PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BEAUREGARD CORRIDOR SMALL AREA PLAN
2000 N. BEAUREGARD STREET
ADAMS NEIGHBORHOOD - BLOCK F

EXISTING AREA TABULATIONS

TAX PARCEL IDENTIFICATION: 019.02-01-03.S8 4.16 AC OR 181,088 SF

PROPOSED AREA TABULATIONS

~~EXISTING PARCEL AREA:~~	~~019.02-01-03.S8 4.16~~	~~AC~~	~~OR~~	~~181,088~~	~~SF~~
PROPOSED SUBDIVISION	0.20	AC	OR	8,792	SF
RIGHT OF WAY DEDICATION:	0.67	AC	OR	29,011	SF
PROPOSED PARCEL AREA:	3.29	AC	OR	143,285	SF
LIMITS OF DISTURBANCE:	4.37	AC	OR	190,411	SF
EXISTING IMPERVIOUS AREA WITHIN PARCEL:	2.73	AC	OR	118,919	SF
PROPOSED IMPERVIOUS AREA WITHIN PARCEL:	3.04	AC	OR	132,683	SF

ADDRESS: 2000 N. BEAUREGARD STREET, ALEXANDRIA, VA 22311

COMPLETE STREET TABULATION

	NEW	UPGRADED
CROSSWALKS (NUMBER)	2	1
STANDARD	4	0
HIGH VISIBILITY	0	5
CURB RAMPS	8	2
SIDEWALKS (LF)	1,153	0
BICYCLE PARKING (NUMBER SPACES)	96	N/A
PUBLIC/VISITOR	6	N/A
PRIVATE/GARAGE	90	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION -
SEPARATED MIXED USE -
- R-2 MULTI FAMILY HOUSING
- A-3 ASSEMBLY (RESIDENTIAL AMENITIES)
- S-2 OPEN PARKING GARAGE, MECH SPACES
- B - RESIDENTIAL LEASING OFFICE

CONSTRUCTION TYPES -
- 4 AND 5 STORIES OF CONSTRUCTION TYPE 3A OVER 3HOUR RATED HORIZONTAL BUILDING SEPARATION PER VUSBC 2012.CONSTRUCTION TYPE 1A BELOW THE HORIZONTAL SEPARATION.
- THE HORIZONTAL SEPARTION SHALL BE NO MORE THAN 2 STORY ABOVE THE GRADE PLANE.
- OCCUPANCY ABOVE THE HORIZONTAL BUILDING SEPARATION IS R-2
- OCCUPANCIES BELOW THE HORIZONTAL BUILDING SEPARATION IS R-2 AND A-2 (LESS THAN 300 OCCUPANTS).

BUILDING HEIGHT -
- 6 AND 7 STORIES AND 94;-6" ABOVE THE GRADE PLAVE (AVERAGE FINISH GRADE - 247.35') TO THE HEIGHEST POINT OF HIGH PARAPET.

FIRE PROTECTION SYSTEM
- BUILDING FULLY FIRE SUPPRESSED PER NFPA 13.

HIGH RISE -
THE HIGHEST OCCUPIED FLOOR (315'-8") IS 68'-4" ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS (247'-4"). THE BUILDING IS NOT A HIGH RISE.

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

PARKING TABULATIONS

REQUIRED PARKING

~~USE/RATE: MULTI-FAMILY, @ 1.75 SPACES/UNIT MAXIMUM~~
300 UNITS: 1.75 SP/UNIT * 300 UNITS = 525 SPACES*

MAXIMUM ALLOWED = 525 SPACES
MINIMUM REQUIRED = 420 SPACES

* THE TOTAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT FINAL SITE PLAN BUT SHALL BE WITHIN THE MINIMUM AND MAXIMUM ALLOWABLE RANGE.

PARKING PROVIDED

GARAGE PARKING = 420 SPACES
OFF-STREET SURFACE PARKING = 3 SPACES
ON-STREET SURFACE PARKING = 4 SPACES
TOTAL PROVIDED = 427 SPACES (WITHIN ALLOWABLE RANGE)

GARAGE PARKING SPACES, 300 SPACES, WITHIN 20% OF REQUIRED MAXIMUM.
A PARKING STUDY IS NOT REQUIRED TO JUSTIFY REDUCED NUMBER OF SPACES.

REQUIRED BIKE PARKING

RATE: CLASS 1 OR 2: @ 3 SPACES / 10 UNITS
RATE: CLASS 2 OR 3: @ 1 SPACE / 50 UNITS

300-UNITS: 3 SP / 10 UNITS * 300 UNITS = 90 SPACES CLASS 1 OR 2
300-UNITS: 1 SP / 50 UNITS * 300 UNITS = 6 SPACES CLASS 2 OR 3

BIKE PARKING PROVIDED

CLASS 1 - WITHIN GARAGE = 90 SPACES
CLASS 3 (ON SITE) = 6 SPACES

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, RESOURCE PROTECTION AREAS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIABLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4910
4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM, AND
   - SATURDAYS FROM 9 AM TO 6 PM.
   - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS

   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM, AND
   - SATURDAYS FROM 10 AM TO 4 PM.
5. THERE ARE POSSIBLE AREAS OF MARINE CLAY, ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY MAP.

DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER:
2000 BEAUREGARD LLC
C/O MONDAY PROPERTIES
65 E 55TH STREET, 27TH FLOOR
NEW YORK, NY 10065
~~ATTN:TIM HELMIG~~
THELMIG@MONDAYRE.COM
703-963-2195

2. OWNER REPRESENTATIVE:
CLEAR - REAL STATE SERVICE
1990 M STREET SUITE 250
WASHINGTON, DC 20036
ATTN: CHIP RANNO

3. DEVELOPER:
MONDAY PROPERTIES
1800 N BEAUREGARD ST. SUITE 101
ALEXANDRIA, VA 22311
ATTN: TIM HELMIG
THELMIG@MONDAYRE.COM
703-963-2195

4. LAND USE ATTORNEY:
MCGUIRE WOODS, LLP
1750 TYSONS BLVD, SUITE 1800
MCLEAN, VIRGINIA 22102
ATTN: JONATHAN RAK

5. CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.
207 PARK AVE.
FALLS CHURCH, VA 22046
ATTN: AARON VINSON, PE

6. ARCHITECT:
DAVIS, CARTER, SCOTT LTD
8614 WESTWOOD CENTER DR. SUITE 800
TYSONS, VA 22182
ATTN: DOUG CARTER

7. LANDSCAPE ARCHITECT:
TWS DESIGN INC.
1835 CLOVERMEADOW DRIVE
VIENNA, VA 22182
ATTN: TINA WOODS-SMITH

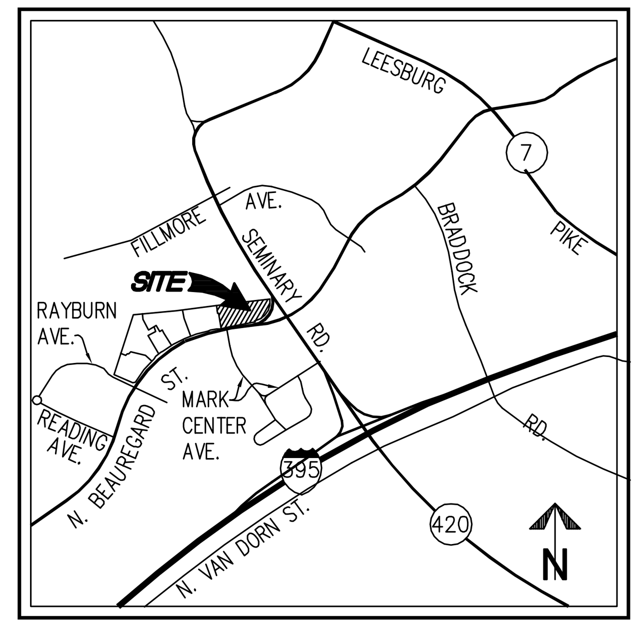
8. UTILITY CONSULTANT:
DAVIS UTILITY CONSULTING , LCC
4025 FAIR RIDGE DRIVE, SUITE 200
FAIRFAX, VA 22033
ATTN: MATT STEIGELMAN

9. TRANSPORTATION CONSULTANT:
WELLS + ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VA 22102
ATTN: CHRIS TURNBULL

10. LIGHTING CONSULTANT:
HARTRANFT LIGHT DESIGN
113 SOUTH ADAMS STREET
ROCKVILLE, MD 20850
ATTN: ANDREA HARTRANFT

VICINITY MAP

SCALE: 1"=2000'



PROJECT DESCRIPTION NARRATIVE

THIS APPLICATION PROPOSES AN AMENDMENT TO THE APPROVED DSUP 2017-0019 WHICH CONSISTS OF THE REDEVELOPMENT OF THE SUBJECT PROPERTY TO REMOVE THE EXISTING 102,090 SF OFFICE BUILDING AND CONSTRUCT A MULTIFAMILY RESIDENTIAL BUILDING WITH APPROXIMATELY 300 DWELLING UNITS ENCLOSING AND SCREENING AN ABOVE-GROUND PARKING STRUCTURE. ALL SUPPORTING INFRASTRUCTURE NECESSARY TO SUPPORT THIS DEVELOPMENT IS ALSO PROPOSED. THE AMENDMENT PUT FORTH WITH THIS APPLICATION INCLUDES THE ADDITION OF 8 UNITS, THE REMOVAL OF ONE LEVEL OF UNDERGROUND PARKING, THE RELOCATION OF THE POOL AND AMENITY AREA AS WELL AS RE-ALIGNMENT OF MARK CENTER DRIVE, AS GENERALLY DEPICTED THROUGHOUT THE PLAN.

THE SITE IS CURRENTLY ZONED CDD #21 (PER REZONING #2012-0002. COORDINATED DEVELOPMENT DISTRICT #2012-0003 & TEXT AMENDMENT #2012-0007, DATED APRIL 13, 2013)

THE SITE IS BORDERED TO THE NORTH BY SINGLE FAMILY HOMES, TO THE EAST BY SEMINARY ROAD, TO THE SOUTH BY NORTH BEAUREGARD STREET AND TO THE WEST BY AN EXISTING OFFICE BUILDING.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. AMENDMENT TO THE DSUP 2017-0019 IS REQUESTED TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED AS GENERALLY DEPICTED ON SHEET C-0403.

TRIP GENERATION ANALYSIS

PROVIDED BY WELLS & ASSOCIATES 5/18/18

Table A
2000 N. Beauregard Street
Trip Generation Comparison[1]

Use	ITE LU Code	Amount	Unit	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	ADT
Existing										
Office[2]	710	102,090	SF	82	13	95	16	77	93	1,083
Proposed										
Residential Apartments	221	295	DU	7	52	59	38	15	53	764
Net New Trips				-75	39	-36	22	-62	-40	-319

Notes: 1. Trip generation estimates based on Institue of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, using equations for a dense multi-use urban setting.
2. Equation for ADT based on general urban/suburban setting.

SHEET INDEX

CIVIL
P-0101 COVER SHEET
P-0201 GENERAL NOTES
P-0301 SITE CONTEXT PLAN
P-0302 EXISTING CONDITIONS PLAN
P-0401 PRELIMINARY SUBDIVISION PLAT
P-0402 PRELIMINARY EASEMENT EXHIBIT
P-0403 PRELIMINARY LAYOUT PLAN
P-0404 PRELIMINARY GEOMETRIC PLAN
P-0405 PRELIMINARY OPEN SPACE PLAN
P-0406 ULTIMATE DEVELOPMENT PLAN
P-0407 ADAMS NEIGHBORHOOD OPEN SPACE AND INFRASTRUCTURE PHASING PLAN
P-0501 PRELIMINARY GRADING PLAN
P-0502 PRELIMINARY AVERAGE FINISHED GRADE
P-0701 OUTFALL ANALYSIS
P-0702 STORMWATER MANAGMENT PLAN - PRE & POST IMPERVIOUS AREAS
P-0703 STROMWATER MANAGMENT BMP COMPUTATIONS
P-0704 BMP MAP AND TABULATIONS
P-0705 SWM AND BMP DETAILS
P-0706 SWM AND BMP DETAILS
P-0707 STORMWATER MANAGMENT MASTER PLAN AND SUSTAINABILITY PLAN
P-0901 PRELIMINARY SANITARY SEWER ANALYSIS
P-0902 PRELIMINARY SANITARY SEWER ANALYSIS
P-1101 PRELIMINARY VEHICLE MOVEMENT PLAN
P-1102 PRELIMINARY VEHICLE MOVEMENT PLAN - LOADING TRUCK
P-1103 PRELIMINARY VEHICLE MOVEMENT PLAN - TRASH TRUCK
P-1104 PRELIMINARY VEHICLE MOVEMENT PLAN - GARAGE LEVELS
P-1105 PRELIMINARY SIGHT DISTANCE PROFILE - NORTH BEAUREGARD STREET
P-1201 EXISTING VEGETATION MAP & TREE PRESERVATION PLAN
P-1202 EXISTING TREE INVENTORY
P-1203 EXISTING TREE INVENTORY
P-1204 TREE PRESERVATION NOTES AND DETAILS
P-1301 PRELIMINARY FIRE SERVICE PLAN
P-1501 COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

ARCHITECT
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A102 FAR DIAGRAMS AND DATA
A103 FAR DIAGRAMS AND DATA
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A800 PERSPECTIVE VIEW
A801 PERSPECTIVE VIEW
A802 PERSPECTIVE VIEW

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L2 HARDSCAPE PLAN
L3 AMENITY AREAS
L4 PLANTING DETAILS AND HARDSCAPE ELEMENTS
L5 PLANT TABULATION

LIGHTING
LT1 LIGHTING PLAN
LT2 LIGHTING CUTSHEETS

ZONING TABULATIONS

ZONING :	EXISTING: CDD #21
MASTER PLAN :	BEAUREGARD CORRIDOR SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	4.16 AC OR 181,088 SF
USE:	EXISTING: OFFICE BUILDING PROPOSED: MULTIFAMILY APARTMENT & PARKING STRUCTURE

	EXISTING CONDITIONS	PERMITTED/REQUIRED CDD-21 (ADAMS)	PROVIDED CDD-21 (ADAMS)
OVERALL (1)			
ADAMS LAND AREA	N/A	19.16 AC	19.16 AC
DEVELOPMENT SUMMARY	N/A		
OFFICE	318,090 SF	1,020,765 SF	216,000 SF (2)
REQUIRED RETAIL	N/A	0 SF	0 SF
OPTIONAL RETAIL	14,980 SF	29,980 SF	14,980 SF (3)
RESIDENTIAL	N/A		
FLOOR AREA	N/A	0 SF	310,894 SF
UNITS	N/A	0 UNITS	300 UNITS
HOTEL	N/A		
FLOOR AREA	N/A	100,000 SF	0 SF
ROOMS	N/A	187 ROOMS	0 ROOMS
BUILDING HEIGHTS	N/A	MIN 45 FT; MAX 110 FT (6 STORIES)	98 FT (7 STORIES)
OPEN SPACE	N/A		
PUBLIC OR PRIVATE W/ PUBLIC ACCESS	N/A	3.02 AC MINIMUM	0 AC (4)
GROUND LEVEL (5)	N/A	ADDITIONAL 15% MIN WITH 50% MAX PERMITTED ON ROOFTOP 15.47 AC * 15% = 2.32 AC	TOTAL = 7.26 AC (47%) GROUND LEVEL = 7.26 AC ROOFTOP = 0 AC (0% OF TOTAL)
ROOFTOP	N/A		
TRIP GENERATION (6)	N/A	N/A	786 TRIPS
BLOCK F (7)			
PARCEL AREA	181,088 SF OR 4.16 AC	N/A	143,285 SF OR 3.29 AC (8)
FAR (RESIDENTIAL)	N/A	N/A	2.17 (9)
DENSITY (RESIDENTIAL)	N/A	N/A	91 DU/AC (9)
GROSS SQUARE FEET	104,100 SF	N/A	516,016 SF
RESIDENTIAL	N/A	N/A	363,452 SF
GARAGE	N/A	N/A	152,564 SF
NET SQUARE FEET	102,090 SF	N/A	310,894 SF
RESIDENTIAL	N/A	N/A	310,894 SF
GARAGE	N/A	N/A	0 SF
AVERAGE FINISHED GRADE	248	N/A	247.57
BUILDING HEIGHT	75 FT (6 STORIES)	MIN 45 FT; MAX 110 FT (6 STORIES)	98 FT (7 STORIES)
UNITS (TOTAL)	N/A	N/A	300 UNITS
STUDIO	N/A	N/A	17 UNITS
1 BEDROOM	N/A	N/A	157 UNITS
1 BEDROOM W/ DEN	N/A	N/A	11 UNITS
2 BEDROOM	N/A	N/A	115 UNITS
OPEN SPACE (10)	1.66 AC OR 72,309 SF	N/A	0.85 AC OR 36,997 SF (26%)
GROUND LEVEL	1.66 AC OR 72,309 SF	N/A	0.85 AC OR 36,997 SF (26%)
ROOFTOP	N/A	N/A	0 AC OR 0 SF
BLOCK SIZE	N/A	1,600 FT PERIMETER	1,400 FT
SETBACKS			
N BEAUREGARD STREET	44 FT	10 FT	10 FT (FROM PROP. ROW LINE)
MARK CENTER DRIVE	N/A	14.5 FT	7 FT
NORTH PROPERTY LINE	131.8 FT	45 FT	45 FT
FRONTAGE			
N BEAUREGARD STREET	835 FT	N/A	695 FT
MARK CENTER DRIVE	N/A	N/A	196 FT
PARKING TABULATIONS (MIN / MAX)	N/A	MAX: 1.75 SP/UNIT = 525 SPACES MIN: 80% OF MAX = 420 SPACES	420 SPACES (80% OF MAX)
STANDARD (GARAGE)	N/A	30% MIN	194 SPACES
ADA (GARAGE)	7 SPACES (SURFACE)	10 SPACES	14 SPACES
COMPACT (GARAGE)	N/A	75% MAX	212 SPACES
ON STREET (SURFACE)	N/A	0 SPACES	4 SPACES
OFF STREET (SURFACE)	293 SPACES (SURFACE)	0 SPACES	3 SPACES (11)
LOADING/TRASH	N/A	0 SPACES	1 SPACE
TRIP GENERATION (6)	N/A	N/A	786 TRIPS

NOTES:
(1) REQUIRED ZONING TABULATIONS FOR ENTIRE ADAMS NEIGHBORHOOD AT COMPLETE BUILD OUT, PER CDD #21. "PROVIDED" REFLECTS 2000 NORTH BEAUREGARD REDEVELOPMENT ONLY AND WILL BE UPDATED AS ADDITIONAL CDD 21 DEVELOPMENT OCCURS.
(2) EXISTING OFFICE FLOOR AREA WITHIN ADAMS NEIGHBORHOOD TO REMAIN. (PER CITY OF ALEXANDRIA LAND RECORDS)
(3) EXISTING RETAIL FLOOR AREA WITHIN ADAMS NEIGHBORHOOD TO REMAIN (CLYDE'S PROPERTY - LOT 505) (PER CITY OF ALEXANDRIA RECORDS). ADDITIONAL 15,000 SF OF OPTIONAL RETAIL TO BE PROVIDED WITH FUTURE APPLICATIONS.
(4) 3.02 AC OF PUBLIC AND/OR PRIVATE WITH PUBLIC ACCESS EASEMENT OPEN SPACE, PER FIGURE 33E OF THE SMALL AREA PLAN, TO BE PROVIDED WITH FUTURE PHASES.
(5) AREA USED TO COMPUTE 15% REQUIREMENT INCLUDES ADAMS NEIGHBORHOOD AREA MINUS REQUIRED DEDICATED OPEN SPACE AND MINUS PROPOSED PUBLIC RIGHT-OF-WAY DEDICATIONS. (19.16 AC - 3.02 AC - 0.67 AC = 15.47 AC). THIS APPLICATION PROVIDES 0.77 AC OF OPEN SPACE TO MEET THE 15% OPEN SPACE REQUIREMENT FOR THE NEIGHBORHOOD. FUTURE APPLICATIONS WILL PROPOSE REQUIRED DEDICATED OPEN SPACE, INCREASE THE AMOUNT OF RIGHT-OF-WAY DEDICATIONS AND REDUCE THE AMOUNT OF EXISTING GROUND LEVEL OPEN SPACE OUTSIDE OF BLOCK F, THEREBY CHANGING THE REQUIRED AND PROVIDED OPEN SPACE FOR THE NEIGHBORHOOD. EACH SUBSEQUENT DSUP APPLICATION SHALL CONTINUE TO TRACK THE REQUIRED AND PROVIDED OPEN SPACE, WITH THE FINAL APPLICATION SHOWING COMPLIANCE WITH 15% REQUIREMENT.
(6) TRIP GENERATION PROVIDED FOR PROPOSED DEVELOPMENT ONLY. PROVIDED BY WELLS AND ASSOCIATES, SEE TRIP GENERATION ANALYSIS MEMORANDUM PROVIDED UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.
(7) ZONING TABULATIONS FOR BLOCK F (THIS APPLICATION) ONLY.
(8) PROPOSED PARCEL AREA FOLLOWING STREET DEDICATIONS ALONG NORTH BEAUREGARD STREET AND SEMINARY ROAD FOR TRANSITWAY AND ELLIPSE AS WELL AS DEDUCTIONS FOR MARK CENTER DR AND PROPOSED SUBDIVISION.
(9) FAR COMPUTED AND DENSITY BASED ON THE SITE AREA AFTER DEDICATION AND PROPOSED SUBDIVISION, PROVIDED FOR INFORMATION ONLY.
(10) AREA NOTED HERE REPRESENTS AMOUNT OF OPEN SPACE PROVIDED WITHIN BLOCK F ONLY. SEE SHEET P-0405 FOR GRAPHICAL DEPICTION OF AREAS.
(11) OFF-STREET SURFACE PARKING LOCATED ON-SITE TO BE TIME RESTRICTED

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

SCALE: AS NOTED | DATE: 8/15/18 | DRAWN: DP/DM/TT | CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2017-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.______

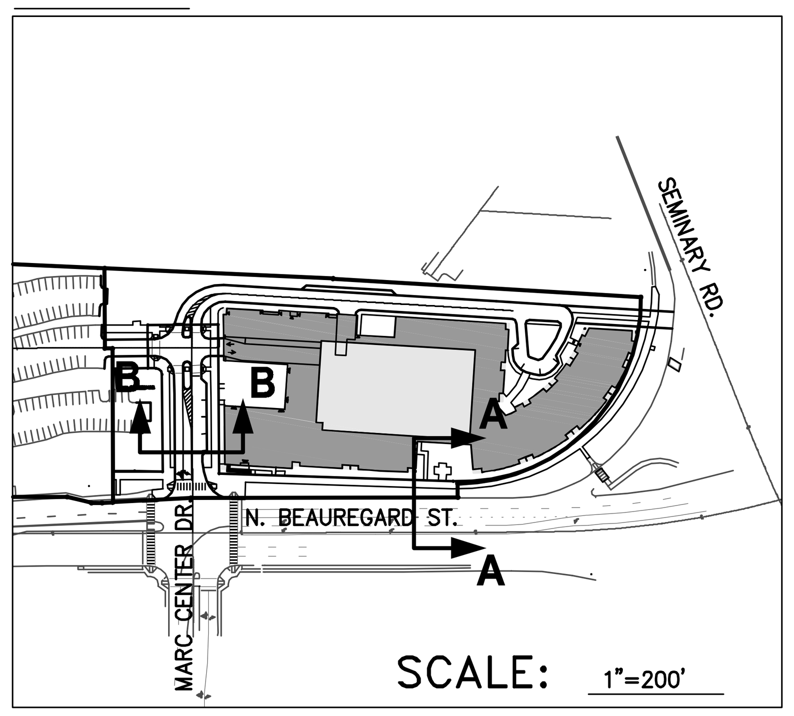
DIRECTOR DATE

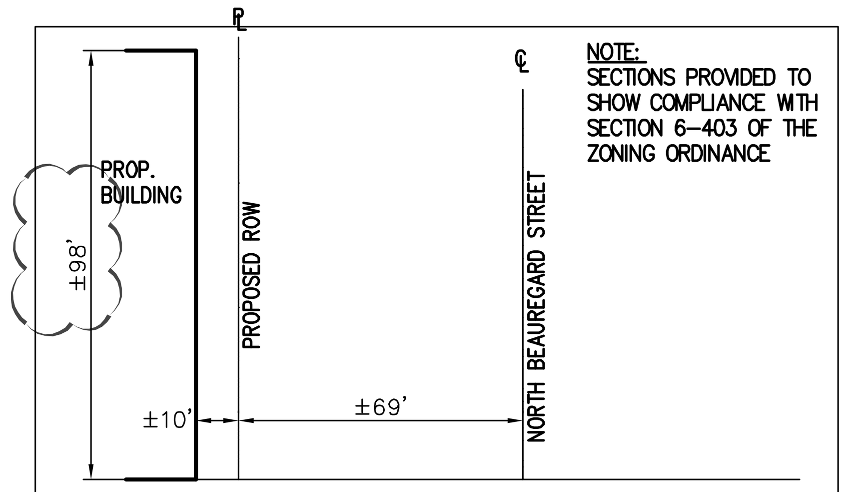
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ______

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

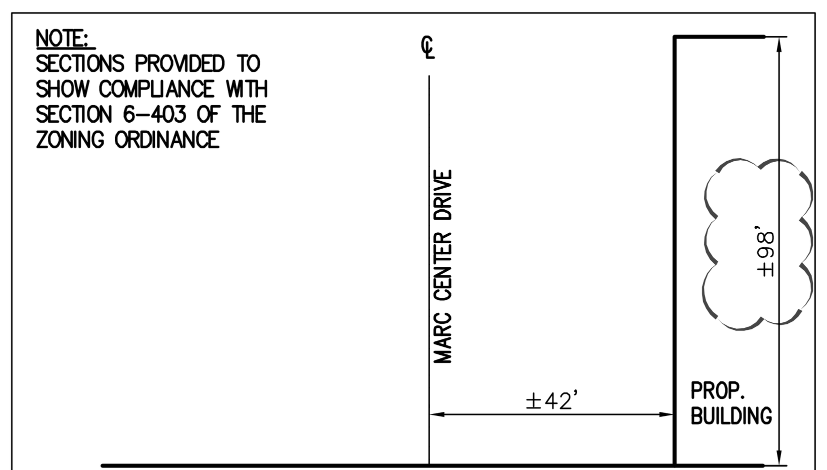
KEY MAP





SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE

RESOURCE PROTECTION AREA NOTES

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTES

1. THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

GROUNDWATER CONTAMINATION NOTE

1. THERE IS NO KNOWN SOIL AND/OR GROUNDWATER CONTAMINATION WITHIN THE LIMITS OF THIS DEVELOPMENT

CEMETERY AND/OR BURIAL GROUNDS

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

UTILITY CONTACTS

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

NATURAL GAS:
WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O HAO (STEVE) CHEN
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

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

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

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) NARRATIVE

STORMWATER RUNOFF CURRENTLY SHEET FLOWS OVER THE PARKING LOTS AND IS CAPTURED IN CURB INLETS. THE INLETS THEN DRAIN TO THE SOUTHWEST CORNER OF THE PROPERTY AND ACROSS N. BEAUREGARD STREET.

PRELIMINARY ANALYSIS SHOWS THE PROPOSED DEVELOPMENT WILL INCREASE IMPERVIOUS AREA, THEREFORE INCREASING RUNOFF FROM THE SITE. THE DEVELOPMENT PROPOSES TO DETAIN AND RELEASE THE PEAK RATE OF RUNOFF AT OR BELOW THE ALLOWABLE RELEASE RATE AS DETERMINED BY APPLICABLE CHANNEL AND FLOOD PROTECTION REGULATIONS. ONSITE UNDERGROUND AND RUNOFF REDUCTION PRACTICE ARE PROPOSED TO ACHIEVE THE ALLOWABLE RELEASE RATE. SEE SHEET P-0702 FOR STORMWATER MANAGEMENT COMPUTATIONS.

IN ORDER TO SATISFY THE CITY OF ALEXANDRIA'S WATER QUALITY REQUIREMENT THE PROJECT PROPOSES THE USE OF SEVERAL RUNOFF REDUCTION AND MANUFACTURED TREATMENT DEVICES FACILITIES, SEE P-0704 FOR APPROXIMATE TYPE AND LOCATION. ADDITIONALLY, THESE BMPS SHALL BE USED TO MEET THE CITY'S WATER QUALITY VOLUME REQUIREMENT. IT IS EXPECTED THAT A PORTION OF THE WATER QUALITY VOLUME WILL NOT BE TREATED BY THE PROPOSED BMP FACILITIES, THEREFORE THE APPLICANT PROPOSES TO MAKE A CONTRIBUTION TO THE WATER QUALITY EQUIVALENCY FUND FOR THE UNTREATED AREA.

ALL SWM AND BMP FACILITIES SHALL BE PRIVATELY MAINTAINED.

GREEN BUILDING NARRATIVE

THE BUILDINGS WILL BE DESIGNED WITH ENVIRONMENTALLY CONSCIOUS STRATEGIES AND IN ACCORDANCE WITH THE CITY'S GREEN BUILDING POLICY. THE APPLICANT SHALL CONTINUE TO EXPLORE INCORPORATING RUNOFF REDUCTION PRACTICES INTO AVAILABLE LANDSCAPING AND OPEN SPACE AREAS. EXACT GREEN BUILDING TECHNIQUES WILL BE FURTHER EXPLORED AND DETAILED AS THE BUILDING EVOLVES THROUGHOUT THE DESIGN PROCESS.

ADDITIONALLY THIS APPLICATION PROPOSES TO PROVIDE A MINIMUM OF 48% OF IT'S VRRM REQUIREMENT THROUGH THE USE OF RUNOFF REDUCTION PRACTICES. SEE P-0704 FOR TYPE AND LOCATION OF PROPOSED FACILITIES.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT SHALL BE PREPARED FOR THIS PROPERTY AND PROVIDED AT TIME OF FINAL SITE PLAN.

CITY STANDARD NOTES

1. 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.

2. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 AND THE ALEXANDRIA ENVIRONMENTAL HEALTH DIVISION AT 703-746-4400.

3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND SATURDAYS FROM 9AM TO 6PM
   NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND SATURDAYS FROM 10AM TO 4PM

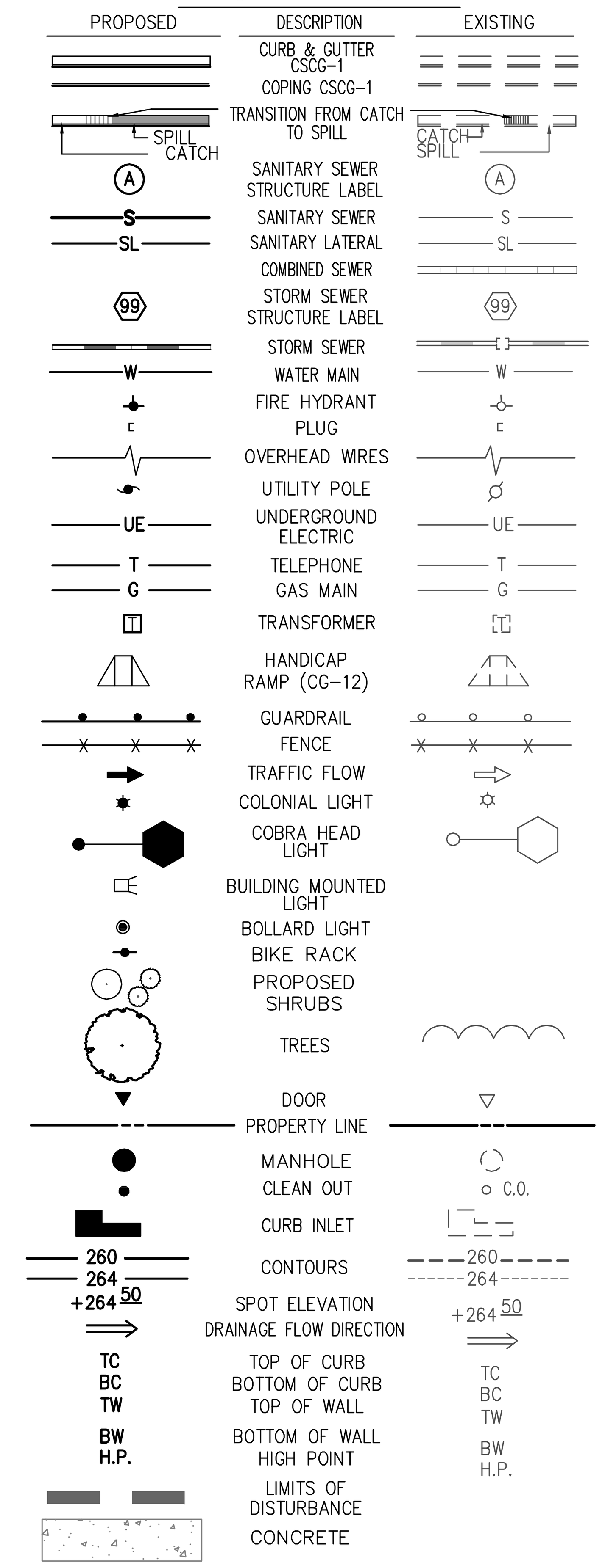
COMBINED SEWER NOTE

THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.

LIST OF ABBREVIATIONS

AG	ACCESS GATE
AC	AIR CONDITIONER
CLF	CHAINLINK FENCE
CATV	CABLE TV BOX
CR	CARD READER
CWS	CROSSWALK SIGNAL
CO	CLEANOUT
CONC	CONCRETE
DB, PG	DEED BOOK, PAGE
DHF, DHS	DRILL HOLE FOUND OR DRILL HOLE SET
D	DUMPSTER PAD
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EPAD	ELECTRIC PAD
ESMT	EASEMENT
EVLT	ELECTRIC VAULT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FCAP	FILLER CAP
GM	GAS METER
GV	GAS VALVE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (PROPERTY CORNER)
NS	NAIL SET (PROPERTY CORNER)
PG	PAGE
POB	POINT OF BEGINNING
RET	RETAINING WALL
SD, 123	STORM SEWER STRUCTURE
SMH, 123	SANITARY SEWER STRUCTURE
MB	US MAILBOX
MH	MANHOLE
MW	MONITORING WELL
PKF, PKS	PK NAIL FOUND, PK NAIL SET
POB	POINT OF BEGINNING
RD	ROOF DRAIN
SP	SIGN POST
SS	SANITARY SEWER MANHOLE
ST	STORM STRUCTURE
SW	SIDEWALK
T	TRANSFORMER PAD
TCV	TRAFFIC CONTROL VAULT
TRLP	TRAFFIC LIGHT/SIGNAL POLE
TVLT	TELECOMMUNICATIONS VAULT
TB	TELEPHONE BOOTH
TCB	TRAFFIC CONTROL BOX
TP	TELEPHONE PEDESTAL
TSA	TRAFFIC SIGNAL ARM
TSP	TRAFFIC SIGNAL POLE
UVLT	UTILITY VAULT
WDF	WOODEN FENCE
WIF	WROUGHT IRON FENCE
WM	WATER METER
WSP	WATER STAND PIPE
WV	WATER VALVE
	HANDICAPPED PARKING SPACE
	LIGHT POLE
	OVERHEAD WIRES
W	WATER LINE
ST	STORM SEWER LINE
S	SANITARY SEWER LINE
T	UNDERGROUND TELEPHONE LINE
E	UNDERGROUND ELECTRIC LINE
	GUY WIRE
X	FENCE
	BOLLARD
	SIGN
T	TELECOMMUNICATIONS MANHOLE
U	UTILITY MANHOLE
W	WATER MANHOLE
	RESERVED FOR DISABLED

MASTER LEGEND



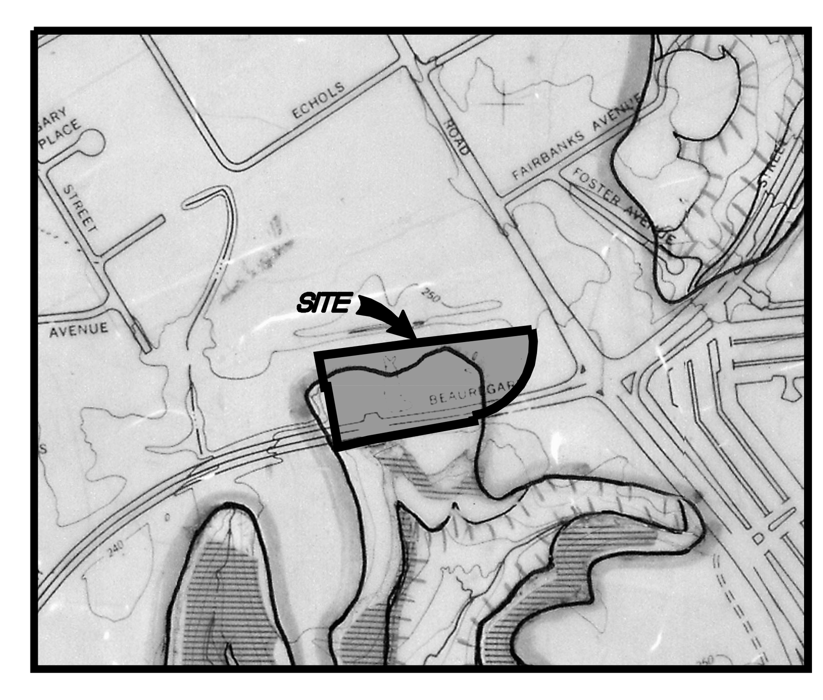
CDD #21 AREA TABULATIONS - ADAMS NEIGBORHOOD

CDD AREA TABULATION

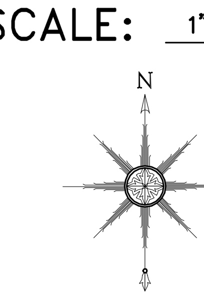
	TOTAL EXISTING DEVELOPMENT **	EX. DEVELOPMENT TO BE DEMOLISHED PER THIS APPLICATION	CUMULATIVE EX. DEVELOPMENT DEMOLISHED TO DATE	NEW DEVELOPMENT PER THIS APPLICATION	CUMULATIVE NEW DEVELOPMENT TO DATE ***	NET NEW DEVELOPMENT PER THIS APPLICATION	CUMULATIVE NET NEW DEVELOPMENT TO DATE ****
OFFICE (SQ.FT)	318,090	102,090	102,090	0	0	**216,000**	**216,000**
RESIDENTIAL (UNITS)	0	0	0	300	300	**300**	**300**
RESIDENTIAL (SQ. FT.)*	0	0	0	310,894	310,894	**310,894**	**310,894**
RETAIL (SQ. FT.)*	14,980	0	0	0	0	**14,980**	**14,980**
HOTEL	0	0	0	0	0	**0**	**0**

* SQ . FT. REFLECTED IN THIS ROW IS "FLOOR AREA" AS DEFINED IN CDD#21 APPROVAL CONDITIONS CDD2014-0003
** PRE-DEVELOPMENT CONDITIONS PRIOR TO 2000 NORTH BEAUREGARD APPLICATION, DSP2017-0019
*** CONDITIONS FOLLOWING 2000 NORTH BEAUREGARD APPLICATION, DSP2017-0019
**** TOTAL NEW DEVELOPMENT WITHIN CDD#21, INCLUDING 2000 NORTH BEAUREGARD (2017-0019) AND FUTURE APPLICATIONS

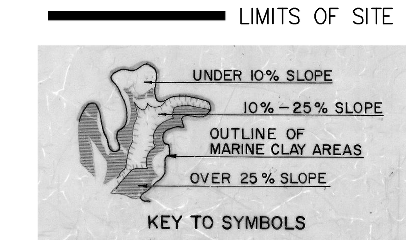
MARINE CLAY SOILS MAP



SCALE: 1"=500'



LIMITS OF SITE



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

WALTER L. PHILLIPS
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SCALE: AS NOTED | DATE: 8/15/18 | DRAWN: DP/DM/TT | CHECKED: AV

DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION
04/05/18	CONCEPT 3 SUBMISSION
05/25/18	DSUP SUBMISSION
07/26/18	DSUP COMPLETENESS
08/15/18	DSUP COMPLETENESS 2

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

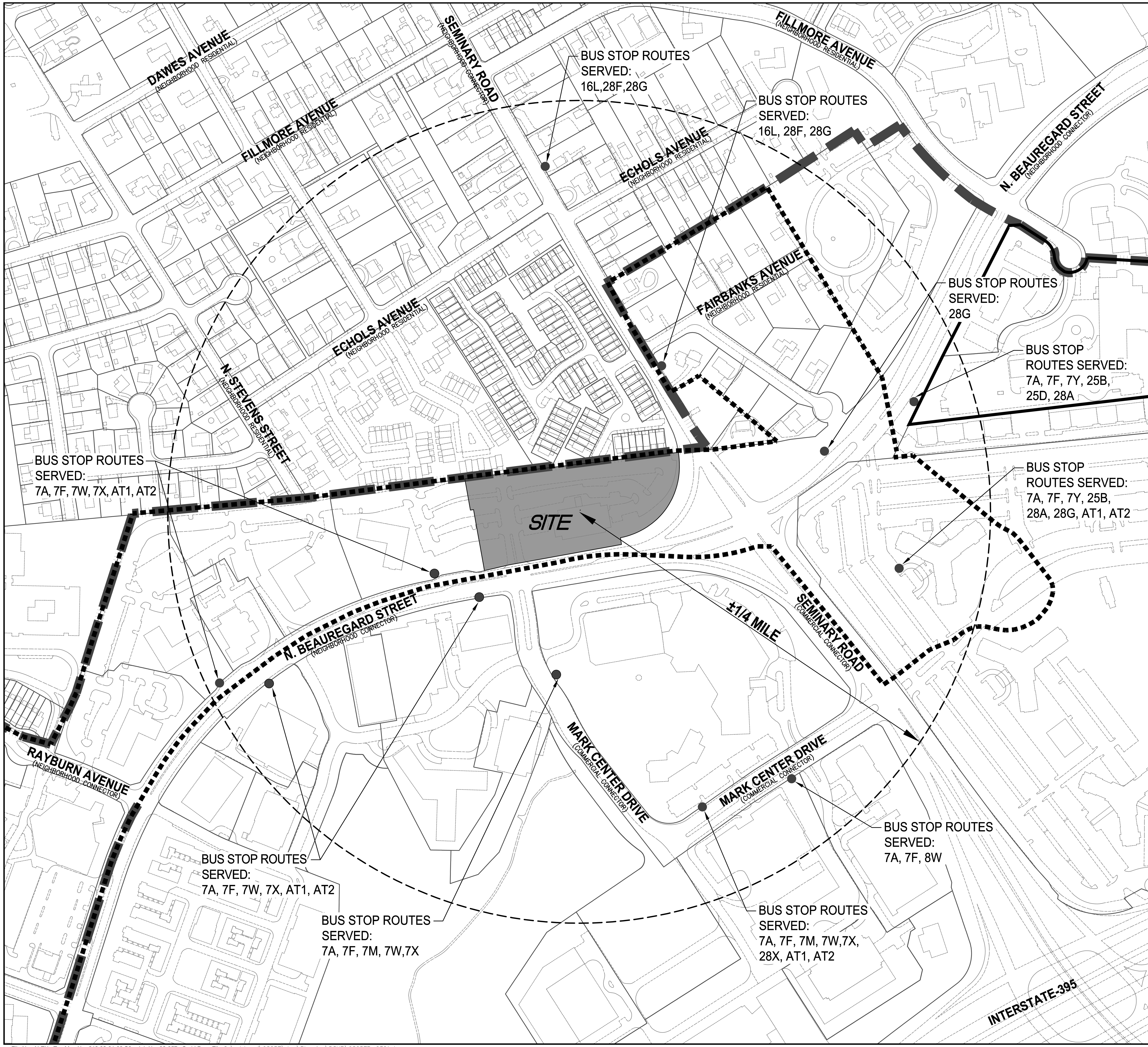
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NUMBER OF BUS ROUTES = 4 ROUTES (7, 25, 28 & AT) WITHIN 1/4 MILE

LEGEND

- LIMITS OF BEAUREGARD SMALL AREA PLAN
- LIMITS OF CDD # 23
- LIMITS OF CDD # 21
- 1/4 MILE RADIOUS
- SITE AREA

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

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

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
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.

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SITE CONTEXT PLAN

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

REVISION APPROVED BY

AARON M. VINSON
Lic. No.041851
1/15/19
COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

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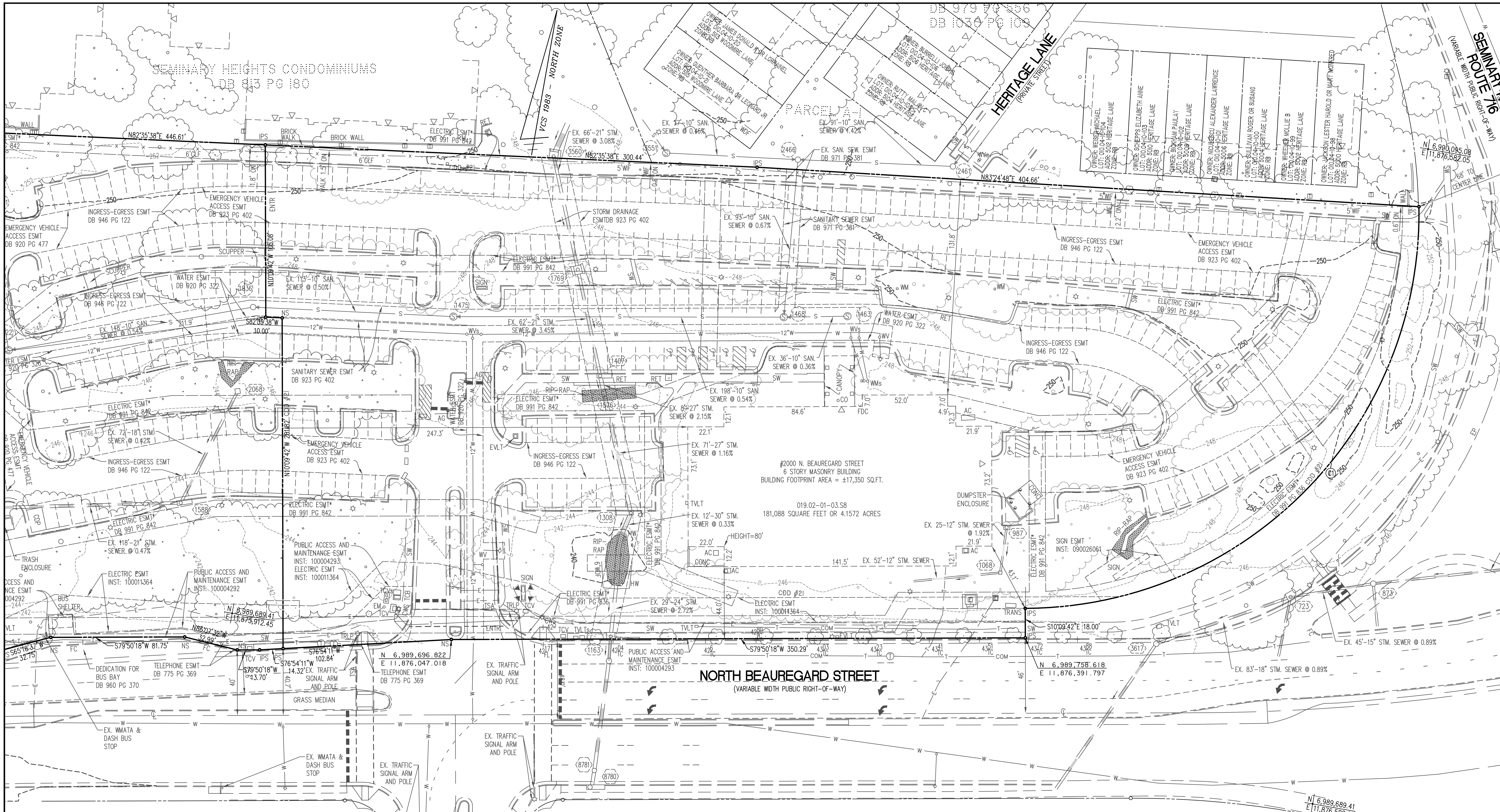
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 150' DATE: 8/15/18 DRAWN: DPO/MT/TT CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

SHEET: P-0301

File No. ALEX Tax Map No. 019.02-01-03.S8 Job No. 98-057 Cadd Dwg. File:Q:\sdskproj\98057\dwg\Planning\DSUP\98057P-0301.dwg



STORM AS-BUILT DATA

SD 873	
MANHOLE TOP =	246.10
15"RCP IN (SOUTH)=	241.54
15"RCP IN (EAST)=	240.86
15"RCP OUT (SD 723)=	240.86
SD 723	
CURB INLET TOP =	245.06
15"RCP IN (SOUTH)=	240.47
15"RCP IN (SD 873)=	240.46
18"RCP OUT (SD 3617)=	240.02
SD 3617	
MANHOLE TOP =	243.80
18"RCP IN (SD 723)=	239.28
18"RCP OUT (S.WEST)=	235.76
SD 987	
CURB INLET TOP =	246.81
12"STEEL OUT (SD 1068)=	245.29

SD 1068	
BOX TOP =	246.23
12"STEEL IN (SD 987)=	244.81
12"STEEL OUT (S.WEST)=	244.75
SD 3560	
YARD INLET TOP =	247.53
36"CMP IN (NORTH)=	243.04
21"RCP OUT (SD 1769)=	243.02
SD 1769	
YARD INLET TOP =	246.16
21"RCP IN (SD 3560)=	240.99
21"RCP OUT (SD 1407)=	240.79
SD 1407	
CURB INLET TOP =	245.34
21"RCP IN (SD 1769)=	238.65
27"RCP OUT (SD 1576)=	238.35

SD 1576	
GRATE INLET TOP =	241.23
4"PVC IN (S.EAST)=	239.88
27"RCP IN (SD 1407)=	238.15
27"RCP OUT (SD 1308)=	238.12
SD 1308	
CURB INLET TOP =	244.25
10"RCP IN (EAST)=	238.65
27"RCP IN (SD 1576)=	237.30
30"RCP OUT (ENDWALL)=	237.01
SD 1163	
CURB INLET TOP =	242.04
24"INV IN (HEADWALL)=	236.21
24"RCP OUT (SOUTH)=	236.14
SD 2068	
GRATE INLET TOP =	243.13
18"RCP OUT (S.WEST)=	239.23

SANITARY AS-BUILT DATA

SMH 3551	
MANHOLE TOP =	248.15
10"INV IN (N.WEST)=	240.38
10"INV OUT (SMH 2466)=	240.03
SMH 2461	
MANHOLE TOP =	250.93
10"INV IN (N.EAST)=	241.82
10"INV OUT (SMH 2466)=	241.52
SMH 2466	
MANHOLE TOP =	249.49
10"INV IN (SMH 2461)=	240.23
10"INV IN (SMH 3551)=	239.68
10"INV OUT (SMH 1468)=	239.36
SMH 1463	
MANHOLE TOP =	246.95
10"INV OUT (SMH 1468)=	238.72

SMH 1468	
MANHOLE TOP =	246.41
10"INV IN (SMH 2466)=	238.74
10"INV IN (SMH 1463)=	238.59
10"INV OUT (SMH 1475)=	238.55
SMH 1475	
MANHOLE TOP =	247.60
10"INV IN (SMH 1468)=	237.48
10"INV OUT (SMH 1936)=	237.44
SMH 1936	
MANHOLE TOP =	246.80
10"INV IN (SMH 1475)=	236.88
10"INV OUT (S.WEST)=	236.80

PIPE SIZES FROM RECORD INFORMATION

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	241.00'	382.00'	90°49'00"	244.46'	343.25'	S34°25'49"W

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

NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT MAP-BLOCK-LOT NUMBER 019.02-01-03.S8 AND IS ZONED CDD#21 (PER THE PZR REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, DATED DECEMBER 15, 2016).
2. THE PROPERTY IS NOW IN THE NAME OF 2000 BEAUREGARD LLC, AS RECORDED IN INSTRUMENT NUMBER 170008929, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. NO EVIDENCE OF: RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION; RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. TOTAL AREA OF THE PROPERTY IS 181,088 SQUARE FEET OR 4.1572 ACRES.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3020-823274, EFFECTIVE DATE JULY 12, 2017.
9. BULK REGULATIONS (PER PZR REPORT, SEE NOTE #1):
   BUILDING HEIGHT: 110'
   FRONT: NONE
   SIDE: NONE
   REAR: NONE
10. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96) (EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.

WALTER L. PHILLIPS
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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30' DATE: 8/15/18 DRAWN: DPQ/MJT CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

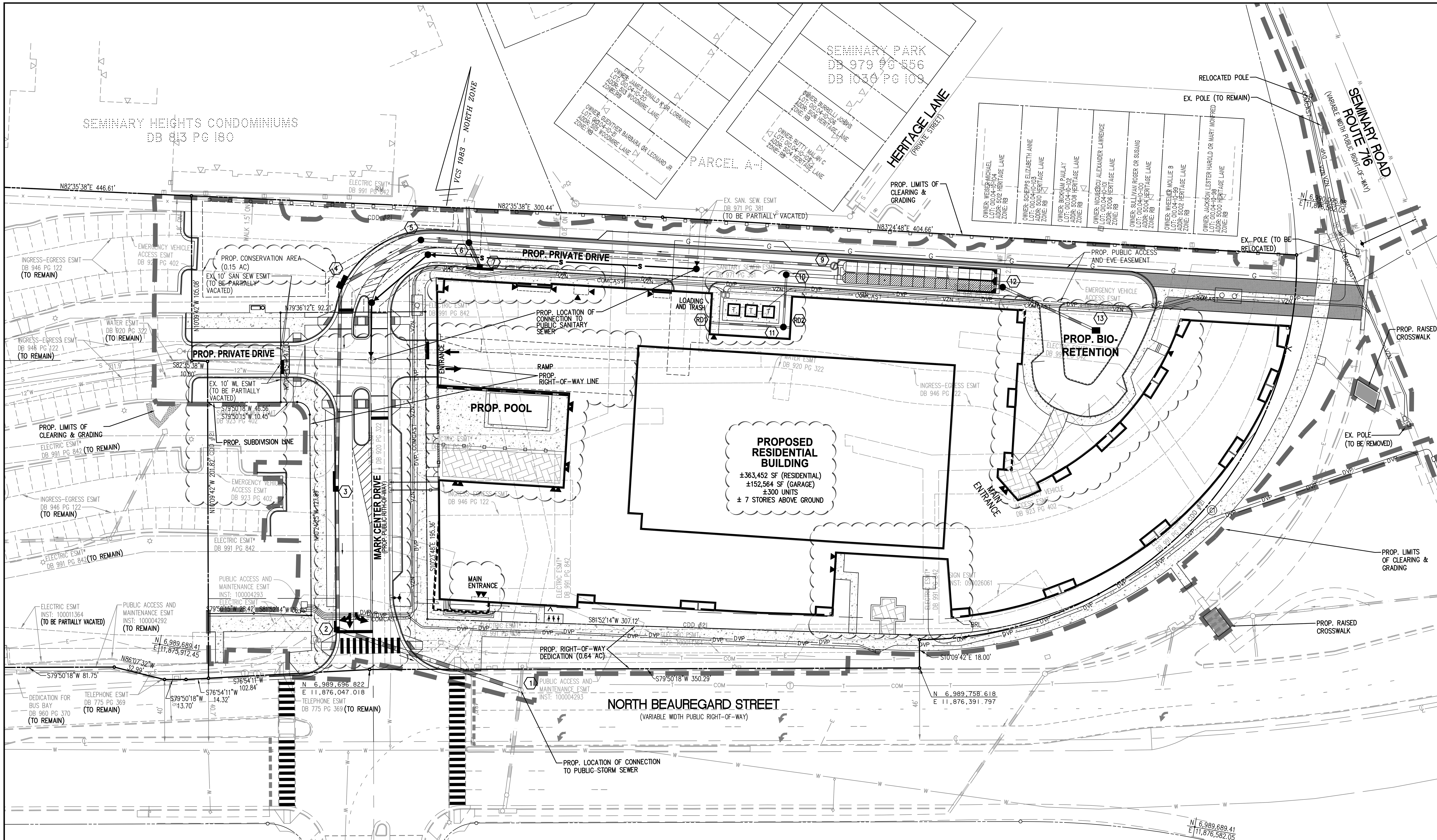
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) THE LAND CONVEYED BY ________ TO ________ BY DEED DATED ________ AND RECORDED AMONG THE LAND RECORDS OF ________ IN DEED BOOK ________ AT PAGE ________ AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AT THE LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

SUBDIVISION NAME

TOTAL NUMBER OF BUILDINGS

EXISTING: ~~1~~
PROPOSED: 1

ZONING

CURRENT: CDD #21

RESOURCE PROTECTION AREA NOTES

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTES

1. THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

PROPOSED CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1A	241.00'	262.31'	62°21'41"	145.84'	249.55'	N20°22'51"E
~~C1B~~	~~252.50'~~	~~124.13'~~	~~28°10'02"~~	~~63.35'~~	~~122.89'~~	~~N67°47'14"E~~
C2	8.00'	12.53'	89°75'59"	12.53'	19.73'	N55°22'39"W

CURVE TABLE REFLECTS CONDITION AFTER RIGHT-OF-WAY DEDICATION.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	241.00'	382.00'	90°49'00"	244.46'	343.25'	S34°25'49"W

EXISTING AREA TABULATIONS

TAX PARCEL IDENTIFICATION: 019.02-01-03.S8 4.16 AC OR 181,088 SF

PROPOSED AREA TABULATIONS

EXISTING PARCEL AREA:	019.02-01-03.S8	4.16	AC	OR	181,088	SF
PROPOSED SUBDIVISION		0.20	AC	OR	8,792	SF
RIGHT OF WAY DEDICATION:		0.67	AC	OR	29,011	SF
PROPOSED PARCEL AREA:		3.29	AC	OR	143,285	SF
LIMITS OF DISTURBANCE:		4.37	AC	OR	190,411	SF
EXISTING IMPERVIOUS AREA WITHIN PARCEL:		2.73	AC	OR	118,919	SF
PROPOSED IMPERVIOUS AREA WITHIN PARCEL:		3.04	AC	OR	132,683	SF

ADDRESS: 2000 N. BEAUREGARD STREET, ALEXANDRIA, VA 22311

RECORD OWNER

2000 BEAUREGARD LLC
C/O MONDAY PROPERTIES
65 E 55TH STREET, 27TH FLOOR
NEW YORK, NY 10065

APPLICANT/DEVELOTER

MONDAY PROPERTIES
1800 N BEAUREGARD ST. SUITE 101
ALEXANDRIA, VA 22311
ATTN: TIM HELMIG

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

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
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.

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SUBDIVISION PLAT

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
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AARON M. VINSON Lic. No.041851 1/15/19

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

SCALE: 1" = 30' DATE: 8/15/18 DRAWN: DPOW/TT CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
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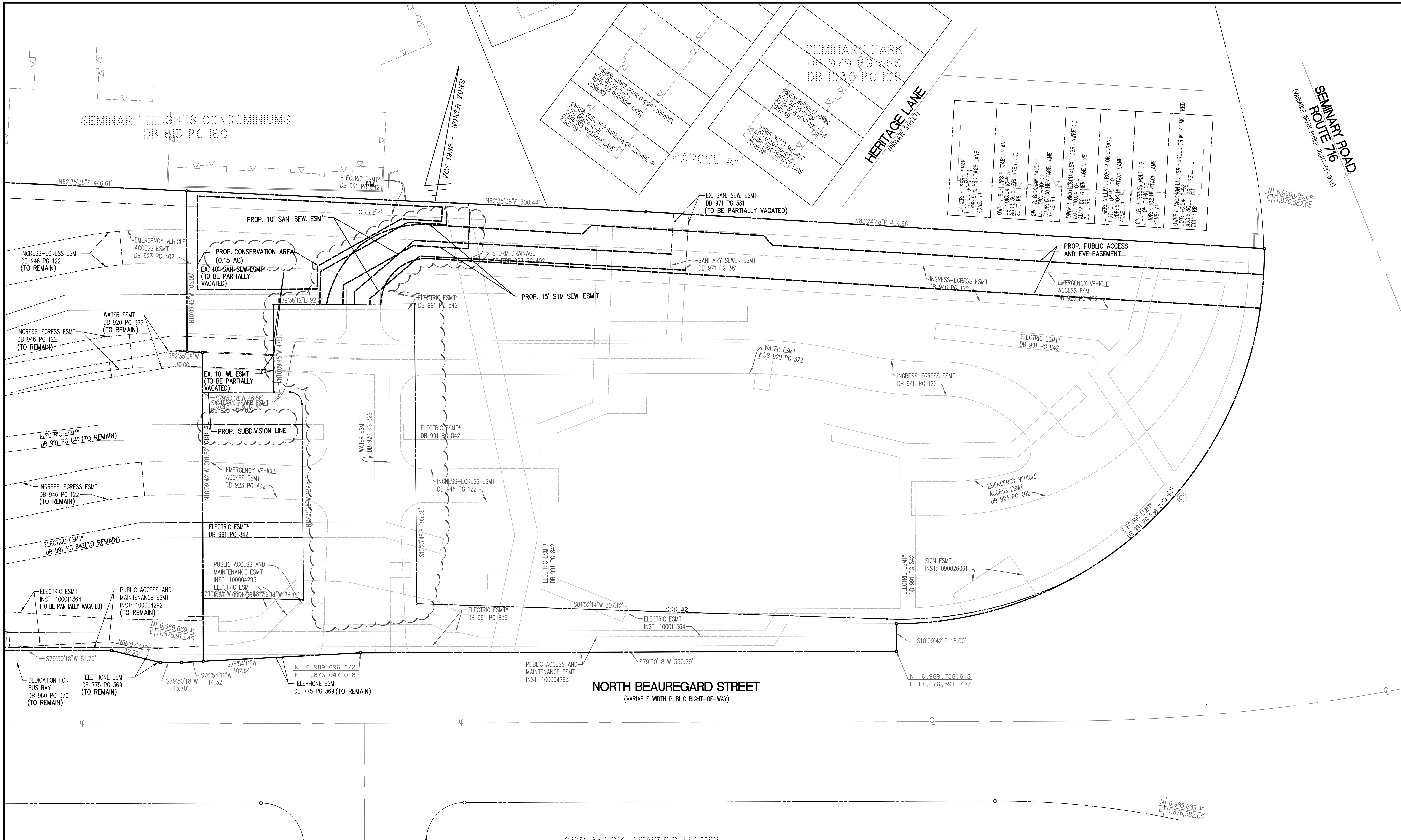
05/25/18	DSUP SUBMISSION		



EXISTING AREA TABULATIONS

TAX PARCEL IDENTIFICATION: 019.02-01-03.S8 4.16 AC OR 181,088 SF

PROPOSED AREA TABULATIONS

~~EXISTING PARCEL AREA:~~	~~019.02-01-03.S8~~	~~4.16~~	~~AC~~	~~OR~~	~~181,088~~	~~SF~~
PROPOSED SUBDIVISION		0.20	AC	OR	8,792	SF
RIGHT OF WAY DEDICATION:		0.67	AC	OR	29,011	SF
PROPOSED PARCEL AREA:		3.29	AC	OR	143,285	SF
LIMITS OF DISTURBANCE:		4.37	AC	OR	190,411	SF
EXISTING IMPERVIOUS AREA WITHIN PARCEL:		2.73	AC	OR	118,919	SF
PROPOSED IMPERVIOUS AREA WITHIN PARCEL:		3.04	AC	OR	132,683	SF

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	241.00'	382.00'	90°49'00"	244.46'	343.25'	S34°25'49"W

LEGEND

EXISTING EASEMENTS TO REMAIN :

EXISTING EASEMENTS TO BE VACATED :

PROPOSED EASEMENTS :

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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05/25/18	DSUP SUBMISSION		

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1/15/19
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY EASEMENT EXHIBIT

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ______

DIRECTOR DATE

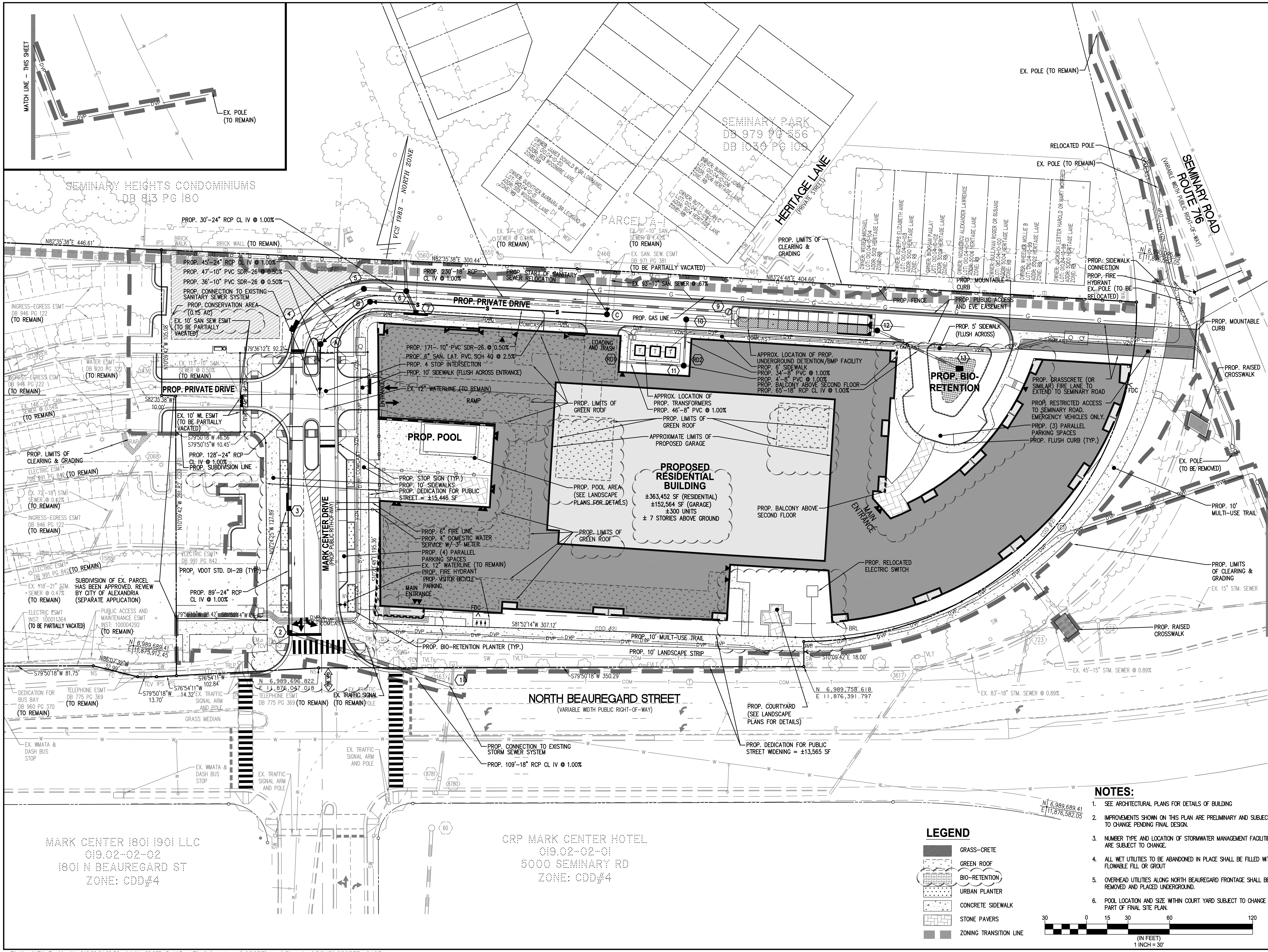
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ______

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 019.02-01-03.S8 Job No. 98-057 Cadd Dwg. File:Q:\sdskproj\98057\dwg\Planning\DSUP\98057P-0402.dwg

SHEET: P-0402



NOTES:

1. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING
2. IMPROVEMENTS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. NUMBER TYPE AND LOCATION OF STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE.
4. ALL WET UTILITIES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH FLOWABLE FILL OR GROUT
5. OVERHEAD UTILITIES ALONG NORTH BEAUREGARD FRONTAGE SHALL BE REMOVED AND PLACED UNDERGROUND.
6. POOL LOCATION AND SIZE WITHIN COURT YARD SUBJECT TO CHANGE AS PART OF FINAL SITE PLAN.

LEGEND

- GRASS-CRETE
- GREEN ROOF
- BIO-RETENTION
- URBAN PLANTER
- CONCRETE SIDEWALK
- STONE PAVERS
- ZONING TRANSITION LINE

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ________

DIRECTOR DATE

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PRELIMINARY LAYOUT PLAN

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
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SCALE: 1" = 30' DATE: 8/15/18 DRAWN: DPOM/TT CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
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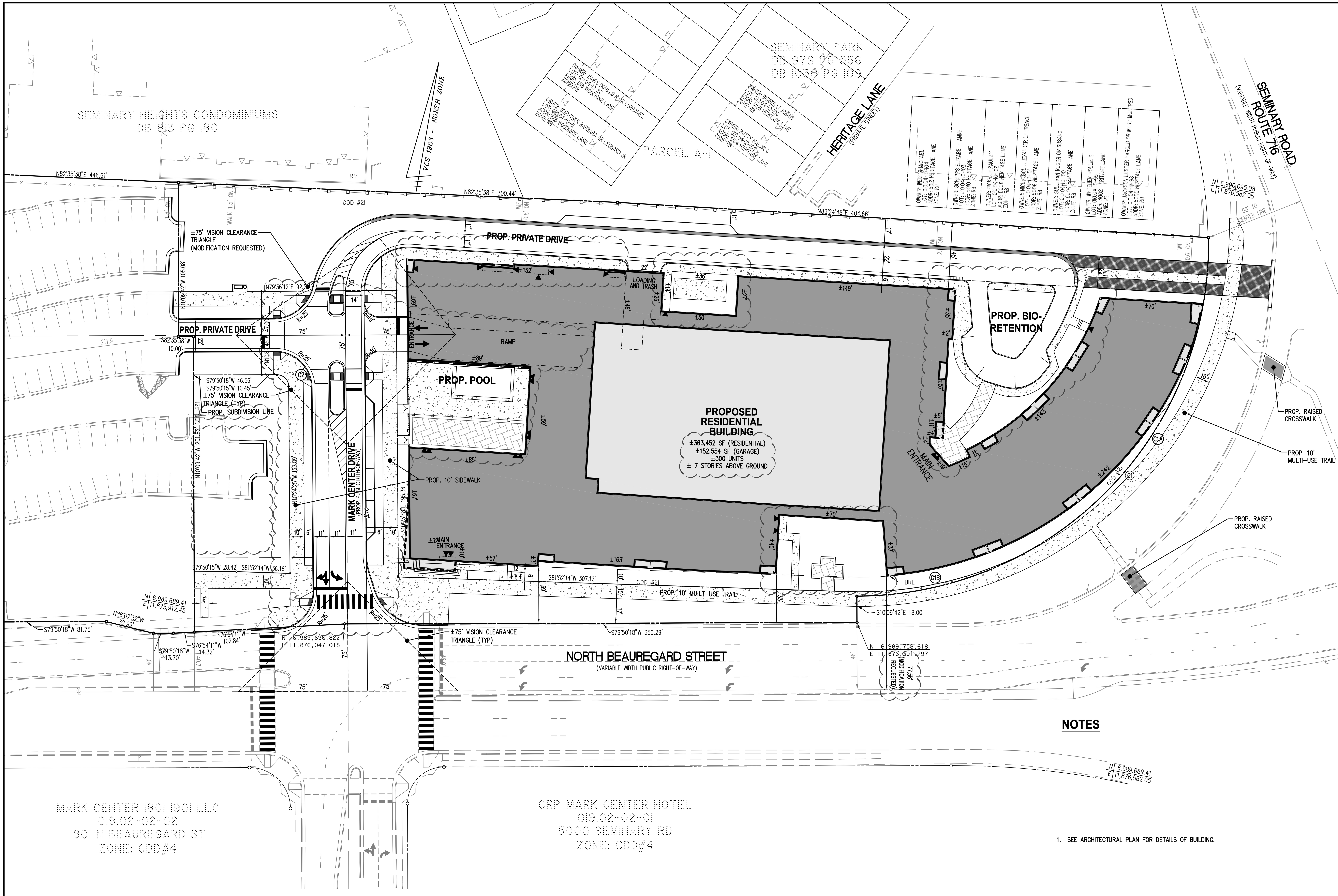

NOTES

1. SEE ARCHITECTURAL PLAN FOR DETAILS OF BUILDING.

PROPOSED CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1A	241.00'	262.31'	62°21'41"	145.84'	249.55'	N20°22'51"E
~~C1B~~	~~252.50'~~	~~124.13'~~	~~28°10'02"~~	~~63.35'~~	~~122.89'~~	~~N67°47'14"E~~
C2	8.00'	12.53'	89°75'59"	12.53'	19.73'	N55°22'39"W

~~CURVE TABLE REFLECTS CONDITION AFTER RIGHT-OF-WAY DEDICATION.~~

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	241.00'	382.00'	90°49'00"	244.46'	343.25'	S34°25'49"W

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

APPROVED
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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PRELIMINARY GEOMETRIC PLAN

REVISION APPROVED BY

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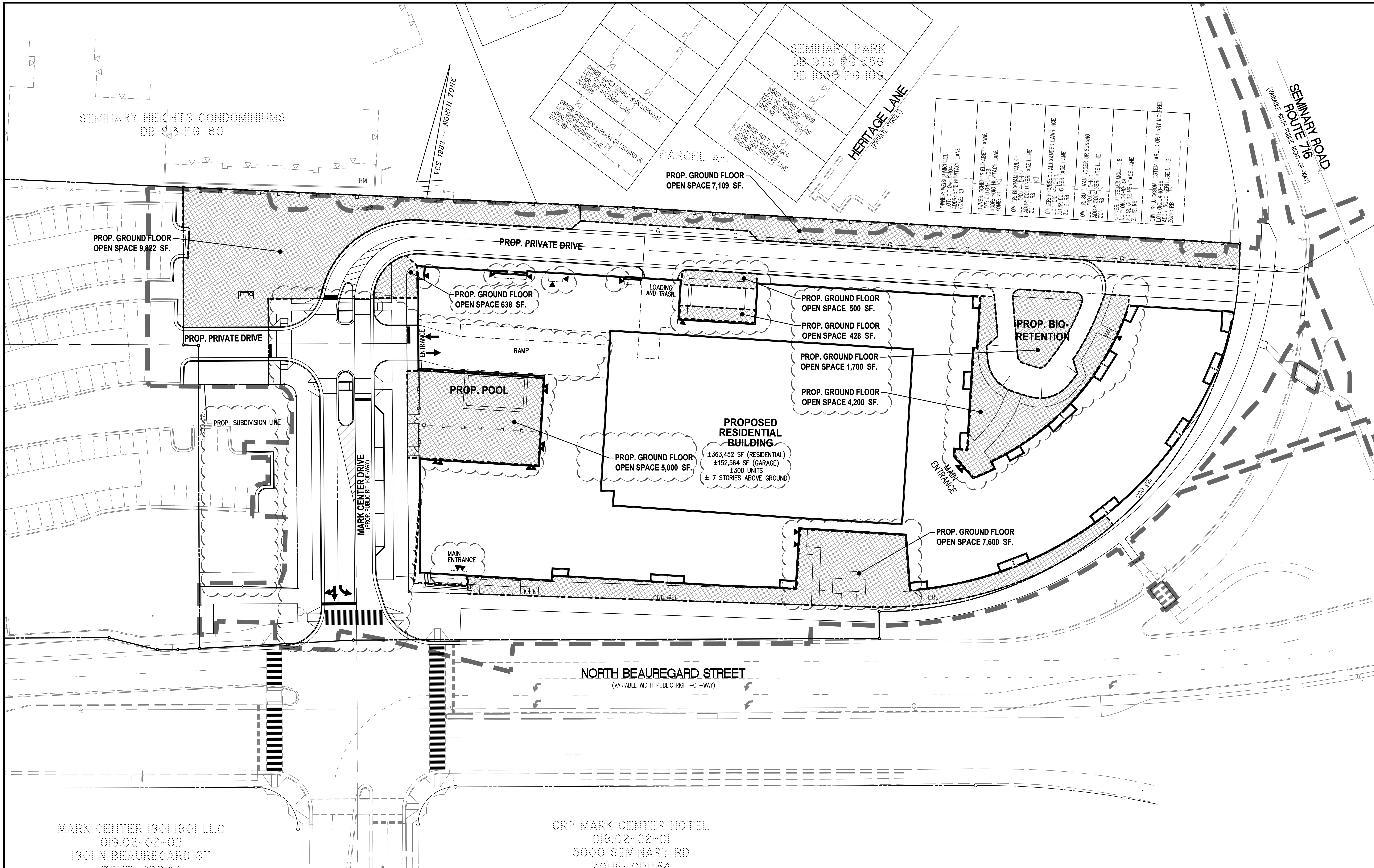

OPEN SPACE LEGEND

PROP. OPEN SPACE (±36,997 SF)

OPEN SPACE TABULATION

PROPOSED SITE AREA = ±143,285 SF OR ±3.29 AC
PROPOSED OPEN SPACE = ±36,997 SF OR ±0.85 AC
PERCENT OPEN SPACE = ±26%

NOTE:

SEE SHEET P-0407 FOR ADAMS NEIGHBORHOOD OPEN SPACE PLAN.

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

2000 N. BEAUREGARD STREET
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PRELIMINARY OPEN SPACE PLAN

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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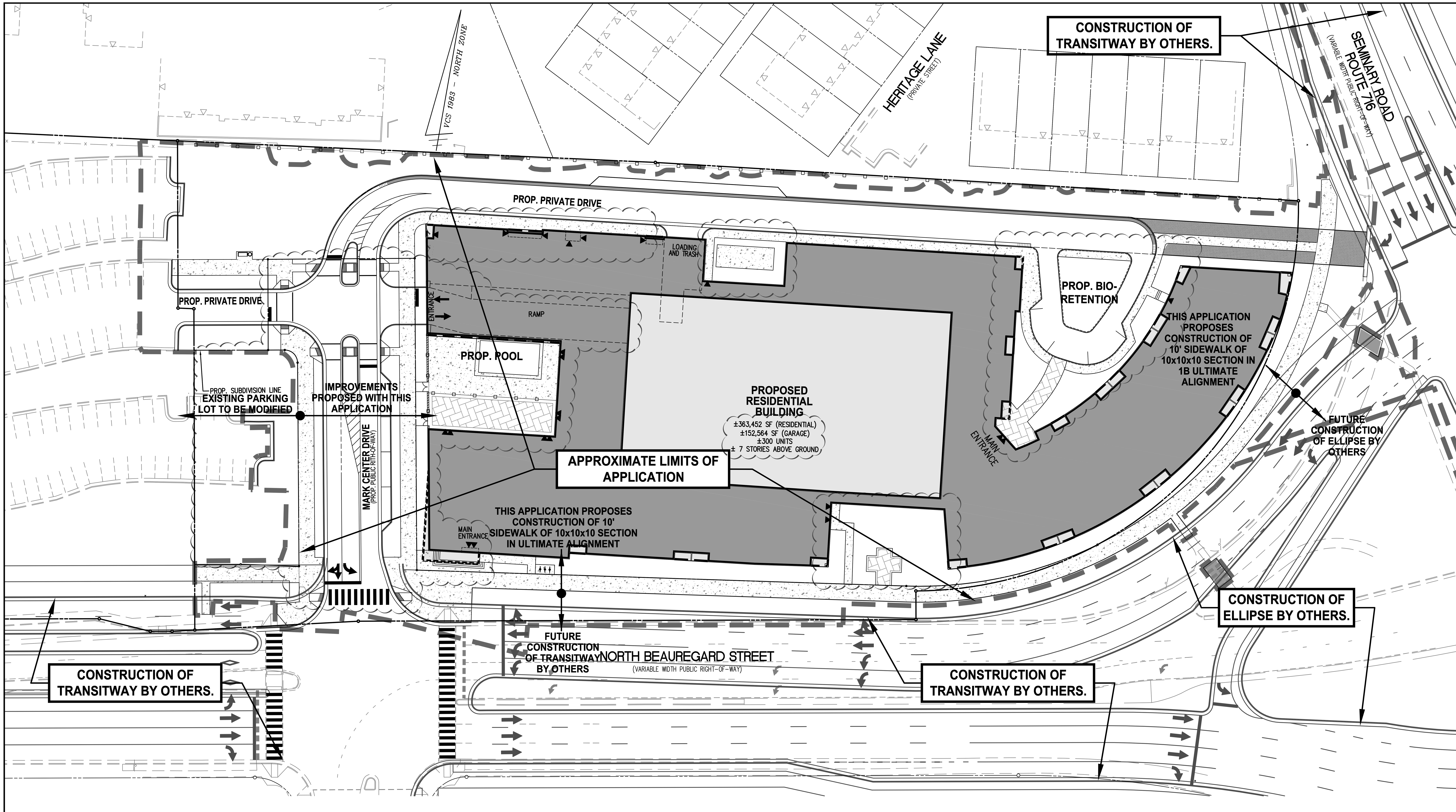

LEGEND

- IMPROVEMENTS PROPOSED WITH THIS APPLICATION.
- TRANSITWAY AND ELLIPSE TO BE CONSTRUCTED BY OTHERS
- APPROXIMATE LIMIT OF THIS APPLICATION

NOTES

1. LIMITS OF APPLICATION AREA INTENDED AS A GENERAL GUIDE ONLY. IT IS NOT INTENDED TO BE CONSTRUED AS EXACT CONSTRUCTION LIMIT. THIS APPLICATION PROPOSES IMPROVEMENTS ON BOTH SIDES OF APPLICATION. FINAL ENGINEERED SITE PLAN SHALL DEPICT EXACT LIMITS OF CONSTRUCTION.

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

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2000 N. BEAUREGARD STREET
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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

ULTIMATE DEVELOPMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

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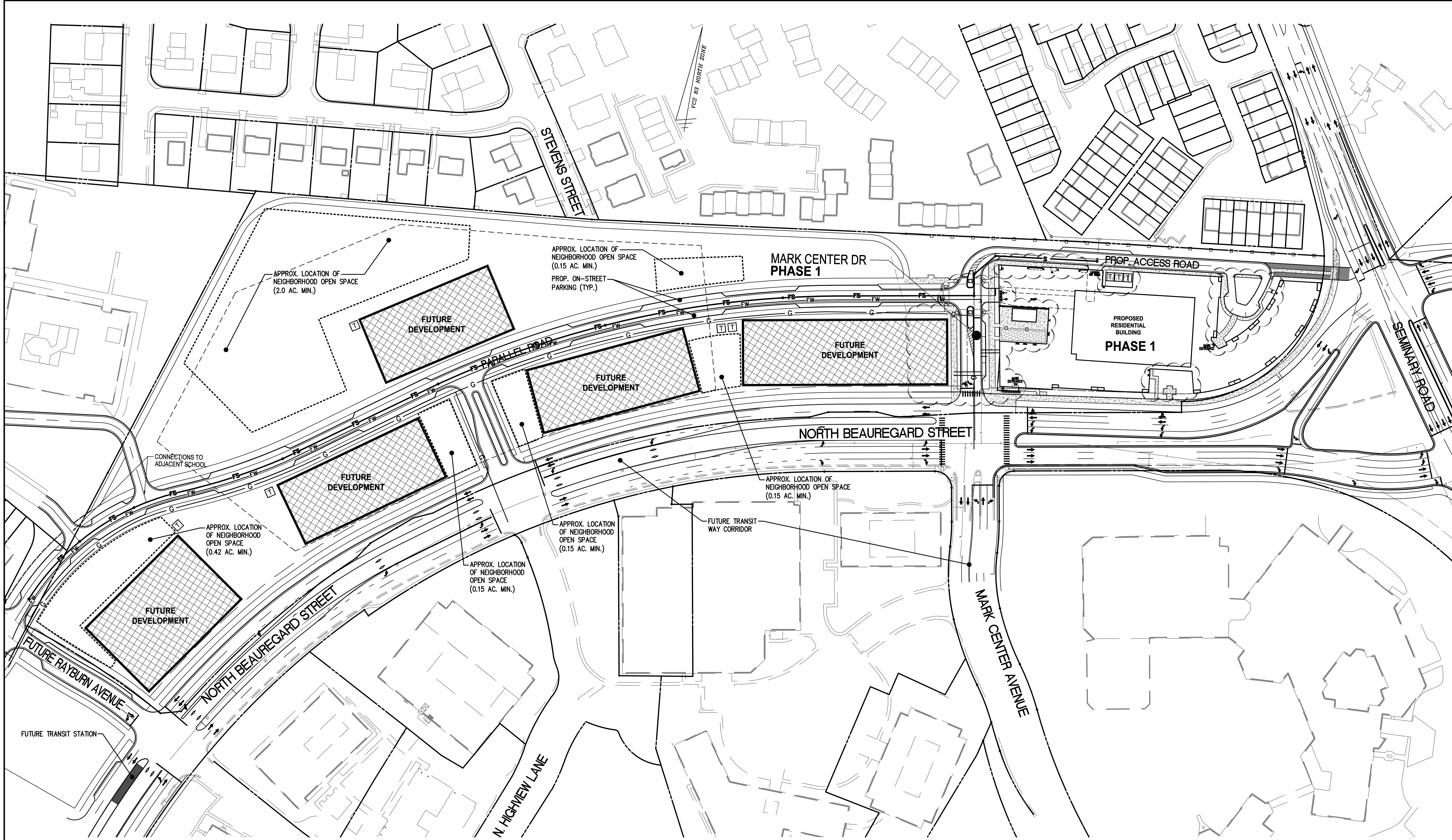
File No. ALEX Tax Map No. 019.02-01-03.S8 Job No. 98-057 Cadd Dwg. File: Q:\sdskproj\98057\dwg\Planning\DSUP\98057P-0406.dwg

SHEET: P-0406



OPEN SPACE NARRATIVE

AS SHOWN ON THIS PLAN, THE APPLICANT INTENTS TO PROVIDE A TOTAL OF 3.02 ACRES OF PUBLIC OPEN SPACE THROUGHOUT THE ADAMS NEIGHBORHOOD. PUBLIC OPEN SPACE AREAS AS DEPICTED ARE PRELIMINARY AND WILL BE PROVIDED AS FUTURE DEVELOPMENT WITHIN THE ADAMS NEIGHBORHOOD OCCURS.
IN ADDITION TO THE 3.02 ACRES OF OPEN SPACE, THE APPLICANT INTENDS TO MEET A MINIMUM OF 15% OF OVERALL OPEN SPACE FOR THE NEIGHBORHOOD AT ULTIMATE BUILD-OUT. AS SHOWN IN SHEET P-0405, A TOTAL OF 26% OPEN SPACE IS PROPOSED WITH THIS DEVELOPMENT. AS OTHER DEVELOPMENT WITH IN THE ADAMS NEIGHBORHOOD OCCURS, A MINIMUM OF 15% COMMUTATIVE OPEN SPACE FOR THE NEIGHBORHOOD SHALL BE PROVIDED, IN ADDITION TO THE 3.02 ACRES OF PUBLIC OPEN SPACE.

LEGEND

- PHASE 1 BUILDING
- FUTURE PHASE (SEE NOTE 4)
- PHASE 1 SIDEWALK/TRAILS
- FUTURE 1 SIDEWALK/TRAIS
- T — APPROXIMATE LOCATION OF TRANSFORMERS
- S — PHASE 1 SANITARY SEWER
- FS — FUTURE SANITARY SEWER
- W — PHASE 1 WATER
- FW — FUTURE WATER
- G — APPROXIMATE LOCATION OF GAS LINE

80 0 40 80 160 320
(IN FEET)
1 INCH = 80'

NOTES:

1. A TWO ACRE PARK WILL BE PROVIDED WITHIN THE ADAMS NEIGHBORHOOD.
2. DEDICATED TRANSITWAY LANES, STATIONS AND ELLIPSE TO BE CONSTRUCTED BY OTHERS. DEDICATION INCLUDED IN THIS APPLICATION INCLUDES RIGHT-OF-WAY NECESSARY FOR TRANSITWAY LANES ALONG THE FRONTAGE OF THE PROPERTY.
3. PHASE 1 CONSTRUCTION EXPECTED TO START IN LATE 2019 OR EARLY 2020.
4. FUTURE PHASES OF CONSTRUCTION WILL COMMENCE AS MARKET CONDITIONS DICTATE.
5. SEE P-0707 FOR ADAM'S NEIGHBORHOOD STORM WATER MASTER PLAN FOR ADDITIONAL INFO REGARDING STORM WATER MANAGEMENT FACILITIES.
6. MAINTENANCE RESPONSIBILITY (PUBLIC VS PRIVATE) FOR FUTURE ROADS WITHIN THE ADAMS NEIGHBORHOOD TO BE DETERMINED IN THE FUTURE, COORDINATION WITH THE CITY OF ALEXANDRIA.
7. SEE SHEET P-0707 FOR STORM WATER MANAGEMENT MASTER PLAN.
8. A POTENTIAL PEDESTRIAN AND BICYCLE CONNECTION TO NEIGHBORING COMMUNITIES VIA STEVENS STREET MAY BE PROVIDED AS PART OF FUTURE PHASES

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2000 N. BEAUREGARD STREET
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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
ADAMS NEIGHBORHOOD OPEN SPACE AND INFRASTRUCTURE PHASING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

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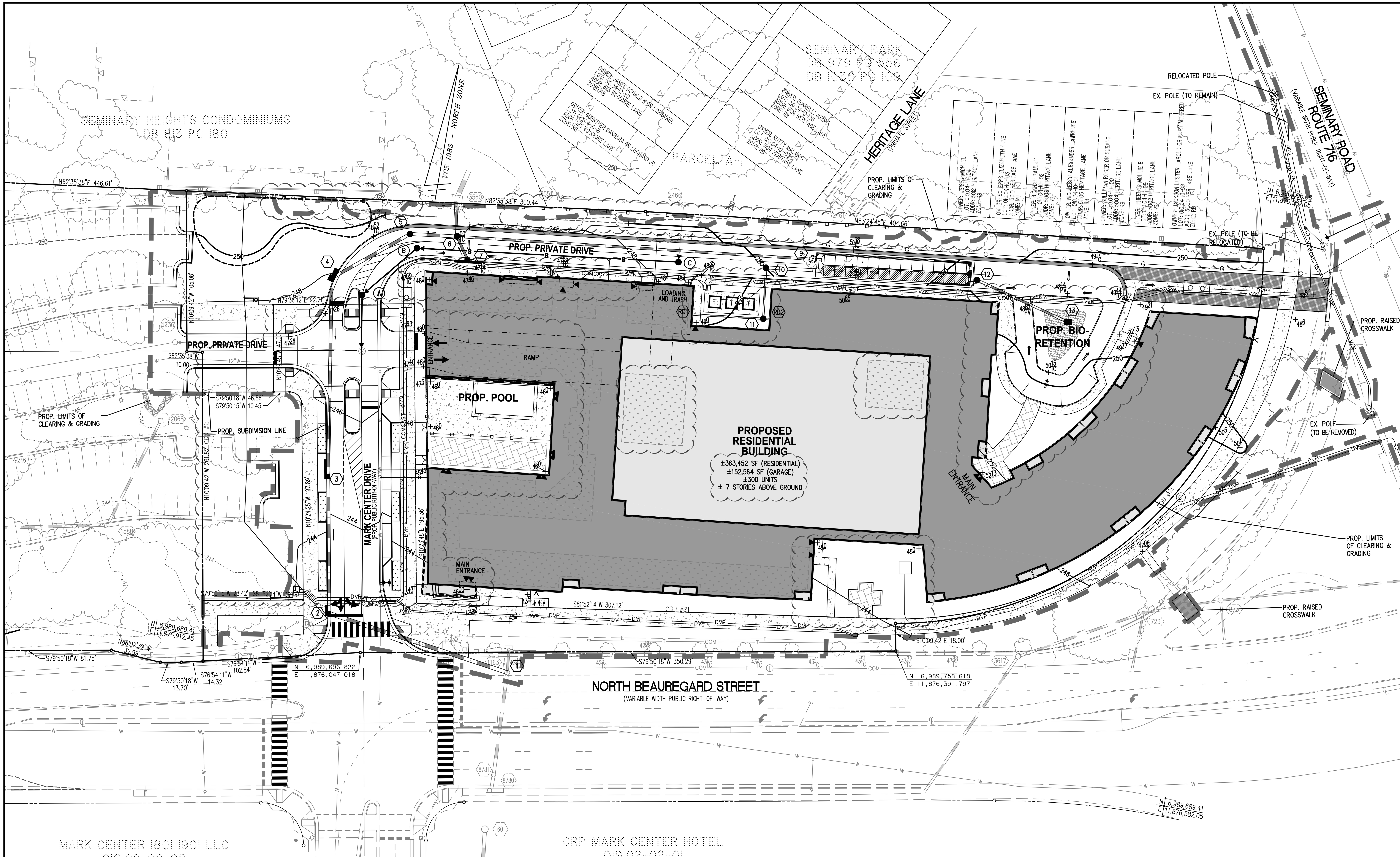

NOTES:

1. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING.

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

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CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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SITE PLAN No. ____________

DIRECTOR DATE

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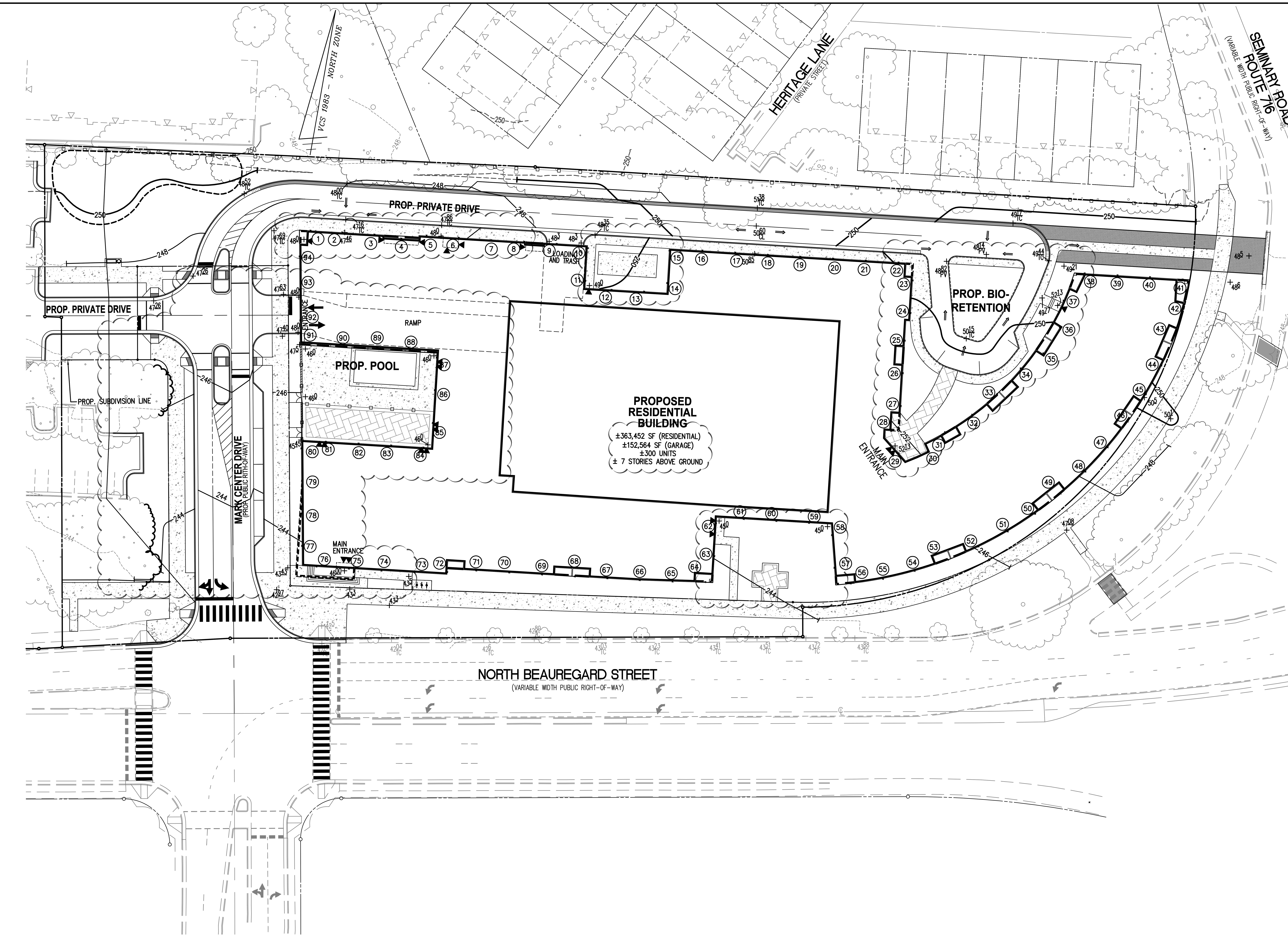
AVERAGE FINISH GRADE COMPUTATIONS

EXTERIOR GRADE ELEVATIONS AT APPROXIMATELY 20' INTERVALS (SEE CIRCLE IN THE PLAN VIEW)

POINT	ELEV
1	247.50
2	247.46
3	247.62
4	247.77
5	247.97
6	248.00
7	248.10
8	248.30
9	248.45
10	248.30
11	248.90
12	250.10
13	250.50
14	250.82
15	250.20
16	250.45
17	250.70
18	250.81
19	250.65
20	250.43
21	250.25
22	249.70
23	249.80
24	250.25
25	250.74
26	251.24
27	251.74
28	252.13
29	252.13
30	251.83
31	251.66
32	251.32
33	250.98
34	250.64
35	250.30
36	250.00
37	249.64
38	249.13
39	249.03
40	248.93
41	248.83
42	249.11
43	249.45
44	249.79
45	250.50
46	249.64
47	248.91
48	248.18
49	247.59
50	247.08
51	246.57
52	246.10
53	245.68
54	245.36
55	245.04
56	244.72
57	244.75
58	245.00
59	245.00
60	245.00
61	245.00
62	245.00
63	244.00
64	243.98
65	243.85
66	243.80
67	243.75
68	243.70
69	243.60
70	243.40
71	243.20
72	243.05
73	243.50
74	244.67
75	246.00
76	246.00
77	243.80
78	244.29
79	244.76
80	245.24
81	246.00
82	246.00
83	246.00
84	246.00
85	246.00
86	246.00
87	246.00
88	246.00
89	246.00
90	246.00
91	246.00
92	248.00
93	248.50
94	248.00
AFG	**247.57**



30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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PRELIMINARY AVERAGE FINISHED GRADE

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
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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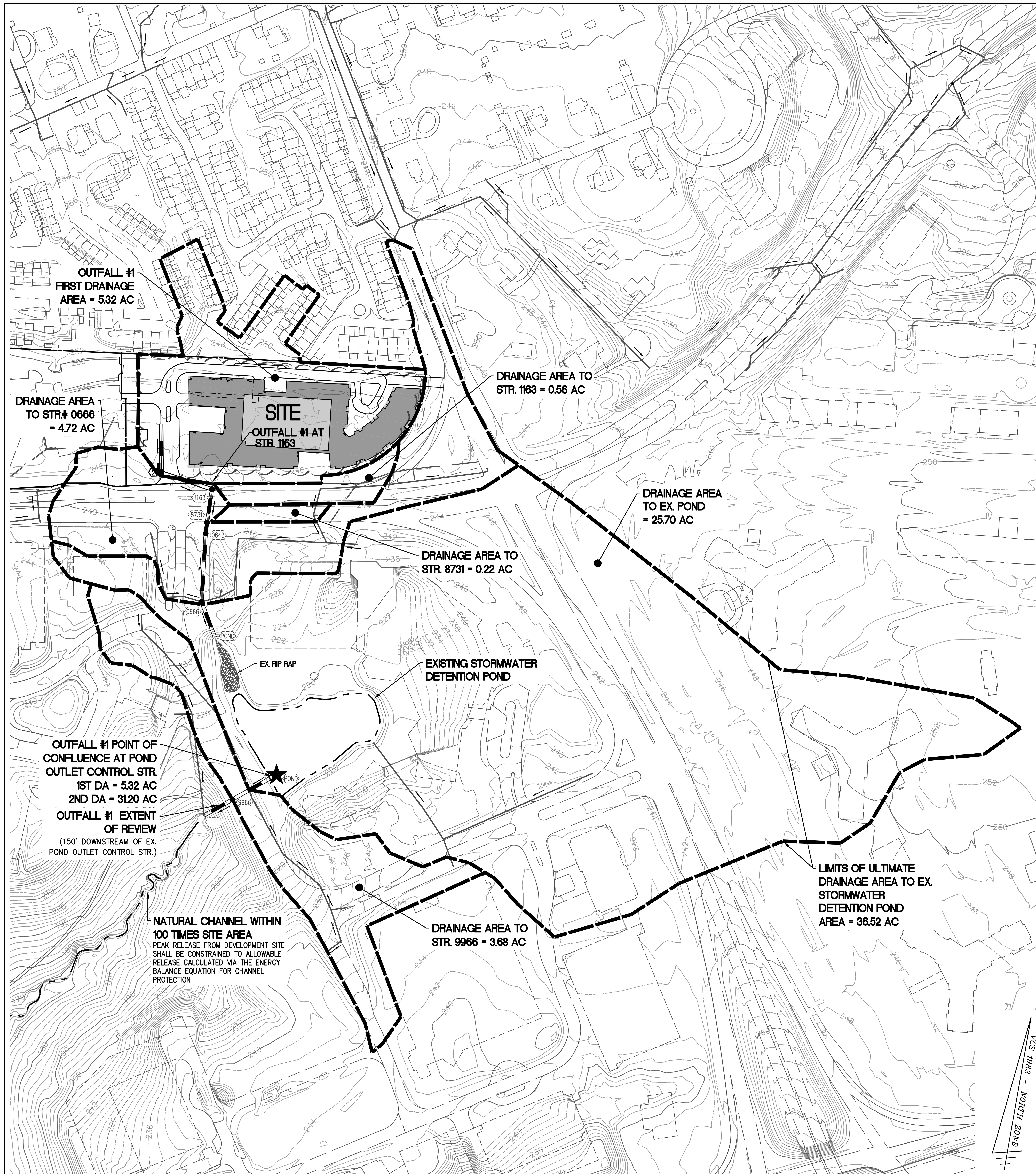

STORM SEWER OUTFALL ANALYSIS

EXISTING CONDITIONS
THE SITE IS LOCATED WITHIN THE HOLMES RUN WATERSHED. STORMWATER RUNOFF FROM THE SITE CURRENTLY FLOWS SOUTH AND IS COLLECTED IN INLETS ON SITE OR VIA SHEET FLOW INTO AN EXISTING STORM SEWER SYSTEM WHICH CONNECTS TO EXISTING STRUCTURE #1163 LOCATED WITHIN N BEAUREGARD STREET. THE COLLECTED RUNOFF IS PIPED SOUTH VIA STORM SEWER TO AN EXISTING STORMWATER DETENTION POND OFFSITE, WHICH ULTIMATELY DISCHARGES INTO A NATURAL CHANNEL WITHIN THE WINKLER BOTANICAL PRESERVE, A TRIBUTARY OF THE HOLMES RUN WATERSHED. SEE SHEET P-0302 FOR EXISTING CONDITIONS PLAN.

PROPOSED CONDITIONS
CONSISTENT WITH THE EXISTING CONDITIONS, RUNOFF FROM THE SITE ULTIMATELY OUTFALLS TO THE EXISTING STORM SEWER IN N BEAUREGARD STREET. SEE DRAINAGE MAP ON THIS SHEET FOR LOCATIONS OF OUTFALL #1 AND AREAS OF SHEET FLOW.

AREAS OF GREEN ROOF ARE PROVIDED WITH THE PROPOSED BUILDING. RUNOFF FROM THE BUILDING IS COLLECTED AND ROUTED VIA ROOF DRAINS TO A PROPOSED UNDERGROUND DETENTION FACILITY. RUNOFF FROM THE PROPOSED ACCESS ROAD IS COLLECTED ON SITE WITHIN STORM SEWER INLETS OR DIRECTED TOWARD AREAS OF ROADSIDE URBAN BIORETENTION PLANTERS. OUTFALL #1 IS LOCATED WITHIN N. BEAUREGARD STREET AND A PORTION OF THE SITE CONTINUES TO SHEET FLOW TOWARDS SEMINARY ROAD AND N. BEAUREGARD STREET. SEE SHEET P-0704 FOR BMP AREA MAP.

DUE TO THE PROXIMITY OF THE SITE TO AN EXISTING CHANNEL (WITHIN 100 TIMES THE SITE AREA), THE CRITERIA FOR CHANNEL PROTECTION WILL BE MET FOR OUTFALL #1. RUNOFF WILL BE DETAINED WITHIN ON SITE UNDERGROUND DETENTION VAULTS AND RELEASED SO AS TO MEET ALLOWABLE RELEASE RATES CALCULATED VIA THE ENERGY BALANCE EQUATION, THEREFORE AN ADEQUATE OUTFALL IS AVAILABLE PER THE CITY'S CHANNEL PROTECTION REQUIREMENTS.

THE 10-YEAR STORM SEWER COMPUTATIONS BELOW SHOW THAT THE EXISTING STORM SEWER SYSTEM FROM THE OUTFALL POINT TO THE LIMITS OF ANALYSIS HAS SUFFICIENT CAPACITY TO CONVEY THE 10-YEAR PEAK RELEASE, THEREFORE AN ADEQUATE OUTFALL IS AVAILABLE PER THE CITY'S FLOOD PROTECTION REQUIREMENTS.

THE VOLUME OF WATER SHEET FLOWING FROM THE SITE IS DECREASED FROM THE PRE-DEVELOPMENT TO POST-DEVELOPMENT CONDITION.

10 YR STORM SEWER COMPUTATIONS (FLOOD PROTECTION)

FROM POINT	TO POINT	AREA "A" ACRES	AREA ACCUM-ULATED	RUN-OFF COEF. C	INLET TIME MIN	RAIN FALL IN/HR	RUNOFF Q ACCUM-ULATED C.F.S.	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	DIA. IN.	CAPA-CITY C.F.S.
2	EX. 1163	5.32	5.32	*	5.00	9.00	30.42*	109	0.0250	0.015	24	30.91
EX. 1163	EX. 8781	0.56	5.88	0.70	5.00	9.00	33.95	67	0.0228	0.015	24	29.54
EX. 8781	EX. 0643	0.22	6.10	0.90	5.00	9.00	35.73	36	0.0242	0.015	27	41.62
EX. 0643	EX. 0666	0.00	6.10	0.00	5.00	9.00	35.73	161	0.0434	0.015	27	55.79
EX. 0666	POND	4.72	10.82	0.72	20.00	5.10	53.06	89	0.0169	0.013	36	86.46
POND	EX. 9966	25.70	36.52	**	**	**	23.60**	118	0.0282	0.013	42	168.84
EX. 9966	OUT	3.68	40.20	0.80	5.00	9.00	50.10	32	0.1509	0.013	42	390.42

NOTES
* INCLUDES PEAK RELEASE FROM PROPOSED DETENTION PRACTICES AND RUNOFF ROUTED FROM OFFSITE
** POND PEAK RELEASE FOR 10-YR STORM PER USGS STREAMSTATS REPORT
PIPES RUNNNING FULL, SEE HGL COMPUTATIONS

SEE HGL COMPUTATION BELOW

EX. PIPES HAVE THE CAPACITY TO CONVEY 10 YEAR-24 HOUR STORM WITHIN LIMITS OF ANALYSIS

HYDRAULIC GRADE LINE COMPUTATIONS

Inlet Station	Structure Type (M,I)	Outlet Water Surface Elevation	D_o (in)	Q_o	L_o	Sf_o	H_f	Junction Loss V_o	H_o	D_i (in)	Q_i	V_i	Q_iV_i	$V_i^2/2g$	H_i	Angle (°)	H_{delta}	Ht	1.3Ht	.5(Ht)	Final H	Inlet Water Surface Elevation	Junction Invert Elevation	Max Water Surface Elevation	Rim/ Throat Elevation	WSE to Rim Difference (>2 ft)
1*	*	2*	3*	4*	5*	6	7	8	9	*	10*	11	12		13	14*	15	16	17	18	19	20		*		
EX. 8781	M	228.34	27	35.73	36	0.010	0.36	8.99	0.31	24	33.95	10.80	366.79	1.81	0.63		---	0.95	---	0.47	0.84	229.18	225.67	229.18	241.38	12.20

NOTES
HGL COMPUTATIONS SHOW THAT THE WATER SURFACE ELEVATION IS NOT WITHIN 2 FEET FROM THE RIM ELEVATION FOR STRUCTURES RUNING UNDER PRESSURE. THEREFORE, NO STORM SEWER IMPROVEMENTS ARE REQUIRED WITH THIS DEVELOPMENT.

WATER SURFACE ELEVATION IS GREATER THAN 2 FEET FROM THE RIM OF THE MANHOLE STRUCTURE

CHANNEL PROTECTION ANALYSIS

THE LIMITS OF ANALYSIS FOR CHANNEL PROTECTION SHALL EXTEND TO A POINT IN WHICH THE WATERSHED IS 100 TIMES THE SITE'S CONTRIBUTING AREA (201 ACRES). AS SHOWN IN THE OUTFALL ANALYSIS MAP THERE IS A NATURAL STREAM PRESENT WITHIN THE LIMITS OF ANALYSIS. THEREFORE, THE DESIGN PARAMETERS OF Z.O. 13-107(F)(1)(C) FOR NATURAL STORMWATER CONVEYANCE SYSTEM HAVE BEEN UTILIZED IN ORDER TO COMPLY WITH THE CHANNEL PROTECTION REQUIREMENTS FOR EACH OUTFALL.

THE ALLOWABLE PEAK RELEASE FOR THE 1-YR, 24-HR STORM FOR THE SITE UNDER POST-DEVELOPMENT CONDITIONS HAS BEEN CALCULATED WITH THE FOLLOWING METHODOLOGY:

$$Q1\ POST \leq \frac{0.8\ (Q1\ PRE \times V1\ PRE)}{V1\ POST}$$

BASED ON THE COMPUTATIONS PROVIDED ON SHEET P-0702, THE DESIGN CRITERIA FOR A NATURAL STORMWATER CONVEYANCE SYSTEM HAS BEEN SATISFIED, THEREFORE, THE OUTFALL IS DETERMINED TO BE ADEQUATE IN ACCORDANCE WITH THE CHANNEL PROTECTION PARAMETERS.

FLOOD PROTECTION ANALYSIS

THE RECEIVING CONVEYANCE SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING WITHIN THE LIMITS OF ANALYSIS AS SHOWN IN THE COMPUTATIONS ABOVE. ADDITIONALLY, THE ONSITE 10-YR, 24 HR PEAK FLOW RATE WILL BE RELEASED TO THE OUTFALL SO THAT THE OVERALL POST-DEVELOPMENT PEAK RATE IS BELOW THE PRE-DEVELOPMENT PEAK RATE.

OUTFALL 1
AS SHOWN IN THE OUTFALL ANALYSIS MAP, AT THE EX. POND OUTLET CONTROL STRUCTURE, OUTFALL 1 IS JOINED BY A SECOND DRAINAGE AREA (31.20 AC) THAT IS AT LEAST 90% IN SIZE OF THE FIRST DRAINAGE AREA (5.32 AC). THE LIMITS OF ANALYSIS FOR FLOOD PROTECTION SHALL EXTEND 150' FROM THIS POINT OF CONFLUENCE. BASED ON PRELIMINARY ANALYSIS AND THE COMPUTATIONS PROVIDED ABOVE, THE EXISTING STORM SEWER SYSTEM WITHIN THE LIMITS OF ANALYSIS CAN ADEQUATELY CONVEY THE POST-DEVELOPMENT PEAK FLOW OF THE 10-YR, 24 HR STORM.

SHEET FLOW

PORTIONS OF THE DEVELOPED SITE SHALL CONTINUE TO SHEET FLOW OFFSITE IN THE POST DEVELOPMENT CONDITION. THE POST DEVELOPMENT PEAK RUNOFF AND TOTAL VOLUME LEAVING THE SITE VIA SHEET FLOW IS BELOW PRE-DEVELOPMENT. THEREFORE, IN ACCORDANCE WITH Z.O 13-109F(3), NO FURTHER ANALYSIS IS REQUIRED.

STORMWATER MANAGEMENT NARRATIVE

STORMWATER RUNOFF FROM THE SITE CURRENTLY FLOWS SOUTH VIA SHEET FLOW OR IS COLLECTED ON SITE WITHIN PIPES AND DISCHARGED INTO AN EXISTING STORM SEWER SYSTEM IN N. BEAUREGARD STREET. FROM THERE, STORMWATER CONTINUES TO THE SOUTH WHERE IT THEN DISCHARGES INTO AN EXISTING OFFSITE STORMWATER DETENTION POND, WHICH ULTIMATELY DRAINS TO A NATURAL CHANNEL WITHIN THE WINKLER BOTANICAL PRESERVE. UNDER POST-DEVELOPMENT CONDITIONS, RUNOFF FROM THE SITE WILL BE CAPTURED WITHIN ONSITE PIPES, TREATED AT VARIOUS BMP FACILITIES AND DETAINED WITHIN UNDERGROUND DETENTION VAULTS. RUNOFF WILL THEN BE RELEASED INTO THE EXISTING STORM SEWER SYSTEM WITHIN N BEAUREGARD STREET, ULTIMATELY DISCHARGING INTO THE EXISTING OFFSITE STORMWATER DETENTION POND.

ALLOWABLE RELEASE FROM THE ON SITE DETENTION VAULT COMBINED WITH THE UNDETAINED PEAK FLOW, WILL BE RESTRICTED TO THE REQUIREMENTS AS SET FORTH BY THE CITY'S CHANNEL AND FLOOD PROTECTION REGULATIONS THROUGH THE INSTALLATION OF ONSITE DETENTION PRACTICES. SEE SHEETS P-0702 AND P-0704 FOR DETAILED STORMWATER MANAGEMENT COMPUTATIONS.

APPROXIMATE LOCATIONS OF STORMWATER MANAGEMENT CONTROLS SHOWN IN THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN AT TIME OF FINAL SITE PLAN

LEGEND

DRAINAGE DIVIDES
POINT OF CONFLUENCE
FLOW DIRECTION IN PIPE

DESIGN RAINFALL DEPTHS

2-YR STORM	I = 3.2 INCHES
10-YR STORM	I = 5.2 INCHES
100-YR STORM	I = 8.2 INCHES

120 0 60 120 240 480
1 INCH = 120'

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SCALE: 1" = 120' DATE: 8/15/18 DRAWN: DP/DM/TT CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

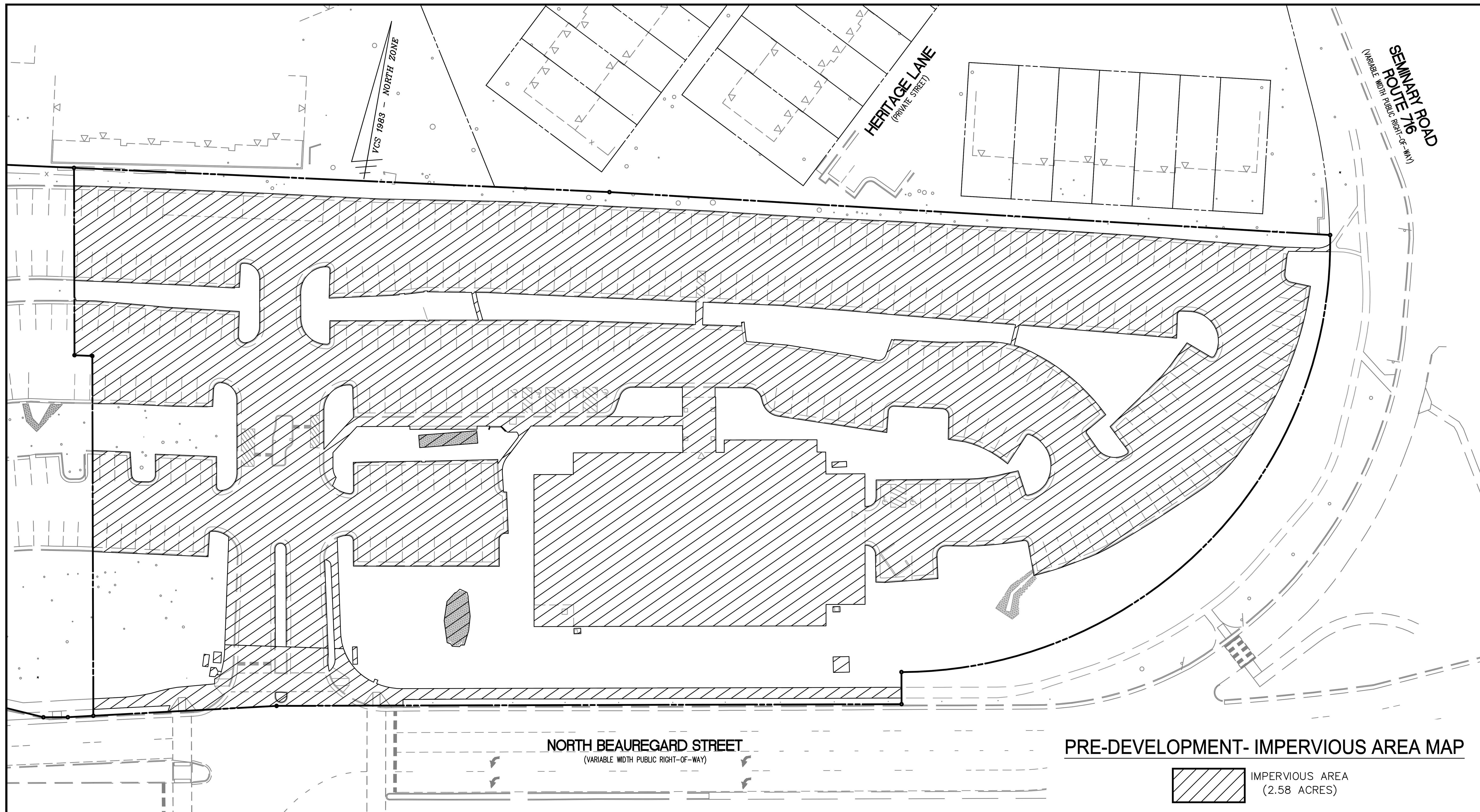
OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ______

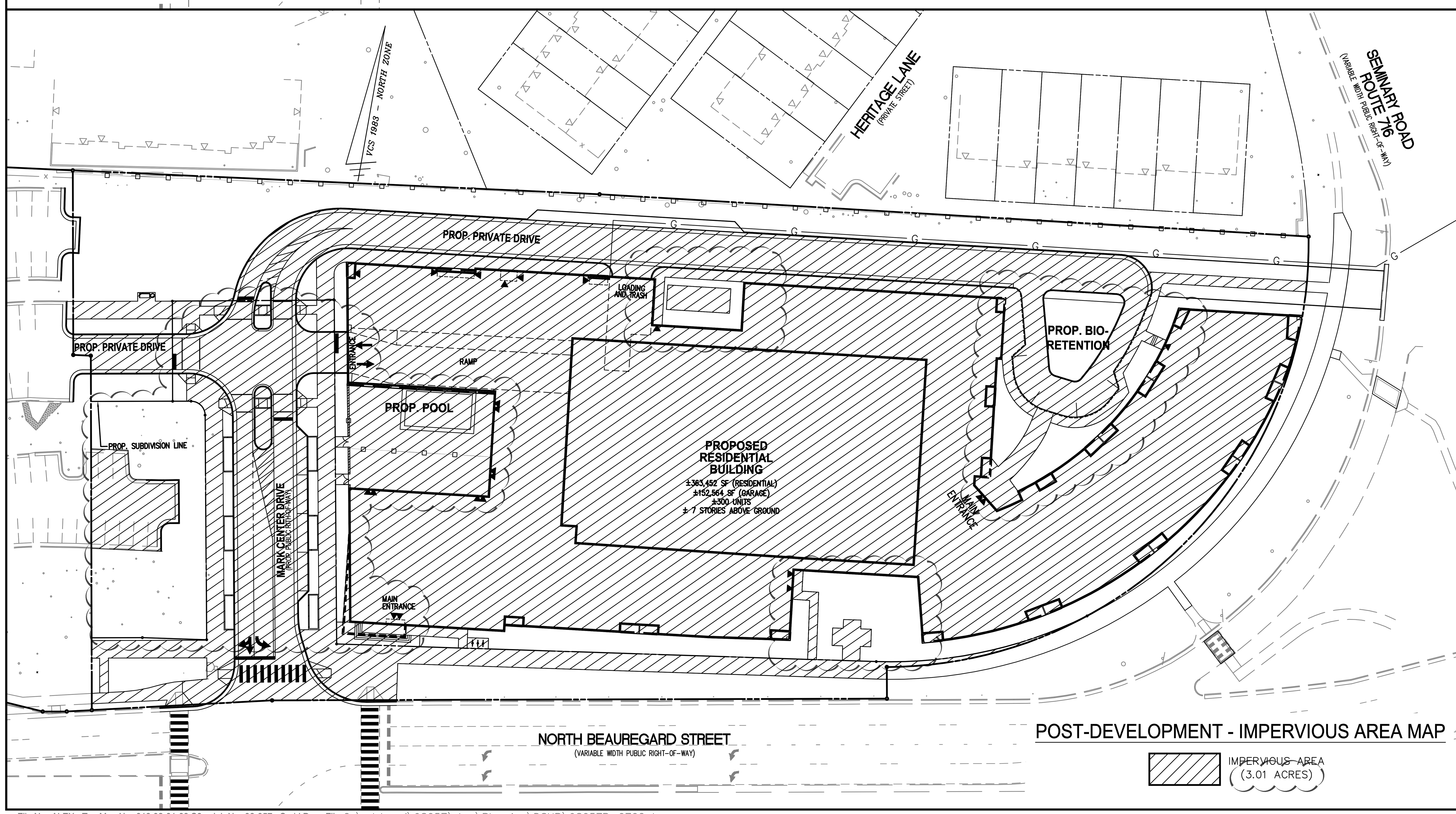
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED ______
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



PRE-DEVELOPMENT- IMPERVIOUS AREA MAP

IMPERVIOUS AREA
(2.58 ACRES)



POST-DEVELOPMENT - IMPERVIOUS AREA MAP

IMPERVIOUS AREA
(3.01 ACRES)

STORMWATER MANAGEMENT COMPUTATIONS

OUTFALL 1

I. PRE-DEVELOPMENT CONDITION (OVERALL)

SITE AREA = 4.16 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	1.43	80
IMPERVIOUS	2.73	98

B. WEIGHTED CN = 92

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 12.75 CFS (V1 = 26,604 CF)
Q10 = 27.65 CFS

II. POST-DEVELOPMENT CONDITION (OVERALL)

SITE AREA = 4.16 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	1.15	80
IMPERVIOUS	3.01	98

B. WEIGHTED CN = 93

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 13.22 CFS (V1 = 27,866 CF)
Q10 = 28.05 CFS

POST DEVELOPMENT CONDITIONS – AREA BREAKDOWN

III. UNDETAINED RUNOFF

UNDETAINED AREA = 1.96 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	1.03	80
IMPERVIOUS	0.93	98

B. WEIGHTED CN = 87*
* ADJUSTED CN, SEE VRRM COMPUTATIONS SHEET C-0702

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 4.87 CFS
Q10 = 11.91 CFS

IV. RUNOFF TO DETENTION (ROOF AREA)

DETAINED AREA = 2.20 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	0.12	80
IMPERVIOUS	2.08	98

B. WEIGHTED CN = 96*
* ADJUSTED CN, SEE VRRM COMPUTATIONS SHEET C-0702

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 7.66 CFS
Q10 = 15.34 CFS

V. STORMWATER MANAGEMENT REQUIREMENT – ALLOWABLE RELEASES

A. $Q1 = \frac{0.8\ (12.75\ CFS \times 26{,}604\ CF)}{27{,}866\ CF} = 9.74\ CFS$

B. Q10= 27.65 CFS

CHANNEL PROTECTION REQUIREMENT
– ENERGY BALANCE EQUATION PER SECTION 109(F)(1)(c)(i)

FLOOD PROTECTION
– PREDEVELOPMENT SITE RELEASE FOR 10YR, 24 HR STORM

VI. STORMWATER RELEASES FROM DETENTION

RELEASES FROM ROUTED HYDROGRAPH OF CAPTURED RUNOFF THROUGH DETENTION STRUCTURE
Q1 = 4.29 CFS
Q10 = 12.90 CFS

VII. COMPLIANCE

DEMONSTRATE THAT RELEASES FROM THE SITE (INCLUDES RELEASES FROM DETENTION AND UNDETAINED RUNOFF) DO NOT EXCEED STORMWATER REQUIREMENT OF SECTION V.

		FROM DETENTION		UNDETAINED		TOTAL FROM SITE		ALLOWABLE
Q1	=	4.29 CFS	+	4.87 CFS	=	9.16 CFS	<	9.74 CFS
Q10	=	12.90 CFS	+	11.91 CFS	=	24.81 CFS	<	27.65 CFS

NOTES:
SOIL WITHIN THE SITE ARE EXPECTED AND ASSUMED TO BE D TYPE SOILS. COMPUTATIONS PROVIDED IN THIS SHEET AS WELL AS SHEET P-0703 ARE CONSISTENT WITH THIS ASSUMPTION.

40 0 20 40 80 160
(IN FEET)
1 INCH = 40'

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SCALE: 1" = 40'
DATE: 8/15/18

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

AARON M. VINSON
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1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

STORMWATER MANAGMENT PLAN - PRE & POST IMPERVIOUS AREAS

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
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.

Project Name:	2000 NORTH BEAUREGARDS	
Date:	12/14/2018	
Linear Development Project?	No	

CLEAR ALL (Ctrl+Shift+R)

data input cells / constant values / calculation cells / final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 4.16

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.28
Post-Development TP Load Reduction for Site (lb/yr):	1.74

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space				0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				1.43	1.43
Impervious Cover (acres)				2.73	2.73
					4.16

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested				0.15	0.15 *
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				1.00	1.00
Impervious Cover (acres)				3.01	3.01
Area Check	OK.	OK.	OK.	OK.	4.16

* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	1.43	1.15
Weighted Rv(turf)	0.25	0.25
% Managed Turf	34%	30%
Impervious Cover (acres)	2.73	2.73
Rv(impervious)	0.95	0.95
% Impervious	66%	70%
Total Site Area (acres)	4.16	3.88
Site Rv	0.71	0.74

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.2459	0.2401
Pre-ReDevelopment Treatment Volume (cubic feet)	10,712	10,458
Pre-ReDevelopment TP Load (lb/yr)	6.73	6.57
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.62	1.69
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		1.59

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.15
Weighted Rv(forest)	0.05
% Forest	4%
Managed Turf Cover (acres)	1.00
Weighted Rv (turf)	0.25
% Managed Turf	24%
Impervious Cover (acres)	3.01
Rv(impervious)	0.95
% Impervious	72%
Final Site Area (acres)	4.16
Final Post Dev Site Rv	0.75

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.15
Weighted Rv(forest)	0.05
% Forest	4%
Managed Turf Cover (acres)	1.00
Weighted Rv (turf)	0.25
% Managed Turf	26%
ReDev. Impervious Cover (acres)	2.73
Rv(impervious)	0.95
% Impervious	70%
Total ReDev. Site Area (acres)	3.88
ReDev Site Rv	0.73

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.28
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.2598
Final Post-Development Treatment Volume (cubic feet)	11,315
Final Post-Development TP Load (lb/yr)	7.11
Final Post-Development TP Load per acre (lb/acre/yr)	1.71

Post-ReDevelopment Treatment Volume (acre-ft)	0.2376
Post-ReDevelopment Treatment Volume (cubic feet)	10,349
Post-ReDevelopment Load (TP) (lb/yr)*	6.50
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.68
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	1.25

Post-Development Treatment Volume (acre-ft)	0.0222
Post-Development Treatment Volume (cubic feet)	966
Post-Development TP Load (lb/yr)	0.61
TP Load Reduction Required for New Impervious Area (lb/yr)	0.49

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.74

Drainage Area A

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.12	0.12	0.25
Impervious Cover (acres)				2.08	2.08	0.95
				Total	2.20	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 4.58
Post Development Treatment Volume in D.A. A (ft^3) 7,282

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.39		605	740	1,345	0		0.84	0.38	0.46	14.b. MTD - Filtering
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.12	0.24	0	375	562	937	25	0.00	0.59	0.32	0.26	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)													
14.b. Manufactured Treatment Device-Filtering	0		1.45	1,302	0	6,302	6,302	40	0.73	3.14	1.55	2.32	

TOTAL IMPERVIOUS COVER TREATED (ac)	2.08	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.12	AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	1.74
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	4.58
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.55
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.70
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	2.25
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)	2.33

Drainage Area B

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)				0.15	0.15	0.05
Managed Turf (acres)				0.88	0.88	0.25
Impervious Cover (acres)				0.93	0.93	0.95
				Total	1.96	

Total Phosphorus Available for Removal in D.A. B (lb/yr) 2.52
Post Development Treatment Volume in D.A. B (ft^3) 4,006

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.00	0.34	0	469	703	1,172	25	0.00	0.74	0.40	0.33	

TOTAL IMPERVIOUS COVER TREATED (ac)	0.34	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	1.74
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. B (lb/yr)	2.52
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.40
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. B (lb/yr)	0.40
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. B (lb/yr)	2.11

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.15	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.08	0.93	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.08	0.34	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.12	0.88	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.12	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 11,315

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	980	469	0	0	0	1,449
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.58	2.52	0.00	0.00	0.00	7.09
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.25	0.40	0.00	0.00	0.00	2.65
TP LOAD REMAINING (lb/yr)	2.33	2.11	0.00	0.00	0.00	4.44
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	5.41	3.37	0.00	0.00	0.00	8.78

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	7.11
TP LOAD REDUCTION REQUIRED (lb/yr)	1.74
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.65
TP LOAD REMAINING (lb/yr):	4.45
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.92 LB/YEAR **

Drainage Area Curve Numbers and Runoff Depths*

Curve numbers (CN, CNadj) and runoff depths ($RV_{Developed}$) are computed with and without reduction practices.

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.12
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	2.08
	CN	98	98	98	98

Total Area (acres): 2.20
Runoff Reduction Volume (ft^3): 980

$CN_{(D.A. A)}$ 97

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.36	2.86	4.85
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.24	2.73	4.72
Adjusted CN*	96	96	96

←ADJUSTED "CN" FOR AREAS TO DETENTION

*See Notes above

Drainage Area B		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.15
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.88
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.93
	CN	98	98	98	98

Total Area (acres): 1.96
Runoff Reduction Volume (ft^3): 469

$CN_{(D.A. B)}$ 88

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	1.55	2.00	3.86
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.49	1.93	3.79
Adjusted CN*	87	87	87

←ADJUSTED "CN" FOR UNDETAINED AREAS

*See Notes above

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SCALE: NONE DATE: 8/15/18 DRAWN: DP/DM/TT CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 1/15/19 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	REV. BY	DATE	APPROVED	DATE
1	DSUP AMENDMENT #1		1/15/19		

2000 N. BEAUREGARD STREET MARK CENTER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

STROMWATER MANAGMENT BMP COMPUTATIONS

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

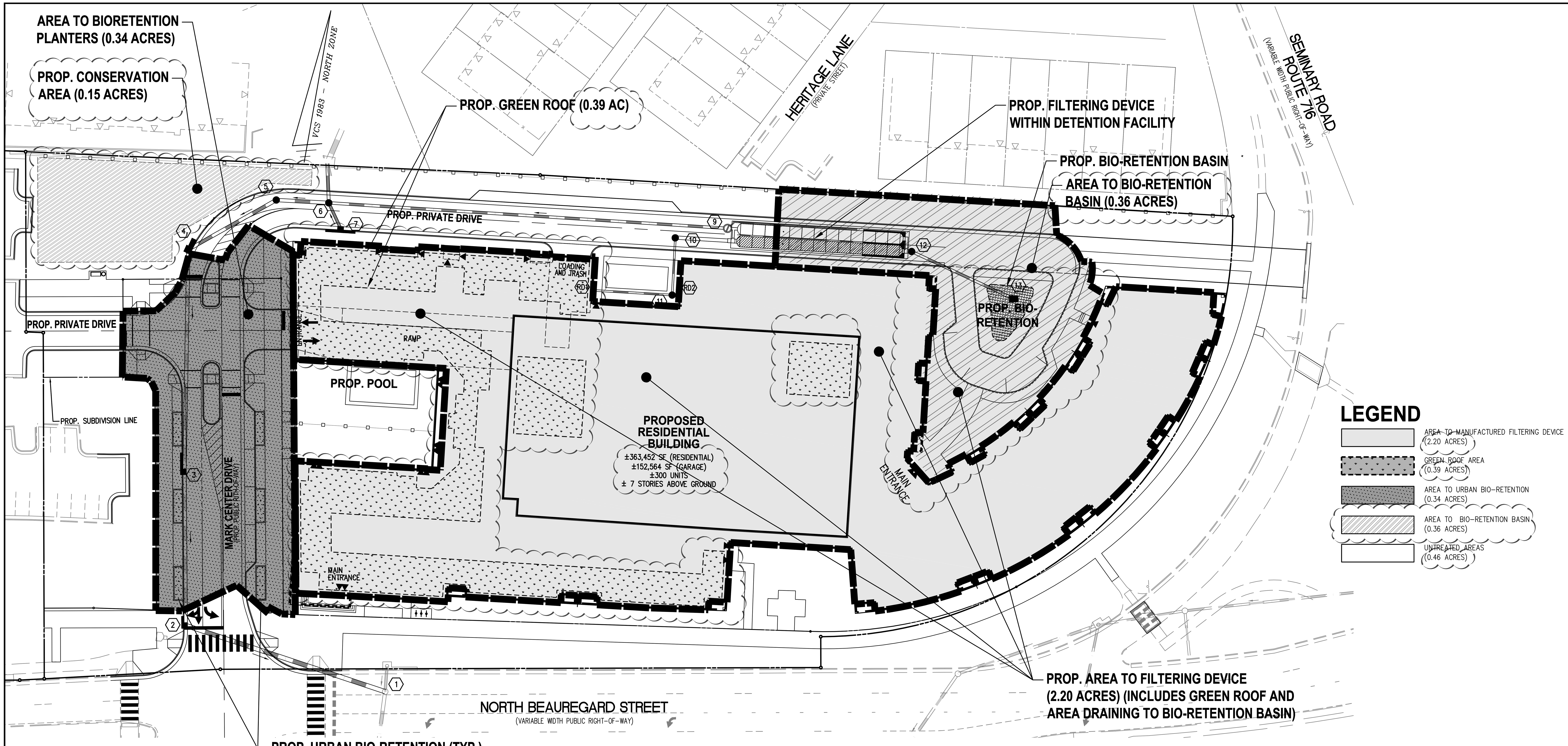
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



PROJECT DESCRIPTION

DEVELOPMENT OR REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	3.01 AC	1.15 AC	4.16 AC
ON-SITE TREATED	2.66 AC	0.24 AC	2.90 AC
OFF-SITE TREATED	0.00 AC	0.00 AC	0.00 AC
TOTAL IMPERVIOUS AREA TREATED	2.66 AC		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00 AC		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	2.66 AC		

WATER TREATMENT ON SITE

BMP No.	BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)	LATITUDE	LONGITUDE
1	GREEN ROOF	0.39	0.39	45	38.834319°	−77.119465°
2	STORMTECH W/ ISOLATOR ROW	2.20*	2.08*	40	38.834718°	−77.118856°
3	BIO-RETENTION PLANTER	0.34	0.34	55	38.834078°	−77.119807°
4	BIO-RETENTION BASIN	0.36	0.24	55	38.834688°	−77.118368°

TREATMENT TRAIN IN DRAINAGE AREA A
*INCLUDES 0.37 AC GREEN ROOF AREA AND 0.36 AC OF AREAS DRAINING TO BIO-RETENTION BASIN UPSTREAM

MISCELLANEOUS

TOTAL WQV TREATED: YES NO

DETENTION ON SITE: YES NO

PROJECT IS WITHIN WHICH WATERSHED? HOLMES RUN

DISCHARGES TO WHICH BODY OF WATER? HOLMES RUN

WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 3.01 AC
= 5,466 CF (0.125 AC*FT)

% WQV PROVIDED= 1,816 CF/AC X 2.66 AC
= 4,831 CF (0.111 AC*FT) =89% WQV PROVIDED

* A MONETARY CONTRIBUTION MAY BE MADE FOR THE REMAINING WATER QUALITY VOLUME IF FULL WATER QUALITY TREATMENT IS NOT PROVIDED AT THE TIME OF FINAL SITE PLAN

WATER QUALITY NARRATIVE

THIS APPLICATION INCLUDES THE IMPROVEMENTS PROPOSED WITH THE REDEVELOPMENT OF 2000 NORTH BEAUREGARD AS WELL AS THE EXTENSION OF MARK CENTER DRIVE. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE STORMWATER MANAGEMENT CRITERIA DESCRIBED IN SECTION 13-109 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE (NEW STORMWATER MANAGEMENT CRITERIA) FOR RE-DEVELOPMENT. COMPLIANCE FOR THE APPLICABLE STORMWATER QUALITY REQUIREMENTS, HAS BEEN DETERMINED USING THE DEQ RUNOFF REDUCTION METHOD (VRRM) SPREADSHEET, PROVIDED ON SHEET P-0403, AND THE USE OF STORMWATER BMPS ESTABLISHED IN 9VAC25-870 AND FOUND UNDER THE VIRGINIA BMP CLEARING HOUSE WEBSITE.

AS SHOWN IN THE COMPUTATIONS ON THIS SHEET AND SHEET P-0702, THE AMOUNT OF IMPERVIOUS AREA ON SITE WILL INCREASE WITH THE PROPOSED DEVELOPMENT BY 0.28 ACRES. THE SITE AREA USED FOR THE STORMWATER MANAGEMENT ANALYSIS IS THE EXISTING PARCEL AREA (4.16 ACRES) BEFORE DEDICATION OF RIGHT-OF-WAY (APPROXIMATELY 0.67 AC) FOR THE CONSTRUCTION OF THE EXTENSION OF MARK CENTER DRIVE AND FUTURE EXPANSION OF NORTH BEAUREGARD STREET AND SUBDIVISION OF 0.20 ACRES. AS COMPUTED USING THE DEQ VRRM SPREADSHEET, THE REQUIRED PHOSPHOROUS REMOVAL TO BE PROVIDED ON SITE SHALL BE AT LEAST 1.74 LB/YR. THE REQUIRED PHOSPHOROUS REMOVAL IS PROPOSED TO BE ACHIEVED BY TREATING APPROXIMATELY 2.54 ACRES ON SITE. AS SHOWN ON THIS SHEET, TREATMENT WILL BE PROVIDED WITH THE INSTALLATION OF GREEN ROOF ON THE PROPOSED RESIDENTIAL BUILDING, IN SERIES WITH A FILTERING DEVICE INSTALLED WITHIN THE DETENTION STRUCTURE NORTH OF THE PROPOSED BUILDING. IT IS ANTICIPATED THAT STORMWATER COLLECTED ON THE ROOF WILL BE TREATED ENTIRELY WITH THE PROPOSED GREEN ROOF AND FILTERING DEVICE BEFORE IT ENTERS THE SEWER SYSTEM. OTHER AREAS DRAINING TO THE FILTERING/DETENTION SYSTEM, AS DEPICTED IN THE BMP SERVICE AREA MAP, ARE TREATED UPSTREAM BY A BIO-RETENTION FILTER LOCATED AT THE EAST TURNAROUND AREA. ADDITIONAL RUNOFF FROM THE RIGHT-OF-WAY WILL BE CAPTURED AND TREATED BY BIO-RETENTION PLANTERS LOCATED ALONG MARK CENTER. A BREAKDOWN OF AREAS TREATED BY EACH DEVICE CAN BE FOUND ON THIS SHEET ALONG WITH TOTAL PHOSPHOROUS REMOVED BY PRACTICE. THE TOTAL COMPUTED PHOSPHOROUS REMOVAL ACHIEVED ONSITE IS EQUAL TO 2.65 LB/YR, WHICH SATISFIES THE WATER QUALITY CONTROL REQUIREMENTS OF SECTION 13-109. AN ELECTRONIC COPY OF THE DEQ VRRM SPREADSHEET HAS BEEN PROVIDED WITH THIS SUBMISSION, SHOWING PRELIMINARY BMP ANALYSIS.

IN ADDITION TO THE BMP PRACTICES DESCRIBED ABOVE, A 0.15 CONSERVATION AREA IS PROPOSED WITH THIS DEVELOPMENT AND IT HAS BEEN USED AS "FORESTED LAND" IN THE VRRM SPREADSHEET. THE AREA WILL CONSIST OF LOW MAINTENANCE PLANTINGS TO NOT BE MOWED ROUTINELY, WHICH WILL BE USE AS A COMMUNITY OPEN SPACE PARK.

ALTHOUGH EXCEEDING THE REMOVAL TARGET OF QUALITY CONTROL REQUIREMENTS DESCRIBED IN SECTION 13-109 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE, IT IS EXPECTED THAT A PORTION OF THE WATER QUALITY VOLUME, AS DESCRIBED IN SECTION 19-103(E)(1) OF THE ZONING ORDINANCE, WILL NOT BE TREATED WITH THE PROPOSED BMP FACILITIES. THEREFORE THE APPLICANT MAY PROPOSE TO MAKE A CONTRIBUTION TO THE WATER QUALITY EQUIVALENCY FUND TO COMPENSATE FOR THE UNTREATED IMPERVIOUS AREAS IF THE ENTIRE WATER QUALITY VOLUME IS NOT TREATED AT THE TIME OF FINAL SITE PLAN.

PHOSPHOROUS REMOVAL SUMMARY

TOTAL SITE AREA	±4.16 ACRES
APPROXIMATE PHOSPHOROUS REMOVAL REQUIRED	±1.74 LB/YR
APPROXIMATE PHOSPHOROUS REMOVAL ACHIEVED	
(RR) 0.39 ACRES GREEN ROOF	±0.38 LB/YR (22% OF TP REQUIREMENT)
(RR) 0.34 ACRES TO (±6) PLANTERS	±0.40 LB/YR (23% OF TP REQUIREMENT)
(RR) 0.36 ACRES TO BIO-RETENTION BASIN	±0.32 LB/YR (18% OF TP REQUIREMENT)
2.20 ACRES TO MANUFACTURED FILTERING DEVICES	±1.55 LB/YR
APPROXIMATE PHOSPHOROUS REMOVAL ACHIEVED ON SITE	±2.65 LB/YR

APPROXIMATE PHOSPHOROUS REMOVAL ACHIEVED WITH RR PRACTICES ±1.10 LB/YR (63% OF TP REQUIREMENT)*

* A CONCEPT PLAN ASSOCIATED WITH THIS DEVELOPMENT WAS SUBMITTED ON OCTOBER 5, 2017 AND ACCEPTED BY THE CITY OF ALEXANDRIA BEFORE APRIL 1, 2018. THEREFORE, CRITERIA DESCRIBED ON MEMO TO INDUSTRY No. 01-18 IS NOT APPLICABLE TO THIS PROJECT. HOWEVER, GREEN BMP MEASURES HAVE BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICABLE IN ACCORDANCE WITH MEMO TO NEW POLICY REGARDING USE OF MANUFACTURED STORMWATER BMPS.

NOTES

1. VALUES PROVIDED, INCLUDING BUT NOT LIMITED TO: SITE AREAS, TREATMENT AREAS, PHOSPHOROUS REMOVAL REQUIREMENT ARE PRELIMINARY AND SUBJECT TO CHANGE.

2. SIZE, NUMBER, TYPE AND LOCATION OF BMP PRACTICES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.

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

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
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2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

BMP MAP AND TABULATIONS

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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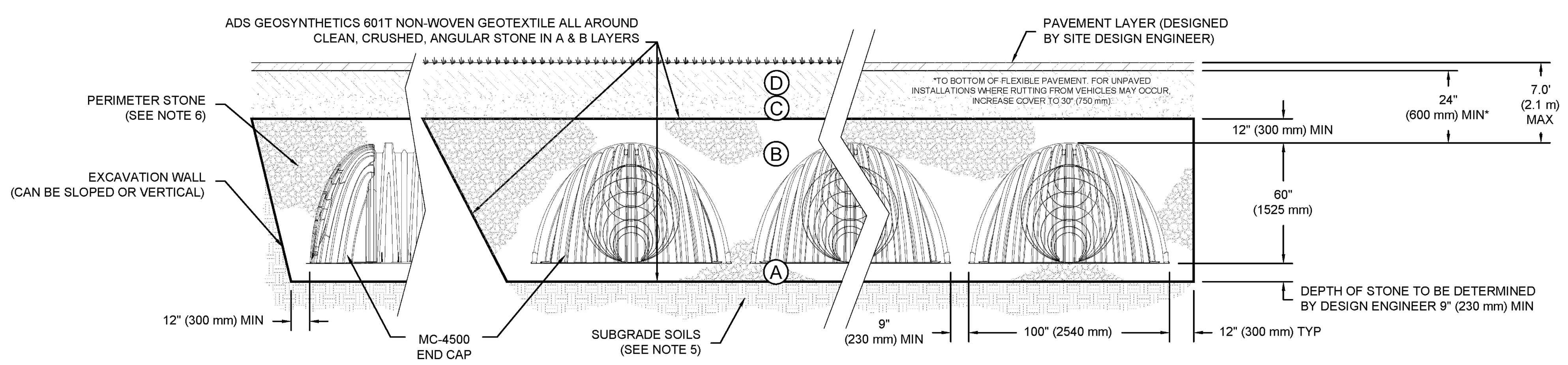
STORMTECH FACILITY 1 DETAILS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

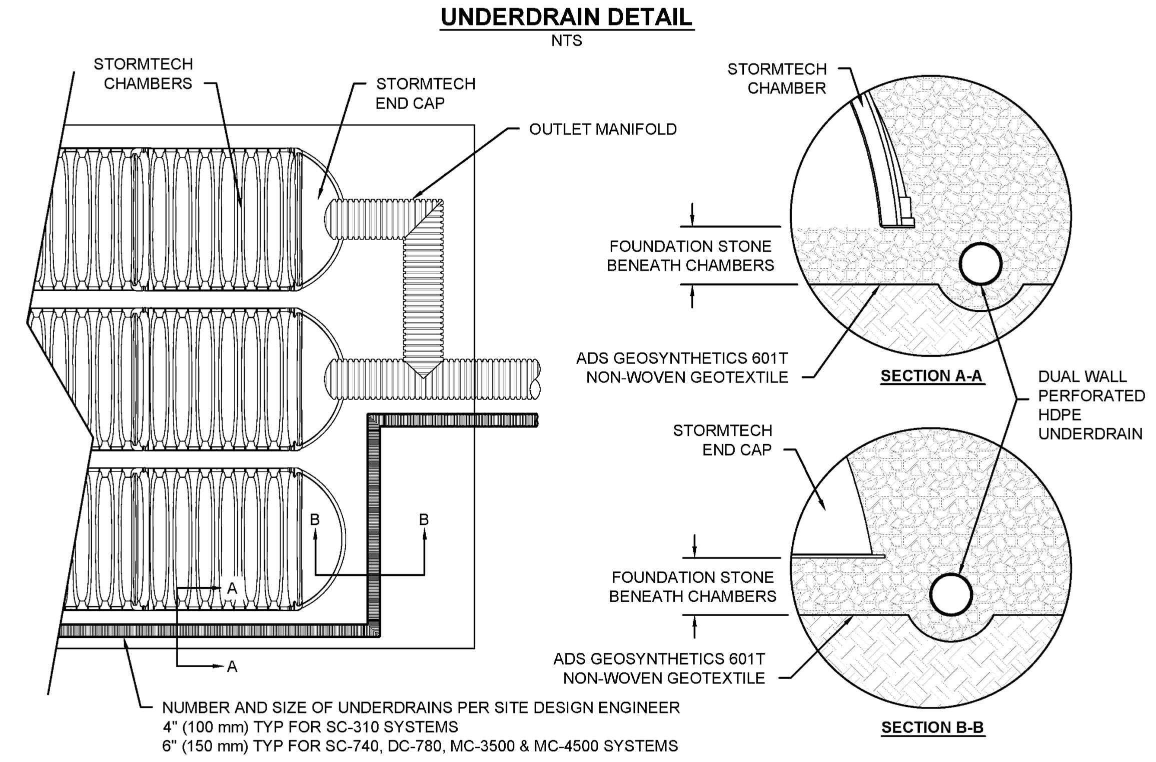
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



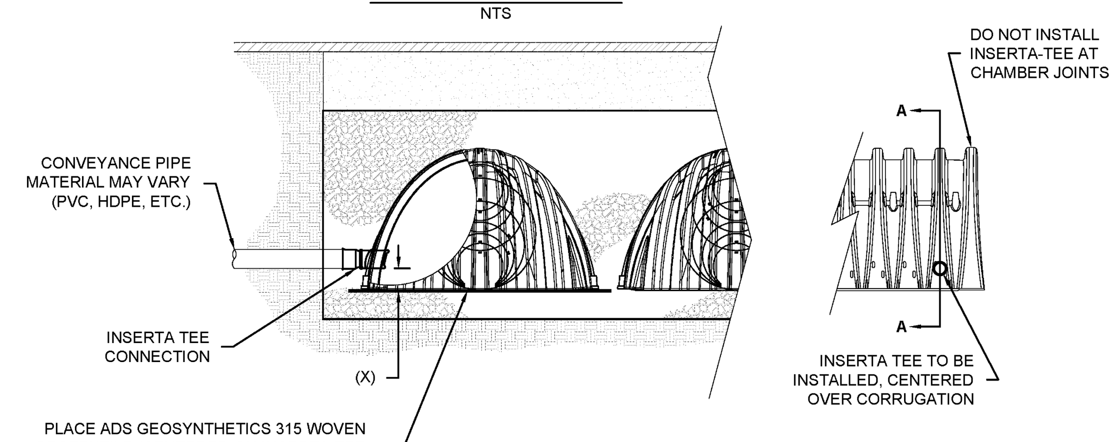
NOTES:

1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

UNDERDRAIN DETAIL
NTS



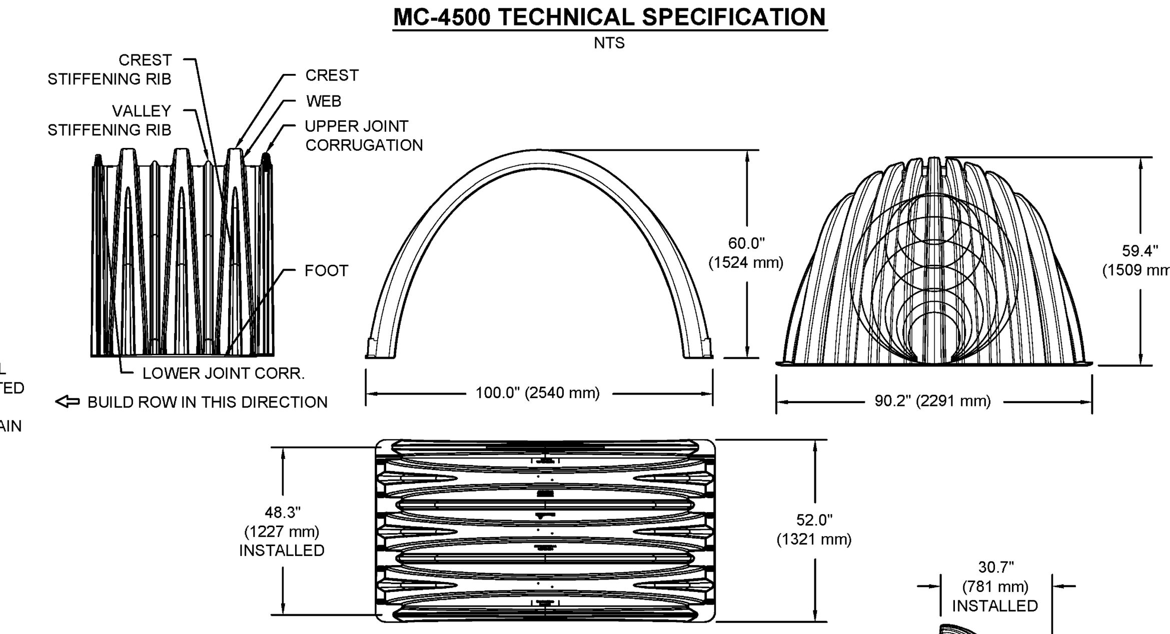
INSERTA TEE DETAIL
NTS

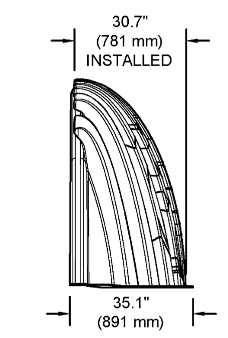


CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

MC-4500 TECHNICAL SPECIFICATION
NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m^3)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m^3)
WEIGHT	130.0 lbs.	(59.0 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.2" X 59.4" X 30.7"	(2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET	(1.01 m^3)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET	(3.08 m^3)
WEIGHT	135.0 lbs.	(61.2 kg)

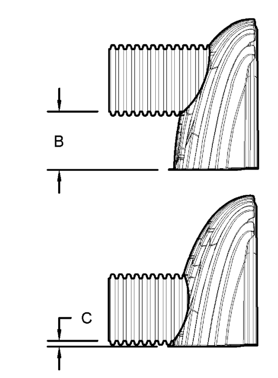
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

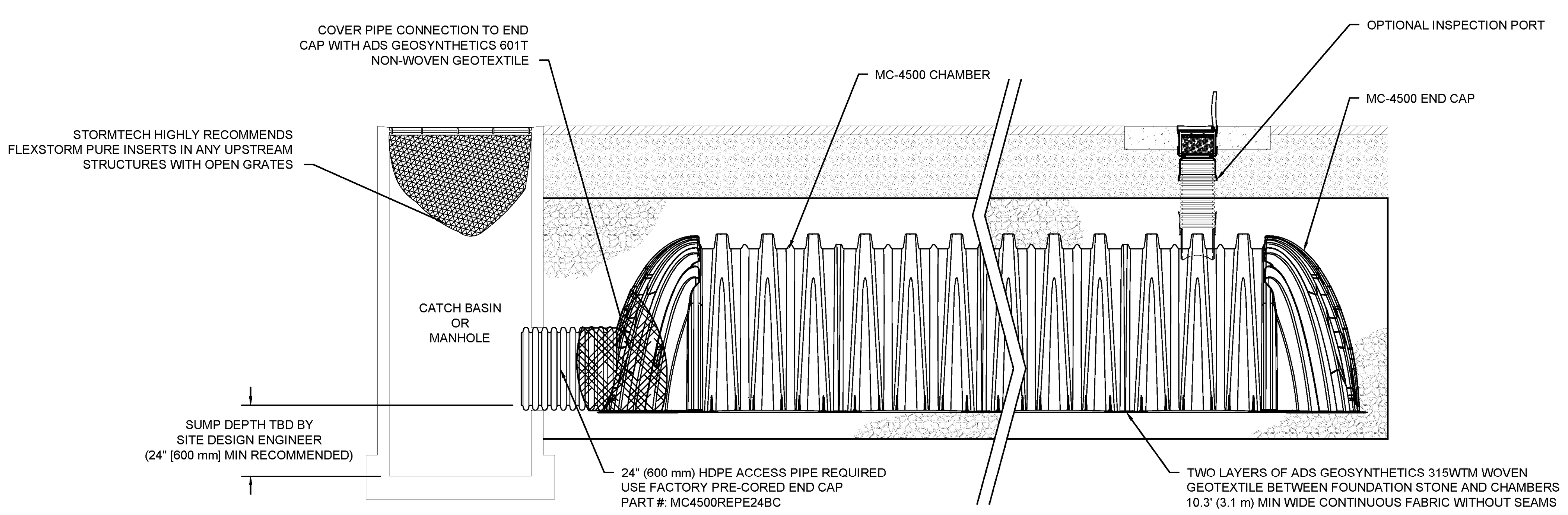
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500REPE06T	6" (150 mm)	42.54" (1.081 m)	---
MC4500REPE06B		---	0.86" (22 mm)
MC4500REPE08T	8" (200 mm)	40.50" (1.029 m)	---
MC4500REPE08B		---	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	38.37" (975 mm)	---
MC4500REPE10B		---	1.33" (34 mm)
MC4500REPE12T	12" (300 mm)	35.69" (907 mm)	---
MC4500REPE12B		---	1.55" (39 mm)
MC4500REPE15T	15" (375 mm)	32.72" (831 mm)	---
MC4500REPE15B		---	1.70" (43 mm)
MC4500REPE18TC	18" (450 mm)	29.36" (746 mm)	---
MC4500REPE18BC		---	1.97" (50 mm)
MC4500REPE24TC	24" (600 mm)	23.05" (585 mm)	---
MC4500REPE24BC		---	2.26" (57 mm)
MC4500REPE30BC	30" (750 mm)	---	2.95" (75 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

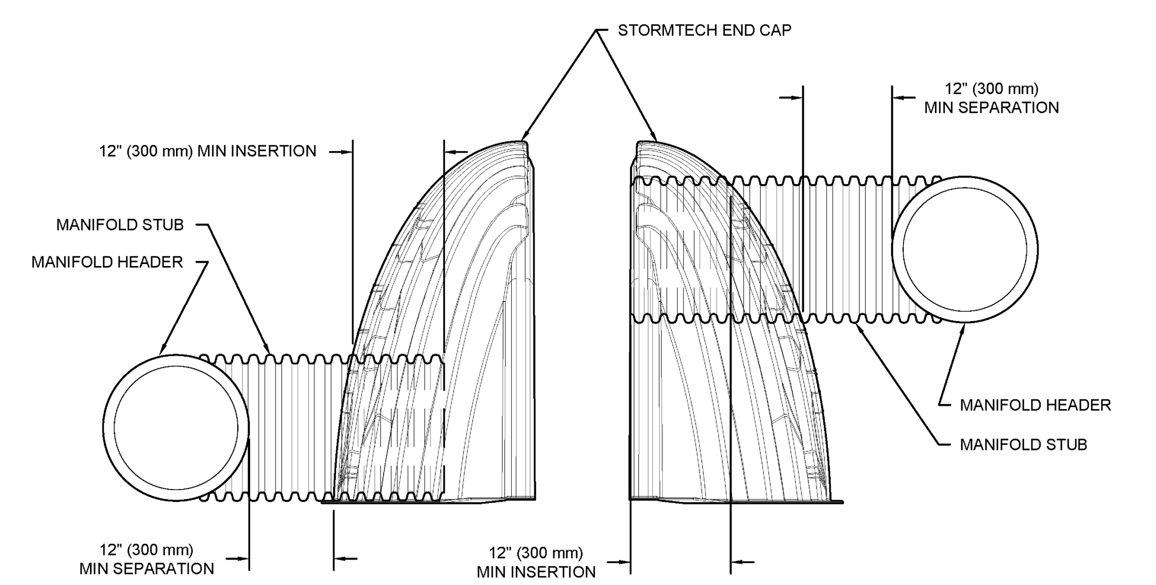
CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHTEST POSSIBLE FOR THE PIPE SIZE.





MC-4500 ISOLATOR ROW DETAIL
NTS

MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

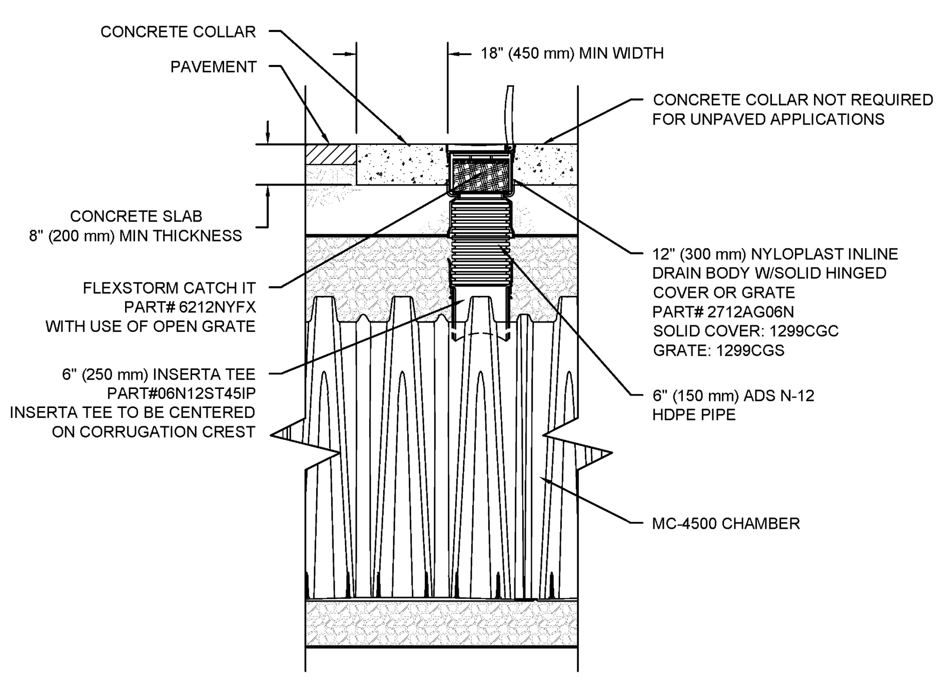
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



MC-4500 6" INSPECTION PORT DETAIL
NTS

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05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

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2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SWM AND BMP DETAILS

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

NOTES
NUMBER, TYPE AND LOCATION OF STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE

TYPICAL URBAN BIO-RETENTION PLANTER DETAIL

NOT TO SCALE

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 **BIORETENTION**

SECTION 9-A-3: DESIGN TABLE

Table 9-A.2. Urban Bioretention Design Criteria

Level 1 Design Only (RR: 40; TP: 25)
Sizing (Refer to **Section 9-A-6.1**): Surface Area (sq. ft.) = $T_v/2$ = {[(1.0 inch)(R_v)(A)/12)] – the volume reduced by an upstream BMP}/2
Underdrain = Schedule 40 PVC with clean-outs (Refer to the Main Bioretention Design Specification, **Section 9.8**)
Maximum Drainage Area = 2,500 sq. ft.
Maximum Ponding Depth = 6 to 12 inches [1]
Filter media depth minimum = 30 inches; recommended maximum = 48 inches
Media and Surface Cover (Refer to the Main Bioretention Design Specification, **Section 9.8**)
Sub-soil testing (Refer to the Main Bioretention Design Specification, **Section 9.8**)
Inflow = sheetflow, curb cuts, trench drains, roof drains, concentrated flow, or equivalent
Building setbacks (Refer to **Section ~~A-4~~ 9-A-5**)
Deeded maintenance O&M plan (Refer to the Main Bioretention Design Specification, **Section 9.1**)
[1] Ponding depth above 6 inches will require a specific planting plan to ensure appropriate plants (Refer to the Main Bioretention Design Specification, **Section 6.8**).

SECTION 9-A-4: TYPICAL DETAILS

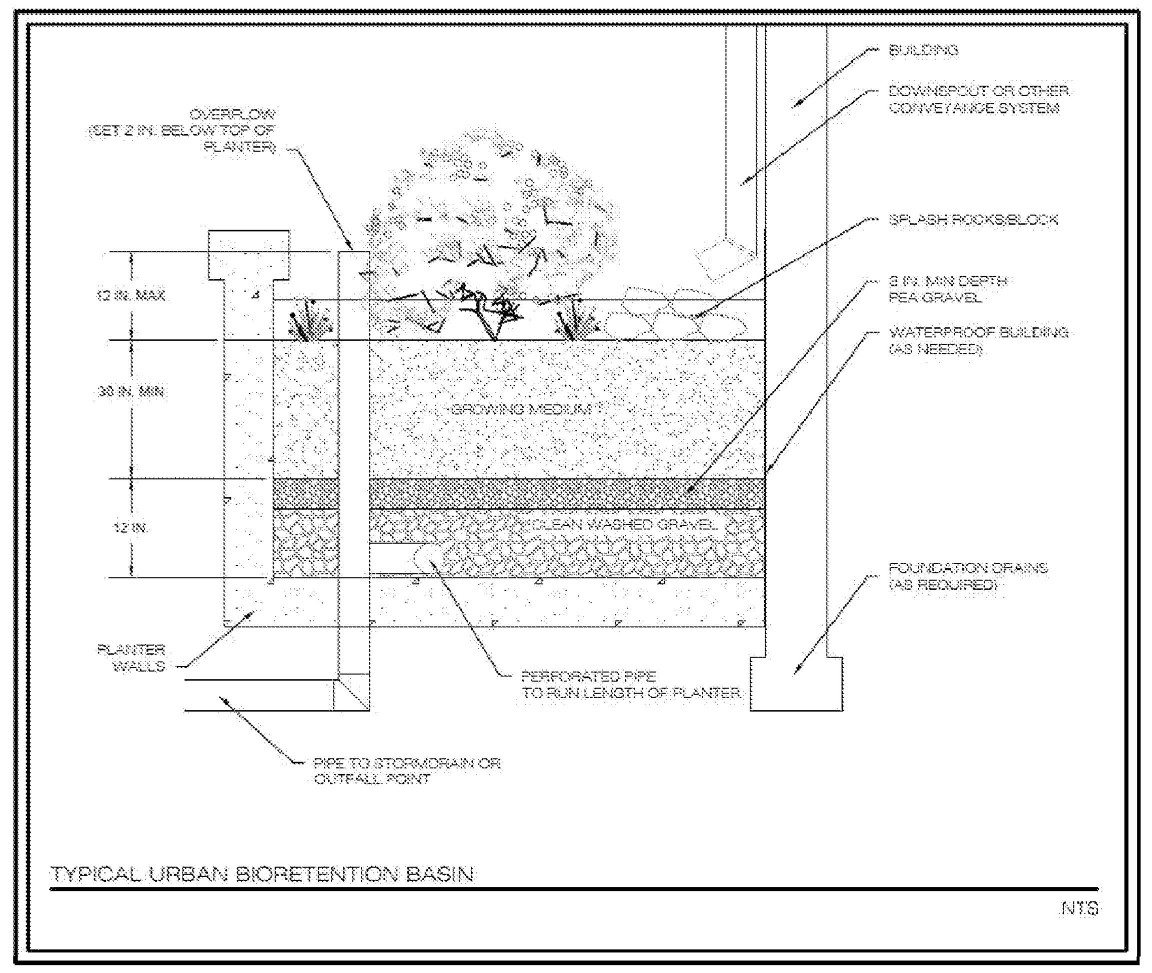
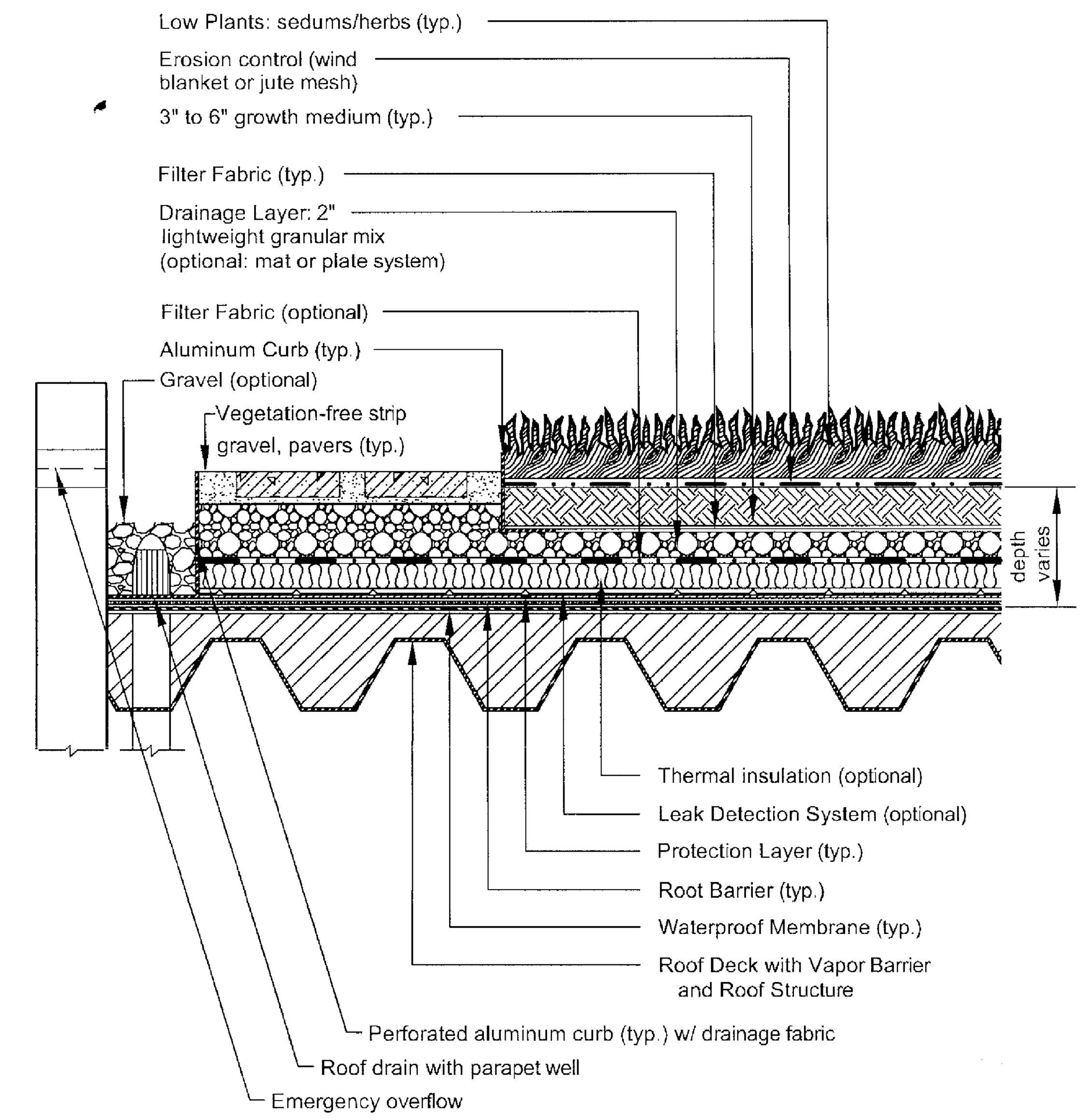


Figure 9-A.4. Stormwater Planter Cross-Section

TYPICAL GREEN ROOF DETAIL

NOT TO SCALE



VA DEQ STORMWATER DESIGN SPECIFICATION NO. 5
FIGURE 5.2 TYPICAL SECTION – EXTENSIVE VEGETATED ROOF

TYPICAL BIO-RETENTION BASIN DETAIL

NOT TO SCALE

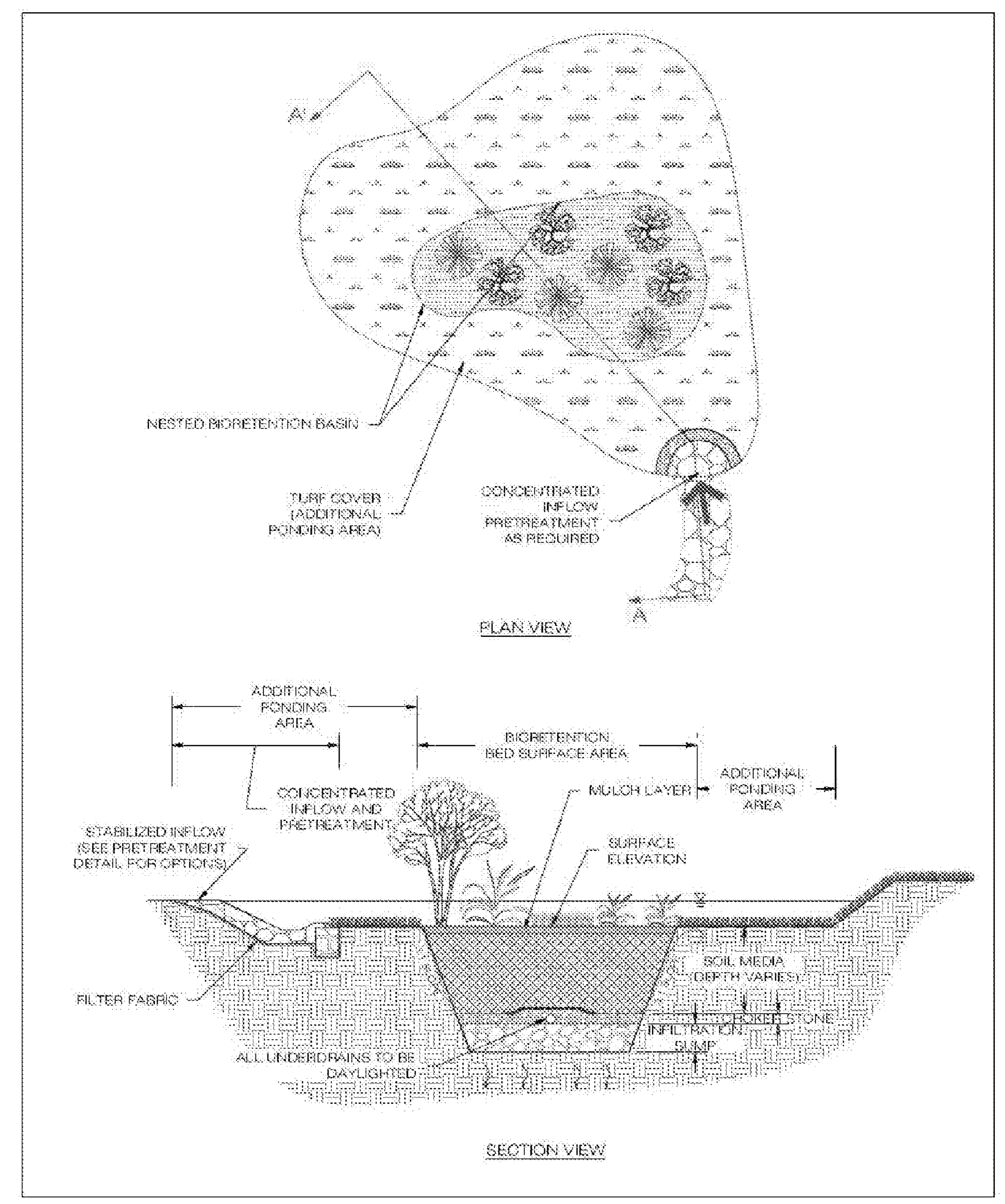


Figure 9.5. Typical Detail of Bioretention with Additional Surface Ponding

NOTES

NUMBER, TYPE AND LOCATION OF STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE

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05/25/18	DSUP SUBMISSION		

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CITY OF ALEXANDRIA, VIRGINIA

SWM AND BMP DETAILS

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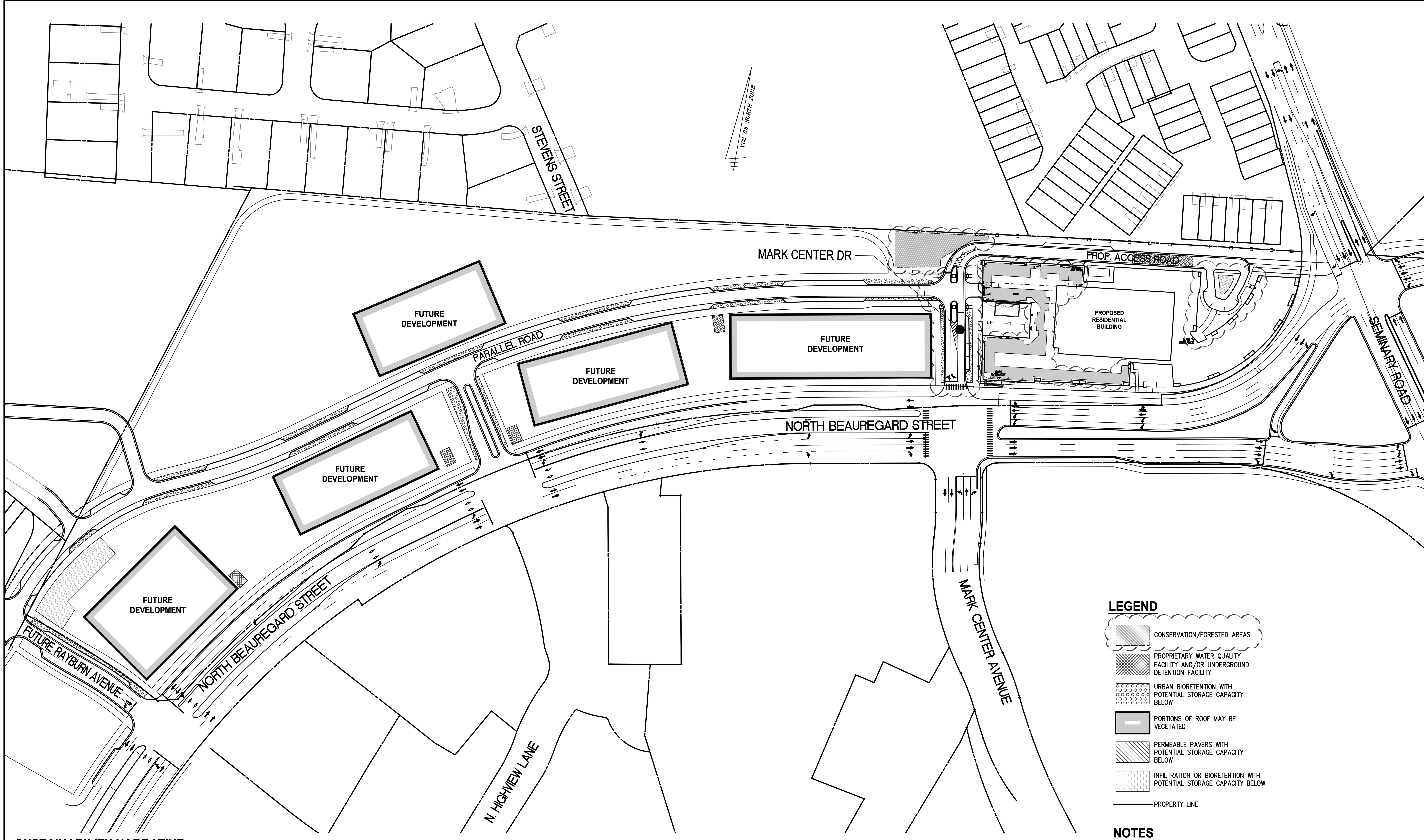
SHEET: P-0706



LEGEND

- CONSERVATION/FORESTED AREAS
- PROPRIETARY WATER QUALITY FACILITY AND/OR UNDERGROUND DETENTION FACILITY
- URBAN BIORETENTION WITH POTENTIAL STORAGE CAPACITY BELOW
- PORTIONS OF ROOF MAY BE VEGETATED
- PERMEABLE PAVERS WITH POTENTIAL STORAGE CAPACITY BELOW
- INFILTRATION OR BIORETENTION WITH POTENTIAL STORAGE CAPACITY BELOW
- PROPERTY LINE

SUSTAINABILITY NARRATIVE

USING A HOLISTIC APPROACH TO SUSTAINABILITY, THE 2000 N BEAUREGARD PROJECT TEAM WILL INTEGRATE NUMEROUS SUSTAINABLE FEATURES INTO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THESE FEATURES WILL IMPROVE ENERGY EFFICIENCY, REDUCE WATER CONSUMPTION, IMPROVE INDOOR AIR QUALITY, REDUCE STORMWATER RUNOFF, AND LESSEN THE PROJECT'S IMPACT ON THE ENVIRONMENT AND EXISTING INFRASTRUCTURE. THE PROJECT WILL PURSUE LEED SILVER LEVEL CERTIFICATION UNDER THE US GREEN BUILDING COUNCIL'S LEED FOR NEW CONSTRUCTION RATING SYSTEM, VERSION 4. LEED CERTIFICATION ALLOWS FOR 3RD-PARTY VERIFICATION OF THE PROJECT'S SUSTAINABLE GOALS AND A METRIC BY WHICH THE PROJECT CAN BE COMPARED TO OTHER GREEN BUILDINGS.

THE SITE LOCATION, NEAR MARK CENTER, HAS MANY ENVIRONMENTAL ADVANTAGES. THE SITE IS IN A DENSE URBAN AREA WITH CONNECTIONS TO EXISTING INFRASTRUCTURE, SERVICES, AND ACCESS TO PUBLIC TRANSIT AND A BICYCLE NETWORK. THIS ALLOWS BUILDING RESIDENTS TO WALK, BIKE, OR USE PUBLIC TRANSPORTATION TO ACCESS FACILITIES FOR WORK, PLAY OR SIMPLY RUNNING ERRANDS, RATHER THAN USING A CAR. UTILIZING A PREVIOUSLY DEVELOPED SITE WITH EXTENSIVE SURFACE PARKING, ALSO PREVENTS THE DESTRUCTION OF GREENFIELD SPACES AND ALLOWS THE DESIGN TEAM TO REDUCE THE QUANTITY OF STORMWATER RUNOFF LEAVING THE SITE BOUNDARY. TO THAT END, THE NEW PROJECT WILL INCLUDE STRUCTURED PARKING AND EXTENSIVE GREEN ROOF AREAS. SURFACE PARKING WILL BE ELIMINATED WHICH SIGNIFICANTLY REDUCES THE AMOUNT OF POLLUTION RESULTING FROM CAR FLUIDS FROM GOING INTO THE SEWER SYSTEM.

THE PROPOSED DESIGN WILL ALSO ALLOW FOR PEDESTRIAN FRIENDLY OPEN SPACES AND PROVIDE RESIDENTS WITH EXCELLENT VIEWS OF THE SURROUNDING LANDSCAPE. OTHER LID PRACTICES INCORPORATED INTO THE SURROUNDING LANDSCAPE AND HARDSCAPE INCLUDE THE INSTALLATION OF URBAN BIO-RETENTION FACILITIES ALONG THE PUBLIC STREET AND THE INCORPORATION OF RAIN GARDENS INTO THE LANDSCAPE. THESE PROPOSED LID MEASURES NOT ONLY HELP REDUCE THE AMOUNT OF POLLUTANTS CARRIED INTO THE SEWER SYSTEM BUT ALSO HELPS MINIMIZE THE AMOUNT OF RUNOFF GENERATED ON SITE.

WATER AND ENERGY EFFICIENCY ARE PRIORITIES IN THE PROJECT'S DESIGN. THE PUBLIC SPACES AND RESIDENTIAL UNITS WILL FEATURE LOW-FLOW PLUMBING FIXTURES, ENERGYSTAR APPLIANCES, LOW-E WINDOWS, AND HIGH-PERFORMANCE LIGHTING AND HVAC SYSTEMS. THE DESIGN WILL ALSO INCLUDE ENERGY AND WATER METERING TO ALLOW FUTURE TRACKING OF RESOURCE CONSUMPTION. THE DESIGN TEAM PLANS TO SPECIFY EXTENSIVE USE OF ENVIRONMENTALLY PREFERABLE BUILDING MATERIALS, SUCH AS MATERIALS SOURCED LOCALLY, WITH RECYCLED CONTENT, AND REDUCED VOC EMISSIONS. THE GENERAL CONTRACTOR WILL ALSO BE REQUIRED THE RECYCLE AS MUCH CONSTRUCTION WASTE AS POSSIBLE TO REDUCE THE BURDEN ON OUR LOCAL LANDFILLS.

NOTES

1) THIS IS A STORMWATER PLANNING GUIDE ONLY. POTENTIAL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN MAY NOT ALL BE IMPLEMENTED AS SHOWN. THIS PLAN WILL BE UPDATED WITH SUBMISSION OF EACH SUBSEQUENT PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT.
2) IT IS POSSIBLE THAT NOT ALL TYPES OF STORMWATER MANAGEMENT SOLUTIONS SHOWN ON THIS PLAN WILL BE USED. THIS PLAN REPRESENTS INITIAL DESIGN IDEAS. FINAL DESIGN MAY VARY SIGNIFICANTLY FROM WHAT IS SHOWN.
3) EACH PHASE OF DEVELOPMENT IN THIS NEIGHBORHOOD WILL COMPLY WITH APPLICABLE REQUIREMENTS IN EFFECT AT TIME OF DEVELOPMENT. THIS MAY RESULT IN ADDITIONAL OR FEWER STORMWATER MANAGEMENT FACILITIES THAN SHOWN ON THIS PLAN.
4) STORMWATER COMPLIANCE ASSOCIATED WITH DEVELOPMENT IN THIS NEIGHBORHOOD IS INTENDED FOR THE LIMITS OF CDD #21 AND RELATED IMPROVEMENTS. STORMWATER COMPLIANCE FOR THE ADAMS NEIGHBORHOOD OVERALL WILL NOT BE REQUIRED FOR ANY INDIVIDUAL PHASE OF PROPOSED DEVELOPMENT.
5) TIMING AND SPECIFIC DESIGN OF ALL POTENTIAL FACILITIES SHOWN HERE MAY VARY WITH DEVELOPMENT PHASING.
6) STORMWATER MANAGEMENT FACILITIES MAY BE PROVIDED OUTSIDE OF THE PROJECT AREA IN ORDER TO ACHIEVE COMPLIANCE WITH STORMWATER REGULATIONS WITHIN THE DEVELOPMENT AREA.
7) THE PRELIMINARY STORMWATER CONCEPTS SHOWN ON THIS PLAN MAY VARY AS NEW TECHNOLOGIES BECOME AVAILABLE.

80 0 40 80 160 320
(IN FEET)
1 INCH = 80'

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05/25/18	DSUP SUBMISSION		

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STORMWATER MANAGMENT MASTER PLAN AND SUSTAINABILITY PLAN

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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DIRECTOR DATE

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SANITARY SEWER OUTFALL NARRATIVE

IT IS ANTICIPATED THAT THE PROPOSED NET INCREASE IN SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

RESIDENTIAL: 300 UNITS x 300 = 90,000

OFFICE: − 102,090 x $\frac{20\ GPD}{100\ SF}$ = −20,418

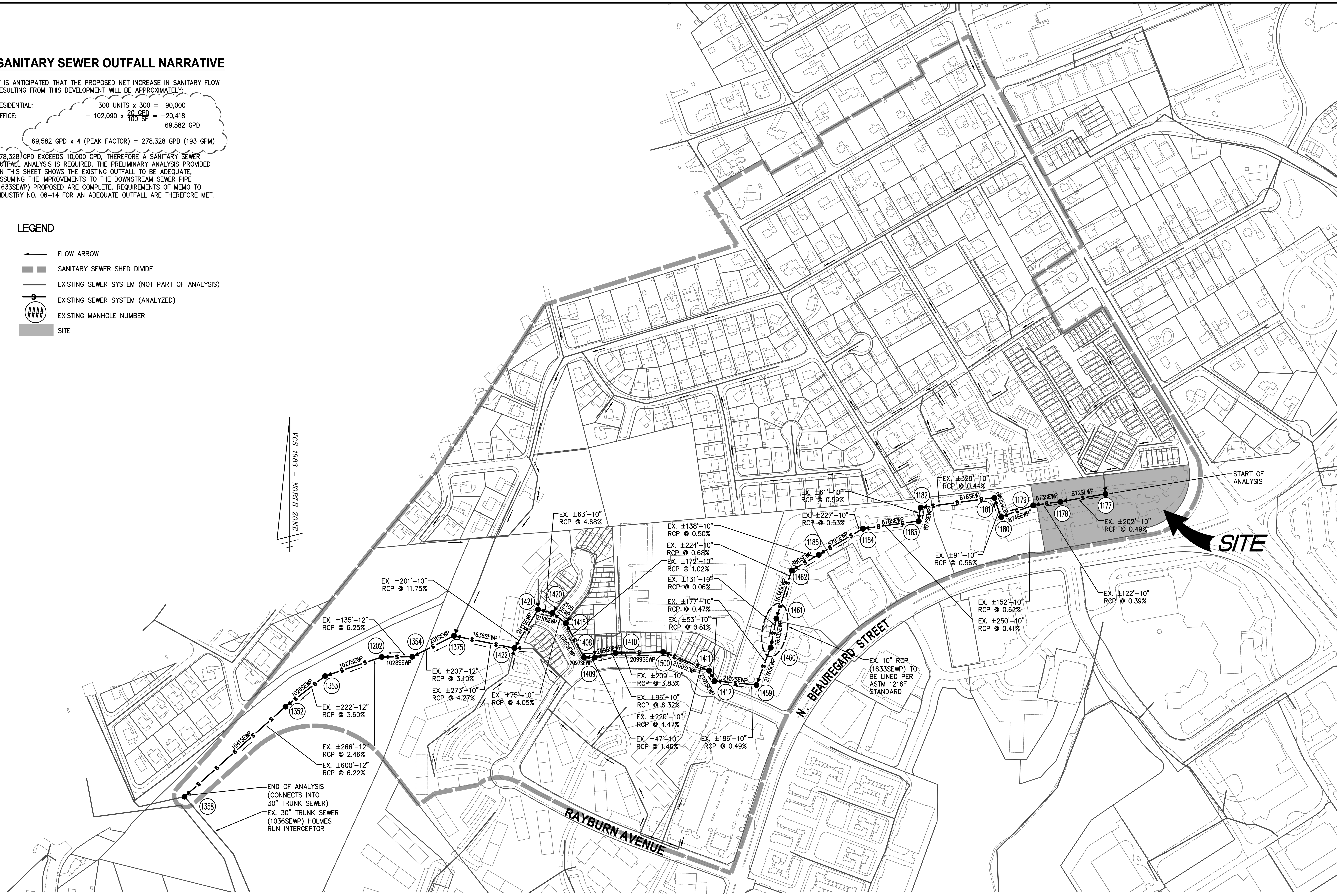
69,582 GPD

69,582 GPD x 4 (PEAK FACTOR) = 278,328 GPD (193 GPM)

278,328 GPD EXCEEDS 10,000 GPD, THEREFORE A SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED. THE PRELIMINARY ANALYSIS PROVIDED ON THIS SHEET SHOWS THE EXISTING OUTFALL TO BE ADEQUATE, ASSUMING THE IMPROVEMENTS TO THE DOWNSTREAM SEWER PIPE (1633SEWP) PROPOSED ARE COMPLETE. REQUIREMENTS OF MEMO TO INDUSTRY NO. 06-14 FOR AN ADEQUATE OUTFALL ARE THEREFORE MET.

LEGEND

- FLOW ARROW
- SANITARY SEWER SHED DIVIDE
- EXISTING SEWER SYSTEM (NOT PART OF ANALYSIS)
- EXISTING SEWER SYSTEM (ANALYZED)
- EXISTING MANHOLE NUMBER
- SITE



NOTES:

1. SANITARY SEWER SIZE, SLOPE, MATERIAL AND CURRENT FLOW DATA PROVIDED BY THE CITY OF ALEXANDRIA'S DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

0 100 200 400

(IN FEET)
1 INCH = 200'

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PRELIMINARY SANITARY SEWER ANALYSIS

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UNIMPROVED SEWER SYSTEM - PIPE COMPUTATIONS

COA PIPE NUMBER	FROM	TO	EXISTING FLOWS (GPM)*	CUMULATIVE PEAK FLOW (GPM)	(GPD)	(CFS)	PIPE SIZE (IN)	PIPE SLOPE (FT/FT)	PIPE MATERIAL	MANNINGS n	CAPACITY (CFS)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
	Existing Bldg			(57)	(81672)	(0.13)							
	Proposed Bldg			250	360,000	0.557							
872SEWP	1177	1178	101	294**	423,768	0.656	10	0.0049	RCP	0.015	1.32		
873SEWP	1178	1179	102	290**	417,600	0.646	10	0.0039	RCP	0.015	1.18	2.23	5.24
874SEWP	1179	1180	104	292**	420,480	0.651	10	0.0062	RCP	0.015	1.49	2.65	4.60
875SEWP	1180	1181	127	315**	453,600	0.702	10	0.0056	RCP	0.015	1.42	2.61	4.95
876SEWP	1181	1182	130	318**	457,920	0.708	10	0.0044	RCP	0.015	1.26	2.39	5.35
877SEWP	1182	1183	131	319**	459,360	0.711	10	0.0059	RCP	0.015	1.45	2.67	4.91
878SEWP	1183	1184	131	319**	459,360	0.711	10	0.0041	RCP	0.015	1.21	2.33	5.47
879SEWP	1184	1185	155	343**	493,920	0.764	10	0.0053	RCP	0.015	1.37	2.60	5.31
880SEWP	1185	1462	162	350**	504,000	0.780	10	0.0050	RCP	0.015	1.33	2.55	5.47
1634SEWP	1462	1461	163	351**	505,440	0.782	10	0.0068	RCP	0.015	1.55	2.87	5.00
1633SEWP	1461	1460	187	375**	540,000	0.835	10	0.0006	RCP	0.015	0.47		
2176SEWP	1460	1459	189	377**	542,880	0.840	10	0.0047	RCP	0.015	1.29	2.54	5.84
2102SEWP	1459	1412	207	395**	568,800	0.880	10	0.0048	RCP	0.015	1.31	2.60	5.96
2101SEWP	1412	1411	210	398**	573,120	0.887	10	0.0051	RCP	0.015	1.35	2.66	5.88
2100SEWP	1411	1500	212	400**	576,000	0.891	10	0.0473	RCP	0.015	4.11	6.05	3.15
2099SEWP	1500	1410	215	403**	580,320	0.898	10	0.0383	RCP	0.015	3.69	5.62	3.34
2098SEWP	1410	1409	218	406**	584,640	0.905	10	0.0632	RCP	0.015	4.74	6.74	2.95
2097SEWP	1409	1408	265	453**	652,320	1.009	10	0.0146	RCP	0.015	2.28	4.09	4.63
2096SEWP	1408	1415	273	461**	663,840	1.027	10	0.0102	RCP	0.015	1.90	3.58	5.21
2105SEWP	1415	1420	282	470**	676,800	1.047	10	0.0405	RCP	0.015	3.80	5.99	3.57
2110SEWP	1420	1421	287	475**	684,000	1.058	10	0.0468	RCP	0.015	4.08	6.33	3.46
2111SEWP	1421	1422	300	488**	702,720	1.087	10	0.1175	RCP	0.015	6.47	8.87	2.76
1636SEWP	1422	1375	547	735**	1,058,400	1.638	10	0.0427	RCP	0.015	3.90	6.88	4.50
201SEWP	1375	1354	834	1022**	1,471,680	2.277	12	0.0310	RCP	0.015	5.41	6.63	5.41
1028SEWP	1354	1202	842	1030**	1,483,200	2.295	12	0.0625	RCP	0.015	7.68	8.59	4.48
1027SEWP	1202	1353	849	1037**	1,493,280	2.310	12	0.0246	RCP	0.015	4.81	6.10	5.83
1026SEWP	1353	1352	857	1045**	1,504,800	2.328	12	0.0360	RCP	0.015	5.82	7.04	5.25
1041SEWP	1352	1358	865	1053**	1,516,320	2.346	12	0.0622	RCP	0.015	7.66	8.62	4.54

EX. BUILDING TO BE DEMOLISHED (SEE BREAKDOWN COMPUTATIONS BELOW)
PROP. BUILDING CONTRIBUTING FLOW (SEE BREAKDOWN COMPUTATIONS BELOW)

EX. PIPE UNDER CAPACITY PER MANNINGS EQUATION

* Flow data provided by the City of Alexandria (Includes peak factors)
** Anticipated flows resulting from redevelopment of 2000 N Beauregard Street
Existing pipes with insuficient capacity

FLOW DATA BREAKDOWN

INCREMENTAL CONTRIBUTING	DESIGN FLOW (GPD)	NUMBER OF UNITS (DWELLINGS/SF)	INCREMENTAL FLOW (GPD)	PEAK FACTOR	CUMULATIVE (GDP)
Office (to be demolished)	20/100	102090	20418	4	81672
Multifamily Residential	300	300	90000	4	360000

HGL COMPUTATIONS - PROPOSED IMPROVEMENTS

Inlet Station	Structure Type (M,I)	Outlet Water Surface Elevation	D_o (in)	Q_o	L_o	Sf_o	H_f	Junction Loss V_o	H_o	D_i (in)	Q_i	V_i	Q_iV_i	$V_i^2/2g$	H_i	Angle (°)	H_{delta}	Ht	1.3Ht	.5(Ht)	Final H	Computed Inlet Water Surface Elevation	Junction Invert Elevation	Max Water Surface Elevation	**Crown Elev**
1*	*	2*	3*	4*	5*	6	7	8	9	*	10*	11	12		13	14*	15	16	17	18	19	20			*
1461	M	227.97	9.44	0.84	131	0.001	0.15	1.71	0.01	10	0.78	2.87	2.24	0.13	0.04	10	0.00	0.06	---	0.03	0.18	228.15	227.38	228.12	228.17

THE COMPUTED W.S.E DOES NOT EXCEED PIPE CROWN ELEVATION (SEE PROFILE THIS SHEET)

NOTE

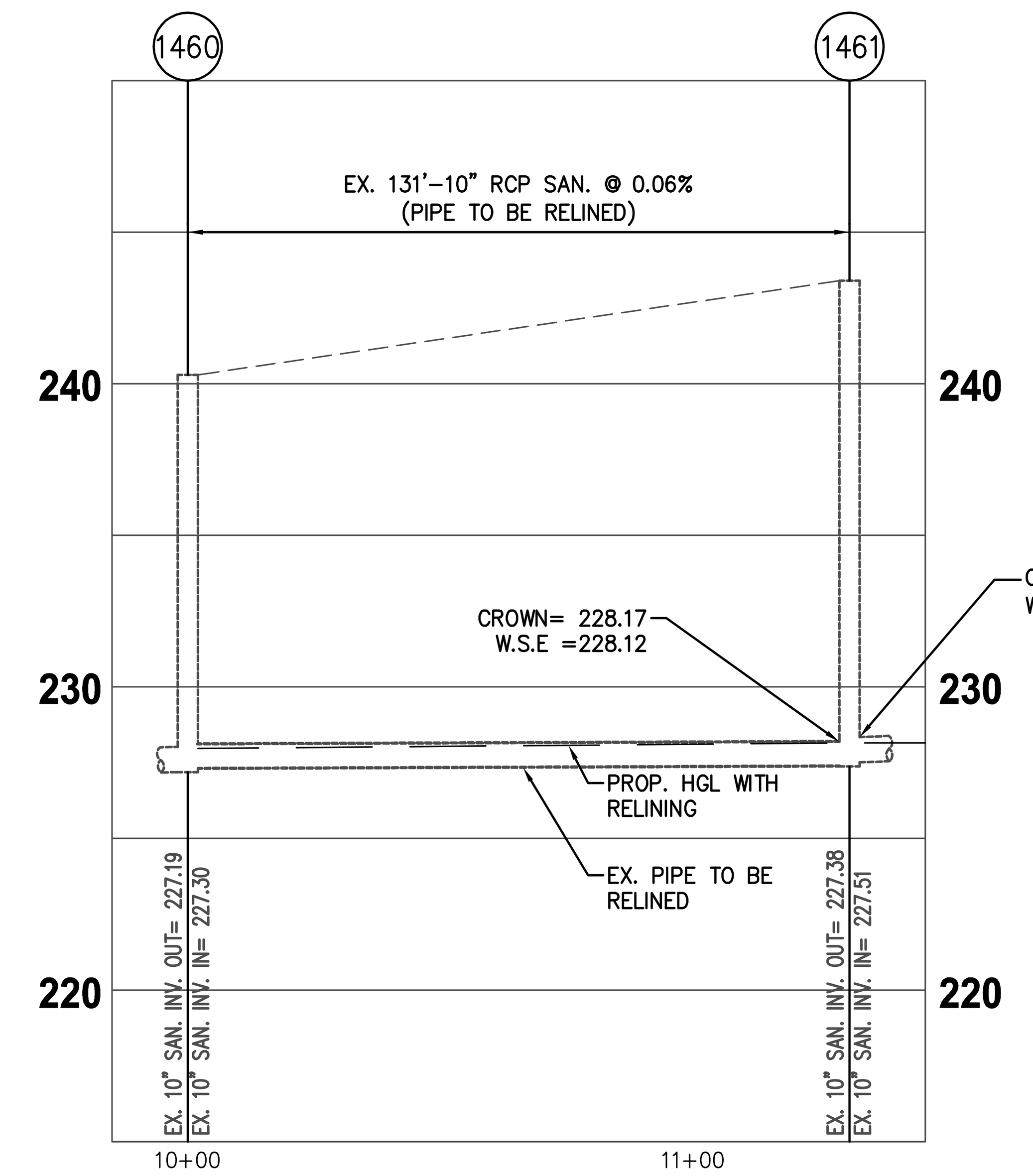
1. OUTLET WATER SURFACE ELEVATION ASSUMED TO BE 0.8 TIMES THE DIAMETER OF THE PIPE ABOVE THE INVERT.

PROPOSED SEWER SYSTEM IMPROVEMENTS - PIPE COMPUTATIONS

COA PIPE NUMBER	FROM	TO	EXISTING FLOWS (GPM)*	CUMULATIVE PEAK FLOW (GPM)	(GPD)	(CFS)	PIPE SIZE (IN)	PIPE SLOPE (FT/FT)	PIPE MATERIAL	MANNINGS n	CAPACITY (CFS)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
	Existing Bldg			(57)	(81672)	(0.13)							
	Proposed Bldg			250	360,000	0.557							
872SEWP	1177	1178	101	294**	423,768	0.656	10	0.0049	RCP	0.015	1.32		
873SEWP	1178	1179	102	290**	417,600	0.646	10	0.0039	RCP	0.015	1.18	2.23	5.24
874SEWP	1179	1180	104	292**	420,480	0.651	10	0.0062	RCP	0.015	1.49	2.65	4.60
875SEWP	1180	1181	127	315**	453,600	0.702	10	0.0056	RCP	0.015	1.42	2.61	4.95
876SEWP	1181	1182	130	318**	457,920	0.708	10	0.0044	RCP	0.015	1.26	2.39	5.35
877SEWP	1182	1183	131	319**	459,360	0.711	10	0.0059	RCP	0.015	1.45	2.67	4.91
878SEWP	1183	1184	131	319**	459,360	0.711	10	0.0041	RCP	0.015	1.21	2.33	5.47
879SEWP	1184	1185	155	343**	493,920	0.764	10	0.0053	RCP	0.015	1.37	2.60	5.31
880SEWP	1185	1462	162	350**	504,000	0.780	10	0.0050	RCP	0.015	1.33	2.55	5.47
1634SEWP	1462	1461	163	351**	505,440	0.782	10	0.0068	RCP	0.015	1.55	2.87	5.00
1633SEWP	1461	1460	187	375**	540,000	0.835	9.44***	0.0006	RCP	0.010	0.60		
2176SEWP	1460	1459	189	377**	542,880	0.840	10	0.0047	RCP	0.015	1.29	2.54	5.84
2102SEWP	1459	1412	207	395**	568,800	0.880	10	0.0048	RCP	0.015	1.31	2.60	5.96
2101SEWP	1412	1411	210	398**	573,120	0.887	10	0.0051	RCP	0.015	1.35	2.66	5.88
2100SEWP	1411	1500	212	400**	576,000	0.891	10	0.0473	RCP	0.015	4.11	6.05	3.15
2099SEWP	1500	1410	215	403**	580,320	0.898	10	0.0383	RCP	0.015	3.69	5.62	3.34
2098SEWP	1410	1409	218	406**	584,640	0.905	10	0.0632	RCP	0.015	4.74	6.74	2.95
2097SEWP	1409	1408	265	453**	652,320	1.009	10	0.0146	RCP	0.015	2.28	4.09	4.63
2096SEWP	1408	1415	273	461**	663,840	1.027	10	0.0102	RCP	0.015	1.90	3.58	5.21
2105SEWP	1415	1420	282	470**	676,800	1.047	10	0.0405	RCP	0.015	3.80	5.99	3.57
2110SEWP	1420	1421	287	475**	684,000	1.058	10	0.0468	RCP	0.015	4.08	6.33	3.46
2111SEWP	1421	1422	300	488**	702,720	1.087	10	0.1175	RCP	0.015	6.47	8.87	2.76
1636SEWP	1422	1375	547	735**	1,058,400	1.638	10	0.0427	RCP	0.015	3.90	6.88	4.50
201SEWP	1375	1354	834	1022**	1,471,680	2.277	12	0.0310	RCP	0.015	5.41	6.63	5.41
1028SEWP	1354	1202	842	1030**	1,483,200	2.295	12	0.0625	RCP	0.015	7.68	8.59	4.48
1027SEWP	1202	1353	849	1037**	1,493,280	2.310	12	0.0246	RCP	0.015	4.81	6.10	5.83
1026SEWP	1353	1352	857	1045**	1,504,800	2.328	12	0.0360	RCP	0.015	5.82	7.04	5.25
1041SEWP	1352	1358	865	1053**	1,516,320	2.346	12	0.0622	RCP	0.015	7.66	8.62	4.54

EX. PIPE TO BE LINED PER ASTM 1216F STANDARD. WHILE UNDER CAPACITY PER MANNINGS EQUATION, HGL COMPUTATIONS AND PROFILE SHOW THAT THE HGL STAYS BELOW THE CROWN OF THE PIPE. THEREFORE, THE IMPROVED LINE IS ADEQUATE

* Flow data provided by the City of Alexandria (Includes peak factors)
** Anticipated flows resulting from redevelopment of 2000 N Beauregard Street
*** Assumes a linning thickness of 0.28" for a total diameter reduction of 0.56" (per ASTM 1216F)
Existing pipes with insuficient capacity



SANITARY SEWER PROFILE

SCALE: HORZ. 1"=30'
VERT. 1"=5'

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SCALE: HOR. 1" = 30' VERT. 1" = 5' | DATE: 8/15/18 | DRAWN: DP/DM/TT | CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SANITARY SEWER ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

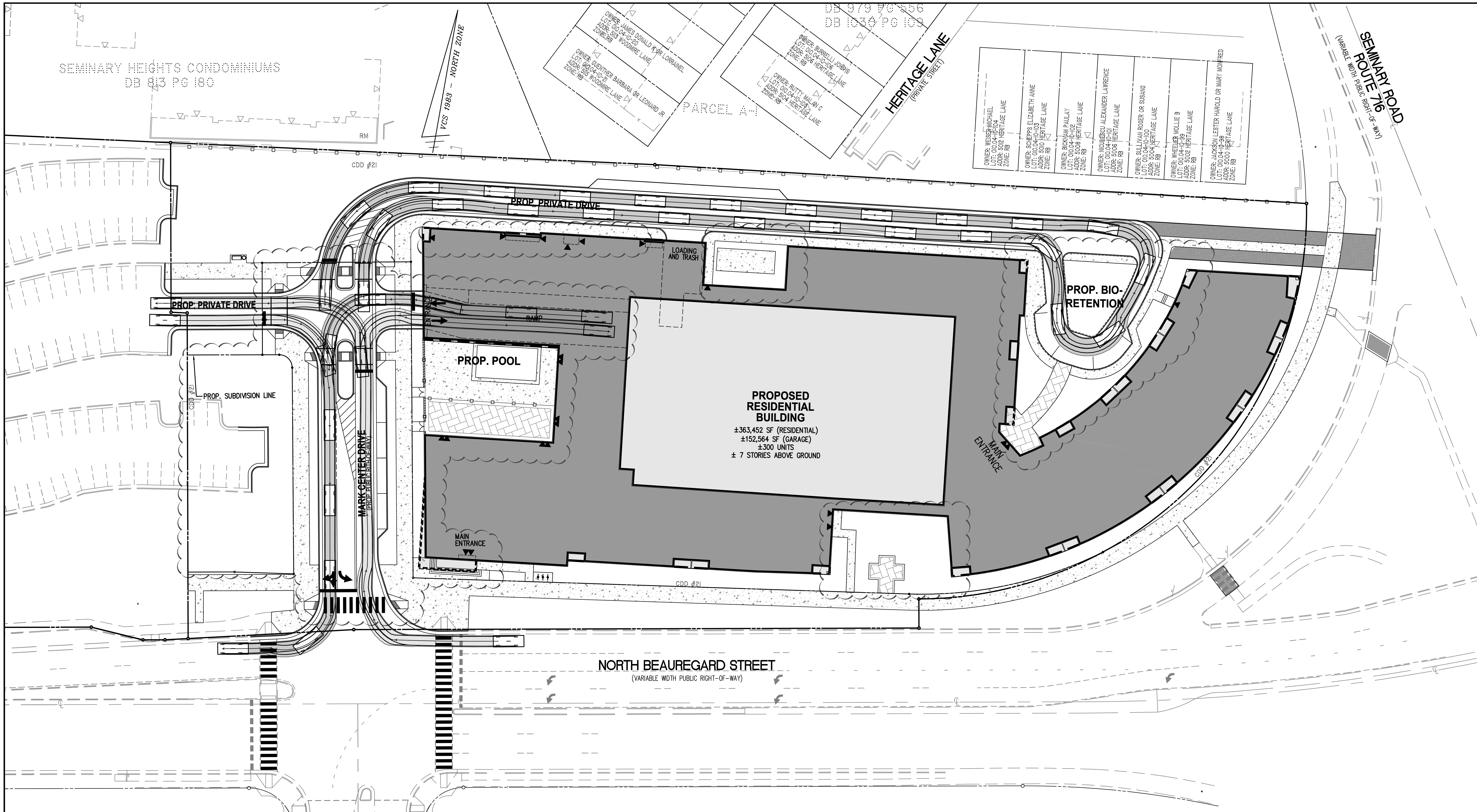
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

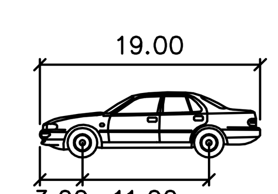
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



PASSENGER CAR MOVEMENTS



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

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTOTURN 9 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.

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

File No. ALEX Tax Map No. 019.02-01-03.S8 Job No. 98-057 Cadd Dwg. File:Q:\sdskproj\98057\dwg\Planning\DSUP\98057P-1101.dwg

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04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY VEHICLE MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ______

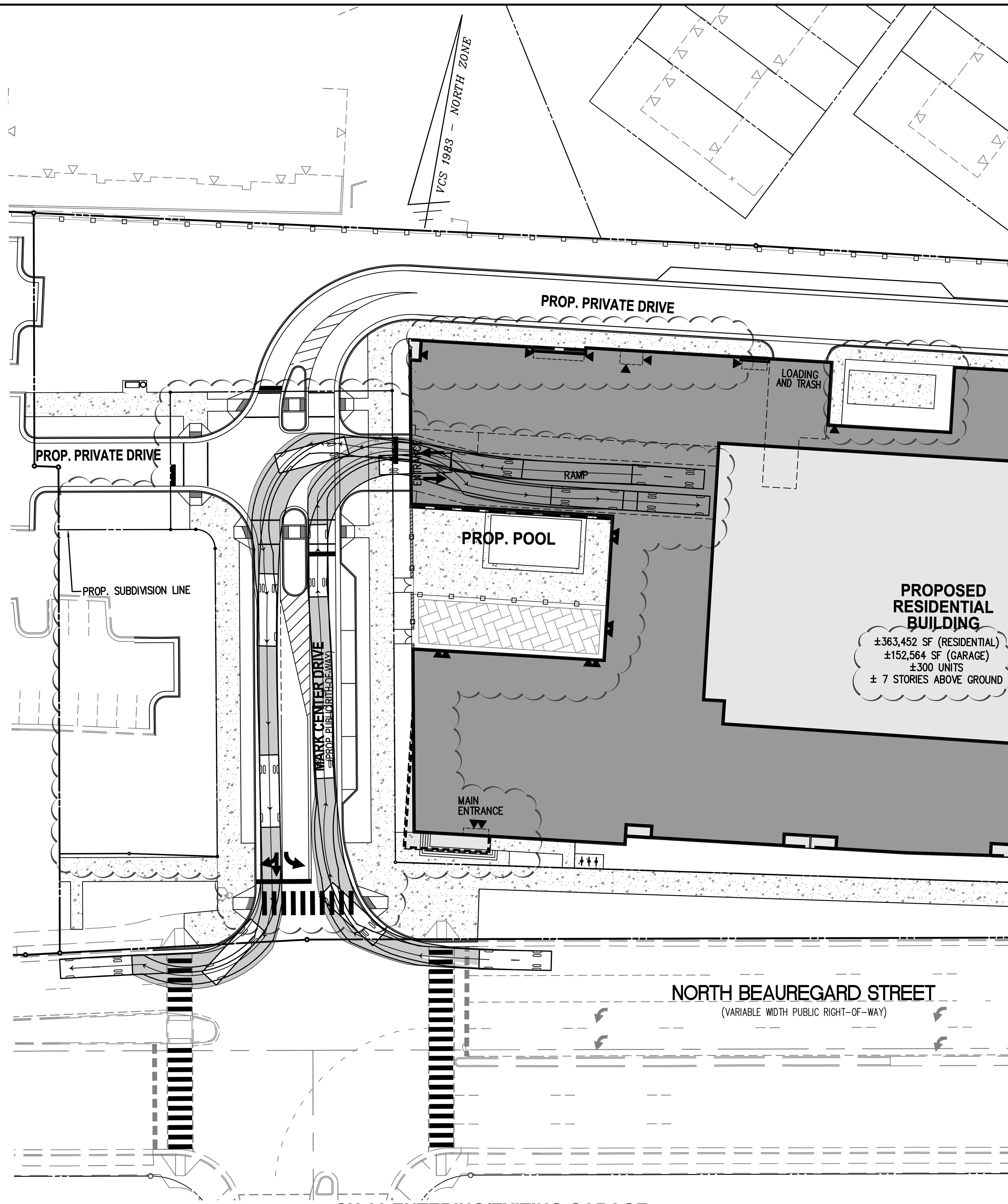
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

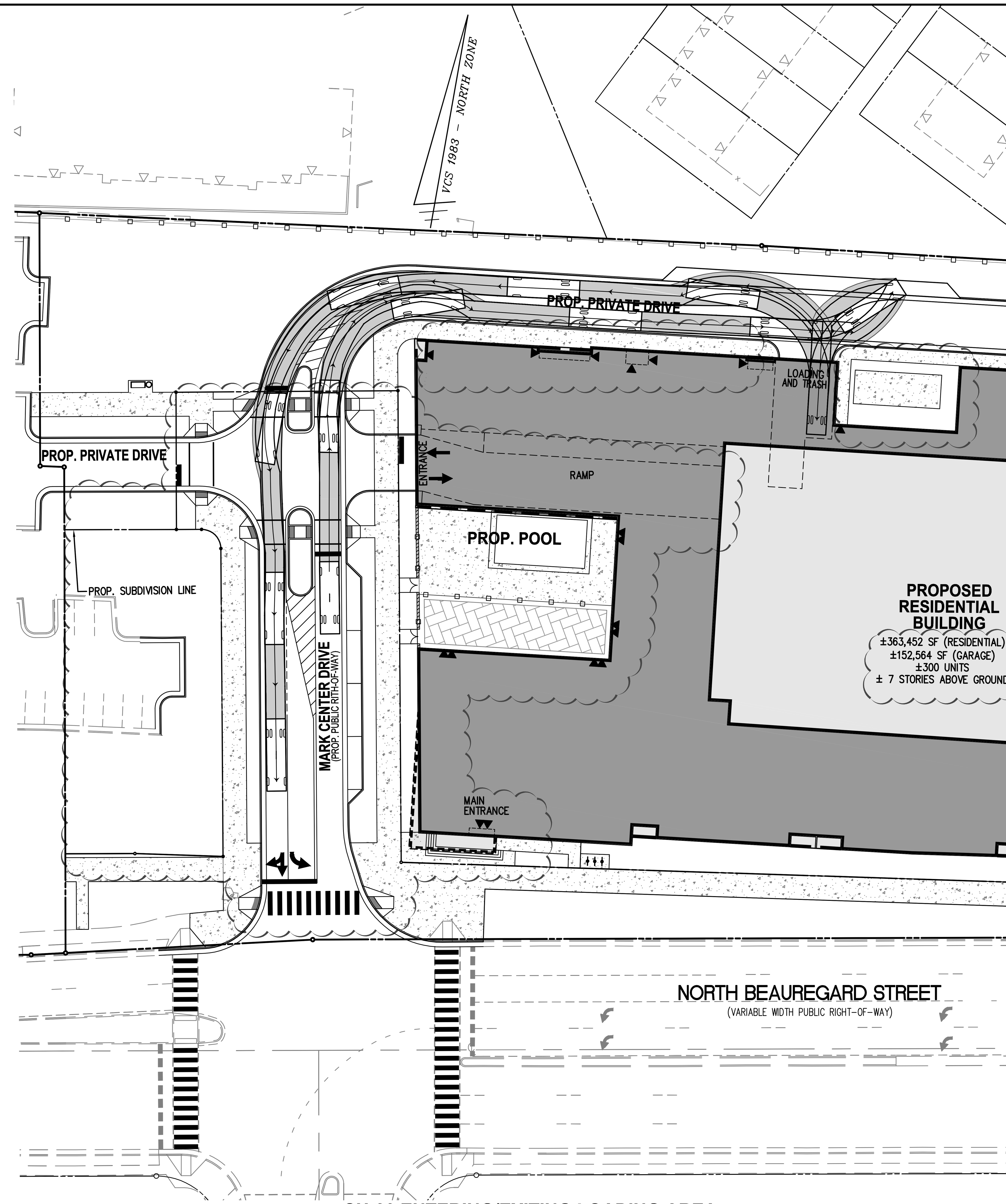
DATE RECORDED ______

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

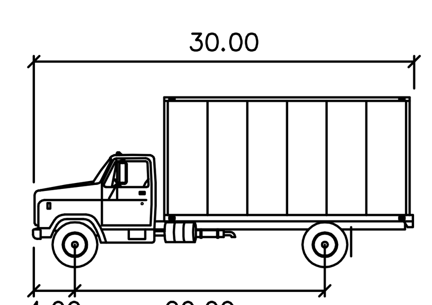
SHEET: P-1101



SU-30 ENTERING/EXITING GARAGE



SU-30 ENTERING/EXITING LOADING AREA



SU-30 feet

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTOTURN 9 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.

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

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DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
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1/15/19
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

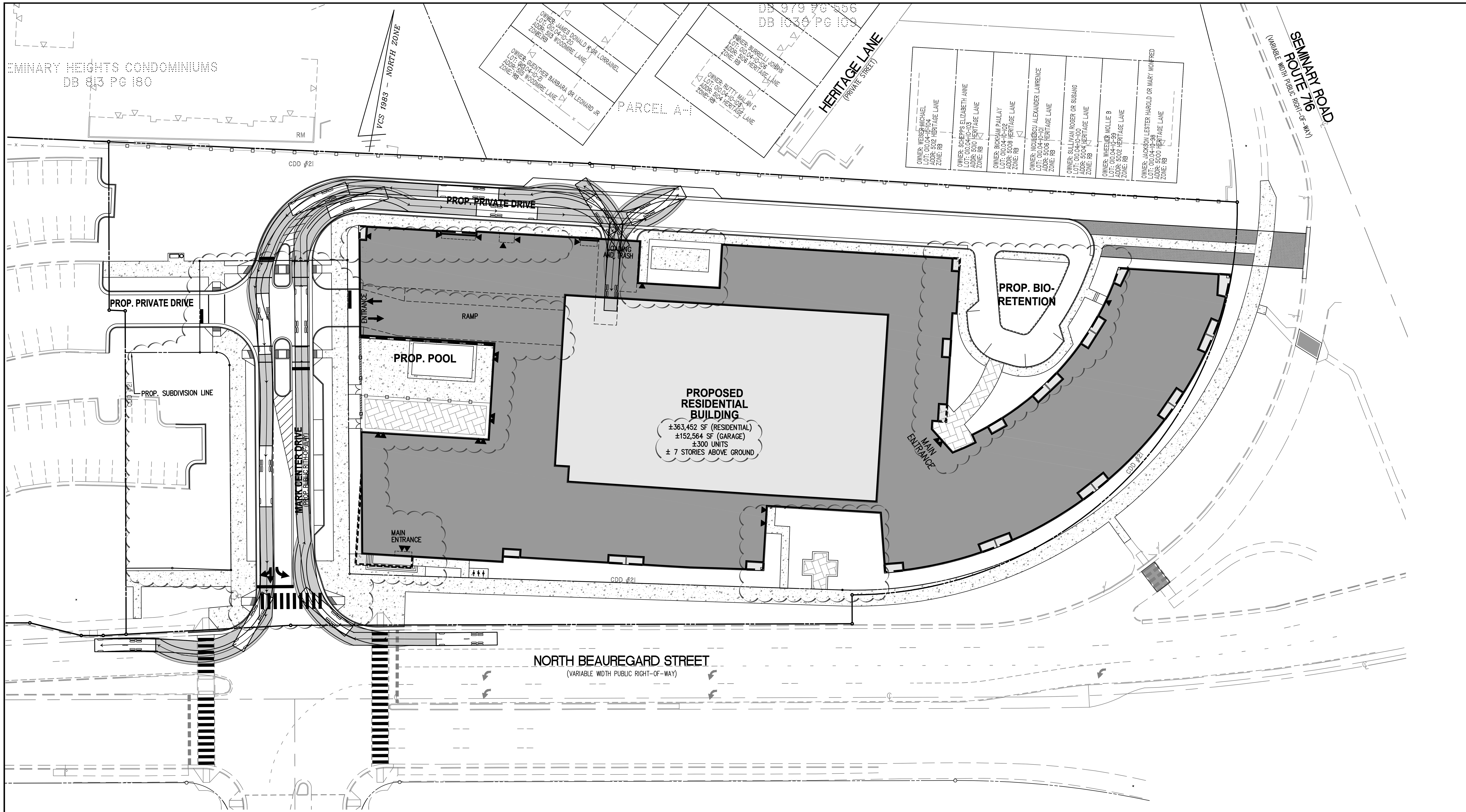
PRELIMINARY VEHICLE MOVEMENT PLAN - LOADING TRUCK

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

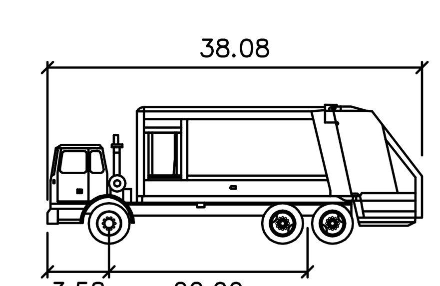
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ______

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED ______
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



GARBAGE TRUCK



Rear-Load Garbage Truck

feet

Width	:	8.00
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	27.4

NOTES

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

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DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

AARON M. VINSON Lic. No.041851 1/15/19 PROFESSIONAL ENGINEER COMMONWEALTH OF VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19		

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY VEHICLE MOVEMENT PLAN - TRASH TRUCK

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

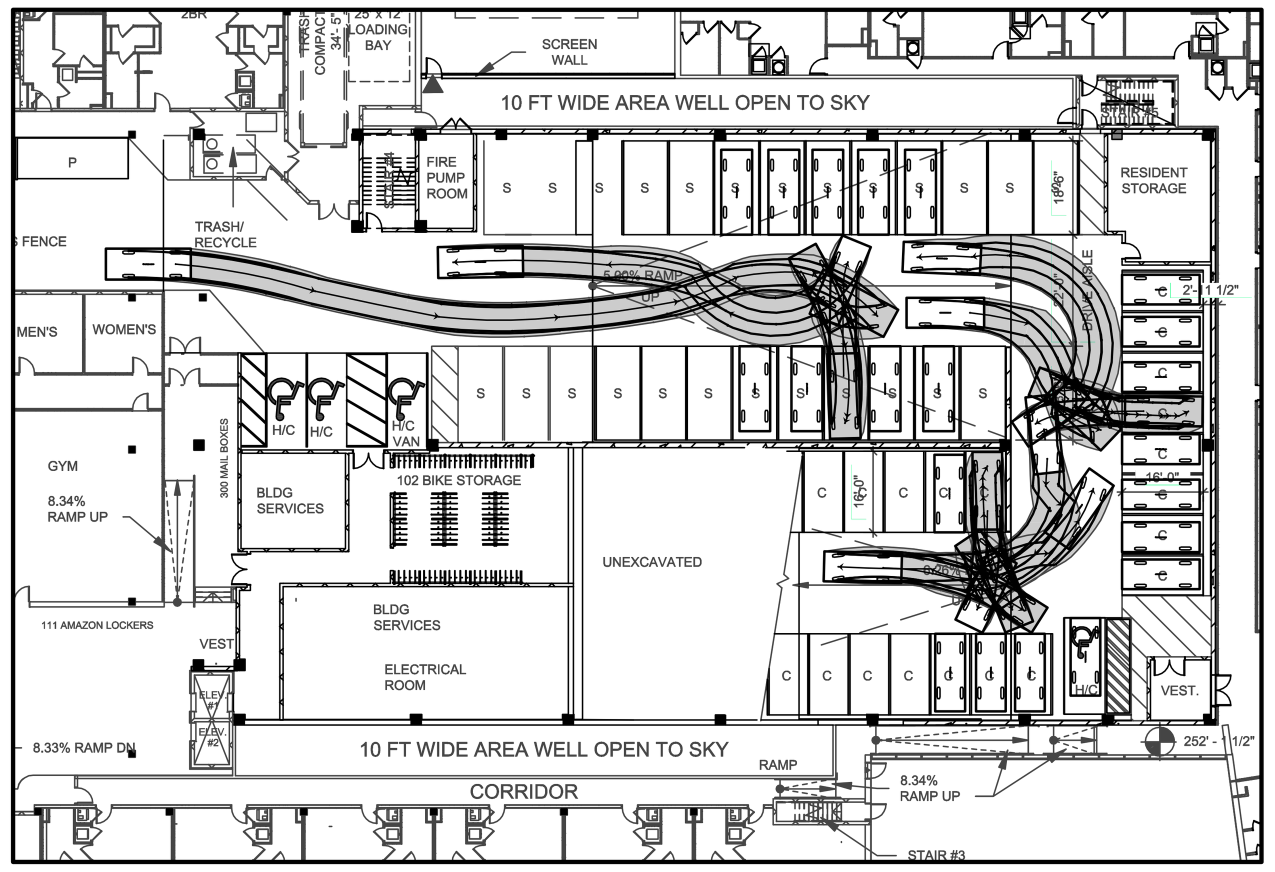
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ________

DIRECTOR DATE

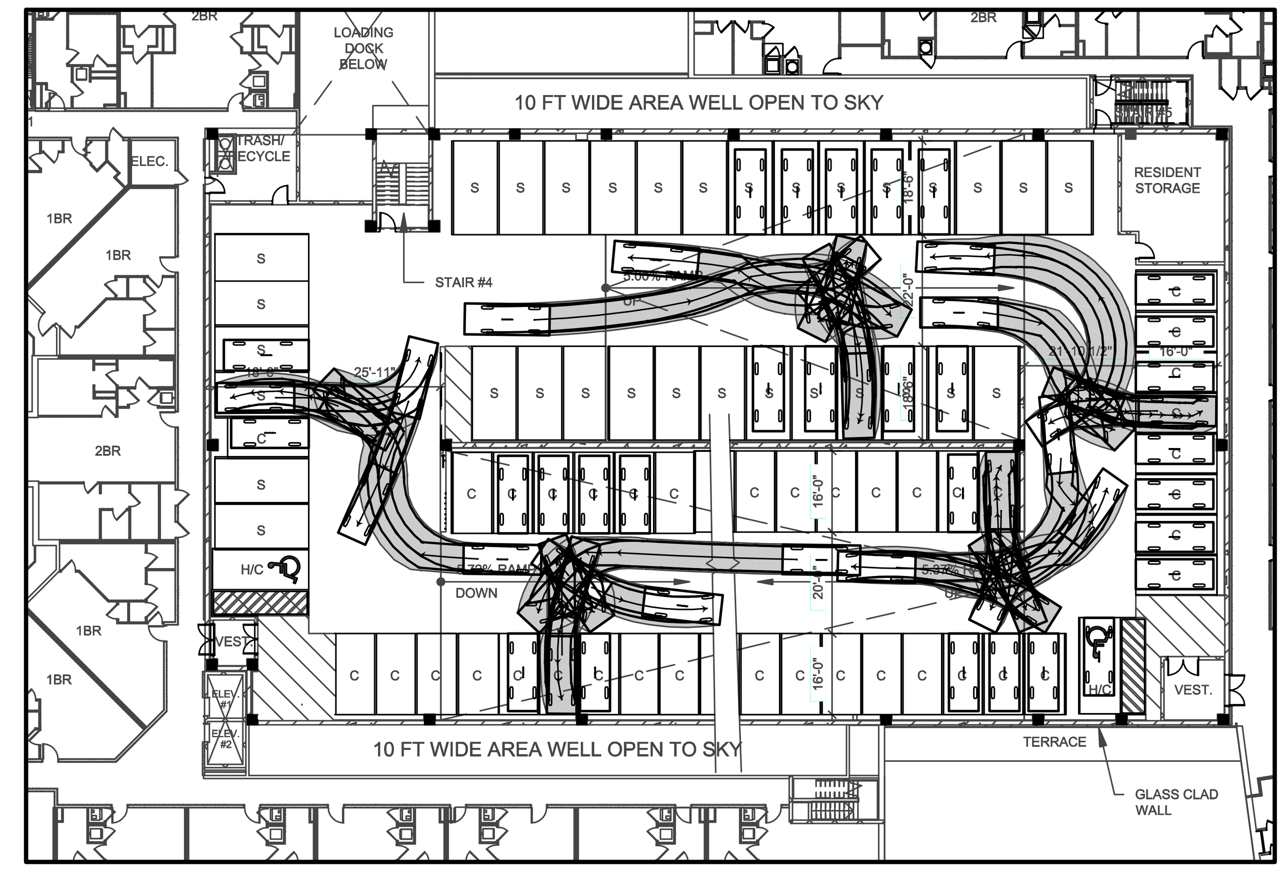
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ________

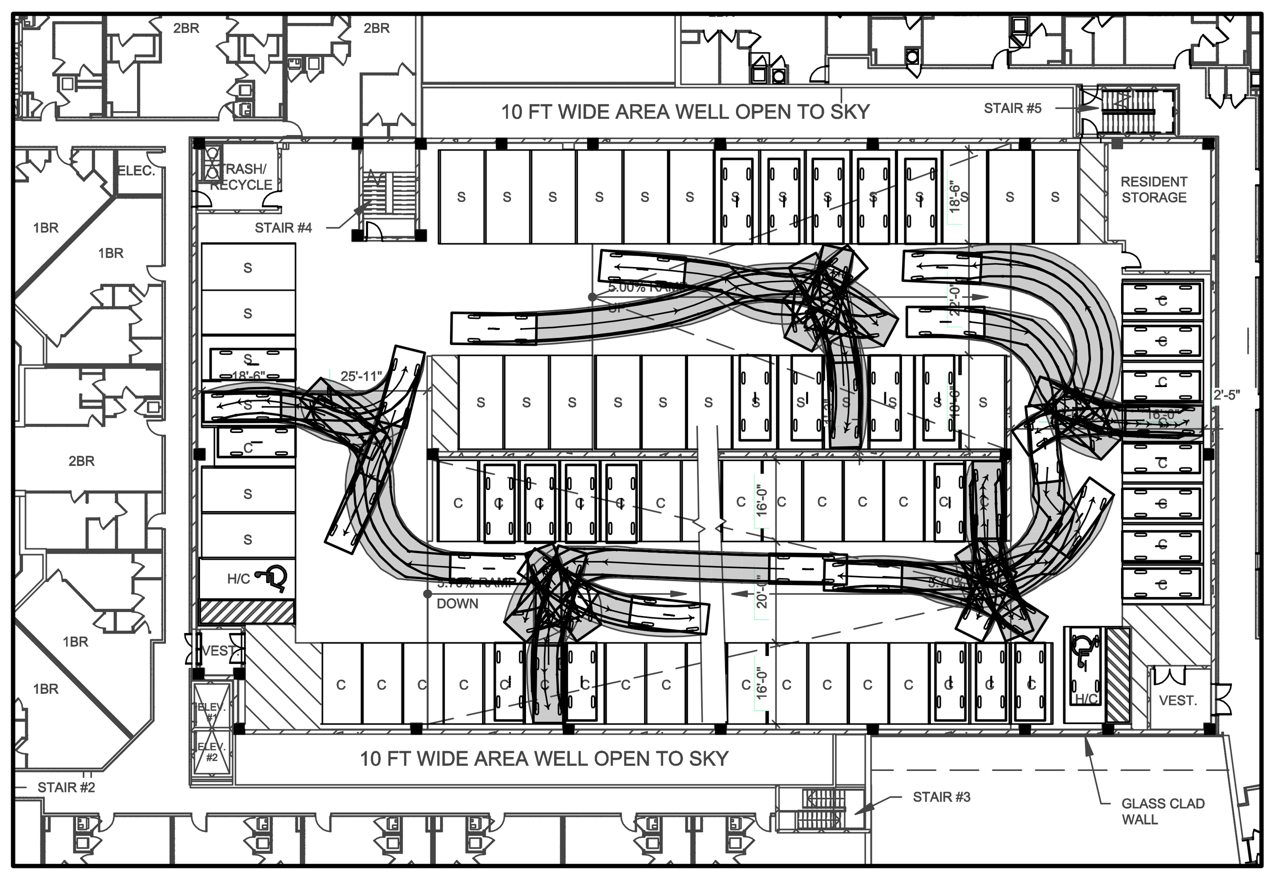
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



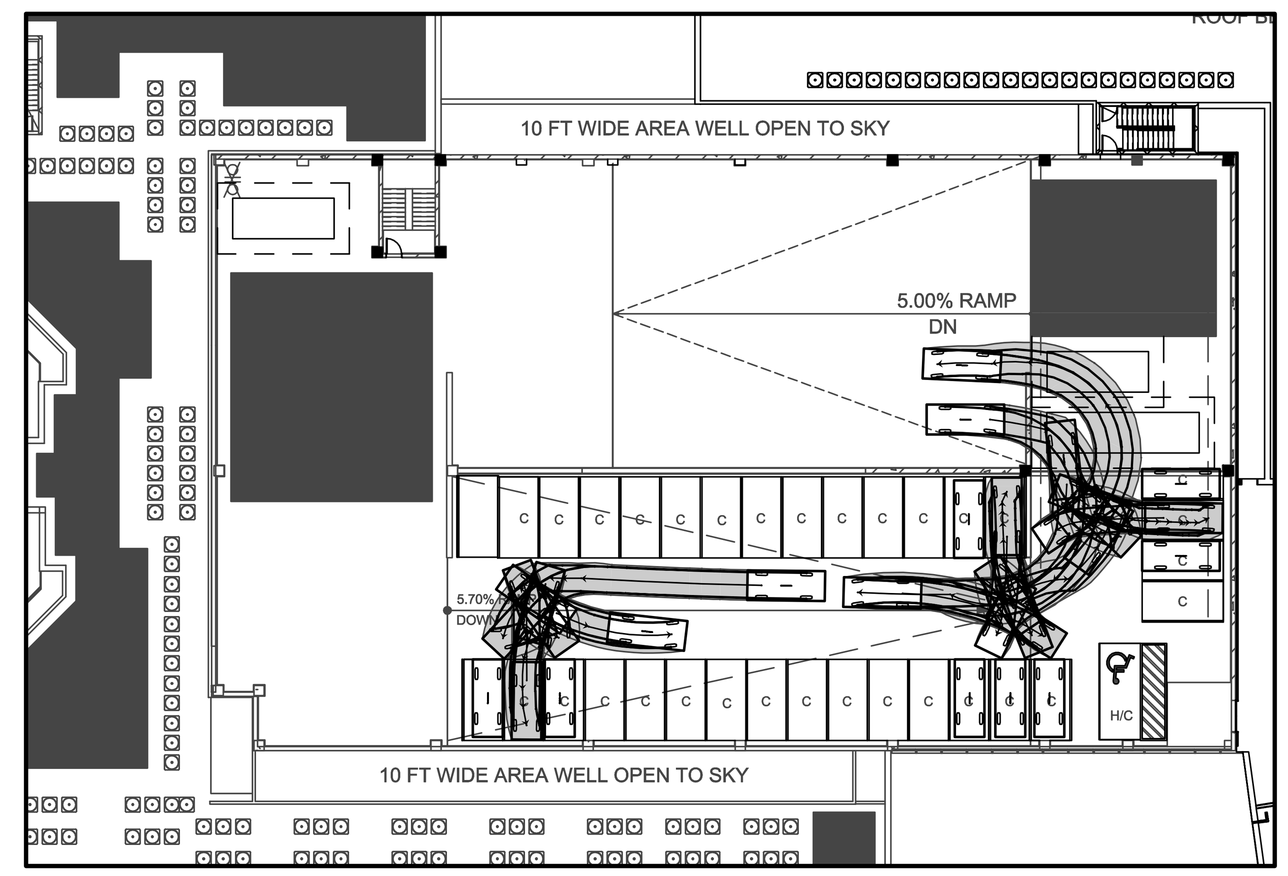
LEVEL 1 GROUND FLOOR



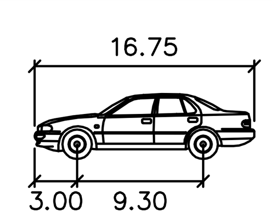
LEVEL 2



TYPICAL LEVEL - (3rd FLOOR SHOWN

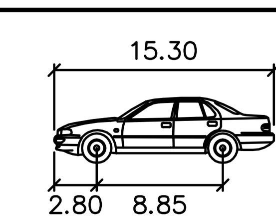


LEVEL 7 (ROOF)



LARGE CAR feet

Width	:	6.08
Track	:	5.18
Lock to Lock Time	:	6.0
Steering Angle	:	30.5



COMPACT CAR feet

Width	:	5.88
Track	:	5.09
Lock to Lock Time	:	6.0
Steering Angle	:	29.5

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

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTOTURN 9 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.

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SCALE: 1" = 30' | DATE: 8/15/18 | DRAWN: DP/DM/TT | CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
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1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY VEHICLE MOVEMENT PLAN - GARAGE LEVELS

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

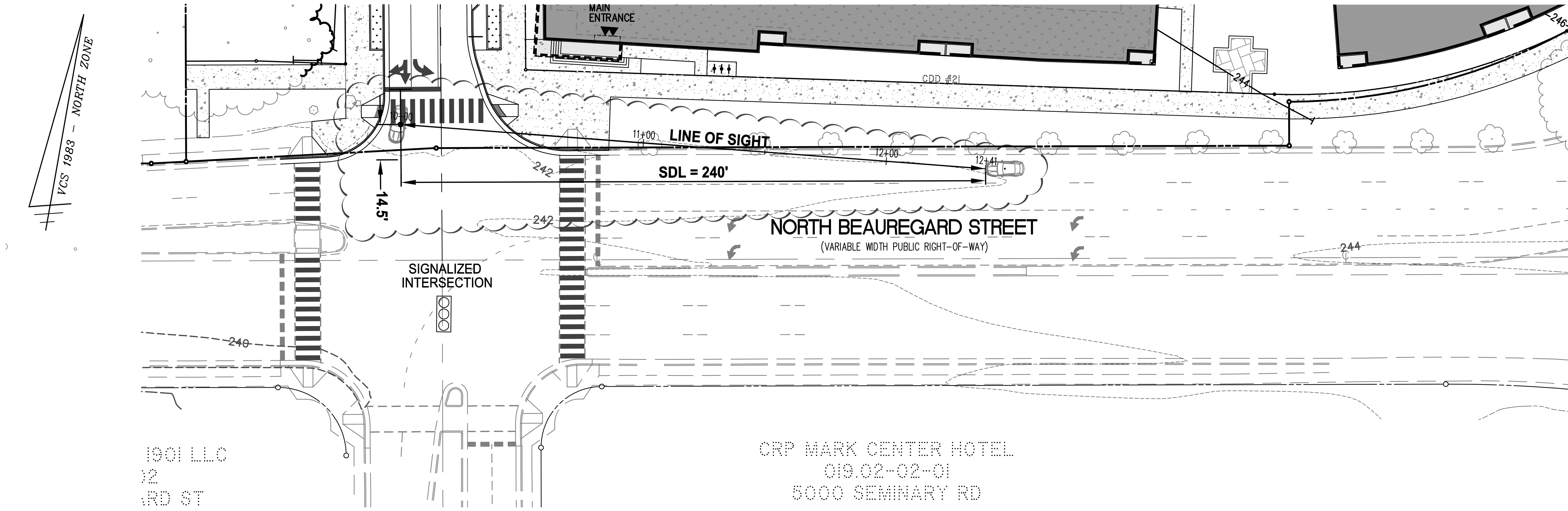
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

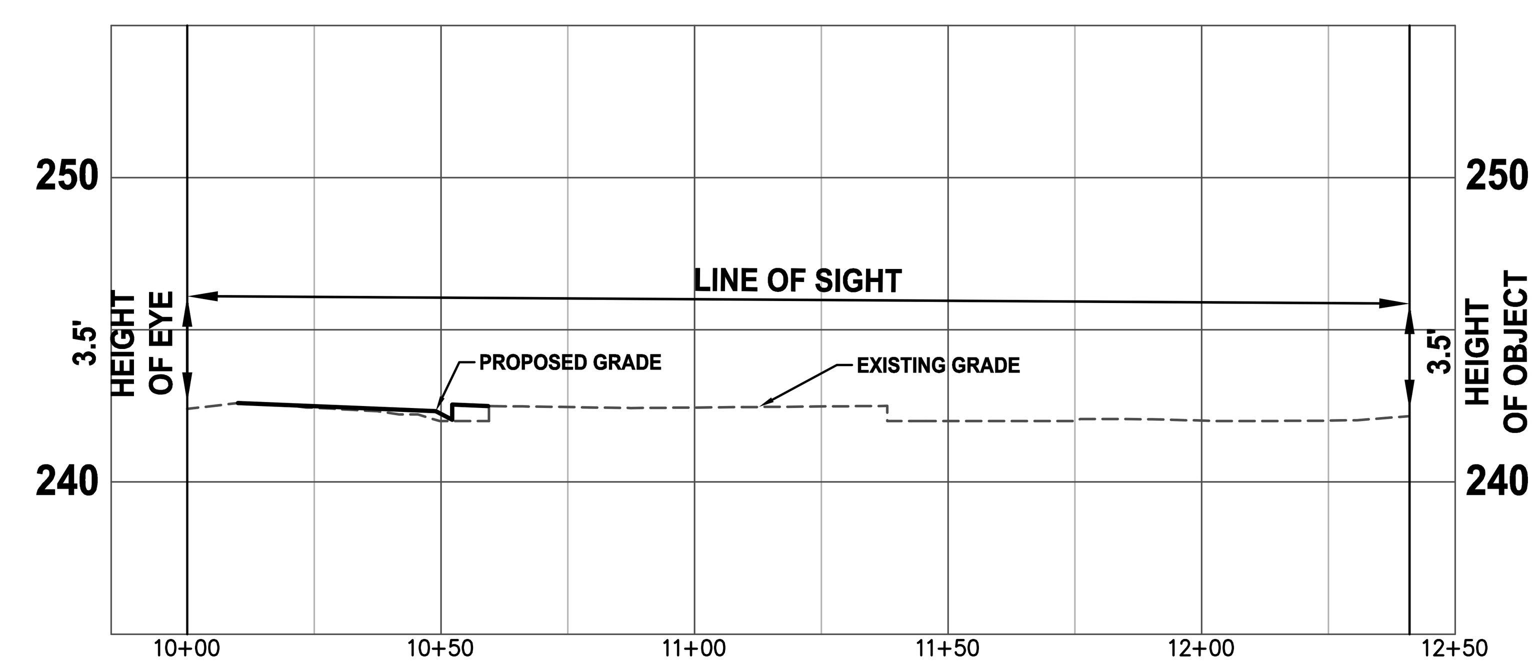
DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



PLAN VIEW

POSTED SPEED: 35 MPH
DESIGN SPEED: 40 MPH
SCALE: 1" = 30'



NORTH BEAUREGARD STREET SIGHT DISTANCE PROFILE

POSTED SPEED: 35 MPH
DESIGN SPEED: 40 MPH
SCALE: HOR. 1" = 30'
VERT. 1" = 5'

(IN FEET)
1 INCH = 30'

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SCALE: HOR. 1" = 30' VERT. 1" = 5'
DATE: 8/15/18
DRAWN: DP/DM/TT
CHECKED: AV

DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION
04/05/18	CONCEPT 3 SUBMISSION
05/25/18	DSUP SUBMISSION
07/26/18	DSUP COMPLETENESS
08/15/18	DSUP COMPLETENESS 2

COMMONWEALTH OF VIRGINIA
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

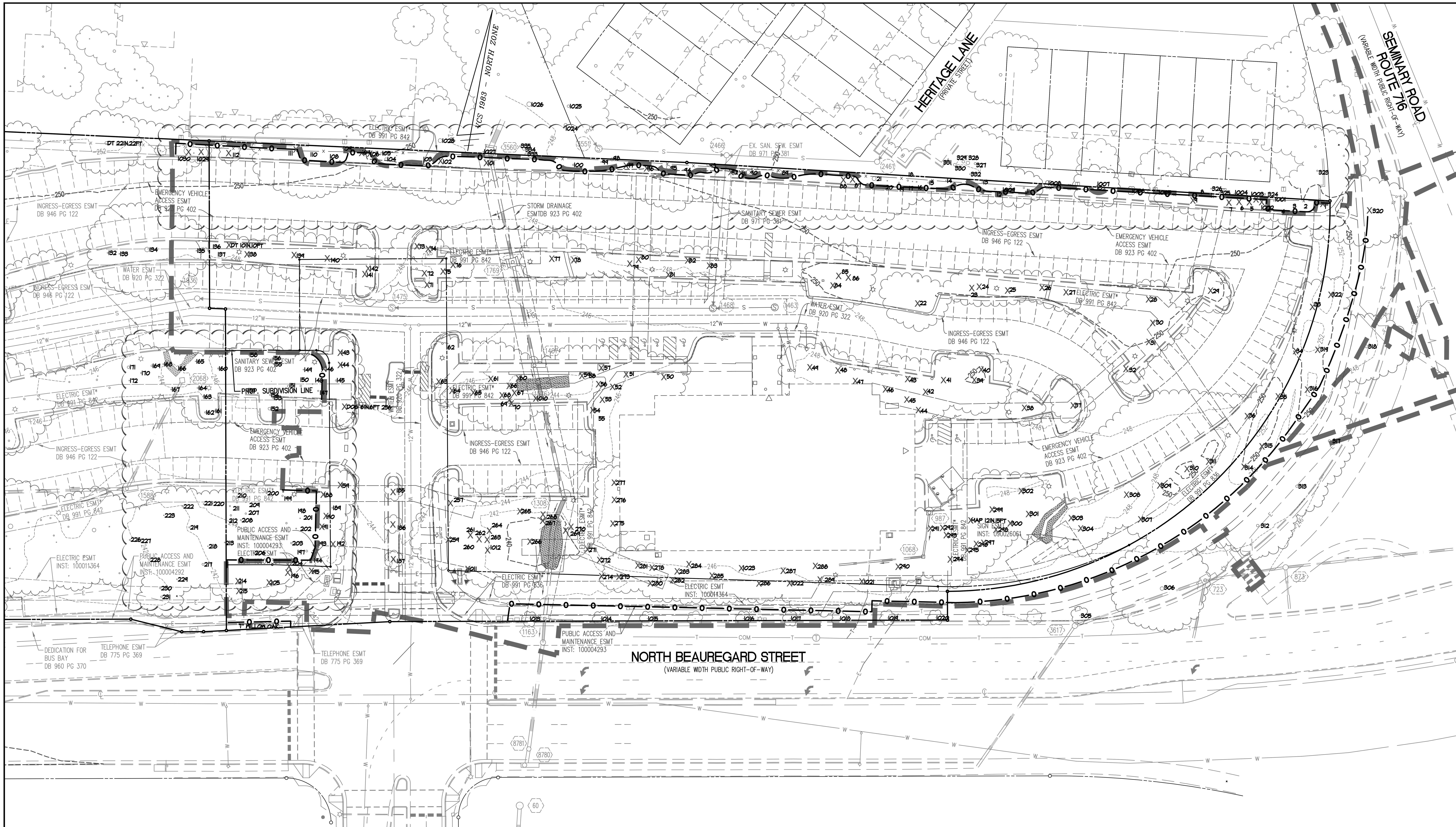
PRELIMINARY SIGHT DISTANCE PROFILE - NORTH BEAUREGARD STREET

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED ____________
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



LEGEND

TREES TO BE REMOVED

TREE PROTECTION —o—o—

NOTES

1. SEE SHEET P-1204 FOR TREE PRESERVATIONS NOTES AND DETAILS

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

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SCALE: 1" = 30' DATE: 8/15/18

DRAWN: DPC/WJT CHECKED: AV

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05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
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1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING VEGETATION MAP & TREE PRESERVATION PLAN

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
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.

Tree Inventory

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Notes	TO BE PRESERVED
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98057) 21 May 2018								
1	Quercus phellos	Willow oak	28"	28'	75%	72%	Vines	
2	Juniperus virginiana	Eastern redcedar	6"	8'	75%	59%	Vines	
3	Juniperus virginiana	Eastern redcedar	8"	8'	75%	59%	Vines	
4	Juniperus virginiana	Eastern redcedar	8"	8'	75%	59%	Vines	
5	Juniperus virginiana	Eastern redcedar	9"	9'	75%	59%	Multi Stem, Vines	
6	Juniperus virginiana	Eastern redcedar	12"	12'	75%	63%	Multi Stem, Vines	
7	Juniperus virginiana	Eastern redcedar	13"	13'	75%	59%	Multi Stem, Vines	
8	Diospyros virginiana	Common persimmon	8"	8'	70%	63%		
9	Juniperus virginiana	Eastern redcedar	10"	10'	75%	59%	Multi Stem, Vines	
10	Diospyros virginiana	Common persimmon	4"	8'	70%	53%	Lean, Vines	✓
11	Quercus phellos	Willow oak	15"	15'	75%	66%		✓
12	Juniperus virginiana	Eastern redcedar	12"	12'	75%	63%		✓
13	Quercus phellos	Willow oak	11"	11'	75%	69%		✓
14	Quercus phellos	Willow oak	14"	14'	75%	66%	Vines	✓
15	Quercus phellos	Willow oak	11"	11'	75%	66%		✓
16	Quercus phellos	Willow oak	6"	8'	75%	66%		✓
17	Quercus phellos	Willow oak	4"	8'	75%	66%		✓
18	Quercus phellos	Willow oak	11"	11'	75%	66%		✓
19	Quercus phellos	Willow oak	14"	14'	75%	66%		✓
20	Prunus spp.	Ornamental Cherry	5"	8'	55%	56%		✓
21	Quercus phellos	Willow oak	20"	20'	75%	66%	Dead Wood	✓
22	Quercus alba	White oak	18"	18'	88%	63%		
23	Quercus alba	White oak	12"	12'	88%	63%		
24	Quercus alba	White oak	13"	13'	88%	56%	Trunk Damage	
25	Liquidambar styraciflua	Sweetgum	11"	11'	65%	66%		
26	Liquidambar styraciflua	Sweetgum	11"	11'	65%	63%		
27	Liquidambar styraciflua	Sweetgum	14"	14'	65%	69%		
28	Liquidambar styraciflua	Sweetgum	14"	14'	65%	69%		
29	Dead	Dead	15"	0'	0%	0%		
30	Liquidambar styraciflua	Sweetgum	13"	13'	65%	66%		
31	Acer platanoides	Norway maple	11"	11'	55%	63%		
32	Prunus spp.	Ornamental Cherry	10"	10'	55%	63%		
33	Acer rubrum	Red maple	15"	15'	70%	69%		
34	Acer rubrum	Red maple	14"	14'	70%	69%		
35	Acer rubrum	Red maple	12"	12'	70%	59%		
36	Acer rubrum	Red maple	15"	15'	70%	59%		
37	Acer rubrum	Red maple	12"	12'	70%	69%		
38	Acer rubrum	Red maple	13"	13'	70%	69%		
39	Quercus alba	White oak	26"	26'	88%	63%	Lean	
40	Quercus rubra	Northern red oak	13"	13'	75%	69%		
41	Acer platanoides	Norway maple	12"	12'	55%	63%	Lean	
42	Prunus spp.	Ornamental Cherry	8"	8'	55%	66%		
43	Quercus alba	White oak	6"	8'	88%	66%		
44	Ilex opaca	American holly	12"	12'	73%	69%	Multi Stem	
45	Ilex opaca	American holly	12"	12'	73%	69%	Multi Stem	
46	Ilex opaca	American holly	12"	12'	73%	69%	Multi Stem	
47	Ilex opaca	American holly	12"	12'	73%	66%	Multi Stem	
48	Quercus palustris	Pin oak	15"	15'	70%	69%		
49	Quercus alba	White oak	16"	16'	88%	66%		
50	Quercus alba	White oak	15"	15'	88%	69%		
51	Quercus alba	White oak	16"	16'	88%	59%	Twin	
52	Quercus alba	White oak	14"	14'	88%	63%		
53	Quercus alba	White oak	18"	18'	88%	63%		
54	Quercus alba	White oak	9"	9'	88%	56%		
55	Quercus alba	White oak	22"	22'	88%	66%	Twin	
56	Quercus alba	White oak	10"	10'	88%	63%		
57	Quercus alba	White oak	12"	12'	88%	50%		
58	Quercus alba	White oak	9"	9'	88%	63%		
59	Quercus alba	White oak	16"	16'	88%	63%	Twin	
60	Quercus alba	White oak	17"	17'	88%	66%		
61	Quercus alba	White oak	15"	15'	88%	66%		
62	Dead	Dead	12"	0'	0%	0%		
63	Quercus alba	White oak	15"	15'	88%	69%		
64	Quercus prinus	Chestnut oak	12"	12'	75%	66%		
65	Quercus rubra	Northern red oak	5"	8'	75%	53%	Lean	
66	Quercus alba	White oak	4"	8'	88%	66%		
67	Quercus alba	White oak	24"	24'	88%	66%		
68	Quercus alba	White oak	6"	8'	88%	66%		
69	Quercus alba	White oak	10"	10'	88%	66%		
70	Quercus alba	White oak	12"	12'	88%	66%		
71	Acer rubrum	Red maple	8"	8'	70%	66%		
72	Quercus alba	White oak	13"	13'	88%	66%		
73	Quercus alba	White oak	12"	12'	88%	69%		

Tree Inventory

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Notes	TO BE PRESERVED
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98057) 21 May 2018								
74	Acer rubrum	Red maple	6"	8'	70%	56%		
75	Liquidambar styraciflua	Sweetgum	7"	8'	65%	66%		
76	Liquidambar styraciflua	Sweetgum	11"	11'	65%	63%		
77	Acer rubrum	Red maple	17"	17'	70%	63%		
78	Acer rubrum	Red maple	13"	13'	70%	63%		
79	Liquidambar styraciflua	Sweetgum	14"	14'	65%	66%		
80	Acer rubrum	Red maple	12"	12'	70%	63%		
81	Quercus alba	White oak	13"	13'	88%	63%		
82	Quercus alba	White oak	10"	10'	88%	63%		
83	Liquidambar styraciflua	Sweetgum	12"	12'	65%	66%		
84	Quercus alba	White oak	10"	10'	88%	66%		
85	Quercus alba	White oak	24"	24'	88%	66%	Twin	
86	Quercus alba	White oak	11"	11'	88%	69%		
87	Juniperus virginiana	Eastern redcedar	6"	8'	75%	56%		
88	Juniperus virginiana	Eastern redcedar	8"	8'	75%	59%		
89	Quercus phellos	Willow oak	30"	30'	75%	63%	Twin	✓
90	Quercus phellos	Willow oak	24"	24'	75%	66%	Twin	✓
91	Juniperus virginiana	Eastern redcedar	5"	8'	75%	50%		
92	Juniperus virginiana	Eastern redcedar	6"	8'	75%	53%		
93	Quercus phellos	Willow oak	23"	23'	75%	66%	Twin	✓
94	Quercus phellos	Willow oak	9"	9'	75%	66%		✓
95	Quercus phellos	Willow oak	26"	26'	75%	63%	Triple	✓
96	Juniperus virginiana	Eastern redcedar	8"	8'	75%	66%		
97	Juniperus virginiana	Eastern redcedar	6"	8'	75%	66%		
98	Quercus phellos	Willow oak	25"	25'	75%	69%		✓
99	Quercus rubra	Northern red oak	8"	8'	75%	66%		✓
100	Quercus alba	White oak	13"	13'	88%	69%		✓
101	Juniperus virginiana	Eastern redcedar	12"	12'	75%	66%		
102	Populus deltoides	Eastern cottonwood	30"	30'	55%	69%		
103	Quercus alba	White oak	8"	8'	88%	59%		✓
104	Quercus phellos	Willow oak	15"	15'	75%	66%		✓
105	Liquidambar styraciflua	Sweetgum	14"	14'	65%	66%		✓
106	Quercus alba	White oak	6"	8'	88%	63%		
107	Quercus phellos	Willow oak	6"	8'	75%	66%		
108	Quercus phellos	Willow oak	23"	23'	75%	63%		✓
109	Carya glabra	Pignut hickory	8"	8'	75%	56%	Vines	✓
110	Quercus phellos	Willow oak	24"	24'	75%	59%	Twin	✓
111	Quercus alba	White oak	12"	12'	88%	59%	Vines, Twin	
112	Pinus sylvestris	Scots pine	6"	8'	60%	53%		
132	Quercus alba	White oak	9"	9'	88%	66%		
133	Gleditsia triacanthos	Honeylocust	8"	8'	55%	69%		
134	Quercus alba	White oak	18"	18'	88%	63%	Twin	
135	Quercus alba	White oak	6"	8'	88%	66%		
136	Quercus alba	White oak	9"	9'	88%	66%		
137	Quercus alba	White oak	8"	8'	88%	66%		
138	Quercus alba	White oak	8"	8'	88%	66%		
139	Quercus alba	White oak	14"	14'	88%	63%	Twin	
140	Quercus alba	White oak	12"	12'	88%	66%		
141	Quercus alba	White oak	16"	16'	88%	63%	Twin	
142	Quercus alba	White oak	6"	8'	88%	66%		
143	Nyssa sylvatica	Blackgum	8"	8'	80%	69%		
144	Quercus alba	White oak	9"	9'	88%	66%		
145	Quercus rubra	Northern red oak	10"	10'	75%	63%		
146	Quercus alba	White oak	8"	8'	88%	66%		
147	Quercus alba	White oak	9"	9'	88%	66%		
148	Quercus alba	White oak	7"	8'	88%	66%		
149	Quercus alba	White oak	6"	8'	88%	66%		
150	Quercus prinus	Chestnut oak	11"	11'	75%	66%		
151	Pinus virginiana	Virginia pine	14"	14'	50%	63%		
152	Pinus virginiana	Virginia pine	14"	14'	50%	63%	Twin	
153	Quercus alba	White oak	10"	10'	88%	66%		
154	Pinus virginiana	Virginia pine	9"	9'	50%	63%		
155	Quercus alba	White oak	5"	8'	88%	66%		
156	Quercus alba	White oak	9"	9'	88%	66%		
157	Quercus alba	White oak	9"	9'	88%	63%		
158	Quercus alba	White oak	8"	8'	88%	63%		
159	Quercus rubra	Northern red oak	12"	12'	75%	63%		
160	Quercus rubra	Northern red oak	10"	10'	75%	66%		
161	Quercus alba	White oak	10"	10'	88%	63%		
162	Quercus alba	White oak	12"	12'	88%	66%		
163	Quercus alba	White oak	4"	8'	88%	69%		
164	Quercus alba	White oak	11"	11'	88%	66%		
165	Quercus alba	White oak	5"	8'	88%	66%		

Tree Inventory

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Notes	TO BE PRESERVED
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98057) 21 May 2018								
166	Nyssa sylvatica	Blackgum	6"	8'	80%	66%		
167	Amelanchier arborea	Downy serviceberry	6"	8'	80%	63%		
168	Quercus alba	White oak	9"	9'	88%	66%		
169	Quercus alba	White oak	10"	10'	88%	63%	Twin	
170	Carya glabra	Pignut hickory	5"	8'	75%	66%		
171	Quercus alba	White oak	13"	13'	88%	63%	Twin	
172	Carya glabra	Pignut hickory	4"	8'	75%	66%		
185	Tilia cordata	Littleleaf linden	8"	8'	73%	69%		
186	Tilia cordata	Littleleaf linden	8"	8'	73%	69%		
187	Tilia cordata	Littleleaf linden	6"	8'	73%	69%		
188	Quercus alba	White oak	6"	8'	88%	63%		
189	Quercus rubra	Northern red oak	10"	10'	75%	66%		
190	Pinus virginiana	Virginia pine	13"	13'	50%	59%		
191	Quercus alba	White oak	9"	9'	88%	66%		
192	Quercus alba	White oak	6"	8'	88%	66%		
193	Quercus alba	White oak	5"	8'	88%	66%		
194	Quercus alba	White oak	5"	8'	88%	66%		
195	Quercus alba	White oak	6"	8'	88%	66%		
196	Quercus alba	White oak	6"	8'	88%	66%		
197	Quercus alba	White oak	12"	12'	88%	69%		
198	Quercus alba	White oak	10"	10'	88%	66%		
199	Quercus alba	White oak	10"	10'	88%	66%		
200	Quercus alba	White oak	10"	10'	88%	66%		
201	Pinus virginiana	Virginia pine	8"	8'	50%	63%		
202	Pinus virginiana	Virginia pine	9"	9'	50%	63%		
203	Quercus alba	White oak	12"	12'	88%	66%		
204	Quercus rubra	Northern red oak	8"	8'	75%	66%		
205	Quercus rubra	Northern red oak	12"	12'	75%	66%		
206	Quercus alba	White oak	8"	8'	88%	66%		
207	Quercus alba	White oak	11"	11'	88%	66%		
208	Quercus alba	White oak	10"	10'	88%	66%		
209	Quercus alba	White oak	5"	8'	88%	66%		
210	Quercus rubra	Northern red oak	10"	10'	75%	66%		
211	Quercus alba	White oak	10"	10'	88%	66%		
212	Pinus virginiana	Virginia pine	13"	13'	50%	59%		
213	Quercus alba	White oak	6"	8'	88%	66%		
214	Quercus alba	White oak	12"	12'	88%	66%		
215	Quercus phellos	Willow oak	6"	8'	75%	66%		
217	Quercus alba	White oak	15"	15'	88%	69%		
218	Nyssa sylvatica	Blackgum	5"	8'	80%	66%		
219	Quercus alba	White oak	12"	12'	88%	66%		
220	Quercus alba	White oak	5"	8'	88%	66%		
221	Quercus rubra	Northern red oak	10"	10'	75%	66%		
222	Quercus alba	White oak	11"	11'	88%	66%		
223	Prunus spp.	Ornamental Cherry	6"	8'	55%	69%		
226	Pinus virginiana	Virginia pine	10"	10'	50%	63%		
227	Pinus virginiana	Virginia pine	10"	10'	50%	63%		
228	Pinus virginiana	Virginia pine	12"	12'	50%	63%		
229	Pinus virginiana	Virginia pine	9"	9'	50%	63%		
230	Pinus virginiana	Virginia pine	10"	10'	50%	63%		
231	Pinus virginiana	Virginia pine	12"	12'	50%	63%		
257	Quercus palustris	Pin oak	19"	19'	70%	66%	Twin	
259	Quercus alba	White oak	16"	16'	88%	66%	Twin	
260	Quercus alba	White oak	10"	10'	88%	66%		
261	Quercus alba	White oak	9"	9'	88%	63%		
262	Quercus alba	White oak	4"	8'	88%	63%		
263	Quercus alba	White oak	25"	25'	88%	59%		
264	Quercus alba	White oak	6"	8'	88%	66%		
265	Robinia pseudoacacia	Black locust	13"	13'	55%	56%	Vines, Lean	
266	Acer rubrum	Red maple	16"	16'	70%	63%		
267	Robinia pseudoacacia	Black locust	8"	8'	55%	50%	Vines, Lean	
268	Robinia pseudoacacia	Black locust	16"	16'	55%	53%	Vines	
269	Liriodendron tulipifera	Yellow-poplar	20"	20'	70%	69%		
270	Liriodendron tulipifera	Yellow-poplar	20"	20'	70%	69%		
271	Catalpa speciosa	Northern catalpa	10"	10'	60%	66%		
272	Catalpa speciosa	Northern catalpa	11"	11'	60%	66%		
273	Dead	Dead	8"	0'	0%	0%		
274	Morus alba	White mulberry	6"	8'	30%	63%		
275	Ilex opaca	American holly	8"	8'	73%	63%	Multi Stem	
276	Ilex opaca	American holly	8"	8'	73%	63%	Multi Stem	
277	Ilex opaca	American holly	8"	8'	73%	63%	Multi Stem	
278	Quercus alba	White oak	16"	16'	88%	63%	Twin	
280	Quercus alba	White oak	6"	8'	88%	63%		

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

SCALE: NONE | DATE: 8/15/18 | DRAWN: DP/DM/TT | CHECKED: AV

DATE	DESCRIPTION	DATE	DESCRIPTION
01/19/18	CONCEPT 2 SUBMISSION	07/26/18	DSUP COMPLETENESS
04/05/18	CONCEPT 3 SUBMISSION	08/15/18	DSUP COMPLETENESS 2
05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	1/15/19			

2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
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.

Tree Inventory

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Notes	TO BE PRESERVED
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98057) 21 May 2018								
281	Quercus alba	White oak	6"	8'	88%	63%		
282	Quercus alba	White oak	6"	8'	88%			
283	Quercus alba	White oak	12"	12'	88%			
284	Quercus alba	White oak	17"	17'	88%	66%		
285	Quercus prinus	Chestnut oak	12"	12'	75%	72%		
286	Quercus alba	White oak	12"	12'	88%	69%		
287	Quercus alba	White oak	13"	13'	88%	69%		
288	Quercus alba	White oak	13"	13'	88%	69%		
289	Quercus alba	White oak	19"	19'	88%	69%		
290	Acer rubrum	Red maple	14"	14'	70%	63%		
291	Acer rubrum	Red maple	10"	10'	70%	66%		
292	Acer rubrum	Red maple	14"	14'	70%	63%		
293	Acer rubrum	Red maple	13"	13'	70%	69%		
294	Quercus phellos	Willow oak	16"	16'	75%	69%		
295	Quercus phellos	Willow oak	16"	16'	75%	69%		
296	Quercus phellos	Willow oak	9"	9'	75%	72%		
297	Quercus phellos	Willow oak	14"	14'	75%	69%		
298	Quercus phellos	Willow oak	16"	16'	75%	69%		
299	Pinus virginiana	Virginia pine	13"	13'	50%	63%		
300	Quercus phellos	Willow oak	12"	12'	75%	69%		
301	Quercus phellos	Willow oak	15"	15'	75%	69%		
302	Pinus virginiana	Virginia pine	10"	10'	50%	63%		
303	Acer platanoides	Norway maple	13"	13'	55%	66%		
304	Liquidambar styraciflua	Sweetgum	14"	14'	65%	66%		
305	Quercus phellos	Willow oak	6"	8'	75%	72%		
306	Quercus phellos	Willow oak	28"	28'	75%	72%		
307	Acer rubrum	Red maple	9"	9'	70%	50%		
308	Gleditsia triacanthos	Honeylocust	17"	17'	55%	63%		
309	Liquidambar styraciflua	Sweetgum	8"	8'	65%	53%		
310	Pyrus calleryana	Callery pear	25"	25'	20%	53%	Dead Wood	
311	Liquidambar styraciflua	Sweetgum	8"	8'	65%	53%		
312	Quercus phellos	Willow oak	24"	24'	75%	69%		
313	Pyrus calleryana	Callery pear	24"	24'	20%	59%		
314	Acer rubrum	Red maple	12"	12'	70%	56%		
315	Liquidambar styraciflua	Sweetgum	13"	13'	65%	69%		
316	Pyrus calleryana	Callery pear	20"	20'	20%	56%	Lean	
317	Quercus phellos	Willow oak	22"	22'	75%	69%		
318	Quercus phellos	Willow oak	25"	25'	75%	69%		
319	Liquidambar styraciflua	Sweetgum	10"	10'	65%	59%		
320	Quercus phellos	Willow oak	24"	24'	75%	69%	Offsite	
322	Liquidambar styraciflua	Sweetgum	11"	11'	65%	59%		
324	Quercus palustris	Pin oak	12"	12'	70%	63%	Offsite	
325	Diospyros virginiana	Common persimmon	8"	8'	70%	63%		
326	Pinus strobus	Eastern white pine	7"	8'	55%	56%		
327	Quercus phellos	Willow oak	16"	16'	75%	69%		
328	Quercus phellos	Willow oak	20"	20'	75%	69%		
329	Quercus phellos	Willow oak	20"	20'	75%	69%		
330	Quercus phellos	Willow oak	18"	18'	75%	69%		
331	Quercus phellos	Willow oak	8"	8'	75%	69%		
332	Quercus phellos	Willow oak	8"	8'	75%	69%		
333	Morus alba	White mulberry	18"	18'	30%	63%		
334	Quercus phellos	Willow oak	20"	20'	75%	66%		
335	Quercus phellos	Willow oak	10"	10'	75%	66%		
1001	Diospyros virginiana	Common persimmon	5"	8'	70%	63%	Vines	✓
1002	Diospyros virginiana	Common persimmon	5"	8'	70%	63%	Vines	
1003	Diospyros virginiana	Common persimmon	6"	8'	70%	63%	Vines	
1004	Diospyros virginiana	Common persimmon	6"	8'	70%	63%	Twin	
1005	Diospyros virginiana	Common persimmon	5"	8'	70%	66%	Vines	
1006	Diospyros virginiana	Common persimmon	5"	8'	70%	66%		
1007	Robinia pseudoacacia	Black locust	12"	12'	55%	59%	Dead Wood	
1008	Diospyros virginiana	Common persimmon	5"	8'	70%	66%		✓
1009	Diospyros virginiana	Common persimmon	4"	8'	70%	66%		✓
1010	Juniperus virginiana	Eastern redcedar	5"	8'	75%	56%		
1011	Quercus prinus	Chestnut oak	6"	8'	75%	69%		
1012	Carya glabra	Pignut hickory	4"	8'	75%	63%		
1013	Quercus phellos	Willow oak	5"	8'	75%	72%		
1014	Quercus phellos	Willow oak	5"	8'	75%	72%		
1015	Quercus phellos	Willow oak	5"	8'	75%	72%		
1016	Quercus phellos	Willow oak	5"	8'	75%	72%		
1017	Quercus phellos	Willow oak	4"	8'	75%	72%		
1018	Quercus phellos	Willow oak	4"	8'	75%	72%		
1019	Quercus phellos	Willow oak	4"	8'	75%	72%		
1020	Quercus phellos	Willow oak	4"	8'	75%	72%		

Tree Inventory

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Notes	TO BE PRESERVED
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(98057) 21 May 2018								
1021	Cupressocyparis leylandii	Leyland cypress	6"	8'	60%	72%		
1022	Carya glabra	Pignut hickory	5"	8'	75%	69%		
1023	Acer rubrum	Red maple	5"	8'	70%	69%		
1024	Quercus phellos	Willow oak	20"	20'	75%	69%		
1025	Quercus phellos	Willow oak	18"	18'	75%	69%		
1026	Quercus phellos	Willow oak	24"	24'	75%	69%		
1027	Prunus serotina	Black cherry	6"	8'	55%	66%		
1028	Quercus phellos	Willow oak	26"	26'	75%	69%		
1029	Juniperus virginiana	Eastern redcedar	6"	8'	75%	56%	Vines	
1030	Juniperus virginiana	Eastern redcedar	6"	8'	75%	56%	Vines	
1031	Quercus phellos	Willow oak	7"	8'	75%	69%		

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

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

CRZ values for trees with multiple stems were calculated using the diameter of a tree with the basal area equivalent to the sum of the basal areas for all st

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plan

Crown Clean Pruning - Remove all dead, dying, and diseased limbs 1" in diameter and larger, measured at th
Mulching - Chips or shredded hardwood mulch shall be placed in tree preservation area to a maximum depth of 4" along the limits of clearing and grading to a maximum depth of 10' into the preserved areas.

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

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
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1/15/19
PROFESSIONAL ENGINEER

REVISION APPROVED BY

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2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LANDSCAPE NOTES

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.

2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED / VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.

3. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.

5. APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.

6. INCLUDE SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.

7. PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.

8. 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, D.C.

9. THE APPLICANT SHALL MAKE 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, OR UTILIZING 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.

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

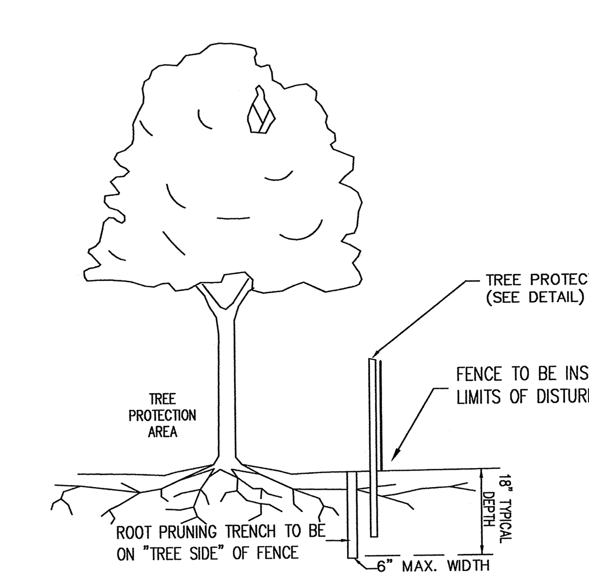
11. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

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

13. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.

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

ROOT PRUNING DETAIL (TYPICAL)



NOTE:

TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FILED BY PROJECT FORESTER.

EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING.

TRENCH SHOULD BE BACKFILLED IMMEDIATELY.

ROOTS SHALL BE SEVERED BY TRENCHER, VIBRATORY PLOW OR APPROVED EQUIVALENT. ROOTS OVER 1.0" DIAMETER SHALL BE CLEANLY CUT BY HAND. ROOT PRUNING ADJACENT TO SPECIMEN TREES MAY REQUIRE SOIL REMOVAL BY SUPERSONIC AIR TOOL TO MINIMIZE TREE AND ROOT IMPACTS.

TREE PRESERVATION TECHNIQUES
(Both techniques described below can be combined with the pruning of roots that may occur beyond the area of treatment).

#1 – For Use in Areas Where Equipment Must Operate in Areas That Will Remain at Existing Grade:

- In the woodchip and plywood or chainlink fence area shown in figure 1 below, spread 10-15" of wood chips by hand.
- On top of the wood chips, lay 5/8 to ¾ inch plywood or heavy-gauge chain link fence to provide a path for equipment and workers to operate.

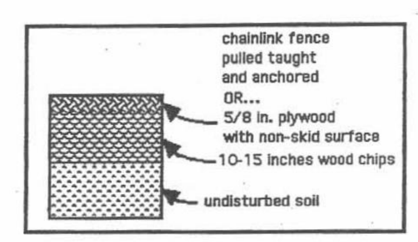


Figure 1

#2 – For Use in Areas Where Fill Soil Will Be Placed Over the Root Zone:

- An aeration system shall be installed in the area shown in figure 2 below prior to grading. The aeration system (see diagram below) shall consist of *geotextile* fabric laid on top of the undisturbed ground; with not less than six inches of river rock on top of it; and with a second layer of *geotextile* fabric laid on top of the rock.
- Fill dirt can then be placed on top of the *geotextile* fabric.

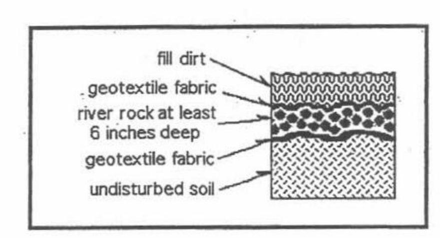


Figure 2

TREE PRESERVATION AREA

KEEP OUT

NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED IN THIS AREA

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

- MINIMUM DIMENSION: 11 X 8 INCHES (W X H)
- BACKGROUND COLOR: RED OR YELLOW

Standards and Requirements

Figure I-A. Required Notes on Drawing Submissions

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; Gaithersburg, Maryland.

5. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Arborist and Landscape Architects to review the scope of installation procedures and 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.

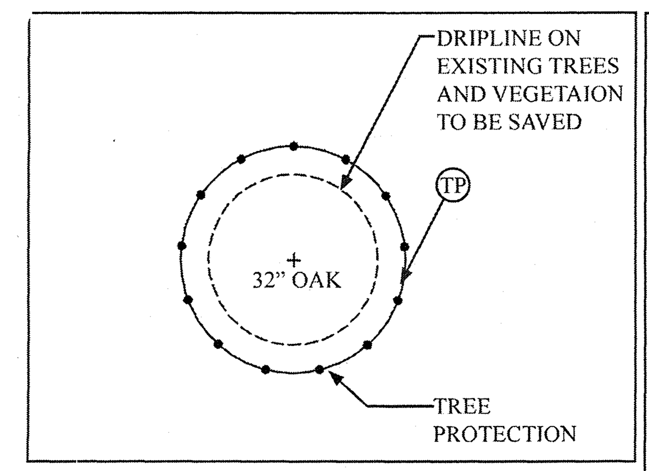
7. A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.

8. As-built drawings for this landscape and/or irrigation/water management system shall be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.

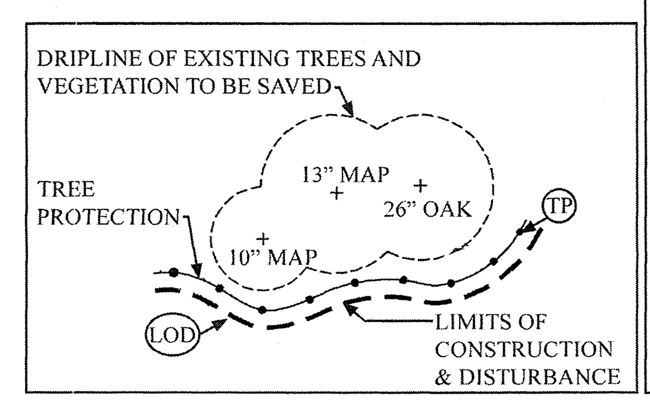
9. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

1. Standards and Requirement

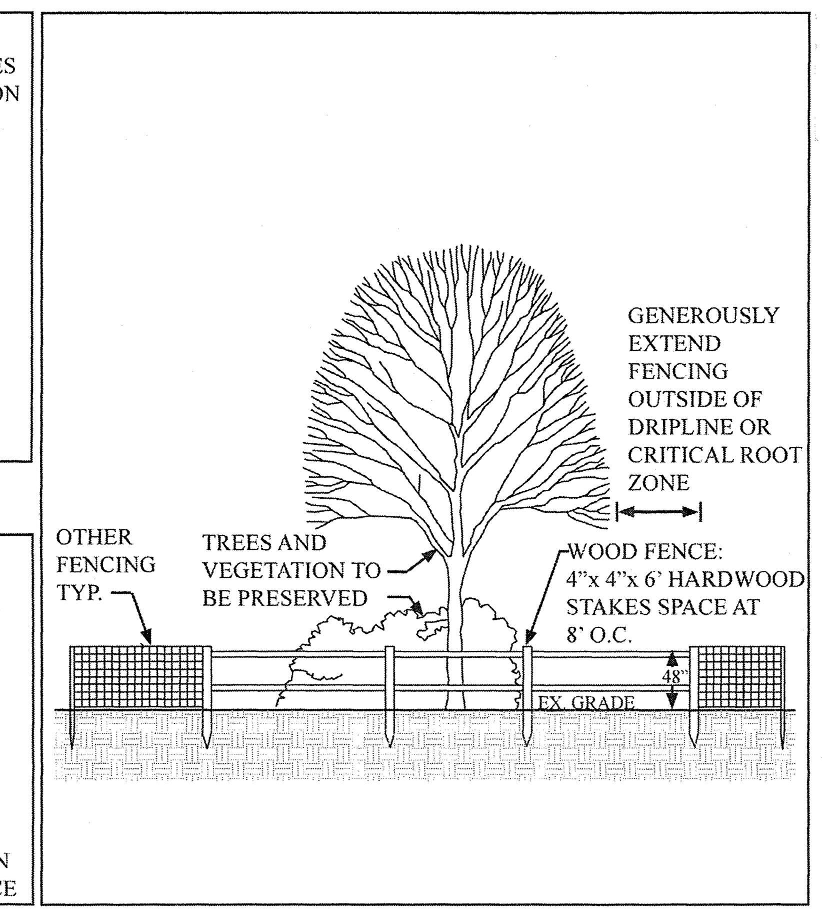
Figure I-B. Tree Protection



PLAN VIEW: SINGLE SPECIMEN



PLAN VIEW: VEGETATION



VEGETATION PROTECTION AND PRESERVATION DETAIL SECTION

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05/25/18	DSUP SUBMISSION		

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

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2000 N. BEAUREGARD STREET
MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

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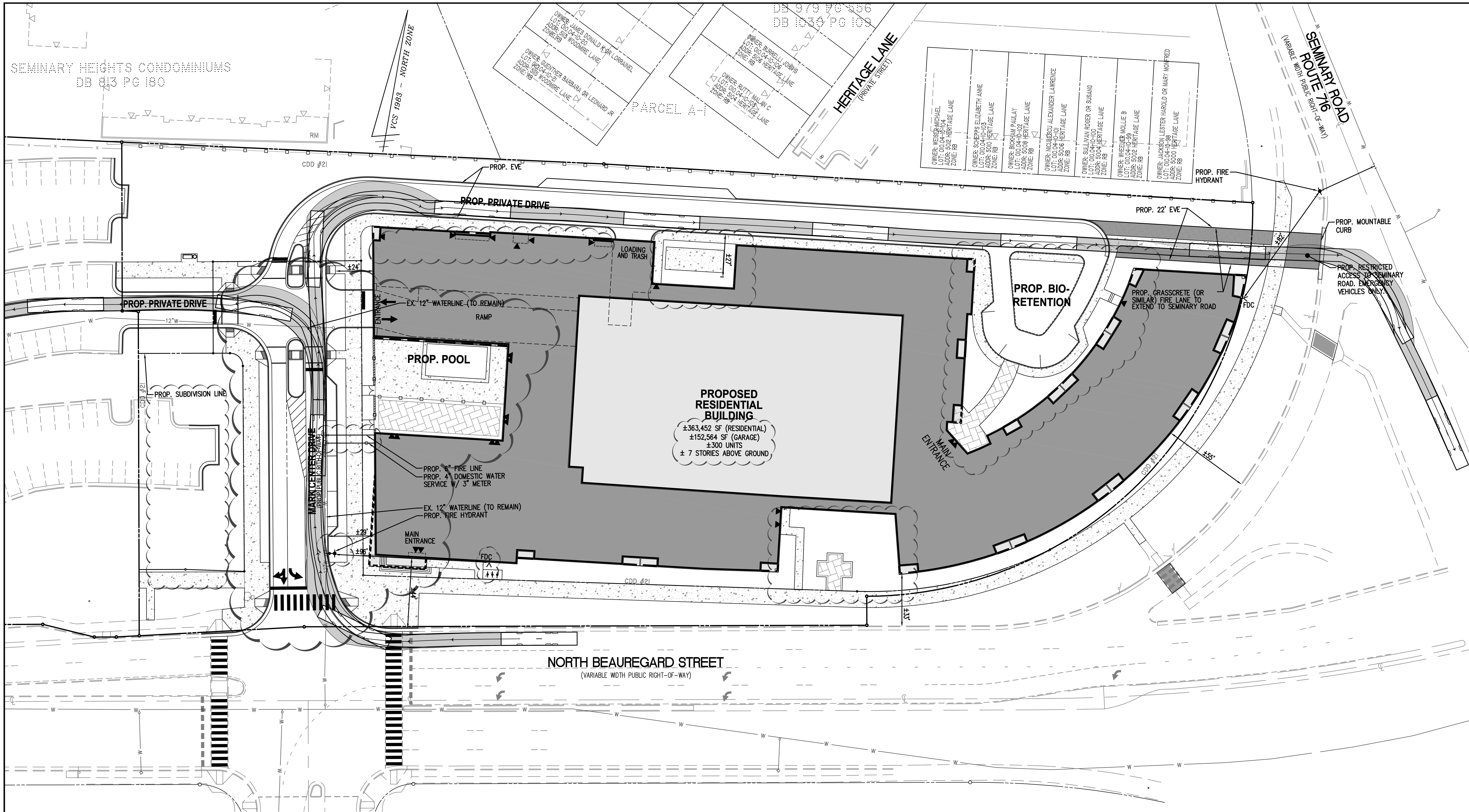
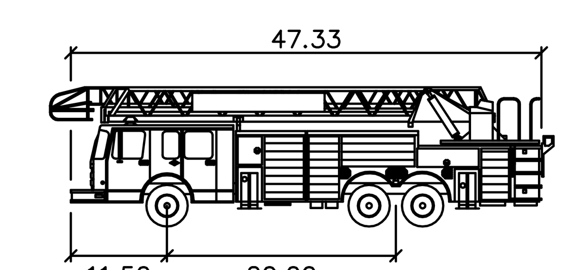


FIRE TRUCK SCHEMATIC



Alexandria 203 feet

Width	: 8.17
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 28.5

(IN FEET)
1 INCH = 30'

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1/15/19

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MARK CENTER
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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File No. ALEX Tax Map No. 019.02-01-03.S8 Job No. 98-057 Cadd Dwg. File:Q:\sdskproj\98057\dwg\Planning\DSUP\98057P-1301.dwg

SHEET: P-1301

LEGEND

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT #21	
APPROXIMATE NEIGHBORHOOD LIMIT	
MAJOR GREENWAY OPEN SPACE	
DEFINED OPEN SPACE	
CITY OPEN SPACE	
EXISTING BUILDING	
DEVELOPMENT AREA	
PROPOSED FIRE STATION	
LIMITS OF RESOURCE PROTECTION AREA	
LIMITS OF 100 YEAR FLOODPLAIN	

UPLAND PARK DEVELOPMENT SUMMARY

APPROXIMATE AREA:	±9.25 AC
MIX OF USE:	
OFFICE OR HOTEL:	±78,469 SF OR ±140 ROOMS
RESIDENTIAL:	±535 UNITS
REQUIRED RETAIL:	±8,000 SF
OPTIONAL RETAIL:	±8,000 SF
OPEN SPACE:	±0.85 ACRES

SOUTHERN TOWERS DEVELOPMENT SUMMARY

APPROXIMATE AREA:	± 8.28 AC
MIX OF USE:	
OFFICE	±195,000 SF
RESIDENTIAL:	±0 SF
REQUIRED RETAIL:	±25,000 SF
OPTIONAL RETAIL:	±80,000 SF
HOTEL:	±187 ROOMS
EX. BERKLEY BUILDING TO REMAIN	
OPEN SPACE:	±0.43 ACRES

ADAMS DEVELOPMENT SUMMARY

APPROXIMATE AREA:	±19.16 AC
MIX OF USE:	
OFFICE	±709,871 SF
RESIDENTIAL:	±301,894 SF
REQUIRED RETAIL:	±0 SF
OPTIONAL RETAIL:	±15,000 SF
HOTEL:	±187 ROOMS
OPEN SPACE:	±3.02 ACRES

TOWN CENTER DEVELOPMENT SUMMARY

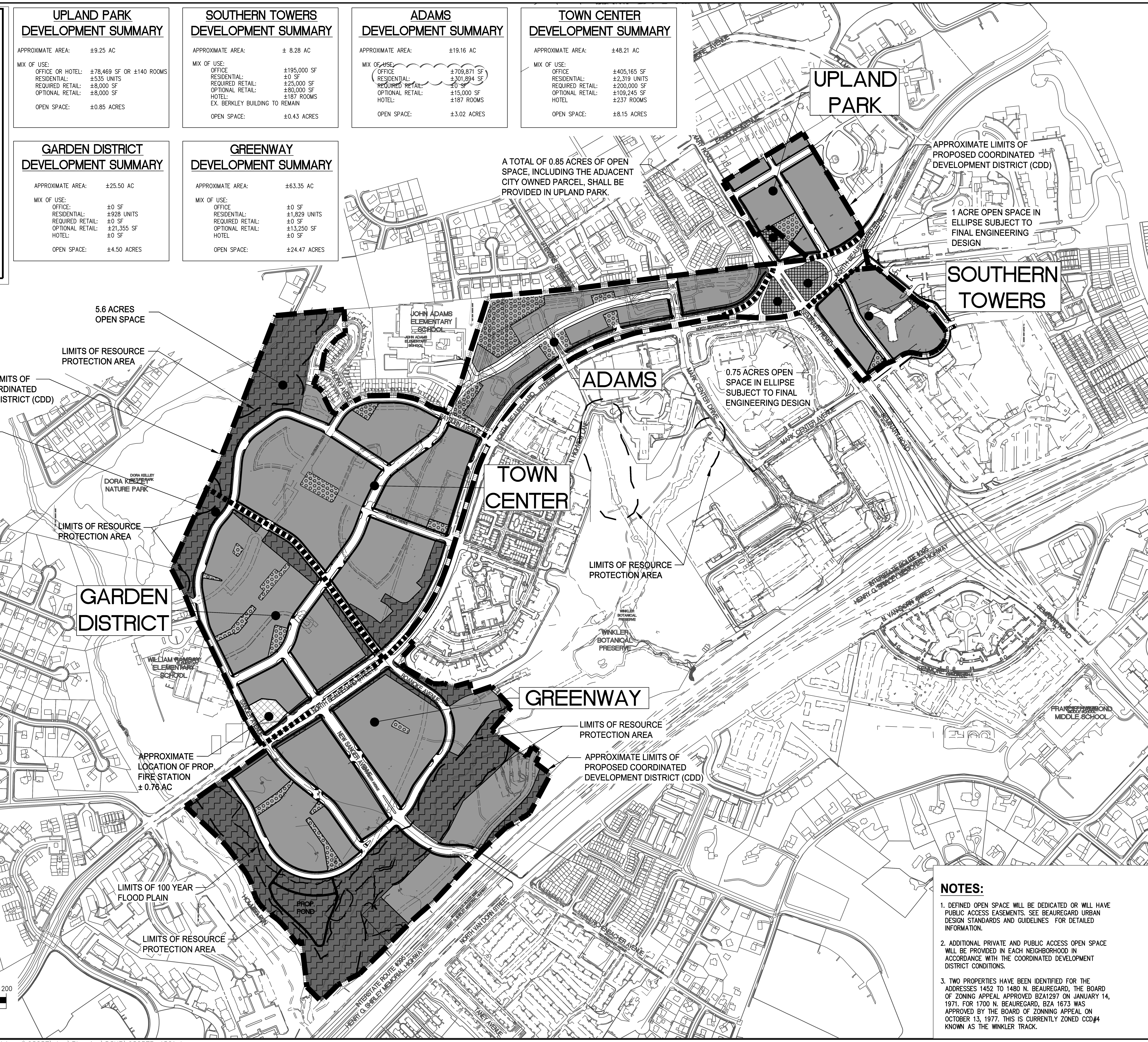
APPROXIMATE AREA:	±48.21 AC
MIX OF USE:	
OFFICE	±405,165 SF
RESIDENTIAL:	±2,319 UNITS
REQUIRED RETAIL:	±200,000 SF
OPTIONAL RETAIL:	±109,245 SF
HOTEL	±237 ROOMS
OPEN SPACE:	±8.15 ACRES

GARDEN DISTRICT DEVELOPMENT SUMMARY

APPROXIMATE AREA:	±25.50 AC
MIX OF USE:	
OFFICE:	±0 SF
RESIDENTIAL:	±928 UNITS
REQUIRED RETAIL:	±0 SF
OPTIONAL RETAIL:	±21,355 SF
HOTEL:	±0 SF
OPEN SPACE:	±4.50 ACRES

GREENWAY DEVELOPMENT SUMMARY

APPROXIMATE AREA:	±63.35 AC
MIX OF USE:	
OFFICE	±0 SF
RESIDENTIAL:	±1,829 UNITS
REQUIRED RETAIL:	±0 SF
OPTIONAL RETAIL:	±13,250 SF
HOTEL	±0 SF
OPEN SPACE:	±24.47 ACRES



NOTES:

1. DEFINED OPEN SPACE WILL BE DEDICATED OR WILL HAVE PUBLIC ACCESS EASEMENTS. SEE BEAUREGARD URBAN DESIGN STANDARDS AND GUIDELINES FOR DETAILED INFORMATION.

2. ADDITIONAL PRIVATE AND PUBLIC ACCESS OPEN SPACE WILL BE PROVIDED IN EACH NEIGHBORHOOD IN ACCORDANCE WITH THE COORDINATED DEVELOPMENT DISTRICT CONDITIONS.

3. TWO PROPERTIES HAVE BEEN IDENTIFIED FOR THE ADDRESSES 1452 TO 1480 N. BEAUREGARD, THE BOARD OF ZONING APPEAL APPROVED BZA1297 ON JANUARY 14, 1971. FOR 1700 N. BEAUREGARD, BZA 1673 WAS APPROVED BY THE BOARD OF ZONNING APPEAL ON OCTOBER 13, 1977. THIS IS CURRENTLY ZONED CCD#4 KNOWN AS THE WINKLER TRACK.

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COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

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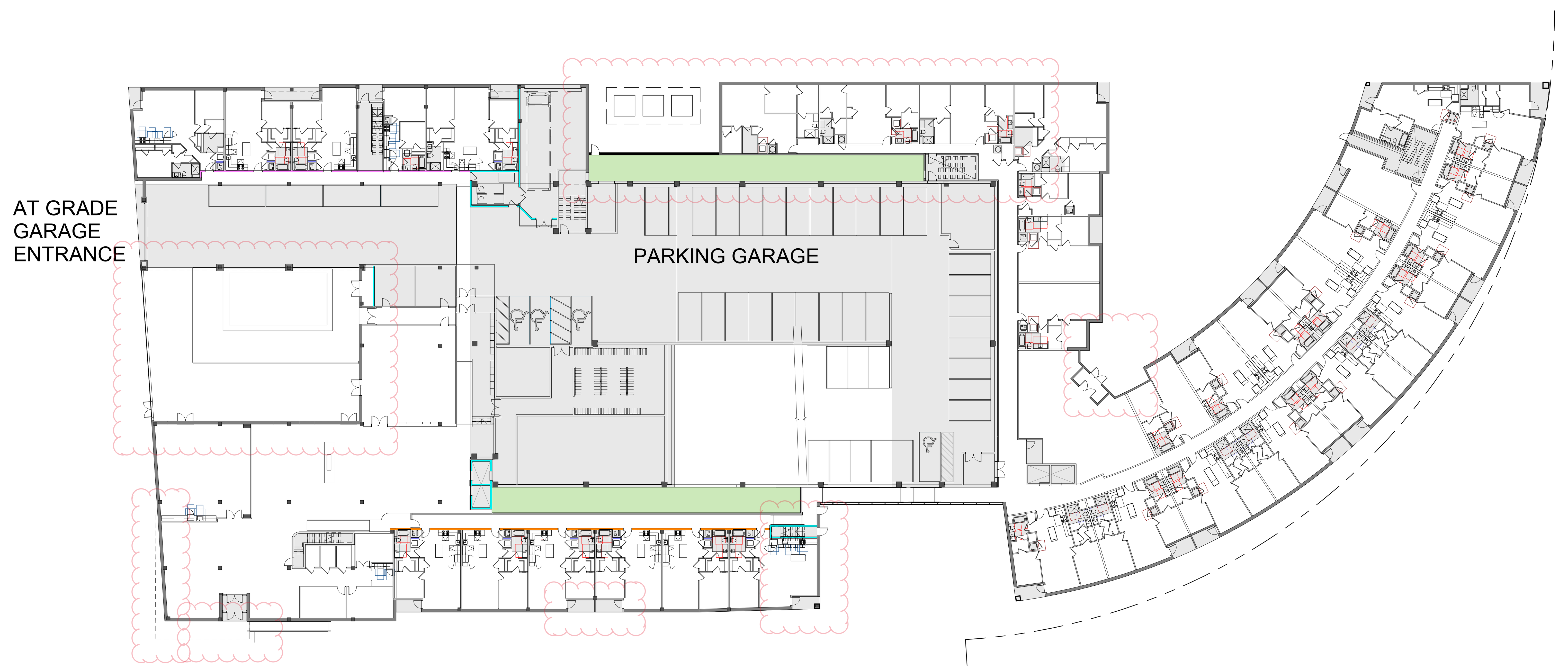
2000 NORTH BEAUREGARD

1/15/2019

GROSS FLOOR AREA [GSF]		EXCLUSIONS	FLOOR AREA [NSF]	FLOOR ELEVATION [FEET]	
FLOOR / LEVEL	TOTAL GROSS SQUARE FOOTAGE [GSF]	EXCLUSIONS - BASEMENT, STAIR, ELEVATOR, UNIT HVAC, UNIT BALCONY, LOADING, AND GARAGE RAMP	TOTAL FLOOR AREA [FA]	FLOOR ELEVATION [FT] - WING A / GARAGE	FLOOR ELEVATION [FT] - WING B
P1	0	0	0	0.00	0
1	56,919	11,057	45,862	248.00	252.13
2	57,209	8,167	49,042	259.33	263.46
3	56,107	7,065	49,042	270.00	274.13
4	56,107	7,065	49,042	280.67	284.79
5	56,107	7,065	49,042	291.33	295.46
6	56,107	7,065	49,042	302.00	306.13
7	23,665	3,130	19,824	0.00	316.79
ROOF	1,233	1,233	0	314.17	329.13
TOTAL	**363,452**	**51,847**	**310,894**		
				AVG GRADE	**247.57**



1 FAR DIAGRAM - LEVEL 1 GROUND FLOOR

1" = 30'-0" ref.[1 / A301]

FAR AREA LEGEND:

- FAR AREA - INCLUDING CANOPIES WITH PROJECTION GREATER THAN 30-INCHES
- EXCLUDED AREA - (PARKING GARAGE, STAIRS, SHAFTS, ELEVATORS, LOADING AREA, SERVICE CLOSETS, UNIT BALCONIES, UNIT HVAC CLOSETS, AND UNIT BATHROOMS UP TO 50 SF)

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DIRECTOR DATE

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01/15/2019
ARCHITECT

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DSUP AMENDMENT NO. 1 01/15/2019

REVISION DATE

PROJECT TITLE
DSUP AMENDMENT NO. 1 SUBMISSION

2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE
FAR DIAGRAMS AND DATA

DRAWN BY JEH
QC CHECKED BY AS
CA REVIEWED BY

DRAWING NUMBER
A101

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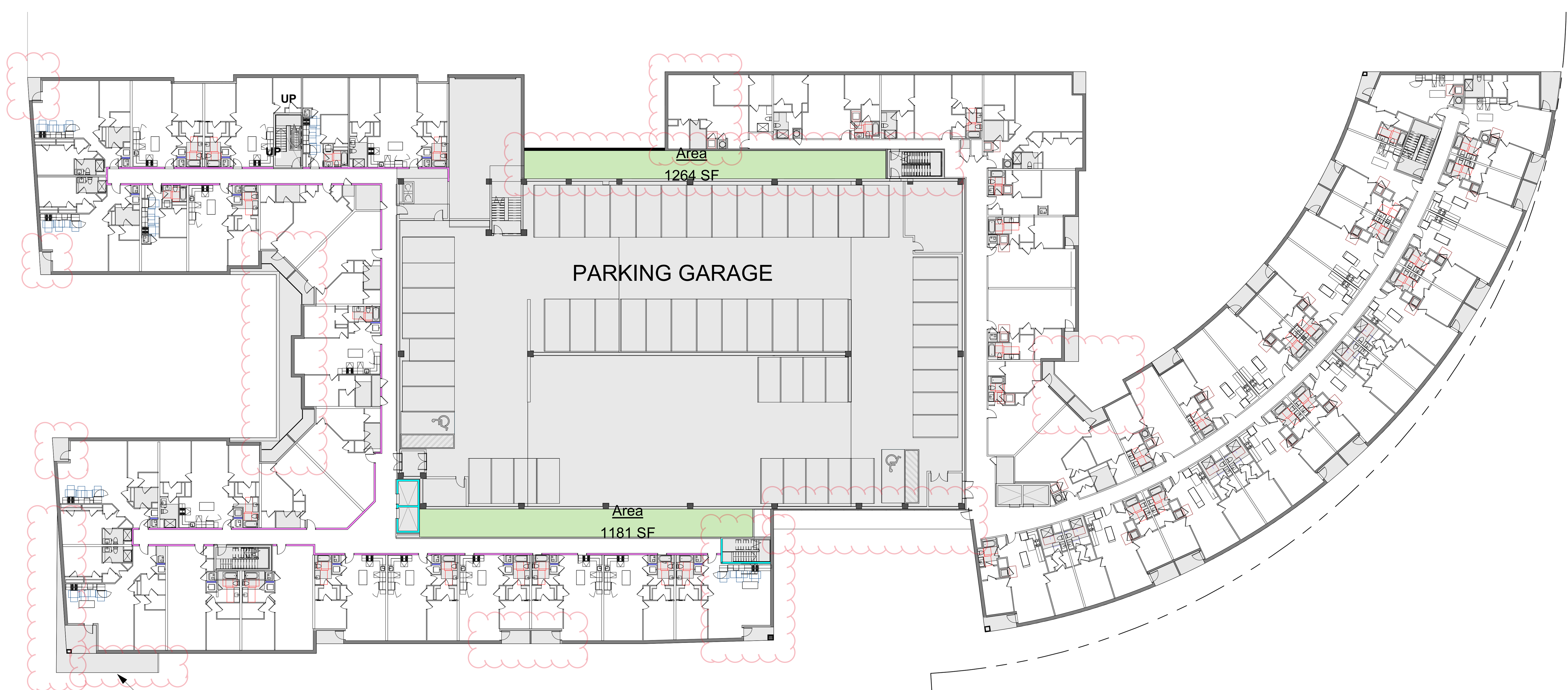
2000 NORTH BEAUREGARD

1/15/2019

GROSS FLOOR AREA [GSF]		EXCLUSIONS	FLOOR AREA [NSF]	FLOOR ELEVATION [FEET]	
FLOOR / LEVEL	TOTAL GROSS SQUARE FOOTAGE [GSF]	EXCLUSIONS - BASEMENT, STAIR, ELEVATOR, UNIT HVAC, UNIT BALCONY, LOADING, AND GARAGE RAMP	TOTAL FLOOR AREA [FA]	FLOOR ELEVATION [FT] - WING A / GARAGE	FLOOR ELEVATION [FT] - WING B
P1	0	0	0	0.00	0
1	56,919	11,057	45,862	248.00	252.13
2	57,209	8,167	49,042	259.33	263.46
3	56,107	7,065	49,042	270.00	274.13
4	56,107	7,065	49,042	280.67	284.79
5	56,107	7,065	49,042	291.33	295.46
6	56,107	7,065	49,042	302.00	306.13
7	23,665	3,130	19,824	0.00	316.79
ROOF	1,233	1,233	0	314.17	329.13
TOTAL	**363,452**	**51,847**	**310,894**		
				AVG GRADE	**247.57**



2 FAR DIAGRAM - LEVEL 2
1" = 30'-0" ref.[1 / A301]

FAR AREA LEGEND:

- FAR AREA - INCLUDING CANOPIES WITH PROJECTION GREATER THAN 30-INCHES
- EXCLUDED AREA - (PARKING GARAGE, STAIRS, SHAFTS, ELEVATORS, LOADING AREA, SERVICE CLOSETS, UNIT BALCONIES, UNIT HVAC CLOSETS, AND UNIT BATHROOMS UP TO 50 SF)

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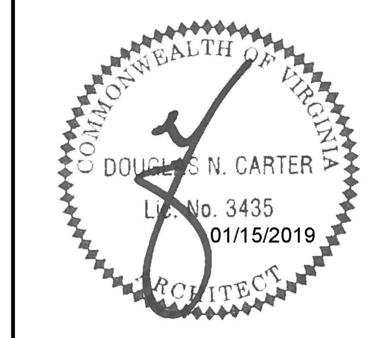

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VERIFICATION OF COMPLETENESS SUB.	07/26/2018
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REVISION DATE

PROJECT TITLE
DSUP AMENDMENT NO. 1 SUBMISSION

2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE
FAR DIAGRAMS AND DATA

DRAWN BY JEH
QC CHECKED BY AS
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DRAWING NUMBER
A102

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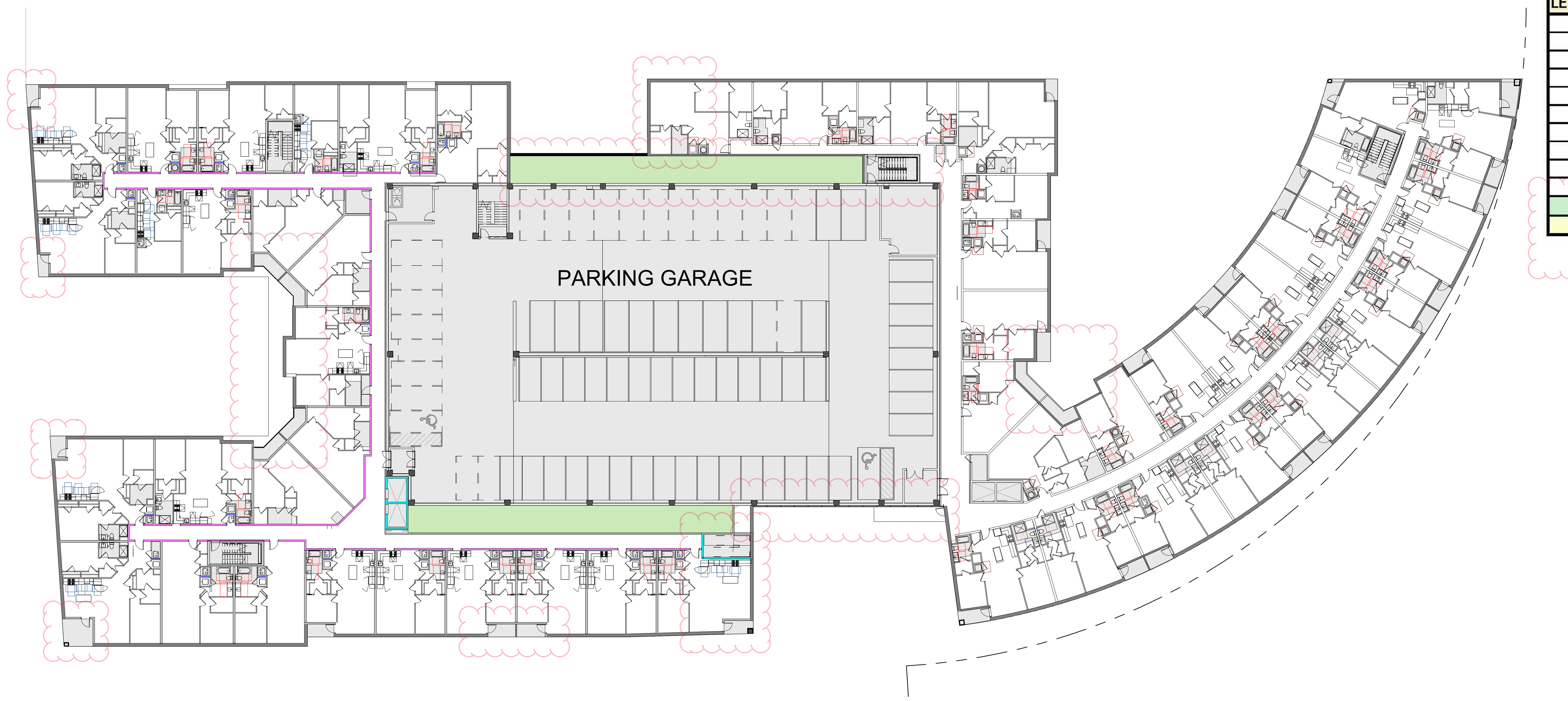
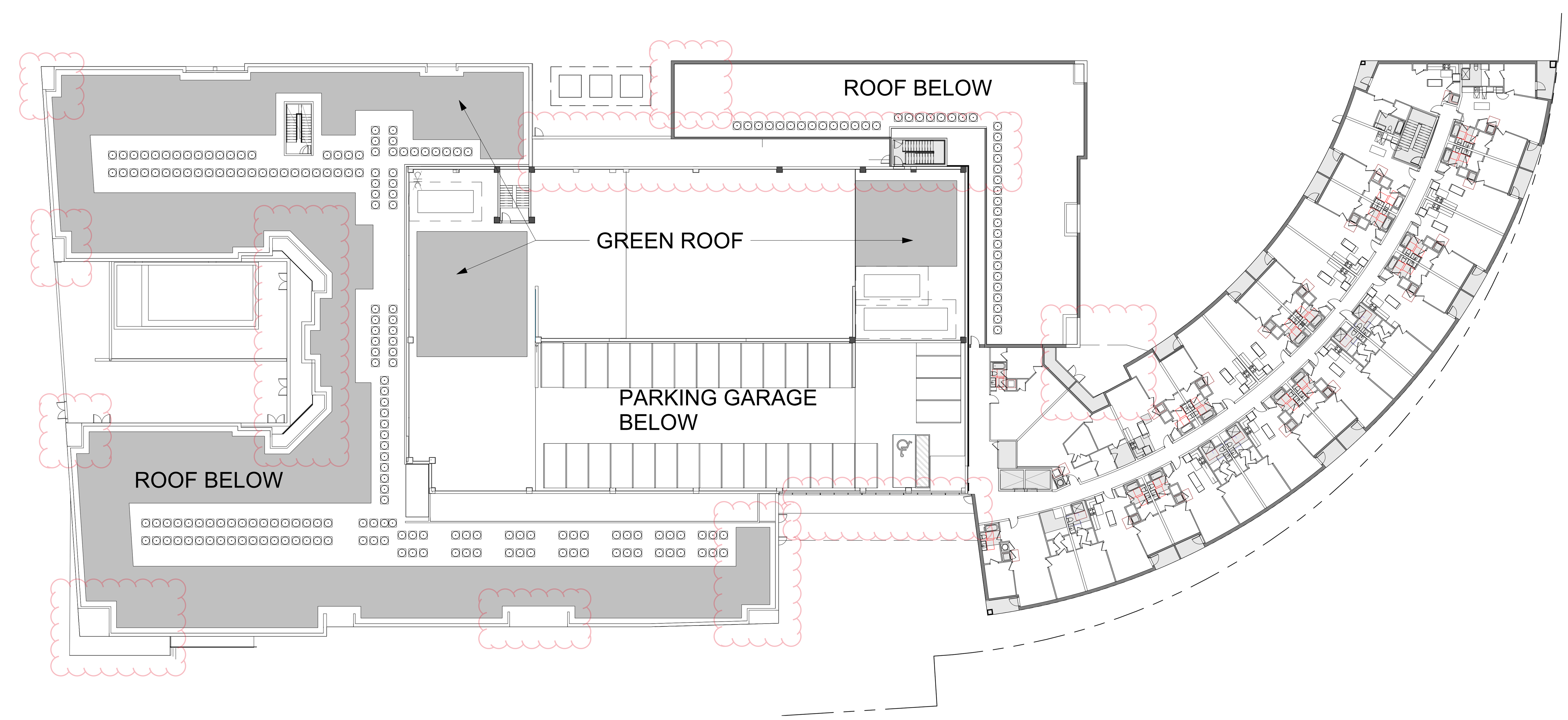
2000 NORTH BEAUREGARD

1/15/2019

GROSS FLOOR AREA [GSF]		EXCLUSIONS	FLOOR AREA [NSF]	FLOOR ELEVATION [FEET]	
FLOOR / LEVEL	TOTAL GROSS SQUARE FOOTAGE [GSF]	EXCLUSIONS - BASEMENT, STAIR, ELEVATOR, UNIT HVAC, UNIT BALCONY, LOADING, AND GARAGE RAMP	TOTAL FLOOR AREA [FA]	FLOOR ELEVATION [FT] - WING A / GARAGE	FLOOR ELEVATION [FT] - WING B
P1	0	0	0	0.00	0
1	56,919	11,057	45,862	248.00	252.13
2	57,209	8,167	49,042	259.33	263.46
3	56,107	7,065	49,042	270.00	274.13
4	56,107	7,065	49,042	280.67	284.79
5	56,107	7,065	49,042	291.33	295.46
6	56,107	7,065	49,042	302.00	306.13
7	23,665	3,130	19,824	0.00	316.79
ROOF	1,233	1,233	0	314.17	329.13
TOTAL	**363,452**	**51,847**	**310,894**		
				AVG GRADE	**247.57**



1 FAR DIAGRAM - TYPICAL LEVEL- (3rd FLOOR SHOWN)
1" = 30'-0" ref.[1 / A301]



2 FAR DIAGRAM - LEVEL 7
1" = 30'-0" ref.[1 / A411]

FAR AREA LEGEND:

- FAR AREA - INCLUDING CANOPIES WITH PROJECTION GREATER THAN 30-INCHES
- EXCLUDED AREA - (PARKING GARAGE, STAIRS, SHAFTS, ELEVATORS, LOADING AREA, SERVICE CLOSETS, UNIT BALCONIES, UNIT HVAC CLOSETS, AND UNIT BATHROOMS UP TO 50 SF)

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2000 N BEAUREGARD ST.
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PROJECT NO. 317460.00

DRAWING TITLE
FAR DIAGRAMS AND DATA

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2000 N BEAUREGARD - RESIDENTIAL BUILDING

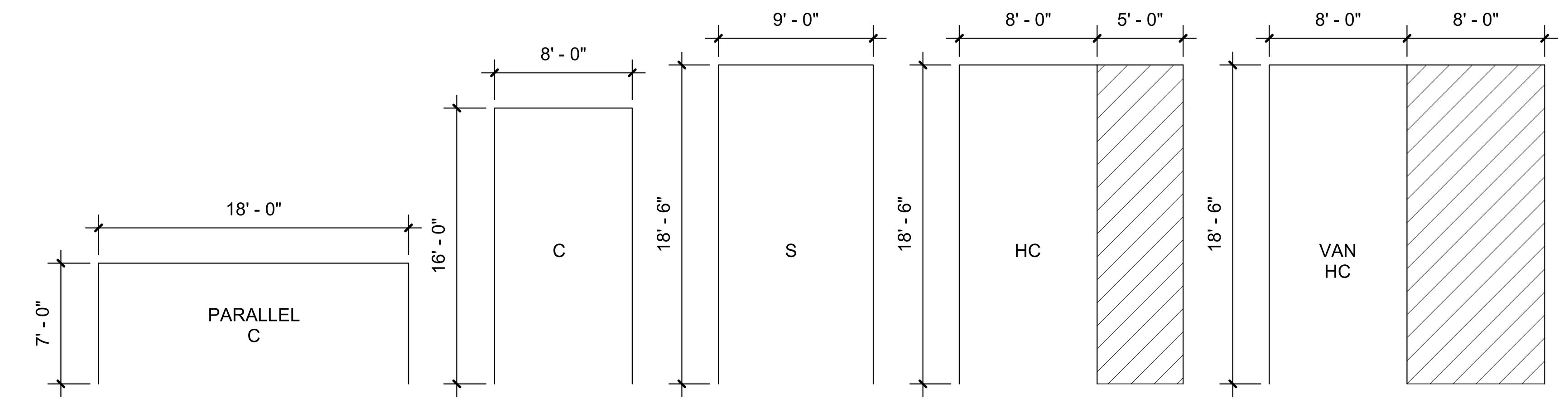
12/19/2018

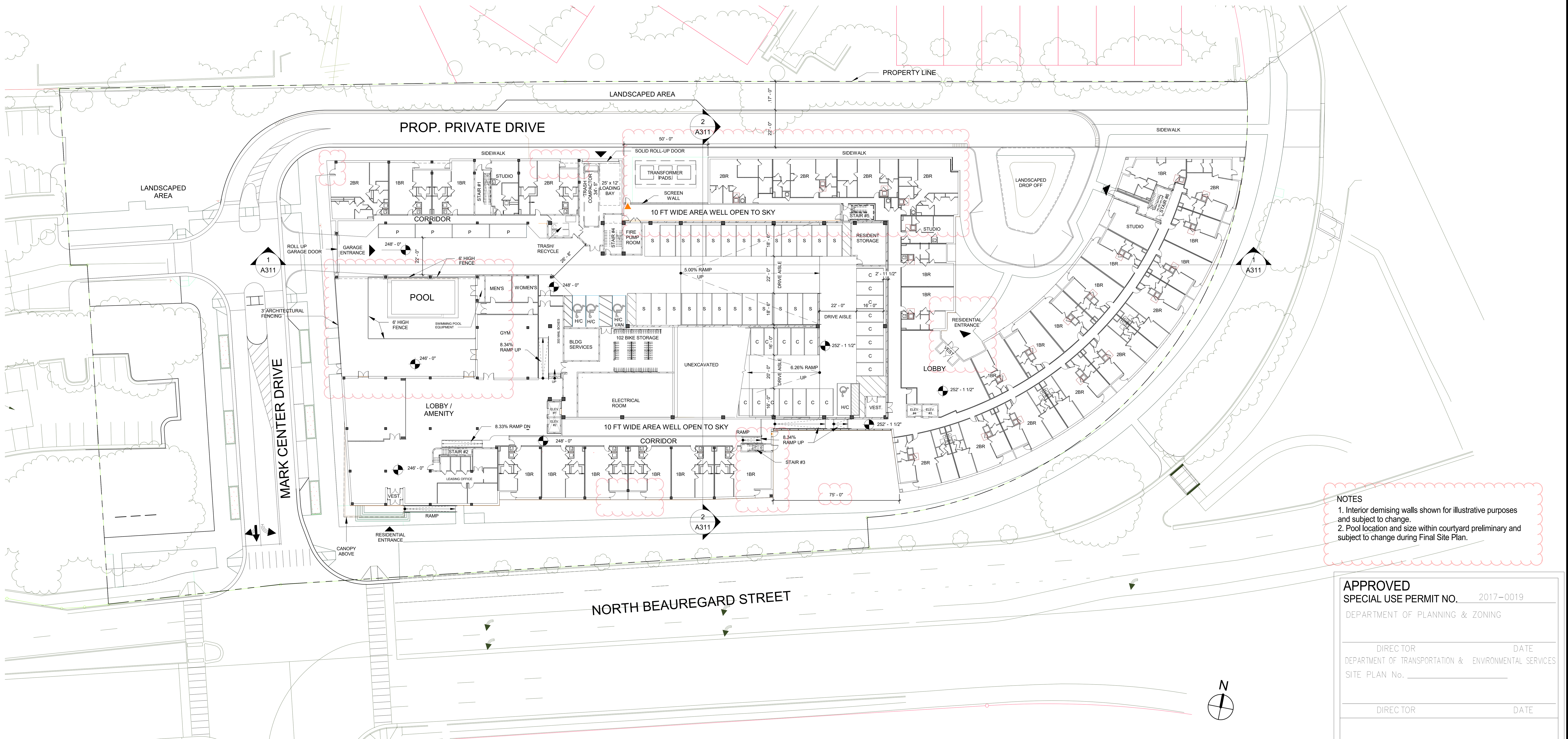
Unit Type	STUDIO	1 BR	1 BR+D	2BR	2 BR+D	TOTAL
1st Floor	2	19	0	13	0	34
2nd Floor	3	26	2	18	0	49
3rd Floor	3	26	2	19	0	50
4th Floor	3	26	2	19	0	50
5th Floor	3	26	2	19	0	50
6th Floor	3	24	2	20	0	49
7th Floor	0	10	1	7	0	18
TOTAL	17	167	11	116	0	300
PERCENTAGE	6%	52%	4%	38%	0%	100%

The above Unit Total includes 6 UFAS (Uniform Federal Accessibility Standards) Units distrubuted throughout the unit types. A total of 2% (6 units) are required.

PARKING TABULATION TOTAL

	STANDARD	COMPACT	HC	HC VAN	TOTAL
PARKING 7TH LEVEL	-	-	-	-	0
PARKING 6TH LEVEL	33	39	2	-	74
PARKING 5TH LEVEL	33	41	2	-	76
PARKING 4TH LEVEL	33	41	2	-	76
PARKING 3RD LEVEL	33	41	2	-	76
PARKING 2ND LEVEL	32	41	2	-	75
PARKING GROUND LEVEL	30	9	2	2	43
TOTAL	194	212	12	2	420





NOTES
1. Interior demising walls shown for illustrative purposes and subject to change.
2. Pool location and size within courtyard preliminary and subject to change during Final Site Plan.

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1 GROUND LEVEL - FLOOR PLAN
1" = 30'-0" ref.[1 / A301]

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PROJECT NO. 317460.00

DRAWING TITLE
GROUND FLOOR PLAN

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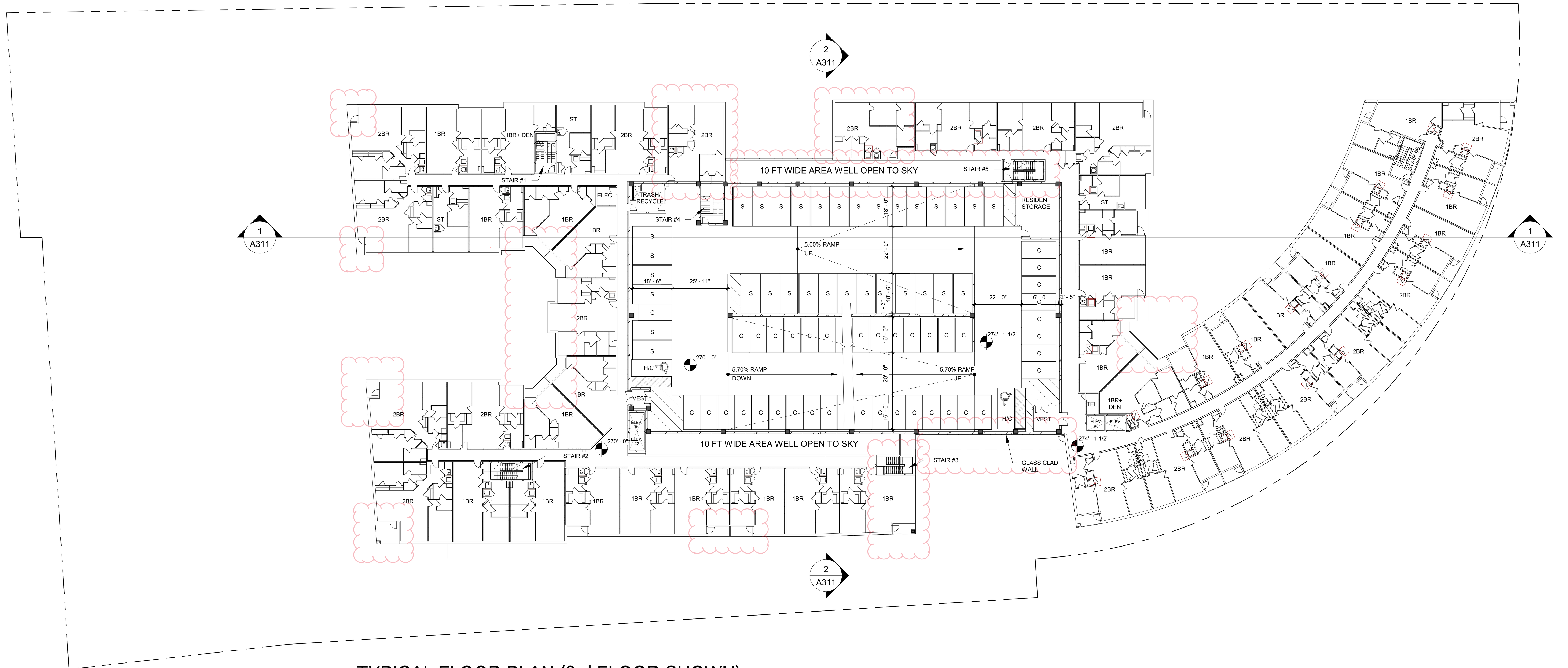
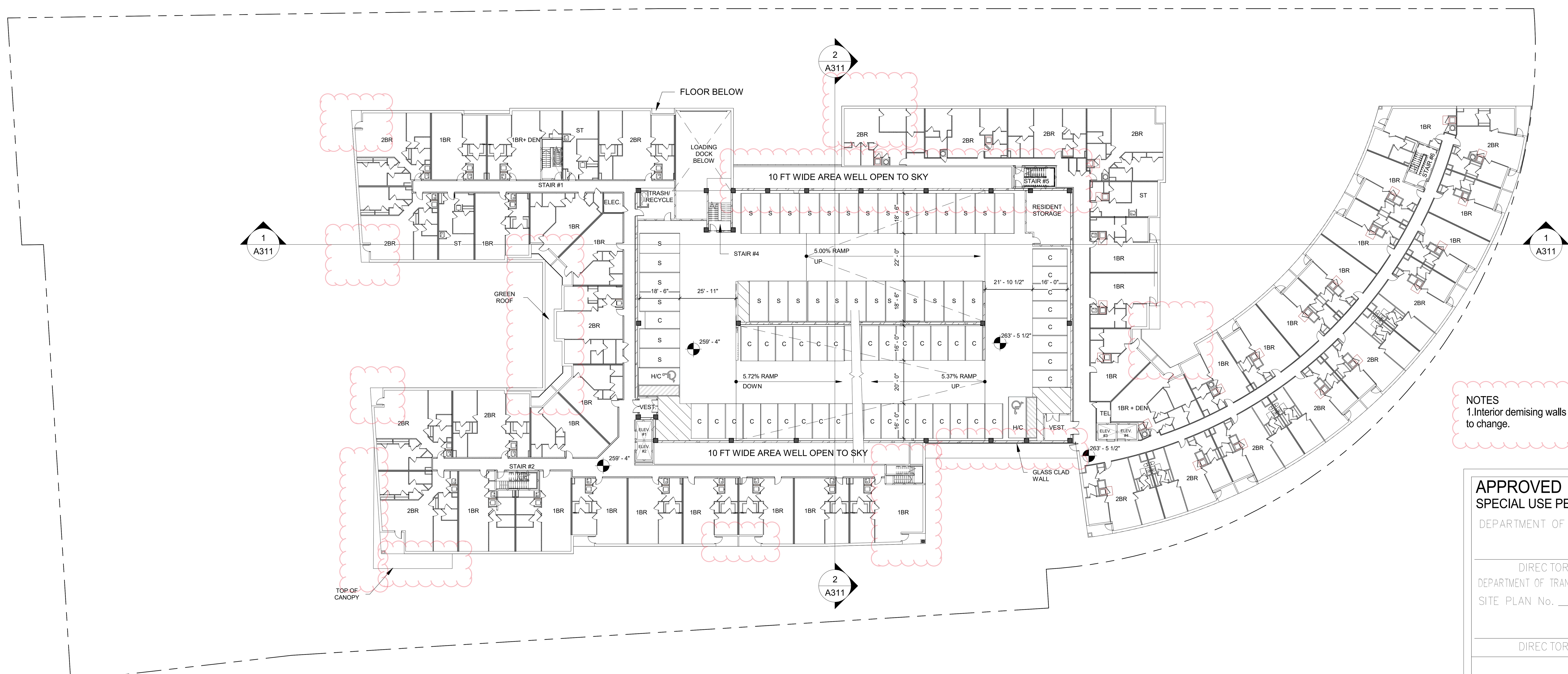


2 TYPICAL FLOOR PLAN (3rd FLOOR SHOWN)
1" = 30'-0" ref.[1 / A301]



1 2ND FLOOR PLAN
1" = 30'-0" ref.[1 / A301]

NOTES
1. Interior demising walls shown for illustrative purposes and subject to change.

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2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE
2nd FLOOR PLAN AND TYPICAL FLOOR PLAN

DRAWN BY atl
QC CHECKED BY as
CA REVIEWED BY

DRAWING NUMBER
A202

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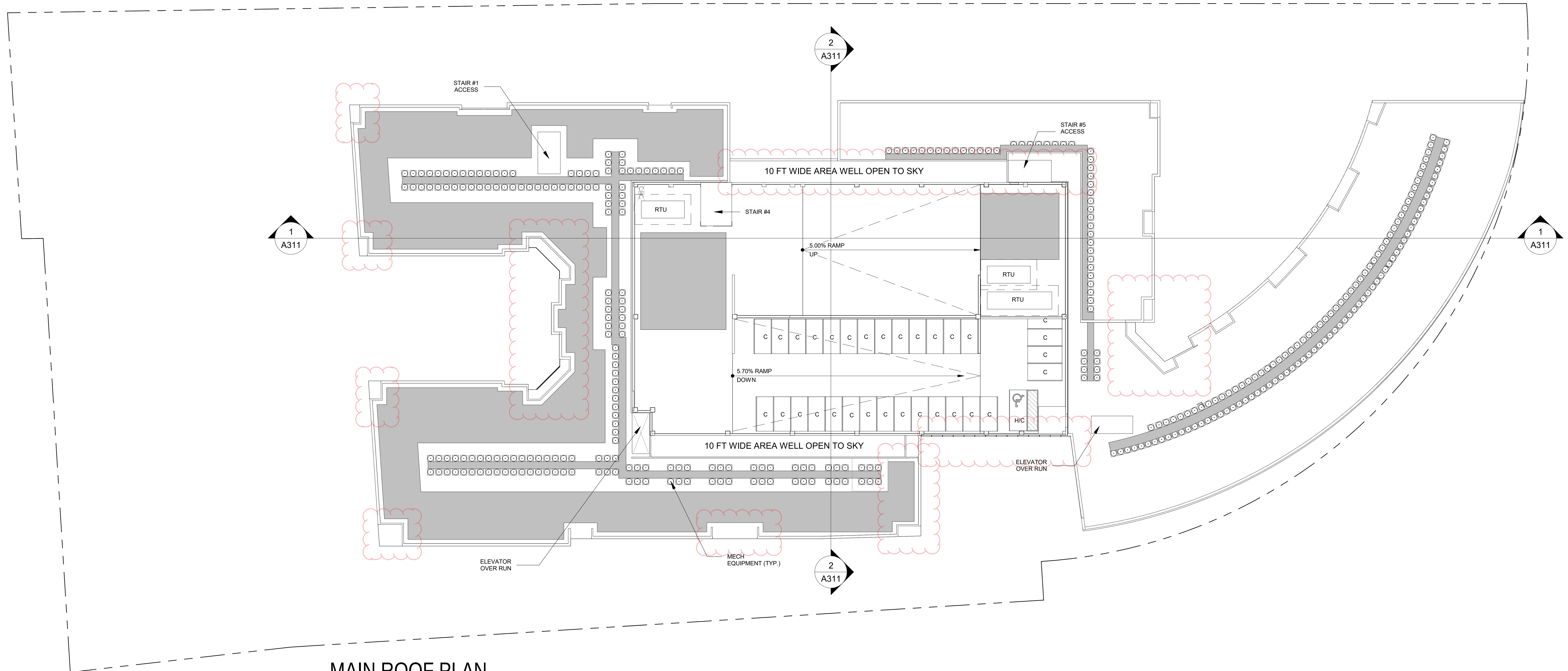
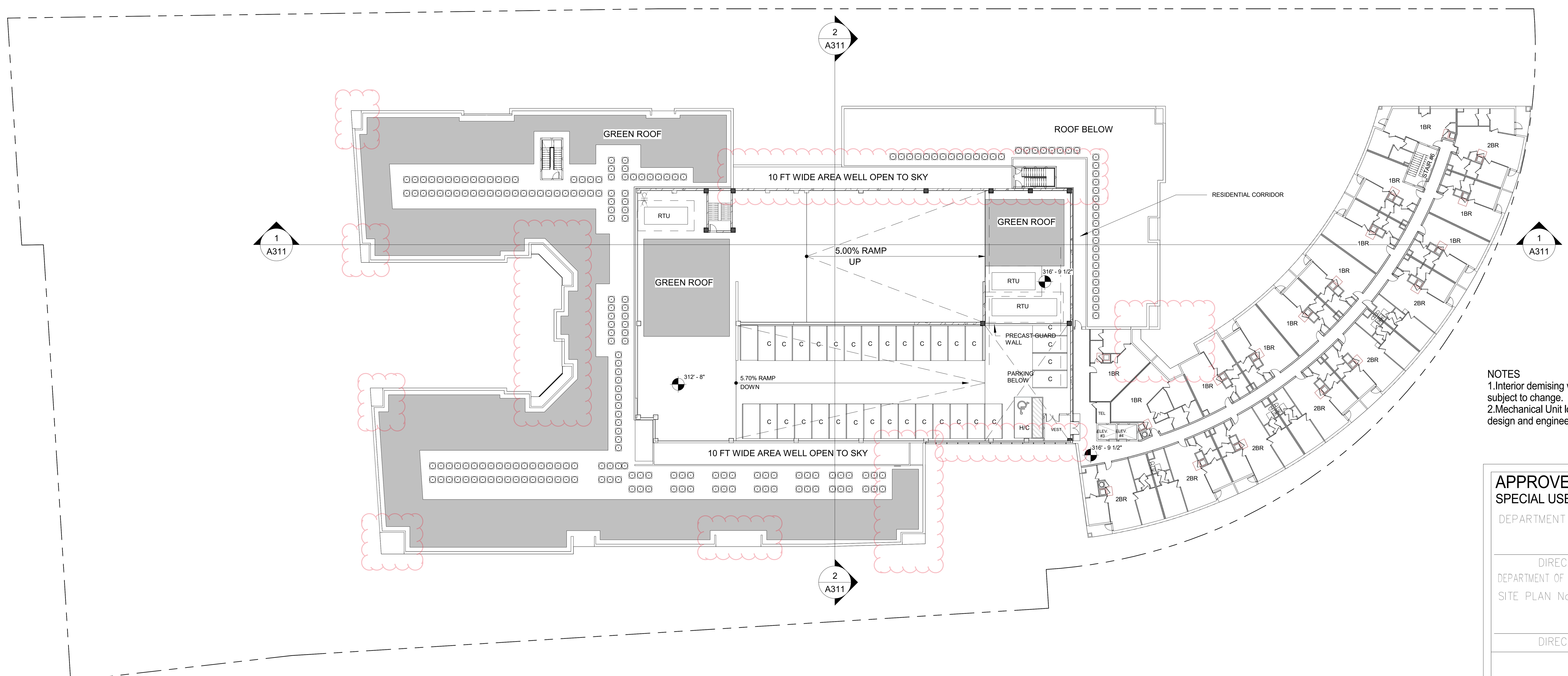


2 MAIN ROOF PLAN
1" = 30'-0" ref.[1 / A411]



1 7TH FLOOR PLAN
1" = 30'-0" ref.[1 / A411]

NOTES
1.Interior demising walls shown for illustrative purposes and subject to change.
2.Mechanical Unit locations subject to chnage as part of final design and engineering.

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PROJECT TITLE
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2000 N BEAUREGARD ST.
ALEXANDRIA, VA
PROJECT NO. 317460.00

DRAWING TITLE
7th FLOOR PLAN AND ROOF PLAN

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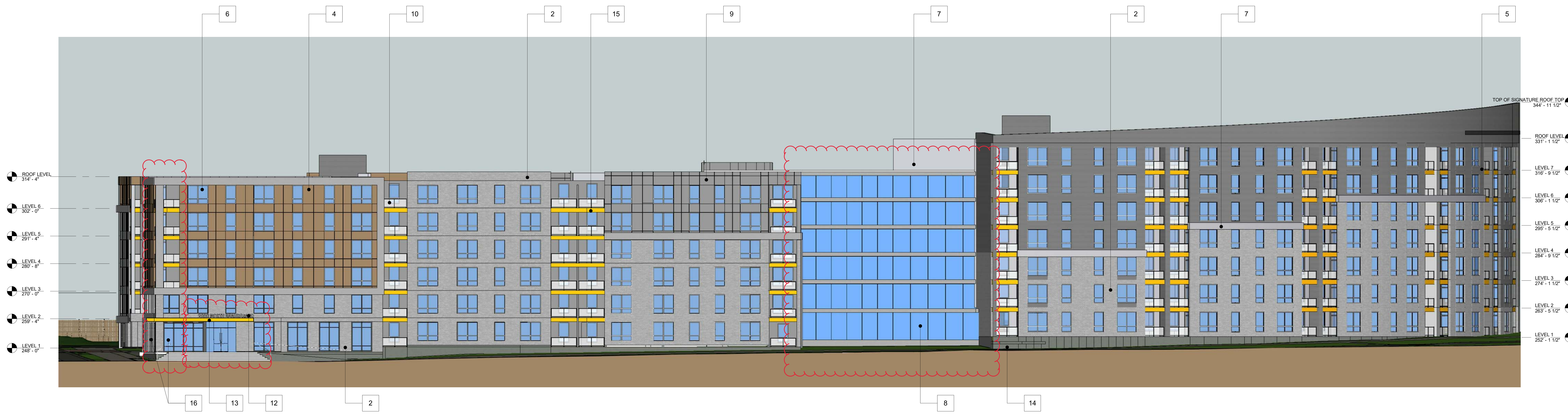
1 NORTH ELEVATION.
1" = 20'-0"



2 SOUTH ELEVATION.
1" = 20'-0"

MATERIALS KEY

1	BRICK TYPE 1
2	BRICK TYPE 2
3	FIBER CEMENT BOARD PANELING - TYPE 1
4	FIBER CEMENT BOARD PANELING - TYPE 2
5	CORRUGATED SHEET METAL
6	LOW "E" - CLEAR GLASS WINDOW SYSTEM
7	STO WALL SYSTEM
8	REFLECTIVE GLASS
9	FIBER CEMENT BOARD PANELING - TYPE 3
10	ARCHITECTURAL METAL RAILING
11	SOLID ROLL-UP DOOR
12	SIGNAGE
13	METAL CANOPY
14	TILE BASE
15	FIBER CEMENT BOARD PANELING - TYPE 4
16	STOREFRONT SYSTEM
17	ARCHITECTURAL FENCE
18	OVERHEAD DOOR

KEY PLAN

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PROJECT TITLE
DSUP AMENDMENT NO. 1 SUBMISSION

2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE
ELEVATIONS

DRAWN BY JB, JG
QC CHECKED BY AS
CA REVIEWED BY

DRAWING NUMBER
A301

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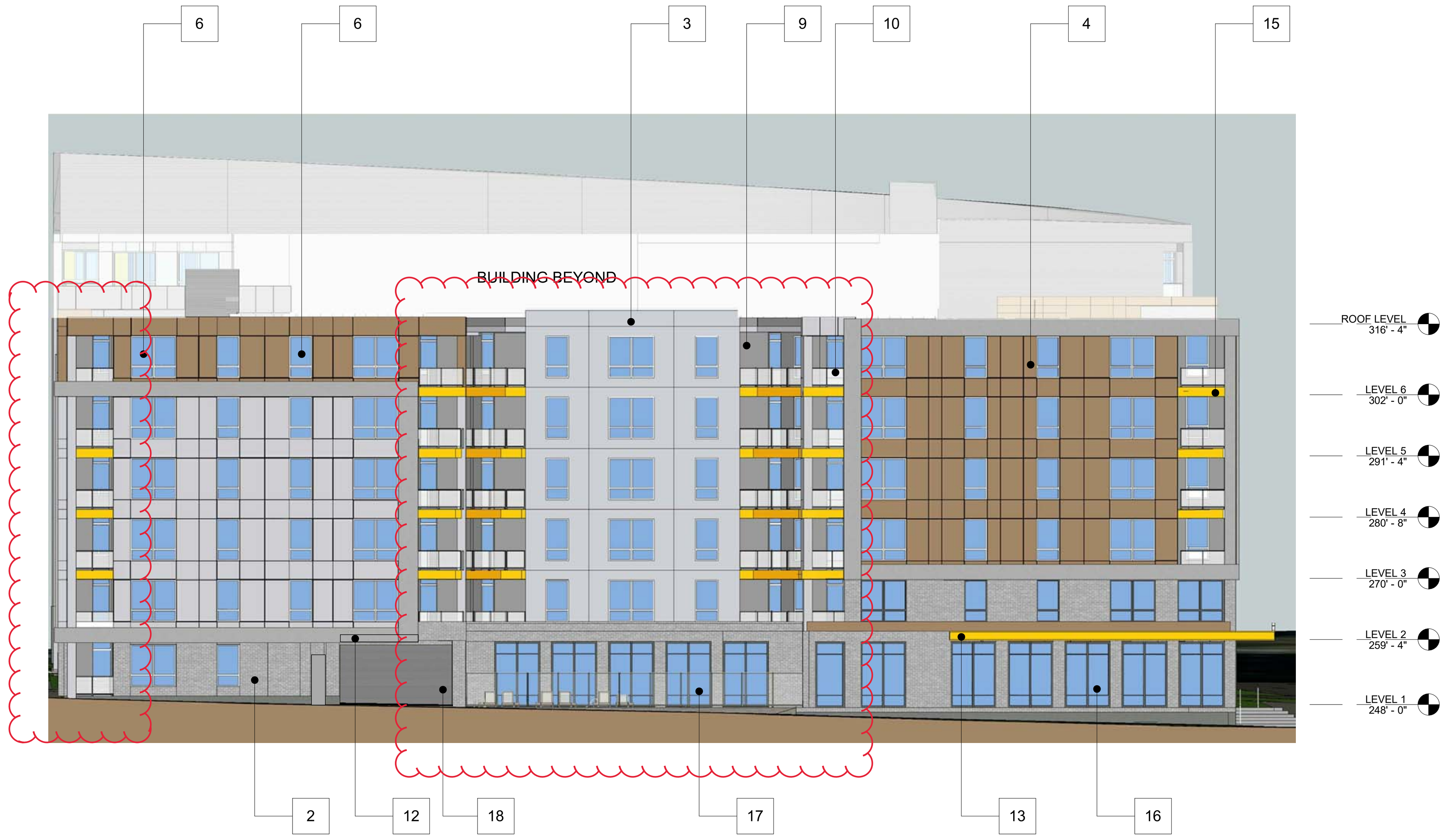
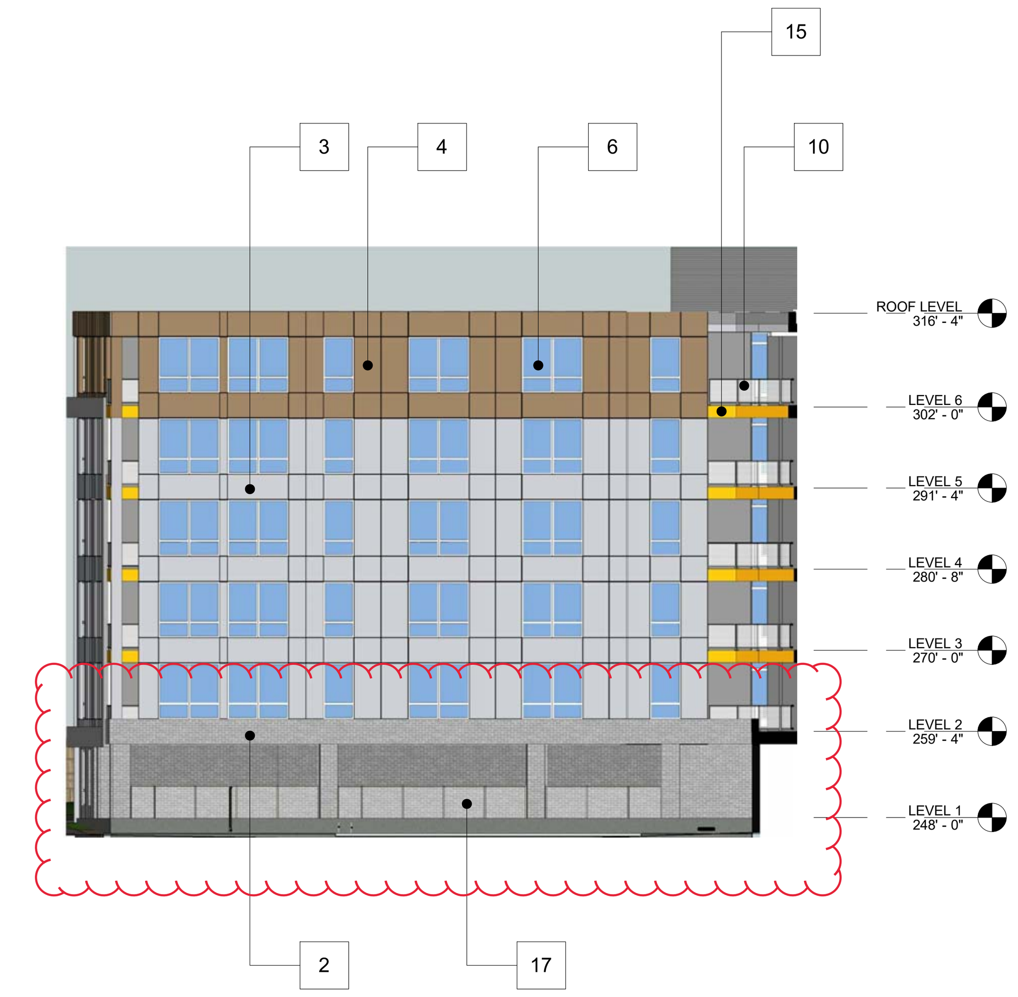
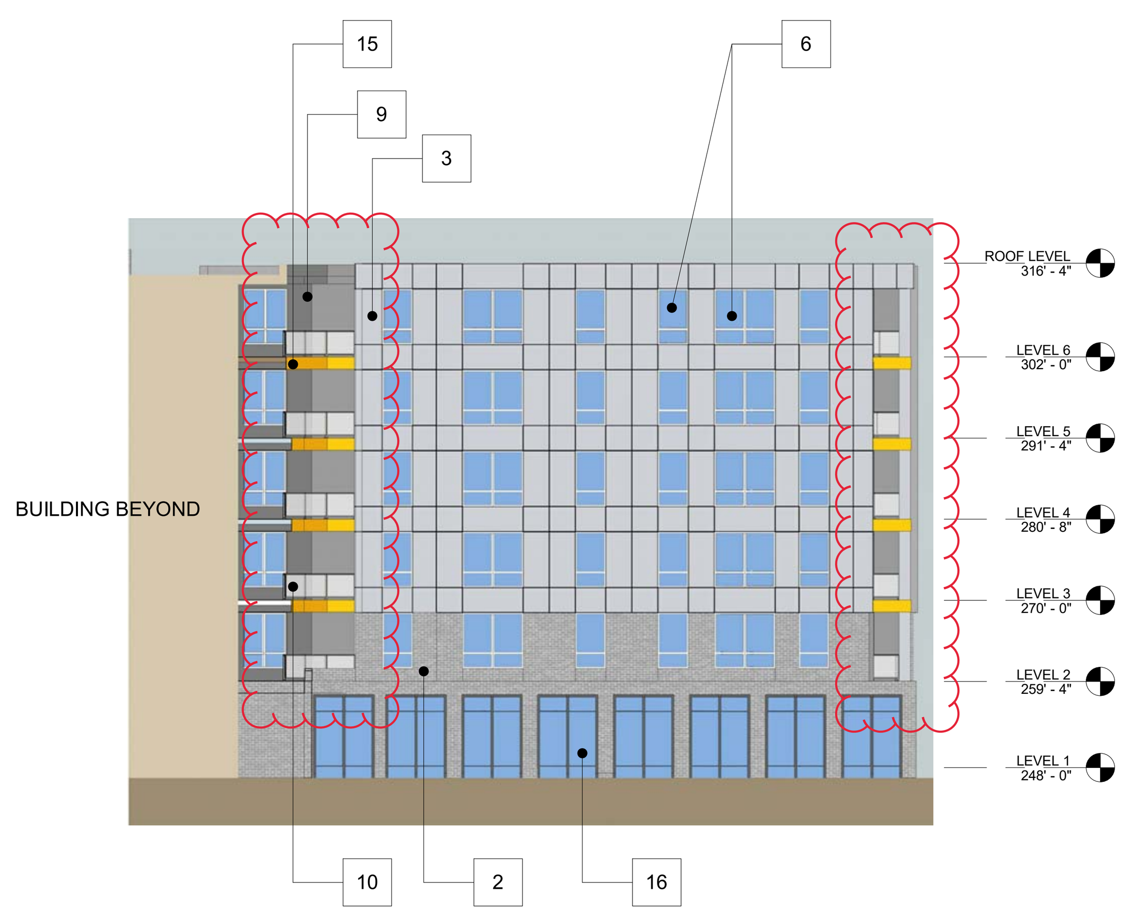


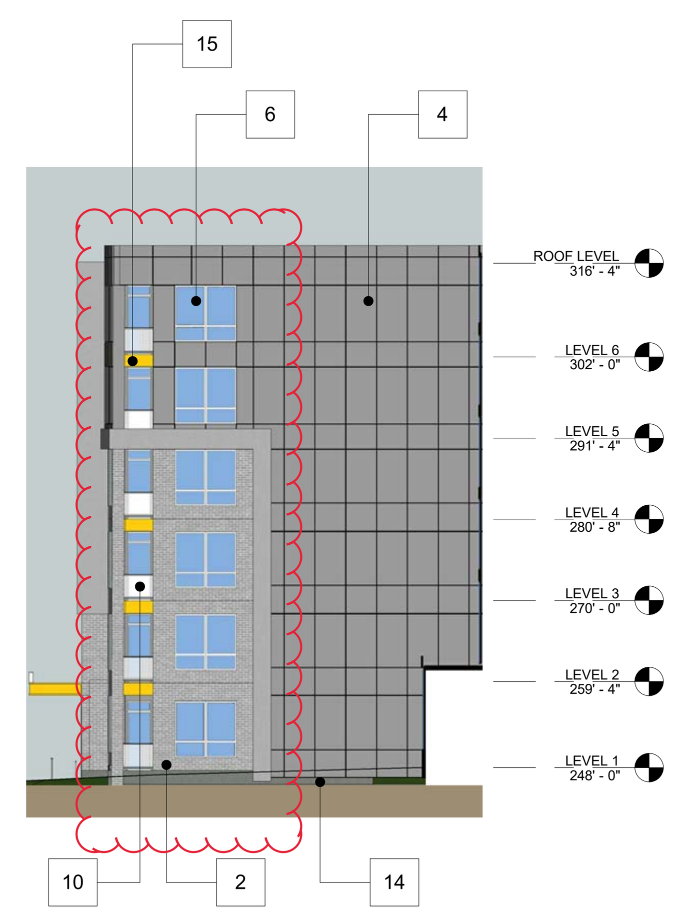
4 WEST ELEVATION
1" = 20'-0"



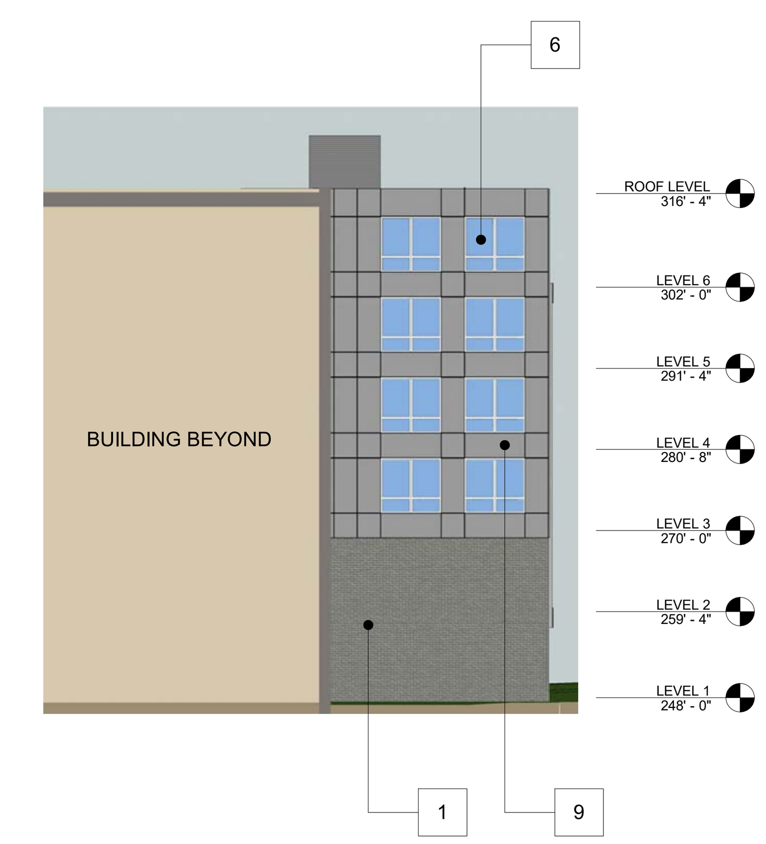
5 SOUTH ELEVATION IN COURTYARD (PARTIAL)
1" = 20'-0"



1 NORTH ELEVATION IN COURTYARD (PARTIAL)
1" = 20'-0"



2 EAST ELEVATION NORTH OF GARAGE (PARTIAL)
1" = 20'-0"

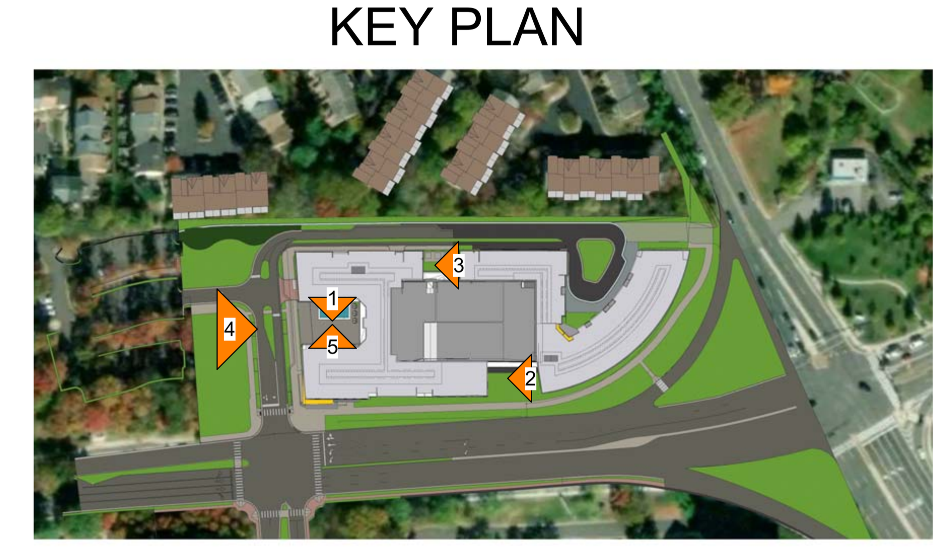


3 EAST ELEVATION SOUTH OF GARAGE (PARTIAL)
1" = 20'-0"

MATERIALS KEY

1	BRICK TYPE 1
2	BRICK TYPE 2
3	FIBER CEMENT BOARD PANELING - TYPE 1
4	FIBER CEMENT BOARD PANELING - TYPE 2
5	CORRUGATED SHEET METAL
6	LOW "E" - CLEAR GLASS WINDOW SYSTEM
7	STO WALL SYSTEM
8	REFLECTIVE GLASS
9	FIBER CEMENT BOARD PANELING - TYPE 3
10	ARCHITECTURAL METAL RAILING
11	SOLID ROLL-UP DOOR
12	SIGNAGE
13	METAL CANOPY
14	TILE BASE
15	FIBER CEMENT BOARD PANELING - TYPE 4
16	STOREFRONT SYSTEM
17	ARCHITECTURAL FENCE
18	OVERHEAD DOOR

KEY PLAN



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Architecture
Interior Architecture
Land Planning
Sustainability
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
703.556.9275
www.dcsdesign.com

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
01/15/2019
ARCHITECT

PRINT DATE 1/10/2019 10:41:39 AM

ISSUE DATE	
COMPLETENESS SUB.	05/25/2018
VERIFICATION OF COMPLETENESS SUB.	07/26/2018
VERIFICATION OF COMPLETENESS SUB.	08/15/2018
DSUP AMENDMENT NO. 1	01/15/2019

REVISION DATE

PROJECT TITLE
DSUP AMENDMENT NO. 1 SUBMISSION

2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE
ELEVATIONS

DRAWN BY JB, JG
QC CHECKED BY AS
CA REVIEWED BY

DRAWING NUMBER
A302

SHEET OF
REVIT FILE C:\RevitLocal\317460 2K N BEAUREGARD - WING A Air Space V(2019)_aleblanc.rvt

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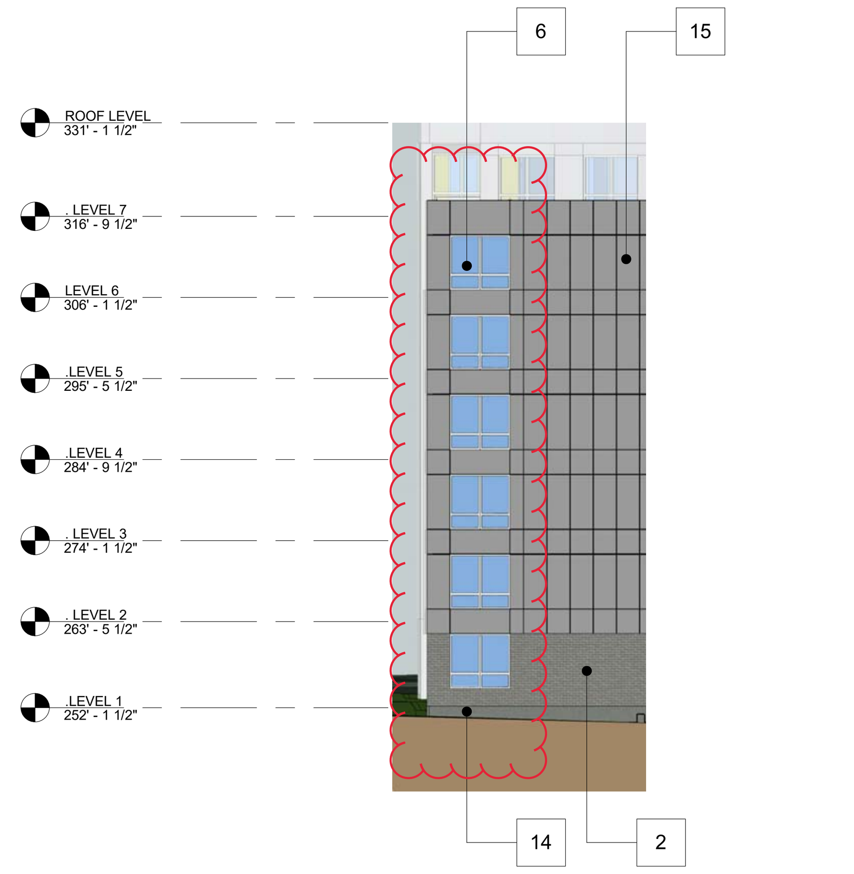
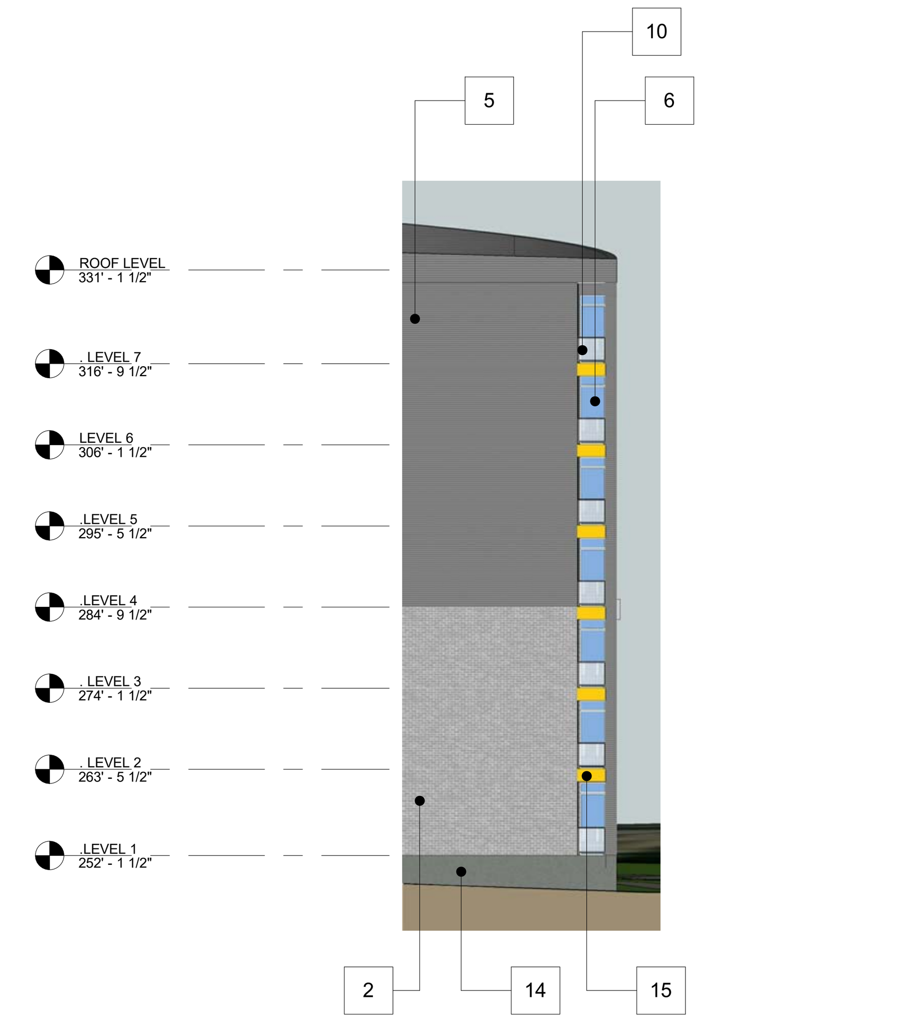
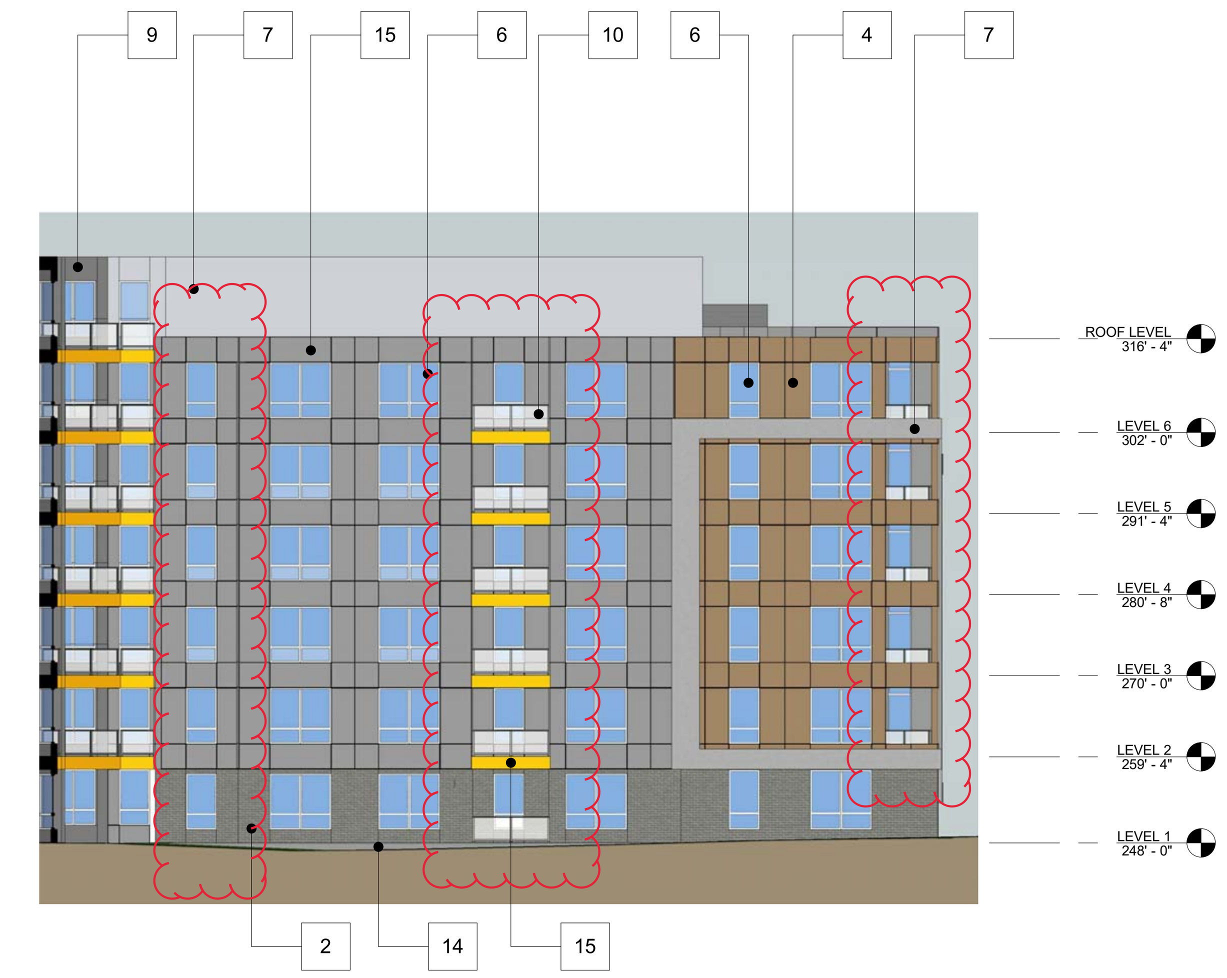
1/10/2019 10:41:39 AM



1 WEST ELEVATION NORTH OF GARAGE
1" = 20'-0"



2 WEST ELEVATION SOUTH OF GARAGE
1" = 20'-0"

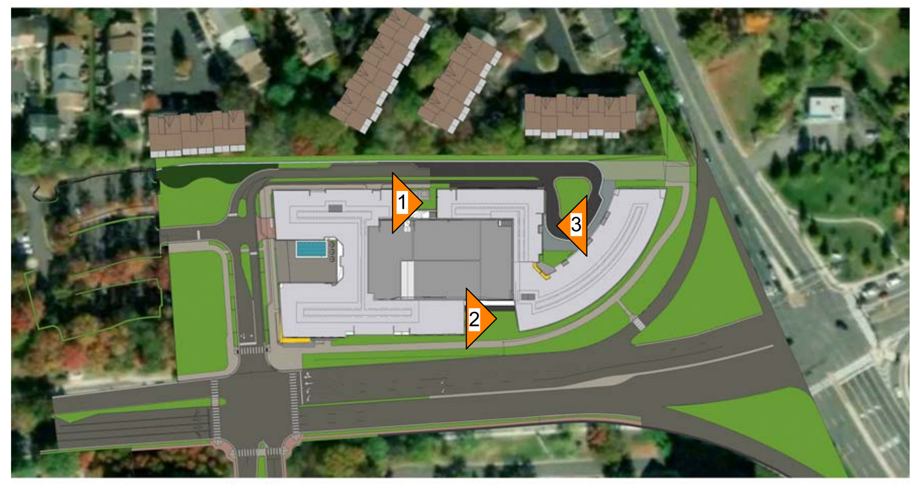


3 EAST ELEVATION AT LOBBY / DROP-OFF
1" = 20'-0"

MATERIALS KEY

1	BRICK TYPE 1
2	BRICK TYPE 2
3	FIBER CEMENT BOARD PANELING - TYPE 1
4	FIBER CEMENT BOARD PANELING - TYPE 2
5	CORRUGATED SHEET METAL
6	LOW "E" - CLEAR GLASS WINDOW SYSTEM
7	STO WALL SYSTEM
8	REFLECTIVE GLASS
9	FIBER CEMENT BOARD PANELING - TYPE 3
10	ARCHITECTURAL METAL RAILING
11	SOLID ROLL-UP DOOR
12	SIGNAGE
13	METAL CANOPY
14	TILE BASE
15	FIBER CEMENT BOARD PANELING - TYPE 4
16	STOREFRONT SYSTEM
17	ARCHITECTURAL FENCE

KEY PLAN



APPROVED
SPECIAL USE PERMIT NO. 2017-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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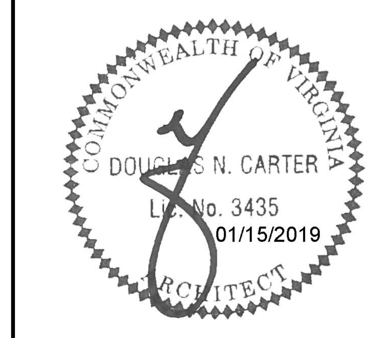

PRINT DATE 1/14/2019 10:41:43 AM

ISSUE DATE	
COMPLETENESS SUB	05/25/2018
VERIFICATION OF COMPLETENESS SUB	07/26/2018
VERIFICATION OF COMPLETENESS SUB	08/15/2018
DSUP AMENDMENT NO. 1	01/15/2019

REVISION DATE

PROJECT TITLE
DSUP AMENDMENT NO. 1 SUBMISSION

2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE
ELEVATIONS

DRAWN BY JB, JG
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CA REVIEWED BY

DRAWING NUMBER
A303

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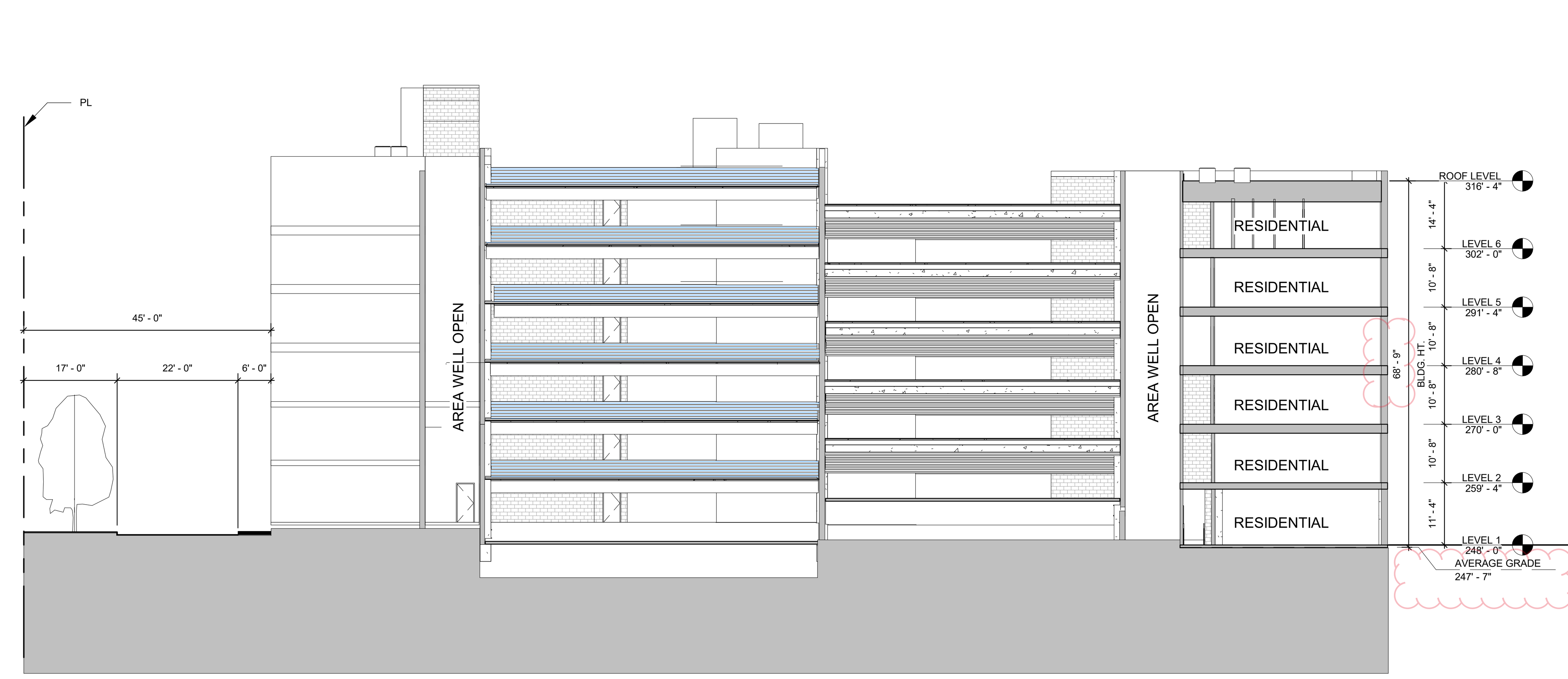
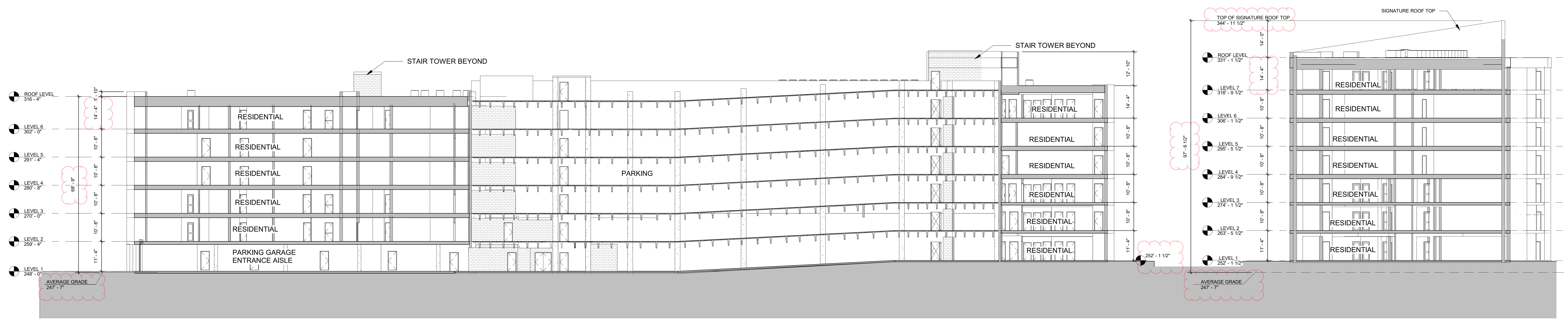
1/14/2019 10:41:43 AM



2 NORTH-SOUTH BUILDING CROSS SECTION 'B-B'
1" = 20'-0"



1 EAST-WEST BUILDING CROSS SECTION 'A-A'
1" = 20'-0"

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SPECIAL USE PERMIT NO. 2017-0019

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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COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
01/15/2019
ARCHITECT

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ISSUE DATE	
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VERIFICATION OF COMPLETENESS SUB.	07/26/2018
VERIFICATION OF COMPLETENESS SUB.	08/15/2018
DSUP AMENDMENT NO. 1	01/15/2019

REVISION DATE

PROJECT TITLE
DSUP AMENDMENT NO. 1 SUBMISSION

2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE
BUILDING SECTIONS

DRAWN BY JH
QC CHECKED BY AS
CA REVIEWED BY

DRAWING NUMBER
A311

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2- NORTH-EAST VIEW

3- NORTH-WEST VIEW

1- SOUTH-EAST VIEW

4- SOUTH-WEST VIEW

KEY PLAN

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SPECIAL USE PERMIT NO. 2017–0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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01/15/2019
ARCHITECT

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COMPLETENESS SUB.	05/25/2018
VERIFICATION OF COMPLETENESS SUB.	07/26/2018
VERIFICATION OF COMPLETENESS SUB.	08/15/2018
DSUP AMENDMENT NO. 1	01/15/2019

REVISION DATE

PROJECT TITLE
DSUP AMENDMENT NO. 1 SUBMISSION

2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE
PERSPECTIVE VIEWS

DRAWN BY JB, JG
QC CHECKED BY AS
CA REVIEWED BY

DRAWING NUMBER
A800

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2- SOUTH-WEST VIEW

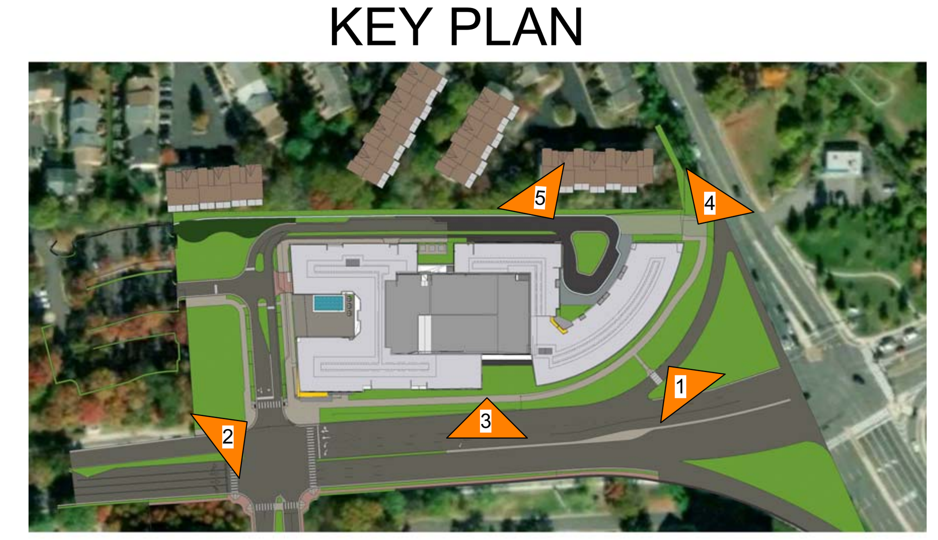
3- SOUTH VIEW

4- NORTH-EAST VIEW

1- SOUTH-EAST VIEW

5- NORTH-EAST VIEW

KEY PLAN



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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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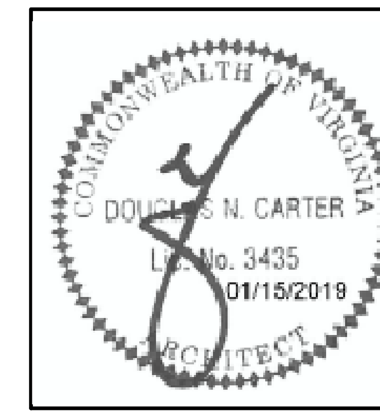

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ISSUE DATE	
COMPLETENESS SUB.	05/25/2018
VERIFICATION OF COMPLETENESS SUB.	07/26/2018
VERIFICATION OF COMPLETENESS SUB.	08/15/2018
DSUP AMENDMENT NO. 1	01/15/2019

REVISION DATE

PROJECT TITLE

DSUP AMENDMENT NO. 1 SUBMISSION

2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE

PERSPECTIVE VIEWS

DRAWN BY JB, JG

QC CHECKED BY AS

CA REVIEWED BY

DRAWING NUMBER

A801

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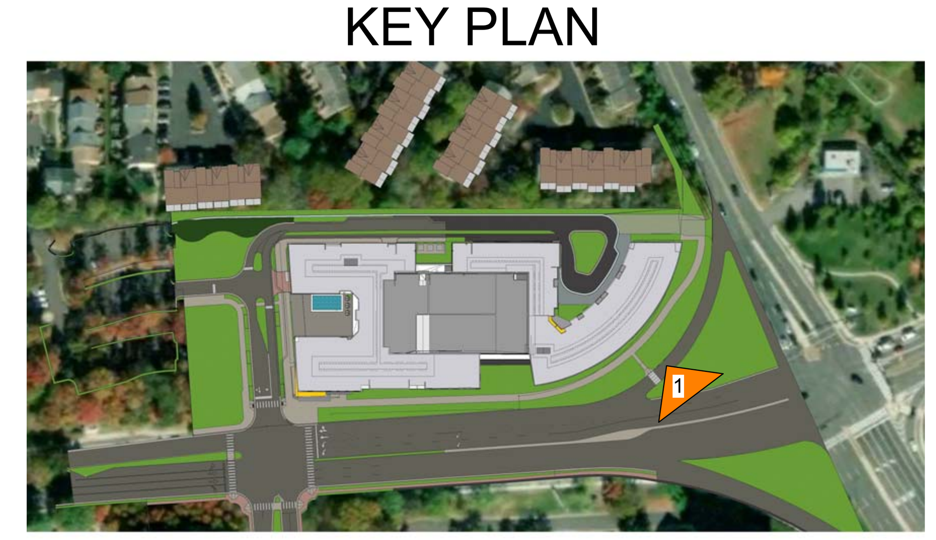
1- SOUTH-EAST VIEW

KEY PLAN



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SPECIAL USE PERMIT NO. 2017–0019

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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DOUGLAS N. CARTER
Lic. No. 3435
01/15/2019
ARCHITECT

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ISSUE DATE	
COMPLETENESS SUB.	05/25/2018
VERIFICATION OF COMPLETENESS SUB.	07/26/2018
VERIFICATION OF COMPLETENESS SUB.	08/15/2018
DSUP AMENDMENT NO. 1	01/15/2019

REVISION DATE

PROJECT TITLE
DSUP AMENDMENT NO. 1 SUBMISSION

2000 N BEAUREGARD ST.
ALEXANDRIA, VA

PROJECT NO. 317460.00

DRAWING TITLE
PERSPECTIVE VIEWS

DRAWN BY	JB, JG
QC CHECKED BY	AS
CA REVIEWED BY	

DRAWING NUMBER
A802

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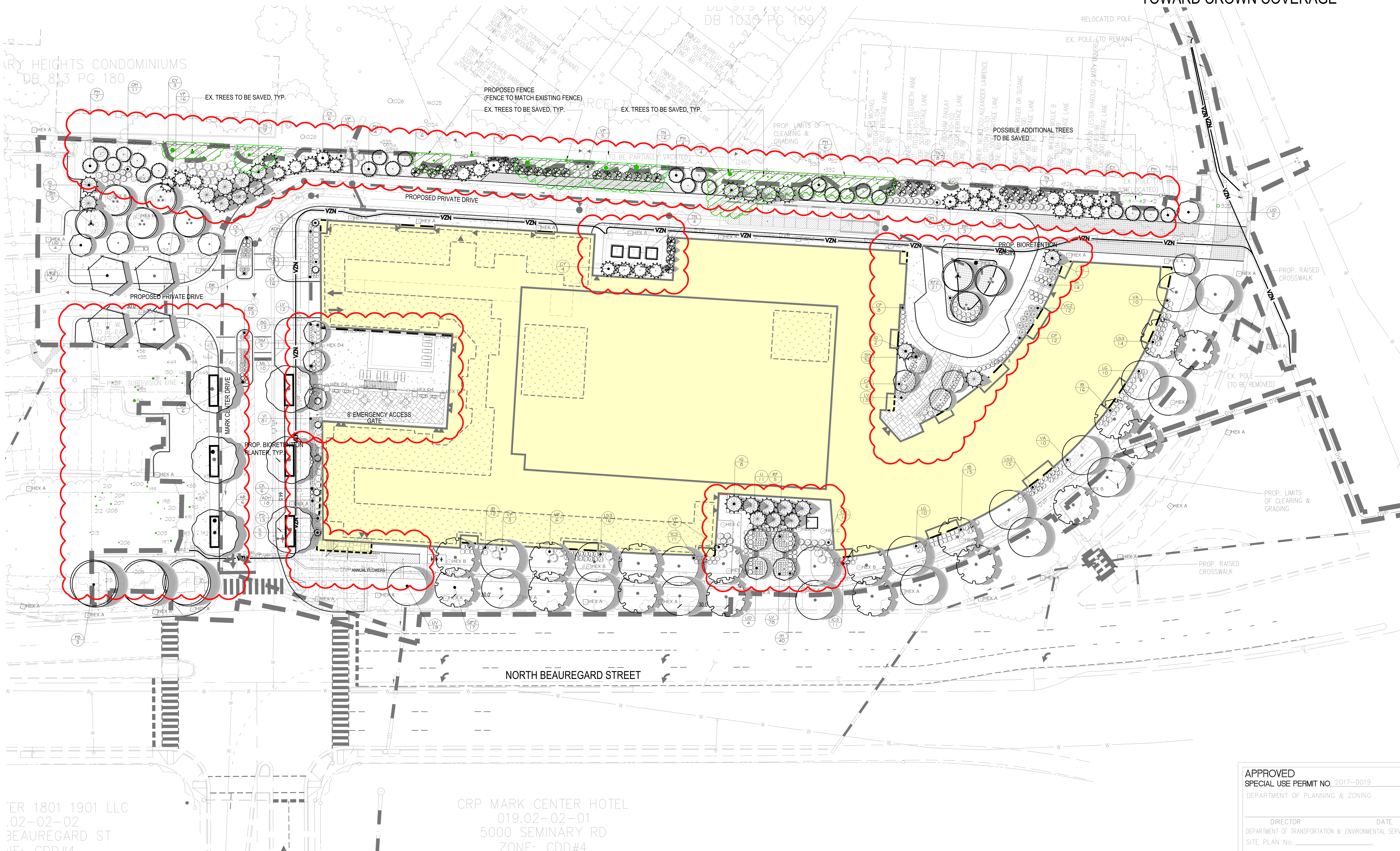
LEGEND

- EX. TREES TO BE SAVED
- TREE SAVE CANOPY CREDITED TOWARD CROWN COVERAGE



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SPECIAL USE PERMIT NO. 2017-0019
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.

A

LANDSCAPE PLAN

SCALE: 1"=30'

TWSDesign Inc.
Landscape Architecture
1835 Clovermeadow Drive
Vienna, Virginia 22182
703.938.0308 Fax.800.350.9226

COMMONWEALTH OF VIRGINIA
TINA WOODS-SMITH
No.000451
1.14.19
LANDSCAPE ARCHITECT

MONDAY PROPERTIES
MONDAY PROPERTIES
Owner

N

0 15' 30' 60'

2000
N BEAUREGARD

Submission Set
City of Alexandria, Virginia
Job Name

REVISIONS

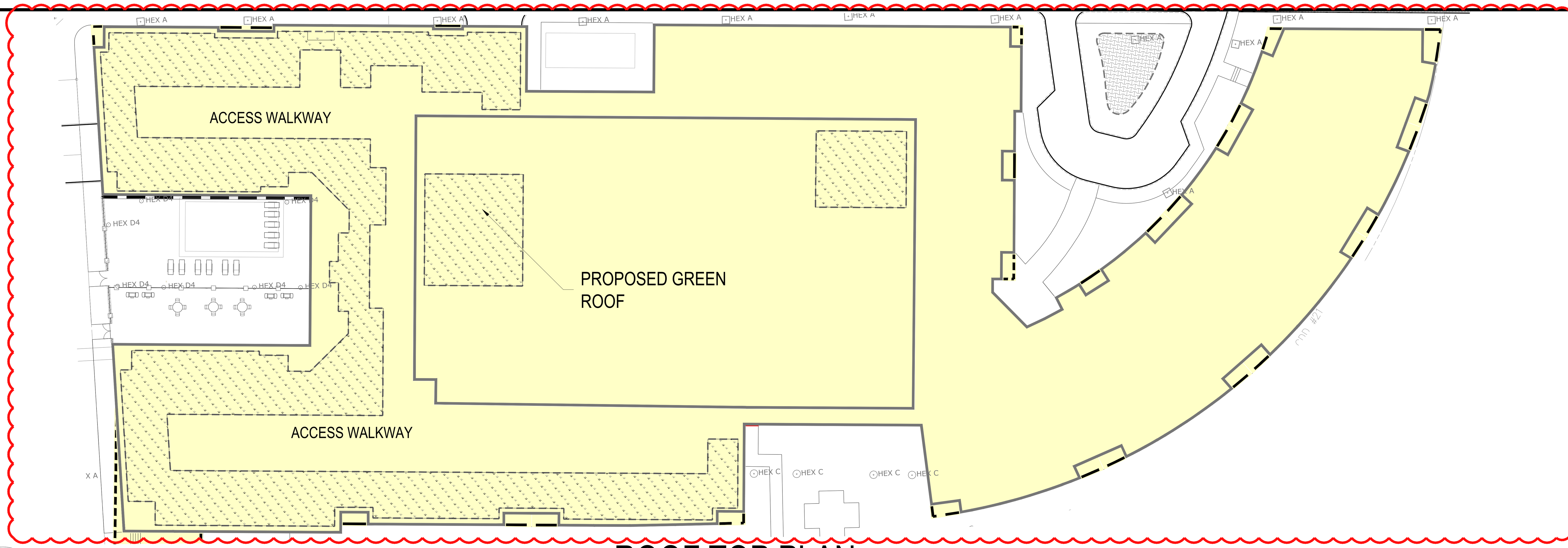
No.	Description	Date
4	FOOTPRINT CHANGE	1/14/2019
3	ADD LIGHTING	8/9/2018
2	COMPLETENESS VERIFICATION	7/26/2018
1	TREE SAVE	7/16/2018

LANDSCAPE PLAN

Drawing Title

Project Number: NBEAU
Scale: 1"=30'
Date: May 25, 2018

Sheet No. of
L1



B

ROOF TOP PLAN

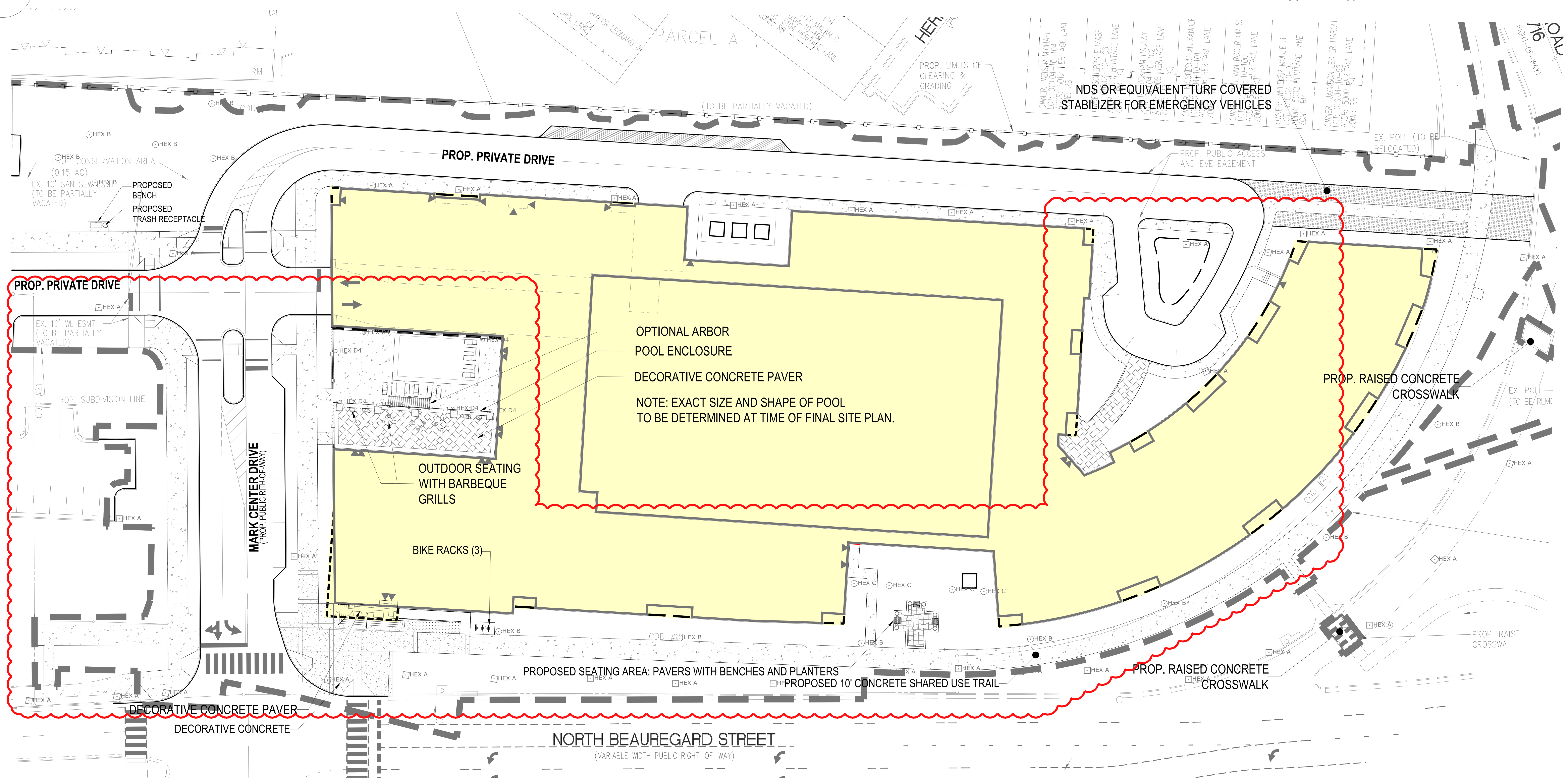
SCALE: 1"=30'

LEGEND

CONCRETE WALK

DECORATIVE CONCRETE PAVER OR EQUIVALENT

EXTENSIVE GREENROOF TREMCO VR LITE OR EQUIVALENT
(EXTENSIVE SEED MIX INCUDING A COMBINATION OF NATIVE PERENNIALS, PERENNIALS, SPREADING GROUND COVER AND SEDUMS)



A

HARDSCAPE PLAN

SCALE: 1"=30'

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE

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COMMONWEALTH OF VIRGINIA
TINA WOODS-SMITH
No.000451
1.14.19
LANDSCAPE ARCHITECT

MONDAY PROPERTIES

MONDAY PROPERTIES

Owner

N

0 15' 30' 60'

2000
N BEAUREGARD

Submission Set
City of Alexandria, Virginia

Job Name

REVISIONS

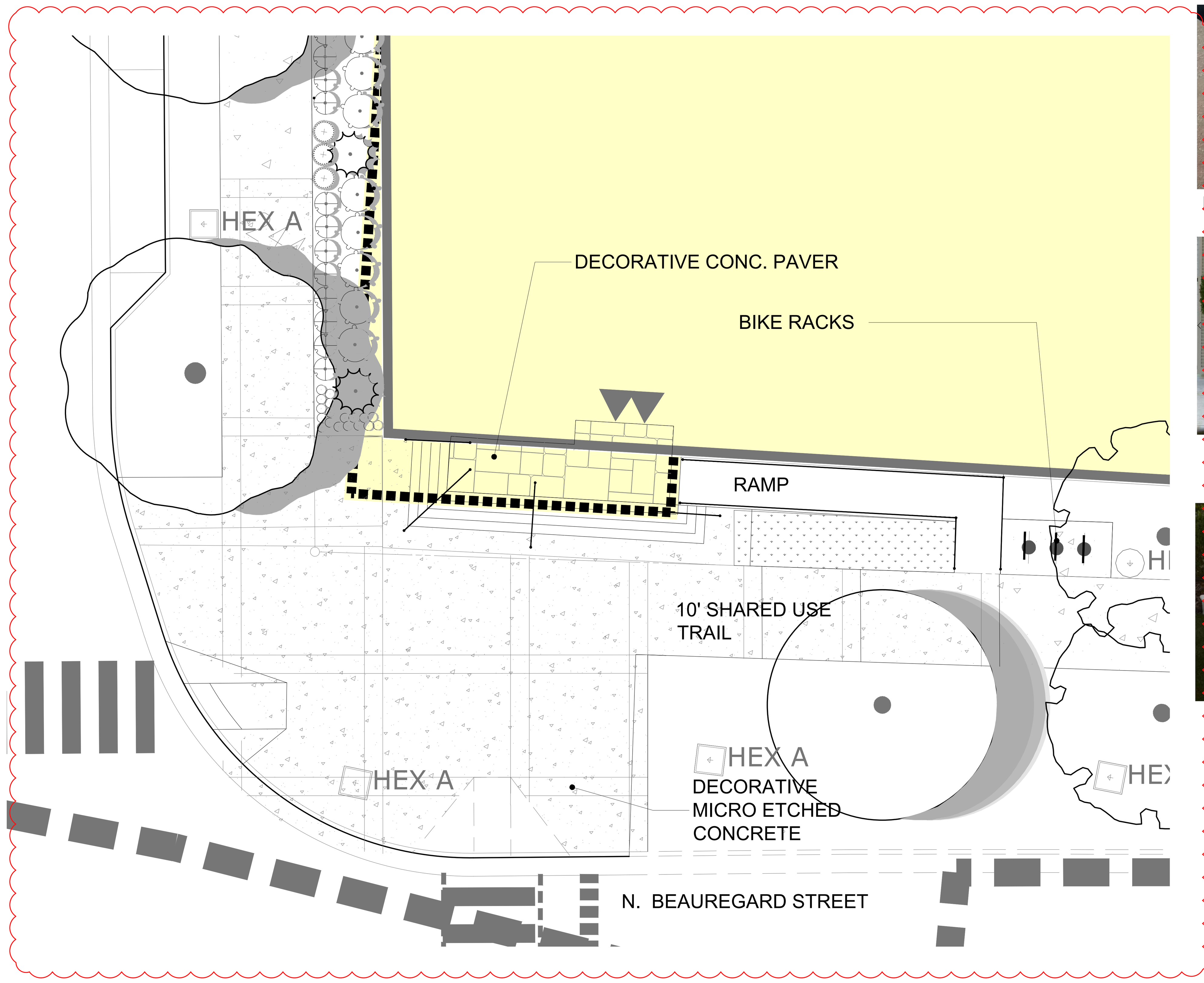
No.	Description	Date
4		
3	FOOTPRINT UPDATE	1/14/2019
2		
1	COMPLETENESS VERIFICATION	7/26/2018

HARDSCAPE PLAN

Drawing Title

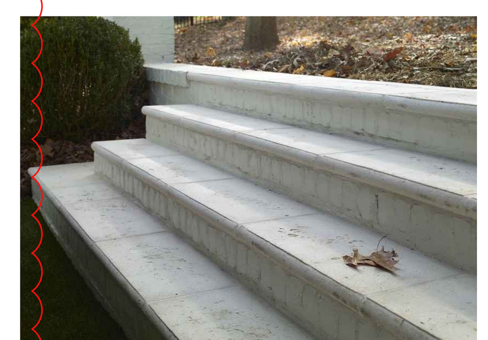
Project Number: NBEAU
Scale: 1"=30'
Date: May 25, 2018

Sheet No. of
L2



MICRO ETCHED CONCRETE

DECORATIVE CONCRETE PAVER, TYP.



CONCRETE TREAD, TYP.

A

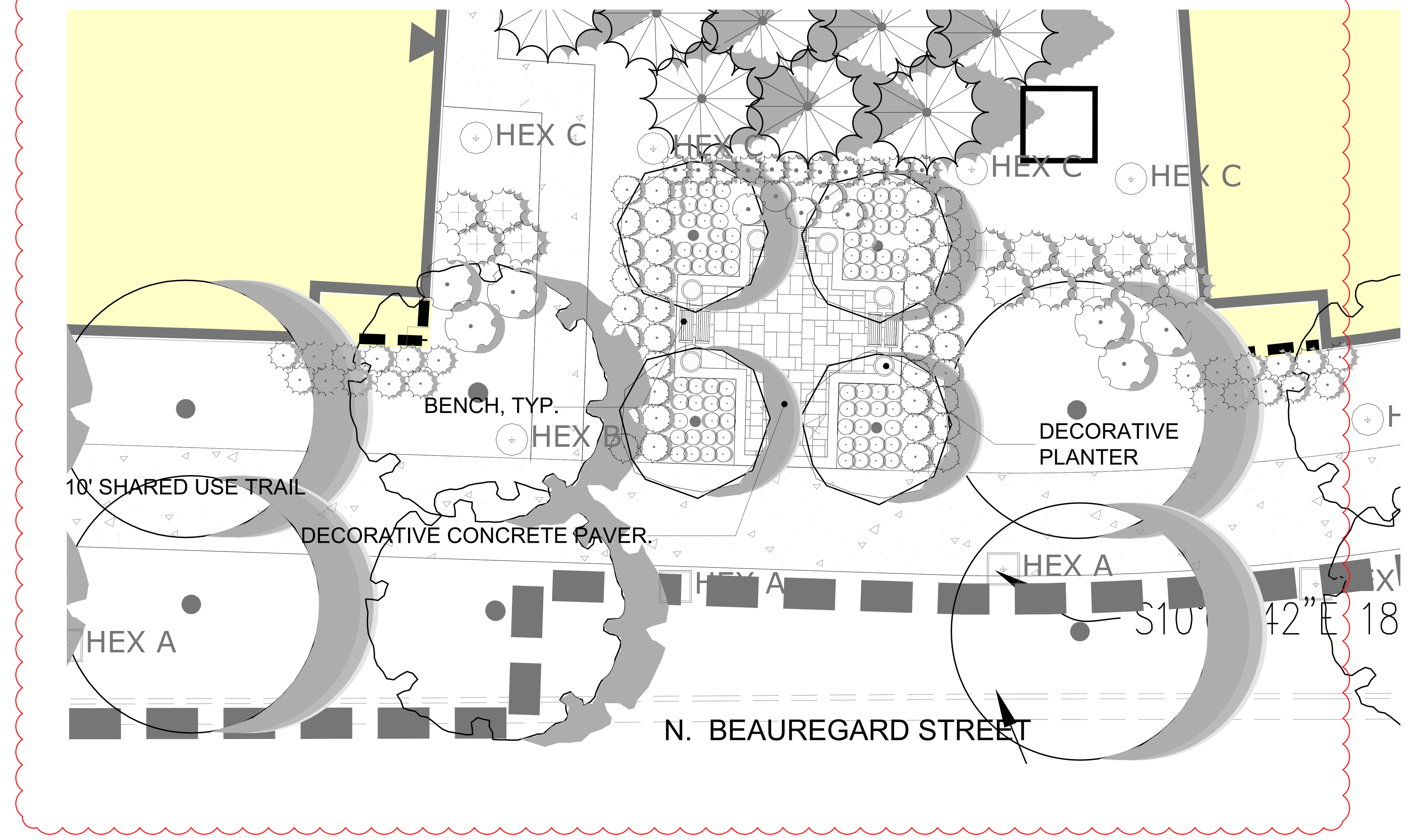
BEAUREGARD STREET ENTRANCE

SCALE: 1"=10'

BENCH WITH OTTOMAN

PLANTER WITH ANNUAL FLOWERS

DECORATIVE CONCRETE PAVER, TYP.



B

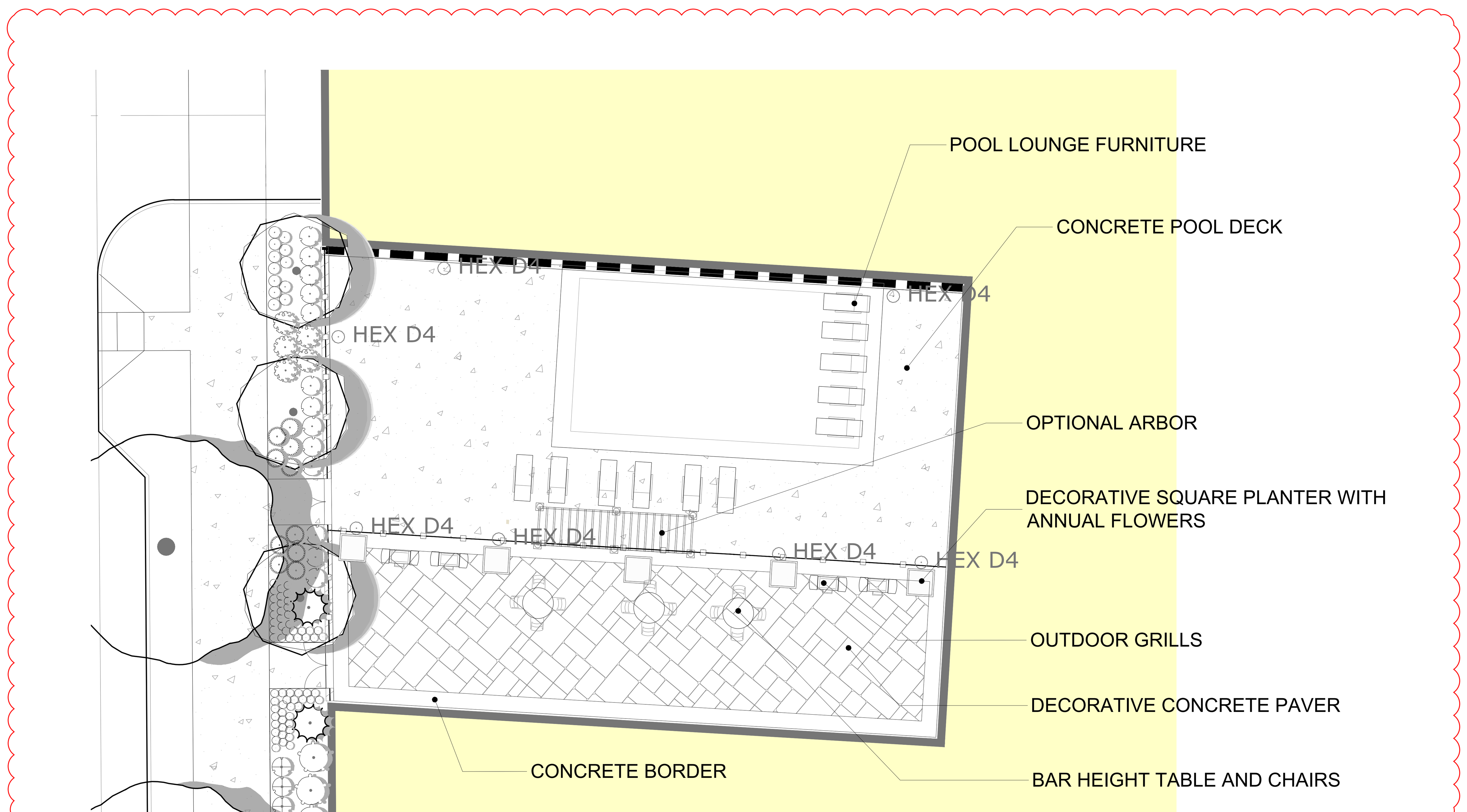
BEAUREGARD STREET SEATING AREA

SCALE: 1"=10'

DECORATIVE CONCRETE PAVER, TYP.

DECORATIVE SQUARE PLANTER WITH ANNUALS

BAR HEIGHT TABLE AND CHAIRS



C

POOL AMENITY

SCALE: 1"=12'

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
TINA WOODS-SMITH
No.000451
1.14.19
LANDSCAPE ARCHITECT

MONDAY PROPERTIES

Owner

N

2000
N BEAUREGARD

Submission Set
City of Alexandria, Virginia

Job Name

REVISIONS

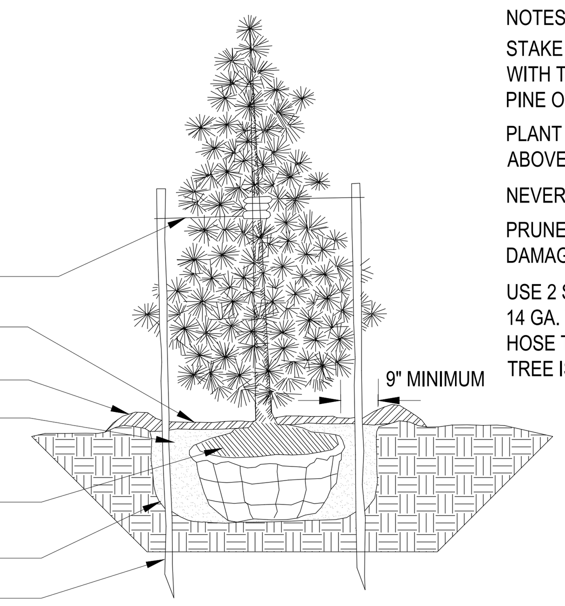
No.	Description	Date
4		
3	FOOTPRINT UPDATE	1/14/2019
2	ADD LIGHTING	8/9/2018
1	COMPLETENESS VERIFICATION	7/26/2018

AMENITY AREAS

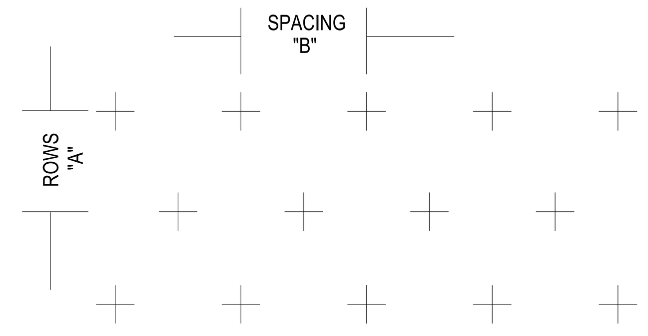
Drawing Title

Project Number: NBEAU
Scale: 1"=30'
Date: May 25, 2018

Sheet No. of
L3



A EVERGREEN TREE PLANTING DETAIL

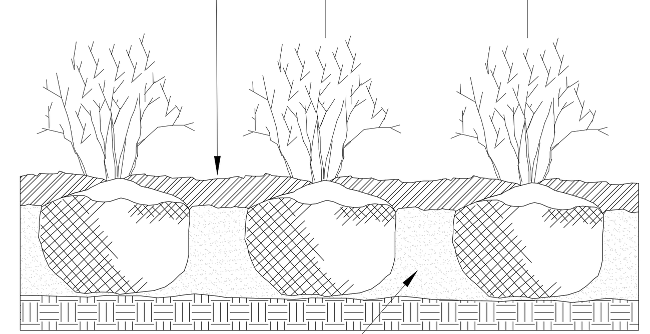


PLANT SPACING CHART

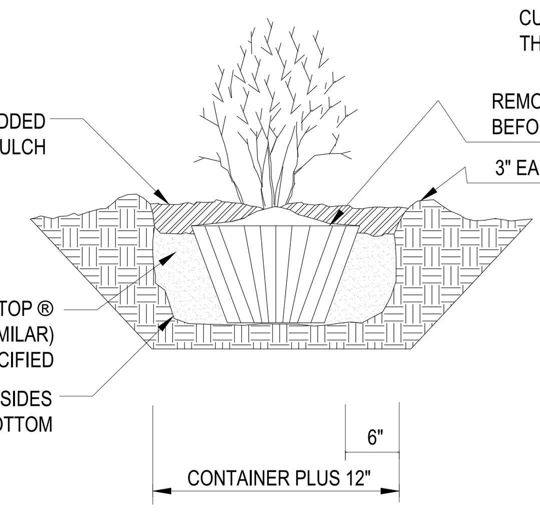
SPACING B	ROWS A	PLANTS PER SQ.FT.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

B TRIANGULAR SPACING FOR SHRUBS AND GROUND COVER

F CITY OF ALEXANDRIA BIKE RACK

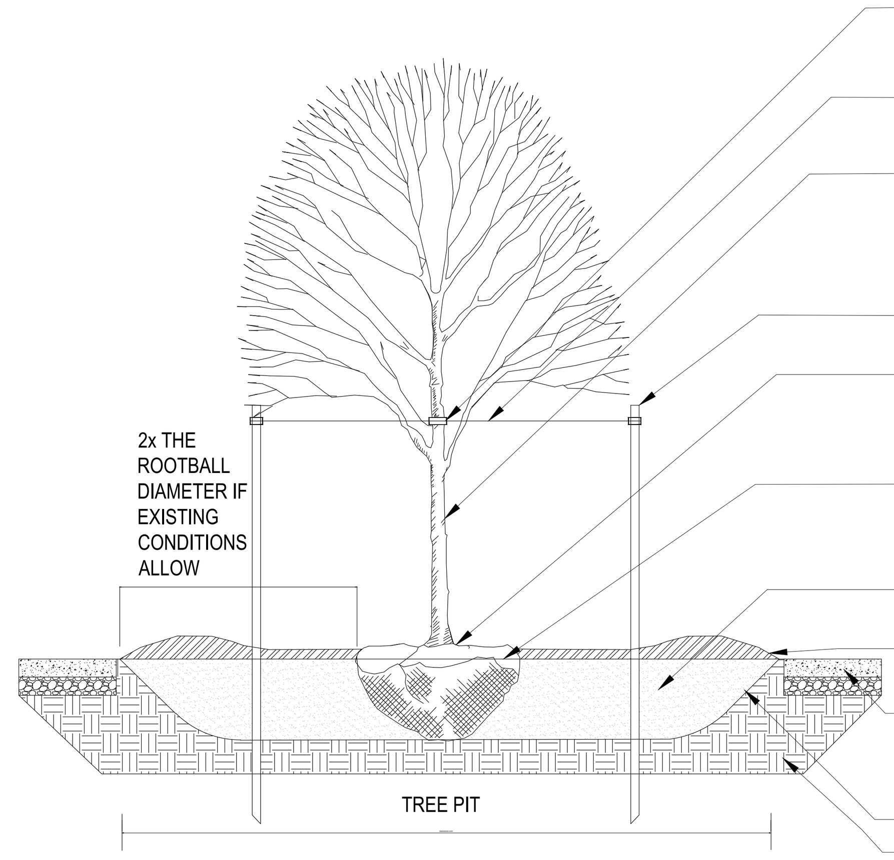


C GROUND COVER PLANTING DETAIL



D SHRUB PLANTING DETAIL

G BENCH



E TREE PLANTING IN R.O.W. ADJACENT TO PAVEMENT

APPROVED
SPECIAL USE PERMIT NO. 2017–0019
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

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DATE RECORDED ____

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COMMONWEALTH OF VIRGINIA
Tina Woods Smith
TINA WOODS–SMITH
No.000451
1.14.19
LANDSCAPE ARCHITECT

MONDAY PROPERTIES
MONDAY PROPERTIES
Owner

2000 N BEAUREGARD

Submission Set
City of Alexandria, Virginia
Job Name

REVISIONS

No.	Description	Date
4		
3	FOOTPRINT UPDATE	1/14/2019
2	LIGHTING UPDATE	8/9/2018
1	COMPLETENESS VERIFICATION	7/26/2018

PLANTING DETAILS
HARDSCAPE ELEMENTS

Drawing Title

Project Number: NBEAU
Scale: 1"=30'
Date: May 25, 2018

Sheet No. of
L4

REQUIRED LANDSCAPE 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, D.C.

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, or 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, 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 the time of construction) of "Landscape Specification Guidelines" as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg Maryland.

5. Prior to commencement of landscape installation / planting operations, a pre-installation / construction meeting will be scheduled with the City's Arborist and Landscape Architects to review the scope of installation procedures and 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. A certification letter for tree wells, if required, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner / applicant / successor and sealed and dated as approved by the project's Landscape Architect.

8. As-built drawings for this landscape and / or irrigation / water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.

SUPPLEMENTAL LANDSCAPE NOTES:

1. All street trees shall be pruned with a minimum of 6 feet of clear stem.

2. The landscape plantings shown on this plan are for the approximate placement of plant material on the site.

3. Prior to offering a final bid to perform the landscaping shown on this plan, the Landscape Contractor shall be responsible to notify the Owner of any conflicts between these notes and any subsequent Project Specification Booklet which may be provided to the Landscape Contractor.

4. The Landscape Contractor shall be responsible for all aspects of the final plant installation including, but not limited to:
   a. Confirmation of species availability or replacement in accordance with the procedures noted in paragraph #3 of the Required Landscape Notes found on this sheet.
   b. Confirmation of the location of all utilities.
   c. Adjustment of all landscaping as necessary to achieve an appropriate separation (as required by the City, Governing Agencies and / or the appropriate Utility Company) from all utilities and their easements.
   d. Notification of the Owner of any suspected conflict with an existing or proposed utility prior to planting.
   e. Creation of a maintenance program for all landscaping - the Landscape Contractor shall notify the Owner in writing of all maintenance obligations.

5. The Landscape Contractor shall work with the Owner to provide the appropriate sod and soil amendment requirements for this site. This shall not be the responsibility of TWS Design, Inc.

6. The plant materials specified on this plan are those which are referenced in the City of Alexandria Landscape Guidelines and / or are those found to be readily available at local plant sources. These plants have a proven track record of reliability in this area. A Landscape Contractor's failure to provide the appropriate pest control, disease control, enough water, proper fertilizing, proper soil amendments and favorable soil conditions is not under the control of TWS Design and are typically the cause of plant failure. Therefore, TWS Design shall not be responsible for the repair, replacement or maintenance of any landscaping.

7. The Owner of fee title to any property on which plant material has been established in accordance with this landscape plan shall be responsible for the repair, maintenance and replacement of plant material as required by the City of Alexandria once the guarantee period has expired.

8. Guarantee: During all phases of this work and for a period of one (1) year after "Final Acceptance", the Landscape Contractor shall replace at his sole expense any plants(s) which deteriorates in health and appearance so as to become a lesser specification and / or grade from that which was originally installed. All plant replacements shall be made with the same species, size and plant grade unless otherwise directed by the Owner. During the guarantee period, the Landscape Contractor shall periodically inspect the plantings and be responsible for notifying the Owner in writing of any changes he feels are necessary in the maintenance program. This arrangement will in no way relieve the Landscape Contractor of his responsibility to replace plantings that die during the guarantee period.

9. Acceptance: Upon completion of all plant installation specified on this plan, the Landscape Contractor shall provide written notice to the Owner requesting a final inspection to verify completion / acceptance of the work. All discrepancies will be noted and it will be the Landscape Contractor's obligation to remedy same, prior to "Final Acceptance". A "Final Acceptance" letter will be issued by the Owner and the plant guarantee period will commence with the date of said acceptance letter.

10. The Landscape Contractor shall be responsible for all watering of plants and sod until "Final Acceptance" after which the Landscape Contractor shall provide the Owner with a written maintenance program which addresses watering requirements.

11. The Owner shall be responsible for all regulatory approvals regarding the landscaping shown on this sheet.

A NOTES

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CALIPER	HEIGHT	CROWN COVERAGE	TOTAL
	BH	8	Betula nigra `Heritage` / Heritage River Birch	-	2.5" - 3"		8 @ 750 SF PER TREE	6,000 SF
	QP2	7	Quercus phellos / Willow Oak	-	3"Cal		7 @ 1,250 SF PER TREE	8,750 SF
	UV	6	Ulmus americana `Valley Forge` / American Elm	-	3"Cal	60`	6 @ 1,250 SF PER TREE	7,500 SF
	UR2	4	Ulmus carpinifolia `Groenveldt` / Groenveldt Elm	-	3"Cal		4 @ 1,250 SF PER TREE	5,000 SF

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CALIPER	HEIGHT		
	CY	28	Cryptomeria japonica `Yoshino` / Yoshino Cryptomeria	-		9`-10`	28 @ 250 SF PER TREE	7,000 SF
	IG	24	Ilex opaca `Greenleaf` / Greenleaf Holly	-		9`-10`	24 @ 250 SF PER TREE	6,000 SF
	IL	7	Ilex x meserveae `Castle Spire` / Castle Spire Holly	-		6`-7`	7 @ 2 SF PER TREE	14 SF
	PH	25	Pinus heldreichii / Bosnian Pine	-		10`	25 @ 500 SF PER TREE	12,500 SF
	TN	41	Thuja occidentalis `Nigra` / Dark Green Arborvitae	-		10`	41 @ 250 SF PER TREE	10,250 SF

FLOWERING TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CALIPER	HEIGHT		
	LID	15	Lagerstroemia indica `Dynamite` / Dynamite Crape Myrtle	-		9`-10`	15 @ 250 SF PER TREE	3,750 SF

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3		
	ADH	28	Azalea x `Dorothy Hayden` / Dorothy Hayden Azalea	18"-24"			28 @ 0 SF PER SHRUB	0 SF
	BR	2	Berberis thunbergii `Royal Burgundy` / Royal Burgundy Barberry	24"			2 @ 0 SF PER SHRUB	0 SF
	BG	13	Buxus x `Green Gem` / Green Gem Boxwood	24"			13 @ 2 SF PER SHRUB	26 SF
	CA	6	Camellia japonica April Blush / April Blush Camellia	5 gal			6 @ 2 SF PER SHRUB	12 SF
	CP	20	Cephalotaxus harringtonia prostrata / Prostrate Plum Yew	24"-30"			20 @ 2 SF PER SHRUB	40 SF
	IC3	22	Ilex cornuta `Carissa` / Carissa Holly	30"-36"			22 @ 2 SF PER SHRUB	44 SF
	IH	54	Ilex crenata `Helerii` / Heler Japanese Holly	24"-30"			54 @ 2 SF PER SHRUB	108 SF
	IJ	11	Ilex crenata `Steeds` / Steeds Japanese Holly	30"-36"			11 @ 2 SF PER SHRUB	22 SF
	IB	37	Ilex x meserveae `Blue Princess` TM / Blue Princess Holly	24"-30"			37 @ 2 SF PER SHRUB	74 SF
	LG	19	Lagerstroemia `Gamad I` / Cherry Dazzle Crape Myrtle	24"-30"			19 @ 2 SF PER SHRUB	38 SF
	LS3	31	Ligustrum sinense `Sunshine` / Sunshine Ligustrum	24"-30"			31 @ 0 SF PER SHRUB	0 SF
	OH	40	Osmanthus heterophyllus `Goshiki` / Goshiki Holly Olive	30"-36"			40 @ 2 SF PER SHRUB	80 SF
	POL	7	Prunus laurocerasus `Otto Luyken` / Otto Luyken Laurel	24"-30"			7 @ 2 SF PER SHRUB	14 SF
	PS	13	Prunus laurocerasus `Schipkaensis` / Schipka Laurel	30"-36"			13 @ 2 SF PER SHRUB	26 SF
	RF2	21	Rosa x `Flower Carpet Pink` / Pink Flower Carpet Rose	24"			21 @ 0 SF PER SHRUB	0 SF
	RF	5	Rosa x `Flower Carpet Yellow / Yellow Flower Carpet Rose	3 gal			5 @ 0 SF PER SHRUB	0 SF
	SH	52	Sarcococca hookerana humilis / Sweet Box	3 gal			52 @ 0 SF PER SHRUB	0 SF
	SM	5	Spiraea japonica `Magic Carpet` / Magic Carpet Spirea	30"-36"			5 @ 2 SF PER SHRUB	10 SF
	VC2	12	Viburnum x burkwoodii `Conoy` / Conoy Viburnum	30"-36"			12 @ 2 SF PER SHRUB	24 SF
	VP	41	Viburnum x pragense / Prague Viburnum	36"-42"			41 @ 2 SF PER SHRUB	82 SF
	VA	10	Viburnum x rhytidophylloides / Alleghany Viburnum	30"-36"			10 @ 2 SF PER SHRUB	20 SF

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
	CK	11	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	3 gal		
	LV	245	Liriope muscari `Variegata` / Variegated Lily Turf	4" pot		
	ML	10	Muhlenbergia capillaris `Lenca` / Regal Mist Pink Muhly	3 gal		
	VI	81	Vinca minor `Illumination` TM / Illumination Dwarf Periwinkle	1 gal		

TOTAL CROWN COVERAGE: 67,384 SF

B PLANT SCHEDULE - ON SITE PLANTINGS ONLY

SITE AREA:	143,286 SF
CROWN COVERAGE REQUIRED @40%:	57,314 SF
CROWN COVERAGE THROUGH TREE SAVE:	4,878 SF
CROWN COVERAGE PROVIDED	
TREES: 66,750 SF	
SHRUBS: 634 SF	
CROWN COVERAGE PROVIDED FROM PLANTINGS:	67,384 SF
TOTAL CROWN COVERAGE PROVIDED:	72,262 SF
PERCENT OF CROWN COVERAGE PROVIDED:	50.43%
DISTURBED SITE AREA:	190,411 SF

C CROWN COVERAGE CALCULATIONS

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
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.

TWSDesign Inc.
Landscape Architecture
1835 Clovermeadow Drive
Vienna, Virginia 22182
703.938.0308 Fax.800.350.9226

COMMONWEALTH OF VIRGINIA
Tina Woods-Smith
TINA WOODS-SMITH
No.000451
1.14.19
LANDSCAPE ARCHITECT

MONDAY PROPERTIES
MONDAY PROPERTIES
Owner

2000 N BEAUREGARD

Submission Set
City of Alexandria, Virginia
Job Name

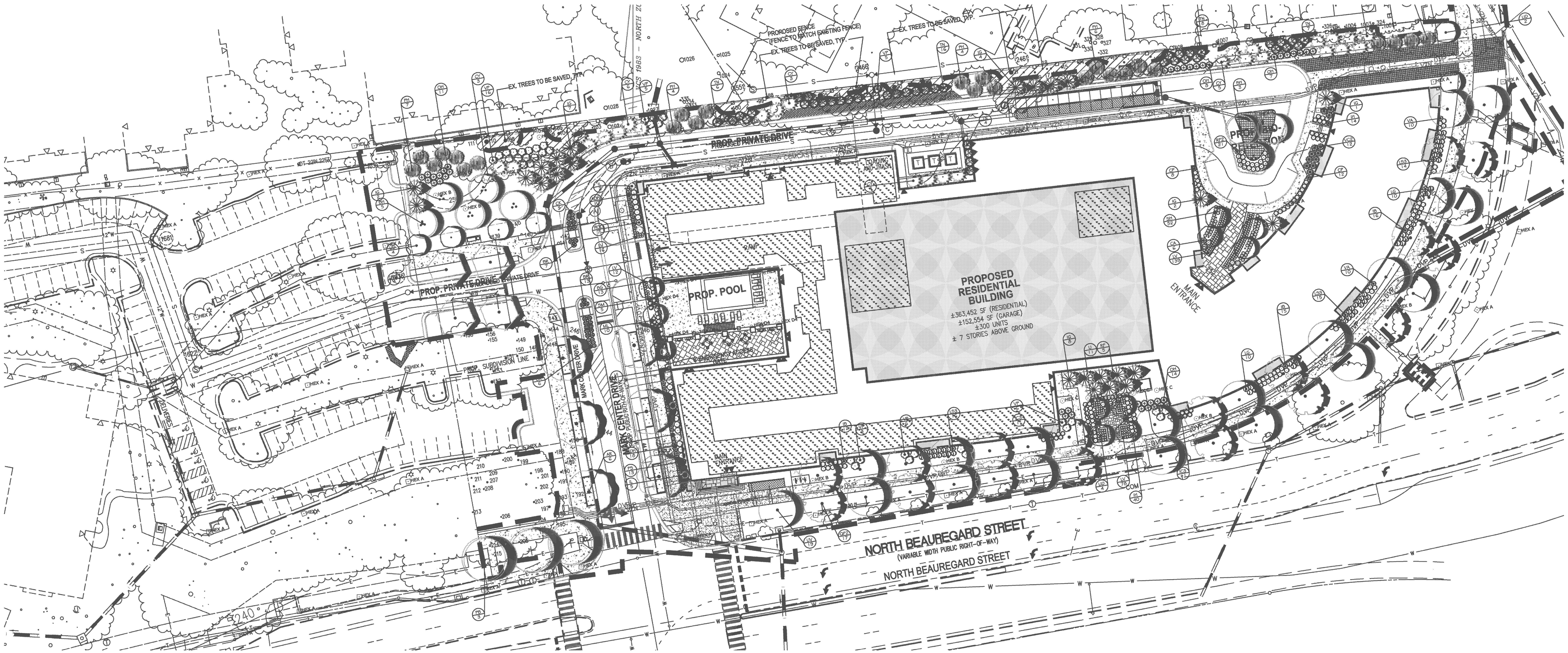
REVISIONS

No.	Description	Date
4	FOOTPRINT UPDATE	1/14/2019
3	ADD LIGHTING	8/9/2018
2	COMPLETENESS VERIFICATION	7/26/2018
1	TREE SAVE	7/16/2018

PLANT TABULATION
Drawing Title

Project Number: NBEAU
Scale: 1"=30'
Date: May 25, 2018

Sheet No. of
L5



HARTRANFT LIGHTING DESIGN, LLC
Andrea Hartranft 240-731-1058
Kimberly Daley 631.833.3058

ARCHITECTURAL LIGHTING FIXTURE SCHEDULE

REVISION: REV.# NO. MM DD YYYY

PROJECT: 2000 N BEAUREGARD | PROJECT #: | DATE: 07 25 2018

NOTES

1 SHOULD THE CONTRACTOR WISH TO HAVE PRODUCTS OTHER THAN THOSE SPECIFIED CONSIDERED, THE ITEMS MUST BE SUBMITTED (14) DAYS IN ADVANCE OF THE BID. FAILURE TO SUBMIT WITHIN THAT DEADLINE CONSTITUTES A GUARANTEE THAT THE SPECIFIED PRODUCTS WILL BE SUPPLIED.

2 CONTRACTOR SHALL PROVIDE A COMPLETE LIST OF ALL LAMPS WHICH WILL BE FURNISHED ON THE PROJECT. THIS LIST SHALL BE ORGANIZED ALPHABETICALLY BY LUMINAIRE TYPE INDICATED ON THE LUMINAIRE SCHEDULE, AND INCLUDE THE MANUFACTURER AND EXACT MODEL ORDERING CODE OF EACH LAMP.

3 THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL 10% OF ALL LAMPS LISTED AT PROJECT TURN OVER. LAMPS ARE FOR SPARE REPLACEMENT LAMPS. LIST OF SPARE LAMPS TO BE INCLUDED IN SUBMITTAL DOCUMENTATION.

4 ALL EMERGENCY AND EXIT LIGHTING SHALL BE DESIGNED AND SPECIFIED BY THE ELECTRICAL ENGINEER

5 0-10V DIMMING REQUIRES 5 WIRES.

6 CONFIRM WITH ARCHITECT THE EXACT MOUNTING HEIGHT AFF

7 CONTRACTOR MUST PROVIDE UNIT PRICING TO THE ARCHITECT- FOR EACH FIXTURE TYPE COMPLETE WITH ALL ACCESSORIES AND LAMP.

8 ALL DIGITALLY ADDRESSABLE FIXTURES MUST BE WIRED AND ADDRESSED PREVIOUS TO INSTALLATION.

SYMBOL	FIXTURE TYPE	DESCRIPTION	LAMP	MANUFACTURER	CATALOG NUMBER	POWER SUPPLY	SYSTEM WATTS	VOLTS	CONE	APER. SIZE	MOUNTING: SURFACE	MOUNTING: FINISH	MOUNTING: RECESS	MOUNTING: DEPTH	NOTES	QTY
	HEX-A	ROADWAY LIGHT FIXTURE	3000K, 10,737 LUMENS, LED	PHILIPS HADCO	RL54 B A N N 1 A W N N W A N	INTEGRAL POWER SUPPLY, 0-10V DIM	104W	BY EE	N/A	N/A	X				PROVIDE ALL EQUIPMENT REQUIRED FOR A COMPLETE WORKING SYSTEM.	53
		14 FT POLE		WHATLEY VALMONT	CF50-D3M-14-AB-BLK											
	HEX-B	PEDESTIAN LIGHT	3000 K, 2755 LUMENS, LED	PHILIPS LUMEC	VLC-29L350WW-G1-C-3-UNV-CAGE-GY3TX	INTEGRAL POWER SUPPLY, 0-10V DIM	33W	BY EE	N/A	N/A	X				PROVIDE ALL EQUIPMENT REQUIRED FOR A COMPLETE WORKING SYSTEM.	13
		10 FT POLE		WHATLEY VALMONT	CF50-D3M10-AB-BLK											
	HEX-C	36" BOLLARD	3000K, 276 LUMENS, LED	PERFORMANCE IN LIGHTING, KHA SERIES	76416	INTEGRAL DRIVER	14W	BY EE	N/A	N/A					PROVIDE ALL EQUIPMENT REQUIRED FOR A COMPLETE WORKING SYSTEM.	4
	HEX-D4	PEDESTRIAN LIGHT IN POOL AREA, TYPE 4, BACK-TO-BACK-MOUNTING	3000K, 17,480 LUMENS, LED	COOPER LIGHTING, ARBOR SERIES	ARB-B3-LED-D1-T4-[FINISH]-ARTA15	INTEGRAL POWER SUPPLY, 0-10V DIM	102W TOTAL	BY EE	N/A	N/A					CONFIRM MOUNTING AND FINISH. PROVIDE ALL EQUIPMENT REQUIRED FOR A COMPLETE WORKING SYSTEM.	5
		10 FT POLE		WHATLEY VALMONT	CF50-D3M10-AB-BLK											
	HEX-D5	PEDESTRIAN LIGHT IN POOL AREA, TYPE 5, BACK-TO-BACK MOUNTING	3000K, 18,928 LUMENS, LED	COOPER LIGHTING, ARBOR SERIES	ARB-B4-LED-D1-T5-[FINISH]-ARTA15	INTEGRAL POWER SUPPLY, 0-10V DIM	198W TOTAL	BY EE	N/A		X				CONFIRM MOUNTING AND FINISH. PROVIDE ALL EQUIPMENT REQUIRED FOR A COMPLETE WORKING SYSTEM.	2
		10 FT POLE		WHATLEY VALMONT	CF50-D3M10-AB-BLK											

FOR INFORMATION ONLY

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
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.

AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

Hartranft Lighting Design

Hartranft Lighting Design
401 Hawthorne Ln, Ste. 110-269
Charlotte, NC 28204
(240) 731-1058

2000 N BEAUREGARD ST

Hartranft Lighting Design

No. Revision Date

Date 01/11/2019
Scale NTS
Project No. & Title 2000 N BEAUREGARD
Drawn By KM
Seal & Signature

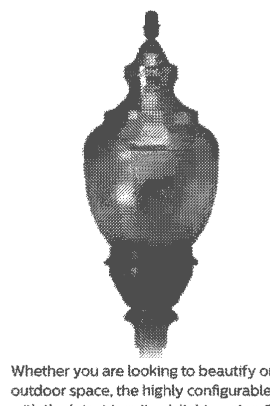
Drawing Title
LT1
LIGHTING PLAN

HEX A

PHILIPS
HADCO

Urban

Refractive Globe with Lumilock LED engine GX4



LED

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Whether you are looking to beautify or add a sense of security and well-being to your outdoor space, the highly configurable Philips Hadco LED refractive post tops paired with the latest LumiLock light engine GX4 will definitely help you achieve your goals. A multitude of exterior luminaire styles allow you to create promenades and areas exuding timeless, historical charm both day and night. The configurable LED light engine GX4 is an ideal alternative to HID sources, providing you with significant energy savings, and more choices for light levels, optics and controls. Includes Service Tag, Philips innovative way to provide assistance throughout the life of the product.

Ordering guide: Luminaire example: RL34 A A B A 1 A S N R7 W A 3 N N N N SP1

Series	Pod	Roof	Cage	Finial	Fastener	Finish	Optic	Pod Photo Control (location inside of pod)
RL34 Wide Body Type 3 RL54 Wide Body Type 5	A Octagonal style B Round fitter with scalloped petals H Round contemporary L Round fluted long T Decorative leaf with scalloped petals	A Victorian B Acorn C Tall D Short G Adams	B[1] Cage for wide body globe E Band for wide body globe F Band for wide body globe G[1] Cage for wide body globe I[1] Cage for wide body globe J[1] Cage for wide body globe N None	A B C[2] D[2] E[2] F G H N None	1 Hex head 2 Allen head	A Black B White G Verde H Bronze J Green	S Short W Wide	E 120 VAC Button Eye H 208/240/277 Button Eye R[3] 3 Pin Receptacle N None

Future Proof Photo Control	Color Temp	Voltage	Drive Current	Integral Control Options	Option 1	Option 2	Option 3	Surge Protection
R5[3,4] 5 pin receptacle on the engine R7[3,4] 7 pin receptacle on the engine N None	W 3000K N 4000K	A 120-277 VAC B 347-480 VAC	2[7] 200mA 3 350mA 4 450mA 5[7] 530mA	*Dynadimmer*[5,8] DA 4 Hrs 25% Reduction DB 4 Hrs 50% Reduction DC 4 Hrs 75% Reduction DD 6 Hrs 25% Reduction DE 6 Hrs 50% Reduction DF 6 Hrs 75% Reduction DG 8 Hrs 25% Reduction DH 8 Hrs 50% Reduction DJ 8 Hrs 75% Reduction DL[5] DALI S[9] FAWS Switch N None	AST[5] Adjustable start up time N None	CLO[5] Constant light output N None	OTL[5] Over the life N None	SP1 10kV/10kA Surge Protector SP2[6] 20kV/20kA Surge Protector

1 Not available with A pod.
2 Not available with B Roof.
3 Use of photoelectric cell (pod photo control (R) only) or shorting cap is required to ensure proper illumination. When R, R5, R7 options are selected, product will ship with shorting cap(s) installed.
4 Only available with A & B clear roof options. Not available with drive currents 4 or 5.
RL 34 or 54 with S optic only available with A roof.
5 Optional Dynadimmer dimming schedules, DALI, AST, CLO, and OTL not available with 347-480 VAC.
6 When SP2 option is selected, luminaire will be fitted with SP2 instead of SP1.
7 Not available with B 347-480 voltage.
8 Not available with R5 or R7.
9 FAWS not available with CLO.

DLC

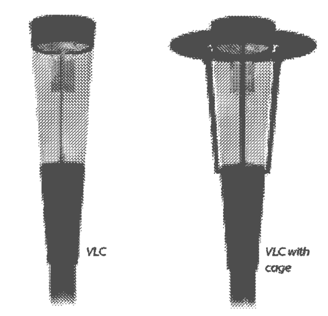
RL34-RL54_Spec 01/18 page 1 of 7

HEX-B

PHILIPS
LUMEC

Urban

SleekVision



LED

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

SleekVision outdoor urban post-top luminaires feature ClearGuide, a revolutionary, vertically-oriented light engine designed to reduce pixelation and glare.

Ordering guide example: VLC-30L350NW-G1-ACDR-C-5-UNIV-DE25-TLRD5-PH8-GY3TX

Luminaire	LED Module	Board Generation	Globe Material	Globe Finish	Optical System	Voltage	Driver Options[2]	Luminaire Options	Luminaire Accessories[6]	Poles & Brackets	Finish
VLC		G1		C							
VLC[1] SleekVision Post Top	*Type 3, 29 LEDs* 29L350NW 29L530NW 29L700NW 29L820NW[2] 29L350WW 29L530WW 29L700WW 29L820WW[2] *Type 5, 30 LEDs* 30L350NW 30L530NW 30L700NW 30L820NW[2] 30L350WW 30L530WW 30L700WW 30L820WW[2]	G1 Gen 1	ACDR Acrylic Globe PC Poly-carbonate Globe	C Clear	3 Type III 5 Type V	UNV 120-277 HVU 347-480	AST Adjustable Start Time CLO Constant Light Output DALI Digitally Adressable Lighting Interface Dynadimmer DCP Dimming Level determined by user Economy Profile DE25 DE50 DE75 Median Profile DM25 DM50 DM75 Safety Profile DS25 DS50 DS75 OTL Over The Life	CAGE Decorative Cage and Brim HS[3] House Side Shield OVR Dynadimmer Override Function SP2 Surge Protection, 20KV 20KA 120-277 TLRD5[4] Dimming Receptacle (5 Pin) TLRD7[4] Dimming Receptacle (7 Pin) TN3[5] Fitter to fit over a 3" (76 mm) O.D. by 4" (102 mm) long tenon TN3.5[5] Fitter to fit over a 3 1/2" (89 mm) O.D.by 4" (102 mm) long tenon	PH8 Photocell UNV (120-277) PH8/347 Photocell UNV (347) PH8/480 Photocell UNV (480) PH9 Shorting cap PHXL Extended Life UNV Photocell (120-277)	*Consult Philips.com/luminaires for details and the complete line of Philips poles and brackets.*	BE2TX Textured Midnight Blue BE6TX Textured Ocean Blue BE8TX Textured Royal Blue BG2TX Textured Sandstone BKTX Textured Black BRTX Textured Bronze GN4TX Textured Blue Green GN6TX Textured Forest Green GN8TX Textured Dark Forest Green GNTX Textured Green GR Gray Sandtex GY3TX Textured Medium Grey NP Natural Aluminum RD2TX Textured Burgundy RD4TX Textured Scarlet TG Hammertone Gold TS Hammertone Silver WHTX Textured White

1. Luminaire always shipped with a dimmable 0-10V driver
2. 347-480V not available
3. HS only available with Type 3. Factory installed only.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response.
6. Luminaire option TLRD5 or TLRD7 is required with these accessories.

c UL us CLASSIFIED

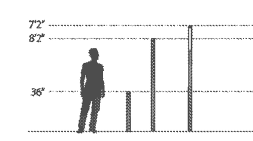
PERFORMANCE iN LIGHTING

PRODUCT CODE HEX-C
PROJECT
TYPE

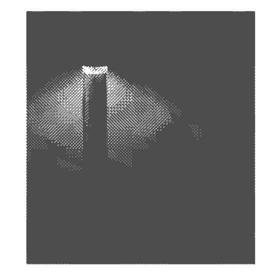
KHA series

KHA SLIM 36" | KHA SLIM7'2" | KHA SLIM 8'2"

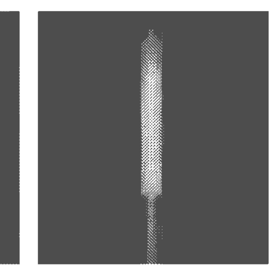
Product Family



Optics



KHA SLIM 7'2" versions, with double reflector optical system for downward light distribution below horizontal and zero upward light pollution, provide glare free indirect light.



KHA SLIM 8'2" versions are complete with a polycarbonate UV stabilized lamp cover, providing an aesthetically appealing 360° comfortable "soft" radiated light.

Performance in Lighting. - 2621 Keys Pointe - Conyers, Georgia 30013 - USA - voice 770.822.2115 - fax 700.822.9925 - info@pil.lighting
www.performanceinlighting.com

HEX-D4 AND HEX-D5

Invue

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Invue Arbor post top brings architectural style to area/site and pedestrian scale applications. Its dayform appearance brings a desired organic look into the urban environment. WaveStream™ LED Optics provide a uniform pixelation free image, managing glare while providing high levels of visibility.

SPECIFICATION FEATURES

Construction
Two-piece IP66 rated housing is cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. ANSI C136.31 testing compliance prevents damage from installation generated vibration. External hardware and casting seams are minimized to enhance appearance.

Optics
Specifically designed for pedestrian applications, WaveStream LED optical waveguide technology produces both symmetric NEMA type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic resulting in a pixelation free optical image for improved glare control and visual comfort. Luminaire efficacy's measure up to 100 lm/w for 4000K (+/- 275K) CCT at 70 CRI (min), optional 3000K CCT at 80 CRI is also available.

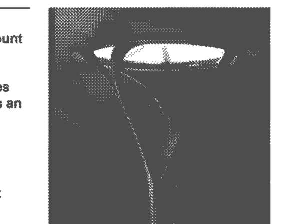
Electrical
LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance. Standard 0-10V dimming drivers and Eaton's proprietary surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V/60Hz or 480V/60Hz operation optional. Suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F). Limited high ambient options allow for 50°C operation.

Controls
The Arbor LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MS) and bi-level dimming (MS/DIM) operation. The optional LumaWatt Pro™ system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Fitter assembly mounts over 2-3/8" O.D. tenon and is secured via six concealed stainless steel set screws. Design of fitter provides seamless transition to 3" O.D. round pole top. Additional mounting accessories include a single fixture arm mount, twin fixture arm mount and wall mount arm. Additional pole mount accessories mount to a 3" x 4" long tenon for 4" - 5" O.D. poles tops. For existing 2-3/8" tenons an adapter is shipped standard.

Finish
Eaton utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Eaton to serve functionally as well as decorative. Good film appearance combinded with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard.

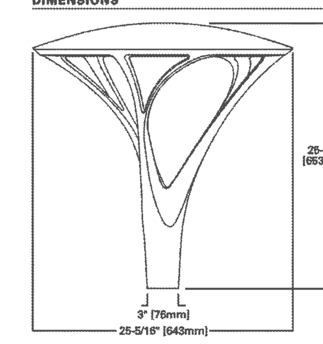
Warranty
Five-year warranty.



ARB ARBOR POST TOP

DECORATIVE LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL/cUL Listed
IP66 Housing
ANSI C136.31
1.5G Vibration Tested
RoHS
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 0.9

Approximate Net Weight:
37 lbs. [16.8 kgs.]

EATON
Powering Business Worldwide

TD516018EN
March 12, 2018 3:38 PM

Hartranft Lighting Design

Hartranft Lighting Design
401 Hawthorne Ln, Ste. 110-269
Charlotte, NC 28204
(240) 731-1058

2000 N BEAUREGARD ST

Owner
Company
Address
Phone Number

Project Manager
Company
Address
Phone Number

No. Revision
Date

Date
01/11/2019

Scale
NTS

Project No. & Title
2000 N BEAUREGARD

Drawn By
KM

Checked
AH

Seal & Signature

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/15/19
PROFESSIONAL ENGINEER

Drawing Title
LT2
LIGHTING
CUTSHEETS

APPROVED
SPECIAL USE PERMIT NO. 2017-0019
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.

FOR INFORMATION ONLY