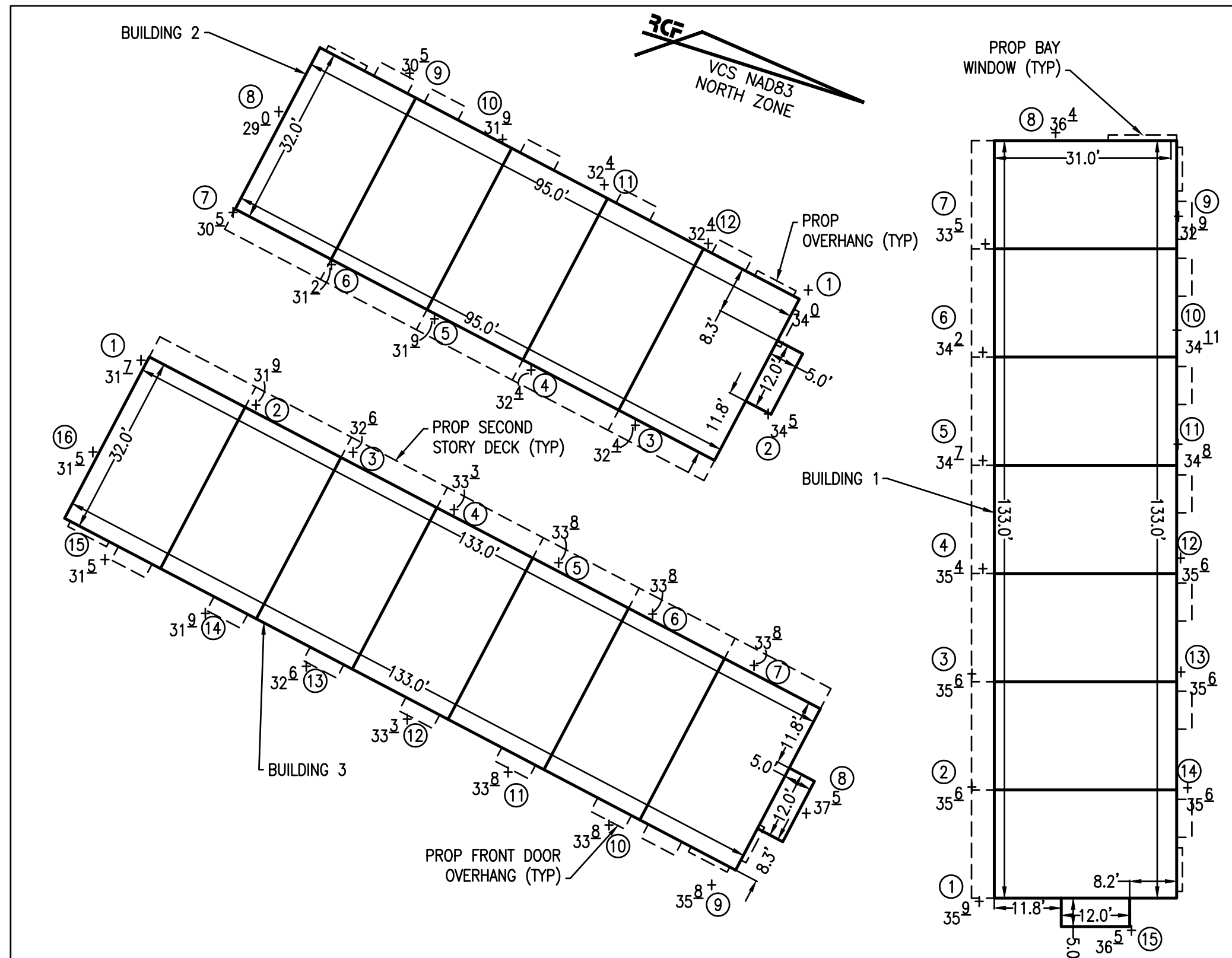
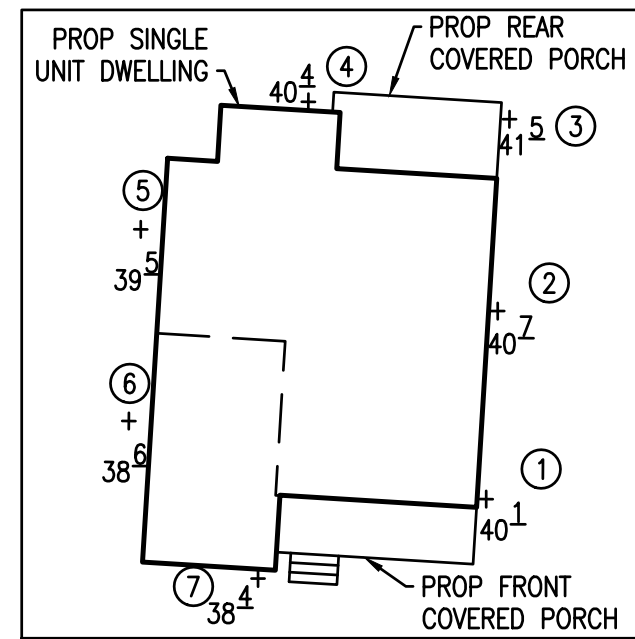


LOT 801 OPEN SPACE EXHIBIT
SCALE: 1" = 20'

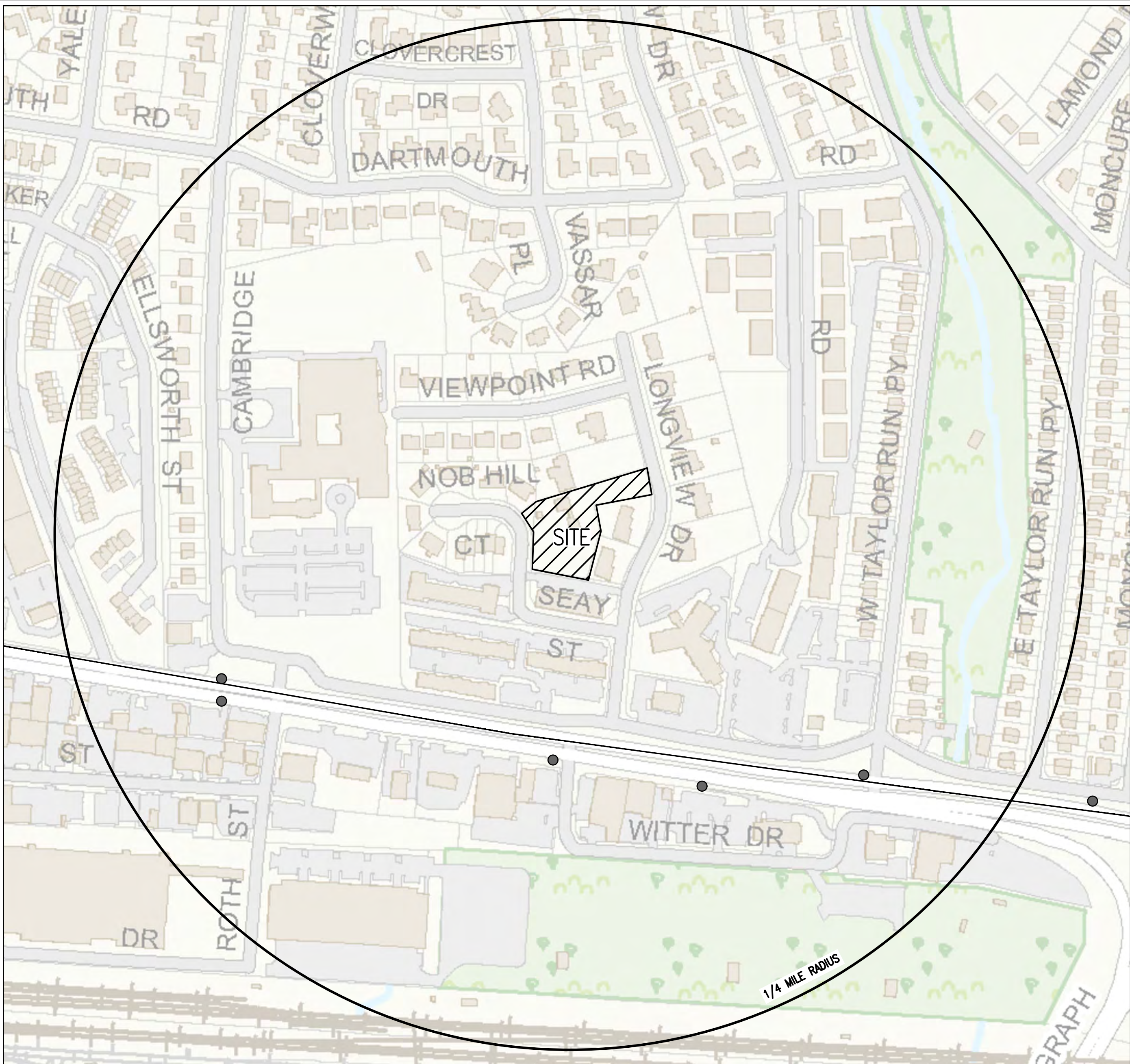


LOT 801 AVERAGE FINISHED GRADE & BUILDING DIMENSIONS GRAPHIC
SCALE: 1" = 20'



LOT 800 AVERAGE EXISTING GRADE
SCALE: 1" = 20'

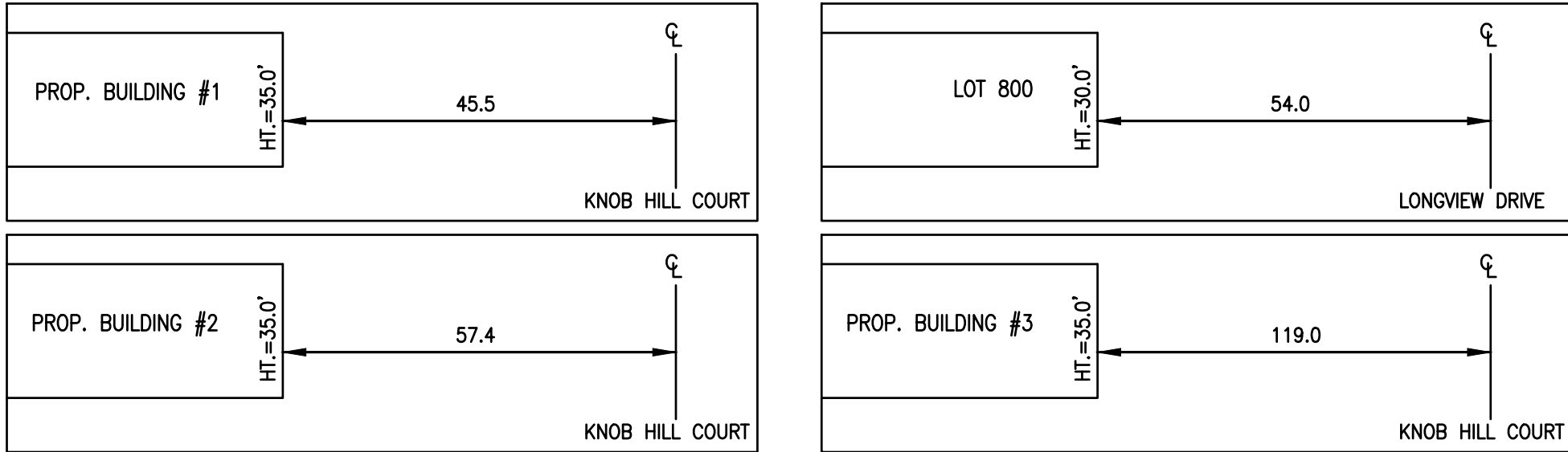
Building 1				Building 2				Building 3				Lot 800			
Spot	Elevation	Spot	Elevation	Spot	Elevation	Spot	Elevation	Spot	Elevation	Spot	Elevation	Spot	Elevation	Spot	Elevation
1	135.9	9	132.9	1	134.0	7	130.5	1	131.8	9	135.8	1	140.1	5	139.5
2	135.6	10	134.1	2	134.5	8	129.0	2	131.9	10	133.8	2	140.7	6	138.6
3	135.6	11	134.8	3	132.4	9	130.5	3	132.5	11	133.8	3	141.5	7	138.4
4	135.4	12	134.6	4	132.4	10	131.9	4	133.2	12	133.3	4	140.4	Average	139.87
5	134.7	13	135.6	5	131.9	11	132.4	5	133.8	13	132.6				
6	134.2	14	135.6	6	131.2	12	132.4	6	133.8	14	131.9				
7	133.5	15	136.6	Average	131.93			7	133.8	15	131.5				
8	136.4	Average	135.04					8	137.5	16	131.5				
								Average				133.30			



CONTEXTUAL MAP
SCALE: 1" = 200'

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 DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.

SECTION 6-403 DETAILS:
NOT TO SCALE



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

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DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: AS NOTED
DATE: JAN, 2025

CONTEXTUAL PLAN

A:\2023\23232\DWG\DELTA\GENERAL NOTES.dwg
Thu, May 13, 2025 - 10:47:10am

TEXT LEGEND:

- ' = DEGREES

' = MINUTES (OR FEET)

" = SECONDS (OR INCHES)

% = PERCENT

= NUMBER

Ø = AT

lbs = POUNDS

A = ARC

AC = ACRE

ADA = AMERICANS W/ DISABILITIES ACT

APPROX = APPROXIMATE

BC = BOTTOM OF CURB

BF = BASEMENT FLOOR

BFE = BASE FLOOD ELEVATION

BLDG = BUILDING

BM = BENCHMARK

BSMT = BASEMENT

BOL = BOLLARD

BW = BOTTOM OF WALL

CATV = CABLE UTILITY

CL = CLASS

C/L = CENTERLINE

CLR = CLEARANCE

CLF = CHAIN LINK FENCE

CMP = CORRUGATED METAL PIPE

CI = CURB INLET

CO = CLEAN OUT

CONC = CONCRETE

C&G = CURB & GUTTER

CVR = COVER

DB = DEED BOOK

DHF = DRILL HOLE FOUND

DIP = DUCTILE IRON PIPE

DOM = DOMESTIC

DU = DWELLING UNIT

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

GI = GRATE INLET

G/L = GAS LINE

GM = GAS METER

G/S = GAS SERVICE

GV = GAS VALVE

HC = HEADER CURB

HDCP = HANDICAP

HDPE = HIGH DENSITY POLYETHYLENE

HP = HIGH POINT

HPS = HIGH PRESSURE SODIUM

IPF = IRON PIPE FOUND

INV = INVERT

INSTR = INSTRUMENT

INTX = INTERSECTION
- IRF = IRON ROD FOUND

L = LUMENS

LAT = LATERAL

LED = LIGHT EMITTING DIODE

LL = LANDSCAPE LIGHT

LOC = LOCATION

LP = LIGHT POLE

MAX = MAXIMUM

ME = MATCH EXISTING

MH = MANHOLE

MIN = MINIMUM

MON = MONUMENT

MPH = MILES PER HOUR

MW = MONITORING WELL

N = NORTH

OHW = OVERHEAD WIRE

PED = PEDESTRIAN

PN = PANEL

PO = PAGE

PP = POWER POLE

PROP = PROPOSED

PVC = POLYVINYL CHLORIDE

R = RADIUS

RCP = REINFORCED CONCRETE PIPE

RELOC = RELOCATED

RET = RETAINING

RESID = RESIDENTIAL

REQ = REQUIRED

ROW = RIGHT-OF-WAY

S = SOUTH

SAN = SANITARY

SEW = SEWER

SF = SQUARE FEET

SO FT = SQUARE FEET

STM = STORM

STR = STRUCTURE

SW = SIDEWALK

TBR = TO BE REMOVED

TBS = TO BE SAVED

TM = TAX MAP

TMH = TELEPHONE MANHOLE

TC = TOP OF CURB

TW = TOP OF WALL

TRAF SIG = TRAFFIC SIGNAL

TYP = TYPICAL

UG = UNDERGROUND ELECTRIC

UP = UTILITY POLE

VCS = VIRGINIA COORDINATE SYSTEM

VPD = VEHICLES PER DAY

W = WEST

W/L = WATER LINE

WM = WATER METER

W/S = WATER SERVICE

WSE = WATER SURFACE ELEVATION

WV = WATER VALVE

WW = WINDOW WELL

XING = CROSSING

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CONTOUR		
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/NOSE DOWN CURB		
LIMITS OF DISTURBANCE		

GENERAL NOTES:

1.

TAX MAP:

#062.03-01-13, #062.03-01-09
2.

ZONE:

R-8
3.

OWNER:

OCHS AT LONGVIEW LLC
225 N. WEST STREET
ALEXANDRIA, VA 22314
INSTR. #240000194
4.

TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5.

TITLE REPORT FURNISHED BY TRI COUNTY TITLES, INC., FILE 22-23-13509, DATED 08/14/2023 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6.

PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7.

THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS, OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
8.

THE "GENERALIZED ALEXANDRIA SOILS MAP" GENERALLY IDENTIFIES THE SOILS FOR THE SITE AS SUSQUEHANNA LOAM.
9.

THIS SITE DOES CONTAIN PREVIOUSLY MAPPED MARINE CLAYS.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON DECEMBER 22, 2023; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

ALEXRENEW NOTE:

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

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITED TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X 2020.

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.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE 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. ALL PROPOSED SANITARY LATERALS SHOWN ON THIS PLAN ARE TO BE PRIVATELY MAINTAINED. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY PROPOSED ON-SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER/HOA. 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.

ARCHAEOLOGY NOTES:

CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO (2) WEEK BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGIST CAN BE ARRANGED.

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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 SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, OR ALLOW INDEPENDENT PARTIES TO COLELCT OR EXCAVATE ARTIFACTS, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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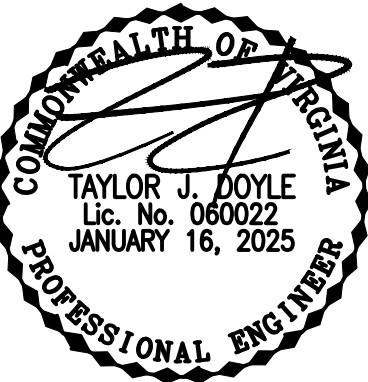
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ENGINEERING • LAND SURVEYING • PLANNING

700 S. Washington Street, Suite 220
Alexandria, Virginia 22314

www.rcfassoc.com
(703) 549-6422



PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

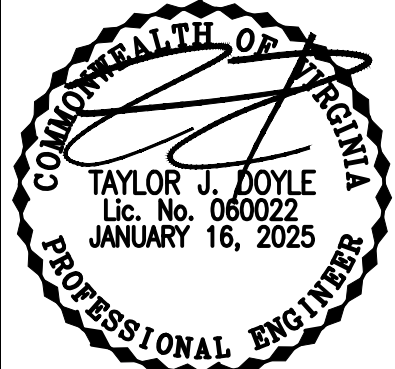
DATE REVISION

DESIGN: ARO
CHECKED:TJD
SCALE: 1"=20'
DATE: JAN, 2025

GENERAL PLAN INFORMATION AND NOTES

SHEET 3 OF 22

FILE: 23-232



PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: JAN, 2025

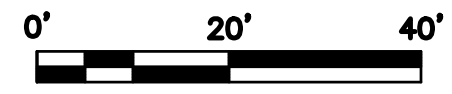
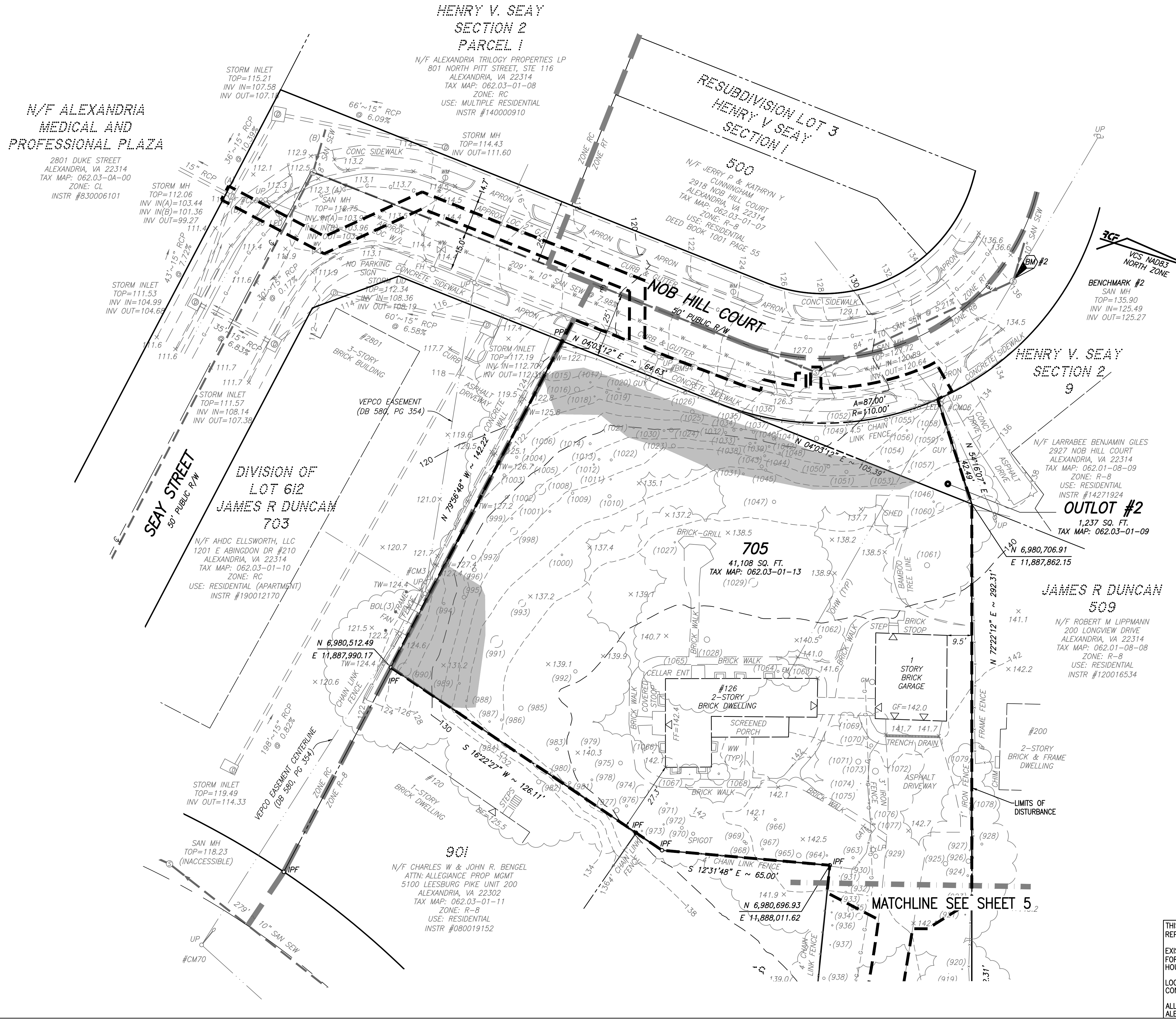
EXISTING
CONDITIONS
(1 OF 2)

TOPOGRAPHY NOTE:
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GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 3.

STEEP SLOPES NOTE:
THIS SITE CONTAINS STEEP SLOPES IN EXISTING CONDITIONS.

LEGEND:
— STEEP SLOPES (>33.3%)



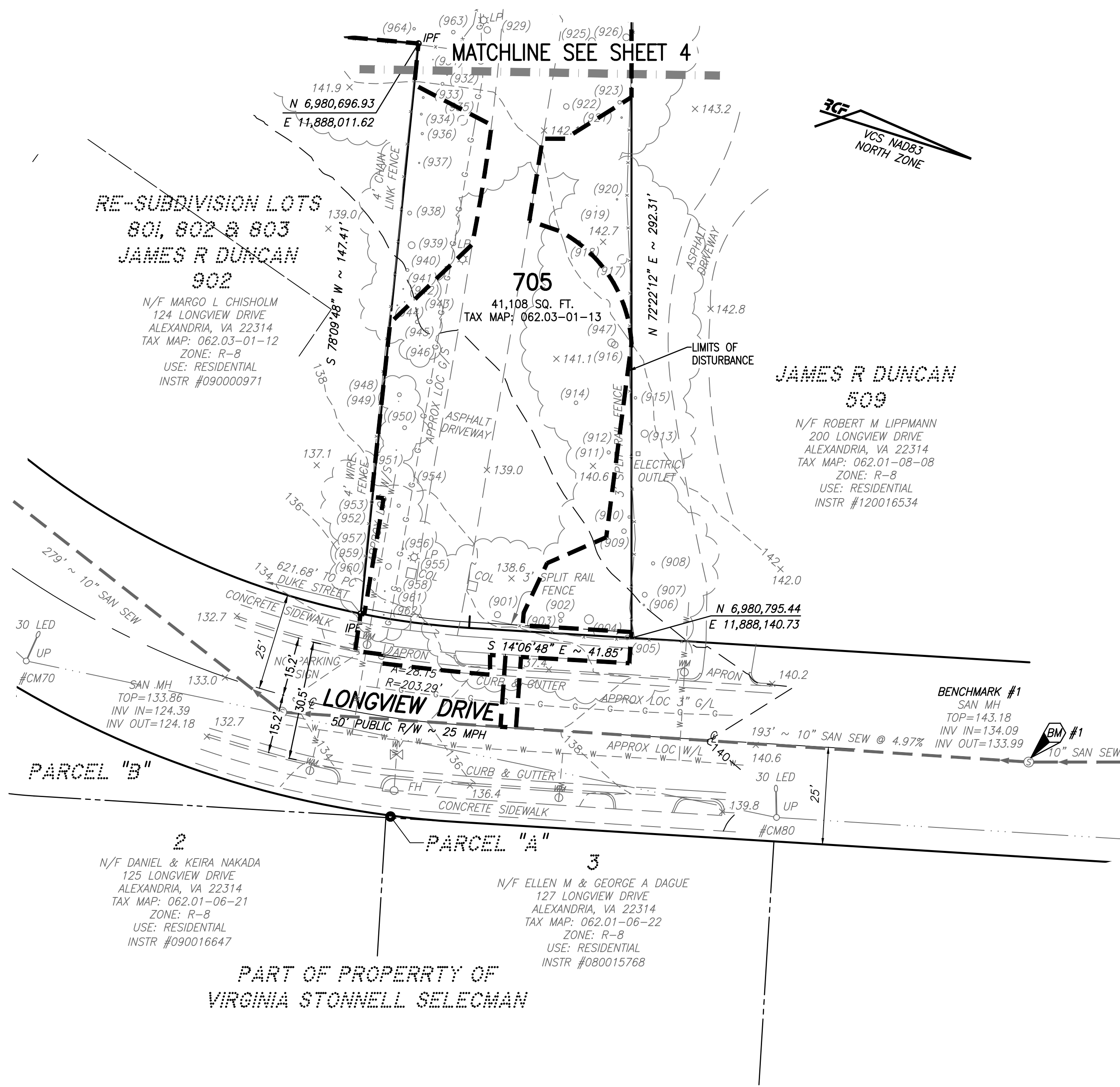
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901) 19" OAK	946) 3" TREE	991) 55" OSAGE
902) 17" PRIVET	947) 23" OAK	992) 16" HACKBERRY
903) 10" REDCEDAR	948) 12" HOLLY	993) 32" MAGNOLIA
904) 28" REDBUD	949) 1" BOXWOOD	994) 11" TREE (DEAD)
905) 14" OAK	950) 12" HOLLY	995) 18" TREE (DEAD)
906) 5" HACKBERRY	951) 2" MAGNOLIA	996) 19" TREE OF HEAVEN
907) 15" HOLLY	952) 10" AZALEA	997) 20" TREE OF HEAVEN
908) 10" REDCEDAR	953) 10" REDCEDAR	998) 18" TREE (TWIN)
909) 14" REDCEDAR	954) 1" JAPANESE CAMELIA	999) 9" TREE (DEAD)
910) 8" PRIVET	955) 3" PRIVET	1000) 8" TREE OF HEAVEN
911) 10" PRIVET	956) 5" ELAEAGNUS	1001) 9" HOLLY
912) 6" HACKBERRY	957) 18" REDCEDAR	1002) 14" TREE OF HEAVEN
913) 22" REDCEDAR	958) 12" NANDINA	1003) 12" TREE OF HEAVEN
914) 11" MAPLE	959) 6" NANDINA	1004) 11" TREE OF HEAVEN
915) 8" MULBERRY	960) 3" CHERRY	1005) 6" TREE OF HEAVEN
916) 20" MAGNOLIA	961) 2" HACKBERRY	1006) 5" TREE OF HEAVEN
917) 29" REDCEDAR	962) 3" HACKBERRY	1007) NOT USED
918) 10" SHRUB	963) 11" HACKBERRY	1008) 16" TREE (TRIPLE)
919) 1" JAPANESE CAMELIA	964) 8" WITCHHAZEL	1009) 12" MAPLE
920) 5" CYPRESS	965) 22" OAK	1010) 15" PEAR
921) 5" CYPRESS	966) 10" MAPLE	1011) 7" TREE OF HEAVEN
922) 17" CRAPEMYRTLE	967) 9" CYPRESS	1012) 7" TREE OF HEAVEN
923) 11" CYPRESS	968) 11" CYPRESS	1013) 9" TREE OF HEAVEN
924) 9" CYPRESS	969) 11" MAPLE	1014) 10" TREE OF HEAVEN
925) 21" MAGNOLIA	970) 14" CEDAR	1015) 33" TREE OF HEAVEN
926) 21" HACKBERRY	971) 8" HOLLY	1016) 24" ELM
927) 6" HACKBERRY	972) 7" CYPRESS	1017) 7" MAPLE
928) 10" MAGNOLIA	973) 7" MULBERRY	1018) 6" TREE OF HEAVEN
929) 20" CRAPEMYRTLE	974) 60" LINDEN	1019) 10" TREE OF HEAVEN
930) 2" DOGWOOD	975) 18" LINDEN	1020) 8" TREE OF HEAVEN
931) 4" MAHONIA	976) 11" HACKBERRY	1021) 8" TREE OF HEAVEN
932) 9" CRAPEMYRTLE	977) 23" MULBERRY	1022) 10" TREE OF HEAVEN
933) 6" CYPRESS	978) 6" CEDAR	1023) 18" LOCUST
934) 6" CYPRESS	979) 6" HOLLY	1024) 18" ELM
935) 30" CRAPEMYRTLE	980) 12" CEDAR	1025) 18" DEAD
936) 7" YEW	981) 11" HACKBERRY	1026) 16" TREE OF HEAVEN
937) 4" TREE OF HEAVEN	982) 20" PEAR	1027) 7" MAPLE
938) 12" MULBERRY	983) 13" REDBUD	1028) 26" MAPLE
939) 21" YEW	984) 30" PEAR	1029) 41" ELM
940) 9" YEW	985) 12" TREE	1030) 9" PEAR
941) 3" ELM	986) 10" TREE (DEAD)	1031) 9" HOLLY
942) 2" MAGNOLIA	987) 8" TREE OF HEAVEN	1032) 11" TREE OF HEAVEN
943) 2" ELM	988) 8" TREE OF HEAVEN	1033) 6" TREE (DEAD)
944) 3" ELM	989) 9" TREE OF HEAVEN	1034) 11" ELM
945) 11" HOLLY	990) 64" TREE	1035) 11" TREE OF HEAVEN



A horizontal graphic scale bar with three segments. The first segment is labeled '0'', the second '20'', and the third '40''. The bar is divided into alternating black and white segments.

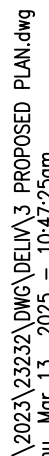
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____	

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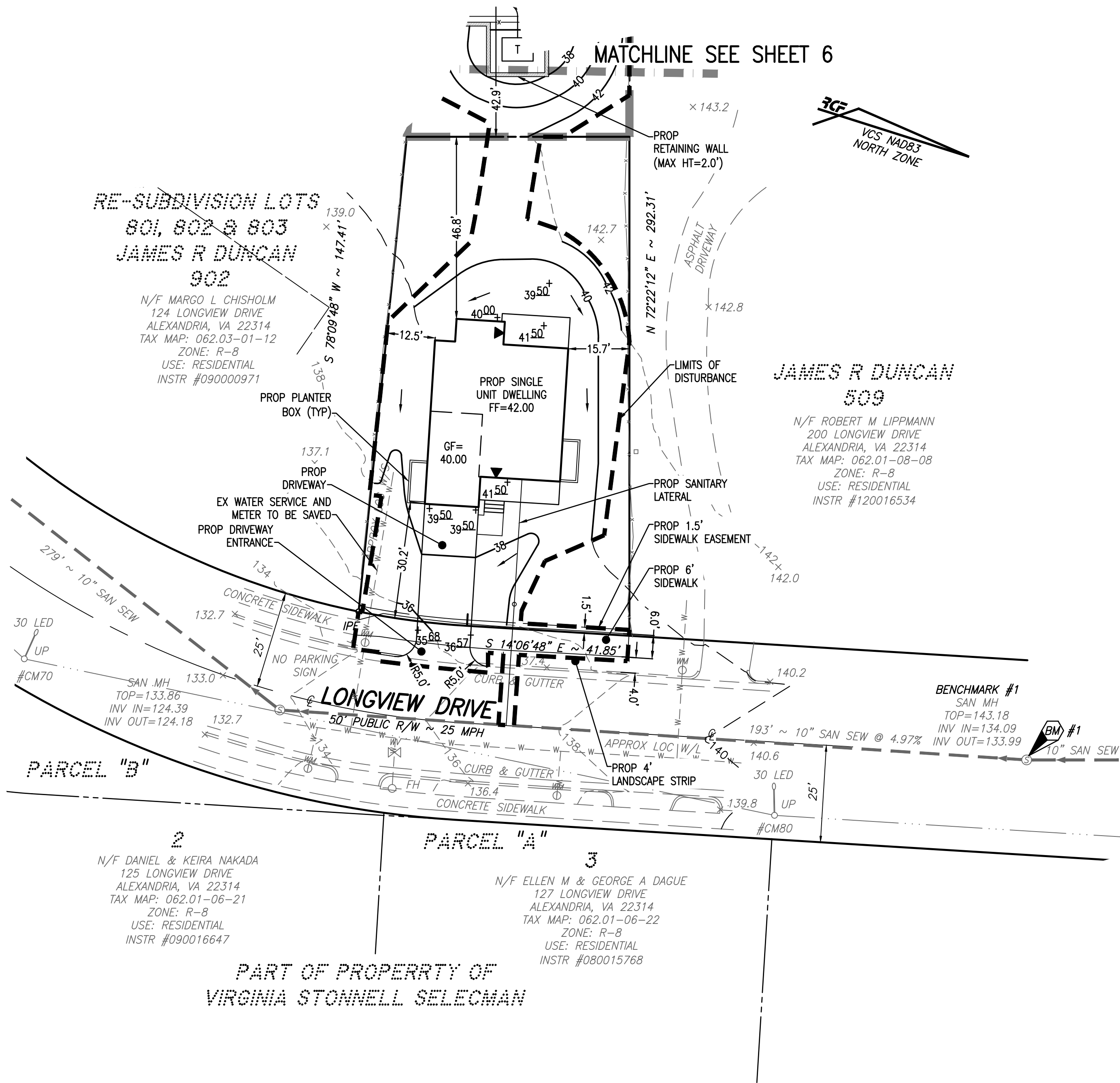
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A:\2023\2320\DWG\2320.DWG, 3 PROPOSED PLAN.dwg
Thu, May 13 2025 - 10:47:27am

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 3.

SANITARY OUTFALL NARRATIVE:
THE SANITARY SEWER LATERAL FOR THE PROPOSED SINGLE-UNIT DWELLING REPLACES THE FLOW FROM THE EXISTING HOUSE IN THE SAME SANITARY SEWER SECTION AND HAS BEEN ACCOUNTED FOR THE OUTFALL ANALYSIS ON SHEET 16. SINCE THE FLOW TO THE SECTION OF SANITARY SEWER DOES NOT INCREASE WITH THIS PLAN ANALYSIS OF THE PIPES DOWNSTREAM OF THE SINGLE UNIT DWELLING ARE NOT REQUIRED.



0' 20' 40'

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
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DATE RECORDED _____	
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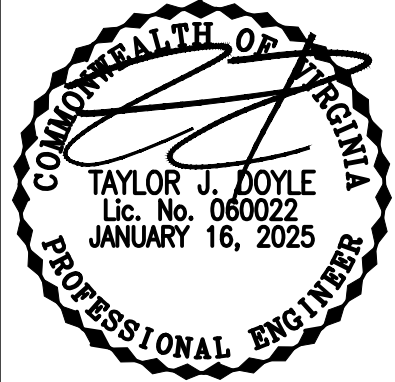
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PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

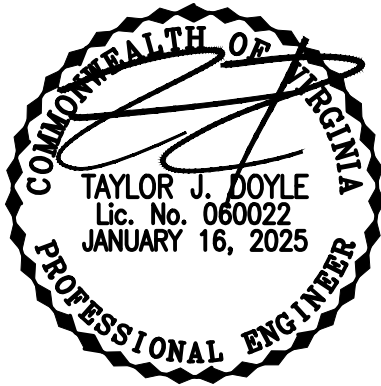
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CHECKED: TJD
SCALE: 1"=20'
DATE: JAN, 2025

PRELIMINARY PLAN
(2 OF 2)

SHEET 7 OF 22
FILE: 23-232

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 3.

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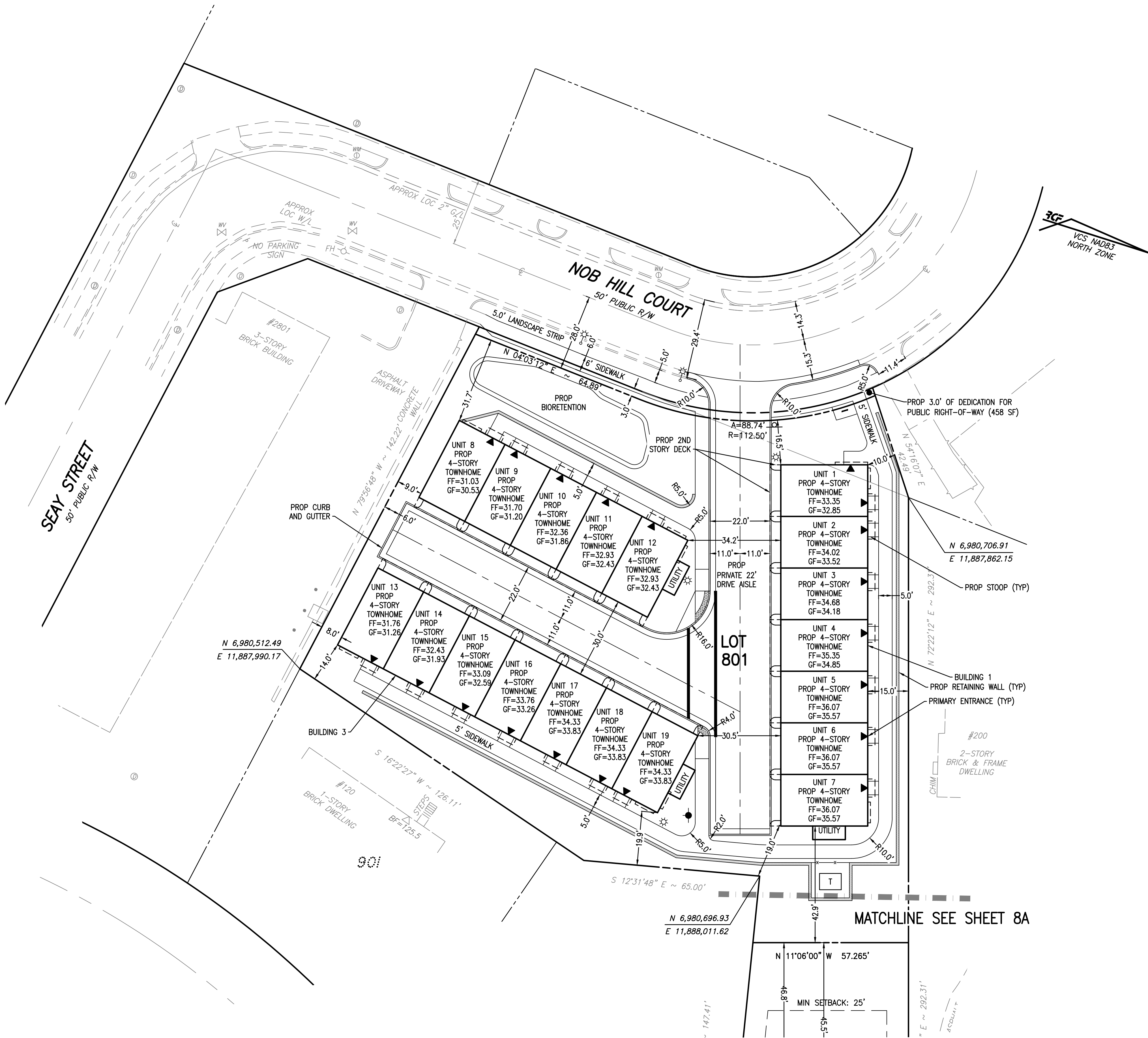
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SITE
DIMENSIONS
PLAN

SHEET **8** OF **22**
FILE: **23-232**



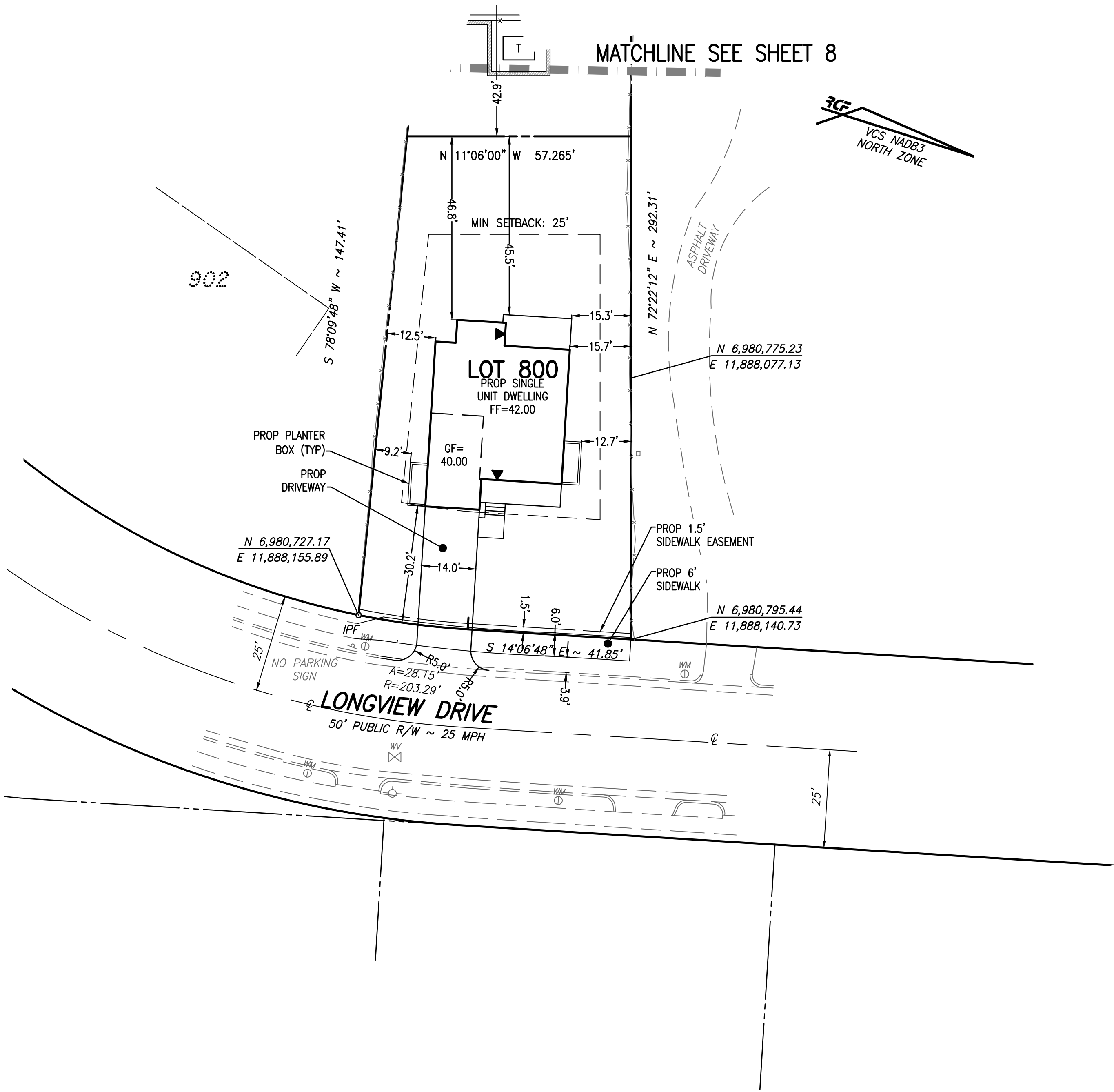
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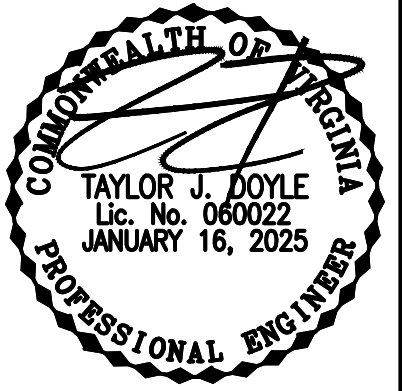
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WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

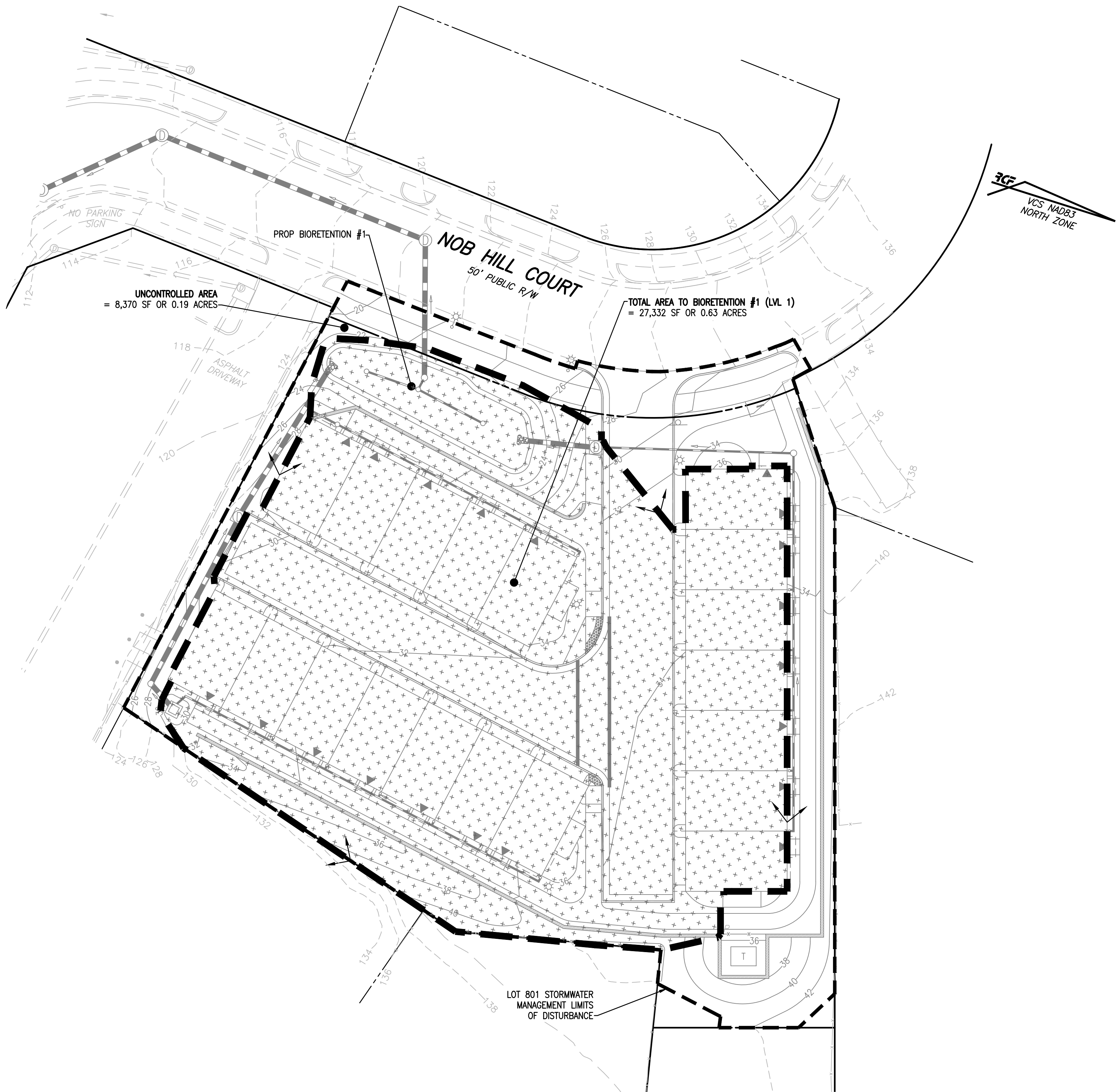
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SITE
DIMENSIONS
PLAN

SHEET **8A** OF **22**
FILE: **23-232**

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Thu, May 13 2025 - 10:47:45am



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

STORMWATER MANAGEMENT LIMITS OF DISTURBANCE:
THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE INCLUDES 0.99 ACRES OF TOTAL DISTURBED AREA. HOWEVER, 0.15 ACRES OF THE DISTURBED AREA ARE ASSOCIATED WITH THE STORMWATER MANAGEMENT PLAN FOR LOT 800 AND SAID STORMWATER MANAGEMENT DESIGN IS PROVIDED ON SHEETS 12-13. ADDITIONALLY, 0.02 ACRES OF THAT TOTAL DISTURBED AREA IS PRINCIPALLY RELATED TO THE INSTALLATION OF UTILITIES. THEREFORE, PER INTERIM GUIDANCE DATED 1/11/2021 PROVIDED BY THE CITY OF ALEXANDRIA, STORMWATER MANAGEMENT CALCULATIONS FOR LOT 801 SHALL UTILIZE A STORMWATER ANALYSIS LIMITS OF DISTURBANCE OF 0.82 ACRES. ALL STORMWATER MANAGEMENT RELATED CALCULATIONS ON THIS SHEET AND OTHER SHEETS UTILIZE THE STORMWATER ANALYSIS LIMITS OF DISTURBANCE.

PRE-DEVELOPMENT CONDITIONS:
THE 0.82 ACRE TOTAL DISTURBED AREA IS LOCATED IN THE CAMERON RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A SINGLE UNIT RESIDENTIAL DWELLING, DRIVEWAY, AND ASSOCIATED SITE IMPROVEMENTS. THE MAJORITY OF THE STORMWATER RUNOFF SHEET FLOWS TO NOB HILL COURT WHERE IT ENTERS THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. THE RUNOFF THEN CONTINUES IN A GENERAL SOUTHERLY DIRECTION BEFORE ULTIMATELY ENTERING CAMERON RUN. THE REMAINING RUNOFF SHEETS FLOWS TO ADJACENT PROPERTIES AND ULTIMATELY TO LONGVIEW DRIVE WHERE IT FLOWS TO A CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM WHERE IT COMBINES WITH THE PREVIOUSLY DESCRIBED FLOW REGIME.

POST-DEVELOPMENT CONDITIONS:
THIS PORTION OF THE PROJECT PROPOSES THE CONSTRUCTION OF 3 TOWNHOUSE STYLE CONDO BUILDINGS WITH 19 TOTAL UNITS, PRIVATE DRIVE AISLE, AND ASSOCIATED SITE IMPROVEMENTS. A MAJORITY OF THE SITE IS COLLECTED BY PROPOSED STORM SEWER AND PIPED TO THE PROPOSED BIORETENTION FACILITY FOR TREATMENT. THE COLLECTED AND TREATED RUNOFF THEN FLOWS THROUGH PROPOSED STORM SEWER TO THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM AND ULTIMATELY OUTFALLS TO CAMERON RUN.

CONCLUSION
DUE TO AN OVERALL INCREASE IN ONSITE IMPERVIOUS AREA, THERE IS AN INCREASE IN THE POST-DEVELOPMENT PEAK RATE OF RUNOFF (SEE COMPUTATIONS PROVIDED ON THIS SHEET). HOWEVER, ONE (1) LEVEL 1 BIORETENTION IS PROPOSED WITH THIS PLAN TO PROVIDE RUNOFF REDUCTION AND DETENTION FOR THE 2 AND 10-YEAR, 24-HOUR STORMS. 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.

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

STORMWATER RUNOFF COMPUTATIONS

- I. PROJECT AREA = 35,702 SQ.FT. OR 0.82 AC (LOT 801 STORMWATER MANAGEMENT LIMITS OF DISTURBANCE)
EXISTING IMPERVIOUS AREA = 6,722 SQ.FT. OR 0.15 AC
PROPOSED IMPERVIOUS AREA = 24,092 SQ.FT. OR 0.55 AC

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):

- II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = $(0.15 \times 98 + 0.52 \times 80 + 0.14 \times 77) \div 0.82 = 83$
CN POST-DEVELOPMENT = $(0.55 \times 98 + 0.27 \times 80) \div 0.82 = 92$

VRRM CN POST-DEVELOPMENT = 91

- III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q_2 PRE-DEVELOPMENT = 1.60 cfs
PEAK Q_0 PRE-DEVELOPMENT = 3.26 cfs

- IV. POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.)
PEAK Q_2 POST-DEVELOPMENT = 2.09 cfs
PEAK Q_0 POST-DEVELOPMENT = 3.77 cfs

Q_2 INCREASE = 0.47 cfs
 Q_0 INCREASE = 0.51 cfs

DUE TO THE INCREASE IN THE PEAK DISCHARGE FOR THE 2 AND 10-YEAR STORM, DETENTION IS REQUIRED AND SHALL BE PROVIDED THROUGH THE USE OF THE PROPOSED BIORETENTIONS.

- V. POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.) (WITH DETENTION)
PEAK Q_2 POST-DEVELOPMENT = 1.58 cfs
PEAK Q_0 POST-DEVELOPMENT = 2.72 cfs

Q_2 DECREASE = 0.02 cfs
 Q_0 DECREASE = 0.54 cfs

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.55 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: $1,815 \times 0.55 = 1,001$ CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE			
BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BIORETENTION #1-LVL 1	0.63	0.48	25%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 1,001 CU. FT.
WATER QUALITY VOLUME TREATED = $1,815 \times 0.48 = 871$ CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 87.4%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? CAMERON RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA (SWM LOD)	0.55	0.27	0.82
ON-SITE TREATED (ON-SITE & INSIDE SWM LOD)	0.48	0.14	0.63
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL TREATED	0.48	0.14	0.63
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.63

BMP FACILITY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICIENCY	PHOSPHORUS REMOVAL (LBS)	GEOGRAPHIC	
BIORETENTION #1	0.63	0.48	0.14	25	0.30	LONGITUDE	LATITUDE
						38.808307	-77.078853

LEGEND:

- ON-SITE AREA TO BIORETENTION #1
- STORMWATER MANAGEMENT LIMITS OF DISTURBANCE
- DRAINAGE DIVIDE



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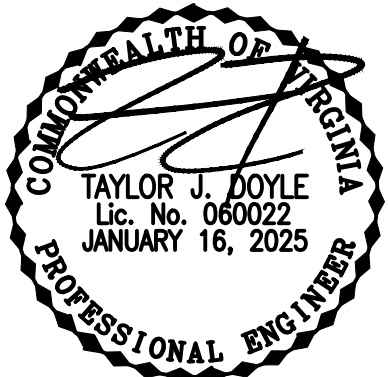
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PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: JAN, 2025

STORMWATER MANAGEMENT PLAN (CONDOS)

SHEET **9** OF **22**

FILE: **23-232**

CLEAR ALL
(Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Project Name: Longview Towns
Date: 10/21/2024
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.99

Check:

BMP Design Specifications List: 2024 Stds & Specs

Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Total disturbed area > Post-Development area!

Pre-ReDevelopment Land Cover (acres)				
	A Soils	B Soils	C Soils	D Soils
Forest (acres) -- undisturbed, protected forest or reforested land				0.14
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land				0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.52
Impervious Cover (acres)				0.15
				0.82

Post-Development Land Cover (acres)				
	A Soils	B Soils	C Soils	D Soils
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land				0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land				0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.27
Impervious Cover (acres)				0.55
Area Check	OK.	OK.	OK.	OK.

Post-Development Requirement for Site Area
TP Load Reduction Required (lb/yr) 0.27

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	6.86	Final Post-Development TN Load	9.22
-----------------------------------	------	--------------------------------	------

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	0.14	0.00
Forest Cover (acres)	0.05	0.00
Weighted Rv(forest)	0.10	0.00
Weighted Loading Rate(forest)	17%	0%
% Forest	0.00	0.00
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0%	0%
% Mixed Open	0.52	0.27
Managed Turf Cover (acres)	0.25	0.25
Weighted Rv(turf)	0.85	0.85
Weighted Loading Rate(turf)	64%	63%
% Managed Turf	0.15	0.15
Impervious Cover (acres)	0.95	0.95
Rv(impervius)	0.86	0.86
Weighted Loading Rate(impervius)	19%	37%
% Impervious	0.82	0.42
Total Site Area (acres)	0.35	0.51
Site Rv		
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0237	0.0178
Pre-ReDevelopment Treatment Volume (cubic feet)	1,033	774
Pre-ReDevelopment TP Load (lb/yr)	0.59	0.36
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.72	0.85
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.11

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

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

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

STORMWATER QUALITY NARRATIVE (CITY CODE SECTION 13-109E COMPLIANCE):

THE PROPOSED REDEVELOPMENT OF LOT 801 (0.82 ACRES OF ONSITE DISTURBANCE (STORMWATER ANALYSIS LIMITS)) GENERATES A NET INCREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-(5)(c), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A NET INCREASE IN IMPERVIOUS AREA AND DISTURBING LESS THAN 1 ACRE, MUST RESULT IN A 10% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. ONE LEVEL 1 BIORETENTION FACILITY ARE PROPOSED AS BMPS TO PROVIDE WATER QUALITY TREATMENT. THIS WILL RESULT IN A REDUCTION OF 0.27 LB/YEAR PHOSPHORUS LOAD, WHICH IS 100% OF THE REQUIRED TOTAL PHOSPHORUS REDUCTION OF 0.30 LB/YEAR. THUS, THROUGH THE PROPOSED BMP, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(5)(a) HAVE BEEN MET.

IN ADDITION, APPROXIMATELY 87.4% OF ON-SITE IMPERVIOUS AREA IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT, WHICH MEETS THE MAJORITY OF THE WATER QUALITY DEFAULT VOLUME TREATMENT STANDARDS IN SECTION 13-110 OF THE ZONING ORDINANCE. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(5) AND SECTION 13-110.

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)						
	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest (acres)					0.00	0.00
Mixed Open (acres)				0.00	0.00	0.00
Managed Turf (acres)				0.14	0.14	0.25
Impervious Cover (acres)				0.48	0.48	0.95
Total				0.63		0.86

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.54
Post Development Treatment Volume in D.A. A (ft³) 1,798

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)															
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40		0.14	0.48	0	719	1,079	1,798	25	0.00	0.54	0.30	0.24		

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.14	0.12	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.14	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.48	0.07	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.48	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 2,149

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	719	0	0	0	0	719
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.54	0.16	0.00	0.00	0.00	0.70
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.30	0.00	0.00	0.00	0.00	0.30
TP LOAD REMAINING (lb/yr)	0.24	0.16	0.00	0.00	0.00	0.40
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.65	0.00	0.00	0.00	0.00	4.65

Total Phosphorus
FINAL POST-DEVELOPMENT TP LOAD (lb/yr) 0.70
TP LOAD REDUCTION REQUIRED (lb/yr) 0.27
TP LOAD REDUCTION ACHIEVED (lb/yr) 0.30
TP LOAD REMAINING (lb/yr) 0.40
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.02 LB/YEAR **

Total Nitrogen (For Information Purposes)
POST-DEVELOPMENT LOAD (lb/yr) 9.22
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 4.65
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) 4.58

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres): 0.63
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00	Runoff Reduction Volume (ft ³): 719
	CN	30	55	70	77	
Mixed Open -- undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	34	59	72	79	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.14	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.48	
	CN	98	98	98	98	
					CN _(D.A. A) 94	
RV _{Developed} (watershed-inch) with no Runoff Reduction*	1-year storm	2.06	2.54	4.51		
RV _{Developed} (watershed-inch) with Runoff Reduction*	2-year storm	1.75	2.23	4.19		
Adjusted CN*	10-year storm	90	91	91		

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.70	3.20	5.20

STORMWATER MANAGEMENT NOTE:

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

THE APPLICANT SHALL ENTER A BMP MAINTENANCE AGREEMENT WITH THE CITY THAT SHALL BE RECORDED BEFORE RELEASE OF THE FINAL SITE PLAN. THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPS ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPS AND SUPPORTING EQUIPMENT.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFACTION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORM WATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING STORMWATER BEST MANAGEMENT PRACTICES (BMPS). THE APPLICANT/OWNER SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A QUALIFIED PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS AND DEVELOP AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS INCLUDING MECHANICAL OR ELECTRICAL EQUIPMENT; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. A COPY OF THE CONTRACT SHALL ALSO BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. A COPY OF THE MAINTENANCE CONTRACT SHALL BE SUBMITTED TO THE CITY PRIOR TO RELEASE OF THE PERFORMANCE BOND.

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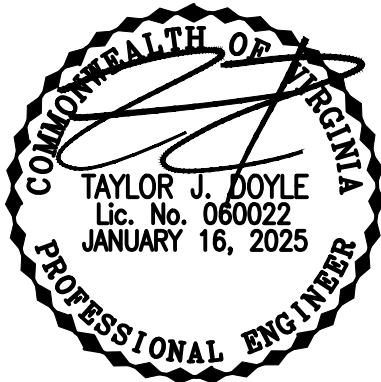
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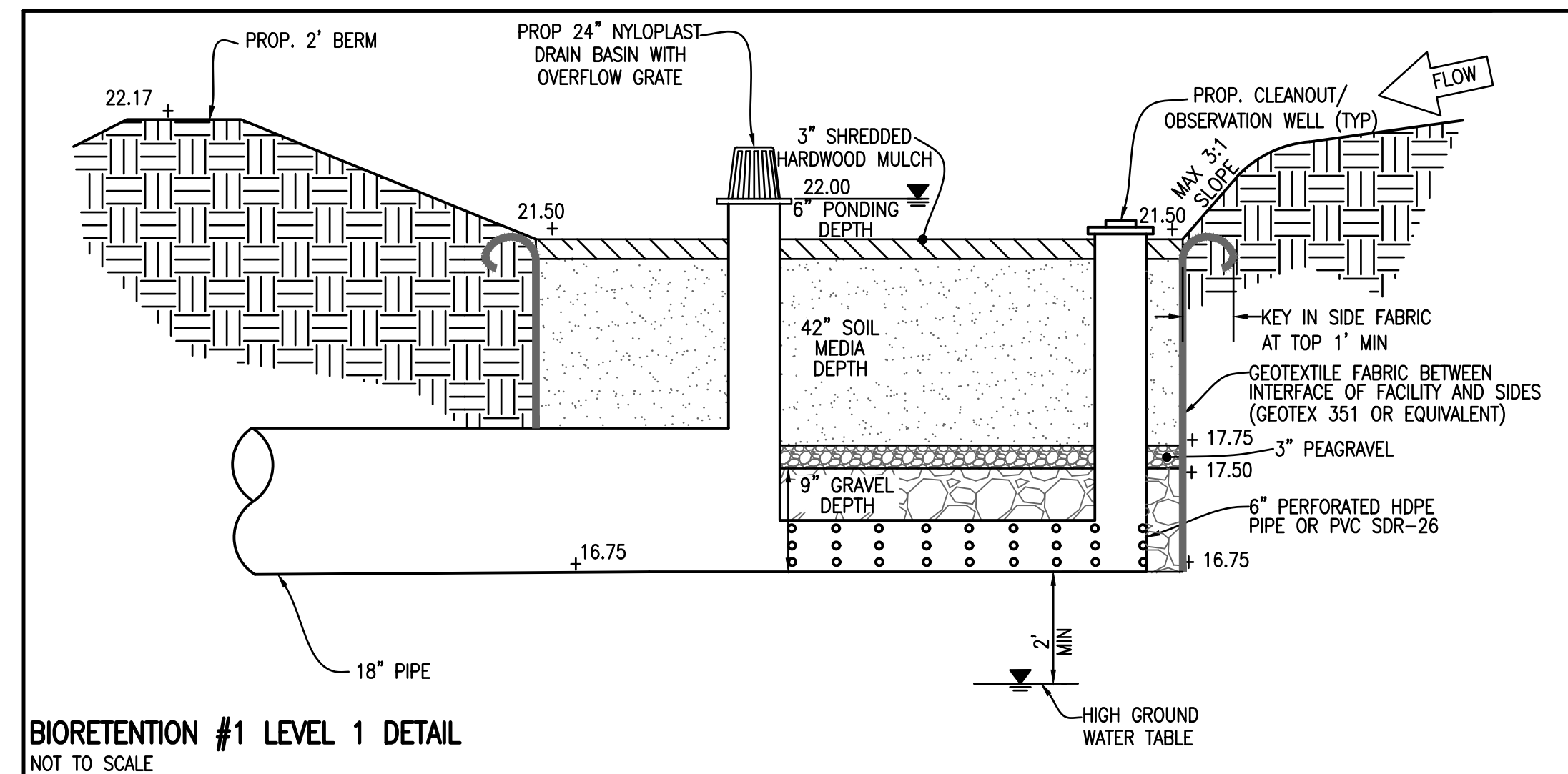
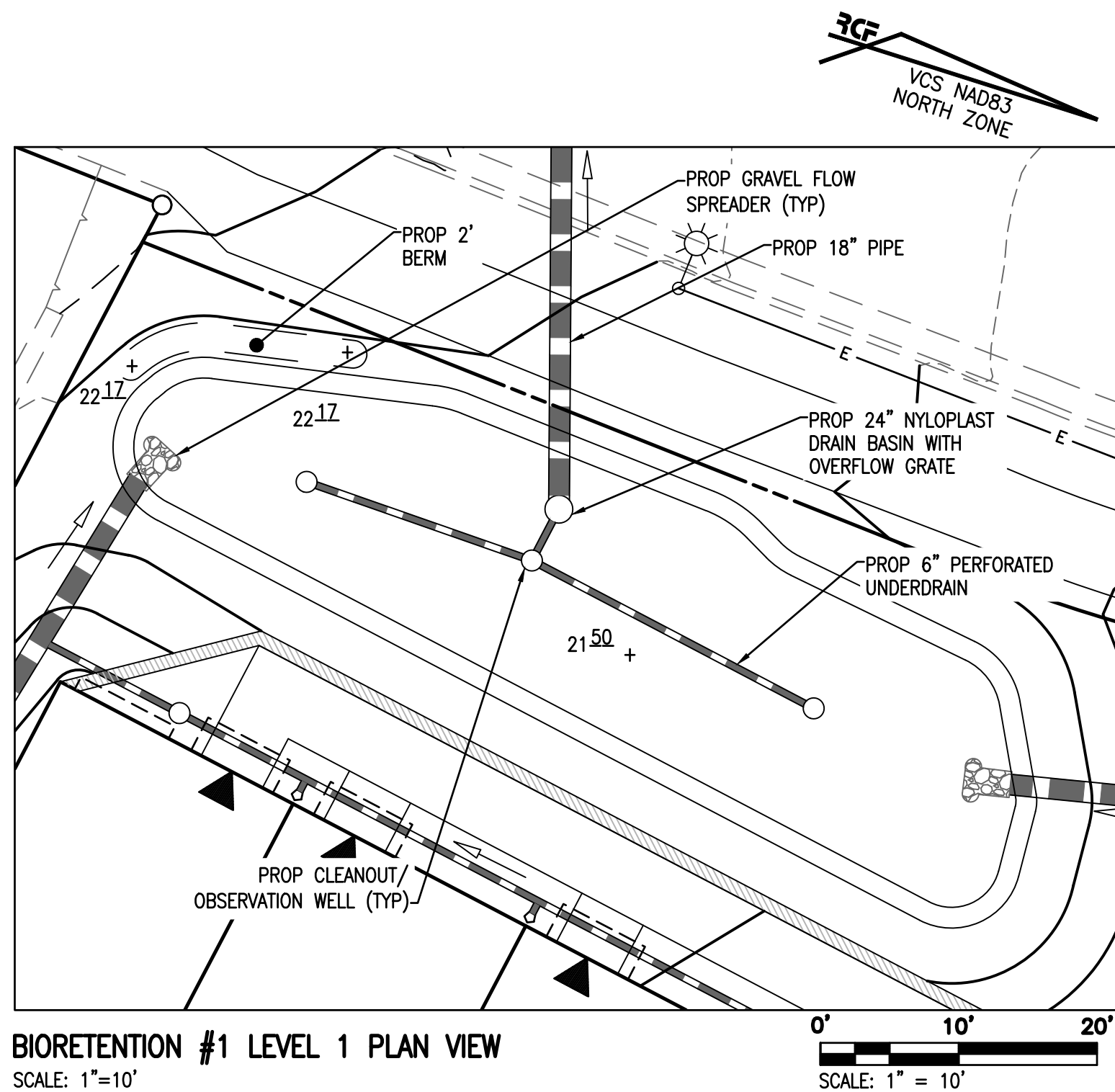
PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: N/A
DATE: JAN, 2025

STORMWATER
QUALITY
COMPUTATIONS
(CONDOS)

SHEET 10 OF 22
FILE: 23-232



WATER QUALITY VOLUME CALCULATIONS:
TOTAL AREA TO BMP = 27,332 SQ.FT.
IMPERVIOUS AREA TO BMP = 21,055 SQ.FT. ("R_v" = 0.95)
PERVIOUS AREA TO BMP = 6,277 SQ.FT. ("R_v" = 0.25)

WATER QUALITY VOLUME REQUIRED:

WHERE:

A = AREA TO FACILITY (27,332 SF)
R_v = COMPOSITE RUNOFF COEFFICIENT
R_v = $\frac{[(0.25 \times 6,277) + (0.95 \times 21,055)]}{27,332} = 0.69$
T_v = $\frac{(R_v)(A)}{12} = 1,798 \text{ FT}^3$

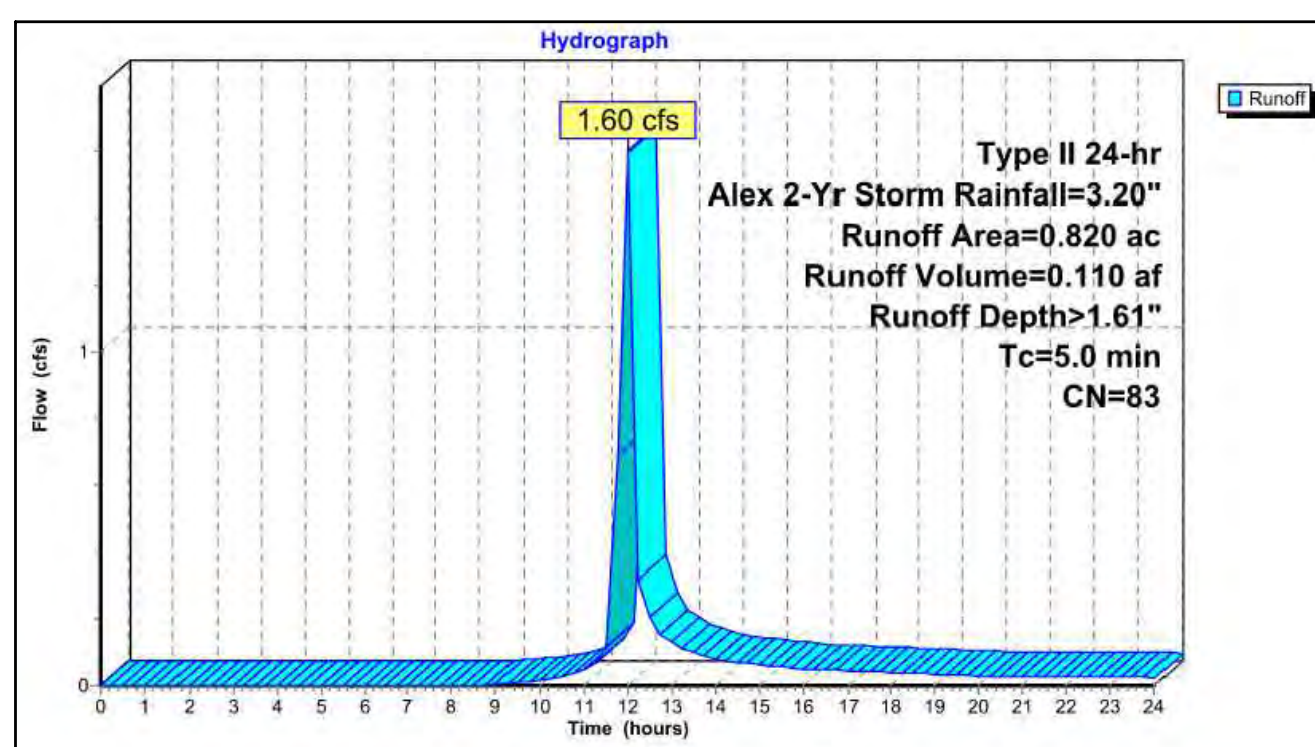
WATER QUALITY VOLUME PROVIDED:

WHERE:

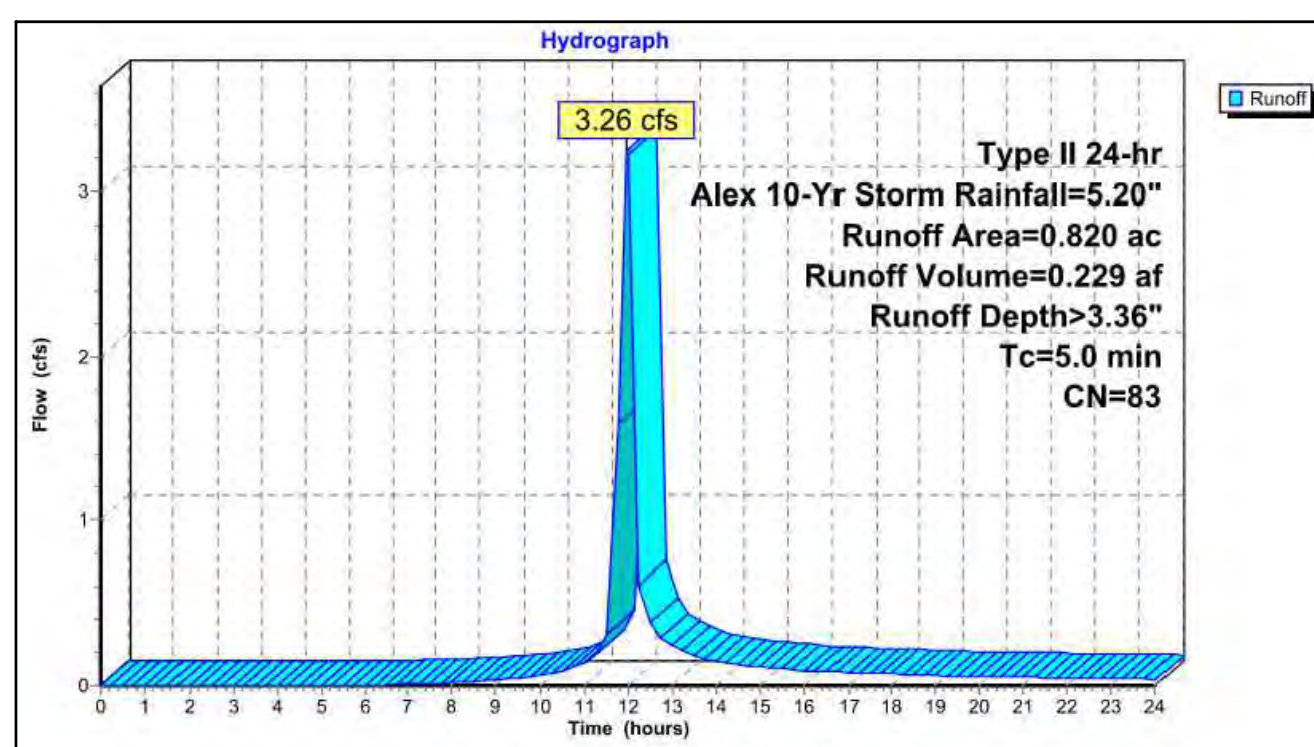
V = VOLUME
SA = SURFACE AREA (1029 SQ. FT.)
D_p = PONDING DEPTH (6")
D_m = DEPTH OF FILTER MEDIA (42")
N_m = VOID RATIO OF FILTER MEDIA (0.25)
D_b = DEPTH OF GRAVEL BED (12")
N_b = VOID RATIO OF GRAVEL BED (0.40)
V = $1029[0.5 + (3.5)(0.25) + (1.0)(0.40)] = 1,826 \text{ FT}^3$

REQUIRED: 1,798 CU.FT.
PROVIDED: 1,826 CU.FT.

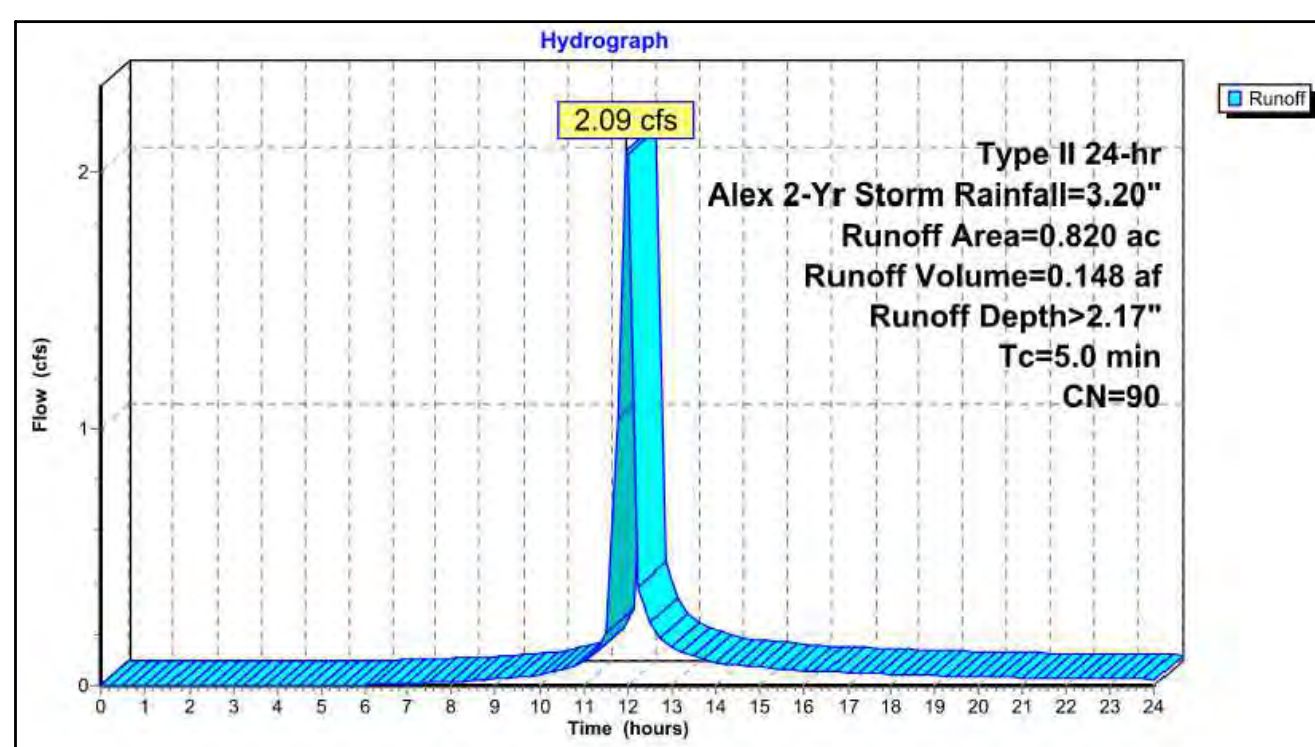
2-YEAR 24 HR PRE-DEVELOPMENT



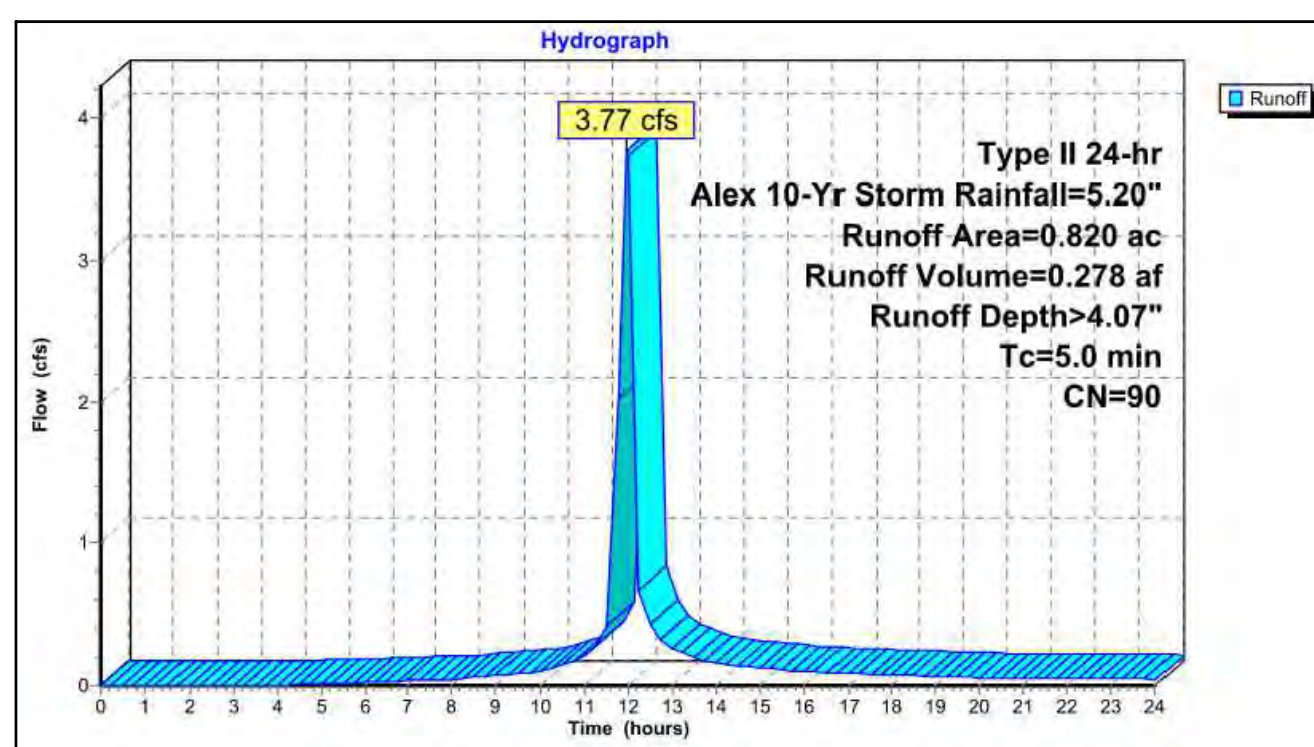
10-YEAR 24 HR PRE-DEVELOPMENT



2-YEAR 24 HR POST-DEVELOPMENT



10-YEAR 24 HR POST-DEVELOPMENT



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____

DEED BOOK NO. _____

DATE _____

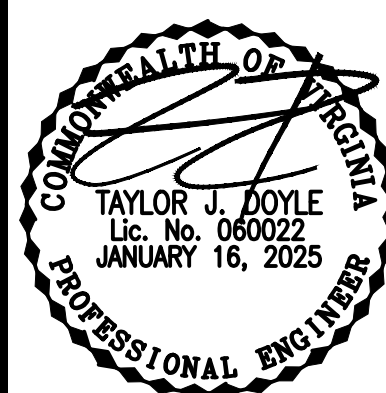
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PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

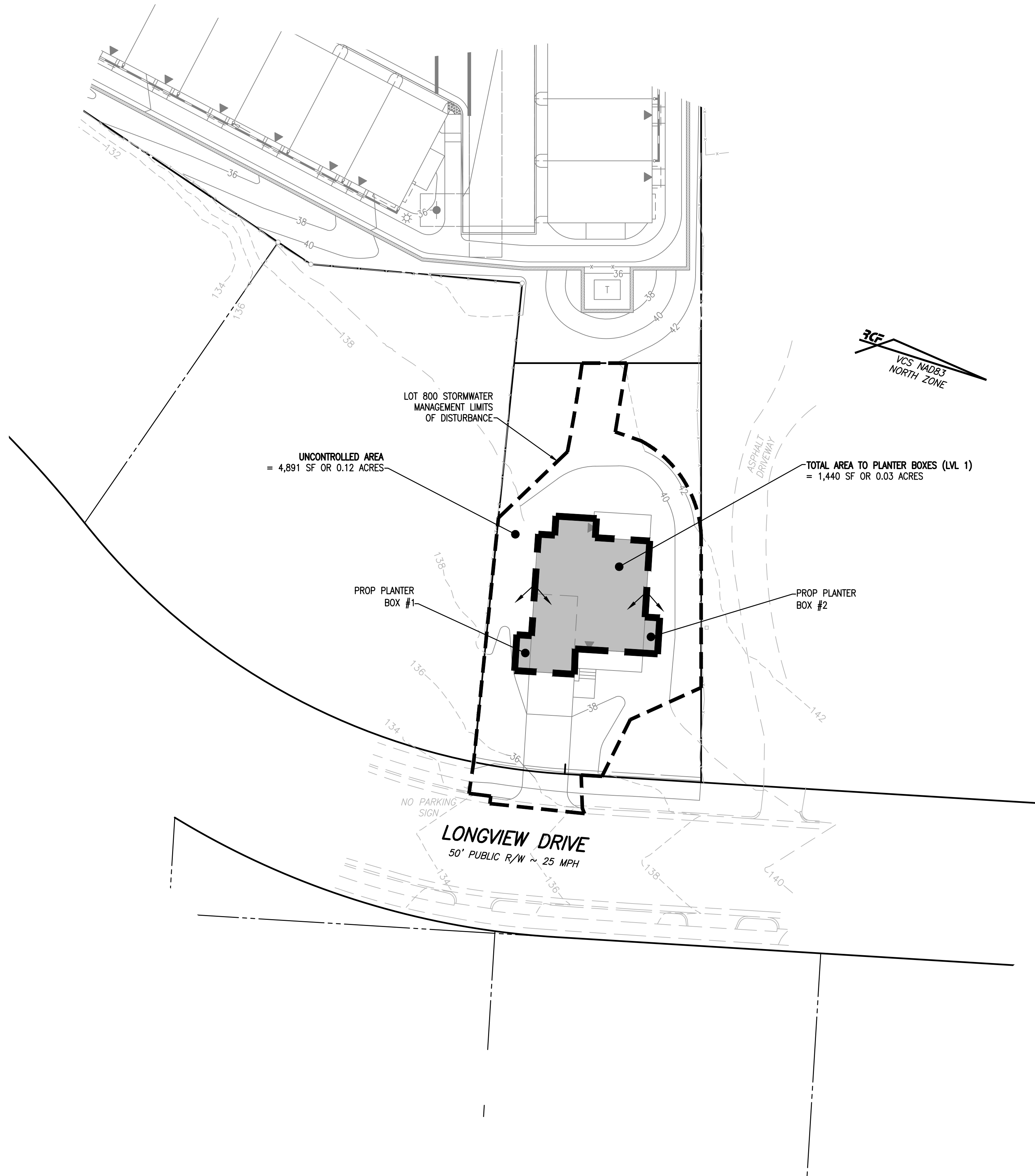
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CHECKED: TJD
SCALE: AS NOTED
DATE: JAN, 2025

BIORETENTION DETAILS

SHEET **11** OF **22**

FILE: **23-232**

A:\2023\21220\DWG\DELTA\STORMWATER MANAGEMENT PLAN SP14.dwg
Thu, May 13 2025 10:48:00am



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

STORMWATER MANAGEMENT LIMITS OF DISTURBANCE:
THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE INCLUDES 0.99 ACRES OF TOTAL DISTURBED AREA. HOWEVER, 0.82 ACRES OF THE DISTURBED AREA ARE ASSOCIATED WITH THE STORMWATER MANAGEMENT PLAN FOR LOT 801 AND SAID STORMWATER MANAGEMENT DESIGN IS PROVIDED ON SHEETS 9-10. ADDITIONALLY, 0.02 ACRES OF THAT TOTAL DISTURBED AREA IS PRINCIPALLY RELATED TO THE INSTALLATION OF UTILITIES. THEREFORE, PER INTERIM GUIDANCE DATED 1/11/2021 PROVIDED BY THE CITY OF ALEXANDRIA, STORMWATER MANAGEMENT CALCULATIONS FOR LOT 800 SHALL UTILIZE A STORMWATER ANALYSIS LIMITS OF DISTURBANCE OF 0.15 ACRES. ALL STORMWATER MANAGEMENT RELATED CALCULATIONS ON THIS SHEET AND OTHER SHEETS UTILIZE THE STORMWATER ANALYSIS LIMITS OF DISTURBANCE.

PRE-DEVELOPMENT CONDITIONS:
THE 0.15 ACRE TOTAL DISTURBED AREA IS LOCATED IN THE CAMERON RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A DRIVEWAY AND ASSOCIATED SITE IMPROVEMENTS. ALL OF THE STORMWATER RUNOFF SHEET FLOWS TO LONGVIEW DRIVE WHERE IS ENTERS THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. THE RUNOFF THEN CONTINUES IN A GENERAL SOUTHERLY DIRECTION BEFORE ULTIMATELY ENTERING CAMERON RUN. THE REMAINING RUNOFF SHEETS FLOWS TO ADJACENT PROPERTIES AND ULTIMATELY TO LONGVIEW DRIVE WHERE IT FLOWS TO A CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM WHERE IT COMBINES WITH THE PREVIOUSLY DESCRIBED FLOW REGIME.

POST-DEVELOPMENT CONDITIONS:
THIS PORTION OF THE PROJECT PROPOSES THE CONSTRUCTION OF A SINGLE UNIT DWELLING, DRIVEWAY, AND ASSOCIATED SITE IMPROVEMENTS. A PORTION OF THE SITE IS COLLECTED BY ROOF GUTTERS AND DIRECTED TO THE PROPOSED PLANTER BOXES FOR TREATMENT. THE COLLECTED AND TREATED RUNOFF THEN FLOWS TO LONGVIEW DRIVE TO THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM AND ULTIMATELY OUTFALLS TO CAMERON RUN.

CONCLUSION
DUE TO AN OVERALL INCREASE IN ONSITE IMPERVIOUS AREA, THERE IS AN INCREASE IN THE POST-DEVELOPMENT PEAK RATE OF RUNOFF (SEE COMPUTATIONS PROVIDED ON THIS SHEET). HOWEVER, TWO (2) LEVEL 1 PLANTER BOXES ARE PROPOSED WITH THIS PLAN TO PROVIDE RUNOFF REDUCTION FOR THE 2 AND 10-YEAR, 24-HOUR STORMS. 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.

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

STORMWATER RUNOFF COMPUTATIONS

- I. PROJECT AREA = 6,331 SQ.FT. OR 0.15 AC (LOT 800 STORMWATER MANAGEMENT LIMITS OF DISTURBANCE)
EXISTING IMPERVIOUS AREA = 1,944 SQ.FT. OR 0.04 AC
PROPOSED IMPERVIOUS AREA = 2,371 SQ.FT. OR 0.05 AC

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):

- II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = $(0.04 \times 98 + 0.11 \times 80) \div 0.15 = 86$
CN POST-DEVELOPMENT = $(0.05 \times 98 + 0.10 \times 80) \div 0.15 = 87$

VRRM CN POST-DEVELOPMENT = 86

- III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q_2 PRE-DEVELOPMENT = 0.33 cfs
PEAK Q_0 PRE-DEVELOPMENT = 0.64 cfs

- IV. POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.)
PEAK Q_2 POST-DEVELOPMENT = 0.33 cfs
PEAK Q_0 POST-DEVELOPMENT = 0.64 cfs

Q_2 INCREASE = 0.00 cfs
 Q_0 INCREASE = 0.00 cfs

THERE IS NO INCREASE IN THE PEAK DISCHARGE FOR THE 2 AND 10-YEAR STORM, DETENTION IS NOT REQUIRED.

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.05 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: $1,815 \times 0.05 = 91$ CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE			
BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BIORETENTION #1-LVL 1	0.03	0.03	25%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 91 CU. FT.
WATER QUALITY VOLUME TREATED = $1,815 \times 0.03 = 54$ CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 59.3%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? CAMERON RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

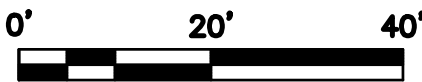
PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA (SWM LOD)	0.05	0.10	0.15
ON-SITE TREATED (ON-SITE & INSIDE SWM LOD)	0.03	0.00	0.03
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL TREATED	0.03	0.00	0.03
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.03

LEGEND:

- ON-SITE AREA TO PLANTER BOXES
- STORMWATER MANAGEMENT LIMITS OF DISTURBANCE
- DRAINAGE DIVIDE



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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

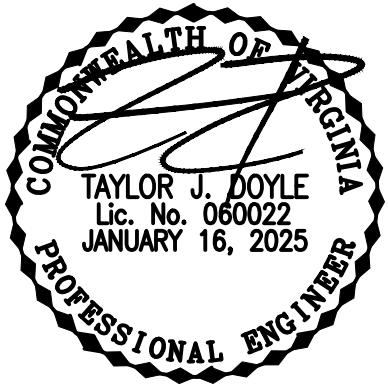
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: JAN, 2025

STORMWATER
MANAGEMENT
PLAN (SINGLE
UNIT HOME)

SHEET 12 OF 22

FILE: 23-232

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CLEAR ALL
(Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Project Name: Westridge - Lot 800
Date: 10/21/2024
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.99

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0.009802571
Post-Development TP Load Reduction for Site (lb/yr):	0.02

Pre-ReDevelopment Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.10	0.10
Impervious Cover (acres)				0.04	0.04
					0.15

Post-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.09	0.09
Impervious Cover (acres)				0.05	0.05
Area Check	OK.	OK.	OK.	OK.	0.15

Post-Development Requirement for Site Area
TP Load Reduction Required (lb/yr) 0.02

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	1.46	Final Post-Development TN Load	1.49
-----------------------------------	------	--------------------------------	------

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ^a
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.10	0.09
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	69%	67%
Impervious Cover (acres)	0.04	0.04
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	31%	33%
Total Site Area (acres)	0.15	0.14
Site Rv	0.46	0.48
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0056	0.0054
Pre-ReDevelopment Treatment Volume (cubic feet)	245	236
Pre-ReDevelopment TP Load (lb/yr)	0.12	0.12
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.85	0.85
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.04

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

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

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

LAND COVER SUMMARY --POST DEVELOPMENT				
Land Cover Summary-Post (Final)		Land Cover Summary-Post Post-ReDevelopment		Land Cover Summary-Post Post-Development New Impervious
Post ReDev. & New Impervious				
Forest Cover (acres)	0.00	Forest Cover (acres)	0.00	
Weighted Rv(forest)	0.00	Weighted Rv(forest)	0.00	
Wgt. Ld. Rate(forest)	0.00	Wgt. Ld. Rate(forest)	0.00	
% Forest	0%	% Forest	0%	
Mixed Open Cover (acres)	0.00	Mixed Open Cover (acres)	0.00	
Weighted Rv(mixed)	0.00	Weighted Rv(mixed)	0.00	
Wgt. Ld. Rate(mixed)	0.00	Wgt. Ld. Rate(mixed)	0.00	
% Mixed Open	0%	% Mixed Open	0%	
Managed Turf Cover (acres)	0.09	Managed Turf Cover (acres)	0.09	
Weighted Rv (turf)	0.25	Weighted Rv (turf)	0.25	
Wgt. Ld. Rate(turf)	0.85	Wgt. Ld. Rate(turf)	0.85	
% Managed Turf	63%	% Managed Turf	67%	
Impervious Cover (acres)	0.05	ReDev. Impervious Cover (acres)	0.04	New Impervious Cover (acres) 0.01
Rv(impervious)	0.95	Rv(impervious)	0.95	Rv(impervious) 0.95
Weighted Loading Rate(impervious)	0.86	Wgt. Ld. Rate(imperv.)	0.86	
% Impervious	37%	% Impervious	33%	
Final Site Area (acres)	0.15	Total ReDev. Site Area (acres)	0.14	
Final Post Dev Site Rv	0.51	ReDev Site Rv	0.48	
Treatment Volume and Nutrient Load				
Final Post-Development Treatment Volume (acre-ft)	0.0062	Post-ReDevelopment Treatment Volume (acre-ft)	0.0054	Post-Development Treatment Volume (acre-ft) 0.0008
Final Post-Development Treatment Volume (cubic feet)	270	Post-ReDevelopment Treatment Volume (cubic feet)	236	Post-Development Treatment Volume (cubic feet) 34
Final Post-Development TP Load (lb/yr)	0.12	Post-ReDevelopment Load (TP) (lb/yr) ^a	0.12	Post-Development TP Load (lb/yr) 0.01
Final Post-Development TP Load per acre (lb/acre/yr)	0.85	Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.85	
		Max. Reduction Required (Below Pre-ReDevelopment Load)	10%	
		TP Load Reduction Required for Redeveloped Area (lb/yr)	0.01	TP Load Reduction Required for New Impervious Area (lb/yr) 0.01

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.09	0.09	0.25	0.85
Impervious Cover (acres)				0.05	0.05	0.95	0.86
Total					0.15		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.12
Post Development Treatment Volume in D.A. A (ft³) 270

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40		0.00	0.03	0	44	66	109	25	0.00	0.03	0.02	0.01	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.09	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.05	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.03	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 270

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	44	0	0	0	0	44
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.12	0.00	0.00	0.00	0.00	0.12
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.02	0.00	0.00	0.00	0.00	0.02
TP LOAD REMAINING (lb/yr)	0.11	0.00	0.00	0.00	0.00	0.11
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.26	0.00	0.00	0.00	0.00	0.26

Total Phosphorus
FINAL POST-DEVELOPMENT TP LOAD (lb/yr) 0.12
TP LOAD REDUCTION REQUIRED (lb/yr) 0.02
TP LOAD REMAINING (lb/yr) 0.11
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **
**No further TP load reduction required (Required - Achieved < 0.005 lb/yr)

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr) 1.49
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 0.26
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) 1.23

Drainage Area A	A Soils	B Soils	C Soils	D Soils	Total Area (acres): 0.15
Forest -- undisturbed, protected forest or reforested land	Area (acres) 0.00	0.00	0.00	0.00	Runoff Reduction Volume (ft ³): 44
	CN 30	55	70	77	
Mixed Open -- undisturbed/inrequently maintained grass or shrub land	Area (acres) 0.00	0.00	0.00	0.00	
	CN 34	59	72	79	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres) 0.00	0.00	0.00	0.09	
	CN 39	61	74	80	
Impervious Cover	Area (acres) 0.00	0.00	0.00	0.05	
	CN 98	98	98	98	
				CN (D.A. A) 87	
RV _{Developed} (watershed-inch) with no Runoff Reduction ^a	1.48	1.91	3.76		
RV _{Developed} (watershed-inch) with Runoff Reduction ^a	1.40	1.83	3.67		
Adjusted CN ^a	86	86	86		

STORMWATER QUALITY NARRATIVE (CITY CODE SECTION 13-109E COMPLIANCE):

THE PROPOSED REDEVELOPMENT FOR LOT 800 (0.15 ACRES OF ONSITE DISTURBANCE (STORMWATER ANALYSIS LIMITS)) GENERATES A NET INCREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-(5)(g), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A NET INCREASE IN IMPERVIOUS AREA AND DISTURBING LESS THAN 1 ACRE, MUST RESULT IN A 10% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. TWO LEVEL 1 BIORETENTION FACILITIES ARE PROPOSED AS BMPs TO PROVIDE WATER QUALITY TREATMENT. THIS WILL RESULT IN A REDUCTION OF 0.02 LB/YEAR PHOSPHORUS LOAD, WHICH IS 100% OF THE REQUIRED TOTAL PHOSPHORUS REDUCTION OF 0.02 LB/YEAR. THUS, THROUGH THE PROPOSED BMPs, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(5)(g) HAVE BEEN MET.

IN ADDITION, APPROXIMATELY 59.3% OF ON-SITE IMPERVIOUS AREA IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT, WHICH MEETS THE MAJORITY OF THE WATER QUALITY DEFAULT VOLUME TREATMENT STANDARDS IN SECTION 13-110 OF THE ZONING ORDINANCE. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(5) AND SECTION 13-110.

STORMWATER MANAGEMENT NOTE:

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPs ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN, AND ARE CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE APPLICANT SHALL ENTER A BMP MAINTENANCE AGREEMENT WITH THE CITY THAT SHALL BE RECORDED BEFORE RELEASE OF THE FINAL SITE PLAN. THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFACTION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORMWATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING STORMWATER BEST MANAGEMENT PRACTICES (BMPs). THE APPLICANT/OWNER SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A QUALIFIED PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS AND DEVELOP AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS INCLUDING MECHANICAL OR ELECTRICAL EQUIPMENT; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. A COPY OF THE CONTRACT SHALL ALSO BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. A COPY OF THE MAINTENANCE CONTRACT SHALL BE SUBMITTED TO THE CITY PRIOR TO RELEASE OF THE PERFORMANCE BOND.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFACTION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORMWATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

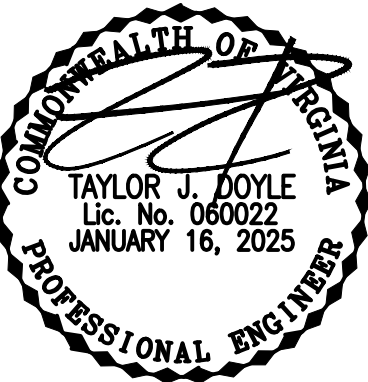
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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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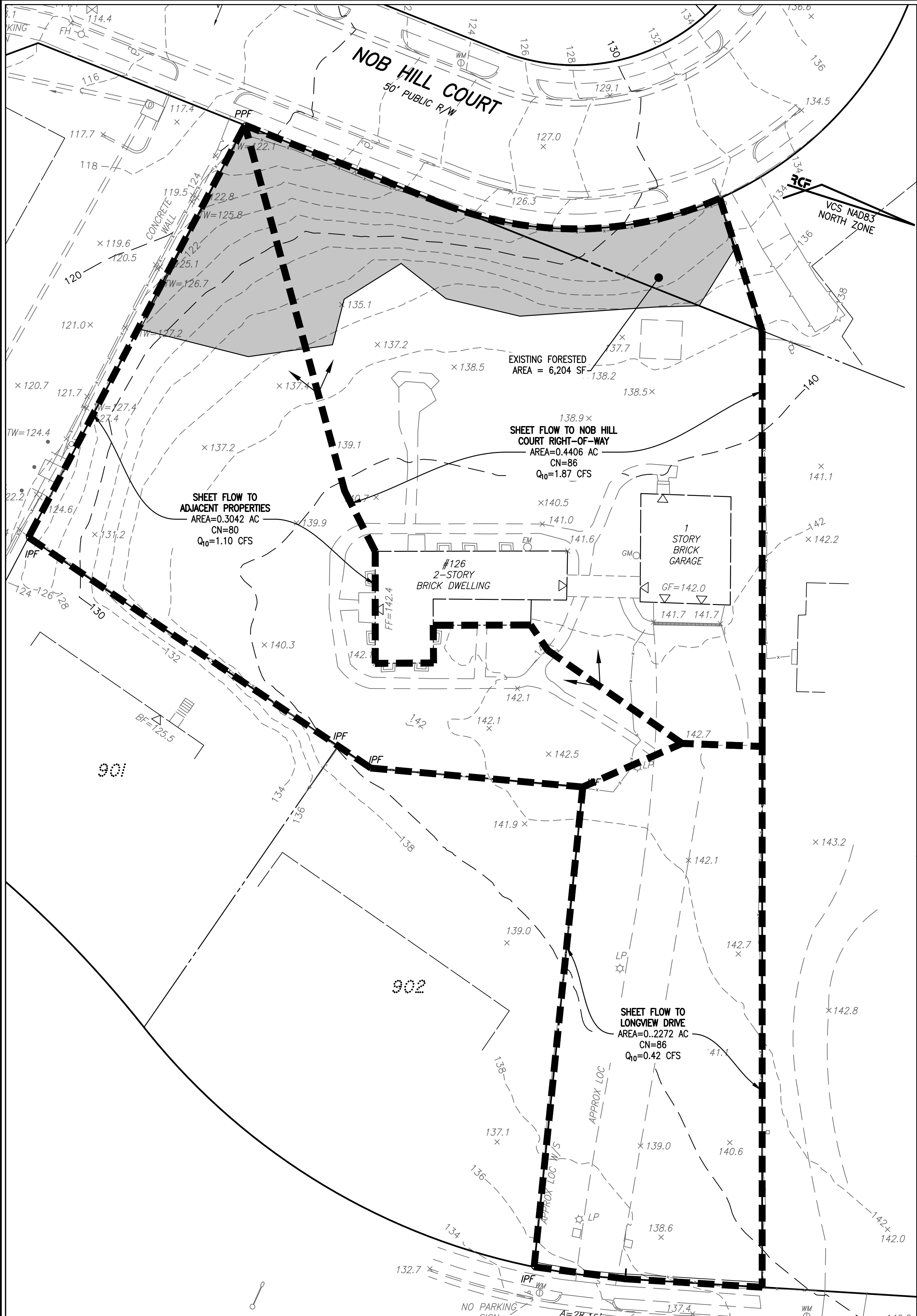
PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

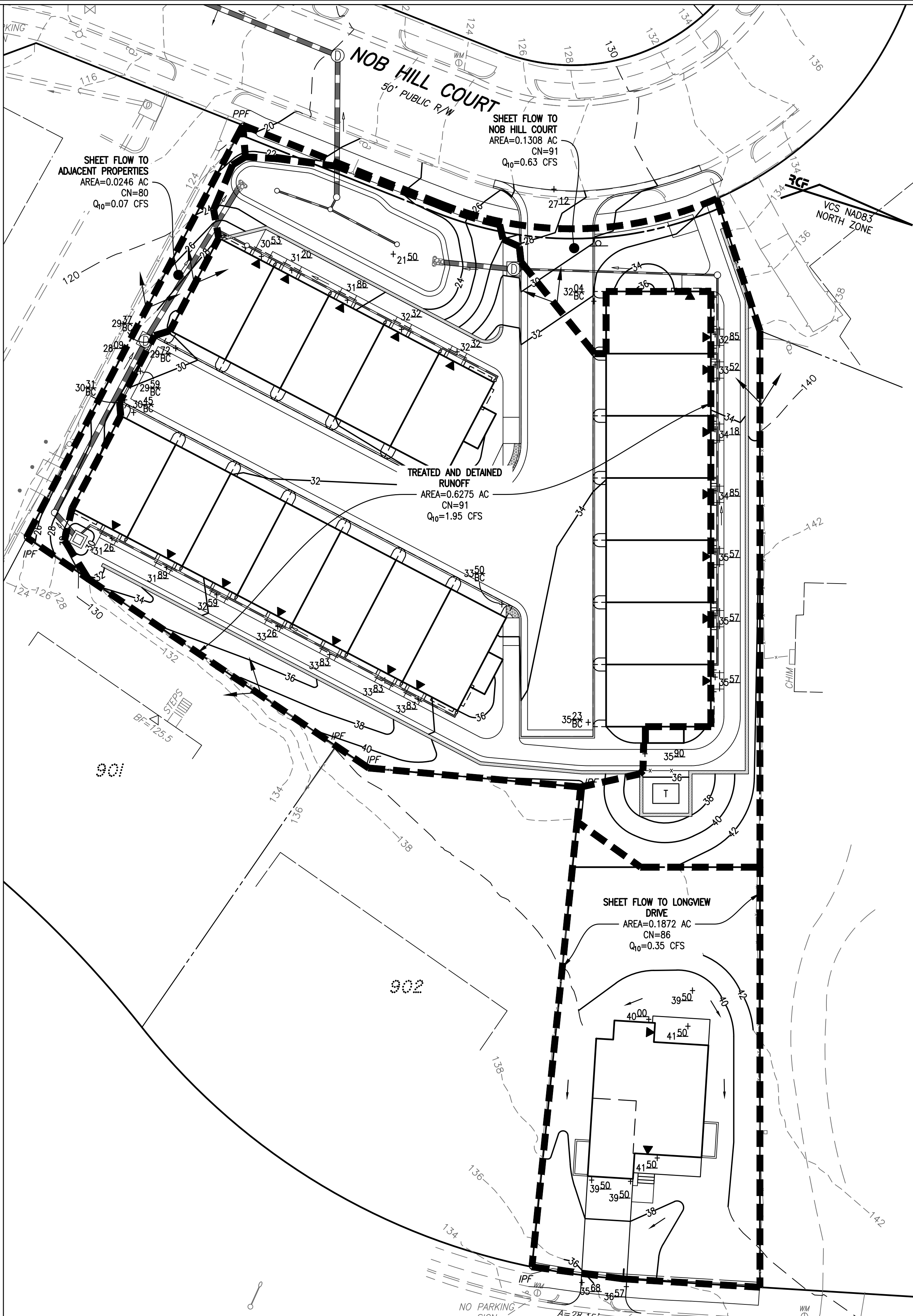
DESIGN: ARO
CHECKED: TJD
SCALE: N/A
DATE: JAN, 2025

STORMWATER
QUALITY
COMPUTATIONS
(SINGLE UNIT
HOME)

SHEET 13 OF 22
FILE: 23-232



EXISTING DRAINAGE AREA MAP
SCALE: 1" = 20'

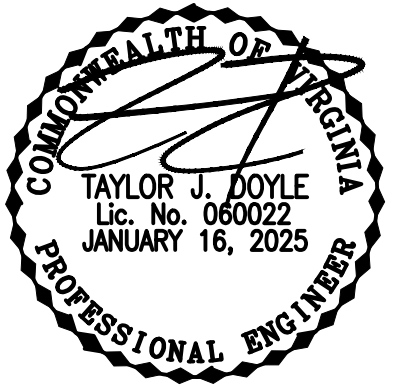


PROPOSED DRAINAGE AREA MAP
SCALE: 1" = 20'

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

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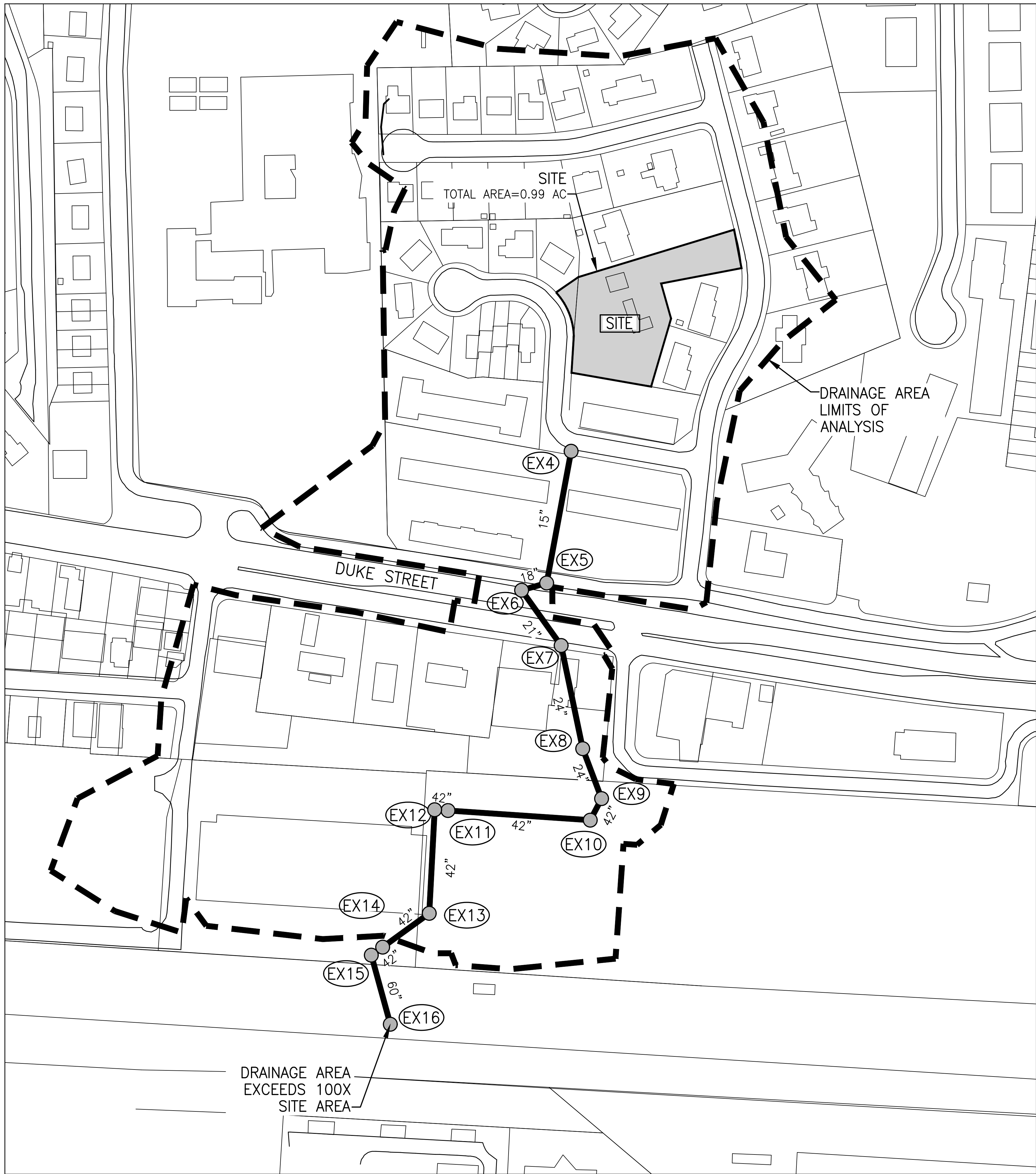
PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: JAN, 2025

DRAINAGE
AREA MAP

A:\2023\2323\DWG\2323\STORM_SEW_OUTFALL_ANALYSIS.dwg
Thu, May 13 2025 10:48:21am



STORM SEWER OUTFALL ANALYSIS MAP
SCALE: 1"=100'

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

PRE-DEVELOPMENT CONDITIONS:

THE 0.99 ACRE PROJECT AREA IS LOCATED IN THE CAMERON RUN (CENTER) WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A SINGLE FAMILY DWELLING WITH ASSOCIATED SITE IMPROVEMENTS. STORMWATER RUNOFF SHEET FLOWS TO NOB HILL COURT AND THEN SEAY STREET WHERE IT IS COLLECTED BY THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. RUNOFF IS DIRECTED SOUTH WITHIN THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER FLOWING GENERALLY SOUTH BEFORE ULTIMATELY ENTERING CAMERON RUN.

POST-DEVELOPMENT CONDITIONS:

THIS PROJECT PROPOSES THE CONSTRUCTION OF 19 TOWNHOUSE STYLE CONDOS, DRIVE AISLE, AND ASSOCIATED SITE IMPROVEMENTS ON LOT 801 AS WELL AS A SINGLE FAMILY DWELLING WITH ASSOCIATED SITE IMPROVEMENTS ON LOT 800 WHICH WILL RESULT IN AN INCREASE IN TOTAL ON-SITE IMPERVIOUS AREA.

OUTFALL: A MAJORITY OF THE RUNOFF FROM THE SITE IS COLLECTED BY THE PROPOSED STORM PIPE SYSTEM AND PIPED TO THE PROPOSED BIORETENTION FACILITIES BEFORE OUTFALLING TO AN EXISTING CITY OWNED AND MAINTAINED MANHOLE (EX4). THE REMAINING RUNOFF FROM THE SITE SHEET FLOWS TOWARDS THE NOB HILL COURT RIGHT-OF-WAY AND IS COLLECTED BY THE EXISTING CITY OWNED AND MAINTAINED CURB INLET WITHIN THE SEAY STREET RIGHT-OF-WAY. THE RUNOFF CONTINUES SOUTHWARD UNTIL THE LIMITS OF ANALYSIS HAVE BEEN REACHED AT EX16 WHERE IT ENTERS CAMERON RUN AND THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN 1% OF THE TOTAL WATERSHED AREA (PER SECTION 13-109F-2(c)(i) OF THE ZONING ORDINANCE).

CONCLUSION

COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING SYSTEM IS ADEQUATE AND DOES NOT EXPERIENCE EROSION BUT IS SURCHARGED IN VARIOUS SECTIONS OF THE NETWORK. COMPUTATIONS SHOWN ON SHEET 9 AND 12 DEMONSTRATE THAT THERE IS A DECREASE IN THE 2 AND 10-YR, 24-HR STORMS WITH THE PROPOSED DEVELOPMENT AS A RESULT OF THE DETENTION PROVIDED ON SITE; THEREFORE, THE FLOOD PROTECTION AND CHANNEL PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(b)(ii) AND 13-109F(1)(a)(i).

PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13-109F-2(c)(i), AND REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT EXAGGERATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS. IN ADDITION, 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 RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

LEGEND:

● STORM MANHOLE
--- DRAINAGE AREA TO LIMITS OF ANALYSIS

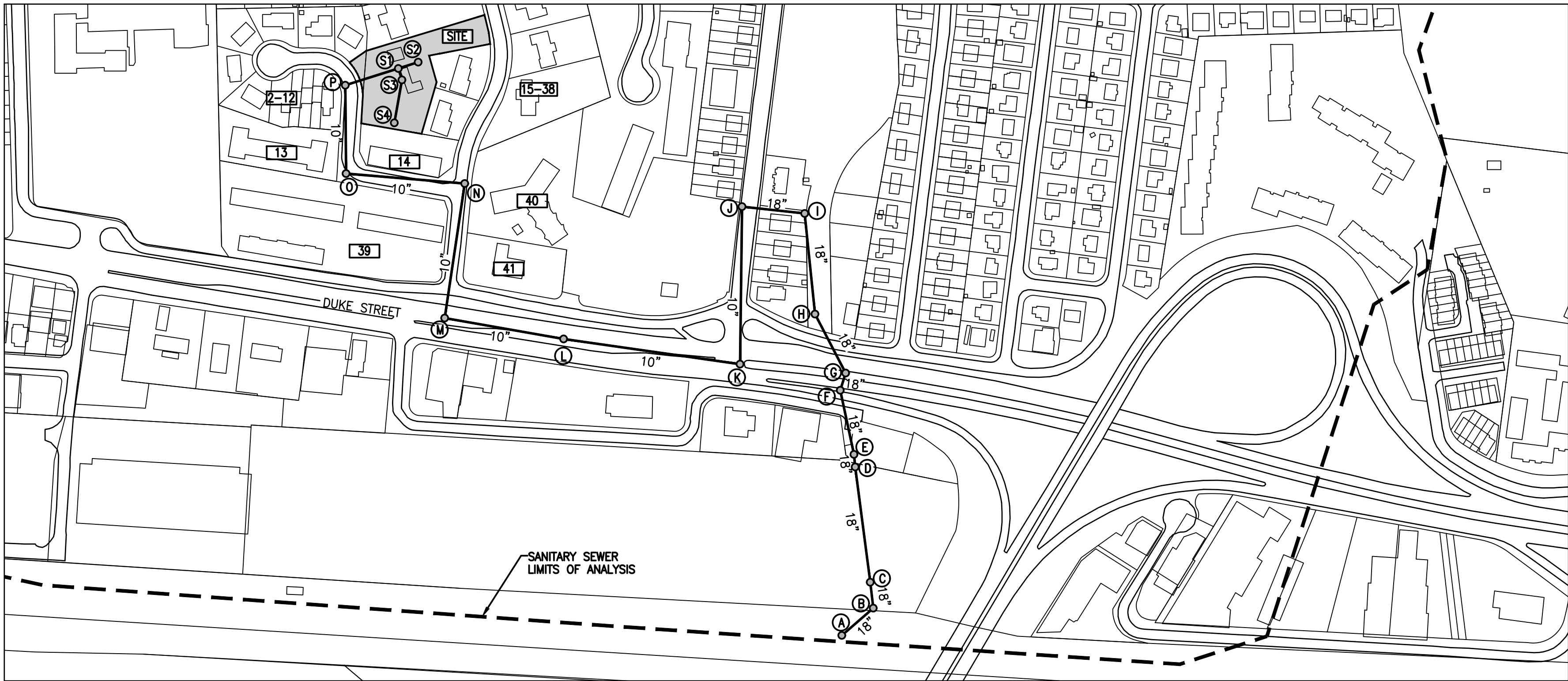
10-YR, 24-HR STORM SEWER COMPUTATIONS																	
STRUCTURE		INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T _c (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
FROM	TO																
EX4	EX5	5.31	5.31	87	5.20	15	20.16	20.16	15	7.41%	0.015	15.90	12.45	238.00	99.27	81.63	17.64
EX5	EX6	6.22	11.53	87	5.20	15	23.62	43.78	18	7.41%	0.015	25.86	14.06	46.66	81.63	78.17	3.46
EX6	EX7	3.96	15.49	87	5.20	15	15.04	58.82	21	7.41%	0.015	39.01	15.58	121.65	78.17	69.16	9.01
EX7	EX8	0.36	15.85	87	5.20	15	1.37	60.19	24	8.44%	0.015	59.43	18.17	188.61	69.16	53.25	15.91
EX8	EX9	0.91	16.76	87	5.20	15	3.46	63.65	24	9.23%	0.015	62.16	19.01	95.46	48.25	39.44	8.81
EX9	EX10	0.21	16.97	87	5.20	15	0.80	64.45	42	1.77%	0.013	139.55	13.94	43.59	36.84	36.07	0.77
EX10	EX11	0.00	16.97	87	5.20	15	0.00	64.45	42	0.25%	0.013	52.59	5.25	255.12	35.97	35.33	0.64
EX11	EX12	0.17	17.14	87	5.20	15	0.65	65.10	42	2.93%	0.013	179.73	17.95	23.89	35.33	34.63	0.70
EX12	EX13	1.14	18.28	87	5.20	15	4.33	69.43	42	1.63%	0.013	134.14	13.40	185.65	34.63	31.60	3.03
EX13	EX14	0.00	18.28	87	5.20	15	0.00	69.43	42	0.23%	0.013	50.70	5.06	102.94	31.10	30.86	0.24
EX14	EX15	4.18	22.46	87	5.20	15	15.87	85.30	42	0.76%	0.013	91.72	9.16	24.90	30.56	30.37	0.19
EX15	EX16	5.24	27.69	87	5.20	15	19.90	105.20	60	0.78%	0.013	239.99	11.74	128.26	29.17	28.17	1.00

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SANITARY SEWER OUTFALL ANALYSIS MAP

SCALE: 1"=200'

SANITARY SEWER OUTFALL CALCULATIONS:

STRUCTURE		FACILITY ID			SOURCE	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH
FROM	TO	FROM	TO																
S5	S4	NEW MANHOLE	NEW MANHOLE	NEW MANHOLE	0.0238	0.024	10	1.00%	RCP	0.015	1.98	3.49	102.98	124.00	122.97	1.03	1.23	0.07	
S4	S2	NEW MANHOLE	NEW MANHOLE	NEW MANHOLE	0.0022	0.026	10	0.50%	RCP	0.015	1.40	2.47	28.33	122.87	122.73	0.14	0.96	0.08	
S3	S2	NEW MANHOLE	NEW MANHOLE	NEW MANHOLE	0.0065	0.006	10	1.00%	RCP	0.015	1.98	3.49	49.18	128.00	127.51	0.49	0.76	0.03	
S2	S1	NEW MANHOLE	NEW MANHOLE	NEW MANHOLE	0.0087	0.041	10	0.50%	RCP	0.015	1.40	2.47	101.69	122.63	122.12	0.51	2.16	0.31	
S1	P	NEW MANHOLE	NEW MANHOLE	NEW MANHOLE	0.0000	0.041	10	11.22%	RCP	0.015	6.64	11.69	11.41	122.02	120.74	1.28	3.35	0.05	
P	O	000313SSMH	000314SSMH	SURVEY	0.0260	0.067	10	7.99%	RCP	0.015	5.60	9.87	208.74	120.64	103.97	16.67	3.46	0.07	
O	N	000314SSMH	000321SSMH	SURVEY	0.0761	0.143	10	0.49%	RCP	0.015	1.39	2.46	266.69	103.74	102.42	1.32	1.64	0.20	
N	M	000321SSMH	000405SSMH	SURVEY*	0.0891	0.232	10	4.59%	RCP	0.015	4.24	7.48	302.96	102.13	88.24	13.89	4.12	0.14	
M	L	000405SSMH	000406SSMH	SURVEY*	0.1681	0.401	10	4.59%	RCP	0.015	4.24	7.48	285.06	88.24	75.17	13.07	4.74	0.18	
L	K	000406SSMH	000407SSMH	SURVEY*	0.4676	0.868	10	4.59%	RCP	0.015	4.24	7.48	420.49	75.17	55.88	19.28	5.95	0.26	
K	J	000407SSMH	000308SSMH	SURVEY*	0.0000	0.868	10	4.59%	RCP	0.015	4.24	7.48	371.87	55.88	38.83	17.05	5.95	0.26	
J	I	000308SSMH	000348SSMH	CITY DATA	2.9732	3.841	18	1.72%	RCP	0.015	12.44	6.77	109.00	38.83	36.96	1.87	6.00	0.58	
I	H	000348SSMH	000375SSMH	CITY DATA	0.4167	4.258	18	1.40%	RCP	0.015	11.25	6.12	238.80	36.93	33.58	3.35	5.72	0.65	
H	G	000375SSMH	000373SSMH	CITY DATA	0.0134	4.271	18	0.88%	RCP	0.015	8.91	4.84	156.90	33.55	32.17	1.38	5.75	0.65	
G	F	000373SSMH	000374SSMH	CITY DATA	0.1047	4.376	18	1.43%	RCP	0.015	11.37	6.18	42.60	30.97	30.36	0.61	4.84	0.75	
F	E	000374SSMH	000399SSMH	CITY DATA	0.3832	4.759	18	1.45%	RCP	0.015	11.43	6.22	154.70	30.16	27.92	2.24	5.87	0.67	
E	D	000399SSMH	007489SSMH	CITY DATA	0.0914	4.851	18	1.54%	RCP	0.015	11.80	6.42	29.80	27.92	27.46	0.46	6.16	0.69	
D	C	007489SSMH	007583SSMH	CITY DATA	0.0223	4.873	18	1.41%	RCP	0.015	11.27	6.13	285.10	27.39	23.38	4.01	5.97	0.70	
C	B	007583SSMH	007582SSMH	CITY DATA	0.0245	4.898	18	2.25%	RCP	0.015	14.24	7.74	51.20	23.40	22.25	1.15	7.09	0.62	
B	A	007582SSMH	007586SSMH	CITY DATA	0.0236	4.921	18	3.93%	RCP	0.015	18.84	10.24	98.20	22.23	18.37	3.86	8.71	0.53	

HYDRAULIC GRADE LINE CALCULATIONS:

INLET ID	OUTLET WSE	D _o (in)	Q _o	L _o	S _f o %	H _f	JUNCTION LOSS											FINAL H	INLET WSE	RIM ELEV	FREE BOARD
							V _o	H _o	Q _i	V _i	Q _i *V _i	H _i	ANGLE	H _d	H _t	1.3	0.5				
																H _t	H _t				
B	19.57	18	4.921	98.20	0.0022	0.00	8.71	0.295	4.898	7.09	34.72	0.273	56	0.5890	1.157	-	0.58	0.58	20.15	48.00	27.85
C	23.45	18	4.898	51.20	0.0022	0.00	7.09	0.195	4.873	5.97	29.09	0.194	0	0.0000	0.389	-	0.19	0.20	23.65	50.00	26.35
D	24.58	18	4.873	285.10	0.0022	0.01	5.97	0.138	4.851	1.64	7.96	0.015	0	0.0000	0.153	-	0.08	0.08	24.66	53.00	28.34
E	28.66	18	4.851	29.80	0.0021	0.00	1.64	0.010	4.759	5.87	27.94	0.187	7	0.0021	0.200	-	0.10	0.10	28.76	54.00	25.24
F	29.12	18	4.759	154.70	0.0021	0.00	5.87	0.134	4.376	4.84	21.18	0.127	29	0.1605	0.422	-	0.21	0.21	29.33	58.00	28.67
G	31.56	18	4.376	0.00	0.0017	0.00	4.84	0.091	4.271	5.75	24.56	0.180	45	0.1455	0.416	-	0.21	0.21	31.77	58.00	26.23
H	31.77	18	4.271	156.90	0.0017	0.00	5.75	0.128	4.258	5.72	24.36	0.178	22	0.1027	0.409	-	0.20	0.21	31.98	48.00	16.02
I	34.78	18	4.258	238.80	0.0016	0.00	5.72	0.127	3.841	6.00	23.05	0.196	78	0.3048	0.627	-	0.31	0.32	35.10	54.00	18.90
J	38.16	18	3.841	109.00	0.0013	0.00	6.00	0.140	0.868	5.95	5.17	0.192	90	0.3913	0.723	-	0.36	0.36	38.52	64.00	25.48
K	39.50	10	0.868	371.87	0.0016	0.01	5.95	0.137	0.868	5.95	5.17	0.192	90	0.3848	0.715	-	0.36	0.36	39.86	64.00	24.14
L	56.55	10	0.868	420.49	0.0016	0.01	5.95	0.137	0.401	4.74	1.90	0.122	0	0.0000	0.260	-	0.13	0.14	56.69	82.00	25.31
M	75.83	10	0.401	285.06	0.0003	0.00	4.74	0.087	0.232	4.12	0.96	0.092	90	0.2442	0.424	-	0.21	0.21	76.04	87.00	10.96
N	88.90	10	0.232	302.96	0.0001	0.00	4.12	0.066	0.143	1.64	0.23	0.015	90	0.1845	0.265	-	0.13	0.13	89.04	113.14	24.10
O	103.09	10	0.143	266.69	0.0000	0.00	1.64	0.010	0.067	3.46	0.23	0.065	90	0.0292	0.105	-	0.05	0.05	103.14	112.75	9.61
P	104.64	10	0.067	208.74	0.0000	0.00	3.46	0.046	0.041	3.35	0.14	0.061	54	0.0929	0.200	-	0.10	0.10	104.74	127.72	22.98
S1	121.41	10	0.041	11.41	0.0000	0.00	3.35	0.044	0.041	2.16	0.09	0.025	14	0.0174	0.086	-	0.04	0.04	121.45	127.80	6.35
S2	122.79	10	0.041	101.69	0.0000	0.00	2.16	0.018	0.006	0.76	0.00	0.003	0	0.0000	0.074	-	0.04	0.04	122.82	134.20	11.38
									0.026	0.96	0.02	0.005	90	0.0507							
S3	128.17	10	0.006	49.18	0.0000	0.00	0.76	0.002							0.002	-	0.00	0.00	128.18	135.00	6.82
S4	123.40	10	0.026	28.33	0.0000	0.00	0.96	0.004	0.024	1.23	0.03	0.008	28	0.0043	0.016	-	0.01	0.01	123.40	133.00	9.60
S5	123.64	10	0.024	102.98	0.0000	0.00	1.23	0.006							0.006	-	0.00	0.00	123.64	130.30	6.66

SANITARY SEWER OUTFALL CALCULATIONS:

THE EXISTING USE IS RESIDENTIAL. THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHODOLOGY PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED USE FOR THIS PROJECT WILL BE RESIDENTIAL WITH AN ADDITIONAL 20 UNITS. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

CONDO: 350 GPD/UNIT X 19 UNITS = 6,650 GPD OR 0.010 CFS
SINGLE UNIT DWELLING: 350 GPD/UNIT X 1 UNIT = 350 GPD OR 0.001 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

7,000 GPD X 4 = 28,000 GPD
0.011 CFS X 4 = 0.043 CFS
TOTAL PEAK FLOW = 28,000 GPD OR 0.043 CFS

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 7,000 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 28,000 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

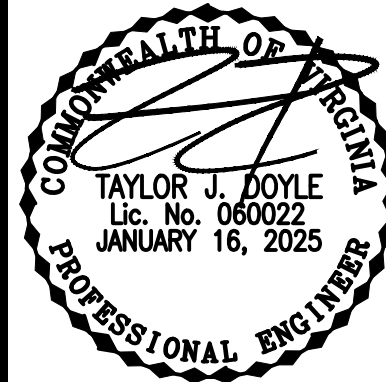
THIS PROJECT WILL UTILIZE A PROPOSED 10" SANITARY SEWER THAT CONNECTS INTO AN EXISTING 10" SANITARY SEWER MAIN WITHIN THE NOB HILL ROAD RIGHT-OF-WAY (SEE SHEET 6). THE SANITARY FLOW IS THEN CONVEYED GENERALLY SOUTH UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE A. PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER OF 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE A.

ALL SANITARY SEWER FLOWS BETWEEN STRUCTURES A AND I HAVE BEEN PROVIDED BY THE CITY OF ALEXANDRIA. ALL FLOWS BETWEEN STRUCTURES I AND P HAVE BEEN CALCULATED WITH THIS ANALYSIS AND ARE PROVIDED IN THE INCREMENTAL SANITARY SEWER FLOW CALCULATIONS BELOW.

*INVERTS FOR MANHOLES N, L, AND K HAVE NOT BEEN PROVIDED AT THIS TIME DUE TO THEIR INACCESSIBILITY. SLOPES BETWEEN THE MANHOLES HAVE BEEN ASSUMED FOR THIS ANALYSIS. SURVEYED INVERTS WILL BE PROVIDED AT FINAL SITE PLAN.

INCREMENTAL SANITARY SEWER FLOW CALCULATIONS:

BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOWS TO
SITE	SINGLE UNIT	350	EA	19	6,650	277	0.0103	0.0412	P
2-12	SINGLE UNIT	350	EA	12	4,200	175	0.0065	0.0260	P
13	MULTIUNIT	300	EA	41	12,300	513	0.0190	0.0761	O
14	MULTIUNIT	300	EA	20	6,000	250	0.0093	0.0371	N
15-38	SINGLE UNIT	350	EA	24	8,400	350	0.0130	0.0520	N
39	RETAIL	200	SF	135,802	27,160	1,132	0.0420	0.1681	M
40	MULTIUNIT	300	EA	233	69,900	2,913	0.1082	0.4326	L
41	RETAIL	200	SF	28,270	5,654	236	0.0087	0.0350	L
TOTAL					140,264	5,844	0.2170	0.8681	



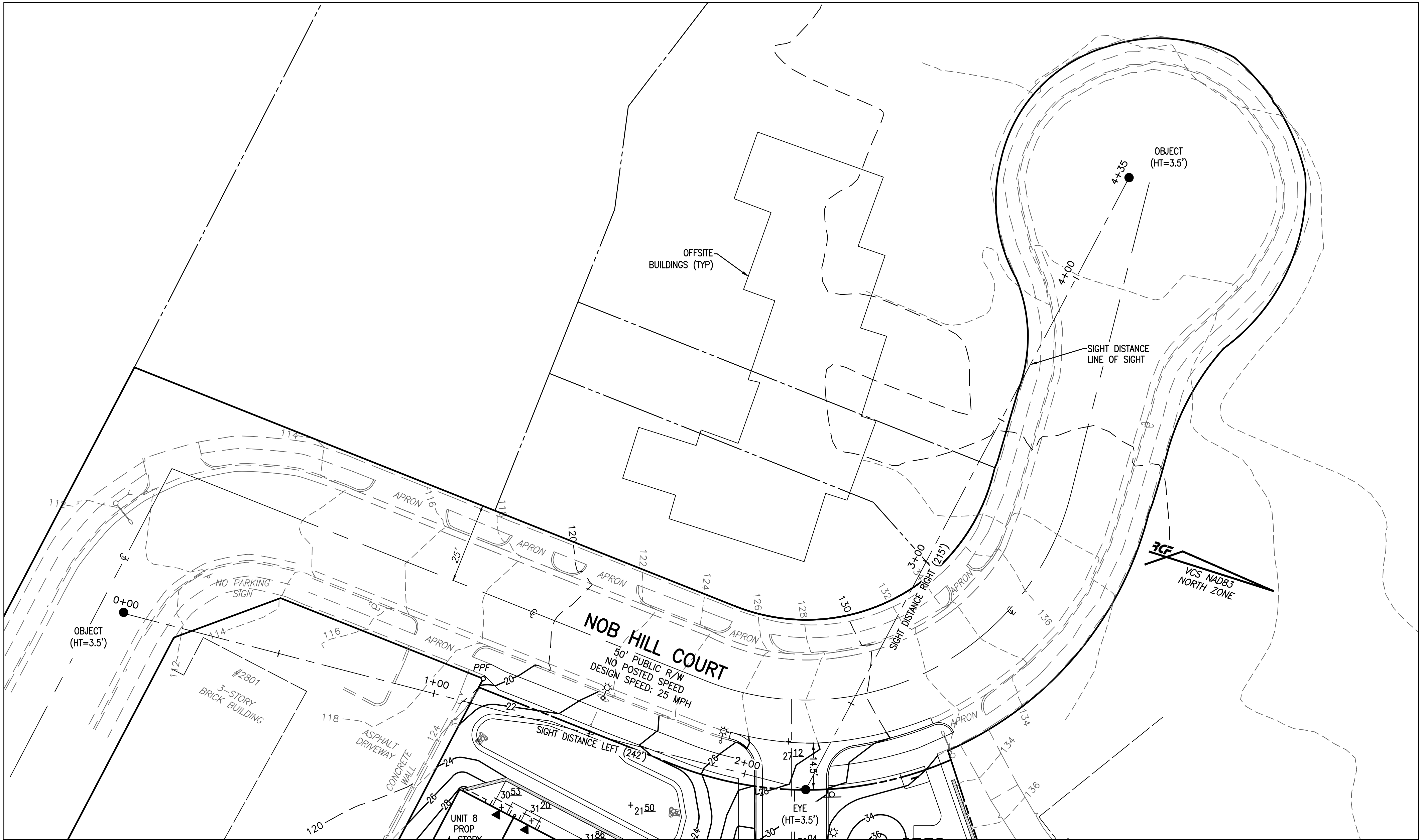
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
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A:\2023\23232\DWG\DEVA\SIGHT DISTANCE PLAN AND PROFILE.dwg
Thu, May 13 2025 - 10:48:30am



SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 20'

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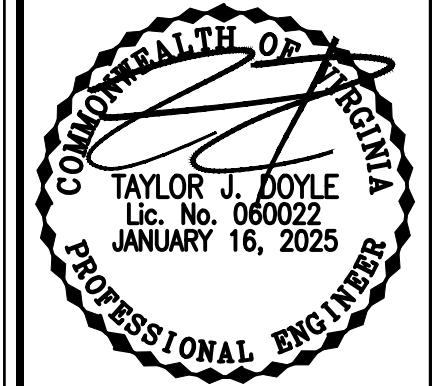
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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CHAIRMAN, PLANNING COMMISSION _____	
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INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE _____

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: JAN, 2025

SIGHT
DISTANCE
PLAN

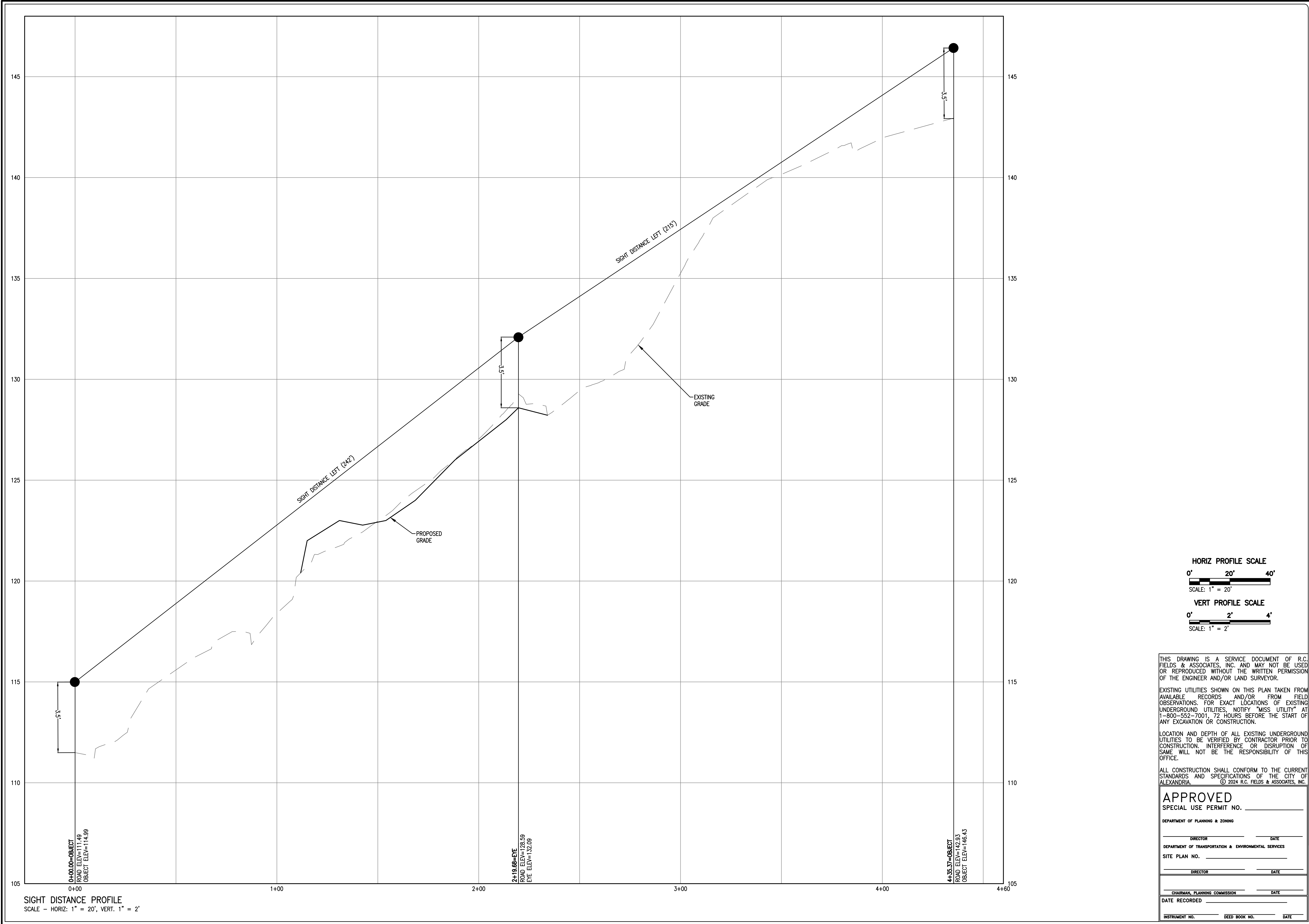
SHEET 18 OF 22
FILE: 23-232



PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

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A:\2023\23232\DWG\DEVA\SIGHT_DISTANCE PLAN AND PROFILE.dwg
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DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
JANUARY 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

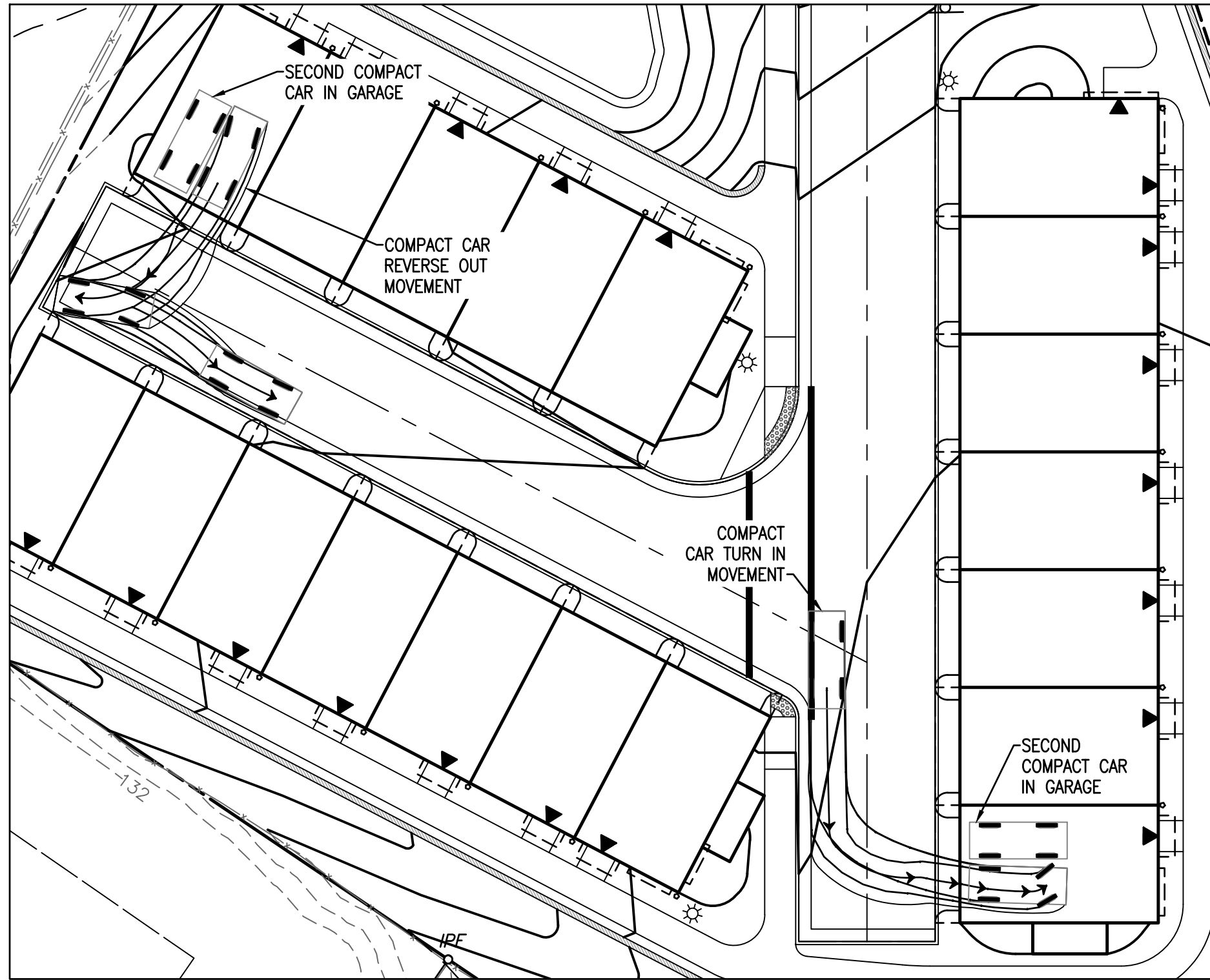
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SCALE: AS NOTED
DATE: JAN, 2025

SIGHT DISTANCE PROFILE

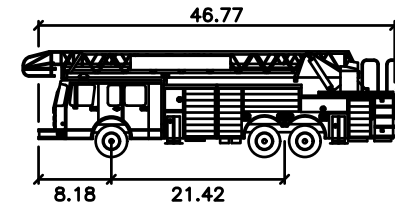
SHEET **19** OF **22**
FILE: **23-232**

A:\2023\2323\DWG\DELTA TURNING MOVEMENTS.dwg
Thu, May 13 2023 10:48:40am

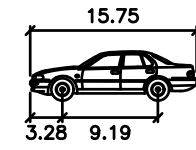
3G
VCS NAD83
NORTH ZONE



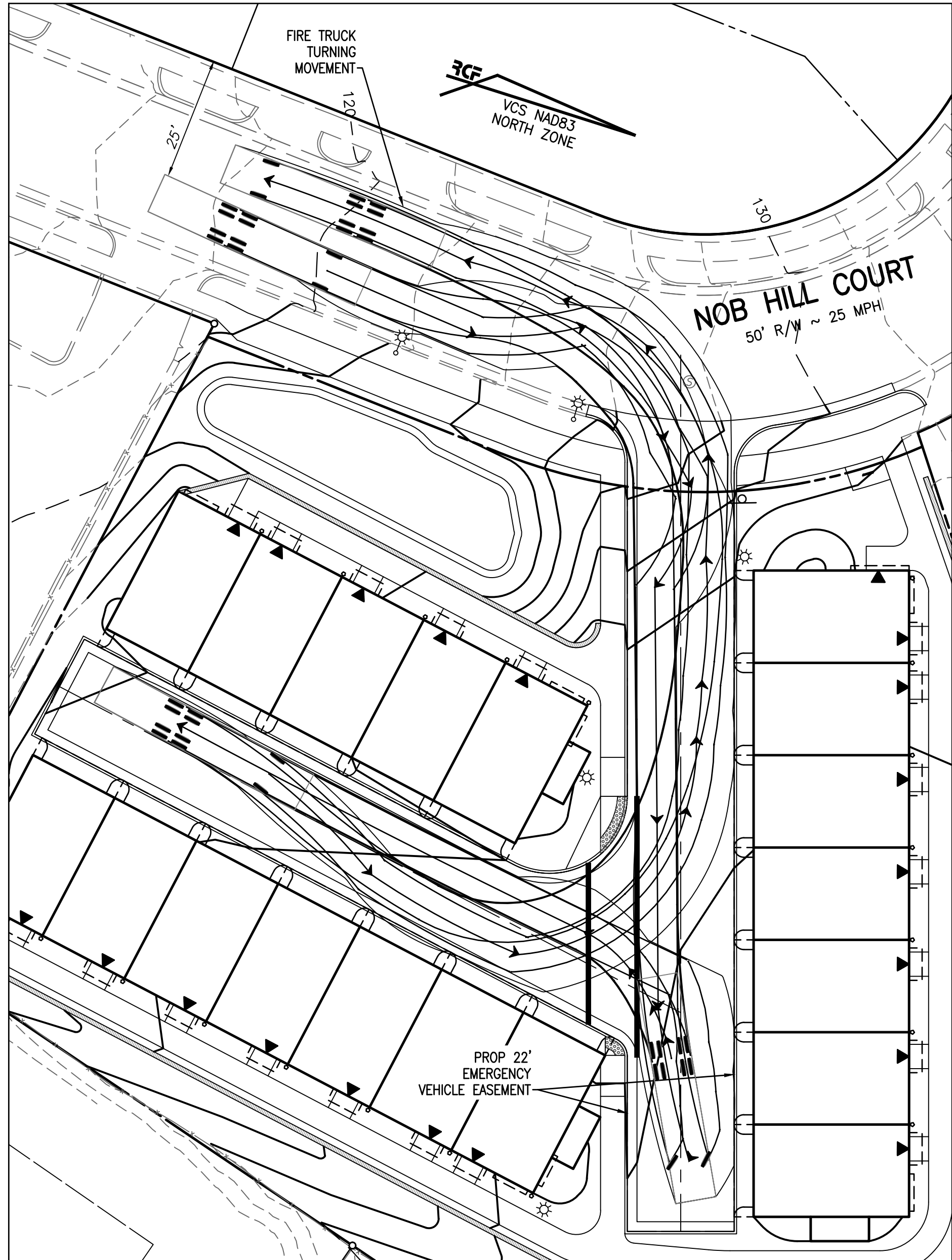
COMPACT CAR TURNING MOVEMENTS
SCALE: 1" = 20'



ALEXANDRIA FIRE TRUCK
feet
Width : 8.41
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 40.1



COMPACT CAR
feet
Width : 5.91
Track : 5.74
Lock to Lock Time : 6.0
Steering Angle : 35.9



FIRE TRUCK TURNING MOVEMENTS
SCALE: 1" = 20'

0' 20' 40'

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

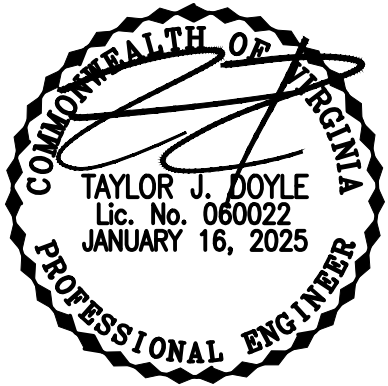
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PRELIMINARY DEVELOPMENT SITE PLAN
WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

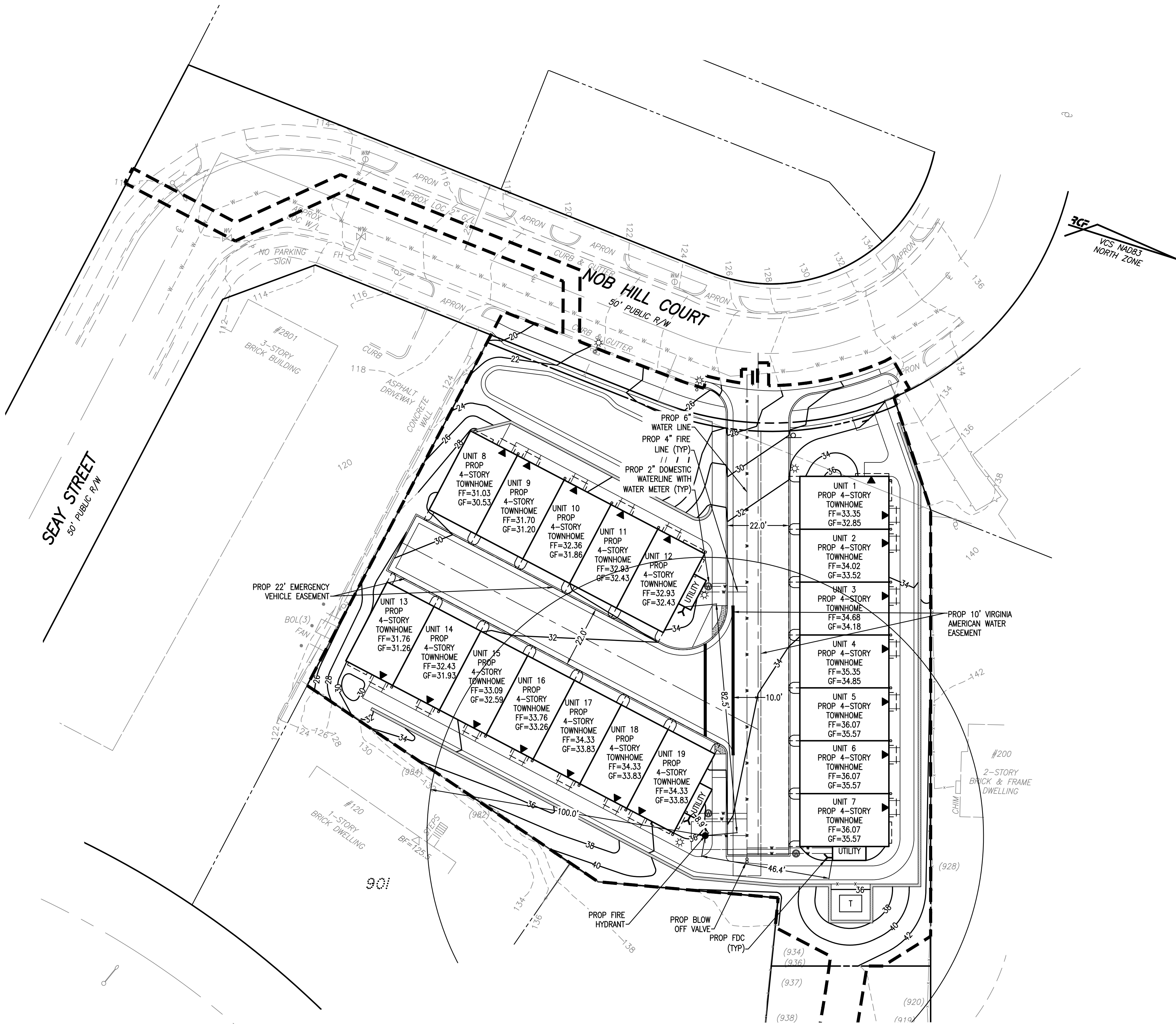
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SCALE: 1"=20'
DATE: JAN, 2025

TURNING
MOVEMENTS

SHEET 20 OF 22
FILE: 23-232

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LOT 801 BUILDING CODE ANALYSIS:

USE:	R5
USE GROUP:	TOWNHOUSES
TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES:	3 1/2 STORIES
FLOOR AREA (1ST FLOOR):	3,934 SF (BLD 1 & 3) 2,810 SF (BLD 2)
FLOOR AREA (2ND FLOOR):	3,845 SF (BLD 1) 2,748 SF (BLD 2) 3,838 SF (BLD 3)
FLOOR AREA (3RD FLOOR):	3,222 SF (BLD 1) 2,296 SF (BLD 2) 3,208 SF (BLD 3)
FLOOR AREA (ATTIC):	1,281 (BLD 1 & 3) 915 SF (BLD 2)
BUILDING HEIGHT:	35.0'
SEPARATED USE BUILDING:	N/A
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLED

FIRE PROTECTION INFORMATION:

ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).

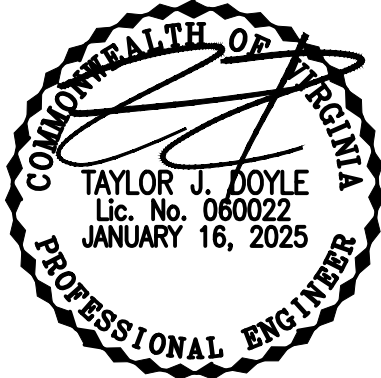
1. A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION.
2. THE PROPOSED BUILDINGS ARE TO BE FULLY SPRINKLERED.
3. A FINAL FIRE FLOW ANALYSIS REPORT, IN ACCORDANCE WITH CITY STANDARDS AND PREPARED BY A LICENSED ENGINEER, WILL BE SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA FIRE/EMS DEPARTMENT PRIOR TO RELEASE OF THE FINAL SITE PLAN. VERIFICATION THAT THE PROPOSED INFRASTRUCTURE IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW WILL BE PROVIDED IN THE REPORT.

EMERGENCY ACCESS NOTE:

ACCESS TO THE SITE IN CASE OF EMERGENCY IS THE PRIVATE DRIVE AISLE PROPOSED WITH THIS PLAN FROM THE EAST SIDE OF NOB HILL COURT.

PAVEMENT MARKING NOTE:

THE PROPOSED CROSSWALK SHALL BE A STANDARD CROSSWALK. IT SHALL CONSIST OF TWO 0.5' WIDE WHITE THERMOPLASTIC LINES WITH REFLECTIVE MATERIAL.



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WESTRIDGE TOWNS
(126 LONGVIEW DRIVE)
CITY OF ALEXANDRIA, VIRGINIA

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 _____

DATE RECORDED _____

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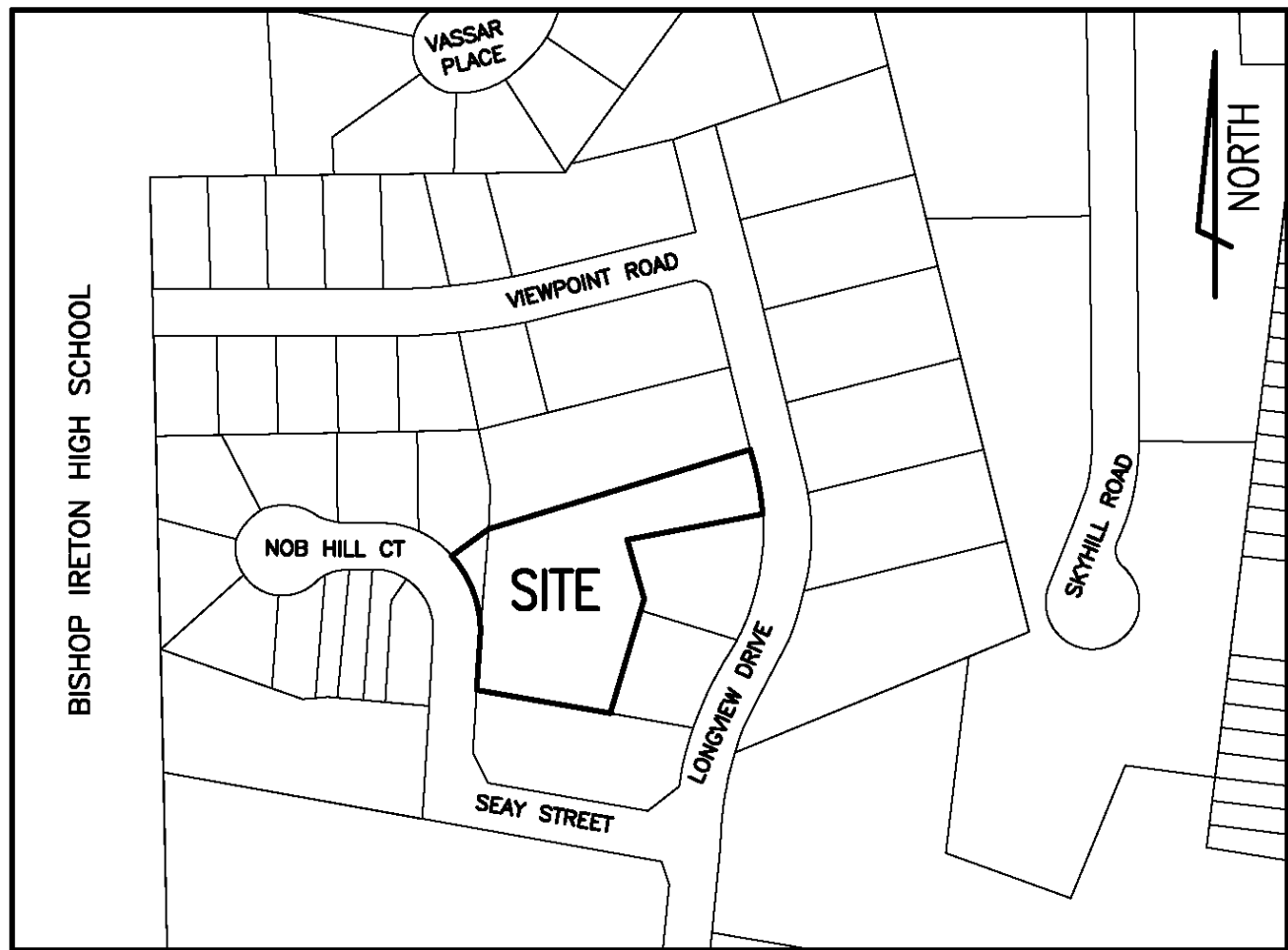
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DATE	REVISION

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DATE: JAN, 2025

FIRE SERVICE
PLAN

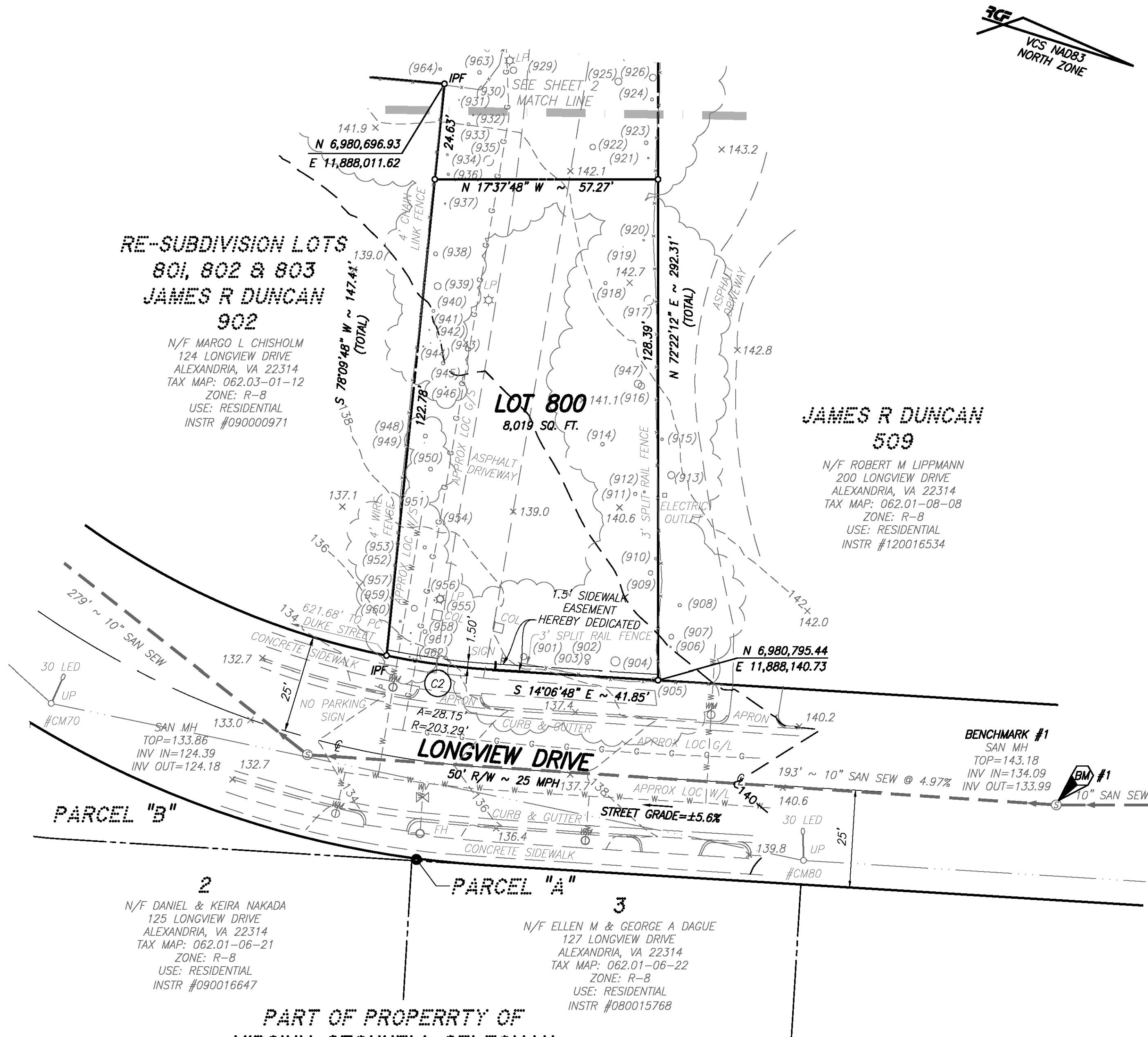
SHEET **20A** OF **22**
FILE: **23-232**



VICINITY MAP
SCALE 1" = 200'

EXISTING TREE TABLE:

901) 19" OAK	987) 8" TREE OF HEAVEN	1073) 3" MAPLE
902) 17" PRIVET	988) 8" TREE OF HAVEN	1074) 2" MAHONIA
903) 10" REDCEDAR	989) 9" TREE OF HAVEN	1075) 2" ELM
904) 28" REDBUD	990) 64" TREE	1076) 8" MAPLE
905) 14" OAK	991) 55" OSAGE	1077) 6" MAPLE
906) 5" HACKBERRY	992) 16" HACKBERRY	1078) 13" BOXELDER
907) 15" HOLLY	993) 32" MAGNOLIA	1079) 3" TREE
908) 10" REDCEDAR	994) 11" TREE (DEAD)	
909) 14" REDCEDAR	995) 18" TREE (DEAD)	
910) 8" PRIVET	996) 19" TREE OF HEAVEN	
911) 10" PRIVET	997) 20" TREE OF HEAVEN	
912) 6" HACKBERRY	998) 18" TREE (TWIN)	
913) 22" REDCEDAR	999) 9" TREE (DEAD)	
914) 11" MAPLE	1000) 8" TREE OF HEAVEN	
915) 8" MULBERRY	1001) 9" HOLLY	
916) 20" MAGNOLIA	1002) 14" TREE OF HEAVEN	
917) 29" REDCEDAR	1003) 12" TREE OF HEAVEN	
918) 10" SHRUB	1004) 11" TREE OF HEAVEN	
919) 1" JAPANESE CAMELIA	1005) 6" TREE OF HEAVEN	
920) 5" CYPRESS	1006) 5" TREE OF HEAVEN	
921) 5" CYPRESS	1008) 18" TREE (TRIPLE)	
922) 17" CrapeMYRTLE	1009) 12" MAPLE	
923) 11" CYPRESS	1010) 15" PEAR	
924) 9" CYPRESS	1011) 7" TREE OF HEAVEN	
925) 21" MAGNOLIA	1012) 7" TREE OF HEAVEN	
926) 21" HACKBERRY	1013) 9" TREE OF HEAVEN	
927) 6" HACKBERRY	1014) 10" TREE OF HEAVEN	
928) 10" MAGNOLIA	1015) 33" TREE OF HEAVEN	
929) 20" CrapeMYRTLE	1016) 24" ELM	
930) 2" DOGWOOD	1017) 7" MAPLE	
931) 4" MAHONIA	1018) 6" TREE OF HEAVEN	
932) 9" CrapeMYRTLE	1019) 10" TREE OF HEAVEN	
933) 6" CYPRESS	1020) 8" TREE OF HEAVEN	
934) 6" CYPRESS	1021) 8" TREE OF HEAVEN	
935) 30" CrapeMYRTLE	1022) 10" TREE OF HEAVEN	
936) 7" YEW	1023) 18" LOCUST	
937) 4" TREE OF HEAVEN	1024) 18" ELM	
938) 12" MULBERRY	1025) 18" (DEAD)	
939) 21" YEW	1026) 16" TREE OF HEAVEN	
940) 9" YEW	1027) 7" MAPLE	
941) 3" ELM	1028) 26" MAPLE	
942) 2" MAGNOLIA	1029) 41" ELM	
943) 2" ELM	1030) 9" MAPLE	
944) 3" ELM	1031) 9" HOLLY	
945) 11" HOLLY	1032) 11" TREE OF HEAVEN	
946) 3" TREE	1033) 6" TREE (DEAD)	
947) 23" OAK	1034) 11" ELM	
948) 12" HOLLY	1035) 11" TREE OF HEAVEN	
949) 1" BOXWOOD	1036) 11" TREE OF HEAVEN	
950) 12" HOLLY	1037) 12" TREE OF HEAVEN	
951) 2" MAGNOLIA	1038) 11" TREE OF HEAVEN	
952) 10" AZALEA	1039) 7" TREE OF HEAVEN	
953) 10" REDCEDAR	1040) 6" TREE OF HEAVEN	
954) 1" JAPANESE CAMELIA	1041) 12" TREE OF HEAVEN	
955) 3" PRIVET	1042) 9" TREE OF HEAVEN	
956) 5" ELAEAGNUS	1043) 10" TREE OF HEAVEN	
957) 18" REDCEDAR	1044) 15" TREE OF HEAVEN	
958) 12" NANDINA	1045) 11" TREE OF HEAVEN	
959) 6" NANDINA	1046) 8" MAPLE	
960) 3" CHERRY	1047) 16" REBBUD	
961) 2" HACKBERRY	1048) 8" TREE OF HEAVEN	
962) 3" MULBERRY	1049) 20" ELM	
963) 11" HACKBERRY	1050) 14" TREE OF HEAVEN	
964) 8" WITCHHAZEL	1051) 15" LOCUST	
965) 22" OAK	1052) 19" ELM	
966) 10" MAPLE	1053) 9" TREE OF HEAVEN	
967) 9" CYRESS	1054) 9" TREE OF HEAVEN	
968) 11" CYRESS	1055) 15" TREE OF HEAVEN	
969) 11" MAPLE	1056) 8" TREE OF HEAVEN	
970) 14" CEDAR	1057) 9" TREE OF HEAVEN	
971) 8" HOLLY	1058) 6" TREE OF HEAVEN	
972) CYPRESS	1059) 11" TREE OF HEAVEN	
973) 7" MULBERRY	1060) 36" TREE OF HEAVEN	
974) 60" LINDEN	1061) 24" REDBUD	
975) 18" LINDEN	1062) 13" MAGNOLIA	
976) 11" HACKBERRY	1063) 4" PRIVET	
977) 23" MULBERRY	1064) 10" TREE	
978) CEDAR	1065) 11" PRIVET	
979) 9" HOLLY	1066) 4" PRIVET	
980) 12" CEDAR	1067) 3" RHODODENDRON	
981) 11" MULBERRY	1068) 8" RHODODENDRON	
982) 20" PEAR	1069) 3" PRIVET	
983) 13" REDBUD	1070) 15" CrapeMYRTLE	
984) 30" PEAR	1071) 24" CrapeMYRTLE	
985) 12" TREE	1072) 28" CrapeMYRTLE	
986) 10" TREE (DEAD)		



CURVE TABLE

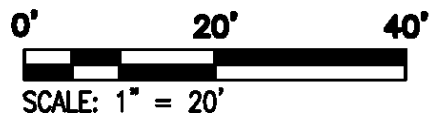
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	110.00'	40.02'	20°17'29"	20.22'	S 30°58'11" E	39.81'
C2	203.29'	28.15'	7°55'59"	14.10'	S 10°08'49" E	28.12'
C3	113.00'	89.08'	45°10'06"	47.00'	N 18°31'52" W	86.79'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C4	113.00'	40.02'	20°17'29"	20.22'	S 30°58'11" E	39.81'
C5	113.00'	22.05'	11°10'57"	11.06'	S 15°13'58" E	22.02'
C6	113.00'	4.22'	2°08'31"	2.11'	S 19°45'11" E	4.22'
C7	5.00'	5.44'	62°19'00"	3.02'	S 41°12'42" W	5.17'
C8	16.00'	32.86'	117°41'00"	26.46'	N 48°47'18" W	27.38'
C8	113.00'	10.01'	5°04'26"	5.01'	S 16°08'42" E	10.00'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 72°22'12" E	152.31'
L2	S 17°37'48" E	22.00'
L3	S 72°22'12" W	35.36'
L4	S 10°03'12" W	134.69'
L5	N 79°56'48" W	22.00'
L6	N 10°03'12" E	99.71'
L7	S 72°22'12" E	63.54'
L8	N 72°22'12" E	144.28'
L9	S 17°37'48" E	10.00'
L10	S 72°22'12" W	49.18'
L11	S 17°37'48" E	21.84'
L12	S 10°03'12" W	109.21'
L13	N 79°56'48" W	10.00'
L14	N 10°03'12" E	106.74'
L15	N 17°37'48" W	19.37'
L16	S 72°22'12" W	85.37'



GENERAL NOTES:

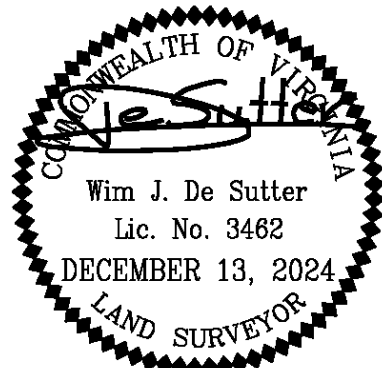
- TAX ASSESSMENT MAP #062.03-01-13 (LOT 705) & #062.03-01-09 (OUTLOT 2)
- ZONE: R-8
- OWNER/APPLICANT: OCH'S AT LONGVIEW LLC
228 SOUTH WASHINGTON STREET
SUITE B30
ALEXANDRIA, VA. 22314
INSTRUMENT #240000194
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TITLE REPORT FURNISHED BY TRI COUNTY TITLES, INC., FILE #22-23-13509, DATED 08/14/2023 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
- THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190037E.
- THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
- THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
- STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION PROPOSED LOTS (R-8)

TOTAL SITE AREA	42,344 SQ. FT. OR 0.9721 AC.
PROPOSED NUMBER OF LOTS	2
STREET DEDICATION	458 SQ. FT. OR 0.0105 AC.
MIN. LOT AREA REQUIRED	8,000 SQ. FT. OR 0.1837 AC.
MIN. LOT AREA PROVIDED (LOT 800)	8,019 SQ. FT. OR 0.1841 AC.
(LOT 801)	33,867 SQ. FT. OR 0.7775 AC.
MINIMUM LOT WIDTH REQUIRED	65'
LOT WIDTH PROVIDED (LOT 800)	66.47'
(LOT 801)	181.60'
MINIMUM LOT FRONTAGE REQUIRED	40'
LOT FRONTAGE PROVIDED (LOT 800)	70.00'
(LOT 801)	154.03'

LOT TABULATION EXISTING LOTS

TOTAL SITE AREA	42,344 SQ. FT. OR 0.9721 AC.
EXISTING NUMBER OF LOTS	2
LOT 705	41,108 SQ. FT. OR 0.9437 AC.
OUTLOT #2	1,237 SQ. FT. OR 0.0284 AC.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF ALL THE LAND CONVEYED BY HOLLIS JEFFERSON NESMITH TRS. & EUDORA ACHSAH NESMITH TRS. TO OCH'S AT LONGVIEW LLC BY DEED DATED JANUARY 8TH, 2024 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #240000194, AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THUS—O—WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 13TH DAY OF DECEMBER, 2024.

PRELIMINARY PLAT
SHOWING LOTS 800 AND 801
WESTRIDGE TOWNS
AN OLD CREEK HOMES COMMUNITY
A RESUBDIVISION OF LOT 705, BEING A RESUBDIVISION OF LOT 611,
JAMES R. DUNCAN, ET-UX, DEED BOOK 467, PAGE 524 AND
OUTLOT #2, SECTION TWO, HENRY V. SEAY, DEED BOOK 521, PAGE 388
CITY OF ALEXANDRIA, VIRGINIA

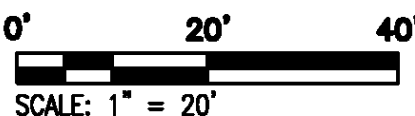
DATE REVISION

DRAWN: KKH/AA
SCALE: 1" = 20'
DATE: 12/13/2024

PRELIMINARY PLAT

SHEET 21 of 22
FILE: 23-232

RC FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422
www.rcassoc.com

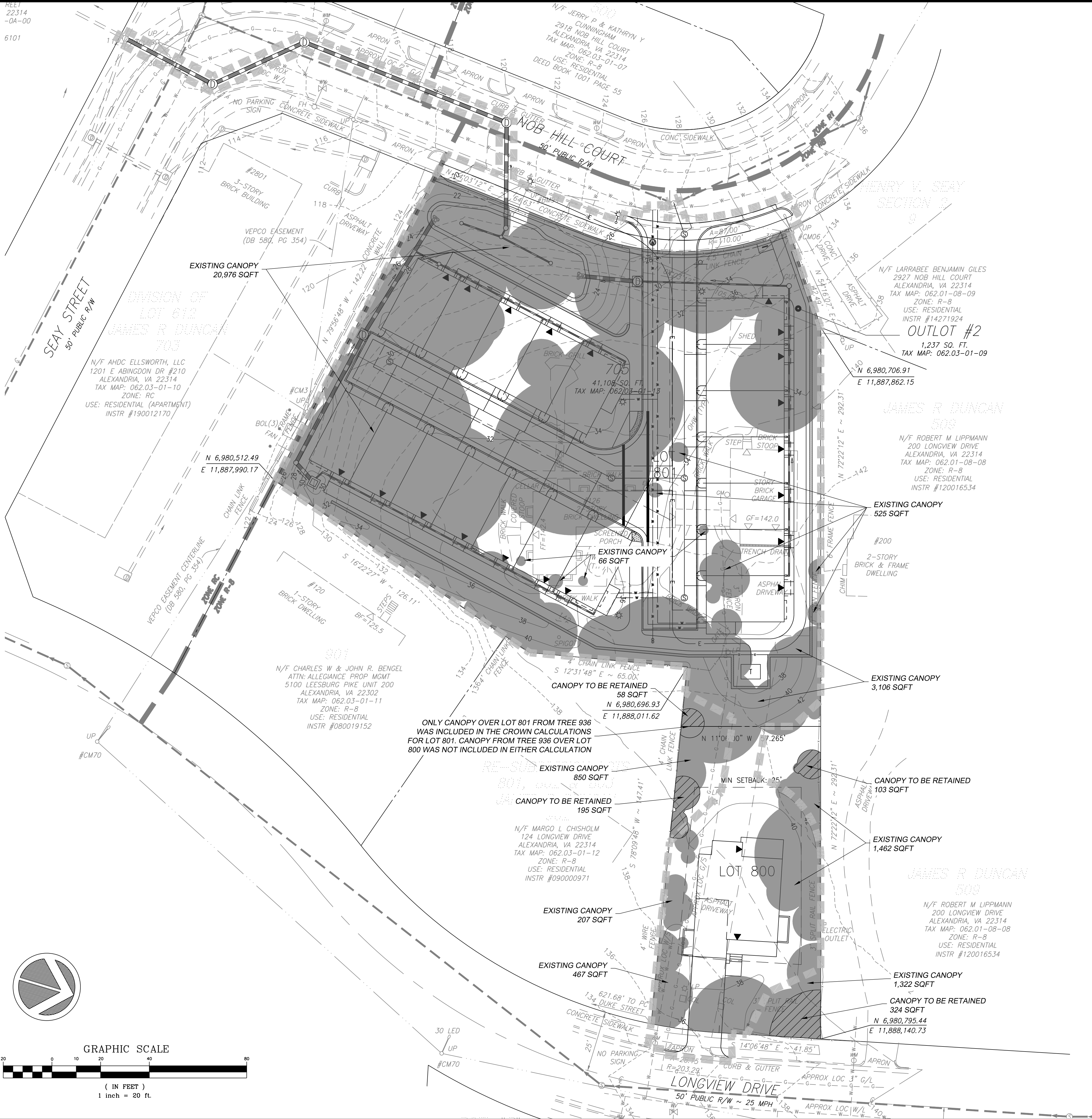
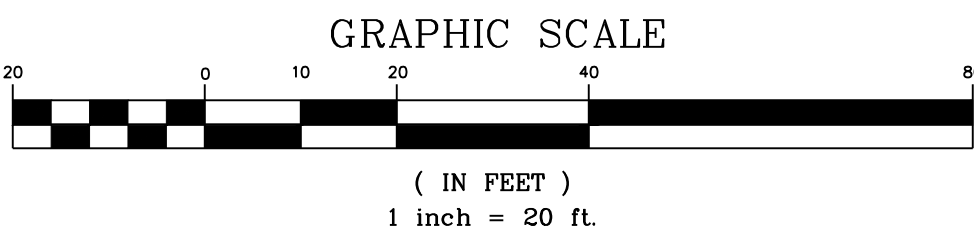
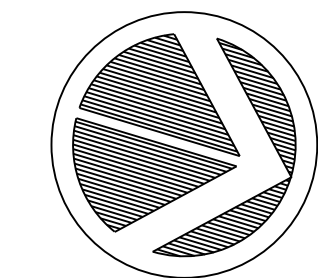


SHEET 22 of 22
FILE: 23-232

\\2023\23232\DWG\SURVEY\01 PRELIMINARY PLAT\23232 PRELIMINARY SUBDIVISION PLAT.dwg
ri, Dec 13 2024 - 3:47:16pm

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REF: 22314 -0A-00 6101



LEGEND

— TPF — PROPOSED TREE PROTECTION FENCE (SEE DETAIL & SPECIFICATIONS)

— RP — PROPOSED ROOT PRUNING (SEE DETAIL & SPECIFICATIONS)

■ ■ ■ PROPOSED LOD

● EXISTING CANOPY

▨ CANOPY TO REMAIN

LOT 801

TREE CANOPY NOTES:

- TOTAL EXISTING CANOPY COVER: 24,673 SQFT
- 1.a. EXISTING TREE CANOPY : 24,673 SQFT
- 1.b. EXISTING SHRUB CANOPY: 0 SQFT
- TOTAL SITE AREA: 34,325 SQFT
- PERCENT OF SITE COVERED: 72.9%
- PERCENT COVER REQUIRED BY ZONING: 25%
- TOTAL CANOPY TO BE PRESERVED: 58 SQFT
- 5.a. TREE CANOPY PRESERVED : 58 SQFT
6. SHRUB CANOPY PRESERVED: 0 SQFT
- MINIMUM CANOPY AREA TO BE PLANTED: 8,523 SQFT

LOT 800

TREE CANOPY NOTES:

- TOTAL EXISTING CANOPY COVER: 4,308 SQFT
- 1.a. EXISTING TREE CANOPY : 4,308 SQFT
- 1.b. EXISTING SHRUB CANOPY: 0 SQFT
- TOTAL SITE AREA: 8,019 SQFT
- PERCENT OF SITE COVERED: 53.7%
- PERCENT COVER REQUIRED BY ZONING: 25%
- TOTAL CANOPY TO BE PRESERVED: 622 SQFT
- 5.a. TREE CANOPY PRESERVED : 622 SQFT
6. SHRUB CANOPY PRESERVED: 0 SQFT
- MINIMUM CANOPY AREA TO BE PLANTED: 1,383 SQFT

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

Wetland
Studies and Solutions, Inc.
a DAWEY company
5300 Wellington Branch Drive • Suite 100
Gainesville, Virginia 20155
Phone: 703-679-5600 • Fax: 703-679-5601
www.wetlands.com

CANOPY CREDIT EXHIBIT

126 Longview Drive
City of Alexandria, VA

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REVISIONS

No.	Date	Description	App. By	Rev. By	CH
1	12/04/24	REVISED PER CITY COMMENTS	NE	CH	

Horizontal Datum: VCS NAD 83

Vertical Datum: _____

Boundary and Topo Source: RC Fields

Design	Draft	Approved
NE	NE	CH

Sheet #

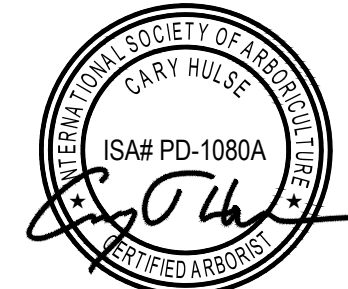
TP-1

WSSI Project Number: P.WS10000499

TREE PRESERVATION PLAN

126 Longview Drive
City of Alexandria, VA

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REVISIONS				
No.	Date	Description	App. By	Rev. By
1	12/04/24	REVISED PER CITY COMMENTS	ME	CH

DATE: OCT. 18, 2024 SCALE: 1" = 20' C.L. 2'

Horizontal Datum: VCS NAD 83

Vertical Datum

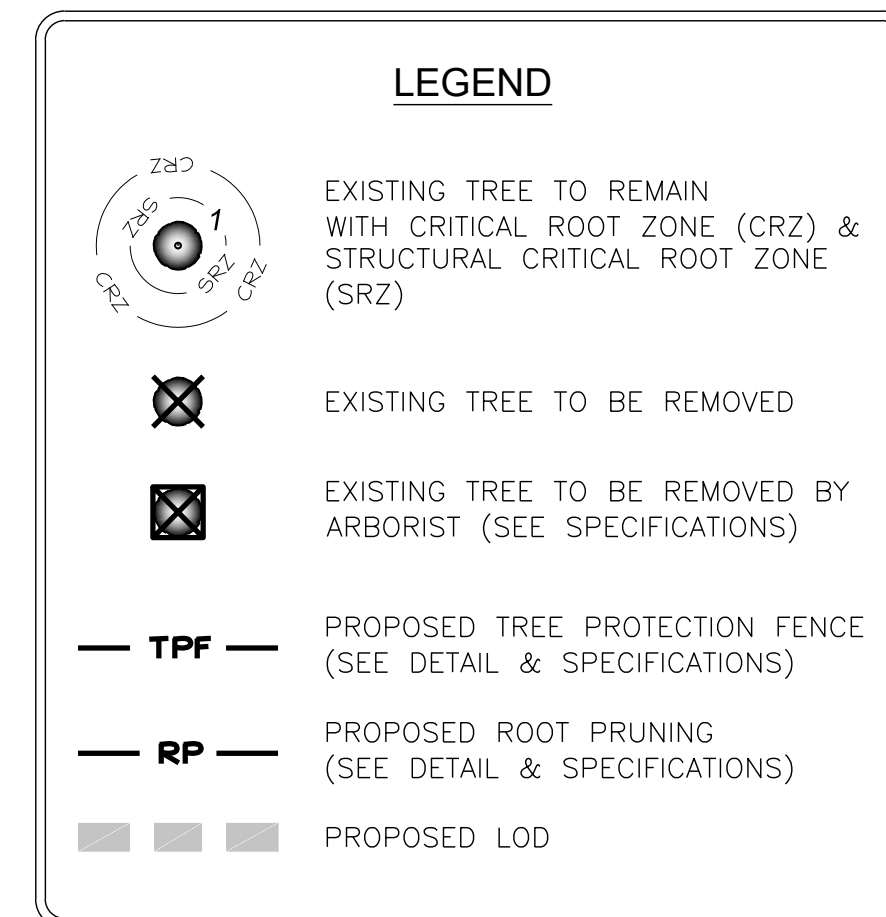
Boundary and Topo Source:
RC Fields

Design	Draft	Approved
NE	NE	CH

Sheet #

TP-2

WSSI Project Number:
P.WSI0000499



TREE ASSESSMENT NOTES:

1. TREE CONDITION ASSESSMENT CONDUCTED BY ALEX BAILEY, ISA# M-6574A , ON JANUARY 8, 10, AND 11 2024.
2. THE INSPECTION OF THESE TREES CONSISTED SOLELY OF A VISUAL INSPECTION FROM THE GROUND. WHILE MORE THOROUGH TECHNIQUES ARE AVAILABLE FOR INSPECTION AND EVALUATION, THEY WERE NEITHER REQUESTED NOR CONSIDERED NECESSARY OR APPROPRIATE AT THE TIME.
3. TREE CONDITION WAS ASSESSED USING THE METHODS OUTLINED IN THE COUNCIL OF TREE & LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISAL, 10TH EDITION
4. OFFSITE TREES WERE VISUALLY ASSESSED FROM WITHIN THE SUBJECT PROPERTIES AND/OR PUBLIC SPACE AND ARE LIMITED TO ESTIMATIONS ONLY.

TREE PRESERVATION NOTES

1. TREE LOCATIONS MAY BE APPROXIMATE. OWNER AND CONTRACT ARBORIST SHALL VERIFY ALL TREE LOCATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND/OR TREATMENT OR REMOVAL.
2. PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITY. CITY ARBORIST, OWNER, DESIGN TEAM MEMBERS (PROJECT ARBORIST, LANDSCAPE ARCHITECT, ENGINEER AND ARCHITECT), CONTRACT ARBORIST, SITE AND LANDSCAPE CONTRACTORS SHALL ATTEND.
3. REMOVAL OR TREATMENT OF ANY SHARED, OFFSITE, OR ROW TREES REQUIRES WRITTEN PERMISSION FROM ALL OWNERS PRIOR TO ANY WORK.
4. TREES RATED "POOR", "CRITICAL", OR "DEAD" THAT ARE NOT CURRENTLY RECOMMENDED FOR REMOVAL DUE TO CONSTRUCTION IMPACTS FROM THIS PROJECT MAY WARRANT FURTHER EVALUATION AND/OR TREATMENT OR REMOVAL BY OTHERS DUE TO THEIR EXISTING CONDITION.

STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

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

1. VEGETATION DESIGNATED FOR PROTECTION AND/ OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
 - 1.A. MAINTENANCE SHALL BE PRO-ACTIVE.
 - 1.B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH, AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION, AND INSTALLATION OF MULCH/ TOPDRESSING.
 - 1.C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.
2. AREAS DESIGNATED FOR PROTECTION AND/ OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, UT ARE NOT LIMITED TO:
 - 2.A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.
 - 2.B. FELLING AND STORING VEGETATION III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.
 - 2.C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/ EQUIPMENT PARKING OR STORAGE.
 - 2.D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING, OR IMPERVIOUS SURFACE INSTALLATION.
 - 2.E. DISPOSAL OF DEBRIS OR CHEMICALS VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.
 - 2.F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

APPROVED

SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

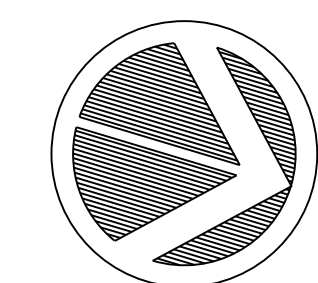
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

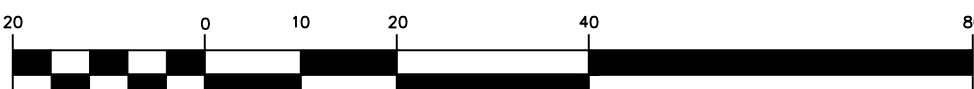
DIRECTOR		DATE

CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED _____	

INSTRUMENT NO. _____ DEED BOOK NO. _____



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

L:_WSI0000000s\0000400\0000499\CADD\05-ENV\RW\SI0000499_Longview_Trees_2024.12.04.dwg 3 Plotted By: Nathan Evans, 12/4/2024 9:36 AM

Date: DEC, 2024		Tree Protection Action Key																	Project: P.WSI0000499	
Tree #	DBH	Common Name	Botanical Name	Condition Rating %	Condition Rating	Dead Tree (Y/N)	Approx Canopy Radius (FT)	Approx Tree Height (FT)	Number of Stems	SR	CRZ	Preservation Measures	Additional Notes	Condition Notes						
	(Diameter at 4.5 feet above grade)									Structural Critical Root Zone (radius) in Feet	City of Alexandria Critical Root Zone				Removal By Arborist	Root Prune	Tree Protection Fence	Mulch	Tree Condition Inspections	Watering
901	20	oak, pin	Quercus palustris	65%	Good	NO	20	65	1	9	20	X		Compacted Soils, Small DW (1-2"), Broken Limbs, Branch Decay, Vines						
902	2,1,1,1,1,1,1	privet spp.	Ligustrum spp.	60%	Fair	NO	6	14	7	1	8	X		Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"). Vines						
903	9	redcedar, eastern	Juniperus virginiana	40%	Poor	NO	6	30	1	4	9	X		One Sided, Suppressed, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Broken Limbs, Branch Decay, Vines						
904	14,12	redcedar, eastern	Juniperus virginiana	35%	Poor	NO	16	55	2	8	18	X		Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay, Vines						
905	17	oak, pin	Quercus palustris	65%	Good	NO	20	60	1	8	17		X	growing into fence and side walk						
906	6	hackberry, common	Celtis occidentalis	60%	Fair	NO	6	35	1	3	8		X	four feet offsite						
907	7,6,5,3,3	holly spp.	Ilex spp.	55%	Fair	NO	9	30	5	5	11		X	Suppressed, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Vines						
908	11	redcedar, eastern	Juniperus virginiana	20%	Critical	NO	8	25	1	5	11		X	One Sided, Excessive Lean, Large DW (3"+), Small DW (1-2"), Serious Decline, Broken Limbs, Branch Decay, Hardware						
909	19	redcedar, eastern	Juniperus virginiana	15%	Critical	NO	12	35	1	9	19	X		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Vines						
910	2,1,1,1	privet, Chinese	Ligustrum sinense	55%	Fair	NO	4	10	4	1	8	X		Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Vines						
911	3,2,1,1,1,1	privet, Chinese	Ligustrum sinense	55%	Fair	NO	5	12	6	2	8	X		Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Vines						
912	6	hackberry, common	Celtis occidentalis	65%	Good	NO	8	40	1	3	8	X		Small DW (1-2"), Vines						
913	6,5,5,4,4	redcedar, eastern	Juniperus virginiana	20%	Critical	NO	10	18	5	5	11	X		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Broken Limbs, Branch Decay, Vines						
914	3,2,2	maple, Japanese	Acer palmatum	60%	Fair	NO	8	14	3	2	8	X		Co-Dominant Stems, Mechanical Damage, Broken Limbs, Vines						
915	7	mulberry spp.	Morus spp.	40%	Poor	NO	8	25	1	3	8	X		Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"). Low Vigor, Serious Decline, Vines, Hardware						
916	5,4,4,4,3,2,2	magnolia, star	Magnolia stellata	50%	Fair	NO	10	12	7	4	9	X		Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Broken Limbs, Branch Decay, Vines						
917	20,10	redcedar, eastern	Juniperus virginiana	50%	Fair	NO	15	70	2	10	22	X		Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay, Fungal Fruiting Bodies, Vines						
918	1,1	ZZ Unknown shrub	ZZ Unknown shrub	55%	Fair	NO	5	6	2	1	8	X		Co-Dominant Stems						
919	1	Japanese camellia	camellia japonica	60%	Fair	NO	2	4	1	0	8		X	Vines						
920	5	cypress, Leyland	x Cupressocyparis leylandii	50%	Fair	NO	6	25	1	2	8		X	One Sided, Small DW (1-2"), Vines						
921	5	cypress, Leyland	x Cupressocyparis leylandii	0%	Dead	YES	0	12	1	2	8	X								
922	7,5,2,1,2,1	crapemyrtle, common	Lagerstroemia indica	55%	Fair	NO	12	30	6	4	9	X		Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay, Vines						
923	4,4,1	cypress, Leyland	x Cupressocyparis leylandii	40%	Poor	NO	5	30	3	3	8	X		One Sided, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"). Vines						
924	10	cypress, Leyland	x Cupressocyparis leylandii	55%	Fair	NO	5	30	1	5	10	X		Small DW (1-2"). Broken Limbs, Branch Decay, Vines						
925	12,10,8	magnolia, southern	Magnolia grandiflora	55%	Fair	NO	12	35	3	8	18	X		Buried Root Collar, Mechanical Damage, Small DW (1-2"), Broken Limbs, Branch Decay, Vines						
926	12,12	hackberry, common	Celtis occidentalis	55%	Fair	NO	15	45	2	8	17	X		Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"). Vines, Hardware						
927	6	hackberry, common	Celtis occidentalis	60%	Fair	NO	9	40	1	3	8	X		Small DW (1-2"). Vines						
928	3,3,2,1	magnolia, southern	Magnolia grandiflora	50%	Fair	NO	6	14	4	2	8		X X X X	offsite by three feet						
929	5,4,3,2,1,1,1	crapemyrtle, common	Lagerstroemia indica	60%	Fair	NO	9	30	7	3	8	X		Buried Root Collar, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"). Broken Limbs, Branch Decay, Vines						
930	2	dogwood, flowering	Cornus florida	65%	Good	NO	4	12	1	1	8	X		Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"). Vines, Hardware						
931	1	Leatherleaf mahonia	Berberis bealei	70%	Good	NO	2	4	1	0	8	X		Buried Root Collar						
932	1	crapemyrtle, common	Lagerstroemia indica	50%	Fair	NO	3	6	1	0	8	X		Suppressed, Included Bark/Weak Union, Co-Dominant Stems, Vines						
933	9	cypress, Leyland	x Cupressocyparis leylandii	50%	Fair	NO	8	35	1	4	9	X		Small DW (1-2"). Vines						
934	7	cypress, Leyland	x Cupressocyparis leylandii	0%	Dead	YES	0	6	1	3	8	X		topped						
935	8,7,6,6,5,5,4,4,4,3,3,2,2	crapemyrtle, common	Lagerstroemia indica	65%	Good	NO	20	30	13	8	18	X		Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Small DW (1-2"). Vines						
936	2	yew spp.	Taxus spp.	55%	Fair	NO	6	14	1	1	8		X	Vines, Hardware						
937	5	tree of heaven	Ailanthus altissima	50%	Fair	NO	3	30	1	2	8	X		Small DW (1-2"). Vines						
938	4,3,2	mulberry spp.	Morus spp.	50%	Fair	NO	10	20	3	2	8	X		Basal Decay, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"). Branch Decay, Vines						
939	4,3,3,3,2,2,2,2,2,1,1,1,1,1	yew spp.	Taxus spp.	50%	Fair	NO	7	18	14	4	8		X	Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Broken Limbs, Branch Decay, Vines						
940	1,1,1	yew spp.	Taxus spp.	45%	Fair	NO	2	12	3	1	8		X X X X X	Narrow Crown, Co-Dominant Stems, Mechanical Damage, Small DW (1-2"). Broken Limbs, Vines						
941	2	elm spp.	Ulmus spp.	65%	Good	NO	4	20	1	1	8		X X X X X	Vines						
942	1	magnolia, southern	Magnolia grandiflora	50%	Fair	NO	2	8	1	0	8	X		Mechanical Damage, Small DW (1-2"). Low Vigor, Vines						
943	2	elm spp.	Ulmus spp.	65%	Good	NO	4	20	1	1	8		X X X X X	Fungal Fruiting Bodies						
944	2	elm spp.	Ulmus spp.	50%	Fair	NO	3	12	1	1	8		X X X X X	One Sided, Small DW (1-2")						
945	1,1,1	holly spp.	Ilex spp.	45%	Fair	NO	5	6	3	1	8	X		Mechanical Damage, Broken Limbs, Vines						
946	1	Boxwood	Buxus spp.	60%	Fair	NO	3	8	1	0	8	X		Co-Dominant Stems, Small DW (1-2"). Vines						
947	26	oak, willow	Quercus phellos	60%	Fair	NO	22	80	1	12	26	X		Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"). Vines						
948	1,1	holly, American	Ilex opaca	60%	Fair	NO	5	12	2	1	8	X		Suppressed, Co-Dominant Stems						
949	1	Boxwood	Buxus spp.	65%	Good	NO	2	4	1	0	8	X		Co-Dominant Stems, Vines						
950	2,1,1	holly spp.	Ilex spp.	65%	Good	NO	6	8	3	1	8	X		Included Bark/Weak Union, Co-Dominant Stems, Vines						
951	1	magnolia, southern	Magnolia grandiflora	60%	Fair	NO	4	8	1	0	8	X		Mechanical Damage, Small DW (1-2"). Vines						
952	1	Azalea	Rhododendron spp.	65%	Good	NO	3	4	1	0	8	X								
953	13	redcedar, eastern	Juniperus virginiana	55%	Fair	NO	10	35	1	6	13	X		Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"). Vines, Hardware						
954	1	Japanese camellia	camellia japonica	60%	Fair	NO	1	2	1	0	8	X		Vines						
955	1	privet spp.	Ligustrum spp.	60%	Fair	NO	2	4	1	0	8	X		wax leaf ligustrum						
956	1,1,1,1	elaeagnus spp.	Elaeagnus spp.	55%	Fair	NO	4	12	4	1	8	X		Suppressed, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2")						
957	18	redcedar, eastern	Juniperus virginiana	60%	Fair	NO	10	55	1	8	18	X		Small DW (1-2"). Broken Limbs, Branch Decay, Vines						
958	1,1,1	Nandina	Nandina domestica	55%	Fair	NO	2	6	3	1	8	X		Included Bark/Weak Union, Co-Dominant Stems						
959	1,1,1	Nandina	Nandina domestica	50%	Fair	NO	2	6	3	1	8	X		Included Bark/Weak Union, Co-Dominant Stems						
960	2,1,1	cherry, sweet	Prunus avium	55%	Fair	NO	8	20	3	1	8	X		Co-Dominant Stems, Vines						



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Date: DEC, 2024		Tree Protection Action Key																			Project: P.WSI0000499	
Tree #	DBH	Common Name	Botanical Name	Condition Rating %	Condition Rating	Dead Tree (Y/N)	Approx Canopy Radius (FT)	Approx Tree Height (FT)	Number of Stems	SR	CRZ	Preservation Measures	Additional Notes	Condition Notes								
	(Diameter at 4.5 feet above grade)														Removal By Arborist	Root Prune	Tree Protection Fence	Mulch	Tree Condition Inspections	Watering	Temp Root Protection Mailing	Root Aeration/Mulching
961		2 hackberry, common	Celtis occidentalis	55%	Fair	NO	3	12	1	1	8	X										
962		2 mulberry spp.	Morus spp.	55%	Fair	NO	3	20	1	1	8	X		One Sided, Included Bark/Weak Union, Co-Dominant Stems								
963		12 hackberry, common	Celtis occidentalis	55%	Fair	NO	12	40	1	5	12	X		Large DW (3'+), Small DW (1-2''). Low Vigor, Stressed, Vines								
964	1,1,1	witchhazel, common	Hamamelis virginiana	65%	Good	NO	5	6	3	1	8	X		Included Bark/Weak Union, Co-Dominant Stems								
965	27	oak, willow	Quercus phellos	75%	Good	NO	25	90	1	12	27	X		Small DW (1-2'')								
966	11	maple, sugar	Acer saccharum	45%	Fair	NO	8	30	1	5	11	X		Surface Roots, Trunk Decay, Large DW (3'+), Small DW (1-2''), Low Vigor, Stressed, Broken Limbs, Branch Decay, Fungal Fruiting Bodies								
967	10	cypress, Leyland	x Cupressocyparis leylandii	55%	Fair	NO	8	45	1	5	10	X		Small DW (1-2''), Broken Limbs, Vines								
968	14	cypress, Leyland	x Cupressocyparis leylandii	60%	Fair	NO	10	45	1	6	14	X		Mechanical Damage, Small DW (1-2''), Broken Limbs, Vines								
969	14	maple, red	Acer rubrum	55%	Fair	NO	12	50	1	6	14	X	growing into playground and girdling rope around trunk	Surface Roots, Trunk Decay, Small DW (1-2''), Hardware								
970	15	cedar, deodar	Cedrus deodara	60%	Fair	NO	12	65	1	7	15	X	hose wrapped around root flare	Small DW (1-2''), Vines, Hardware								
971	4,3	holly, American	Ilex opaca	60%	Fair	NO	5	14	2	2	8	X		Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Broken Limbs, Vines								
972	8	cypress, Leyland	x Cupressocyparis leylandii	60%	Fair	NO	6	40	1	4	8	X	rubber house wrapped around root flare	Small DW (1-2''), Vines, Hardware								
973	7,6,3,5,4,4,3	mulberry spp.	Morus spp.	55%	Fair	NO	15	35	7	6	13	X	growing into fence bunch of root sprouts from an old dead basswood	Included Bark/Weak Union, Co-Dominant Stems, Large DW (3'+), Small DW (1-2''), Vines, Hardware								
974	5,5,4,4,4,3,3,3,3,2,2,2,2,1,1,1	linden, American	Tilia americana	50%	Fair	NO	12	40	16	6	12	X		Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Small DW (1-2''), Vines								
975	5,5,4,4,4,3,3,3,3,2,2,2,2,1,1,1	linden, American	Tilia americana	50%	Fair	NO	8	40	16	6	12	X		Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2''), Vines								
976	12	hackberry, common	Celtis occidentalis	65%	Good	NO	10	55	1	5	12	X		Small DW (1-2''), Vines								
977	6,4,3,3,2	mulberry spp.	Morus spp.	45%	Fair	NO	10	35	5	4	9	X		Excessive Lean, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2''), Vines								
978	10	cedar, deodar	Cedrus deodara	55%	Fair	NO	6	50	1	5	10	X	rubber hose girdling root flare	Small DW (1-2''), Vines, Hardware								
979	4,3	holly, American	Ilex opaca	55%	Fair	NO	5	14	2	2	8	X	rubber hose around root flair	Trunk Decay, Co-Dominant Stems, Mechanical Damage, Vines, Hardware								
980	13	cedar, deodar	Cedrus deodara	60%	Fair	NO	5	55	1	6	13	X	rubber hose around root flair	Narrow Crown, Small DW (1-2''), Vines, Hardware								
981	6,5	mulberry spp.	Morus spp.	40%	Poor	NO	7	16	2	4	8	X	topped	Excessive Lean, Mechanical Damage, Large DW (3'+), Small DW (1-2''), Serious Decline								
982	15	pear, Callery	Pyrus calleryana	40%	Poor	NO	15	50	1	7	15	X	offsite by 5 feet, sapsucker holes	Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3'+), Small DW (1-2'')								
983	15	redbud, eastern	Cercis canadensis	40%	Poor	NO	20	35	1	7	15	X		Excessive Lean, Large DW (3'+), Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Vines								
984	30	pear, Callery	Pyrus calleryana	40%	Poor	NO	20	65	1	14	45	X	offsite by three feet	Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Vines								
985	12	ZZ Unknown tree	ZZ Unknown tree	35%	Poor	NO	12	55	1	5	12	X		Large DW (3'+), Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Vines								
986	11	ZZ Unknown snag	ZZ Unknown snag	0%	Dead	YES	0	20	1	5	11	X										
987	9	tree of heaven	Ailanthus altissima	55%	Fair	NO	15	55	1	4	9	X		Large DW (3'+), Small DW (1-2''), Vines								
988	10	tree of heaven	Ailanthus altissima	45%	Fair	NO	15	55	1	5	10	X		Narrow Crown, Large DW (3'+), Small DW (1-2''), Low Vigor, Stressed, Vines								
989	10	tree of heaven	Ailanthus altissima	55%	Fair	NO	12	55	1	5	10	X		Large DW (3'+), Small DW (1-2''), Low Vigor, Stressed, Vines								
990	24,23,17	ZZ Unknown tree	ZZ Unknown tree	35%	Poor	NO	25	60	3	17	56	X	possibly a siberian elm	Excessive Lean, Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Low Vigor, Stressed, Serious Decline, Broken Limbs, Branch Decay, Hardware, Overhead Utilities								
991	25,14,13,12	osage-orange	Maclura pomifera	45%	Fair	NO	30	65	4	15	51	X		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay								
992	19	hackberry, common	Celtis occidentalis	60%	Fair	NO	25	80	1	9	19	X		Basal Decay, Large DW (3'+), Small DW (1-2''), Vines								
993	35	magnolia, southern	Magnolia grandiflora	80%	Good	NO	30	60	1	16	53	X	Awesome stately tree, deserves to be saved	Full Crown, Surface Roots, Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay								
994	13	walnut, black	Juglans nigra	0%	Dead	YES	0	18	1	6	13	X										
995	13,8	ZZ Unknown snag	ZZ Unknown snag	0%	Dead	YES	0	35	2	7	15	X		Included Bark/Weak Union, Co-Dominant Stems, Vines								
996	20	tree of heaven	Ailanthus altissima	50%	Fair	NO	12	55	1	9	20	X		Large DW (3'+), Small DW (1-2''), Vines, Overhead Utilities								
997	14,9	tree of heaven	Ailanthus altissima	45%	Fair	NO	10	40	2	7	17	X		Mechanical Damage, Large DW (3'+), Small DW (1-2''), Vines, Overhead Utilities								
998	18	ZZ Unknown species	ZZ Unknown species	35%	Poor	NO	15	60	1	8	18	X		Included Bark/Weak Union, Co-Dominant Stems, Large DW (3'+), Small DW (1-2''), Low Vigor, Stressed, Serious Decline, Broken Limbs, Branch Decay, Vines								
999	12	ZZ Unknown snag	ZZ Unknown snag	0%	Dead	YES	0	20	1	5	12	X		Vines								
1000	8	tree of heaven	Ailanthus altissima	50%	Fair	NO	7	40	1	4	8	X		Small DW (1-2''), Low Vigor, Stressed, Vines								
1001	6	holly, American	Ilex opaca	60%	Fair	NO	6	20	1	3	8	X		Included Bark/Weak Union, Co-Dominant Stems, Vines								
1002	16,8	tree of heaven	Ailanthus altissima	45%	Fair	NO	16	55	2	8	18	X		Large DW (3'+), Small DW (1-2''), Low Vigor, Stressed, Broken Limbs, Branch Decay, Vines, Overhead Utilities								
1003	13	tree of heaven	Ailanthus altissima	40%	Poor	NO	6	55	1	6	13	X		Large DW (3'+), Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Vines, Overhead Utilities								
1004	14	tree of heaven	Ailanthus altissima	45%	Fair	NO	8	65	1	6	14	X		Large DW (3'+), Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Vines, Overhead Utilities								
1005	7	tree of heaven	Ailanthus altissima	45%	Fair	NO	8	65	1	3	8	X		One Sided, Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay, Vines, Overhead Utilities								
1006	6	tree of heaven	Ailanthus altissima	50%	Fair	NO	6	45	1	3	8	X		Narrow Crown, Large DW (3'+), Small DW (1-2''), Overhead Utilities								
1008	18,16,14	ZZ Unknown species	ZZ Unknown species	25%	Poor	NO	20	65	3	13	28	X		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Low Vigor, Stressed, Serious Decline, Vines								
1009	14	maple, Norway	Acer platanoides	65%	Good	NO	22	70	1	6	14	X		Large DW (3'+), Small DW (1-2''), Vines								
1010	12,10	pear, Callery	Pyrus calleryana	25%	Poor	NO	10	50	2	7	16	X		Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3'+), Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Vines								
1011	7	tree of heaven	Ailanthus altissima	55%	Fair	NO	6	60	1	3	8	X		Narrow Crown, Small DW (1-2''), Broken Limbs, Branch Decay, Vines								
1012	7	tree of heaven	Ailanthus altissima	55%	Fair	NO	6	65	1	3	8	X		Narrow Crown, Small DW (1-2''), Broken Limbs, Branch Decay, Vines								



Wetland
Waters and Solutions, a DUNN company

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Date: DEC. 2024

Tree Protection Action Key

Project: P.WSI0000499

Tree #	DBH	Common Name	Botanical Name	Condition Rating %	Condition Rating	Dead Tree (Y/N)	Approx Canopy Radius (FT)	Approx Tree Height (FT)	Number of Stems	SR Shading Critical Root Zone (radius) in Feet	CRZ City of Alexandria Critical Root Zone	Preservation Measures										Additional Notes	Condition Notes	
	(Diameter at 4.5 feet above ground)											Removal By Arborist	Root Prune	Tree Protection Fence	Mulch	Tree Condition Inspections	Watering	Temp Root Protection Melt	Root Aeration/Mulching	Co-Dominant Stem Removal				
1013	9	tree of heaven	Ailanthus altissima	55%	Fair	NO	8	65	1	4	9	X												Basal Decay, Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay, Vines
1014	13	tree of heaven	Ailanthus altissima	50%	Fair	NO	10	65	1	6	13	X												Basal Decay, Large DW (3'+), Small DW (1-2''), Low Vigor, Stressed, Broken Limbs, Branch Decay, Vines
1015	13,13	tree of heaven	Ailanthus altissima	50%	Fair	NO	12	65	2	8	18		X											Basal Decay, Co-Dominant Stems, Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay, Vines, Overhead Utilities
1016	32	elm spp.	Ulmus spp.	45%	Fair	NO	25	70	1	14	48	X												Excessive Lean, Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3'+), Small DW (1-2''), Low Vigor, Stressed, Broken Limbs, Branch Decay, Vines, Overhead Utilities
1017	7	maple, Norway	Acer platanoides	60%	Fair	NO	8	45	1	3	8		X											Surface Roots, Large DW (3'+), Small DW (1-2''), Vines
1018	8	tree of heaven	Ailanthus altissima	45%	Fair	NO	8	50	1	4	8		X							metal fence in trunk				Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Hardware
1019	12	tree of heaven	Ailanthus altissima	55%	Fair	NO	10	60	1	5	12	X												Small DW (1-2''), Vines, Overhead Utilities
1020	11	tree of heaven	Ailanthus altissima	0%	Dead	YES	0	20	1	5	11	X												Basal Decay, Trunk Decay, Vines, Overhead Utilities
1021	11	tree of heaven	Ailanthus altissima	55%	Fair	NO	8	65	1	5	11	X												Narrow Crown, Small DW (1-2''), Vines, Overhead Utilities
1022	13	tree of heaven	Ailanthus altissima	45%	Fair	NO	10	70	1	6	13	X												Narrow Crown, Small DW (1-2''), Low Vigor, Stressed, Vines, Overhead Utilities
1023	19	locust, black	Robinia pseudoacacia	30%	Poor	NO	15	75	1	9	19	X												Basal Decay, Trunk Decay, Large DW (3'+), Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Fungal Fruiting Bodies, Vines
1024	12	elm spp.	Ulmus spp.	40%	Poor	NO	15	75	1	5	12	X												One Sided, Co-Dominant Stems, Large DW (3'+), Small DW (1-2''), Serious Decline, Vines, Overhead Utilities
1025	15	ZZ Unknown snag	ZZ Unknown snag	0%	Dead	YES	0	25	1	7	15	X								touching utility line growing into fence, touching utility line				Excessive Lean, Trunk Decay, Vines, Overhead Utilities
1026	10,9,9	tree of heaven	Ailanthus altissima	45%	Fair	NO	10	35	3	7	16	X												Co-Dominant Stems, Mechanical Damage, Low Vigor, Stressed, Vines, Hardware, Overhead Utilities
1027	7	maple, Norway	Acer platanoides	65%	Good	NO	10	35	1	3	8													
1028	32	maple, red	Acer rubrum	60%	Fair	NO	33	90	1	14	48	X												Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay, Vines
1029	42	elm spp.	Ulmus spp.	25%	Poor	NO	28	85	1	19	63	X								old brace and anchor				Surface Roots, Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3'+), Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Vines, Hardware
1030	11	maple, Norway	Acer platanoides	70%	Good	NO	12	55	1	5	11	X												Small DW (1-2''), Vines
1031	10	holly, American	Ilex opaca	70%	Good	NO	8	45	1	5	10	X												Trunk Decay, Broken Limbs, Branch Decay, Vines
1032	13	tree of heaven	Ailanthus altissima	60%	Fair	NO	15	70	1	6	13	X												Small DW (1-2''), Vines, Overhead Utilities
1033	6	ZZ Unknown snag	ZZ Unknown snag	0%	Dead	YES	0	20	1	3	8		X											Vines
1034	13	elm spp.	Ulmus spp.	45%	Fair	NO	6	50	1	6	13	X								touching utility line				Narrow Crown, Excessive Lean, Basal Decay, Large DW (3'+), Small DW (1-2''), Vines, Overhead Utilities
1035	11	tree of heaven	Ailanthus altissima	35%	Poor	NO	6	40	1	5	11	X								touching utility line				One Sided, Mechanical Damage, Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay, Vines, Overhead Utilities
1036	15,7	tree of heaven	Ailanthus altissima	50%	Fair	NO	8	40	2	7	17	X								touching utility line, growing into fence				One Sided, Co-Dominant Stems, Mechanical Damage, Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay, Vines, Hardware, Overhead Utilities
1037	16	tree of heaven	Ailanthus altissima	50%	Fair	NO	10	75	1	7	16	X												One Sided, Co-Dominant Stems, Mechanical Damage, Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay, Vines, Overhead Utilities
1038	13	tree of heaven	Ailanthus altissima	55%	Fair	NO	8	75	1	6	13	X												Trunk Decay, Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay, Fungal Fruiting Bodies, Vines
1039	8	tree of heaven	Ailanthus altissima	45%	Fair	NO	6	45	1	4	8		X											Small DW (1-2''), Broken Limbs, Branch Decay, Vines
1040	7	tree of heaven	Ailanthus altissima	40%	Poor	NO	6	45	1	3	8		X											Small DW (1-2''), Vines, Overhead Utilities
1041	14	tree of heaven	Ailanthus altissima	60%	Fair	NO	15	70	1	6	14	X												Small DW (1-2''), Vines, Overhead Utilities
1042	12	tree of heaven	Ailanthus altissima	50%	Fair	NO	10	65	1	5	12	X												Trunk Decay, Small DW (1-2''), Vines, Overhead Utilities
1043	11	tree of heaven	Ailanthus altissima	50%	Fair	NO	12	70	1	5	11	X												Trunk Decay, Small DW (1-2''), Vines, Overhead Utilities
1044	18	tree of heaven	Ailanthus altissima	55%	Fair	NO	20	80	1	8	18	X								old birdhouse on trunk				Trunk Decay, Large DW (3'+), Small DW (1-2''), Vines, Hardware
1045	11	tree of heaven	Ailanthus altissima	45%	Fair	NO	15	65	1	5	11	X												Trunk Decay, Large DW (3'+), Small DW (1-2''), Low Vigor, Broken Limbs, Vines
1046	9	maple, red	Acer rubrum	55%	Fair	NO	8	45	1	4	9													One Sided, Small DW (1-2''), Broken Limbs, Branch Decay, Vines
1047	11	redbud, eastern	Cercis canadensis	55%	Fair	NO	12	30	1	5	11	X												One Sided, Excessive Lean, Vines
1048	9	tree of heaven	Ailanthus altissima	50%	Fair	NO	10	40	1	4	9													Small DW (1-2''), Broken Limbs, Branch Decay, Vines
1049	24	elm spp.	Ulmus spp.	40%	Poor	NO	18	45	1	11	24	X								touching utility line				Basal Decay, Co-Dominant Stems, Large DW (3'+), Small DW (1-2''), Serious Decline, Broken Limbs, Branch Decay, Vines, Overhead Utilities
1050	15	tree of heaven	Ailanthus altissima	60%	Fair	NO	15	80	1	7	15	X												Basal Decay, Small DW (1-2''), Vines
1051	17	locust, black	Robinia pseudoacacia	50%	Fair	NO	15	65	1	8	17	X												Large DW (3'+), Small DW (1-2''), Low Vigor, Broken Limbs, Branch Decay, Vines
1052	25	elm, slippery	Ulmus rubra	50%	Fair	NO	25	80	1	11	25	X								just offsite, growing into fence, touching utility				Large DW (3'+), Small DW (1-2''), Broken Limbs, Branch Decay, Vines, Hardware, Overhead Utilities
1053	9	tree of heaven	Ailanthus altissima	45%	Fair	NO	10	55	1	4	9	X												One Sided, Suppressed, Small DW (1-2''), Broken Limbs, Branch Decay, Vines
1054	11	tree of heaven	Ailanthus altissima	50%	Fair	NO	10	65	1	5	11	X												Narrow Crown, Small DW (1-2''), Vines
1055	16	tree of heaven	Ailanthus altissima	50%	Fair	NO	8	35	1	7	16	X								touching utilit, growing into fence				Small DW (1-2''), Vines, Hardware, Overhead Utilities
1056	9	tree of heaven	Ailanthus altissima	55%	Fair	NO	6	40	1	4	9	X								touching utility				Small DW (1-2''), Vines, Overhead Utilities
1057	10	tree of heaven	Ailanthus altissima	45%	Fair	NO	6	40	1	5	10	X												Narrow Crown, Small DW (1-2''), Vines
1058	6	tree of heaven	Ailanthus altissima	55%	Fair	NO	6	40	1	3	8		X							touching utility line				Small DW (1-2''), Broken Limbs, Vines, Overhead Utilities
1059	14	tree of heaven	Ailanthus altissima	50%	Fair	NO	15	50	1	6	14	X								touching utility line				Small DW (1-2''), Broken Limbs, Vines, Overhead Utilities
1060	6,6,5,5,3	tree of heaven	Ailanthus altissima	60%	Fair	NO	15	50	5	5	11	X								touching utility line				Co-Dominant Stems, Vines, Overhead Utilities
1061	7,6	redbud, eastern	Cercis canadensis	55%	Fair	NO	20	25	2	4	9	X												Excessive Lean, Co-Dominant Stems, Small DW (1-2''), Broken Limbs, Branch Decay
1062	3,2,2,1,1	magnolia, star	Magnolia stellata	60%	Fair	NO	4	14	5	2	8													Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Small DW (1-2''), Vines, Overhead Utilities
1063	3	privet spp.	Ligustrum spp.	55%	Fair	NO	3	12	1	1	8	X								Japanese Camelia				Basal Decay, Trunk Decay
1064	2,1	ZZ Unknown shrub	ZZ Unknown shrub	40%	Poor	NO	2	18	2	1	8	X												Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Small DW (1-2''), Broken Limbs, Vines
1065	1	privet spp.	Ligustrum spp.	75%	Good	NO	2	6	1	0	8	X								Japanese Camelia				
1066	1	privet spp.	Ligustrum spp.	70%	Good	NO	2	4	1	0	8	X								Japanese Camelia				
1067	1	rhododendron spp.	Rhododendron spp.	55%	Fair	NO	3	8	1	0	8	X												Basal Decay, Trunk Decay, Small DW (1-2'')
1068	1	rhododendron spp.	Rhododendron spp.	45%	Fair	NO	2	4	1	0	8	X												Co-Dominant Stems, Mechanical Damage, Small DW (1-2'')
1069	1	privet spp.	Ligustrum spp.	65%	Good	NO	2	4	1	0	8	X								Japanese Camelia				Co-Dominant Stems, Small DW (1-2'')
1070	4,3,3	crapemyrtle, common	Lagerstroemia indica	60%	Fair	NO	6	20	3	3	8	X								growing into fence				Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2''), Hardware
1071	5,4,3,3,2,2,2,2	1	crapemyrtle, common	65%	Good	NO	6	20	10	4	9	X												Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2''), Vines
1072	7,6,5,3,3,3,2,2,1	1	crapemyrtle, common	60%	Fair	NO	8	25	10	5	12	X												Compacted Soils, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2''), Vines

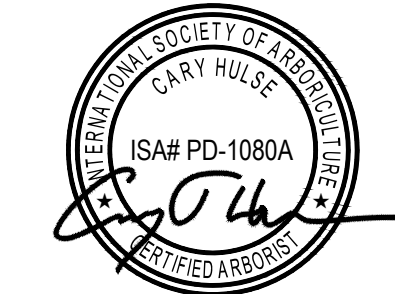


Date: DEC. 2024

Tree Protection Action Key

Project: P.WSI0000499[illegible]

TREE PROTECTION ACTION KEY



REVISIONS				
No.	Date	Description	Rev. By	App. By
1	12/04/24	REVISED PER CITY COMMENTS	NE	CH
DATE: OCT. 18, 2024			SCALE: As Noted	
			C.I. 2'	

Horizontal Datum: VCS NAD 83

Vertical Datum:

Boundary and Topo Source:
RC Fields

Design	Draft	Approved
NE	NE	CH

Sheet #

TP-4

WSSI Project Number:
P.WSI0000499

GENERAL

- 1.1. REFER TO THE TREE PROTECTION ACTION KEY (TPAK) FOR SPECIFIC RECOMMENDATIONS FOR EACH TREE.
- 1.2. PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK WITHIN OR ADJACENT TO TREE PROTECTION AREAS (TPA), A PRE-CONSTRUCTION SITE WALK SHALL BE HELD TO INCLUDE THE CONTRACT ARBORIST AND PROJECT ARBORIST WITH THE CONTRACTOR, ARCHITECT, *CITY ARBORIST*, AND OWNER.
- 1.3. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHALL BE REVIEWED AND APPROVED BY *CITY ARBORIST*.
- 1.4. ALL TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION, SITE CLEARING OR CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION. TREE PROTECTION MEASURES MAY ONLY BE REMOVED WITH *CITY ARBORIST* APPROVAL.
- 1.5. ALL MEASURES WILL BE REVIEWED AFTER INSTALLATION AND APPROVED BY OWNER AND *CITY ARBORIST*.

2. REMOVAL BY ARBORIST

- 2.1. TREES DESIGNATED AS "REMOVAL BY ARBORIST" SHALL BE REMOVED BY A QUALIFIED ARBORIST "BY HAND", TO MINIMIZE POTENTIAL FOR DAMAGE TO REMAINING TREES AND ROOTS.
- 2.2. CREWS SHALL BE DIRECTLY SUPERVISED BY A CERTIFIED ARBORIST.
- 2.3. TRUCKS AND MECHANIZED EQUIPMENT SHALL NOT ENTER THE FENCED TREE PROTECTION AREAS, EXCEPT WHERE EXPLICITLY APPROVED BY THE PROJECT ARBORIST AND UTILIZING APPROVED ROOT PROTECTION DEVICE.
- 2.4. STUMPS SHALL BE LEFT IN PLACE OR GROUND OUT AT THE OWNERS DISCRETION. STUMPS IN TURF/LANDSCAPE AREAS OR WITHIN ROOT AERATION MATTING AREAS SHALL BE GROUND.
- 2.5. STUMP GRINDING SHALL BE DONE WITH SMALL MACHINES SPECIFICALLY DESIGNED FOR THAT PURPOSE. NO STUMPS SHALL BE EXCAVATED EXCEPT AS DESCRIBED HEREIN. STUMPS SHALL BE GROUND NOT MORE THAN 8" BELOW GRADE AND CARE MUST BE TAKEN TO MINIMIZE DAMAGE TO ROOTS OF RETAINED TREES.

- 3.1. INSTALL AND MAINTAIN TEMPORARY TREE PROTECTION FENCE FOR EACH TREE PROTECTION AREA AS SHOWN ON THE PLAN. INSTALLATION IS TYPICALLY AFTER ROOT PRUNING AND PRIOR TO CLEARING & GRADING.
- 3.2. FENCE SHALL BE ONE OF THE FOLLOWING: (SEE DETAIL)
 - 3.2.1. 4' HIGH, 14 GAUGE WELDED WIRE FENCE MOUNTED ON 6" STEEL "T" POSTS SPACED NOT MORE THAN 10' APART. FENCE SHALL BE ATTACHED TO POSTS USING GALVANIZED STEEL CLIPS OR ALUMINUM TIES. PLASTIC "ZIP" TIES SHALL NOT BE USED.
 - 3.2.2. 6" HIGH CHAIN LINK FENCE FABRIC MOUNTED ON 8', 1.5"Ø GALVANIZED STEEL PIPE LINE POSTS. CORNER POSTS SHALL BE 2"Ø. FENCE SHALL BE ATTACHED TO POSTS USING ALUMINUM TIES. PLASTIC "ZIP" TIES SHALL NOT BE USED.
 - 3.2.3. "SUPER SILT FENCE" (SILT FENCE WITH AN INCORPORATED CHAIN LINK FENCE FABRIC) INSTALLED AS SPECIFIED BY APPROPRIATE STATE OR LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- 3.3. SILT FENCE SHALL BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT CUTS BY SILT FENCE INSTALLATION.
- 3.4. FENCE SHALL REMAIN FOR THE DURATION OF CONSTRUCTION. FENCE MAY BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE AND WITH *CITY ARBORIST* APPROVAL.

- 4.1. TREE PROTECTION AREA SIGNS SHALL BE AFFIXED TO ALL TREE PROTECTION FENCE AT 30' SPACING AVERAGE.
- 4.2. SIGNS SHALL BE BILINGUAL (ENGLISH AND SPANISH).
- 4.3. SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREES. SEE DETAIL.
- 4.4. SIGN MATERIAL SHALL BE WATERPROOF, HEAVY VINYL OR SIMILAR.
- 4.5. SIGNS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

- 5.1. THE EXACT LOCATION AND DEPTH WILL BE DETERMINED DURING THE PRE-CONSTRUCTION MEETING. SPECIFIC EQUIPMENT & METHODS WILL BE DETERMINED BY PROJECT ARBORIST AND CITY ARBORIST BASED UPON DEPTH & TREE IMPACT. (SEE DETAIL)
- 5.2. HAND PRUNE ROOTS OVER 1" DIAMETER WITHIN CRZS OF SIGNIFICANT TREES. STEEP SLOPES, DEEP EXCAVATIONS AND PAVEMENT/CURB REMOVAL WILL BE REVIEWED WHEN OPEN FOR HAND ROOT PRUNING DURING CONSTRUCTION.
- 5.3. COORDINATE WITH SILT FENCE INSTALLATION TO MINIMIZE UNNECESSARY ROOT DAMAGE.
- 5.4. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST.

6.1. INSTALL MULCH FOR DESIGNATED SIGNIFICANT TREES. MULCH AREA SHALL BE ONE OF THE FOLLOWING, AT THE DISCRETION OF THE CONTRACT ARBORIST AND OWNER:

6.1.1. INSTALL MULCH BED RINGS. MULCH SHOULD COVER AT LEAST THE ENTIRE STRUCTURAL ROOT ZONE. LARGER MULCH BEDS ARE PREFERRED.

6.1.2. PROVIDE CONTINUOUS MULCH STRIP 10' TO 15' WIDE ALONG LOD WITHIN PRESERVED CRZ AREAS.

- 6.3. MULCH SHALL BE DOUBLE GROUND SHREDDED HARDWOOD, AGED FOR AT LEAST 6 MONTHS FROM AN APPROVED SOURCE. INSUFFICIENTLY OR IMPROPERLY AGED MULCH CONTAINING HIGH BACTERIAL COUNTS OR HIGH LEVELS OF BARK, WALNUT, INVASIVE SPECIES, OR OTHER MATERIALS RESISTANT TO DECOMPOSITION SHALL NOT BE USED.
- 6.4. MULCH SHALL NOT CONTACT TRUNK OF TREES.
- 6.5. EDGING SHALL NOT BE USED.

7.1. A CERTIFIED ARBORIST SHALL ACTIVELY MONITOR THE SITE TO ENSURE ADHERENCE TO ALL TREE PROTECTION REQUIREMENTS.

7.2. THIS WORK IS TYPICALLY PERFORMED BY THE CONTRACT ARBORIST, TO BE HIRED BY THE GENERAL CONTRACTOR OR OWNER.

7.3. SCHEDULE:

7.3.1. PHASE 1 (DURING INITIAL CLEARING AND INSTALLATION OF TREE PROTECTION AND PERIMETER E&S CONTROLS) INSPECTIONS SHALL BE AT LEAST WEEKLY.

7.3.2. PHASE 2 (DURING ALL REMAINING SITE WORK AND UNTIL PROJECT COMPLETION) INSPECTIONS SHALL BE AT LEAST MONTHLY.

7.3.3. TRANSITION FROM WEEKLY TO MONTHLY SCHEDULE SHALL REQUIRE OWNER AND CITY ARBORIST APPROVAL.

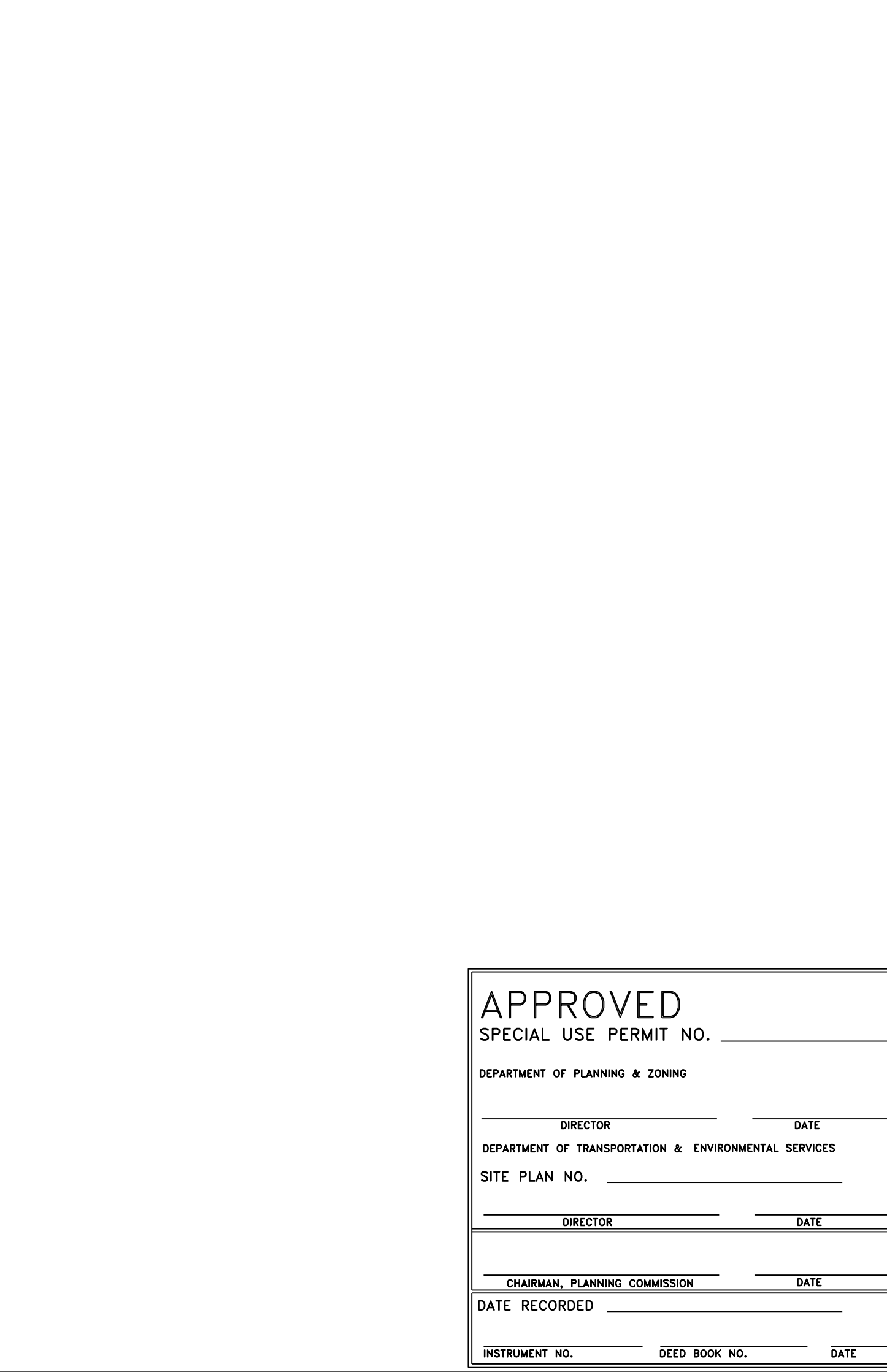
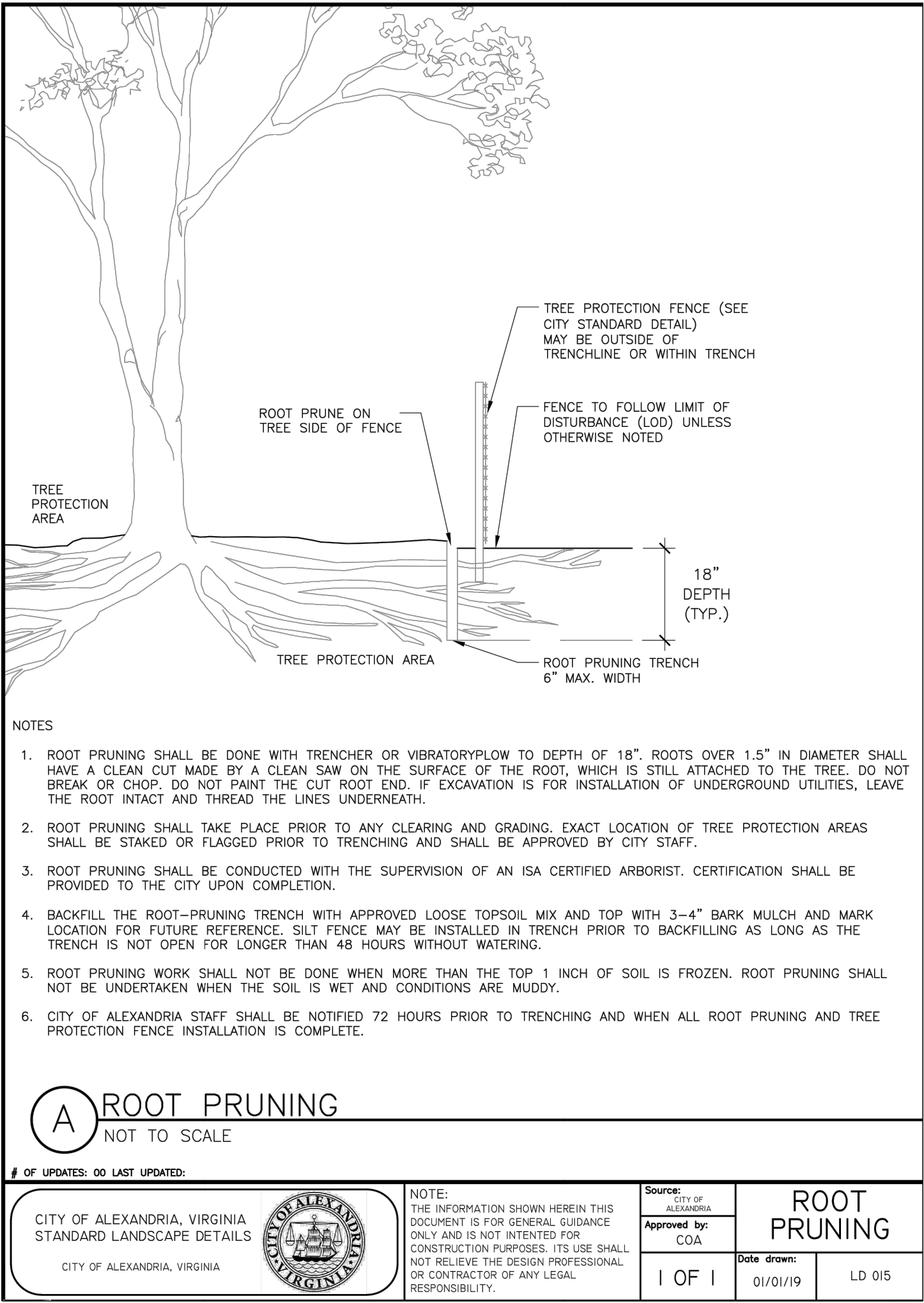
7.4. REPORTS SHALL BE PROVIDED TO THE OWNER AND CITY ARBORIST. REPORTS SHALL DOCUMENT CONDITION OF TREE PROTECTION DEVICES AND PROVIDE RECOMMENDATIONS FOR MAINTENANCE AND/OR ADDITIONAL CARE.

7.5. ADDITIONAL ARBORIST INSPECTIONS AND/OR DIRECT ARBORIST OVERSIGHT OF CRITICAL TREE PRESERVATION ACTIVITIES, TREE PRUNING, TREE REMOVAL, OR OTHER SENSITIVE ACTIVITIES MAY BE REQUIRED. WEEKLY INSPECTIONS DO NOT SATISFY THE NEED FOR DIRECT ARBORIST OVERSIGHT THAT MAY BE REQUIRED FOR SPECIFIC ACTIVITIES.

- 8.1. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
- 8.2. ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
- 8.3. MECHANIZED EQUIPMENT SHALL NOT BE PERMITTED TO ENTER ANY TREE PROTECTION AREAS WITHOUT EXPLICIT APPROVAL BY THE PROJECT ARBORIST AND *CITY ARBORIST*, AND WITH ADEQUATE APPROVED ROOT PROTECTION DEVICES.

- 9.1. CONSTRUCTION STAGING, STOCKPILING, EQUIPMENT STORAGE, MASONRY SET-UP AND WASHOUT, ETC. SHALL BE LIMITED TO AREAS OF EXISTING PAVEMENT AND AREAS WITHIN THE LOD EXCEPT AS OTHERWISE NOTED.
- 9.2. CONSTRUCTION EQUIPMENT ACCESS BETWEEN VARIOUS WORK AREAS SHALL REMAIN ON EXISTING PAVEMENT/IMPROVED SURFACES TO THE GREATEST EXTENT POSSIBLE. WHERE THIS IS NOT POSSIBLE AND WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE TO REMAIN, ACCESS SHALL BE MADE ON ROOT PROTECTION MATTING (RPM)(SEE DETAIL) OR APPROVED ALTERNATIVE. CONTRACTOR TO DETERMINE ACCESS NEEDS AND COORDINATE RPM INSTALLATION WITH THE CONTRACT ARBORIST AT THE PRE-CONSTRUCTION MEETING OR BEFORE.
- 9.3. PROPOSED LANDSCAPE PLANTINGS WITHIN TREE PROTECTION AREAS SHALL BE INSTALLED BY HAND. MECHANIZED EQUIPMENT SHALL NOT BE USED OUTSIDE THE LOD OR OFF OF EXISTING PAVED AREAS TO EXCAVATE FOR PLANTINGS OR FOR STAGING PLANT MATERIAL.
- 9.4. COORDINATE PLANTING LOCATIONS WITHIN CRZS WITH THE CONTRACT ARBORIST TO AVOID UNNECESSARY ROOT DAMAGE. PLANTING PITS WITHIN CRZS SHOULD BE DUG BY HAND OR USING AIRTOOL EXCAVATION EQUIPMENT. ROOTS GREATER THAN 1" SHOULD NOT BE CUT.
10. TREE CONDITION MONITORING INSPECTIONS
 - 10.1. CONTRACT ARBORIST SHALL PROVIDE MONITORING OF THE CONDITION OF RETAINED TREES IN TREE PROTECTION AREAS, AND TREATMENT OF DETRIMENTAL CONDITIONS (INSECTS, DISEASES, NUTRIENT DEFICIENCIES, SOIL MOISTURE, ETC.), AS THEY OCCUR, OR AS APPROPRIATE FOR EFFECTIVE MANAGEMENT.
 - 10.2. INSPECTIONS SHALL BE PERFORMED AT LEAST MONTHLY DURING THE GROWING SEASON, BEGINNING PRIOR TO CONSTRUCTION AND CONTINUING THROUGHOUT CONSTRUCTION AND FOR AT LEAST ONE YEAR SUBSEQUENT TO COMPLETION OF CONSTRUCTION ACTIVITIES.
 - 10.3. A WRITTEN SUMMARY REPORT INCLUDING SPECIFIC TREATMENTS MADE AND RECOMMENDATIONS FOR ADDITIONAL TREATMENTS SHALL BE PROVIDED TO THE OWNER AND PROJECT ARBORIST SUBSEQUENT TO EACH INSPECTION.

- 10.1. CONTRACT ARBORIST SHALL PROVIDE MONITORING OF THE CONDITION OF RETAINED TREES IN TREE PROTECTION AREAS, AND TREATMENT OF DETRIMENTAL CONDITIONS (INSECTS, DISEASES, NUTRIENT DEFICIENCIES, SOIL MOISTURE, ETC.), AS THEY OCCUR, OR AS APPROPRIATE FOR EFFECTIVE MANAGEMENT.
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Vertical Datum:		
Boundary and Topo Source:		
RC Fields		
Design	Draft	Approved
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<p>Sheet #</p> <p style="font-size: 2em; margin: 0;">TP-5</p>		
WSSI Project Number:		
P.WSI0000499		

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COMMON ABBREVIATIONS

A	A/C	AIR CONDITIONING	I	ID	INSIDE DIAMETER
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION. OFFICIALS		INSTL	INSTALLATION	
AB	ANCHOR BOLT		INV	INVERT	
ABRSV	ABRASIVE		IP	IRON PIPE	
ABV	ABOVE		J	JST	JOIST
AC	ACRE		JT	JOINT	
ACD	ACCESS DOOR				
AD	AREA DRAIN		L	LAM	LAMINATED
ADA	AMERICAN WITH DISABILITIES ACT		LB	POUND	
ADEN	ADDENDA, ADDENDUM		LBR	LUMBER	
ADD	ADDITIONAL		LH	LEFT HAND	
ADH	ADHESIVE		LOD	LIMITS OF DISTURBANCE	
ADJ	ADJACENT		LOS	LINE OF SIGHT	
ADJT	ADJUSTABLE		LOW	LIMITS OF WORK	
A-E	ARCHITECT-ENGINEER		LTP	LIGHT POLE	
AFF	ABOVE FINISH FLOOR		LP	LOW POINT	
AFG	ABOVE FINISH GRADE		LS	LANDSCAPE	
AGGR	AGGREGATE		LT	LIGHT	
ALUM	ALUMINUM		LTG	LIGHTING	
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE		LVL	LEVEL	
APPROX	APPROXIMATE				
APT	APARTMENT		M	MAS	MASONRY
ASPH	ASPHALT		MATL	MATERIAL	
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS		MAX	MAXIMUM	
AVE	AVENUE		MECH	MECHANICAL	
			MED	MEDIUM	
			MET	METAL	
			METB	METAL BASE	
B	B&B	BALL AND BURLAP	MFG	MANUFACTURING	
BC	BOTTOM OF CURB, BOTTOM OF COLUMN		MH	MANHOLE	
BE	BEAM		MIN	MINIMUM	
BITUM	BITUMINOUS		MISC	MISCELLANEOUS	
BL	BASELINE		MILDG	MOLDING	
BLDG	BUILDING		MTG	MOUNTING	
BLK	BLOCK		MULL	MULLION	
BLVD	BOULEVARD		MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES	
BM	BENCHMARK				
BNP	BEST MANAGEMENT PRACTICES		N	N	NORTH
BOC	BACK OF CURB		N/A	NOT APPLICABLE	
BP	BREAK POINT		NIC	NOT IN CONTRACT	
BRK	BRICK		NO	NUMBER	
BRKT	BRACKET		NOM	NOMINAL	
BRL	BUILDING RESTRICTION LINE		NTS	NOT TO SCALE	
BS	BOTTOM OF STEP				
BSMT	BASEMENT		O	OA	OVERALL
BTWN	BETWEEN		OC	ON CENTER	
BW	BOTTOM OF WALL		OD	OUTSIDE DIAMETER	
BEV	BEVEL		OPNG	OPENING	
			OPT	OPTIONAL	
C	CB	CATCH BASIN	ORIG	ORIGINAL	
CC	CENTER TO CENTER				
CEM	CEMENT		P	PAR	PARALLEL
CI	CAST IRON		PERP	PERPENDICULAR	
CIP	CAST IRON PIPE		PI	POINT OF INTERSECTION	
CIPC	CAST-IN-PLACE CONCRETE		PIE	PUBLIC IMPROVEMENT EASEMENT	
CJ	CONTROL JOINT		PKWY	PARKWAY	
CL	CENTER LINE		PL	PROPERTY LINE	
CLO	CLOSET		PLBG	PLUMBING	
CLR	CLEAR		PLYWD	PLYWOOD	
CMU	CONCRETE MASONRY UNIT		PNL	PANEL	
COL	COLUMN		PNT	PAINT	
CONC	CONCRETE		POB	POINT OF BEGINNING	
CONN	CONNECTION		PR	PAIR	
CONST	CONSTRUCTION		PROST	PRECAST	
CONT	CONTINUOUS		PRELIM	PRELIMINARY	
COORD	COORDINATE		PRKG	PARKING	
			PROP	PROPOSED	
D	DF	DRINKING FOUNTAIN	PSF	POUNDS PER SQUARE FOOT	
DIA	DIAMETER		PSI	POUNDS PER SQUARE INCH	
DIM	DIMENSION		PT	PRESSURE TREATED	
DIST	DISTANCE		PTD	PAINTED	
DR	DRIVE		PUE	PUBLIC UTILITY EASEMENT	
DRN	DRAIN		PVMT	PAVEMENT	
DWG	DRAWING				
DEMO	DEMOLITION		R	R	RISER, RADIUS
DET	DETAIL		RC	REINFORCED CONCRETE	
DI	DROP INLET		RD	ROAD	
DN	DOWN		RDWY	ROADWAY	
DS	DOWNSPOUT		REC	RECESSED	
DT	DRAIN TILE		REF	REFERENCE	
DWL	DOWEL		REQD	REQUIRED	
			RFD	ROOF DRAIN	
E	E	EAST	RH	RIGHT HAND	
EA	EACH		RIM	DRAIN INLET RIM ELEVATION	
ELEC	ELECTRICAL		RLG	RAILING	
ELEC P	ELECTRICAL PANEL		RM	ROOM	
ELEV	ELEVATION		RND	ROUND	
ENCL	ENCLOSURE		ROW	RIGHT OF WAY	
ENTR	ENTRANCE		RP	RADIUS POINT	
EP	EDGE OF PAVEMENT		RPA	RESOURCE PROTECTION AREA	
EQ	EQUAL		RTE	ROUTE	
EQL SP	EQUALLY SPACED		S	S	SOUTH
EQUIP	EQUIPMENT		SD	SURFACE DRAIN	
ESMT	EASEMENT		SECT	SECTION	
ETD	EXISTING TO BE DEMOLISHED		SGL	SINGLE	
ETR	EXISTING TO REMAIN		SJ	SCORED JOINT	
ETRL	EXISTING TO BE RELOCATED		SLP	SLOPE	
ETRP	EXISTING TO BE REPLACED		SM	SMOOTH	
EW	EACH WAY		SPEC	SPECIFICATION	
EX	EXISTING		SQ FT	SQUARE FOOT	
EXP	EXPANSION		SQ IN	SQUARE INCH	
EXT	EXTERIOR		SST	STAINLESS STEEL	
			ST	STREET	
F	FAR	FLOOR AREA RATIO	STA	STATION POINT	
FBD	FIBER BOARD		STD	STANDARD	
FD	FLOOR DRAIN		STL	STEEL	
FDN	FOUNDATION		STM	STORM DRAIN	
FFE	FINISHED FLOOR ELEVATION		SW	SIDEWALK	
FIN	FINISH		SWM	STORM WATER MANAGEMENT	
FIN FL	FINISH FLOOR				
FIN GR	FINISH GRADE		T	T&G	TONGUE AND GROOVE
FN	FENCE		TC	TOP OF CURB, TOP OF COLUMN	
FOC	FRONT OF CURB		TD	TRENCH DRAIN	
FT	FOOT/FEET		TEMP	TEMPORARY	
FTG	FOOTING		TS	TOP OF STEP	
FUT	FUTURE		TW	TOP OF WALL	
FXTR	FIXTURE		TX	TEXT	
			TYP	TYPICAL	
G	GA	GAUGE	UNFIN	UNFINISHED	
GAB	GRADED AGGREGATE BASE				
GALV	GALVANIZED		V	VERT	VERTICAL
GC	GENERAL CONTRACTOR				
GDR	GUARD RAIL		W	W	WEST
GFA	GROSS FLOOR AREA		WD	WOOD	
GIP	GALVANIZED IRON PIPE		WI	WROUGHT IRON	
GL	GLASS		WLD	WELDED	
GP	GUTTER PAN		WP	WATER PROOFING	
GVL	GRAVEL		WR	WATER RESISTANT	
			WWM	WELDED WIRE MESH	
H	HB	HOSE BIBB	WWR	WELDED WIRE REINFORCEMENT	
HC	HANDICAP PARKING SPACE				
HDPE	HIGH DENSITY POLYETHYLENE PIPE		Y	YD	YARD DRAIN
HDWD	HARDWOOD				
HDWE	HARDWARE				
HT	HEIGHT				
HNDRL	HANDRAIL				
HORZ	HORIZONTAL				
HP	HIGH POINT				
HS	HARDSCAPE				

PROFESSIONAL TITLES

ARCH	ARCHITECT
CIVIL	CIVIL ENGINEER
ENGR	ENGINEER
GC	GENERAL CONTRACTOR
ID	INTERIOR DESIGNER
MEP	MECHANICAL/ELECTRICAL/PLUMBING
LA	LANDSCAPE ARCHITECT
LC	LANDSCAPE CONTRACTOR
STR	STRUCTURAL ENGINEER

MATERIAL GRAPHICS

	CONCRETE		FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE		STEEL / IRON
	SAND		ALUMINUM
	MORTAR		BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED		WOOD
	BRICK / PAVER		MULCH
	DRAINAGE GRAVEL		PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE		ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL		WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD		CMU
	REBAR		RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE		BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT		BRICK / CONCRETE PAVER HERRINGBONE

LEGEND

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

GENERAL NOTES

GENERAL LAYOUT NOTES:

- BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY RCFIELDS & ASSOCIATES INC.
- DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY RCFIELDS & ASSOCIATES INC.
- UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
- DO NOT SCALE THESE DRAWINGS.
- DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
- ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
- QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
- CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
- BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.

126 LONGVIEW DRIVE

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ALEXANDRIA, VA 22314
CITY OF ALEXANDRIA

CLIENT

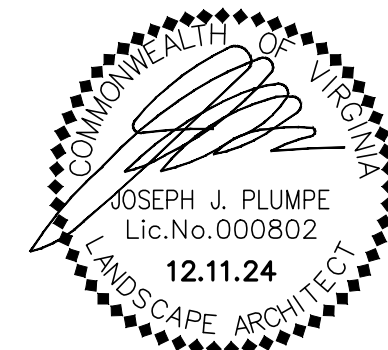
OCH AT LONGVIEW, LLC

Studio39

LANDSCAPE ARCHITECTURE, P.C.

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PRELIMINARY PLAN 12.11.2024

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PROJECT NUMBER: 24003
CONTACT: D. DOVE
DRAWN: DH
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L0.01

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION

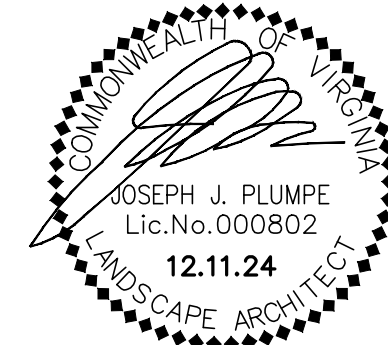
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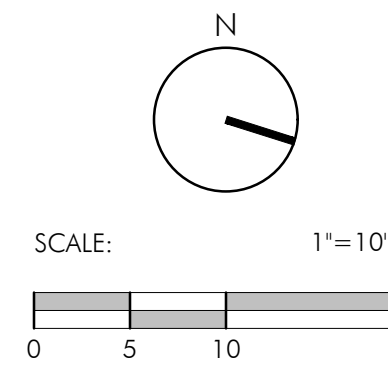


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DRAWN: DH
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ORIENTATION AND SCALE



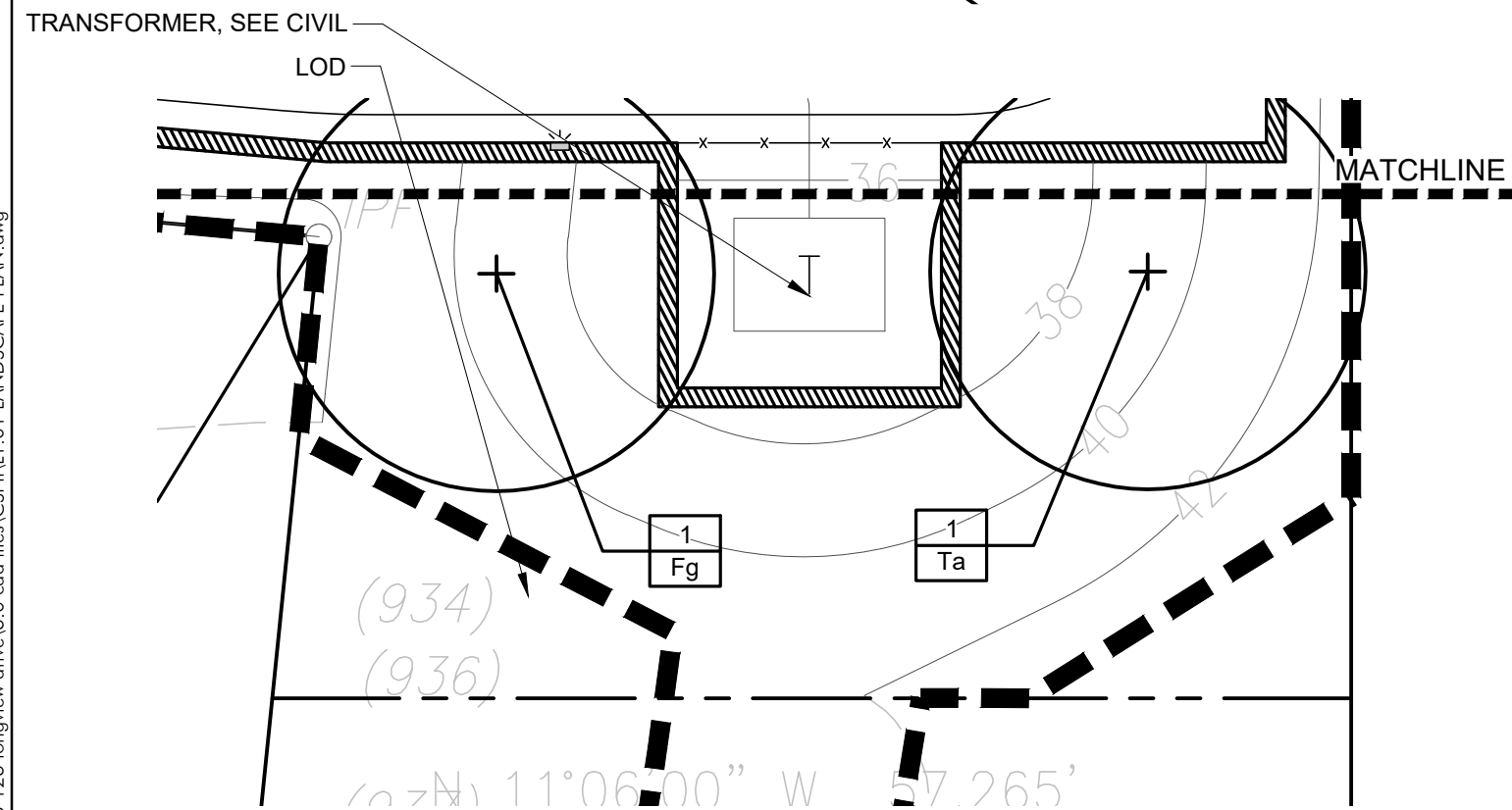
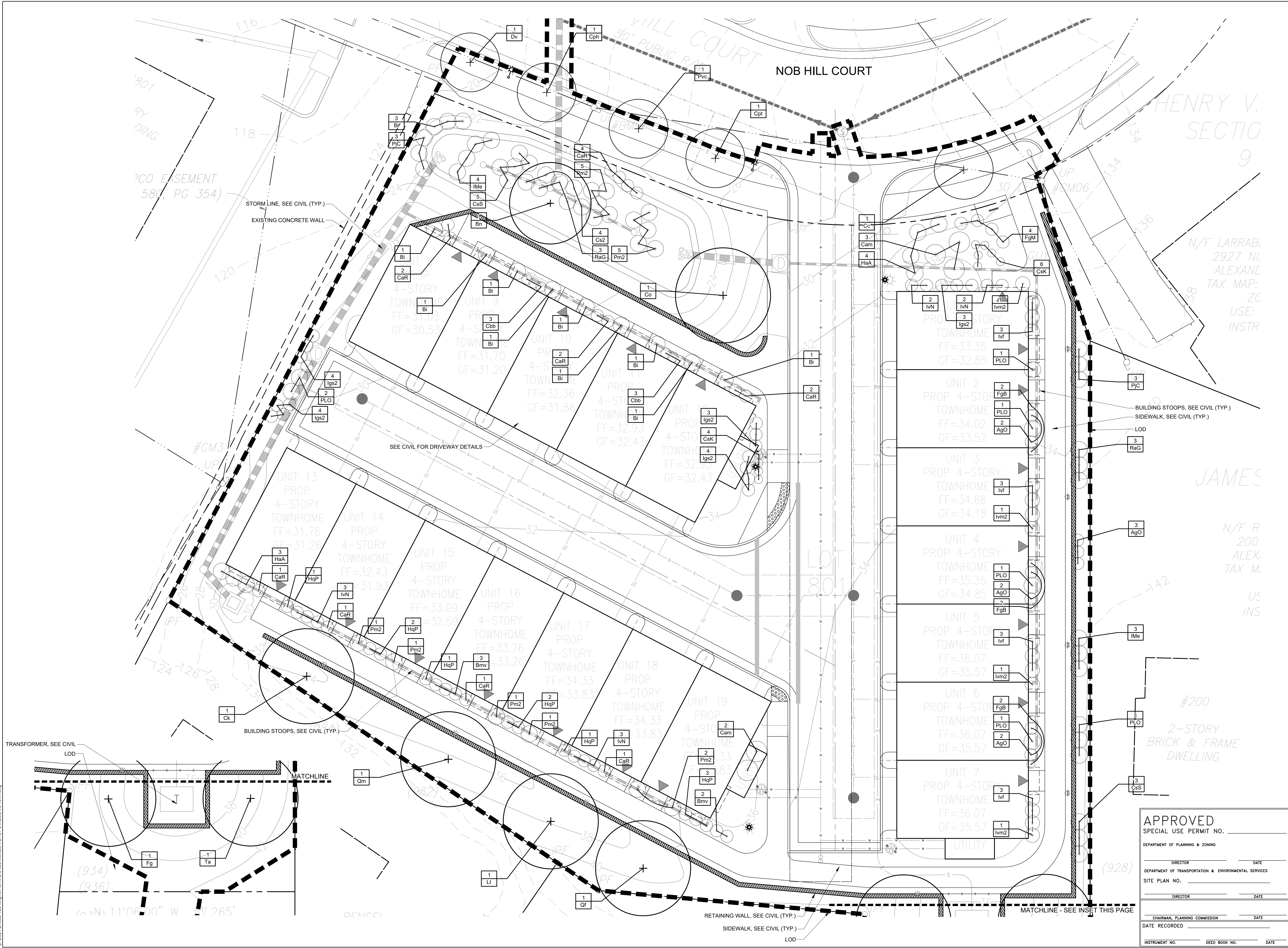
SHEET TITLE
LANDSCAPE PLAN - LOT 801

SHEET NUMBER

L1.01

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION



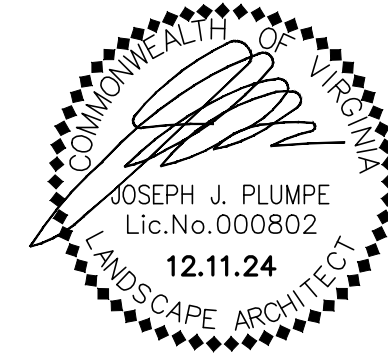
APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE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

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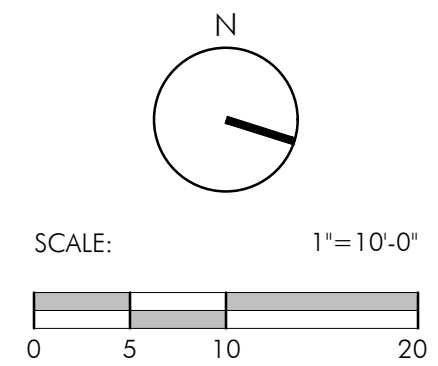


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CONTACT: D. DOVE
DRAWN: DH
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

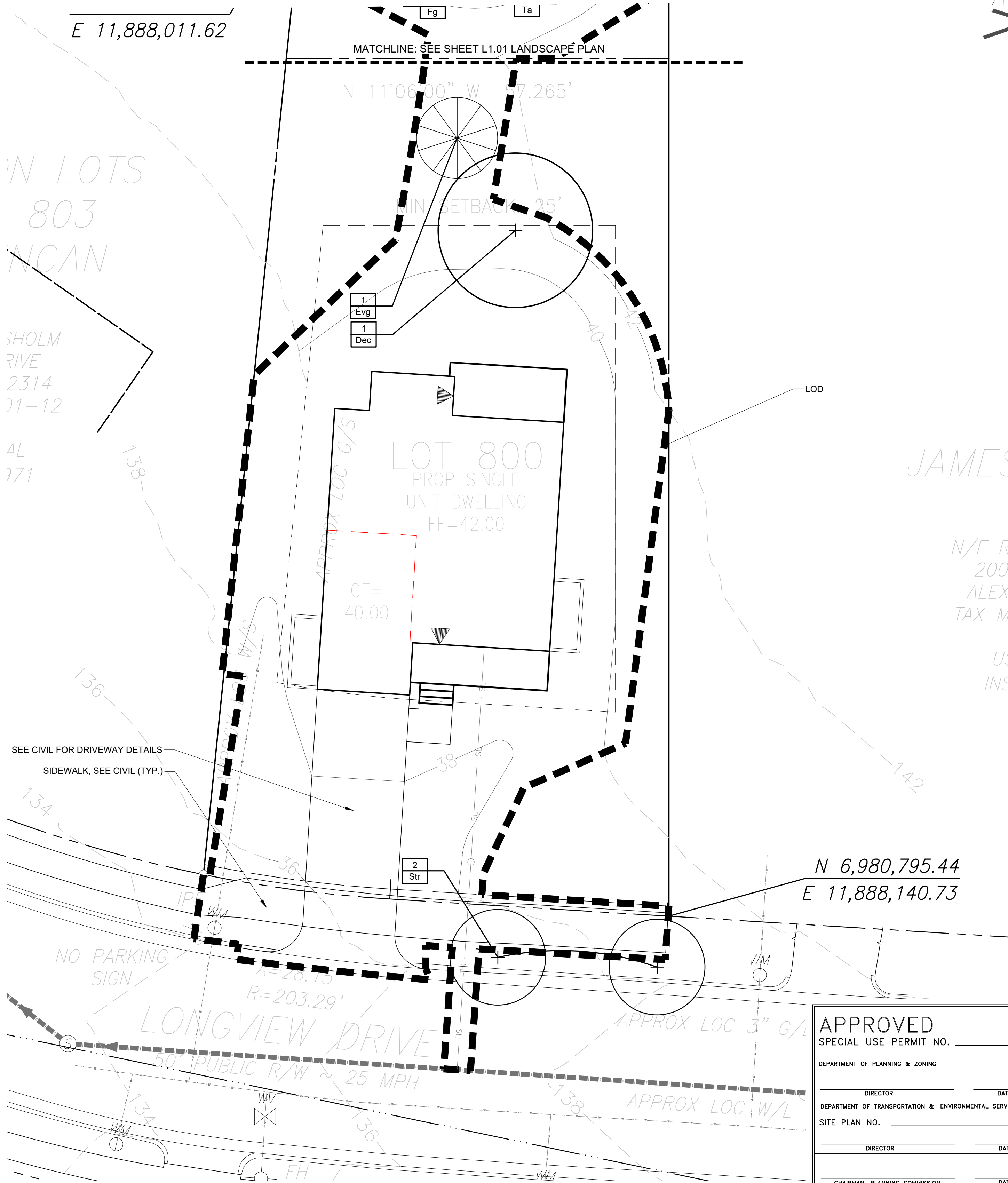


SHEET TITLE
LANDSCAPE PLAN - LOT 800

SHEET NUMBER

L1.03

PRELIMINARY PLAN



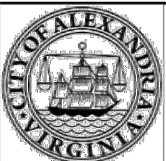
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE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

PLANT SCHEDULE LOT 801							
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
DECIDUOUS TREES							
Bn	1	Betula nigra	River Birch	10'-12'	2" min.		B&B, multi-trunk, 3 cane minimum, full symmetrical branching
Cc	1	Celtis occidentalis	Common Hackberry	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
Ck	1	Cladrastis kentukea	American Yellowwood	10'-12'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
Fg	1	Fagus grandifolia	American Beech	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
Lt	1	Liriodendron tulipifera	Tulip Tree	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
Qf	1	Quercus falcata	Southern Red Oak	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
Qm	1	Quercus muehlenbergii	Chinkapin Oak	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
Ta	1	Tilia americana	American Linden	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
STREET TREES							
Cc	1	Carpinus caroliniana	American Hornbeam	10'-12'	2" min.		B&B, full uniform crown, symmetrical branching, full specimen
Cph	1	Crataegus phaenopyrum	Washington Hawthorn	8'-10'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen
Cpt	1	Crataegus punctata	Dotted Hawthorn	8'-10'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen
Dv	1	Diospyros virginiana	Common Persimmon	8'-10'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen
Pvc	1	Prunus virginiana	Chokeberry	8'-10'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen
CODE QTY BOTANICAL NAME COMMON NAME HEIGHT SPREAD SIZE REMARKS							
DECIDUOUS SHRUBS							
Cam	5	Callicarpa americana	American Beautyberry	24"-30"	24"-30"	#5 cont.	healthy vigorous, well-rooted & established in container
Cbb	6	Caryopteris x clandonensis 'Korbal'	Blue Balloon Bluebeard	15"-18"	12"-15"	#3 cont.	healthy, vigorous, well-rooted & established in container
Cs2	4	Cephalanthus occidentalis 'SMCOSS'	Sugar Shack® Buttonbush	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted, & established in container
CaR	14	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
CaS	8	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	24"-36"	24"-36"	#5 cont.	healthy, vigorous, well-rooted & established in container
CsK	10	Cornus sericea 'Kelseyi'	Berry Poppins Dogwood	18"-24"	18"-24"	#3 cont.	full specimen, healthy, vigorous, well-rooted and established
FgB	6	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
FgM	4	Fothergilla gardenii 'Mt. Airy'	Dwarf Witchalder	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
HaA	7	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
HaP	10	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
Ivf	12	Ilex verticillata 'FARROWBPOP' TM	Berry Poppins Winterberry	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
Ivm2	4	Ilex verticillata 'FarrowMrP' TM	Mr. Poppins Winterberry	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
lMe	7	Itea virginica 'Merlot'	Sweetspire	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
RAg	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	12"-15"	15"-18"	#3 cont.	full specimen, healthy, vigorous, well-rooted and established
EVERGREEN SHRUBS							
AgO	9	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	healthy vigorous, well-rooted & established in container
Bmv	5	Buxus microphylla x 'Green Velvet'	Green Velvet Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
Bi	12	Buxus sinica insularis	Korean Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
Igs2	18	Ilex glabra 'ILEXFARROWTRACEY'	Strongbox® Inkberry Holly	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
IvN	10	Ilex vomitoria 'Nana'	Dwarf Yaupon	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
Pm2	16	Pieris floribunda	Mountain Pieris	24"-30"	18"-24"		healthy vigorous, well-rooted & established in container
PJC	6	Pieris japonica 'Compacta'	Compact Pieris	24"-30"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
PLO	9	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container

BIODIVERSITY TABULATIONS - LOT 801							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED:			13				
GENUS	QTY.	% OF TOTAL PROPOSED	MAXIMUM % ALLOWED	SPECIES	QTY.	% OF TOTAL PROPOSED	MAXIMUM % ALLOWED
Betula	1	7.7%	33%	nigra	1	7.7%	10%
Carpinus	1	7.7%	33%	caroliniana	1	7.7%	10%
Celtis	1	7.7%	33%	occidentalis	1	7.7%	10%
Cladrastis	1	7.7%	33%	kentukea	1	7.7%	10%
Crateagus	2	15.4%	33%	phaenopyrum	1	7.7%	10%
				punctata	1	7.7%	10%
Diospyros	1	7.7%	33%	virginiana	1	7.7%	10%
Fagus	1	7.7%	33%	grandifolia	1	7.7%	10%
Liriodendron	1	7.7%	33%	tulipifera	1	7.7%	10%
Prunus	1	7.7%	33%	virginiana	1	7.7%	10%
Quercus	2	15.4%	33%	falcata	1	7.7%	10%
				muehlenbergii	1	7.7%	10%
Tilia	1	7.7%	33%	americana	1	7.7%	10%
SHRUBS							
TOTAL NUMBER OF SHRUBS PROPOSED:			188				
GENUS	QTY.	% OF TOTAL PROPOSED	MAXIMUM % ALLOWED				
Abelia	9	4.8%	33%	grandiflora	9	4.8%	10%
Buxus	17	9.0%	33%	microphylla	5	2.7%	10%
			33%	sinica	12	6.4%	10%
Callicarpa	5	2.7%	33%	americana	5	2.7%	10%
Caryopteris	6	3.2%	33%	clandonensis	6	3.2%	10%
Cephalanthus	4	2.1%	33%	occidentalis	4	2.1%	10%
Clethra	14	7.4%	33%	alnifolia	14	7.4%	10%
Cornus	18	9.6%	33%	sericea	18	9.6%	10%
Fothergilla	10	5.3%	33%	gardenii	10	5.3%	10%
Hydrangea	17	9.0%	33%	arborescens	7	3.7%	10%
			33%	quercifolia	10	5.3%	10%
Ilex	44	23.4%	33%	glabra	18	9.6%	10%
			33%	verticillata	16	8.5%	10%
			33%	vomitorea	10	5.3%	10%
Itea	7	3.7%	33%	virginica	7	3.7%	10%
Pieris	22	11.7%	33%	floribunda	16	8.5%	10%
			33%	japonica	6	3.2%	10%
Prunus	9	4.8%	33%	laurocerasus	9	4.8%	10%
Rhus	6	3.2%	33%	aromatica	6	3.2%	10%

NATIVE PLANT TABULATIONS - LOT 801					
PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED	
			%	QTY.	%
Urban Trees	5	Regional/Local	20%	5	100%
		Total Natives	50%	5	100%
Standard Trees	8	Regional/Local	40%	7	87.5%
		Total Natives	80%	8	100.0%
Evergreen Shrubs	90	Regional/Local	10%	50	55.6%
		Total Natives	40%	50	55.6%
Deciduous Shrubs	97	Regional/Local	20%	71	73.2%
		Total Natives	80%	91	93.8%
Groundcovers	0	Regional/Local	10%	0	N/A
		Total Natives	20%	0	N/A
Perennials, Ferns, Ornamental Grasses	0	Regional/Local	25% (perennials) 30% (ferns & grasses)	0	N/A
		Total Natives	60% (perennials) 80% (ferns & grasses)	0	N/A
Vines	0	Total Natives	100%	0	N/A
NATIVE PLANT TOTALS					
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS		TOTAL SUM OF NATIVE PLANTS	
200		133		154	
		66.5%		77.0%	

CROWN COVER TABULATIONS - LOT 801	
TOTAL SITE AREA (SF)	34,325
25% CROWN COVER REQUIRED (SF)	8,581
EXISTING CROWN COVER (SF)	24,673
REMOVED CROWN COVER (SF)	24,615
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	58
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	9,500
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	27.8%
TOTAL CROWN COVER PROVIDED (SF)	9,558

<h2 style="margin: 0;">A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:</h2>			
<p>THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:</p> <ol style="list-style-type: none"> 1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIC CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL, SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY. 2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED. 3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN. 4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS. 5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANNED WORKS IDENTIFIED IN THE LANDSCAPE GUIDELINES. 6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, GAITHERSBURG, MARYLAND. 7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY. 8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGNEE(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE. 			
<h2 style="margin: 0;">B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:</h2>			
<p>IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSP/P PROJECTS:</p> <ol style="list-style-type: none"> 1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES. 2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION. 3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET. 9) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS. 			
<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="font-size: 4em; font-weight: bold; letter-spacing: -2px;">A</div> <div style="text-align: right;"> <h1 style="margin: 0;">STANDARD LANDSCAPE PLAN NOTES</h1> <p style="margin: 0;">NOT TO SCALE</p> </div> </div>			
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 30%;"> <p># OF UPDATES: 00 LAST UPDATED:</p> <hr/> <p>CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS</p> <hr/> <p>CITY OF ALEXANDRIA, VIRGINIA</p> </div> <div style="width: 20%; text-align: center;">  </div> <div style="width: 40%; border: 1px solid black; padding: 5px; font-size: 0.8em;"> <p>NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p>Source: CITY OF ALEXANDRIA</p> <p>Approved by: COA</p> </div> <div> <p>Date drawn: 01/01/19</p> <p>LD 016</p> </div> </div>		<div style="display: flex; justify-content: space-around;"> I O F </div>	

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

126 LONGVIEW
DRIVE

126 LONGVIEW DRIVE
ALEXANDRIA, VA 22314
CITY OF ALEXANDRIA

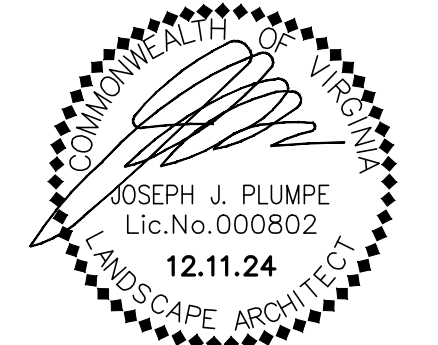
CLIENT

OCH AT LONGVIEW, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE



ISSUE DATE

PRELIMINARY PLAN 12.11.2024

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PROJECT NUMBER: 24003
CONTACT: D. DOVE
DRAWN: DH
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

SHEET TITLE

LANDSCAPE
SCHEDULE - LOT 801

SHEET NUMBER

L2.01

PRELIMINARY PLAN

P:\2024\24003 126 Longview Drive\6.0 and final\CSPL\13.02 LANDSCAPE SCHEDULE.dwg

PLANT SCHEDULE LOT 800								
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	
DECIDUOUS TREES								
Dec	1	Native Deciduous Tree		14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	CCA PER TREE (SF) TOTAL CROWN COVER
								1250 1250
EVERGREEN TREES								
Evg	1	Native Evergreen Tree		6'-8'		3 1/2 - 5'	B&B, full to ground with good seasonal flush	750 750
STREET TREES								
Str	2	Native Street Tree		8'-10'	2 1/2" min.		B&B, full uniform crown, symmetrical branching, full specimen	PROPOSED TREE CCA: 2000
								N/A - STREET TREE IN R.O.W.

NATIVE PLANT TABULATIONS - LOT 800					
PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED	
			%	QTY.	%
Urban Trees	2	Regional/Local	20%	2	100%
		Total Natives	50%	2	100%
Standard Trees	1	Regional/Local	40%	1	100.0%
		Total Natives	80%	1	100.0%
Evergreen Shrubs	1	Regional/Local	10%	1	100.0%
		Total Natives	40%	1	100.0%
Deciduous Shrubs	0	Regional/Local	20%	0	#DIV/0!
		Total Natives	80%	0	#DIV/0!
Groundcovers	0	Regional/Local	10%	0	N/A
		Total Natives	20%	0	N/A
Perennials, Ferns, Ornamental Grasses	0	Regional/Local	25% (perennials) 30% (ferns & grasses)	0	N/A
		Total Natives	60% (perennials) 80% (ferns & grasses)	0	N/A
Vines	0	Total Natives	100%	0	N/A
NATIVE PLANT TOTALS					
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS		TOTAL SUM OF NATIVE PLANTS	
		4		4	
4		100.0%		100.0%	

CROWN COVER TABULATIONS - LOT 800	
TOTAL SITE AREA (SF)	8,019
25% CROWN COVER REQUIRED (SF)	2,005
EXISTING CROWN COVER (SF)	4,308
REMOVED CROWN COVER (SF)	3,686
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	622
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	2,000
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	
32.7%	
TOTAL CROWN COVER PROVIDED (SF)	
2,622	

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

- THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:
- 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
 - 2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
 - 3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
 - 4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
 - 5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
 - 6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
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B)STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

- IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:
- 1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
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A)STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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



NOTE:
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Source: CITY OF ALEXANDRIA
Approved by: COA

STANDARD LANDSCAPE PLAN NOTES
I OF 1
Date drawn: 01/01/19
LD 016

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

126 LONGVIEW DRIVE

126 LONGVIEW DRIVE
ALEXANDRIA, VA 22314
CITY OF ALEXANDRIA

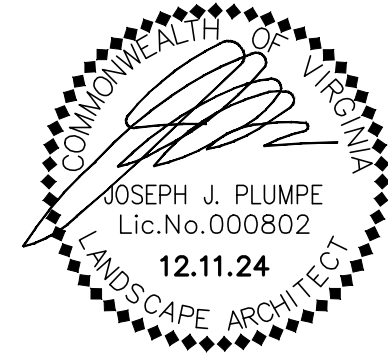
CLIENT

OCH AT LONGVIEW, LLC

Studio39
LANDSCAPE ARCHITECTURE, P.C.

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ISSUE DATE

PRELIMINARY PLAN 12.11.2024

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PROJECT NUMBER: 24003
CONTACT: D. DOVE
DRAWN: DH
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

SHEET TITLE

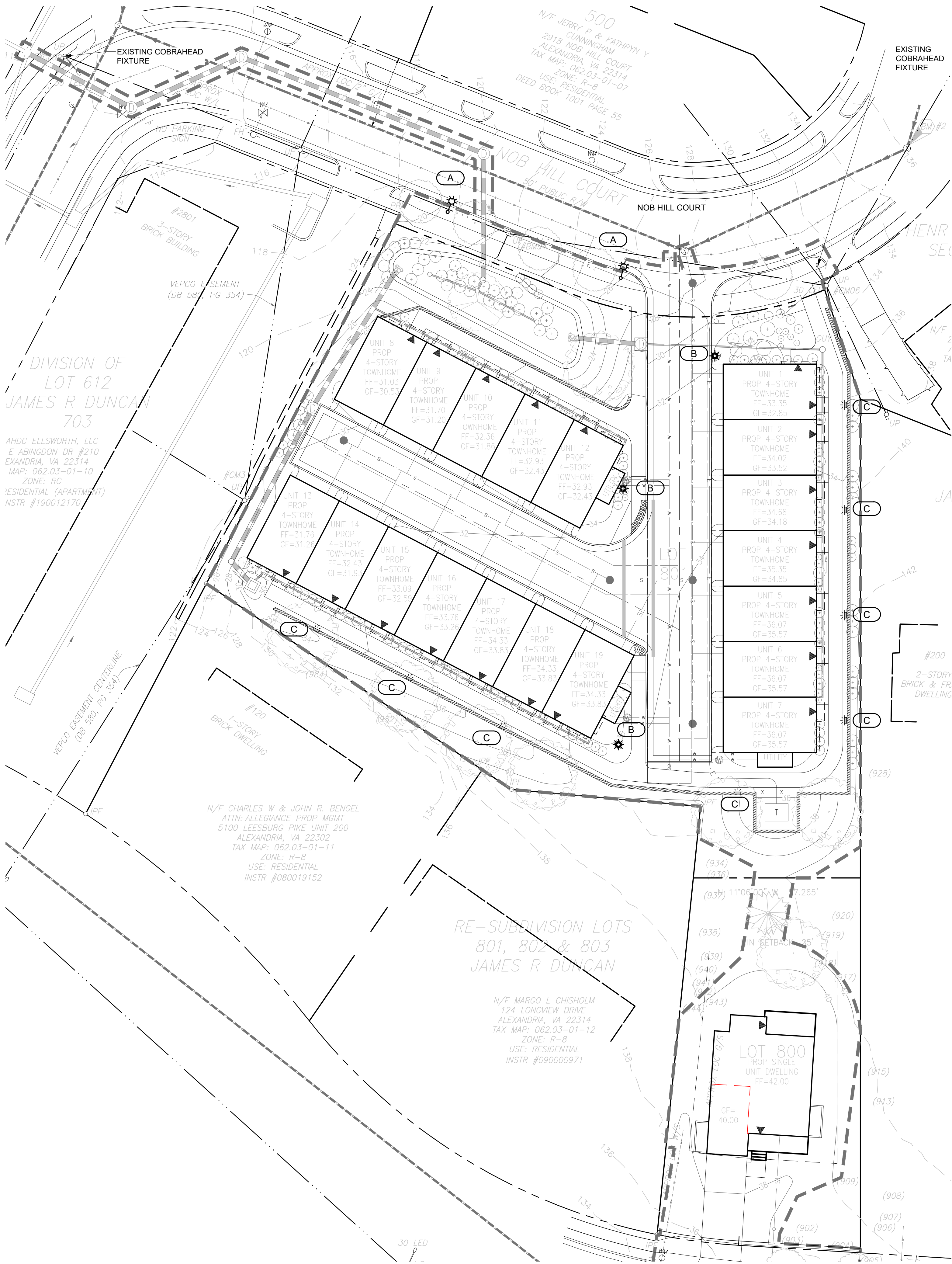
LANDSCAPE SCHEDULE - LOT 800


SHEET NUMBER

L2.03

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION





SHOEBOX

THE SHOEBOX LUMINAIRE PROVIDES A FULL CUT-OFF DISTRIBUTION FOR LIGHTING PARKING AREAS AND ROADWAYS.

- BASIC STYLE LUMINAIRE
- 3000K COLOR TEMPERATURE FOR ALL HID EQUIVALENTS
- TYPE III & TYPE IV LIGHTING PATTERN
- GRAY HOUSING
- 70W, 100W, 150W, 200W, 250W, 400W, 1000W HID EQUIVALENTS
- 200W HID EQUIVALENT AVAILABLE IN GRAY, 3000K ONLY

SHOEBOX LED FIXTURE	
REVISION	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA, VIRGINIA	CSSL-1 PAGE 71




1

FIXTURE A ROADWAY SHOEBOX

Scale: NTS

PRODUCT INFO



SUBURBAN COLONIAL

THE SUBURBAN IS A SMALLER COLONIAL STYLE LUMINAIRE FREQUENTLY DESIRED AS A YARD LIGHT BY RESIDENTIAL CUSTOMERS.

- BASIC STYLE LUMINAIRE
- 3000K COLOR TEMPERATURE
- TYPE III & TYPE V LIGHTING PATTERN
- BLACK HOUSING
- CLEAR REFRACTIVE ACRYLIC LENS PANELS
- 70W, 100W, 150W HID EQUIVALENTS

SUBURBAN COLONIAL	
REVISION	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA, VIRGINIA	CSSC-1 PAGE 70

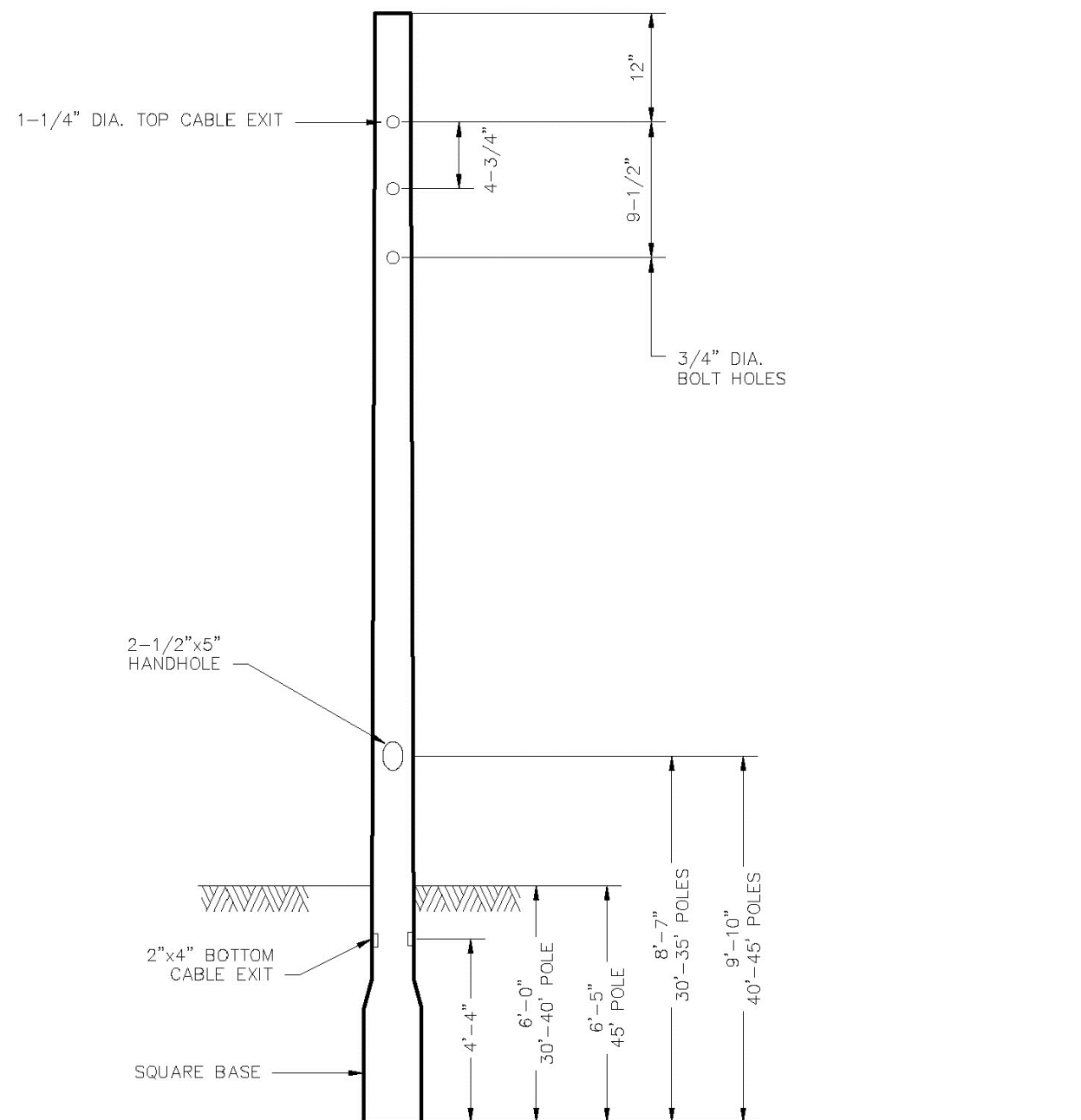


2

FIXTURE B SITE COLONIAL

Scale: NTS

PRODUCT INFO



NOTE: POLE IS DESIGNED TO SUPPORT A 12-FOOT (MAX.) TAPERTRUSS BRACKET.

FIBER GLASS STREET LIGHT POLE	
REVISION	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA, VIRGINIA	CSFG-1 PAGE 75



4

FIXTURE C WALL LIGHT

Scale: NTS

PRODUCT INFO

MODEL #: ATBMi P105 MVOLT R3 3K
DESCRIPTION: AUTOBAHN SERIES ATBMICRO
OPTIONS: LED, 100W, 3000K, TYPE III, GRAY FINISH
QUANTITY: PER PLAN
COMPANY: AEL/ACUITY BRANDS
ONE LITHONIA WAY,
CONYERS, GA 30012
770-922-9000
www.acuitybrands.com
CONTACT: EMILY MYERS
FEDERATED LIGHTING, INC.
301-249-0800

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS.
2. CONTRACTOR TO VERIFY QUANTITIES.

MODEL #: ARDL P201 MVLOT 30K R3 AY BK SCC
DESCRIPTION: AMERICAN REVOLUTION DELUXE
OPTIONS: LED, 70W, 3000K, TYPE III, ACRYLIC, BLACK FINISH, STANDARD CUPOLA
QUANTITY: PER PLAN
COMPANY: AEL/ACUITY BRANDS
ONE LITHONIA WAY,
CONYERS, GA 30012
770-922-9000
www.acuitybrands.com
CONTACT: EMILY MYERS
FEDERATED LIGHTING, INC.
301-249-0800

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS.
2. CONTRACTOR TO VERIFY QUANTITIES.

MODEL #: HSL13 12INCH 30K MVOLT L MIN5 BB BL
DESCRIPTION: 12" LED STEP LIGHT
OPTIONS: 3000K, TEXTURED BLACK FINISH, BACK BOX
QUANTITY: PER PLAN
COMPANY: HYDREL/ACUITY BRANDS
ONE LITHONIA WAY,
CONYERS, GA 30012
770-922-9000
www.acuitybrands.com
CONTACT: EMILY MYERS
FEDERATED LIGHTING, INC.
301-249-0800

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS.
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APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____

126 LONGVIEW DRIVE
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CITY OF ALEXANDRIA

CLIENT
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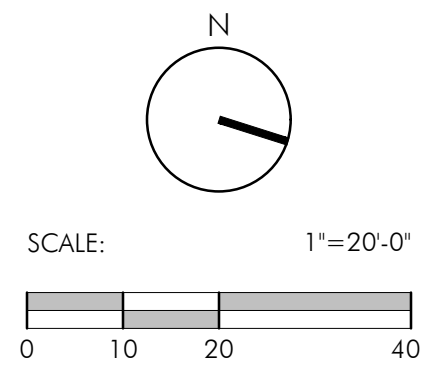
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ISSUE DATE
PRELIMINARY PLAN 12.11.2024

PROJECT NUMBER: 24003
CONTACT: D. DOVE
DRAWN: DH
APPROVED/CHECKED: DD

ORIENTATION AND SCALE



SHEET TITLE
LIGHTING PLAN

SHEET NUMBER

L3.01

PRELIMINARY PLAN

WESTRIDGE TOWNS COLOR SCHEMES			
	UNIT #1, 3, 5 & 7 UNIT #8 & 12 UNIT #14, 16 & 18	UNIT #9 & 11 UNIT #13, 15, 17 & 19	UNIT #2, 4 & 6 UNIT #10
SIDING	SILVER GREY	WHITE	MISTY SHADOW
BRICK	CALVARY GRAY	CALVARY GRAY	CALVARY GRAY
VERTICAL SIDING & BUMPOUTS	(UNIT #1, 7, 8 & 12) MISTY SHADOW (UNIT #14, 16 & 18) SILVER GREY	SILVER GREY	MISTY SHADOW
ROOFS	MAX DEF GEORGETOWN GRAY	MAX DEF COBBLESTONE GRAY	MOIRE BLACK
TRIM	WHITE	WHITE	WHITE
WINDOWS	BLACK	BLACK	BLACK
FRONT DOORS	(UNIT #1, 7, 8 & 12) DOMINO (UNIT #3 & 5) DARK BERRY (UNIT #14, 16 & 18) IN THE NAVY	(UNIT #13 & 19) DOMINO (UNIT #9, 11, 15 & 17) DARK BERRY	(UNIT #2, 4, 6 & 10) IN THE NAVY
GARAGE DOORS	DOMINO	DOMINO	DOMINO

NOTE:
FINAL COLORS TO BE DETERMINED PRIOR TO PLANNING COMMISSION HEARING.

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



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

DRAWN BY: TLR	
10/18/2024	
REV No.	DATE
PB37133202	
SHEET No.	



APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE RECORDED	
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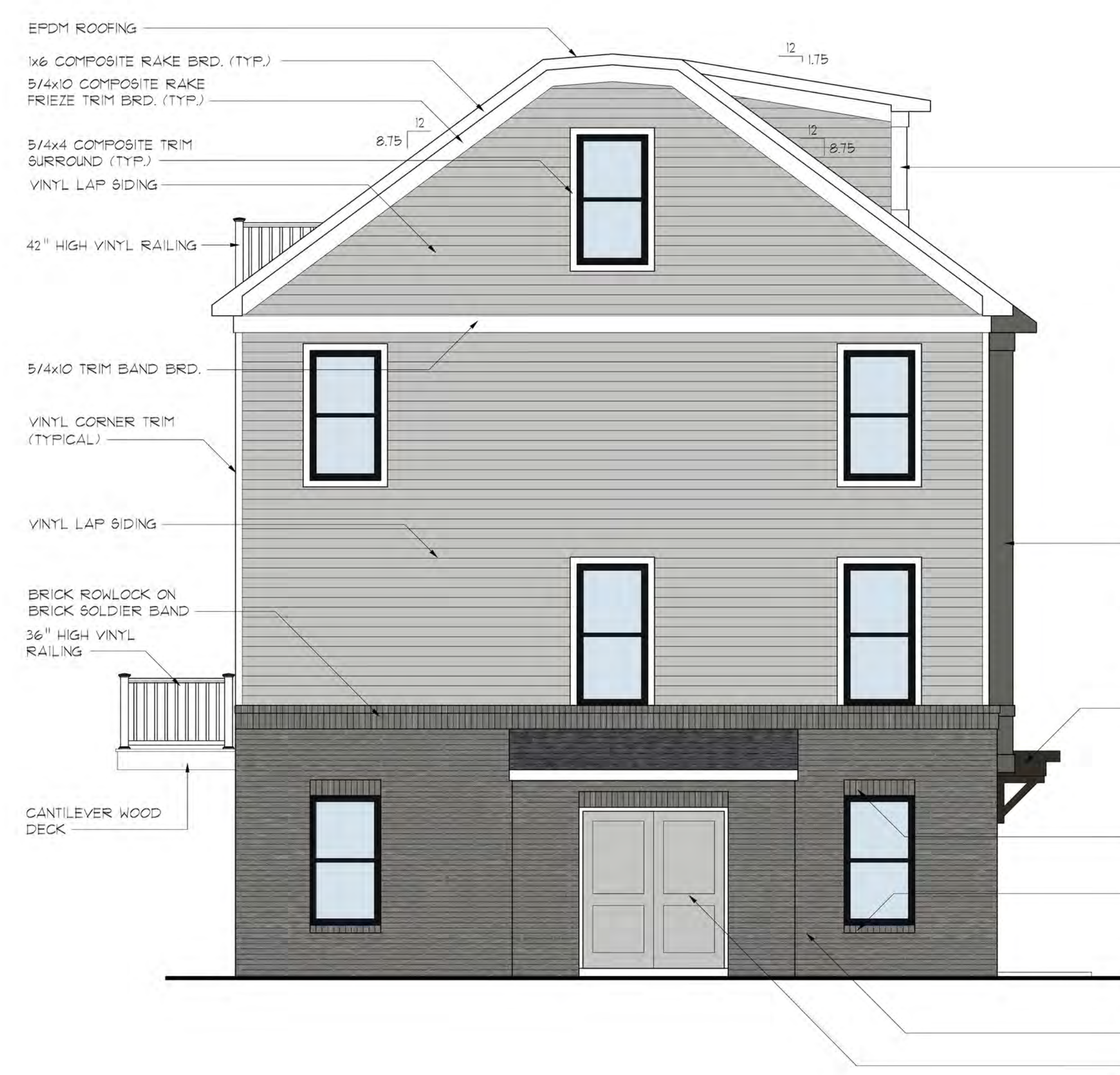
SHEET TITLE: REAR STRIP ELEVATION UNIT #1 - #7

CLIENT INFORMATION: OLD CREEK HOMES - WESTRIDGE TOWNHOMES

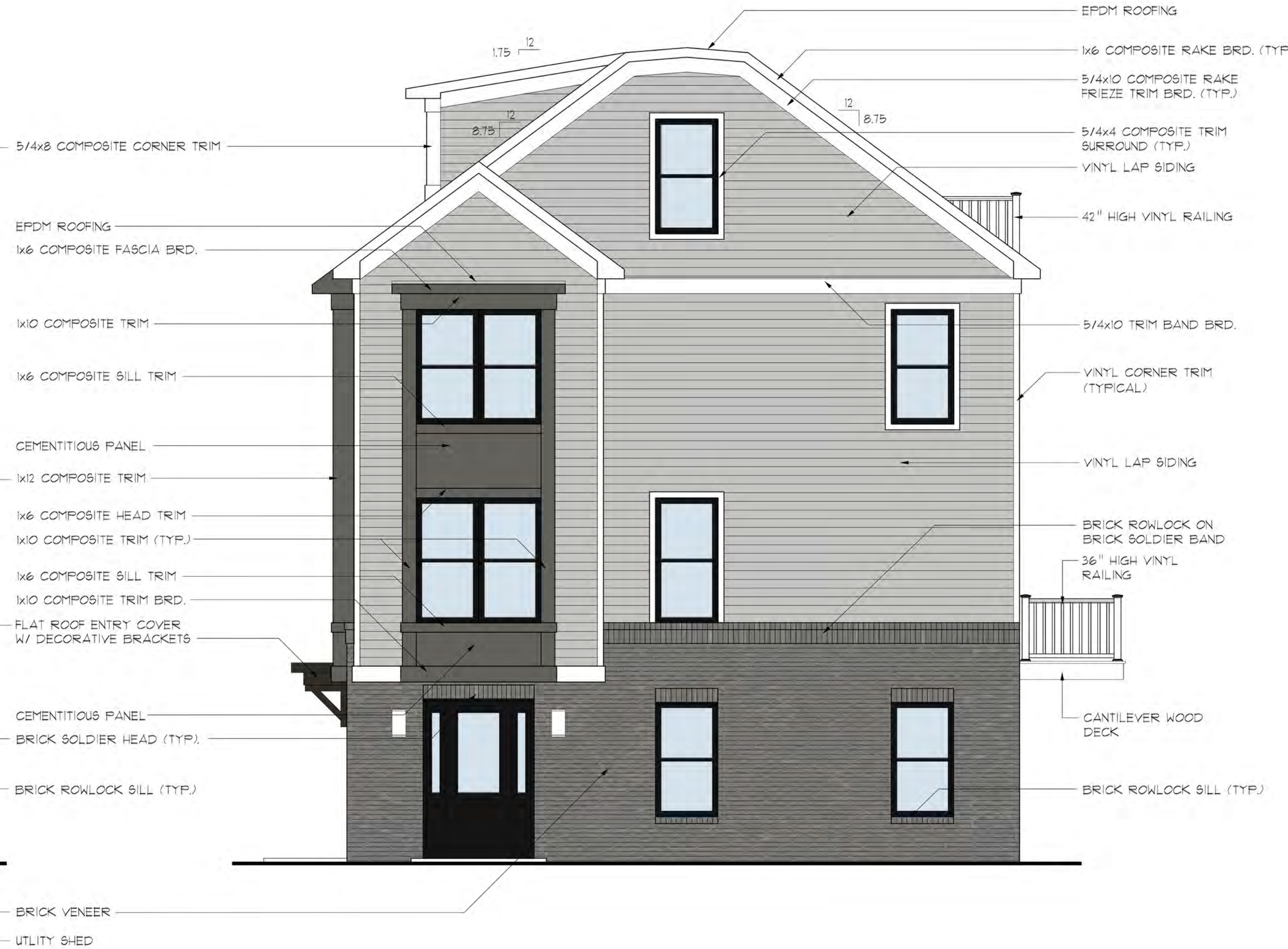
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[illegible]

SHEET No. 203



LEFT-SIDE ELEVATION (UNIT #7)



RIGHT-SIDE ELEVATION (UNIT #1)

SHEET TITLE: SIDE ELEVATIONS UNIT #1 - #7
CLIENT INFORMATION: OLD CREEK HOMES - WESTRIDGE TOWNHOMES
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10/18/2024
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PB373204
SHEET No.
204



FRONT STRIP ELEVATION (UNIT #8 - #12)



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SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
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SHEET TITLE: REAR STRIP ELEVATION UNIT #8 - #12

CLIENT INFORMATION: OLD CREEK HOMES - WESTRIDGE TOWNHOMES

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SHEET No. 206



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_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
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SHEET TITLE:
SIDE ELEVATIONS UNIT #8 - #12

CLIENT INFORMATION: **OLD CREEK HOMES - WESTRIDGE TOWNHOMES**

[illegible]

SHEET No. 207

FRONT STRIP ELEVATION (UNIT #13 - #19)

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



REAR STRIP ELEVATION (UNIT #13 - #19)

SHEET TITLE: REAR STRIP ELEVATION UNIT #13 - #19

CLIENT INFORMATION: OLD CREEK HOMES - WESTRIDGE TOWNHOMES

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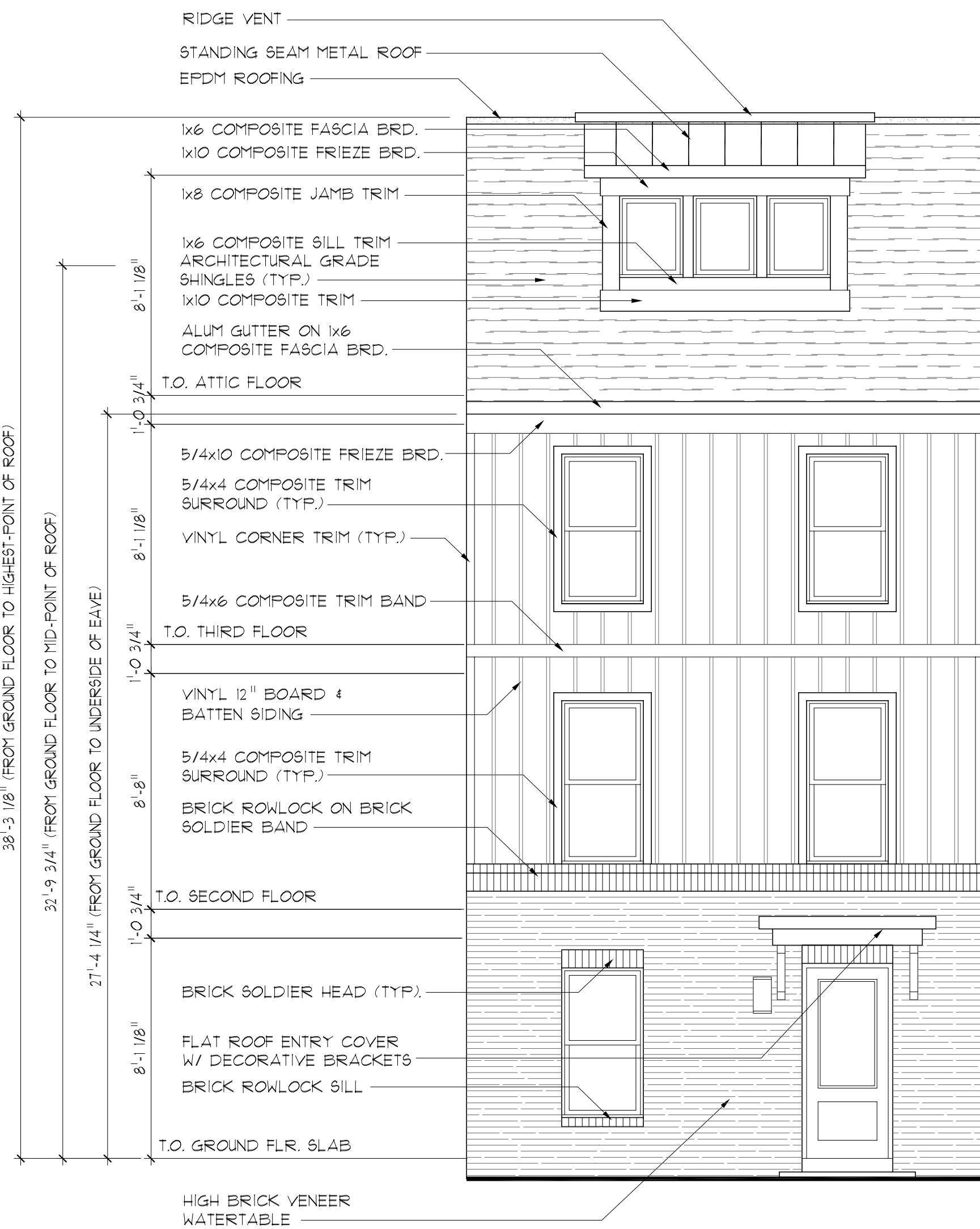
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SHEET No. 209

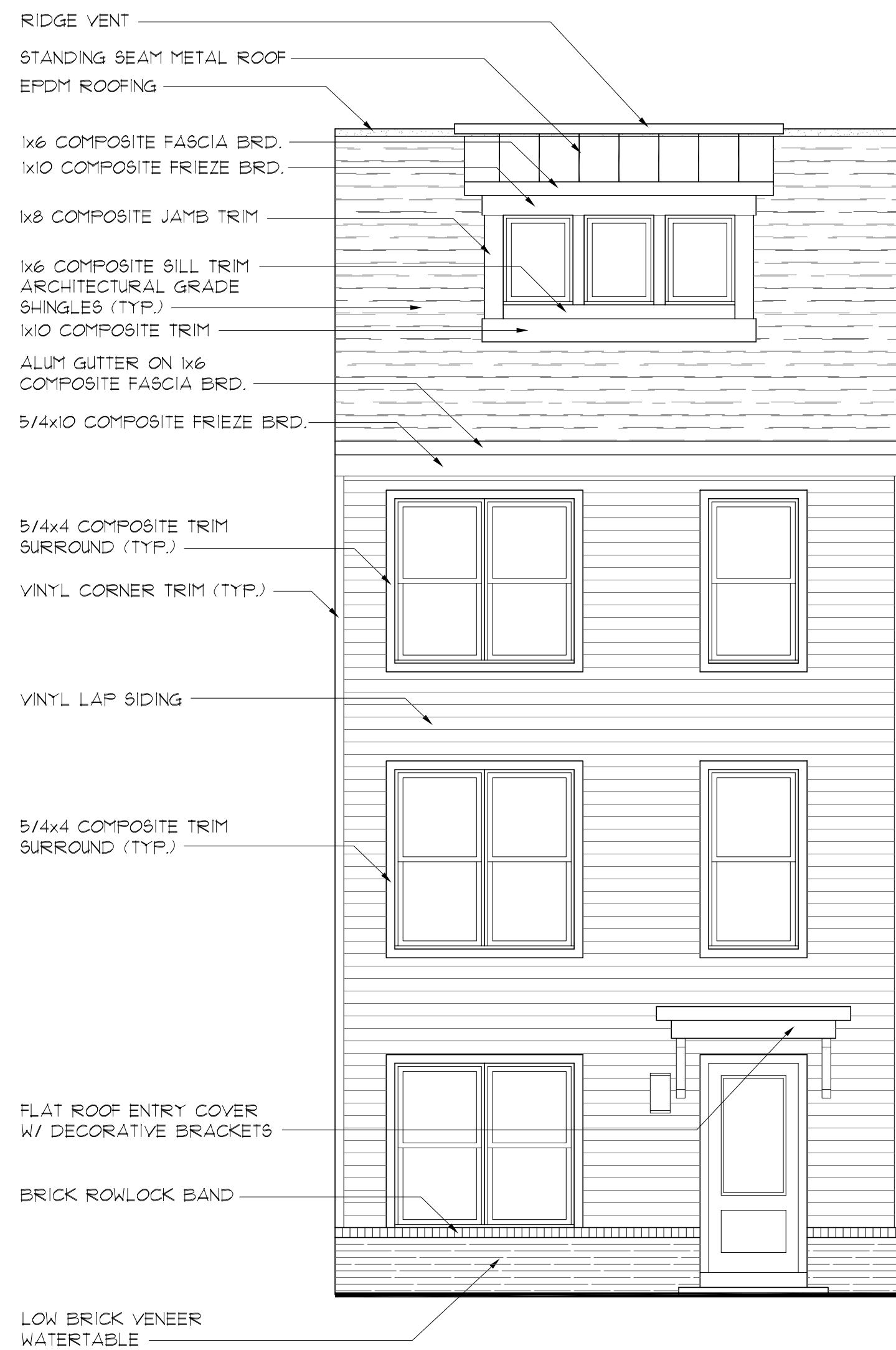
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
DATE RECORDED _____	
INSTRUMENT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



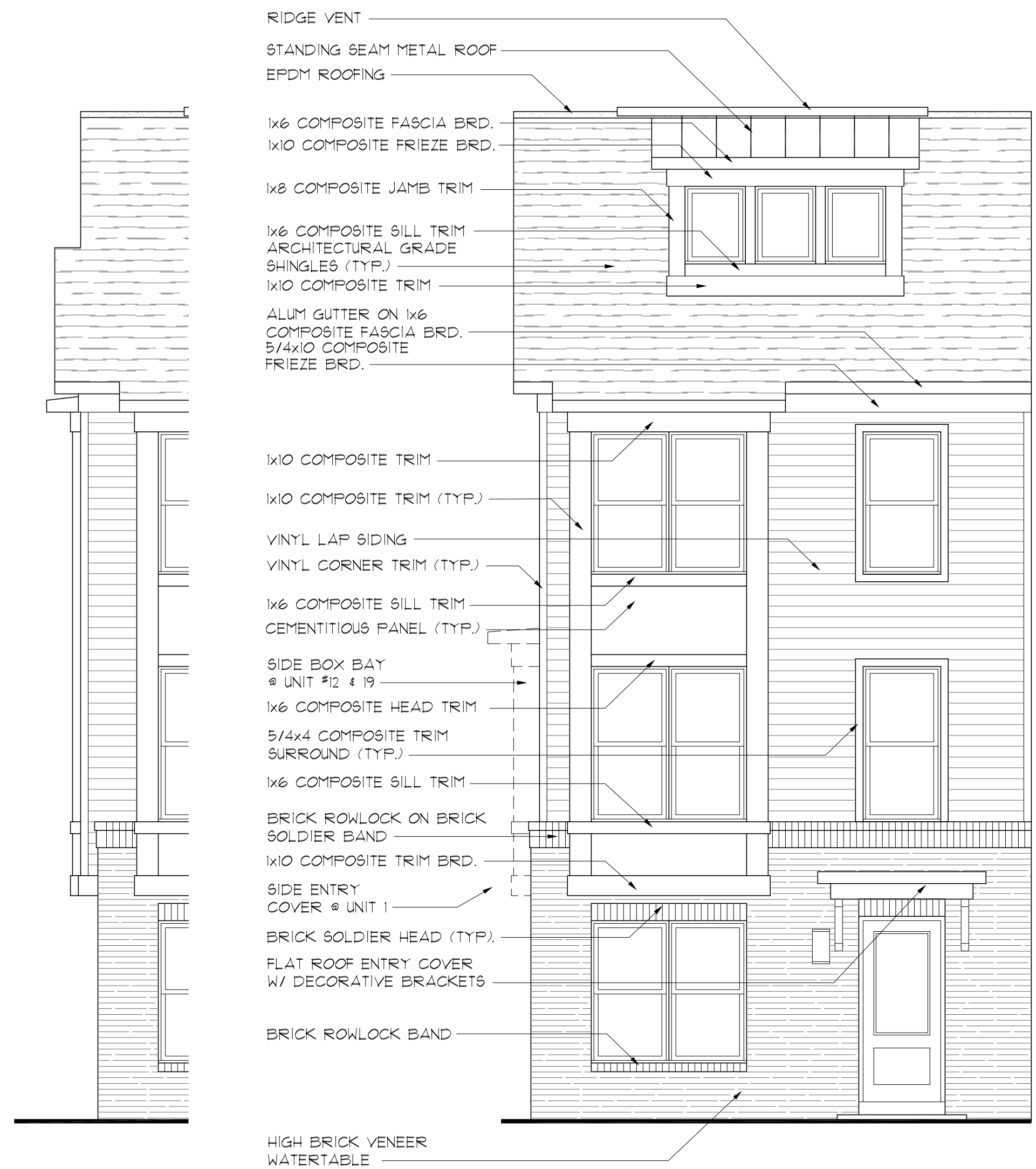
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SITE PLAN NO. _____		
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_____ DATE RECORDED		_____ DATE
INSTRUMENT NO. _____	REF. BOOK NO. _____	PAGE _____



FRONT ELEVATION #1 (INT. UNIT)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION #2 (INT. UNIT)
SCALE: 1/4" = 1'-0"



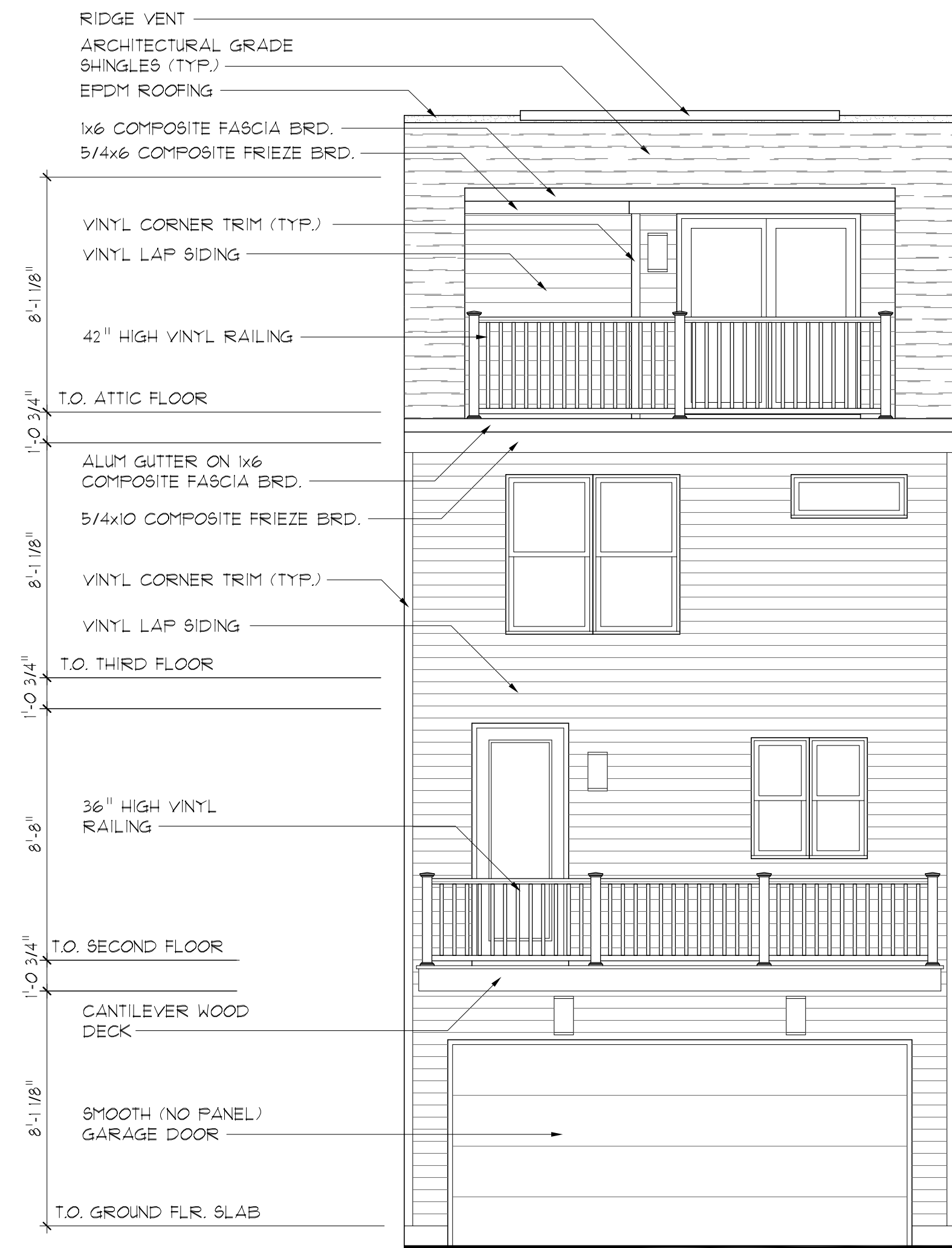
PARTIAL FRONT ELEVATION #3 @ (END UNIT #1)
SCALE: 1/4" = 1'-0"

FRONT ELEVATION #3 (END UNIT)
SCALE: 1/4" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
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REAR ELEVATION (END UNIT #1)
SCALE : 1/4" = 1'-0"

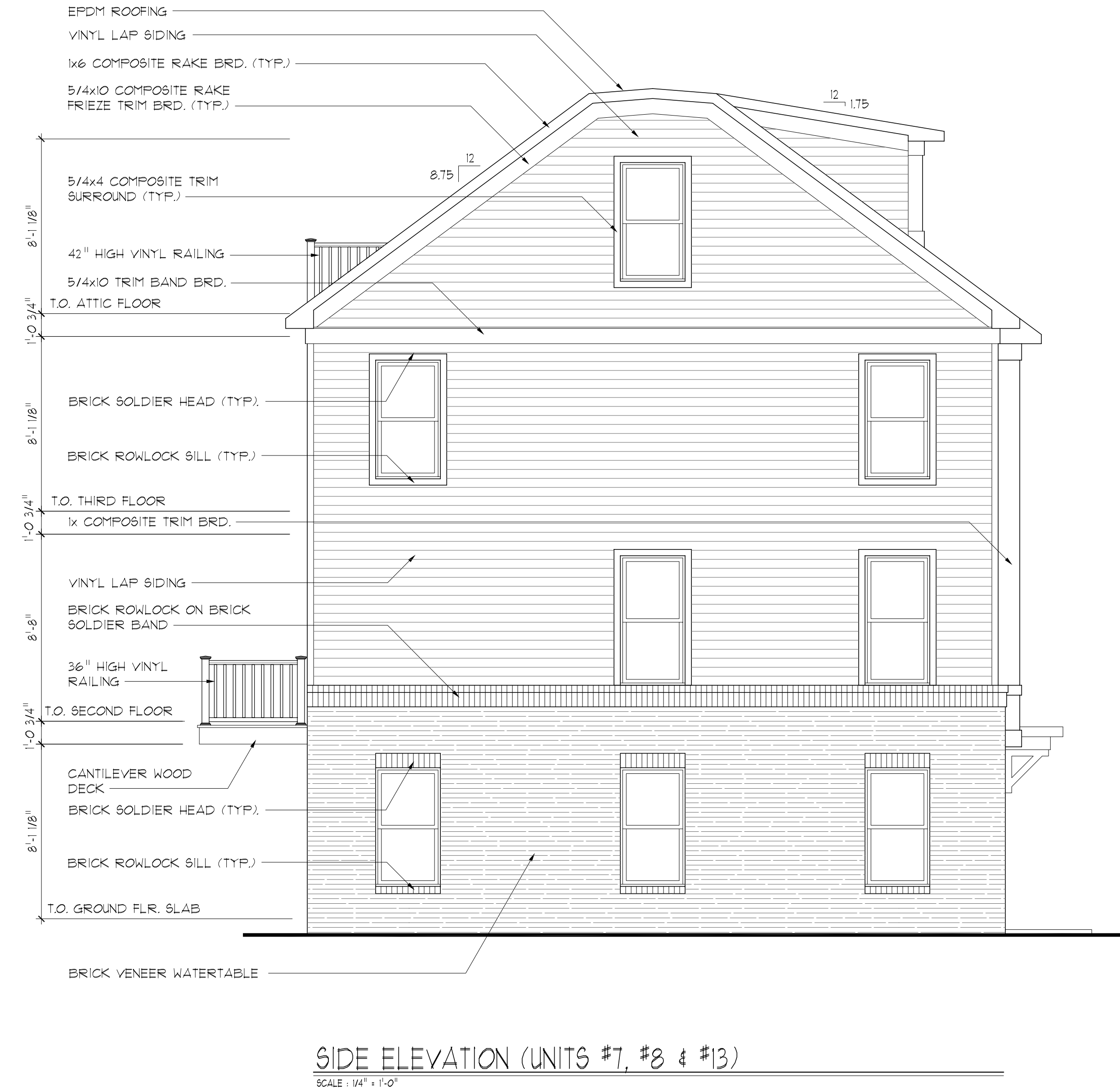
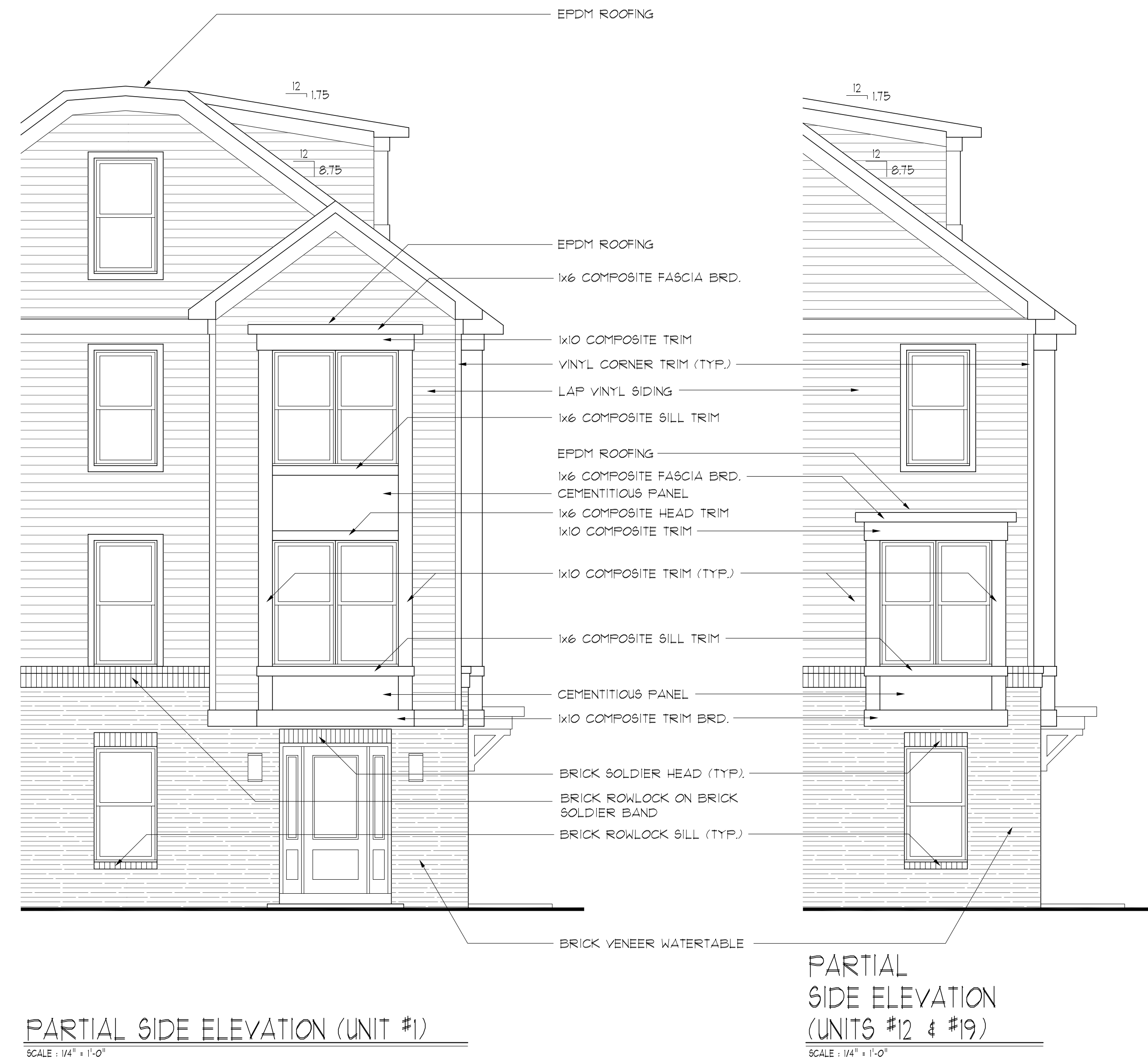


REAR ELEVATION (INT. UNIT)
SCALE : 1/4" = 1'-0"

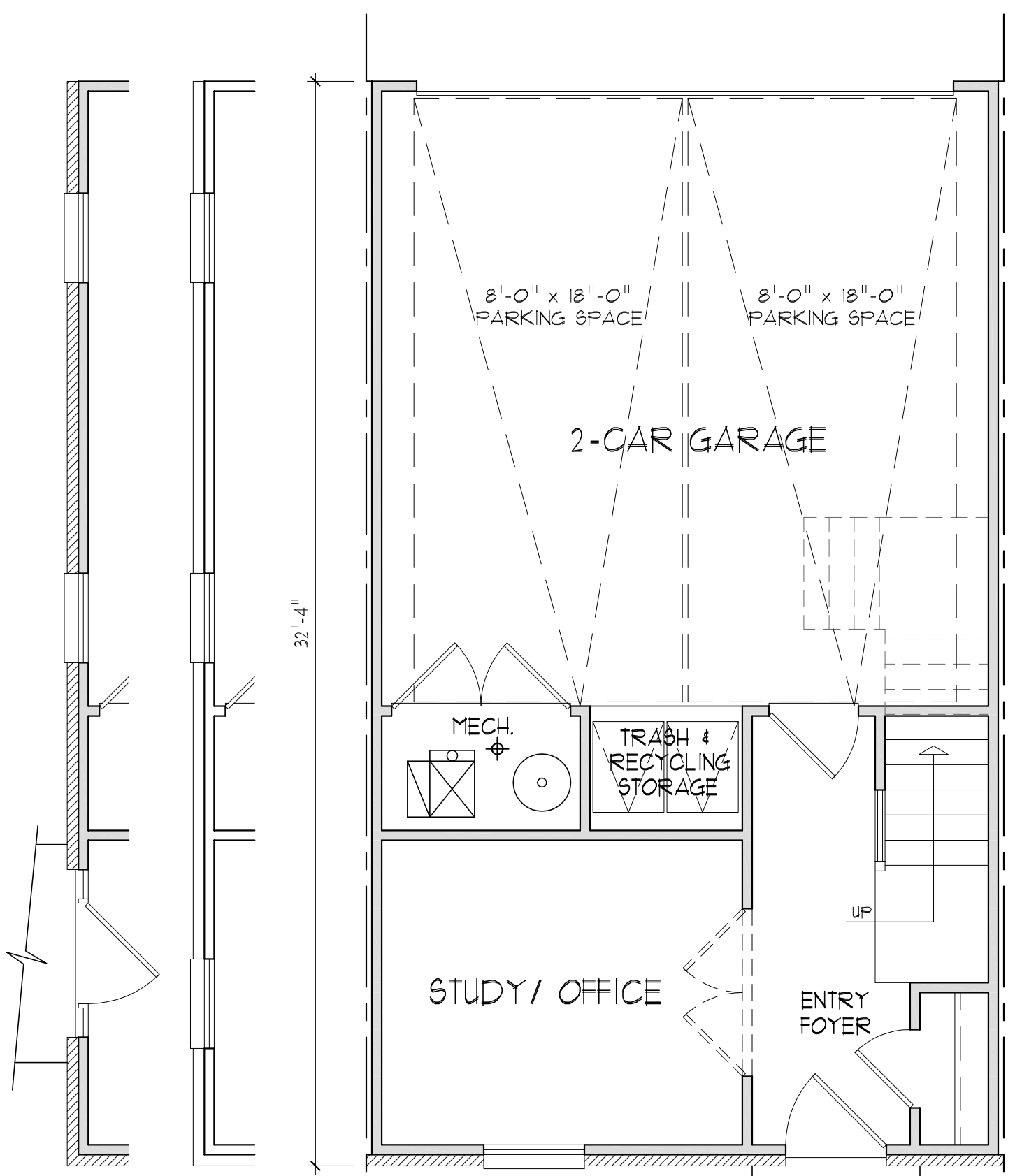
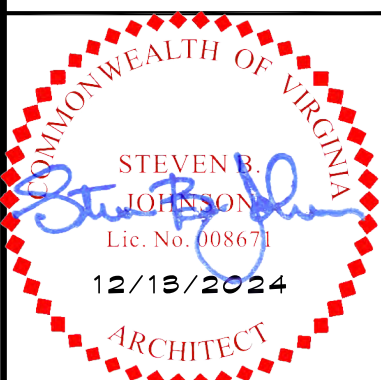
APPROVED
SPECIAL USE PERMIT NO. _____
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SITE PLAN NO. _____

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

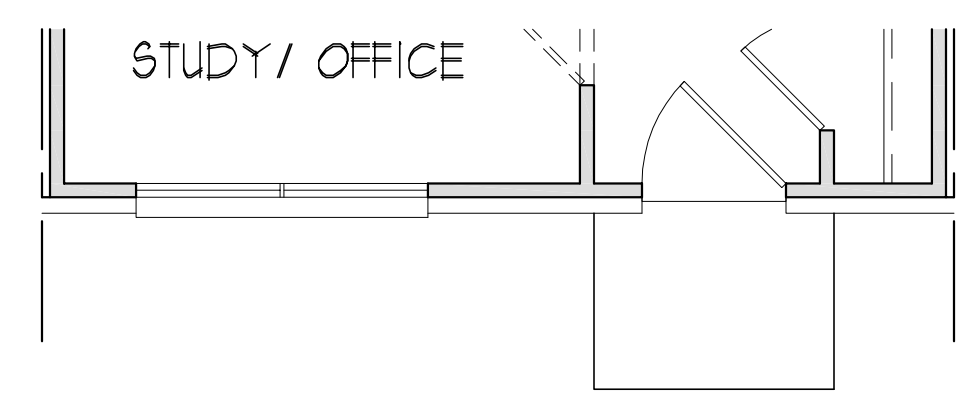


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DEPARTMENT OF PLANNING & ZONING
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
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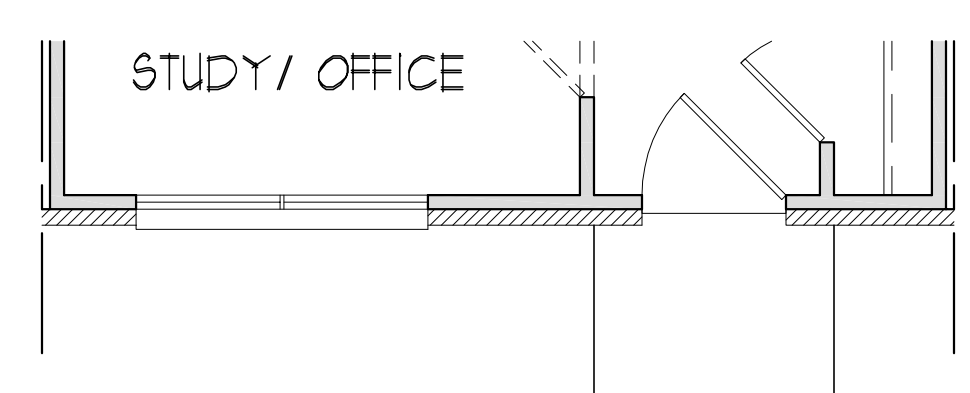


END UNIT #1
END UNIT #7, 8, 12, 13 & 19

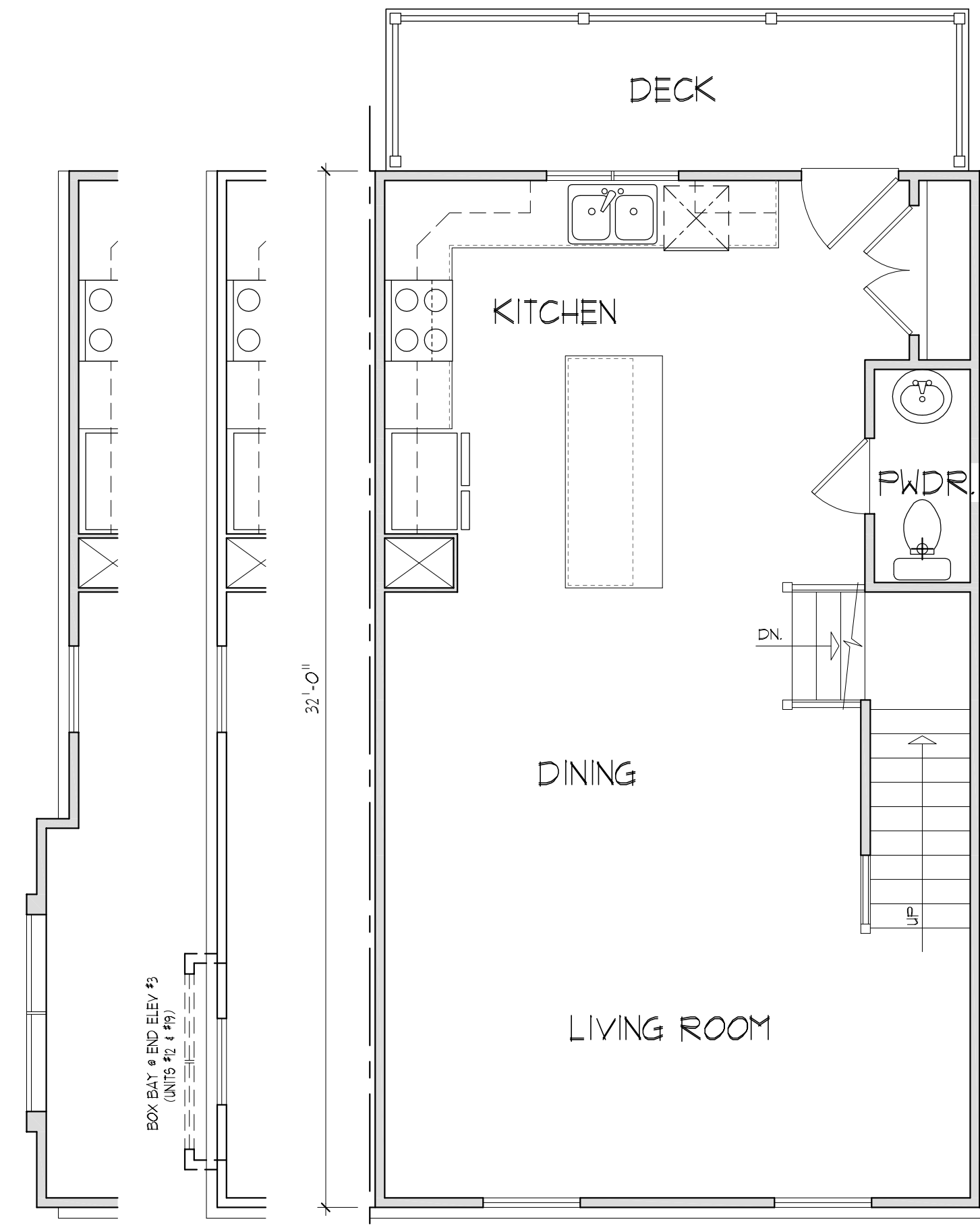
GROUND FLOOR PLAN (EL #1)
SCALE : 1/4" = 1'-0"



PART. GROUND FLR PLAN (EL #2)
SCALE : 1/4" = 1'-0"

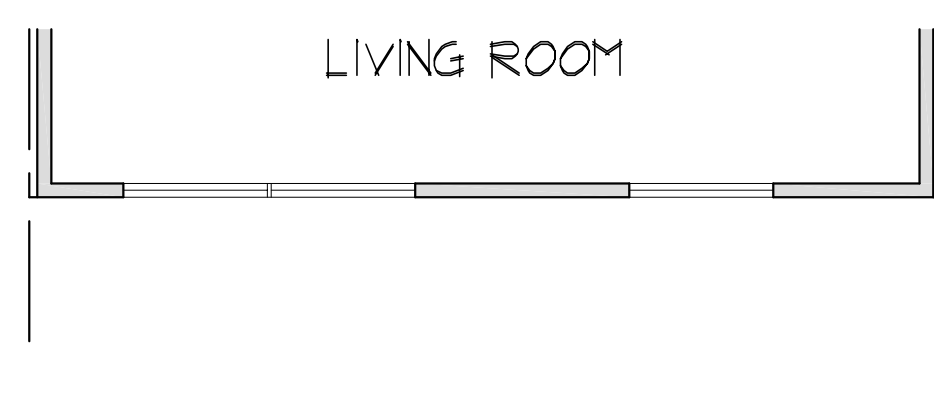


PART. GROUND FLR PLAN (EL #3)
SCALE : 1/4" = 1'-0"

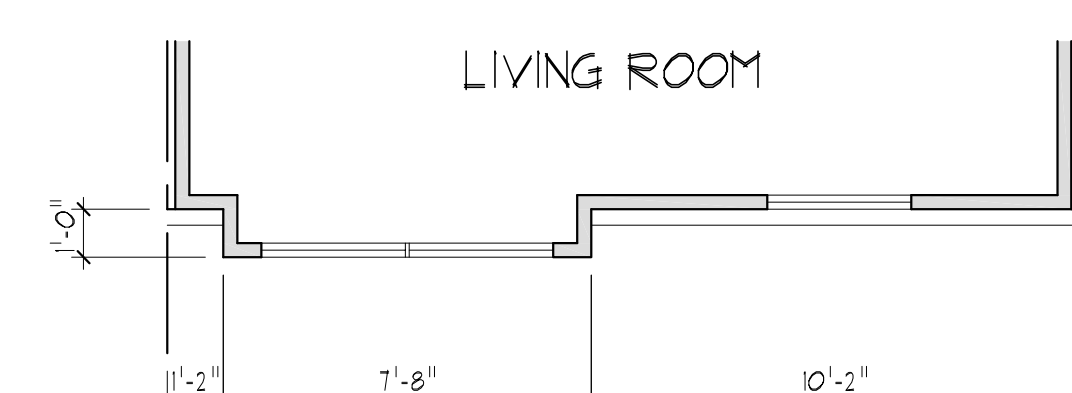


END UNIT #1
END UNIT #7, 8, 12, 13 & 19

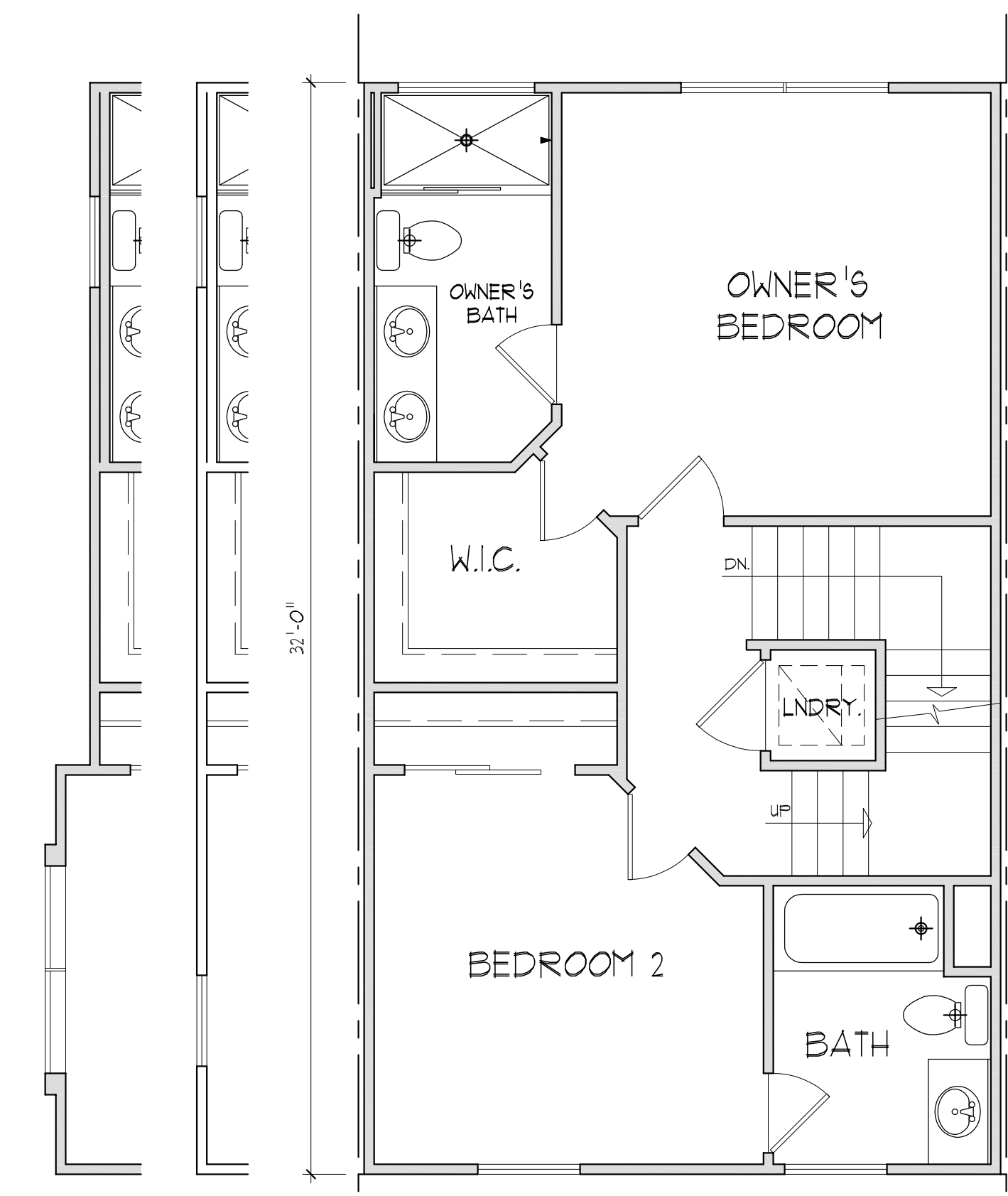
SECOND FLOOR PLAN (EL. #1)
SCALE : 1/4" = 1'-0"



PART. SECOND FLR PLAN (EL #2)
SCALE : 1/4" = 1'-0"

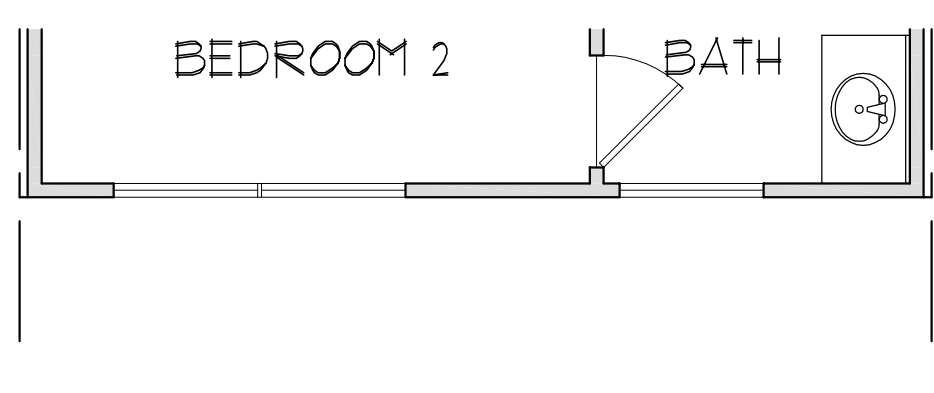


PART. SECOND FLR PLAN (EL #3)
SCALE : 1/4" = 1'-0" SQUARE FEET = 48

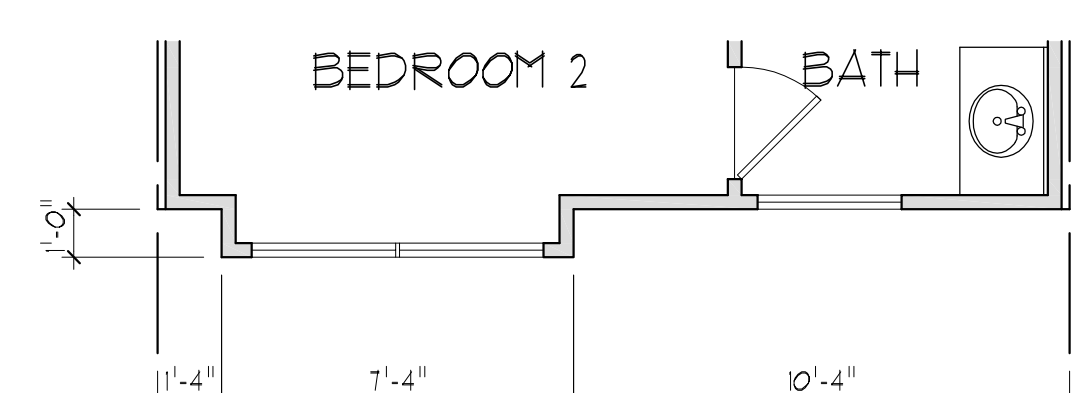


END UNIT #1
END UNIT #7, 8, 12, 13 & 19

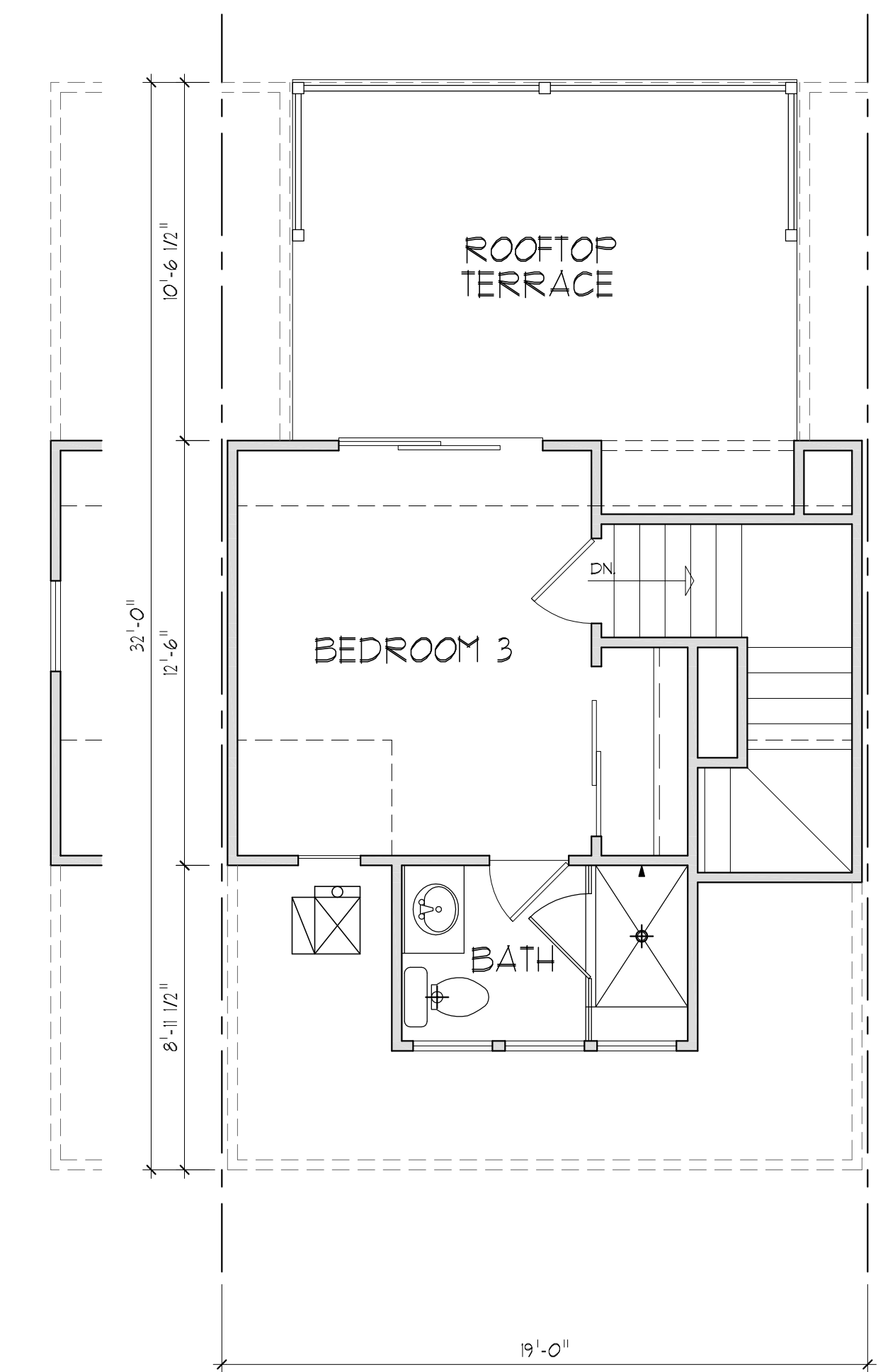
THIRD FLOOR PLAN (EL. #1)
SCALE : 1/4" = 1'-0"



PART. THIRD FLR PLAN (EL #2)
SCALE : 1/4" = 1'-0"

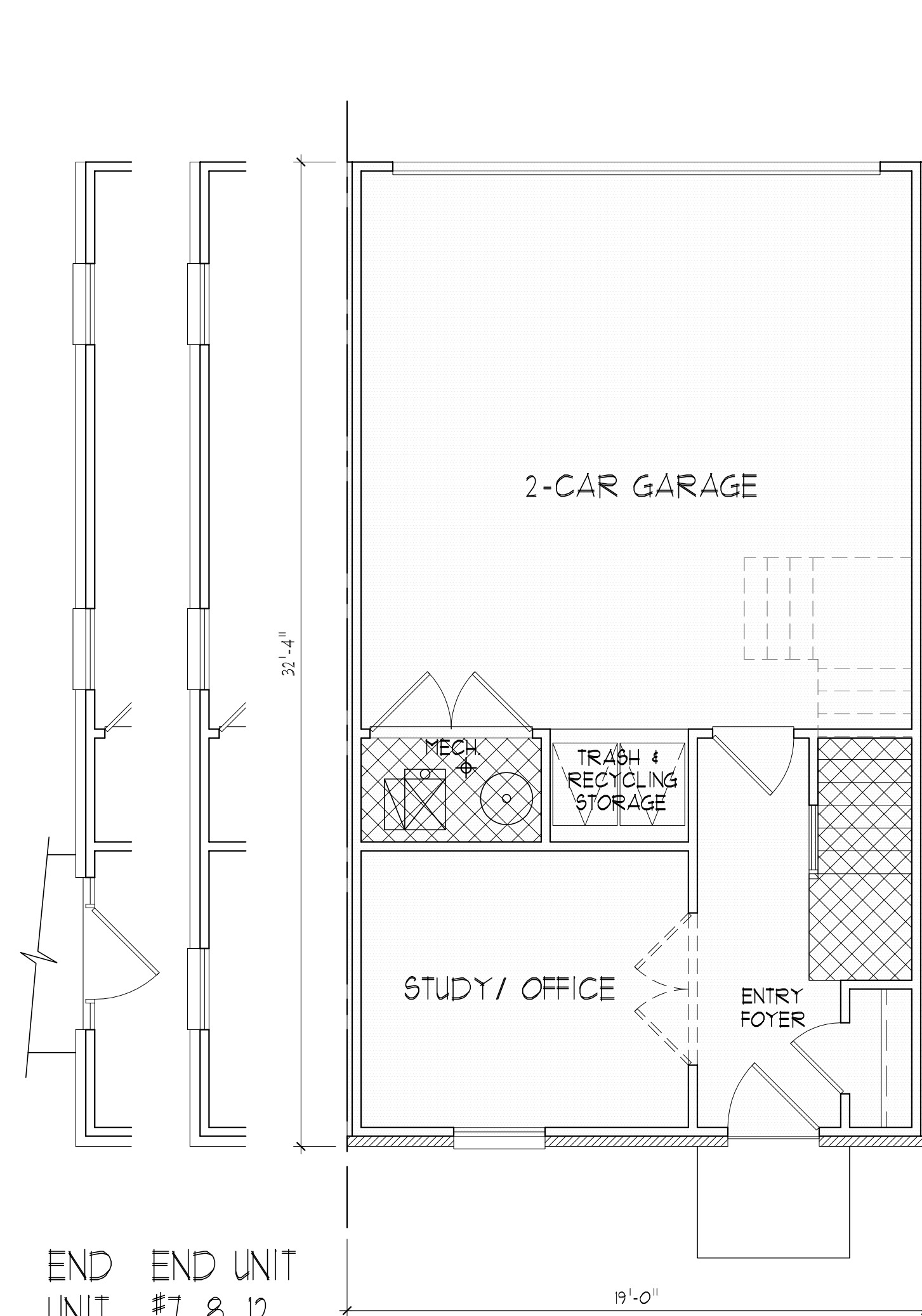


PART. THIRD FLR PLAN (EL #3)
SCALE : 1/4" = 1'-0" SQUARE FEET = 48



HABITABLE ATTIC FLOOR PLAN (ALL EL.)
SCALE : 1/4" = 1'-0"

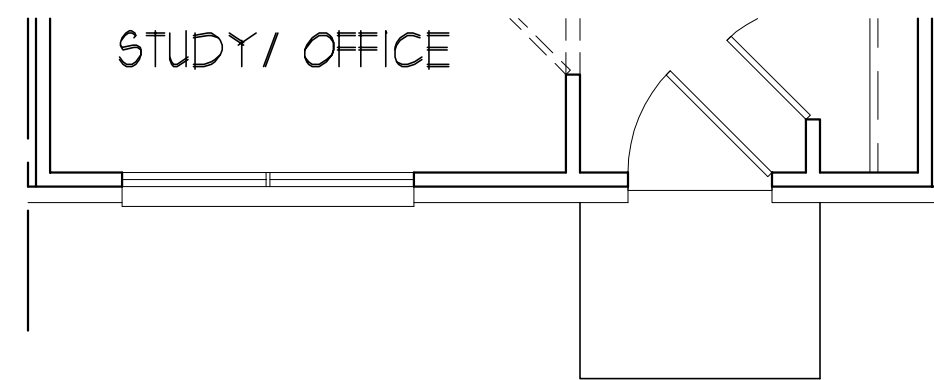
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INSTRUMENT NO. **DEED BOOK NO.** **DATE**



END UNIT #1
END UNIT #7, 8, 12, 13 & 19

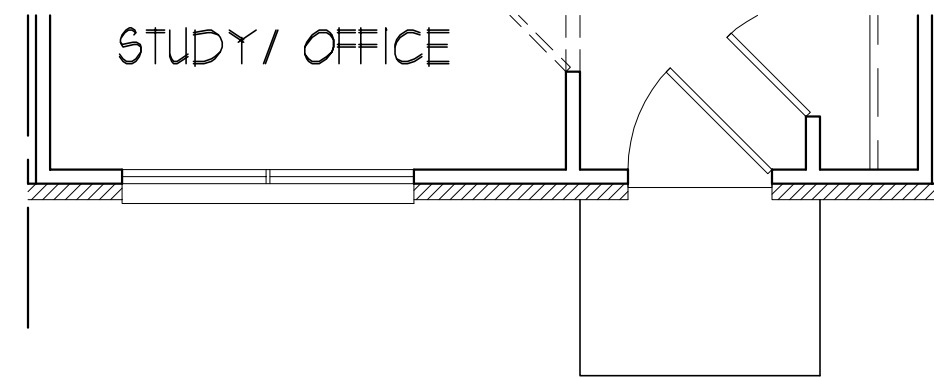
GROUND FLOOR PLAN (EL #1)

SCALE: 1/4" = 1'-0"



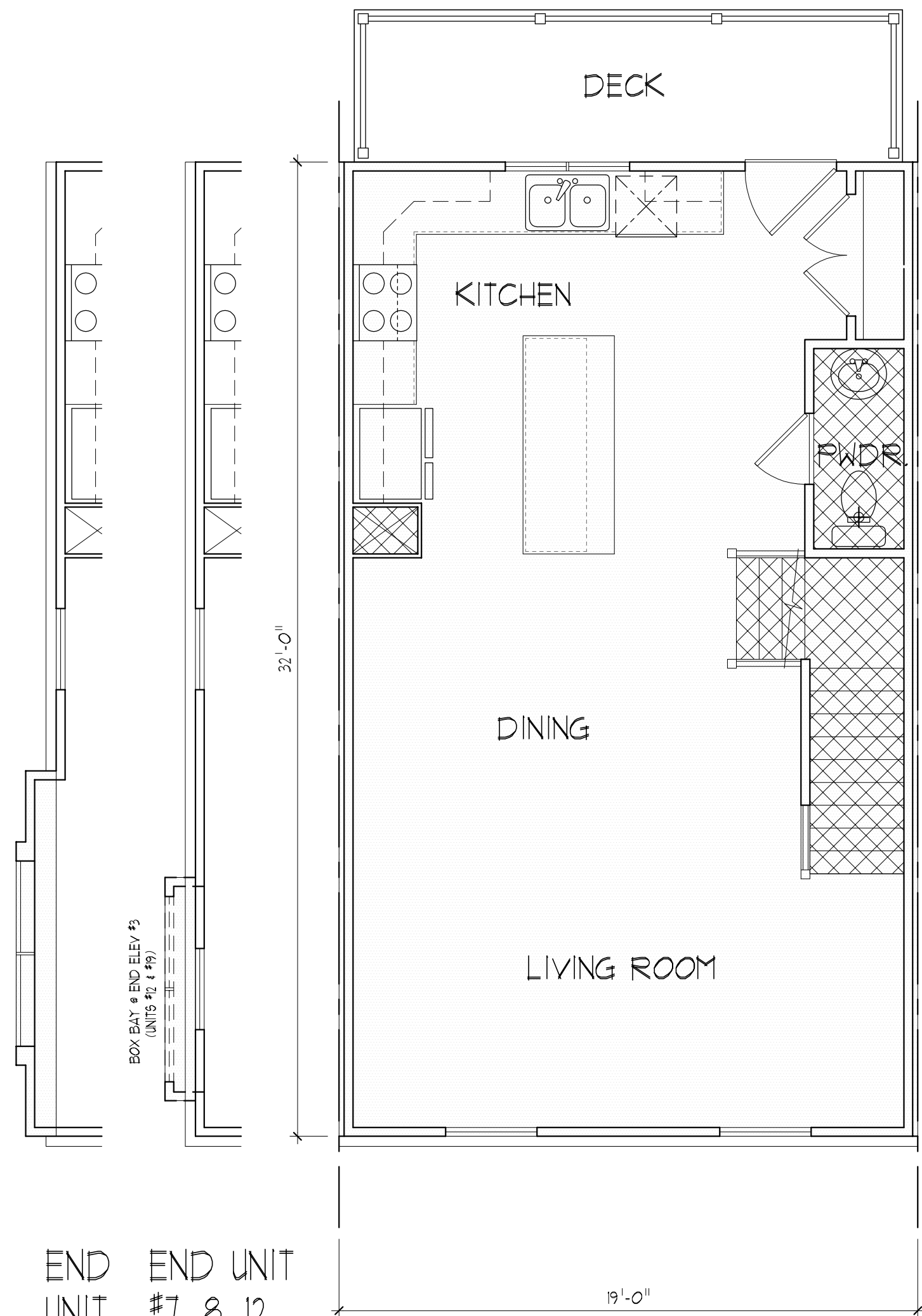
PART. GROUND FLR PLAN (EL #2)

SCALE: 1/4" = 1'-0"



PART. GROUND FLR PLAN (EL #3)

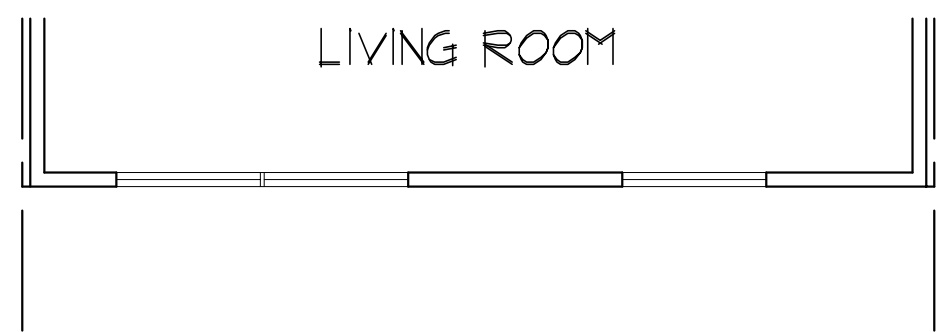
SCALE: 1/4" = 1'-0"



END UNIT #1
END UNIT #7, 8, 12, 13 & 19

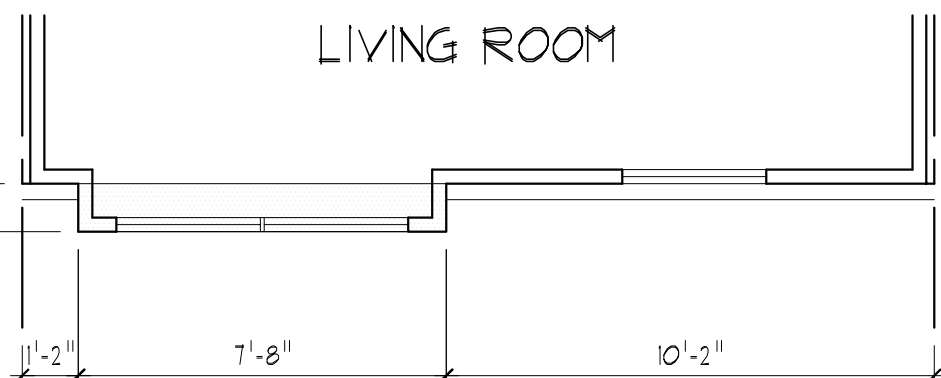
SECOND FLOOR PLAN (EL. #1)

SCALE: 1/4" = 1'-0"



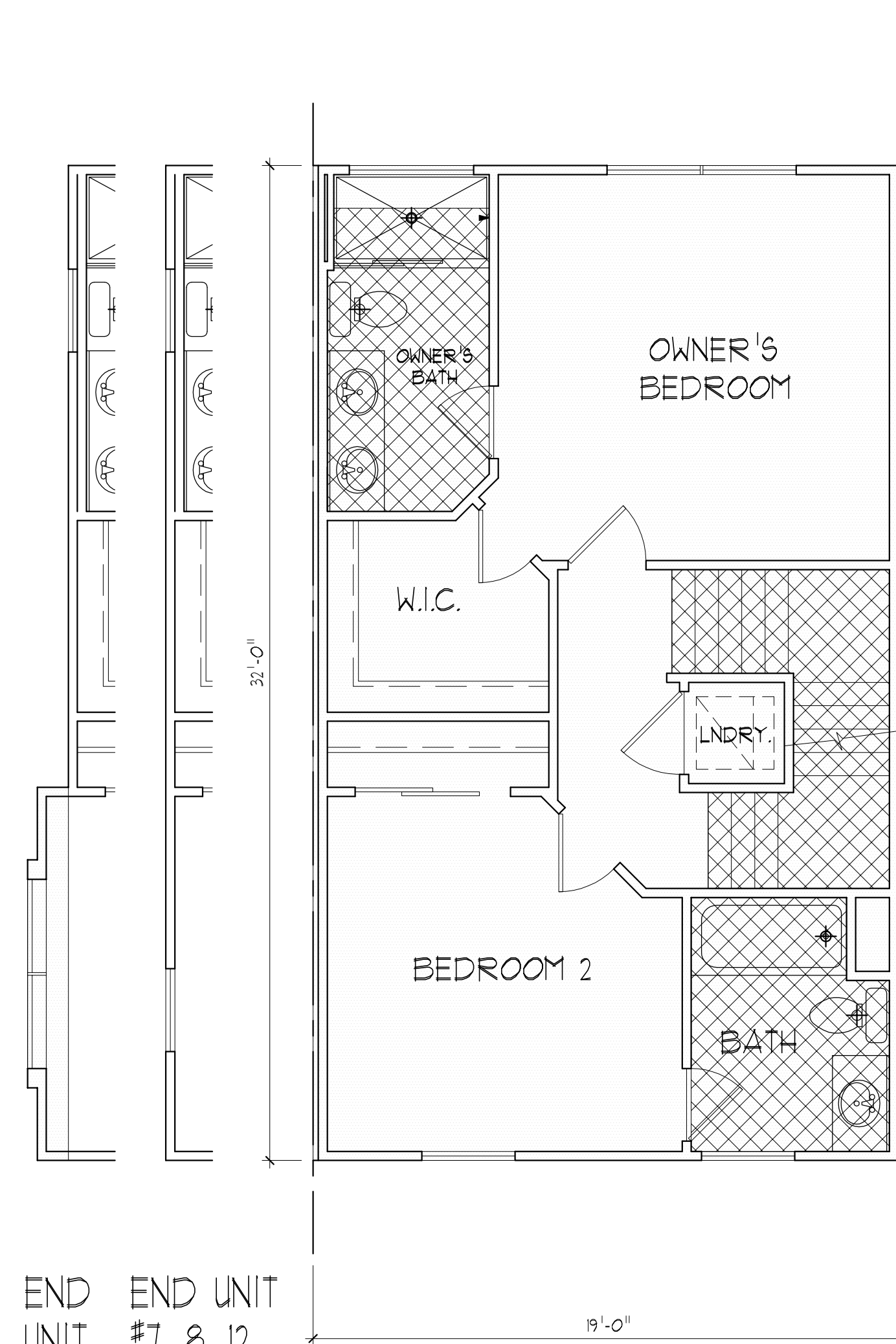
PART. SECOND FLR PLAN (EL #2)

SCALE: 1/4" = 1'-0"



PART. SECOND FLR PLAN (EL #3)

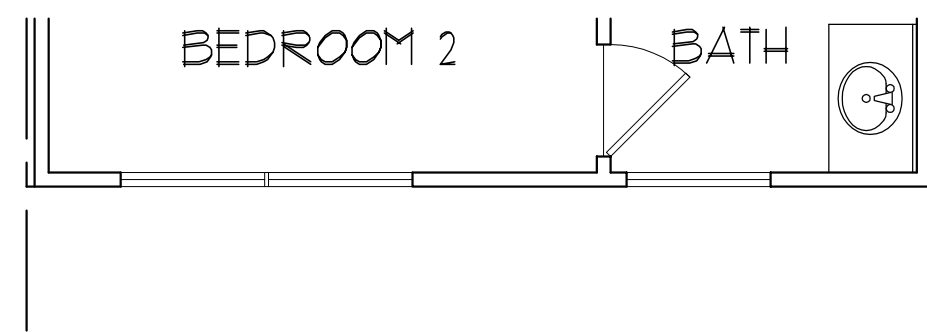
SCALE: 1/4" = 1'-0"



END UNIT #1
END UNIT #7, 8, 12, 13 & 19

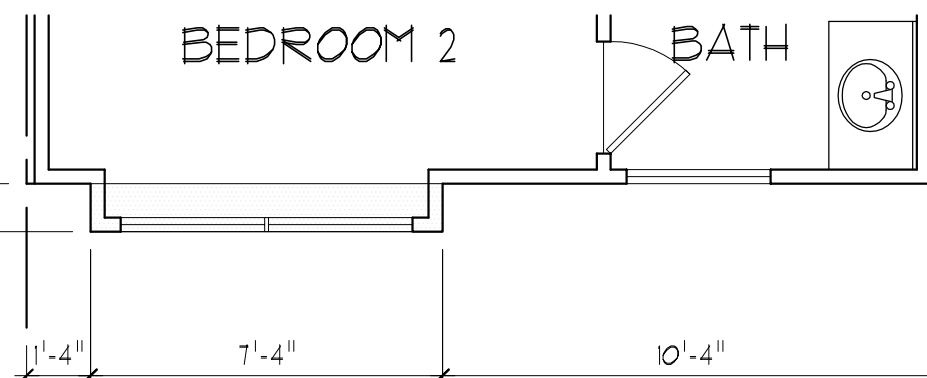
THIRD FLOOR PLAN (EL. #1)

SCALE: 1/4" = 1'-0"



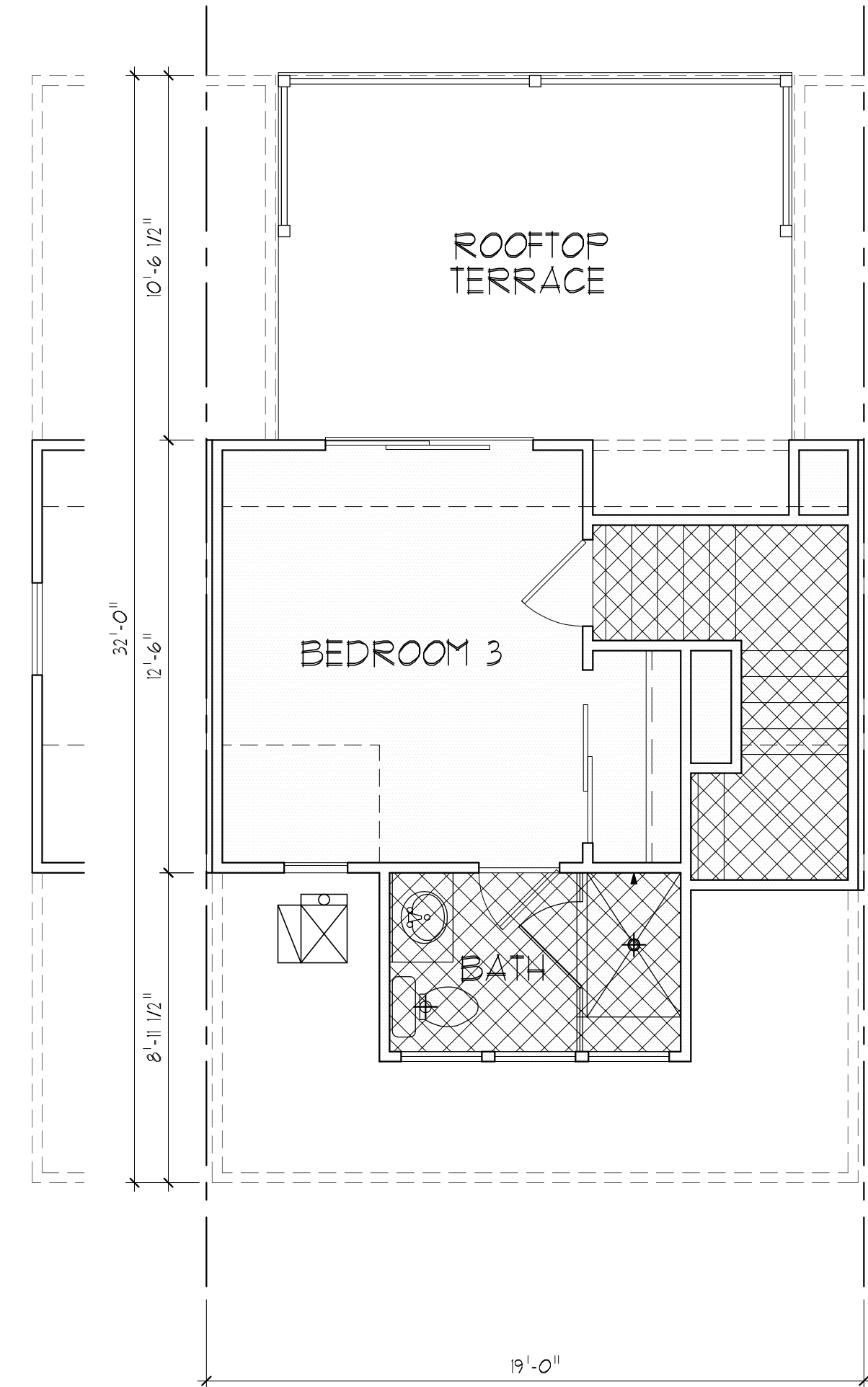
PART. THIRD FLR PLAN (EL #2)

SCALE: 1/4" = 1'-0"



PART. THIRD FLR PLAN (EL #3)

SCALE: 1/4" = 1'-0"



END UNIT
SCALE: 1/4" = 1'-0"

HABITABLE ATTIC FLOOR PLAN (ALL EL.)

SCALE: 1/4" = 1'-0"

INTERIOR UNITS FAR SQUARE FOOTAGE			
	GROSS SQ. FT.		EXCLUSIONS
GROUND FLOOR GROSS	608	ATTIC FLOOR GROSS	277
GROUND FLOOR EXCLUSIONS	46	ATTIC FLOOR EXCLUSIONS	94
NET SQUARE FEET	562	NET SQUARE FEET	183
SECOND FLOOR GROSS	608	TOTAL FLOOR GROSS	2101
SECOND FLOOR EXCLUSIONS	63	TOTAL FLOOR EXCLUSIONS	395
NET SQUARE FEET	545	TOTAL NET SQUARE FEET	1746
THIRD FLOOR GROSS	608	ROOF TOP TERRACE	172
THIRD FLOOR EXCLUSIONS	152	(SQUARE FOOTAGE NOT INCLUDED IN GROSS OR NET SQ. FT. CALC.)	
NET SQUARE FEET	456		

END UNIT #7, #8 & #13 FAR SQUARE FOOTAGE			
	GROSS SQ. FT.		EXCLUSIONS
GROUND FLOOR GROSS	608	ATTIC FLOOR GROSS	277
GROUND FLOOR EXCLUSIONS	46	ATTIC FLOOR EXCLUSIONS	94
NET SQUARE FEET	562	NET SQUARE FEET	183
SECOND FLOOR GROSS	616	TOTAL FLOOR GROSS	2177
SECOND FLOOR EXCLUSIONS	63	TOTAL FLOOR EXCLUSIONS	395
NET SQUARE FEET	545	TOTAL NET SQUARE FEET	1762
THIRD FLOOR GROSS	616	ROOF TOP TERRACE	172
THIRD FLOOR EXCLUSIONS	152	(SQUARE FOOTAGE NOT INCLUDED IN GROSS OR NET SQ. FT. CALC.)	
NET SQUARE FEET	456		

END UNIT #12 & #19 FAR SQUARE FOOTAGE			
	GROSS SQ. FT.		EXCLUSIONS
GROUND FLOOR GROSS	608	ATTIC FLOOR GROSS	277
GROUND FLOOR EXCLUSIONS	46	ATTIC FLOOR EXCLUSIONS	94
NET SQUARE FEET	562	NET SQUARE FEET	183
SECOND FLOOR GROSS	623	TOTAL FLOOR GROSS	2124
SECOND FLOOR EXCLUSIONS	63	TOTAL FLOOR EXCLUSIONS	395
NET SQUARE FEET	545	TOTAL NET SQUARE FEET	1769
THIRD FLOOR GROSS	616	ROOF TOP TERRACE	172
THIRD FLOOR EXCLUSIONS	152	(SQUARE FOOTAGE NOT INCLUDED IN GROSS OR NET SQ. FT. CALC.)	
NET SQUARE FEET	456		

END UNIT #1 FAR SQUARE FOOTAGE			
	GROSS SQ. FT.		EXCLUSIONS
GROUND FLOOR GROSS	608	ATTIC FLOOR GROSS	277
GROUND FLOOR EXCLUSIONS	46	ATTIC FLOOR EXCLUSIONS	94
NET SQUARE FEET	562	NET SQUARE FEET	183
SECOND FLOOR GROSS	630	TOTAL FLOOR GROSS	2145
SECOND FLOOR EXCLUSIONS	63	TOTAL FLOOR EXCLUSIONS	395
NET SQUARE FEET	559	TOTAL NET SQUARE FEET	1790
THIRD FLOOR GROSS	630	ROOF TOP TERRACE	172
THIRD FLOOR EXCLUSIONS	152	(SQUARE FOOTAGE NOT INCLUDED IN GROSS OR NET SQ. FT. CALC.)	
NET SQUARE FEET	470		

WHOLE PROJECT FAR SQUARE FOOTAGE

TOTAL FLOOR GROSS = 40,057
TOTAL FLOOR EXCLUSIONS = 6,745
TOTAL NET SQUARE FEET = 33,312

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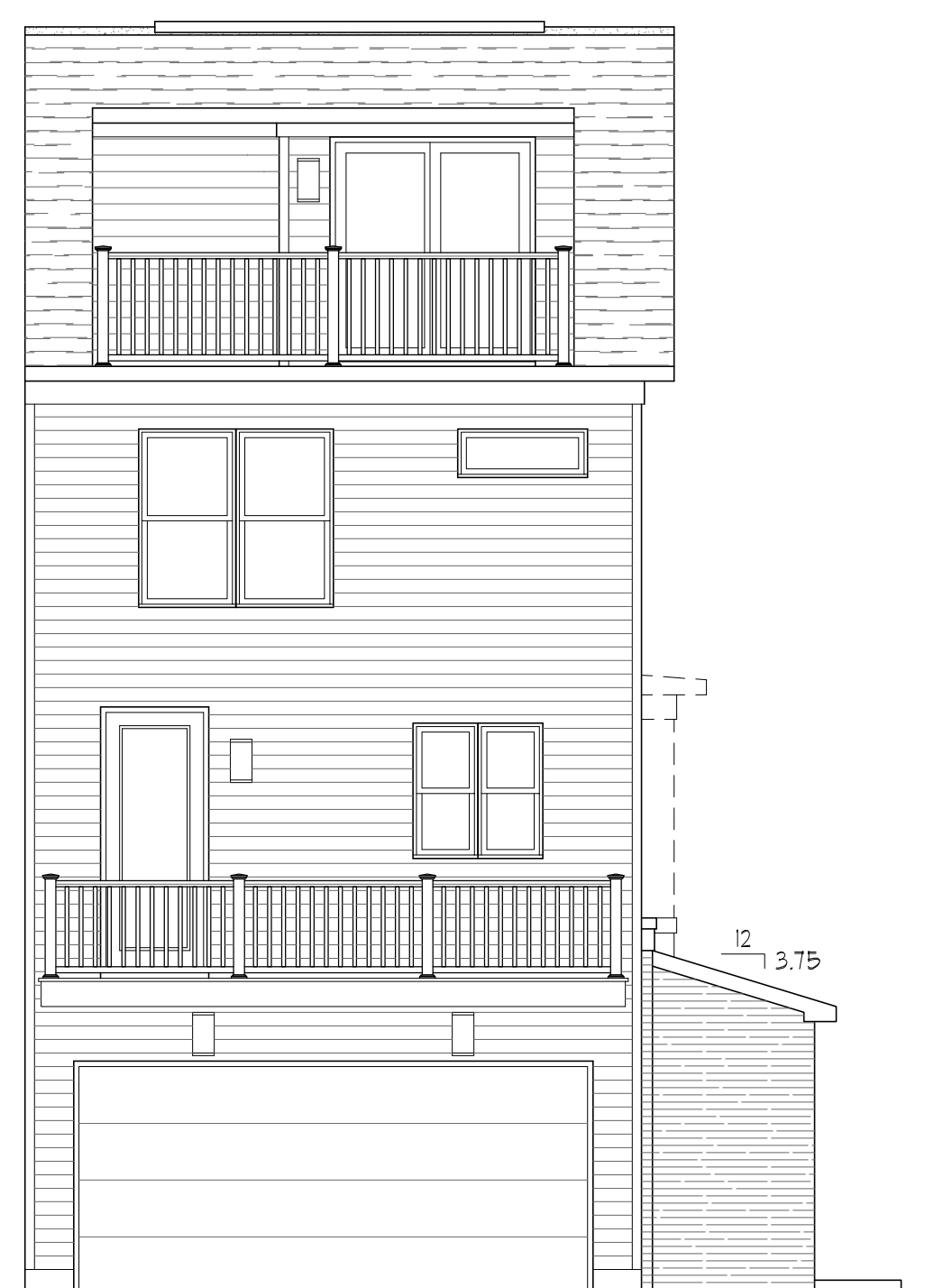
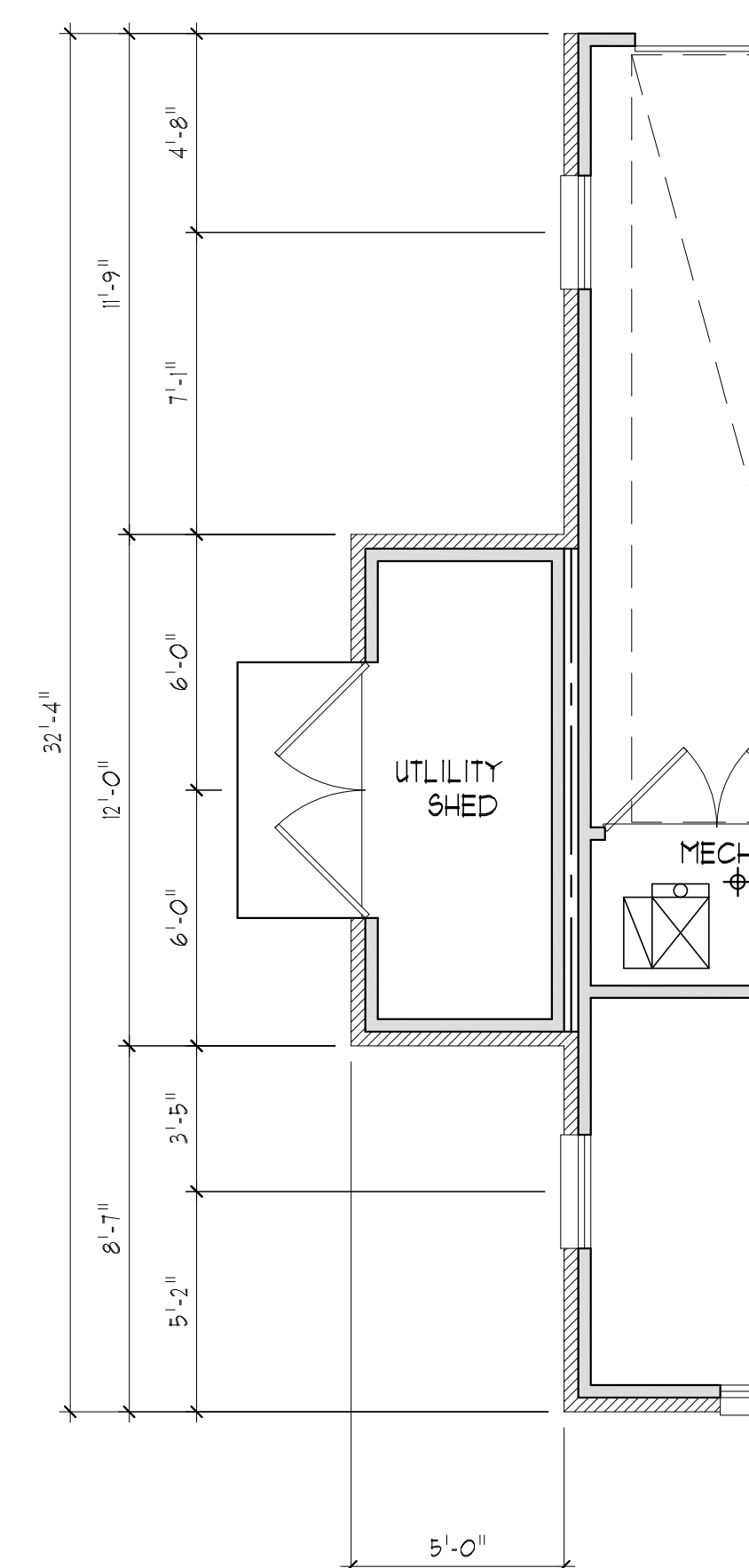
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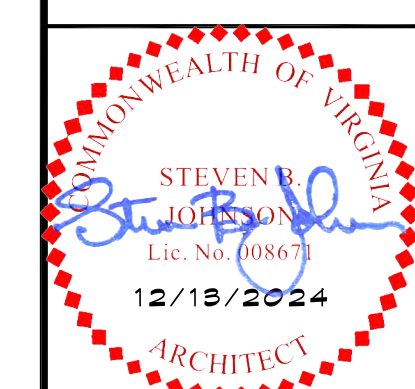
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SITE PLAN NO. _____	
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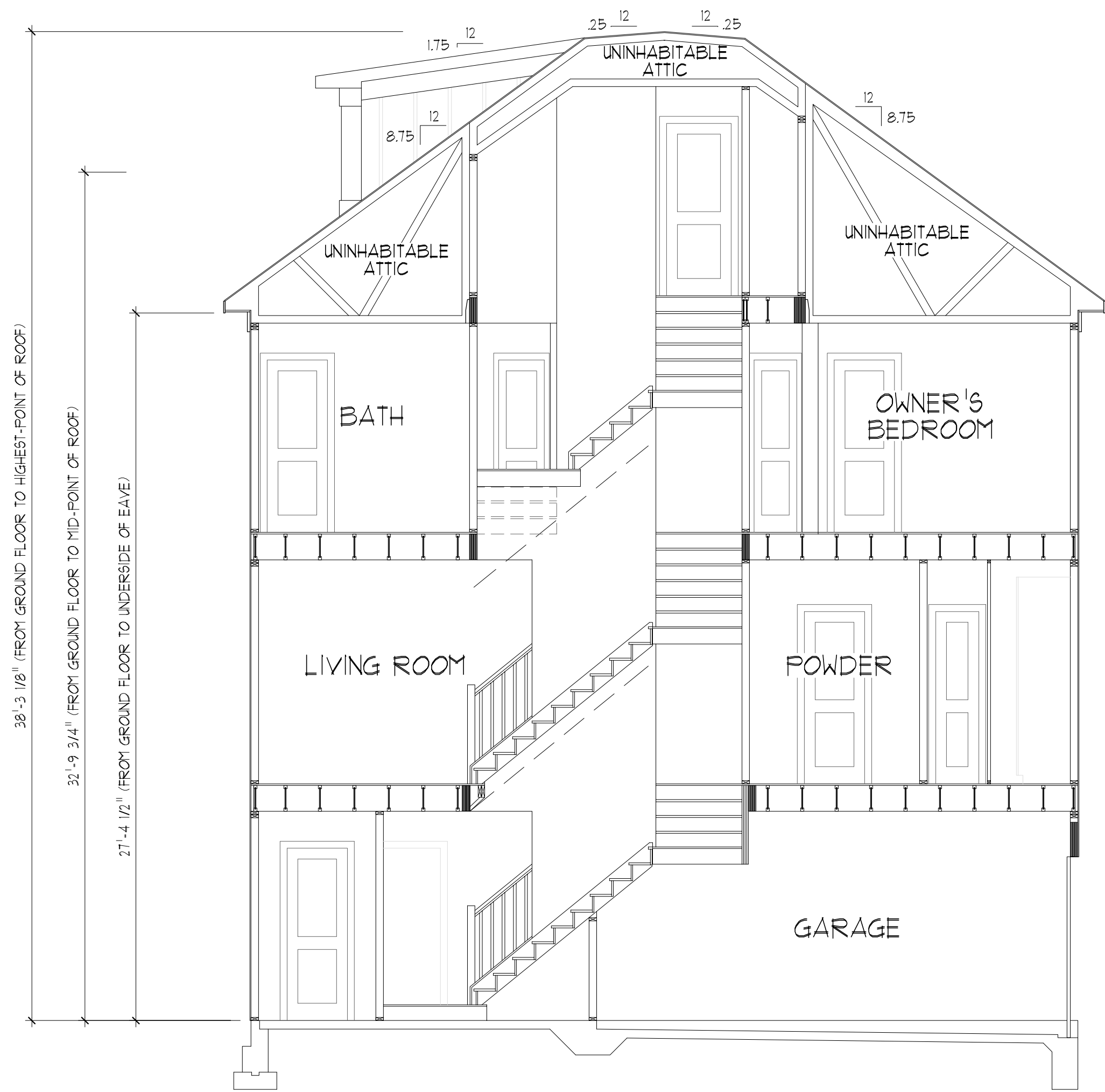
SHEET TITLE: UTILITY SHED PLAN & ELEVATIONS

CLIENT INFORMATION: OLD CREEK HOMES - WESTBRIDGE TOWNHOMES

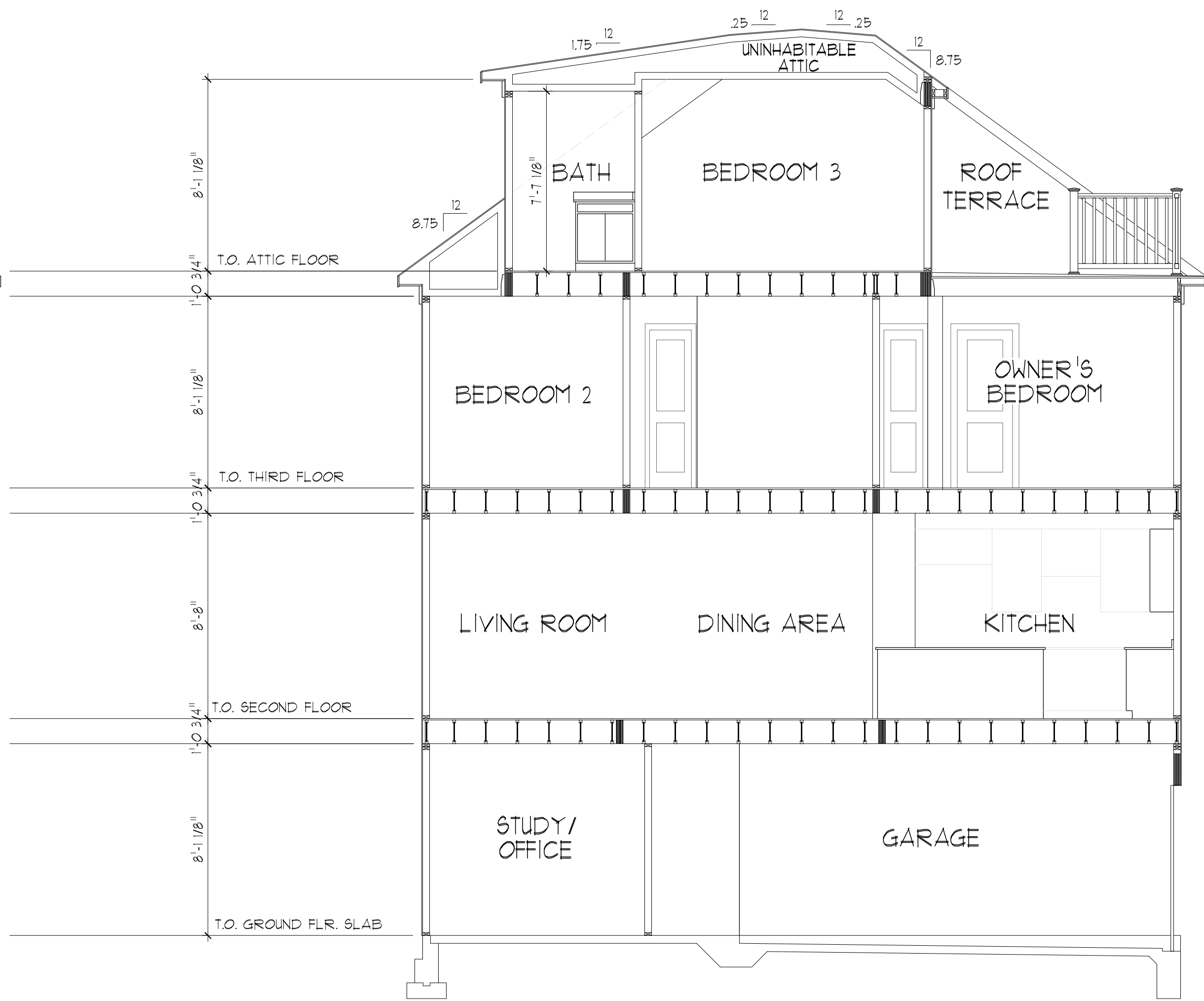
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SHEET No. 302

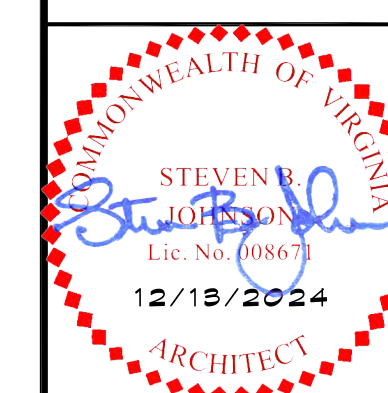


BUILDING SECTION @ STAIR
SCALE : 1/4" = 1'-0"



BUILDING SECTION @ ROOF TERRACE
SCALE : 1/4" = 1'-0"

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<div>REV No.</div>	<div>DATE</div>
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<div>SHEET No.</div>	

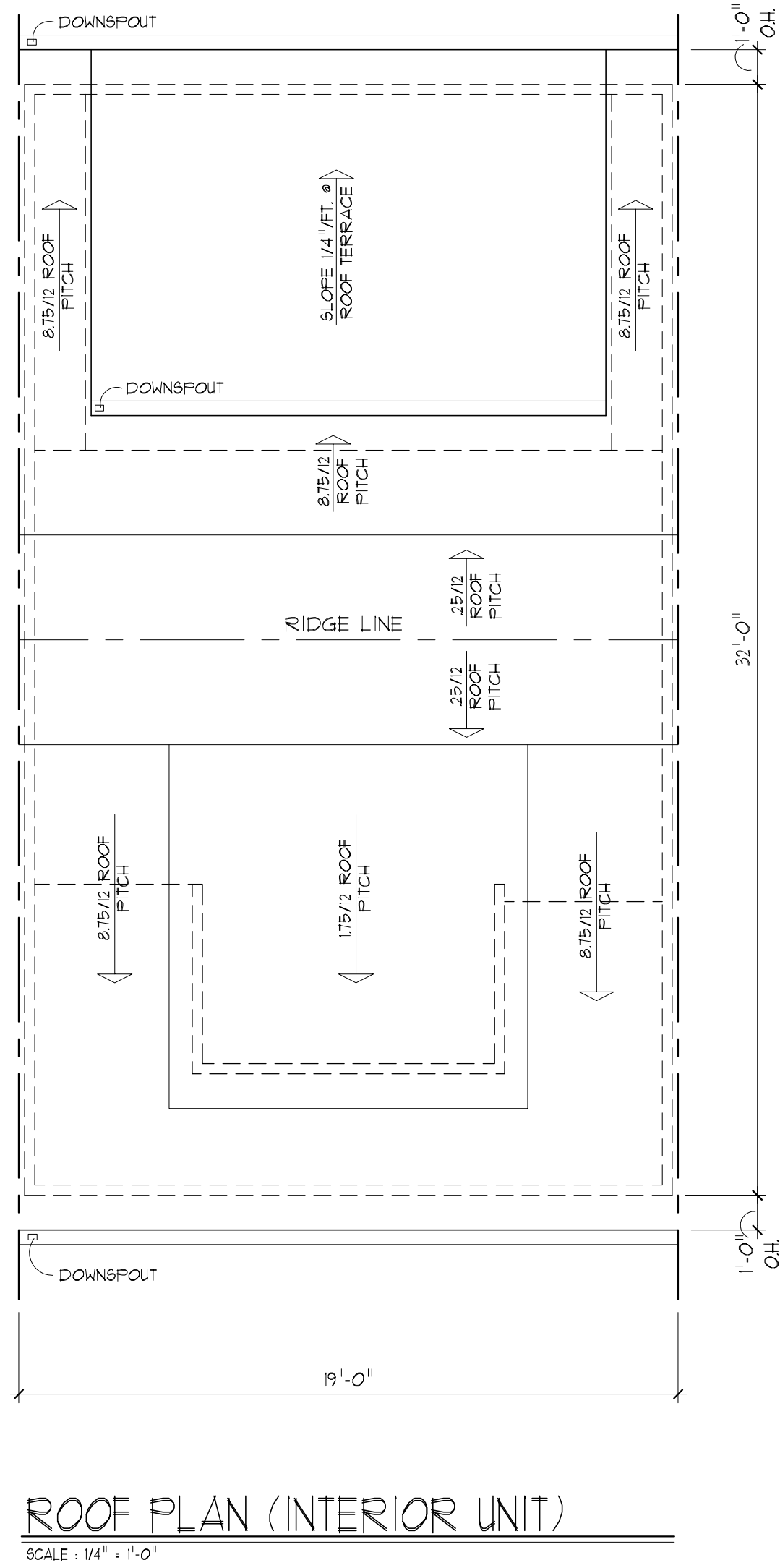
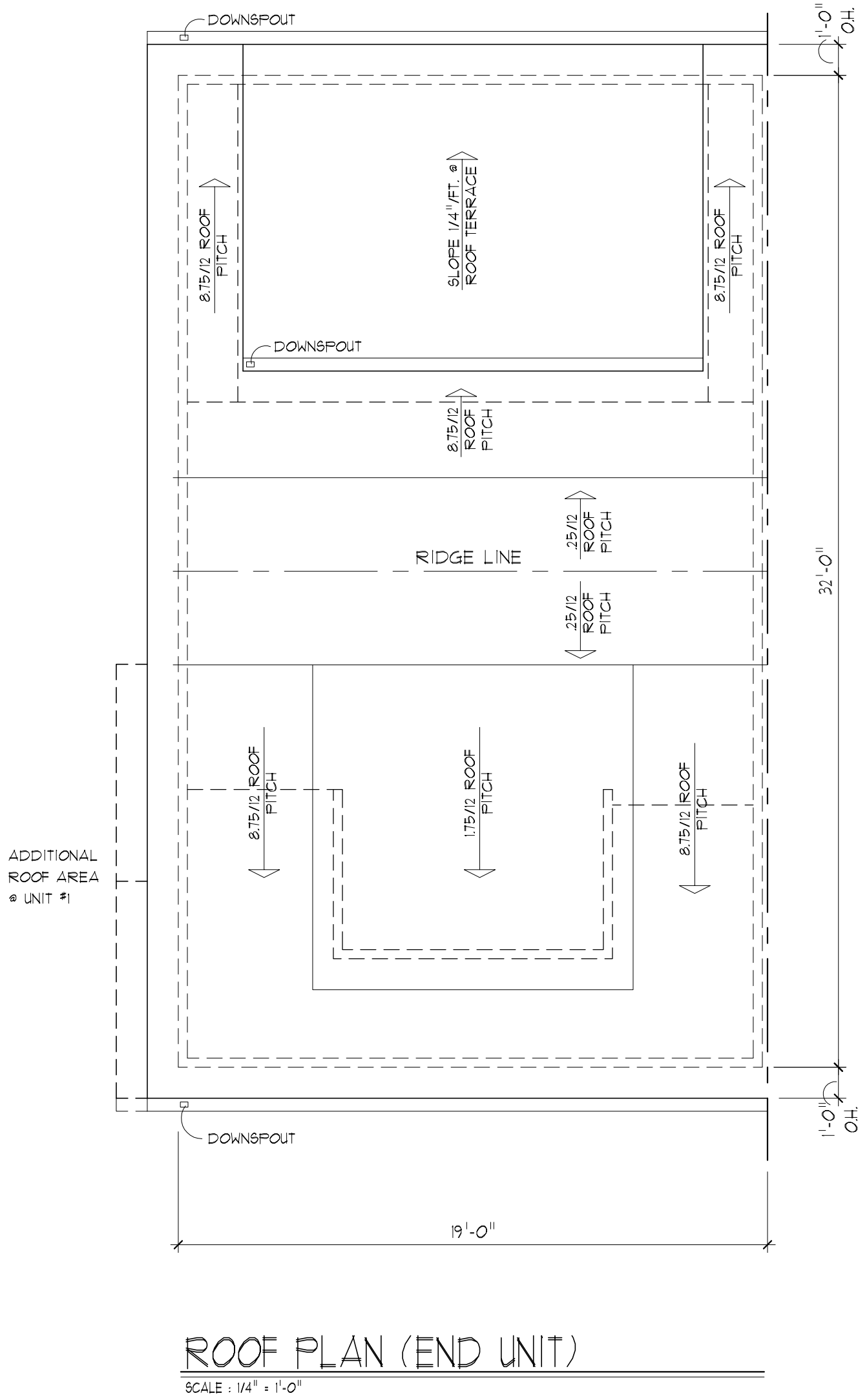
BLOCK #1-7

SCALE : 1/4" = 1'-0"

BLOCK #8-12

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SITE PLAN NO. _____			
_____ DIRECTOR		_____ DATE	
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_____ DATE		_____ DATE	
INSTRUMENT NO. _____			
_____		_____	
DEED BOOK NO. _____		DATE _____	

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SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
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DATE _____	



GENERAL PLAN NOTES:

THIS PLAN, CRAFTED BY GOOD LIFE HOUSE PLANS, WAS TAILORED TO CONFORM TO TYPICAL CONDITIONS AND STANDARDS OUTLINED IN THE 2018 IRC AT THE TIME OF ITS CREATION. GIVEN THE DYNAMIC NATURE OF CODES AND REGULATIONS, WHICH CAN VARY ACROSS DIFFERENT JURISDICTIONS, GOOD LIFE HOUSE PLANS CANNOT GUARANTEE ADHERENCE TO ANY SPECIFIC CODE OR REGULATION. IT IS ADVISED TO CONSULT YOUR LOCAL BUILDING AUTHORITY TO ASSESS THE SUITABILITY OF THESE PLANS FOR YOUR PARTICULAR LOCATION AND PURPOSE.

WHILE THIS PLAN CAN BE ADJUSTED TO MEET LOCAL BUILDING CODES AND REQUIREMENTS, IT REMAINS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO ENSURE THAT THE STRUCTURE COMPLIES RIGOROUSLY WITH ALL APPLICABLE MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL). BY PURCHASING AND/OR CONSTRUCTING THIS PLAN, THE PURCHASER AND/OR BUILDER ABSOLVES THE DESIGNER OF ANY CLAIMS OR LEGAL ACTIONS THAT MAY ARISE DURING OR AFTER THE CONSTRUCTION OF THE STRUCTURE.

SHOULD THE CONTRACTOR OR SUB-CONTRACTOR ENCOUNTER ANY INCONSISTENCIES BETWEEN THE PLAN AND THE ACTUAL CONDITIONS OF THE SITE OR STRUCTURE, OR DETECT ANY ERRORS IN THE PLANS OR SPECIFICATIONS DURING THEIR WORK, THEY ARE OBLIGATED TO PROMPTLY NOTIFY GOOD LIFE HOUSE PLANS. GOOD LIFE HOUSE PLANS WILL THEN SWIFTLY VERIFY AND, IF NEEDED, RECTIFY THE WORKING DRAWINGS. ANY WORK UNDERTAKEN SUBSEQUENT TO SUCH DISCOVERY WILL BE AT THE EXPENSE OF THE CONTRACTOR.

THE PURCHASER OF THIS PLAN IS EXCLUSIVELY AUTHORIZED TO CONSTRUCT IT. THEY ARE PERMITTED TO REPRODUCE THE DRAWINGS SOLELY FOR THE PURPOSE OF CONSTRUCTION AND TO MAKE MODIFICATIONS AS NECESSARY. HOWEVER, NO PARTY IS AUTHORIZED TO CLAIM COPYRIGHT ON THE ORIGINAL OR MODIFIED PLAN. MODIFIED PLANS REMAIN UNDER LICENSE AND CANNOT BE SOLD, DISTRIBUTED, OR TRANSFERRED WITHOUT THE EXPLICIT WRITTEN CONSENT OF GOOD LIFE HOUSE PLANS. ANY VIOLATION OF GOOD LIFE HOUSE PLANS' COPYRIGHT, INCLUDING REPRODUCTION, DISTRIBUTION, CONSTRUCTION, OR REDESIGN, IS SUBJECT TO LEGAL PENALTIES AS DICTATED BY ARCHITECTURAL COPYRIGHT LAWS.

DESIGN LOADS:
- ULTIMATE DESIGN WIND SPEED: 115 MPH, EXPOSURE CATEGORY: B
- SEISMIC DESIGN CATEGORY A
- FLOOR: ROOF: CEILING:
40 PSF. LIVE 30 PSF. LIVE 10 PSF. LIVE
15 PSF. DEAD 10 PSF. DEAD 5 PSF. DEAD
- SOIL BEARING CAPACITY - 1500 PSF.

CONCRETE AND FOUNDATIONS:
- ALL FOUNDATION WALLS AND SLABS ON GRADE SHALL BE 3000 PSI (28-DAY COMPRESSIVE STRENGTH CONCRETE)
- ALL INTERIOR SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6 MIL. POLYETHYLENE VAPOR BARRIER.
- PROVIDE PROPER EXPANSION AND CONTROL JOINTS AS PER LOCAL REQUIREMENTS.
- ALL 36" X 36" X 18" CONCRETE PADS TO HAVE (3) #5 RODS EACH WAY.
- ALL 48" X 48" X 24" CONCRETE PADS TO HAVE (4) #5 RODS EACH WAY.
- FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL PROPERLY BRACED.
- VERIFY DEPTH OF FROST FOOTINGS WITH YOUR LOCAL CODES.
- PROVIDE TERMITE PROTECTION AS REQUIRED BY HUD MINIMUM PROPERTY STANDARDS.
- FOUNDATION BOLTS MUST BE ANCHORED TO SILL PLATE WITH 5/8" BOLTS EMBEDDED 15" IN CONCRETE WALLS.
- FOR WINDOW OPENINGS IN CONC. WALL, PROVIDE #5 BARS @4" O.C. (TWO TOTAL) W/2" CLEARANCE FROM TOP & SIDES OF DPG. FOR JAMB & LINTEL REINFORCING. EXTEND REINFORCING A MINIMUM OF 2' PAST OPENING EDGES.

STEEL:
- ALL STRUCTURAL STEEL FOR BEAMS AND PLATES SHALL COMPLY WITH ASTM SPECIFICATION A-36.
- ALL STRUCTURAL STEEL FOR STEEL COLUMNS SHALL COMPLY WITH ASTM SPECIFICATION A-53 GRADE B OR A-501.
- ALL REINFORCING STEEL FOR CONCRETE SHALL COMPLY WITH ASTM SPECIFICATION A-615 GRADE 60.
- PROVIDE STEEL SHIMMS IN ALL BEAM POCKETS.
- STEEL COLUMNS ARE TO BE 3" I.D. (INSIDE DIAMETER) UNLESS NOTED OTHERWISE.

FRAMING MEMBERS:
- UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER SHALL HAVE THE FOLLOWING CHARACTERISTICS:
FB = 1,000 PSI FV = 75 PSI E = 1,400,000 PSI
- CONTRACTOR TO CONFIRM THE SIZE, SPACING AND STRESS CHARACTERISTICS OF ALL FRAMING AND STRUCTURAL MEMBERS TO MEET YOUR LOCAL CODE REQUIREMENTS.
- WALL BRACING METHOD ASSUMED AS CS-WSP. SINCE BRACED WALL LINE SPACING AND BRACED WALL PANEL CALCULATIONS VARY BY LOCATION, PURCHASER WILL NEED TO CONSULT A LOCAL PROFESSIONAL FOR SPECIFIC WALL BRACING CALCULATIONS.
- HOLE SIZES AND LOCATIONS IN GLULAM OR LAMINATED VENEERED LUMBER (L.V.L.) MEMBERS ARE TO BE CONFIRMED BY A PROFESSIONAL ENGINEER.
- ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLAN ARE TO BE SIZED BY CONTRACTOR.
- ALL SUBFLOORING IS ASSUMED TO BE 3/4" THICK, GLUED & NAILED.
- ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF 1/2" SHEATHING
- CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL ANGLED WALLS ON FLOOR PLANS ARE AT 45 DEGREE ANGLE, UNLESS OTHERWISE NOTED.
- Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balloon framed unless noted otherwise.
- UNLESS NOTED OTHERWISE, ABOVE ALL OPENINGS THAT ARE:
(1) LOAD BEARING AND LESS THAN OR EQUAL TO 3 FT.USE 4X6.
(2) LOAD BEARING AND MORE THAN 3 FT.USE (2) 2X12 WITH 1/2" PLYWOOD BETWEEN.
(3) NON-LOAD BEARING AND LESS THAN OR EQUAL TO 6 FT.USE 4X6.
(4) NON-LOAD BEARING AND MORE THAN 6 FT.USE (2) 2X12 WITH 1/2" PLYWOOD BETWEEN.
(5) ALL EXTERIOR OPENINGS USE (2) 2X12 WITH 1/2" PLYWOOD BETWEEN.
- ALL TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER ACCORDING TO THE LOADING INDICATED ON THIS PLAN.
- ALL EXTERIOR CORNERS SHALL BE BRACED IN EACH DIRECTION WITH LET-IN DIAGONAL BRACING OR PLYWOOD.
- INSTALL CROSS-BRIDGING AS REQUIRED
- COLLAR TIES ARE TO BE SPACED 4'-0" O.C.
- ALL PURLINS AND KICKERS ARE TO BE 2X6's, UNLESS NOTED OTHERWISE.

MISC. NOTES:
- PREFABRICATED FIREPLACES AND FLUES ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODES AND REQUIREMENTS.
- PROVIDE PROPER INSULATION FOR ALL PLUMBING.
- 1/2" WATER-RESISTANT DRYWALL AROUND SHOWERS, TUBS AND WHIRLPOOLS.
- 5/8" TYPE "X" FIRE CODE DRYWALL ON GARAGE WALLS AND CEILINGS.
- IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING UNIT IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE, FALL PROTECTION MUST COMPLY WITH R312.2.1
- WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE SHALL COMPLY WITH ASTM F2090.
- CONFIRM WINDOW OPENINGS FOR YOUR LOCAL EGRESS REQUIREMENTS AND MINIMUM LIGHT AND VENTILATION REQUIREMENTS.
- HEADROOM AT STAIRS SHALL HAVE A MINIMUM CLEARANCE OF 6'-8" HIGH.
- PROVIDE PROPER HANDRAILS AT STAIRS PER LOCAL CODES.
- THE MECHANICAL AND ELECTRICAL LAYOUTS ARE SUGGESTED ONLY. CONSULT YOUR MECHANICAL AND ELECTRICAL CONTRACTORS FOR EXACT SPECIFICATIONS, LOCATIONS AND SIZES.



Fontanelle



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

LEGAL DISCLAIMER: AUTHORIZATION FOR USE OF HOUSE PLANS

BY PURCHASING AND USING THE PLANS PROVIDED BY THE DESIGNER, THE PURCHASER ACKNOWLEDGES THAT THEY HAVE READ, UNDERSTOOD, AND AGREED TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS LEGAL DISCLAIMER.

THE FOLLOWING LEGAL DISCLAIMER PERTAINS TO THE PURCHASE AND USE OF HOUSE PLANS ("PLANS") PROVIDED BY GOOD LIFE HOUSE PLANS ("DESIGNER"):

1. **AUTHORIZED USE**: THE PURCHASER IS THE SOLE AUTHORIZED PARTY PERMITTED TO CONSTRUCT ONE RESIDENTIAL DWELLING BASED ON THE PLANS PURCHASED FROM THE DESIGNER. USE OF THIS PLAN, EITHER IN ORIGINAL FORM OR AS MODIFIED BY THE PURCHASER TO BUILD MORE THAN ONE TIME IS PROHIBITED.

2. **NON-TRANSFERABILITY**: THE PURCHASER ACKNOWLEDGES AND AGREES THAT THE RIGHTS GRANTED UNDER THIS DISCLAIMER ARE NON-TRANSFERABLE AND MAY NOT BE ASSIGNED, SUBLICENSED, OR OTHERWISE CONVEYED TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER.

3. **COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS**: THE PLANS PROVIDED BY THE DESIGNER ARE PROTECTED BY COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS. THE PURCHASER ACKNOWLEDGES THAT ALL RIGHTS, TITLE, AND INTEREST IN AND TO THE PLANS, INCLUDING BUT NOT LIMITED TO COPYRIGHT, REMAIN WITH THE DESIGNER.

4. **PROHIBITED ACTIVITIES**: THE PURCHASER AGREES NOT TO REPRODUCE, DISTRIBUTE, SELL, MODIFY, OR CREATE DERIVATIVE WORKS BASED ON THE PLANS WITHOUT THE PRIOR WRITTEN CONSENT OF THE DESIGNER. ANY UNAUTHORIZED USE OR REPRODUCTION OF THE PLANS IS STRICTLY PROHIBITED AND MAY RESULT IN LEGAL ACTION.

5. **LIMITATION OF LIABILITY**: THE PURCHASER RELEASES THE DESIGNER FROM ANY LIABILITY AND AGRESS TO DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND/OR EXPENSES, DIRECT AND INDIRECT, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, CHARGES, AND COURT COSTS ARISING OUT OF, OR CLAIMED TO ARISE OUT OF THE PERFORMANCE OF THE PLANS. ANY CLAIM THE PURCHASER MAY HAVE AGAINST THE DESIGNER SHALL NOT EXCEED THE AMOUNT PAID FOR THE PLANS.

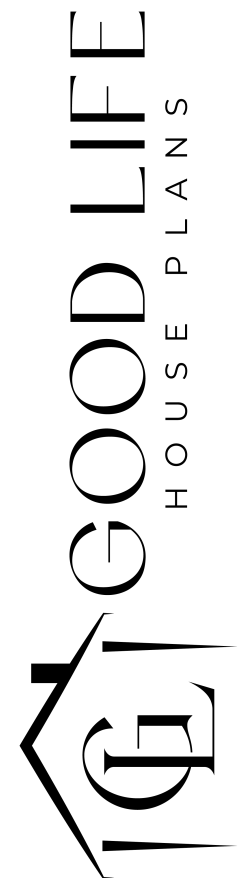
6. **INDEMNIFICATION**: THE PURCHASER AGREES TO INDEMNIFY AND HOLD HARMLESS THE DESIGNER FROM ANY CLAIMS, DAMAGES, LOSSES, OR EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RELATED TO THE PURCHASER'S USE OF THE PLANS.

7. **GOVERNING LAW**: THIS DISCLAIMER SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEBRASKA, WITHOUT REGARD TO ITS CONFLICT OF LAW PRINCIPLES.

GOOD LIFE HOUSE PLANS
PO BOX 652
BLAIR, NE 68008
402-533-3934



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General Notes

DATE:
12.13.24

PLAN#
1007-4SR-1C
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SHEET

0.1



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
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DATE _____	



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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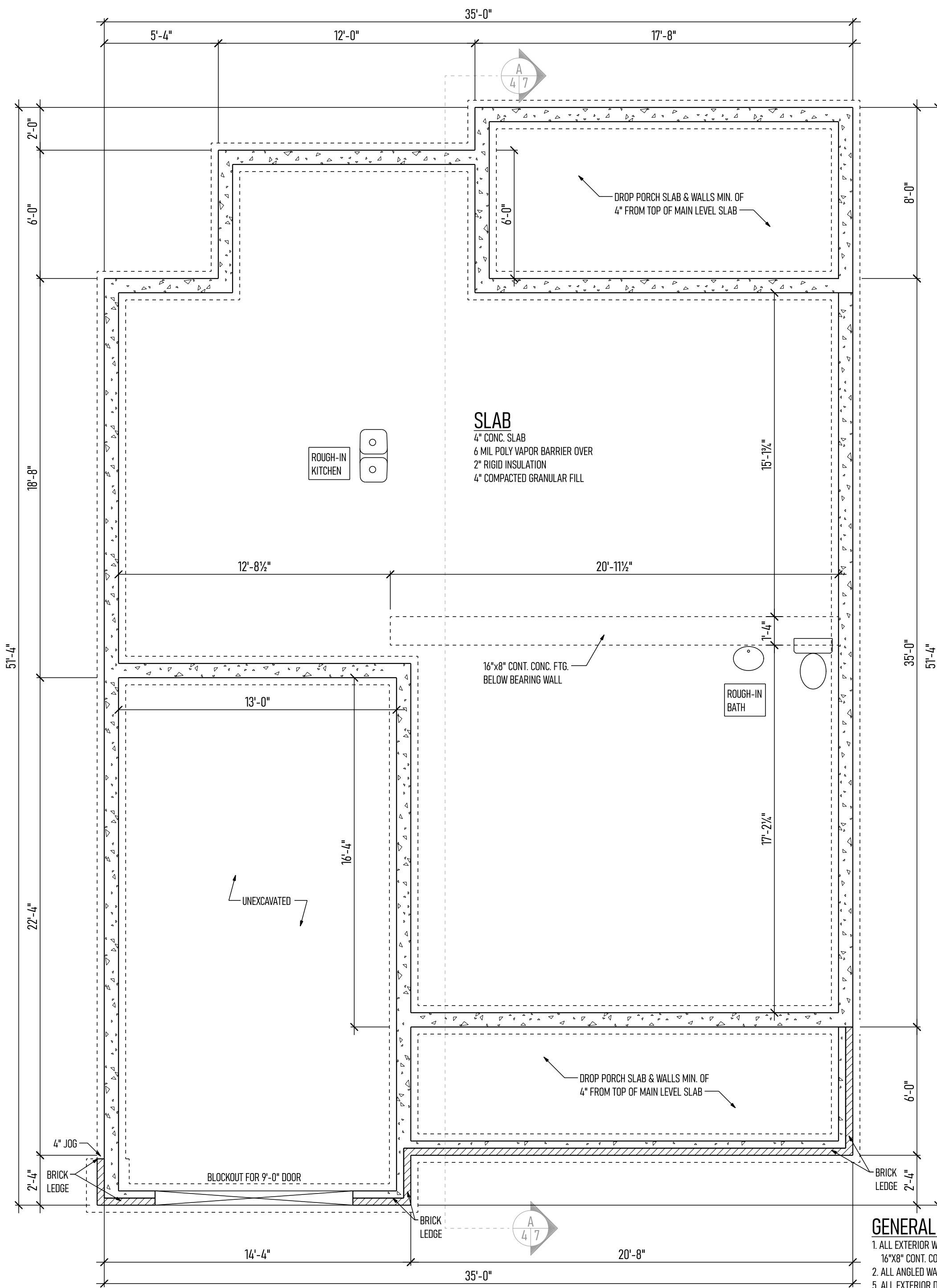
Foundation Plan

DATE:
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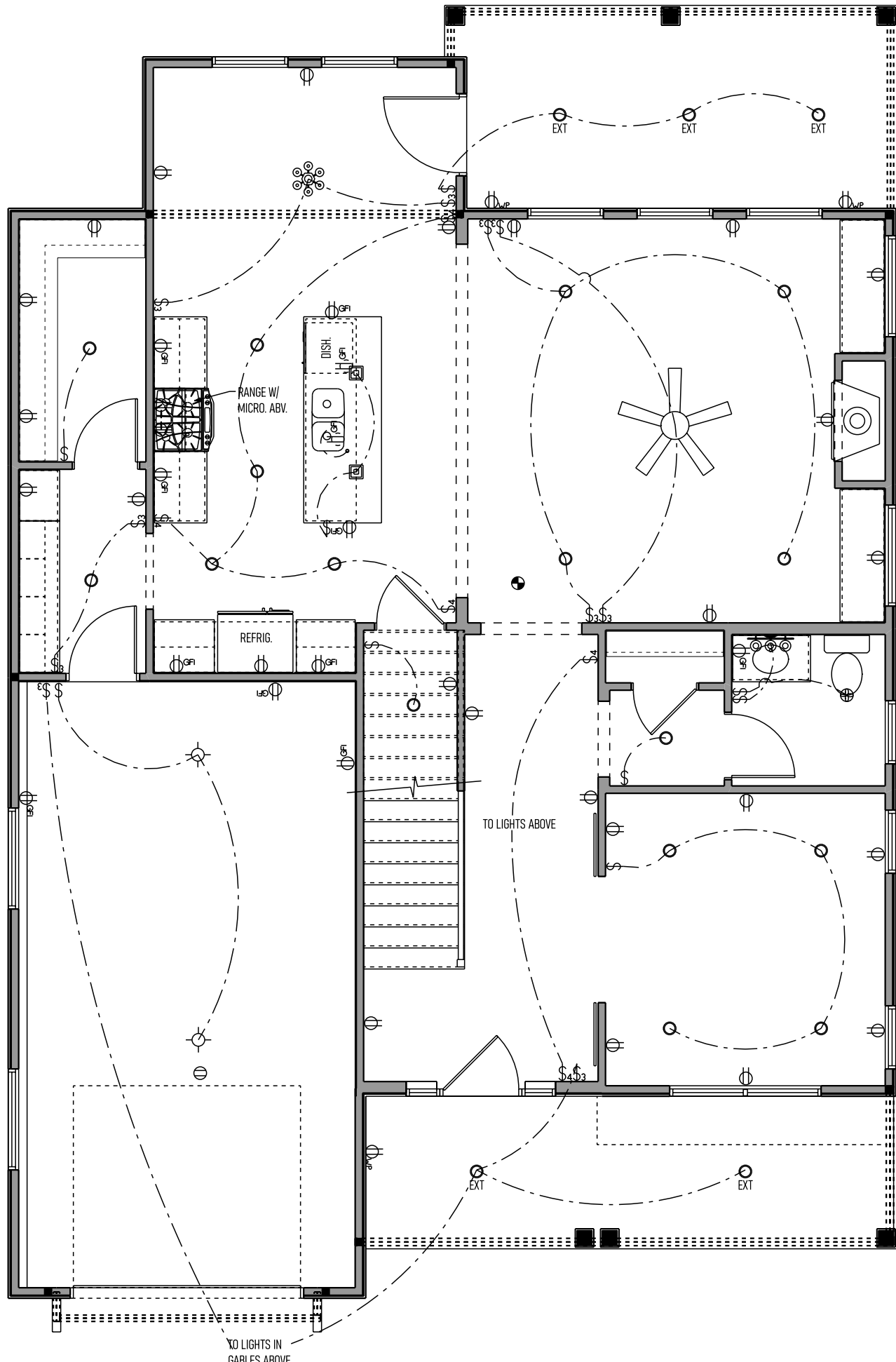
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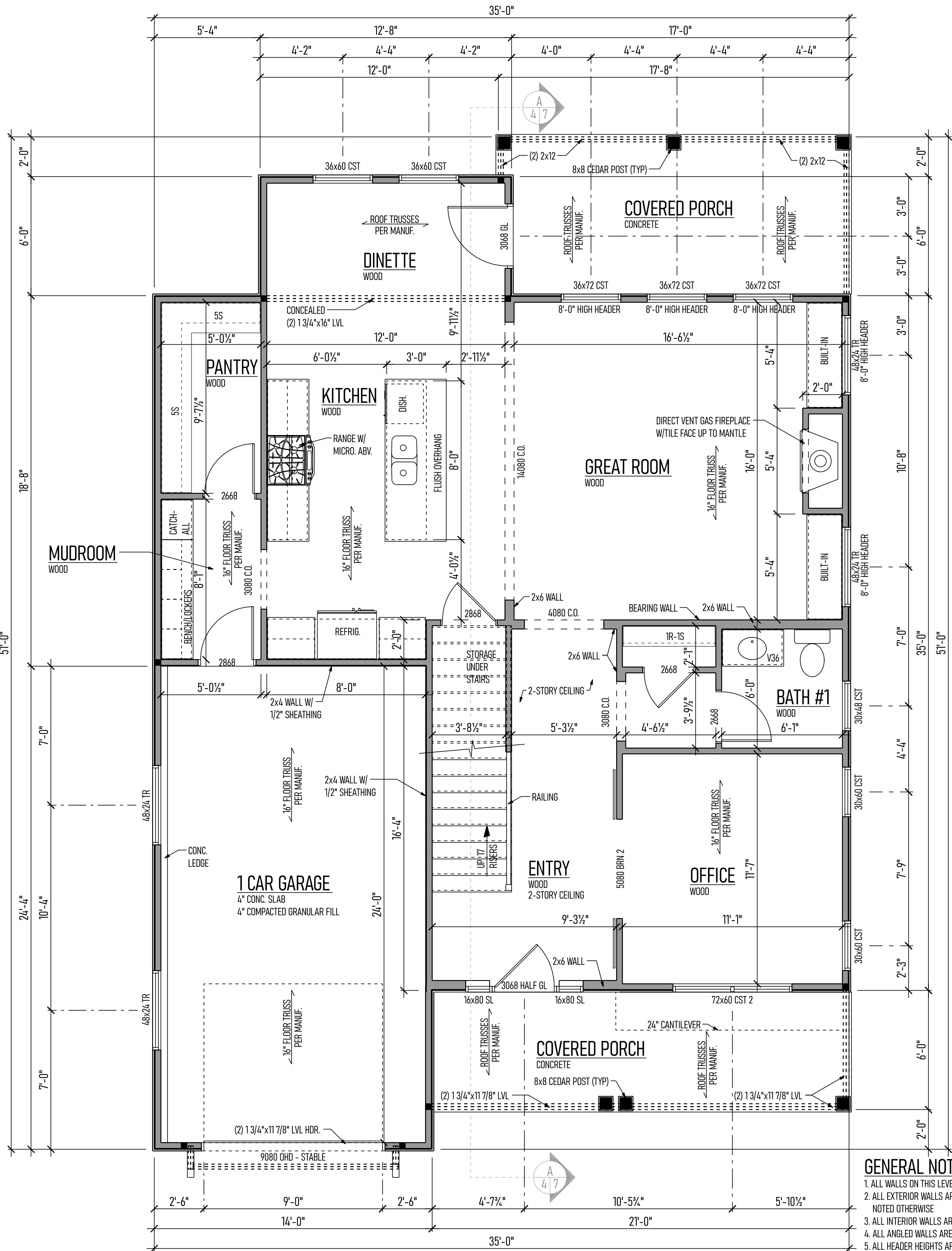
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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CHAIRMAN, PLANNING COMMISSION	
_____ DATE RECORDED	_____ DATE
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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
con light	16	○
con light exterior	5	○ EXT
ceiling fan	1	
ceiling receptacle duplex	1	⊕
fan	1	⊕
hanging fixture	1	
outlet	26	⊕
outlet 220v	1	⊕
outlet gfi	12	⊕
outlet wip	3	⊕
pendant	2	⊕
plunger air switch	1	+
smoke detector	1	
surface mount light	2	⊕
switch	9	⊕
switch 3 way	10	⊕
switch 4 way	5	⊕
vanity light	1	



MAIN LEVEL ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

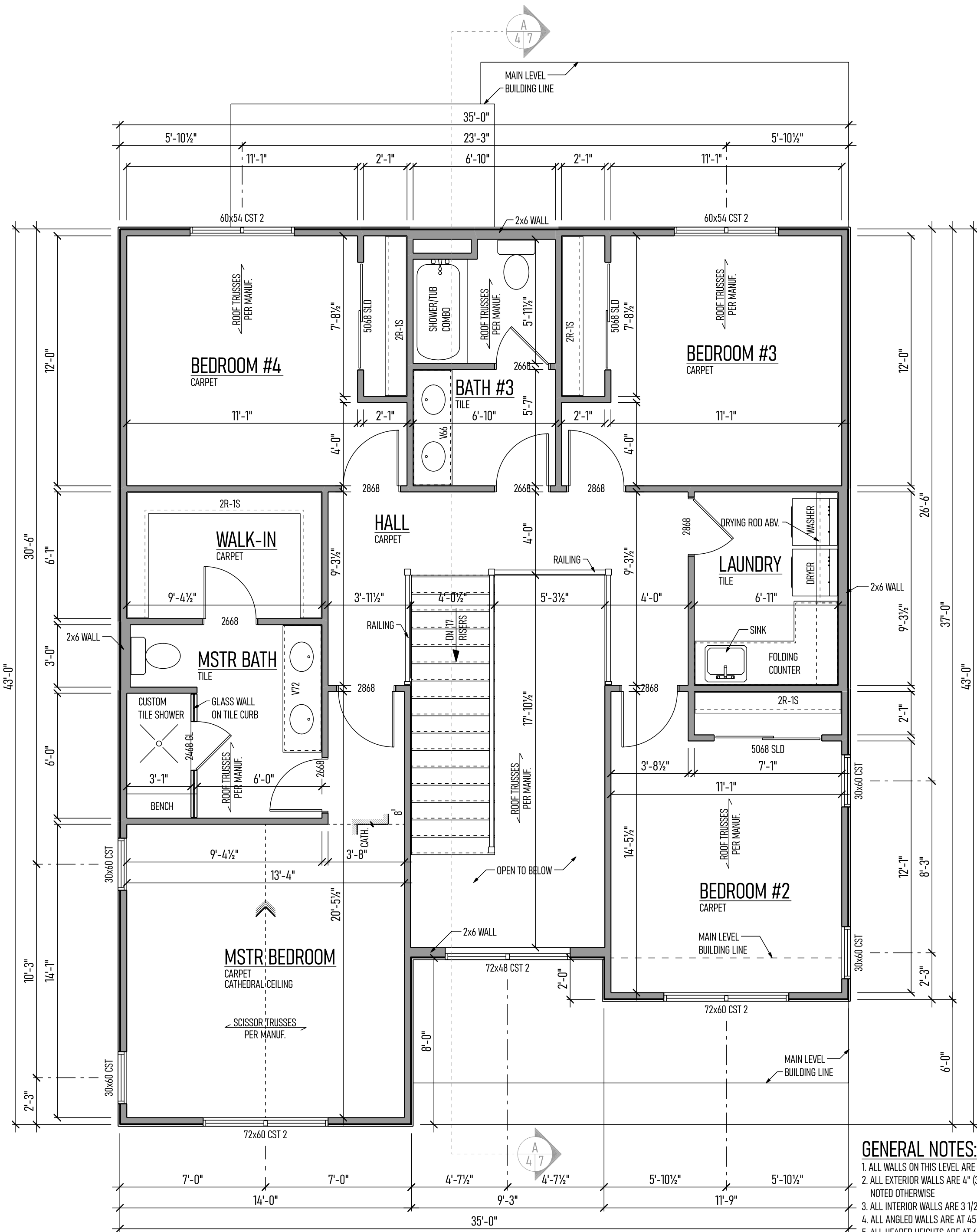
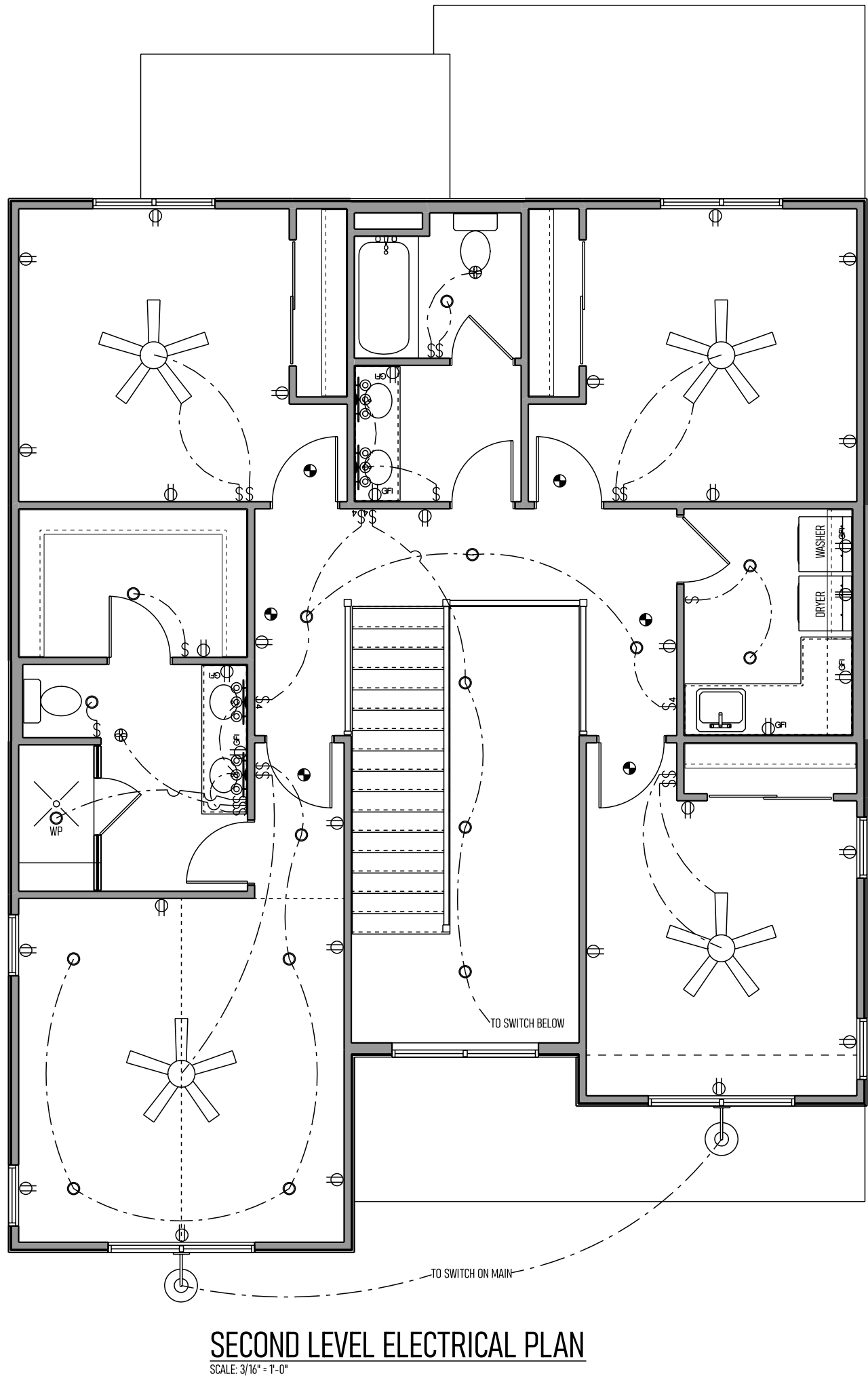


MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL WALLS ON THIS LEVEL ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE
 2. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD + 1/2" SHEATHING) UNLESS NOTED OTHERWISE
 3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE
 4. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE
 5. ALL HEADER HEIGHTS ARE AT 6'-9 1/2" UNLESS NOTED OTHERWISE
 6. ALL EXTERIOR FRAMING DIMENSIONS ARE TO THE EXTERIOR FACE OF SHEATHING
 7. ALL INTERIOR FRAMING DIMENSIONS ARE TO FRAMING EDGE
 8. ALL EXTERIOR HEADERS ARE (2)2X12 UNLESS NOTED OTHERWISE
 9. ALL INTERIOR HEADERS ARE 4X6 UNLESS NOTED OTHERWISE
 10. DOORS LABEL EXAMPLE: 2868 REPRESENTS A 2'-8" WIDE x 6'-8" HIGH DOOR, SLD = SLIDING, PKT = POCKET, BRN = BARN, BP = BIFOLD GL + GL ASS, SGD = SLIDING GLASS DOOR, OHD = OVERHEAD DOOR
 11. WINDOWS ARE SHOWN IN INCHES (WIDTHxHEIGHT), CST = CASEMENT, SLD = SLIDER, FXD = FIXED, DH = DOUBLE HUNG, SH = SINGLE HUNG, TR = TRANSOM, PIC = PICTURE

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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling light	16	○
ceiling waterproof	1	⊙
ceiling fan	4	⊗
fan	2	⊙
outlet	26	○
outlet 220v	1	⊕
outlet gfi	7	⊕
smoke detector	6	⊙
switch	17	⊕
switch & wdy	4	⊕
vanity light	4	⊕
wall mount survey	2	⊕



- GENERAL NOTES:**
1. ALL WALLS ON THIS LEVEL ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.
 2. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD + 1/2" SHEATHING) UNLESS NOTED OTHERWISE.
 3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.
 4. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
 5. ALL HEADER HEIGHTS ARE AT 6'-9 1/2" UNLESS NOTED OTHERWISE.
 6. ALL EXTERIOR FRAMING DIMENSIONS ARE TO THE EXTERIOR FACE OF SHEATHING.
 7. ALL INTERIOR FRAMING DIMENSIONS ARE TO FRAMING EDGE.
 8. ALL EXTERIOR HEADERS ARE (2)2X12 UNLESS NOTED OTHERWISE.
 9. ALL INTERIOR HEADERS ARE 4X6 UNLESS NOTED OTHERWISE.
 10. DOORS LABEL EXAMPLE: 2868 REPRESENTS A 2'-8" WIDE x 6'-8" HIGH DOOR, SLD = SLIDING, PKT = POCKET, BRN = BARN, BF = BIFOLD, GL = GLASS, SLD = SLIDING GLASS DOOR, OHD = OVERHEAD DOOR.
 11. WINDOWS ARE SHOWN IN INCHES (WIDTHxHEIGHT).
- CST = CASEMENT, SLD = SLIDER, FIX = FIXED,
DH = DOUBLE HUNG, SH = SINGLE HUNG, TR = TRANSOM,
PIC = PICTURE

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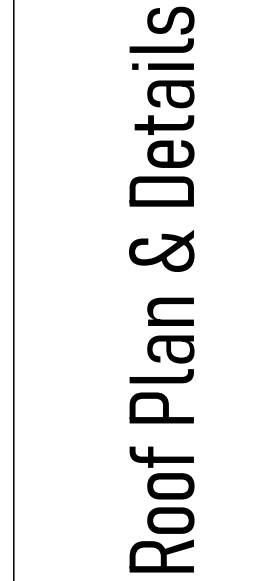
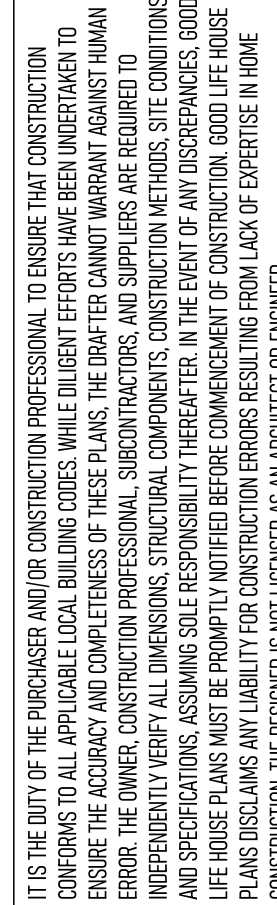
Second Level Floor Plan

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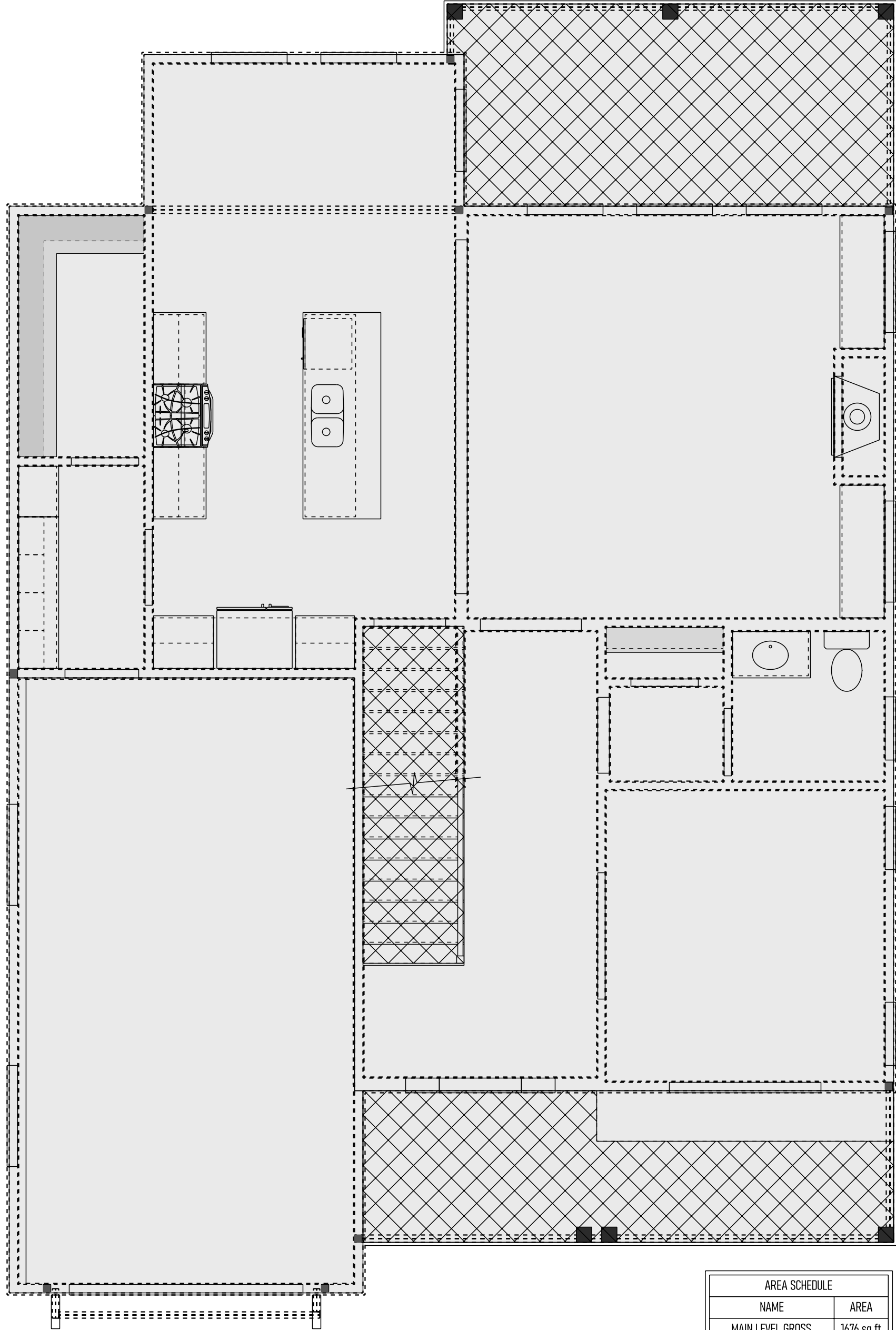
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ROOF NOTES:

- 1. ROOF VENTING TO BE 1/50 OF ATTIC AREA, SPLIT EVENLY BETWEEN EAVE & ROOF VENTS
- 2. ASPHALT SHINGLES ON ALL ROOF SURFACES UNLESS NOTED OTHERWISE
- 3. E.E. & W.E. SHIELD FROM EDGE OF EAVE 12" ± BACK FROM INSIDE EDGE OF EXTERIOR WALL & AT ALL VALLEYS
- 4. ROOF OVERHANGS, UNLESS NOTED OTHERWISE:
 - 3/12-30"
 - 4/12-4/12 - 24"
 - 7/12-8/12 - 18"
 - 9/12-10/12 - 16"
 - 12/12 & UP - 12"
- 5. GABLE ENDS - 12"
- 6. ADJUST EAVE HEIGHTS & OVERHANGS AS NEEDED
- 7. PROVIDE GUTTERS AS NEEDED, DOWNSPOUTS TO BE LOCATED ON SITE
- 7. JOG ALL FLUES & VENTS TO BACKSIDE OF ROOF

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<h3 style="margin: 0;">SITE PLAN NO. _____</h3>	
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_____ CHAIRMAN, PLANNING COMMISSION	
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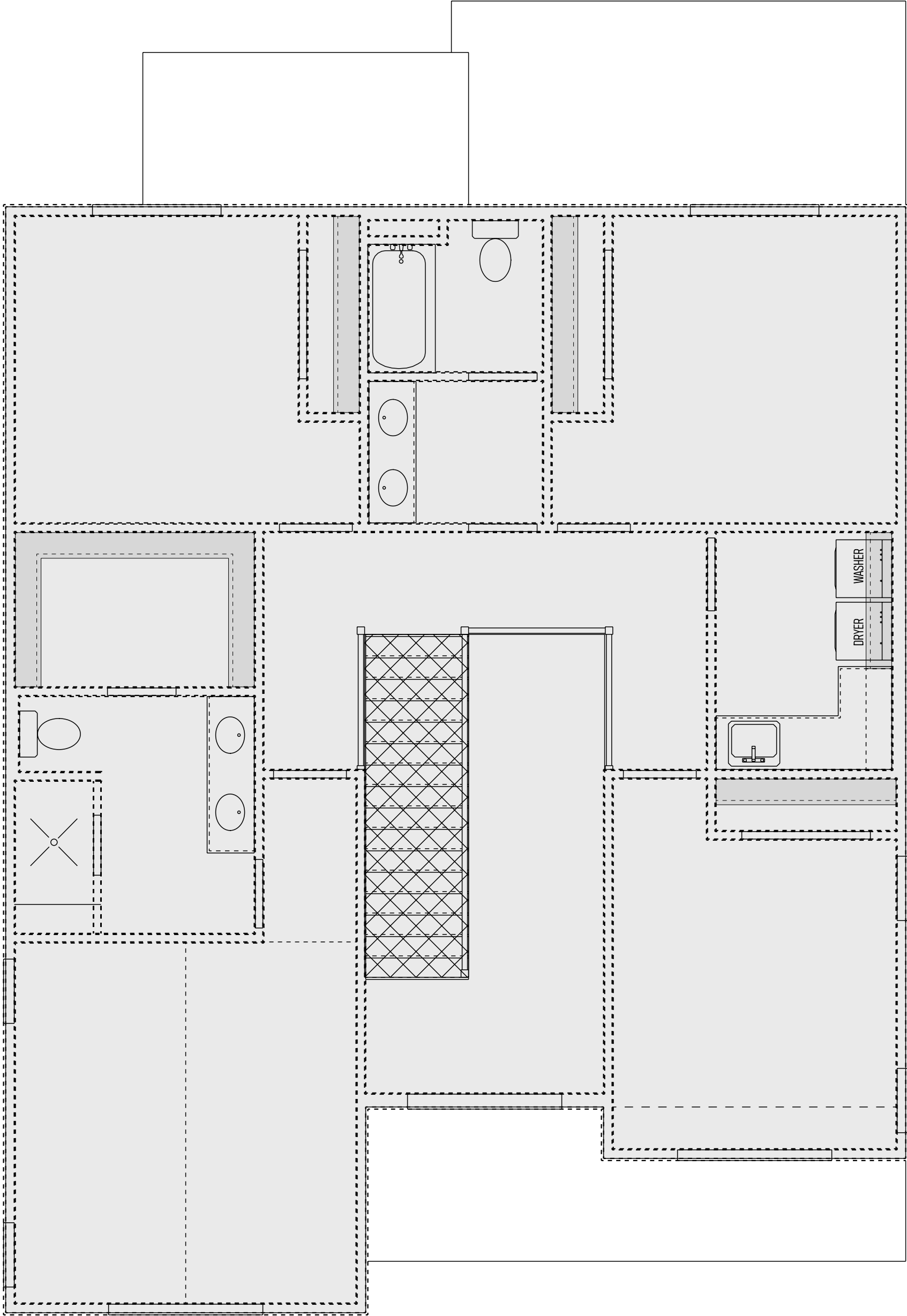


MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
MAIN LEVEL GROSS	1676 sq. ft.
MAIN LEVEL EXCLUSIONS	293 sq. ft.
NET SQUARE FEET	1383 sq. ft.
SECOND LEVEL GROSS	1360 sq. ft.
SECOND LEVEL EXCLUSIONS	54 sq. ft.
NET SQUARE FEET	1306 sq. ft.
TOTAL FLOOR GROSS	3036 sq. ft.
TOTAL FLOOR EXCLUSIONS	347 sq. ft.
TOTAL NET SQUARE FEET	2689 sq. ft.

 : AREA EXCLUSIONS



SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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DATE _____

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DATE _____

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