

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

AMERICAN PHYSICAL THERAPY ASSOCIATION

POTOMAC YARD-LANDBAY G-A-1

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA (EXISTING) =	0.6646	AC	28,949	SF
PARCEL G-A-1 =	0.4565	AC	19,886	SF
OUTLOT A =	0.1532	AC	6,672	SF
CPYR LAND AREA (PART PARCEL 525) =	0.0549	AC	2,391	SF
TOTAL SITE AREA (PROPOSED) =	0.6115	AC	26,636	SF (AFTER ALL DEDICATIONS/VACATIONS)
PARCEL G-A-1 =	0.4565	AC	19,886	SF
OUTLOT A (PART) =	0.1258	AC	5,479	SF
CPYR EASEMENT (PART PARCEL 525) =	0.0292	AC	1,271	SF
TOTAL AREA OF TAX PARCELS (EXISTING) =	0.6646	AC	28,949	SF
PARCEL G-A-1 =	0.4565	AC	19,886	SF
OUTLOT A =	0.1532	AC	6,672	SF
CPYR LAND AREA (PART PARCEL 525) =	0.0549	AC	2,391	SF
TOTAL EXISTING IMPERVIOUS AREA =	0.5809	AC	25,305	SF (PER PROPOSED SITE AREA)
TOTAL PROPOSED IMPERVIOUS AREA =	0.5315	AC	23,153	SF (PER PROPOSED SITE AREA)
TOTAL DISTURBED AREA =	0.8814	AC	38,394	SF

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE SITE. THERE ARE KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. THE SITE IS ENROLLED IN THE CITY OF ALEXANDRIA'S REMEDIAL ACTION PLAN (RAP) AND VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) VOLUNTARY REMEDIATION (VRP) #VRP00548.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
4. THERE ARE KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. THE SITE IS ENROLLED IN THE CITY OF ALEXANDRIA'S REMEDIAL ACTION PLAN (RAP) AND VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) VOLUNTARY REMEDIATION (VRP) #VRP00548.
5. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND SATURDAYS FROM 9am TO 6pm; NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 4pm; NO PILE DRIVING ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.

RIGHT OF WAY EXCAVATION IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: MONDAY THROUGH SATURDAY 7am TO 5pm; NO RIGHT OF WAY EXCAVATION IS PERMITTED ON SUNDAYS.

ENVIRONMENTAL PERMITS NOTES

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

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB AN AREA LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

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

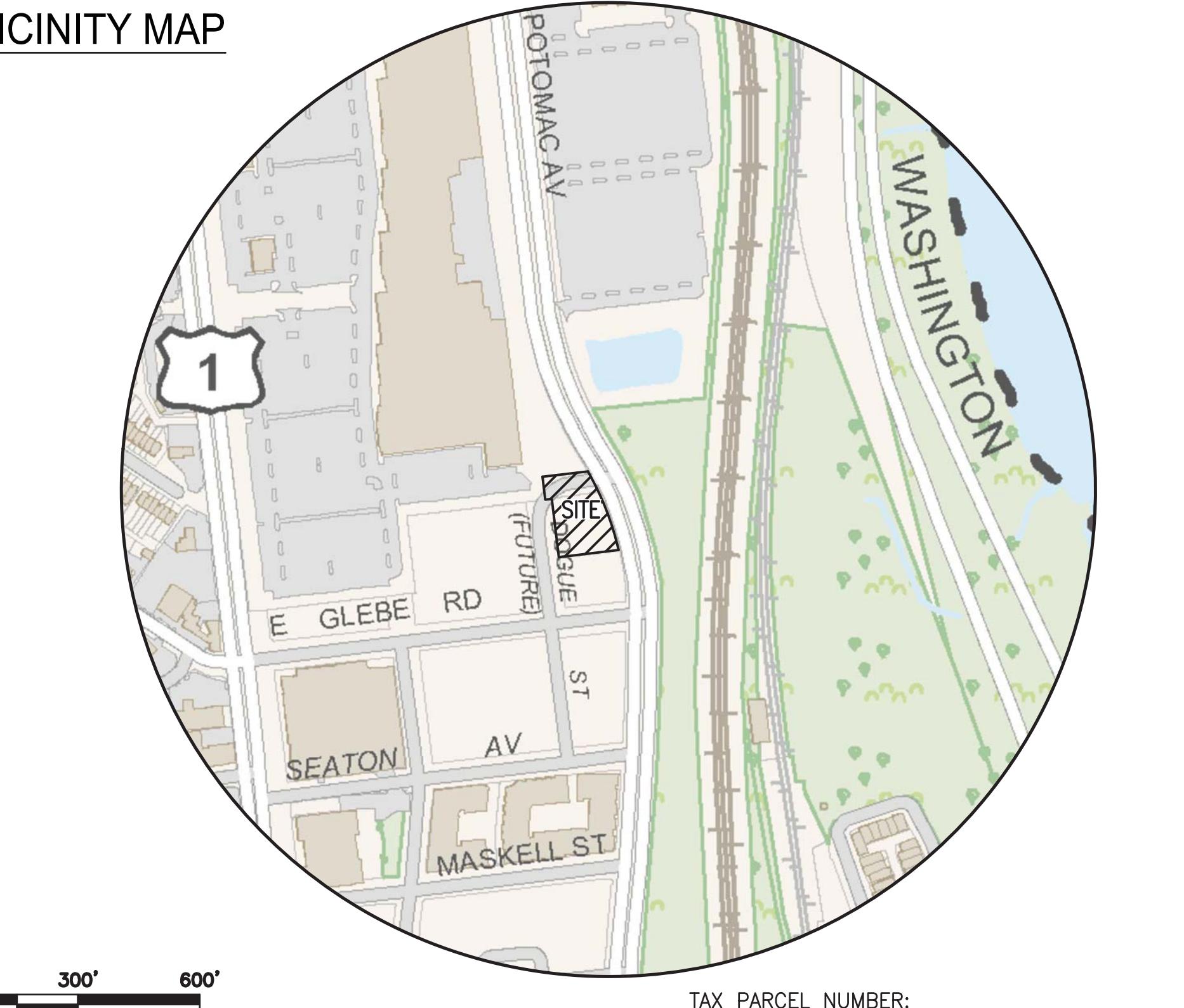
THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

GENERAL NOTES

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

VICINITY MAP



PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS APPROVAL TO PERMIT THE DEVELOPMENT OF THE NORTHERN PORTION OF LANDBAY G BLOCK A-1 INTO A 7 STORY OFFICE BUILDING WITH UNDERGROUND PARKING, IMPROVED STREETSCAPE, AND OPEN SPACE. SITE ACCESS WILL BE PROVIDED VIA A PROPOSED ENTRANCE ALONG DOGUE STREET. THIS PROJECT WILL CONFORM TO THE CDD#10 POTOMAC YARD/GREENS LANDBAY G GUIDELINES.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- AMENDMENT TO DSUP2007-0022, AS AMENDED THROUGH DSUP2014-028
- PARKING REDUCTION SPECIAL USE PERMIT
- MODIFICATION OF HEIGHT TO SETBACK RATIO (SECTION 6-403) FOR POTOMAC AVE, WESMOND DRIVE, AND DOGUE STREET
- ENCROACHMENT FOR TRANSFORMER VAULT WITHIN THE PUBLIC RIGHT OF WAY

OWNER/DEVELOPER

OWNER: APT CENTENNIAL PROPERTIES, LLC
OWNER: 025.01-05-17 & 025.01-05-09
1111 NORTH FAIRFAX STREET
1111 NORTH FAIRFAX STREET
INSTRUMENT #: 170009909

DEVELOPER: JBG SMITH
4445 WILLARD AVENUE, SUITE 400
CHEVY CHASE, MD 20815
(240) 333-3679
CONTACT: JAY KELLY

ATTORNEY: WALSH, COLUCCI, LUBELEY & WALSH, PC
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VA 22201
(703) 528-4700 X5413
CONTACT: M. CATHARINE PUSKAR

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ZONING TABULATIONS

1. ZONE OF SITE: CDD #10 (COORDINATED DEVELOPMENT DISTRICT)
2. USE: EXISTING: VACANT LAND PROPOSED: OFFICE

MINIMUM LOT AREA: N/A

TOTAL SITE AREA (PARCEL G-A-1 & OUTLOT A) = 26,558 SF OR 0.6097 AC

CPYR LAND AREA (PART PARCEL 525) = 2,391 SF OR 0.0549 AC

NOTE: CALCULATIONS BELOW BASED ON EXISTING SITE AREA EXCLUDING THE CPYR LAND AREA (PART PARCEL 525)

4. OPEN SPACE REQUIREMENTS FOR LANDBAY G: GROUND LEVEL: 1.5 AC*

ROOFTOP LEVEL: N/A*

OPEN SPACE PROVIDED: GROUND LEVEL (LAND BAY G): 5,250 SQ. FT. OR 0.121 AC

GROUND LEVEL (LAND BAY F): 1,100 SQ. FT. OR 0.025 AC

TOTAL GROUND LEVEL: 6,350 SQ. FT. OR 0.146 AC

TOTAL ROOFTOP LEVEL: 2,750 SQ. FT. OR 0.063 AC

TOTAL OPEN SPACE PROVIDED: 9,100 SQ. FT. OR 0.209 AC
(ALL OPEN SPACE PROVIDED IS USABLE)

5. NUMBER OF DWELLING UNITS: ALLOWED: N/A PROPOSED: N/A

6. UNITS PER ACRE: ALLOWED: N/A PROPOSED: N/A

7. FLOOR AREA: ALLOWED: N/A PROPOSED: BUILDING
GROSS: 114,500 SF
NET: 108,000 SF
GARAGE
GROSS: 69,903 SF

8. FLOOR AREA RATIO: PERMITTED N/A
EXISTING N/A
PROPOSED 4.07 (PER EXISTING SITE AREA EXCLUDING THE PROPOSED CPYR EASEMENT)

9. AVERAGE FINISHED GRADE: 34.58

10. BUILDING HEIGHT: PERMITTED: 110 FT PROPOSED: 101 FT

11. YARDS: REQUIRED: N/A PROPOSED: YARD MINIMUM
NORTH 19.5'
EAST 0.0'
SOUTH 0.0'
WEST 0.0'

12. FRONTOAGE: REQUIRED: N/A PROPOSED: 252 FT (POTOMAC AVE), 110' (WESMOND DR), 169' (DOGUE ST)

13. PARKING: REQUIRED: (PER CURRENT POTOMAC YARD LANDBAY G RATIOS)

2.03 SPACES PER 1,000 NFA OFFICE: 2.03 X (108,000 NFA/1,000 NFA) = 220 SPACES

TOTAL PARKING REQUIRED = 220 SPACES

PROVIDED:
GARAGE PARKING:
STANDARD PARKING SPACES (9'X18.5): 68 SPACES
COMPACT PARKING SPACES (8'X16'): 104 SPACES (58.1%)
ACCESSIBLE PARKING SPACES: 5 SPACES
VAN ACCESSIBLE PARKING SPACES: 2 SPACES
TOTAL PARKING: 179 SPACES**

14. LOADING SPACES: REQUIRED: 0 PROPOSED: 2

15. TRIP GENERATION: EXISTING: 0 (VACANT LAND) PROPOSED: 1,481 VPD (PER ITE STANDARDS)

PROPOSED AM PEAK: 209 VPD (PER ITE STANDARDS)

PROPOSED PM PEAK: 208 VPD (PER ITE STANDARDS)

* REQUIREMENTS FOR LANDBAY G PER DSUP #2007-0022. THE REQUIREMENTS ARE TO BE MET THROUGHOUT THE ENTIRE LANDBAY G AREA.

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

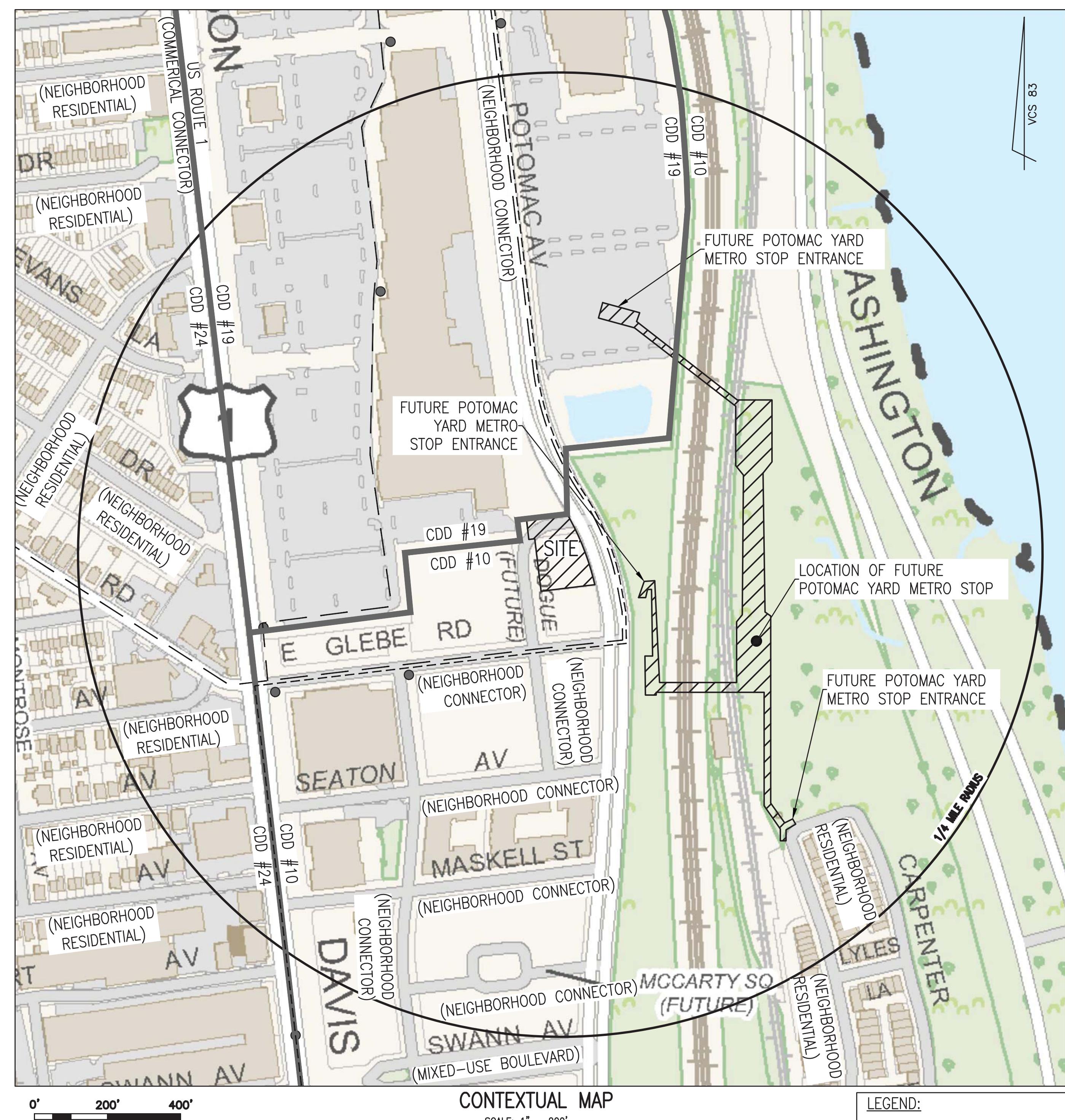
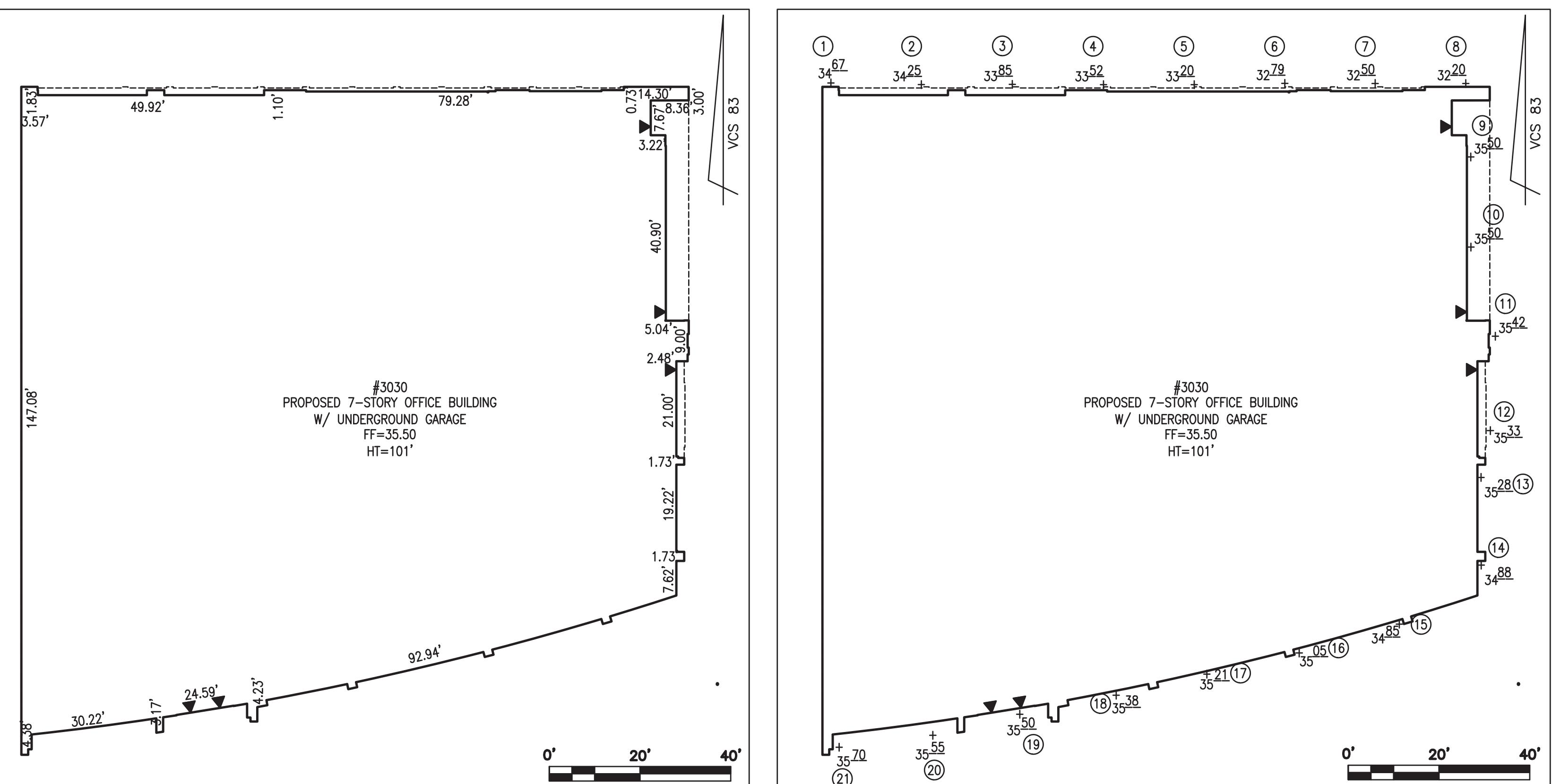
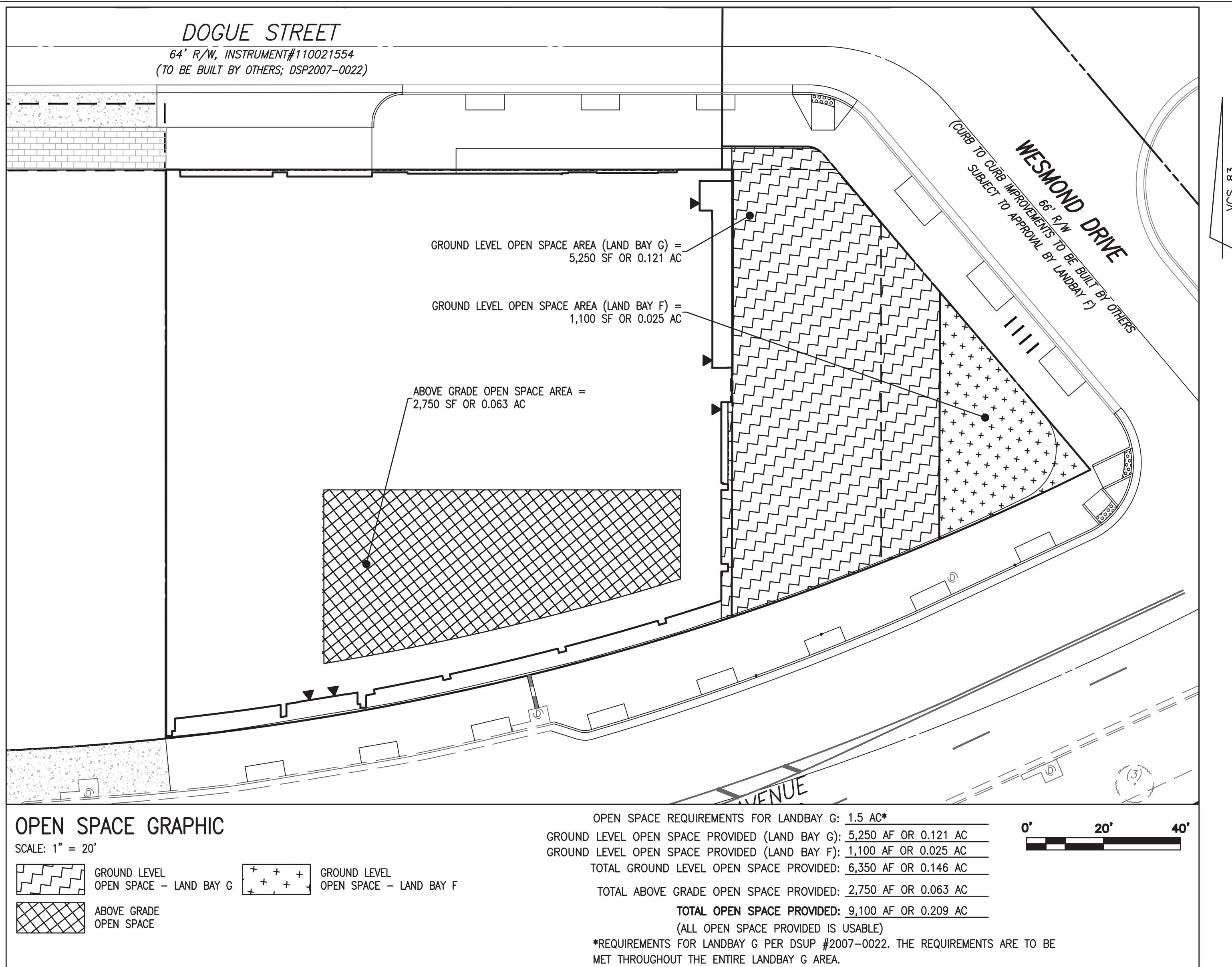
ROAD DEDICATION NOTE:

PROPOSED ROAD DEDICATION ASSOCIATED WITH THIS PLAN SET TO BE PREPARED, SUBMITTED, AND RECORDED BY OTHERS.

BUILDING CODE ANALYSIS:

USE:	OFFICE

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APT A OFFICE BUILDING	SPOT	ELEVATION
	1	34.67
	2	34.25
	3	33.85
	4	33.52
	5	33.20
	6	32.79
	7	32.50
	8	32.20
	9	31.50
	10	31.50
	11	31.42
	12	31.33
	13	31.28
	14	31.22
	15	31.15
	16	31.05
	17	31.00
	18	30.98
	19	30.95
	20	30.90
	21	30.88
	AVERAGE:	31.08

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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APPROVED
SPECIAL USE PERMIT NO. 2017-0017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

DESIGN: ACS
DRAWN: ABH
SCALE: AS NOTED
DATE: FEB. 2018

CONTEXTUAL PLAN

SHEET 2 OF 16

FILE: 17-145

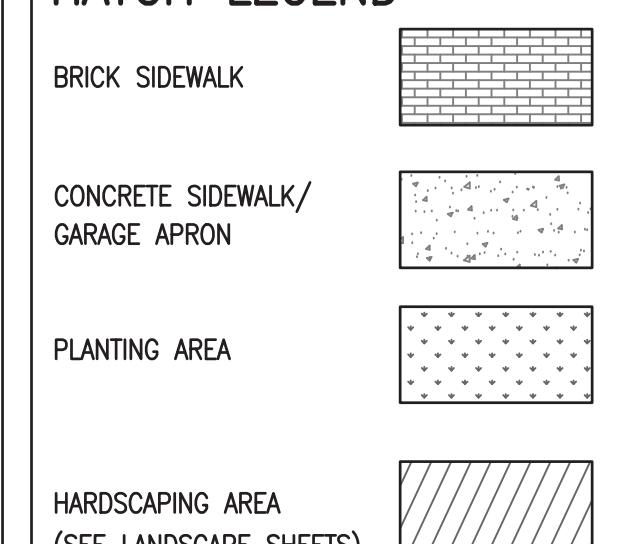
CIVIL LEGEND

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

TEXT LEGEND

= DEGREES
= MINUTES (OR FEET)
= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
①= AT
lbs.= POUNDS
A= ARC
AC= ACRE
ADA= AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG= BUILDING
BM= BENCHMARK
BOL= BOLLARD
CAT= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP= CORROUGATED METAL
PIPE= PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSB= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL
TMH= TELEPHONE, MANHOLE
USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE
EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT= FEET
GL= GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
GI= GATE INLET
H.C.= HEADER CURB
HDCP= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IP= IRON PIPE FOUND
INV= INVERT
INSTR= INSTRUMENT
L= LUMENS

HATCH LEGEND



GENERAL NOTES:

- TAX MAP: #025.01-05-17, #025.01-05-09, & #016.01-05-01 (PART)
- ZONE: CDD #10 (COORDINATED DEVELOPMENT DISTRICT #10)
- OWNER: APTA CENTENNIAL PROPERTIES, LLC
OWNER: 025.01-05-17 & 025.01-05-09
1111 NORTH FAIRFAX STREET
ALEXANDRIA, VA 22314
INSTRUMENT #: 17000909
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAV '88 PER CITY OF ALEXANDRIA MONUMENT #GPS 538. ELEVATION = 35.65'
- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, SILE NO. 11-002197(A), DATED 12/27/2011.
- PROPOSED LOT AREA = 26,636 S.F. OR 0.6115 AC.
- THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

FIRE SERVICE NOTE:

BUILDING FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS TO BE DETERMINED IN CONJUNCTION WITH THE FIRE FLOW ENGINEERING ANALYSIS AND WILL BE INCLUDED AS PART OF THE FINAL SITE PLAN SUBMISSION.

SANITARY SEWER OUTFALL NOTE:

A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED WITHIN THIS PLAN SET ON THE SANITARY OUTFALL SHEET.

ARCHAEOLOGY NOTES:

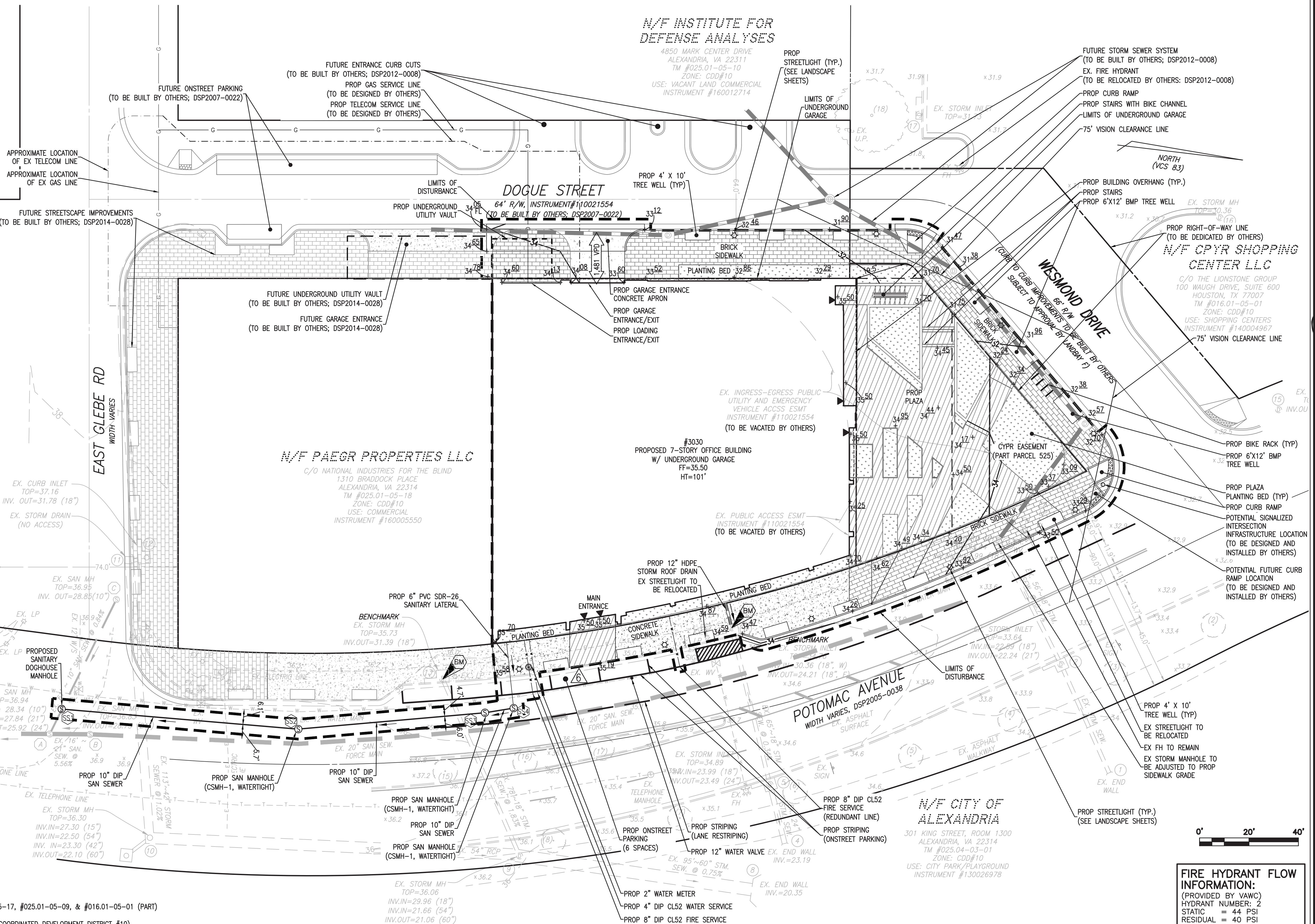
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ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

N/F INSTITUTE FOR DEFENSE ANALYSES

4850 MARK CENTER DRIVE
ALEXANDRIA, VA 22311
TM #025.01-05-10
ZONE: CDD#10
USE: VACANT LAND COMMERCIAL
INSTRUMENT #160012714



GREEN BUILDING NARRATIVE:

THIS PROJECT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. ADDITIONAL INFORMATION TO BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

PLAZA & PUBLIC ACCESS EASEMENT NOTE:

THE PROPOSED PLAZA SHALL BE PUBLICLY ACCESSIBLE VIA A PUBLIC ACCESS EASEMENT. THE PORTIONS OF DOGUE STREET AND WESMOND DRIVE ADJACENT TO THE BUILDING WILL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

DSUP#2007-002 INFRASTRUCTURE NOTE:

THE SITE AREA AND ADJACENT INFRASTRUCTURE IS CURRENTLY UNDER CONSTRUCTION PER THE "LANDBAY G INFRASTRUCTURE PLAN" (DSUP# 2007-0022) AT THE TIME OF FINAL SITE PLAN. IT IS ASSUMED THAT ALL PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN WILL BE IN PLACE AT THE TIME OF CONSTRUCTION OF THIS PROPOSED PROJECT. THE PORTIONS OF DOGUE STREET AND WESMOND DRIVE ADJACENT TO THE BUILDING WILL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

ROAD DEDICATION NOTE:

PROPOSED ROAD DEDICATION ASSOCIATED WITH THIS PLAN SET TO BE PREPARED, SUBMITTED, AND RECORDED BY OTHERS.

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

FIRE HYDRANT FLOW INFORMATION:	
(PROVIDED BY VAWC)	HYDRANT NUMBER: 2
STATIC = 44 PSI	RESIDUAL = 40 PSI
FLOW = 2,190 GPM	Q ₂₀ = 5,764 GPM

APPROVED

SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DESIGN: ACS

DRAWN: ABH

SCALE: 1'=20'

DATE: FEB. 2018

PRELIMINARY SITE PLAN

SHEET 4 OF 16

FILE: 17-145



PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

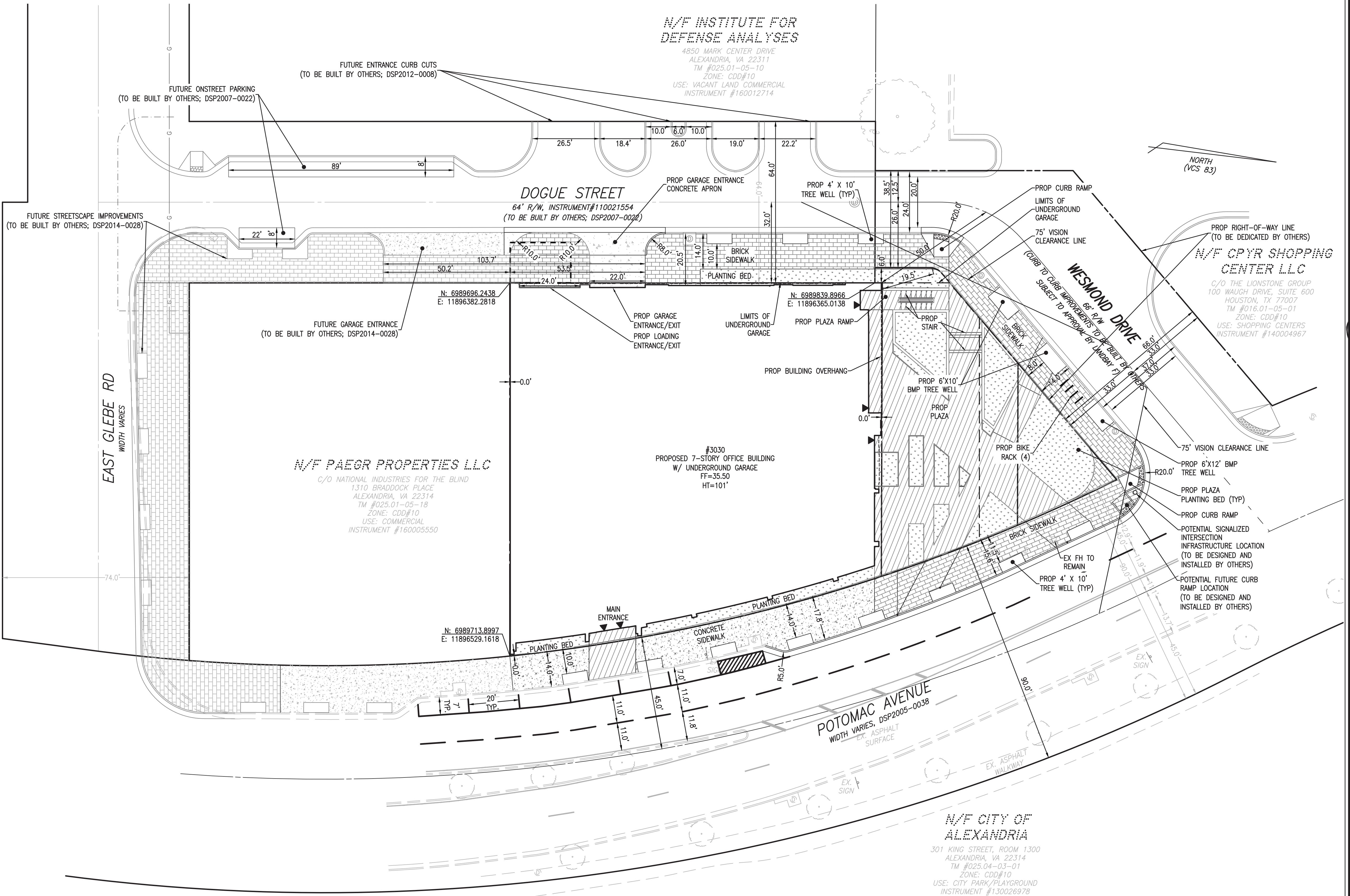
• PLANNING
LAND SURVEYING
• 730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassociates.com
(703) 545-0422

CIVIL LEGEND

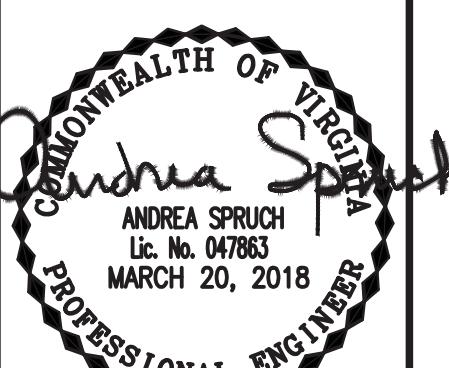
ITEM	EXISTING	PROPOSED
CURB & GUTTER	— — —	— — —
SIDEWALK	— — — WALK	— — — WALK
FIRE HYDRANT	— ○ —	— ○ —
STRUCTURES	— — — ○ —	— — — ○ —
WATER MAINS	— — W — W —	— — W — W —
GAS MAINS	— — G — G —	— — G — G —
TELEPHONE LINES	— — T — T —	— — T — T —
STORM SEWER	— — ○ —	— — ○ —
SANITARY SEWER	— — S — S —	— — S — S —
PAVING	— — — — —	— — — — —
FENCES	— — — — —	— — — — —
POWER LINES	— — E — E —	— — E — E —
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	— — — — —	— — — — —
BUILDING ENTRANCES	▽	▽
UTILITY POLE	○ —	○ —
LIGHT POLE	○ —	○ —
LIMITS OF DISTURBANCE	— — — — —	— — — — —

TEXT LEGEND

° = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
= NUMBER
Ø = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
Bf=BASEMENT FLOOR
BLDG=BUILDING
BM=BENCHMARK
BOL=BOLLARD
CATV=CABLE UTILITY
CL=CLASS
CLEAR=CLEARANCE
CLF=CHAIN LINK FENCE
CMP=CORRUGATED METAL PIPE
C.I.=CURB INLET
C.O.=CLEAN OUT
CONC=CONCRETE
C&G=CURB & CUTTER
DB=DEED BOOK
DIP=DUCTILE IRON PIPE
DOM=DOMESTIC
DSP=DEVELOPMENT SITE PLAN
DSPU=DEVELOPMENT SPECIAL USE PERMIT
DU=DWELLING UNIT
E=EAST
EBOX=ELECTRICAL BOX
ESMT=EASEMENT
EP=EDGE OF PAVEMENT
EVE=EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC=FIRE DEPT. CONNECTION
FF=FINISH FLOOR
FH=FIRE HYDRANT
FT=FEET
GL=GROUND LIGHT
G/V=GAS VALVE
G/M=GAS METER
GI=GRAVE INLET
H.C.=HEADER CURB
HDCP=HANDICAP
HDPE=HIGH DENSITY POLYETHYLENE
HPS=HIGH PRESSURE SODIUM



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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDRAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

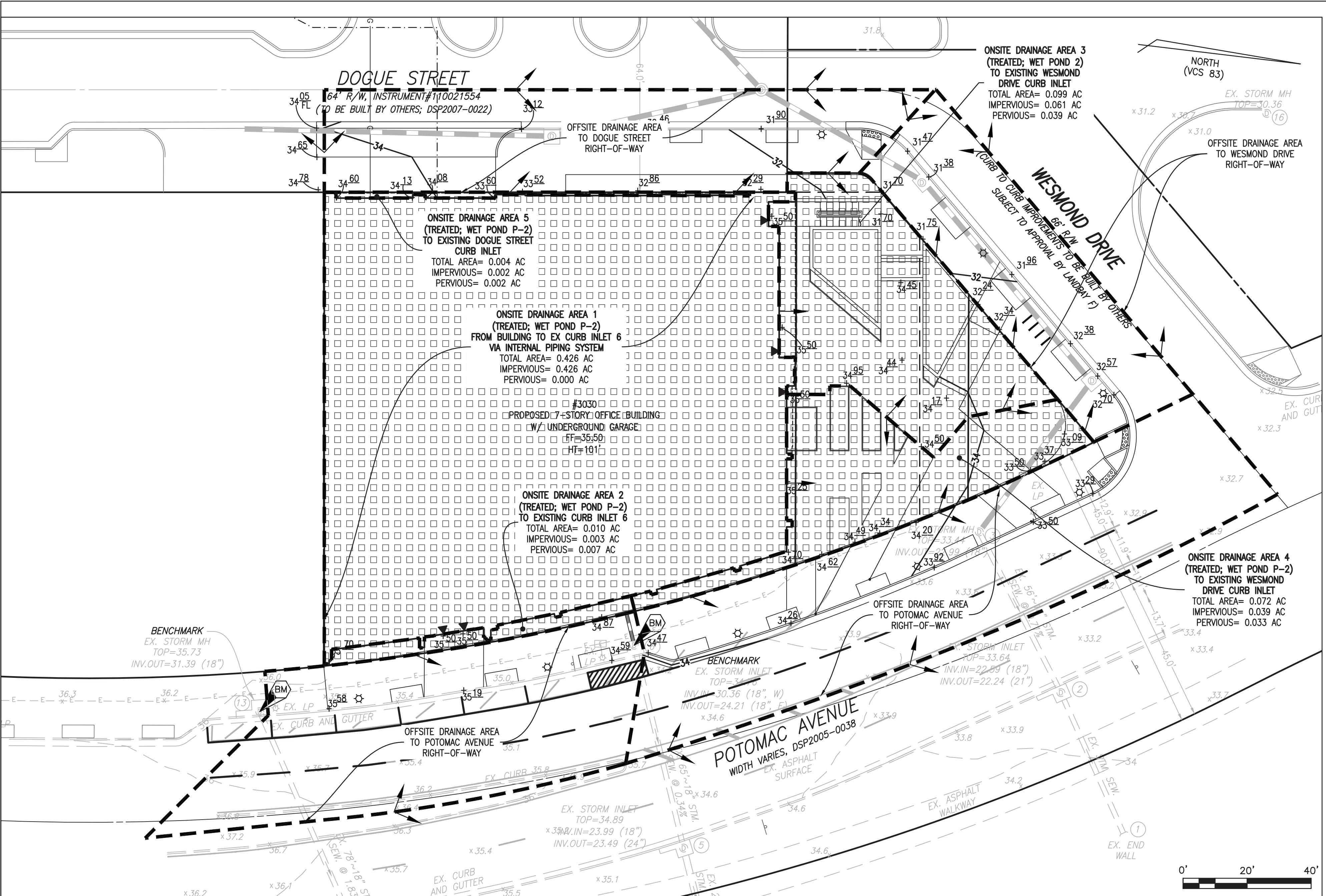
DESIGN: ACS
DRAWN: ABH
SCALE: 1'=20'
DATE: FEB. 2018

SITE
DIMENSION
PLAN

SHEET 5 OF 16

FILE: 17-145

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STORMWATER QUALITY COMPLIANCE NARRATIVE (CITY CODE SECTION 13-109E)

THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE INCLUDES 0.88 ACRES OF TOTAL DISTURBED AREA. THIS PLAN OF DEVELOPMENT IS CONSIDERED TO BE REDEVELOPMENT OF A SITE RESULTING IN A NET DECREASE IN IMPERVIOUS AREA. THE SUBJECT PARCEL IS LOCATED WITHIN POTOMAC YARD. AS PART OF THE POTOMAC YARD AREA PLAN, A STORMWATER MASTER PLAN ENTITLED "POTOMAC YARD DRAINAGE STUDY" WAS PREPARED BY CHRISTOPHER CONSULTANTS AND APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES DATED OCTOBER 25, 1996. THIS STORMWATER MASTER PLAN ESTABLISHES THE USE OF A DRAWDOWN TABLE TO ENSURE WATER QUALITY REQUIREMENTS ARE MEET FOR ALL OF POTOMAC YARD AND WAS UTILIZED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. A COPY OF THE STORMWATER DRAWDOWN TABLE WITH THE SUBJECT PROPOSED DEVELOPMENT APPROPRIATELY ACCOUNTED FOR HAS BEEN PROVIDED ON SHEET 8.

THE DRAWDOWN TABLE ESTABLISHES THE MAXIMUM ALLOWED IMPERVIOUS AREA IN ACRES TO BE CONVEYED TO EACH BEST MANAGEMENT PRACTICE (BMP) WITHIN POTOMAC YARD. THIS PROJECT PROPOSES TO CONVEY A TOTAL DRAINAGE AREA OF 0.8814 AC WITH AN IMPERVIOUS AREA OF 0.7788 AC TO WET POND P-2 ENLARGEMENT (SEE UPDATED DRAWDOWN TABLE ON SHEET 8). THE TABLE ESTABLISHES THAT A TOTAL IMPERVIOUS AREA OF 27.70 AC, INCLUDING THE IMPERVIOUS AREA PROPOSED WITH THIS PLAN, IS CONVEYED TO WET POND P-2, THIS TOTAL IS LESS THAN THE TOTAL IMPERVIOUS AREA ALLOWED RESULTING IN A REMAINING IMPERVIOUS AREA OF 7.75 AC ALLOWED TO WET POND P-2 ENLARGEMENT. THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(4)(c) HAVE BEEN MET. THE EXISTING BMP FACILITY IS PRIVATELY OWNED AND MAINTAINED, SEE POTOMAC AVENUE PLAN (DSP #2005-0038) FOR INSPECTION AND MAINTENANCE REQUIREMENTS.

THE ENTIRE WATER QUALITY TREATMENT VOLUME IS CAPTURED AND TREATED BY BMP. THEREFORE, THE PROJECT IS IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(5) AND SECTION 13-110 AND NO CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND IS REQUIRED.

PROJECT DESCRIPTION

REDEVELOPMENT - OFFICE USE

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA (TOTAL AREA INSIDE LOD)	0.78	0.10	0.88
ON-SITE TREATED (ON-SITE & INSIDE LOD)	0.53	0.08	0.61
OFF-SITE TREATED (OFF-SITE & INSIDE LOD)	0.25	0.02	0.27
TOTAL TREATED	0.78	0.10	0.88
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.88

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.53 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.53 = 962 CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
WET POND P-2 ENLARGEMENT	0.61	0.53	50%

TOTAL WQV TREATED: YES

WATER QUALITY VOLUME REQUIRED = 962 CU. FT.

WATER QUALITY VOLUME TREATED (FIRST HALF INCH OF RUNOFF) = 1,815 X 0.53 = 962 CU. FT.

PERCENT OF WATER QUALITY VOLUME TREATED = 100%

DETENTION ON SITE: NO (SEE STORMWATER MANAGEMENT NARRATIVES THIS SHEET)

PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN

PROJECT DISCHARGES TO WHICH BODY OF WATER? FOUR MILE RUN

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 26,636 SQ.FT. OR 0.6115 ACRES

EXISTING IMPERVIOUS AREA = 25,305 SQ.FT. OR 0.5809 ACRES
PROPOSED IMPERVIOUS AREA = 23,153 SQ.FT. OR 0.5315 ACRES

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

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS (0 SOILS ASSUMED FOR CALCULATION):
CN PRE-DEVELOPMENT = $(0.5809 \times 98 + 0.0306 \times 80) \div 0.6115 = 97$
CN POST-DEVELOPMENT = $(0.5315 \times 98 + 0.0600 \times 80) \div 0.6115 = 96$

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)

PEAK Q2 PRE-DEVELOPMENT = 1.86 cfs
PEAK Q0 PRE-DEVELOPMENT = 3.08 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)

PEAK Q2 POST-DEVELOPMENT = 1.83 cfs
PEAK Q0 POST-DEVELOPMENT = 3.05 cfs

Q2 DECREASE = 0.03 cfs Q0 DECREASE = 0.03 cfs

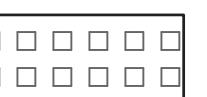
NATURAL CHANNEL 1-YR STORM CALCULATION NOTE:

NO NATURAL STREAMS ARE LOCATED WITHIN OUR STORMWATER ANALYSIS AREA.

THEFORE, PER CITY CODE CHAPTER 13, 1-YR STORM CALCULATIONS ARE NOT REQUIRED.

HATCH LEGEND

ON-SITE TREATED AREA



PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT AMERICAN PHYSICAL THERAPY ASSOCIATION

POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE

REVISION

DESIGN: ACS
DRAWN: ABH
SCALE: 1"=20'
DATE: FEB. 2018

STORMWATER
MANAGEMENT
PLAN
(1 OF 3)

SHEET 7 OF 16

FILE: 17-145

RCFIELDS & ASSOCIATES, INC.
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730 S. Washington Street, Alexandria, Virginia 22314
www.rcfassoc.com (703) 549-6422

*Andrea Spruch
MARCH 20, 2018
PROFESSIONAL ENGINEER*

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

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

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

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

APPROVED	
SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	_____
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	_____
INSTRUMENT NO.	DEED BOOK NO.
FILE: 17-145	DATE

A	B	C	D	E	F	G	H	I	J	J1	J2	J3	J4	K	K1	L	M	N	O	P	Q	R	S	T	U	
BMP Facility	Land Bay	Master Stormwater QC Plan DSP #2004-0044 (Approved 04/11/05) (Final)	Potomac Ave DSP #2005-0038R3 (Revised 06/04/10) (Revised)	Main Street DSP #2005-0039R (Revised 06/10/10) (Final)	South Main DSP #2005-0044 (Revised 05/18/12) (Final)	Temp. Conn. Rt-1 DSP #2006-0014 (Approved 04/07/07) (Final)	Pump Station DSP #2004-0045 (Approved 02/21/08) (Final)	Fire Station DSP #2006-0026 (Approved 04/25/08) (Final)	Partial Landbay I & J (EAST) DSP #2006-0018 (Dated 03/29/12) (Final)	Landbay L Multifamily DSUP#2011-0001 (Dated 11/1/12) (Final)	Landbay H&I Multifamily (Dated 03/29/12) (Final)	Landbay I & J (WEST) DSP #2008-0022 (Dated 04/23/12) (Final)	Landbay K MYLAR-DSP#2010-00013 (Not Constructed 10.02 Acres) (Final)	Landbay H&I DSP#2004-0048 (Dated 04/03/12) (Final)	Potomac Yard SUP#2008-0029 (Dated 04/03/12) (Final)	Landbay G Dog Park DSP #2007-0022 (Dated 1/12/18) (Final)	Landbay H&I DSUP#2016-0022 (Dated 04/26/17) (Revision)	Total drainage area (Acre)	Developed Impervious Area (Acre)	Impervious Areas (Acre)	Removal Efficiency (%100)	fraction of CBPA Drainage Area Served	L post (lbs/yr)	Load Removed (lbs/yr)		
																			Summation	Remaining						
EX PY CENTER																										
P1 (DRY)	F	18.79 *1	2.23 *6															22.79 *1	18.79 *1	18.79 *1 *6 0.00	40%	0.115	1,220.76	56.08		
P-2 (WET POND)	F,G,H,I,K	5.01 *1	1.98 *6															26.91 *1	26.91 *1 *6 0.00	60%	0.134	1,220.76	96.08			
I-2 (1/2" STORAGE)	F	5.49 *1															5.49 *1	5.49 *1 *6 0.00	60%	0.030	1,220.76	23.27				
I-3 (1/2" STORAGE)	F	5.35 *1															5.35 *1	5.35 *1 *6 0.00	60%	0.030	1,220.76	18.24				
P-2 (OFFSITE)		4.80 *1															6.67 *5	4.80 *1	4.80 *1 *6 0.00	50%	0.034	1,220.76	20.51			
PROP CONSTRUCTION																										
P-2 ENLARGEMENT	F,G,H,I,K & Fire Station	0.55	5.62			0.82											0.98	17.30 *8	0.85 *8	31.68 *5	27.70 *2	19.95 *8 7.75	50%	0.160	1,220.76	97.44
BaySeparator TT No. 1	J,K	0.02					0.18										0.43	2.66 *5	2.24 *5	2.24 (0.00)	60%	0.012	1,220.76	9.45		
BaySeparator TT No. 2	J,K	0.20	0.79														0.08	3.07 *5	2.62 *5	2.62 (0.05)	60%	0.015	1,220.76	11.11		
BaySeparator TT No. 3	J,K	0.09	0.67					0.08									0.0103	2.80 *5	2.16 *5	2.16 (0.05)	60%	0.014	1,220.76	10.33		
BaySeparator TT No. 4	I,J,K	0.68						2.88									0.21	5.07 *5	3.77 *5	3.77 (0.00)	60%	0.026	1,220.76	18.71		
BaySeparator TT No. 5	I,J,K	0.00	1.07						1.08								0.018	2.49 *5	2.21 *5	2.21 (0.01)	60%	0.013	1,220.76	9.19		
BaySeparator TT No. 6	I,J,K	1.15							4.07								0.329	1.31								
BaySeparator TT No. 7	H,I,K	1.06							2.83								0.337	0.14								
BaySeparator TT No. 8	G	0.00	0.30						1.78									2.25		3.22 *5	2.25 *5	2.25 (0.00)	60%	0.016	1,220.76	11.88
BayFilter #1	J																2.32	4.95	3.50	3.50						
BayFilter #2	J																		0.10							
BayFilter #3 (WET POND)	J,K,L	1.91	4.50																							
J,K,L Offsite																	0.07		0.05							
EX-2	G,H,Offsite																									
RAIL PARK	D																									
UNCONTROLLED AREAS	G,H,I,M,K																									
OFFSITE CONTROLLED																										
FILTERRA #1	L,Offsite																									
FILTERRA #2	L																0.22		0.22	0.22	0.22	25%	0.001	1,220.76	0.34	
FILTERRA #3	L																0.20		0.20	0.20	0.20	25%	0.001	1,220.76	0.31	
StormFilter #1	H/I																0.70		0.70	0.49	0.49	50%	0.004	1,220.76	2.14	
TOTAL		61.33	12.30	8.45	4.92	0.00	0.18	0.82	10.94	2.32	5.20	5.32	7.11	3.69	0.10	19.55			198.46	142.62	131.67	10.74	0.910	569.05	569.05	

AREA NOTES

*1: TAKEN FROM APPROVED OVERALL BMP PLANS - MASTER STORMWATER QUALITY CONTROL PLAN DSP #2004-0044 (FINAL)

*2: TAKEN FROM THE APPROVED BMP DESIGN FROM THE POTOMAC AVE PLANS DSP #2005-0038 (APPROVED 01-29-07)

*3: ESTIMATED AT 85% IMPERVIOUS SINCE THERE ARE NO DESIGN PLANS

*4: TAKEN FROM THE APPROVED FIRE STATION PLANS DSP #2006-0026 (APPROVED 04-25-08)

*5: TAKEN FROM THE REVISED BMP DESIGN FROM THE POTOMAC AVE PLANS DSP #2005-0038R (REVISION 3 - MAY 2010)

*6: THESE IMPERVIOUS AREAS ARE EXISTING AND ALREADY TAKEN INTO ACCOUNT IN PRE-EXISTING PY CENTER CALCULATIONS, THEREFORE NOT INCLUDED AS PART OF SUMMATION AT THIS TIME

*7: IT IS UNDERSTOOD THAT THE OVERALL PROJECT DOES NOT MEET THE REMOVAL RATE AND WILL BE RECTIFIED UPON DESIGN OF FUTURE LANDBAYS.

*8: IT IS ASSUMED THAT THESE PRELIMINARY PLANS INCLUDED IMPERVIOUS AREA ALREADY APPROVED IN POTOMAC AVENUE, MAIN STREET PLANS, AND THE FIRE STATION; THEREFORE THE IMPERVIOUS AREAS IN DSP#2005-0038, DSP#2005-0039, AND DSP#2006-0026 HAVE BEEN SUBTRACTED FROM THE SUMMATION CUMMULATIVE IMPERVIOUS NUMBERS (COLUMN P)

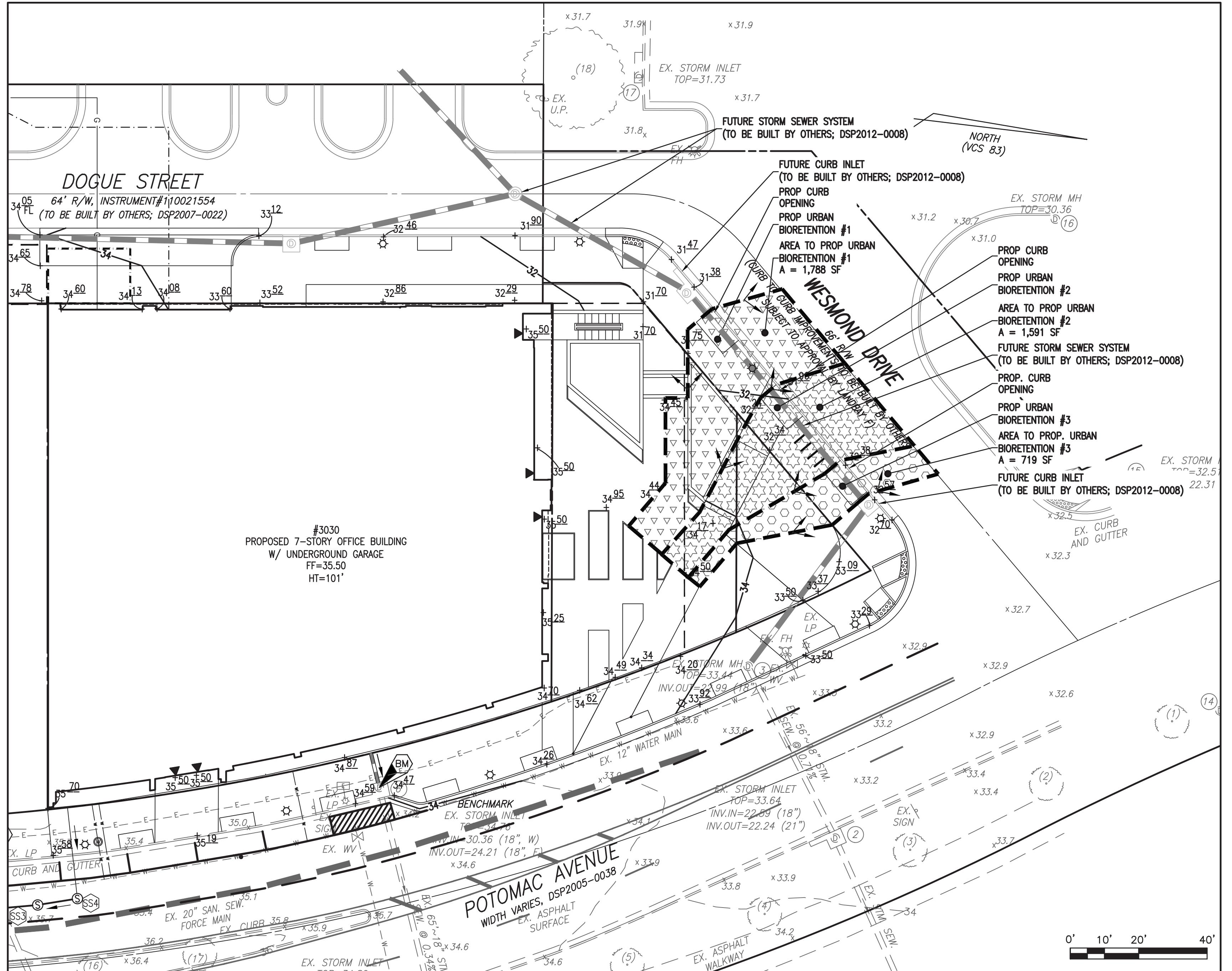
*9 THE OFFSITE CONTROLLED' REPRESENTS ADDITIONAL RUNOFF ENTERING POND P-3. THE AREAS ARE CURRENTLY LOCATED ON VIRGINIA ELECTRIC AND POWER' PROPERTY TMH04.01-05-02. THE IMPERVIOUS AREAS HAVE BEEN TREATED BY OTHER FACILITIES NOT SHOWN ON THIS TABLE. NO ADDITIONAL REMOVAL IS REQUIRED NOR HAS ADDITIONAL CREDIT BEEN TAKEN FOR THE OFFSITE TREATMENT.

*10: THIS AREA WAS NOT INCLUDED IN THE ORIGINAL STORMWATER MANAGEMENT PLAN. THE PROPOSED PARTIAL LANDBAY L PLAN HAS PROVIDED ADDITIONAL REMOVAL THROUGH A FILTERRA.

*11: THE IMPERVIOUS AREAS TO THESE FACILITIES ARE NOT FULLY DEVELOPED. AS THE SITE IS DEVELOPED, THESE NUMBERS SHALL BE REVISED AND THIS NOTE SHALL BE REMOVED.

NOTE: THE CURRENT IMPERVIOUS AREAS ARE A TALLY OF THE TOTAL IMPERVIOUS AREAS TAKEN FROM THE SUBMITTED PLANS AS OF: DECEMBER 15, 2015

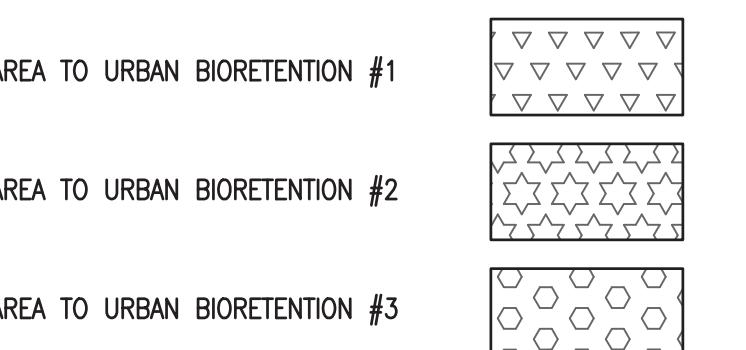
	IMP. AC. TO Enlarged P-2	IMP. AC. TO B58	IMP. AC. TO P-3
OVERALL BMP PLAN	DSP # 2004-0044 (APPROVED 04-11-05)	0.00	
POTOMAC AVE	DSP # 2005-0038 (APPROVED 01-29-07)	0.55*	
SOUTH MAIN	DSP# 2005-0044 (REVISED 05-18-12)	0.00	
TEMP. CONNECTION RT-1	DSP# 2006-0014 (APPROVED 04-10-07)	0.00	
MAIN ST	DSP# 2005-0039 (APPROVED 06-19-07)	5.62*	
PUMP STATION	DSP# 2004-0045 (APPROVED 02-21-08)	0.00	
FIRE STATION	DSP# 2006-0026 (APPROVED 04-25-08)	0.82*	
LANDBAY H	DSP# 2004-0048 (DATED 01/16/06)	10.02	
LANDBAY G - INFRASTRUCTURE	DSP# 2007-0022 (DATED 7-9-11)	4.46	0.85



AREA TO URBAN BIORETENTION (TREE WELL) DETAIL

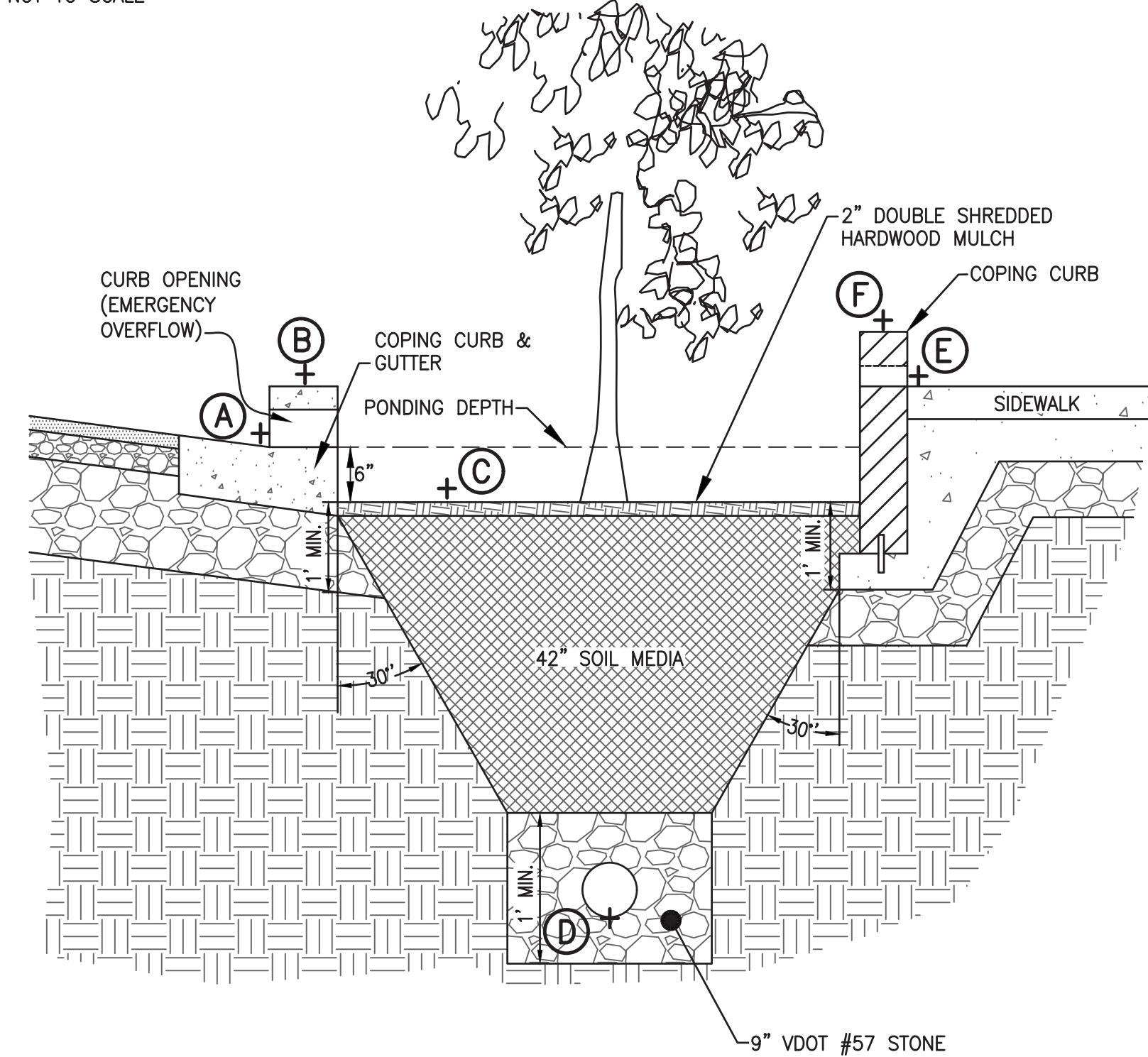
SCALE: 1" = 20'

HATCH LEGEND



URBAN BIORETENTION (TREE WELL) DETAIL

NOT TO SCALE



WATER QUALITY VOLUME CALCULATIONS:

WATER QUALITY VOLUME REQUIRED IS CALCULATED AS FOLLOWS:

$$T_v = (R_v/A)/12$$

WHERE:

$$A = \text{AREA TO FACILITY (SF)}$$

$$R_v = \text{COMPOSITE RUNOFF COEFFICIENT}$$

SURFACE AREA REQUIRED IS CALCULATED AS FOLLOWS:

$$SA = T_v/2.0 \text{ FT}^2$$

WHERE:

$$SA = \text{SURFACE AREA (SQ. FT.)}$$

$$T_v = \text{REQUIRED TREATMENT VOLUME (FT}^3\text{)}$$

PER SECTION 9-A-6.1 OF THE VA DEQ STORMWATER BMP CLEARINGHOUSE.

TREE WELL #1:

TOTAL AREA TO BMP = 1,788 SQ.FT.

IMPERVIOUS AREA TO BMP = 1,284 SQ.FT. ("R_v" = 0.95)

PERVIOUS AREA TO BMP = 504 SQ.FT. ("R_v" = 0.25)

$$R_v = (0.95*1,284+0.25*504)/1,788 = 0.75$$

WATER QUALITY VOLUME REQUIRED:

$$T_v = (R_v/A)/12$$

$$T_v = (0.75)(1,788)/12 = 111.8 \text{ FT}^3$$

SURFACE AREA REQUIRED:

$$SA = 111.8/2 = 55.9 \text{ SF}$$

REQUIRED: 55.9 SF

PROVIDED: 72.0 SF

TREE WELL #2:

TOTAL AREA TO BMP = 1,591 SQ.FT.

IMPERVIOUS AREA TO BMP = 1,353 SQ.FT. ("R_v" = 0.95)

PERVIOUS AREA TO BMP = 238 SQ.FT. ("R_v" = 0.25)

$$R_v = (0.95*1,353+0.25*238)/1,591 = 0.85$$

WATER QUALITY VOLUME REQUIRED:

$$T_v = (R_v/A)/12$$

$$T_v = (0.85)(1,591)/12 = 112.7 \text{ FT}^3$$

SURFACE AREA REQUIRED:

$$SA = 112.7/2 = 56.4 \text{ SF}$$

REQUIRED: 56.4 SF

PROVIDED: 72.0 SF

TREE WELL #3:

TOTAL AREA TO BMP = 719 SQ.FT.

IMPERVIOUS AREA TO BMP = 409 SQ.FT. ("R_v" = 0.95)

PERVIOUS AREA TO BMP = 310 SQ.FT. ("R_v" = 0.25)

$$R_v = (0.95*409+0.25*310)/719 = 0.65$$

WATER QUALITY VOLUME REQUIRED:

$$T_v = (R_v/A)/12$$

$$T_v = (0.65)(719)/12 = 38.9 \text{ FT}^3$$

SURFACE AREA REQUIRED:

$$SA = 38.9/2 = 19.5 \text{ SF}$$

REQUIRED: 19.5 SF

PROVIDED: 72.0 SF

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

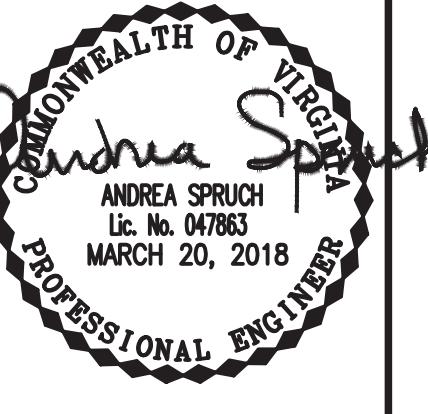
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

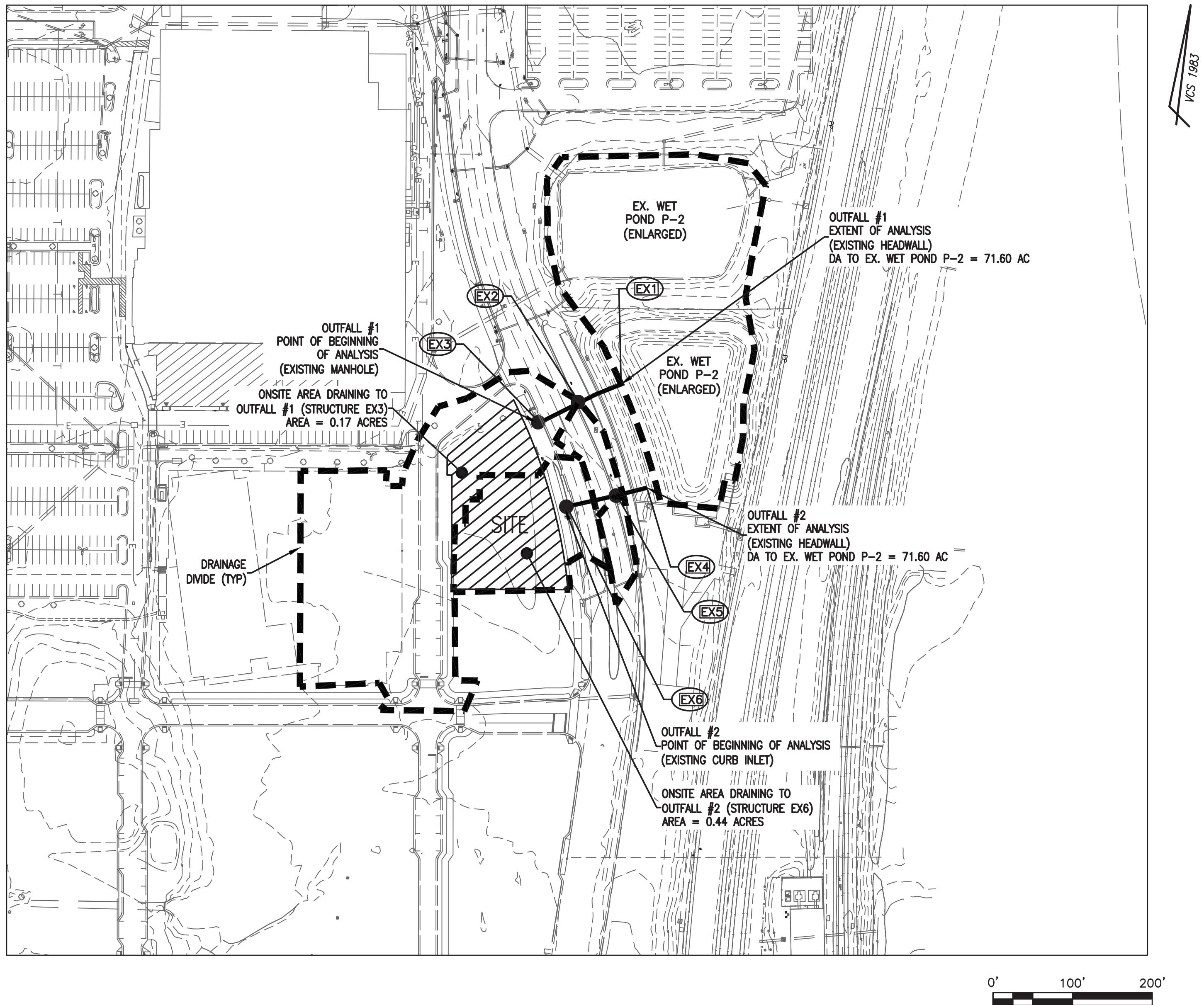
DATE RECORDED _____

INSTRUMENT NO. _____

DEED BOOK NO. _____

DATE _____





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

PRE-DEVELOPMENT CONDITIONS:

THIS 0.61 ACRE PARCEL IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE IS UTILIZED AS STAGING FOR SURROUNDING CONSTRUCTION PROJECTS. THE MAJORITY OF THE SITE DRAINAGE IS DIRECTED IN THE NORTHERN DIRECTION TOWARDS AN EXISTING ON SITE STORM DRAIN INLET. THE OVERLAND FLOW THAT IS NOT PICKED UP BY THE EXISTING ON SITE INLET CONTINUES FLOWING NORTHEASTERLY TO EXISTING CURB INLETS WITHIN THE POTOMAC AVE RIGHT-OF-WAY WHICH CONVEY THE FLOW TO AN EXISTING WET POND P-2 ACROSS POTOMAC AVE. DISCHARGE FROM THE EXISTING WET POND P-2 ULTIMATELY FLOWS TO THE BED AND BANKS OF FOUR MILE RUN.

POST-DEVELOPMENT CONDITIONS:

THIS PROJECT PROPOSES THE CONSTRUCTION OF A MULTI-STORY OFFICE BUILDING WITH UNDERGROUND PARKING AND IMPROVED STREETSCAPE/OPEN SPACE. IN PROPOSED CONDITIONS, THERE ARE TWO POINTS OF OUTFALL. OUTFALL #1 IS COMPRISED PRIMARILY OF BUILDING ROOFTOP RUNOFF WHICH IS DIRECTED BY AN INTERNAL BUILDING STORMWATER CONVEYANCE SYSTEM TO A STORM SEWER ROOF DRAIN OUTFALL PIPE CONNECTING TO AN EXISTING CURB INLET (EX 6) WITHIN THE POTOMAC AVE RIGHT-OF-WAY. FURTHERMORE, A SMALL PORTION OF ON SITE AREA BETWEEN THE EASTERN BUILDING EDGE AND THE EASTERN PROPERTY LINE ALONG POTOMAC AVE FLOWS TO OUTFALL #1 VIA SHEET FLOW INTO POTOMAC AVE ULTIMATELY FLOWING INTO AN EX CURB INLET (EX 6). THE REMAINING PORTION OF ON SITE AREA, COMPRISED PRIMARILY OF THE PLAZA AREA FLOWS TO OUTFALL #2 VIA SHEET FLOW TO FUTURE CURB INLETS LOCATED WITHIN FUTURE DOGUE STREET OR FUTURE WESMOND DRIVE BEFORE ULTIMATELY FLOWING TO AN EXISTING MANHOLE (EX 3) WITHIN THE POTOMAC AVE RIGHT-OF-WAY.

CONCLUSION

THIS PLAN WILL COMPLY WITH THE STORMWATER MASTER PLAN ENTITLED "POTOMAC YARDS DRAINAGE STUDY" PREPARED BY CHRISTOPHER CONSULTANTS ON AUGUST 9, 1996 AND APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES DATED OCTOBER 25, 1996. THE STUDY PROVES THE FOLLOWING: THE DEVELOPMENT OF THE POTOMAC YARD SITE WILL INCREASE THE AMOUNT OF STORMWATER RUNOFF LEAVING THE SITE. HOWEVER, IF THE STORM SEWER SYSTEM CONVEYS THE RUNOFF FROM THE SITE DIRECTLY TO THE FOUR MILE RUN AND THE POTOMAC RIVER, AND THERE IS SUFFICIENT OUTFALL CAPACITY TO CONVEY THE DESIGN STORM RUNOFF WITHOUT NEGATIVELY IMPACTING DOWNSTREAM PROPERTIES, THEN THE PROJECT IS IN CONFORMANCE WITH THE AFOREMENTIONED STUDY. TO PROVIDE THE NECESSARY CAPACITY FOR THE POTOMAC YARD OUTFALL, TWO LINES WERE DEVELOPED TO CONVEY STORMWATER FROM THE POTOMAC YARD DEVELOPMENT: A 78" DIAMETER AND 96" DIAMETER PIPE SYSTEM. PLANS WERE DEVELOPED UNDER 06-009 AND THE SUMMARY REPORT WILL BE ATTACHED WITH FUTURE SUBMISSIONS OF THIS PLAN AS DETAILED COMPUTATIONS AND NARRATIVES ESTABLISHING THE ADEQUACY OF THE OUTFALL FROM THE SUBJECT PARCEL ARE COMPUTED. AS A RESULT OF THE APPROVAL OF THE POTOMAC YARDS DRAINAGE STUDY MASTER PLAN DETENTION, THE DETENTION REQUIREMENT FOR THIS PROJECT IS MET.

DU TO AN OVERALL DECREASE OF SITE IMPERVIOUS AREA, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 10-YEAR 24-HOUR STORM EVENT THAT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT (SEE COMPUTATIONS PROVIDED ON SHEET 7). THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVERIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

PER SECTION 13-109F-2(d)(i), A DRAINAGE SHED BOUNDARY ANALYSIS OF THE SITE OUTFALL WILL BE PROVIDED TO A POINT THAT IS 150' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THIS WILL CONSTITUTE THE LIMITS OF ANALYSIS FOR THE PROJECT.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13-109F.

STORM SEWER COMPUTATIONS

STRUCTURE	FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T _C (MIN)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	VELOCITY (FPS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
	EX 6	EX 5	0.59	0.59	97	5.2	5.0	2.96	2.96	3.1	18	0.34%	0.015	5.5	3.0	65.21	24.21	23.99	0.22
	EX 5	EX 4	0.09	0.68	98	5.2	5.0	0.45	3.41	5.0	24	1.22%	0.015	22.6	6.9	24.67	23.49	23.19	0.30
	EX 3	EX 2	1.53	1.53	97	5.2	5.0	7.69	7.69	5.0	18	0.71%	0.015	8.0	4.4	56.30	22.99	22.59	0.40
	EX 2	EX 1	0.12	1.65	98	5.2	5.0	0.61	8.30	8.3	18	2.40%	0.015	14.7	8.0	48.00	22.24	21.09	1.15

HYDRAULIC GRADE LINE COMPUTATIONS

INLET ID	OUTLET WSE	D _o (in)	Q _o	L _o	S _{fo}	H _f	JUNCTION LOSS								FINAL H	INLET WSE	RIM ELEV	FREE BOARD			
							V _o	H _o	Q _l	V _l	Q _l V _l	H _l	ANGLE	H _A	H _f	H _l	H _f				
2	21.92	18	8.30	48.0	0.024	1.15	4.69	0.09	8.30	4.69	38.90	0.12	0	0.00	0.20	0.00	0.10	1.25	23.17	41.17	18.00
3	23.82	18	7.69	56.3	0.007	0.40	4.34	0.07	7.69	4.34	33.40	0.10	0	0.00	0.18	0.00	0.09	0.49	24.31	41.46	17.15
5	23.73	24	3.41	24.7	0.012	0.30	1.08	0.00	3.41	1.08	3.69	0.01	0	0.00	0.01	0.00	0.01	0.30	24.03	42.44	18.41
6	24.79	18	2.96	65.2	0.003	0.22	1.67	0.01	2.96	1.67	4.95	0.02	0	0.00	0.03	0.00	0.01	0.23	25.02	41.35	16.33

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

DESIGN: ACS	DRAWN: ABH
SCALE: 1"=100'	DATE: FEB. 2018
APPROVED	
SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____ DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____ DATE _____	
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____	

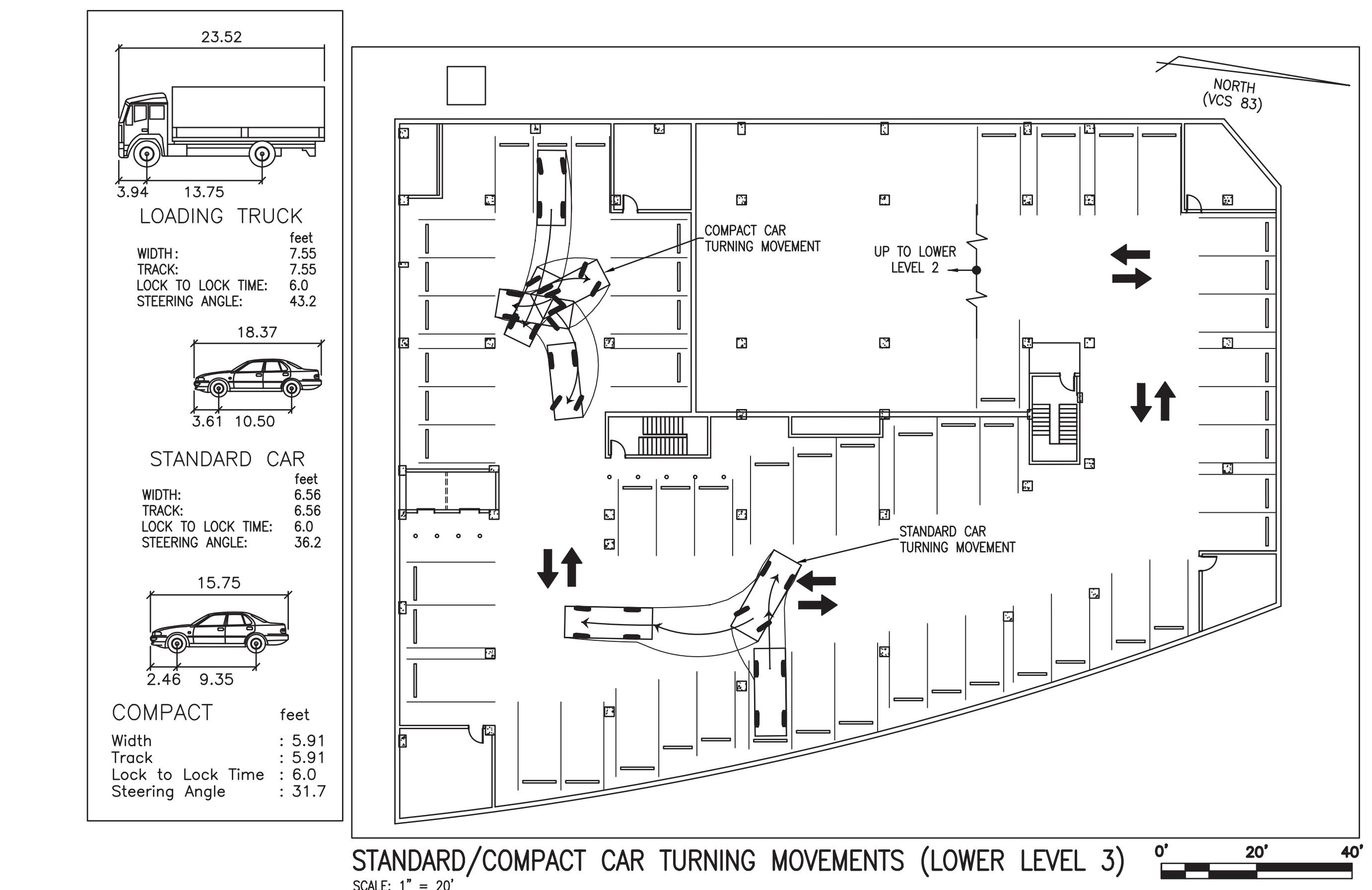
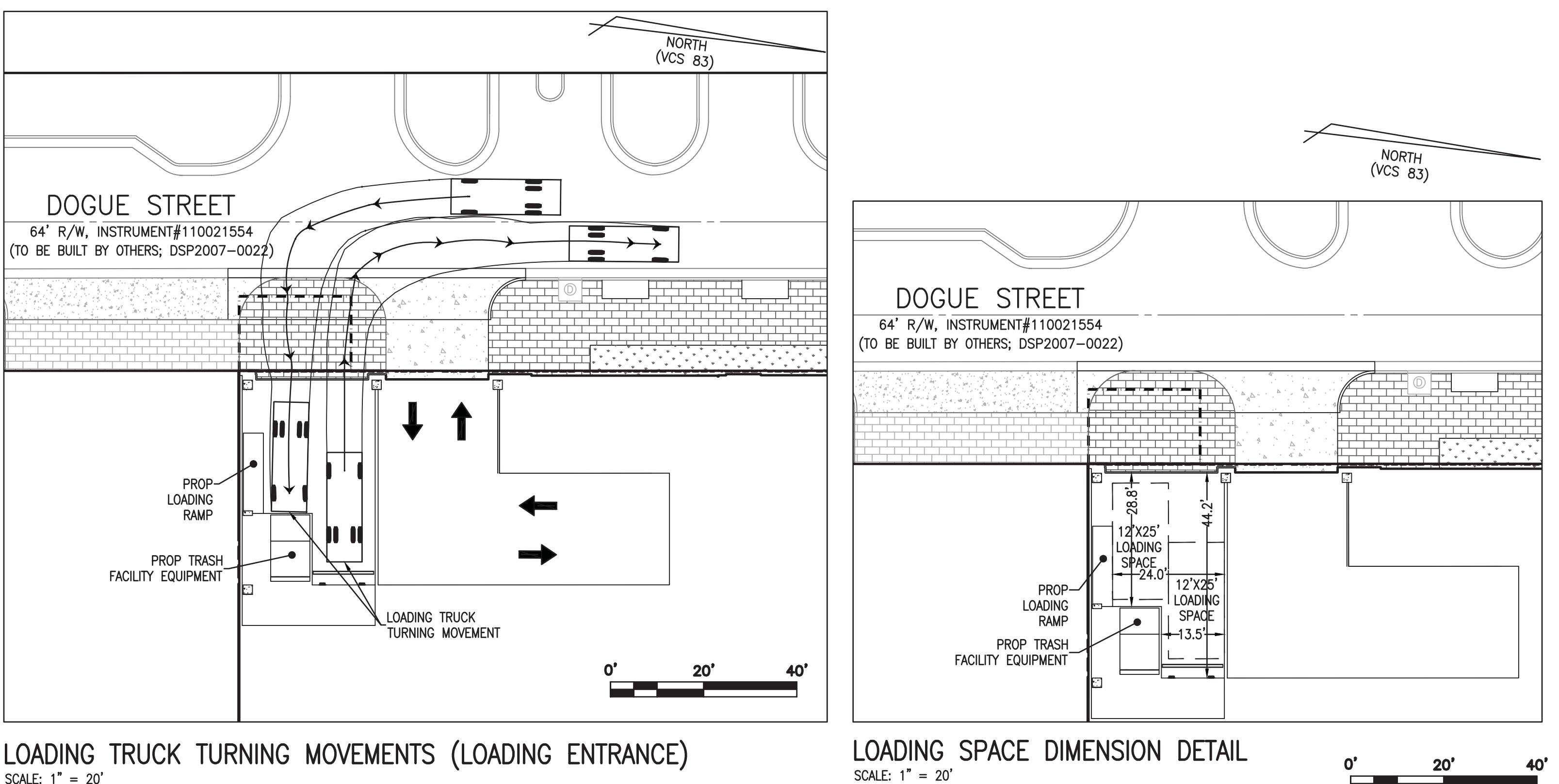
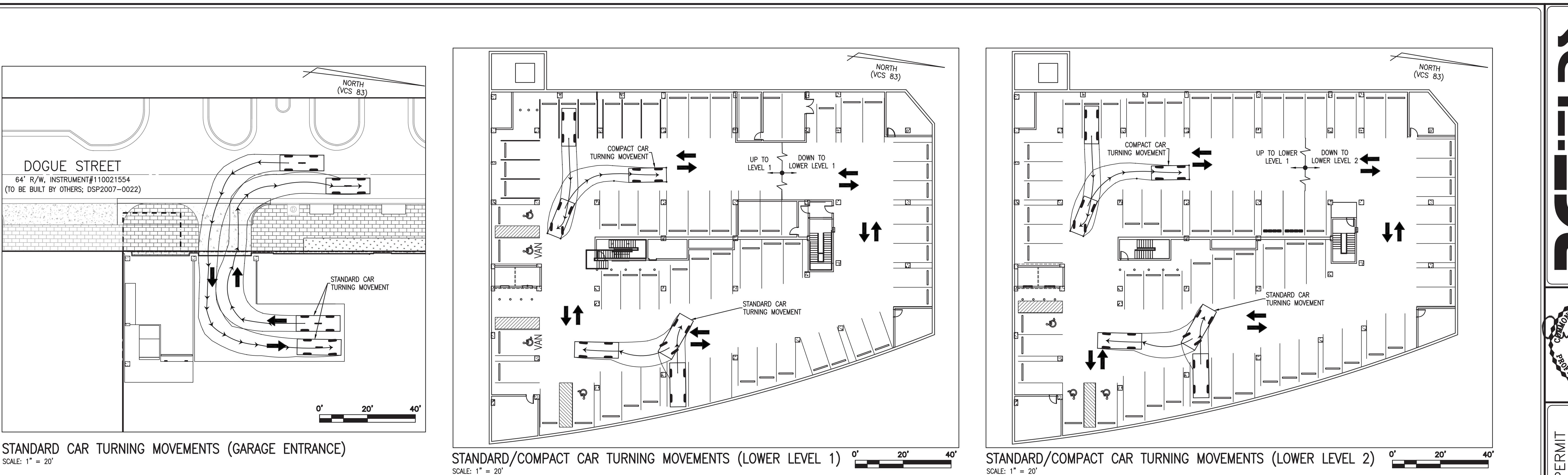
ADEQUATE
OUTFALL
ANALYSIS

SHEET 10 OF 16
FILE: 17-145

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE _____
REVISION _____

RCFIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING
730 S. Washington Street, Alexandria, Virginia 22314
www.rcfassoc.com (703) 549-6422
ANDREA SPRUCH
LIC. NO. 047853
MARCH 20, 2018
PROFESSIONAL ENGINEER
COUNCIL OF VIRGINIA



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APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
DIRECTOR _____ DATE _____

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

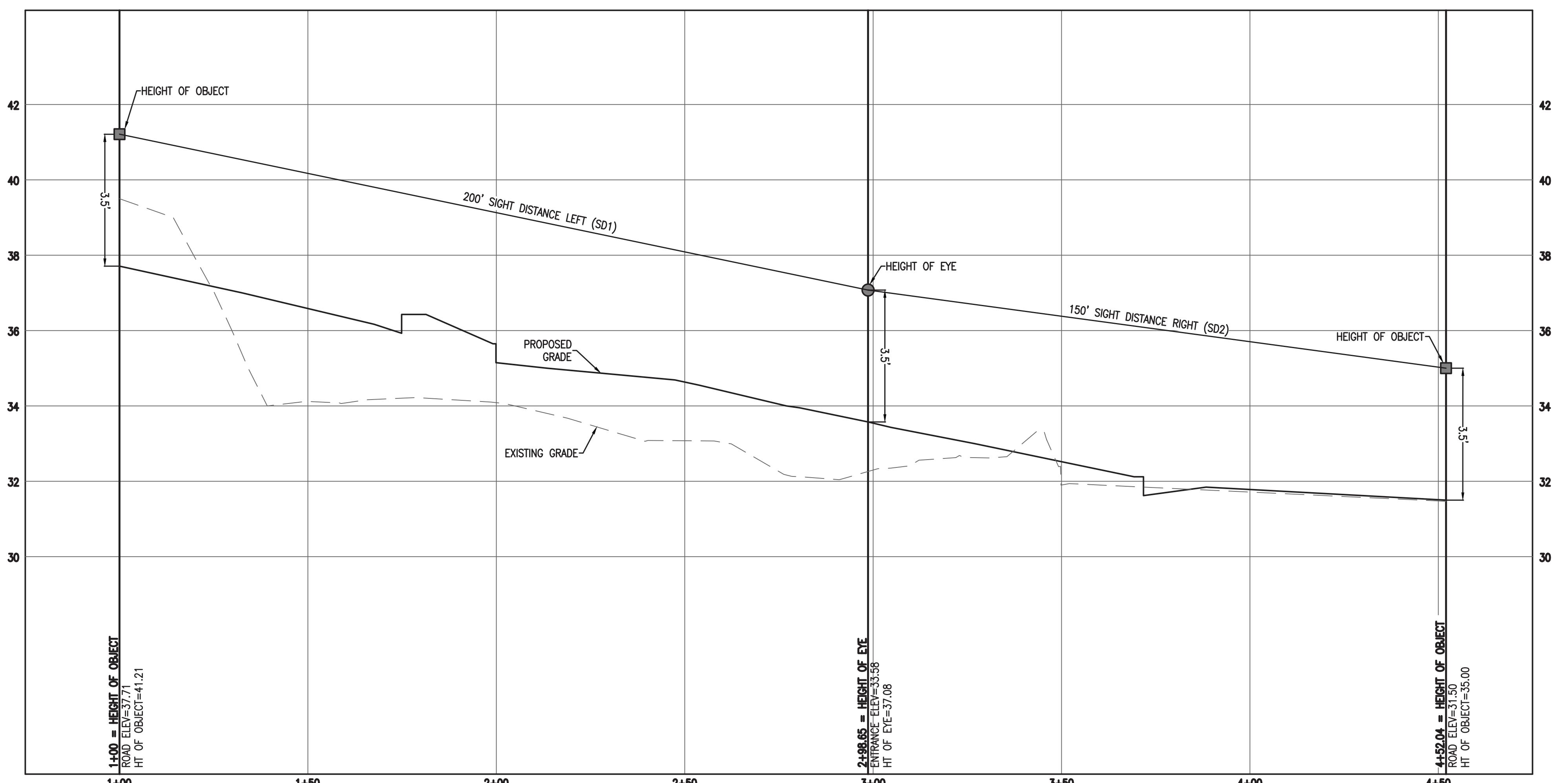
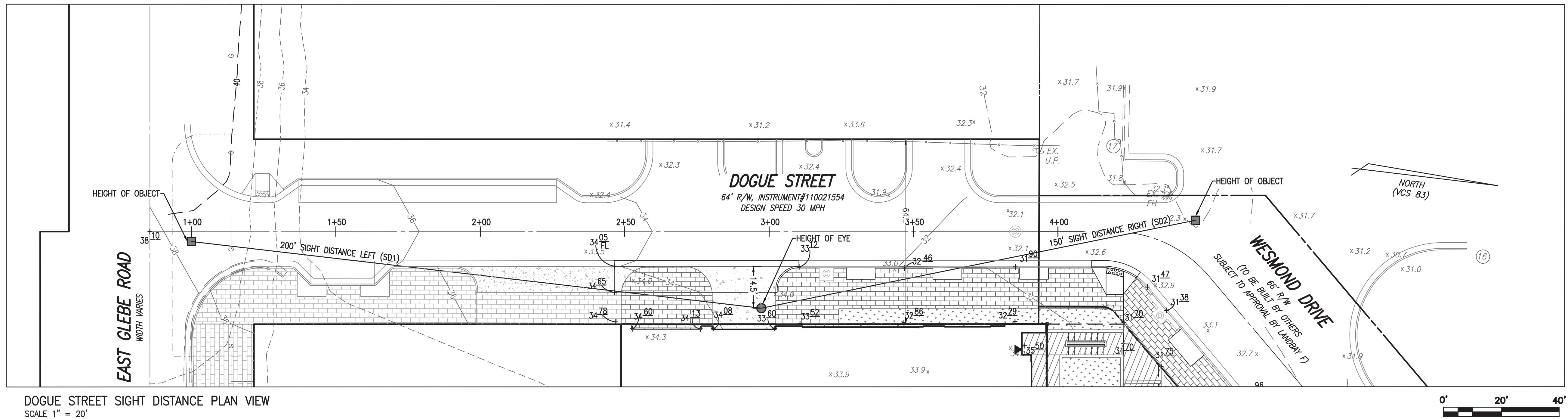
DATE REVISION

DESIGN: ACS
DRAWN: ABH
SCALE: 1"=20'
DATE: FEB. 2018

GARAGE PLAN

SHEET 11 OF 16

FILE: 17-145



DOGUE STREET SIGHT DISTANCE PROFILE
SCALE - HORIZ: 1" = 20', VERT. 1" = 2'

SIGHT DISTANCE EXISTING GRADE NOTE:

THE EXISTING SIGHT DISTANCE GRADES SHOWN ON THIS SHEET WERE TAKEN FROM A COMBINATION OF FIELD SURVEYED EXISTING CONDITIONS AND FROM EXISTING CONDITION GRADES AS SHOWN WITH CITY APPROVED PLAN "LANDBAY G-INFRASTRUCTURE PLAN" DSP2007-0022.

SIGHT DISTANCE PROPOSED GRADE NOTE:

THE PROPOSED SIGHT DISTANCE GRADES SHOWN ON THIS SHEET WERE TAKEN FROM A COMBINATION OF THE SUBJECT PROJECT'S PROPOSED GRADING AND PROPOSED CONDITION GRADES AS SHOWN WITH CITY APPROVED PLANS "LANDBAY G-INFRASTRUCTURE PLAN" DSP2007-0022 AND "NATIONAL INDUSTRIES FOR THE BLIND" DSUP2014-0028.

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POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: ACS
DRAWN: ABH
SCALE: AS NOTED
DATE: FEB. 2018

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

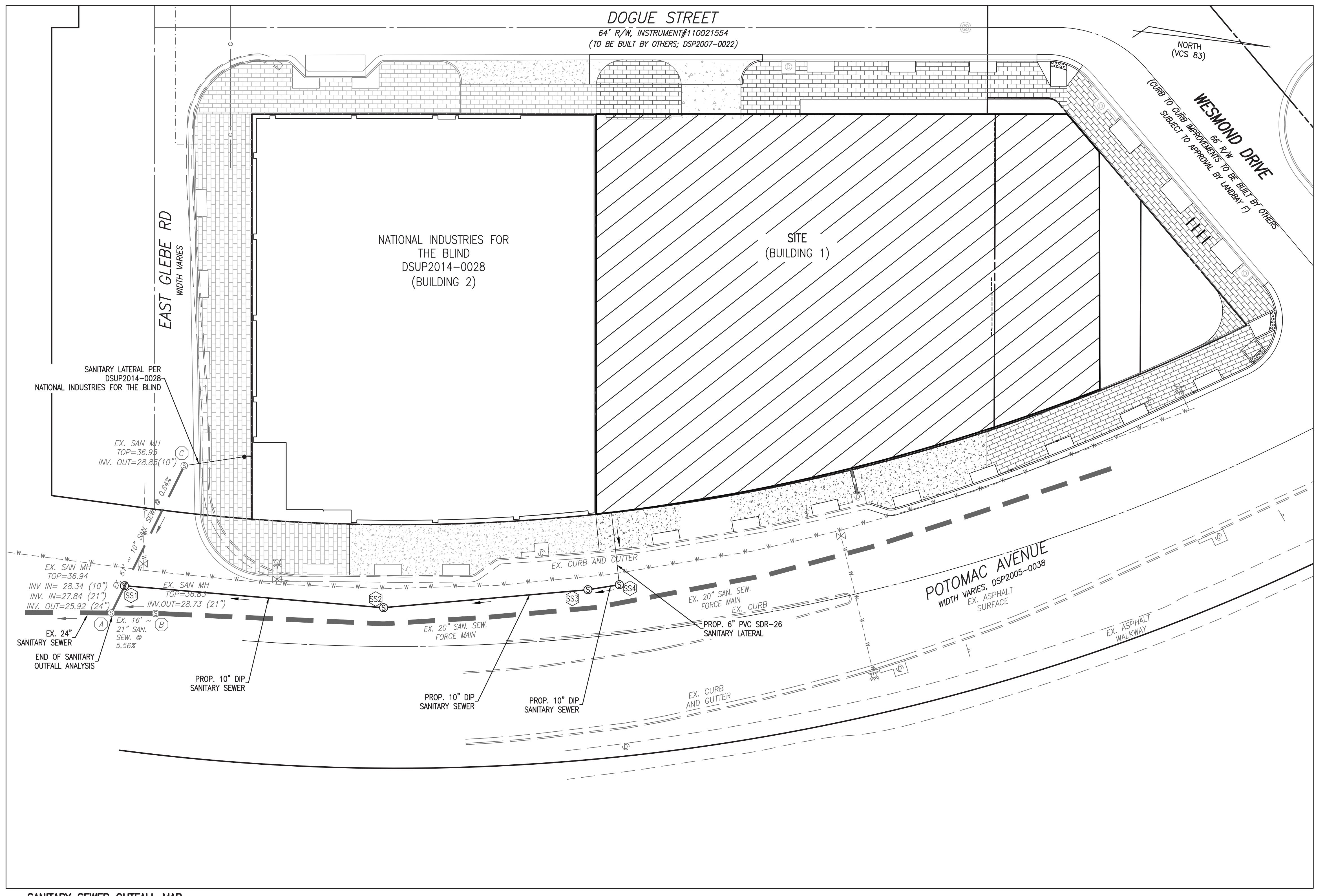
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. DATE

SIGHT DISTANCE PLAN AND PROFILE

SHEET 12 OF 16

FILE: 17-145



SANITARY SEWER OUTFALL CALCULATIONS:
THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED USE FOR THIS PROJECT WILL BE OFFICE WITH A NET FLOOR AREA OF 107,461 SF. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

OFFICE: 200 GPD/1000 SF = 200 GPD/1000 SF X 107,461 SF = 21,493 GPD OR 0.0333 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

21,493 GPD X 4 = 85,972 GPD

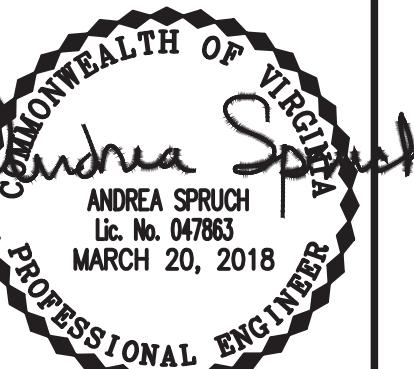
0.0333 CFS X 4 = 0.1330 CFS

TOTAL PEAK FLOW = 85,972 GPD OR 0.1330 CFS

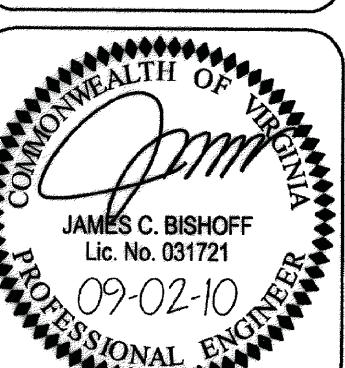
SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 21,492 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 85,972 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT WILL CONNECT TO A PROPOSED 10" SANITARY SEWER AT A PROPOSED SANITARY SEWER STRUCTURE, SS4, WHICH WILL BE MAINTAINED BY CITY OF ALEXANDRIA LOCATED ADJACENT TO THE PROPOSED SITE WITHIN POTOMAC AVENUE. SANITARY FLOW IS THEN CONVEYED SOUTH THROUGH PROPOSED 10" SANITARY SEWER BEFORE ULTIMATELY CONNECTING INTO AN EXISTING 10" SANITARY SEWER AT PROPOSED SANITARY SEWER STRUCTURE SS1 LOCATED AT THE INTERSECTION OF POTOMAC AVENUE AND EAST GLEBE ROAD. THE FLOW IS THEN CONVEYED EAST WHERE IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE A. PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER OF 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE A.



SANITARY OUTFALL COMPUTATIONS											
STRUCTURE		FACILITY ID		ACCUMULATED FLOW WITH PEAK (GPD)	ACCUMULATED FLOW (GPH)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)
FROM	TO	FROM	TO								
SS4	SS3	N/A	N/A	85,969	3,582	0.13	10	1.02%	0.012	2.50	4.41
SS3	SS2	N/A	N/A	85,969	3,582	0.13	10	0.50%	0.012	1.75	3.09
SS2	SS1	N/A	N/A	85,969	3,582	0.13	10	0.50%	0.012	1.75	3.08
SS1	A	N/A	007681SSMH	175,609	7,317	0.27	10	0.89%	0.012	2.34	4.13
				11.74	29.62	29.50	0.12	2.68	0.12	0.05	0.65
				75.8	29.40	29.02	0.38	2.09	0.14	0.06	0.72
				96.11	28.92	28.44	0.48	2.09	0.14	0.06	0.72
				28.44	28.34	0.10	3.15	0.18	0.08	0.80	0.1000



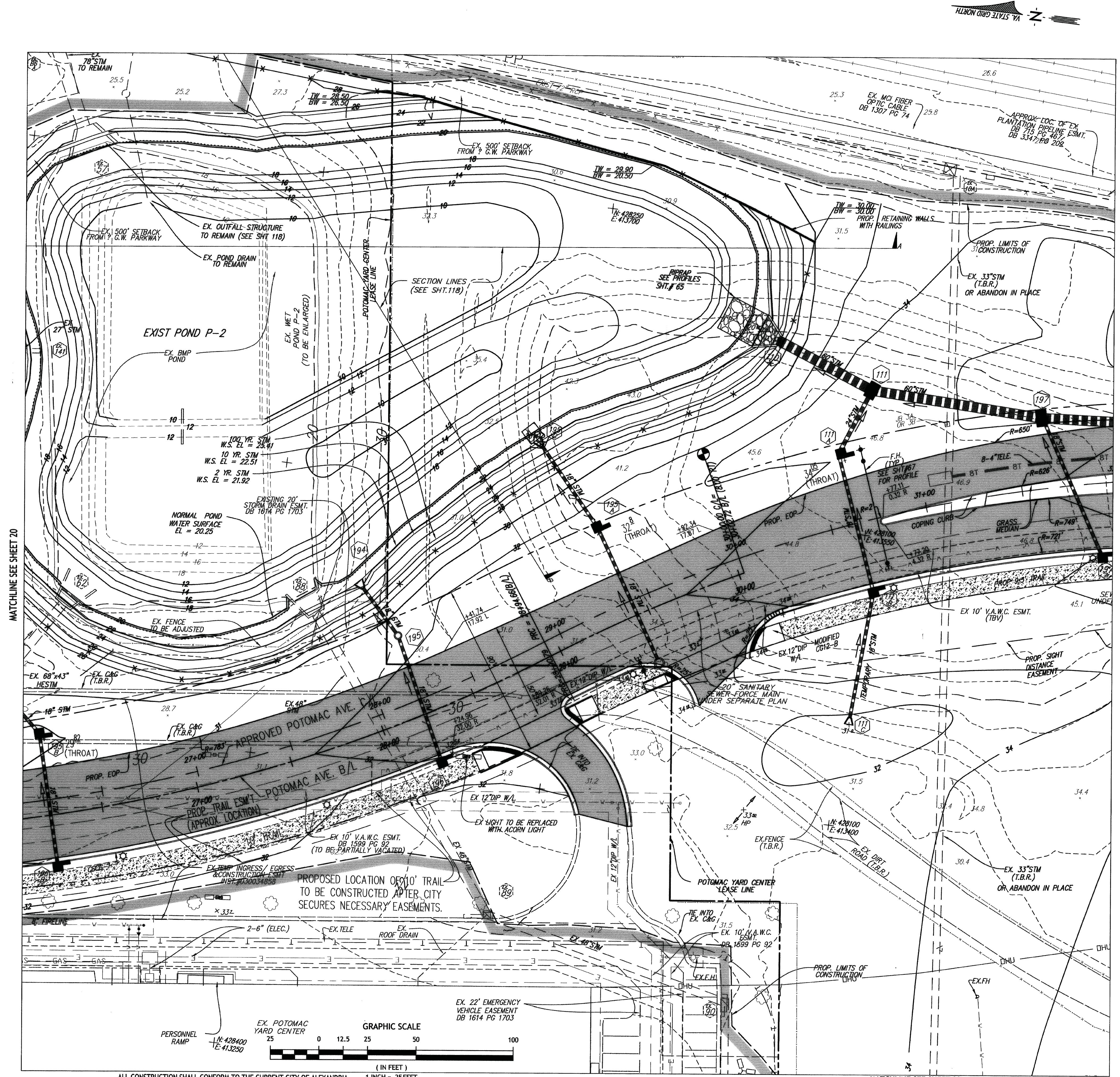
PLAN # 09-02-10
DATE: NOVEMBER 2008
CONTOUR INT. = 2'
SCALE: 1/4"=25'

PLAN DATE
07-02-10
08-05-10
09-02-10

SITE PLAN
POTOMAC YARD
POTOMAC AVENUE AND
EAST/WEST ROADS
CITY OF ALEXANDRIA, VIRGINIA

DESCRIPTION

REVISIONS

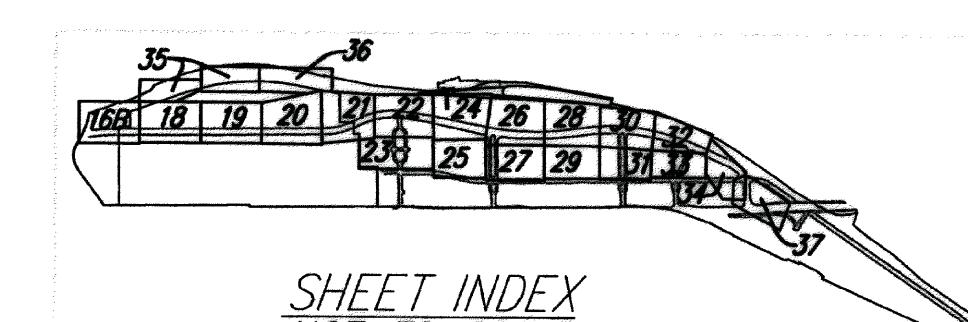


NOTES:

1. ALL PROPOSED VIRGINIA POWER DUCT BANKS ARE 8'-8" UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CABLE LINES ARE 4" PVC CONDUIT.
3. LANDBAY 'K' PARK FACILITIES & PROP. GRADING ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH PRELIMINARY/FINAL DESIGN OF LANDBAY 'K'.
4. EX. LIGHT POLES, SIGNS, ETC. ALONG POTOMAC AVE. SHALL BE PROTECTED DURING CONSTRUCTION. IF REQUIRED, SIGNS, ETC. CONTRACTOR SHALL REMOVE AND REPLACE LIGHTS ONCE CONSTRUCTION IS COMPLETE.
5. ALL PRIVATE UTILITIES WITHIN PUBLIC ROW SUBJECT TO VEHICLE LOADING WILL BE H-20 LOADING COMPATIBLE.
6. CONTRACTOR HAVE TO DRAIN EXISTING POND P-2 TO GRADE OUT AND VERIFY EXISTING BOTTOM MEETS THE CONTOUR SHOWN.
7. PHASE I EROSION AND SILTATION CONTROL IS ON A SEPARATE PLAN.
8. EASEMENT SHOWN 20' SANITARY FORCEMAIN TO BE VACATED WITH R.O.W. PLAT. THE 20' SANITARY FORCEMAIN WAS PREPARED UNDER SEPARATE PLAN TITLED 'OPPOSITE FORCEMAIN POTOMAC YARD ALEXANDRIA, VIRGINIA'.
9. HANDICAP RAMPS IDENTIFIED AS CG12C ARE MODIFIED PER DETAIL ON SHEET 105.
10. REFER TO LANDSCAPE SHEETS FOR LOCATIONS AND SPECIES OF STREET TREES. STREET TREES ALONG THE EAST AND WEST SIDES OF POTOMAC AVENUE SHALL BE INSTALLED WITH ADJACENT LANDBAYS AND THE MEDIAN WILL BE INSTALLED FULLY WITH THE CONSTRUCTION OF POTOMAC AVENUE. STREET LIGHTS WILL BE ADJUSTED IN CONJUNCTION WITH THE DESIGN OF EACH LANDBAY IN ACCORDANCE WITH THE POTOMAC YARD URBAN DESIGN GUIDELINES.
11. CURB CUTS TO POTOMAC AVENUE FROM LANDBAY F WILL BE REEVALUATED DURING ANY SUBSEQUENT REDEVELOPMENT PROPOSALS/APPROVALS OF LANDBAY F.

LEGEND

EX. CONTOUR	X98.4 : EXISTING SPOT ELEVATION
EX. TREE LINE	EX. STORM SEWER (STM. SEW)
EX. SANITARY SEWER (SAN)	EX. GAS LINE
EX. CURB & GUTTER	EX. Curb & Gutter
E.P.	EX. EDGE OF PAVEMENT
X-X-X-X-X-X-X	EX. FENCE (ALL TYPES)
OHU OHU	EX. OVERHEAD UTILITY LINE
W-W	EX. WATER LINE (W/L)
	EX. TREES
③	EX. SANITARY STRUCTURE NUMBER
④	EX. STORM STRUCTURE NUMBER
↓	EX. GUY WIRE
↑↑	EX. SIGN
↔	FLOW DIRECTION
△	HANDICAP RAMP
◊	EX. LIGHT
○	EX. STORM MANHOLE
○	EX. POWER POLE
●	EX. GAS VALVE
○	EX. FIRE HYDRANT
□	EX. WATER METER (W/M)
◊	EX. WATER VALVE
◊	EX. FIRE HYDRANT
○	EX. ELECTRIC MANHOLE
■	EX. ELECTRIC BOX
□	EX. ELECTRIC HAND BOX
○	EX. TELEPHONE MANHOLE
○	EX. POWER POLE
●	EX. GAS VALVE
○	EX. FIRE HYDRANT
□	EX. LIGHT
—	LIMITS OF CONSTRUCTION
—	PROPOSED CONTOUR
—	PROPOSED SPOT ELEVATION
—	PROPOSED SANITARY SEWER
—	PROPOSED WATER LINE
—	PROPOSED CURB AND GUTTER
—	TEST PIT REQUIRED
●	F.H.
●	PROPOSED FIRE HYDRANT
●	PROPOSED STREET LIGHT
—	RIGHT-OF-WAY (R.O.W.)
—	PROPOSED WATER METER
—	TO BE REMOVED
—	TO BE RELOCATED
—	TO BE VACATED
—	PROPOSED TREE PIT
—	PROPOSED STANDARD PARKING SPACE
—	PROPOSED COMPACT PARKING SPACE
—	PROPOSED CABLE
—	PROPOSED GAS
—	PROPOSED 4"-4" & 8"-4" TELEPHONE



SHEET INDEX
NOT-TO-SCALE

ALL STATION / OFFSETS ARE FROM THE APPROVED POTOMAC AVENUE CENTERLINE

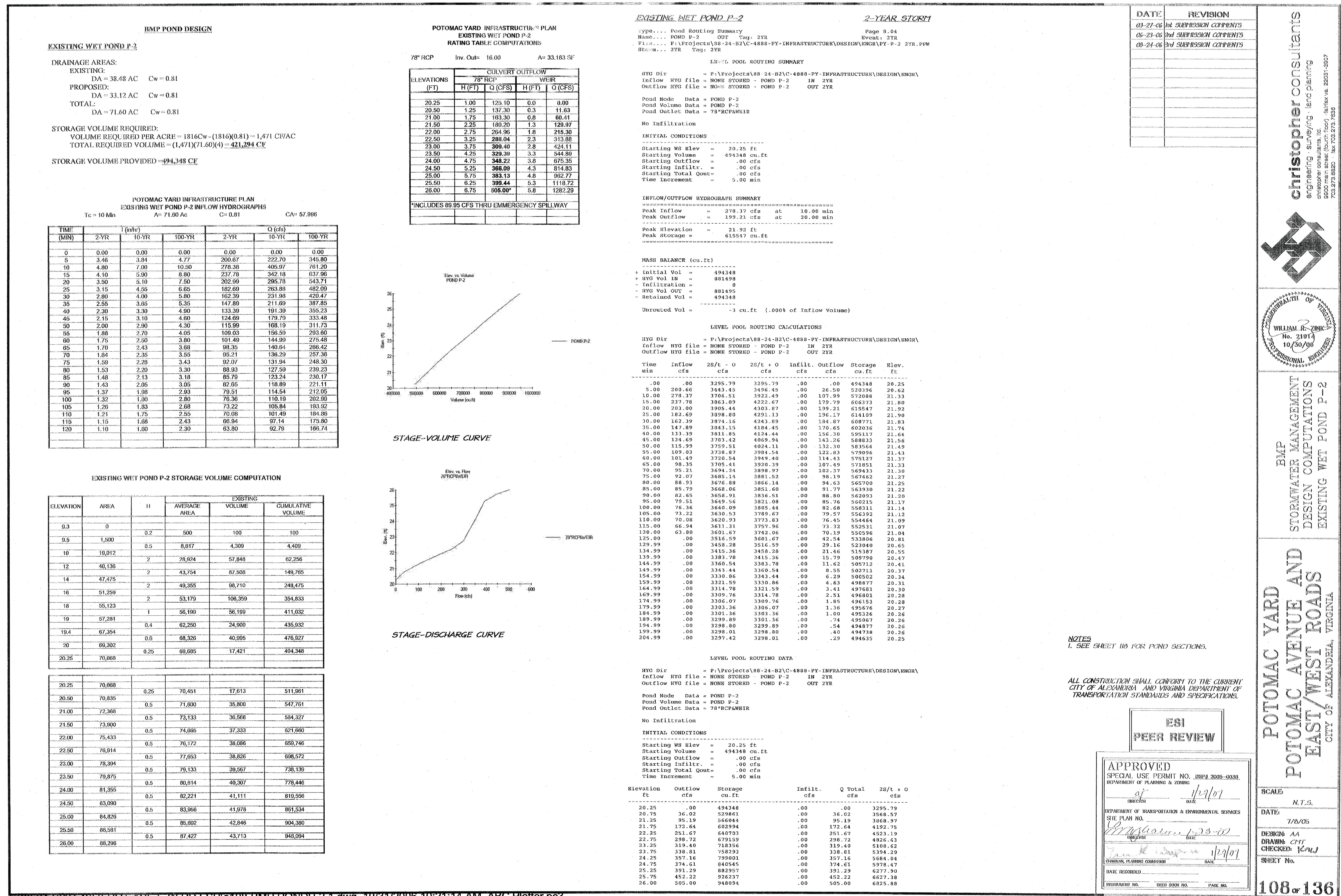
APPROVED SPECIAL USE PERMIT NO.	DSP#2005-0038
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
<i>[Signature]</i>	9/1/10
DATE	
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	
DEED BOOK NO.	
PAGE NO.	

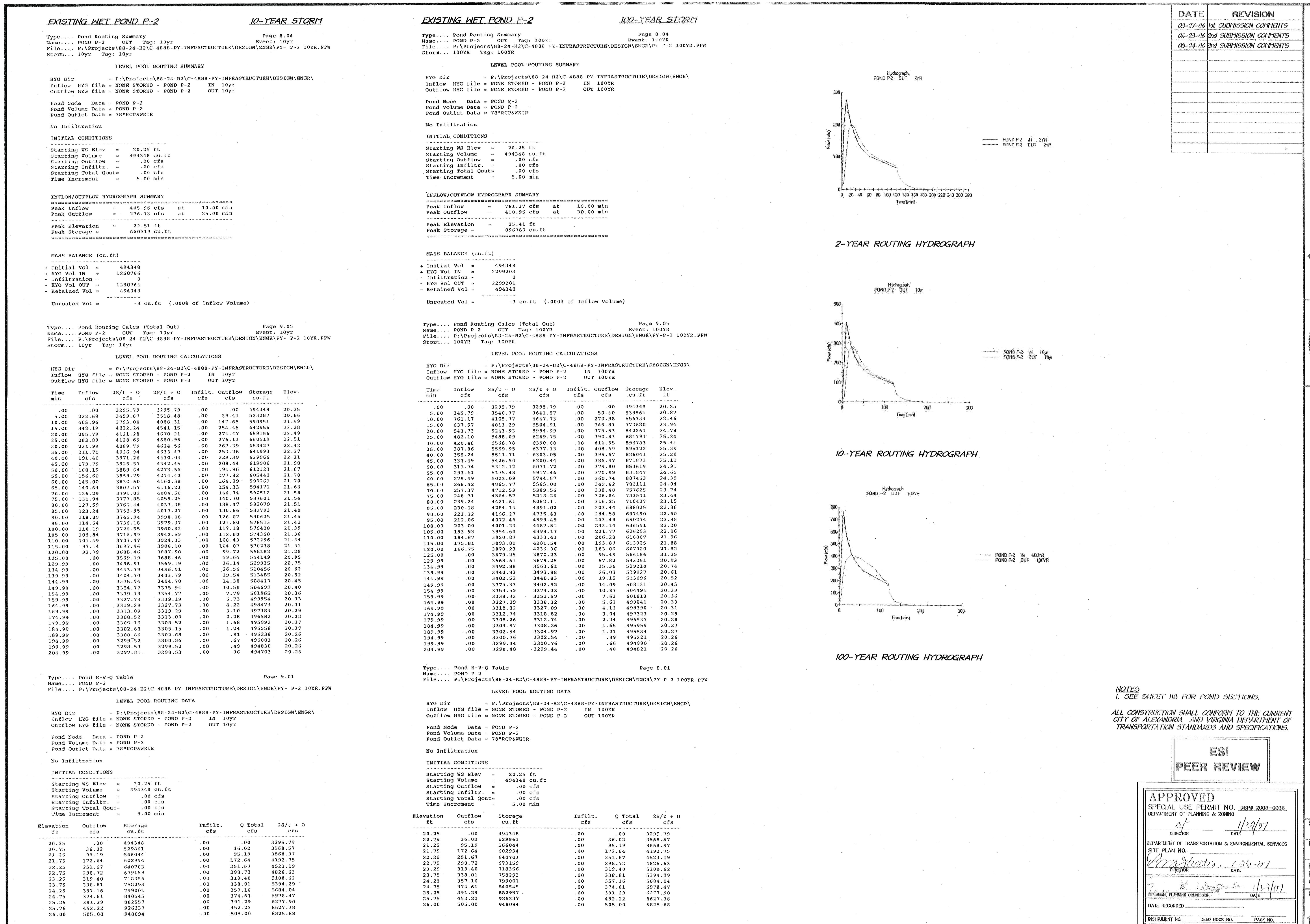
SHEET
21
OF
136

DSP 2005-00038 RS

FOR OUTFALL INFORMATION ONLY

SHEET 14 OF 16





**APTA CENTENNIAL
CENTER**

3030 POTOMAC AVENUE
ALEXANDRIA, VIRGINIA 22301

APTA

Owner
1111 North Fairfax Street
Alexandria, VA 22314
Tel 703.684.2782

Gensler

Architect
2020 K Street NW
Suite 200
Washington, DC 20006
Tel 202.721.5200

Orr Partners

Project Manager
11180 Sunrise Valley Dr.
Reston, VA 20191
Tel 703.289.2100

SK&A Engineers

Structural Engineer
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Suite 800
Washington, DC 20036
Tel 202.659.2520

JBG Smith

Development Advisor
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Suite 400
Chevy Chase, Maryland 20815
Tel 240.333.3600

GPI, Inc.

MEP Engineer
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Suite 400
Rockville, MD 20850
Tel 240.268.1820

Davis Utility

Utility Consultant
3975 Fair Ridge Drive
Suite 125 S
Fairfax, VA 22033
Tel 703.684.9494

CM Kling + Assoc.

Architectural Lighting Design
1020 Cameron Street
Alexandria, VA 22314
Tel 703.684.6270

R.C. Fields

Civil Engineer
730 South Washington Street
Alexandria, VA 22314
Tel 703.549.6422

Michael Blades

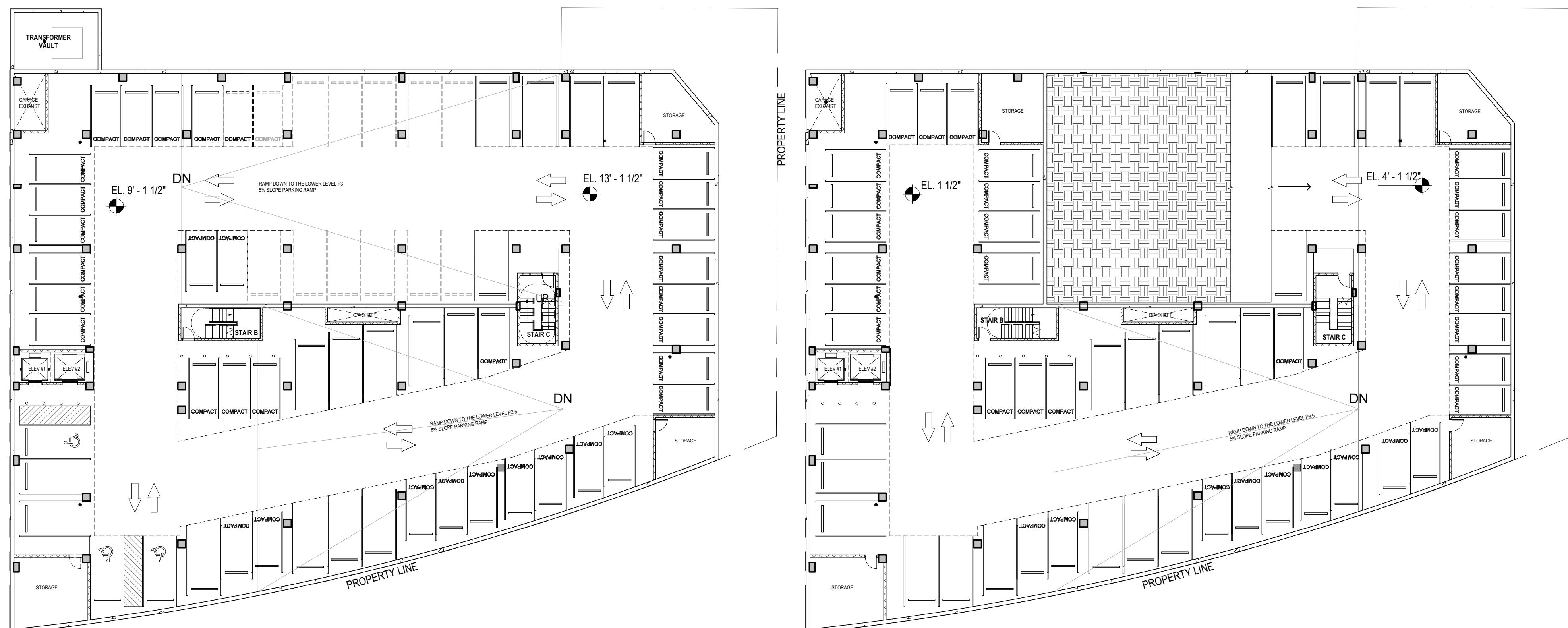
Vertical Transportation
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

Studio39

Landscape Architect
6416 Groveland Drive
Suite 100-A
Alexandria, VA 22310
Tel 703.719.6500

Arup

Code Consultant
1120 Connecticut Ave NW
Washington, DC 20036
Tel 202.729.8220



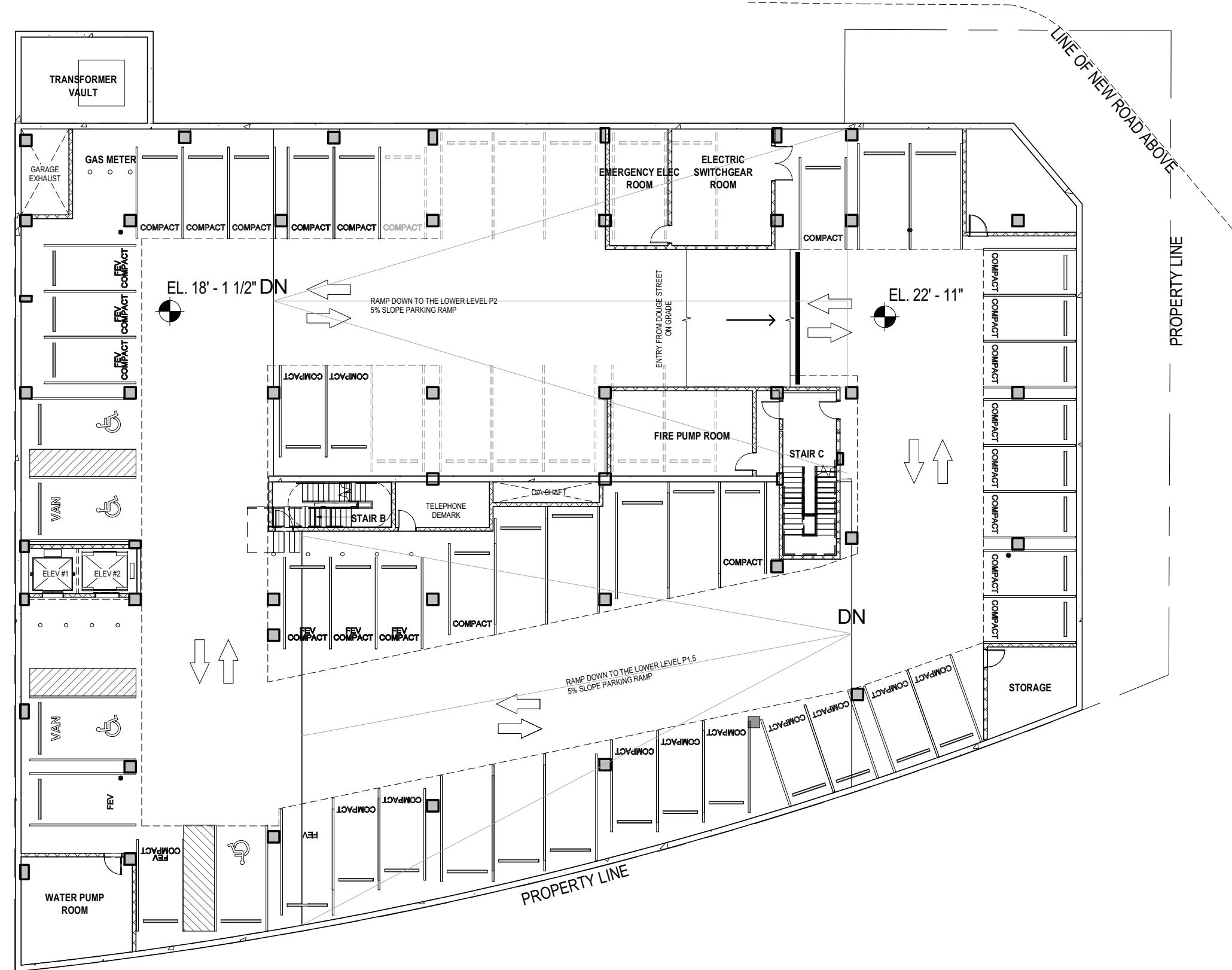
CONCEPT II PLAN - LEVEL P2

SCALE: 1" = 20'-0"

CONCEPT II PLAN - LEVEL P3

SCALE: 1" = 20'-0"

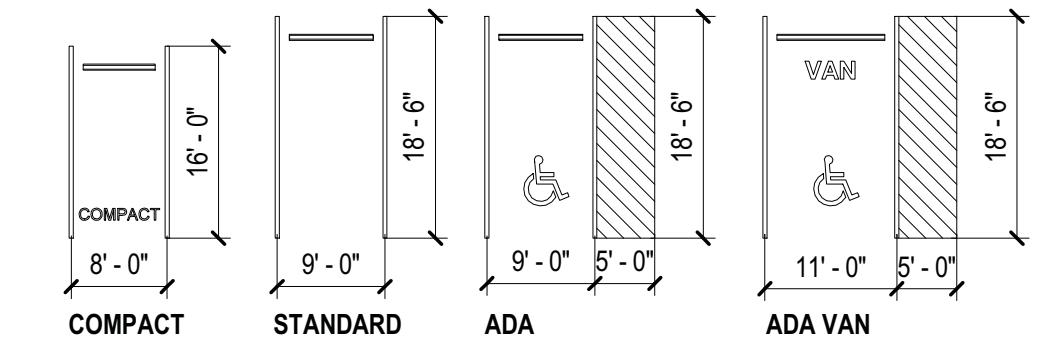
△ Date Description
17.11.03 CONCEPT II SUBMISSION
18.02.09 COMPLETENESS SUBMISSION
18.03.20 VERIFICATION SUBMISSION



CONCEPT II PLAN - LEVEL P1

SCALE: 1" = 20'-0"

Parking Tabulation							
LEVEL	Standard	FEV STANDARD	Compact	FEV COMPACT	ADA	ADA VAN	TOTAL PER FLOOR
LOWER LEVEL 01	20	2	28	7	2	2	61
LOWER LEVEL 02	27	0	35	0	3	0	65
LOWER LEVEL 03	19	0	34	0	0	0	53
TOTAL	66	2	97	7	5	2	
GRAND TOTAL							179



APPROVED	
SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____ DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____ DATE _____	
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE _____



Project Name	APTA
Project Number	09.8714.000
Scale	As indicated
Description	PARKING PLANS
A100	

APTA CENTENNIAL
CENTER

3030 POTOMAC AVENUE
ALEXANDRIA, VIRGINIA 22301

APTA

Gensler

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1111 North Fairfax Street
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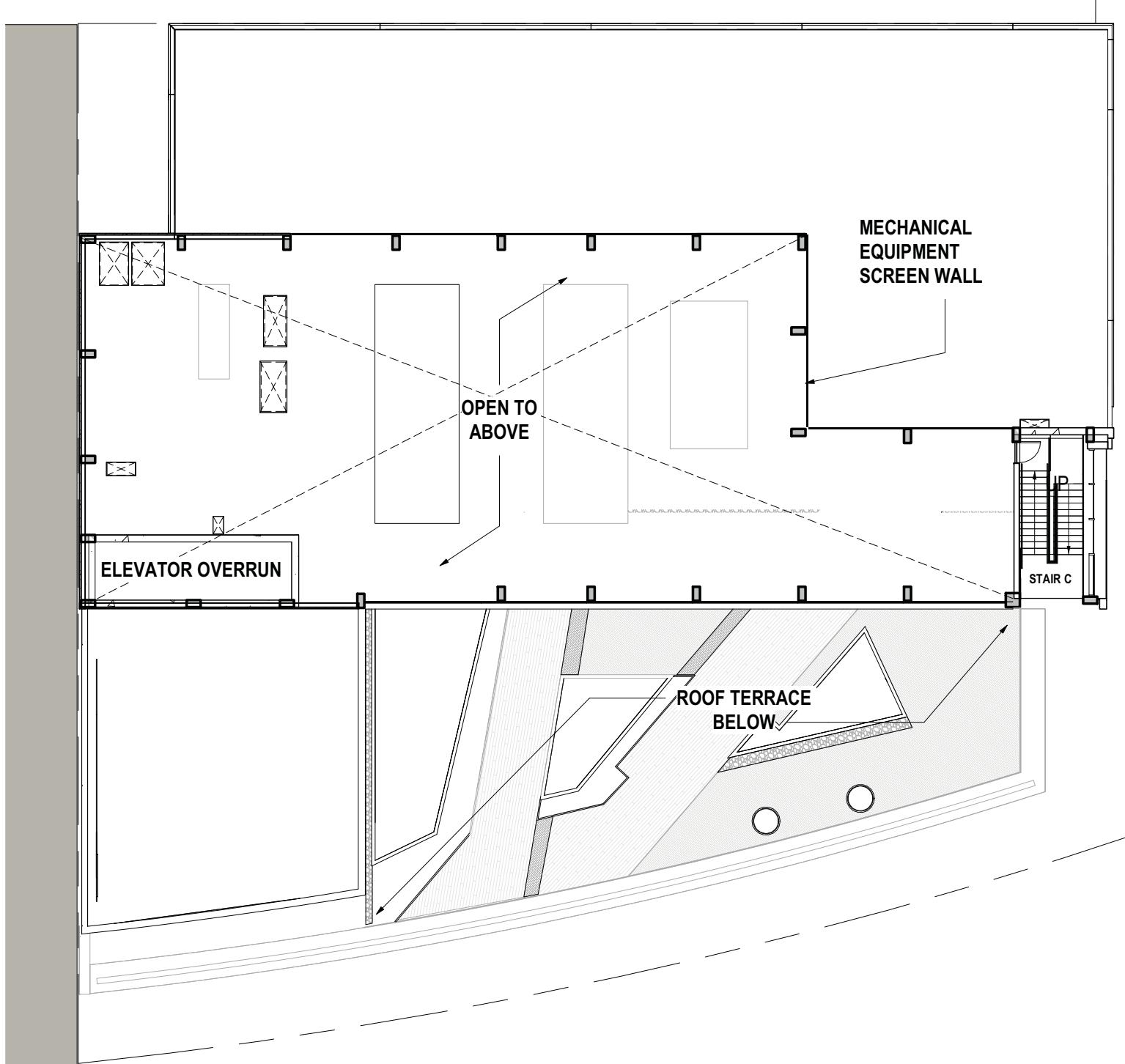
Studio39

CM Kling + Assoc.

Landscape Architect
6416 Grovendale Drive
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Alexandria, VA 22310
Tel 703.719.6500

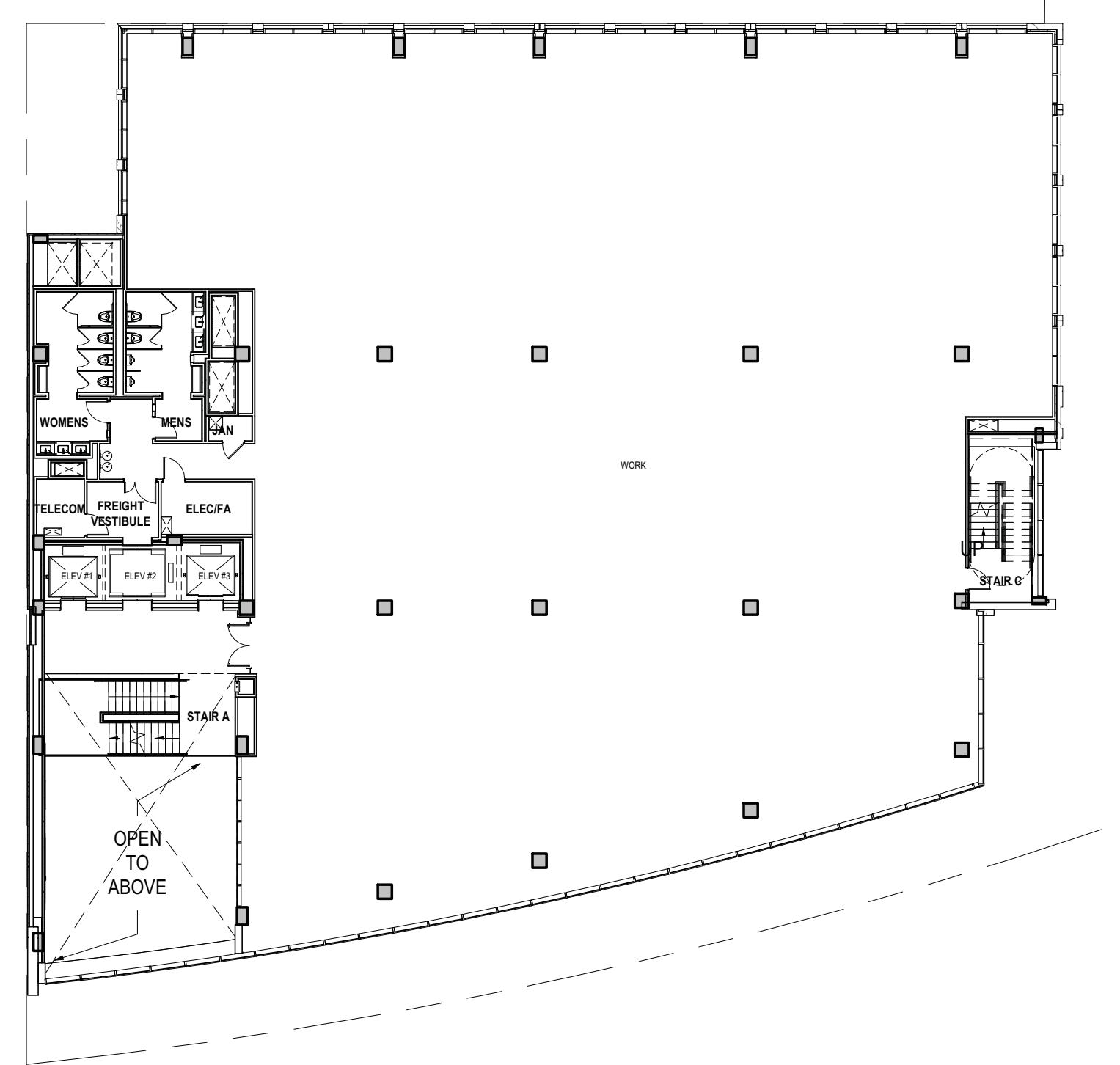
Code Consultant
1120 Connecticut Ave NW
Washington, DC 20036
Tel 202.729.8220

△	Date	Description
	17.11.03	CONCEPT II SUBMISSION
	18.02.09	COMPLETENESS SUBMISSION
	18.03.20	VERIFICATION SUBMISSION



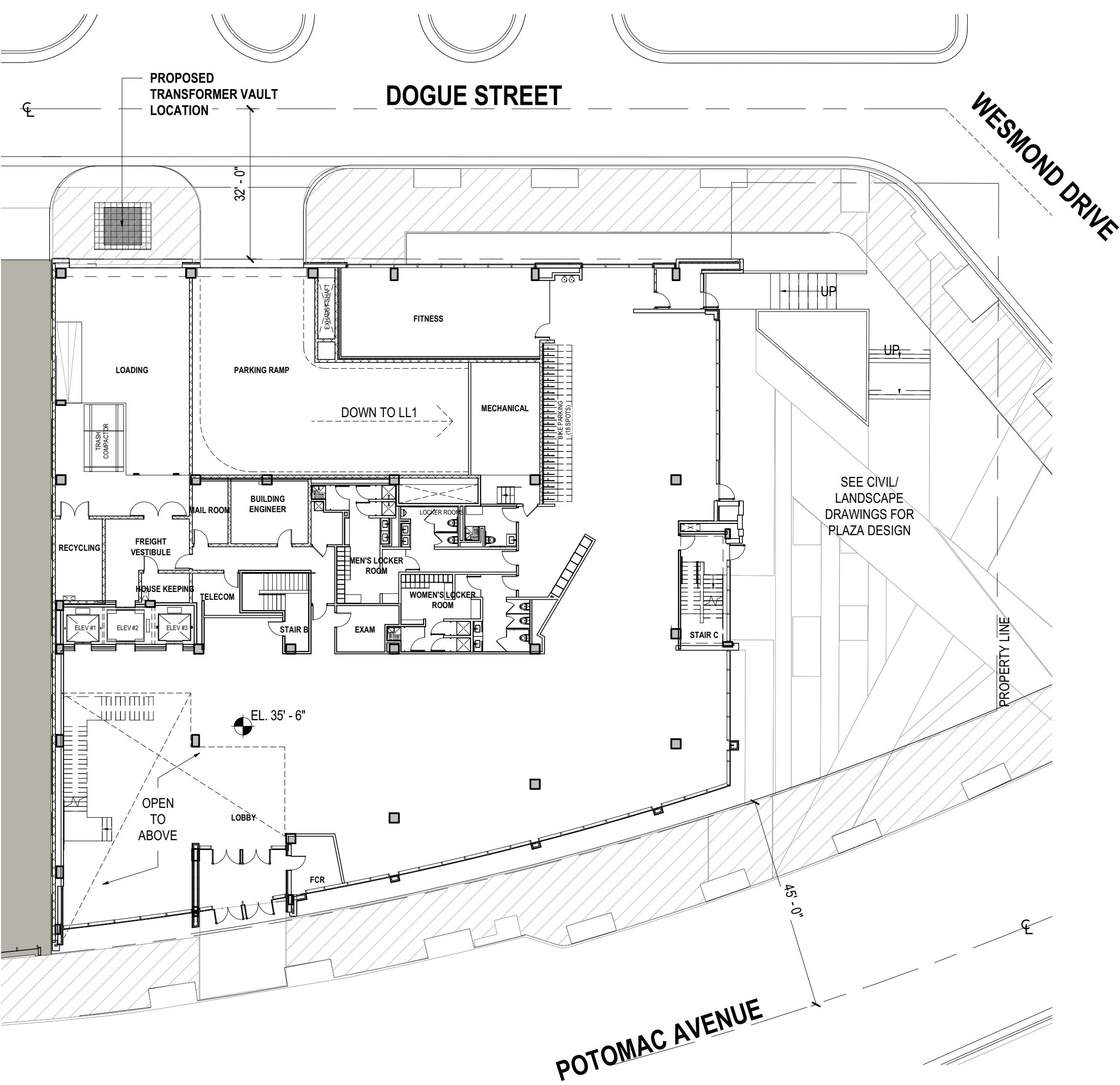
CONCEPT II PLAN - ROOF PLAN

SCALE: 1" = 20'-0"



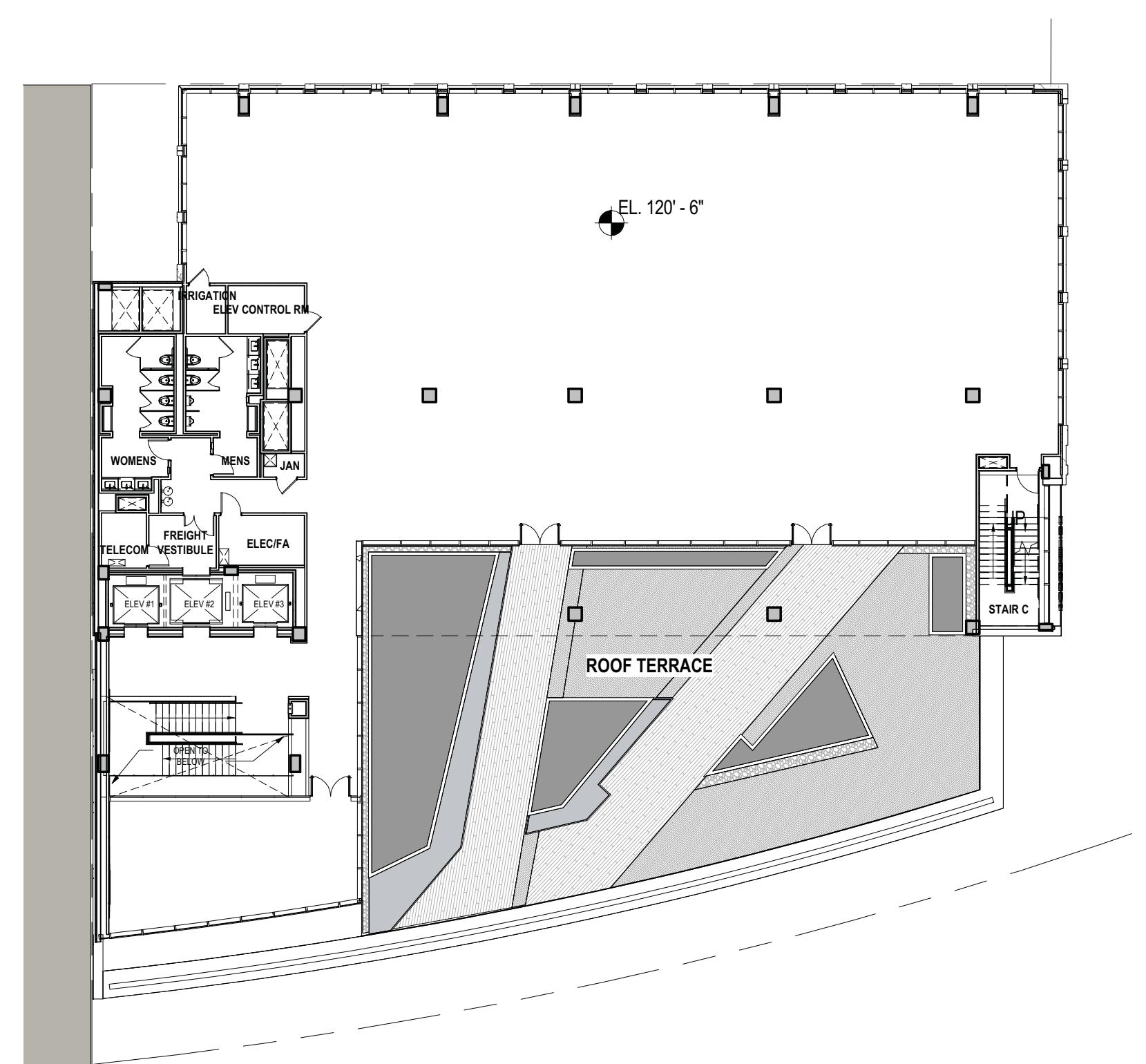
CONCEPT II PLAN - LEVEL 03-06 TYPICAL

SCALE: 1" = 20'-0"



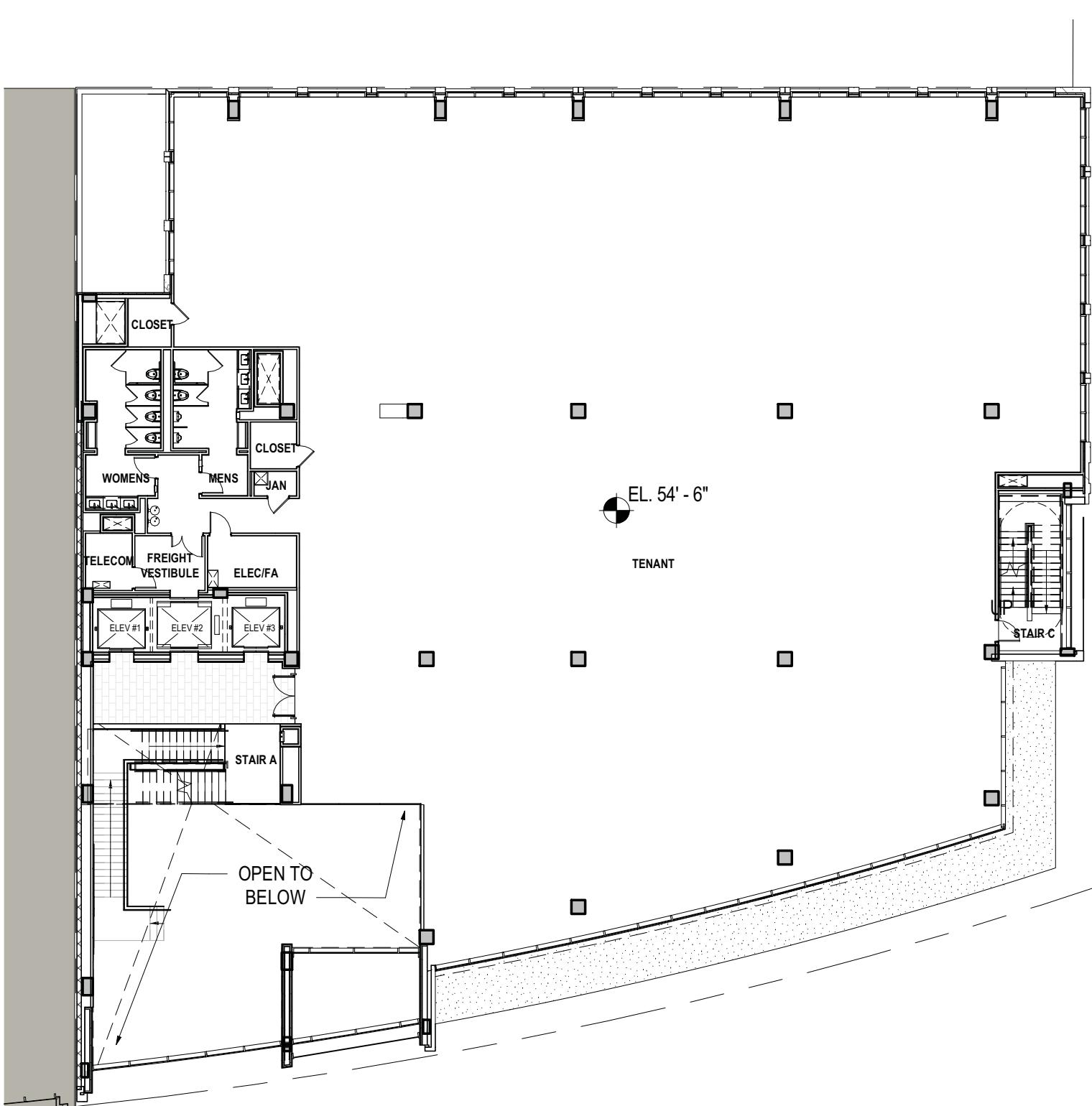
GROUND FLOOR PLAN

SCALE: 1" = 20'-0"



CONCEPT II PLAN - LEVEL 07

SCALE: 1" = 20'-0"



CONCEPT II PLAN - LEVEL 02

SCALE: 1" = 20'-0"

APPROVED	SPECIAL USE PERMIT NO. 2017-0017
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	DATE



Project Name	APTA
Project Number	09.8714.000
Scale	As indicated
Description	OFFICE FLOOR PLANS

A101

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APTA CENTENNIAL CENTER

POTOMAC AVENUE
ALEXANDRIA, VIRGINIA 22301

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r
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ndria, VA 22314
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03.289.2100 Washington, DC 20036
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125 S
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03.636.9494

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Tel 703.684.6270

C. Fields Michael Blades

Engineer Vertical Transportation
South Washington Street 5409 Rapidan Court
Arlington, VA 22314 Lothian, MD 20711

03.549.6422 Tel 410.798.8504

udio39 Arup

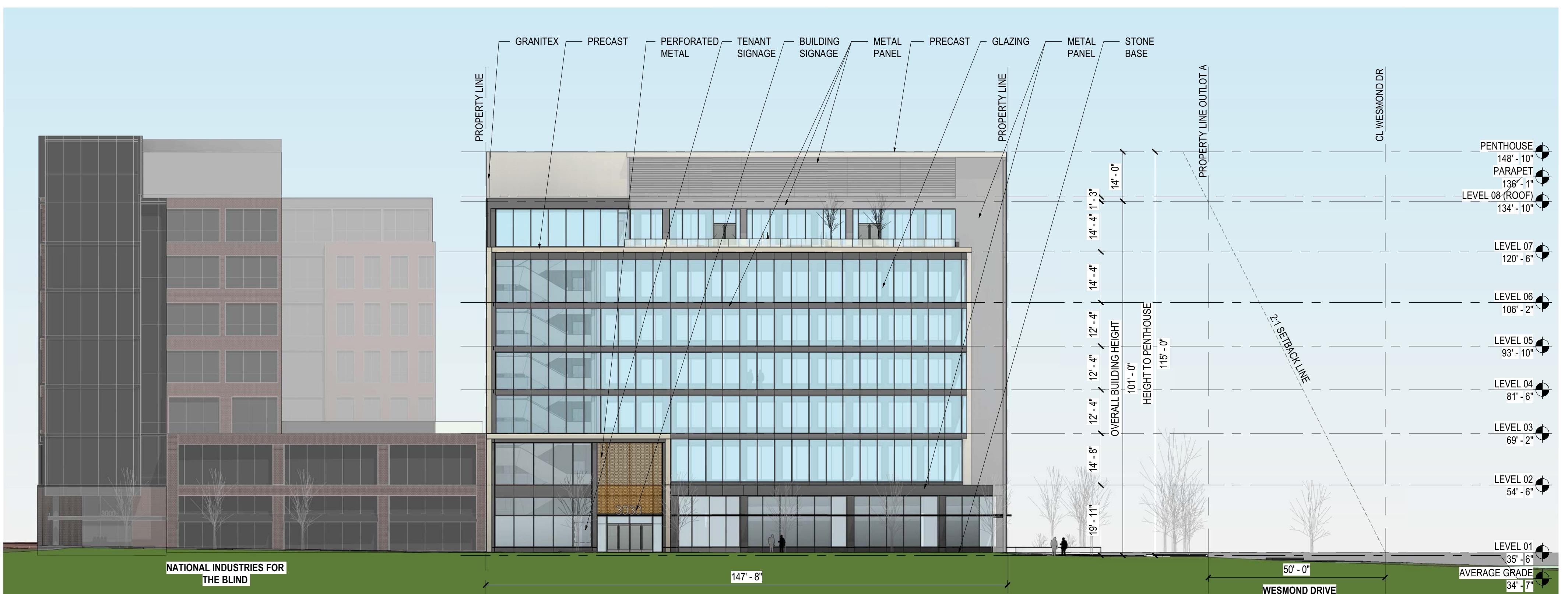
Date	Description
7.11.03	CONCEPT II SUBMISSION
8.02.09	COMPLETENESS SUBMISSION
8.03.20	VERIFICATION SUBMISSION

1. Name _____

Number

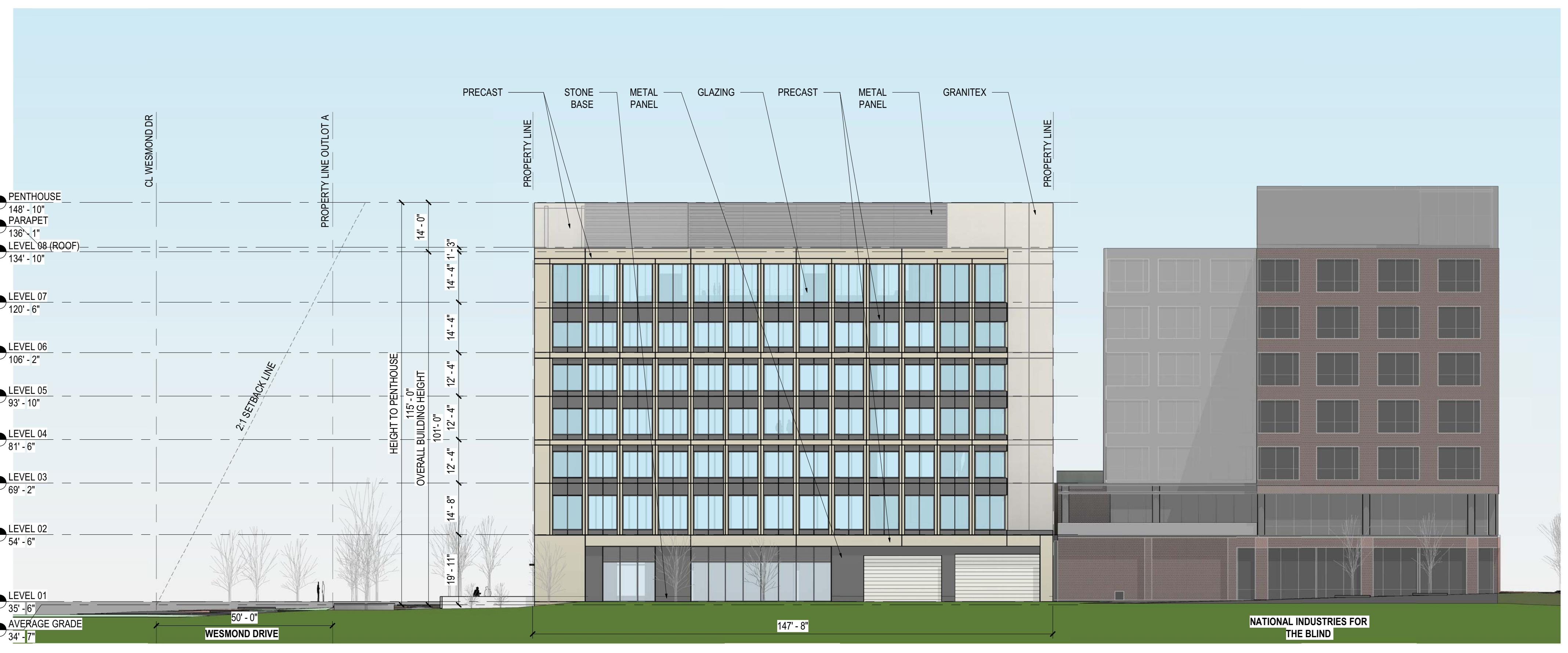
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102



ELEVATION - EAST

SCALE: 1" = 20'-0"



ELEVATION - WEST

SCALE: 1" = 20'-0"

APPROVED	
SPECIAL USE PERMIT NO.	2017-0017
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
RECORDED	
DOCUMENT NO.	DEED BOOK NO.
	DATE



BUILDING PERSPECTIVE - FROM POTOMAC AVE & EAST GLEBE RD



BUILDING PERSPECTIVE - FROM WESMOND & DOGUE



BUILDING PERSPECTIVE - FROM POTOMAC & WESMOND



BUILDING BIRDSEYE VIEW - FROM POTOMAC & WESMOND APPROVED

SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	_____
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	_____
INSTRUMENT NO.	DEED BOOK NO.
DATE	

A104

APTA CENTENNIAL CENTER

3030 POTOMAC AVENUE
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Owner
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Tel 703.719.6500

Arup

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1120 Connecticut Ave NW
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Tel 202.729.8220

△	Date	Description
	17.11.03	CONCEPT II SUBMISSION
	18.02.09	COMPLETENESS SUBMISSION
	18.03.20	VERIFICATION SUBMISSION



Project Name	APTA
Project Number	09.8714.000
Scale	12" = 1'-0"
Description	MASSING

A104

APTA CENTENNIAL CENTER

3030 POTOMAC AVENUE
ALEXANDRIA, VIRGINIA 22301

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1111 North Fairfax Street
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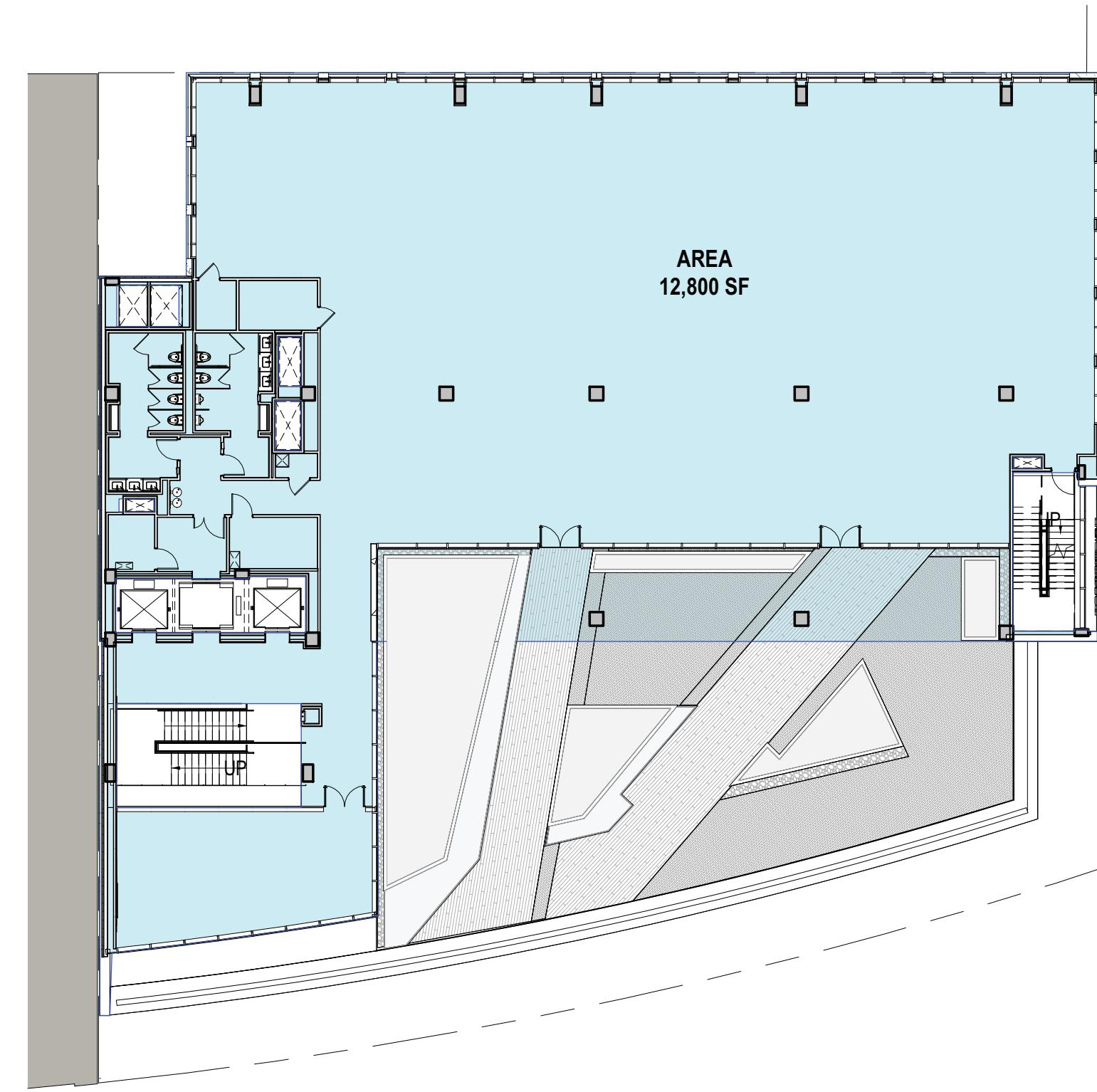
Studio39

Landscape Architect
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Suite 100-A
Alexandria, VA 22310
Tel 703.719.6500

Arup

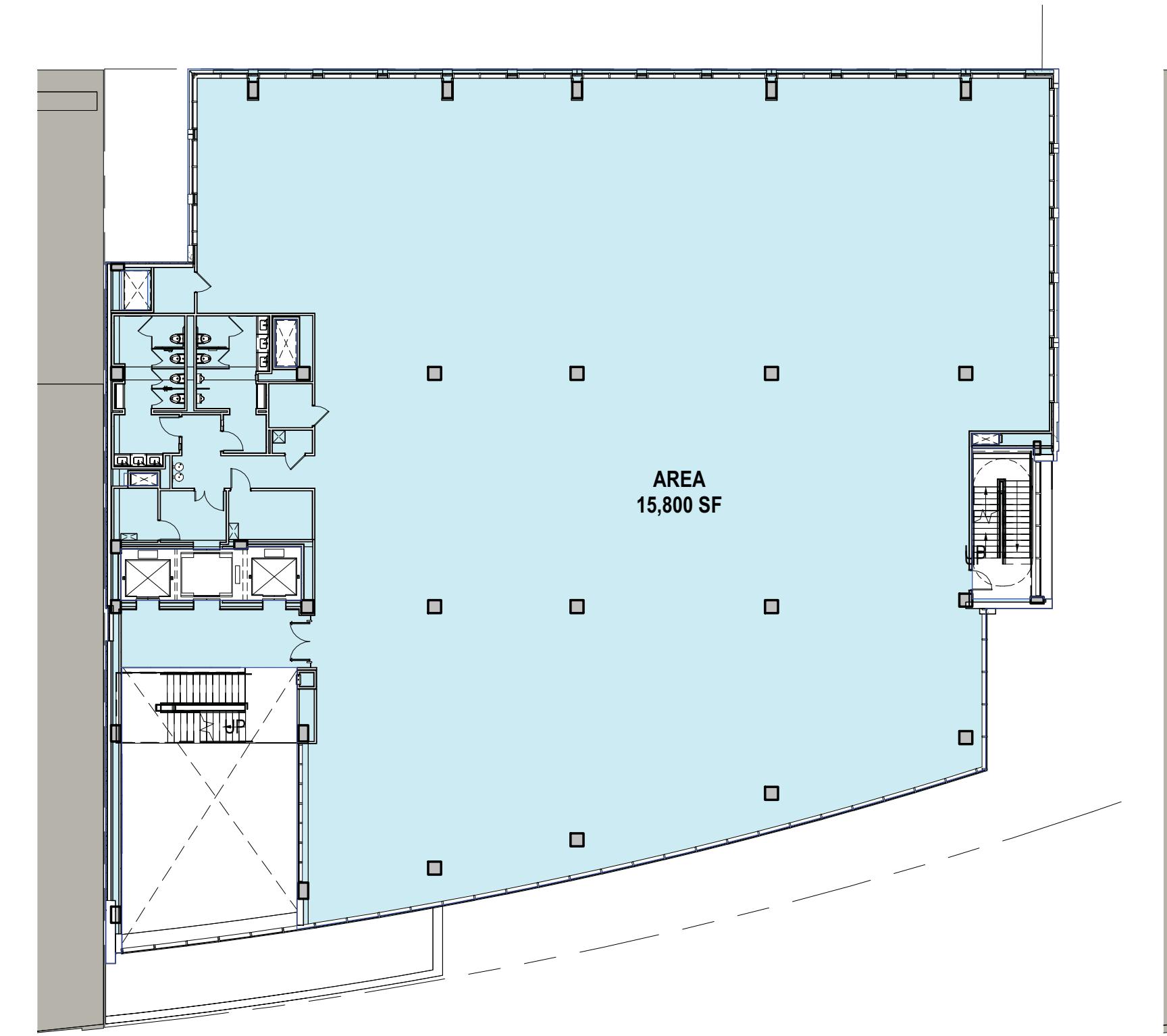
Code Consultant
1120 Connecticut Ave NW
Washington, DC 20036
Tel 202.729.8220

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	18.03.20	VERIFICATION SUBMISSION



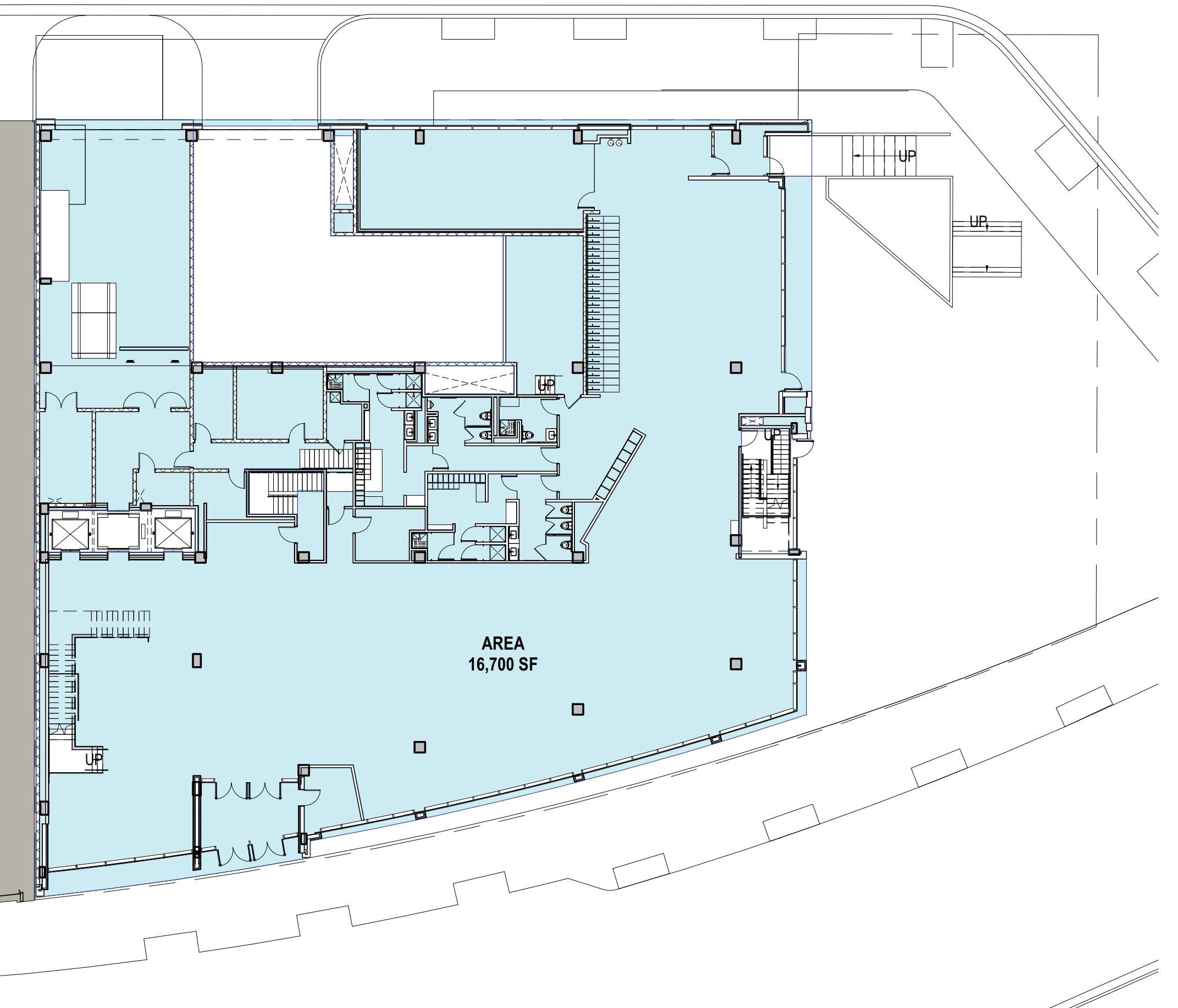
AREA PLAN - LEVEL 07

SCALE: 1" = 20'-0"



AREA PLAN - LEVEL 03

SCALE: 1" = 20'-0"



AREA PLAN - LEVEL 01

SCALE: 1" = 20'-0"

LEGEND



INCLUDED IN NSF CALCULATION

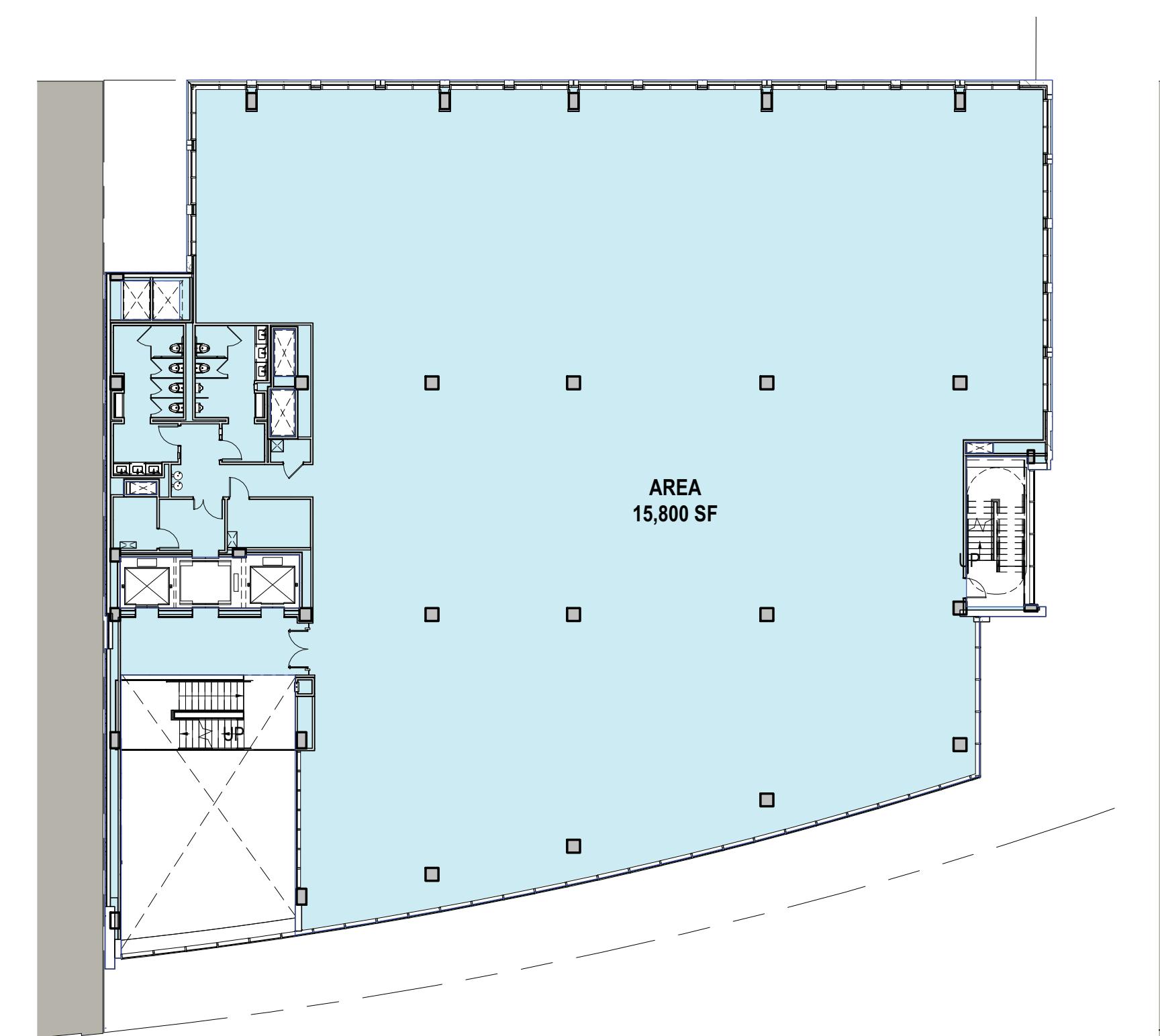
ALEXANDRIA SQUARE FOOTAGE DEFINITION:

"For properties except for those specified in subsection A. above, the floor area of the building or buildings on a lot or tract or tract of land (whether "main" or "accessory") is the sum of all gross horizontal areas under a roof or roofs. These areas shall be measured from the exterior faces of walls and from the eaves of all roofs where they extend beyond the wall line or from the center line of party walls and shall include all space with a headroom of seven feet six inches or more, whether or not provided with a finished floor or ceiling.

Excluded shall be elevator and stair bulkheads, accessory water tanks, cooling towers and similar construction not susceptible to storage or occupancy. Basements and subbasements shall be excluded from the floor area ratio computations, but for the purpose of computing off street parking requirements that portion of such areas as are occupied by permitted uses shall be subject to the provisions of Article VIII."

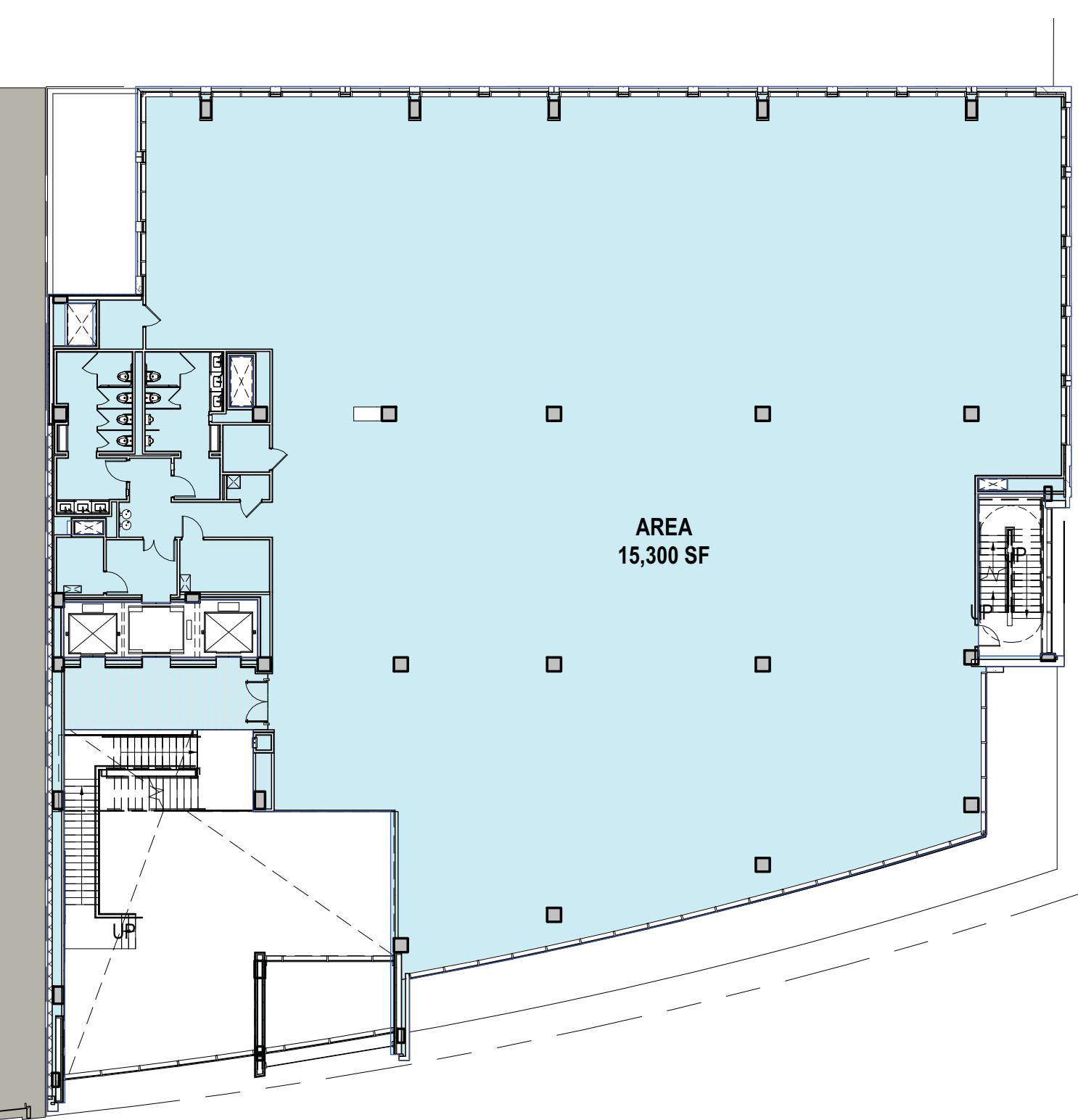
Area Schedule (Net)

Level	Area
LEVEL 01	16,700 SF
LEVEL 02	15,300 SF
LEVEL 03	15,800 SF
LEVEL 04	15,800 SF
LEVEL 05	15,800 SF
LEVEL 06	15,800 SF
LEVEL 07	12,800 SF
	108,000 SF



AREA PLAN - LEVELS 04 - 06

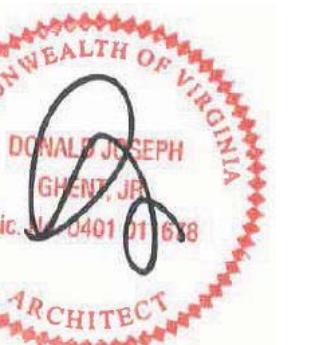
SCALE: 1" = 20'-0"



AREA PLAN - LEVEL 02

SCALE: 1" = 20'-0"

Seal / Signature



Project Name

APTA

Project Number

09.8714.000

Scale

As indicated

Description

AREA PLANS (NET)

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

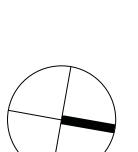
DIRECTOR _____ DATE

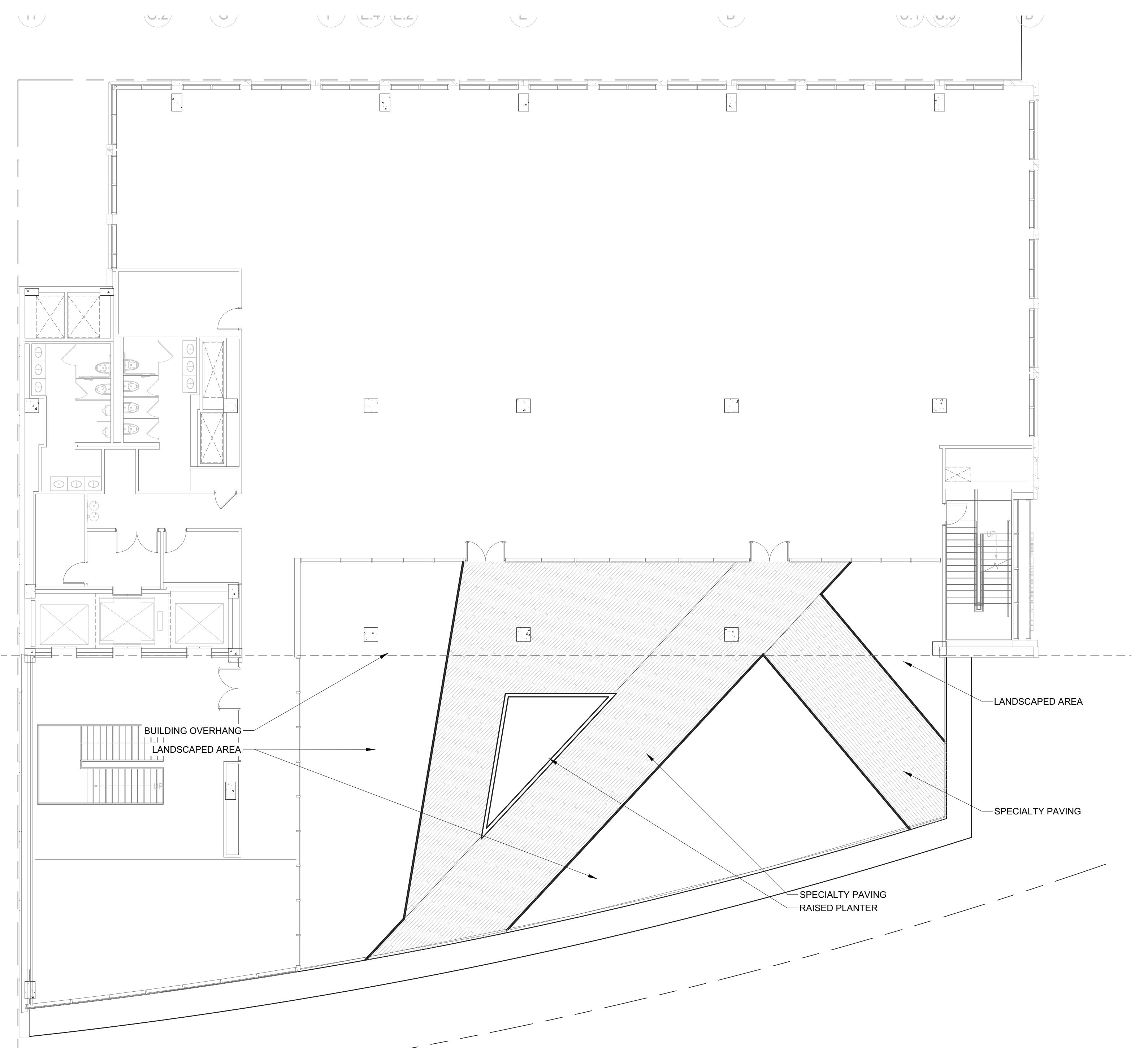
CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE

A106



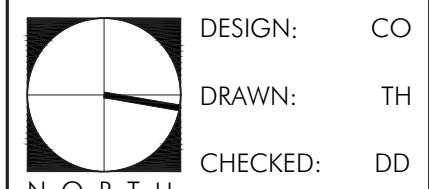


ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703)746-4399 TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703)746-4399 IF ANY BURIED STRUCTURAL REMAINS (WALLS, WELL, 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 ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
4. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

REVISIONS:

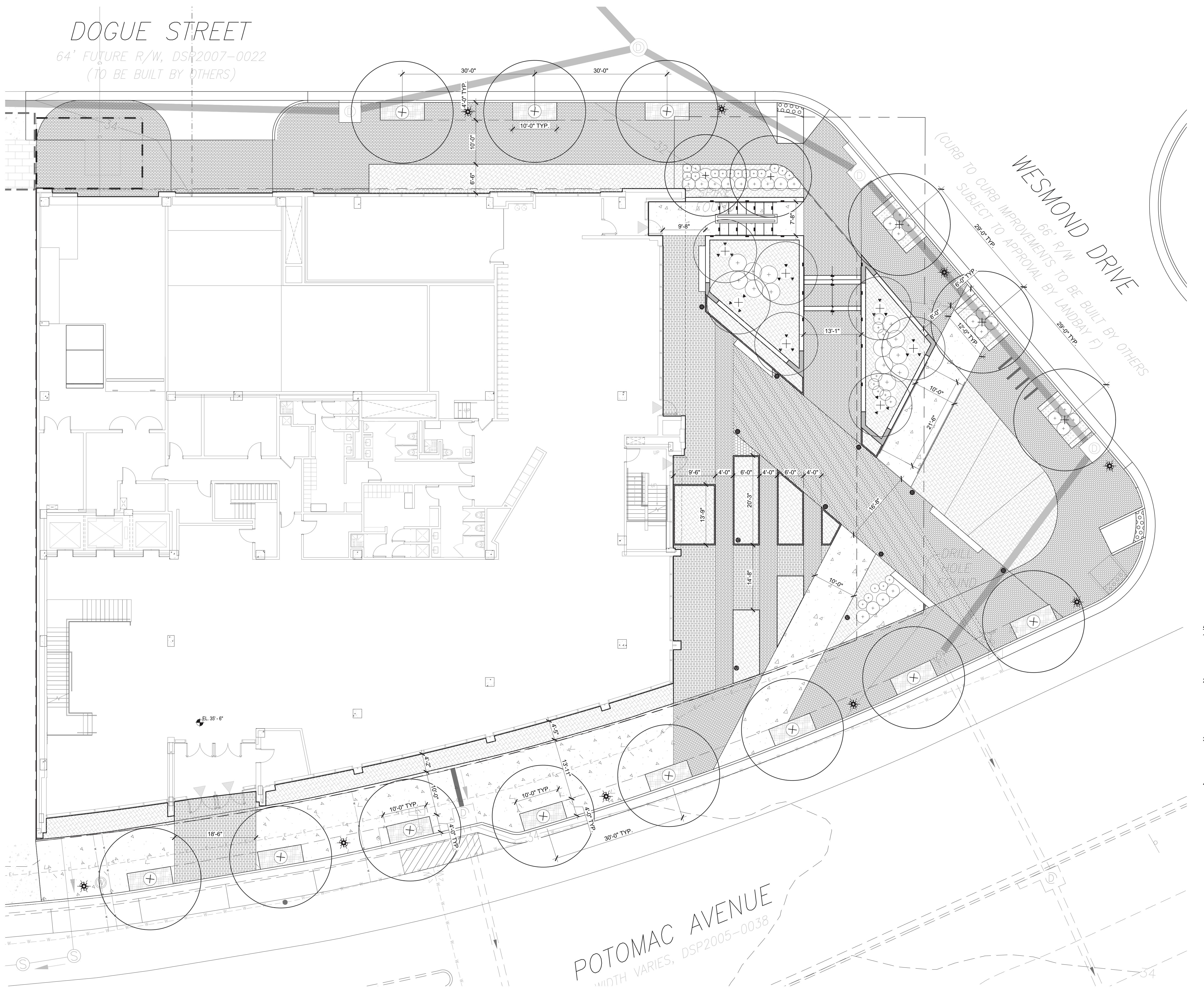
Hardscape Plan - 7th Floor



APPROVED		DESIGN: CO
SPECIAL USE PERMIT NO. 2017-0017		DRAWN: TH
DEPARTMENT OF PLANNING & ZONING		CHECKED: DD
DIRECTOR _____ DATE _____		SCALE: 1" = 10'-0"
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		0 5 10 20
SITE PLAN NO. _____		PROJECT NO: 17031
DIRECTOR _____ DATE _____		DATE: 03.20.2018
CHAIRMAN, PLANNING COMMISSION _____ DATE _____		
DATE RECORDED _____		
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____		

L1.02

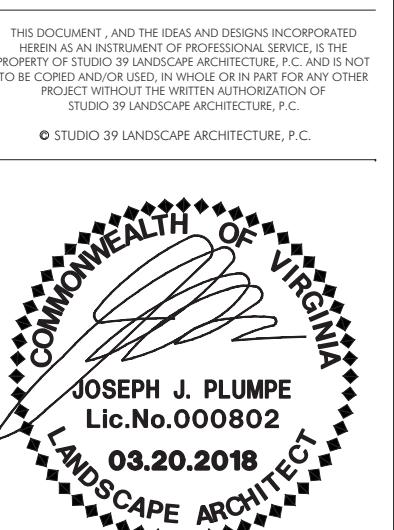
PRELIMINARY DSUP



APPROVED	
SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PRELIMINARY DSUP	

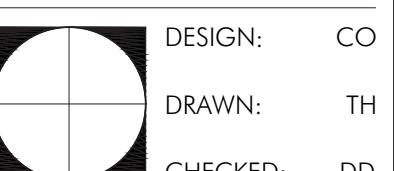
NOT RELEASED FOR CONSTRUCTION

DESIGN: CO			
DRAWN: TH			
CHECKED: DD			
NORTH			
SCALE: 1" = 10'-0"			
0	5	10	20
PROJECT NO: 17031			
DATE: 03.20.2018			
L1.03			



REVISIONS:

Hardscape Details



DESIGN: CO
DRAWN: TH
CHECKED: DD

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

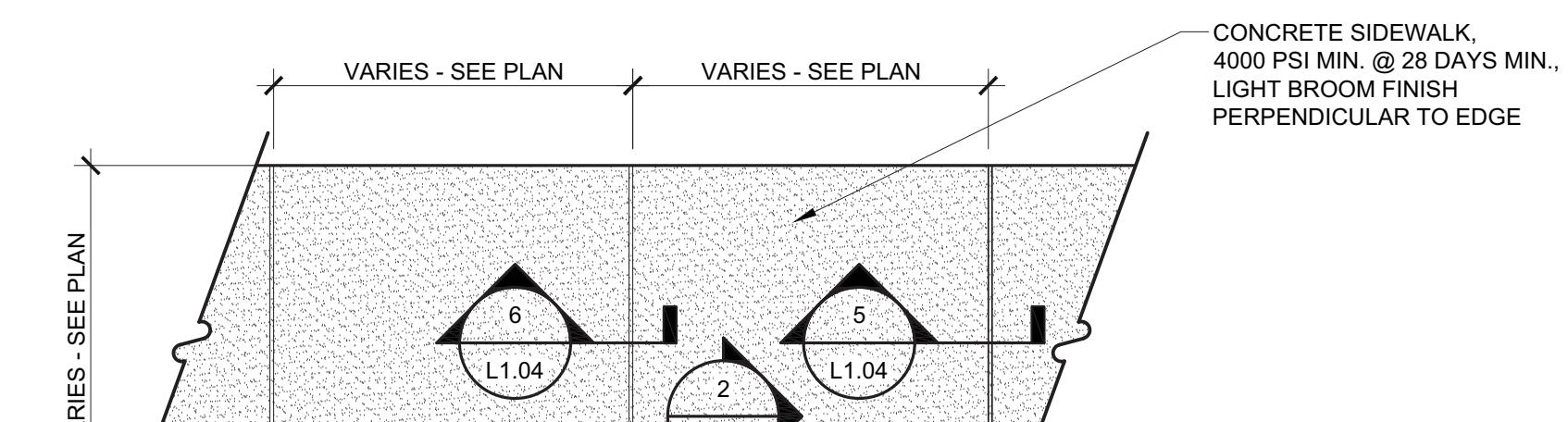
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

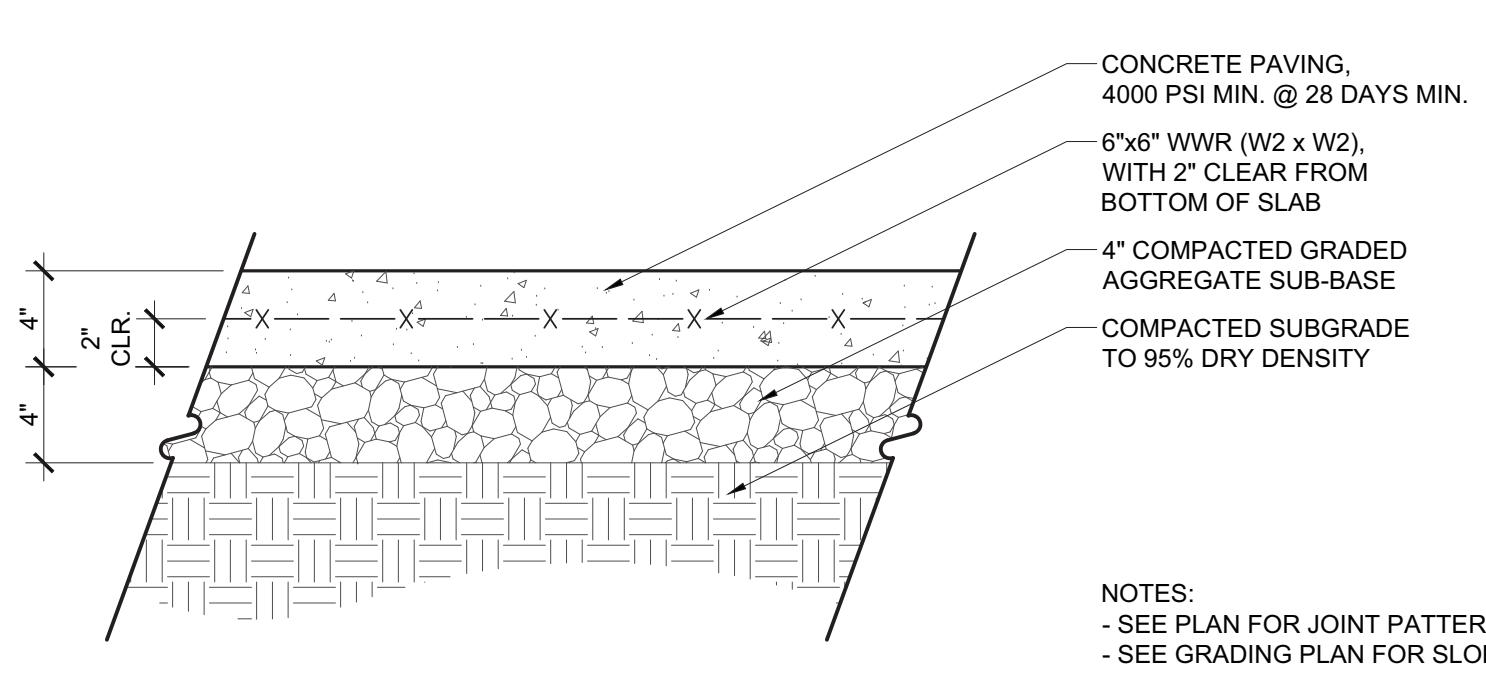
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NOT RELEASED FOR CONSTRUCTION



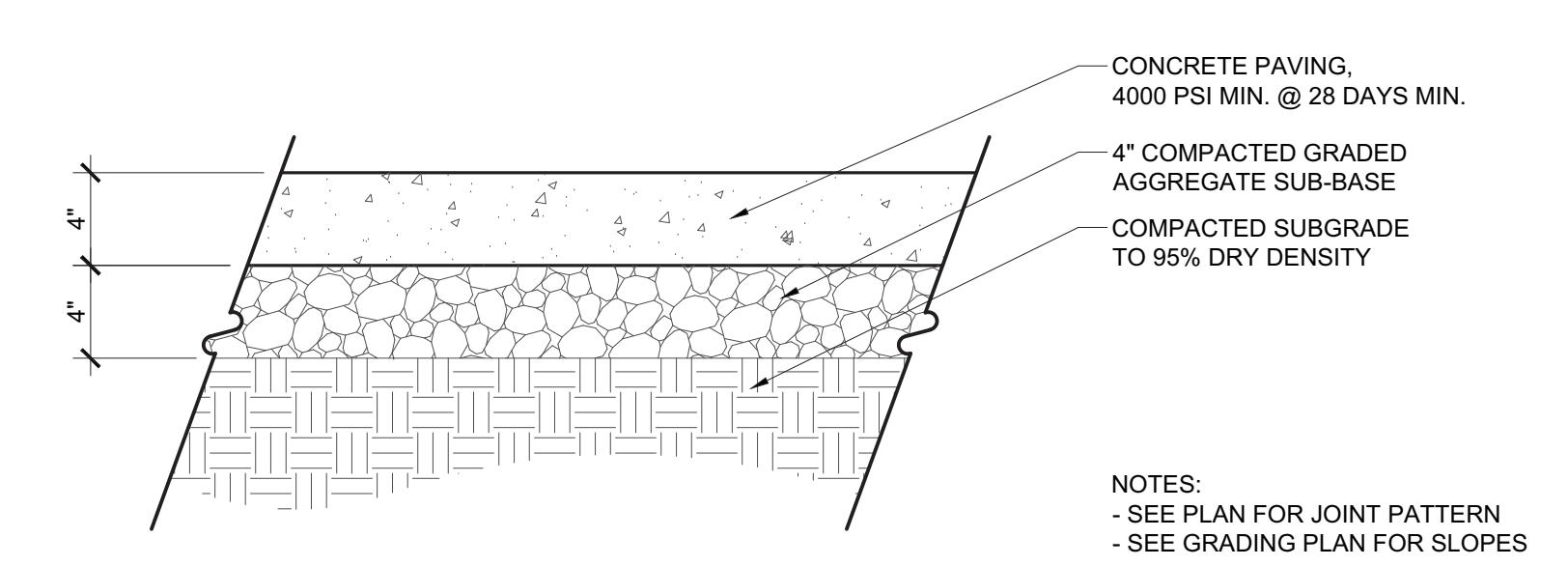
1 CONCRETE SIDEWALK
L1.04

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



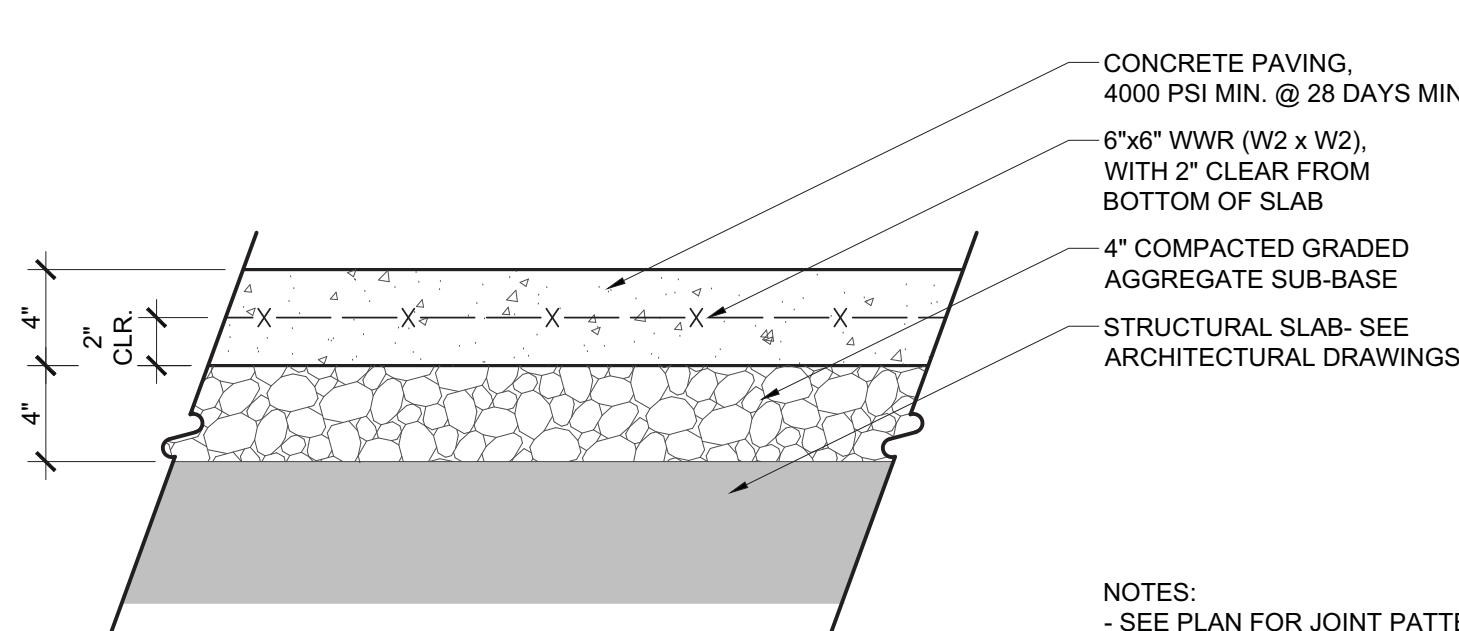
2 CONCRETE PAVING - PEDESTRIAN
L1.04

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



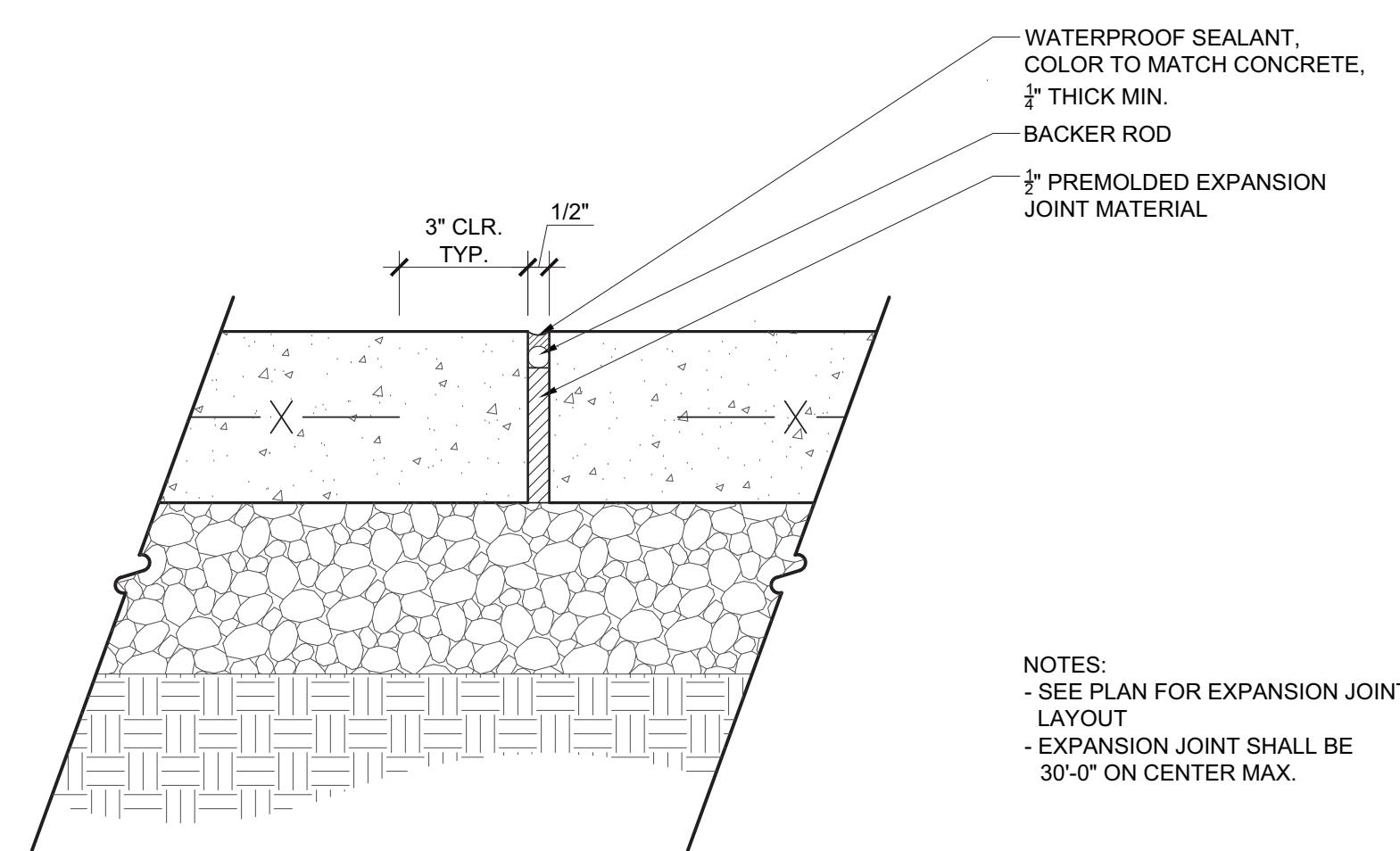
3 CONCRETE PAVING - R.O.W.
L1.04

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



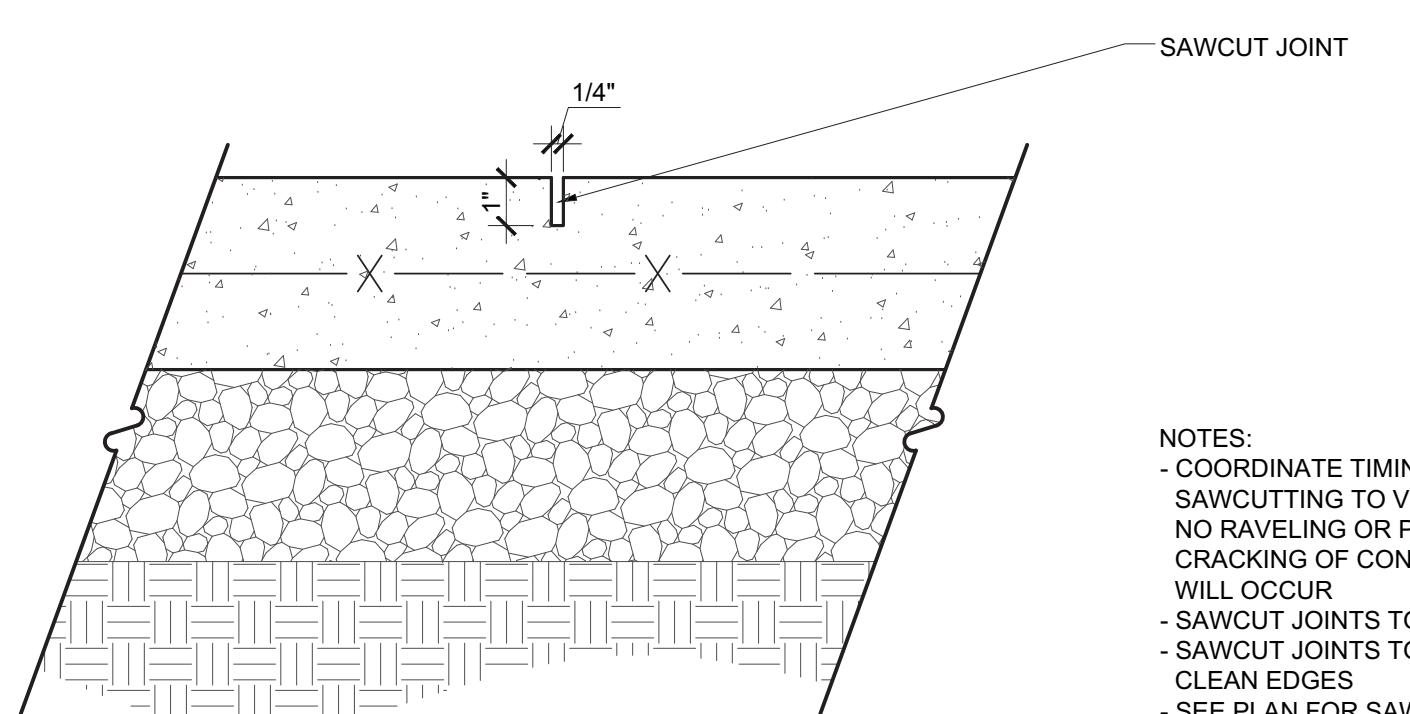
4 CONCRETE PAVING OVER STRUCTURE
L1.04

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



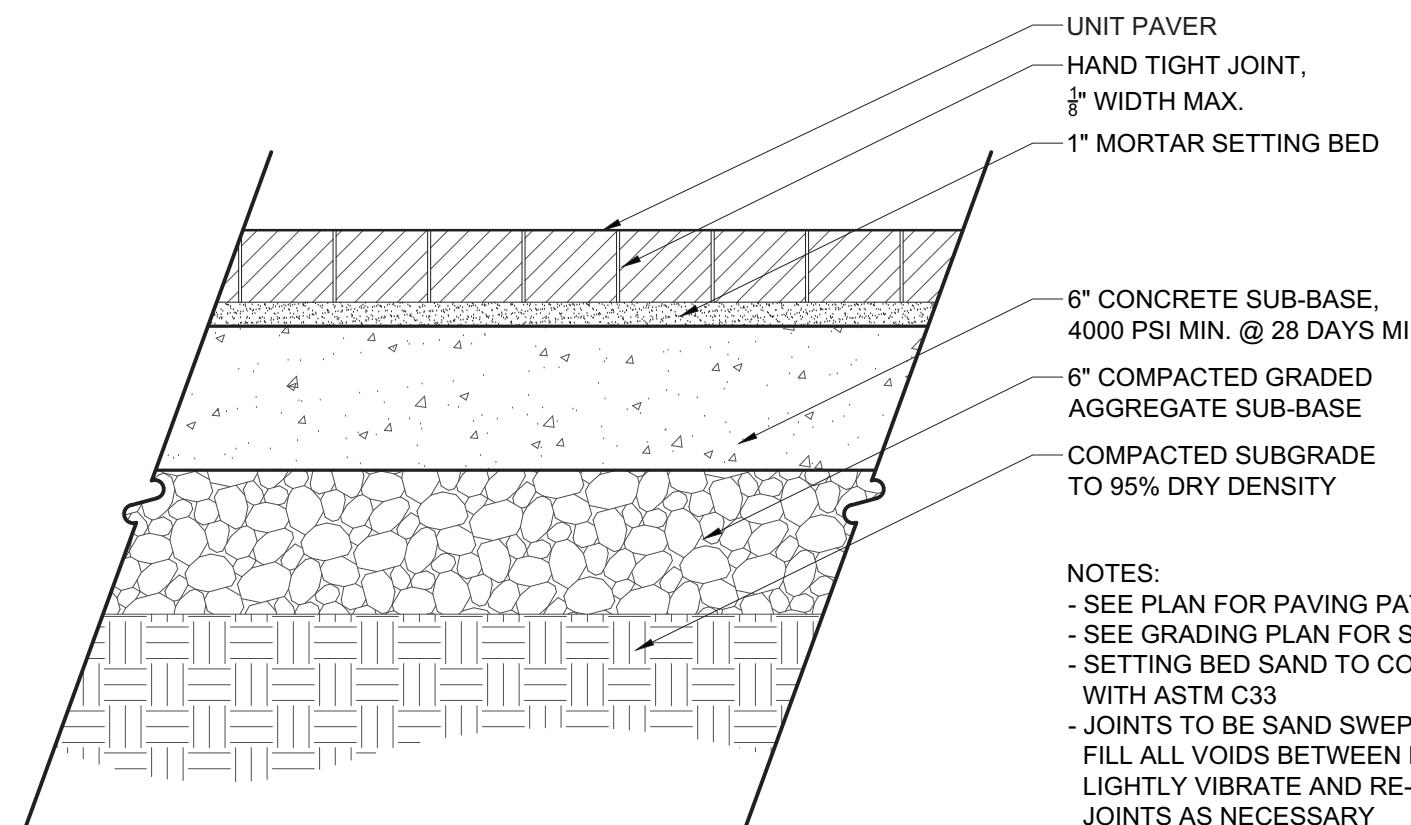
5 CONCRETE PAVING EXPANSION JOINT - TYPICAL
L1.04

Scale: 3" = 1'-0"



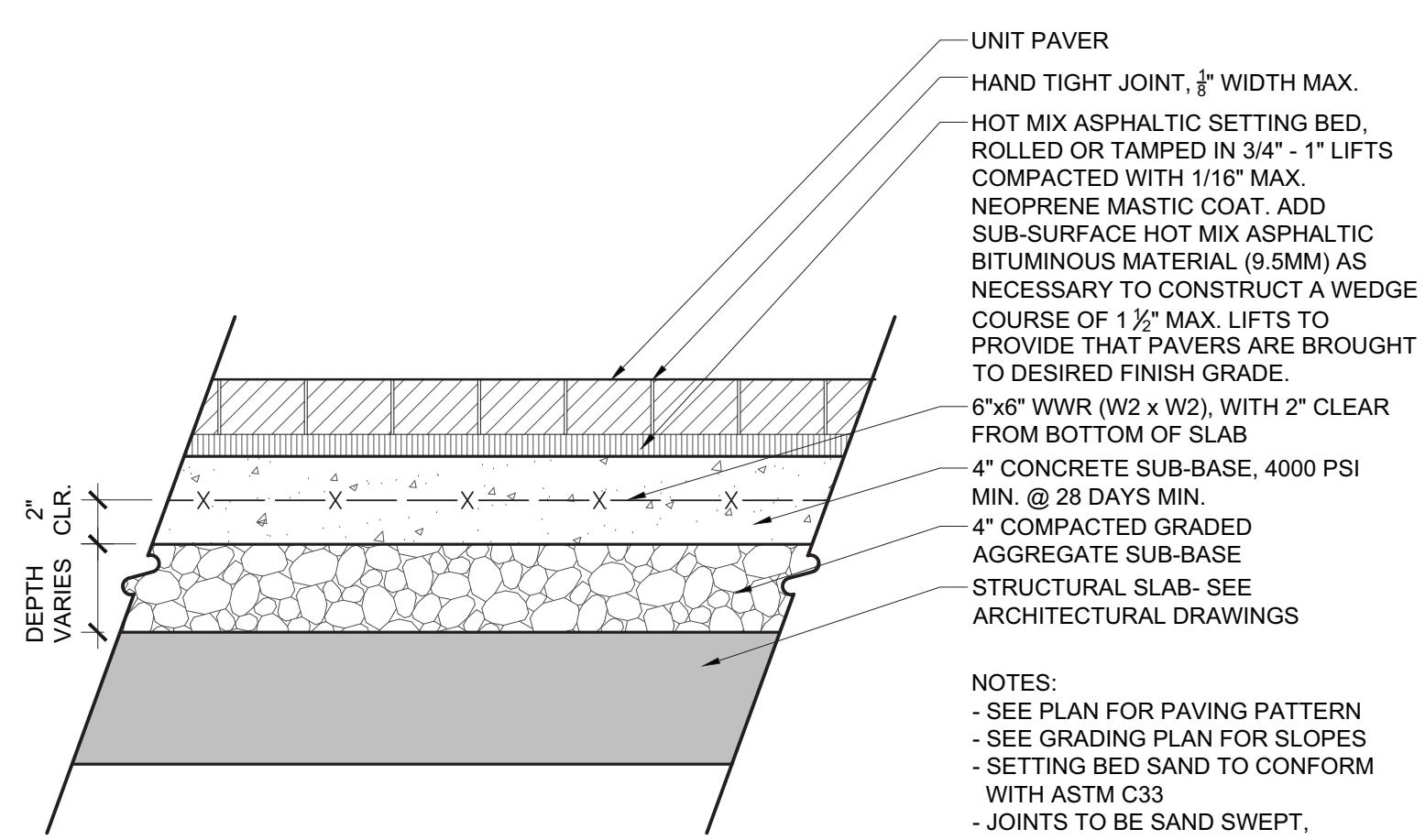
6 SAWCUT CONTROL JOINT
L1.04

Scale: 3" = 1'-0"



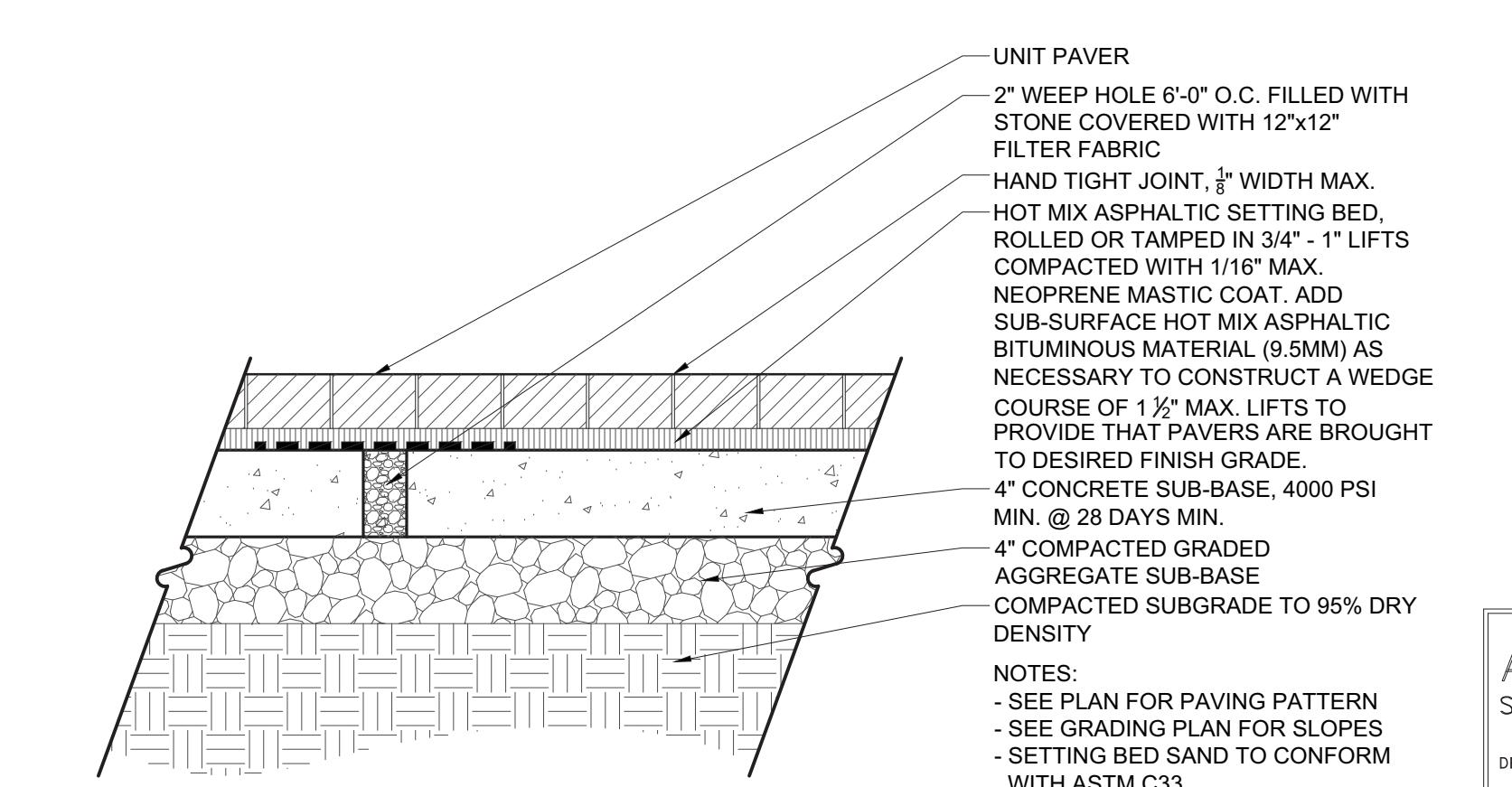
7 UNIT PAVING - VEHICULAR
L1.04

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



8 UNIT PAVING OVER STRUCTURE
PA-UP-002

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



9 UNIT PAVING - PEDESTRIAN - R.O.W.
PA-UP-001

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

APTA HEADQUARTERS

CITY OF ALEXANDRIA, VA

APTA CENTENNIAL PROPERTIES, LLC

COMMONWEALTH OF

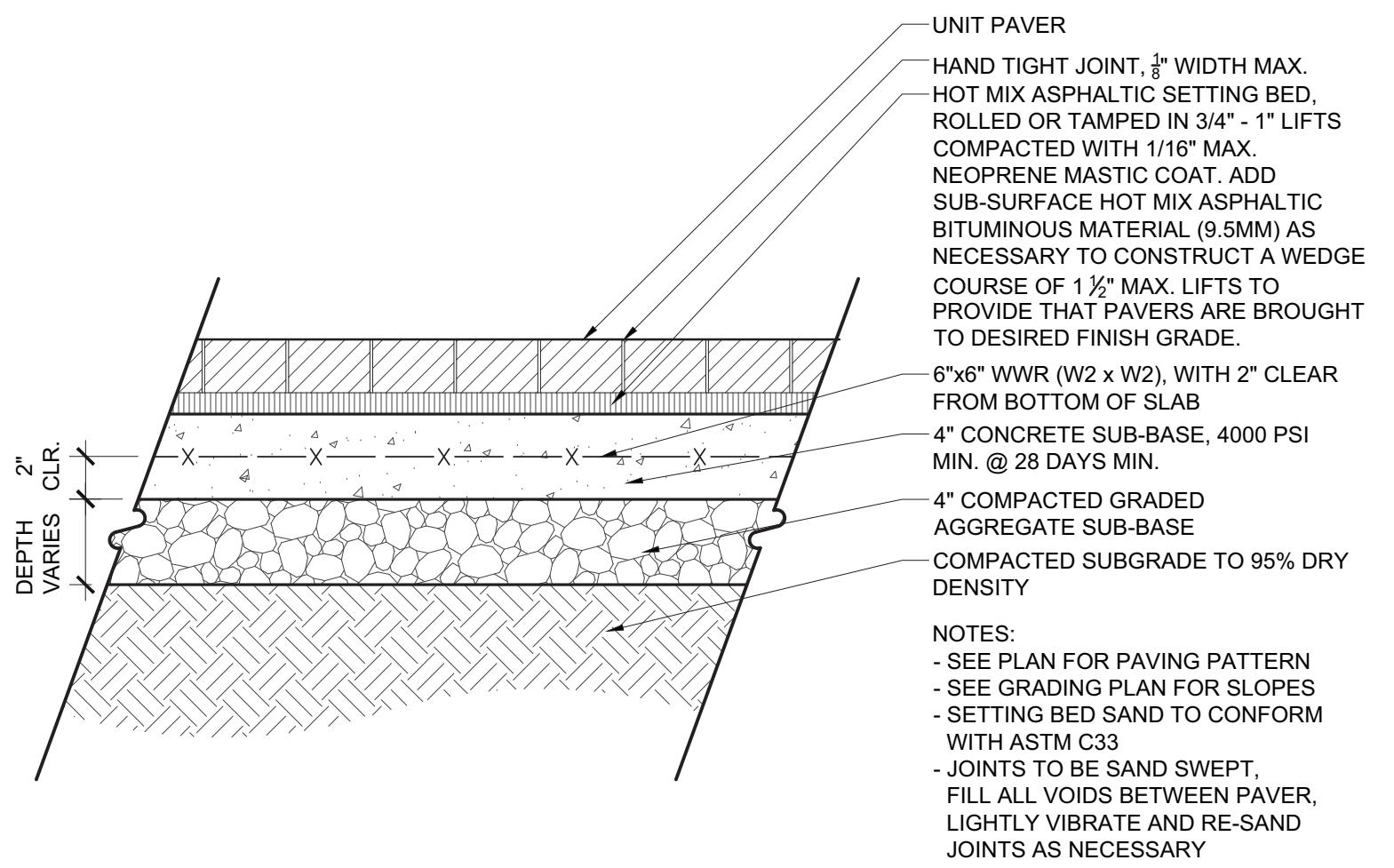


REVISIONS:

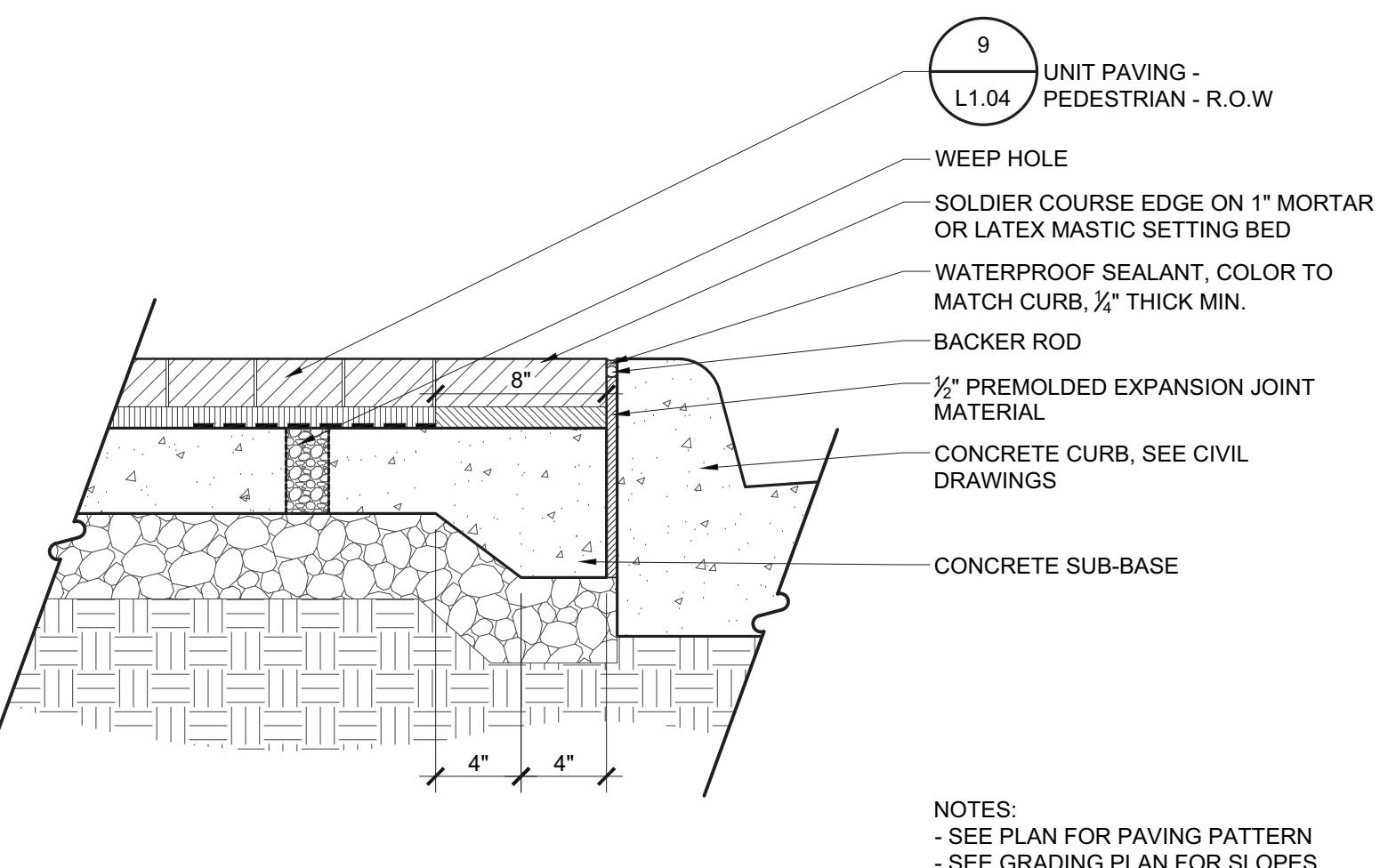
HARDSCAPE DETAILS

DESIGN: CO	DRAWN: TH	CHECKED: DD
NORTH	Viewport Scale	
APPROVED	SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION	DATE	
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	DATE

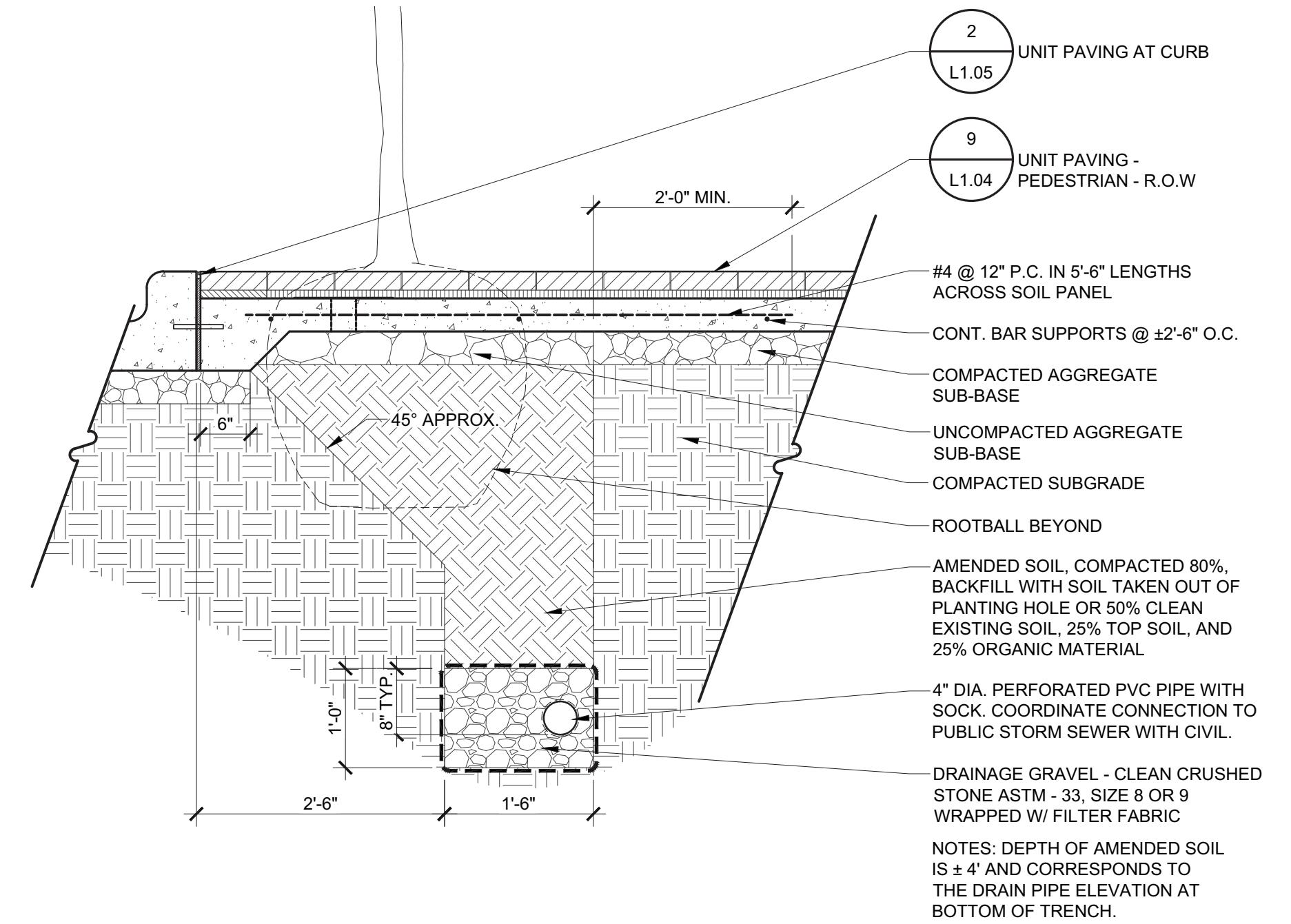
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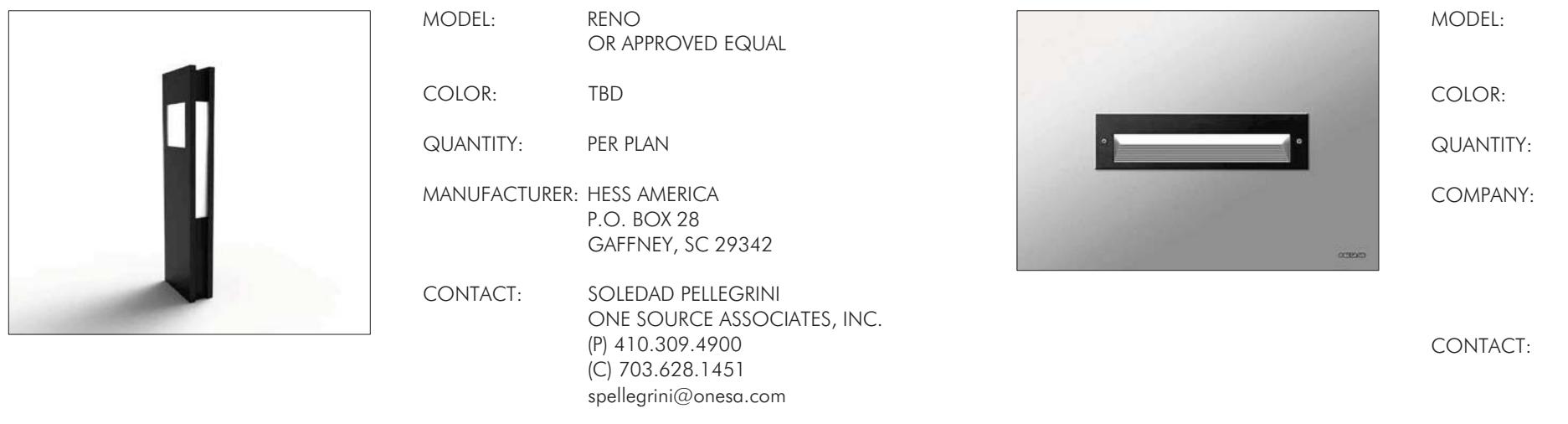
1 UNIT PAVING ON GRADE
Scale: 1 1/2" = 1'-0"



2 UNIT PAVING AT CURB
Scale: 1 1/2" = 1'-0"



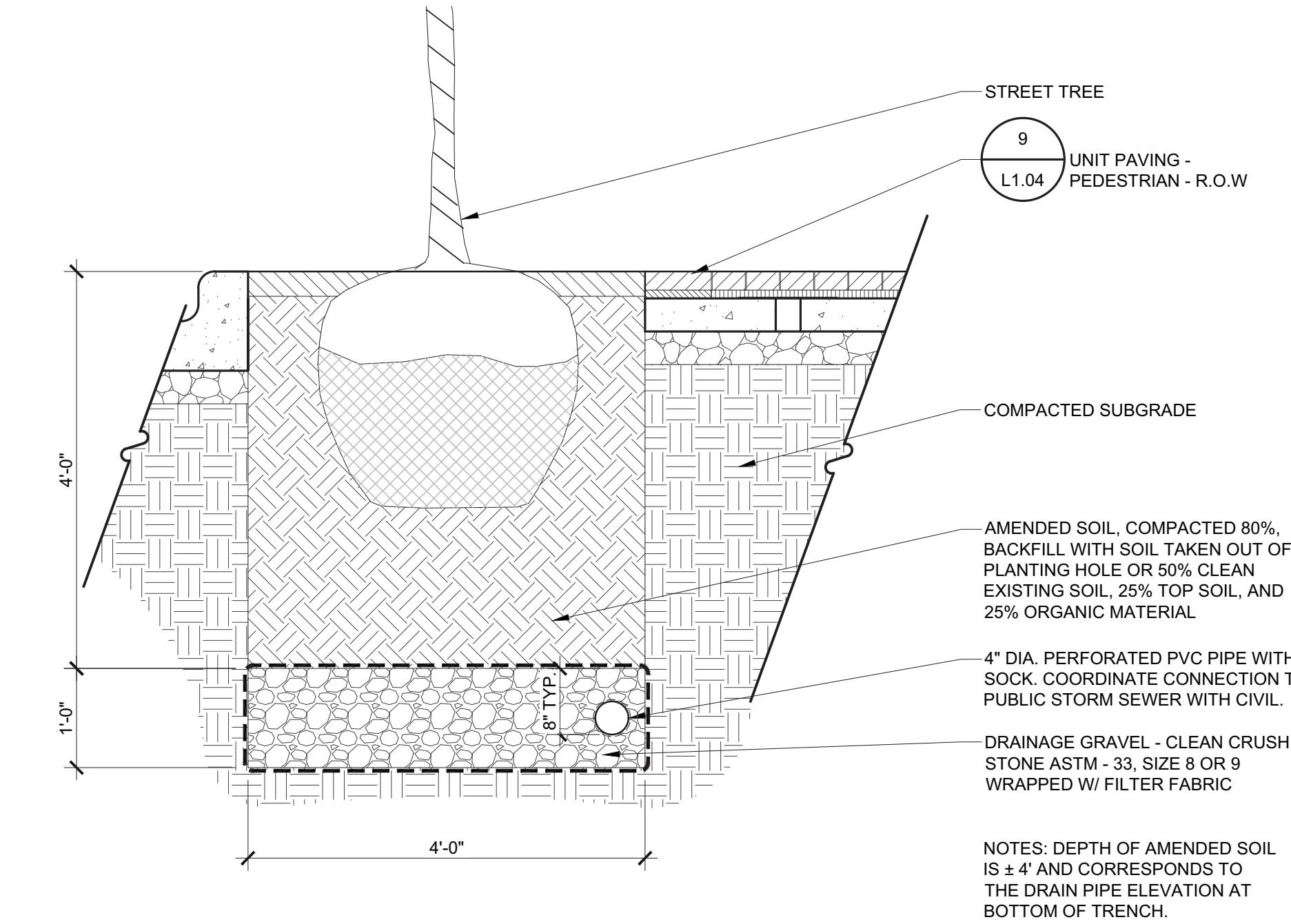
3 CONTINUOUS SOIL PANEL AT SIDEWALK
Scale: 3/4" = 1'-0"



NOTES: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURERS RECOMMENDATION.

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4 CONTINUOUS SOIL PANEL AT TREE
Scale: 3/4" = 1'-0"



5 BOLLARDS
Scale: NTS



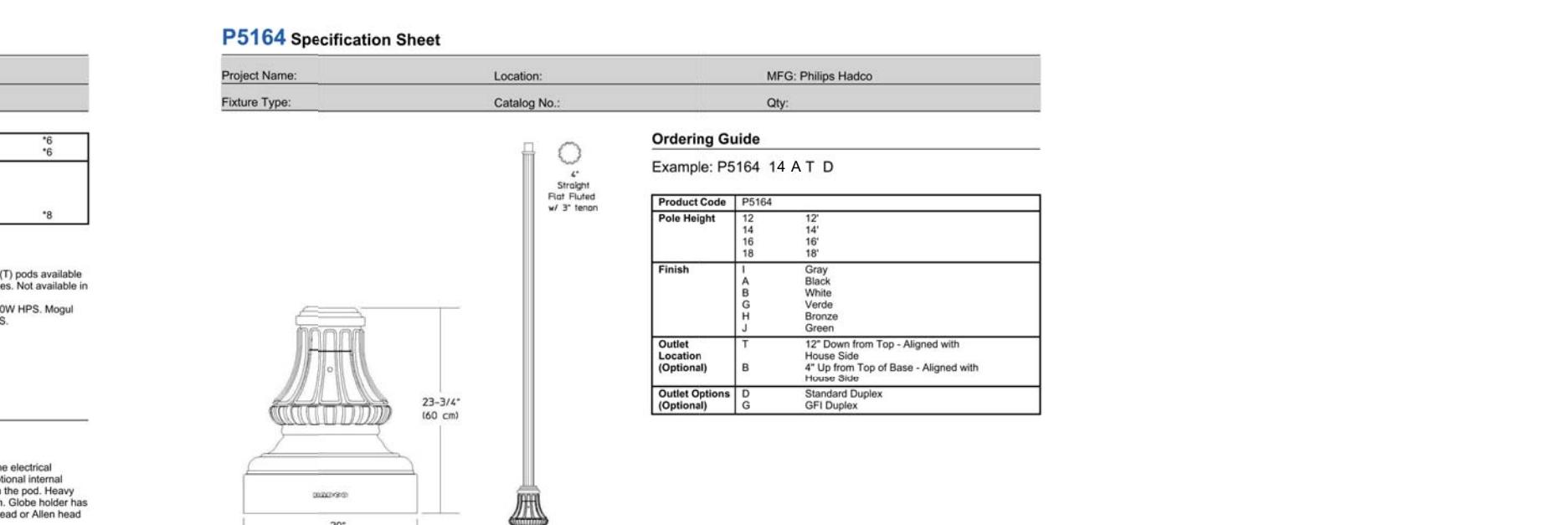
NOTES: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURERS RECOMMENDATION.

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6 STEP AND WALL LIGHTS
Scale: NTS

7 UPLIGHTS
Scale: NTS

8 UPLIGHTS
Scale: NTS



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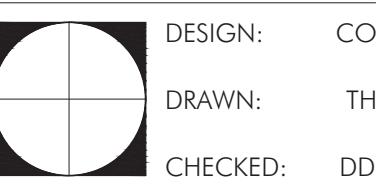
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REVISIONS:

PLANT LIST


 DESIGN: CO
 DRAWN: TH

CHECKED: DD

N O R T H

Viewport Scale

SCALE:

0 0 0 0

PROJECT NO: 17031

DATE: 03.20.2018

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PRELIMINARY DSUP

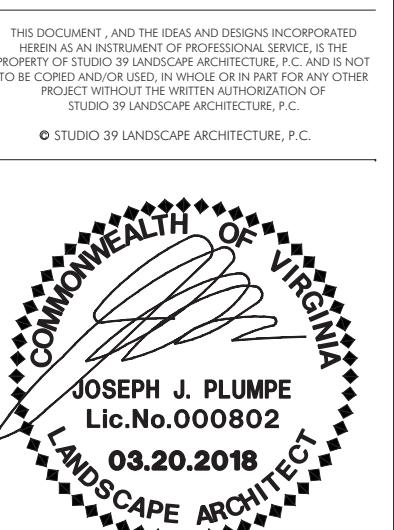
NOTES:

- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
- SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.
- THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING, RECREATION, PARKS AND CULTURAL ACTIVITIES AND TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- 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.
- PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESS.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
- A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATION. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
- AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

PLANT SCHEDULE								CANOPY	
TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	EACH (\$F.)	SUBTOTAL
Ar	3	Acer rubrum	Red Maple	14"-16"	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	----	----
Gb	4	Ginkgo biloba 'Princeton Sentry' ON STRUCTURE	Princeton Sentry Maidenhair Tree	14"-16"	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	375	1,500
Gb2	3	Ginkgo biloba 'Princeton Sentry' ON GRADE	Princeton Sentry Maidenhair Tree	14"-16"	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	750	2,250
Ns	3	Nyssa sylvatica	Black Gum	14"-16"	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	----	----
Qp	8	Quercus phellos	Willow Oak	14"-16"	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	----	----
TcG	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	14"-16"	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	2,500
								TOTAL	6,250
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS	
AgO	9	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3" o.c.	healthy vigorous, well-rooted & established in container	2
BsM	5	Buxus sempervirens 'MonAlex'	Petite Pillar Dwarf Boxwood	18"-24"	18"-24"	#3 cont.	2" o.c.	healthy vigorous, well-rooted & established in container	2
CCK	8	Caryopteris x clandonensis 'Korball'	Blue Balloon Bluebeard	18"-24"	18"-24"	#3 cont.	2.5" o.c.		2
CsA	4	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	18"-24"	18"-24"	#3 cont.	3" o.c.	healthy vigorous, well-rooted & established	2
CsA2	12	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	18"-24"	18"-24"	#3 cont.	3" o.c.	healthy vigorous, well-rooted & established	----
CsK	7	Cornus sericea 'Kelseyi'	Kelseyi Dogwood	18"-24"	18"-24"	#3 cont.	2" o.c.	full specimen, healthy, vigorous, well-rooted and established	2
lvL	7	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2" o.c.	healthy vigorous, well-rooted & established in container	2
RaG	6	Rhus aromatica 'Gro-Low' ON STRUCTURE	Gro-Low Fragrant Sumac	12"-15"	18"-24"	#3 cont.	4" o.c.	full specimen, healthy, vigorous, well-rooted and established	1
RaG2	7	Rhus aromatica 'Gro-Low' ON GRADE	Gro-Low Fragrant Sumac	12"-15"	18"-24"	#3 cont.	4" o.c.	full specimen, healthy, vigorous, well-rooted and established	2
								TOTAL	100
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS		
Cla	38	Chamaephytum latifolium	Wood Oats	#1 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established		
Lsp	45	Liatris spicata	Spike Gayfeather	#1 cont.	purple	12" o.c.	full specimen, healthy, vigorous, well-rooted and established		
Lsc	385	Liriopspicata	Creeping Lily Turf	1 qt.		12" o.c.	full specimen, healthy, vigorous, well-rooted and established		
								TOTAL	6,350

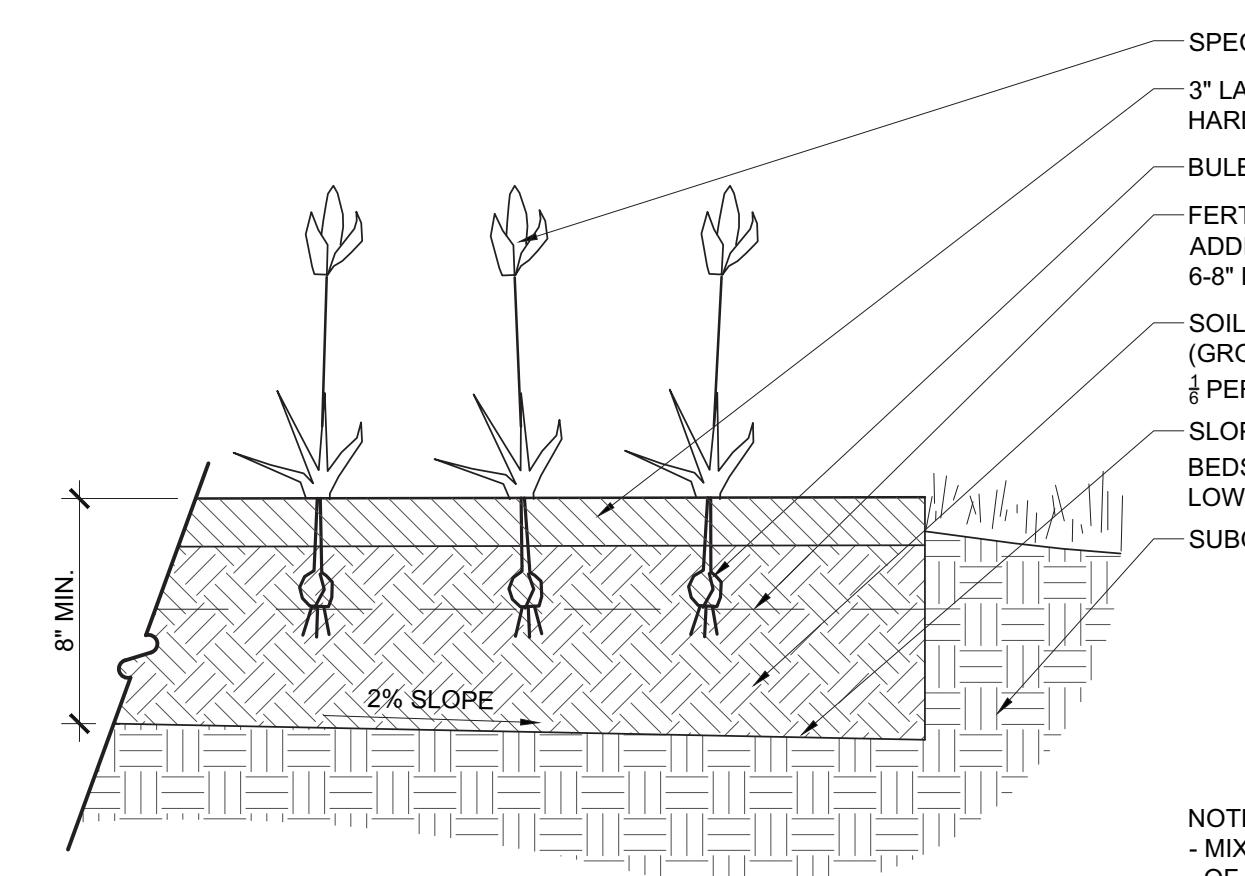
CANOPY COVER ANALYSIS		SUBTOTAL (\$F.)
TOTAL SITE AREA (EXCLUDING LANDBAY F TRIANGLE)		25,365
TREE COVER REQUIRED (25%)		6,341
TREE COVER PROVIDED		6,250
SHRUB COVER PROVIDED		100
TOTAL COVER PROVIDED		6,350 (25.0%)

APPROVED	
SPECIAL USE PERMIT NO. 2017-0017	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	DATE



REVISIONS:

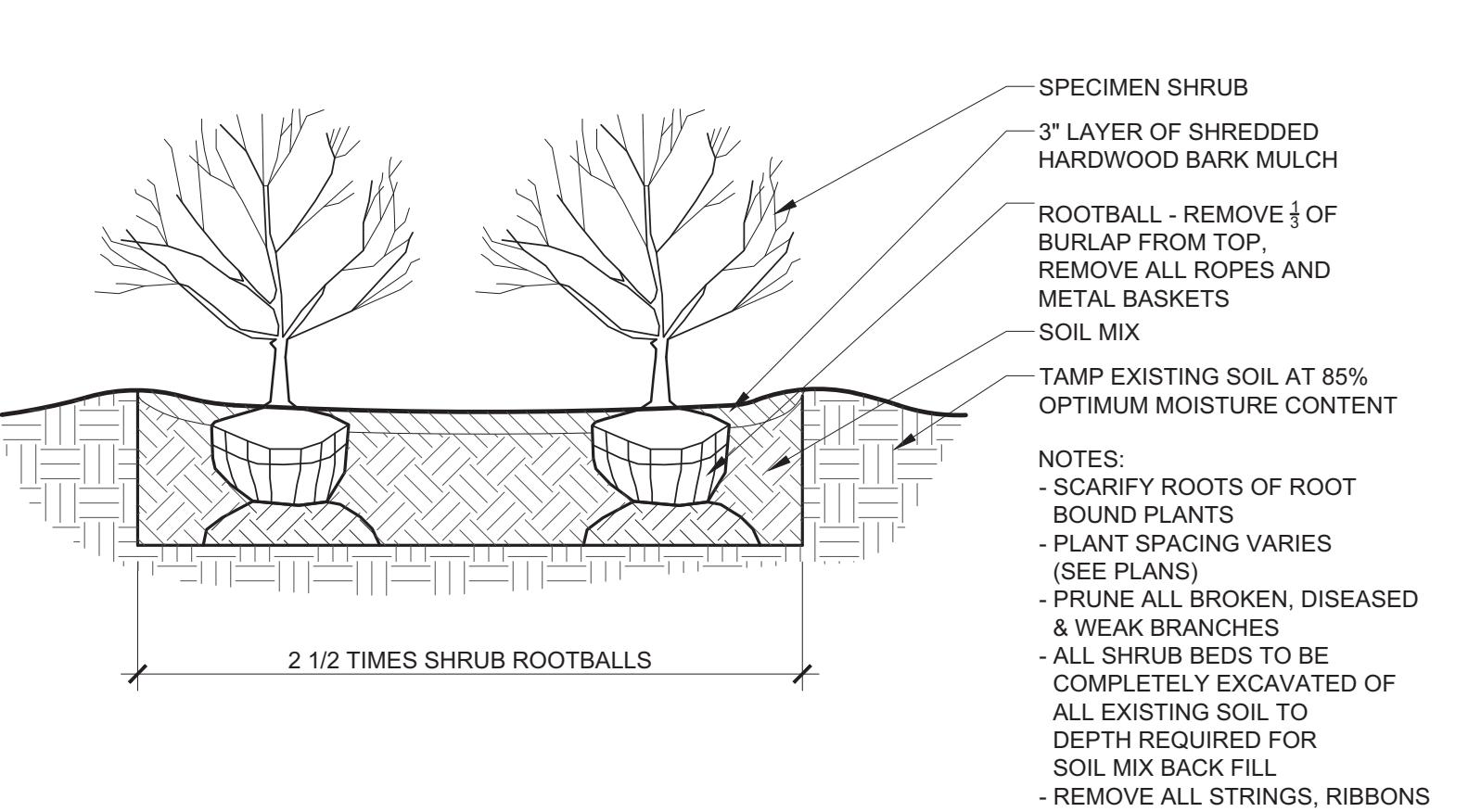
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DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
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PRELIMINARY DSUP	



1 ANNUAL & PERENNIAL PLANTING

Scale: 1" = 1'-0"

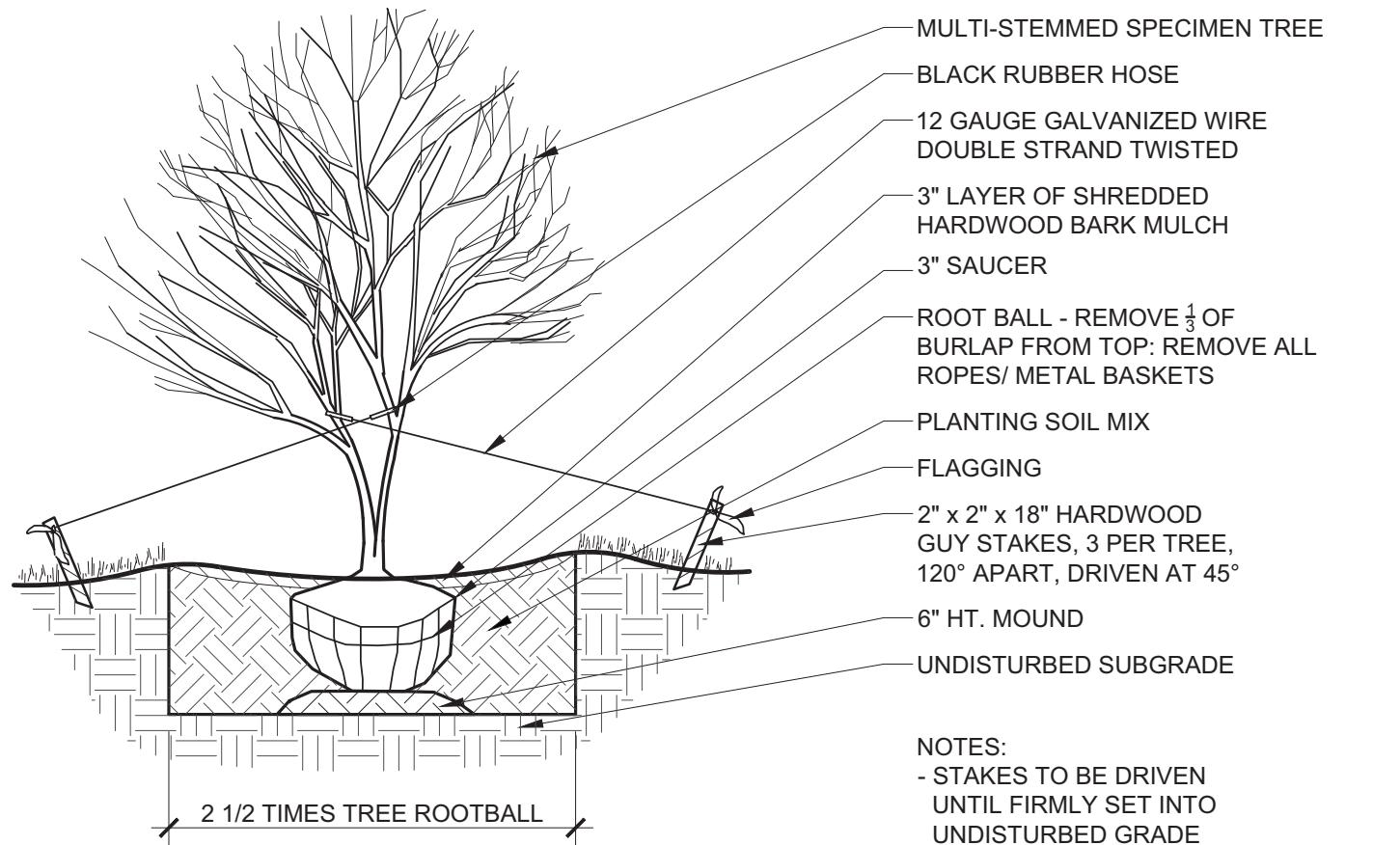
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2 SHRUB PLANTING

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

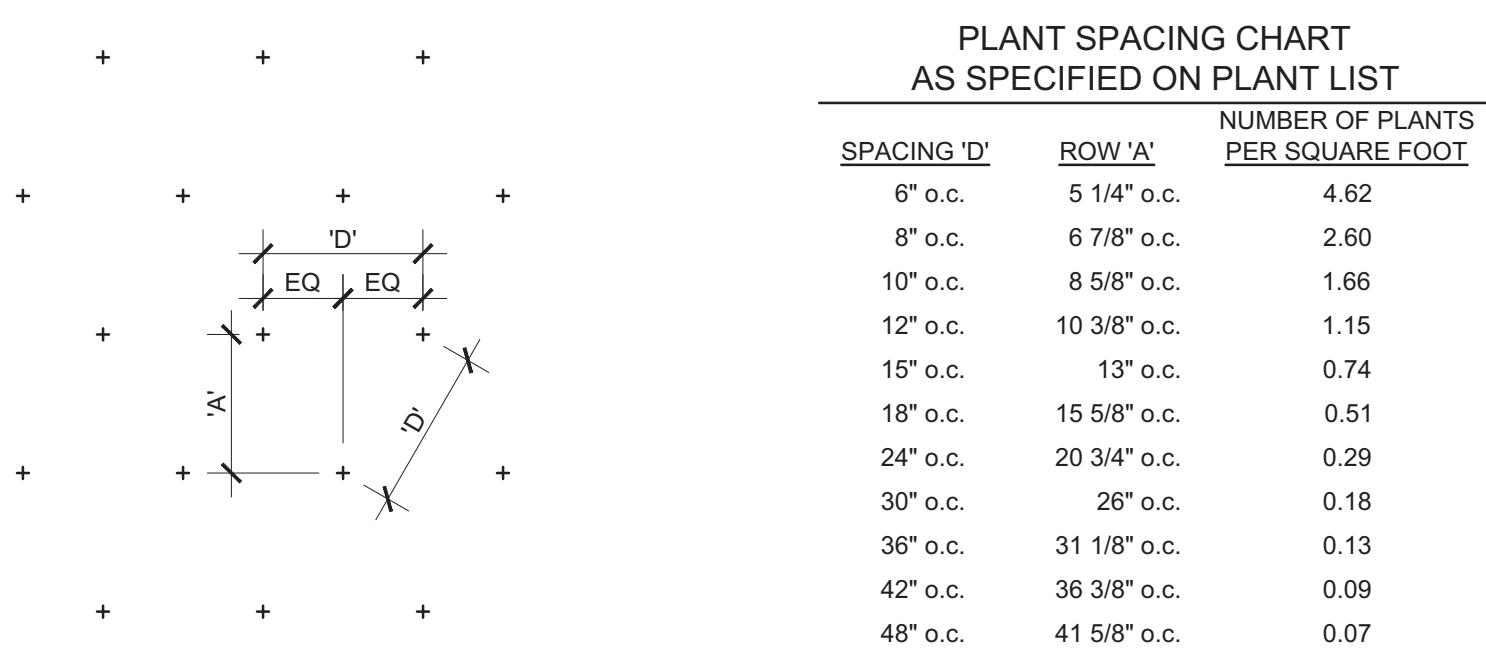
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3 TREE GUYING PLANTING - MULTI-STEMMED

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

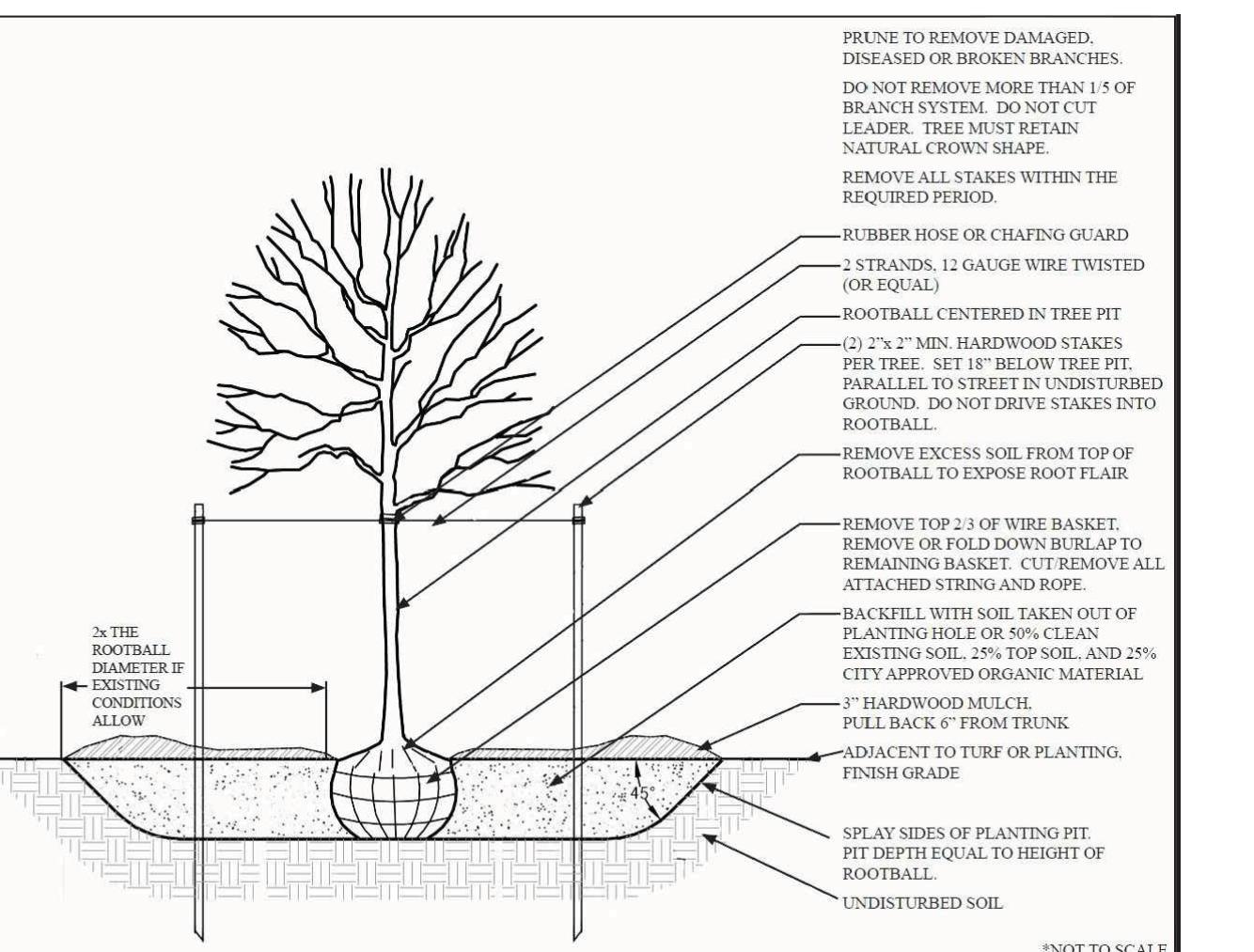
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4 TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS

Scale: 1" = 1'-0"

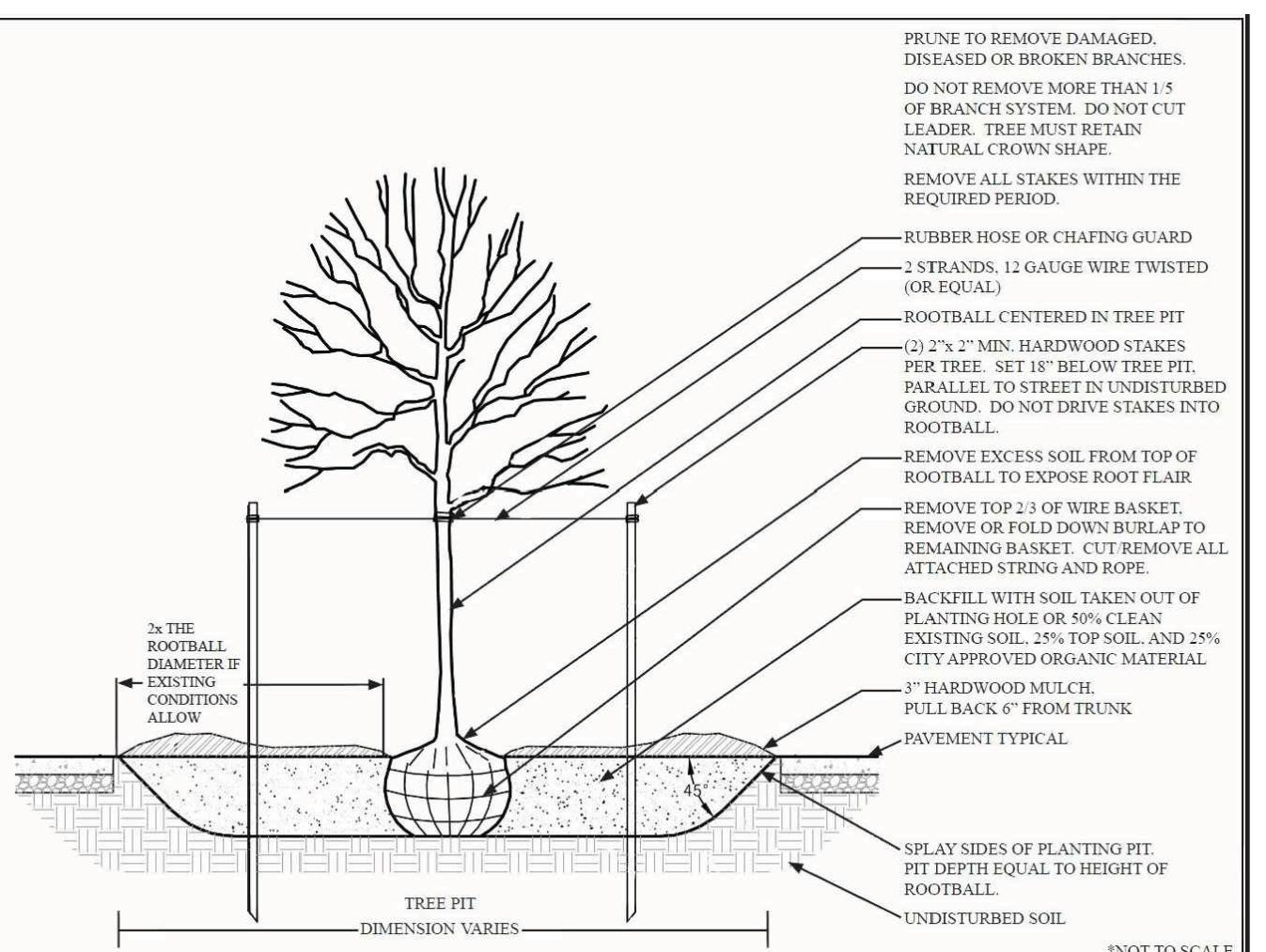
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5 TREE PLANTING

Scale: NTS

L1.07



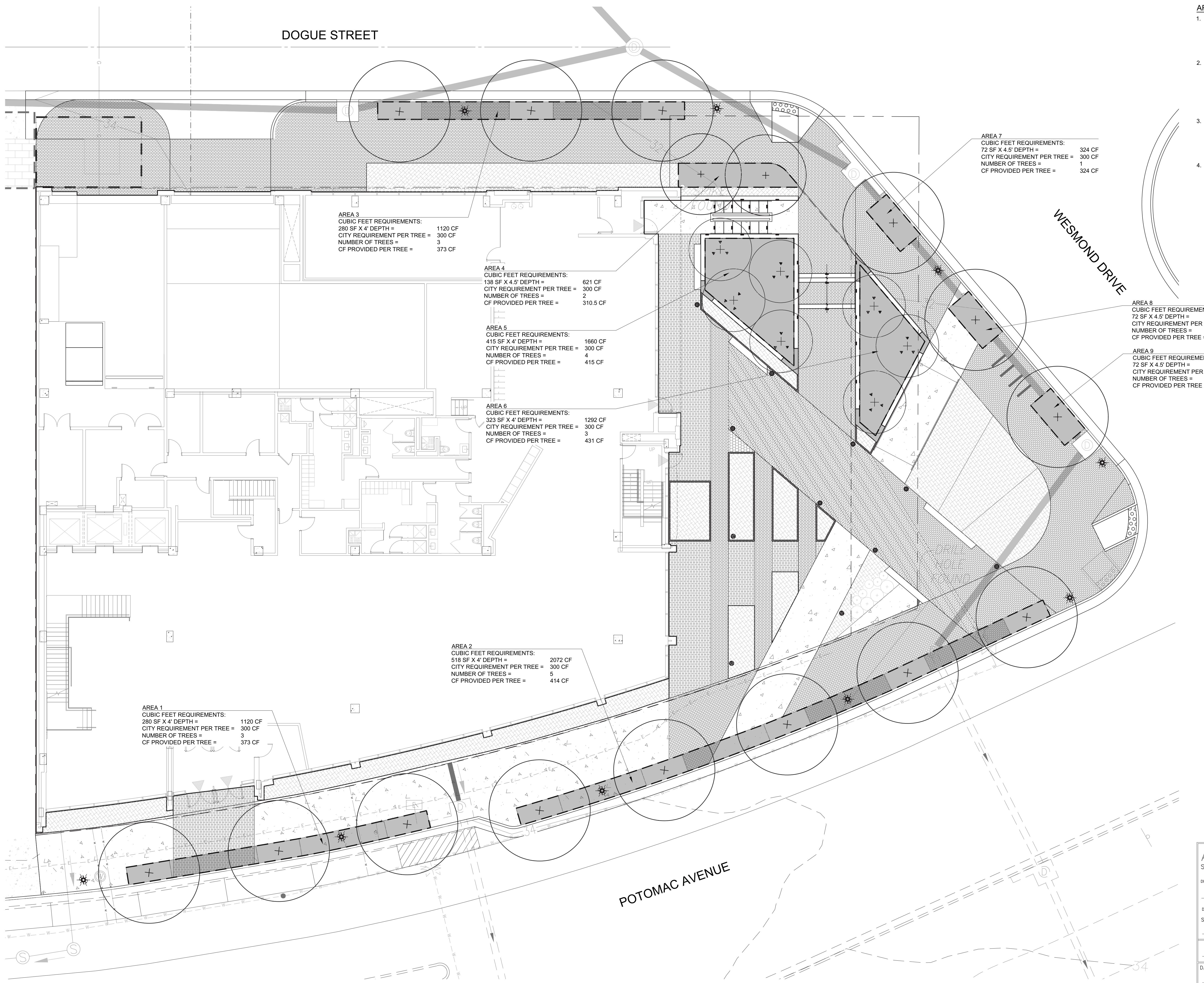
6 STREET TREE PLANTING

Scale: NTS

L1.07

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 OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSLY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETERMINANT TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROBLEMS 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 PLANT MATERIAL. PLANTS SHALL NOT BE REPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE PLANTED IN A CONTAINING CONTAINER AND CONSIDERED DEAD AFTER THREE DAYS.
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 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 THE PLANTING SEASON. PLANTS SHALL BE PLANTED IN SOIL THAT IS A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAVED WITH WET FURP OR EQUAL AS PER MANUFACTURERS INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMA AND STRAIGHT. SET AT SUCH LEVEL THAT THE 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 CLEANS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF 2" (CALPER) 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 SIDE BRANCHES SHALL BE SHORTENED.
14. EARTH TONES SHALL BE USED 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 CALPER 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 PLANT BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOIL 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 CONSIDERATION IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR AGREED WITH A LANDSCAPE ADVISOR 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.
19. 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:
20. ACER RUBRUM POPULUS spp.; BETULA spp.; PRUNUS spp.; CARPINUS spp.; CRATECUS spp.; QUERCUS spp.; KOELREUTERIA PANICULATA SAUX spp.; LIQUIDAMBAR SYRACUSIA TILA TOMENTOSA; URODENDRON TUJIPIFERA ZELKOVA; PLATANUS ACERIFOLIA;
21. ANY PLANT 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 PLANTING SEASONS SHALL NOT BE PLANTED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
22. ALL DISTURBED AREAS SHALL BE TREATED WITH A 3" TOP SOIL AND SEEDING IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
23. 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.
24. ALL DIMENSIONS TO BE TAKEN FROM BACK OF CURB.
25. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
26. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COMPANY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED AT LEAST 5' FROM SEVERAL UTILITY CONNECTIONS. CONTRACTOR SHALL NOT DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
27. CONTRACTOR TO VERIFY PLANT QUANTITIES AND CROWN VARIETIES. OWNERSHIP OF LANDSCAPE ARCHITECT SHALL BE ALERTED OF CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
28. 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 (AN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY



ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703/746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALLS, WELL, 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 ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
4. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

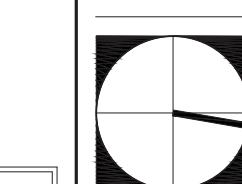
APTA HEADQUARTERS
CITY OF ALEXANDRIA, VA

APTA CENTENNIAL PROPERTIES, LLC

COMMONWEALTH OF
VIRGINIA
JOSEPH J. PLUMPE
Lic. No. 0000802
03.20.2018
LANDSCAPE ARCHITECT

REVISIONS:

SOIL VOLUME EXHIBIT



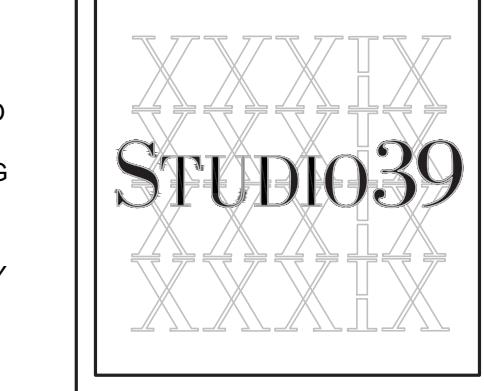
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SCALE: 1" = 10'-0"
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PROJECT NO: 17031
DATE: 03.20.2018

L1.08
PRELIMINARY DSUP

NOT RELEASED FOR CONSTRUCTION



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