

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

THE PARK RESIDENCES

601 NORTH HENRY STREET

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.6778 AC 29,523 SF

TOTAL AREA OF TAX PARCELS = 0.6778 AC 29,523 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.5163 AC 22,489 SF

TOTAL PROPOSED IMPERVIOUS AREA = 0.5289 AC 23,037 SF

TOTAL DISTURBED AREA = 0.9198 AC 40,065 SF

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THE DEVELOPMENT ON THIS PROPERTY.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4866.
4. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES THAT DISTURB LESS THAN 1 ACRE, THEREFORE A VSPM PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.

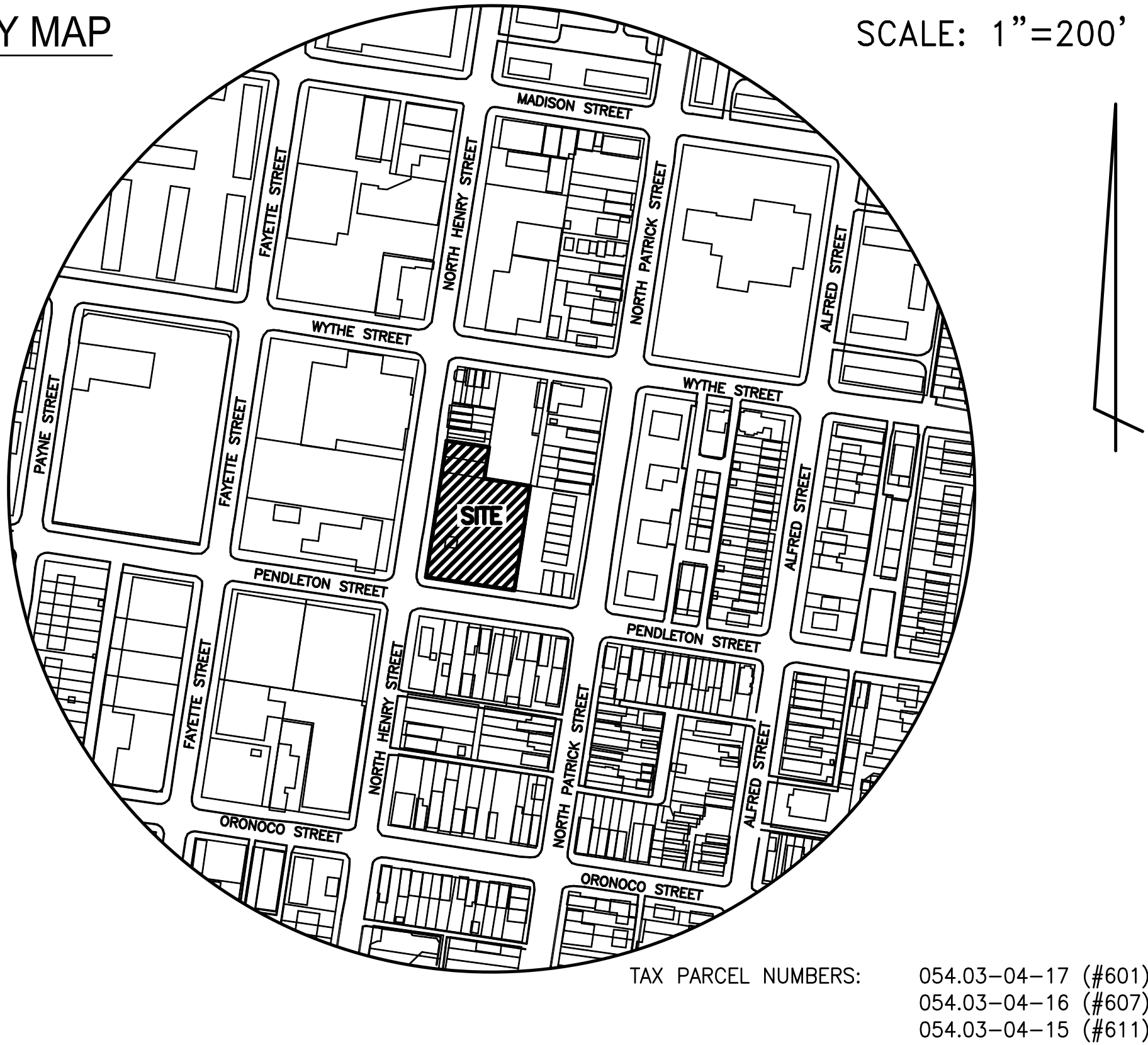
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST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

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

GENERAL NOTES

1. PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
2. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
3. BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
4. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
5. REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
6. TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
7. IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
8. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
9. IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
10. THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.
11. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

VICINITY MAP



PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A REZONING WITH MASTER PLAN AMENDMENT, DEVELOPMENT SPECIAL USE PERMIT (DSUP) AND SUBDIVISION WITH SITE PLAN TO PERMIT THE REDEVELOPMENT OF THE EXISTING ASPHALT PARKING LOT INTO AN 18 UNIT TOWNHOUSE DEVELOPMENT WITH REAR LOAD GARAGES AND IMPROVED STREETScape/OPEN SPACE. THIS DEVELOPMENT IS LOCATED IN THE BRADDOCK METRO AREA AND WILL BE COMPATIBLE WITH THE BRADDOCK METRO NEIGHBORHOOD PLAN.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- THIS PROJECT IS REQUESTING A:
- MASTER PLAN AMENDMENT
 - REZONING TO CRMU-M WITH PROFFER
 - DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
 - SUP FOR AN INCREASE IN FLOOR AREA RATIO TO 1.5
 - SUP FOR LOTS WITHOUT FRONTAGE ON A PUBLIC STREET (LOTS 14-18)
 - MODIFICATION OF FRONT, SIDE, AND REAR YARD SETBACK (LOTS 1-18)
 - MODIFICATION OF THE VISION CLEARANCE TRIANGLE
 - SUBDIVISION

SHEET INDEX:

COVER SHEET	1
CONTEXTUAL PLAN	2
EXISTING CONDITIONS	3
PRELIMINARY SITE PLAN	4
SITE DIMENSION PLAN	5
STORMWATER MANAGEMENT PLAN	6
STORMWATER MANAGEMENT PLAN	7
OUTFALL ANALYSIS	8
TURNING MOVEMENTS	9
SIGHT DISTANCE PLAN & PROFILE	10
SANITARY SEWER OUTFALL ANALYSIS	11
PRELIMINARY SUBDIVISION PLAT (FOR INFO ONLY)	12
OVERALL PLAN	L1.00
TREE CANOPY	L1.01
HARDSCAPE DETAILS	L1.02
LANDSCAPE NOTES AND DETAILS	L1.03

CONCEPT FLOOR PLANS	A1.0
RENDERED PRIMARY ELEVATIONS	A2.0
RENDERED PRIMARY ELEVATIONS	A2.0a
ELEVATIONS	A2.1
ELEVATIONS	A2.2
ELEVATIONS	A2.3
ELEVATIONS	A2.4
STREET MASSING	A3.0
BUILDING SECTIONS	A3.1
BUILDING MASSING	A4.0
CONCEPT RENDERINGS	A5.0

BUILDING CODE ANALYSIS:

USE:	RESIDENTIAL (TOWNHOUSE)
USE GROUP:	R-3
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	4 (WITH SPRINKLER INCREASE)
FLOOR AREA (GROSS):	SEE ZONING TABULATIONS, THIS SHEET
FLOOR AREA (NET):	SEE ZONING TABULATIONS, THIS SHEET
BUILDING FOOT PRINT AREA:	SEE ZONING TABULATIONS, THIS SHEET
BUILDING HEIGHT:	SEE ZONING TABULATIONS, THIS SHEET
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED, NFPA 13R

COMPLETE STREETS INFORMATION:

CROSSWALKS (NUMBER)	NEW	UPGRADED
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	3
SIDEWALKS (LF)	N/A	358
BICYCLE PARKING (NUMBER SPACES)	N/A	4
PUBLIC/VISITOR	N/A	4
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	1

ZONING TABULATIONS

1. ZONE OF SITE: EXISTING CSL (COMMERCIAL SERVICE LOW)
PROPOSED CRMU-M (COMMERCIAL RESIDENTIAL MIXED USED MEDIUM)
2. USE: EXISTING VACANT LAND/COMMERICAL PARKING PROPOSED TOWNHOUSE - RESIDENTIAL
3. TOTAL LOT AREA: 29,523 S.F. OR 0.6778 AC. MINIMUM LOT AREA: N/A

LOT 1	718 SF	LOT 8	882 SF	LOT 15	1,045 SF
LOT 2	696 SF	LOT 9	881 SF	LOT 16	1,045 SF
LOT 3	696 SF	LOT 10	880 SF	LOT 17	1,045 SF
LOT 4	696 SF	LOT 11	879 SF	LOT 18	1,213 SF
LOT 5	696 SF	LOT 12	878 SF	PARCEL A	13,265 SF
LOT 6	718 SF	LOT 13	923 SF		
LOT 7	1,322 SF	LOT 14	1,045 SF		

4. NUMBER OF DWELLING UNITS: 18
5. UNITS PER ACRE: PERMITTED: N/A PROPOSED: 26.6
6. FLOOR AREA:
- | BUILDING TYPE | CORRESPONDING LOTS | GROSS FLOOR AREA/UNIT (SF) | NET FLOOR AREA/UNIT (SF) |
|--------------------|--------------------|----------------------------|--------------------------|
| 16.5' X 40' | 1, 6 | 2,448 | 2,203 |
| 16' X 40' | 2-5 | 2,374 | 2,136 |
| 20' X 40.5' | 7, 13 | 2,993 | 2,694 |
| 21' X 20' | 7 (GARAGE) | 420 | 420 |
| 19' X 40.5' | 8-12 | 2,812 | 2,531 |
| 19' X 40' | 14-18 | 2,777 | 2,500 |
| WINDOW PROJECTIONS | - | 291 | 291 |
| TOTAL | | 49,034 | 44,204 |
- * 7. FLOOR AREA RATIO: PERMITTED 2.00 (59,046 SQ.FT.)
EXISTING 0.008 (250 SQ.FT.)
PROPOSED 1.50 (44,204 SQ.FT.)
- * 8. OPEN SPACE: REQUIRED: 40% OF TOTAL SITE AREA = 11,809 SQ. FT.
PROPOSED: GROUND LEVEL** 7,390 SQ. FT. (25.0%) **ALL GROUND LEVEL OPEN
ABOVE GRADE 4,792 SQ. FT. (16.2%) SPACE IS USEABLE OPEN SPACE
TOTAL 12,182 SQ. FT. (41.3%)

9. AVERAGE FINISHED GRADE:			
UNIT 1	46.11	UNIT 8	45.40
UNIT 2	45.94	UNIT 9	45.34
UNIT 3	45.94	UNIT 10	45.11
UNIT 4	45.78	UNIT 11	45.11
UNIT 5	45.78	UNIT 12	44.82
UNIT 6	45.61	UNIT 13	44.65
UNIT 7	45.39	UNIT 14	45.43
UNIT 15	45.94	UNIT 16	46.19
UNIT 17	46.60	UNIT 18	47.10

10. HEIGHT: ALLOWED: 50.0' (PER BRADDOCK METRO NEIGHBORHOOD PLAN)

PROPOSED:			
UNIT 1	41.63	UNIT 8	41.50
UNIT 2	41.79	UNIT 9	41.56
UNIT 3	41.79	UNIT 10	41.79
UNIT 4	41.96	UNIT 11	41.79
UNIT 5	41.96	UNIT 12	42.08
UNIT 6	42.12	UNIT 13	42.25
UNIT 7	41.51	UNIT 14	42.67
UNIT 15	42.17	UNIT 16	41.92
UNIT 17	41.50	UNIT 18	41.00

- *11. YARDS: REQUIRED: FRONT 20' SIDE 1:3 (MIN 8') REAR 1:1 (MIN 8')

PROVIDED:			
LOT 1	FRONT	SIDE	REAR
1	0.5'	0'	3.0'
2	0.5'	0'	3.0'
3	0.5'	0'	3.0'
4	0.5'	0'	3.0'
5	0.5'	0'	3.0'
6	0.5'	0'	3.0'
7	3.0'	0'	N/A
8	2.9'	0'	3.0'
9	2.9'	0'	3.0'
10	2.8'	0'	3.0'
11	2.8'	0'	3.0'
12	2.7'	0'	3.0'
13	2.7'	0'	3.0'
14	12.0'	0'	3.0'
15	12.0'	0'	3.0'
16	12.0'	0'	3.0'
17	12.0'	0'	3.0'
18	12.0'	0'	3.0'

12. FRONTAGE: REQUIRED N/A PROVIDED 227.63' (NORTH HENRY ST)
117.50' (PENDLETON ST)
13. TRIP GENERATION: EXISTING 186 VPD PROPOSED 117 VPD (PER ITE STANDARDS)
PROPOSED AM PEAK: 13 VPD (PER ITE STANDARDS)
PROPOSED PM PEAK: 45 VPD (PER ITE STANDARDS)
14. PARKING TABULATION PARKING REQUIRED: 2.0 SPACES / UNIT = 2.0 x 18 = 36 SPACES
PARKING PROVIDED: 36 STANDARD PARKING SPACES (GARAGE)
15. LOADING SPACES: REQUIRED 0 PROPOSED 0

* SEE REQUESTED APPLICATIONS/MODIFICATIONS FOR DETAILED INFORMATION (THIS SHEET)

OWNER/DEVELOPER

OWNER:
HENRY STREET JV LLC
1156 15TH STREET NW, SUITE 1000
WASHINGTON, DC 20005
INSTRUMENT #140018379

DEVELOPER:
NORTHFIELD CONSTRUCTION
& DEVELOPMENT
1156 15TH STREET NW, SUITE 1000
WASHINGTON, DC 20005
(202) 577-5065
CONTACT: NATHAN HAMMAN

ARCHITECT:
RUST ORLING ARCHITECTS
1215 CAMERON STREET
ALEXANDRIA, VA 22314
(703) 836-3205
CONTACT: MIKE ERNST

PLAN PREPARED BY:
R.C. FIELDS & ASSOCIATES, INC.
730 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: ANDREA SPRUCH

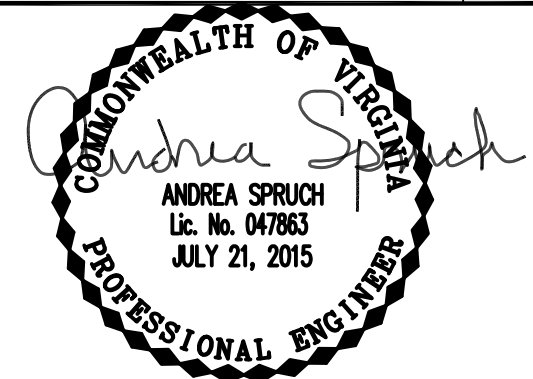
ATTORNEY:
WALSH, COLUCCI, LUBELEY
& WALSH, P.C.
2200 CLARENDON BLVD SUITE 1300
ARLINGTON, VIRGINIA 22201
(703) 528-4700
CONTACT: M. CATHARINE PUSKAR

RC FIELDS & ASSOCIATES, inc.

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

PROJ. MANAGER: ANDREA SPRUCH
EMAIL: ASPRUCH@RCFASOC.COM

SCALE: AS NOTED DATE: JUNE 2015 DRAWN: ACS
REV:



REVISION APPROVED BY		DATE		APPROVED	
NO.	DESCRIPTION	DATE	BY	REVIEW	DATE

PRELIMINARY DEVELOPMENT
SPECIAL USE PERMIT

THE PARK RESIDENCES

601 NORTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2014-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

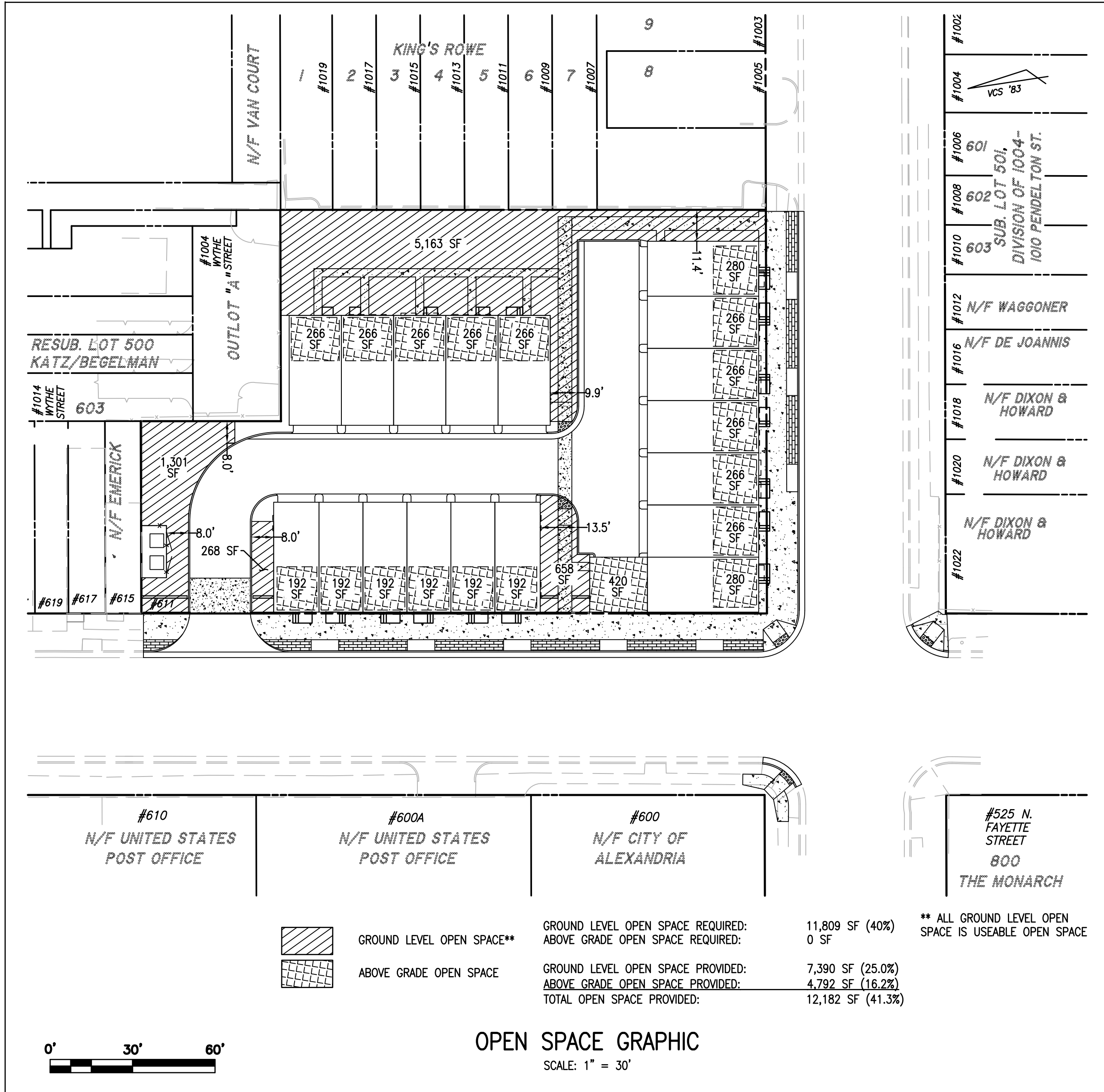
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

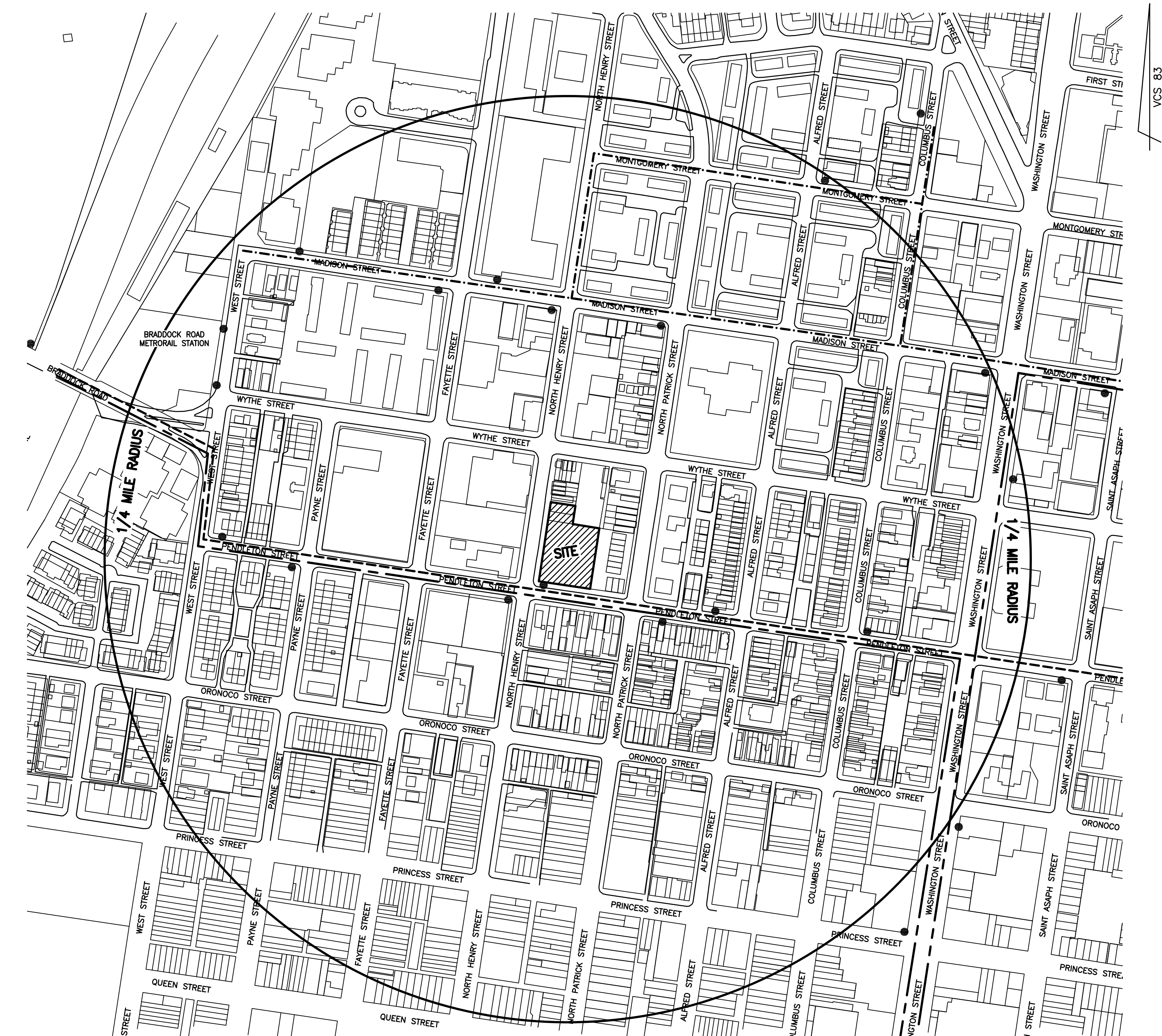
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



ADJACENT PROPERTY INFORMATION

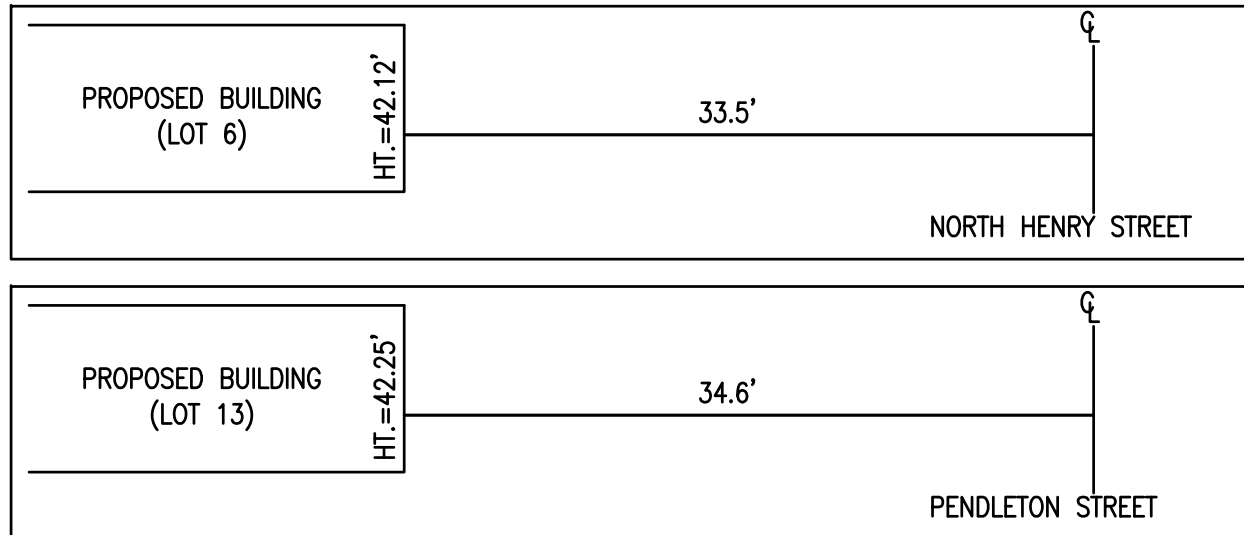
#615 N. HENRY STREET N/F MELISSA B. OR THOMAS M. EMERICK 615 N. HENRY STREET ALEXANDRIA, VA 22314 TM #054.03-04-14 ZONE: CSL USE: SEMI-DETACHED HOUSE INSTR. #040032481	#1019 PENDLETON STREET N/F JENNIFER H. SULLIVAN 204 OAKRIDGE AVENUE FAYETTEVILLE, NC 28305 TM #054.04-11-09 ZONE: RB USE: SEMI-DETACHED HOUSE INSTR. #130011443	#1011 PENDLETON STREET N/F J. CHRIS OR MARY D. LEWIS 9388 MT. VERNON CIRCLE ALEXANDRIA, VA 22309 TM #054.04-11-13 ZONE: RB USE: ROW (TOWNHOUSE) INSTR. #010028316	#1006 PENDLETON STREET N/F SHERYL W. JAHNS, ASHLEY E. JORDAN & JEFFREY S. LIVINGSTON 1006 PENDLETON ST. ALEXANDRIA, VA 22314 TM #064.01-04-08 ZONE: CSL USE: JR. OFFICE BLDG. INSTR. #060010280	#1016 PENDLETON STREET N/F JEFFREY P. DE JOANNIS 1016 PENDLETON ST. ALEXANDRIA, VA 22314 TM #064.01-04-04 ZONE: CSL USE: DETACHED HOUSE INSTR. #120004023	#525 FAYETTE STREET N/F MONARCH CONDOMINIUM C/O WESTBROOK PARTNERS RGA BLVD., SUITE 820 PALM SPRINGS, FL 33410TM #064.01-08-00 ZONE: CRMU/H USE: CONDO. MASTER CARDS INSTR. #070022850
#1014 WYTHE STREET N/F GARY R. MILLER 1014 WYTHE STREET ALEXANDRIA, VA 22314 TM #054.03-04-18 ZONE: CSL USE: SEMI-DETACHED HOUSE INSTR. #040047483	#1017 PENDLETON STREET N/F CHRIS OR JOSHUA C. BENSON 1017 PENDLETON STREET ALEXANDRIA, VA 22314 TM #054.04-11-10 ZONE: RB USE: ROW (TOWNHOUSE) INSTR. #120001583	#1009 PENDLETON STREET N/F CLAUD R. ATKINSON & LISA H. POGUE 1009 PENDLETON STREET ALEXANDRIA, VA 22314 TM #054.04-11-14 ZONE: RB USE: ROW (TOWNHOUSE) INSTR. #080003494	#1008 PENDLETON STREET N/F SCHOOL STREET PROPERTIES, LLC PO BOX 7469 ALEXANDRIA, VA 22307 TM #064.01-04-07 ZONE: CSL USE: JR. OFFICE BLDG. INSTR. #110007903	#1018 PENDLETON STREET N/F CORINNE J. DIXON & JANICE LEE HOWARD 1009 WOODS PLACE ALEXANDRIA, VA 22304 TM #064.01-04-03 ZONE: CSL USE: VACANT LAND COMM. INSTR. #020003741	#600 N. HENRY STREET N/F CITY OF ALEXANDRIA 301 KING STREET ALEXANDRIA, VA 22314 TM #054.03-05-04 ZONE: CRMU/M USE: CITY PKS/PLAYGRNDS INSTR. #100008736
#1004 WYTHE STREET N/F TOWNHOUSES HOA 113 N. FAYETTE STREET ALEXANDRIA, VA 22314 TM #054.03-04-22 ZONE: CSL USE: VACANT LAND COMM. INSTR. #040047704	#1015 PENDLETON STREET N/F ROBERT NOVIA OR JANICE L. TREVILLION-NOVIA 5596 RICHMOND HWY. ALEXANDRIA, VA 22304 TM #054.04-11-11 ZONE: RB USE: ROW (TOWNHOUSE) INSTR. #130016894	#1007 PENDLETON STREET N/F SONIA CAISON, TR 1007 PENDLETON STREET ALEXANDRIA, VA 22314 TM #054.04-11-15 ZONE: RB USE: SEMI-DETACHED HOUSE INSTR. #120016679	#1010 PENDLETON STREET N/F GCP 1010 PENDLETON, LLC PO BOX 8086 MCLEAN, VA 22106 TM #064.01-04-06 ZONE: CSL USE: JR. OFFICE BLDG. INSTR. #130010099	#1020 PENDLETON STREET N/F CORINNE J. DIXON & JANICE LEE HOWARD 1009 WOODS PLACE ALEXANDRIA, VA 22304 TM #064.01-04-32 ZONE: CSL USE: VACANT LAND COMM. INSTR. #020003741	#600A N. HENRY STREET N/F UNITED STATES POST OFFICE 10400 LITTLE PATUXENT PKWY, SUITE 400 COLUMBIA, MD 21044 TM #054.03-05-03 ZONE: CRMU/M USE: FEDERAL DB. 1110, PG. 352
#618 N. PATRICK STREET N/F MICHELLE & EDWARD M. VAN COURT 618 N. PATRICK STREET ALEXANDRIA, VA 22314 TM #054.04-11-08 ZONE: RB USE: DETACHED HOUSE INSTR. #130013647	#1013 PENDLETON STREET N/F GREGORY A. CORD & VIVIAN NAVA-CORD 1013 PENDLETON STREET ALEXANDRIA, VA 22314 TM #054.04-11-12 ZONE: RB USE: ROW (TOWNHOUSE) INSTR. #110013201	#1003 PENDLETON STREET N/F MARSHA J. PEREZ 1003 PENDLETON STREET ALEXANDRIA, VA 22314 TM #054.04-11-17 ZONE: RB USE: ROW (TOWNHOUSE) INSTR. #080020558	#1012 PENDLETON STREET N/F NICOLE WAGGONER 1012 PENDLETON ST. ALEXANDRIA, VA 22314 TM #064.01-04-05 ZONE: CSL USE: DETACHED HOUSE INSTR. #110012605	#1022 PENDLETON STREET N/F CORINNE J. DIXON & JANICE LEE HOWARD 1009 WOODS PLACE ALEXANDRIA, VA 22304 TM #064.01-04-32 ZONE: CSL USE: GENERAL COMMERCIAL DB. 1203, PG. 1392	#600 N. HENRY STREET N/F UNITED STATES POST OFFICE 10400 LITTLE PATUXENT PKWY, SUITE 400 COLUMBIA, MD 21044 TM #054.03-05-02 ZONE: CRMU/M USE: FEDERAL DB. 1110, PG. 349



SECTION 6-403 COMPLIANCE NOTE:

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

SECTION 6-403 DETAIL:
NOT TO SCALE



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

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

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF ALEXANDRIA, VIRGINIA
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LEGEND:

- BUS STOP
- DASH ROUTES AT2 AND AT 5
- DASH ROUTES AT3, AT4
- DASH ROUTE AT8
- WMATA ROUTES 10A, 10B

APPROVED
SPECIAL USE PERMIT NO. 2014-0017

DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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

' = DEGREES
 ' = MINUTES (OR FEET)
 " = SECONDS (OR INCHES)
 % = PERCENT
 # = NUMBER
 @ = AT
 lbs. = POUNDS
 A = ARC
 AC = ACRE
 ADA = AMERICANS W/ DISABILITIES ACT
 APPROX = APPROXIMATE
 BC = BOTTOM OF CURB
 BF = BASEMENT FLOOR
 BLDG. = BUILDING
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 BOL. = BOLLARD
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 CLF = CHAIN LINK FENCE
 CMP = CORRUGATED METAL PIPE
 C.I. = CURB INLET
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 CONC. = CONCRETE
 C&G = CURB & GUTTER
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 DIP = DUCTILE IRON PIPE
 DOM = DOMESTIC
 DSP = DEVELOPMENT SITE PLAN
 DSUP = DEVELOPMENT SPECIAL USE PERM
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 E = EAST
 EBOX = ELECTRICAL BOX
 ESMT. = EASEMENT
 EP = EDGE OF PAVEMENT
 EVE = EMERGENCY VEHICLE EASEMENT
 EX=EXISTING
 FDC = FIRE DEPT. CONNECTION
 FF = FINISH FLOOR
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 RELOC. = RELOCATED
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054.03-04-16 (#607)
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2. ZONE: CSL
3. OWNER: HENRY STREET JV LLC
1156 15TH STREET NW, SUITE 1000
WASHINGTON, DC 20005
INSTRUMENT #140018379
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA SURVEY CONTROL MONUMENT GPS #509. ELEVATION = 43.17'

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GPS #508 NORTHING 6,980,963.03 EASTING 11,895,567.60
5. TITLE REPORT FURNISHED BY KENNETH SCHRANTZ, FILE NO. A1300650, DATED 5/6/13 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6. TOTAL SITE AREA = 29.523 S.F. OR 0.6778 AC. (COMPUTED)
7. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
8. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED AREAS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
9. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
10. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

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:
 1-888-366-4357; 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: ALL EXISTING AND PROPOSED SANITARY
 SEWERS SHOWN ON THIS PLAN ARE OWNED AND
 MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED
 SANITARY LATERALS WILL BE OWNED AND MAINTAINED BY THE
 PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900
 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE:
 703-746-4357.
 - STORM SEWER: ALL EXISTING 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. 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.



- | | | | |
|-----|--------------------|-----------------------|-----------------------|
| 1. | 18" ZELKOVA | 18. 10" RED CEDAR | 35. 6" CEDAR |
| 2. | 15" ZELKOVA | 19. 10" RED CEDAR | 36. 15" ZELKOVA |
| 3. | 10" TREE OF HEAVEN | 20. 10" RED CEDAR | 37. 7" CHERRY |
| 4. | 8" TREE OF HEAVEN | 21. 10" BRADFORD PEAR | 38. 18" MULBERRY |
| 5. | 10" TREE OF HEAVEN | 22. 10" ELM | 39. 15" ZELKOVA |
| 6. | 10" RED CEDAR | 23. 4" ELM | 40. 6" CHERRY |
| 7. | 10" RED CEDAR | 24. 8" ELM | 41. 22" ZELKOVA |
| 8. | 10" RED CEDAR | 25. 10" ZELKOVA | 42. 10" BRADFORD PEAR |
| 9. | 10" RED CEDAR | 26. 8" ELM | 43. 3" CHERRY |
| 10. | 10" RED CEDAR | 27. 10" ZELKOVA | 44. 7" GRAPE MYRTLE |
| 11. | 10" RED CEDAR | 28. 7" ELM | 45. 8" CHERRY |
| 12. | 10" RED CEDAR | 29. 8" ELM | 46. 8" CHERRY |
| 13. | 10" RED CEDAR | 30. 7" ELM | 47. 3" CHERRY |
| 14. | 10" RED CEDAR | 31. 7" ZELKOVA | |
| 15. | 10" RED CEDAR | 32. 15" ELM | |
| 16. | 10" RED CEDAR | 33. 10" MAPLE | |
| 17. | 10" RED CEDAR | 34. 10" MAPLE | |
- NOTE: REFER TO SHEET
L1.01 FOR LIST OF TREE
TO BE SAVED/REMOVED

ADJACENT PROPERTY OWNER NOTE:
SEE SHEET 2 FOR ADJACENT PROPERTY OWNER INFORMATION.

----- ZONING DISTRICT BOUNDARY LINE

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

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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF ALEXANDRIA, VIRGINIA

SPECIAL USE PERMIT NO. 2014-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICE

 DIRECTOR DATE

DATE RECORDED _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

THE PARK RESIDENCES

601 NORTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
7.21.15	PRELIM COMMENTS

CHECKED: RJK
DESIGN: ACS

SCALE: 1" = 20'

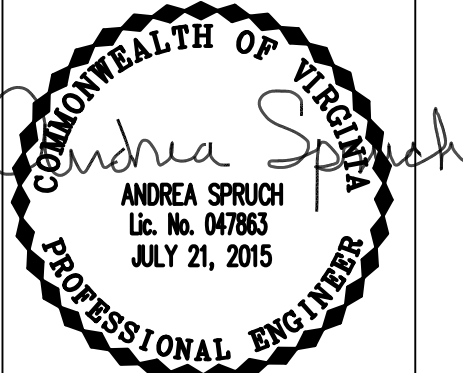
DATE: JUNE 2015

SHEET 3 OF 12

FILE: 14-24

EXISTING CONDITIONS

RCFIELDS
£ ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoci.com
(703) 549-6422



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CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER	=====	=====
CONC. WALK	---WALK---	WALK
FIRE HYDRANT	○	○
STRUCTURES	□	■
WATER MAINS	---W---W---	W
GAS MAINS	---G---G---	G
TELEPHONE LINES	---T---T---	T
STORM SEWER	---S---	---S---
SANITARY SEWER	---S---	---S---
PAVING	---P---	---P---
FENCES	---X---X---	X
POWER LINES	---	---
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	---124---	124
BUILDING ENTRANCES	▽	▽
UTILITY POLE	☆	☆
LIGHT POLE	☆	☆
LIMITS OF DISTURBANCE	---	---

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USE (PARKING LOT) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 200 GALLONS PER DAY (200 GAL. X 250/1,000 SF X 4.0 PEAK FACTOR). THE PROPOSED USE (TOWNHOUSES) PRODUCES 25,200 GALLONS PER DAY (350 GAL. X 18 UNITS X 4.0 PEAK FACTOR). THE ADDITIONAL FLOW FROM THE PROPOSED USE EXCEEDS 10,000 GPD. A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET 11.

GREEN BUILDING NARRATIVE:

THIS PROJECT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. SPECIFIC DETAILS WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

TREE WELL NOTE:

PROPOSED TREE WELLS ALONG NORTH HENRY STREET WILL BE DESIGNED TO TREAT ROADWAY RUNOFF PER MEMO TO INDUSTRY 04-14.

FIRE SERVICE NOTE:

EXISTING FIRE HYDRANTS LOCATED AT THE SOUTHEAST INTERSECTION OF NORTH HENRY STREET AND PENDLETON STREET AS WELL AS AT THE SOUTHWEST INTERSECTION OF NORTH PATRICK STREET AND PENDLETON STREET MAY BE USED TO SERVE THE PROPOSED DEVELOPMENT. A FIRE HYDRANT IS PROPOSED SOUTH OF THE SITE ENTRANCE. A DETAILED FIRE SAFETY PLAN WILL BE INCLUDED WITH SUBSEQUENT SUBMISSIONS.

ARCHAEOLOGY NOTES:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.

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

UTILITY UNDERGROUNDING NOTE:

EXISTING OVERHEAD UTILITIES LOCATED ALONG THE PENDLETON STREET FRONTAGE SHALL BE UNDERGROUNDED WITH THIS PLAN.

GENERAL NOTES:

- TAX MAP: 054.03-04-15 (#611)
054.03-04-16 (#607)
054.03-04-17 (#601)
- EXISTING ZONE: CSL
PROPOSED ZONE: CRMU-M
- OWNER: HENRY STREET JV LLC
1156 15TH STREET NW, SUITE 1000
WASHINGTON, DC 20005
INSTRUMENT #140018379
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA SURVEY CONTROL MONUMENT GPS #509. ELEVATION = 43.17'

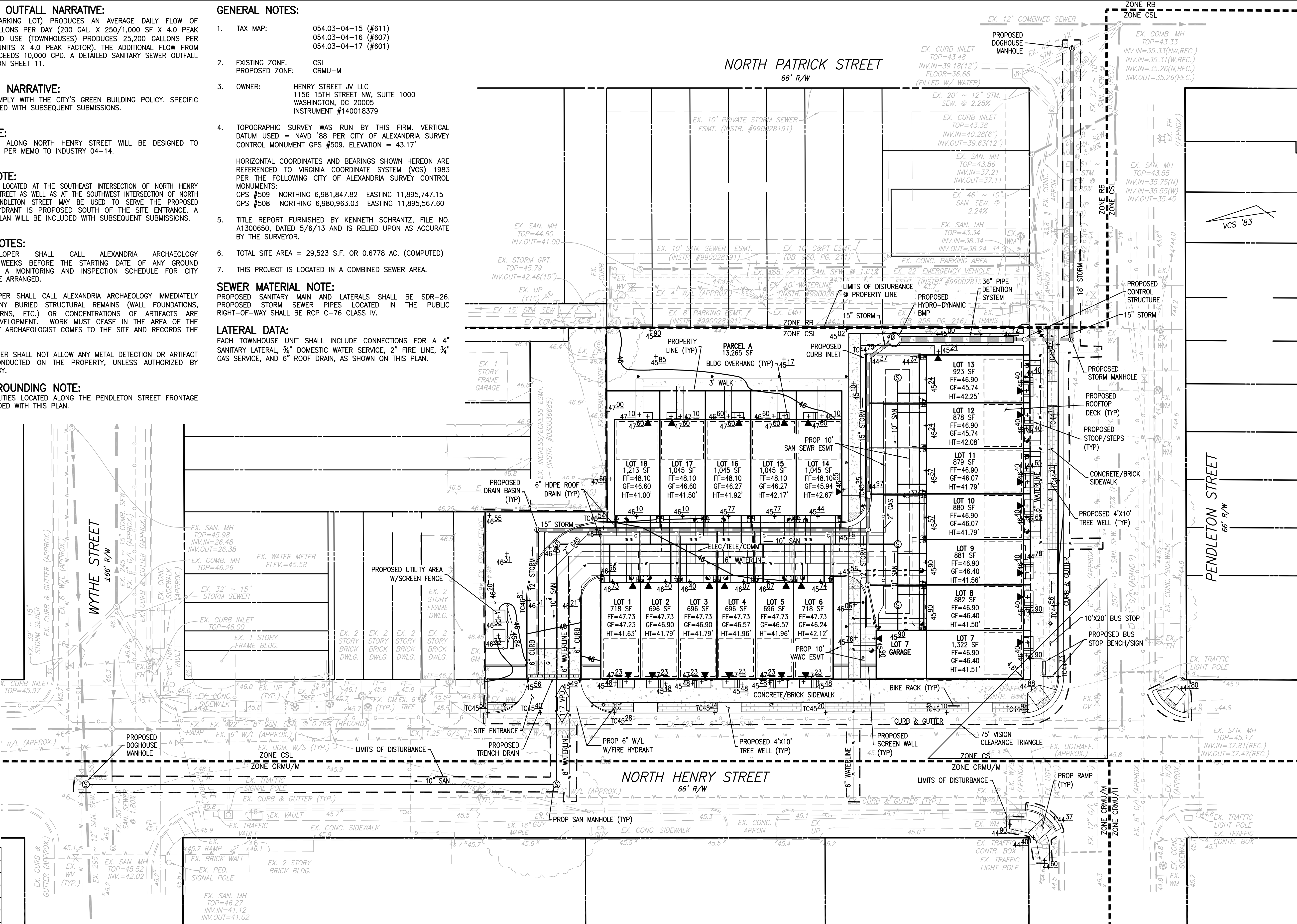
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- TITLE REPORT FURNISHED BY KENNETH SCHRANTZ, FILE NO. A1300650, DATED 5/6/13 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- TOTAL SITE AREA = 29,523 S.F. OR 0.6778 AC. (COMPUTED)
- THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.

SEWER MATERIAL NOTE:

PROPOSED SANITARY MAIN AND LATERALS SHALL BE SDR-26. PROPOSED STORM SEWER PIPES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE RCP C-76 CLASS IV.

LATERAL DATA:

EACH TOWNHOUSE UNIT SHALL INCLUDE CONNECTIONS FOR A 4" SANITARY LATERAL, ¾" DOMESTIC WATER SERVICE, 2" FIRE LINE, ¾" GAS SERVICE, AND 6" ROOF DRAIN, AS SHOWN ON THIS PLAN.



LEGEND

- ZONING DISTRICT BOUNDARY LINE
- ELECTRICAL/TELEPHONE/CABLE CONDUIT (DESIGN BY OTHERS)
- ¾" WATER METER
- ▽ GAS METER
- ELECTRIC METER
- ☆ STREETLIGHT (SEE LANDSCAPE PLAN)
- ⊙ BOLLARD LIGHT (SEE LANDSCAPE PLAN)

BUILDING CODE INFORMATION:

USE GROUP:	R-3
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	4
FLOOR AREA (GROSS):	SEE COVER SHEET
FLOOR AREA (NET):	SEE COVER SHEET
BUILDING HEIGHT:	SEE COVER SHEET
FIRE SUPPRESSION/DETECTION:	NFPA13R SPRINKLER SYSTEM

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APPROVED

SPECIAL USE PERMIT NO. 2014-0017

DEPARTMENT OF PLANNING & ZONING

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

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

THE PARK RESIDENCES

601 NORTH HENRY STREET
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
7.21.15	PRELIM COMMENTS

CHECKED: RJK
 DESIGN: ACS

SCALE: 1" = 20'
 DATE: JUNE 2015

SHEET 4 of 12

FILE: 14-24



R.C. FIELDS & ASSOCIATES, INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 730 S. Washington Street
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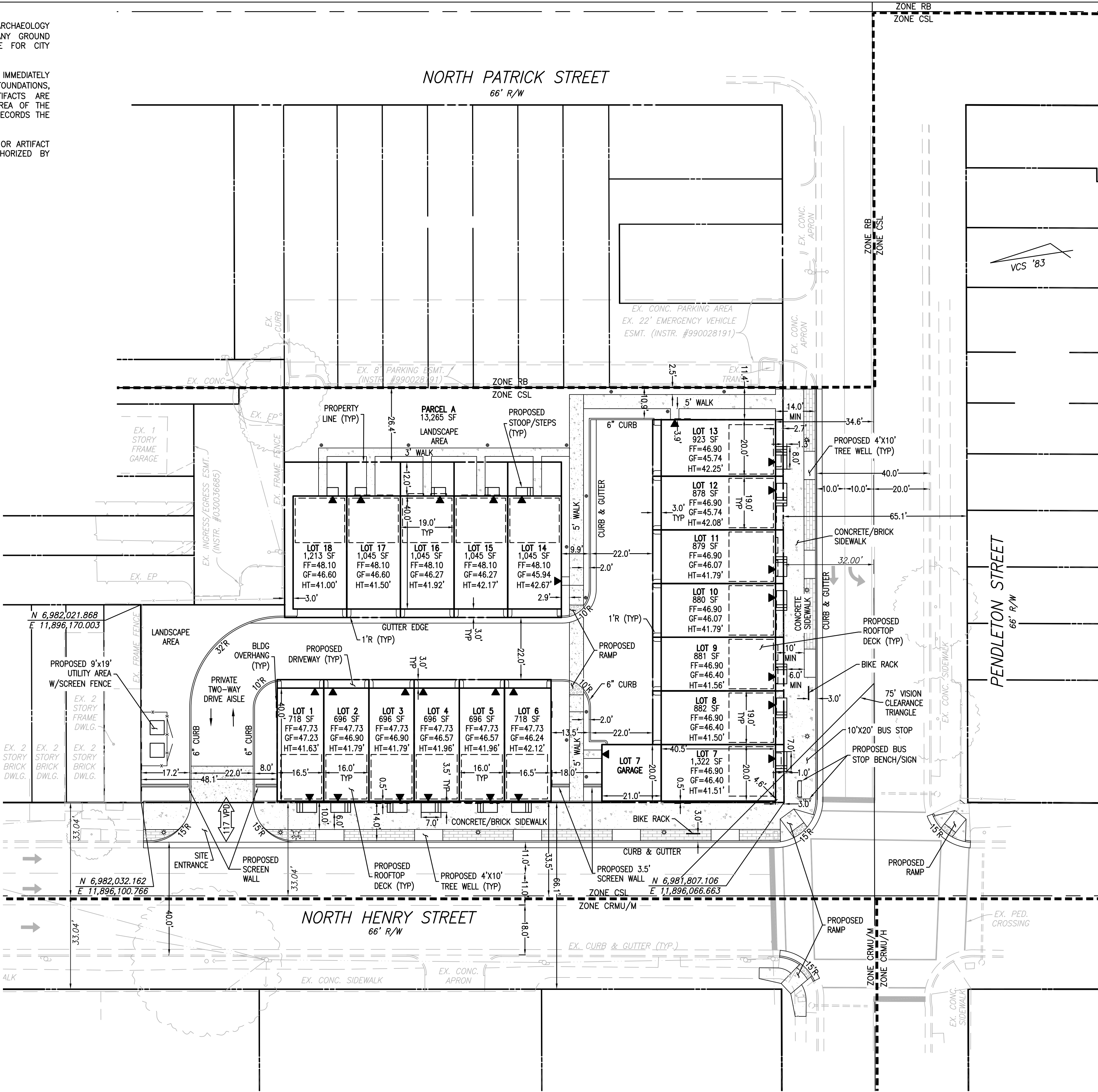
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FIRE HYDRANT	○	○
STRUCTURES	□	■
WATER MAINS	--W--W--W--	W
GAS MAINS	--G--G--G--	G
TELEPHONE LINES	--T--T--T--	T
STORM SEWER	==S==S==S==	==S==S==S==
SANITARY SEWER	==S==S==S==	==S==S==S==
PAVING	---	---
FENCES	--X--X--X--	X
POWER LINES	---	---
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	---124---	124
BUILDING ENTRANCES	▽	▽
UTILITY POLE	⊕	⊕
LIGHT POLE	☆	☆
LIMITS OF DISTURBANCE	---	---



LEGEND

----- ZONING DISTRICT BOUNDARY LINE

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APPROVED

SPECIAL USE PERMIT NO. 2014-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

THE PARK RESIDENCES

601 NORTH HENRY STREET

CITY OF ALEXANDRIA, VIRGINIA

DATE 7.21.15

REVISION PRELIM COMMENTS

CHECKED: RJK

DESIGN: ACS

SCALE: 1" = 20'

DATE: JUNE 2015

SHEET 5 of 12

FILE: 14-24

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ANDREA SPRUCH

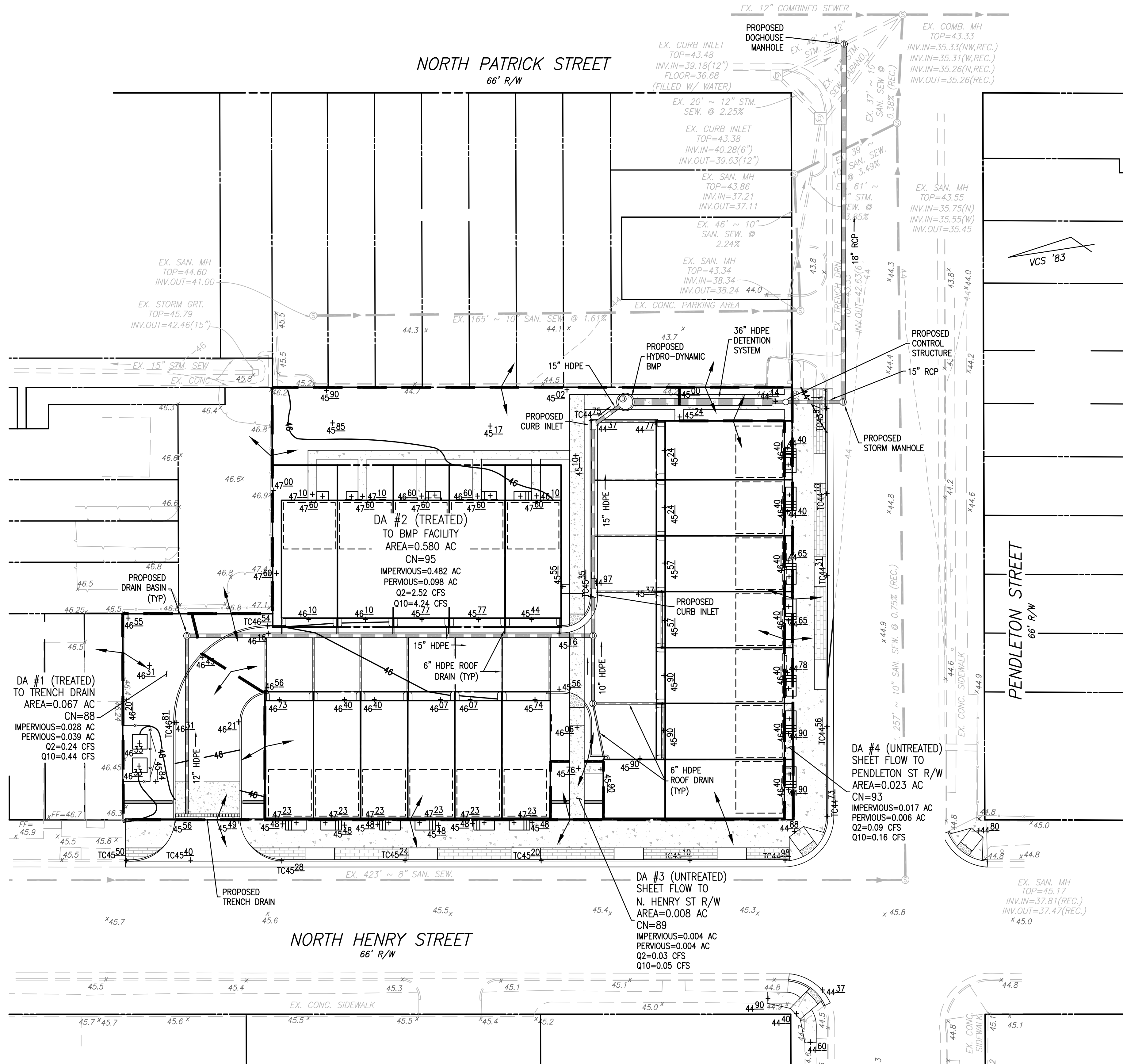
Lic. No. 047863

JULY 21, 2015

PROFESSIONAL ENGINEER

SITE DIMENSION PLAN

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Tue, Jul 21, 2015 8:20:59am



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

THE 0.68 ACRE SITE IS LOCATED IN THE HOOFF'S RUN WATERSHED AND CURRENTLY CONSISTS OF AN ASPHALT PARKING LOT, ACCESSORY STRUCTURE AND A SMALL AMOUNT OF VEGETATED AREA. IN EXISTING CONDITIONS, SITE RUNOFF SHEET FLOWS TO THE CURB & GUTTER WITHIN THE NORTH HENRY STREET AND PENDLETON STREET RIGHT-OF-WAY. RUNOFF CONTINUES EAST WHERE IT OUTFALLS TO AN EXISTING CURB INLET LOCATED AT THE NORTHWEST CORNER OF NORTH PATRICK STREET AND PENDLETON STREET. RUNOFF IS CONVEYED SOUTH VIA AN EXISTING 12" COMBINED SEWER SYSTEM.

THE REDEVELOPMENT OF THIS SITE PROPOSES THE CONSTRUCTION OF 18 TOWNHOUSES AND ASSOCIATED IMPROVEMENTS. THE MAJORITY OF RUNOFF FROM THE PROPOSED STRUCTURES AND IMPERVIOUS AREAS WILL BE COLLECTED AND PIPED TO A PROPOSED STORM SEWER SYSTEM WHICH TIES INTO THE EXISTING 12" STORM PIPE AT THE INTERSECTION OF NORTH PATRICK STREET AND PENDLETON STREET WHICH IS THE SAME OUTFALL SYSTEM AS IN EXISTING CONDITIONS.

THIS PROJECT PROPOSES NO CHANGE IN RUNOFF FOR THE 2 AND 10-YEAR, 24-HOUR STORM EVENT (SEE STORMWATER RUNOFF COMPUTATIONS, THIS SHEET). PER CITY CODE SECTION 13-109F-2, COMPUTATIONS (TO BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION) DEMONSTRATE THAT THE EXISTING COMBINED SEWER SYSTEM DOES NOT CONTAIN THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR, 24-HOUR STORM PER NRCS TR-20 HYDRAULIC METHODOLOGY. DUE TO THE PROPOSED DETENTION SYSTEM, RUNOFF FOR THE 10-YEAR, 24-HOUR STORM EVENT WILL DECREASE WITH THE PROPOSED DEVELOPMENT (DETENTION SYSTEM COMPUTATIONS TO BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION). THEREFORE, STORMWATER REQUIREMENTS FOR THIS DEVELOPMENT FALL UNDER CITY CODE SECTION 13-109F-2(b)(i) CRITERIA DUE TO SITE DRAINAGE OUTFALLING TO A STORMWATER CONVEYANCE SYSTEM THAT CURRENTLY EXPERIENCES LOCALIZED FLOODING DURING THE 10-YEAR 24-HOUR STORM EVENT AND A REDUCTION OF THE 10-YEAR 24-HOUR PEAK FLOW.

CONCLUSION: 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 ON THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWNSTREAM PROPERTIES OR RESOURCES.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION (NOT APPLICABLE TO THIS APPLICATION) AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13-109F.

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 29,523 SQ.FT. OR 0.68 ACRES

EXISTING IMPERVIOUS AREA = 22,489 SQ.FT. OR 0.52 ACRES
PROPOSED IMPERVIOUS AREA = 23,037 SQ.FT. OR 0.53 ACRES

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

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = $(0.16 \times 98 + 0.52 \times 80) \div 0.68 = 94$
CN POST-DEVELOPMENT = $(0.15 \times 98 + 0.53 \times 80) \div 0.68 = 94$

III. PRE-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.)
PEAK Q2 PRE-DEVELOPMENT = 2.88 cfs
PEAK Q10 PRE-DEVELOPMENT = 4.92 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.)
PEAK Q2 POST-DEVELOPMENT = 2.88 cfs
PEAK Q10 POST-DEVELOPMENT = 4.92 cfs

Q2 INCREASE = 0.00 CFS
Q10 INCREASE = 0.00 CFS

V. A DETENTION SYSTEM IS PROPOSED TO MITIGATE THE MINOR INCREASE OF RUNOFF FROM THE SITE. DETENTION SYSTEM COMPUTATIONS WILL BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION.

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DATE	REVISION
7.21.15	PRELIM COMMENTS

CHECKED: RJK
DESIGN: ACS

SCALE: 1" = 20'
DATE: JUNE 2015

SHEET 6 of 12

FILE: 14-24

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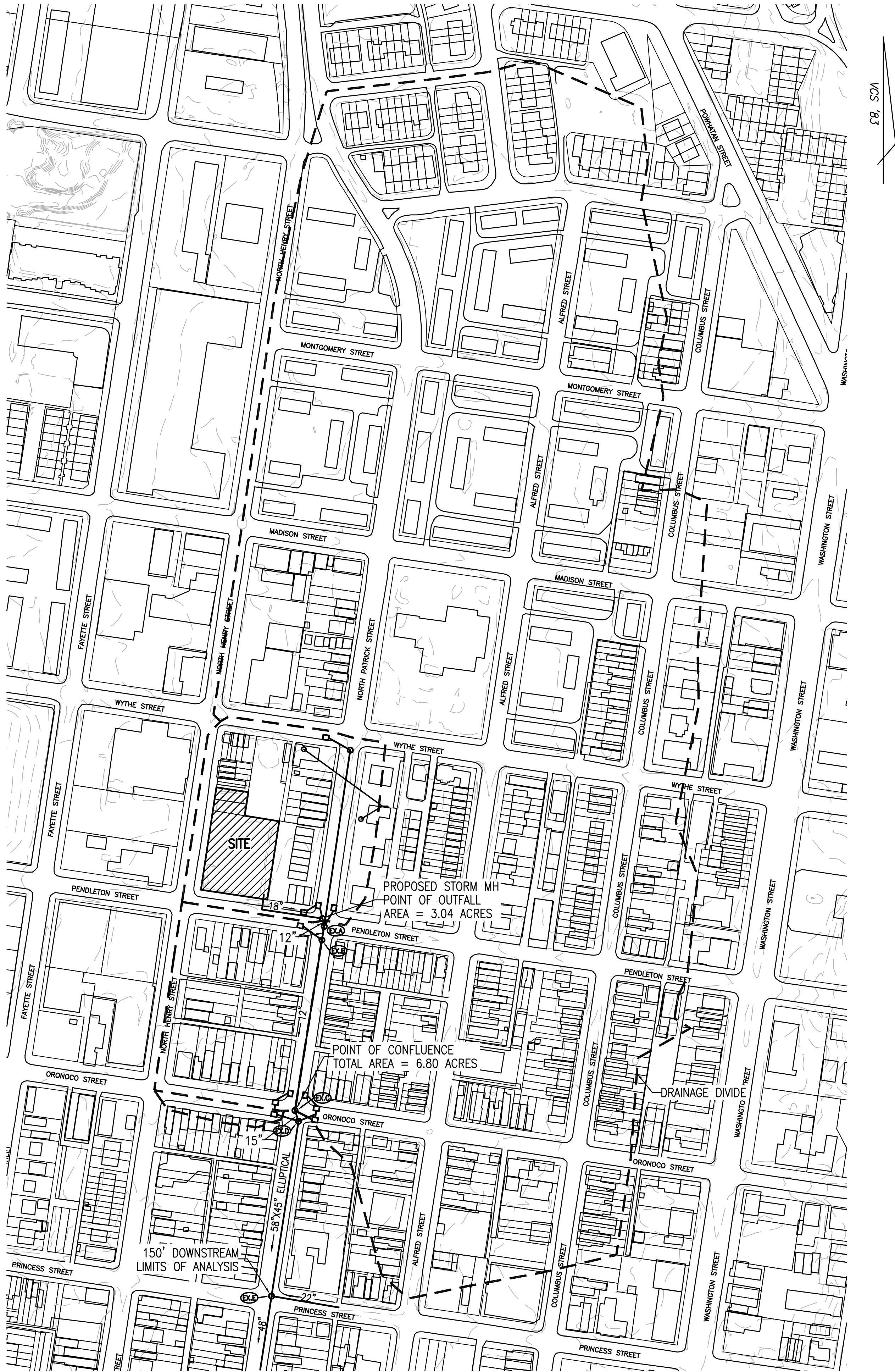
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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OUTFALL MAP
SCALE: 1" = 150'

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STORMWATER OUTFALL NARRATIVE:

EXISTING CONDITIONS

IN EXISTING CONDITIONS, SITE RUNOFF SHEET FLOWS TO THE CURB & GUTTER WITHIN THE NORTH HENRY STREET AND PENDLETON STREET RIGHT-OF-WAY. RUNOFF CONTINUES EAST WHERE IT OUTFALLS TO AN EXISTING CURB INLET LOCATED AT THE NORTHWEST CORNER OF NORTH PATRICK STREET AND PENDLTON STREET. RUNOFF IS CONVEYED SOUTH VIA AN EXISTING 12" COMBINED SEWER SYSTEM.

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT CONSISTS OF 18 TOWNHOUSES AND WILL RESULT IN A MINOR INCREASE OF SITE IMPERVIOUS AREA. THE MAJORITY OF RUNOFF FROM THE PROPOSED STRUCTURES AND DRIVEWAYS WILL BE COLLECTED AND PIPED TO A PROPOSED STORM SEWER SYSTEM WHICH TIES TO AN EXISTING 12" STORM PIPE AT THE INTERSECTION OF NORTH PATRICK STREET AND PENDLETON STREET WHICH IS THE SAME STORM SYSTEM OUTFALL UTILIZED IN EXISTING CONDITIONS.

THE TOTAL DRAINAGE AREA AT THE PROPOSED STORM MANHOLE (POINT OF OUTFALL) IS 3.04 ACRES. RUNOFF CONTINUES SOUTH BEFORE REACHING THE CONFLUENCE POINT AT STRUCTURE EX. C. AT THIS POINT, THE STORM SYSTEM HAS COLLECTED RUNOFF FROM AN ADDITIONAL 3.76 ACRES, WHICH IS GREATER THAN 90% OF THE DRAINAGE TO THE POINT OF OUTFALL (3.04 ACRES). THE ANALYSIS CONCLUDES AT STRUCTURE EX. E, WHICH IS AN ADDITIONAL 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE.

SINCE THIS SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS (COMPUTATIONS TO BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION) AND THE PEAK FLOW RATE IS BEING REDUCED WITH THE PROPOSED DEVELOPMENT DUE TO THE PROPOSED DETENTION SYSTEM, THE FLOOD PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(b)(i). DUE TO SITE DRAINAGE OUTFALLING TO AN EXISTING UNDERSIZED STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED.

THEREFORE, PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13-109F(2)(d)(i) AND REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
JULY 21, 2015
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
THE PARK RESIDENCES
601 NORTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
7.21.15	PRELIM COMMENTS

CHECKED: RJK
DESIGN: ACS

SCALE: 1" = 150'
DATE: JUNE 2015

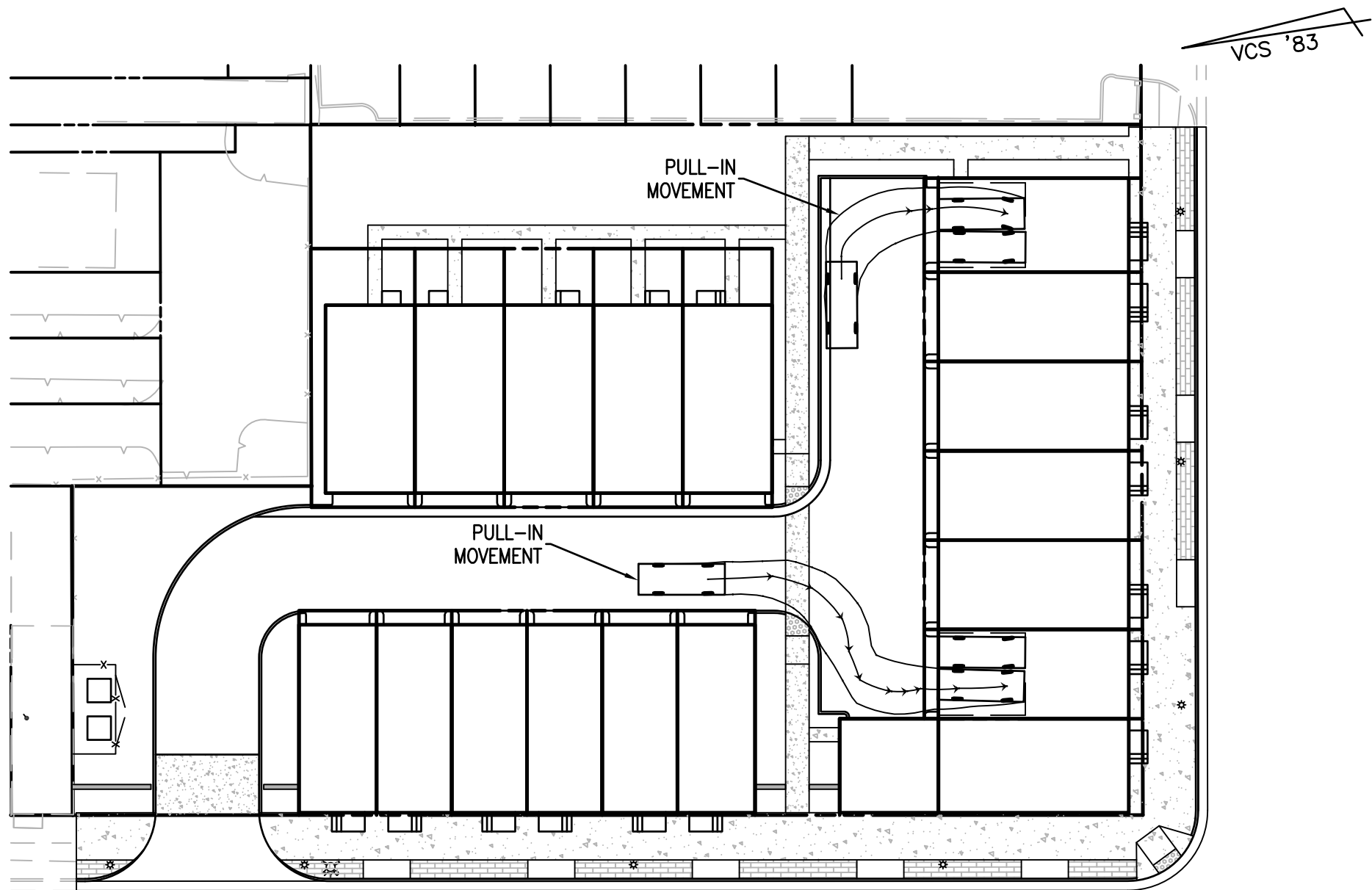
SHEET 8 of 12

FILE: 14-24

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

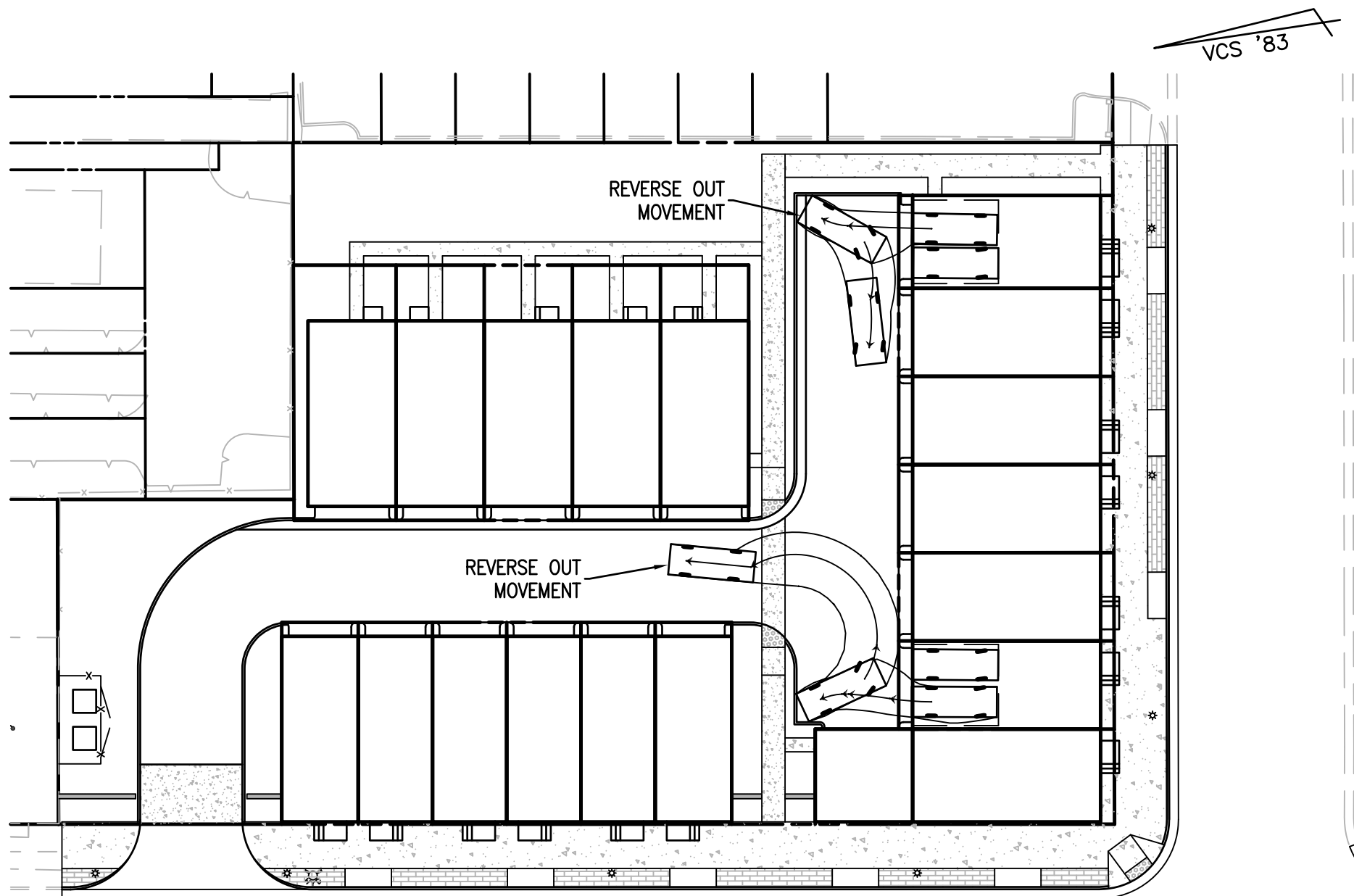
OUTFALL ANALYSIS

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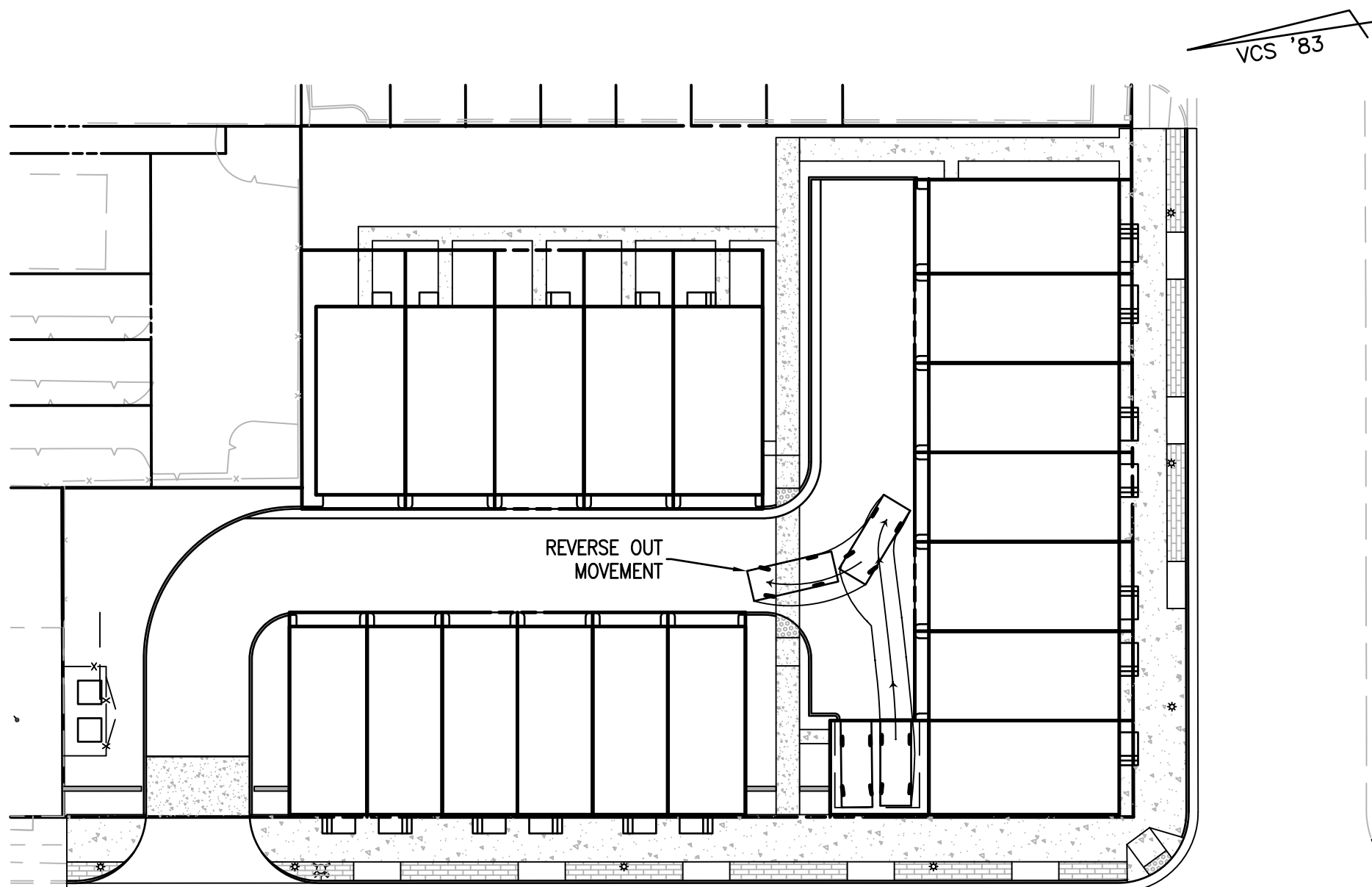
PASSENGER VEHICLE TURNING MOVEMENT 1

SCALE: 1" = 30'



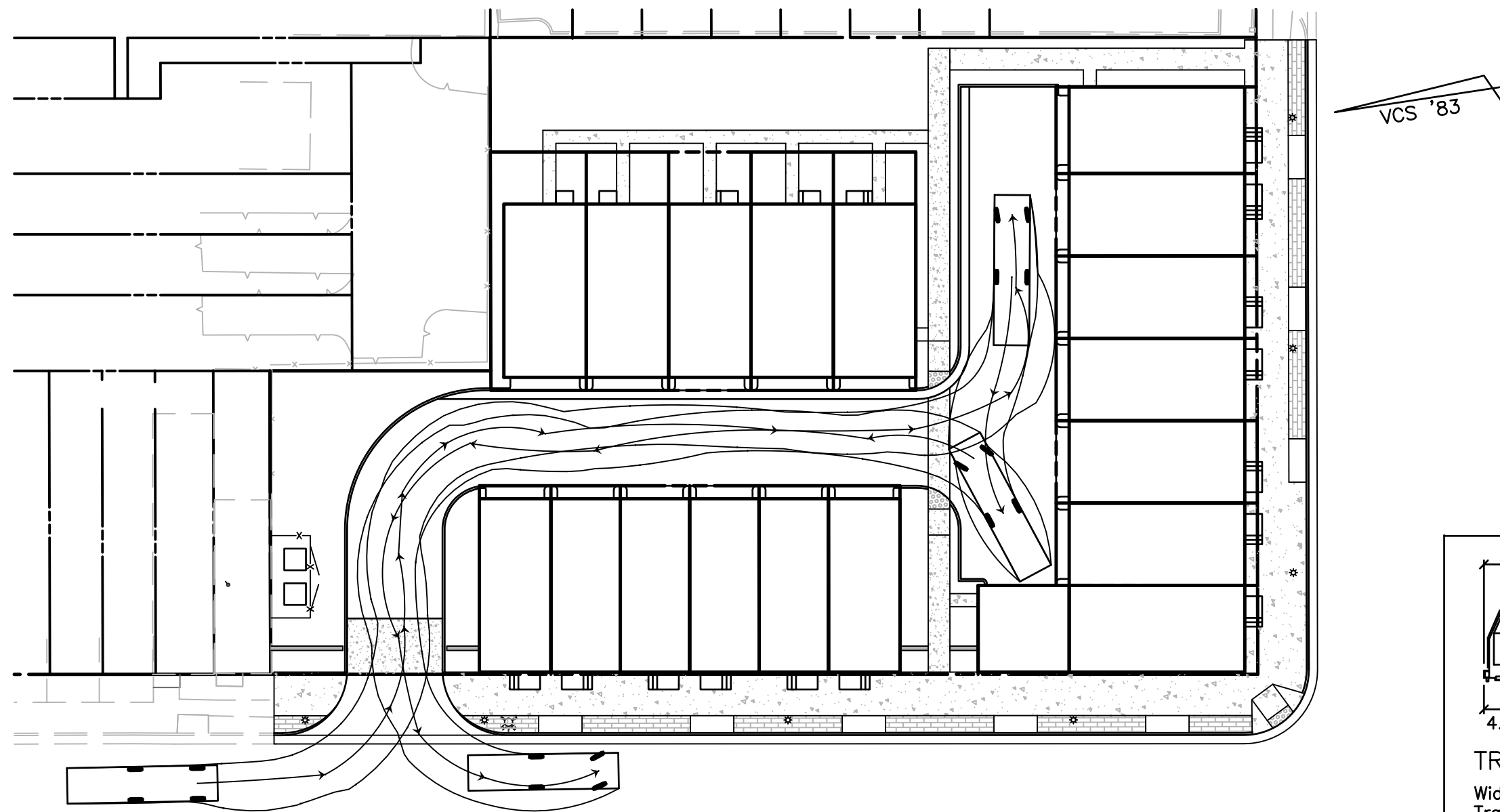
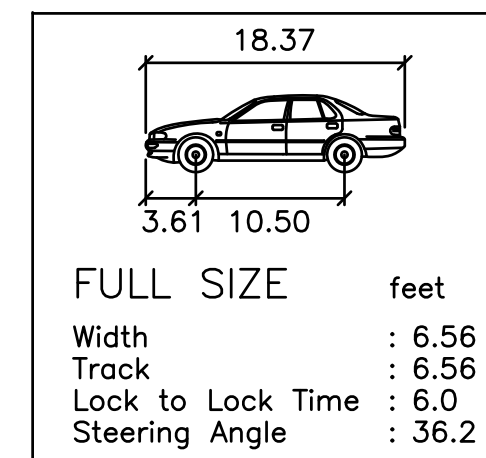
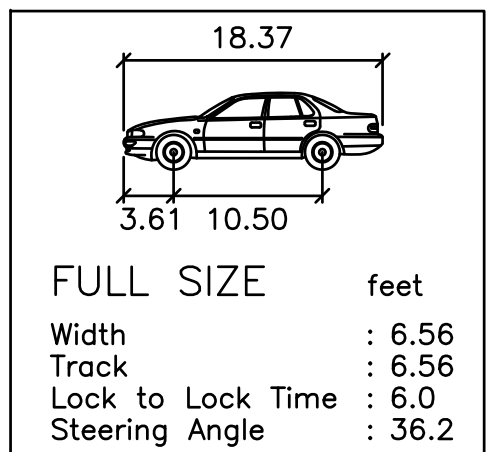
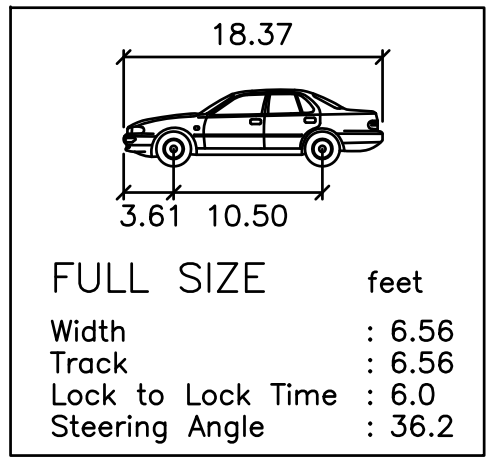
PASSENGER VEHICLE TURNING MOVEMENT 2

SCALE: 1" = 30'



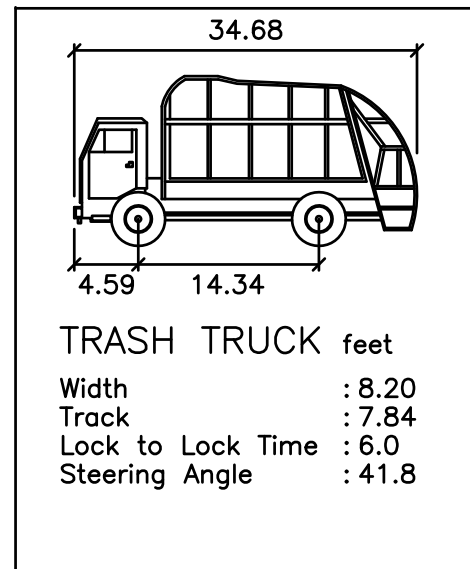
PASSENGER VEHICLE TURNING MOVEMENT 3

SCALE: 1" = 30'



TRASH TRUCK TURNING MOVEMENT

SCALE: 1" = 30'



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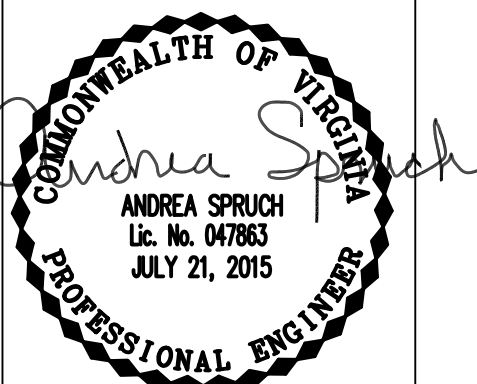
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CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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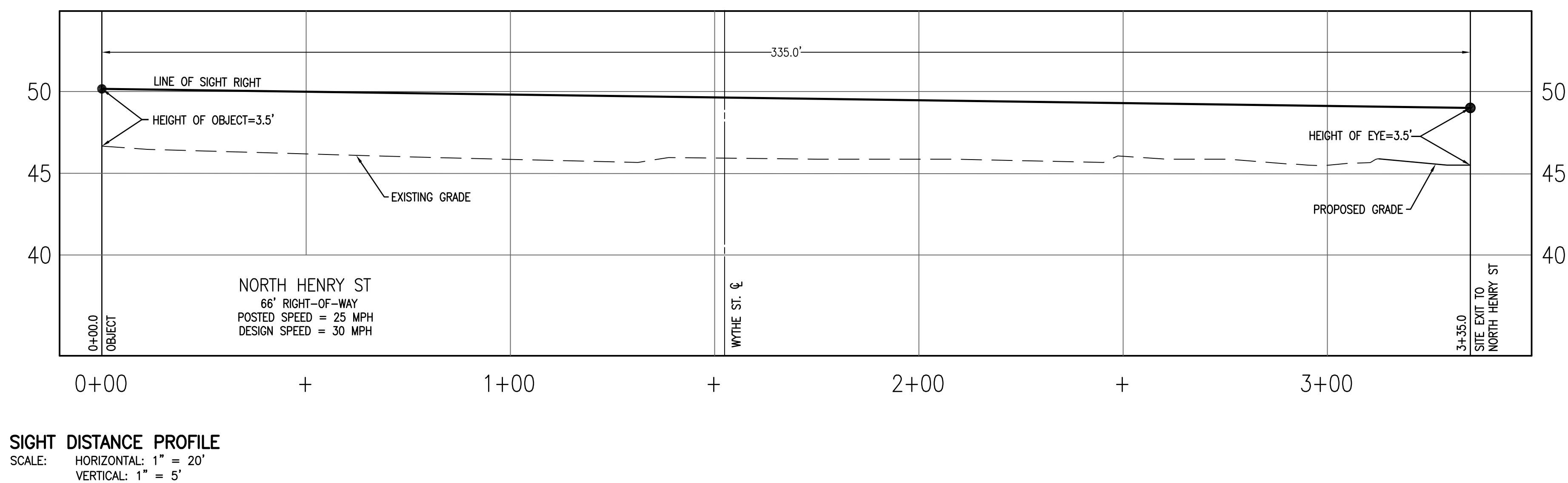
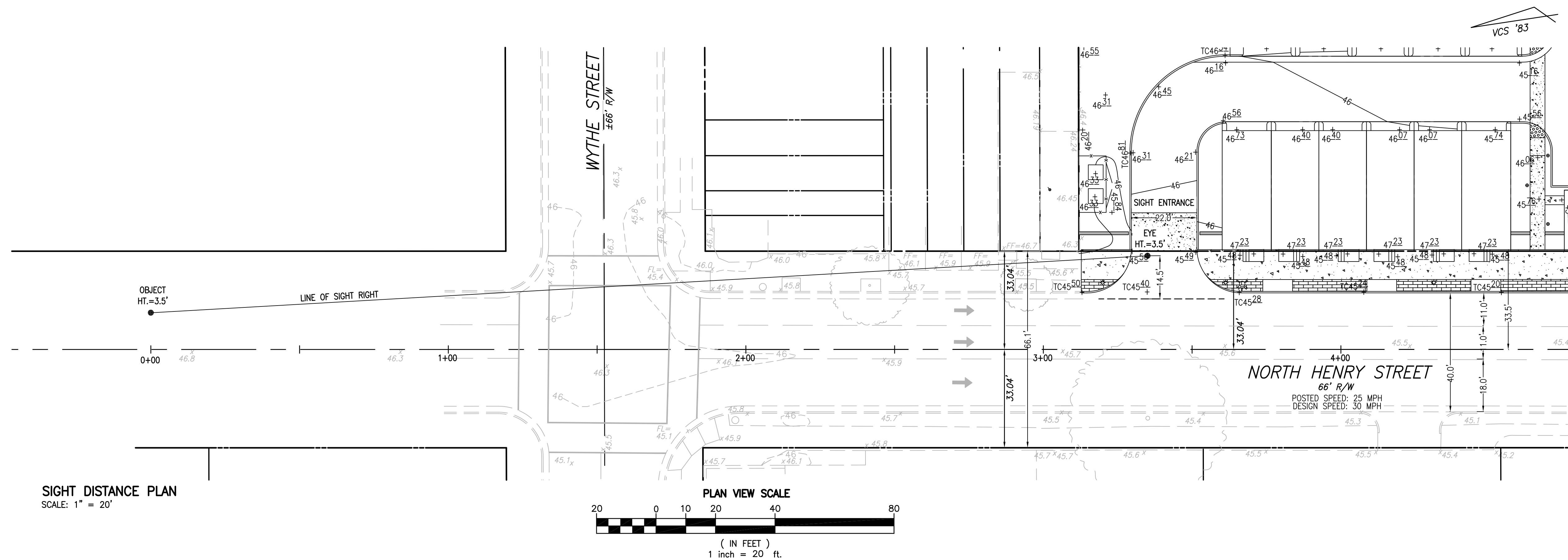
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SHEET 9 of 12
FILE: 14-24



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TURNING MOVEMENTS



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DATE _____	

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

THE PARK RESIDENCES

601 NORTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

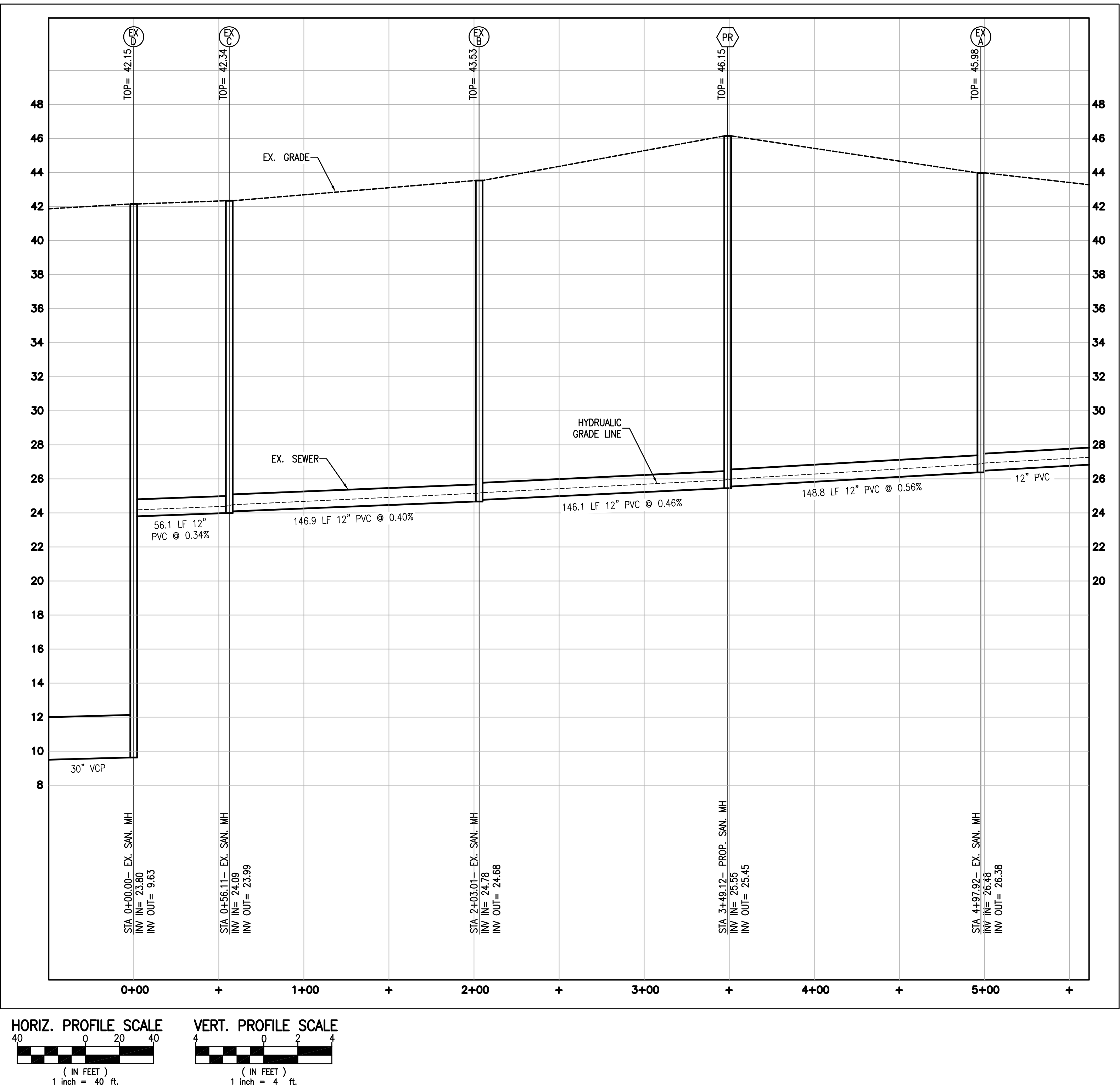
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SIGHT DISTANCE PLAN & PROFILE



Sanitary Sewer Outfall Calculations:

STRUCTURE		FACILITY ID		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	RIM ELEV (LOWER NODE)	FLOW AREA (SF)	WETTED PERIMETER (FT)	HYDRAULIC RADIUS	RIM ELEV
FROM	TO	FROM	TO																			
A	PR	007733SSMH	-	0.8567	0.857	12	0.56%	PVC	0.010	3.61	4.42	148.80	26.38	25.55	0.83	3.62	0.33	45.98	0.2300	1.2300	0.1870	45.98
PR	B	-	007734SSMH	0.0390	0.896	12	0.46%	PVC	0.010	3.27	4.00	146.11	25.45	24.78	0.67	3.39	0.35	46.15	0.2500	1.2700	0.1969	46.15
B	C	007734SSMH	007735SSMH	0.0000	0.896	12	0.40%	PVC	0.010	3.06	3.75	146.90	24.68	24.09	0.59	3.22	0.36	43.53	0.2600	1.2900	0.2016	43.53
C	D	007735SSMH	007638SSMH	0.0000	0.896	12	0.34%	PVC	0.010	2.81	3.44	56.11	23.99	23.80	0.19	3.04	0.38	42.34	0.2800	1.3300	0.2105	42.34

SURVEY NOTE: STRUCTURE INFORMATION FOR STRUCTURES A-D OBTAINED FROM FIELD SURVEY. ALL OTHER STRUCTURE INFORMATION OBTAIN FROM ALEXANDRIA GIS.

Hydraulic Grade Line Computations:

INLET ID	OUTLET WSE	D ₀ (in)	Q ₀	L ₀	S _{f0} %	H _f	JUNCTION LOSS											FINAL H	INLET WSE	RIM ELEV	FREE BOARD
							V ₀	H ₀	Q _i	V _i	Q*V _i	H _i	ANGLE	H _Δ	H _t	1.3 H _t	0.5 H _t				
C	24.18	12	0.896	56.11	0.3701	0.21	3.04	0.036	0.896	3.04	2.72	0.050	80	0.095	0.181	-	0.09	0.30	24.48	42.34	17.86
B	24.48	12	0.896	146.90	0.4549	0.67	3.22	0.040	0.896	3.22	2.88	0.056	0	0.000	0.097	-	0.05	0.72	25.19	43.53	18.34
PR	25.19	12	0.896	146.11	0.5077	0.74	3.39	0.045	0.896	3.39	3.04	0.062	0	0.000	0.107	-	0.05	0.80	25.99	46.15	20.16
A	25.99	12	0.857	148.80	0.5877	0.87	3.62	0.051	0.857	3.62	3.10	0.071	0	0.000	0.122	-	0.06	0.94	26.93	45.98	19.05

Sanitary Sewer Flow Calculations:

BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOWS TO
1-62	Multi-Family/ Condos	300	EA.	62	18,600	775	0.0288	0.1151	A
63-97	Single Family/ TH	350	EA.	35	12,250	510	0.0190	0.0758	A
98-149	Single Family/ TH	350	EA.	52	18,200	758	0.0282	0.1126	A
150	Office/Comm.	200	SF	4,009	802	33	0.0012	0.0050	A
151-226	Multi-Family/ Condos	300	EA.	76	22,800	950	0.0353	0.1411	A
227-251	Single Family/ TH	350	EA.	25	8,750	365	0.0135	0.0542	A
252-309	Single Family/ TH	350	EA.	58	20,300	846	0.0314	0.1256	A
310-377	Single Family/ TH	350	EA.	67	23,450	977	0.0363	0.1451	A
378-395	Single Family/ TH	350	EA.	18	6,300	263	0.0097	0.0390	A
396	Office/Comm.	200	SF	3,118	624	26	0.0010	0.0039	A
397	Office/Comm.	200	SF	3,720	744	31	0.0012	0.0046	A
398-405	Single Family/ TH	350	EA.	8	2,800	117	0.0043	0.0173	A
406	Office/Comm.	200	SF	7,440	1,488	62	0.0023	0.0092	A
407	Single Family/ TH	350	EA.	1	350	15	0.0005	0.0022	A
408	Office/Comm.	200	SF	4,756	951	40	0.0015	0.0059	A
SITE	Townhouse/SFM	350	EA.	18	6,300	263	0.0097	0.0390	PR
TOTAL					144,709	6,030	0.2239	0.8957	

Sanitary Sewer Outfall Calculations:

The average day and peak hour wastewater discharge flow calculations were computed using the method provided by the City of Alexandria in Memorandum to Industry No. 06-14. The proposed use for this project will be a 18 townhouse units. The average daily flow is described below:

Townhouse: 350 GPD / UNIT x 18 units = 6,300 GPD OR 0.0097 CFS

To account for the daily peak period, the above flow is multiplied by a factor of 4:

6,300 GPD x 4 = 25,200 GPD
0.0097 CFS x 4 = 0.0390 CFS
TOTAL PEAK FLOW = 25,200 GPD OR 0.0390 CFS

Sanitary Sewer Outfall Note:

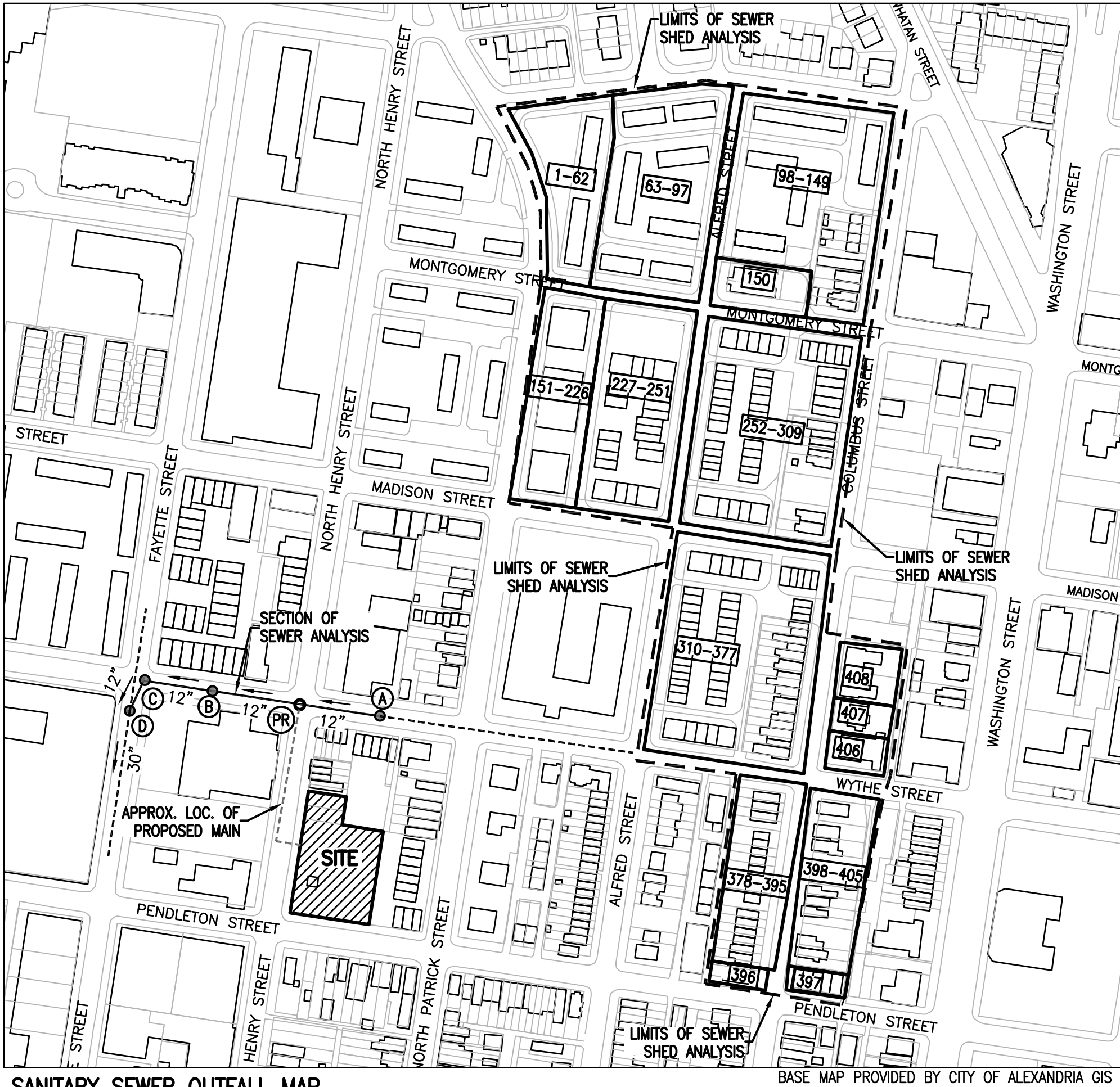
This project is anticipated to generate an excess of 10,000 GPD in sanitary waste outflow. A flow of approximately 6,300 GPD is expected for this development resulting in a peak flow of 25,200 GPD. Therefore, the project is subject to a sanitary sewer outfall analysis. This sanitary sewer outfall analysis 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 shall connect to the 12" sanitary sewer in Wythe Street. This sewer is a City of Alexandria maintained sanitary sewer. The sanitary sewer flows west towards Fayette Street. The sewer then turns south along Fayette where it joins a 30" sanitary trunk sewer.

Final Sanitary Sewer Flow Calculations:

Existing flow from site: 200 GPD OR 0.0003 CFS
Proposed flow from site: 6,300 GPD OR 0.0097 CFS

Total proposed flow to outfall point: 144,709 GPD OR 0.2239 CFS
Total peak flow (x4): 578,836 GPD OR 0.8957 CFS



APPROVED
SPECIAL USE PERMIT NO. 2014-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
THE PARK RESIDENCES
601 NORTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

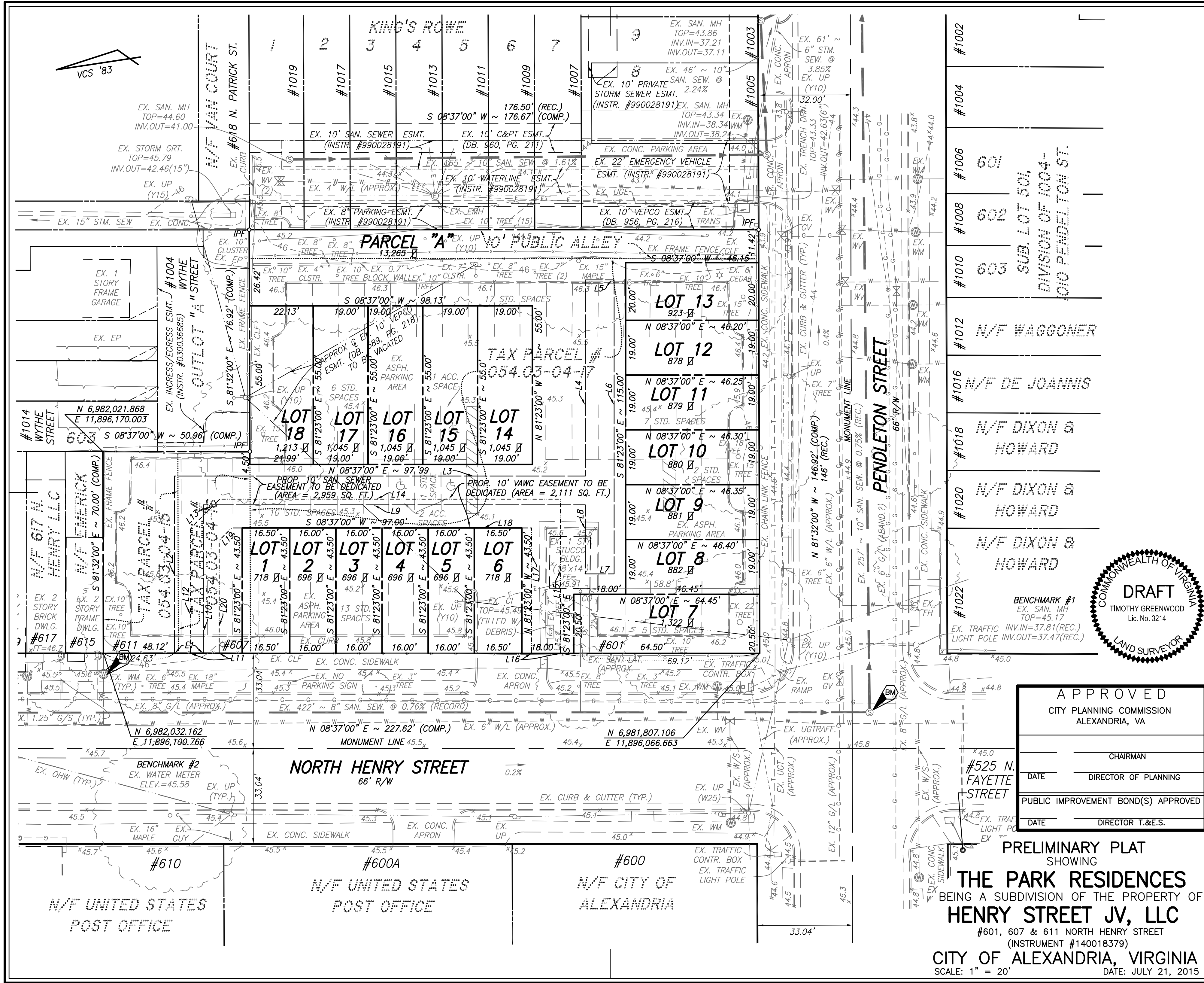
DATE 7.21.15 REVISION PRELIM COMMENTS

CHECKED: RJK
DESIGN: ACS
SCALE: 1" = 200'
DATE: JUNE 2015
SHEET 11 OF 12
FILE: 14-24



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

SANITARY SEWER OUTFALL ANALYSIS



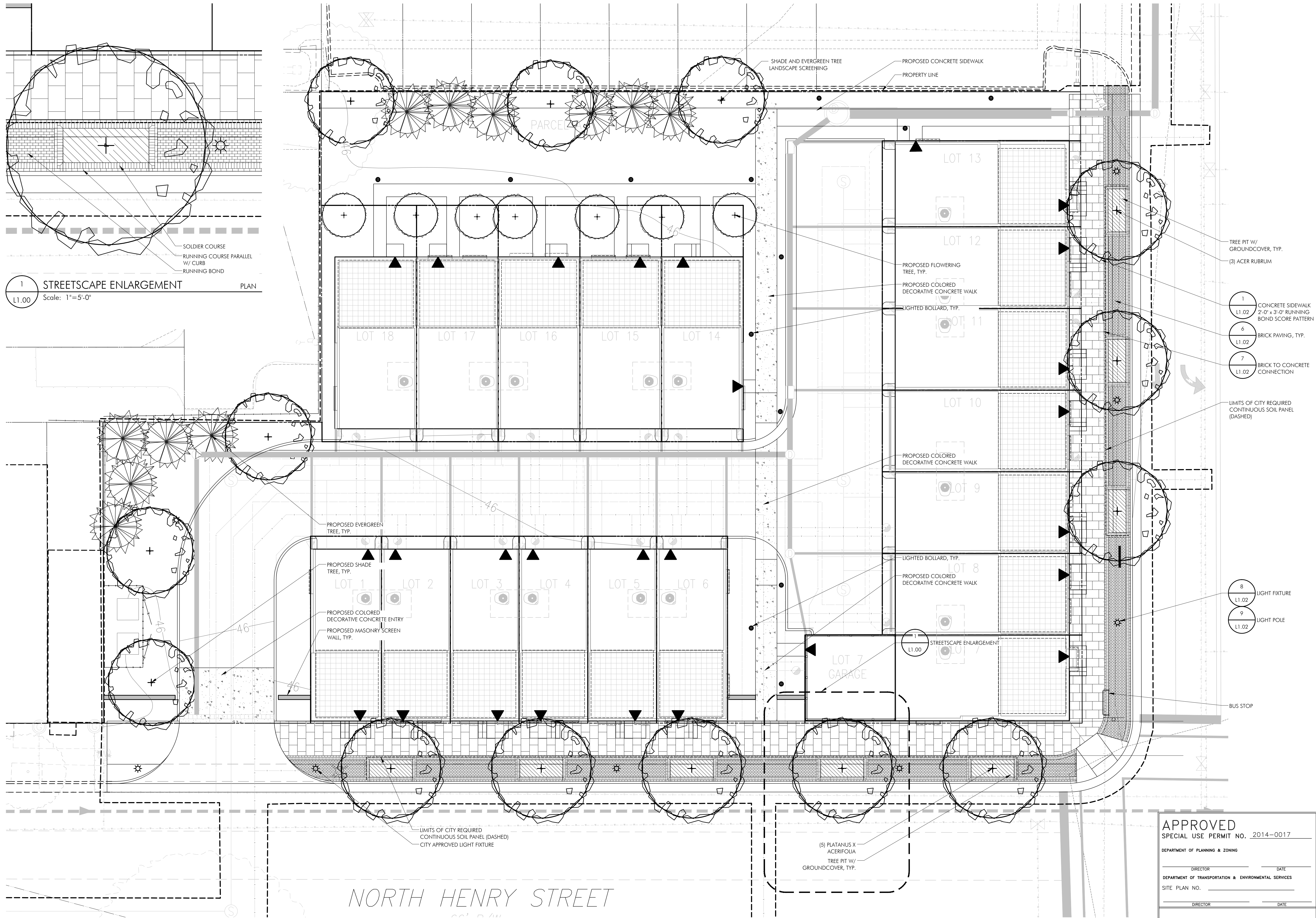
ENGINEERING • LAND SURVEYING • PLANNING

730 S. Washington Street Alexandria, Virginia 22314 (703) 549-6422

RC **FIELDS & ASSOCIATES, INC.**

FILE NO. 14-24
SHEET 2 OF 2

COMP. T.G.
DRAWN T.G.
CHECKED W.D.S.



1 STREETScape ENLARGEMENT
Scale: 1"=5'-0" PLAN

APPROVED SPECIAL USE PERMIT NO. 2014-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
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SITE PLAN NO.	
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CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
DATE	

p:\2014\14105 park residences\6.0 cad files\DSUP\L1.01 TREE CANOPY.dwg

PLANT SCHEDULE

STREET TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY	
									EACH (SF)	SUBTOTAL (SF)
3	ARO	Acer	rubrum	October Glory	October Glory Red Maple	14 - 16'	3 - 3 1/2"	B4B, full uniform crown, symmetrical branching, full specimen	NA	NA
5	PLA	Platanus	x acerifolia		London Plane Tree	14 - 16'	3 - 3 1/2"	B4B, full uniform crown, symmetrical branching, full specimen	NA	NA
TOTAL									NA	NA

SHADE TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY	
									EACH (SF)	SUBTOTAL (SF)
6	ULA	Ulmus	americana	Princeton	American Elm	8-10'	1 1/2" MIN.	B4B, multi-trunk, 3 canes min, full symmetrical branching	1250 SF	7500 SF
TOTAL									1250 SF	7500 SF

ORNAMENTAL/EVERGREEN TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY	
									EACH (SF)	SUBTOTAL (SF)
7	CEF	Cercis	canadensis	'Forest Pansy'	Forest Pansy Eastern Redbud	8 - 10'	1 1/2" min.	B4B, multi-trunk, 3 trunk minimum, full symmetrical branching	500 SF	3500 SF
11	ION	Ilex	x	'Nellie R. Stevens'	Nellie R. Stevens Holly	6 - 8'	3 1/2 - 5'	B4B, full to ground with good seasonal flush	250 SF	2750 SF
TOTAL									750 SF	6250 SF

TOTAL	13,750 SF
-------	-----------

TREES TO BE REMOVED

*NOTE: SEE SHEET 3 FOR EXISTING TREE LOCATIONS

1. 18" ZELKOVA
2. 15" ZELKOVA
3. 10" TREE OF HEAVEN
6. 10" RED CEDAR
7. 10" RED CEDAR
8. 10" RED CEDAR
9. 10" RED CEDAR
10. 10" RED CEDAR
11. 10" RED CEDAR
12. 10" RED CEDAR
13. 10" RED CEDAR
14. 10" RED CEDAR
15. 10" RED CEDAR
16. 10" RED CEDAR
17. 10" RED CEDAR
18. 10" RED CEDAR
19. 10" RED CEDAR
20. 10" RED CEDAR
21. 10" BRADFORD PEAR
22. 10" ELM
23. 4" ELM
24. 8" ELM
25. 10" ZELKOVA
26. 8" ELM
27. 10" ZELKOVA
28. 7" ELM
29. 8" ELM
30. 7" ELM
31. 7" ZELKOVA
32. 15" ELM
33. 10" MAPLE
34. 10" MAPLE
35. 6" CEDAR
36. 15" ZELKOVA
37. 7" CHERRY
38. 18" MULBERRY
39. 15" ZELKOVA
40. 6" CHERRY
41. 22" ZELKOVA
42. 10" BRADFORD PEAR
43. 3" CHERRY
44. 7" CRAFT MYRTLE
45. 8" CHERRY
46. 8" CHERRY
47. 3" CHERRY

TREES TO BE REMAIN

4. 8" TREE OF HEAVEN
5. 10" TREE OF HEAVEN

GROSS SITE AREA-	29,523 SF (0.67 ACRES)
25% CROWN COVERAGE REQUIRED-	7,380 SF
TREE CANOPY PROVIDED-	13,750 SF
SHRUB CANOPY PROVIDED-	NA
TOTAL CANOPY PROVIDED-	13,750 SF
PERCENTAGE OF TREE CANOPY PROVIDED-	46.5%
STREET TREE CANOPY (NOT INCLUDED)	10,000 SF

APPROVED

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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. DATE

NORTH

DESIGN: DD

DRAWN: KZ

CHECKED: DD

SCALE: Viewport Scale

0 0 0 0

PROJECT NO: 14105

DATE: 07.21.2015

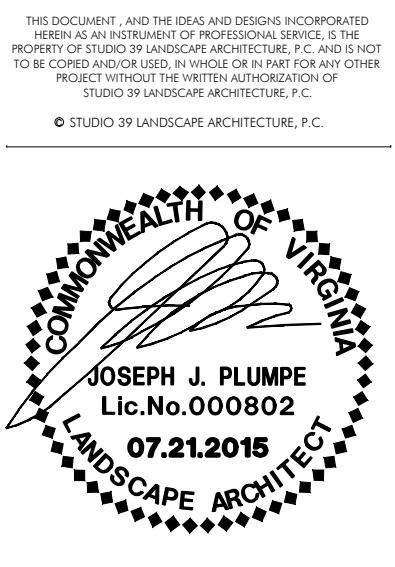
L1.01

DSUP

PARK RESIDENCES

CITY OF ALEXANDRIA, VA

NORTHFIELD CONSTRUCTION & DEVELOPMENT



REVISIONS:

TREE CANOPY

XXXXX

STUDIO39

Landscape Architecture, P.C.

6416 Greendale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

NOT RELEASED FOR CONSTRUCTION

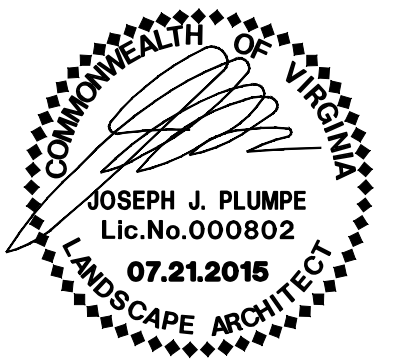


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Email: frontdesk@studio39.com

PARK RESIDENCES
CITY OF ALEXANDRIA, VA
NORTHFIELD CONSTRUCTION & DEVELOPMENT

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REVISIONS:

HARDSCAPE
DETAILS

DESIGN: DD
DRAWN: KZ
CHECKED: DD

SCALE: AS SHOWN

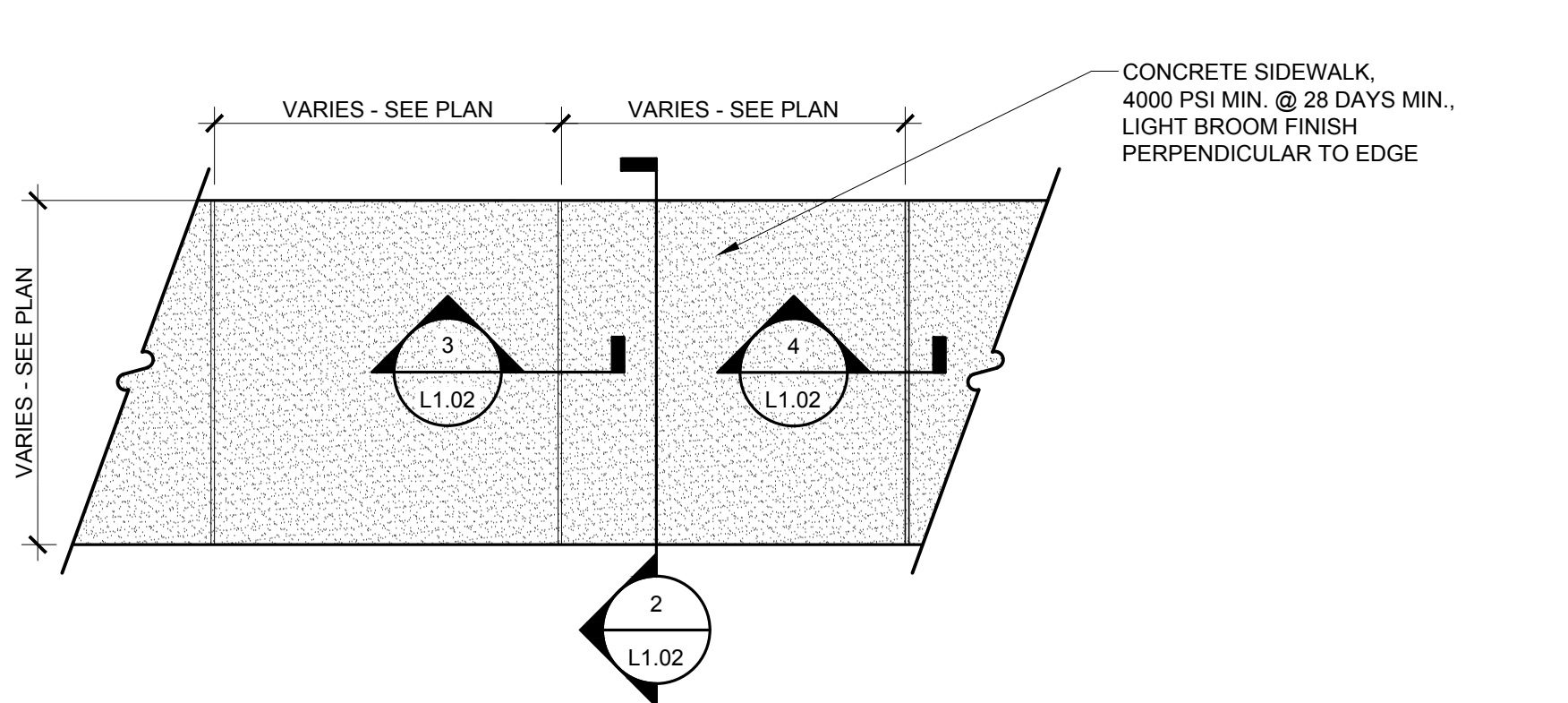
PROJECT NO: 14105

DATE: 07.21.2015

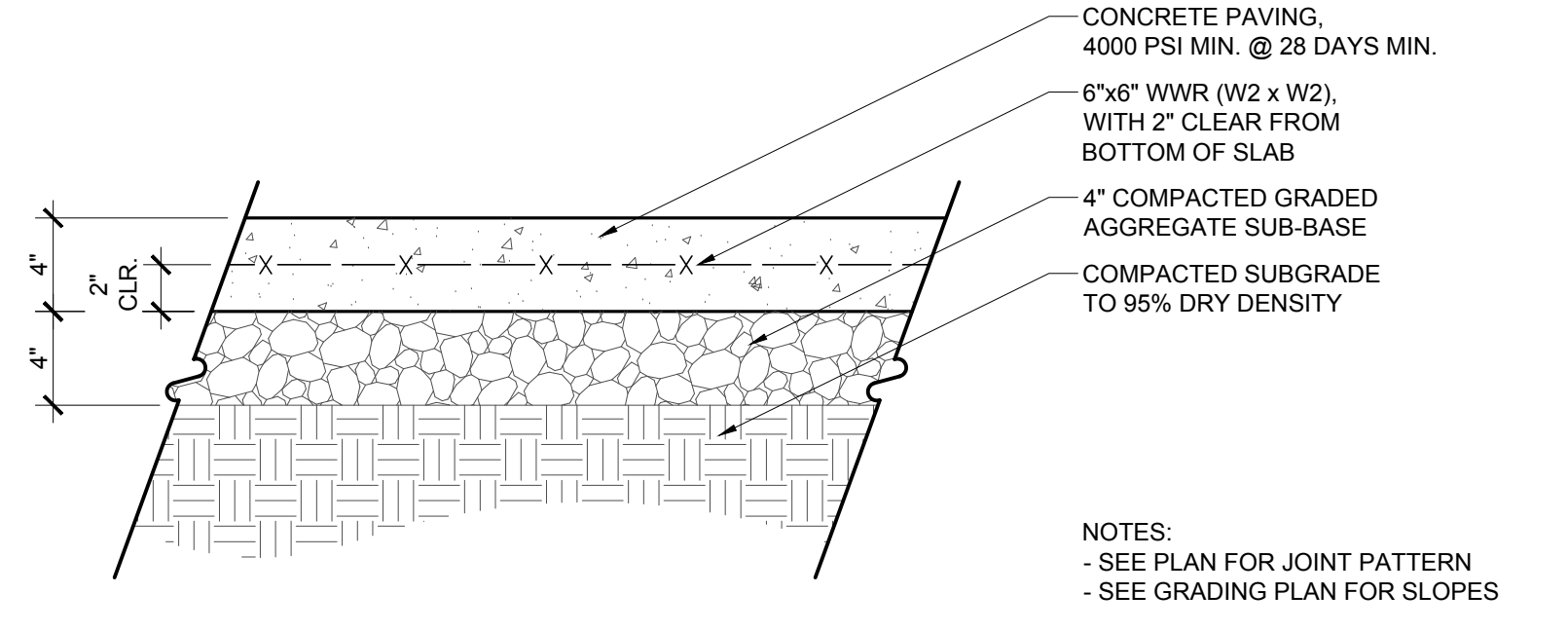
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DSUP

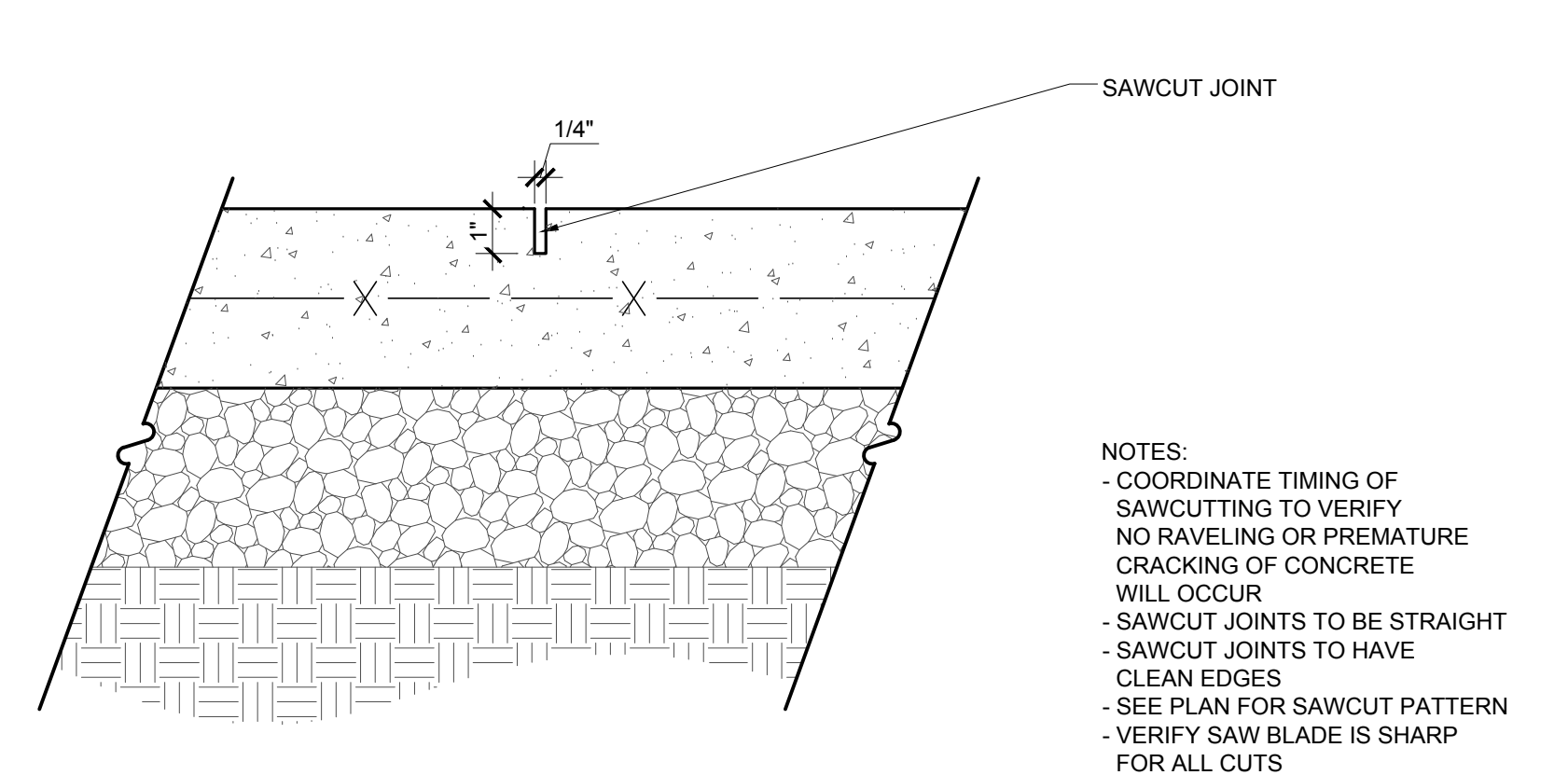
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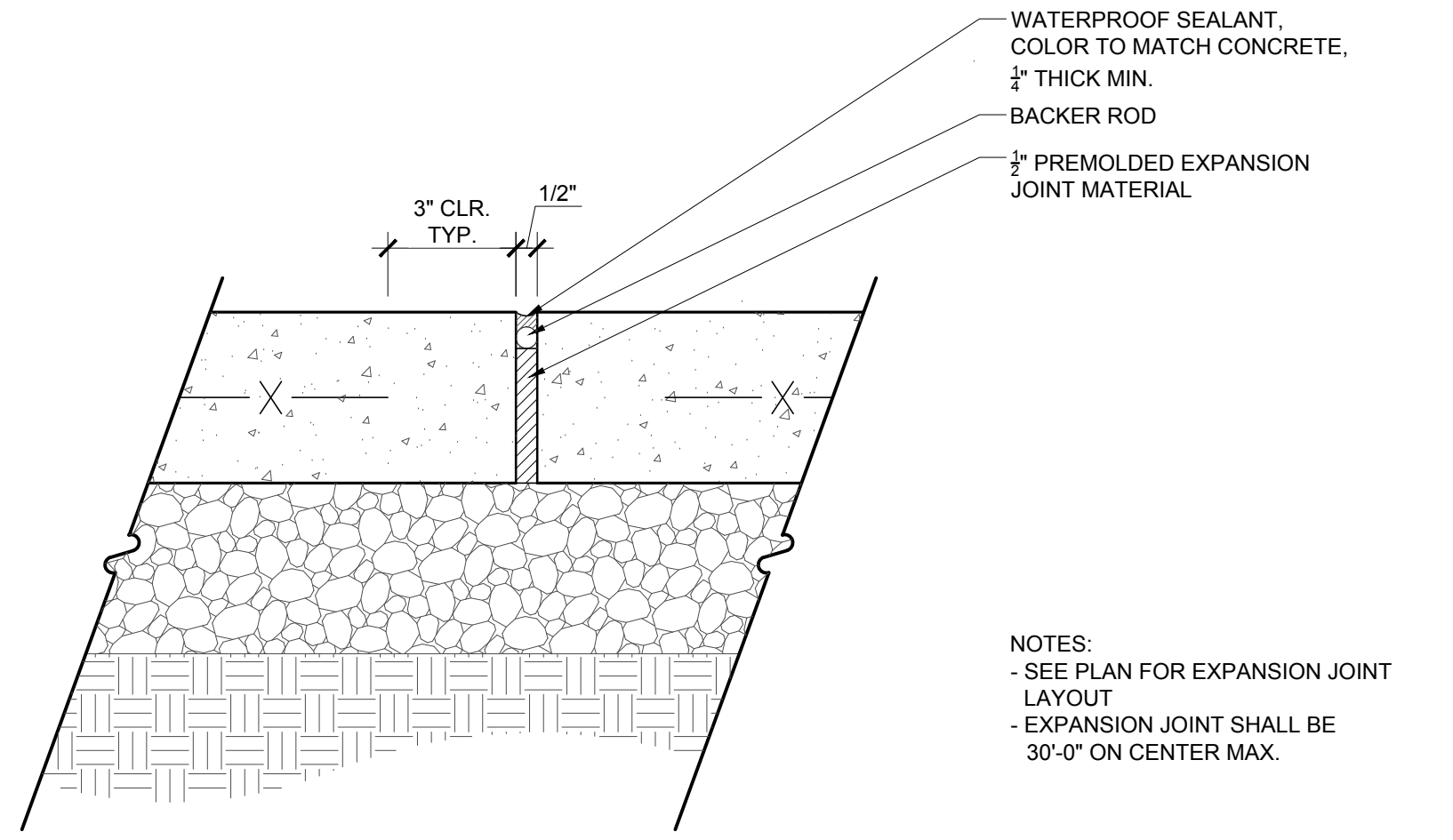
1 CONCRETE SIDEWALK
Scale: 1/2" = 1'-0" PLAN



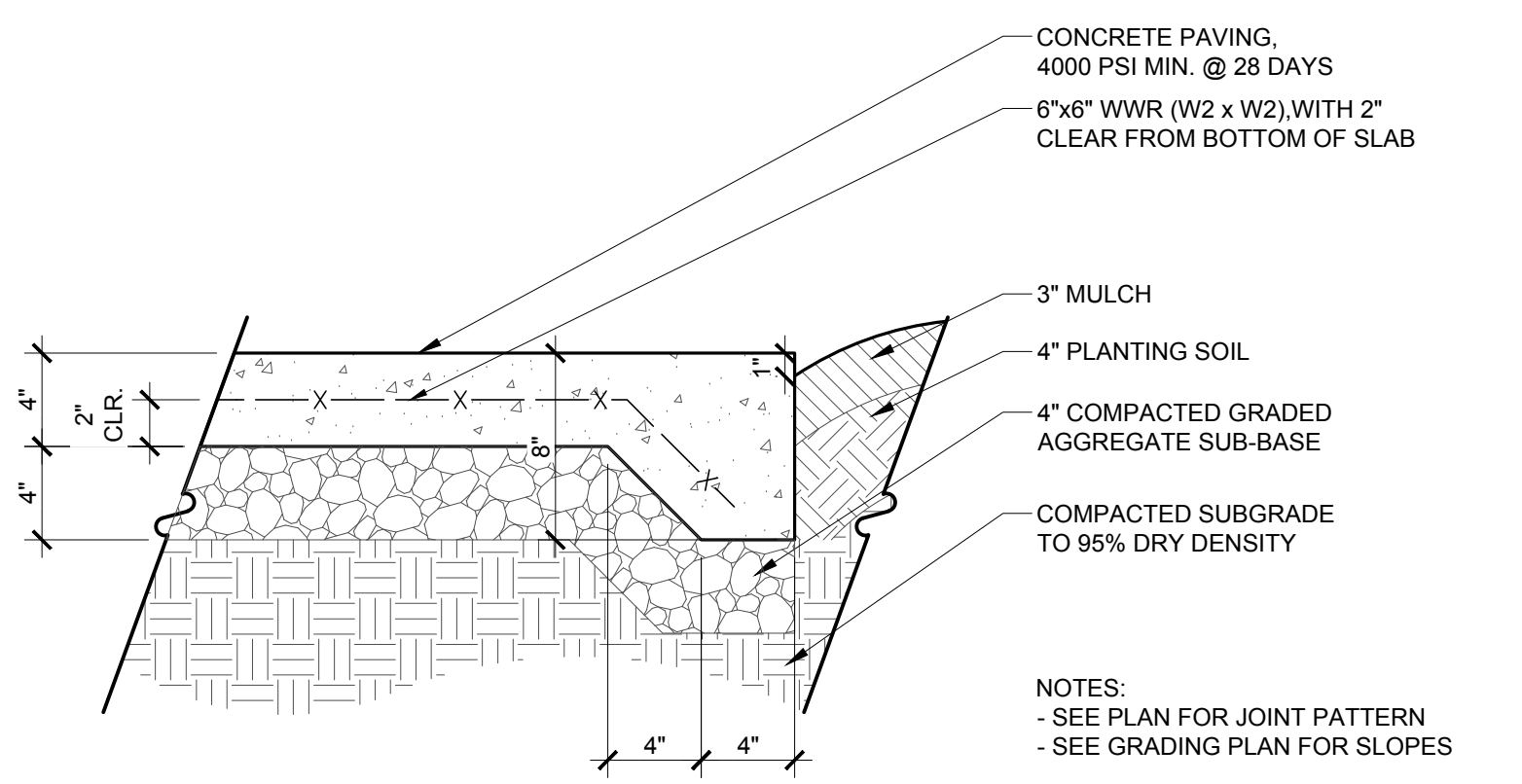
2 CONCRETE PAVING - PEDESTRIAN RATED
Scale: 1 1/2" = 1'-0" SECTION



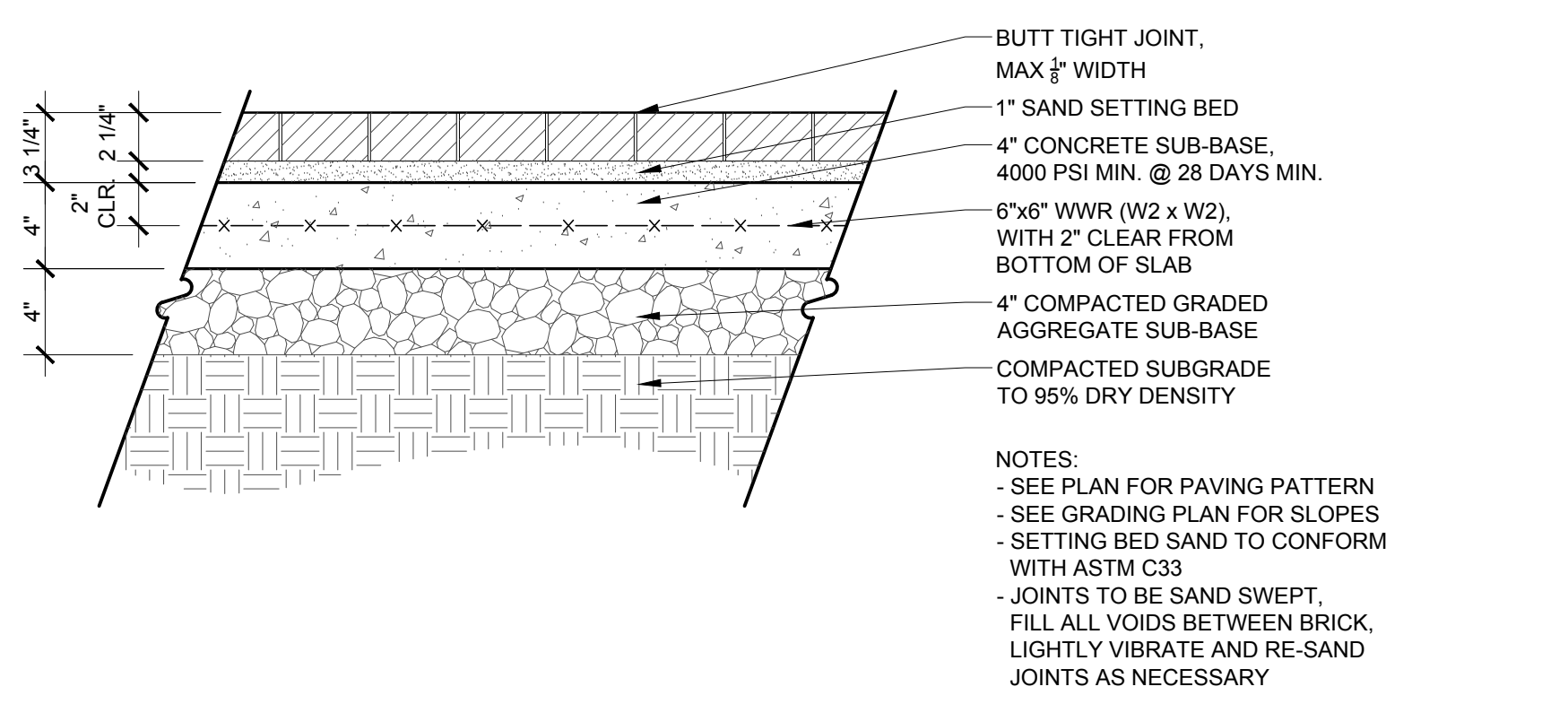
3 SAWCUT CONTROL JOINT
Scale: 3" = 1'-0" SECTION



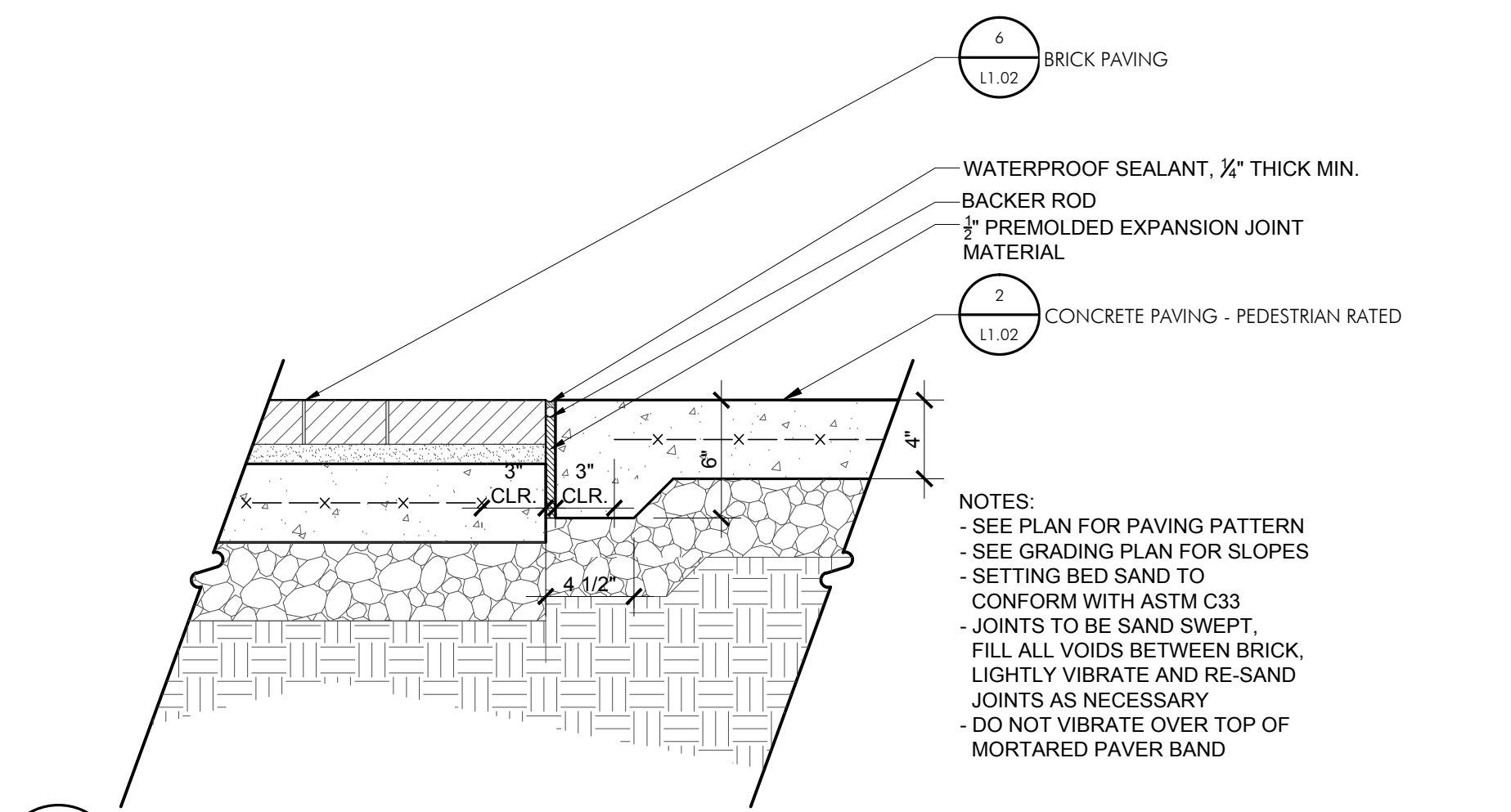
4 CONCRETE PAVING EXPANSION JOINT - TYPICAL
Scale: 3" = 1'-0" SECTION



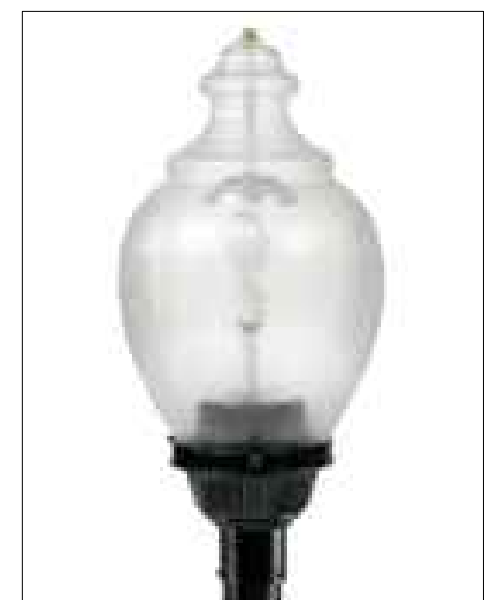
5 CONCRETE SIDEWALK EDGE TREATMENT
Scale: 1 1/2" = 1'-0" SECTION



6 BRICK PAVING
Scale: 1 1/2" = 1'-0" SECTION

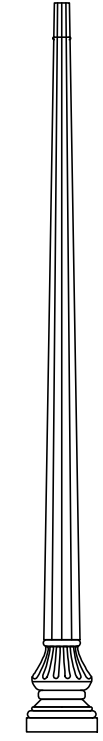


7 BRICK TO CONCRETE CONNECTION
Scale: 1 1/2" = 1'-0" SECTION



MODEL: R54BANN1AGRD W/ LED MODULE -SS669H
DESCRIPTION: LIGHT FIXTURE W/ 80 LED'S MODULE
MOUNTING HT: 14'-0"
COLOR: BLACK
QUANTITY: PER PLAN
COMPANY: HADCO 100 CRAFTWAY LITTLESTOWN, PA 17340 (P) 703.530.9255
CONTACT: DAVE DEPORTER (P) 410.905.3861
NOTES: 1) INSTALL PER MANUF. INSTRUCTIONS 2) SEE PLAN FOR LOCATIONS AND QUANTITY

8 LIGHT FIXTURE
Scale: NTS PROD. INFO.



9 LIGHT POLE
Scale: NTS PROD. INFO.

MODEL: XF45-D3M
DESCRIPTION: 14' MOUNTING HEIGHT, FIBERGLASS ANCHOR BASE
COLOR: BLACK
QUANTITY: PER PLAN
COMPANY: W.J. WHATLEY, INC 3550 ODESSA WAY STE A AURORA, CO 80011 (P) 301.621.1650
CONTACT: DON HOFFMAN
NOTES: 1) INSTALL PER MANUF. INSTRUCTIONS 2) SEE PLAN FOR LOCATIONS AND QUANTITY 3) OR APPROVED EQUAL

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SPECIAL USE PERMIT NO. 2014-0017

DEPARTMENT OF PLANNING & ZONING

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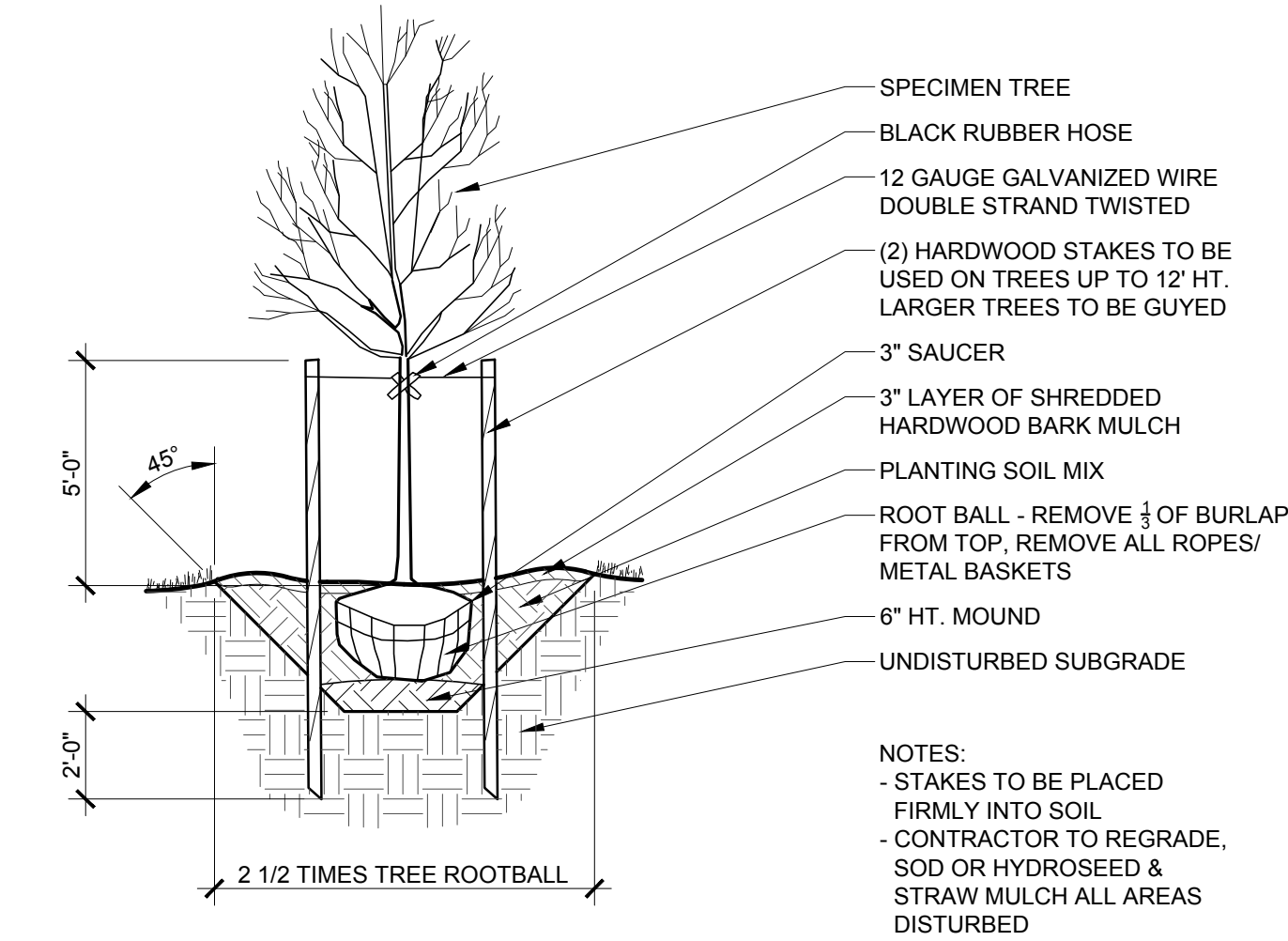
INSTRUMENT NO. DEED BOOK NO. DATE

PLANTING NOTES:

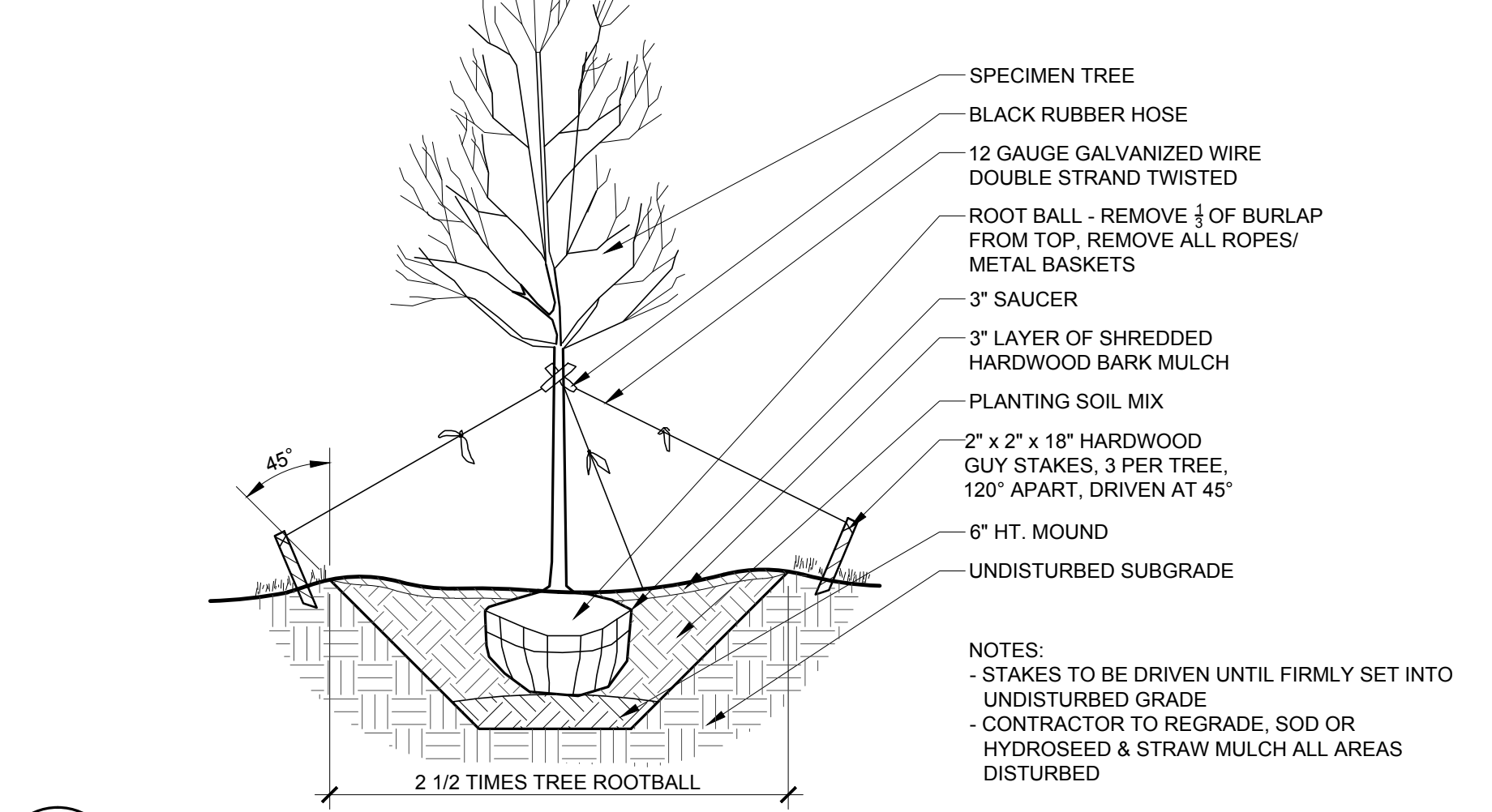
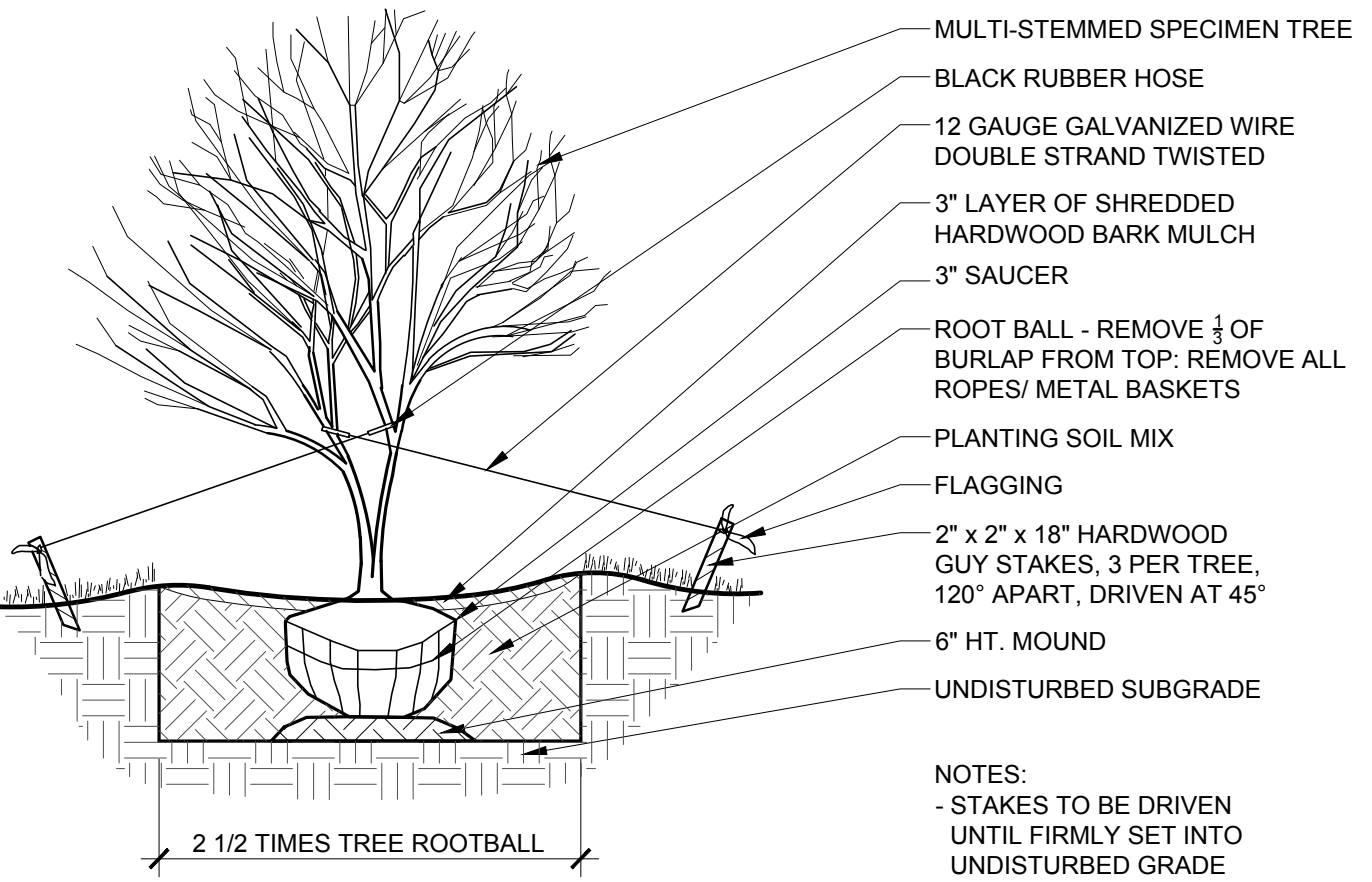
1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUNDCOVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CARPINUS SPP.; PYRUS SPP.; CRATECUS SPP. QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA. ANY PLANTING IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
21. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
22. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
23. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
24. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
25. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
26. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
27. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
28. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
29. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
30. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
31. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
32. SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT PLANTING PLANS.
33. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
34. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
35. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
36. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
37. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
38. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
39. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

PLANTING MIX NOTES:

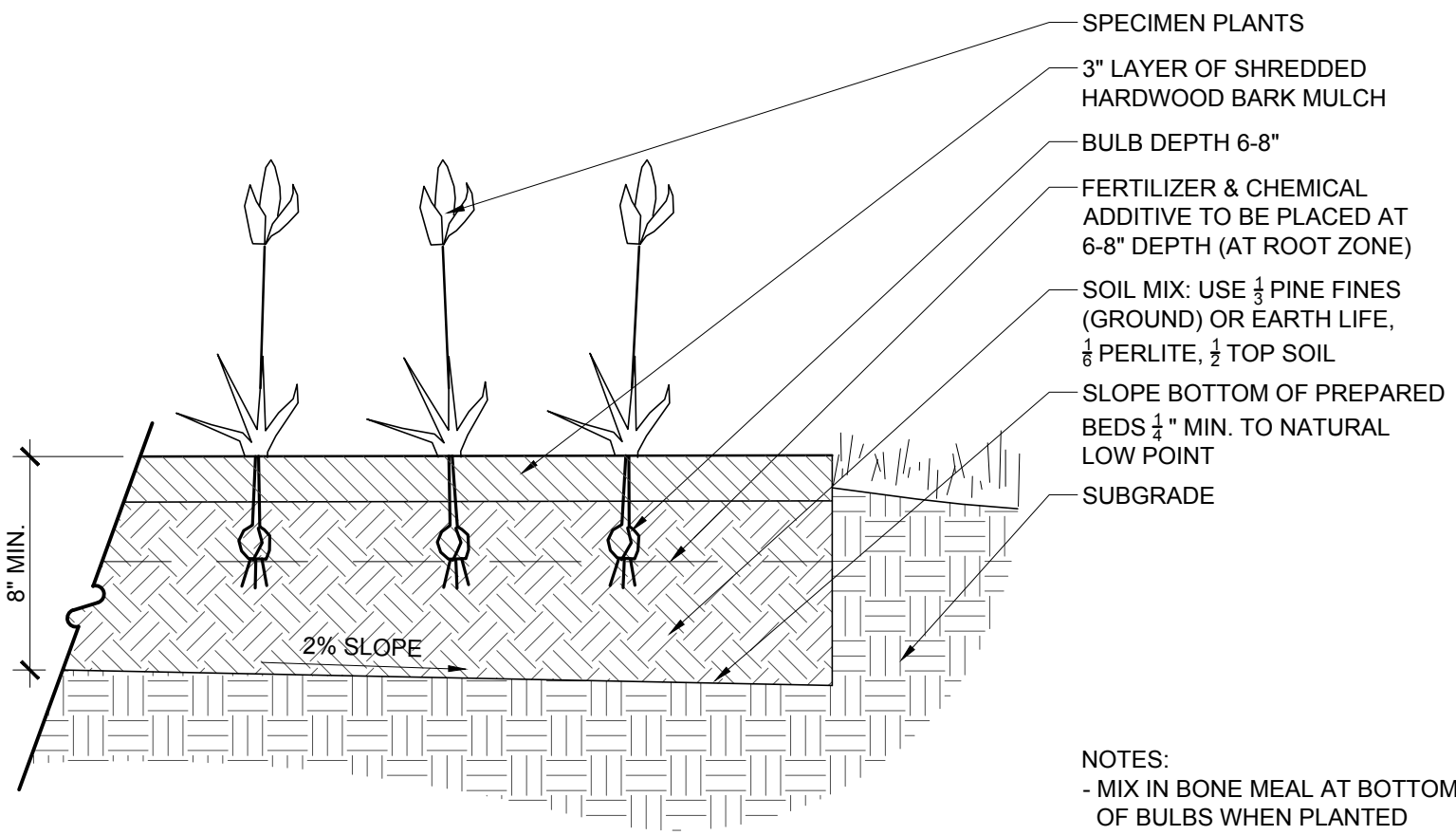
1. THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
4. THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 7.0 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
5. A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
6. IF A LOCAL, REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, A&L LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT:
A&L ANALYTICAL LABORATORIES, INC.
2790 WHITTEN ROAD
MEMPHIS, TN 38133
1-800-264-4522
7. THE LAB SHALL PERFORM AN S1A TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, PC.



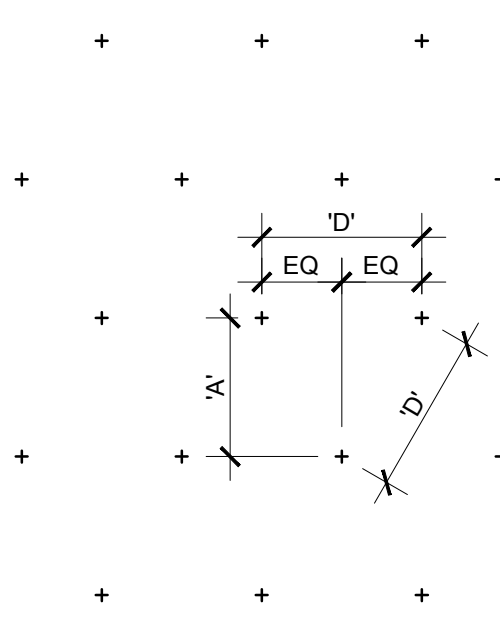
1 TREE PLANTING
Scale: 1/4" = 1'-0"
PLAN LD-002



3 TREE GUYING PLANTING - MULTI-STEMMED
Scale: 1/4" = 1'-0"
PLAN LD-003

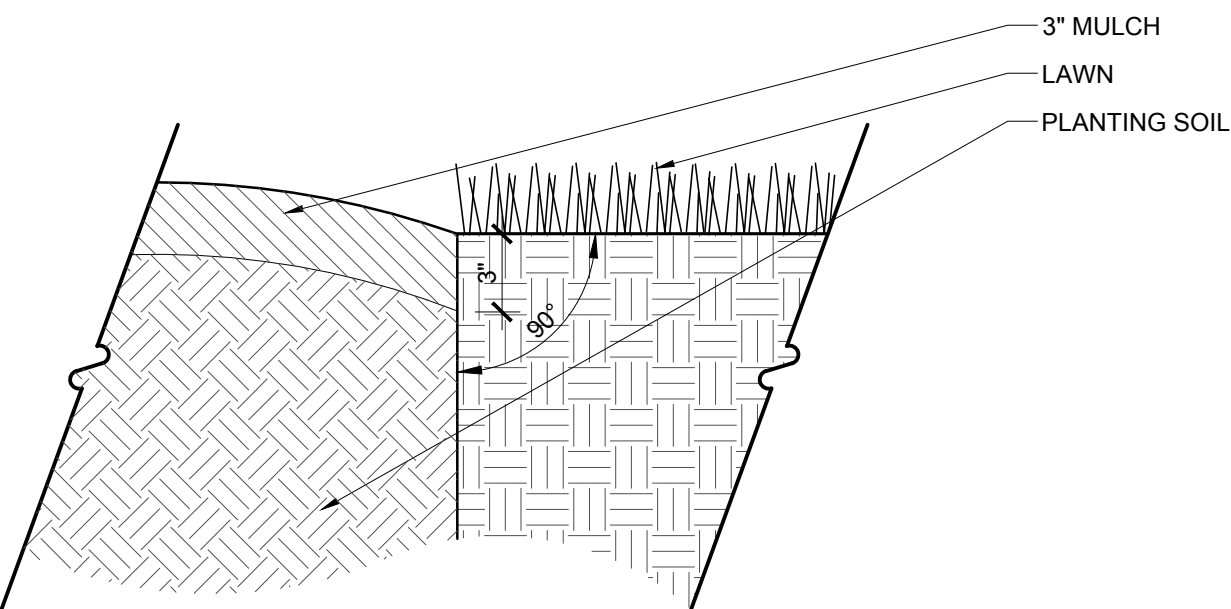


4 SHRUB PLANTING
Scale: 1/2" = 1'-0"
PLAN LD-004



PLANT SPACING CHART AS SPECIFIED ON PLANT LIST		
SPACING 'D'	ROW 'A'	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5 1/4" o.c.	4.62
8" o.c.	6 7/8" o.c.	2.60
10" o.c.	8 5/8" o.c.	1.66
12" o.c.	10 3/8" o.c.	1.15
15" o.c.	13" o.c.	0.74
18" o.c.	15 5/8" o.c.	0.51
24" o.c.	20 3/4" o.c.	0.29
30" o.c.	26" o.c.	0.18
36" o.c.	31 1/8" o.c.	0.13
42" o.c.	36 3/8" o.c.	0.09
48" o.c.	41 5/8" o.c.	0.07

5 ANNUAL & PERENNIAL PLANTING
Scale: 1" = 1'-0"
PLAN LD-006



7 PLANTING BED EDGE
Scale: 1 1/2" = 1'-0"
PLAN

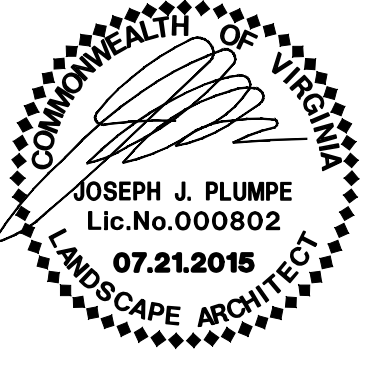


Landscape Architecture, P.C.
6416 Grandville Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frondesk@studio39.com

PARK RESIDENCES
CITY OF ALEXANDRIA, VA

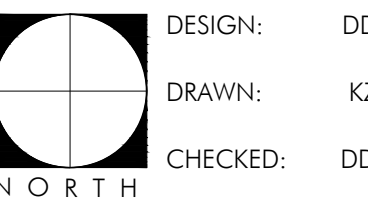
NORTHFIELD CONSTRUCTION & DEVELOPMENT

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LANDSCAPE
NOTES AND
DETAILS



SCALE: AS SHOWN

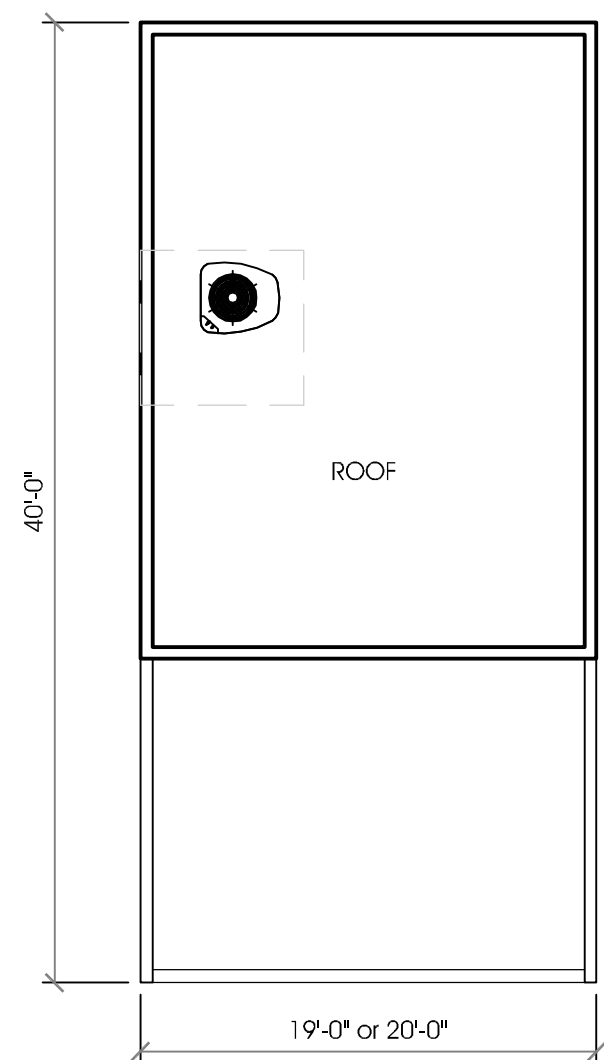
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DATE: 07.21.2015

L1.03

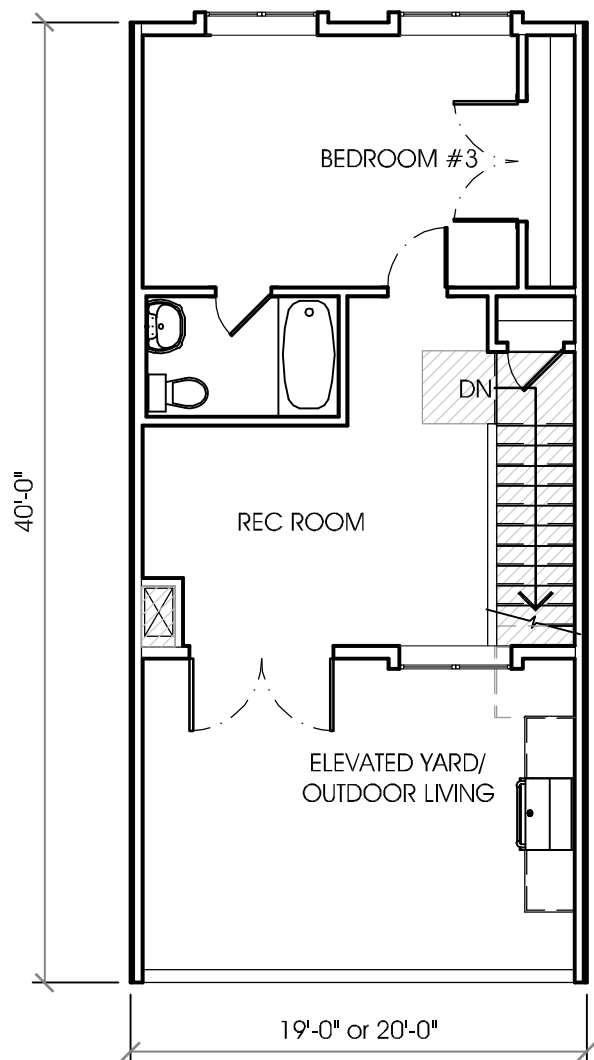
DSUP

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DRAWN: KZ	
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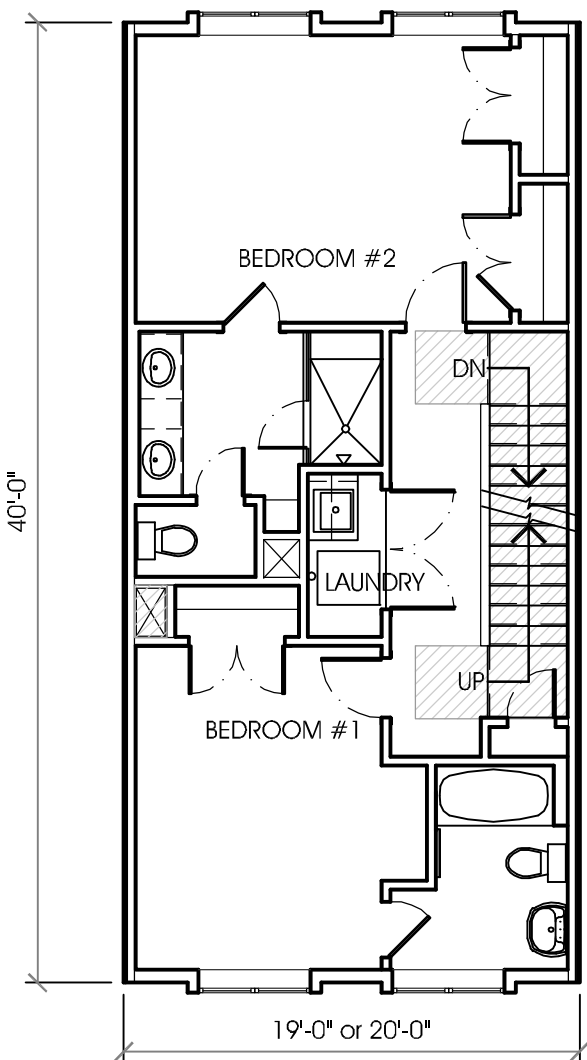
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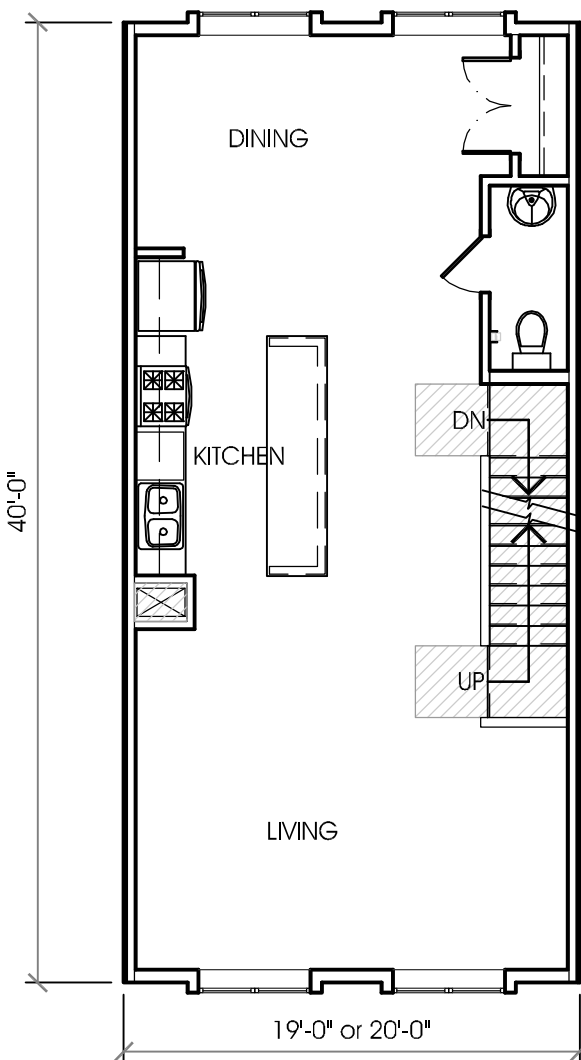
ROOF PLAN



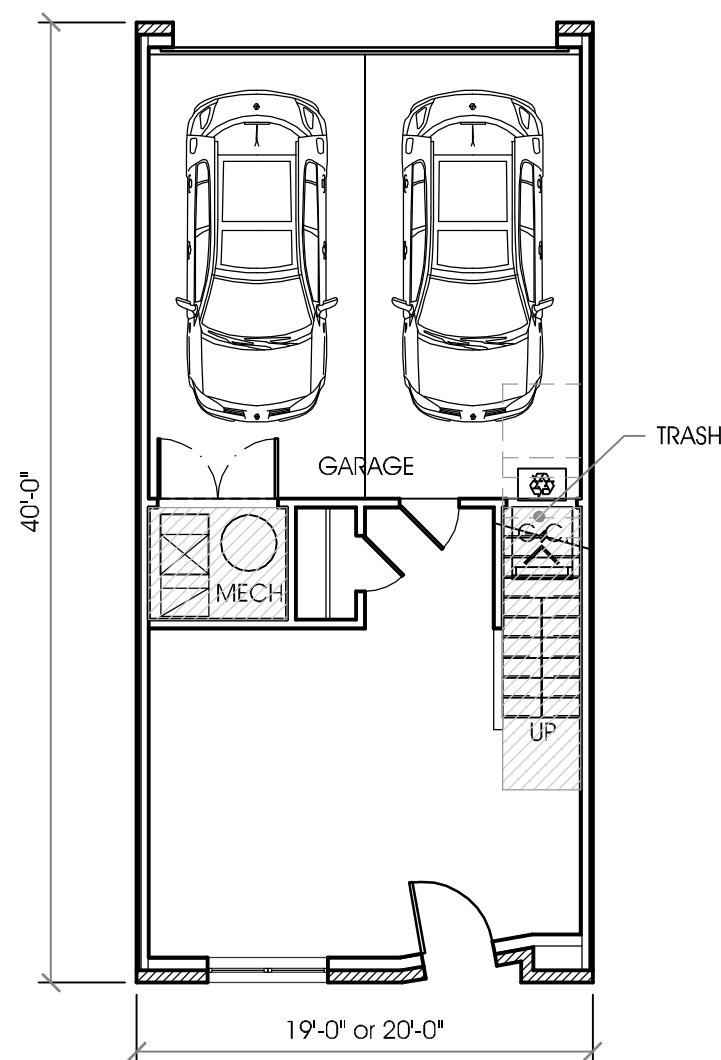
FOURTH FLOOR PLAN



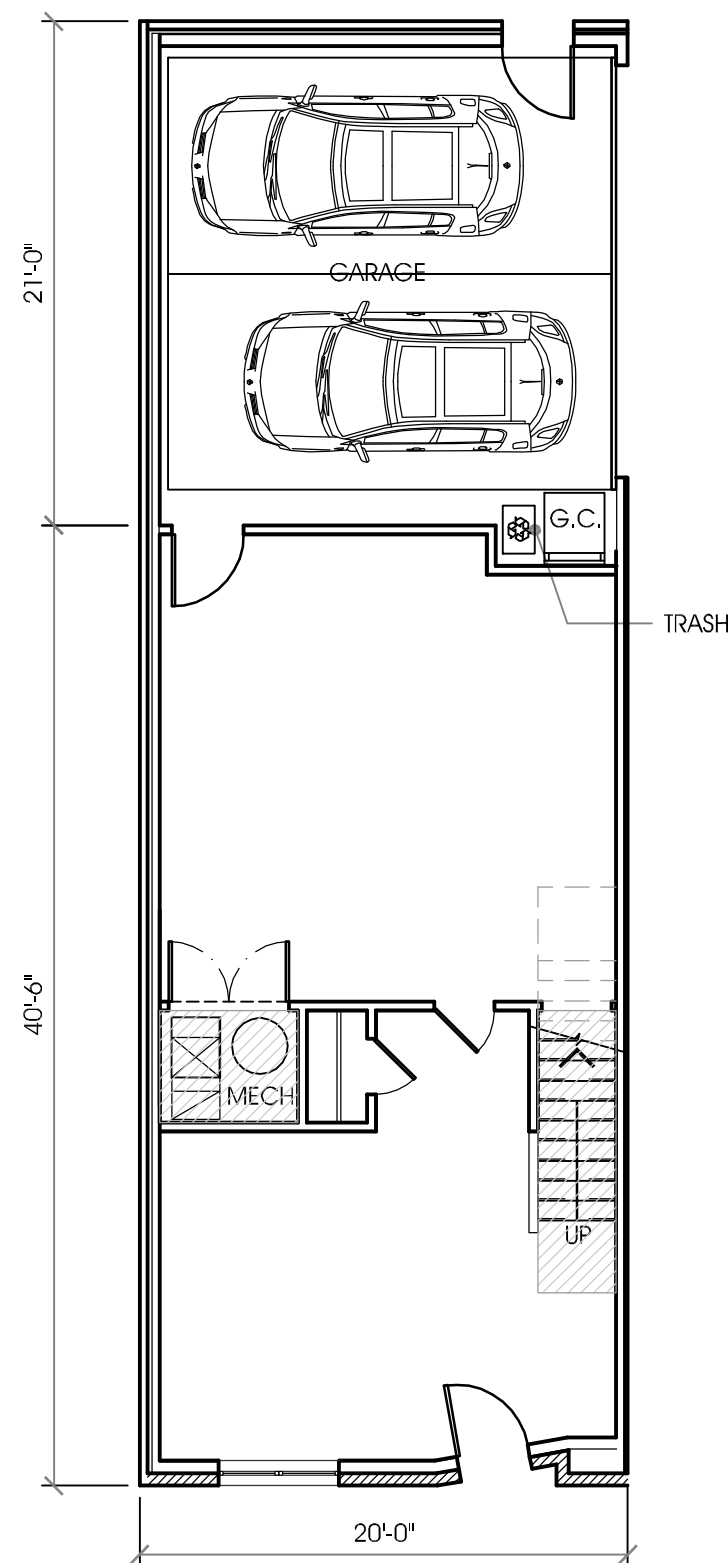
THIRD FLOOR PLAN



SECOND FLOOR PLAN



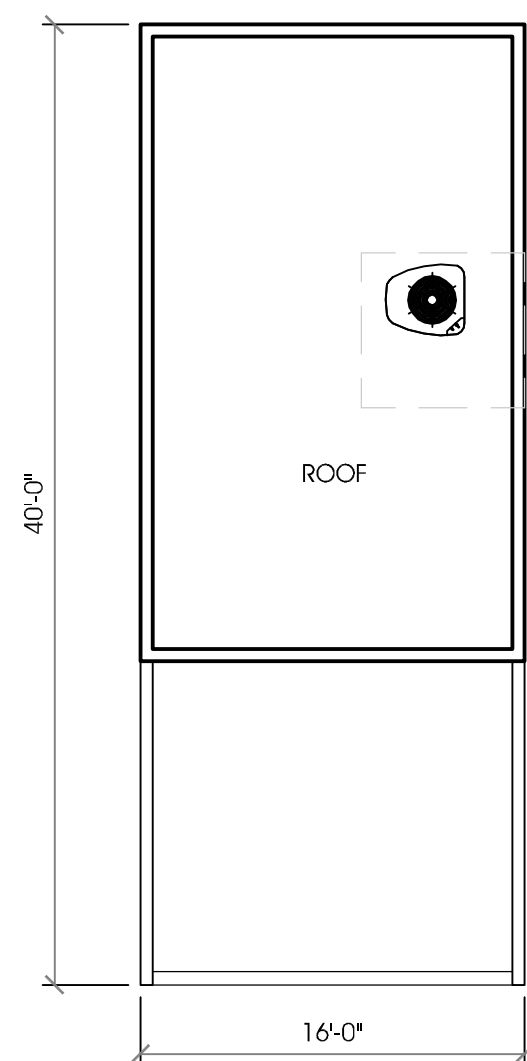
TYP. FIRST FLOOR PLAN
19'-0" AT UNITS 8-12 & 14-18
20'-0" AT UNIT 13



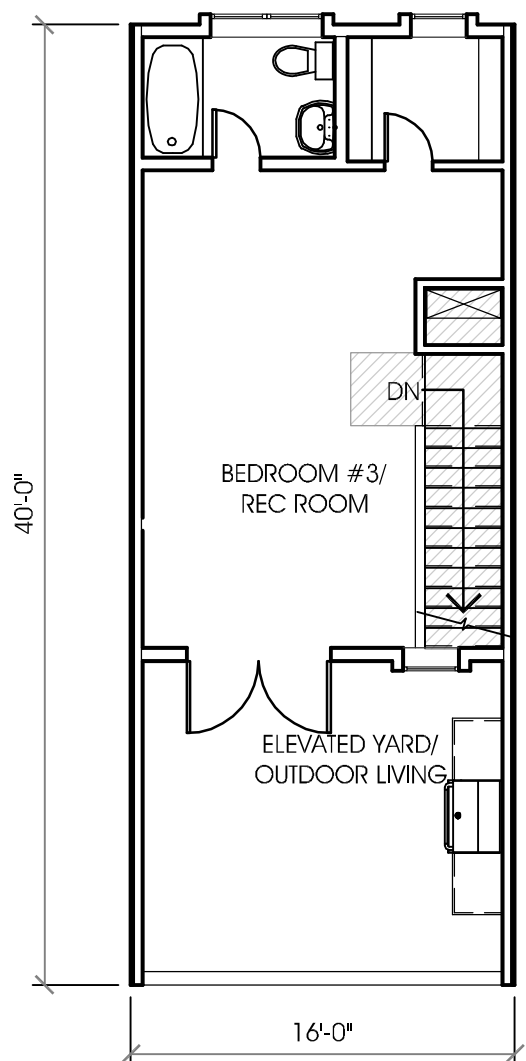
FIRST FLOOR PLAN
AT UNIT 7

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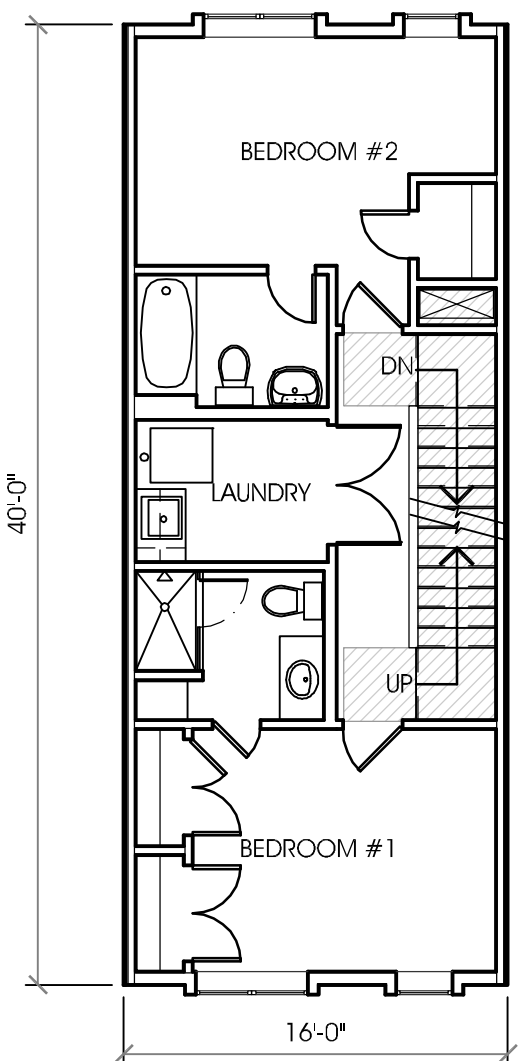
19 AND 20 FOOT WIDE TOWNHOME FLOOR PLAN CONCEPTS
1/8"=1'-0"



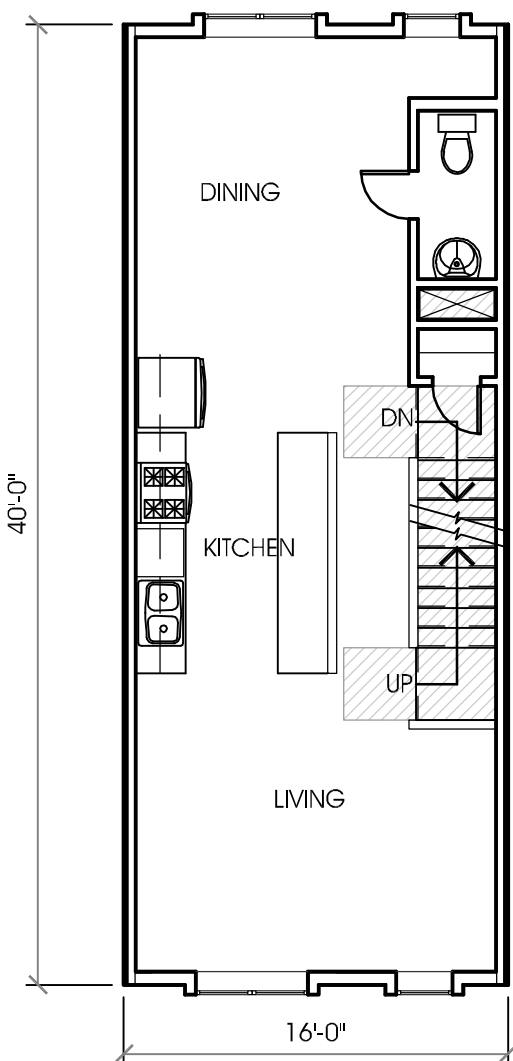
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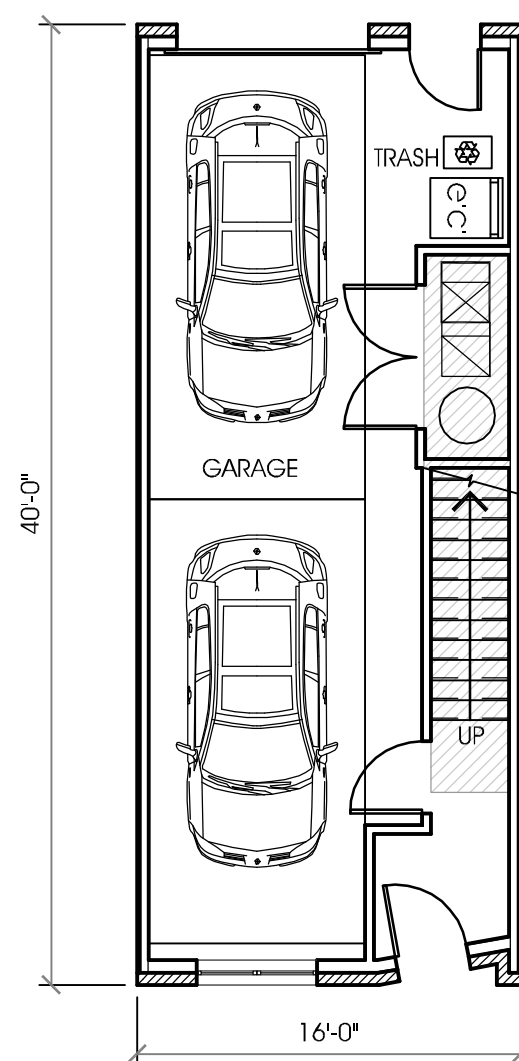
FOURTH FLOOR PLAN



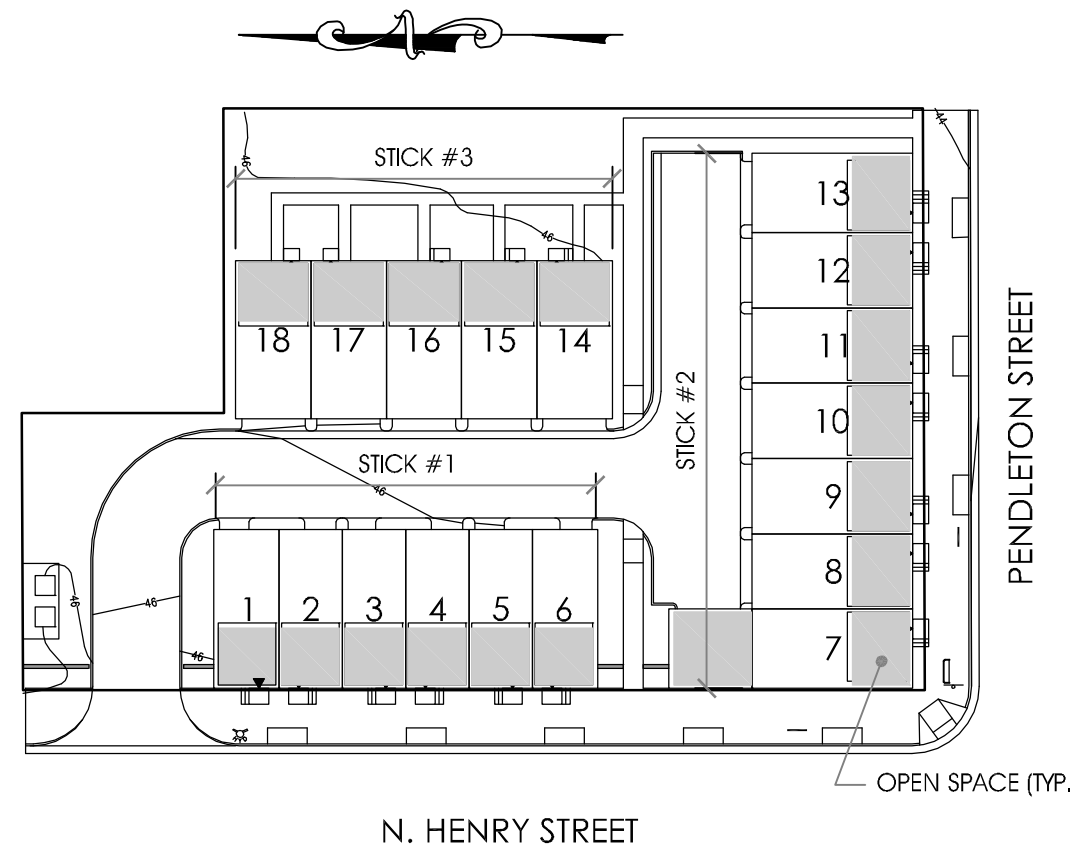
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN
UNITS 1-6

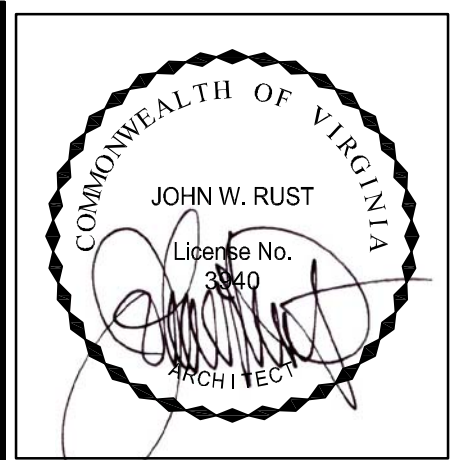


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16 FEET WIDE TOWNHOME FLOOR PLAN CONCEPTS
1/8"=1'-0"

A



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LANDSCAPE
ARCHITECT:



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CONCEPT
FLOOR PLANS

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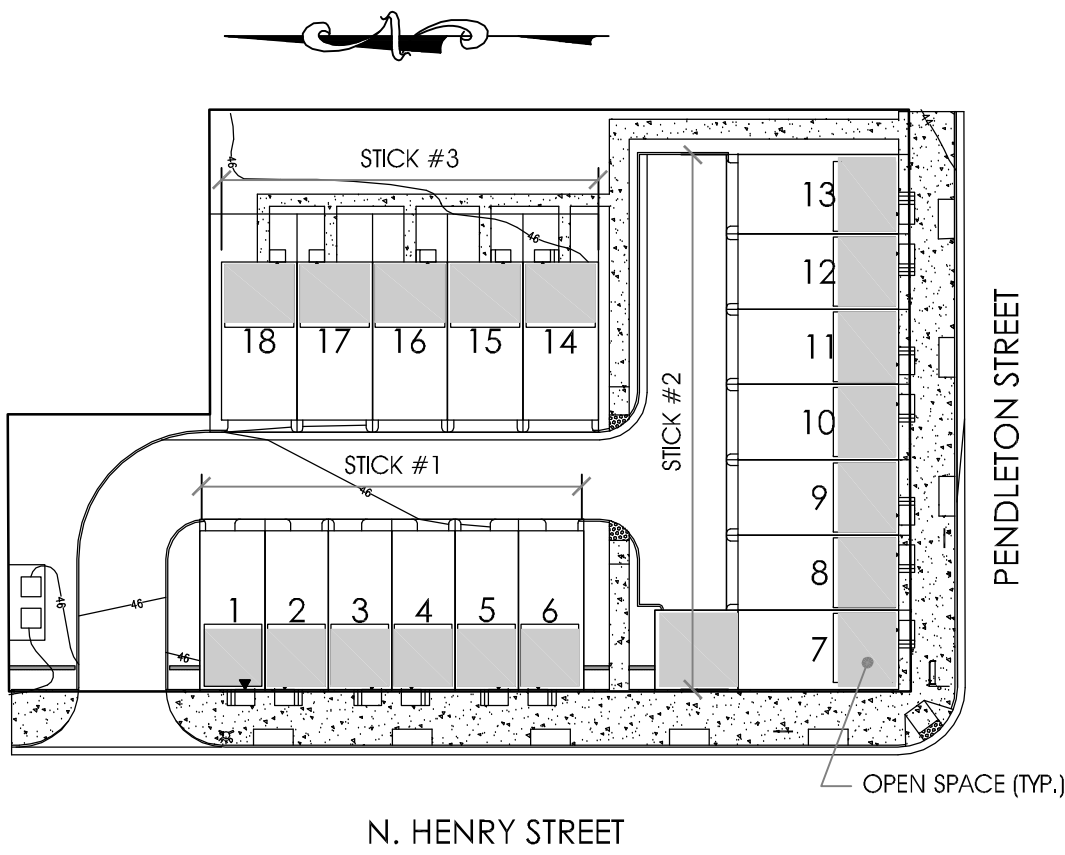
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STICK #1 & #2 - WEST ELEVATION (FACING NORTH HENRY STREET)
1/8"=1'-0"

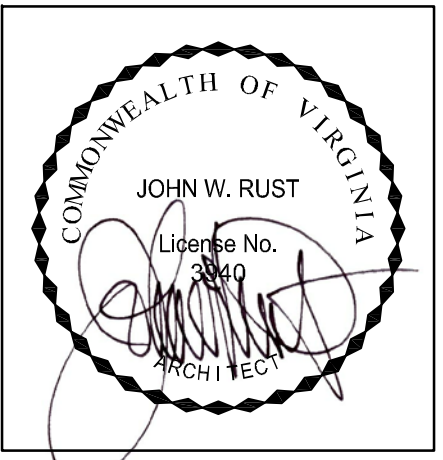


STICK #2 & #3 - EAST ELEVATION (FACING COURTYARD)
1/8"=1'-0"



STICK #2 - SOUTH ELEVATION (FACING PENDLETON STREET)
1/8"=1'-0"

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A2.0



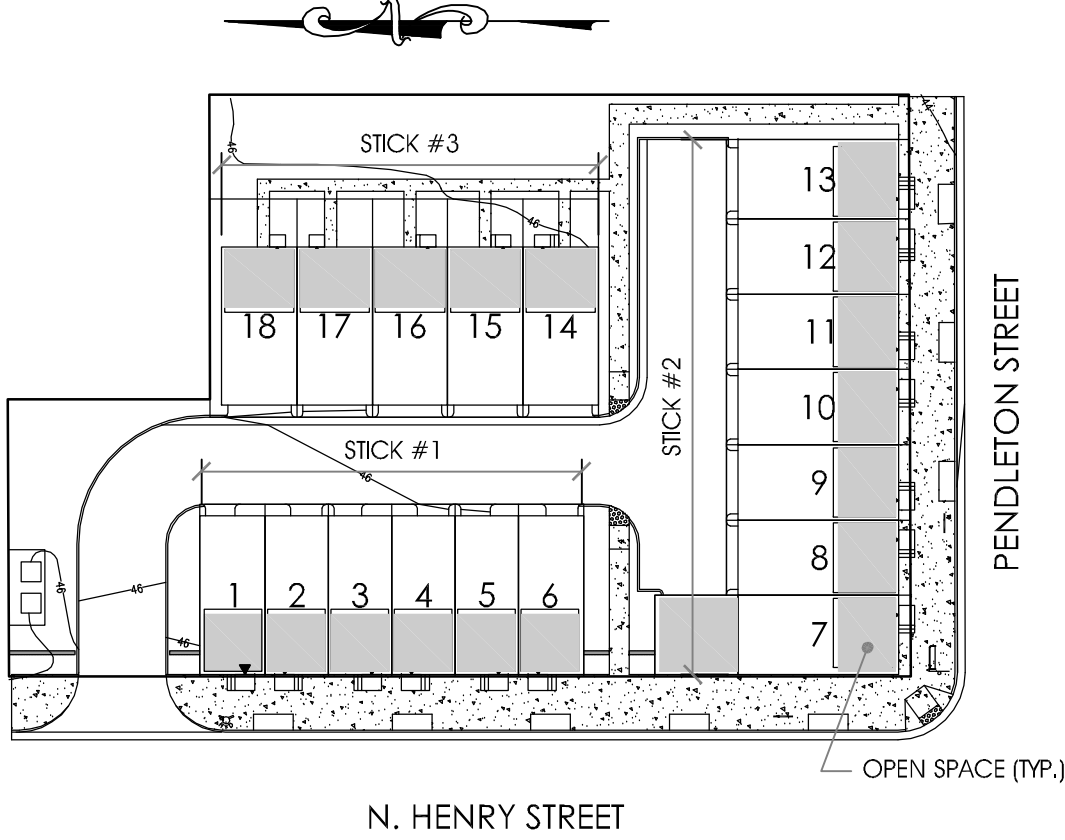
STICK #1 & #2 - WEST ELEVATION (FACING NORTH HENRY STREET)
1/8"=1'-0"



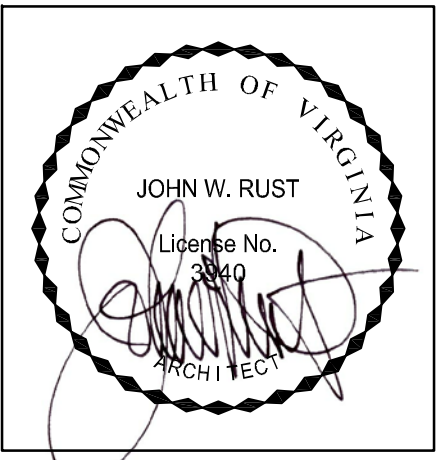
STICK #2 & #3 - EAST ELEVATION (FACING COURTYARD)
1/8"=1'-0"



STICK #2 - SOUTH ELEVATION (FACING PENDLETON STREET)
1/8"=1'-0"



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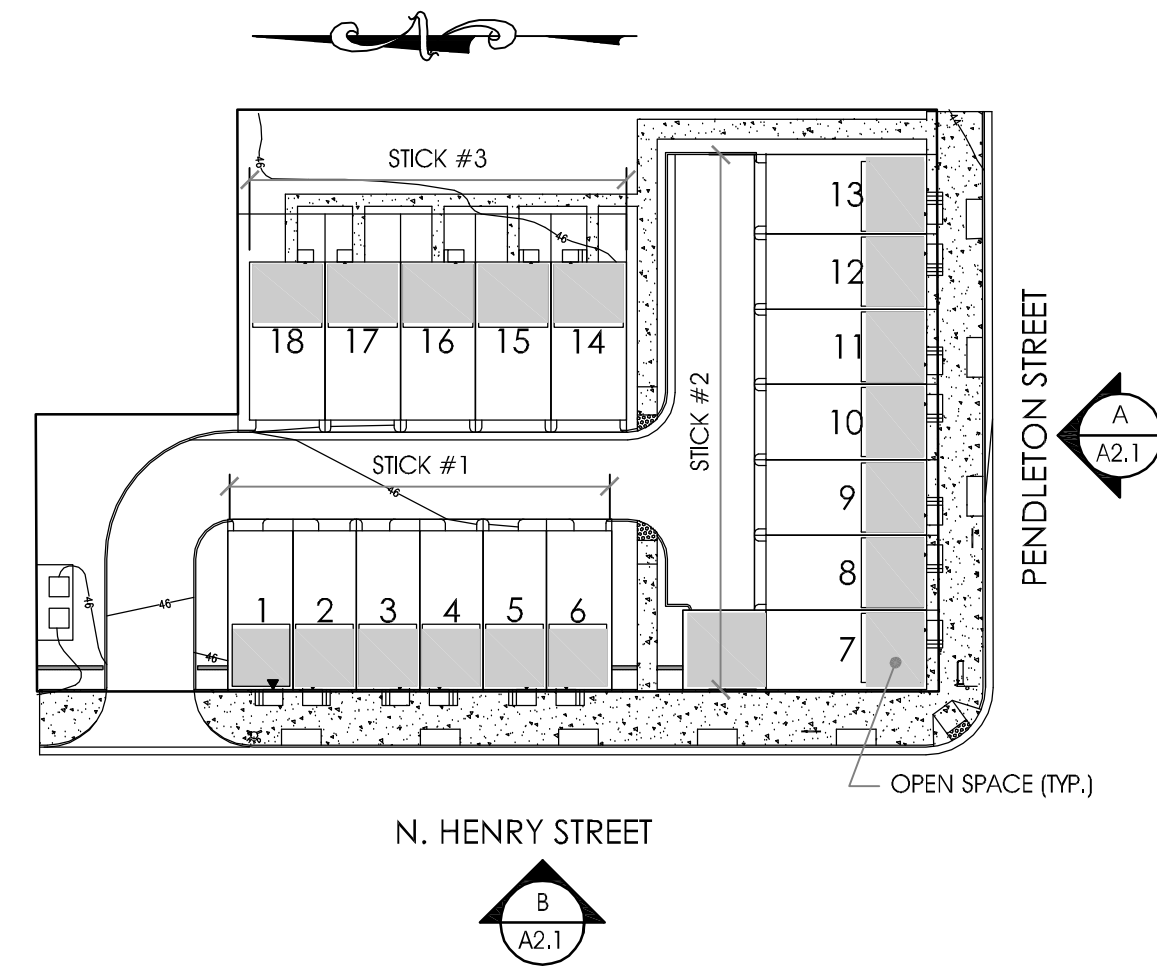
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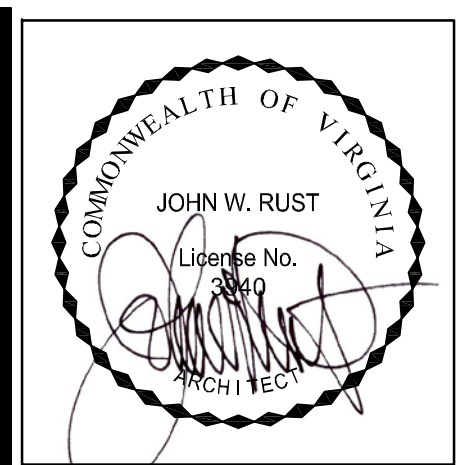
B STICK #1 & #2 - WEST ELEVATION (FACING NORTH HENRY STREET)
1/8"=1'-0"



A STICK #2 - SOUTH ELEVATION (FACING PENDLETON STREET)
1/8"=1'-0"



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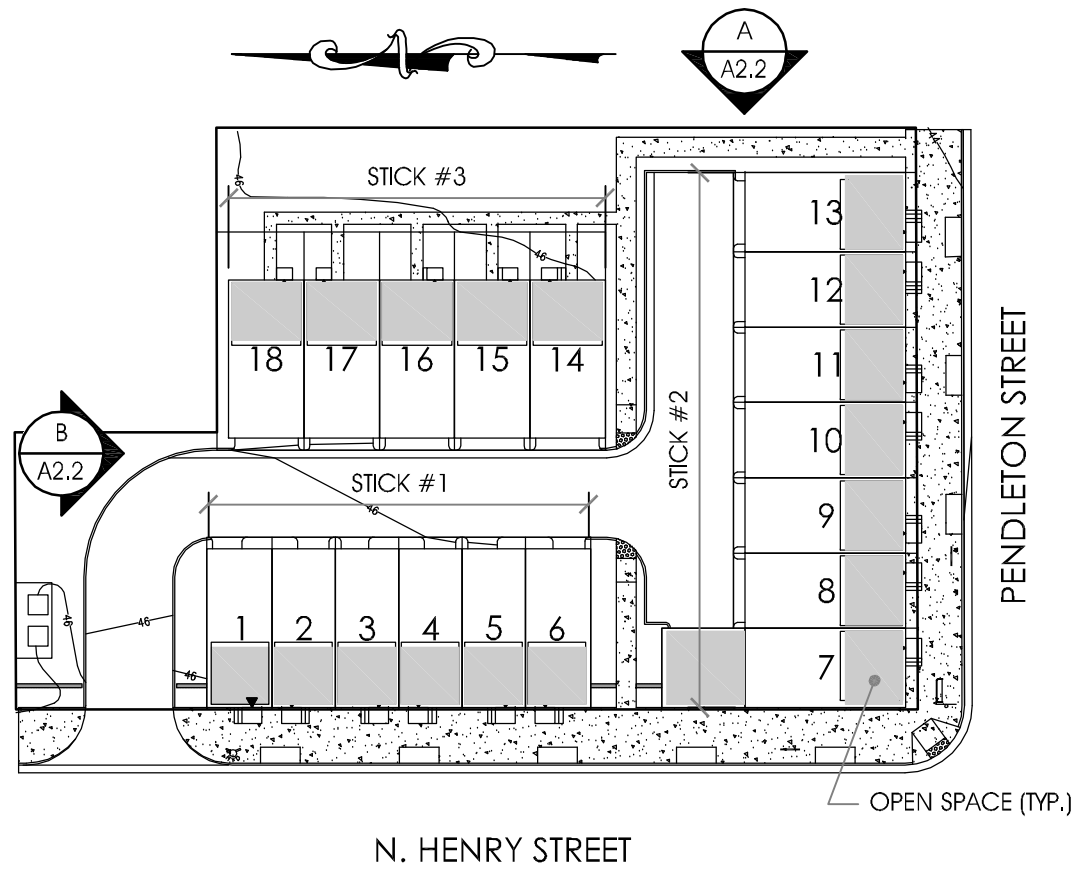
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STICK #1 & #3 - NORTH ELEVATION
1/8"=1'-0"

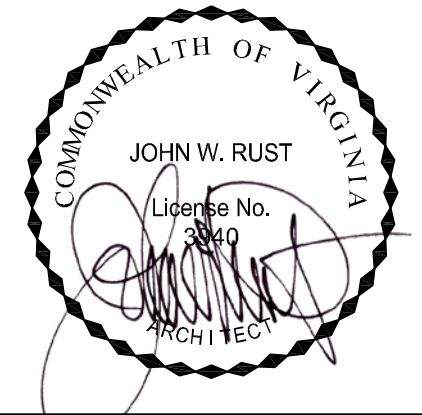


A

STICK #2 & #3 - EAST ELEVATION (INTERIOR COURTYARD)
1/8"=1'-0"



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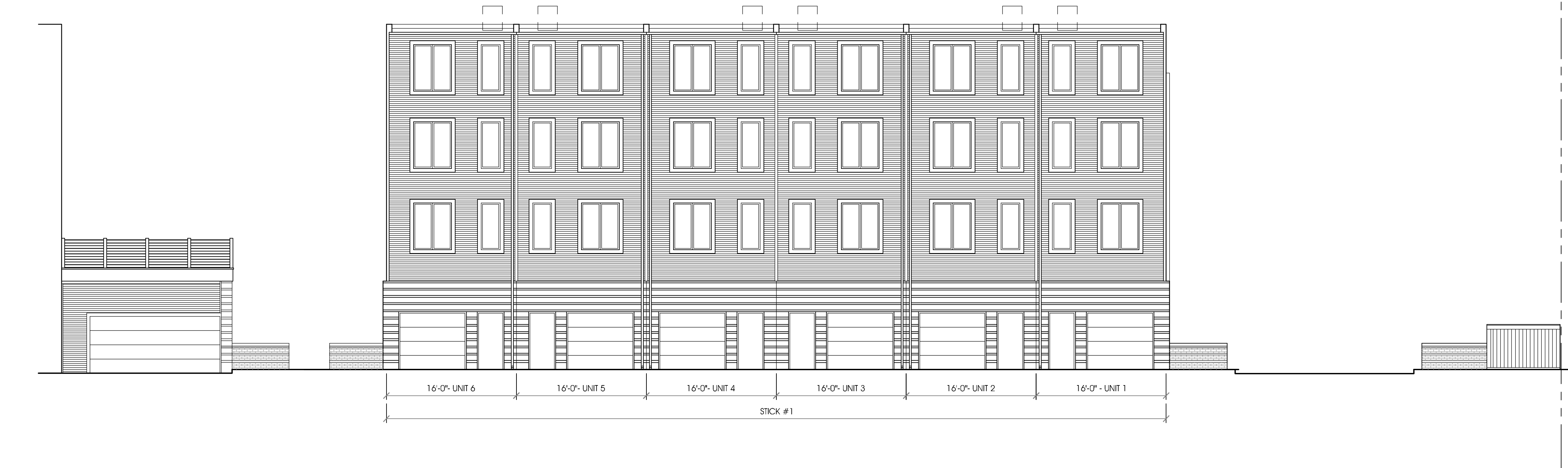
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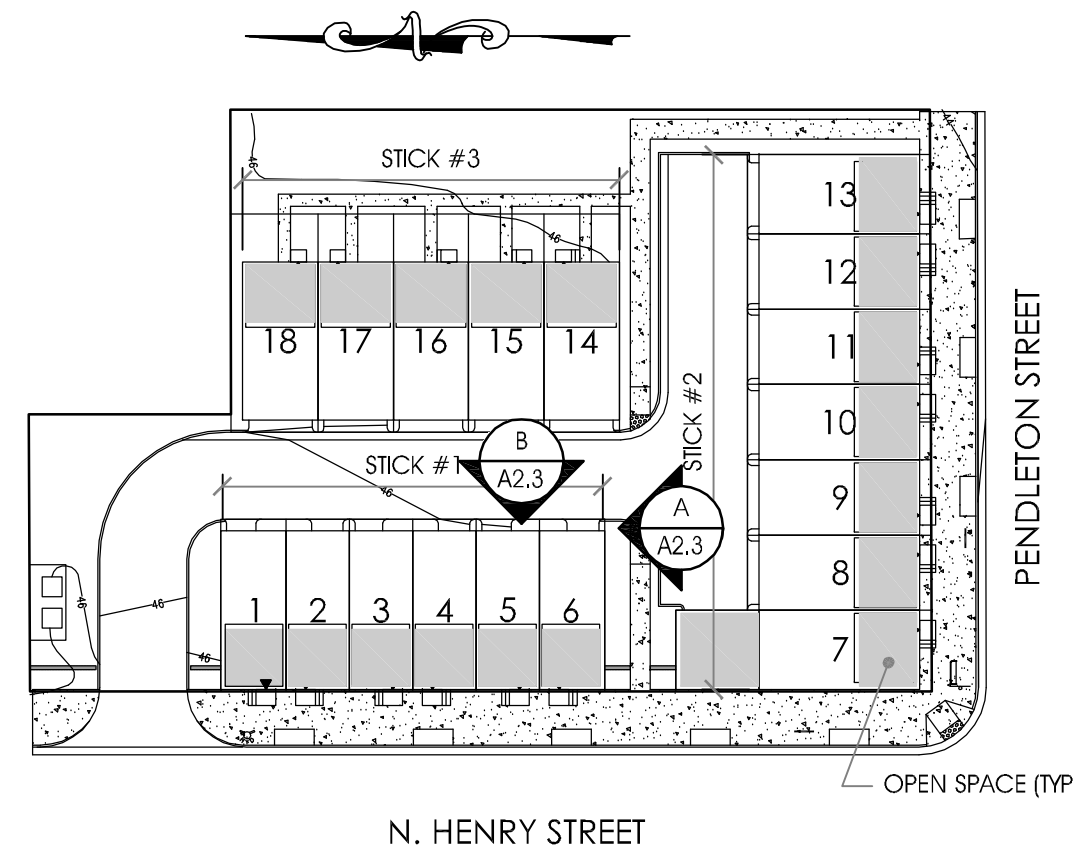
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STICK #1 - EAST ELEVATION
1/8"=1'-0"



A

STICK #1 & #3 - SOUTH ELEVATION
1/8"=1'-0"



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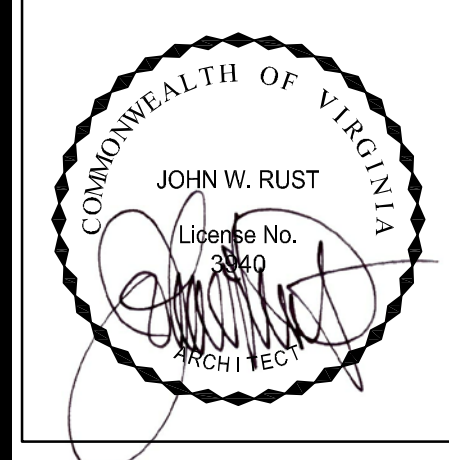
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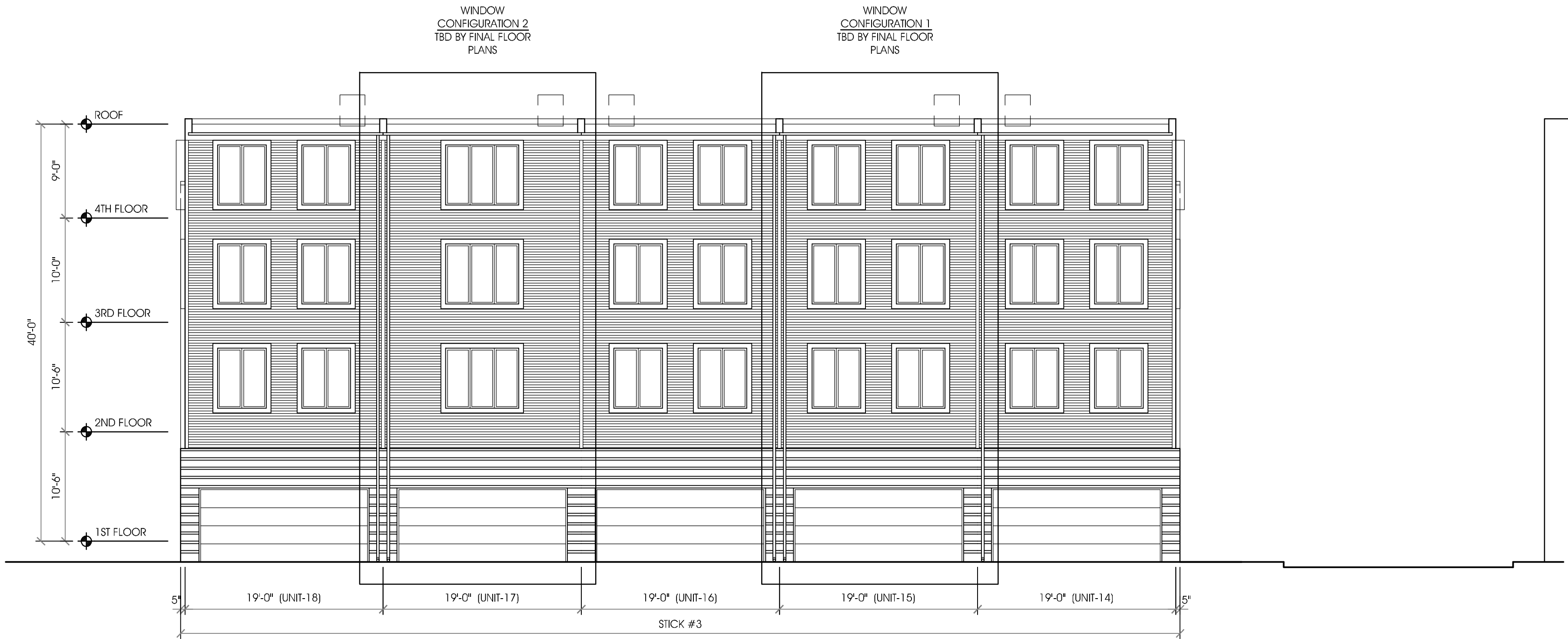
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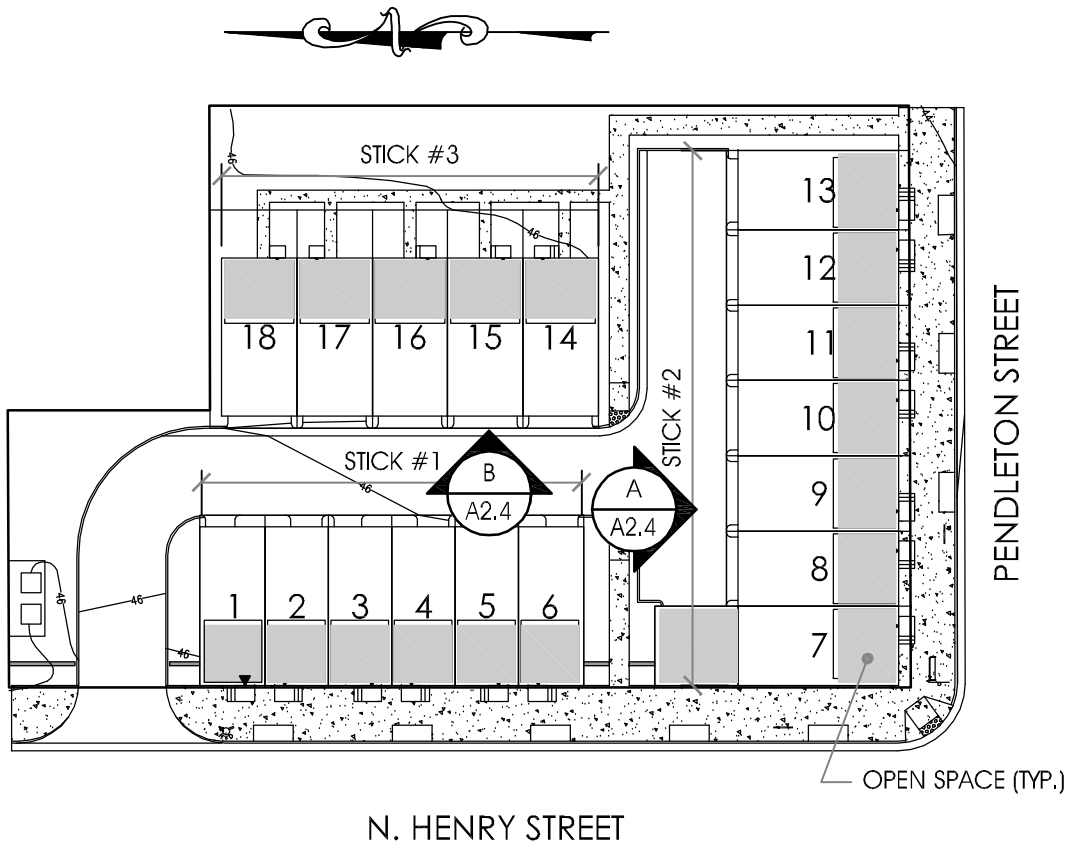
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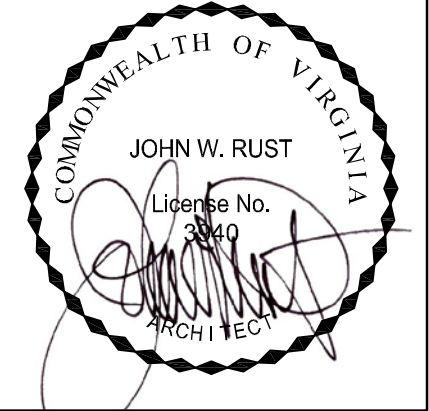
STICK #2 - NORTH ELEVATION
1/8"=1'-0"



STICK #3 - WEST ELEVATION
1/8"=1'-0"



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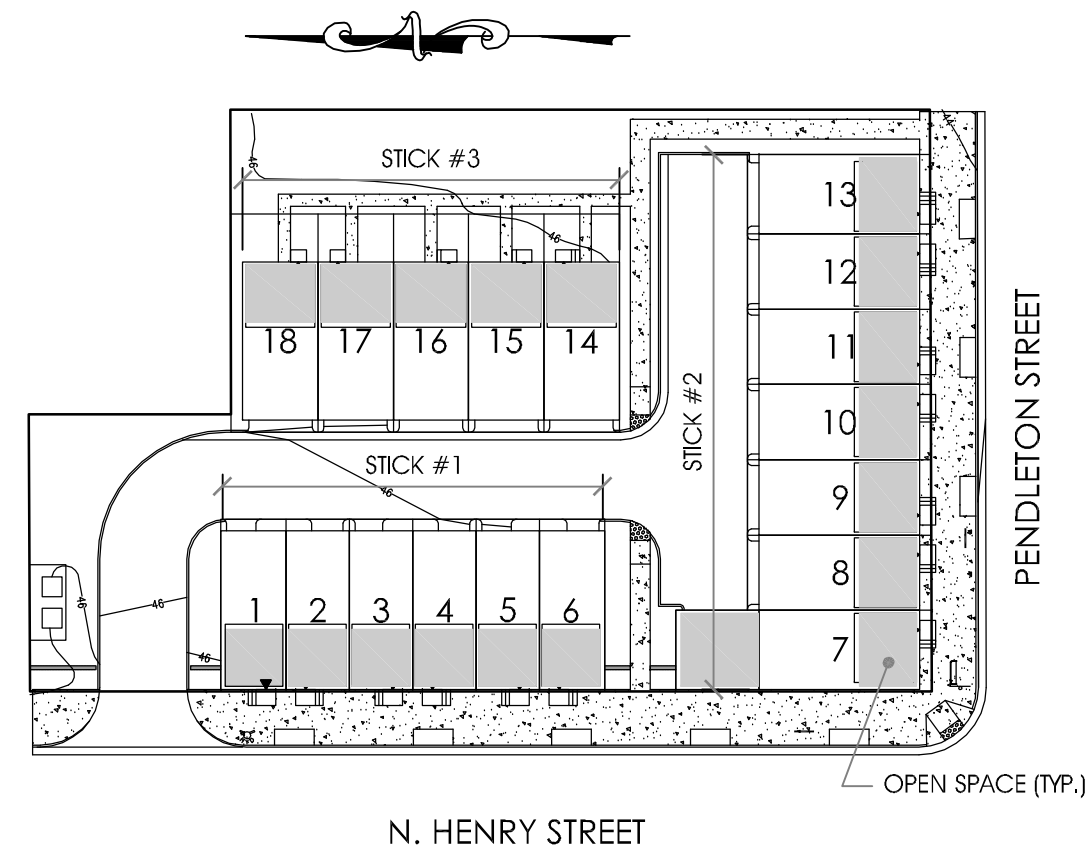
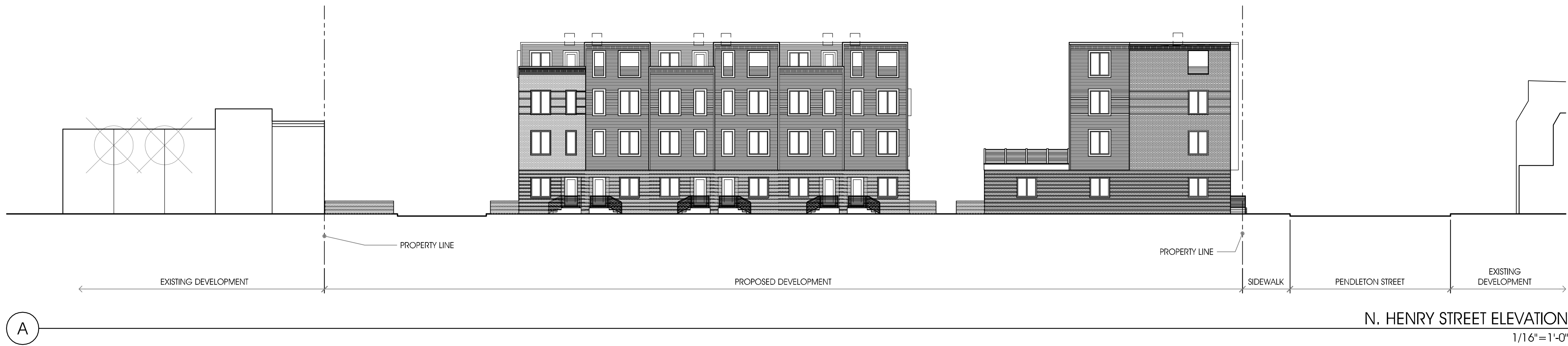
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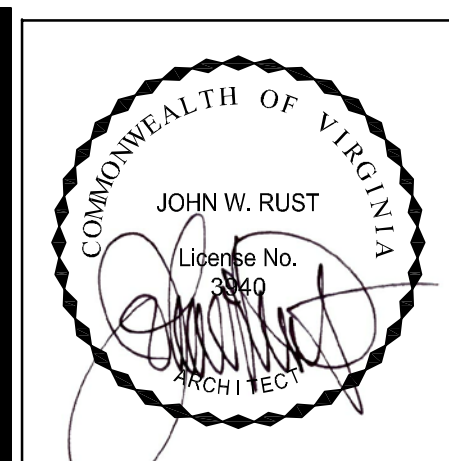
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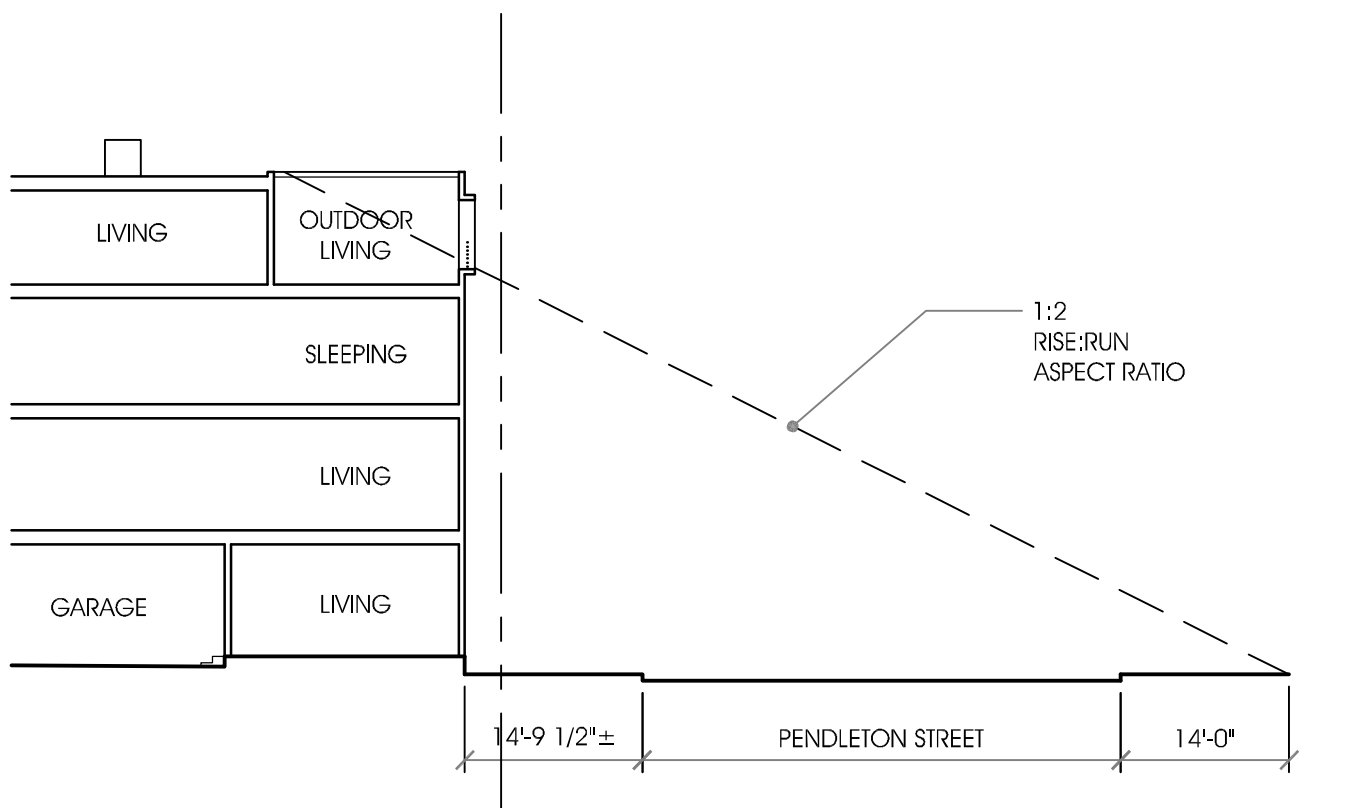
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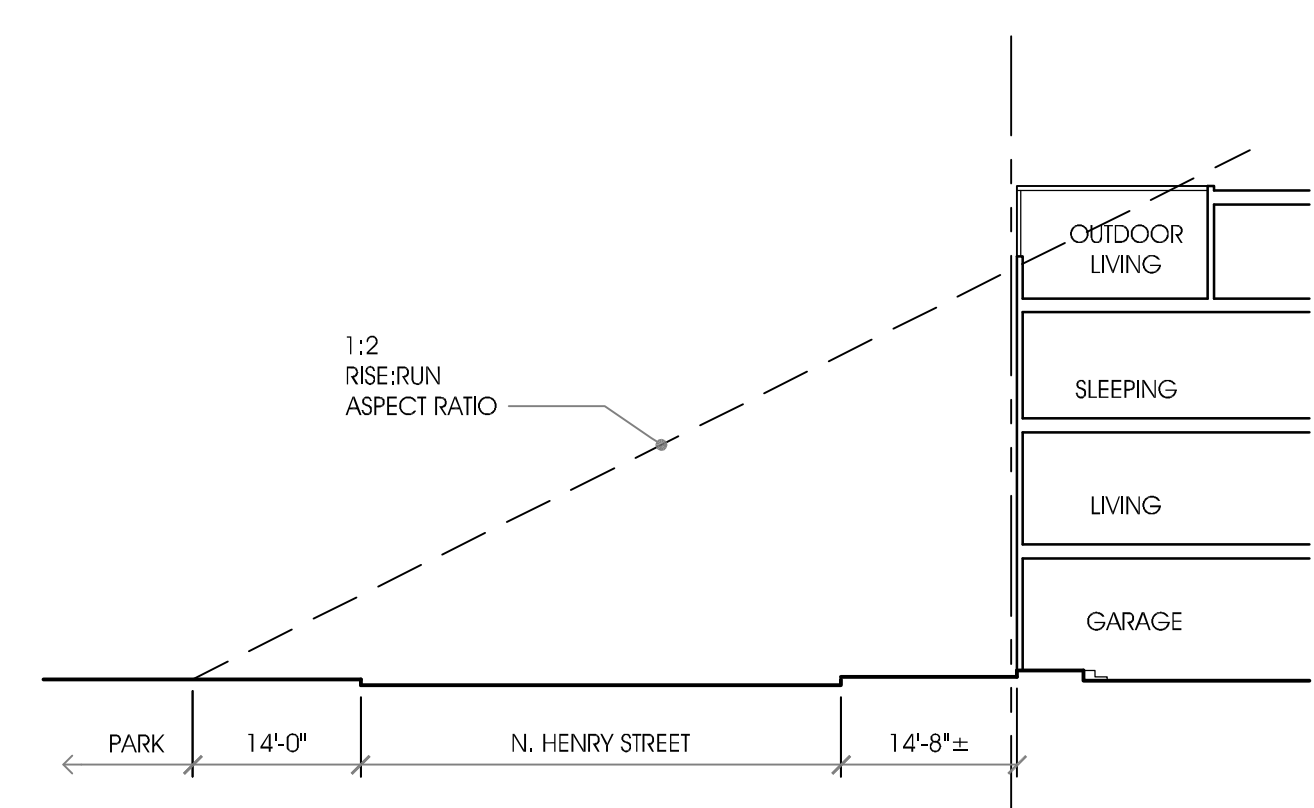
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STREET MASSING

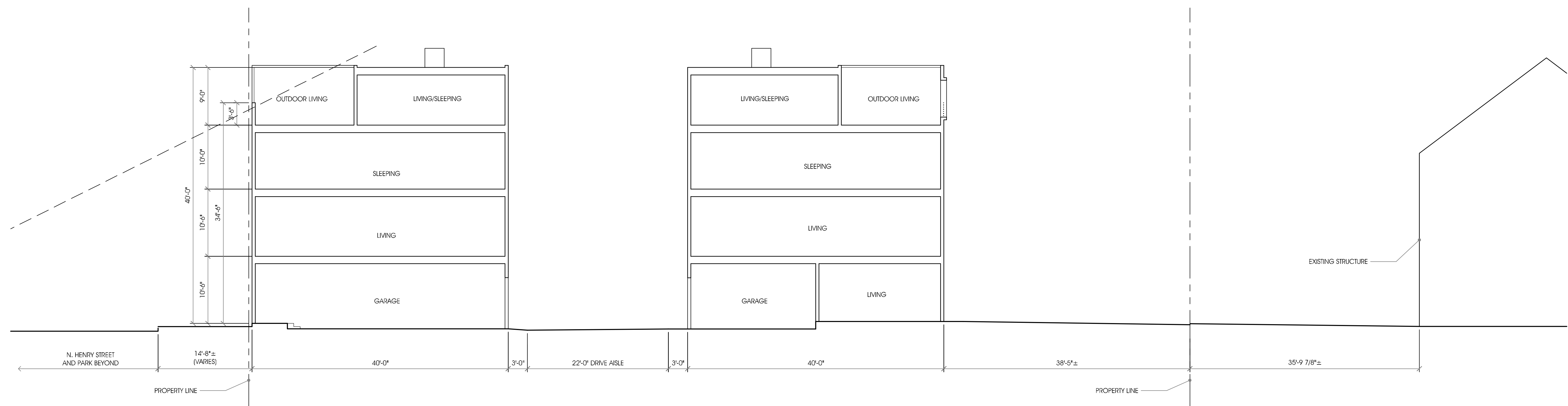
SHEET NO.
A3.0



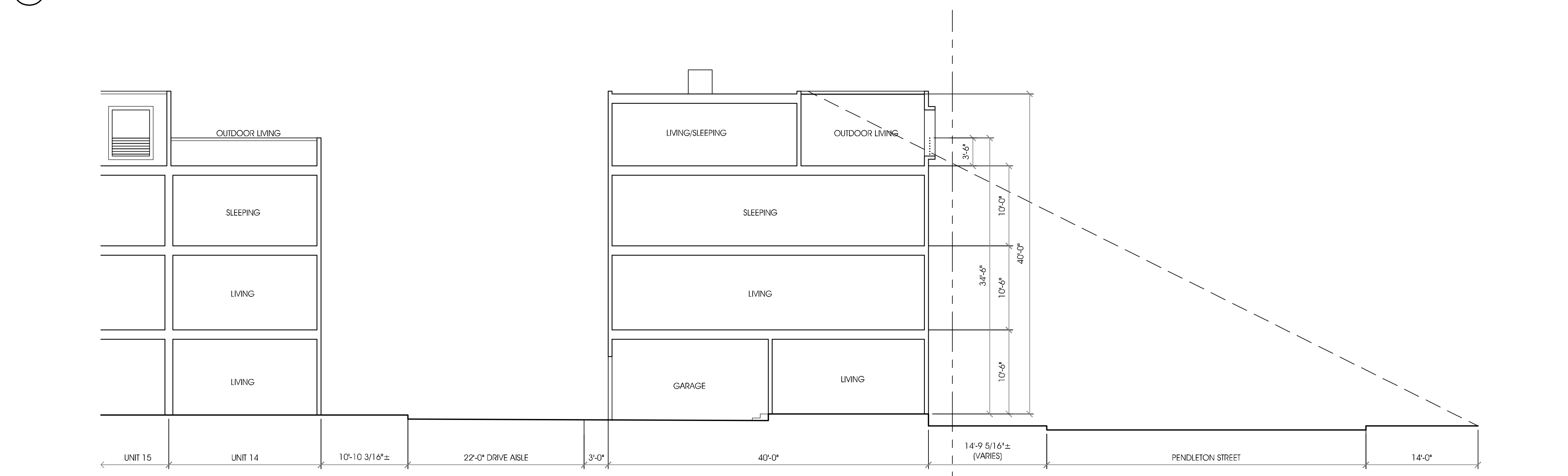
D PARTIAL SECTION THROUGH PENDLETON STREET
1/16"=1'-0"



C PARTIAL SECTION THROUGH N. HENRY STREET
1/16"=1'-0"



B EAST-WEST SECTION FACING NORTH
1/8"=1'-0"



A NORTH-SOUTH SECTION FACING EAST
1/8"=1'-0"

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

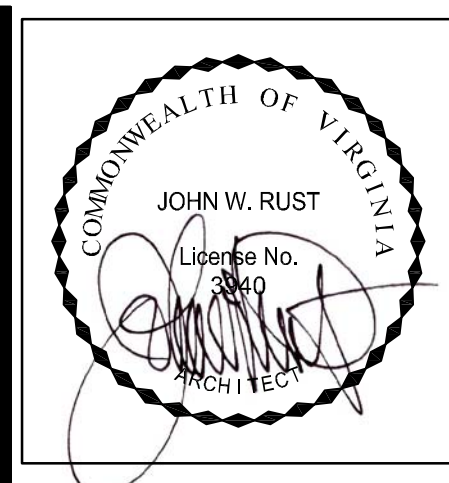
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



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INCORPORATED • LAND SURVEYOR • PLANNING

LANDSCAPE ARCHITECT:
STUDIO39

PARK
RESIDENCES

601 N. HENRY ST.
ALEXANDRIA, VA

14.076

REVISIONS	
DATE	DESCRIPTION

PRELIMINARY
DSUP
June 22, 2015

BUILDING
SECTIONS

SHEET NO.

A3.1

W, 2014.10.06 The Park Residences Drawings 14.076.dwg A3.1 - Section A-E / 4/18/2015 4:00:01 PM mke.ansl Copyright RUST | ORLING Architecture.



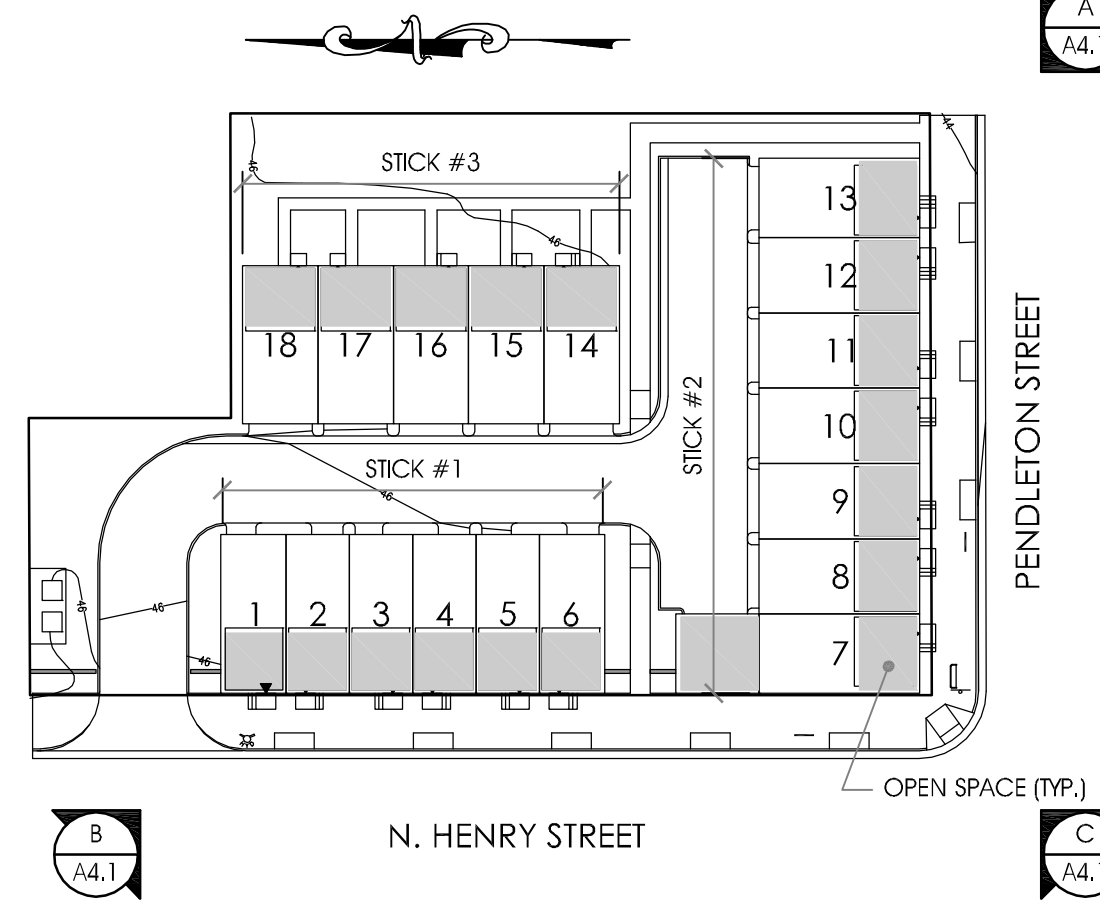
C BUILDING MASSING - AERIAL VIEW-3
N.T.S



B BUILDING MASSING - AERIAL VIEW-2
N.T.S



A BUILDING MASSING - AERIAL VIEW-1
N.T.S

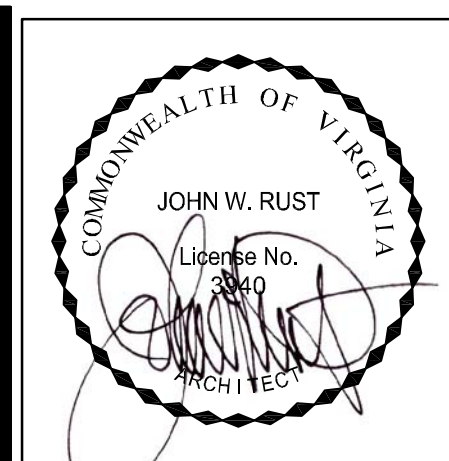


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BUILDING MASSING

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A4.0

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C

CONCEPT RENDERING - VIEW-3
N.T.S



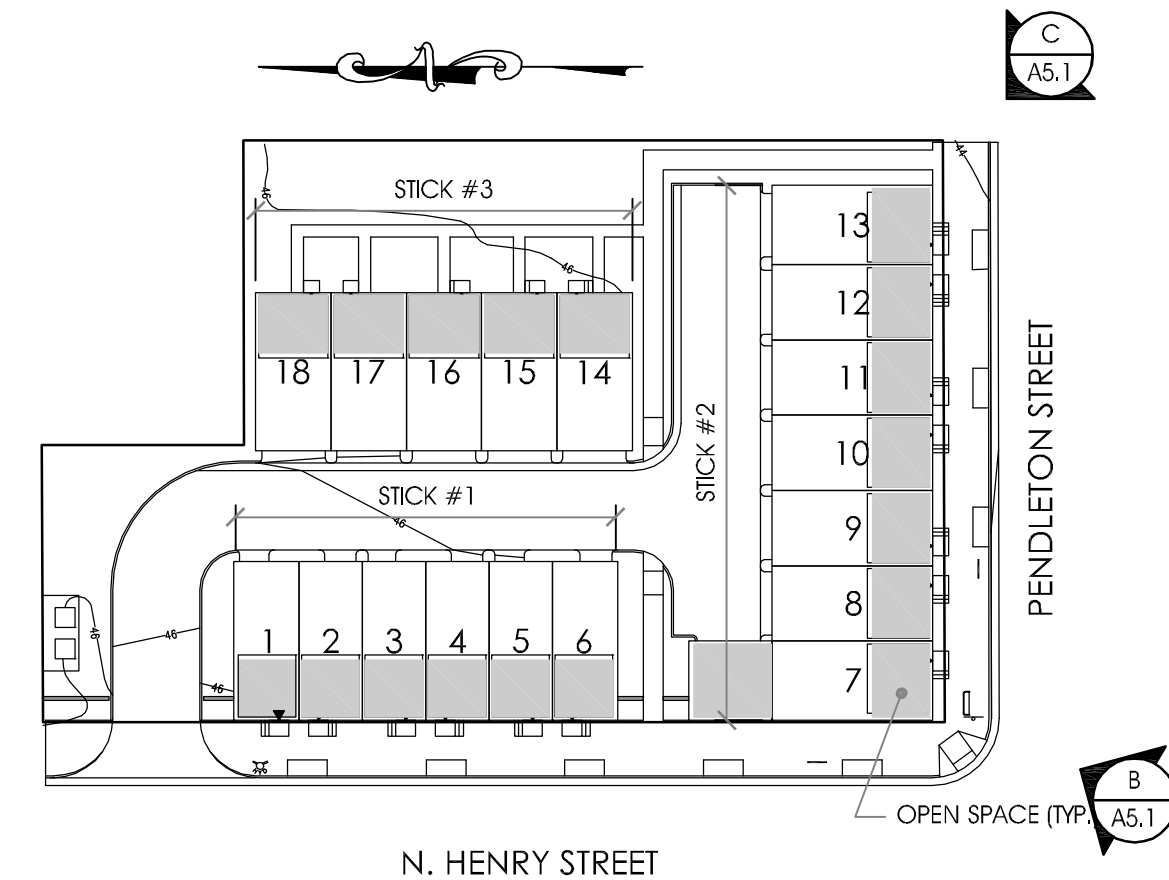
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CONCEPT RENDERING - VIEW-2
N.T.S



A

CONCEPT RENDERING - VIEW-1
N.T.S

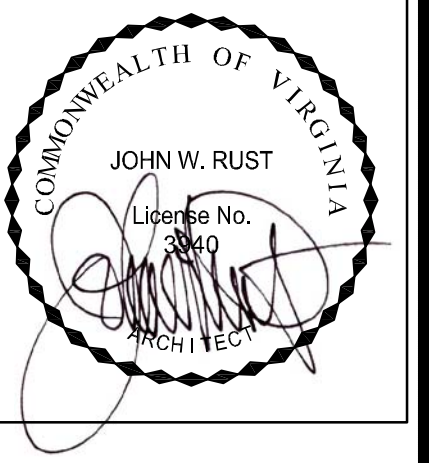


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CONCEPT
RENDERINGS

SHEET NO.

A5.0