 UNIT PAVING OVER STRUCTURE
Scale: 1 1/2" = 1'-0"



9 UNIT PAVING - PEDESTRIAN - R.O.W
Scale: 1 1/2" = 1'-0"



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NOTES:

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.
3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING, RECREATION, PARKS AND CULTURAL ACTIVITIES AND TRANSPORTATION AND ENVIRONMENTAL SERVICES.
4. 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.
5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESS.
6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATION. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. 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.

PLANT SCHEDULE									CANOPY	
TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS	EACH (\$F.)	SUBTOTAL
Ar	3	Acer rubrum	Red Maple	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	----	----
Gb	4	Ginkgo biloba 'Princeton Sentry' ON STRUCTURE	Princeton Sentry Maidenhair Tree	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	375	1,500
Gb2	3	Ginkgo biloba 'Princeton Sentry' ON GRADE	Princeton Sentry Maidenhair Tree	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	750	2,250
Ns	3	Nyssa sylvatica	Black Gum	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	----	----
Qp	8	Quercus phellos	Willow Oak	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	----	----
TcG	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1,250	2,500
									TOTAL	6,250
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS		
AgO	9	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container	2	18
BsM	5	Buxus sempervirens 'MonAlex'	Petite Pillar Dwarf Boxwood	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy vigorous, well-rooted & established in container	2	10
CCK	8	Caryopteris x clandonensis 'Korball'	Blue Balloon Bluebeard	18"-24"	18"-24"	#3 cont.	2.5' o.c.		2	16
CsA	4	Cornus sericea 'Artic Fire'	Artic Fire Dogwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established	2	8
CsA2	12	Cornus sericea 'Artic Fire'	Artic Fire Dogwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established	----	----
CsK	7	Cornus sericea 'Kelseyi'	Kelseyi Dogwood	18"-24"	18"-24"	#3 cont.	2' o.c.	full specimen, healthy, vigorous, well-rooted and established	2	14
IvL	7	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy vigorous, well-rooted & established in container	2	14
RaG	6	Rhus aromatica 'Gro-Low' ON STRUCTURE	Gro-Low Fragrant Sumac	12"-15"	18"-24"	#3 cont.	4' o.c.	4' o.c., full specimen, healthy, vigorous, well-rooted and established	1	6
RaG2	7	Rhus aromatica 'Gro-Low' ON GRADE	Gro-Low Fragrant Sumac	12"-15"	18"-24"	#3 cont.	4' o.c.	4' o.c., full specimen, healthy, vigorous, well-rooted and established	2	14
									TOTAL	100
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING		REMARKS		
Cla	38	Chasmanthium latifolium	Wood Oats	#1 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established		
Lsp	45	Liatris spicata	Spike Gayfeather	#1 cont.	purple	12" o.c.		full specimen, healthy, vigorous, well-rooted and established		
Lsc	385	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established		
									TOTAL	6,350

CANOPY COVER ANALYSIS	SUBTOTAL (\$F.)
TOTAL SITE AREA (EXCLUDING LANDBAY F TRIANGLE)	25,365
TREE COVER REQUIRED (25%)	6,341
TREE COVER PROVIDED	6,250
SHRUB COVER PROVIDED	100
TOTAL COVER PROVIDED	6,350 (25.0%)

APPROVED

SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

NORTH

SCALE: Viewport Scale

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PROJECT NO: 17031

DATE: 03.20.2018

L1.06

PRELIMINARY DSUP

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DRAWN: TH
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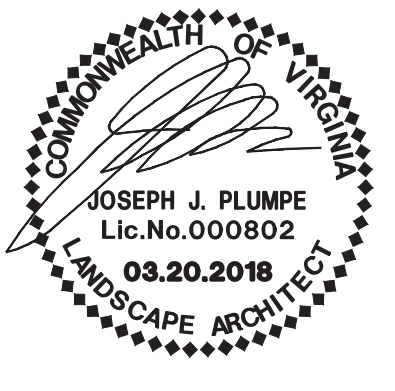
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CITY OF ALEXANDRIA, VA
APTA CENTENNIAL PROPERTIES, LLC

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Landscape Architecture, P.C.

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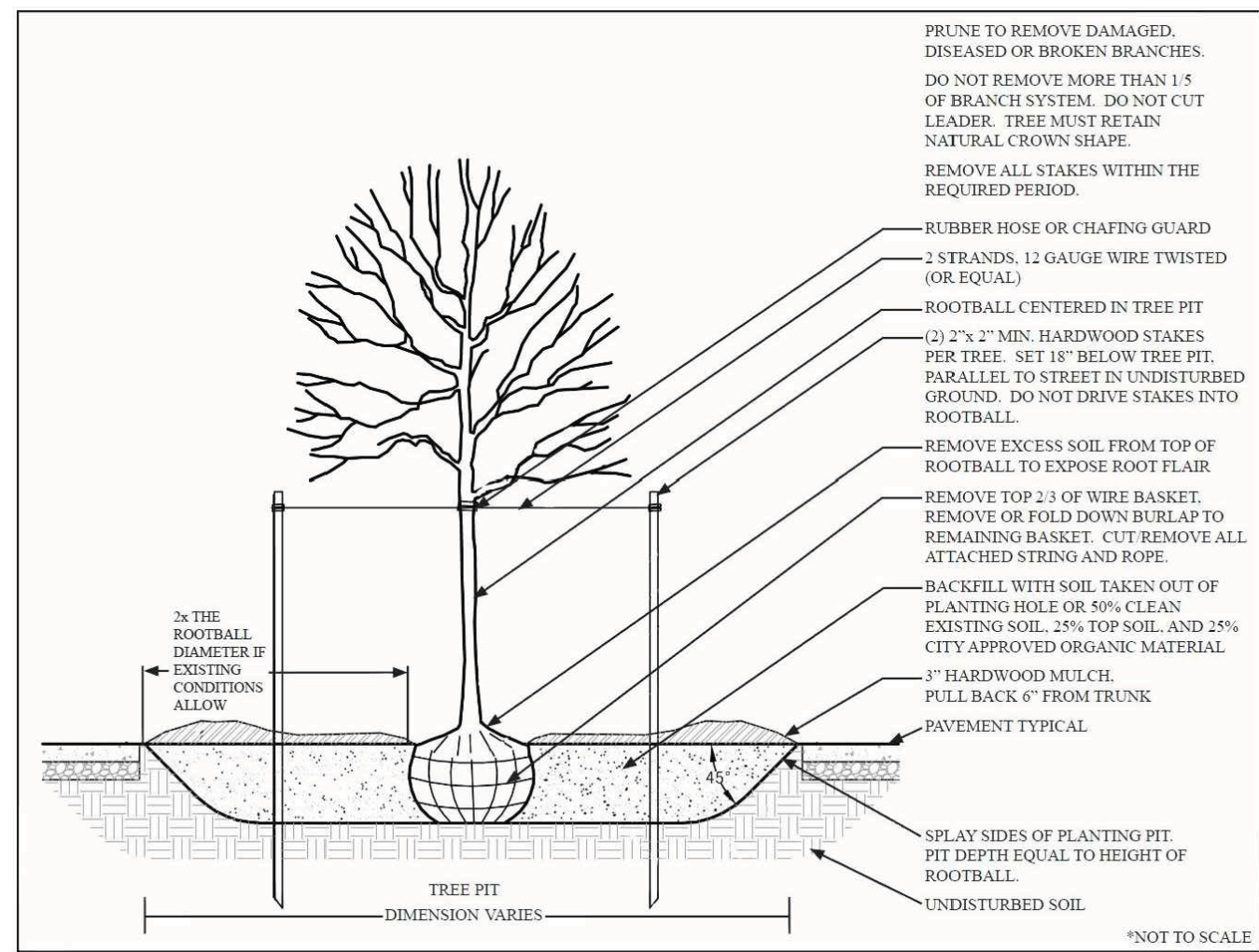
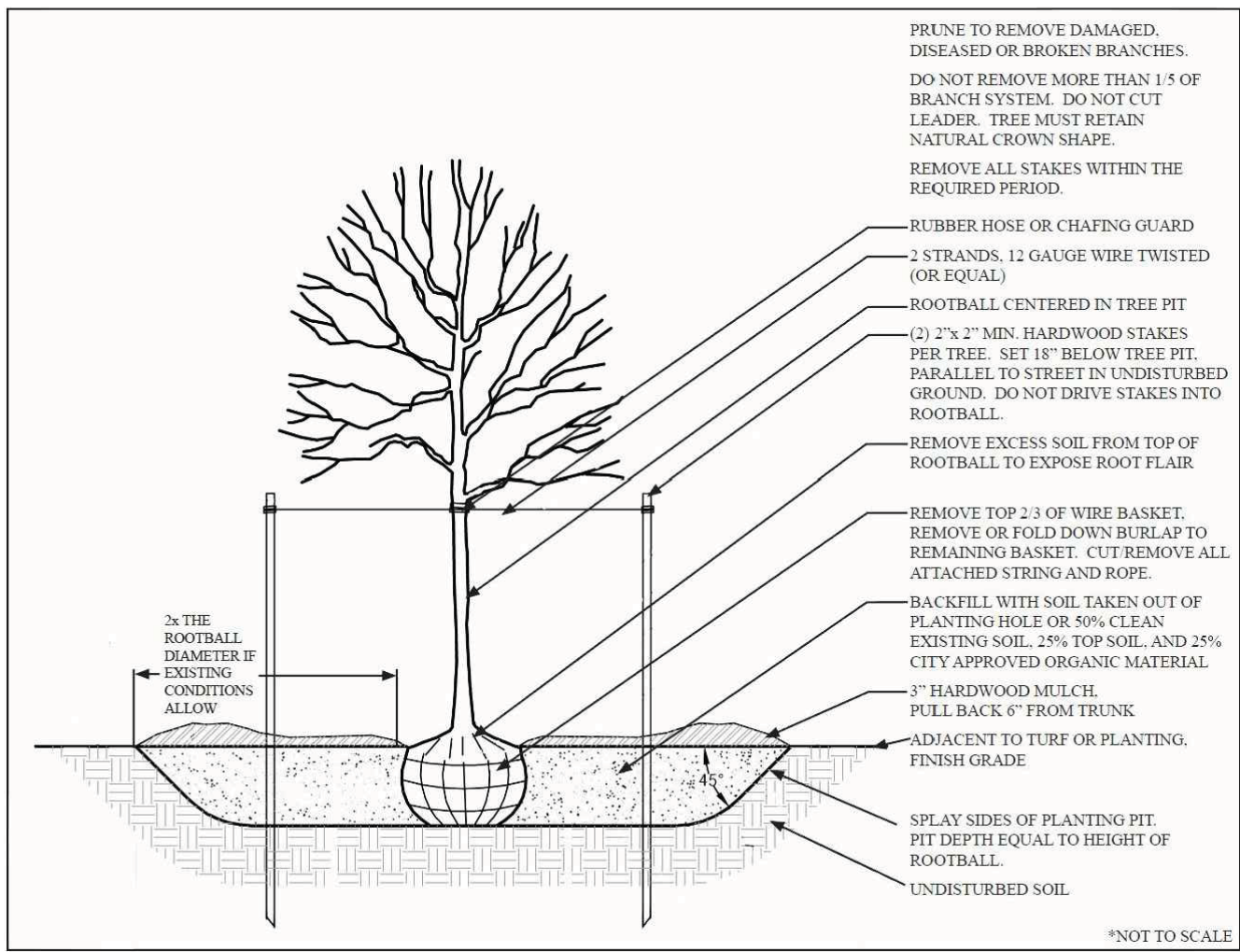
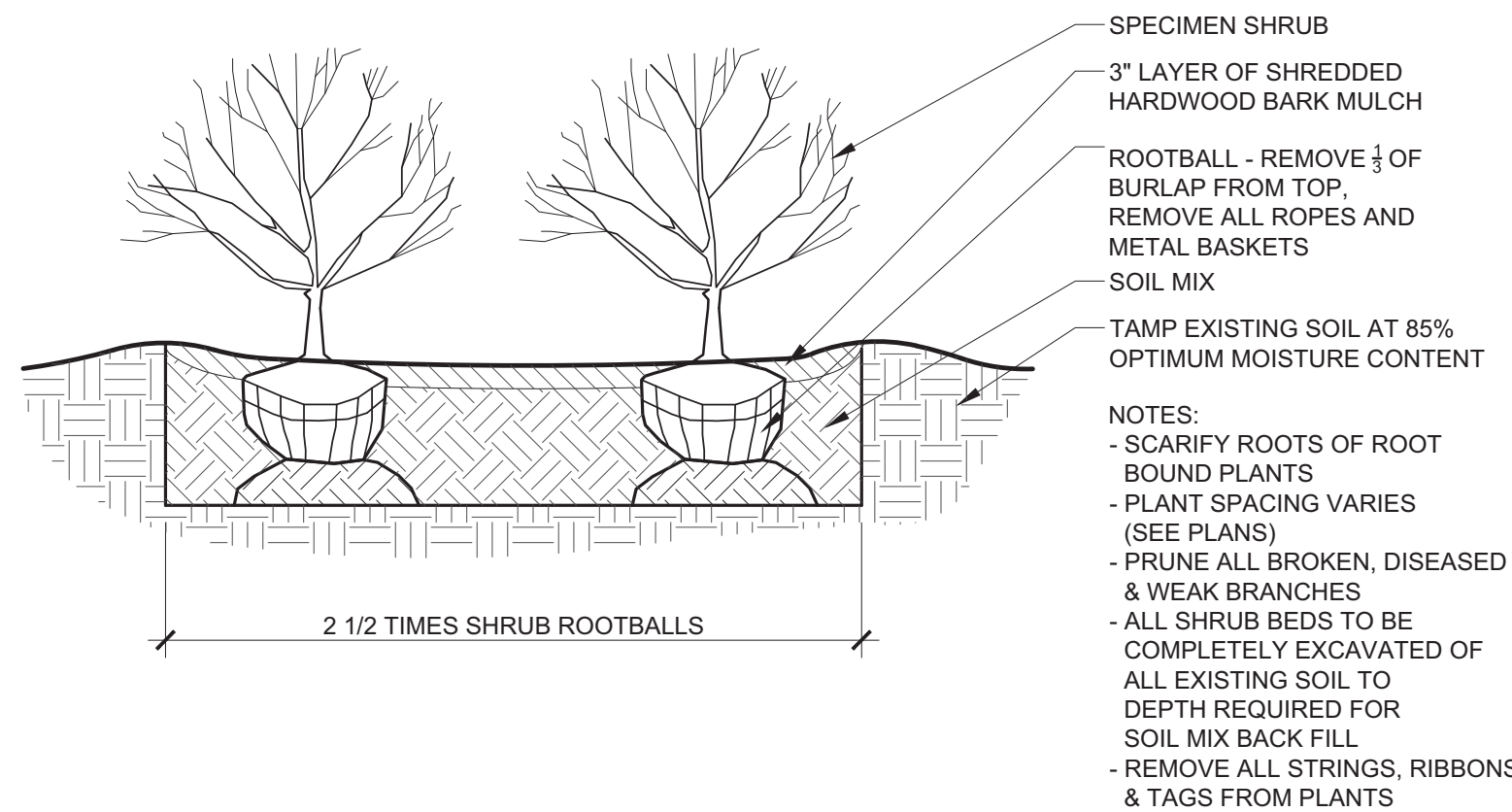
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REVISIONS:

PLANT LIST

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5 TREE PLANTING SECTION
L1.07 Scale: NTS

6	STREET TREE PLANTING	SECTION
L1.07	Scale: NTS	

ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.

ALL CONTAINER GROWN PLANTS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHOULD BE TOP DRESSED WITH GOOD QUALITY AND ADAPTED TO THE CLIMATE OF THE PROJECT.

GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.

NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHOUT WRITTEN PERMISSION FROM THE OWNER.

TREES SHALL BE LOCATED A MINIMUM OF 3 - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE MATERIALS.

LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MINIMUM 1' AIRSPACE BETWEEN UNIT AND PLANT.

CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.

TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

ALL TREE TRITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.

MULCH IS TO BE FINE BARK TYPE FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS AND WITHIN THE "EXISTING TREES TO REMAIN". CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

EXISTING ROOT BASKET SHALL BE HIGHER (AFTER SETTING) THAN ADJACENT SOIL.

TAGS AND TWINE ARE TO BE REMOVED AND JUNK IS TO BE ROLLED BACK ONE THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE.

FOR STREET TREES TAGS, TWINE, CORN, BURLAP AND WIRE BASKET TO BE CUT 1/2" DOWN SIDE OF ROOT BASKET AND REMOVED FROM PROJECT SITE.

SHRUBS, BULBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.

SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BASKET TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY ON BOTH SIDES OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING ALOONG THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

CONTRACTOR SHALL RESPECT ALL BULBS AND BRONZE PLANT MATERIAL TO THE ATTENTION OF THE OWNER PRIOR TO PLANTING.

ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS. ONE YEAR (FOUR ROTATIONS) OF SEASONAL COLOR IS TO BE BID. INSTALL THE FIRST ROTATION WHICH IS IN "SEASON" AT TIME THAT ADJACENT PLANTINGS ARE INSTALLED.

ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL BE REGARDED AS A REQUEST TO THE CONTRACTOR.

ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD. TO BE REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD. TO BE REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.

THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BULBS/PERENNIALS IN PLANTING. KEEP SWEEPS OF SIMILAR BULBS/PERENNIALS IN SEPARATE GROUPS.

CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS TO A 12" DEPTH AND REPLACED WITH TOPSOIL AT THE END OF THE PROJECT.

CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTIONS). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.

THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA (CURRENT EDITION), UNLESS OTHERWISE NOTED.

ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATIONS' GUIDELINES FOR PLANTING ALONG VIRGINIA'S ROADWAYS."

ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE PLACED IN A LOCATION DIFFERENT FROM THOSE SHOWN ON THE PLANS IT WILL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

1. THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
2. THE TOP SOIL SHOULD BE FREE OF LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHOULD NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
4. THE SOIL PH RANGE SHOULD BE WITHIN 5.5 TO 6.5 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
5. A SOIL TEST SHALL BE PERFORMED BY A FULL SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LAND ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
6. IF A LOCAL FERTILIZER TESTING COMPANY CANNOT BE EMPLOYED, ARL LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT:
ARL ANALYTICAL LABORATORIES, INC.
2790 WHITTEN ROAD
MEMPHIS, TN 38133
1-800-264-4592
7. THE LAB SHALL PERFORM AN SIA TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, PC.

NOTES:

- ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL-THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

APPROVED		
SPECIAL USE PERMIT NO. 2017-0017		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
_____ DIRECTOR	_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE	
DATE RECORDED _____		
_____ INSTRUMENT NO.	_____ DEED BOOK NO.	_____ DATE

APTA HEADQUARTERS
CITY OF ALEXANDRIA, VA

APTA CENTENNIAL PROPERTIES, LLC

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JOSEPH J. PLUMPE
Lic. No. 000802
03.20.2018

REVISIONS:

LANDSCAPE
DETAILS

DESIGN: CO
DRAWN: TH
CHECKED: DE
NORTH
SCALE: AS SHOWN

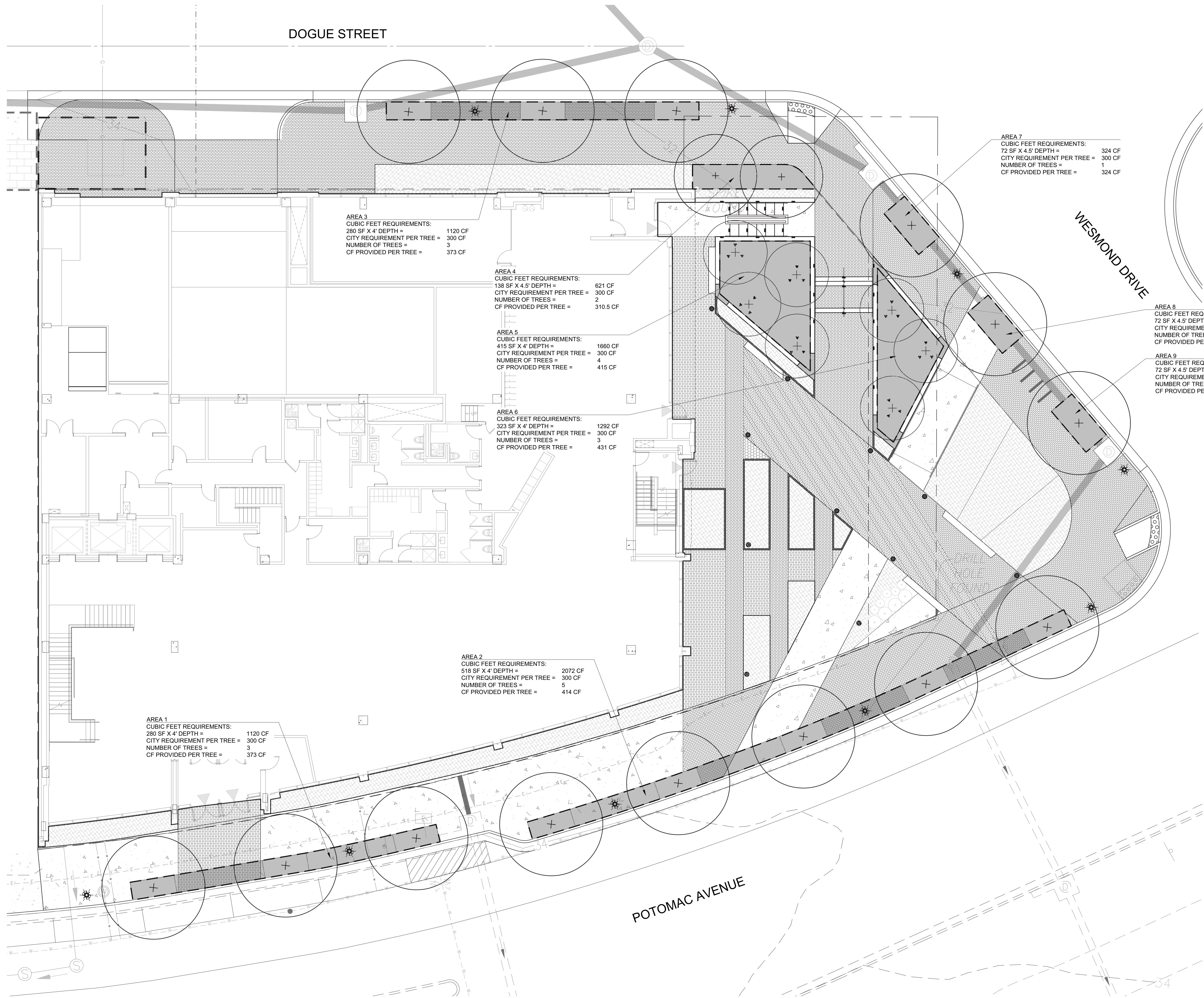
PROJECT NO:	1703
DATE:	03.20.2018

L1.07

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p:\2017\17031 apta headquarters\6.0 cad files\DSUPL1.08 SOIL VOLUME EXHIBIT.dwg



- ARCHAEOLOGY NOTES**
1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
 2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALLS WELL, 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.
 4. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



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6416 Grovedale Drive, Suite 100-A
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Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

APTA HEADQUARTERS

CITY OF ALEXANDRIA, VA

APTA CENTENNIAL PROPERTIES, LLC

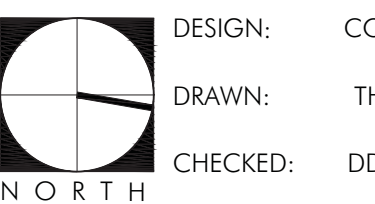
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REVISIONS:

SOIL VOLUME EXHIBIT



SCALE: 1" = 10'-0"

PROJECT NO: 17031

DATE: 03.20.2018

L1.08

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