DEVELOPMENT SPECIAL USE PERMIT

EISENHOWER POINTE PHASE II
TOWNHOUSE DEVELOPMENT

AREA TABULATIONS

TOTAL SITE AREA =	±5.01 AC OR ±218,268 SF (PRE R.O.W. DEDICATION) ±3.75 AC OR ±163,181 SF (POST R.O.W. DEDICATION)
TOTAL SITE DISTURBANCE =	±5.39 AC OR ±234,637 SF
TOTAL SWM LOD =	±5.21 AC OR ±227,062 SF
EXISTING IMPERVIOUS AREA =	±4.41 AC OR ±191,971 SF
PROPOSED IMPERVIOUS AREA =	±3.92 AC OR ±170,703 SF
TAX PARCEL IDENTIFICATION =	068.04-01-03 & 069.01-01-01 ZONE: OCM(100)
ADDRESS:	4701-4711, 4713-4725, 4801-4813, 4815-4825 EISENHOWER AVENUE

PARKING TABULATION

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

	Baseline Zoning Ratio	Total Credits	Final Zoning Ratio		Development Size	Bedrooms		Minimum Spaces
Residential Rates								
Townhouse[1]	0.50 /DU	N/A	0.50 /bdrm	x	*37 units*	37 bdrms	=	19
2+ Bedroom[2,3]	1.00 /bdrm[4]	0%	1.00 /bdrm	x	*80 units*	160 bdrms	=	160
Residential Subtotal					**117 units**			**179**
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%)								0%
Four or more bus routes stop within 0.25 mile of development entrance (5%)								0%
Development project has 20% or more studio units (5%)								0%
Total with Zoning Requirements								**179**

1. Based on the City of Alexandria Zoning Ordinance, townhouses located outside the enhanced transit area require 0.5 parking spaces per dwelling unit. The allowable residential credits do not apply to the townhome use.
2. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
3. Units with 2 bedrooms or more counted as 2-bedroom units.
4. The ratio shown above is 1.0 space per unit due to the site being outside of the 0.5 mile walkshed of the Van Dorn Metro Station.

PARKING PROVIDED

37 TOWNHOUSES @ 2 GARAGE SPACES EACH	= ±74 SPACES
80 MULTI-UNIT DWELLINGS @ 1 GARAGE SPACES EACH[1]	= ±80 SPACES
TOTAL PARKING PROVIDED[2]	= ±154 SPACES

NOTES:
1) ALL MULTI-UNIT DWELLINGS INCLUDE A SECOND TANDEM COMPACT PARKING SPACE THAT IS NOT COUNTED TOWARD TOTAL PROVIDED. THESE TANDEM SPACES PROVIDE AN ADDITIONAL 80 COMPACT PARKING SPACES.
2) TOTAL PARKING PROVIDED DOES NOT INCLUDE 28 ON-STREET PARKING SPACES PROPOSED WITH THIS APPLICATION. ALL PROPOSED ON-STREET PARKING SPACES ARE STANDARD SPACES.
3) OVERALL PARKING PROPOSED IS 262 SPACES, ONLY 154 OF WHICH COUNT TOWARD SATISFYING PARKING REQUIREMENT.
4) A SPECIAL USE PERMIT IS REQUESTED FOR A PARKING REDUCTION.

LOADING REQUIRED
N/A

BICYCLE PARKING REQUIRED
LONG TERM RATE: 117 UNITS @ 3 SPACES/10 UNITS = 36 SPACES
SHORT TERM RATE: 117 UNITS @ 1 SPACE/50 UNITS = 3 SPACES

BICYCLE PARKING PROVIDED
LONG TERM: ±117 SPACES (LOCATED WITHIN GARAGE OF EACH UNIT)
SHORT TERM: ±4 SPACES (SEE LANDSCAPE PLANS)

ARCHAEOLOGY NOTES

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

ENVIRONMENTAL SITE ASSESSMENT

1. ACCORDING TO THE CITY'S RPA MAP AND A FIELD DELINEATION PREPARED BY BOWMAN CONSULTING GROUP LTD. DATED 3/21/2025, THERE IS RPA PRESENT ON THE SUBJECT PROPERTY.
2. THERE ARE KNOWN AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP.
3. THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.
4. ACCORDING TO A PHASE I ENVIRONMENTAL SITE ASSESSMENT DATED 02/20/25 AND A SUBSEQUENT SUBSURFACE SAMPLING REPORT DATED 04/09/25, BOTH PREPARED BY ECS MID-ATLANTIC LLC, THERE ARE KNOWN INSTANCES OF UNDOCUMENTED FILL MATERIAL CONTAINING TRACES OF FLY ASH, CONSIDERED A REC FOR THE SUBJECT PROPERTY. SOIL AND GROUNDWATER SAMPLES WERE COLLECTED AND TESTED FOR VARIOUS CONTAMINANTS AND BASED ON THE RESULTS, THE DEVELOPMENT AND IMPLEMENTATION OF A SITE-SPECIFIC SMP AND HASP ARE RECOMMENDED. CONTAMINATED SOILS WILL BE DELINEATED AND REMEDIATED AS PART OF THIS PROJECT.

DEVELOPMENT TEAM INFORMATION

1. OWNER:
ICOV II EISENHOWER OWNER LLC
3323 NE 163rd STREET
SUITE 600
MIAMI, FL 33160

2. DEVELOPER
TRI POINTE HOMES
12435 PARK POTOMAC AVE
SUITE 600
POTOMAC, MD 20854
ATTN: GREG RUFF

3. CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046
ATTN: AARON VINSON

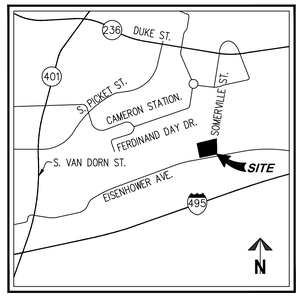
4. LAND USE ATTORNEY:
WIRE GILL, LLP
700 NORTH FAIRFAX STREET
SUITE 600
ALEXANDRIA, VA 22314
ATTN: MARY CATHERINE GIBBS

5. ARCHITECT
RUST ORLING ARCHITECTURE
1215 CAMERON STREET
ALEXANDRIA, VA 22314
ATTN: SCOTT FLEMING

6. LANDSCAPE ARCHITECT
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
5810 KINGSTOWNE CENTER DRIVE
SUITE 120
ALEXANDRIA, VA 22315
ATTN: JOE PLUMPE

7. TRANSPORTATION ENGINEER:
GOROVE SLADE
225 REINEKERS LANE, SUITE 750
ALEXANDRIA, VA 22314
ATTN: FELICE BRYCHTA

VICINITY MAP



SCALE: 1"=2000'

COMPLETE STREETS TABLE

QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	7	1
STANDARD	6	1
HIGH VISIBILITY	1	–
CURB RAMPS	14	2
SIDEWALKS (LF)	2730	–
BICYCLE PARKING (# OF SPACES)	121	–
PUBLIC/VISITOR	4	–
PRIVATE/GARAGE	117	–
BICYCLE PATHS (LF)	440	–
PEDESTRIAN SIGNALS	–	–

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING OFFICE BUILDINGS AND PARKING AREAS TO REDEVELOP THE SITE UNDER EXISTING ZONING WITH RESIDENTIAL USE FEATURING ±37 TOWNHOUSES AND ±80 MULTI-UNIT DWELLINGS, AND SUPPORTING INFRASTRUCTURE AND OPEN SPACES. THE PROPOSED HEIGHT OF THE TOWNHOUSES AND THE MULTI-UNIT DWELLING BUILDINGS WILL BE A MAXIMUM OF 50 FEET. ALSO PROPOSED ARE THE CONSTRUCTION OF TWO PUBLIC STREETS SURROUNDING THE DEVELOPMENT.

REQUESTED LAND USE APPROVALS

1. DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH PRELIMINARY SITE PLAN.
2. SPECIAL USE PERMIT FOR RESIDENTIAL WITHIN 1,000 SF OF EISENHOWER AVENUE.
3. SPECIAL USE PERMIT FOR FEE SIMPLE TOWNHOUSE LOTS WITHOUT FRONTAGE ON A PUBLIC STREET.
4. SPECIAL USE PERMIT FOR PARKING REDUCTION.
5. MODIFICATION OF OPEN SPACE REQUIREMENT TO REDUCE REQUIRED OPEN SPACE FROM 35% PER Z.O. PROVISIONS TO 30% PER SMALL AREA PLAN RECOMMENDATIONS.
6. MODIFICATION OF 4-1005(2)(b) TO PERMIT SIDE YARD LESS THAN 16 FEET AND SETBACK RATIO GREATER THAN 1:2 FOR MULTI-UNIT DWELLINGS.
7. MODIFICATION OF 4-1005(2)(c) TO PERMIT REAR YARD LESS THAN 8 FEET AND SETBACK RATIO GREATER THAN 1:1.
8. MODIFICATION OF 7-1005 TO PERMIT PARKING TO COVER MORE THAN 50% OF REQUIRED YARDS.
9. A SUBDIVISION OF LOTS.

GREEN BUILDING NARRATIVE

THIS APPLICATION WILL COMPLY WITH THE CITY OF ALEXANDRIA'S 2019 GREEN BUILDING POLICY AND WILL LIKELY PURSUE CERTIFICATION TO THE NGBS SILVER STANDARD.

TRIP GENERATION ANALYSIS

(PRELIMINARY, PROVIDED BY GOROVE SLADE)

Table 1: Existing and Proposed Development Trip Generation Comparison (Without Mode Spit Reductions)

Land Use	ITE Code	Size	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily Total
Existing									
General Office Building	710	94,936 sqft	141	19	160	27	132	159	1,109
Existing Total (veh/hr)			**141**	**19**	**160**	**27**	**132**	**159**	**1,109**
Proposed									
Townhouses	215	37 du	3	11	14	11	7	18	231
Multi-Unit Dwelling	221	80 du	5	19	24	19	13	32	335
Proposed Total (veh/hr)			**8**	**30**	**38**	**30**	**20**	**50**	**566**
Net New Trips (veh/hr)			**-133**	**11**	**-122**	**3**	**-112**	**-109**	**-543**

ZONING TABULATIONS

ZONING :	EXISTING ZONE: OCM(100) PROPOSED ZONE: OCM(100) (NO CHANGE PROPOSED)
MASTER PLAN :	EISENHOWER WEST SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	±5.01 AC OR ±218,268 SF (PRE R.O.W. DEDICATION) ±3.75 AC OR ±163,181 SF (POST R.O.W. DEDICATION)
USE:	EXISTING: OFFICE BUILDING AND PARKING PROPOSED: RESIDENTIAL TOWNHOUSES AND MULTI-UNIT DWELLINGS

	ZONING ORDINANCE	PROVIDED
ZONE	**OCM(100)**	**OCM(100)**
FAR	UP TO 1.5	±1.20 (±261,922 SF/±218,268 SF)
7-700 ADU DENSITY BONUS	UP TO 0.45 (30% OF 1.5)	N/A
GROSS FLOOR AREA	N/A	±313,746 SF
NET FLOOR AREA	±327,402 SF MAX.	±261,922 SF (MAX)
TOTAL UNITS (PRELIMINARY)	N/A	±117 UNITS
20' TOWNHOUSE	N/A	±19 UNITS
16' TOWNHOUSE	N/A	±18 UNITS
MULTI-UNIT DWELLING	N/A	±80 UNITS
DENSITY	54.45 DU/AC	±23.4 DU/AC
LOT AREA (SF)	N/A (APPLIES TO SINGLE-UNIT ONLY)	N/A
BUILDING HEIGHT	100 FT MAX.	50 FT MAX.
AVERAGE FINISH GRADE	N/A	VARIES, SEE SHEET P-0502
FRONTAGE	N/A (APPLIES TO DIFFERENT UNIT TYPES)	VARIES, SEE SHEET P-0201
SETBACKS		
FRONT YARD	0 FT*	VARIES, SEE SHEET P-0201
SIDE YARD	1:2 SETBACK, 16 FT MIN. (MULTI-UNIT); N/A IF <25 FT LOTS (TH)	VARIES, SEE SHEET P-0201
REAR YARD	1:1 SETBACK, 8 FT MIN.	VARIES, SEE SHEET P-0201
OPEN SPACE	35% MIN. (±57,206 SF)	±26.6% (±43,410 SF)***
AT-GRADE	--	±37,590 SF
ABOVE-GRADE	--	±5,820 SF
PARKING (# SPACES)	±179 SPACES (SEE TABULATION THIS SHEET)	±154 SPACES****

* BASED ON CONTEXTUAL BLOCK FACE.
** MODIFICATION REQUESTED AS PART OF THIS APPLICATION.
*** OPEN SPACE MODIFICATION REQUESTED. SEE SHEET P-0403 FOR ADDITIONAL DETAILS AND JUSTIFICATION.
**** PARKING PROVIDED EXCEEDS REQUIREMENT; HOWEVER, THIS INCLUDES TANDEM SPACES IN MULTI-UNIT DWELLINGS, WHICH TECHNICALLY CANNOT COUNT TOWARD SATISFYING REQUIREMENT. A SPECIAL USE PERMIT FOR PARKING REDUCTION IS REQUESTED WITH THIS APPLICATION.

BUILDING CODE ANALYSIS

(PRELIMINARY, PROVIDED BY RUST ORLING ARCHITECTURE)

A) USE GROUP: R-3
B) NUMBER OF STORIES: 4
C) TYPE OF CONSTRUCTION: VB
D) FLOOR AREA PER FLOOR: VARIES, SEE TABLE 1.0 ON SHEETS A011 & A012
E) FIRE PROTECTION PLAN: NFPA 13R SPRINKLERS

SHEET INDEX

CIVIL
P-0101 COVER SHEET
P-0201 GENERAL NOTES
P-0301 SITE CONTEXT PLAN
P-0302 EXISTING CONDITIONS PLAN
P-0303 EXISTING CONDITIONS NOTES & DETAILS
P-0401 PRELIMINARY LAYOUT PLAN
P-0402 PRELIMINARY GEOMETRIC PLAN
P-0403 PRELIMINARY OPEN SPACE PLAN
P-0404 PRELIMINARY SUBDIVISION PLAT
P-0501 PRELIMINARY GRADING PLAN
P-0502 PRELIMINARY AVERAGE FINISH GRADE
P-0701 PRELIMINARY OUTFALL ANAYSIS
P-0702 PRELIMINARY SWM COMPUTATIONS
P-0703 PRELIMINARY BMP COMPUTATIONS
P-0704 PRELIMINARY BMP DETAILS
P-0901 PRELIMINARY SANITARY SEWER OUTFALL
P-1101 PRELIMINARY VEHICLE MOVEMENT PLAN
P-1102 PRELIMINARY GARBAGE TRUCK MOVEMENT PLAN
P-1103 PRELIMINARY SU-30 TRUCK MOVEMENT PLAN
P-1104 INTERSECTION SIGHT DISTANCE
P-1105 INTERSECTION SIGHT DISTANCE
P-1106 INTERSECTION SIGHT DISTANCE
P-1201 EXISTING TREE SURVEY
P-1202 PRELIMINARY TREE PRESERVATION PLAN
P-1203 EXISTING TREE INVENTORY
P-1301 PRELIMINARY FIRE SERVICE PLAN
P-1302 PRELIMINARY FIRE TRUCK MOVEMENT PLAN

LANDSCAPE
L0.01 GENERAL NOTES
L0.02 OVERALL PLAN
L1.01 HARDSCAPE PLAN - NORTHWEST
L1.02 HARDSCAPE PLAN - NORTHEAST
L1.03 HARDSCAPE PLAN - SOUTHWEST
L1.04 HARDSCAPE PLAN - SOUTHEAST
L1.05 HARDSCAPE PLAN - PARK ENLARGEMENTS
L2.01 HARDSCAPE DETAILS
L2.02 HARDSCAPE DETAILS - BUS SHELTER
L2.03 HARDSCAPE DETAILS - BUS SHELTER
L2.04 HARDSCAPE DETAILS - BUS SHELTER
L2.05 HARDSCAPE DETAILS - BUS SHELTER
L2.06 HARDSCAPE DETAILS - BUS SHELTER
L2.07 HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL NOTES
L2.08 HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL PLANS
L2.09 HARDSCAPE DETAILS - BUS SHELTER COLUMN SCHEDULE
L2.10 HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL DETAILS
L3.01 PRODUCT INFORMATION
L4.01 LANDSCAPE PLAN - NORTHWEST
L4.02 LANDSCAPE PLAN - NORTHEAST
L4.03 LANDSCAPE PLAN - SOUTHWEST
L4.04 LANDSCAPE PLAN - SOUTHEAST
L4.05 LANDSCAPE PLAN - PARK ENLARGEMENTS
L5.01 PLANT SCHEDULE
L5.02 PLANT TABULATIONS
L5.03 LANDSCAPE DETAILS & NOTES
L5.04 LANDSCAPE DETAILS & NOTES

ARCHITECTURE
A010 ARCHITECTURAL SITE PLAN
A011 TOWNHOUSE UNIT PLANS & F.A.R. DIAGRAMS
A012 BACK-TO-BACK UNIT PLANS & F.A.R. DIAGRAMS
A020 STREETSCAPE ELEVATIONS
A021 TOWNHOUSE BUILDING "E" ELEVATIONS
A022 TOWNHOUSE BUILDING "K" ELEVATIONS
A023 BACK-TO-BACK BUILDING "C" ELEVATIONS
A030 BUILDING SECTIONS
A031 SITE SECTIONS

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

SCALE: AS NOTED | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 1/22/2026 PROFESSIONAL ENGINEER

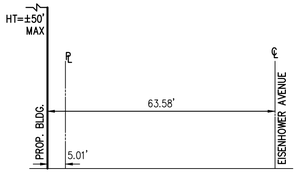
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NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

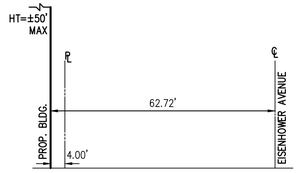
EISENHOWER POINTE PHASE II
TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

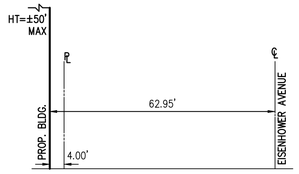
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



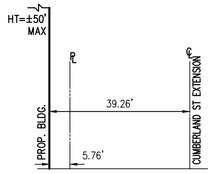
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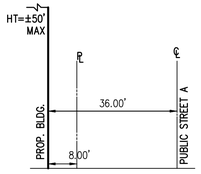
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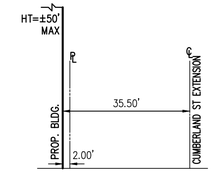
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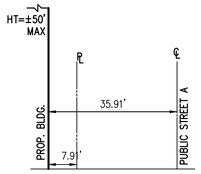
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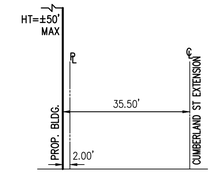
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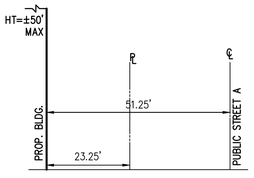
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SECTION E-E
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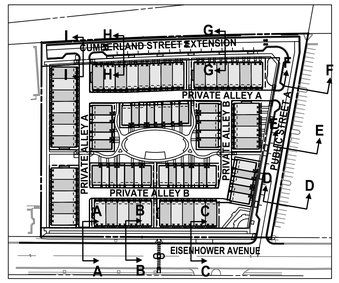


SECTION I-I
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SECTION F-F
NOT TO SCALE

KEY MAP



NOTE:
SECTIONS PROVIDED TO SHOW COMPLIANCE WITH SECTION 6-403 OF THE ZONING ORDINANCE

SCALE: 1"=150'

RESOURCE PROTECTION AREA NOTE

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190036E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AND ZONE X OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AND ZONE AE BASE FLOOD ELEVATIONS DETERMINED. THIS OCCURS AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

CEMETERY AND/OR BURIAL GROUNDS

TO THE BEST OF OUR KNOWLEDGE THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

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

NATURAL GAS:
WASHINGTON GAS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

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

WATER:
VIRGINIA AMERICAN WATER COMPANY
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

SEE P-0700 SERIES SHEETS FOR SWM/BMP DETAILS AND INFORMATION.

COMBINED SEWER NARRATIVE

THIS SITE IS NOT SERVED BY A COMBINED SEWER. CONNECTIONS TO SEPARATE STORM AND SANITARY SEWERS ARE AVAILABLE WITHIN THE SITE VICINITY.

SANITARY SEWER OUTFALL NARRATIVE

SEE P-0901 SHEET FOR SANITARY SEWER OUTFALL AND COMPUTATIONS.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT SHALL BE PREPARED FOR THIS PROPERTY AND PROVIDED UNDER SEPARATE COVER.

ALEXRENEW NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B
2. 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.

FEDERAL UNDERTAKING NOTE

THIS PROJECT IS NOT A FEDERAL UNDERTAKING.

DEVELOPMENT LOT TABULATIONS

TOWNHOUSE UNITS

UNIT	LOT	LOT AREA (±SF)	FRONT SETBACK (±FT)	SIDE SETBACK (±FT)	REAR SETBACK (±FT)	FRONTAGE (±FT)
45	501	1274	5	4	5	24.50
46	502	832	5	4	5	16.00
47	503	832	5	4	5	16.00
48	504	832	5	4	5	16.00
49	505	1274	5	4	5	24.50
58	506	1274	5	4	5	24.50*
59	507	832	5	4	5	16.00*
60	508	1040	5	4	5	20.00*
61	509	832	5	4	5	16.00*
62	510	1274	5	4	5	24.50*
63	511	1274	5	4	5	24.50*
64	512	832	5	4	5	16.00*
65	513	832	5	4	5	16.00*
66	514	832	5	4	5	16.00*
67	515	832	5	4	5	16.00*
68	516	832	5	4	5	16.00*
69	517	1274	5	4	5	24.50*
70	518	1274	5	4	5	24.50*
71	519	832	5	4	5	16.00*
72	520	1040	5	4	5	20.00*
73	521	832	5	4	5	16.00*
74	522	832	5	4	5	16.00*
75	523	832	5	4	5	16.00*
76	524	1274	5	4	5	24.50*
77	525	1274	5	4	5	24.50*
78	526	832	5	4	5	16.00*
79	527	1040	5	4	5	20.00*
80	528	832	5	4	5	16.00*
81	529	1274	5	4	5	24.50*
82	530	1274	5	4	5	24.50*
83	531	832	5	4	5	16.00*
84	532	832	5	4	5	16.00*
85	533	832	5	4	5	16.00*
86	534	832	5	4	5	16.00*
87	535	1040	5	4	5	20.00*
88	536	832	5	4	5	16.00*
89	537	1274	5	4	5	24.50*

*DOES NOT FRONT ON A PUBLIC STREET. SPECIAL USE PERMIT REQUESTED.

BACK TO BACK UNITS

UNIT	LOT	LOT AREA (±SF)	FRONT SETBACK WEST (±FT)	REAR SETBACK EAST (±FT)	SIDE SETBACK CUMBERLAND (±FT)	SIDE SETBACK SOUTH (±FT)	FRONTAGE WEST (±FT)
1-14	538	11,009	2.27	5.00	2.00	1.00	175.77

UNIT	LOT	LOT AREA (±SF)	FRONT SETBACK WEST (±FT)	REAR SETBACK EAST (±FT)	SIDE SETBACK NORTH (±FT)	SIDE SETBACK EISENHOWER (±FT)	FRONTAGE WEST (±FT)
15-24	539	8,123	2.27	5.00	1.00	5.00	131.00

UNIT	LOT	LOT AREA (±SF)	FRONT SETBACK EISENHOWER (±FT)	REAR SETBACK NORTH (±FT)	SIDE SETBACK WEST (±FT)	SIDE SETBACK EAST (±FT)	FRONTAGE EISENHOWER (±FT)
25-34	540	8,060	2.27	5.00	1.00	4.00	130.00

UNIT	LOT	LOT AREA (±SF)	FRONT SETBACK EISENHOWER (±FT)	REAR SETBACK NORTH (±FT)	SIDE SETBACK WEST (±FT)	SIDE SETBACK EAST (±FT)	FRONTAGE EISENHOWER (±FT)
35-44	541	8,060	2.27	5.00	1.00	4.00	130.00

UNIT	LOT	LOT AREA (±SF)	FRONT SETBACK EAST (±FT)	REAR SETBACK WEST (±FT)	SIDE SETBACK NORTH (±FT)	SIDE SETBACK SOUTH (±FT)	FRONTAGE EAST (±FT)
50-57	542	6,634	2.27	5.00	1.00	5.00	107.00

UNIT	LOT	LOT AREA (±SF)	FRONT SETBACK CUMBERLAND (±FT)	REAR SETBACK SOUTH (±FT)	SIDE SETBACK WEST (±FT)	SIDE SETBACK EAST (±FT)	FRONTAGE CUMBERLAND (±FT)
90-105	543	12,685	0.49	5.00	1.00	5.00	203.19

UNIT	LOT	LOT AREA (±SF)	FRONT SETBACK CUMBERLAND (±FT)	REAR SETBACK SOUTH (±FT)	SIDE SETBACK WEST (±FT)	SIDE SETBACK EAST (±FT)	FRONTAGE CUMBERLAND (±FT)
106-117	544	10,195	4.23	5.00	1.00	5.00	155.05

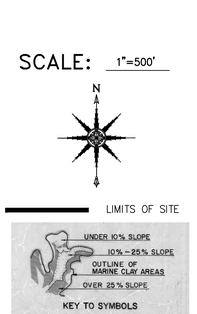
NOTE: SETBACKS PROVIDED ARE CALCULATED AS THE DISTANCE BETWEEN THE BUILDING AND ITS SURROUNDING LOT LINES.

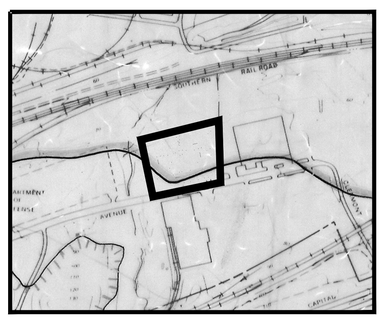
MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
T	COMMUNICATION	T
G	GAS MAIN	G
E	UNDERGROUND ELECTRIC	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
40 44	CONTOURS	40 44
+44 50	SPOT ELEVATION	+44 50
	DRAINAGE FLOW DIRECTION	
	BUILDING	

MARINE CLAY SOILS MAP

SCALE: 1"=500'





* THERE ARE KNOWN AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY'S MARINE CLAY MAP

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

SCALE: AS NOTED | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No.041851 — 1/22/2026 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

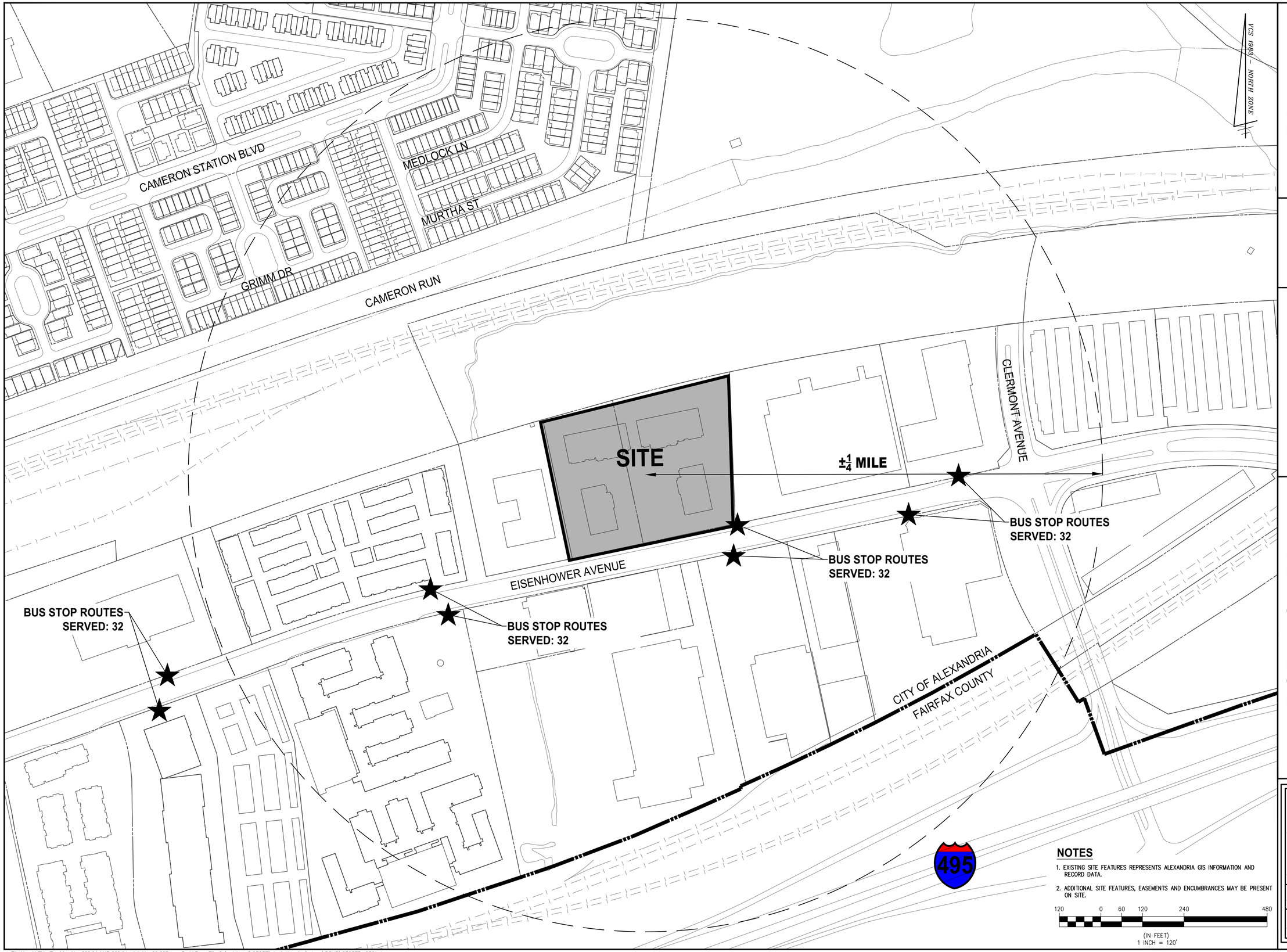
TOWNHOUSE DEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
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.



NOTES

1. EXISTING SITE FEATURES REPRESENTS ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.

120 0 60 120 240 480

(IN FEET)
1 INCH = 120'

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

SCALE: 1" = 120' | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA ENGINEER
AARON M. VINSON
Lic. No.041851
1/22/2026
PROFESSIONAL

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

REVISION APPROVED BY

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SITE CONTEXT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LEGEND

APPROX.LOC..... APPROXIMATE LOCATION
CO..... CLEANOUT
CONC..... CONCRETE
CSW..... CONCRETE SIDEWALK
DB..... DEED BOOK
DE..... DUMPSTER ENCLOSURE
ESMT..... EASEMENT
FC..... HEADER CURB
FDC..... FIRE DEPARTMENT CONNECTION
FF..... FIRST/FINISH FLOOR ELEVATION
GV..... GAS VALVE
HPS..... HAND PLACED STONE
INV..... INVERT
IPF..... IRON PIN FOUND (PROPERTY CORNER)
IPS..... IRON PIN SET (PROPERTY CORNER)
MB..... MAILBOX
N/F..... NOW OR FORMERLY
NS..... NAIL SET (PROPERTY CORNER)
OH..... OVERHANG
PD..... TELECOMMUNICATIONS PEDESTAL
PG..... PAGE
PT..... PICNIC TABLE
RE..... RECESSED ENTRANCE
RCP..... REINFORCED CONCRETE PIPE
SD.(123)..... STORM SEWER STRUCTURE
SMH.(123)..... SANITARY SEWER STRUCTURE
SN..... SIGN
SQ.FT..... SQUARE FEET
THH..... TELECOMMUNICATIONS HANDHOLE
HHH..... UTILITY HANDHOLE
WV..... WATER VALVE
..... FIRE HYDRANT
..... DOORWAY/ENTRANCE
..... UTILITY POLE
..... LIGHT POLE
..... OVERHEAD WIRE(S)
—E—..... UNDERGROUND ELECTRIC LINE
—G—..... UNDERGROUND GAS LINE
—S—..... UNDERGROUND SANITARY LINE
—SL—..... UNDERGROUND SANITARY LATERAL LINE
..... UNDERGROUND STORM SEWER LINE
—T—..... UNDERGROUND TELECOMMUNICATIONS LINE
—W—..... UNDERGROUND WATER LINE
..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
..... BOLLARD
E..... ELECTRIC TRANSFORMER
123.4..... SPOT ELEVATION
..... SIGN
E..... ELECTRIC MANHOLE
T..... TELECOMMUNICATIONS MANHOLE
W..... WATER METER
..... RESERVED FOR DISABLED

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	11,119.16'	559.03'(S)	02°52'50"	279.57'	558.97'	N76°05'00"E
		559.02'(R)				
C2	11,119.16'	212.40'	01°05'40"	106.21'	212.40'	N75°11'25"E
C3	11,119.16'	346.63'(S)	01°47'10"	173.33'	346.61'	N76°37'50"E
		346.62'(R)				

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

N/F SOUTHERN RAILWAY COMPANY
D.B. D-9 PG. 137
OUTLOT 3456-01-01-08
D.B. 614 PG. 53

N 6,979,074.386
E 11,876,726.941

INGRESS-EGRESS ESMT.
D.B 697 PG. 411

24' EMERGENCY VEHICLE ESMT.
D.B 1133 PG. 1771

10' STORM SEWER ESMT.
D.B 681 PG. 596

INGRESS-EGRESS ESMT.
D.B 697 PG. 402

APPROX.LOC.
15' VEPCO ESMT.
D.B 1162 PG. 574

EX. 240'-15" RCP
STORM SEWER @ 0.7%

EX. 211'-48" RCP
STORM SEWER @ 1.56%

EX. 49'-15" RCP
STORM SEWER

EX. 207'-15" RCP
STORM SEWER @ 1.1%

EX. 35'-15" RCP
STORM SEWER @ 1.1%

EX. 90'-21" RCP
STORM SEWER @ 0.7%

EX. 90'-24" RCP
STORM SEWER @ 1.3%

EX. 73'-15" RCP
STORM SEWER @ 0.9%

EX. 61'-48" RCP
STORM SEWER @ 0.87%

EX. 98'-48" RCP
STORM SEWER

EX. 221'-48" RCP
STORM SEWER @ 2.6%

48"RCP INV=59.75
15"RCP INV=62.44
18"RCP INV=60.11

10' SANITARY SEWER ESMT.
D.B 1133 PG. 1771

22' EMERGENCY VEHICLE ESMT.
D.B 1133 PG. 1771

10' V.A.W.C. ESMT.
D.B 1133 PG. 441

20' STORM & SANITARY SEWER ESMT.
D.B 681 PG. 596

20' STORM & SANITARY SEWER ESMT.
D.B 681 PG. 590

5' STORM SEWER ESMT.
D.B 681 PG. 596

5' STORM SEWER ESMT.
D.B 681 PG. 584

24' EMERGENCY VEHICLE ESMT.
D.B 1133 PG. 1771

APPROX.LOC.
C NSW VEPCO ESMT.
D.B 688 PG. 24

10'x20' C&P TELEPHONE ESMT.
D.B 1145 PG. 1797

APPROX.LOC.
10' SANITARY SEWER ESMT.
D.B 673 PG. 683

N 6,978,676.056
E 11,876,810.009

212.10'
N11°46'47"W
270.93'
S78°13'13"W - 483.03'

LOT 3456-01-01-02-02
#068.04-01-03
87,571 SQ.FT.(S)
87,564 SQ.FT.(R)
#4801-#4813 EISENHOWER AVE.
2-STORY STUCCO AND GLASS

LOT 3456-01-01-02-01
#069.01-01-01
130,697 SQ.FT.(S)
130,680 SQ.FT.(R)
#4713-#4725 EISENHOWER AVE.
2-STORY STUCCO AND GLASS

#4815-#4825 EISENHOWER AVE.
2-STORY STUCCO AND GLASS

#4701-#4711 EISENHOWER AVE.
2-STORY STUCCO AND GLASS

LOT 3456-01-01-02-03-02
SECTION 2, BUSH HILL INDUSTRIAL PARK
D.B. 722 PG. 470

LOT 501
BOGLE INDUSTRIES, INC.
D.B. 1186 PG. 383

EX. BUS STOP

EISENHOWER AVENUE
(80' PUBLIC RIGHT-OF-WAY WIDTH)

ZONE X OTHER FLOOD AREAS
ZONE A
ZONE AE
RPA

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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SCALE: 1" = 30' | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No.041851 — 1/22/2026 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 068.04 AND 069.01 Job No. 23-037 Cadd Dwg. File:Q:\sdskproj\23037\dwg\planning\plans\DSUP\23037P-0302.dwg

SHEET: P-0302

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP–BLOCK–LOT NUMBERS 068.04–01–03 AND 069.01–01–01, BOTH ZONED OCM(100) PER THE CITY OF ALEXANDRIA ZONING MAP.

2. THE PROPERTIES ARE NOW IN THE NAME OF ICOV II EISENHOWER OWNER LLC, AS RECORDED IN INSTRUMENT NUMBER 230004635 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

3. THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.

4. THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.

5. TOTAL RECORD AREA OF THE PROPERTIES IS 218,244 SQUARE FEET OR 5.0102 ACRES. TOTAL AREA OF THE PROPERTY AS SURVEYED IS 218,268 SQUARE FEET OR 5.0108 ACRES.

6. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.

7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190036E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AND ZONE X OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AND ZONE AE BASE FLOOD ELEVATIONS DETERMINED.

8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, POLICY NUMBER 202300043VA DATE OF POLICY MAY 22, 2023.

9. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS REAL–TIME NETWORK (RTN) GPS. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995391. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

10. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 11, 2023; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

11. THIS SURVEY WAS PERFORMED AT THE REQUEST OF ICOV II EISENHOWER OWNER, LLC.

12. THE RESOURCE PROTECTION AREA (RPA) DELINEATED HEREON IS SHOWN APPROXIMATE PER THE EXHIBIT PREPARED BY BOWMAN CONSULTING GROUP LTD. DATED 3/21/2025.

STORM SEWER AS-BUILTS

SD 717	
CURB INLET TOP =	79.33
18"RCP IN (SD 718)=	74.60
21"RCP OUT (SD 786)=	74.44
SD 786	
CURB INLET TOP =	79.20
21"RCP IN (SD 717)=	
INVERT OUT (SD 2598)=	71.50
FULL OF DEBRIS COULD NOT AS-BUILT	
SD 2598	
MANHOLE TOP =	78.84
INVERT IN (SD 786)=	70.34
INVERT OUT (EAST)=	70.29
COULD NOT VERIFY PIPE SIZES	
NO LADDER IN STRUCTURE	
SD 849	
CURB INLET TOP =	77.13
48"RCP IN (SD 836)=	69.79
48"RCP IN (SD 850)=	69.63
48"RCP OUT (SD 903)=	69.58
SD 903	
CURB INLET TOP =	76.77
48"RCP IN (SD 849)=	69.05
48"RCP OUT (SD 1441)=	68.96
SD 2014	
CURB INLET TOP =	74.12
15"RCP OUT (SD 1951)=	
FULL OF DEBRIS COULD NOT AS-BUILT	
SD 1951	
CURB INLET TOP =	75.29
15"RCP IN (SD 2014)=	70.14
15"RCP OUT (SD 2597)=	69.78
SD 1354	
CURB INLET TOP =	72.10
18"RCP OUT (SD 2597)=	67.79

SD 2597	
MANHOLE TOP =	72.46
15"RCP IN (SD 1951)=	67.56
18"RCP IN (SD 1354)=	67.41
21"RCP OUT (SD 1280)=	67.22
SD 1280	
CURB INLET TOP =	71.73
21"RCP IN (SD 2597)=	66.58
24"RCP OUT (SD 1160)=	66.48
SD 1321	
CURB INLET TOP =	70.61
15"RCP OUT (SD 1160)=	66.01
SD 1160	
CURB INLET TOP =	70.47
15"RCP IN (SD 1321)=	65.37
24"RCP IN (SD 1280)=	64.43
27"RCP OUT (SD 1441)=	64.40
SD 1441	
MANHOLE TOP =	71.19
27"RCP IN (SD 1160)=	64.03
48"RCP IN (SD 903)=	63.16
48"RCP OUT (NORTH)=	63.06
SD 2335	
CURB INLET TOP=	70.50
15"RCP OUT (SD 2547)=	64.94
SD 2547	
CURB INLET TOP =	67.92
15"RCP IN (SD 2335)=	63.25
15"RCP OUT (EAST)=	62.92
SD 1474	
MANHOLE TOP =	67.60
18"RCP IN (SD 1475)=	60.85
18"RCP OUT (WEST)=	60.85

SANITARY SEWER AS-BUILTS

SMH 1965	
MANHOLE TOP =	73.71
LAT INV IN (SOUTH)=	66.21
LAT INV IN (NORTH)=	66.21
10"INV OUT (SMH 1301)=	66.01
SMH 1301	
MANHOLE TOP =	71.53
LAT INV IN (NORTH)=	64.31
10"INV IN (SMH 1965)=	64.21
10"INV OUT (SMH 1480)=	63.86
SMH 1480	
MANHOLE TOP =	76.66
10"INV IN (SMH 1301)=	62.21
10"INV OUT (SMH 1050)=	61.78
SMH 1050	
MANHOLE TOP =	76.08
LAT INV IN (NORTH)=	61.76
10"INV IN (SMH 1480)=	61.23
10"INV OUT (SMH 938)=	60.88
SMH 2595	
MANHOLE TOP =	86.01
12"INV IN (WEST)=	67.66
12"INV OUT (SMH 1803)=	67.43
SMH 1803	
MANHOLE TOP =	80.92
12"INV IN (SMH 2595)=	65.55
12"INV OUT (SMH 938)=	65.47
SMH 938	
MANHOLE TOP =	77.98
6"INV IN (SOUTH)=	
10"INV IN (SMH 1050)=	60.56
12"INV IN (SMH 1803)=	60.63
12"INV OUT (SMH 2577)=	59.73
SMH 2577	
MANHOLE TOP =	73.03
INV IN (NORTH)=	62.23
INV IN (SOUTH)=	59.98
12"INV IN (SMH 938)=	58.20
12"INV OUT (EAST)=	58.08

PIPE SIZES ARE PER RECORD INFORMATION

SMH 2604	
MANHOLE TOP =	68.44
LAT INV IN (NORTH)=	56.67
12"INV IN (SMH 2577)=	57.65
12"INV OUT (SMH 2608)=	56.65
SMH 2608	
MANHOLE TOP =	66.19
10"INV IN (SMH 2607)=	54.96
12"INV IN (SMH 2604)=	55.18
12"INV OUT (SMH 2615)=	54.96
SMH 2615	
MANHOLE TOP =	66.29
LAT INV IN (WEST)=	52.49
12"INV IN (SMH 2608)=	52.47
12"INV OUT (SMH 2612)=	52.46
SMH 2612	
MANHOLE TOP =	71.25
12"INV IN (SMH 2615)=	49.33
12"INV OUT (SMH 2619)=	49.00
SMH 2619	
MANHOLE TOP =	68.84
12"INV IN (SMH 2612)=	48.09
12"INV OUT (SMH 2620)=	48.09
SMH 2620	
MANHOLE TOP =	67.91
12"INV IN (SMH 2619)=	47.22
12"INV OUT (SMH 2621)=	47.11
SMH 2621	
MANHOLE TOP =	65.56
12"INV IN (SMH 2620)=	45.04
12"INV OUT (EAST)=	44.76
SMH 2630	
MANHOLE TOP =	58.18
12"INV IN (WEST)=	
12"INV OUT (SMH 2632)=	
INACCESSIBLE TRAILER ON TOP	
SMH 2632	
MANHOLE TOP =	53.46
12"INV IN (SMH 2630)=	40.37
12"INV OUT (SMH 2631)=	40.36
SMH 2631	
MANHOLE TOP =	51.10
12"INV IN BTD (SMH 2632)=	27.45
60"INV IN (N.WEST)=	
60"INV OUT (S.EAST)=	
COULD NOT AS-BUILT DUE TO DEPTH	
AND RATE OF FLOW	
BTD=BOTTOM DROP	

PIPE SIZES ARE PER RECORD INFORMATION

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

SCALE: NONE | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON M. HINSON Lic. No.041851
1/22/2026

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
REVISION APPROVED BY					

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS NOTES & DETAILS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025–10033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

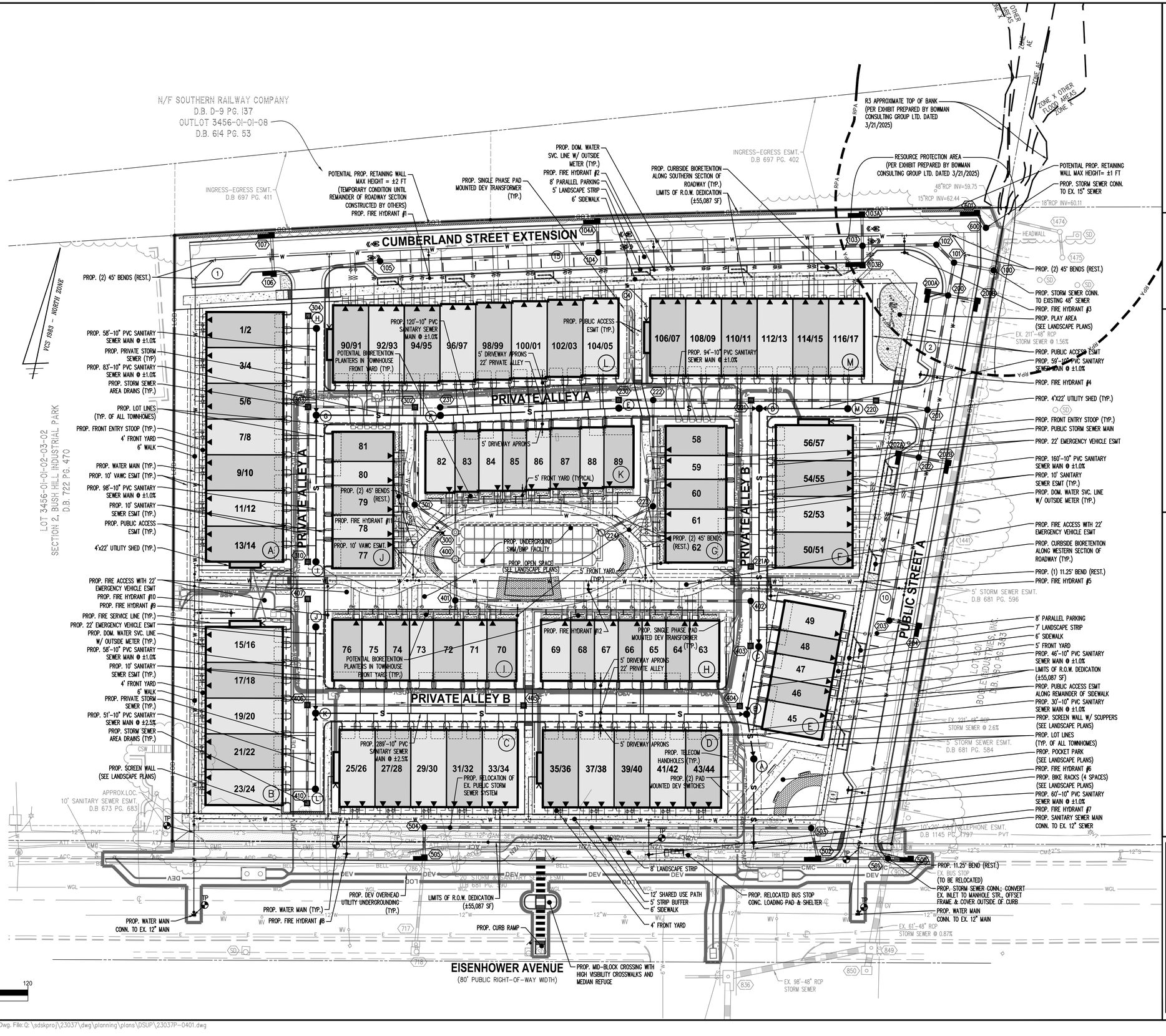
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6S / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6S / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
E	PLUG	E
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
A	BUILDING IDENTIFIER	

NOTES

1. INFORMATION & DETAILS SHOWN ON THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.
2. STORMWATER MANAGEMENT & BMP REQUIREMENTS WILL LIKELY BE MET THROUGH A COMBINATION OF PRACTICES, WITH THE POTENTIAL TO INCLUDE BIORETENTION PLANTERS AND BELOW GRADE MANUFACTURED TREATMENT DEVICES. ALL BMPS ON PRIVATE PROPERTY ARE TO BE OWNED & MAINTAINED BY THE OWNER. ALL BMPS IN THE CITY R.O.W. TO BE OWNED & MAINTAINED BY THE CITY OF ALEXANDRIA.
3. SEE COVER SHEET P-0101 FOR PROPOSED ZONING & PARKING TABULATIONS.
4. SEE SHEET P-0404 FOR PRELIMINARY SUBDIVISION PLAT, WITH DETAILS OF PROPOSED FEE SIMPLE LOTS.
5. SEE LANDSCAPE PLANS (BY OTHERS) FOR DETAILS OF PROPOSED AMENITY FEATURES AND OPEN SPACES.
6. SEE ARCHITECT PLANS (BY OTHERS) FOR DETAILS OF PROPOSED BUILDING DESIGN AND UNIT TYPES.
7. DRY UTILITY DESIGN IS PRELIMINARY AND MUST BE DESIGNED AND VERIFIED BY THE PROJECT'S DRY UTILITY CONSULTANT. PROVIDED ON THESE PLANS FOR REFERENCE ONLY.
8. PROPOSED UTILITIES ON SITE INCLUDING STORM SEWERS, SANITARY SEWERS, WATERLINES, AND FIRE HYDRANTS WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS LOCATED IN AN EASEMENT GRANTED TO THE CITY OF ALEXANDRIA OR UTILITY PROVIDER.
9. THE APPLICANT RESERVES THE RIGHT TO CONTINUE TO COORDINATE WITH T&ES THE USE OF ALTERNATE VDOT STORM SEWER CURB INLETS ALONG THE NORTHERN SIDE OF CUMBERLAND STREET EXTENSION AT TIME OF FINAL SITE PLAN.
10. SEE THIS SHEET AND SHEET P-0404 FOR THE LOCATIONS OF THE PROPOSED PUBLIC ACCESS EASEMENTS. THE APPLICANT WILL CONTINUE TO COORDINATE THE LIMITS OF THE PROPOSED PUBLIC ACCESS EASEMENTS WITH CITY STAFF AS PART OF THE DEVELOPMENT APPROVAL CONDITIONS.
11. SEE SHEETS P-0402 AND P-0404 FOR PROPOSED LOT NUMBERS.



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COMMONWEALTH OF VIRGINIA — AARON M. VINSON Lic. No.041851 — 1/22/2026 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LAYOUT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R / CG-6
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
(A)	BUILDING IDENTIFIER	

NOTES

1. INFORMATION & DETAILS SHOWN ON THESE PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
2. REFER TO ARCHITECTURE PLANS FOR DETAILS OF BUILDING DESIGN.
3. SEE SHEET P-0404 FOR PRELIMINARY SUBDIVISION PLAT, WITH DETAILS OF PROPOSED FEE SIMPLE LOTS.

SIGN LEGEND

SIGN "A"

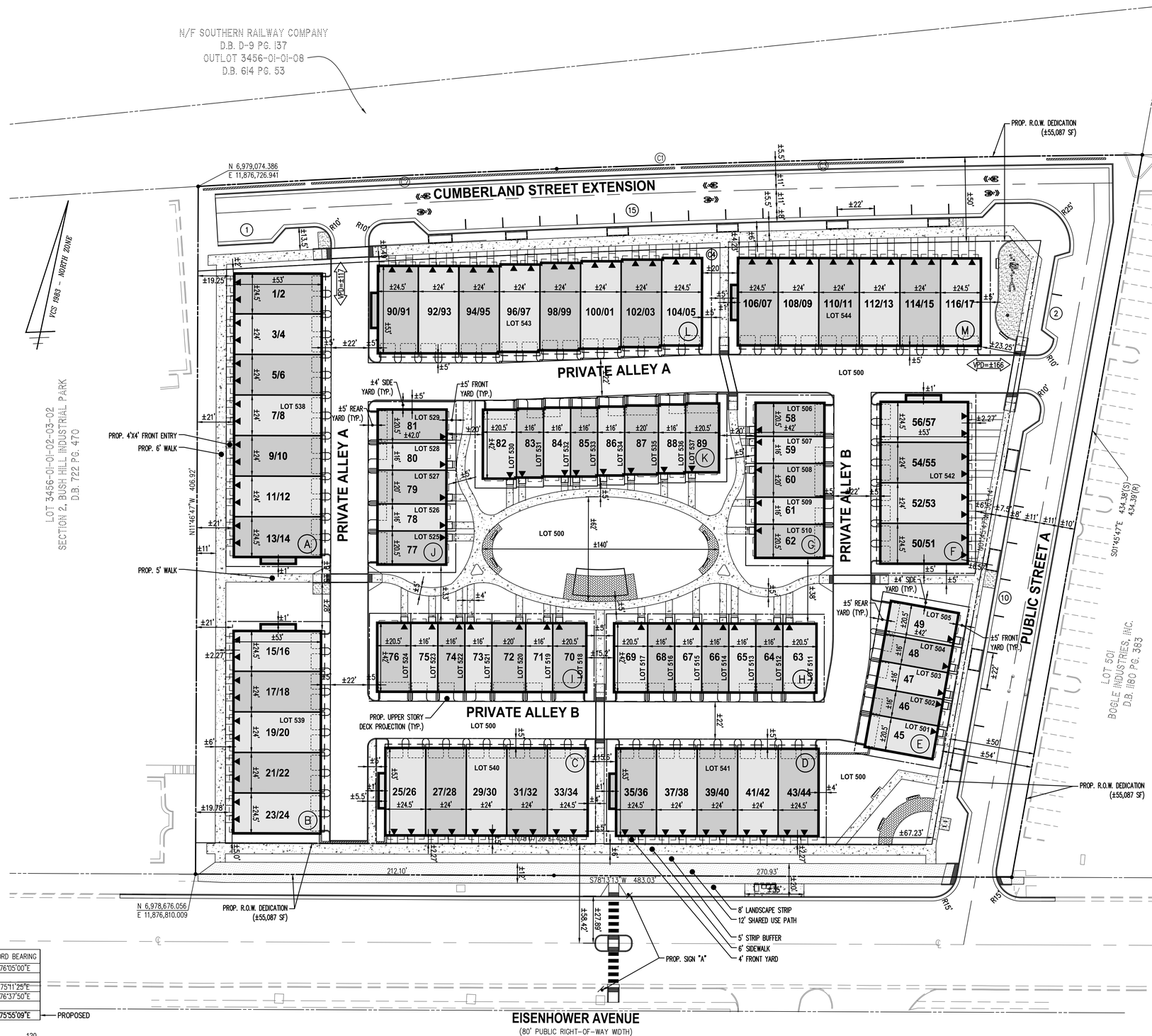
W11-2
W16-7P
36" X 36"
24" X 12"

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	11,119.16'	559.03'(S)	02°52'50"	279.57'	558.97'	N76°05'00"E
		559.02'(R)				
C2	11,119.16'	212.40'	01°05'40"	106.21'	212.40'	N75°11'25"E
C3	11,119.16'	346.63'(S)	01°47'10"	173.33'	346.61'	N76°37'50"E
		346.62'(R)				
C4	**11,069.16'**	**499.26'**	**02°35'03"**	**249.67'**	**499.22'**	**N75°55'09"E**

← PROPOSED

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



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COMMONWEALTH OF VIRGINIA — AARON M. VINSON Lic. No.041851 — 1/22/2026

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GEOMETRIC PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
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.

N/F SOUTHERN RAILWAY COMPANY
D.B. D-9 PG. 137
OUTLOT 3456-01-01-08
D.B. 614 PG. 53

«« CUMBERLAND STREET EXTENSION ««

VCS 1983 - NORTH ZONE

LOT 3456-01-01-02-03-02
SECTION 2, BUSH HILL INDUSTRIAL PARK
D.B. 722 PG. 470

1/2 | 3/4 | 5/6 | 7/8 | 9/10 | 11/12 | 13/14 (A)

90/91 | 92/93 | 94/95 | 96/97 | 98/99 | 100/01 | 102/03 | 104/05 (L)

106/07 | 108/09 | 110/11 | 112/13 | 114/15 | 116/17 (M)

PRIVATE ALLEY A

PRIVATE ALLEY A

81 | 80 | 79 | 78 | 77 (J)

82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 (K)

58 | 59 | 60 | 61 | 62 (G)

PRIVATE ALLEY B

56/57 | 54/55 | 52/53 | 50/51 (F)

PROPOSED PUBLIC ACCESS EASEMENT FOR REMAINDER OF SIDEWALK NOT IN RIGHT OF WAY

PUBLIC STREET A

15/16 | 17/18 | 19/20 | 21/22 | 23/24 (B)

76 | 75 | 74 | 73 | 72 | 71 | 70 (J)

69 | 68 | 67 | 66 | 65 | 64 | 63 (H)

49 | 48 | 47 | 46 | 45 (E)

PRIVATE ALLEY B

LOT 501
BOGLE INDUSTRIES, INC.
D.B. 1180 PG. 383

25/26 | 27/28 | 29/30 | 31/32 | 33/34 (C)

35/36 | 37/38 | 39/40 | 41/42 | 43/44 (D)

EISENHOWER AVENUE
(80' PUBLIC RIGHT-OF-WAY WIDTH)

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

OPEN SPACE LEGEND

- GROUND LEVEL OPEN SPACE
- EMERGENCY VEHICLE EASEMENT
- PUBLICLY ACCESSIBLE OPEN SPACE
- USABLE SITE AREA OPEN TO SKY LESS THAN 8'X8'
- ABOVE GRADE OPEN SPACE

OPEN SPACE AREA TABULATIONS

REQUIRED

PARCEL AREA =	163,181 SF (3.75 AC) (POST DEDICATION)
OPEN SPACE REQUIRED =	57,113 SF (1.31 AC) (35%) [ZONING ORDINANCE]
	48,954 SF (1.12 AC) (30%) [SMALL AREA PLAN]
	24,477 SF (0.56 AC) (15%) [PUBLICLY ACCESSIBLE]

PROVIDED

GROUND LEVEL OPEN SPACE PROVIDED =	±37,590 SF (±0.86 AC) [±23.0% OF TOTAL SITE]**
ABOVE GRADE OPEN SPACE PROVIDED =	±5,820 SF (±0.13 AC) [±3.6% OF TOTAL SITE]
TOTAL OPEN SPACE PROVIDED =	±43,410 SF (±0.99 AC) [±26.6% OF TOTAL SITE]*

(EXCLUDES EMERGENCY VEHICLE ESMT AREA AND USABLE SITE AREA OPEN TO SKY)
*OPEN SPACE MODIFICATION REQUESTED
**(INCLUDES ±24,879 SF (±0.57 AC) OF PUBLICLY ACCESSIBLE GROUND LEVEL OPEN SPACE [±15%])

USABLE SITE AREA OPEN TO THE SKY LESS THAN 8'X8' = ±4,123 SF (±0.09 AC) [±2.5% OF TOTAL SITE]
OPEN SPACE EMERGENCY VEHICLE ESMT AREA = ±5,310 SF (±0.12 AC) [±3.3% OF TOTAL SITE]

TOTAL OPEN SPACE PROVIDED WITH EMERGENCY VEHICLE ESMT AREA AND USABLE SITE AREA OPEN TO THE SKY = ±52,843 SF (±1.21 AC) [±32.4% OF TOTAL SITE]

NOTE:

1. ABOVE GRADE OPEN SPACE PROVIDED AS ROOF TERRACES ON EACH TOWNHOUSE UNIT. SEE ARCHITECTURE PLANS FOR MORE DETAILS.

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COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT
AARON M. HINSON
Lic. No.041851
1/22/2026

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II
TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OPEN SPACE PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

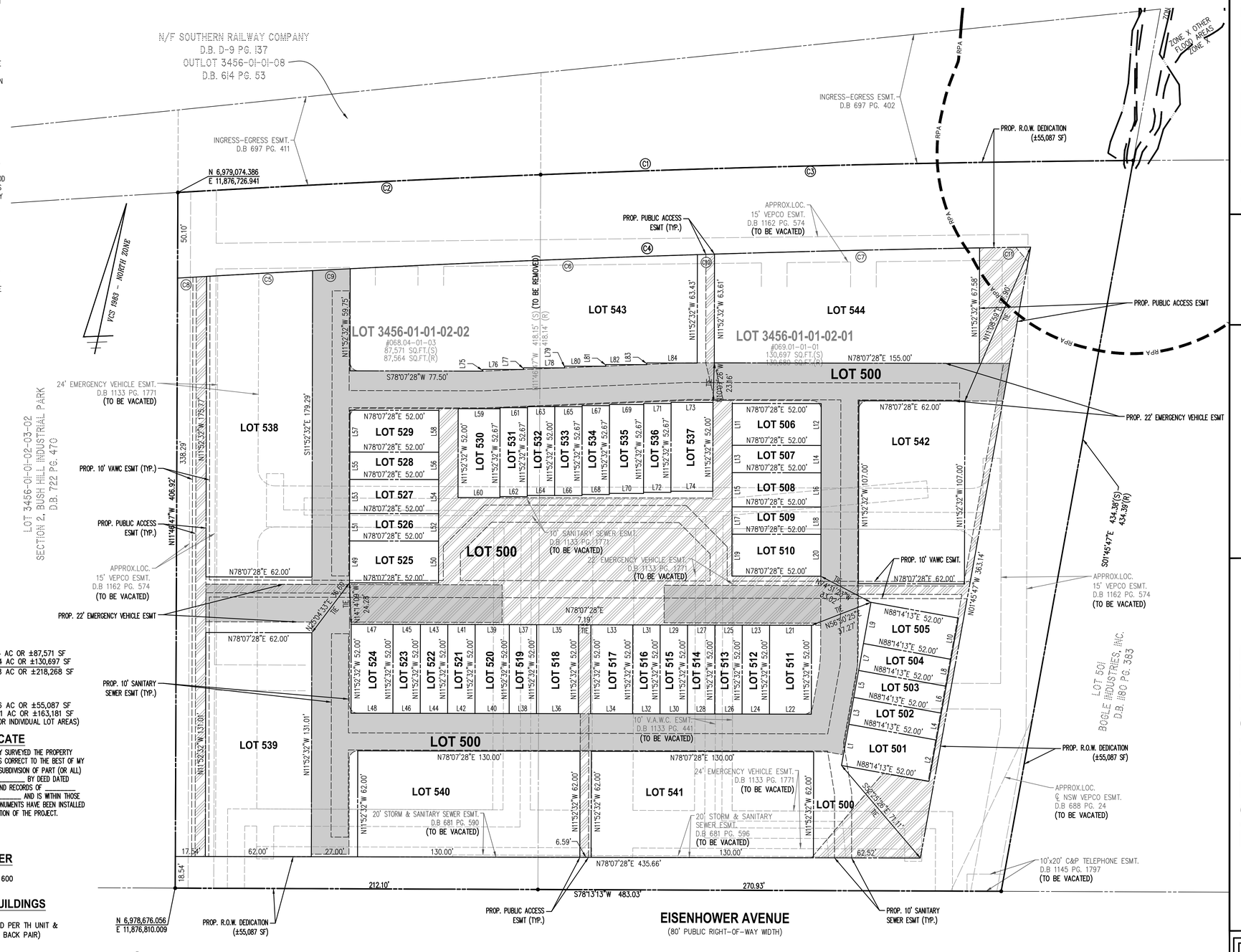
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SURVEY NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP–BLOCK–LOT NUMBERS 068.04–01–03 AND 069.01–01–01, BOTH ZONED OCM(100) PER THE CITY OF ALEXANDRIA ZONING MAP.
2. THE PROPERTIES ARE NOW IN THE NAME OF ICOV II EISENHOWER OWNER LLC, AS RECORDED IN INSTRUMENT NUMBER 230004635 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.
5. TOTAL RECORD AREA OF THE PROPERTIES IS 218,244 SQUARE FEET OR 5.0102 ACRES. TOTAL AREA OF THE PROPERTY AS SURVEYED IS 218,268 SQUARE FEET OR 5.0108 ACRES.
6. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190036E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AND ZONE X OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AND ZONE AE BASE FLOOD ELEVATIONS DETERMINED.
8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, POLICY NUMBER 202300043VA DATE OF POLICY MAY 22, 2023.
9. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS REAL–TIME NETWORK (RTN) GPS. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995391. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
10. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 11, 2023; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
11. THIS SURVEY WAS PERFORMED AT THE REQUEST OF ICOV II EISENHOWER OWNER, LLC.
12. THE RESOURCE PROTECTION AREA (RPA) DELINEATED HEREON IS SHOWN APPROXIMATE PER THE EXHIBIT PREPARED BY BOWMAN CONSULTING GROUP LTD. DATED 3/21/2025.

LINE TABLE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N01°45'47"W	24.50	L43	N78°07'28"E	16.00
L2	N01°45'47"W	24.50	L44	N78°07'28"E	16.00
L3	N01°45'47"W	16.00	L45	N78°07'28"E	16.00
L4	N01°45'47"W	16.00	L46	N78°07'28"E	16.00
L5	N01°45'47"W	16.00	L47	N78°07'28"E	24.50
L6	N01°45'47"W	16.00	L48	N78°07'28"E	24.50
L7	N01°45'47"W	16.00	L49	N11°52'32"W	24.50
L8	N01°45'47"W	16.00	L50	N11°52'32"W	24.50
L9	N01°45'47"W	24.50	L51	N11°52'32"W	16.00
L10	N01°45'47"W	24.50	L52	N11°52'32"W	16.00
L11	N11°52'32"W	24.50	L53	N11°52'32"W	20.00
L12	N11°52'32"W	24.50	L54	N11°52'32"W	20.00
L13	N11°52'32"W	16.00	L55	N11°52'32"W	16.00
L14	N11°52'32"W	16.00	L56	N11°52'32"W	16.00
L15	N11°52'32"W	20.00	L57	N11°52'32"W	24.50
L16	N11°52'32"W	20.00	L58	N11°52'32"W	24.50
L17	N11°52'32"W	16.00	L59	N78°07'28"E	24.50
L18	N11°52'32"W	16.00	L60	N78°07'28"E	24.50
L19	N11°52'32"W	24.50	L61	N78°07'28"E	16.00
L20	N11°52'32"W	24.50	L62	N78°07'28"E	16.00
L21	N78°07'28"E	24.50	L63	N78°07'28"E	16.00
L22	N78°07'28"E	24.50	L64	N78°07'28"E	16.00
L23	N78°07'28"E	16.00	L65	N78°07'28"E	16.00
L24	N78°07'28"E	16.00	L66	N78°07'28"E	16.00
L25	N78°07'28"E	16.00	L67	N78°07'28"E	16.00
L26	N78°07'28"E	16.00	L68	N78°07'28"E	16.00
L27	N78°07'28"E	16.00	L69	N78°07'28"E	20.00
L28	N78°07'28"E	16.00	L70	N78°07'28"E	20.00
L29	N78°07'28"E	16.00	L71	N78°07'28"E	16.00
L30	N78°07'28"E	16.00	L72	N78°07'28"E	16.00
L31	N78°07'28"E	16.00	L73	N78°07'28"E	24.50
L32	N78°07'28"E	16.00	L74	N78°07'28"E	24.50
L33	N78°07'28"E	24.50	L75	N11°52'32"W	1.00
L34	N78°07'28"E	24.50	L76	N78°07'28"E	24.00
L35	N78°07'28"E	24.50	L77	N11°52'32"W	1.00
L36	N78°07'28"E	24.50	L78	N78°07'28"E	24.00
L37	N78°07'28"E	16.00	L79	N11°52'32"W	1.00
L38	N78°07'28"E	16.00	L80	N78°07'28"E	24.00
L39	N78°07'28"E	20.00	L81	N11°52'32"W	1.00
L40	N78°07'28"E	20.00	L82	N78°07'28"E	24.00
L41	N78°07'28"E	16.00	L83	N11°52'32"W	1.00
L42	N78°07'28"E	16.00	L84	N78°07'28"E	29.50



AREA TABULATION

EXISTING PARCELS
068.04–01–03.....±2.0104 AC OR ±87,571 SF
069.01–01–01.....±3.0004 AC OR ±130,697 SF
TOTAL.....±5.0108 AC OR ±218,268 SF

PROP. TOTAL SITE AREA
R.O.W. DEDICATION.....±1.2646 AC OR ±55,087 SF
RESIDUAL AREA.....±3.7461 AC OR ±163,181 SF
(SEE TABLE ON SHEET P–0201 FOR INDIVIDUAL LOT AREAS)

SURVEYOR'S CERTIFICATE

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

SUBDIVISION NAME

(TO BE FINALIZED IN FUTURE SUBMISSION)

APPLICANT/DEVELOPER

TRI POINTE HOMES
12435 PARK POTOMAC AVE SUITE 600
POTOMAC, MD 20854

TOTAL NUMBER OF BUILDINGS

EXISTING: 4
PROPOSED: 77 (CALCULATED PER TH UNIT & BACK TO BACK PAIR)

ZONING

CURRENT: OCM (100)
PROPOSED: OCM (100)

NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
2. ACCORDING TO THE CITY'S RPA MAP AND A FIELD DELINEATION PREPARED BY BOWMAN CONSULTING GROUP LTD. DATED 3/21/2025, THERE IS RPA PRESENT ON THE SUBJECT PROPERTY.
3. APPLICANT PROPOSES A RESUBDIVISION OF LOTS 3456–01–01–02–01 AND 3456–01–01–02–02 OF SECTION 2, BUSH HILL INDUSTRIAL PARK SUBDIVISION (DB 673 PG 683).
4. SEE SHEETS P–0401 & P–0501 FOR PRELIMINARY LAYOUT OF UTILITIES AND SITE TOPOGRAPHY.
5. SEE SHEET P–0201 FOR DEVELOPMENT LOT TABULATIONS.
6. THERE ARE EXISTING PUBLIC EASEMENTS WITHIN THE FUTURE R.O.W. DEDICATION THAT ARE NOT SHOWN ON THIS PLAT AS THOSE RIGHTS WOULD CONVEY WITH THE LAND TO THE CITY. FOR EXISTING EASEMENT LOCATIONS, REFER TO SHEET P–0302.

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	11,119.16'	559.03'(S)	02°52'50"	279.57'	558.97'	N76°05'00"E
		559.02'(R)				
C2	11,119.16'	212.40'	01°05'40"	106.21'	212.40'	N75°11'25"E
C3	11,119.16'	346.63'(S)	01°47'10"	173.33'	346.61'	N76°37'50"E
		346.62'(R)				
C4	11,069.16'	499.26'	02°35'03"	249.67'	499.22'	N75°55'09"E
C5	11,069.16'	62.10'	000°19'17"	31.05'	62.10'	N74°52'33"E
C6	11,069.16'	203.19'	001°03'06"	101.60'	203.19'	N75°40'35"E
C7	11,069.16'	155.05'	000°48'09"	77.53'	155.05'	N76°39'19"E
C8	11,069.16'	17.01'	000°05'17"	8.50'	17.01'	N74°40'16"E
C9	11,069.16'	22.03'	000°06'51"	11.02'	22.03'	N75°05'36"E
C10	11,069.16'	10.01'	000°03'06"	5.00'	10.01'	N76°13'41"E
C11	11,069.16'	29.88'	000°09'17"	14.94'	29.88'	N77°08'02"E

PROPOSED

THIS PLAT IS PRELIMINARY AND WILL BE SUCCEEDED BY A FINAL SUBDIVISION PLAT AT TIME OF FINAL ENGINEERING.

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

PROPOSED EASEMENT LEGEND:

- PROP. EASEMENT LINE
- EX. EASEMENT LINE
- PROP. EMERGENCY VEHICLE ESMT
- PROP. PEDESTRIAN PUBLIC ACCESS ESMT

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

SCALE: 1" = 30' | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/22/2026
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SUBDIVISION PLAT

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025–10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R CG-6
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
W	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
(A)	BUILDING IDENTIFIER	

NOTES

1. INFORMATION & GRADING DETAILS SHOWN ON THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

N/F SOUTHERN RAILWAY COMPANY
D.B. D-9 PG. 137
OUTLOT 3456-01-01-08
D.B. 614 PG. 53

POTENTIAL PROP. RETAINING WALL MAX HEIGHT = ±2 FT (TEMPORARY CONDITION UNTIL REMAINDER OF ROADWAY SECTION CONSTRUCTED BY OTHERS)

POTENTIAL PROP. RETAINING WALL MAX HEIGHT= ±1 FT

CUMBERLAND STREET EXTENSION

PRIVATE ALLEY A

PRIVATE ALLEY B

PUBLIC STREET A

EISENHOWER AVENUE
(80' PUBLIC RIGHT-OF-WAY WIDTH)

LOT 3456-01-01-02-03-02
SECTION 2, BUSH HILL INDUSTRIAL PARK
D.B. 722 PG. 470

LOT 501
BOGLE INDUSTRIES, INC.
D.B. 1180 PG. 383

1/2 | 3/4 | 5/6 | 7/8 | 9/10 | 11/12 | 13/14 | 15/16 | 17/18 | 19/20 | 21/22 | 23/24

90/91 | 92/93 | 94/95 | 96/97 | 98/99 | 100/01 | 102/03 | 104/05

106/07 | 108/09 | 110/11 | 112/13 | 114/15 | 116/17

81 | 80 | 79 | 78 | 77

82 | 83 | 84 | 85 | 86 | 87 | 88 | 89

58 | 59 | 60 | 61 | 62

56/57 | 54/55 | 52/53 | 50/51

76 | 75 | 74 | 73 | 72 | 71 | 70

69 | 68 | 67 | 66 | 65 | 64 | 63

49 | 48 | 47 | 46 | 45

25/26 | 27/28 | 29/30 | 31/32 | 33/34

35/36 | 37/38 | 39/40 | 41/42 | 43/44

VICINITY MAP
SCALE: 1" = 2000'

OTHER AREAS ZONE A | ZONE AE | ZONE X OTHER FLOOD AREAS ZONE X | RPA

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

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/22/2026
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REVISION APPROVED BY:	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 068.04 AND 069.01 Job No. 23-037 Cadd Dwg. File: Q:\sdskproj\23037\dwg\planning\plans\DSUP\23037P-0501.dwg

SHEET: P-0501

UNIT 1/2	
POINT	ELEVATION
1	76.00
2	75.70
3	75.46
4	75.32
5	75.18
6	75.39
AVG	75.51
BLDG	45.00
FFE	77.00
HT	**46.49**

UNIT 3/4	
POINT	ELEVATION
1	76.40
2	76.00
3	75.39
4	75.80
5	~
6	~
AVG	75.90
BLDG	45.00
FFE	77.33
HT	**46.43**

UNIT 5/6	
POINT	ELEVATION
1	76.80
2	76.40
3	75.80
4	76.21
5	~
6	~
AVG	76.30
BLDG	45.00
FFE	78.00
HT	**46.70**

UNIT 7/8	
POINT	ELEVATION
1	77.20
2	76.80
3	76.21
4	76.62
5	~
6	~
AVG	76.71
BLDG	45.00
FFE	78.33
HT	**46.62**

UNIT 9/10	
POINT	ELEVATION
1	77.60
2	77.20
3	76.62
4	77.03
5	~
6	~
AVG	77.11
BLDG	45.00
FFE	78.67
HT	**46.56**

UNIT 11/12	
POINT	ELEVATION
1	78.00
2	77.60
3	77.03
4	77.43
5	~
6	~
AVG	77.52
BLDG	45.00
FFE	79.00
HT	**46.49**

UNIT 13/14	
POINT	ELEVATION
1	78.00
2	78.50
3	78.91
4	78.66
5	78.20
6	77.43
AVG	78.28
BLDG	45.00
FFE	79.33
HT	**46.05**

UNIT 15/16	
POINT	ELEVATION
1	79.61
2	79.00
3	76.30
4	79.25
5	79.00
6	78.99
AVG	78.69
BLDG	45.00
FFE	80.67
HT	**46.98**

UNIT 17/18	
POINT	ELEVATION
1	80.18
2	79.61
3	78.99
4	79.40
5	~
6	~
AVG	79.55
BLDG	45.00
FFE	81.00
HT	**46.46**

UNIT 19/20	
POINT	ELEVATION
1	80.70
2	80.13
3	79.40
4	79.80
5	~
6	~
AVG	80.01
BLDG	45.00
FFE	81.33
HT	**46.32**

UNIT 21/22	
POINT	ELEVATION
1	81.24
2	80.70
3	79.80
4	80.21
5	~
6	~
AVG	80.49
BLDG	45.00
FFE	82.00
HT	**46.51**

UNIT 23/24	
POINT	ELEVATION
1	81.24
2	81.60
3	81.25
4	81.02
5	80.42
6	80.21
AVG	80.96
BLDG	45.00
FFE	82.33
HT	**46.37**

UNIT 25/26	
POINT	ELEVATION
1	78.87
2	79.30
3	80.30
4	80.70
5	81.00
6	80.61
AVG	80.13
BLDG	45.00
FFE	81.33
HT	**46.20**

UNIT 27/28	
POINT	ELEVATION
1	78.53
2	78.87
3	80.61
4	80.28
5	~
6	~
AVG	79.57
BLDG	45.00
FFE	81.00
HT	**46.43**

UNIT 29/30	
POINT	ELEVATION
1	78.19
2	78.53
3	80.28
4	79.94
5	~
6	~
AVG	79.24
BLDG	45.00
FFE	80.67
HT	**46.44**

UNIT 31/32	
POINT	ELEVATION
1	77.85
2	78.19
3	79.94
4	79.61
5	~
6	~
AVG	78.90
BLDG	45.00
FFE	80.33
HT	**46.43**

UNIT 33/34	
POINT	ELEVATION
1	77.85
2	77.60
3	78.08
4	78.71
5	79.33
6	79.61
AVG	78.53
BLDG	45.00
FFE	80.00
HT	**46.47**

UNIT 35/36	
POINT	ELEVATION
1	76.94
2	77.10
3	78.00
4	78.75
5	79.33
6	79.28
AVG	78.23
BLDG	45.00
FFE	80.00
HT	**46.77**

UNIT 37/38	
POINT	ELEVATION
1	76.60
2	76.94
3	79.28
4	79.94
5	~
6	~
AVG	78.19
BLDG	45.00
FFE	79.67
HT	**46.48**

UNIT 39/40	
POINT	ELEVATION
1	76.26
2	76.60
3	79.94
4	79.61
5	~
6	~
AVG	78.10
BLDG	45.00
FFE	79.33
HT	**46.23**

UNIT 41/42	
POINT	ELEVATION
1	75.70
2	76.26
3	79.61
4	78.50
5	~
6	~
AVG	77.52
BLDG	45.00
FFE	79.00
HT	**46.48**

UNIT 43/44	
POINT	ELEVATION
1	75.70
2	75.71
3	76.50
4	77.68
5	78.50
6	78.50
AVG	77.10
BLDG	45.00
GFE	79.00
HT	**46.90**

UNIT 45	
POINT	ELEVATION
1	75.27
2	75.37
3	75.96
4	75.25
5	75.80
6	75.27
AVG	75.49
BLDG	45.00
FFE	77.00
HT	**46.51**

UNIT 46	
POINT	ELEVATION
1	74.99
2	75.27
3	75.27
4	74.86
5	~
6	~
AVG	75.10
BLDG	45.00
FFE	76.33
HT	**46.23**

UNIT 47	
POINT	ELEVATION
1	74.80
2	74.99
3	74.86
4	74.45
5	~
6	~
AVG	74.78
BLDG	45.00
FFE	76.33
HT	**46.56**

UNIT 48	
POINT	ELEVATION
1	74.32
2	74.80
3	74.45
4	74.03
5	~
6	~
AVG	74.40
BLDG	45.00
FFE	75.33
HT	**45.93**

UNIT 49	
POINT	ELEVATION
1	74.32
2	74.22
3	74.54
4	74.02
5	73.51
6	74.03
AVG	74.11
BLDG	45.00
FFE	75.00
HT	**45.89**

UNIT 50/51	
POINT	ELEVATION
1	73.23
2	73.80
3	74.72
4	73.74
5	72.77
6	72.25
AVG	73.42
BLDG	45.00
FFE	75.00
HT	**46.58**

UNIT 52/53	
POINT	ELEVATION
1	72.80
2	73.23
3	72.25
4	71.72
5	~
6	~
AVG	72.50
BLDG	45.00
FFE	74.00
HT	**46.50**

UNIT 54/55	
POINT	ELEVATION
1	72.37
2	72.80
3	71.71
4	71.15
5	~
6	~
AVG	72.01
BLDG	45.00
FFE	73.67
HT	**46.66**

UNIT 56/57	
POINT	ELEVATION
1	72.37
2	72.15
3	71.54
4	71.19
5	71.00
6	71.15
AVG	71.57
BLDG	45.00
FFE	73.00
HT	**46.43**

UNIT 58	
POINT	ELEVATION
1	73.67
2	73.30
3	72.90
4	72.50
5	72.10
6	72.20
AVG	72.78
BLDG	45.00
FFE	74.00
HT	**46.22**

UNIT 59	
POINT	ELEVATION
1	74.00
2	73.67
3	72.20
4	72.64
5	~
6	~
AVG	73.13
BLDG	45.00
FFE	75.00
HT	**46.87**

UNIT 60	
POINT	ELEVATION
1	74.77
2	74.77
3	72.64
4	72.81
5	~
6	~
AVG	73.56
BLDG	45.00
FFE	74.67
HT	**46.12**

UNIT 61	
POINT	ELEVATION
1	74.83
2	74.77
3	72.81
4	73.20
5	~
6	~
AVG	73.90
BLDG	45.00
FFE	75.33
HT	**46.43**

UNIT 62	
POINT	ELEVATION
1	74.83
2	75.30
3	74.80
4	74.30
5	73.80
6	73.20
AVG	74.37
BLDG	45.00
FFE	75.33
HT	**45.96**

UNIT 63	
POINT	ELEVATION
1	74.80
2	74.70
3	74.45
4	75.20
5	75.60
6	75.65
AVG	75.07
BLDG	45.00
FFE	76.00
HT	**45.93**

UNIT 64	
POINT	ELEVATION
1	75.30
2	74.80
3	75.65
4	75.91
5	~
6	~
AVG	75.42
BLDG	45.00
FFE	76.33
HT	**45.92**

UNIT 65	
POINT	ELEVATION
1	75.65
2	75.30
3	75.91
4	76.13
5	~
6	~
AVG	75.75
BLDG	45.00
FFE	77.00
HT	**46.25**

UNIT 66	
POINT	ELEVATION
1	76.00
2	75.65
3	76.13
4	76.31
5	~
6	~
AVG	76.02
BLDG	45.00
FFE	77.00
HT	**45.98**

UNIT 67	
POINT	ELEVATION
1	76.20
2	76.00
3	76.31
4	76.54
5	~
6	~
AVG	76.26
BLDG	45.00
FFE	77.00
HT	**45.74**

UNIT 68	
POINT	ELEVATION
1	76.30
2	76.20
3	76.31
4	76.54
5	~
6	~
AVG	76.34
BLDG	45.00
FFE	77.33
HT	**45.99**

UNIT 69	
POINT	ELEVATION
1	76.30
2	76.45
3	76.80
4	77.15
5	77.50
6	76.83
AVG	76.84
BLDG	45.00
FFE	77.33
HT	**45.49**

UNIT 70	
POINT	ELEVATION
1	77.00
2	76.45
3	76.80
4	77.15
5	77.50
6	77.56
AVG	77.08
BLDG	45.00
FFE	78.00
HT	**45.92**

UNIT 71	
POINT	ELEVATION
1	77.25
2	77.00
3	77.56
4	77.78
5	~
6	~
AVG	77.40
BLDG	45.00
FFE	78.33
HT	**45.93**

UNIT 72	
POINT	ELEVATION
1	77.40
2	77.25
3	77.78
4	78.11
5	~
6	~
AVG	77.64
BLDG	45.00
FFE	78.33
HT	**45.70**

UNIT 73	
POINT	ELEVATION
1	77.50
2	77.40
3	78.11
4	78.32
5	~
6	~
AVG	77.83
BLDG	45.00
FFE	79.00
HT	**46.17**

UNIT 74	
POINT	ELEVATION
1	77.70
2	77.50
3	78.32
4	78.50
5	~
6	~
AVG	78.01
BLDG	45.00
FFE	79.00
HT	**46.00**

UNIT 75	
POINT	ELEVATION
1	78.00
2	77.70
3	78.50
4	78.88
5	~
6	~
AVG	78.27
BLDG	45.00
FFE	79.33
HT	**46.06**

UNIT 76	
POINT	ELEVATION
1	78.00
2	78.65
3	78.93
4	79.20
5	79.00
6	78.88
AVG	78.78
BLDG	45.00
FFE	79.33
HT	**45.55**

UNIT 77	
POINT	ELEVATION
1	77.62
2	77.71
3	78.00
4	77.67
5	77.35
6	77.15
AVG	77.58
BLDG	45.00
FFE	78.67
HT	**46.09**

UNIT 78	
POINT	ELEVATION
1	77.62
2	77.20
3	76.85
4	77.15
5	~
6	~
AVG	77.21
BLDG	45.00
FFE	78.33
HT	**46.13**

UNIT 79	
POINT	ELEVATION
1	77.20
2	77.13
3	76.20
4	76.85
5	~
6	~
AVG	76.85
BLDG	45.00
FFE	78.00
HT	**46.16**

UNIT 80	
POINT	ELEVATION
1	77.13
2	76.60
3	75.95
4	76.20
5	~
6	~
AVG	76.47
BLDG	45.00
FFE	77.33
HT	**45.86**

UNIT 81	
POINT	ELEVATION
1	76.60
2	76.49
3	75.95
4	75.70
5	75.40
6	75.95
AVG	76.02
BLDG	45.00
FFE	77.33
HT	**46.32**

UNIT 82	
POINT	ELEVATION
1	74.67
2	75.30
3	75.75
4	76.05
5	76.25
6	76.40
AVG	75.74
BLDG	45.00
FFE	77.33
HT	**46.59**

UNIT 83	
POINT	ELEVATION
1	74.38
2	74.67
3	76.40
4	75.75
5	~
6	~
AVG	75.30
BLDG	45.00
FFE	77.00
HT	**46.70**

UNIT 84	
POINT	ELEVATION
1	74.22
2	74.38
3	75.75
4	75.80
5	~
6	~
AVG	75.04
BLDG	45.00
FFE	76.67
HT	**46.63**

UNIT 85	
POINT	ELEVATION
1	73.14
2	74.22
3	75.80
4	75.60
5	~
6	~
AVG	74.69
BLDG	45.00
FFE	76.67
HT	**46.98**

UNIT 86	
POINT	ELEVATION
1	73.75
2	73.14
3	75.60
4	75.20
5	~
6	~
AVG	74.42
BLDG	45.00
FFE	76.33
HT	**46.91**

UNIT 87	
POINT	ELEVATION
1	73.47
2	73.75
3	75.20
4	75.20
5	~
6	~
AVG	74.41
BLDG	45.00
FFE	76.00
HT	**46.60**

UNIT 88	
POINT	ELEVATION
1	73.20
2	73.47
3	75.20
4	75.15
5	~
6	~
AVG	74.26
BLDG	45.00
FFE	75.67
HT	**46.42**

UNIT 89	
POINT	ELEVATION
1	73.20
2	73.15
3	73.45
4	73.85
5	74.25
6	75.15
AVG	73.84
BLDG	45.00
FFE	75.67
HT	**46.83**

UNIT 90/91	
POINT	ELEVATION
1	74.20
2	75.15
3	75.40
4	75.78
5	75.90
6	75.46
AVG	75.32
BLDG	45.00
FFE	76.08
HT	**45.77**

UNIT 92/93	
POINT	ELEVATION
1	73.50
2	74.20
3	75.46
4	75.11
5	~
6	~
AVG	74.57
BLDG	45.00
FFE	75.75
HT	**46.18**

UNIT 94/95	
POINT	ELEVATION
1	72.85
2	73.50
3	75.11
4	74.75
5	~
6	~
AVG	74.05
BLDG	45.00
FFE	75.42
HT	**46.37**

UNIT 96/97	
POINT	ELEVATION
1	72.50
2	72.85
3	74.75
4	74.40
5	~
6	~
AVG	73.63
BLDG	45.00
FFE	75.08
HT	**46.46**

UNIT 98/99	
POINT	ELEVATION
1	72.15
2	72.50
3	74.40
4	74.05
5	~
6	~
AVG	73.28
BLDG	45.00
FFE	74.75
HT	**46.48**

UNIT 100/01	
POINT	ELEVATION
1	71.74
2	72.15
3	74.05
4	73.70
5	~
6	~
AVG	72.91
BLDG	45.00
FFE	74.42
HT	**46.51**

UNIT 102/03	
POINT	ELEVATION
1	71.40
2	71.74
3	73.70
4	73.35
5	~
6	~
AVG	72.55
BLDG	45.00
FFE	74.08
HT	**46.53**

UNIT 104/05	
POINT	ELEVATION
1	71.40
2	71.28
3	71.91
4	72.60
5	73.30
6	73.35
AVG	72.31
BLDG	45.00
FFE	73.75
HT	**46.44**

UNIT 106/07	
POINT	ELEVATION
1	70.40
2	71.20
3	71.80
4	72.50
5	73.20
6	72.35
AVG	71.91
BLDG	45.00
FFE	73.00
HT	**46.09**

UNIT 108/09	
POINT	ELEVATION
1	70.00
2	70.40
3	72.35
4	72.00
5	~
6	~
AVG	71.19
BLDG	45.00
FFE	72.67
HT	**46.48**

UNIT 110/11	
POINT	ELEVATION
1	69.80
2	70.00
3	72.00
4	71.65
5	~
6	~
AVG	70.86
BLDG	45.00
FFE	72.33
HT	**46.47**

UNIT 112/13	
POINT	ELEVATION
1	69.40
2	69.80
3	71.65
4	71.30
5	~
6	~
AVG	70.54
BLDG	45.00
FFE	72.00
HT	**46.46**

UNIT 114/15	
POINT	ELEVATION
1	69.00
2	69.40
3	71.30
4	70.95
5	~
6	~
AVG	70.16
BLDG	45.00
FFE	71.67
HT	**46.51**

UNIT 116/17	
POINT	ELEVATION
1	69.00
2	69.00
3	69.65
4	70.20
5	70.77
6	70.95
AVG	69.93
BLDG	45.00
FFE	71.33
HT	**46.40**

VICS 1983 – NORTH ZONE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
CG-6R / CG-6	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
40 / 44	CONTOURS	40 / 44
	HANDICAP RAMP (CG-12)	
▼	DOOR	▽
	PROPERTY LINE	
	RIGHT OF WAY	
	LOT LINE	
1 ●	SPOT ELEVATION (AT BUILDING)	
A	BUILDING IDENTIFIER	

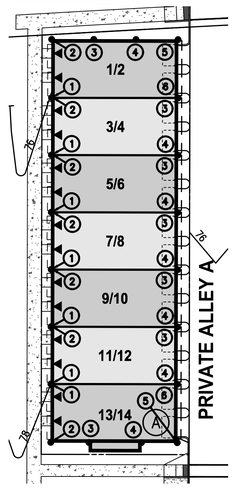
NOTES:

1. EXTERIOR GRADE AT APPROXIMATELY 20' INTERVALS.
2. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS.

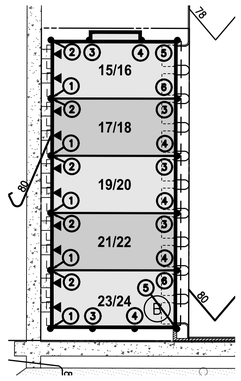
30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

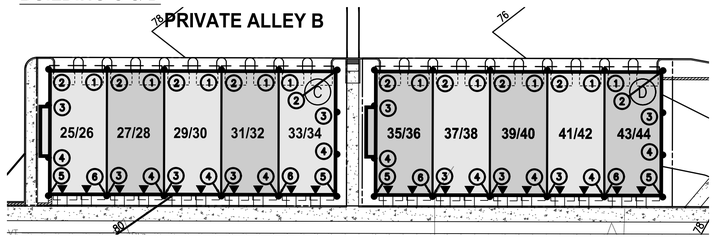
BUILDING A



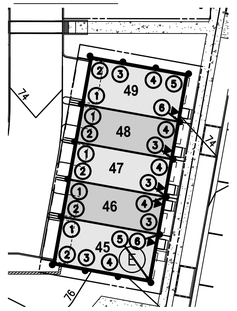
BUILDING B



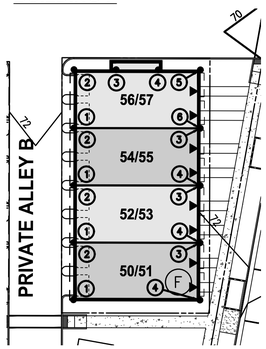
BUILDING C & D



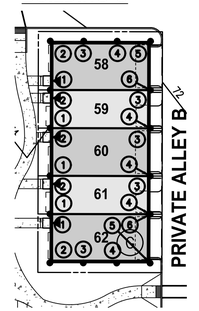
BUILDING E



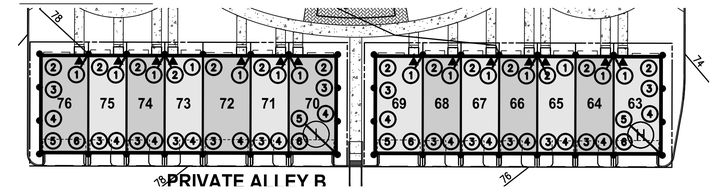
BUILDING F



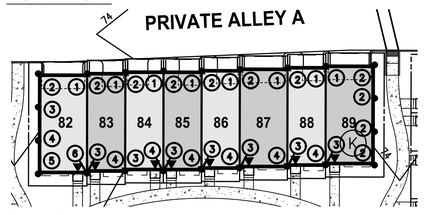
BUILDING G



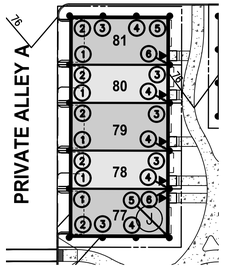
BUILDING I & H



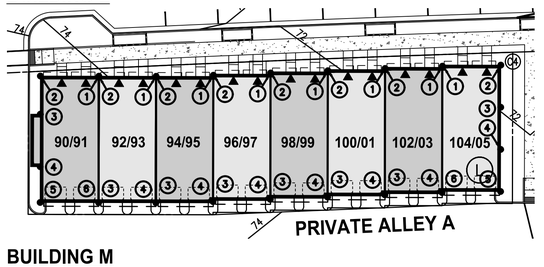
BUILDING K



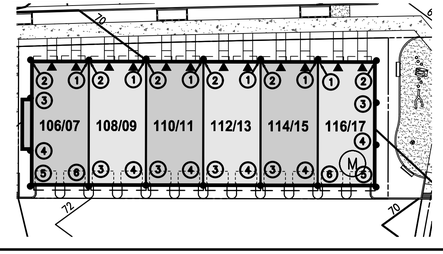
BUILDING J



BUILDING L



BUILDING M



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COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No.041851 — 1/22/2026 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REVI-SION BY	APPROVED	DATE

REVISION APPROVED BY

EISENHOWER POINTE PHASE II

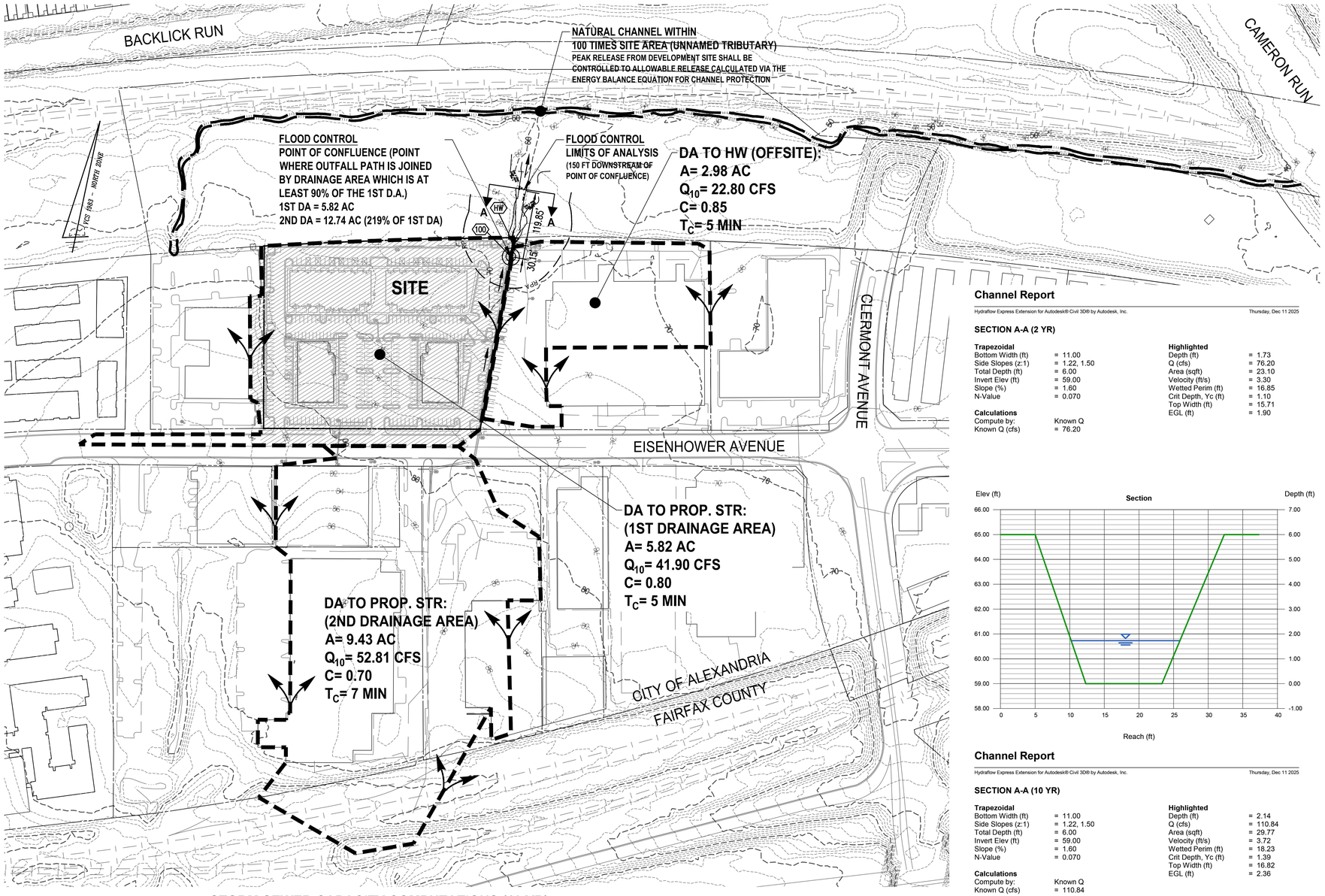
TOWNHOUSE DEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY AVERAGE FINISH GRADE

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



LEGEND

- DRAINAGE DIVIDES
- POINT OF CONFLUENCE
- FLOW DIRECTION IN PIPE
- STORM SEWER WITHIN LIMITS OF ANALYSIS (FLOOD CONTROL)
- STORM SEWER INCLUDED IN ANALYSIS (CHANNEL PROTECTION)
- STORM SEWER NOT INCLUDED IN ANALYSIS

CHANNEL PROTECTION ANALYSIS

BASED ON THE PRELIMINARY OUTFALL ANALYSIS MAP SHOWN, CONCENTRATED FLOW FROM THE SITE IS CONVEYED BY A MAN MADE SYSTEM, WHICH HAS BEEN ANALYZED TO A POINT WHERE THE WATERSHED IS AT LEAST 100 TIMES THE SITE AREA. SHORTLY DOWNSTREAM OF THE SITE'S OUTFALL, THE STORM SEWER DISCHARGES INTO AN OPEN CHANNEL AT AN EXISTING HEADWALL, WHICH THEN CONTINUES TO AN UNNAMED TRIBUTARY OF CAMERON RUN, AND EVENTUALLY CAMERON RUN. THEREFORE, THE DESIGN PARAMETERS OF Z.O. 13-107(F)(1)(C) FOR NATURAL STORMWATER CONVEYANCE SYSTEM HAVE BEEN UTILIZED IN ORDER TO COMPLY WITH THE CHANNEL PROTECTION REQUIREMENTS.

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

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

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

DUE TO THE EXISTING PIPE DIAMETER AND SLOPE OF DOWNSTREAM PIPES AND BASED ON THE EXPECTED EXISTING AND PROPOSED FLOWS AS SHOWN IN THE CALCULATIONS ON THIS SHEET, IT IS ESTIMATED THAT THE EXISTING DOWNSTREAM STORM SEWER SYSTEM DOES NOT EXPERIENCE EROSIVE VELOCITIES DURING THE 2-YR STORM EVENT, AS IT IS CONTAINED WITHIN A CLOSED CONDUIT SYSTEM BEFORE ENTERING THE OPEN CHANNEL. THE ADJACENT REDEVELOPMENT PROJECT TO THE EAST (DSUP#2016-00023) INCLUDED A STUDY OF THE SAME DOWNSTREAM OUTFALL AND DETERMINED THE OUTFALL TO BE ADEQUATE FOR CHANNEL PROTECTION WITHIN COMPARABLE LIMITS OF ANALYSIS. N EVALUATION OF THE VELOCITY USING A SIMILAR CROSS SECTION AND THE ESTIMATED Q2 PEAK FLOW CALCULATED WITH THIS APPLICATION IS PROVIDED ON THIS SHEET.

THEREFORE, THE ONSITE 2-YEAR, 24-HOUR PEAK FLOW RATE WILL BE REDUCED BELOW THE PRE-DEVELOPMENT RATE IN ACCORDANCE WITH Z.O. 13-109(F)(1)(A)(i). IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE FOR CHANNEL PROTECTION WITHIN THE LIMITS OF ANALYSIS.

FLOOD CONTROL ANALYSIS

BASED ON A PRELIMINARY ANALYSIS OF THE EXISTING SEWER AT THE SITE'S DISCHARGE POINT TO THE ALTERNATE LIMITS OF ANALYSIS FOR THE SITE'S OUTFALL, IT IS EXPECTED THAT THE DOWNSTREAM SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING. THEREFORE, THE ONSITE 10 YEAR-24 HOUR PEAK FLOW RATE WILL BE RELEASED BELOW THE PRE-DEVELOPMENT RATE IN ACCORDANCE WITH Z.O. 13-109(F)(2)(a)(i & ii).

AS SHOWN ON THIS SHEET, AT PROPOSED STRUCTURE #100 ALONG THE EXISTING 48" STORM SEWER, THE OUTFALL FROM THE SITE IS JOINED BY A SECOND DRAINAGE AREA (9.43 AC) THAT IS AT LEAST 90% IN THE SIZE OF THE FIRST DRAINAGE AREA (5.82 AC). THE LIMITS OF ANALYSIS FOR FLOOD PROTECTION SHALL EXTEND 150' FROM THE POINT OF CONFLUENCE.

THE LIMITS OF ANALYSIS 150' FROM THE POINT OF CONFLUENCE INCLUDES A PORTION OF STORM SEWER PIPE AND THE OPEN CHANNEL UPSTREAM OF THE UNNAMED TRIBUTARY THAT FEEDS INTO CAMERON RUN. CAPACITY COMPUTATIONS FOR THE CLOSED CONDUIT SECTION ARE PROVIDED ON THIS SHEET. THE ADJACENT REDEVELOPMENT PROJECT TO THE EAST (DSUP#2016-00023) INCLUDED A STUDY OF THE SAME DOWNSTREAM OUTFALL AND DETERMINED THE OUTFALL TO BE ADEQUATE FOR FLOOD CONTROL WITHIN COMPARABLE LIMITS OF ANALYSIS. AN EVALUATION OF THE CHANNEL CAPACITY USING A SIMILAR CROSS SECTION AND THE ESTIMATED Q10 PEAK FLOW CALCULATED WITH THIS APPLICATION IS PROVIDED ON THIS SHEET. THIS APPLICATION ALSO PROPOSES A REDUCTION IN IMPERVIOUS AREA AND REDUCTION OF PEAK FLOW DISCHARGE FROM THE SUBJECT PROPERTY, COMPARED TO EXISTING CONDITIONS.

BASED ON THE PRELIMINARY ANALYSIS ON THIS SHEET, THE EXISTING STORMWATER CONVEYANCE SYSTEM FOR THE OUTFALL WITHIN THE ALTERNATIVE LIMITS OF ANALYSIS CAN ADEQUATELY CONVEY THE POST DEVELOPMENT PEAK FLOW OF THE 10-YR 24 HR STORM FROM THE SITE.

STORMWATER MANAGEMENT PLAN

THERE IS A STORM SEWER INLET AVAILABLE WITHIN 100' OF THE DEVELOPMENT SITE; THEREFORE, RUNOFF FROM PROPOSED ROOFS, SURFACE AND SUBSURFACE DRAINAGE FACILITIES SHALL BE CONNECTED TO THE EXISTING RECEIVING STORM SEWER VIA AN UNDERGROUND PIPE WHICH SATISFIES REQUIREMENTS OF THE CITY OF ALEXANDRIA, CODE SECTION 8-1.22. THE PRE AND POST-DEVELOPMENT IMPERVIOUS AREA COMPUTATIONS PROVIDED ON SHEET P-0702 DEMONSTRATES THAT THE DEVELOPMENT SHALL DECREASE IMPERVIOUS AREA ON SITE AS COMPARED TO THE PRE-DEVELOPMENT CONDITION. THEREFORE, THE POST-DEVELOPMENT PEAK RUNOFF RATE FOR THE 1-YR, 2-YR, AND 10-YR STORM CONSIDERED INDIVIDUALLY, SHALL BE MAINTAINED BELOW THE PRE-DEVELOPMENT RATE. PER REQUIREMENTS OF ARTICLE 13-109 OF ALEXANDRIA ZONING ORDINANCE, STORMWATER DETENTION IS PROPOSED ON SITE WITH THIS DEVELOPMENT IN ORDER TO ENSURE PEAK RUNOFF RELEASE RATES RESULTING FROM THE DEVELOPMENT ARE LOWER THAN THE ALLOWED PER PARAMETERS DESCRIBED IN SECTION 13-109(F)(1) AND (2) FOR CHANNEL AND FLOOD PROTECTION.

NOTES

1. ALTERNATIVE LIMIT OF ANALYSIS FOR FLOOD PROTECTION USED (150' DOWNSTREAM FROM POINT OF CONFLUENCE AS SHOWN IN THE MAP) PER SECTION 13-109(F)(2)(d)(i), AS POST DEVELOPMENT RELEASE RATES PROVIDED ON SITE COMPLIES WITH CRITERIA DESCRIBED IN SECTION 13-109(F)(2)(a)(i & ii). SEE SHEET P-0702 FOR PEAK RUNOFF RELEASES FROM THE SITE.
2. THIS ANALYSIS IS PRELIMINARY AND WAS PREPARED USING A COMBINATION OF FIELD SURVEY, RECORD INFORMATION, AND CITY OF ALEXANDRIA GIS.

DESIGN RAINFALL DEPTHS

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

THE FOLLOWING ANALYSIS IS PRELIMINARY IN NATURE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL SITE PLAN.

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Thursday, Dec 11 2025

SECTION A-A (2 YR)

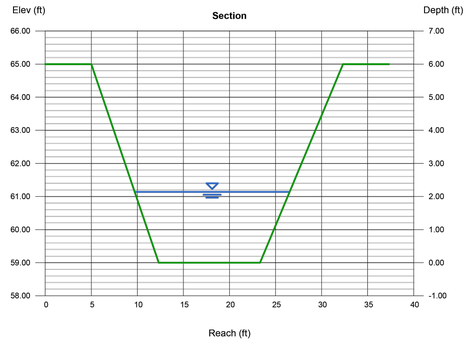
Trapezoidal		**Highlighted**	
Bottom Width (ft)	= 11.00	Depth (ft)	= 1.73
Side Slopes (z:1)	= 1.22, 1.50	Q (cfs)	= 76.20
Total Depth (ft)	= 6.00	Area (sqft)	= 23.10
Invert Elev (ft)	= 59.00	Velocity (ft/s)	= 3.30
Slope (%)	= 1.60	Wetted Perim (ft)	= 16.85
N-Value	= 0.070	Crit Depth, Yc (ft)	= 1.10
		Top Width (ft)	= 15.71
Calculations		EGL (ft)	= 1.90
Compute by:	Known Q		
Known Q (cfs)	= 76.20		

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Thursday, Dec 11 2025

SECTION A-A (10 YR)

Trapezoidal		**Highlighted**	
Bottom Width (ft)	= 11.00	Depth (ft)	= 2.14
Side Slopes (z:1)	= 1.22, 1.50	Q (cfs)	= 110.84
Total Depth (ft)	= 6.00	Area (sqft)	= 29.77
Invert Elev (ft)	= 59.00	Velocity (ft/s)	= 3.72
Slope (%)	= 1.60	Wetted Perim (ft)	= 18.23
N-Value	= 0.070	Crit Depth, Yc (ft)	= 1.39
		Top Width (ft)	= 16.82
Calculations		EGL (ft)	= 2.36
Compute by:	Known Q		
Known Q (cfs)	= 110.84		



STORM SEWER CAPACITY COMPUTATIONS (10 YR)

FROM POINT	TO POINT	AREA "A" ACRES	C FACTOR C	CA INCRE-MENT	CA ACCUM-ULATED	INLET TIME MIN	RAIN FALL IN/HR	RUNOFF Q INCRE-MENT C.F.S.	RUNOFF Q10 C.F.S.	INVERT ELEV'S UPPER END	INVERT ELEV'S LOWER END	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	DIA. IN.	CAPA-CITY C.F.S.	VEL. F.P.S.	FLOW TIME SEC.	NORMAL DEPTH IN.
100	HW	15.25	0.74	11.29	11.29	7.00	8.00	90.28	90.28	60.22	59.75	30	0.0156	0.013	48	179.24	14.32	2.10	24.06

120 0 60 120 240 480
(IN FEET)
1 INCH = 120'

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REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OUTFALL ANAYSIS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR — DATE

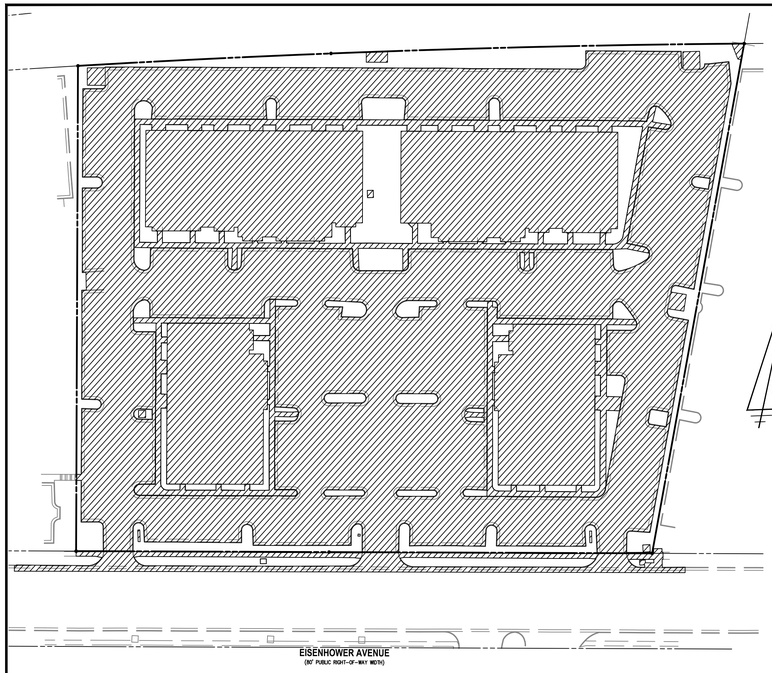
CHAIRMAN, PLANNING COMMISSION — DATE

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

File No. ALEX Tax Map No. 068.04 AND 069.01 Job No. 23-037 Cadd Dwg. File:Q:\sdskproj\23037\dwg\planning\plans\DSUP\23037P-0701.dwg

SHEET: P-0701

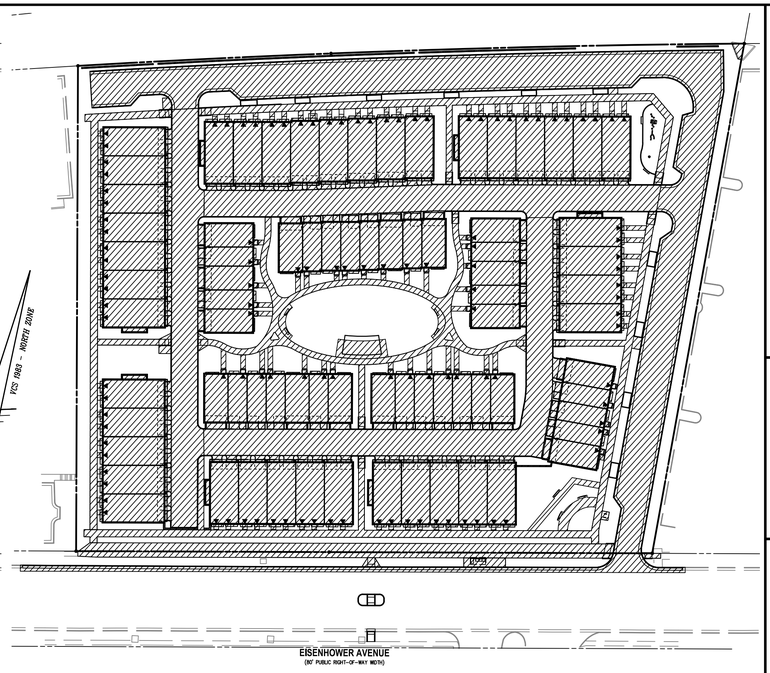


PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SITE AREA USED IN VRRM COMPUTATIONS INCLUDE THE PARCEL AREA AND LIMITS OF DISTURBANCE WITHIN THE R.O.W., EXCLUDING AREAS DESIGNATED ONLY FOR THE INSTALLATION OF UTILITIES. SEE LIMITS OF DISTURBANCE MAP, SHEET P-0703.

SCALE: 1" = 60'

IMPERVIOUS AREA (±4.41 ACRES)



POST-DEVELOPMENT IMPERVIOUS AREA MAP

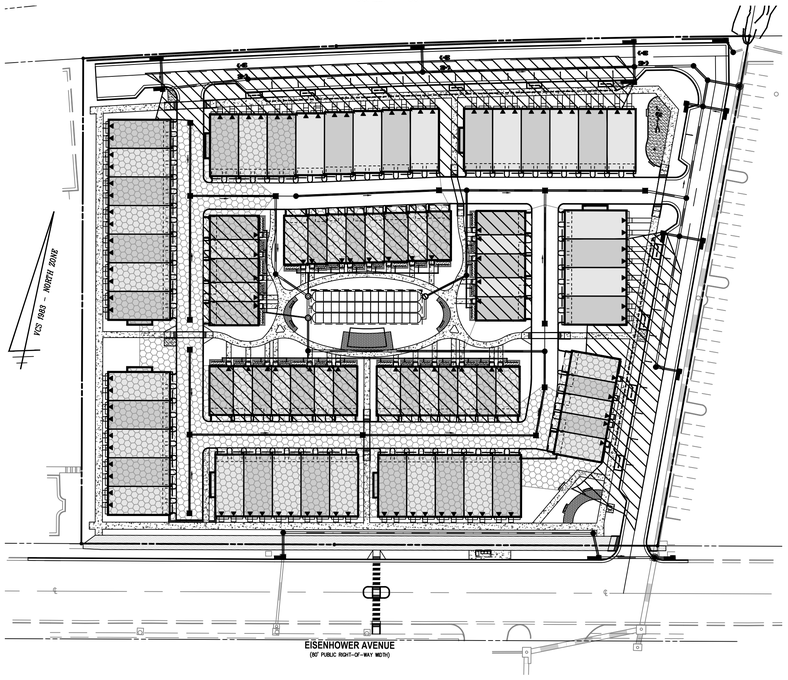
SCALE: 1" = 60'

IMPERVIOUS AREA (±3.92 ACRES)

60 0 30 60 120 240
(IN FEET)
1 INCH = 60'

BMP AREA SERVICE MAP

SCALE: 1"=60'



WATER QUANTITY CONTROL NARRATIVE

THE DECREASE IN IMPERVIOUS AREA PROPOSED ON SITE WILL CONTRIBUTE TO REDUCED STORMWATER PEAK FLOW RATES FROM THE SITE COMPARED TO THE PRE-DEVELOPMENT CONDITIONS. ADDITIONALLY, THE PROPOSED STORMWATER BIORETENTION PLANTERS PROVIDE ADDITIONAL RUNOFF REDUCTION THAT WILL FURTHER LOWER THE CURVE NUMBER OF THE POST-DEVELOPMENT CONDITION. THESE MEASURES, COMBINED WITH THE IMPLEMENTATION OF THE PROPOSED SWM DETENTION FACILITY WITH 40% FILTERING WILL SATISFY THE SITE'S WATER QUANTITY CONTROL REQUIREMENTS.

AS SHOWN ON THE COMPUTATIONS ON THIS SHEET, THE PRE-DEVELOPMENT CURVE NUMBER FOR THE SITE IS 95 AND THE POST-DEVELOPMENT UNADJUSTED CURVE NUMBER CALCULATED BY THE VRRM SPREADSHEET BEFORE ACCOUNTING FOR RUNOFF REDUCTION MEASURES IS 94. USING THE SCS RUNOFF CURVE NUMBER METHOD IN THE VRRM SPREADSHEED TO DETERMINE RUNOFF VOLUMES, THE POST-DEVELOPMENT ADJUSTED CURVE NUMBER FOR THE 1-YR, 2-YR, AND 10-YR STORMS IS 93 (SEE COMPUTATIONS, THIS SHEET).

FOR THE PURPOSES OF WATER QUANTITY CONTROL FOR CHANNEL AND FLOOD PROTECTION, A POST-DEVELOPMENT CURVE NUMBER OF 93 WILL BE USED FOR THE 1-YR, 2-YR, AND 10-YR, 24-HR STORMS.

ONSITE AREA TO BIORETENTION (UNDETAINED) (±0.73 AC)

ONSITE AREA TO 40% FILTERING/DETENTION (±1.39 AC)

ONSITE AREA TO BIORETENTION (DETAINED) (±0.52 AC)

NOTE: EXACT AMOUNT & LOCATION OF SWM/BMP DESIGN SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.

CHANNEL AND FLOOD PROTECTION

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Mixed Open -- undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00
	CN	34	59	72	79
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	1.20
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	2.10
	CN	98	98	98	98

Total Area (acres): 3.30
Runoff Reduction Volume (ft^3): 783

$CN_{(D.A. A)}$ = 91 ← POST-DEVELOPMENT UNADJUSTED CURVE NUMBER

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	1.72	2.23	3.86
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.65	2.16	3.79
Adjusted CN*	90	90	90

← POST-DEVELOPMENT ADJUSTED CURVE NUMBER

*See Notes above

Drainage Area B		A Soils	B Soils	C Soils	D Soils
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Mixed Open -- undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00
	CN	34	59	72	79
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.09
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.82
	CN	98	98	98	98

Total Area (acres): 1.91
Runoff Reduction Volume (ft^3): 717

$CN_{(D.A. B)}$ = 97 ← POST-DEVELOPMENT UNADJUSTED CURVE NUMBER

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.28	2.83	4.52
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.18	2.72	4.41
Adjusted CN*	96	96	96

← POST-DEVELOPMENT ADJUSTED CURVE NUMBER

STORMWATER MANAGEMENT COMPUTATIONS

I. PRE-DEVELOPMENT CONDITION (LOD SWM AREA)

SITE AREA = 5.21 AC

A. CONTRIBUTING AREAS:	HSG D AC	CN
PERVIOUS	0.80	80
IMPERVIOUS	4.41	98

B. WEIGHTED CN = 95

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 17.64 CFS (V1 = 38,247 CF)
Q2 = 21.35 CFS
Q10 = 35.98 CFS

II. POST-DEVELOPMENT CONDITION (LOD SWM AREA)

SITE AREA = 5.21 AC

A. CONTRIBUTING AREAS:	HSG D AC	CN
PERVIOUS	1.29	80
IMPERVIOUS	3.92	98

B. WEIGHTED CN = 94
WEIGHTED CN = 93/93/93 (ADJUSTED)*
*SEE ADJUSTED RUNOFF REDUCTION CN CALCULATIONS, THIS SHEET

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 16.55 CFS (V1 = 34,899 CF)
Q2 = 20.30 CFS
Q10 = 35.13 CFS

III. STORMWATER MANAGEMENT REQUIREMENT – ALLOWABLE RELEASE FROM DEVELOPMENT

A. $Q1 = \frac{0.8\ (17.64\ CFS \times 38,247\ CF)}{34,899\ CF} = 15.47\ CFS$

B. Q2 = 21.35 CFS

C. Q10 = 35.98 CFS

CHANNEL PROTECTION REQUIREMENT
– ENERGY BALANCE EQUATION PER SECTION 109(F)(1)(c)(i) (NATURAL CHANNEL WITHIN 100x SITE AREA)

CHANNEL PROTECTION
– PREDEVELOPMENT SITE RELEASE FOR 2YR, 24 HR STORM

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

IV. POST-DEVELOPMENT CONDITION (UNDETAINED)

SITE AREA = 3.30 AC

A. CONTRIBUTING AREAS:	HSG D AC	CN
PERVIOUS	1.20	80
IMPERVIOUS	2.10	98

B. WEIGHTED CN = 91
WEIGHTED CN = 90/90/90 (ADJUSTED)*
*SEE ADJUSTED RUNOFF REDUCTION CN CALCULATIONS, THIS SHEET

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 9.35 CFS
Q2 = 11.73 CFS
Q10 = 21.24 CFS

V. RUNOFF TO DETENTION FACILITY #1

SITE AREA = 1.91 AC

A. CONTRIBUTING AREAS:	HSG D AC	CN
PERVIOUS	0.09	80
IMPERVIOUS	1.82	98

B. WEIGHTED CN = 97
WEIGHTED CN = 96/96/96 (ADJUSTED)*
*SEE ADJUSTED RUNOFF REDUCTION CN CALCULATIONS, THIS SHEET

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 6.65 CFS
Q2 = 7.99 CFS
Q10 = 13.32 CFS

VI. STORMWATER RELEASES FROM DETENTION

DETENTION FACILITY #1
Q1 = 4.64 CFS
Q2 = 5.46 CFS
Q10 = 11.21 CFS

VII. COMPLIANCE

DEMONSTRATE THAT RELEASES FROM THE SITE DO NOT EXCEED STORMWATER REQUIREMENT OF SECTION III.

	UNDETAINED	FROM DETENTION	TOTAL FROM SITE	ALLOWABLE
Q1 =	9.35 CFS	+ 4.64 CFS	= 13.99 CFS	≤ 15.47 CFS
Q2 =	11.73 CFS	+ 5.46 CFS	= 17.19 CFS	≤ 21.35 CFS
Q10 =	21.24 CFS	+ 11.21 CFS	= 32.45 CFS	≤ 35.98 CFS

ANTICIPATED PEAK RELEASE RATES FROM THE SITE DO NOT EXCEED THE ALLOWABLE RELEASE RATES FOR THE 1-YR, 2-YR, AND 10-YR, 24-HR STORM EVENTS.

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

THE FOLLOWING ANALYSIS IS PRELIMINARY IN NATURE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL SITE PLAN.

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

SCALE: AS NOTED | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA · AARON M. VINSON · Lic. No.041851 · 1/22/2026 · LANDSCAPE ARCHITECT · PROFESSIONAL

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SWM COMPUTATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
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.

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: **Eisenhower Pointe Phase 2**
Date: **11/14/2025**
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 5.21

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	*0.89*

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				0.80	0.80
Impervious Cover (acres)				4.41	4.41
					5.21

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				1.29	1.29
Impervious Cover (acres)				3.92	3.92
Area Check	OK.	OK.	OK.	OK.	5.21

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.89

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)	1.20	0.09	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.22	0.09	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.10	1.82	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.51	1.82	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3): 14,689

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	783	717	0	0	0	1,501
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.82	1.64	0.00	0.00	0.00	4.45
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.34	0.80	0.00	0.00	0.00	1.15
TP LOAD REMAINING (lb/yr)	2.47	0.84	0.00	0.00	0.00	3.31
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	5.29	4.10	0.00	0.00	0.00	9.40

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	4.45
TP LOAD REDUCTION REQUIRED (lb/yr)	0.89
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.15
TP LOAD REMAINING (lb/yr):	3.31
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.26 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	59.97
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	9.40
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	50.57

WQVD COMPUTATIONS

PROJECT DESCRIPTION

COMPUTED FOR SITE (PARCEL) AREA ONLY

DEVELOPMENT OR [REDEVELOPMENT]

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	2.95	0.80	3.75
ON-SITE TREATED	1.97	0.19	2.16
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL IMPERVIOUS AREA TREATED	1.97		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	1.97		

WATER TREATMENT ON SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)	LATITUDE	LONGITUDE
BIORETENTION (LEVEL 1)	0.78	0.67	25%	38.804377°	-77.117060°
DETENTION/ FILTERING	1.91	1.82	40%	38.804292°	-77.117066°

MISCELLANEOUS

TOTAL WQV TREATED: YES [NO]
DETENTION ON SITE: [YES] NO

PROJECT IS WITHIN WHICH WATERSHED? CAMERON RUN
DISCHARGES TO WHICH BODY OF WATER? CAMERON RUN
WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 2.95 AC
= 5,357 CF (0.123 AC*FT)
% WQV PROVIDED= 1,816 CF/AC X 1.97 AC
= 3,578 CF (0.082 AC*FT) =67% WQV PROVIDED

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

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				1.20	1.20	0.25	0.85
Impervious Cover (acres)				2.10	2.10	0.95	0.86
				Total	3.30		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr): 2.82
Post Development Treatment Volume in D.A. A (ft^3): 8,331

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 (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2. Rooftop Disconnection (RR)														
2.i. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			0.10	0	138	207	345	25	0.00	0.09	0.05	0.04	
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40		0.22	0.41	0	645	968	1,614	25	0.00	0.54	0.30	0.24	

Drainage Area B

VRRM 4.1, 2024

Drainage Area B Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.09	0.09	0.25	0.85
Impervious Cover (acres)				1.82	1.82	0.95	0.86
				Total	1.91		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. B (lb/yr) 1.64
Post Development Treatment Volume in D.A. B ft3) 6,358

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 (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2. Rooftop Disconnection (RR)														
2.i. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			0.52	0	717	1,076	1,793	25	0.00	0.45	0.25	0.20	16.b. MTD - Filtering
16. Manufactured Treatment Devices (no RR)														
16.b. Manufactured Treatment Device-Filtering	0		0.09	1.30	1,076	0	5,641	5,641	40	0.20	1.19	0.56	0.84	

WATER QUALITY NARRATIVE

AS SHOWN IN THE COMPUTATIONS ON SHEET P-0702 AND P-0703, THE AMOUNT OF IMPERVIOUS AREA ON SITE WILL DECREASE FROM PRE TO POST-DEVELOPMENT. THE SITE AREA USED FOR THE ANALYSIS IS THE STORMWATER LIMITS OF DISTURBANCE (5.21 AC), EXCLUDING AREAS DESIGNATED ONLY FOR THE INSTALLATION OF UTILITIES, AS SHOWN ON THE LIMITS OF DISTURBANCE MAP AND COMPUTED USING THE DEQ VRRM SPREADSHEET, BOTH SHOWN ON THIS SHEET.

THE REQUIRED PHOSPHOROUS REMOVAL TO BE PROVIDED ON SITE SHALL BE AT LEAST 0.89 LB/YR. THE REQUIRED PHOSPHOROUS REDUCTION IS PROPOSED TO BE ACHIEVED BY TREATING APPROXIMATELY ±1.93 AC ON SITE WITH DETENTION AND FILTERING PRACTICES AND ±1.23 AC ON SITE WITH A COMBINATION OF ON-STREET AND ROOFTOP DISCONNECTION BIORETENTION PLANTERS.

THE COMPUTED PHOSPHOROUS REMOVAL ON SITE IS EQUAL TO ±1.15 LB/YR, WHICH SATISFIES WATER QUALITY CONTROL REQUIREMENTS OF SECTION 13-109 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

IT IS EXPECTED THAT ±65% OF THE WATER QUALITY VOLUME WILL BE TREATED WITH THE PROPOSED LEVEL 1 URBAN BIORETENTION AND MTD FILTERING PRACTICES LOCATED ON SITE. THEREFORE, A MONETARY CONTRIBUTION TO THE CITY'S WATER QUALITY EQUIVALENCY FUND IS EXPECTED TO BE REQUIRED AT TIME OF FINAL SITE PLAN.

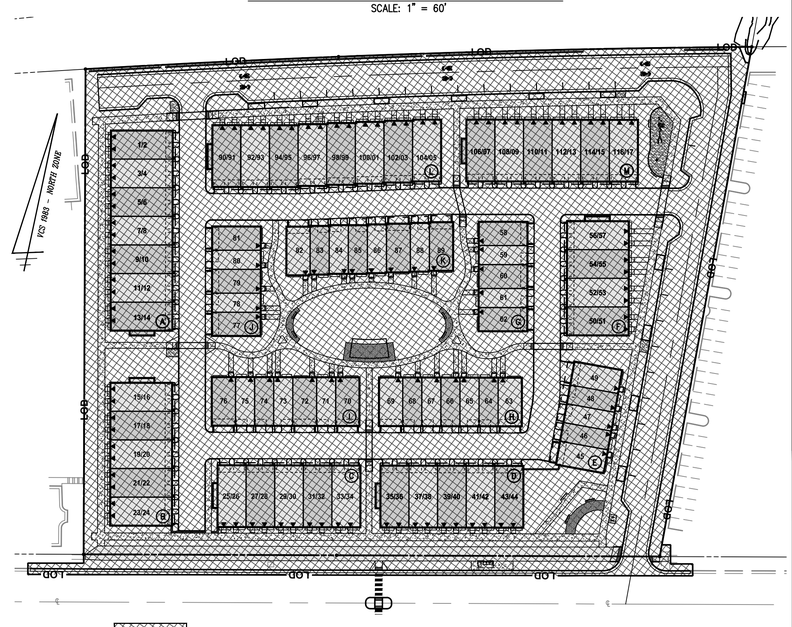
MTI 01-18 COMPLIANCE NARRATIVE

IN ACCORDANCE WITH CITY OF ALEXANDRIA MEMORANDUM TO INDUSTRY 01-18, AT LEAST 65% OF THE REQUIRED PHOSPHORUS REMOVAL IS ACHIEVED USING NONPROPRIETARY SURFACE BMPS (±65%).

0.59 LBS PHOSPORUS = ±65%
0.89 LBS PHOSPORUS

SWM LIMITS OF DISTURBANCE MAP

SCALE: 1" = 60'



LIMITS OF DISTURBANCE COUNTED TOWARDS SITE AREA FOR VRRM SPREADSHEET COMPUTATIONS (±5.21 AC)

60 0 30 60 120 240
(IN FEET)
1 INCH = 60'

THE FOLLOWING ANALYSIS IS PRELIMINARY IN NATURE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL SITE PLAN.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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DRAWN: MM | CHECKED: DP/AV | DATE: 1/22/2026 | SCALE: AS NOTED

COMMONWEALTH OF VIRGINIA — AARON M. VINSON Lic. No.041851 — 1/22/2026 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY BMP COMPUTATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

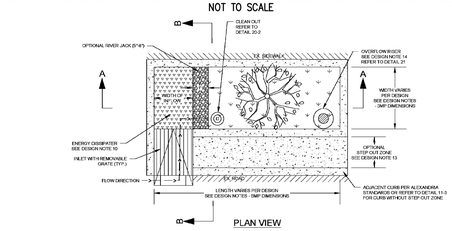
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

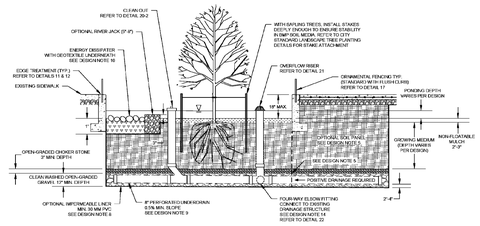
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

TYPICAL STREETSCAPE STORMWATER PLANTER DETAIL

SHOWN FOR GENERAL COMPLIANCE WITH CITY OF ALEXANDRIA GREEN STREETS & SIDEWALKS GUIDELINES
NOT TO SCALE

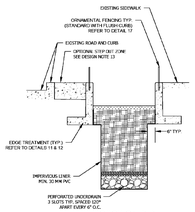


PLAN VIEW



PROFILE A-A

DETAIL 1
INDIVIDUAL TREE WELL



SECTION B-B

DESIGN NOTES

BMP DIMENSIONS
1. MINIMUM WIDTH = THE LENGTH OF THE SHORTEST FLOW PATH TO THE OVERALL LENGTH OF THE BMP SHOULD BE AT LEAST A 3:1 SET.

2. LONGITUDINAL SLOPE OF THE BMP SURFACE SHALL BE LEVEL TO PROVIDE A CONSISTENT PONDING DEPTH

3. RIDER ELEVATIONS SHALL BE DESIGNED SUCH THAT WATER FROM A 10-YR STORM CANNOT REACH THE SIDEWALK AND THE PONDING DEPTH OF THE DOWNSTREAM SIDE OF THE BIORETENTION CANNOT EXCEED 1 FOOT.

4. CLEANOUTS SHOULD BE A MIN. OF 2' AWAY FROM THE EDGE OF THE TREES ROOT BALL.

5. PROVIDE MIN. 450 CUBIC FEET OF SOIL FOR EACH IN ORGANIC, ISOLATED TREE WITHIN A MAXIMUM 3 FOOT DEPTH CONFINUOUS EXCAVATED SOIL PANELS UNDER SURFACED, RESERVOIRED SECTION ALL MAY BE USED TO MEET SOIL VOLUME REQUIREMENTS FOR TREES IN ACCORDANCE WITH THE BMP DESIGN GUIDELINES (REFER TO DETAIL 23). ALTERNATIVE METHODS SUCH AS MODULAR SUSPENDED PAVEMENT SYSTEMS WILL BE CONSIDERED ON A CASE-BY-CASE BASIS (610 91 TO DETAIL 24). IF A SOIL PANEL WILL NOT BE CONSTRUCTED, TIE IN IMPERVIOUS LINER AS SHOWN BY DASHED LINE.

6. IF NO CHECK DAM IS USED, DESIGNER MUST ENSURE THAT ROAD SLOPES ALLOW FOR CONSTRUCTABILITY OF TREE WELLS. TREE WELLS MAY NOT BE FEASIBLE ON ROAD SLOPES GREATER THAN 6%.

BMP MATERIALS
7. REFER TO VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 (BIORETENTION) FOR DESIGN AND MATERIAL SPECIFICATIONS.

8. THE IMPERMEABLE LAYER SHALL BE MIN. 30 MM THICK. IF INFILTRATION PRACTICES ARE USED, CONSULT THE VIRGINIA DRAINAGE MANUAL FOR STRUCTURAL SPECIFICATIONS. WHERE INFILTRATION IS DESIRED, AN IMPERMEABLE LAYER WILL NOT BE REQUIRED

9. UNDERDRAIN PIPE SHALL BE PERFORATED HDPE OR PVC SCHEDULE 40 WITH 3" PERFORATIONS AT 6" ON CENTER

10. ACCEPTABLE ENERGY DISSIPATERS MAY INCLUDE:
- A GRAVEL DIAPHRAGM WITH AN OPTIONAL TOP LAYER OF DECORATIVE RIVER ROCK
- A RIP-RAP APRON
- AN RUN-IN BLOCK (NEWDEMBIG BY 8"-8" MIN R JACK; OR
- AN ACCEPTABLE ALTERNATIVE PER THE VIRGINIA BMP CLEARINGHOUSE.

11. MATERIAL SHALL BE AT MINIMUM 95% OF THE AVERAGE DRY DENSITY FOR COMPACTION IN ACCORDANCE WITH APPENDIX D OF VIRGINIA TEST METHODS FOR SOILS AND AGGREGATE COMPACTION STANDARDS.

SITE PLANNING
12. MINIMUM SET BACKS TO BMPS FROM EXISTING INFRASTRUCTURE WILL APPLY.

13. WHEN STEP-OUT ZONE IS INCLUDED, MINIMUM WIDTH OF STEP-OUT ZONE IS 6' PREFERRED WIDTH IS 9'. IF NO STEP OUT ZONE IS USED, THE TRENCH CRANK INLET MAY BE REPLACED WITH A CURB OUTLET.

14. THE OUTLET PIPE FROM THE OVERFLOW RISER SHALL BE SIZED TO CONVEY THE 10-YR STORM WITH A MINIMUM DEPTH OF COVER OF 2 FEET. THE OUTLET PIPE SHALL BE 6-INCH MINIMUM DIAMETER SCHEDULE 40 PVC WITH A MINIMUM SLOPE OF 0.5%. IF A LARGER OUTLET PIPE IS REQUIRED, CONNECT UNDERDRAIN AND OUTLET PIPE THROUGH A DRAINAGE STRUCTURE.

15. PLACE A CLEANOUT WHEREVER THE UNDERDRAIN CONNECTS TO THE DRAINING STORM DRAIN TO FACILITATE MAINTENANCE.

16. LATERAL BRACINGS SHALL BE INCLUDED TO WITHSTAND ANTICIPATED LOADING. REFER TO DETAIL 25.

CONSTRUCTION INFORMATION
1. BACKFILL SOIL MIXTURE BENEATH ROOTBALL MUST BE COMPACTED SUCH THAT ROOT BALL DOES NOT SINK.

DETAIL 1
INDIVIDUAL TREE WELL (continued)

TYPICAL URBAN BIORETENTION PLANTER DETAIL

NOT TO SCALE

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

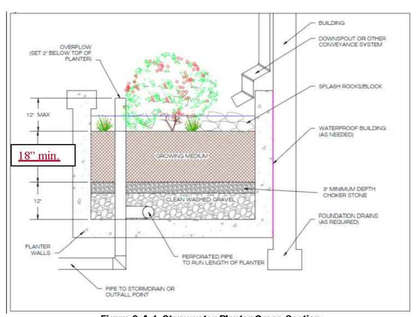


Figure 9-A.4. Stormwater Planter Cross-Section

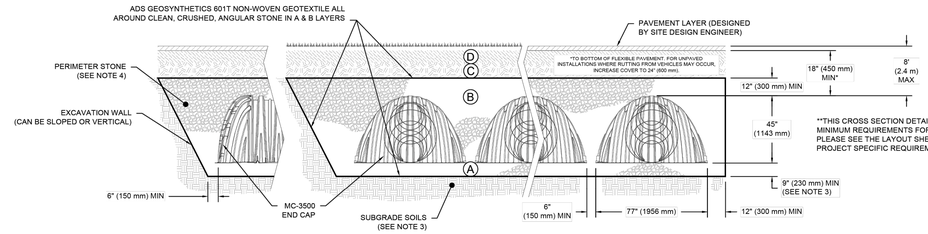
TYPICAL UNDERGROUND DETENTION/FILTERING DETAIL

NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

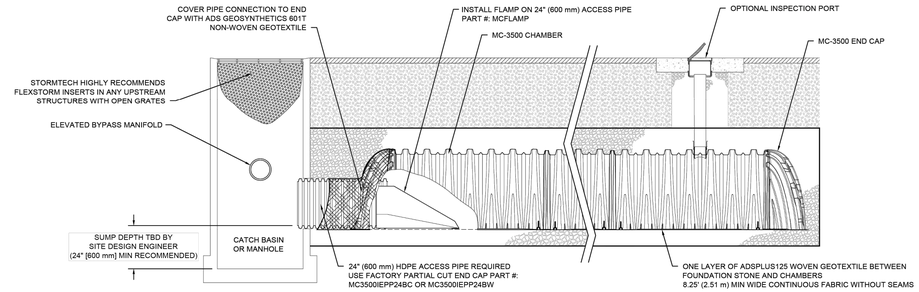
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

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

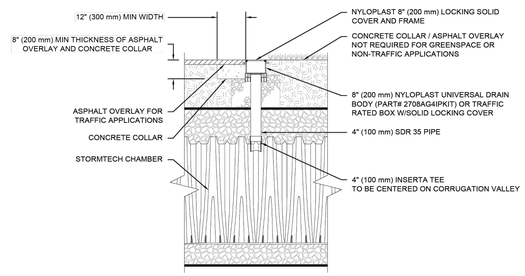
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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

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

NOTES

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



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)
NTS

THE FOLLOWING ANALYSIS IS PRELIMINARY IN NATURE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL SITE PLAN.

STANDARD CROSS SECTION
MC-3500 CHAMBER
DATE: 08/04/25 DRAWN: SMW
DRAWING # 724-320 CHECKED: JLM
DESCRIPTION
DATE DRWN CHKD

StormTech® Chamber System

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026

SHEET 1 OF 1

ISOLATOR ROW PLUS
MC-3500 CHAMBER
DATE: 04/30/25 DRAWN: SMW
DRAWING # 724-330 CHECKED: JLM
DESCRIPTION
DATE DRWN CHKD

StormTech® Chamber System

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026

SHEET 1 OF 1

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD (EOR). ADS/STORMTECH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF RECORDS EOR OR OTHER PROJECT REPRESENTATIVES. THIS DRAWING MAY INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF ADS/STORMTECH. THIS DRAWING IS THE PROPERTY OF ADS/STORMTECH AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF ADS/STORMTECH.

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

SCALE: AS NOTED DATE: 1/22/2026 DRAWN: MM CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 1/22/2026 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY BMP DETAILS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: P-0704

File No. ALEX Tax Map No. 068.04 AND 069.01 Job No. 23-037 Cadd Dwg. File:Q:\sdskproj\23037\dwg\planning\plans\DSUP\23037P-0702.dwg

LEGEND

- EX. SEWER SYSTEM (NOT INCLUDED IN ANALYSIS)
- EX. SEWER SYSTEM SUBJECT TO OUTFALL ANALYSIS
- PROP. SEWER SYSTEM
- SITE AREA
- SUBSHEDS CONTRIBUTING TO SANITARY SEWER OUTFALL ANALYSIS
- (#) WLP STRUCTURE NUMBER
- [#] ALEXANDRIA GIS STRUCTURE NUMBER

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY SERVED BY A SEPARATE SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN EISENHOWER AVENUE.

EXISTING FLOWS FROM SITE:

EXISTING OFFICE BUILDINGS: 200 GPD/1000 SQFT X 94,936 SQFT = 18,987 GPD

18,987 GPD X 4 (PEAK FACTOR) = 75,949 GPD

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

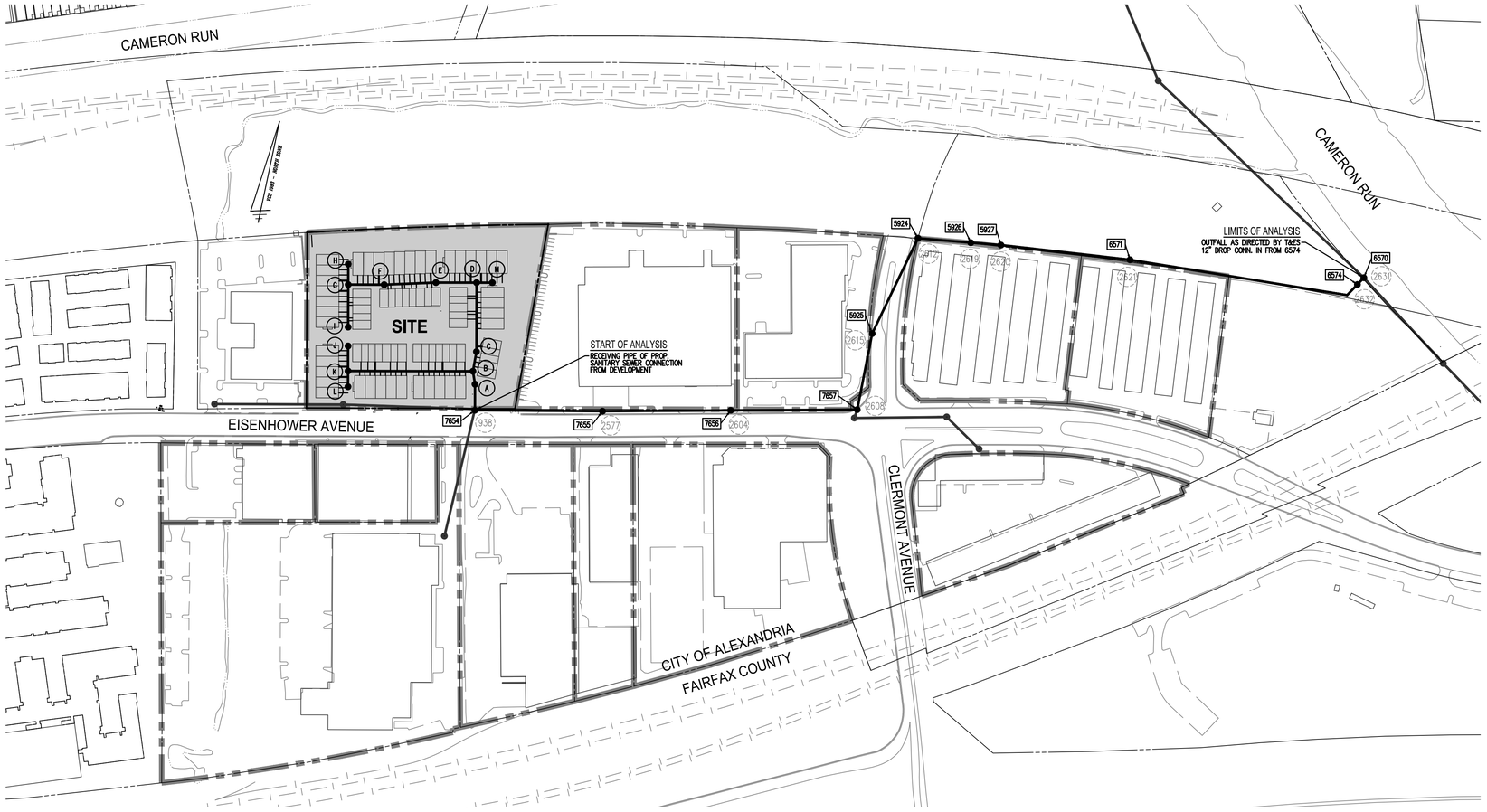
TOWNHOUSE: 350 GPD X 37 UNITS = 12,950 GPD

MULTI-FAMILY: 300 GPD X 80 UNITS = 24,000 GPD

36,950 GPD X 4 (PEAK FACTOR) = 147,800 GPD

NET INCREASE= 71,851 GPD (PEAKED)

SINCE THE SITE PROPOSES AN INCREASE OF 71,851 GPD (PEAKED), THAT IS GREATER THAN 10,000 GPD (PEAKED) FROM THE EXISTING CONDITION, AN ANALYSIS OF THE DOWNSTREAM SANITARY SEWER SYSTEM IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14 IS REQUIRED.



SANITARY SEWER OUTFALL MAP

SCALE: 1"=150'

SANITARY SEWER FLOW COMPUTATIONS

FROM	TO	PIPE ID	INCREMENTAL CONTRIBUTING	INCREMENTAL FLOW (GPD)	CUMULATIVE (GDP)	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW		PIPE SIZE (IN)	AREA (SF)	PIPE LENGTH (FT)	PIPE SLOPE (FT)	MANNINGS n	MATERIAL	CAPACITY (CFS)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
							(GPD)	(CFS)									
I	G	N/A	8 MF, 5 TH units	4,150	4,150	4	16,600	0.026	10	0.55	98	0.0100	0.010	PVC	2.83	1.62	0.67
H	G	N/A	6 MF units	1,800	1,800	4	7,200	0.011	10	0.55	48	0.0100	0.010	PVC	2.83	1.20	0.47
G	F	N/A	6 MF units	1,800	7,750	4	31,000	0.048	10	0.55	83	0.0100	0.010	PVC	2.83	1.96	0.91
F	E	N/A	10 MF, 8 TH units	5,800	13,550	4	54,200	0.084	10	0.55	120	0.0100	0.010	PVC	2.83	2.31	1.18
E	D	N/A	6 MF units	1,800	15,350	4	61,400	0.095	10	0.55	94	0.0100	0.010	PVC	2.83	2.41	1.25
M	D	N/A	6 MF units	1,800	1,800	4	7,200	0.011	10	0.55	37	0.0100	0.010	PVC	2.83	1.20	0.47
D	C	N/A	8 MF, 7 TH units	4,850	22,000	4	88,000	0.136	10	0.55	160	0.0100	0.010	PVC	2.83	2.69	1.49
C	B	N/A	3 TH units	1,050	23,050	4	92,200	0.143	10	0.55	46	0.0100	0.010	PVC	2.83	2.73	1.52
J	K	N/A	5 MF units	1,500	1,500	4	6,000	0.009	10	0.55	58	0.0100	0.010	PVC	2.83	1.18	0.42
L	K	N/A	5 MF units	1,500	1,500	4	6,000	0.009	10	0.55	37	0.0250	0.010	PVC	4.48	1.58	0.34
K	B	N/A	20 MF, 14 TH units	10,900	13,900	4	55,600	0.086	10	0.55	289	0.0250	0.010	PVC	4.48	3.22	0.96
B	A	N/A	-	0	36,950	4	147,800	0.229	10	0.55	30	0.0100	0.010	PVC	2.83	3.13	1.92
A	7654	N/A	-	0	36,950	4	147,800	0.229	10	0.55	60	0.0100	0.010	PVC	2.83	3.13	1.92
7654	7655	003159SEWP	City Modeled Data	13,680	50,630	4	202,520	0.313	12	0.79	295	0.0053	0.010	CIP	3.35	2.69	2.47
7655	7656	003160SEWP	City Modeled Data	14,040	64,670	4	258,680	0.400	12	0.79	297	0.0057	0.010	CIP	3.48	2.97	2.74
7656	7657	002262SEWP	City Modeled Data	15,840	80,510	4	322,040	0.498	12	0.79	293	0.0057	0.010	CIP	3.48	3.16	3.06
7657	5925	002703SEWP	City Modeled Data	17,280	97,790	4	391,160	0.605	12	0.79	180	0.0125	0.010	CIP	5.15	4.42	2.77
5925	5924	003162SEWP	City Modeled Data	19,080	116,870	4	467,480	0.723	12	0.79	250	0.0012	0.015	RCP	1.06	1.47	7.22
5924	5926	002705SEWP	City Modeled Data	19,440	136,310	4	545,240	0.844	12	0.79	123	0.0337	0.015	RCP	5.64	5.19	3.12
5926	5927	002704SEWP	City Modeled Data	20,160	156,470	4	625,880	0.968	12	0.79	70	0.0083	0.010	CIP	4.20	4.37	3.90
5927	6571	003163SEWP	City Modeled Data	21,600	178,070	4	712,280	1.102	12	0.79	301	0.0066	0.015	RCP	2.50	3.10	5.56
6571	6573	002702SEWP	City Modeled Data	23,040	201,110	4	804,440	1.245	12	0.79	535	0.0368	0.015	RCP	5.89	5.98	3.73
6574	6570	009624SEWP	City Modeled Data	0	201,110	4	804,440	1.245	12	0.79	22	0.5868	0.015	RCP	23.53	15.96	1.87

NOTES

1. PIPE NETWORK OBTAINED FROM A MIX OF FIELD VERIFIED SURVEY BY WALTER L. PHILLIPS, INC. AND CITY OF ALEXANDRIA GIS/RECORD INFORMATION AND IS DEPICTED TO THE BEST OF THE ENGINEER'S KNOWLEDGE. SEE SHEET C-0304 FOR AS-BUILT TABLE.
2. SEE THIS SHEET FOR SANITARY SEWER ADEQUATE OUTFALL NARRATIVE.
3. PIPE SIZE, LENGTH, SLOPE AND MATERIAL LISTED BASED ON A MIX OF FIELD SURVEY AND AVAILABLE CITY RECORDS.

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

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SCALE: 1" = 150' | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT
AARON M. VINSON
Lic. No.041851
1/22/2026

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SANITARY SEWER OUTFALL

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

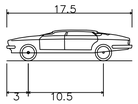
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

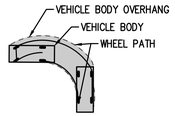
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LARGE CAR 2

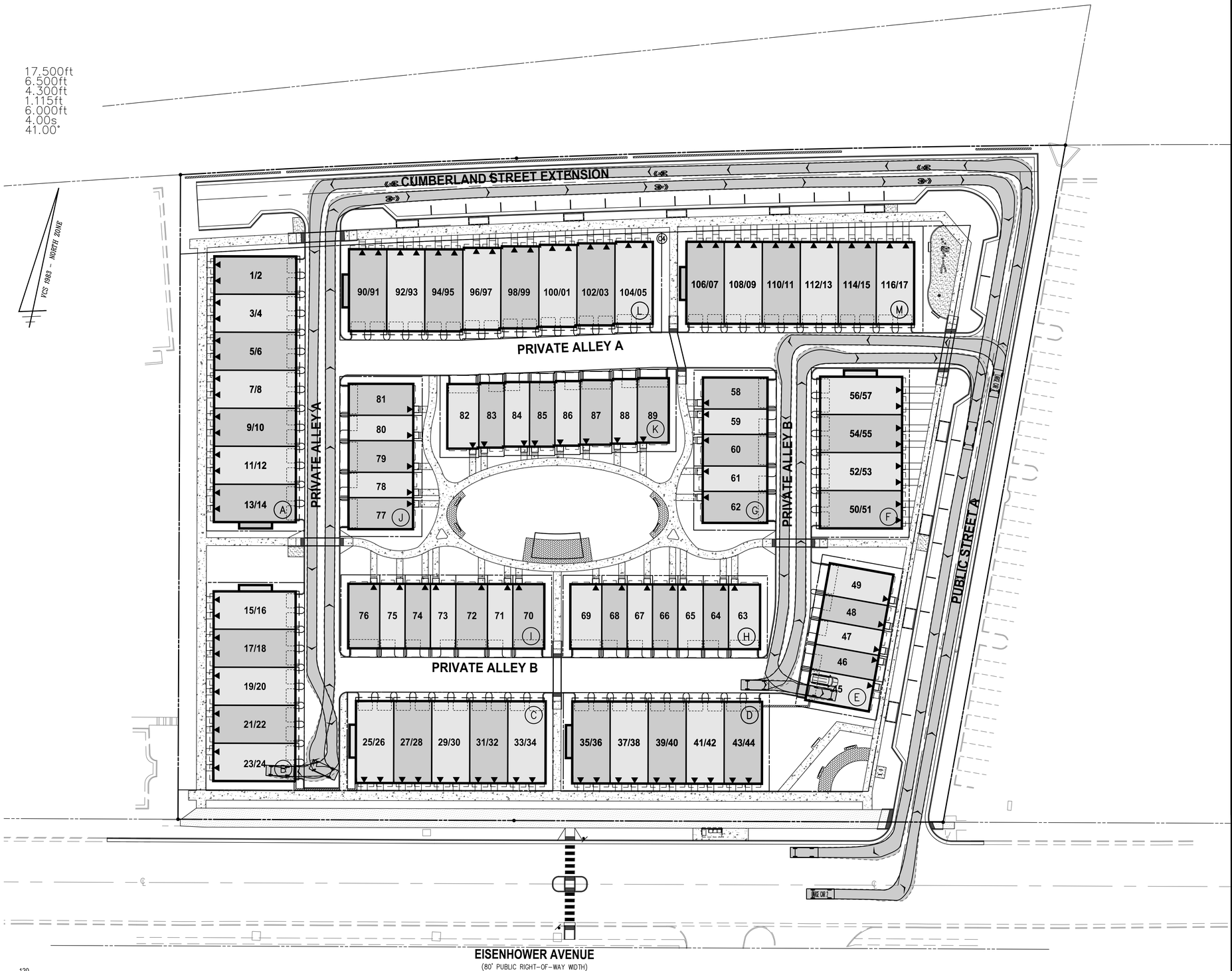
Overall Length	17.500ft
Overall Width	6.500ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	41.00°



PASSENGER VEHICLE LEGEND

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.
2. SEE ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED GARAGE.



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

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

SCALE: 1" = 30' | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA ENGINEER
AARON M. VINSON
Lic. No.041851
1/22/2026
PROFESSIONAL

REVISION APPROVED BY

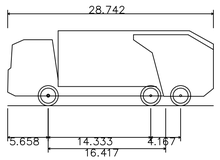
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

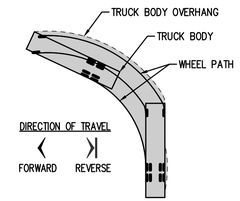
PRELIMINARY VEHICLE MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
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.



Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd

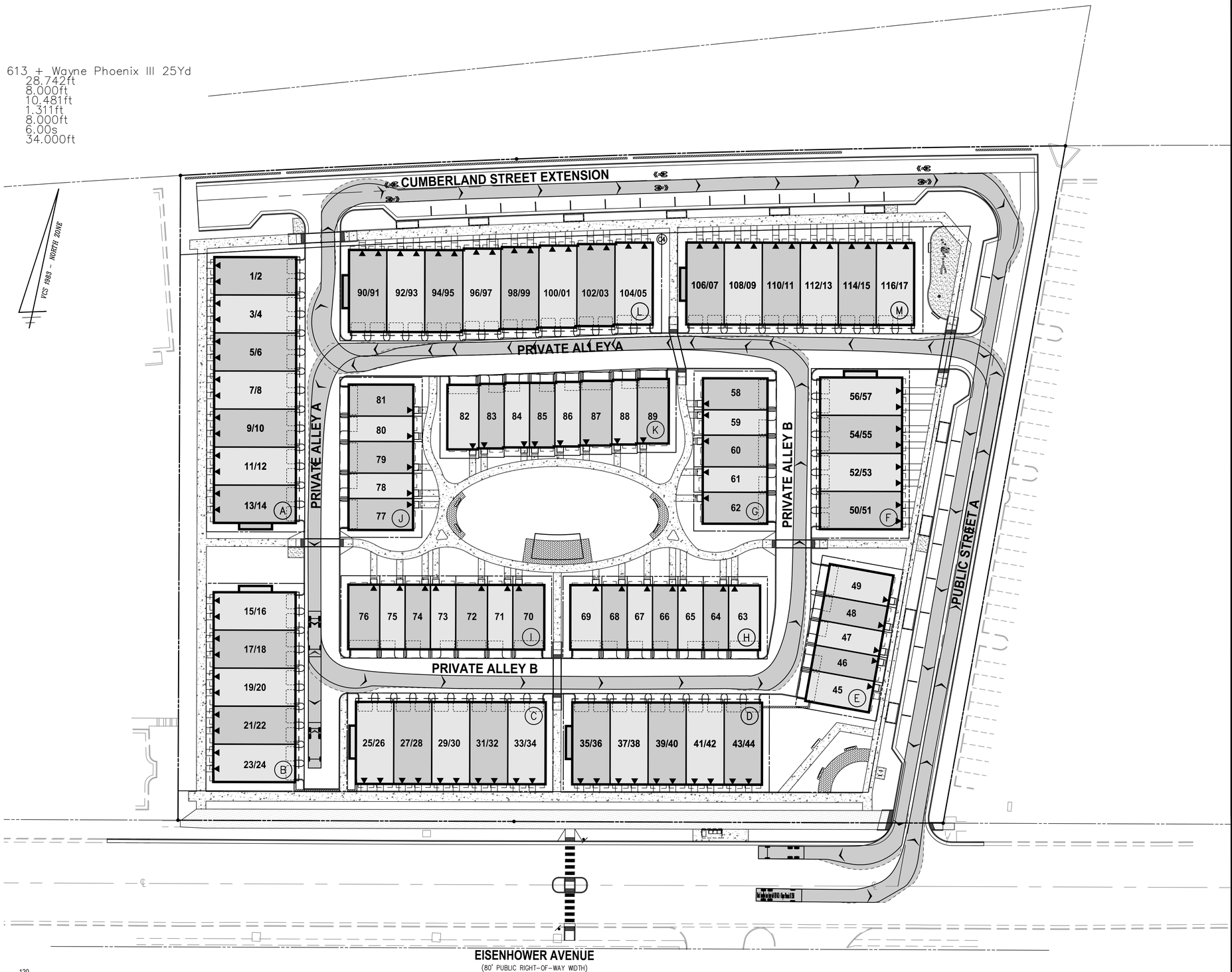
Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft



GARBAGE TRUCK LEGEND
(NOT TO SCALE)

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.
2. SEE ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED GARAGE.



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

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SCALE: 1" = 30' | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA ENGINEER
AARON M. VINSON
Lic. No.041851
1/22/2026
PROFESSIONAL

REVISION APPROVED BY

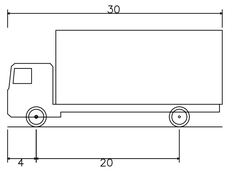
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

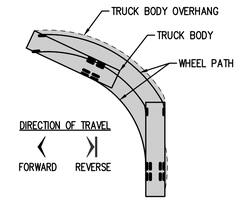
PRELIMINARY GARBAGE TRUCK MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.



SU-30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

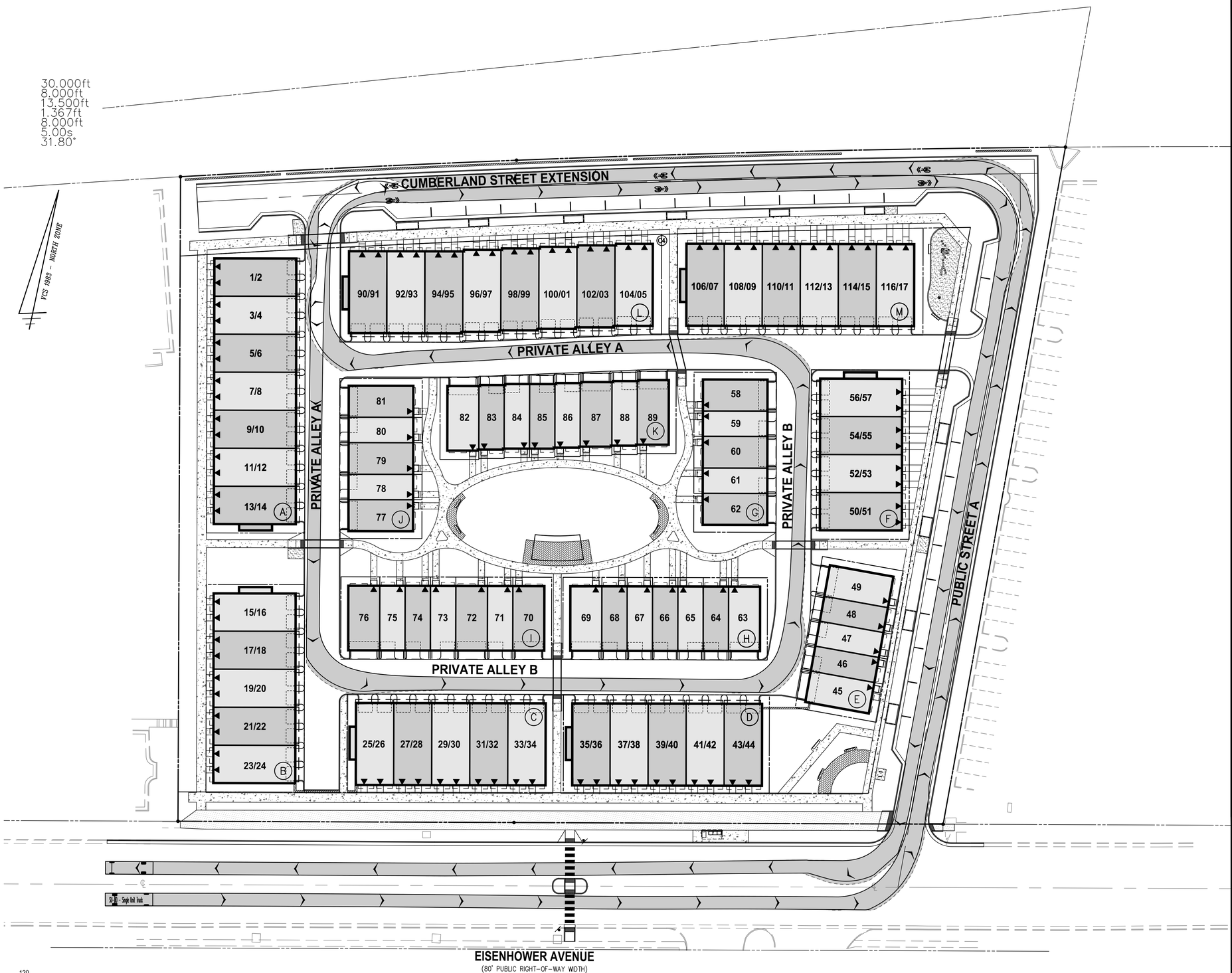


SU-30 TRUCK LEGEND

(NOT TO SCALE)

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.
2. SEE ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED GARAGE.



30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
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1/22/2026
PROFESSIONAL ENGINEER

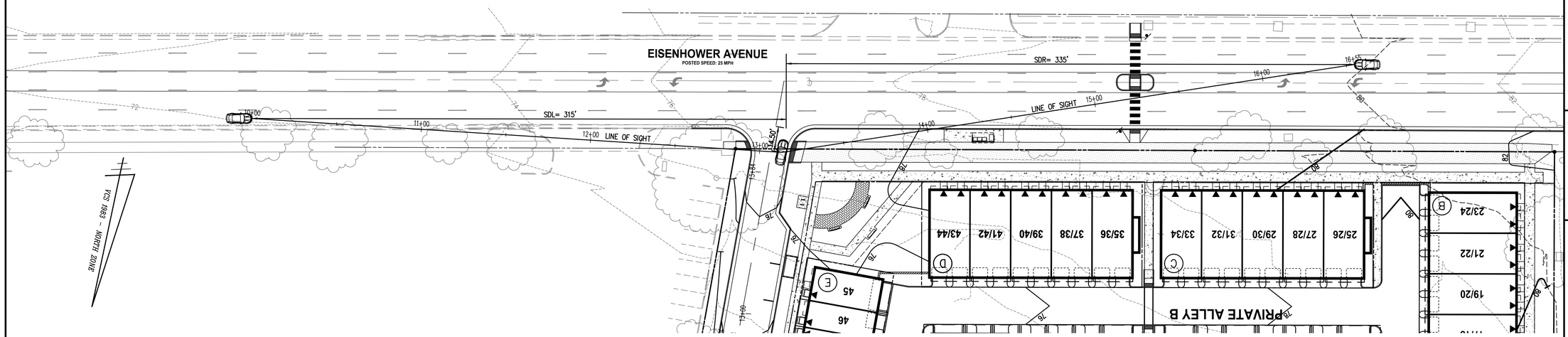
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
REVISION APPROVED BY					

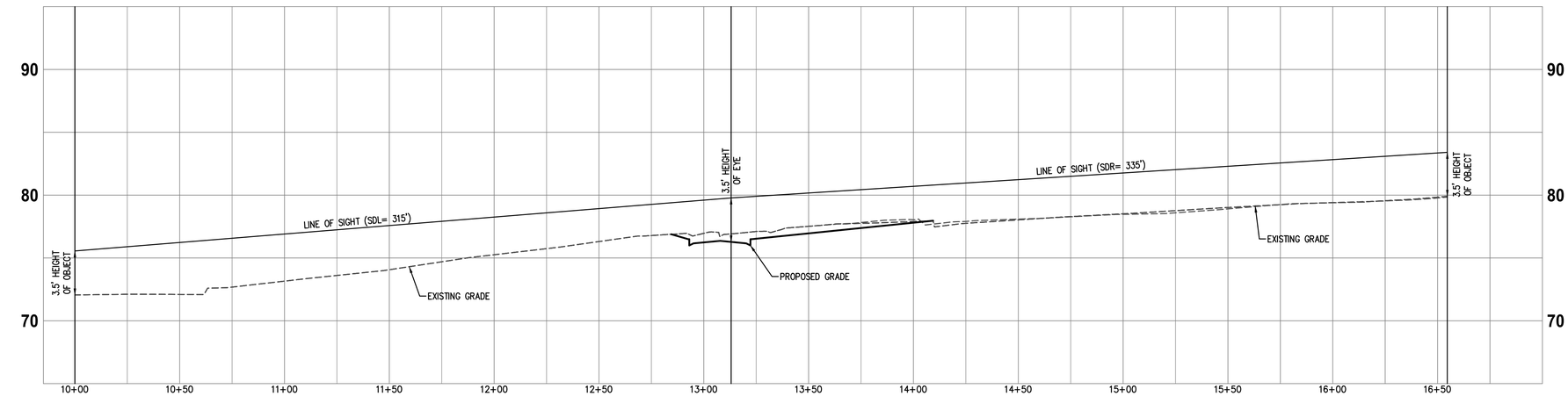
EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SU-30 TRUCK MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
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.





INTERSECTION SIGHT DISTANCE PROFILE - EISENHOWER AVENUE

H: 1"=30'
V: 1"=5'
POSTED/DESIGN SPEED= 25 MPH
SIGHT DISTANCE LEFT= 280'
SIGHT DISTANCE RIGHT= 280'
CATEGORY: MINOR ARTERIAL

20 15 10 5 0 (IN FEET) 1 INCH = 5' VERTICAL

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

NOTES

1. EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA, GIS INFORMATION, AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS, AND ENCUMBRANCES MAY BE PRESENT ON SITE.
3. ANY EXISTING OR PROPOSED LANDSCAPING WITHIN VISION CLEARANCE TRIANGLES OR INTERSECTION SIGHT LINES WILL BE PRUNED SUCH THAT BRANCHES AND FOLIAGE ARE AT LEAST 8 FEET ABOVE FINISHED GRADE.

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DATE: 1/22/2026
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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
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1/22/2026
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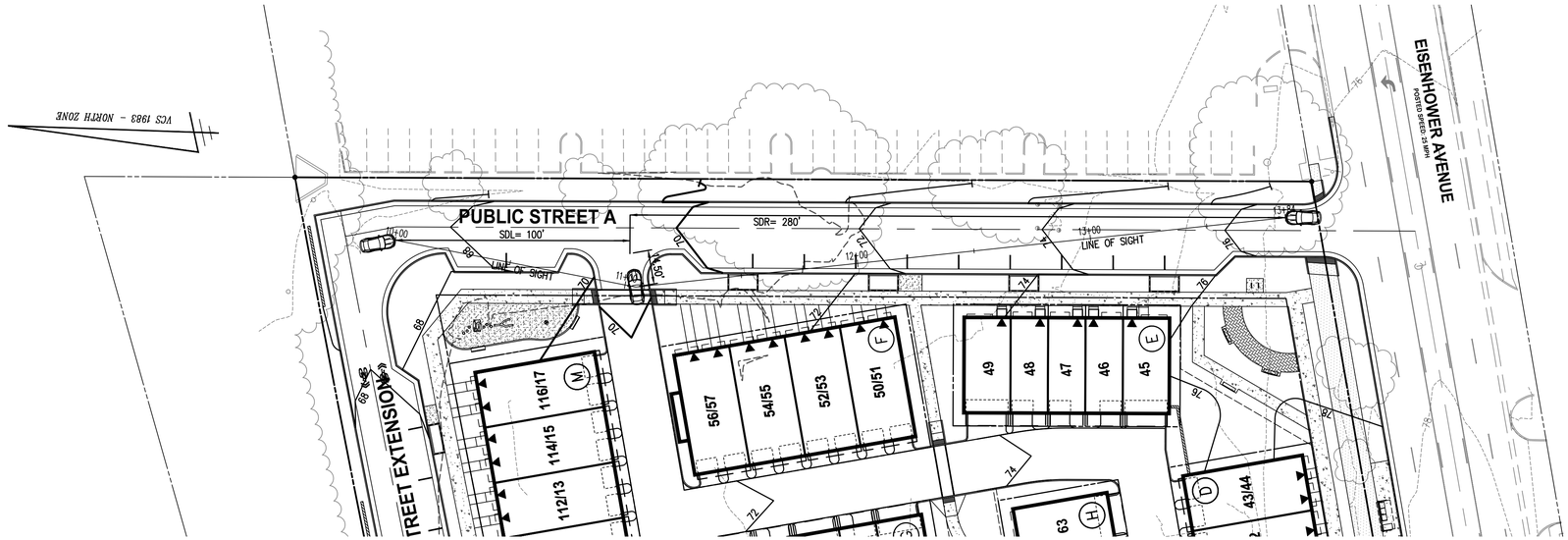
REVISION APPROVED BY

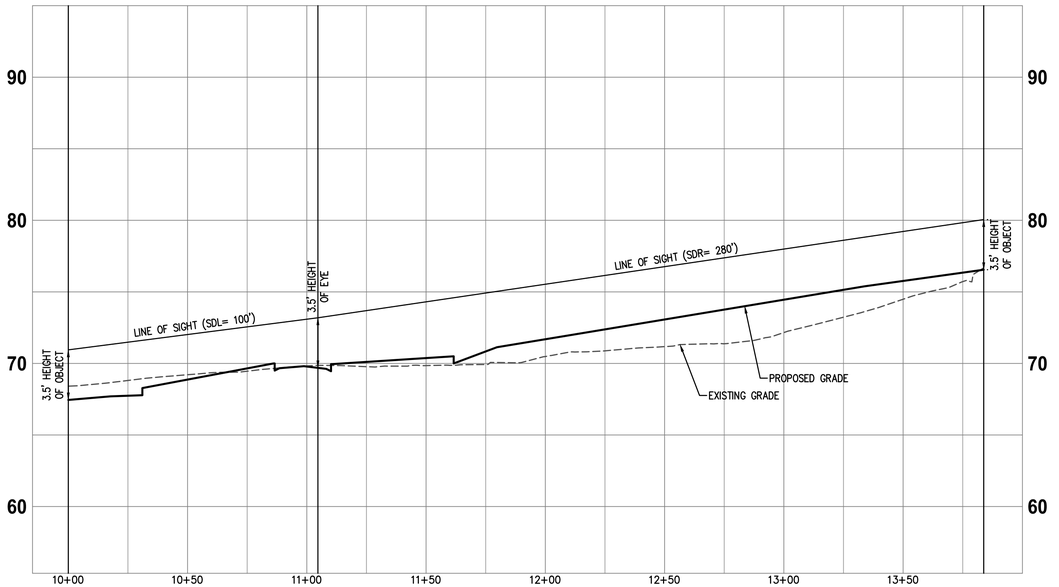
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II
TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

INTERSECTION SIGHT DISTANCE

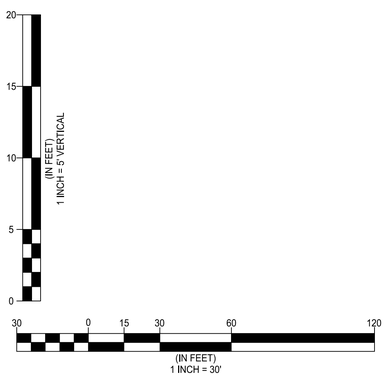
APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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INTERSECTION SIGHT DISTANCE PROFILE - PUBLIC STREET A

H: 1"=30'
V: 1"=5'
POSTED/DESIGN SPEED= 25 MPH
SIGHT DISTANCE LEFT= 100'
SIGHT DISTANCE RIGHT= 280'
CATEGORY: MINOR ARTERIAL



NOTES

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SCALE: HOR. 1" = 30'
VERT. 1" = 5'
DATE: 1/22/2026
DRAWN: MM
CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
1/22/2026
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

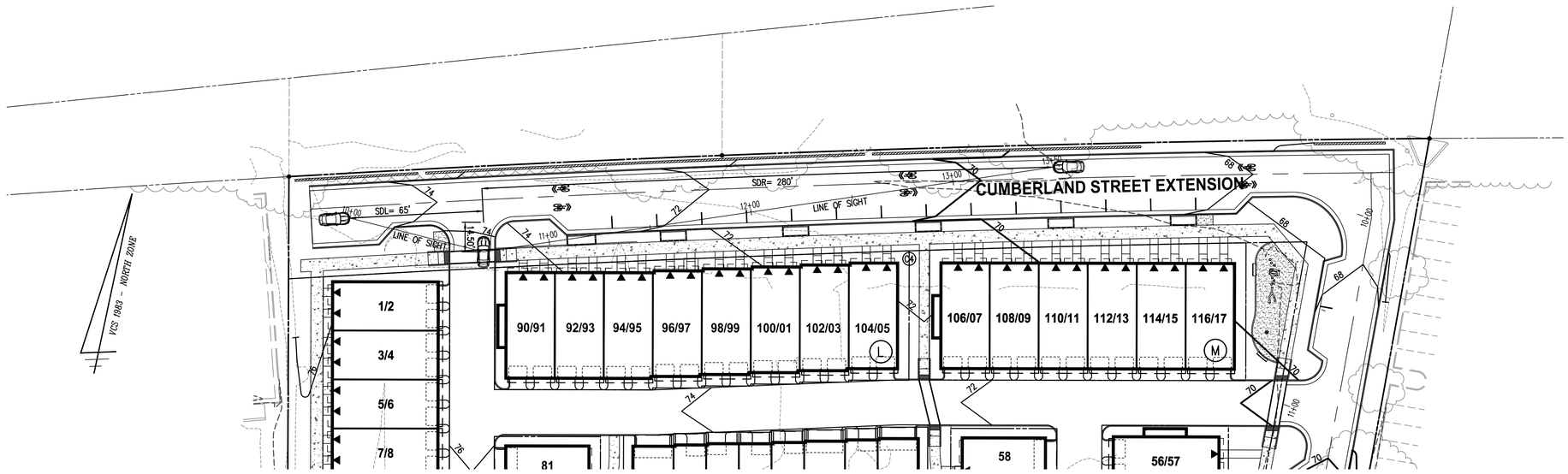
EISENHOWER POINTE PHASE II
TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

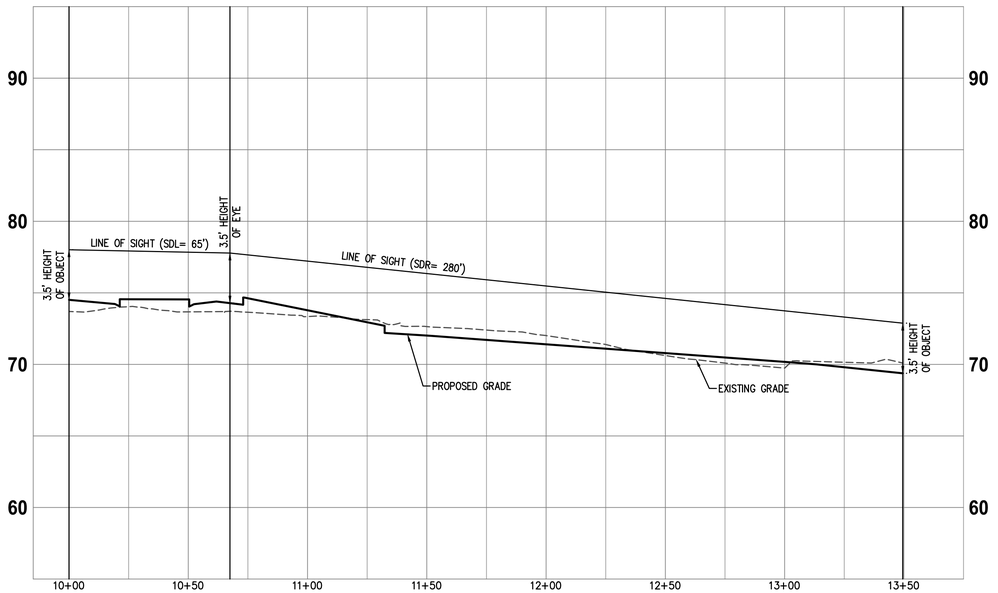
INTERSECTION SIGHT DISTANCE

APPROVED
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DEPARTMENT OF PLANNING & ZONING
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 068.04 AND 069.01 Job No. 23-037 Cadd Dwg. File: Q:\sdskproj\23037\dwg\planning\plans\DSUP\23037P-1104.dwg

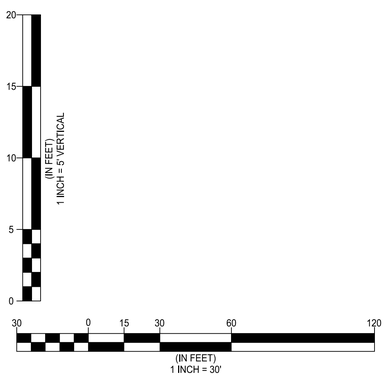
SHEET: P-1105





INTERSECTION SIGHT DISTANCE PROFILE - CUMBERLAND STREET EXTENSION

H: 1"=30'
V: 1"=5'
POSTED/DESIGN SPEED= 25 MPH
SIGHT DISTANCE LEFT= 65'
SIGHT DISTANCE RIGHT= 280'
CATEGORY: MINOR ARTERIAL



NOTES

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SCALE: HOR. 1" = 30'
VERT. 1" = 5'
DATE: 1/22/2026
DRAWN: MM
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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
1/22/2026
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

INTERSECTION SIGHT DISTANCE

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
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DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

TREE INVENTORY LEGEND

KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	EXISTING TREE	TREE NUMBER; CRITICAL ROOT ZONE (CRZ)

N/F SOUTHERN RAILWAY COMPANY
D.B. D-9 PG. 137
OUTLOT 3456-01-01-08
D.B. 614 PG. 53

LOT 3456-01-01-02-03-02
SECTION 2, BUSH HILL INDUSTRIAL PARK
D.B. 722 PG. 470

LOT 3456-01-01-02-02
#068.04-01-03
87,571 SQ.FT.(S)
87,564 SQ.FT.(R)
#4801-#4813 EISENHOWER AVE.
2-STORY STUCCO AND GLASS

LOT 3456-01-01-02-01
#069.01-01-01
130,697 SQ.FT.(S)
130,680 SQ.FT.(R)
#4713-#4725 EISENHOWER AVE.
2-STORY STUCCO AND GLASS

#4815-#4825 EISENHOWER AVE.
2-STORY STUCCO AND GLASS

#4701-#4711 EISENHOWER AVE.
2-STORY STUCCO AND GLASS

LOT 501
BUGLE INDUSTRIES, INC.
D.B. 1186 PG. 383

ZONE X OTHER FLOOD AREAS
ZONE A
ZONE AE
RPA

EISENHOWER AVENUE
(80' PUBLIC RIGHT-OF-WAY WIDTH)

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

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EISENHOWER POINTE PHASE II
TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE SURVEY

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

TREE PRESERVATION LEGEND

KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	LIMITS OF DISTURBANCE	LOD
	EXISTING TREE CANOPY TO BE PRESERVED	
	EXISTING TREE	TREE NUMBER, CRITICAL ROOT ZONE (CRZ)
	EXISTING TREE TO BE REMOVED	X##

N/F SOUTHERN RAILWAY COMPANY
D.B. D-9 PG. 137
OUTLOT 3456-01-01-08
D.B. 614 PG. 53

OFFSITE TREE MAY REQUIRE REMOVAL SUBJECT TO ADJACENT PROPERTY OWNER PERMISSION

OFFSITE TREES MAY REQUIRE REMOVAL SUBJECT TO ADJACENT PROPERTY OWNER PERMISSION

VCS 1085 - NORTH ZONE

LOT 3456-01-02-03-02
SECTION 2, BUSH HILL INDUSTRIAL PARK
D.B. 722 PG. 470

LOT 501
BOGLE INDUSTRIES, INC.
D.B. 1180 PG. 383

1/2 | 3/4 | 5/6 | 7/8 | 9/10 | 11/12 | 13/14 (A)

15/16 | 17/18 | 19/20 | 21/22 | 23/24 (B)

90/91 | 92/93 | 94/95 | 96/97 | 98/99 | 100/01 | 102/03 | 104/05 (L)

106/07 | 108/09 | 110/11 | 112/13 | 114/15 | 116/17 (M)

80 | 79 | 78 | 77 (J)

82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 (K)

58 | 59 | 60 | 61 | 62 (G)

56/57 | 54/55 | 52/53 | 50/51 (F)

76 | 75 | 74 | 73 | 72 | 71 | 70 (I)

69 | 68 | 67 | 66 | 65 | 64 | 63 (H)

49 | 48 | 47 | 46 | 45 (E)

25/26 | 27/28 | 29/30 | 31/32 | 33/34 (C)

35/36 | 37/38 | 39/40 | 41/42 | 43/44 (D)

EISENHOWER AVENUE
(80' PUBLIC RIGHT-OF-WAY WIDTH)

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

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PROFESSIONAL ENGINEER

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EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY TREE PRESERVATION PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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File No. ALEX Tax Map No. 068.04 AND 069.01 Job No. 23-037 Cadd Dwg. File:Q:\sdskproj\23037\dwg\planning\plans\DSUP\23037P-1201.dwg

SHEET: P-1202

Eisenhower Pointe Phase 2	Tree Inventory																
Tree Information								Species and Condition Ratings		Activities							Notes
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Native	Invasive	Offsite or Shared	Species Rating (%)	Condition Rating	Removal	CRZ Disturbed (%)	Tree Protection Fence	Root Prune	Root Padding	Hand Removal/Selective Removal		
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Lisa Boral- ISA # MA-7223A #(23_037) 10/09/2025																	
16	Pyrus calleryana	callery pear	12"	12'		X		20%	57% FAIR	X							
17	Pyrus calleryana	callery pear	14"	14'		X		20%	55% FAIR	X							
18	Pyrus calleryana	callery pear	17"	17'		X		20%	70% GOOD	X							
19	Lagerstroemia indica	crapemyrtle	12"	12'				78%	65% GOOD	X							
20	Pyrus calleryana	callery pear	14"	14'		X		20%	60% FAIR	X							
21	Pyrus calleryana	callery pear	11"	11'		X		20%	59% FAIR	X							
22	Pyrus calleryana	callery pear	12"	12'		X		20%	59% FAIR	X							
23	Prunus serrulata	flowering cherry	11"	11'				55%	65% GOOD	X							
24	Lagerstroemia indica	crapemyrtle	8"	8'				78%	67% GOOD	X							
25	Pyrus calleryana	callery pear	21"	21'		X		20%	72% GOOD	X							
26	Prunus serrulata	flowering cherry	13"	13'				55%	68% GOOD	X							
27	Lagerstroemia indica	crapemyrtle	9"	9'				78%	70% GOOD	X							
28	Acer griseum	paperbark maple	8"	8'				80%	62% GOOD	X							
29	Lagerstroemia indica	crapemyrtle	9"	9'				78%	74% GOOD	X							
30	Prunus serrulata	flowering cherry	12"	12'				55%	76% GOOD	X							
31	Prunus serrulata	flowering cherry	14"	14'				55%	69% GOOD	X							
32	Lagerstroemia indica	crapemyrtle	13"	13'				78%	72% GOOD	X							
33	Lagerstroemia indica	crapemyrtle	19"	19'				78%	72% GOOD	X							
34	Prunus serrulata	flowering cherry	5"	8'				55%	63% GOOD	X							
35	Prunus serrulata	flowering cherry	11"	11'				55%	61% GOOD	X							
36	Picea abies	Norway spruce	12"	12'				55%	61% GOOD	X							
37	Picea abies	Norway spruce	14"	14'				55%	62% GOOD	X							
38	Ilex opaca	American holly	7"	8'	X			73%	69% GOOD	X							
39	Ilex opaca	American holly	6"	8'	X			73%	68% GOOD	X							
40	Lagerstroemia indica	crapemyrtle	9"	9'				78%	73% GOOD	X							
41	Acer griseum	paperbark maple	8"	8'				80%	69% GOOD	X							
42	Lagerstroemia indica	crapemyrtle	7"	8'				78%	67% GOOD	X							
43	Prunus serrulata	flowering cherry	14"	14'				55%	64% GOOD	X							
44	Lagerstroemia indica	crapemyrtle	10"	10'				78%	70% GOOD	X							
45	Pyrus calleryana	callery pear	22"	22'		X		20%	68% GOOD	X							
46	Pyrus calleryana	callery pear	27"	27'		X		20%	59% FAIR	X							
47	Robinia pseudoacacia	black locust	14"	14'	X			55%	52% FAIR								
48	Gleditsia triacanthos	honeylocust	17"	17'	X			60%	59% FAIR	X							
49	Lagerstroemia indica	crapemyrtle	8"	8'				78%	75% GOOD	X							
50	Gleditsia triacanthos	honeylocust	16"	16'	X			60%	62% GOOD	X							
51	Lagerstroemia indica	crapemyrtle	7"	8'				78%	75% GOOD	X							
52	Gleditsia triacanthos	honeylocust	14"	14'	X			60%	64% GOOD	X							
53	Lagerstroemia indica	crapemyrtle	10"	10'				78%	75% GOOD	X							
54	Lagerstroemia indica	crapemyrtle	8"	8'				78%	61% GOOD	X							
55	Lagerstroemia indica	crapemyrtle	10"	10'				78%	65% GOOD	X							
56	Gleditsia triacanthos	honeylocust	16"	16'	X			60%	62% GOOD	X							
57	Lagerstroemia indica	crapemyrtle	8"	8'				78%	75% GOOD	X							
58	Lagerstroemia indica	crapemyrtle	7"	8'				78%	69% GOOD	X							
59	Gleditsia triacanthos	honeylocust	16"	16'	X			60%	62% GOOD	X							
60	Lagerstroemia indica	crapemyrtle	8"	8'				78%	71% GOOD	X							
61	Acer griseum	paperbark maple	7"	8'				80%	59% FAIR	X							
62	Acer griseum	paperbark maple	8"	8'				80%	58% FAIR	X							
63	Pinus strobus	eastern white pine	20"	20'	X			55%	54% FAIR	X							
64	Quercus phellos	willow oak	38"	57'	X			75%	70% GOOD								
65	Pinus strobus	eastern white pine	13"	13'	X			55%	51% FAIR	X							

Eisenhower Pointe Phase 2	Tree Inventory																
Tree Information								Species and Condition Ratings		Activities							Notes
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Native	Invasive	Offsite or Shared	Species Rating (%)	Condition Rating	Removal	CRZ Disturbed (%)	Tree Protection Fence	Root Prune	Root Padding	Hand Removal/Selective Removal		
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Lisa Boral- ISA # MA-7223A #(23_037) 10/09/2025																	
66	Morus alba	white mulberry	35"	53'		X		20%	49% FAIR	X							
67	Morus alba	white mulberry	21"	21'		X		20%	41% FAIR	X							
68	Pinus strobus	eastern white pine	14"	14'	X			55%	20% VERY POOR	X							
69	Ulmus americana	American elm	24"	24'	X			58%	52% FAIR	X							
70	Ulmus americana	American elm	5"	8'	X			58%	59% FAIR	X							
71	Liquidambar styraciflua	sweetgum	7"	8'	X			65%	59% FAIR	X							
72	Ailanthus altissima	tree of heaven	12"	12'		X		25%	52% FAIR	X							
73	Pyrus calleryana	callery pear	15"	15'		X		20%	60% FAIR	X							
74	Pyrus calleryana	callery pear	13"	13'		X		20%	51% FAIR	X							
75	Pinus strobus	eastern white pine	14"	14'	X			55%	58% FAIR	X							
76	Pinus strobus	eastern white pine	13"	13'	X			55%	69% GOOD	X							
77	Pyrus calleryana	callery pear	18"	18'		X		20%	61% GOOD	X							
78	Pyrus calleryana	callery pear	10"	10'		X		20%	60% FAIR	X							
79	Ailanthus altissima	tree of heaven	12"	12'		X		25%	58% FAIR	X							
80	Robinia pseudoacacia	black locust	10"	10'	X			55%	54% FAIR	X							
81	Ailanthus altissima	tree of heaven	12"	12'		X		25%	62% GOOD								
82	Acer rubrum	red maple	15"	15'	X			70%	70% GOOD								
83	Pinus strobus	eastern white pine	16"	16'	X			55%	67% GOOD	X							
84	Acer platanoides	Norway maple	13"	13'		X		30%	67% GOOD								
85	Pinus strobus	eastern white pine	17"	17'	X			55%	62% GOOD	X							
86	Acer rubrum	red maple	15"	15'	X			70%	71% GOOD	X							
87	Ilex opaca	American holly	7"	8'	X			73%	71% GOOD	X							
88	Ilex opaca	American holly	10"	10'	X			73%	71% GOOD	X							
89	Acer platanoides	Norway maple	15"	15'		X		30%	69% GOOD	X							
90	Acer platanoides	Norway maple	15"	15'		X		30%	59% FAIR	X							
91	Pinus strobus	eastern white pine	19"	19'	X			55%	63% GOOD	X							
92	Gleditsia triacanthos	honeylocust	14"	14'	X			60%	65% GOOD								

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

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

CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Crown Clean Pruning - Remove all dead, dying, and diseased limbs 1" in diameter and larger, measured at the point of attachment.

Mulching - Chips or shredded hardwood mulch shall be placed in tree preservation area to a minimum depth of 4" along the limits of clearing and grading to a maximum depth of 10' into the preserved areas.

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

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

SCALE: NONE | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT AARON M. VINSON Lic. No.041851 1/22/2026 PROFESSIONAL

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

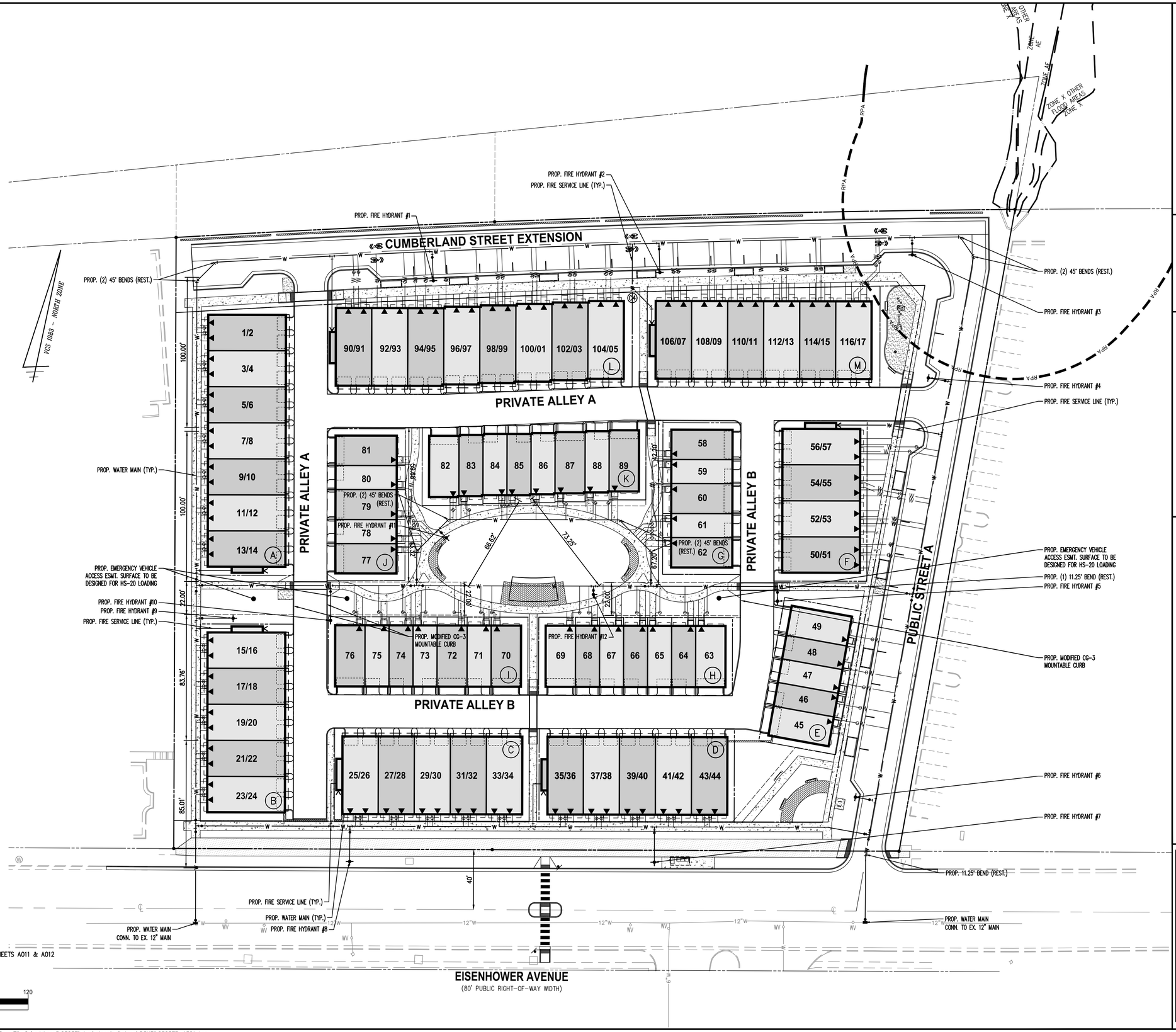
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



BUILDING CODE ANALYSIS

(PRELIMINARY, PROVIDED BY RUST ORLING ARCHITECTURE)

A)	USE GROUP:	R-3
B)	NUMBER OF STORIES:	4
C)	TYPE OF CONSTRUCTION:	VB
D)	FLOOR AREA PER FLOOR:	VARIES, SEE TABLE 1.0 ON SHEETS A011 & A012
E)	FIRE PROTECTION PLAN:	NFPA 13R SPRINKLERS

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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SCALE: 1" = 30' | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT
AARON M. VINSON
Lic. No.041851
1/22/2026

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

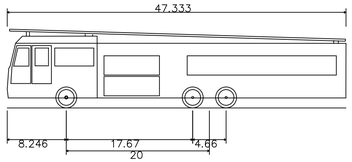
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

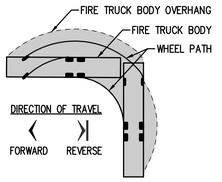
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SHEET: P-1301

File No. ALEX Tax Map No. 068.04 AND 069.01 Job No. 23-037 Cadd Dwg. File:Q:\sdskproj\23037\dwg\planning\plans\DSUP\23037P-1301.dwg



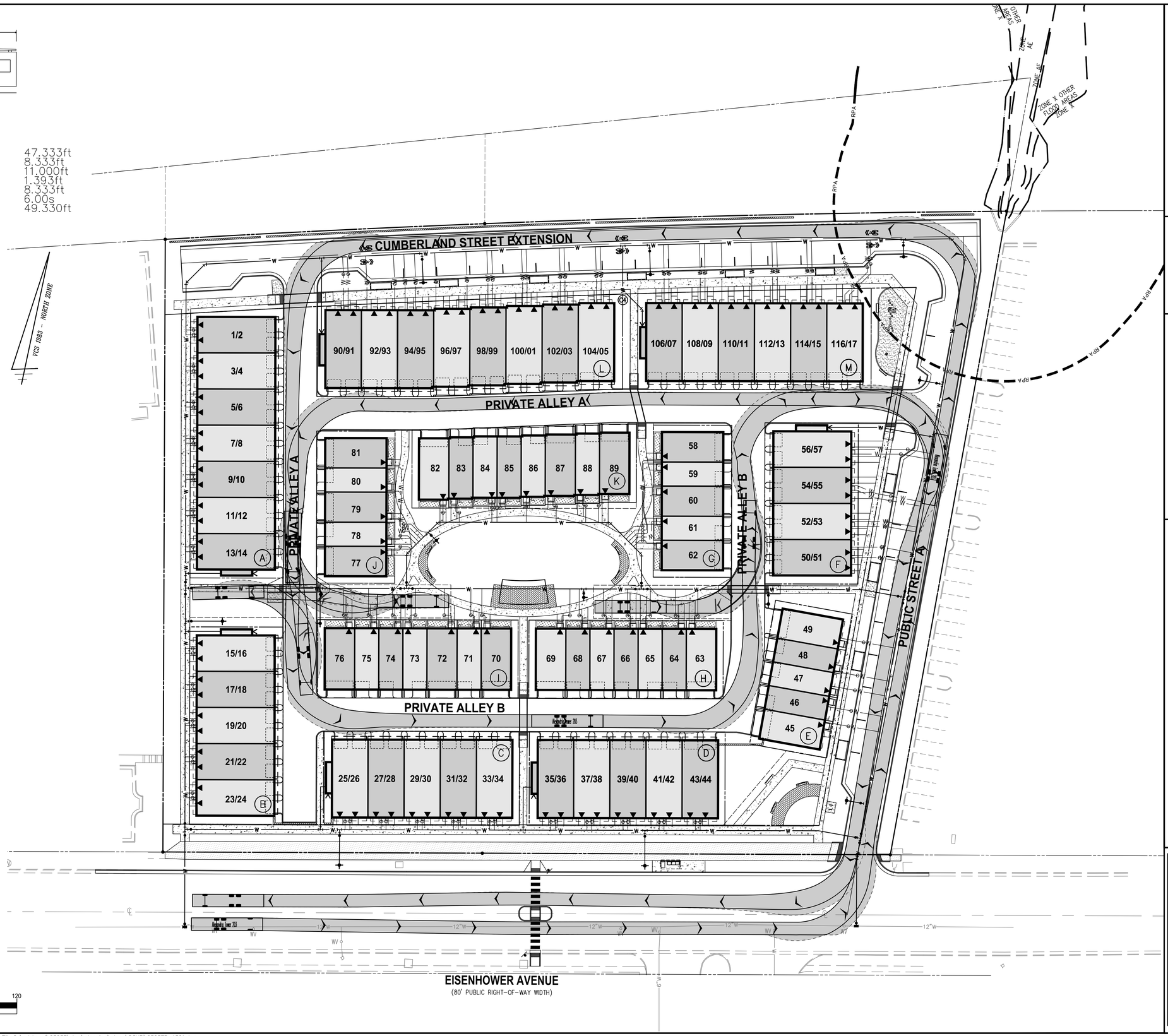
Alexandria Tower 203	
Overall Length	47.333ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	49.330ft



FIRE TRUCK LEGEND
(NOT TO SCALE)

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.



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

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SCALE: 1" = 30' | DATE: 1/22/2026 | DRAWN: MM | CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/22/2026
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EISENHOWER POINTE PHASE II

TOWNHOUSE DEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE TRUCK MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10033
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.

COMMON ABBREVIATIONS

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

PROFESSIONAL TITLES

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

MATERIAL GRAPHICS

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

LEGEND

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

GENERAL NOTES

GENERAL LAYOUT NOTES:

1. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY WALTER L. PHILLIPS, INC.
2. DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY WALTER L. PHILLIPS, INC., RECEIVED 12.11.2025.
3. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
4. DO NOT SCALE THESE DRAWINGS.
5. DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
6. ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
7. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
8. CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
9. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
10. QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
12. ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
13. CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
14. BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.
15. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
16. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

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CITY OF ALEXANDRIA

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JOSEPH J. PLUMPE
Lic.No.000802
01.22.26
LANDSCAPE ARCHITECT

ISSUE DATE

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PROJECT NUMBER: 25014
CONTACT: J. PLUMPE
DRAWN: TF
APPROVED/CHECKED: JP

ORIENTATION AND SCALE
N
SCALE: N/A

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
L0.01

DSUP

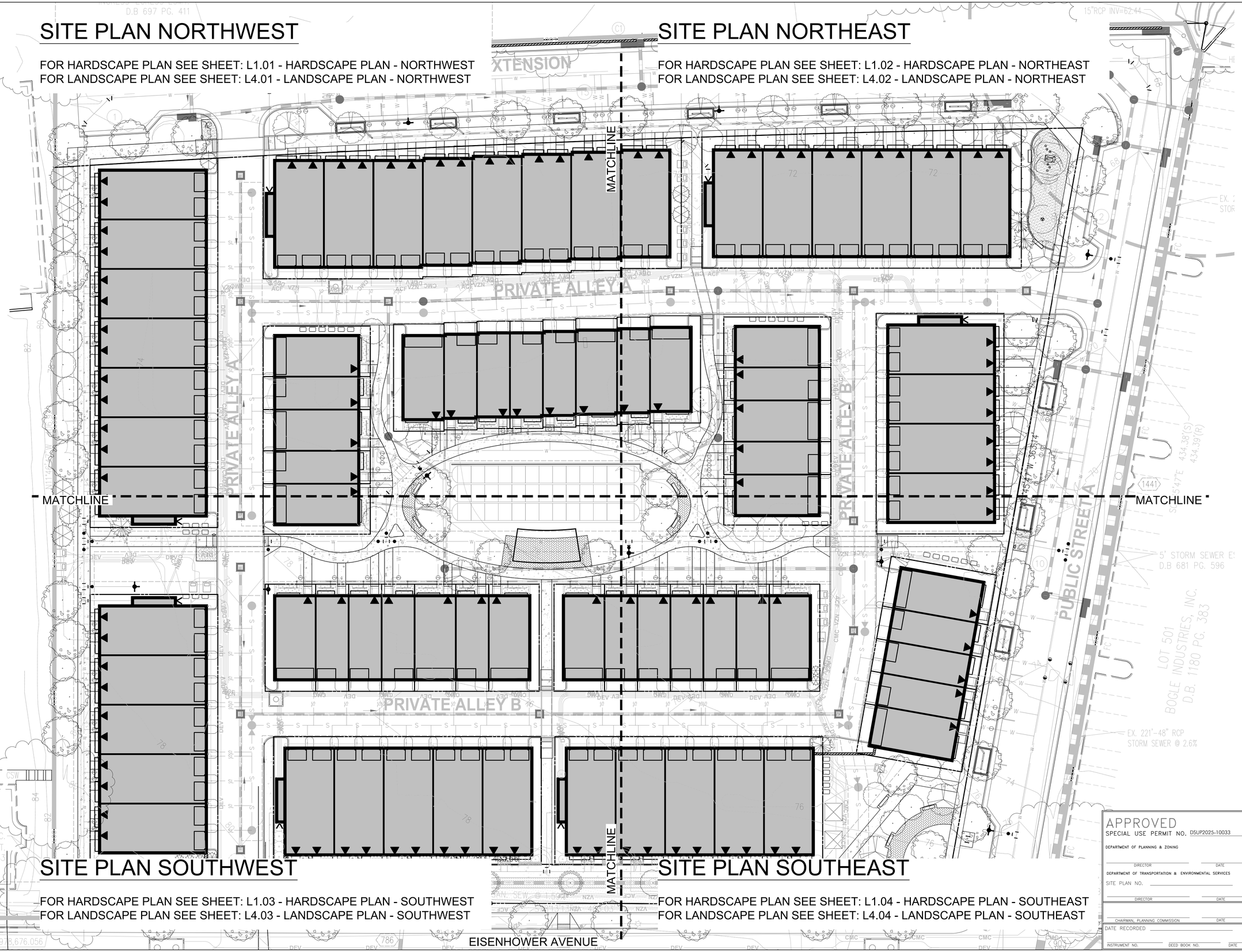
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SITE PLAN NORTHWEST

FOR HARDSCAPE PLAN SEE SHEET: L1.01 - HARDSCAPE PLAN - NORTHWEST
FOR LANDSCAPE PLAN SEE SHEET: L4.01 - LANDSCAPE PLAN - NORTHWEST

SITE PLAN NORTHEAST

FOR HARDSCAPE PLAN SEE SHEET: L1.02 - HARDSCAPE PLAN - NORTHEAST
FOR LANDSCAPE PLAN SEE SHEET: L4.02 - LANDSCAPE PLAN - NORTHEAST



SITE PLAN SOUTHWEST

FOR HARDSCAPE PLAN SEE SHEET: L1.03 - HARDSCAPE PLAN - SOUTHWEST
FOR LANDSCAPE PLAN SEE SHEET: L4.03 - LANDSCAPE PLAN - SOUTHWEST

SITE PLAN SOUTHEAST

FOR HARDSCAPE PLAN SEE SHEET: L1.04 - HARDSCAPE PLAN - SOUTHEAST
FOR LANDSCAPE PLAN SEE SHEET: L4.04 - LANDSCAPE PLAN - SOUTHEAST

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CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

SCALE: 1"=30'-0"

0 15 30 60

SHEET TITLE

OVERALL PLAN

SHEET NUMBER

L0.02

DSUP

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DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

SCALE: 1"=10'-0"

0 5 10 20

SHEET TITLE

HARDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L1.01

DSUP

p:\2025\25014 eisenhower 4h phase 2 - tripointe\4.0 cad files\current plans\L1.01 HARDSCAPE PLAN - NORTHWEST.dwg

CUMBERLAND STREET EXTENSION

PET WASTE RECEPTACLE

PET RELIEF AREA

NATURAL BOULDER

CONCRETE SIDEWALK 1 L2.01

2 L3.01 PLAY TUNNEL

4 L3.01 PLAY STEP CLIMBERS

3 L3.01 BALANCE BEAM

1 L3.01 PLAY SPINNER

PLAYGROUND MULCH SURFACE

BENCH (TYPICAL)

CONCRETE SIDEWALK 1 L2.01

SPECIALTY PAVING

BENCH (TYPICAL)

VATE ALLEY B

S 45° 47' 47" W 363.14'

MATCHLINE - SEE SHEET: L1.01 - HARDSCAPE PLAN - NORTHWEST

MATCHLINE - SEE SHEET: L1.04 - HARDSCAPE PLAN - SOUTHEAST

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p:\2025\25014 eisenhower ih phase 2 - tripointe\4.0 cad files\current phase\L1.02 HARDSCAPE PLAN - NORTHEAST.dwg

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DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

SCALE: 1" = 10'-0"

0 5 10 20

SHEET TITLE

HARDSCAPE PLAN - NORTHEAST

SHEET NUMBER

L1.02

DSUP

MATCHLINE - SEE SHEET: L1.01 - HARDSCAPE PLAN - NORTHWEST

PET WASTE RECEPTACLE

PET RELIEF AREA

CONCRETE SIDEWALK 1 L2.01

FIRE TRUCK ACCESS CLEARANCE

PRIVATE ALLEY B

CONCRETE SIDEWALK 1 L2.01

MATCHLINE - SEE SHEET: L1.04 - HARDSCAPE PLAN - SOUTHEAST

SCREEN WALL

BIKE PATH

EISENHOWER AVENUE

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DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

SCALE: 1" = 10'-0"

0 5 10 20

SHEET TITLE

HARDSCAPE PLAN - SOUTHWEST

SHEET NUMBER

L1.03

DSUP

p:\2025\25014 eisenhower th phase 2 - hpoinsett\6.0 cad files\current phase\L1.03 HARDSCAPE PLAN - SOUTHWEST.dwg

MATCHLINE - SEE SHEET: L1.02 - HARDSCAPE PLAN - NORTHEAST

MATCHLINE - SEE SHEET: L1.03 - HARDSCAPE PLAN - SOUTHWEST

CONCRETE SIDEWALK 1 / L2.01

FIRE TRUCK ACCESS CLEARANCE

SCREEN WALL

CONCRETE SIDEWALK 1 / L2.01

SPECIALTY PAVING

BENCH (TYPICAL)

BIKE PATH

BUS SHELTER - HARDSCAPE LAYOUT 1 / L2.02

PET WASTE RECEPTACLE

PET RELIEF AREA

NATURAL BOULDER

5' STORM SE
D.B 681 PG.

PUBLIC STREET A

LOT 501
BOGLE INDUSTRIES, INC.
D.B. 1180 PG. 383

EX. 221'-48" RCP
STORM SEWER @ 2.6%

5 / L2.01 BIKE RACK LAYOUT

10'x20' C&P TELEPHONE ESMT.
D.B 1145 PG. 1797

EISENHOWER AVENUE

EX. BUS STOP

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p:\2025\25014 eisenhower th phase 2 - tripointe\6.0 cad files\current phase\L1.04 HARDSCAPE PLAN - SOUTHEAST.dwg

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CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

SCALE: 1"=10'-0"

0 5 10 20

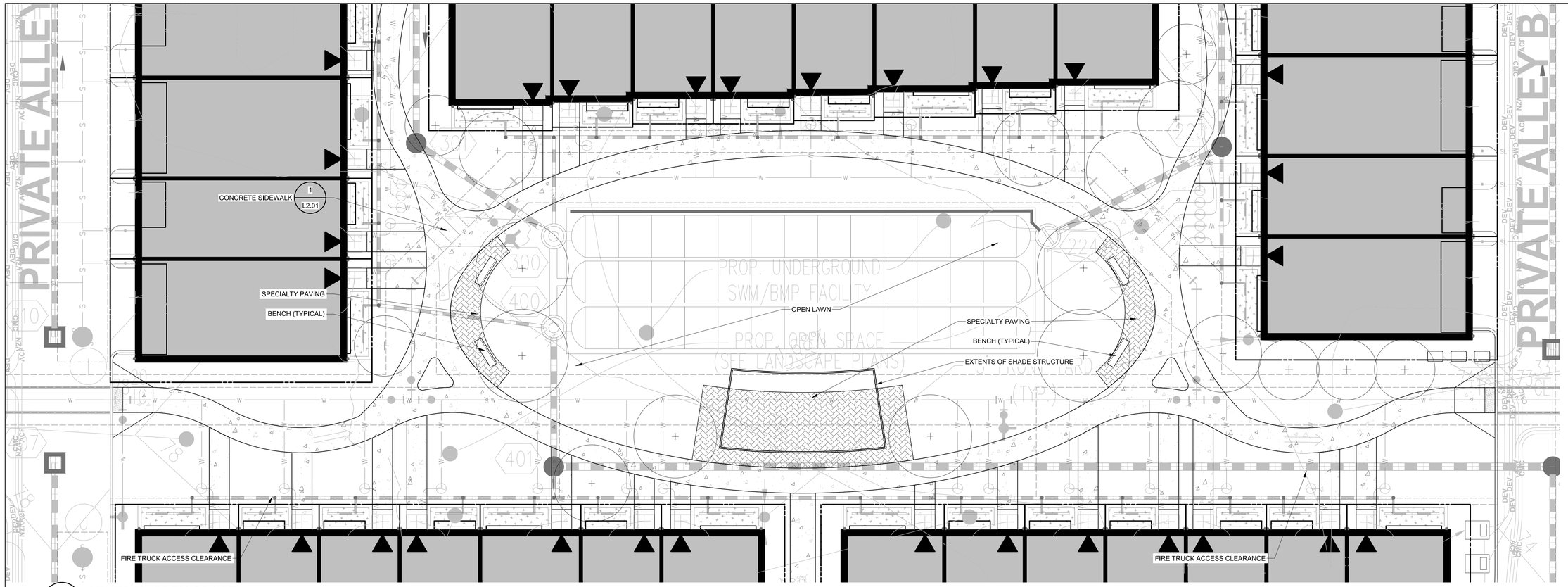
SHEET TITLE

HARDSCAPE PLAN - SOUTHEAST

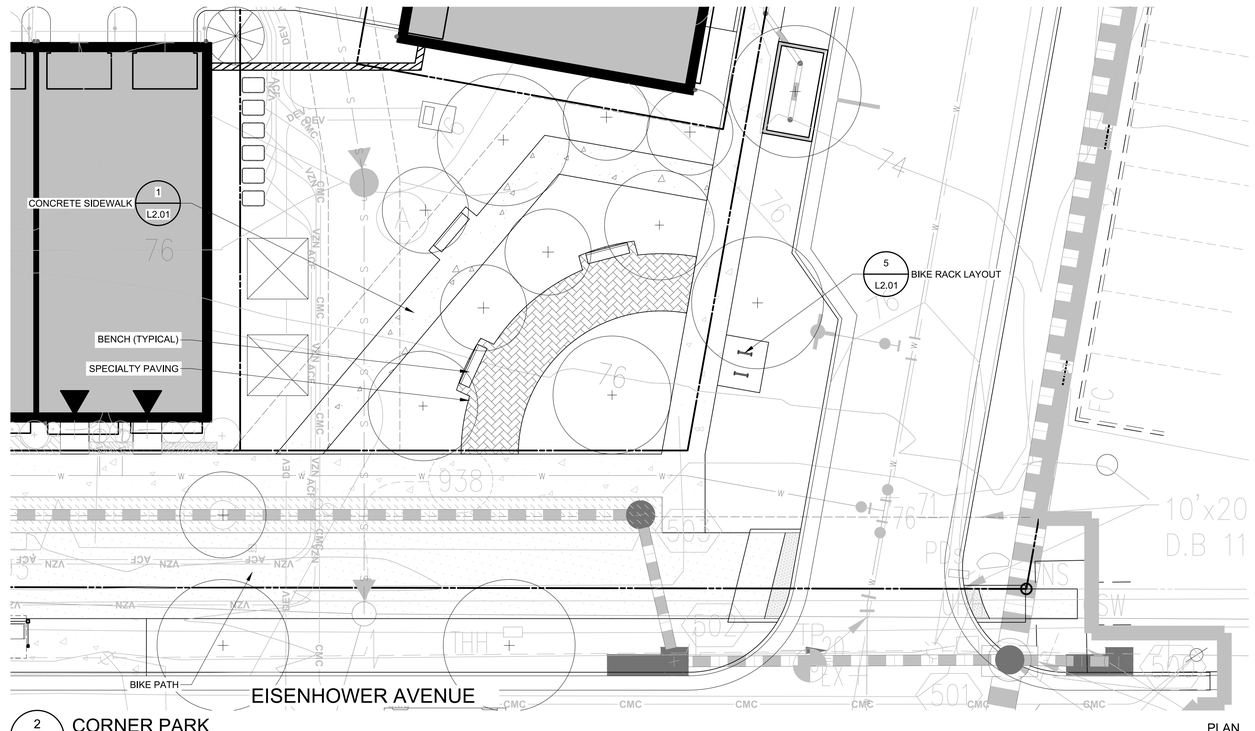
SHEET NUMBER

L1.04

DSUP



1 L1.05 CENTRAL OPEN SPACE PLAN
Scale: 1" = 10'-0"



2 L1.05 CORNER PARK PLAN
Scale: 1" = 10'-0"

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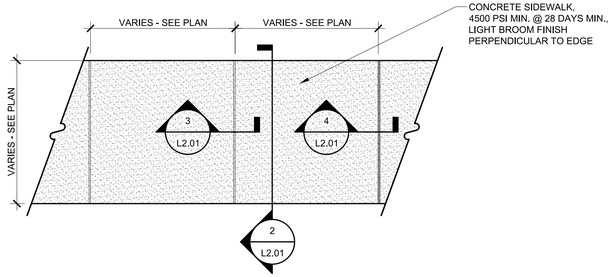
ORIENTATION AND SCALE
N
SCALE: 1" = 10'-0"
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SHEET TITLE
HARDSCAPE PLAN - PARK ENLARGEMENTS

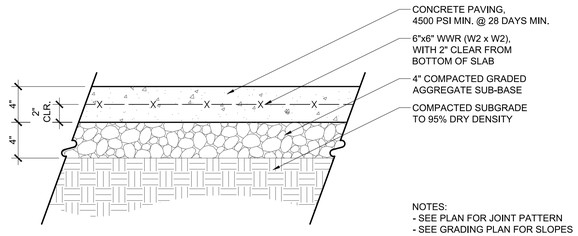
SHEET NUMBER
L1.05

DSUP

p:\2025\25014 eisenhower 4h phase 2 - tripointe\6.0 cad files\current phase\L1.05 HARDSCAPE PLAN - PARK ENLARGEMENTS.dwg

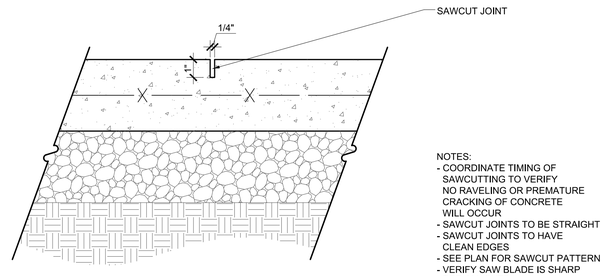


1 L2.01 **CONCRETE SIDEWALK** PLAN
Scale: 1/2" = 1'-0"



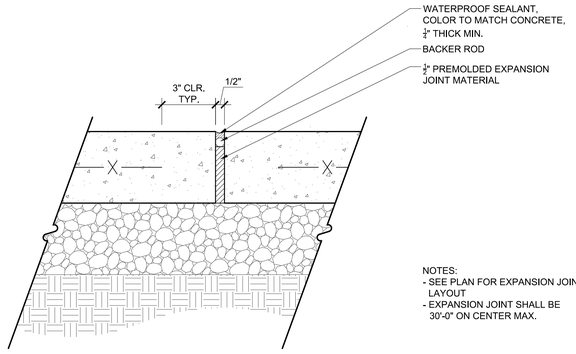
NOTES:
- SEE PLAN FOR JOINT PATTERN
- SEE GRADING PLAN FOR SLOPES

2 L2.01 **CONCRETE PAVING - PEDESTRIAN RATED** SECTION
Scale: 1 1/2" = 1'-0"



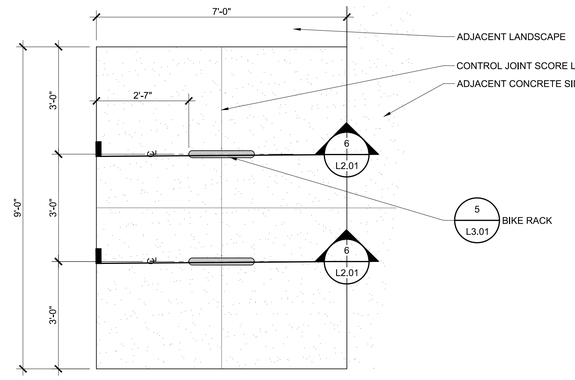
NOTES:
- COORDINATE TIMING OF SAWCUTTING TO VERIFY NO RAVELING OR PREMATURE CRACKING OF CONCRETE WILL OCCUR
- SAWCUT JOINTS TO BE STRAIGHT
- SAWCUT JOINTS TO HAVE CLEAN EDGES
- SEE PLAN FOR SAWCUT PATTERN
- VERIFY SAW BLADE IS SHARP FOR ALL CUTS

3 L2.01 **SAWCUT CONTROL JOINT** SECTION
Scale: 3" = 1'-0"

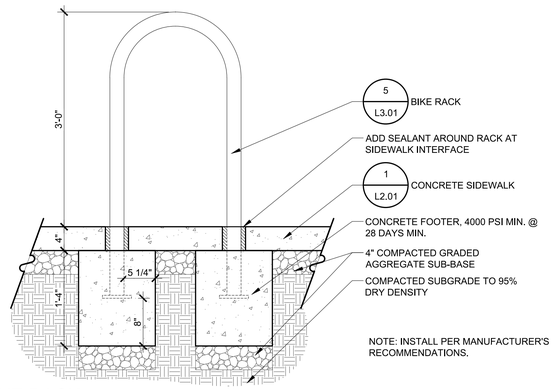


NOTES:
- SEE PLAN FOR EXPANSION JOINT LAYOUT
- EXPANSION JOINT SHALL BE 30'-0" ON CENTER MAX.

4 L2.01 **CONCRETE PAVING EXPANSION JOINT - TYPICAL** SECTION
Scale: 3" = 1'-0"



5 L2.01 **BIKE RACK LAYOUT** PLAN
Scale: 1/2" = 1'-0"



NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

6 L2.01 **BIKE RACK** SECTION
Scale: 1" = 1'-0"

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PROJECT NUMBER: 25014
CONTACT: J. PLUMPE
DRAWN: TF
APPROVED/CHECKED: JP

ORIENTATION AND SCALE

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

SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L2.01

DSUP

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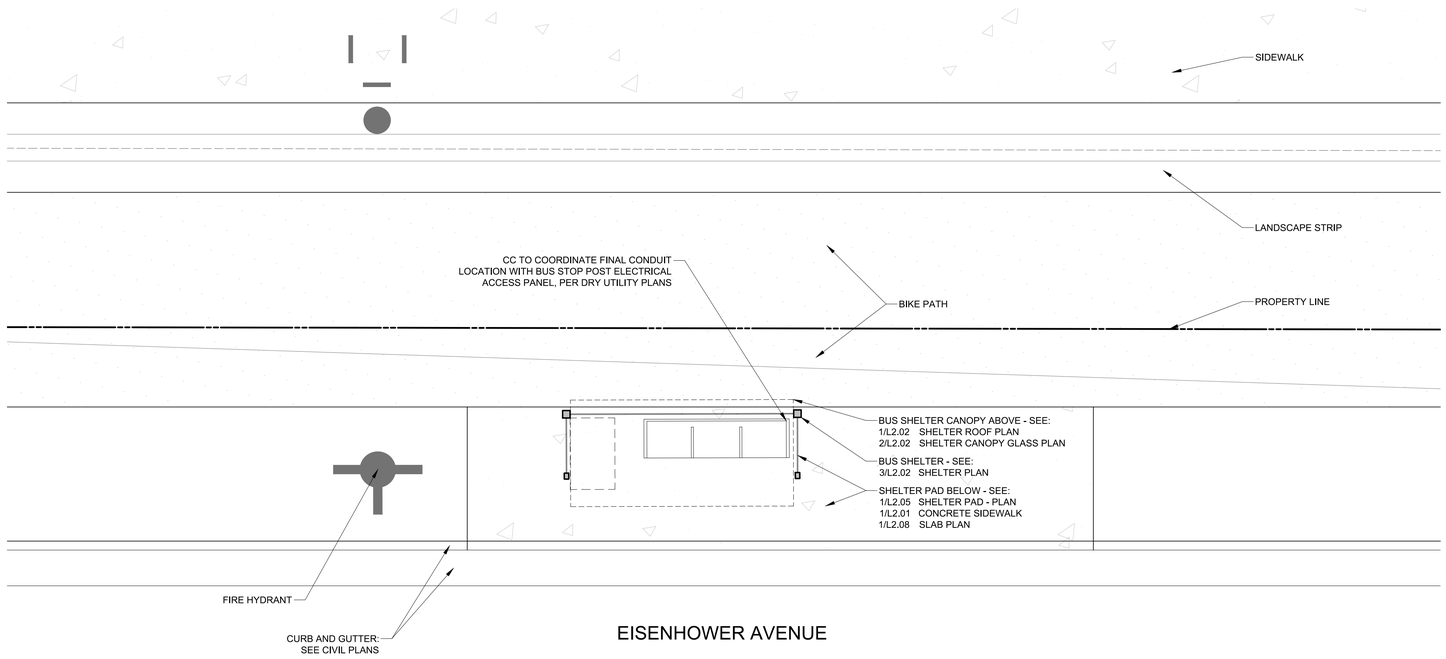
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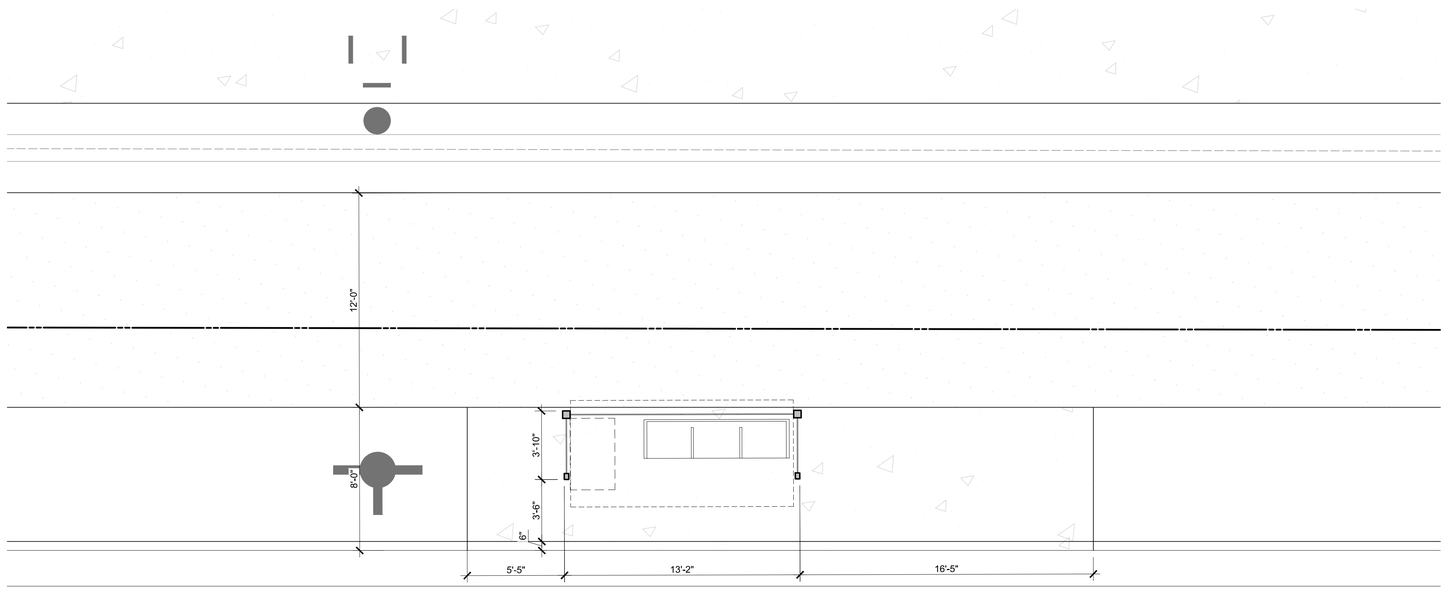
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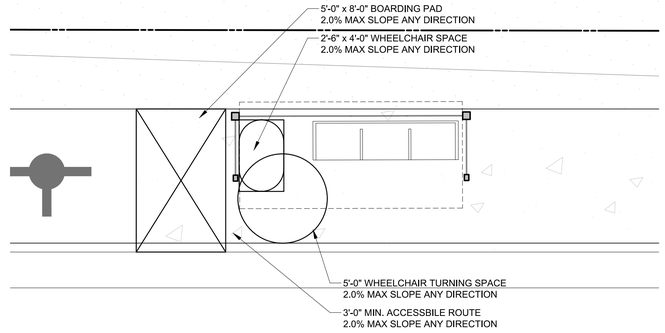
1 L2.02 **BUS SHELTER - HARDSCAPE LAYOUT** PLAN

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



2 L2.02 **BUS SHELTER - LAYOUT AND GRADING** PLAN

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



3 L2.02 **ACCESSBILE ROUTE DIAGRAM** PLAN

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

NOTES:
1. FOR ADJACENT AREAS, SEE BRADDOCK GATEWAY PHASE III FINAL DEVELOPMENT SITE PLAN, DATED 08/19/19
2. SPOT ELEVATIONS SHOWN ARE FROM FINAL DEVELOPMENT SITE PLAN. VERIFY SLOPES IN FIELD ARE LESS THAN 2.0% PRIOR TO CONSTRUCTION.

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

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
01.22.26
LANDSCAPE ARCHITECT

ISSUE DATE

PDSP	10.17.25
PDSP	12.12.25
DSUP	01.22.26

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PROJECT NUMBER:	25014
CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

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

0 2'-0" 4'-0" 8'-0"

SHEET TITLE

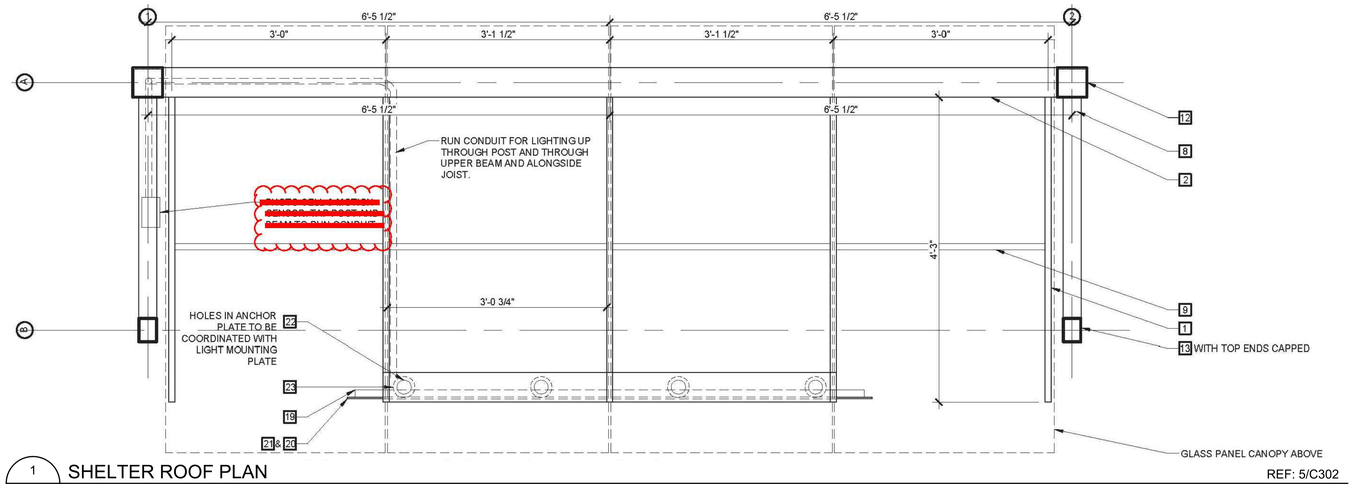
HARDSCAPE DETAILS - BUS SHELTER

SHEET NUMBER

L2.02

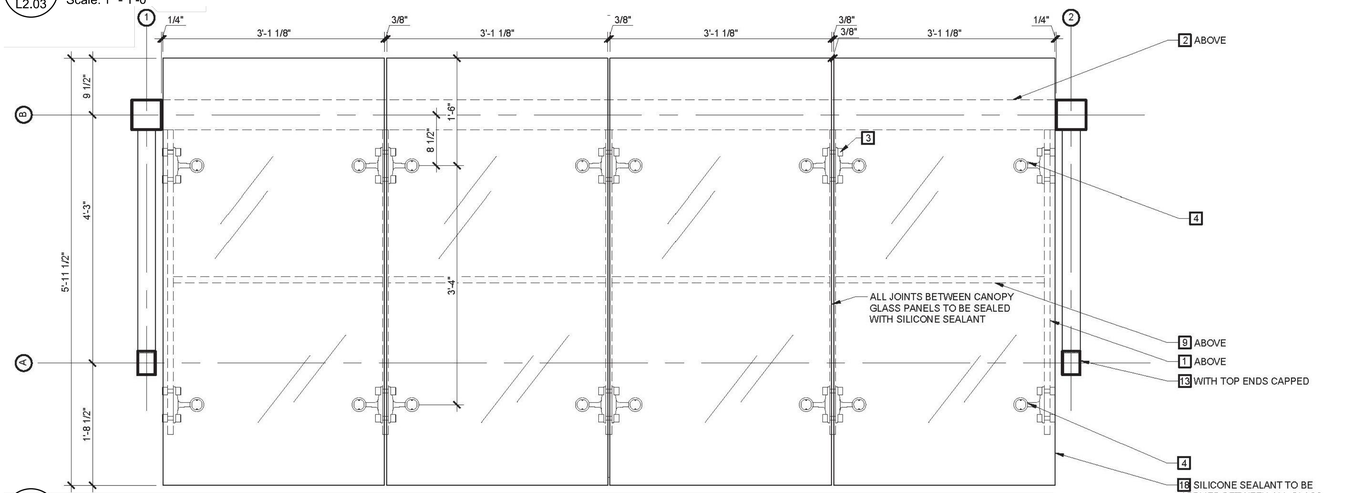
DSUP

p:\2025\25014 eisenhower 8h phase 2 - tripointe\4.0 cad files\current phase\L2.02 HARDSCAPE DETAILS - BUS SHELTER.dwg



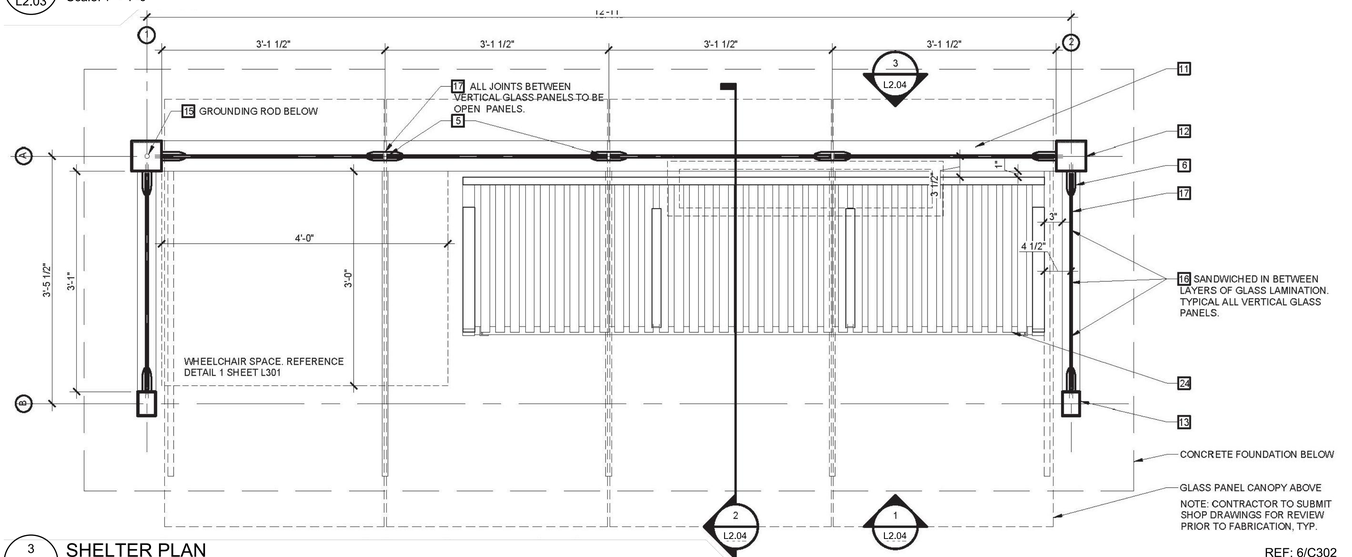
1 L2.03 **SHELTER ROOF PLAN** REF: 5/C302

Scale: 1" - 1'-0"



2 L2.03 **SHELTER CANOPY GLASS PLAN** REF: 5/C302

Scale: 1" - 1'-0"



3 L2.03 **SHELTER PLAN** REF: 6/C302

Scale: 1" - 1'-0"

PART NO.	PART	DESCRIPTION	DIMENSION	OTHER	QTY
1	JOIST	ALUMINUM PLATE TAPERED FROM 4" TO 7" AT BACK BEAM	1" THICK- SEE STRUCTURAL	ALL WELDS TO BE GROUND SMOOTH. POWDER COAT COLOR BLACK.	5
2	UPPER BEAM	RECTANGULAR TUBE	8"x5"	PUNCH FOR ELECTRICAL RUNS AT CENTER JOIST LOCATION	1
3	DOUBLE SIDE MOUNTED SPIDER CONNECTOR	STELLA GLASS HARDWARE: http://www.stellaglasshardware.com SS202ST-AB601T		TWO HEAVY-DUTY SS201ST SPIDER ASSEMBLIES CONNECTED BACK TO BACK AND COMPLETE WITH 2 HEAVY DUTY ARTICULATING GLASS BOLTS; DOUBLE FIXING BOLT PROVIDES SECURE FASTENING OF SPIDER ONTO STRUCTURE; GLASS BOLT OFFERS UNIQUE ALLEN KEY RECESS FOR QUICK ADJUSTABILITY; GLASS BOLT FEATURES 7.5 DEGREES OF ROTATION TO CREATE FACETTED GLASS WALLS AND CANOPIES OUT OF FLAT GLASS SPIDER FITTING: 2 ARMS (CONNECTED BACK TO BACK) 200MM BETWEEN FEET OF SPIDER APPROXIMATELY 119MM +/- 3MM FROM THE CENTERLINE OF SPIDER FIXING TO THE OUTSIDE FACE OF GLASS WHEN INSTALLED AB601T ARTICULATING BOLT; 60MM DIAMETER BUTTON FACE; M16 THREAD MINIMUM 38.1 MM [1 1/2"] DIAMETER HOLE IN GLASS: OR APPROVED EQUAL. PROVIDE PRODUCT DATA & SHOP DRAWINGS FOR REVIEW & APPROVAL. STAINLESS STEEL	6
4	SINGLE SIDE MOUNTED SPIDER CONNECTOR	STELLA GLASS HARDWARE: http://www.stellaglasshardware.com SS202ST-AB601T		A HEAVY-DUTY SINGLE ARM SIDE-MOUNTED SPIDER FITTING COMPLETE WITH 1 HEAVY DUTY ARTICULATING GLASS BOLT DOUBLE FIXING BOLT PROVIDES SECURE FASTENING OF SPIDER ONTO STRUCTURE; GLASS BOLT OFFERS UNIQUE ALLEN KEY RECESS FOR QUICK ADJUSTABILITY; GLASS BOLT FEATURES 7.5 DEGREES OF ROTATION TO CREATE FACETTED GLASS WALLS AND CANOPIES OUT OF FLAT GLASS 1 ARM SPIDER FITTING APPROXIMATELY 119MM +/- 3MM FROM THE CENTERLINE OF SPIDER FIXING TO THE OUTSIDE FACE OF GLASS AB601T ARTICULATING BOLT 60MM DIAMETER BUTTON FACE; M16 THREAD MINIMUM 38.1 MM [1 1/2"] DIAMETER HOLE IN GLASS. PROVIDE PRODUCT DATA & SHOP DRAWINGS FOR REVIEW & APPROVAL. STAINLESS STEEL.	4
5	ELLIPTICAL GLASS TO GLASS CONNECTOR	STELLA GLASS HARDWARE: http://www.stellaglasshardware.com	~2" W X 6" LONG	CONTACT: TOM CAROLAN, STELLA CUSTOM GLASS HARDWARE INC.. 1-855-5-STELLA OR 604.231.5892 X 109. PROVIDE PRODUCT DATA & SHOP DRAWINGS FOR REVIEW & APPROVAL. STAINLESS STEEL.	3
6	ELLIPTICAL GLASS TO ALUMINUM CONNECTOR	STELLA GLASS HARDWARE: http://www.stellaglasshardware.com	~2" WIDE X 4" LONG	CONTACT: TOM CAROLAN, STELLA CUSTOM GLASS HARDWARE INC.: 1-855-5-STELLA OR 604.231.5892 X 109. PROVIDE PRODUCT DATA & SHOP DRAWINGS FOR REVIEW & APPROVAL. STAINLESS STEEL.	30
7	INTERMEDIATE BEAM	RECTANGULAR TUBE	4" DEEP X 4" WIDE	ALL WELDS TO BE GROUND SMOOTH. POWDER COAT COLOR BLACK.	1
8	TOP BEAM AT SIDES	RECTANGULAR TUBE	4" DEEP X 3" WIDE X 3'- 1 $\frac{1}{2}$" LONG	ALL WELDS TO BE GROUND SMOOTH. POWDER COAT COLOR BLACK.	2
9	BLOCKING	ALUMINUM PLATE	3/4" THICK X 5" DEEP	POWDER COAT COLOR BLACK.	4
10	BASE BEAM AT SIDES	RECTANGULAR TUBE	4" DEEP X 3" WIDE	POWDER COAT COLOR BLACK.	2
11	BASE BEAM AT BACK	RECTANGULAR TUBE	4" DEEP X 4" WIDE	POWDER COAT COLOR BLACK.	1
12	POST	RECTANGULAR TUBE	5"x5"	PUNCH FOR ELECTRICAL RUNS TO CONNECT THROUGH TOP BEAM WITH WITH TOP ENDS CAPPED. POWDER COAT COLOR BLACK.	2
13	POST	RECTANGULAR TUBE	3"x4"	WITH TOP ENDS CAPPED. POWDER COAT COLOR BLACK.	2
14	SLEEVE	STAINLESS STEEL SLEAVE WITH EMBED PLATE		REFER TO STRUCTURAL DETAILS	
15	GROUNDING ROD	$\frac{3}{4}$" STEEL ROD.	EXTEND MIN. 1'-0" CONCRETE FOOTING		1
16	DECAL	FROSTED DIE-CUT VINYL	2" DIAMETER	DETAIL 9/L301; GRAPHIC DESIGN FILE PROVIDED BY CITY; APPLIED BY GLAZING VENDOR SANDWICH BETWEEN LAMINATED GLASS SHEETS. COORDINATE PRESET ANCHOR HOLES FOR PANELS THAT WILL RECEIVE SECONDARY MAP CASES. COORDINATE WITH GLAZING ITEM NO. 17.	18
17	GLAZING	SAFETY GLASS	6'-4 $\frac{1}{2}$" x 3'-1" x MIN 9/16" THICK	~~LAMINATED~~ TEMPERED; DESIGN FOR MINIMUM INDICATED LOADS. COORDINATE PRESET ANCHOR HOLES FOR PANELS THAT WILL RECEIVE SECONDARY MAP CASES. COORDINATE WITH GLAZING ITEM NO. 16.	6
18	CANOPY GLAZING	FROSTED LAMINATED SAFETY GLASS	3'-1" X 5'-11 $\frac{1}{2}$" X MIN. 9/16" THICK	DESIGN FOR MINIMUM INDICATED LOADS; PROVIDE CALCULATIONS; PROVIDE 75% INTEGRAL SCREEN; PATTERN & COLOR AS REVIEWED AND APPROVED BY ARCHITECT.	4
19	LIGHT	PERFORMANCE IN LIGHTING USA, INC. STRIP OVAL LED 2160. SEE SHEET L311.		INSTALL WITH CUSTOM VISOR/SIGN PANEL ITEM NO. 20 AND ADJUSTABLE WALL BRACKET ITEM NO, 23. COLOR: SATIN BLACK. CONTACT:MIKE DEVLIN: ALLIANCE LIGHTING: 443-320-0802. PROVIDE UNDERGROUND CONNECTION TO LOCAL ELECTRICAL GRID. PROVIDE PLANS COMPLYING WITH ALL APPLICABLE CODES, PREPARED AND SEALED BY A STATE-LICENSED ELECTRICAL ENGINEER, AND AS DIRECTED BY THE CITY	1
20	VISOR/SIGN PANEL	PERFORMANCE IN LIGHTING USA, INC. CUSTOM VISOR		COLOR: SATIN BLACK. CONTACT:MIKE DEVLIN: ALLIANCE LIGHTING: 443-320-0802	1
21	LETTERING	ENGRAVED STREET ADDRESS. COPY PROVIDED BY CITY.	4" HEIGHT	METAL ENGRAVED STREET LETTERING INTO CUSTOM VISOR/ SIGN PANEL BY LIGHTING MANUFACTURER, GEORGIA FONT; COLOR & COPY VARY PER SITE, PROVIDED BY CITY. PROVIDE HALF-SIZE PAPER MOCKUP FOR REVIEW & APPROVAL.	
22	ANCHOR PLATE	ALUMINUM ANCHOR PLATE FOR LIGHT ATTACHMENT	5" x $\frac{1}{4}$" x 6'-4"	SHOP WELDED TO CENTER THREE JOISTS. PUNCH HOLES FOR ELECTRICAL RUNS AND LIGHT ANCHOR POINTS.	1
23	ADJUSTABLE LIGHT BRACKET	PERFORMANCE IN LIGHTING USA, INC. ADJUSTABLE WALL ANCHOR 710017	4.9" LONG	INSTALL WITH CUSTOM VISOR/SIGN PANEL ITEM NO. 20 AND LIGHT ITEM NO. 19. COLOR: SATIN BLACK. CONTACT:MIKE DEVLIN: ALLIANCE LIGHTING: 443-320-0802	4
24	BENCH	VICTOR STANLEY STEELSITES RB-28 BENCH. 8'-0" LONG WITH TWO INTERMEDIATE ARM RESTS.		SEE DETAIL 2 SHEET L312	1
25	OPTIONAL MAP CASE			COORDINATE W/ ITEM 17 TO PRESET ANCHOR HOLES; DELETE ITEM 16 ON GLAZING TO RECEIVE MAP CASES. WEATHER TIGHT, SUITABLE FOR POSTER DISPLAY IN EXTERIOR EXPOSURES; SAFETY GLASS; COORDINATE W/ LOCK MECHANISM. SEE L3.13. COORDINATE MAP DIMENSIONS WITH CITY AND WMATA REQUIREMENTS.	1
26	PUSH TO TALK BUTTON	PUSH BUTTON FOR REAL TIME INFORMATION SIGNAGE WITH CUSTOM HOUSING TO MOUNT TO POST. COORDINATE WITH LUMINATOR REQUIREMENTS.	~3" W X 4" H. COORDINATE SIZE WITH LUMINATOR	INFORMATION BASED ON DRAFT OF LUMINATOR CONTROL DRAWING. COORDINATE WITH LUMINATOR AND WMATA REQUIREMENTS. COMPLETED BY OTHERS.	1
27	INTERFACE CONTROL PANEL	INTERFACE CONTROL PANEL FOR REAL TIME INFORMATION. COORDINATE WITH LUMINATOR REQUIREMENTS.	~46.25" L x 9.25" H X 6.5" D. COORDINATE SIZE WITH LUMINATOR	INFORMATION BASED ON DRAFT OF LUMINATOR CONTROL DRAWING. COORDINATE WITH LUMINATOR AND WMATA REQUIREMENTS. COMPLETED BY OTHERS.	1

*FOR ALL WMATA MAINTAINED SHELTERS SHALL BE PAINTED "METRO BROWN", FEDERAL STANDARD 20040, 595C. COORDINATE SITE SPECIFIC LOCATIONS WITH WMATA.

4 L2.03 **PART SCHEDULE** REF: 1/C313

Scale: N/A

1. PROVIDE ALL NECESSARY WORKMANSHIP AND HARDWARE.
2. PROVIDE SHOP DRAWINGS, SAMPLES, SUBMITTALS, AND CALCULATIONS FOR ALL COMPONENTS AND ASSEMBLIES.
3. ALL POWDER COATING SHALL BE SATIN BLACK FINISH. FOR ALL WMATA MAINTAINED SHELTERS SHALL BE PAINTED , METRO BROWN, , FEDERAL STANDARD 20040, 595C. COORDINATE SITE SPECIFIC LOCATIONS WITH WMATA.
4. FACTORY ASSEMBLE AND COMPONENTS FINISH PANELS. FIELD-WELDING ONLY PER STRUCTURAL REQUIREMENTS.
5. PROVIDE NON-CORROSIVE HARDWARE AND FASTENERS FULLY COMPATIBLE WITH ADJACENT MATERIALS.
6. INSTALL SHELTER PLUMB AND, LEVEL. ALL JOINTS SHALL BE SQUARE, TRUE, AND TIGHT.

5 L2.03 **GENERAL NOTES** REF: 2/C313

Scale: N/A

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10033

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

4701-4801 EISENHOWER AVENUE

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ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

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CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

SCALE: 1" = 1'-0"

0 6" 1'-0" 2'-0"

SHEET TITLE

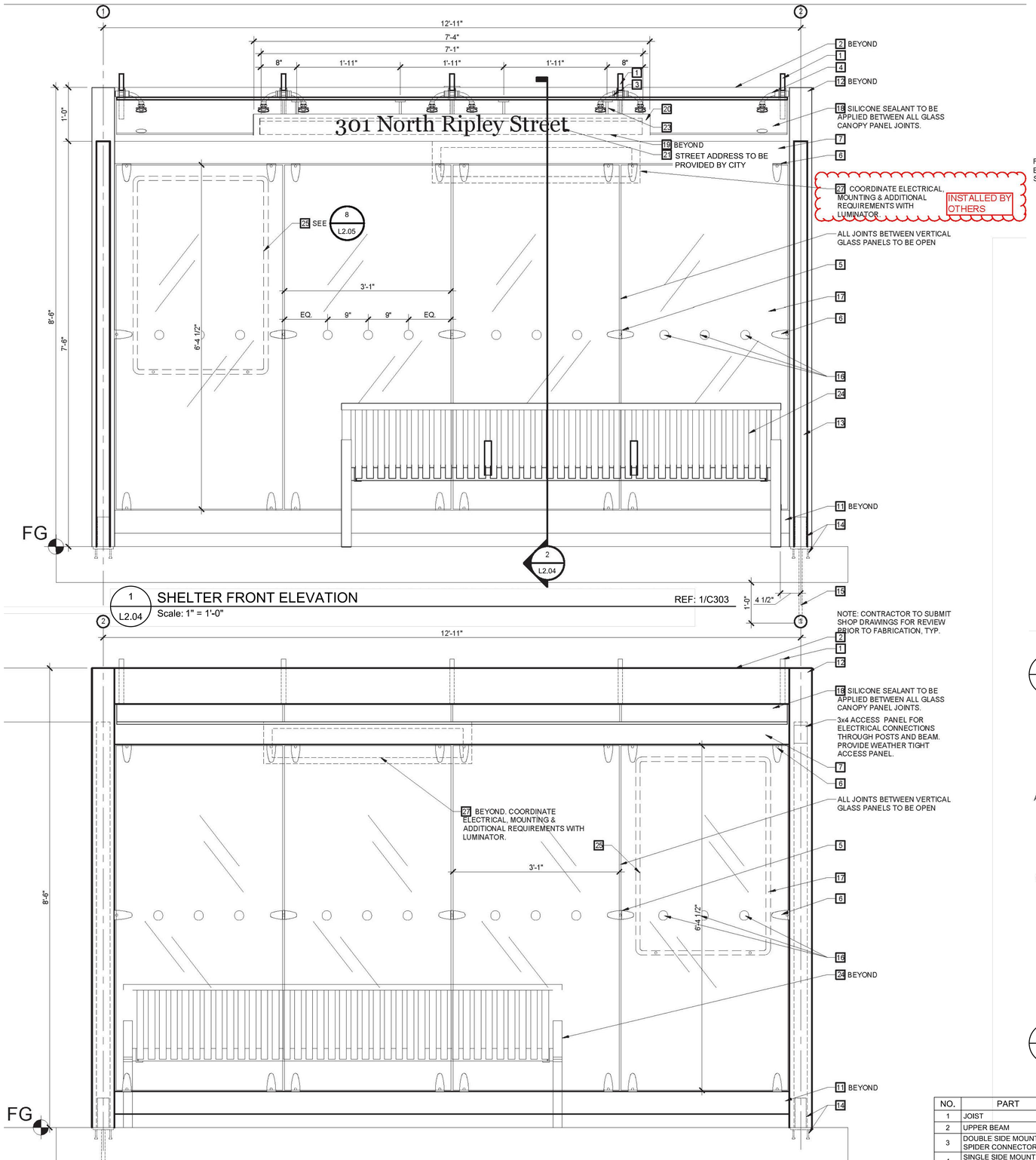
HARDSCAPE DETAILS - BUS SHELTER

SHEET NUMBER

L2.03

DSUP

p:\2025\25014 eisenhower ih phase 2 - tropomile\6.0 cad files\current phase\L2.03 HARDSCAPE DETAILS - BUS SHELTER.dwg



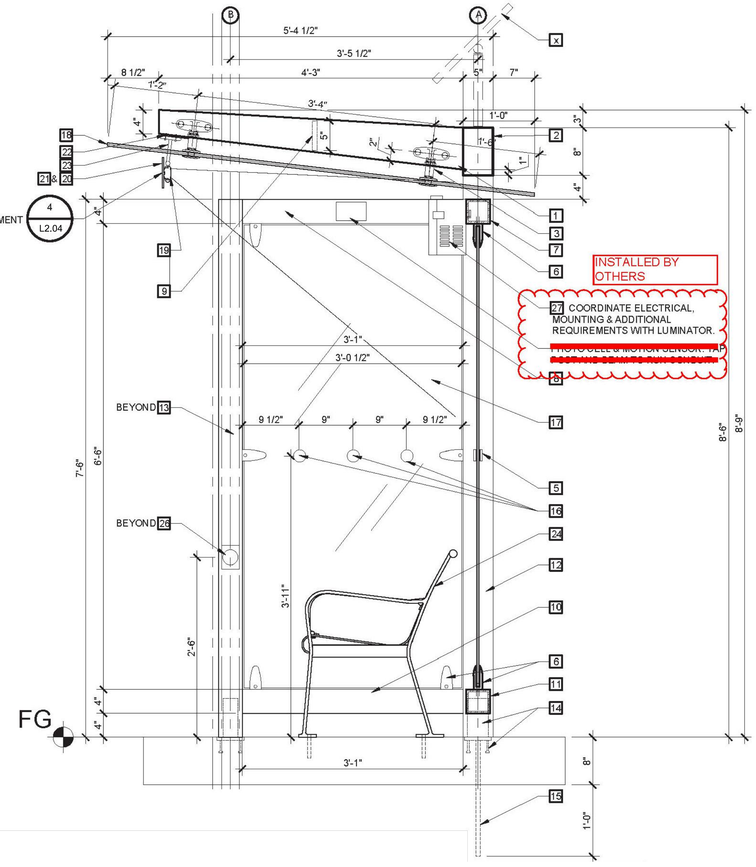
1 L2.04 **SHELTER FRONT ELEVATION** REF: 1/C303

Scale: 1" = 1'-0"

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION, TYP.

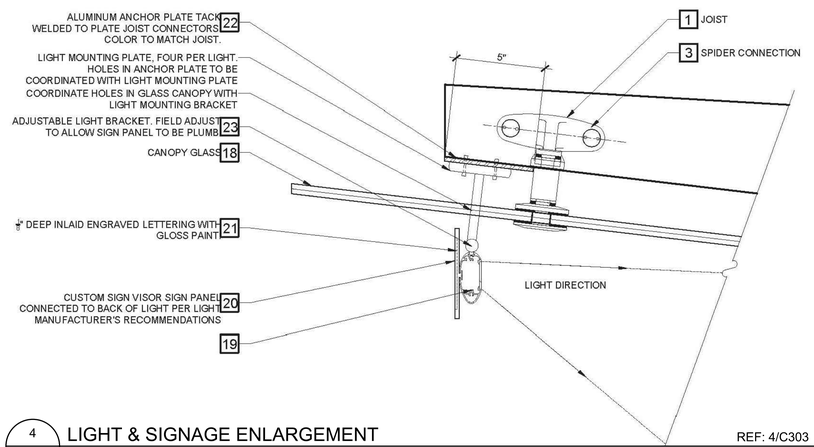
3 L2.04 **SHELTER BACK ELEVATION** REF: 3/C303

Scale: 1" = 1'-0"



2 L2.04 **SHELTER SECTION** REF: 2/C303

Scale: 1" = 1'-0"



4 L2.04 **LIGHT & SIGNAGE ENLARGEMENT** REF: 4/C303

Scale: 1" = 1'-0"

NO.	PART
1	JOIST
2	UPPER BEAM
3	DOUBLE SIDE MOUNTED SPIDER CONNECTOR
4	SINGLE SIDE MOUNTED SPIDER CONNECTOR
5	ELLIPTICAL GLASS TO GLASS CONNECTOR
6	ELLIPTICAL GLASS TO ALUMINUM CONNECTOR

NO.	PART
7	INTERMEDIATE BEAM
8	TOP BEAM AT SIDES
9	BLOCKING
10	BASE BEAM AT SIDES
11	BASE BEAM AT BACK
12	POST
13	POST
14	SLEEVE

NO.	PART
15	GROUNDING ROD
16	DECAL
17	GLAZING
18	CANOPY GLAZING
19	LIGHT
20	VISOR/SIGN PANEL
21	LETTERING
22	ANCHOR PLATE

NO.	PART
23	ADJUSTABLE LIGHT BRACKET
24	BENCH
25	OPTIONAL MAP CASE
26	PUSH TO TALK BUTTON
27	INTERFACE CONTROL PANEL

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PROJECT NUMBER:	25014
CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

SCALE: AS NOTED

0 1/2" 1" 2"

SHEET TITLE

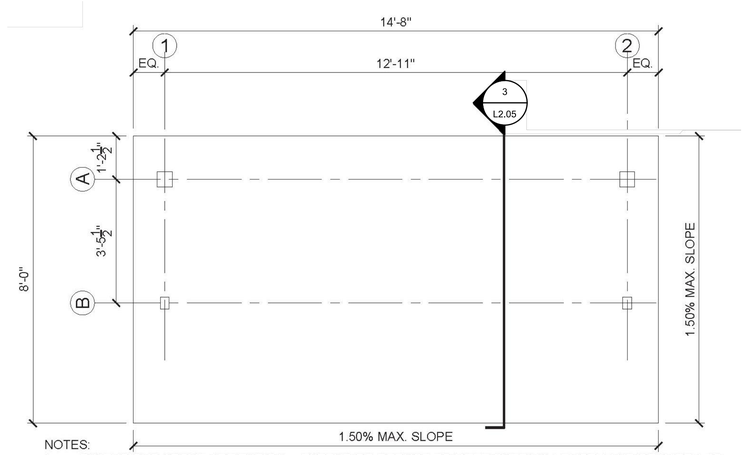
HARDSCAPE DETAILS - BUS SHELTER

SHEET NUMBER

L2.04

DSUP

p:\2025\25014 eisenhower ih phase 2 - tripointe\6.0 cad files\current phase\12.04 HARDSCAPE DETAILS - BUS SHELTER.dwg



NOTES:
1. DIMENSIONS ABOVE ARE TYPICAL. EXTEND OR REDUCE TO MEET OVERALL LENGTH AND/OR WIDTH TO ADJACENT WALLS/ PAVEMENTS AS INDICATED AND AS DIRECTED BY THE ARCHITECT.
2. PROVIDE EXPANSION JOINT BETWEEN EDGE OF PAD AND ADJACENT WALLS AND/OR PAVEMENTS.
3. FOOTPRINT FOR SHELTER CONFIGURATION "B SHOWN ABOVE. OTHERS VARY.

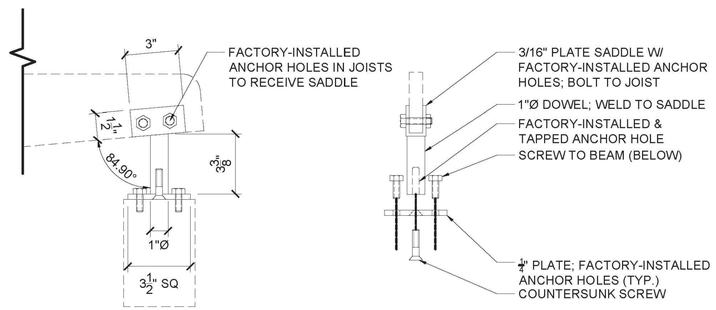
1 / L2.05 **SHELTER PAD - PLAN** REF: 2/C301
Scale: 1/2" = 1'-0"



EXTERIOR GRADE, DIE-CUT 3 MIL VINYL DECAL W/ PRESURE-SENSITVE ADHESIVE BACKING; FROSTED-ETCHED LOGO W/ CLEAR BACKGROUND

NOTES:
1. IMAGE ABOVE IS VIEW FROM INSIDE SHELTER. PRINT REVERSE IMAGE; AFFIX TO OUTSIDE OF ENCLOSURE.
2. GRAPHIC PROVIDED BY CITY.

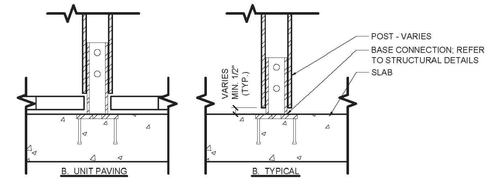
2 / L2.05 **GLAZING DETAIL** REF: 9/C301
Scale: 1'-0" = 1'-0"



A. SIDE ELEVATION B. FRONT ELEVATION

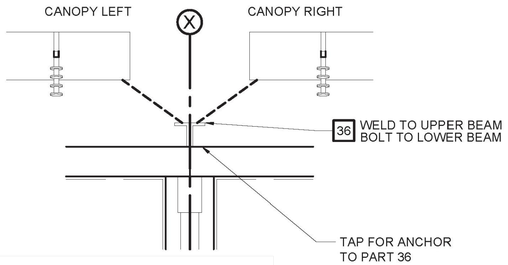
NOTES:
1. PROVIDE ELASTOMERIC SEALANT WHERE DOWEL PASSES THROUGH CANOPY, AS REVIEWED AND APPROVED BY ARCHITECT.
2. PREDRILL & TAP SIGN PANEL BEAM PRIOR TO FINISHING.

3 / L2.05 **SADDLE BRACKET** REF: 2/C312
Scale: 3" = 1'-0"

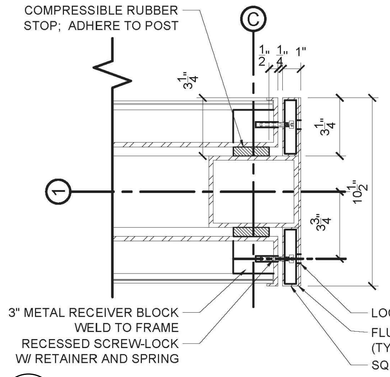


NOTES:
1. FACTORY-INSTALL COUNTERSUNK SCREW HOLES IN POSTS.
2. ORIENT BOLT HOLES AND HARDWARE AS INDICATED.
3. REFER TO STRUCTURAL DETAILS

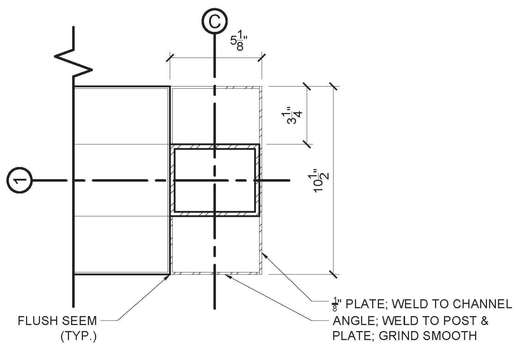
4 / L2.05 **POST BASE - TYPICAL** REF: 3/C312
Scale: 1" = 1'-0"



5 / L2.05 **L-BRACKET** REF: 4/C312
Scale: 1" = 1'-0"



6 / L2.05 **UPPER FASCIA** REF: 5/C312
Scale: 3" = 1'-0"



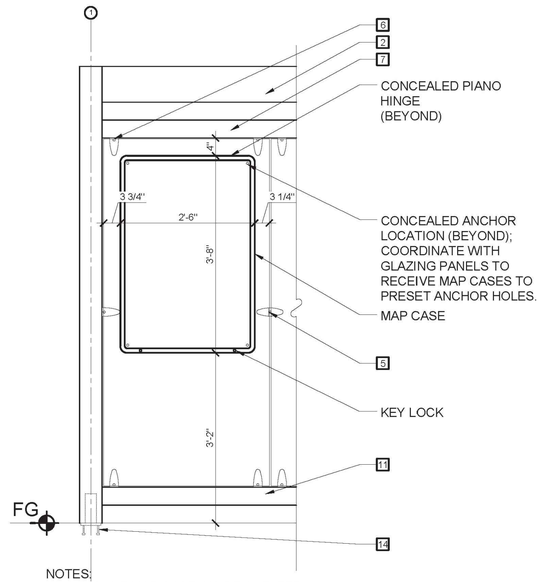
7 / L2.05 **LOWER FASCIA** REF: 6/C312
Scale: 3" = 1'-0"

NO.	PART
1	JOIST
2	UPPER BEAM
3	DOUBLE SIDE MOUNTED SPIDER CONNECTOR
4	SINGLE SIDE MOUNTED SPIDER CONNECTOR
5	ELLIPTICAL GLASS TO GLASS CONNECTOR
6	ELLIPTICAL GLASS TO ALUMINUM CONNECTOR

NO.	PART
7	INTERMEDIATE BEAM
8	TOP BEAM AT SIDES
9	BLOCKING
10	BASE BEAM AT SIDES
11	BASE BEAM AT BACK
12	POST
13	POST
14	SLEEVE

NO.	PART
15	GROUNDING ROD
16	DECAL
17	GLAZING
18	CANOPY GLAZING
19	LIGHT
20	VISOR/SIGN PANEL
21	LETTERING
22	ANCHOR PLATE

NO.	PART
23	ADJUSTABLE LIGHT BRACKET
24	BENCH
25	OPTIONAL MAP CASE
26	PUSH TO TALK BUTTON
27	INTERFACE CONTROL PANEL





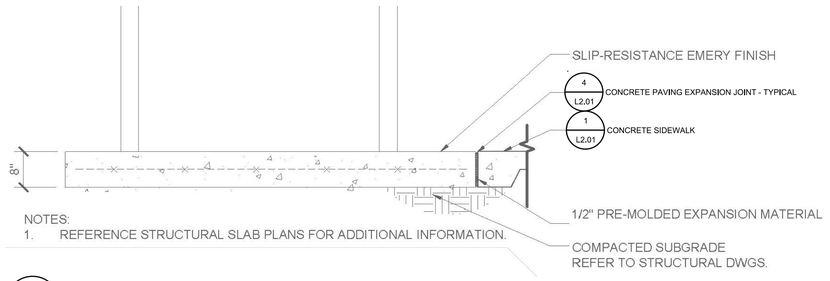
A. DESIGN INTENT



B. INSIDE VIEW C. OUTSIDE VIEW

NOTES:
1. MOUNT MAP CASE INSIDE SHELTER.
2. DELEGATED DESIGN, AS APPROVED BY CITY. PROVIDE LOW PROFILE, EXTERIOR GRADE, ALUMINUM MAP CASE; POWDER COAT TO MATCH SHELTER; IMPACT RESISTANT GLASS; KEY-ACCESS. REFER TO PHOTOS A-C FOR DESIGN INTENT.
3. ELEVATION SHOWN ABOVE FOR CONFIGURATIONS B1 & B3. B2 AND B4 ARE MIRROR IMAGES OF THE ABOVE.

8 / L2.05 **MAP CASE** REF: 3/C313
Scale: 3/4" = 1'-0"



NOTES:
1. REFERENCE STRUCTURAL SLAB PLANS FOR ADDITIONAL INFORMATION.

9 / L2.05 **SHELTER PAD** REF: 3/C301
Scale: 3/4" = 1'-0"

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DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

4701-4801 EISENHOWER AVENUE

4701-4801 EISENHOWER AVENUE
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

CLIENT
TRI POINTE HOMES

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SEAL/SIGNATURE
COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
01.22.26
LANDSCAPE ARCHITECT

ISSUE DATE

PDSP	10.17.25
PDSP	12.12.25
DSUP	01.22.26

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PROJECT NUMBER:	25014
CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE
N
SCALE: AS NOTED
0 1/2" 1" 2"

SHEET TITLE
HARDSCAPE DETAILS - BUS SHELTER

SHEET NUMBER
L2.05

DSUP

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STRIP OVAL LED 2160

Luminaire system specially designed for longitudinal uplighting and downlighting.
Very small housing in anodised extruded aluminium.
Diffuser in tempered glass.
Adjustable wall mounting bracket with joint for directing the luminaire.
Accessory available in packs of 2 (to be ordered separately).
Available as a visor accessory, able to direct the light (to be ordered separately).
3000 °K (warm) and 6000 °K (cool) white LEDS.
The LED transformer/driver must be ordered separately.
Lenses can be mounted on LED models to obtain light beams of 10°, 25° or 40°.
The lens accessory and lens holder are available in a package containing 3 pieces (to be ordered separately).
Cover available as an accessory to conceal the terminal connection for the power supply unit cable.

PROVIDE CUSTOM POWDER COAT COLOR PER CITY REQUIREMENTS. COORDINATE CUSTOM SIGN/VISOR PANEL WITH CITY COPY & REQUIREMENTS.

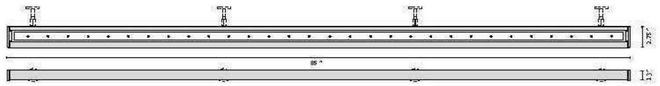
LED n. 30 LEDs 36w 24V



WEIGHT 5/68 LBS

code	lamp	current	color		IP
STRIP OVAL LED 2160					
076268	n. 30 LED 36W	24V	Gray Anodized - 3000 K	*	55
076290	n. 30 LED 36W	24V	Gray Anodized - 6000 K	*	55

UL listed for wet location
LM79 pending



STRIP OVAL LED 2160

Three different adjustable wall brackets are available, one joint and a mini mounting support bracket.

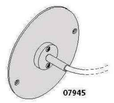

710015


710016


710017

The mini fixed support bracket (710020) is only required for fluorescent models, to mount the remote gear unit to the light fixture.

The terminal plate cover is useful for covering the area where power cables enter the wall (jbox). Necessary for new constructions.


07945

For the LED models, it is possible to use additional lenses to concentrate the light beam at a width of 10°, 25° or 40°. Every lens location need a support.



710024

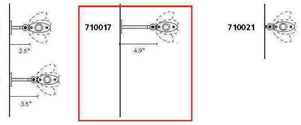


710025



710026

code	description	color
COMPONENTS		
710015	Adjustable wall bracket 2.5" (2 pieces)	Gray Anodized
710016	Adjustable wall bracket 3.6" (2 pieces)	Gray Anodized
710017	Adjustable wall bracket 4.9" (2 pieces)	Gray Anodized
710020	Fixed mini-support bracket (2 pieces)	Gray Anodized
710021	Joint	Gray Anodized
07945	Plate cover jbox Strip Oval	Gray Anodized
710022	Lens support for white LEDs (3 pieces)	
710024	Lens for white LED beam at 10° (3 pieces)	
710025	Lens for white LED beam at 25° (3 pieces)	
710026	Lens for white LED beam at 40° (3 pieces)	



LED n. 30 LEDs 36w 24V





code	description	color
ACCESSORIES		
710047	Visor L 2142	Gray Anodized

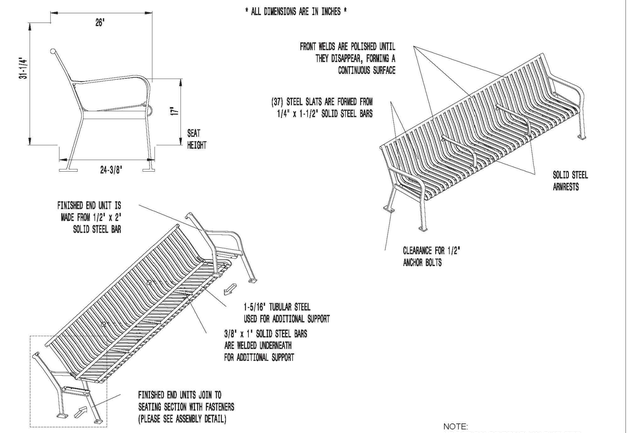


The visor accessory optimizes the direction of the light distribution.

PROVIDE CUSTOM POWDER COAT COLOR PER CITY REQUIREMENTS. COORDINATE CUSTOM SIGN/VISOR PANEL WITH CITY COPY & REQUIREMENTS.

1 L2.06 **LIGHT**
Scale: NTS

REF: C304

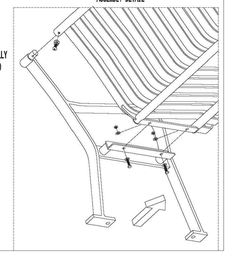


AVAILABLE OPTIONS
POWDER COATING BLACK
12 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
TWO INTERMEDIATE SOLID STEEL ARMRESTS

LENGTHS
STANDARD 8' LENGTH

NOTE:
LOCATION OF BENCH IN SHELTER VARIES PER SITE LOCATION TO BE DETERMINED BY CITY.

ASSEMBLY DETAIL



NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY MANUFACTURER
5. HOT DIP GALVANIZE BEFORE POWDER COATING. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

RB-28

ALL STEEL CONTOURED BENCH
8-FOOT LENGTH WITH 2) INTERMEDIATE ARMRESTS

2 L2.06 **BENCH**
Scale: NTS

REF: 7/C312

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CONTACT: J. PLUMPE
DRAWN: TF
APPROVED/CHECKED: JP

ORIENTATION AND SCALE

N

SCALE: AS NOTED

0 1/2" 1" 2"

SHEET TITLE

HARDSCAPE DETAILS - BUS SHELTER

SHEET NUMBER

L2.06

DSUP

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ALEXANDRIA BUS SHELTER MODIFICATIONS

CITY OF ALEXANDRIA , VIRGINIA

1. GENERAL

A. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF THE 2015 INTERNATIONAL BUILDING CODE & **2015 VUSBC CODE REQUIREMENTS.**

B. DESIGN LOADS (PSF):

DESIGN LOADS			
LOCATION	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ROOF JOIST:	30 PSF	15 PSF	45 PSF
CONCRETE SLAB:	100 PSF		

SNOW LOADS – IBC-2015 AND ASCE 7-10:

1. GROUND SNOW LOAD (P_g) = 25 PSF (FIG. 7-1)
2. EXPOSURE FACTOR (C_e) = 0.9 (TABLE 7-2, TERRAIN C)
3. THERMAL FACTOR (C_t) = 1.2 (TABLE 7-3)
4. IMPORTANCE FACTOR (I_s) = 0.8 (TABLE 7-4)
5. ROOF SLOPE FACTOR (C_s) = 1.0 (SOLID LINE ON FIG. 7-2C)
6. FLAT ROOF SNOW LOAD (P_f=0.7 C_e C_t I_s P_g) = 15 PSF
7. SLOPED ROOF SNOW LOAD (P_s=C_s Pf) =15 PSF
8. MINIMUM SNOW LOAD P_m = 20 PSF
9. DESIGNED SNOW LOAD = 20 PSF

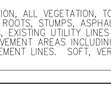
WIND LOADS – IBC 2015 AND ASCE 7-10:

MAIN WIND-FORCE RESISTING SYSTEM AND COMPONENTS AND CLADDING LOADS ARE EVALUATED IN ACCORDANCE WITH PROVISIONS OF SECTION 1609 OF THE 2015.

- ULTIMATE DESIGN WIND SPEED V_{ult} = 105 MPH (3-SECOND GUST WIND SPEED)
- BASIC WIND SPEED V_{asd} = **84** MPH
- RISK CATEGORY = I (ASCE 7, TABLE 1.5-1)
- WIND EXPOSURE CATEGORY = **C (ASCE 7, SECTION 26.7)**
- TOPOGRAPHIC EFFECTS FACTOR (K_{zt}) = 1.0 (ASCE 7, SECTION 26.8)
- INTERNAL PRESSURE COEFFICIENT **(GCpi) = +/- 0.55 (SECTION 26.11)**

COMPONENTS AND CLADDING (PSF) (5) - ASCE 7-10 18.01.18

EFFECTIVE AREA	ROOF ZONES 1	(2)	3	WALL ZONES 4	(5)	5
10	20.2	30.7	43.7	20.1		23.6
20	19.8	27.0	37.0	19.5		22.4
50	19.3	24.3	28.2	18.6		20.7
100	18.9	21.5	21.5	18.0		19.5



NOTES:
1. H = MEAN ROOF HEIGHT = 9'-3" FT
2. a = END/CORNER WIDTH = 3'-0" FT
3. WALL ZONE DESIGN PRESSURES SHALL BE CONSIDERED TO ACT AS BOTH POSITIVE AND NEGATIVE
4. ROOF ZONE DESIGN PRESSURES ARE NEGATIVE PRESSURES (UPLIFT)
5. DESIGN PRESSURES SHOWN ARE BASED ON ALLOWABLE STRESS DESIGN (0.6W)

EARTHQUAKE LOADS – IBC 2015 AND ASCE 7-10:

EARTHQUAKE LOADS ARE EVALUATED IN ACCORDANCE WITH TH EPROVISIONS OF SECTIONS 1612 OF THE IBC ND CHAPTERS 11 AND 12 OF ASCE BASED ON THE FOLLOWING PARAMETERS:

1. RISK CATEGORY = I (ASCE 7, TABLE 1.5-1)
2. SEISMIC IMPORTANCE FACTOR I_e =1.0 (ASCE 7, TABLE 1.5-2)
3. MAPPED SPECTRAL RESPONSE ACCELERATIONS, S_S = 0.118 AND S_1 =0.051
4. SITE CLASS = C
5. DESIGN SPECTRAL RESPONSE COEFFICIENTS, S_{DS} = 0.095 AND S_{D1} = 0.058
6. SEISMIC DESIGN CATEGORY = A
7. BASIC SEISMIC FORCE RESISTING SYSTEMS:
   STEEL SYSTEM NOT DETAILED FOR SEISMIC RESISTANCE
8. RESPONSE MODIFICATION FACTOR: R (ASCE 7, TABLE 12.2-1)
   R_{STEEL}= 3
9. SEISMIC RESPONSE COEFFICIENT: C_s = $S_{DS}/(R/I_e)$ (ASCE, EQN. 12.8-2)
   FOR SEISMIC DESIGN CATEGORY A: V = W*0.01
10. ANALYSIS PROCEDURE USED: ASCE 7, SECTION 11.7 FOR SEISMIC DESIGN CATEGORY A
11. DESIGN BASE SHEAR:
    V = 0.01 X W = 0.01 X 500 LB = 5 LB

A. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER OF RECORD ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY BRACING, GUYS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD AND LIVE LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A STRUCTURAL ENGINEER FOR REVIEW.

B. CONTRACTOR SHALL REVIEW AND VERIFY ALL FIELD CONDITIONS, DIMENSIONS AND CONTRACT DOCUMENTS PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE S.E.R. OR ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING.

C. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY THE GENERAL CONTRACTOR AND REVIEWED BY THE S.E.R. SHOULD THE OWNER OR CONTRACTOR FAIL TO OBTAIN THE S.E.R.'S REVIEW OF THE SHOP DRAWINGS, THE S.E.R. WILL NOT ACCEPT RESPONSIBILITY FOR THE DESIGN AND CERTIFICATION OF THIS PROJECT. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL NOT BE PRODUCED PRIOR TO FINAL CONSTRUCTION SET.

D. DO NOT FABRICATE PRIOR TO SHOP DRAWING REVIEW. REVIEW IS LIMITED TO CONFORMANCE WITH THE DESIGN CONCEPT. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR FOR COMPATIBILITY OF ARCHITECTURAL AND STRUCTURAL REQUIREMENTS. NOTIFY ARCHITECT OR ENGINEER OF ANY CONFLICTS PRIOR TO FABRICATION.

2. EARTHWORK

A. THE FOUNDATION HAS BEEN DESIGNED FOR AN ASSUMED ALLOWABLE BEARING PRESSURE OF **1000** PSF FOR ORIGINAL UNDISTURBED SOILS AND COMPACTED FILL. THE FOOTING SUBGRADES SHALL BE VERIFIED FOR BEARING REQUIREMENTS BY A GEOTECHNICAL ENGINEER JUST PRIOR TO THE PLACEMENT OF CONCRETE. FOOTING EXCAVATIONS SHALL HAVE THE SIDES AND BOTTOMS CLEANED AND HAND TAMPED TO A UNIFORM SURFACE.

B. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST **2'-6"** BELOW FINISHED GRADE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED. NO EXCAVATION SHALL BE CLOSER THAN AT A SLOPE OF 2:1 (TWO HORIZONTAL TO ONE VERTICAL) TO A FOOTING. DO NOT PLACE CONCRETE OVER FROZEN SOIL. FOOTINGS SHALL NOT BE FOUNDED ON EXISTING FILL, LOOSE OR WET SOIL. STEP FOOTINGS WITH A RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

C. PRIOR TO THE START OF ANY CONSTRUCTION, ALL VEGETATION, TOPSOIL, ORGANIC SOILS, SOIL MIXED WITH EXCESSIVE AMOUNTS OF ROOTS, STUMPS, ASPHALT OR OTHER DELETERIOUS MATERIALS, BUILDING DEBRIS, EXISTING UTILITY LINES AND BACKFILL SHALL BE REMOVED FROM ALL BUILDING AND PAVEMENT AREAS INCLUDING AT LEAST 5 FT OFFSETS OUTSIDE ALL BUILDING AND PAVEMENT LINES. SOFT, VERY WET AND LOOSE SOILS SHALL ALSO BE REMOVED FROM BUILDING AREAS. THE CLEARED AREAS SHALL ALSO BE PROOF ROLLED PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING SHALL BE CARRIED OUT IN THE PRESENCE OF A GEOTECHNICAL ENGINEER. IF PUMPING OR RUTTING IS OBSERVED, THE SOFT OR WET MATERIAL SHALL BE REMOVED DOWN TO FIRM SUBGRADE AND REPLACED WITH SUITABLE FILL. ALL POTENTIALLY EXPANSIVE CLAY (CL-CH) SOILS BELOW FOOTINGS AND FOR AT LEAST 2 FT BELOW SLABS AND PAVEMENTS SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL MATERIALS. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

D. CONTRACTOR TO PROVIDE A DE-WATERING SYSTEM (IF REQUIRED) TO PREVENT SOFTENING OF SUBGRADE, FACILITATE CONTROL OF GROUNDWATER AND ALLOW CONSTRUCTION IN DRY CONDITIONS. NO EXCAVATION SHALL EXTEND CLOSER THAN 2 FT TO GROUNDWATER LEVEL. IF THE SOIL AT THE SUBGRADE BECOMES WET, THEN CONSTRUCTION SHOULD BE STOPPED AND DE-WATERING MUST BE PERFORMED TO LOWER THE WATER LEVEL. RESUME EXCAVATION ONLY AFTER THE GEOTECHNICAL ENGINEER HAS EXAMINED THE CONDITION AND HAS APPROVED THE RESTART OF ANY EXCAVATION WORK.

E. HEAVE – DUE TO THE DEPTH OF THE FOUNDATION, THE STRUCTURE (THE SLAB AND ALUMINUM FRAMING) MAY BE SUBJECTED TO HEAVE DURING FREEZING SEASON. ALL ELECTRICAL WIRES AND CONDUIT SHALL BE DESIGNED TO ACCOMMODATE 1" OF HEAVE.

3. CONCRETE

A. CONCRETE MATERIAL, QUALITY CONTROL, DESIGN AND CONSTRUCTION SHALL CONFIRM WITH REQUIREMENTS OF CHAPTER 19, INTERNATIONAL BUILDING CODE (IBC), AND WITH BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI-318).

B. MINIMUM SPECIFIED 28 DAYS CONCRETE DESIGN STRENGTH SHALL BE AS SHOWN ON THE CONCRETE STRENGTH AND DURABILITY REQUIREMENTS TABLE LOCATED ON SHEET S0.2 UNLESS A HIGHER STRENGTH IS SHOWN ON THE CONSTRUCTION DRAWINGS. EXPOSURE CATEGORIES ARE PER ACI-318, TABLE 19.3.1.1. CEMENTITIOUS MATERIALS CONTENT SHALL BE LIMITED AS PER ACI-318, TABLE 19.3.2.1. ALL CEMENTITIOUS MATERIALS SHALL BE INCLUDED IN CALCULATING WATER/CEMENT RATIO.

C. MIXING, TRANSPORTING, AND PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 301.

D. HIGH STRENGTH GROUT SHALL BE NON-SHRINK, NON-METALLIC CONFORMING TO ASTM C 827 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.

E. ALL REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60 (60,000 PSI). WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI-315). DETAILS OF REINFORCEMENT SHALL CONFORM TO ACI 318-LATEST EDITION, ACI 315 AND CRSI STANDARDS.

F. CONCRETE PROTECTION FOR REINFORCEMENT: PROVIDE THE MINIMUM CLEARANCES (COVER) FOR REINFORCEMENT AS FOLLOWS:

FOOTINGS AND OTHER CONCRETE POURED AGAINST EARTH	3"	F'c = 4000 PSI
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER		
#5 BAR AND SMALLER	1 ½"	F'c = 4000 PSI
#6 BAR AND LARGER	2"	F'c = 4000 PSI
SLABS ON GROUND (EXTERIOR), U.N.O.	MID-DEPTH	F'c = 4000 PSI

G. SLABS ON GRADE SHALL BE 8" THICK- SEE STRUCTURAL SLAB PLAN FOR REQUIRED REINFORCEMENT . PLACE CONCRETE OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 95% COMPACTED MATERIAL OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUBGRADE OR ON COMPACTED AND CONTROLLED FILL. USE AIR -ENTRAINMENT AT ALL EXTERIOR SLABS. PROVIDE CONTROL AND CONSTRUCTION JOINTS AT 15' – 25' MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING PER ACI RECOMMENDATIONS.

H. SLAB OPENINGS AND SLEEVES SMALLER THAN 12" (IN LARGER DIMENSION) ARE NOT SHOWN ON PLANS. CONTRACTOR SHALL SUBMIT ALL OPENINGS (SIZE AND LOCATION) AS A SINGLE COORDINATED SLEEVE PLAN FOR REVIEW AND APPROVAL.

I. CHAMFER ALL EXPOSED CONCRETE CORNERS, ¾"x¾" UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.

J. MAXIMUM PERMISSIBLE WATER CEMENTIOUS MATERIALS RATIOS FOR CONCRETE WHEN STRENGTH DATA FROM FIELD EXPERIENCE OR TRIAL MIXTURES ARE NOT AVAILABLE SHALL BE IN ACCORDANCE WITH ACI 318.

K. PROTECT CONCRETE FROM FREEZING DURING PLACING AND FOR A PERIOD OF NOT LESS THAN FIVE DAYS AFTERWARD.

L. CAST IN PLACE ALL SLEEVES AND INSERTS.

3. STEEL

C. STRUCTURAL STEEL: SQUARE AND RECTANGULAR HSS SHAPES TO CONFORM TO ASTM A500 GRADE (FY = 46 KSI) ALL STRUCTURAL PLATES SHALL CONFORM TO ASTM A36 (FY = 36 KSI)

D. WELDS SHALL COMPLY WITH AWS D1.1. WELDING ELECTRODE: E70XX

E. PROVIDE STEEL PLATE FOR ALL STRUCTURAL STEEL BEARING ON CONCRETE.

F. ALL ANCHOR BOLTS, BEARING PLATES, AND INSERTS SHALL BE CAST INTO CONNECTING WORK USING PRE-SET TEMPLATES.

G. ALL STEEL EXPOSED TO WEATHER, INCLUDING STEEL LINTELS FOR MASONRY OPENINGS, EXCEPT WHERE FABRICATED OF APPROVED CORROSION-RESISTANT STEEL OR OF STEEL HAVING A CORROSION RESISTANT OR OTHER APPROVED COATING, SHALL BE PROTECTED AGAINST CORROSION WITH AN APPROVED COAT OF PAINT, ENAMEL, OR OTHER APPROVED PROTECTION BY S.E.R.

4. ALUMINUM SECTIONS

A. ALUMINUM DESIGN IS BASED ON, AND THE CONSTRUCTION SHALL CONFORM TO THE 2010 EDITION OF THE ALUMINUM DESIGN MANUAL AND STRUCTURAL WELDING CODE – ALUMINUM OF AMERICAN WELDING SOCIETY.

B. ALUMINUM SHALL BE NEW AND SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:

6061 –T6 ANGLES, ROLLED SECTIONS	ASTM B038	Fy = 35 KSI (MIN.)
6061 –T6 TUBES AND PIPES	ASTM B429	Fy = 35 KSI (MIN.)
6061 –T6 PLATE	ASTM B209	Fy = 35 KSI (MIN.)

C. ALL MECHANICAL CONNECTIONS SHALL BE MADE USING TYPE 304 STAINLESS STEEL HARDWARE (BOLTS, NUTS, WASHERS, SCREWS).

D. ALL WELDS ARE TO BE PERFORMED BY A QUALIFIED CERTIFIED WELDER AND SHALL BE MADE USING 5356 WELD FILLER.

E. SHOP DRAWINGS ARE REQUIRED FOR THE FABRICATION OF THE COMPONENT PARTS OF THE STRUCTURE AND THE CONNECTIONS.

F. COATING – ALUMINUM MEMBERS SHALL BE ANODIZED AND COATED WITH EONCOATE.

G. ROOF JOIST LIVE LOAD DEFLECTION SHALL NOT EXCEED **L/360** UP TO A MAXIMUM OF **0.8"**. TOTAL LOAD DEFLECTION SHALL NOT EXCEED **L/240** UP TO A MAXIMUM OF **1.0"**.

5. SHOP DRAWINGS

A. CONTRACTOR SHALL SUBMIT A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS FOR THE FOLLOWING STRUCTURAL ITEMS:

1. CONCRETE

- FOUNDATION REBAR DRAWINGS
- CONCRETE MIX DESIGNS (INCLUDING TEST RESULTS & ADMIXTURES)
- CONCRETE ACCESSORIES (SEALANTS, GROUTS, ANCHOR BOLTS, EPOXIES)
- FLOOR FLATNESS AND LEVELNESS CERTIFICATION.

2. ALUMINUM

- BEAMS AND JOIST
- COLUMNS

3. STEEL

- BASE PLATES
- WELDED STUDS (ANCHORS RODS)

Sheet List Table

Sheet Number	Sheet Title
L2.07	HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL NOTES
L2.08	HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL PLANS
L2.09	HARDSCAPE DETAILS - BUS SHELTER COLUMN SCHEDULE
L2.10	HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL DETAILS

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JOSEPH J. PLUMPE
Lic.No.000802
01.22.26
LANDSCAPE ARCHITECT

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PROJECT NUMBER: 25014
CONTACT: J. PLUMPE
DRAWN: TF
APPROVED/CHECKED: JP

ORIENTATION AND SCALE

N

SCALE: AS NOTED

0 0.5 1 2

SHEET TITLE

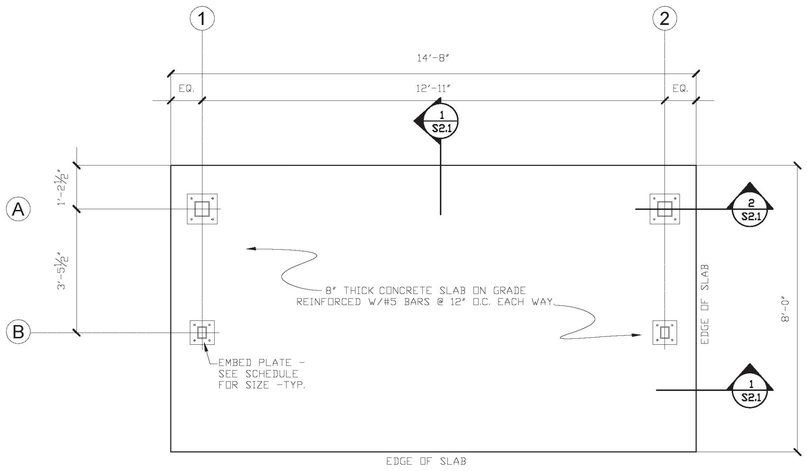
HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL NOTES

SHEET NUMBER

L2.07

DSUP

P:\2025\25014 eisenhower ih phase 2 - trip\cmd\A.0 cad files\current phase\L2.07 HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL NOTES.dwg



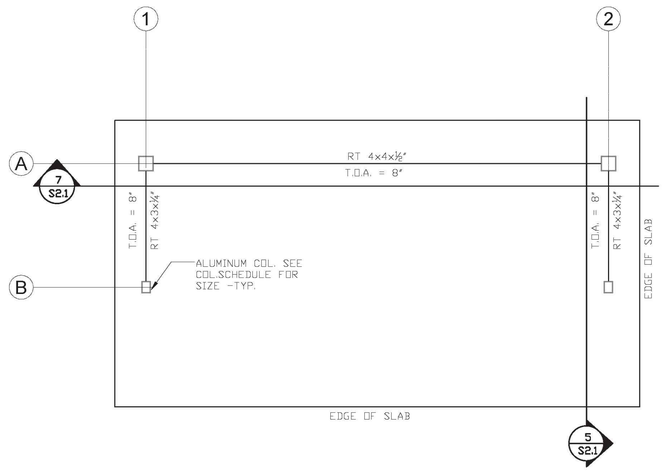
SLAB PLAN (SHELTER CONFIGURATION B-1)

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

NOTES:

1. SLAB ON GRADE SHALL BE **4000** psi NORMAL WEIGHT CONCRETE, **8"** THICK REINFORCED W/#5 BARS @ 12" O.C. EACH WAY PLACED ON 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 95% COMPACTED MATERIAL.
2. TOP OF SLAB ELEVATION **VARIES**. VERIFY WITH LATEST ARCHITECTURAL AND CIVIL DRAWINGS.
3. G.C. TO VERIFY ALL DIMENSIONS SHOWN WITH LATEST ARCHITECTURAL AND CIVIL DRAWINGS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. COORDINATE PITCHED AREAS, DEPRESSIONS, AND DRAINS WITH ARCHITECTURAL DRAWINGS.

1 S1.0 **SLAB PLAN** — REF: S1.1
Scale: 1/2" = 1'-0"



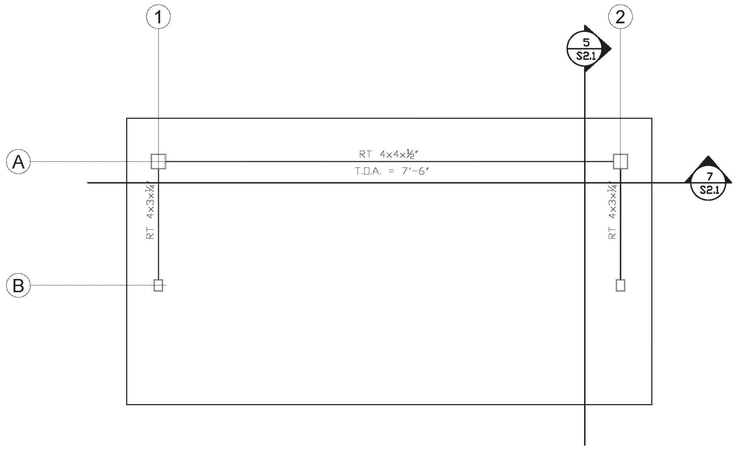
BASE FRAMING PLAN (SHELTER CONFIGURATION B-1)

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

NOTES:

1. T.O.A = (TOP OF ALUMINUM) +8" FROM CONCRETE SLAB (U.N.O.)
2. ALL ALUMINUM MEMBERS MUST BE 6061-T6.

2 S1.0 **BASE FRAMING PLAN** — REF: S1.2
Scale: 1/2" = 1'-0"



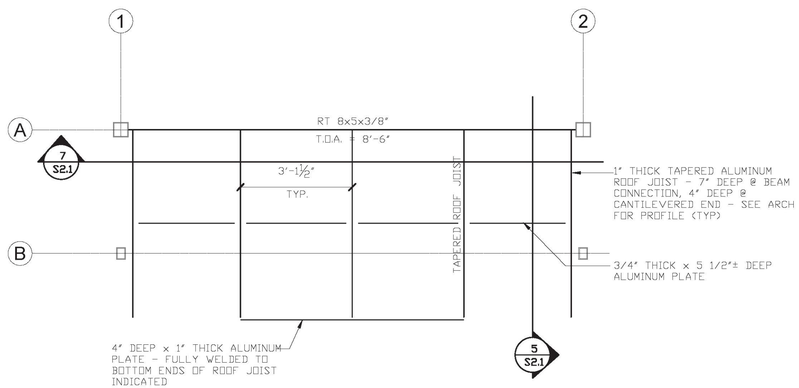
INTERMEDIATE FRAMING PLAN (SHELTER CONFIGURATION B-1)

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

NOTES:

1. T.O.A = (TOP OF ALUMINUM) 7'-6" FROM CONCRETE SLAB (U.N.O.)
2. ALL ALUMINUM MEMBERS MUST BE 6061-T6.
3. SEE COLUMN SCHEDULE FOR ALUMINUM COLUMN SIZE.

3 S1.0 **INTERMEDIATE FRAMING PLAN** — REF: S1.3
Scale: 1/2" = 1'-0"



ROOF FRAMING PLAN (SHELTER CONFIGURATION B-1)

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

NOTES:

1. T.O.A = (TOP OF ALUMINUM) 8'-6" FROM CONCRETE SLAB.
2. ALL ALUMINUM MEMBERS MUST BE 6061-T6.
3. SEE COLUMN SCHEDULE FOR ALUMINUM COLUMN SIZE.

4 S1.0 **ROOF FRAMING PLAN** — REF: S1.4
Scale: 1/2" = 1'-0"

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CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

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

0 1'-0" 2'-0" 4'-0"

SHEET TITLE

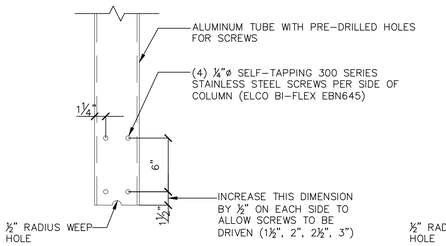
HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL PLANS

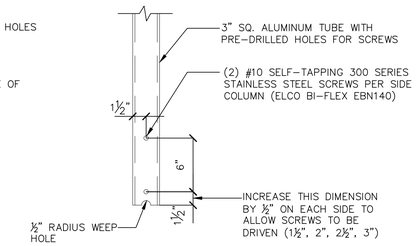
SHEET NUMBER

L2.08

DSUP

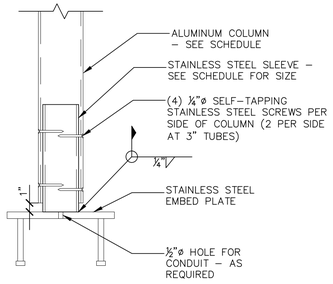
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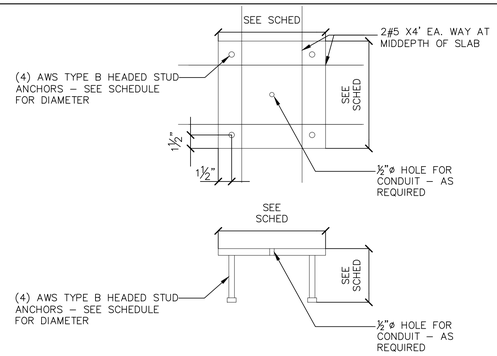
3 L2.09 **SECTION** SCREW HOLES @ ALUMINUM TUBES

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



2 L2.09 **SECTION** AT STAINLESS STEEL SLEEVE

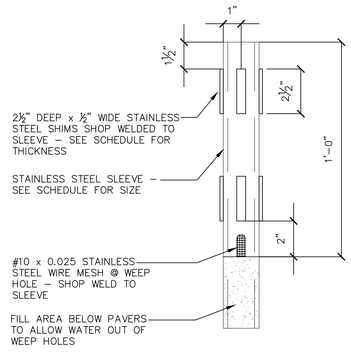
SCALE: 1-1/2" = 1'-0"



1 L2.09 **DETAIL** STAINLESS STEEL EMBED PLATE

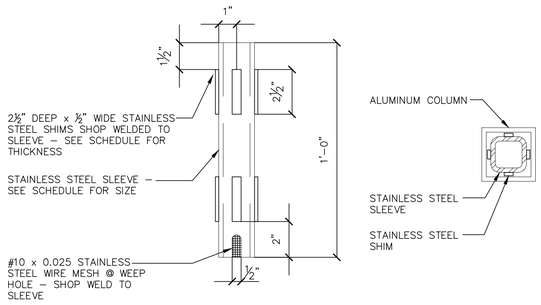
SCALE: 1-1/2" = 1'-0"

NOTE: ALL STAINLESS STEEL SHALL HAVE A PROTECTIVE COATING APPLIED TO ISOLATE FROM ALUMINUM



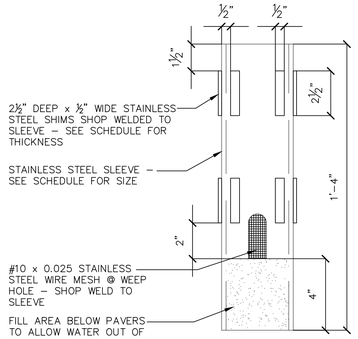
7 L2.09 **DETAIL** 3" SQ. COLUMN AT SHELTER W/ PAVERS

SCALE: 3" = 1'-0"



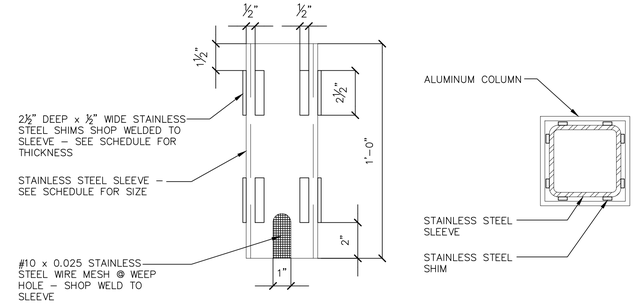
6 L2.09 **DETAIL** 3" SQ. COLUMN STAINLESS STEEL SHIMS

SCALE: 3" = 1'-0"



5 L2.09 **DETAIL** AT SHELTER W/ PAVERS

SCALE: 3" = 1'-0"



4 L2.09 **DETAIL** STAINLESS STEEL SHIMS

SCALE: 3" = 1'-0"

ALUMINUM COLUMN SCHEDULE

LOCATION:	A-1; A-2:	B-1; B-2:
COLUMN SIZE	RT 5"x5"x1/4"	RT 3"x4"x1/4"
T.O.A. – ROOF FRAMING 8'-6" T.O.A. – INTERMEDIATE FRAMING 7'-6" T.O.A. – BASE FRAMING 0'-8" TOP OF CONC. SLAB 0'-0"	RT 5x5x1/4"	RT 3x4x1/4"
EMBED PLATES – A304 STAINLESS STEEL	10" x 10" x 3/4" (4) 5/8"ø AWS TYPE B HEADED STUD ANCHORS W/5" EMBEDMENT	8" x 8" x 3/4" (4) 5/8"ø AWS TYPE B HEADED STUD ANCHORS W/5" EMBEDMENT
SLEEVES AND SHIMS – A304 STAINLESS STEEL	HSS 4x4x¼" STAINLESS STEEL SLEEVE W/ 3/16" THICK SHIMS	HSS 3x2x¼" STAINLESS STEEL SLEEVE W/ 3/16" THICK SHIMS

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APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

SCALE: AS NOTED

0 0.5 1 2

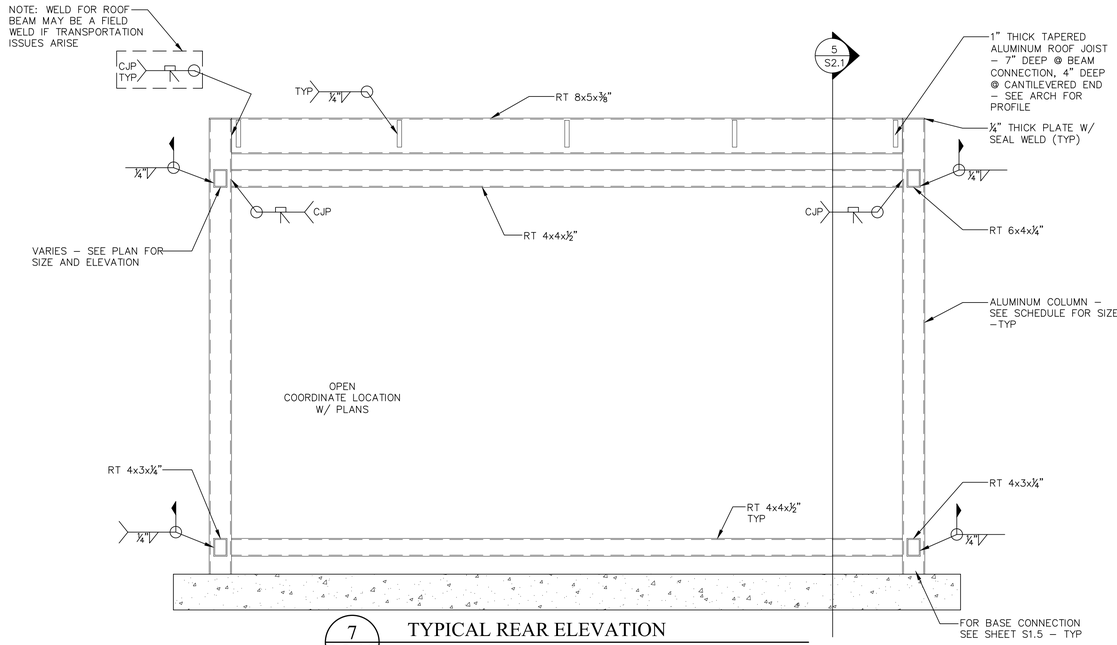
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HARDSCAPE DETAILS - BUS SHELTER COLUMN SCHEDULE

SHEET NUMBER

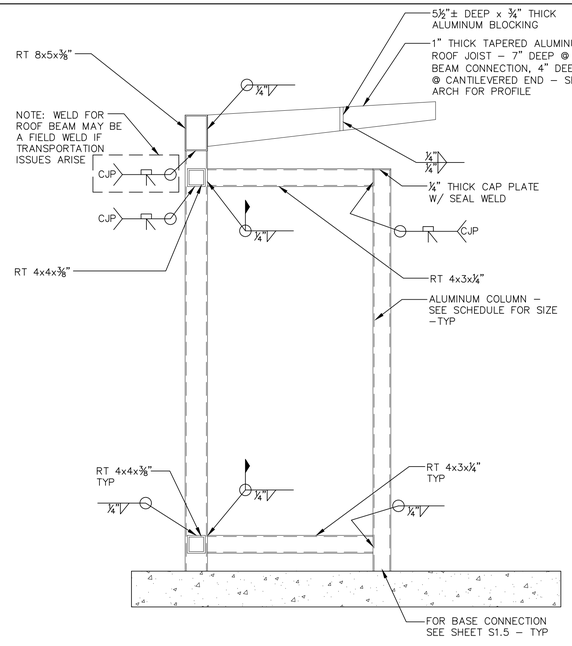
L2.09

DSUP



7 L2.10 **TYPICAL REAR ELEVATION**

SCALE: 3/4" = 1'–0"

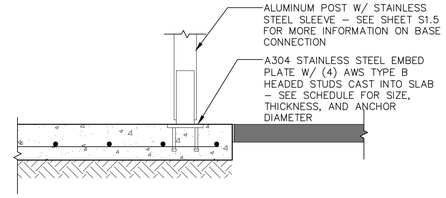


5 L2.10 **SECTION**

SCALE: 3/4" = 1'–0"

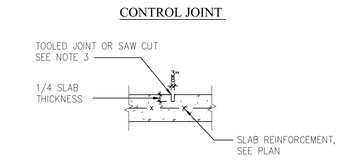
1 L2.10 **SECTION** @ CONCRETE SLAB

SCALE: 1–1/2" = 1'–0"



2 L2.10 **SECTION** @ CONCRETE SLAB

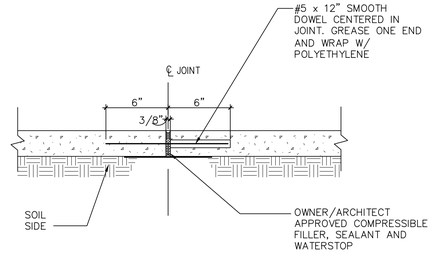
SCALE: 1–1/2" = 1'–0"



NOTES:
1. PROVIDE CONTROL JOINT TO PREVENT UNCONTROLLED CRACKING AS PER ACI RECOMMENDATIONS.
2. INSTALL CONTROL JOINTS AT EQUAL INTERVALS OF 5'–0" UNLESS OTHERWISE INDICATED.
3. CUTTING SHOULD BE STARTED AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT AGGREGATE FROM BEING DISLODGED.
4. SUBMIT PLAN SHOWING LOCATION OF CONSTRUCTION AND CONTROL JOINTS.

3 L2.10 **S.O.G. CONTROL JOINTS**

SCALE: N.T.S.



NOTE: INSTALL EXPANSION JOINTS @ 20'–0" INTERVALS MAX., UNLESS OTHERWISE INDICATED AND WHERE SLAB MEETS ADJACENT STRUCTURE

4 L2.10 **EXPANSION JOINT**

SCALE: N.T.S.

6 L2.10 **DETAIL** NOT USED

SCALE: N.T.S.

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SCALE: AS NOTED

0 0.5 1 2

SHEET TITLE

HARDSCAPE DETAILS - BUS SHELTER STRUCTURAL DETAILS

SHEET NUMBER

L2.10

DSUP

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MODEL: CURVA SPINNER - MODEL 247179
DESCRIPTION: PLAY SPINNER
COLOR: TBD
QUANTITY: 1
COMPANY: LANDSCAPE STRUCTURES INC.
PLAYSI.COM
CONTACT: SPARKS AT PLAY INC,
OWINGS MILLS, MD 21117
www.sparksatplay.com
CONTACT: SANDY FRITZ
P) 443.334.4952
sandy@sparksatplay.com
NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS
OR APPROVED EQUAL

1 L3.01 PLAY SPINNER PROD. INFO.
Scale: NTS



MODEL: LOG CRAWL TUNNEL - MODEL 173594
DESCRIPTION: PLAY TUNNEL
COLOR: NATURAL
QUANTITY: 1
COMPANY: LANDSCAPE STRUCTURES INC.
PLAYSI.COM
CONTACT: SPARKS AT PLAY INC,
OWINGS MILLS, MD 21117
www.sparksatplay.com
CONTACT: SANDY FRITZ
P) 443.334.4952
sandy@sparksatplay.com
NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS
OR APPROVED EQUAL

2 L3.01 PLAY TUNNEL PROD. INFO.
Scale: NTS



MODEL: LOG BALANCE BEAM - MODEL 173596
DESCRIPTION: BALANCE BEAM
COLOR: NATURAL
QUANTITY: 1
COMPANY: LANDSCAPE STRUCTURES INC.
PLAYSI.COM
CONTACT: SPARKS AT PLAY INC,
OWINGS MILLS, MD 21117
www.sparksatplay.com
CONTACT: SANDY FRITZ
P) 443.334.4952
sandy@sparksatplay.com
NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS
OR APPROVED EQUAL

3 L3.01 BALANCE BEAM PROD. INFO.
Scale: NTS



MODEL: LOG STEPPERS
DESCRIPTION: STEP CLIMBERS AND SEATS
COLOR: NATURAL
QUANTITY: 6
COMPANY: LANDSCAPE STRUCTURES INC.
PLAYSI.COM
CONTACT: SPARKS AT PLAY INC,
OWINGS MILLS, MD 21117
www.sparksatplay.com
CONTACT: SANDY FRITZ
P) 443.334.4952
sandy@sparksatplay.com
NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS
OR APPROVED EQUAL

4 L3.01 PLAY STEP CLIMBERS PROD. INFO.
Scale: NTS



MODEL: RING BIKE RACK
COLOR: BLACK
QUANTITY: PER PLAN
COMPANY: LANDSCAPE FORMS, INC.
KALAMAZOO, MI 49048
www.landscapeforms.com
CONTACT: MARIE DAVIS
BARBARA NOLAN INC.
WASHINGTON, DC 20007
(P) (703) 648-0848
Marie@barbaranolaninc.com
NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
OR APPROVED EQUAL

5 L3.01 BIKE RACK PROD. INFO.
Scale: NTS

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Lic.No.000802
01.22.26
LANDSCAPE ARCHITECT

ISSUE DATE

PDSP	10.17.25
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PROJECT NUMBER:	25014
CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

N

SCALE: N/A

SHEET TITLE

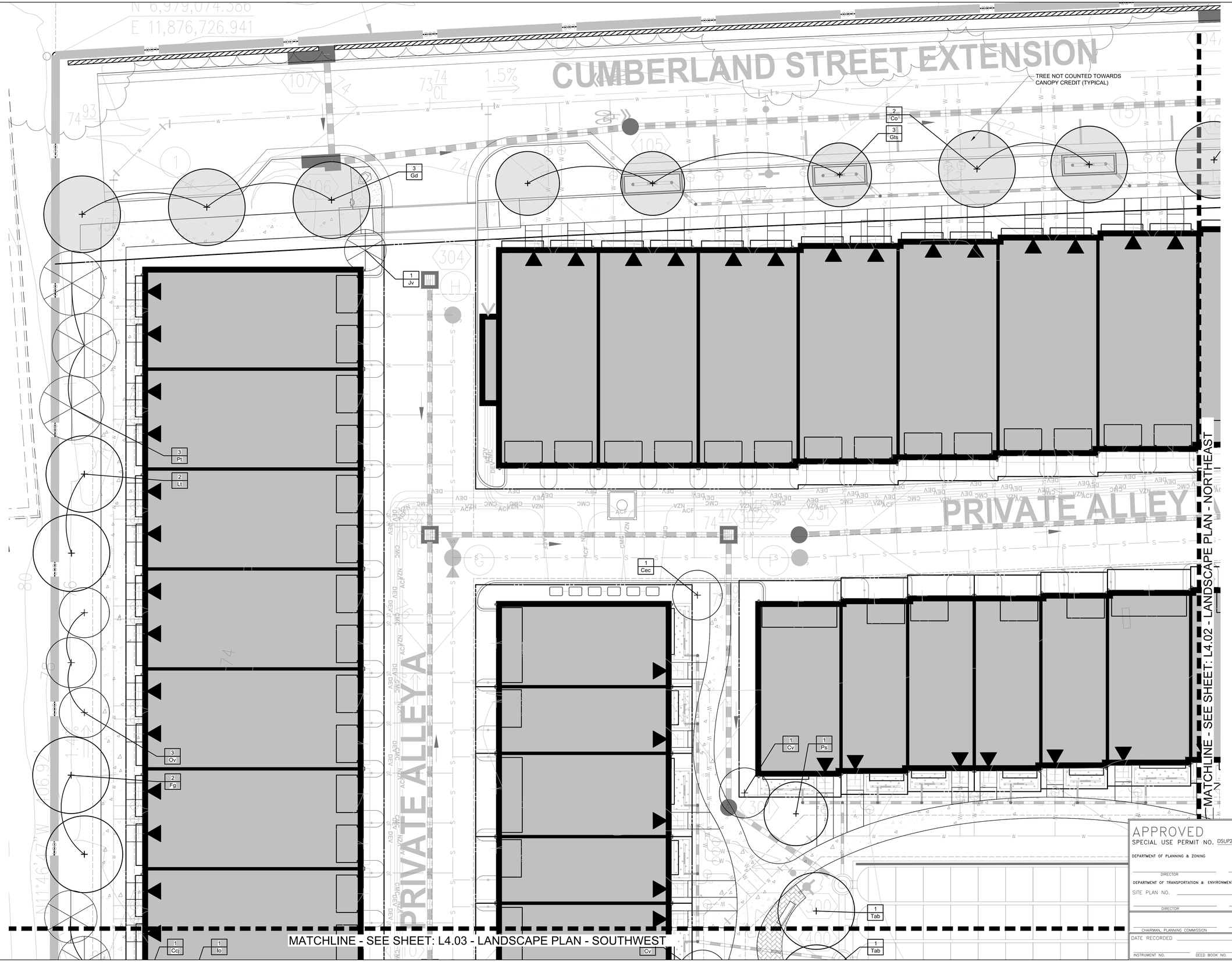
PRODUCT INFORMATION

SHEET NUMBER

L3.01

DSUP

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ORIENTATION AND SCALE

N

SCALE: 1"=10'-0"

0 5 10 20

SHEET TITLE

LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L4.01

DSUP

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CUMBERLAND STREET EXTENSION

1 Co
1 Ns
1 Mv
1 Cv
1 Cec
1 Cv
3 Gts
1 Cec
1 Aa
3 Co
3 Qru
2 Jv
1 Al
2 Aa
1 Cv
2 Cja
1 Ov
TREE NOT COUNTED TOWARDS CANOPY CREDIT (TYPICAL)
3 Lsr
1 Po
1 Qc
1 Ck
1 Mv
1 Mv
1 Ck
2 Ns
1 Tab

MATCHLINE - SEE SHEET: L4.01 - LANDSCAPE PLAN - NORTHWEST

MATCHLINE - SEE SHEET: L4.04 - LANDSCAPE PLAN - SOUTHEAST

VATE ALLEY B

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ORIENTATION AND SCALE

N

SCALE: 1"=10'-0"

0 5 10 20

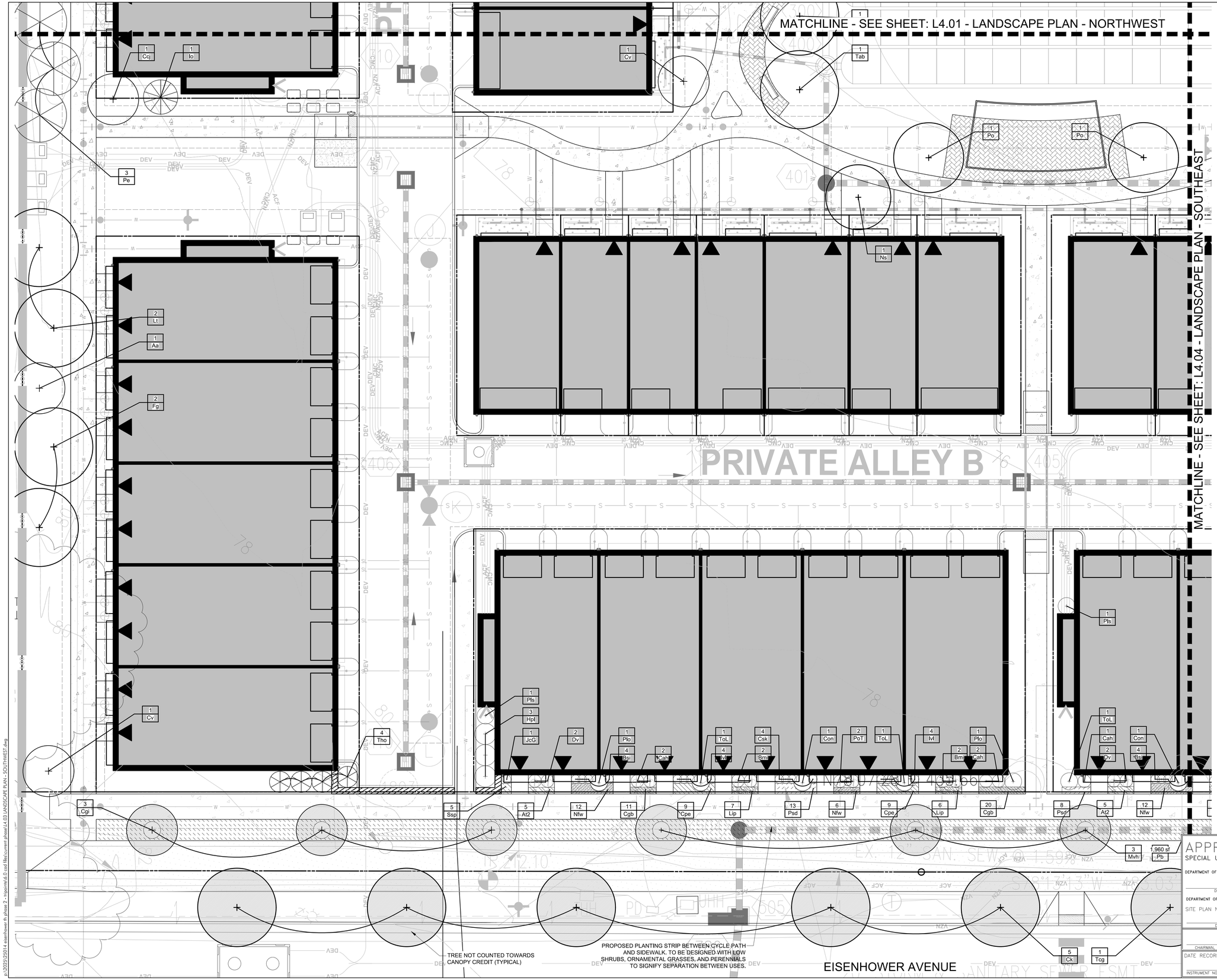
SHEET TITLE

LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER

L4.02

DSUP



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ORIENTATION AND SCALE

N

SCALE: 1" = 10'-0"

0 5 10 20

SHEET TITLE

LANDSCAPE PLAN - SOUTHWEST

SHEET NUMBER

L4.03

DSUP

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MATCHLINE - SEE SHEET: L1.02 - HARDSCAPE PLAN - NORTHEAST

MATCHLINE - SEE SHEET: L1.03 - HARDSCAPE PLAN - SOUTHWEST

PROPOSED PLANTING STRIP BETWEEN CYCLE PATH AND SIDEWALK, TO BE DESIGNED WITH LOW SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO SIGNIFY SEPARATION BETWEEN USES.

EISENHOWER AVENUE

PUBLIC STREET A

TREE NOT COUNTED TOWARDS CANOPY CREDIT (TYPICAL)

5' STORM SE D.B 681 PG.

LOT 501 BOGLE INDUSTRIES, INC. D.B. 1180 PG. 383

EX. 221'-48" RCP STORM SEWER @ 2.6%

10'x20' C&P TELEPHONE ESMT. D.B 1145 PG. 1797

EX. BUS STOP

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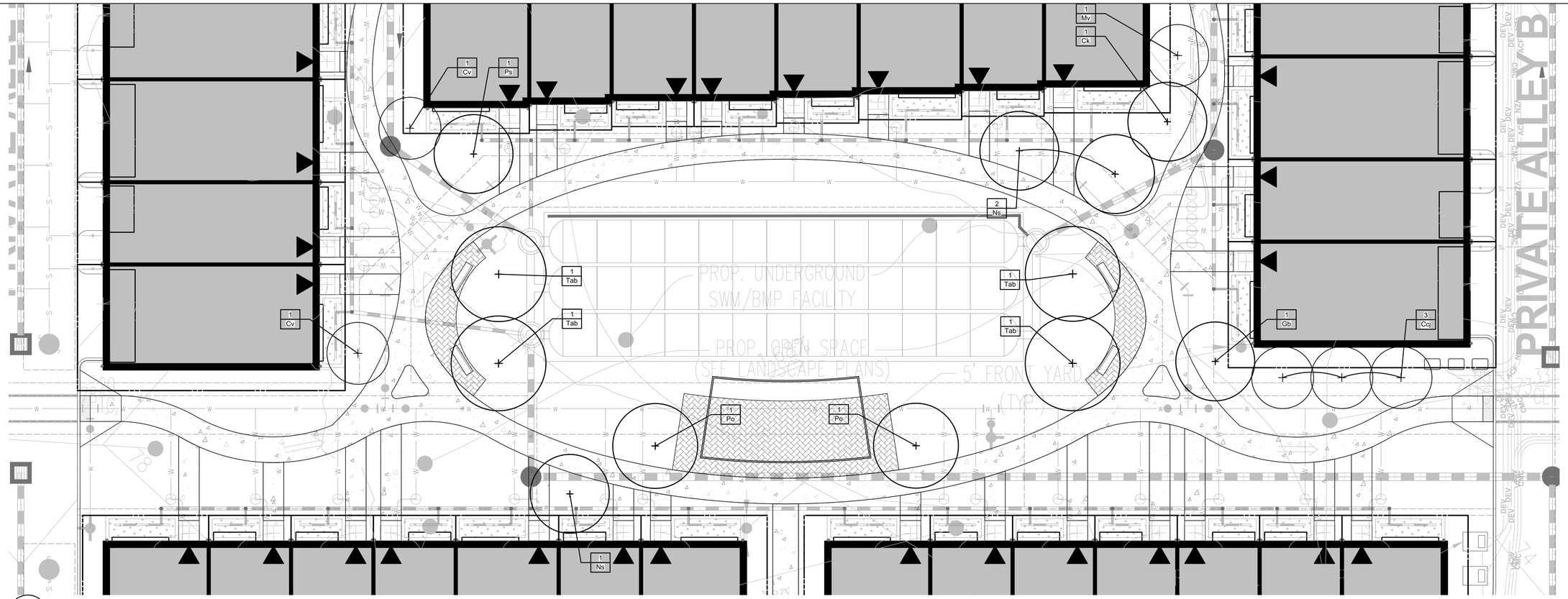
ORIENTATION AND SCALE
N
SCALE: 1"=10'-0"
0 5 10 20

SHEET TITLE
LANDSCAPE PLAN - SOUTHEAST

SHEET NUMBER
L4.04

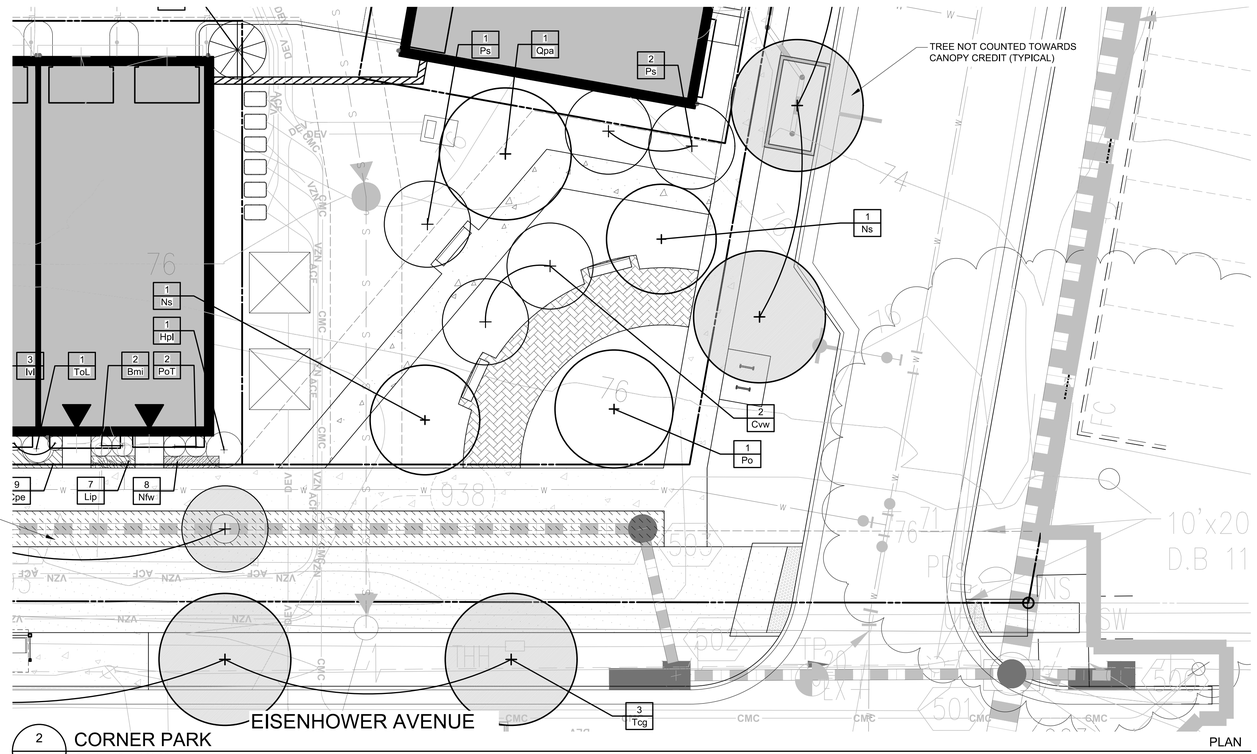
DSUP

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1 L1.05 **CENTRAL OPEN SPACE** PLAN

Scale: 1" = 10'-0"



PROPOSED PLANTING STRIP BETWEEN CYCLE PATH AND SIDEWALK. TO BE DESIGNED WITH LOW SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO SIGNIFY SEPARATION BETWEEN USES.

2 L1.05 **CORNER PARK** PLAN

Scale: 1" = 10'-0"

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ORIENTATION AND SCALE

N

SCALE: 1" = 10'-0"

0 5 10 20

SHEET TITLE

LANDSCAPE PLAN - PARK ENLARGEMENTS

SHEET NUMBER

L4.05

DSUP

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	NATIVE	REMARKS	CCA (SF)	NATIVE	QUALIFIED QTY.	TOTAL CCA	BRANCH HEIGHT AT INSTALL
SHADE TREES													
Co	6	Celtis occidentalis	Common Hackberry	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	LOCALLY			6-8'
Ck	7	Cladrastis kentukea	American Yellowwood	10`-12`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	REGIONALLY	2	2500	6'
Fg	4	Fagus grandifolia	American Beech	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	LOCALLY	4	5000	6-8'
Gb	2	Ginkgo biloba	Maidenhair Tree	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	750	-	2	1500	6-8'
Gts	6	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	750	LOCALLY			6-8'
Gd	3	Gymnocladus dioicus	Kentucky Coffeetree	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	EASTERN			6'
Lsr	6	Liquidambar styraciflua `Rotundiloba`	Round-Lobed Sweet Gum	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	LOCALLY			6-8'
Lt	4	Liriodendron tulipifera	Tulip Tree	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	LOCALLY	4	5000	6-8'
Ns	7	Nyssa sylvatica	Sour Gum	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	750	LOCALLY	7	5250	6'
Po	4	Platanus occidentalis	American Sycamore	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	LOCALLY	4	5000	6-8'
Qc	1	Quercus coccinea	Scarlet Oak	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	LOCALLY	1	1250	6-8'
Qpa	2	Quercus palustris	Pin Oak	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	LOCALLY	2	2500	6-8'
Qru	6	Quercus rubra	Red Oak	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	LOCALLY			6-8'
Tab	4	Tilia americana 'Boulevard'	Boulevard Linden	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	LOCALLY	4	5000	6-8'
Tcg	4	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	14`-16`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1250	-			6-8'
EVERGREEN TREES									CCA	NATIVE		TOTAL CCA	BRANCH HEIGHT AT INSTALL
Cja	2	Cryptomeria japonica	Japanese Cedar	6`-8`		3 1/2 - 5`		B&B, full to ground with good seasonal flush	250	-	2	500	
Io	2	Ilex opaca	American Holly	6`-8`		3 1/2 - 5`		B&B, full to ground with good seasonal flush	250	LOCALLY	2	500	
Jv	3	Juniperus virginiana	Eastern Red Cedar	6`-8`		3 1/2 - 5`		B&B, full to ground with good seasonal flush	250	LOCALLY	3	750	
Pe	3	Pinus echinata	Short Leaf Pine	6`-8`		3 1/2 - 5`		B&B, full to ground with good seasonal flush	750	LOCALLY	3	2250	
Pt	3	Pinus taeda	Loblolly Pine	6`-8`		3 1/2 - 5`		B&B, full to ground with good seasonal flush	750	LOCALLY	3	2250	
Tho	6	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	6`-8`		3 1/2 - 5`		B&B, full to ground with good seasonal flush	250	REGIONALLY	6	1500	
ORNAMENTAL TREES									CCA	NATIVE		TOTAL CCA	BRANCH HEIGHT AT INSTALL
Aa	4	Amelanchier arborea	Downy Serviceberry	8`-10`	1 1/2" min.			B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	500	LOCALLY	4	2000	
Al	2	Amelanchier laevis	Smooth Serviceberry	8`-10`	1 1/2" min.			B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	750	LOCALLY	2	1500	
Ccj	4	Carpinus caroliniana 'JFS-KW6'	Native Flame American Hornbeam	10`-12`	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	500	LOCALLY	4	2000	
Cec	3	Cercis canadensis	Eastern Redbud	8`-10`	1 1/2" min.			B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	500	LOCALLY	3	1500	6'
Cv	6	Chionanthus virginicus	White Fringetree	8`-10`	2 1/2" min.			B&B, uniform branching, full specimen	500	LOCALLY	6	3000	
Cgi	6	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	8`-10`	2 1/2" min.			B&B, uniform branching, full specimen	500	LOCALLY			6'
Cww	2	Crataegus viridis `Winter King`	`Winter King` Hawthorn	8`-10`	2 1/2" min.			B&B, uniform branching, full specimen	500	LOCALLY	2	1000	6'
Mv	3	Magnolia virginiana	Sweet Bay	8`-10`	1 1/2" min.			B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	LOCALLY	3	750	
Mvh	3	Magnolia virginiana 'Henry Hicks'	Henry Hicks Sweetbay Magnolia	8`-10`	2" min.			B&B, single trunk, full symmetrical branching	250	LOCALLY			6'
Ov	4	Ostrya virginiana	Hophornbeam	8`-10`	2 1/2" min.			B&B, uniform branching, full specimen	500	EASTERN	4	2000	
Ps	3	Prunus sargentii	Sargent Cherry	8`-10`	2 1/2" min.			B&B, uniform branching, full specimen	500	-	3	1500	6'
										TOTAL	77	56000	

CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS	CCA (SF)	NATIVE	QUALIFIED QTY.	TOTAL CCA
DECIDUOUS SHRUBS												
Cah	7	Clethra alnifolia `Hummingbird`	Summersweet	18"-24"	18"-24"	#3 cont.	4` o.c.	healthy, vigorous, well-rooted & established	10	EASTERN	7	70
Csk	8	Cornus sericea `Kelseyi`	Kelseyi Dogwood	18"-24"	18"-24"	#3 cont.	2` o.c.	full specimen, healthy, vigorous, well-rooted and established	25	EASTERN	8	200
Hpl	4	Hydrangea paniculata `Limelight`	Limelight Panicle Hydrangea	24" min.	24" min.	#3 cont.	5` o.c.	healthy, vigorous, well-rooted & established in container	25	-	4	100
Iv	15	Itea virginica `Little Henry`	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2` o.c.	healthy vigorous, well-rooted & established in container	10	LOCALLY	15	150
PoT	6	Physocarpus opulifolius `Tiny Wine`	Tiny Wine Ninebark	24"-36"	18"-24"	#3 cont.	5` o.c.	healthy vigorous, well-rooted & established in container	10	EASTERN	6	60
										SUB TOTAL	40	580
EVERGREEN SHRUBS												
Bmi	6	Buxus microphylla `Wintergreen`	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	3` o.c.	healthy vigorous, well-rooted & established in container	2	-	6	12
Bsi	8	Buxus sinica var. insularis 'Justin Brouwers'	Korean Boxwood	15"-18"	15"-18"	#3 cont.	3` o.c.	healthy vigorous, well-rooted & established in container	10	-	8	80
Con	3	Chamaecyparis obtusa 'Nana Gracilis'	Graceful Dwarf Hinoki False Cypress	24"-36"	18"-24"	#5 cont.		healthy vigorous, well-rooted & established in container	50	-	3	150
Dv	6	Distylium x 'Vintage Jade'	Vintage Jade Distylium	15"-18"	18"-24"	#2 cont.		healthy vigorous, well-rooted & established in container	2	-	6	12
JcG	1	Juniperus communis 'Gold Cone'	Common Juniper	36 - 48"	18"-24"	B&B	5` o.c.	healthy vigorous, well-rooted & established	10	EASTERN	1	10
Plo	2	Prunus laurocerasus `Otto Luyken`	Luykens Laurel	18"-24"	18"-24"	#3 cont.	4` o.c.	healthy, vigorous, well-rooted & established in container	10	-	2	20
Pls	2	Prunus laurocerasus `Schipkaensis`	Schipka Laurel	24"-30"	18"-24"	B&B	4` o.c.	healthy vigorous, well-rooted & established	10	-	2	20
ToL	5	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	3`-4`	3`-4`	#5 cont.		B&B, full to ground with good seasonal flush	25	LOCALLY	5	125
										SUB TOTAL	33	429
										TOTAL	73	1009

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	NATIVE	REMARKS
SOD								
Pb	1,960 sf	Planting Bed	Shrubs, Perinnials, Grasses, Groundcover	varies				
PERENNIALS, ORNAMENTAL GRASSES AND FERNS								
At2	16	Asclepias tuberosa	Butterfly Milkweed	#1 cont. @	Orange	18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cgb	42	Carex glauca `Blue Zinger`	Blue Zinger Sedge	#1 cont. @		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cpe	36	Carex pensylvanica	Pennsylvania Sedge	#1 cont. @		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lip	27	Lavandula x intermedia `Phenomenal`	Phenomenal Lavender	2 gal	purple	16" o.c.		full specimen, healthy, vigorous, well-rooted and established
Nfw	38	Nepeta racemosa `Walkers Low`	Walkers Low Catmint	#1 cont. @	blue	16" o.c.		full specimen, healthy, vigorous, well-rooted and established
Psd	34	Phlox subulata `White Delight`	White Delight Moss Phlox	#3 cont. @		15" o.c.		full specimen, healthy, vigorous, well-rooted and established
Ssp	5	Schizachyrium scoparium `Prairie Blues`	Little Bluestem Grass	#1 cont. @		14" o.c.		full specimen, healthy, vigorous, well-rooted and established

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LANDSCAPE ARCHITECTURE, P.C.

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ALEXANDRIA, VIRGINIA 22310
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SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
01.22.26
LANDSCAPE ARCHITECT

ISSUE DATE

PDSP	10.17.25
PDSP	12.12.25
DSUP	01.22.26

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PROJECT NUMBER:	25014
CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

SCALE: N/A

SHEET TITLE

PLANT SCHEDULE

SHEET NUMBER

L5.01

DSUP

p:\2025\25014 eisenhower th phase 2 - hipointh\6.0 cad files\current phase\L5.01 PLANT SCHEDULE.dwg

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)

TOTAL NUMBER OF TREES PROPOSED : **125**

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Evergreen Trees							
Cryptomeria	2	1.6%	33%	japonica	2	1.6%	10%
Ilex	2	1.6%	33%	opaca	2	1.6%	10%
Juniperus	3	2.4%	33%	virginia	3	2.4%	10%
Pinus	6	4.8%	33%	echinata	3	2.4%	10%
			33%	taeda	3	2.4%	10%
Thuja	6	4.8%	33%	occidentalis 'Smaragd'	6	4.8%	10%
Shade Trees							
Celtis	6	4.8%	33%	occidentalis	6	4.8%	10%
Cladrasitis	7	5.6%	33%	kentukea	7	5.6%	10%
Fagus	4	3.2%	33%	grandiflora	4	3.2%	10%
Ginkgo	2	1.6%	33%	biloba	2	1.6%	10%
Gleditsia	6	4.8%	33%	triacanthos inermis 'Shademaster'	6	4.8%	10%
Gymnocladus	3	2.4%	33%	dioicus	3	2.4%	10%
Liquidambar	6	4.8%	33%	sytyraciflua 'Rotundiloba'	6	4.8%	10%
Lliriodendron	4	3.2%	33%	tulipifera	4	3.2%	10%
Nyssa	7	5.6%	33%	sylvatica	7	5.6%	10%
Platanus	4	3.2%	33%	occidentalis	4	3.2%	10%
Quercus	9	7.2%	33%	coccinea	1	0.8%	10%
				palustris	2	1.6%	10%
				rubra	6	4.8%	10%
Tilia	8	6.4%	33%	americana 'Boulevard'	4	3.2%	10%
				cordata 'Greenspire'	4	3.2%	10%
Ornamental Trees							
Amelanchier	6	4.8%	33%	arborea	4	3.2%	10%
				laevis	2	1.6%	10%
Carpinus	4	3.2%	33%	caroliniana 'JFS-KW6'	4	3.2%	10%
Cercis	3	2.4%	33%	canadensis	3	2.4%	10%
Chionanthus	6	4.8%	33%	virginicus	6	4.8%	10%
Crataegus	6	4.8%	33%	crus-galli inermis	6	4.8%	10%
	2	1.6%	33%	viridis 'Winter King'	2	1.6%	10%
Magnolia	6	4.8%	33%	virginiana	6	4.8%	10%
Ostrya	4	3.2%	33%	virginiana	4	3.2%	10%
Prunus	3	2.4%	33%	sargentii	3	2.4%	10%
						*Existing trees planted on site.	
SHRUBS							
TOTAL NUMBER OF SHRUBS PROPOSED:			73				
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Shrubs	73						
Abelia			33%	x grandiflora `Rose Creek`			10%
Aronia			33%	melanocarpa 'UCONNAM165'			10%
Aucuba			33%	japonica `Rozannie`			10%
Buxus	14	19.2%	33%	microphylla 'Wintergreen'	6	8.2%	10%
				sinica var. insularis	8	11.0%	10%
Camellia			33%	japonica `Pink Perfection`			10%
				x 'Buttermint'			10%
Chamaecyparis	3		33%	obtusa 'Nana Gracilis'	3	4.1%	10%
Clethra	7	9.6%	33%	alnifolia 'Hummingbird'	7	9.6%	10%
Cornus	8	11.0%	33%	sericea `Isanti` or 'Kelseyi'	8	11.0%	10%
Distylium	6	8.2%	33%	x 'Vintage Jade'	6	8.2%	10%
Fothergilla			33%	gardenii `Blue Mist`			10%
Hydrangrea			33%	arborescens `Annabelle`			10%
	4	5.5%		paniculata 'Limelight'	4	5.5%	10%
				quercifolia			10%
Hypericum			33%	prolificum			10%
Ilex			33%	glabra 'Chamzin'			10%
				vomitoria 'Stoke's Dwarf'			10%
				vomitoria 'Will Fleming'			10%
Itea	15	20.5%	33%	virginica 'Little Henry'	15	20.5%	10%
Juniperus	1	1.4%	33%	communis 'Gold Cone'	1	1.4%	10%
				communis 'Mondap'			10%
				virginiana 'Grey Owl'			10%
Leucothoe			33%	axillaris			10%
Loropetalum			33%	chinense 'Kurobijin'			10%
Morella			33%	cerifera 'Don's Dwarf'			10%
Physocarpus	6	8.2%	33%	opulifolius 'Tiny Wine'	6	8.2%	10%
Prunus	4	5.5%	33%	laurocerasus	4	5.5%	10%
Rhododendron			33%	'Dolcemente'			10%
				x `P.J.M.`			10%
Rhus			33%	aromatica `Gro-Low`			10%
Taxus			33%	x media `Everlow`			10%

NOTE: SITE PLANTING DESIGN IS INCOMPLETE AT THIS SUBMISSION PHASE AND THEREFORE BIODIVIRSITY TABULATIONS ARE NON-COMPLIANT. BIODIVIRSITY WILL BE COMPLETED AND MEET COMPLIANCY IN LATER SUBMISSION WITH A SITE WIDE COMPLETED DESIGN. ONLY A PARTIAL PLANTING DESIGN PROVIDED AT THIS TIME AS REQUESTED BY STAFF FOR PLANTING TO BE PROVIDED ALONG EISENHOWER HOME ENTRIES.

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)
Aa	4	LANDSCAPE BED	500	15 SF	N
Al	2	PARK	750	155 SF	N
CcJ	4	LANDSCAPE BED	500	40 SF	N
Cja	2	LANDSCAPE BED	250	0 SF	N
Co	6	TREE STRIP	1250	863 SF	Y
Cec	3	LANDSCAPE BED	500	130 SF	N
Cv	6	LANDSCAPE BED	500	130 SF	N
Ck	2	LANDSCAPE BED	1250	215 SF	N
	5	TREE STRIP	1250	795 SF	Y
Cgi	6	TREE STRIP	500	280 SF	Y
Cvw	2	PARK	500	60 SF	N
Fg	4	LANDSCAPE BED	1250	288 SF	N
Gb	2	LANDSCAPE BED	750	144 SF	N
Gts	6	TREE STRIP	750	488 SF	Y
Gd	3	TREE STRIP	1250	863 SF	Y
Io	2	LANDSCAPE BED	250	0 SF	N
Jv	3	LANDSCAPE BED	250	0 SF	N
Lsr	6	TREE STRIP	1250	863 SF	Y
Lt	4	LANDSCAPE BED	1250	288 SF	N
Mv	3	LANDSCAPE BED	250	65 SF	N
Mvh	3	TREE STRIP	250	130 SF	Y
Ns	7	PARK	750	280 SF	N
Ov	4	LANDSCAPE BED	500	30 SF	N
Pe	3	LANDSCAPE BED	750	80 SF	N
Pt	3	LANDSCAPE BED	750	120 SF	N
Po	4	PARK	1,250	560 SF	N
Ps	3	PARK	500	130 SF	N
Qc	1	LANDSCAPE BED	1,250	515 SF	N
Qpa	2	PARK	1,250	380 SF	N
Qru	6	TREE STRIP	1,250	863 SF	Y
Tho	6	LANDSCAPE BED	250	0 SF	N
Tab	4	PARK	1,250	293 SF	N
Tcg	4	TREE STRIP	1,250	795 SF	Y
	125				

TOTAL URBAN TREES

45

**Refer to Landscape Guidelines Chapter 3 Canopy Coverage*

**Note to Applicant: The figures populated in this template are provided as an example to assist with determining "Urban Trees" as outlined in the 2019 Landscape Guidelines. The figures listed are example only. The Urban Tree Tabulations must be poplulated by the applicant with project-specific information. The Urban Tree Tabulations must be completed and included on all plans requiring approval in accordance with the 2019 Landscape Guidelines. Refer to subsequent tabs for additional required charts and schedules.*

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %
Urban Trees	45	Regional/Local	20%	41	91.1%
		Total Natives	50%	41	91.1%
Standard Trees	80	Regional/Local	40%	73	91.3%
		Total Natives	80%	73	91.3%
Evergreen Shrubs	33	Regional/Local	10%	6	18.2%
		Total Natives	40%	6	18.2%
Deciduous Shrubs	40	Regional/Local	20%	36	90.0%
		Total Natives	80%	36	90.0%
Groundcovers	-	Regional/Local	10%	0	
		Total Natives	20%	0	
Perennials	0	Regional/Local	25%	0	
		Total Natives	60%	0	
Ferns & Ornamental Grasses	0	Regional/Local	30%	0	
		Total Natives	80%	0	
Vines	-	Total Natives	100%		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
198	156	156
	78.8%	78.8%

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.

**Note to Applicant: The figures in this template are provided as an example to demonstrate compliance with the Native Plant Standards as outlined in the 2019 Landscape Guidelines. The Native Plant Tabulations must be poplulated by the applicant with project-specific information. The Native Plant Tabulations must be completed and included on all plans requiring approval in accordance with the 2019 Landscape Guidelines. Refer to subsequent tabs for additional required charts and schedules.*

Initial Issue: 3/1/19					
Updated:					

NOTE: SITE PLANTING DESIGN IS INCOMPLETE AT THIS SUBMISSION PHASE AND THEREFORE NATIVE PLANT TABULATIONS ARE NON-COMPLIANT. NATIVE PLANT COUNTS WILL BE COMPLETED AND MEET COMPLIANCY IN LATER SUBMISSION WITH A SITE WIDE COMPLETED DESIGN. ONLY A PARTIAL PLANTING DESIGN PROVIDED AT THIS TIME AS REQUESTED BY STAFF FOR PLANTING TO BE PROVIDED ALONG EISENHOWER HOME ENTRIES.

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	218,268
25% CROWN COVER REQUIRED (SF)	54,567
EXISTING CROWN COVER (SF)	25,976.00
REMOVED CROWN COVER (SF)	25,976
PRESERVED CROWN COVER (SF)	0
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	56,000
Crown Cover from Proposed Shrubs	1,009
TOTAL CROWN COVER PROVIDED (%)	26.1%
TOTAL CROWN COVER PROVIDED (SF)	57,009
Note to Applicant: Crown Cover Tabulations shall be provided on all plans requiring approval in accordance with the 2019 Landscape Guidelines. Refer to subsequent tabs for additional required charts and schedules.	
Initial Issue: 3/1/19	
Updated:	

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

4701-4801 EISENHOWER AVENUE
4701-4801 EISENHOWER AVENUE
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

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PROJECT NUMBER:	25014
CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

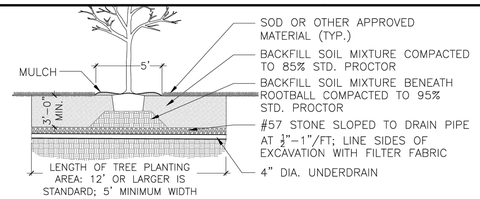
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SHEET TITLE
PLANT TABULATIONS

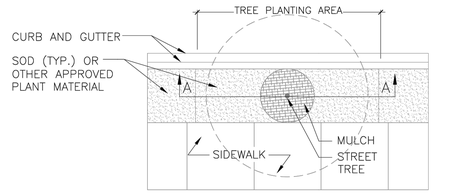
SHEET NUMBER
L5.02

DSUP

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A. CROSS SECTION



PLAN

NOTES

1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL TREE PLANTING NOTES.
3. SEE STAKING DETAIL FOR MORE INFORMATION.
4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK IN LIEU OF SOD AND BRICK EDGE. SEE TREE WELL WITH GRANITE BLOCK DETAIL.
5. REFER TO STREET TREE WELL DETAIL FOR CROSS–SECTION.

A TREE PLANTING STRIP
NOT TO SCALE

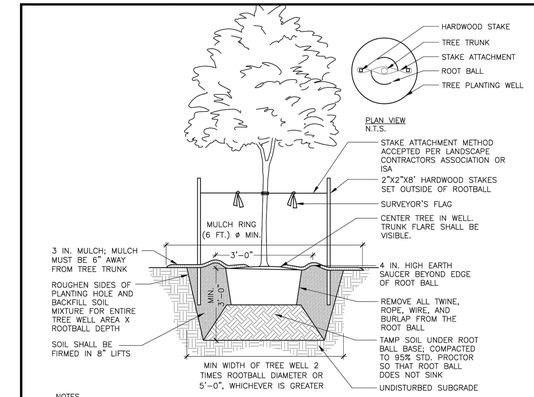
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CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	TREE PLANTING STRIP
Approved by: COA	
I OF I	Date drawn: 01/01/19
	LD 006

1 L5.03 TREE PLANTING STRIP SECTION
Scale: NTS



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.

A DECIDUOUS TREE PLANTING
NOT TO SCALE

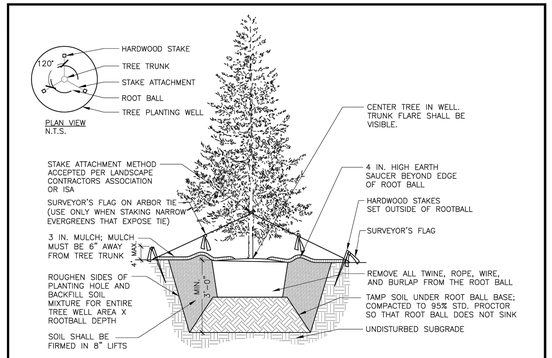
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Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING
Approved by: COA	
I OF I	Date drawn: 01/01/19
	LD 001

2 L5.03 DECIDUOUS TREE PLANTING SECTION
Scale: NTS



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.

A EVERGREEN TREE PLANTING
NOT TO SCALE

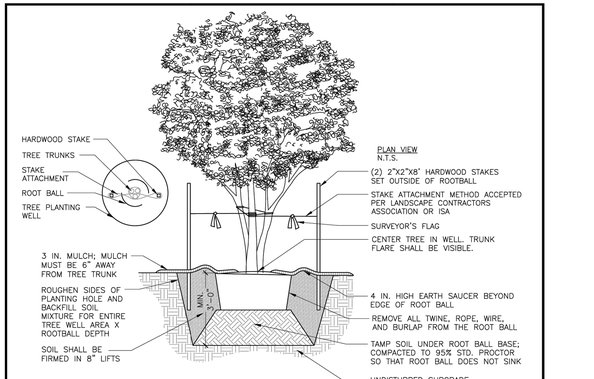
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Source: CITY OF ALEXANDRIA	EVERGREEN TREE PLANTING
Approved by: COA	
I OF I	Date drawn: 01/01/19
	LD 002

3 L5.03 EVERGREEN TREE PLANTING SECTION
Scale: NTS



NOTES

1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
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 OF PLANTS.
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.

A MULTI–STEM TREE PLANTING
NOT TO SCALE

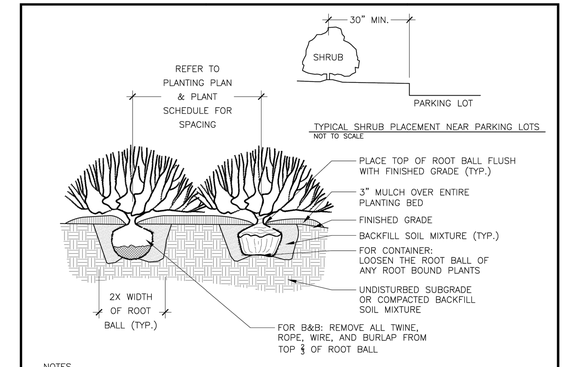
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Source: CITY OF ALEXANDRIA	MULTI-STEM TREE PLANTING
Approved by: COA	
I OF I	Date drawn: 01/01/19
	LD 003

4 L5.03 MULTI-STEM TREE PLANTING SECTION
Scale: NTS



A SHRUB PLANTING
NOT TO SCALE

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Source: CITY OF ALEXANDRIA	SHRUB PLANTING
Approved by: COA	
I OF I	Date drawn: 01/01/19
	LD 009

5 L5.03 SHRUB PLANTING SECTION
Scale: NTS

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10033

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

4701-4801 EISENHOWER AVENUE

4701-4801 EISENHOWER AVENUE
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

CLIENT

TRI POINTE HOMES

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

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
01.22.26
LANDSCAPE ARCHITECT

ISSUE DATE

PDSP	10.17.25
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DSUP	01.22.26

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PROJECT NUMBER:	25014
CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

SCALE: NTS

SHEET TITLE

LANDSCAPE DETAILS & NOTES

SHEET NUMBER

L5.03

DSUP

p:\2025\25014 eisenhower 4b phase 2 - tripointe\4.0 cad files\current phase\L5.03 LANDSCAPE DETAILS & NOTES.dwg

CITY OF ALEXANDRIA PLANTING NOTES:

1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL-THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

PLANTING NOTES:

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

PLANTING MIX NOTES:

1. THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
4. THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 6.5 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
5. A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
6. IF A LOCAL, REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, A&L LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT:
    A&L ANALYTICAL LABORATORIES, INC.
    2790 WHITTEN ROAD
    MEMPHIS, TN 38133
    1-800-264-4522
7. THE LAB SHALL PERFORM AN S1A TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, PC.

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

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

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

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.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

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

A STANDARD LANDSCAPE PLAN NOTES

NOT TO SCALE

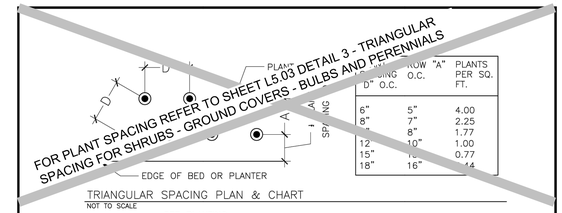
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CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

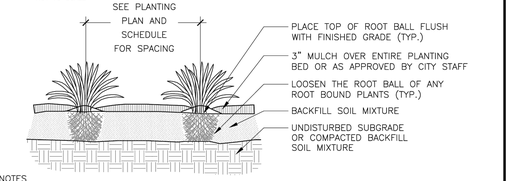
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Source: CITY OF ALEXANDRIA	STANDARD LANDSCAPE PLAN NOTES	
Approved by: COA	Date drawn: 01/01/19	LD 016
1 OF 1		

1 / L5.04 STANDARD LANDSCAPE PLAN NOTES — NOTES
Scale: NTS



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.

A GROUNDCOVER & PERENNIAL PLANTING

NOT TO SCALE

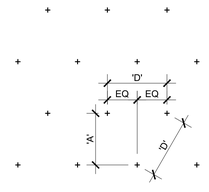
OF UPDATES: 00 LAST UPDATED:

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

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Source: CITY OF ALEXANDRIA	GROUNDCOVER & PERENNIAL PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 011
1 OF 1		

2 / L5.04 GROUNDCOVER & PERENNIAL PLANTING — SECTION
Scale: NTS



PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

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

3 / L5.04 TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS — PLAN
Scale: 1" = 1'-0"
LD-007

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SPECIAL USE PERMIT NO. DSUP2025-10033

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

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DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

4701-4801 EISENHOWER AVENUE

4701-4801 EISENHOWER AVENUE
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CITY OF ALEXANDRIA

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TRI POINTE HOMES

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ALEXANDRIA, VIRGINIA 22310
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SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
01.22.26
LANDSCAPE ARCHITECT

ISSUE DATE

PDSP	10.17.25
PDSP	12.12.25
DSUP	01.22.26

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PROJECT NUMBER:	25014
CONTACT:	J. PLUMPE
DRAWN:	TF
APPROVED/CHECKED:	JP

ORIENTATION AND SCALE

SCALE: NTS

SHEET TITLE

LANDSCAPE DETAILS & NOTES

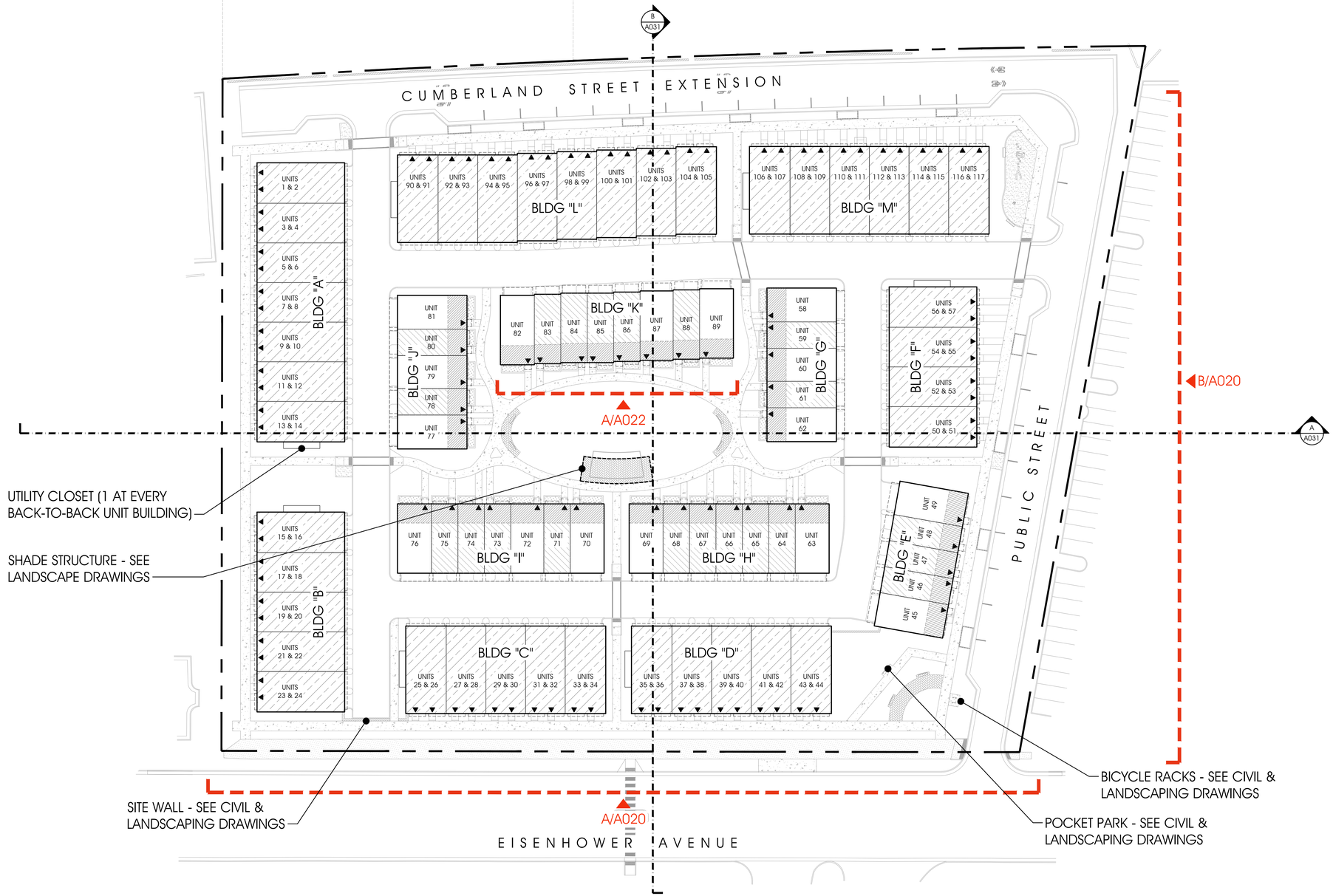
SHEET NUMBER

L5.04

DSUP

NOT RELEASED FOR CONSTRUCTION

p:\2025\25014 eisenhower th phase 2 - tripointe\4.0 cad files\current phase\L5.04 LANDSCAPE DETAILS & NOTES.dwg



KEY

- TYPICAL 16'X41' TOWNHOUSE UNIT
- TYPICAL 20'X41' TOWNHOUSE UNIT
- TYPICAL 24'X52' BACK-TO-BACK DWELLING (2 DWELLING UNITS)
- 4TH FLOOR TERRACE LOCATION
- UNIT ENTRY

A ARCHITECTURAL SITE PLAN
1/32"=1'-0"

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

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EISENHOWER POINTE PHASE II TOWNHOUSE DEVELOPMENT ALEXANDRIA, VIRGINIA

25.006

REVISIONS

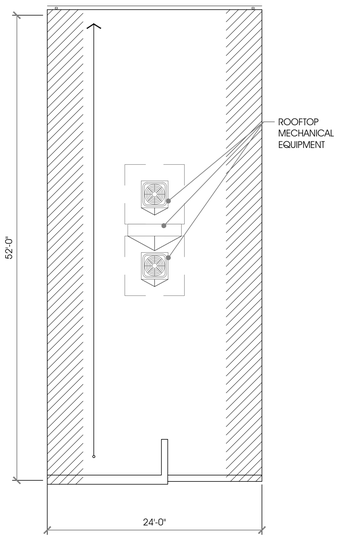
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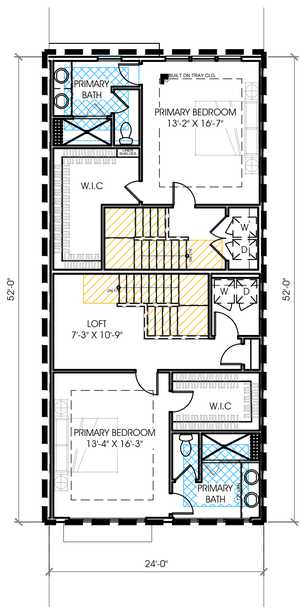
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01.22.2026

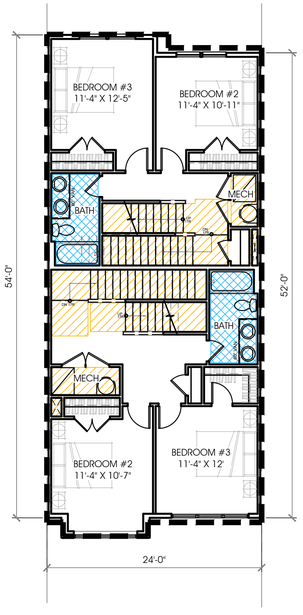
ARCHITECTURAL SITE PLAN

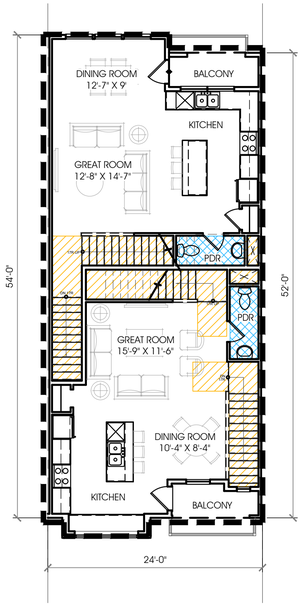
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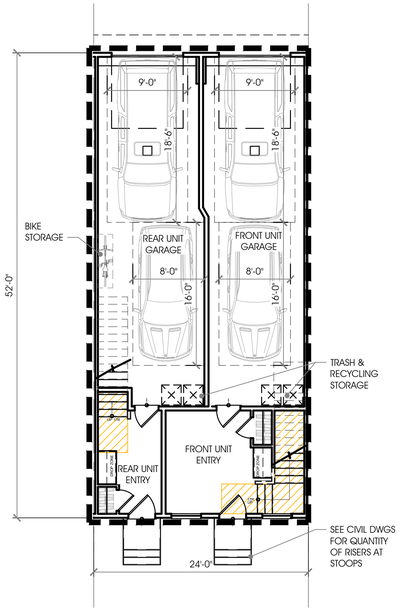
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A

BACK TO BACK FLOOR PLANS

1/8"=1'-0"

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TABLE 1.0: FAR CALCULATIONS

	AREAS, SQ. FT.	TOWNHOUSES 16x41	TOWNHOUSES 20x41	B2Bs FRONT	B2Bs REAR	SITE TOTALS
GROSS	1ST FLOOR	672	862	668	630	
GROSS	2ND FLOOR	678	858	687	648	
GROSS	3RD FLOOR	678	858	698	610	
GROSS	4TH FLOOR	477	598	654	634	
GROSS	UNIT TOTAL	2,505	3,176	2,707	2,522	
GROSS	UNIT QUANTITY	21	16	40	40	117
GROSS	TOTAL GROSS AREA (DWELLING UNITS)	52,605	50,816	209,160		312,581
GROSS	UTILITY CLOSETS	95 SF X 7 CLOSETS =				665
GROSS	SHADE STRUCTURE(S)					500
GROSS	TOTAL GROSS AREA ON SITE					313,746
NET	TOTAL DEDUCTIONS TAKEN *(SEE TABLE 1.1 BELOW)*					51,824
NET	TOTAL NET FLOOR AREA FOR SITE					261,922
FAR	SITE AREA					218,268
FAR	PROPOSED FAR					1.20

TABLE 1.1: DEDUCTION BREAKDOWN

POSSIBLE DEDUCTIONS, SQ. FT.	16x41 STAIRS, MECH	16x41 BATHS	20x41 STAIRS, MECH	20x41 BATHS	B2Bs STAIRS, MECH	B2Bs BATHS	SITE TOTALS
1ST FLOOR	81	0	70	0	79	0	
2ND FLOOR	81	33	80	34	220	50	
3RD FLOOR	92	93	92	95	281	100	
4TH FLOOR	79	0	68	0	135	100	
UNIT TOTAL	333	126	310	129	715	250	
SUBTOTAL	6,993	2,646	4,960	2,064	28,600	10,000	
TOTAL ***POSSIBLE*** DEDUCTIONS PER UNIT TYPE	9,639		7,024		38,600		55,263
TOTAL DEDUCTIONS TAKEN	9,039		6,587		36,198		51,824
NET FLOOR AREA (DWELLING UNITS) *FOR INFORMATION ONLY*	43,566		44,229		172,962		260,757

FAR DIAGRAMS KEY

GROSS FLOOR AREA

AREAS DEDUCTED FROM GROSS SQ. FT. TO DETERMINE FAR:

- STAIRWAYS
- MECH. SPACES
- BATHROOMS (DEDUCT 50 SQ.FT. MAX. PER BATHROOM)

NOTE: DIMENSIONS ARE TO THE FACE OF FRAMING OR TO THE CENTER OF PARTY WALL UNLESS NOTED OTHERWISE. FOR THE PURPOSES OF CALCULATING GROSS FLOOR AREA, AN ADDITIONAL 6" IS ASSUMED FOR BRICK VENEER.

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DSUP# 2025-10033

DIRECTOR DATE

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EISENHOWER POINTE PHASE II TOWNHOUSE DEVELOPMENT ALEXANDRIA, VIRGINIA

25.006

REVISIONS

DATE	DESCRIPTION

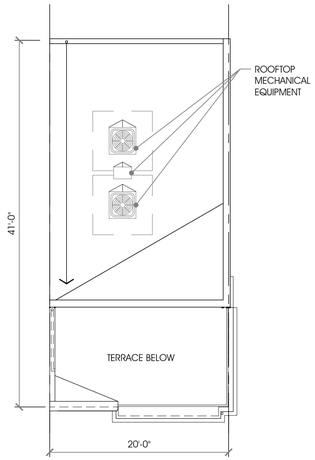
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01.22.2026

BACK-TO-BACK UNIT PLANS & F.A.R. DIAGRAMS

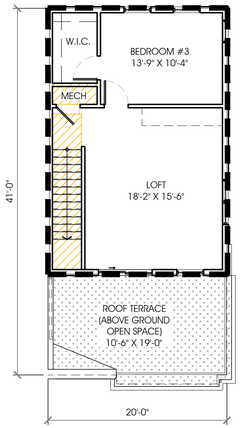
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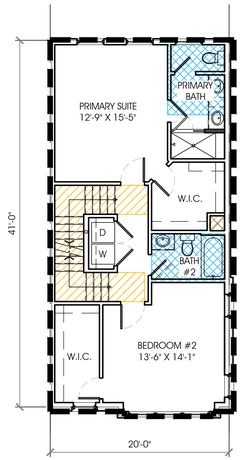
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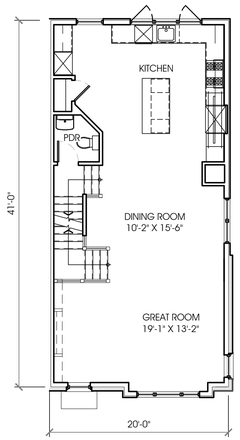
ROOF PLAN



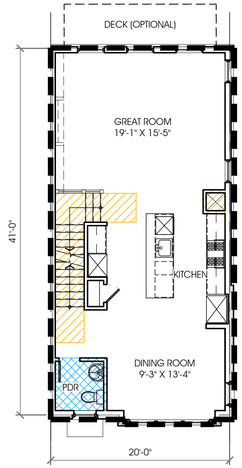
4TH FLOOR PLAN



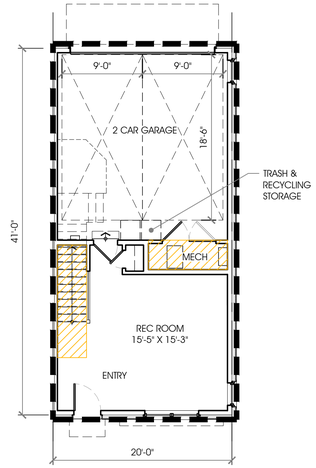
3RD FLOOR PLAN



ALTERNATE 2ND FLOOR PLAN
(REAR KITCHEN OPTION)



2ND FLOOR PLAN

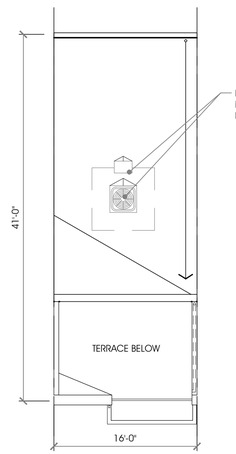


GROUND LEVEL FLOOR PLAN

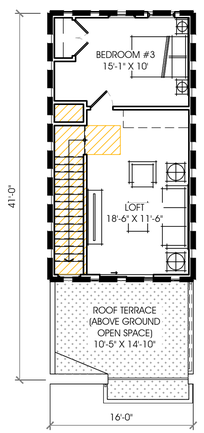
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20' TOWNHOME FLOOR PLANS

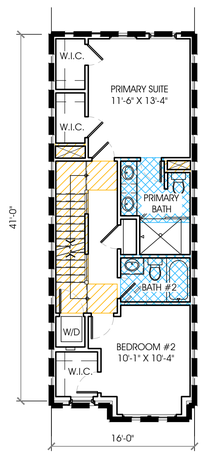
1/8"=1'-0"



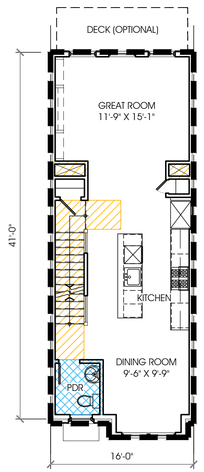
ROOF PLAN



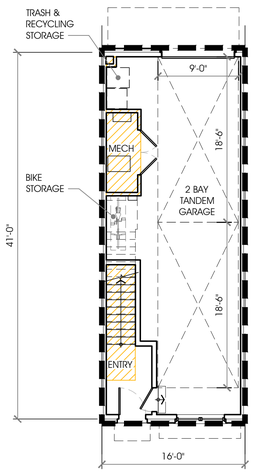
4TH FLOOR PLAN



3RD FLOOR PLAN



2ND FLOOR PLAN



GROUND LEVEL FLOOR PLAN

A

16' TOWNHOME FLOOR PLANS

1/8"=1'-0"

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EISENHOWER POINTE PHASE II TOWNHOUSE DEVELOPMENT ALEXANDRIA, VIRGINIA

25.006

REVISIONS

DATE	DESCRIPTION

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TOWNHOUSE UNIT PLANS & F.A.R. DIAGRAMS

SHEET NO.

A011

Z:\JAMROOT_2025\25006 - Eisenhower Phase II\DWG\25006_A011_1st floor plans with FAR color.dwg, 1/22/2026 10:15:29 AM adam.caldara, Copyright RUST ORLING Architecture.



B

PUBLIC STREET ELEVATION

1/16"=1'-0"

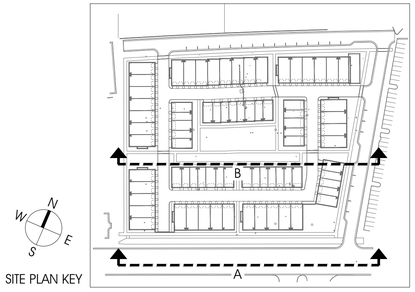


A

EISENHOWER AVENUE ELEVATION

1/16"=1'-0"

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TOWNHOUSE DEVELOPMENT
ALEXANDRIA, VIRGINIA

25.006

REVISIONS

DATE	DESCRIPTION

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01.22.2026

STREETSCAPE ELEVATIONS

SHEET NO.

A020

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D — SIDE ELEVATION
1/8"=1'-0"



C — REAR ELEVATION
1/8"=1'-0"

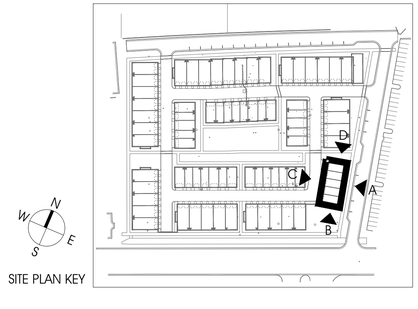


B — SIDE ELEVATION
1/8"=1'-0"



A — FRONT ELEVATION
1/8"=1'-0"

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EISENHOWER POINTE PHASE II TOWNHOUSE DEVELOPMENT ALEXANDRIA, VIRGINIA

25.006

REVISIONS

DATE	DESCRIPTION

COMPLETENESS II
01.22.2026

TOWNHOUSE BUILDING "E" ELEVATIONS

SHEET NO.
A021

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C

REAR ELEVATION

1/8"=1'-0"

B

SIDE ELEVATION

1/8"=1'-0"

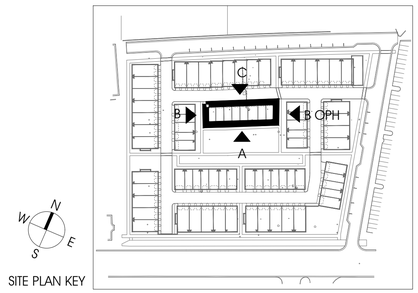


A

FRONT ELEVATION

1/8"=1'-0"

NOTE: THESE DRAWINGS AND IMAGES ARE CONCEPTUAL AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING, QUALITY OF CONSTRUCTION AND QUALITY OF MATERIALS. THESE DRAWINGS AND IMAGES ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT OF SPECIFIC DIMENSIONS OR BUILDING ELEMENTS, INCLUDING, BUT NOT LIMITED TO, THE ROOF LINE AND THE NUMBER & PLACEMENT OF WINDOWS, MULLIONS, VENTS AND DOORS. FINAL DESIGN INCLUDING COLOR SELECTIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.



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2025-10033
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. XXXXX
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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TOWNHOUSE BUILDING "K" ELEVATIONS

SHEET NO.

A022



D

SIDE ELEVATION

1/8"=1'-0"



C

REAR ELEVATION

1/8"=1'-0"



B

SIDE ELEVATION

1/8"=1'-0"

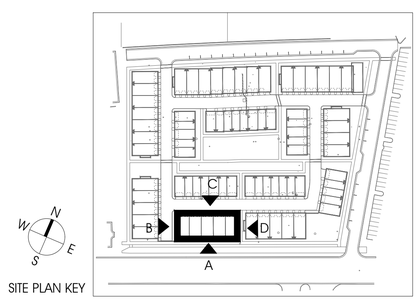


A

FRONT ELEVATION

1/8"=1'-0"

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REVISIONS

DATE	DESCRIPTION

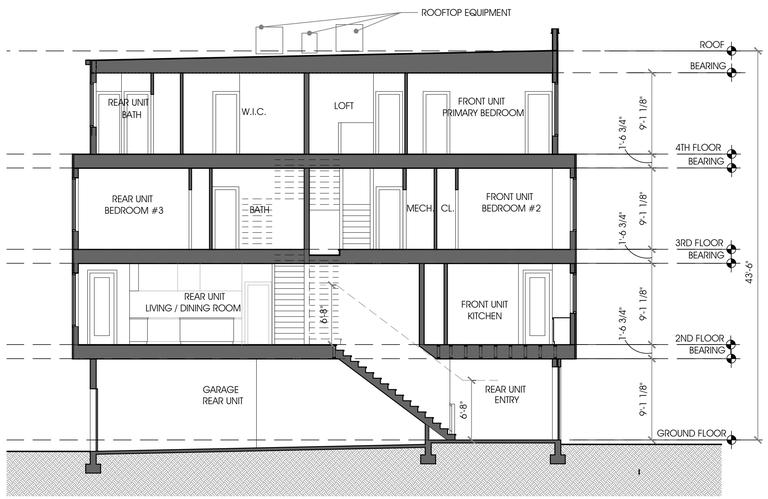
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BACK-TO-BACK BUILDING "C" ELEVATIONS

SHEET NO.

A023

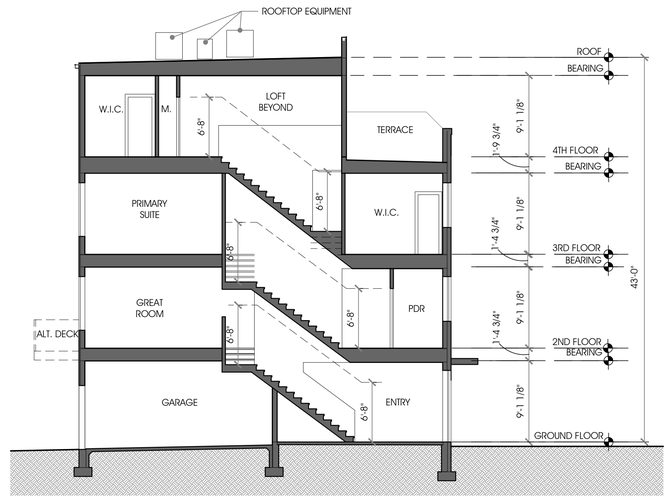
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C

BACK TO BACK UNIT SECTION

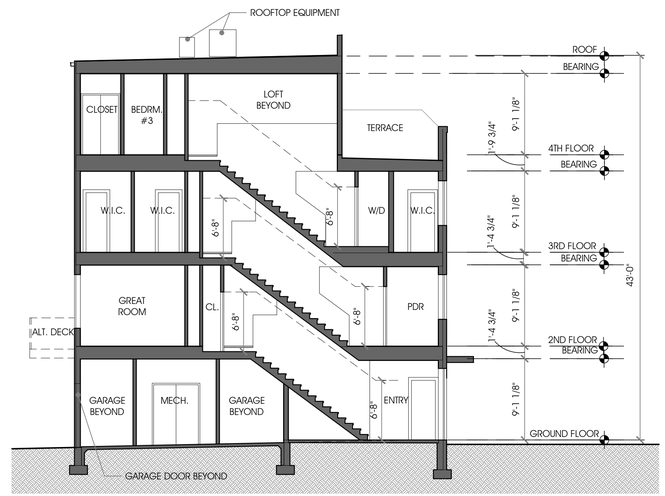
1/8"=1'-0"



B

20' WIDE UNIT SECTION

1/8"=1'-0"



A

16' WIDE UNIT SECTION

1/8"=1'-0"

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TOWNHOUSE DEVELOPMENT
ALEXANDRIA, VIRGINIA

25.006

REVISIONS

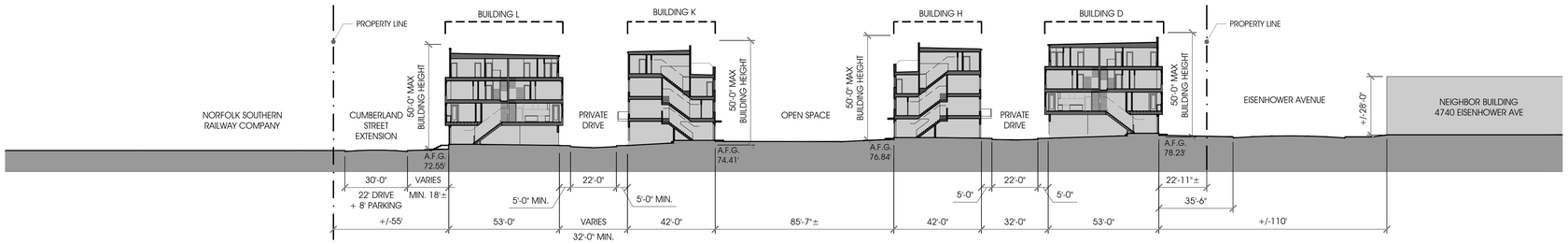
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COMPLETENESS II
01.22.2026

BUILDING SECTIONS

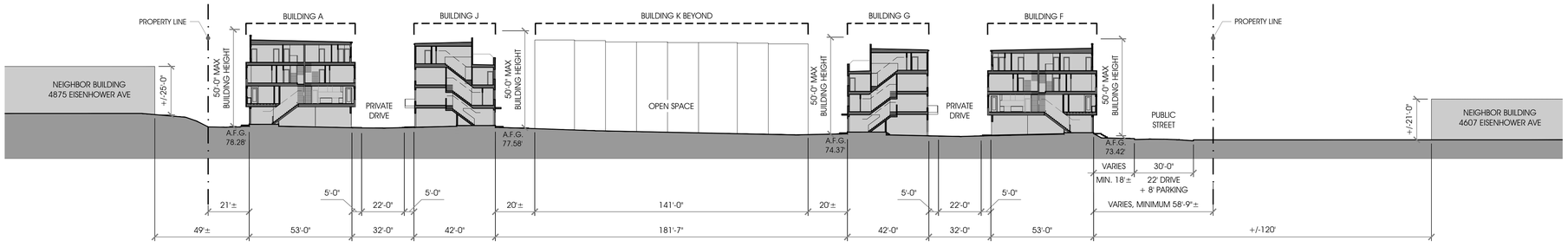
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A030



B

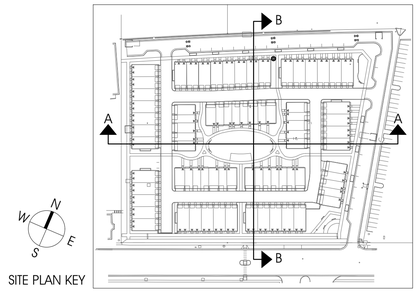
SITE SECTION
1/32"=1'-0"



A

SITE SECTION
1/32"=1'-0"

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SITE SECTIONS

SHEET NO.
A031

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