# LANDMARK MALL REDEVELOPMENT

# PRELIMINARY SITE PLAN - BLOCK K

CITY OF ALEXANDRIA, VIRGINIA

DATE: SEPTEMBER 27, 2022

**VICINITY MAP** 

### **PROJECT TEAM**

#### **APPLICANT**

FOULGER-PRATT DEVELOPMENT, LLC 12435 PARK POTOMAC AVE SUITE 200 POTOMAC, MD 20854

TEL. 240-499-9684 CONTACT: JAY KELLY

#### **CIVIL ENGINEER**

URBAN, LTD. 4200D TECHNOLOGY COURT CHANTILLY, VA 20151 TEL. 703-376-4221 CONTACT: CLAYTON TOCK, P.E.

#### TRAFFIC ENGINEER

**GOROVE SLADE** 225 REINEKERS LANE SUITE 750 ALEXANDRIA, VA 22314 TEL. 202-540-1926 CONTACT: ROBERT SCHIESEL, P.E.

#### LANDSCAPE ARCHITECT

#### **ATTORNEY**

WIRE GILL LLP 700 NORTH FAIRFAX STREET SUITE 600 ALEXANDRIA, VA 22314 TE. 703-677-3129 **CONTACT: KENNETH WIRE** 

#### **ARCHITECT**

HORD COPLAN MACHT 1925 BALLENGER AVE SUITE 525 ALEXANDRIA, VA 22314 TEL. 571-388-7761 CONTACT: CHASE EATHERLY

#### **UTILITY ENGINEER**

DAVIS UTILITY CONSULTING, LLC 3975 FAIR RIDGE DRIVE SUITE 125-SOUTH FAIRFAX, VA 22033 TEL. 703-945-9606 **CONTACT: DAVIS GRAHAM** 

LANDDESIGN 200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 TEL. 703-549-7784 **CONTACT: JESSE VAN WICK** 

**ZONING TABULATIONS:** ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-11 / 5801 DUKE ST.

TOTAL SITE/LOT AREAS: 98,964 SF OR 2.27 ACRES

**AREA TABULATIONS:** 

BLOCK K LOT AREA = <u>2.27</u> AC. <u>98,964</u> S.F.

CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29) CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29) 2+ Bedroom PROPOSED ZONE:

ALEXANDRIA, VA 2231

OPEN SPACE REQUIREMENTS: 24,741 SF (25% OF DEVELOPMENT AREA AT-OR ABOVE GRADE)

OPEN SPACE PROVIDED: 7,248 SF (AT-GRADE) 18,142 SF (ABOVE-GRADE) TOTAL OPEN SPACE PROVIDED: 25,390 SF (25.66%)

EXISTING USE: SHOPPING CENTER PROPOSED USE: MIXED-USE: - RESIDENTIAL, RETAIL

#### FLOOR AREA CALCULATION:

BUILDING K	GROSS AREA (SF)
RETAIL	32,000
RESIDENTIAL	360,000
GARAGE/LOADING/SERVICE	80,000
BUILDING K SUBTOTAL:	472,000

<u>DENSITY:</u> BLOCK K:

337 UNITS (MULTIFAMILY)

PROPOSED DENSITY: 148.46 D.U/AC

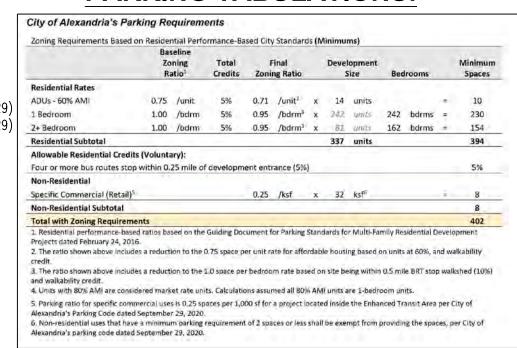
MIN/MAX BLDG.: BLOCK K: SW: 70 FT. MIN, 180 FT. MAX. HEIGHT PERMITTED: NE: 70 FT. MIN. 85 FT MAX.

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BUILDING HEIGHT PROPOSED: BLOCK K: SW: 84 FT. NE: 82 FT.

AVG. FINISHED GRADE: BLOCK K: 199.21 FT.

YARDS: REQUIRED: N/A PROPOSED: N/A FRONTAGE: REQUIRED: N/A PROPOSED: N/A



#### PARKING PROVIDED:

ON-STREET PARKING: 20 SPACES

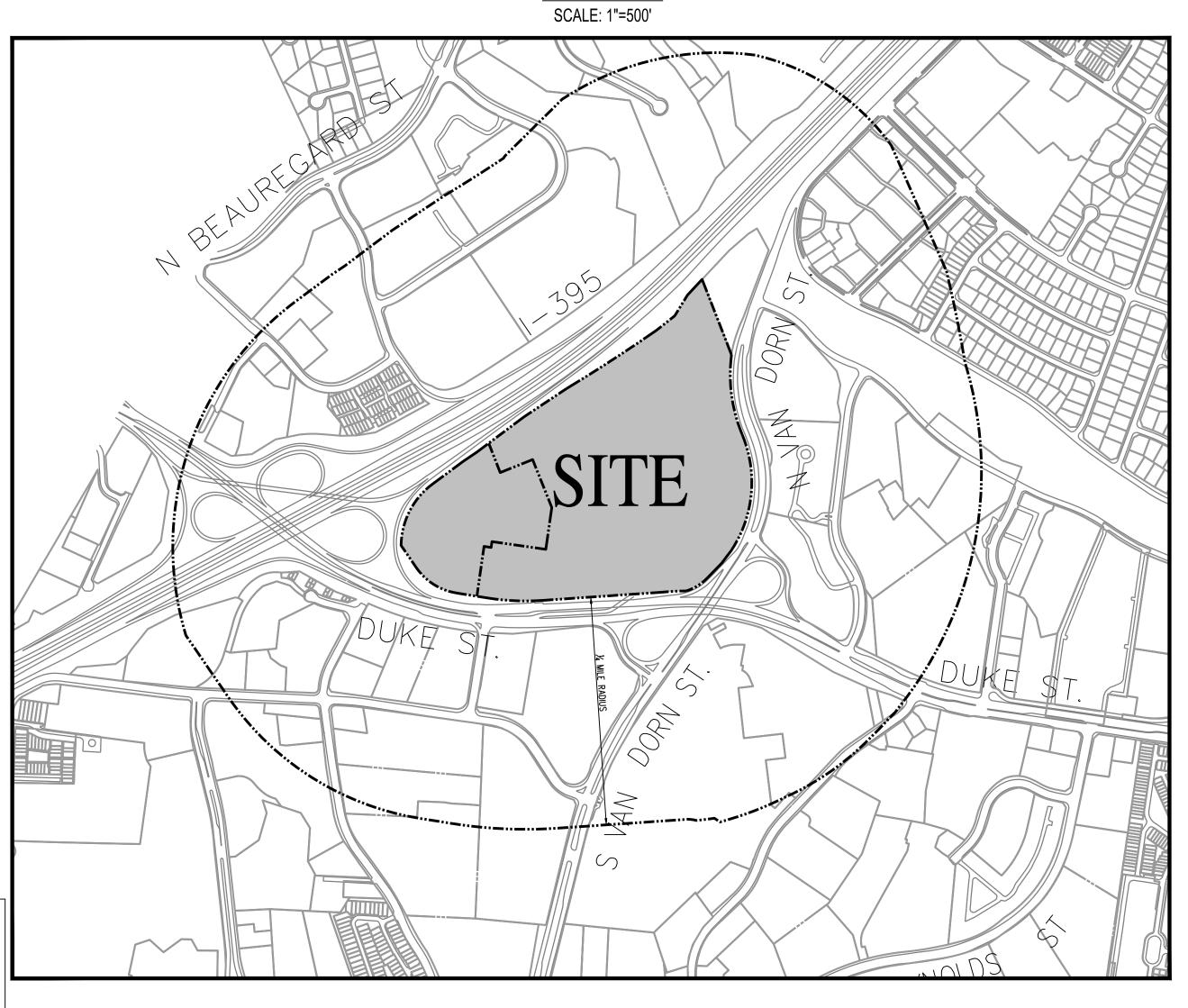
BLOCK K (RETAIL): 63 SPACES (EX. GARAGE, SEE SHEET 03A) BLOCK K (MULTIFAMILY): 314 SPACES TOTAL PARKING PROVIDED: 377 SPACES

LOADING SPACES REQUIRED: RATIO: 1/20,000 SF (RETAIL)=32,000 X 1/20,0000= 2 SPACES LOADING SPACES PROVIDED: 2 SPACES

#### **BUILDING CODE ANALYSIS**

USE GROUP:	A2/A3/M/R2/S2/B
NUMBER OF STORIES:	SEE SHEET A1.0
TYPE OF CONSTRUCTION:	IIIA & IA
FLOOR AREA PER FLOOR:	SEE SHEET A1.0
FIRE PROTECTION PLAN:	NFPA 13

#### **PARKING TABULATIONS:**



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03A	PARKING PLAN	L0502	PLANTING PLAN - COURTYARD
04	PROPERTY EXHIBIT	L0503	PLANTING PLAN - AMENTIY DECK
04A-04D	PRELIMINARY SUBDIVISION PLAT	L0504	RESIDENTIAL TERRACES
05	CONTEXTUAL PLAN	L0505-L506	PLANTING SCHEDULE + TABULATION
06	OVERALL EXISTING CONDITIONS	L0601	SITE DETAILS
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08	OVERALL CONCEPT PLAN	L0611	SITE SECTIONS + ELEVATIONS
09A	SITE PLAN	L0661-L0663	PLANTING DETAILS
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11	GRADING PLAN	A1.0	CODE ANALYSIS & UNITS MATRIX
12	SANITARY SEWER PLAN	A2.1	LEVEL P1 PLAN
13	SANITARY SEWER COMPUTATIONS	A2.2	LEVEL 1 PLAN
14	SWM PRE DEVELOPMENT PLAN	A2.3	LEVEL 2 PLAN
15	SWM POST DEVELOPMENT PLAN	A2.4	LEVEL 3 PLAN
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21	WQVD DATA BLOCKS	A2.8	ROOF PLAN
22-25	OUTFALL ANALYSIS	A3.0 - A3.1	AREA PLANS
26	OPEN SPACE MASTER PLAN	A3.2	GREEN ROOF EXHIBIT
27	OPEN SPACE PLAN	A3.3	OPEN SPACE
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30-32	AUTOTURN EXHIBIT	A4.7	SIDING & PANEL PRECEDENT
L0002	GENERAL NOTES	A5.1	SECTIONS
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L0101	MATERIALS PLAN - SITE	A6.4	BIKE STORAGE LAYOUT
L0102	MATERIALS PLAN - COURTYARD	84	GREEN BUILDING APPROACH
L0103	MATERIALS PLAN - AMENTIY DECK	TOTAL SHEET	TS= 84
L0301	LIGHTING PLAN - COURTYARD		
L0302	LIGHTING PLAN - AMENITY DECK		
L0303	LIGHTING PLAN - RESIDENTIAL TERRACES	3	

#### **PROJECT NARRATIVE:**

THE PURPOSE OF THE REDEVELOPMENT FOR BLOCK K IS TO ALLOW FOR A RANGE OF USES ACROSS THE SITE. THESE USES WOULD INCLUDE RETAIL AND RESIDENTIAL UNITS. THESE USES MAY BE IMPLEMENTED ANYWHERE ON THE SITE, SUBJECT TO CAPACITY OF INFRASTRUCTURE.

OVERALL, ANY ADJACENT PROPERTIES ARE SEPARATED FROM THE SITE BY MAJOR ROADWAYS, AND IN COMBINATION WITH STEPS PROPOSED BELOW, THE APPLICANT DOES NOT ANTICIPATE ADVERSE EFFECTS FOR THOSE PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT.

ADJACENT PROPERTIES SHALL BE PROTECTED FROM ADVERSE EFFECTS VIA STANDARD EROSION AND SEDIMENT CONTROL MEASURES, ALONGSIDE EFFORTS TO REDUCE THE OVERALL RUNOFF FROM THE SITE. IN ADDITION, BOTH ON AND OFFSITE IMPROVEMENTS MITIGATING THE IMPACT OF ADDITIONAL TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE DSUP PHASES OF DEVELOPMENT, AND AS DETERMINED BY TRIGGERS PROVIDED IN THE TRAFFIC STUDY.

PRIMARY ACCESS TO THE SITE WILL BE FROM SIGNALIZED INTERSECTIONS ON DUKE AND VAN DORN STREETS.

#### **LIST OF EXISTING APPROVALS:**

- SUB2021-00003 DSP2021-00012
- SUB2022-00005

#### LIST OF REQUESTED APPROVALS:

- DSUP#2022-10016
- TMP SUP 2022-00077
- SUP TO REDUCE THE MINIMUM PARKING REQUIREMENT PER CITY OF ALEXANDRIA STANDARDS.

#### GREEN BUILDING POLICY STATEMENT

THE BUILDING ON BLOCK K WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AT THE TIME OF DSUP SUBMISSION. PLEASE SEE SHEET 84.

#### **TRIP GENERATION:**

			BLOCK K	(						
Table 100	ITE					-	Weekda	у	-	
Land Use	Code	Si	ze	A	M Peak H	our	P	M Peak H	our	Daily
	Coue			In	Out	Total	ln	Out Total		Total
Proposed Development Program										
Residential										
Multifamily Housing (Mid-Rise) (Apartments, Townhomes, Condo; max 10 floors)	221	337	DU	29	84	113	87	55	142	1,835
Total Residential w/o Reductions				29	84	113	87	55	142	1,835
Internal Trip Capture Reduction				-1	-4	-5	-13	-11	-24	-366
Total Residential w/ Internal Capture Reductions				28	80	108	74	44	118	1,469
Non-Auto Mode Share Reduction <sup>1</sup>		50%		-14	-40	-54	-37	-22	-59	-735
Subtotal (Residential Trips with Internal Capture and Non-Auto Mode Share Reduction)				14	40	54	37	22	59	735
Total External Residential Trips				14	40	54	37	22	59	735
Retail			0.000.00							
Shopping Center	820	30	ksf of GLA	17	11	28	55	60	115	2,656
Total Retail w/o Reductions				17	11	28	55	60	115	2,656
Internal Trip Capture Reductions				-3	-4	-7	-7	-7	-13	-259
Total Retail w/ Internal Capture Reductions				14	7	21	48	53	102	2,397
Non-Auto Mode Share Reduction <sup>5</sup>		35%		-5	-2	-7	-17	-19	-36	-839
Subtotal (Retail Trips with Internal Capture and Non- Auto Mode Share Reduction)				9	4	13	31	35	66	1,558
Passby Reduction		20%/30%/ 20%	AM/PM/Da ily	-2	-1	-3	-9	-10	-20	-312
Subtotal (Retail Trips with Internal Capture, Non-Auto Mode Share , and Pass By Reduction)			77	8	4	11	23	24	46	1,246
Total External Retail Trips				8	4	11	23	24	46	1,246
OVERALL NON-AUTO MODE TRIPS				-19	-42	-61	-54	-41	-94	-1,57
OVERALL DEVELOPMENT TRIPS				22	44	65	60	46	105	1,981

	PLAN DATE	REVISION	
NEALTH OF	06-24-2022	1ST SUBMISSION	
The second	08-26-2022	2ND SUBMISISON	
	09-27-2022	3RD SUBMISSION	
N C. TOCK	-	-	
036790	-	-	
22	-	-	
CIE	-		
L ENG	-		
*******	-		
	-		

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR

4200 D TECHNOLOGY CT.

CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED

DEED BOOK NO. SHEET 01 OF 84

Dwelling Unit Summary (ADU)

STUDIO UNITS (ADU)

OADING SPACES

TRIP GENERATION (ADT)

TOTAL PARKING PROVIDED: 320

63 (SEE SHEET 03A)

JR ONE BEDROOM UNITS (ADU)

ONE BEDROOM UNITS (ADU)

TWO BEDROOM UNITS (ADU)

THREE BEDROOM UNITS (ADU)

ONE BEDROOM DEN UNITS (ADU)

TWO BEDROOM DEN UNITS (ADU)

(X) 000

OPMENOCK K

VEL V-BL

MALL REDEVARY SITE PLAN

NDM. PRELII

SHEET

02

FILE No.

DSUP-13080

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

DATE

DATE

PAGE NO.

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

337 (14)

4(1)

125

119 (10)

77 (2)

7(1)

1,981

5

337 units 0 keys 472,000

STANDARD PARKING SPACES

HANDICAP PARKING SPACES (NON-VAN)

HANDICAP PARKING SPACES (VAN)

COMPACT PARKING SPACES

PARKING PROVIDED IN EXISTING GARAGE

PARKING PROVIDED IN PROPOSED GARAG

LOADING SPACES

SICYCLE PARKING

Residential

ON-STREET PARKING

472,000

ADDRESS: 12435 PARK POTOMAC AVE, SUITE 200, POTOMAC, MD, 20854 THE SITE IS LOCATED IN THE HOLMES RUN WATERSHED. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE

MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.

ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC). PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.

ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS. REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED

EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS

ALL REQUIRED STATE AND FEDERAL PERMITS. WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCRI, VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES. MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTIÓN AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/soil\_and\_water/vsmp.shtml. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND

ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR,

THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT

TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION

SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO

ISSUANCE OF BUILDING PERMIT. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO

SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED

ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.

ALL WATER FACILITY CONSTRUCTIONS SHALL CONFORM TO VIRGINIA AMERICAN WATER (VAW) STANDARDS AND SPECIFICATIONS. NO WORK CAN BE COMPLETED ON EXISTING AND PROPOSED WATER FACILITIES UNTIL ALL EASEMENTS AND AGREEMENTS WITH VAW ARE FINALIZED. EXECUTED AND RECORDED. DEVELOPER OR CONTRACTOR SHALL CONTACT VAW AT 703-706-3889 TO OBTAIN AN APPROVED PROPOSAL AND PAY ALL REQUIRED FEES, PRIOR TO THE START OF CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER MAINS, FIRE HYDRANTS, DOMESTIC AND FIRE SERVICE LINES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE CONSTRUCTED BY VAW.

PRIOR TO THE RELEASE OF THE FINAL SITE PLAN. A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS

THIS SITE IS NOT LOCATED WITHIN A COMBINED SEWER AREA THE SITE CONTAINS EXISTING STORM SEWER, SANITARY SEWER, WATERLINES, ELECTRIC, AND OVERHEAD UTILITY. THE SUBJECT PLAN PROPOSES THE ADDITION OF STORM SEWER, SANITARY SEWER, WATERLINES, ELECTRIC, AND TELECOMMUNICATION CONNECTIONS. SOME OF THE EXISTING UTILITIES WILL REMAIN BUT NEW ONES WILL BE ADDED. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SPECIAL PAVING MATERIAL INSTALLED WITHIN THE

PUBLIC RIGHT OF WAY PER DEVELOPMENT CONDITION 2G.

#### ADDITIONAL NOTES

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

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

### UTILITY WORKS

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

THE CITY OF ALEXANDRIA: ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.

ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH)

APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.

NO CONTAIMINATION HAS BEEN FOUND ONSITE UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.

GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES. ALL NEW INSTALLATIONS AND/OR REINSTALLATIONS OF UTILITIES SUCH AS ELECTRICAL LINES. GAS PIPES. COMMUNICATION CABLES INCLUDING WATER AND SEWER LATERAL BOTH ON PRIVATE PROPERTY AND IN THE PUBLIC RIGHT OF WAY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH 3" AND 6" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL

BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES: EX. FIRE HYDRANT SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION. OR AS MAY BE APPROVED BY THE DIRECTOR OF T&ES.

EXISTING CONDITIONS SURVEY NOTES

HORIZONTAL DATUM\* NORTH AMERICAN DATUM OF 1983, NAD83 VERTICAL DATUM\* NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88\* UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY URBAN LTD., DATED 05/10/2012; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 AND 811 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTOR(S)

(KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION

ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT WWW.DOM.COM

THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY URBAN LTD., DATED 02/01/2012 IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS

\* PER MEMORANDUM TO INDUSTRY, JULY 20, 2005; THE PLAN SHALL BE PREPARED USING VIRGINIA STATE PLANE (NORTHZONE) COORDINATES BASED ON NAD83 AND NAVD88; HOWEVER, IF THE CURRENT DRAWINGS ARE PREPARED USING NORTH AMERICAN DATUM OF 1927 (NAD27) AND NORTHGEODETIC VERTICAL DATUM OF 1929 (NGVD29) THEN THE AS-BUILT DRAWINGS SHALL PROVIDE A CONVERSION TABLE OF SANITARY AND STORM SEWER DATA IN THE NAD83 AND NAVD88 DATUMS.

#### ENVIRONMENTAL SITE ASSESSMENT

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.

ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.

UNLESS APPROVED BY THE DIRECTOR OF TRANSPORTATION & ENVIRONMENTAL SERVICES (T&ES) ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR

BETWEEN THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND

SATURDAYS FROM 9 AM TO 6 PM. NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS. PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND SATURDAYS FROM 10 AM TO 4 PM.

#### SANITARY FLOW COMPUTATIONS

TOTAL FLOW FROM BUILDING K=

300 GPD/UNIT \* 337 UNITS + 200 GPD/1,000 S.F. \* 32,000 S.F. = 107,500 GPD PEAK FACTOR FLOW FROM BUILDING = 107,500 GPD \* 4.0 = 430,000 OR 0.43 MGD

THE TOTAL ESTIMATED FLOW EXCEEDS 10,000 GPD AND IS THEREFORE SUBJECT MEMORANDUM TO INDUSTRY NO. 06-14, WHICH STATES THAT AT THE TIME OF THE FINAL SITE PLAN,

THE APPLICANT SHALL PROVIDE ADEQUATE SANITARY SEWER OUTFALL ANALYSIS, AS THE CITY-OWNED SEWERS THAT ARE USED BY THE DEVELOPMENT/REDEVELOPMENT PROJECT. THE SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL BE COMPLETED UP TO THE TRUNK SEWER DOWNSTREAM WITH A MINIMUM DIAMETER OF 24" OR TO A POINT AS DIRECTED BY T&ES STAFF.

THE APPLICANT SHALL PROVIDE AN ESTIMATE OF THE AVERAGE DAY AND PEAK WASTEWATER FLOW DISCHARGED UPSTREAM AND DOWNSTREAM OF THE DEVELOPMENT SI UNDER EXISTING CONDITIONS AND THE CONTRIBUTION OF SANITARY FLOW FROM THE PROPOSED DEVELOPMENT SITE TO THE TRUNK SEWER USING THE FACTORS DESCRIBED

AVERAGE DESIGN FLOWS: SINGLE FAMILY HOME/TOWNHOUSE 350 GPD/UNIT MULTI-FAMILY (CONDO, APARTMENT) 300 GPD/UNIT OFFICE /RETAIL 200 GPD/1000 S.F.

HOTEL 130 GPD/ROOM THE SANITARY SEWERS SHALL BE DESIGNED FOR PEAK FLOW USING A PEAKING FACTOR OF 4 APPLIED TO THE AVERAGE FLOW.

AT THE DISCRETION OF T&ES STAFF, EXISTING CONDITIONS PEAK FLOWS, BASED ON LONG-TERM MONITORING AND/OR SEWER MODELING, MAY BE AVAILABLE TO THE APPLICANT FOR USE IN DETERMINING SANITARY SEWER CAPACITY SHORT-TERM TEMPORARY FLOW MONITORING OR WATER METER DATA MAY NOT BE USED

IN LIEU OF COMPUTING EXISTING FLOWS. LONG-TERM MONITORING MAY BE USED SUBJECT

TO THE APPROVAL OF THE DIRECTOR OF T&ES. IN LIEU OF THE ESTIMATION OF THE AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW. THE DIRECTOR OF T&ES AT HIS DISCRETION MAY REQUEST THE APPLICANT TO MEASURE THE SANITARY FLOW UPSTREAM AND DOWNSTREAM OF THE PROPOSED DEVELOPMENT SITE TO DETERMINE THE CURRENT SANITARY FLOW DISCHARGED INTO THE TRUNK SEWER UPSTREAM OF THE DEVELOPMENT SITE AND THE CURRENT CONTRIBUTION OF THE SANITARY FLOW TO THE TRUNK SEWER FROM THE DEVELOPMENT SITE UNDER EXISTING

CONDITIONS. THE APPLICANT SHALL ESTIMATE ADDITIONAL AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW TO BE DISCHARGED INTO THE TRUNK SEWER FROM THE PROPOSED DEVELOPMENT

SITE UNDER PROPOSED CONDITIONS USING THE FACTORS DESCRIBED ABOVE. THE SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL ACCOUNT FOR THE EXISTING AND FUTURE NEEDS.

THE CITY OF ALEXANDRIA, AT ITS DISCRETION, WILL PROVIDE THE APPLICANT WITH ANY READILY AVAILABLE DATA TO ASSIST IN COMPLETION OF THE ADEQUATE OUTFALL ANALYSIS. THE ADDITIONAL PARAMETERS REQUIRED TO COMPLETE THE ANALYSIS SHALL E FIELD MEASURED (I.E., LENGTH, PIPE DIAMETER, MATERIAL OF CONSTRUCTION, AND SLOPE, ETC.) AND/OR ESTIMATED (I.E., MANNING'S ROUGHNESS COEFFICIENT) BY THE APPLICANT. THE APPLICANT SHALL USE THE CRITERIA ESTABLISHED BY THE ENGINEERS AND SURVEYORS (ESI) INSTITUTE, AS SHOWN ON THE ESI CHECK LIST, WHERE APPLICABLE

THE APPLICANT SHALL PROVIDE ALL THE MEASURED AND/OR ESTIMATED DATA AND CALCULATIONS ON THE ADEQUATE SANITARY SEWER OUTFALL ANALYSIS ON THE PLANS FOR REVIEW BY THE CITY STAFF THE INCREASED PEAK FLOW WILL BE PLACED IN THE CITY OF ALEXANDRIA WASTEWATER FLOW CAPACITY REGISTRY TO DETERMINE THAT THE CITY HAS SUFFICIENT TREATMENT CAPACITY AVAILABLE IN THE ALEXANDRIA SANITATION AUTHORITY (ASA) ADVANCED

WASTEWATER TREATMENT PLANT (A WWTP) AND IN VARIOUS INTERCEPTOR SEWERS IN TH CITY OF ALEXANDRIA. SANITARY SEWER SYSTEMS THAT SERVE OVER 400 PEOPLE REQUIRE THE APPROVAL OF THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ). THEREFORE, THE APPLICANT SHALL COMPLY WITH ALL THE REGULATORY REQUIREMENTS OF THE STATE OF

10. THE INSTALLATION OF PLUMBING FIXTURES THROUGHOUT THE CITY SHALL BE GOVERNED ! LOCATION. IN THE AREAS A AND B SHOWN IN THE ATTACHED MAP, THE SANITARY SEWER PLUMBING FIXTURES AND DRAINS LOCATED BELOW THE FIRST FLOOR (INCLUDING PARKING STRUCTURES) SHALL HAVE IN-STRUCTURE OR ON-SITE PLUNPED DISCHARGE TO THE

CITY'S GRAVITY COLLECTION SYSTEM. THE PUMPED FACILITIES SHALL BE PROVIDED WITH A STANDBY SOURCE OF POWER (I.E. BATTELY OR GENERATOR).

12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL OWNERSHIP, CAPITAL AND MAINTENANCE AND OPERATION OF THE PUMPS AND APPURTENANCES. 13. NO FOUNDATION DRAIN, BASEMENT DRAIN, OR STAIRWELL BASEMENT ACCESS DRAIN SHAL BE CONNECTED TO THE CITY OR ASA SANITARY SEWER.

**DEMOLITION** 

A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT

APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS). AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL

NECESSARY PERMITS. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN

DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE

CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER/OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE

EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVE LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LINER CONTROL ACT.

#### SIGN CONSTRUCTION

### <u>CEMETERY AND/OR BURIAL GROUNDS</u>

A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. FURTHERMORE, IT IS ILLEGAL TO DISTURB HUMAN REMAINS WITHOUT OBTAINING APPROPRIATE LEGAL AUTHORIZATION. IF BURIALS ARE FOUND DURING THE ARCHAELOGICAL INVESTIGATION AND NEED TO BE MOVED PRIOR TO DEVELOPMENT THE APPLICANT SHALL BE RESPONSIBLE FOR THE ARCHAEOLOGICAL REMOVAL AND FOR OBTAINING THE NECESSARY LEGAL DOCUMENTS, INCLUDING A PERMIT FROM THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES FOR THE ARCHAELOGICAL REMOVAL OF BURIALS.

#### RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT. A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL GENERALLY DESCRIBED BELOW, SUFFICIENT TO DETERMINE EXISTING AND FUTURE FLOWS IN | OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FC ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION H BEEN COMPLETED ANY ABOVE GROUND BAIT BOXES MUST BE RELOCATED TO WITHIN 50 FEET OF A STRUCTURE IN KEEPING WITH EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHAL BE REMOVED AND REGULAR INSPECTIONS OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE

#### MARINE CLAY STATEMENT

NO MARINE CLAYS EXISTS ON SITE FOR BLOCK K

#### SOLID WASTE MANAGEMENT

SINCE THE APPLICANT IS NOT REQUIRED, BY SECTION 5-1-31 OF THE CITY CHARTER AND CODE TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES, TO USE THE CITY OF ALEXANDRIA'S COLLECTION AND DISPOSAL SERVICES: SOLID WASTE COLLECTION AND DISPOSAL SERVICES SHALL BE PROVIDED BY THE APPLICANT  $^{\prime}$  PRIVATE COLLECTORS AND SHALL BE PASSED ON TO THE NEW OWNER IN CASE OF A SALE OF THE PROPERTY SUBSEQUENT TO THE DEVELOPMENT.

#### SITE ACCESSIBILITY NOTES

ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE SHALL HAVE AT LEAST ONE "ACCESSIBLE ROUTE" THAT CONFORMS TO "ADA"—"ACCESSIBLE ROUTE" STANDARDS. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO: MAXIMUM WALK SLOPE=1:20 AND MAXIMUM RAMP SLOPE=1:12. ALL WALKS WILL BE BROOM-FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS AND/OR THE ARCHITECTURAL PLANS.

ALL "ACCESSIBLE" PARKING SPACES SHALL BE DESIGNATED WITH APPROPRIATE SIGNAGE

THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

#### ARCHAEOLOGY NOTES

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399 CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING

DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDUL FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, EC 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 MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH

SECTION 11-411 OF THE ZONING ORDINANCE

AND ASSURE THE CONTINUATION OF SERVICE THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR TH ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF THE CALIFORNIA BEARING RATIO (CBR) VALUES OF IN-SITU MATERIALS SHALL BE CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD)

DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS THE PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL/LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES. PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATABOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS

INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ÀCCEPÍABLE. WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS

GRASSPAVE. ALL ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH THE CITY OF ALEXANDRIA STANDARD SIGNAGE ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC

ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS B. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10

MINUTES WHEN PARKED.  $^{29}$ . UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE / STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OF STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13,2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.

# **EXISTING CONDITIONS NOTE**

STORMWATER BMP AND DETENTION

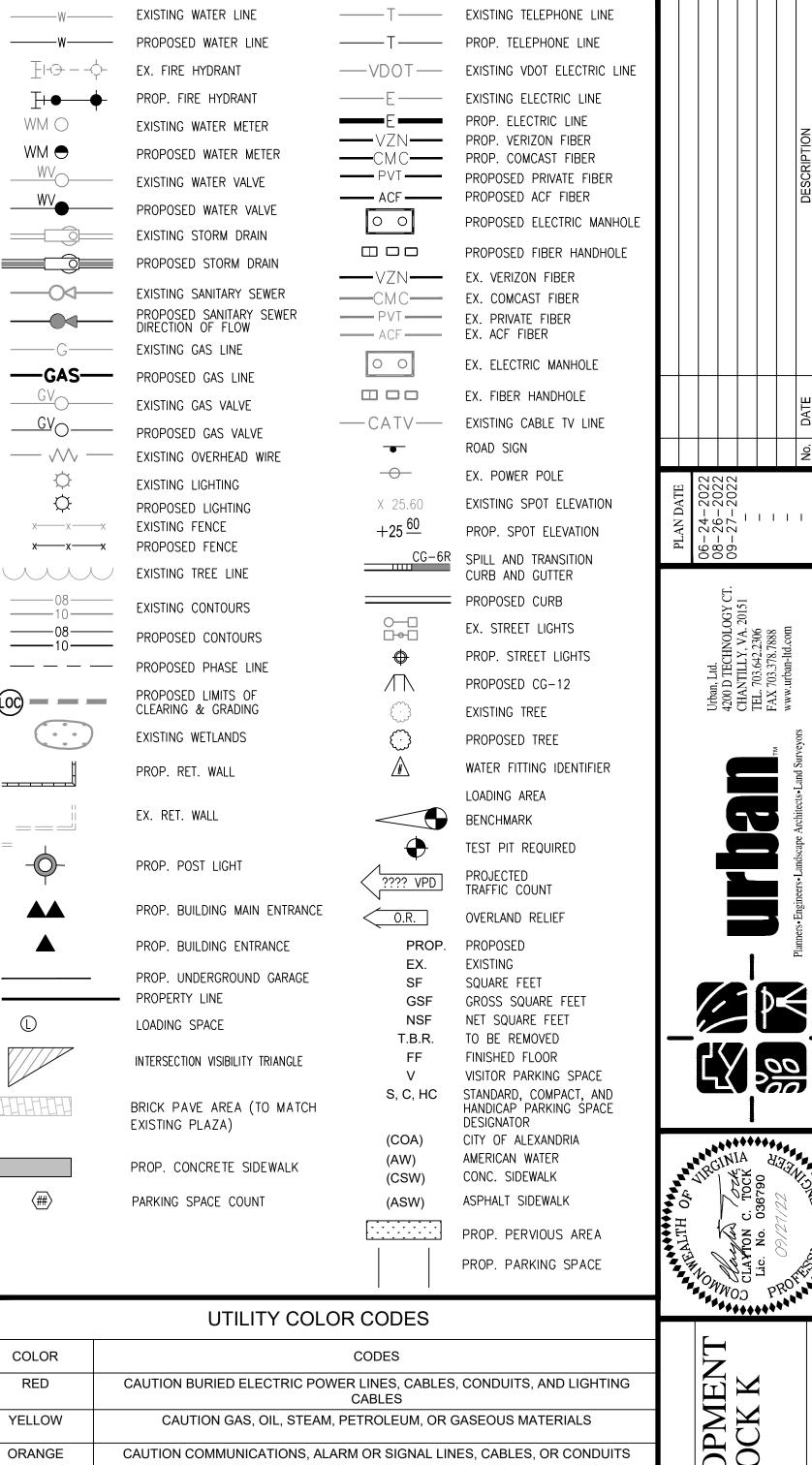
HE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT WITH FINAL SUBMISSION. THE MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND RECORDS.

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

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE

#### <u>MOSQUITO CONTROL NOTES</u>

SYSTEMS THAT HOLD WATER FOR MORE THAN 5 DAYS BETWEEN THE MONTHS OF MAY OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS SUCH BMPs SHALL BE TREATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUCT. ALL LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS



LEGEND:

#### CAUTION POTABLE WATER CAUTION RECLAIMED WATER, IRRIGATION AMD SLURRY LINES CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

#### EMERGENCY VEHICLE EASEMENTS NOTE

ALL EMERGENCY VEHICLE EASEMENTS ARE TO BE PROVIDED UNDER A SEPARATE APPLICATION WITH THE FINAL SITE PLAN. ALL EASEMENTS ARE TO BE RECORDED WITH ALEXANDRIA LAND RECORDS.

APPROVED						
DEVELOPMENT SITE PLAN NO						
DEPARTMENT OF PLANNING & ZON	IING					
DIRECTOR	DATE					
DEPARTMENT OF TRANSPORTATION SITE PLAN NO.	& ENVIRONMENTAL SERVICES					
DIRECTOR	DATE					

CHAIRMAN, PLANNING COMMISSION DATE RECORDED

SHEET OF 84 FILE No.

EXISTING CONDITIONS REFLECTED IN THIS SET ARE BASED ON THE DSP WORK AS PROPOSED.

FACILITIES MAINTENANCE AGREEMENT

PROTECTION AREA (RPA).

DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY TH ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY

WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNÈCTED. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER. ALL AREAS, ON OR OFFSITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST

CONSTRUCTION NOTES

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED UPON AVAILABLE

INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT

LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH

MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. II

OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS

PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND

EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONSTRUCTION. EXISTING STRUCTURES TO BE PARTIALLY DEMOLISHED SHALL BE REMOVED TO NEARES JOINT, NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.

CURRENT PLUMBING CODE TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO

APPLICABLE MANUALS. AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OF HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA. THE CONTRACTOR IS REFERRED TO STRUCTURAL GEOTECHNICAL MECHANICAL AND

SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTIER AND/OR PONDING OF WATER ON THE ROADWAY THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.

AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED

EMERGENCY VEHICLE EASEMENT (ÉVE) SHALL NOT BE PAINTED, RATHER DELINEATED WITH THE PAVERS ON THE WEST EDGE OF THE EVE & SIGNAGE ON THE EAST EDGE OF THE

UNLESS OTHERWISE SPECIFIED

ON DSP#2022-00012.

FLOODPLAIN NOTES

RESOURCE PROTECTION AREA NOTES

SINCE STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMF

PROGRAM (703-746-4910) FOR QUESTIONS OR TREATMENT ASSISTANCE.

BLUE PURPLE

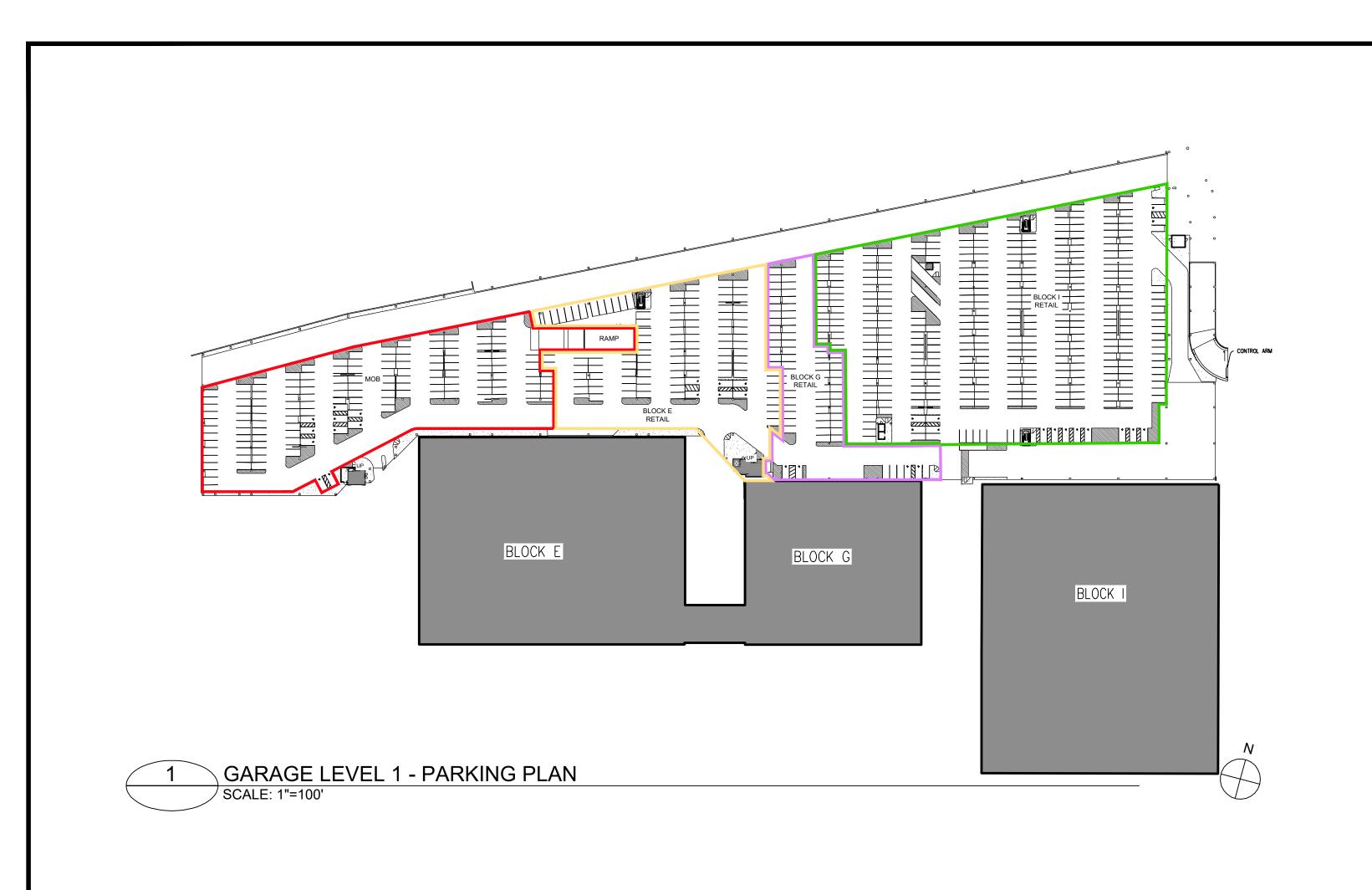
**CONSTRUCTION LIASON:** ROBERT ABT WITH FOULGER-PRATT

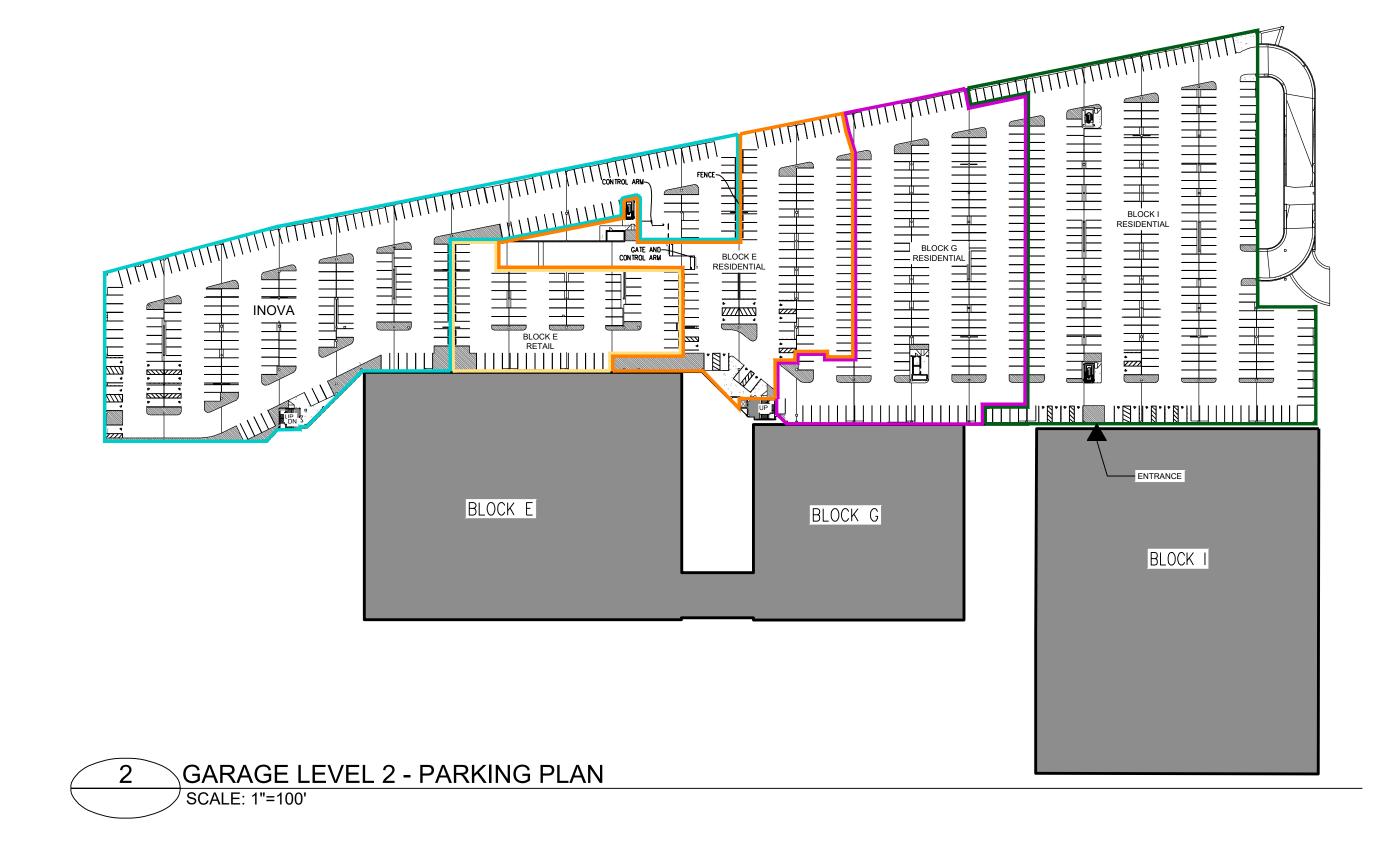
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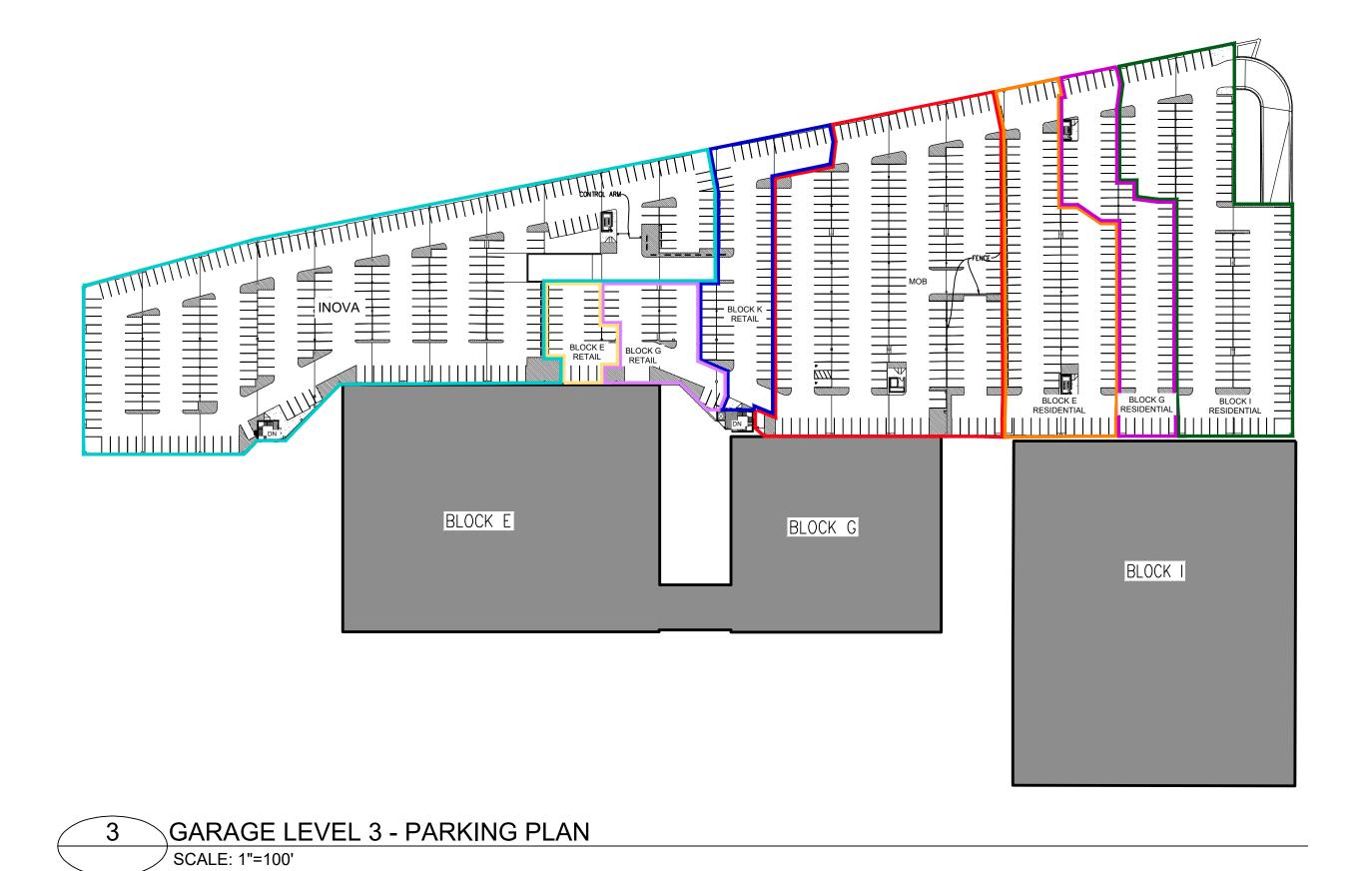
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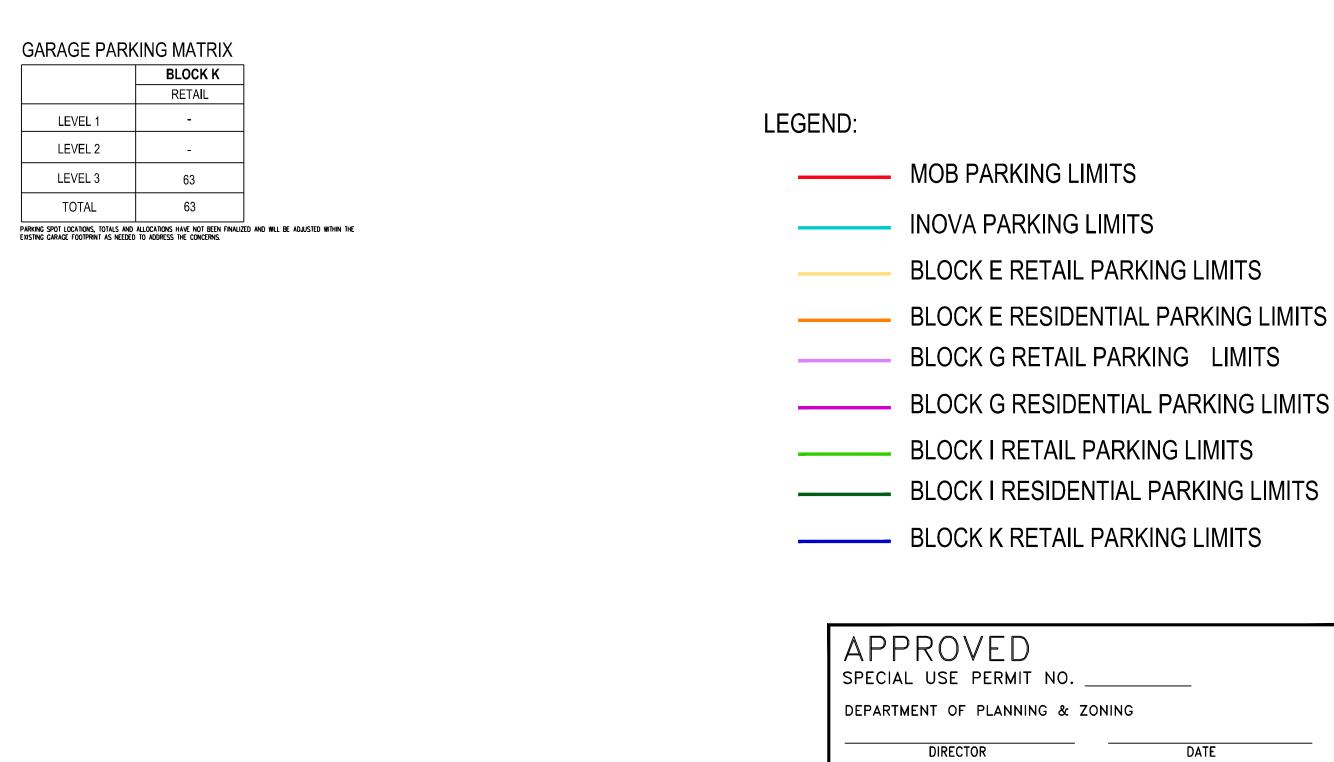
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SITE PLAN NO.

DATE RECORDED

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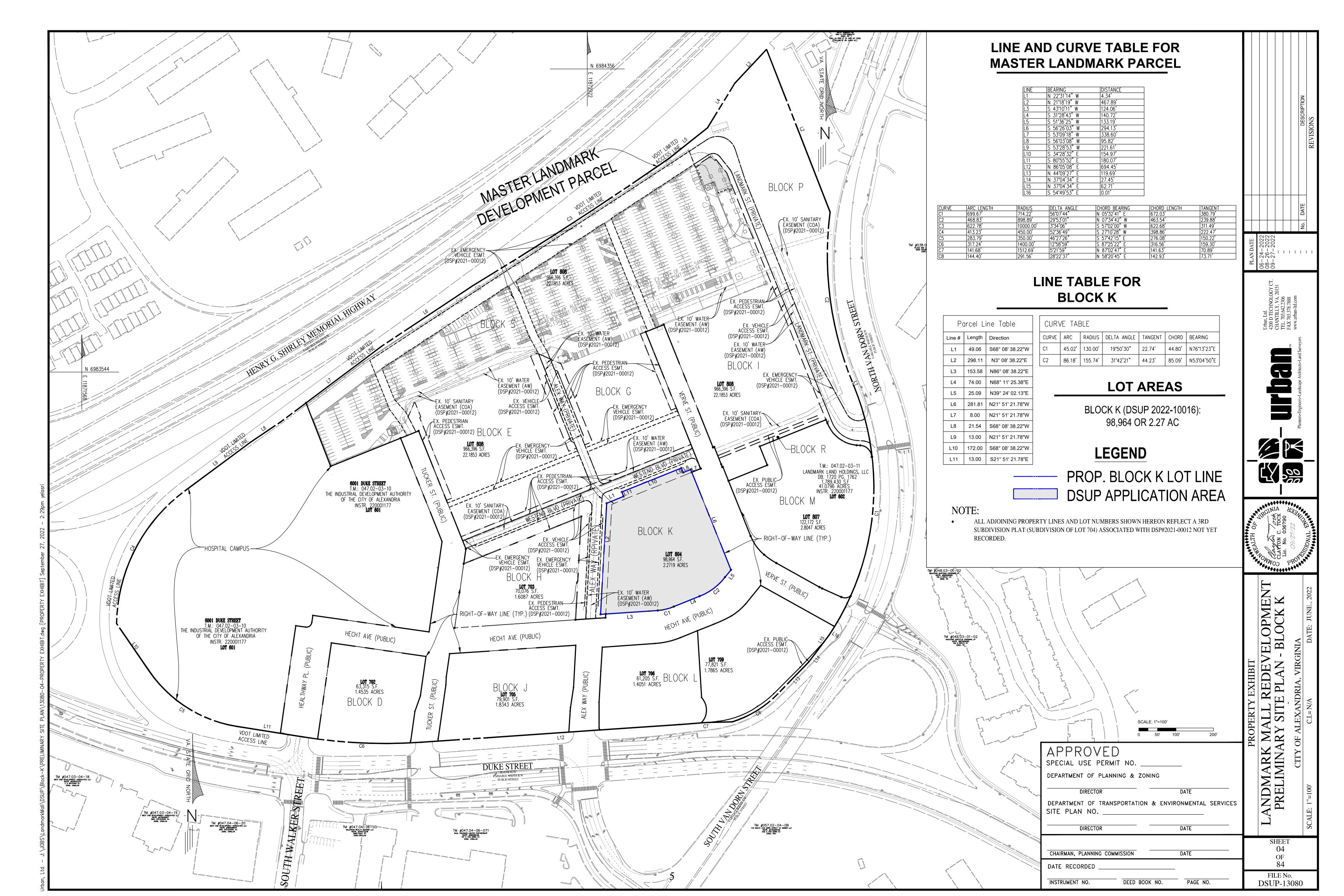
DIRECTOR

CHAIRMAN, PLANNING COMMISSION

DATE

PAGE NO.

DEED BOOK NO.



INEATED ON THIS PLAT HAVE CITY OF ALEXANDRIA TAX MAP NUMBERS \_ (ZONED CDD #29), \_\_\_\_\_\_ (ZONED CDD #29), AND ONED CDD #29). RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

LDINGS L.L.C. AC AVENUE, SUITE 200

ION SHOWN HEREON WAS DERIVED FROM EXISTING LAND RECORDS AND THE PLAT PREPARER WAS NOT PROVIDED WITH A CURRENT TITLE CH, THIS PLAT MAY NOT INDICATE ALL EASEMENTS AND/OR H MAY EXIST ON THE SUBJECT PROPERTIES.

**NOTES** 

IN AREAS OF THIS SITE THAT CAN BE REASONABLY EXPECTED TO OR SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO, HEAVY PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS

IN UNDERGROUND STORAGE TANKS ON THIS SITE.

#### AREA TABULATION

BEGINNING AREA TAX MAP +AREA FROM LOT 708	(LOT 704)	90,689 SF OR 2.0819 ACRES 8,275 SF OR 0.1900 ACRES
ENDING AREA TAX MAP	(LOT 804)	98,964 SF OR 2.2719 ACRES
BEGINNING AREA TAX MAP	(LOT 707)	130,369 SF OR 2.9929 ACRES
-AREA TO LOT 708		9,387 SF OR 0.2155 ACRES
+AREA FROM LOT 708		1,190 SF OR 0.0273 ACRES
ENDING AREA TAX MAP	(LOT 807)	122,172 SF OR 2.8047 ACRES
BEGINNING AREA TAX MAP	(LOT 708)	966,474 SF OR 22.1871 ACRES
-AREA TO LOT 707		1,190 SF OR 0.0273 ACRES
+AREA FROM LOT 707		9,387 SF OR 0.2155 ACRES
-AREA TO LOT 704		8,275 SF OR 0.1900 ACRES
ENDING AREA TAX MAP	(LOT 808)	966,396 SF OR 22.1853 ACRES

#### SURVEYOR'S CERTIFICATE

I, KEVIN P O'CONNOR, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS IS A PLAT SHOWING RESUBDIVISION OF THE PROPERTY OF LANDMARK LAND HOLDINGS L.L.C., AS RECORDED IN INSTRUMENT \_\_\_\_\_, AMONG THE LAND

I FURTHER CERTIFY THIS PROPERTY IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THE BEARINGS ARE CALCULATED TO TARGINIA STATE GRID NORTH. GIVEN UNDER MY HAND THIS 18th DAY OF JULY, 2022.





#### OWNERS CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND AND EASEMENTS SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYORS CERTIFICATE IS DONE WITH FREE WILL AND CONSENT OF OWNER(S).

LANDMARK LAND HOLDINGS, LLC
BY:
NAME:
TITLE:

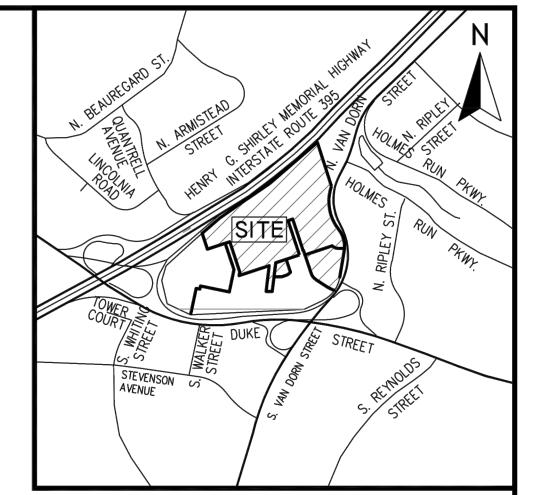
MY COMMISSION EXPIRES:

#### NOTARY'S CERTIFICATE

CITY/COUNTY OF \_\_\_\_\_ COMMONWEALTH OF VIRGINIA I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT

VHOS	SE NAME(S)	IS S	SIGNED	ТО	THE	FORE	GOIN	٧G	OWNERS	CONSENT	APPEARED	
AND	ACKNOWLED	GED	THE	SAME	BEF	ORE	ME	TH	IS D	AY OF		

NOTARY PUBLIC	REGISTRATION NO.



VICINITY MAP SCALE: 1" = 2000'

200

FILE No.

DSUP-13080

SEE SHEET 3 FOR LINE DATA SEE SHEET 4 FOR CURVE DATA

ESI PEER REVIEW PERMIT NO. \_\_\_\_ PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED DEED BOOK NO. PAGE NO. INSTRUMENT NO.

PLAT SHOWING LOTS 804, 807, AND 808 3RD SUBDIVISION OF LANDMARK MALL REDEVELOPMENT BEING A SUBDIVISION OF LOTS 704, 707, AND 708

2ND SUBDIVISION OF LANDMARK MALL REDEVELOPMENT INSTRUMENT \_\_\_\_\_ CITY OF ALEXANDRIA, VIRGINIA

DATE RECORDED

INSTRUMENT NO.

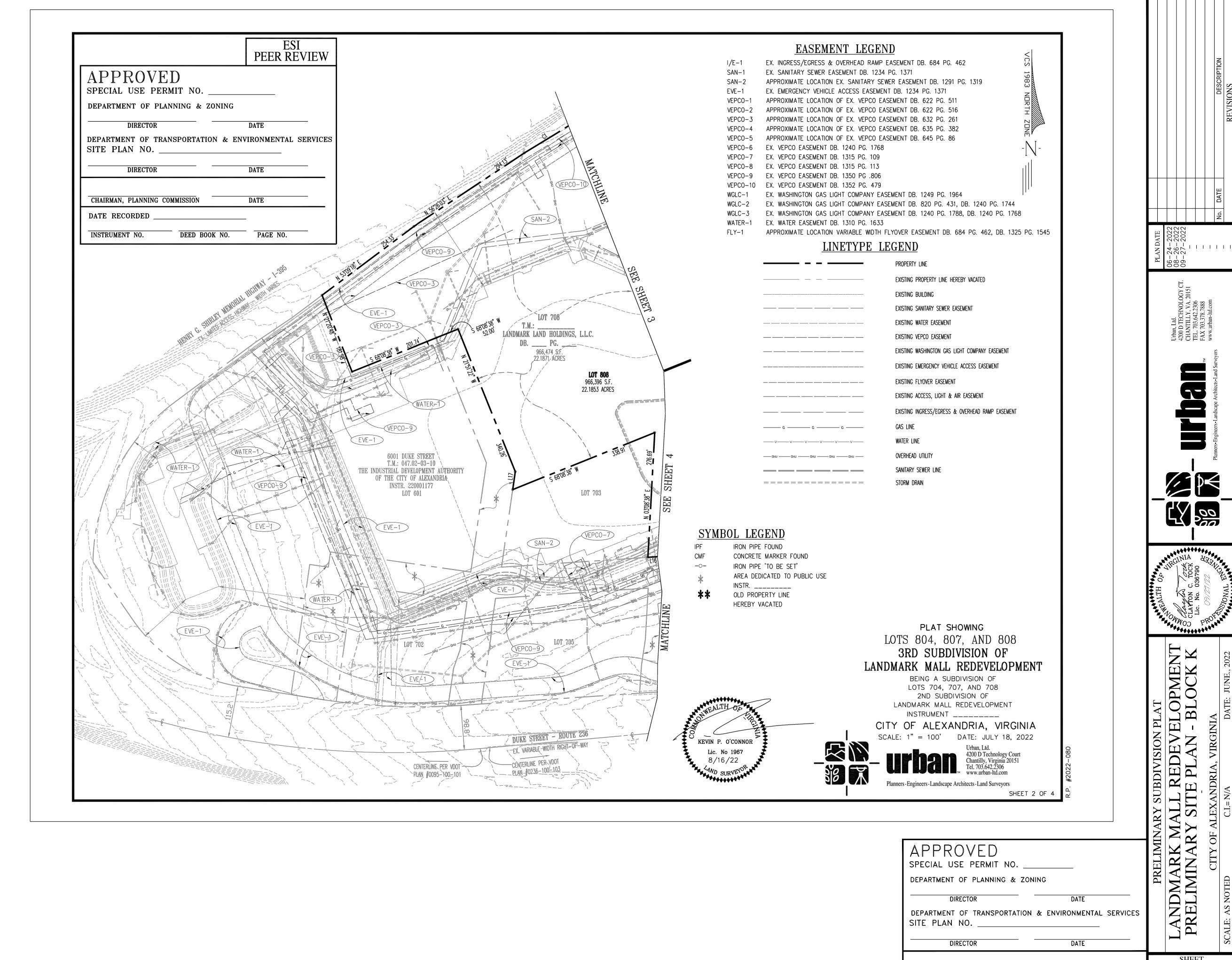
Planners · Engineers · Landscape Architects · Land Surveyors

SCALE: N/A DATE: JULY 18, 2022

DEED BOOK NO.

APPROVED  SPECIAL USE PERMIT NO  DEPARTMENT OF PLANNING & ZONING  DIRECTOR  DATE  DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	NDMARK MAI ELIMINARY  CITY OF ALEX
SITE PLAN NO DIRECTOR DATE	LAN
CHAIRMAN, PLANNING COMMISSION DATE  DATE RECORDED	SHEET 04A OF 84

PAGE NO.



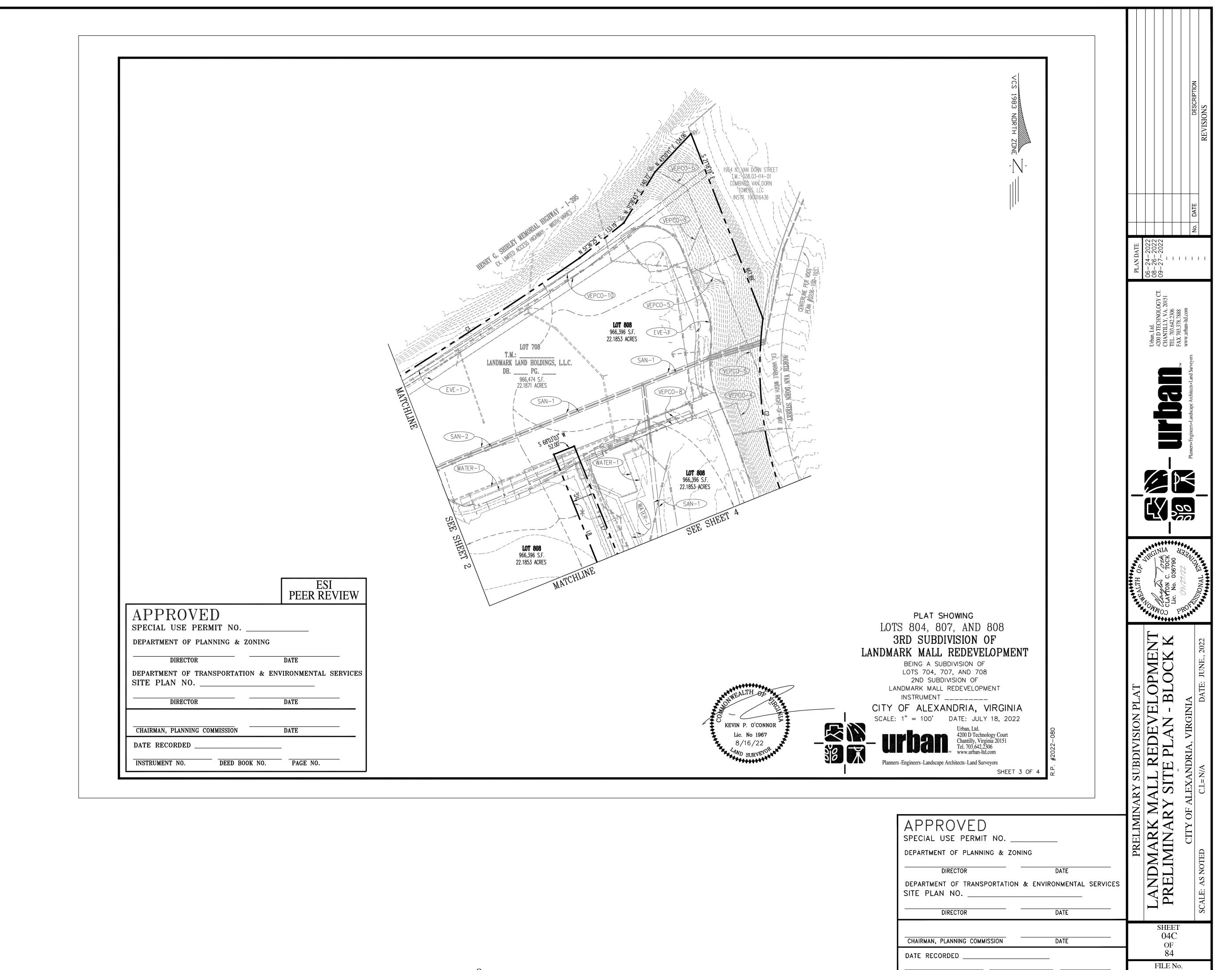
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CHAIRMAN, PLANNING COMMISSION

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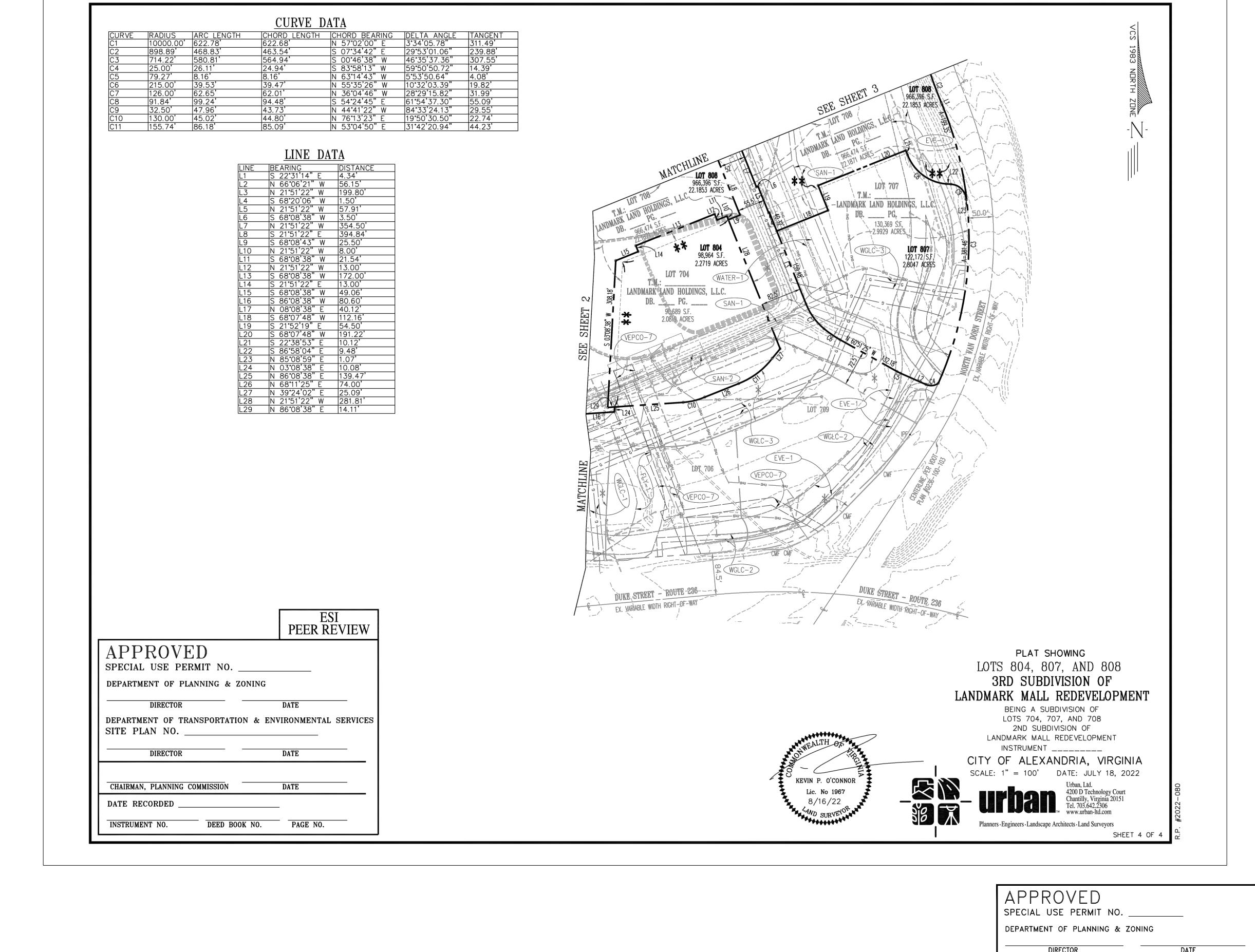


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Urban, Ltd. — J:\JOBS\LandmarkMail\DSUP\Block—K\PRELIMINARY SITE PLAN\13080—03A—PRELIMINARY SUBDIVISION PLAT.dwg [LAYOUT (4)] September 27, ;

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APPROVED
SPECIAL USE PERMIT NO. \_\_\_\_\_
DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. \_\_\_\_\_

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

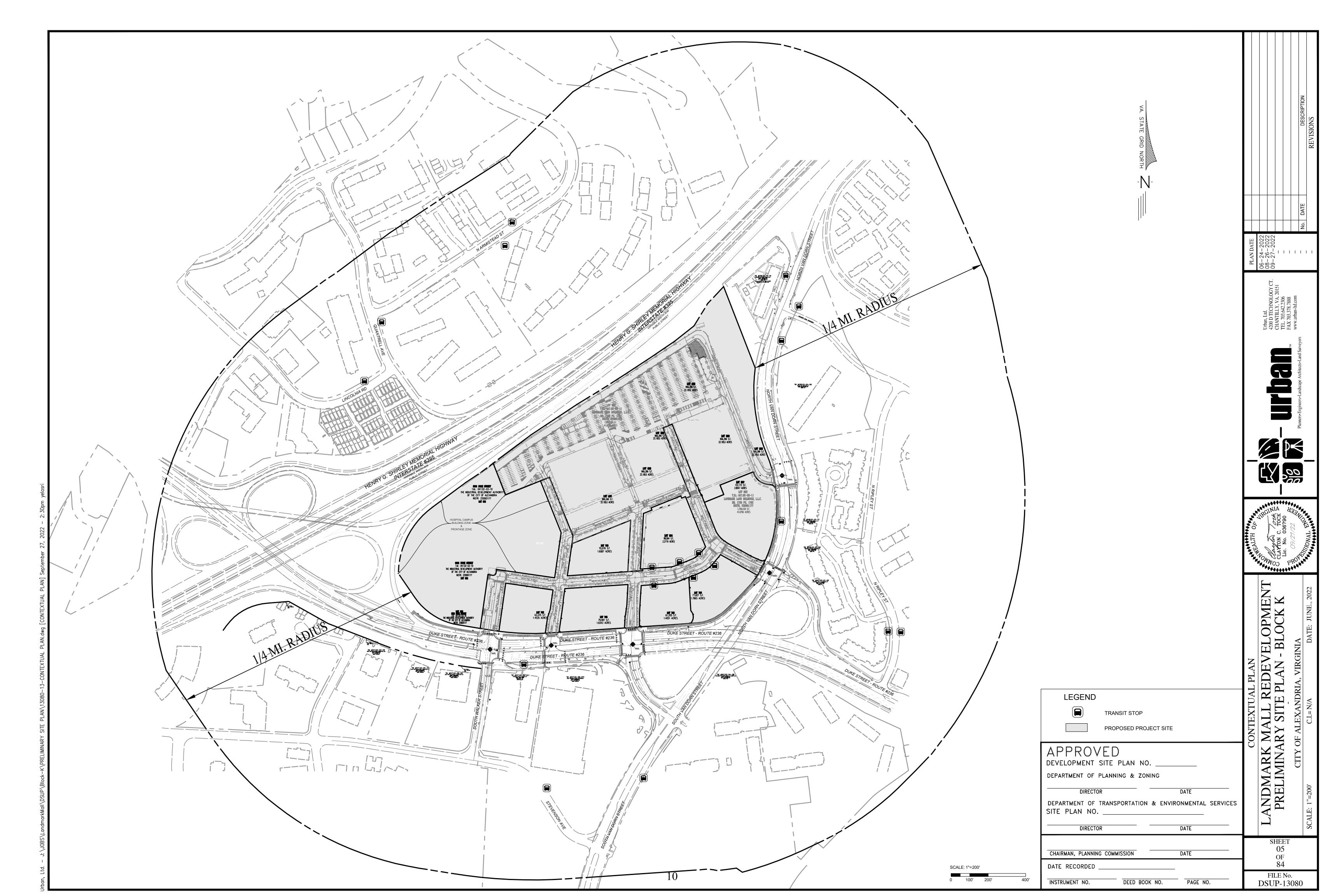
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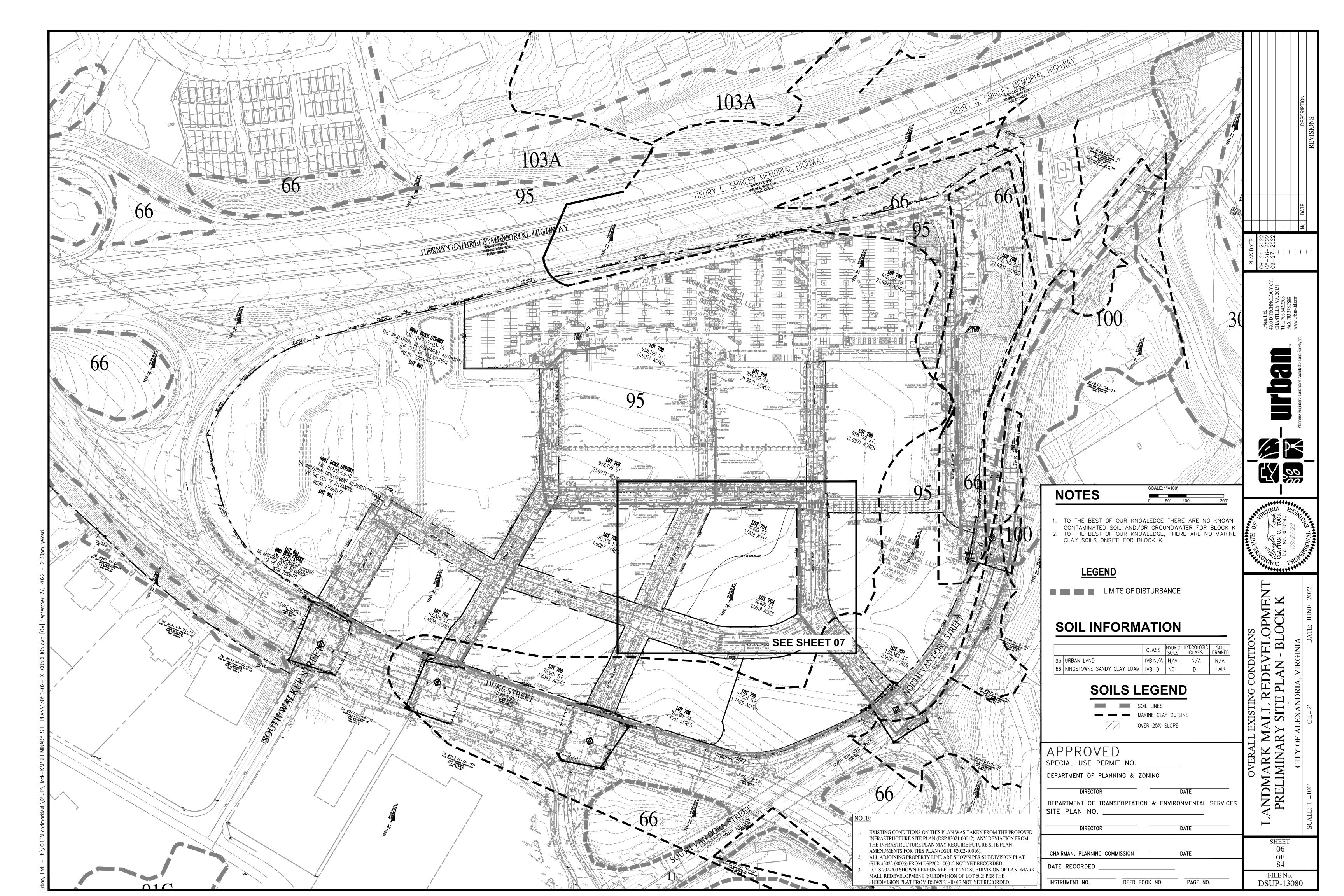
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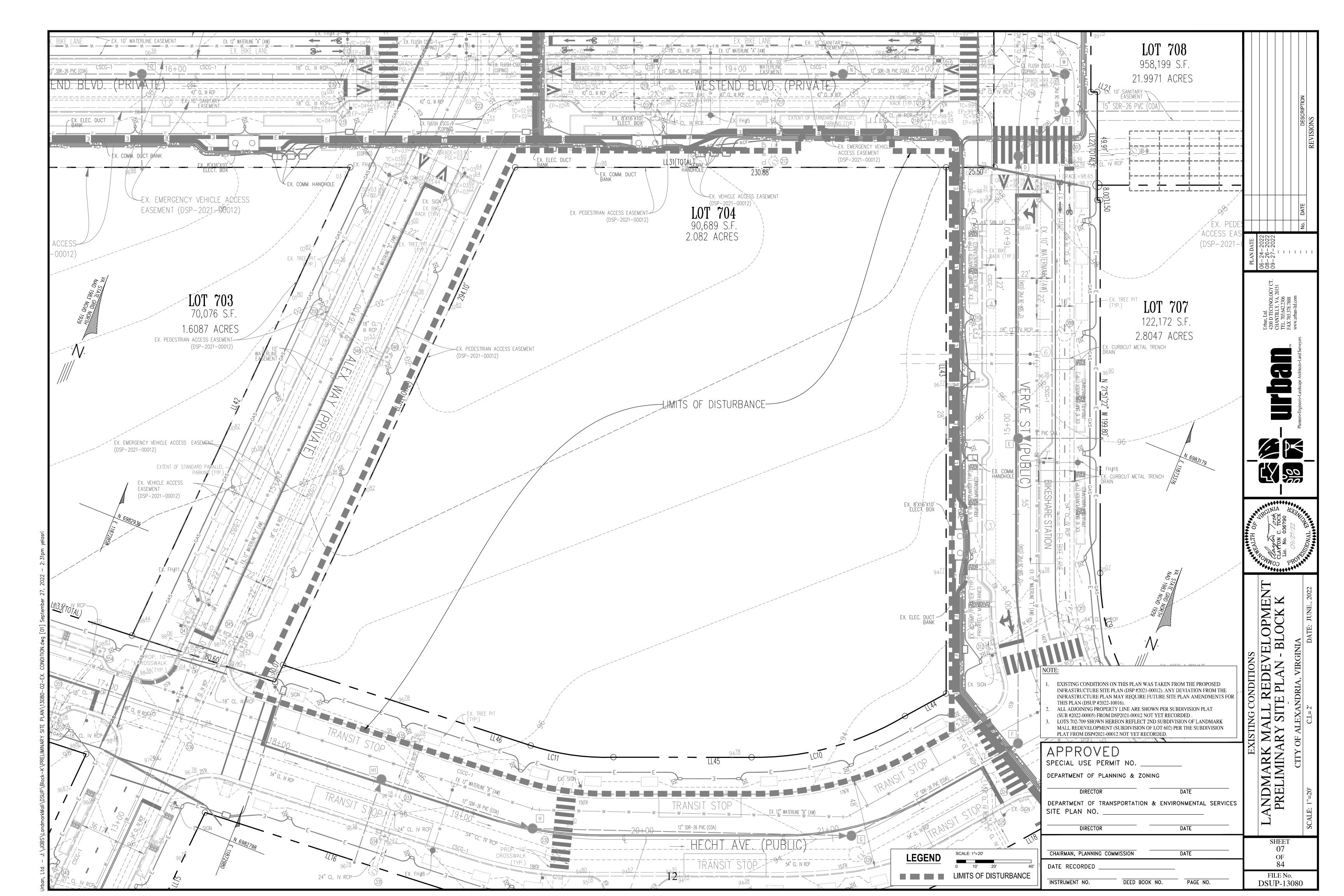
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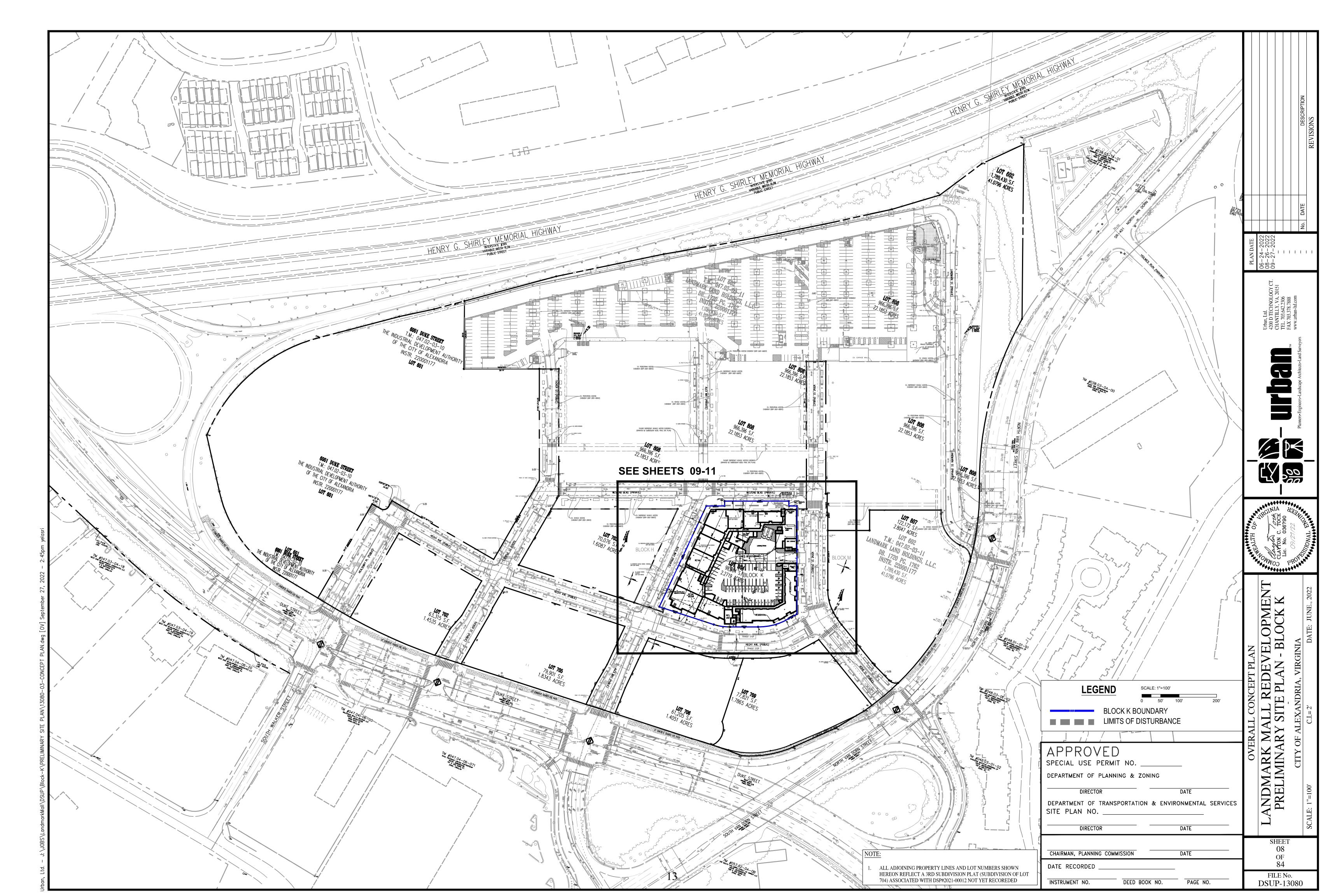
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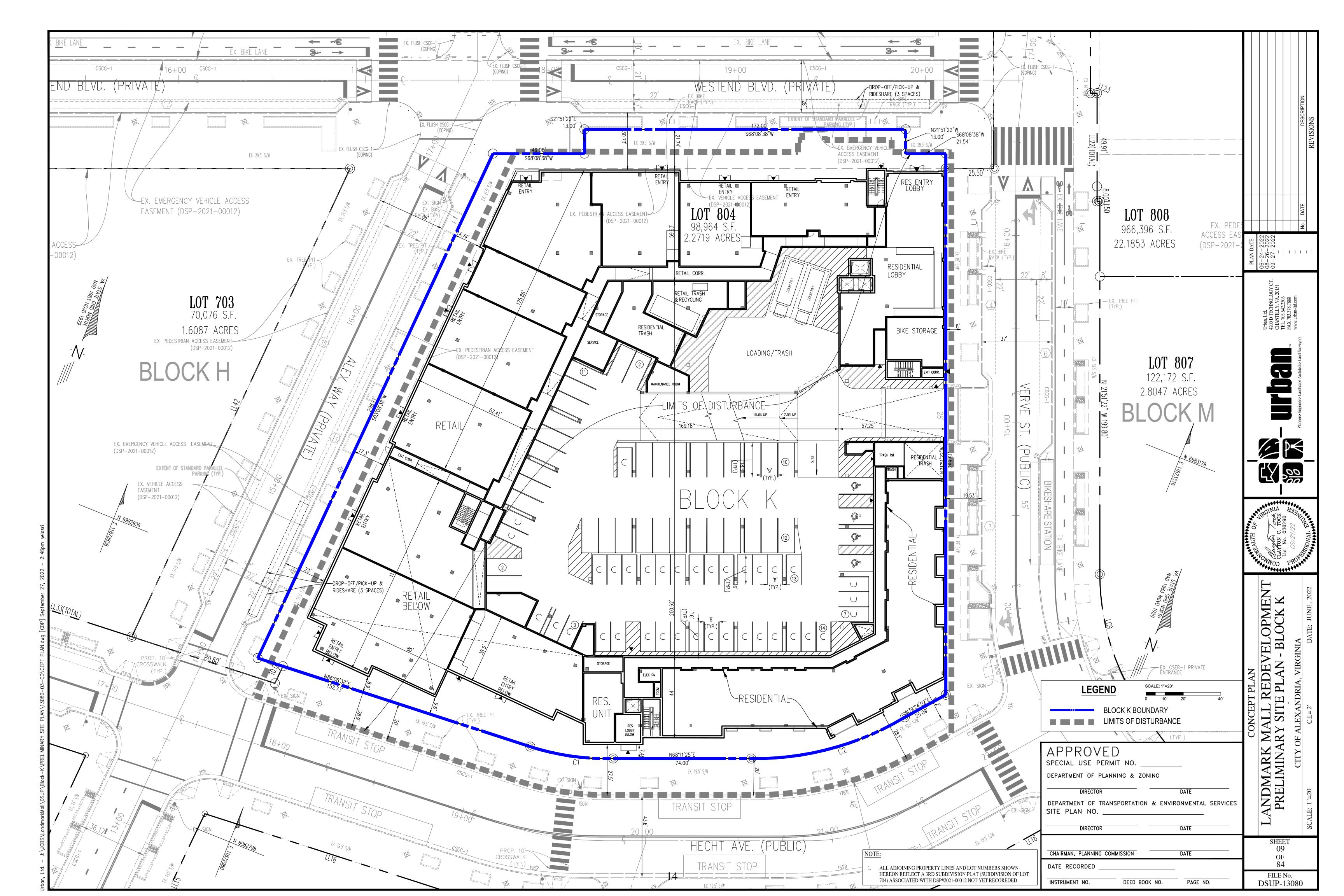
MALL REDEVELOPMENT RY SITE PLAN - BLOCK K

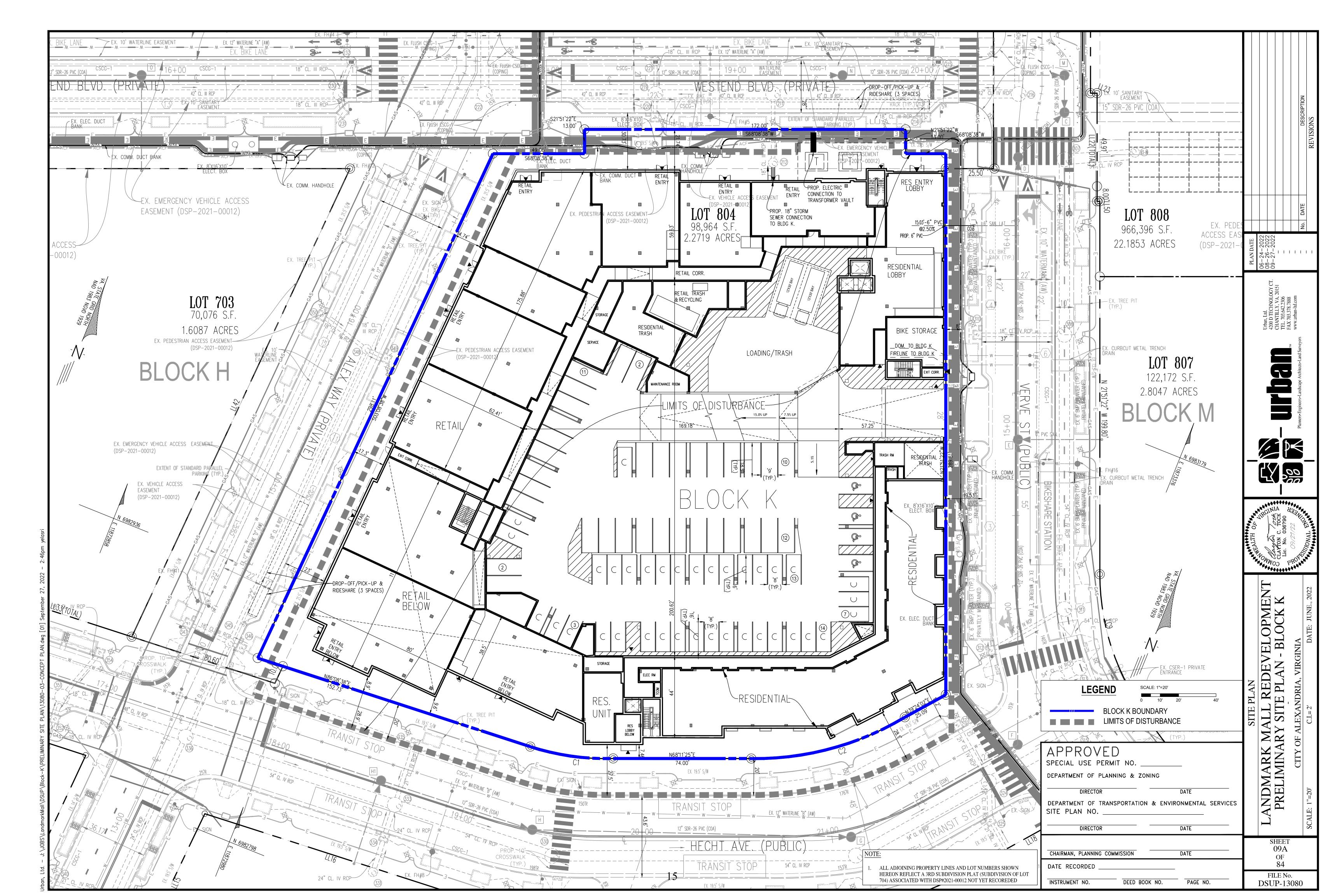


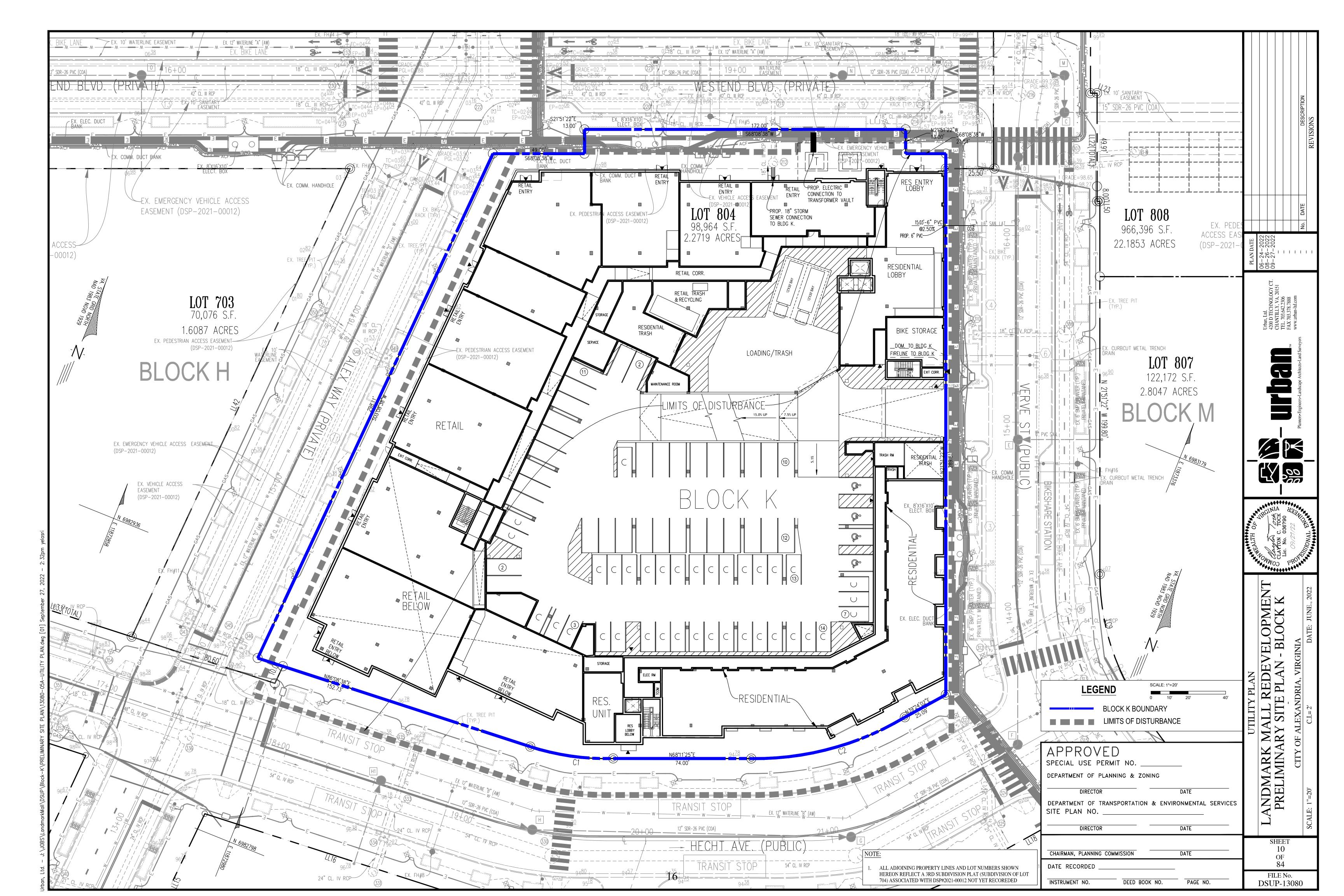


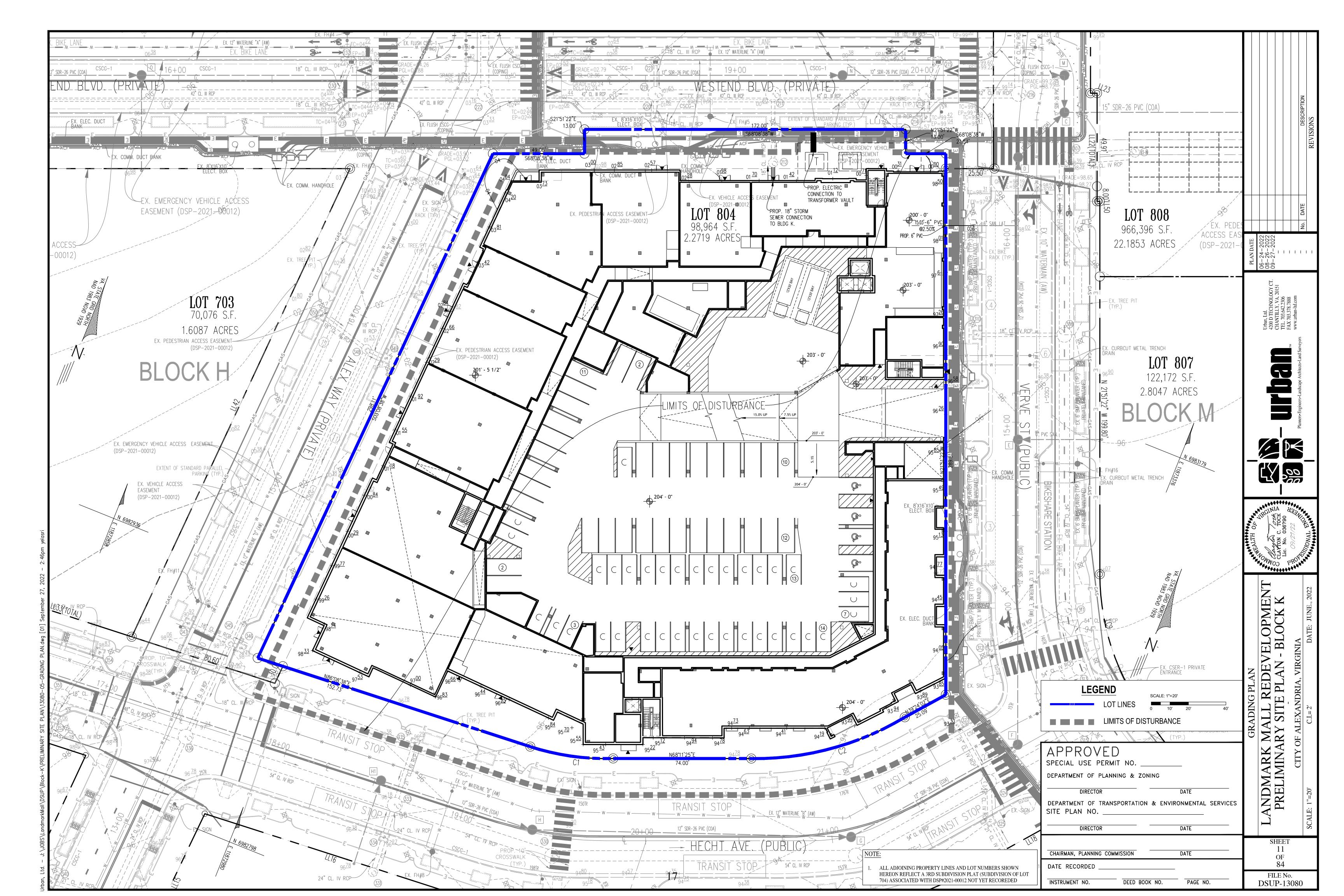


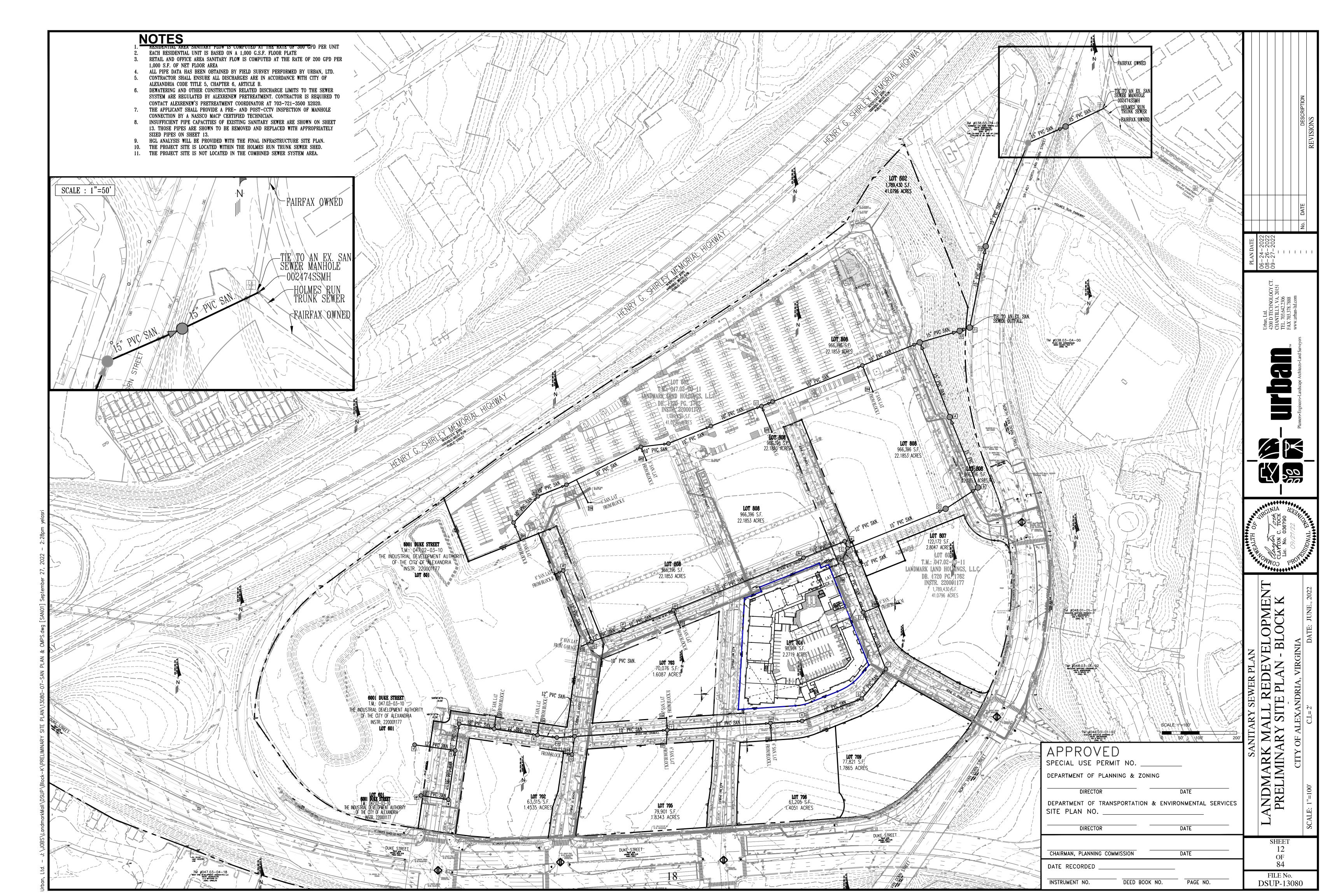












	Project:	Landmark Mall			<i>PROPOSE</i>	<i>D SANII</i>	AKY S	SEWE	K FLU	W CUM	IPUIAI	IUNS								
	From	То	RESIDENTIAL	OFFICE/RETAIL	SFA/SFD HOTEL	PEAK	INCR	FLOW	FLOW	Invert E	levation	Length	Slope	Dia.	Capacity	VEL.	Capacity	Pipe	Pipe BLOCKS	3
	Point	Point	300 GPD/UNIT	200 GDP/ 1000 SF	DWELLINGS 130 GPD/UNIT 350 GPD/UNIT	FACTOR	q MGD	q MGD	q C.F.S.	Upper End	Lower End	FT.	%	IN.	Q MGD	F.P.S.	q/Q %	Coefficient	Material TO STR	Remarks
F					See St Brown															63.91% gpd from Block B
$\vdash$	CO15 L2	L2 N1		241342		4.0 4.0	0.19	0.19 0.19	0.30	187.90 185.51	185.61 184.64	91.84 87.06	2.50% 1.00%	10 10	2.00	4.63 3.38	9.65 9.65	0.010 0.010	PVC PVC	33.33% gpd from Block A
	N1	EX.NN				4.0	0.00	0.19	0.30	184.54	183.71	82.58	1.00%	10	2.00	3.38	9.65	0.010	PVC	
	EX.NN	EX.MM				4.0	0.00	0.19	0.30	183.61	181.37	223.82	1.00%	10	1.85	3.38	10.46	0.010	PVC	
	EX.MM	EX.LL				4.0	0.31	0.50	0.78	181.27	180.49	74.55	1.05%	10	1.89	4.53	26.51	0.010	PVC	100% Flow from Block E (Res
	EX.LL	EX.KK				4.0	0.00	0.50	0.78	180.39	178.86	122.64	1.25%	10	2.06	4.82	24.30	0.010	PVC	
$\vdash$	EX.KK L1	L1 EX.JJ				4.0 4.0	0.00	0.50 0.81	0.78 1.26	178.76 176.84	176.94 176.36	145.48 31.95	1.25% 1.50%	10 10	2.06 2.26	4.82 5.90	24.30 35.97	0.010	PVC PVC	100% Flow from Block G
	EX.JJ	EX.II				4.0	0.00	0.81	1.26	176.26	170.94	259.55	2.05%	10	2.00	6.60	40.67	0.010	PVC	100701 ISW HOITI BISSIC C
	EX.II	EX.HH				4.0	0.54	1.35	2.09	170.52	162.65	165.68	4.75%	15	11.86	9.94	11.41	0.010	PVC	
	EX.HH	G1				4.0	2.59	3.95	6.10	141.73	139.50	111.27	2.00%	15	7.70	9.77	51.26	0.010	PVC	100% Flow from Landmark
$\vdash$	G1	F1				4.0	0.00	3.95	6.10	133.81	133.25	28.12	2.00%	15	7.70	9.77	51.26	0.010	PVC	
	F1 E1	E1 D1				4.0 4.0	0.00	3.95 3.95	6.10 6.10	106.53 101.99	102.09 96.00	222.04 299.31	2.00%	15 15	7.70 7.70	9.77 9.77	51.26 51.26	0.010 0.010	PVC PVC	
	D1	D2	184			4.0	0.22	4.17	6.45	77.18	75.00	109.44	2.00%	15	7.70	9.89	54.13	0.010	PVC	100% Flow from Broadstone A
	D2	EX.CC				4.0	0.00	4.17	6.45	69.77	68.92	112.78	0.75%	15	4.71	3.84	88.39	0.010	PVC	
	10/4	187		400500		4.0	0.45	0.45	0.22	405.07	405.04	00.50	4.050/	10	2.20	2.22	1 40	0.040	D) (C)	22 220/ Flour for an Blank A
	W1 W	V V		188500		4.0 4.0	0.15	0.15 0.15	0.23	195.87 194.94	195.04 193.28	66.50 132.42	1.25% 1.25%	12 12	3.36 3.36	3.33 3.33	4.49 4.49	0.010 0.010	PVC PVC	33.33% Flow from Block A
	V V	U		-		4.0	0.00	0.13	0.23	193.18	193.28	72.26	1.25%	12	3.36	4.08	8.99	0.010	PVC	
	U	L				4.0	0.00	0.30	0.47	192.18	191.00	94.64	1.25%	12	3.36	4.08	8.99	0.010	PVC	
	L	K		-		4.0	0.03	0.33	0.51	190.90	189.43	117.14	1.25%	12	3.36	4.24	9.85	0.010	PVC	Flow from Block C
$\vdash$	K	J		-		4.0	0.03	0.36	0.56	189.33	188.68	52.56	1.25%	12	3.36	4.27	10.72	0.010	PVC	Flow from Block C
$\vdash$	J 11	1 				4.0 4.0	0.00 0.40	0.36 0.76	0.56 1.18	188.58 187.88	187.98 184.77	47.70 248.57	1.25% 1.25%	12 12	3.36 3.36	4.27 5.35	10.72 22.74	0.010 0.010	PVC PVC	Flow from Block D
	1	H1				4.0	0.55	1.31	2.03	184.67	181.21	276.69	1.25%	12	3.36	6.21	39.13	0.010	PVC	Flow from Block J 50% Flow from Block H
$\vdash$	H1	Н				4.0	0.32	1.63	2.03	181.11	180.05	85.17	1.25%	12	3.36	6.57	48.69	0.010	PVC	Flow from Block L
	Н	G				4.0	0.00	1.63	2.53	179.95	178.24	170.85	1.00%	12	3.00	6.03	54,44	0.010	PVC	TIOW WOLLD BLOOK E
	G	F				4.0	0.00	1.63	2.53	178.14	177.12	102.02	1.00%	12	3.00	6.03	54.44	0.010	PVC	
	F	E				4.0	0.00	1.63	2.53	177.02	175.39	163.39	1.00%	12	3.00	6.03	54.44	0.010	PVC	Flow from Block M
	E	۵				4.0	0.67	2.30	3.56	175.29	173.78	151.17	1.00%	12	3.00	3.82	76.76	0.010	PVC	Flow from Block K
	D	С				4.0	0.00	2.30	3.56	173.68	173.33	34.58	1.00%	12	3.00	3.82	76.76	0.010	PVC	
	С	C1				4.0	0.29	2.59	4.01	173.23	170.40	283.19	1.00%	15	5.44	6.78	47.62	0.010	PVC	Flows from SSMH M & D
-	C1	B				4.0	0.00	2.59	4.01	165.90 164.76	164.86	103.81 203.40	1.00%	15	5.44	6.78 6.78	47.62 47.62	0.010	PVC	
	B A	EX.HH				4.0 4.0	0.00	2.59 2.59	4.01 4.01	164.76 162.63	162.73 160.47	203.40	1.00% 1.00%	15 15	5.44 5.44	6.78	47.62 47.62	0.010 0.010	PVC PVC	
														I	Τ		I			Flow from Block B
	R	Q				4.0	0.03	0.03	0.05	196.03	190.91	204.83	2.50%	12	4.75	2.58	0.65	0.010	PVC	TIOW HOTH BIOCK B
	Q	Р				4.0	0.03	0.06	0.09	<b>190.8</b> 1	188.98	91.68	2.00%	12	4.25	3.09	1.44	0.010	PVC	Flow from Block C
-	P	0				4.0	0.00	0.06	0.09	188.88	186.01	143.07	2.00%	12	4.25	3.09	1.44	0.010	PVC	500/ Fly ( Fly 1 1)
	0 N	N M				4.0 4.0	0.23	0.29 0.29	0.45 0.45	185.91 178.30	178.40 175.93	375.50 118.87	2.00%	12 12	4.25 4.25	4.72 4.72	6.78 6.78	0.010 0.010	PVC PVC	50% Flow from Block H
	M	C				4.0	0.00	0.29	0.45	175.83	175.43	19.86	2.00%	12	4.25	4.72	6.78	0.010	PVC	
									T						1			I		
$\vdash$	CO1	1	175	21000		4.0	0.23	0.23	0.35	185.75	184.92	33.00	2.50%	6	0.75	5.22	30.34	0.010	PVC	50% Flow from Block H
	CO2	Q		37539		4.0	0.03	0.03	0.05	191.77	190.91	28.85	3.00%	8	1.76	2.81	1.70	0.010	PVC	34% gpd from Block C
			<u> </u>				1	<u> </u>							1		1	[		T .
-	CO3	0	175	21000		4.0	0.23	0.23	0.35	187.39	186.11	51.00	2.50%	6	0.75	5.22	30.34	0.010	PVC	50% Flow from Block H
	CO4	K		36435		4.0	0.03	0.03	0.05	195.00	194.00	33.00	3.03%	6	0.82	2.68	3.54	0.010	PVC	33% Flow from Block C
		_												I _	T		I			
$\vdash$	CO5	L		36435		4.0	0.03	0.03	0.05	195.00	194.00	33.00	3.03%	6	0.82	2.68	3.54	0.010	PVC	33% Flow from Block C
к	CO6	D	337	32000		4.0	0.43	0.43	0.67	175.39	174.40	39.66	2.50%	6	0.75	6.05	57.52	0.010	PVC	100% Flow from Block K
F	^^=		005	PAAAA		4.0	0.00	0.00	0.50	405.70	404.07	20.00	0.5007	^	0.75	F ^^	40.00	0.040	D) (C)	4000/ Floor 6 - P1 1 1
$\vdash$	CO7	<u> </u>	235	52000		4.0	0.32	0.32	0.50	185.79	184.87	36.86	2.50%	<u> </u>	0.75	5.66	43.29	0.010	PVC	100% Flow from Block J
	CO8	H1	260	11000		4.0	0.32	0.32	0.50	182.48	181.31	46.81	2.50%	6	0.75	5.61	42.91	0.010	PVC	100% Flow from Block L
	CO9	E	200			4.0	0.24	0.24	0.37	185.22	184.10	44.91	2.50%	۵	0.75	5.23	32.11	0.010	PVC	100% Flow from Block M
	COA	<u> </u>	200			4.0	J U.24	U.Z4	1 0.31	105.22	104.10	44.91		, o	0.75	ე.∠ <b>ა</b>	32.17	1 0.010	FVC	I 100% Flow from Block M
	CO10	R		38703		4.0	0.03	0.03	0.05	196.77	196.13	25.44	2.50%	8	1.61	2.90	1.92	0.010	PVC	36.09% Flow from Block E
$\vdash$	CO11	2	336			4.0	0.40	0.40	0.62	189.27	188.67	24.00	2.50%	я	1.61	5.96	25.04	0.010	PVC	100% Flow from Block D
	12	2	330			4.0	0.00	0.40	0.62	188.57	188.08	48.93	1.00%	8	1.02	4.25	39.57	0.010	PVC	100 /0 Flow Holli Block D
													Ī		1			ī		· T
-	CO12	EX.MM	146	56568		4.0	0.22	0.22	0.34	182.49	181.52	38.79	2.50%	6	2.00	5.14	11.02	0.010	PVC	100% Flow from Block E (Re
	CO13	L1	244	23866		4.0	0.31	0.31	0.48	179.06	177.17	75.43	2.50%	6	2.00	5.64	15.59	0.010	PVC	100% Flow from Block G
														·	1			ı		T
-	CO14	EX.II	390	90141		4.0	0.54	0.54	0.84	173.17	171.27	76.18	2.50%	6	0.75	3.81	72.25	0.010	PVC	100% Flow from Block I
$\vdash$	CO16	EX.MM		109920		4.0	0.09	0.09	0.14	185.50	183.79	68.32	2.50%	6	0.75	3.88	11.76	0.010	PVC	100% Flow from Block E1 (MK
J								<u> </u>				<del>.</del>				<del>-</del>	· · · · ·	·	· I	
			<del>                                     </del>		<u> </u>			I											1	

		AD	<b>EQUA</b>	TE OUTFALL	<b>ANALY</b>	SIS			
Blo	ocks	Office Sanitary Flow	Office G.S.F	Retail Sanitary Flow	Retail G.S.F	MFH Sanitary Flow	MFH Units	Total Proposed Sanitary Flow (GPD)	
HOSPITAL	А	200GPD/1,000 S.F.	565,556	200GPD/1,000 S.F.		300GPD/UNIT	-	113,111	
CAMPUS	В	200GPD/1,000 S.F.	110,409	200GPD/1,000 S.F.	-	300GPD/UNIT	-	22,082	
CAIVIPUS	С	200GPD/1,000 S.F.	82,593	200GPD/1,000 S.F.	-	300GPD/UNIT	-	16,519	
To	otal		758,558		-		-	151,712	
				TOTAL FLO	W FROM HOS	SPITAL CAMPUS (MGD	)	0.61	
	D	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	336	100,800	
	E	200GPD/1,000 S.F.	109,920	200GPD/1,000 S.F.	,	300GPD/UNIT	146	77,098	
	G	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	23,866	300GPD/UNIT	244	77,973	
	Н	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	42,000	300GPD/UNIT	350	113,400	
	1	200GPD/1,000 S.F.	_	200GPD/1,000 S.F.	90,141	300GPD/UNIT	390	135,028	
LANDMARK	J	200GPD/1,000 S.F.	52000			300GPD/UNIT	235	80,900	
	К	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	32,000	300GPD/UNIT	337	107,500	
	L	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	11,000	300GPD/UNIT	260	80,200	
	М	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	200	60,000	
Total			161,920		255,575		2,498	832,899	
	•			TOTAL FLOW F	ROMLAND	MARK MALL BLOCKS (N	MGD)	3.33	
	1	I I		I					
EX. BUILDING	MULTI-FAMILY USE	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	184	55,200.00	
	<u> </u>	<u> </u>		TOTAL F	LOW FROM E	BROADSTONE APPT		0.22	

TOTAL FLOW GOING TO EX. CC (MGD)

Landmark Mall Breakdown by Manhole												
	Block	Lateral #	Lateral Tie In Location	% of Block Flow	MH Flow Enters in							
HOSPITAL		1	SMH W1	33.33%	W							
	] A [	2	SMH V1	33.33%	V							
		3	CO15	33.34%	L2							
	В	1	CO10	36.09%	R							
	D D	2	CO15	63.91%	L2							
	С	1	CO5	33.00%	L							
		2	CO4	33.00%	K							
	(Garage)	3	CO2	34.00%	Q							
	T		T									
LANDMARK	D	1	CO11	100%	12							
	E	1	CO16	100%	EX. MM							
		2	CO12	100%	EX. MM							
	G	1	CO13	100%	EX. JJ							
	н	1	CO1	50%	I							
	11	2	CO3	50%	0							
	I	1	CO14	100%	EX. II							
	J	1	CO7	100%								
	K	1	CO6	100%	D							
	L	1	CO8	100%	H1							
	М	1	CO9	100%	E							

#### SANITARY SEWER ADEQUATE OUTFALL NARRATIVE:

THE PROPOSED BUILDING 6" LATERAL CONNECTS TO AN EXISTING 12" PIPE THAT RUNS BETWEEN M.H. "E" AND "D" AND. THE OVERALL DEVELOPMENT CONNECTS TO AN EXISTING M.H. "CC". APPROXIMATELY 1873 FEET FROM THE PROPOSED CONNECTION MARKS THE END OF THE ANALYSIS IN ACCORDANCE WITH SECTION MEMORADUM TO INDUSTRY NO. 06-14 AS THE LINE THEN CONNECTS WITH AN EXISTING 33" LINE. THE PROPOSED SITE, BLOCK KI, WILL UTILIZE EXISTING PIPE BETWEEN SMH E AND D AS A CONNECTION POINT TO THE SANITARY SYSTEM AS SHOWN ON SHEET 13. A TOTAL OF 337 M.F.H UNITS AND 32,000 RETAIL G.S.F HAVE BEEN INCLUDED.

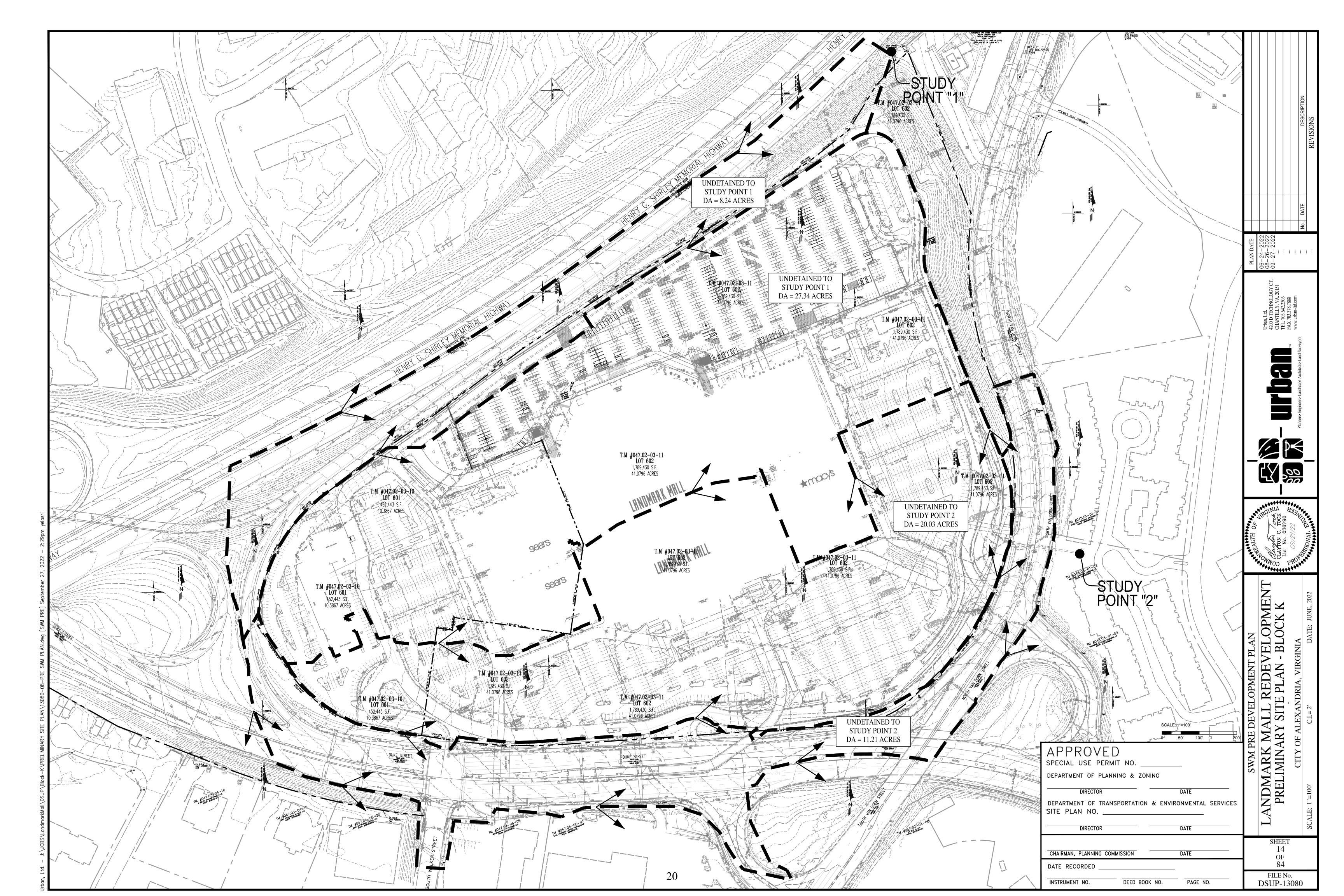
> NOTE: WHERE VELOCITIES IN SANITARY SEWER PIPES EXCEED THE MAXIMUM ALLOWABLE VELOCITY OF 10 FT/S, SPECIAL PROVISIONS SHALL BE MADE TO RESTRAIN THE PIPE TO PROTECT AGAINST DISPLACEMENT BY EROSION.

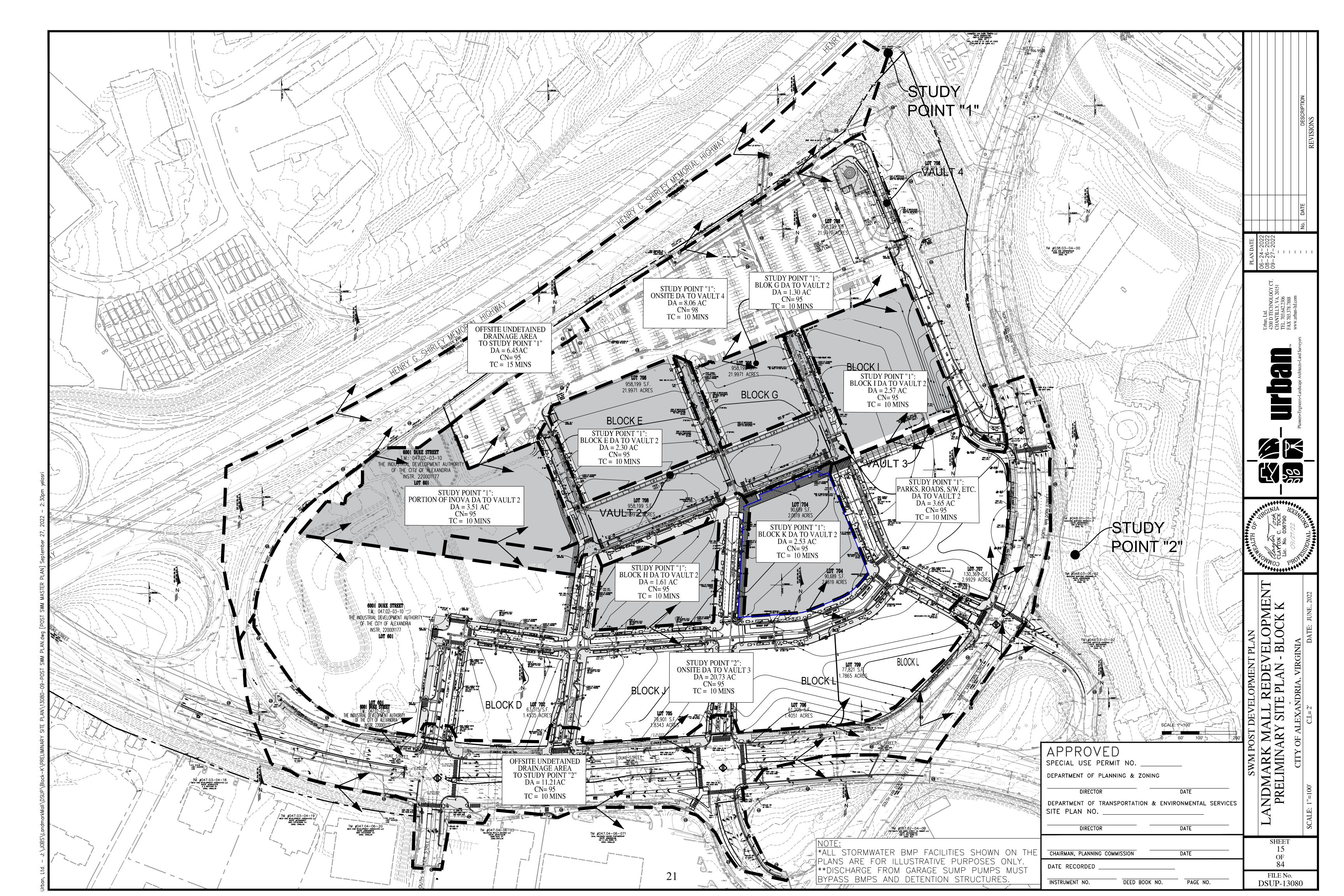
APPROVED  SPECIAL USE PERMIT NO										
DEPARTMENT OF PLANNING & ZONING										
DIRECTOR	DATE									
DEPARTMENT OF TRANSPORTATION SITE PLAN NO.	& ENVIRONMENTAL SERVICES									
DIRECTOR	DATE									

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

ANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - BLOCK K

SHEET 13 OF FILE No. DSUP-13080





# SWM PRE - Study Point "1"

#### SWM PRE OFFSITE Undetained Runoff Calculations

#### **Curve Number Calculations**

Area (ac) CN Description

4.880 98 Paved parking, HSG D
3.360 80 >75% Grass cover, Good, HSG D

8.240 91 Weighted Average
 3.360 40.78% Pervious Area
 4.880 59.22% Impervious Area

#### Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)

#### 1 Year Flow Calculations

Runoff = 16.03 cfs@ 12.15 hrs, Volume= 50,067 cf, Depth>1.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

#### 2 Year Flow Calculations

Runoff = 20.03 cfs@ 12.15 hrs, Volume= 63,254 cf, Depth>2.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

#### 10 Year Flow Calculations

Runoff = 32.58 cfs@ 12.15 hrs, Volume= 117,174 cf, Depth>3.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

#### SWM PRE Onsite UNDETAINED Runoff Calculations

#### Curve Number Calculations

Area (ac) CN Description

11.210 98 Paved parking, HSG D

16.130 80 >75% Grass cover, Good, HSG D

27.340 87 Weighted Average
 16.130 59.00% Pervious Area
 11.210 41.00% Impervious Area

#### Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description
(min) (feet) (ft/ft) (ft/sec) (cfs)

10.0 Direct Entry,

#### 1 Year Flow Calculations

Runoff = 52.17 cfs@ 12.09 hrs, Volume= 136,159 cf, Depth>1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

#### 2 Year Flow Calculations

Runoff = 67.33 cfs@ 12.09 hrs, Volume= 176,935 cf, Depth>1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

#### 10 Year Flow Calculations

Runoff = 116.25 cfs@ 12.09 hrs, Volume= 348,346 cf, Depth>3.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

#### STUDY POINT 1 SWM PRE FLOWS

#### 1 Year Flow Calculations

Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow Depth >1.44" for 1-yr event Inflow = 66.27 cfs @ 12.10 hrs, Volume= 186,226 cf

Primary = 66.27 cfs @ 12.10 hrs, Volume= 186,226 cf, Atten= 0,%Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

#### 2 Year Flow Calculations

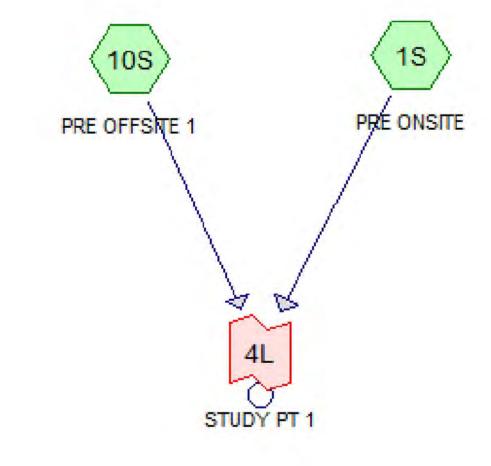
Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow Depth >1.86" for 2-yr event Inflow = 84.95 cfs @ 12.10 hrs, Volume= 240,188 cf
Primary = 84.95 cfs @ 12.10 hrs, Volume= 240,188 cf, Atten= 0,%Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

#### 10 Year Flow Calculations

Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow Depth > 3.60" for 10-yr event Inflow = 145.10 cfs @ 12.10 hrs, Volume= 465,520 cf

Primary = 145.10 cfs @ 12.10 hrs, Volume= 465,520 cf, Atten= 0% Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

# PRE-DEVELOPMENT HYDROCAD MODEL - Study Point "1"



APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. \_\_\_\_\_

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE

DEED BOOK NO.

INSTRUMENT NO.

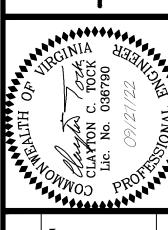
No. DATE REVISION

06-24-2022 08-26-2022 09-27-2022 ----

Urban, Ltd. 4200 D TECHNOLOGY CT CHANTILLY, VA. 20151 TEL. 703.642.2306 FAX 703.378.7888







N - BLOCK K

OF ALEXANDRIA, VIRC

CITY OF ALEXAL

SHEET
16
OF
84

16 OF 84 FILE No. DSUP-13080

22

Area (ac) CN Description

6.449 95 Urban commercial, 85% imp, HSG D 15.00% Pervious Area 5.482 85.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description

(min) (feet) (ft/ft) (ft/sec) (cfs) Direct Entry,

1 Year Flow Calculations

Runoff = 14.72 cfs@ 12.15 hrs. Volume= 47.538 cf. Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 17.82 cfs@ 12.15 hrs, Volume= 58,407 cf, Depth>2.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 27.18 cfs@ 12.15 hrs, Volume= 101,915 cf, Depth>4.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM POST Block I DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

Area (ac) CN Description

2.570 95 Urban commercial, 85% imp, HSG D 15.00% Pervious Area

85.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)

1 Year Flow Calculations

Runoff = 6.98 cfs@ 12.08 hrs, Volume= 18,970 cf, Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 8.43 cfs@ 12.08 hrs. Volume= 23.306 cf. Depth>2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 12.70 cfs@ 12.08 hrs, Volume= 40,668 cf, Depth>4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM POST Block G DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

Area (ac) CN Description 1.295 95 Urban commercial, 85% imp, HSG D

15.00% Pervious Area 85.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description

(min) (feet) (ft/ft) (ft/sec) (cfs)

1 Year Flow Calculations

= 3.52 cfs@ 12.08 hrs , Volume= 9,559 cf, Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 4.25 cfs@ 12.08 hrs , Volume= 11,744 cf, Depth>2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 6.40 cfs@ 12.08 hrs , Volume= 20,492 cf, Depth>4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM POST Block E DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

Area (ac) CN Description

2.300 95 Urban commercial, 85% imp, HSG D

15.00% Pervious Area 85.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description

(min) (feet) (ft/ft) (ft/sec) (cfs) Direct Entry,

1 Year Flow Calculations

Runoff = 6.25 cfs@ 12.08 hrs, Volume= 16,977 cf, Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 7.54 cfs@ 12.08 hrs, Volume= 20,858 cf, Depth>2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-vr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 11.36 cfs@ 12.08 hrs, Volume= 36,395 cf, Depth>4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM POST PORTION OF INOVA DETAINED (VAULT #2) Runoff Calculations

**Curve Number Calculations** Area (ac) CN Description

3.510 95 Urban commercial, 85% imp, HSG D 15.00% Pervious Area

85.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)

10.0

1 Year Flow Calculations

Direct Entry,

9.53 cfs @ 12.08 hrs, Volume= 25,909 cf, Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 11.51 cfs @ 12.08 hrs, Volume= 31,831 cf, Depth>2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 17.34 cfs @ 12.08 hrs, Volume= 55,542 cf, Depth>4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM POST Block H DETAINED (VAULT #2) Runoff Calculations

**Curve Number Calculations** 

Area (ac) CN Description

1.610 95 Urban commercial, 85% imp, HSG D 15.00% Pervious Area

85.00% Impervious Area

Tc Length Slope Velocity Capacity Description

(min) (feet) (ft/ft) (ft/sec) (cfs)

10.0 Direct Entry,

1 Year Flow Calculations

Time of Concentration Calculations

4.37 cfs@ 12.08 hrs, Volume= 11,884 cf, Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

14,600 cf, Depth>2.50" 5.28 cfs@ 12.08 hrs, Volume=

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 7.95 cfs@ 12.08 hrs, Volume= 25,477 cf, Depth>4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM POST Block K DETAINED (VAULT #2) Runoff Calculations

**Curve Number Calculations** 

Area (ac) CN Description 2.530 95 Urban commercial, 85% imp, HSG D

15.00% Pervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description

85.00% Impervious Area

(min) (feet) (ft/ft) (ft/sec) (cfs)

10.0 Direct Entry,

1 Year Flow Calculations

6.87 cfs@ 12.08 hrs, Volume= 18,675 cf, Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

22,943 cf, Depth>2.50" 8.30 cfs@ 12.08 hrs, Volume=

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

= 12.50 cfs@ 12.08 hrs, Volume= 40,035 cf, Depth>4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM POST Onsite DETAINED (VAULT #2) Runoff Calculations

Curve Number Calculations

Area (ac) CN Description

10.0

3.645 95 Urban commercial, 85% imp, HSG D

15.00% Pervious Area 85.00% Impervious Area

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)

Direct Entry,

1 Year Flow Calculations

9.90 cfs@ 12.08 hrs, Volume= 26,905 cf, Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 11.96 cfs@ 12.08 hrs, Volume= 33,055 cf, Depth>2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 18.01 cfs@ 12.08 hrs, Volume= 57,678 cf, Depth>4.36"

INSTRUMENT NO.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.

DIRECTOR

CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED

DEED BOOK NO.

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### SWM POST Onsite DETAINED (VAULT #4) Runoff Calculations

#### **Curve Number Calculations**

Area (ac) CN Description 8.060 98 Paved parking, HSG D 8.060 100.00% Impervious Area

#### Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)

#### 1 Year Flow Calculations

Runoff = 23.76 cfs@ 12.08 hrs, Volume= 68,545 cf, Depth>2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

#### 2 Year Flow Calculations

Runoff = 28.16 cfs@ 12.08 hrs, Volume=

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

#### 10 Year Flow Calculations

Runoff = 40.96 cfs@ 12.08 hrs, Volume= 137,581 cf, Depth>4.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

#### STUDY POINT 1 SWM POST FLOWS

#### 1 Year Flow Calculations

Inflow Area = 1,392,570 sf, 88.78% Impervious, Inflow Depth >2.09" for 1-yr event Inflow = 39.40 cfs @ 12.18 hrs, Volume= 242,361 cf Primary = 39.40 cfs @ 12.18 hrs, Volume= 242,361 cf, Atten= 0%, Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

#### 2 Year Flow Calculations

Inflow Area = 1,392,570 sf, 88.78%Impervious, Inflow Depth >2.55" for 2-yr event Inflow = 52.77 cfs @ 12.21 hrs, Volume= 296,122 cf Primary = 52.77 cfs @ 12.21 hrs, Volume= 296,122 cf, Atten= 0%, Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

#### 10 Year Flow Calculations

Inflow Area = 1,392,570 sf, 88.78%Impervious, Inflow Depth >4.39" for 10-yr event Inflow = 118.46 cfs @ 12.15 hrs, Volume= 509,764 cf Primary = 118.46 cfs @ 12.15 hrs, Volume= 509,764 cf Atten= 0%, Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

#### **ENERGY BALANCE METHOD TO STUDY POINT "1"**

Q(Developed)=	39.40	cfs
Q(Pre-Developed)=	66.27	cfs
RV(Pre-Developed)=	4.28	ac-ft
RV(Developed)=	5.56	ac-ft
I.F. =	0.8	(0.8 for sites greater than one acre) (0.9 for sites less than or equal to one acre)
Q Developed		I.F x (QPre-Developed x RV Pre-Developed)/RV Devel

### BLOCK PORTION OF INOVA POST VAULT 4 AREA **BLOCK I POST BLOCK H POST** BLOCK K POST NEW - Vault #2 PARKS, ROADS, S/W, ETC. POST VAULT 4 (12')

# VAULT #2

#### 1 YEAR EVENT SUMMARY

760,558 sf 85.00%Impervious, Inflow Depth >2.03" for 1-yr event

Inflow = 47.42 cfs@ 12.08 hrs, Volume= 128,878 cf Outflow = 23.00 cfs@ 12.27 hrs, Volume= 127,952 cf, Atten= 52%, Lag= 11.1 min

Primary = 23.00 cfs@ 12.27 hrs, Volume= 127,952 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 186.20'@ 12.27 hrs Surf.Area= 4,200 sf Storage= 25,360 cf

Plug-Flow detention time=15.8 min calculated for 127,888 cf (99% of inflow)

Center-of-Mass det. time=12.7 min ( 769.2 - 756.5 )

Primary OutFlow Max=23.00 cfs @ 12.27 hrsHW=186.20' (Free Discharge) 1=Culvert (Passes 23.00 cfs of 222.28 cfs potential flow)

2=Orifice/Grate (Orifice Controls 23.00 cfs @ 11.50 fps)

-3=Orifice/Grate (Controls 0.00 cfs) └-4=Orifice/Grate (Controls 0.00 cfs)

#### 2 YEAR EVENT SUMMARY

Inflow Area = 760,558 sf, 85.00%Impervious, Inflow Depth >2.50" for 2-yr event

Inflow = 57.27 cfs@ 12.08 hrs , Volume= 158,337 cf Outflow = 33.40 cfs@ 12.23 hrs, Volume= 157,324 cf, Atten= 42%, Lag= 8.6 min

Primary = 33.40 cfs@ 12.23 hrs , Volume= 157,324 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 187.37' @ 12.23 hrs Surf.Area= 4,200 sStorage= 30,290 cf

Plug-Flow detention time \$\frac{1}{2}.5 \text{ min calculated for 157,324 cf (99% of inflow)}

Center-of-Mass det. time +2.7 min (764.5 - 751.8)

Primary OutFlow Max=33.38 cfs @ 12.23 hrsHW=187.37' (Free Discharge)

1=Culvert (Passes 33.38 cfs of 256.50 cfs potential flow) 2=Orifice/Grate (Orifice Controls 25.25 cfs @ 12.63 fps)

-3=Orifice/Grate (Orifice Controls 8.13 cfs @ 3.47 fps) 4=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.09 fps)

#### 10 YEAR EVENT SUMMARY

Inflow Area = 760,558 sf, 85.00%Impervious, Inflow Depth >4.36" for 10-yr event

Inflow = 86.27 cfs @ 12.08 hrs Volume= 276,287 cf

Outflow = 75.01 cfs @ 12.14 hrs Volume= 274,936 cf, Atten= 13%, Lag= 3.5 min Primary = 75.01 cfs @ 12.14 hrs, Volume= 274,936 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

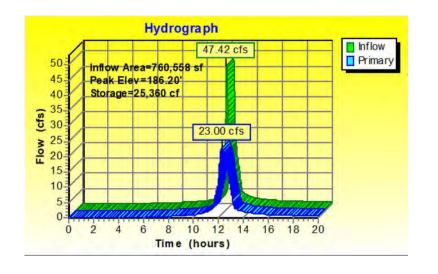
Peak Elev= 189.08' @ 12.14 hrs Surf.Area= 4,200 sf Storage= 37,472 cf

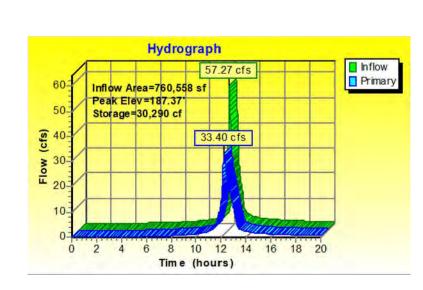
Plug-Flow detention time=12.9 min calculated for 274,798 cf (99% of inflow) Center-of-Mass det. time=10.7 min (749.4 - 738.7)

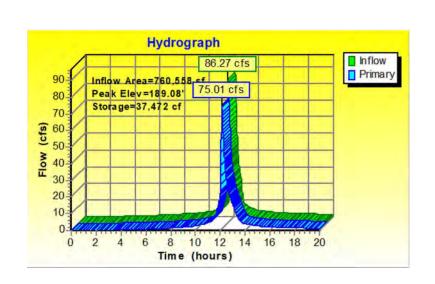
Primary OutFlowMax=74.94 cfs @ 12.14 hrsHW=189.08' (Free Discharge)

2=Orifice/Grate (Orifice Controls 28.22 cfs @ 14.11 fps)

1=Culvert (Passes 74.94 cfs of 299.43 cfs potential flow) —3=Orifice/Grate (Orifice Controls 18.02 cfs @ 7.21 fps) 4=Orifice/Grate (Orifice Controls 28.71 cfs @ 4.20 fps)







## VAULT #4

#### 1 YEAR EVENT SUMMARY

Inflow Area = 351,094 sf ,100.00%Impervious, Inflow Depth >2.34" for 1-yr event

= 23.76 cfs @ 12.08 hrs, Volume= 68,545 ct 66,871 cf, Atten= 86%, Lag= 35.2 min Outflow = 3.28 cfs @ 12.67 hrs, Volume=

Primary = 3.28 cfs @ 12.67 hrs, Volume= 66,871 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 178.68' @ 12.67 hrs Surf.Area= 4,200 sf Storage= 32,256 cf

Plug-Flow detention time=112.5 min calculated for 66,871 cf (98% of inflow) Center-of-Mass det. time=101.9 min (834.7 - 732.9)

Primary OutFlow Max=3.28 cfs @ 12.67 hrs HW=178.68' (Free Discharge)

1=Culvert (Passes 3.28 cfs of 99.40 cfs potential flow) 2=Orifice/Grate (Orifice Controls 3.28 cfs @ 13.12 fps)

-3=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.03 fps)

└-4=Orifice/Grate ( Controls 0.00 cfs)

#### 2 YEAR EVENT SUMMARY

351,094 sf ,100.00%Impervious, Inflow Depth >2.82" for 2-yr event

28.16 cfs @ 12.08 hrs, Volume= 82,450 cf Outflow = 6.70 cfs @ 12.56 hrs, Volume= 80,392 cf, Atten= 76%, Lag= 28.4 min

Primary = 6.70 cfs @ 12.56 hrs, Volume= 80,392 cf Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

Peak Elev= 179.70' @ 12.56 hrs Surf.Area= 4,200 sf Storage= 36,536 cf Plug-Flow detention time=108.4 min calculated for 80,392 cf (98% of inflow)

Center-of-Mass det. time=97.5 min ( 827.0 - 729.5 )

Primary OutFlow Max=6.70 cfs @ 12.56 hrs HW=179.70' (Free Discharge) 1=Culvert (Passes 6.70 cfs of 109.02 cfs potential flow)

2=Orifice/Grate (Orifice Controls 3.50 cfs @ 14.00 fps)

─3=Orifice/Grate (Orifice Controls 3.20 cfs @ 3.49 fps) 4=Orifice/Grate (Controls 0.00 cfs)

#### 10 YEAR EVENT SUMMARY

351,094 sf ,100.00%Impervious, Inflow Depth >4.70" for 10-yr event 40.96 cfs @ 12.08 hrs, Volume= 137,581 cf

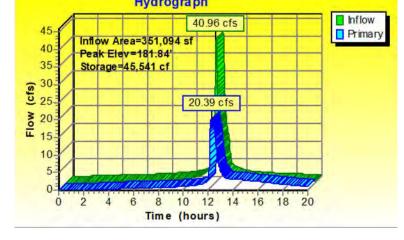
Outflow = 20.39 cfs @ 12.28 hrs, Volume= 132,914 cf, Atten= 50%, Lag= 11.6 min 20.39 cfs @ 12.28 hrs, Volume= 132,914 cf

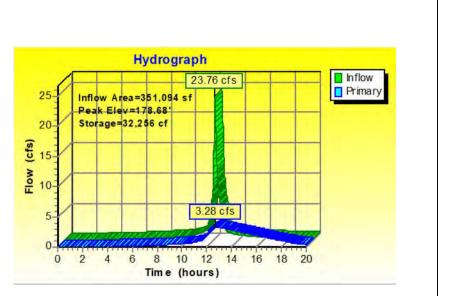
Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 181.84' @ 12.28 hrs Surf.Area= 4,200 sStorage= 45,541 cf

Plug-Flow detention time=88.5 min calculated for 132,914 cf (97% of inflow) Center-of-Mass det. time=73.7 min ( 792.9 - 719.2 )

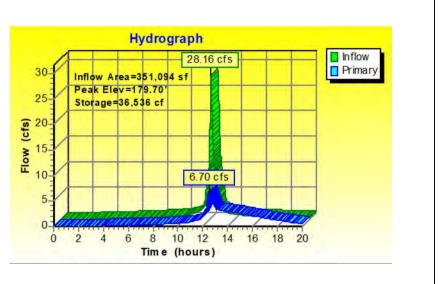
Primary OutFlow Max=20.39 cfs @ 12.28 hrs HW=181.84' (Free Discharge) 1=Culvert (Passes 20.39 cfs of 126.90 cfs potential flow) 2=Orifice/Grate (Orifice Controls 3.92 cfs @ 15.67 fps) —3=Orifice/Grate (Orifice Controls 7.25 cfs @ 7.91 fps)

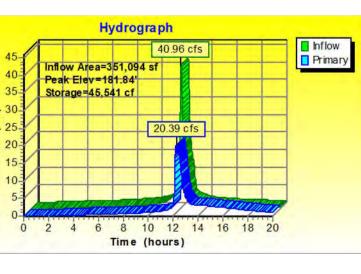
4=Orifice/Grate (Orifice Controls 9.22 cfs @ 6.15 fps)





POST OFFSITE

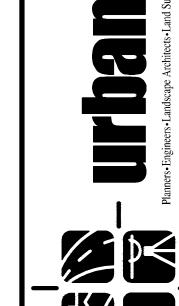


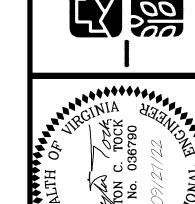


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CHAIRMAN, PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DIRECTOR

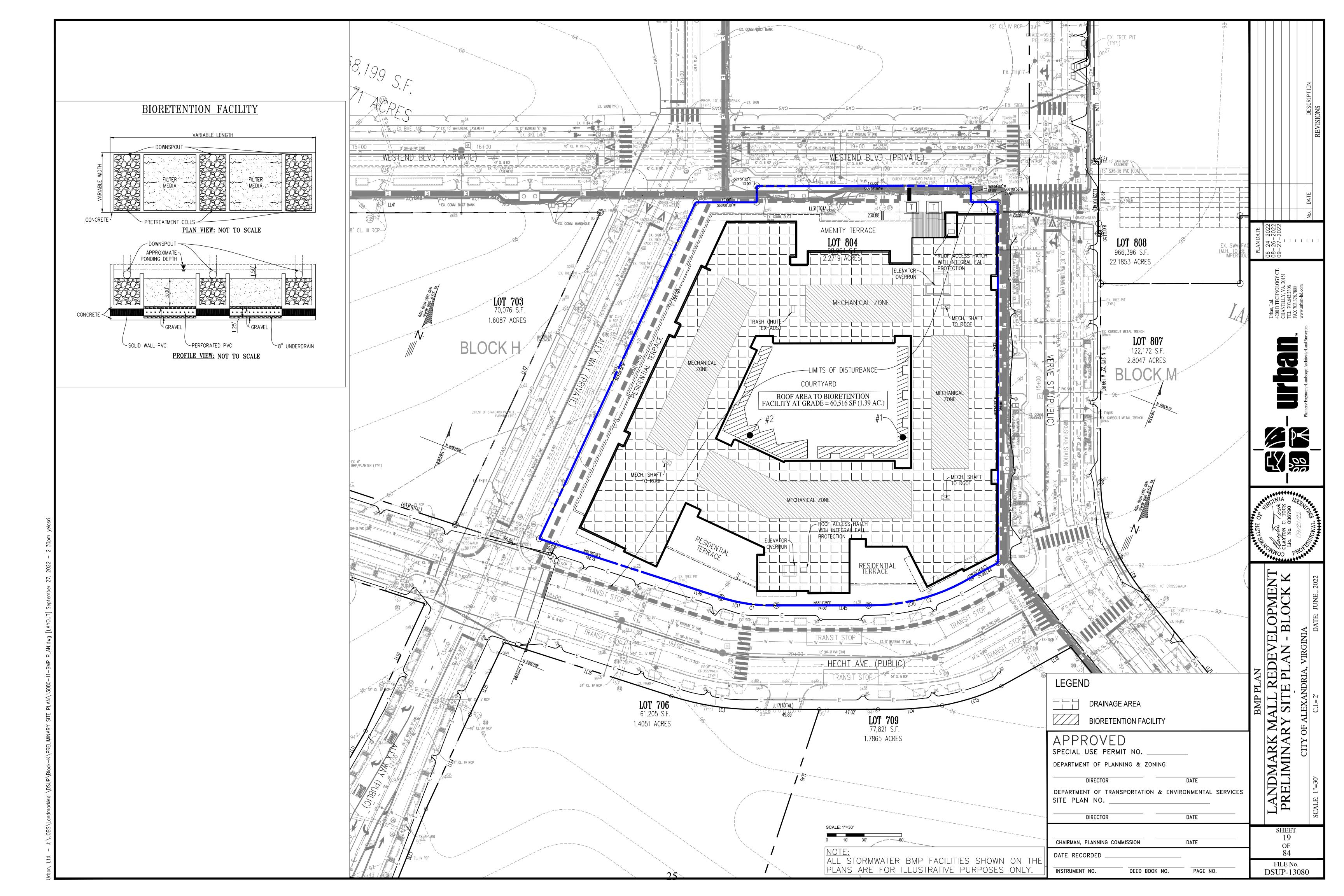




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LANDMARI PRELIMINA SHEET 18 OF

FILE No. DSUP-13080



Final Post Dev Site Rv	0.95	ReDev Site Rv	0.95		
		Treatment Volume and	Nutrient Load	d	
Final Post- Development Treatment Volume (acre-ft)	0.1868	Post-ReDevelopment Treatment Volume (acre-ft)	0.1868	Post-Development Treatment Volume (acre-ft)	-
Final Post- Development Treatment Volume (cubic feet)	8,138	Post-ReDevelopment Treatment Volume (cubic feet)	8,138	Post-Development Treatment Volume (cubic feet)	-
Final Post- Development TP Load (lb/yr)	5.11	Post-ReDevelopment Load (TP) (lb/yr)*	5.11	Post-Development TP Load (lb/yr)	
Final Post-Development TP Load per acre (lb/acre/yr)	2.17	Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.17		
		Max. Reduction Required (Below Pre- ReDevelopment Load)	20%		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	1.02	TP Load Reduction Required for New Impervious Area (lb/yr)	0

Post-Development Requirement fo	or Site Area	
TP Load Reduction Required (lb/yr)	<del>1.02</del> 2.00	
Nitrogen Loads (Informational Po		
Mitrogen Loads (Informational Fi	urposes Only)	

#### **Drainage Area A**

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)				2.36	2.36	0.95
				Total	2 36	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	The state of the s	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (Ib)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80		1.39	0	3,835	959	4,793	50	0.00	3.01	2.71	0.30	

### Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.36	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.39	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft<sup>3</sup>) 8,138

#### Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> )	3,835	0	0	0	0	3,835
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	5.11	0.00	0.00	0.00	0.00	5.11
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.71	0.00	0.00	0.00	0.00	2.71
TP LOAD REMAINING (lb/yr)	2.41	0.00	0.00	0.00	0.00	2.41

#### **Total Phosphorus**

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.11	
TP LOAD REDUCTION REQUIRED (lb/yr)	1.02	2.00
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.71	
TP LOAD REMAINING (lb/yr):	2.41	
	200	-

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 \*\* \*\* TARGET TP REDUCTION EXCEEDED BY 1.68-LB/YEAR \*\* 0.71 LB/YEAR

#### Total Nitrogen (For Information Durnoses)

Total Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	36.58
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	19.80
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	16.78

### BMP NARRATIVE

STORMWATER BEST MANAGEMENT PRACTICE FOR THE SUBJECT SITE IS BEING PROVIDED IN ACCORDANCE WITH VA DEQ AND CITY OF ALEXANDRIA STANDARDS BY USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) TO MEET THE WATER QUALITY CRITERIA

THE PHOSPHOROUS LOAD REDUCTION REQUIRED BY THE VRRM WILL BE SATISFIED WITH THE UTILIZATION OF ONE (1) STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITY IN CONFORMANCE WITH THE STORMWATER BMP CLEARINGHOUSE WEBSITE. THE ONE (1) BMP FACILITY PROPOSED IS:

URBAN BIORETENTION - BIORETENTION FACILITY (LEVEL 2)

BASED ON THE SUBJECT SITE'S PROPOSED LAND COVER, AND THE OVERALL SITE ANALYSIS AS OUTLINED IN THE MASTER SWM PLAN (SWM#2021-00017) THE TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED TO BE REMOVED IS 2.00 LBS/YEAR. THE TOTAL PHOSPHOROUS LOAD REDUCTION ACHIEVED IS 2.71 LBS/YEAR, THEREFORE THE TOTAL PHOSPHOROUS LOAD REDUCTION IS EXCEEDED BY 0.71 LBS/YEAR.

#### BMP/SWM FACILITIES GEOGRAPHIC COORDINATES:

	BIORETENTION #1	BIORETENTION #
DECIMAL DEGREE LATITUDE	38.8158	38.8157
DECIMAL DEGREES LONGITUDE	-77.1302	-77.1306

# "FOR INFORMATION ONLY"

ALL STORMWATER BMP FACILITIES AND COMPUTATIONS SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. \_

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

Adjusted Land Cover Summary:

creage of new impervious cover).

new development load limit, 0.41 lbs/acre/year).

Pre ReDevelopment land cover minus pervious land cover (forest/open space or

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus

Column I shows load reduction requriement for new impervious cover (based on

managed turf) acreage proposed for new impervious cover.

BMP COMPS & NAR
LANDMARK MALL REF
PRELIMINARY SITE PL

SHEET 20 OF

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LOPMEN

FILE No. DSUP-13080

### PROPOSED BMP COMPUTATIONS

#### **Project Description**

Development or Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	2.36 ACRES	0 ACRES	2.36 ACRES
On-Site Treated	1.39 ACRES	0.00 ACRES	1.39 ACRES
Off-Site Treated	0 ACRES	0 ACRES	0 ACRES
Total Treated	1.39 ACRES		
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0 ACRES		
Total On-Site Treated or Disconnected			1.39 ACRES

#### Water Treatment on site

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)			
BIORETENTION	1.39 ACRES	1.39 ACRES	50 %			

#### <u>Miscellaneous</u>

Total WQV treated: Detention on site:

yes no

Project is within which watershed?

HOLMES RUN WATERSHED

Project discharges to which body of water? \_\_\_ HOLMES RUN

#### PROPOSED WQV TREATMENT:

PROP. TREATED IMPERVIOUS AREA = 2.36 AC OR 102,801.6 SF

= 102,801.6 SF X (0.5 IN/12 IN/FT) = 4,283.4 CF SITE WQV REQUIRED

= 4,793 CF (SEE SHEET 20 FOR TOTAL BMP TREATMENT VOLUME VALUES) SITE WQV PROPOSED

"FOR INFORMATION ONLY"

NOTE:
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ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

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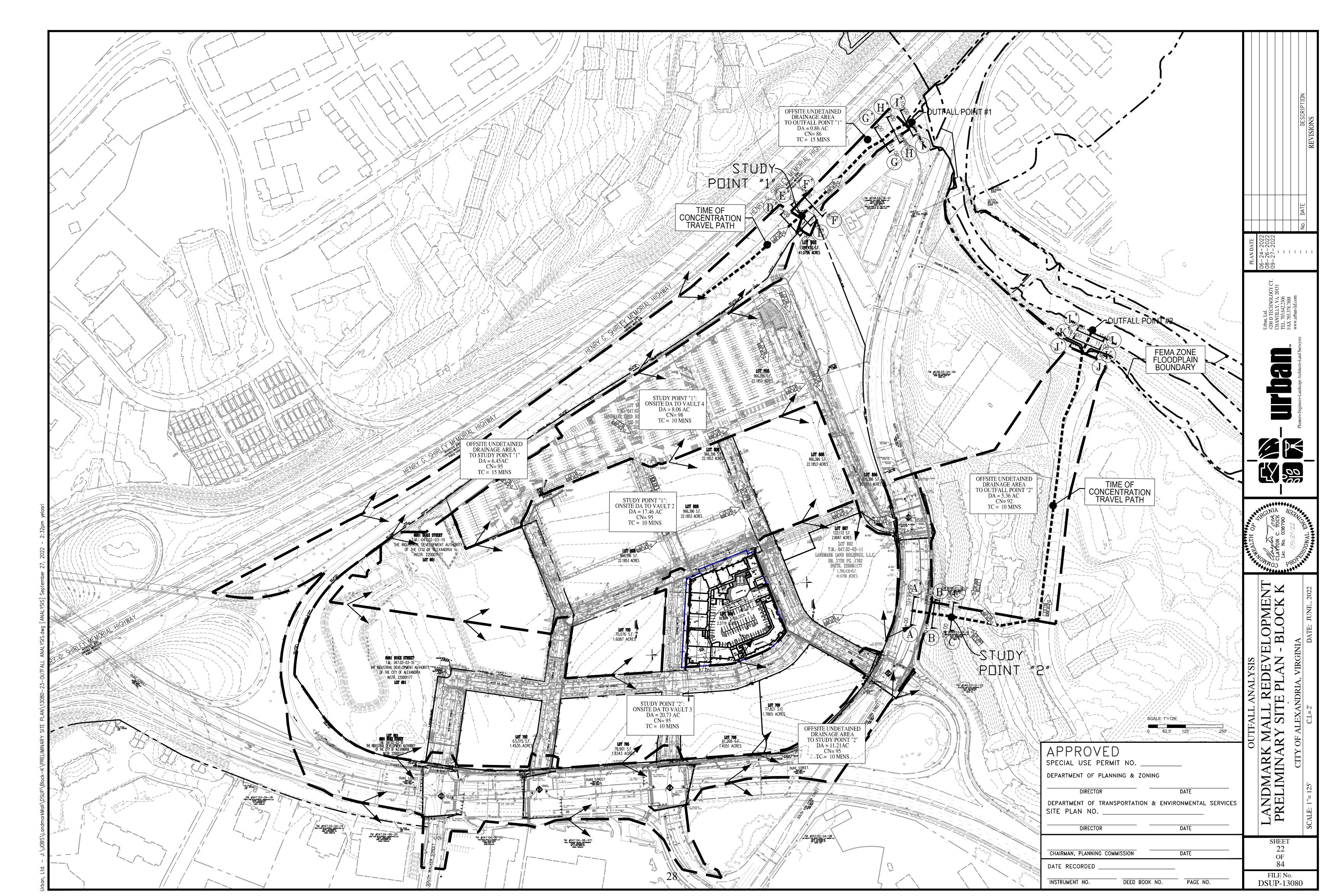
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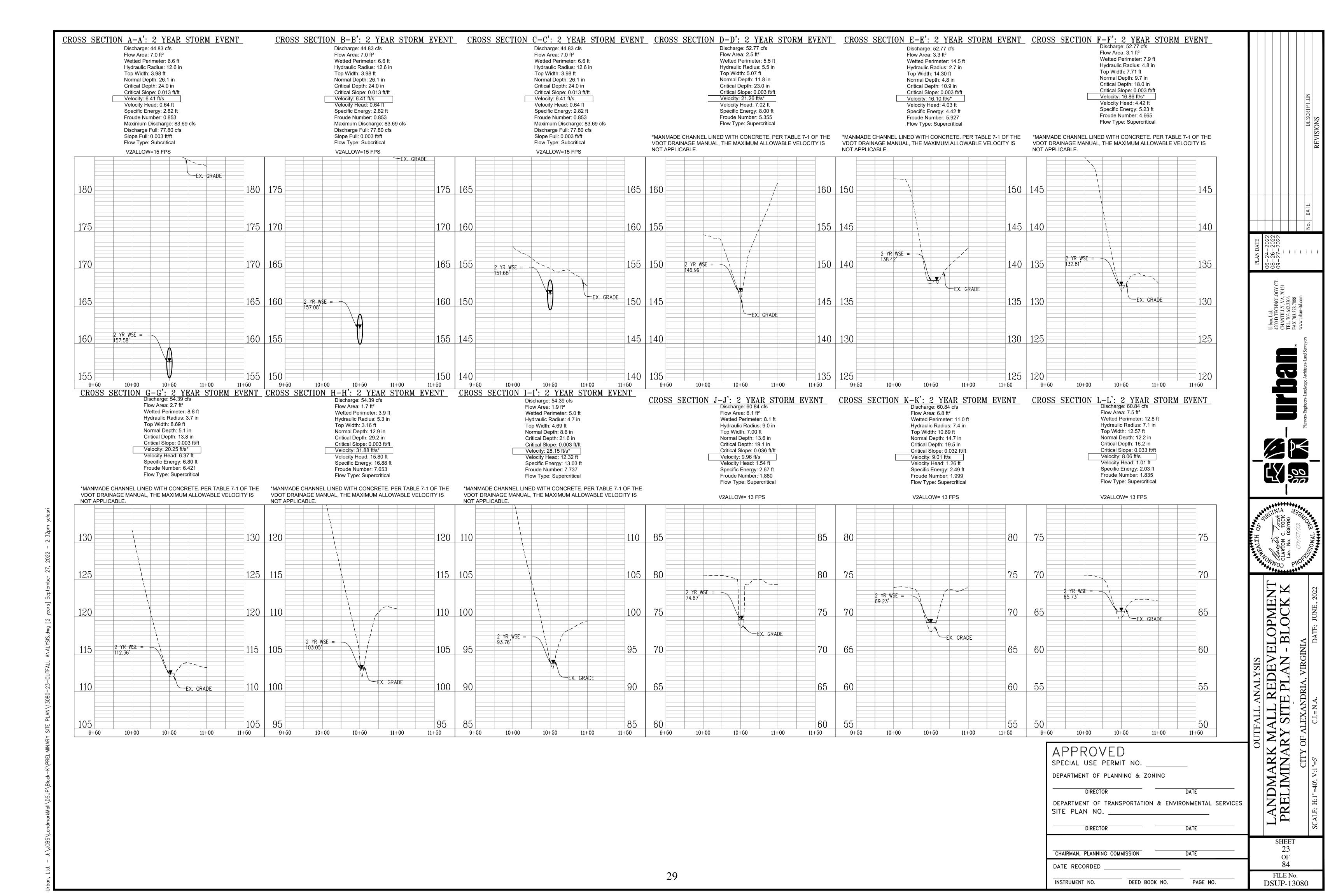
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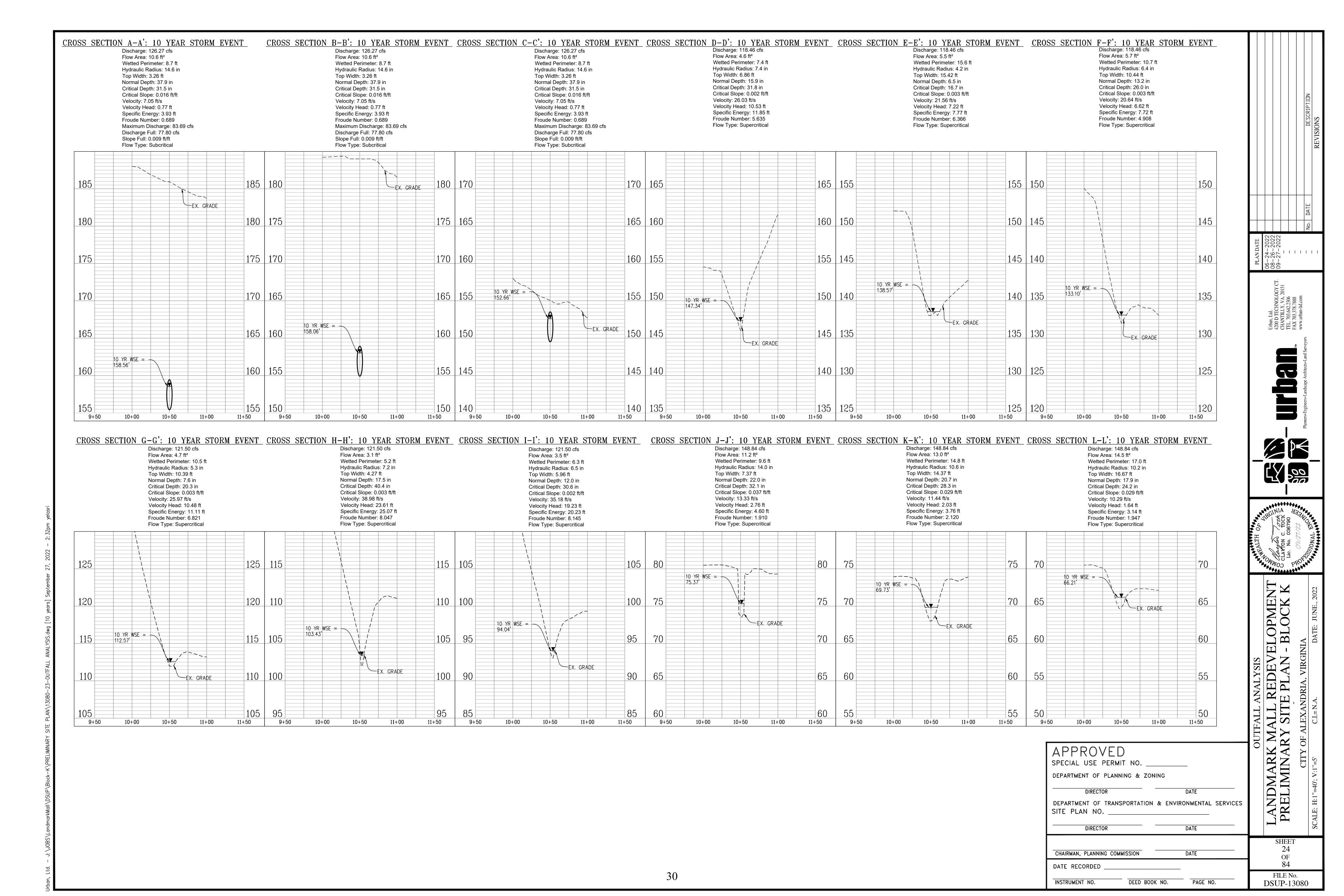
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - BLOCK K

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CHAIRMAN, PLANNING COMMISSION



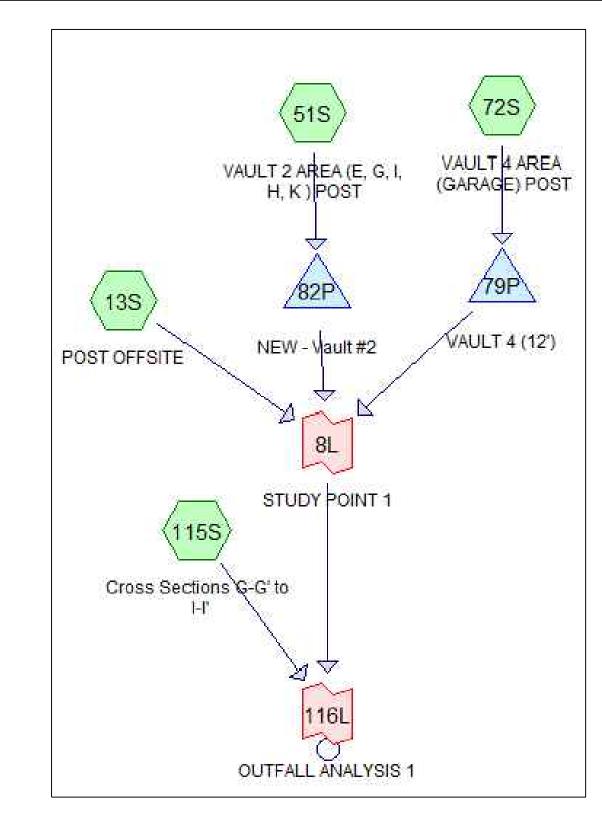




#### OUTFALL ANALYSIS COMPUTATIONS SUMMARY

	OUTFALL ANALYSIS COMPUTATION SUMMARY												
CROSS SECTIONS	SWALE TYPE DESCRIPTION:	AVG. CHANNEL SLOPE (%):	DRAINAGE AREA (AC):	CN FACTOR:	Tc (MIN):	ROUGHNESS COEFFICIENT:	2 YEAR FLOW (CFS):	2 YEAR VELOCITY (FPS):	2 YEAR NORMAL DEPTH (FT):	10 YEAR FLOW (CFS):	10 YEAR VELOCITY (FPS):	10 YEAR NORMAL DEPTH (FT):	CHANNEL LINING:
D-D'	EXISTING MANMADE CHANNEL-OFFSITE	0.10%	31.97	96	10*	0.013	52.77	21.26	0.98	118.46	26.03	1.33	EX. CONCRETE LINING
E-E'	EXISTING MANMADE CHANNEL-OFFSITE	0.14%	31.97	96	10*	0.013	52.77	16.10	0.40	118.46	21.56	0.54	EX. CONCRETE LINING
F-F'	EXISTING MANMADE CHANNEL-OFFSITE	0.08%	31.97	96	10*	0.013	52.77	16.86	0.81	118.46	20.64	1,10	EX. CONCRETE LINING
G-G'	EXISTING MANMADE CHANNEL-OFFSITE	0.15%	32.83	86	15*	0.013	54.39	20.25	0.43	121.50	25.97	0.63	EX. CONCRETE LINING
н-н'	EXISTING MANMADE CHANNEL-OFFSITE	0.23%	32.83	86	15*	0.013	54.39	31.88	1.08	121.50	38.98	1.46	EX. CONCRETE LINING
1-1"	EXISTING MANMADE CHANNEL-OFFSITE	0.21%	32.83	86	15*	0.013	54.39	28.15	0.72	121.50	35.18	1.00	EX. CONCRETE LINING
J-J'	EXISTING MANMADE CHANNEL-OFFSITE	0.13%	37.30	92	10*	0.045	60.84	9.96	1.13	148.84	13.33	1.83	EX. RIP RAP LINING
K-K'	EXISTING MANMADE CHANNEL-OFFSITE	0.14%	37.30	92	10*	0.045	60.84	9.01	1.23	148.84	11.44	1.73	EX. RIP RAP LINING
L-C	EXISTING MANMADE CHANNEL-OFFSITE	0.12%	37.30	92	10*	0.045	60.84	8.06	1.02	148.84	10.29	1.49	EX. RIP RAP LINING

#### POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #1



#### POST-DEVELOPMENT 2-YEAR OUTFALL POINT #1

1,429,944 sf , 41.25% Impervious , Inflow Depth > 2.53" for 2-yr event = 54.39 cfs @ 12.20 hrs , Volume=

Primary = 54.39 cfs @ 12.20 hrs , Volume= 301,425 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

#### POST-DEVELOPMENT 10-YEAR OUTFALL POINT #1

Inflow Area = 1,429,944 sf , 41.25% Impervious , Inflow Depth > 4.37" for 10-yr event Inflow = 121.50 cfs @ 12.15 hrs , Volume= Primary = 121.50 cfs @ 12.15 hrs , Volume= 520,368 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

SWM ADEQUATE OUTFALL NARRATIVE:

THE EXISTING TOPOGRAPHY OF THE PARCEL HAS TWO DISTINCT OUTFALLS, RESULTING IN TWO STUDY POINTS. STUDY POINT #1 OUTFALLS TO THE NORTHEAST CORNER OF THE PROPERTY. STUDY POINT #2 OUTFALLS TO THE EAST OF THE SITE, IMMEDIATELY NORTH OF THE DUKE STREET RAMP CONNECTION TO VAN DORN STREET. A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 35.58 ACRES DRAINS TO STUDY POINT 1, WHILE A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 31.24 ACRES DRAINS TO STUDY POINT 2.

STORMWATER MANAGEMENT IS TO BE PROVIDED IN THREE SEPARATE STORMWATER MANAGEMENT VAULTS; VAULT 2, 3, AND 4. VAULT 2 IS LOCATED IMMEDIATELY SOUTH OF BLOCKS E&G AND HAS A DRAINAGE AREA OF 17.46 ACRES. VAULT 3 IS LOCATED SOUTH OF BLOCK I AND HAS A DRAINAGE AREA OF 20.73 ACRES. VAULT 4 IS LOCATED EACH OF THE EXISTING PARKING STRUCTURE AND HAS A DRAINAGE AREA OF 8.06 ACRES. IN ACCORDANCE WITH THE ARTICLE XIII SECTION 13-109 OF THE ALEXANDRIA ZONING ORDINANCE, AND UTILIZING THE VIRGINIA RUNOFF REDUCTION METHODOLOGY, THE TREATMENT VOLUME IS REDUCED VIA THE UNDERGROUND SWM FACILITIES.

THE ALLOWABLE RELEASE RATE FOR EACH STUDY POINT HAS BEEN CALCULATED IN ACOORDANCE WITH ARTICLE XIII SECTION 13-109(F) OF THE ALEXANDRIA ZONING ORDINANCE. FOR THE CHANNEL PROTECTION AND FLOOD PROTECTION WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM PEAK FLOW RATE FROM THE 1-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED WHERE:

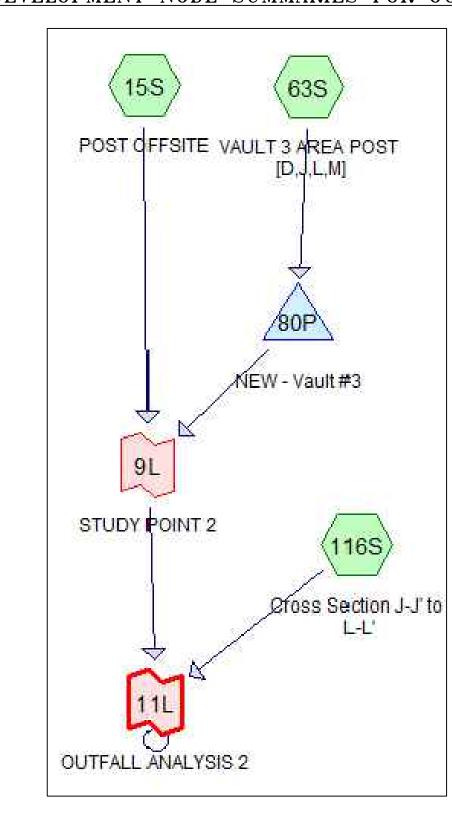
Qdev ≤ I.F. \* (Qpre \* RVpre)/RVdev

AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. AS SHOWN IN THE FLOW SUMMARY TABLE ON INFRASTRUCTURE SITE PLAN (DSP#2021-00012) SHEET 123. THE PROPOSED FLOW TO THE STUDY POINTS ARE LESS THAN THE ALLOWABLE RUNOFF.

IT IS THEREFORE THE OPINION OF URBAN, LTD. THAT THE PROPOSED SWM DESIGN MEETS THE REQUIRED SWM REQUIREMENTS OF THE ALEXANDRIA ORDINANCE.

CLAYTON C. TOCK, P.E., PRINCIPLE

#### POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #2



#### POST-DEVELOPMENT 2-YEAR OUTFALL POINT #2

Inflow Area = 1,624,676 sf , 34.88% Impervious , Inflow Depth > 2.46" for 2-yr event = 60.84 cfs @ 12.09 hrs , Volume= 332,597 cf , Atten= 0% , Lag= 0.0 min Primary = 60.84 cfs @ 12.09 hrs , Volume= Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

#### POST-DEVELOPMENT 10-YEAR OUTFALL POINT #2

Inflow Area = 1,624,676 sf , 34.88% Impervious , Inflow Depth > 4.30" for 10-yr event Inflow = 148.84 cfs @ 12.13 hrs , Volume= 582,638 cf Primary = 148.84 cfs @ 12.13 hrs , Volume= 582,638 cf , Atten= 0%, Lag= 0.0 min

APPROVED

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

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Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

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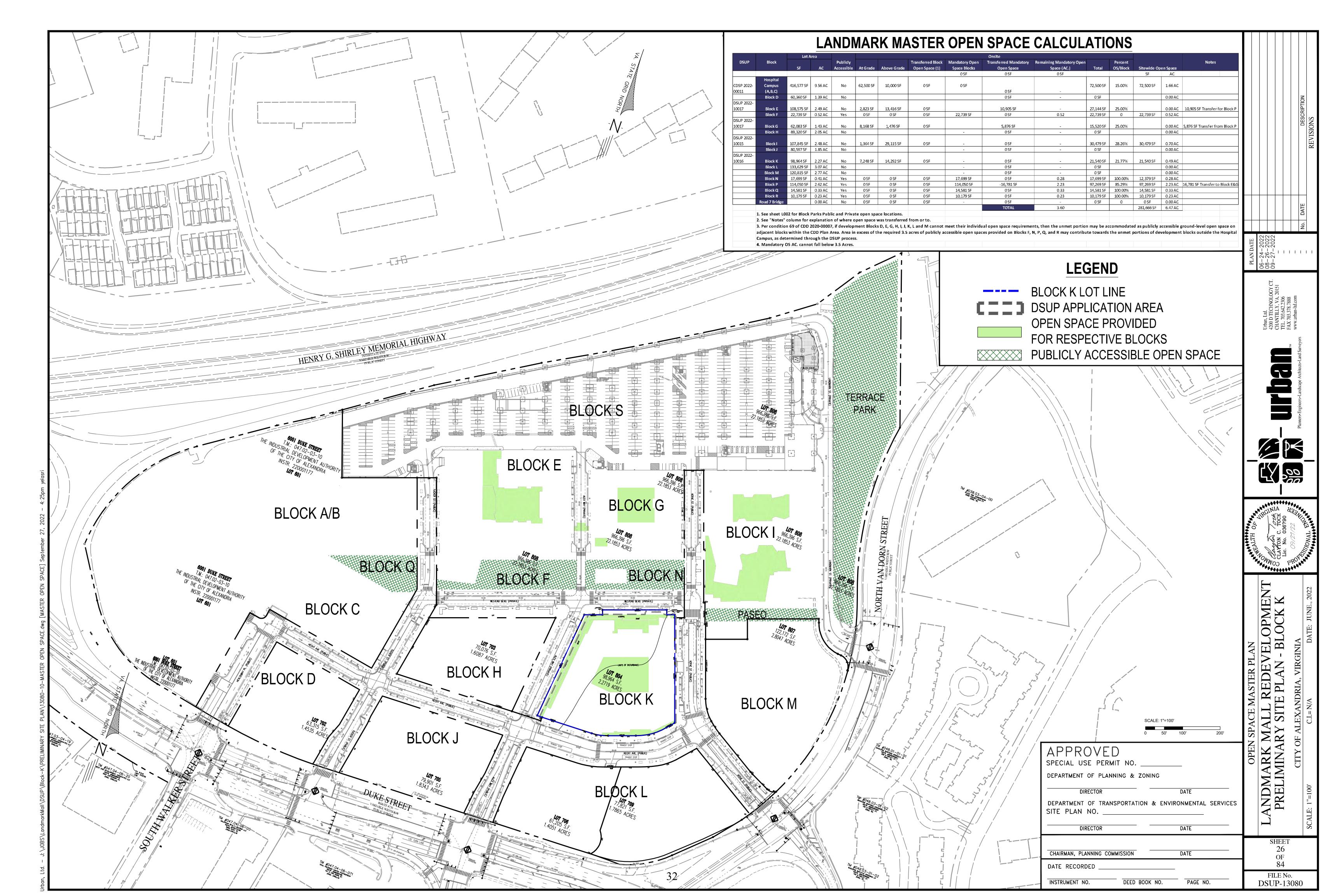
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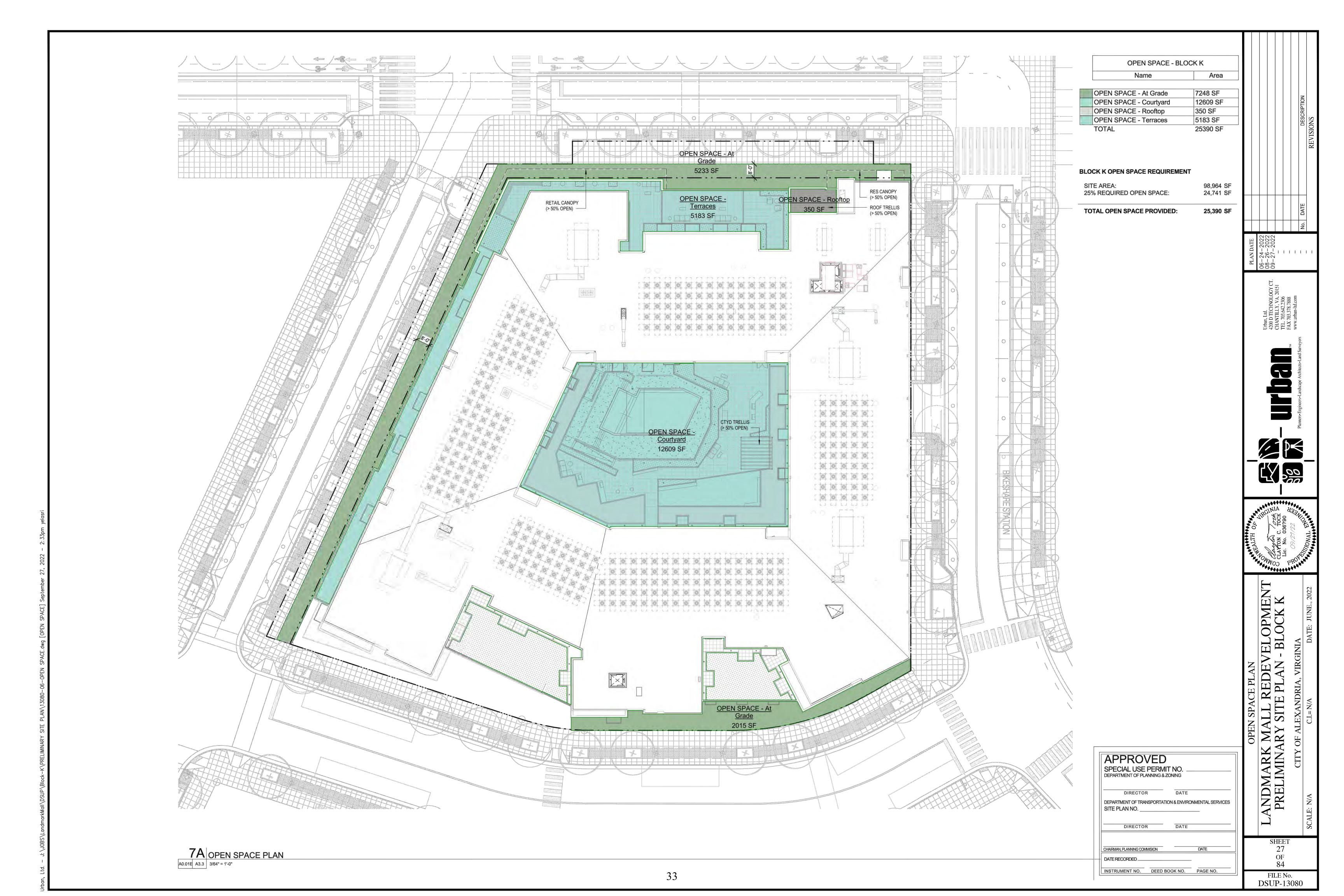
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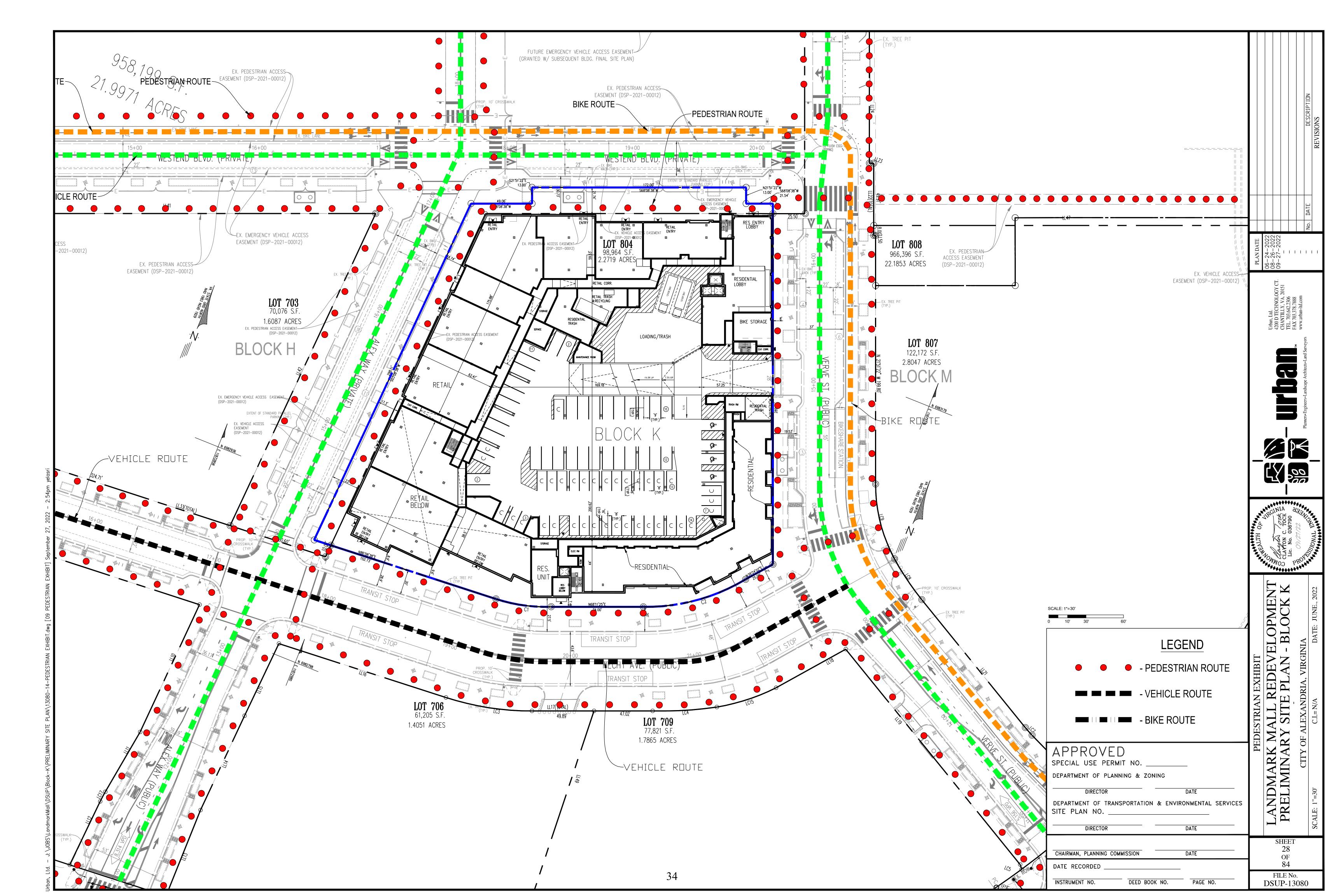
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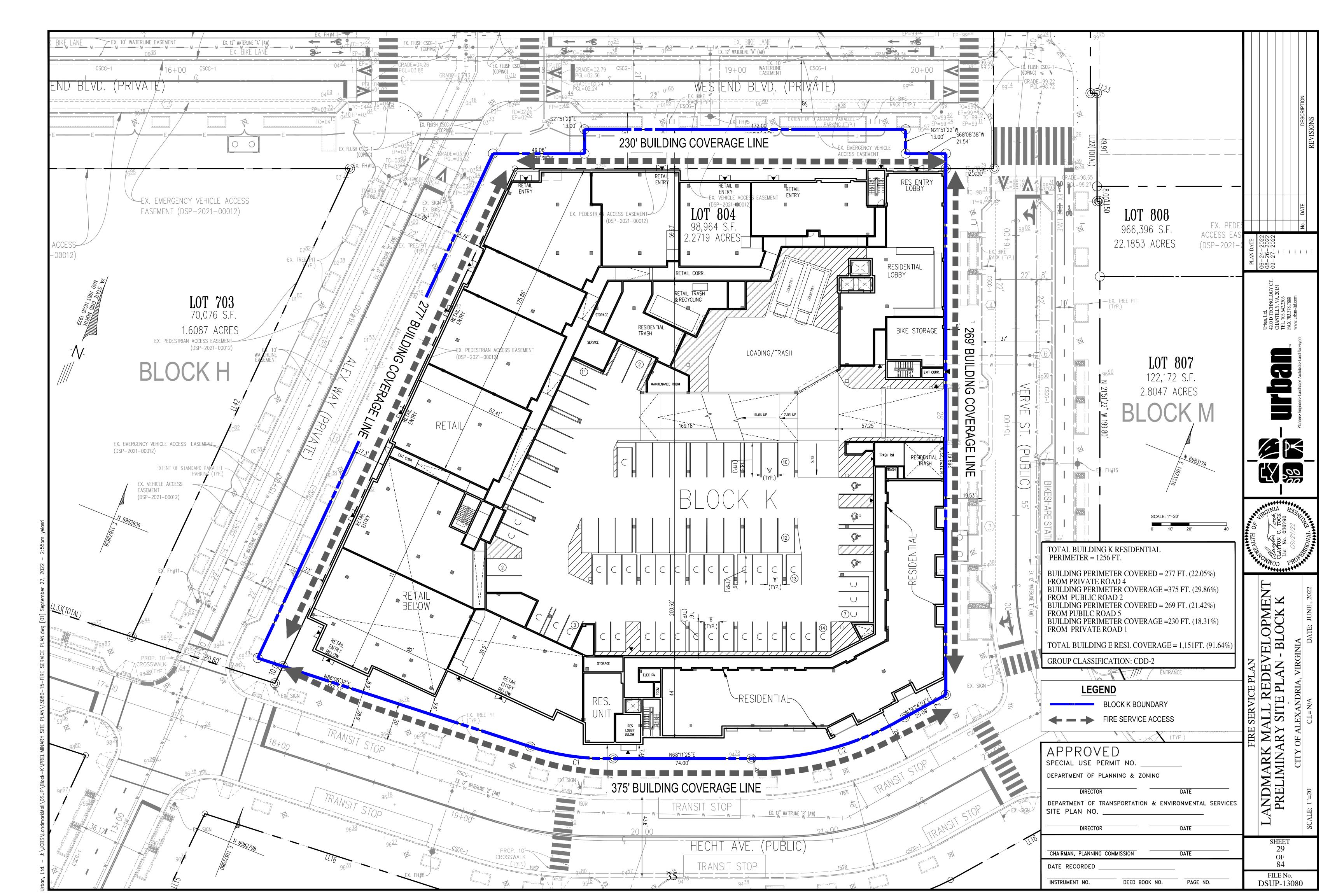
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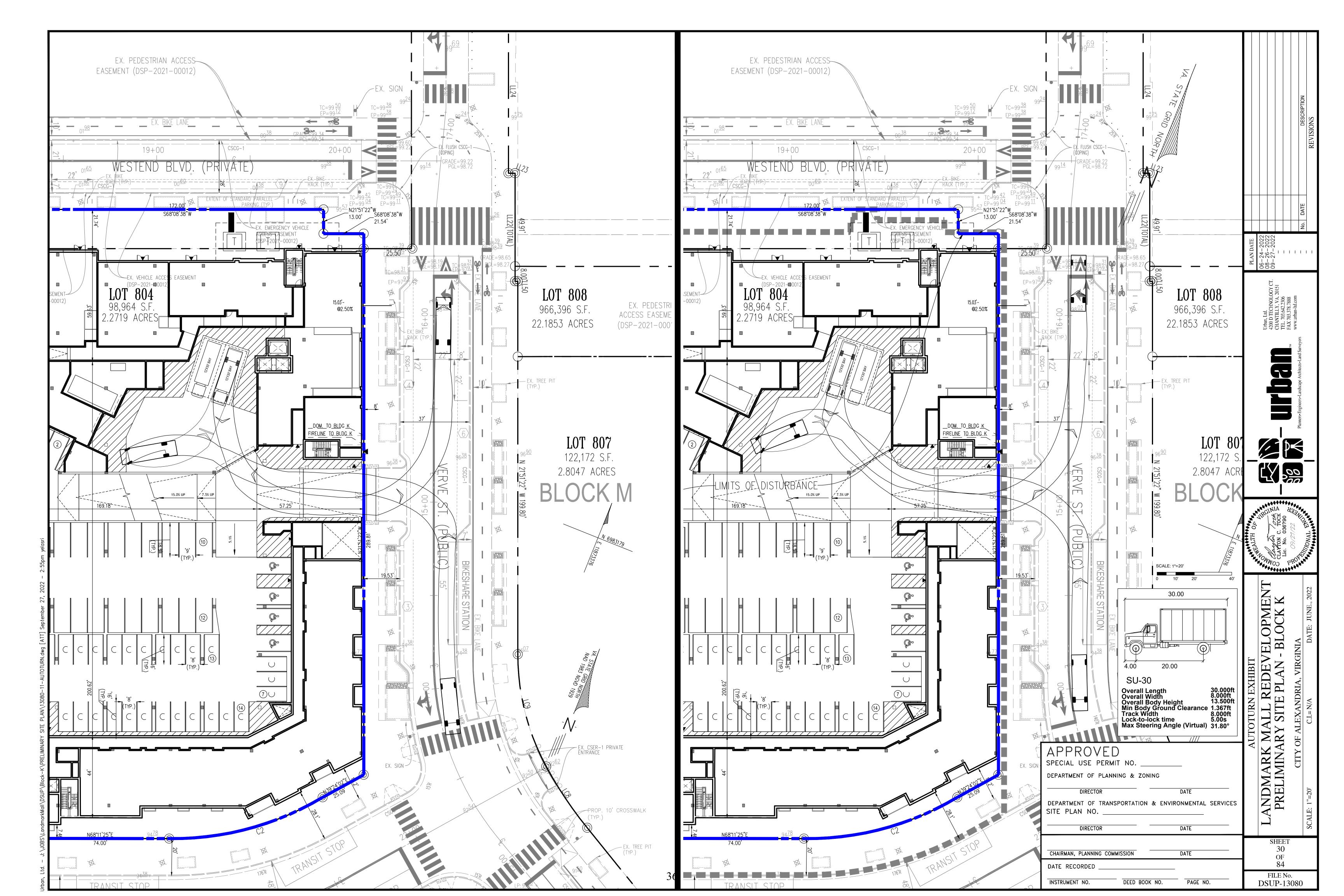
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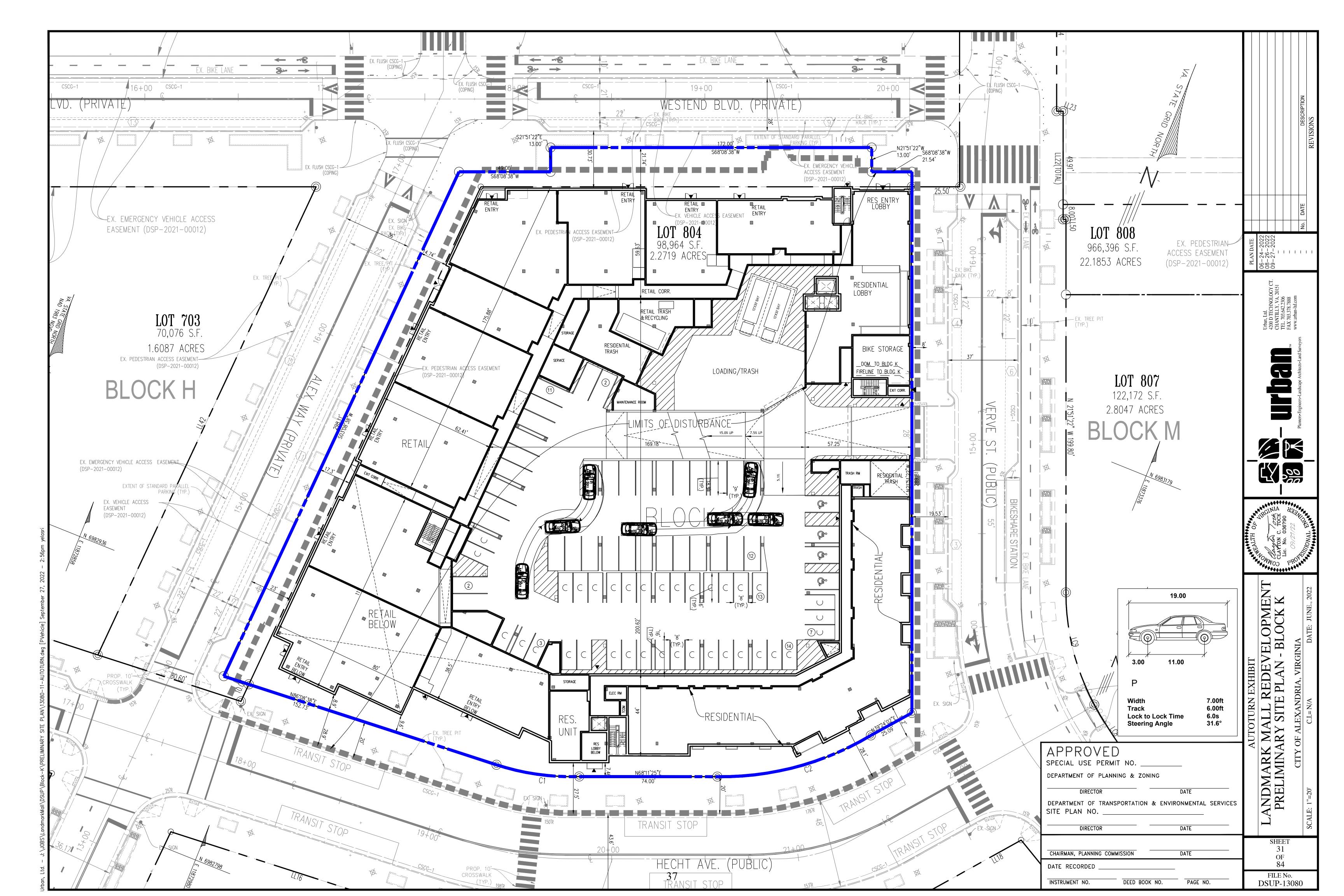


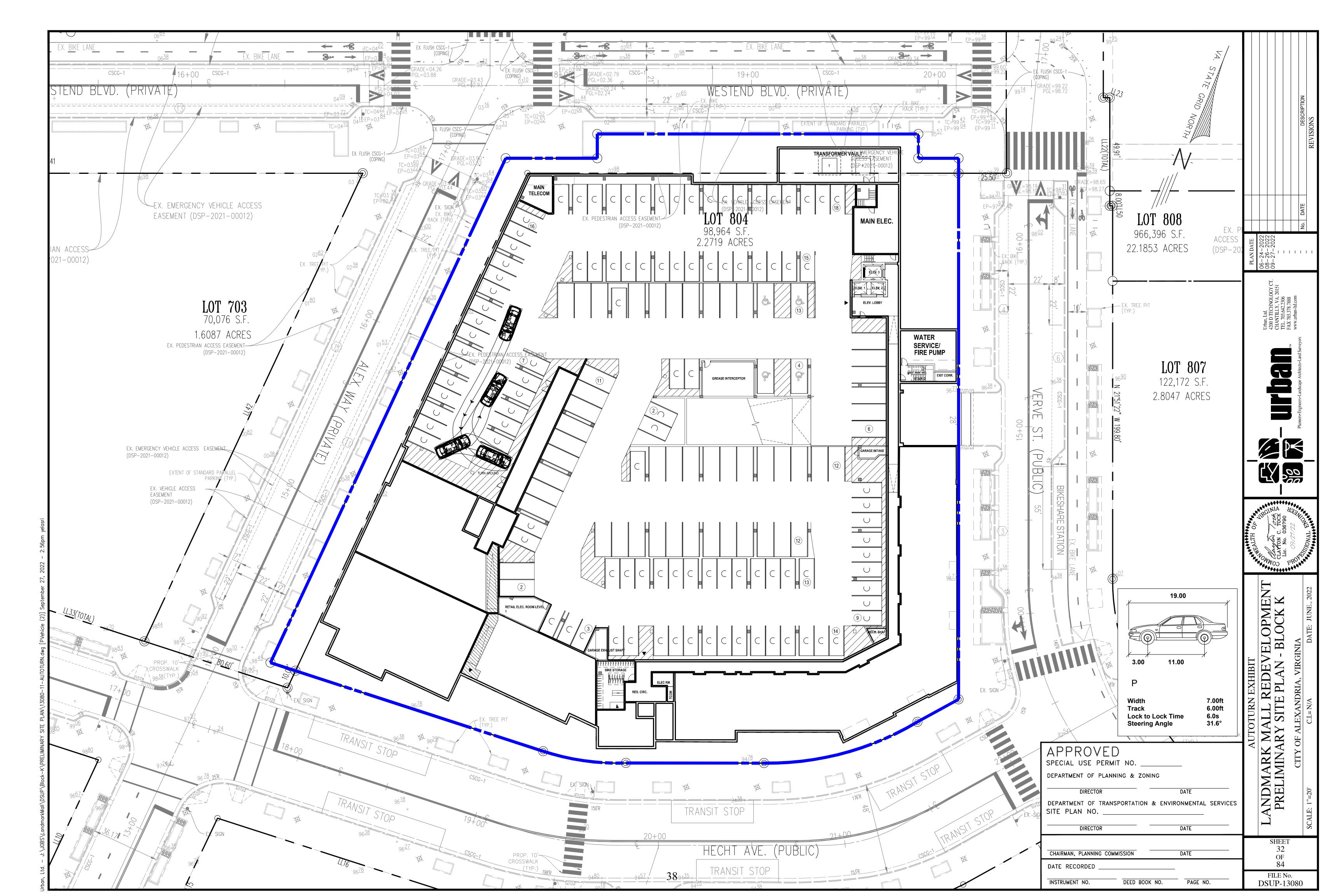












#### **MATERIALS + PAVING NOTES:**

- 1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- 2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED
- 2.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
- 3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
- 4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING. BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY
- 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- 5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
- 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE
- 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
- 5.3. SLUMP: 3 TO 5 INCHES 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
- 6. CONCRETE THICKNESS:
- 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
- 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- 7.1. 4" THICK PAVING: #3's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS 7.2. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.3. 8" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.4. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
- 7.5. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- 8. CONTROL JOINTS (TROWEL OR SAW CUT)
- 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
- 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
- 8.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".

#### 9. EXPANSION JOINTS

- 9.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
- 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
- EXPANSION JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED WITH A SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
- CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR
- TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT. 10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
- 11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE
- 12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED
- PAVEMENT AND/OR CURBS.
- 13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- 14. PAVEMENT MARKINGS
- 14.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE ALEXANDRIA LANDSCAPE GUIDELINES "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS."
- 14.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
- 14.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
- PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
- 15. CONTRACTOR SHALL REFER TO THE SITE CIVIL. MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
- 16. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. UNLESS NOTED OTHERWISE, TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

#### **ACCESSIBILITY NOTES:**

- 1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE
- 2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
- 3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
- 5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
- 6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

#### **PLANTING NOTES:**

- 1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- 2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED
- 3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
- 4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
- 5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE
- 6. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- 7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- 8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- 9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- 10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- 11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- 12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
- 14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- 15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- 16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- 17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- 18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL
- 19. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL. 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
- 20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- 21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO
- 22. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

#### PLANTERS/POTS/SEASONAL PLANTING NOTES:

- SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
- 2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
- PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL
- 4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT, EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
- IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT
- TIME OF NEXT SEASONAL ROTATION.
- 6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
- 7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- 8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
- 9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

#### **IRRIGATION NOTES:**

- . A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- 2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- 3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- 4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- 5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

#### **GENERAL NOTES:**

- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS
- 2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: HCM
- 3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- 4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- 6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SPECIFIC TO THE SCOPE OF THIS DRAWING PACKAGE ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM INACCURATE CONSTRUCTION.
- 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
- ). CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING
- 10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
- 11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
- 13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME 15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 16. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS. OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

#### LAYOUT NOTES:

- I. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE ALEXANDRIA STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- . CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- 5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE
- 6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT. 7. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- 8. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
- 9. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
- 10. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
- 11. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS. 12. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
- 13. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
- 14. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
- 15. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

#### **GRADING NOTES:**

- 1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
- 2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- 3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
- REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
- 5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB. 7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
- 8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
- 9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
- 10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
- 11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION. CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION
- 12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
- 13. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
- 14. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.



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**FOULGER PRATT** 

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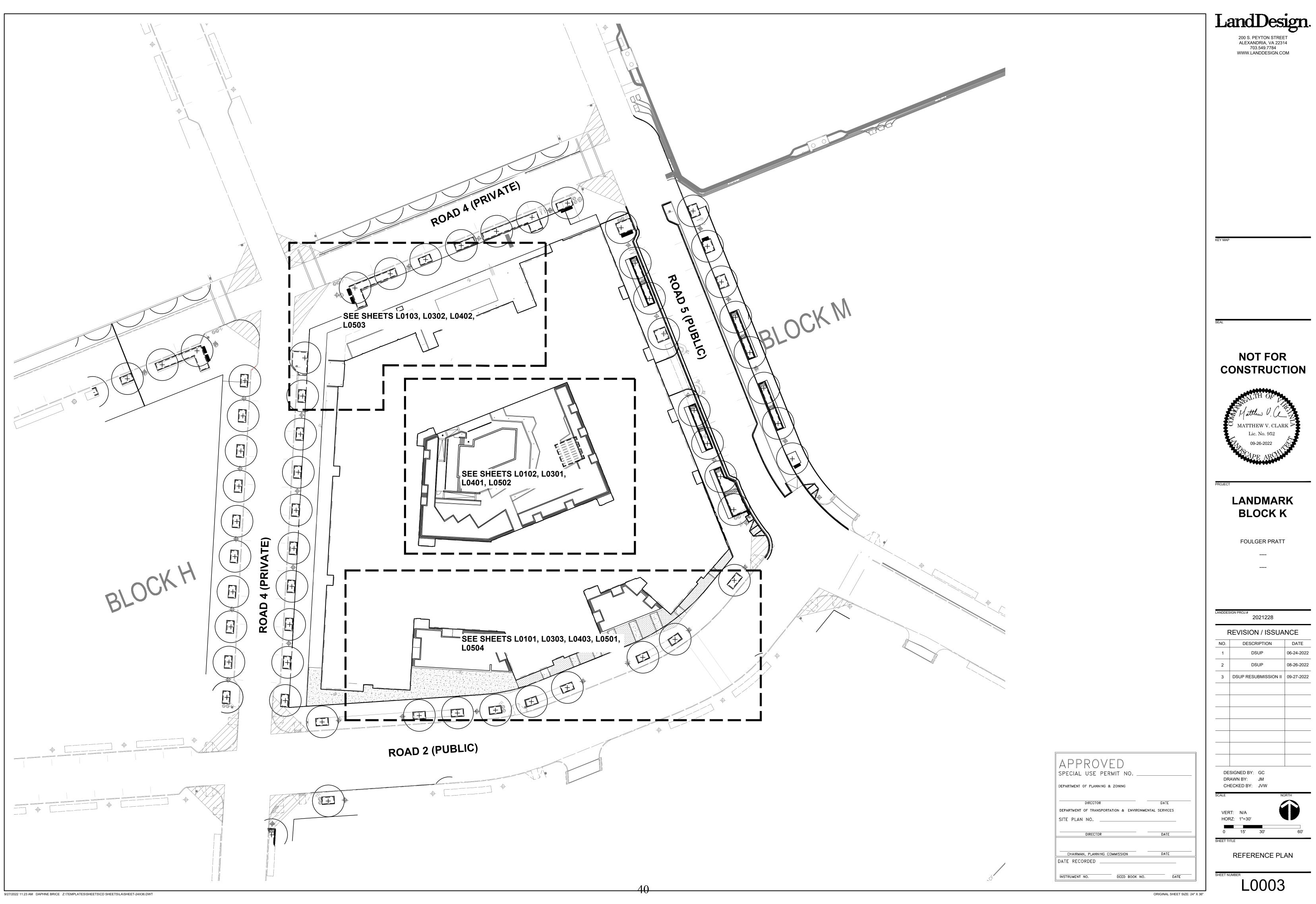
3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

HORZ: NTS

**GENERAL NOTES** 

(NOT TO SCALE)



06-24-2022 08-26-2022 3 DSUP RESUBMISSION II 09-27-2022

## REFERENCE NOTES SCHEDULE

CUSTOM DESCRIPTION **SYMBOL** 

 $\langle C-101 \rangle$ **GRILL STATION** 

 $\langle C-102 \rangle$ SHADE STRUCTURE  $\langle C-104 \rangle$ BENCH SEATING

SYMBOL DESCRIPTION

(LG-101) PLANT BED

(LG-102) **BIORETENTION PLANTER** 

**PAVING & CURBS** SYMBOL DESCRIPTION

(P-101) **CONCRETE PAVING - PEDESTRIAN** 

(P-102) **ENHANCED PAVING - TYPE 1** 

(P-103) **ENHANCED PAVING - ON STRUCTURE TYPE 1** 

 $\langle P-104 \rangle$ ENHANCED PAVING ON STRUCTURE - TYPE 2

(P-105) ENHANCED PAVING ON STRUCTURE - TYPE 3 (P-106) CONCRETE FLUSH CURB

(P-107) REINFORCED TURF ON STRUCTURE

DESCRIPTION

(R-101) STAIRS AND HANDRAIL

 $\langle R-102 \rangle$ RAMP AND HANDRAIL

**DESCRIPTION** 

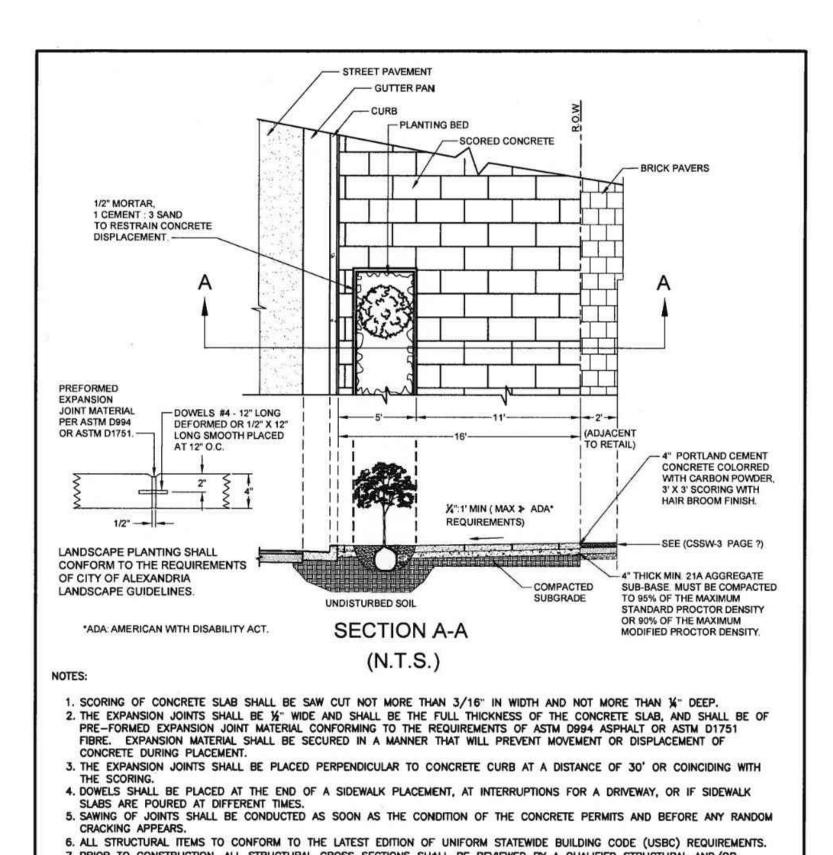
(SF-101) FIRE TABLE

DESCRIPTION

(W-101) WALL - TYPE 1

 $\langle W-102 \rangle$ 

WALL - TYPE 2



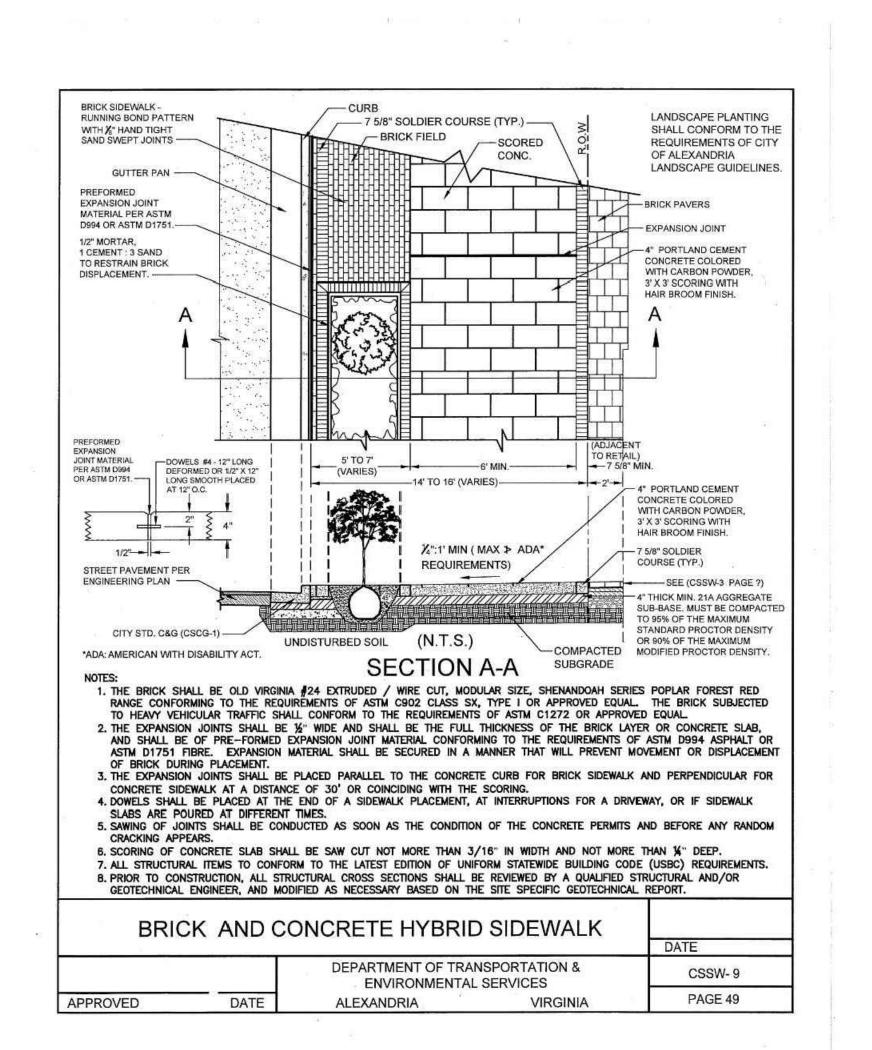
7. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT. CONCRETE SIDEWALK SCORING WITH TREE WELL **DEPARTMENT OF TRANSPORTATION &** CSSW-5 **ENVIRONMENTAL SERVICES** 

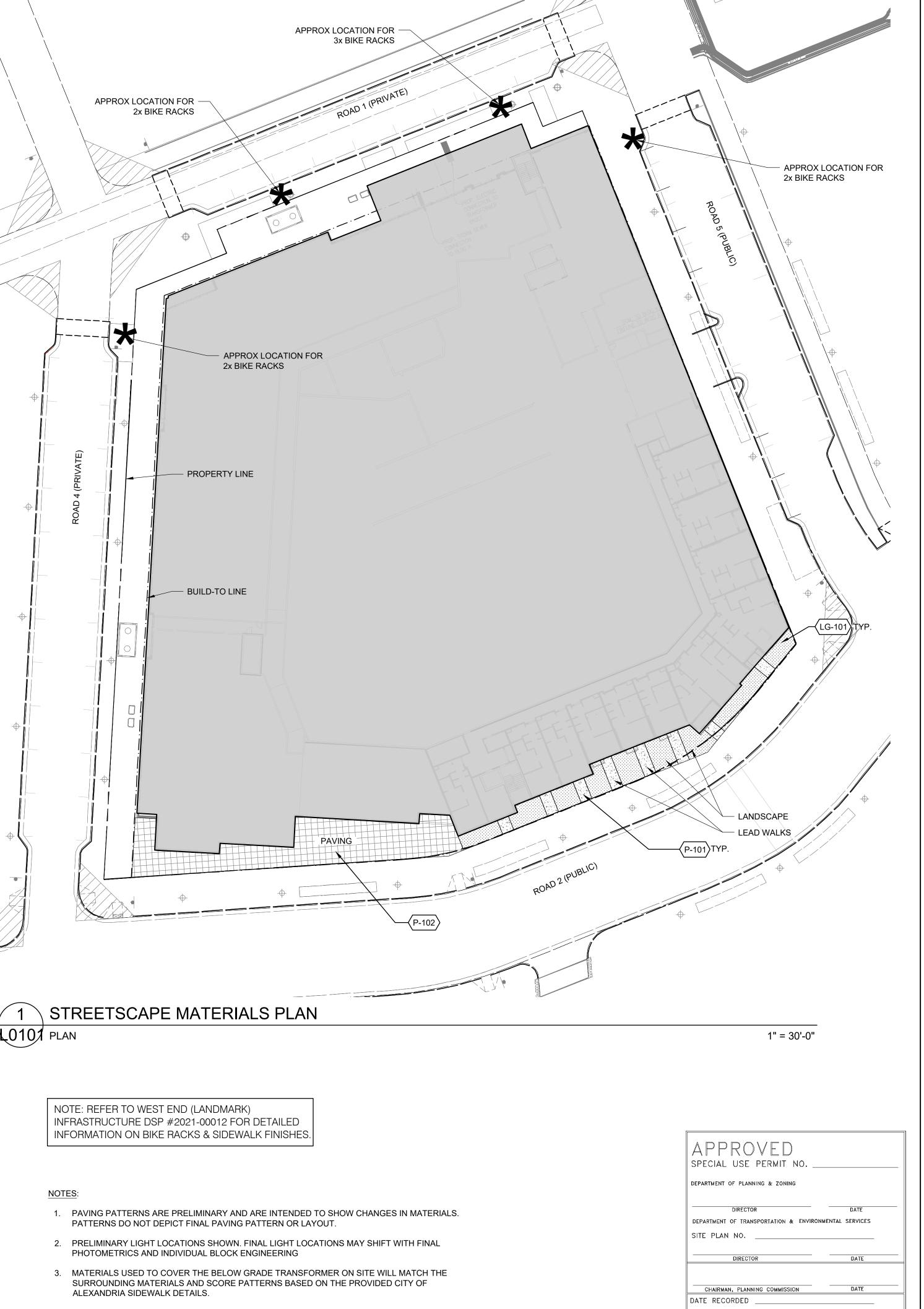
**ALEXANDRIA** 

DATE

APPROVED

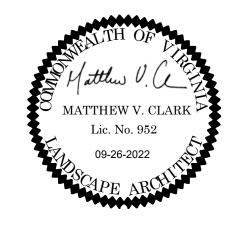
PAGE X





200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM

**NOT FOR** CONSTRUCTION



LANDMARK **BLOCK K** 

FOULGER PRATT

REVISION / ISSUANCE DESCRIPTION DSUP 06-24-2022 08-26-2022 3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

MATERIALS PLAN - SITE

INSTRUMENT NO.

DEED BOOK NO.

ORIGINAL SHEET SIZE: 24" X 36"

## REFERENCE NOTES SCHEDULE

SYMBOL CUSTOM DESCRIPTION

C-101 GRILL STATION

⟨C-102⟩ SHADE STRUCTURE⟨C-104⟩ BENCH SEATING

BENCH SEATING

LANDSCAPE GROUND

LG-101 PLANT BED

LG-102 BIORETENTION PLANTER

PAVING & CURE

(MBOL DESCRIPTION

(P-101) CONCRETE PAVING - PEDESTRIAN

P-102 ENHANCED PAVING - TYPE 1

(P-103) ENHANCED PAVING - ON STRUCTURE TYPE 1

(P-104) ENHANCED PAVING ON STRUCTURE - TYPE 2
(P-105) ENHANCED PAVING ON STRUCTURE - TYPE 3

(P-106) CONCRETE FLUSH CURB

P-107 REINFORCED TURF ON STRUCTURE

RAILINGS & FENCES
YMBOL DESCRIPTION

(R-101) STAIRS AND HANDRAIL

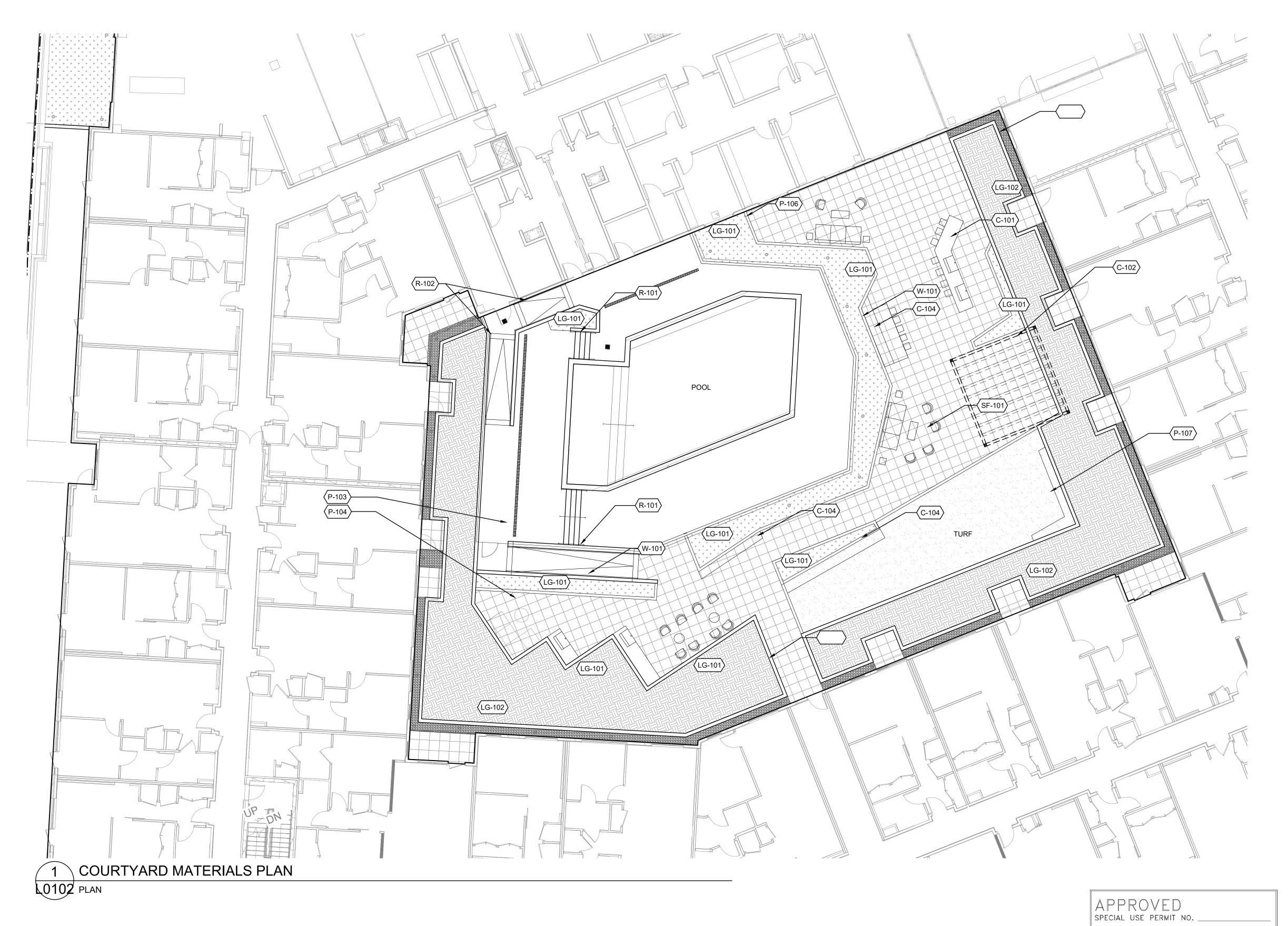
(R-102) RAMP AND HANDRAIL

SYMBOL FIRE TABLE

SYMBOL WALLS & STAIRS DESCRIPTION

W-101 WALL - TYPE 1

W-102 WALL - TYPE 2



#### NOTES

- PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.
- PRELIMINARY LIGHT LOCATIONS SHOWN. FINAL LIGHT LOCATIONS MAY SHIFT WITH FINAL PHOTOMETRICS AND INDIVIDUAL BLOCK ENGINEERING

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE

INSTRUMENT NO.

DEED BOOK NO.

DATE

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FOULGER PRATT

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

VERT: N/A HORZ: 1"=10' 0 5' 10'

> MATERIALS PLAN -COURTYARD

## REFERENCE NOTES SCHEDULE CUSTOM DESCRIPTION

**GRILL STATION** 

 $\langle C-101 \rangle$   $\langle C-102 \rangle$   $\langle C-104 \rangle$ SHADE STRUCTURE

BENCH SEATING

LANDSCAPE GROUND <u>SYMBOL</u> DESCRIPTION

(LG-101) PLANT BED

(LG-102) BIORETENTION PLANTER

PAVING & CURBS DESCRIPTION SYMBOL

P-101 P-102 P-103 P-104 P-105 P-106 P-107 CONCRETE PAVING - PEDESTRIAN

**ENHANCED PAVING - TYPE 1** 

ENHANCED PAVING - ON STRUCTURE TYPE 1

ENHANCED PAVING ON STRUCTURE - TYPE 2

ENHANCED PAVING ON STRUCTURE - TYPE 3

CONCRETE FLUSH CURB

REINFORCED TURF ON STRUCTURE

**RAILINGS & FENCES** DESCRIPTION

STAIRS AND HANDRAIL

 $\langle R-101 \rangle$   $\langle R-102 \rangle$ RAMP AND HANDRAIL

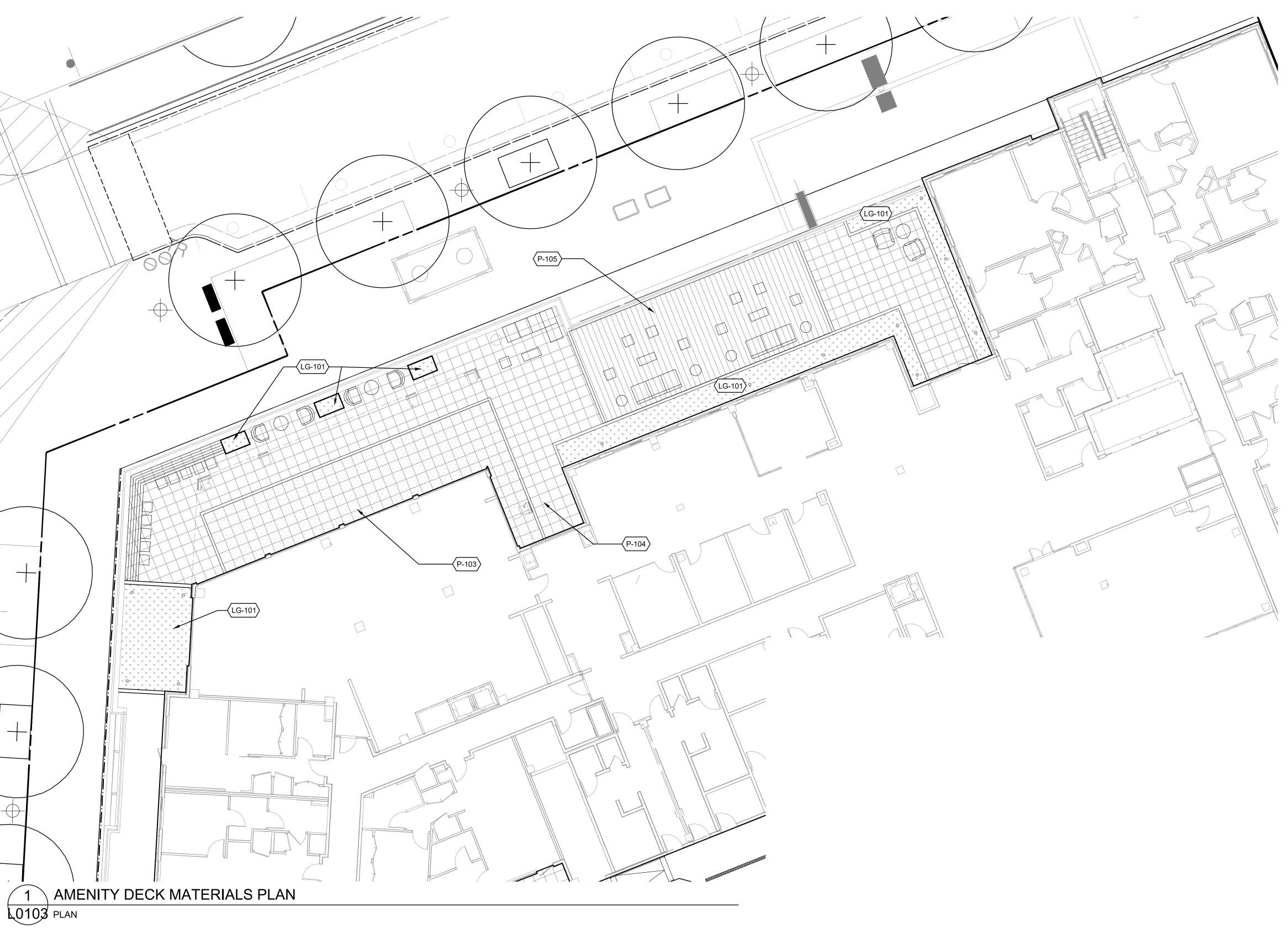
FURNISHINGS DESCRIPTION <u>SYMBOL</u>

SF-101 FIRE TABLE

<u>SYMBOL</u>

WALLS & STAIRS DESCRIPTION SYMBOL WALL - TYPE 1

 $\langle W-101 \rangle$  $\langle W-102 \rangle$ WALL - TYPE 2



- 1. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.
- 2. PRELIMINARY LIGHT LOCATIONS SHOWN. FINAL LIGHT LOCATIONS MAY SHIFT WITH FINAL PHOTOMETRICS AND INDIVIDUAL BLOCK ENGINEERING

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DATE RECORDED INSTRUMENT NO. DEED BOOK NO.

ORIGINAL SHEET SIZE: 24" X 36"

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CONSTRUCTION

**NOT FOR** 



LANDMARK **BLOCK K** 

FOULGER PRATT

REVISION / ISSUANCE DESCRIPTION 06-24-2022 3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC

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MATERIALS PLAN - AMENITY DECK

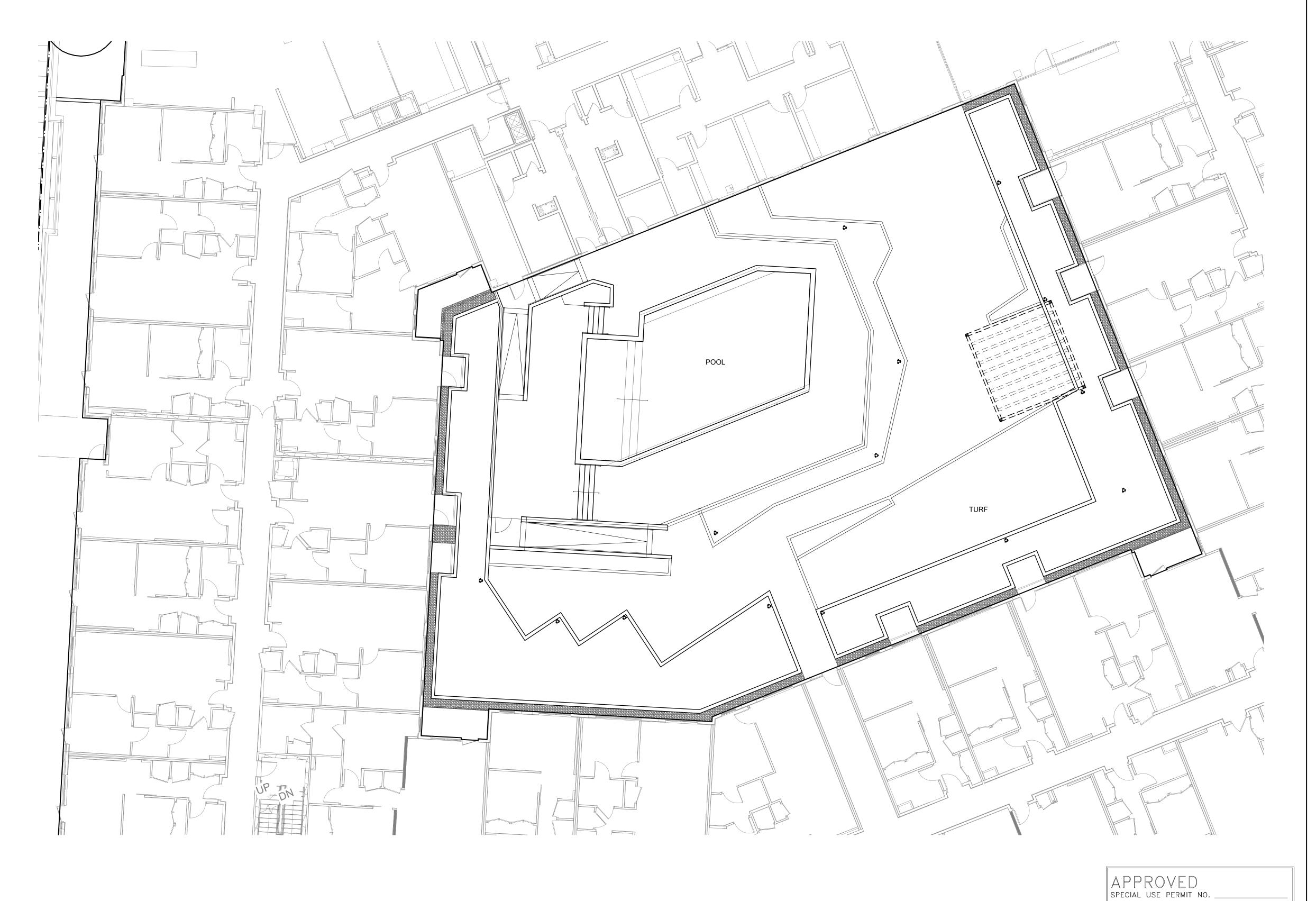
#### LEGEND

LIGHT BOLLARD

MANUFACTURER: WAC
MODEL: QUAD LED PATH LIGHT

- LIGHT BOLLARD
- TREE UPLIGHT





1. PRELIMINARY LIGHT FIXTURES AND LOCATIONS SHOWN. FINAL LIGHT FIXTURES AND LOCATIONS MAY SHIFT WITH FINAL PHOTOMETRICS AND INDIVIDUAL BLOCK ENGINEERING

DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DATE RECORDED INSTRUMENT NO. DEED BOOK NO.

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REVISION / ISSUANCE DESCRIPTION 06-24-2022 3 DSUP RESUBMISSION II 09-27-2022

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LIGHTING PLAN -COURTYARD

## LEGEND

LIGHT BOLLARD

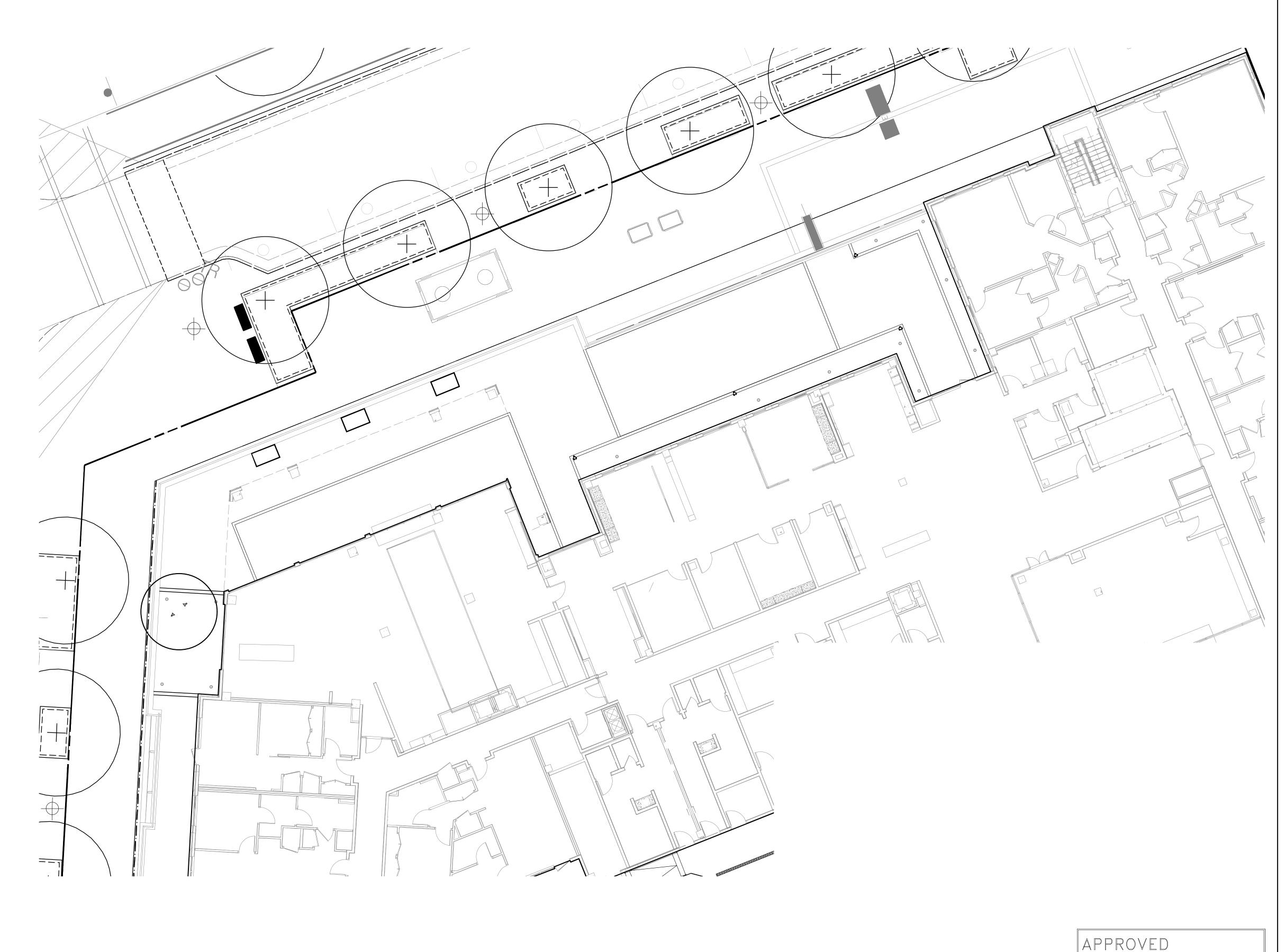
TREE UPLIGHT



LIGHT BOLLARD MANUFACTURER: WAC
MODEL: QUAD LED PATH LIGHT



TREE UPLIGHT MANUFACTURER: WAC MODEL: ACCENT 12V 5011



1. PRELIMINARY LIGHT FIXTURES AND LOCATIONS SHOWN. FINAL LIGHT FIXTURES AND LOCATIONS MAY SHIFT WITH FINAL PHOTOMETRICS AND INDIVIDUAL BLOCK ENGINEERING SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. CHAIRMAN, PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO.

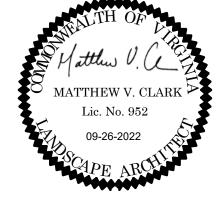
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WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Apr 15 2021

9/27/2022 11:24 AM DAPHNE BRICE 7:\TEMPI ATES\SHEFTS\CD SHEFTS\I A\SHEFT-24X36 DWT

ORIGINAL SHEET SIZE: 24" X 36"

**NOT FOR** CONSTRUCTION



LANDMARK **BLOCK K** 

FOULGER PRATT

REVISION / ISSUANCE DESCRIPTION

3 DSUP RESUBMISSION II 09-27-2022

06-24-2022

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

LIGHTING PLAN - AMENITY DECK

#### LEGEND

LIGHT BOLLARD

TREE UPLIGHT



TREE UPLIGHT MANUFACTURER: WAC MODEL: ACCENT 12V 5011

# APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING

1. PRELIMINARY LIGHT FIXTURES AND LOCATIONS SHOWN. FINAL LIGHT FIXTURES AND LOCATIONS MAY SHIFT WITH FINAL PHOTOMETRICS AND INDIVIDUAL BLOCK ENGINEERING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DATE RECORDED INSTRUMENT NO. DEED BOOK NO.

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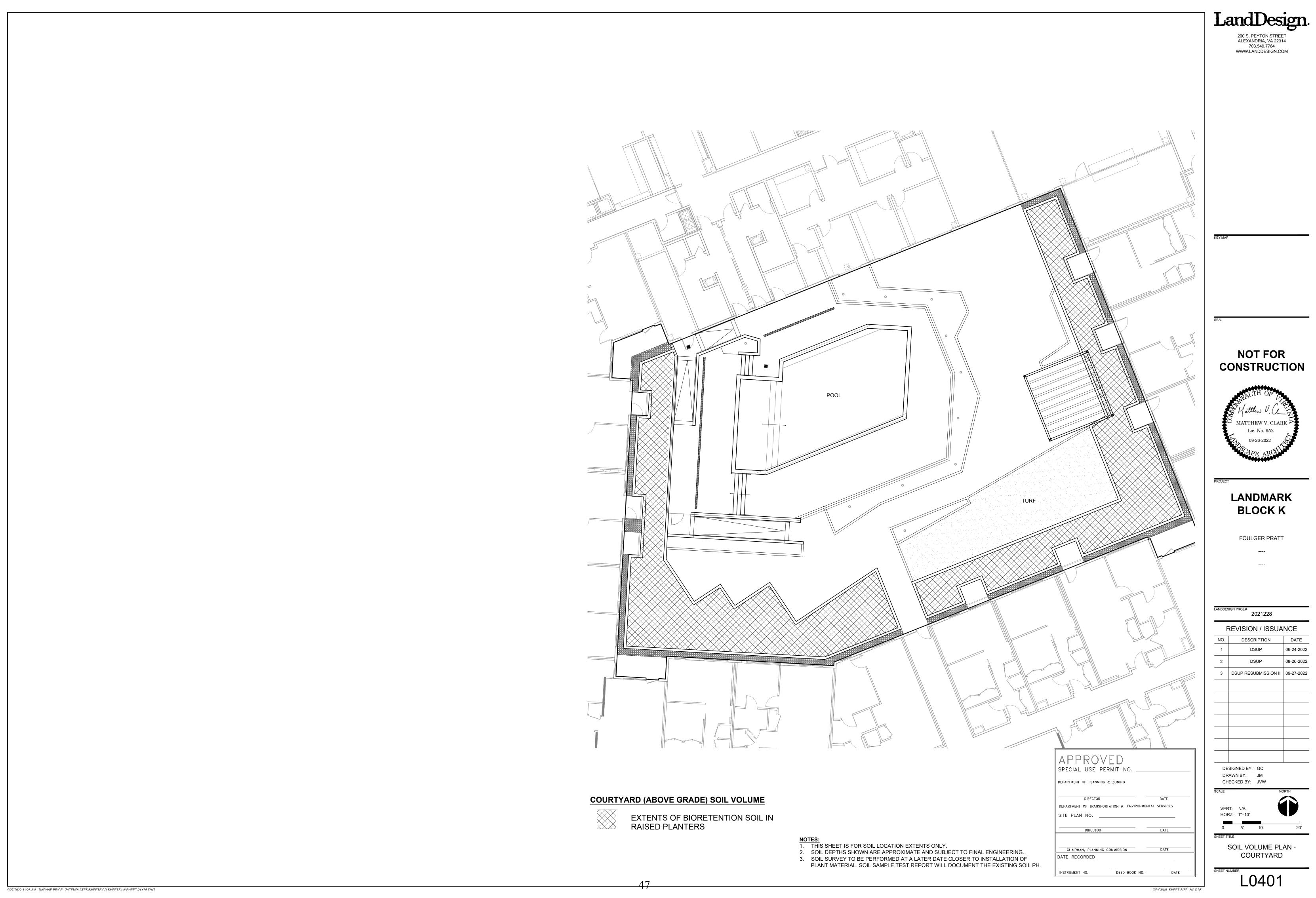
LANDMARK **BLOCK K** 

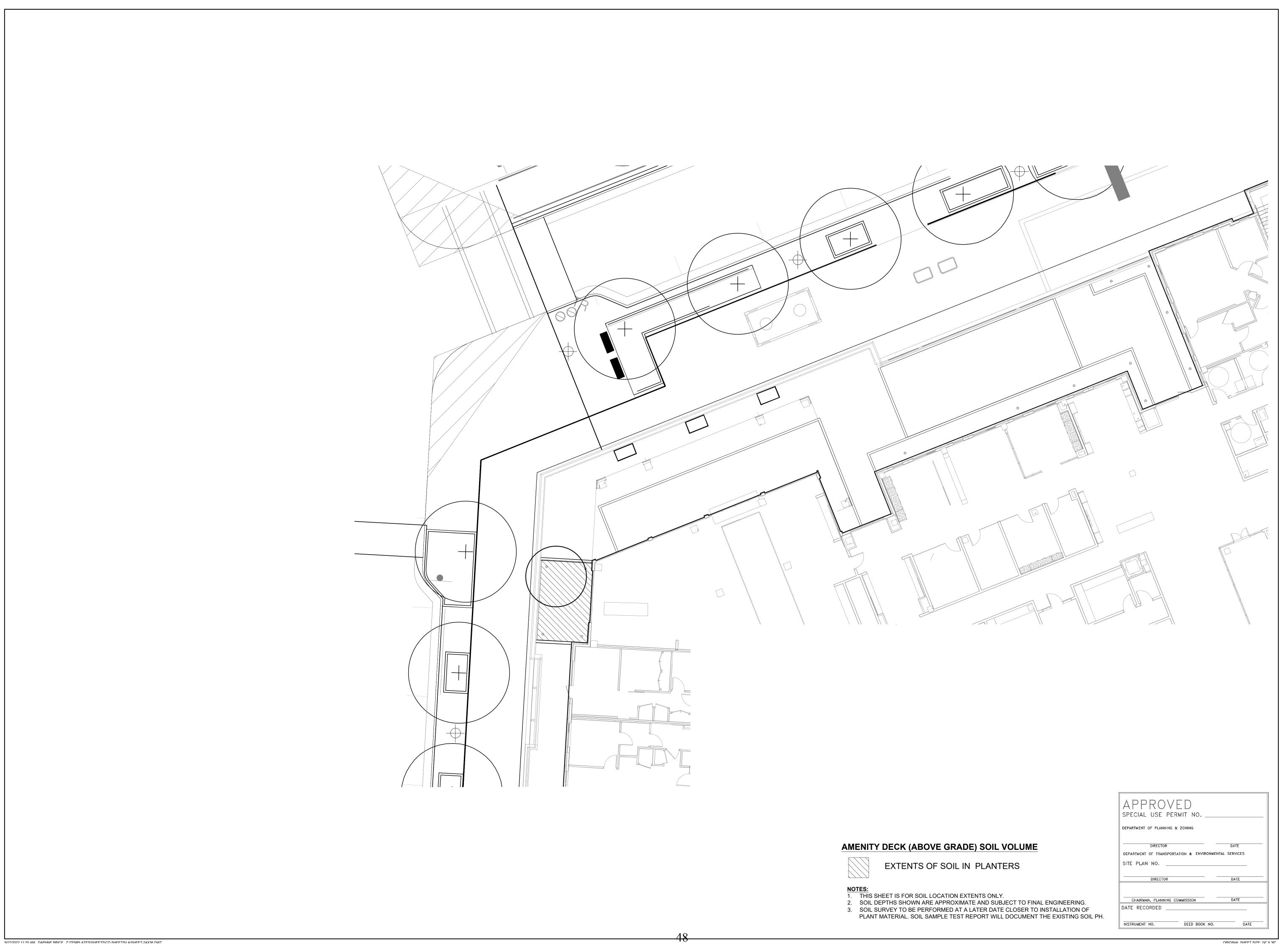
FOULGER PRATT

REVISION / ISSUANCE DESCRIPTION 06-24-2022 3 DSUP RESUBMISSION II 09-27-2022

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LIGHTING PLAN -RESIDENTIAL TERRACES





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#### LANDMARK BLOCK K

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LANDDESIGN PROJ.#
2021228

REVISION / ISSUANCE						
NO.	DESCRIPTION	DATE				
1	DSUP	06-24-2022				
2	DSUP	08-26-2022				
3	DSUP RESUBMISSION II	09-27-2022				

DESIGNED BY: GC
DRAWN BY: JM

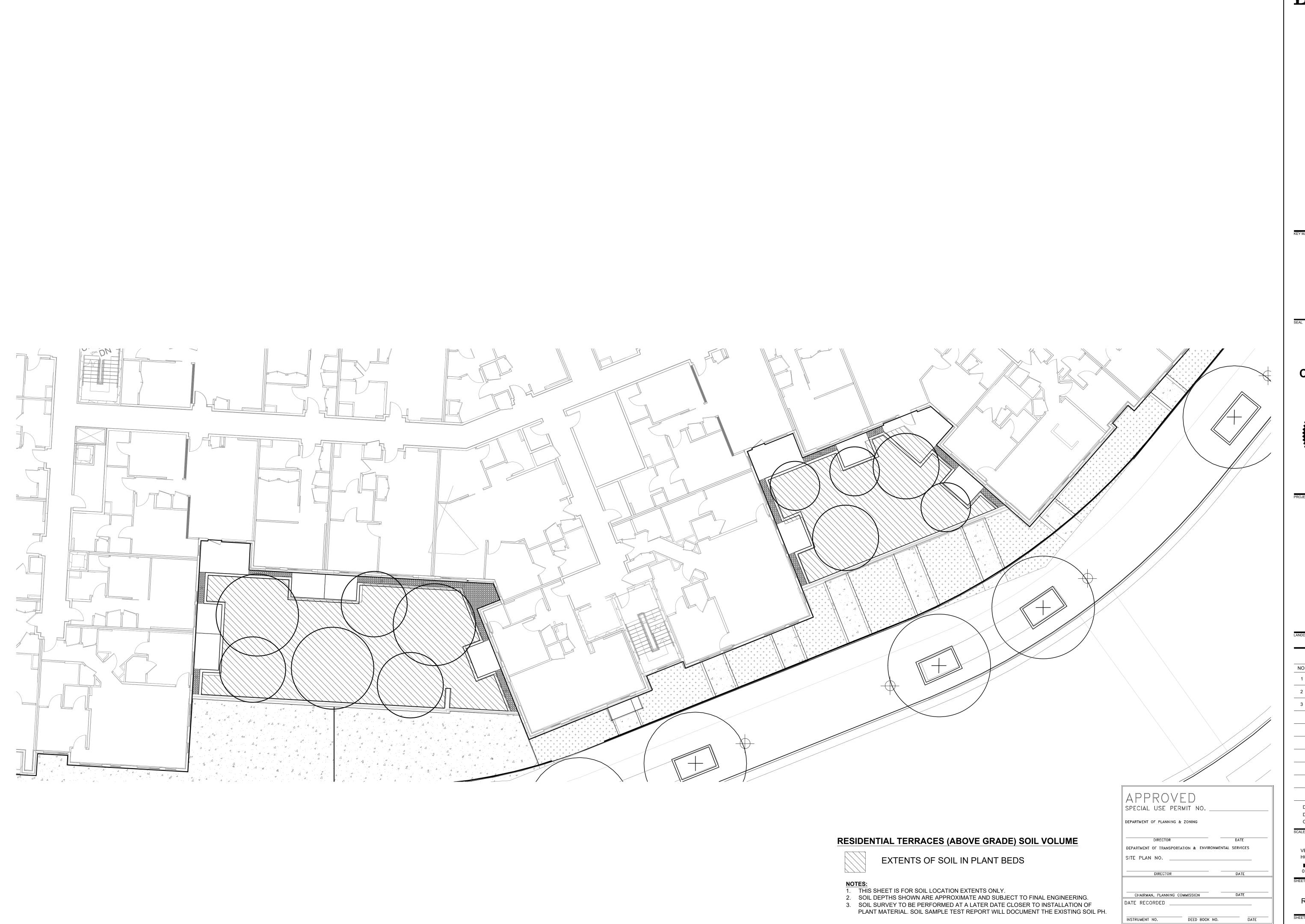
CHECKED BY: JVW

SCALE

VERT: N/A
HORZ: 1"=10"

VERT: N/A HORZ: 1"=10' 0 5' 10'

SOIL VOLUME PLAN -AMENITY DECK



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#### LANDMARK **BLOCK K**

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REVISION / ISSUANCE DESCRIPTION 06-24-2022 3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC

DRAWN BY: JM CHECKED BY: JVW

SOIL VOLUME PLAN -RESIDENTIAL TERRACES

9/27/2022 11:25 AM DAPHNE BRICE 7:\TEMPI ATES\SHEFTS\CD SHEFTS\I A\SHEFT-24X36 DWT

L0403 ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCH	IEDUL	E L	ANDMARK BLOCK K - SITE
ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	AMEG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY
•	BNLK	2	BETULA NIGRA `LITTLE KING` TM / FOX VALLEY BIRCH
	CHVI	2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
+	COFL	1	CORNUS FLORIDA `APPALACHIAN SPRING` / FLOWERING DOGWOOD
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME
•	CHA GRA	6	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS
	DIVJ	11	DISTYLIUM X 'VINTAGE JADE' / VINTAGE JADE DISTYLIUM
	MCDD	26	MORELLA CERIFERA `DON`S DWARF` / DON`S DWARF WAX MYRTLE
	PJMF	9	PIERIS JAPONICA 'MOUNTAIN FIRE' / MOUNTAIN FIRE PIERIS
DECIDUOUS SHRUB	CODE	QTY	BOTANICAL / COMMON NAME
(+)	FOGA	47	FOTHERGILLA GARDENII / DWARF FOTHERGILLA
ORNAMENTAL GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	ERA SPE	24	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS
	MUH PTS	12	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS

PERENNIALS & GRASSES CODE QTY BOTANICAL / COMMON NAME 498 CAREX PENSYLVANICA / PENNSYLVANIA SEDGE ECHINACEA PURPUREA `MAGNUS` / MAGNUS PURPLE CONEFLOWER

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#### **NOT FOR** CONSTRUCTION



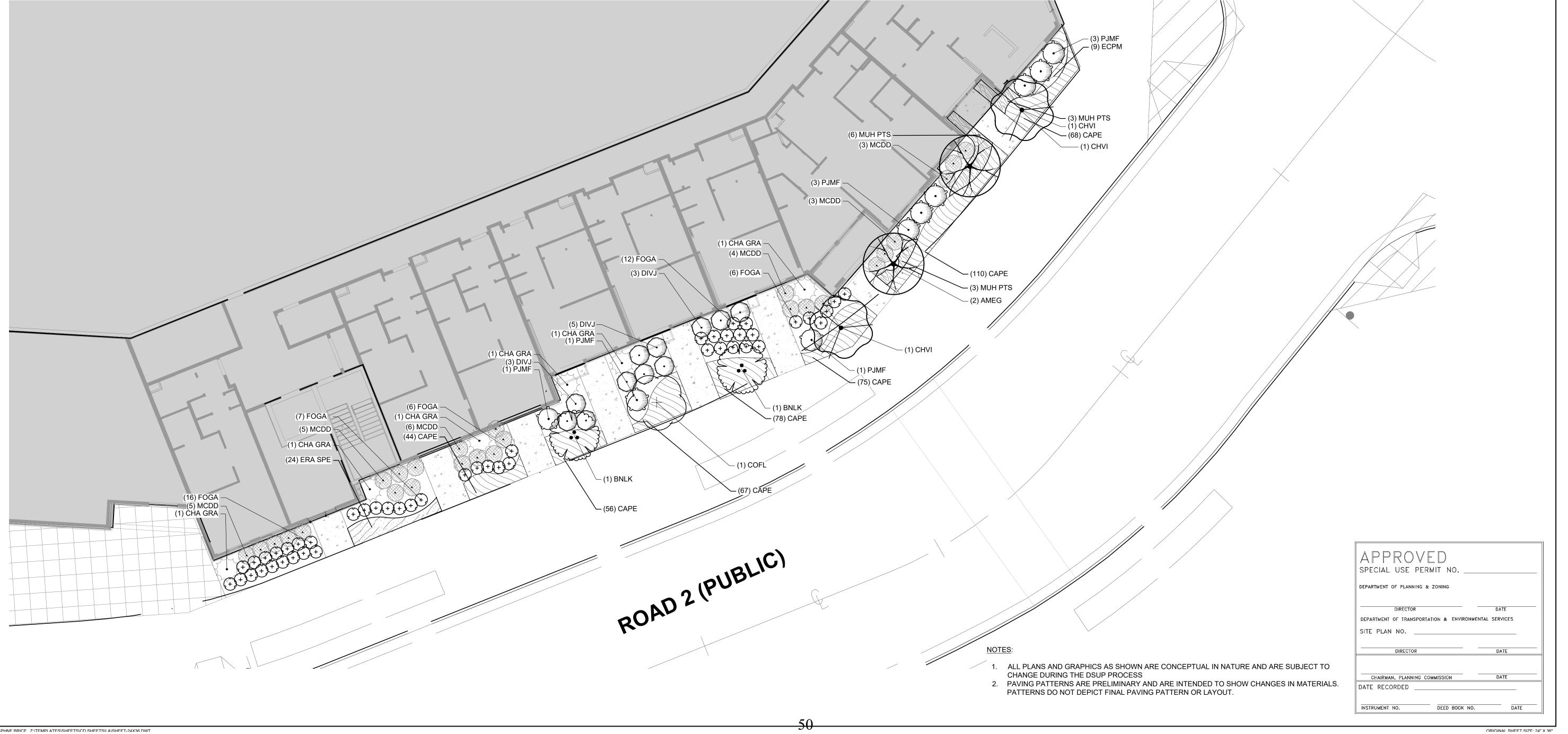
#### LANDMARK **BLOCK K**

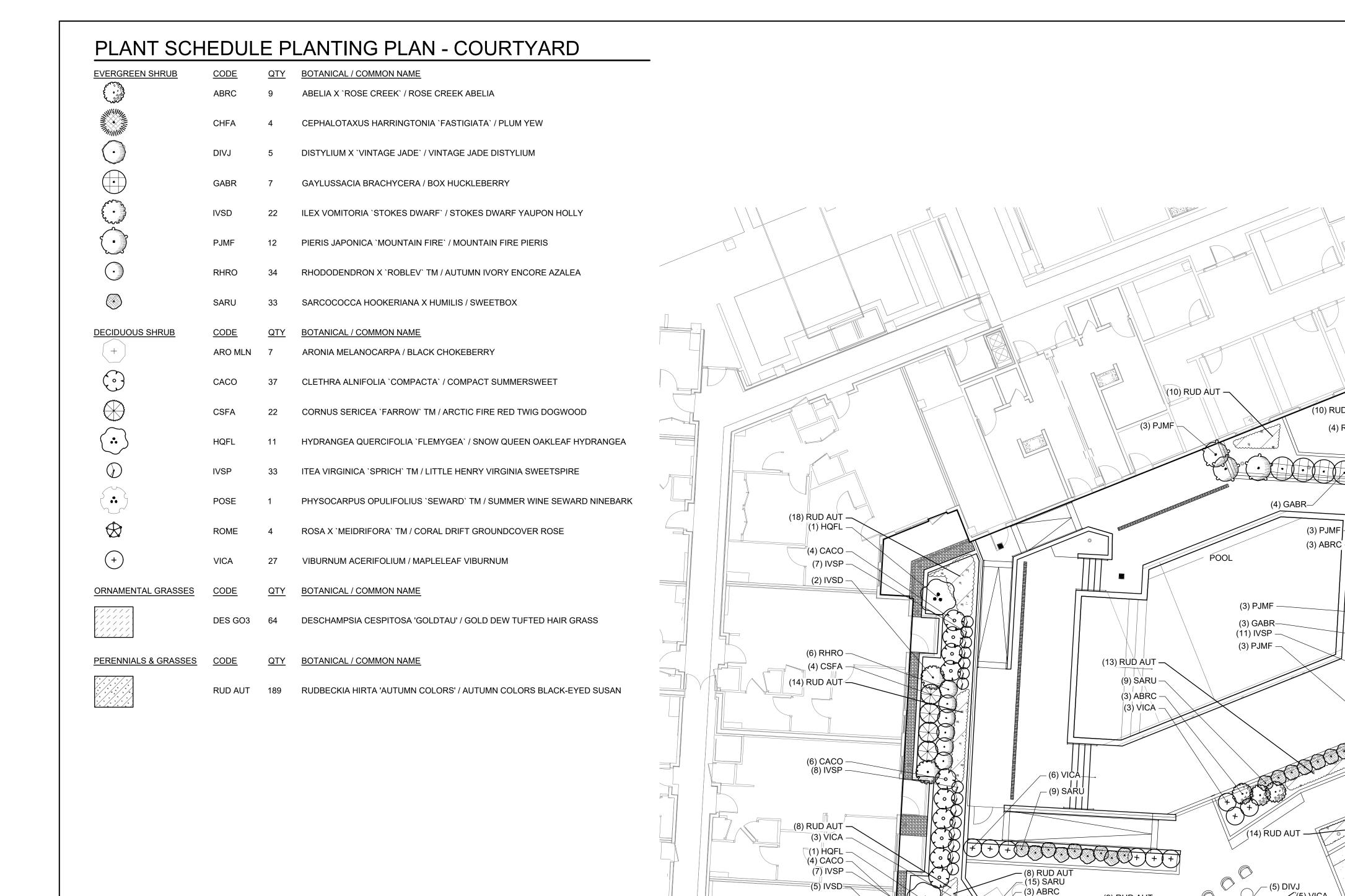
FOULGER PRATT

	SIGN PROJ.# 2021228					
REVISION / ISSUANCE						
NO.	DESCRIPTION	DATE				
1	DSUP	06-24-2022				
2	DSUP	08-26-2022				
3	DSUP RESUBMISSION II	09-27-2022				

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

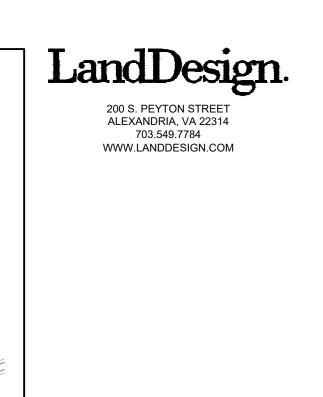
PLANTING PLAN - SITE





(3) CSFA -

(3) HQFL —



## **NOT FOR** CONSTRUCTION



#### LANDMARK **BLOCK K**

FOULGER PRATT

LANDDES	SIGN PROJ.# 2021228							
F	REVISION / ISSUANCE							
NO.	DESCRIPTION	DATE						
1	DSUP	06-24-2022						
2	DSUP	08-26-2022						
3	DSUP RESUBMISSION II	09-27-2022						
DR	SIGNED BY: GC AWN BY: JM ECKED BY: JVW							

PLANTING PLAN -COURTYARD

L0502

NOTES:

(3) CSFA

1. ALL PLANS AND GRAPHICS AS SHOWN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE DURING THE DSUP PROCESS

(17) DES GO3 —\

(16) DES GO3 -

(12) RUD AUT -

(2) ARO MLN -

← (8) RUD AUT ← (3) ARO MLN

(11) RUD AUT

∕-- (2) IVSD

– (3) CSFA

(9) DES GO3

- (3) CACO

– (7) RHRO

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

CHAIRMAN, PLANNING COMMISSION

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

**~** (15) RUD AUT ∠

(5) CACO

(11) DÉS GO3 -(22) RUD AUT -

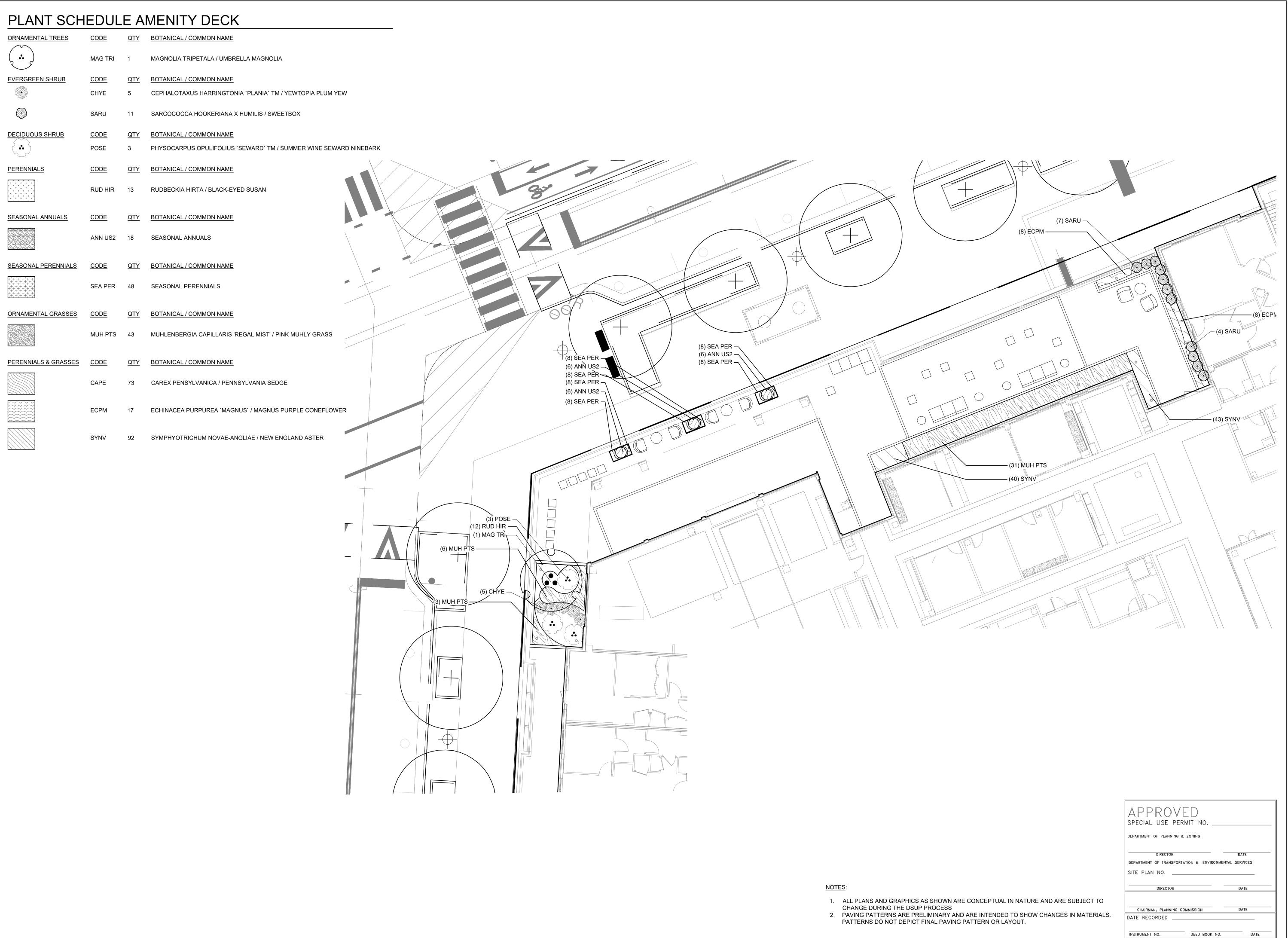
(2) ARO MLN -

(16) RUD ÄUT

– (̀4) RHRO ( `— (3) CSFA

2. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.

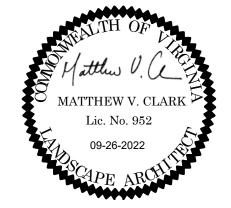
9/27/2022 11:25 AM DAPHNE BRICE 7:\TEMPI ATES\SHEETS\CD SHEETS\I A\SHEET-24X36 DWT



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#### LANDMARK BLOCK K

FOULGER PRATT

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2021228

REVISION / ISSUANCE

NO. DESCRIPTION DAT

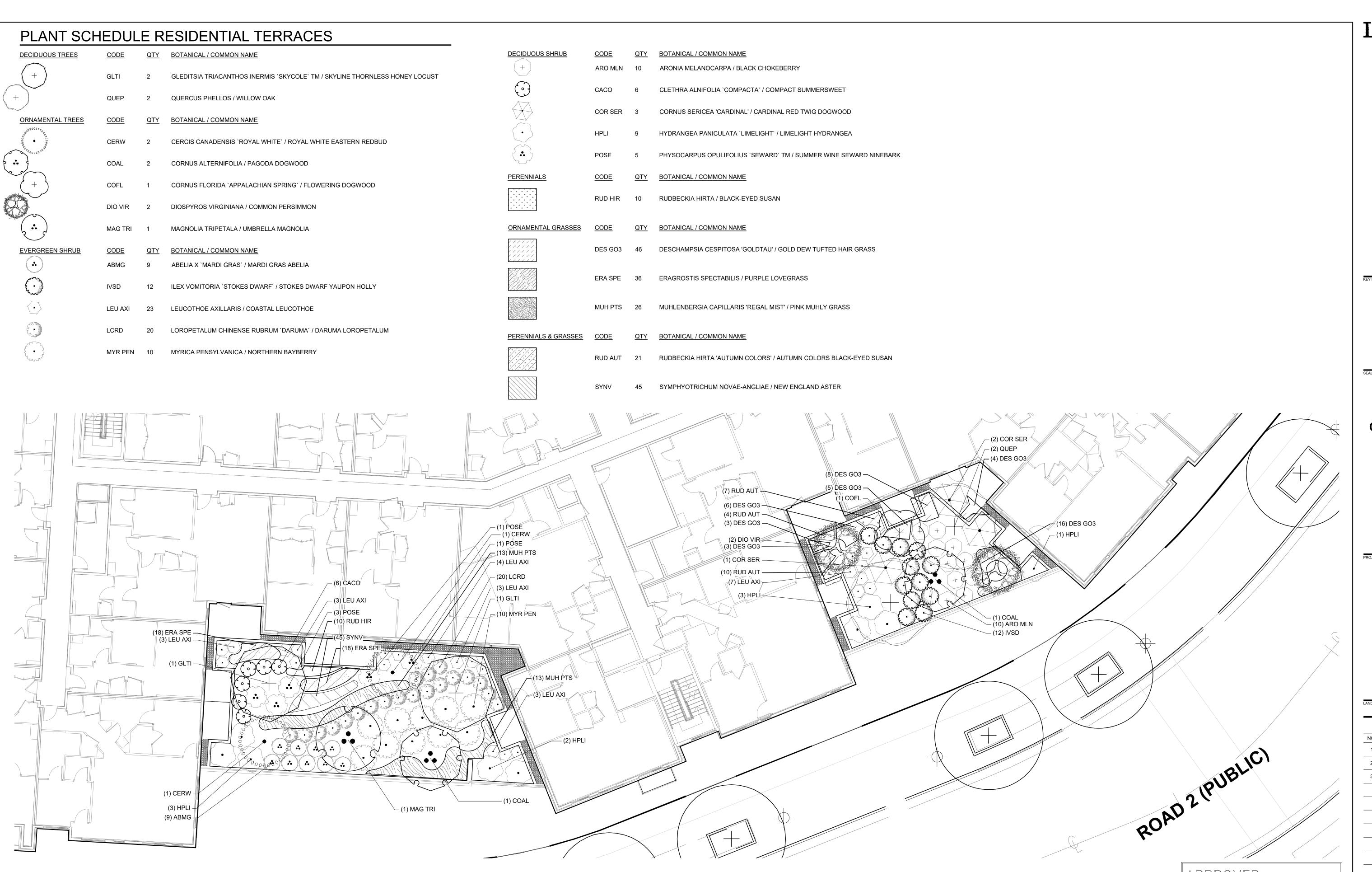
1 DSUP 06-24-2022
2 DSUP 08-26-2022
3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC
DRAWN BY: JM

DRAWN BY: JM
CHECKED BY: JVW

N/A 1"=10'

PLANTING PLAN - AMENITY DECK



#### NOTES:

- ALL PLANS AND GRAPHICS AS SHOWN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE DURING THE DSUP PROCESS
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   PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.

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#### LANDMARK BLOCK K

FOULGER PRATT

----

DRAWN BY: JM
CHECKED BY: JVW

T: N/A Z: 1"=10'

RESIDENTIAL TERRACES

## PLANT SCHEDULE LANDMARK BLOCK K - DSUP

DECIDUOUS TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
+	GLTI	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST

QUEP	2	QUERCUS PHELLOS / WILLOW OAK	

DRNAMENTAL TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME
	AMEG	2	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY

CERW	2	CERCIS CANADENSIS 'ROYAL WHITE' / ROYAL WHITE EASTERN REDBUD

BETULA NIGRA 'LITTLE KING' TM / FOX VALLEY BIRCH

CHVI	2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
COAL	2	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD

2	CORNUS FLORIDA `APPALACHIAN SPRING` / FLOWERING DOGWOOD

DIOSPYROS VIRGINIANA / COMMON PERSIMMON

MAG TRI	2	MAGNOLIA TRIPETALA / UMBRELLA MAGNOLIA

COFL

DIO VIR

EVERGREEN SHRUB

		ABMG	9	ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA	#3
		ABRC	9	ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA	#3
. alle.		CHFA	4	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA' / PLUM YEW	#5
		CHYE	5	CEPHALOTAXUS HARRINGTONIA 'PLANIA' TM / YEWTOPIA PLUM YEW	#3
-	•	CHA GRA	6	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS	#5
		DIVJ	16	DISTYLIUM X 'VINTAGE JADE' / VINTAGE JADE DISTYLIUM	3 GA

DIVJ	16	DISTYLIUM X 'VINTAGE JADE' / VINTAGE JADE DISTYLIUM	3 GAL	18" - 24
GABR	7	GAYLUSSACIA BRACHYCERA / BOX HUCKLEBERRY	#3	18" - 24
IVSD	34	ILEX VOMITORIA `STOKES DWARF` / STOKES DWARF YAUPON HOLLY	#3	18" - 24
	GABR	GABR 7	GABR 7 GAYLUSSACIA BRACHYCERA / BOX HUCKLEBERRY	GABR 7 GAYLUSSACIA BRACHYCERA / BOX HUCKLEBERRY #3

$\langle \cdot \rangle$	LEU AXI	23	LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE
	LCRD	20	LOROPETALUM CHINENSE RUBRUM `DARUMA` / DARUMA LOROPETALUM
	MCDD	26	MORELLA CERIFERA `DON`S DWARF` / DON`S DWARF WAX MYRTLE

**************************************	MYR PEN	10	MYRICA PENSYLVANICA / NORTHERN BAYBERRY
	PJMF	21	PIERIS JAPONICA `MOUNTAIN FIRE` / MOUNTAIN FIRE PIERIS
	RHRO	34	RHODODENDRON X `ROBLEV` TM / AUTUMN IVORY ENCORE AZALEA

DECIDUOUS SHRUB	CODE	QTY	BOTANICAL / COMMON NAME
+	ARO MLN	17	ARONIA MELANOCARPA / BLACK CHOKEBERRY
	CACO	43	CLETHRA ALNIFOLIA 'COMPACTA' / COMPACT SUMMERSWEET
$\bigoplus$	CSFA	22	CORNUS SERICEA `FARROW` TM / ARCTIC FIRE RED TWIG DOGWOOD

SARCOCOCCA HOOKERIANA X HUMILIS / SWEETBOX

	COR SER	3	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD
(+)	FOGA	47	FOTHERGILLA GARDENII / DWARF FOTHERGILLA
•	HPLI	9	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT HYDRANGEA

	HQFL	11	HYDRANGEA QUERCIFOLIA `FLEMYGEA` / SNOW QUEEN OAKLEAF HYDRANGEA
$\bigcirc$	IVSP	33	ITEA VIRGINICA `SPRICH` TM / LITTLE HENRY VIRGINIA SWEETSPIRE
	POSE	9	PHYSOCARPUS OPULIFOLIUS `SEWARD` TM / SUMMER WINE SEWARD NINEBARK
$\bigcirc$	ROME	4	ROSA X `MEIDRIFORA` TM / CORAL DRIFT GROUNDCOVER ROSE

ROME	4	ROSA X MEIDRIFORA TM / CORAL DRIFT GROUNDCOVER ROSE	#3	
VICA	27	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	#3	18" - 24"

LANT SCHEDULE	Sept	ember 27, 202	2										
PLANT TYPE	PLANIN	FORMATION		В	OTANIC/COMMON NAME		SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	GLTI	2	Gleditsia	Tricanthos inermis	'Skycole'	Skyline Thornless Honey Locust	2-2 1/2" CAL; 12'-14' HT	B& B	750	1,500	2	2	2
	QUEP	2	Quercus	Phellos	'Little Gem'	Dwarf Sourthern Magnolia	2-2 1/2" CAL; 12'-14' HT	B&B	1,250	2,500	2	2	2
	AMEG	2	Amelanchier	grandiflora	'Autumn Brilliance'	Autumn Brilliance Serviceberry	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B Multistem, 3 Stem min.	500	1,000	0	2	2
URBAN TREES	BNLK	2	Betula	nigra	'Little King'	Fox Valley Birch	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B Multistem, 3 Stem min.	750	1,500	2	2	2
	CERW	2	Cercis	canadensis	Royal White	Royal White Eastern Redbud	1 1/2 - 1 3/4" CAL; 6'-8' HT	B& B	500	1,000	2	2	2
Unders in CL3	CHVI	2	Chionanthus	virginicus		White Fringe Tree	1 1/2 - 1 3/4" CAL; 8'-10' HT	B&B Multistem, 3 Stem min.	500	1,000	2	2	2
	COAL	2	Comus	alternifolia		Pago da Dogwo od	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B	500	1,000	2	2	2
	COFL	2	Comus	florida	Appalachian Spring	Flowering Dogwood	1 1/2 - 1 3/4" CAL; 6'-8' HT	B& B	250	500	2	2	2
	DIO VIR	2	Diospyros	virginiana		Common Persimmon	1 1/2 - 1 3/4" CAL; 6'-8' HT	B&B	750	1,500	2	2	2
	MAGTRI	2	Magnolia	tripetala		Umbrella Magnolia	2"-2.5" cal./12'-14' ft. ht.	B&B	500	1,000	2	2	2
	TOTALE	20							LIDDAN TREE CCA.	12 500	18	20	20
	TOTALS	20							URBAN TREE CCA:	12,500	90.0%	100.0%	100.0%

18" - 24"

18" - 24"

18" - 24"

18" - 24"

36-48"

18" - 24"

12" - 18"

24" - 36"

18" - 24"

18" - 24"

18" - 24"

12" - 18"

4`-5`

4` - 5`

24" - 30" 3` - 5`

18" - 24"

30" - 36"

<u>HEIGHT</u>

30" - 36"

18" - 24"

24" - 30"

18" - 24"

18" - 24"

18" - 24"

#3

FULL SUN TO PART	SHADE, NOT ON	CITY OF ALEXA	NDRIA PLANT LIST

FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA LIST
TOLL CONTO TAKE OF MELTING CONTO THE TAKE THE TOTAL TO

CCA: 25 SF PART SHADE TO FULL	SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE	Ξ

CCA: 25 SF PART SHADE TO FULL SHADE, ON CITY OF ALEXAN	NDRIA LIST BUT NOT NATIVE

CCA: 50 SF; NON NATIVE	

FULL SUN, NOT ON CITY OF ALEXANDRIA PLANT LIST. NON NATIVE

CCA: 25 SF FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE, GROWS IN DRY TO WET CONDITIONS, IN A VARIETY OF SOILS AND IN SUN OR SHADE

CCA: 10 SF; REGIONAL AND EASTERN US NATIVE

NON NATIVE

CCA: 25 SF; FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE

CCA: 25 SF LOCAL, REGIONAL, EASTERN US NATIVE.

CCA: 25 SF; FULL SUN TO PART SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE

EASTERN US NATIVEL; FULL SUN TO PART SHADE, NOT ON CITY OF ALEXANDRIA LIST

CCA: 10 SF PART SHADE TI FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE

SPREAD **REMARKS** 

CCA: 10 SF FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE

CCA: 25 SF; FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE, PREFERS PART SHADE AND CONSISTENTLY MOIST, ACIDIC, SANDY SOILS, SOILS SHOULD NOT BE ALLOWED TO DRY OUT

CCA: 10 SF; REGIONAL AND EASTERN US NATIVE

CCA: 25 SF; REGIONAL AND EASTERN US NATIVE

CCA: 2 SF FULL SUN TO PART SHADE, EASTERN US NATIVE, BEST FLOWERS OCCUR IN FULL SUN, BUT PLANTS APPRECIATE SOME AFTERNOON SHADE IN HOT AND DRY SUMMER

CLIMATES

CCA: 25 SF FULL SUN TO PART SHADE, ON CITY OF ALEXANDRIA PLANT LIST BUT NOT NATIVE

CCA: 25 SF FULL SUN TO PART SHADE, EASTERN US NATIVE

CCA: 10 SF; FULL SUN TO PART SHADE, LOCAL, REGIONAL, EASTERN US NATIVE

CCA: 10 SF; FULL SUN TO PART SHADE, REGIONAL, EASTERN US NATIVE

FULL SUN, NOT ON CITY OF ALEXANDRIA PLANT LIST

CCA: 10 SF FULL SUN TO PART SHADE, LOCAL, REGIONAL, EASTERN US NATIVE.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.

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

APPROVED

DEPARTMENT OF PLANNING & ZONING

SPECIAL USE PERMIT NO.

PLANTING SCHEDULE +

DESIGNED BY: GC

DRAWN BY: JM

HORZ: N/A

CHECKED BY: JVW

ALEXANDRIA, VA 22314

703.549.7784 WWW.LANDDESIGN.COM

**NOT FOR** 

CONSTRUCTION

LANDMARK

**BLOCK K** 

FOULGER PRATT

REVISION / ISSUANCE

3 DSUP RESUBMISSION II 09-27-2022

DATE

06-24-2022

DESCRIPTION

DSUP

**TABULATIONS** 

TOTAL SITE AREA (SF)	ULL SITE) 1,183,250
25% CROWN COVER REQUIRED (SF)	295,813
PRIVATE STREETS EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)  Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	0
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	106,250
BLOCK D  EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD
PROPOSED CROWN COVER (SF)  Crown Cover from Proposed Trees	TBD
Crown Cover from Proposed Shrubs BLOCK E	TBD
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)  Crown Cover from Preserved Trees	0
PROPOSED CROWN COVER (SF)  Crown Cover from Proposed Trees	14.750
Crown Cover from Proposed Shrubs BLOCK F	0
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD
PRESERVED CROWN COVER (SF)  Crown Cover from Preserved Trees	41,000
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD
BLOCK G EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	0
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)  Crown Cover from Proposed Trees  Crown Cover from Proposed Shrubs	13,500
Crown Cover from Proposed Shrubs  BLOCK H  EXISTING CROWN COVER (SF)	O TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD
PROPOSED CROWN COVER (SF)  Crown Cover from Proposed Trees	TBD
Crown Cover from Proposed Shrubs BLOCK I	TBD
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD
PRESERVED CROWN COVER (SF)  Crown Cover from Preserved Trees	TBD
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD
BLOCK J  EXISTING CROWN COVER (SF)	TBD TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)  Crown Cover from Preserved Trees	TBD
Crown Cover from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD
BLOCK K EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	0
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)  Crown Cover from Proposed Trees  Crown Cover from Proposed Shrubs	12,500 5979
BLOCK L EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD
PROPOSED CROWN COVER (SF)  Crown Cover from Proposed Trees	TBD
Crown Cover from Proposed Shrubs BLOCK M	TBD
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD
PRESERVED CROWN COVER (SF)  Crown Cover from Preserved Trees	TBD
PROPOSED CROWN COVER (SF)  Crown Cover from Proposed Trees	TBD
Crown Cover from Proposed Shrubs  BLOCK N	TBD TBD
EXISTING CROWN COVER (SF) REMOVED CROWN COVER (SF)	TBD TBD
PRESERVED CROWN COVER (SF)  Crown Cover from Preserved Trees	30,750
Crown Co ver from Preserved Shrubs PROPOSED CROWN COVER (SF)	TBD
Crown Cover from Proposed Trees Crown Cover from Proposed Shrubs	TBD TBD
BLOCK P EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	TBD TBD
PROPOSED CROWN COVER (SF)  Crown Cover from Proposed Trees  Crown Cover from Proposed Shrubs	TBD TBD
BLOCK R  EXISTING CROWN COVER (SF)	TBD
REMOVED CROWN COVER (SF) PRESERVED CROWN COVER (SF)	TBD
Crown Cover from Preserved Trees Crown Cover from Preserved Shrubs	16,750 TBD
PROPOSED CROWN COVER (SF)	TBD
Crown Cover from Proposed Trees	

NOTE: TREES ON PUBLIC STREETS NOT INCLUDED IN
CROWN COVER TABULATIONS.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	<u>REMARKS</u>
	RUD HIR	22	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL			LOCAL REGIONAL, AND EASTERN US NATIVE
SEASONAL ANNUALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	<u>HEIGHT</u>	SPREAD	REMARKS
ાં કામમાં નવ વિદ્યાની વિદ્યાની વિદ્યાની વિદ્યાની વિદ્યાની વિદ્યાની વિદ્યાની વિદ્યાની	ANN US2	18	SEASONAL ANNUALS	-			SPRING ROTATION: JACOBAEA MARITIMA / DUSTY MILLER 4" POT FALL ROTATION: CELOSIA ARGENTA / PLUMED COCKSCOMB 4" POT
SEASONAL PERENNIALS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	<u>HEIGHT</u>	SPREAD	REMARKS
	SEA PER	48	SEASONAL PERENNIALS	-			SPRING ROTATION - COLEUS 'OXBLOOD' AND COLEUS 'TOBASCO' MIX 4" POFALL ROTATION: BRASSICA OLERCACEA - PEACOCK RED'
ORNAMENTAL GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	<u>HEIGHT</u>	SPREAD	REMARKS
////// ////// //////	DES GO3	110	DESCHAMPSIA CESPITOSA 'GOLDTAU' / GOLD DEW TUFTED HAIR GRASS	1 GAL			EASTERN US NATIVE; NOT ON ALEXANDRIA PLANT LIST
	ERA SPE	60	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	1 GAL			LOCAL REGIONAL, AND EASTERN US NATIVE
	MUH PTS	78	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS	1 GAL			REGIONAL AND EASTERN US NATIVE
PERENNIALS & GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	REMARKS
	CAPE	539	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	1 GAL			REGIONAL AND EASTERN US NATIVE
	ECPM	25	ECHINACEA PURPUREA `MAGNUS` / MAGNUS PURPLE CONEFLOWER	1 GAL	PURPLE	JULY - AUGUST	REGIONAL/EASTERN US NATIVE
	RUD AUT	254	RUDBECKIA HIRTA 'AUTUMN COLORS' / AUTUMN COLORS BLACK-EYED SUSAN	1 GAL.			LOCAL REGIONAL, AND EASTERN US NATIVE
	SYNV	128	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER	1 GAL			LOCAL REGIONAL, AND EASTERN US NATIVE

CROWN COVER TABULATIONS						
TOTAL SITE AREA (SF) - BLOCK K	98,9 <mark>6</mark> 4					
25% CROWN COVER REQUIRED (SF)	24,741					
EXISTING CROWN COVER (SF)	0					
REMOVED CROWN COVER (SF)	0					
PRESERVED CROWN COVER (SF)						
Crown Cover from Preserved Trees	0					
Crown Cover from Preserved Shrubs	0					
PROPOSED CROWN COVER (SF)						
Crown Cover from Proposed Trees	12,500					
Crown Cover from Proposed Shrubs	5,979					
TOTAL CROWN COVER PROVIDED (%)	18.7%					
TOTAL CROWN COVER PROVIDED (SF)	18,479					

NOTE: REFER TO WEST END (LANDMARK) INFRASTRUCTURE DSP #2021-00012 FOR DETAILED INFORMATION ON SITE-WIDE CANOPY CALCULATIONS

			BIODIVER	SITY TABULATIONS				B	CCA SF	TOTAL TREE CROWN COVER
TREES (URBAN AN	D STANDARD)									İ
TOTAL NUMBER O	F TREES PROPOS	ED:								
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED			
iospyros	2	10.0%	33%	virginiana	2	10.0%	10%		750	1500
melanchier	2	10.0%	33%	x grandiflora 'Autumn Brilliance'	2	10.0%	10%		500	1000
etula	2	10.0%	33%	Nigra	2	10.0%	10%		500	1000
ercis	2	10.0%	33%	canadensis	2	10.0%	1.0%		750	1500
hionanthus	2	10.0%	33%	virginicus	2	10.0%	1.0%		500	1000
ornus	2	10.0%	33%	alternifolia	2	10.0%	10%		500	1000
ornus	2	10.0%	33%	florida	2	10.0%	1.0%		250	500
a ledit sia	2	10.0%	33%	tricanthos inermis	2	10.0%	10%		750	1500
Magnolia	2	10.0%	33%	tripetala	2	10.0%	10%		500	1000
Quercus	2	10.0%	33%	phellos	2	10.0%	10%		1250	2500
OTAL	20								TREE CCA:	12500
SHRUBS										
TOTAL NUMBER O	F SHRUBS PROP	OS ED:		,						
ENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED		CCA SF	TOT AL SHRUB CROWN COVER
belia	9	1.85%	33%	o mandi man	9	1.9%	10%		0	
ubelia		1.85%	33%	x mardi gras x rose creek	9	1.9%	10%	-	0	0
	9		33%		#	0.8%	10%		1000	7 Th
cephalotaxus	4 5	0.82% 1.03%	33%	harringtonia 'fastigata' harringtonia 'plania'	5	1.0%	10%	-	25 25	100 125
Cephalotaxus	6	1.23%	33%	obtusa 'gracilis'	6	1.2%	10%		50	300
Chamaecyparis Distylium	16	3.29%	33%	x 'vintage jade'	16	3.3%	10%		0	0
lex	34	7.00%	33%	vo mito ria	34	7.0%	10%		25	850
eucothoe	23	4.73%	33%	axillaris	23	4.7%	10%		10	230
oro petalum	20	4.12%	33%	chinese rubrum 'daruma'	20	4.1%	10%		0	0
Morella	26	5.35%	33%	cerifera 'don's dwarf'	26	5.3%	10%		25	650
Myrica	10	2.06%	33%	pensylvanica	10	2.1%	10%		25	250
Pieris	21	4.32%	33%	japonica 'mountain fire'	21	4.3%	10%		25	525
hododendron	34	7.00%	33%	x 'roblev'	34	7.0%	10%		0	0
arcococca	44	9.05%	33%	humilis	44	9.1%	10%		10	440
Aronia	17	3.50%	33%	melanocarpa	17	3%	10%		10	170
lethra	43	8.85%	33%	alnifolia 'compacta'	43	9%	10%		10	430
ornus	22	4.53%	33%	sericea 'farrow'	22	4.5%	10%		25	550
ornus	3	0.62%	33%	sericea 'cardinal'	3	0.6%	10%		25	75
othergilla	47	9.67%	33%	gardeni	47	9.7%	10%		2	94
tydrangea	9	1.85%	33%	paniculata 'limelight'	9	1.9%	10%		25	225
lydrangea	11	2.26%	33%	quercifolia 'flemygea'	11	2.3%	10%		25	275
tea	33	6.79%	33%	Virginica 'sprich'	33	33%	10%		10	330
hyso carpus	9	1.85%	33%	opulifolius 'seward'	9	1.9%	10%		10	90
losa	4	0.82%	33%	x 'meidrifora'	4	0.8%	10%		0	0
/iburnum	27	5.56%	33%	acerifolium	27	5.6%	1096		10	270
TOTAL =	486								SHRUB CCA:	
									100000000000000000000000000000000000000	200.000
TOTAL DECID:	225	5						TOTAL CCA:		18479
TOTAL EVERGRN:	261									

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

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES: 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN. 4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN

AND/OR DETAILS.

5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES. 6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF

CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2)THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3)THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING; 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

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

6)AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

STANDARD LANDSCAPE PLAN NOTES

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS

CITY OF ALEXANDRIA, VIRGINIA

# OF UPDATES: 01 LAST UPDATED: 12/02/2019

4)ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

HE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR ONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY EGAL RESPONSIBILITY.

LANDSCAPE PLAN NOTES COA I OF I LD 016 01/01/19

NATIVE PLANT TABULATIONS MARCH 2, 2019 - JANUARY 1, 2020 JANUARY 2, 2020 - JANUARY 1, 2024 BEGINNING JANUARY 2, 2024 REQUIRED PROVIDED REQUIRED PROVIDED REQUIRED PROVIDED PLANT TYPE QUANTITY NATIVETYPE QTY. % QTY. % QTY. % 15% 17 85.0% 20% 10% Regional/Local Urban Trees Total Natives 20 100.0% 25% 50% 25% 15% 40% 25% Regional/Local Standard Trees Total Natives 40% 60% 80% 10% Regional/Local 596 8% 93 35.63% Evergreen 261 Total Natives 127 48.66% Shrubs 30% 40% 20% 150 66.67% Deciduous 10% Regional/Local 225 Shrubs Total Natives 40% 60% 212 94.22% 80% 10% 5% 10% Regional/Local Groundcovers Total Natives 10% 20% 20% 25% (perennials) 15% 1172 10% 91.63% 30% (forms & grasses) Regional/Local Perennialis, Ferns, 1279 60% (perennials) 100.23% 80% (ferns & grasses) Total Natives Total Natives 100% 80%

TOTAL SUM OF NATIVE PLANTS TOTAL PLANTS SPECIFIED TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS 1432 1641 1785 80.2% 91.9%

TOTALS

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames. 2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.

3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant

		URBAN	TREE TABULATION	VS	
PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR CANOPY? (Y/N)
DIO VIR	2	ON-STRUCTURE	750	665	Y
AMCA	2	ON-STRUCTURE	500	415	Y
AMEG	2	ON-GRADE	500	415	Υ
BNLK	2	ON-GRADE	750	415	Y
CERW	2	ON-STRUCTURE	500	495	Y
CHVI	2	ON-GRADE	500	415	Y
COAL	2	ON-STRUCTURE	500	415	Y
COFL	1	ON-STRUCTURE	250	495	Y
COFL	1	ON-GRADE	500	495	Υ
GLTI	2	ON-STRUCTURE	750	665	Υ
QUEP	2	ON-STRUCTURE	1,250	900	Υ
		TOTA	AL URBAN TREES		

\*Refer to Landscape Guldelines Chapter 3 Canopy Coverage

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. CHAIRMAN, PLANNING COMMISSION DATE RECORDED

DEED BOOK NO.

INSTRUMENT NO.

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**NOT FOR** CONSTRUCTION



LANDMARK **BLOCK K** 

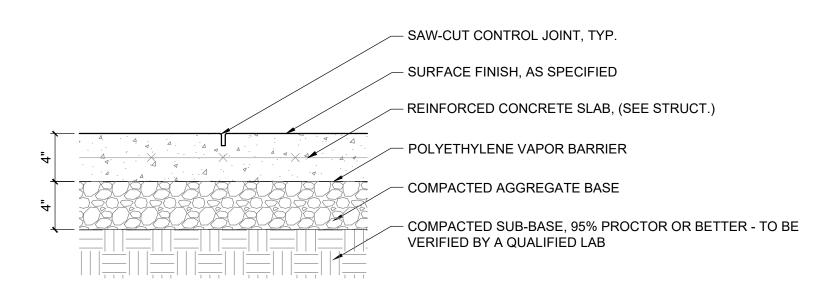
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REVISION / ISSUANCE DESCRIPTION DSUP 06-24-2022 08-26-2022 3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

HORZ: N/A

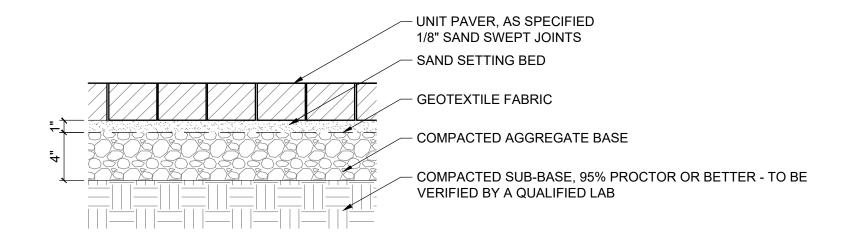
PLANTING SCHEDULE + **TABULATIONS** 



1 CONCRETE PAVING - PEDESTRIAN

L0601 SECTION

1 1/2" = 1'-0"



2 UNIT PAVERS - PEDESTRIAN
L0601 SECTION

1 1/2" = 1'-0"

Hattle V. CLARK S

**NOT FOR** 

CONSTRUCTION

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MATTHEW V. CLARK Lic. No. 952

09-26-2022

CAPE ARCHIVE

LANDMARK BLOCK K

FOULGER PRATT

DESIGNED BY: GC

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

VERT: N/A HORZ: AS NOTED

EET TITLE

SITE DETAILS

L0601

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE

INSTRUMENT NO.

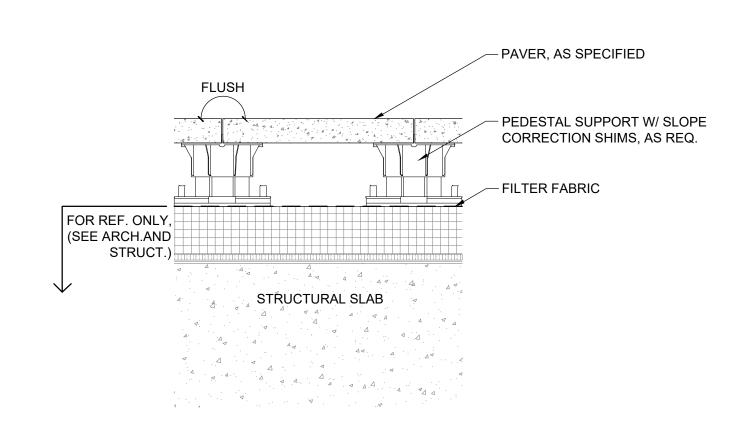
DEED BOOK NO.

DATE

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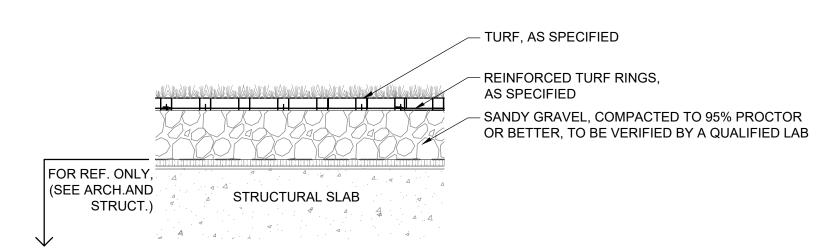


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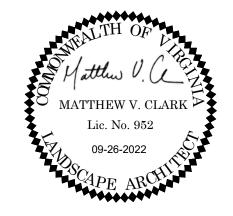
1 PEDESTAL PAVING

L0602 SECTION

1 1/2" = 1'-0"



**NOT FOR** CONSTRUCTION



LANDMARK **BLOCK K** 

FOULGER PRATT

REVISION / ISSUANCE DESCRIPTION

DSUP 06-24-2022 3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

VERT: N/A

HORZ: AS NOTED

COURTYARD AND AMENITY DETAILS

L0602

2 REINFORCED TURF - ON STRUCTURE
L0602 SECTION

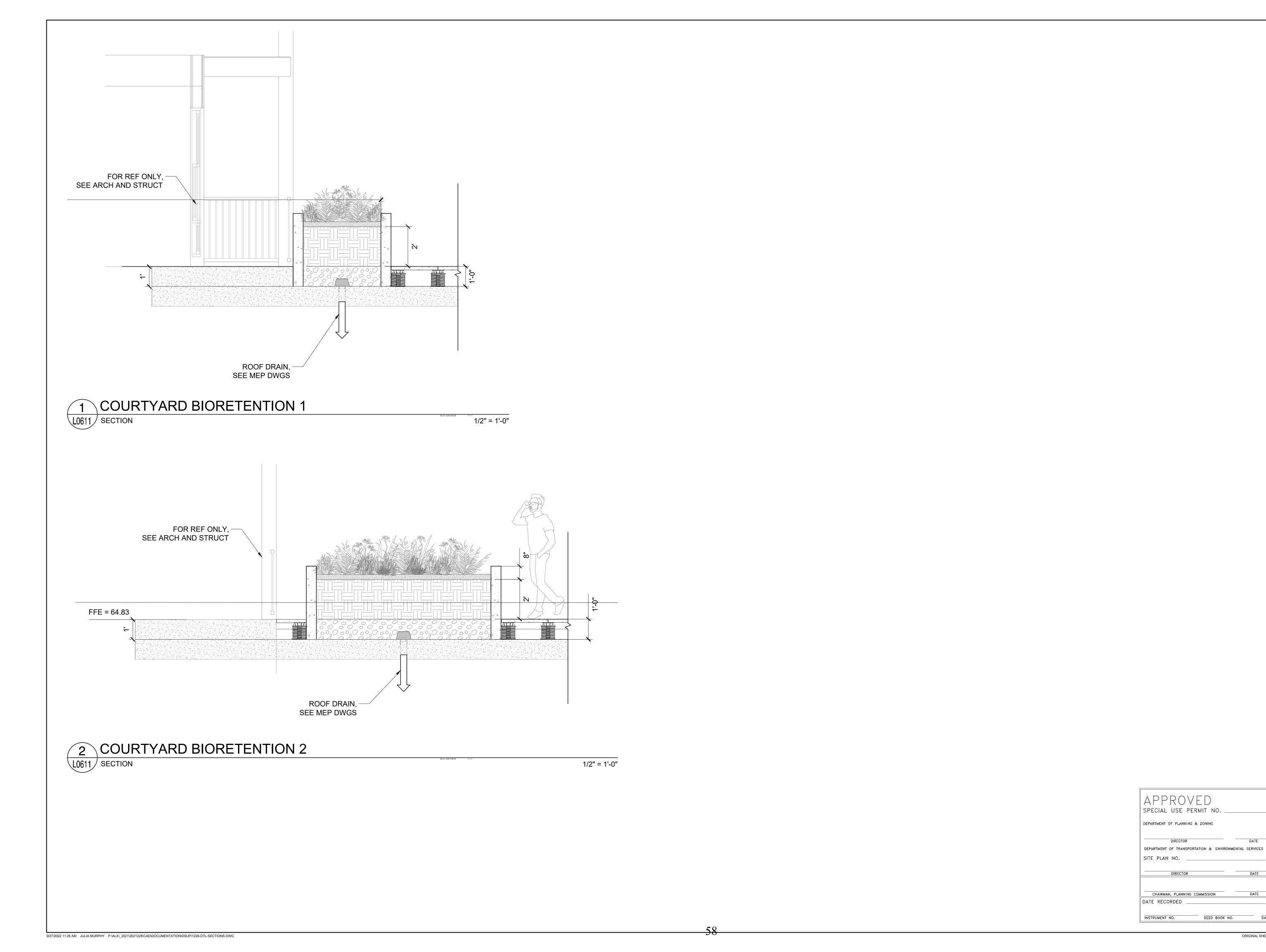
1 1/2" = 1'-0"

SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. \_\_\_

DATE RECORDED

APPROVED

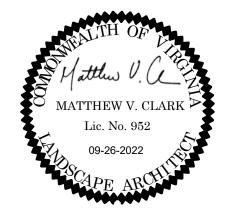
INSTRUMENT NO. DEED BOOK NO.



LandDesign.

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LANDMARK BLOCK K

FOULGER PRATT

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

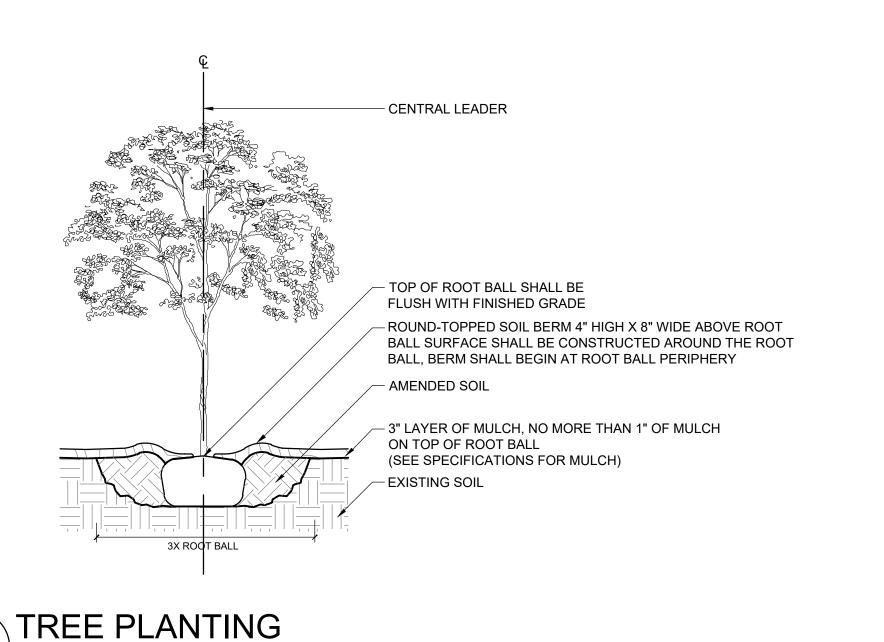
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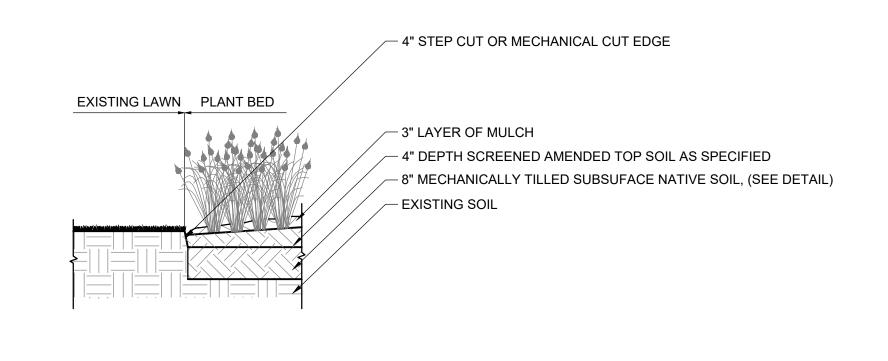
SITE SECTIONS +

ELEVATIONS

L0611

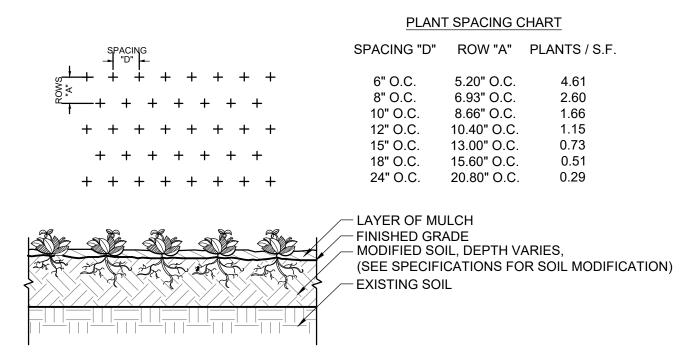
ORIGINAL SHEET SIZE: 24" X 36"

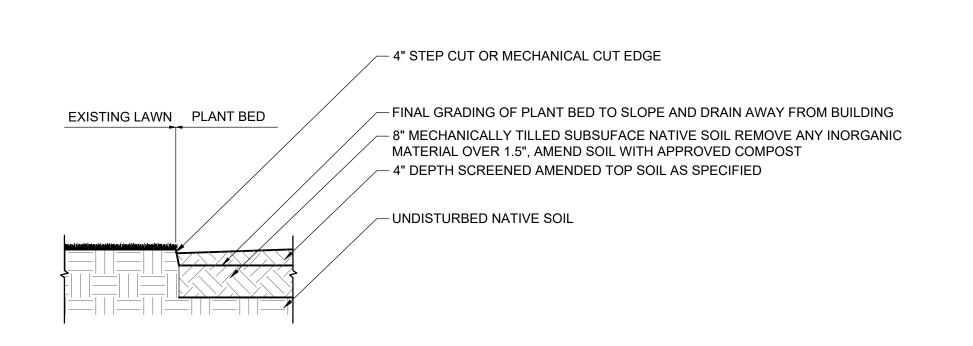




STEEL CUT EDGE

1/2" = 1'-0"

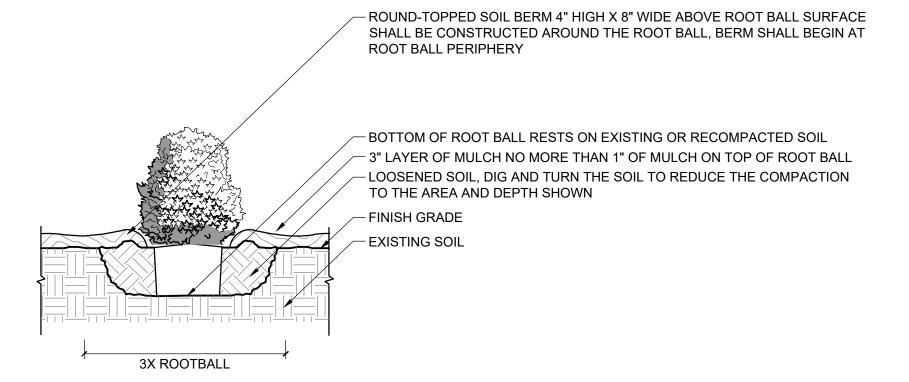






5 BED PREP

1/2" = 1'-0"



APPROVED SPECIAL USE PERMIT NO	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONM	MENTAL SERVICES
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	

3 SHRUB PLANTING

L0661 SECTION

L0661 SECTION

1/2" = 1'-0"

ORIGINAL SHEET SIZE: 24" X 36"

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**NOT FOR** 

CONSTRUCTION

LANDMARK

**BLOCK K** 

FOULGER PRATT

2021228

REVISION / ISSUANCE

3 DSUP RESUBMISSION II 09-27-2022

06-24-2022

DESCRIPTION

DSUP

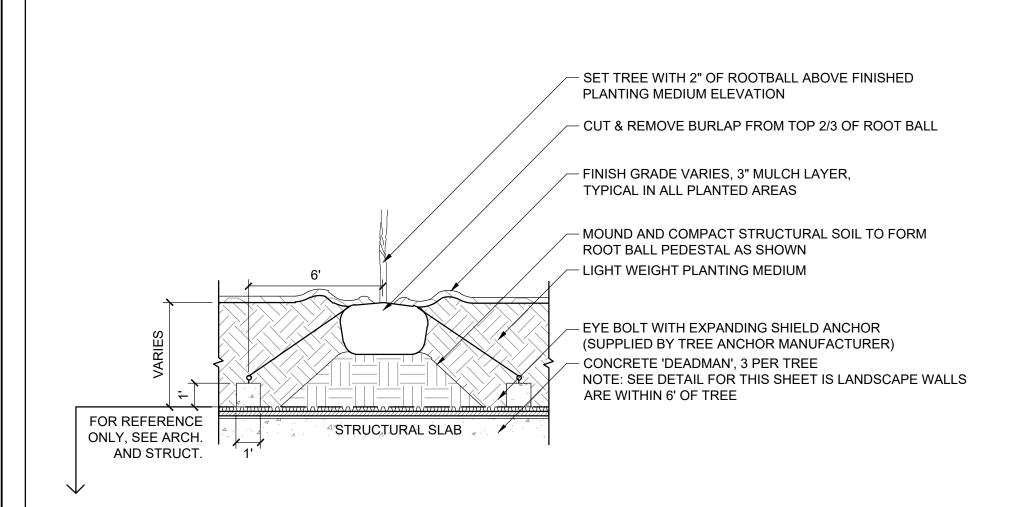
DESIGNED BY: GC DRAWN BY: JM

CHECKED BY: JVW

PLANTING DETAILS

L0661

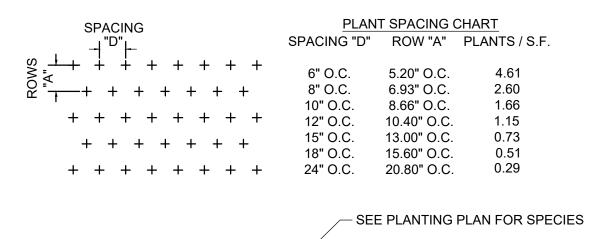
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## 1 TREE PLANTING ON STRUCTURE

L0662 SECTION

1/4" = 1'-0"



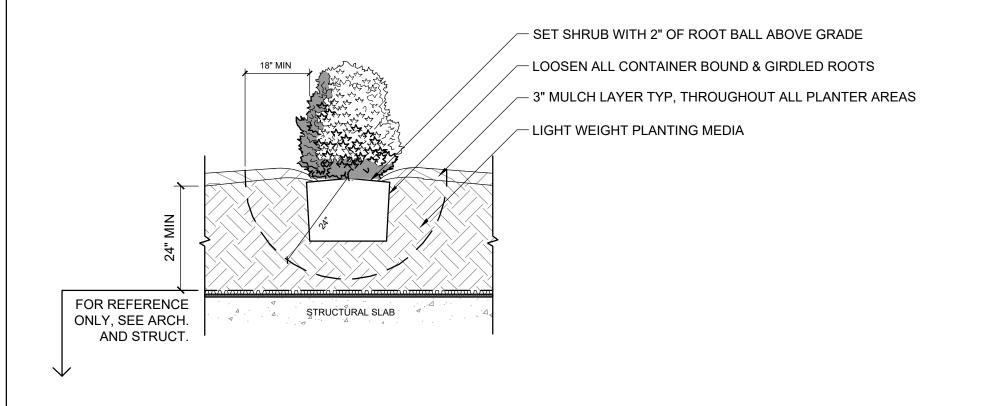
LIGHT WEIGHT PLANTING MEDIA DEPTH VARIES, (SEE GRADING PLAN) FOR REFERENCE ONLY, SEE ARCH. STRUCTURAL SLAB

## 2 GROUNDCOVER ON STRUCTURE

L0662 SECTION

AND STRUCT.

1/2" = 1'-0"

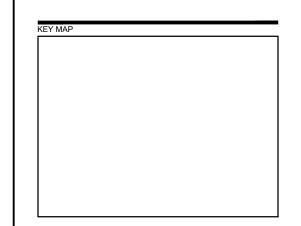


## 3 SHRUB PLANTING ON STRUCTURE

L0662 SECTION

1/2" = 1'-0"

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LANDMARK **BLOCK K** 

FOULGER PRATT

REVISION / ISSUANCE DESCRIPTION 06-24-2022

3 DSUP RESUBMISSION II 09-27-2022

DESIGNED BY: GC DRAWN BY: JM CHECKED BY: JVW

APPROVED

DEPARTMENT OF PLANNING & ZONING

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

SPECIAL USE PERMIT NO.

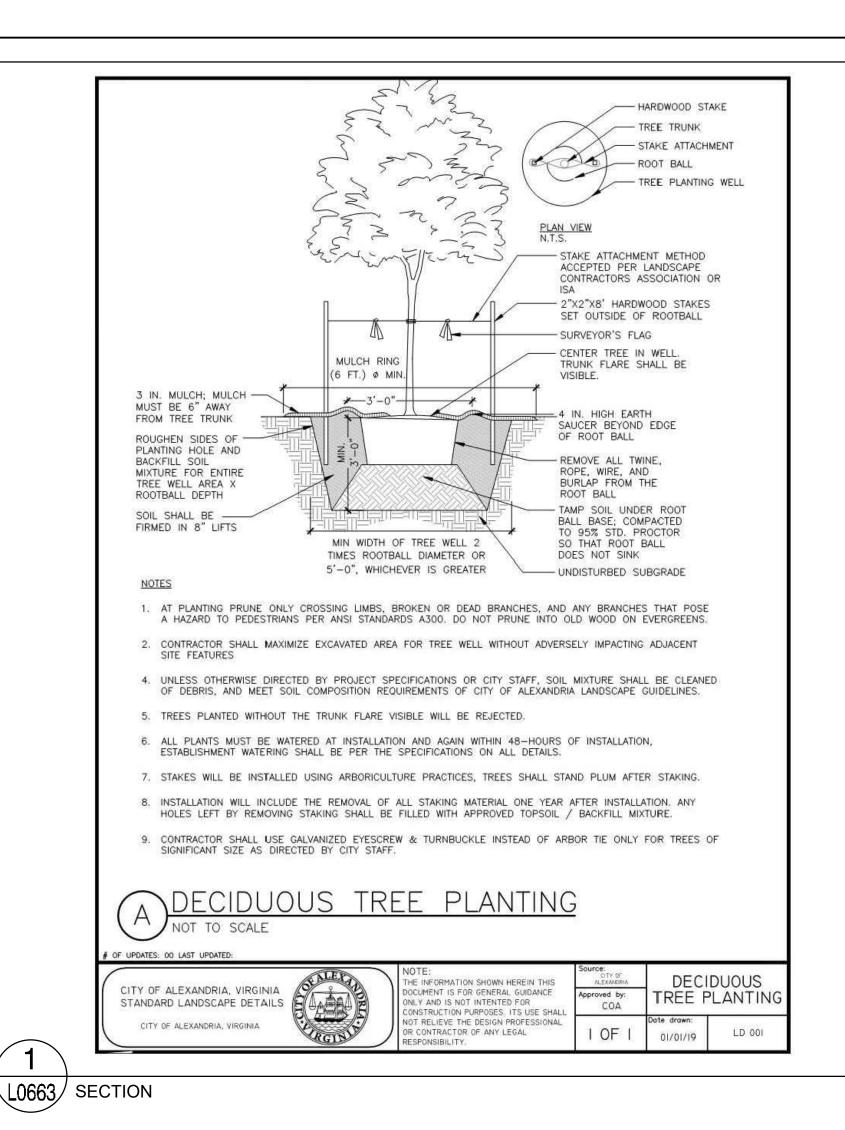
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

DATE

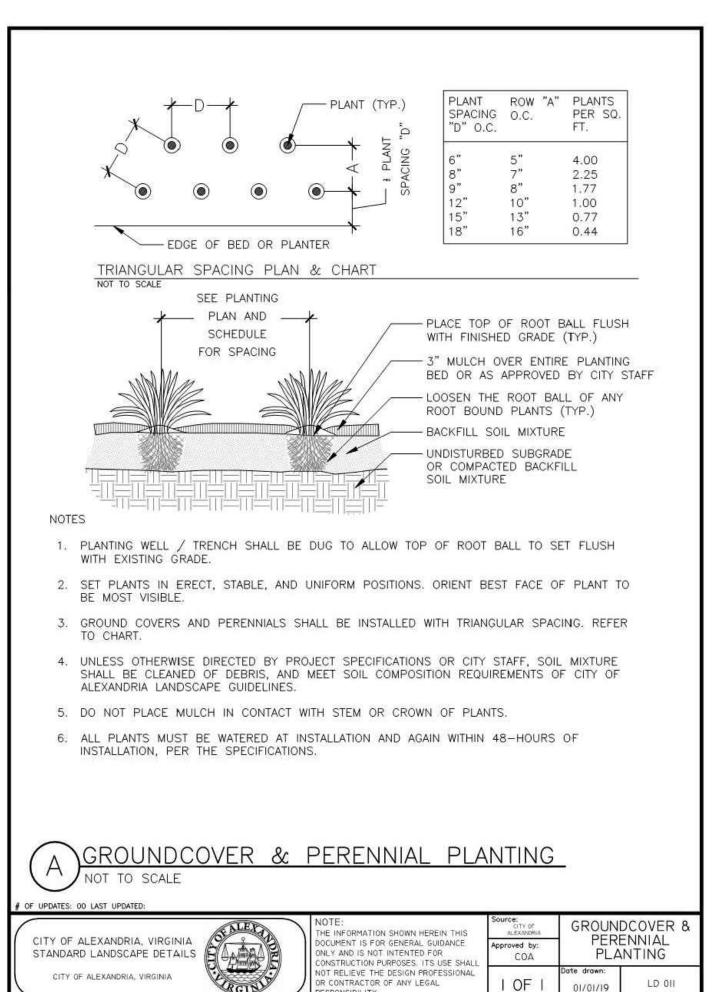
ORIGINAL SHEET SIZE: 24" X 36"

PLANTING DETAILS



MATERIAL (TYP.) - BACKFILL SOIL MIXTURE COMPACTED TO 85% STD. PROCTOR - BACKFILL SOIL MIXTURE BENEATH ROOTBALL COMPACTED TO 95% STD. PROCTOR #57 STONE SLOPED TO DRAIN PIPE AT  $\frac{1}{2}$ "-1"/FT; LINE SIDES OF EXCAVATION WITH FILTER FABRIC LENGTH OF TREE PLANTING ── 4" DIA. UNDERDRAIN AREA: 12' OR LARGER IS STANDARD; 5' MINIMUM WIDTH A. CROSS SECTION TREE PLANTING AREA CURB AND GUTTER-SOD (TYP.) OR OTHER APPROVED PLANT MATERIAL MULCH — SIĎĘWALK — - STREET TREE PLAN 1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION. 2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL TREE PLANTING NOTES. SEE STAKING DETAIL FOR MORE INFORMATION. 4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK IN LIEU OF SOD AND BRICK EDGE. SEE TREE WELL WITH GRANITE BLOCK DETAIL. 5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION. TREE PLANTING STRIP TREE PLANTIN CITY OF ALEXANDRIA, VIRGINIA STRIP STANDARD LANDSCAPE DETAILS NLY AND IS NOT INTENTED FOR COA. OT RELIEVE THE DESIGN PROFESSION CITY OF ALEXANDRIA, VIRGINIA CONTRACTOR OF ANY LEGAL LD 006 I OF I L0663 SECTION/PLAN

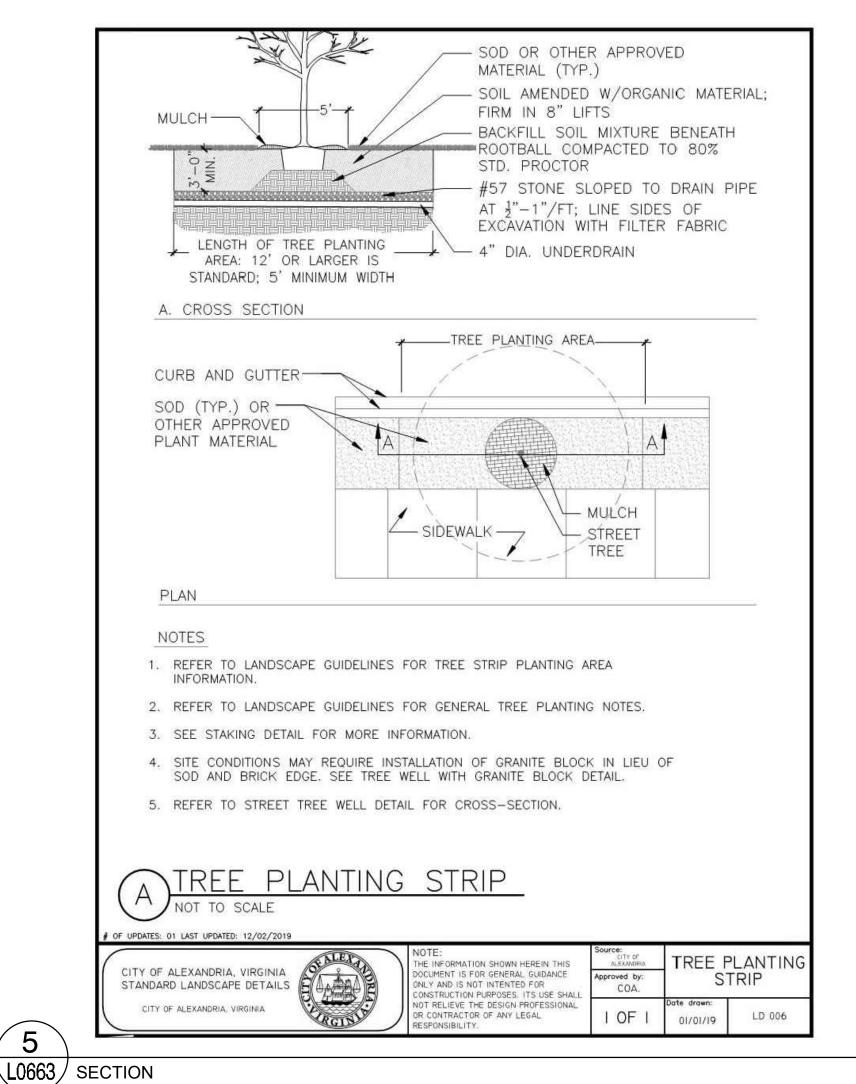
SOD OR OTHER APPROVED

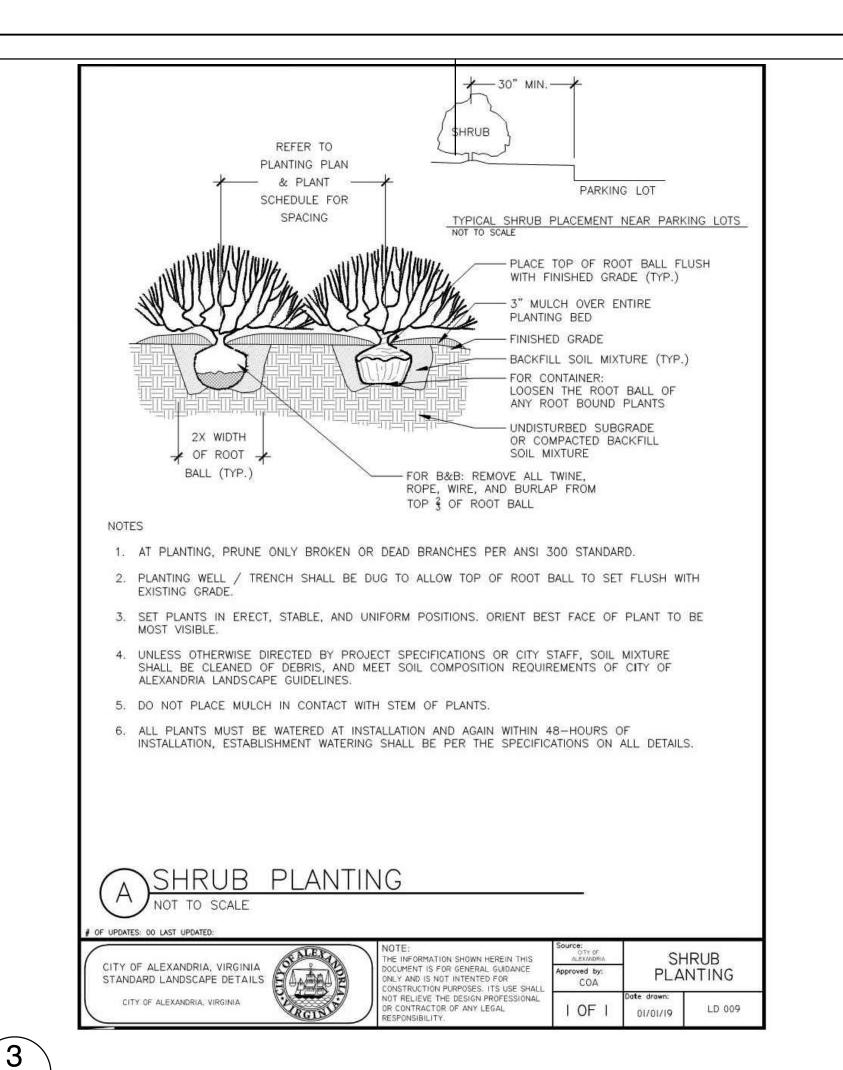


L0663 SECTION

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01/01/19





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

L0663/

/ SECTION

AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

4)ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

# OF UPDATES: 01 LAST UPDATED: 12/02/2019

NTS

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE

LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN

5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

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

7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY. 8)MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2)THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3)THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

5)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS, AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY

AND SPECIFICATION OF ALL PROJECT ELEMENTS. 6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY. STANDARD LANDSCAPE PLAN NOTES



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**LANDMARK BLOCK K** 

**FOULGER PRATT** 

2021228 REVISION / ISSUANCE DESCRIPTION DATE

DSUP 06-24-2022 08-26-2022 3 DSUP RESUBMISSION II 09-27-2022

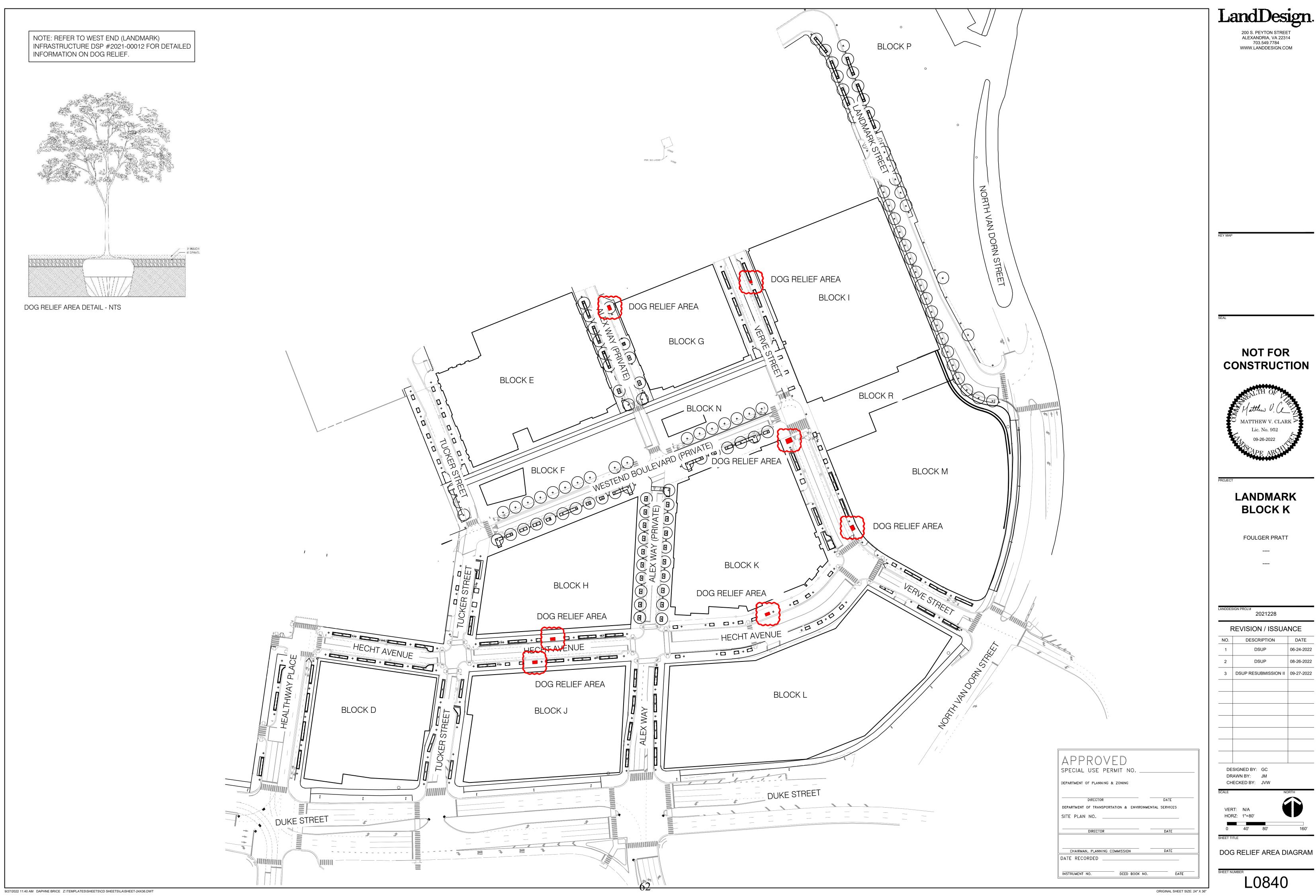
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VERT: N/A

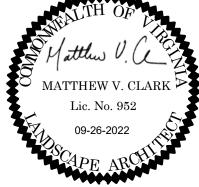
PLANTING DETAILS

L0663

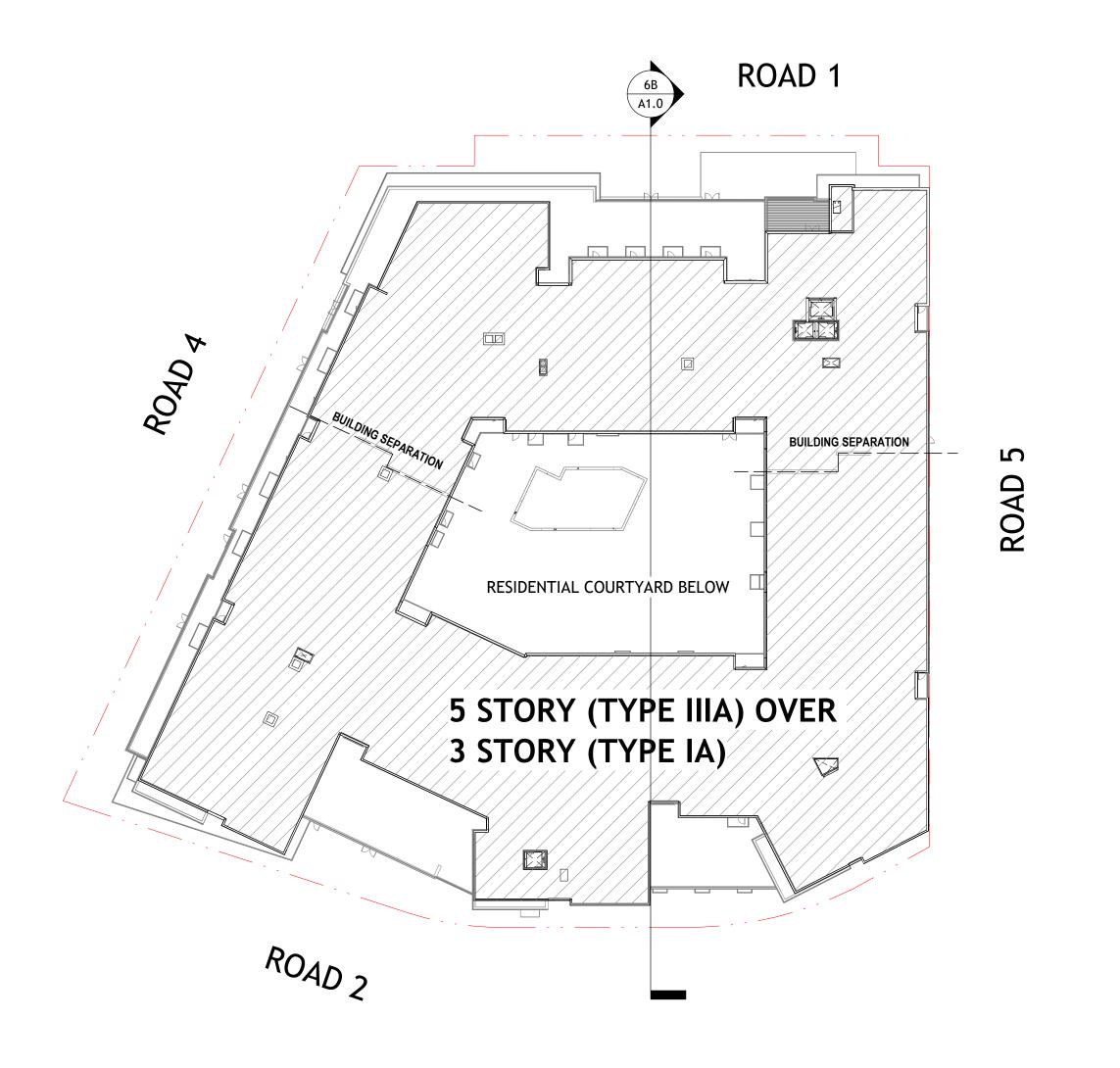
ORIGINAL SHEET SIZE: 24" X 36"



CONSTRUCTION



DATE 06-24-2022 08-26-2022



#### LANDMARK - BLOCK K

**UNIT MATRIX** 

UNIT TYPE	MARKET	AFFORDABLE	TOTAL
STUDIO	3	1	4
JR1 BEDROOM	125	0	125
1 BEDROOM	109	10	119
1 BEDROOM + DEN	5	0	5
2 BEDROOM	75	2	77
3 BEDROOM	6	1	7
TOTAL	323	14	337

#### **BUILDING CODE ANALYSIS**

APPLICABLE CODES (CITY OF ALEXANDRIA)

2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2018 International Code Council Family of Codes w/ incorporated USBC amendments)

FLOOR	Area (SF)	Use Group	Type(s) of	Allowable No.	Allowable	Allowable	Fire Protection
			Construction	of Stories	Height (FT)	Area per Floor (SF)**	
LEVEL 7	60,596	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 6	61,702	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 5	61,701	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 4	58,001	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 3	60,841	R2	IIIA	5*	85*	72,000	NFPA 13
		HORIZO	ONTAL BUILDING	SEPARATION (3	HOUR RATED)		
LEVEL 2	48,390	R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL 1	73,546	A2/M/R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL P1	82,106	A2/M/R2/S2	IA	UL	UL	UL	NFPA 13
	HT IS INCREA					JILDING EQUIPPED WITH	

#### **BUILDING USE AND OCCUPANCY**

**Separated Mixed Uses** Restaurant Assembly Business Mercantile Residential Storage (Loading) Non-Separated Mixed Uses

\*\*ALLOWABLE AREA INCREASE OF 200% PER USE OF NFPA 13 SPRINKLER SYSTEM

Storage (Parking Garage Uses)

#### **APPLICABLE BUILDING CODES:**

2018 VIRGINIA UNIFORM STATEWIDE BUILDNG CODE 2018 INTERNATIONAL BUILDING CODE

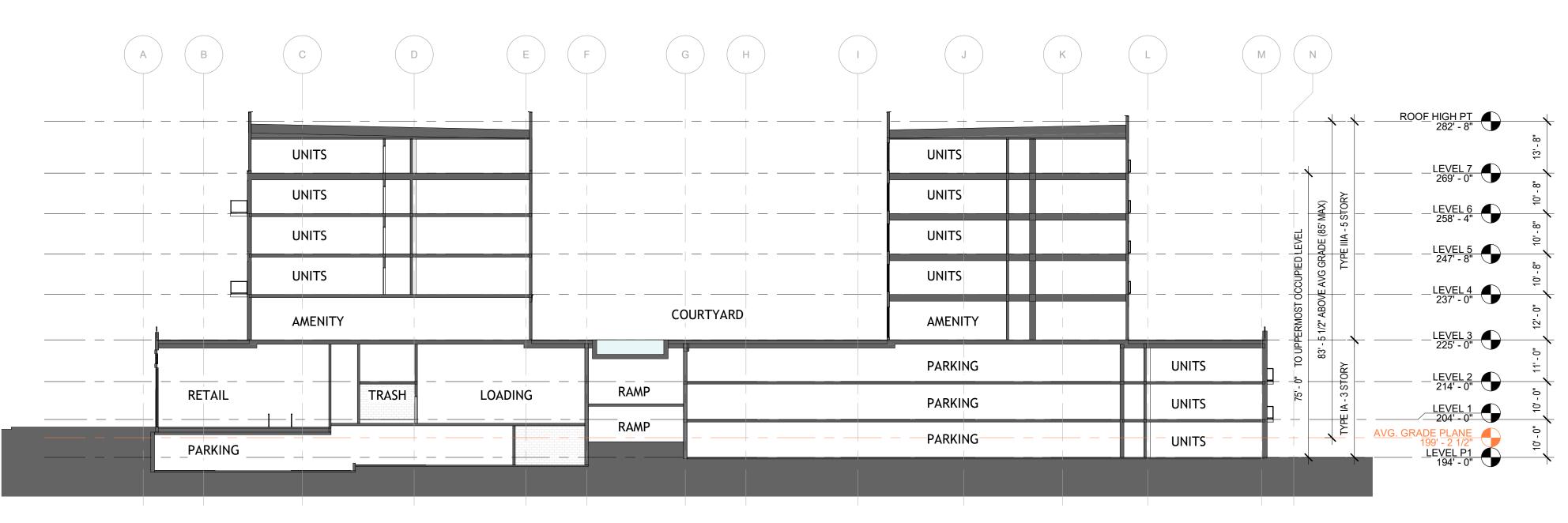
2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FUEL AND GAS CODE

2017 NATIONAL ELECTRIC CODE

FAIR HOUSING GUIDELINES 2010 ICC/ANSI A117.1 FOR ACCESSIBILITY STANDARDS



6B CODE SECTION N-S

A1.0 A1.0 1" = 20'-0"

**APPROVED** SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DATE CHAIRMAN, PLANNING COMMISION INSTRUMENT NO. DEED BOOK NO. PAGE NO.

FOULGER-PRATT DEVELOPMENT, LLC

ARCHITECT

Alexandria, VA 22314 p. 571.388.7761

**CIVIL ENGINEER** 

Chantilly, VA 20151 p. 703.642.2306

**LandDesign, Inc.** 200 S Peyton Street Alexandria, VA 22314 p. 703.549.7784

**Urban, Ltd.** 4200d Technology Court

LANDSCAPE ARCHITECT

Hord Coplan Macht, Inc. 1925 Ballenger Ave, Suite 525

## hord coplan macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

Project Number 221264.00

LANDMARK - BLOCK K

ALEXANDRIA, VA

PDSUP VERIFICATION

09.27.2022 As indicated

CODE ANALYSIS & **UNIT MATRIX** 

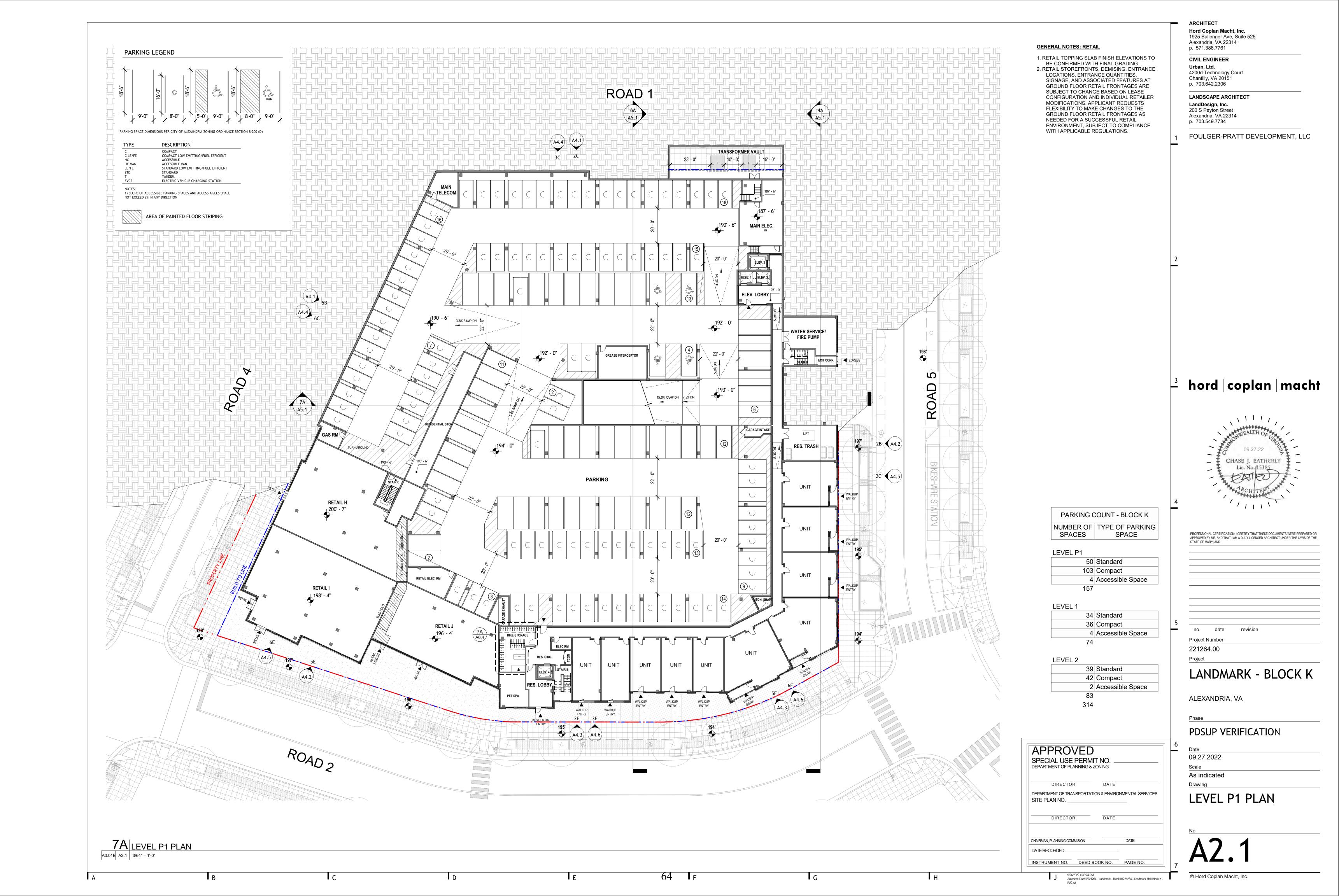
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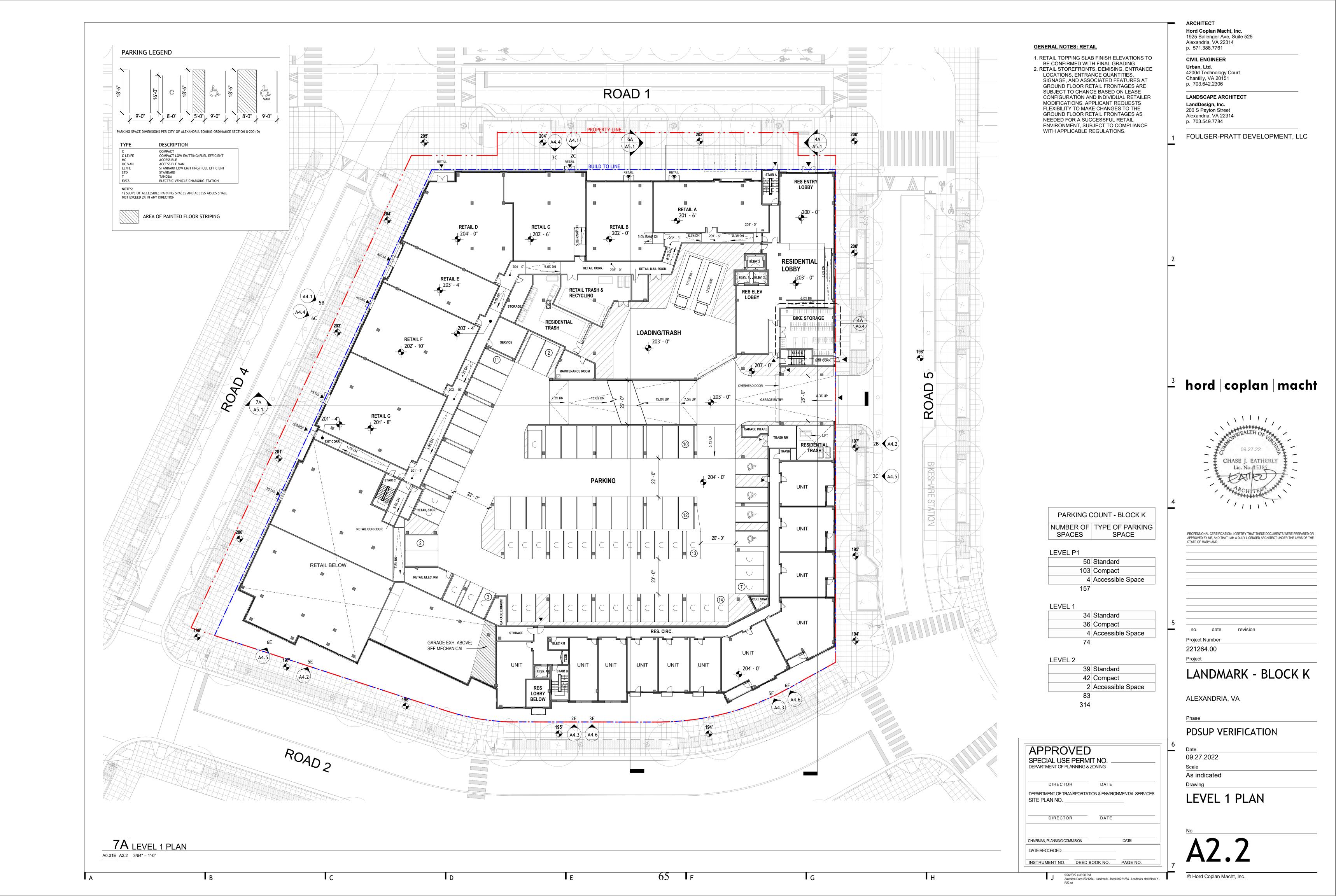
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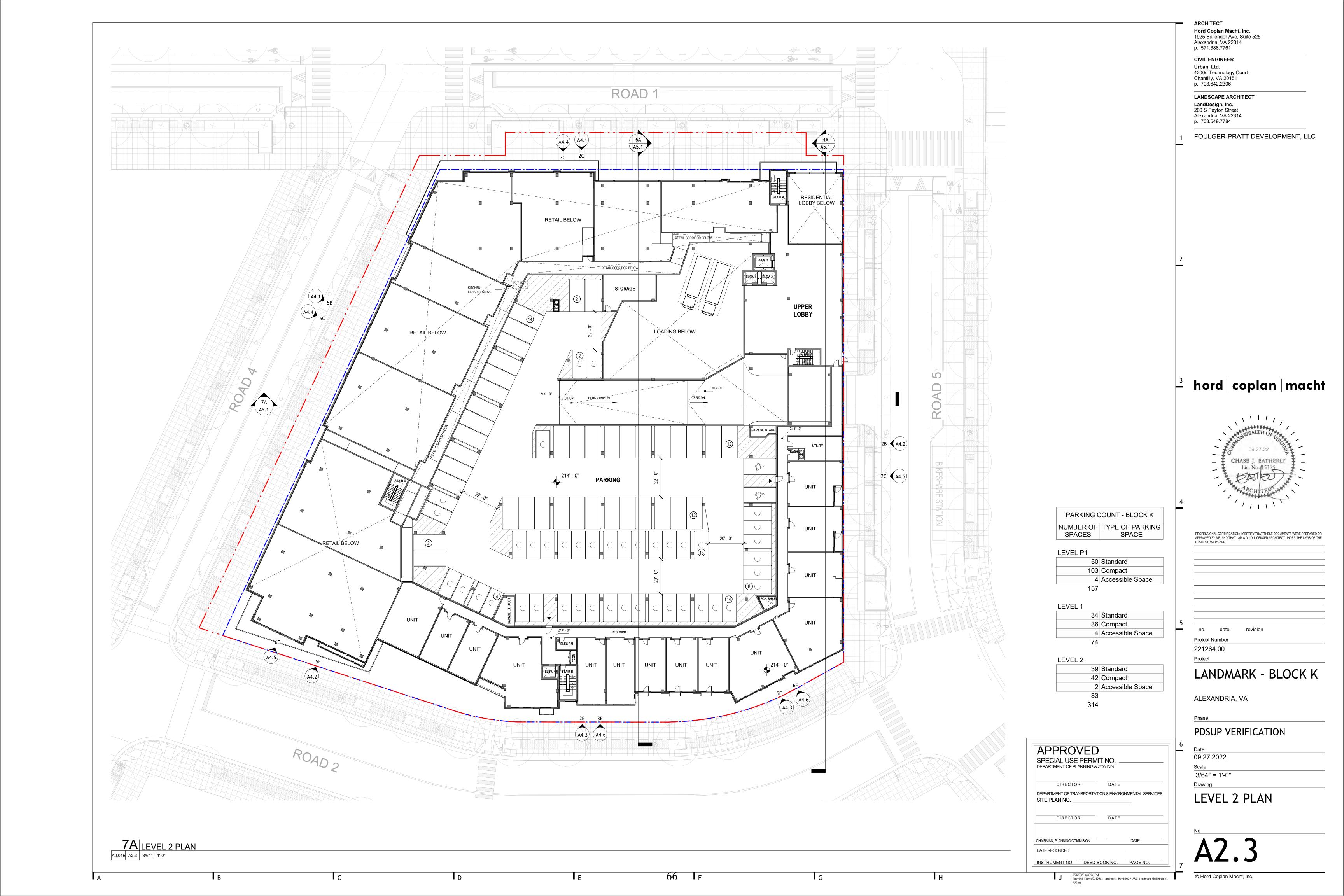
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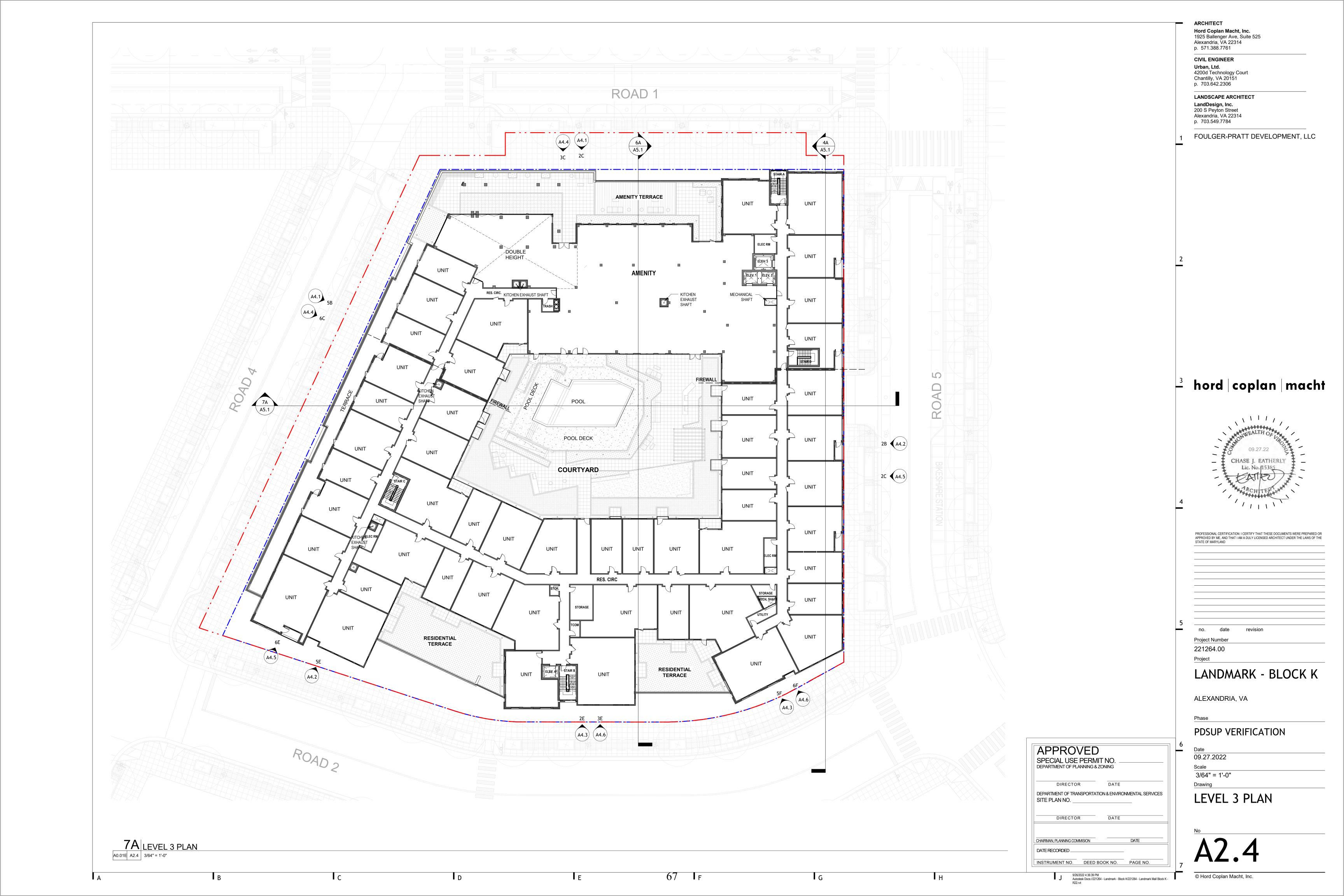
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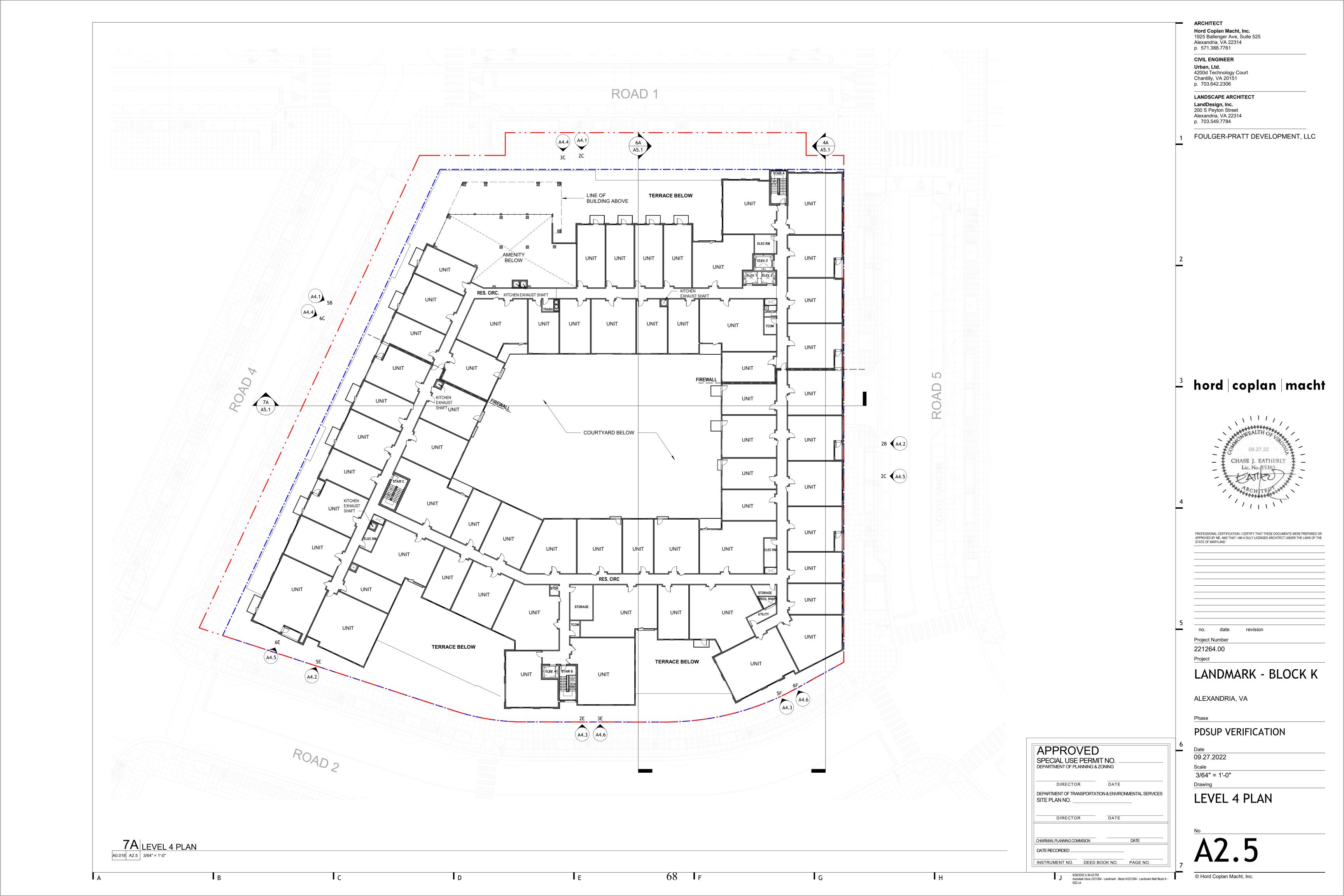
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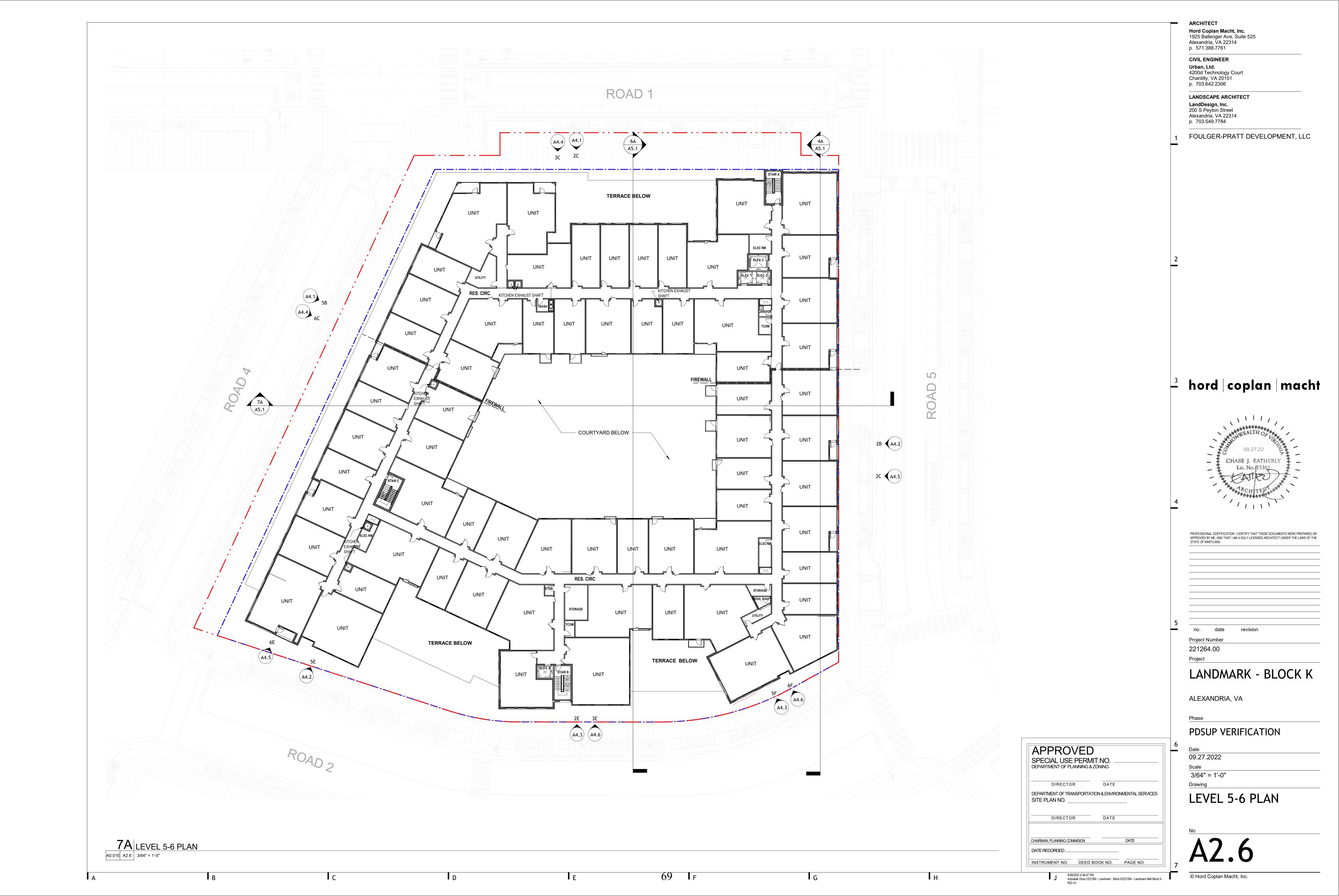


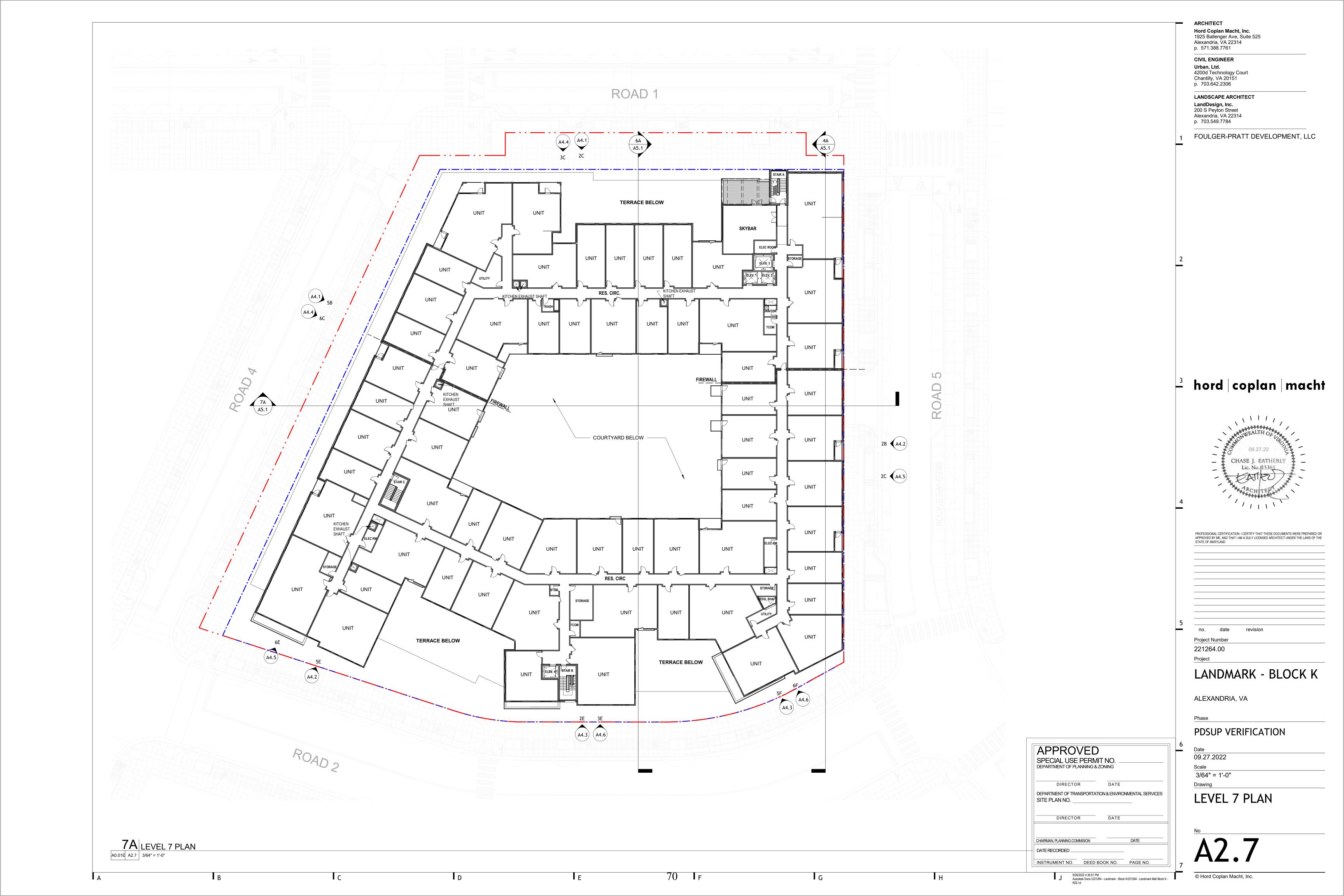


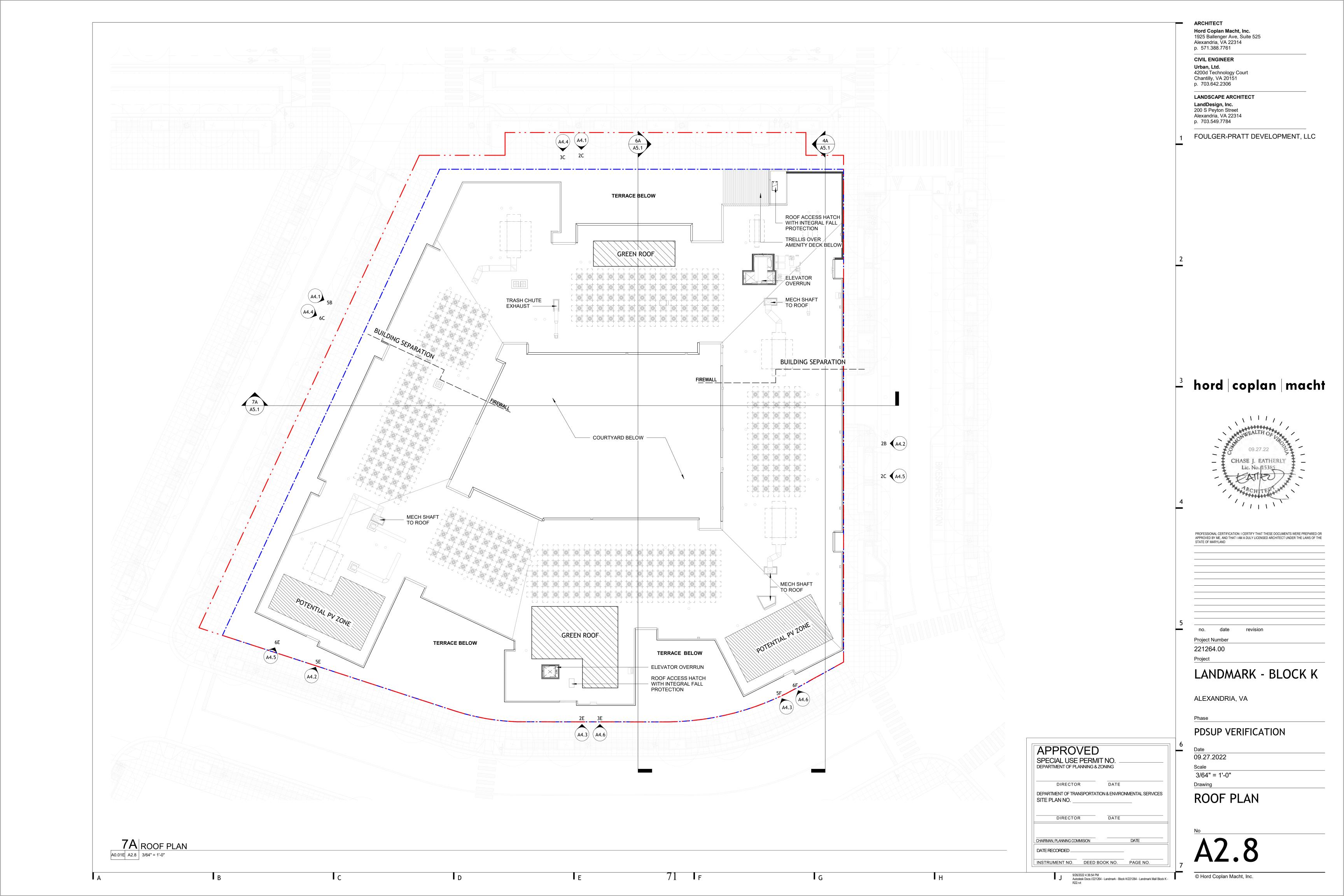


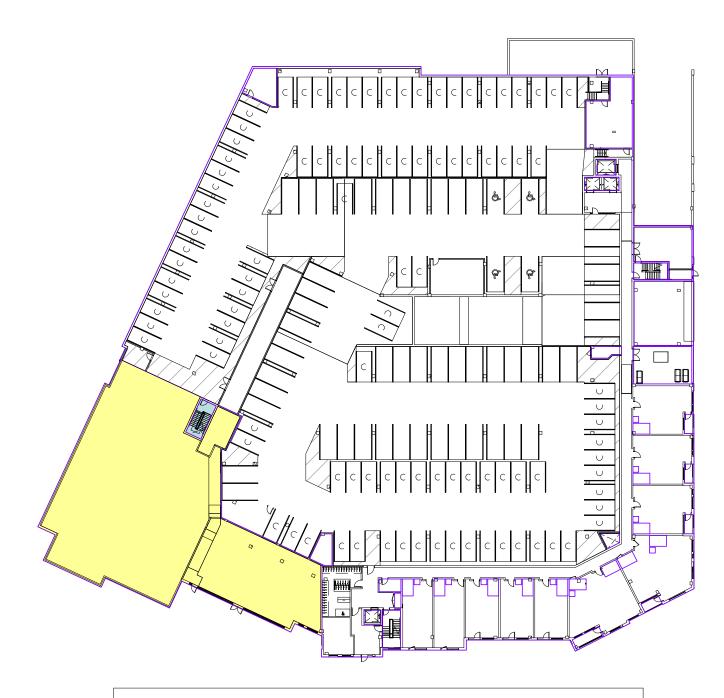








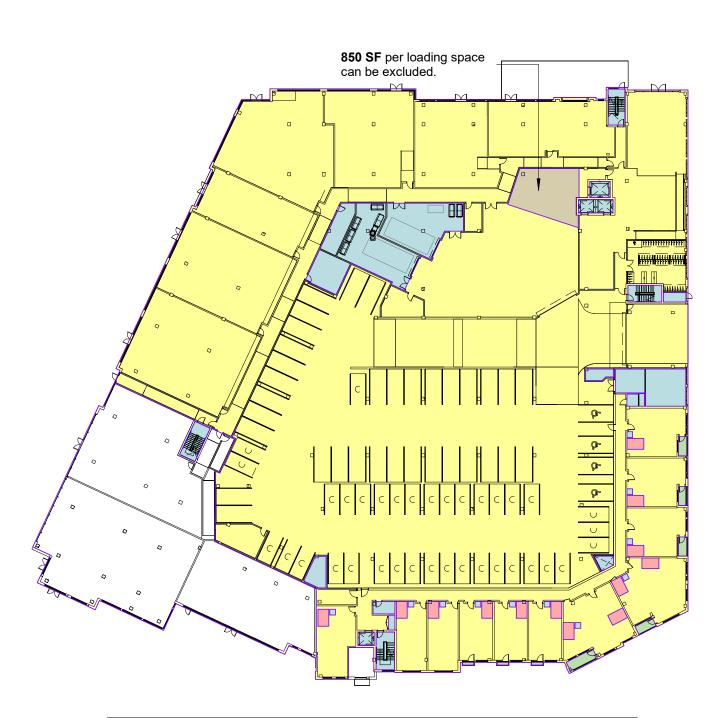




LEVEL P1 FLOOR AREA	
AREA EXCLUSION - Circulation, Shaft, Mechanical	166 SF
NET FLOOR AREA - After Exclusions	10857 SF

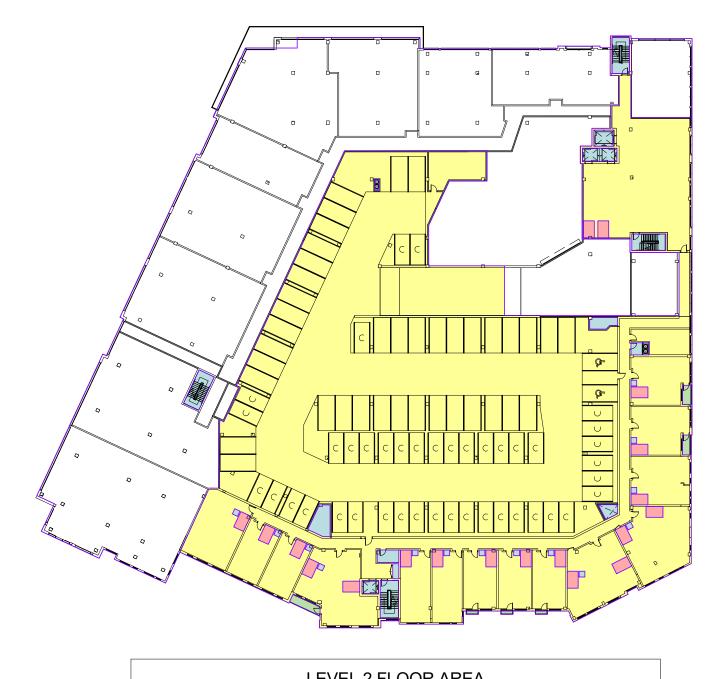
11023 SF

TOTAL GROSS AREA

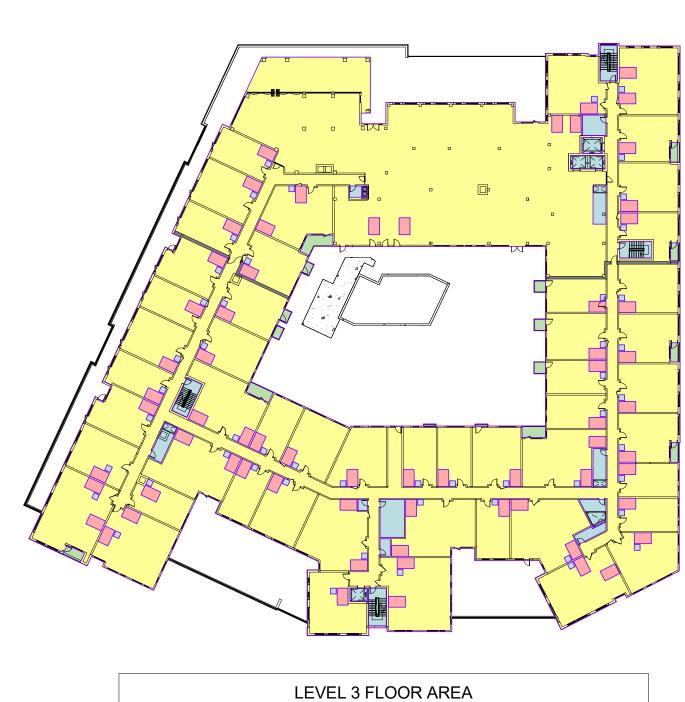


LEVEL 1 FLOOR AREA	
AREA EXCLUSION - Balcony	324 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	4595 SF
AREA EXCLUSION - Lavatory	650 SF
AREA EXCLUSION - Loading	850 SF
NET FLOOR AREA - After Exclusions	67239 SF
TOTAL GROSS AREA	73658 SF

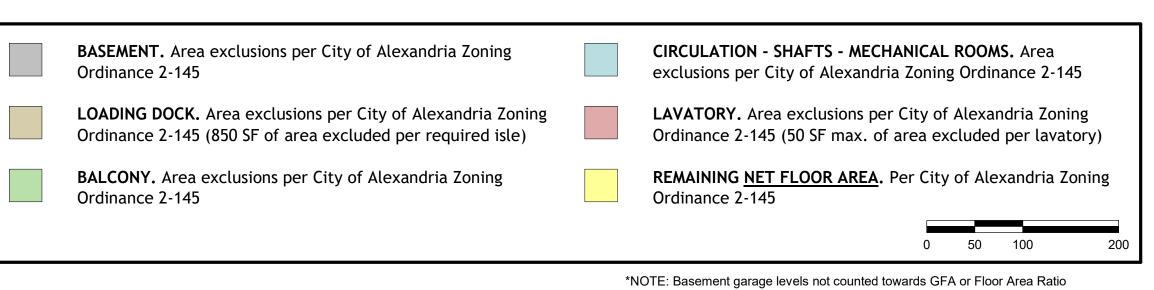
BLOCK K TOTAL FLOOR AREA	
Name	Area
AREA EXCLUSION - Balcony	6948 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	19906 SF
AREA EXCLUSION - Lavatory	20793 SF
AREA EXCLUSION - Loading	850 SF
NET FLOOR AREA - After Exclusions	395434 SF
TOTAL GROSS AREA	443930 SF

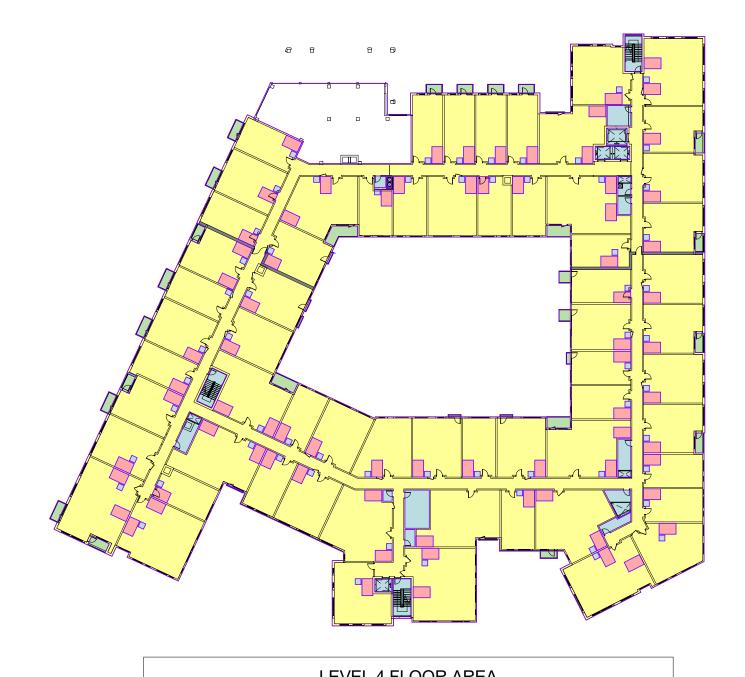


LEVEL 2 FLOOR AREA	
AREA EXCLUSION - Balcony	205 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	1524 SF
AREA EXCLUSION - Lavatory	950 SF
NET FLOOR AREA - After Exclusions	46148 SF
TOTAL GROSS AREA	48827 SF

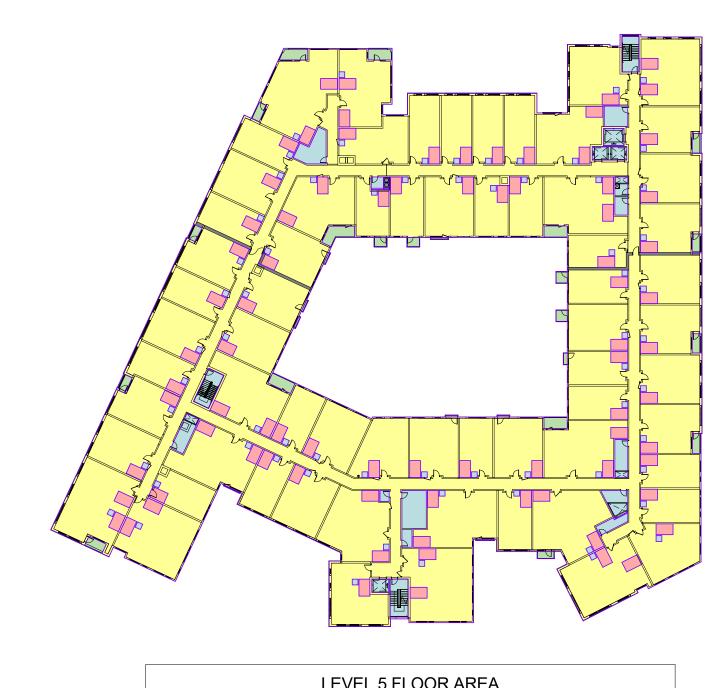


LEVEL 3 FLOOR AREA	
AREA EXCLUSION - Balcony	718 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2543 SF
AREA EXCLUSION - Lavatory	3299 SF
NET FLOOR AREA - After Exclusions	56126 SF
TOTAL GROSS AREA	62686 SF

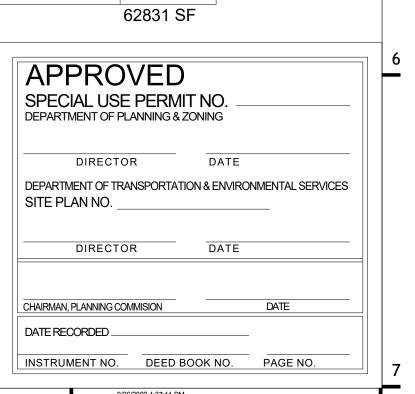




LEVEL 4 FLOOR AREA	
AREA EXCLUSION - Balcony	1268 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2497 SF
AREA EXCLUSION - Lavatory	3749 SF
NET FLOOR AREA - After Exclusions	51767 SF
TOTAL GROSS AREA	59281 SF



LEVEL 5 FLOOR AREA	
AREA EXCLUSION - Balcony	1105 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2741 SF
AREA EXCLUSION - Lavatory	4049 SF
NET FLOOR AREA - After Exclusions	54937 SF
TOTAL GROSS AREA	62831 SF



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Project Number

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LANDMARK - BLOCK K

ALEXANDRIA, VA

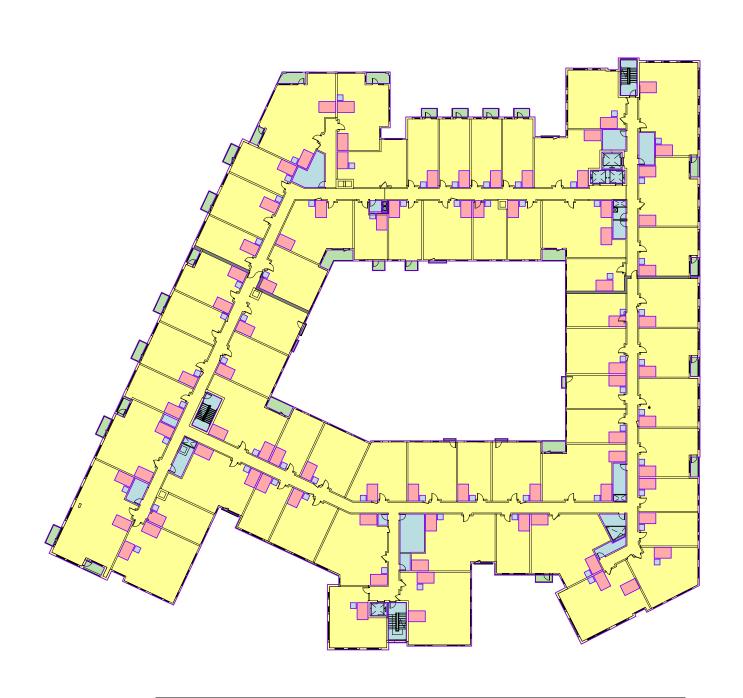
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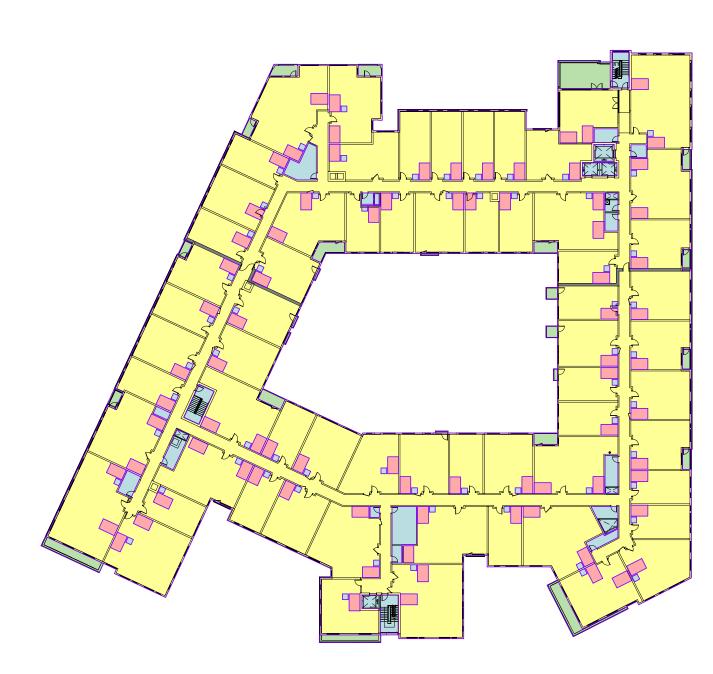
AREA PLANS

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AREA EXCLUSION - Balcony	1471 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2986 SF
AREA EXCLUSION - Lavatory	4049 SF
NET FLOOR AREA - After Exclusions	54651 SF
TOTAL GROSS AREA	63156 SF



LEVEL 7 FLOOR AREA

AREA EXCLUSION - Balcony	1859 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	2853 SF
AREA EXCLUSION - Lavatory	4049 SF
NET FLOOR AREA - After Exclusions	53708 SF
TOTAL GROSS AREA	62468 SF

BLOCK K TOTAL FLOOR AREA	
Name	Area
AREA EXCLUSION - Balcony	6948 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	19906 SF
AREA EXCLUSION - Lavatory	20793 SF
AREA EXCLUSION - Loading	850 SF
NET FLOOR AREA - After Exclusions	395434 SF
TOTAL GROSS AREA	443930 SF

# CIRCULATION - SHAFTS - MECHANICAL ROOMS. Area BASEMENT. Area exclusions per City of Alexandria Zoning Ordinance 2-145 exclusions per City of Alexandria Zoning Ordinance 2-145 LAVATORY. Area exclusions per City of Alexandria Zoning LOADING DOCK. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required isle) Ordinance 2-145 (50 SF max. of area excluded per lavatory) **REMAINING <u>NET FLOOR AREA</u>.** Per City of Alexandria Zoning Ordinance 2-145 BALCONY. Area exclusions per City of Alexandria Zoning Ordinance 2-145 \*NOTE: Basement garage levels not counted towards GFA or Floor Area Ratio

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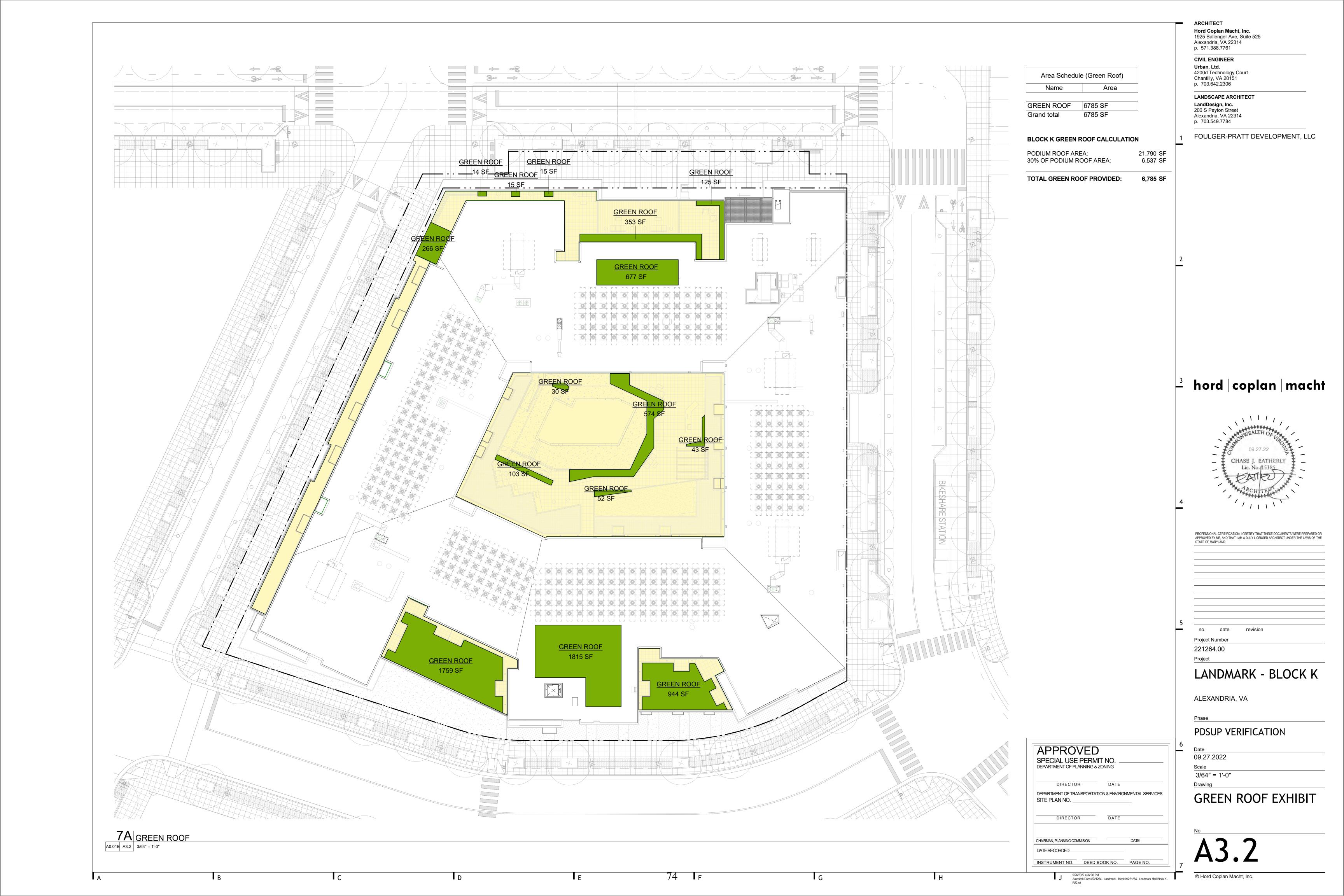
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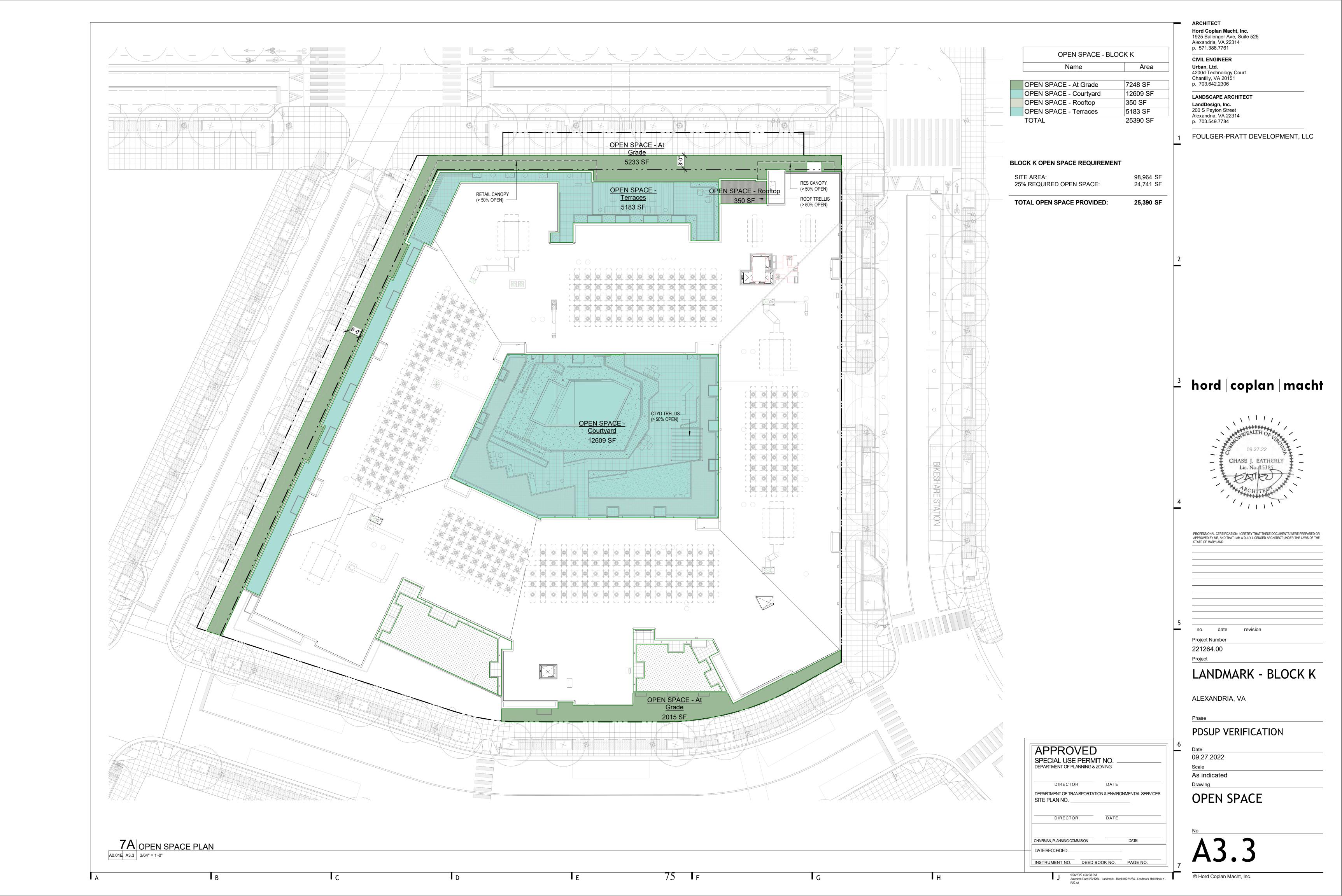
AREA PLANS

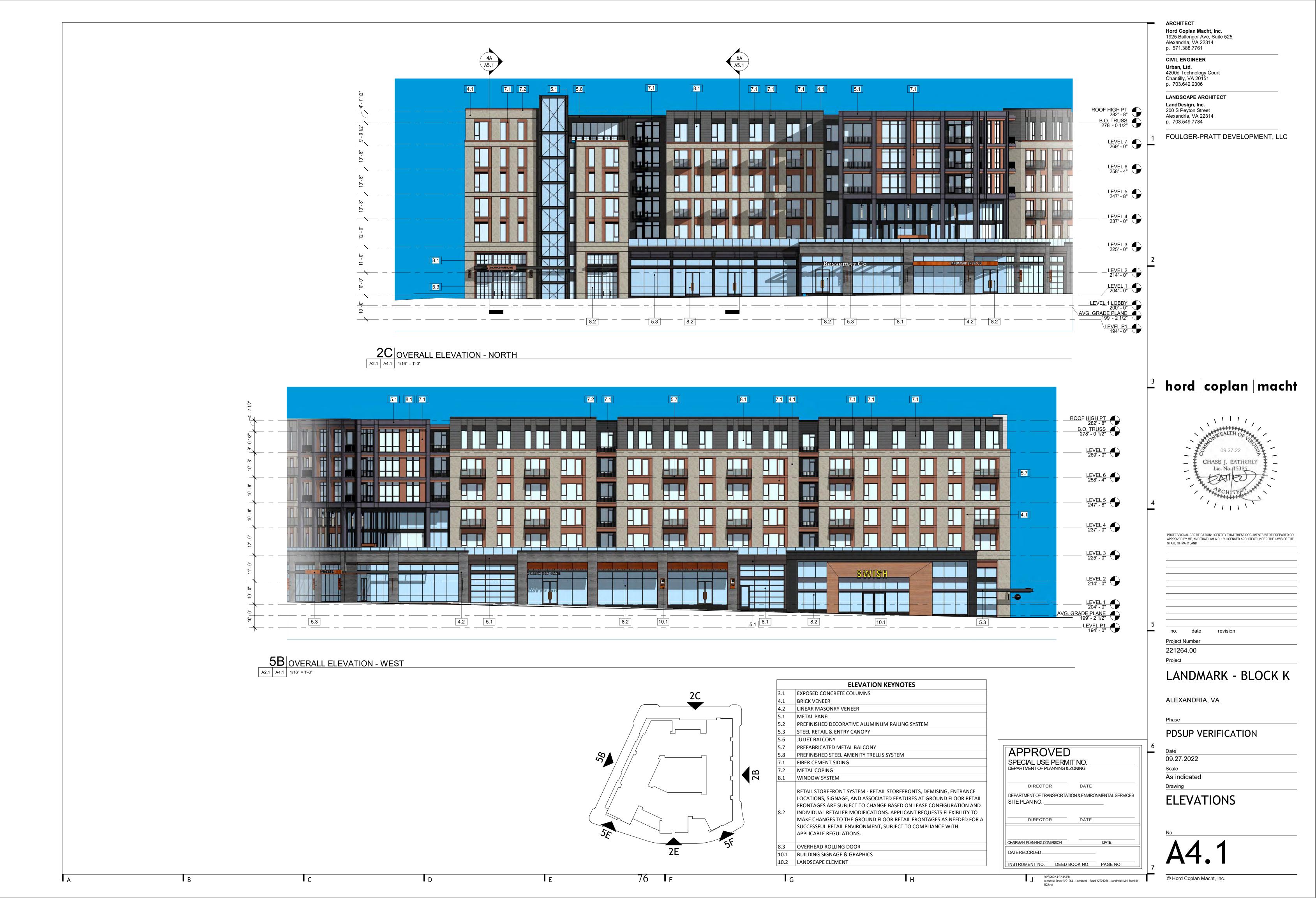
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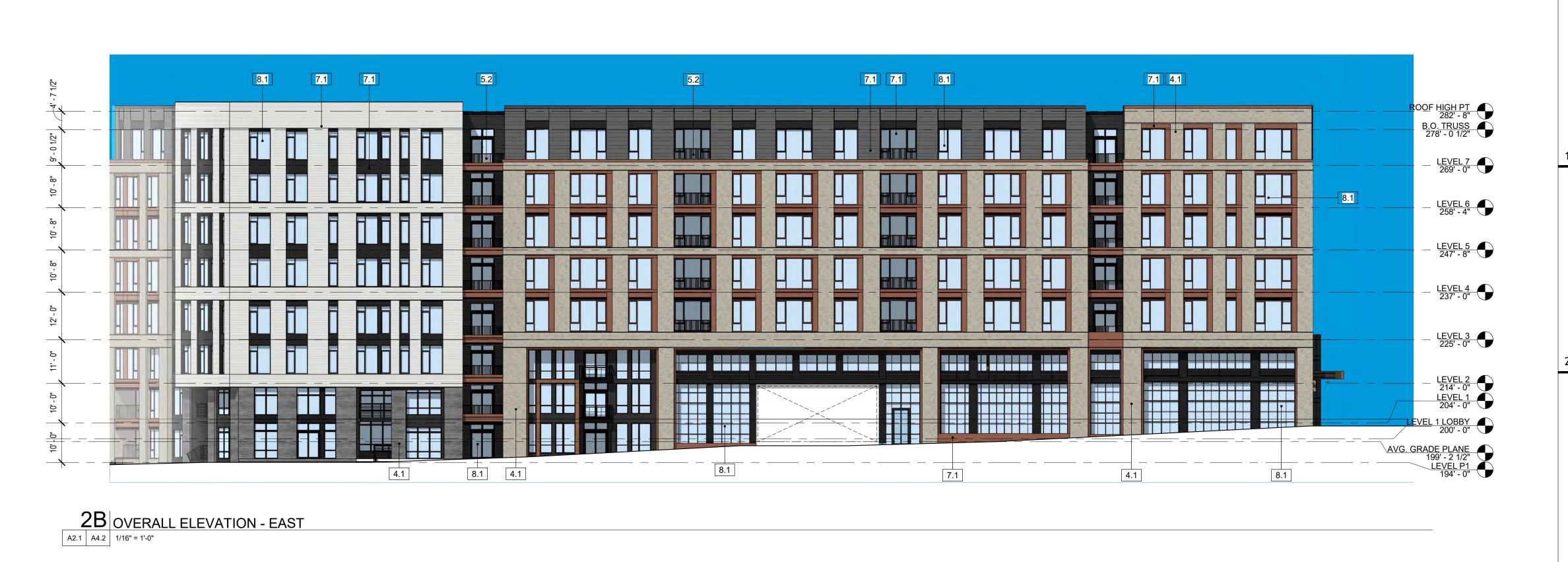
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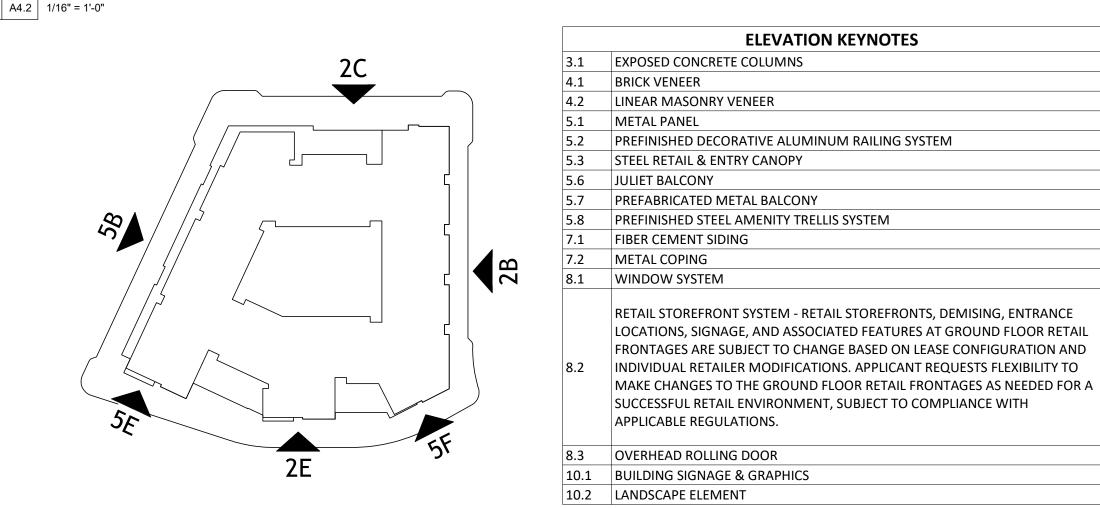






**5E** OVERALL ELEVATION - SOUTH A

A2.1 A4.2 1/16" = 1'-0"



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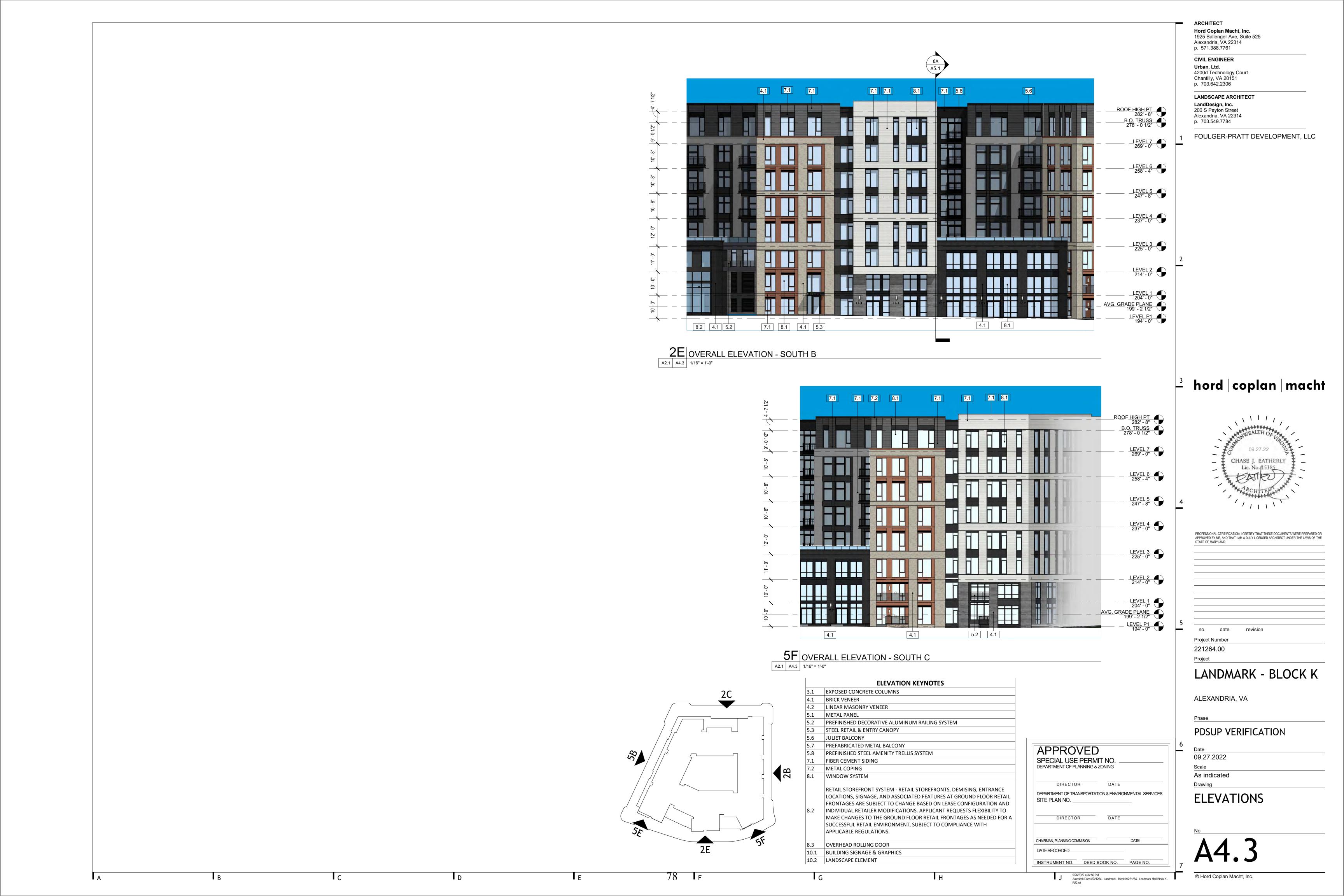
As indicated Drawing

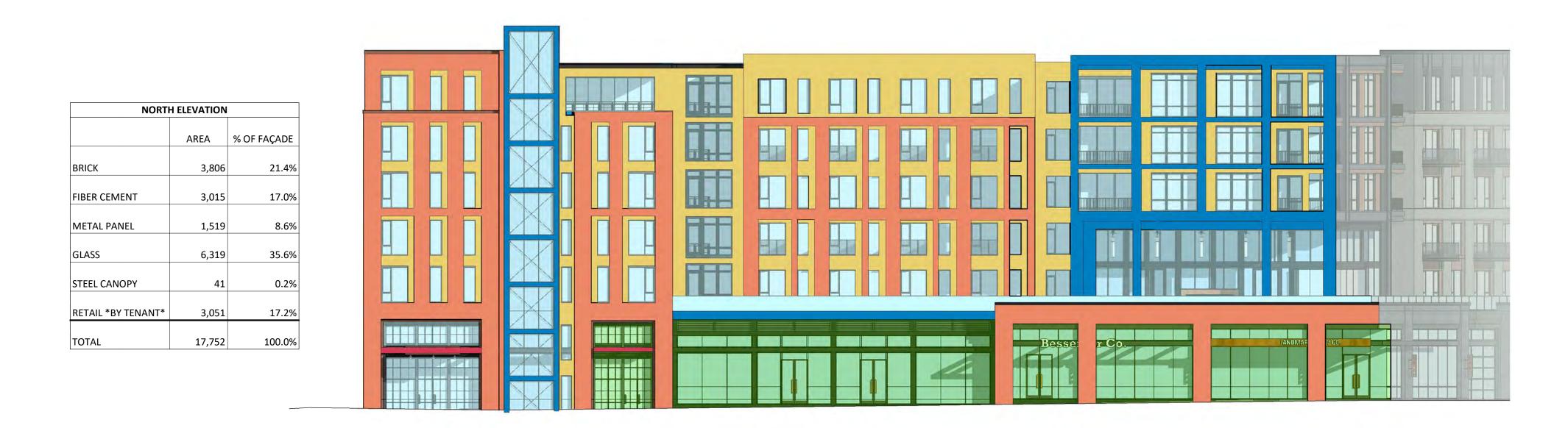
**ELEVATIONS** 

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3C MATERIALS - OVERALL ELEVATION - NORTH
A2.1 A4.4 1/16" = 1'-0"

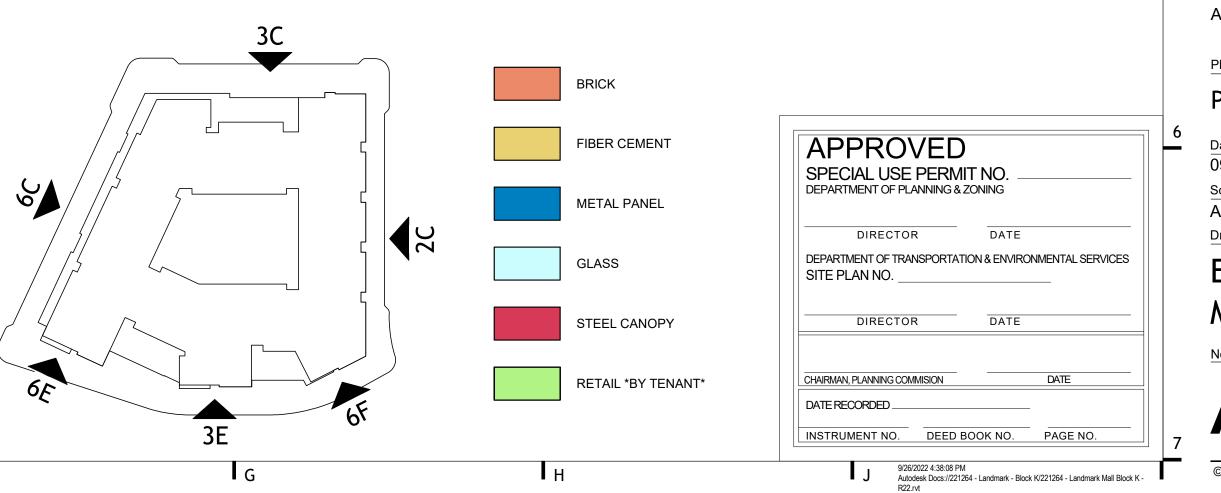
WEST ELEVATION				
	AREA	% OF FAÇADE		
BRICK	5,829	26.6%		
FIBER CEMENT	4,566	20.8%		
METAL PANEL	841	3.8%		
GLASS	6,396	29.2%		
STEEL CANOPY	75	0.3%		
RETAIL *BY TENANT*	4,193	19.1%		
TOTAL	21,900	100.0%		



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6C MATERIALS - OVERALL ELEVATION - WEST

A2.1 A4.4 1/16" = 1'-0"



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As indicated

ELEVATIONS -MATERIAL EXHIBITS

A4.4

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EAST ELEVATION				
	AREA	% OF FAÇADE		
BRICK	5,708	25.0%		
FIBER CEMENT	6,974	30.5%		
METAL PANEL	1,065	4.7%		
GLASS	9,116	39.9%		
STEEL CANOPY	0	0.0%		
RETAIL *BY TENANT*	0	0.0%		
TOTAL	22,863	100.0%		



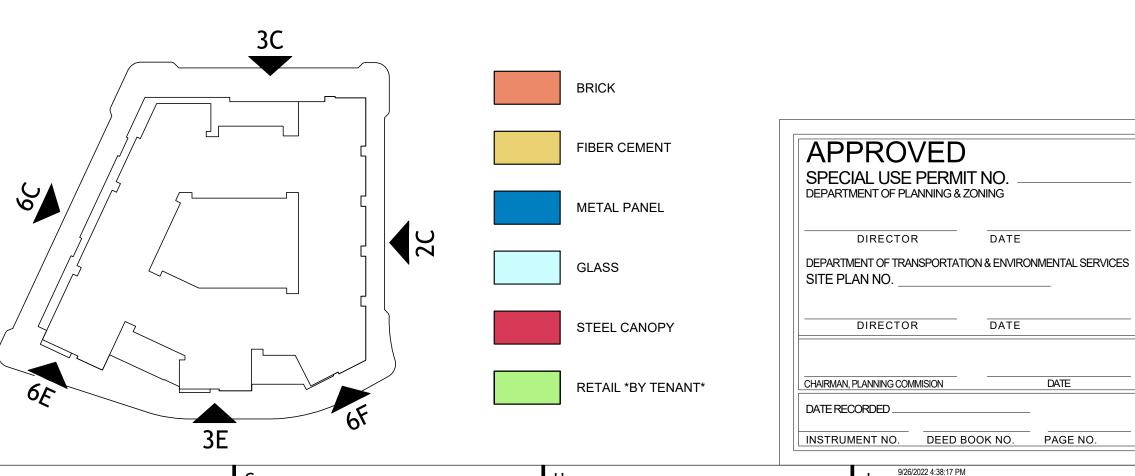
2C MATERIALS - OVERALL ELEVATION - EAST A2.1 A4.5 1/16" = 1'-0"

SOUTH ELEVATION A			
	AREA	% OF FAÇADE	
BRICK	2,146	16.5%	
FIBER CEMENT	4,668	35.9%	
METAL PANEL	395	3.0%	
GLASS	3,705	28.5%	
STEEL CANOPY	87	0.7%	
RETAIL *BY TENANT*	2,005	15.4%	
TOTAL	13,006	100.0%	



6E MATERIALS - OVERALL ELEVATION - SOUTH A

A2.1 A4.5 1/16" = 1'-0"



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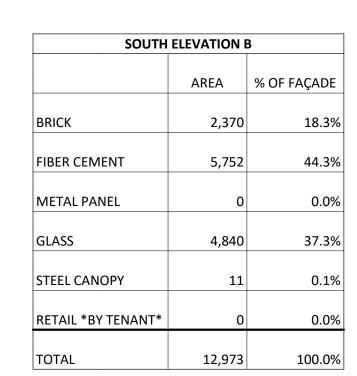
**ELEVATIONS** -

MATERIAL EXHIBITS

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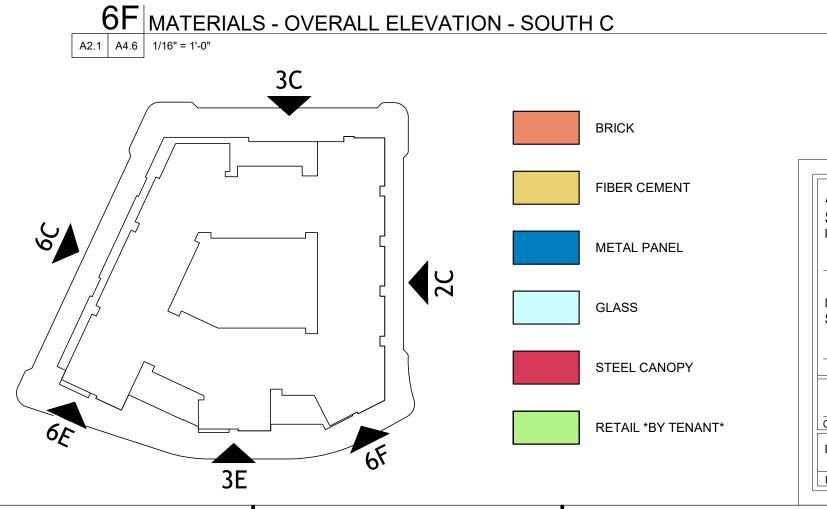
3E MATERIALS - OVERALL ELEVATION - SOUTH B

A2.1 A4.6 1/16" = 1'-0"

SOUTH ELEVATION C		
	AREA	% OF FAÇADE
BRICK	1,274	21.2%
FIBER CEMENT	2,367	39.4%
METAL PANEL	0	0.0%
GLASS	2,362	39.4%
STEEL CANOPY	0	0.0%
RETAIL *BY TENANT*	0	0.0%
TOTAL	6,003	100.0%



MATERIAL TOTALS			
	AREA	% OF FAÇADE	
ICK	21,133	22.4%	
BER CEMENT	27,342	28.9%	
ETAL PANEL	3,820	4.0%	
ASS	32,739	34.6%	
EEL CANOPY	214	0.2%	
TAIL *BY TENANT*	9,249	9.8%	
	,		
TAL	94,498	100.0%	



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**ELEVATIONS** -MATERIAL EXHIBITS

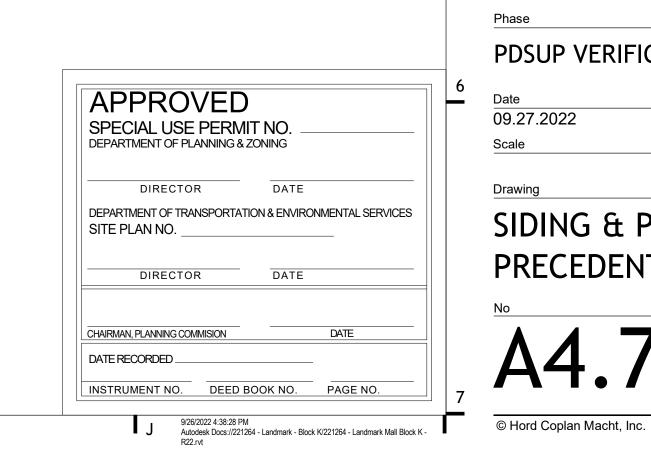
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EXTERIOR MATERIALS - FIBER CEMENT



HCM PRECEDENT - 1110 KEY FEDERAL HILL



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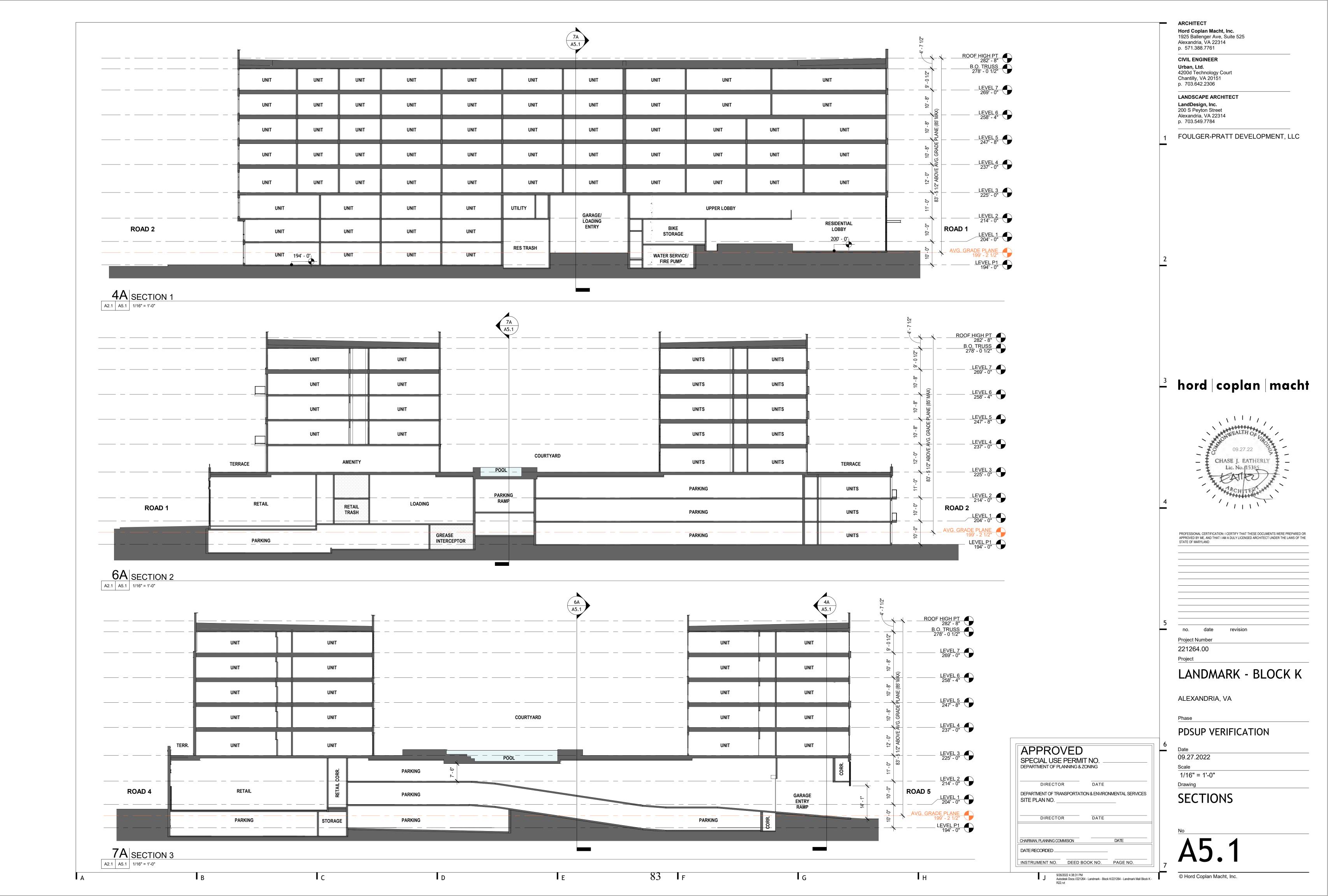
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SIDING & PANEL PRECEDENT

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PERSPECTIVE A - NORTHEAST CORNER



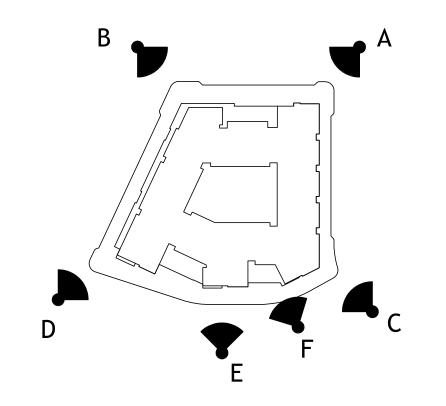
PERSPECTIVE C - SOUTHEAST CORNER



PERSPECTIVE B - NORTHWEST CORNER



PERSPECTIVE D - SOUTHWEST CORNER



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SITE PLAN NO		DATE	

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PERSPECTIVES

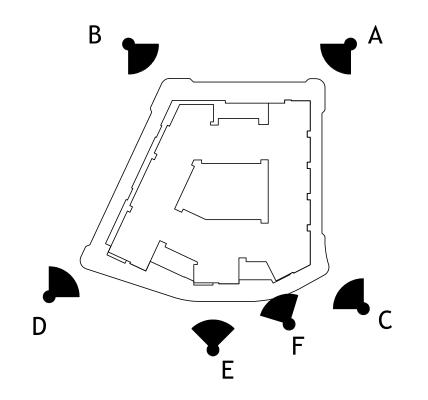
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PERSPECTIVE E - SOUTH FAÇADE



PERSPECTIVE F - ENTRY WALKUPS



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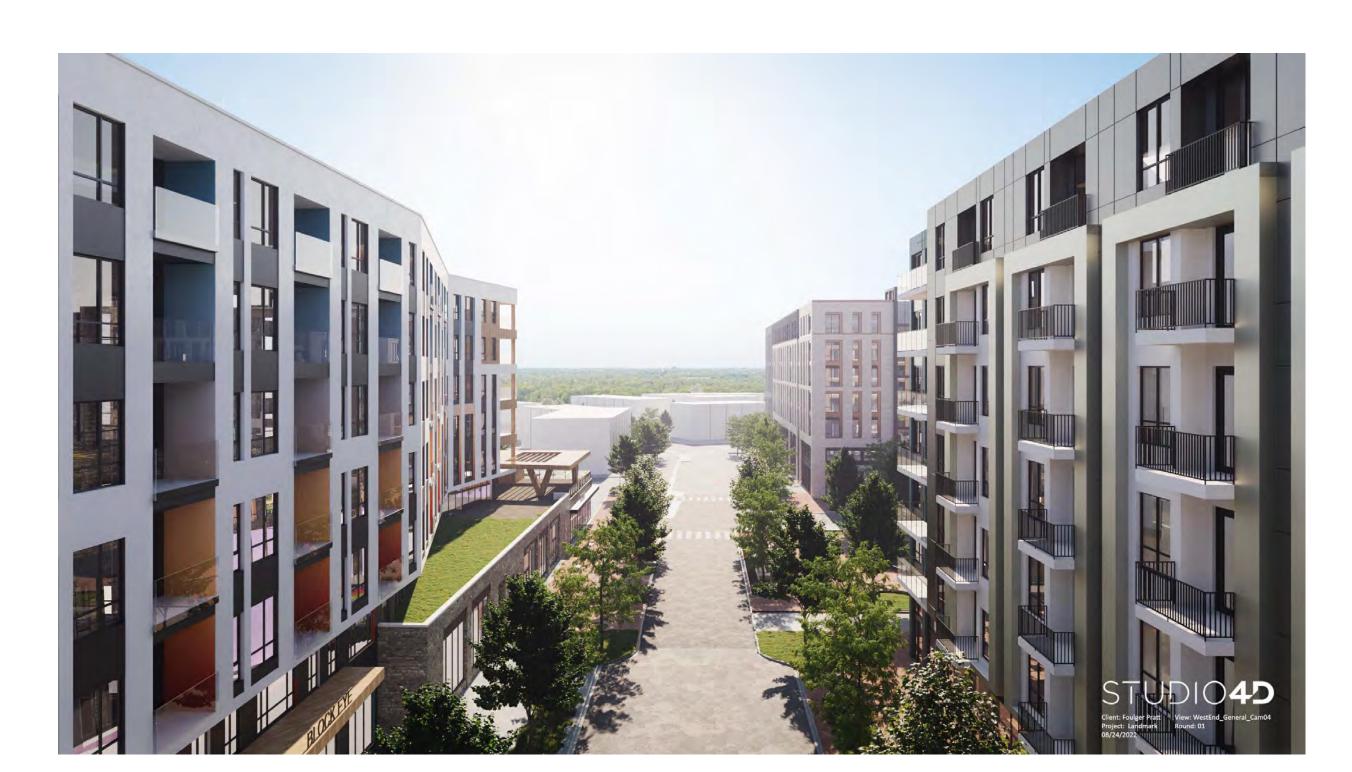
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VIEW SOUTH ALONG ROAD 4



VIEW SOUTH ALONG ROAD 5



VIEW WEST ALONG CENTRAL PLAZA



VIEW EAST ALONG CENTRAL PLAZA

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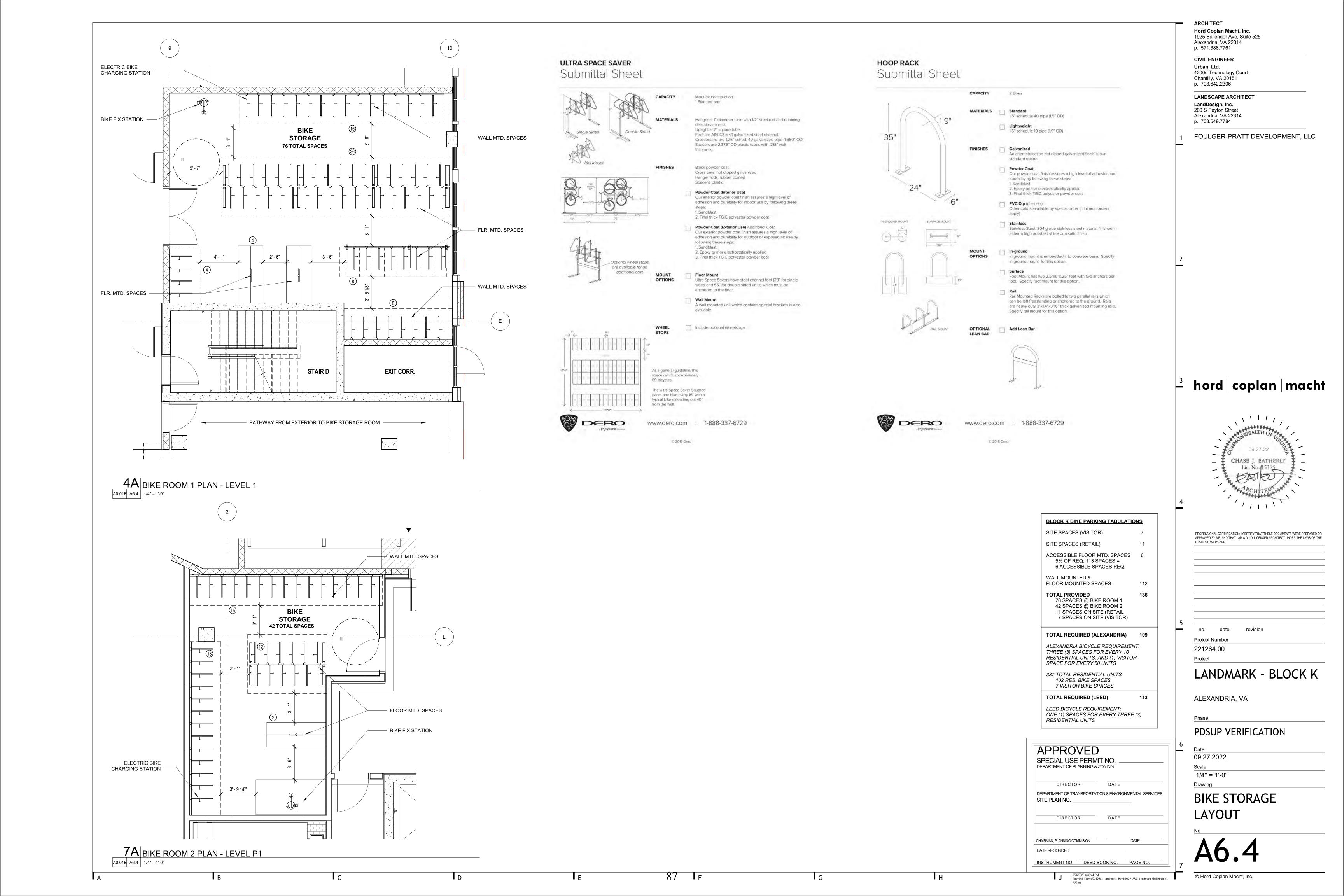
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Sustainable Building Partners 2701 Prosperity Avenue, Suite 100 Fairfax, VA 22031

**Date:** April 15th, 2022

Project: LMR Block K

Purpose: Concept 2 Submission - Green Building Approach

### General Approach

The Landmark Mall Redevelopment (LMR) project is pursuing LEED Neighborhood Development v4 Plan certification. The LMR Block K project is pursuing LEED BD+C Multifamily Mid-rise v4 certification at a Silver level. The project will meet the 2019 Green Building Policy requirements as required by the CDD conditions.

Sustainable Building Partners is hired to perform whole building energy modeling for the project. The effort will analyze the impacts of the envelope, mechanical, plumbing, and electrical systems on the overall energy performance of the building. The effort is iterative, occurring at key design development milestones. Energy efficiency opportunities will be explored and considered to optimize the overall performance and reduce the

- environmental impacts of the building. Strategies include but are not limited to:
- Window-to-wall ratio Window performance
- Envelope thermal transmittance
- Thermal bridging
- Heating and cooling efficiencies
- Ventilation optimization and controls
- Lighting power density

The project will meet the require 14% energy cost savings, equivalent to 5 LEED NC energy points, and explore higher levels of performance as part of this effort. The project will not be part of a district-wide energy system.

The building will be made solar-ready for potential future installation of PV panels.

The project will use native and adaptive plantings throughout the project. The project will include a high-performing irrigation system using drip irrigation, moisture meters, and controllers where necessary to ensure plantings survive and thrive. The use of non-potable water for irrigation will be evaluated.

Low flow plumbing fixtures and ENERGY STAR appliances will be used to reduce potable water use reduction. A 40% water use reduction, at minimum, will be achieved for plumbing fixtures as required by the Green Building Policy. Potential fixture flow rates include: 0.8/1.28 gpf dual flush water closet, 1.0 gpm lavatory faucet, 1.75 gpm

showerhead, and 1.5 gpm kitchen faucet. All tank water closets, lavatory faucets, and showerheads will be WaterSense labeled ensuring high-quality fixtures.

## Indoor Environmental Quality

Sustainable Building Partners

Overall occupant comfort and indoor air quality will be achieved by ensuring high quality compartmentalization of the units, which will be tested and measured via unit air leakage testing. This ensures contaminant and odor transfer between units is minimized. Additionally, outdoor air will be provided directly from the outdoors into the units and all outdoor air systems will be equipped with a minimum MERV 8 filter.

Indoor air quality concerns will also be mitigated by using low-emitting flooring, paints and coating, insulation, and ceiling systems within the building. This will be managed and confirmed by reviewing product information and ensuring it carries a GreenGuard Gold label (or equivalent), which is a third-party label that confirms volatile organic compounds levels are below prescribed thresholds.

Lastly, the project team will evaluate daylight penetration into units, amenity, and retail spaces. Window and daylit area will be maximized to the greatest extent possible, while still balancing thermal and energy performance.

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DATE RECORDED

INSTRUMENT NO.

DEVELOPMENT SITE PLAN NO.

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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DATE

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EVELOPMENT N - BLOCK K

OREEN BUILDING APPROACH NDMARK MALL REDEVEL PRELIMINARY SITE PLAN - BI

SHEET 84

FILE No. DSUP-13080

SB) SUSTAINABLE BUILDING PARTNERS LEED for Homes v4: Multifamily Mid-Rise April 15, 2022 Prereq Combustion Venting Required Garage Pollutant Protection Radon-Resistant Construction Required Air Filtering Required Environmental Tobacco Smoke Required Site Selection Compartmentalization Required Compact Development Enhanced Ventilation Community Resources Contaminant Control Balancing of Heating and Cooling Distribution Systems Access to Transit Enhanced Compartmentalization 1.5 5 0.5 Sustainable Sites Enhanced Combustion Venting Enhanced Garage Pollutant Protection Y Prereq Construction Activity Pollution Prevention
Y Prereq No Invasive Plants
Credit Heat Island Reduction Construction Reinwater Management (v4.1)

1.5 0.5 Credit Non-Toxic Pest Control Low Emitting Products No Evnironmental Tobacco Smoke Required Rainwater Management (v4.1) Y Prereq Water Metering
6 2 4 Credit Total Water Use Access to Transit (thres. 2) Community Resources (thres. 2) Prereq Minimum Energy Performance D A
Prereq Energy Metering
Prereq Education of the Homeowner, Tenant or Building Manager
Prereq Education of the Homeowner, Tenant or Building Manager
Prereq Education of the Homeowner, Tenant or Building Manager
Prereq Education of the Homeowner, Tenant or Building Manager
Prereq Energy Wetering
Prereq Energy Metering
Prereq Education of the Homeowner, Tenant or Building Manager
Prereq Energy Use Description
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Prese Education of the Homeowner, Tenant o Rainwater Management (thres. 3) Required Required Certified Tropical Wood Required Durability Management Durability Management Verification Environmentally Preferable Products Construction Waste Management (NC v4) - min 8 points total in LT and EA required min 3 points in WE required - min 3 points in EQ required