PRGS REDEVELOPMENT - BLOCK B
PRELIMINARY DEVELOPMENT
SPECIAL USE PERMIT
ALEXANDRIA, VIRGINIA

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

DATE	REVISION
05-16-2025	COMPLETENESS SUBMISSION
07-11-2025	VERIFICATION OF COMPLETENESS

BUILDING CODE ANALYSIS

BUILDING CODE:	2021 Virginia Construction Code (VCC) which adopts and amends the 2021 International Building Code (IBC 2021)
USE GROUP:	A-2, A-3, B, M, R-2, S-1, S-2
NUMBER OF STORIES:	16 ABOVE GRADE, 2 BELOW GRADE
CONSTRUCTION TYPE:	TYPE IA REDUCED TO TYPE IB
FULLY SPRINKLERED:	YES – NFPA 13

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY ROAD B; TO THE WEST BY ROAD A; AND TO THE EAST AND SOUTH BY NORTH FAIRFAX ST. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30).
THIS PROJECT PROPOSES A MIXED-USE BUILDING WITH GROUND FLOOR RETAIL, AND RESIDENTIAL/OFFICE. THERE WILL BE TWO LEVELS OF BELOW GRADE PARKING BENEATH THE ENTIRE BUILDING AND A PORTION OF THE PRIVATE STREET.
ACCESS TO THE SITE WILL BE FROM ROAD B.

CDD Land Use by Block DSUP

	BLOCK	MAXIMUM BASE GFA (SF)	MAXIMUM GFA WITH ADDITIONAL DENSITY (SF)	MAXIMUM ALLOWABLE WITH 10% INCREASE PER BLOCK (SF)	DSUP VERIFICATION SETS (SF)	VARIANCE (SF)	INCREASE %	GFA TRANSFERRED	COMMERCIAL SF	COMMERCIAL %	RESIDENTIAL SF	RESIDENTIAL %	REQUIRED ON-SITE AFFORDABLE BY PHASE (SF)	PROVIDED ON-SITE AFFORDABLE BY BLOCK (SF)
INITIAL PHASE	B	360,000	415,000	456,500	453,839	38,839	9%	38,839 SF from Future Phases - Blocks TBD	71,217	16%	382,622	84%	8,500	8,500
	C	520,000	635,000	698,500	663,611	28,611	5%	28,611 SF from Future Phases - Blocks TBD	38,236	6%	625,375	94%		12,500
	Subtotal:	**880,000**	**1,050,000**		**1,117,450**	**67,450**			**109,453**	**10%**	**1,007,997**	**90%**	25,000	
FUTURE PHASES	D	265,000	325,000	357,500				-67,450					24,833	12,500
	E	500,000	580,000	638,000										TBD
	F	430,000	470,000	517,000										TBD
	Pumphouse	10,000	10,000	10,000										N/A
	A	65,000	65,000	71,500					-	-	-	-		
	Subtotal:	**1,205,000**	**1,450,000**											
	Gatehouse	1,300	1,300	1,300										N/A
ALL PHASES	Total	**2,085,000**	**2,500,000**	**2,500,000**	**1,117,450**									

APPLICANT RESERVES FLEXIBILITY TO ADJUST GFA IN ALL OTHER BLOCKS, AS THEY ARE SUBMITTED, AS LONG AS TOTAL SITE GFA DOES NOT EXCEED THE CDD MAXIMUM.

FLOOR	ENCLOSED GROSS (SF)
16	6,040
15	19,630
14	25,565
13	25,196
12	29,036
11	29,036
10	29,039
9	29,039
8	29,039
7	29,039
6	29,039
5	29,039
4	29,039
3	29,217
2	43,089
1	43,757
Above Grade Subtotals	**453,839**
P1	94,334
P2	94,334
Below Grade Subtotals	**188,668**
TOTAL	**642,507**

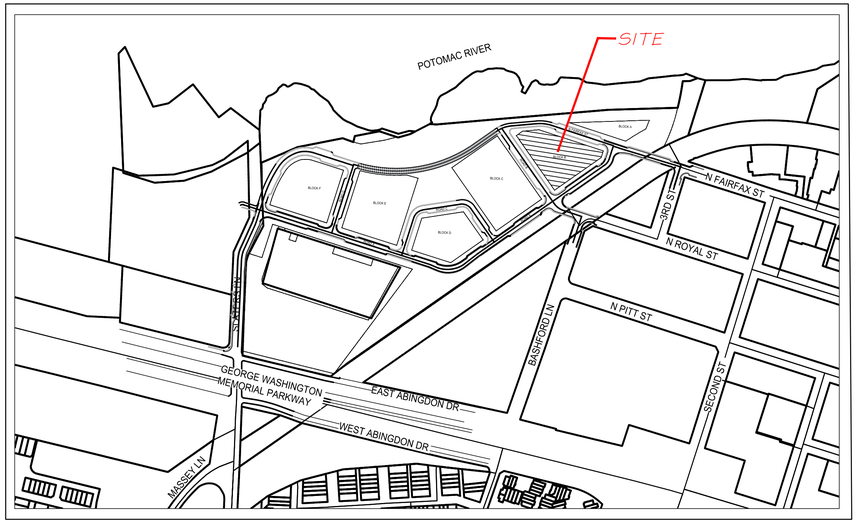
LIST OF EXISTING APPROVALS:

- MASTER PLAN AMENDMENT #2022-00001
- MASTER PLAN AMENDMENT #2022-00002
- TEXT AMENDMENT #2022-00006
- TEXT AMENDMENT #2022-00007
- REZONING #2022-00003
- REZONING #2022-00004
- CDD CONCEPTUAL DESIGN PLAN #2021-00004
- JUNE 6,2023 - INFRASTRUCTURE DEVELOPMENT SITE PLAN DSP #2023-00001

LIST OF REQUESTED SITE PLANS AND AMENDMENTS:

- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN (INCLUDING SUBDIVISION)
- CDD SUP FOR MULTIFAMILY AND COMMERCIAL USES IN CDD-30
- PARKING REDUCTION SUP
- ENCROACHMENT FOR ENTRY LOBBY CANOPY ON ROAD A (ENC2025-00003)

VICINITY MAP
SCALE 1"= 300'



DSUP APPLICATION
1. DEVELOPMENT SITE PLAN WITH PRELIMINARY SITE PLAN.

SHEET INDEX

Sheet Number	Sheet Title
	CIVIL
C000	COVER SHEET
C100	NOTES AND TABULATIONS
C101	CONTEXTUAL PLAN
C102	PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT
C103	PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT
C104	PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT
C105	AREAS OF POTENTIAL ENVIRONMENTAL IMPACT
C106	COORDINATED SUSTAINABILITY STRATEGY
C200	OVERALL EXISTING CONDITIONS PLAN
C201	BLOCK B EXISTING CONDITIONS
C300	OVERALL SITE PLAN
C301	PRELIMINARY SITE PLAN
C302	PRELIMINARY DIMENSION PLAN
C303	CURBSIDE MANAGEMENT SIGNAGE PLAN
C304	CURBSIDE MANAGEMENT SIGNAGE PLAN – TEMPORARY CONDITION
C400	OVERALL UTILITY PLAN
C401	BLOCK B UTILITY PLAN
C405	FIRE SAFETY PLAN
C500	OVERALL GRADING PLAN
C501	BLOCK B GRADING PLAN
C600	PRE DEVELOPMENT IMPERVIOUS
C601	POST DEVELOPMENT IMPERVIOUS
C602	OVERALL DRAINAGE AREA MAP
C603	DRAINAGE AREA MAP
C604	DRAINAGE AREA MAP
C605	DRAINAGE AREA MAP
C606	DRAINAGE AREA MAP
C607	DRAINAGE AREA MAP
C608	SWM COMPUTAIONS AND NARRATIVES
C609	SWM COMPUTATION AND NARRATIVES
C610	BMP COMPUTATIONS
C611	BMP COMPUTATIONS
C612	BMP COMPUTATIONS AND DETAILS
C613	SWM–BMP PLAN
C614	SWM–BMP PLAN
C615	SWM–BMP PLAN
C616	SWM–BMP PLAN
C617	STORM SEWER COMPUTATIONS
C618	STORM SEWER COMPUTATIONS
C700	SANITARY SEWER PLAN
C701	SANITARY SEWER COMPUTATIONS
C800	STREET CROSS–SECTIONS
C801	STREET CROSS–SECTIONS
C801A	SIGHT DISTANCE
C802	TRUCK MANEUVERING ANALYSIS
C803	TRUCK MANEUVERING ANALYSIS
	LANDSCAPE
B–L0.000	ORIENNTATION PLAN AND GENERAL NOTES
B–L0.001	SYMBOLS AND ABBREVIATIONS
B–L1.00A	NARRATIVE
B–L1.001	CONSTRUCTION PLAN (STREET)
B–L1.002	CONSTRUCTION PLAN (STREET)
B–L1.003	CONSTRUCTION PLAN (STREET)
B–L1.111–R	CONSTRUCTOR PLAN (RENTAL)
B–L1.121–C	CONSTRUCTION PLAN (CONDO)
B–L1.131	CONSTRUCTION PLAN (PODIUM)
B–L4.001	IRRIGATION PLAN (STREET)
B–L4.002	IRRIGATION PLAN (STREET)
B–L4.003	IRRIGATION PLAN (STREET)
B–L4.111–R	IRRIGATION PLAN (L16 RENTAL)
B–L4.121–C	IRRIGATION PLAN (L16 CONDO)
B–L4.131	IRRIGATION PLAN (PODIUM)
B–L5.001	SOIL AND GRADING PLAN (STREET)
B–L5.002	SOIL AND GRADING PLAN (STREET)
B–L5.003	SOIL AND GRADING PLAN (STREET)
B–L5.111–R	SOIL AND GRADING PLAN (RENTAL)
B–L5.121–C	SOIL AND GRADING PLAN (CONDO)
B–L5.131	SOIL AND GRADING PLAN (PODIUM)
B–L6.000	PLANTING SCHEDULE
B–L6.001	PLANTING PLAN (STREET)
B–L6.002	PLANTING PLAN (STREET)
B–L6.003	PLANTING PLAN (STREET)
B–L6.004	TREE DIAGRAM (STREET)
B–L6.111–R	PLANTING PLAN (RENTAL)
B–L6.121–C	PLANTING PLAN (CONDO)
B–L6.131	PLANTING PLAN (PODIUM)
B–L7.001	PLANTING DETAILS (STREET)

Sheet Number	Sheet Title
	ARCHITECT
A1P1B	PARKING PLAN LEVEL P1 BLOCK B
A1P2B	PARKING PLAN LEVEL P2 BLOCK B
A000	COMBINED BLOCKS PLAN
A001	GFA AREA PLANS
A001A	GFA AREA TABLE
A002	OPEN SPACE PLAN
A003	ZONING PROJECTION
A004	GFA EXCLUSIONS
A101	FLOOR PLAN – LEVEL 01
A102	FLOOR PLAN – LEVEL 02
A103	FLOOR PLAN – LEVEL 03
A104	FLOOR PLAN – LEVEL 04–12
A105	FLOOR PLAN – LEVEL 13
A106	FLOOR PLAN – LEVEL 14
A107	FLOOR PLAN – LEVEL 14–15
A108	FLOOR PLAN – LEVEL 15–16
A109	ROOF PLAN
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A400	BUILDING RENDERING
A401	BUILDING RENDERINGS
A402	DESIGN EXCELLENCE
A403	DESIGN EXCELLENCE
A405	GROUNDPLAN RENDERINGS

APPLICANT/OWNER OF RECORD
HRP
POTOMAC, LLC
1199 N FAIRFAX ST.
SUITE 808
ALEXANDRIA, VA 22314
312 796-6564

ARCHITECT
GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006
202 721-5200

CIVIL ENGINEER
IMEG CONSULTANTS CORP.
4035 RIDGE TOP RD
SUITE 601 FAIRFAX,
VIRGINIA 22030
703 273-6820

ATTORNEY
WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314
703 836-5757

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
BOSTON, MASSACHUSETTS 02114
857 233-5171

TRAFFIC ENGINEER
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314
703 721-3044

SUSTAINABILITY CONSULTANT
ARUP
1120 CONNECTICUT AVENUE
SUITE 1110
WASHING, D.C. 20036
202 729-8220

DRY UTILITY CONSULTANT
DAVIS UTILITY
CONSULTING, LLC
3975 FAIR RIDGE DRIVE
SUITE 200S
FAIRFAX, VA 22033
571 334-8717

APPROVED
SPECIAL USE PERMIT NO. **2025–10011**
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: C000

11412 2

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PRGS BLOCK B ZONING TABULATIONS

SITE LOCATION / ADDRESS	1300 N. ROYAL STREET
EXISTING ZONE	CDD 30
PROPOSED ZONE	CDD 30
SMALL AREA PLAN DISTRICT	OLD TOWN NORTH
TOTAL DISTURBED AREA	64,033 SF (1.47 AC)
EXISTING IMPERVIOUS AREA	46,827 SF (1.08 AC)
PROPOSED IMPERVIOUS AREA	46,827 SF (1.08 AC)
EXISTING USE	VACANT
PROPOSED USE	RETAIL, RESIDENTIAL
BLOCK AREA	46,873 SF (1.076 AC)
GROSS FLOOR AREA PROPOSED	
RESIDENTIAL	378,005 GSF
RETAIL	60,252 GSF
BOH/MECH	15,582 GSF
TOTAL	453,839 GSF
EXISTING FAR	N/A
MAX FAR	N/A
PROPOSED FAR	N/A
UNITS	
RENTAL	204
CONDO	117
TOTAL	321
UNITS PER ACRE	298 / ACRE
PARKING SPACES	
TOTAL REQUIRED	479
TOTAL PROVIDED (NOT INCLUDING TANDEM SPACES)	387
OPEN SPACE REQUIRED (15% OF PARCEL AREA)	7,065 SF
OPEN SPACE PROVIDED	23,084 SF
BUILDING SETBACKS	
FRONT	N/A
SIDE	N/A
REAR	N/A
N. FAIRFAX	20 FT
MAXIMUM BUILDING HEIGHT (REFER TO CONDITION #13, 13A, 13B)	172 FT
PROPOSED BUILDING HEIGHT	172 FT
FAA HEIGHT	AVG. 220 FT
AVERAGE FINISHED GRADE	30.04 FT
LOT FRONTAGE REQUIRED	N/A
LOT FRONTAGE PROVIDED	N/A
LOADING	
LOADING REQUIRED	2 SPACES
LOADING PROVIDED	3 SPACES

PRGS Block B
Walkability Score Sheet

Project Name: PRGS Block B
Address:
DSUP/SUP #:

Category	Use or Service Type	0.25 mile or less	0.25 - 0.5 mile	Score	Details (business name, address, etc.)	Max Points	Total Points
Food Retail	Supermarket or grocery with produce section (min 5,000 gross sf)	15	5	5	Harris Teeter. 735 N St Asaph St, Alexandria, VA 22314	15	5
Community-serving retail	Convenience Store	7	3			20	17
	Farmers Market (min. 9 months per year)	5		5	Old Town North Farmers Market. N. Royal Street and, Montgomery St, Alexandria, VA 22314		
	Hardware Store	5					
	Pharmacy	5					
	Other Retail	3		3	Woodstock Café. 99 Canal Center Plaza # G1, Alexandria, VA 22314		
				3	Alpha Graphics. 1001 N Fairfax St Suite 100A, Alexandria, VA 22314		
				3	Café 44. 44 Canal Center Plaza Suite 401, Alexandria, VA 22314		
Services	Bank (not ATM)	5				20	20
	Family entertainment venue (e.g. theater, sports)	5		5	MetroStage Theater. 1201 N Royal St, Alexandria, VA 22314		
	Gym, health club, exercise studio	5		5	Body Shop Fitness. 1199 N Fairfax St Suite 150, Alexandria, VA 22314		
	Hair care	5		5	Kate Spa & Salon. 826 N Fairfax St, Alexandria, VA 22314		
	Laundry, dry cleaner	5					
	Restaurant, café, diner (excluding those with only drive-thru only service)	5	5	5	The Perfect Pita. 951 N Fairfax St, Alexandria, VA 22314		
Civic and community facilities	Adult or senior care (licensed)	3				35	35
	Child care (licensed)	3		3	St Anthony School. 321 First St, Alexandria, VA 22314		
	Cultural arts facility (museum, performing arts)	5		5	MetroStage Theater. 1201 N Royal St, Alexandria, VA 22314		
	Education facility (e.g. K-12 school)	10	5	10	Vinci School. 1001 N Fairfax St, Alexandria, VA 22314		
	Education facility (e.g. university, adult education center, vocational school, community college)	5		5	Public School Proud. 1250 N Pitt St, Alexandria, VA 22314		
	Government office that serves public on-site	3					
	Medical clinic or office that treats patients	3		3	PTNow. 1111 N Fairfax St, Alexandria, VA 22314		
	Place of worship	5					
	Police or fire station	3					
	Post Office	5					
	Public library	5					
	Public park	10	5	10	Tidelock Park. 1 Canal Center Plaza, Alexandria, VA 22314		
	Community recreation center	3					
	Social services center	3		3	Community Health Charities. 1199 N Fairfax St #600, Alexandria, VA 22314		
Community anchor uses	Business office (100 or more FTE)	10	5	10	Trans Potomac Plaza. 1033 N Fairfax St, Alexandria, VA 22314	10	10
				Total		100	87

BLOCK B ALL RETAIL OPTION - PARKING REQUIREMENTS

Zoning Requirements Based on Residential Performance-Based City Standards **(Minimums)**

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size[5]	Bedrooms		Minimum Spaces
Residential (Apartment)								
ADUs - 60% AMI	0.75 /unit	10%	0.68 /unit[2]	x	*8 units*		=	6
1 Bedroom	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*108 units*	108 bdrms	=	98
2+ Bedroom[4]	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*88 units*	176 bdrms	=	158
Residential (Condo)								
1 Bedroom	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*37 units*	37 bdrms	=	34
2+ Bedroom[4]	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*80 units*	160 bdrms	=	144
Residential Subtotal					**321 units**			**440**
Allowable Residential Credits (Voluntary):								
Metro Station / BRT walkshed (10%)								0%
Market-Rate: Located outside 0.5 mile Metro Station walkshed but within 0.5 mile BRT stop walkshed (10%)								*0%*
ADU: Located within 0.5 mile Metro Station walkshed OR the 0.5 mile BRT stop walkshed (10%)								*0%*
Walkability Index score is between 90-100 (10%)								0%
Walkability Index score is between 80-89 (5%)								5%
Four or more bus routes stop within 0.25 mile of development entrance (5%)								0%
Development project has 20% or more studio units (5%)								5%
Non-Residential								
Specific Commercial (Retail)[6]			0.25 /ksf	x	30.126 ksf		=	8
Restaurant[7]			1.00 /ksf	x	30.126 ksf		=	31
Non-Residential Subtotal								**39**
Total with Zoning Requirements								**479**

1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
2. The ratio shown above includes a reduction to the 0.75 space per unit rate for affordable housing based on units at 60% AMI, and walkability credit.
3. The ratio shown above includes a reduction to the 1.0 space per bedroom rate based on walkability credit.
4. Units with 2 bedrooms or more counted as 2-bedroom units.
5. BOH/MECH areas excluded from development size.
6. Parking ratio for specific commercial uses is 0.25 spaces per 1,000 sf for a project located inside the Enhanced Transit Area per the City of Alexandria's Parking Code dated September 29, 2022.
7. Parking ratio for restaurant uses is 1.0 spaces per 1,000 sf for a project located insite the Enhanced Transit Area per the City of Alexandria's Parking Code dated September 29, 2022.

Zoning Requirements Based on Residential Performance-Based City Standards **(Maximums)**

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size[4]	Bedrooms		Maximum Spaces
Residential (Apartment)[2]								
1 Bedroom	1.00 /bdrm	0%	1.00 /bdrm	x	*113 units*	113 bdrms	=	113
2+ Bedroom[3]	1.00 /bdrm	0%	1.00 /bdrm	x	*91 units*	182 bdrms	=	182
Residential (Condo)[2]								
1 Bedroom	1.00 /bdrm	0%	1.00 /bdrm	x	*37 units*	37 bdrms	=	37
2+ Bedroom[3]	1.00 /bdrm	0%	1.00 /bdrm	x	*80 units*	160 bdrms	=	160
Residential Subtotal					**321 units**			**492**
Non-Residential								
Specific Commercial (Retail)[5]			3.00 /ksf	x	30.126 ksf		=	90
Restaurant[5]			3.00 /ksf	x	30.126 ksf		=	90
Non-Residential Subtotal								**181**
Total with Zoning Requirements								**673**

1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
2. Use of income-restricted affordable housing parking ratios is voluntary.
3. Units with 2 bedrooms or more counted as 2-bedroom units.
4. BOH/MECH areas excluded from development size.
5. Parking ratio for specific commercial and restaurant uses is 3 spaces per 1,000 sf for a project located inside the Enhanced Transit Area, per City of Alexandria's Parking Code dated September 29, 2022.

BLOCK B OFFICE/RETAIL OPTION - PARKING REQUIREMENTS

Zoning Requirements Based on Residential Performance-Based City Standards **(Minimums)**

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size[5]	Bedrooms		Minimum Spaces
Residential (Apartment)								
ADUs - 60% AMI	0.75 /unit	10%	0.68 /unit[2]	x	*8 units*		=	6
1 Bedroom	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*108 units*	108 bdrms	=	98
2+ Bedroom[4]	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*88 units*	176 bdrms	=	158
Residential (Condo)								
1 Bedroom	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*37 units*	37 bdrms	=	34
2+ Bedroom[4]	1.00 /bdrm	10%	0.90 /bdrm[3]	x	*80 units*	160 bdrms	=	144
Residential Subtotal					**321 units**			**440**
Allowable Residential Credits (Voluntary):								
Metro Station / BRT walkshed (10%)								0%
Market-Rate: Located outside 0.5 mile Metro Station walkshed but within 0.5 mile BRT stop walkshed (10%)								*0%*
ADU: Located within 0.5 mile Metro Station walkshed OR the 0.5 mile BRT stop walkshed (10%)								*0%*
Walkability Index score is between 90-100 (10%)								0%
Walkability Index score is between 80-89 (5%)								5%
Four or more bus routes stop within 0.25 mile of development entrance (5%)								0%
Development project has 20% or more studio units (5%)								5%
Non-Residential								
Office[6]			0.25 /ksf	x	40 ksf		=	11
Specific Commercial (Retail)[7]			0.25 /ksf	x	10 ksf		=	3
Restaurant[8]			1.00 /ksf	x	10 ksf		=	10
Non-Residential Subtotal								**24**
Total with Zoning Requirements								**464**

1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
2. The ratio shown above includes a reduction to the 0.75 space per unit rate for affordable housing based on units at 60% AMI and walkability credit.
3. The ratio shown above includes a reduction to the 1.0 space per bedroom rate based on walkability credit.
4. Units with 2 bedrooms or more counted as 2-bedroom units.
5. BOH/MECH areas excluded from development size.
6. Parking ratio for office uses is 0.25 spaces per 1,000 sf for a project located inside the Enhanced Transit Area per the City of Alexandria's Parking Code dated September 29, 2022.
7. Parking ratio for specific commercial uses is 0.25 spaces per 1,000 sf for a project located inside the Enhanced Transit Area per the City of Alexandria's Parking Code dated September 29, 2022.
8. Parking ratio for restaurant uses is 1.0 spaces per 1,000 sf for a project located insite the Enhanced Transit Area per the City of Alexandria's Parking Code dated September 29, 2022.

Zoning Requirements Based on Residential Performance-Based City Standards **(Maximums)**

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size[4]	Bedrooms		Maximum Spaces
Residential (Apartment)[2]								
1 Bedroom	1.00 /bdrm	0%	1.00 /bdrm	x	*113 units*	113 bdrms	=	113
2+ Bedroom[3]	1.00 /bdrm	0%	1.00 /bdrm	x	*91 units*	182 bdrms	=	182
Residential (Condo)[2]								
1 Bedroom	1.00 /bdrm	0%	1.00 /bdrm	x	*37 units*	37 bdrms	=	37
2+ Bedroom[3]	1.00 /bdrm	0%	1.00 /bdrm	x	*80 units*	160 bdrms	=	160
Residential Subtotal					**321 units**			**492**
Non-Residential								
Office[5]			1.50 /ksf	x	40 ksf		=	61
Specific Commercial (Retail)[6]			3.00 /ksf	x	10 ksf		=	30
Restaurant[6]			3.00 /ksf	x	10 ksf		=	30
Non-Residential Subtotal								**120**
Total with Zoning Requirements								**612**

1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
2. Use of income-restricted affordable housing parking ratios is voluntary.
3. Units with 2 bedrooms or more counted as 2-bedroom units.
4. BOH/MECH areas excluded from development size.
5. Parking ratio for office uses is 1.5 spaces per 1,000 sf for a project located inside the Enhanced Transit Area, per the City of Alexandria's Parking Code dated September 29, 2022.
6. Parking ratio for specific commercial and restaurant uses is 3 spaces per 1,000 sf for a project located inside the Enhanced Transit Area, per City of Alexandria's Parking Code dated September 29, 2022.

GENERAL NOTES

1. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
2. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 AND UPDATED ON MAY 20, 2020 AND BETWEEN THE DATES OF JUNE 16 AND JUNE 18, 2020 AND ON JANUARY 27, 2021 AND BETWEEN THE DATES OF SEPTEMBER 14 AND NOVEMBER 17, 2021.
3. THE SITE IS CURRENTLY DEVELOPED AS POTOMAC RIVER GENERATING STATION. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER EAST OF THIS BLOCK. EXISTING IMPERVIOUS AREA WILL BE REMOVED FROM THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE ARMY CORP OF ENGINEERS WILL BE OBTAINED.
4. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE, MINIMIZING TRAFFIC IMPACTS AND PRESERVING THE RESOURCE PROTECTION AREA.
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
6. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. SEE SHEET C305.
7. SITE WILL NOT FLOW TO A COMBINED SEWER.
8. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
9. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 x2020 (ALEXRENEW).

GREEN BUILDING NARRATIVE

THE APPLICANT'S COORDINATED SUSTAINABILITY STRATEGY "CSS" WAS ENDORSED BY THE CITY COUNCIL ON MAY 13, 2023. REFER TO CSS AND CSS MATRIX AT SHEET C106 FOR APPLICATION TO THIS BLOCK.

SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THE OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM UP TO A DOWNSTREAM SEWER WITH A MINIMUM DIAMETER OF 24 INCHES OR TO A POINT AS DIRECTED BY T&ES STAFF, AS DIRECTED BY CITY STAFF, THE ANALYSIS ENDS AT EXISTING MANHOLE 1E AS SHOWN ON SHEET C700. TABLE "SANITARY FLOW ESTIMATE" ON SHEET C701 PROVIDE AN ESTIMATE OF SANITARY FLOW FROM EACH BLOCK AS WELL AS THE TOTAL FLOW FROM THE PRGS SITE. SANITARY SEWER COMPUTATIONS ON SHEET C701 PRESENT THE IMPACT OF THE PRGS DEVELOPMENT ON CITY SEWER SYSTEM. AS ILLUSTRATED BY THE COMPUTATIONS, CAPACITY IMPROVEMENTS SHALL BE REQUIRED TO SERVE THE PRGS DEVELOPMENT (SEE SHEET C701 FOR CAPACITY IMPROVEMENT DETAILS). BOCK B UNIT MIX ARE CONDOS AND APRTMENTS. THERE ARE NO SINGLE FAMILY HOME PROPOSED WITH BLOCK B.

ARCHAEOLOGY NOTES

1. THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING 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) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
2. THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT / DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

UTILITY CONTACTS:

WASHINGTON GAS

MR. PAT ESTRADA-PALMA
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-4289

DOMINION VIRGINIA POWER

907 WEST GLEBE ROAD.
ALEXANDRIA, VA 22305
(703) 838-2478

COMCAST CABLE

MR. GUSTAVO CATELLON
2707 WILSON BLVD.
ARLINGTON, VA 22201
(703) 926-0534

VERIZON

MR. STEVE H PURYEAR, SUPERVISOR-ENGINEERING
2980 FAIRVIEW PARK DRIVE, 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5072

VIRGINIA AMERICAN WATER COMPANY

STEVEN CHEN
2225 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3863

CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

301 KING STREET, ROOM 4100
ALEXANDRIA, VA 22314
(703) 746-4025

PARKING TABULATION - BLOCK B	
GARAGE LEVEL P1	
TYPICAL STANDARD SPACE	97
TANDEM SPACES	6
COMPACT SPACES	80
STANDARD ACCESSIBLE SPACES	7
VAN ACCESSIBLE SPACES	3
TOTAL P1 SPACE COUNT	193
GARAGE LEVEL P2	
TYPICAL STANDARD SPACE	108
TANDEM SPACES	19
COMPACT SPACES	85
STANDARD ACCESSIBLE SPACES	7
VAN ACCESSIBLE SPACES	0
TOTAL P2 SPACE COUNT	219
TOTAL OVERALL SPACE COUNT	412

NOTE: TOTAL TANDEM SPACE COUNT EQUALS 25. TANDEM SPACE IS DEFINED AS THE INBOARD SPACE IN STACKED CONFIGURATION.

EXISTING DAILY AVG. TRIPS:
0

PROPOSED DAILY AVG. TRIPS:

BLOCK B DSUP COMPLETENESS

AM AND PM PEAK HOUR TRIP GENERATION

PRGS Traffic Generation Table
Trip Generation Analysis - Block B (with Mode Split Reductions)

Use	ITE Land Use Code	Amount	Units	AM Peak Hour	PM Peak Hour	ADT
All Retail Option						
Multifamily Housing (High-Rise)	222	321	Dwelling Units	41	42	591
Shopping Center	820	60,252	Square Feet	1	28	236
Total				42	70	827
Office/Retail Option						
Multifamily Housing (High-Rise)	222	321	Dwelling Units	41	42	591
General Office Building	710	40,446	Square Feet	19	19	269
Shopping Center	820	19,806	Square Feet	1	10	95
Total				61	71	955

Note: BOH/MECH areas excluded from calculations.

ADT BY ROADWAY

Roadway	ADT
Road A	4,700
Road B	2,500
N Fairfax Street	1,100

ADT BY GARAGE ENTRANCE

Garage Entrance	ADT
Block B	827 - 955

LEGEND

EXISTING	DESCRIPTION	PROPOSED
260	INDEX CONTOUR	260
258	INTERMEDIATE CONTOUR MINOR	258
	PROPERTY LINE	
	EASEMENT LINE	
	RIGHT-OF-WAY	
	ROAD CENTERLINE	
	CURB	
	EDGE OF PAVEMENT	
	ADJACENT PROPERTY LINE	
	TREE LINE	
	CURB & GUTTER	
x x x x x x	FENCE	x x x x x x
	STREET LIGHT	
	ELECTRIC	
	STORM SEWER	
	TELECOM	
FM FM	SANITARY FORCE MAIN	FM FM
	SANITARY SEWER	
D	STORM MANHOLE	
S	SANITARY MANHOLE	
4	PARKING SPACES	4
	SANITARY SEWER	
	WATER LINE	
G G G	GAS LINE	G G G
F.H.	FIRE HYDRANT	F.H.
	ACCESSIBLE CURB RAMP	
5	STORM STRUCTURE NUMBER	5
12" Concrete Pipe	STORM LABEL	12" Concrete Pipe
SS 5	SANITARY SEWER STRUCTURE NUMBER	SS 8
8" PVC SDR-26	SANITARY SEWER LABEL	8" PVC SDR-26
1234 11.22	EX. TREE 1234 = ID NUMBER 11.22 = ELEVATION	
	CONIFEROUS TREE	
	ENTRANCE	
(P)	PRIMARY ENTRANCE	(P)

BLOCK B RENTAL	
UNIT TYPE	COUNTS
Studio	52
1 BR	49
1BR+D	12
2 BR	58
2BR+D	29
3 BR	4
TOTAL:	204

BLOCK B CONDO	
UNIT TYPE	COUNTS
Studio	14
1BR+D	23
2 BR	36
2BR+D	41
3BR	3
TOTAL:	117

Block B - Bicycle Count					
Residential	Units	Required Long Term	Provided Long Term	Required Short Term	Provided Short Term
Condo	117	36	36	3	3
Rental	204	62	62	5	5
Total		**98**	**98**	**8**	**8**
Retail - L01	19,806	1	1	4	4
Retail/Office - L02	40,446	6	6	9	9
Total		**7**	**7**	**13**	**13**

Note: BOH/MECH areas excluded from calculations

ABBREVIATIONS

CO	CLEAN OUT
CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
EX	EXISTING
ESMT	EASEMENT
FCC	FIRE CONTROL CENTER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
OFD	OVERFLOW DRAIN
RES	RESIDENTIAL
SAN	SANITARY
STM/STRM	STORM
TBR	TO BE REMOVED
TBS	TO BE SAVED
TBV	TO BE VACATED
TOS	TOP OF SLAB
TYP	TYPICAL
W/L	WATER LINE

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/11/2026
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - B
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS
3	04/09/2026	REPLACE PARKING REQUIRMENTS ON SHEET C100.
4	05/11/2026	UPDATED UNIT COUNT MIX

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

NOTES AND TABULATIONS

SHEET No.
C100

NOTE:
ALL BUS STOPS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.

OWNERSHIP INFORMATION

1. POTOMAC ELECTRIC POWER COMPANY
   1400 N. ROYAL ST
   USE: LEGAL PARCEL BENEATH LEASED ZONE: UT
2. POTOMAC ELECTRIC POWER COMPANY
   1500 N. ROYAL ST
   USE: VACANT LAND COMMERC.
   ZONE: UT
3. HARBOR TERRACE CONDOMINIUM
   551 BASHFORD LA
   USE: CONDO MASTER CARDS
   ZONE: RA
4. KESTERMANN ANNA H TR
   501 BASHFORD LA
   USE: REPAIR SERVICES
   ZONE: OCM
5. RIVERTON CONDOMINIUM
   610 BASHFORD LA
   USE: CONDO MASTER CARDS
   ZONE: RCX
6. POTOMAC SHORES CONDOMINIUM
   – MULTIPLE OWNERS
   400 BASHFORD LA
   USE: CONDO (GARDEN)
   ZONE: RA
7. 1201 ROYAL OWNER LLC
   1201 N ROYAL ST
   USE: CONDO (HI-RISE)
   ZONE: CRMU/X
8. TRANSPOTOMAC CANAL CENTER OWNERS ASSOCIATION INC
   1 CANAL CENTER PZ
   USE: VACANT LAND COM AREA
   ZONE: CRMU/H
9. 1199 N FAIRFAX OWNER LLC
   1199 N FAIRFAX ST
   USE: OFFICE BUILDINGS
   ZONE: OCM (50)
10. MARINA TOWERS CONDOMINIUM
    501 SLATERS LA
    USE: CONDO MASTER CARDS
    ZONE: RC
11. SALVATION ARMY NATIONAL CORPORATION
    605 SLATERS LA
    USE: CHARITABLE
    ZONE: OCM (50)
12. SALVATION ARMY NATIONAL CORPORATION
    615 SLATERS LA
    USE: CHARITABLE
    ZONE: OCM (50)
13. TRAN INVESTMENTS LLC
    700 SLATERS LA
    USE: GENERAL COMMERCIAL
    ZONE; CG
14. R F AND P RAILROAD
    3 GEORGE WASHINGTON MEM PY
    USE: OP.RAILROAD VDT
    ZONE: UT
15. CVR MASON HALL LLC
    1420 W ABINGDON DR
    USE: MED RISE ELEV (4-6S)
    ZONE: RC

LEGEND

- SITE
- (17) OWNER INFORMATION NUMBER
- PROPERTY LINE
- ZONING LINE

VCS 1983 GRID NORTH

150 75 0 150 300
GRAPHIC SCALE
1" = 150'

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DIRECTOR DATE
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08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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PROJECT No.: 23005661.00
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DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

CONTEXTUAL PLAN

SHEET No.
C101

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1 2 3 4 5 6

D C B A

100 – YEAR FLOODPLAIN LINE

500 – YEAR FLOODPLAIN LINE

PROP. 8' TRAIL

PROP. 8' TRAIL

PROP. 8' TRAIL

PROP. 8' TRAIL

WATERFRONT OPEN SPACE PARK AND REC. ESMT.

WATERFRONT OPEN SPACE PARK AND REC. ESMT.

WATERFRONT PLAZA PUBLIC ACCESS ESMT.

COPING CURB

COPING CURB

50' PRIVATE ROAD WITH PUBLIC ACCESS ESMT

N FAIRFAX ST (PRIVATE)

50' PRIVATE ROAD WITH PUBLIC ACCESS ESMT

N FAIRFA (PRI

BLOCK F LOT #700

ROAD D (PRIVATE)

COPING CURB

COPING CURB

BLOCK E LOT #700

ROAD C (PRIVATE)

CURB AND GUTTER

CURB AND GUTTER

68' PUBLIC R/D/W

ROAD A (PUBLIC)

CURB AND GUTTER

CURB AND GUTTER

BLOCK D LOT #700

PUBLIC ACCESS ESMT.

PUBLIC ACCESS ESMT.

MATCHLINE SEE SHEET C103

MATCHLINE SEE SHEET C104

PRIVATE ROAD/PUBLIC ACCESS EASEMENT

PUBLIC ROAD (ROW)

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE 1"=30'

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BLOCK - B

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DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT

SHEET No.
C102

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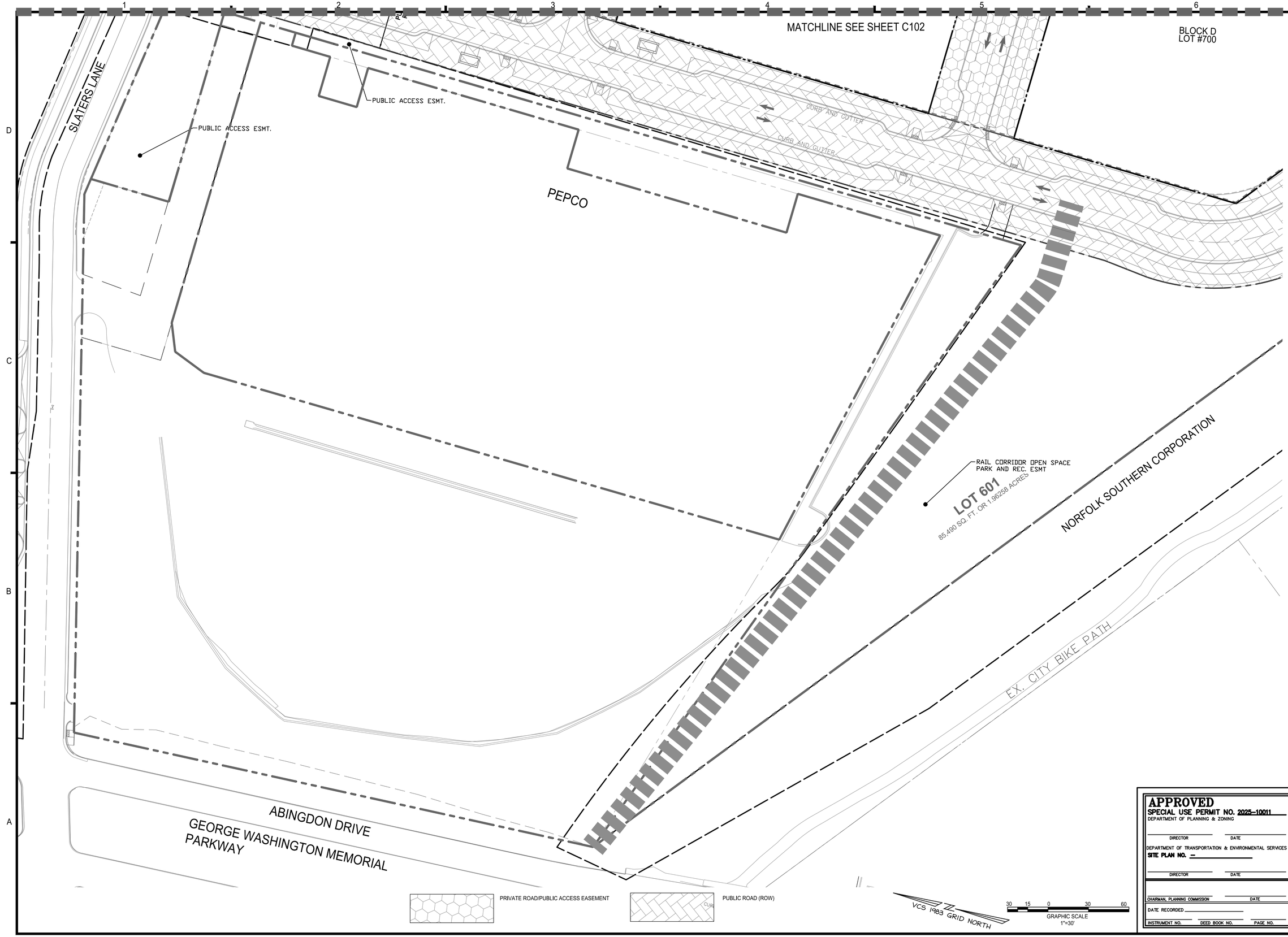

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PRGS - REDEVELOPMENT

BLOCK - B

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CITY OF ALEXANDRIA, VIRGINIA

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PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT

SHEET No.
C103

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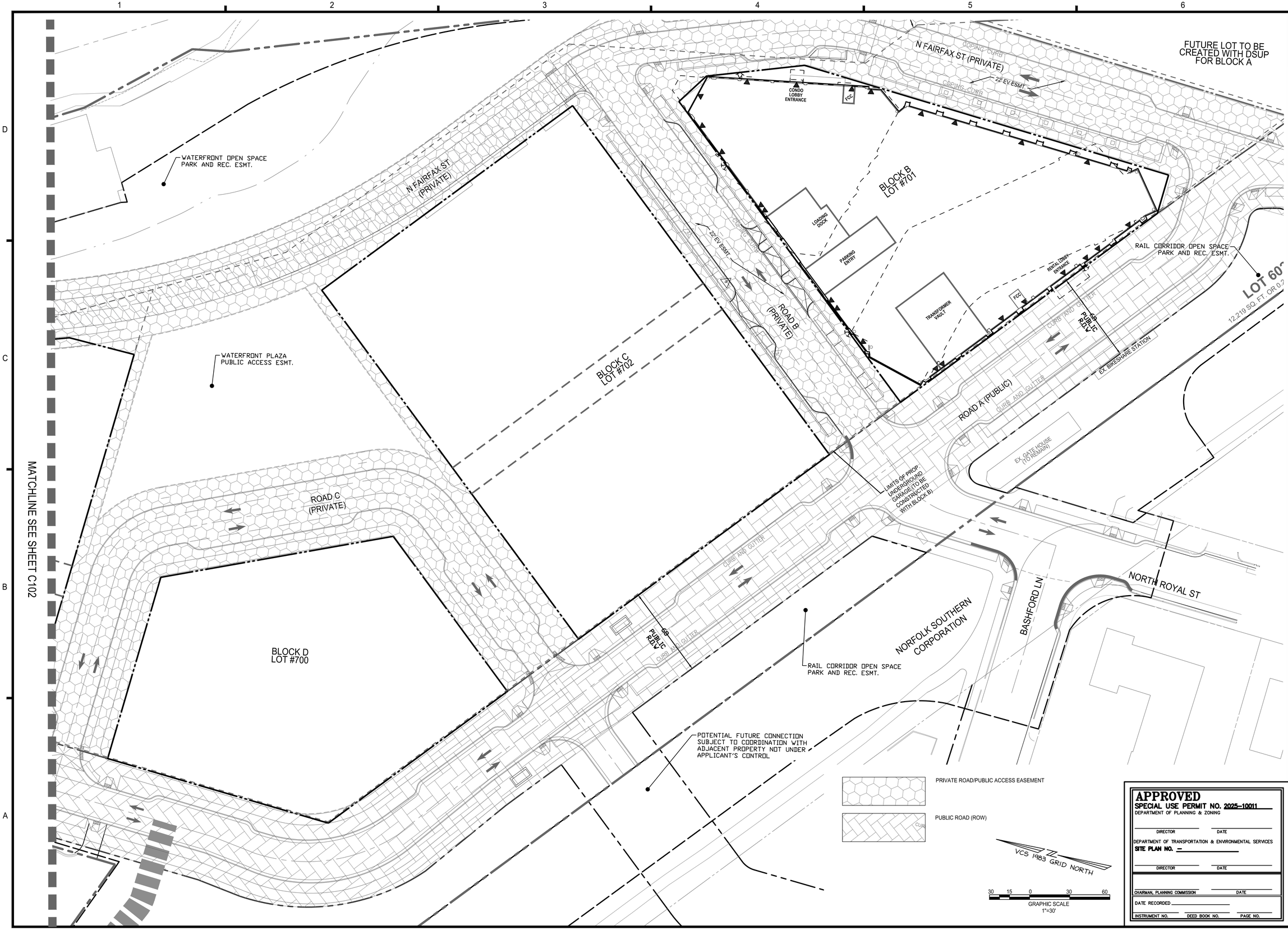

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PRGS - REDEVELOPMENT

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SCALE: 1"=30'
DESIGN: JH
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PUBLIC VS. PRIVATE ROAD AND EASEMENT EXHIBIT

SHEET No.
C104

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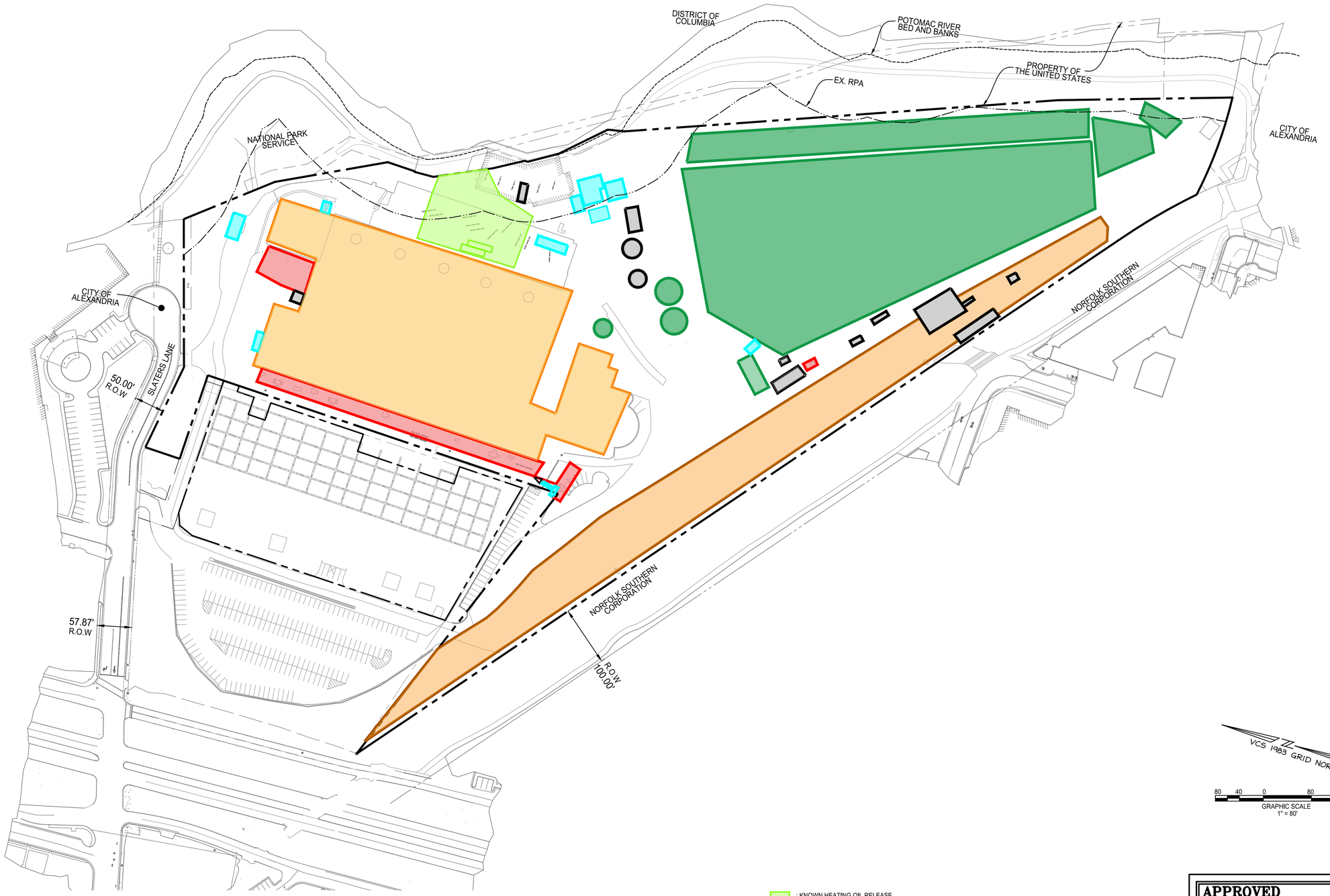

: KNOWN HEATING OIL RELEASE

: POTENTIAL HISTORICAL RELEASES FROM CHEMICAL STORAGE AREAS AND USE

: POWER PLANT AND LABORATORY BUILDING (CURRENTLY INACCESSIBLE)

: FORMER COAL AND ASH STORAGE AREAS

: TRANSFORMERS/ELECTRICAL EQUIPMENT

: RAIL YARD

: OTHER POTENTIAL AREAS OF IMPACT (BASED ON HISTORICAL USE)

VCS 1983 GRID NORTH

80 40 0 80 160

GRAPHIC SCALE
1" = 80'

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PRGS - REDEVELOPMENT

BLOCK - B

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DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

AREAS OF POTENTIAL ENVIRONMENTAL IMPACT

SHEET No.
C105

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ARUP

Project Name: PRGS Block B

LEED v4 BD+C
Project Checklist

ARUP

Y	?+	?-	N				
1			0	D	Credit	Integrative Process	1	Arup

9	0	3	4	D/C	Location and Transportation	16	Primary Team
			0	D	Credit	LEED for Neighborhood Development	16	Sustainability
1			0	D	Credit	Sensitive Land Protection	1	Sustainability
2			0	D	Credit	High Priority Site and Equitable Development	2	Sustainability
5			0	D	Credit	Surrounding Density and Diverse Uses	5	Sustainability
		1	4	D	Credit	Access to Quality Transit	5	Sustainability
		1	0	D	Credit	4.1 Bicycle Facilities	1	Architect
1			0	D	Credit	4.1 Reduced Parking Footprint	1	Architect
		1	0	D	Credit	4.1 Electric Vehicles	1	Architect

4	2	1	3	D/C	Sustainable Sites	10	Primary Team
Y				C	Prereq	Construction Activity Pollution Prevention	Required	GC
1			0	C	Credit	Site Assessment	1	Architect
	2		0	D	Credit	Protect or Restore Habitat	2	Landscape
1			0	D	Credit	Open Space	1	Landscape
			3	D	Credit	4.1 Rainwater Management	3	Civil
2			0	C	Credit	Heat Island Reduction	2	Landscape
		1	0	D	Credit	Light Pollution Reduction	1	Lighting

3	4	0	4	D/C	Water Efficiency	11	Primary Team
Y				D	Prereq	Outdoor Water Use Reduction	Required	Landscape
Y				D	Prereq	Indoor Water Use Reduction	Required	Plumbing
Y				D	Prereq	Building-Level Water Metering	Required	Sustainability
1			1	D	Credit	4.1 Outdoor Water Use Reduction	2	Landscape
2	1		3	D	Credit	Indoor Water Use Reduction	6	Plumbing
	2		0	D	Credit	4.1 Cooling Tower and Process Water Use	2	Mechanical
	1		0	D	Credit	Water Metering	1	Plumbing

11	6	2	14	D/C	Energy and Atmosphere	33	Primary Team
Y				C	Prereq	Fundamental Commissioning and Verification	Required	CxA
Y				D	Prereq	Minimum Energy Performance	Required	Energy Analyst
Y				D	Prereq	Building-Level Energy Metering	Required	Electrical
Y				D	Prereq	Fundamental Refrigerant Management	Required	Mechanical
3	3		0	C	Credit	Enhanced Commissioning	6	CxA
7	2	1	8	D	Credit	Optimize Energy Performance	18	Energy Analyst
			1	D	Credit	Advanced Energy Metering	1	Electrical
			2	C	Credit	4.1 Grid Harmonization	2	Electrical
1		1	3	D	Credit	Renewable Energy	5	ainability/ Electrical
	1		0	D	Credit	Enhanced Refrigerant Management	1	Mechanical

8	1	0	4	D/C	Materials and Resources	13	Primary Team
Y				D	Prereq	Storage and Collection of Recyclables	Required	Architect
Y				C	Prereq	Construction and Demolition Waste Management Planning	Required	GC
3			2	C	Credit	Building Life-Cycle Impact Reduction	5	Sustainability
1			1	C	Credit	Environmental Product Declarations	2	GC
1			1	C	Credit	Sourcing of Raw Materials	2	GC
1	1		0	C	Credit	Material Ingredients	2	GC
2			0	C	Credit	Construction and Demolition Waste Management	2	GC

8	0	2	6	D/C	Indoor Environmental Quality	16	Primary Team
Y				D	Prereq	Minimum Indoor Air Quality Performance	Required	Mechanical
Y				D	Prereq	Environmental Tobacco Smoke Control	Required	Architect
1		1	0	D	Credit	Enhanced Indoor Air Quality Strategies	2	Mechanical
2			1	C	Credit	4.1 Low-Emitting Materials	3	GC
1			0	C	Credit	Construction Indoor Air Quality Management Plan	1	GC
1			1	C	Credit	Indoor Air Quality Assessment	2	GC
1			0	D	Credit	Thermal Comfort	1	Mechanical
1			1	D	Credit	4.1 Interior Lighting	2	Lighting
			3	D	Credit	Daylight	3	tainability/ Lighting
1			0	D	Credit	Quality Views	1	Architect
		1	0	D	Credit	Acoustic Performance	1	Acoustics

5	0	1	0	D/C	Innovation	6	Primary Team
1			0	D	Credit	Innovation: Walkable Project	1	TBD
1			0	D	Credit	Pilot: Onsite Carbon Sequestration Through Plantings	1	TBD
		1	0	D	Credit	Exemplary Performance - TBD	1	TBD
1			0	D	Credit	Innovation: Purchasing - Lamps	1	TBD
1			0	D	Credit	Pilot: Biophilic Design	1	TBD
1			0	D	Credit	LEED Accredited Professional	1	Sustainability

1	1	1	1	D/C	Regional Priority	4	Primary Team
			1	D	Credit	Access to Quality Transit (4 point threshold)	1	
		1	0	D	Credit	Optimize Energy Performance (10 point threshold)	1	
	1		0	D	Credit	Protect or Restore Habitat (2 point threshold)	1	
1			0	D	Credit	Reduce Parking Footprint (1 point threshold)	1	

50	14	10	36	110	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Block B	Percentage	Space Type	Square Footage
Typology Breakdown	44.3%	Rental	201,182
(add additional rows if needed)	35.2%	Condo	159,662
	2.9%	Retail (non-restaurant)	13,104
	2.9%	Retail (assumed restaurant)	13,105
	8.9%	Office/additional non-restaurant Retail	40,501
	2.0%	BOH	9,235
	2.6%	Amenity	11,701
	1.2%	Lobby	5,460
Building Area (GSF)			453,950
Block /Parcel Area (SF)			46,806

Requirement Type Legend
CDD #: Coordinated Development District Condition #
ALX GBP: Alexandria Green Building Policy
CSS: Coordinated Sustainability Strategy

***This is a snapshot in time based on this Completeness submission. Adjustments will be made as design is advanced.**

SITE

	OPEN SPACE AND BIODIVERSITY			GREEN INFRASTRUCTURE			CIRCULATION AND TRANSPORTATION
Building Phase	Acres on-site open space (acres)	Genus diversity in tree planting (%)	Quantify on-site carbon from plants (kgCO2e)	Intensive green roof area (%)	# of Species on green roofs	Acres of green roofs & bioretention systems	Off-street parking spaces with EV charging (%)
THRESHOLD	5 (SITE-WIDE)	20% (SITE-WIDE)		25%	6	2	2%
Roles/Responsibilities	Landscape	Landscape	Landscape	Landscape	Landscape	Landscape	Civil / Transport Planner
Completeness Submission	5.44	All genus are less than 20% of total proposed trees	Acknowledged - on-site carbon sequestration from plants to be provided with planting plan in the final site plan submission	27%	12+	0.28	2% site-wide - spaces will be located in construction submission on sheets A1P1 A&B and A1P2 A&B
COMPLIANCE	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress
Requirement Type	CDD #95	CSS Commitment	CSS Commitment	CSS Commitment	CSS Commitment	CSS Commitment	CSS Commitment

ENERGY & CARBON

	DESIGN TRACKING			RENEWABLES		EMBODIED CARBON	
	100% Electric HVAC & DHW Systems (Y/N)	OPERATIONAL CARBON 2021 IECC EUI Baseline (kBTU/sf/yr)	Current Design (kBTU/sf/yr)	On-site renewable energy generation (%) (SITE-WIDE)	Off-site renewable energy generation (%) (SITE-WIDE)	Building embodied carbon baseline (kgCO2e/m2)	Building embodied carbon reduction from baseline (%)
THRESHOLD	100%			3%	Carbon Neutrality		10%
Responsibility	MEP	Energy Modeler	Energy Modeler	MEP	Owner	Structural & Sustainability	Structural & Sustainability
Completeness Submission	Yes	56.7	35-40 EUI to be finalized for permit submission.	1% - 1.5% PV design is preliminary. Final design will be coordinated with solar installation company during CD phase. PV % is tied to EUI; this range is correlated to the provided EUI range.	RECs and/or PPAs will be evaluated during construction phase before occupancy	397	10% targeted, detailed LCA modeling will occur in future phases.
COMPLIANCE	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress
Requirement Type	CDD #139 Target 4	CDD #139 Target 1		CDD #139 Target 2	CDD #139 Target 5	CSS Commitment	CDD #139 Target 3

WATER

	DESIGN TRACKING		
	POTABLE WATER DEMAND	OUTDOOR WATER DEMAND	STORAGE & REUSE
	Indoor Potable Water Use Reduction (%)	Outdoor Potable Water Use Reduction (%)	Quantify water use with meters
Threshold	40%	50%	Sub-meters types
Role/Responsibility	Plumbing	Landscape	Plumbing/Landscape
Completeness Submission	Acknowledged - indoor potable water use reduction to be provided in future LEED submission based on fixture selection in future plumbing schedule.	Acknowledged - outdoor water use reduction to be provided in future LEED submission based on planting selection in future planting schedule.	Submetering for domestic hot water and irrigation meters in BOD
COMPLIANCE	In-Progress	In-Progress	In-Progress
Requirement Type	ALX GBP	ALX GBP	CSS Commitment

HUMAN HEALTH

	MATERIAL SOURCING		DESIGN TRACKING INDOOR ENVIRONMENTAL QUALITY			WASTE MANAGEMENT
	Material Source Tracking	Low-emitting material tracking	Construction Indoor Air Quality Plans (Y/N)	Enhanced Air Quality Strategies	100% occupant thermal control (MF buildings)	75% construction waste diversion from new construction
Threshold	LEED BPDO Credits	Min. 3 Materials		# of Strategies	100%	
Role/Responsibility	Arch & Sustainability	Arch & Sustainability	Contractor	Mechanical	Owner/Mechanical	Contractor
Completeness Submission	Acknowledged - LEED BDPO credit compliance to be provided in the future LEED submission	Tracking material categories: flooring, ceilings, paints and coatings, and insulation	Yes	Acknowledged - MERV-13 is BOD for outside air units	Acknowledged - each tenant / residence will have thermal control shown on mechanical plans	Yes
COMPLIANCE	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress	In-Progress
Requirement Type	CSS Commitment	ALX GBP	ALX GBP	CSS Commitment	CSS Commitment	CSS Commitment

RESILIENCE

	EXTREME HEAT		EXTREME PRECIPITATION
	Tree-lined blocks baseline	Tree-lined blocks at intervals of 50' spacing or less	Building systems designed for future climate projections
Threshold	Linear Feet	# trees	
Role/Responsibility	Landscape	Landscape	MEP
Completeness Submission	1,130	42' average between tree spacing	Mech system - future increases in heat (BOD system is sized to ASHRAE) Storm drains - future roof rainwater (BOD is for 100 year storm in region)
COMPLIANCE	In-Progress	In-Progress	In-Progress
Requirement Type	CSS Commitment	CSS Commitment	CSS Commitment

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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Fairfax, VA 22030 P 703.273.6820
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - B
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

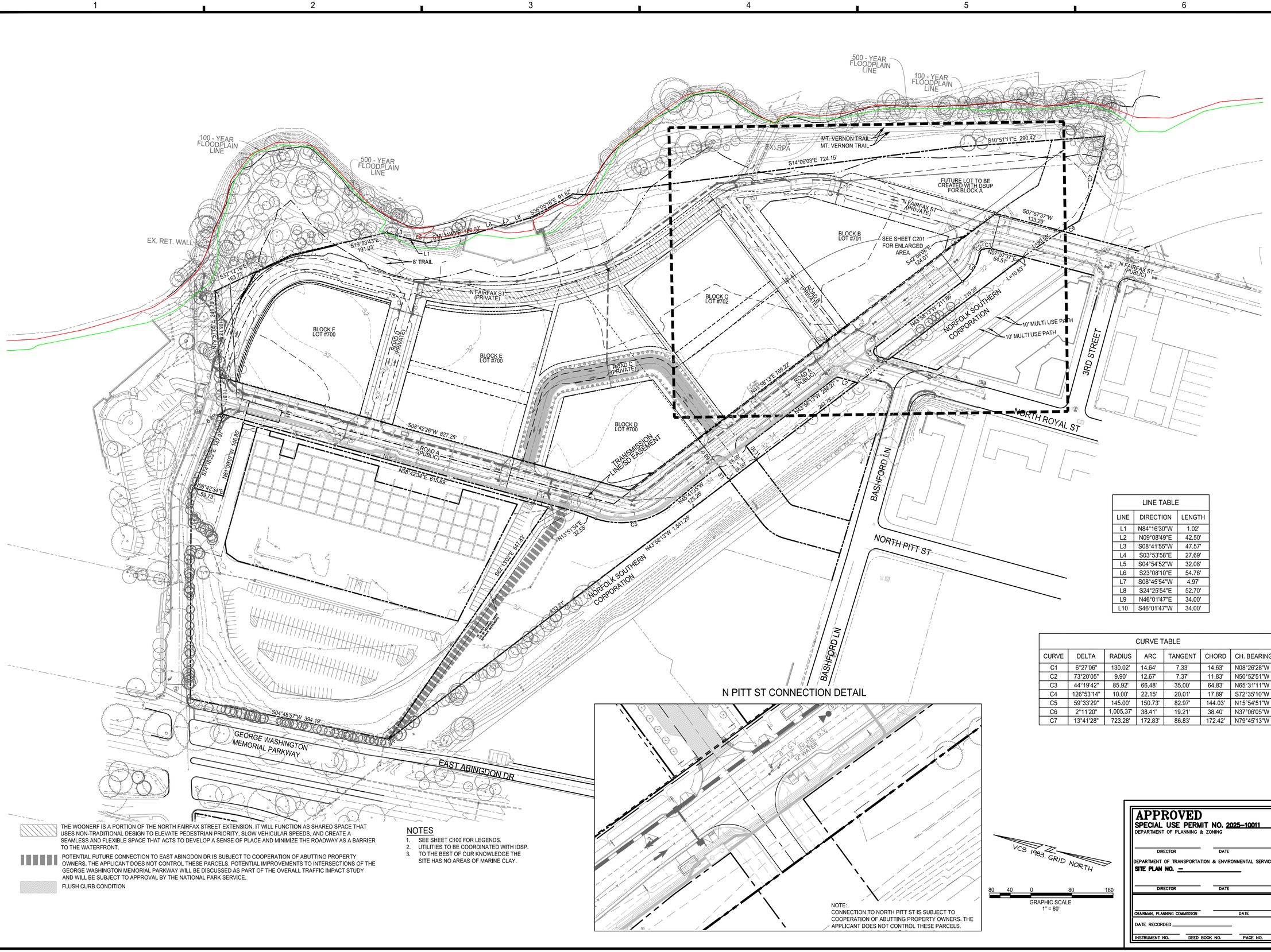
MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: N/A
DESIGN: JH
DRAWN: JS
CHECKED: KMW

COORDINATED SUSTAINABILITY STRATEGY

SHEET No.
C106

P:\FX\Projects\170000\00600\114122 DSUP - Block B\C106 CSS.dwg, 8/19/2025 5:20:00 PM, , AutoCAD PDF (General Documentation).pc3



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N84°16'30"W	1.02'
L2	N09°08'49"E	42.50'
L3	S08°41'55"W	47.57'
L4	S03°53'58"E	27.69'
L5	S04°54'52"W	32.08'
L6	S23°08'10"E	54.76'
L7	S08°45'54"W	4.97'
L8	S24°25'54"E	52.70'
L9	N46°01'47"E	34.00'
L10	S46°01'47"W	34.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	6°27'06"	130.02'	14.64'	7.33'	14.63'	N08°26'28"W
C2	73°20'05"	9.90'	12.67'	7.37'	11.83'	N50°52'51"W
C3	44°19'42"	85.92'	66.48'	35.00'	64.83'	N65°31'11"W
C4	126°53'14"	10.00'	22.15'	20.01'	17.89'	S72°35'10"W
C5	59°33'29"	145.00'	150.73'	82.97'	144.03'	N15°54'51"W
C6	2°11'20"	1,005.37'	38.41'	19.21'	38.40'	N37°06'05"W
C7	13°41'28"	723.28'	172.83'	86.83'	172.42'	N79°45'13"W

THE WOONERF IS A PORTION OF THE NORTH FAIRFAX STREET EXTENSION. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.

FLUSH CURB CONDITION

NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. UTILITIES TO BE COORDINATED WITH IDSP.
3. TO THE BEST OF OUR KNOWLEDGE THE SITE HAS NO AREAS OF MARINE CLAY.

N PITT ST CONNECTION DETAIL

NOTE:
CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.

VCS 1983 GRID NORTH

80 40 0 80 160
GRAPHIC SCALE
1" = 80'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
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
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1" = 80'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

OVERALL EXISTING CONDITIONS PLAN

SHEET No.
C200

P:\PW Projects\17005\00600\114122 DSUP - Block B\C200 OVERALL EXISTING CONDITIONS PLAN.dwg, 8/19/2025 5:22:32 PM, AutoCAD PDF (General Documentation).pc3

NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C200 FOR OVERALL BOUNDARY INFORMATION.
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FLUSH CURB CONDITION

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. =

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BLOCK - B
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SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

BLOCK B EXISTING CONDITIONS

SHEET No.
C201

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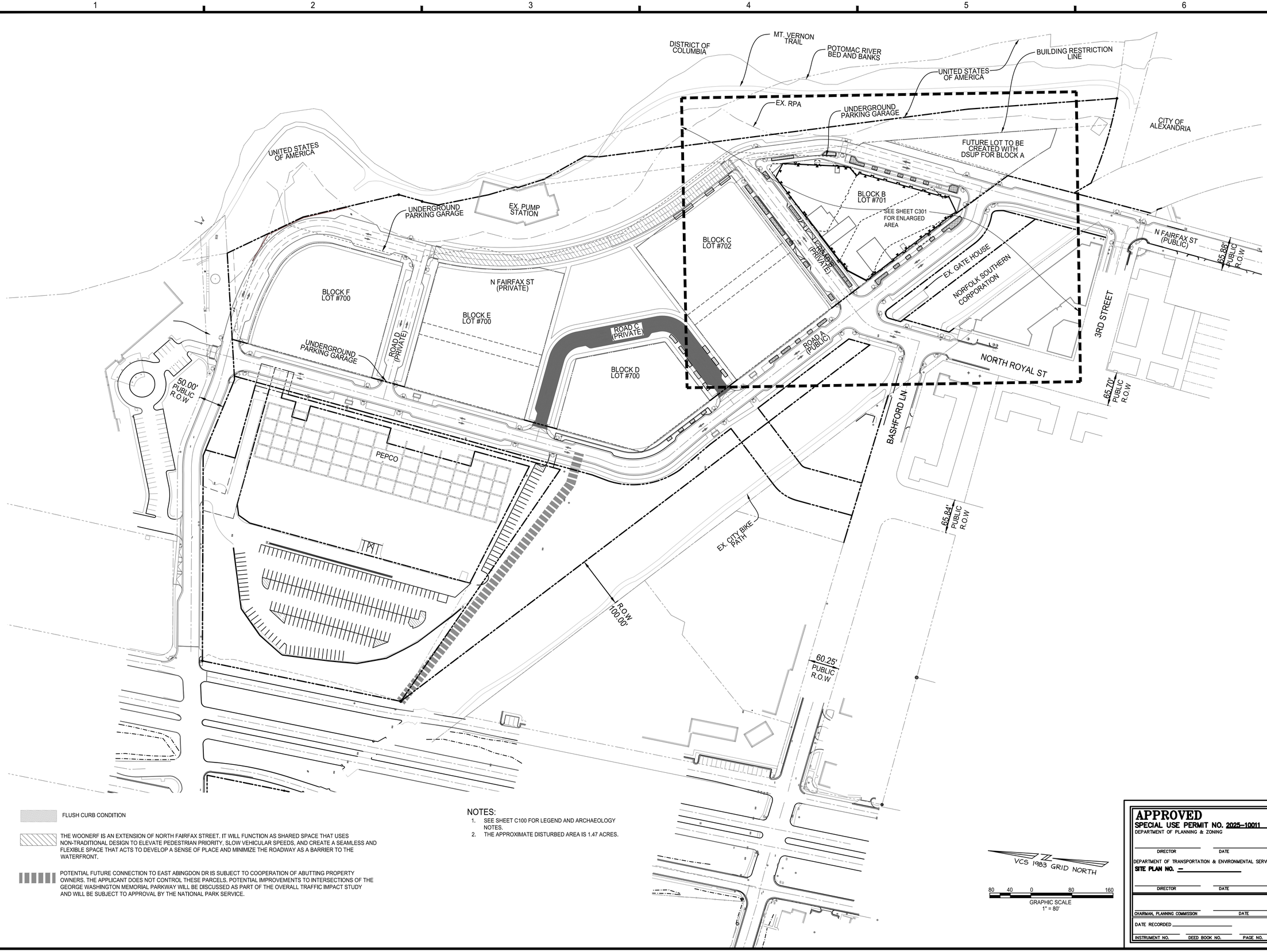

FLUSH CURB CONDITION

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NOTES:

1. SEE SHEET C100 FOR LEGEND AND ARCHAEOLOGY NOTES.
2. THE APPROXIMATE DISTURBED AREA IS 1.47 ACRES.

VCS 1983 GRID NORTH

80 40 0 80 160

GRAPHIC SCALE
1" = 80'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
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SITE PLAN NO. –

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CITY OF ALEXANDRIA, VIRGINIA

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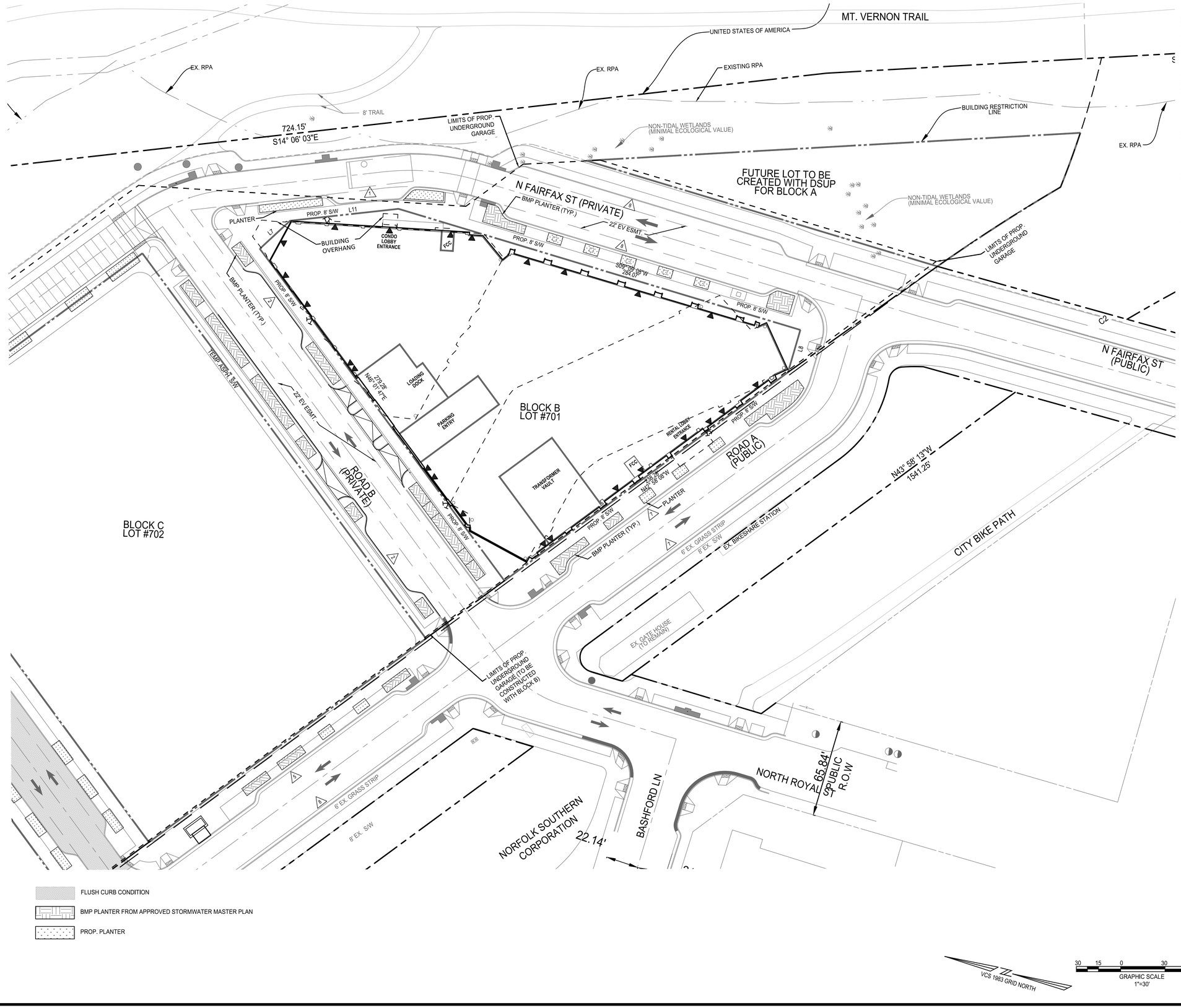
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

OVERALL SITE PLAN

SHEET No.
C300

P:\VA\Projects\17005\00600\114122 DSUP - Block B\C300 OVERALL SITE PLAN.dwg, 8/19/2025 5:26:37 PM, AutoCAD PDF (General Documentation).pc3



NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C200 FOR OVERALL BOUNDARY INFORMATION.
3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES), SHOWN AS EXISTING AROUND BLOCK A, ARE SHOWN PER PROPOSED FEATURES OF THE PRGS INFRASTRUCTURE PLAN (DSP# 2023-00001).
4. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.
5. STREETSCAPE TO BE PROVIDED PER APPROVED CDD.
6. INTERIM IMPROVEMENTS MAY BE MADE AT THESE LOCATIONS WITH THE OPEN SPACE DSUPs UNTIL APPROVAL FROM NORFOLK SOUTHERN RAILWAY ALLOWS FOR COORDINATED PERMANENT IMPROVEMENTS TO BE IMPLEMENTED.
7. FUTURE DSUP's WILL INCLUDE DETAIL ON PROPOSED FINAL AND INTERIM CONDITIONS IMPROVEMENTS.
8. FINAL STREETSCAPES ALONG N. FAIRFAX STREET ADJACENT TO BLOCK A SHALL BE CONSTRUCTED AS PART OF THE BUILDING CONSTRUCTION FOR BLOCK A. TEMPORARY STREETSCAPE TO REMAIN ADJACENT TO OTHER BLOCKS UNTIL EACH BLOCK'S BUILDING IS CONSTRUCTED, PER THE PHASING CONDITIONS OF THE APPROVED CDD CONCEPT PLAN.
9. PROPOSED PARCELS SUCH AS BLOCKS B-C AND PRIVATE STREET PARCELS WILL BE CREATED VIA NEW SUBDIVISION PLAT THAT IS SUBMITTED AS PART OF THIS DSUP SUBMISSION. FUTURE LOT TO BE CREATED WITH A DSUP FOR BLOCK A. BLOCK DESIGNATIONS ON THIS PLAN WILL BE REPLACED AND/OR SUPPLEMENTED BY THE NEW SUBDIVISION LOT #S WHEN AVAILABLE.
10. THE APPROXIMATE DISTURBED AREA IS 1.47 ACRES.

LINE TABLE		
LINE	DIRECTION	LENGHT
L7	S50°23'54"E	27.81'
L8	S81°20'20"E	29.88'
L11	S13°53'36"E	73.87'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

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PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

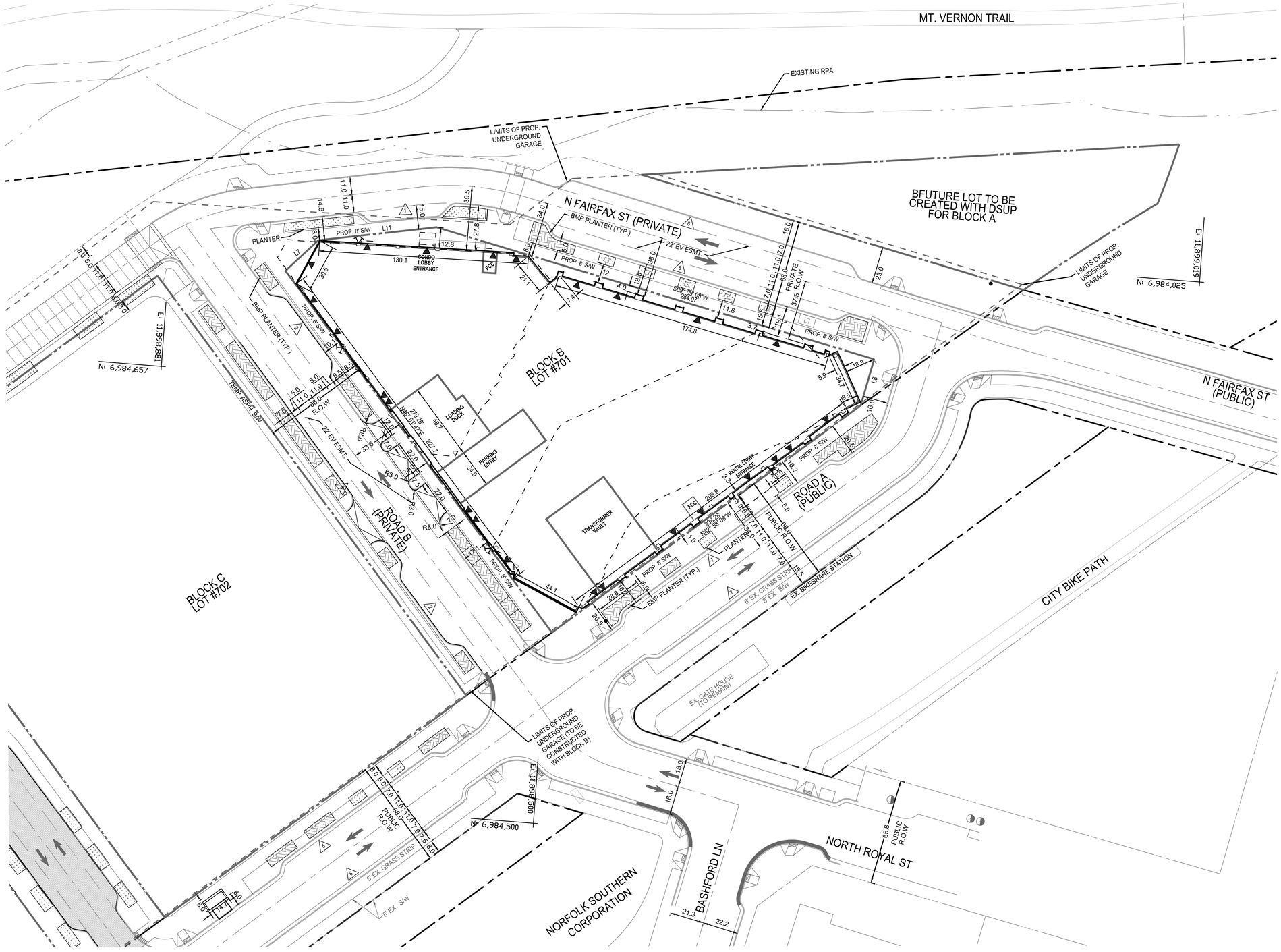
MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS
3	08/05/2025	VERIFICATION OF COMPLETENESS - 2nd SUBMISSION

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

PRELIMINARY SITE PLAN

SHEET No.
C301

F:\PX\Projects\17005\000\01\114122 DSUP - Block B\C301 PRELIMINARY SITE PLAN.dwg, 8/19/2025 5:28:47 PM, AutoCAD PDF (General Documentation).pc3



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VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C200 FOR OVERALL BOUNDARY INFORMATION.
3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES), SHOWN AS EXISTING AROUND BLOCK A, ARE SHOWN PER PROPOSED FEATURES OF THE PRGS INFRASTRUCTURE PLAN (DSP# 2023-00001).
4. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.
5. STREETSCAPE TO BE PROVIDED PER APPROVED CDD.
6. INTERIM IMPROVEMENTS MAY BE MADE AT THESE LOCATIONS UNTIL APPROVAL FROM NORFOLK SOUTHERN RAILWAY ALLOWS FOR COORDINATED PERMANENT IMPROVEMENTS TO BE IMPLEMENTED.
7. FUTURE DSUP's WILL INCLUDE DETAIL ON PROPOSED FINAL AND INTERIM CONDITIONS IMPROVEMENTS.
8. FINAL STREETSCAPES ALONG N. FAIRFAX STREET ADJACENT TO BLOCK A SHALL BE CONSTRUCTED AS PART OF THE BUILDING CONSTRUCTION FOR BLOCK A. TEMPORARY STREETSCAPE TO REMAIN ADJACENT TO OTHER BLOCKS UNTIL EACH BLOCK'S BUILDING IS CONSTRUCTED, PER THE PHASING CONDITIONS OF THE APPROVED CDD CONCEPT PLAN.
9. PROPOSED PARCELS SUCH AS BLOCKS B-C AND PRIVATE STREET PARCELS WILL BE CREATED VIA NEW SUBDIVISION PLAT THAT IS SUBMITTED AS PART OF THIS DSUP SUBMISSION. FUTURE LOT TO BE CREATED WITH A DSUP FOR BLOCK A. BLOCK DESIGNATIONS ON THIS PLAN WILL BE REPLACED AND/OR SUPPLEMENTED BY THE NEW SUBDIVISION LOT #S WHEN AVAILABLE.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. =

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

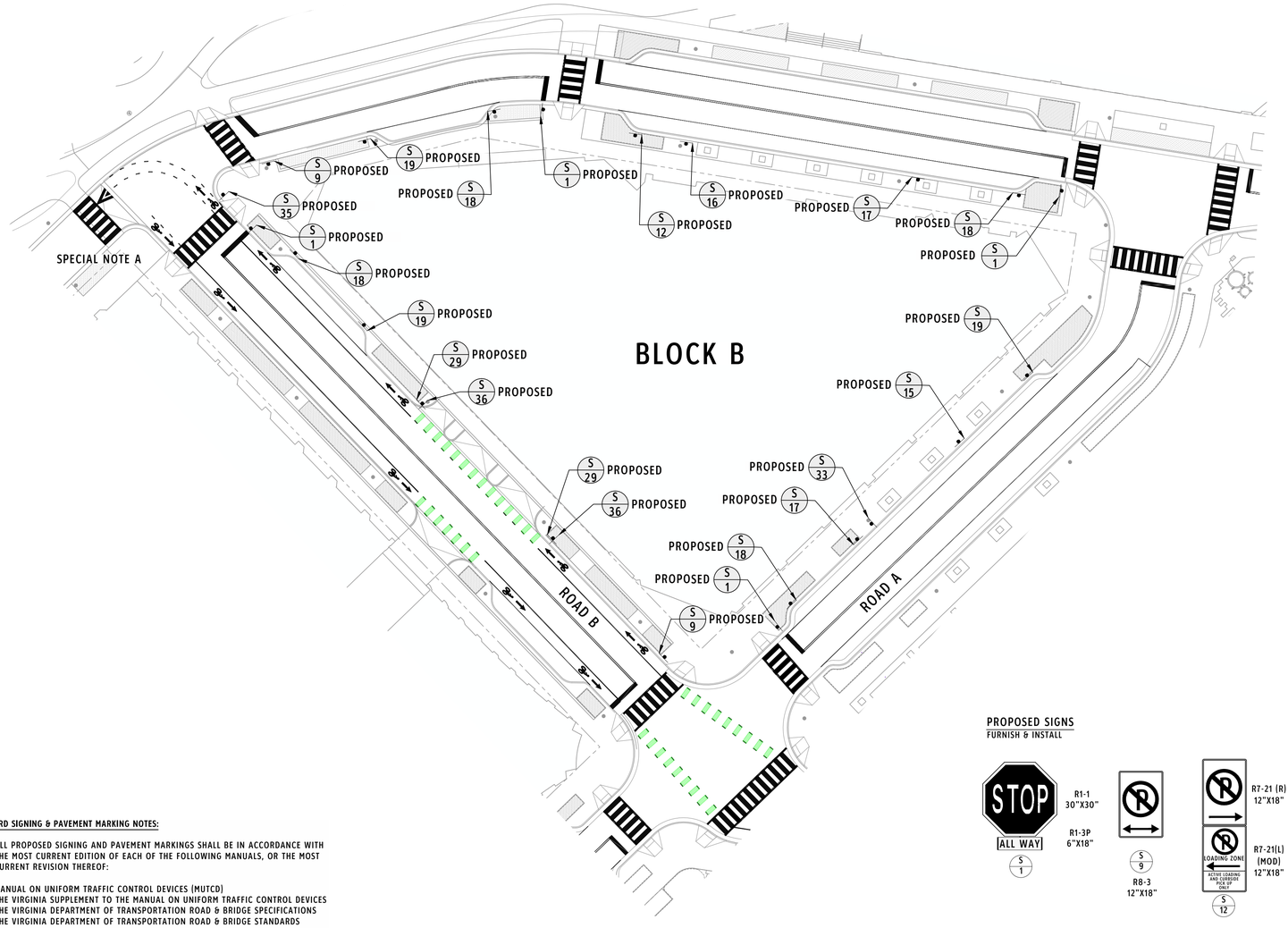
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRELIMINARY DIMENSION PLAN

SHEET No.
C302

P:\FX\Projects\17005\00600\114122 DSUP - Block B\C302 PRELIMINARY DIMENSION PLAN.dwg, 8/19/2025 5:30:23 PM, AutoCAD PDF (General Documentation).pc3

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORDS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BY CONTACTING UTILITY AGENCIES AND TO AVOID DAMAGING EXISTING UTILITIES DURING EXCAVATION OR THE ERECTION OF POLES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND OR AERIAL UTILITIES BY CALLING "MISS UTILITY" (1-800-552-7001) 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.



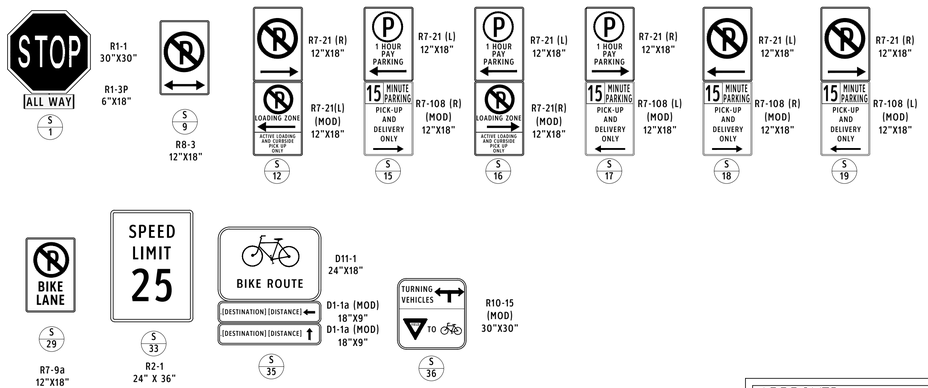
STANDARD SIGNING & PAVEMENT MARKING NOTES:

1. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING MANUALS, OR THE MOST CURRENT REVISION THEREOF:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS
   D. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE STANDARDS
2. ALL PAVEMENT MARKINGS SHALL BE TYPE B, CLASS I, THERMOPLASTIC UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS INSTALLED ON CONCRETE PAVEMENT SECTIONS SHALL USE SOLVENT-BORNE PAINT, WATERBORNE PAINT, OR 3M 380 STAMARK TAPE.
3. PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH THE STANDARDS REFERENCES IN NOTE 1. EXISTING SIGNS NOT DETAILED ARE INTENDED TO REMAIN.
4. ANY EXISTING PAVEMENT MARKINGS THAT WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY ERADICATED.
5. LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED TO ENSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
6. REFER TO APPROVED TRAFFIC SIGNAL PLAN FOR THE PROPER LOCATIONS OF STOP LINES AND CROSSWALKS WHERE APPLICABLE.
7. STOP BARS SHALL BE 24" IN WIDTH AND SHALL BE LOCATED AS SHOWN ON THE TRAFFIC SIGNAL PLANS.
8. ARROWS SHALL BE IN ACCORDANCE WITH THE FEDERAL MUTCD.
9. SPACING BETWEEN DOUBLE SOLID YELLOW LINES SHALL BE 4".
10. USE DESIGNATION OF ON-STREET PARKING SPACES ON PRIVATE STREETS MAY BE SUBJECT TO CHANGE.

SPECIAL SIGNING & PAVEMENT MARKING NOTES:

A. SPECIALTY UNIT PAVERS TO BE INSTALLED AT TRANSITION RAMPS, CROSSWALKS FOR FLUSH STREETS, AND ALONG ROAD C.

PROPOSED SIGNS
FURNISH & INSTALL



APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

PRGS BLOCK B

VERIFICATION OF COMPLETENESS

1300 North Royal Street
Alexandria, VA 22314

GOROVE SLADE
Transportation Planners and Engineers

hrp GROUP
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION
2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

COMMONWEALTH OF VIRGINIA
SASHA N. REDMON
Lic. No. 065666
7/11/2025
PROFESSIONAL ENGINEER

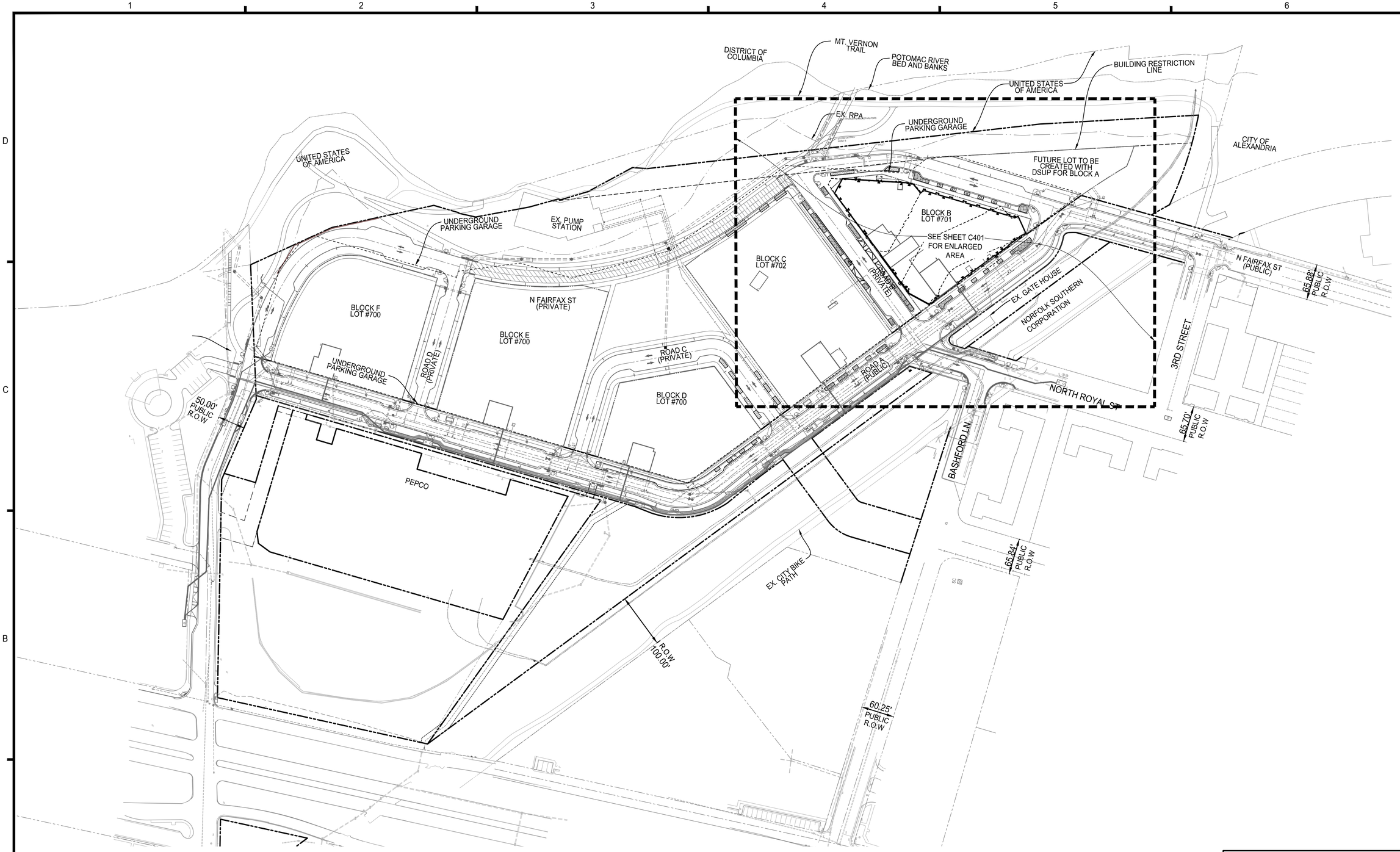
Project Name
PRGS Redevelopment - Block B

Project Number
2994-001

Scale
1" = 30'-0"

Description
CURBSIDE MANAGEMENT SIGNAGE PLAN

C303



THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. SEE SHEET C100 FOR UTILITY OWNER NAMES AND THEIR CONTACT INFORMATION.
4. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
5. ALL EXISTING OVERHEAD UTILITIES AND UTILITY POLES ALONG BASHFORD LANE, WITHIN THE PROJECT LIMITS SHALL BE RELOCATED UNDERGROUND
6. FINAL SIZE AND LOCATION OF VAULT WILL BE DETERMINED WITH DSUP.
7. THE APPROXIMATE DISTURBED AREA IS 1.47 ACRES.

VCS 1983 GRID NORTH

80 40 0 80 160

GRAPHIC SCALE
1" = 80'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

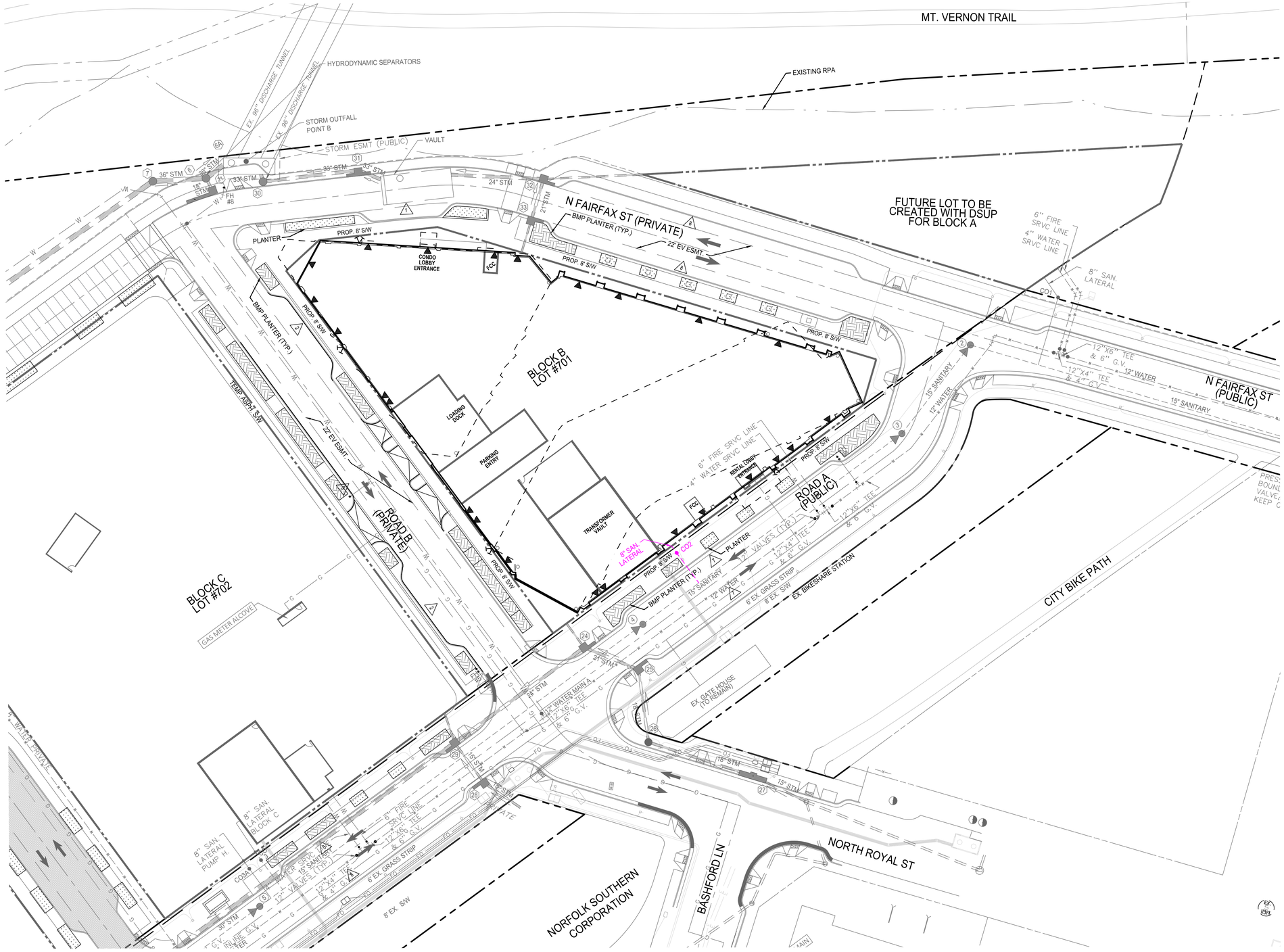
MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

OVERALL UTILITY PLAN

SHEET No.
C400

J:\VA\Projects\17005\00500\114122 DSUP - Block B\C401 UTILITY PLAN - OPTION I.dwg, 8/19/2025 5:33:19 PM, AutoCAD PDF (General Documentation).pc3



NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C100 FOR ARCHAEOLOGY NOTES.
3. SEE SHEET C100 FOR UTILITY OWNER NAMES AND THEIR CONTACT INFORMATION.
4. ELECTRICAL VAULTS SHOWN ARE UNDERGROUND.
5. ALL EXISTING OVERHEAD UTILITIES AND UTILITY POLES ALONG BASHFORD LANE, WITHIN THE PROJECT LIMITS SHALL BE RELOCATED UNDERGROUND
6. FINAL SIZE AND LOCATION OF VAULT WILL BE DETERMINED WITH DSUP.
2. THE APPROXIMATE DISTURBED AREA IS 1.47 ACRES.

THE WOONERF IS A PORTION OF THE NORTH FAIRFAX STREET EXTENSION. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
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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PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS
3	08/05/2025	VERIFICATION OF COMPLETENESS - 2nd SUBMISSION

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

BLOCK B UTILITY PLAN

SHEET No.
C401

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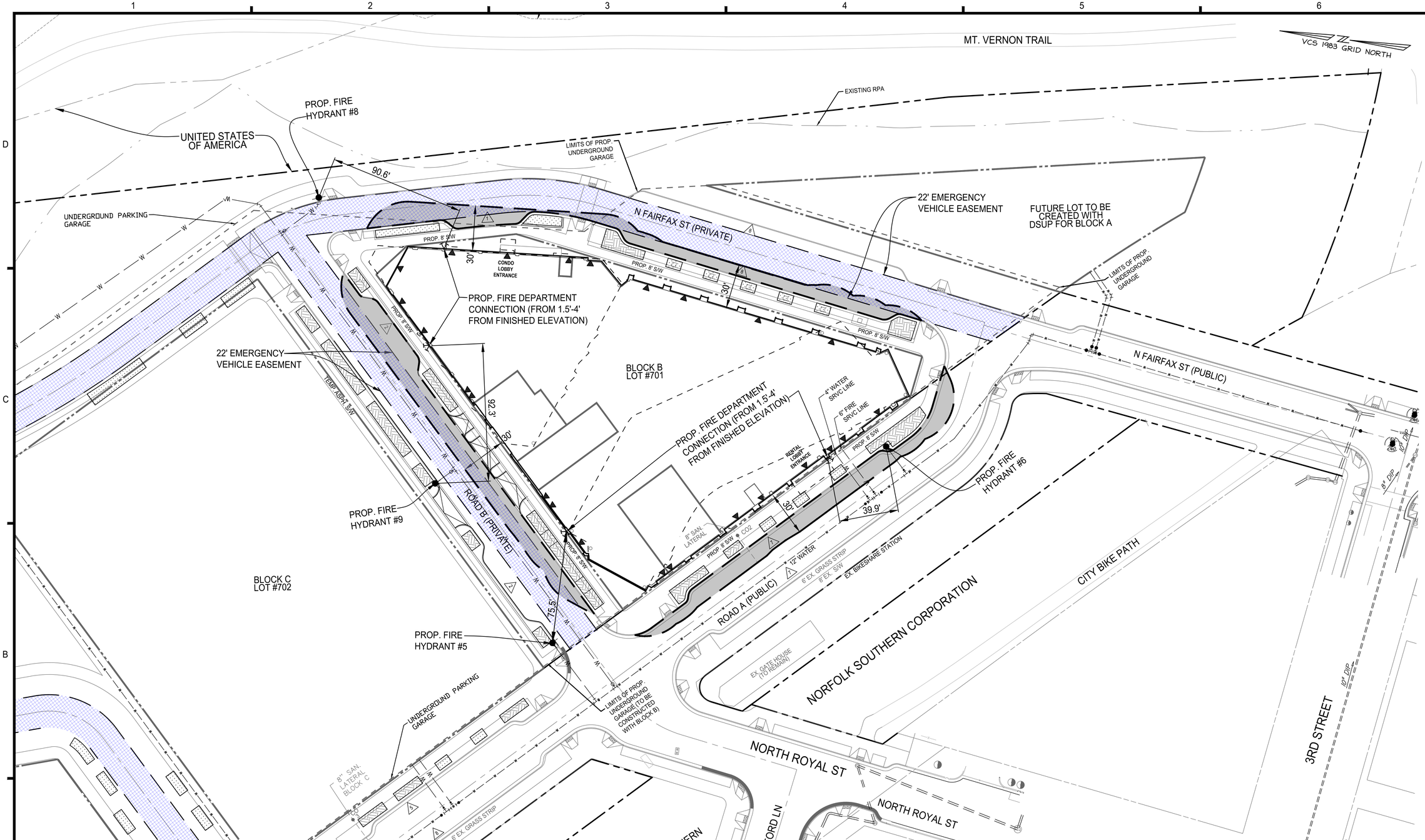

LEGEND

- : PROPOSED R.O.W.
- : BUILDING ENTRANCE
- : EX. FIRE HYDRANT
- : FIRE TRUCK ACCESS ENVELOPE
- FH : PROP. FIRE HYDRANT
- : EMERGENCY VEHICLE EASEMENT

NOTES:
1. SEE SHEET C100 FOR LEGENDS.

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - B
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS
3	08/05/2025	VERIFICATION OF COMPLETENESS - 2nd SUBMISSION

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

FIRE SAFETY PLAN

SHEET No.
C405

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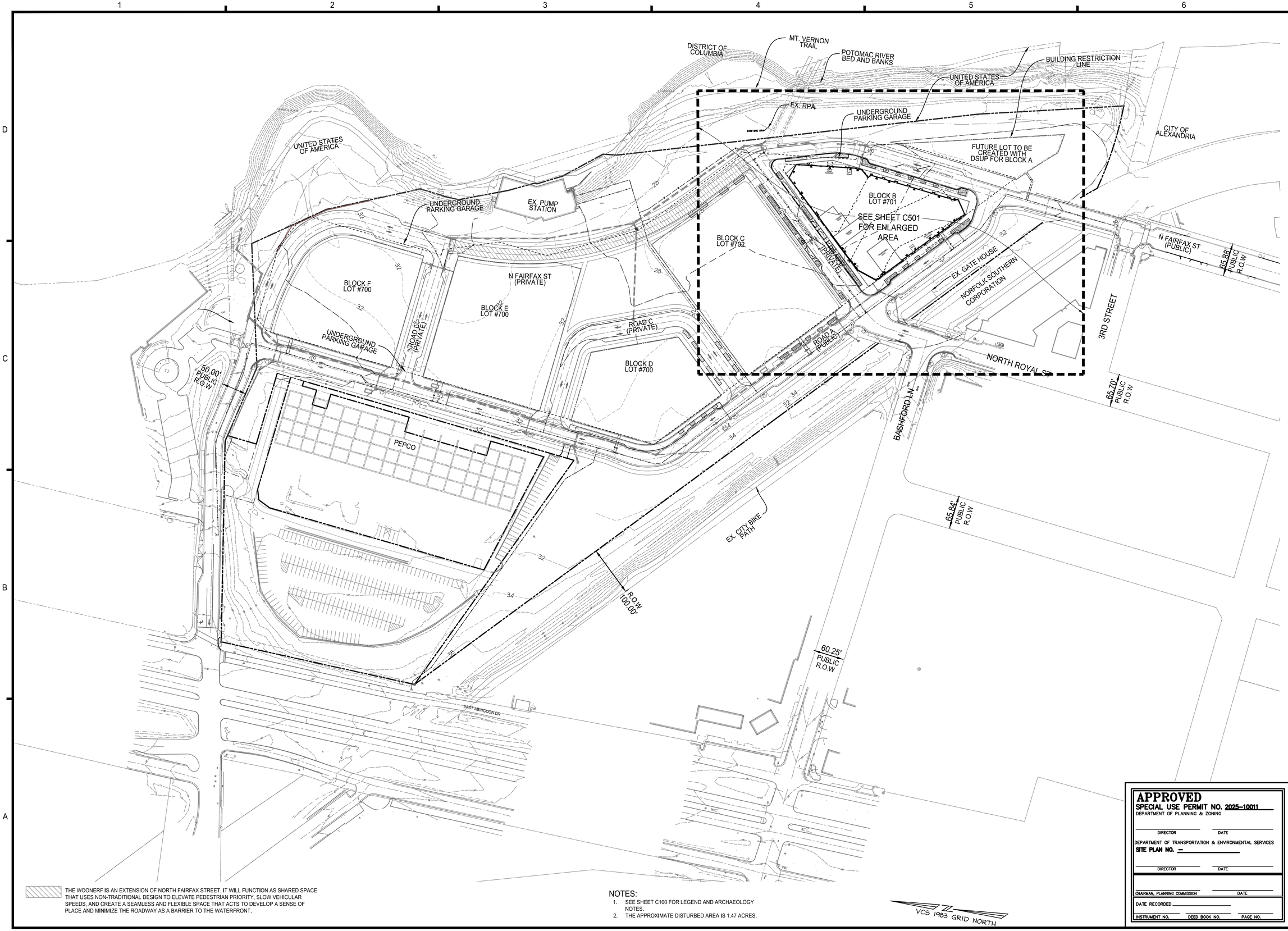

NOTES:

1. SEE SHEET C100 FOR LEGEND AND ARCHAEOLOGY NOTES.
2. THE APPROXIMATE DISTURBED AREA IS 1.47 ACRES.

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

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DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

OVERALL GRADING PLAN

SHEET No.
C500

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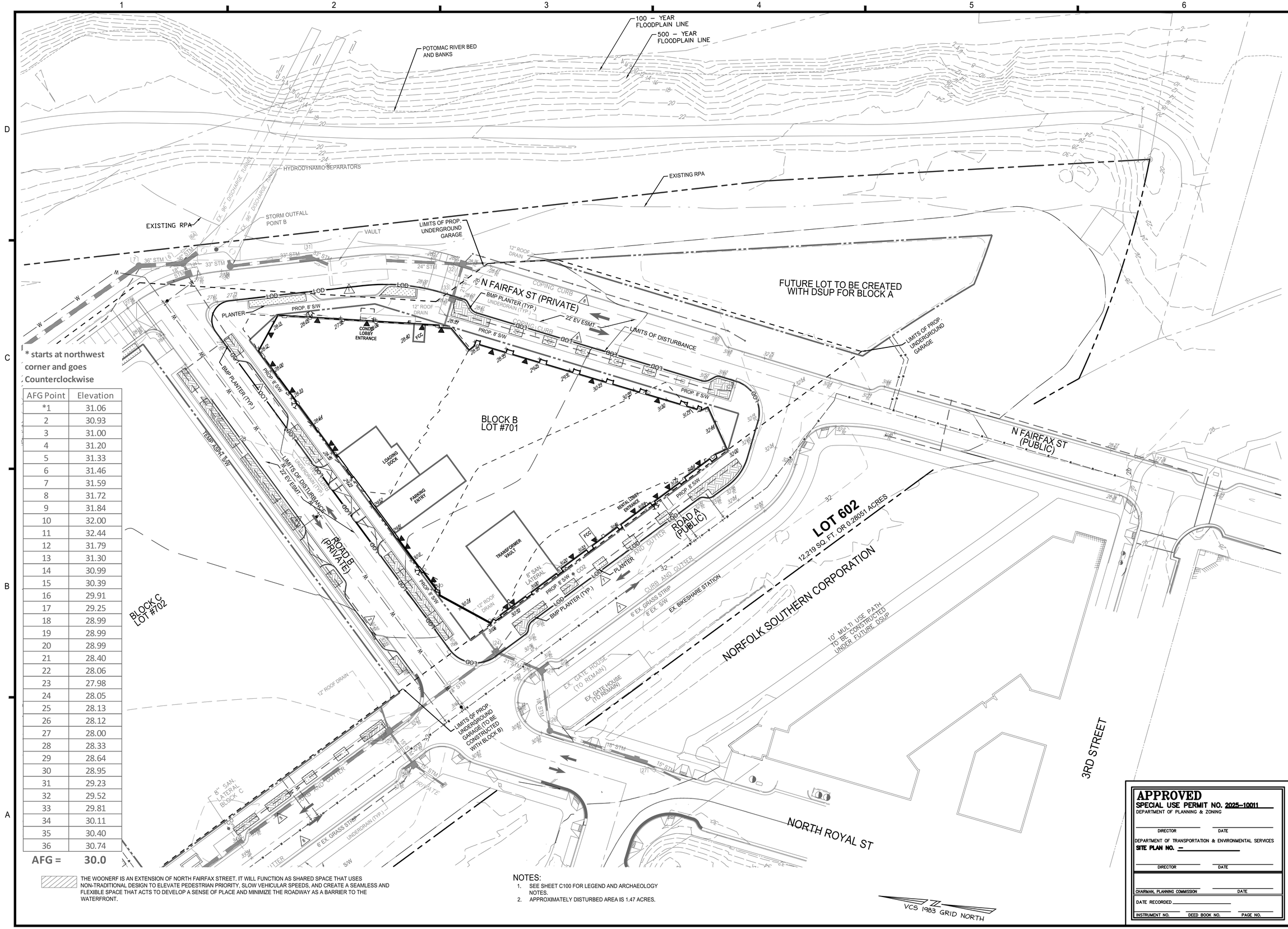

AFG Point	Elevation
*1	31.06
2	30.93
3	31.00
4	31.20
5	31.33
6	31.46
7	31.59
8	31.72
9	31.84
10	32.00
11	32.44
12	31.79
13	31.30
14	30.99
15	30.39
16	29.91
17	29.25
18	28.99
19	28.99
20	28.99
21	28.40
22	28.06
23	27.98
24	28.05
25	28.13
26	28.12
27	28.00
28	28.33
29	28.64
30	28.95
31	29.23
32	29.52
33	29.81
34	30.11
35	30.40
36	30.74
AFG =	30.0

THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

NOTES:
1. SEE SHEET C100 FOR LEGEND AND ARCHAEOLOGY NOTES.
2. APPROXIMATELY DISTURBED AREA IS 1.47 ACRES.

VCS 1983 GRID NORTH

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

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JOHN L. HELMS
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08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

BLOCK B GRADING PLAN

SHEET No.
C501

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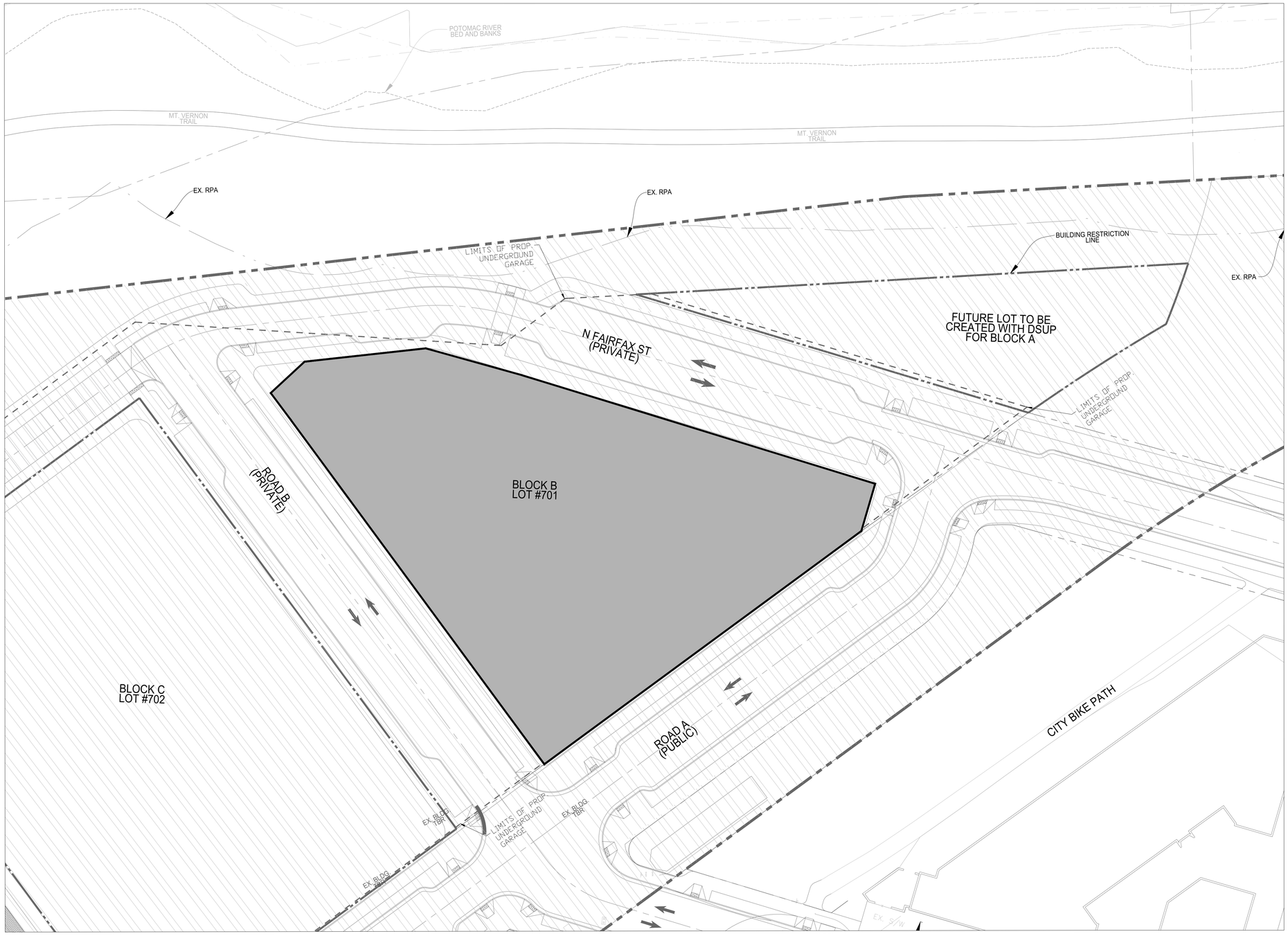

LEGEND:

EXISTING IMPERVIOUS AREA

BACK-OUT AREA

PROPERTY LINE

NOTES:
1.) TOTAL DISTURBED AREA IS APPROXIMATELY 1.47 ACRES.

	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	1.075 AC	0.000 AC	1.075 AC
PROPOSED	1.075 AC	0.00 AC	1.075 AC

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

PRE DEVELOPMENT
IMPERVIOUS

SHEET No.
C600

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LEGEND:

EXISTING IMPERVIOUS AREA

BACK-OUT AREA

PROPERTY LINE

NOTES:
1.) THE APPROXIMATE DISTURBED AREA IS 1.47 ACRES.

	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	1.075 AC	0.000 AC	1.075 AC
PROPOSED	1.075 AC	0.00 AC	1.075 AC

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

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BLOCK - B

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SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

POST DEVELOPMENT IMPERVIOUS

SHEET No.
C601

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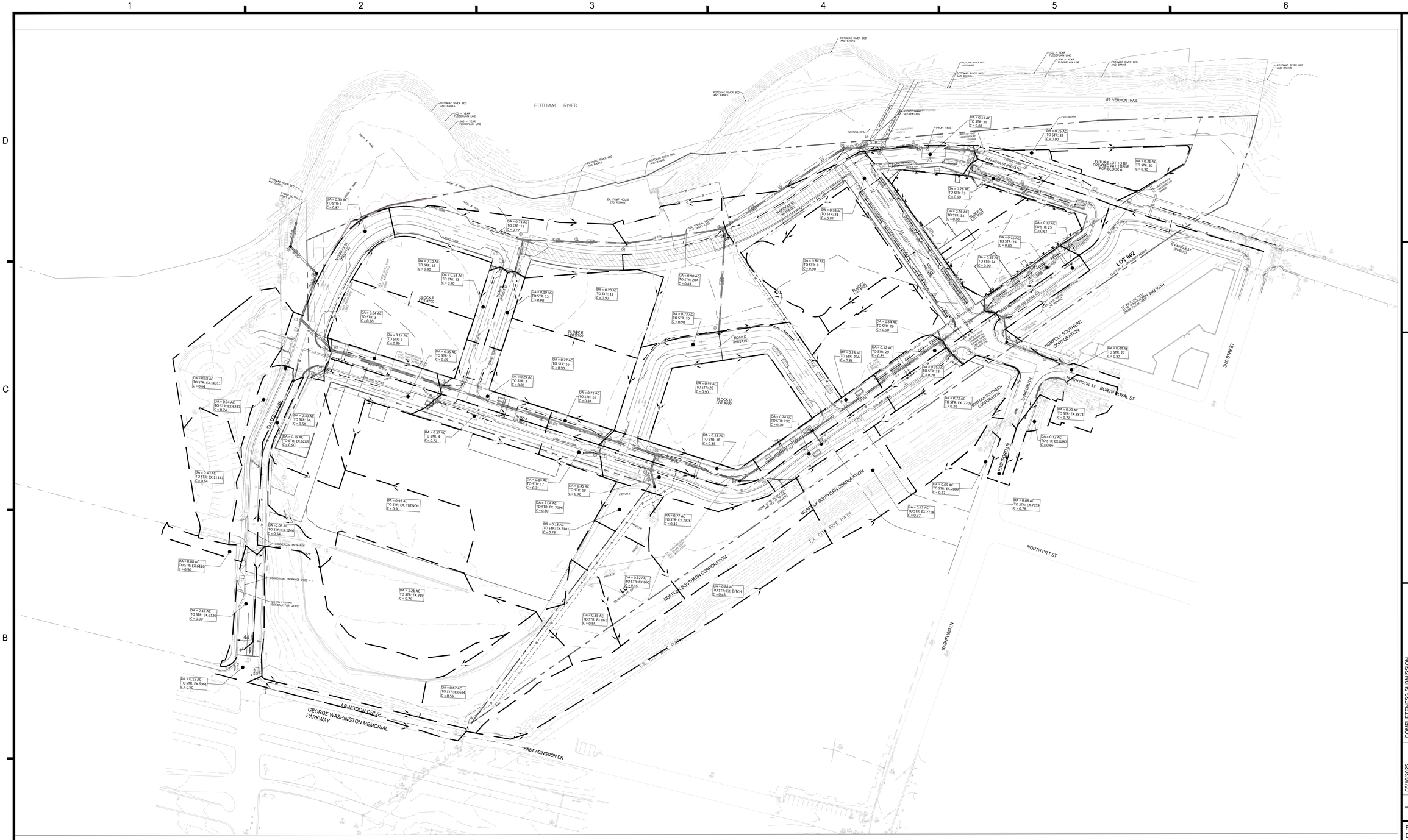

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C618-C619.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.

LEGEND:

DRAINAGE DIVIDE

VCS 1983 GRID NORTH

80 40 0 80 160
GRAPHIC SCALE
1" = 80'

APPROVED
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08/05/2025
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BLOCK - B
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CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=80'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

OVERALL DRAINAGE AREA MAP

SHEET No.
C602

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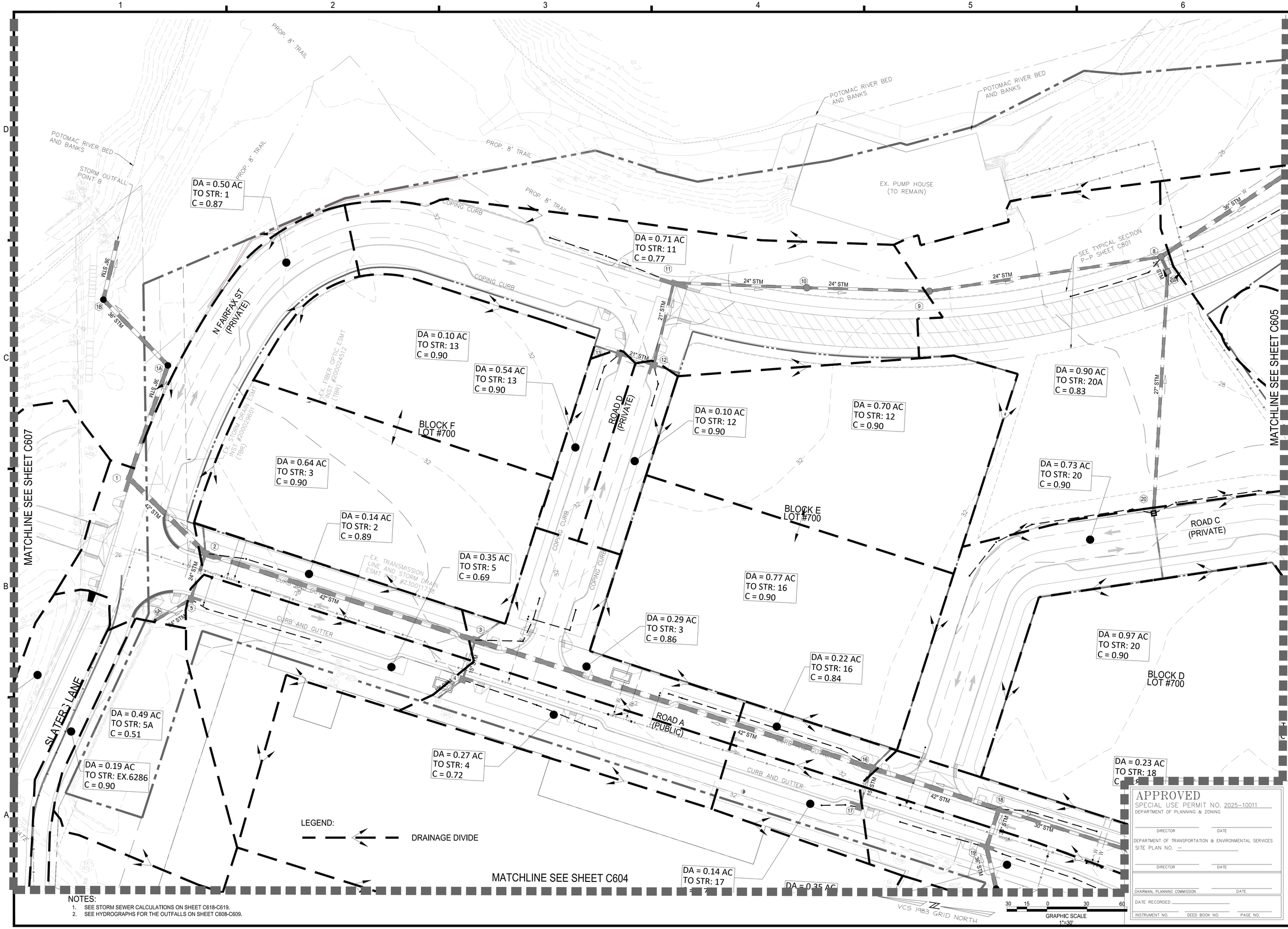

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C618-C619.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.

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PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

DRAINAGE AREA MAP

SHEET No.
C603

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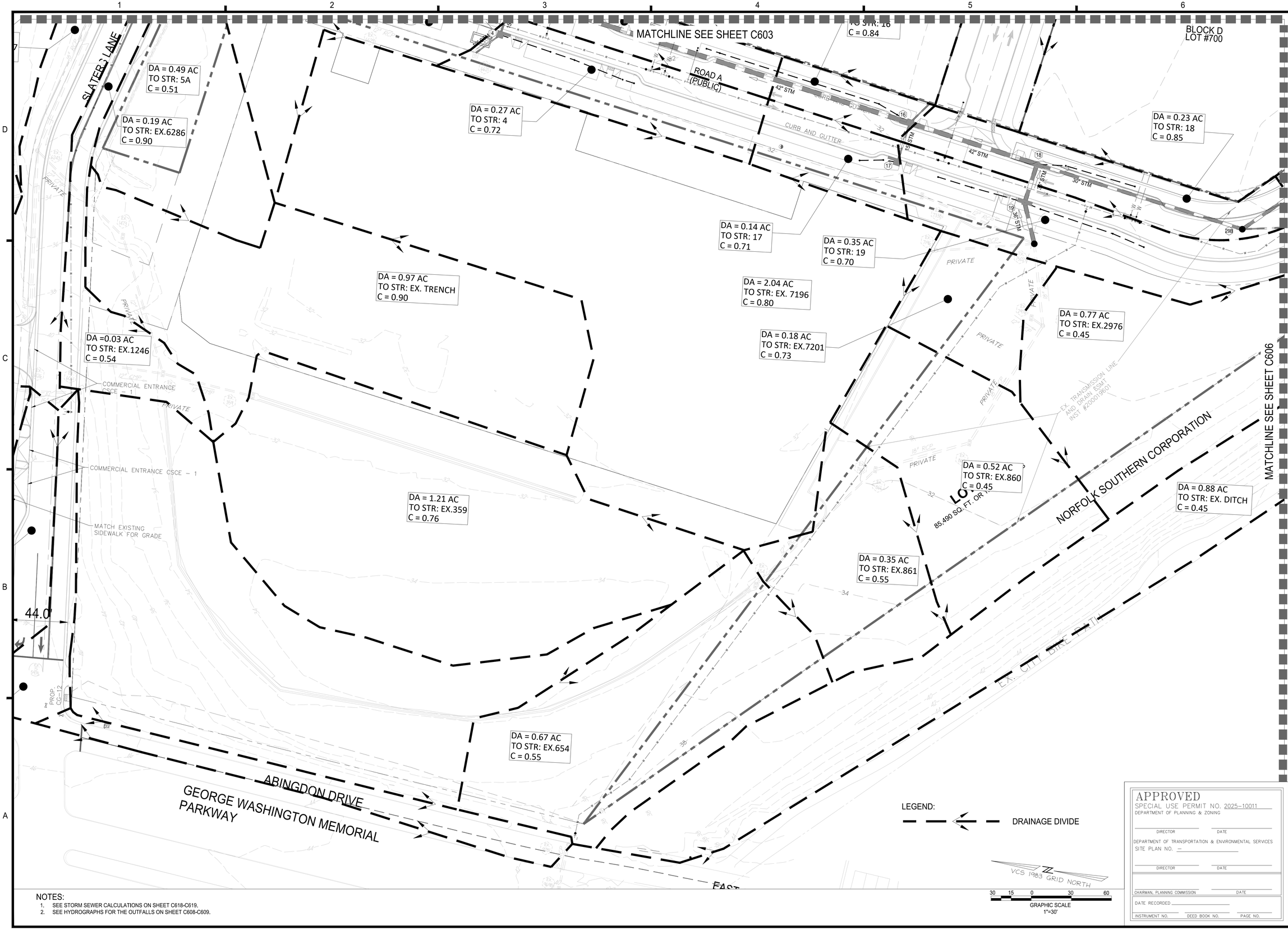

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C618-C619.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.

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SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

DRAINAGE AREA MAP

SHEET No.
C604

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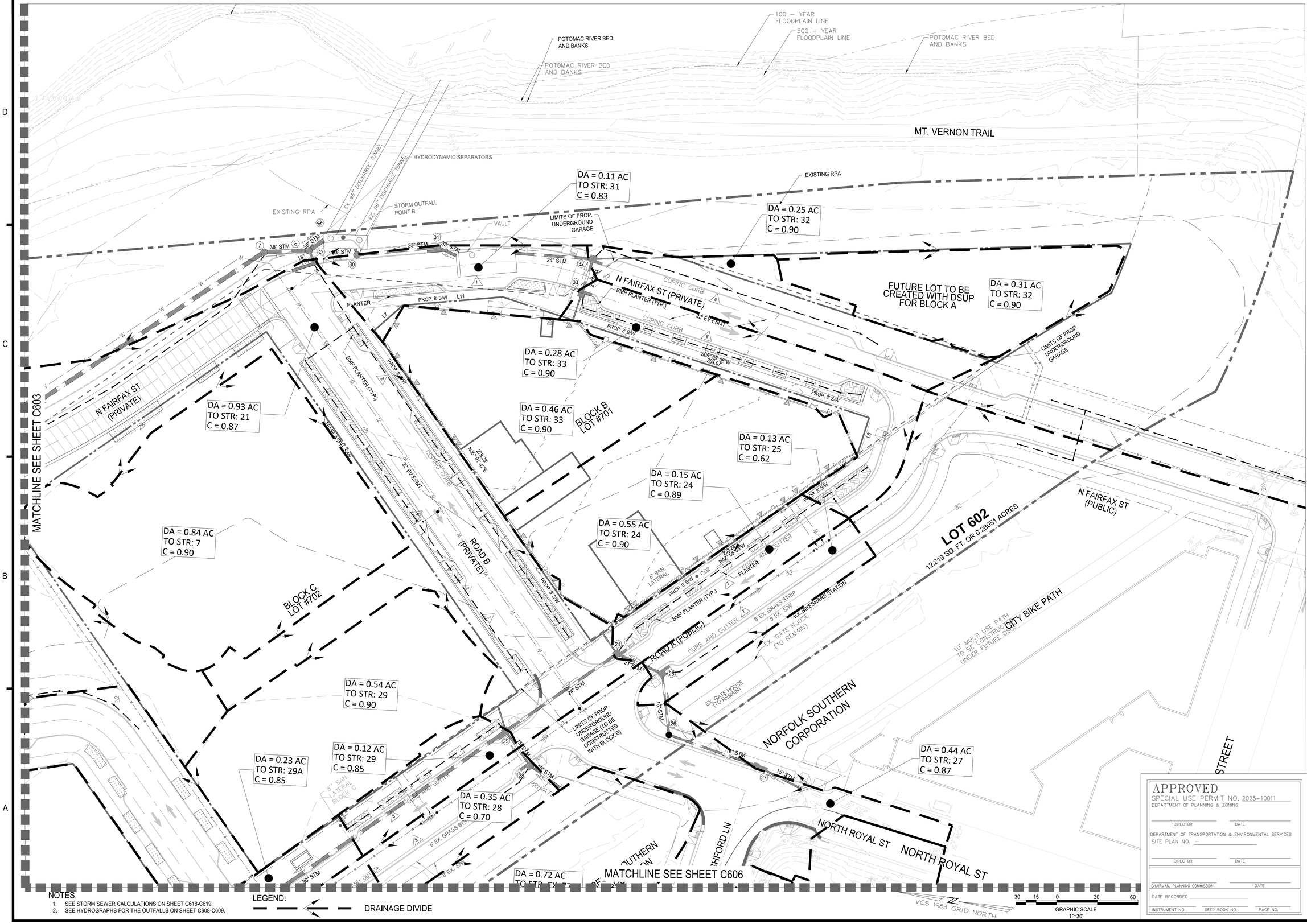

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C618-C619.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.

LEGEND:
DRAINAGE DIVIDE

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DESIGN: JH
DRAWN: JS
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DRAINAGE AREA MAP

SHEET No.
C605

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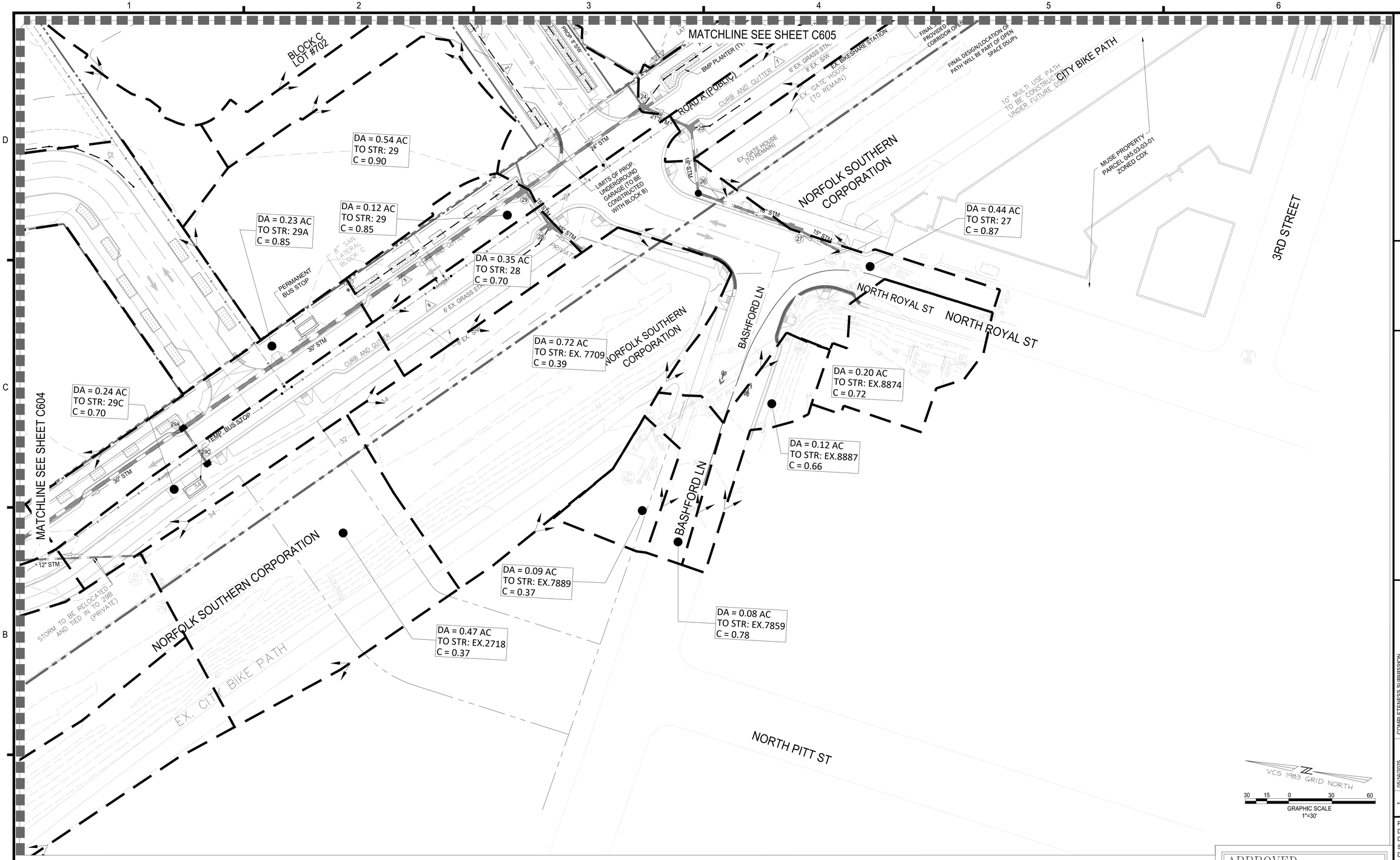

LEGEND:

DRAINAGE DIVIDE

NOTES:

1. SEE STORM SEWER CALCULATIONS ON SHEET C618-C619.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.
3. DRAINAGE DIVIDES AND C VALUES BASED ON FINAL BUILD OUT CONDITIONS.

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SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

DRAINAGE AREA MAP

SHEET No.
C606

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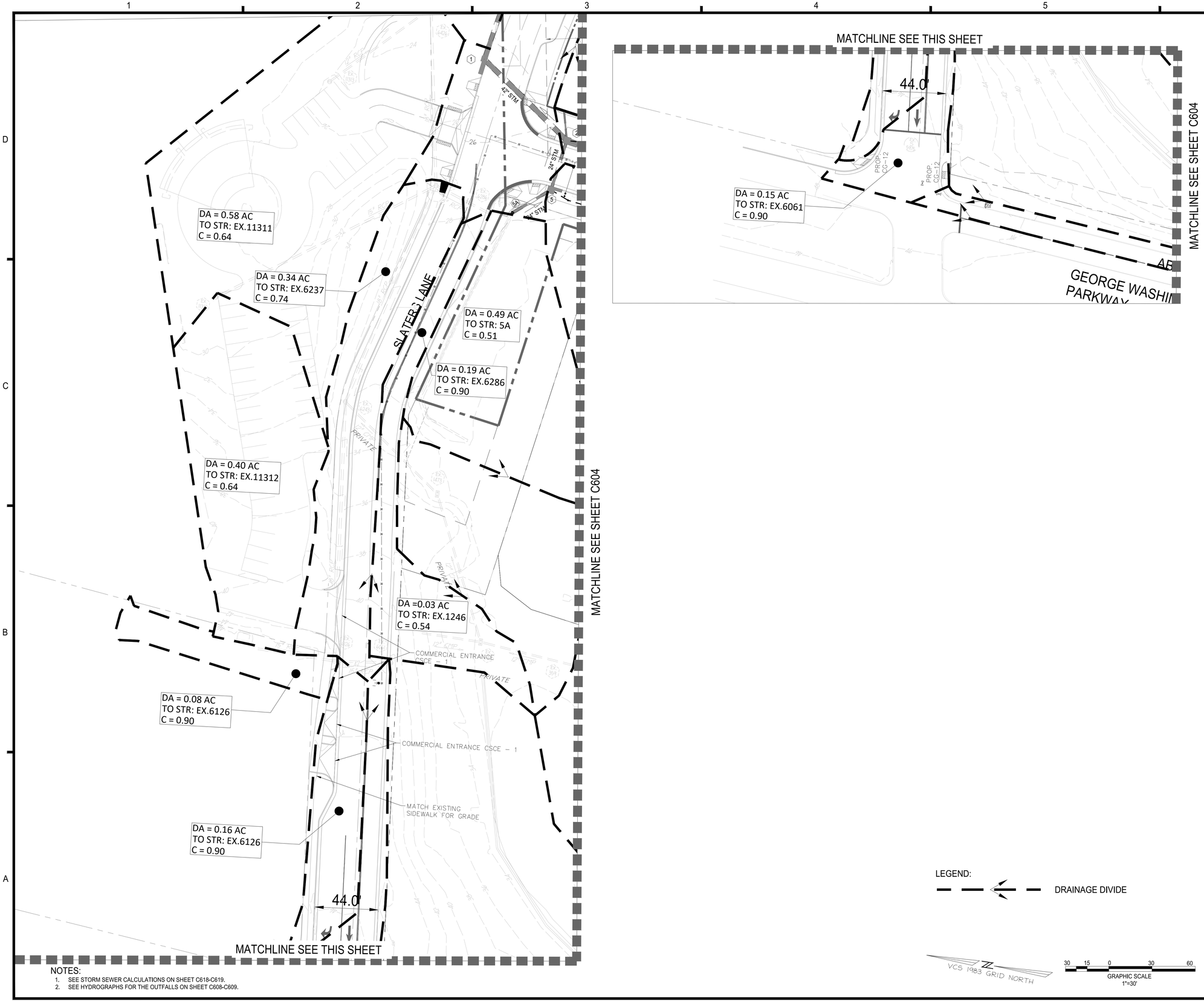

NOTES:
1. SEE STORM SEWER CALCULATIONS ON SHEET C618-C619.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEET C608-C609.

LEGEND:

DRAINAGE DIVIDE

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

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DRAWN: JS
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DRAINAGE AREA MAP

SHEET No.
C607

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Hydrograph Report

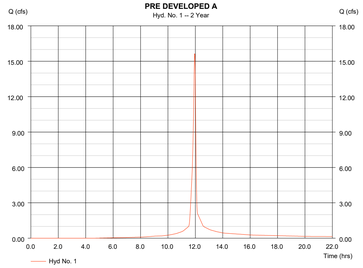
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 1

PRE DEVELOPED A

Hydrograph type	= SCS Runoff	Peak discharge	= 15.63 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 33,350 cuft
Drainage area	= 3.790 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(12.880 x 98) + (5.990 x 80)] / 3.790



Hydrograph Report

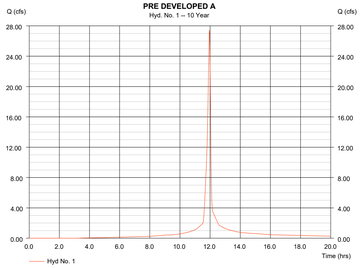
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 1

PRE DEVELOPED A

Hydrograph type	= SCS Runoff	Peak discharge	= 27.42 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 60,791 cuft
Drainage area	= 3.790 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(12.880 x 98) + (5.990 x 80)] / 3.790



Hydrograph Report

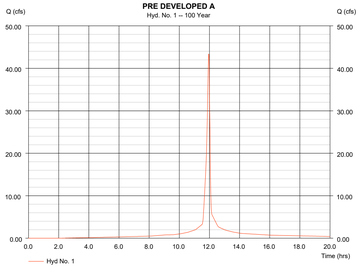
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 1

PRE DEVELOPED A

Hydrograph type	= SCS Runoff	Peak discharge	= 43.36 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 99,228 cuft
Drainage area	= 3.790 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(12.880 x 98) + (5.990 x 80)] / 3.790



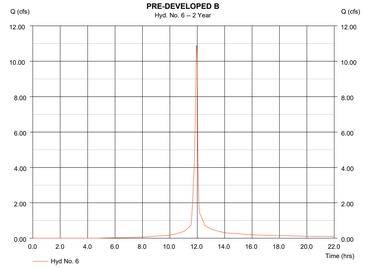
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 6

PRE-DEVELOPED B

Hydrograph type	= SCS Runoff	Peak discharge	= 10.89 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 23,230 cuft
Drainage area	= 2.640 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



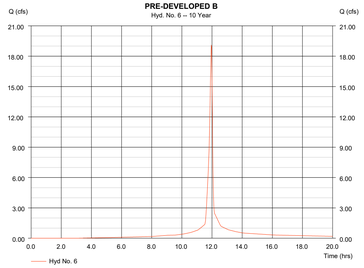
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 6

PRE-DEVELOPED B

Hydrograph type	= SCS Runoff	Peak discharge	= 19.10 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 42,345 cuft
Drainage area	= 2.640 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



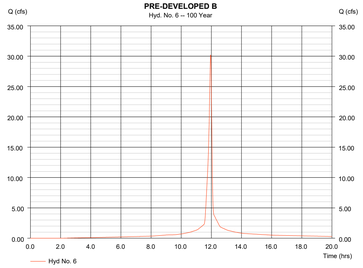
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 6

PRE-DEVELOPED B

Hydrograph type	= SCS Runoff	Peak discharge	= 30.21 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 69,119 cuft
Drainage area	= 2.640 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

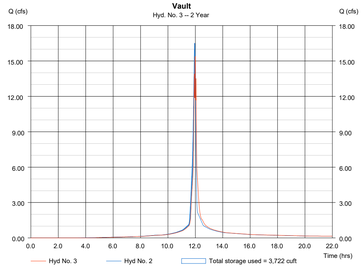
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 3

Vault

Hydrograph type	= Reservoir	Peak discharge	= 15.39 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.98 hrs
Time interval	= 1 min	Hyd. volume	= 36,087 cuft
Inflow hyd. No.	= 2 - POST DEV A	Max. Elevation	= 17.71 ft
Reservoir name	= SWM Orifice-Weir	Max. Storage	= 3,722 cuft

Storage Indication method used.



Hydrograph Report

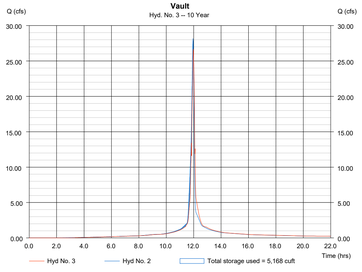
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 3

Vault

Hydrograph type	= Reservoir	Peak discharge	= 26.67 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.98 hrs
Time interval	= 1 min	Hyd. volume	= 63,917 cuft
Inflow hyd. No.	= 2 - POST DEV A	Max. Elevation	= 19.64 ft
Reservoir name	= SWM Orifice-Weir	Max. Storage	= 5,168 cuft

Storage Indication method used.



Hydrograph Report

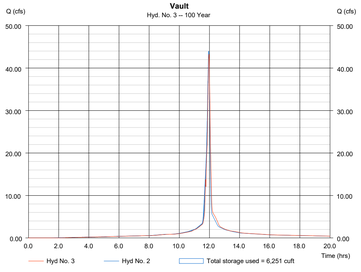
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 3

Vault

Hydrograph type	= Reservoir	Peak discharge	= 43.24 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 102,604 cuft
Inflow hyd. No.	= 2 - POST DEV A	Max. Elevation	= 21.08 ft
Reservoir name	= SWM Orifice-Weir	Max. Storage	= 6,251 cuft

Storage Indication method used.



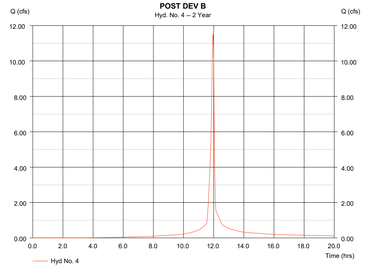
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 4

POST DEV B

Hydrograph type	= SCS Runoff	Peak discharge	= 11.50 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 25,140 cuft
Drainage area	= 2.640 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



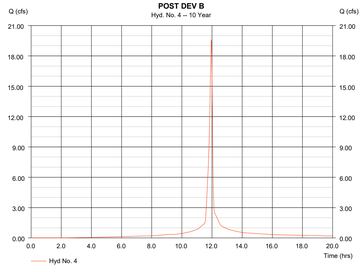
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 4

POST DEV B

Hydrograph type	= SCS Runoff	Peak discharge	= 19.62 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 44,525 cuft
Drainage area	= 2.640 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



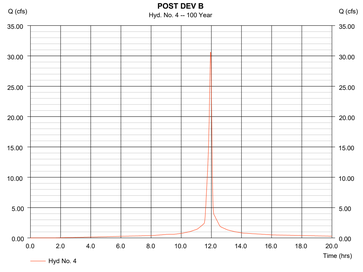
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Tuesday, 08 / 15 / 2023

Hyd. No. 4

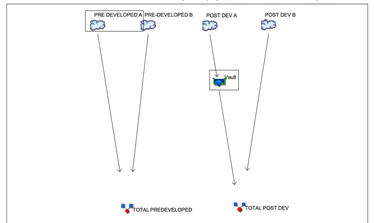
POST DEV B

Hydrograph type	= SCS Runoff	Peak discharge	= 30.62 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 71,473 cuft
Drainage area	= 2.640 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Watershed Model Schematic

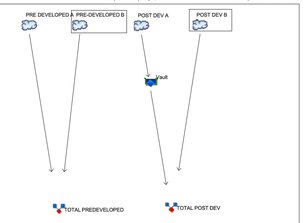
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Project: PRGS - Hydrograph.gpw - Final-Interim.gpw — Tuesday, 08 / 15 / 2023

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Project: PRGS - Hydrograph.gpw - Final-Interim.gpw — Tuesday, 08 / 15 / 2023

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JOHN L. HELMS
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08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SWM COMPUTAIONS AND NARRATIVES

SHEET No.
C608

P:\FXP\Projects\170005\00000\114122 DSUP - Block B\C608 SWM COMPUTAIONS AND NARRATIVES.dwg, 8/19/2025 5:49:54 PM, AutoCAD PDF (General Documentation).pc3

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, OR CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/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 KNOWN UNDERGROUND STORAGE TANKS OR GROUNDWATER CONTAMINATION ON THE SITE, THERE IS AN RPA LOCATED ALONG THE EAST SIDE OF THE PROJECT THAT WILL RECEIVE DISTURBANCE.

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 THE FEDERAL, STATE, AND CITY REGULATIONS.

3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH THE VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255,

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.

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

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

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPS ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPS AND SUPPORTING EQUIPMENT.

UTILITY WORKS

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA.

A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS/CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
D. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
F. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED.

WATER QUALITY NARRATIVE - BLOCK B DSUP PLAN

WATER QUALITY REQUIREMENTS

THE POTOMAC RIVER GENERATING STATION BLOCK B DSUP IS A PROPOSED MIXED-USE PLAN THAT IS ON THE OLD PEPCO PROPERTY LOCATED AT 1300 NORTH ROYAL STREET IN ALEXANDRIA VIRGINIA. THE PROPERTY IS CURRENTLY VACANT. THE SITE GENERALLY SLOPES TO THE EAST AND DRAINS TO A TWIN CULVERT. ALL SITE RUNOFF ULTIMATELY DRAINS TO THE POTOMAC RIVER.

HYDROLOGIC SOILS GROUP D IS USED IN VRRM CALCULATIONS PER CITY STANDARDS. PRE-EXISTING CONDITIONS ARE ALL MANAGED TURF. THE PHOSPHORUS REMOVAL REQUIREMENT FOR THIS APPLICATION IS A 20% REDUCTION OF THE TOTAL POST-DEVELOPMENT PHOSPHOROUS LOAD. PHOSPHOROUS LOAD REMOVAL REQUIRED = 0.64 LBS./YEAR, 65% OF PHOSPHOROUS REMOVAL MUST COME FROM NON-PROPRIETARY METHODS PER THE REQUIREMENTS OF MEMO TO INDUSTRY 01-18.

BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROPOSED URBAN BIORETENTION AREAS, MANUFACTURED FILTERING DEVICE, AND A GREEN ROOF. SEE SHEET C611 FOR LOCATIONS OF BMP DEVICES AND SUPPORTING COMPUTATIONS (VRRM SPREADSHEET), PHOSPHOROUS LOAD REMOVAL PROVIDED = 0.74 LBS./YEAR. 66% OF PHOSPHOROUS REMOVAL COMES FROM NON-PROPRIETARY METHODS. SEE SHEET C610 FOR BMP SIZING CALCULATIONS.

GIVEN THAT WE EXCEED THE PHOSPHOROUS REMOVAL REQUIRED AND GIVEN THAT 66% OF REMOVAL IS BY NON-PROPRIETARY METHODS WE CONCLUDE THAT WE MEET THE WATER QUALITY REQUIREMENTS FOR THIS PLAN, AS DEMONSTRATED ON SHEET C611.

WATER QUANTITY AND ADEQUATE OUTFALL NARRATIVE

WATER QUANTITY REQUIREMENTS HAVE BEEN ADDRESSED WITHIN THE INFRASTRUCTURE PLAN. REFER TO THE SECTION BELOW FOR SUPPORTING DETAILS.

WATER QUANTITY REQUIREMENTS

THE POTOMAC RIVER GENERATING STATION INFRASTRUCTURE PROJECT IS A PROPOSED ROAD NETWORK PLAN THAT IS ON THE OLD PEPCO PROPERTY LOCATED AT 1300 NORTH ROYAL STREET IN ALEXANDRIA VIRGINIA. THE PROPERTY IS CURRENTLY VACANT. A PORTION OF THE SITE TO THE NORTH DRAINS TO EXISTING 36" STORM DRAIN STRUCTURE #3685. THE SITE GENERALLY SLOPES TO THE EAST AND DRAINS TO A TWIN CULVERT. ALL SITE RUNOFF ULTIMATELY DRAINS TO THE POTOMAC RIVER.

OUTFALL A DRAINS 3.79 ACRES AND OUTFALLS INTO THE TWIN CONCRETE CULVERT. 10 YEAR ALLOWABLE FLOW = 27.42 CFS. 10 YEAR POST DEVELOPMENT FLOW = 26.67 CFS. 2 YEAR VELOCITY = 1.48 FPS AND IS NON-EROSIVE. 100 YEAR ALLOWABLE FLOW = 43.36 CFS. 100 YEAR POST DEVELOPMENT FLOW = 43.24 CFS.

OUTFALL B DRAINS 2.64 ACRES AND OUTFALLS INTO EX CONCRETE PIPE. 10 YEAR ALLOWABLE FLOW = 10.89 CFS. 10 YEAR POST DEVELOPMENT FLOW = 11.50 CFS. 2 YEAR VELOCITY = 7.99 FPS AND IS NON-EROSIVE. 100 YEAR ALLOWABLE FLOW = 30.21 CFS. 100 YEAR POST DEVELOPMENT FLOW = 30.62 CFS.

REDUCTION IN WATER QUANTITY IS ACHEIVED THROUGH THE USE OF A PROPOSED VAULT AT OUTFALL A. BECAUSE THERE IS NO AREA TO PROVIDE A VAULT OR POND FOR OUTFALL B WE ARE COMPENSATING FOR INCREASE FLOW AT OUTFALL B WITH INCREASED STORAGE IN THE VAULT AT OUTFALL A. SEE WATER SHED SCHEMATIC ON THIS SHEET.

THE OVERALL DRAINAGE AREA IS 6.43 ACRES. 10 YEAR ALLOWABLE FLOW IS 46.52 CFS. 10 YEAR POST DEVELOPED FLOW = 45.77 CFS. GIVEN THAT THE 2 YEAR VELOCITIES ARE NON-EROSIVE AND THAT THE 10 YEAR POST DEVELOPED DISCHARGE IS LOWER THAN PRE-DEVELOPED DISCHARGE WE CONCLUDE THAT STORMWATER MANAGEMENT IS PROVIDED.

ADEQUATE OUTFALL

THE PROJECT OUTFALLS TO THE POTOMAC RIVER. 2, 10, AND 100 YEAR POST DEVELOPMENT DISCHARGE IS LOWER THAN 2, 10, AND 100 YEAR PRE-DEVELOPMENT DISCHARGE. THE 2 YEAR POST DEVELOPMENT VELOCITY IS THEREFORE LOWER AS WELL. SINCE THE 10 YEAR POST-DEVELOPMENT DISCHARGE RATE IS LOWER THE PROJECT CAN'T OVERTOP THE BANKS OF THE POTOMAC RIVER. SINCE THE 2 YEAR POST DISCHARGE VELOCITY IS LOWER IT CAN'T ERODE THE BANKS OF THE POTOMAC RIVER. THEREFORE WE CONCLUDE THE OUTFALL IS ADEQUATE.

Hydrograph Report

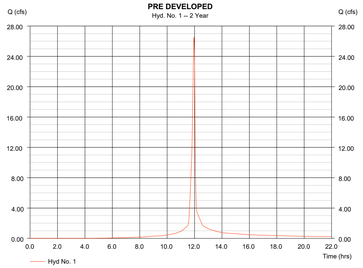
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 1

PRE DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 26.52 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 56,580 cuft
Drainage area	= 6.430 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(12.880 x 98) + (5.990 x 80)] / 6.430



Hydrograph Report

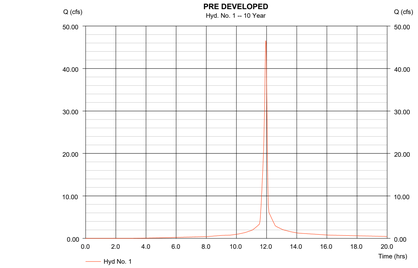
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 1

PRE DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 46.52 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 103,136 cuft
Drainage area	= 6.430 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(12.880 x 98) + (5.990 x 80)] / 6.430



Hydrograph Report

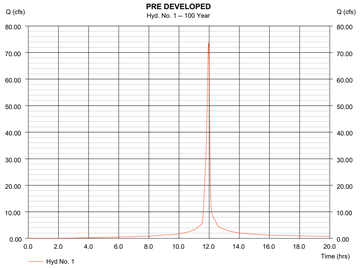
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 1

PRE DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 73.57 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 168,347 cuft
Drainage area	= 6.430 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(12.880 x 98) + (5.990 x 80)] / 6.430



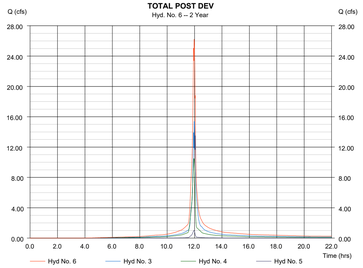
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 6

TOTAL POST DEV

Hydrograph type	= Combine	Peak discharge	= 26.22 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 61,227 cuft
Inflow hyds.	= 3, 4, 5	Contrib. drain. area	= 2.640 ac



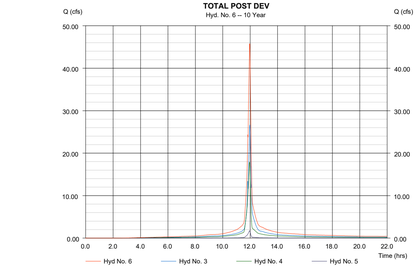
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

Hyd. No. 6

TOTAL POST DEV

Hydrograph type	= Combine	Peak discharge	= 45.77 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 108,442 cuft
Inflow hyds.	= 3, 4, 5	Contrib. drain. area	= 2.640 ac



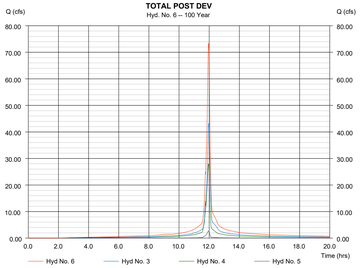
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 08 / 14 / 2023

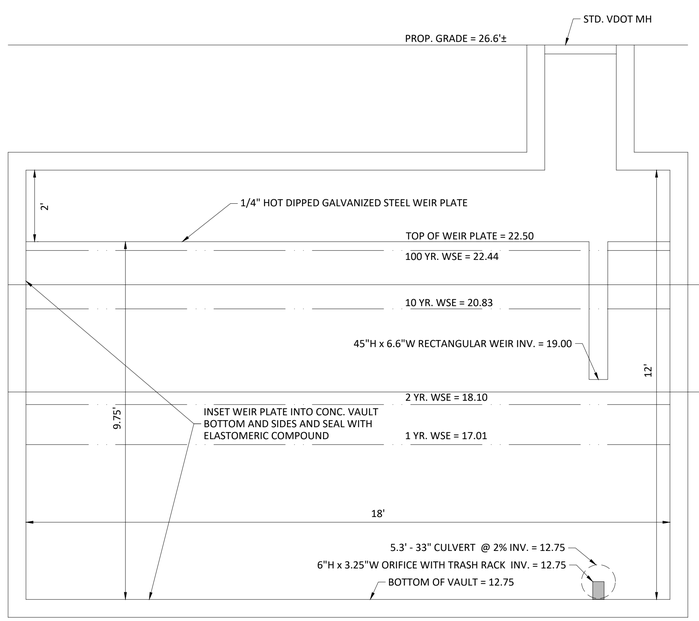
Hyd. No. 6

TOTAL POST DEV

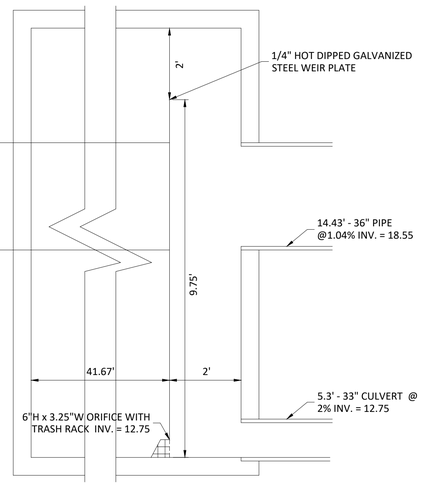
Hydrograph type	= Combine	Peak discharge	= 73.44 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 174,077 cuft
Inflow hyds.	= 3, 4, 5	Contrib. drain. area	= 2.640 ac



FINAL DESIGN SWM RUNOFF			
	2 YEAR	10 YEAR	100 YEAR
PRE-DEVELOPED CFS	26.52	46.52	73.57
POST DEVELOPED CFS	26.22	45.77	73.44
DIFFERENCE CFS	-0.30	-0.75	-0.13



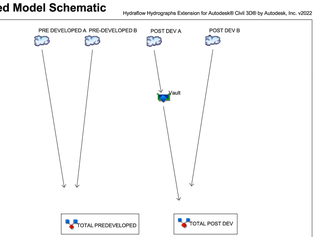
SWM VAULT SECTION
NTS



SWM VAULT SECTION
NTS

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Project: PRGS - Hydrograph.gpw - Final-Interim.gpw — Tuesday, 08 / 15 / 2023

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 19 / 2023

Pond No. 3 - Proposed SWM Orifice-Weir

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	12.75	n/a	0	0
0.50	13.25	n/a	375	375
1.00	13.75	n/a	375	750
1.50	14.25	n/a	375	1,125
2.00	14.75	n/a	375	1,500
2.50	15.25	n/a	375	1,875
3.00	15.75	n/a	375	2,250
3.50	16.25	n/a	375	2,625
4.00	16.75	n/a	375	3,000
4.50	17.25	n/a	375	3,375
5.00	17.75	n/a	375	3,750
5.50	18.25	n/a	375	4,125
6.00	18.75	n/a	375	4,500
6.50	19.25	n/a	375	4,875
7.00	19.75	n/a	375	5,250
7.50	20.25	n/a	375	5,625
8.00	20.75	n/a	375	6,000
8.50	21.25	n/a	375	6,375
9.00	21.75	n/a	375	6,750
9.50	22.25	n/a	375	7,125
10.00	22.75	n/a	375	7,500

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
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.

IMEG
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engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - B
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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DRAWING No.: 114122
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SCALE: NONE
DESIGN: JH
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SWM COMPUTATION AND NARRATIVES

SHEET No.
C609

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BIO SIZING - GROUND PLANTERS

Bioretention #1	
Impervious DA (AC)	0.03
Managed DA (AC)	0.00
Treatment Volume (CF)	103
Minimum Area (SF)	58
Actual Area (SF)	120
Upstream BMP	None
Downstream BMP	None
Lat: 38.8216	Long: -77.0412

Bioretention #2	
Impervious DA (AC)	0.21
Managed DA (AC)	0.00
Treatment Volume (CF)	724
Minimum Area (SF)	408
Actual Area (SF)	411
Upstream BMP	None
Downstream BMP	None
Lat: 38.8217	Long: -77.0409

Bioretention #3	
Impervious DA (AC)	0.25
Managed DA (AC)	0.00
Treatment Volume (CF)	862
Minimum Area (SF)	486
Actual Area (SF)	552
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8209	Long: -77.0409

Bioretention #4	
Impervious DA (AC)	0.1
Managed DA (AC)	0.00
Treatment Volume (CF)	345
Minimum Area (SF)	194
Actual Area (SF)	200
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8208	Long: -77.0407

Bioretention #5	
Impervious DA (AC)	0.1
Managed DA (AC)	0.00
Treatment Volume (CF)	345
Minimum Area (SF)	194
Actual Area (SF)	200
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8207	Long: -77.0408

Bioretention #6	
Impervious DA (AC)	0.06
Managed DA (AC)	0.00
Treatment Volume (CF)	207
Minimum Area (SF)	117
Actual Area (SF)	121
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8209	Long: -77.0414

Bioretention #7	
Impervious DA (AC)	0.06
Managed DA (AC)	0.00
Treatment Volume (CF)	207
Minimum Area (SF)	117
Actual Area (SF)	121
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8208	Long: -77.0414

Bioretention #8	
Impervious DA (AC)	0.14
Managed DA (AC)	0.00
Treatment Volume (CF)	483
Minimum Area (SF)	272
Actual Area (SF)	282
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8215	Long: -77.0413

Bioretention #9	
Impervious DA (AC)	0.28
Managed DA (AC)	0.00
Treatment Volume (CF)	966
Minimum Area (SF)	544
Actual Area (SF)	558
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8214	Long: -77.0415

Bioretention #10	
Impervious DA (AC)	0.07
Managed DA (AC)	0.00
Treatment Volume (CF)	241
Minimum Area (SF)	136
Actual Area (SF)	150
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8209	Long: -77.0416

Bioretention #11	
Impervious DA (AC)	0.08
Managed DA (AC)	0.00
Treatment Volume (CF)	276
Minimum Area (SF)	155
Actual Area (SF)	171
Upstream BMP	None
Downstream BMP	None
Lat: 38.8207	Long: -77.0415

Bioretention #12	
Impervious DA (AC)	0.08
Managed DA (AC)	0.00
Treatment Volume (CF)	276
Minimum Area (SF)	155
Actual Area (SF)	171
Upstream BMP	None
Downstream BMP	None
Lat: 38.8207	Long: -77.0416

Bioretention #13	
Impervious DA (AC)	0.07
Managed DA (AC)	0.00
Treatment Volume (CF)	241
Minimum Area (SF)	136
Actual Area (SF)	150
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8202	Long: -77.0416

Bioretention #14	
Impervious DA (AC)	0.07
Managed DA (AC)	0.00
Treatment Volume (CF)	241
Minimum Area (SF)	136
Actual Area (SF)	150
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8202	Long: -77.0418

Bioretention #15	
Impervious DA (AC)	0.09
Managed DA (AC)	0.00
Treatment Volume (CF)	310
Minimum Area (SF)	175
Actual Area (SF)	177
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8200	Long: -77.0418

Bioretention #16	
Impervious DA (AC)	0.45
Managed DA (AC)	0.00
Treatment Volume (CF)	1552
Minimum Area (SF)	874
Actual Area (SF)	884
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8199	Long: -77.0409

Bioretention #17	
Impervious DA (AC)	0.26
Managed DA (AC)	0.00
Treatment Volume (CF)	897
Minimum Area (SF)	505
Actual Area (SF)	510
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8198	Long: -77.0417

Bioretention #18	
Impervious DA (AC)	0.31
Managed DA (AC)	0.00
Treatment Volume (CF)	1069
Minimum Area (SF)	602
Actual Area (SF)	608
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8198	Long: -77.0418

Bioretention #19	
Impervious DA (AC)	0.42
Managed DA (AC)	0.00
Treatment Volume (CF)	1448
Minimum Area (SF)	816
Actual Area (SF)	821
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8195	Long: -77.0408

Bioretention #20	
Impervious DA (AC)	0.16
Managed DA (AC)	0.00
Treatment Volume (CF)	552
Minimum Area (SF)	311
Actual Area (SF)	319
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8186	Long: -77.0408

Bioretention #21	
Impervious DA (AC)	0.18
Managed DA (AC)	0.00
Treatment Volume (CF)	620
Minimum Area (SF)	349
Actual Area (SF)	360
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8185	Long: -77.0409

Bioretention #22	
Impervious DA (AC)	0.49
Managed DA (AC)	0.00
Treatment Volume (CF)	1690
Minimum Area (SF)	952
Actual Area (SF)	959
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8188	Long: -77.0409

Bioretention #23	
Impervious DA (AC)	0.13
Managed DA (AC)	0.00
Treatment Volume (CF)	448
Minimum Area (SF)	252
Actual Area (SF)	258
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8183	Long: -77.0404

Bioretention #24	
Impervious DA (AC)	0.13
Managed DA (AC)	0.00
Treatment Volume (CF)	448
Minimum Area (SF)	252
Actual Area (SF)	258
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8182	Long: -77.0405

Bioretention #25	
Impervious DA (AC)	0.04
Managed DA (AC)	0.00
Treatment Volume (CF)	138
Minimum Area (SF)	78
Actual Area (SF)	138
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8188	Long: -77.0395

Bioretention #26	
Impervious DA (AC)	0.17
Managed DA (AC)	0.00
Treatment Volume (CF)	568
Minimum Area (SF)	320
Actual Area (SF)	331
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8184	Long: -77.0395

Bioretention #27	
Impervious DA (AC)	0.24
Managed DA (AC)	0.00
Treatment Volume (CF)	828
Minimum Area (SF)	466
Actual Area (SF)	475
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8184	Long: -77.0396

Bioretention #28	
Impervious DA (AC)	0.09
Managed DA (AC)	0.00
Treatment Volume (CF)	310
Minimum Area (SF)	175
Actual Area (SF)	180
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8174	Long: -77.0397

Bioretention #29	
Impervious DA (AC)	0.14
Managed DA (AC)	0.00
Treatment Volume (CF)	483
Minimum Area (SF)	272
Actual Area (SF)	280
Upstream BMP	None
Downstream BMP	Hydrodynamic Separator
Lat: 38.8175	Long: -77.0398

Storage Depth for Sizing- Street Planters	
6" PONDING	0.5FT x 1.0Vr
42" MEDIA	3.0FT x 0.25Vr
12" STONE	1.0FT x 0.4Vr
Storage Depth	1.775

BIO SIZING - ROOF PLANTERS

	Bioretention Level #B1	Bioretention #B2	Bioretention #B3
Impervious DA (AC)	0.170	0.190	0.310
Managed Turf DA (AC)	0.000	0.000	0.000
Treatment Volume (CF)	586	655	1069
Minimum Area (SF)	384	430	701
Actual Area (SF)	426	816	800
Upstream BMP	None	None	None
Downstream BMP	None	None	None
Lat:			
Long:			

Storage Depth for Sizing- Street Planters	
6" PONDING	0.5 FT x 1.0Vr
30" MEDIA	2.5 FT x 0.25Vr
12" STONE	1.0FT x 0.4Vr
Storage Depth	1.525

IMEG
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Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - B
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
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.

BMP COMPUTATIONS

SHEET No.
C610

P:\XP\Projects\17005\00600\114122 DSUP - Block B\CS\10 BMP COMPUTATIONS.dwg, 8/19/2025 5:51:30 PM, AutoCAD PDF (General Documentation).pc3

BLOCK B - BMP COMPUTATIONS

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

CLEAR ALL (Ctrl+Shift+R)

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

Project Name: PRGS - BLOCK B
Date: 5/5/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.47

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*1.075*
Post-Development TP Load Reduction for Site (lb/yr):	*0.64*

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓ *Total disturbed area > Post-Development area!*

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.08	1.08
Impervious Cover (acres)					0.00
					1.08

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed					0.00
Impervious Cover (acres)				1.08	1.08
Area Check	OK.	OK.	OK.	OK.	1.08

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.64

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	9.68	Final Post-Development TN Load	13.26

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Lized	Adjusted[1]
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	1.08	0.00
Weighted Rv(turf)	0.25	0.00
Weighted Loading Rate(turf)	0.85	0.00
% Managed Turf	100%	0%
Impervious Cover (acres)	0.00	0.00
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.00	0.00
% Impervious	0%	0%
Total Site Area (acres)	**1.08**	**0.00**
Site Rv	**0.25**	**0.00**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0224	0.0000
Pre-ReDevelopment Treatment Volume (cubic feet)	976	0
Pre-ReDevelopment TP Load (lb/yr)	**0.91**	**0.00**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.85	
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.00*

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
Wgt. Ld. Rate(turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	1.08
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	100%
Final Site Area (acres)	**1.08**
Final Post Dev Site Rv	**0.95**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.0851
Final Post-Development Treatment Volume (cubic feet)	3,707
Final Post-Development TP Load (lb/yr)	**0.92**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Land Cover Summary-Post Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
Wgt. Ld. Rate(turf)	0.00
% Managed Turf	0%
ReDev. Impervious Cover (acres)	0.00
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.00
% Impervious	0%
Total ReDev. Site Area (acres)	**0.00**
ReDev Site Rv	**0.00**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.0000
Post-ReDevelopment Treatment Volume (cubic feet)	0
Post-ReDevelopment Load (TP) (lb/yr)*	**0.00**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.00**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	1.08
Rv(impervious)	0.95
Post-Development Treatment Volume (acre-ft)	0.0851
Post-Development Treatment Volume (cubic feet)	3,707
Post-Development TP Load (lb/yr)	**0.92**
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.64**

VRRM 4.1, 2024

CLEAR BMP AREAS

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)					0.00	0.00	0.00
Impervious Cover (acres)				1.08	1.08	0.95	0.86
				Total	1.08		

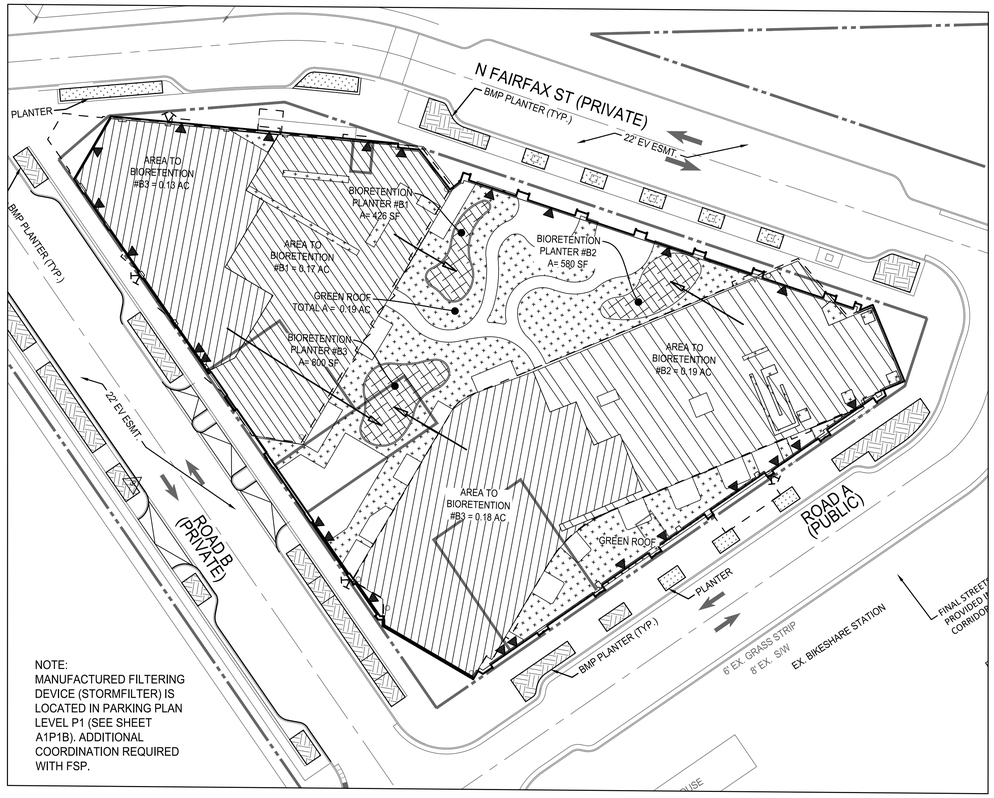
Total Phosphorus Available for Removal in D.A. A (lb/yr)	0.92
Post Development Treatment Volume in D.A. A (ft³)	3,707

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	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 (P-FIL-02)	45					0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (P-FIL-02)	60			0.20		403	269	672	0		0.17	0.10	0.07	16.b. MTD - Filtering
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40			0.68	0	938	1,407	2,345	25	0.00	0.58	0.32	0.26	16.b. MTD - Filtering
6.b. Bioretention #2 or Micro-Bioretention #2 (P-FIL-05)	80				0	0	0	0	50	0.00	0.00	0.00	0.00	
16. Manufactured Treatment Devices (no RR)														
16.a. Manufactured Treatment Device-Hydrodynamic	0				0	0	0	0	20	0.00	0.00	0.00	0.00	
16.b. Manufactured Treatment Device-Filtering	0			0.20	1,669	0	2,359	2,359	65	0.33	0.17	0.32	0.17	
16.c. Manufactured Treatment Device-Generic	0				0	0	0	0	20	0.00	0.00	0.00	0.00	

BLOCK B - BMP PLAN



NOTE:
MANUFACTURED FILTERING DEVICE (STORMFILTER) IS LOCATED IN PARKING PLAN LEVEL P1 (SEE SHEET A1P1B). ADDITIONAL COORDINATION REQUIRED WITH FSP.

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.08	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.07	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³)	3,707

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 (ft³)	1,331	0	0	0	0	1,331
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.92	0.00	0.00	0.00	0.00	0.92
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.74	0.00	0.00	0.00	0.00	0.74
TP LOAD REMAINING (lb/yr)	0.18	0.00	0.00	0.00	0.00	0.18
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.77	0.00	0.00	0.00	0.00	6.77

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.92
TP LOAD REDUCTION REQUIRED (lb/yr)	0.64
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.74
TP LOAD REMAINING (lb/yr)	0.18
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.1 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	13.26
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.77
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	6.49

LEGEND:

BIORETENTION AREA

GREEN ROOF

IMPERVIOUS TO BIORETENTION

IMPERVIOUS TO BIORETENTION

NOTES:
1. BLOCK B REQUIRES A MANUFACTURED TREATMENT DEVICE - FILTERING IN THE GARAGE .

BLOCK B - 65% GREEN PRACTICES CALCULATION:
PHOSPHORUS REMOVED BY VEGETATED ROOF #2 = 0.10 lb
PHOSPHORUS REMOVED BY BIORETENTION #1 = 0.32 lb
PHOSPHORUS REMOVED BY MTD = 0.32 lb
TOTAL PHOSPHORUS REDUCTION REQUIRED = 0.64 lb/yr
0.10 + 0.32 = 0.42/0.64 = 66%

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - B
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.:23005661.00
DRAWING No.: 114122
DATE:04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

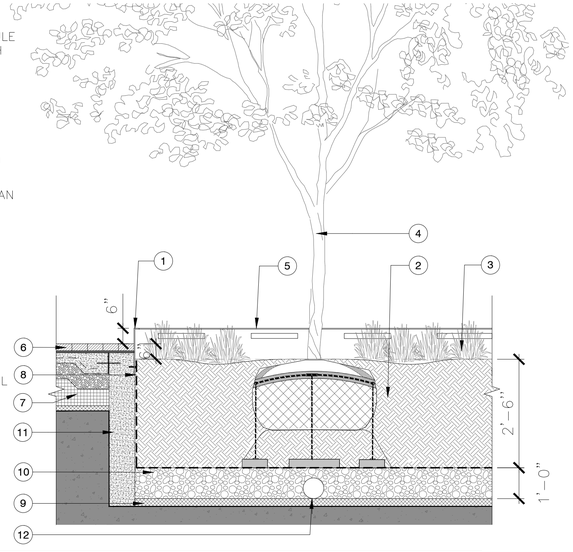
BMP COMPUTATIONS - BLOCK B

SHEET No.
C611

P:\IEX\Projects\17005\00600\114122 DSUP - Block B\C611 BMP COMPUTATIONS.dwg, 8/19/2025 5:52:53 PM, AutoCAD PDF (General Documentation).pc3

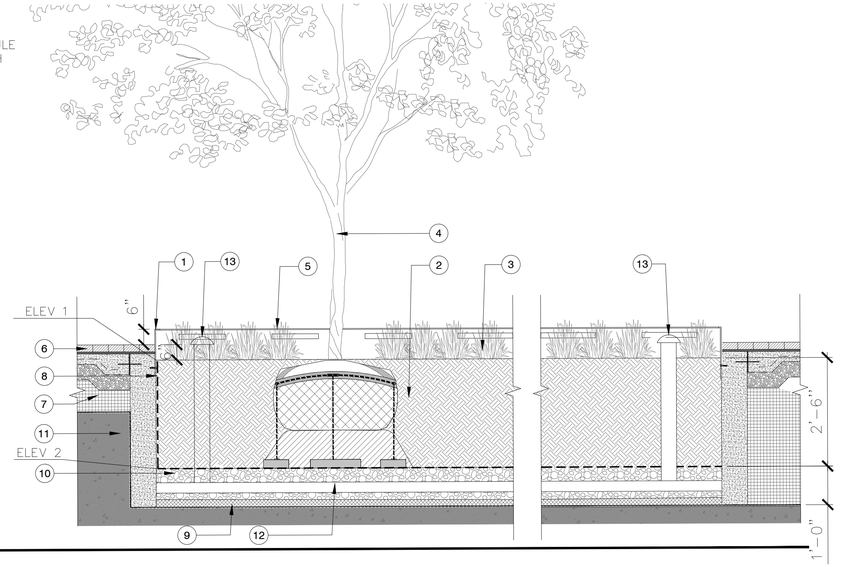
BIORETENTION DETAIL

1. METAL EDGING RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
2. PLANTING SOIL RE: SOIL PLAN
3. PROPOSED PLANTING RE: PLANTING PLAN
4. PROPOSED TREE RE: PLANTING PLAN
5. METAL EDGING BEYOND
6. ADJACENT PAVING. RE: CONSTRUCTION PLAN
7. LIGHTWEIGHT FILL. RE: STRUCTURAL
8. FILTER FABRIC
9. DRAINAGE AND ROOF ASSEMBLY RE: ARCH
10. AGGREGATE STONE. RE: CIVIL
11. REINFORCED C.I.P CONCRETE SLAB RE: STRUCTURAL
12. UNDER DRAIN. RE: CIVIL

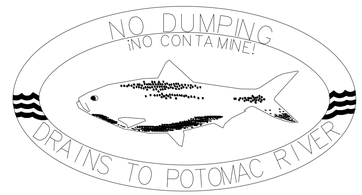


DETAIL – BMP PLANTER

1. METAL EDGING RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH
2. PLANTING SOIL RE: SOIL PLAN
3. PROPOSED PLANTING RE: PLANTING PLAN
4. PROPOSED TREE RE: PLANTING PLAN
5. METAL EDGING BEYOND
6. ADJACENT PAVING.
7. LIGHTWEIGHT FILL.
8. FILTER FABRIC
9. DRAINAGE AND ROOF ASSEMBLY RE: ARCH
10. AGGREGATE STONE.
11. REINFORCED C.I.P CONCRETE SLAB
12. UNDER DRAIN.
13. OVERFLOW DRAIN/ CLEANOUT



das
Curb Marker



CITY STANDARD
BMP/SWM MARKER
WATERSHED MARKER
TO BE PROVIDED ON STORM INLETS & STRUCTURES

das
Manufacturing Incorporated
Made in U.S.A.

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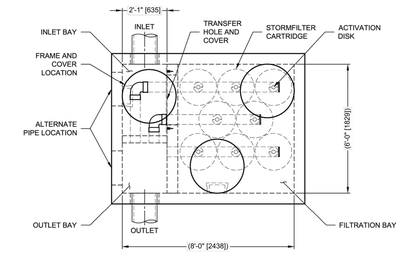
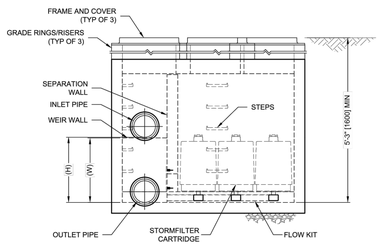


PLAN



ELEVATION

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,326,374; 5,707,527; 5,766,157; 5,027,839; 6,649,048; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

STORMFILTER DESIGN NOTES

- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD
- A 6' x 8' [1829 x 2438] PEAK DIVERSION STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (8) AND IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR A RIGHT INLET CONFIGURATION
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H) (ft. [mm])	3.05 [930]			2.3 [701]			1.8 [549]		
HEIGHT OF WEIR (W) (ft. [mm])	3.00 [914]			2.25 [686]			1.75 [533]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]	10 [0.63]	8.35 [0.53]	5 [0.32]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

FRAME AND GRATE
(24" SQUARE)
(NOT TO SCALE)

FRAME AND COVER
(30" ROUND)
(NOT TO SCALE)

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
CARTRIDGE FLOW RATE	
CARTRIDGE SIZE (27, 18, LOW DROP (LD))	
MEDIA TYPE (PERLITE, ZPG, PSORB)	
NUMBER OF CARTRIDGES REQUIRED	
INLET BAY RIM ELEVATION	
FILTER BAY RIM ELEVATION	

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES/SPECIAL REQUIREMENTS:

PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7" [178].** FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **36 SECONDS**. SPECIFIC FLOW RATE SHALL BE **2 GPM/SF [1.36 L/s/m²] (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF [13.39 L/s/m³] OF MEDIA (MAXIMUM).**

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 10' [3048] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER OPENING COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFPD0608 (6' x 8')
PEAK DIVERSION STORMFILTER
STANDARD DETAIL

GREENROOF TYPICAL DETAIL

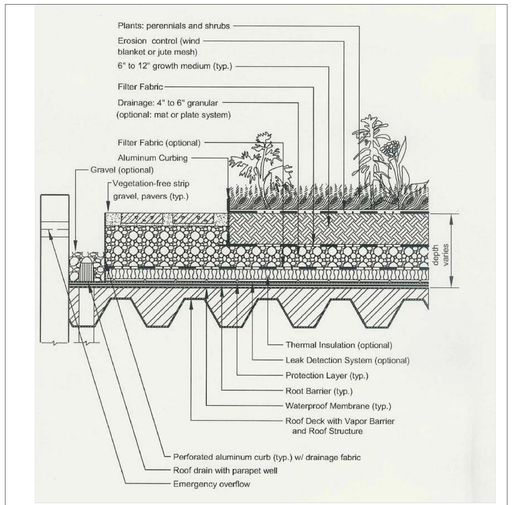


Figure 5.3. Typical Section – Intensive Vegetated Roof (Source: Northern VA Regional Commission)

SECTION 5: PHYSICAL FEASIBILITY & DESIGN APPLICATIONS

PROPOSED WQVD

Project Description

Development (Redevelopment)

Drainage Area	Impervious	Pervious	Total
On-Site Treated	1.08	0.00	1.08
Off-Site Treated	0.00	0.00	0.00
Total Treated	1.08	0.00	1.08
Any On-Site Disconnected by a Vegetated Buffer (25')			
Total On-Site Treated or Disconnected			1.08

Water Treatment On-Site

BMP Type	Area Treated by BMP (acres)	Impervious Area Treated by BMP (acres)	BMP Efficiency (%)
Bioretention	0.68	0.68	40
GREEN ROOF	0.19	0.19	45
MTD FILTERING	0.20	0.20	65

Miscellaneous Information

Total WQV treated (yes) no
Detention on Site (yes) no
Project is within which watershed? POTOMAC RIVER
Project Discharges to which body of water? POTOMAC RIVER

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
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.

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - B
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

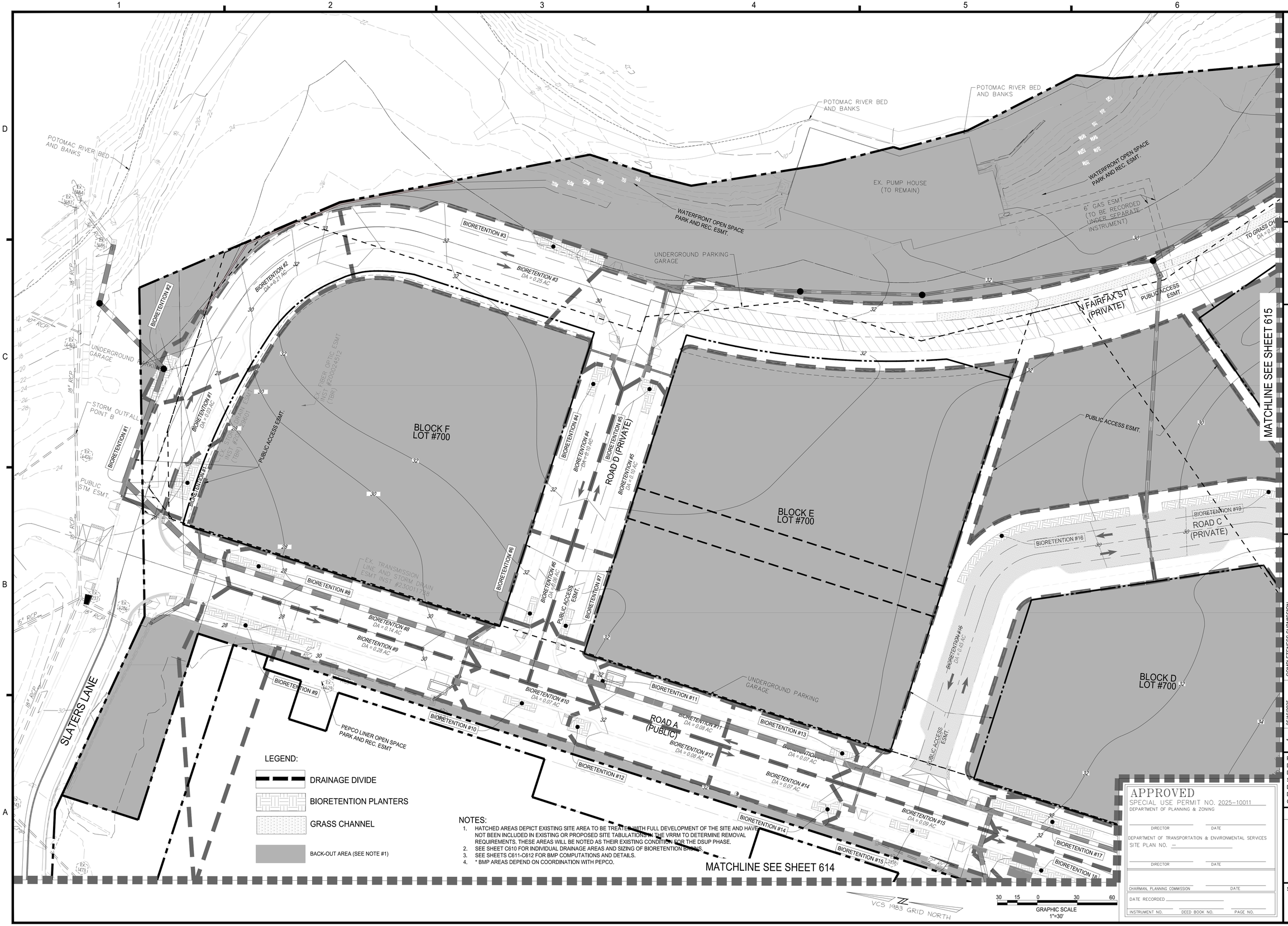
MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

BMP COMPUTATIONS AND DETAILS

SHEET No.
C612

J:\VX\Projects\17005\000\00\114122 DSUP - Block B\C612 BMP COMPUTATIONS AND DETAILS.dwg, 8/19/2025 5:54:28 PM, _AutoCAD PDF (General Documentation).pc3



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2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SWM-BMP PLAN

SHEET No.
C613

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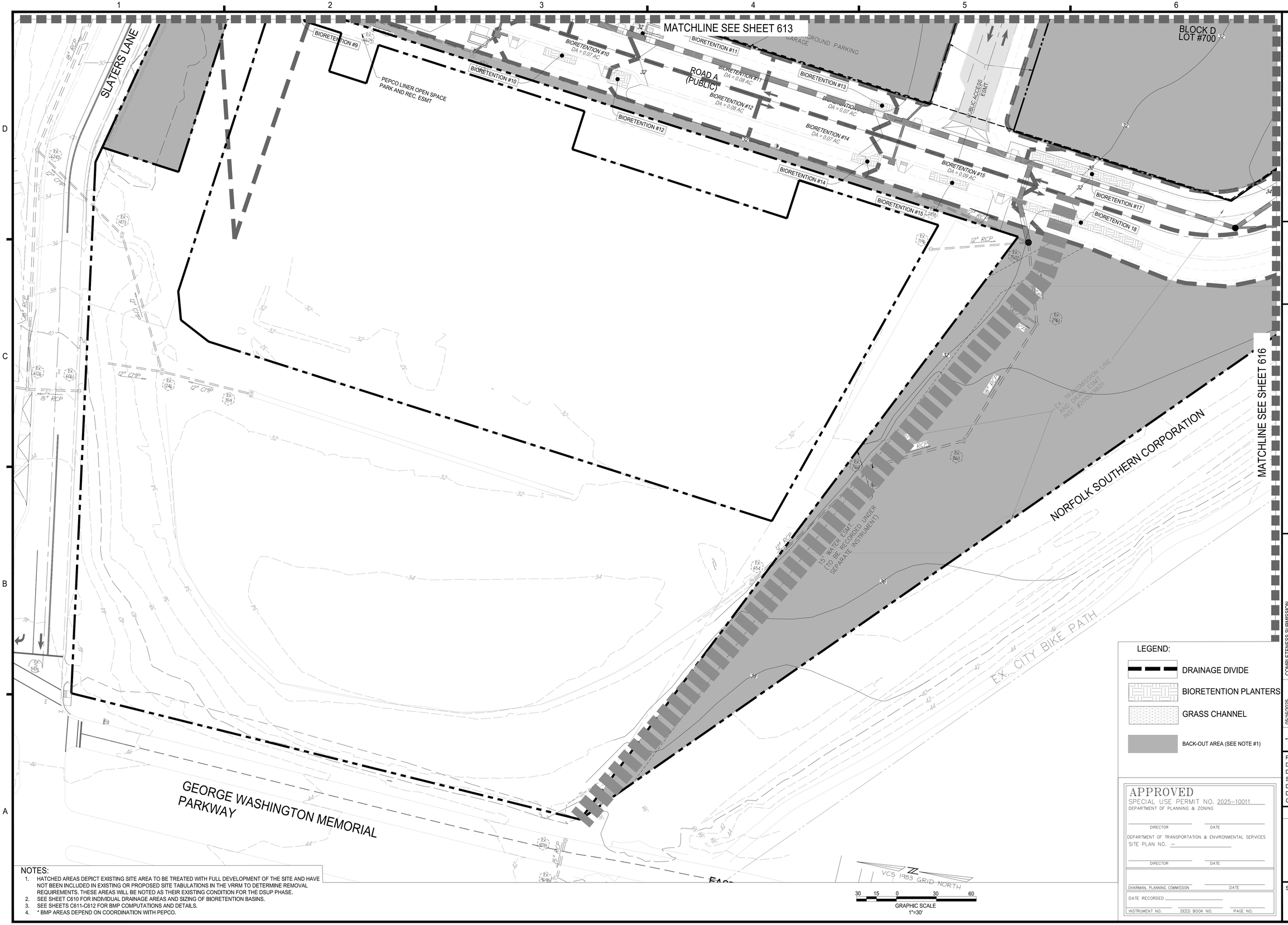

LEGEND:

- DRAINAGE DIVIDE
- BIORETENTION PLANTERS
- GRASS CHANNEL
- BACK-OUT AREA (SEE NOTE #1)

NOTES:

1. HATCHED AREAS DEPICT EXISTING SITE AREA TO BE TREATED WITH FULL DEVELOPMENT OF THE SITE AND HAVE NOT BEEN INCLUDED IN EXISTING OR PROPOSED SITE TABULATIONS IN THE VRRM TO DETERMINE REMOVAL REQUIREMENTS. THESE AREAS WILL BE NOTED AS THEIR EXISTING CONDITION FOR THE DSUP PHASE.
2. SEE SHEET C610 FOR INDIVIDUAL DRAINAGE AREAS AND SIZING OF BIORETENTION BASINS.
3. SEE SHEETS C611-C612 FOR BMP COMPUTATIONS AND DETAILS.
4. * BMP AREAS DEPEND ON COORDINATION WITH PEPCO.

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BLOCK - B

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DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SWM-BMP PLAN

SHEET No.
C614

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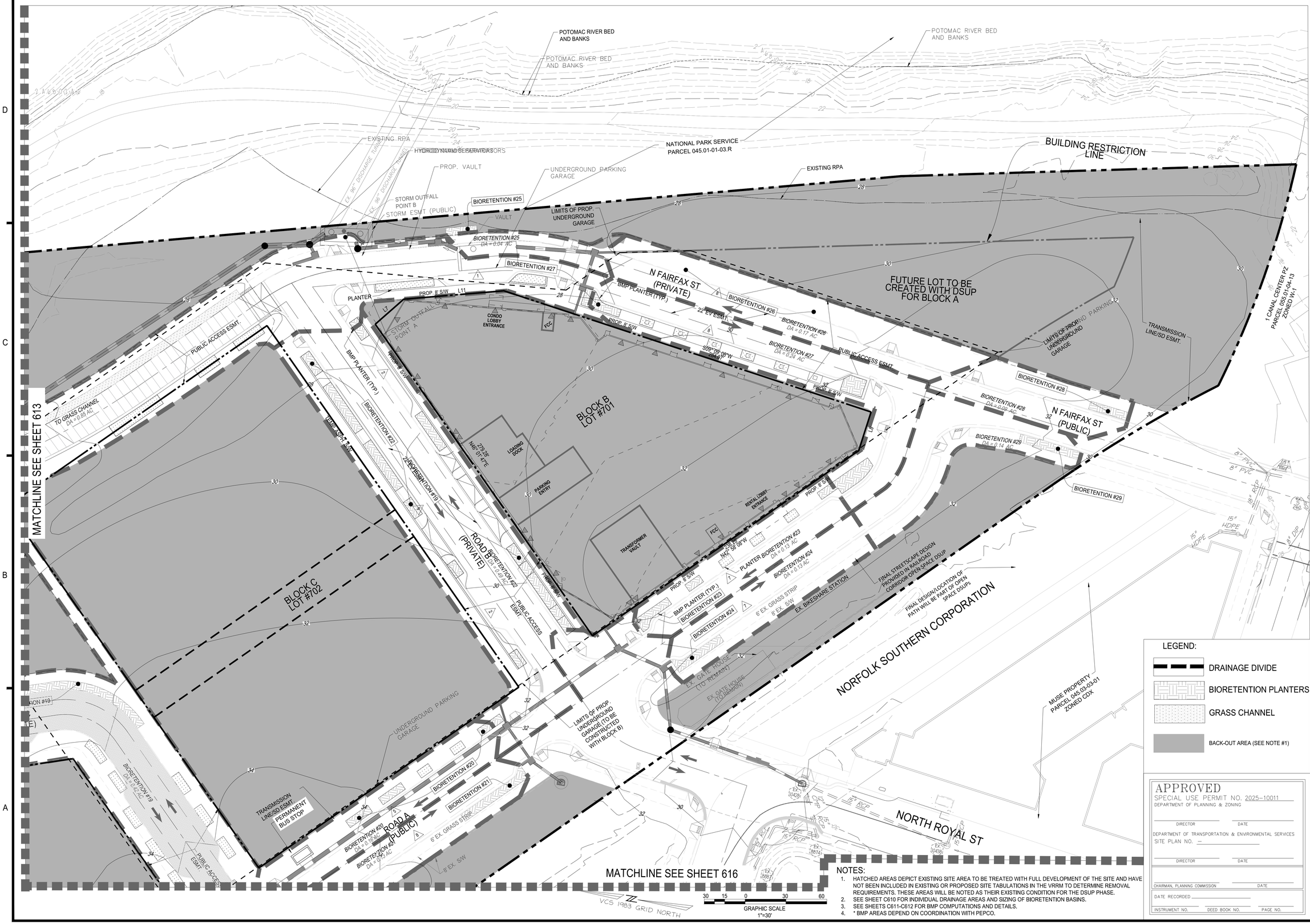

LEGEND:

- DRAINAGE DIVIDE
- BIORETENTION PLANTERS
- GRASS CHANNEL
- BACK-OUT AREA (SEE NOTE #1)

NOTES:

1. HATCHED AREAS DEPICT EXISTING SITE AREA TO BE TREATED WITH FULL DEVELOPMENT OF THE SITE AND HAVE NOT BEEN INCLUDED IN EXISTING OR PROPOSED SITE TABULATIONS IN THE VRRM TO DETERMINE REMOVAL REQUIREMENTS. THESE AREAS WILL BE NOTED AS THEIR EXISTING CONDITION FOR THE DSUP PHASE.
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3. SEE SHEETS C611-C612 FOR BMP COMPUTATIONS AND DETAILS.
4. * BMP AREAS DEPEND ON COORDINATION WITH PEPCO.

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SITE PLAN NO. —
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PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=30'
DESIGN: JH
DRAWN: JS
CHECKED: KMW

SWM-BMP PLAN

SHEET No.
C615

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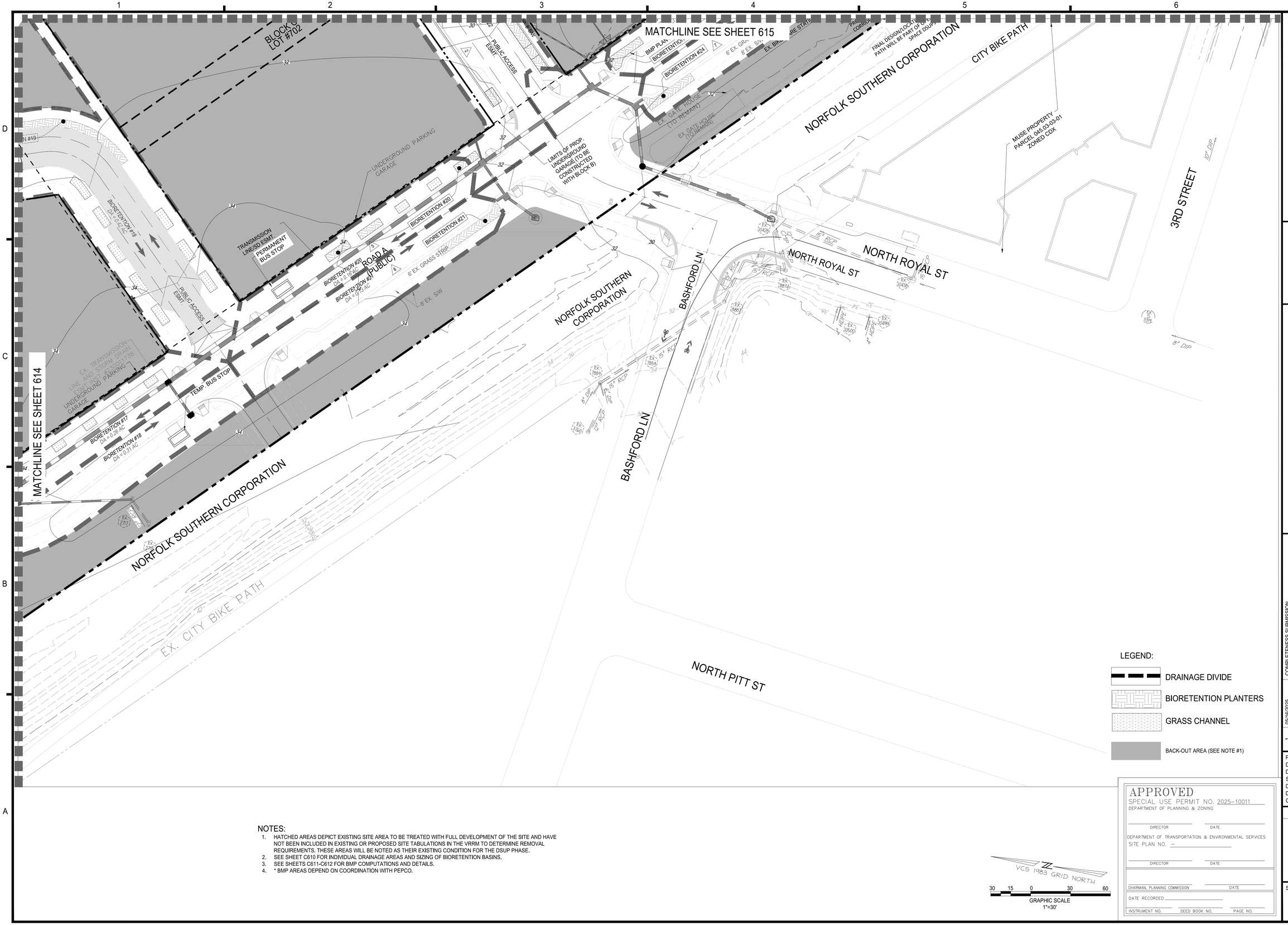
MATCHLINE SEE SHEET 615
MATCHLINE SEE SHEET 614
BLOCK A
LOT #702
UNDERGROUND PARKING GARAGE
BIORETENTION #19
DA = 0.41 AC
BIORETENTION #20
DA = 0.08 AC
BIORETENTION #21
DA = 0.04 AC
BIORETENTION #17
DA = 0.26 AC
BIORETENTION #18
DA = 0.21 AC
BIORETENTION #24
BMP PLAN
PUBLIC ACCESS ESMT
TRANSMISSION LINE/SD ESMT.
PERMANENT BUS STOP
TEMP. BUS STOP
6' EX. GRASS STRIP
8' EX. S/W
EX. TRANSMISSION LINE AND STORM DRAIN CONTAINS ROOT CAGE
LIMITS OF PROP. UNDERGROUND GARAGE (TO BE CONSTRUCTED WITH BLOCK B)
EX. GATE HOUSE (TO REMAIN)
EX. GATE HOUSE (TO REMAIN)
ROAD A (PUBLIC)
NORFOLK SOUTHERN CORPORATION
NORFOLK SOUTHERN CORPORATION
NORFOLK SOUTHERN CORPORATION
CITY BIKE PATH
FINAL DESIGN/LOCATION OF PATH WILL BE PART OF DSUP SPACE DSUP
MUSE PROPERTY PARCEL 045.03-03-01 ZONED CDX
3RD STREET
BASHFORD LN
BASHFORD LN
NORTH ROYAL ST
NORTH ROYAL ST
NORTH PITT ST
EX. CITY BIKE PATH
15" RCP
8" DIP
4" HDPE
10" DIP
EX. 10428
EX. 10429
EX. 10430
EX. 10431
EX. 10432
EX. 10433
EX. 10434
EX. 10435
EX. 10436
EX. 10437
EX. 10438
EX. 10439
EX. 10440
EX. 10441
EX. 10442
EX. 10443
EX. 10444
EX. 10445
EX. 10446
EX. 10447
EX.

STORM SEWER PIPE COMPUTATIONS

FROM	TO	DRAIN.	RUNOFF	CA		INLET	RAINFALL	PIPED IN	RUNOFF	INVERT		LENGTH	SLOPE	DIA.	n	CAPACITY	VELOCITY	FULL FLOW	FLOW				NOTES
POINT	POINT	AREA	COEFF.	INCREM.	ACCUM.	TIME	INTENSITY	FROM EXISTING	Q	ELEVATIONS (ft)								VELOCITY	TIME				
		ACRES	C			MIN.	IN./HR.	C.F.S	C.F.S.	UPPER	LOWER	ft	ft/ft	IN.		C.F.S.	FPS	FPS	SEC.	Q/Qfull	V/Vfull	Vfull	
EX.7889 - EX. 3684																							
EX.7889	EX.7859	0.090	0.37	0.03	0.03	5.00	9.00		0.30	30.08	29.40	32.60	0.0209	15	0.015	8.09	3.0	6.59	11.0	0.04	0.45	6.59	
EX.7859	EX.8887	0.080	0.78	0.06	0.10	5.18	9.00		0.86	29.22	28.50	78.83	0.0091	15	0.015	5.35	3.1	4.36	25.2	0.16	0.72	4.36	
EX.8887	EX.8874	0.120	0.66	0.08	0.17	5.60	9.00		1.57	28.27	27.94	51.69	0.0064	15	0.015	4.47	3.3	3.65	15.7	0.35	0.90	3.65	
EX.8874	EX. 10428	0.200	0.72	0.14	0.32	5.87	9.00		2.87	27.75	27.07	71.16	0.0096	15	0.015	5.47	4.5	4.46	16.0	0.52	1.00	4.46	12x18 Hor. Elliptical Pipe (RCP CL IV)
EX. 10428	27			0.11	0.43	6.13	9.00		3.86	26.90	26.60	36.68	0.0082	15	0.015	5.06	4.5	4.13	8.1	0.76	1.09	4.13	Increment 0.11 from STRM 10438
27	26	0.320	0.87	0.28	0.60	6.13	9.00		5.38	26.25	25.87	68.13	0.0056	18	0.015	6.80	4.2	3.85	16.0	0.79	1.10	3.85	12x18 Hor. Elliptical Pipe (RCP CL IV)
26	25				0.60	6.40	9.00		5.38	25.77	25.52	45.46	0.0055	18	0.015	6.75	4.2	3.82	10.8	0.80	1.10	3.82	
25	24	0.130	0.62	0.08	0.68	6.58	9.00		6.10	25.17	24.97	36.41	0.0055	21	0.015	10.18	4.4	4.23	8.3	0.60	1.03	4.23	Increment 0.69 from STRM 28
24	29	0.150	0.89	0.13	1.31	6.72	9.00		11.80	24.37	23.82	99.71	0.0055	27	0.015	19.93	5.2	5.01	19.3	0.59	1.03	5.01	Increment 0.50 from Roof - Block B
29	29A	0.120	0.85	0.10	2.06	7.04	9.00		18.58	23.47	21.89	288.18	0.0055	30	0.015	26.32	5.8	5.36	50.1	0.71	1.07	5.36	Increment 0.49 from Roof - Block C
29A	29B	0.230	0.85	0.20	2.43	7.87	9.00		21.90	21.79	20.83	162.24	0.0059	30	0.015	27.34	6.1	5.57	26.4	0.80	1.10	5.57	
29B	18				2.43	8.31	9.00		21.90	20.73	19.78	160.93	0.0059	30	0.015	27.31	6.1	5.56	26.2	0.80	1.10	5.56	Increment 0.17 from EX.2717
18	16	0.170	0.85	0.14	5.90	8.75	9.00		53.12	16.30	15.75	99.92	0.0055	42	0.013	74.64	8.4	7.76	11.9	0.71	1.08	7.76	
16	3	0.220	0.84	0.18	6.88	8.95	9.00		61.89	15.65	13.92	311.59	0.0056	42	0.013	74.97	8.7	7.79	35.9	0.83	1.11	7.79	Increment 0.69 from Roof - Block E
3	2	0.290	0.86	0.25	7.90	9.55	9.00		71.10	13.82	12.25	212.01	0.0074	42	0.013	86.58	10.0	9.00	21.2	0.82	1.11	9.00	Increment 0.58 from Roof - Block F
2	1	0.140	0.89	0.12	11.39	9.90	9.00		102.47	12.15	10.88	80.44	0.0158	42	0.013	126.42	14.6	13.14	5.5	0.81	1.11	13.14	
1	1A	0.500	0.87	0.44	11.82	9.99	9.00		106.39	10.78	7.32	89.13	0.0388	36	0.013	131.41	20.7	18.59	4.3	0.81	1.11	18.59	
1A	1B				11.82	10.06	9.00		106.39	7.22	4.60	68.91	0.0380	36	0.013	130.05	20.5	18.40	3.4	0.82	1.11	18.40	
1B	EX. 3685				11.82	9.99	9.00		106.39	4.50	2.94	45.36	0.0344	36	0.013	123.69	19.6	17.50	2.3	0.86	1.12	17.50	
EX. 3685	EX. 3684	0.067	0.37	0.02	11.85	10.03	9.00		106.61	2.84	0.02	41.41	0.0681	36	0.013	174.06	25.8	24.62	1.6	0.61	1.05	24.62	
STRM 4 - STRM 3																							
4	3	0.270	0.72	0.19	0.19	5.00	9.00		1.75	18.99	18.83	30.97	0.0052	15	0.015	4.02	3.2	3.28	9.8	0.43	0.96	3.28	
STRM 5 - STRM 2																							
5A	5	0.490	0.51	0.2499	3.1199	5	9.00		28.08	19.38	18.20	31.19	0.0378	24	0.015	38.14	13.2	12.14	2.4	0.74	1.08	12.14	Increment 2.87 from Offsite
5	2	0.350	0.69	0.24	3.36	5.04	9.00		30.25	18.10	16.75	35.97	0.0375	24	0.015	37.98	13.3	12.09	2.7	0.80	1.10	12.09	
STRM 13 - STRM 6A																							
13	12	0.100	0.90	0.09	0.58	5.00	9.00		5.22	24.90	24.75	27.00	0.0055	21	0.015	10.20	4.2	4.24	6.4	0.51	1.00	4.24	Increment 0.49 from Roof - Block F
12	11	0.100	0.90	0.72	1.30	5.11	9.00		11.70	24.15	23.80	63.22	0.0055	27	0.015	19.97	5.2	5.02	12.2	0.59	1.03	5.02	Increment 0.63 from Roof - Block E
11	10	0.710	0.77	0.55	1.85	5.31	9.00		16.62	23.45	22.91	99.73	0.0054	30	0.015	26.16	5.6	5.33	17.9	0.64	1.05	5.33	
10	9			0.00	1.85	5.61	9.00		16.62	22.81	22.28	96.20	0.0055	30	0.015	26.39	5.6	5.38	17.1	0.63	1.05	5.38	
9	8			0.00	1.85	5.89	9.00		16.62	22.18	21.19	180.87	0.0055	30	0.015	26.30	5.6	5.36	32.3	0.63	1.05	5.36	
8	7			0.00	4.12	6.43	9.00		37.09	20.59	19.12	268.61	0.0055	36	0.013	49.34	7.6	6.98	35.2	0.75	1.09	6.98	Increment 6.17 from STRM 14
7	6			0.00	4.12	7.02	9.00		37.09	19.02	18.80	33.01	0.0067	36	0.013	54.45	8.3	7.70	4.0	0.68	1.07	7.70	Increment 0.76 from Roof - Block C
6	6A			0.00	4.93	7.08	9.00		44.37	18.70	18.55	14.43	0.0104	36	0.013	68.00	10.2	9.62	1.4	0.65	1.06	9.62	Increment 3.40 from STRM 21
STRM 21 - STRM 6																							
21	6	0.930	0.87	0.81	0.81	5.00	9.00		7.28	20.76	20.65	9.02	0.0122	18	0.015	10.05	6.2	5.69	1.5	0.72	1.08	5.69	
EX.654 - STRM 18																							
EX.654	EX.861	0.670	0.55	0.37	0.37	5.00	9.00		3.32	29.57	26.81	124.35	0.0222	12	0.015	4.60	6.3	5.86	19.6	0.72	1.08	5.86	Inlet top to be adjusted as needed
EX.861	EX.860	0.350	0.55	0.19	0.56	5.33	9.00		5.05	26.32	24.00	73.18	0.0317	18	0.015	16.21	8.1	9.17	9.1	0.31	0.88	9.17	Inlet top to be adjusted as needed
EX.860	EX.2961	0.520	0.45	0.23	0.80	5.48	9.00		7.16	23.90	22.59	103.20	0.0127	18	0.015	10.26	6.2	5.80	16.6	0.70	1.07	5.80	Inlet top to be adjusted as needed
EX.2961	EX.7502				1.14	5.75	9.00		10.27	22.30	21.80	61.97	0.0081	18	0.015	8.18	4.6	4.63	13.4	1.26	1.00	4.63	Increment 0.58 from EX.2976
EX.7502	19				3.08	5.98	9.00		27.71	21.70	21.47	43.56	0.0053	36	0.013	48.47	7.1	6.86	6.2	0.57	1.03	6.86	Increment 1.96 from EX.7196 & EX.2717
19	18	0.350	0.7	0.25	3.32	6.08	9.00		29.91	16.90	16.73	31.44	0.0054	36	0.013	49.05	7.3	6.94	4.3	0.61	1.05	6.94	
EX.2976 - EX.2961																							
EX.2976	EX.2961	0.77	0.45	0.35	0.35	5.00	9.00		3.12	28.86	27.74	10.39	0.1078	12	0.015	10.14	11.4	12.91	0.9	0.31	0.88	12.91	Inlet top to be adjusted as needed
EX.7201- EX.7502																							
EX.7201	EX.7196	0.18	0.73	0.13	0.13	5.00	9.00		1.18	28.40	28.24	31.44	0.0051	12	0.015	2.20	2.9	2.80	11.0	0.54	1.02	2.80	
EX.7196	EX.7502	2.04	0.8	1.63	1.76	5.18	9.00		15.87	28.14	26.86	73.55	0.0174	12	0.015	4.07	5.2	5.19	14.2	3.90	1.00	5.19	
EX.2718 - STRM 29B																							
EX.2718	EX.2717	0.47	0.37	0.17	0.17	5.00	9.00		1.57	25.64	25.51	22.08	0.0059	12	0.015	2.37	3.2	3.02	6.9	0.66	1.06	3.02	
EX.2717	29B				0.17	5.12	9.00		1.57	25.21	24.50	106.43	0.0067	12	0.015	2.52	3.4	3.21	31.7	0.62	1.05	3.21	
STRM 17 - STRM 16																							
17	16	0.14	0.71	0.10	0.10	5.00	9.00		0.89	17.31	17.15	30.77	0.0052	15	0.015	4.04	2.6	3.29	12.1	0.22	0.78	3.29	
STRM 20 - STRM 8																							
20	20A	0.73	0.90	0.66	1.53	5.00	9.00		13.74	23.25	22.35	181.33	0.0050	27	0.015	18.91	5.2	4.76	35.2	0.73	1.08	4.76	Increment 0.87 from Roof - Block D
20A	8	0.90	0.83	0.75	2.27	5.59	9.00		20.47	22.25	22.19	12.15	0.0051	30	0.015	25.39	5.8	5.17	2.1	0.81	1.11	5.17	
STRM 33 - VAULT																							
33	32	0.28	0.90	0.25	0.66	5.00	9.00		5.96	23.60	23.45	27.24	0.0055	21	0.015	10.19	4.4	4.24	6.2	0.58	1.03	4.24	Increment 0.41 from Roof - Block B
32	VAULT	0.25	0.90	0.23	1.17	5.10	9.00		10.50	20.75	20.40	57.39	0.0061	24	0.015	15.31	5.2	4.87	11.0	0.69	1.07	4.87	Increment 0.28 from Roof - Block A
VAULT - STRM 6A																							
VAULT	31								35.56	12.75	12.60	15.22	0.0099	33	0.013	52.50	9.5	8.84	1.6	0.68	1.07	8.84	
31	30	0.11	0.83	0.09	0.09	5.00	9.00		36.38	12.50	12.00	59.38	0.0084	33	0.013	48.53	8.9	8.17	6.6	0.75	1.09	8.17	
30	6A								36.38	11.90	11.80	6.16	0.0162	33	0.013	67.38	11.5	11.34	0.5	0.54	1.02	11.34	
6A	OUTFALL A								80.75	-2.71	-11.05	192.56	0.0433	96	0.013	1898.16	18.7	37.76	10.3	0.04	0.50	37.76	
EX. 7709 - STRM 28																							
EX.7709	28	0.72	0.39	0.28	0.28	5.00	9.00		2.53	26.32	25.99	27.21	0.0121	15	0.015	6.17	4.7	5.02	5.7	0.41	0.94	5.02	
28	29	0.35	0.7	0.25	0.53	5.00	9.00		4.73	25.89	25.50	31.00	0.0126	15	0.015	6.28	5.6	5.12	5.5	0.75	1.09	5.12	
29C - 29A																							
29C	29A	0.230	0.7	0.16	0.16	5.00	9.00		1.45	23.07	22.77	30.44	0.0100	15	0.015	5.60	3.8	4.56	8.0	0.26	0.83	4.56	

NOTES:

1. SEE SHEETS C602 - C607 FOR DRAINAGE DIVIDES.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEETS C608 AND C609.

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

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
BLOCK - B
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

STORM SEWER COMPUTATIONS

SHEET No.
C617

P:\PX\Projects\17005\006001\114122.DSUP - Block B\CS\19 STORM SEWER COMPUTATIONS.dwg, 8/19/2025 5:59:27 PM, AutoCAD PDF (General Documentation).pc3

HGL COMPUTATIONS

	Outlet									JUNCTION LOSS									Inlet		
	Water																	Final	Water	Rim	Δ
Inlet	Surf Elev	Do	Qo	Lo	Sfo	Hf	Vo	Ho	Qi	Vi	QiVi	Vi^2	Hi	Angle	Ha	Ht	1.3Ht	0.5Ht	H	Surf Elev	Elev	Freeboard
Str.	(ft)	(in)	(cfs)	(ft)	(%)	(ft)	(fps)	(ft)	(cfs)	(fps)		2g	(ft)	(deg)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
EX.7889 - EX. 3684																						
1B	5.34	36	106.39	45.36	3.39	1.54	19.6	1.49	106.39	20.5	2177.42	6.50	2.28	58	3.47	7.24	0.00	3.62	5.16	10.50	18.75	8.25
1A	10.50	36	106.39	68.91	3.39	2.33	20.5	1.63	106.39	20.7	2200.19	6.64	2.32	64	3.81	7.76	0.00	3.88	6.22	16.71	25.92	9.21
1	16.71	36	106.39	89.13	3.39	3.02	20.7	1.66	102.47	14.6	1497.78	3.32	1.16	65	1.92	4.75	0.00	2.37	5.39	22.10	25.50	3.40
2	22.10	42	102.47	80.44	1.38	1.11	14.6	0.83	71.10	10.0	711.72	1.56	0.54	26	0.36	1.73	0.00	0.87	1.98	24.08	26.97	2.89
3	24.08	42	71.10	212.01	0.66	1.41	10.0	0.39	61.89	8.7	536.41	1.17	0.41	0	0.00	0.80	0.00	0.40	1.81	25.89	30.49	4.60
16	25.89	42	61.89	311.59	0.50	1.57	8.7	0.29	53.12	8.4	446.70	1.10	0.38	0	0.00	0.68	0.00	0.34	1.91	27.80	31.95	4.15
18	27.80	42	53.12	99.92	0.37	0.37	8.4	0.27	21.90	6.1	134.54	0.59	0.21	0	0.00	0.48	0.00	0.24	0.61	28.41	31.81	3.40
29B	28.41	30	21.90	160.93	0.38	0.61	6.1	0.15	21.90	6.1	134.70	0.59	0.21	53	0.29	0.64	0.00	0.32	0.93	29.34	33.44	4.10
29A	29.34	30	21.90	162.24	0.38	0.62	6.1	0.15	18.58	5.8	106.84	0.51	0.18	0	0.00	0.33	0.00	0.16	0.78	30.12	32.78	2.66
29	30.12	30	18.58	288.18	0.27	0.79	5.8	0.13	11.80	5.2	61.06	0.42	0.15	0	0.00	0.27	0.00	0.14	0.92	31.04	32.43	1.39
24	31.04	27	11.80	99.71	0.19	0.19	5.2	0.10	6.10	4.4	26.64	0.30	0.10	0	0.00	0.21	0.00	0.10	0.30	31.34	31.32	-0.02
25	31.34	21	6.10	36.41	0.20	0.07	4.4	0.07	5.38	4.2	22.67	0.28	0.10	63	0.16	0.33	0.00	0.16	0.24	31.58	31.17	-0.41
26	31.58	18	5.38	45.46	0.35	0.16	4.2	0.07	5.38	4.2	22.83	0.28	0.10	62	0.16	0.32	0.00	0.16	0.32	31.90	30.43	-1.47
27	31.90	18	5.38	68.13	0.35	0.24	4.2	0.07	2.87	4.5	12.80	0.31	0.11		0.00	0.18	0.00	0.09	0.33	32.22	29.94	-2.28
EX. 10428	32.22	15	3.86	36.68	0.48	0.17	4.5	0.08	1.57	3.3	5.18	0.17	0.06		0.00	0.14	0.00	0.07	0.24	32.47	30.98	-1.49
EX.8874	32.22	15	2.87	71.16	0.26	0.19	4.5	0.08	1.57	3.3	5.18	0.17	0.06		0.00	0.14	0.00	0.07	0.26	32.48	31.39	-1.09
EX.8887	32.48	15	1.57	51.69	0.08	0.04	3.3	0.04	0.86	3.1	2.69	0.15	0.05		0.00	0.10	0.00	0.05	0.09	32.57	31.58	-0.99
EX.7859	32.57	15	0.86	78.83	0.02	0.02	3.1	0.04	0.30	3.0	0.89	0.14	0.05		0.00	0.09	0.00	0.04	0.06	32.63	34.02	1.39
EX.7889	32.63	15	0.30	32.60	0.00	0.00	3.0	0.03	0.00	0.0	0.00	0.00	0.00		0.00	0.03	0.00	0.02	0.02	32.65	37.38	4.73
To Strm 3																						
4	19.83	15	1.75	30.97	0.10	0.03	3.2	0.04	0.00	0.0	0.00	0.00	0.00	0	0.00	0.04	0.00	0.02	0.05	19.88	30.38	10.50
To Strm 2																						
5	18.35	24	30.25	35.97	2.38	0.86	13.3	0.69	28.08	13.2	369.45	2.69	0.94	41	0.00	1.63	0.00	0.82	1.67	20.02	26.93	6.91
5A	20.02	24	28.08	31.19	2.05	0.64	13.2	0.67	0.00	0.0	0.00	0.00	0.00	0	0.00	0.67	0.00	0.34	0.98	21.00	27.85	6.85
STRM 13 - STRM 6A																						
6	20.95	36	44.37	14.43	0.59	0.09	10.2	0.40	37.09	8.3	306.37	1.06	0.37	152	0.74	1.52	0.00	0.76	0.84	21.79	27.44	5.65
7	21.79	36	37.09	33.01	0.41	0.14	8.3	0.26	37.09	7.6	283.32	0.91	0.32	146	0.63	1.22	0.00	0.61	0.74	22.54	26.76	4.22
8	22.54	36	37.09	268.61	0.41	1.11	7.6	0.23	16.62	5.6	93.18	0.49	0.17	156	0.34	0.74	0.00	0.37	1.48	24.01	27.31	3.30
9	24.01	30	16.62	180.87	0.22	0.40	5.6	0.12	16.62	5.6	93.49	0.49	0.17	149	0.34	0.64	0.00	0.32	0.71	24.73	32.65	7.92
10	24.73	30	16.62	96.20	0.22	0.21	5.6	0.12	16.62	5.6	92.68	0.48	0.17	152	0.34	0.63	0.00	0.31	0.53	25.25	31.00	5.75
11	25.25	30	16.62	99.73	0.22	0.22	5.6	0.12	11.70	5.2	60.64	0.42	0.15	114	0.29	0.56	0.00	0.28	0.50	25.75	29.30	3.55
12	25.75	27	11.70	63.22	0.19	0.12	5.2	0.10	5.22	5.6	29.11	0.48	0.17	90	0.34	0.61	0.00	0.31	0.43	26.18	30.48	4.30
13	26.18	21	5.22	27.00	0.14	0.04	5.6	0.12	0.00	0.0	0.00	0.00	0.00	0	0.00	0.12	0.00	0.06	0.10	26.27	30.50	4.23
To Strm 6																						
21	21.85	18	7.28	9.02	0.64	0.06	6.2	0.15	0.00	0.0	0.00	0.00	0.00	0	0.00	0.15	0.00	0.07	0.13	21.98	27.81	5.83
EX.654 - STRM 18																						
19	19.13	36	29.91	31.44	0.27	0.08	7.3	0.20	27.71	7.1	196.06	0.78	0.27	50	0.37	0.84	0.00	0.42	0.51	19.64	31.79	12.15
EX.7502	23.87	36	27.71	43.56	0.23	0.10	7.1	0.19	10.27	4.6	47.54	0.33	0.12	29	0.00	0.31	0.00	0.16	0.26	24.13	32.00	7.87
EX.2961	24.13	18	10.27	61.97	1.27	0.79	4.6	0.08	7.16	6.2	44.54	0.60	0.21	37	0.00	0.29	0.00	0.15	0.94	25.06	32.30	7.24
EX.860	25.06	18	7.16	103.20	0.62	0.64	6.2	0.15	5.05	8.1	40.73	1.01	0.35	44	0.42	0.92	0.00	0.46	1.10	26.16	33.30	7.14
EX.861	26.16	18	5.05	73.18	0.31	0.23	8.1	0.25	3.32	6.3	21.06	0.63	0.22	28	0.16	0.63	0.00	0.32	0.54	26.70	34.30	7.60
EX.654	27.61	12	3.32	124.35	1.15	1.43	6.3	0.16	1.18	2.9	3.37	0.13	0.04	0	0.00	0.20	0.00	0.10	1.53	29.14	35.30	6.16
To Ex. 2961																						
EX.2976	28.54	12	3.12	10.39	1.02	0.11	11.4	0.50	0.00	0.0	0.00	0.00	0.00	0	0.00	0.50	0.00	0.25	0.36	28.90	38.30	9.40
EX.7201- EX.7502																						
EX.7196	27.66	12	15.87	73.55	26.42	19.43	5.2	0.10	1.18	2.9	3.37	0.13	0.04	58	0.00	0.15	0.00	0.07	19.50	47.16	38.30	-8.86
EX.7201	47.16	12	1.18	31.44	0.15	0.05	2.9	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.02	0.06	47.23	39.30	-7.93
EX.2718 - STRM 29B																						
EX.2718	26.31	12	1.57	22.08	0.26	0.06	3.2	0.04	0.00	0.0	0.00	0.00	0.00	0	0.00	0.04	0.00	0.02	0.08	26.39	34.08	7.69
EX.2717	26.39	12	1.57	106.43	0.26	0.27	3.4	0.04	0.00	0.0	0.00	0.00	0.00	58	0.00	0.04	0.00	0.02	0.30	26.68	34.02	7.34
To Strm 16																						
17	18.15	15	0.89	30.77	0.03	0.01	2.6	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.01	0.02	18.17	31.92	13.75
To Strm 8																						
20A	24.19	30	20.47	12.15	0.33	0.04	5.8	0.13	13.74	5.2	70.85	0.41	0.14	28	0.00	0.27	0.00	0.14	0.18	24.36	27.28	2.92
20	24.36	27	13.74	181.33	0.26	0.48	5.2	0.10	0.00	0.0	0.00	0.00	0.00	0	0.00	0.10	0.00	0.05	0.53	24.89	27.74	2.85
STRM 33 - VAULT																						
32	22.00	24	10.50	57.39	0.29	0.16	5.2	0.11	5.96	4.4	26.05	0.30	0.10	75	0.00	0.21	0.00	0.10	0.27	22.27	28.25	5.98
33	24.85	21	5.96	27.24	0.19	0.05	4.4	0.07	36.38	11.5	419.55	2.06	0.72	0	0.00	0.80	0.00	0.40	0.45	25.30	28.45	3.15
VAULT - STRM 6A																						
30	14.00	33	36.38	6.16	0.63	0.04	11.5	0.52	36.38	8.9	325.33	1.24	0.43	0	0.00	0.95	0.00	0.48	0.51	14.51	26.02	11.51
31	14.51	33	36.38	59.38	0.63	0.37	8.9	0.31	35.56	9.5	337.10	1.40	0.49	82	0.00	0.80	0.00	0.40	0.77	15.29	27.42	12.13
VAULT	15.29	33	35.56	15.22	0.60	0.09	9.5	0.35	0.00	0.0	0.00	0.00	0.00	31	0.00	0.35	0.00	0.17	0.27	15.55	27.09	11.54
EX. 7709 - STRM 28																						
28	26.50	15	4.73	31.00	0.71	0.22	5.6	0.12	0.00	4.7	0.00	0.35	0.12	20	0.06	0.30	0.00	0.15	0.37	26.87	32.43	5.56
EX.7709	26.99	15	2.53	27.21	0.20	0.06	4.7	0.09	0.00	0.0	0.00	0.00	0.00	0	0.00	0.09	0.00	0.04	0.10	27.09	31.96	4.87
29C - 29A																						
29C	23.77	15	1.45	30.44	0.20	0.06	3.8	0.06	0.00	0.0	0.00	0.00	0.00	0	0.00	0.06	0.00	0.03	0.09	23.86	32.88	9.02

NOTES:

1. SEE SHEETS C602 - C607 FOR DRAINAGE DIVIDES.
2. SEE HYDROGRAPHS FOR THE OUTFALLS ON SHEETS C608 AND C609.

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PROJECT No.: 23005661.00
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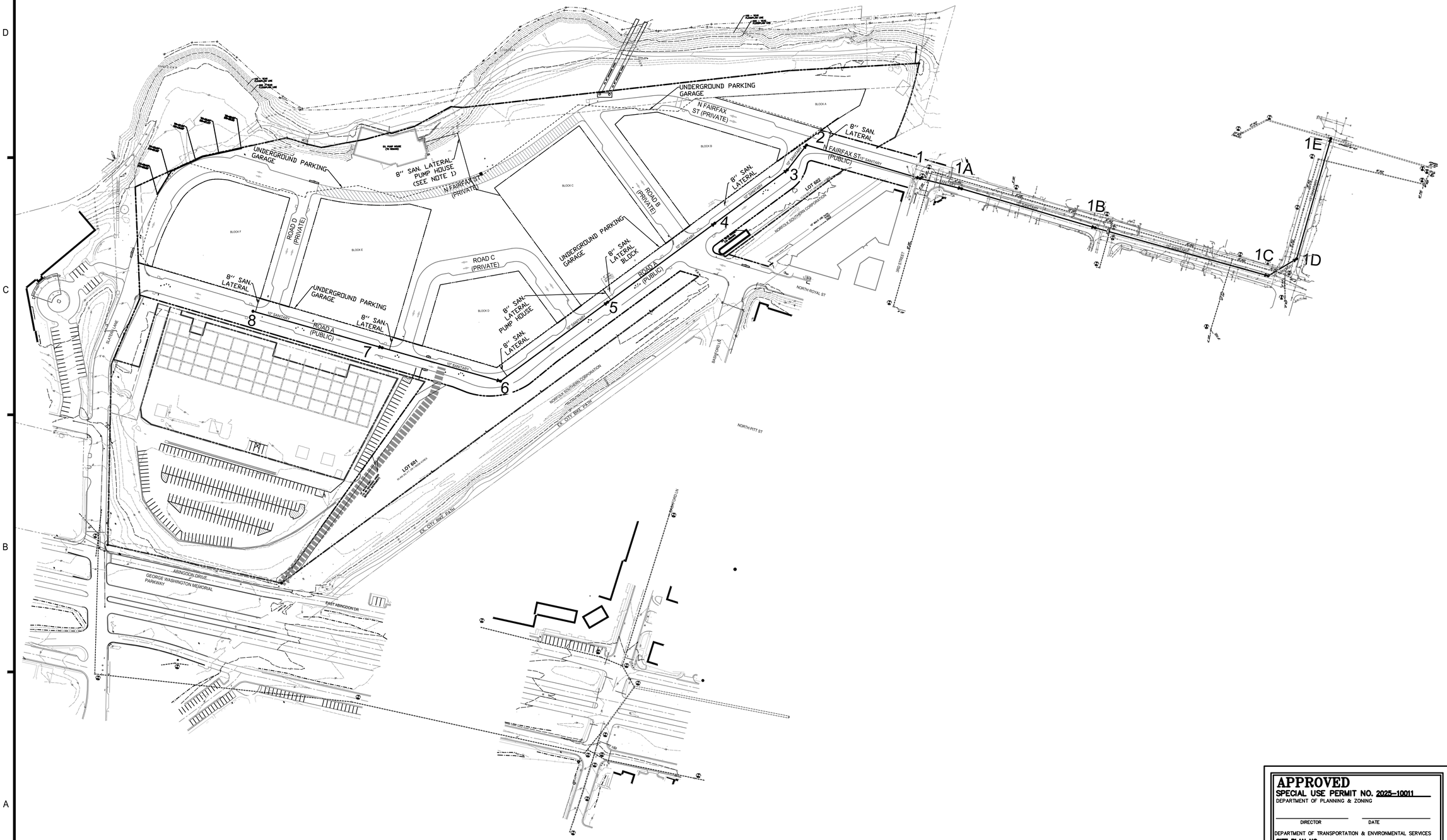
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

STORM SEWER COMPUTATIONS

SHEET No.
C618

F:\VX\Projects\17005\000001\114122 DSUP - Block B\C619 STORM SEWER COMPUTATIONS.dwg, 8/19/2025 5:59:41 PM, AutoCAD PDF (General Documentation).pc3



SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THE OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM UNTIL THE SEWER TIES TO A 24" OR LARGER PIPE. THE PRGS SITE WILL TIE INTO THE EXISTING 26" SEWER MAIN RUNNING NORTH TO SOUTH ALONG MOUNT VERNON TRAIL.

NOTE:

1. PUMP HOUSE SANITARY TO CONNECT INTO PROPOSED GARAGE AND WILL BE PUMPED TO THE MAIN THROUGH THE PUMP HOUSE LATERAL.

VCS 1983 GRID NORTH

100 50 0 100 200
GRAPHIC SCALE
1"=100'

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: 1"=100'
DESIGN: JH
DRAWN: MG
CHECKED: KMW

SANITARY SEWER PLAN

SHEET No.
C700

P:\PX\Projects\170\05\06\00\114122 DSUP - Block B\C700 SANITARY SEWER PLAN.dwg, 8/19/2025 6:02:23 PM, AutoCAD PDF (General Documentation).pc3

SANITARY FLOW ESTIMATE

Area	Office/Cultural (sq. ft.)	Flow Rate	Total Office Wastewater (MGD)	Retail (sq. ft.)	Flow Rate	Total Retail Wastewater (MGD)	Hotel (sq. ft.)	No. of Rooms	Total Hotel Wastewater (MGD)	No. of Restaurant Seats	Flow Rate	Total Restaurant Wastewater (MGD)	Residential (sq. ft.)	No. of Apartment / Condominium Units	Flow Rate	Total Residential Wastewater (MGD)	Floor Area	Total (MGD)	Peak Factor	Peak (MGD)
Pump House				10,000	0.200	0.0020				467.00	3.25	0.0015				0.0035	10,000	0.0070	4.0	0.0281
Block A	41,657	0.200	0.01	9,801	0.200	0.0020				70.00	3.25	0.0002				0.0086	51,458	0.0191	4.0	0.0763
Block B				30,126	0.200	0.0060				1,339.00	3.25	0.0044	382,623	321	300.0	0.0963	412,749	0.1067	4.0	0.4267
Block C				12,709	0.200	0.0025				565.00	3.25	0.0018	625,375	494	300.0	0.1482	638,084	0.1526	4.0	0.6103
Block D				8,000	0.200	0.0016						0.0000	288,582	277	300.0	0.0831	296,582	0.0847	4.0	0.3388
Block E				12,000	0.200	0.0024				350.00	3.25	0.0011	526,582	547	300.0	0.1641	538,582	0.1676	4.0	0.6706
Block F	270,000	0.200	0.05	8,000	0.200	0.0016				373.00	3.25	0.0012	146,580	138	300.0	0.0414	424,580	0.0982	4.0	0.3928
Total Onsite Proposed Flow										4.00	3.25	0.0000						**0.6359**		**2.5437**
99 Canal Properties	155,679	0.200	0.03							5.00	3.25	0.0000					155,679	0.0312	4.0	0.1246
Tidelock Property	39,133	0.200	0.01							7.00	3.25	0.0000					39,133	0.0078	4.0	0.0314
Total Offsite Flow										8.00	3.25	0.0000						**0.0390**		**0.1560**

BLOCK B UNIT MIX ARE CONDOS AND APRTMENTS

NOTE: THE HALF OF GSF AREA OF RETAIL IS FOR NUMBER OF RESTAURANT SEATS AND THE OTHER HALF OF GSF AREA IS FOR RETAIL IN THE TABULATION.

BLOCK B: 60,252 / 2 = 30,126 SF X ⅔ = 20,084 SF / 15 = 1,339 SEATS

BLOCK C: 25,418 / 2 = 12,709 SF X ⅔ = 8,473 SF / 15 = 565 SEATS

SANITARY SEWER COMPUTATIONS

FROM	TO	INVERTS (FT)		L	SLOPE	DIA	MATERIAL	MANNINGS N VALUE	PIPE CAPACITY		AVE. DAILY FLOW (ADF)		PEAK FACTOR	DESIGN FLOW		V_{FULL}	V	Q/Q_{FULL}	V/V_{FULL}	REMARKS
		UPPER INV	LOWER INV	(FT)	(%)	(IN)			(CFS)	(MGD)	INCREMENT (MGD)	ACCUMULATED (MGD)		(CFS)	(MGD)	(FT/S)	(FT/S)			
8	**7**	25.40	22.20	291.99	1.10	10	PVC	0.01	2.98	1.93	0.0982	0.098200	4.00	0.61	0.39	5.47	4.24	0.20	0.78	Block F contribution to Prop. 8 = 0.0982 MGD
7	**6**	22.10	20.75	272.20	0.50	10	PVC	0.01	2.01	1.30	0.1676	0.265800	4.00	1.65	1.06	3.68	4.09	0.82	1.11	Block E contribution to Prop. 7 = 0.1676 MGD
6	**5**	20.65	19.18	295.00	0.50	12	PVC	0.01	3.27	2.11	0.084700	0.350500	4.00	2.17	1.40	4.16	4.41	0.66	1.06	Block D contribution to Prop. 6 = 0.0847 MGD
5	**4**	19.08	17.60	295.00	0.50	15	PVC	0.01	5.95	3.84	0.159600	0.510100	4.00	3.16	2.04	4.85	4.85	0.53	1.00	Block C & Pump House contribution to Prop. 5 = 0.1596 MGD
4	**3**	17.50	16.50	199.49	0.50	15	PVC	0.01	5.94	3.84	0.106700	0.616800	4.00	3.82	2.47	4.84	5.13	0.64	1.06	Block B contribution to Prop. 4 = 0.1067 MGD
3	**2**	16.40	16.05	69.47	0.50	15	PVC	0.01	5.96	3.85	0.000000	0.616800	4.00	3.82	2.47	4.86	5.15	0.64	1.06	
2	**1**	15.95	14.63	262.34	0.50	15	PVC	0.01	5.95	3.85	0.019100	0.635900	4.00	3.94	2.54	4.85	5.14	0.66	1.06	Block A contribution to Prop. 2 = 0.0191 MGD
1	**1A**	14.53	14.06	94.70	0.50	15	PVC	0.01	5.91	3.82	0.000000	0.635900	4.00	3.94	2.54	4.82	5.11	0.67	1.06	
1A	**1B**	13.83	12.30	308.45	0.50	15	PVC	0.01	5.91	3.82	0.000000	0.635900	4.00	3.94	2.54	4.82	5.11	0.67	1.06	
1B	**1C**	12.20	10.20	397.72	0.50	15	PVC	0.01	5.95	3.85	0.000000	0.635900	4.00	3.94	2.54	4.85	5.14	0.66	1.06	
1C	**1D**	10.10	9.73	73.34	0.50	15	PVC	0.01	5.96	3.85	0.000000	0.635900	4.00	3.94	2.54	4.86	5.15	0.66	1.06	
1D	**1E**	9.63	8.25	277.12	0.50	15	PVC	0.01	5.92	3.83	0.000000	0.635900	4.00	3.94	2.54	4.83	5.12	0.66	1.06	
1E	EX. 1263	8.145	7.14	222.64	0.45	26	RCP	0.013	18.81	12.16	0.039000	0.674900	4.00	4.18	2.70	5.10	4.10	0.22	0.80	99 Canal Properties & Tidelock Property Contribution to Prop. 1E = 0.0390

HGL COMPUTATIONS

Inlet Str.	Outlet Water Surf Elev (ft)	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	JUNCTION LOSS												Final H (ft)	Inlet Water Surf Elev (ft)	Rim Elev (ft)
							Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QiVi	Vi^2 2g	Hi (ft)	Angle (deg)	Ha (ft)	Ht (ft)	1.3Ht (ft)	0.5Ht (ft)			
HGL COMPUTATIONS FROM S0 TO S9																					
S1E	9.88	26	2.70	222.64	0.01	0.01	4.1	0.07	2.54	5.1	13.01	0.41	0.14	90	0.27	0.48	0.00	0.24	0.25	10.13	24.00
S1D	10.63	15	2.54	277.12	0.09	0.25	5.1	0.10	2.54	5.1	13.10	0.41	0.14	43	0.00	0.25	0.00	0.12	0.38	11.01	25.00
S1C	11.10	15	2.54	73.34	0.09	0.07	5.1	0.10	2.54	5.1	13.08	0.41	0.14	46	0.00	0.25	0.00	0.12	0.19	11.29	26.00
S1B	13.20	15	2.54	397.72	0.09	0.36	5.1	0.10	2.54	5.1	12.99	0.40	0.14	180	0.00	0.24	0.00	0.12	0.49	13.69	27.00
S1A	14.83	15	2.54	308.45	0.09	0.28	5.1	0.10	2.54	5.1	12.99	0.41	0.14	180	0.00	0.24	0.00	0.12	0.40	15.23	28.00
S1	15.50	15	2.54	94.70	0.09	0.09	5.1	0.10	2.54	5.1	13.08	0.41	0.14	180	0.28	0.52	0.00	0.26	0.35	15.85	27.65
S2	17.01	15	2.54	262.34	0.09	0.24	5.1	0.10	2.47	5.1	12.70	0.41	0.14	69	0.25	0.50	0.00	0.25	0.49	17.50	32.33
S3	17.49	15	2.47	69.47	0.09	0.06	5.1	0.10	2.47	5.1	12.67	0.41	0.14	175	0.27	0.52	0.00	0.26	0.32	17.81	32.56
S4	18.50	15	2.47	199.49	0.09	0.17	5.1	0.10	2.04	4.8	9.89	0.36	0.13	180	0.24	0.47	0.00	0.24	0.41	18.91	30.88
S5	20.08	15	2.04	295.00	0.06	0.17	4.8	0.09	1.40	4.4	6.18	0.30	0.11	180	0.20	0.40	0.00	0.20	0.37	20.45	33.60
S6	20.08	12	1.40	295.00	0.09	0.27	4.4	0.08	1.06	4.1	4.35	0.26	0.09	180	0.17	0.34	0.00	0.17	0.44	20.52	33.52
S7	21.45	10	1.06	199.49	0.14	0.28	4.1	0.06	0.39	4.2	1.67	0.28	0.10	180	0.00	0.16	0.00	0.08	0.36	21.81	31.79
S8	22.77	10	0.39	291.99	0.02	0.06	4.2	0.07	0.00	0.0	0.00	0.00	0.00	0	0.00	0.07	0.00	0.03	0.09	22.86	30.48

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08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: MG
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
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.

SANITARY SEWER COMPUTATIONS

SHEET No.
C701

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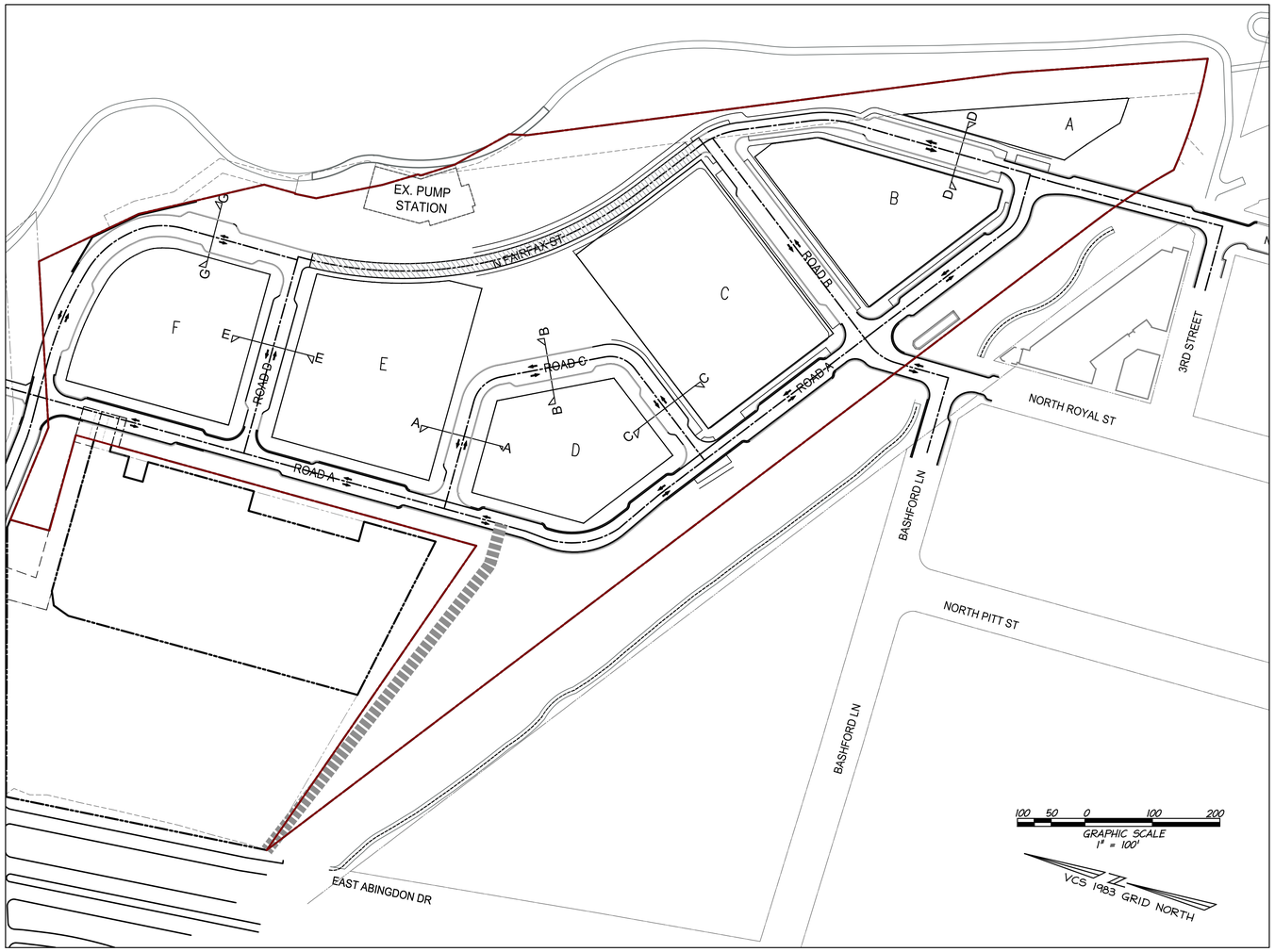
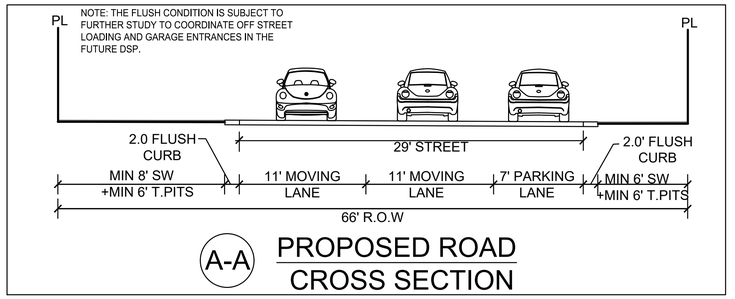
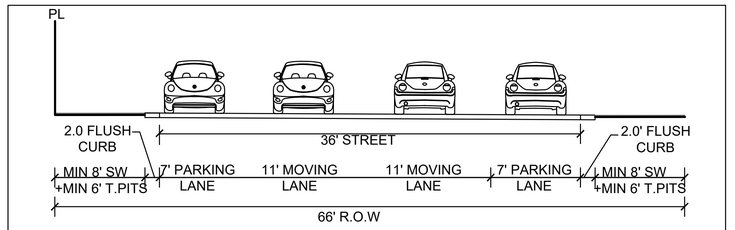
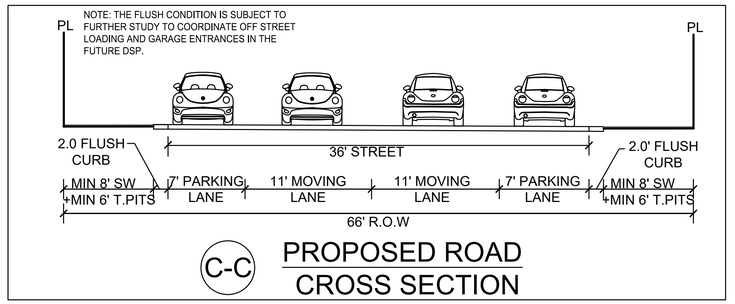




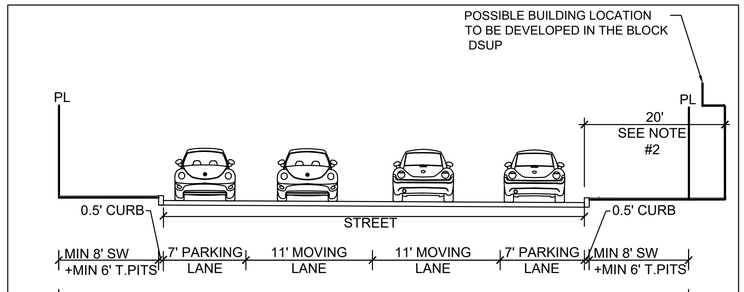
A-A PROPOSED ROAD CROSS SECTION



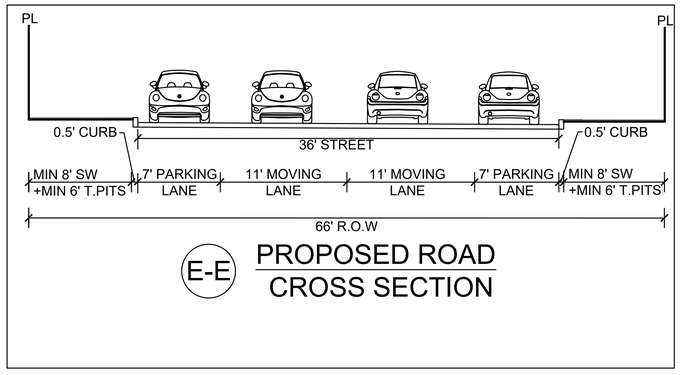
B-B PROPOSED ROAD CROSS SECTION



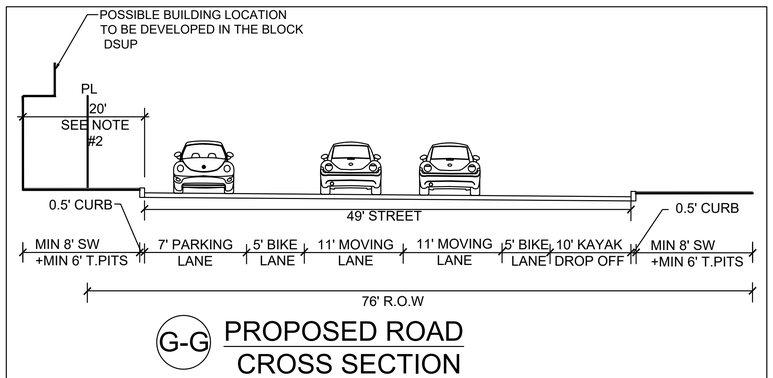
C-C PROPOSED ROAD CROSS SECTION



D-D PROPOSED ROAD CROSS SECTION



E-E PROPOSED ROAD CROSS SECTION



G-G PROPOSED ROAD CROSS SECTION

NOTES:
1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE DSP.
2. BUILDING ON BLOCK B, C, E AND F SHALL BE SET BACK 20 FEET FROM BUILDING FACE TO FACE OF CURB AT THE GROUND FLOOR WITH POSSIBLE BUILDING VARIATION AND OVERHANGS ABOVE SUBJECT TO FINAL APPROVAL WITH EACH BLOCKS DSUP.

LEGEND:

T. PITS : TREE PITS
R.O.W : RIGHT OF WAY
SW : SIDEWALK
PL : PARCEL LINE
L : LENGTH

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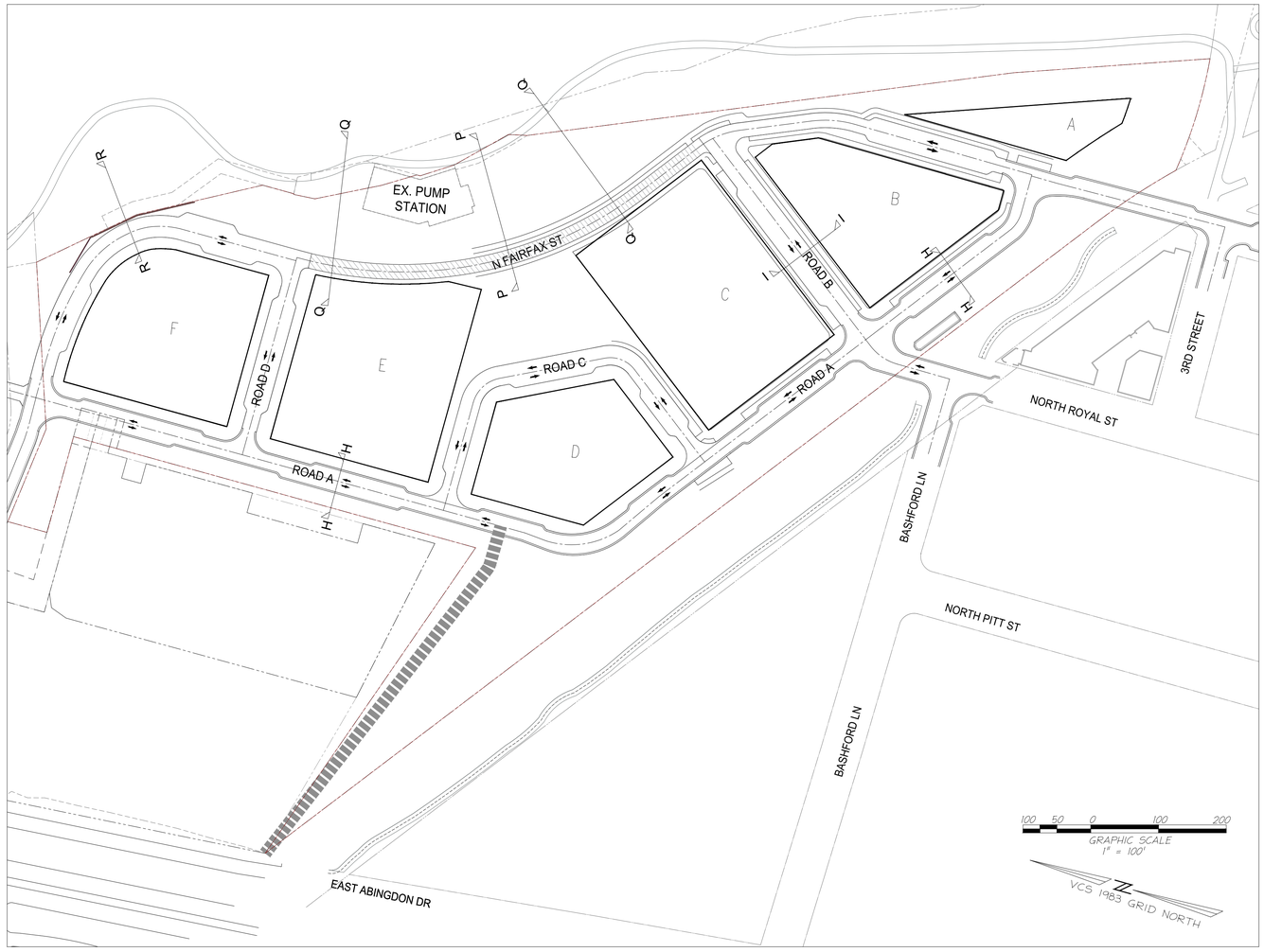
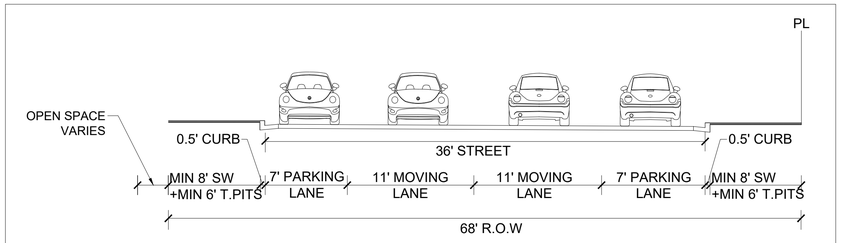
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

STREET CROSS-SECTIONS

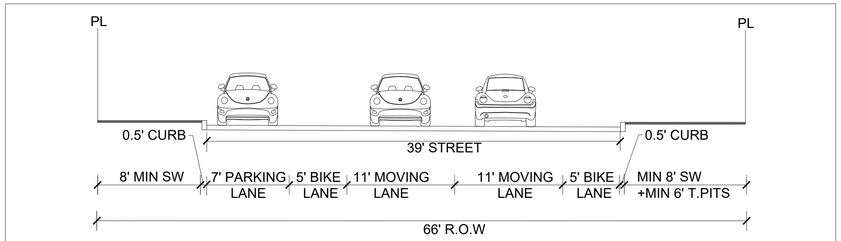
SHEET No.
C800

P:\PXProjects\17003\00001\114122 DSUP - Block B\C801 STREET CROSS-SECTIONS.dwg, 8/19/2025 6:03:32 PM, AutoCAD PDF (General Documentation).pc3



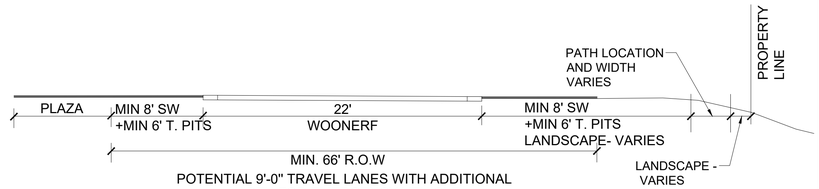


H-H PROPOSED ROAD CROSS SECTION

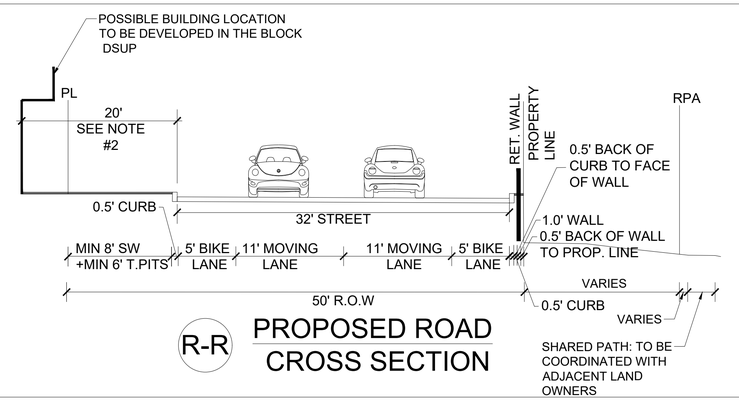


NOTE: STREET TREES WOULD FALL IN PARKING LANE ZONE AND ALTERNATE WITH PARKING TO BE FINALIZED IN BLOCK C DSUP.

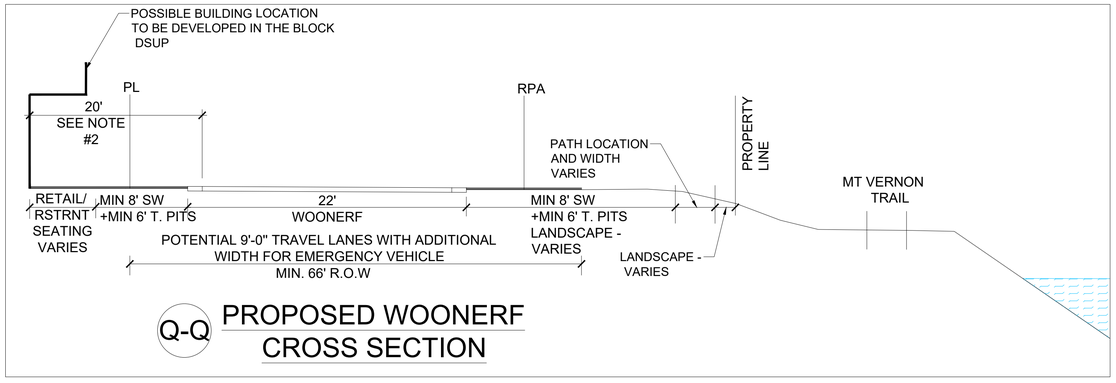
I-I PROPOSED ROAD CROSS SECTION



P-P PROPOSED WOONERF CROSS SECTION



R-R PROPOSED ROAD CROSS SECTION



Q-Q PROPOSED WOONERF CROSS SECTION

NOTES:

1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE DSP.
2. BUILDING ON BLOCK B, C, E AND F SHALL BE SET BACK 20 FEET FROM BUILDING FACE TO FACE OF CURB AT THE GROUND FLOOR WITH POSSIBLE BUILDING VARIATION AND OVERHANGS ABOVE SUBJECT TO FINAL APPROVAL WITH EACH BLOCKS DSUP.

LEGEND:

T. PITS : TREE PITS
R.O.W : RIGHT OF WAY
SW : SIDEWALK
PL : PARCEL LINE
L : LENGTH

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BLOCK - B
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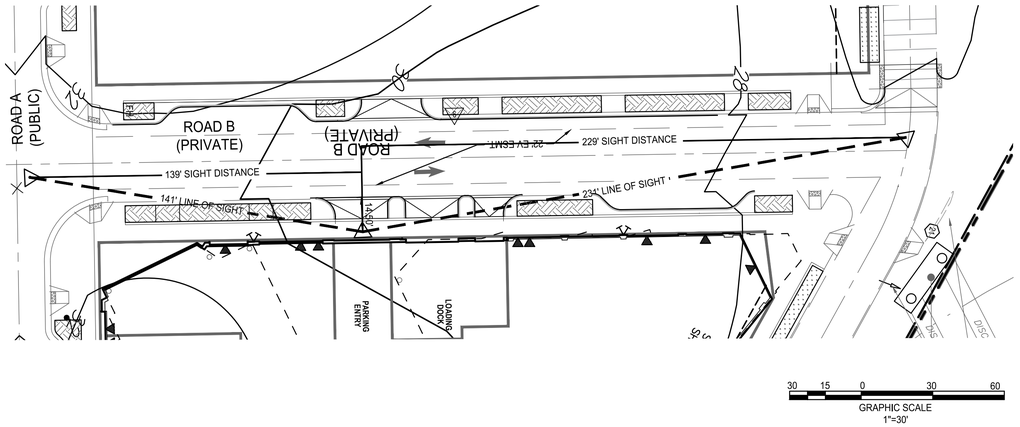
SCALE: NONE
DESIGN: JH
DRAWN: JS
CHECKED: KMW

STREET CROSS-SECTIONS

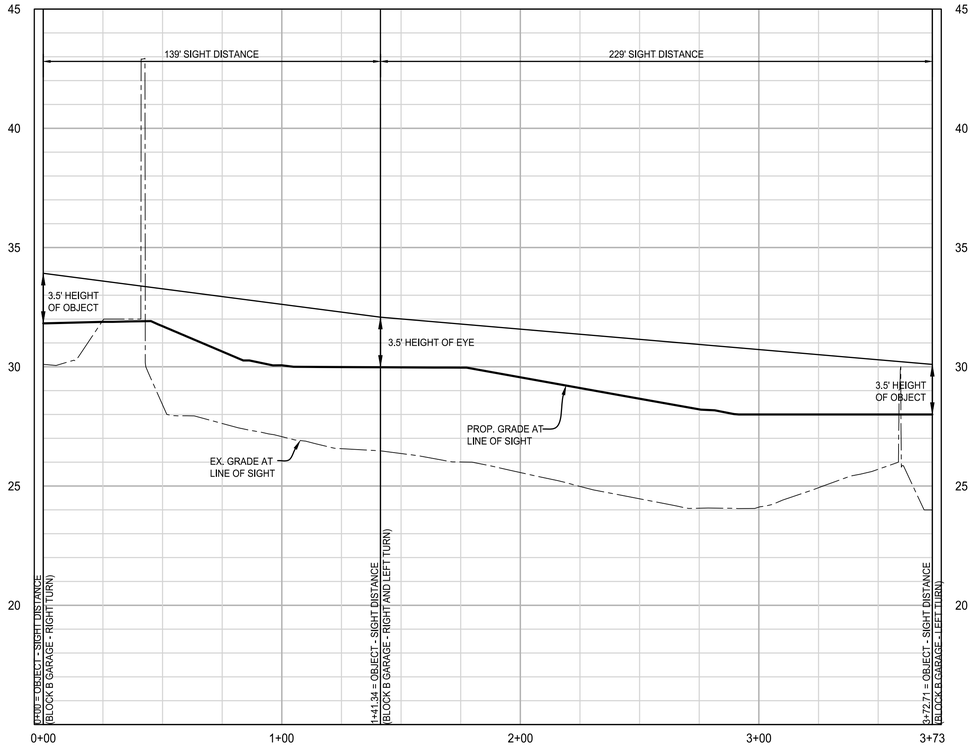
SHEET No.
C801

P:\PX\Projects\17005\000\00\114122 DSUP - Block B\C801 STREET CROSS-SECTIONS.dwg, 8/19/2025 6:03:37 PM, AutoCAD PDF (General Documentation).pc3



GARAGE ENTRY - ROAD B SIGHT DISTANCE

POSTED SPEED: 25 MPH



30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1"=30'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1"=5'

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/05/2025
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

BLOCK - B

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

PROJECT No.: 23005661.00
DRAWING No.: 114122
DATE: 04/18/2025
SCALE: NONE
DESIGN: JH
DRAWN: MG
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. 2025-10011
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.

SIGHT DISTANCE

SHEET No.
C801A

P:\PA\Projects\17005\00600\114122 DSUP - Block B\C801A SIGHT DISTANCE.dwg, 8/19/2025 6:05:23 PM, AutoCAD PDF (General Documentation).pc3

POTOMAC RIVER GENERATING STATION - BLOCK B LEVEL 1

P-VEHICLE - P1 ENTERING

P-VEHICLE - P1 EXITING

PARKING SPACE MANEUVERS P1 - INBOUND

PARKING SPACE MANEUVERS P1 - OUTBOUND

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
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PRGS BLOCK B

VERIFICATION OF COMPLETENESS

1300 North Royal Street
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△	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION
2	05/16/2025	COMPLETENESS SUBMISSION
2	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

Project Name
PRGS Redevelopment - Block B

Project Number
2994-001

Scale
1" = 30'-0"

Description
TRUCK MANEUVERING ANALYSIS

C802

POTOMAC RIVER GENERATING STATION - BLOCK B LEVEL 2

P-VEHICLE - P2 ENTERING

P-VEHICLE - P2 EXITING

PARKING SPACE MANEUVERS P2 - INBOUND

PARKING SPACE MANEUVERS P2 - OUTBOUND

APPROVED
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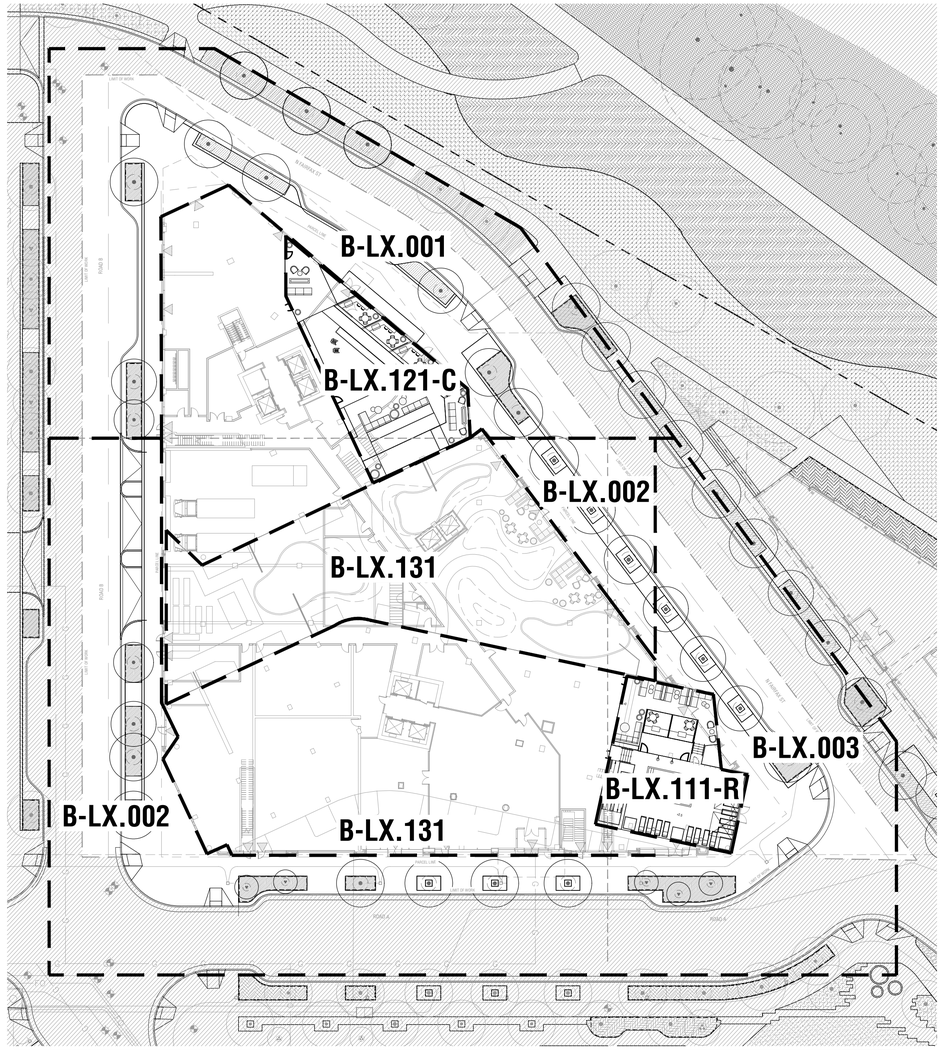
Scale
1" = 30'-0"

Description
TRUCK MANEUVERING ANALYSIS

C803

SHEET INDEX

B-L0.000	ORIENTATION PLAN AND GENERAL NOTES
B-L0.001	GENERAL SYMBOLS AND ABBREVIATIONS
B-L1.00A	NARRATIVE
B-L1.001	CONSTRUCTION PLAN (STREET)
B-L1.002	CONSTRUCTION PLAN (STREET)
B-L1.003	CONSTRUCTION PLAN (STREET)
B-L1.111-R	CONSTRUCTION PLAN (RENTAL)
B-L1.121-C	CONSTRUCTION PLAN (CONDO)
B-L1.131	CONSTRUCTION PLAN (PODIUM)
B-L4.001	IRRIGATION PLAN (STREET)
B-L4.002	IRRIGATION PLAN (STREET)
B-L4.003	IRRIGATION PLAN (STREET)
B-L4.111-R	IRRIGATION PLAN (RENTAL)
B-L4.121-C	IRRIGATION PLAN (CONDO)
B-L4.131	IRRIGATION (PODIUM)
B-L5.001	SOIL AND GRADING PLAN (STREET)
B-L5.002	SOIL AND GRADING PLAN (STREET)
B-L5.003	SOIL AND GRADING PLAN (STREET)
B-L5.111-R	SOIL AND GRADING PLAN (RENTAL)
B-L5.121-C	SOIL AND GRADING PLAN (CONDO)
B-L5.131	SOIL AND GRADING PLAN (PODIUM)
B-L6.000	PLANTING SCHEDULE
B-L6.001	PLANTING PLAN (STREET)
B-L6.002	PLANTING PLAN (STREET)
B-L6.003	PLANTING PLAN (STREET)
B-L6.004	TREE DIAGRAM (STREET)
B-L6.111-R	PLANTING PLAN (RENTAL)
B-L6.121-C	PLANTING PLAN (CONDO)
B-L6.131	PLANTING PLAN (PODIUM)
B-L7.001	PLANTING DETAILS (STREET)



PLAN - BLOCK B ORIENTATION PLAN 01

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS, STRUCTURES AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES, AND TO PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO VERIFY EXISTING CONDITIONS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
3. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HERIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY THE OFFICE OF JAMES BURNETT SHALL BE WITHOUT LIABILITY TO THE OFFICE OF JAMES BURNETT.
4. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITH AND ADJACENT TO THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING STRUCTURES AND UTILITIES. REFER TO CIVIL DRAWING FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS.
7. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.
8. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER SHALL ASSUME THAT THE CONTRACTOR HAS INCORPORATED THE SPECIFIED ITEM. WHERE DIFFERENCES EXIST BETWEEN CODES, STANDARDS, AUTHORITIES HAVING JURISDICTION, AND THE DOCUMENTS, THE ONE AFFORDING THE GREATEST PROTECTION AND/ OR STRINGENT CONDITION SHALL APPLY.
9. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN CONFLICTS AND/OR UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
11. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE A MINIMUM OF 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
12. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.
13. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE FROM HARD SURFACES FOR THIS PROJECT.
14. ALL MATERIALS SHALL BE OF STANDARD, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALLY PROCESSED OR PACKAGED MATERIAL SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED PACKAGING BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
15. THE CONTRACTOR AGREES, TO THE EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE AUTHORITIES HAVING JURISDICTION AND DESIGN TEAM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIALS SUPPLIERS, OR AGENTS.
16. THE CONTRACT DRAWINGS REPRESENT THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN THE INTEGRITY OF STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING.
17. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THE PROJECT SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND MUNICIPAL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND REQUIREMENTS.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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PRGS REDEVELOPMENT

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Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

ORIENTATION PLAN

Scale

B-L0.000

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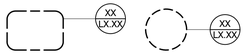
GENERAL ABBREVIATIONS

@	AT
A.BOLT	ANCHOR BOLT
AC	ACRE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE, ADJACENT
ALT	ALTERNATE
ARCH	ARCHITECTURAL, ARCHITECT
ANCH	ANCHOR
B&B	BALLED & BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BLK	BLOCK
BLVD	BOULEVARD
BM	BEAM
BMRK	BENCHMARK
B, BOT	BOTTOM
B.O.C.	BOTTOM OF CURB
BRDG	BRIDGING
BS	BOTTOM OF STAIR
BSMT	BASEMENT
CA, CB	COLUMN ABOVE, COLUMN BELOW
C/C, O/C	CENTER TO CENTER
C/W	CONNECT WITH
CAL.	CALIPER
CANT	CANTILEVER
CB	CATCH BASIN
C.I.P.	CAST IN PLACE
CJ	CONTROL JOINT
C JT	CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
C.L.F.	CHAIN LINK FENCE
CLL	CONTRACT LIMIT LINE
COL	COLUMN
CONC.	CONCRETE
CONSTR	CONSTRUCTION
CONT.	CONTINUOUS
CONN	CONNECTION
C/W	CONNECT WITH
DC	DEPRESSED CURB
DET	DETAIL
DTL	DETAIL
DG	DECOMPOSED GRANITE
DIA.Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DL	DEAD LOAD
DWG(S)	DRAWING(S)
DWL(S)	DOWEL
E	EASTING
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV.	ELEVATION
ELECT	ELECTRICAL
E.O.C	END OF CURVE
EQ	EQUAL
ES	EACH SIDE
ESMT	EASMENT
EW	EACH WAY
EX, EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
E-W	EAST WEST
FF	FAR FACE
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISHED
FL	FLOOR
FS	FINISH SURFACE
FT	FOOT/FEET
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK, GRADE BEAM
GEN	GENERAL
GEOTECH	GEOTECHNICAL ENGINEER
GR	GRATE
GV	GAS VALVE
H, HORZ	HORIZONTAL
HF	FACTORED HORIZONTAL FORCE, KIPS
HH	HOOKED EACH END
HP	HIGH POINT
HSC	HORIZONTALLY STRUCTURAL SECTION
HSS	HOLLOW STRUCTURAL SECTION
HT.	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
INV	INVERT
JT	JOINT
LB(S)	POUND(S)
LFG	LANDFILL GAS
LG	LONG
L.G.	LEGAL GRADE
LL	LIVE LOAD, LOWER LAYER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LVL	LEVEL
MAX	MAXIMUM
MANUF	MANUFACTURER
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MIDDLE LAYER
MOM	MOMENT
MSE	MECHANICALLY STABILIZED EARTH
=	MOMENT CONNECTION
N	NORTHING
NF	NEAR FACE
NIC	NOT IN CONTRACT
MANF.	NUMBER
NTS	NOT TO SCALE
N-S	NORTH SOUTH
OF	OUTSIDE FACE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OPEN	OPENING
OPP	OPPOSITE
OWSJ	OPEN WEB STEEL JOIST
O\H	OVERHEAD
PA	PLANTING AREA
PC	PRECAST
PLC	PLACE
PL	PLATE
PLF	POUNDS PER FOOT
PROJ	PROJECTION
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
POT	POINT OF BEGINNING
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
RECPT.D.	RECEPTACLE
RE:	REFERENCE, REFER TO
RE: ARCH	REFER TO ARCHITECTURAL DRAWINGS
RE: CIVIL	REFER TO CIVIL DRAWINGS
RE: ELECT	REFER TO ELECTRICAL DRAWINGS
RE: MEP	REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS
RE: STRUCT	REFER TO STRUCTURAL DRAWINGS
RE: PLUMB	REFER TO PLUMBING DRAWINGS
RE: GEOTECH	REFER TO GEOTECHNICAL DRAWINGS
REINF	REINFORCE, REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION, REVISED
R/W	REINFORCE WITH
SPEC	SPECIFICATIONS
SPECS	SPECIFICATIONS
SDF	STEP DOWN FOOTING
SECT	SECTION
SFC	STEEL FACED CURB
SIM	SIMILAR
SL	SLAB
SOG	SLAB ON GRADE
SQ	SQUARE
STA	STATION
ST	STREET
STD	STANDARD
STRUCT	STRUCTURAL
SYM	SYMBOL
SS	STAINLESS STEEL
T	TOP
TA	TURF AREA
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEMP	TEMPORARY
TD	TYPICAL DETAIL
TJ	TYPICAL JOINT
TLL	TOP LOWER LAYER
TOC	TOP OF CURB
TS	TOP OF STAIRS
TUL	TOP UPPER LAYER
TYP.	TYPICAL
TW	TOP OF WALL
UL	UPPER LEVEL
U/N	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
UV	UTILITY VALE
VERT	VERTICAL
VB	VERTICAL BRACING
VIF	VERIFY IN FIELD
VSC	VERTICALLY SLOTTED CONNECTION
W/	WITH
WV	WATER VALVE
WWF	WELDED WIRE FABRIC, WELDED WIDE FLANGE SECTION

GENERAL DRAWING SYMBOLS

AREA OF DETAIL ENLARGEMENT



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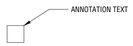
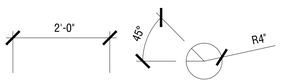


CENTERLINE

CONSTRUCTION CALLOUT

DIMENSION STYLE



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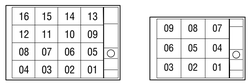
DETAIL TAGS

DETAIL SHEET NUMBERING



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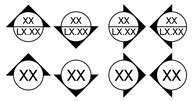
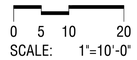


MATCHLINE

NORTH ARROW

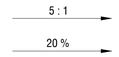
PLANTING CALLOUT

SCALE BAR



SPOT ELEVATION

SLOPE



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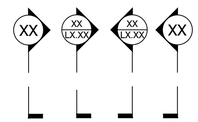

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PRGS REDEVELOPMENT

DSUP CONCEPT II SUBMISSION

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Tel 857.233.5171

Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

SYMBOLS AND ABBREVIATIONS

Scale

B-L0.001

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PART 1 – (ON STRUCTURE) SITE WORK DESCRIPTION

1.1 GENERAL REQUIREMENTS

A. Vehicular Drive and Pedestrian Walkway Paving over Concrete Slabs on Sub-grade: Set with a slurry bond coat and thick bed cement setting mortar.

B. Exterior Ferrous Metal Work: Hot dip galvanize prior to painting.

1.2 DESCRIPTION OF ARCHITECTURAL SITE WORK (CONSTRUCTION SCHEDULE)

A. Hardscape Materials: A variety of paving materials poured and laid in specific geometric patterns as per plans

CP-301; C.I.P. Concrete paving: Integral colored concrete with custom aggregate. Grace top-cast finish. 6" thick (8" thick in vehicular areas), reinforced per civil, poured over 6" aggregate sub-base.
UP-101; Precast Concrete Unit Paver on pedestal: Custom Color/ Finish. 12" x 24"x 3" thick Pavers on Pedestal
UP-201; Precast Concrete Unit Paver on pedestal: Custom Color/ Finish. 12" x 24"x 3" thick Pavers on Pedestal
WD-201; Wood Tile paver on Pedestal: Bison Innovative Products "IPE wood tile"
LS-201; Artificial Turf on Terra-Grid tray support on Pedestal: TurfMaster "Gold"; concrete curb edges and impact layer sub-base

B. Site Features:

SF-101; BBQ Trellis Structure: Powder-coated Steel Structures with IPE wood slats. Heights ranging from 10'-12' ht. IPE wood slats for screen.
SF-102: Planter Pots, Precast Gfrc, Custom Color
SF-103; Screen Fence: Powder-coated Steel Structures with IPE wood slats. Heights ranging from 10'-12' ht. IPE wood slats for screen.
SF-104; Pool, refer to pool designer drawings
SF-105; Shower, refer to Architecture
SF-106; Grill: Gas Grill
SF-201; Trellis Structure: Powder-coated Steel Structures with IPE wood slats. Heights ranging from 10'-12' ht. IPE wood slats for screen.
SF-202: Planter Pots, Precast Gfrc, Custom Color
SF-203; Fire pit: Gas Fire pit, size per plan, push start, automatic timer and shutoff
SF-204; TV: Wall mounted LED TV
SF-205; Movie screen and Greenwall
SF-301; Fire pit: Gas Fire pit, size per plan, push start, automatic timer and shutoff
SF-302; Unit Screen Fence: IPE Wood slats on Powder-coated Steel frame, approx. 4' height
SF-303; Planter Pots, Precast Gfrc, Custom Color

C. Site Walls:

SW-101; Metal Planter Wall: Powder-coated Aluminum planter, ORE Design "Fuse" modular system, on Geo-foam. Height varies from 0- 48".
SW-201; Metal Planter Wall: Powder-coated Aluminum planter, ORE Design "Fuse" modular system, on Geo-foam. Height varies from 0- 48".
SW-202; Metal Planter Wall: Powder-coated Aluminum planter, ORE Design "Fuse" modular system, on Geo-foam. 6" Height.
SW-302; Precast Concrete Retailing wall: Custom Color/ Finish Reinforced Precast Concrete wall.

D. Site Fencing and railing:

FR-101; Pool Fence & Gate
FR-102; Metal Handrails at Staris
FR-103; Metal Handrails at Ramp
FR-301; 6' ht. Glass Fence and Gate: Tempered glass Fence and Gate

E. Site Stair

SR-101, SR-102; Site stairs: Monolithic reinforced Precast concrete treads set on 6" C.I.P. Concrete base. Integral colored concrete.

F. Site lighting and Electrical features:

LI-101; Light pole: Multi-head light fixtures attached to poles
LI-102; Spotlights: Installed with Rails on Trellis structure above kitchen
LI-103; Light bollard: Powder-coated Light bollard, 24" - 36" ht.
LI-104; Integrated Linear Lights: Linear lights integrated with Trellis structure
EL-101; Power Pedestal: Powder-coated Electrical Power Pedestal, 18"ht. Double-gang, Hinge-top

G: Moveable Furniture:
Contractor to provide Allowance for Moveable furniture based on layout/ quantities shown in plans

PART 2 – (ON GRADE) SITE WORK DESCRIPTION

2.1 GENERAL REQUIREMENTS

A. Vehicular Drive and Pedestrian Walkway Paving over Concrete Slabs on Sub-grade: Set with a slurry bond coat and thick bed cement setting mortar.

B. Exterior Ferrous Metal Work: Hot dip galvanize prior to painting.

1.2 DESCRIPTION OF ARCHITECTURAL SITE WORK (CONSTRUCTION SCHEDULE)

A. Hardscape Materials: A variety of paving materials poured and laid in specific geometric patterns as per plans

CP-01; C.I.P. Concrete Paving (Pedestrian Rated): Integral colored concrete with custom aggregate. Grace top-cast finish. 4" thick reinforced concrete with 6" compacted aggregate sub-base, reinforced per civil, poured over 6" compacted aggregate sub-base.
CP-02; C.I.P. Concrete Paving (Vehicular Rated): Integral colored concrete with custom aggregate. Grace top-cast finish. 6" thick reinforced concrete with 6" compacted aggregate sub-base, reinforced per civil, poured over 6" compacted aggregate sub-base.
UP-01; Precast Concrete Unit Paving at Furnishing Zone: 4" thick concrete unit paver with polymetric sand swept joint and bituminous setting bed, set on 4" concrete sub-base over compacted aggregate. Size varies: 3"x9" 3"x18" 3"x24". MNFR: Hanover Prest Plankstone: Antietam & B91171 mix, Tudor finish.
UP-03; Tactile Paver: Cast iron unit paver with truncated domes, with polymetric sand swept joint and bituminous setting bed, set on 4" concrete sub-base over compacted aggregate. 24"x24"
UP-04; Granite Cobble Unit Paving (Pedestrian Rated): 2" thick granite cobble paver with laticrete mortar setting bed and polymetric joints, set on set on 6" concrete sub-base over compacted aggregate. 6"x8".
UP-06; Metal Grating (Pedestrian Rated): 3" thick metal grating panel, set on concrete curb. Size varies ranging from 2'-3" W x 3' L.
UP-07; Metal Grating (Vehicular Rated): 3" thick metal grating panel, set on concrete curb. 2' W x 3' L.

B. Site Features:

SF-01; Waste Receptacle: see exhibit 3 common elements palette
SF-02; Bike Rack: see exhibit 3 common elements palette
SF-03; Parking Meter: per city standard
SF-04; District Bench: see exhibit 3 common elements palette
SF-05; BMP Bench: see exhibit 3 common elements palette
SF-08; Speed table: per civil

C. Site Fencing and railing:

FR-01; BMP Planter Rail: 3"x3/4" carbon steel bar stock horizontal post attached to 2"x3/4" carbon steel bar stock vertical posts. 26" HT. 4' O.C. MAX.

D. Site lighting and Electrical features:

LI-01; Light pole: Roadway light, single-head fixture attached to poles

E. Moveable Furniture:
Contractor to provide Allowance for Moveable furniture

PART 3 – EXTERIOR LANDSCAPING DESCRIPTION

2.1 GENERAL REQUIREMENTS

A. Provide complete exterior landscaping, including all plants, soils, soil amendments, fertilizers, subsurface drainage materials, irrigation equipment, ancillary materials, tools, equipment, and labor necessary to complete the work, unless specified under another Element of this specification.

B. Quality and size of plants shall conform to the standards of ANSI Z60.1-1986, "American Standard for Nursery Stock".

C. Plants shall be selected at their place of growth by the Landscape Architect and shall be reviewed and accepted or rejected for installation upon delivery to the job site.

D. Plants shall have the following replacement warranty periods from the date of acceptance by the Landscape Architect.

1. Trees: 12 months.
2. Shrubs: 12 months.
3. Ground Covers: 12 months.
4. Perennials: 12 months.
5. Turfgrass: 12 months.

E. Plants shall be maintained in situ at no additional cost to the Owner from the time of installation to the date of acceptance of the complete installation.

F. Maintenance Period: 12 Months from date of Substantial Completion

2.2 DESCRIPTION OF EXTERIOR LANDSCAPING WORK

A. Tree Protection and Relocation:

1. Tree Protection: Provide 6' tall chain link security fence with 3' wide access gate. Placement of tree protection to be eleven times the diameter of the trunk, square, centered on the trunk both ways. Landscape Architect and consulting arborist to confirm size of and approve all tree protection in field prior to construction.
2. Tree Transplanting: Prior to digging, treat roots with Cambistat per manufacturer recommendations. Excavate root ball eleven times the diameter of the trunk. Utilize hydraulic tree spade to excavate and relocate trees on site. Wrap trees adequately with burlap and provide temporary irrigation until permanent bubbler systems are installed.

B. Plants: Maintain plants upright. Stake all trees under 5" caliper using Platypus system. Provide 6" deep watering saucers for all trees at diameter of rootball.
1. Large Deciduous Trees: 6" caliper, balled and burlapped, straight trunk, central leader, symmetrical crown, even branching, stemmed up to 6'-0".
2. Flowering Shade Trees: 4" caliper, balled and burlapped, straight trunk, central leader, crown and branching typical of species' character.
3. Planting Area:
a. 1/3 – 10 gal. container grown shrubs spaced at 30" on center.
b. 1/3 – 5 gal. container grown shrubs spaced at 18"" on center.
c. 1/3 – 1 gal. container grown shrubs spaced at 12" on center.

4. Stormwater Retention Cells (Rain Gardens): Vegetated depression allowing storm water run-off to collect and infiltrate. Size and depth vary per plan. Specified plant material to be native/indigenous/adaptive species well-suited for wet conditions; well-drained, sandy soil medium over washed gravel basin with underdrain pipe to eliminate excessive ponding.
a. 1/3 – 10 gal. container grown shrubs spaced at 30" on center.
b. 1/3 – 5 gal. container grown shrubs spaced at 18" on center.
c. 1/3 – 1 gal. container grown shrubs spaced at 12" on center.

5. Turfgrass: Bluegrass solid sod.

C. Planting Materials: Soil testing laboratory will test all planting materials and recommend any amendments or modification of materials.
1. Topsoil Backfill: Sandy loam or loam, pH 6.0 to 7.0, free of debris, clods, stones, roots, weed seeds, contaminants or other deleterious matter.
2. Planting Pit Backfill: 80% loam, 10% coarse sand, 10% sphagnum peat moss, or 90% sandy loam and 10% sphagnum peat moss.
3. Fertilizers: Partial or complete fertilizers added to topsoil backfill and planting pit backfill per soil testing laboratory's recommendations.
4. Soil Amendments: Peat moss, sand, lime, composted bark, composted manure, mushroom compost, or other amendments per soil testing agency's recommendations.
5. Mushroom Compost: 3" layer in all ground cover and herbaceous perennial beds, worked into upper 12" of soil.
6. Mulch: Dark brown, shredded hardwood bark mulch, 3" layer in all tree watering saucers, shrub beds, groundcover beds, and herbaceous perennial beds.

D. Subsurface Drainage:
1. Provide subsurface drainage for all lawn areas, trees and planting areas. Connect subsurface drainage lines to storm sewers or retention ponds, 0.5% minimum slope.
2. Subsurface drainage shall be drainage pipe bedded in washed gravel, wrapped in filter fabric, backfilled with site soil.
a. Drainage Pipe: 4" diameter perforated corrugated plastic pipe, with snap-fitting junctions and fittings.
b. Drainage Gravel: Washed gravel, size from 1/4" to 1", no fines.
c. Filter Fabric: Woven or non-woven geotextile fabric specifically intended for subsurface drainage applications.

E. Irrigation:
1. Provide full-coverage automatic irrigation for all planted areas.
2. Irrigation equipment shall include, but not be limited to, extension of back-up potable water from a backflow protected source provided within the plumbing system, automatic multi-station controllers, gate valves, remote solenoid valves, valve boxes, piping, sprinkler heads, drains, filters, control wiring, sleeves, and any other required equipment.
3. Provide all necessary related work and materials, including but not limited to trenching, drainage gravel, backfill, and the following sprinklers.
a. Trees: Irrigated with low volume drip irrigation system.
b. Shrub, Groundcover, and Herbaceous Perennial Beds: Irrigated with low volume drip irrigation system.
c. Turfgrass: Irrigated with low volume, sub-surface drip irrigation system.
4. Valves and shrub bubblers shall be bronze and/or brass construction.
5. Pop-up sprinkler heads shall have plastic bodies.
6. Piping shall be PVC pressure pipe.
7. Hose Bibbs shall be provided, 1 per 2,000 s.f. of planting area from the irrigation system.

2.3 Related Work
A. Coordinate landscape work with other trades, including but not limited to site lighting and electrical, grading, paving, and site utilities.

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PRGS REDEVELOPMENT

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2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

NARRATIVE

Scale

B-L1.000

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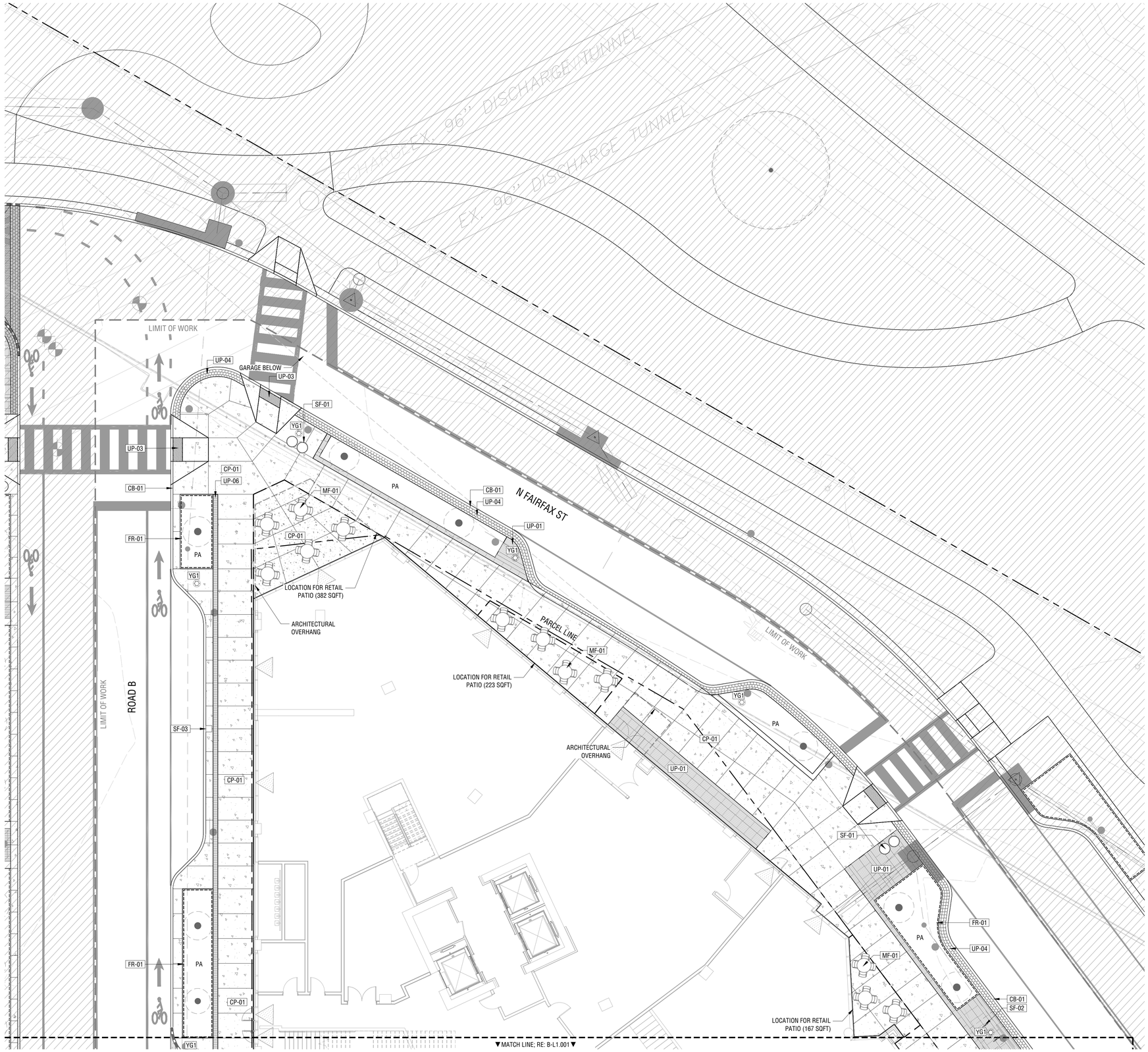

QUICK REFERENCE LEGEND

KEY	SYM	DESCRIPTION
ASPHALT		
AP-01		ASPHALT PAVING - TYPE 1
~~AP-02~~	**NOT USED**	~~ASPHALT PAVING - TYPE 2~~
CURBING		
CB-01		CURB - TYPE 1 (RAISED)
CB-02		CURB - TYPE 2 (TRANSITION)
~~CB-03~~	**NOT USED**	~~CURB - TYPE 3 (RAISED)~~
~~CB-04~~	**NOT USED**	~~CURB - TYPE 4 (FLUSH)~~
CONCRETE PAVING		
CP-01		CONCRETE PAVING - TYPE 1 (COLORED, PED.)
CP-02		CONCRETE PAVING - TYPE 2 (COLORED, VEH.)
UNIT PAVING		
UP-01		UNIT PAVING - TYPE 1 (CONCRETE PAVER PEDESTRIAN RATED)
~~UP-02A~~	**NOT USED**	~~UNIT PAVING - TYPE 2A (CONCRETE PAVER VEHICULAR RATED)~~
~~UP-02B~~	**NOT USED**	~~UNIT PAVING - TYPE 2B (CONCRETE PAVER VEHICULAR RATED)~~
UP-03		UNIT PAVING - TYPE 3 (TACTILE PAVER)
UP-04		UNIT PAVING - TYPE 4 (GRANITE COBBLE PEDESTRIAN RATED)
~~UP-05~~	**NOT USED**	~~UNIT PAVING - TYPE 5 (GRANITE COBBLE VEHICULAR RATED)~~
UP-06		METAL GRATING - TYPE 1 (PEDESTRIAN RATED)
UP-07		METAL GRATING - TYPE 2 (VEHICULAR RATED)
JOINTING		
JO-01		CONTROL JOINT
JO-02		EXPANSION JOINT
LANDSCAPE MATERIAL		
~~LS-01~~	**NOT USED**	~~LANDSCAPE BOULDER~~
~~LS-02~~	**NOT USED**	~~GRAVEL~~
STAIRS AND RAMPS		
SR-01		STAIR - TYPE 1
FENCING AND RAILINGS		
FR-01		BMP PLANTER RAIL
~~FR-02~~	**NOT USED**	~~HANDRAIL - TYPE 1 (FOR STAIRS)~~
SITE FEATURE		
SF-01		WASTE RECEPTACLE
SF-02		BIKE RACK
SF-03		PARKING METER
SF-04		DISTRICT BENCH
SF-05		BMP BENCH
~~SF-06~~	**NOT USED**	~~PLAZA BENCH~~
~~SF-07~~	**NOT USED**	~~PAVER GRATE~~
SF-08		SPEED TABLE
~~SF-09~~	**NOT USED**	~~BOLLARD~~
MOVABLE FURNITURE		
MF-01		DINING TABLE AND CHAIRS
~~MF-02~~	**NOT USED**	~~PLANTER POT~~
LIGHTING		
YG1		STREET LIGHT

ABBREVIATIONS AND SYMBOLS

PA	PLANTING AREA
TA	TURF AREA
	PROPOSED TREE LOCATIONS
	EXISTING TREE LOCATIONS

PRGS REDEVELOPMENT

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

CONSTRUCTION PLAN (STREET)

Scale 1" = 10'-0"

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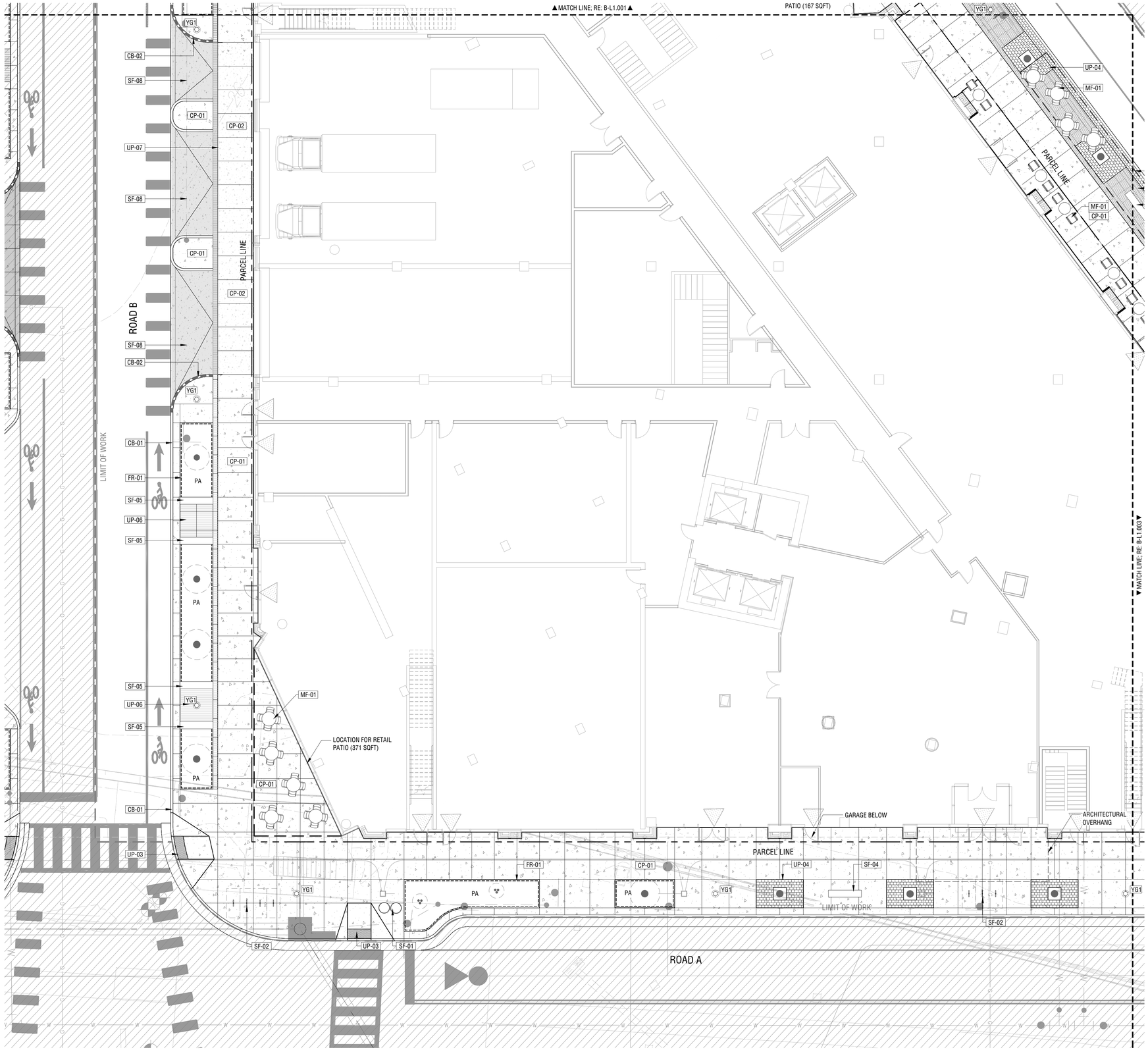

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~~UP-05~~	**NOT USED**	~~UNIT PAVING - TYPE 5 (GRANITE COBBLE VEHICULAR RATED)~~
UP-06		METAL GRATING - TYPE 1 (PEDESTRIAN RATED)
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JOINTING		
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STAIRS AND RAMPS		
SR-01		STAIR - TYPE 1
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~~SF-07~~	**NOT USED**	~~PAVER GRATE~~
SF-08		SPEED TABLE
~~SF-09~~	**NOT USED**	~~BOLLARD~~
MOVABLE FURNITURE		
MF-01		DINING TABLE AND CHAIRS
~~MF-02~~	**NOT USED**	~~PLANTER POT~~
LIGHTING		
YG1		STREET LIGHT

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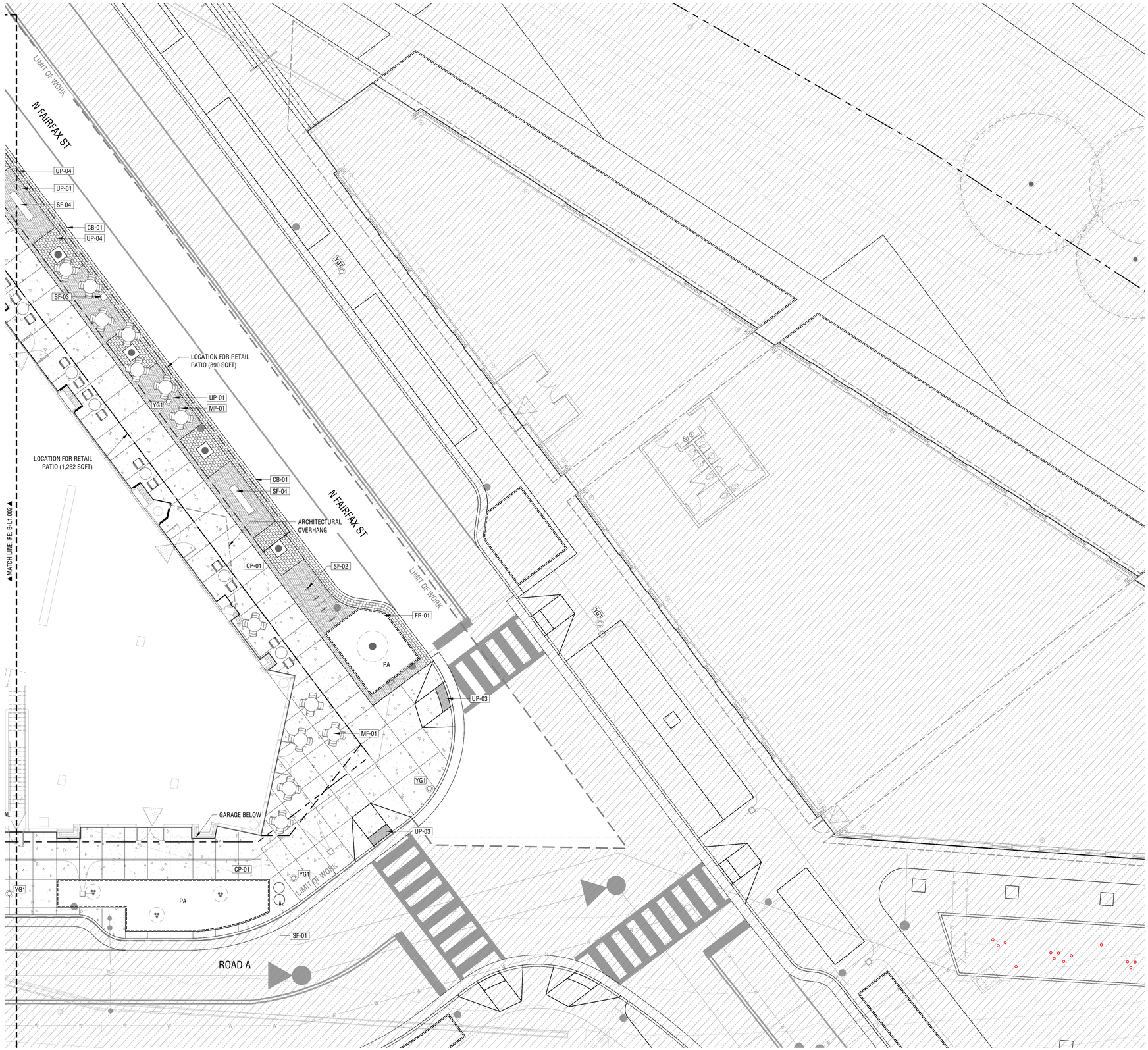

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SF-08		SPEED TABLE
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LIGHTING		
YG1		STREET LIGHT

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Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

CONSTRUCTION PLAN (STREET)

Scale 1" = 10'-0"

B-L1.003

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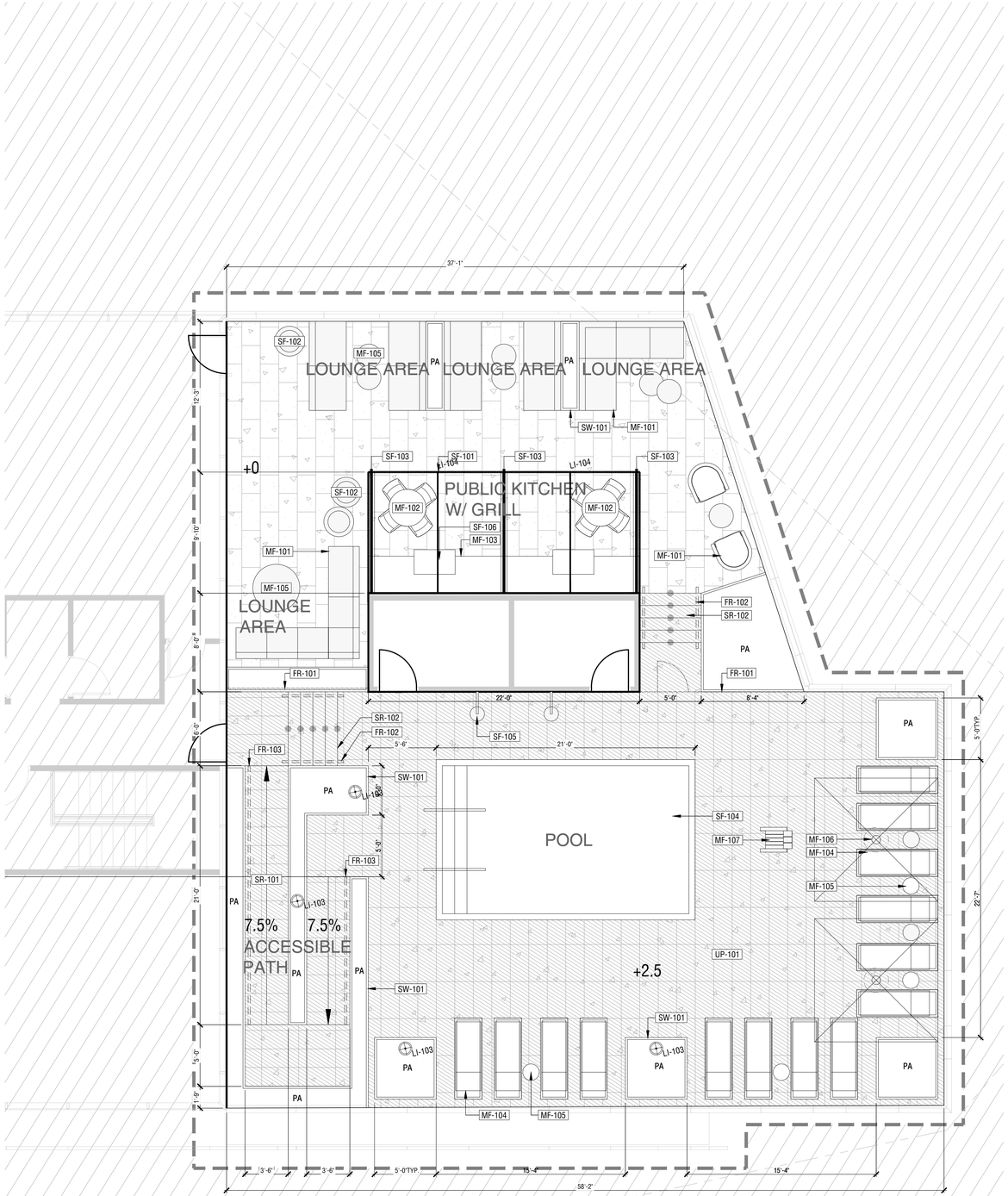

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SCALE: 1" = 5'-0"

CONSTRUCTION PLAN (RENTAL) 01

QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY DESCRIPTION

CONCRETE PAVING
- CP-301 C.I.P CONCRETE PAVING

UNIT PAVING
- UP-101 PRECAST CONCRETE PAVER (RENTAL)
- UP-201 PRECAST CONCRETE PAVER (CONDO)

WOOD DECKING
- WD-201 WOOD DECKING (CONDO)

LANDSCAPE MATERIAL
- LS-201 ARTIFICIAL TURF (CONDO)

FENCING & RAILING
- FR-101 POOL FENCE AND GATE (RENTAL)
- FR-102 STAIR HANDRAIL (RENTAL)
- FR-103 RAMP HANDRAIL (RENTAL)
- FR-301 SECURITY FENCE AND GATE

STAIRS AND RAMPS
- SR-101 PRECAST CONCRETE RAMP (RENTAL)
- SR-102 PRECAST CONCRETE STAIR (RENTAL)

SITE FEATURE
- SF-101 TRELLIS STRUCTURE (PUBLIC BBQ CABANA) (RENTAL)
- SF-102 PLANTER POTS (RENTAL)
- SF-103 SCREEN FENCE (RENTAL)
- SF-104 POOL (RENTAL)
- SF-105 SHOWER (RENTAL)
- SF-106 GRILL (RENTAL)
- SF-201 TRELLIS STRUCTURE (PUBLIC BBQ CABANA) (CONDO)
- SF-202 PLANTER POTS (CONDO)
- SF-203 FIREPIT (CONDO)
- SF-204 TV (CONDO)
- SF-205 MOVIE SCREEN AND GREENWALL (CONDO)
- SF-301 FIRE PIT (PODIUM)
- SF-302 UNIT SCREEN FENCE WITH INTEGRATED STORMWATER DOWNSPOUT (PODIUM)
- SF-303 PLANTER POT (PODIUM)

SITE WALLS
- SW-101 METAL PLANTER WALL (RENTAL)
- SW-201 METAL PLANTER WALL (CONDO)
- SW-202 6" METAL PLANTER (CONDO)
- SW-302 STORMWATER MANAGEMENT WALL(PODIUM)

LIGHTING AND ELECTRICAL
- LI-101 MULTI-HEAD LIGHT POLE
- LI-102 SPOTLIGHTS
- LI-103 LIGHT BOLLARD
- LI-104 INTEGRATED LINEAR LIGHTS
- EL-101 POWER PEDESTALS

MOVEABLE FURNITURE
- MF-101 LOUNGE FURNITURE
- MF-102 DINING TABLE AND CHAIRS
- MF-103 GRILL AND COUNTER TOP/ CABINET
- MF-104 SUN LOUNGER
- MF-105 COFFEE TABLE
- MF-106 UMBRELLA
- MF-107 LIFE GUARD SEAT
- MF-108 ADIRONDACK CHAIR

ABBREVIATIONS AND SYMBOLS

- PA PLANTING AREA
- TREE LOCATIONS

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

PRGS REDEVELOPMENT

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tel 857.233.5171
Tel 857.233.5171

Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

CONSTRUCTION PLAN (RENTAL)

Scale

B-L1.111-R

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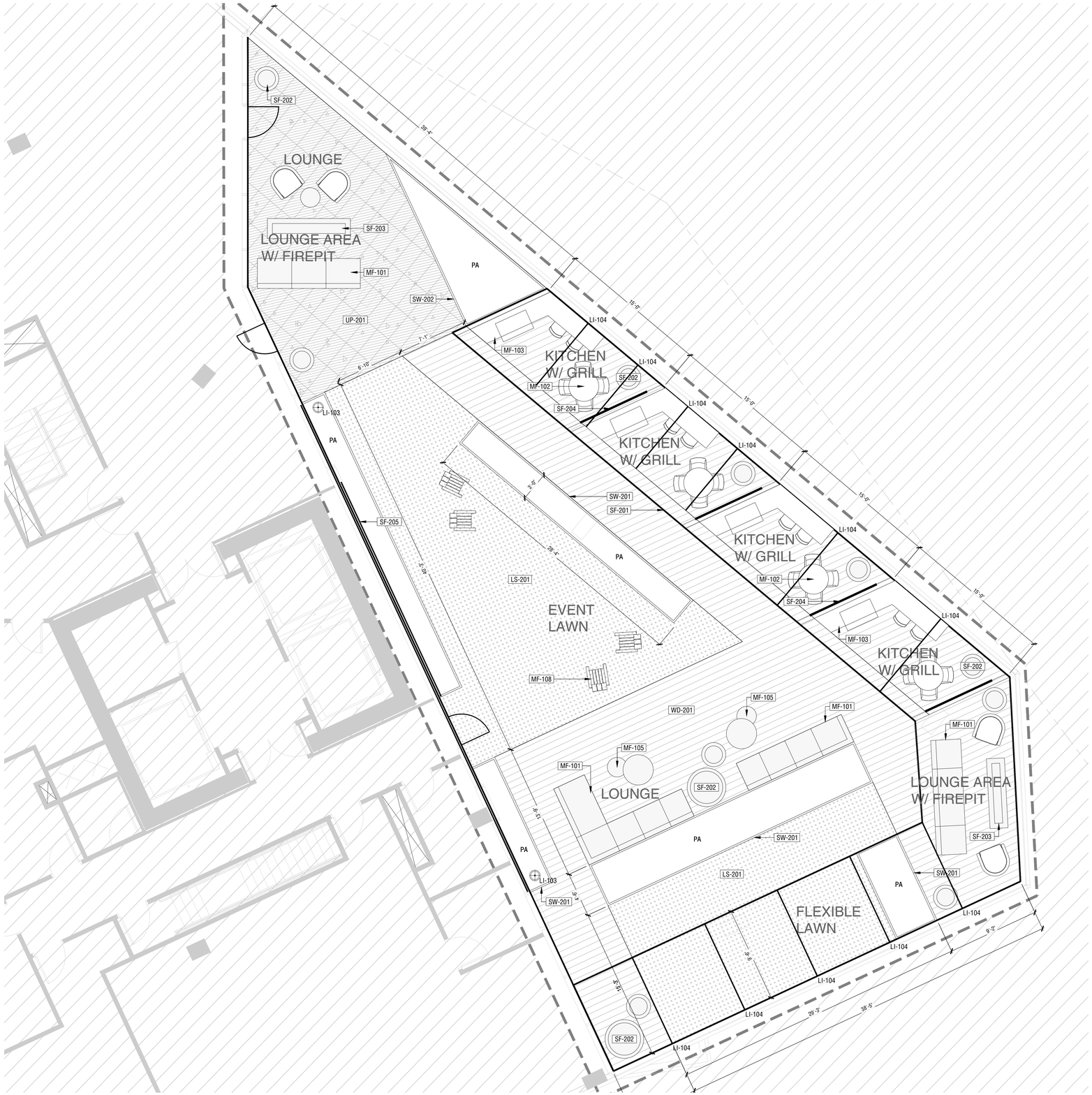

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SCALE: 1" = 5'-0"

CONSTRUCTION PLAN (CONDO) 00

QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY	DESCRIPTION
CONCRETE PAVING	
CP-301	C.I.P CONCRETE PAVING
UNIT PAVING	
UP-101	PRECAST CONCRETE PAVER (RENTAL)
UP-201	PRECAST CONCRETE PAVER (CONDO)
WOOD DECKING	
WD-201	WOOD DECKING (CONDO)
LANDSCAPE MATERIAL	
LS-201	ARTIFICIAL TURF (CONDO)
FENCING & RAILING	
FR-101	POOL FENCE AND GATE (RENTAL)
FR-102	STAIR HANDRAIL (RENTAL)
FR-103	RAMP HANDRAIL (RENTAL)
FR-301	SECURITY FENCE AND GATE
STAIRS AND RAMPS	
SR-101	PRECAST CONCRETE RAMP (RENTAL)
SR-102	PRECAST CONCRETE STAIR (RENTAL)
SITE FEATURE	
SF-101	TRELLIS STRUCTURE (PUBLIC BBQ CABANA) (RENTAL)
SF-102	PLANTER POTS (RENTAL)
SF-103	SCREEN FENCE (RENTAL)
SF-104	POOL (RENTAL)
SF-105	SHOWER (RENTAL)
SF-106	GRILL (RENTAL)
SF-201	TRELLIS STRUCTURE (PUBLIC BBQ CABANA) (CONDO)
SF-202	PLANTER POTS (CONDO)
SF-203	FIREPIT (CONDO)
SF-204	TV (CONDO)
SF-205	MOVIE SCREEN AND GREENWALL (CONDO)
SF-301	FIRE PIT (PODIUM)
SF-302	UNIT SCREEN FENCE WITH INTEGRATED STORMWATER DOWNSPOUT (PODIUM)
SF-303	PLANTER POT (PODIUM)
SITE WALLS	
SW-101	METAL PLANTER WALL (RENTAL)
SW-201	METAL PLANTER WALL (CONDO)
SW-202	6' METAL PLANTER (CONDO)
SW-302	STORMWATER MANAGEMENT WALL(PODIUM)
LIGHTING AND ELECTRICAL	
LI-101	MULTI-HEAD LIGHT POLE
LI-102	SPOTLIGHTS
LI-103	LIGHT BOLLARD
LI-104	INTEGRATED LINEAR LIGHTS
EL-101	POWER PEDESTALS
MOVEABLE FURNITURE	
MF-101	LOUNGE FURNITURE
MF-102	DINING TABLE AND CHAIRS
MF-103	GRILL AND COUNTER TOP/ CABINET
MF-104	SUN LOUNGER
MF-105	COFFEE TABLE
MF-106	UMBRELLA
MF-107	LIFE GUARD SEAT
MF-108	ADIRONDACK CHAIR

ABBREVIATIONS AND SYMBOLS

PA PLANTING AREA

TREE LOCATIONS

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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

PRGS REDEVELOPMENT

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Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

CONSTRUCTION PLAN (CONDO)

Scale

B-L1.121-C

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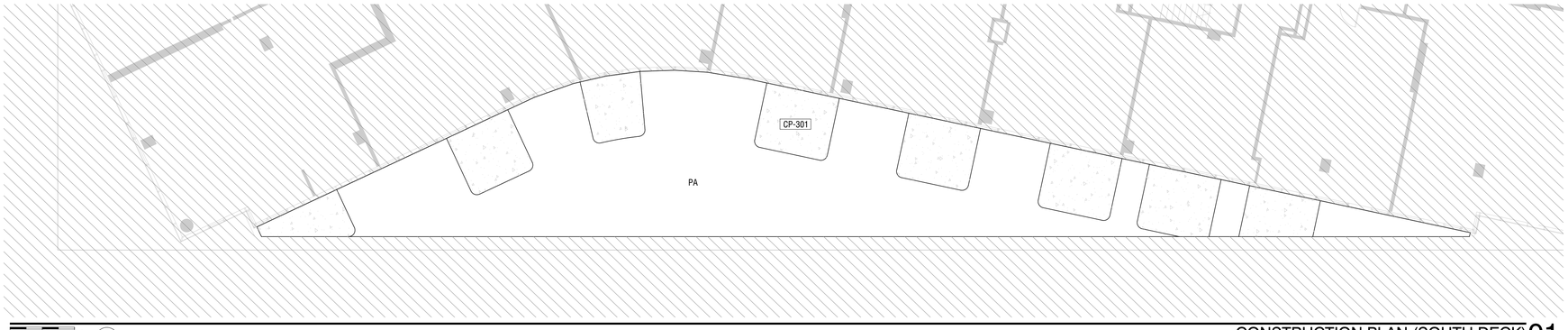
SCALE: 1" = 10'-0"

CONSTRUCTION PLAN (PODIUM) 02



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SCALE: 1" = 10'-0"

CONSTRUCTION PLAN (SOUTH DECK) 01

QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY DESCRIPTION

CONCRETE PAVING
- CP-301 C.I.P CONCRETE PAVING

UNIT PAVING
- UP-101 PRECAST CONCRETE PAVER (RENTAL)
- UP-201 PRECAST CONCRETE PAVER (CONDO)

WOOD DECKING
- WD-201 WOOD DECKING (CONDO)

LANDSCAPE MATERIAL
- LS-201 ARTIFICIAL TURF (CONDO)

FENCING & RAILING
- FR-101 POOL FENCE AND GATE (RENTAL)
- FR-102 STAIR HANDRAIL (RENTAL)
- FR-103 RAMP HANDRAIL (RENTAL)
- FR-301 SECURITY FENCE AND GATE

STAIRS AND RAMPS
- SR-101 PRECAST CONCRETE RAMP (RENTAL)
- SR-102 PRECAST CONCRETE STAIR (RENTAL)

SITE FEATURE
- SF-101 TRELLIS STRUCTURE (PUBLIC BBQ CABANA) (RENTAL)
- SF-102 PLANTER POTS (RENTAL)
- SF-103 SCREEN FENCE (RENTAL)
- SF-104 POOL (RENTAL)
- SF-105 SHOWER (RENTAL)
- SF-106 GRILL (RENTAL)
- SF-201 TRELLIS STRUCTURE (PUBLIC BBQ CABANA) (CONDO)
- SF-202 PLANTER POTS (CONDO)
- SF-203 FIREPIT (CONDO)
- SF-204 TV (CONDO)
- SF-205 MOVIE SCREEN AND GREENWALL (CONDO)
- SF-301 FIRE PIT (PODIUM)
- SF-302 UNIT SCREEN FENCE WITH INTEGRATED STORMWATER DOWNSPOUT (PODIUM)
- SF-303 PLANTER POT (PODIUM)

SITE WALLS
- SW-101 METAL PLANTER WALL (RENTAL)
- SW-201 METAL PLANTER WALL (CONDO)
- SW-202 6' METAL PLANTER (CONDO)
- SW-302 STORMWATER MANAGEMENT WALL(PODIUM)

LIGHTING AND ELECTRICAL
- LI-101 MULTI-HEAD LIGHT POLE
- LI-102 SPOTLIGHTS
- LI-103 LIGHT BOLLARD
- LI-104 INTEGRATED LINEAR LIGHTS
- EL-101 POWER PEDESTALS

MOVEABLE FURNITURE
- MF-101 LOUNGE FURNITURE
- MF-102 DINING TABLE AND CHAIRS
- MF-103 GRILL AND COUNTER TOP/ CABINET
- MF-104 SUN LOUNGER
- MF-105 COFFEE TABLE
- MF-106 UMBRELLA
- MF-107 LIFE GUARD SEAT
- MF-108 ADIRONDACK CHAIR

ABBREVIATIONS AND SYMBOLS

- PA PLANTING AREA
- TREE LOCATIONS

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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

PRGS REDEVELOPMENT

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Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

CONSTRUCTION PLAN (PODIUM)

Scale

B-L1.131

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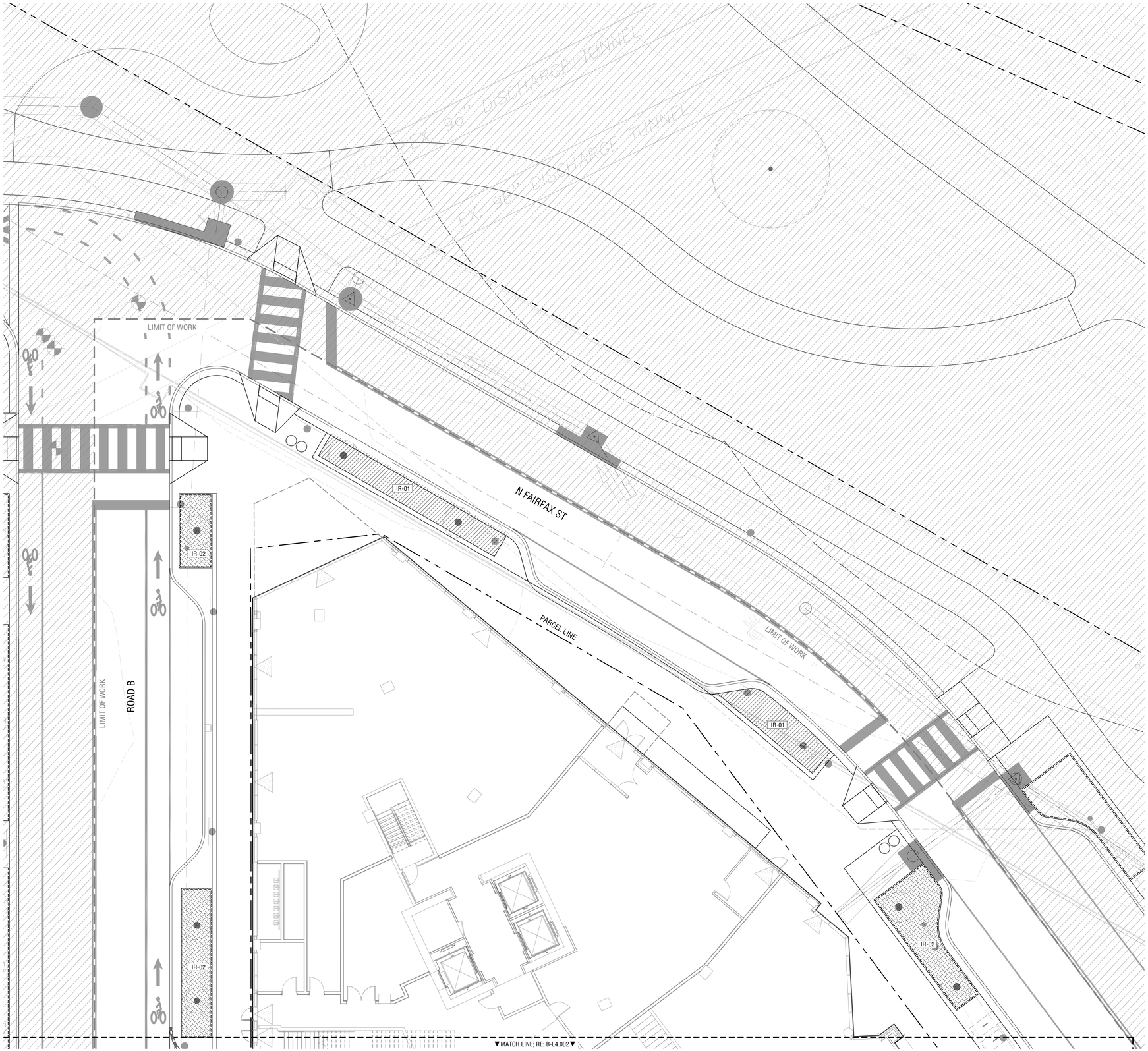

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

1. DETAIL IRRIGATION DESIGN TO BE PROVIDED IN CONSTRUCTION DOCUMENTATION
2. SUBMIT PRODUCT INFO FOR ALL MATERIALS
3. SUBMIT SHOP DRAWINGS FOR IRRIGATION LAYOUT
4. COORDINATE WATER METER, BACKFLOW PREVENTOR, IRRIGATION CONTROLLER, VALVE BOXES AND MAIN LINE, INCLUDING NECESSARY SLEEVING IN COORDINATION WITH CONCRETE FLATWORK
5. LAYOUT PROVIDED AS SCOPE OF WORK FOR IRRIGATION.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

IRRIGATION PLANS (STREET)

Scale 1" = 10'-0"

B-L4.001

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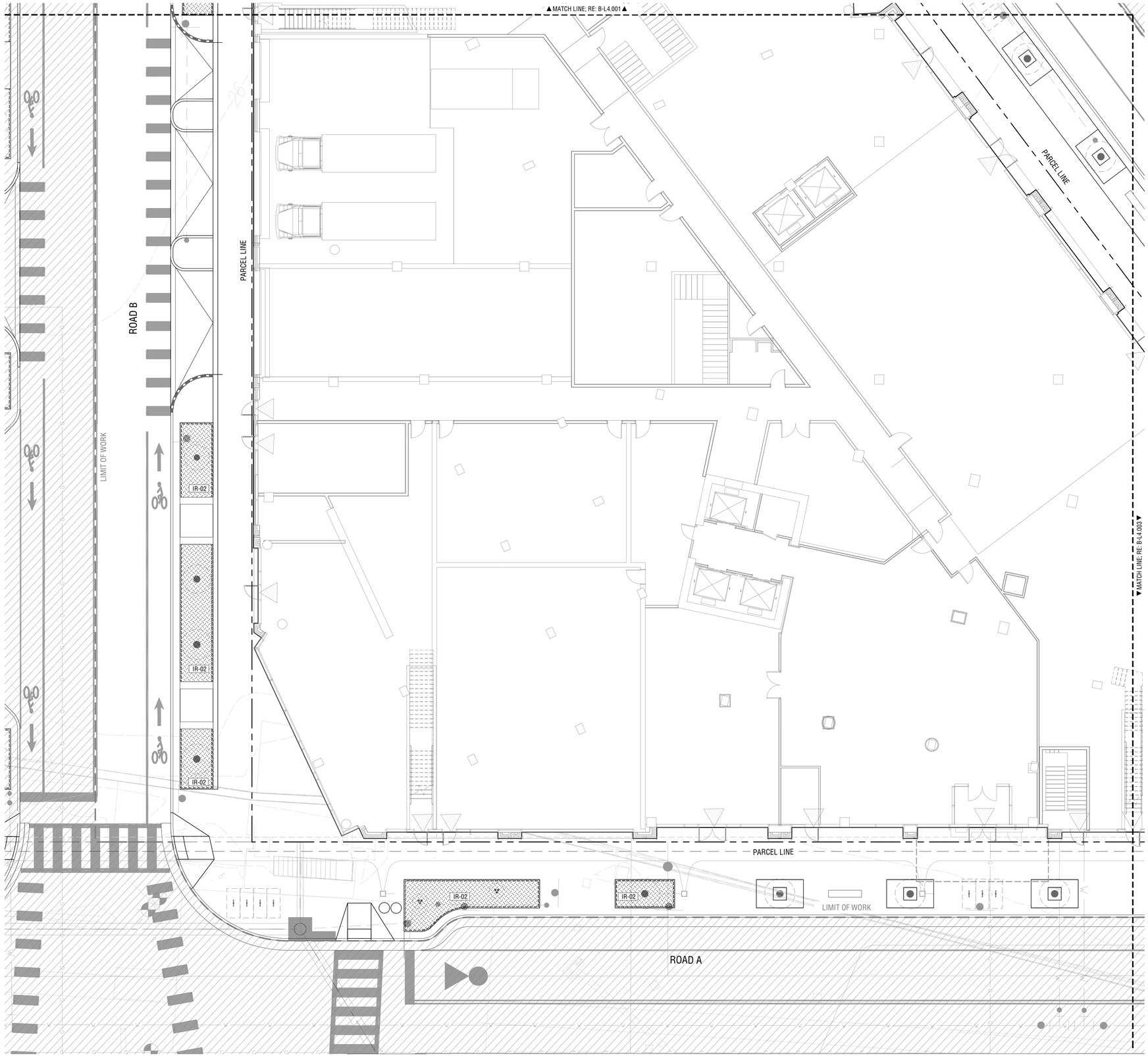

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

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4. COORDINATE WATER METER, BACKFLOW PREVENTOR, IRRIGATION CONTROLLER, VALVE BOXES AND MAIN LINE, INCLUDING NECESSARY SLEEVING IN COORDINATION WITH CONCRETE FLATWORK
5. LAYOUT PROVIDED AS SCOPE OF WORK FOR IRRIGATION.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

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1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

IRRIGATION PLANS (STREET)

Scale 1" = 10'-0"

B-L4.002

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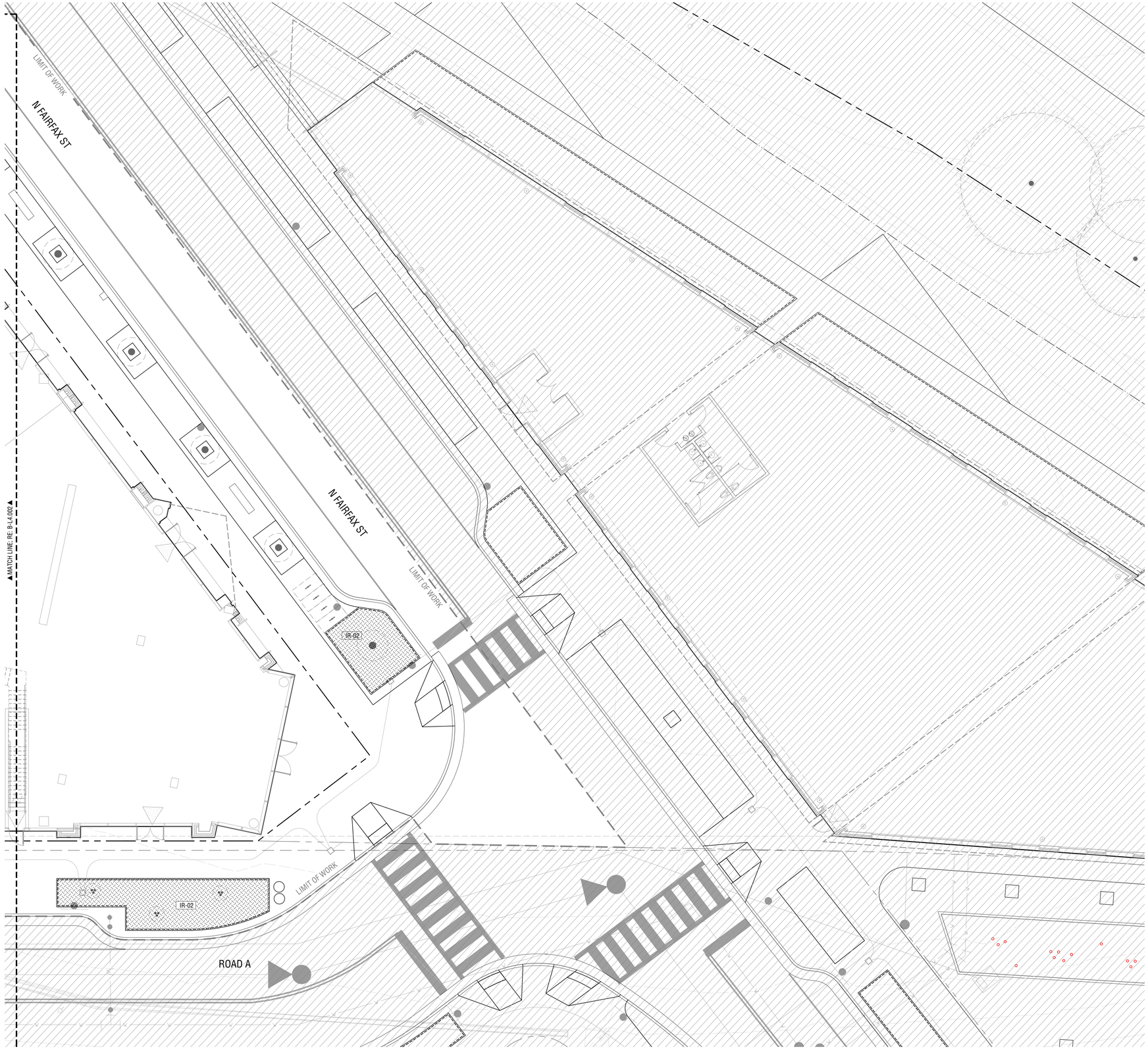

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

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3. SUBMIT SHOP DRAWINGS FOR IRRIGATION LAYOUT
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5. LAYOUT PROVIDED AS SCOPE OF WORK FOR IRRIGATION.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

IRRIGATION PLANS (STREET)

Scale 1" = 10'-0"

B-L4.003

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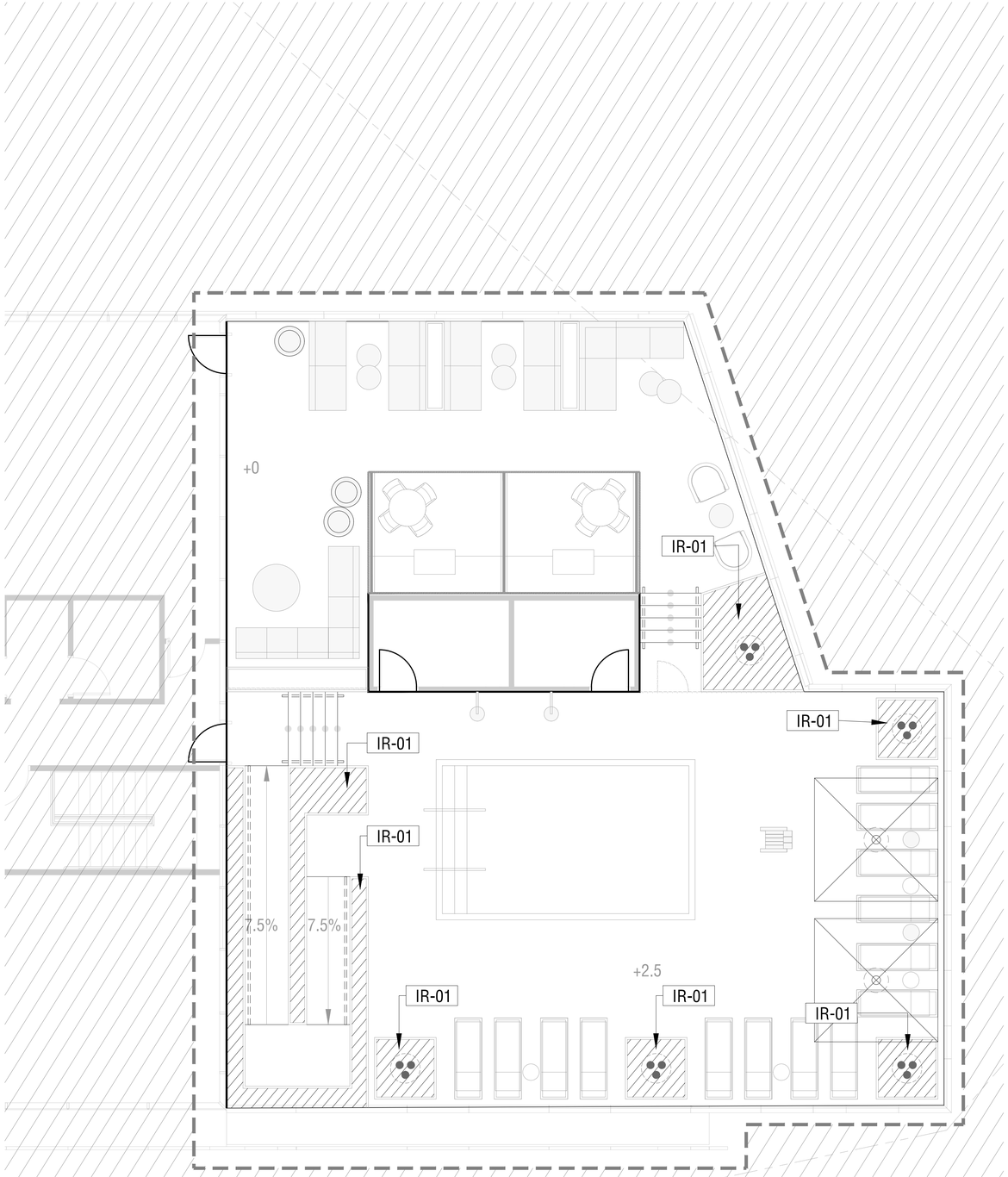

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SCALE: 1" = 5'-0"

SOIL AND GRADING PLAN (RENTAL) 01

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

1. DETAIL IRRIGATION DESIGN TO BE PROVIDED IN CONSTRUCTION DOCUMENTATION
2. SUBMIT PRODUCT INFO FOR ALL MATERIALS
3. SUBMIT SHOP DRAWINGS FOR IRRIGATION LAYOUT
4. COORDINATE WATER METER, BACKFLOW PREVENTOR, IRRIGATION CONTROLLER, VALVE BOXES AND MAIN LINE, INCLUDING NECESSARY SLEEVING IN COORDINATION WITH CONCRETE FLATWORK
5. LAYOUT PROVIDED AS SCOPE OF WORK FOR IRRIGATION.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

IRRIGATION PLANS (RENTAL)

Scale

B-L4.111-R

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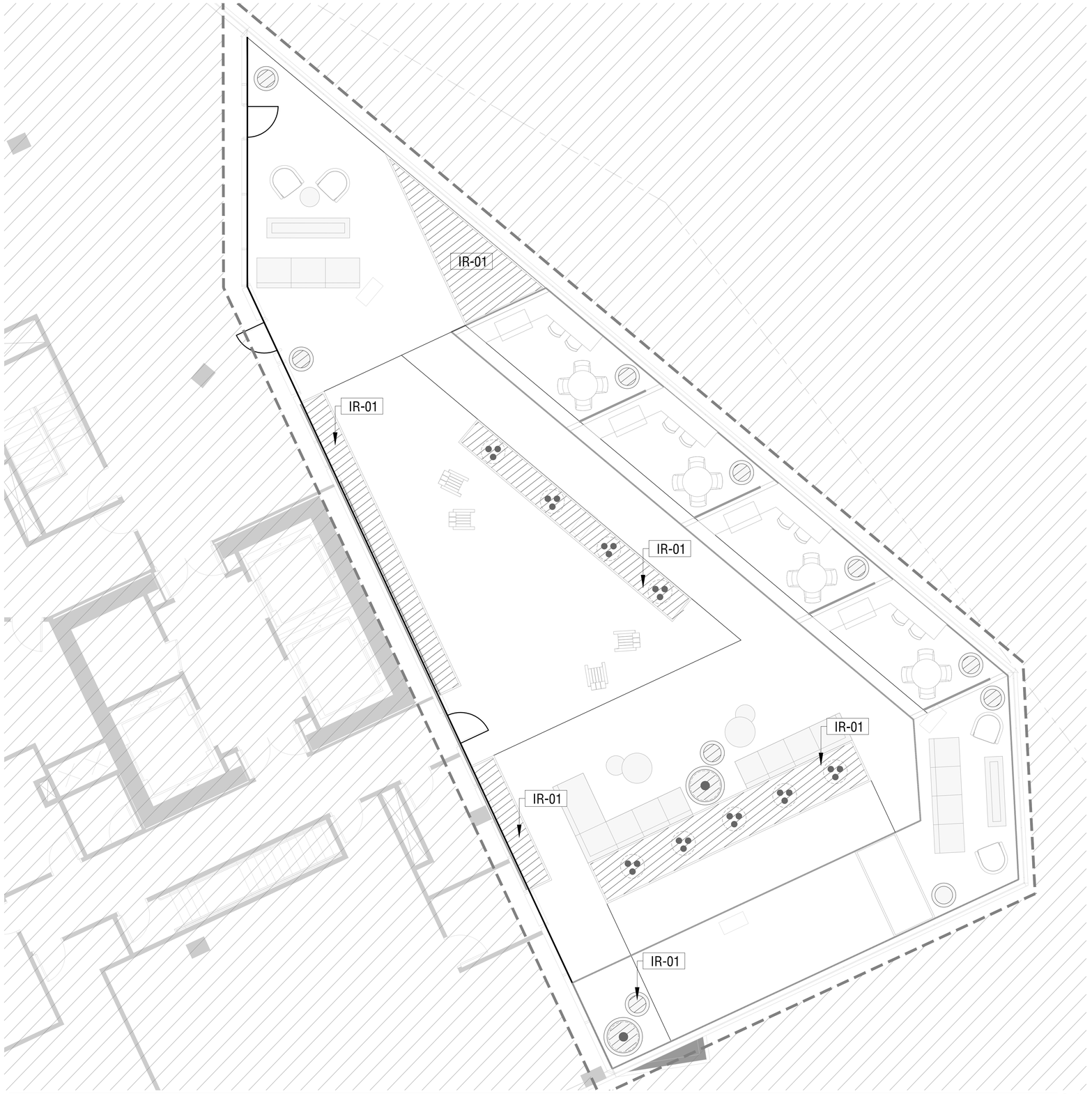

0 0.5 1.0
SCALE: 1" = 5'-0"

SOIL AND GRADING PLAN (CONDO) 01

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

IRRIGATION NOTES

1. DETAIL IRRIGATION DESIGN TO BE PROVIDED IN CONSTRUCTION DOCUMENTATION
2. SUBMIT PRODUCT INFO FOR ALL MATERIALS
3. SUBMIT SHOP DRAWINGS FOR IRRIGATION LAYOUT
4. COORDINATE WATER METER, BACKFLOW PREVENTOR, IRRIGATION CONTROLLER, VALVE BOXES AND MAIN LINE, INCLUDING NECESSARY SLEEVING IN COORDINATION WITH CONCRETE FLATWORK
5. LAYOUT PROVIDED AS SCOPE OF WORK FOR IRRIGATION.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
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PRGS REDEVELOPMENT

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Tel 857.233.5171

Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

IRRIGATION PLANS (CONDO)

Scale

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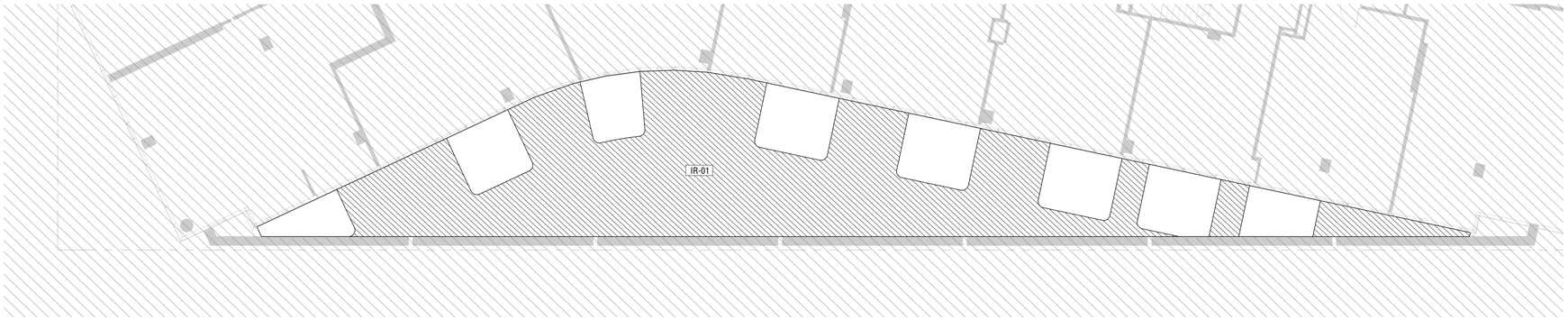
SOIL AND GRADING PLAN (PODIUM) 02

SCALE: 1" = 10'-0"



SOIL AND GRADING PLAN (PODIUM) 01

SCALE: 1" = 10'-0"

IRRIGATION LEGEND

IRRIGATION TYPE

SYMBOL	DESCRIPTION
IR-01	DRIP IRRIGATION
IR-02	HAND WATERING
	ADDITIONAL BUBBLERS AT TREE LOCATIONS

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

IRRIGATION PLANS (PODIUM)

Scale

B-L4.131

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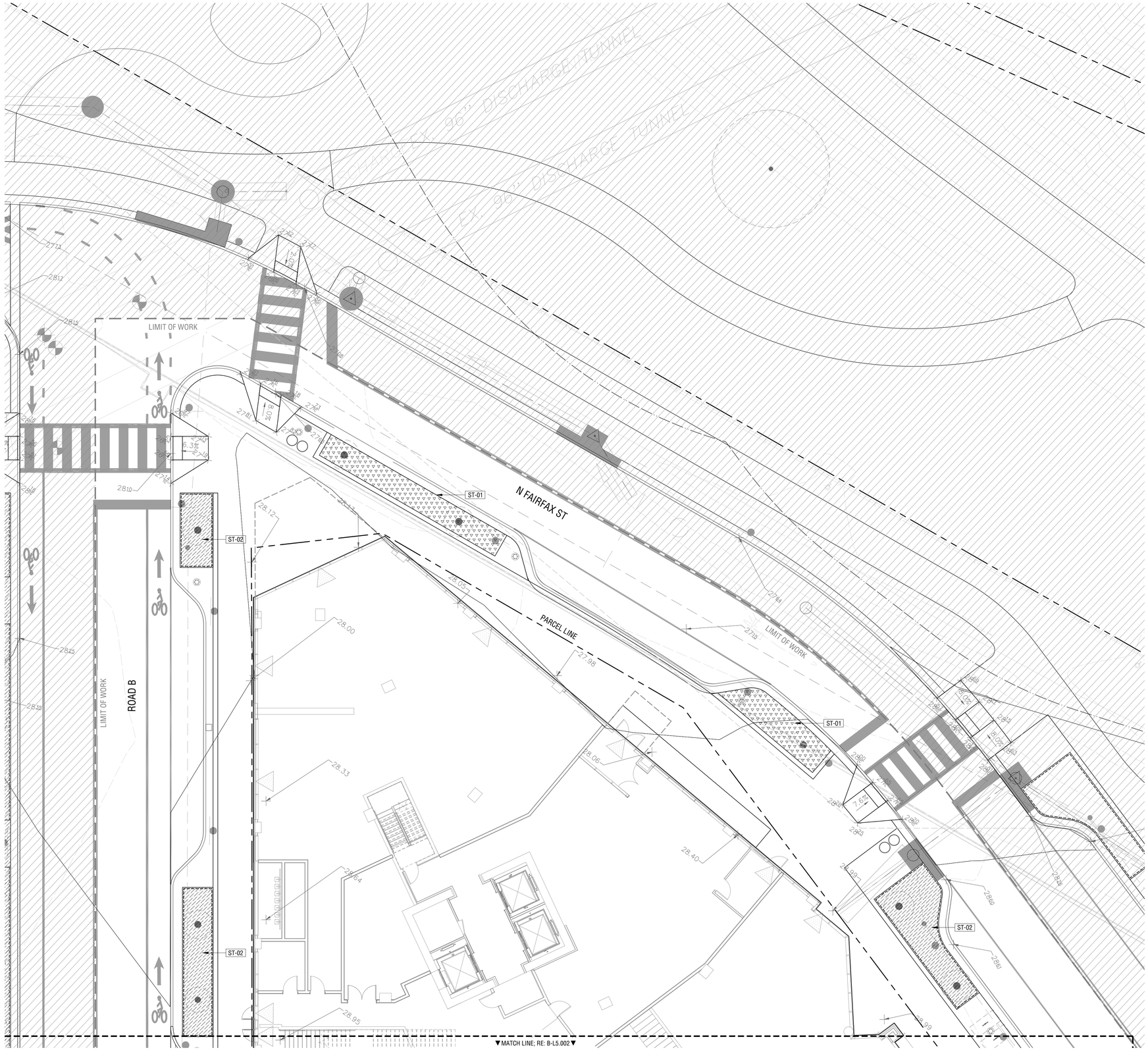

SOIL LEGEND

SOIL TYPE

SYMBOL		DESCRIPTION
ST-01		SOIL TYPE 1 - PLANTING SOIL
ST-02		SOIL TYPE 2 - BIORETENTION SOIL
ST-03		SOIL TYPE 3 - STRUCTURAL SOIL

PLANTING SOIL AT TREE AND ORNAMENTAL PLANTING
FERTILE PLANTING MIX OVER PREPARED SUBGRADE, PROVIDE 24" DEPTH IN UNDERSTORY AREAS, 48" DEPTH AT TREE LOCATIONS.

APPROVED
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DEPARTMENT OF PLANNING & ZONING

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name
PRGS REDEVELOPMENT - BLOCK B

Project Number
2994-001

Description
SOIL AND GRADING PLAN (STREET)

Scale 1" = 10'-0"

B-L5.001

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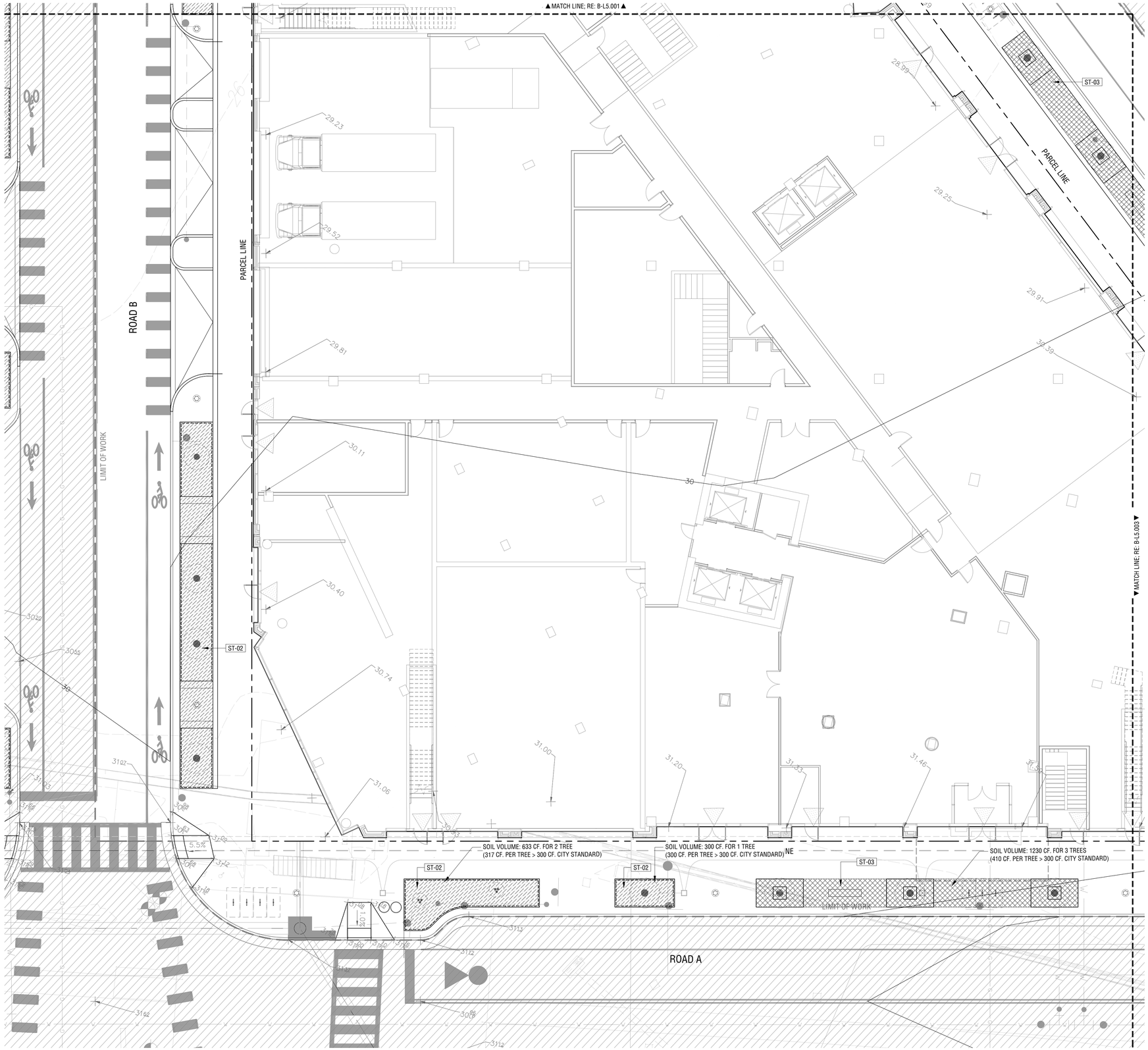

SOIL LEGEND

SOIL TYPE

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PRGS REDEVELOPMENT

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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

SOIL AND GRADING PLAN (STREET)

Scale 1" = 10'-0"

B-L5.002

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DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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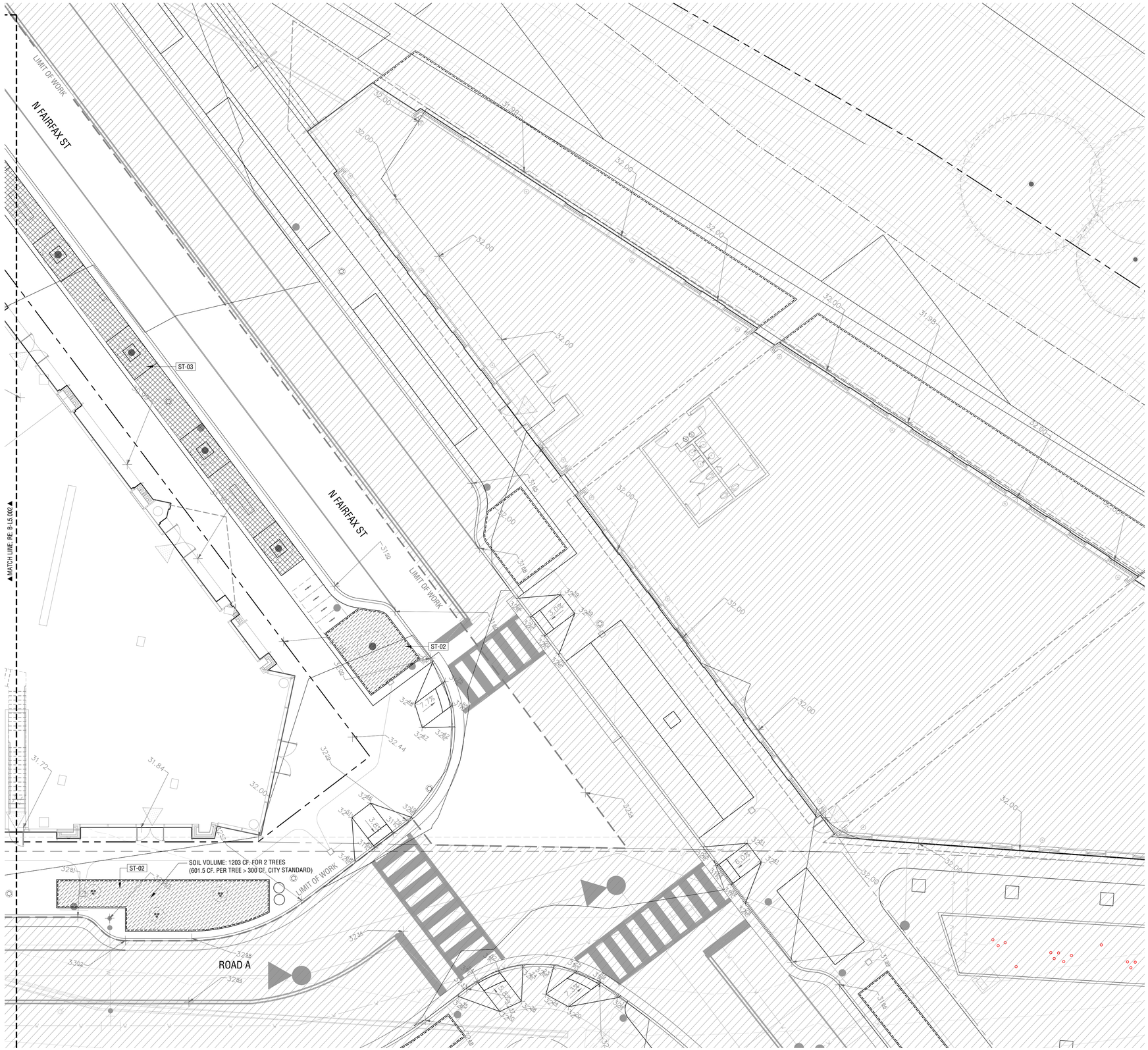

SOIL LEGEND

SOIL TYPE

SYMBOL		DESCRIPTION
ST-01		SOIL TYPE 1 - PLANTING SOIL
ST-02		SOIL TYPE 2 - BIORETENTION SOIL
ST-03		SOIL TYPE 3 - STRUCTURAL SOIL

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PRGS REDEVELOPMENT

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

SOIL AND GRADING PLAN (STREET)

Scale 1" = 10'-0"

B-L5.003

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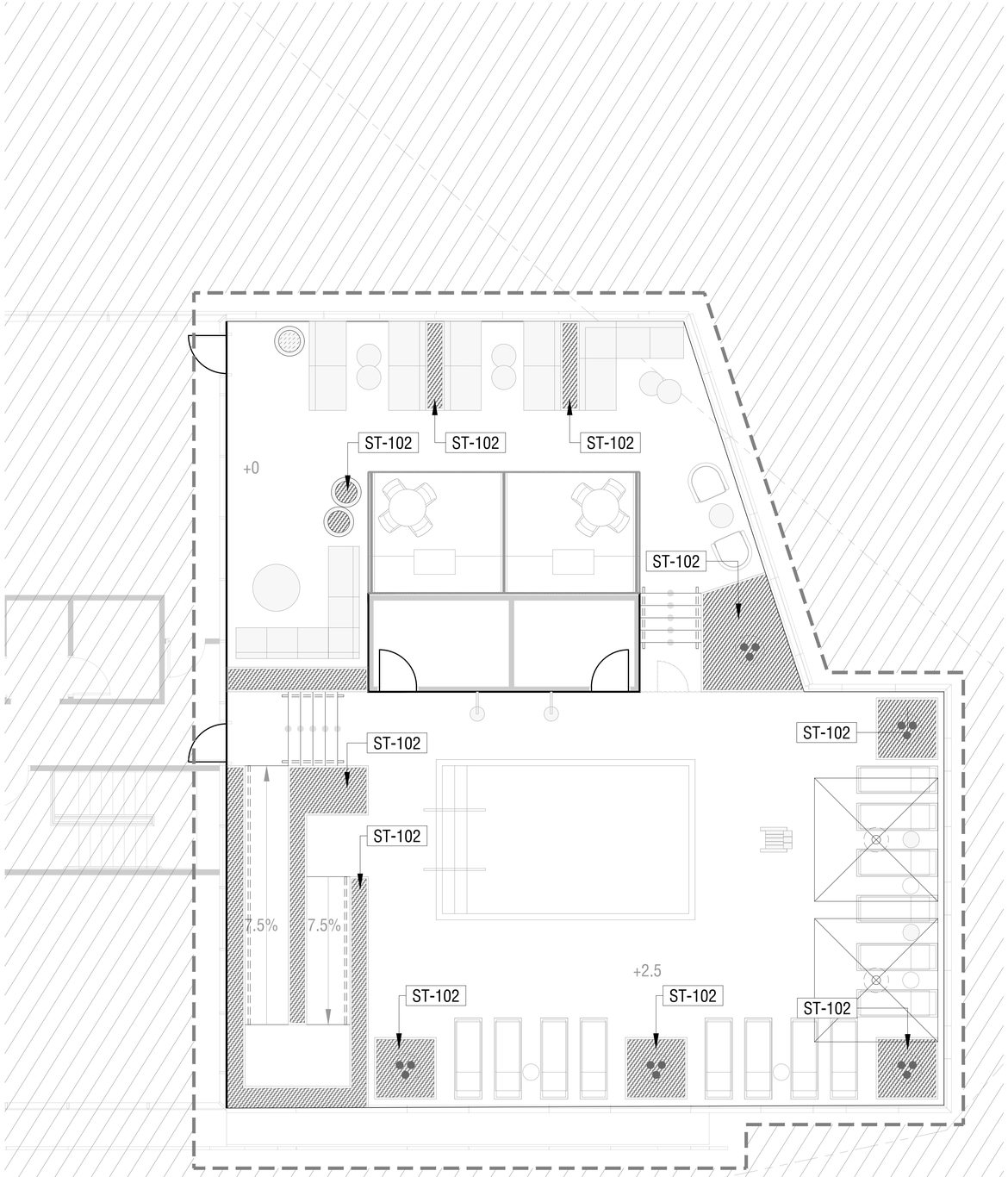

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SCALE: 1" = 5'-0"

SOIL AND GRADING PLAN (RENTAL) 01

SOIL LEGEND

SOIL TYPE

SYMBOL		DESCRIPTION
ST-101		SOIL TYPE 1, BIO-RETENTION
ST-102		ST-02 SOIL TYPE 2, PLANTING SOIL PLANTING SOIL AT TREE AND ORNAMENTAL PLANTING FERTILE PLANTING MIX OVER PREPARED SUBGRADE, PROVIDE 24" DEPTH IN UNDERSTORY AREAS, 48" DEPTH AT TREE LOCATIONS.

PRGS REDEVELOPMENT

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

SOIL AND GRADING PLAN (RENTAL)

Scale

B-L5.111-R

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DEVELOPMENT SITE PLAN NO. DSUP2025-10011
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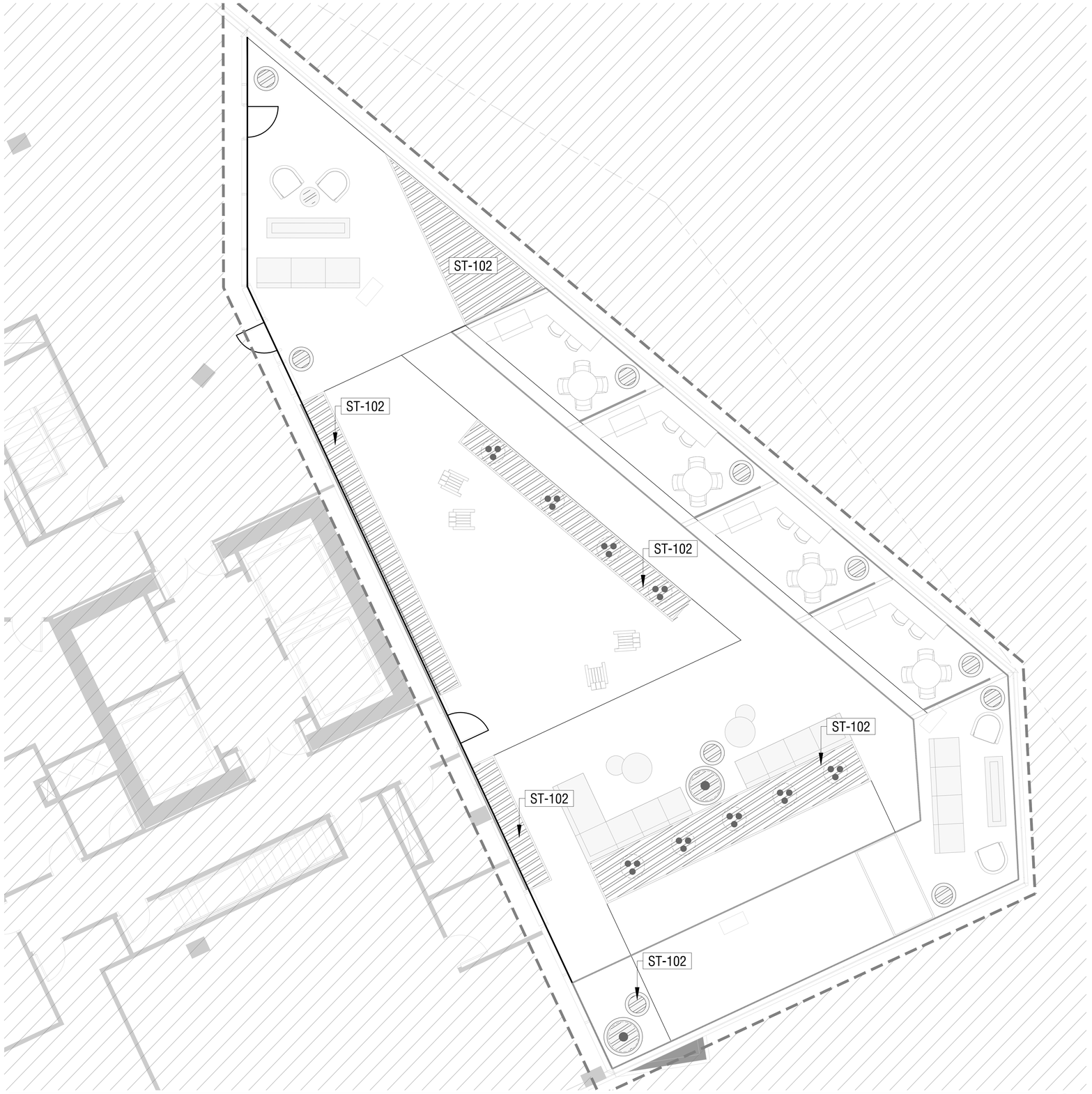

SOIL LEGEND

SOIL TYPE

SYMBOL		DESCRIPTION
ST-101		SOIL TYPE 1, BIO-RETENTION
ST-102		ST-02 SOIL TYPE 2, PLANTING SOIL PLANTING SOIL AT TREE AND ORNAMENTAL PLANTING FERTILE PLANTING MIX OVER PREPARED SUBGRADE, PROVIDE 24" DEPTH IN UNDERSTORY AREAS, 48" DEPTH AT TREE LOCATIONS.

0 0.5 1.0
SCALE: 1" = 5'-0"

SOIL AND GRADING PLAN (CONDO) 01

PRGS REDEVELOPMENT

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Seal / Signature

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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

SOIL AND GRADING PLAN (CONDO)

Scale

B-L5.121-C

APPROVED
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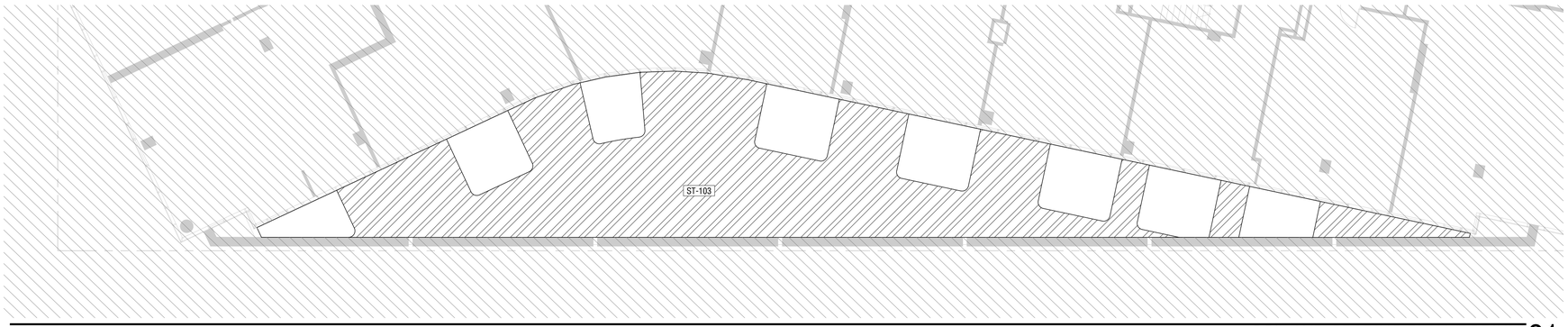
SOIL AND GRADING PLAN (PODIUM) 02



SOIL AND GRADING PLAN (PODIUM) 01

SOIL LEGEND

SOIL TYPE

SYMBOL	DESCRIPTION
ST-101	SOIL TYPE 1, BIO-RETENTION
ST-102	ST-02 SOIL TYPE 2, PLANTING SOIL PLANTING SOIL AT TREE AND ORNAMENTAL PLANTING FERTILE PLANTING MIX OVER PREPARED SUBGRADE, PROVIDE 24" DEPTH IN UNDERSTORY AREAS, 48" DEPTH AT TREE LOCATIONS.

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Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

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Description

SOIL AND GRADING PLAN (PODIUM)

Scale

B-L5.131

APPROVED
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STREET PLANTING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
STREET TREES				
	BN	2	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	10-12' HT.
	CP	1	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	3" CAL.
	GD	1	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' / ESPRESSO KENTUCKY COFFEETREE	3" CAL.
	LS	5	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SWEET GUM	3" CAL.
	MV	5	MAGNOLIA VIRGINIANA/ / SWEETBAY MAGNOLIA MULTI-TRUNK	10-12' HT.
	NS	2	NYSSA SYLVATICA / TUPELO	3" CAL.
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	3" CAL.
	QL	1	QUERCUS LYRATA / OVERCUP OAK	3" CAL.
	QP	2	QUERCUS PALUSTRIS / PIN OAK	3" CAL.
	TA	2	TILIA AMERICANA / AMERICAN LINDEN	3" CAL.
	TC	1	TILIA CORDATA / LITTLELEAF LINDEN	3" CAL.
	TD	2	TAXODIUM DISTICHUM / BALD CYPRESS	3" CAL.
GROUND COVERS				
	PA1	1,879	BIORETENTION PLANTING CAREX PLANTAGINEA / SEERSUCKER SEDGE CAREX AMPHIBOLA / CREEK SEDGE ONOCLEA SENSIBILIS / SENSITIVE FERN ASARUM CANADENSE / WILD GINGER TIARELLA CORDIFOLIA / FOAM FLOWER ACTAEA RACEMOSA / BLACK COHOSH RODGERSIA AESCULIFOLIA / RODGERSIA	1 GAL.
	PA2	3458	ORNAMENTAL PLANTING CAREX PENDYLVANICA / PENNSYLVANIA SEDGE CAREX FLACCA / BLUE GREEN SEDGE LIGULARIA 'BOTTLE ROCKET' / BOTTLE ROCKET LEOPARD PLAN ASTILBE 'MAGGIE DALEY' / MAGGIE DALEY ASTILBE GERANIUM 'ROZANNE' / ROZANNE HARDY GERANIUM ARUNCUS DIOICUS / GOAT'S BEARD HEUCHERA 'AUTUMN BRIDE' / AUTUMN BRIDE ALUMROOT	1 GAL.

BIODIVERSITY TABULATIONS (SITE-WIDE)

TREES (URBAN AND STANDARD)

TOTAL NUMBER OF TREES PROPOSED: 439

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	10	2%	33%	griseum	5	1%	10%
			33%	rubrum	5	1%	10%
Amelanchier	1	0%	33%	x grandiflora	1	0%	10%
Asimina	26	6%	33%	triloba	26	6%	10%
Betula	20	5%	33%	nigra	20	5%	10%
Celtis	12	3%	33%	occidentalis	12	3%	10%
Cercis	12	3%	33%	canadensis	12	3%	10%
Cornus	61	14%	33%	florida	23	5%	10%
			33%	kousa	38	9%	10%
Crataegus	9	2%	33%	phaenopyrum	5	1%	10%
			33%	virdis	4	1%	10%
Gleditsia	8	2%	33%	tricanthos	8	2%	10%
Gymnocladus	9	2%	33%	dioicus	9	2%	10%
Liquidambar	33	8%	33%	styraciflua	33	8%	10%
Magnolia	33	8%	33%	virginiana	29	7%	10%
			33%	loebneri	4	1%	10%
Nyssa	25	6%	33%	sylvatica	25	6%	10%
Prunus	3	1%	33%	serrulata	3	1%	10%
Quercus	129	29%	33%	bicolor	45	10%	10%
			33%	coccinea	18	4%	10%
			33%	lyrata	16	4%	10%
			33%	macrocarpa	2	0%	10%
			33%	palustris	21	5%	10%
			33%	phellos	6	1%	10%
			33%	rubra	15	3%	10%
			33%	velutina	6	1%	10%
Syringa	2	0%	33%	reticulata	2	0%	10%
Taxodium	25	6%	33%	distichum	25	6%	10%
Tilia	18	4%	33%	americana	15	3%	10%
			33%	cordata	3	1%	10%
Ulmus	3	1%	33%	americana	3	1%	10%

SHRUBS

TOTAL NUMBER OF SHRUBS PROPOSED: N/A

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED

URBAN TREE TABULATIONS

PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
BN	2	STREET TREE PLANTING	750	550	Y
CP	1	STREET TREE	750	650	Y
GD	1	STREET TREE	1,250	1,200	Y
LS	5	STREET TREE PLANTING	1,250	1,100	Y
MV	5	STREET TREE PLANTING	250	85	N
NS	2	STREET TREE PLANTING	750	500	Y
QB	1	STREET TREE	1,250	1,200	Y
QB	3	STREET TREE PLANTING	1,250	1,100	Y
QL	1	STREET TREE	1,250	1,200	Y
QP	2	STREET TREE	1,250	1,200	Y
TA	2	STREET TREE PLANTING	1,250	1,100	Y
TC	1	STREET TREE	1,250	1,200	Y
TD	2	STREET TREE PLANTING	750	550	Y
TOTAL URBAN TREES				**23**	
TOTAL STANDARD TREES				**5**	

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
Urban Trees	23	Regional/Local	10%			15%			20%	18	78%
		Total Natives	25%			25%			50%	21	91%
Standard Trees	5	Regional/Local	15%			25%			40%	5	100%
		Total Natives	40%			60%			80%	5	100%
Evergreen Shrubs	0	Regional/Local	5%			8%			10%	NA	NA
		Total Natives	20%			30%			40%	NA	NA
Deciduous Shrubs	0	Regional/Local	10%			15%			20%	NA	NA
		Total Natives	40%			60%			80%	NA	NA
Groundcovers	0	Regional/Local	5%			10%			10%	NA	NA
		Total Natives	10%			20%			20%	NA	NA
Perennials, Ferns, Ornamental Grasses	0	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	NA	NA
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	NA	NA
Vines	0	Total Natives	80%			100%			100%	NA	NA

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
28	23	26
	82.1%	92.9%

NOTES:

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

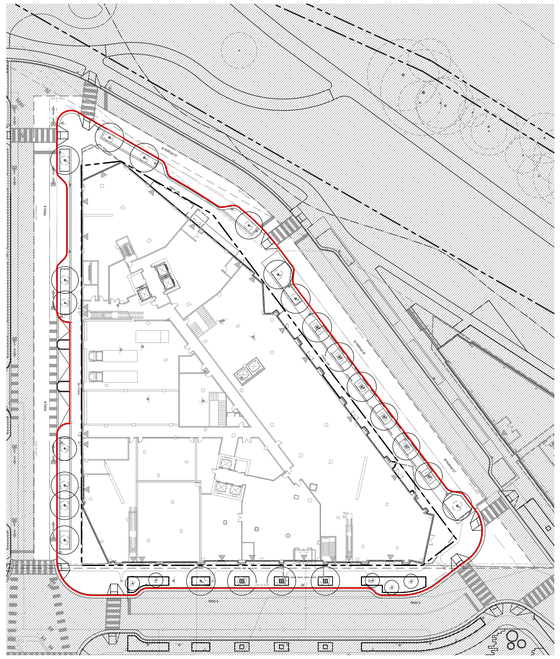
CROWN COVER TABULATIONS

TOTAL SITE AREA (SF)	62,342
25% CROWN COVER REQUIRED (SF)	15,586
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees*	**20,750**
Crown Cover from Proposed Shrubs*	**0**
Crown Cover from all Proposed Trees	22,500
Crown Cover from all Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)*	**33.3%**
TOTAL CROWN COVER PROVIDED (SF)*	**20,750**

*19 TREES WITHIN PRIVATE PROPERTY BOUNDARY COUNTED TOWARDS CANOPY COVERAGE. 9 TREES IN PUBLIC ROW NOT COUNTED, 28 TREES TOTAL IN PROJECT.

ROOF PLANTING

TOTAL SITE AREA



CITY STANDARD LANDSCAPE NOTES

1. THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2. THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3. THE CONTRACTOR CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4. ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5. INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
7. SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
9. THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
10. THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
11. THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
12. ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
13. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.
14. AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.
15. 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.
16. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

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PRGS REDEVELOPMENT

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2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

PLANTING SCHEDULE

Scale

B-L6.000

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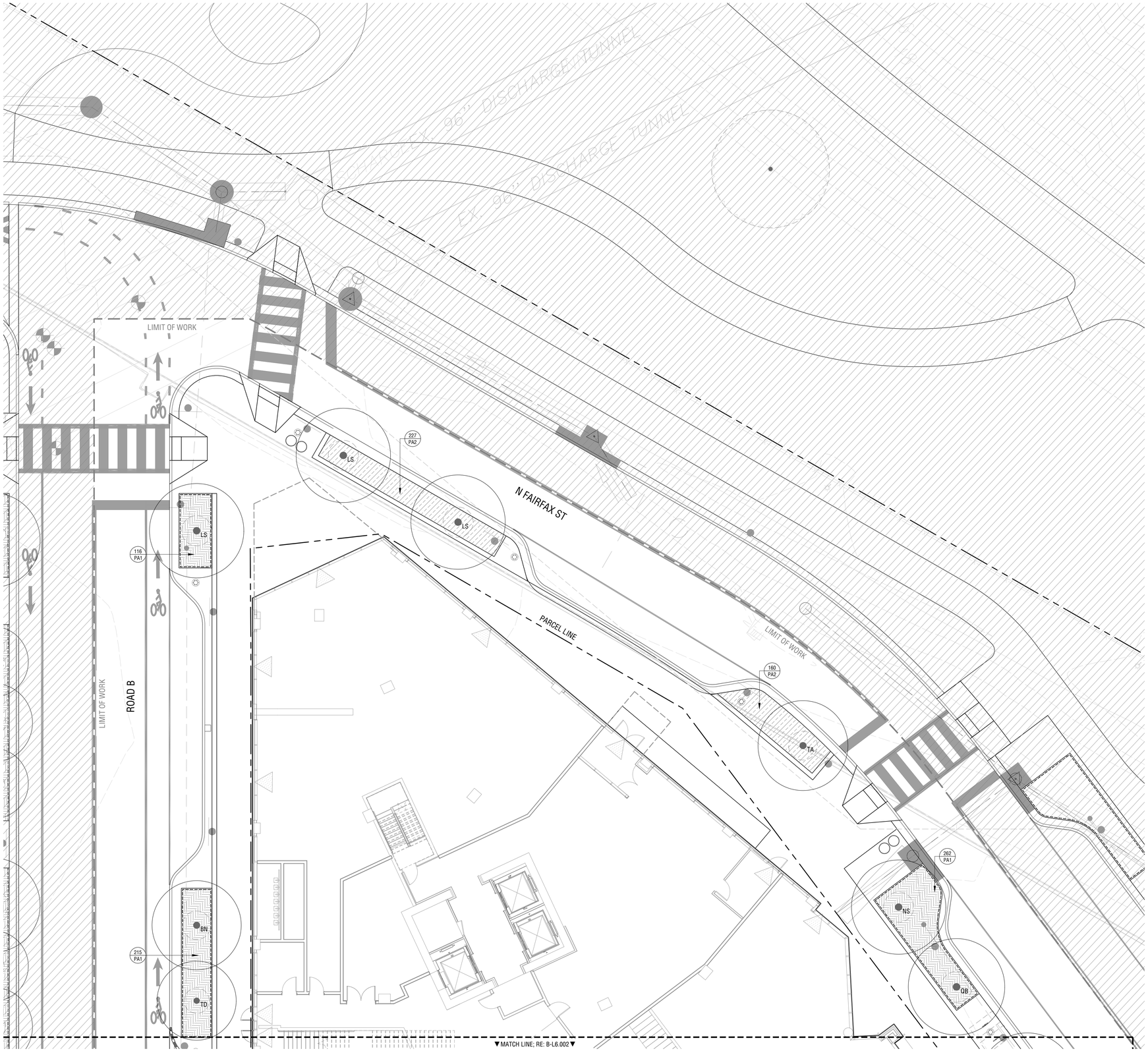

PLANT REFERENCE LEGEND

TREES	BOTANICAL / COMMON NAME
BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
CP	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' / ESPRESSO KENTUCKY COFFEETREE
LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'/ SWEET GUM
MV	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
NS	NYSSA SYLVATICA / TUPELO
QB	QUERCUS BICOLOR / SWAMP WHITE OAK
QL	QUERCUS LYRATA / OVERCUP OAK
QP	QUERCUS PALUSTRIS / PIN OAK
TA	TILIA AMERICANA / AMERICAN LINDEN
TC	TILIA CORDATA / LITTLELEAF LINDEN
TD	TAXODIUM DISTICHUM / BALD CYPRESS

GROUND COVERS	BOTANICAL / COMMON NAME
PA1	BIORETENTION PLANTING / PA TYPE 1
PA2	ORNAMENTAL PLANTING / PA TYPE 2

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DEPARTMENT OF PLANNING & ZONING

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

PLANTING PLAN (STREET)

Scale 1" = 10'-0"

B-L6.001

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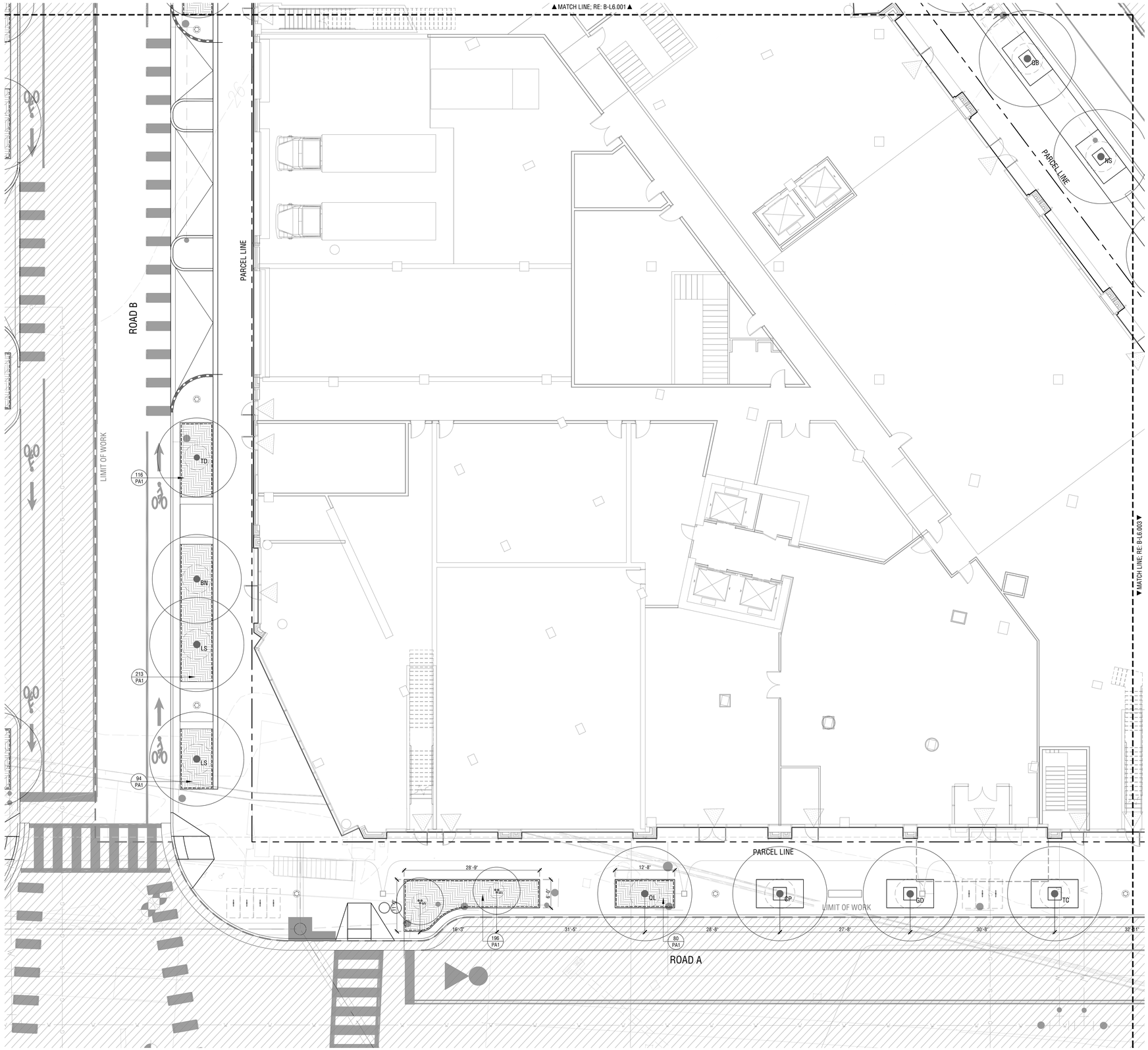

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GROUND COVERS	BOTANICAL / COMMON NAME
PA1	BIORETENTION PLANTING / PA TYPE 1
PA2	ORNAMENTAL PLANTING / PA TYPE 2

APPROVED
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

PLANTING PLAN (STREET)

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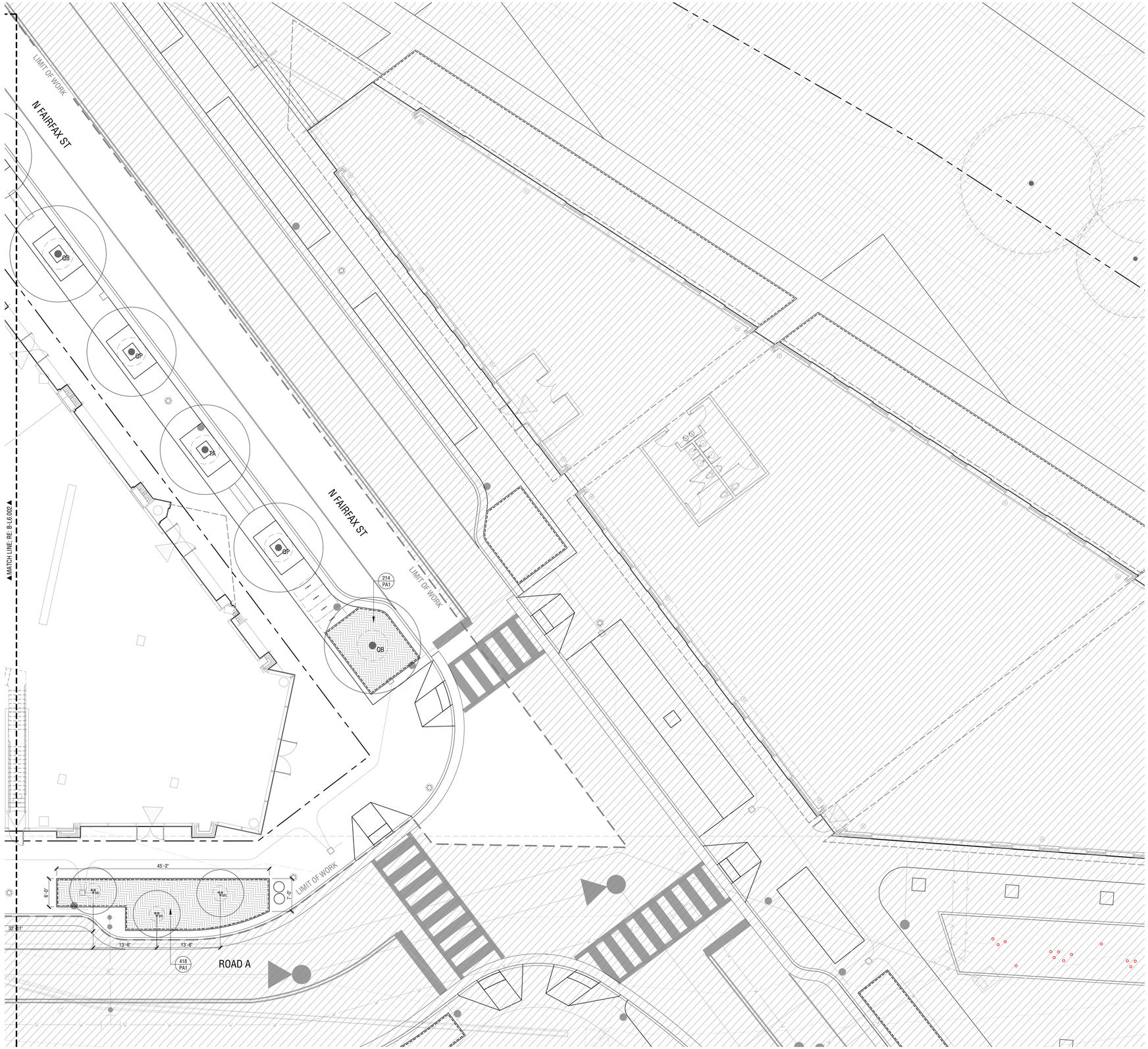

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GROUND COVERS	BOTANICAL / COMMON NAME
PA1	BIORETENTION PLANTING / PA TYPE 1
PA2	ORNAMENTAL PLANTING / PA TYPE 2

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

PLANTING PLAN (STREET)

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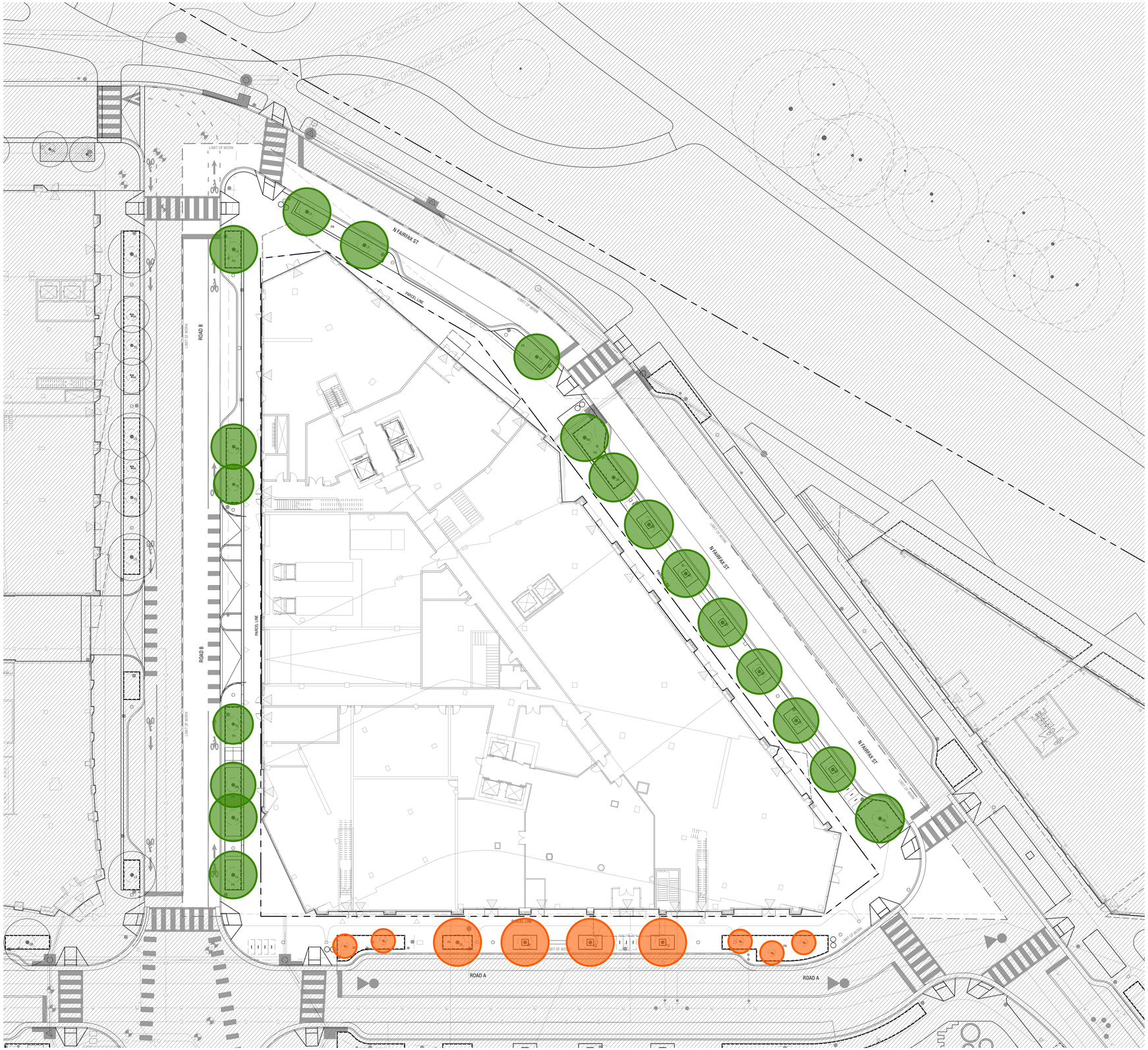

TREE DIAGRAM LEGEND

STR-01 - STREET TREE, TYPE 1
STREET TREE ON PRIVATE PROPERTY

STR-02 - STREET TREE, TYPE 2
STREET TREE ON PUBLIC PROPERTY/ROW

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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

TREE DIAGRAM (STREET)

Scale 1" = 20'-0"

B-L6.004

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DEVELOPMENT SITE PLAN NO. DSUP2025-10011
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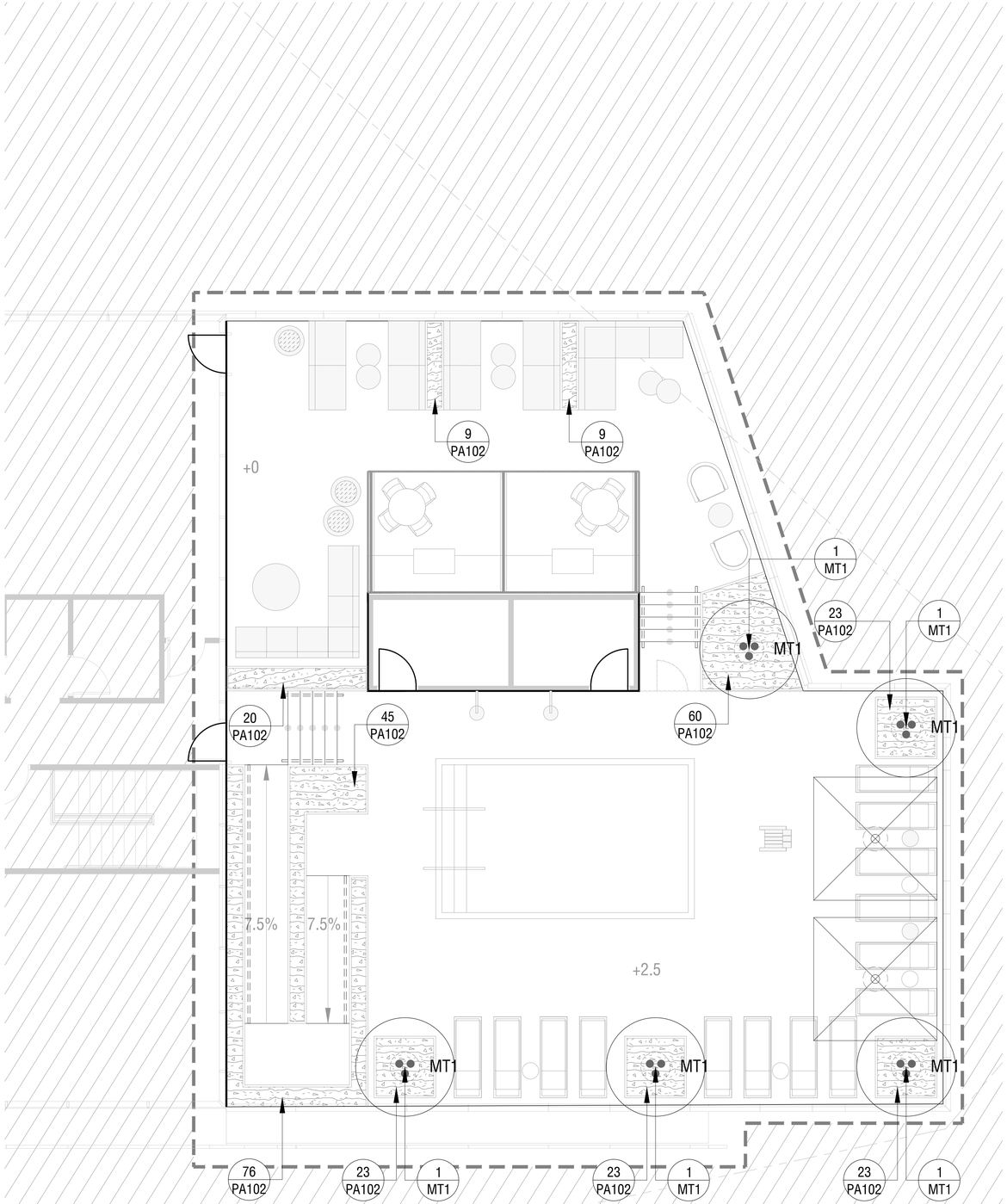

PLANTING LEGEND

TREES		BOTANICAL / COMMON NAME
ST1		SHADE TREE
MT1		MULTI - STEM TREE

GROUND COVERS		BOTANICAL / COMMON NAME
PA1		BIO-RETENTION PLANTING
PA2		ORNAMENTAL PLANTING
PA3		POTS PLANTING

0' 0.5 1.0
SCALE: 1" = 5'-0"

PLANTING PLAN - LEVEL 16 AMENITY DECK (RENTAL) 01

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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

PLANTING PLAN (RENTAL)

Scale

B-L6.111-R

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DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
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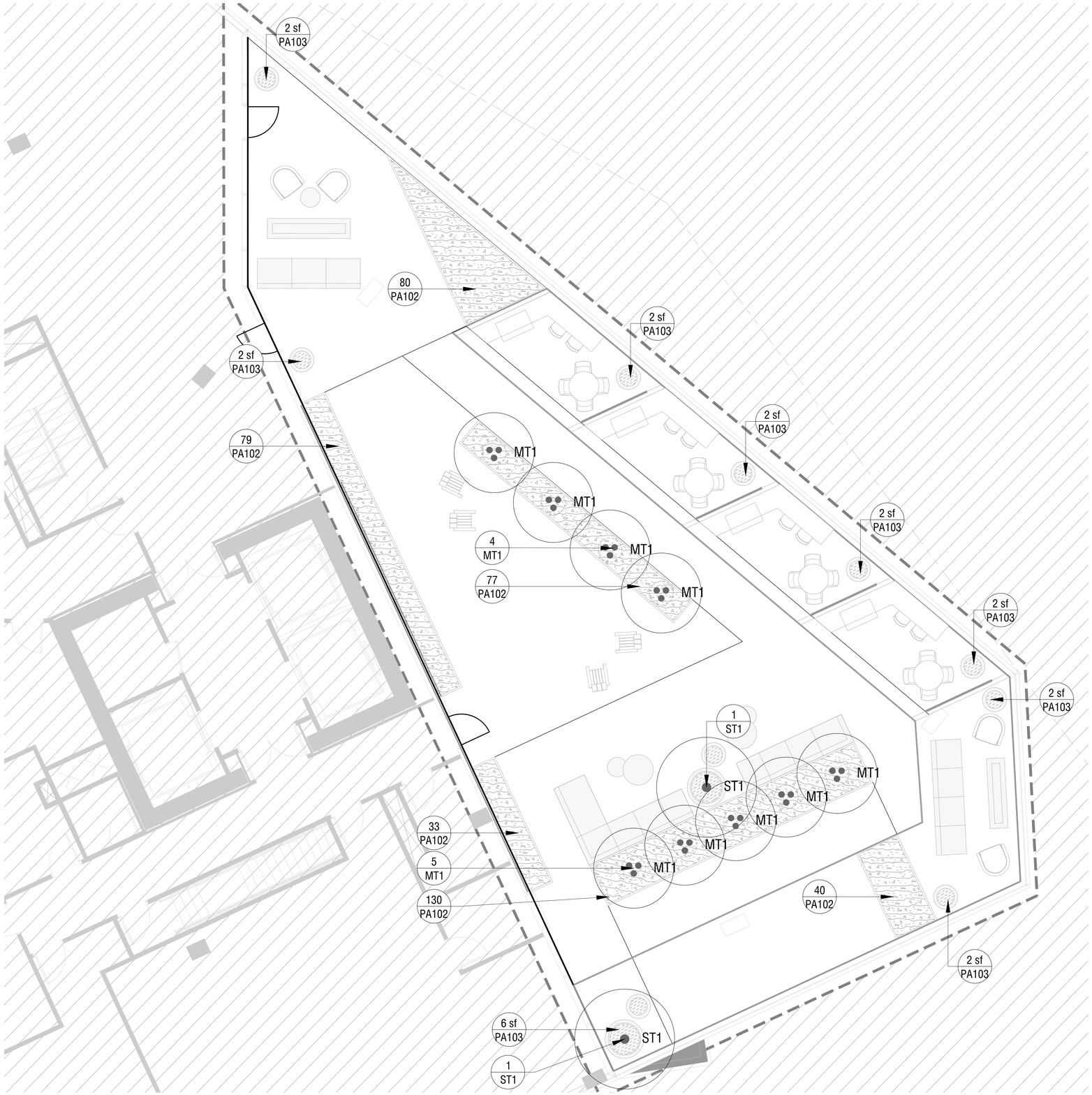

PLANTING PLAN - LEVEL 15 AMENITY DECK (CONDO) 01

PLANTING LEGEND

TREES		BOTANICAL / COMMON NAME
ST1		SHADE TREE
MT1		MULTI - STEM TREE

GROUND COVERS	BOTANICAL / COMMON NAME
PA1	BIO-RETENTION PLANTING
PA2	ORNAMENTAL PLANTING
PA3	POTS PLANTING

PRGS REDEVELOPMENT

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Tel 857.233.5171

Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

PLANTING PLAN (CONDO)

Scale

B-L6.121-C

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
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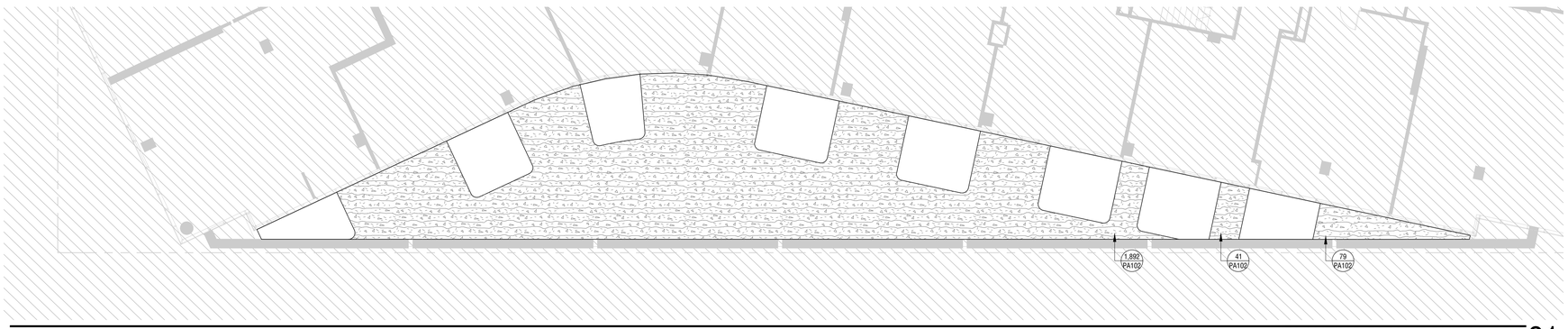
PLANTING PLAN (PODIUM) 02



PLANTING PLAN (SOUTH DECK) 01

PLANTING LEGEND

TREES		BOTANICAL / COMMON NAME
ST1		SHADE TREE
MT1		MULTI - STEM TREE

GROUND COVERS		BOTANICAL / COMMON NAME
PA1		BIO-RETENTION PLANTING
PA2		ORNAMENTAL PLANTING
PA3		POTS PLANTING

PRGS REDEVELOPMENT

DSUP CONCEPT II SUBMISSION

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Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

PLANTING PLAN (PODIUM)

Scale

B-L6.131

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DEVELOPMENT SITE PLAN NO. DSUP2025-10011
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SITE PLAN No.

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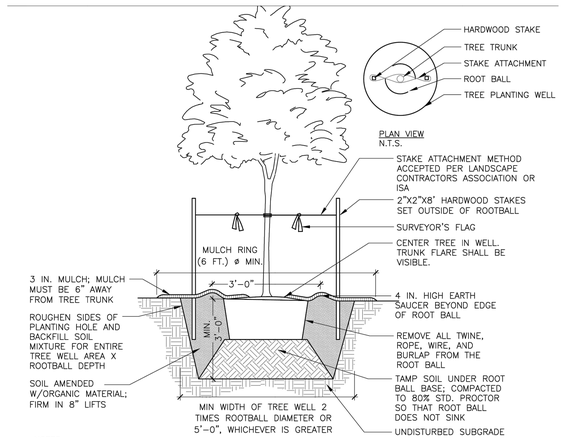
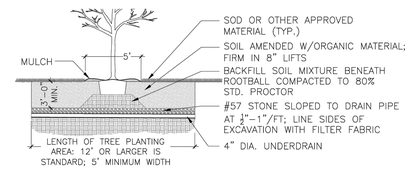


NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

0 0 0
SCALE: 3/8" = 1'-0"

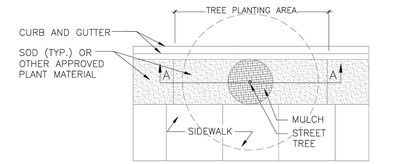
DETAIL - DECIDUOUS TREE PLANTING 03
BP-AL.CE-SLP-03



NOTES

1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.
3. SEE STAKING DETAIL FOR MORE INFORMATION.
4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK DETAIL.
5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION.

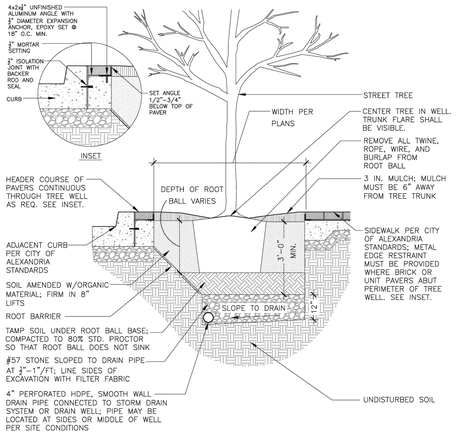
A. CROSS SECTION



PLAN

0 0 0
SCALE: 3/8" = 1'-0"

DETAIL - TREE PLANTING STRIP 05
BP-AL.CE-SLP-05

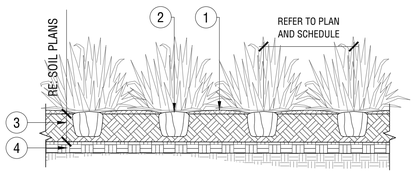


NOTES

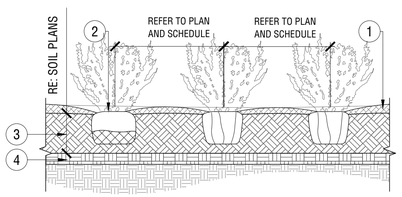
1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

0 0 0
SCALE: 3/8" = 1'-0"

DETAIL - STREET TREE PLANTING WELL 04
BP-AL.CE-SLP-04



GROUNDCOVER & PERENNIAL PLANTING



1. 3" MULCH LAYER, TYP.
2. TOP OF ROOT BALL TO BE 1" ABOVE SOIL MIX, TYP.
3. PLANTING MIX, RE: SOIL PLANS
4. PREPARED SUBGRADE, TILLED TO 4'-6" DEPTH, TYP.

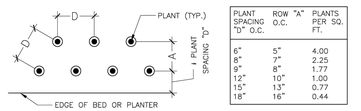
NOTES:

A. FOR CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND PLANTS

B. FOR B&B: REMOVE BURLAP AND BASKET FROM TOP 2/3 OF ROOT BALL AND REMOVE FROM SITE.

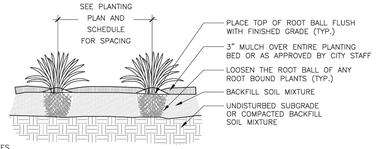
0 0 0
SCALE: 1/2" = 1'-0"

DETAIL - SHRUB AND PERENNIAL PLANTING 02
BP-AL.CE-SLP-02



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE



NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

0 0 0
SCALE: 3/8" = 1'-0"

SECTION - GROUNDCOVER AND PERENNIAL PLANTING 01
BP-AL.CE-SLP-01

APPROVED
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PRGS REDEVELOPMENT

DSUP CONCEPT II SUBMISSION

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Date	Description
1 05/16/25	COMPLETENESS SUBMISSION
2 07/11/25	VERIFICATION SUBMISSION

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

Project Name

PRGS REDEVELOPMENT - BLOCK B

Project Number

2994-001

Description

PLANTING DETAILS (STREET)

Scale

B-L7.001

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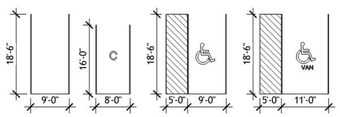
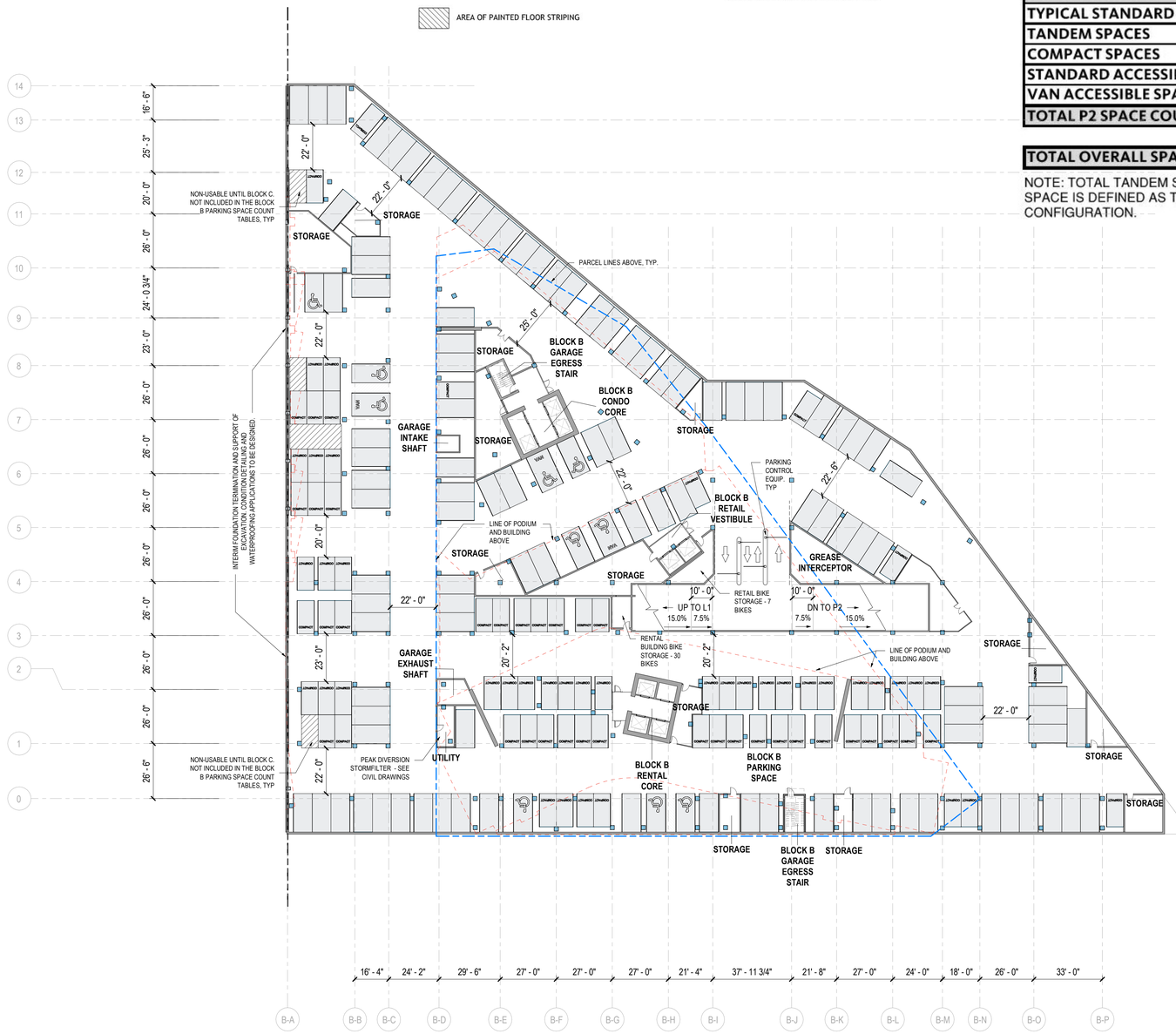
NOTE:
SEE PARKING LEGEND FOR ALL PARKING SPACE DIMENSIONS UNO.



TYPE	DESCRIPTION
C	COMPACT
C LE/FE	COMPACT LOW EMMITTING/FUEL EFFICIENT
HC	ACCESSIBLE
HC VAN	ACCESSIBLE VAN
LE/FE	STANDARD LOW EMMITTING/FUEL EFFICIENT
STD	STANDARD
T	TANDEM
EVCS	ELECTRIC VEHICLE CHARGING STATION

NOTES:
1) SLOPE OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION
2) ALL WALLS, CEILINGS, AND COLUMNS TO BE PAINTED WHITE

AREA OF PAINTED FLOOR STRIPING



PARKING TABULATION - BLOCK B

GARAGE LEVEL P1	
TYPICAL STANDARD SPACE	97
TANDEM SPACES	6
COMPACT SPACES	80
STANDARD ACCESSIBLE SPACES	7
VAN ACCESSIBLE SPACES	3
TOTAL P1 SPACE COUNT	193

GARAGE LEVEL P2	
TYPICAL STANDARD SPACE	108
TANDEM SPACES	19
COMPACT SPACES	85
STANDARD ACCESSIBLE SPACES	7
VAN ACCESSIBLE SPACES	0
TOTAL P2 SPACE COUNT	219

TOTAL OVERALL SPACE COUNT	412

NOTE: TOTAL TANDEM SPACE COUNT EQUALS 25. TANDEM SPACE IS DEFINED AS THE INBOARD SPACE IN STACKED CONFIGURATION.

PRGS - Garage Phase 1

DSUP COMPLETENESS

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Seal / Signature

COMMONWEALTH OF VIRGINIA
JASON KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Garage Phase 1

Project Number
009.9145.900

Scale
1" = 30'-0"

Description
PARKING PLAN LEVEL P1_BLOCK B

A1P1B

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP#2025-10011
DEPARTMENT OF PLANNING & ZONING

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01 DSUP PARKING PLAN P1_BLOCK B
SCALE: 1" = 30'-0"

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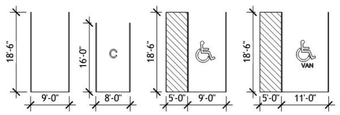
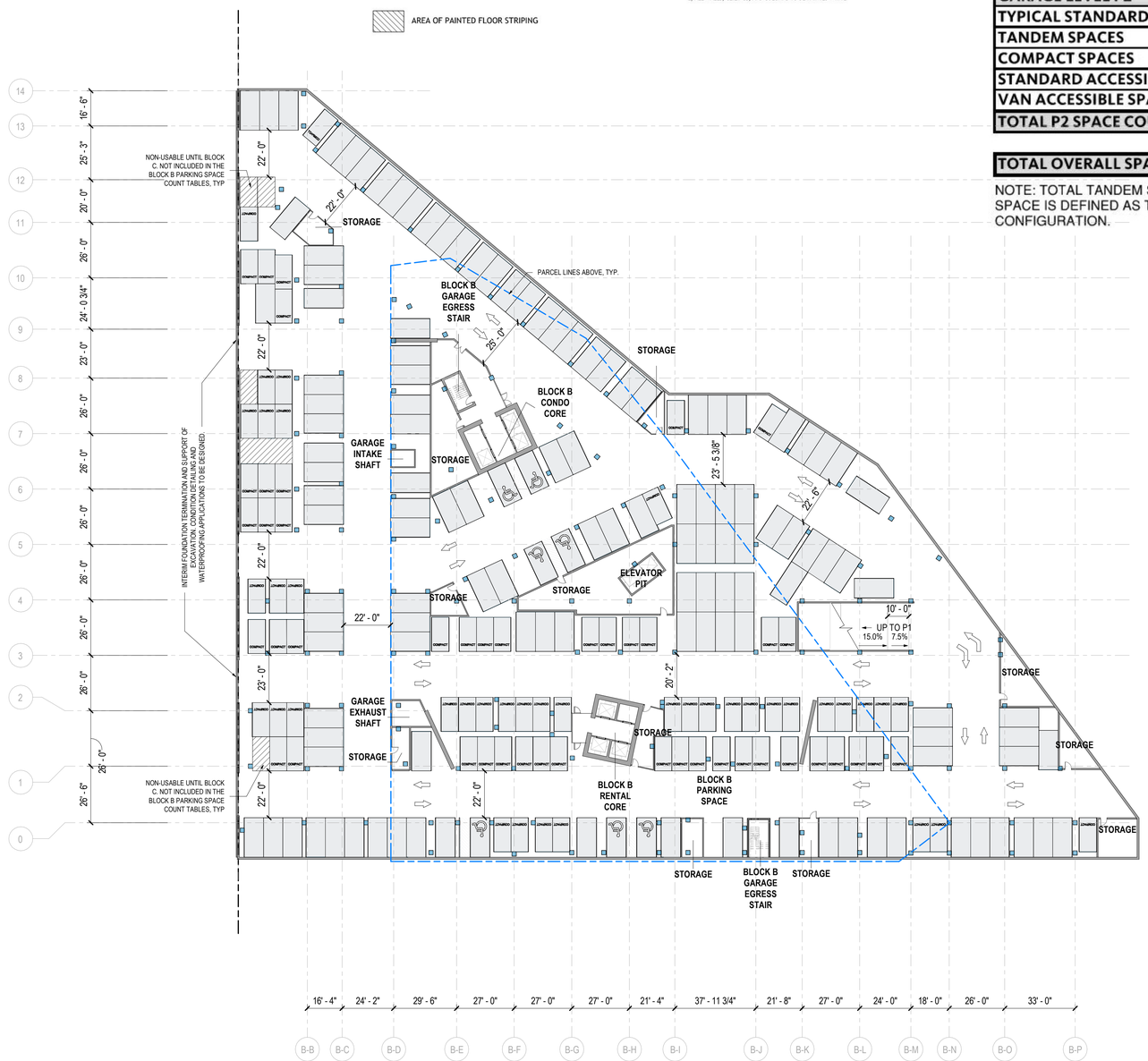
NOTE:
SEE PARKING LEGEND FOR ALL PARKING SPACE DIMENSIONS UNO.



TYPE	DESCRIPTION
C	COMPACT
C LE/FE	COMPACT LOW EMMITTING/FUEL EFFICIENT
HC	ACCESSIBLE
HC VAN	ACCESSIBLE VAN
LE/FE	STANDARD LOW EMMITTING/FUEL EFFICIENT
STD	STANDARD
T	TANDEM
EVCS	ELECTRIC VEHICLE CHARGING STATION

NOTES:
1) SLOPE OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION
2) ALL WALLS, CEILINGS, AND COLUMNS TO BE PAINTED WHITE

AREA OF PAINTED FLOOR STRIPING



PARKING TABULATION - BLOCK B	
GARAGE LEVEL P1	
TYPICAL STANDARD SPACE	97
TANDEM SPACES	6
COMPACT SPACES	80
STANDARD ACCESSIBLE SPACES	7
VAN ACCESSIBLE SPACES	3
TOTAL P1 SPACE COUNT	193
GARAGE LEVEL P2	
TYPICAL STANDARD SPACE	108
TANDEM SPACES	19
COMPACT SPACES	85
STANDARD ACCESSIBLE SPACES	7
VAN ACCESSIBLE SPACES	0
TOTAL P2 SPACE COUNT	219
TOTAL OVERALL SPACE COUNT	412

NOTE: TOTAL TANDEM SPACE COUNT EQUALS 25. TANDEM SPACE IS DEFINED AS THE INBOARD SPACE IN STACKED CONFIGURATION.

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DIRECTOR *DATE*

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PRGS - Garage Phase 1

DSUP COMPLETENESS

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Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES V KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Garage Phase 1

Project Number
009.9145.900

Scale
1" = 30'-0"

Description
PARKING PLAN LEVEL P2_BLOCK B

A1P2B

01 DSUP PARKING PLAN P2_BLOCK B
SCALE: 1" = 30'-0"

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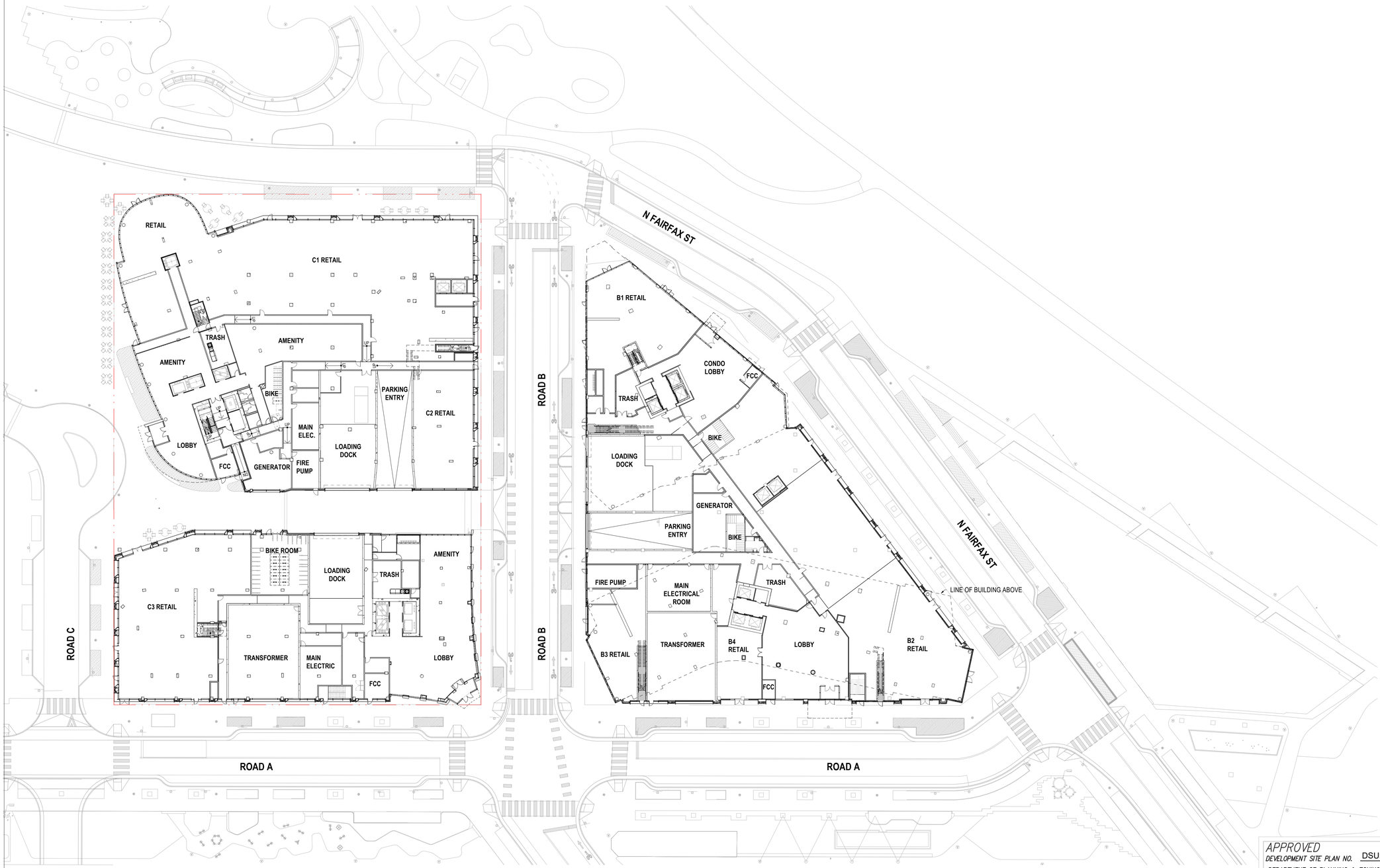

01 COMBINE BLOCK B & C PLANS_GROUND FLOOR

SCALE: 1" = 30'-0"

PRGS - Block B

DSUP COMPLETENESS

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3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

This signature and seal represents SCB's scope of work from level 3 and above. All other work has been completed by others.

COMMONWEALTH OF VIRGINIA
KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

This signature and seal represents Gensler's scope of work from level 2 and below. All other work has been completed by others.

COMMONWEALTH OF VIRGINIA
JOSEF KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block B

Project Number

009.9145.700

Scale

1" = 30'-0"

Description

COMBINED BLOCKS PLAN

A000

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DEVELOPMENT SITE PLAN NO. DSUP2025-10011
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DIRECTOR DATE
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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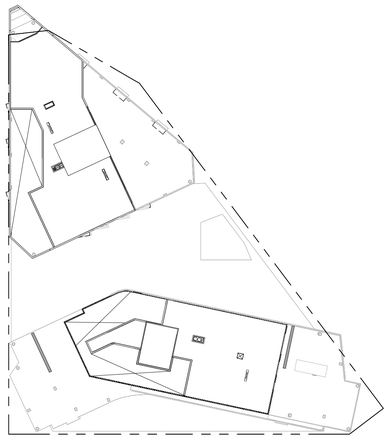
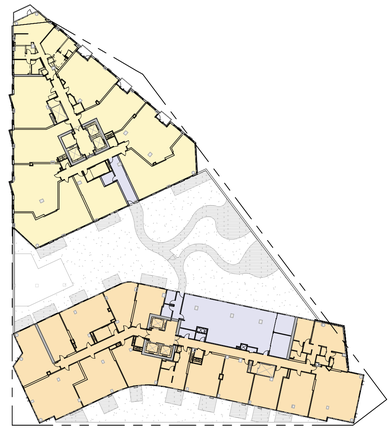
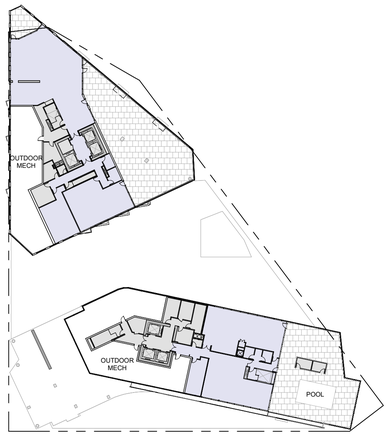


09 BLOCK B - LEVEL ROOF
SCALE: 1" = 50'-0"

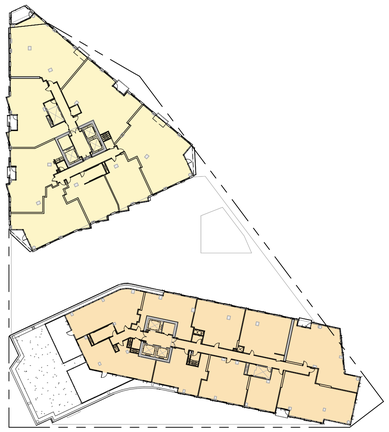
06 BLOCK B - LEVEL 14
SCALE: 1" = 50'-0"



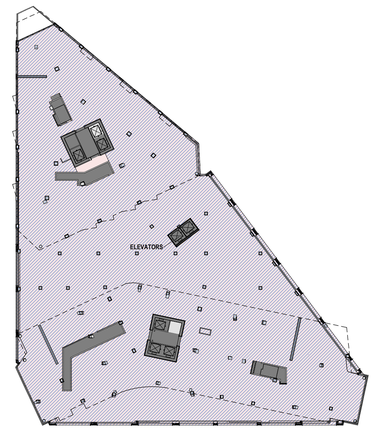
03 BLOCK B - LEVEL 03
SCALE: 1" = 50'-0"



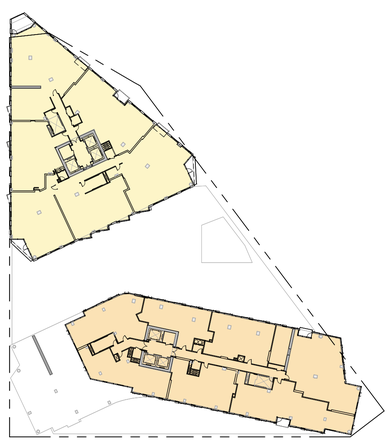
08 BLOCK B - LEVEL 15-16
SCALE: 1" = 50'-0"



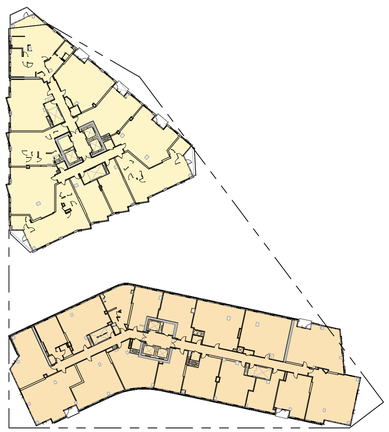
05 BLOCK B - LEVEL 13
SCALE: 1" = 50'-0"



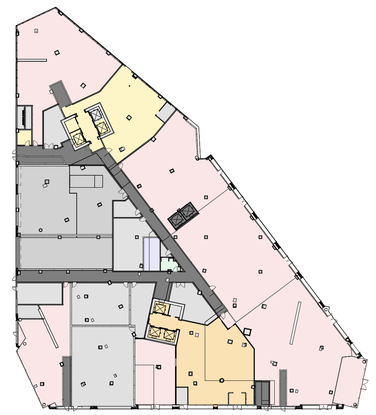
02 BLOCK B - LEVEL 02
SCALE: 1" = 50'-0"



07 BLOCK B - LEVEL 14-15
SCALE: 1" = 50'-0"



04 BLOCK B - LEVEL 04 -12
SCALE: 1" = 50'-0"



01 BLOCK B - LEVEL 01
SCALE: 1" = 50'-0"

AREA COLOR SCHEME

- CONDO
- RENTAL
- OFFICE/RETAIL
- AMENITY
- RETAIL
- BOH / SUPPORT

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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PRGS - Block B

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	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION
2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

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COMMONWEALTH OF VIRGINIA
KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

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COMMONWEALTH OF VIRGINIA
LEAH KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block B

Project Number
009.9145.700

Scale
As indicated

Description
GFA AREA PLANS

A001

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Floor	Use	RENTAL Enclosed Gross SF	CONDO Enclosed Gross SF	RETAIL & PARKING Floor Plate Gross SF	BLOCK TOTAL Enclosed Gross SF
16	Mechanical	6,040	-	-	6,040
15	Units/Mechanical	12,564	7,066	-	19,630
14	Units/Amenity	12,564	13,001	-	25,565
13		12,284	12,912	-	25,196
12		16,124	12,912	-	29,036
11		16,124	12,912	-	29,036
10		16,124	12,915	-	29,039
9		16,124	12,915	-	29,039
8		16,124	12,915	-	29,039
7		16,124	12,915	-	29,039
6		16,124	12,915	-	29,039
5		16,124	12,915	-	29,039
4		16,124	12,915	-	29,039
3		16,230	12,987	-	29,217
2	Resi/Retail	1,460	1,183	40,446	43,089
1	Lobby/Amenity	4,535	3,834	35,388	43,757
	Above Grade Subtotals	210,793	167,212	75,834	453,839
P1	Parking	-	-	94,334	94,334
P2	Parking	-	-	94,334	94,334
	Below Grade Subtotals	-	-	188,668	188,668
TOTALS		**210,793**	**167,212**	**264,502**	**642,507**

Block B	Use	Ratio	Allocation	Total
Rental	*210,793*			
Condo	*167,212*			
Residential	**378,005**	0.86	10,885	388,890
Retail	**60,252**	0.14	4,697	64,949
Shared BOH*	12,620			
Retail BOH**	2,962			
BOH	**15,582**			
Non-Resi	*75,834*			
Total GSF	**453,839**	**1.00**	**15,582**	**453,839**

* Ground floor areas only, including: BOH Corridor, Loading, Parking Ramp, Electrical Rm, Transformers, and other building system requirements

** Ground floor areas only, including: Retail Corridor, Retail Core/Elevators

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4	04/09/2026	SQUARE FOOTAGE CLARIFICATIONS

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Project Name

PRGS - Block B

Project Number

009.9145.700

Scale

Description

GFA AREA TABLE

A001A

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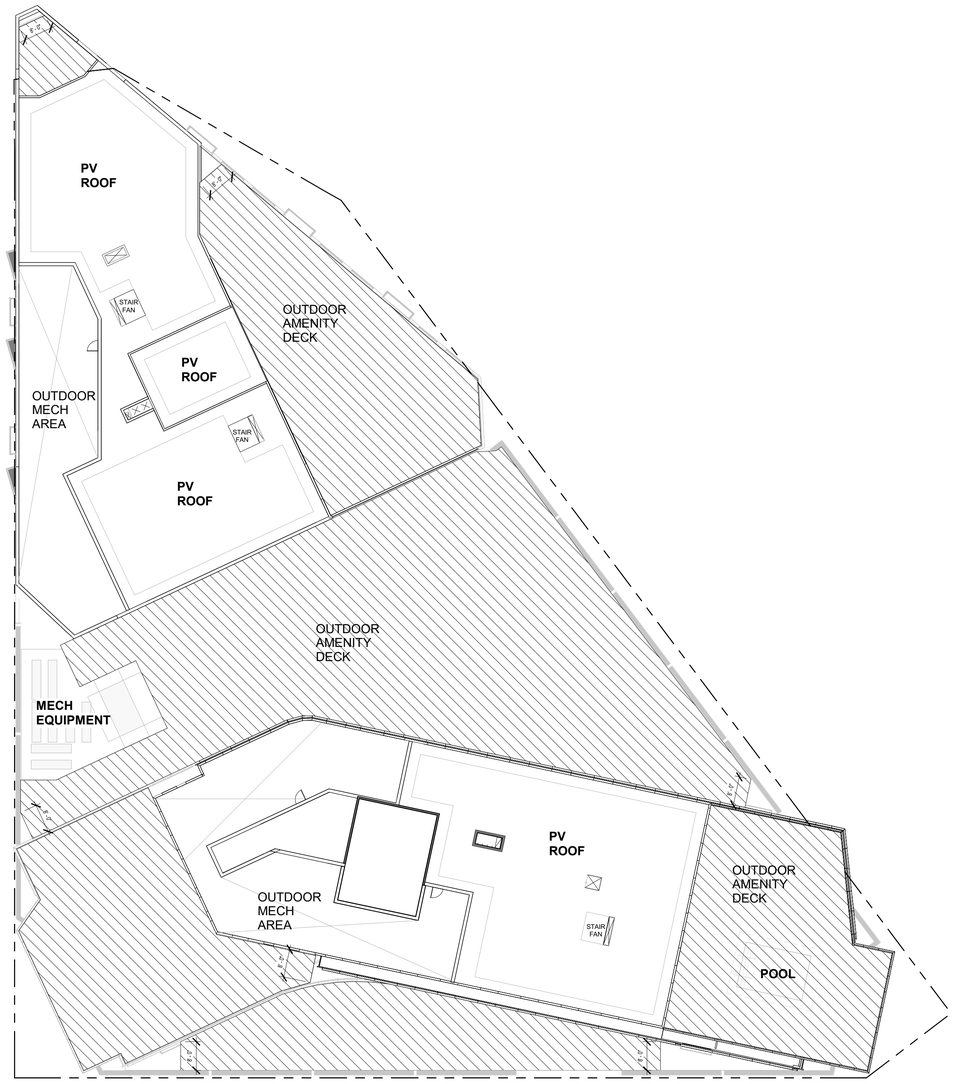
OPEN AREA SCHEDULE	
NAME	AREA
ABOVE GRADE - OPEN SPACE (PRIVATE)	23,084 SF
TOTAL OPEN SPACE	23,084 SF

MATERIAL LEGEND

ABOVE GRADE - OPEN SPACE
PRIVATE

OPEN SPACE TABULATION					
Phase	Block	Parcel Area (SF)	15% Required Open Space (SF)	Current Open Space (SF)	Current Open Space(%)
Phase 1	BLOCK B	46,806 SF	7,021 SF	23,084 SF	49%



1 **BLOCK B - OPEN SPACE AREA**

SCALE: 1" = 20'-0"

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ARCHITECT

Project Name

PRGS - Block B

Project Number

2022057

Scale

1" = 20'-0"

Description

OPEN SPACE PLAN

A002

6/27/2025 12:37:44 PM Autodesk Docs://0091945.500 - PRGS - Executive Architect/Architecture - 0091945.500 - Block B Tower - v2022.rvt

BLOCK B - RENTAL ENTRY CANOPY PROJECTION

BLOCK B - TOWER PROJECTION

1 **BLOCK B - DIAGRAM - PROJECTION PLAN**

SCALE: 1" = 20'-0"

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Lic. No. 0401020994
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COMMONWEALTH OF VIRGINIA
JACEY KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block B

Project Number
2022057

Scale
1" = 20'-0"

Description
ZONING - PROJECTIONS

A003

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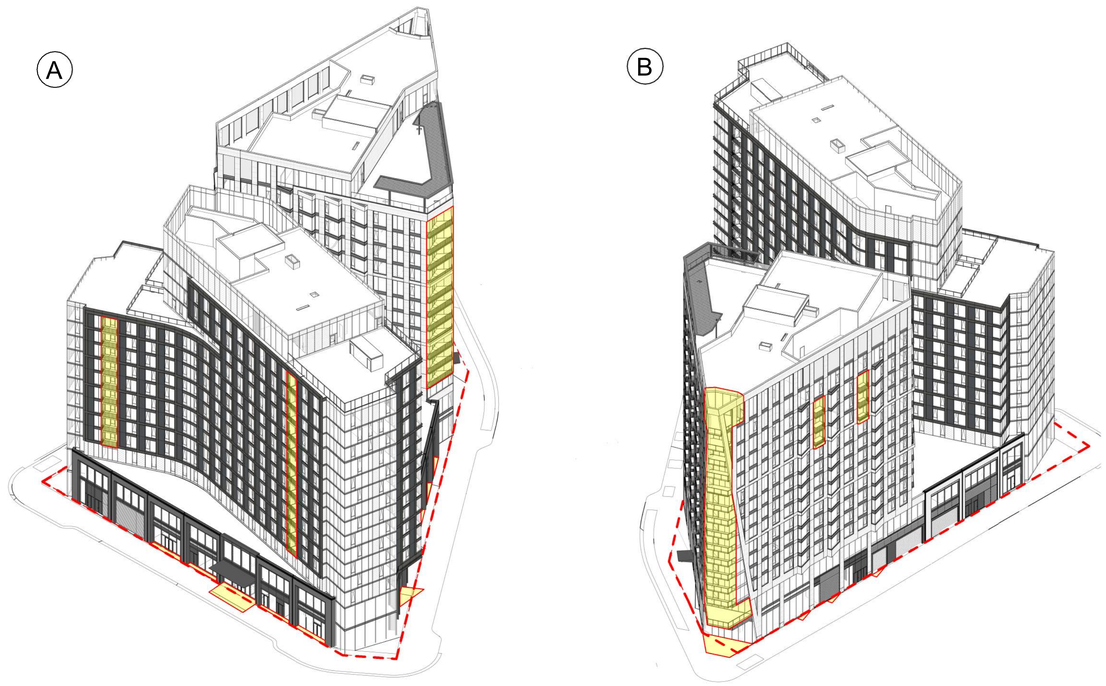
1 BLOCK B - DIAGRAM - BALCONY EXCLUSIONS

SCALE: 1" = 30'-0"



2 BLOCK B - DIAGRAM - GFA EXCLUSIONS

SCALE: 12" = 1'-0"

DIAGRAM COLOR LEGEND:

GFA EXCLUSIONS

APPROVED

DEVELOPMENT SITE PLAN NO. DSUP2025-10011

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ARCHITECT

Project Name

PRGS - Block B

Project Number

2022057

Scale

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Description

GFA EXCLUSIONS

A004

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1 BLOCK B - LEVEL 01

SCALE: 1" = 20'-0"

PRGS - Block B

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JOSEF KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block B

Project Number

009.9145.700

Scale

1" = 20'-0"

Description

FLOOR PLAN - LEVEL 01

A101

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DIRECTOR DATE
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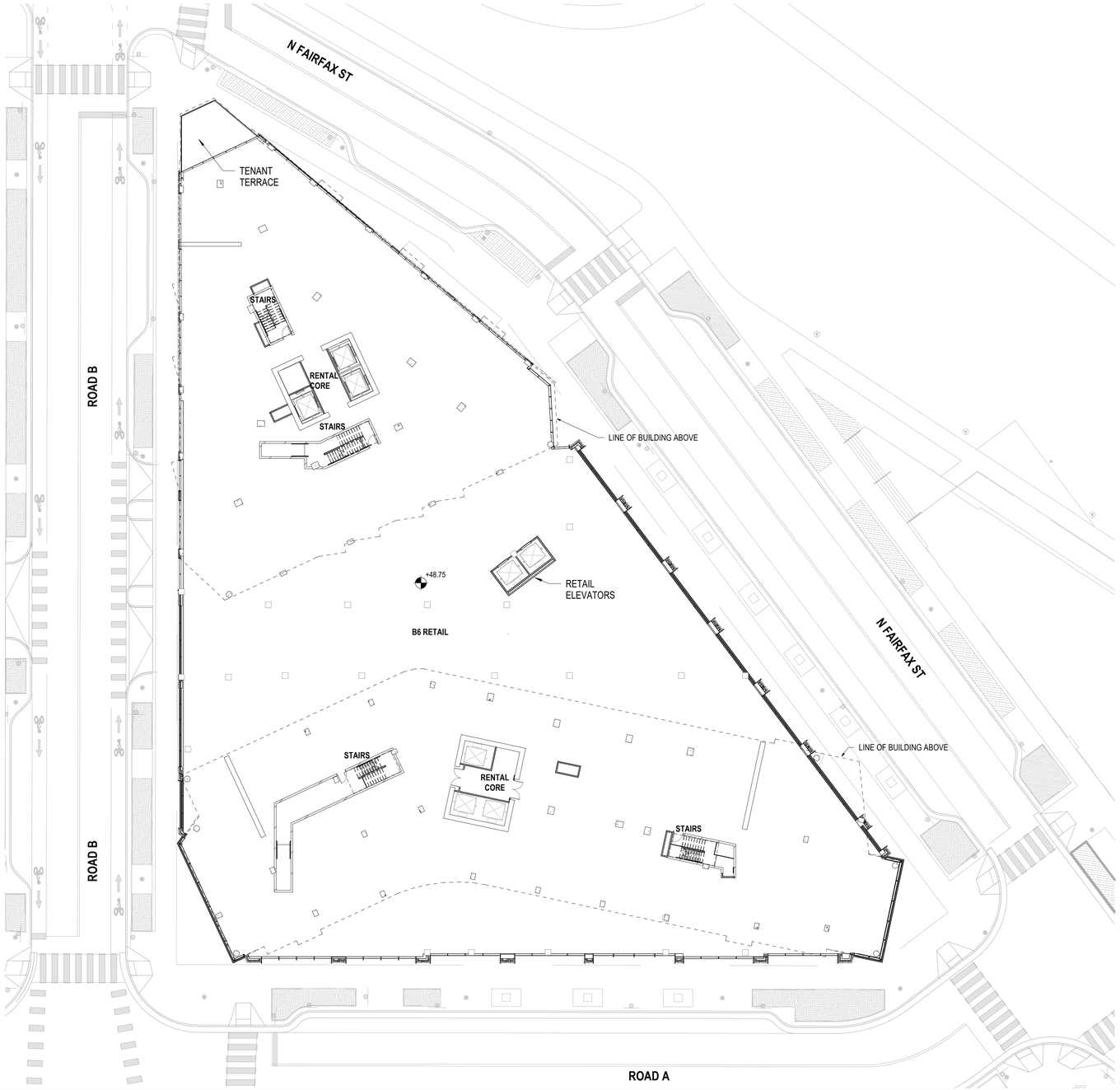

1 BLOCK B - LEVEL 02

SCALE: 1" = 20'-0"

PRGS - Block B

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JOHN KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block B

Project Number

009.9145.700

Scale

1" = 20'-0"

Description

FLOOR PLAN - LEVEL 02

A102

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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1 BLOCK B - FLOOR PLAN - LEVEL 03

SCALE: 1" = 20'-0"

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ARCHITECT

Project Name
PRGS - Block B

Project Number
2022057

Scale
1" = 20'-0"

Description
FLOOR PLAN - LEVEL 03

A103

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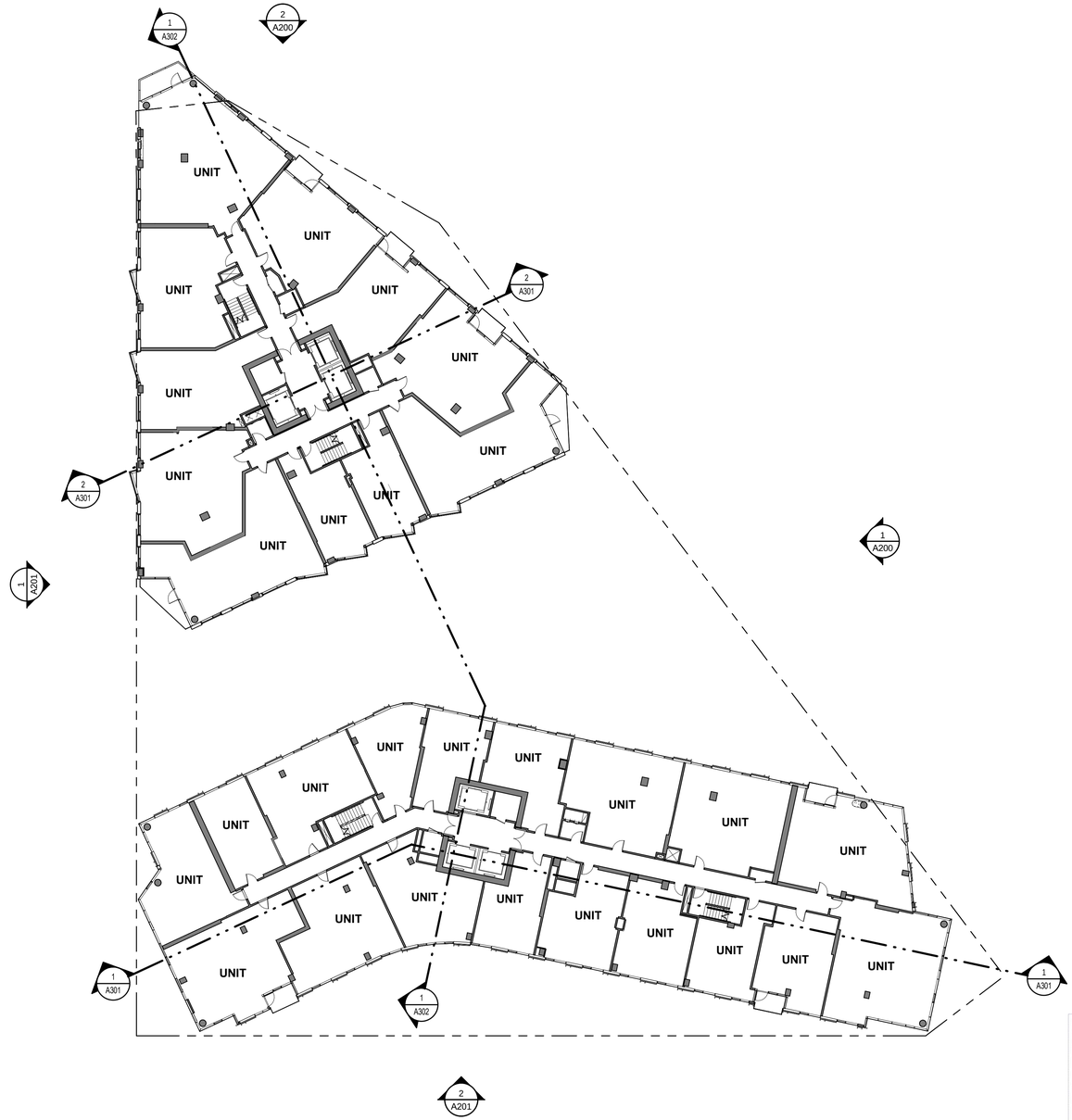

1 BLOCK B - FLOOR PLAN - LEVELS 04-12

SCALE: 1" = 20'-0"

PRGS - Block B

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Project Name

PRGS - Block B

Project Number

2022057

Scale

1" = 20'-0"

Description

FLOOR PLAN - LEVEL 04-12

A104

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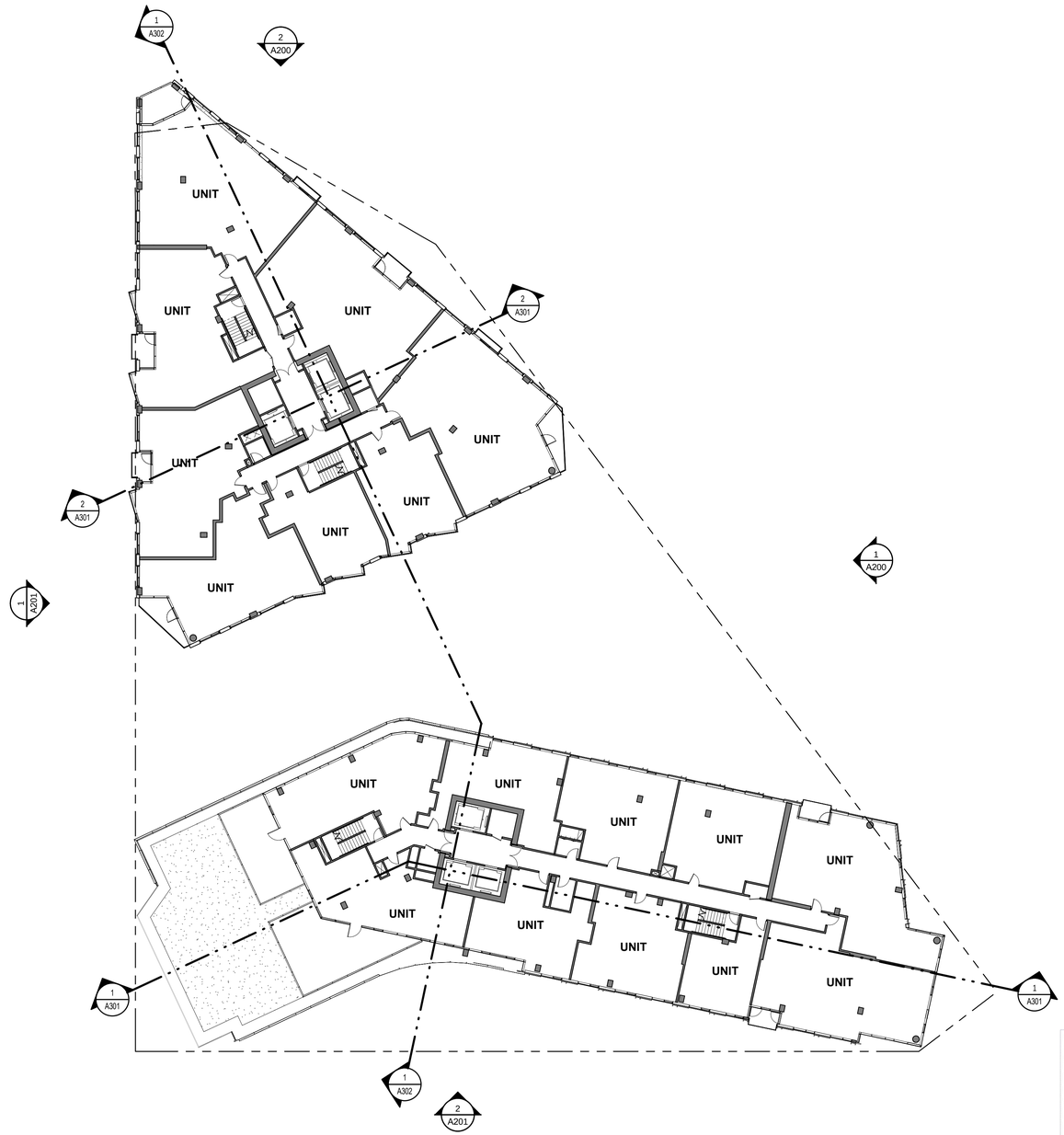

1 BLOCK B - FLOOR PLAN - LEVEL 13

SCALE: 1" = 20'-0"

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Project Number

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Scale

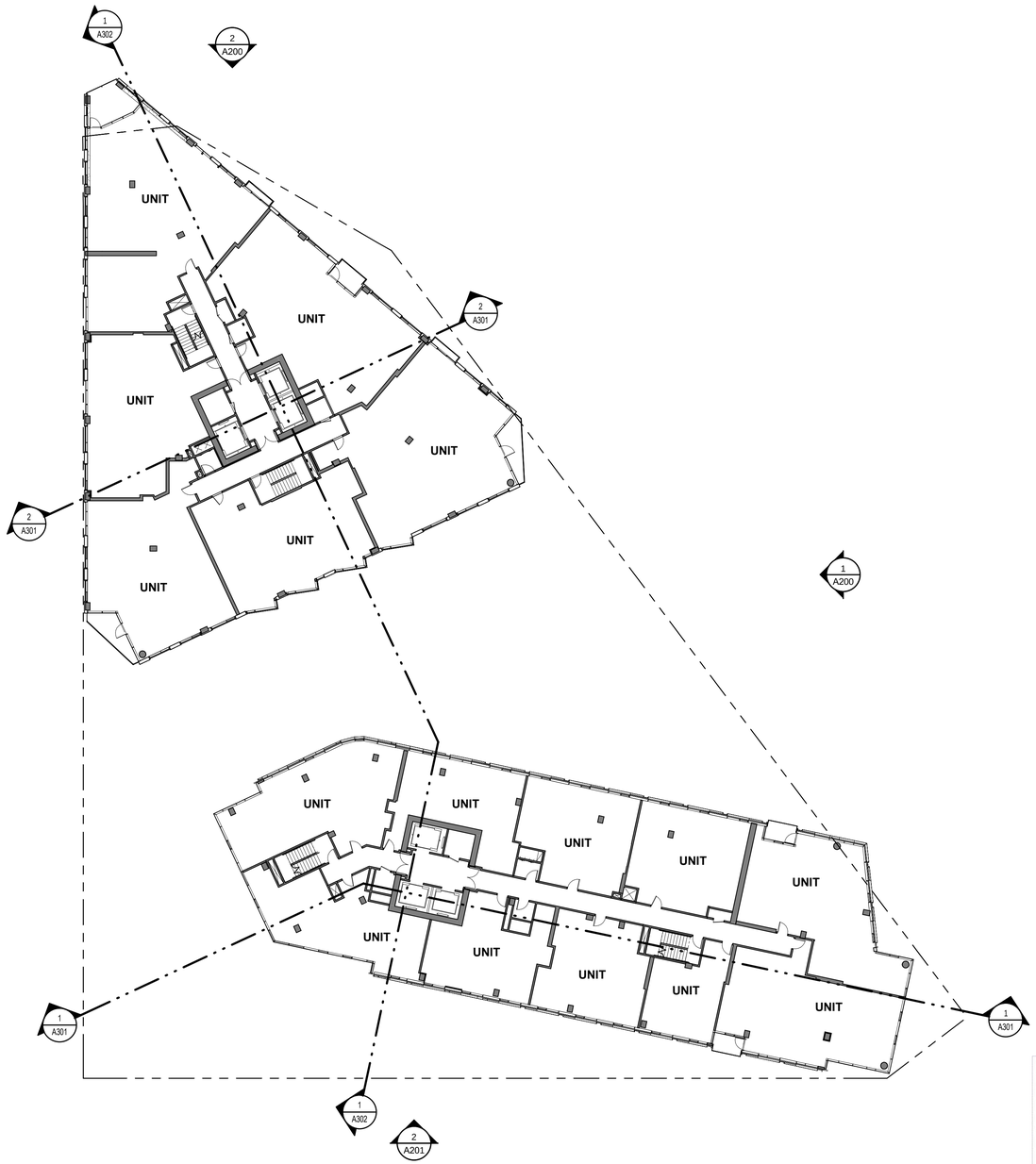
1" = 20'-0"

Description

FLOOR PLAN - LEVEL 13

A105

6/27/2025 12:37:52 PM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Block B Tower - v2022.rvt



1 BLOCK B - FLOOR PLAN - LEVEL 14

SCALE: 1" = 20'-0"

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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

PRGS - Block B

DSUP COMPLETENESS

1300 North Royal Street
Alexandria VA 22314

Solomon Cordwell Buenz
625 N. Michigan, Suite 800
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Fax 312.896.1200

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Fax xxx.xxx.xxxx

Gensler
2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION
2	05/16/2025	COMPLETENESS SUBMISSION
3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

This signature and seal represents SCB's scope of work from level 3 and above. All other work has been completed by others.

COMMONWEALTH OF VIRGINIA
KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

Project Name

PRGS - Block B

Project Number

2022057

Scale

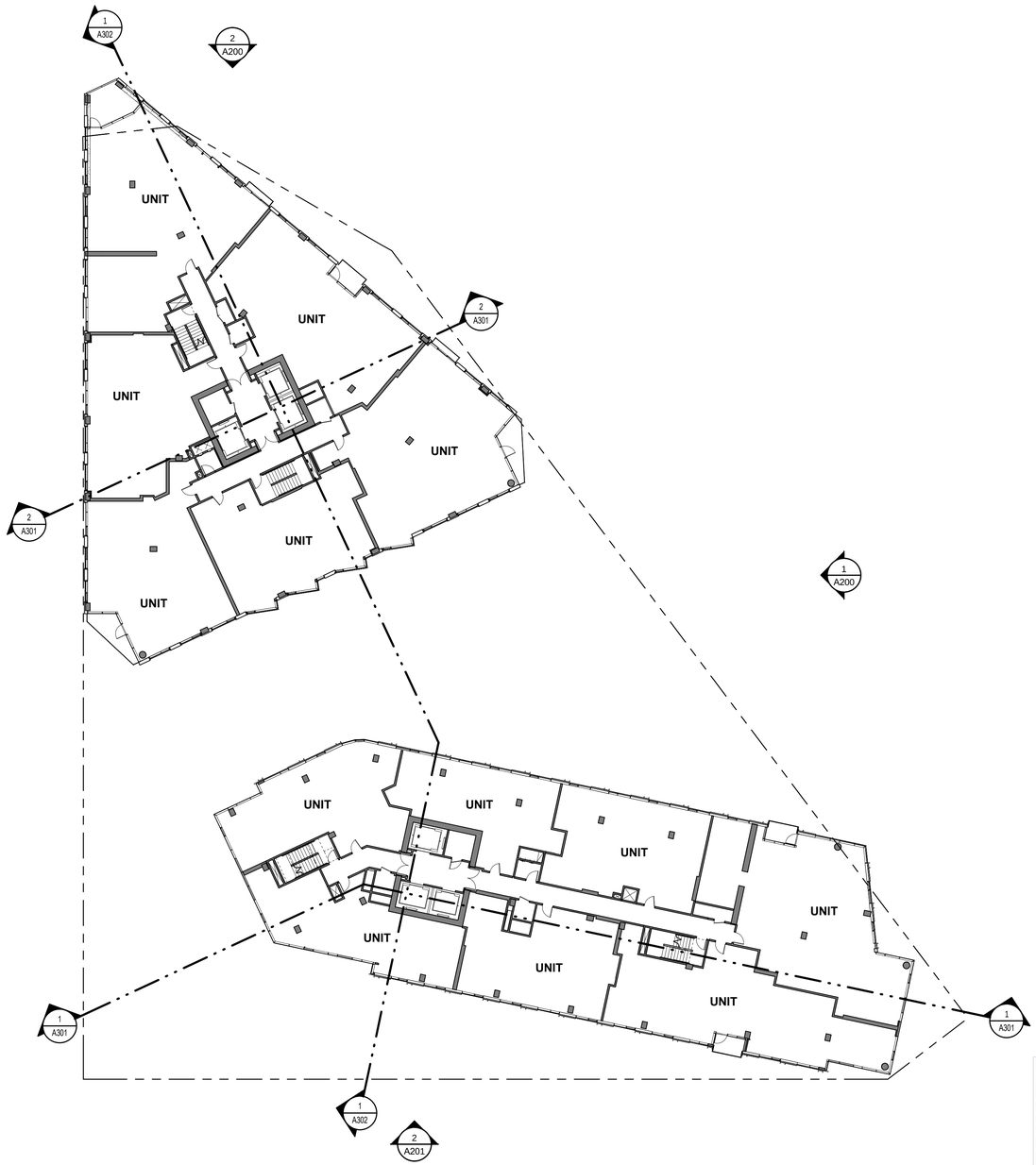
1" = 20'-0"

Description

FLOOR PLAN - LEVEL 14

A106

6/27/2025 12:37:53 PM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Block B Tower - v2022.rvt



1 BLOCK B - FLOOR PLAN - LEVEL 14-15

SCALE: 1" = 20'-0"

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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Fax 202.872.8587

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3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

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COMMONWEALTH OF VIRGINIA
KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

Project Name

PRGS - Block B

Project Number

2022057

Scale

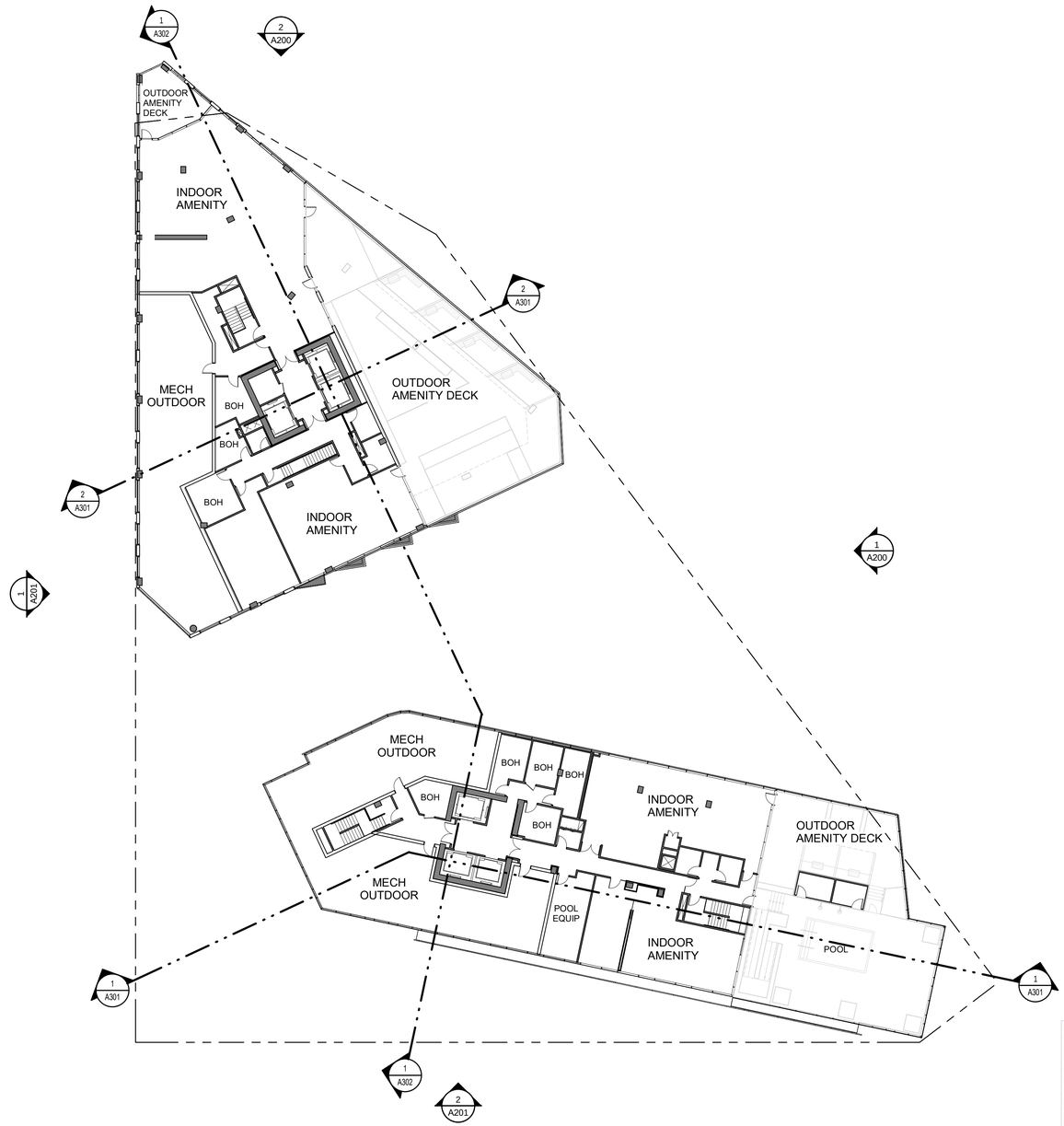
1" = 20'-0"

Description

FLOOR PLAN - LEVEL 14-15

A107

6/27/2025 12:37:53 PM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Block B Tower - v2022.rvt



1 BLOCK B - FLOOR PLAN - LEVEL 15-16

SCALE: 1" = 20'-0"

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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SITE PLAN No.

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COMMONWEALTH OF VIRGINIA
KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

Project Name

PRGS - Block B

Project Number

2022057

Scale

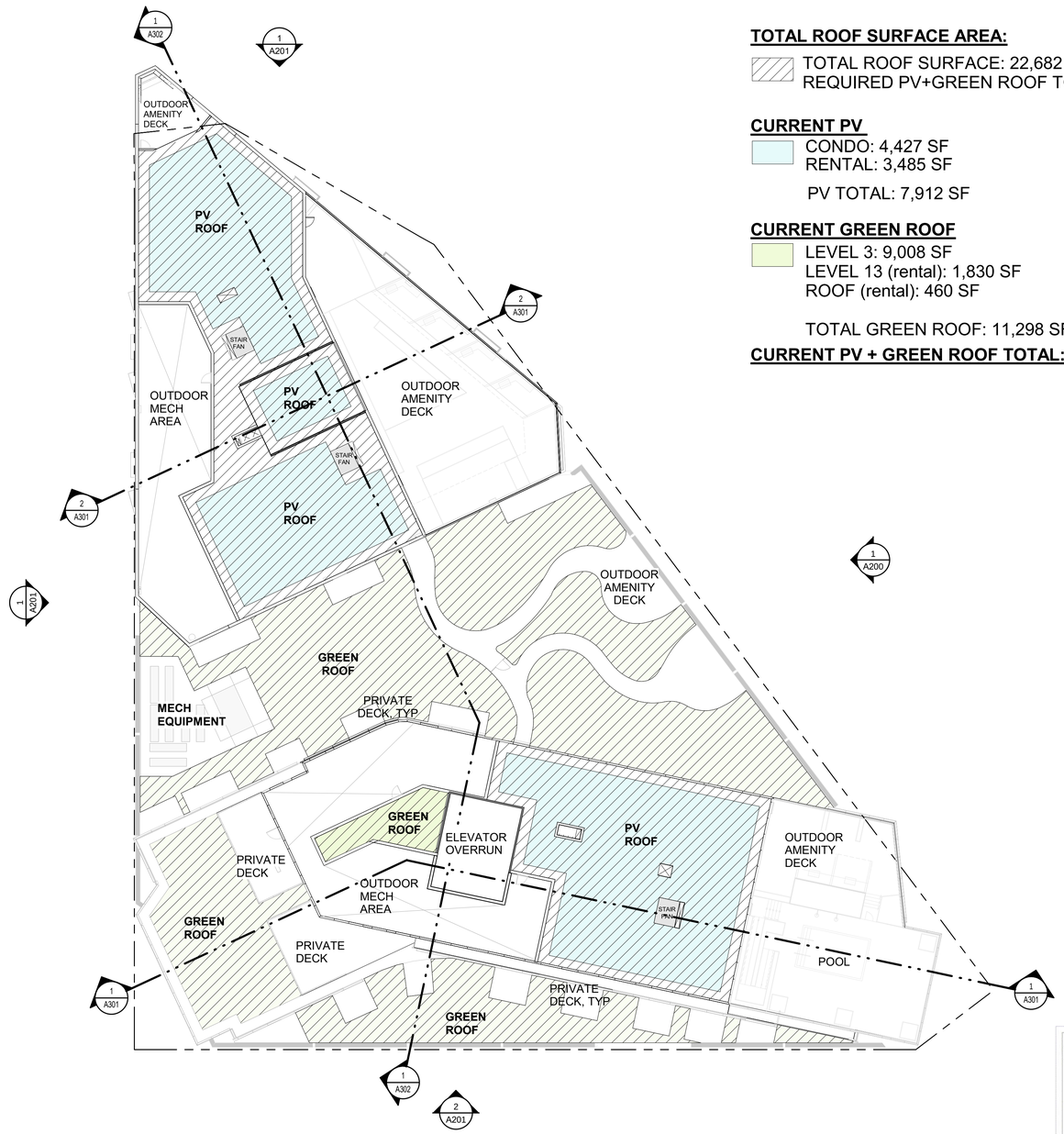
1" = 20'-0"

Description

FLOOR PLAN - LEVEL 15-16

A108

6/27/2025 12:37:54 PM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Block B Tower - v2022.rvt



TOTAL ROOF SURFACE AREA:

TOTAL ROOF SURFACE: 22,682 SF
REQUIRED PV+GREEN ROOF TOTAL: 17,011 SF (75% total)

CURRENT PV

CONDO: 4,427 SF
RENTAL: 3,485 SF

PV TOTAL: 7,912 SF

CURRENT GREEN ROOF

LEVEL 3: 9,008 SF
LEVEL 13 (rental): 1,830 SF
ROOF (rental): 460 SF

TOTAL GREEN ROOF: 11,298 SF

CURRENT PV + GREEN ROOF TOTAL: 19,210 SF (84% total)

1 BLOCK B - FLOOR PLAN - ROOF

SCALE: 1" = 20'-0"

APPROVED
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PRGS - Block B

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KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

Project Name

PRGS - Block B

Project Number

2022057

Scale

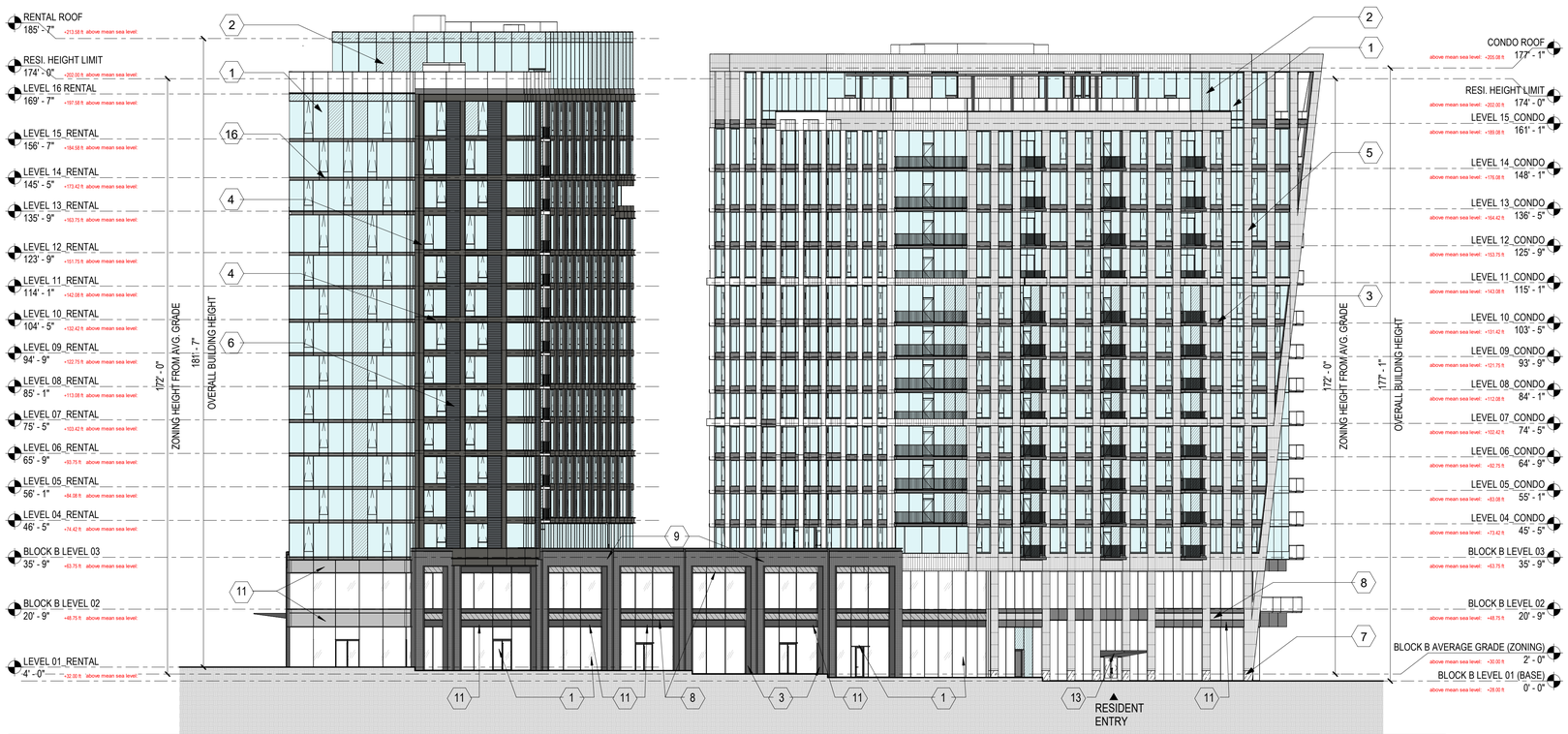
1" = 20'-0"

Description

ROOF PLAN

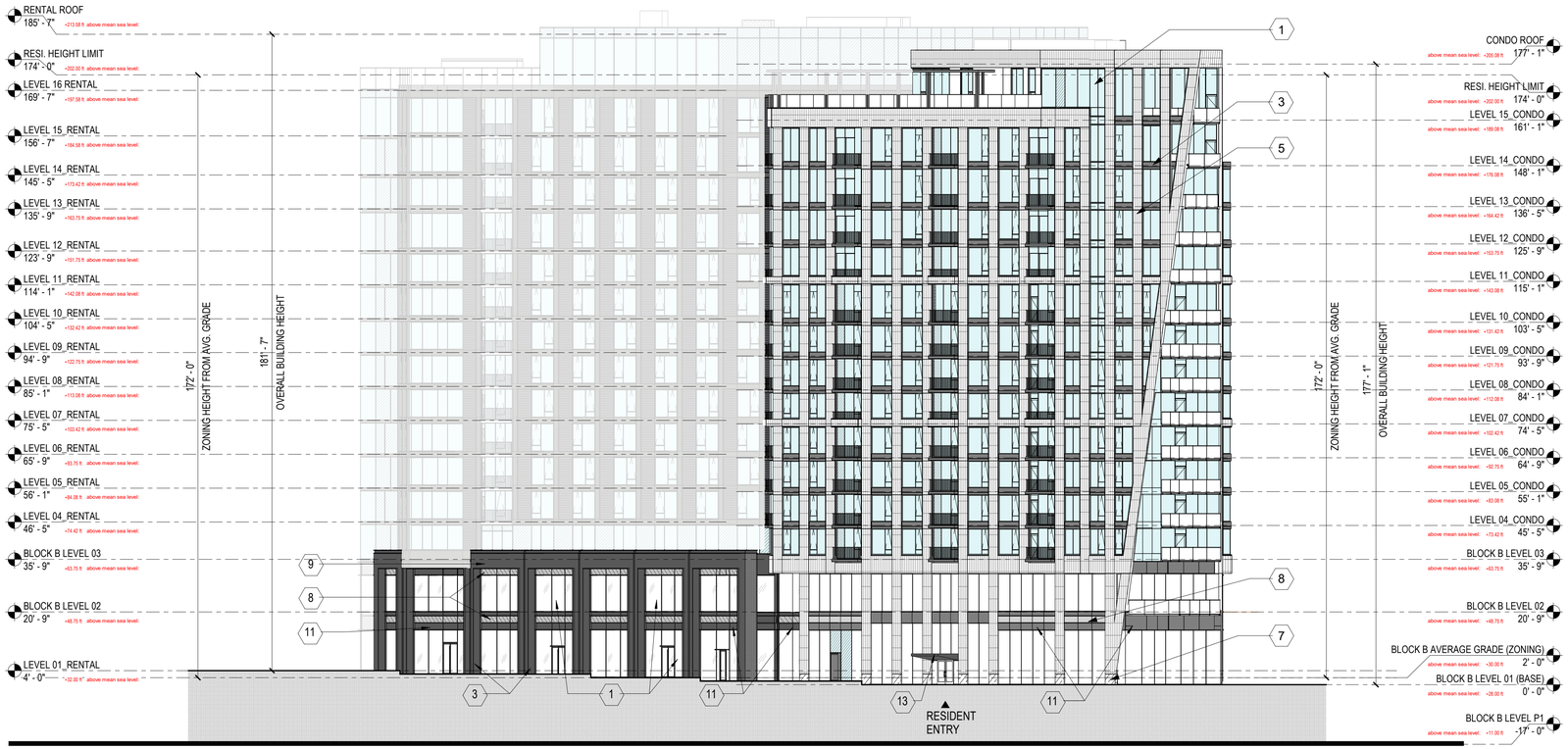
A109

6/27/2025 12:37:55 PM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Block B Tower - v2022.rvt



01 BLOCK B - BUILDING EAST ELEVATION

SCALE: 1" = 20'-0"



02 BLOCK B - BUILDING NORTH ELEVATION

SCALE: 1" = 20'-0"

EXTERIOR MATERIAL LEGEND

1	VISION GLASS	9	UNIT MASONRY
2	SPANDREL GLASS	10	OVERHEAD DOOR
3	METAL PANEL	11	RETAIL SIGNAGE
4	METAL PANEL	12	PARKING/LOADING SIGNAGE
5	TERRACOTTA PANEL OR TERRACOTTA PRECAST	13	BUILDING SIGNAGE
6	METAL PANEL OR PRECAST	14	TRANSFORMER ACCESS
7	STONE	15	TRANSLUCENT GLASS
8	LOUVER	16	SLAB EDGE METAL PANEL

THE MATERIALS LISTED ARE SUBJECT TO CHANGE AS PART OF THE FURTHER DEVELOPMENT TOWARD FINAL SITE PLAN.

HOWEVER, THE SELECTED MATERIALS SHALL BE GENERALLY CONSISTENT WITH THE QUALITY OF MATERIALS APPROVED BY COUNCIL.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRGS - Block B

DSUP COMPLETENESS

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	Date	Description
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3	07/11/2025	VERIFICATION OF COMPLETENESS
4	08/05/2025	VERIFICATION OF COMPLETENESS 2ND SUBMISSION

Seal / Signature

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COMMONWEALTH OF VIRGINIA
KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

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COMMONWEALTH OF VIRGINIA
JOSEF KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block B

Project Number
009.9145.700

Scale
As indicated

Description
BUILDING ELEVATIONS

A200

Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Block B Podium - v2025.rvt
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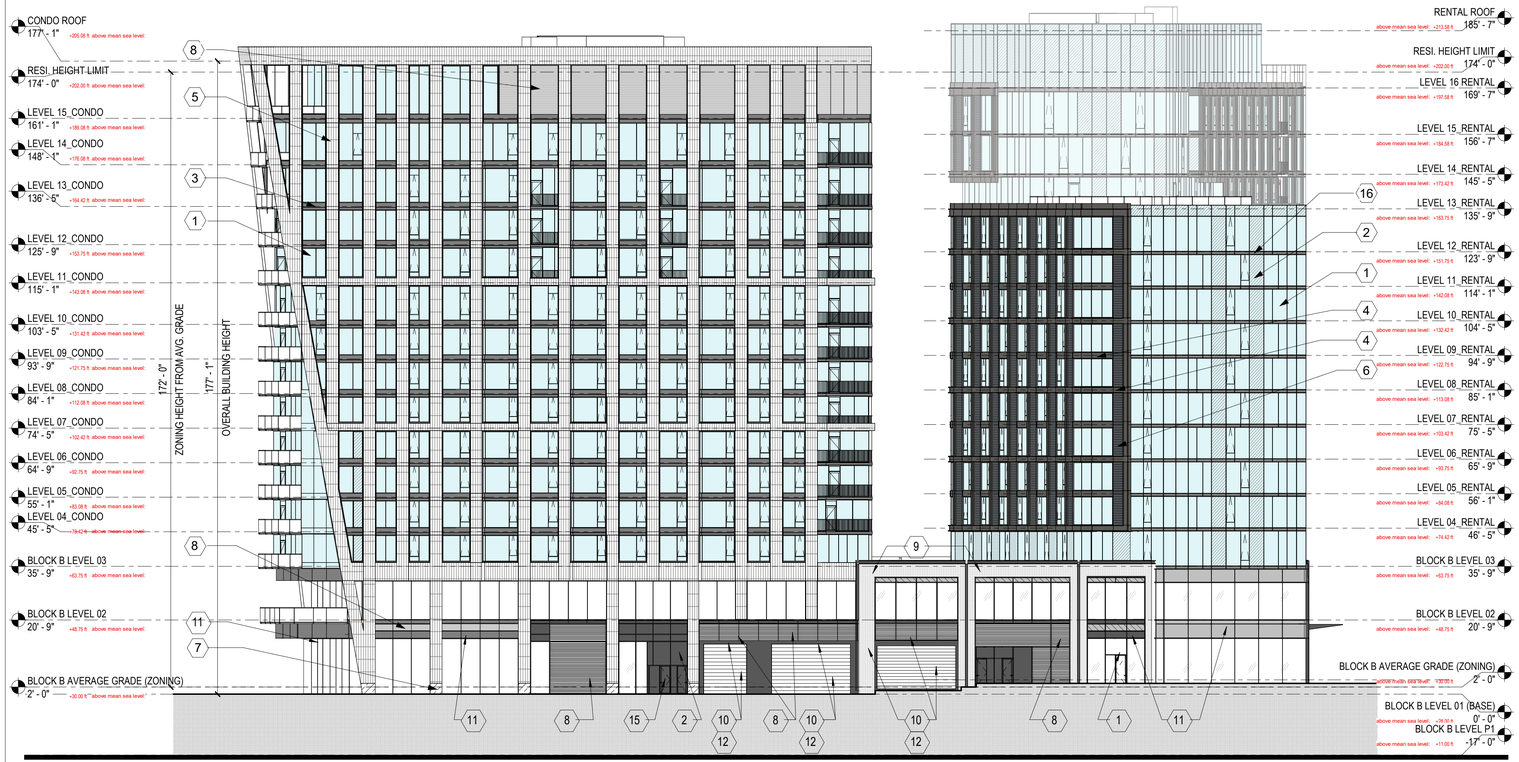
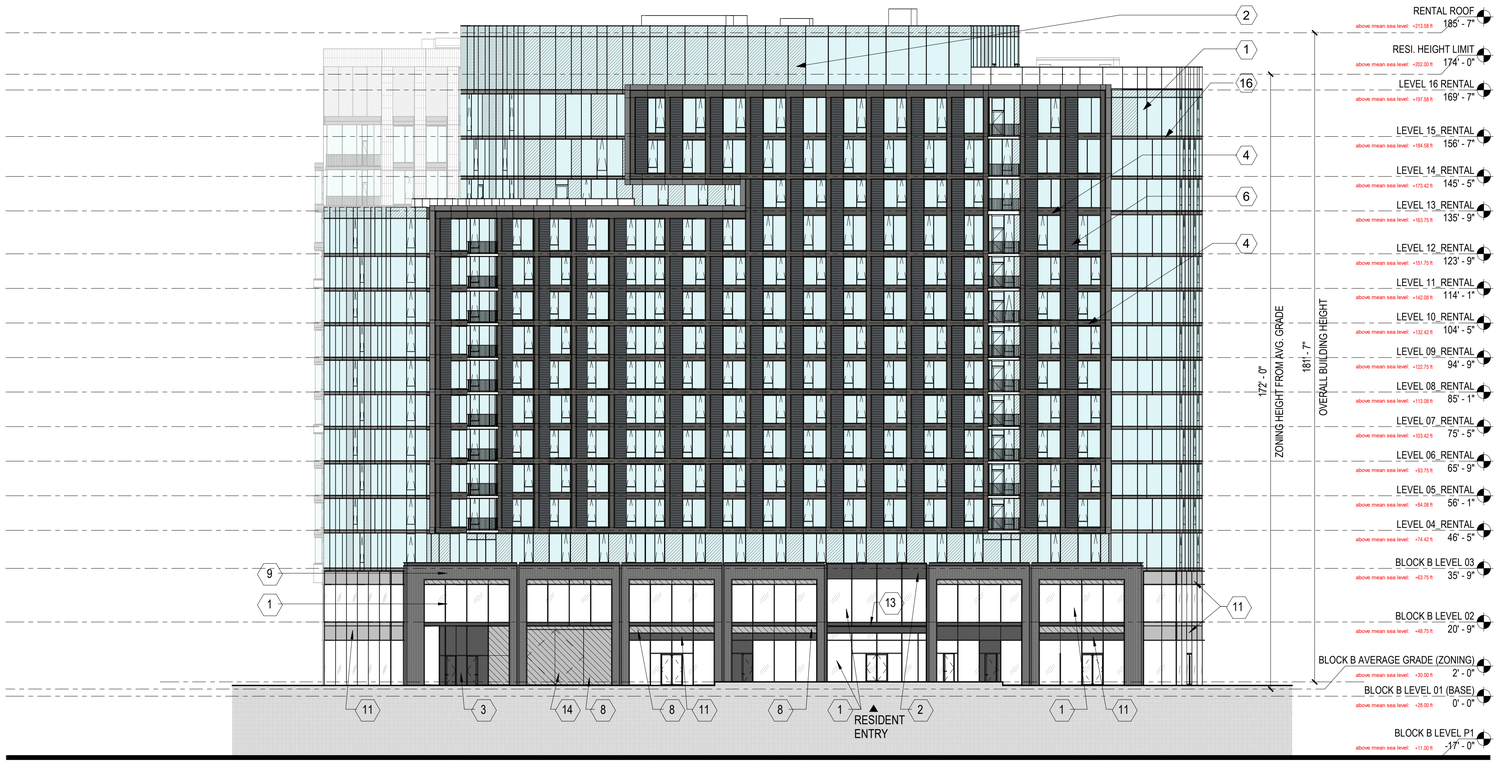


01 BLOCK B - BUILDING WEST ELEVATION

SCALE: 1" = 20'-0"



02 BLOCK B - BUILDING SOUTH ELEVATION

SCALE: 1" = 20'-0"

EXTERIOR MATERIAL LEGEND

1	VISION GLASS	9	UNIT MASONRY
2	SPANDREL GLASS	10	OVERHEAD DOOR
3	METAL PANEL	11	RETAIL SIGNAGE
4	METAL PANEL	12	PARKING/LOADING SIGNAGE
5	TERRACOTTA PANEL OR TERRACOTTA PRECAST	13	BUILDING SIGNAGE
6	METAL PANEL OR PRECAST	14	TRANSFORMER ACCESS
7	STONE	15	TRANSLUCENT GLASS
8	LOUVER	16	SLAB EDGE METAL PANEL

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HOWEVER, THE SELECTED MATERIALS SHALL BE GENERALLY CONSISTENT WITH THE QUALITY OF MATERIALS APPROVED BY COUNCIL.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRGS - Block B

DSUP COMPLETENESS

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	Date	Description
1	09/22/2023	CONCEPT II SUBMISSION
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3	07/11/2025	VERIFICATION OF COMPLETENESS
4	08/05/2025	VERIFICATION OF COMPLETENESS 2ND SUBMISSION

Seal / Signature

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COMMONWEALTH OF VIRGINIA
KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

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COMMONWEALTH OF VIRGINIA
JOHN KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block B

Project Number

009.9145.700

Scale

As indicated

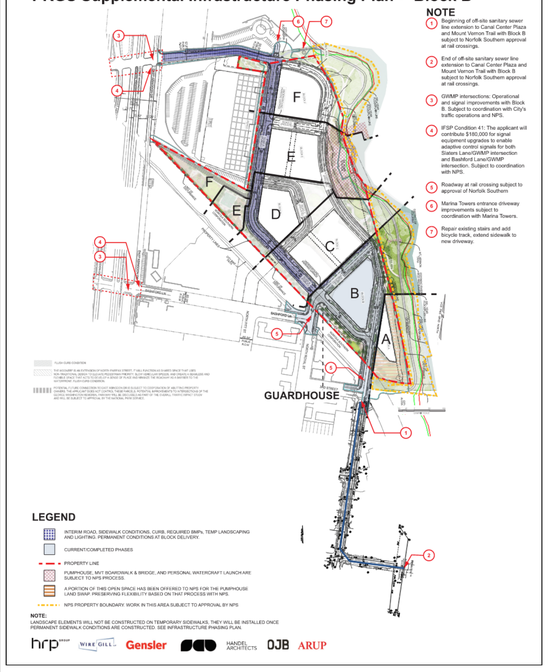
Description

BUILDING ELEVATIONS

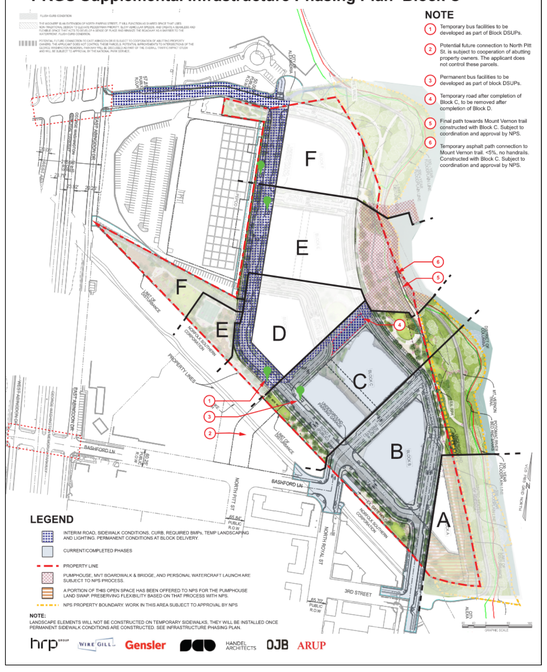
A201

7/11/2025 10:04:33 AM Autodesk Docs://009.9145.900 - PRGS - Executive Architect/Architecture - 009.9145.900 - Block B Podium - v2025.rvt

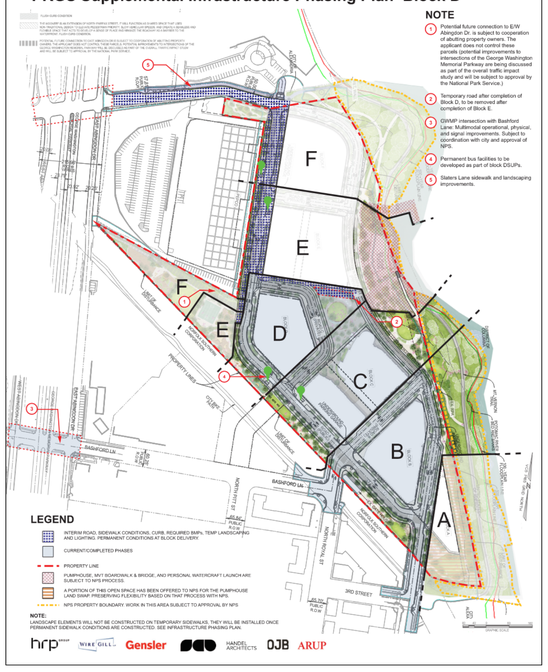
PRGS Supplemental Infrastructure Phasing Plan - Block B



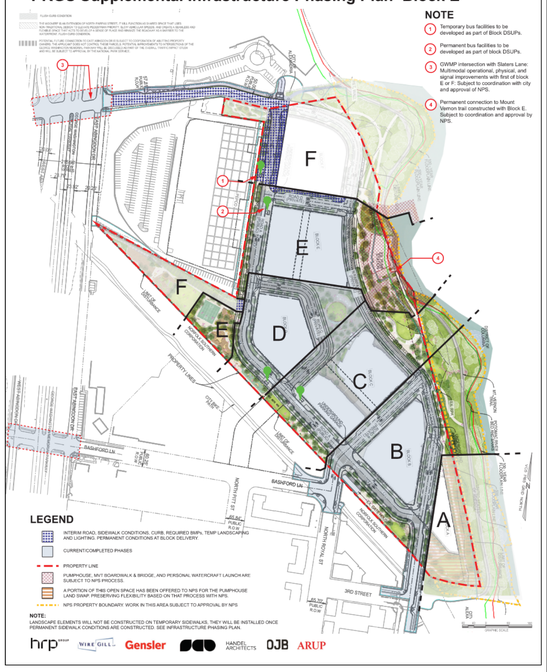
PRGS Supplemental Infrastructure Phasing Plan -Block C



PRGS Supplemental Infrastructure Phasing Plan -Block D

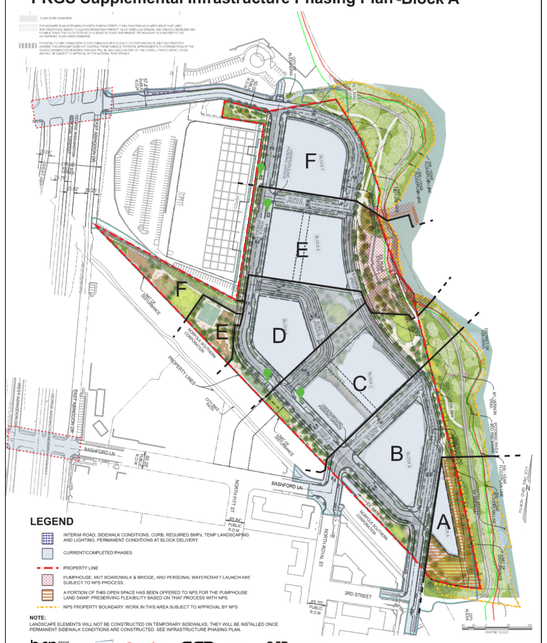


PRGS Supplemental Infrastructure Phasing Plan -Block E



PRGS Supplemental Infrastructure Phasing Plan -Block F

PRGS Supplemental Infrastructure Phasing Plan -Block A



PRGS Overall Supplemental Open Space Phasing Plan

PRGS Redevelopment

CONCEPTUAL DEVELOPMENT PLAN

1300 North Royal Street
Alexandria VA 22314

Hilco Redevelopment Partners

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Gensler

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United States
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Fax 202.872.8587

	Date	Description
	10-07-2022	Final CDD Submission
	07-07-2023	Second Final CDD Submission
	08-17-2023	Third Final CDD Submission
	04-17-2026	Final Updated Phasing Plan

Seal / Signature

COMMONWEALTH OF VIRGINIA
JOHN KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS Redevelopment

Project Number

09.9145.000

Scale

Description

ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A300

BIM 360://009.9145.000 - Hilco – Potomac River Generating Station/Architecture - 09.9145.000 - Hilco – PRGS.rvt

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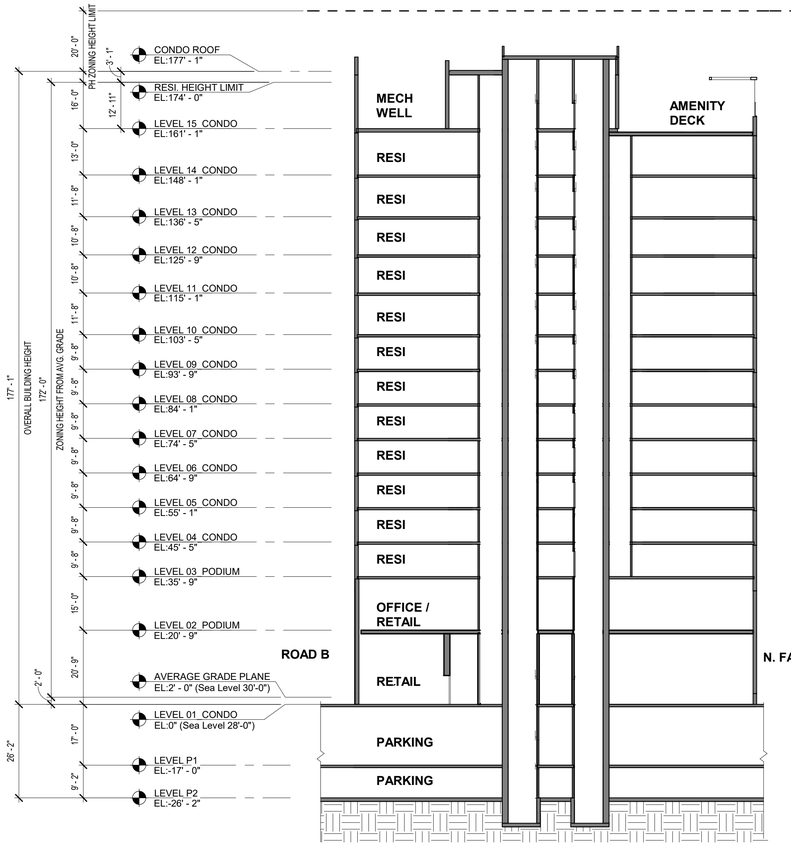
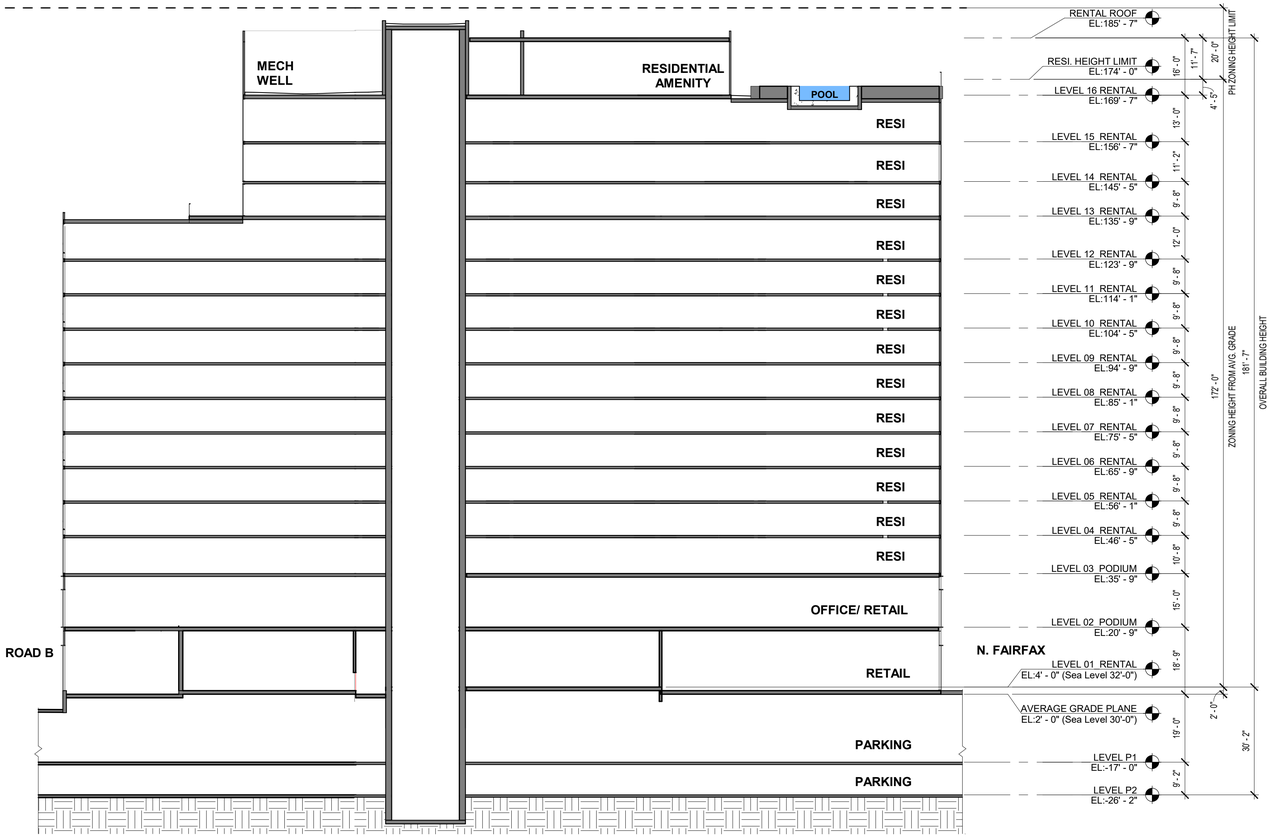


2 SOUTH-NORTH SECTION

SCALE: 1" = 20'-0"



1 SOUTH-NORTH SECTION

SCALE: 1" = 20'-0"

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

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COMMONWEALTH OF VIRGINIA
JOEY KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block B

Project Number
2022057

Scale
1" = 20'-0"

Description
BUILDING SECTIONS

A301

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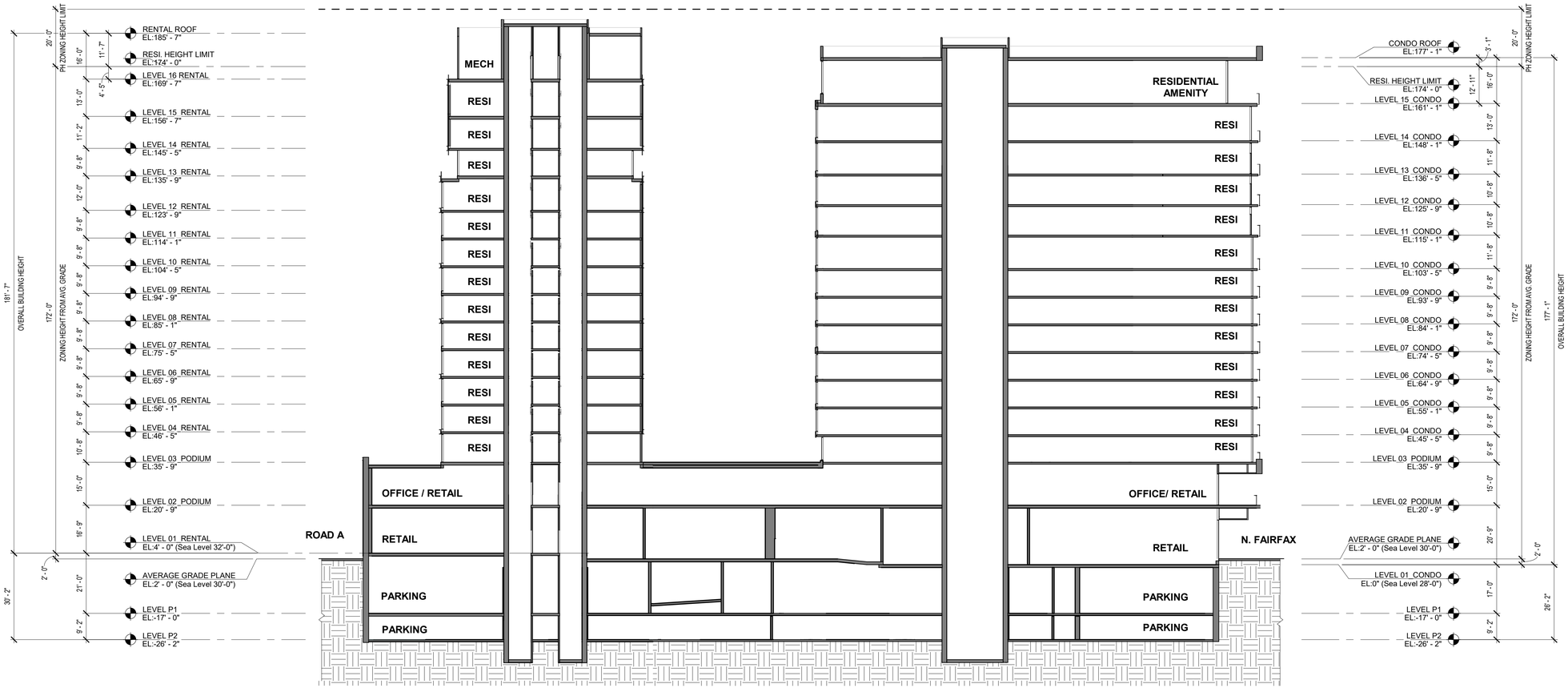

1 EAST-WEST SECTION

SCALE: 1" = 20'-0"

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR *DATE*
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION *DATE*
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Lic. No. 0401020994
ARCHITECT

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COMMONWEALTH OF VIRGINIA
JOHN KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS - Block B

Project Number
2022057

Scale
1" = 20'-0"

Description
BUILDING SECTIONS

A302

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OVERALL VIEW LOOKING WEST ALONG POTOMAC RIVER

PRGS - Block B

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3	07/11/2025	VERIFICATION OF COMPLETENESS

Seal / Signature

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COMMONWEALTH OF VIRGINIA
KELLY SOMERS
Lic. No. 0401020994
ARCHITECT

Project Name

PRGS - Block B

Project Number

2022057

Scale

Description

BUILDING RENDERING

A400

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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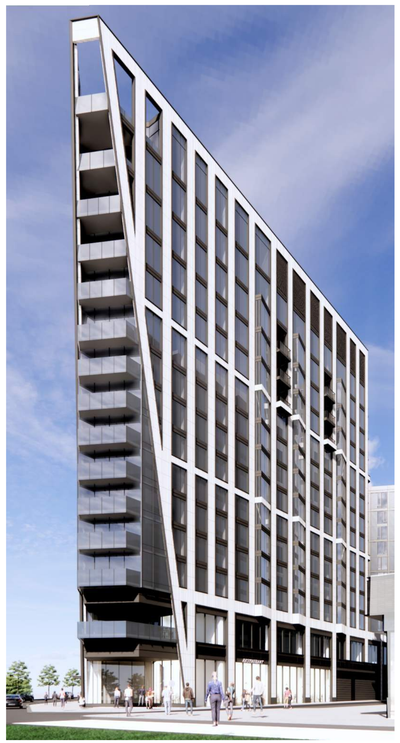
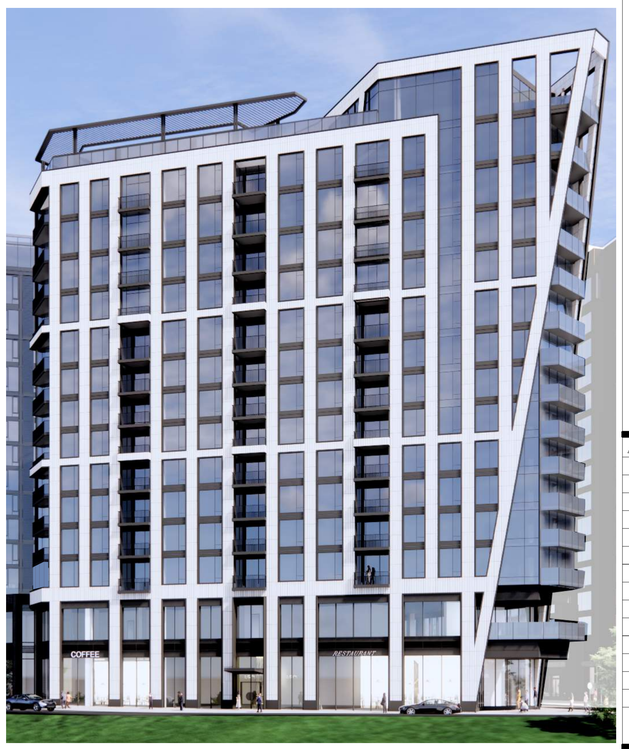
VIEW LOOKING NORTHEAST ALONG ROAD A & ROAD B

VIEW LOOKING NORTHWEST ALONG ROAD A & N FAIRFAX



VIEW LOOKING SOUTH ALONG N. FAIRFAX



VIEW LOOKING WEST ALONG POTOMAC RIVER

PRGS - Block B

DSUP COMPLETENESS

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COMMONWEALTH OF VIRGINIA
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Project Name

PRGS - Block B

Project Number

2022057

Scale

Description

BUILDING RENDERINGS

A401

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
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Design Excellence

BLOCK B CONDO – VIEW FROM WATERFRONT

C1
C1A
C1B
C2
C3
C4

DESIGN CRITERIA

C1 Architectural Excellence achieved using Landmark/ Iconic Structure; or Contextual Character.

C1A Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place- defining element for the site.

C1B Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.

C2 A variety of high-quality open spaces. A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network.

C3 An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.

C4 Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
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COMMONWEALTH OF VIRGINIA
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ARCHITECT

Project Name
PRGS - Block B

Project Number
2022057

Scale

Description
DESIGN EXCELLENCE

A402

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Design Excellence

BLOCK B RENTAL – VIEW FROM WEST

C1
C1A
C1B
C2
C3
C4

DESIGN CRITERIA

C1 Architectural Excellence achieved using Landmark/ Iconic Structure; or Contextual Character.

C1A Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place- defining element for the site.

C1B Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.

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C4 Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.

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Seal / Signature

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Project Name
PRGS - Block B

Project Number
2022057

Scale

Description
DESIGN EXCELLENCE

A403

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PRGS - Block B

DSUP COMPLETENESS

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COMMONWEALTH OF VIRGINIA
JOHN KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name

PRGS - Block B

Project Number

009.9145.700

Scale

Description

GROUNDPLANE RENDERINGS

A405

APPROVED
DEVELOPMENT SITE PLAN NO. DSUP2025-10011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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