

PRELIMINARY SITE PLAN
ALEXANDRIA MEMORY CARE
CITY OF ALEXANDRIA
DSUP 2012-0015

APPLICANT

2811 KING STREET, LLC
12095 GAYTON ROAD
RICHMOND, VA 23238
CONTACT: GRAHAM ADELMAN

OWNER

TAX MAP 052.02-06-50 through 052.02-06-53
2811 KING STREET, LLC
3000 BOONESVILLE ROAD
FREE UNION, VA 22940
CONTACT: GRAHAM ADELMAN

CIVIL ENGINEER

URBAN, LTD.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
CONTACT: DAVID T. McELHANEY

ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
CONTACT: CATHARINE PUSKAR

ARCHITECTS

RSG, PC
14801 MURDOCK STREET
UNIT 135
CHANTILLY, VA 20151
CONTACT: DAN BEAVER

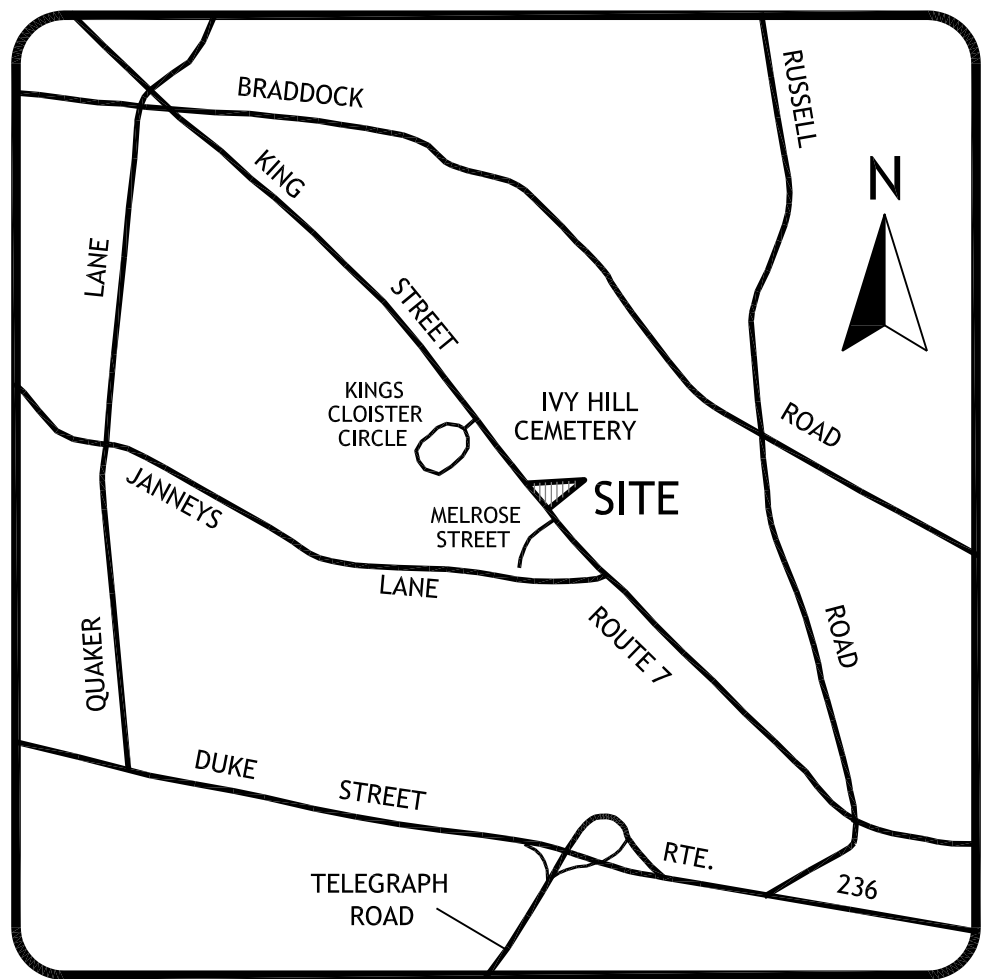
PERKINS EASTMAN
520 WEST SIXTH STREET
CHARLOTTE, NC 28202
CONTACT: BRIAN SHIRLEY

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ZONING TABULATIONS

1) ZONING	EXISTING ZONING: R-8	PROPOSED ZONING: RB w/ Proffers
2) EXISTING USE	VACANT	
3) PROPOSED USE	MEMORY CARE FACILITY ("NURSING HOME" PER ZONING)	
4) TOTAL SITE AREA	56,979 (SQ. FT.)	1.3081 (AC.)
5) EXISTING IMPERVIOUS AREA	338 (SQ. FT.)	0.0078 (AC.)
6) PROPOSED IMPERVIOUS AREA	35,284 (SQ. FT.)	0.8100 (AC.)
7) TOTAL DISTURBED AREA	49,400 (SQ. FT.)	1.1341 (AC.)
4) REQUIRED LOT AREA	N/A	(SQ. FT.)
5) PROVIDED LOT AREA	N/A	(SQ. FT.)
6) AVERAGE LOT AREA	N/A	(SQ. FT.)
7) MIN. LOT AREA	N/A	(SQ. FT.)
8) MIN. LOT WIDTH	50	(FT.)
9) MAXIMUM DENSITY	N/A	(D.U./AC.)
10) DENSITY	N/A	(D.U./AC.)
11) GROSS FLOOR AREA	74,640 (INCLUDES GARAGE)	(SQ. FT.)
12) NET FLOOR AREA	42,734	(SQ. FT.)
13) MAXIMUM FAR	0.75	
14) PROPOSED FAR	0.75	
15) MAX. BUILDING HEIGHT	45	(FT.)
16) PROP. BUILDING HEIGHT	35	(FT.)
17) NUMBER OF FLOORS	3 (PLUS UNDERGROUND GARAGE)	
18) TOTAL NUMBER OF UNITS	66 (MEMORY CARE UNITS)	
19) BUILDING SETBACKS REQUIRED:		
FRONT	20'	
NORTHERN SIDE	35' (1:1 WITH 25' MIN.)	
SOUTHERN SIDE	35' (1:1 WITH 25' MIN.)	
REAR	35' (1:1 WITH 25' MIN.)	
20) MINIMUM BUILDING SETBACKS PROPOSED:		
FRONT	55'	
NORTHERN SIDE	32.5' *	
SOUTHERN SIDE	8' *	
REAR	50'	
21) LOT FRONTAGE REQUIRED	50	(FT.)
22) LOT FRONTAGE PROVIDED	120	(FT.)
23) OPEN SPACE REQUIRED	N/A %	N/A (SQ. FT.)
24) OPEN SPACE PROVIDED	39 %	22,378 (SQ. FT.)
25) AVG. BLDG. FINISHED GRADE	151.50	(FT.)
26) TOTAL REQUIRED PARKING	33 (1 SPACE/2 PATIENT BEDS)	
27) PROPOSED PARKING	33	
28) REQUIRED STANDARD PARKING	N/A	
29) PROPOSED STANDARD PARKING	27	
30) REQUIRED COMPACT PARKING	N/A	
31) PROPOSED COMPACT PARKING	4	
32) REQUIRED HANDICAPPED PARKING	2	
33) PROPOSED HANDICAPPED PARKING	2	
34) REQUIRED LOADING SPACES	0	
35) PROPOSED LOADING SPACES	1	
36) EXISTING TRIP GENERATION	0 (VACANT)	
37) PROPOSED TRIP GENERATION	181 (AM PEAK=11 PM PEAK=15)	
	NEW	UPGRADED
38) CROSSWALKS (NUMBER):		
STANDARD	2	N/A
HIGH VISIBILITY	N/A	N/A
39) CURB RAMPS	5	N/A
40) SIDEWALKS (LF)	600	265
41) BICYCLE PARKING (NUMBER SPACES):		
PUBLIC/VISITOR	N/A	N/A
PRIVATE/GARAGE	N/A	N/A
42) BICYCLE PATHS (LF)	N/A	N/A
43) PEDESTRIAN SIGNALS	N/A	N/A



VICINITY MAP
1" = 2000'

PROJECT NARRATIVE:

REQUEST REZONING FROM THE R-8 DISTRICT TO THE RB DISTRICT, AND APPLICATION OF DEVELOPMENT SPECIAL USE PERMIT TO ALLOW DEVELOPMENT OF A 3-STORY MEMORY CARE FACILITY ("NURSING HOME" PER ZONING).

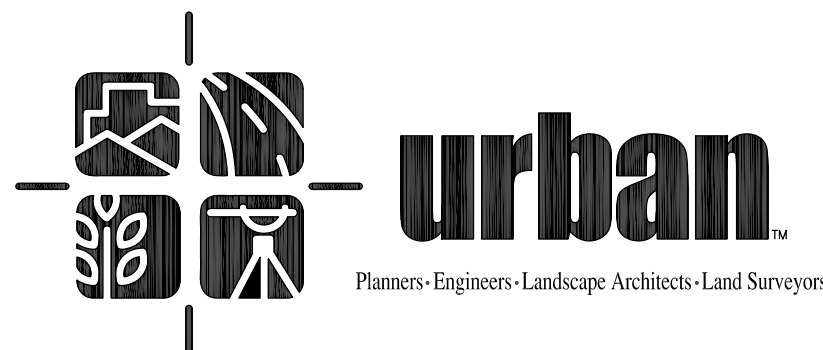
EXISTING APPROVALS THAT APPLY TO THE SUBJECT SITE:

- DSP 2004-0004 & SUB 2004-0008, GARVEY PROPERTY
- EXISTING TREE PROTECTION EASEMENT, RECORDED UNDER INST. #070011165

*DSUP AND MODIFICATIONS REQUESTED:

- REZONING FROM THE R-8 TO THE RB DISTRICT W/ PROFFERS
- DEVELOPMENT SPECIAL USE PERMIT FOR MEMORY CARE FACILITY ("NURSING HOME" PER ZONING)
- MODIFICATION TO REDUCE THE SIDE YARD SETBACKS
- MODIFICATION TO ALLOW GREATER THAN 50% AREA OF THE REQUIRED YARD FOR PARKING
- MODIFICATION TO EXISTING TREE PROTECTION EASEMENT

BUILDING CODE SUMMARY		
FLOOR	CONST. TYPE	USE GROUP(S)
B	II A	S-2
1	II A	I-2
2	II A	I-2
3	II A	I-2
FULLY SPRINKLERED	YES	
CODE	VIRGINIA UNIFORM STATEWIDE BUILDING CODE	

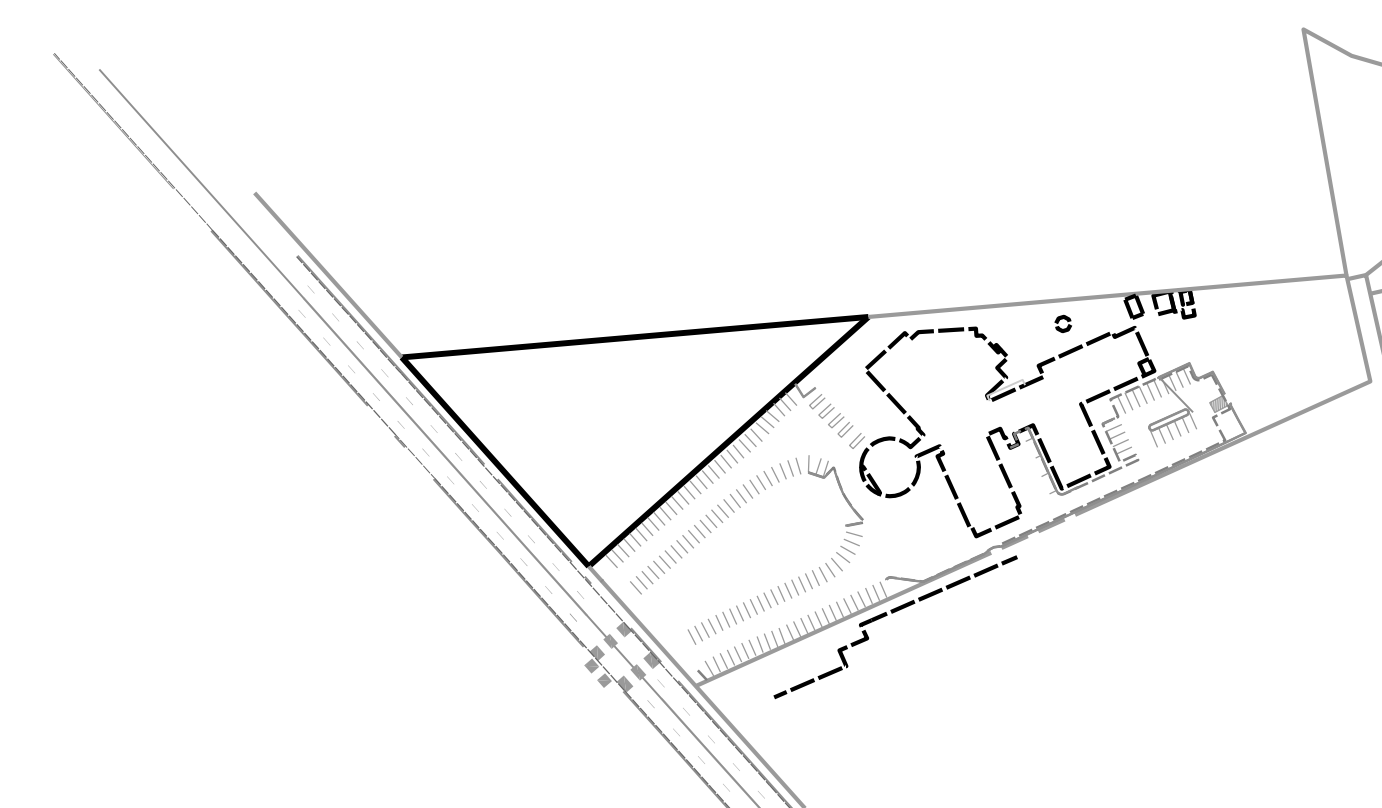


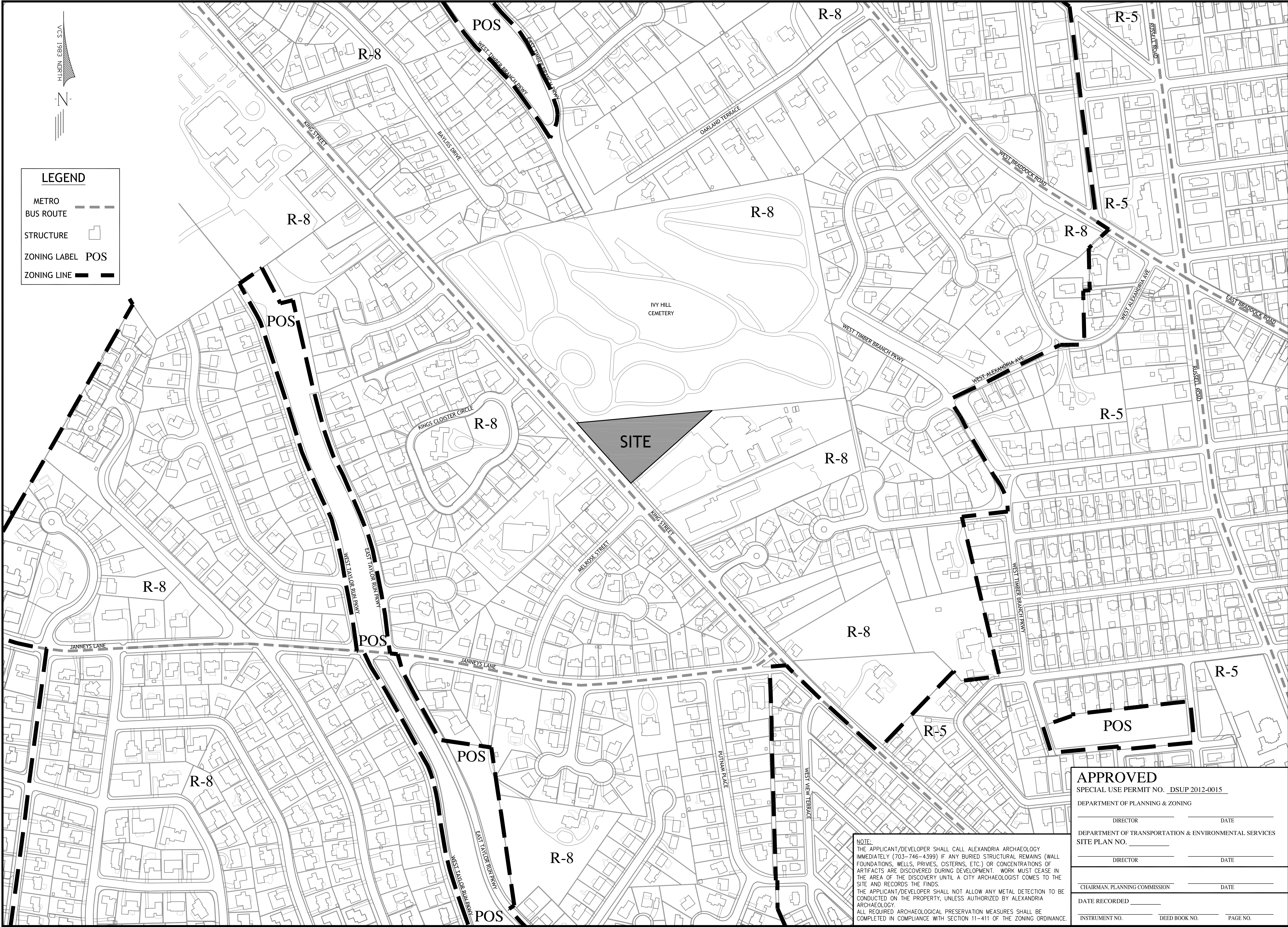
Urban, Ltd.
7712 Little River Turnpike
Annandale, VA 22003
Tel. 703.642.8080
Fax 703.642.8251
www.urban-ltd.com

PLAN DATE 09/12/14 10/14/14 10/24/14 11/20/14	APPROVED
	SPECIAL USE PERMIT NO. <u>DSUP 2012-0015</u>
	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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SHEET
01
OF
29
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* SEE "DSUP AND MODIFICATIONS REQUESTED".





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Seal

Client

2811 King Street, LLC

12095 Gayton Road
Richmond, VA 23238

Contact: Graham Adelman

Revision / Issue

No.	Description	Date
1.	Completeness Review	09/12/14
2.	Second Submission	10/14/14
3.	Slipsheet Submission	10/24/14
4.	Third Submission	11/20/14

Issue

Date	Description
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Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

CONTEXTUAL
PLAN

Scale: 1" = 150'

Drawing Number

3

Sheet 3 of 29

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DEPARTMENT OF PLANNING & ZONING

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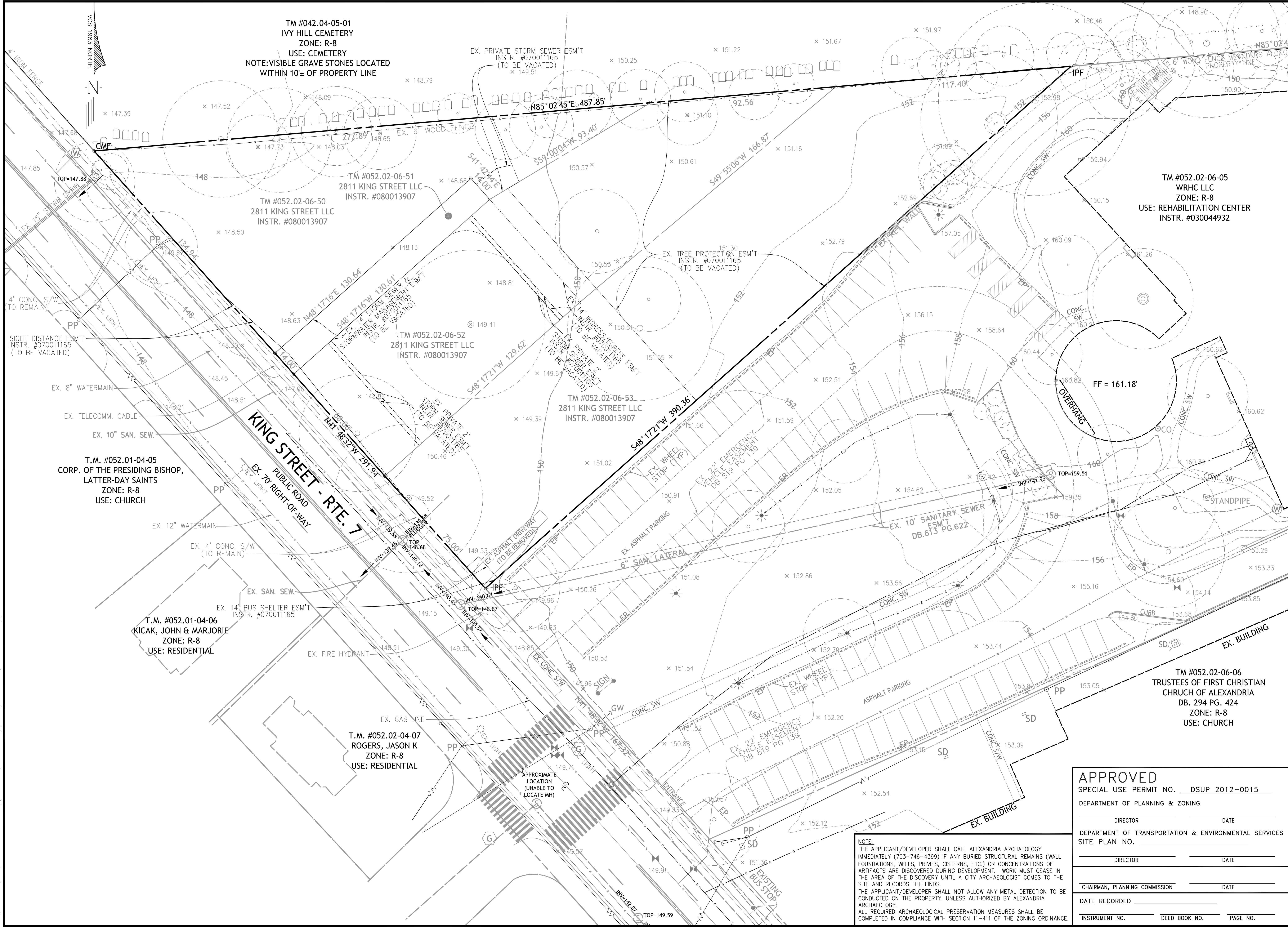
NOTE:

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.

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

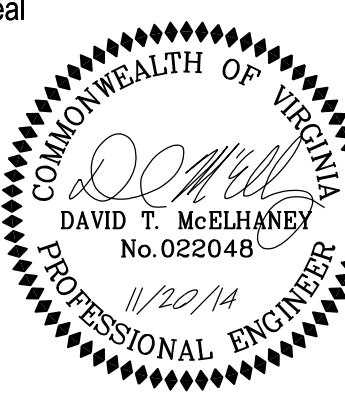
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Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

**EXISTING
CONDITIONS**

Scale: 1" = 20'

Drawing Number

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

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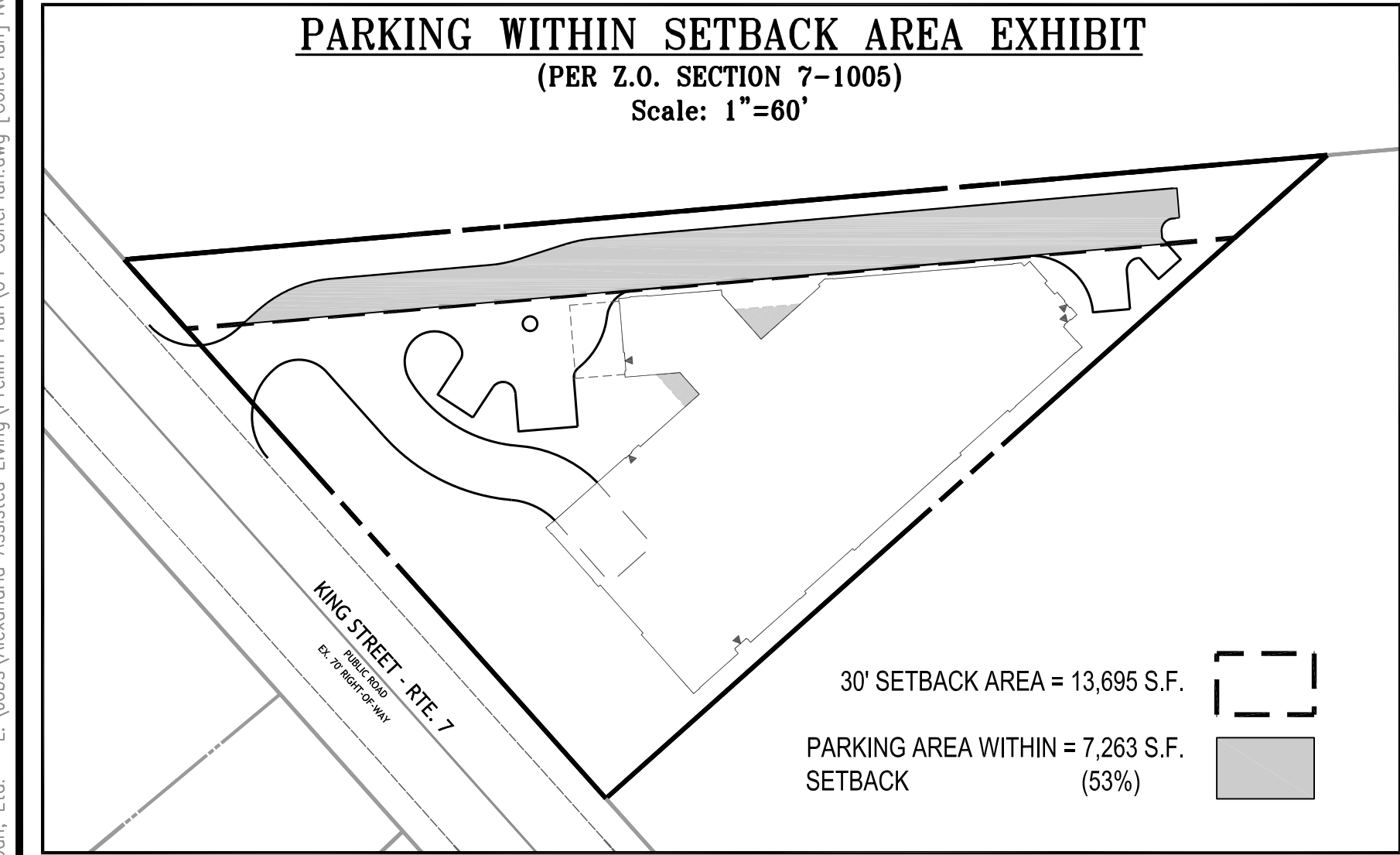
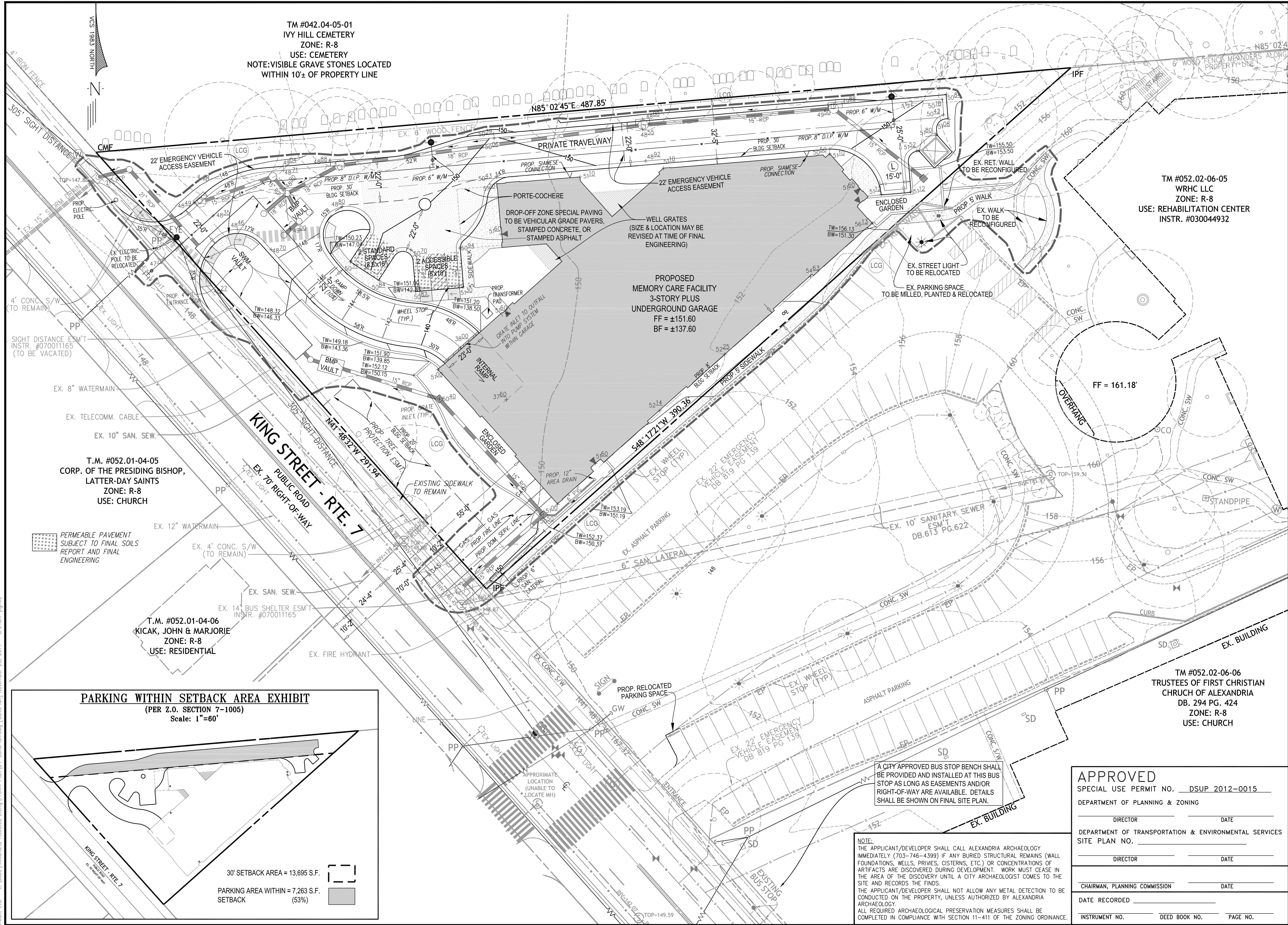
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City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

**PRELIMINARY
SITE PLAN**

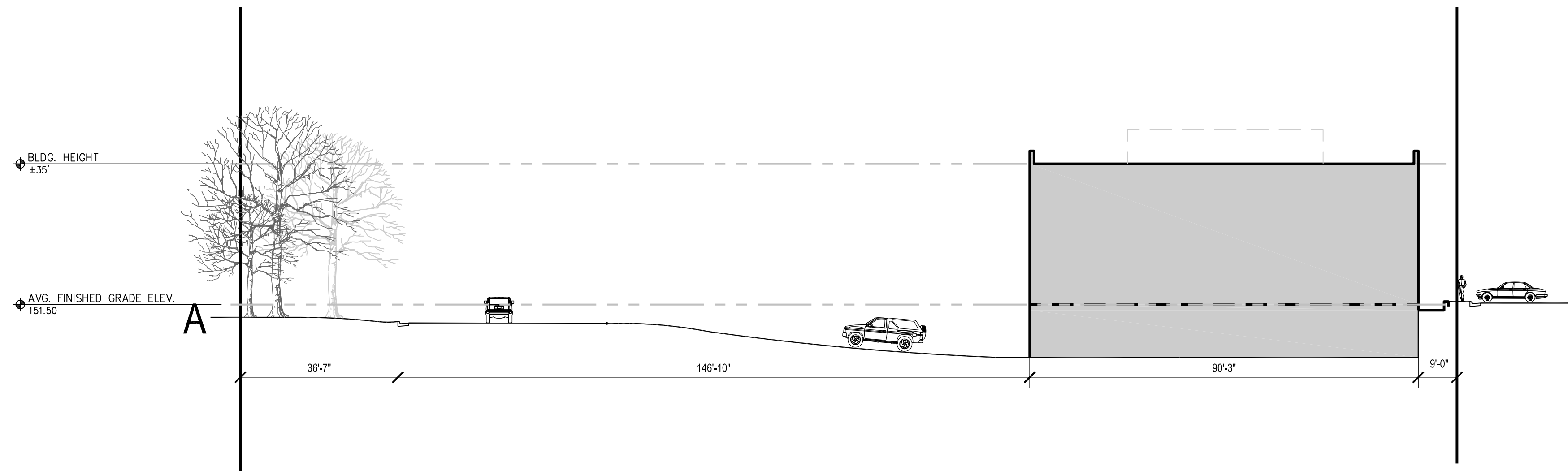
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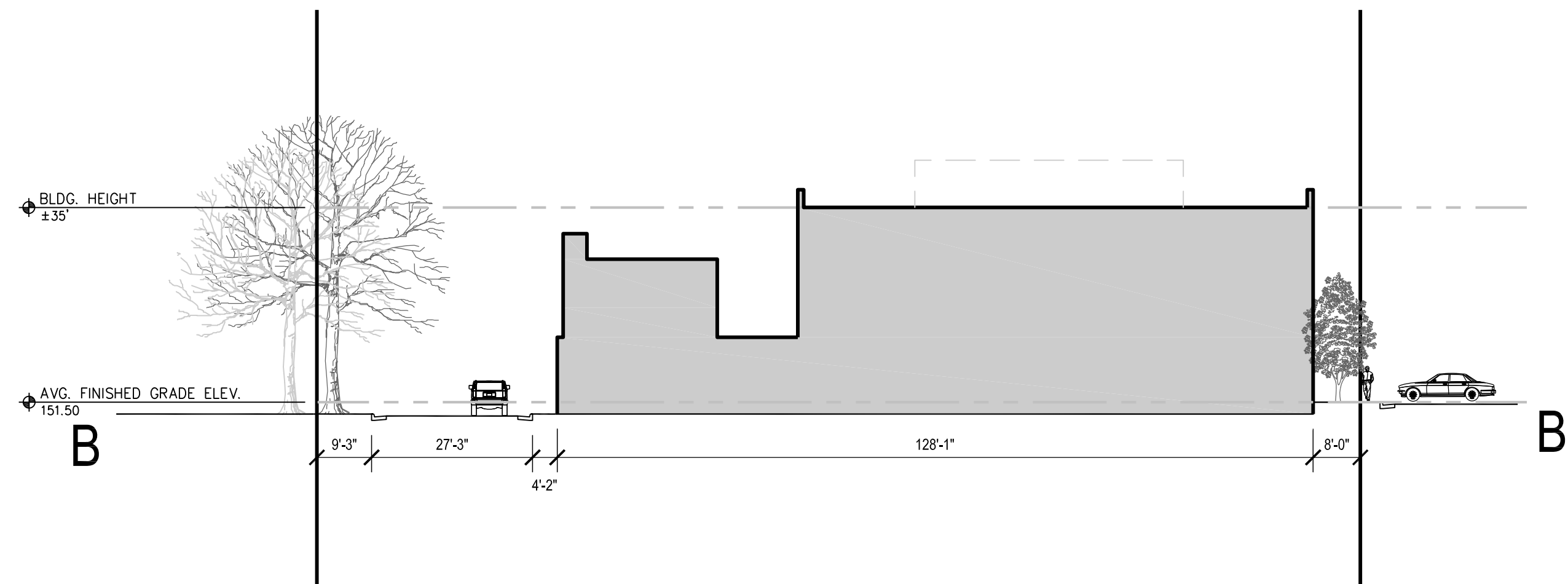
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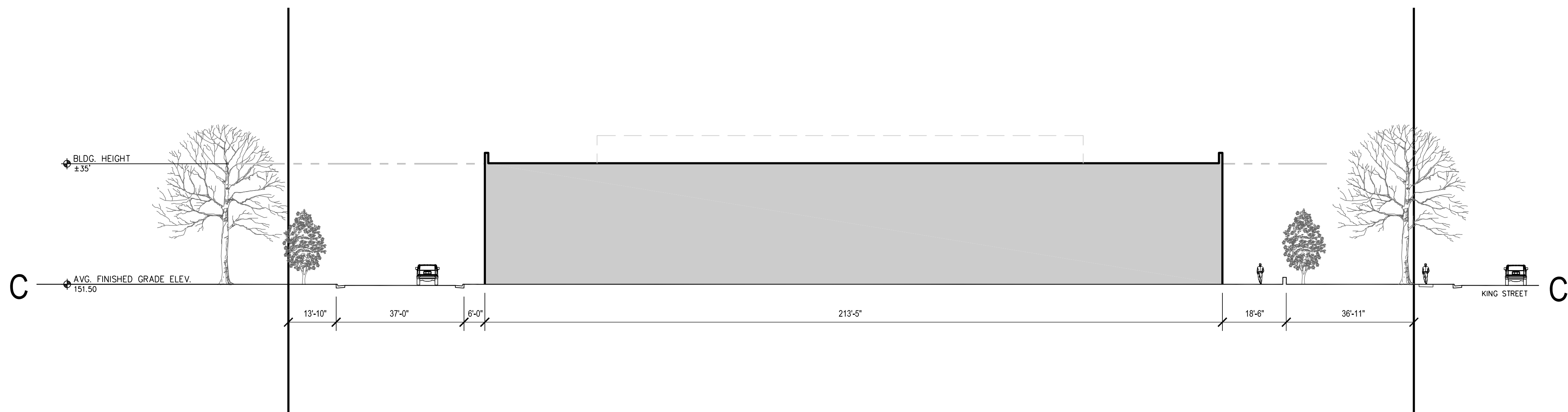
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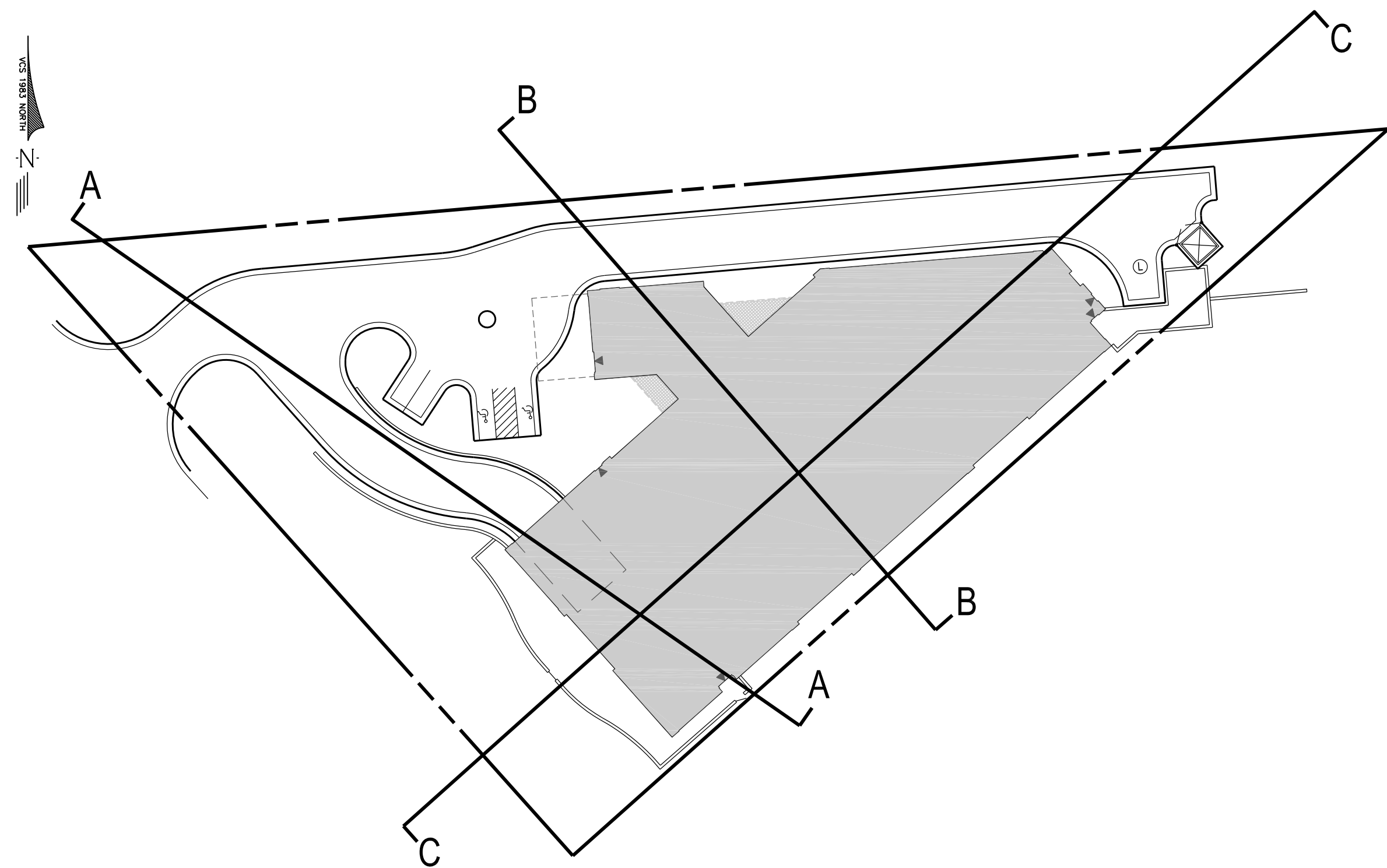
A NORTH-SOUTH SECTION FACING EAST
1"=20'



B NORTH-SOUTH SECTION FACING EAST
1"=20'



C EAST-WEST SECTION FACING SOUTH
1"=20'



SECTION KEY
1"=40'

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NOTE: GRADE ELEVATIONS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING

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City of Alexandria
Alexandria, Virginia

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Date NOVEMBER 20, 2014

Drawing Title

**SITE
SECTIONS**

Scale: As Noted

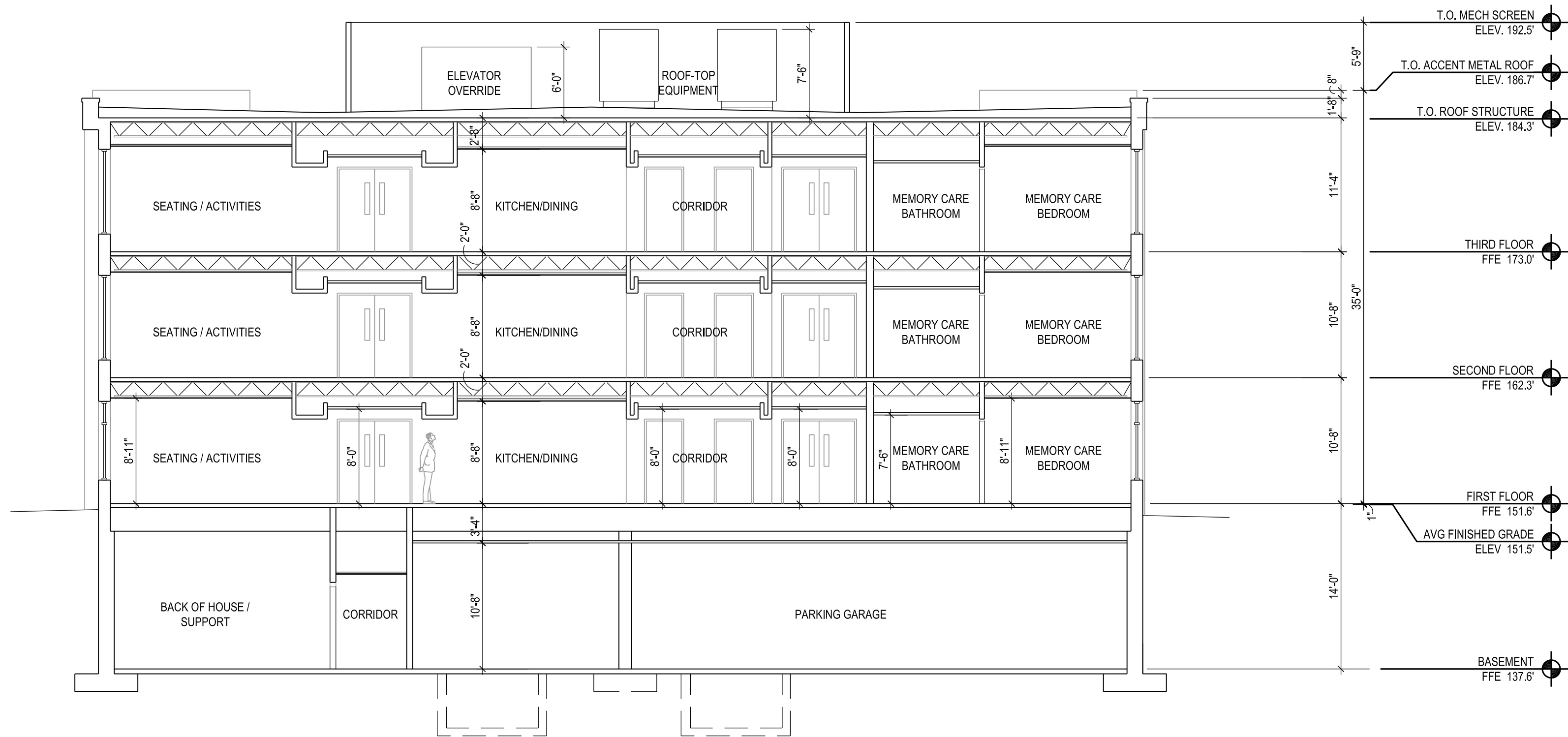
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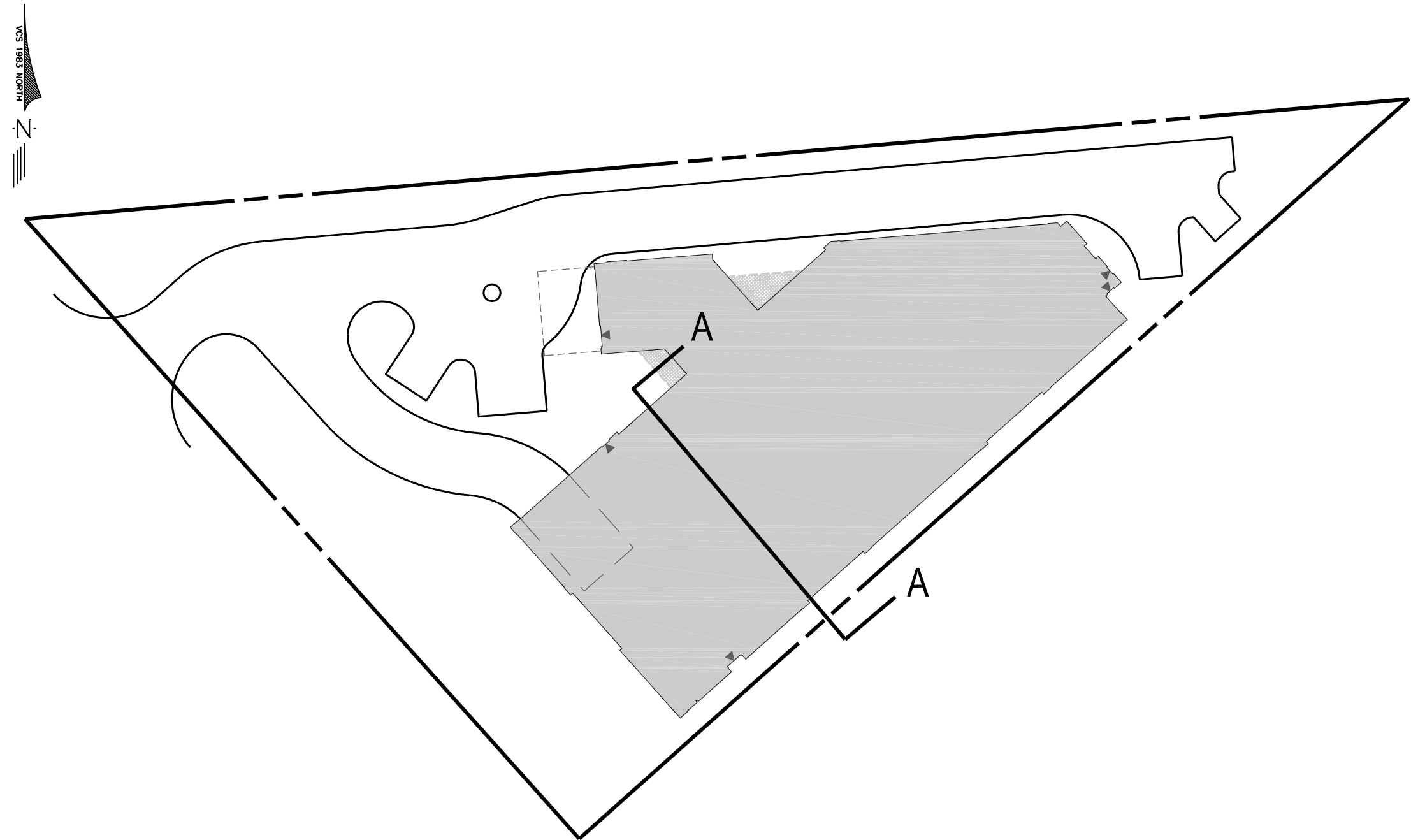
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A NORTH-SOUTH BUILDING SECTION FACING EAST
1/8"=1'



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RENDERINGS PREPARED BY
PERKINS EASTMAN

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
11/20/14
PROFESSIONAL ENGINEER

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Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title
**BUILDING
SECTION**

Scale: As Noted

Drawing Number
7
Sheet 7 of 29

PREL-2110

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1 WEST ELEVATION

1/8"=1'



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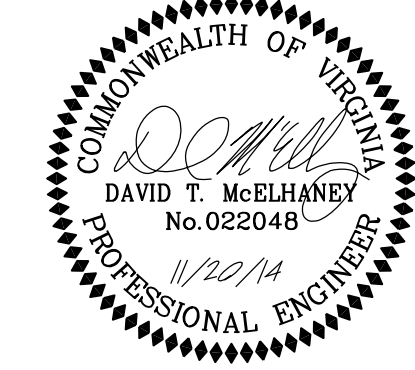
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BUILDING
ELEVATION:
WEST

Scale: As Noted

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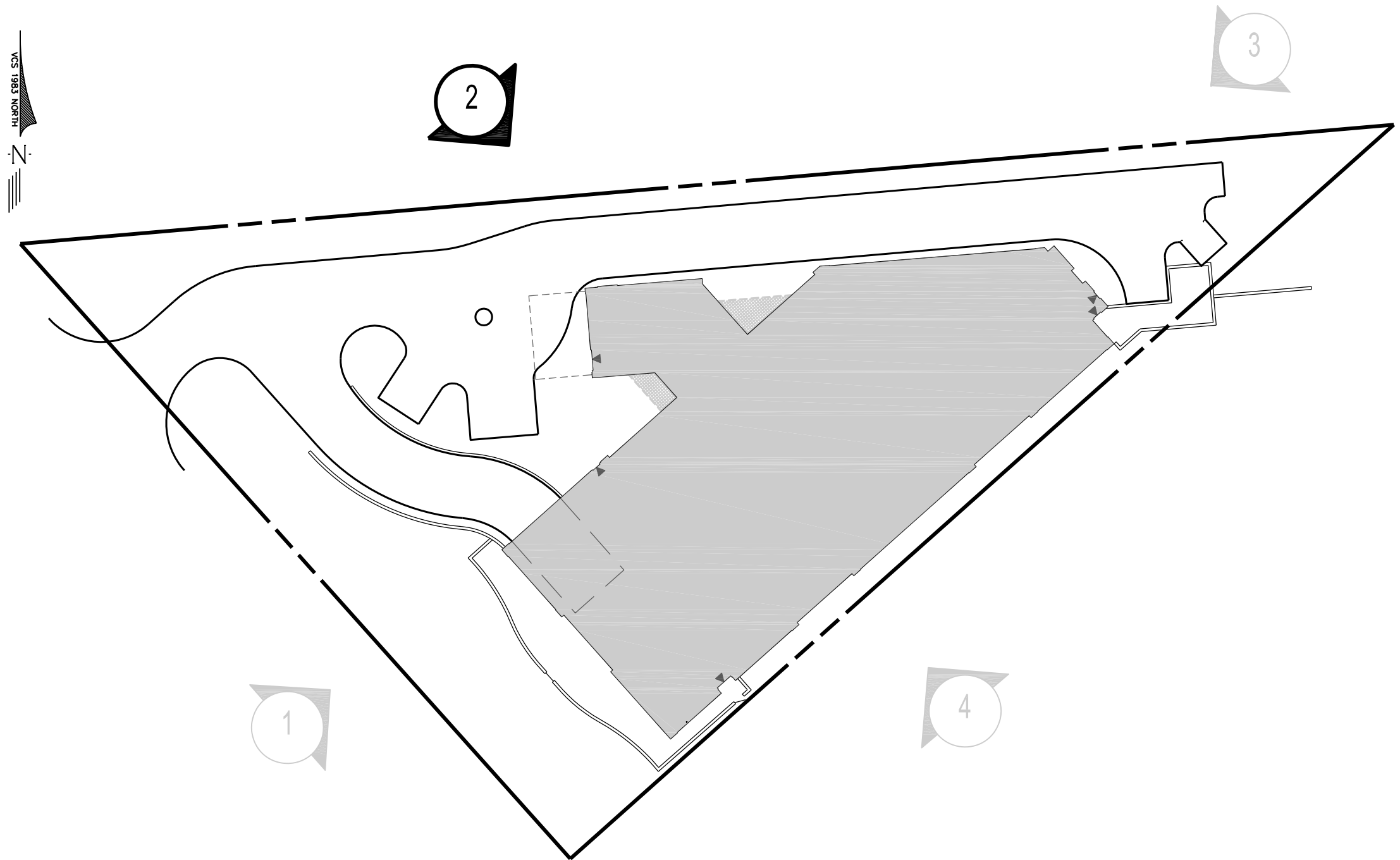
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2 NORTH ELEVATION
1/8"=1'



NOTE:
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RENDERINGS PREPARED BY
PERKINS EASTMAN

NOTE: GRADE ELEVATIONS ARE APPROXIMATE AND
SUBJECT TO CHANGE WITH FINAL ENGINEERING

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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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DIRECTOR _____	DATE _____
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Client

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Contact: Graham Adelman

Revision / Issue

No.	Description	Date
1.	Completeness Review	09/12/14
2.	Second Submission	10/14/14
3.	Slipsheet Submission	10/24/14
4.	Third Submission	11/20/14

Issue

Date	Description
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Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

BUILDING
ELEVATION:
NORTH

Scale: As Noted

Drawing Number

9

Sheet 9 of 29

PREL-2110

Urban, Ltd. - L:\Jobs\Alexandria Assisted Living\08-BldgElev.dwg [Sections] November 19, 2014 - 4:51pm jlighte



3 EAST ELEVATION
1/8"=1'

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RENDERINGS PREPARED BY
PERKINS EASTMAN

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SPECIAL USE PERMIT NO. <u>DSUP 2012-0015</u>	
DEPARTMENT OF PLANNING & ZONING	
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DIRECTOR _____	DATE _____
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INSTRUMENT NO. _____	DEED BOOK NO. _____
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Issue

Date	Description
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Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
----------------	-------------------

Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

BUILDING
ELEVATION:
EAST

Scale: As Noted

Drawing Number

10

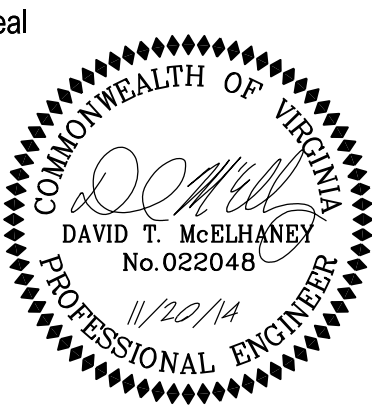
Sheet 10 of 29

PREL-2110

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Issue	
Date	Description

Project Name
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MEMORY CARE
DSUP 2012-0015**

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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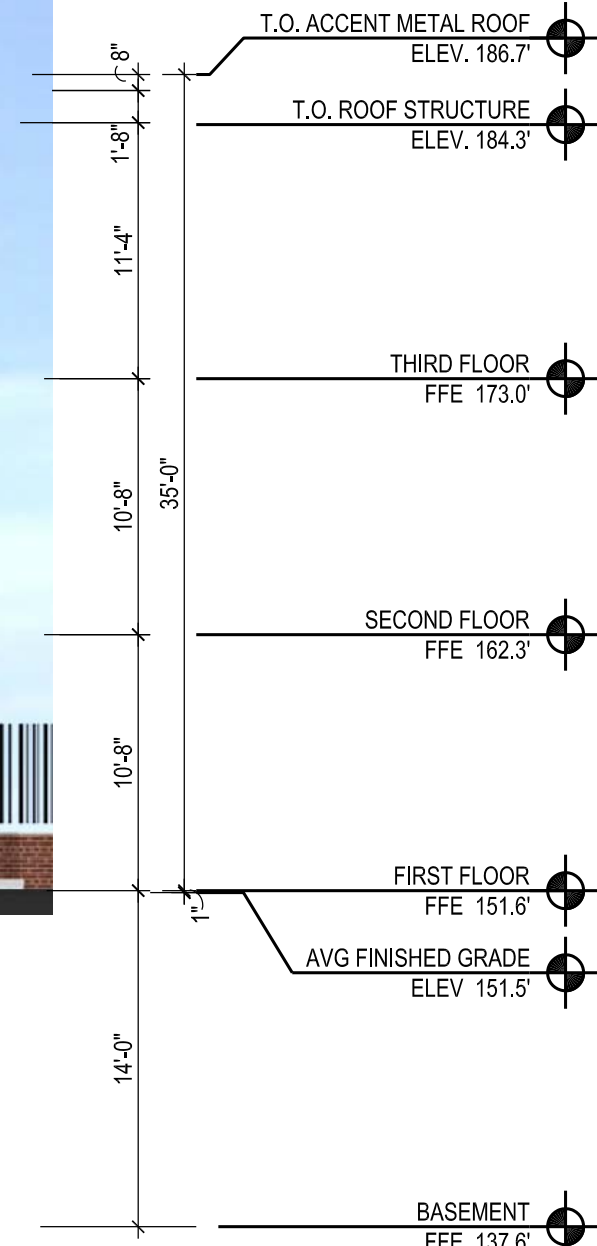
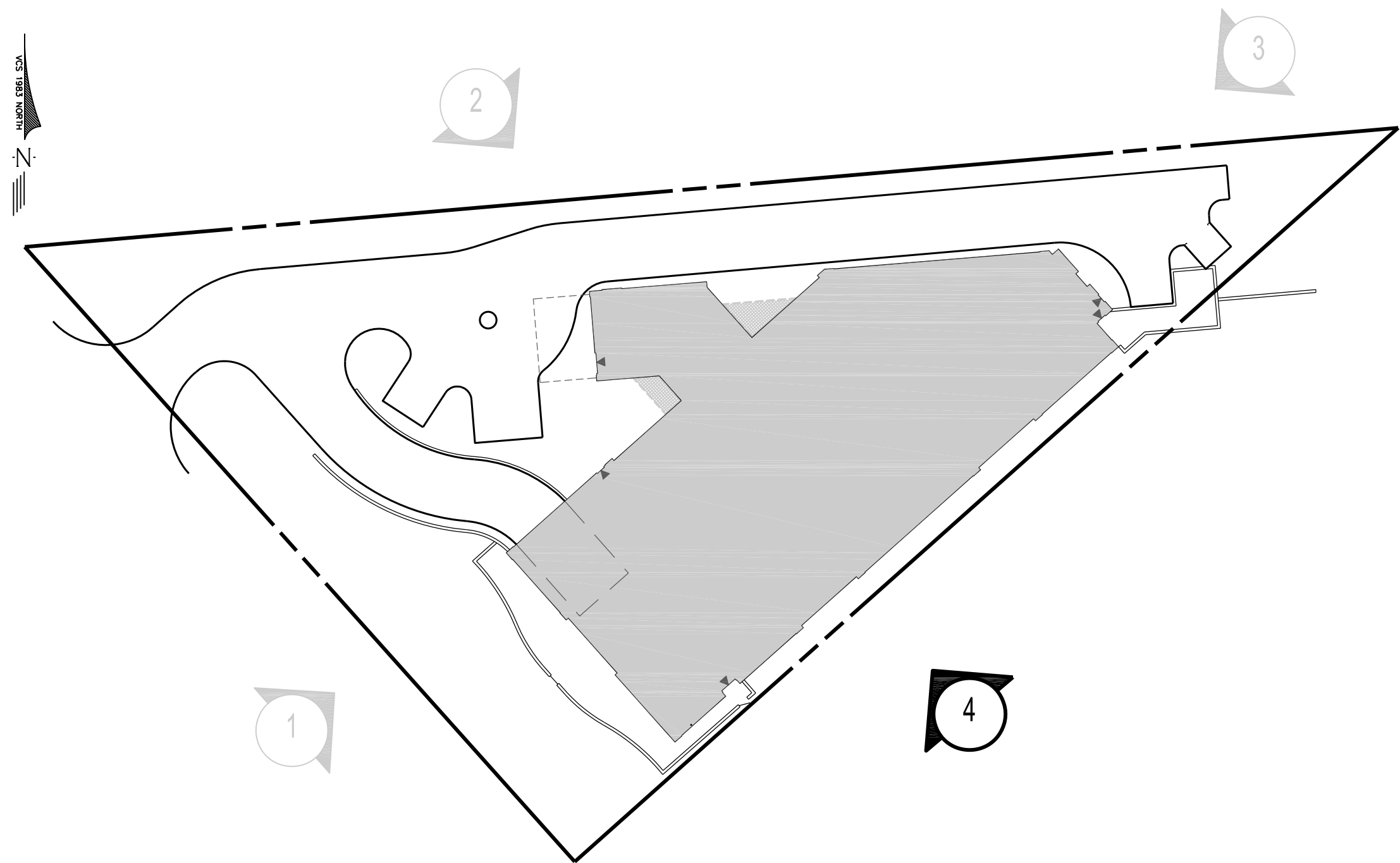
Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title
**BUILDING
ELEVATION:
SOUTH**

Scale: As Noted

Drawing Number
11
Sheet 11 of 29



4 SOUTH ELEVATION

1/8"=1'

NOTE: GRADE ELEVATIONS ARE APPROXIMATE AND
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SITE PLAN NO. _____	
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PAGE NO. _____	

PREL-2110



1 KING STREET PERSPECTIVE: SOUTH BOUND



2 KING STREET PERSPECTIVE: NORTH BOUND

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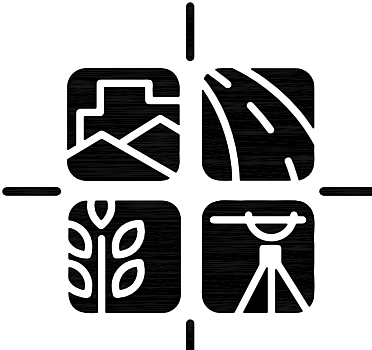
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

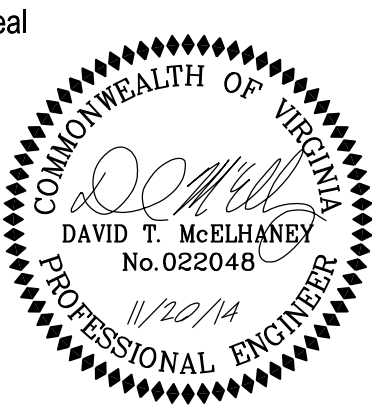
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Contact: Graham Adelman

Revision / Issue		
No.	Description	Date
1.	Completeness Review	09/12/14
2.	Second Submission	10/14/14
3.	Slipsheet Submission	10/24/14
4.	Third Submission	11/20/14

Issue	
Date	Description

Project Name
**ALEXANDRIA
MEMORY CARE**
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
----------------	-------------------

Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title
**BUILDING
MASSING
STUDY**

Scale: N/A

Drawing Number
12
Sheet 12 of 29

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DAVID T. McELHANEY
No. 022048
11/20/14

PROFESSIONAL ENGINEER

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Contact: Graham Adelman

Revision / Issue

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Issue

Date	Description

Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By

JL

Checked By

DTM

Project No.

PREL-2110

Date

NOVEMBER 20, 2014

Drawing Title

BUILDING
PLAN:
GARAGE

Scale: 1/8"=1'

Drawing Number

13

Sheet 13 of 29

Perkins
Eastman

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

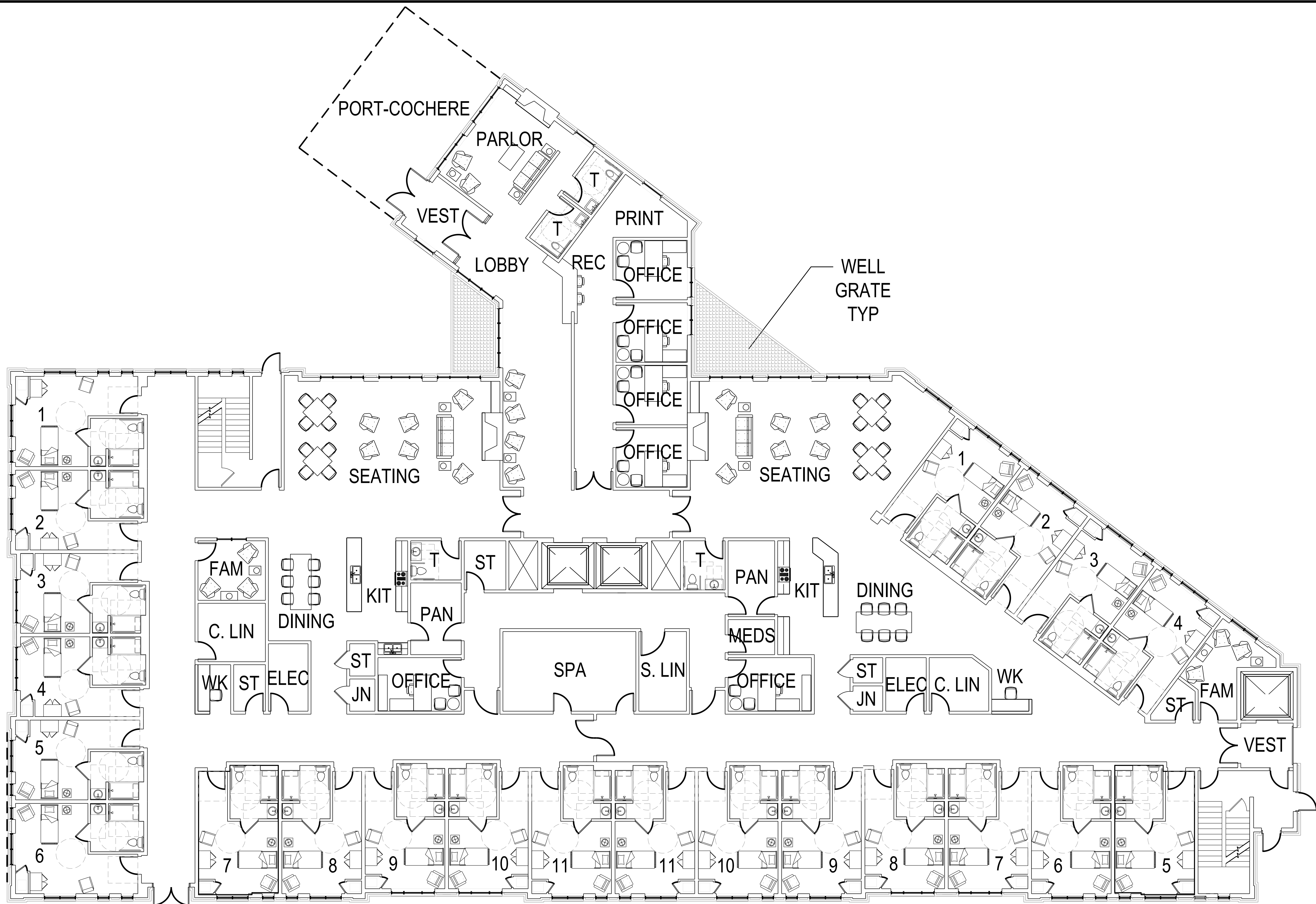
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

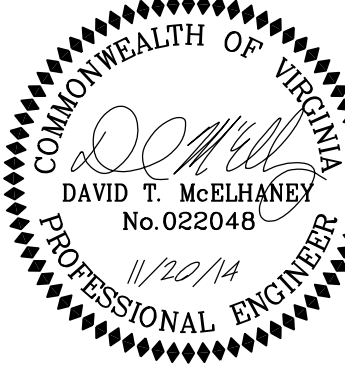
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No.	Description	Date
1.	Completeness Review	09/12/14
2.	Second Submission	10/14/14
3.	Slipsheet Submission	10/24/14
4.	Third Submission	11/20/14

Issue

Date Description

Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By

Checked By

Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

BUILDING
PLAN:
LEVEL 1

Scale: 1/8"=1'

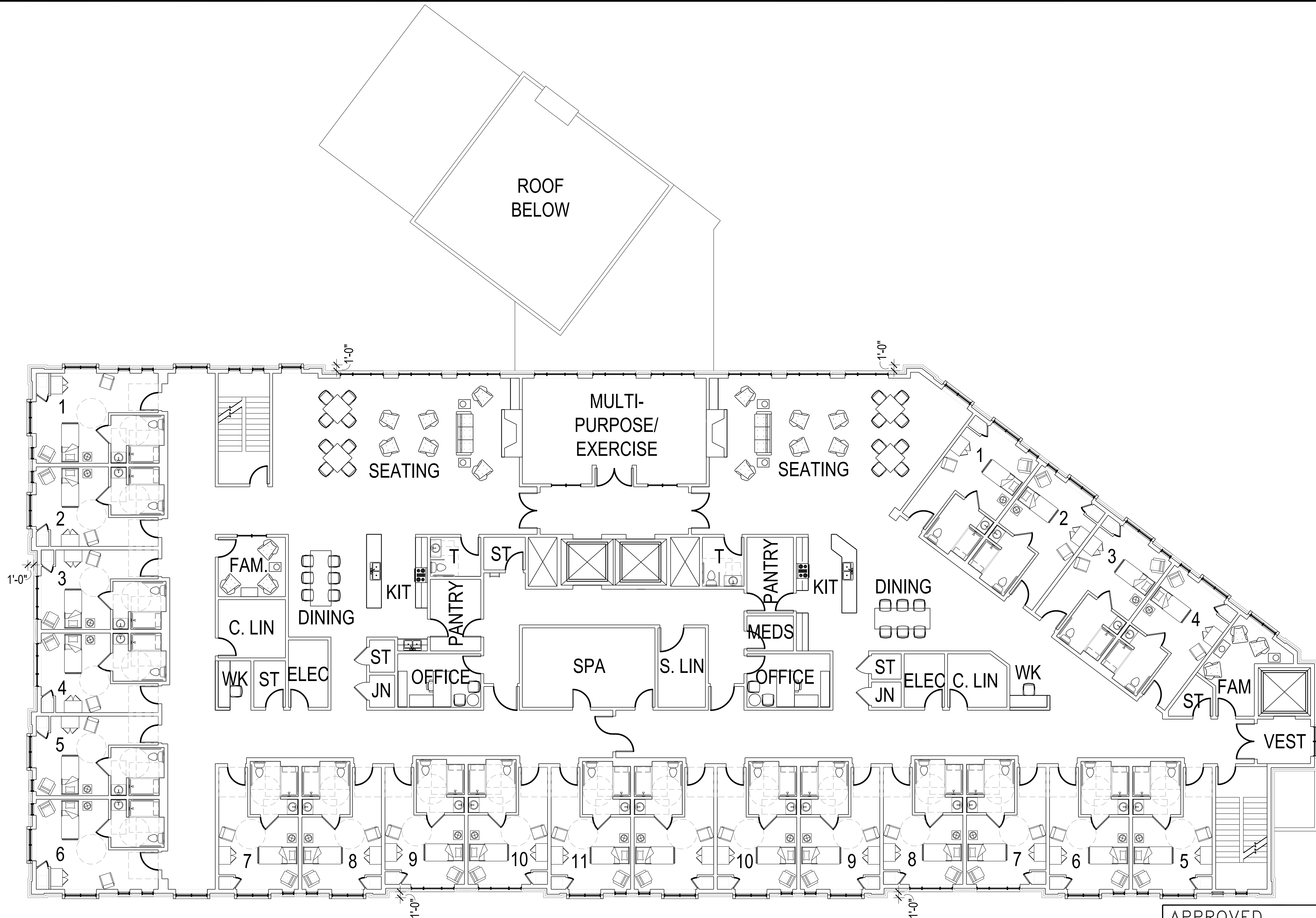
Drawing Number

14

Sheet 14 of 29

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Issue

Date	Description
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Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

**BUILDING
PLAN:
LEVEL 2**

Scale: 1/8"=1'

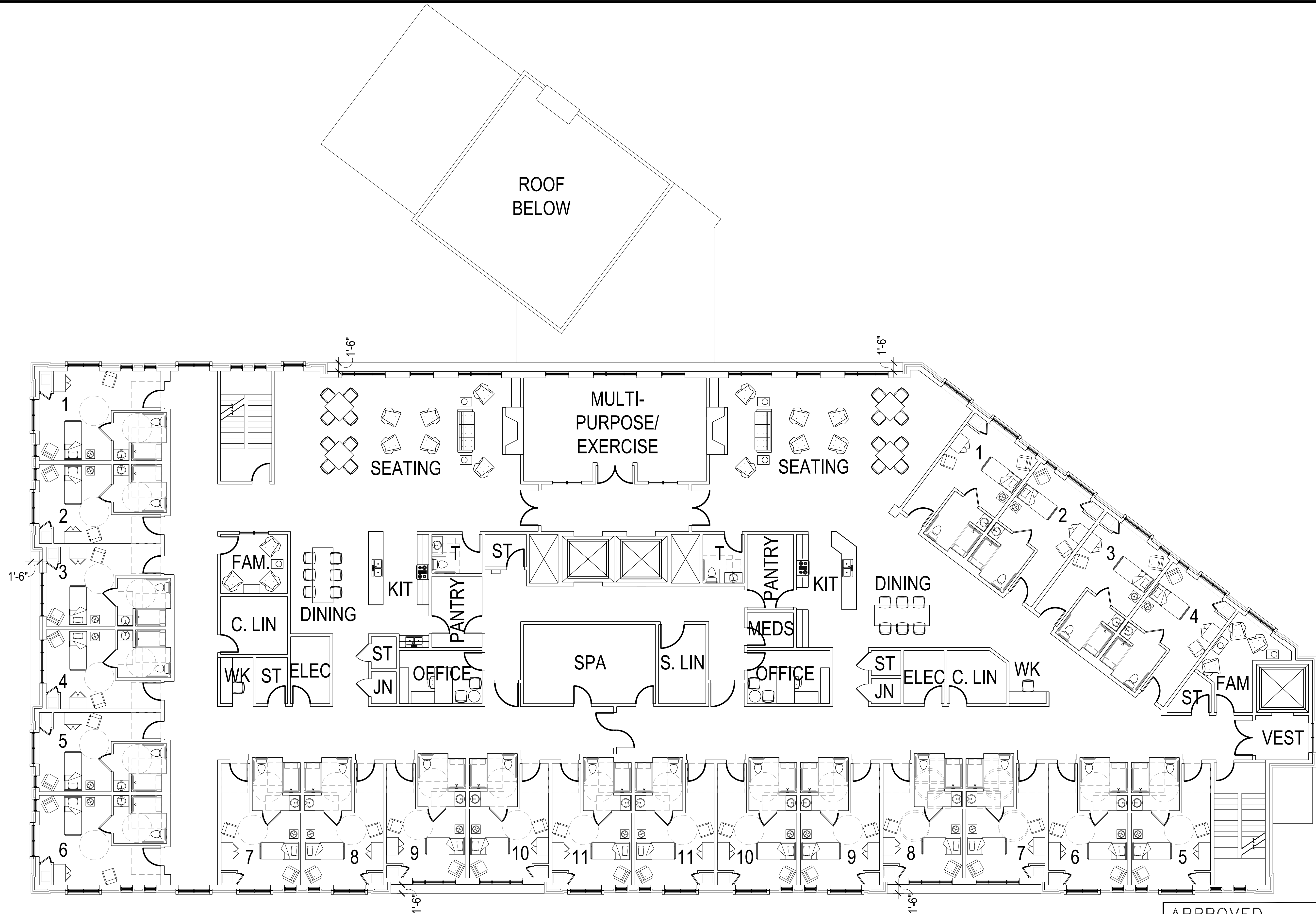
Drawing Number

15

Sheet 15 of 29

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DEPARTMENT OF PLANNING & ZONING

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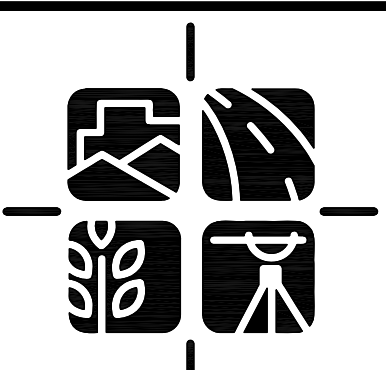
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR _____ DATE _____

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DATE RECORDED _____

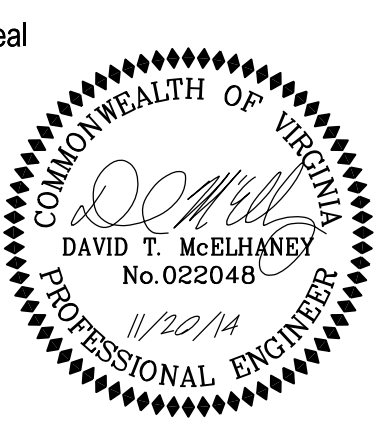
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Date	

Project Name
**ALEXANDRIA
MEMORY CARE
DSUP 2012-0015**

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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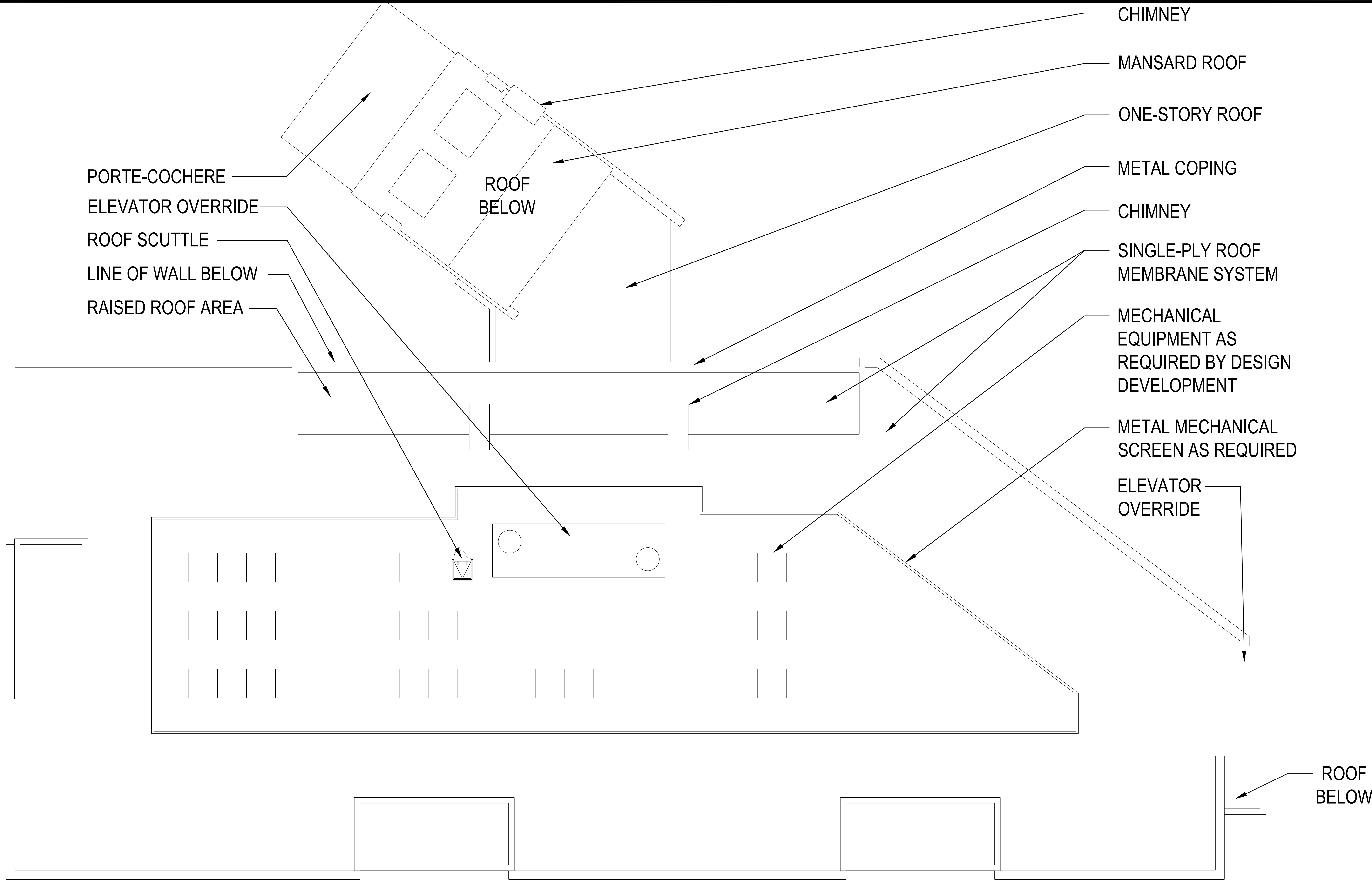
Drawing Title
**BUILDING
PLAN:
LEVEL 3**

Scale: 1/8"=1'

Drawing Number
16
Sheet 16 of 29

PREL-2110

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Project Name

**ALEXANDRIA
MEMORY CARE**
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

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Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

**SCHEMATIC
ROOF
PLAN**

Scale: 1/8"=1'

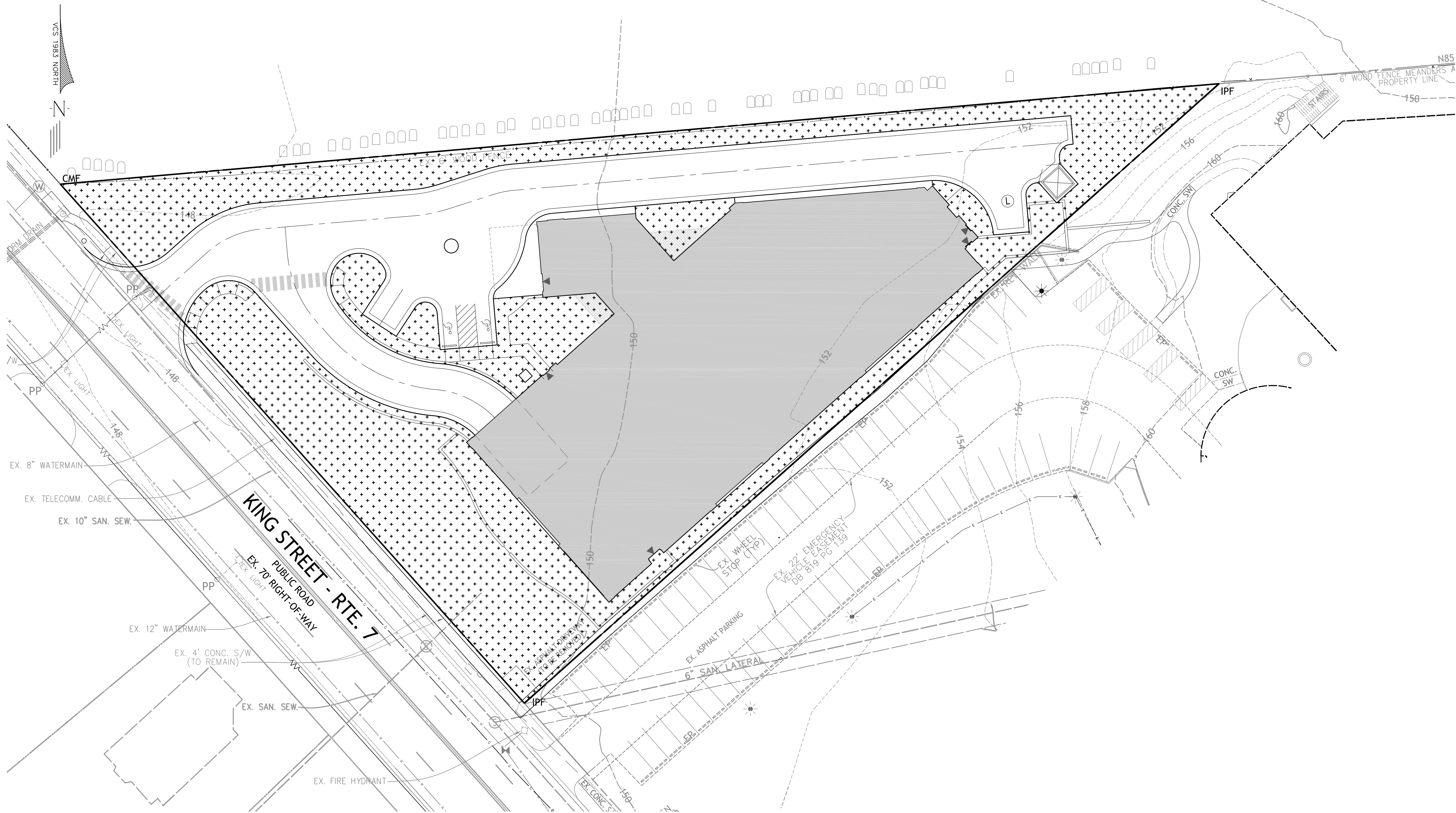
Drawing Number

17

Sheet 17 of 29

PREL-2110

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LEGEND

AREA CALCULATED & CREDITED TOWARDS OPEN SPACE: 22,378 S.F.

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DIRECTOR

DATE

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SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.

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COMMONWEALTH OF VIRGINIA

DAVID T. McELHANEY

No. 022048

11/20/14

PROFESSIONAL ENGINEER

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2.	Second Submission	10/14/14
3.	Slipsheet Submission	10/24/14
4.	Third Submission	11/20/14

Issue

Date	Description
------	-------------

Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

OPEN SPACE
PLAN

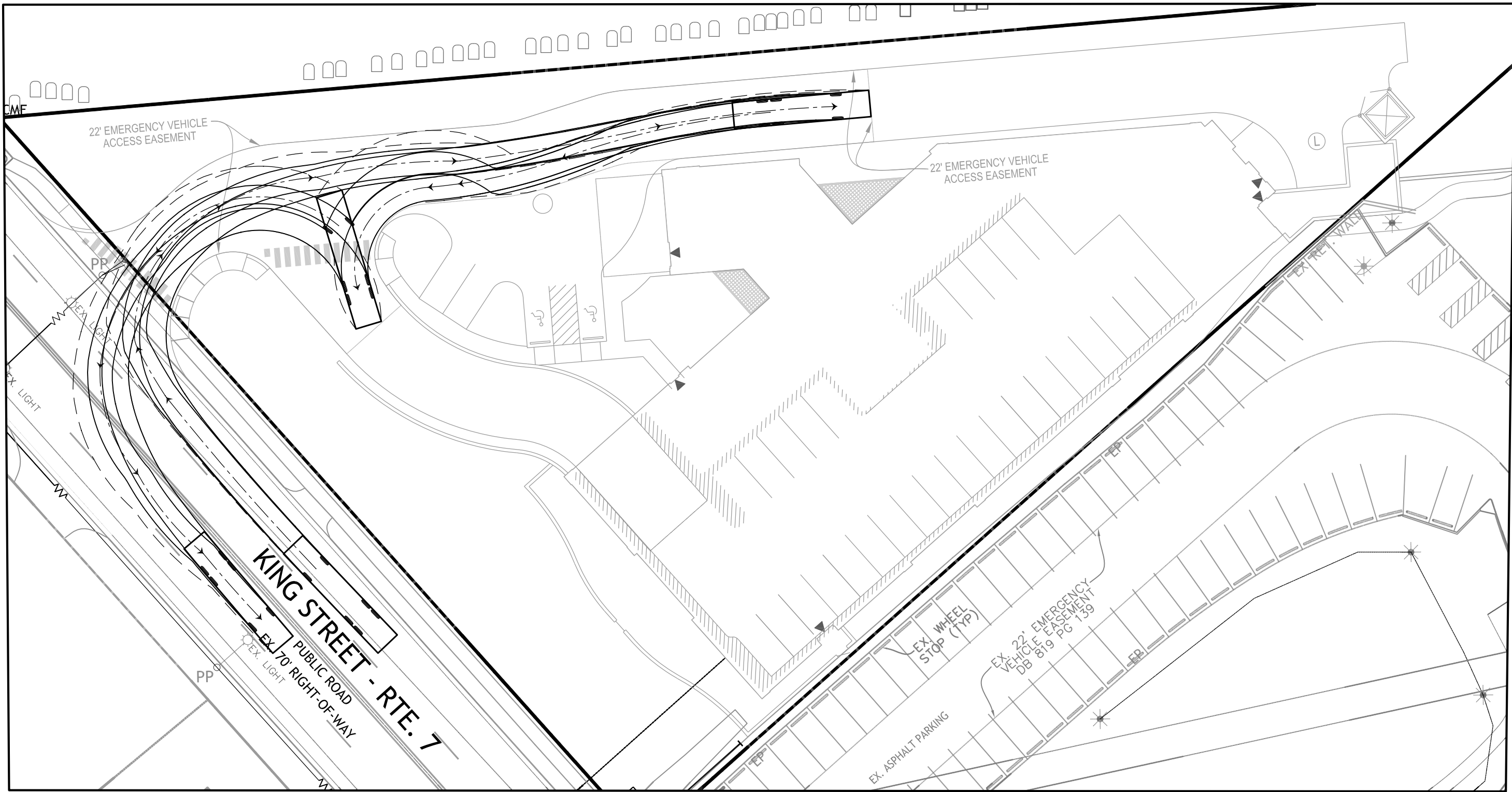
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Drawing Number

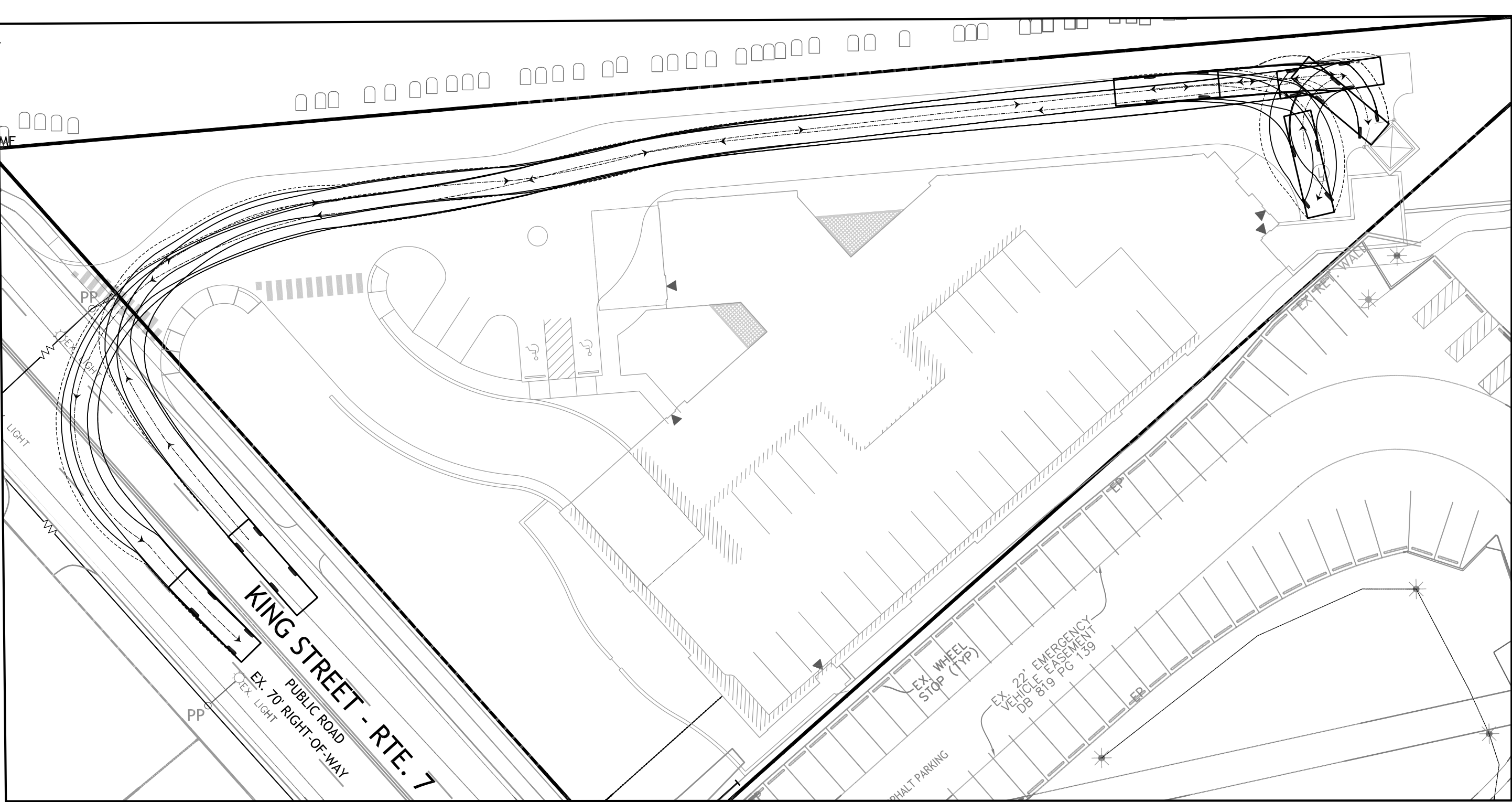
19

Sheet 19 of 29

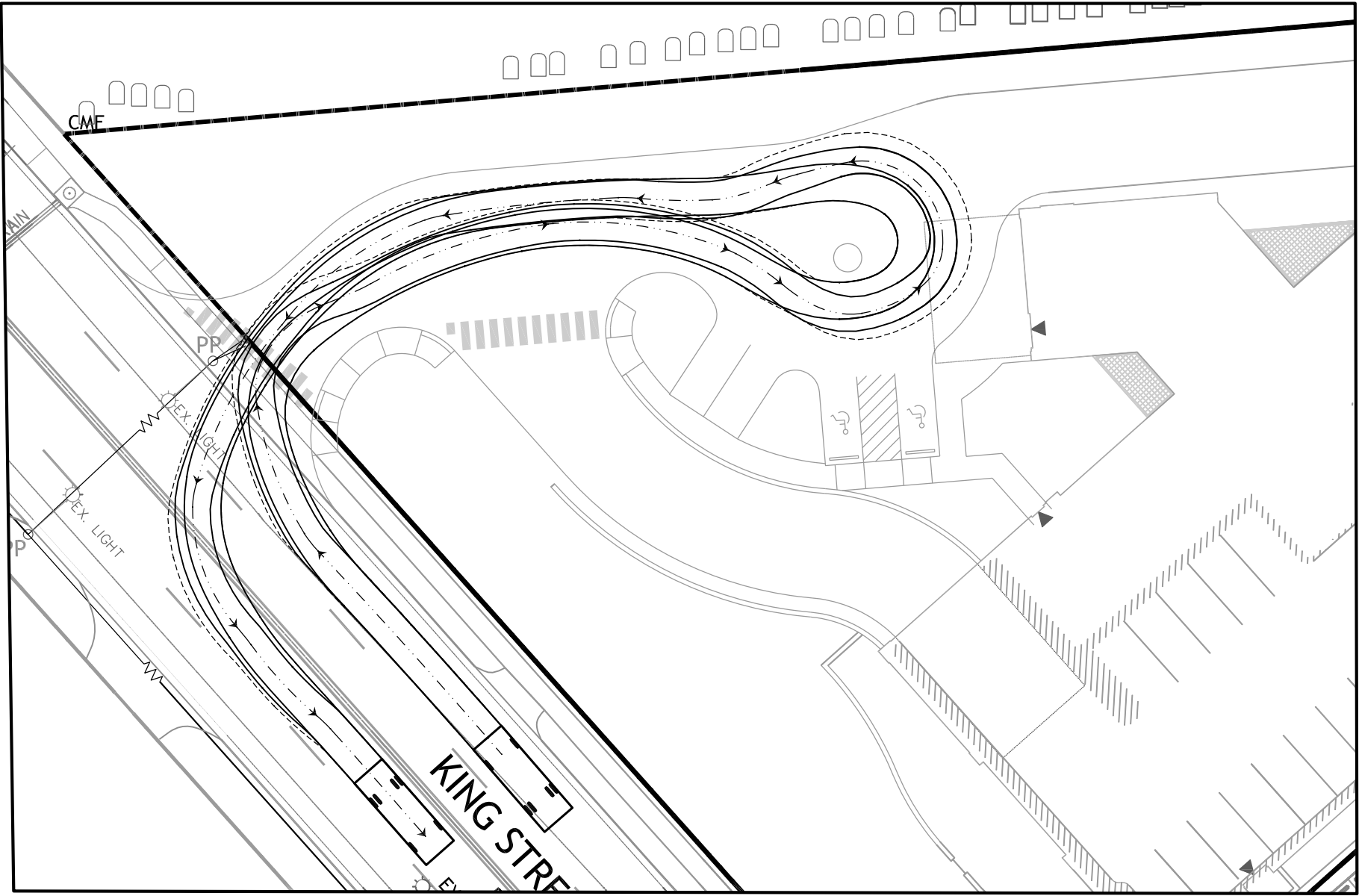
PREL-2110



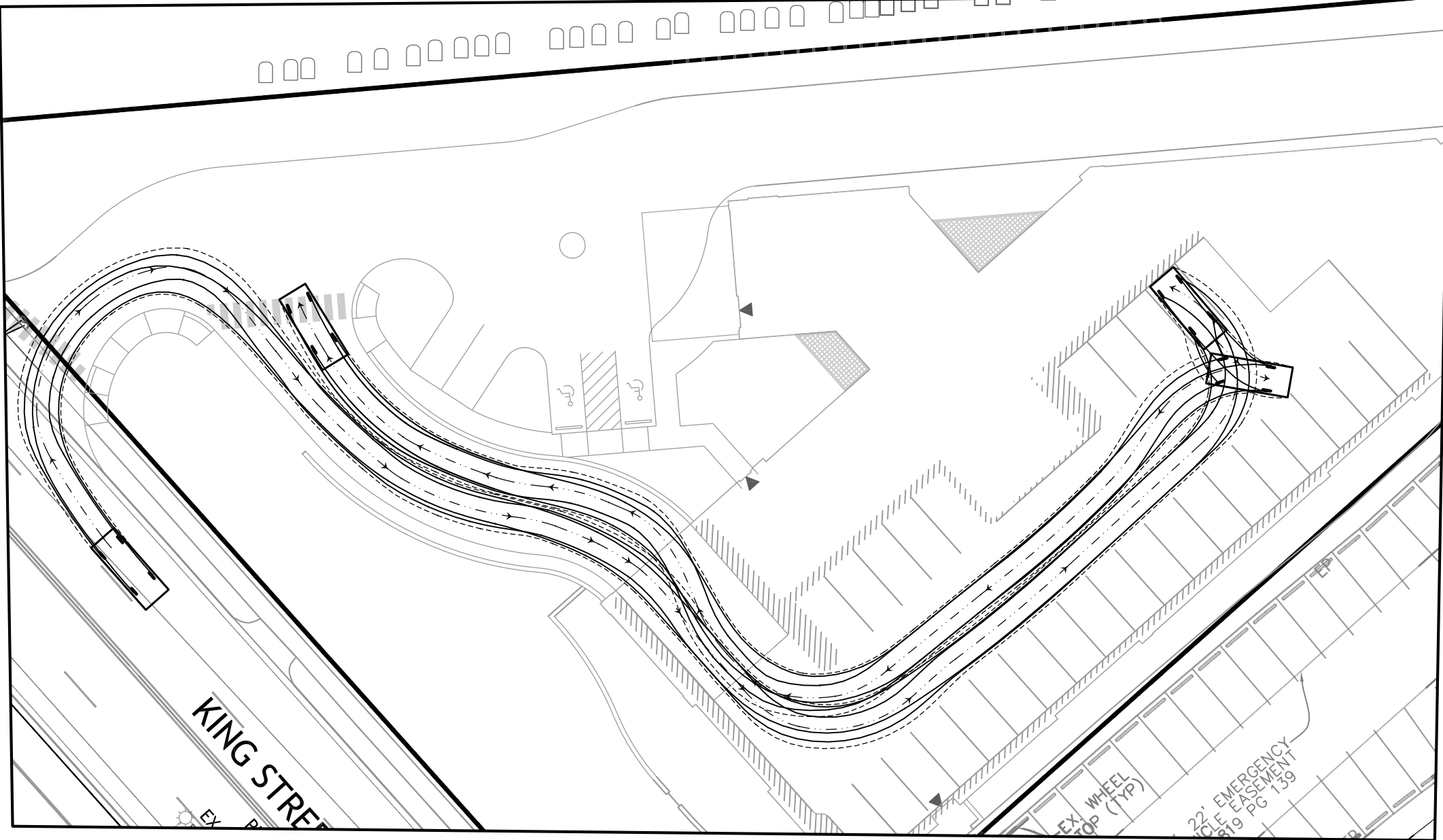
VEHICLE TURNING MOVEMENT – FIRE TRUCK



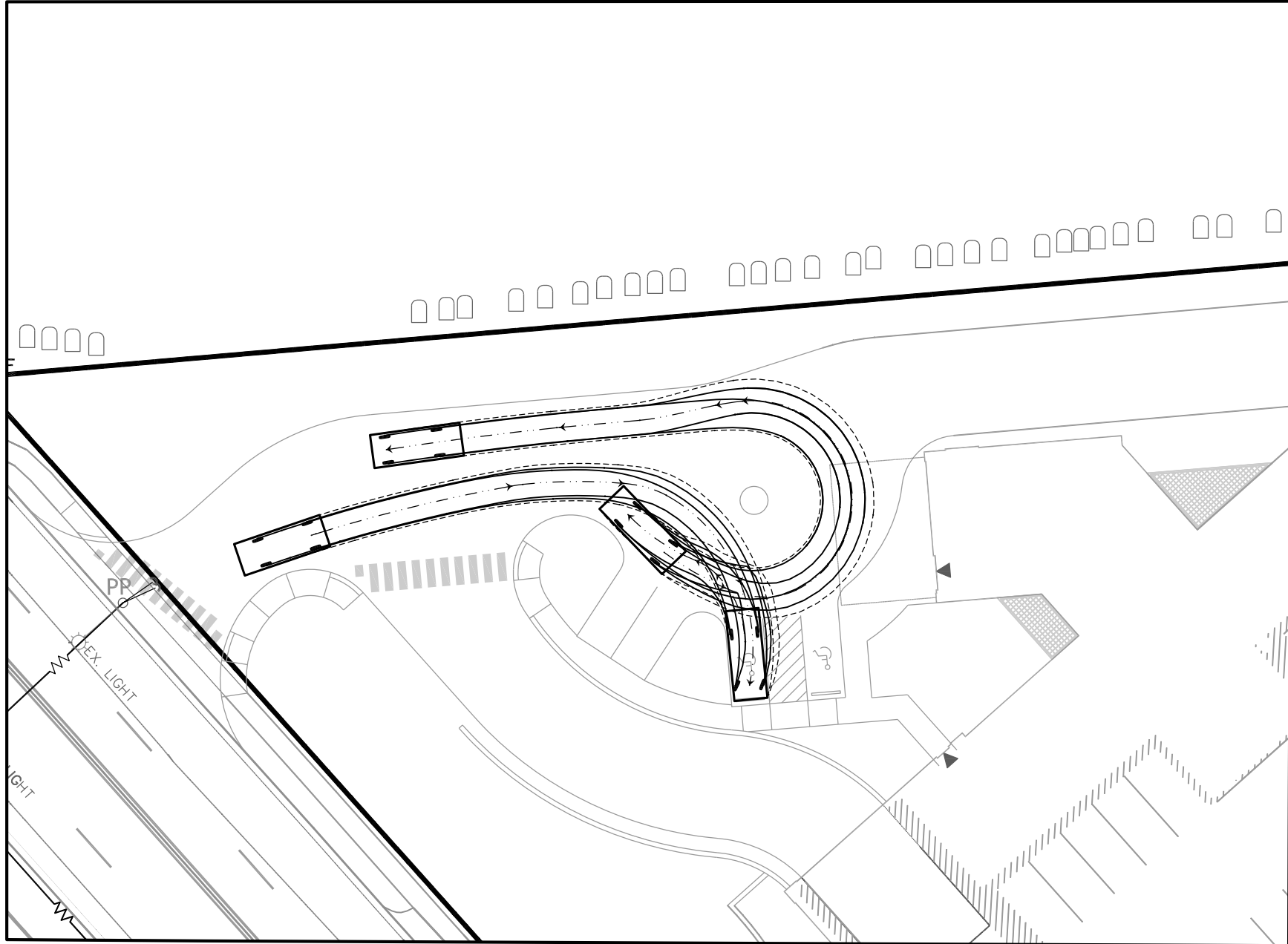
VEHICLE TURNING MOVEMENT – TRASH TRUCK



VEHICLE TURNING MOVEMENT – AMBULANCE

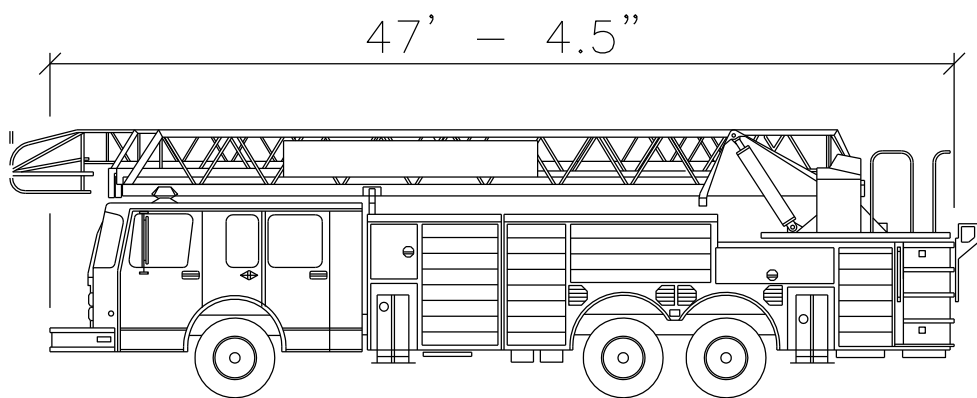


VEHICLE TURNING MOVEMENT – STANDARD CAR GARAGE



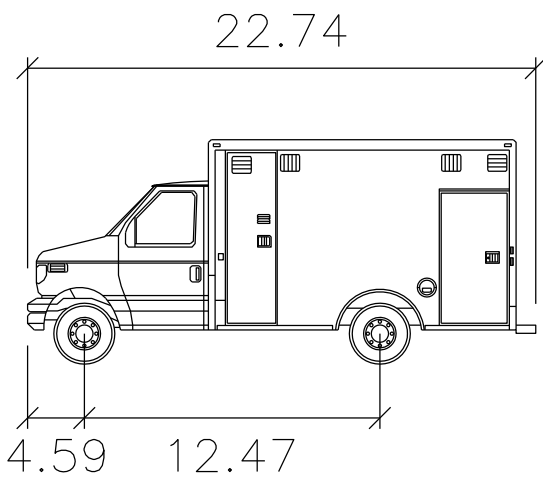
VEHICLE TURNING MOVEMENT – STANDARD CAR

VEHICLE TURNING SPECS.



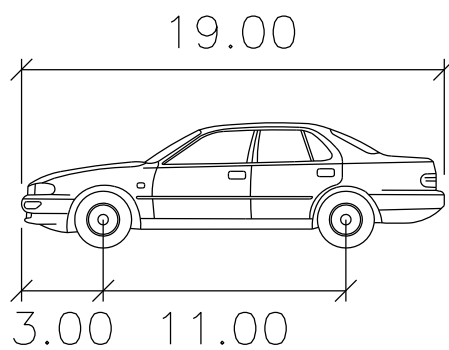
TOWER 203

Turning Radius – Wall to Wall	: 54.98 ft. +/- 2 ft.
Curb to Curb	: 51.33 ft. ± +/- 2 ft.
Inside Turning Radius	: 37.73 ft. ±2 ft.
Overall Length	: 47' – 4.5"
Overall Width	: 98"
Wheel Bases from Front Axle	
to Both Rear Axles	: 240"
Tandem Axle Spacing	: 56" CL of Axle to Cl of Axle
Gross Weight	: As Built With No Equipment or
	Water Gross Weight = 66,000 lbs.



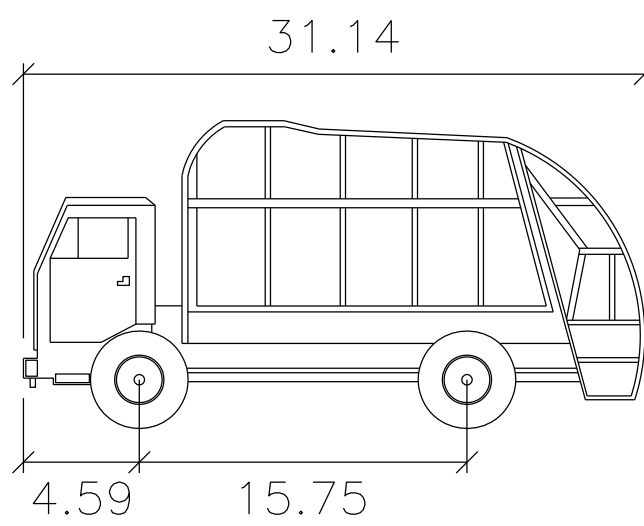
AMBULANCE

Width	: 7.71
Track	: 7.71
Lock to Lock Time	: 6.0
Steering Angle	: 47.8



STANDARD

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



TRASH TRUCK

Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 46.4

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APPROVED

SPECIAL USE PERMIT NO. DSUP 2012-0015

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

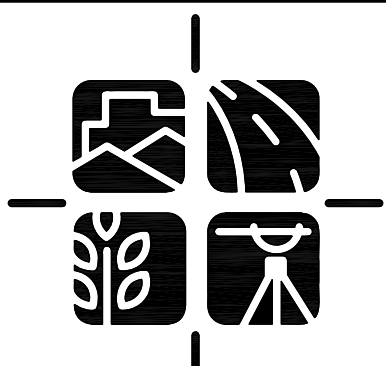
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



7712 Little River Turnpike
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Seal



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12095 Gayton Road
Richmond, VA 23238

Contact: Graham Adelman

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MEMORY CARE
DSUP 2012-0015**

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title
**AUTOTURN
ANALYSIS**

Scale: 1" = 30'

Drawing Number
20
Sheet 20 of 29

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: ALEXANDRIA MEMORY CARE
Date: 09/11/2014

	data input cells
	calculation cells
	constant values

1. Post-Development Project & Land Cover Information

Constants				
Annual Rainfall (inches)	43			
Target Rainfall Event (inches)	1.00			
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86	
Target Phosphorus Target Load (lb/acre/yr)	0.41			
Pj	0.90			

Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.17	0.17
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.31	0.31
Impervious Cover (acres)	0.00	0.00	0.00	0.83	0.83
			Total		1.31

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

Land Cover Summary			
Forest/Open Space Cover (acres)	0.17		
Weighted Rv(forest)	0.05		
% Forest	13%		
Managed Turf Cover (acres)	0.31		
Weighted Rv(turf)	0.25		
% Managed Turf	24%		
Impervious Cover (acres)	0.83		
Rv(impervious)	0.95		
% Impervious	63%		
Total Site Area (acres)	1.31		
Site Rv	0.67		
Post-Development Treatment Volume (acre-ft)	0.07		
Post-Development Treatment Volume (cubic feet)	3,174		
Post_Development Load (TP) (lb/yr)	1.99	Post_Development Load (TN) (lb/yr)	14.27
Total Load (TP) Reduction Required (lb/yr)	1.46		

Drainage Area A

Drainage Area A Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.22	0.22	0.05
Managed Turf (acres)	0.00	0.00	0.00	0.44	0.44	0.25
Impervious Cover (acres)	0.00	0.00	0.00	1.72	1.72	0.95
			Total		2.38	
					Post Development Treatment Volume (cf)	6371

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
3. Permeable Pavement													
3.a. Permeable Pavement #1 (Spec #7)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.02	0	31	38	25	0.00	0.04	0.03	0.02	14. Manufactured Device
3.b. Permeable Pavement #2 (Spec #7)	acres of permeable pavement	75% runoff volume reduction	0.75	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
		TOTAL IMPERVIOUS COVER TREATED (ac)		0.02									
		TOTAL TURF AREA TREATED (ac)		0.00									
		AREA CHECK	OK.										
		TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)		1.46									
		TOTAL RUNOFF REDUCTION IN D.A. A (cf)		31									
		PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)		0.03									
												NITROGEN REI	

Apply Practices that Remove Pollutants but Do Not Reduce Runoff Volume

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
14. Manufactured BMP													
	impervious acres draining to device	0% runoff volume reduction	0.00	1.70	38	0	5900	50	0.02	3.68	1.85	1.85	
14. Jellyfish Filter	turf acres draining to device	0% runoff volume reduction	0.00	0.44	0	0	399	50	0.00	0.25	0.13	0.13	
		TOTAL IMPERVIOUS COVER TREATED (ac)		1.72									
		TOTAL TURF AREA TREATED (ac)		0.44									
		AREA CHECK	OK.										
		PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A		1.97									
		TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)		2.00									
		SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS											
		NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A		0.00									
		TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr)		0.31									

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E
IMPERVIOUS COVER	1.72	0.00	0.00	0.00	0.00
IMPERVIOUS COVER TREATED	1.72	0.00	0.00	0.00	0.00
TURF AREA	0.44	0.00	0.00	0.00	0.00
TURF AREA TREATED	0.44	0.00	0.00	0.00	0.00
AREA CHECK	OK.	OK.	OK.	OK.	OK.
Phosphorus					
TOTAL TREATMENT VOLUME (cf)	3,174				
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	1.46				
RUNOFF REDUCTION (cf)	31				
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	2.00				
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr)	0.00				
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.5 LB/YEAR!!				
Nitrogen (for information purposes)					
TOTAL TREATMENT VOLUME (cf)	3,174				
RUNOFF REDUCTION (cf)	31				
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	0.31				
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TN) (lb/yr)	13.96				

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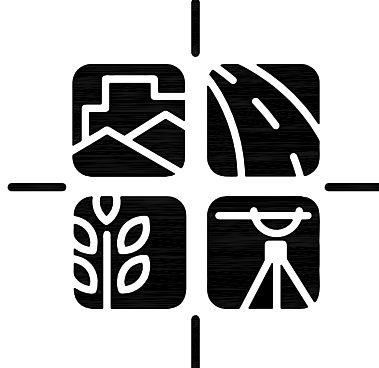
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CHAIRMAN, PLANNING COMMISSION DATE

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urban

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Seal



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DSUP 2012-0015

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Drawn By
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Checked By
DTM

Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

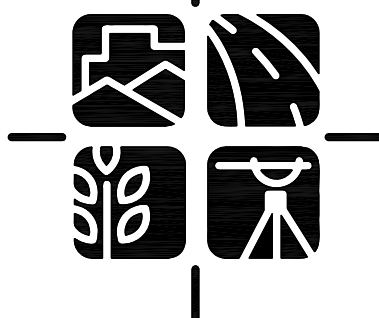
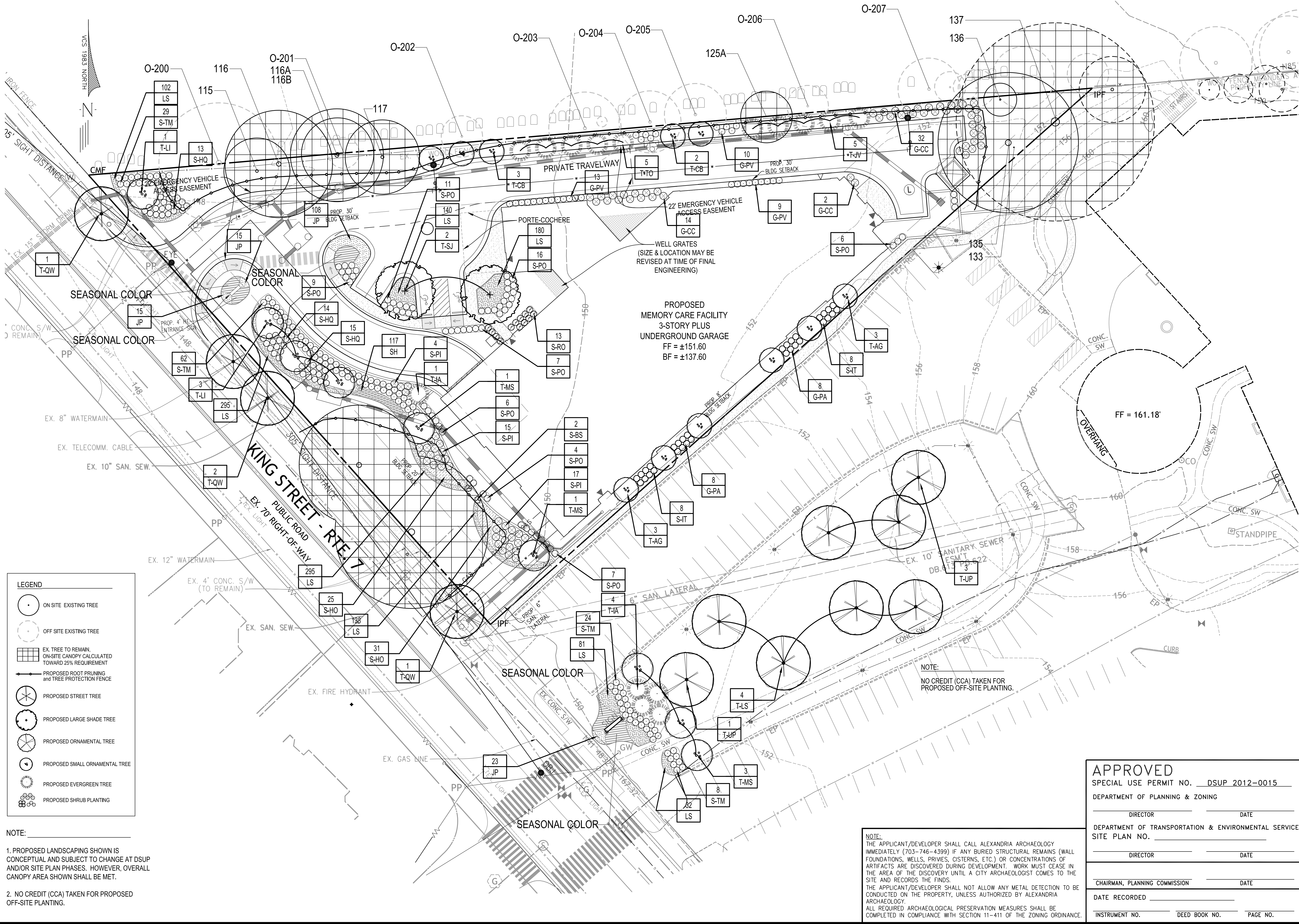
PRELIMINARY
ENVIRONMENTAL
STORMWATER PLAN

Scale: N/A

Drawing Number

22
Sheet 22 of 29

Urban, Ltd. - L:\Jobs\Alexandria Assisted Living\ Prelim Plan\3-Landscape.dwg [Landscape.dwg] November 20, 2014 - 8:26am jrighte



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City of Alexandria
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Drawing Title

**LANDSCAPE
PLAN**

Scale: 1" = 20'

Drawing Number

23
Sheet 23 of 29

PREL-2110

GENERAL LANDSCAPE SPECIFICATIONS

1. Quality Assurance:

a. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.

b. Applicable Specifications and Standards:

City of Alexandria Zoning Ordinance, American Joint Committee on Horticultural Nomenclature, American Standard for Nursery Stock, latest edition.

American Association of Nurserymen

Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, Landscape Contractors Association.

2. Submittals: Submit the following to the Owner's Representative prior to beginning work:

Copies of manufacturer's data for all materials required.

Samples of required mulch material.

Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.

Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.

3. Delivery, Storage and Handling:

a. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.

b. Dig balled and burlapped (B&B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.

c. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.

d. Plants shall be lifted and handled from the bottom of the ball only.

e. Do not remove container-grown stock from containers until planting time.

4. Before planting, determine that areas to receive plant material have adequate subdrainage.

a. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.

b. Dig planting pits to full depth and dimensions indicated on drawings.

c. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into small pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.

5. Planting shall be done only within the following dates except as approved by Owner.

a. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.

b. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.

6. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.

7. Materials for Planting:

a. Mulch shall be double shredded hardwood bark. Submit sample for approval. Material shall be mulching grade, uniform in size and free from foreign matter.

b. Leaf Compost shall be screened and free of trash.

c. Coir Mesh (geo-textile blanket) shall be natural fiber geo-textile woven mesh composed of 100% coir (gun from coconut fiber) yarn, containing 45% Lignin and 55% Cellulose. Opening in the mesh shall be 1 inch square (nominal) by .3 inches thick. Yarn count per yard shall be 42 warp x 31 weft. Fabric tensile strength shall be 432 lbf/x 138lb/ft

d. Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal.

e. Fertilizer shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil tests. As a basis for bidding, Contractors shall assume a fertilizer with an analysis of 10% Nitrogen, 6% Phosphorus and 3% Potassium. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form.

f. Topsoil: If required, shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their root debris and other extraneous matter of 1" in diameter, and capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5, with a pH range of 5.0 to 5.5 for plants requiring acid soils. Contractor shall have soil tested at an approved agricultural laboratory, and submit results and recommendations for acceptance by the Owner before providing topsoil for use.

g. Composted Pine Bark Fines shall be approved composted ground pine bark, having no particle with a dimension greater than 3/4 inch.

h. Soil Mix shall consist of 3/4 existing soil and 1/4 composted pine bark fines or other approved organic matter, by volume.

8. Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):

a. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.

b. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry.

c. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.

d. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.

e. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect or owner. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.

f. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inches diameter, and at a point 12 inches above the natural ground line for trees over 4 inches diameter.

g. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.

9. Preparation of Areas for Planting:

a. Stake out all plant material beds and tree locations for approval of Landscape Architect or owner prior to any bed preparation.

b. Shrubs, Shrub Beds and Hedges on slopes of 3:1 or less: Loosen soil in the area of entire plant bed or hedgerow to a depth of 6 inches minimum with a rototiller. Add soil amendments and rototill again to a depth of 6 inches. Excavate plant pit and hedge trenches a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.

c. Shrub Beds on Slopes of Greater than 3:1: Amend soil as above. Spread coir mesh across entire area of shrub bed in steep slope area per manufacturer's specifications. Excavate plant pit through coir mesh a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.

d. Ground Covers and Seasonal Plantings: Loosen soil to a depth of 6 inches minimum with a rototiller. Add amendments to the soil and/or specified planting soil mix and rototill again to a depth of 6". Install plants directly into prepared bed, and firm the soil mix around them.

e. Groundcover on Slopes of Greater than 3:1: Amend soil as above or by hand as required. Spread leaf compost to 2 inches in depth immediately prior to placing coir mesh. Spread coir mesh across entire area of groundcover bed in steep slope area per manufacturer's specifications. Each ground cover shall be placed in an individual planting pit planted through the biodegradable netting.

f. Trees: Excavate plant pit walls vertical and scarily sides. Plant pit depth shall be sufficient to allow 2 inch maximum of root ball to be above finished grade. Tree pit shall be 12 inches wider than the ball on all sides.

10. Erosion Control Material and Planting on Steep Slopes

a. Material meeting the requirements of the specifications shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.

b. Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 8 inches. Upgrade section shall be on top of all splices.

c. The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items: the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.

11. General Plant Installation:

a. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.

b. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.

c. Mix soil amendments and fertilizers with existing soil in accordance with soil recommendations for plant type, based upon soil test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days.

d. Backfill pit with planting soil mix, consisting of 2/3 existing soil and 1/3 organic material, and fertilizer, until two-thirds full. Tamp and water each layer thoroughly to settle soil. After soil settles, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground at edge of planting pit.

e. Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.

f. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.

12. Permanent Seeding or Sodding for Grass Areas:

a. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.

b. Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.

CANOPY COVER CALCULATIONS			
Total Site Area (s.f.)	56,979		
Net Site Area (s.f.)	56,979		
Canopy Coverage Required (s.f.)	25%	14,245	
Canopy Coverage Provided:			
Canopy Preservation (s.f.)	18,090		
Proposed Canopy to be Planted (s.f.)	4,474		
Total Canopy Coverage Provided (s.f.)	22,564		
Requirement is met...	22,564 s.f. is greater than...	14,245	

PLANT SCHEDULE - ONSITE							
Qty.	unit	CCA	Key	Botanical Name	Common Name	Size	Type Spacing Remarks/Comments
Large Shade Trees							
2	0	0	T-SJ	Sophora japonica	Japanese Pagoda	3" cal	B & B as noted uniform branching pattern
Small Ornamental and Evergreen Trees							
6	0	0	T-AG	Acer ginnala	Amur Maple	6' ht.	B & B as noted multi-stem; min. 3 heavy stems
5	0	0	T-CB	Carpinus betulus 'Fastigiata'	European Hornbeam	6' ht.	B & B as noted uniform branching pattern
1	250	250	T-LA	Ilex attenuata 'Fosteri'	Foster Holly	6' ht.	B & B as noted uniform branching pattern
2	0	0	T-MS	Magnolia stellata	Star Magnolia	6' ht.	B & B as noted multi-stem; min. 3 heavy stems
4	250	1,000	T-LI	Lagerstroemia indica 'Osage'	Osage Crape Myrtle	6' ht.	B & B as noted multi-stem; min. 3 heavy stems
5	250	1,250	T-JV	Juniperus virginiana 'Hillspire'	Eastern Red Cedar	6' ht.	B & B as noted columnar; dense, full to ground
5	250	1250	T-TO	Thuja occidentalis 'Rushmore'	Rushmore Arborvitae	6' ht.	B & B as noted columnar; dense, full to ground
28		3,750					

Small Shrubs & Grasses							
48	2	96	G-CC	Calamagrostis canadensis 'Karl Foerster'	Feather Reed Grass	2 gal	cont as noted grass; full spread
32	2	64	G-PV	Panicum virgatum 'Heavy Metal'	Switch Grass	2 gal	cont 24" o.c. grass; full spread
16	2	32	G-PA	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal	cont 24" o.c. grass; full spread
2	2	4	S-B5	Buxus sempervirens	Boxwood	30"-36"	cont as noted uniform branching pattern; full spread
42	2	84	S-HO	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	24"-30"	cont 24" o.c. uniform branching pattern; full spread
16	2	32	S-IT	Itea virginica	Virginia Sweetpire	24"-30"	cont 30" o.c. uniform branching pattern; full spread
36	2	72	S-PI	Pieris japonica 'Red Mill'	Andromeda	30"-36"	cont 30" o.c. uniform branching pattern; full spread
66	2	132	S-PO	Prunus lauracerasus 'Otto Luyken'	Otto Luyken Laurel	24"-30"	cont 30" o.c. uniform branching pattern; full spread
13	2	26	S-RO	Rosa 'Sunny Knock-Out'	Sunny Knock-Out Rose	24"-30"	cont 36" o.c. uniform branching pattern; full spread
91	2	182	S-TM	Taxus x media 'Densiformis'	Densiformis Yew	24"-30"	cont 36" o.c. uniform branching pattern; full spread
362		724					

Groundcover / Perennials							
56	0	0	HO	Hosta 'June'	June Hosta	1 gal	cont 24" o.c.
1150	0	0	LS	Liriope spicata	Liriope	1 qt	cont 12" o.c.
161	0	0	JP	Juniperus procumbens	Japanese Garden Juniper	1 qt	cont 15" o.c.
117	0	0	SH	Sarcococca hookeriana 'Humilis'	Sweetbox	1 qt	cont 12" o.c.
1428		0					

TOTAL CCA 4,474

PLANT SCHEDULE - OFFSITE							
Qty.	unit	CCA	Key	Botanical Name	Common Name	Size	Type Spacing Remarks/Comments
Large Shade Trees							
8	0	0	T-UP	Ulmus parvifolia	Chinese Elm	3" cal	B & B as noted uniform branching pattern
8		0					
Small Ornamental and Evergreen Trees							
3	0	0	T-MS	Magnolia stellata	Star Magnolia	6' ht.	B & B as noted multi-stem; min. 3 heavy stems
4	0	0	T-LA	Ilex attenuata 'Fosteri'	Foster Holly	6' ht.	B & B as noted uniform branching pattern
7		0					
Small Shrubs & Grasses							
32	0	0	S-TM	Taxus x media 'Densiformis'	Densiformis Yew	24"-30"	cont 36" o.c. uniform branching pattern; full spread
32		0					

Groundcover / Perennials							
113	0	0	LS	Liriope spicata	Liriope	1 qt	cont 12" o.c.
23	0	0	JP	Juniperus procumbens	Japanese Garden Juniper	1 qt	cont 15" o.c.
136		0					

TOTAL CCA 0

PLANT SCHEDULE - RIGHT OF WAY							
Qty.	unit	CCA	Key	Botanical Name	Common Name	Size	Type Spacing Remarks/Comments
Large Shade Trees							
4	0	0	T-QW	Quercus phellos	Willow Oak	3" cal	B & B as noted uniform branching pattern
4		0					
TOTAL CCA		0					

TREE PROTECTION EASEMENT REPLANTING SCHEUDLE		
Existing Trees to be Removed		Caliper
119	Acer rubrum	36
122	Ulmus tomentosa	15
123	Ulmus tomentosa	16
Total Caliper:		67
Proposed Offsite Trees		Caliper
Ulmus parvifolia	Chinese Elm	3
Ulmus parvifolia	Chinese Elm	3
Ulmus parvifolia	Chinese Elm	3
Ulmus parvifolia	Chinese Elm	3
Ulmus parvifolia	Chinese Elm	3
Ulmus parvifolia	Chinese Elm	3
Ulmus parvifolia	Chinese Elm	3
Ulmus parvifolia	Chinese Elm	3
Ulmus parvifolia	Chinese Elm	3
Quercus phellos	Willow Oak	3
Quercus phellos	Willow Oak	3
Quercus phellos	Willow Oak	3
Quercus phellos	Willow Oak	3
Magnolia stellata	Star Magnolia	2
Magnolia stellata	Star Magnolia	2
Magnolia stellata	Star Magnolia	2
Total Caliper:		42
Proposed Onsite Trees*		Caliper
Acer ginnala	Amur Maple	2
Acer ginnala	Amur Maple	2
Acer ginnala	Amur Maple	2
Acer ginnala	Amur Maple	2
Acer ginnala	Amur Maple	2
Acer ginnala	Amur Maple	2
Carpinus betulus 'Fastigiata'	European Hornbeam	2
Carpinus betulus 'Fastigiata'	European Hornbeam	2
Carpinus betulus 'Fastigiata'	European Hornbeam	2
Carpinus betulus 'Fastigiata'	European Hornbeam	2
Carpinus betulus 'Fastigiata'	European Hornbeam	2
Carpinus betulus 'Fastigiata'	European Hornbeam	2
Magnolia stellata	Star Magnolia	2
Magnolia stellata	Star Magnolia	2
Total Caliper:		26
Overall Proposed Caliper:		68

* NOTE: THESE ONSITE TREES ARE IN EXCESS OF THE REQUIRED CANOPY COVER.

TREE SAVE AREA CALCULATIONS		
Preserved Tree Area	Size	Unit
106, 107 & 108	6,063	sf
115, 116, 116A&B, 117	3,744	sf
133, 135, 136 & 137	7,793	sf
125A	490	sf
Total Tree Preservation:	18,090	sf

GENERAL LANDSCAPE PLANTING NOTES

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.

2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, DC.

3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE. OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

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

5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.

7. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATIONS(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

8. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

GENERAL TREE PRESERVATION NOTES

1. THE APPLICANT SHALL FOLLOW RECOMMENDED HORTICULTURAL PRACTICES TO INSURE THE HEALTH AND VITALITY OF THE TREES DESIGNATED FOR PROTECTION PRIOR TO, DURING AND AFTER THE PROPOSED CONSTRUCTION.

2. NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE STORED OR STAGED WITHIN THE DRIPLINE OF TREES DESIGNATED FOR PROTECTION.

3. THE LOCATION OF TREE PROTECTION MEASURES ARE SHOWN ON THE PLANS. THE LOCATION AND PLACEMENT OF TREE PROTECTION MEASURES SHALL BE COORDINATED WITH THE CITY ARBORIST. TREE PROTECTION OF EXISTING VEGETATION SHALL BE IN COMPLIANCE WITH THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).

4. IN THE EVENT THAT ANY TREES DESIGNATED TO BE SAVED ARE DAMAGED OR DESTROYED DURING CONSTRUCTION, THE APPLICANT SHALL REPLACE SUCH TREE WITH ADDITIONAL TREES OF SIGNIFICANT CALIPER EQUAL, CUMULATIVELY, TO THE CALIPER SIZE OF THE TREES DAMAGED OR DESTROYED. THE PENALTY SHALL APPLY EXCEPT AS MAY BE NECESSARY FOR THE PREVENTION OR TREATMENT OF DISEASE, THE REMOVAL OF DEAD OR DAMAGED TREES, OR OTHER GOOD HUSBANDRY PRACTICES AND AFTER CONSULTATION WITH THE CITY OF ALEXANDRIA ARBORIST AND THE DEPARTMENT OF PLANNING AND ZONING.

APPROVED

SPECIAL USE PERMIT NO. DSUP 2012-0015

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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2811 King Street, LLC

12095 Gayton Road
Richmond, VA 23238

Contact: Graham Adelman

Revision / Issue		
No.	Description	Date
1.	Completeness Review	09/12/14
2.	Second Submission	10/14/14
3.	Sheetsheet Submission	10/24/14
4.	Third Submission	11/20/14

Issue	Description
Date	

Project Name
ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

LANDSCAPE
NOTES &
CALCULATIONS

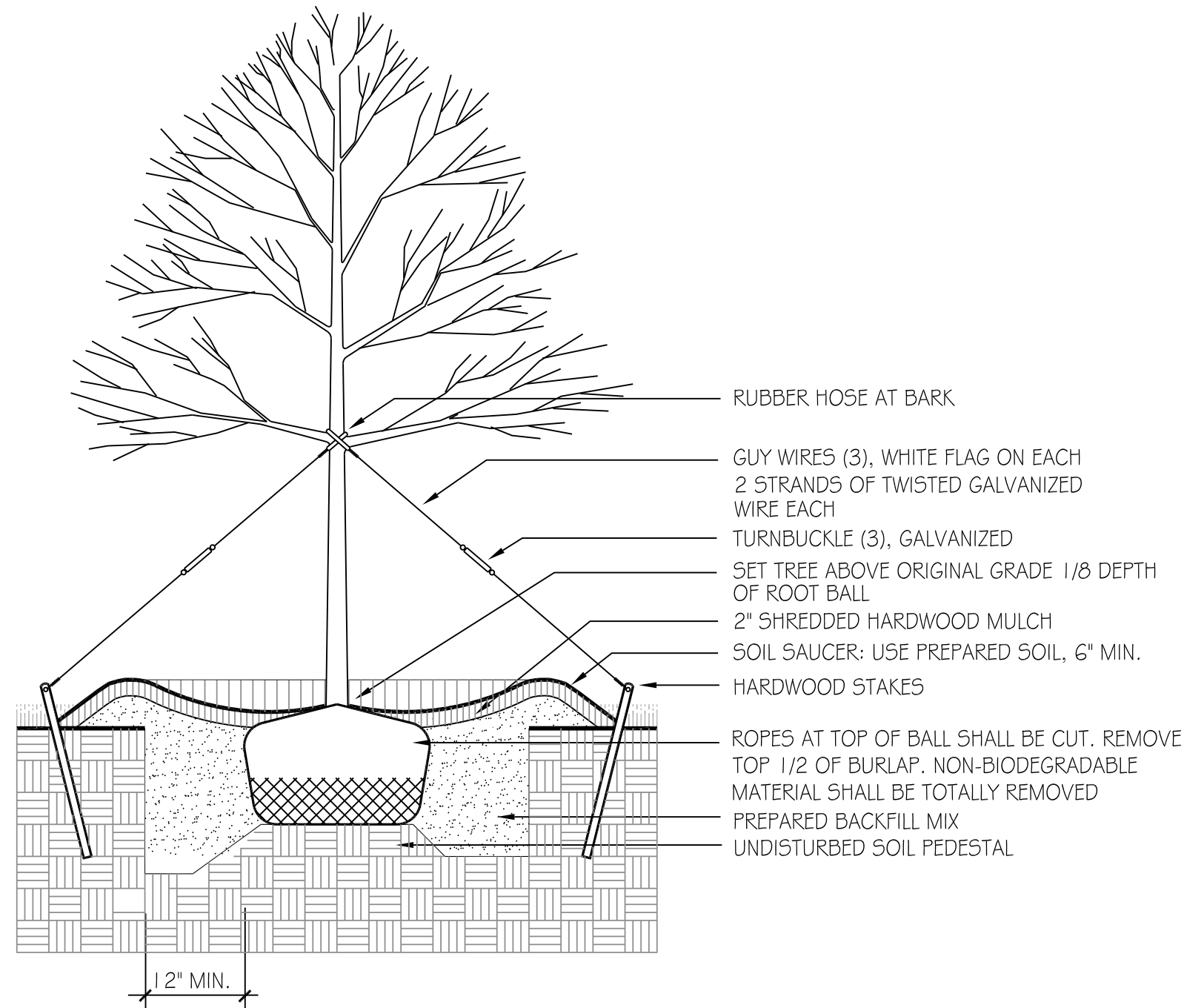
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Drawing Number

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Sheet 24 of 29

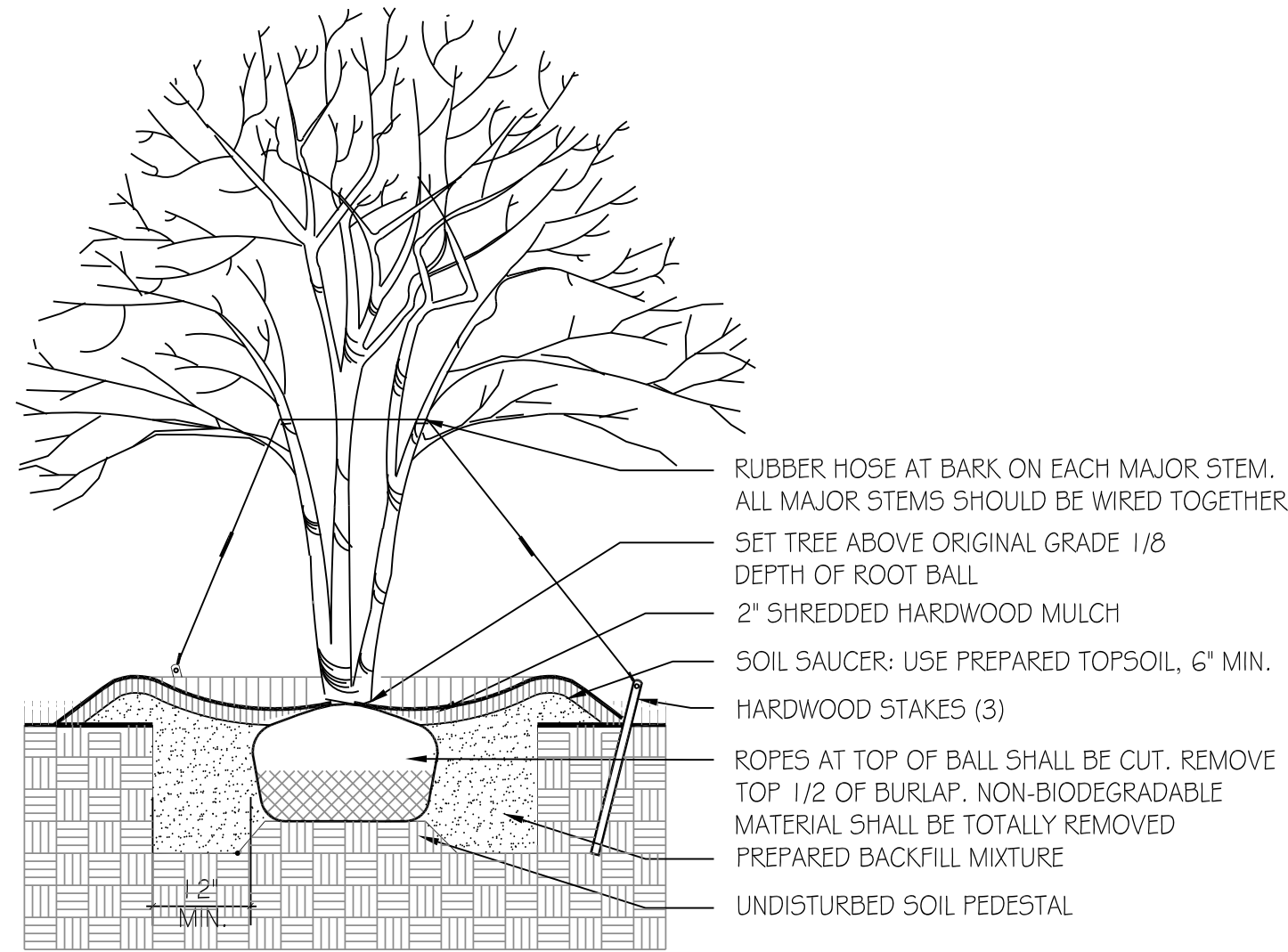
PREL-2110

Urban, Ltd. - L:\Jobs\Alexandria Assisted Living\Prelim Plan\3--Landscape.dwg [L3--Details] November 20, 2014 - 8:28am jlightle



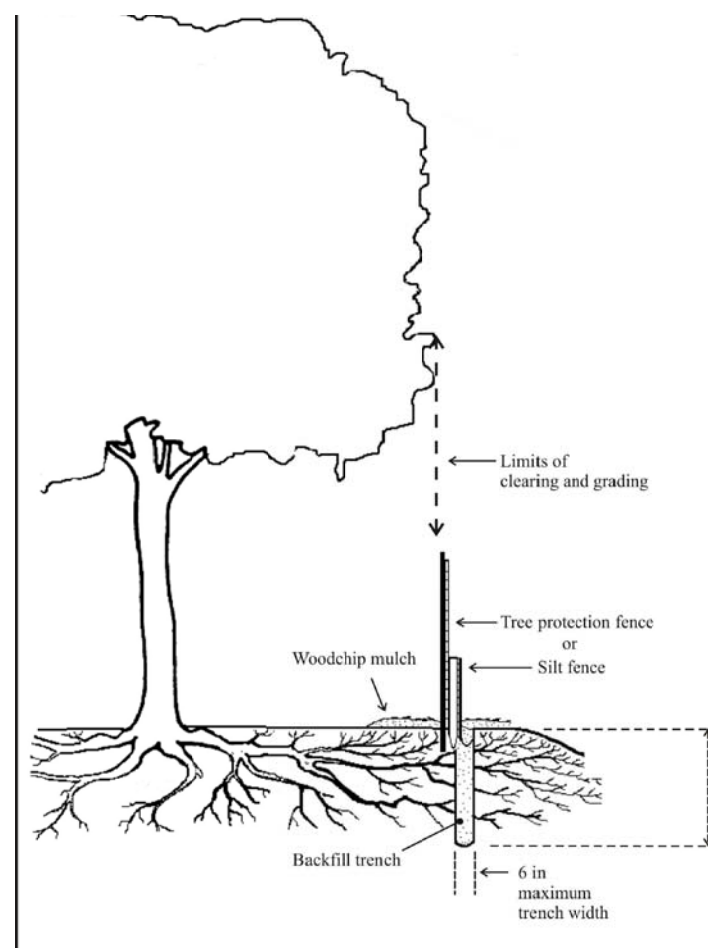
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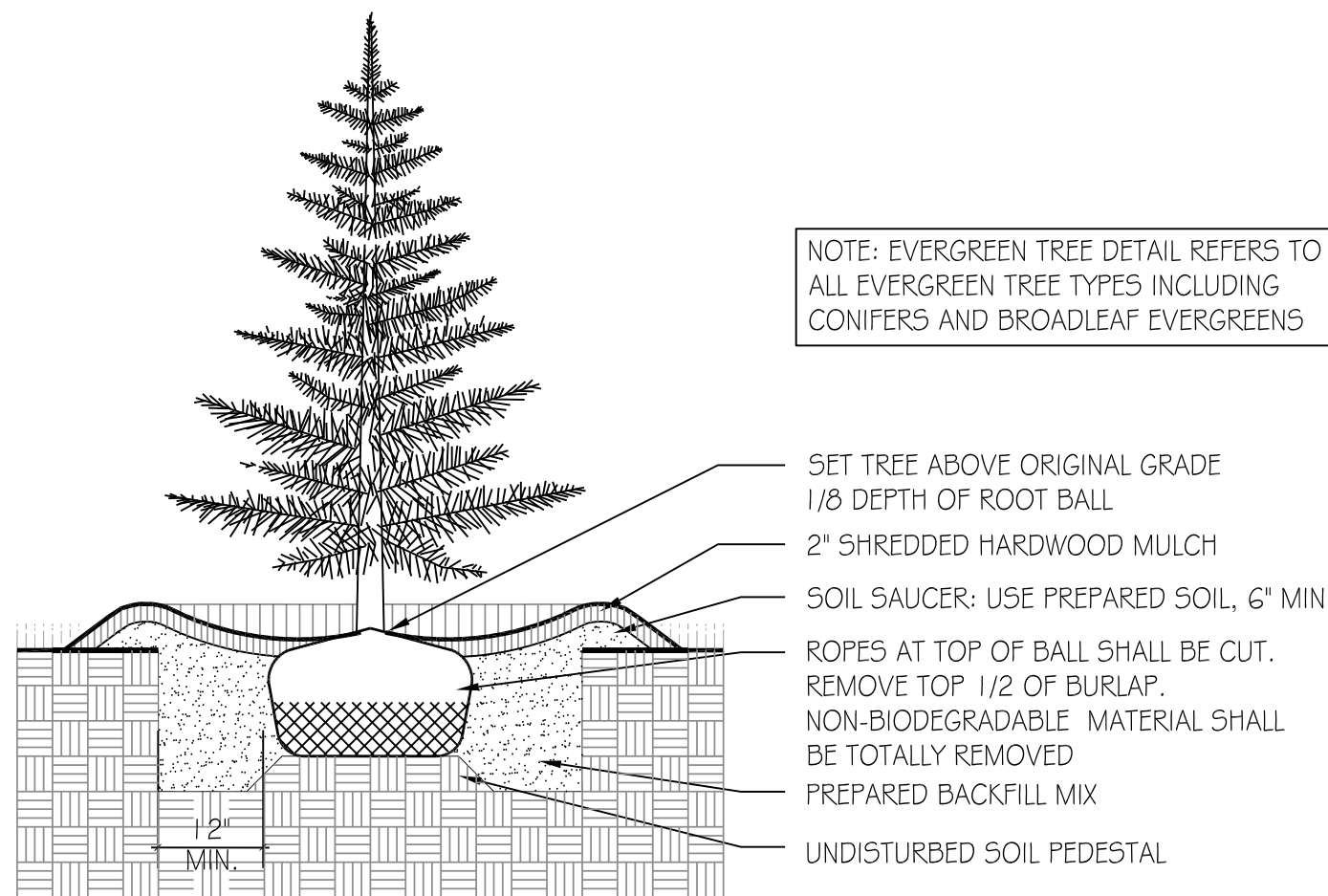
3 ORNAMENTAL TREE PLANTING

Scale: NTS



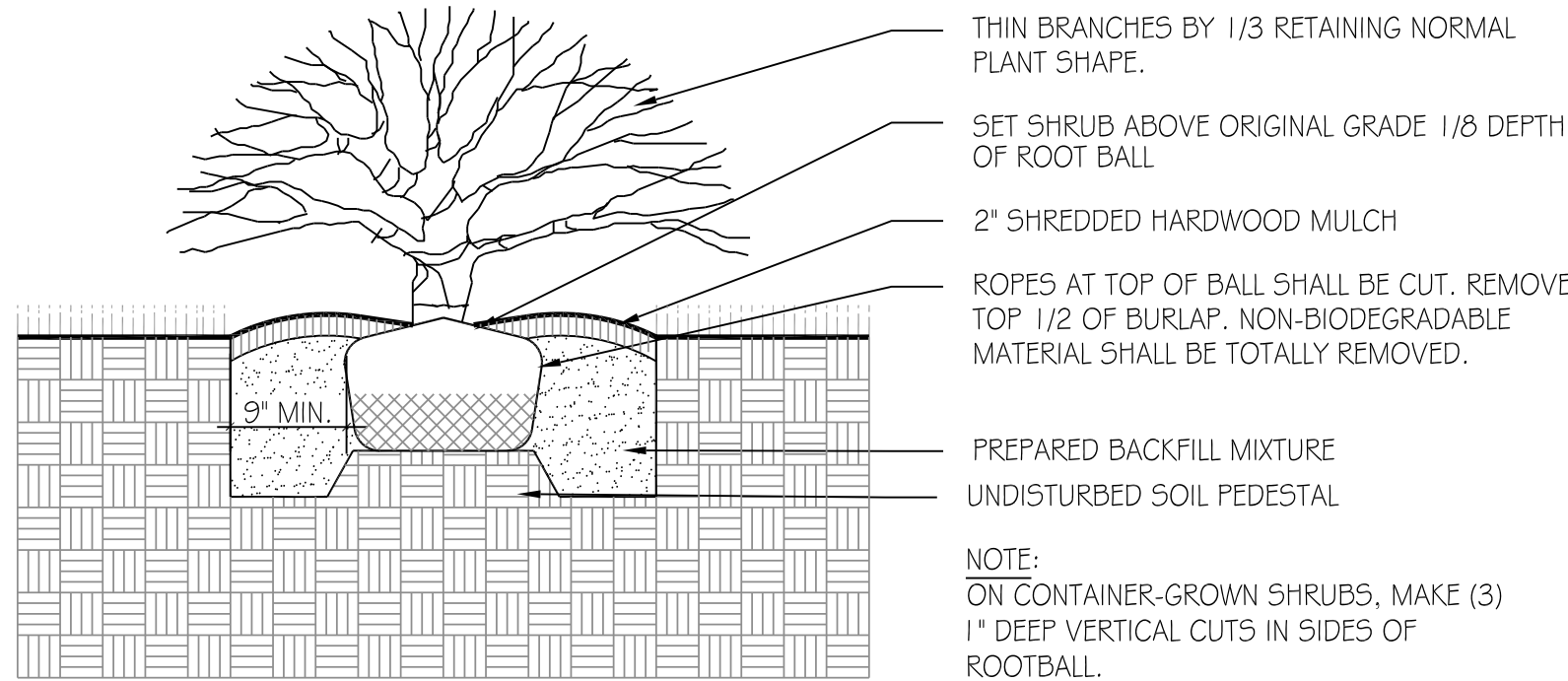
6 TREE ROOT PRUNING

Scale: NTS



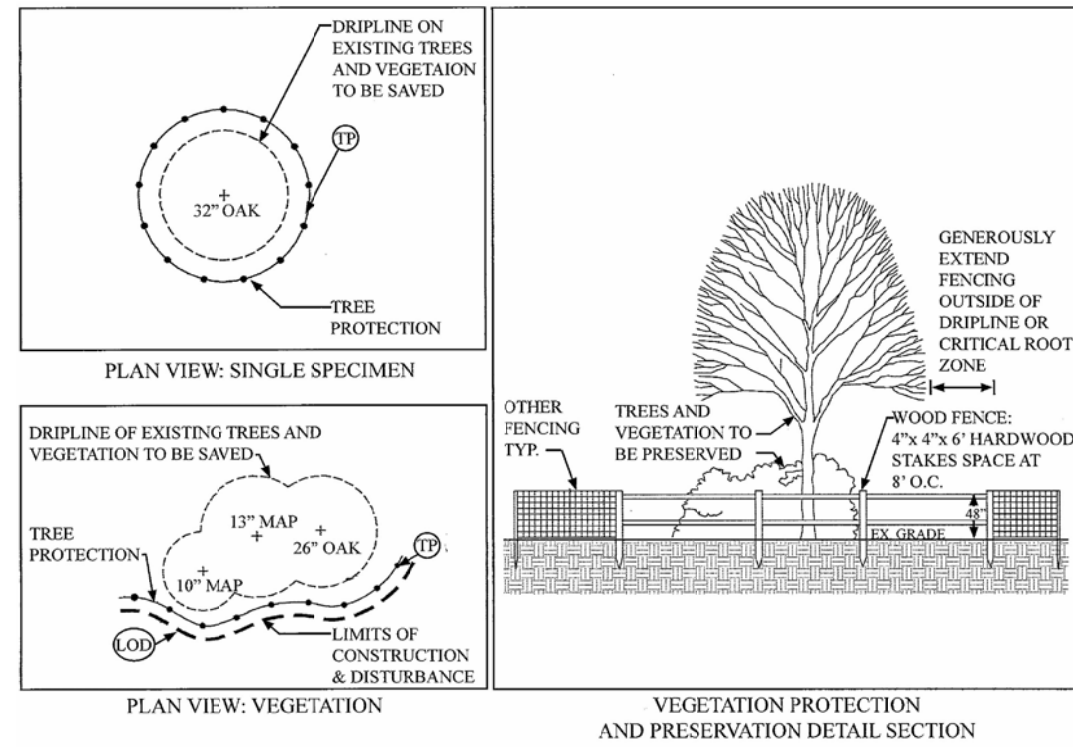
2 EVERGREEN TREE PLANTING

Scale: NTS



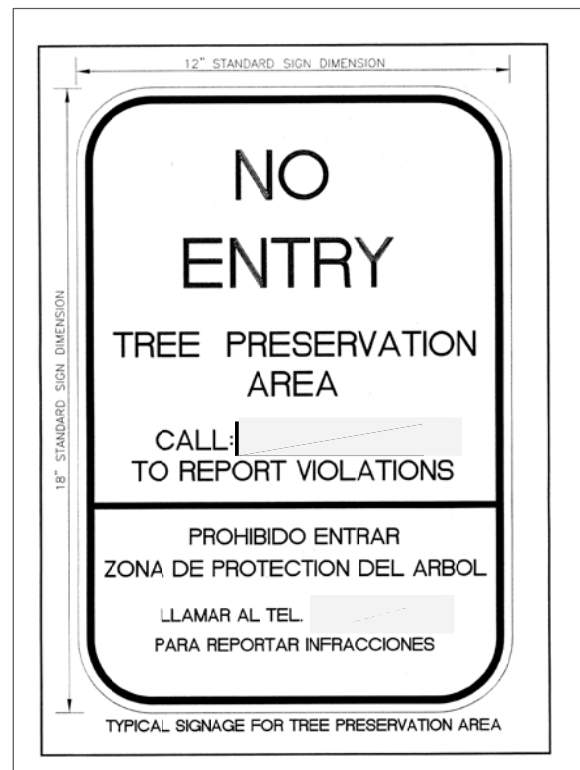
4 SHRUB PLANTING

Scale: NTS



7 TREE PROTECTION

Scale: NTS



5 TYP. TREE PROTECTION SIGN

Scale: NTS



8 TYP. SCREEN FENCE

Scale: NTS

SPECIFICATIONS

TYPE: TREATED WOOD FENCE
HEIGHT: 6 FEET
COLOR: CLEAR EXTERIOR STAIN
MINF: LONG FENCE (or EQUIVALENT)
42521 JOHN MOSBY HWAY
CHANTILLY, VA 20152
1.703.471.0960
INSTALL: PER MANUFACTURER SPECS

NOTE:
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/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

APPROVED

SPECIAL USE PERMIT NO. DSUP 2012-0015

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____

DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____

DATE _____

CHAIRMAN, PLANNING COMMISSION _____

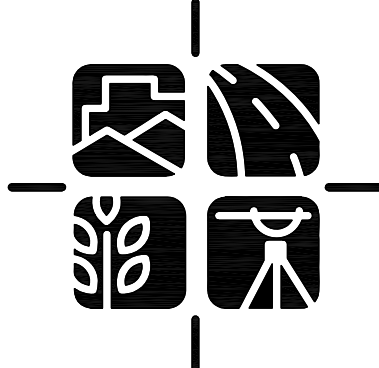
DATE _____

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Client

2811 King Street, LLC

12095 Gayton Road
Richmond, VA 23238

Contact: Graham Adelman

Revision / Issue

No.	Description	Date
1.	Completeness Review	09/12/14
2.	Second Submission	10/14/14
3.	Slipsheet Submission	10/24/14
4.	Third Submission	11/20/14

Issue

Date Description

Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

LANDSCAPE
DETAILS

Scale: 1" = 20'

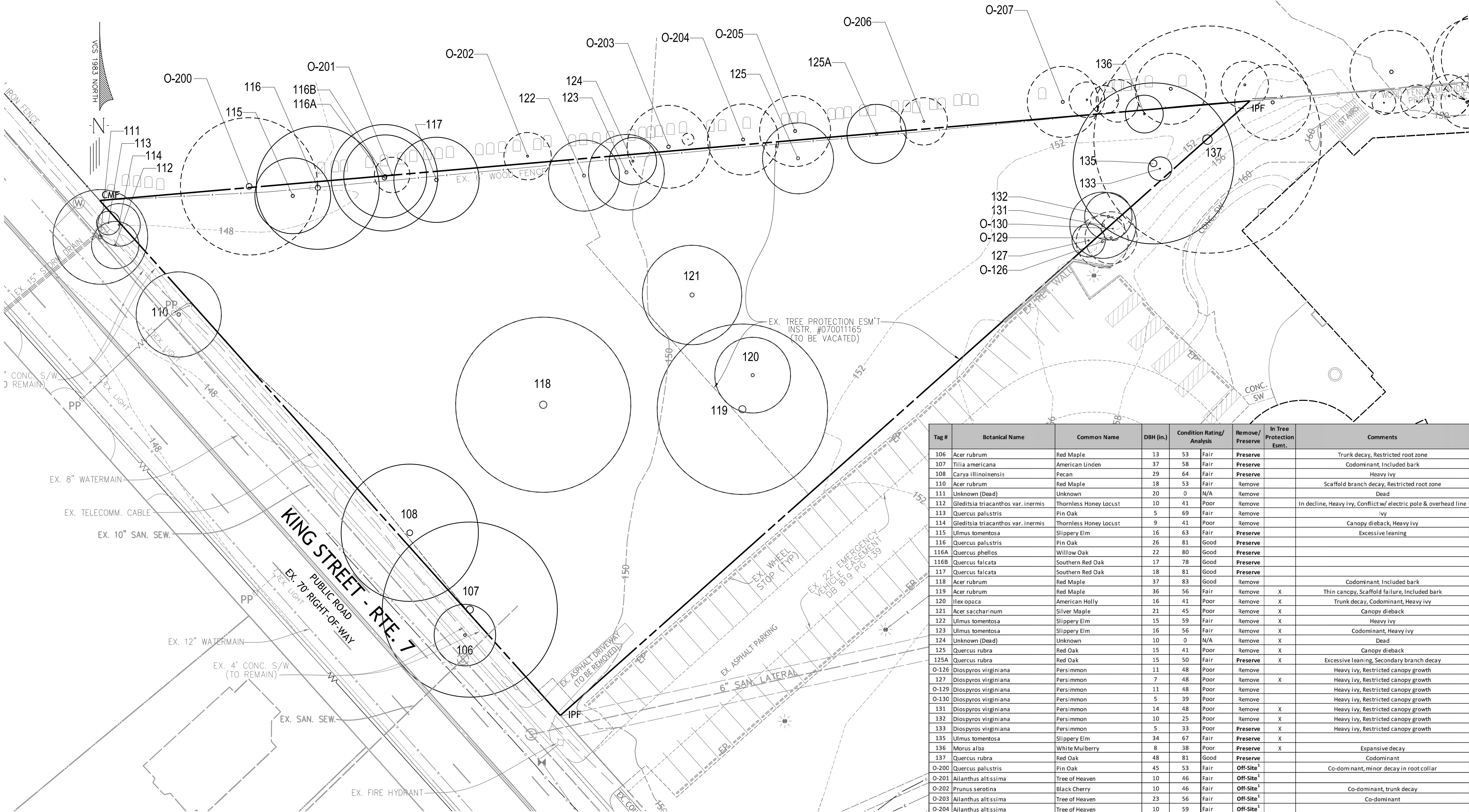
Drawing Number

25

Sheet 25 of 29

PREL-2110

Urban, Ltd. - L:\Jobs\Alexandria Assisted Living\Prelim Plan\4-TreeSurvey.dwg [TreeSurvey] November 20, 2014 - 8:31am Right



LEGEND

EXISTING TREE ON-SITE

100

TREE NUMBER

EXISTING TREE OFF-SITE

O-100

TREE NUMBER

Tag #	Botanical Name	Common Name	DBH (in.)	Condition Rating/Analysis	Remove/Preserve	In Tree Protection Esmt.	Comments
106	Acer rubrum	Red Maple	13	53	Fair	Preserve	Trunk decay, Restricted root zone
107	Tilia americana	American Linden	37	58	Fair	Preserve	Codominant, Included bark
108	Carya illinoensis	Pecan	29	64	Fair	Preserve	Heavy ivy
110	Acer rubrum	Red Maple	18	53	Fair	Remove	Scaffold branch decay, Restricted root zone
111	Unknown (Dead)	Unknown	20	0	N/A	Remove	Dead
112	Gleditsia triacanthos var. inermis	Thornless Honey Locust	10	41	Poor	Remove	In decline, Heavy ivy, Conflict w/ electric pole & overhead line
113	Quercus palustris	Pin Oak	5	69	Fair	Remove	Ivy
114	Gleditsia triacanthos var. inermis	Thornless Honey Locust	9	41	Poor	Remove	Canopy dieback, Heavy ivy
115	Ulmus tomentosa	Slippery Elm	16	63	Fair	Preserve	Excessive leaning
116	Quercus palustris	Pin Oak	26	81	Good	Preserve	
116A	Quercus phellos	Willow Oak	22	80	Good	Preserve	
116B	Quercus falcata	Southern Red Oak	17	78	Good	Preserve	
117	Quercus falcata	Southern Red Oak	18	81	Good	Preserve	
118	Acer rubrum	Red Maple	37	83	Good	Remove	Codominant, Included bark
119	Acer rubrum	Red Maple	36	56	Fair	Remove	X Thin canopy, Scaffold failure, Included bark
120	Ilex opaca	American Holly	16	41	Poor	Remove	X Trunk decay, Codominant, Heavy ivy
121	Acer saccharinum	Silver Maple	21	45	Poor	Remove	X Canopy dieback
122	Ulmus tomentosa	Slippery Elm	15	59	Fair	Remove	X Heavy ivy
123	Ulmus tomentosa	Slippery Elm	16	56	Fair	Remove	X Codominant, Heavy ivy
124	Unknown (Dead)	Unknown	10	0	N/A	Remove	X Dead
125	Quercus rubra	Red Oak	15	41	Poor	Remove	X Canopy dieback
125A	Quercus rubra	Red Oak	15	50	Fair	Preserve	X Excessive leaning, Secondary branch decay
O-126	Diospyros virginiana	Persimmon	11	48	Poor	Remove	Heavy ivy, Restricted canopy growth
127	Diospyros virginiana	Persimmon	7	48	Poor	Remove	X Heavy ivy, Restricted canopy growth
O-129	Diospyros virginiana	Persimmon	11	48	Poor	Remove	Heavy ivy, Restricted canopy growth
O-130	Diospyros virginiana	Persimmon	5	39	Poor	Remove	Heavy ivy, Restricted canopy growth
131	Diospyros virginiana	Persimmon	14	48	Poor	Remove	X Heavy ivy, Restricted canopy growth
132	Diospyros virginiana	Persimmon	10	25	Poor	Remove	X Heavy ivy, Restricted canopy growth
133	Diospyros virginiana	Persimmon	5	33	Poor	Preserve	X Heavy ivy, Restricted canopy growth
135	Ulmus tomentosa	Slippery Elm	34	67	Fair	Preserve	X
136	Morus alba	White Mulberry	8	38	Poor	Preserve	X Expansive decay
137	Quercus rubra	Red Oak	48	81	Good	Preserve	Codominant
O-200	Quercus palustris	Pin Oak	45	53	Fair	Off-Site ¹	Co-dominant, minor decay in root collar
O-201	Ailanthus altissima	Tree of Heaven	10	46	Fair	Off-Site ¹	
O-202	Prunus serotina	Black Cherry	10	46	Fair	Off-Site ¹	Co-dominant, trunk decay
O-203	Ailanthus altissima	Tree of Heaven	23	56	Fair	Off-Site ¹	Co-dominant
O-204	Ailanthus altissima	Tree of Heaven	10	59	Fair	Off-Site ¹	
O-205	Quercus palustris	Pin Oak	12	41	Poor	Off-Site ¹	Canopy dieback
O-206	Prunus serotina	Black Cherry	14	28	Poor	Off-Site ¹	Major trunk decay
O-207	Quercus rubra	Northern Red Oak	13	63	Fair	Off-Site ¹	

¹ ALL OFF-SITE TREES TO BE EVALUATED AT TIME OF FINAL ENGINEERING. ANY PROPOSED TREE REMOVAL OR TREE MAINTENANCE TO BE COORDINATED WITH THE CITY ARBORIST AND THE ADJACENT OWNER.

THIS PLAN UPDATED BY JOHN LIGHTLE, ISA CERTIFIED ARBORIST (LIC. #MA-5174A) BASED ON FIELD STUDY PERFORMED ON 6/3/14.

NOTE:
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.
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APPROVED

SPECIAL USE PERMIT NO. DSUP 2012-0015

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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Seal

COMMONWEALTH OF VIRGINIA

Kevin J. Tankersley

Lic. No. 983

11/20/14

LANDSCAPE ARCHITECT

Client

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Richmond, VA 23238

Contact: Graham Adelman

Revision / Issue

No.	Description	Date
1.	Completeness Review	09/12/14
2.	Second Submission	10/14/14
3.	Slipsheet Submission	10/24/14
4.	Third Submission	11/20/14

Issue

Date	Description

Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No.

PREL-2110

Date

NOVEMBER 20, 2014

Drawing Title

EXISTING TREE
SURVEY

Scale: 1" = 20'

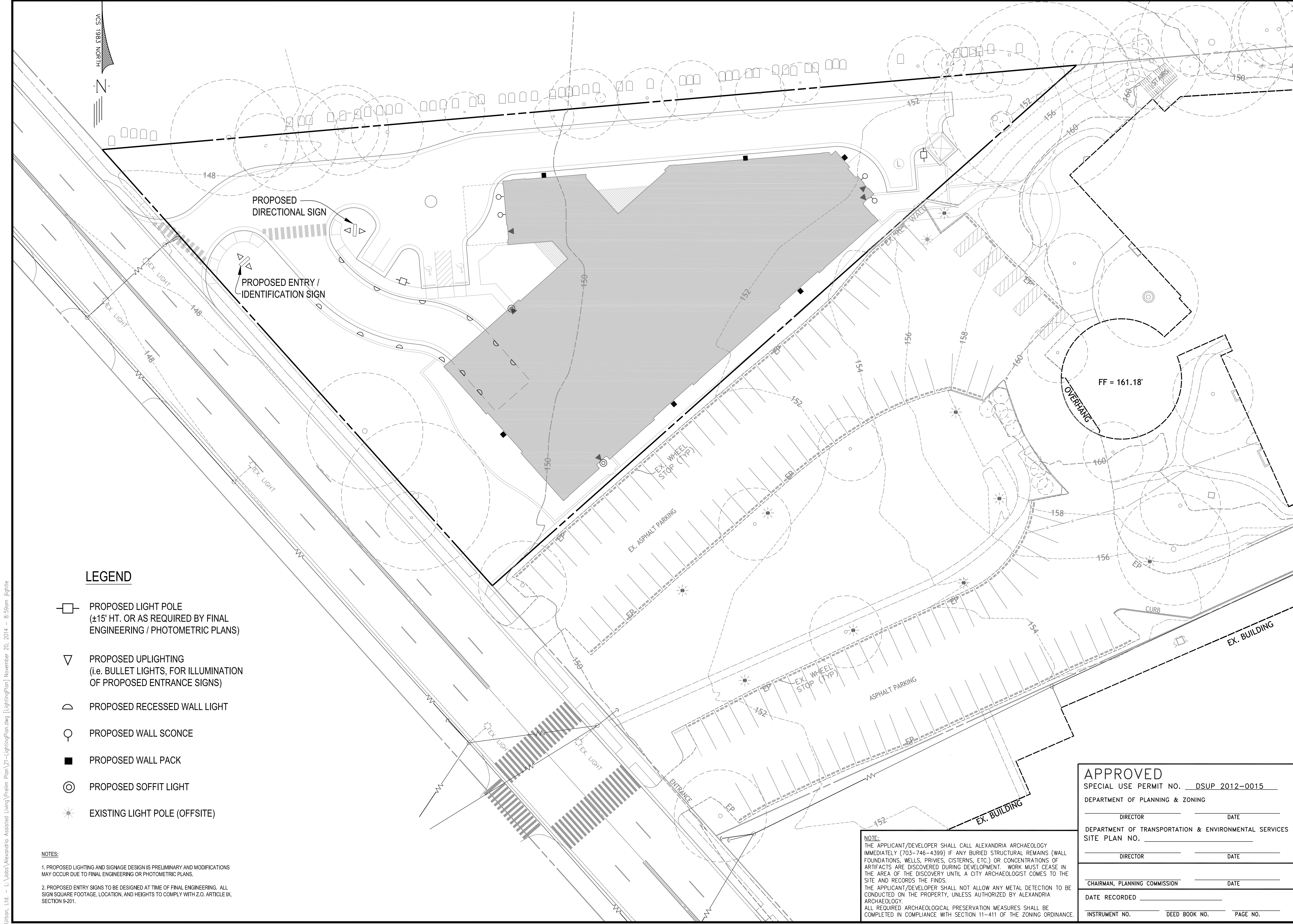
Drawing Number

26

Sheet 26 of 29

PREL-2110

Urban, Ltd. - L:\Jobs\Alexandria Assisted Living\Prelim Plan\21-LightingPlan.dwg [LightingPlan] November 20, 2014 - 8:59am jlightle



LEGEND

- PROPOSED LIGHT POLE
(±15' HT. OR AS REQUIRED BY FINAL
ENGINEERING / PHOTOMETRIC PLANS)
- PROPOSED UPLIGHTING
(i.e. BULLET LIGHTS, FOR ILLUMINATION
OF PROPOSED ENTRANCE SIGNS)
- PROPOSED RECESSED WALL LIGHT
- PROPOSED WALL SCONCE
- PROPOSED WALL PACK
- PROPOSED SOFFIT LIGHT
- EXISTING LIGHT POLE (OFFSITE)

NOTES:

1. PROPOSED LIGHTING AND SIGNAGE DESIGN IS PRELIMINARY AND MODIFICATIONS MAY OCCUR DUE TO FINAL ENGINEERING OR PHOTOMETRIC PLANS.

2. PROPOSED ENTRY SIGNS TO BE DESIGNED AT TIME OF FINAL ENGINEERING. ALL SIGN SQUARE FOOTAGE, LOCATION, AND HEIGHTS TO COMPLY WITH Z.O. ARTICLE IX, SECTION 9-201.

NOTE:

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/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

APPROVED

SPECIAL USE PERMIT NO. DSUP 2012-0015

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ld.com

Seal



Client

2811 King Street, LLC

12095 Gayton Road
Richmond, VA 23238

Contact: Graham Adelman

Revision / Issue

No.	Description	Date
1.	Completeness Review	09/12/14
2.	Second Submission	10/14/14
3.	Slipsheet Submission	10/24/14
4.	Third Submission	11/20/14

Issue

Date Description

Project Name

ALEXANDRIA
MEMORY CARE
DSUP 2012-0015

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By

JL

Checked By

DTM

Project No.

PREL-2110

Date

NOVEMBER 20, 2014

Drawing Title

LIGHTING &
SIGNAGE PLAN

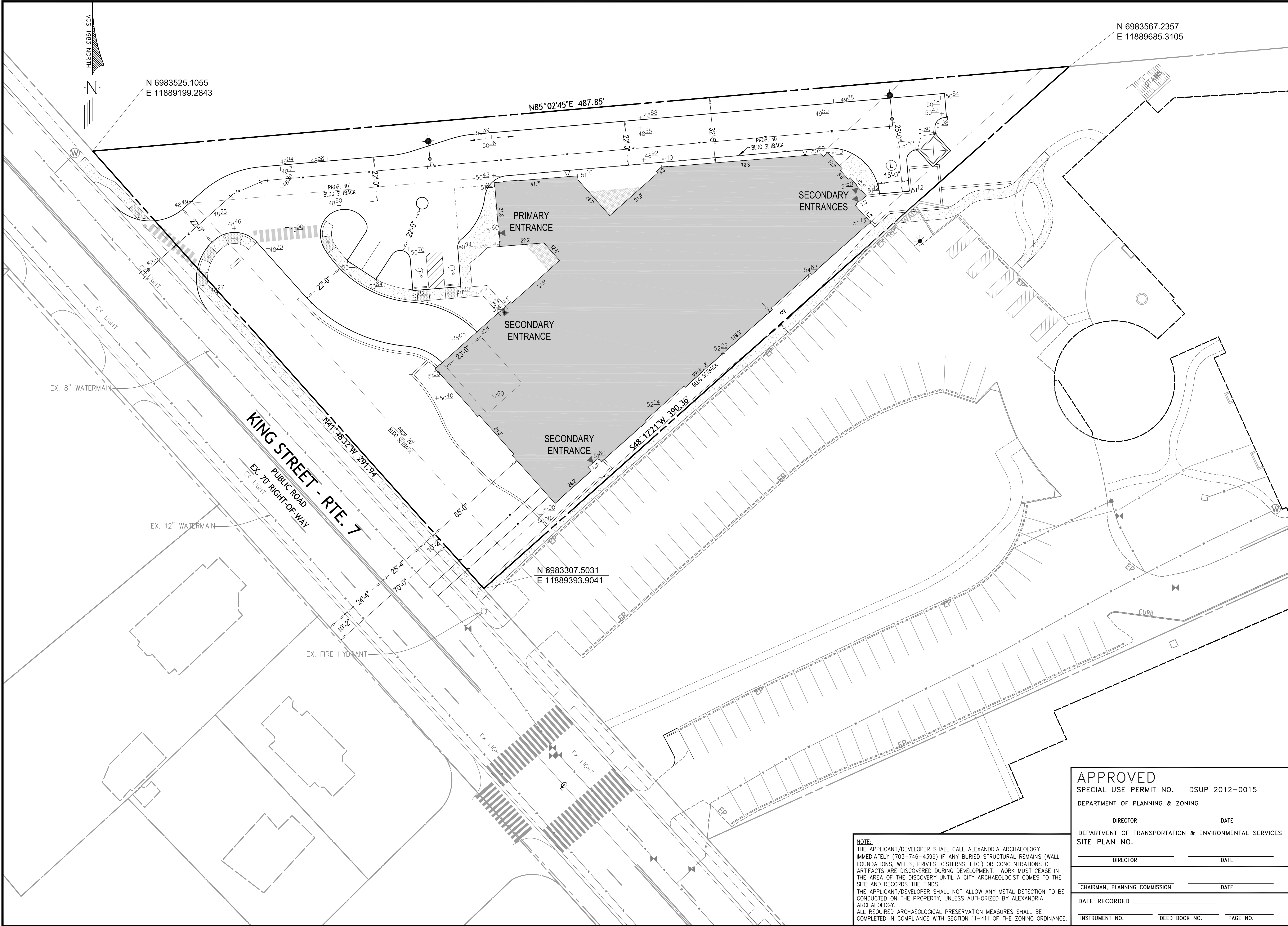
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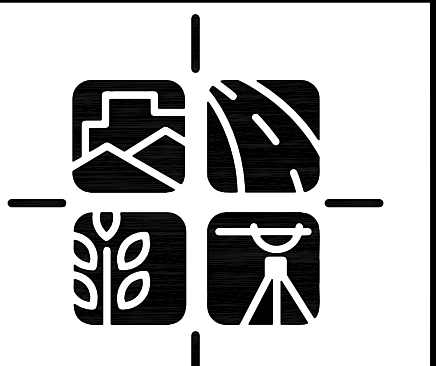
Drawing Number

27

Sheet 27 of 29

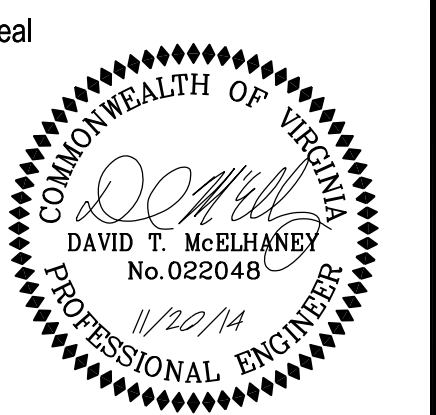
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Issue	Description
Date	

Project Name

**ALEXANDRIA
MEMORY CARE
DSUP 2012-0015**

PRELIMINARY SITE PLAN

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
----------------	-------------------

Project No. PREL-2110

Date NOVEMBER 20, 2014

Drawing Title

**G.I.S.
DIMENSION
PLAN**

Scale: 1" = 20'

Drawing Number

28

Sheet 28 of 29

APPROVED
SPECIAL USE PERMIT NO. DSUP 2012-0015
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

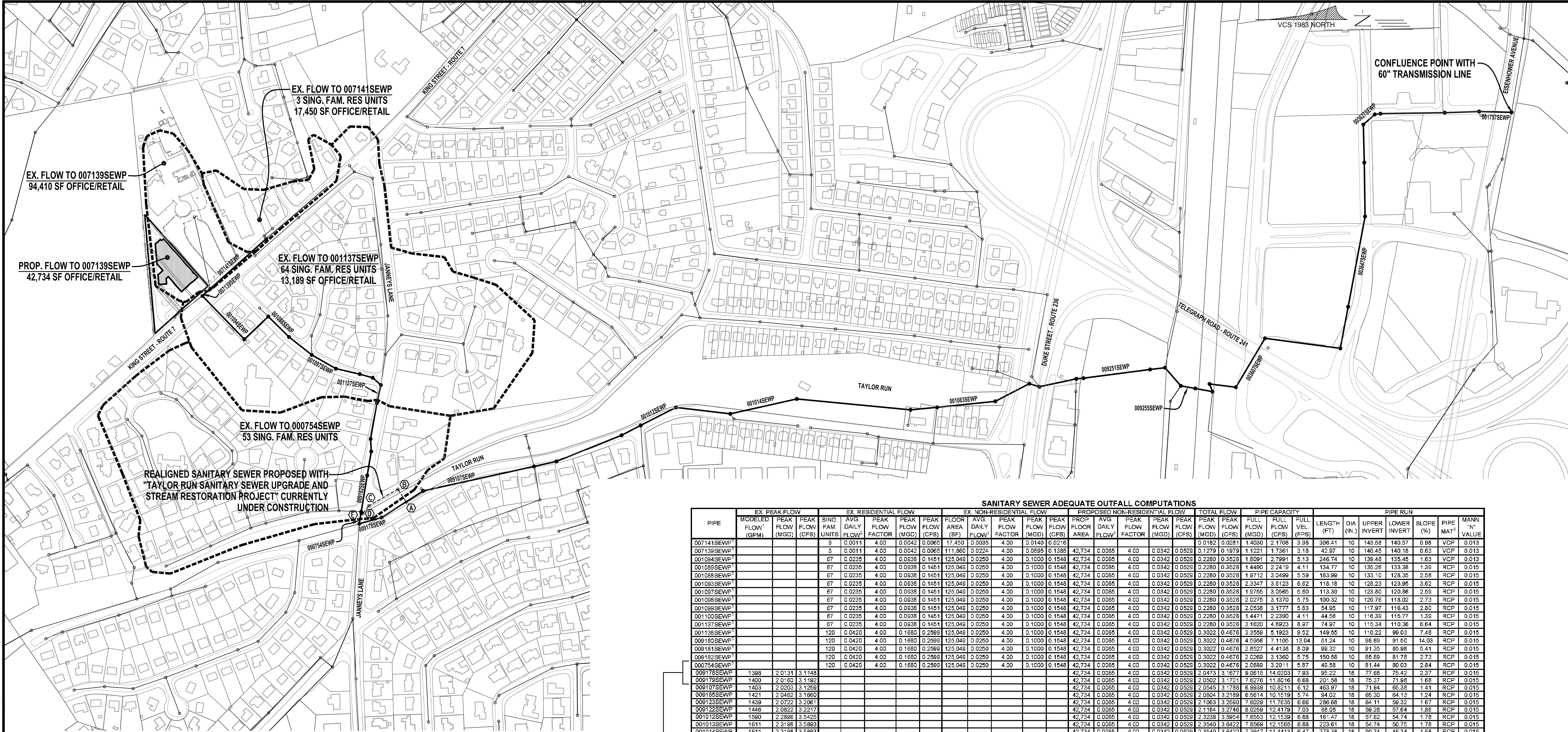
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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SANITARY SEWER ADEQUATE OUTFALL NARRATIVE

IN ACCORDANCE WITH MEMORANDUM TO INDUSTRY NO. 06-14, AN ADEQUATE SANITARY SEWER OUTFALL ANALYSIS HAS BEEN PERFORMED FOR THE EXISTING SANITARY SEWER FROM THE PROPOSED DEVELOPMENT SITE TO THE CONFLUENCE POINT WITH THE 60" SANITARY SEWER TRANSMISSION LINE. AS SHOWN IN THE MAP ABOVE, THE PROPOSED DEVELOPMENT WILL TIE INTO AN EXISTING 10" SANITARY SEWER SYSTEM RUNNING ALONG KING STREET. THE OUTFALL PATH FROM THE DEVELOPMENT SITE TRAVELS TO THE SOUTHWEST WHERE IT JOINS THE TAYLOR RUN SANITARY SEWER TRUNK MAIN. THE TAYLOR RUN SANITARY SEWER TRUNK MAIN TRAVELS SOUTH TO THE 60" TRANSMISSION LINE ALONG EISENHOWER AVENUE. THE EXISTING SANITARY SEWER HYDRAULIC INFORMATION HAS BEEN CONFIRMED BY CITY GIS OR FIELD SURVEY AS NOTED. AS SHOWN IN THE COMPUTATIONS ON THIS SHEET, THE EXISTING SANITARY SEWER SYSTEM CAN ADEQUATELY CONVEY THE INCREASED SEWAGE FROM THE DEVELOPMENT PROPOSED WITH THIS APPLICATION.

EXISTING SANITARY SEWER TO BE REPLACED BY TAYLOR RUN SANITARY SEWER UPGRADE CURRENTLY UNDER CONSTRUCTION

AS SHOWN ON THE MAP ABOVE, THERE IS AN IMPROVEMENT TO A PORTION OF SANITARY SEWER ALONG THE DEVELOPMENT SITE'S OUTFALL PATH THAT IS CURRENTLY BEING CONSTRUCTED AND PROPOSED WITH THE PLAN TITLED "TAYLOR RUN SANITARY SEWER UPGRADE AND STREAM RESTORATION PROJECT". THE SANITARY SEWER HAS BEEN VERIFIED BY FIELD SURVEY TO THE EXTENT POSSIBLE DURING ACTIVE CONSTRUCTION. AS SHOWN IN THE COMPUTATIONS ON THIS SHEET, THE TAYLOR RUN SEWER UPGRADE WILL ADEQUATELY CONVEY THE INCREASED SEWAGE FROM THE DEVELOPMENT PROPOSED WITH THIS APPLICATION.

SANITARY SEWER ADEQUATE OUTFALL COMPUTATIONS																														
PIPE	EX. PEAK FLOW			EX. RESIDENTIAL FLOW				EX. NON-RESIDENTIAL FLOW				PROPOSED NON-RESIDENTIAL FLOW				TOTAL FLOW		PIPE CAPACITY				PIPE RUN								
	MODELED FLOW ¹ (GPM)	PEAK FLOW (MGD)	PEAK FLOW (CFS)	SING. FAM. UNITS	AVG DAILY FLOW ²	PEAK FLOW (MGD)	PEAK FLOW (CFS)	FLOOR AREA (SF)	AVG DAILY FLOW ²	PEAK FLOW (MGD)	PEAK FLOW (CFS)	PROP. FLOOR AREA	AVG DAILY FLOW ²	PEAK FLOW (MGD)	PEAK FLOW (CFS)	PEAK FLOW (MGD)	PEAK FLOW (CFS)	FULL FLOW (MGD)	FULL FLOW (CFS)	FULL VEL (FPS)	(FT)	(IN.)	UPPER INVERT	LOWER INVERT	SLOPE (%)	PIPE MAT ³	MANH. AT VALVE			
007141SEWP ⁵				3	0.0011	4.00	0.0042	0.0065	17,450	0.0035	4.00	0.0140	0.0216			0.0182	0.0281	1.4030	2.1708	3.98	306.41	10	143.58	140.57	0.98	VCP	0.013			
007138SEWP ⁵				3	0.0011	4.00	0.0042	0.0065	111,860	0.0224	4.00	0.0895	0.1385	42,734	0.0085	4.00	0.0342	0.0529	0.1279	0.1979	1.1221	1.7361	3.18	42.97	10	140.45	140.18	0.63	VCP	0.013
001084SEWP ⁵				67	0.0235	4.00	0.0838	0.1451	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.2280	0.3528	1.8091	2.7991	5.13	246.74	10	139.48	135.45	1.63	VCP	0.013
001089SEWP ⁵				67	0.0235	4.00	0.0838	0.1451	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.2280	0.3528	1.4490	2.2419	4.11	134.77	10	135.26	133.38	1.38	RCP	0.015
001088SEWP ⁵				67	0.0235	4.00	0.0838	0.1451	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.2280	0.3528	1.8712	3.0499	5.59	183.99	10	133.10	128.35	2.58	RCP	0.015
001093SEWP ⁵				67	0.0235	4.00	0.0838	0.1451	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.2280	0.3528	2.3347	3.5123	6.62	118.18	10	128.23	123.95	3.62	RCP	0.015
001091SEWP ⁵				67	0.0235	4.00	0.0838	0.1451	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.2280	0.3528	1.9766	3.0668	5.60	113.39	10	123.80	120.86	2.66	RCP	0.015
001098SEWP ⁵				67	0.0235	4.00	0.0838	0.1451	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.2280	0.3528	2.0275	3.1370	5.75	100.32	10	120.76	118.02	2.73	RCP	0.015
001099SEWP ⁵				67	0.0235	4.00	0.0838	0.1451	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.2280	0.3528	2.0538	3.1777	5.83	54.95	10	117.97	116.43	2.80	RCP	0.015
001100SEWP ⁵				67	0.0235	4.00	0.0838	0.1451	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.2280	0.3528	1.4471	2.2390	4.11	44.58	10	116.39	115.77	1.39	RCP	0.015
001137SEWP ⁵				67	0.0235	4.00	0.0838	0.1451	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.2280	0.3528	3.1620	4.8923	8.97	74.97	10	115.34	110.36	6.64	RCP	0.015
001136SEWP ⁵				120	0.0420	4.00	0.1680	0.2599	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.3022	0.4676	3.3556	5.1923	9.52	149.55	10	110.22	99.03	7.48	RCP	0.015
009180SEWP ⁵				120	0.0420	4.00	0.1680	0.2599	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.3022	0.4676	4.6966	7.1106	13.04	51.24	10	98.69	91.60	14.03	RCP	0.015
009181SEWP ⁵				120	0.0420	4.00	0.1680	0.2599	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.3022	0.4676	2.8027	4.4138	8.09	95.32	10	91.35	85.98	5.41	RCP	0.015
009182SEWP ⁵				120	0.0420	4.00	0.1680	0.2599	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.3022	0.4676	2.0269	3.1360	5.75	150.58	10	85.89	81.79	2.73	RCP	0.015
0001754SEWP ⁵				120	0.0420	4.00	0.1680	0.2599	125,048	0.0250	4.00	0.1000	0.1548	42,734	0.0085	4.00	0.0342	0.0529	0.3022	0.4676	2.0689	3.2011	5.97	49.58	10	81.44	80.03	2.84	RCP	0.015
009178SEWP ⁵	1388	2.0131	3.1148									42,734	0.0085	4.00	0.0342	0.0529	2.0473	3.1677	9.0615	14.0203	7.83	95.22	16	77.68	75.42	2.37	RCP	0.015		
009179SEWP ⁵	1400	2.0160	3.1192									42,734	0.0085	4.00	0.0342	0.0529	2.0502	3.1721	7.6276	11.8016	6.68	201.58	18	75.37	71.98	1.68	RCP	0.015		
009107SEWP ⁵	1403	2.0203	3.1259									42,734	0.0085	4.00	0.0342	0.0529	2.0545	3.1788	6.8939	10.8211	6.12	463.97	18	71.94	65.38	1.41	RCP	0.015		
009185SEWP ⁵	1421	2.0462	3.1660									42,734	0.0085	4.00	0.0342	0.0529	2.0804	3.2189	6.6614	10.1519	5.74	84.02	18	65.30	64.13	1.24	RCP	0.015		
009123SEWP ⁵	1439	2.0722	3.2061									42,734	0.0085	4.00	0.0342	0.0529	2.1063	3.2590	7.0295	11.7638	5.66	286.68	18	64.11	59.32	1.67	RCP	0.015		
009122SEWP ⁵	1446	2.0822	3.2217									42,734	0.0085	4.00	0.0342	0.0529	2.1164	3.2749	6.0259	12.4179	5.03	85.08	18	59.28	57.84	1.86	RCP	0.015		
001012SEWP ⁵	1990	2.8966	3.5425									42,734	0.0085	4.00	0.0342	0.0529	3.2338	3.5804	7.8553	12.1538	6.88	161.47	18	57.62	54.74	1.78	RCP	0.015		
001013SEWP ⁵	1611	2.3198	3.5893									42,734	0.0085	4.00	0.0342	0.0529	3.3540	3.6422	7.8568	12.1559	6.88	223.61	18	54.74	50.75	1.78	RCP	0.015		
001014SEWP ⁵	1611	2.3198	3.5893									42,734	0.0085	4.00	0.0342	0.0529	3.3540	3.6422	7.3847	11.4413	6.47	278.38	18	50.74	46.34	1.58	RCP	0.015		
001016SEWP ⁵	1699	2.4322	3.7631									42,734	0.0085	4.00	0.0342	0.0529	3.4663	3.8180	7.4322	11.4593	6.51	467.23	18	46.32	36.86	1.90	RCP	0.015		
001019SEWP ⁵	1892	2.4365	3.7988									42,734	0.0085	4.00	0.0342	0.0529	3.8271	3.8271	7.0159	11.9167	6.74	109.06	18	38.63	36.96	1.71	RCP	0.015		
001083SEWP ⁵	1878	2.7043	4.1842									42,734	0.0085	4.00	0.0342	0.0529	2.7385	4.2371	6.9664	10.7786	6.10	238.81	18	36.93	33.58	1.40	RCP	0.015		
000520SEWP ⁵	1885	2.7144	4.1968									42,734	0.0085	4.00	0.0342	0.0529	2.7486	4.2527	5.5167	8.5366	4.83	156.87	18	33.55	32.17	0.88	RCP	0.015		
000519SEWP ⁵	1932	2.7821	4.3045									42,734	0.0085	4.00	0.0342	0.0529	2.8163	4.3674	7.3220	11.3288	6.41	42.69	18	30.97	30.31	1.65	RCP	0.015		
000085SEWP ⁵	2103	3.0283	4.8856									42,734	0.0085	4.00	0.0342	0.0529	3.0628	4.7384	7.2802	11.2641	6.37	154.70	18	30.29	27.82	1.53	RCP	0.015		
000101SEWP ⁵	2144	3.0874	4.7769									42,734	0.0085	4.00	0.0342	0.0529	3.1215	4.8297	7.3130	11.3162	6.40	25.75	18	27.92	27.46	1.56	RCP	0.015		
009251SEWP ⁵	2155	3.1032	4.8014									42,734	0.0085	4.00	0.0342	0.0529	3.1374	4.8543	6.9759	10.7833	6.11	285.08	18	27.39	23.38	1.41	RCP	0.015		
009252SEWP ⁵	2165	3.1178	4.8236									42,734	0.0085	4.00	0.0342	0.0529	3.1518	4.8765	6.7828	13.6044	7.70	51.48	18	23.40	22.25	2.23	RCP	0.015		
009268SEWP ⁵	2175	3.1320	4.8469									42,734	0.0085	4.00	0.0342	0.0529	3.1662	4.8988	6.5770	9.0931	5.15	98.18	18	22.23	21.26	1.00	RCP	0.015		
009265SEWP ⁵	3099	4.4628	6.9048									42,734	0.0085	4.00	0.0342	0.0529	4.4967	9.9675	8.9571	13.8587	4.41	60.19	24	SEE NOTE 4	0.50	RCP	0.015			
009262SEWP ⁵	3110	4.4784	6.9291									42,734	0.0085	4.00	0.0342	0.0529	4.5128	9.9820	8.9571	13.8587	4.41	71.65	24	SEE NOTE 4	0.50	RCP	0.015			
009267SEWP ⁵	3120	4.4928	6.9514									42,734	0.0085	4.00	0.0342	0.0529	4.5270	7.0043	8.9571	13.8587	4.41	33.89	24	SEE NOTE 4	0.50	RCP	0.015			
003808SEWP ⁵	3130	4.5072	6.9737									42,734	0.0085	4.00	0.0342	0.0529	4.5414	7.0268	8.9571	13.8587	4.41	108.58	24	SEE NOTE 4	0.50	RCP	0.015			
003807SEWP ⁵	3141	4.5230	6.9982									42,734	0.0085	4.00	0.0342	0.0529	4.5672	7.0611	13.4996	20.7842	6.92	232.75	24	16.83	14.01	1.13	RCP	0.015		
003808SEWP ⁵	3152	4.5389	7.0227									42,734	0.0085	4.00	0.0342	0.0529	4.5371	7.0758	12.4304	19.2237	6.12	310.20	24	18.31	10.82	0.96	RCP	0.015		
003848SEWP ⁵	3167	4.5411	7.0338									42,734	0.0085	4.00	0.0342	0.0529	4.5629	7.0869	12.4304	19.2237	6.12	310.20	24	18.31	10.82	0.96	RCP	0.015		
003847SEWP ⁵	3182	4.5533	7.0550									42,734	0.0085	4.00	0.0342	0.0529	4.5875	7.0999	12.4304	19.2237	6.12	310.20	24	18.31	10.82	0.96	RCP	0.015		