PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

LINDSAY CAMPUS

1525 KENWOOD AVENUE

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL EX. SITE AREA =	6.77 AC	295,048 SF
TOTAL PROP. SITE AREA =	6.77 AC	295,048 SF
TOTAL AREA OF TAX PARCELS =	6.77 AC	295,048 SF
EX. IMPERVIOUS AREA ON TAX PARCELS =	6.25 AC	271,980 SF
PROP. IMPERVIOUS AREA ON TAX PARCELS =	6.05 AC	263,393 SF
TOTAL DISTURBED AREA =	6.99 AC	303,619 SF

ENVIRONMENTAL SITE ASSESSMENT:

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS. THE FINAL SITE PLAN SHALL NOT BE RELEASED AND NO CONSTRUCTION ACTIVITY SHALL TAKE PLAN UNTIL THE FOLLOWING HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF T&ES: A SITE CHARACTERIZATION REPORT/EXTENT OF CONTAMINATION STUDY DETAILING THE LOCATION, APPLICABLE CONTAMINANTS, AND THE ESTIMATED QUANTITY OF ANY CONTAMINATED SOILS AND/OR GROUNDWATER AT OR IN THE IMMEDIATE VICINITY OF THE SITE, A RISK ASSESSMENT INDICATING ANY RISKS ASSOCIATED WITH THE CONTAMINATION, A REMEDIATION PLAN DETAILING HOW ANY CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS, AND A HEALTH AND SAFETY PLAN INDICATING MEASURES TO BE TAKEN DURING REMEDIATION AND/OR CONSTRUCTION ACTIVITIES TO MINIMIZE THE POTENTIAL RISKS TO WORKER, THE NEIGHBORHOOD, AND THE ENVIRONMENT.

THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, IT'S CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

ALL WELLS INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FLANDER AND COORDINATE WITH ALEXANDRIA HEALTH DEPARTMENT AT 703 838–4400 EXT. 255.

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 6PM. 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.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS SITE.

ARCHAEOLOGICAL NOTE:

CONTACT ALEXANDRIA ARCHAEOLOGY (703–838–4399) TWO WEEKS PRIOR TO ANY GROUND DISTURBING ACTIVITY (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2–151 OF THE ZONING ORDINANCE). CITY ARCHAEOLOGISTS WILL PROVIDE ON–SITE INSPECTIONS TO RECORD SIGNIFICANT FINDS.

THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, AND GAS MAIN LINES OR SERVICES CANNOT BE FIELD SURVEYED. "MISS UTILITY" UTILITY SERVICE PROTECTION CENTER MAY BE CONTACTED AT 1–800–552–7001 REGARDING THE LOCATION OF THESE UNDERGROUND UTILITIES.

UTILITY WARNING!!

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

COMPLETE STREET TABULATIONS

	New	Upgraded
Crosswalks (number)		
Standard	-	-
High Visibility	4	6
Curb Ramps	15	1
Sidewalks (LF)	-	2685
Bicycle Parking (number spaces)	-	-
Public/Visitor (short term)	SITE 1: 4 SITE 2A: 4 SITE 2B: 4	-
Private/Garage (long term)	SITE 1: 13 SITE 2A: 17 SITE 2B: 11	-
Bicycle Paths (LF)	-	-
Pedestrian Signals	-	-

SURVEYOR'S CERTIFICATE

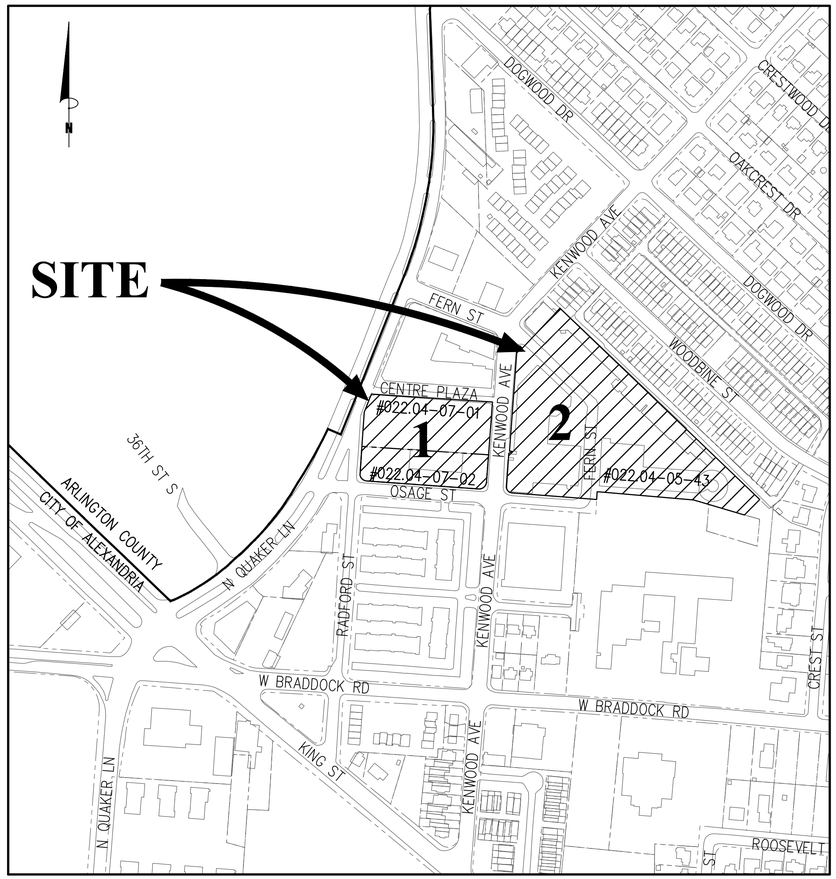
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BRENT EVANS, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT ORIGINAL DATA WAS OBTAINED ON MARCH 26, 2020; AND THAT THIS PLAT, MAP, OR GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

SHEET INDEX

C1.00	COVER SHEET
C2.00	NOTES ABBREVIATIONS AND LEGEND
C2.10	GENERAL NOTES
C3.00	CONTEXTUAL PLAN
C4.00	OVERALL EXISTING CONDTIONS PLAN
C4.10–C4.20	EXISTING CONDITIONS PLAN
C5.00–C5.10	DEMOLITION PLAN
C6.00	OVERALL SITE PLAN
C6.10–C6.20	PRELIMINARY DEVELOPMENT SITE PLAN
C7.00–C7.10	GRADING PLAN
C8.00–C8.10	DIMENSION PLAN
C9.00–C9.10	UTILITY PLAN
C10.00–C10.10	PRE–DEVELOPMENT IMPERVIOUS CONDITIONS
C10.20–C10.30	POST–DEVELOPMENT IMPERVIOUS CONDITIONS
C10.40–C10.50	STORMWATER MANAGEMENT PLAN
C10.60	STORMWATER MANAGEMENT COMPUTATIONS
C11.00	OUTFALL ANALYSIS
C11.10–C11.20	PRE–DEVELOPMENT DRAINAGE DIVIDES
C11.30–C11.40	POST–DEVELOPMENT DRAINAGE DIVIDES
C12.00–C12.10	OPEN SPACE PLAN
C13.00–C13.10	LIGHTING AND SIGNAGE PLAN
C14.00–C14.60	VEHICLE TURNING MOVEMENTS
C15.00–C15.10	FIRE SERVICE PLAN
C16.00–C16.10	SIGHT DISTANCE PROFILE
C17.00	EXISTING ROAD SECTIONS
C17.10	PROPOSED ROAD SECTIONS
T1.00–T1.10	TREE PROTECTION PLAN
T2.00	TREE INVENTORY CHART & DETAILS

A–1.1	VOLVO PARKING LEVEL 2
A–1.2	VOLVO PARKING LEVEL 1
A–1.3	VOLVO GROUND FLOOR PLAN
A–1.4	VOLVO SECOND FLOOR PLAN
A–1.4b	VOLVO ROOF PLAN
A–1.5	VOLVO ELEVATIONS
A–1.6	VOLVO CODE / SECTION
A–2.1	LEXUS SALES FIRST FLOOR PLAN
A–2.2	LEXUS SALES BASE/SEC FL PLAN
A–2.2b	LEXUS SALES ROOF PLAN
A–2.3	LEXUS SALES ELEVATIONS
A–2.4	LEXUS SALES CODE / SECTIONS
A–3.1	LEXUS SERVICE FIRST FLOOR PLAN
A–3.2	LEXUS SERVICE SECOND FLOOR PLAN
A–3.3	LEXUS SERVICE ROOFTOP PLAN
A–3.4	LEXUS SERVICE ELEVATIONS
A–3.5	LEXUS SERVICE CODE / SECTION
A–4.1	LEXUS SALES PERSPECTIVE
A–4.2	LEXUS SERVICE PERSPECTIVE
A–4.3	VOLVO PERSPECTIVE
L1.00	OVERALL LANDSCAPE PLAN
L1.01	SITE 1 & 3 LANDSCAPE PLANS
L1.02	SITE 2 LANDSCAPE PLAN
L1.10	HARDSCAPE DETAILS
L1.20	LIGHTING DETAILS
L2.00	PLANTING TABULATION PLAN
L2.10	PLANTING SCHEDULE
L2.11	PLANTING DETAILS

78 TOTAL SHEETS



VICINITY MAP

SCALE : 1" = 200'

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DSUP TO CONSTRUCT A NEW DEALERSHIP WITH AUTOMOBILE SALES AND SERVICE ON SITE 1, AND A REDEVELOPMENT OF AN EXISTING DEALERSHIP WITH SALES AND SERVICE BUILDINGS ON SITE 2.

APPLICATIONS/MODIFICATION REQUEST

- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
- TRANSPORTATION MANAGEMENT PLAN SPECIAL USE PERMIT
- COORDINATED SIGNAGE PLAN SPECIAL USE PERMIT
- SPECIAL USE PERMIT FOR REDUCTION OF LOADING SPACES.
- MODIFICATION OF SETBACK REQUIREMENT AT LINE OF ZONE CHANGE PER SECTION 7–902.
- MODIFICATION TO LANDSCAPE GUIDELINES FOR LANDSCAPE ISLAND TO PARKING SPACE RATIO

APPLICANT

LINDSAY MOTOR CAR COMPANY
LINDSAY CAMPUS KENWOOD AVENUE
ALEXANDRIA, VA 22302
(703) 931–3000
ATTN: JOHN OVEREND

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DRIVE, SUITE 500
HERNDON, VA 20171
ATTN: MARK S. STIRES, PE
DAVID PETERSON, PE
PHONE: (703) 464–1000

ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VA 22201
(703) 528–4700
ATTN: CATHY PUSKAR

ARCHITECT

PENNEY DESIGN GROUP
8120 WOODMONT AVENUE, SUITE 750
BETHESDA, MD 20814
(301) 979–7600
ATTN: LORI HALL

LANDSCAPE ARCHITECT

PARKERRODRIGUEZ, INC.
101 NORTH UNION STREET, SUITE 320
ALEXANDRIA, VA 22314
(703) 548–5010 X112
ATTN: TRINI RODRIGUEZ

ZONING TABULATIONS

ZONING TABULATIONS

Site	1	2	
Address	1511 N Quaker Lane 1707 Osage Street	1525 Kenwood Avenue	
Map Number	#022.04-07-01 #022.04-07-02	#022.04-05-43	
Existing Zoning	CG CG	CSL	
Proposed Zoning	CG	CSL	
Existing Use	Parking Office Building (487)	Auto Dealership (445)	
Proposed Use	Auto Dealership (445)	Auto Dealership (445)	
Existing Lot Area (SF)	51,710 33,659	209,679	
Proposed Lot Area (SF)	85,369	209,679	
Number of Units	NA	NA	
Gross Square Feet (GSF) of Building Area			
Existing (SF)	30,400	363,621	
Proposed (SF)	94,300	185,696	2A-Lexus Sales = 87,192 SF
(See building Analysis breakout on sheet C2.10)			2B-Lexus Service = 91,604 SF 2C-Existing Volvo Service to remain = 6,900 SF
Net Square Feet (NSF) or Floor Area			
Existing (SF)	30,400	90,033	
Permitted (SF)	42,684	104,839	
Proposed (SF)	37,300	104,839	2A-Lexus Sales = 34,873 SF
(See building Analysis breakout on sheet C2.10)			2B-Lexus Service = 63,066 SF 2C-Existing Volvo Service to remain = 6,900 SF
Proposed Floor Area Ratio (Permitted=0.50)	0.44	0.50	
Loading Space Required/Provided	2 spaces / 1 space*	5 spaces / 2 spaces*	
Open Space Required/Proposed	NA / 19%	NA / 17%	
Average Finish Grade (See Calculations on sheets C7.00-C7.10)	202.77'	Site 2A = 198.12' Site 2B = 197.04'	
Proposed Building Height (Max= 50')	26'	Site 2A = 37' Site 2B = 50' Site 2C = 27' (existing to remain)	
Setbacks Required	1:1 or 25' (Adjacent to Residential)		
Frontage Required/Proposed	NA	NA	

NOTES:
1) SITE 1 existing building area is per real estate assessments.
2) SITE 2: the existing building areas are per DSUP 2001-0007. Parking structure was excluded from floor area, per prior Z.O. definition.
*See Applications/Modification Request - Special Use Permit for reduction of loading spaces.

TRIP GENERATION

Site Trip Generation Analysis [1]

Land Use	ITE Code	Size	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Average Daily Trips
Existing Conditions[2]										
Site #1										
Office	710	30,400	S.F.	47	8	55	6	31	37	334
Site #2										
Automobile Sales	840	90,033	S.F.	123	45	168	74	110	184	2,550
			Total	170	53	223	80	141	221	2,884
Proposed Development[3]										
Site #1										
Automobile Sales	840	36,500	S.F.	50	18	68	35	52	87	1,016
Site #2A										
Automobile Sales	840	34,873	S.F.	48	18	66	28	42	70	989
Site #2B										
Automobile Sales	840	63,066	S.F.	86	32	118	51	76	127	1,789
Site #2C										
Automobile Sales	840	6,900	S.F.	9	3	12	5	8	13	196
			Total	193	71	264	119	178	297	3,990
Difference (Proposed minus Existing)				**23**	**18**	**41**	**39**	**37**	**76**	**1,106**

Notes:
1. Trip Generation obtained from ITE's Trip Generation Manual, 10th Edition.
2. Excludes existing service car wash in adjacent struture.
3. Consistent with existing conditions excludes service carwash. Additionally, excludes internal ramp and rooftop parking (non-trip generating uses).

PARKING TABULATIONS

PRELIMINARY PARKING TABULATIONS

SITE	Prop. Use	Proposed Floor Area (SF)	Existing # of Spaces	Required # of Spaces (1 space/400 SF of floor area)	Proposed # of Standard Surface Spaces	Proposed # of Compact Surface Spaces	Percent of Proposed Compact Spaces (%)	Proposed # of Garage Spaces	ADA Spaces	Total Proposed Spaces
1	NEW VOLVO	37,300	223	93	71			151	2	224
2A	LEXUS SALES	34,873	43	87	43			152	2	197
2B	LEXUS SERVICE	63,066	200	158	93	12	6%	84		189
2C	EX. VOLVO SERVICE	6,900	28	17	37					37
			494	355	244	12		387	4	647

NOTES:
1) *SITE 1: The total existing and proposed parking space counts include 27 shared spaces with Fairlington shopping center.
2) SITE 2: Has approximately 97 existing surface spaces and 174 existing garage spaces.

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

COVER SHEET
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: AS SHOWN V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C1.00	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept plotsv\engineering\engineering plans\PDSUP\1526-03-007-C1.00-COP-COVER.dwg

ABBREVIATIONS

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
c,e	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
C&G	CABLE TELEVISION
CATV	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
℄	CENTERLINE
C/L	CENTERLINE
CLR	CLEAR
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTR	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SPOUT
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
△	DELTA
E	RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDER
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FCPA	FAIRFAX COUNTY PARK AUTHORITY
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOY	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LCG	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
NA OR N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
N/F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO. OR #	NUMBER
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCEC	POINT OF CURVATURE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
℄	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
ROGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
ROM	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TRANSP	TRANSPORTATION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UD	UNDERDRAIN
UL	UPPER LEVEL
UP	UTILITY POLE
USBC	US BUILDING CODE
USGS	US GEOLOGICAL SURVEY
V OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
VDOT	VA DEPT OF TRANSPORTATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
W/M OR WM	WATER MAIN
WQIA	WATER QUALITY IMPACT ASSESMENT
WV	WATER VALVE
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

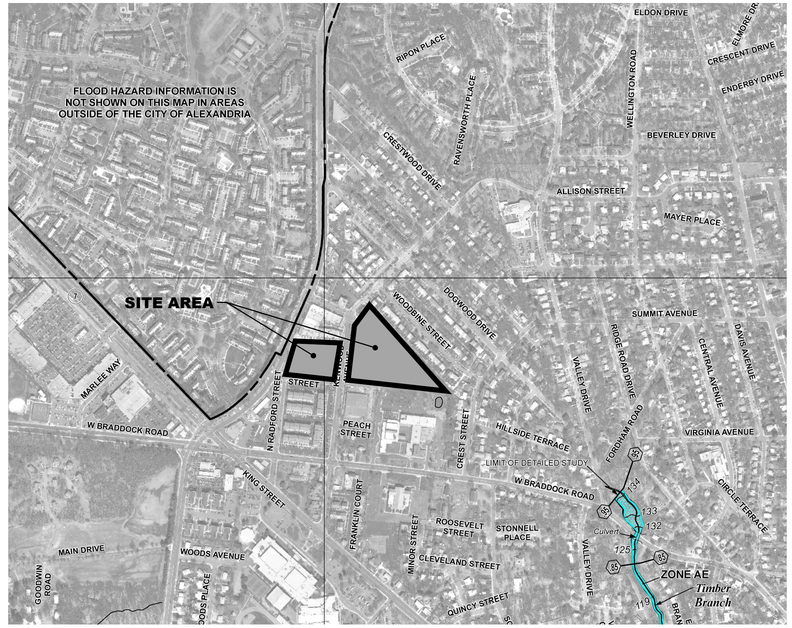
NOTE:
THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

GENERAL NOTES

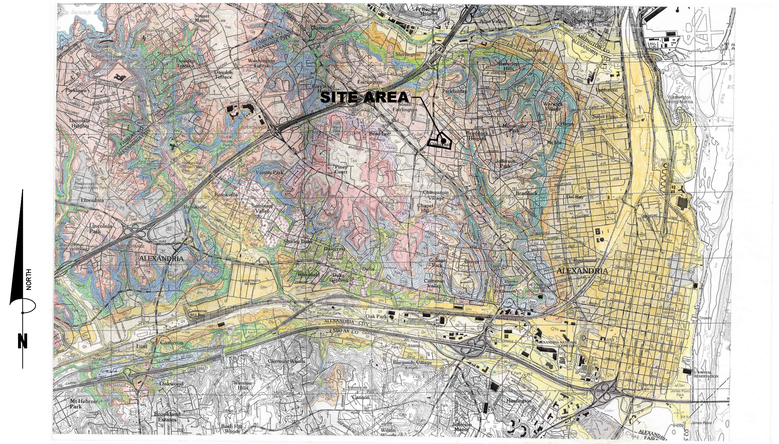
1. EROSION AND SEDIMENT CONTROL WILL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE REGULATIONS OF CITY OF ALEXANDRIA.
2. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH USBC 119.0.
3. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
4. A SOILS REPORT MUST BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
5. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO CODE ENFORCEMENT THAT WILL OUTLINE THE STEPS THAT SHALL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS.
6. ROOF DRAINAGE SYSTEMS MUST BE INSTALLED SO THAT NO IMPACT NOR EROSION/DAMAGE TO ADJACENT PROPERTY OCCURS.
7. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. PLANS SHALL ACCOMPANY THE PERMIT APPLICATION THAT FULLY DETAIL THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
8. PERMISSION FROM ADJACENT PROPERTY OWNERS IS REQUIRED IF ACCESS TO THE ADJACENT PROPERTIES IS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. OTHERWISE, A PLAN SHALL BE SUBMITTED TO DEMONSTRATE THE CONSTRUCTION TECHNIQUES UTILIZED TO KEEP CONSTRUCTION STRICTLY ON THE REFERENCED PROPERTY.
9. APPLICANT SHALL PREPARE A NOISE STUDY IDENTIFYING THE LEVELS OF NOISE RESIDENTS OF THE PROJECT WILL BE EXPOSED TO AT THE PRESENT TIME, AND 10 YEARS INTO THE FUTURE IN A MANNER CONSISTENT WITH THE NOISE GUIDANCE BOOK USED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
10. APPLICANT SHALL SUBMIT A SITE CHARACTERIZATION REPORT/EXTENT OF CONTAMINATION STUDY, RISK ASSESSMENT, REMEDIATION PLAN, AND HEALTH AND SAFETY PLAN BEFORE RELEASE OF THE FINAL SITE PLAN AND CONSTRUCTION ACTIVITIES MAY COMMENCE.
11. ALL ARCHEOLOGICAL PRESERVATION MEASURES MUST BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PIPE DRIVING, LANDSCAPING AND OTHER EXCAVATION AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE). TO CONFIRM, CALL ALEXANDRIA ARCHEOLOGY AT (703) 838-4399.
12. CALL ALEXANDRIA ARCHEOLOGY IMMEDIATELY (703) 838-4399 IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	PROP. E.P.
EX. C & G	CURB AND GUTTER	CSCG-1
	TRANSITION FROM CSCG-2 TO CSCG-1	CSCG-2 CSCG-1
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	REVISION	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	LOD LOD
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
EX 8" W/M	WATER LINE	8" DIP W/M
EX. W/V	WATER VALVE	
	WATER REDUCER	
EX 8" SAN	SANITARY SEWER	8" SAN
EX 18" RCP	STORM SEWER	18" RCP
CATV CATV	CABLE TV	CATV CATV
UGE UGE	ELECTRIC SERVICE	E
T T	TELEPHONE SERVICE	T T
G G	GAS LINE	G G
OHE OHE	OVERHEAD ELECTRIC	OHE OHE
EAT EAT	OVERHEAD TELEPHONE	EAT EAT
+ 25.32	SPOT ELEVATION	+25.32
⌀	UTILITY POLE	⌀
	SIGN	
EX A	SANITARY SEWER IDENTIFIER	A
EX 2	STORM DRAIN IDENTIFIER	2
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	7
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	DOOR ENTRANCE	
	HANDICAP RAMP (CSRP-1)	
	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	TREE	
	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	BRICK SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	



FEMA MAP
N.T.S.



SOILS MAP
N.T.S.

Tcs	**Chinquapin Village terrace**—Mostly a flat to gently sloping, poorly drained landscape. Typical surface elevation ranges from 185 to 200 feet, with the base being between 170 and 190 feet. Average thickness about 30 feet. Mostly consists of cobbles and pebbles in a matrix of orange loam (Tcg). Has distinct areas capped by heavy, clayey silt (Tcs) and sandy silt and loam (Tcl); the former is marked by relict swamp vegetation within a poorly drained landscape along the inboard edge of the terrace, whereas the latter has a pronounced fragipan. Prominent terrace remnants located on either side of Chinquapin Hollow at an elevation of 165-170 feet, and capped by identical clayey silt, are probably part of the same terrace, having been downthrown across the Fort Williams fault
Tcl	
Tcg	

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

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

NOTES ABBREVIATIONS AND LEGEND

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: N/A V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C2.00	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (emily) - lindsay campus-feasibility concept plan\engineering plans\PDSUP\1526-03-007-C2.00-LEG_NOTES.dwg

GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREIN WAS PREPARED BY BOWMAN CONSULTING DATED MAY 14, 2019.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NUMBERS T.M. 22.04–07–01, 22.04–07–02, 22.04–05–43 AND 32.02–02–30.
3. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A MAP COMMUNITY PANEL NO. 5155190029E (6/16/11), DESIGNATED AS UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500–YEAR FLOOD PLAIN.
4. OWNER: LINDSAY MOTOR CAR COMPANY; LINDSAY CAMPUS KENWOOD AVENUE, ALEXANDRIA, VA 22302; (703) 931–3000.
5. NONE OF THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN ARE WITHIN AN RPA.
6. ALL UTILITIES SERVING THIS SITE WILL BE UNDERGROUND.
7. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS.
8. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549–7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER.
9. ELECTRIC POWER WILL BE PROVIDED BY DOMINION VIRGINIA POWER. ALL CONSTRUCTION WORK TO BE COORDINATED WITH VERIZON PRIOR TO CONSTRUCTION.
10. ONSITE GAS DISTRIBUTION WILL BE IN ACCORDANCE WITH WASHINGTON GAS & LIGHT REQUIREMENTS. ALL CONSTRUCTION WORK TO BE COORDINATED WITH WASHINGTON GAS PRIOR TO CONSTRUCTION.
11. ONSITE CABLE SERVICES WILL BE PROVIDED BY COMCAST CABLE. ALL CONSTRUCTION WORK TO BE COORDINATED WITH COMCAST CABLE PRIOR TO CONSTRUCTION.
12. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ONSITE.
13. A SOILS REPORT SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO UNDERGROUND STORAGE TANKS; AREAS LOCATED WITHIN 1,000 FT OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA; AND AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
15. IN ACCORDANCE WITH CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, AND CURRENT SOIL REPORTS FOR THE PROPERTY, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THE SITE.
16. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE.
17. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH USBC 119.0.
18. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OF LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO CODE ENFORCEMENT THAT WILL OUTLINE THE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS.
19. ROOF DRAINAGE SYSTEMS MUST BE INSTALLED SO AS NEITHER TO IMPACT UPON, NOR CAUSE EROSION/DAMAGE TO, ADJACENT PROPERTY.
20. SHEETING AND SHORING SHALL NOT EXTEND BEYOND THE PROPERTY LINE; EXCEPT WHEN THE DEVELOPER HAS OBTAINED WRITTEN RELEASE FROM ADJACENT PROPERTY OWNERS WHICH HAS BEEN RECORDED IN THE LAND RECORDS; OR THROUGH AN APPROVED ENCROACHMENT PROCESS.
21. CONSTRUCTION STAGING OF MATERIALS SHALL REMAIN CLEAR OF EMERGENCY VEHICLE EASEMENTS, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS AT ALL TIMES.
22. ANY INCONSISTENCIES BETWEEN THE VARIOUS DRAWINGS SUBMITTED BY THE APPLICANT SHALL BE RECONCILED BY THE APPLICANT TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING & TRANSPORTATION AND ENVIRONMENTAL SERVICES.
23. A TEMPORARY INFORMATIONAL SIGN SHALL BE INSTALLED ON THE SITE PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN FOR THE PROJECT AND SHALL BE DISPLAYED UNTIL CONSTRUCTION IS COMPLETE OR REPLACED WITH A MARKETING SIGN INCORPORATING THE REQUIRED INFORMATION; THE SIGN SHALL NOTIFY THE PUBLIC OF THE NATURE OF THE UPCOMING PROJECT AND SHALL PROVIDE A PHONE NUMBER FOR PUBLIC QUESTIONS REGARDING THE PROJECT. (P&Z)
24. THE APPLICANT SHALL MEET WITH T&ES TO DISCUSS CONSTRUCTION STAGING ACTIVITIES PRIOR TO RELEASE OF ANY PERMITS FOR GROUND DISTURBING ACTIVITIES.
25. DURING THE CONSTRUCTION PHASE OF THIS DEVELOPMENT, THE SITE DEVELOPER, THEIR CONTRACTORS, CERTIFIED LAND DISTURBER, OR OWNER'S OTHER AGENT SHALL IMPLEMENT A WASTE AND REFUSE CONTROL PROGRAM. THIS PROGRAM SHALL CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER OR TRASH, TRASH GENERATED BY CONSTRUCTION WORKERS OR MOBILE FOOD VENDOR BUSINESSES SERVING THEM, AND ALL SANITARY WASTE AT THE CONSTRUCTION SITE AND PREVENT OFFSITE MIGRATION THAT MAY CAUSE ADVERSE IMPACTS TO NEIGHBORING PROPERTIES OR TO THE ENVIRONMENT TO THE SATISFACTION OF DIRECTORS OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AND CODE ENFORCEMENT. ALL WASTES SHALL BE PROPERLY DISPOSED OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
26. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.
27. THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS/HER DESIGNATED REPRESENTATIVE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPs ARE:

    A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.

    B. CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. (T&ES)
28. PERFORMANCE BOND FOR BMPs SHALL NOT BE RELEASED UNTIL ALL DRAINAGE AREA FLOWING INTO THE BMP IS DEVELOPED. PRIOR TO RELEASE OF THE PERFORMANCE BOND THE APPLICANT(S) IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFACTION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORM WATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT(S) AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS AND THAT THEY ARE FUNCTIONING AS DESIGNED AND ARE UNAFFECTED BY CONSTRUCTION ACTIVITIES. IF MAINTENANCE FOR THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.
29. THIS PLAN SHALL COMPLY WITH THE "2019 GREEN BUILDING POLICY." THE PROPOSED NEW BUILDINGS WILL ACHIEVE LEED SILVER CERTIFICATION OR EQUIVALENT. SEE NARRATIVE BELLOW:

PENNEY DESIGN GROUP

September 11, 2020

LINDSAY CAMPUS LEED NARRATIVE

LEED Certification Level: SILVER

Green Building Narrative: The buildings will comply with The City of Alexandria's 2019 Green Building Policy and will incorporate sustainable strategies. White the sustainability elements will be refined during the final building design, the Lindsay Campus currently contemplates the inclusion of the following sustainable strategies:

Commercial recycling, access to quality views, ongoing water and air performance testing, green cleaning products, integrated pest management, bike storage and shows, EV car charging stations, and access to public transportation.

STORMWATER MANAGEMENT NOTES

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

THE DEVELOPER SHALL FURNISH THE OWNERS WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT, A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMP(S) AND SUPPORTING EQUIPMENT, AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY.

CITY OF ALEXANDRIA NOTES

1. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
2. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703–746–4996.
3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND
   SATURDAYS FROM 9AM TO 6PM
   NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 9AM TO 6PM
   AND SATURDAYS FROM 10AM TO 4PM
4. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703–746–4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
5. ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH THE CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
6. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. ENGINEER/OWNER IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703–549–3381 x2020.

SURVEY NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS IDENTIFIED AS THE CITY OF ALEXANDRIA MAP NO 032.01–09–08.
2. THE SURVEYED PROPERTY IS CURRENTLY IN THE NAME OF LINDSAY CADILLAC COMPANY RECORDED IN DEED BOOK 1287 AT PAGE 89, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. BOUNDARY INFORMATION AND TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM EXISTING LAND RECORDS FROM THE CITY OF ALEXANDRIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON MARCH 26, 2020.
4. HORIZONTAL & VERTICAL DATUM (NAD83 GRID & NAVD88), SHOWN HEREON WAS OBTAINED BY A GPS SURVEY UTILIZING A CORS SOLUTION.
5. THE SURVEYED PROPERTY SHOWN HEREON LIES IN OTHER AREAS, ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA AN INDEPENDENT CITY, BEING PANEL 29 OF 45 AND MAP NUMBER 5155190029E, REVISED JUNE 16, 2011.
6. LOCATION OF UNDERGROUND UTILITIES WERE COMPILED FROM A SUBSURFACE UTILITY MARK OUT PERFORMED BY BOWMAN CONSULTING SUE DEPARTMENT ON MARCH 13, 2020 AND FIELD LOCATED. ALONG WITH THE SUE LOCATION, WATER, STORM AND SANITARY SEWER INFORMATION WAS TAKEN FROM FIELD MEASUREMENTS AND SUPPLEMENTED WITH INFORMATION FROM THE CITY OF ALEXANDRIA GIS SEWER VIEWER.

CONCERNING UTILITY WORKS:

NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
ALL EXCAVATED MATERIAL TO BE REPLACED INTO THE TRENCH SHALL BE STOCKPILED ON THE HIGH SIDE OF THE TRENCH. IF ANY TRENCH WORK WILL REMAIN OPEN AFTER THE END OF THE WORKDAY ALL NEEDED EROSION AND SEDIMENT CONTROLS SHALL BE EMPLOYED. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE CITY OF ALEXANDRIA.

PROPOSED BUILDING AREA ANALYSIS

LINDSAY VOLVO AREA ANALYSIS - SITE 1

	FAR AREA	BUILDING AREA	PARKING
BASEMENT PKNG 2	0	28,500 SF	78 SPACES
BASEMENT PKNG 1	0	28,500 SF	73 SPACES
TOTAL BASEMENT PARKING	0	57,000 SF	151 SPACES
GROUND	29,300 SF	29,300 SF	71 SPACES*
SECOND	8,000 SF	8,000 SF	
TOTAL ABOVE GROUND	37,300 SF	3,300 SF	71 SPACES
*44 PROPOSED SPACES + 27 EXISTING SHARED SPACES TO REMAIN			
TOTAL BUILDING	37,300 SF	94,300 SF	222 SPACES

LINDSAY LEXUS SALES AREA ANALYSIS - SITE 2A

	FAR AREA	BUILDING AREA	PARKING
BASEMENT GARAGE PARKING	0	52,319 SF	152 SPACES
GARAGE RAMP AND STAIRS	2,469 SF	2,469 SF	
FIRST FLOOR	27,918 SF	27,918 SF	48 SPACES
SECOND FLOOR	4,486 SF	4,486 SF	
BUILDING SUBTOTAL	34,873 SF	34,873 SF	48 SPACES
TOTAL BUILDING	34,873 SF	87,192 SF	200 SPACES

LINDSAY LEXUS SERVICE AREA ANALYSIS - SITE 2B

	FAR AREA	BUILDING AREA	PARKING
GROUND FLOOR	31,202 SF	30,932 SF	103 SPACES
SECOND FLOOR	30,336 SF	30,336 SF	
SUBTOTAL	61,538 SF	61,268 SF	103 SPACES
ROOFTOP RAMP/STAIRS	1,528 SF	1,528 SF	
ROOFTOP PARKING	0	28,808 SF	84 SPACES
TOTAL BUILDING	63,066 SF	91,604 SF	187 SPACES

GEOTECHNICAL REPORT NOTE

CONTRACTOR IS ADVISED TO REVIEW SEPARATELY PREPARED GEOTECHNICAL REPORTS FOR DESCRIPTION OF SOILS, SUBSURFACE CONDITIONS AND FOUNDATION CRITERIA. THERE ARE KNOWN CONTAMINATED SOILS ON THIS PROPERTY. FURTHER ENVIRONMENTAL STUDIES SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA FOR REVIEW.

MARINE CLAY NOTE

NO MARINE CLAY FOUND IN THIS SITE

EROSION/SEDIMENT CONTROL NOTES

1. THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION / SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS §4VAC50–30 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. T&ES MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE–CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. CERTIFIED RESPONSIBLE LAND DISTURBER IS REQUIRED TO ATTEND PRE–CONSTRUCTION MEETING.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
5. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
6. PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF–SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
7. ALL DISTURBED AREAS OF THE SITE THAT ARE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.
8. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.
9. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
10. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE.
11. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF–PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
12. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
13. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES MUST BE EMPLOYED FOR STOCKPILE AREAS.
14. ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 25% ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL.
15. TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE(S).
16. AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND ALL DISTURBED AREAS SHALL BE STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE REMOVED.

ARCHAEOLOGICAL NOTES

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

B. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

C. ARCHAEOLOGICAL TESTING MUST BE COMPLETED PRIOR TO GROUND DISTURBANCE. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT MUST COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED.

D. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11–411 OF THE ZONING ORDINANCE PRIOR TO ANY GROUND DISTURBING ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746–4399.

E. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.

F. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL ERECT A HISTORIC MARKER ON THE PROPERTY ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY. THE MARKER WILL HIGHLIGHT THE HISTORICAL AND ARCHAEOLOGICAL SIGNIFICANCE OF THE PROPERTY.

F. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL PRODUCE A BOOKLET FOR THE PUBLIC ON THE HISTORY AND ARCHAEOLOGY OF THE PROPERTY, ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY.

G. ALL ARCHAEOLOGICAL WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS AND IS SUBJECT TO THE APPROVAL OF THE CITY ARCHAEOLOGIST.

ENVIRONMENTAL NOTE

PROPOSED SITE IS NOT LOCATED WITHIN THE RESOURCE PROTECTION AREA (RPA)

GROUNDWATER NOTE

NO GROUNDWATER CONTAMINATION HAS BEEN FOUND IN THE SITE.

SEWER NOTE

THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

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

Bowman
CONSULTING
Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

GENERAL NOTES

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER
10/30/2020

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: N/A V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C2.10	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus- feasibility concept plans\engineering\engineering plans\PDSUP\1526-03-007-C2.00-1.00_NOTES.dwg

LEGEND

EXISTING BUS STOP

EXISTING CAPITAL BIKESHARE STATION

1/4 MILE RADIUS

1/4 MILE RADIUS

SITE 1

SITE 2

N

NORTH

KING ST

ARLINGTON COUNTY

CITY OF ALEXANDRIA

ZONE: RA

ZONE: CG

OAKCREST DR

DOGWOOD DR

KENWOOD AVE

CRESTWOOD DR

VALLEY DR

CREST ST

RIDGE RD DR

FERN ST

CENTRE PLAZA

WOODBINE ST

OSAGE ST

KINGSGATE CT

RADFORD ST

PEACH ST

W BRADDOCK PL

W BRADDOCK RD

HILLSIDE TERR

PAGE TERRACE

FORDHAM RD

ROOSEVELT ST

STONNELL PL

MINOR ST

CLEVELAND ST

SCROGGINS RD

N QUAKER LN

WOODS AVE

WOODS PL

N DR

W TIMB

367TH ST S

N QUAKER LN

ZONE: CG
ZONE: CL
ZONE: CSL
ZONE: RA
ZONE: R20
ZONE: R8
ZONE: RB
ZONE: RC
ZONE: POS

BUS STOP
WMATA-02
WMATA-01
WMATA-05
WMATA-06
DASH-NTS
DASH-NTS

ADJACENT OWNER INFORMATION

	Address	Owner Name	PID	Land Sq. Ft.	Zoning
1	1333 N QUAKER LA	SHAIKH SHABBIR M	032.01-11-05	13,812	CG
2	1701 CENTRE PZ	FAIRLINGTON CENTER CONDOMINIUM	022.04-0B-00	67,172	CG
3	1623 FERN ST	LINDSAY MOTOR CAR CO	022.04-05-38	4,943	CSL
4	1628 KENWOOD AV	1628 KENWOOD AVENUE LLC	022.04-05-39	2,342	RB
5	1614 WOODBINE ST	RUMINGAN ELIZABETH R OR	022.04-05-02	2,440	RB
6	1612 WOODBINE ST	PRIMEAU AUDREY M	022.04-05-03	1,710	RB
7	1610 WOODBINE ST	LONG ERIN E	022.04-05-04	1,710	RB
8	1608 WOODBINE ST	ANDERSON JANIS H	022.04-05-05	1,710	RB
9	1606 WOODBINE ST	KURODA JANELLE YUKIE	022.04-05-06	1,710	RB
10	1604 WOODBINE ST	MCPHERSON YONG AE	022.04-05-07	1,710	RB
11	1602 WOODBINE ST	NIKFAR SAYEH	022.04-05-08	1,728	RB
12	1600 WOODBINE ST	KRAUT BENJAMIN A OR NATALIE G	022.04-05-09	2,643	RB
13	1526 WOODBINE ST	PERKINS ELAINE C	022.04-05-10	2,633	RB
14	1524 WOODBINE ST	DELLAS SUSAN J	022.04-05-11	1,728	RB
15	1522 WOODBINE ST	EKMAN ELLE M	022.04-05-12	1,728	RB
16	1520 WOODBINE ST	BALKOVIC BRIAN E OR MEGAN	022.04-05-13	1,746	RB
17	1518 WOODBINE ST	AARHUS ROSEMARY	022.04-05-14	1,746	RB
18	1516 WOODBINE ST	BAKER EMANUEL A JR OR JANET P	022.04-05-15	1,764	RB
19	1514 WOODBINE ST	CUSICK RICHARD J AND CAROL A TRS	022.04-05-16	1,764	RB
20	1512 WOODBINE ST	ABBOTT SHARYN M	022.04-05-17	2,698	RB
21	1510 WOODBINE ST	MIEZAN JULIE W OR WILLIAM	022.04-05-18	2,688	RB
22	1508 WOODBINE ST	CORNYN DANLEY K	022.04-05-19	1,764	RB
23	1506 WOODBINE ST	MCGLYNN KATHRYN A	022.04-05-20	1,782	RB
24	1504 WOODBINE ST	MCGLYNN KATHRYN A	022.04-05-21	1,782	RB
25	1502 WOODBINE ST	MCGLYNN KATHRYN A	022.04-05-22	1,782	RB
26	1500 WOODBINE ST	MILES MONIQUE A	022.04-05-23	2,725	RB
27	1432 WOODBINE ST	MANCIAS MAUREEN E	022.04-05-24	2,716	RB
28	1430 WOODBINE ST	GRIGGS LINDA L	022.04-05-25	1,800	RB
29	1428 WOODBINE ST	DVORAK DUSTIN OR JESSICA	022.04-05-26	1,800	RB
30	1426 WOODBINE ST	SLOANE JOY L	022.04-05-27	1,800	RB
31	1424 WOODBINE ST	GRANTHAM ANDREW MICHAEL	022.04-05-28	1,800	RB
32	1422 WOODBINE ST	HANKINS BRENDA	022.04-05-29	1,818	RB
33	1420 WOODBINE ST	BEASLEY KAREN S	022.04-05-30	1,818	RB
34	1418 WOODBINE ST	CARPENTER DIANE L	022.04-05-31	2,780	RB
35	1416 WOODBINE ST	MOHABAT-AYIN SINA	022.04-05-32	3,642	RB
36	1414 WOODBINE ST	CRUZ CONCHITA OR KELLY BRENDAN SIMARD	022.04-05-33	1,872	RB
37	1412 WOODBINE ST	PELFREY CASEY H OR JEFFREY A	022.04-05-34	1,908	RB
38	1410 WOODBINE ST	FRANZEL PAMELA R	022.04-05-35	1,962	RB
39	1408 WOODBINE ST	KINDER BRADLEY L	022.04-05-36	3,519	RB
40	1499 W BRADDOCK RD	KEATING JOHN R BISHOP OF ARLINGTON	032.02-02-10.S1	11,110	R 8
41	1425 W BRADDOCK RD	LOVERDE PAUL S BISHOP OF ARLINGTON	032.02-02-10	318,106	R 8
42	1603 PEACH ST	LINDSAY CADILLAC COMPANY	032.02-02-30	55,030	CSL
43	1702 PEACH ST	KINGSGATE CONDOMINIUM	032.02-0A-00	180,784	RC

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONTEXTUAL PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1"=150' V:

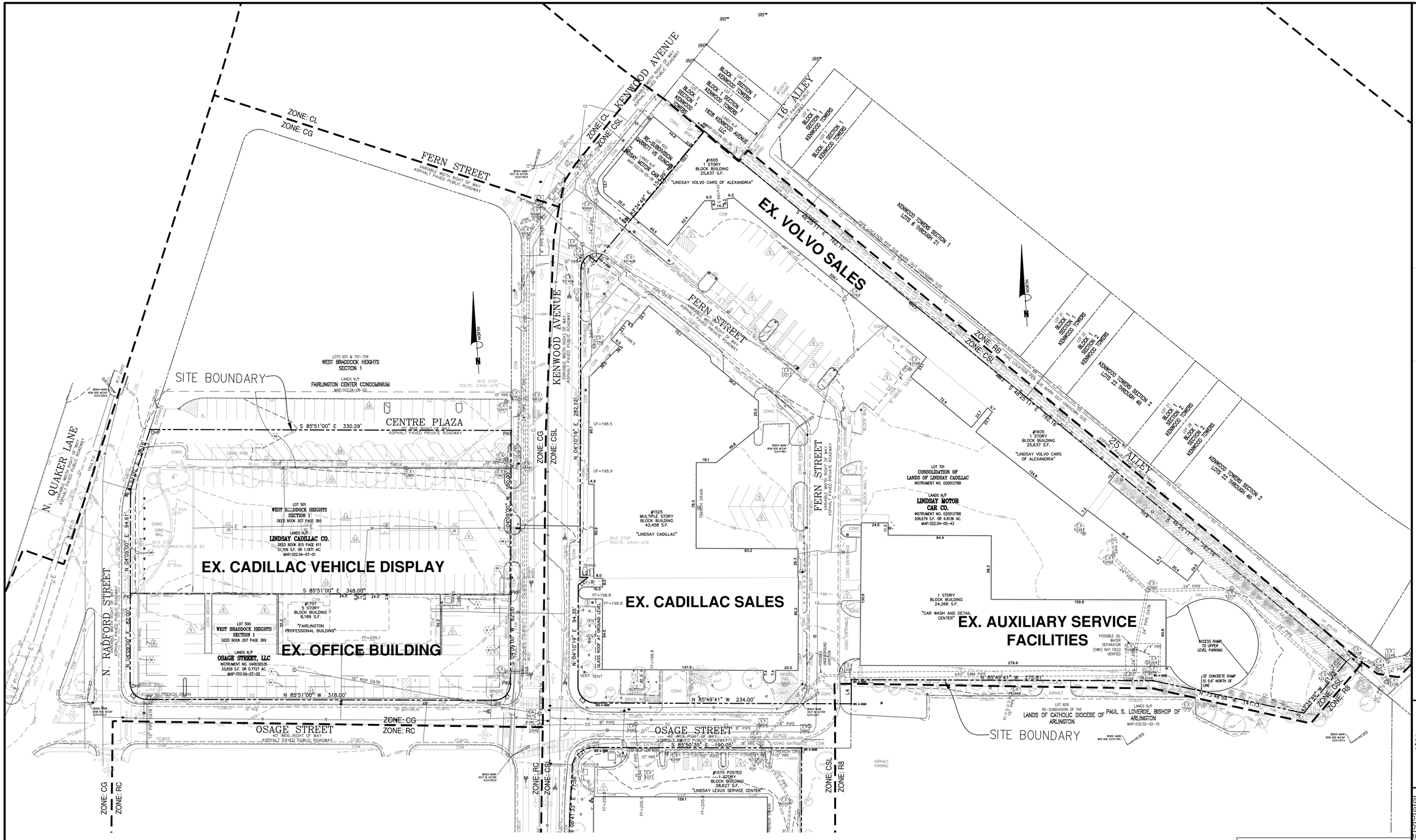
JOB No. 1526-03-007

DATE : OCT. 30, 2020

FILE No. 1526-D-PR-001

SHEET C3.00

Cad file name : P:\1526 - lindsay properties\1526-03-007 (mtp) - lindsay campus-feasibility concept pdsup (engineering (engineering plans\PDSUP\1526-03-007-C3.00-CTX-CONTEXTUAL.dwg



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

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISION _____ DATE

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

OVERALL EXISTING CONDITIONS PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1" = 40' V:

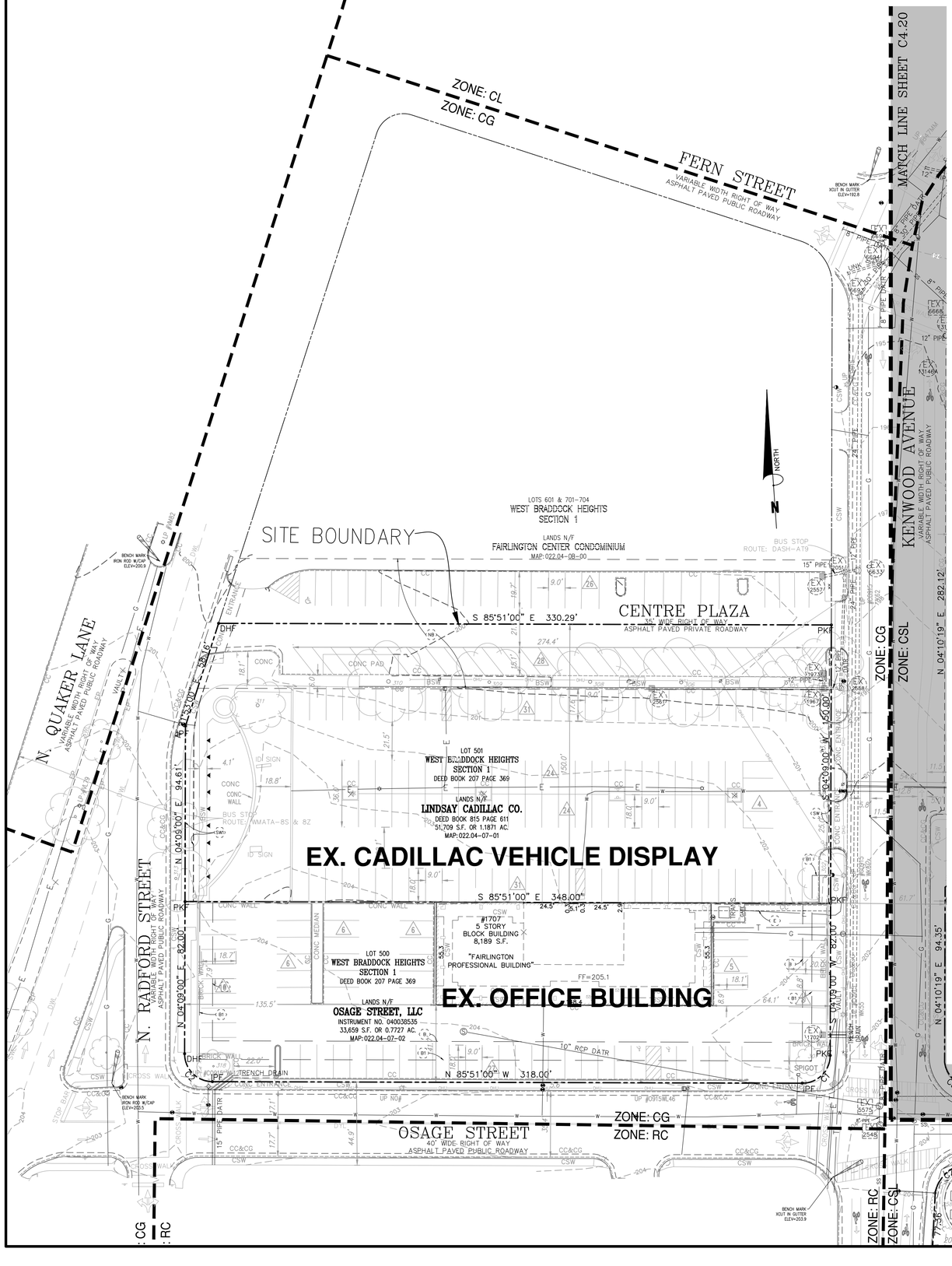
JOB No. 1526-03-007

DATE : OCT. 30, 2020

FILE No. 1526-D-PR-001

SHEET C4.00

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-4400-XCD-EX C000.dwg



EX. STORM SEWER TABLE

EX 2249 — RIM=188.71
INV IN=178.39 (24" PIPE FRM EX12243)
INV OUT=178.16 (24" PIPE TO UNK)

EX 2243 — RIM=188.95
INV IN=184.90 (15" PIPE FRM EX12239)
INV IN=179.85 (24" PIPE FRM EX12238)
INV OUT=179.65 (24" PIPE TO EX12245)

EX 12239 — RIM=189.12
NO INV RECESSED PIPES

EX 12238 — RIM=189.78
CENTER INV=180.28

EX 12275 — RIM=193.42
INV IN=183.30 (24" PIPE FRM EX12271)
INV OUT=182.97 (24" PIPE TO EX12238)

EX 12277 — RIM=194.62
INV IN=184.63 (24" PIPE FRM EX7090)
INV OUT=184.60 (24" PIPE TO EX12275)

EX 7090 — RIM=196.05
INV IN=185.25 (24" PIPE FRM EX7084)
INV IN=190.59 (15" PIPE FRM EX12292)
INV OUT=185.23 (24" PIPE TO EX12271)

EX 12292 — RIM=195.8
INV IN=192.06 (12" PIPE FRM UNK)
INV OUT=191.76 (15" PIPE TO EX7090)

EX 7084 — RIM=196.46
INV IN=188.16 (24" PIPE FRM EX13290)
INV IN=186.66 (4" PIPE FRM UNK)
INV OUT=NO ACCESS POSSIBLE OWS

EX 13290 — RIM=196.85
INV IN=193.15 (60" PIPE FRM EX12336)
INV OUT=188.00 (24" PIPE TO EX7084)

EX 7095 — RIM=197.31
INV OUT=193.71 (15" PIPE TO UNK)

EX 2669 — RIM=200.19
INV OUT=196.70 (15" PIPE TO UNK)

EX 12336 — RIM=200.71
INV IN=194.08 (18" PIPE FRM UNK)
INV OUT=190.48 (60" PIPE TO EX13290)

EX 5611 — RIM=202.36
INV IN=195.39 (18" PIPE FRM EX6333)
INV OUT=195.45 (18" PIPE TO UNK)

EX 6333 — RIM=202.96
INV IN=195.98 (15" PIPE FRM TRENCH)
INV IN=196.01 (15" PIPE FRM EX6020)
INV IN=196.51 (15" PIPE FRM UNK)
INV IN=195.53 (15" PIPE FRM EX6299)
INV OUT=195.51 (18" PIPE TO EX5611)

EX 6299 — RIM=203.25
INV IN=199.01 (15" PIPE FRM TRENCH)
INV OUT=198.73 (15" PIPE TO EX6333)

EX 6020 — RIM=204.58
INV IN=197.12 (15" PIPE FRM EX6027)
INV OUT=197.01 (15" PIPE TO EX6333)

EX 6027 — RIM=204.88
INV IN=198.54 (12" PIPE FRM EX5940)
INV IN=198.88 (12" PIPE FRM UNK)
INV OUT=198.35 (15" PIPE TO EX6020)

EX 5940 — RIM=204.90
INV IN=199.42 (12" PIPE FRM EX5438)
INV OUT=199.36 (12" PIPE TO EX6027)

EX 5438 — RIM=204.29
INV OUT=199.84 (12" PIPE TO EX5940)

EX 6637 — RIM=197.50
INV IN=191.40 (24" PIPE FRM UNK)
INV IN=193.59 (12" PIPE FRM EX2051)
INV OUT=191.37 (24" PIPE TO EX6693)

EX 6693 — RIM=194.30
NO ACCESS SEALED

EX 6694 — RIM=194.46
INV IN=187.08 (30" PIPE FRM EX6693)
NO INV RECESSED (12" PIPE FRM UNK)
INV OUT=187.06 (30" PIPE TO EX6677)

EX 6677 — RIM=193.05
INV IN=186.25 (30" PIPE FRM EX6684)
INV IN=186.22 (30" PIPE FRM EX6694)
INV IN=187.42 (12" PIPE FRM UNK)
INV OUT=185.96 (36" PIPE TO UNK)

EX 6684 — RIM=193.50
INV IN=187.25 (24" PIPE FRM EX13146)
INV OUT=186.70 (30" PIPE TO EX6677)

EX 13146 — RIM=194.32
CENTER INV=187.98

EX 2762 — RIM=195.02
CENTER INV=189.43

EX 2598 — RIM=195.50
INV OUT=194.42 (4" PIPE TO UNK)

EX 2561 — RIM=199.62
CENTER INV=195.86

EX 1973 — RIM=198.66
INV OUT=196.98 (12" PIPE TO EX1967)

EX 2557 — RIM=198.56
INV OUT=196.26 (15" PIPE TO EX2051)

EX 2699 — RIM=196.98
FULL OF DEBRIS

EX 1702 — RIM=203.33
FULL OF DEBRIS

EX 7082 — RIM=196.64
NO ACCESS CAR BLOCKING

EX 2051 — RIM=197.78
INV IN=193.90 918" PIPE FRM EX2286)
INV IN=194.93 (15" PIPE FRM EX2557)
INV OUT=193.76 (21" PIPE TO UNK)

EX 1967 — RIM=198.61
INV IN=195.42 (12" PIPE FRM EX1973)
INV OUT=195.35 (12" PIPE TO EX2558)

EX 2558 — RIM=2558
NO ACCESS BOLTED

EX 2297 — RIM=195.97
FULL OF DEBRIS

EX. SANITARY SEWER TABLE

EX 5296 — RIM=204.59
INV IN=197.24 (8" PIPE FRM UNK)
INV OUT=197.16 (8" PIPE TO EX5285)

EX 5880 — RIM=201.36
INV OUT=198.34 (8" PIPE TO EX5604)

EX 5604 — RIM=202.04
NO ACCESS SEALED

EX 5593 — RIM=203.23
INV IN=195.23 (8" PIPE FRM EX5604)
INV IN=196.10 (8" PIPE FRM EX6237)
INV OUT=195.20 (8" PIPE TO EX2548)

EX 2548 — RIM=204.20
INV IN=194.85 (8" PIPE FRM EX5575)
INV IN=193.93 (8" PIPE FRM EX5593)
INV OUT=194.78 (8" PIPE TO EX5285)

EX 5575 — RIM=204.08
INV IN=192.48 (8" PIPE FRM UNK)
INV OUT=192.49 (8" PIPE TO EX2548)

EX 6668 — RIM=194.50
INV IN=184.15 (8" PIPE FRM EX12517)
INV IN=184.24 (8" PIPE FRM EX7256)
INV OUT=184.15 (8" PIPE TO EX6695)

EX 7256 — RIM=197.03
NO ACCESS SEALED

EX 12513 — RIM=194.32
NO ACCESS SEALED

EX 5285 — RIM=205.69
NO ACCESS SEALED

EX 1352 — RIM=197.54
INV IN=193.14 (8" PIPE FRM EX5285)
INV OUT=193.14 (8" PIPE TO UNK)

EX 12245 — RIM=189.09
NO ACCESS SEALED

EX 6695 — RIM=194.20
NO ACCESS IN ROAD

EX 2693 — RIM=196.51
NO ACCESS CAR BLOCKING

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.56'	S 49°09'00" W	21.21'
C2	15.00'	23.56'	N 40°51'00" W	21.21'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	N 40°50'39" W	28.28'
C2	20.00'	27.04'	N 55°25'11" E	25.03'
C3	16.00'	23.02'	N 45°11'45" W	21.08'
C4	14.50'	15.08'	N 33°57'09" E	14.41'

LINE	BEARING	DISTANCE
L1	N 56°36'13" E	11.35'
L2	N 85°49'40" W	7.50'
L3	S 46°25'11" E	8.79'
L4	S 04°10'19" W	22.01'

EX. SITE LEGEND

BC	BACK OF CURB
BSW	BRICK SIDEWALK
BLD HT	BUILDING HEIGHT
C&G	CURB AND GUTTER
CC	CONCRETE CURB
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
DATR	DATA ACCORDING TO RECORD
DWL	DASHED WHITE LINE
DYL	DOUBLE YELLOW LINE
EB	ELECTRIC BOX
EF	EAST FACE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOW LINE
IPF	IRON PIN FOUND
IPS	IRON PIN SET W/DATE
LSA	LANDSCAPE AREA
NF	NORTH FACE
PKF	PK NAIL FOUND
UNK	UNKNOWN
UPLP	UTILITY POLE W/LIGHT
SN	SIGN
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
TRANS	TRANSFORMER
WDF	WOOD FENCE
XCS	XCUT SET W/DATE
	AIR CONDITIONER
	AREA LIGHT
	BOLLARD
	CLEAN OUT
	ELECTRIC BOX
	ELECTRIC MANHOLE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GAS METER
	GAS VALVE
	GUY WIRE
	IRRIGATION VALVE
	ROOF DRAIN
	SANITARY SEWER MANHOLE
	SIGN
	STORM MANHOLE
	TELEPHONE MANHOLE
	TRAFFIC BOX
	TRAFFIC LIGHT
	UNKNOWN MANHOLE
	UTILITY POLE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	PARKING COUNT
	TREE W/SIZE
EX 12345	STORM ID NUMBER
EX 1234	SANITARY ID NUMBER
	STREET LIGHT

APPRX. LOC. UNDERGROUND STORM
APPRX. LOC. UNDERGROUND SANITARY
APPRX. LOC. UNDERGROUND GAS
APPRX. LOC. UNDERGROUND WATER
APPRX. LOC. UNDERGROUND TELECOM
APPRX. LOC. UNDERGROUND ELECTRIC

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

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISION — DATE

DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

EXISTING CONDITIONS PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER
10/30/2020

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE — H: 1" = 30' V:
JOB No. 1526-03-007
DATE : OCT. 30, 2020
FILE No. 1526-D-PR-001
SHEET C4.10

Cad file name : P:\1526 - lindsay properties\1526-03-007 (orig) - lindsay campus-feasibility concept plan\engineering plans\PDSUP\1526-03-007-EX100-EX CND.dwg

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.56'	S 49°09'00" W	21.21'
C2	15.00'	23.56'	N 40°51'00" W	21.21'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	N 40°50'39" W	28.28'
C2	20.00'	27.04'	N 55°25'11" E	25.03'
C3	16.00'	23.02'	N 45°11'45" W	21.08'
C4	14.50'	15.08'	N 33°57'09" E	14.41'

LINE	BEARING	DISTANCE
L1	N 56°36'13" E	11.35'
L2	N 85°49'40" W	7.50'
L3	S 46°25'11" E	8.79'
L4	S 04°10'19" W	22.01'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

MATCH LINE SHEET C4.10

ZONE: CL
ZONE: CSL

16' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

#1605
1 STORY
BLOCK BUILDING
25,637 S.F.
"LINDSAY VOLVO CARS OF ALEXANDRIA"

LANDS N/F
1628 KENWOOD AVENUE LLC
INSTRUMENT NO. 020012788
MAP: 022.04-05-28

LOT 603
RE-SUBDIVISION OF PARCEL "B" LANDS OF GARRETT VS DUNCAN
LANDS N/F
LINDSAY MOTOR CAR CO.
INSTRUMENT NO. 020012788
MAP: 022.04-05-43

KENWOOD TOWERS SECTION 1
LOTS 6 THROUGH 21

KENWOOD TOWERS SECTION 2
LOTS 22 THROUGH 40

EX. VOLVO SALES

EX. CADILLAC SALES

EX. AUXILIARY SERVICE FACILITIES

FERN STREET
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PRIVATE ROADWAY

OSAGE STREET
40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

#1525
MULTIPLE STORY
BLOCK BUILDING
43,458 S.F.
"LINDSAY CADILLAC"

1 STORY
BLOCK BUILDING
24,266 S.F.
"CAR WASH AND DETAIL CENTER"

LOT 701
CONSOLIDATION OF
LANDS OF LINDSAY CADILLAC
INSTRUMENT NO. 020012788

LOT 600
RE-SUBDIVISION OF THE
LANDS OF CATHOLIC DIOCESE OF ARLINGTON

LANDS N/F
PAUL S. LOVERDE, BISHOP OF ARLINGTON
MAP: 032.02-02-10

SITE BOUNDARY

ZONE: CG
ZONE: CSL
ZONE: RB
ZONE: R8

NORTH

BC	BACK OF CURB
BSW	BRICK SIDEWALK
BLD HT	BUILDING HEIGHT
C&G	CURB AND GUTTER
CC	CONCRETE CURB
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
DATR	DATA ACCORDING TO RECORD
DWL	DASHED WHITE LINE
DYL	DOUBLE YELLOW LINE
EB	ELECTRIC BOX
EF	EAST FACE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOW LINE
IPF	IRON PIN FOUND
IPS	IRON PIN SET W/DATE
LSA	LANDSCAPE AREA
NF	NORTH FACE
PKF	PK NAIL FOUND
UNK	UNKNOWN
UPLP	UTILITY POLE W/LIGHT
SN	SIGN
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
TRANS	TRANSFORMER
WDF	WOOD FENCE
XCS	XCUT SET W/DATE
	AIR CONDITIONER
	AREA LIGHT

	BOLLARD
	CLEAN OUT
	ELECTRIC BOX
	ELECTRIC MANHOLE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
GM	GAS METER
GV	GAS VALVE
	GUY WIRE
	IRRIGATION VALVE
	ROOF DRAIN
S	SANITARY SEWER MANHOLE
	SIGN
	STORM MANHOLE
T	TELEPHONE MANHOLE
	TRAFFIC BOX
	TRAFFIC LIGHT
	UNKNOWN MANHOLE
	UTILITY POLE
W	WATER MANHOLE
	WATER METER
	WATER VALVE
	PARKING COUNT
18"	TREE W/SIZE
EX 1234	STORM ID NUMBER
EX 1234	SANITARY ID NUMBER
	STREET LIGHT

APPRX. LOC. UNDERGROUND STORM
APPRX. LOC. UNDERGROUND SANITARY
APPRX. LOC. UNDERGROUND GAS
APPRX. LOC. UNDERGROUND WATER
APPRX. LOC. UNDERGROUND TELECOM
APPRX. LOC. UNDERGROUND ELECTRIC

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

EXISTING CONDITIONS PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1" = 30'
V:

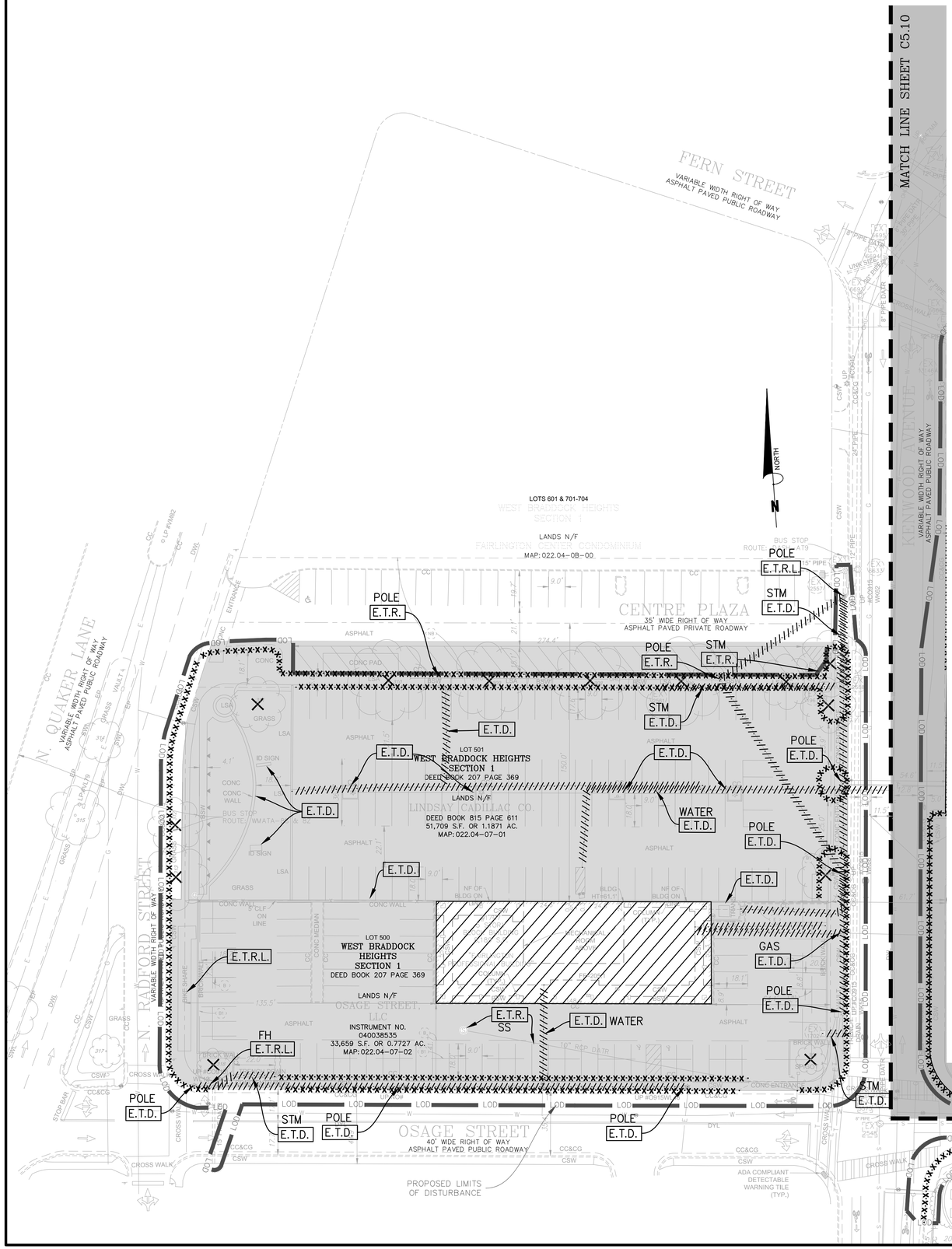
JOB No. 1526-03-007

DATE : OCT. 30, 2020

FILE No. 1526-D-PR-001

SHEET C4.20

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept plan\engineering\engineering plans\PDSUP\1526-03-007-EX00-EX C090.dwg



LEGEND

- TP : TEST PIT REQUIRED (EXACT LOCATION)
- E.T.R. : EXISTING TO REMAIN
- E.T.D. : EXISTING TO BE DEMOLISHED
- E.T.R.P. : EXISTING TO BE REPLACED
- E.T.R.L. : EXISTING TO BE RELOCATED
- A.I.P. : ABANDONED IN PLACE *
- : PORTION OF EXISTING UTILITY TO BE REMOVED
- W : PORTION OF EXISTING UTILITY TO BE ABANDONED
- LOD : LOD – LIMITS OF DISTURBANCE
- : LIMIT OF EXIST. CURB/APRON REMOVAL
- EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURE TO BE REMOVED
- DEMOLISH ASPHALT

MISS UTILITY OF VIRGINIA

CALL "MISS UTILITY" AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF LOCAL CODES AND REGULATIONS.

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE, THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION

ARCHAEOLOGY NOTES

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

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.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DEMOLITION PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

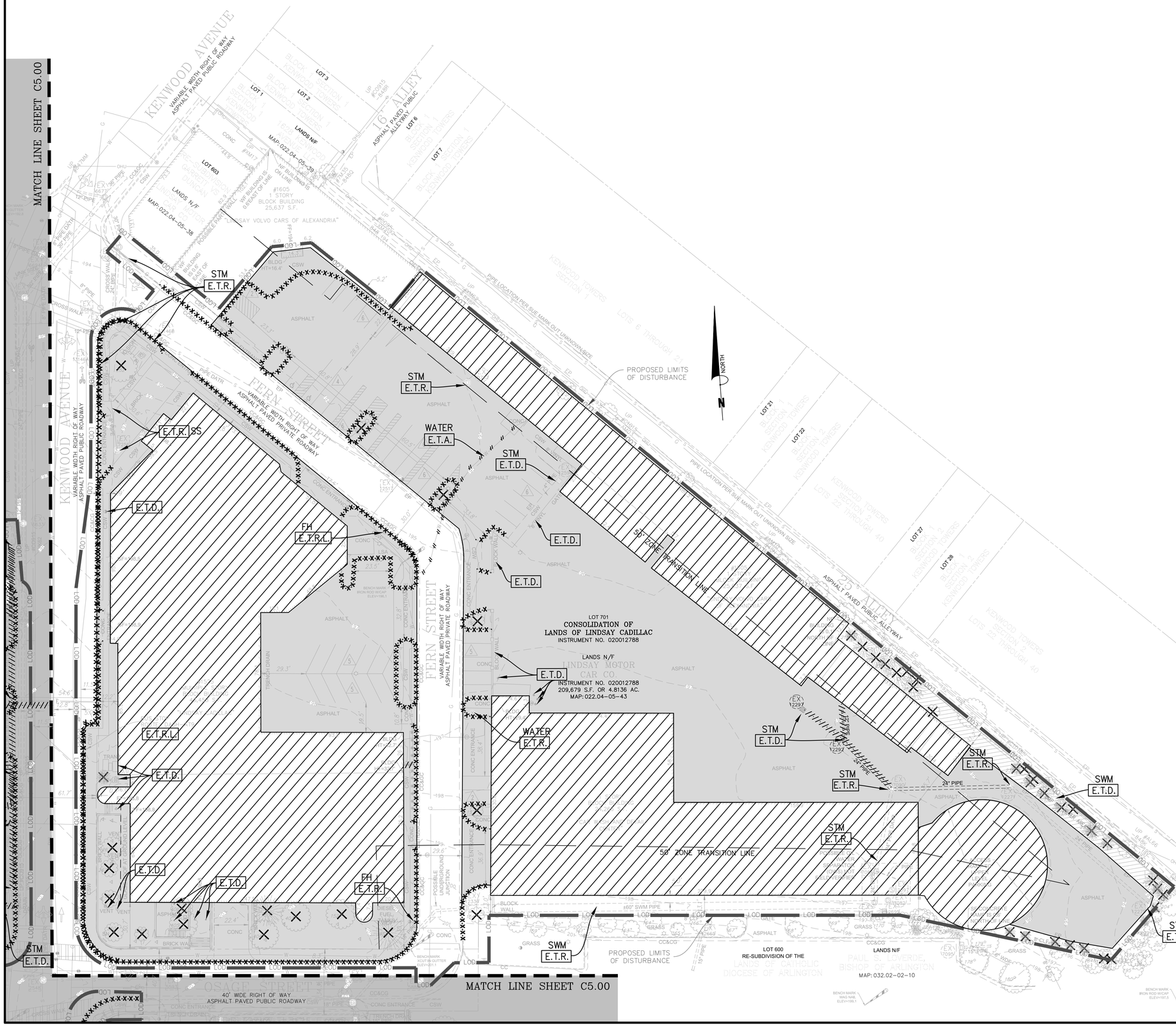
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER
10/30/2020

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C5.00	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (mtg) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C5.00-DEMOLITION PLAN.dwg



LEGEND

- TP : TEST PIT REQUIRED (EXACT LOCATION)
- E.T.R. : EXISTING TO REMAIN
- E.T.D. : EXISTING TO BE DEMOLISHED
- E.T.R.P. : EXISTING TO BE REPLACED
- E.T.R.L. : EXISTING TO BE RELOCATED
- A.I.P. : ABANDONED IN PLACE *
- : PORTION OF EXISTING UTILITY TO BE REMOVED
- W : PORTION OF EXISTING UTILITY TO BE ABANDONED
- LOD : LOD – LIMITS OF DISTURBANCE
- : LIMIT OF EXIST. CURB/APRON REMOVAL
- EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURE TO BE REMOVED
- DEMOLISH ASPHALT

MISS UTILITY OF VIRGINIA

CALL "MISS UTILITY" AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF LOCAL CODES AND REGULATIONS.

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE, THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION

ARCHAEOLOGY NOTES

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

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.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DEMOLITION PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C5.10	

Cad file name : J:\1526 - lindsay properties\1526-03-007 (mtp) - lindsay campus-feasibility concept plan\engineering (engineering plans)\PDSUP\1526-03-007-C5.00-DEMO-DEMOLITION PLAN.dwg

SITE 2C
EX. VOLVO SERVICE
TO REMAIN
(6,900 SF)

SITE #2
TOTAL BUILDING AREA
(104,839 SF)

SITE 2A
LEXUS SALES FACILITY
(34,873 SF)
HEIGHT=37'
2-STORIES

NOTE: FINAL BMP CONFIGURATION AND DESIGN WILL BE DETERMINED DURING FINAL ENGINEERING

SITE #1
PROPOSED
VOLVO SALES AND SERVICE
(37,300 SF)
HEIGHT=26'
2-STORIES

SITE 2B
LEXUS SERVICE FACILITY
(63,066 SF)
HEIGHT=50'
3-STORIES

NOTE: FINAL BMP CONFIGURATION AND DESIGN WILL BE DETERMINED DURING FINAL ENGINEERING

NOTE: FINAL LANDSCAPE CONFIGURATION AND DESIGN WILL BE DETERMINED DURING FINAL ENGINEERING

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

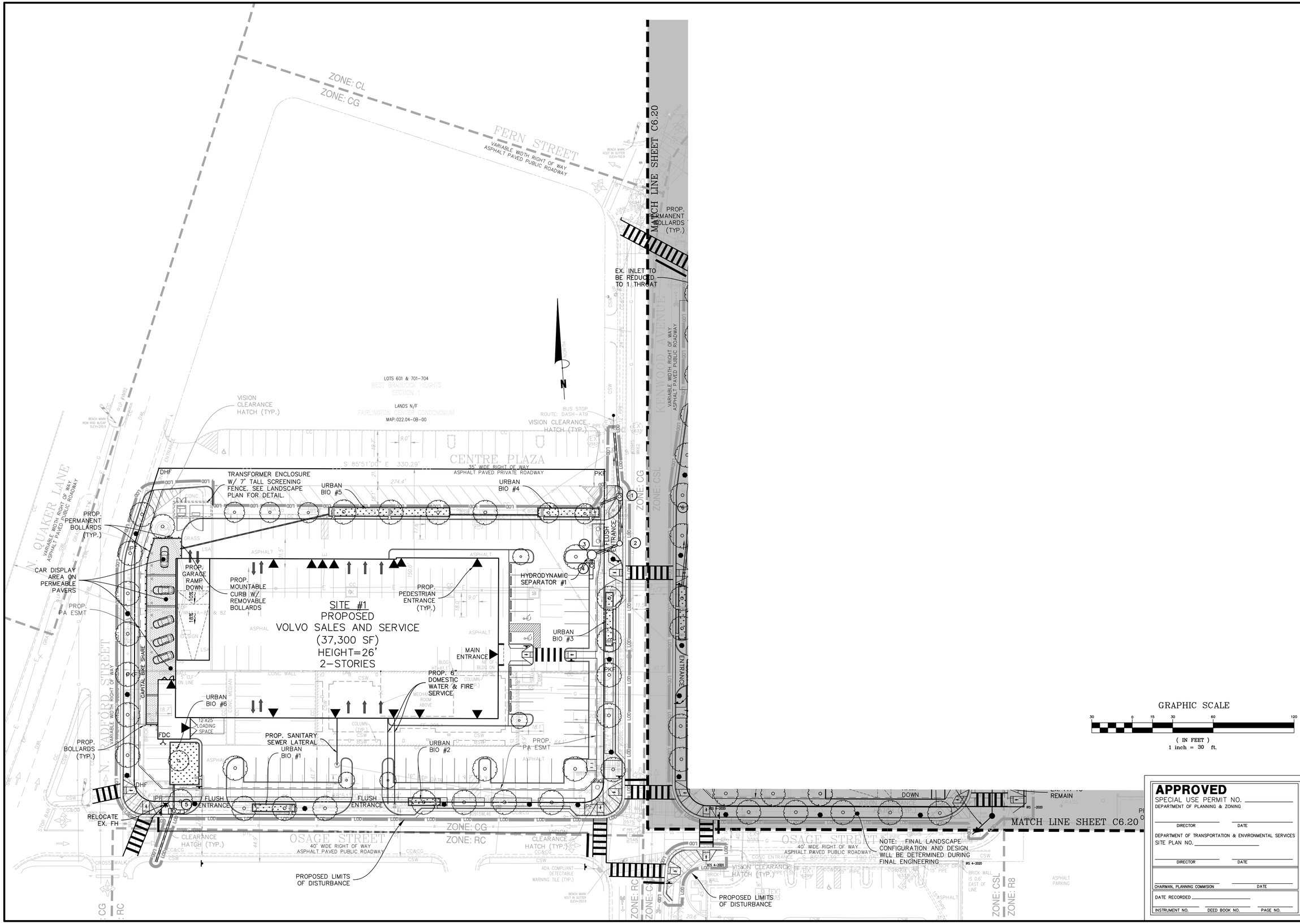
OVERALL SITE PLAN
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 40' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C6.00	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (mrj) - lindsay campus-feasibility concept (pdsup)\engineering\engineering plans\PDSUP\1526-03-007-SITE-PLAN.dwg



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

PRELIMINARY DEVELOPMENT SITE PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

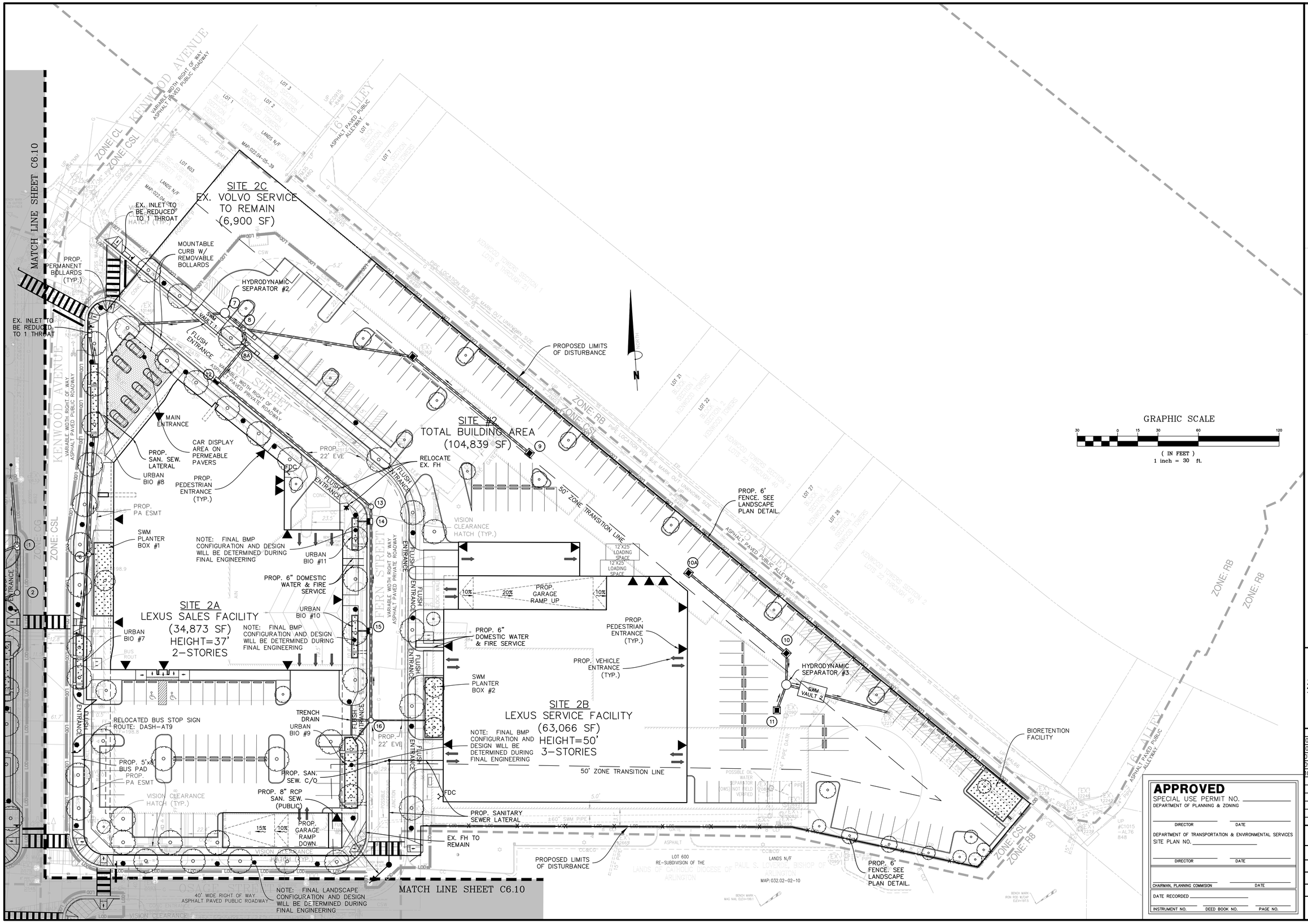
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION	
CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C6.10	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C6.00-PSP-PRELIM DEV SITE PLAN.dwg



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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

PRELIMINARY DEVELOPMENT SITE PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

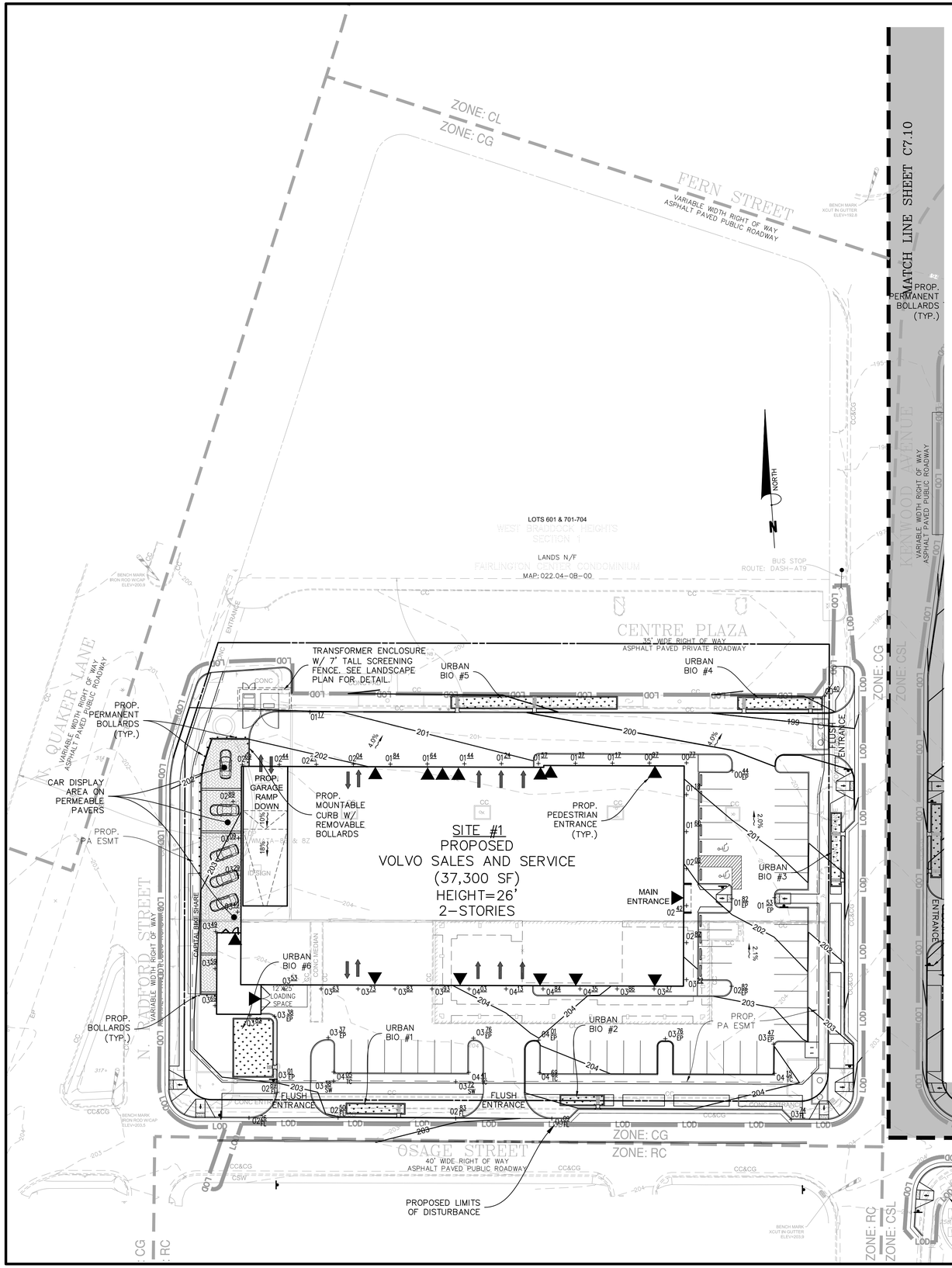
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION	
CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C6.20	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C6.00-PSP-PRELIM DEV SITE PLAN.dwg



AVERAGE FINISHED GRADE CALCULATION		
SITE 1	**SITE 2A**	**SITE 2B**
Top Left going CW	***Top going CW***	***Top Left going CW***
202.69	195.58	196.50
202.44	195.68	196.40
202.24	195.78	196.30
202.04	195.88	196.20
201.84	195.98	195.90
201.64	196.08	196.10
201.44	196.26	196.20
201.24	196.76	196.04
201.57	195.90	195.74
201.37	195.99	195.44
201.17	196.36	195.44
200.97	196.84	195.84
200.77	197.43	196.04
201.18	197.86	196.10
201.60	198.70	196.15
202.02	198.70	196.20
202.42	199.20	196.25
202.82	199.46	196.75
203.22	200.26	196.92
203.37	200.66	197.02
203.86	200.50	197.22
204.35	200.50	197.42
204.84	201.30	197.62
204.13	201.40	197.82
204.03	201.00	198.05
203.93	200.28	198.48
203.83	200.08	198.85
203.73	199.63	199.50
203.63	198.92	200.00
203.53	198.69	199.18
203.82	198.22	199.08
203.69	197.95	198.10
203.59	197.38	197.50
203.49	196.78	197.53
203.49	196.18	197.00
203.29	**198.12**	196.90
203.09		196.70
202.89		**197.04**
202.77		

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

GRADING PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1" = 30'
V:

JOB No. 1526-03-007

DATE : OCT. 30, 2020

FILE No. 1526-D-PR-001

SHEET C7.00

Cad file name : P:\1526 - lindsay properties\1526-03-007 (orig) - lindsay campus-feasibility concept (pdsup)\engineering\engineering plans\PDSUP\1526-03-007-C7.00-GRD-GRADING PLAN.dwg

MATCH LINE SHEET C7.00

MATCH LINE SHEET C7.00

SITE 2C
EX. VOLVO SERVICE
TO REMAIN
(6,900 SF)

SITE 2A
LEXUS SALES FACILITY
(34,873 SF)
HEIGHT=37'
2-STORIES

SITE #2
TOTAL BUILDING AREA
(104,839 SF)

SITE 2B
LEXUS SERVICE FACILITY
(63,066 SF)
HEIGHT=50'
3-STORIES

PROP. PERMANENT BOLLARDS (TYP.)
MOUNTABLE CURB W/ REMOVABLE BOLLARDS
FLUSH ENTRANCE
MAIN ENTRANCE
CAR DISPLAY AREA ON PERMEABLE PAVERS
URBAN BIO #8
PROP. PEDESTRIAN ENTRANCE (TYP.)
PROP. PA ESMT
SWM PLANTER BOX #1
URBAN BIO #11
URBAN BIO #10
URBAN BIO #7
URBAN BIO #9
RELOCATED BUS STOP SIGN
ROUTE: DASH-AT9
PROP. 5'x8' BUS PAD
PROP. GARAGE RAMP DOWN
PROP. GARAGE RAMP UP
PROP. VEHICLE ENTRANCE (TYP.)
SWM PLANTER BOX #2
50' ZONE TRANSITION LINE
PROPOSED LIMITS OF DISTURBANCE
PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.
12'X25' LOADING SPACE
PROP. 22' EVE
BIORETENTION FACILITY
NORTH

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

FERN STREET
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PRIVATE ROADWAY

OSAGE STREET
40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

16 ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

25 ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

ZONE: CL
ZONE: CSL
ZONE: CG
ZONE: RB
ZONE: R8

LOT 600
RE-SUBDIVISION OF THE
PAUL SR. LOVERDE
BISHOP OF THE CATHOLIC
DIOCESE OF ARLINGTON
MAP: 032.02-02-10
LANDS N/F

KENWOOD TOWERS SECTION 1
BLOCK C
LOTS 1 THROUGH 3
LOTS 6 THROUGH 8
LOTS 21 THROUGH 40

BENCH MARK
MAG NAIL
ELEV=196.1

BENCH MARK
IRON ROD W/CAP
ELEV=197.4

AVERAGE FINISHED GRADE CALCULATION		
SITE 1	SITE 2A	SITE 2B
Top Left going CW	*Top going CW*	*Top Left going CW*
202.69	195.58	196.50
202.44	195.68	196.40
202.24	195.78	196.30
202.04	195.88	196.20
201.84	195.98	195.90
201.64	196.08	196.10
201.44	196.26	196.20
201.24	196.76	196.04
201.57	195.90	195.74
201.37	195.99	195.44
201.17	196.36	195.44
200.97	196.84	195.84
200.77	197.43	196.04
201.18	197.86	196.10
201.60	198.70	196.15
202.02	198.70	196.20
202.42	199.20	196.25
202.82	199.46	196.75
203.22	200.26	196.92
203.37	200.66	197.02
203.86	200.50	197.22
204.35	200.50	197.42
204.84	201.30	197.62
204.13	201.40	197.82
204.03	201.00	198.05
203.93	200.28	198.48
203.83	200.08	198.85
203.73	199.63	199.50
203.63	198.92	200.00
203.53	198.69	199.18
203.82	198.22	199.08
203.69	197.95	198.10
203.59	197.38	197.50
203.49	196.78	197.53
203.49	196.18	197.00
203.29	**198.12**	196.90
203.09		196.70
202.89		**197.04**
202.77		

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

Bowman CONSULTING
Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

GRADING PLAN
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA VIRGINIA

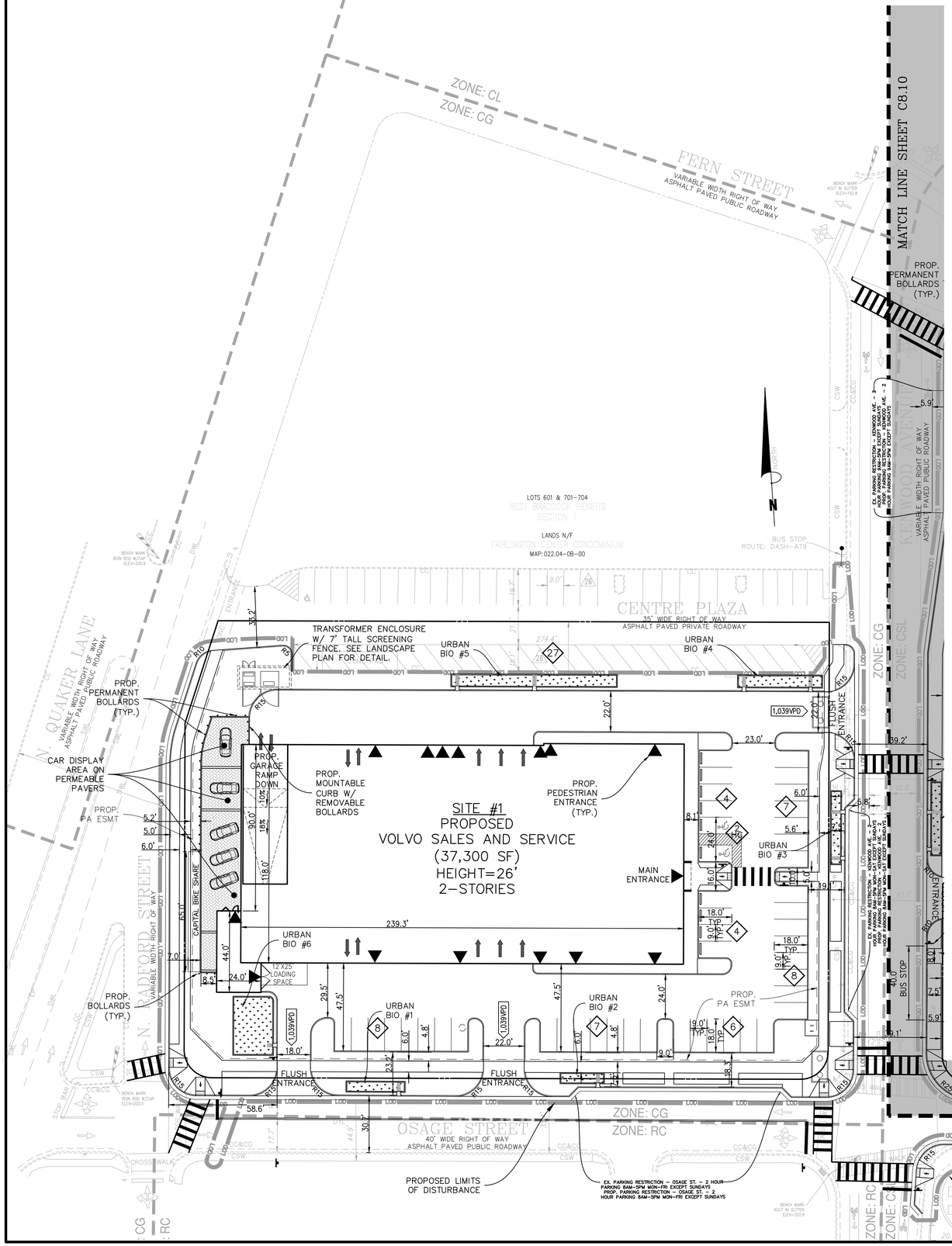
COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

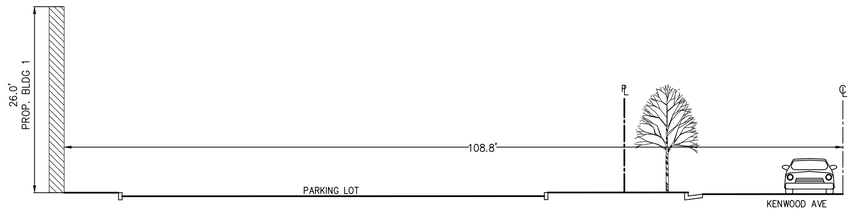
PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION	
CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1" = 30'
V:
JOB No. 1526-03-007
DATE : OCT. 30, 2020
FILE No. 1526-D-PR-001
SHEET C7.10

Cad file name : P:\1526 - lindsay properties\1526-03-007 (orig) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C7.00-GRD-GRADING PLAN.dwg

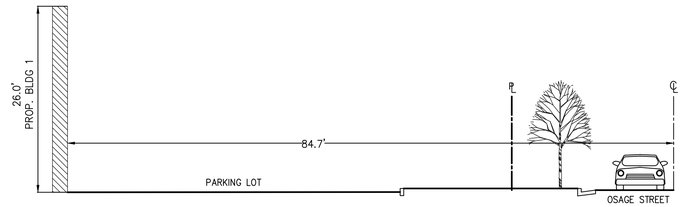




HEIGHT SETBACK REQUIREMENT - KENWOOD AVE
SITE 1 - LOOKING NORTH

SCALE: 1"=10'

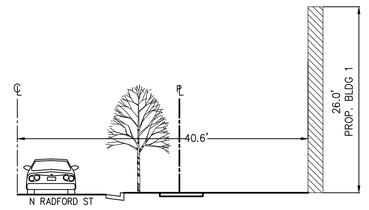
ALLOWABLE BUILDING HEIGHT = DISTANCE FROM STREET CENTERLINE TO FACE OF THE BUILDING * 2
ALLOWABLE BUILDING HEIGHT = 108.8 FT * 2 = 217.6 FT
PROPOSED BUILDING HEIGHT = 26 FT < 217.6 FT
(SEE ZONING ORDINANCE SECTION 6-403(A))



HEIGHT SETBACK REQUIREMENT - OSAGE STREET
SITE 1 - LOOKING EAST

SCALE: 1"=10'

ALLOWABLE BUILDING HEIGHT = DISTANCE FROM STREET CENTERLINE TO FACE OF THE BUILDING * 2
ALLOWABLE BUILDING HEIGHT = 84.7 FT * 2 = 169.4 FT
PROPOSED BUILDING HEIGHT = 26 FT < 169.4 FT
(SEE ZONING ORDINANCE SECTION 6-403(A))



HEIGHT SETBACK REQUIREMENT - N. RADFORD STREET
SITE 1 - LOOKING NORTH

SCALE: 1"=10'

ALLOWABLE BUILDING HEIGHT = DISTANCE FROM STREET CENTERLINE TO FACE OF THE BUILDING * 2
ALLOWABLE BUILDING HEIGHT = 40.6 FT * 2 = 81.2 FT
PROPOSED BUILDING HEIGHT = 26 FT < 81.2 FT
(SEE ZONING ORDINANCE SECTION 6-403(A))

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DIMENSION PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C8.00	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C8.00-DIM-DIMENSION PLAN.dwg

MATCH LINE SHEET C8.00

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

ZONE: CL
ZONE: CSL

SITE 2C
EX. VOLVO SERVICE
TO REMAIN
(6,900 SF)

MOUNTABLE CURB W/ REMOVABLE BOLLARDS

PROP. PERMANENT BOLLARDS (TYP.)

FLUSH ENTRANCE

FERN STREET
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PRIVATE ROADWAY

PROPOSED LIMITS OF DISTURBANCE

SITE #2
TOTAL BUILDINGS AREA
(104,839 SF)

ZONE: RB
ZONE: CSL

16 ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

MAIN ENTRANCE

CAR DISPLAY AREA ON PERMEABLE PAVERS

PROP. PEDESTRIAN ENTRANCE (TYP.)

URBAN BIO #8

PROP. PA ESMT

SWM PLANTER BOX #1

URBAN BIO #11

URBAN BIO #10

URBAN BIO #7

SITE 2A
LEXUS SALES FACILITY
(34,873 SF)
HEIGHT=37'
2-STORIES

RELOCATED BUS STOP SIGN
ROUTE: DASH-AT9

PROP. 5'x8' BUS PAD

BUS STOP

URBAN BIO #9

PROP. GARAGE RAMP DOWN

PROP. GARAGE RAMP UP

PROP. PEDESTRIAN ENTRANCE (TYP.)

PROP. VEHICLE ENTRANCE (TYP.)

SWM PLANTER BOX #2

SITE 2B
LEXUS SERVICE FACILITY
(63,066 SF)
HEIGHT=50'
3-STORIES

50' ZONE TRANSITION LINE

PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.

12'X25' LOADING SPACE

BIORETENTION FACILITY

PROPOSED LIMITS OF DISTURBANCE

LOT 600
RE-SUBDIVISION OF THE
LANDS OF CATHOLIC DIOCESE OF ARLINGTON

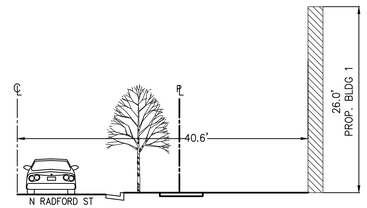
LANDS N/F
PAUL S. LOVE, BISHOP OF ARLINGTON
MAP: 032.02-02-10

BENCH MARK
MAG NAIL ELEV=199.1

BENCH MARK
IRON ROD W/CAP
ELEV=197.5

OSAGE STREET
40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

MATCH LINE SHEET C8.00



HEIGHT SETBACK REQUIREMENT - N. RADFORD STREET
SITE 1 - LOOKING NORTH

SCALE: 1"=10'

ALLOWABLE BUILDING HEIGHT = DISTANCE FROM STREET CENTERLINE TO FACE OF THE BUILDING * 2
ALLOWABLE BUILDING HEIGHT = 40.6 FT * 2 = 81.2 FT
PROPOSED BUILDING HEIGHT = 26 FT < 81.2 FT
(SEE ZONING ORDINANCE SECTION 6-403(A))

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DIMENSION PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

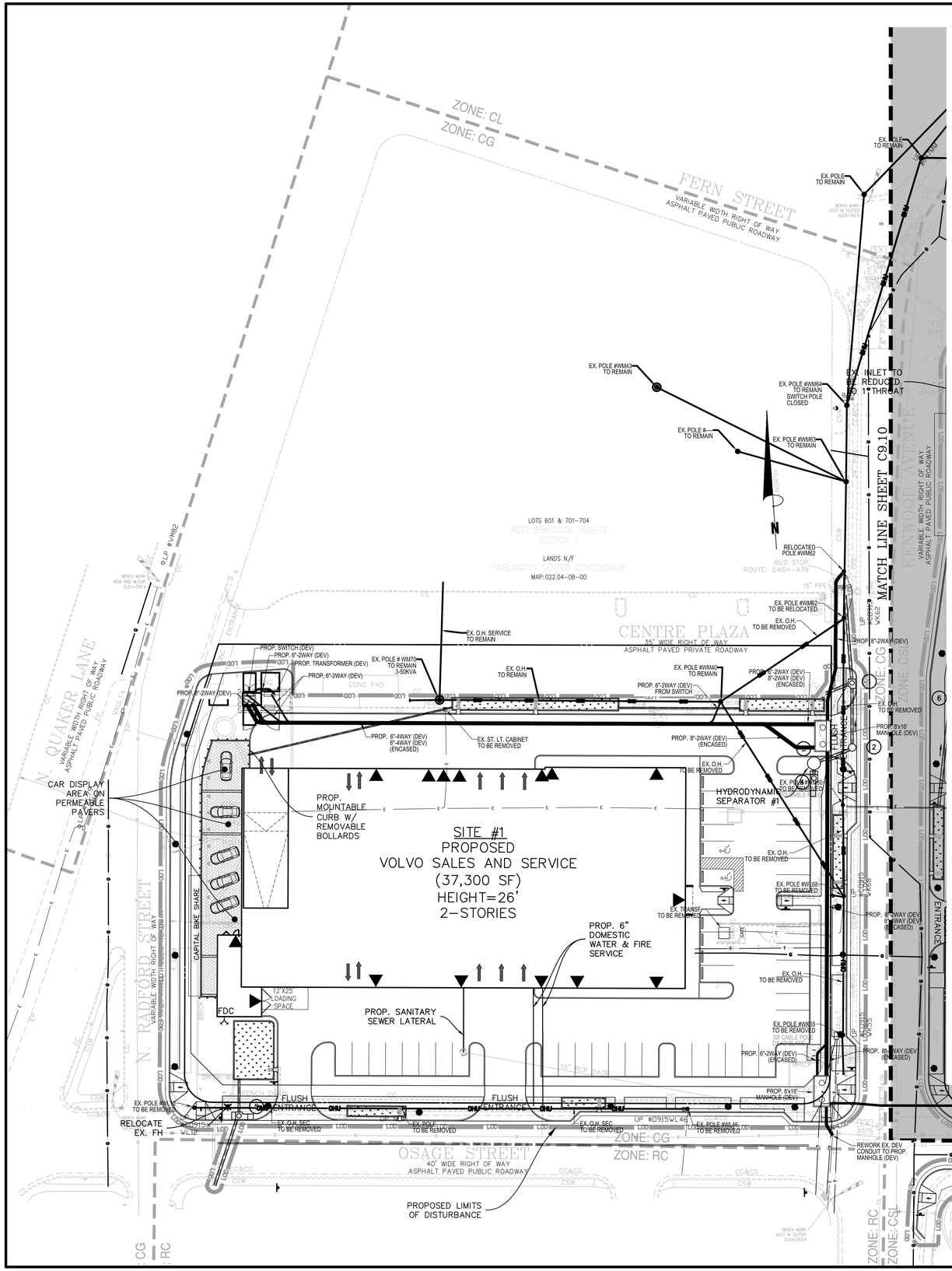
VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C8.10	

Cad file name : K:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus- feasibility concept plans\engineering\engineering plans\PDSUP\1526-03-007-C8.00-SHT-DIMENSION PLAN.dwg



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Sanitary Sewer Outfall Analysis

Per Memo to Industry 06-14, the increase in peak sanitary flow from re-development of the existing facilities does not exceed 10,000 gpd.

SITE	EXISTING FLOOR AREA (SF)	FLOW (GPD) (200 gpd/1000 sf)	PEAK FLOW (GPD)	PROPOSED FLOOR AREA (SF)	FLOW (GPD) (200 gpd/1000 sf)	PEAK FLOW (GPD)
SITE 1	30,400	6,080	24,320	19,500	3,900	15,600
				16 bays*	520	2,080
SITE 1 TOTAL	30,400	6,080	24,320	19,500	4,420	17,680
2A	40,130	8,026	32,104	34,873	6,975	27,898
2B	24,266	4,853	19,413	63,066	12,613	50,453
2C	25,637	5,127	20,510	6,900	1,380	5,520
SITE 2 TOTAL	90,033	18,007	72,026	104,839	20,968	83,871
TOTAL	120,433	24,087	96,346	124,339	25,388	101,551

NOTE: See building code breakout on sheets A-1.6, A-2.4 & A-3.5 for Bay count and Floor Area tabulations.
*Service Level bays: 3.2 veh/Bay/day at 10gpd per vehicle serviced

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

UTILITY PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1" = 30' V:
JOB No. 1526-03-007
DATE : OCT. 30, 2020
FILE No. 1526-D-PR-001
SHEET C9.00

Cad file name : P:\1526 - lindsay properties\1526-03-007 (orig) - lindsay campus- feasibility concept (pdsup)\engineering\engineering plans\PDSUP\1526-03-007-C9.00-UTIL-UTILITY PLAN.dwg

SITE 2C
EX. VOLVO SERVICE
TO REMAIN
(6,900 SF)

SITE 2A
LEXUS SALES FACILITY
(34,873 SF)
HEIGHT=37'
2-STORIES

SITE 2B
LEXUS SERVICE FACILITY
(63,066 SF)
HEIGHT=50'
3-STORIES

SITE #2
TOTAL BUILDING AREA
(104,839 SF)

EX. INLET TO BE REDUCED TO 1 THROAT

MOUNTABLE CURB W/ REMOVABLE BOLLARDS

HYDRODYNAMIC SEPARATOR #2

HYDRODYNAMIC SEPARATOR #3

SWM VAULT 1

SWM VAULT 2

FLUSH ENTRANCE

PROPOSED LIMITS OF DISTURBANCE

PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.

CAR DISPLAY AREA ON PERMEABLE PAVERS

PROP. SAN. SEW. LATERAL

RELOCATE EX. FH

FDC

PROP. 6" DOMESTIC WATER & FIRE SERVICE

PROP. 6" DOMESTIC WATER & FIRE SERVICE

TRENCH DRAIN

PROP. SAN. SEW. C/O

PROP. 8" RCP SAN. SEW. (PUBLIC)

PROP. SANITARY SEWER LATERAL

PROP. TRANSFORMER (DEV)

EX. FH TO REMAIN

12'X25' LOADING SPACE

REWORK EX. DEV CONDUIT TO PROP. MANHOLE (DEV)

PROP. 8"-2WAY (DEV)

EX. CVH TO BE REMOVED

PROP. 8'x16' MANHOLE (DEV)

PROP. 6"-2WAY (DEV) 8"-2WAY (DEV) (RE-CASED)

PROP. 8"-2WAY (DEV) (RE-CASED)

PROP. 6"-2WAY (DEV)

EX. 500KVA XFMR

EX. POLE #XM59 TO REMAIN

EX. POLE #XM17 TO REMAIN BANK OF TRANSF

MTR # 25781822 400A

EX. POLE #XM45 TO REMAIN BANK OF 100KVA

EX. POLE #XM62 TO REMAIN

EX. POLE #XM— TO REMAIN 100KVA

EX. POLE #AL30 TO REMAIN

EX. POLE #AL59 TO REMAIN

EX. POLE #AL66 TO REMAIN

EX. POLE #AL TO REMAIN

EX. POLE # TO REMAIN

MATCH LINE SHEET C9.00

MATCH LINE SHEET C9.00

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

FERN STREET
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PRIVATE ROADWAY

25' ALLEY
ASPHALT PAVED PUBLIC ALLEY-WAY

40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

ZONE: CSL

ZONE: RB

ZONE: R8

LOT 600
RE-SUBDIVISION OF THE
LANDS OF THE DIOCESE OF PAUL S. LOVERA, BISHOP OF
ARLINGTON

MAP: 032.02-02-10

LANDS N/F

KENWOOD TOWERS SECTION 1
LOTS 6 THROUGH 21

KENWOOD TOWERS SECTION 2
LOTS 22 THROUGH 30

BLOCK 1 KENWOOD TOWERS

BLOCK 2 KENWOOD TOWERS

BLOCK 3 KENWOOD TOWERS

BLOCK 4 KENWOOD TOWERS

BENCH MARK: MAG NAIL ELEV=199.1

BENCH MARK: IRON ROD W/CAP ELEV=197.5

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

UTILITY PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

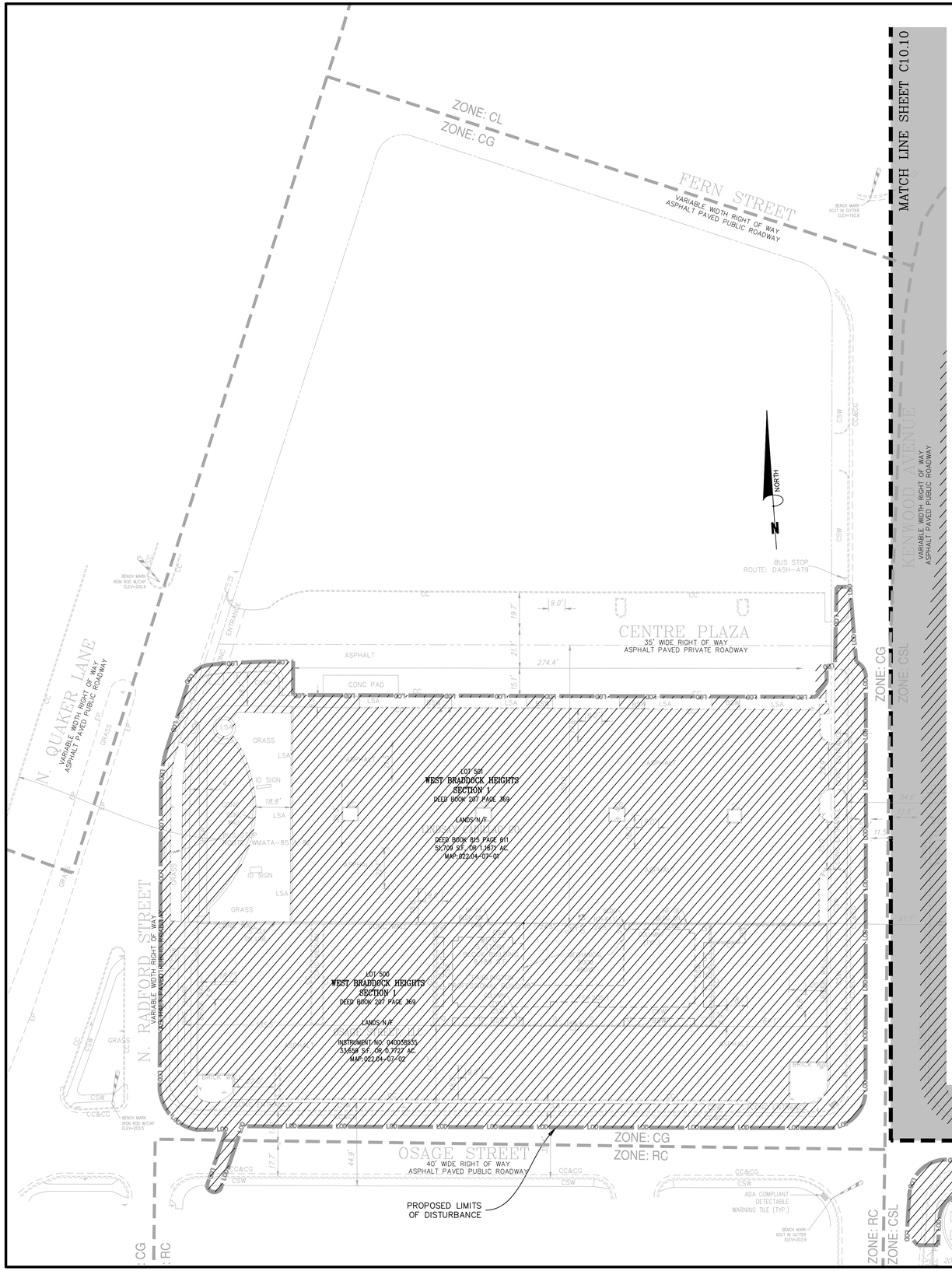
VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C9.10	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (mtg) - lindsay campus-feasibility concept pdsup (engineering (engineering plans\PDSUP\1526-03-007-C9.00-UTIL-UTILITY PLAN.dwg



IMPERVIOUS AREA TABULATIONS

TOTAL DISTURBED IMPERVIOUS AREA = 279,389 S.F. (6.41 AC.)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISION _____ DATE

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

PRE-DEVELOPMENT IMPERVIOUS CONDITIONS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1" = 30'
V:

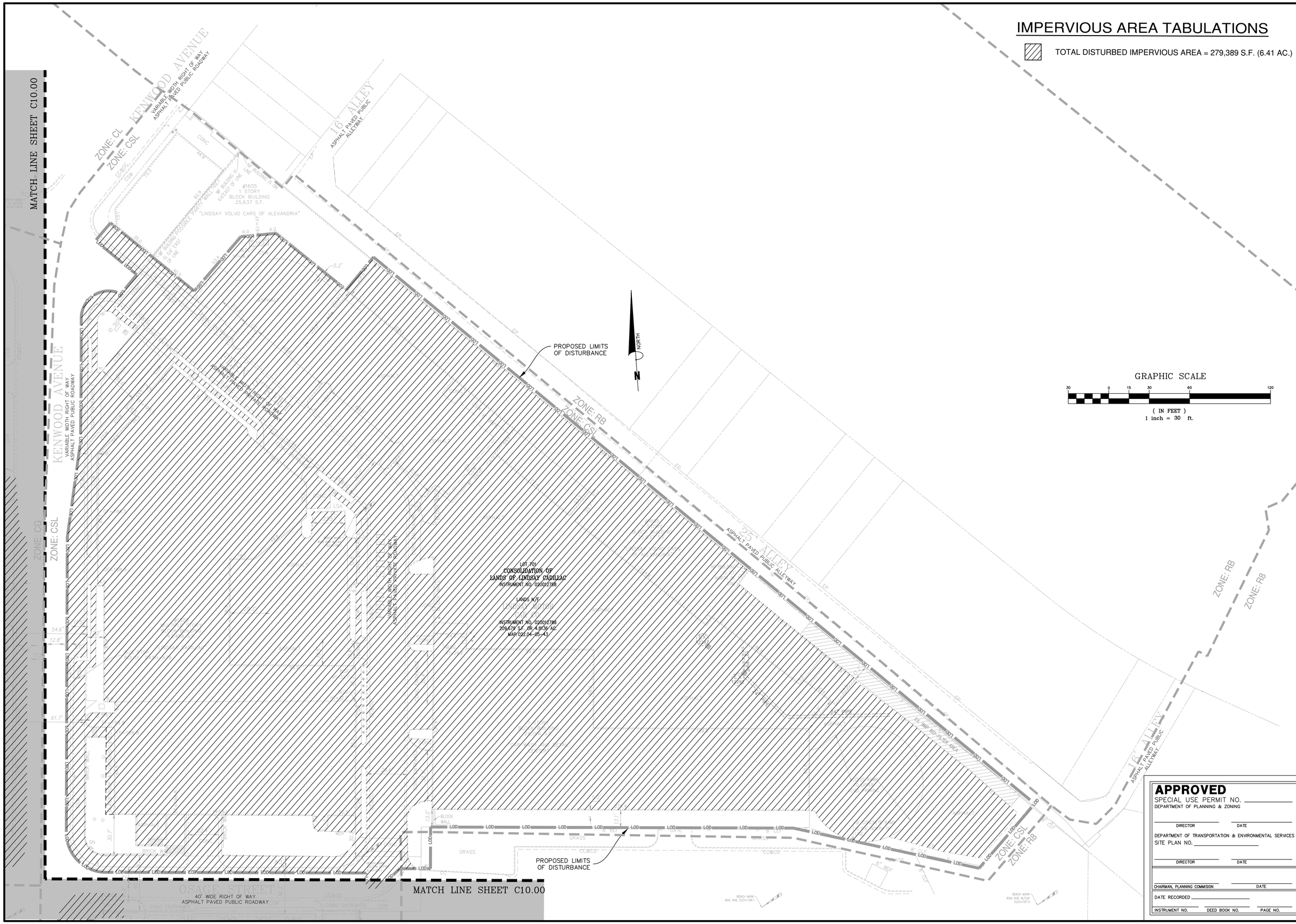
JOB No. 1526-03-007

DATE : OCT. 30, 2020

FILE No. 1526-D-PR-001

SHEET C10.00

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C10.00-SIM-PRE DEVELOPMENT.dwg



IMPERVIOUS AREA TABULATIONS

TOTAL DISTURBED IMPERVIOUS AREA = 279,389 S.F. (6.41 AC.)

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

PRE-DEVELOPMENT IMPERVIOUS CONDITIONS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS

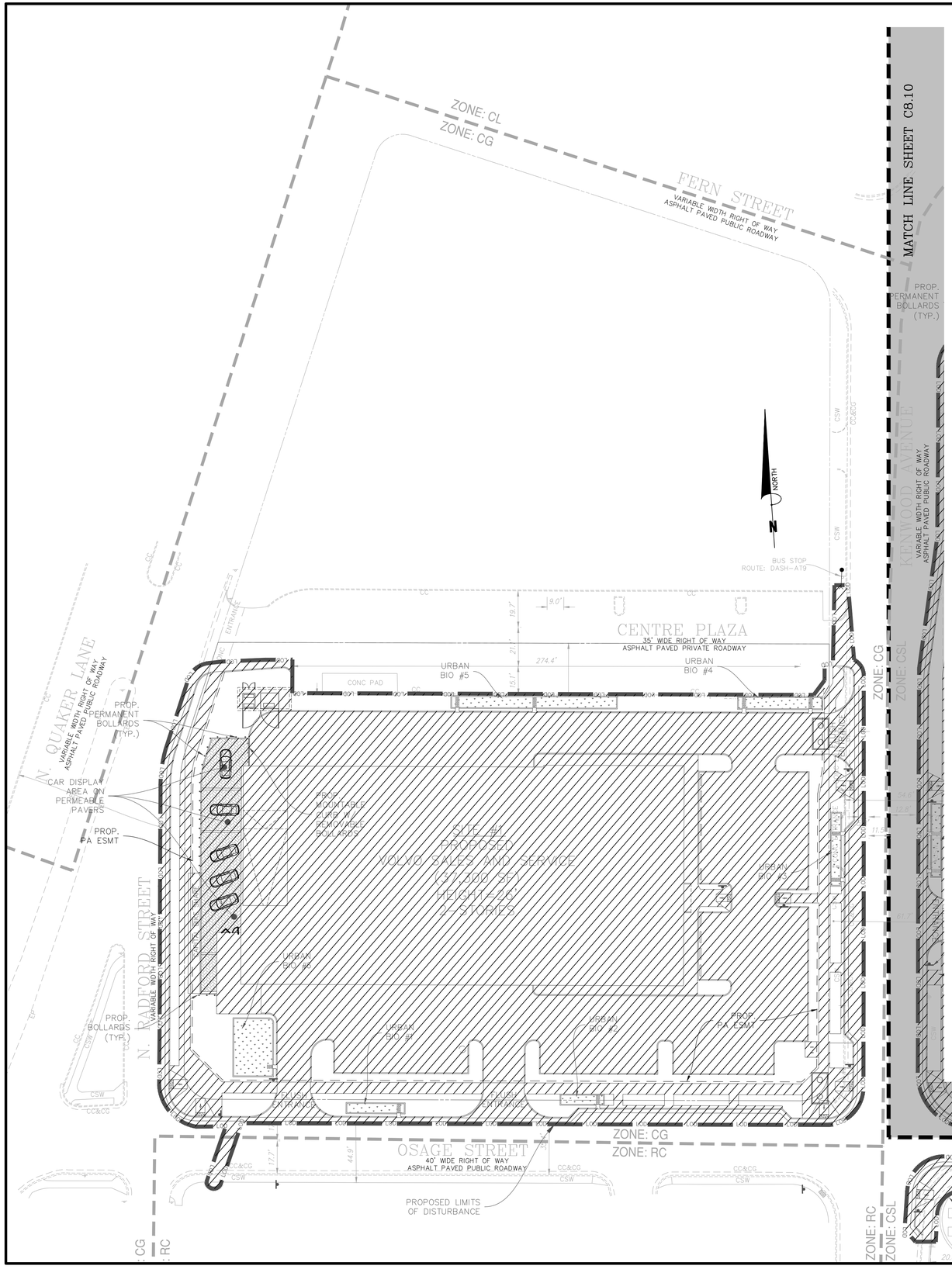
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION	
CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C10.10	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C10.00-SWM-PRE DEVELOPMENT.dwg

IMPERVIOUS AREA TABULATIONS

DISTURBED IMPERVIOUS AREA = 264,650 S.F. (6.07 AC.)



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

POST-DEVELOPMENT IMPERVIOUS CONDITIONS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C10.20	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (orig) - lindsay campus- feasibility concept pdsup (engineering)\engineering plans\PDSUP\1526-03-007-C01020-SIMI-PDST DEVELOPMENT.dwg

IMPERVIOUS AREA TABULATIONS

DISTURBED IMPERVIOUS AREA = 264,650 S.F. (6.07 AC.)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MATCH LINE SHEET C10.20

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

16' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

SITE 2C
EX. VOLVO SERVICE
TO REMAIN
(6,900 SF)

SITE 2A
TOTAL BUILDING AREA
(104,809 SF)

SITE 2A
LEXUS SALES FACILITY
(79,872 SF)
HEIGHT=70'
5 STORIES

SITE 2B
LEXUS SERVICE FACILITY
(63,108 SF)
HEIGHT=50'
3 STORIES

MOUNTABLE CURB W/ REMOVABLE BOLLARDS

PROP. PERMANENT BOLLARDS (TYP.)

PROPOSED LIMITS OF DISTURBANCE

50' ZONE TRANSITION LINE

PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.

BIORETENTION FACILITY

ZONE: CL
ZONE: CSL
ZONE: CG
ZONE: RB
ZONE: R8

PROP. 23' EVE

PROP. RA ESMT

SWM PLANTER BOX #1

SWM PLANTER BOX #2

URBAN BIO #3

URBAN BIO #1

URBAN BIO #2

URBAN BIO #4

RELOCATED BUS STOP SIGN
ROUTE 7A/7H/7W

PROP. 6'x6' BIO TANK

PROP. RA ESMT

40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

OSAGE STREET

MATCH LINE SHEET C10.20

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

POST-DEVELOPMENT IMPERVIOUS CONDITIONS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1" = 30'
V:

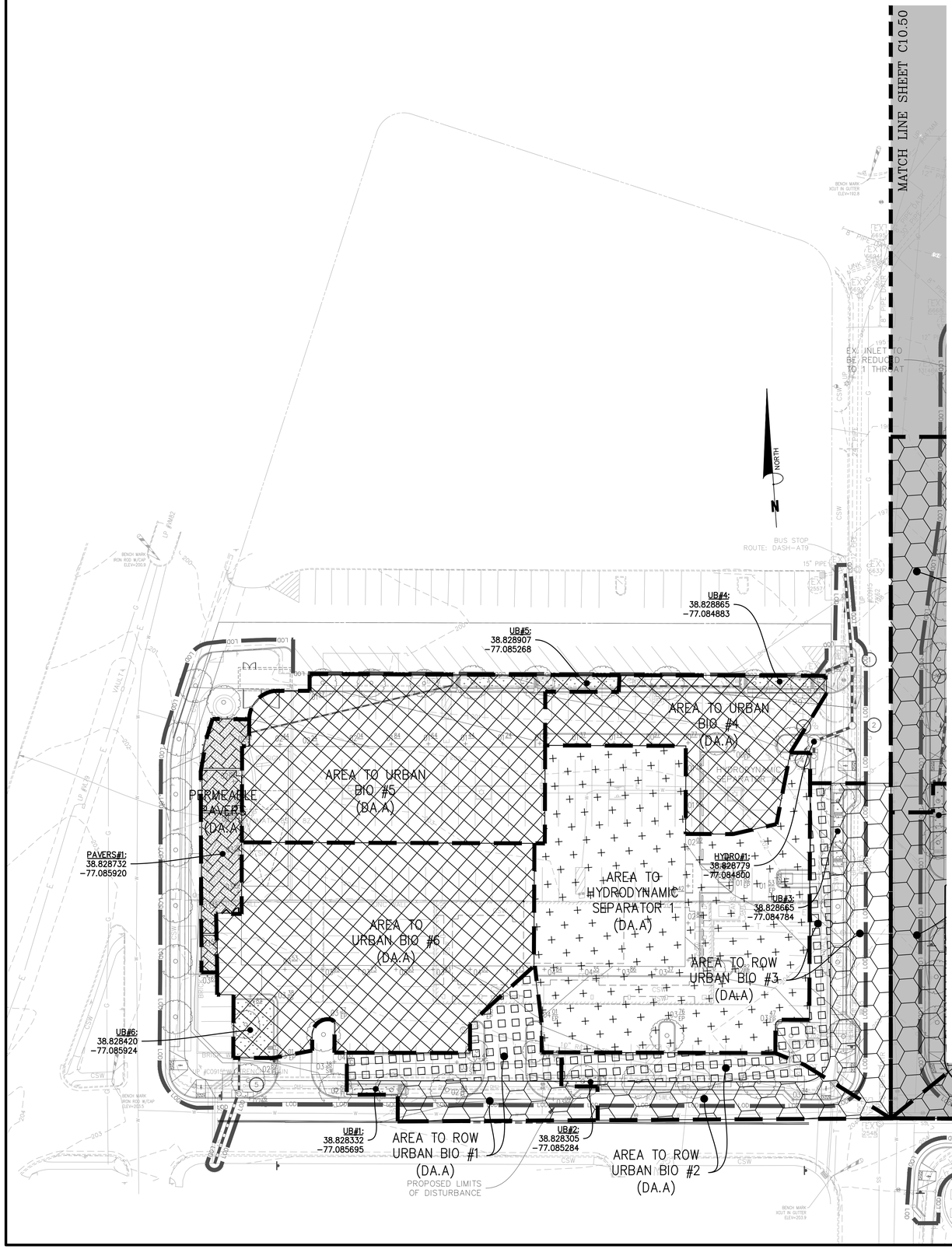
JOB No. 1526-03-007

DATE : OCT. 30, 2020

FILE No. 1526-D-PR-001

SHEET C10.30

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus- feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C10.20- SWM-POST DEVELOPMENT.dwg



BMP TABULATIONS

AREA TO URBAN BIORETENTION = 75,210 S.F. (1.73 AC.)

ONSITE AREA TO ROW URBAN BIORETENTION = 12,326 S.F. (0.28 AC.)

OFFSITE AREA TO URBAN BIORETENTION = 25,967 S.F. (0.60 AC.)

AREA TO BIORETENTION PLANTER BOX = 28,935 S.F. (0.66 AC.)

AREA OF PERMEABLE PAVERS = 4,844 S.F. (0.11 AC.)

AREA TO HYDRODYNAMIC SEPARATOR = 136,223 S.F. (3.13 AC.)

NOTE: FINAL CONFIGURATION OF ROW URBAN BIORETENTION TO BE DETERMINED DURING FINAL ENGINEERING DESIGN

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

STORMWATER MANAGEMENT PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C10.40	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (orig) - lindsay campus- feasibility concept (pdsup)\engineering\engineering plans\PDSUP\1526-03-007-C10.40-SWM-SWM PLAN.dwg

MATCH LINE SHEET C10.40

EX. INLET TO BE REDUCED TO 1 THROAT

EX. INLET TO BE REDUCED TO 1 THROAT

HYDRO#2:
38.829298
-77.084074

HYDRODYNAMIC SEPARATOR #2

VAULT#1:
38.829298
-77.084074

PERMEABLE PAVERS (DA.B)

PAVERS#2:
38.829260
-77.084385

UB#6:
38.829179
-77.084493

AREA TO ROW URBAN BIO #8 (DA.B)

AREA TO SWM VAULT 1 /HYDRODYNAMIC SEPARATOR 2 (DA.B)

PROPOSED LIMITS OF DISTURBANCE

NORTH

PB#1:
38.828711
-77.084549

AREA TO PLANTER BOX 1 (DA.B)

UB#11:
38.828878
-77.083824

AREA TO URBAN BIO #11 (DA.B)

UB#7:
38.828672
-77.084589

UB#10:
38.828701
-77.083842

AREA TO URBAN BIO #10 (DA.B)

AREA TO PLANTER BOX 2 (DA.B)

AREA TO SWM VAULT 2 /HYDRODYNAMIC SEPARATOR 3 (DA.B)

VAULT#2:
38.828437
-77.082787

HYDRO#3:
38.828437
-77.082787

AREA TO ROW URBAN BIO #7 (DA.B)

TRENCH DRAIN

PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.

PB#2:
38.828571
-77.083693

BIO#4:
38.828226
-77.082264

AREA TO URBAN BIO #12 (DA.B)

OFFSITE/ROW AREA TO URBAN BIO #9 (DA.B)

UB#9:
38.828334
-77.083904

AREA TO URBAN BIO #9 (DA.B)

60" SWM PIPE

ASPHALT

PROPOSED LIMITS OF DISTURBANCE

PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.

BENCH MARK
MAG NAIL ELEV=199.1

BENCH MARK
IRON ROD W/CAP
ELEV=197.5

MATCH LINE SHEET C10.40

BMP TABULATIONS

- AREA TO URBAN BIORETENTION = 75,210 S.F. (1.73 AC.)
- ONSITE AREA TO ROW URBAN BIORETENTION = 12,326 S.F. (0.28 AC.)
- OFFSITE AREA TO URBAN BIORETENTION = 25,967 S.F. (0.60 AC.)
- AREA TO BIORETENTION PLANTER BOX = 28,935 S.F. (0.66 AC.)
- AREA OF PERMEABLE PAVERS = 4,844 S.F. (0.11 AC.)
- AREA TO HYDRODYNAMIC SEPARATOR = 136,223 S.F. (3.13 AC.)

NOTE: FINAL CONFIGURATION OF ROW URBAN BIORETENTION TO BE DETERMINED DURING FINAL ENGINEERING DESIGN

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

STORMWATER MANAGEMENT PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C10.50	

Cad file name : P:\1526 - lindsay property\es\1526-03-007 (orig) - lindsay campus-disability concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C10.40-SWM PLAN.dwg

Project Name: LINDSAY CAMPUS PDSUP
Date: 10/13/2020
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 6.97

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 0
Post-Development TP Load Reduction for Site (lb/yr): 2.30

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.58	0.58
Impervious Cover (acres)				6.41	6.41
					6.99

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.92	0.92
Impervious Cover (acres)				6.07	6.07
Area Check	OK.	OK.	OK.	OK.	6.99

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre	
Pre-ReDevelopment	**Listed** / **Adjusted[1]**
Forest/Open Space Cover (acres)	0.00 / 0.00
Weighted Rv(forest)	0.00 / 0.00
% Forest	0% / 0%
Managed Turf Cover (acres)	0.58 / 0.58
Weighted Rv(turf)	0.25 / 0.25
% Managed Turf	8% / 8%
Impervious Cover (acres)	6.41 / 6.41
Rv(impervious)	0.95 / 0.95
% Impervious	92% / 92%
Total Site Area (acres)	**6.99** / **6.99**
Site Rv	**0.89** / **0.89**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.5195	0.5195
Pre-ReDevelopment Treatment Volume (cubic feet)	22,631	22,631
Pre-ReDevelopment TP Load (lb/yr)	**14.22**	**14.22**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.03	2.03
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*2.87*

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(Forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.92
Weighted Rv (turf)	0.25
% Managed Turf	13%
Impervious Cover (acres)	6.07
Rv(impervious)	0.95
% Impervious	87%
Final Site Area (acres)	**6.99**
Final Post Dev Site Rv	**0.86**

Land Cover Summary-Post	
Post-Development	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(Forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.92
Weighted Rv (turf)	0.25
% Managed Turf	13%
ReDev. Impervious Cover (acres)	6.07
Rv(impervious)	0.95
% Impervious	87%
Total ReDev. Site Area (acres)	**6.99**
ReDev Site Rv	**0.86**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.4997	**Post-ReDevelopment Treatment Volume (acre-ft)** 0.4997	**Post-Development Treatment Volume (acre-ft)** --
Final Post-Development Treatment Volume (cubic feet)	21,767	**Post-ReDevelopment Treatment Volume (cubic feet)** 21,767	**Post-Development Treatment Volume (cubic feet)** --
Final Post-Development TP Load (lb/yr)	**13.68**	**Post-ReDevelopment Load (TP) (lb/yr)*** **13.68**	**Post-Development TP Load (lb/yr)** --
Final Post-Development TP Load per acre (lb/acre/yr)	1.96	Post-ReDevelopment TP Load per acre (lb/acre/yr) 1.96	
		Max. Reduction Required (Below Pre-ReDevelopment Load) 20%	

TP Load Reduction Required for Redeveloped Area (lb/yr)	**2.30**		**TP Load Reduction Required for New Impervious Area (lb/yr)** **0**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**2.30**

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)	1.74	4.33	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.46	4.03	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.32	0.60	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.16	0.25	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 21,767

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	1,417	2,142	0	0	0	3,559
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	3.95	9.72	0.00	0.00	0.00	13.68
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.43	2.95	0.00	0.00	0.00	4.38
TP LOAD REMAINING (lb/yr)	2.53	6.78	0.00	0.00	0.00	9.30
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.05	15.29	0.00	0.00	0.00	25.34

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	13.68
TP LOAD REDUCTION REQUIRED (lb/yr)	2.30
TP LOAD REDUCTION ACHIEVED (lb/yr)	4.38
TP LOAD REMAINING (lb/yr)	9.30
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 2.07 LB/YEAR **

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.32	0.32	16
Impervious Cover (acres)	0.00	0.00	0.00	1.74	1.74	84
					2.06	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
3.a. Permeable Pavement #1 (Spec #7)		**0.06**	**206.91**	**0.00**	**0.13**	**0.08**	**0.05**	
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	**0.15**	**0.92**	**3,308.75**	**0.00**	**2.08**	**1.14**	**0.93**	
14.a. Manufactured Treatment Device-Hydrodynamic	**0.01**	**0.48**	**1,664.36**	**0.00**	**1.04**	**0.21**	**0.84**	

Total Impervious Cover Treated (acres)	1.46
Total Turf Area Treated (acres)	0.16
Total TP Load Reduction Achieved in D.A. (lb/yr)	1.43
Total TN Load Reduction Achieved in D.A. (lb/yr)	10.05

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.60	0.60	12
Impervious Cover (acres)	0.00	0.00	0.00	4.33	4.33	88
					4.93	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)		**0.66**	**2,276.01**	**0.00**	**1.43**	**0.79**	**0.64**	
3.a. Permeable Pavement #1 (Spec #7)		**0.05**	**172.43**	**0.00**	**0.11**	**0.06**	**0.04**	
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	**0.14**	**0.8**	**2,885.85**	**0.00**	**1.81**	**1.00**	**0.82**	
14.a. Manufactured Treatment Device-Hydrodynamic	**0.11**	**2.52**	**8,790.05**	**0.00**	**5.52**	**1.10**	**4.41**	

Total Impervious Cover Treated (acres)	4.03
Total Turf Area Treated (acres)	0.25
Total TP Load Reduction Achieved in D.A. (lb/yr)	2.95
Total TN Load Reduction Achieved in D.A. (lb/yr)	15.29

Runoff Volume and Curve Number Calculations

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.70	3.20	5.20

Use NOAA Atlas 14 (http://hdsc.nwe.noaa.gov/hdsc/pfds/)

***Notes (see below):**

[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.

[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.

[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

Drainage Area Curve Numbers and Runoff Depths*

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

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.32
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.74
	CN	98	98	98	98
					$CN_{(D.A. A)}$ 95

Total Area (acres): 2.06
Runoff Reduction Volume (ft³): 1,417

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* **with no Runoff Reduction***	2.16	2.64	4.62
$RV_{Developed}$ *(watershed-inch)* **with Runoff Reduction***	1.97	2.46	4.43
Adjusted CN*	**93**	**93**	**93**

**See Notes above*

Drainage Area B		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.60
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	4.33
	CN	98	98	98	98
					$CN_{(D.A. B)}$ 96

Total Area (acres): 4.93
Runoff Reduction Volume (ft³): 2,142

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* **with no Runoff Reduction***	2.26	2.75	4.73
$RV_{Developed}$ *(watershed-inch)* **with Runoff Reduction***	2.14	2.63	4.61
Adjusted CN*	**95**	**95**	**95**

**See Notes above*

SWM NARRATIVE

THE SITE IS PROPOSED TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS. PORTIONS OF THE BUILDING ROOFTOP AREA RUNOFF ON SITE 2 SHALL BE COLLECTED AND TREATED BY PLANTER BOXES LOCATED ON THE SIDE OF EACH OF THE PROPOSED BUILDINGS. THE VEHICLE DISPLAY AREAS LOCATED ON SITE 1 AND SITE 2A ARE PROPOSED PERMEABLE PAVERS AND SHALL TREAT RUNOFF ON THOSE AREAS SHOWN. PARKING LOT AND FERN STREET RUNOFF SHALL BE COLLECTED THROUGH THE USE OF URBAN BIO-RETENTION FACILITIES IN ACCORDANCE WITH THE CITY'S COMPLETE STREETS AND GREEN SIDEWALKS GUIDELINES. PORTIONS OF THE REMAINING SITE RUNOFF SHALL BE COLLECTED BY PROPOSED STORM SEWER INLETS AND DIRECTED TO A HYDRODYNAMIC SEPARATOR TO TREAT RUNOFF FOR WATER VOLUME DEFAULT REQUIREMENTS.

PER CITY OF ALEXANDRIA DESIGN AND CONSTRUCTION GUIDELINES, STORMWATER SHALL BE CONTROLLED FOR DISCHARGE QUANTITY TO A MINIMUM OF 10% BELOW PRE-DEVELOPMENT RATES. THIS PLAN PROPOSES A REDUCTION IN IMPERVIOUS SURFACES FROM 6.41 A.C. TO 6.07 A.C.. ACCORDING TO THE ENERGY BALANCE EQUATION THE Q ALLOWABLE FOR THE 10YR STORM IS GREATER THAN THE POST DEVELOPMENT FLOW AND THEREFORE THE 10YR STORM DOES NOT NEED TO BE DETAINED. THE 1YR STORM IS GRATER THAN THE ALLOWABLE AND THEREFORE WILL BE CONTROLLED BY THE PROPOSED SWM VAULTS WHERE NECESSARY.

PER CITY OF ALEXANDRIA DESIGN AND CONSTRUCTION GUIDELINES, STORMWATER SHALL BE TREATED FOR QUALITY AS APPLICABLE FOR THIS SITE. BMP DEVICES SUCH AS PERMEABLE PAVERS, PLANTER BOXES AND URBAN BIORETENTION FACILITIES ARE PROPOSED. IN ADDITION THREE (3) HYDRODYNAMIC SEPARATORS ARE PROPOSED. IN ORDER TO MEET THE CITY OF ALEXANDRIA'S WATER QUALITY DEFAULT REQUIREMENTS, OFFSITE RUNOFF WILL BE TREATED BY PROPOSED ROW BIORETENTION TREE PITS. THESE TREE PITS TREAT BOTH ONSITE AND OFFSITE RUNOFF, SEE AREAS ON SHEETS C10.40-C10.50. FOR THE WATER QUALITY DEFAULT REQUIREMENT, SEE CALCULATIONS BELOW. DETAILED BMPS SHALL BE APPROVED DURING THE REVIEWS OF FDSUP APPLICATIONS.

ALEXANDRIA WATER QUALITY VOLUME DEFAULT

WQ_V = 1815 X IMPERVIOUS AREA (AC.) (0.50 INCH DEPTH)
REQUIRED WQ_V = 1815 X 6.07 AC = 11,017 CF
IMPERVIOUS TREATED = 1815 X 6.02 AC = 10,926 CF
REMAINING WQ_V = 11,017 CF - 10,926 CF = 91 CF

NOTE: A CONTRIBUTION SHALL BE MADE TO THE WATER QUALITY IMPROVEMENT FUND FOR UNDETAINED AREAS. THE REQUEST LETTER SHALL BE PROVIDED DURING FINAL ENGINEERING PHASE IF NECESSARY.

Project Description	**Redevelopment**		
Drainage Area	**Impervious**	**Pervious**	**Total**
Site Area	6.07	0.92	6.99
On-Site Treated	5.51	0.42	5.93
Off-Site Treated	0.51	0.11	0.62
Total Treated	6.02	0.53	6.55
Any On-Site Disconnected by a Vegetated Buffer (25ft)	0.00		
Total On-Site Treated or Disconnected			6.55

Water Treatment On-site

BMP Type	*Onsite Area treated by BMP (acres)*	*Onsite Impervious area treated by BMP (acres)*	*Phosphorous Removal efficiency (%)*
Permeable Pavers	0.11	0.11	59
Urban Bioretention #1 - ROW	0.08	0.05	55
Urban Bioretention #2 - ROW	0.04	0.02	55
Urban Bioretention #3 - ROW	0.05	0.03	55
Urban Bioretention #4	0.18	0.14	55
Urban Bioretention #5	0.33	0.30	55
Urban Bioretention #6	0.40	0.38	55
Urban Bioretention #7 - ROW	0.06	0.03	55
Urban Bioretention #8 - ROW	0.06	0.04	55
Urban Bioretention #9	0.23	0.21	55
Urban Bioretention #10	0.09	0.07	55
Urban Bioretention #11	0.07	0.05	55
Urban Bioretention #12	0.44	0.40	55
Stormwater Planter Box #1	0.32	0.32	55
Stormwater Planter Box #2	0.34	0.34	55
Hydrodynamic Separator #1	0.49	0.48	20
Hydrodynamic Separator #2	2.01	1.91	20
Hydrodynamic Separator #3	0.63	0.63	20

Water Treatment Off-site

BMP Type	*Offsite Area treated by BMP (acres)*	*Offsite Impervious area treated by BMP (acres)*	*Phosphorous Removal efficiency (%)*
Urban Bioretention #1 - ROW	0.07	0.05	55
Urban Bioretention #2 - ROW	0.06	0.06	55
Urban Bioretention #3 - ROW	0.12	0.10	55
Urban Bioretention #7 - ROW	0.12	0.10	55
Urban Bioretention #8 - ROW	0.16	0.14	55
Urban Bioretention #9	0.09	0.06	55

Miscellaneous

Total WQV treated:	yes	no
Detention on site:	yes	no
Project is within which watershed?	Hooffs Run	
Project discharges to which body of water?	Potomac River	

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre) 6.99

	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.7	2.7	5.2	5.2
CN	96	94	96	94
S=1000/CN-10	0.42	0.64	0.42	0.64
0.2S	0.08	0.13	0.08	0.13
$RV=(P-0.2S)^2/(P-0.2S)+S$	2.26	2.06	4.73	4.51

QPost Development <= I.F.* (Qpre-development* RVpre-development)/RVDeveloped)

I.F 0.8

CHANNEL PROTECTION		
Qpre-development	18.84	From TR55
QPost Development	17.80	From TR55
RVPost Development (with runoff reduction)	2.08	From RRM
Qallowable	16.36	

FLOOD CONTROL	
Qpre-development	37.34
QPost Development	36.57
RVPost Development (with runoff reduction)	4.55
Qallowable	38.83

Qallowable/QPost Development	0.92	Fig 11.7 of DEQ Manual
Vs/Vr	0.18	
Vs	0.37	
Storage required (cf)	9500	

Qallowable/QPost Development	1.06	
Vs/Vr	0.18	
Vs	0.82	
Storage required (cf)	20781	

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 1-Yr (cfs) (hr)	10-Yr (cfs) (hr)
SUBAREAS		
PROPOSED	17.80 11.95	36.57 11.95
EXISITNG	18.84 11.96	37.34 11.95

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

Bowman
CONSULTING
Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

STORMWATER MANAGEMENT COMPUTATIONS
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: NA V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C10.60	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (emtp) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C10.40-SWM-PLAN.dwg



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

OUTFALL ANALYSIS:
THE SITE IS LOCATED IN THE HOOFFS RUN WATERSHED. RUNOFF FROM THE SITE SHEET FLOWS INTO FOUR (4) SEPARATE OUTFALLS ALL LOCATED IN THE HOOFFS RUN WATERSHED AND ULTIMATELY DISCHARGE INTO THE BED AND BANKS OF CAMERON RUN. THE TOTAL DRAINAGE AREA TO THE LIMITS OF ANALYSIS IS 182.35 AC.

THE EXISTING STORM SEWER SYSTEM WAS ANALYZED AT THE POINT OF SITE DISCHARGE AND THE THE NATURAL CHANNEL OF TIMBER BRANCH WAS ANALYZED FOR ADEQUACY AT THE LIMITS OF ANALYSIS. SEE CALCULATIONS BELOW FOR EACH SEPARATE OUTFALL AND SHEETS C11.10–C11.40 FOR EXISTING AND PROPOSED SITE DRAINAGE DIVIDES.

RUNOFF FROM THE SITE IS TREATED BY PROPOSED BMP FACILITIES. SEE SHEETS C10.40–C10.60 FOR THE STORMWATER MANAGEMENT PLAN AND FOR WATER QUALITY COMPUTATIONS.

THE SITE CONTAINS AN EXISTING 60" DETENTION PIPE TO THE SOUTH OF THE BUILDING ON SITE 2B THAT WILL REMAIN SERVICEABLE DURING AND AFTER CONSTRUCTION.

OUTFALL A:
RUNOFF TO OUTFALL A SHEET FLOWS TO THE WEST WHERE IT IS TREATED BY A PROPOSED BIORETENTION FACILITY AND THEN DISCHARGED INTO THE PROPOSED STORM SEWER. RUNOFF CONTINUES TO FLOW THROUGH THE PROPOSED STORM SEWER TO THE EXISTING 15" STORM SEWER PIPE OFFSITE TO THE SOUTH.

DA = 0.93 AC.
C = 0.88
Q_{2YR} = 0.88 * 6.20 IN/HR * 0.93 AC = 5.07 CFS
Q_{10YR} = 0.88 * 9.00 IN/HR * 0.93 AC = 7.37 CFS

OUTFALL B:
RUNOFF TO OUTFALL B SHEET FLOWS TO THE NORTH AND NORTHWEST EITHER A PROPOSED OR EXISTING STORM SEWER INLET AND CONTINUES TO FLOW THROUGH CONCENTRATED PIPE FLOW AND DISCHARGE INTO AN EXISTING 36" STORM SEWER PIPE TO THE NORTH. THE RUNOFF ON SITE 1 IS TREATED BY A PROPOSED PERMEABLE PAVERS OR A PROPOSED BIORETENTION FACILITY, RUNOFF ON SITE 2 IS TREATED BY EITHER A PROPOSED BIORETENTION FACILITY, A PLANTER BOX, PERMEABLE PAVERS OR A HYDRODYNAMIC SEPARATOR BEFORE DISCHARGING INTO THE STORM SEWER SYSTEM.

DA = 8.16 AC.
C = 0.86
Q_{2YR} = 0.86 * 6.20 IN/HR * 8.16 AC = 43.51 CFS
Q_{10YR} = 0.86 * 9.00 IN/HR * 8.16 AC = 63.16 CFS

OUTFALL C:
RUNOFF TO OUTFALL C SHEET FLOWS TO THE EAST AND IS COLLECTED BY THE PROPOSED OR EXISTING STORM SEWER INLETS THAT DISCHARGE INTO AN EXISTING 24" STORM SEWER PIPE TO THE EAST. THE RUNOFF WITHIN THIS OUTFALL IS TREATED BY EITHER A PROPOSED BIORETENTION FACILITY OR A HYDRODYNAMIC SEPARATOR BEFORE DISCHARGING INTO THE STORM SEWER SYSTEM.

DA = 2.87 AC.
C = 0.88
Q_{2YR} = 0.88 * 6.20 IN/HR * 2.87 AC = 15.66 CFS
Q_{10YR} = 0.88 * 9.00 IN/HR * 2.87 AC = 22.73 CFS

Tc FLOW PATH TO OUTFALL 'A'
100 LF OF SHEET FLOW – 9.90 MINS
630 LF OF PAVED CONCENTRATED FLOW – 2.58 MINS
2,538 LF OF PIPE FLOW – 14.70 MINS
479 LF OF CHANNEL FLOW – 0.72 MINS

TOTAL TC = 27.90 MIN.

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

OUTFALL ANALYSIS
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

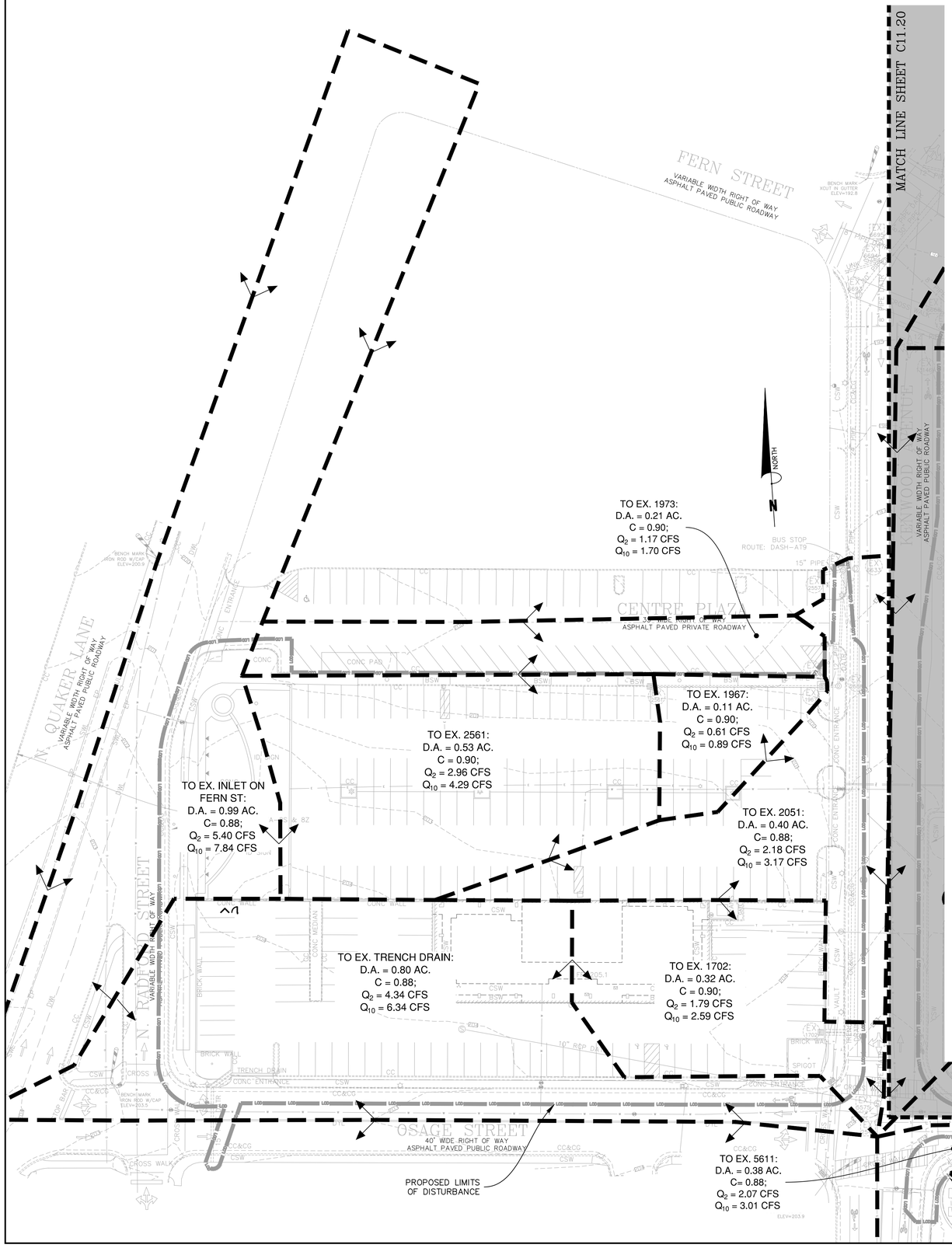
PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL	CLL	DP
DESIGN	DRAWN	CHKD

SCALE H: 1"=40' V:

JOB No. 1526-03-007
DATE : OCT. 30, 2020
FILE No. 1526-D-PR-001
SHEET C11.00

Cad File name : P:\1526 - lindsay properties\1526-03-007 (mep) - lindsay campus-feasibility concept pdsup (engineering (engineering plans\PDSUP\1526-03-007-C11.00-SHM-OUTFALL ANALYSIS.dwg



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

PRE-DEVELOPMENT DRAINAGE DIVIDES

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER
10/30/2020

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE	H: 1" = 30' V:
JOB No.	1526-03-007
DATE :	OCT. 30, 2020
FILE No.	1526-D-PR-001
SHEET	C11.10

MATCH LINE SHEET C11.10

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

16' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

FERN STREET
ASPHALT PAVED PRIVATE ROADWAY

25' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

TO EX. 12762:
D.A. = 0.10 AC.
C= 0.90;
Q_2 = 0.56 CFS
Q_{10} = 0.81 CFS

TO EX. 6684:
D.A. = 1.00 AC.
C= 0.88;
Q_2 = 5.46 CFS
Q_{10} = 7.92 CFS

PROPOSED LIMITS OF DISTURBANCE

NORTH

TO EX. 13146A:
D.A. = 0.94 AC.
C= 0.88;
Q_2 = 5.13 CFS
Q_{10} = 7.44 CFS

TO EX. 12596:
D.A. = 0.54 AC.
C= 0.90;
Q_2 = 3.01 CFS
Q_{10} = 4.37 CFS

TO EX. 12292:
D.A. = 0.31 AC.
C= 0.90;
Q_2 = 1.73 CFS
Q_{10} = 2.51 CFS

TO EX. 7090:
D.A. = 0.56 AC.
C= 0.90;
Q_2 = 3.12 CFS
Q_{10} = 4.54 CFS

TO EX. 13146B:
D.A. = 1.24 AC.
C= 0.86;
Q_2 = 6.61 CFS
Q_{10} = 9.60 CFS

TO EX. 12336:
D.A. = 0.05 AC.
C= 0.90;
Q_2 = 0.28 CFS
Q_{10} = 0.41 CFS

TO EX. 12695:
D.A. = 0.20 AC.
C= 0.30;
Q_2 = 0.37 CFS
Q_{10} = 0.54 CFS

TO EX. 12243:
D.A. = 1.29 AC.
C= 0.86;
Q_2 = 6.88 CFS
Q_{10} = 9.98 CFS

PROPOSED LIMITS OF DISTURBANCE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

MATCH LINE SHEET C11.10

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRE-DEVELOPMENT DRAINAGE DIVIDES

LINDSAY CAMPUS

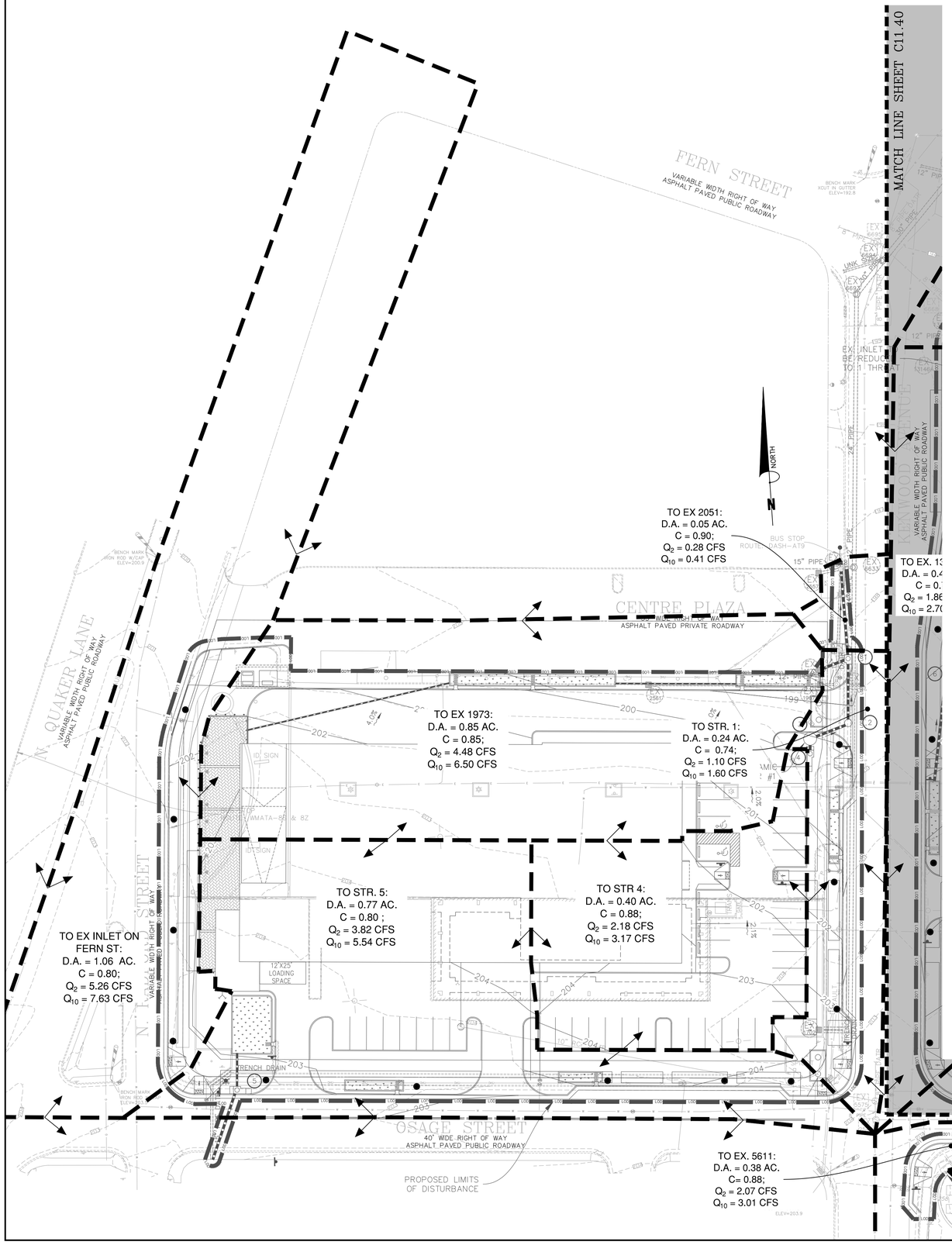
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C11.20	



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

POST-DEVELOPMENT DRAINAGE DIVIDES

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER
10/30/2020

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C11.30	

MATCH LINE SHEET C11.30

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

16' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

EX. INLET TO BE REDUCED TO 1 THROAT

TO EX. 6684:
D.A. = 0.34 AC.
C= 0.88;
Q_2 = 1.85 CFS
Q_{10} = 2.69 CFS

HYDRODYNAMIC SEPARATOR #2

TO STR. 8:
D.A. = 0.30 AC.
C = 0.88;
Q_2 = 1.63 CFS
Q_{10} = 2.38 CFS

TO EX. 12762:
D.A. = 0.07 AC
C = 0.90;
Q_2 = 0.39 CFS
Q_{10} = 0.57 CFS

PROPOSED LIMITS OF DISTURBANCE

PIPE LOCATION PER SUE MARK OUT UNKNOWN SIZE

TO EX 13146B:
D.A. = 0.10 AC.
C = 0.84;
Q_2 = 0.52 CFS
Q_{10} = 0.76 CFS

TO EX. 13146A:
D.A. = 0.40 AC.
C = 0.75;
Q_2 = 1.86 CFS
Q_{10} = 2.70 CFS

TO STR. 12:
D.A. = 0.38 AC.
C = 0.87;
Q_2 = 1.94 CFS
Q_{10} = 2.82 CFS

TO STR. 8A:
D.A. = 0.36 AC.
C = 0.79;
Q_2 = 1.76 CFS
Q_{10} = 2.56 CFS

TO STR. 9:
D.A. = 0.39 AC.
C= 0.90;
Q_2 = 2.18 CFS
Q_{10} = 3.16 CFS

TO STR. 10A:
D.A. = 0.08 AC
C = 0.90;
Q_2 = 0.45 CFS
Q_{10} = 0.65 CFS

PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL

25' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

1 X25' LOADING SPACE
12' X25' LOADING SPACE

TO STR. 14:
D.A. = 0.19 AC.
C = 0.83;
Q_2 = 0.98 CFS
Q_{10} = 1.42 CFS

TO STR6:
D.A. = 0.32 AC.
C = 0.90;
Q_2 = 1.79 CFS
Q_{10} = 2.59 CFS

TO STR.10:
D.A. = 0.28 AC.
C = 0.90;
Q_2 = 1.56 CFS
Q_{10} = 2.27 CFS

TO EX 12243:
D.A. = 0.85 AC.
C = 0.80;
Q_2 = 4.22 CFS
Q_{10} = 6.12 CFS

TO STR. 16:
D.A. = 0.34 AC.
C = 0.90;
Q_2 = 1.90 CFS
Q_{10} = 2.75 CFS

HYDRODYNAMIC SEPARATOR #3

TO STR. 11:
D.A. = 0.27 AC.
C = 0.90;
Q_2 = 1.51 CFS
Q_{10} = 2.19 CFS

TO TRENCH DRAIN:
D.A. = 0.40 AC.
C = 0.90;
Q_2 = 2.23 CFS
Q_{10} = 3.24 CFS

TO STR. 15:
D.A. = 0.44 AC.
C = 0.81;
Q_2 = 2.21 CFS
Q_{10} = 3.21 CFS

TO EX. 12336:
D.A. = 0.06 AC.
C = 0.90;
Q_2 = 0.33 CFS
Q_{10} = 0.49 CFS

TO EX 12275:
D.A. = 0.45 AC.
C = 0.83;
Q_2 = 2.32 CFS
Q_{10} = 3.36 CFS

POSSIBLE OIL WATER SEPARATOR (OWS) FIELD VERIFIED

±60" SWM PIPE

PROPOSED LIMITS OF DISTURBANCE

TO EX. 12695:
D.A. = 0.23 AC.
C = 0.30;
Q_2 = 0.43 CFS
Q_{10} = 0.62 CFS

PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.

BUS STOP
ROUTE: DASH-AT9

TRENCH DRAIN

BENCH MARK
IRON ROD W/CAP
ELEV=196.1

BENCH MARK
MAG NAIL
ELEV=199.1

BENCH MARK
IRON ROD W/CAP
ELEV=197.5

40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

MATCH LINE SHEET C11.30

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

POST-DEVELOPMENT DRAINAGE DIVIDES

LINDSAY CAMPUS

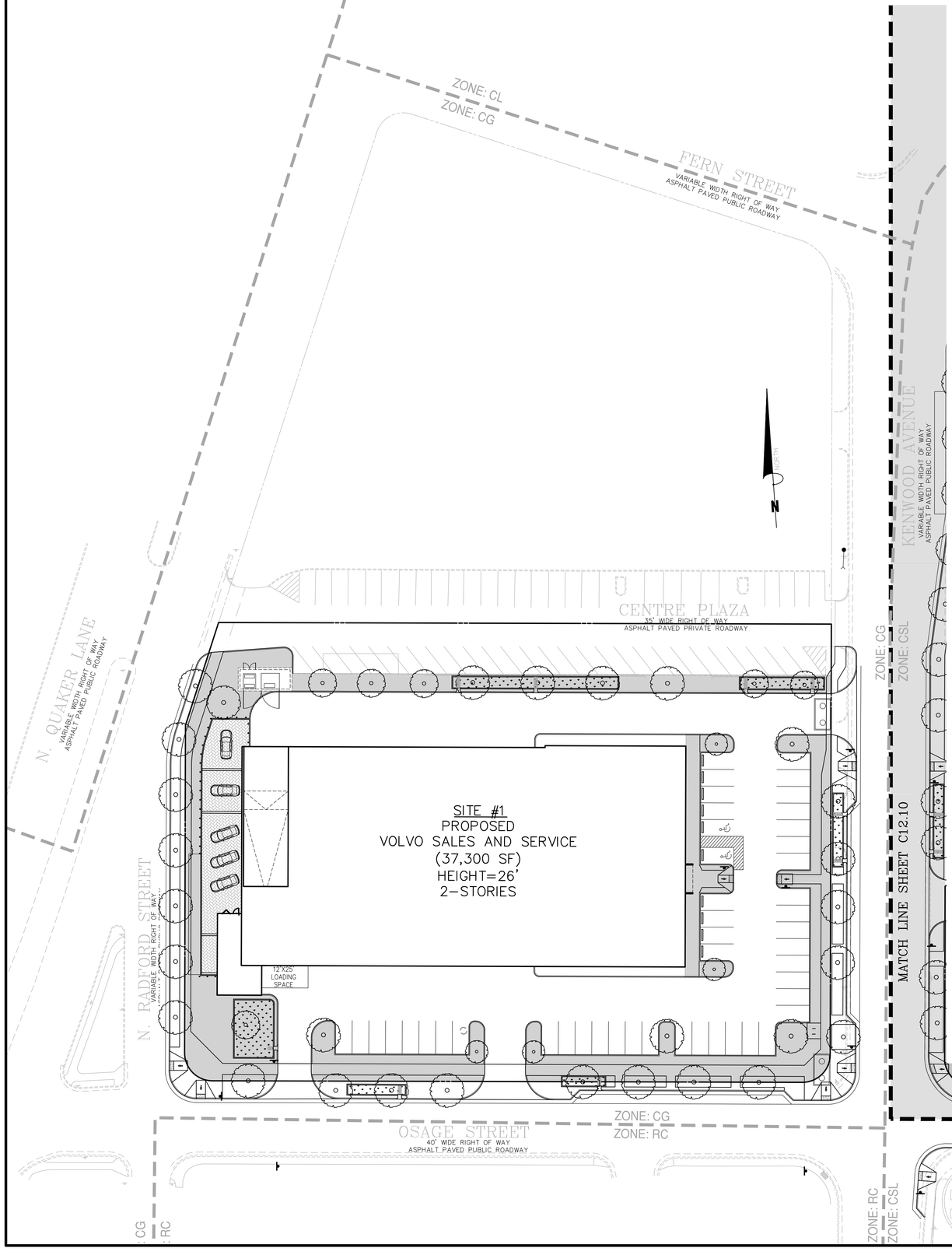
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C11.40	



OPEN SPACE CALCULATIONS SITE 1

COMBINED SITE AREA	295,048 S.F. or 6.77 AC.
SITE 1 AREA	85,369 S.F. or 1.96 AC.
PROP. BUILDING FOOTPRINT	36,500 S.F. or 0.84 AC. (43%)
PROVIDED OPEN SPACE	16,751 S.F. or 0.38 AC. (19%)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

OPEN SPACE PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

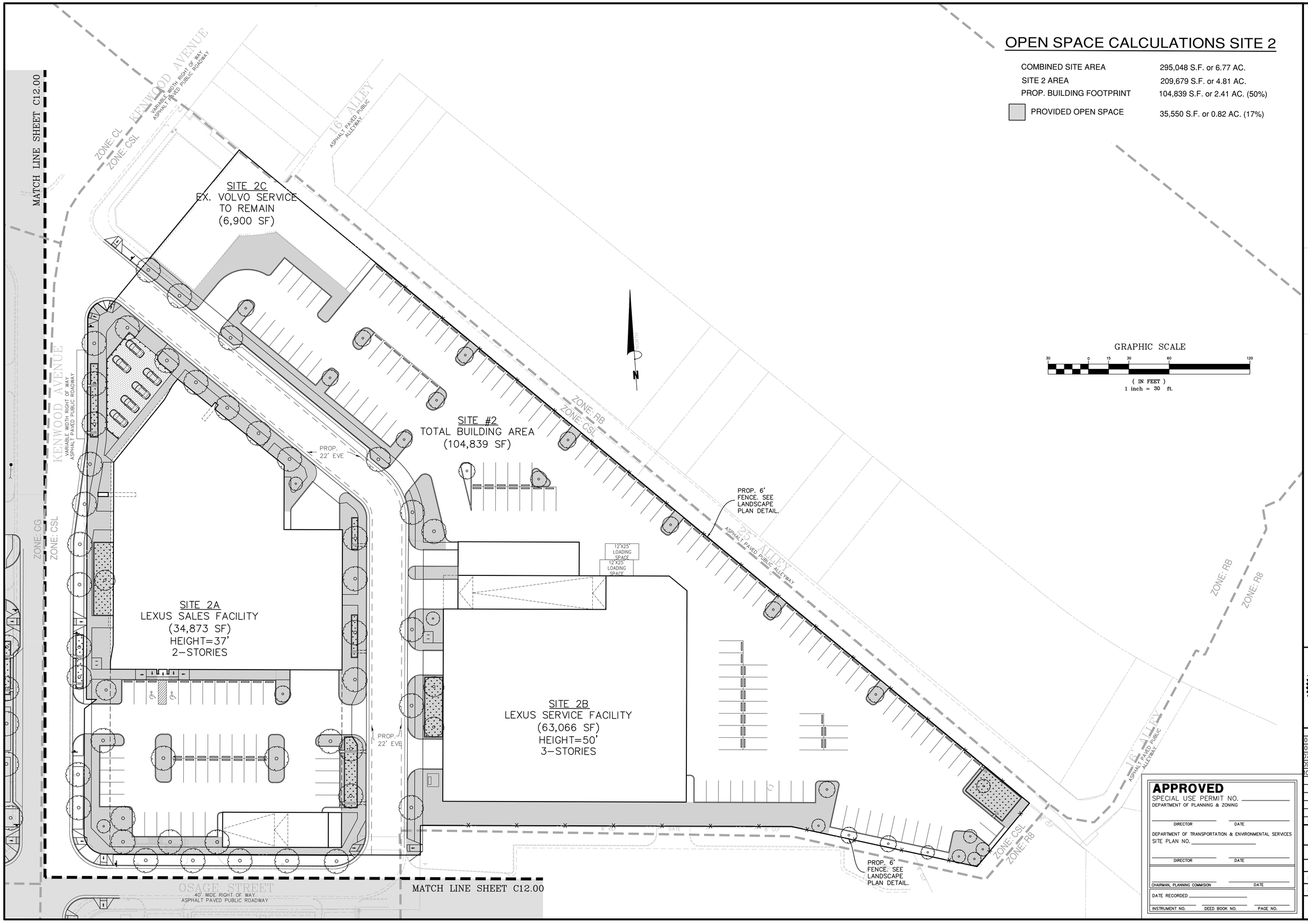
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C12.00	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (emily) - lindsay campus-feasibility concept pdsup (engineering (engineering plans\PDSUP\1526-03-007-C12.00-SITE-OPEN SPACE.dwg



OPEN SPACE CALCULATIONS SITE 2

COMBINED SITE AREA	295,048 S.F. or 6.77 AC.
SITE 2 AREA	209,679 S.F. or 4.81 AC.
PROP. BUILDING FOOTPRINT	104,839 S.F. or 2.41 AC. (50%)
PROVIDED OPEN SPACE	35,550 S.F. or 0.82 AC. (17%)

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

OPEN SPACE PLAN
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

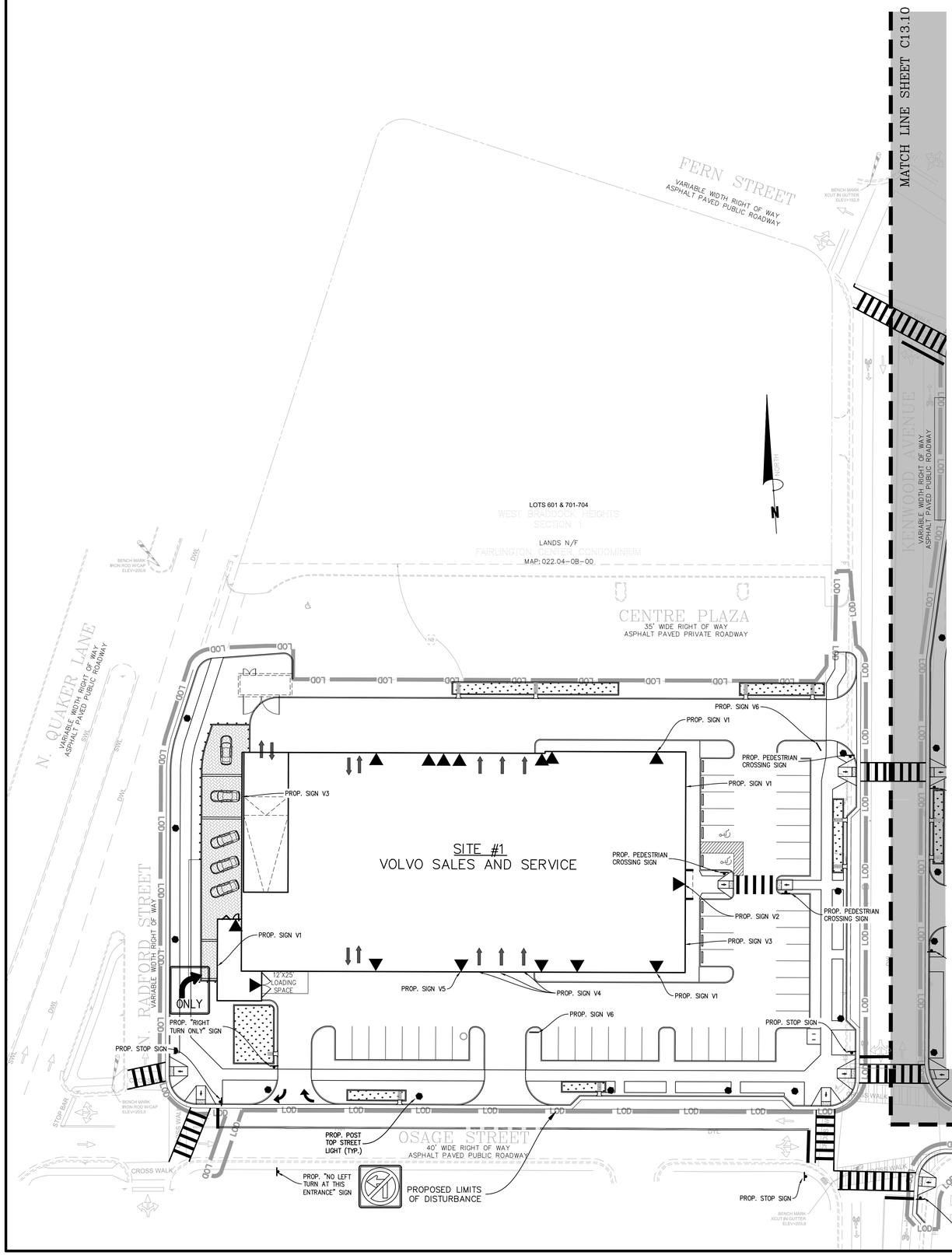
PLAN STATUS

01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION	
CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C12.10	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering plans\PDSUP\1526-03-007-C12.00-OPN-OPEN SPACE.dwg

NOTE: SEE SHEETS SGN-1 TO SGN-6 FOR MORE DETAILS FOR PROPOSED SIGNS V1-V6 AND L1-L6.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

LIGHTING AND SIGNAGE PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C13.00	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C13.00-LGT-LIGHTING AND SIGNAGE.dwg

NOTE: SEE SHEETS SGN-1 TO SGN-6 FOR MORE DETAILS FOR PROPOSED SIGNS V1-V6 AND L1-L6.

MATCH LINE SHEET C13.00

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

16' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

25' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

OSAGE STREET
40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

SITE 2C
EX. VOLVO SERVICE
TO REMAIN

SITE 2A
LEXUS SALES FACILITY

SITE 2B
LEXUS SERVICE FACILITY

LOT 1, LOT 2, LOT 3, LOT 6, LOT 7, LOT 603
LANDS N/F
MAP-022.04-05-39
MAP-022.04-05-38
KENWOOD TOWERS SECTION 1 BLOCK 1
KENWOOD TOWERS SECTION 1 BLOCK 2
KENWOOD TOWERS SECTION 1 BLOCK 3
KENWOOD TOWERS SECTION 1 BLOCK 4
KENWOOD TOWERS SECTION 1 BLOCK 5
KENWOOD TOWERS SECTION 1 LOTS 6 THROUGH 40
KENWOOD TOWERS SECTION 2 BLOCK 1
KENWOOD TOWERS SECTION 2 LOTS 22 THROUGH 40
LOT 21, LOT 22, LOT 27, LOT 28

PROP. STOP SIGN
PROP. SIGN L1
PROP. SIGN L2
PROP. SIGN L3
PROP. SIGN L4
PROP. SIGN L5
PROP. SIGN L6
PROP. PEDESTRIAN CROSSING SIGN
PROP. RELOCATED BUS STOP SIGN ROUTE: DASH-AT9
PROP. POST TOP STREET LIGHT (TYP.)
PROP. 22' EVE
PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.
PROPOSED LIMITS OF DISTURBANCE
12'X25' LOADING SPACE
CROSS WALK
BENCH MARK HOLE IN GUTTER ELEV=201.1
BENCH MARK MAG NAIL ELEV=199.1
BENCH MARK IRON ROD W/CAP ELEV=197.5
LOT 600 RE-SUBDIVISION OF THE LANDS OF CATHOLIC DIOCESE OF ARLINGTON
LANDS N/F PAUL S. LOVERDE, BISHOP OF ARLINGTON MAP: 032.02-02-10
MATCH LINE SHEET C13.00

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

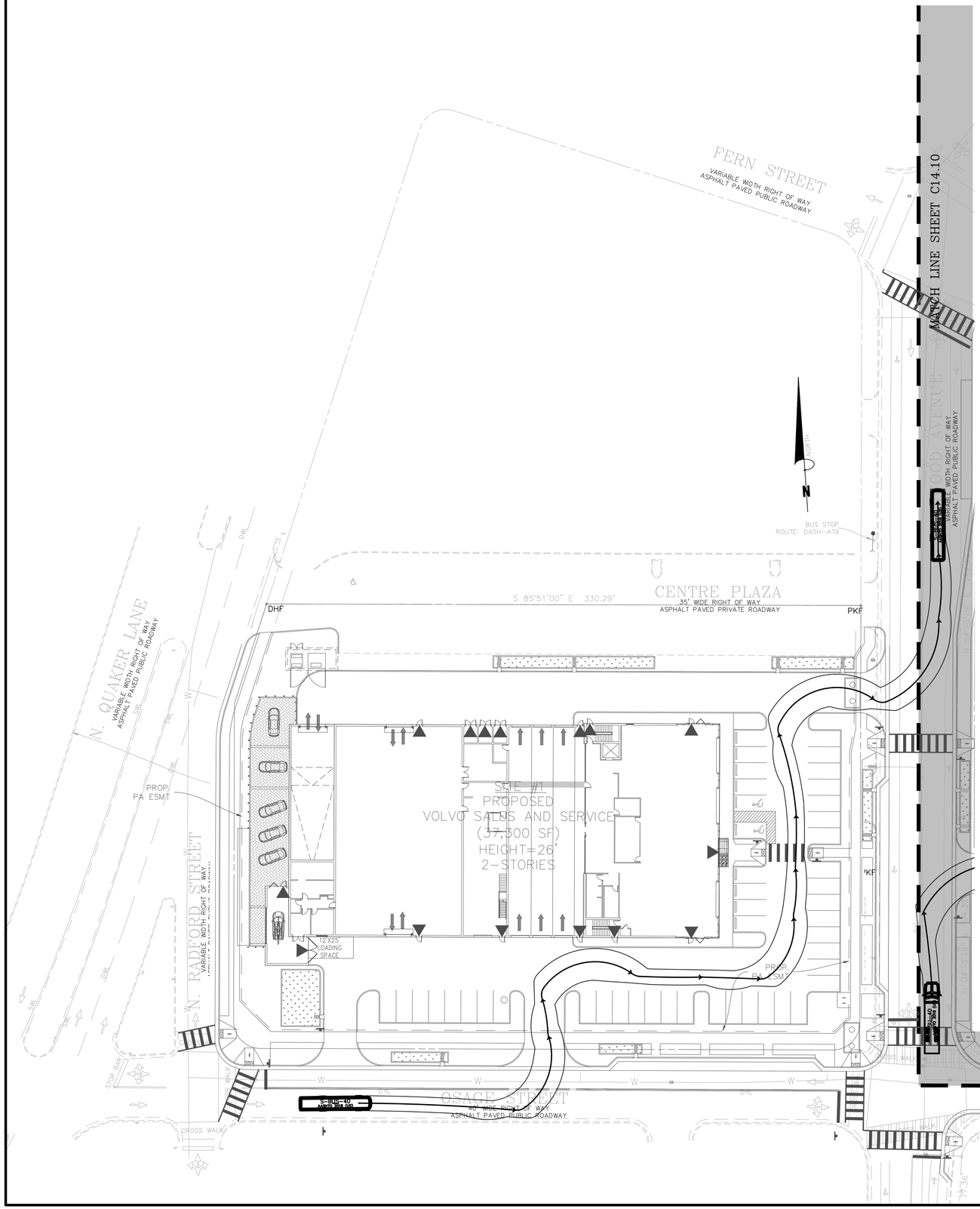
LIGHTING AND SIGNAGE PLAN
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA VIRGINIA

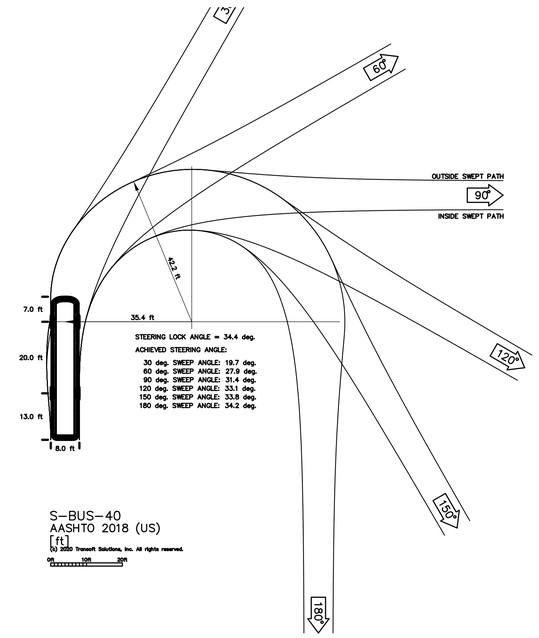
COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

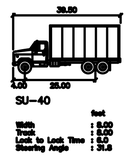
PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C13.10	

Cad file name : P:\1526 - lindsay property\es\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup (engineering (engineering plans\PDSUP\1526-03-007-C13.00-L01-LIGHTING AND SIGNAGE.dwg







GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

VEHICLE TURNING MOVEMENTS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

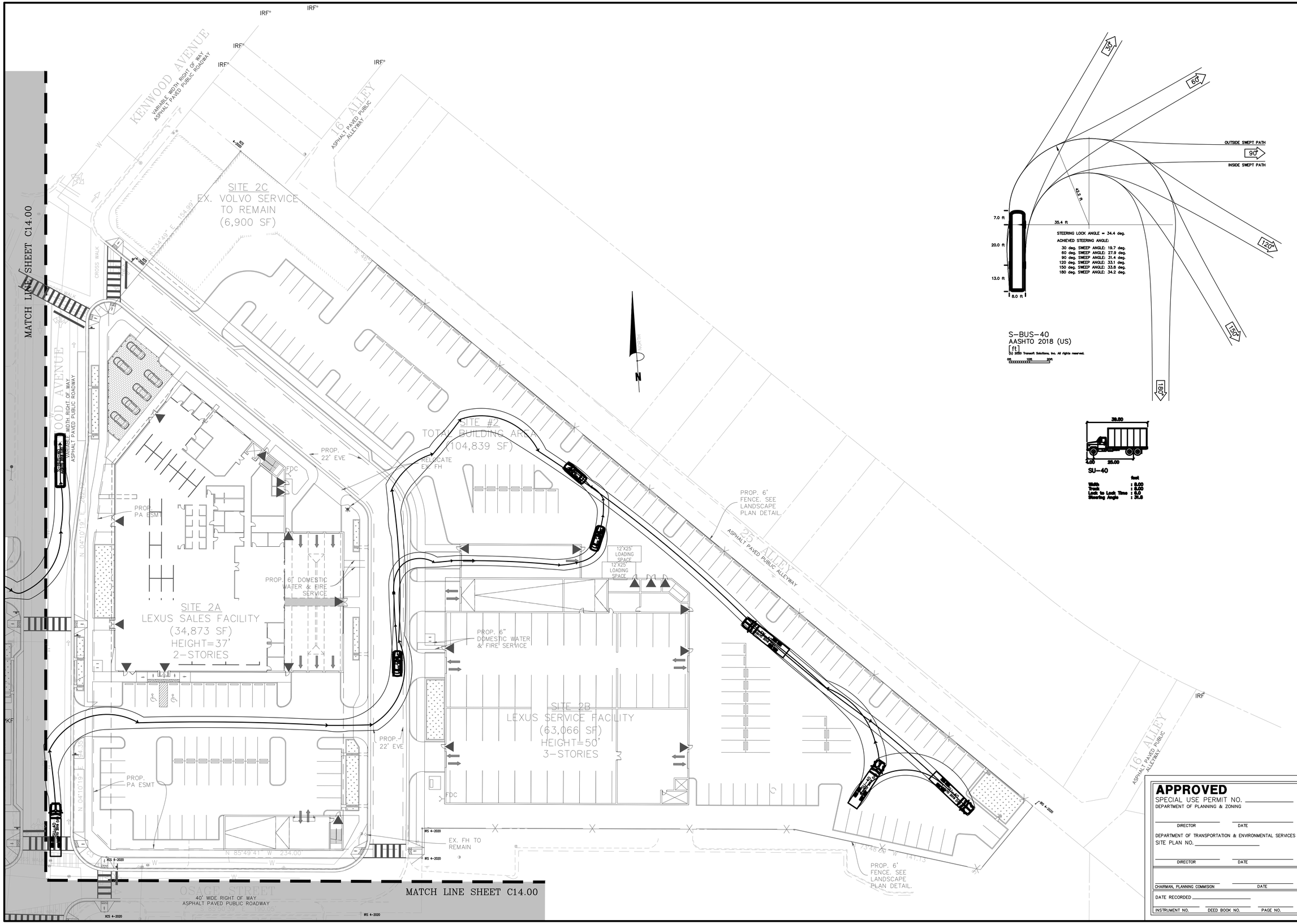
VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C14.00	

Cad file name : P:\1526 - lindsay proj\cad files\1526-03-007 (orig) - lindsay campus-feasibility concept pdsup (engineering (engineering plans\PDSUP\1526-03-007-C14.00-KEY-PROX TURNING.dwg



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

VEHICLE TURNING MOVEMENTS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

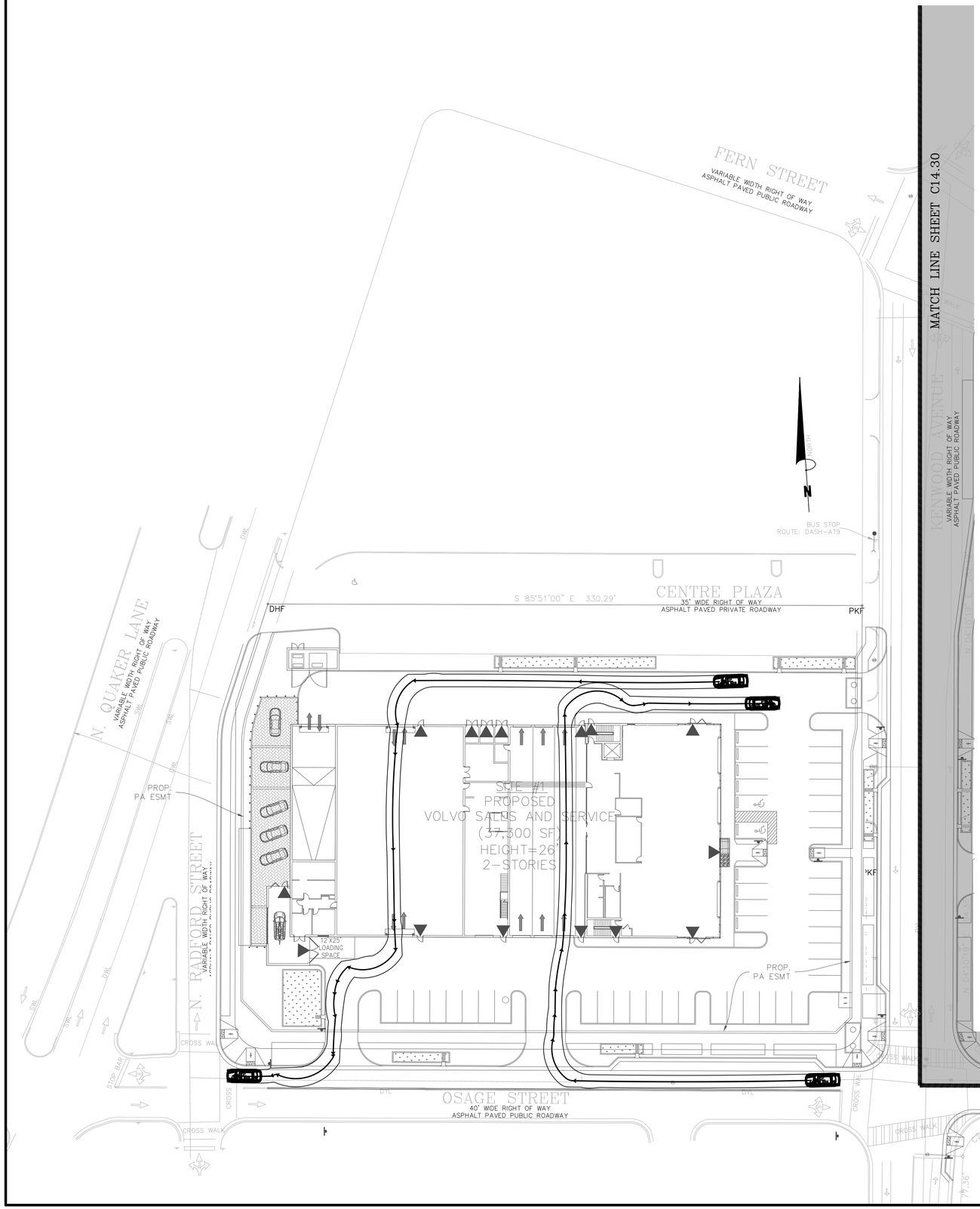
COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

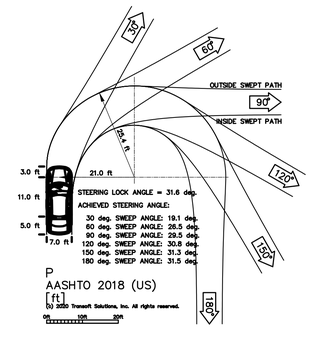
PLAN STATUS

01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION	
CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C14.10	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C14.00-VEH-TRUCK TURNING.dwg







P

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

VEHICLE TURNING MOVEMENTS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C14.20	

Cad File Name : P:\1526 - lindsay properties\1526-03-007 (mtg) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C14.00-KEY-RICK TURNING.dwg

MATCH LINE SHEET C14.20

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

16' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

SITE 2C
EX. VOLVO SERVICE
TO REMAIN
(6,900 SF)

CROSS WALK

SITE #2
TOTAL BUILDING AREA
(104,839 SF)

PROP. 22' EVE

PROP. PA ESMT

SITE 2A
LEXUS SALES FACILITY
(34,873 SF)
HEIGHT=37'
2-STORIES

PROP. PA ESMT

SITE 2B
LEXUS SERVICE FACILITY
(63,066 SF)
HEIGHT=50'
3-STORIES

PROP. 22' EVE

12'X25' LOADING SPACE
12'X25' LOADING SPACE

SEE INSERT A, THIS SHEET

PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.

25' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.

16' ALLEY
ASPHALT PAVED PUBLIC ALLEYWAY

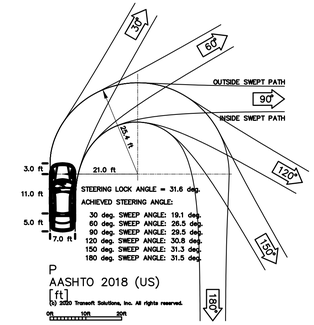
OSLER STREET
40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

MATCH LINE SHEET C14.20

INSERT A
SCALE: 1"=20'

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.





P

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

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

VEHICLE TURNING MOVEMENTS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

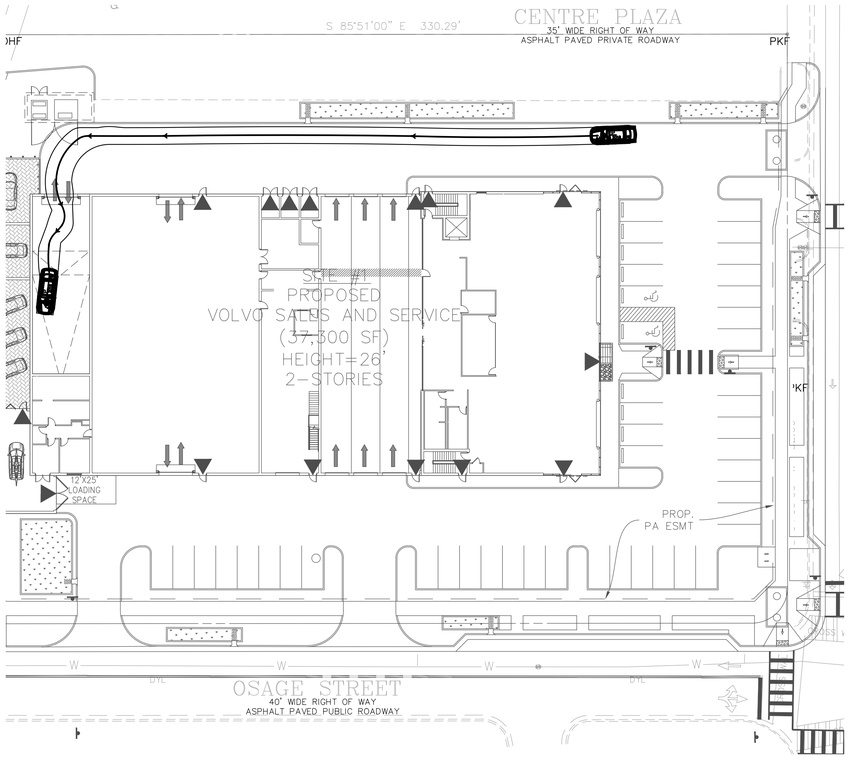
VIRGINIA

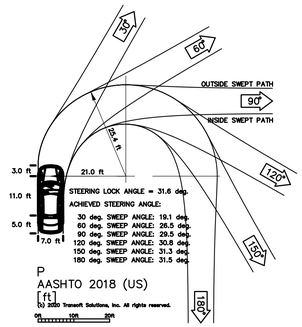
COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C14.30	

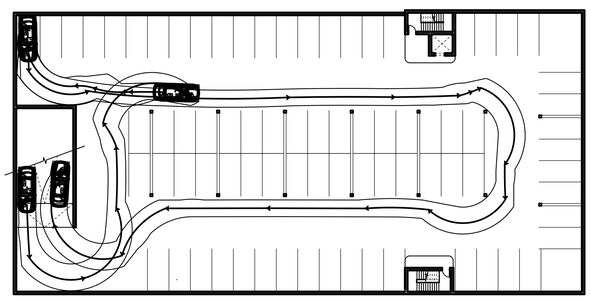
Cad file name : P:\1526 - lindsay properties\1526-03-007 (emj) - lindsay campus-feasibility concept pdsup (engineering projects\PDSUP\1526-03-007-C14.00-16th-TRUCK TURNING.dwg



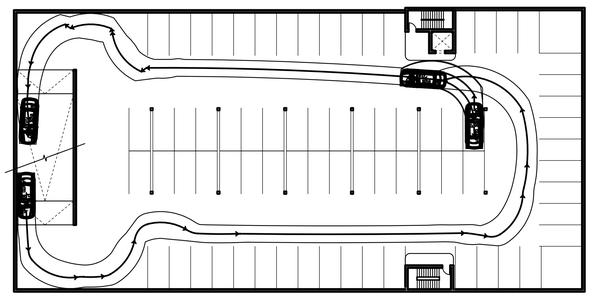




	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



Proposed Basement Parking Level 2



Proposed Basement Parking Level 1

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

VEHICLE TURNING MOVEMENTS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

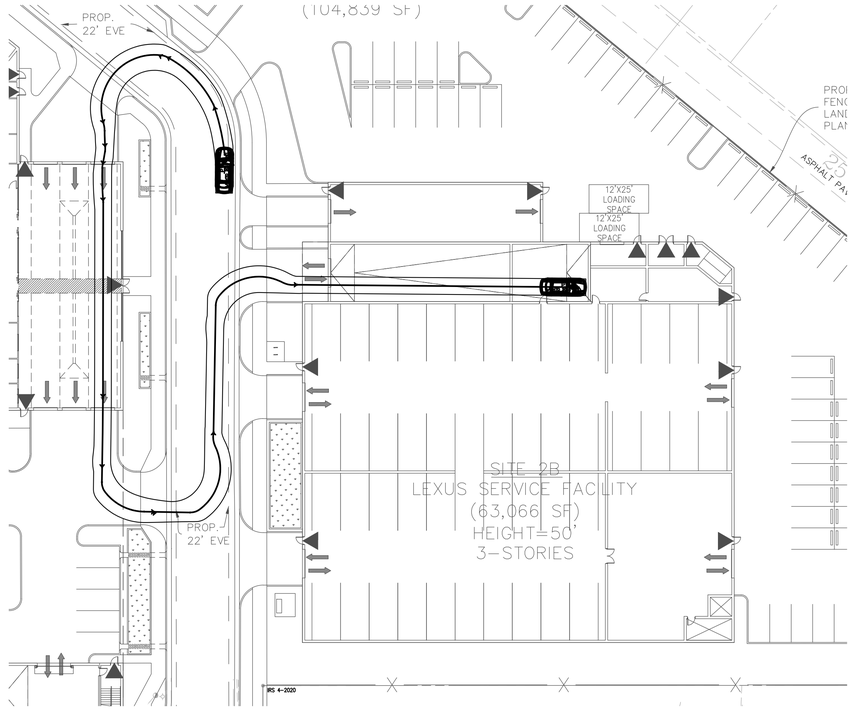
CITY OF ALEXANDRIA VIRGINIA

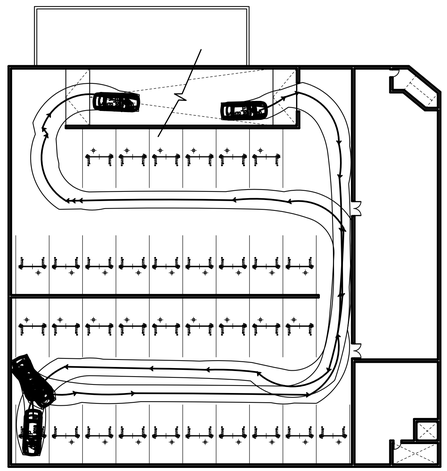
COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

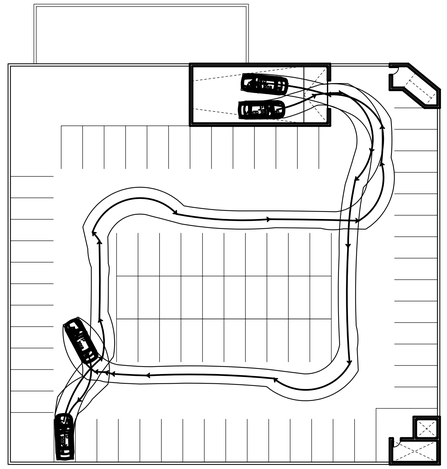
CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C14.40	

Cad File name : P:\1526 - lindsay properties\1526-03-007 (cmj) - lindsay campus-feasibility concept (pdsup)\engineering\engineering plans\PDSUP\1526-03-007-C14.00-REF-TURN.dwg

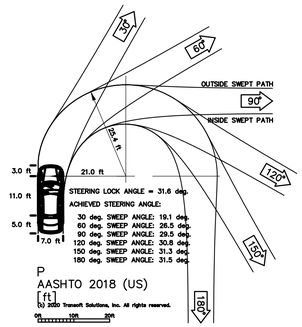


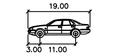


Proposed Second Floor Parking Level 2



Proposed Roof Parking Level 3





P

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

VEHICLE TURNING MOVEMENTS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

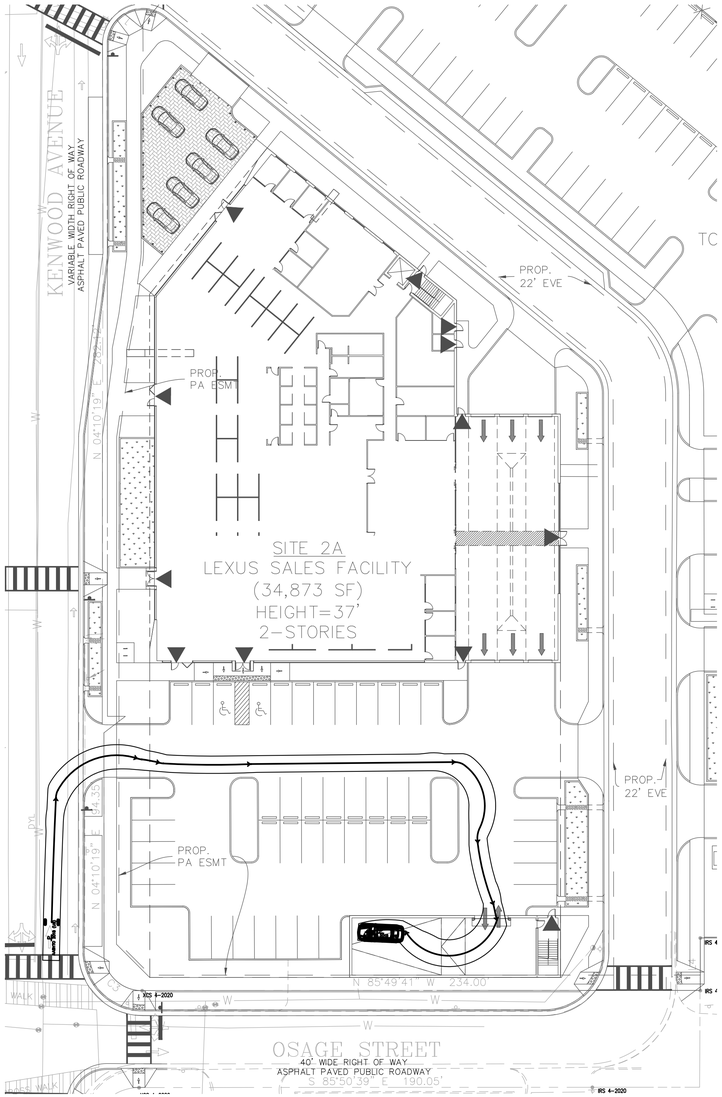
CITY OF ALEXANDRIA VIRGINIA

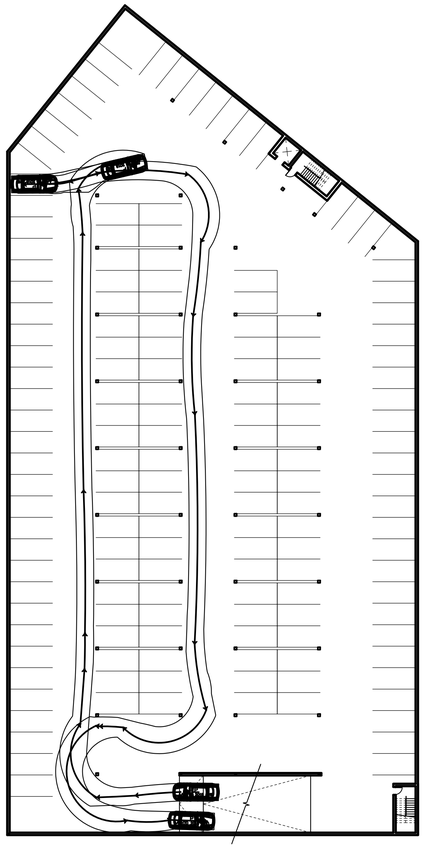
COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

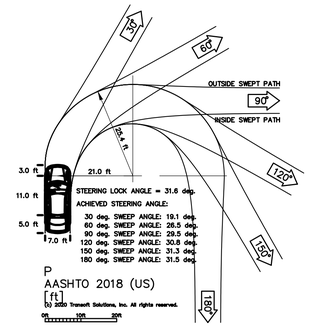
CLL	CLL	DP
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C14.50	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (emily) - lindsay campus-feasibility concept (pdsup)\engineering\engineering plans\PDSUP\1526-03-007-C14.00-REV-TURNING.dwg





Proposed Below Grade Parking





P

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

VEHICLE TURNING MOVEMENTS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER
10/30/2020

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL	CLL	DP
DESIGN	DRAWN	CHKD

SCALE H: 1" = 30'
V:

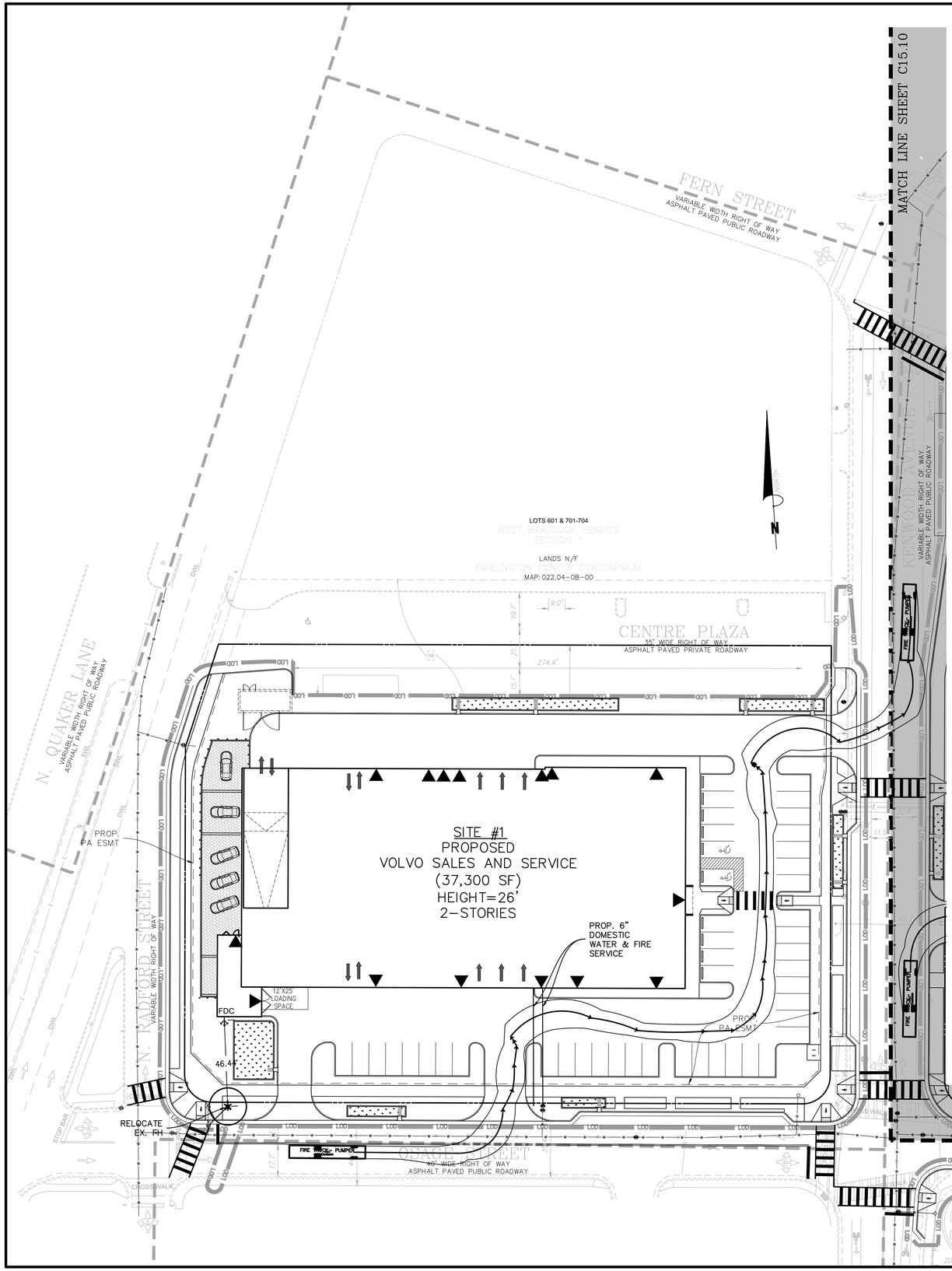
JOB No. 1526-03-007

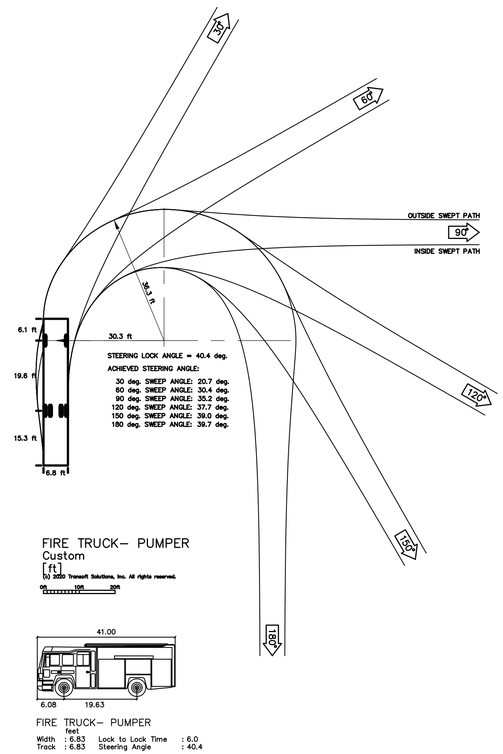
DATE : OCT. 30, 2020

FILE No. 1526-D-PR-001

SHEET C14.60

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus- feasibility concept plans\engineering\engineering plans\PDSUP\1526-03-007-C14.00-VEH-TRUCK TURNING.dwg





Fire Lane Designations

1. **Fire Lanes**
Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems as designated by the Director of Code Enforcement. Curbing and street components shall conform the standards established by Transportation and Environment Services for emergency vehicle easements.

2. **Sign Specifications**

Fire lane signs shall be metal construction, 12 inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign.

The lettering shall be "NO PARKING FIRE LANE," Placed as shown in Figure 3. lettering size shall be as follows: "NO PARKING" - 2 inches FIRE LANE" - 2-1/2 inches. Arrows (where applicable) - 1 inch by 6 inches solid shaft with solid head 1-1/2 inches wide and 2 inches deep.

Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a sign post or other approved structure as designated by the Director of Code Enforcement. Posts for signs, when required, shall be metal and securely mounted.

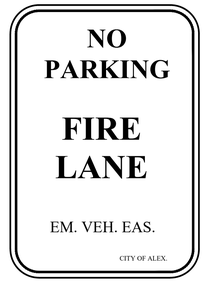
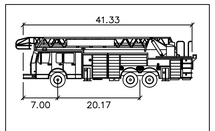


FIGURE 3 - FIRE LANE SIGN

Signs shall face in the direction of vehicle travel. In areas where fire lanes involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to fire lane signs shall be approved by the Fire Marshal.



REAR MNT LADDER

	feet
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.00
Steering Angle	: 33.30

NOTE: NO FIRE TRUCK TURNS ARE ON THE SITE. ALL FIRE ACCESS IS ALONG THE STREET FRONTAGE.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

FIRE SERVICE PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

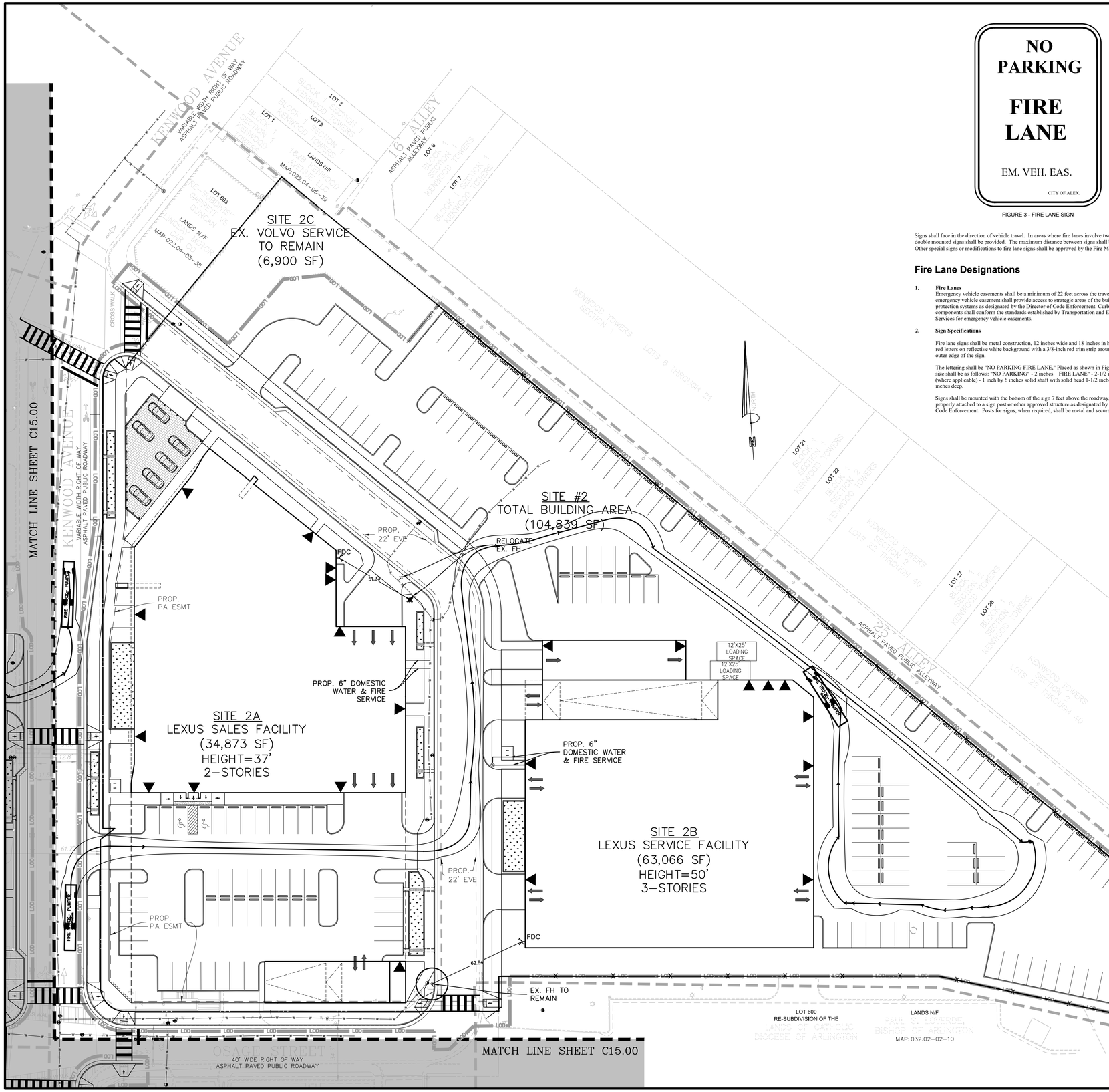
COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

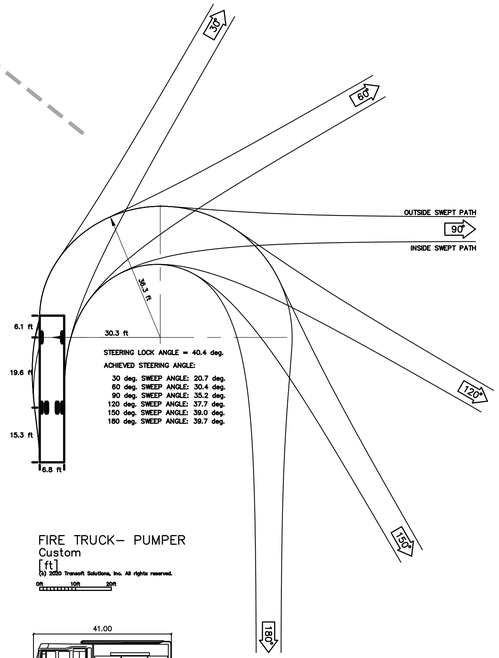
PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

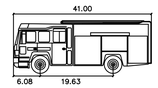
CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C15.00	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-C15.00-FIRE-SERVICE PLAN.dwg



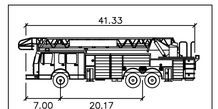


FIRE TRUCK– PUMPER
Custom
[ft]
(c) 2020 Transoft Solutions, Inc. All rights reserved.



FIRE TRUCK– PUMPER

feet			
Width	: 6.83	Lock to Lock Time	: 6.0
Track	: 6.83	Steering Angle	: 40.4



REAR MNT LADDER

feet	
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.00
Steering Angle	: 33.30

NO PARKING

FIRE LANE

EM. VEH. EAS.

CITY OF ALEX.

FIGURE 3 - FIRE LANE SIGN

Signs shall face in the direction of vehicle travel. In areas where fire lanes involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to fire lane signs shall be approved by the Fire Marshal.

Fire Lane Designations

1. **Fire Lanes**
   Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems as designated by the Director of Code Enforcement. Curbing and street components shall conform the standards established by Transportation and Environment Services for emergency vehicle easements.

2. **Sign Specifications**

   Fire lane signs shall be metal construction, 12 inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign.

   The lettering shall be "NO PARKING FIRE LANE," Placed as shown in Figure 3. lettering size shall be as follows: "NO PARKING" - 2 inches FIRE LANE" - 2-1/2 inches. Arrows (where applicable) - 1 inch by 6 inches solid shaft with solid head 1-1/2 inches wide and 2 inches deep.

   Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a sign post or other approved structure as designated by the Director of Code Enforcement. Posts for signs, when required, shall be metal and securely mounted.

NOTE: NO FIRE TRUCK TURNS ARE ON THE SITE. ALL FIRE ACCESS IS ALONG THE STREET FRONTAGE.

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

FIRE SERVICE PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

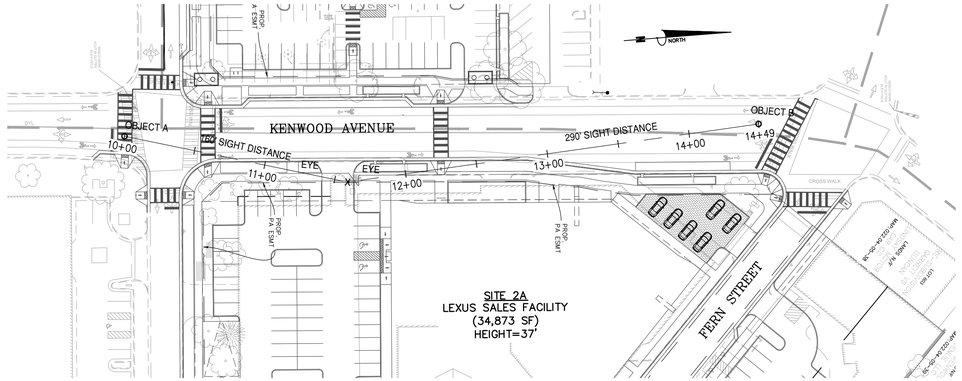
CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 30' V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C15.10	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (emily) - lindsay campus-feasibility concept pdsup (engineering program)\PDSUP\1526-03-007-C15.00-FIR-FIRE SERVICE PLAN.dwg

GRAPHIC SCALE

50 0 25 50 100 200

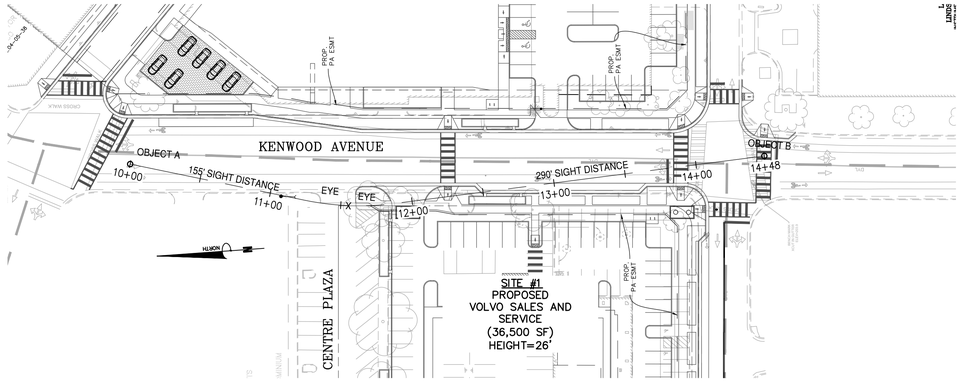
(IN FEET)
1 inch = 50 ft.

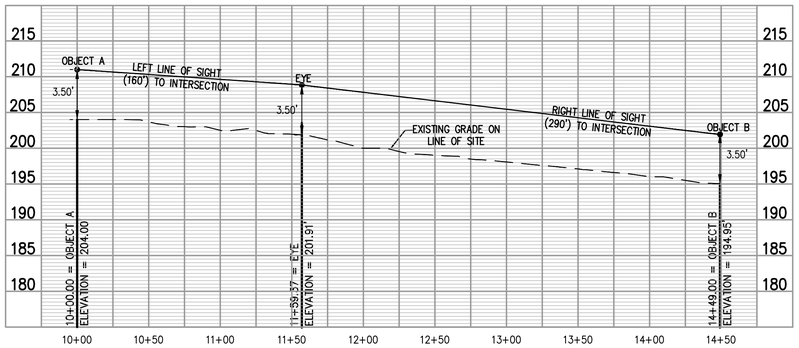


GRAPHIC SCALE

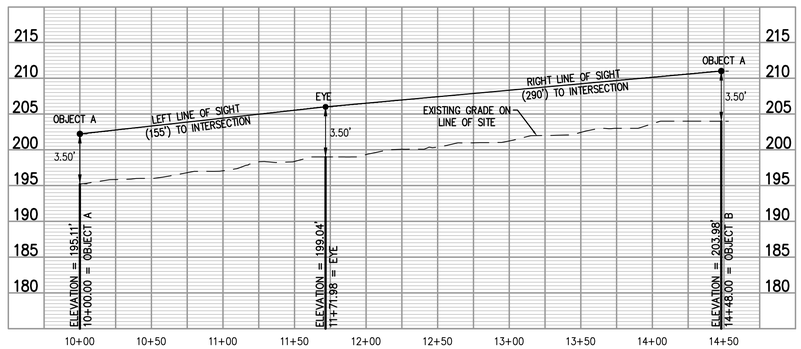
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





LEXUS SALES FACILITY SITE 2A ENTRANCE (8) PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'
POSTED SPEED LIMIT = 25 MPH
DESIGN SPEED LIMIT = 25 MPH



VOLVO SALES AND SERVICE SITE 1 ENTRANCE (9) PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'
POSTED SPEED LIMIT = 25 MPH
DESIGN SPEED LIMIT = 25 MPH

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

SIGHT DISTANCE PROFILE

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS

01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1" = 50' V: 1" = 10'

JOB No. 1526-03-007

DATE : OCT. 30, 2020

FILE No. 1526-D-PR-001

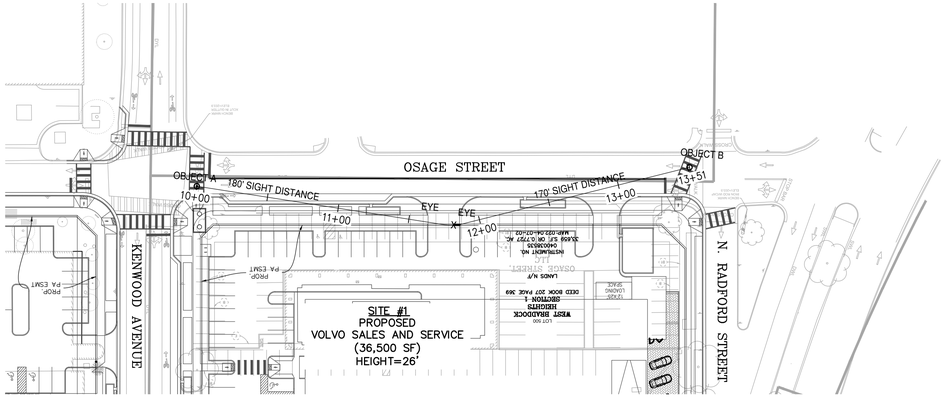
SHEET C16.00

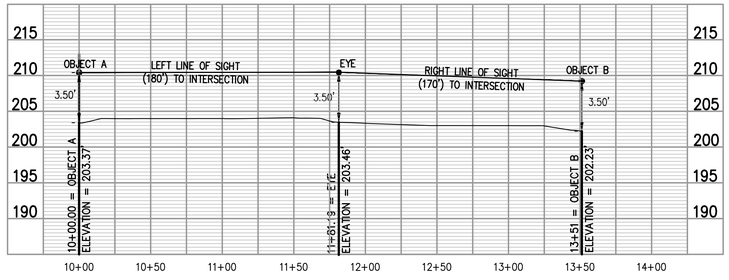
Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus- feasibility concept plans\engineering\engineering plans\PDSUP\1526-03-007-C16.00-SDP-SIGHT DISTANCE PROFILES.dwg

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





OSAGE STREET ENTRANCE PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

POSTED SPEED LIMIT = 25 MPH
DESIGN SPEED LIMIT = 25 MPH

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

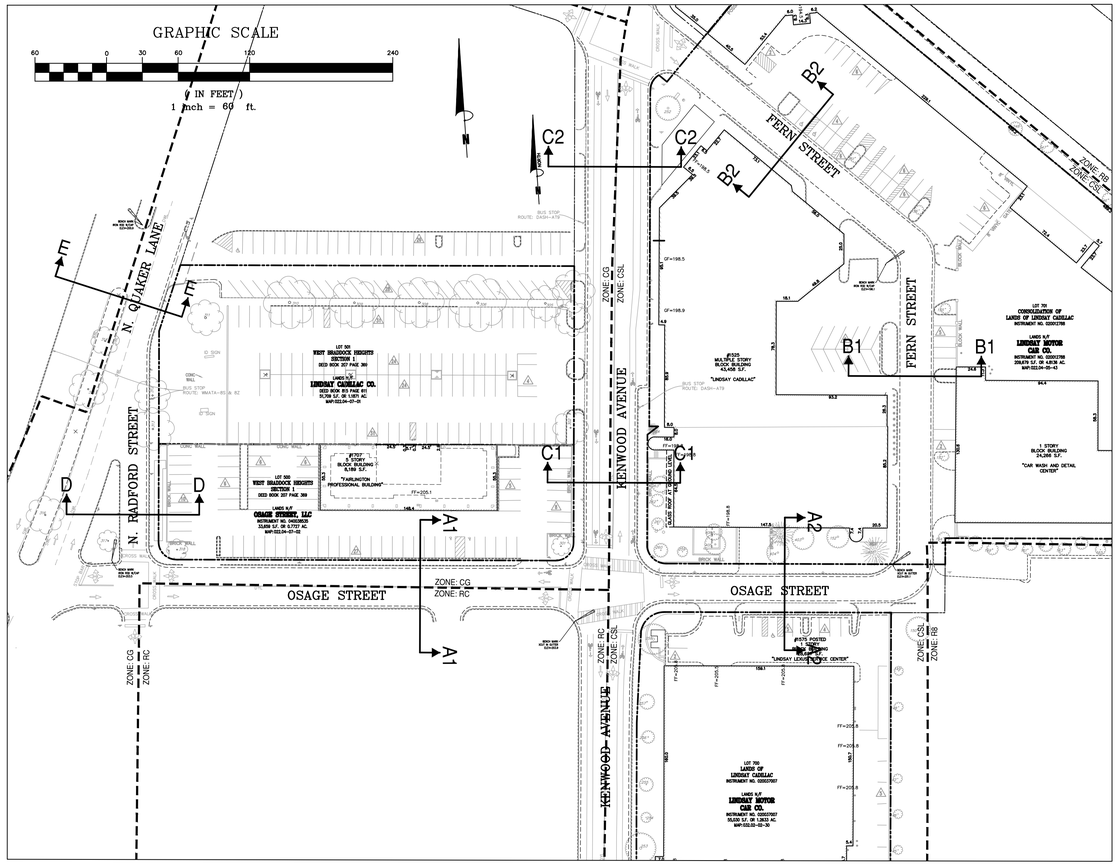
SIGHT DISTANCE PROFILE
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER
10/30/2020

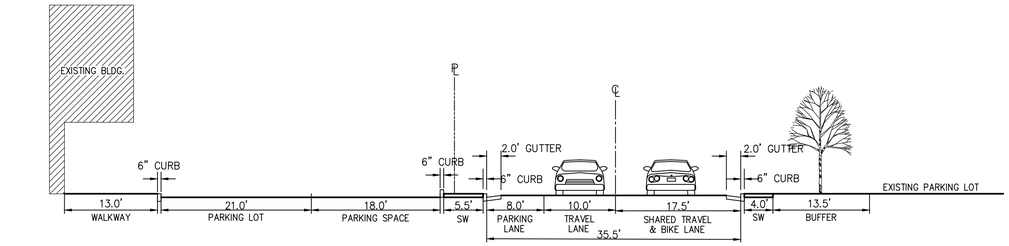
PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: 1" = 50' V: 1" = 10'	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C16.10	

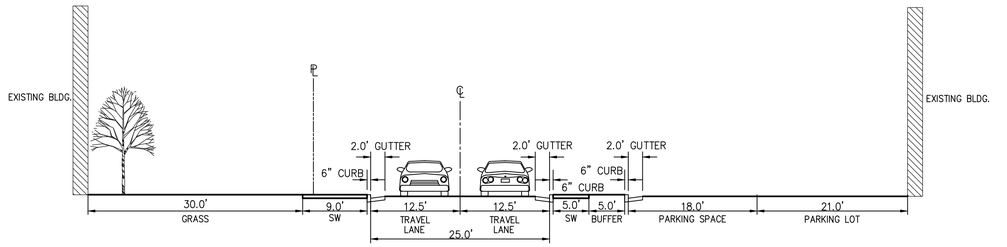
Cad file name : N:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept plans\engineering plans\PDSUP\1526-03-007-C16.00-SDP-SIGHT DISTANCE PROFILES.dwg



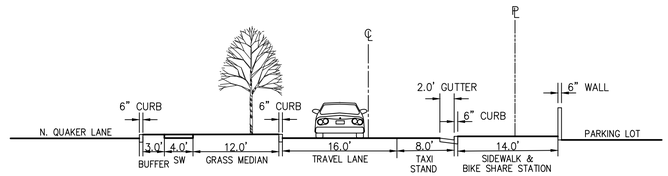
EXISTING CONDITIONS KEY PLAN
SCALE: 1"=60'



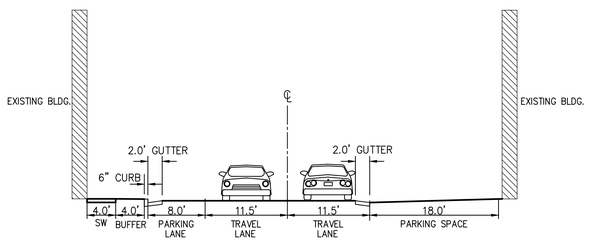
EXISTING "OSAGE STREET" CROSS SECTION A1-A1
LOOKING EAST
SCALE: 1"=10'



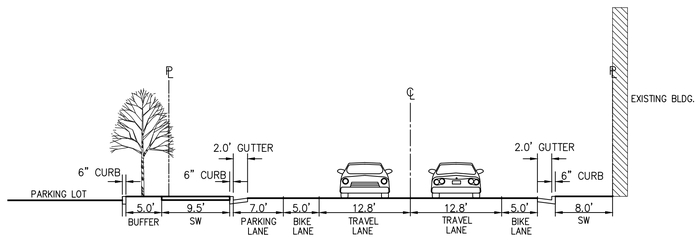
EXISTING "OSAGE STREET" CROSS SECTION A2-A2
LOOKING EAST



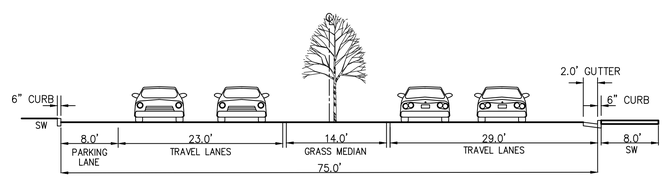
EXISTING "N. RADFORD STREET" CROSS SECTION D-D
LOOKING NORTH
SCALE: 1"=10'



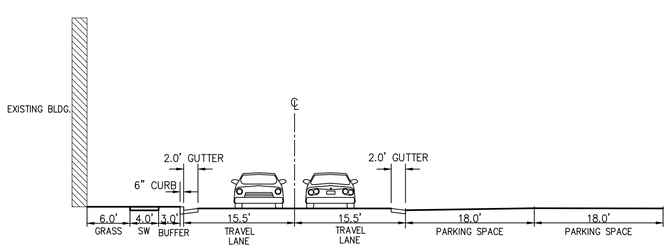
EXISTING "FERN STREET" CROSS SECTION B1-B1
LOOKING NORTH
SCALE: 1"=10'



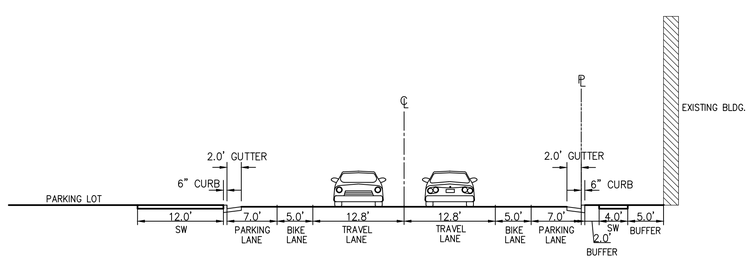
EXISTING "KENWOOD AVE" CROSS SECTION C1-C1
LOOKING NORTH
SCALE: 1"=10'



EXISTING "N. QUAKER LANE" CROSS SECTION E-E
LOOKING NORTHEAST
SCALE: 1"=10'



EXISTING "FERN STREET" CROSS SECTION B2-B2
LOOKING NORTHWEST
SCALE: 1"=10'



EXISTING "KENWOOD AVE" CROSS SECTION C2-C2
LOOKING NORTH
SCALE: 1"=10'

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

Bowman CONSULTING
Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

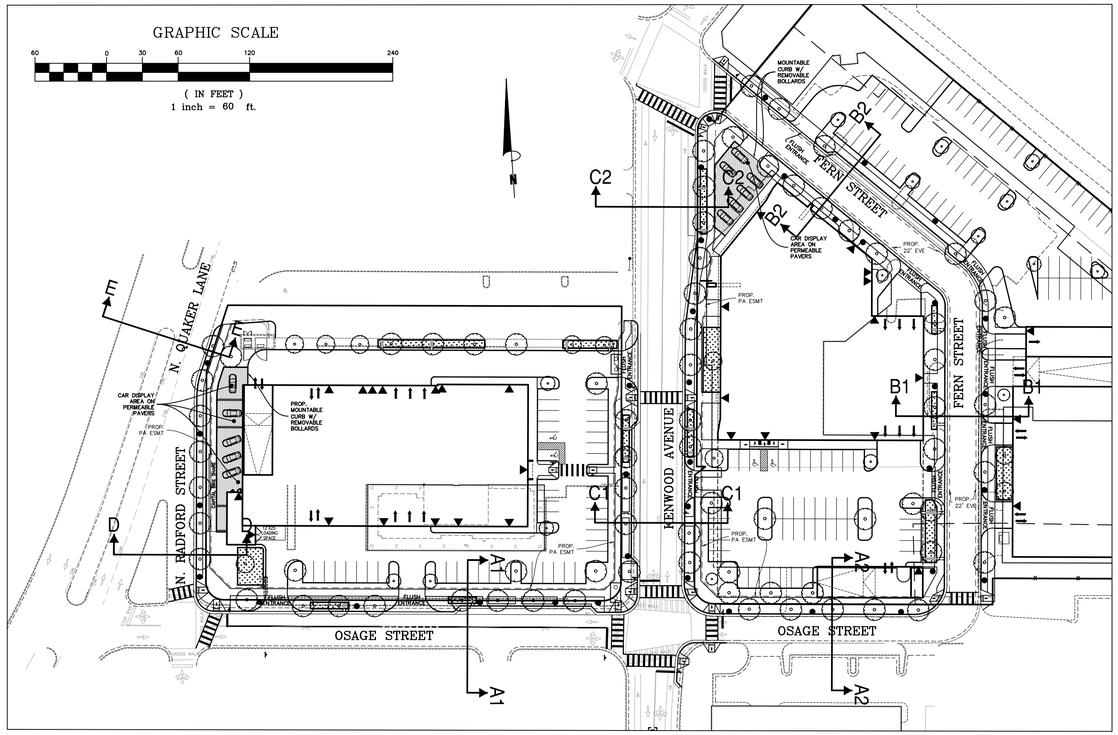
EXISTING ROAD SECTIONS
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

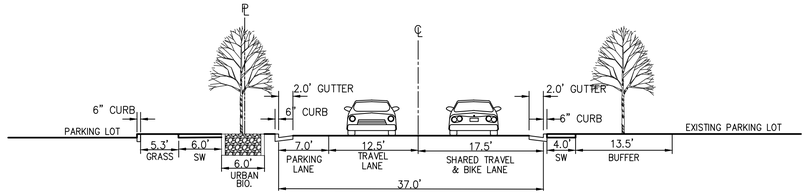
PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: AS SHOWN V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C17.00	

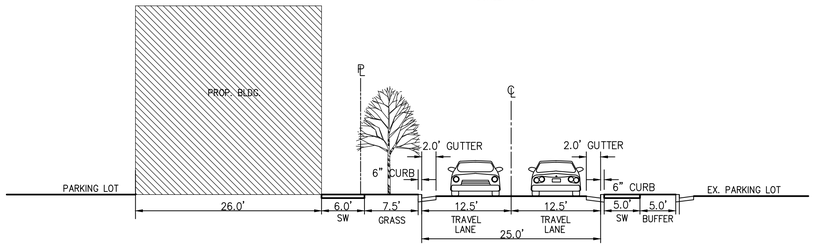
Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-17100-RD-SECTIONS.dwg



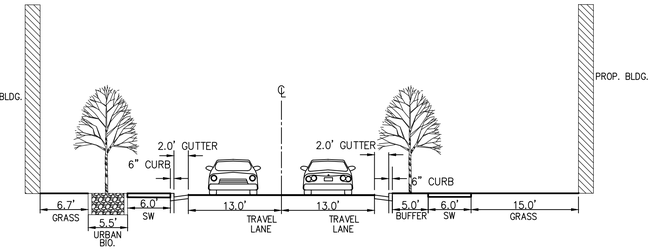
EXISTING CONDITIONS KEY PLAN
SCALE: 1"=60'



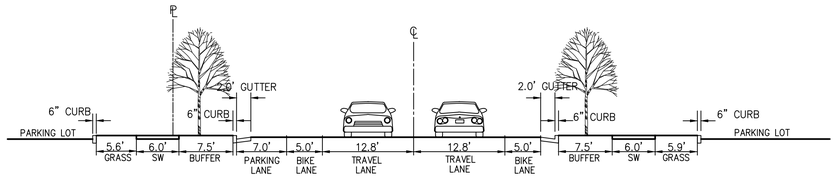
PROPOSED "OSAGE STREET" CROSS SECTION A1-A1
LOOKING EAST
SCALE: 1"=10'



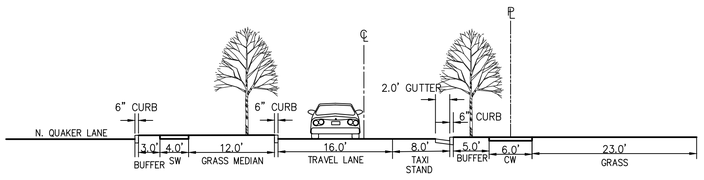
PROPOSED "OSAGE STREET" CROSS SECTION A2-A2
LOOKING EAST
SCALE: 1"=10'



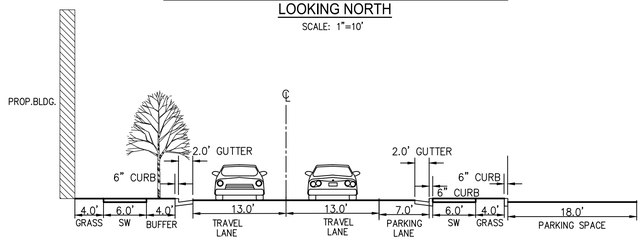
PROPOSED "FERN STREET" CROSS SECTION B1-B1
LOOKING NORTH
SCALE: 1"=10'



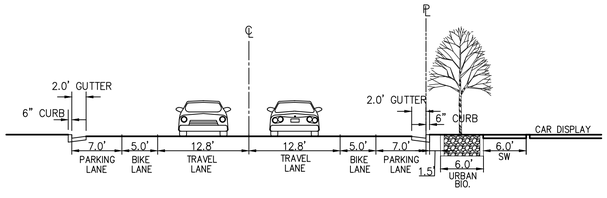
PROPOSED "KENWOOD AVE" CROSS SECTION C1-C1
LOOKING NORTH
SCALE: 1"=10'



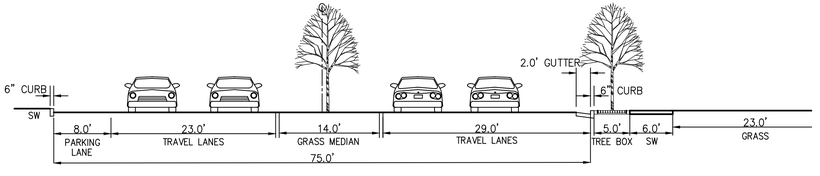
PROPOSED "N. RADFORD STREET" CROSS SECTION D-D
LOOKING NORTH
SCALE: 1"=10'



PROPOSED "FERN STREET" CROSS SECTION B2-B2
LOOKING NORTHWEST
SCALE: 1"=10'



PROPOSED "KENWOOD AVE" CROSS SECTION C2-C2
LOOKING NORTH
SCALE: 1"=10'



PROPOSED "N. QUAKER LANE" CROSS SECTION E-E
LOOKING NORTHEAST
SCALE: 1"=10'

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

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISION — DATE

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

PROPOSED ROAD SECTIONS AND SECTIONS

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

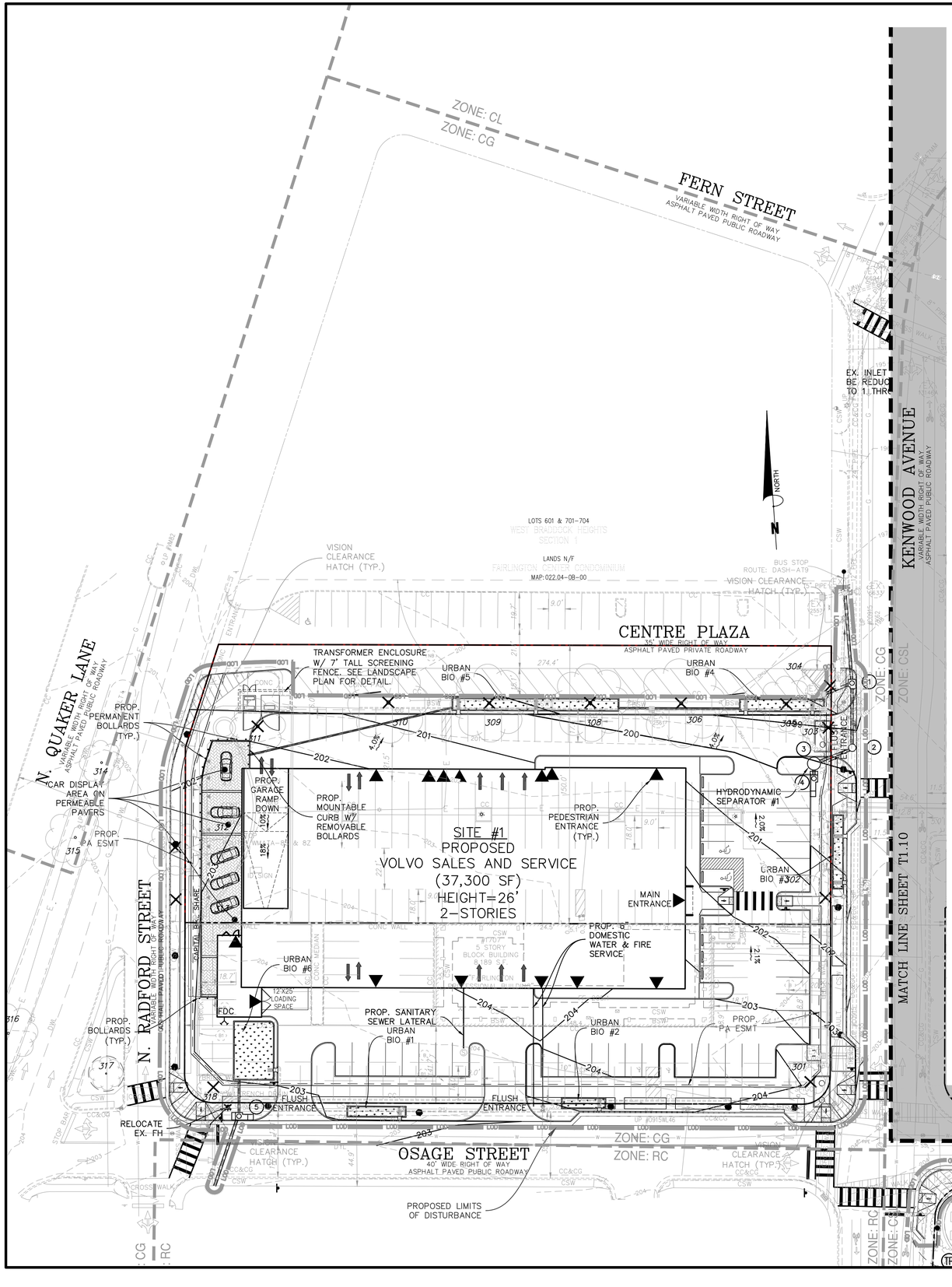
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION
DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: AS SHOWN V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	C17.10	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus- feasibility concept plans\engineering\engineering plans\PDSUP\1526-03-007-C17.00-RD-SECTIONS.dwg



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- BOLLARD
- CLEAN OUT
- ELECTRIC BOX
- ELECTRIC MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GAS VALVE
- GUY WIRE
- IRRIGATION VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SIGN
- STORM MANHOLE
- TELEPHONE MANHOLE
- TRAFFIC BOX
- TRAFFIC LIGHT
- UNKNOWN MANHOLE
- UTILITY POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- PARKING COUNT
- TREE W/SIZE
- STORM ID NUMBER
- SANITARY ID NUMBER
- STREET LIGHT
- ROOT PRUNING TRENCH
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- CRITICAL ROOT ZONE
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

TREE PROTECTION PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

INTERNATIONAL SOCIETY OF ARBORICULTURE
BENJAMIN G. HARTMANN
MA-6213A
6.18.2020
CERTIFIED ARBORIST

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

CLL DESIGN	CLL DRAWN	DP CHKD

SCALE H: 1" = 30'
V:

JOB No. 1526-03-007

DATE : OCT. 30, 2020

FILE No. 1526-D-PR-001

SHEET T1.00

Cad file name : P:\1526 - lindsay properties\1526-03-007 (emily) - lindsay campus-feasibility concept plan\engineering\engineering plans\VDSUP\1526-03-007-T1.00- RPP- TREE PRES.dwg

KENWOOD AVENUE
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

16' ALLEY
ASPHALT PAVED PUBLIC ALLEY

FERN STREET
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PRIVATE ROADWAY

OSAGE STREET
40' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

25' PUBLIC ALLEY

MATCH LINE SHEET T1.00

ZONE: CL
ZONE: CSL
ZONE: CG
ZONE: RB

SITE 2C
EX. VOLVO SERVICE TO REMAIN
(6,900 SF)
"LINDSAY VOLVO CARS OF ALEXANDRIA"

SITE 2A
LEXUS SALES FACILITY
MULTIPLE STORY BLDG (63,073 SF)
HEIGHT=37'
2-STORIES
"LINDSAY CADILLAC"

SITE 2B
LEXUS SERVICE FACILITY
BLOCK B (63,066 SF)
24,266 SF
HEIGHT=50'
"CAR WASH AND CENTER"
3-STORIES

SITE 2D
TOTAL BUILDING AREA
(104,839 SF)

LOT 600
RE-SUBDIVISION OF THE
LANDS OF THE TRUSTEES OF THE DIOCESE OF
ARLINGTON

LANDS N/F
MAP:032.02-02-10

PAUL S. LOVEJOY, BISHOP OF

KENWOOD TOWERS SECTION 1
KENWOOD TOWERS SECTION 2
KENWOOD TOWERS SECTION 3
KENWOOD TOWERS SECTION 4
KENWOOD TOWERS SECTION 5
KENWOOD TOWERS SECTION 6
KENWOOD TOWERS SECTION 7
KENWOOD TOWERS SECTION 8
KENWOOD TOWERS SECTION 9
KENWOOD TOWERS SECTION 10
KENWOOD TOWERS SECTION 11
KENWOOD TOWERS SECTION 12
KENWOOD TOWERS SECTION 13
KENWOOD TOWERS SECTION 14
KENWOOD TOWERS SECTION 15
KENWOOD TOWERS SECTION 16
KENWOOD TOWERS SECTION 17
KENWOOD TOWERS SECTION 18
KENWOOD TOWERS SECTION 19
KENWOOD TOWERS SECTION 20
KENWOOD TOWERS SECTION 21
KENWOOD TOWERS SECTION 22
KENWOOD TOWERS SECTION 23
KENWOOD TOWERS SECTION 24
KENWOOD TOWERS SECTION 25
KENWOOD TOWERS SECTION 26
KENWOOD TOWERS SECTION 27
KENWOOD TOWERS SECTION 28

PROPOSED LIMITS OF DISTURBANCE
50' ZONE TRANSITION LINE
PROP. 6' FENCE. SEE LANDSCAPE PLAN DETAIL.
PROP. GARAGE RAMP UP
PROP. PEDESTRIAN ENTRANCE (TYP.)
PROP. VEHICLE ENTRANCE (TYP.)
PROP. 6" DOMESTIC WATER & FIRE SERVICE
PROP. 8" RCP SAN. SEW. (PUBLIC)
PROP. SANITARY SEWER LATERAL
PROP. SAN. SEW. C/O
PROP. 22' EVE
PROP. PERMANENT BOLLARDS (TYP.)
PROP. PA ESMT
PROP. 5'x8' BUS PAD
MOUNTABLE CURB W/ REMOVABLE BOLLARDS
HYDRODYNAMIC SEPARATOR #2
HYDRODYNAMIC SEPARATOR #3
SWM VAULT
SWM PLANTER BOX #1
SWM PLANTER BOX #2
MAIN ENTRANCE
CAR DISPLAY AREA ON PERMEABLE PAVERS
URBAN BIO #7
URBAN BIO #8
URBAN BIO #9
URBAN BIO #10
URBAN BIO #11
VISION CLEARANCE HATCH (TYP.)
VISION CLEARANCE HATCH (TYP.)
VISION CLEARANCE HATCH (TYP.)
RELOCATE EX. FH
RELOCATED BUS STOP SIGN ROUTE: DASH-AT9
BUS STOP ROUTE: DASH-AT9
FLUSH ENTRANCE
TRENCH DRAIN
FDC
BIORETENTION FACILITY
POSSIBLE OIL WATER SEPARATOR (OWS) NOT FIELD VERIFIED
ACCESS RAMP TO LEVEL PARKING
CONCRETE RAMP DOWN
12'X25' LOADING SPACE
EX. INLET TO BE REDUCED CLEANOUT THROAT HATCH (TYP.)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NORTH

LEGEND

- BOLLARD
- CLEAN OUT
- ELECTRIC BOX
- ELECTRIC MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GAS VALVE
- GUY WIRE
- IRRIGATION VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SIGN
- STORM MANHOLE
- TELEPHONE MANHOLE
- TRAFFIC BOX
- TRAFFIC LIGHT
- UNKNOWN MANHOLE
- UTILITY POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- PARKING COUNT
- TREE W/SIZE
- STORM ID NUMBER
- SANITARY ID NUMBER
- STREET LIGHT
- ROOT PRUNING TRENCH
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- CRITICAL ROOT ZONE
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED

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

BENJAMIN G. HARTMANN
MA-6213A
6.18.2020
INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
10/30/2020
PROFESSIONAL ENGINEER

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

TREE PROTECTION PLAN

LINDSAY CAMPUS

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

PLAN STATUS	
01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

DATE	DESCRIPTION

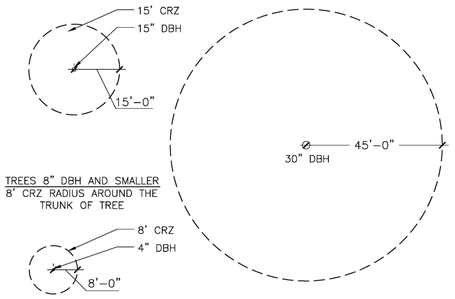
CLL DESIGN	CLL DRAWN	DP CHKD

SCALE	H: 1" = 30' V:
JOB No.	1526-03-007
DATE :	OCT. 30, 2020
FILE No.	1526-D-PR-001
SHEET	T1.10

Cad file name : P:\1526 - lindsay properties\1526-03-007 (emily) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-T1.00- PPP- TREE PRES.dwg

TREES 8.1"–29.9" DBH
1" DBH = 1' CRZ RADIUS

TREES 30" DBH OR GREATER OR
TREES DESIGNATED AS SPECIMEN TREES
1" DBH = 1.5' CRZ RADIUS



TREES 8" DBH AND SMALLER
8' CRZ RADIUS AROUND THE
TRUNK OF TREE

NOTES:
1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

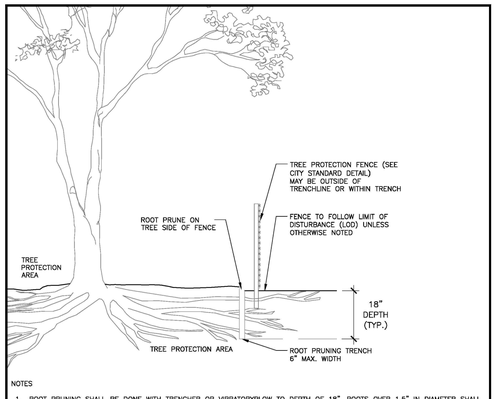
A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
CRITICAL ROOT ZONE
1 OF 1
LD 013



NOTES
1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3–4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

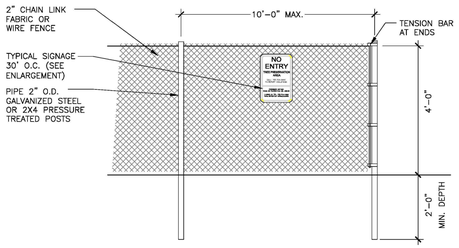
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
ROOT PRUNING
1 OF 1
LD 015



NOTES
1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY



A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
TREE PROTECTION FENCE
1 OF 1
LD 014

TREE PRESERVATION NOTES

1. Vegetation designated for protection and/or preservation shall continuously receive an enhanced level of maintenance throughout the entire construction period.
   - Maintenance shall be pro-active.
   - Maintenance operations shall aggressively monitor the health, growth and vigor of vegetation and prescribe selective pruning, removal of volunteer and/or invasive species, watering, fertilization and installation of mulch/top dressing.
   - When preserved vegetation is located on city property, maintenance shall be performed to the satisfaction of the City.

2. Areas designated for protection and/or preservation of vegetation shall not be entered or utilized (approved maintenance procedures and watering excepted) throughout the entire construction period. Prohibited items/activities include, but are not limited to:
   - Modifying site topography in a manner that directly or indirectly alters existing site drainage within protection zone including trenching or grading operations and placing, storing or stockpiling soil or construction related supplies.
   - Felling and storing vegetation. Iii. Incinerating materials within or in close proximity.
   - Operating machinery or equipment, including vehicle/equipment parking or storage.
   - Temporary or permanent utility construction, paving or impervious surface installation.
   - Disposal of debris or chemicals. Vii. Temporary facilities or occupation by work force.
   - Storage of construction materials or waste.

TREE INVENTORY

Lindsay Campus

Date of site visit (s): March 18, 2020
Certified Arborist: Benjamin Hartmann, MA-6213A

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/ Remove
17 A	Quercus phellos	Willow Oak	7.5	70	70	Preserve
17 B	Quercus phellos	Willow Oak	7.5	70	70	Preserve
17 C	Quercus phellos	Willow Oak	7.5	70	70	Preserve
151	Pinus echinata	Shortleaf Pine	19.5	70	50	REMOVE
152	Ulmus americana	American Elm	16.5	70	60	REMOVE
153	Pinus strobus	White Pine	14.5	75	70	REMOVE
154	Acer rubrum	Red Maple	7.5	70	70	REMOVE
155	Acer rubrum	Red Maple	7.5	75	70	REMOVE
156	Acer saccharum	Sugar Maple	6	75	70	REMOVE
157	Acer rubrum	Red Maple	6	70	70	REMOVE
158	Platanus occidentalis	American Sycamore	11	75	70	Preserve
159	Prunus cerasifera	Cherry Plum	8	70	60	Preserve
160	Platanus occidentalis	American Sycamore	9.5	75	70	Preserve
161	Prunus cerasifera	Cherry Plum	8	70	60	Preserve
162	Platanus occidentalis	American Sycamore	10	75	70	Preserve
163	Prunus cerasifera	Cherry Plum	9	70	60	Preserve
164	Platanus occidentalis	American Sycamore	9	75	70	Preserve
165	Prunus cerasifera	Cherry Plum	7.5	75	60	Preserve
166	Platanus occidentalis	American Sycamore	12	75	70	Preserve
167	Prunus cerasifera	Cherry Plum	9.5	50	60	Preserve
168	Prunus cerasifera	Cherry Plum	8	70	60	Preserve
169	Platanus occidentalis	American Sycamore	11	75	70	Preserve
170	Platanus occidentalis	American Sycamore	12.5	75	70	Preserve
171	Cupressus x leylandii	Leyland Cypress	8.5	70	70	Preserve
172	Paulownia tomentosa	Princess Tree	12	70	40	Preserve
173	Paulownia tomentosa	Princess Tree	13.5	65	40	Preserve
174	Paulownia tomentosa	Princess Tree	12	60	40	Preserve
175	Prunus serotina	Black Cherry	5.5	70	60	Preserve
176	Prunus serotina	Black Cherry	6	70	60	Preserve
177	Cupressus x leylandii	Leyland Cypress	9	65	70	Preserve
178	Pyrus calleryana	Bradford Pear	18	65	40	Preserve
179	Pyrus calleryana	Bradford Pear	17	65	40	Preserve
180	Pyrus calleryana	Bradford Pear	18.5	65	40	Preserve
181	Ailanthus altissima	Tree of Heaven	7.5	70	30	Preserve
182	Morus alba	White Mulberry	7	65	50	Preserve
183	Morus alba	White Mulberry	6	65	50	Preserve
184 A	Ailanthus altissima	Tree of Heaven	14	60	30	Preserve
184 B	Ailanthus altissima	Tree of Heaven	10	65	30	Preserve
185	Ailanthus altissima	Tree of Heaven	13.5	60	30	REMOVE
186	Cupressus x leylandii	Leyland Cypress	7	60	70	REMOVE
187	Cupressus x leylandii	Leyland Cypress	6	60	70	REMOVE
188	Cupressus x leylandii	Leyland Cypress	5.5	60	70	REMOVE
189	Cupressus x leylandii	Leyland Cypress	5.5	50	70	REMOVE
190	Cupressus x leylandii	Leyland Cypress	6	65	70	REMOVE
191	Prunus serotina	Black Cherry	6	55	60	Preserve
192	Ligustrum spp.	Privet spp.	5.5	60	60	REMOVE
193	Ailanthus altissima	Tree of Heaven	6	65	30	Preserve
194	Pyrus calleryana	Bradford Pear	10	65	40	Preserve
195	Ailanthus altissima	Tree of Heaven	7	70	30	Preserve
196	Ailanthus altissima	Tree of Heaven	7	65	30	Preserve
197	Ailanthus altissima	Tree of Heaven	3.5	75	30	Preserve
198 A	Robinia pseudoacacia	Black Locust	7.5	70	50	Preserve
198 B	Robinia pseudoacacia	Black Locust	8	70	50	Preserve
199	Robinia pseudoacacia	Black Locust	8	65	50	Preserve
200	Robinia pseudoacacia	Black Locust	6	65	50	Preserve
201	Robinia pseudoacacia	Black Locust	8.5	70	50	Preserve
202	Robinia pseudoacacia	Black Locust	9	45	50	Preserve
203	Robinia pseudoacacia	Black Locust	8	65	50	Preserve
204	Robinia pseudoacacia	Black Locust	12.5	65	50	Preserve
205	Ailanthus altissima	Tree of Heaven	12	65	30	Preserve
206	Robinia pseudoacacia	Black Locust	9	65	50	Preserve
207	Robinia pseudoacacia	Black Locust	9	65	50	Preserve
208	Robinia pseudoacacia	Black Locust	9.5	65	50	Preserve
209	Robinia pseudoacacia	Black Locust	6	55	50	Preserve
210	Robinia pseudoacacia	Black Locust	9	65	50	Preserve
211	Robinia pseudoacacia	Black Cherry	6.5	60	60	Preserve
212	Cupressus x leylandii	Leyland Cypress	15	70	70	REMOVE
213	Ailanthus altissima	Tree of Heaven	6	50	30	REMOVE
214	Cupressus x leylandii	Leyland Cypress	16.5	75	70	REMOVE
215	Cupressus x leylandii	Leyland Cypress	10	70	70	REMOVE
216	Cupressus x leylandii	Leyland Cypress	11.5	75	70	REMOVE
217	Cupressus x leylandii	Leyland Cypress	12.5	70	70	REMOVE
218	Cupressus x leylandii	Leyland Cypress	11	75	70	REMOVE
219	Ailanthus altissima	Tree of Heaven	6.5	70	30	REMOVE
220	Ailanthus altissima	Tree of Heaven	7	65	30	REMOVE

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/ Remove
221	Cupressus x leylandii	Leyland Cypress	7	70	70	Preserve
222	Cupressus x leylandii	Leyland Cypress	6	70	70	REMOVE
223	Cupressus x leylandii	Leyland Cypress	8	DEAD	70	REMOVE
224	Cupressus x leylandii	Leyland Cypress	5	DEAD	70	REMOVE
225	Cupressus x leylandii	Leyland Cypress	10	40	70	REMOVE
226	Cupressus x leylandii	Leyland Cypress	8.5	50	70	REMOVE
227	Cupressus x leylandii	Leyland Cypress	9.5	50	70	REMOVE
228	Cupressus x leylandii	Leyland Cypress	6.5	50	70	REMOVE
229	Cupressus x leylandii	Leyland Cypress	12	65	70	REMOVE
230	Morus alba	White Mulberry	6	65	50	REMOVE
231	Cupressus x leylandii	Leyland Cypress	8.5	65	70	REMOVE
232	Ailanthus altissima	Tree of Heaven	6	70	30	REMOVE
233	Cupressus x leylandii	Leyland Cypress	8.5	65	70	REMOVE
234	Ailanthus altissima	Tree of Heaven	4	70	30	REMOVE
235	Cupressus x leylandii	Leyland Cypress	7.5	65	70	REMOVE
236	Ailanthus altissima	Tree of Heaven	5.5	65	30	Preserve
237	Ailanthus altissima	Tree of Heaven	9	60	30	Preserve
238	Ailanthus altissima	Tree of Heaven	8	60	30	Preserve
239 A	Acer rubrum	Red Maple	11	65	70	Preserve
239 B	Acer rubrum	Red Maple	10.5	55	70	Preserve
239 C	Acer rubrum	Red Maple	15	40	70	Preserve
240 A	Morus alba	White Mulberry	14	40	50	Preserve
240 B	Morus alba	White Mulberry	16	45	50	Preserve
241	Robinia pseudoacacia	Black Locust	11	45	50	Preserve
242	Robinia pseudoacacia	Black Locust	10	60	50	Preserve
243	Robinia pseudoacacia	Black Locust	5.5	60	50	Preserve
244	Robinia pseudoacacia	Black Locust	5	65	50	Preserve
245	Cercis canadensis	Eastern Redbud	7	60	70	Preserve
246 A	Cercis canadensis	Eastern Redbud	9	65	70	Preserve
246 B	Cercis canadensis	Eastern Redbud	6	55	70	Preserve
247	Morus alba	White Mulberry	10	55	50	Preserve
248 A	Morus alba	White Mulberry	7	55	50	Preserve
248 B	Morus alba	White Mulberry	9.5	55	50	Preserve
249	Not Used	Not Used	-	-	-	-
250	Not Used	Not Used	-	-	-	-
251	Acer saccharum	Sugar Maple	7	75	70	REMOVE
252	Quercus palustris	Pin Oak	18.5	75	70	REMOVE
258	Quercus palustris	Pin Oak	23.5	75	70	Preserve
259	Prunus cerasifera	Cherry Plum	7	70	60	REMOVE
260	Prunus cerasifera	Cherry Plum	10.5	70	60	REMOVE
261	Prunus cerasifera	Cherry Plum	8.5	70	60	REMOVE
262	Prunus cerasifera	Cherry Plum	8.5	70	60	REMOVE
263	Cornus kousa	Dogwood	10	65	80	REMOVE
264	Pinus spp.	Pine spp.	8	70	60	REMOVE
301	Magnolia grandiflora	Southern Magnolia	11.5	75	70	REMOVE
302	Gleditsia triacanthos var inermis	Honey Locust	17	70	60	REMOVE
303	Gleditsia triacanthos var inermis	Honey Locust	13	70	60	REMOVE
304	Gleditsia triacanthos var inermis	Honey Locust	16	70	70	REMOVE
305	Quercus phellos	Willow Oak	20	75	70	REMOVE
306	Quercus phellos	Willow Oak	17.5	65	70	REMOVE
307	Not Used	Not Used	-	-	-	-
308	Quercus phellos	Willow Oak	13	65	70	REMOVE
309	Quercus phellos	Willow Oak	17.5	65	70	REMOVE
310	Quercus phellos	Willow Oak	24	75	70	REMOVE
311	Magnolia grandiflora	Southern Magnolia	24.5	75	70	REMOVE
312	Gleditsia triacanthos var inermis	Honey Locust	17	60	60	REMOVE
313	Gleditsia triacanthos var inermis	Honey Locust	16.5	65	60	REMOVE
314	Quercus rubra	Red Oak	13	65	70	Preserve
315	Quercus rubra	Red Oak	14	60	70	Preserve
316	Quercus rubra	Red Oak	16	70	70	Preserve
317	Ulmus americana	American Elm	9.5	65	60	Preserve
318	Magnolia grandiflora	Southern Magnolia	10.5	75	70	REMOVE
402	Prunus serotina	Black Cherry	6	55	60	Preserve
403	Acer palmatum	Japanese maple	10.5	70	70	REMOVE
404	Acer palmatum	Japanese maple	11.5	70	70	REMOVE
405	Lagerstromia indica	Crape Myrtle	5	70	80	REMOVE
406	Lagerstromia indica	Crape Myrtle	4	70	80	REMOVE
407A	Ailanthus altissima	Tree of Heaven	8	55	30	Preserve
407 B	Ailanthus altissima	Tree of Heaven	7	55	30	Preserve
408	Prunus serotina	Black Cherry	8.5	55	60	Preserve
409	Ailanthus altissima	Tree of Heaven	10	70	70	Preserve

Notes:
1. Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA. Condition Rating: 90-100 Excellent, 70-89 Good, 50-69 Fair, 25-49 Poor, 05-24 Very Poor
2. Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
3. Off site trees included in this inventory had critical root zones located in or on subject property.
4. NEITHER THE PROJECT ARBORIST NOR BOWMAN CONSULTING CONDONE THE IMPLEMENTING OF ANY SUGGESTED REMOVAL TECHNIQUES WITHOUT THE AGREEMENT OF THE ADJACENT PROPERTY OWNER.
5. All trees that are six (6) inches in diameter and greater measured at DBH in natural areas have been inventoned.

INTERNATIONAL SOCIETY OF ARBORICULTURE
BENJAMIN G. HARTMANN
MA-6213A
6.18.2020
CERTIFIED ARBORIST

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Bowman CONSULTING

TREE INVENTORY CHART & DETAILS
LINDSAY CAMPUS
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER
10/30/2020

PLAN STATUS

01.10.2020	CONCEPT I SUBMISSION
05.01.2020	CONCEPT II SUBMISSION
07.02.2020	PDSUP 1ST SUBMISSION
09.11.2020	PDSUP 2ND SUBMISSION
10.30.2020	PDSUP 3RD SUBMISSION

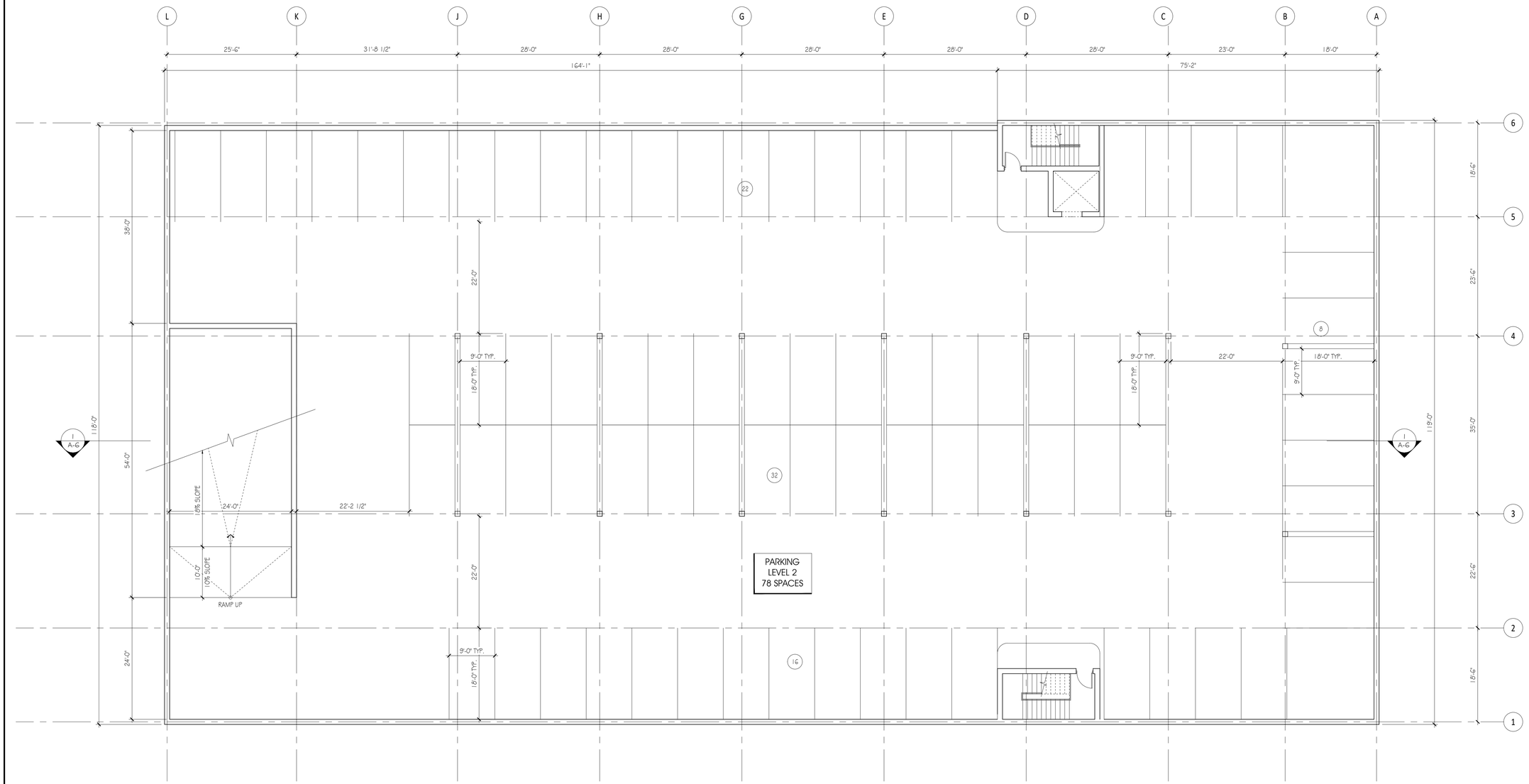
DATE	DESCRIPTION

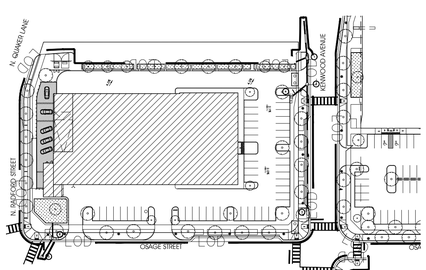
CLL DESIGN	CLL DRAWN	DP CHKD
SCALE	H: NTS V:	
JOB No.	1526-03-007	
DATE :	OCT. 30, 2020	
FILE No.	1526-D-PR-001	
SHEET	T2.00	

Cad file name : P:\1526 - lindsay properties\1526-03-007 (eng) - lindsay campus-feasibility concept pdsup\engineering\engineering plans\PDSUP\1526-03-007-T1.00- PFP- TREE PRES.dwg

LINDSAY VOLVO AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
BASEMENT PKNG 2	0	28,500 SF	78 SPACES
BASEMENT PKNG 1	0	28,500 SF	72 SPACES
TOTAL BASEMENT PARKING	0	57,000 SF	150 SPACES
GROUND	29,300 SF	29,300 SF	46 SPACES
SECOND	8,000 SF	8,000 SF	
TOTAL ABOVE GROUND	37,300 SF	37,300 SF	46 SPACES
TOTAL BUILDING	37,300 SF	94,300 SF	196 SPACES





KEY PLAN- NTS

0 2.5' 5' 10' 20'

1" = 10'-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 DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP

ARCHITECTURE | PLANNING | INTERIORS

8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384

www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020
Drawn By:		L.K.
Checked By:		L.H.
Plot Date:		October 21, 2020

Sheet Number

A-1.1

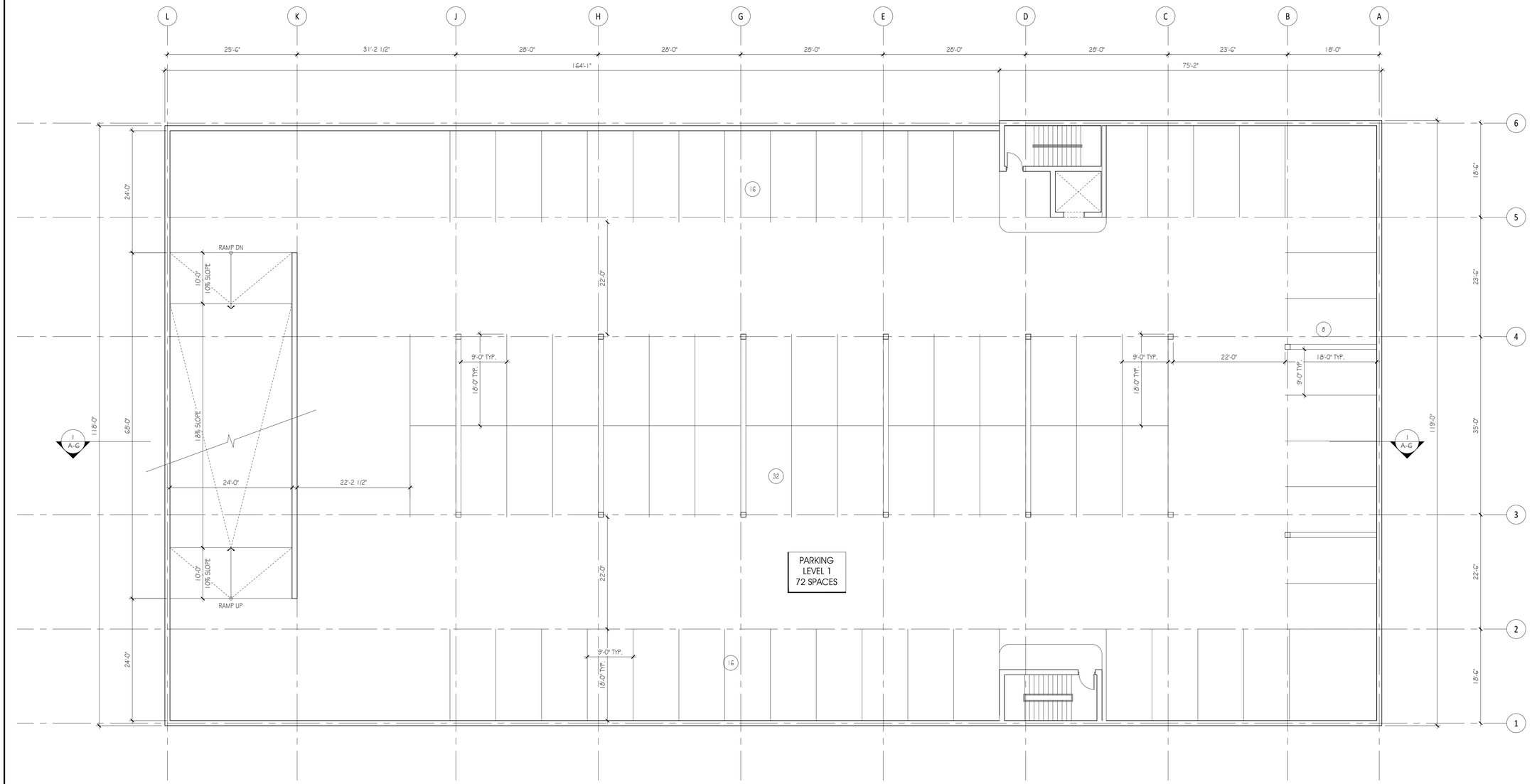
Sheet Title

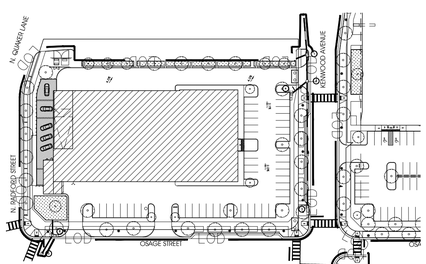
Volvo Parking Level 2

Project Number	File Name
LNA016a	Lindsay Alexandria Volvo V5.dwg

LINDSAY VOLVO AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
BASEMENT PKNG 2	0	28,500 SF	78 SPACES
BASEMENT PKNG 1	0	28,500 SF	72 SPACES
TOTAL BASEMENT PARKING	0	57,000 SF	150 SPACES
GROUND	29,300 SF	29,300 SF	46 SPACES
SECOND	8,000 SF	8,000 SF	
TOTAL ABOVE GROUND	37,300 SF	37,300 SF	46 SPACES
TOTAL BUILDING	37,300 SF	94,300 SF	196 SPACES





KEY PLAN- NTS

0 2.5' 5' 10' 20'

1" = 10'-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 _____ DATE _____

DATE RECORDED _____

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

PENNEY DESIGN GROUP

ARCHITECTURE | PLANNING | INTERIORS

8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384

www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020
Drawn By:		L.K.
Checked By:		L.H.
Plot Date:		October 21, 2020

Sheet Number

A-1.2

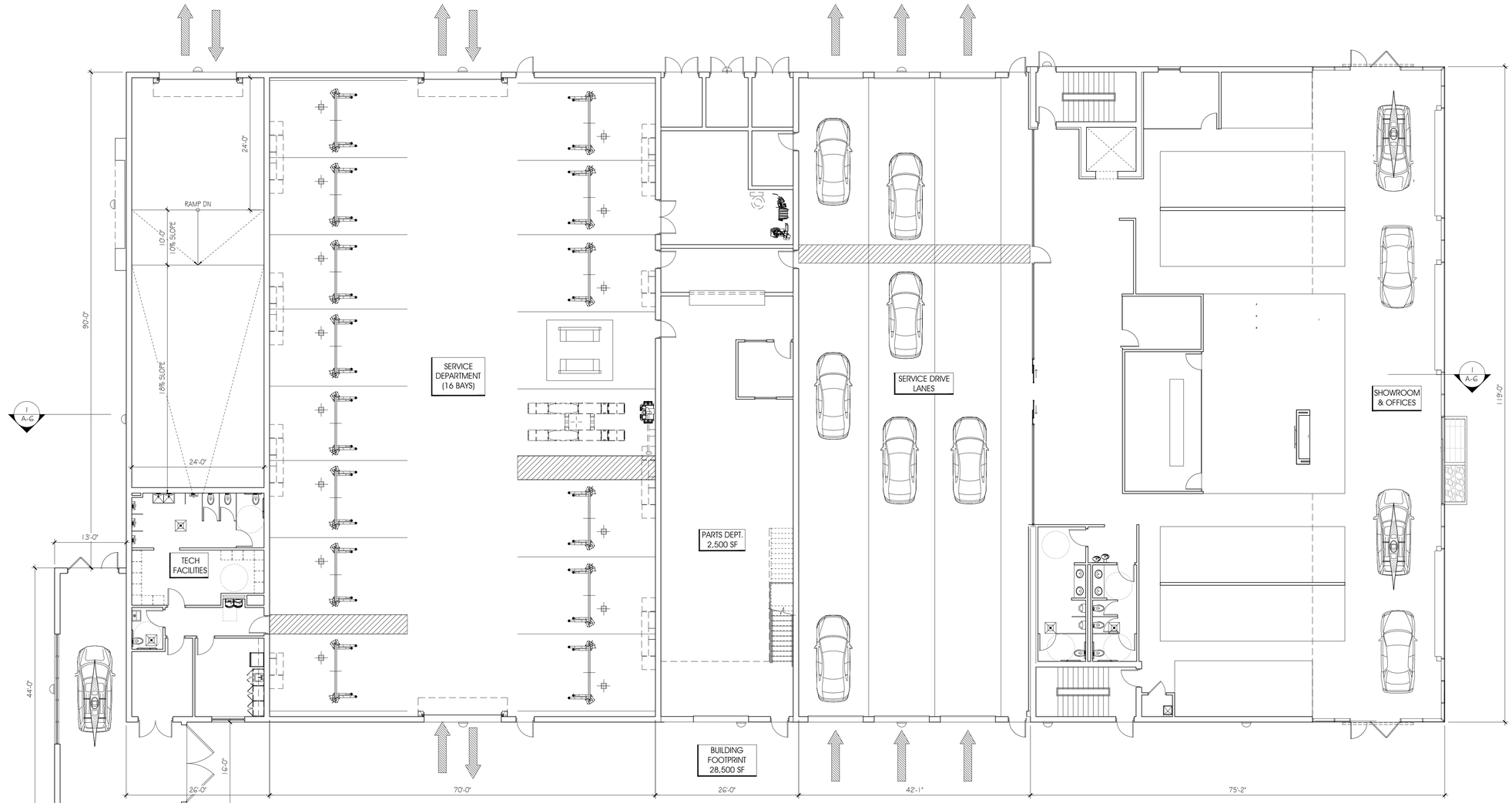
Sheet Title

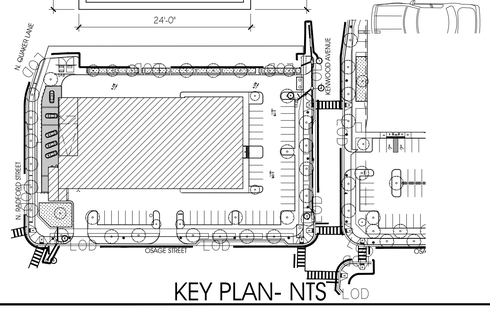
Volvo Parking Level 1

Project Number	File Name
LNA016a	Lindsay Alexandria Volvo V5.dwg

LINDSAY VOLVO AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
BASEMENT PKNG 2	0	28,500 SF	78 SPACES
BASEMENT PKNG 1	0	28,500 SF	72 SPACES
TOTAL BASEMENT PARKING	0	57,000 SF	150 SPACES
GROUND	29,300 SF	29,300 SF	46 SPACES
SECOND	8,000 SF	8,000 SF	
TOTAL ABOVE GROUND	37,300 SF	37,300 SF	46 SPACES
TOTAL BUILDING	37,300 SF	94,300 SF	196 SPACES





KEY PLAN- NTS

0 2.5' 5' 10' 20'

1" = 10'-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 DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	L.K.
Checked By:	L.H.
Plot Date:	October 21, 2020

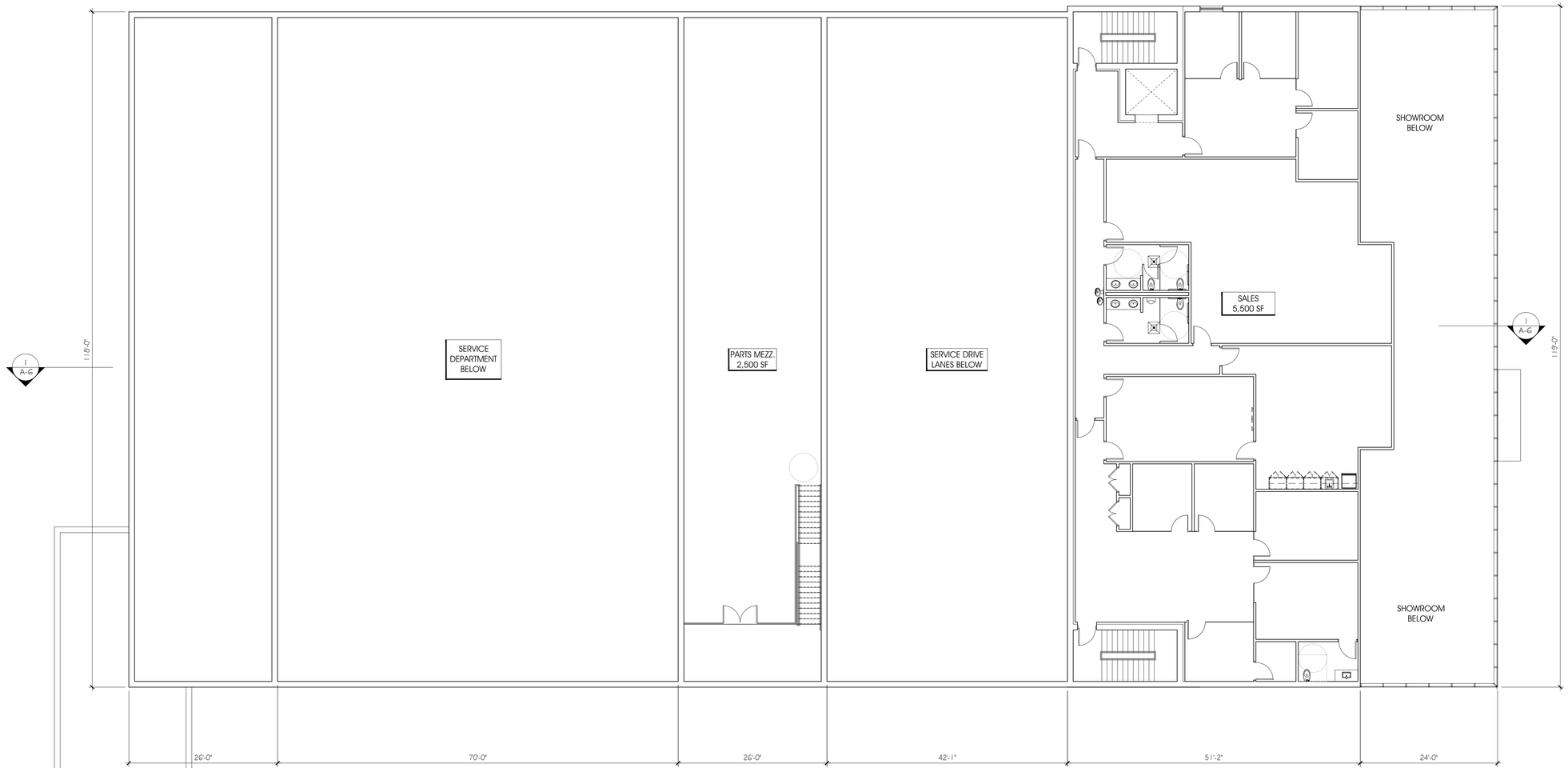
Sheet Number
A-1.3

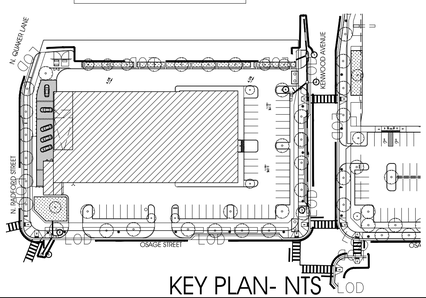
Sheet Title
Volvo Ground Floor Plan

Project Number	File Name
LNA016a	Lindsay Alexandria Volvo V5.dwg

LINDSAY VOLVO AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
BASEMENT PKNG 2	0	28,500 SF	78 SPACES
BASEMENT PKNG 1	0	28,500 SF	72 SPACES
TOTAL BASEMENT PARKING	0	57,000 SF	150 SPACES
GROUND	29,300 SF	29,300 SF	46 SPACES
SECOND	8,000 SF	8,000 SF	
TOTAL ABOVE GROUND	37,300 SF	37,300 SF	46 SPACES
TOTAL BUILDING	37,300 SF	94,300 SF	196 SPACES





KEY PLAN- NTS

0 2.5' 5' 10' 20'

1" = 10'-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 DATE

DATE RECORDED _____

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

PENNEY DESIGN GROUP

ARCHITECTURE | PLANNING | INTERIORS

8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384

www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	L.K.
Checked By:	L.H.
Plot Date:	October 21, 2020

Sheet Number

A-1.4

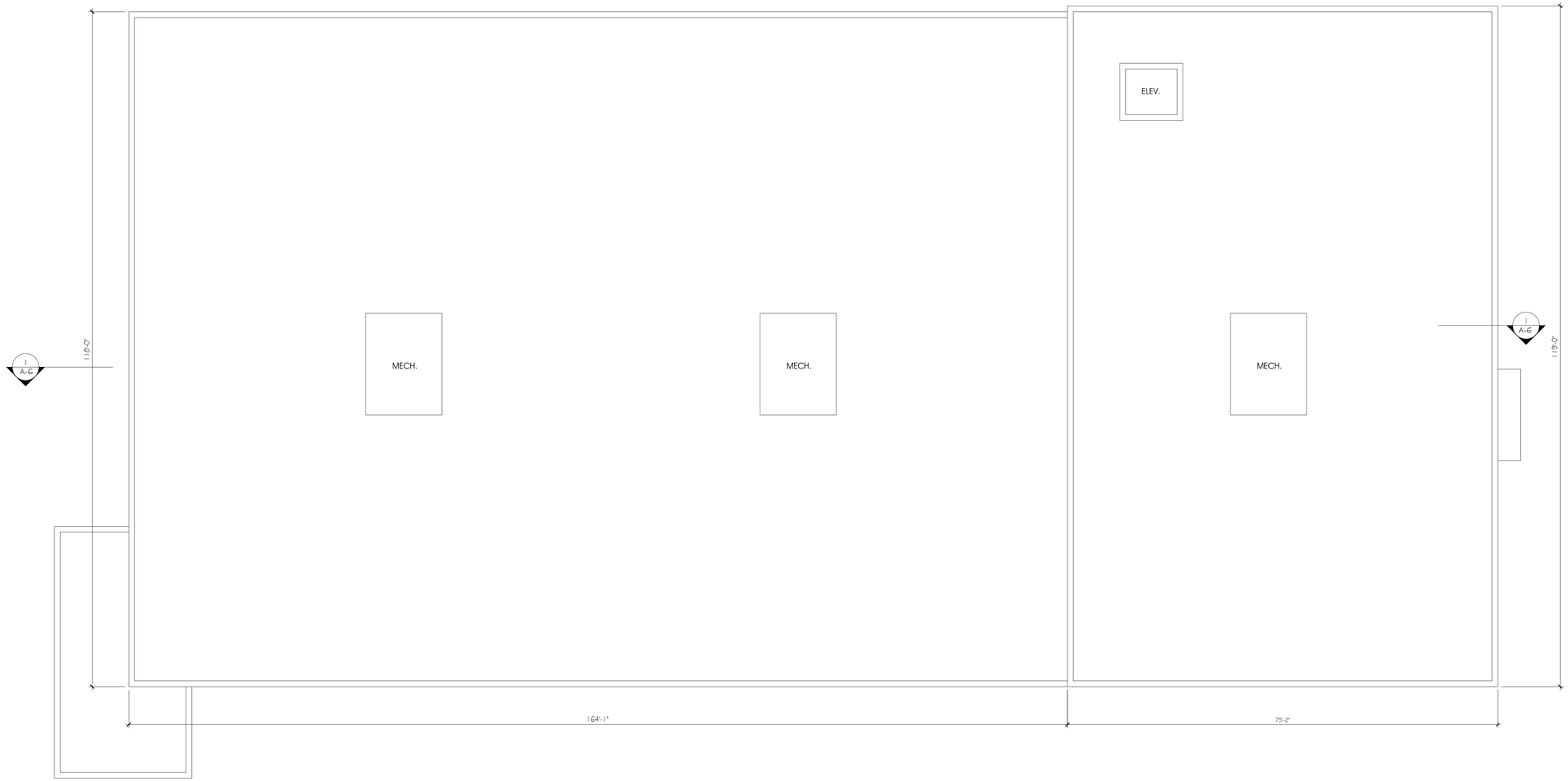
Sheet Title

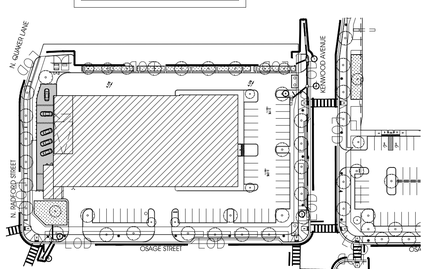
Volvo Second Floor Plan

Project Number	File Name
LNA016a	Lindsay Alexandria Volvo V5.dwg

LINDSAY VOLVO AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
BASEMENT PKNG 2	0	28,500 SF	78 SPACES
BASEMENT PKNG 1	0	28,500 SF	72 SPACES
TOTAL BASEMENT PARKING	0	57,000 SF	150 SPACES
GROUND	29,300 SF	29,300 SF	46 SPACES
SECOND	8,000 SF	8,000 SF	
TOTAL ABOVE GROUND	37,300 SF	37,300 SF	46 SPACES
TOTAL BUILDING	37,300 SF	94,300 SF	196 SPACES





KEY PLAN- NTS

0 2.5' 5' 10' 20'
1" = 10'-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 DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

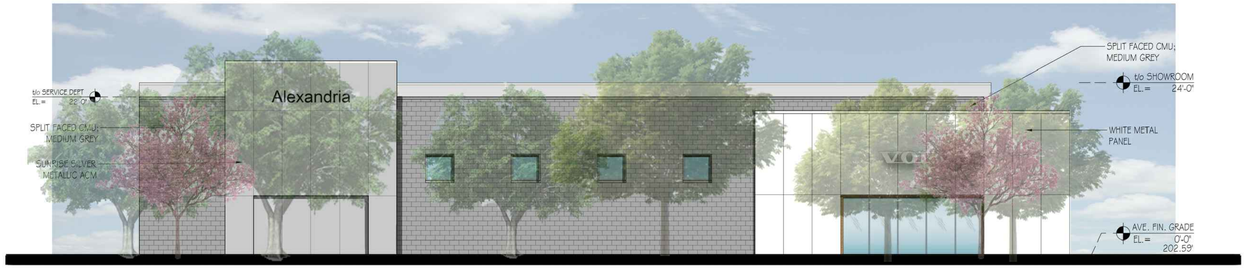
Drawn By:	L.K.
Checked By:	L.H.
Plot Date:	October 21, 2020

Sheet Number
A-1.4b

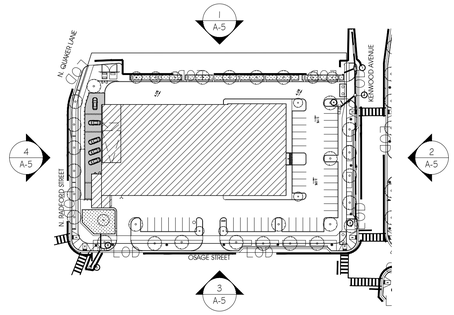
Sheet Title
Volvo Roof Plan

Project Number	File Name
LNA016a	Lindsay Alexandria Volvo V5.dwg

FINISH LEGEND	
	MATERIAL
	METAL PANEL- SUNRISE SILVER
	VOLVO BLUE CURTAIN WALL GLAZING
	VOLVO WHITE CURTAIN WALL GLAZING
	MEDIUM GREY SPLITFACE CMU
	OAK VENEER ENTRY PORTAL



4- WEST ELEVATION



KEY PLAN- NTS



3- SOUTH ELEVATION



2- EAST ELEVATION



1- NORTH ELEVATION

0 2.5' 5' 10' 20'
1" = 10'-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 DATE

DATE RECORDED _____

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

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	L.K.
Checked By:	L.H.
Plot Date:	October 21, 2020

Sheet Number

A-1.5

Sheet Title

Volvo Elevations

Project Number	File Name
LNA016a	Lindsay Alexandria Volvo V5.dwg

CODE ANALYSIS

DESCRIPTION:
THIS PROJECT IS NEW TWO STORY VEHICLE SALES AND SERVICE FACILITY WITH ASSOCIATED OFFICES WITH A TWO STORAGE BASEMENT GARAGE. THE BUILDING WILL BE A NON-SEPARATED MIXED USE FACILITY (S-1 MOST RESTRICTIVE AND FULLY SPRINKLERED.

USE AND OCCUPANCY CLASSIFICATION: NON-SEPARATED USES (SECTION 302.3.1)
PROPOSED BUILDING:
B- BUSINESS- VEHICLE SALES
S-1 PRIMARY USE- REPAIR GARAGE (MOST RESTRICTIVE)
S-2 PRIMARY USE - PARTS STORAGE

TYPE OF CONSTRUCTION: IIB

BUILDING HEIGHT AND AREA ANALYSIS: S-1 USE GROUP:
ALLOWABLE HEIGHT: 3 STORIES, 75'
PROPOSED HEIGHT: 2 STORIES WITH 2 LEVELS OF BASEMENT GARAGE PARKING

BASIC ALLOWABLE AREA: 52,500 SF TOTAL PER FLOOR (S-1 MOST RESTRICTIVE)

PROPOSED AREA:

	BASEMENT 2	BASEMENT 1	FIRST FLOOR	SECOND FLOOR	TOTAL
B	--	--	14,000 SF	5,500 SF	19,500 SF
S-1	--	--	12,400 SF	--	12,400 SF
S-2	28,500 SF	28,500 SF	2,900 SF	2,500 SF	62,400 SF
TOTAL AREA	28,500 SF	28,500 SF	29,300 SF	8,000	94,300 SF

GROSS BUILDING FOOTPRINT: 28,500 SF

FIRE-RESISTANCE-RATED CONSTRUCTION (MINIMUM RATINGS):
EXIT ENCLOSURES/STAIRS: 1 HOUR
INCIDENTAL STORAGE ROOMS: 1 HOUR

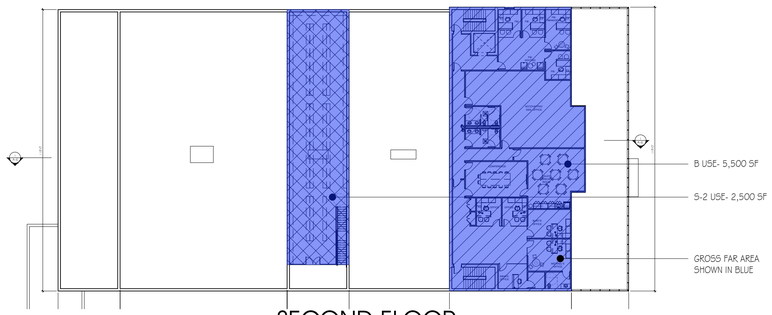
MEANS OF EGRESS:
MINIMUM NUMBER OF EXISTS: TWO FROM EVERY STORAGE SPACE (GROUP S-1) WITH > 30 OCCUPANTS
ONE FROM EVERY STORAGE SPACE (GROUP S-2) WITH < 30 OCCUPANT
TWO FROM EVERY SPACE WHERE COMMON PATH EXCEEDS 100 FEET

MINIMUM EXIT STAIRWAY WIDTH: 48", 36"<50 OCCUPANTS
MINIMUM CORRIDOR WIDTH: 44"
MAXIMUM EXIT ACCESS TRAVEL DISTANCE: GROUP B OCCUPANCY, 300 FEET W/ SPRINKLER SYSTEM
GROUP S-1 OCCUPANCY, 250 FEET W/ SPRINKLER SYSTEM
GROUP S-2 OCCUPANCY, 400 FEET W/ SPRINKLER SYSTEM

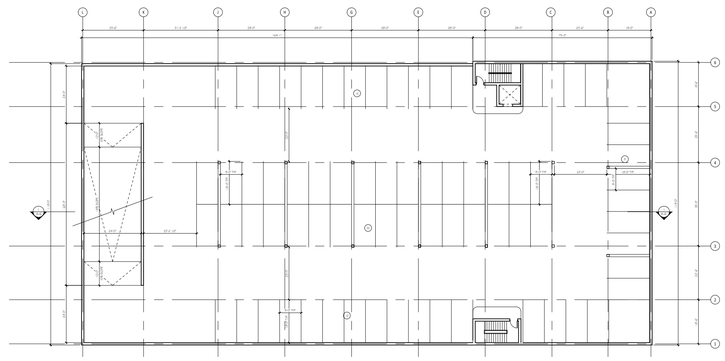
AUTOMATIC SPRINKLER: YES

LINDSAY VOLVO AREA ANALYSIS

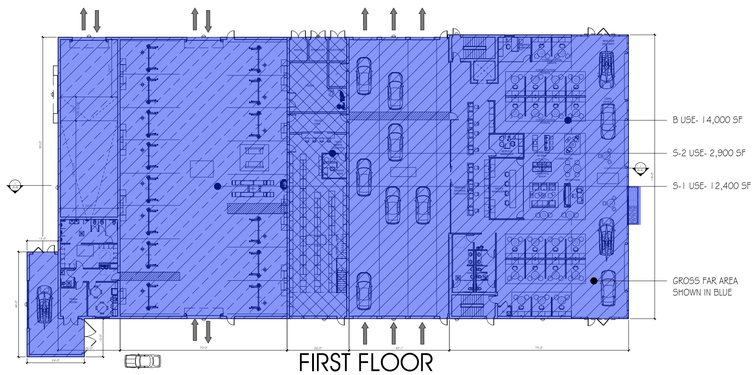
	FAR AREA	BUILDING AREA	PARKING
BASEMENT PKNG 2	0	28,500 SF	78 SPACES
BASEMENT PKNG 1	0	28,500 SF	72 SPACES
TOTAL BASEMENT PARKING	0	57,000 SF	150 SPACES
GROUND	29,300 SF	29,300 SF	46 SPACES
SECOND	8,000 SF	8,000 SF	
TOTAL ABOVE GROUND	37,300 SF	37,300 SF	46 SPACES
TOTAL BUILDING	37,300 SF	94,300 SF	196 SPACES



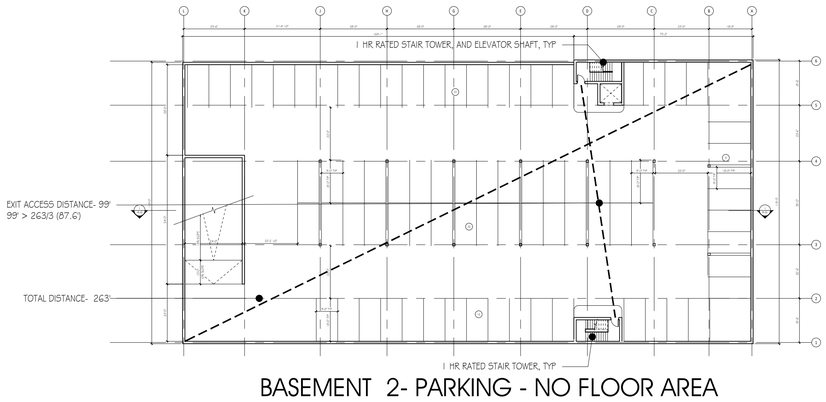
SECOND FLOOR



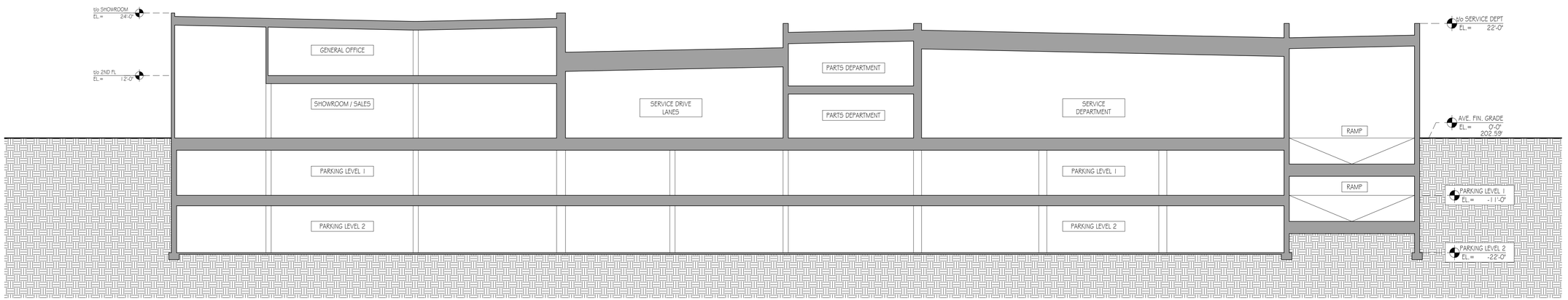
BASEMENT 1- PARKING - NO FLOOR AREA



FIRST FLOOR



BASEMENT 2- PARKING - NO FLOOR AREA



BUILDING SECTION

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus
Preliminary Development Special Use Permit
Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By: L.K.
Checked By: L.H.
Plot Date: October 21, 2020

Sheet Number
A-1.6

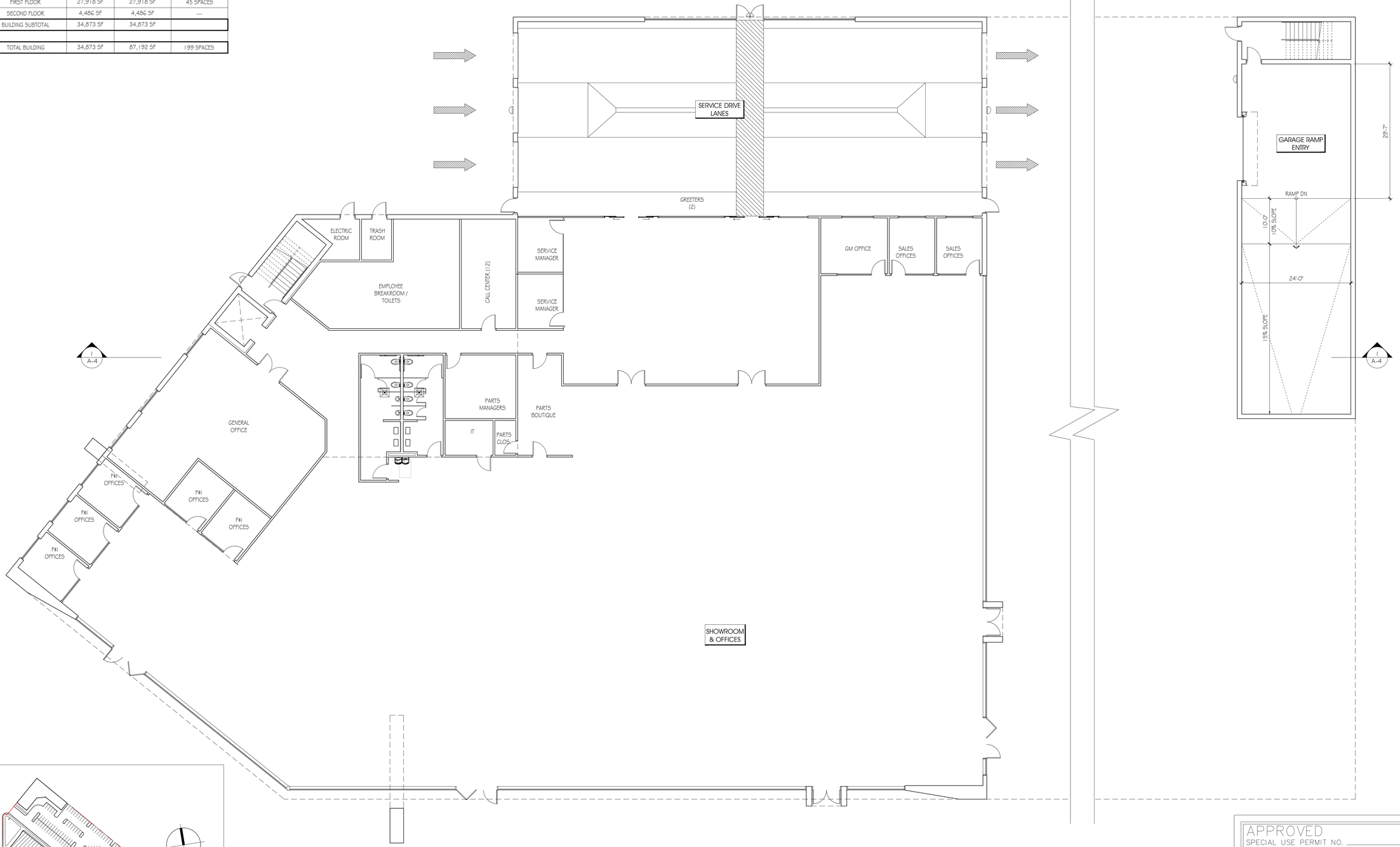
Sheet Title
Volvo
Code / Section

Project Number LNA016a
File Name Lindsay Alexandria Volvo V5.dwg

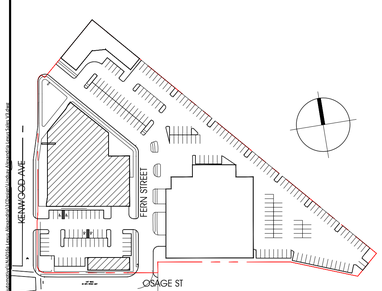
J:\Drawings\Lindsay Automotive\LNA016a Lindsay Alexandria\A1\Sheets\Lindsay Alexandria Volvo V5.dwg

LINDSAY LEXUS SALES BUILDING- AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
BASEMENT GARAGE PARKING	0	52,319 SF	154 SPACES
GARAGE RAMP AND STAIRS	2,469 SF	2,469 SF	
FIRST FLOOR	27,918 SF	27,918 SF	45 SPACES
SECOND FLOOR	4,486 SF	4,486 SF	---
BUILDING SUBTOTAL	34,873 SF	34,873 SF	
TOTAL BUILDING	34,873 SF	87,192 SF	199 SPACES



1 First Floor Plan
Scale: 1:10



KEY PLAN- NTS

0 2.5' 5' 10' 20'
1" = 10'-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 DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus
Preliminary Development Special Use Permit
Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

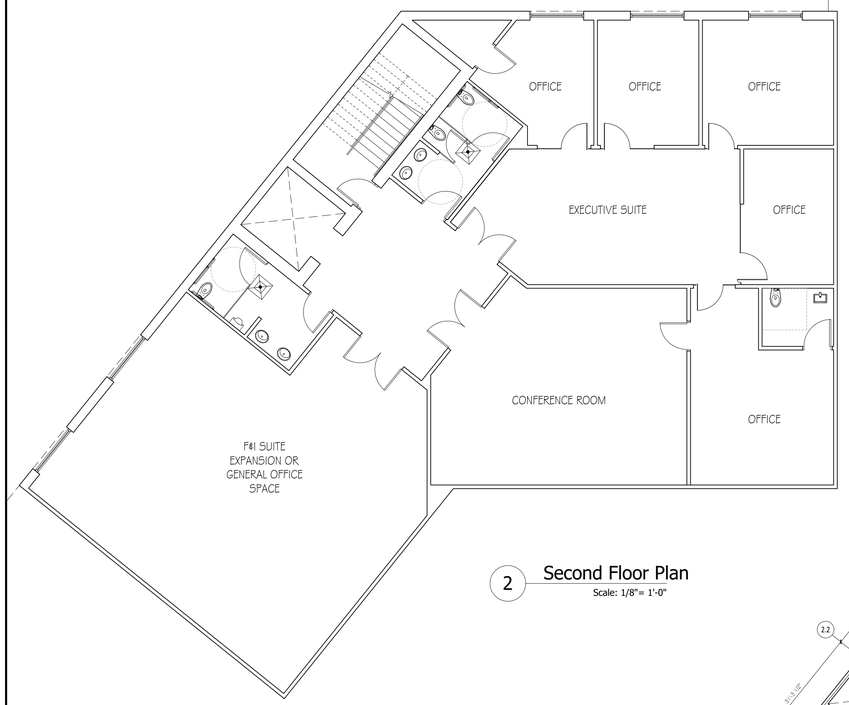
No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	LK
Checked By:	LH
Plot Date:	October 21, 2020

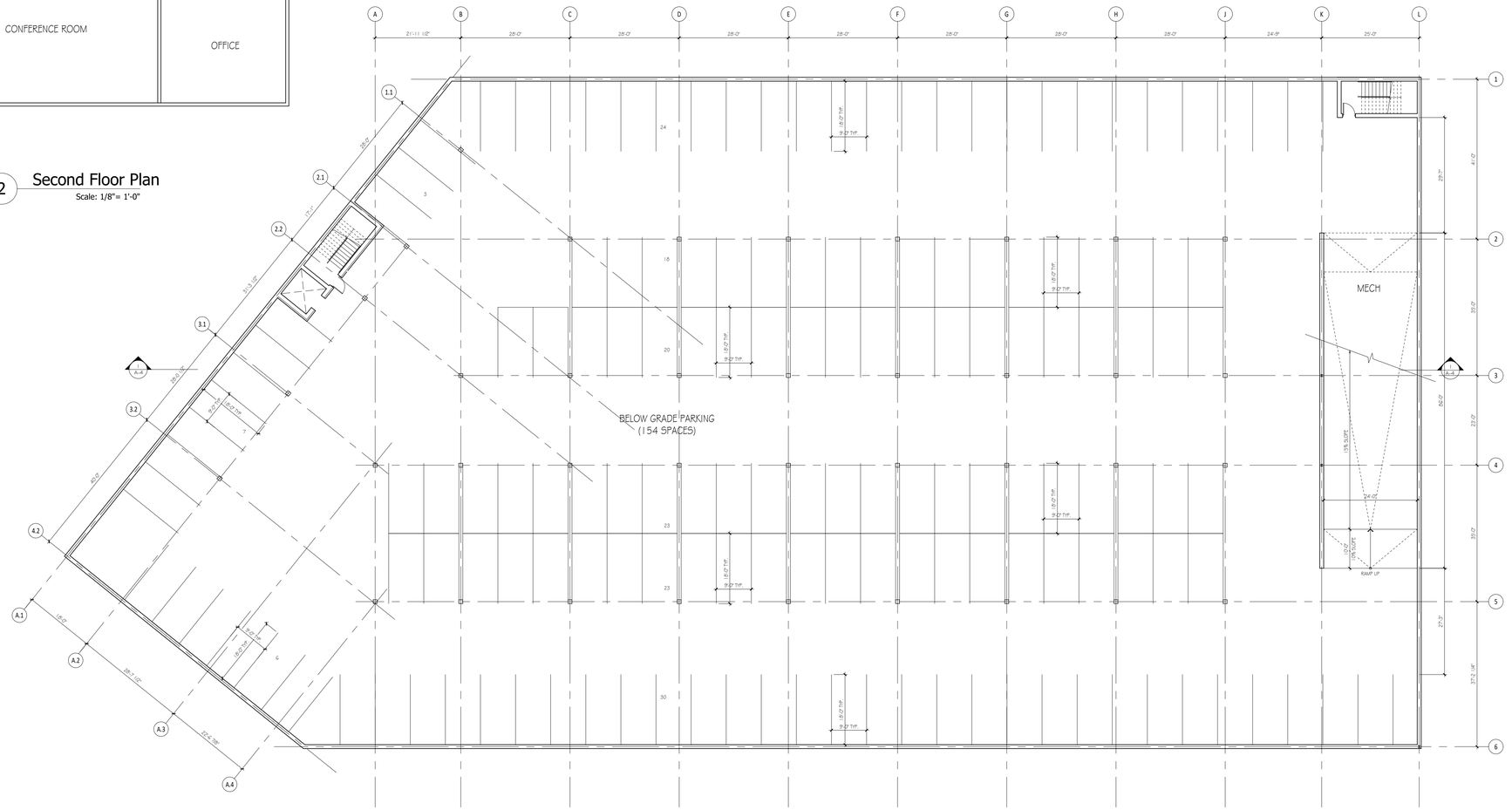
Sheet Number
A-2.1
Sheet Title
Lexus Sales First Floor Plan

Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Sales V3.dwg

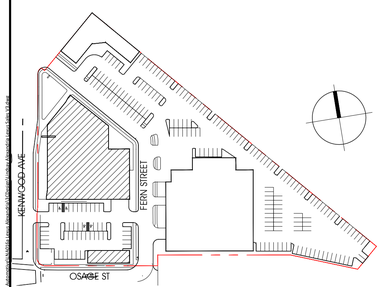
LINDSAY LEXUS SALES BUILDING- AREA ANALYSIS			
	FAR AREA	BUILDING AREA	PARKING
BASEMENT GARAGE PARKING	0	52,319 SF	154 SPACES
GARAGE RAMP AND STAIRS	2,469 SF	2,469 SF	
FIRST FLOOR	27,918 SF	27,918 SF	45 SPACES
SECOND FLOOR	4,486 SF	4,486 SF	---
BUILDING SUBTOTAL	34,873 SF	34,873 SF	
TOTAL BUILDING	34,873 SF	87,192 SF	199 SPACES



2 Second Floor Plan
Scale: 1/8"= 1'-0"



1 Basement Plan
Scale: 1/16"= 1'-0"



KEY PLAN- NTS

0 4' 8' 16' 32'
1/16" = 1'-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 DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus
Preliminary Development Special Use Permit
Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

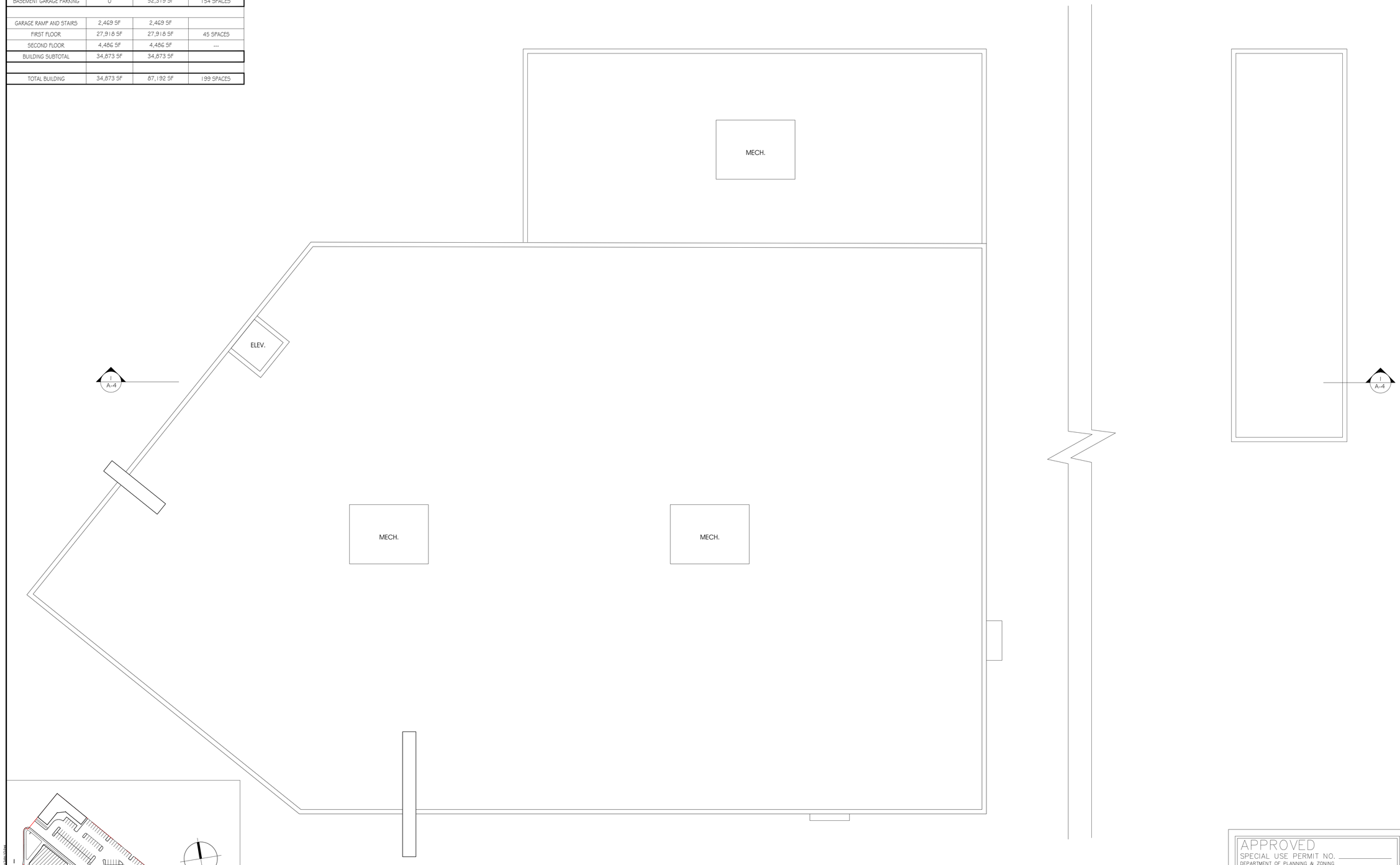
Drawn By:	LK
Checked By:	LH
Plot Date:	October 21, 2020

Sheet Number
A-2.2
Sheet Title
Lexus Sales Base/Sec Fl Plan

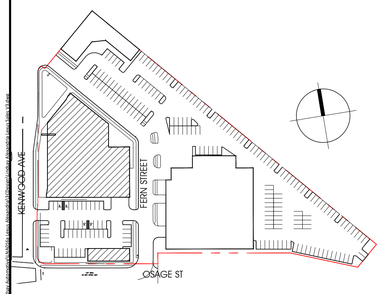
Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Sales V3.dwg

LINDSAY LEXUS SALES BUILDING- AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
BASEMENT GARAGE PARKING	0	52,319 SF	154 SPACES
GARAGE RAMP AND STAIRS	2,469 SF	2,469 SF	
FIRST FLOOR	27,918 SF	27,918 SF	45 SPACES
SECOND FLOOR	4,486 SF	4,486 SF	---
BUILDING SUBTOTAL	34,873 SF	34,873 SF	
TOTAL BUILDING	34,873 SF	87,192 SF	199 SPACES



1 Roof Plan
Scale: 1:10



KEY PLAN- NTS

0 2.5' 5' 10' 20'
1" = 10'-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 DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus
Preliminary Development Special Use Permit
Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

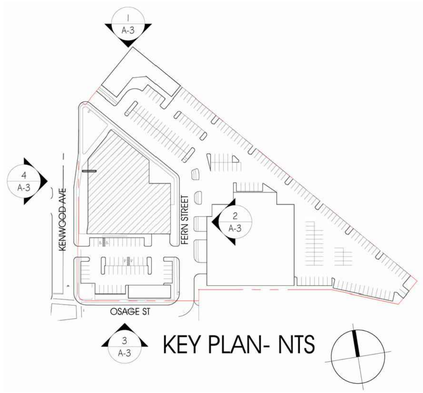
Drawn By:	LK
Checked By:	LH
Plot Date:	October 21, 2020

Sheet Number
A-2.2b
Sheet Title
Lexus Sales Roof Plan

Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Sales V3.dwg



4- WEST ELEVATION

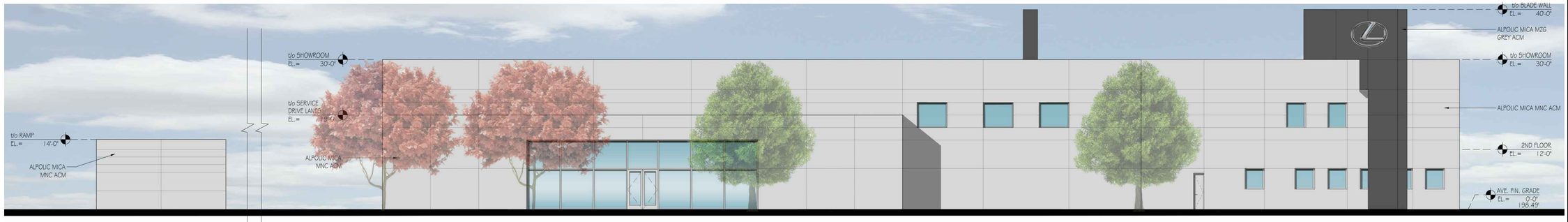


KEY PLAN- NTS

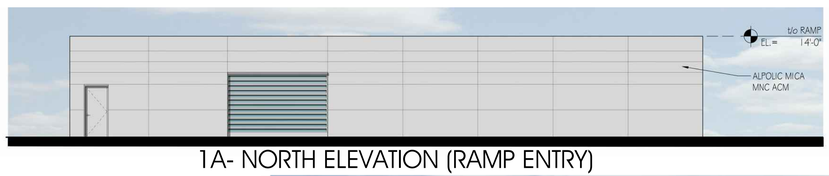


FINISH LEGEND	
	MATERIAL
	METAL PANEL- MICA MNC
	METAL PANEL- MICA MGZ GRAY

3- SOUTH ELEVATION



2- EAST ELEVATION



1A- NORTH ELEVATION (RAMP ENTRY)



1- NORTH ELEVATION

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	LK
Checked By:	LH
Plot Date:	October 21, 2020

Sheet Number
A-2.3

Sheet Title
Lexus Sales Elevations

Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Sales V3.dwg

CODE ANALYSIS

DESCRIPTION:
THIS PROJECT IS NEW TWO STORY VEHICLE SALES FACILITY WITH ASSOCIATED OFFICES WITH A ONE STORY BASEMENT GARAGE. THE BUILDING WILL BE A NON-SEPARATED MIXED USE FACILITY (B-USE MOST RESTRICTIVE) AND FULLY SPRINKLERED.

USE AND OCCUPANCY CLASSIFICATION: NON-SEPARATED USES (SECTION 302.3.1)
PROPOSED BUILDING:
B- BUSINESS- VEHICLE SALES (MOST RESTRICTIVE)
S-2 PRIMARY USE - PARKING GARAGE

TYPE OF CONSTRUCTION: IIB

BUILDING HEIGHT AND AREA ANALYSIS: B USE GROUP:
ALLOWABLE HEIGHT: 4 STORIES, 75'
PROPOSED HEIGHT: 2 STORIES WITH 1 LEVELS OF BASEMENT GARAGE PARKING

BASIC ALLOWABLE AREA: 69,00 SF TOTAL PER FLOOR (B MOST RESTRICTIVE)

PROPOSED AREA:

	BASEMENT 1	FIRST FLOOR	SECOND FLOOR	TOTAL
B	--	27,918 SF	4,486 SF	32,404 SF
S-2	52,319 SF	2,469 SF	--	54,788 SF
TOTAL AREA	52,319 SF	30,387 SF	4,486 SF	87,192 SF

GROSS BUILDING FOOTPRINT: 30,387 SF

FIRE-RESISTANCE-RATED CONSTRUCTION (MINIMUM RATINGS):
EXIT ENCLOSURES/STAIRS: 1 HOUR
INCIDENTAL STORAGE ROOMS: 1 HOUR

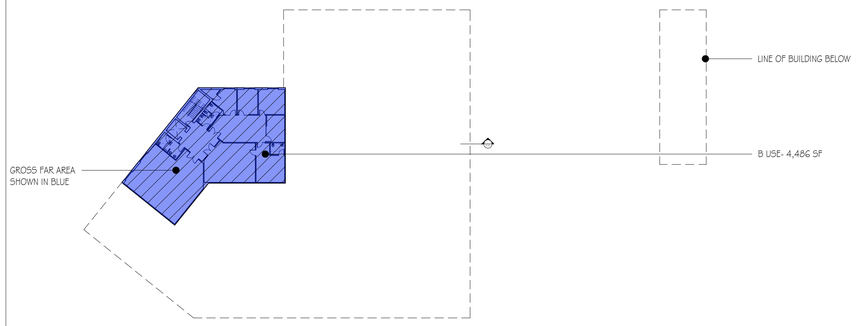
MEANS OF EGRESS:
MINIMUM NUMBER OF EXISTS: ONE FROM EVERY STORAGE SPACE (GROUP S-2) WITH < 30 OCCUPANT
TWO FROM EVERY SPACE WHERE COMMON PATH EXCEEDS 100 FEET

MINIMUM EXIT STAIRWAY WIDTH: 48", 36"<50 OCCUPANTS
MINIMUM CORRIDOR WIDTH: 44'
MAXIMUM EXIT ACCESS TRAVEL DISTANCE: GROUP B OCCUPANCY, 300 FEET W/ SPRINKLER SYSTEM
GROUP S-2 OCCUPANCY, 400 FEET W/ SPRINKLER SYSTEM

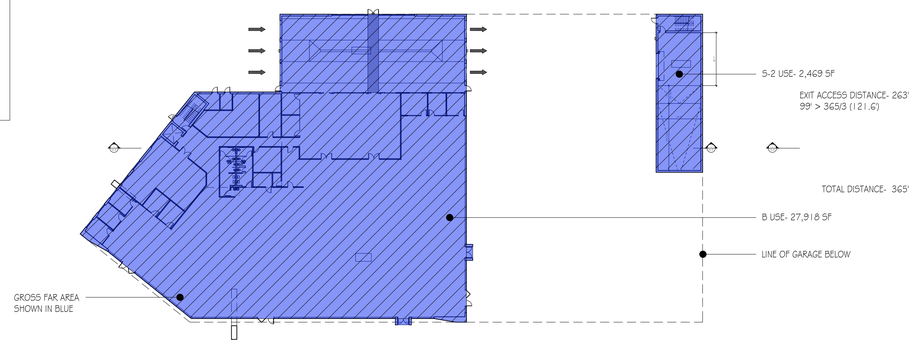
AUTOMATIC SPRINKLER: YES

LINDSAY LEXUS SALES BUILDING- AREA ANALYSIS

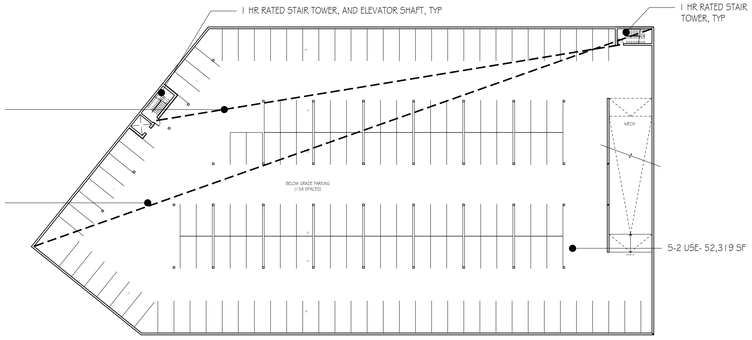
	FAR AREA	BUILDING AREA	PARKING
BASEMENT GARAGE PARKING	0	52,319 SF	154 SPACES
GARAGE RAMP AND STAIRS	2,469 SF	2,469 SF	
FIRST FLOOR	27,918 SF	27,918 SF	45 SPACES
SECOND FLOOR	4,486 SF	4,486 SF	---
BUILDING SUBTOTAL	34,873 SF	34,873 SF	
TOTAL BUILDING	34,873 SF	87,192 SF	199 SPACES



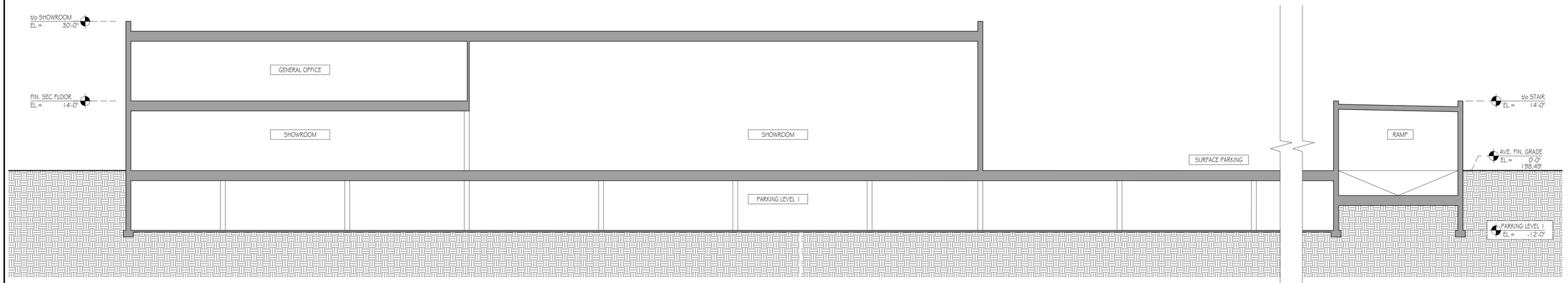
SECOND FLOOR



FIRST FLOOR



BASEMENT 1- PARKING - NO FLOOR AREA



1 Building Section
Scale: 1:10

0 2.5' 5' 10' 20'
1" = 10'-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 DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus
Preliminary Development Special Use Permit
Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	LK
Checked By:	LH
Plot Date:	October 21, 2020

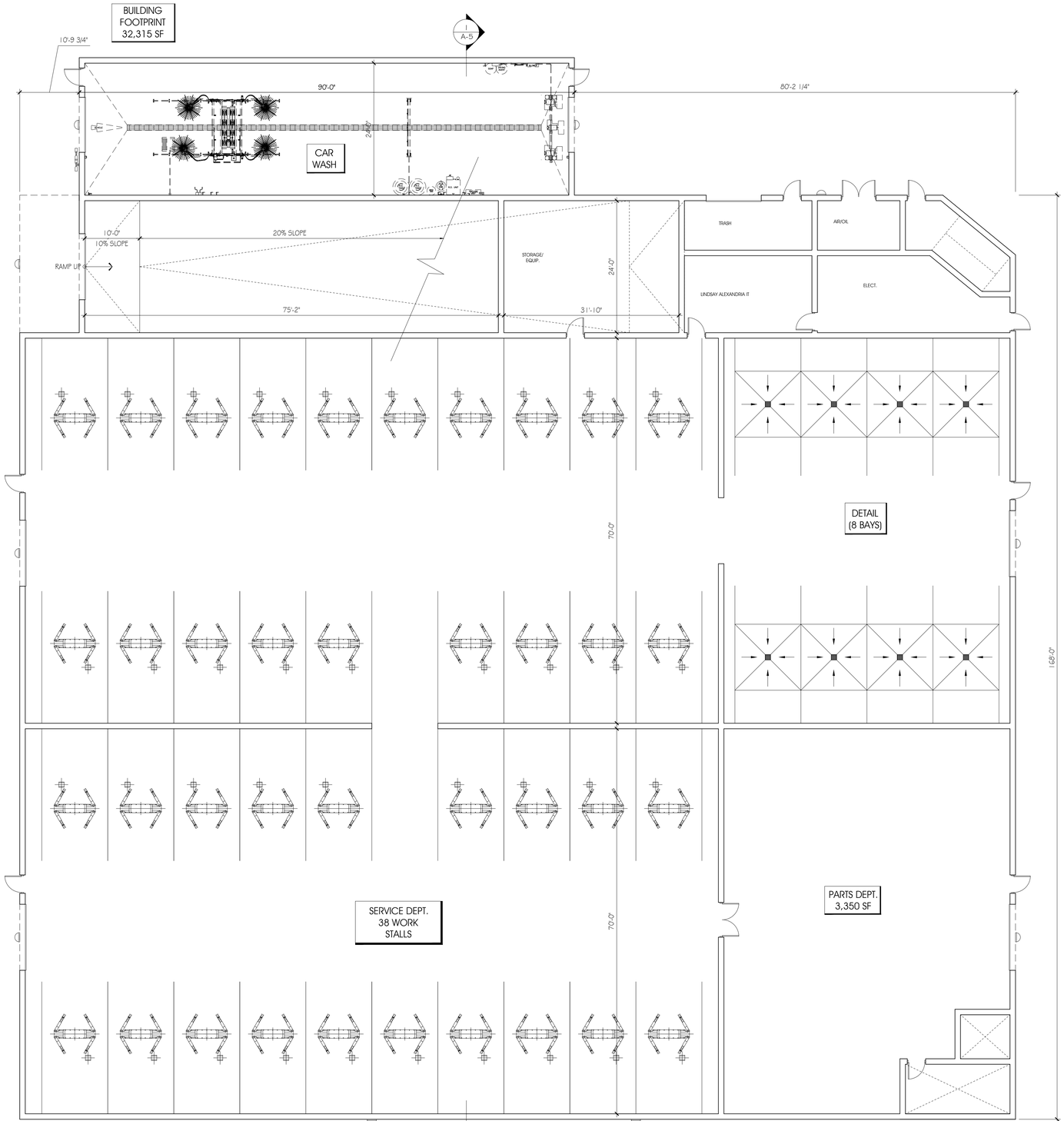
Sheet Number
A-2.4

Sheet Title
Lexus Sales Code / Sections

Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Sales V3.dwg

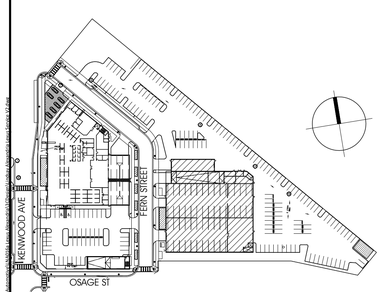
LINDSAY LEXUS SERVICE BLDG- AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
GROUND FLOOR	31,202 SF	30,932 SF	105 SPACES
SECOND SECOND FLOOR	30,336 SF	30,336 SF	
SUBTOTAL	61,538 SF	61,268 SF	105 SPACES
ROOFTOP RAMP/STAIRS	1,528	1,528 SF	
ROOFTOP PARKING	0	28,808 SF	82 SPACES
TOTAL BUILDING	63,066	91,604 SF	187 SPACES



1 First Floor Plan
Scale: 1:10

0 2.5' 5' 10' 20'
1" = 10'-0"



KEY PLAN- NTS

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

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	LK
Checked By:	LH
Plot Date:	October 21, 2020

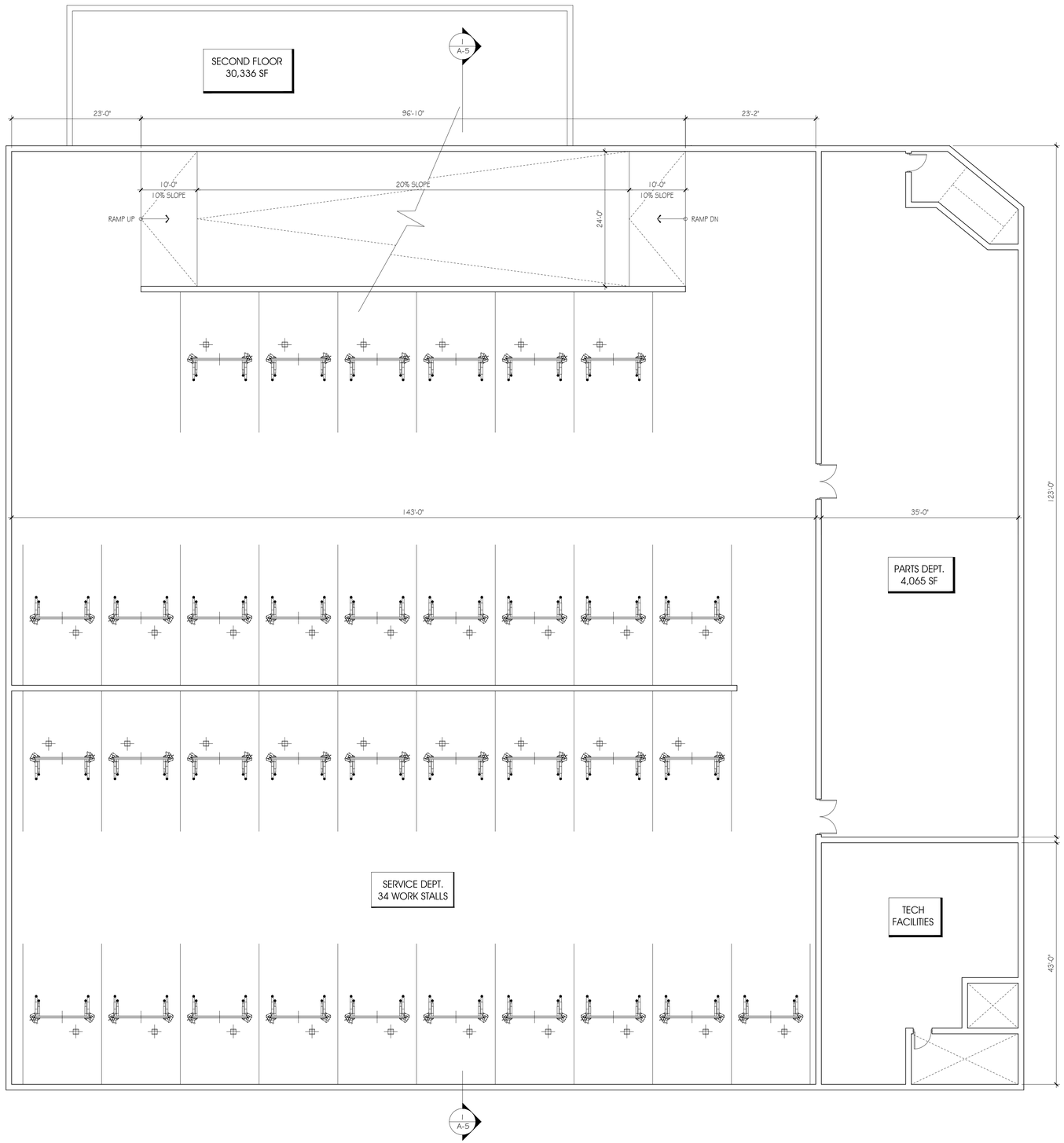
Sheet Number
A-3.1

Sheet Title
Lexus Service First Floor Plan

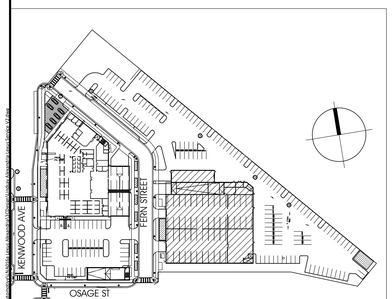
Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Service V3.dwg

LINDSAY LEXUS SERVICE BLDG- AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
GROUND FLOOR	31,202 SF	30,932 SF	105 SPACES
SECOND SECOND FLOOR	30,336 SF	30,336 SF	
SUBTOTAL	61,538 SF	61,268 SF	105 SPACES
ROOFTOP RAMP/STAIRS	1,528	1,528 SF	
ROOFTOP PARKING	0	28,808 SF	82 SPACES
TOTAL BUILDING	63,066	91,604 SF	187 SPACES



1 Second Floor Plan
Scale: 1:10



KEY PLAN- NTS

0 2.5' 5' 10' 20'
1" = 10'-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 DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus
Preliminary Development Special Use Permit
Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

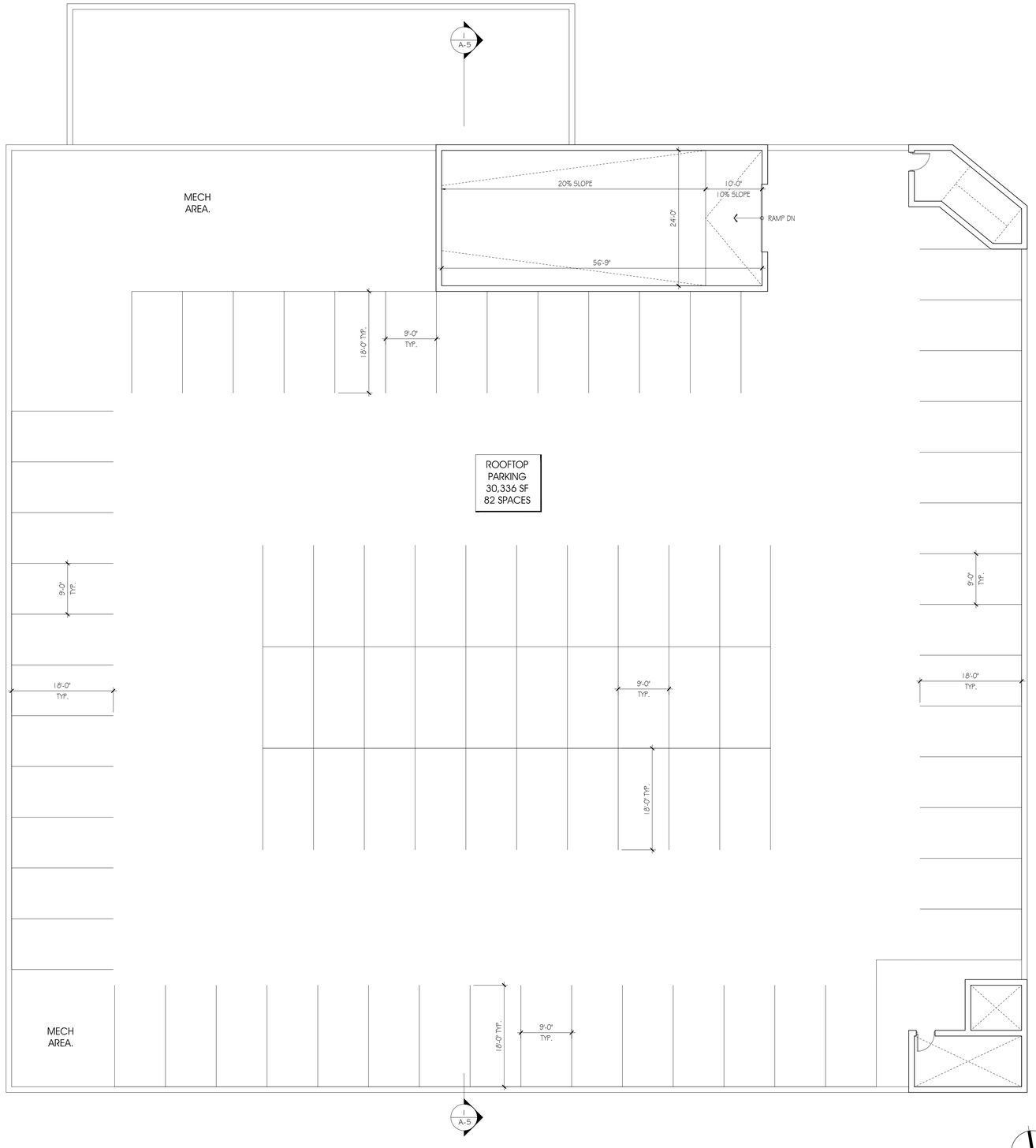
No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020
Drawn By:		LK
Checked By:		LH
Plot Date:		October 21, 2020

Sheet Number
A-3.2
Sheet Title
Lexus Service Second Floor Plan

Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Service V2.dwg

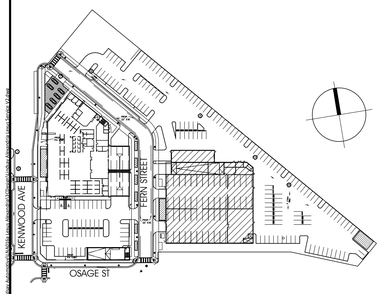
LINDSAY LEXUS SERVICE BLDG- AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
GROUND FLOOR	31,202 SF	30,932 SF	105 SPACES
SECOND SECOND FLOOR	30,336 SF	30,336 SF	
SUBTOTAL	61,538 SF	61,268 SF	105 SPACES
ROOFTOP RAMP/STAIRS	1,528	1,528 SF	
ROOFTOP PARKING	0	28,808 SF	82 SPACES
TOTAL BUILDING	63,066	91,604 SF	187 SPACES



1 Rooftop Plan
Scale: 1:10

0 2.5' 5' 10' 20'
1" = 10'-0"



KEY PLAN- NTS

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

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus
Preliminary Development Special Use Permit
Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

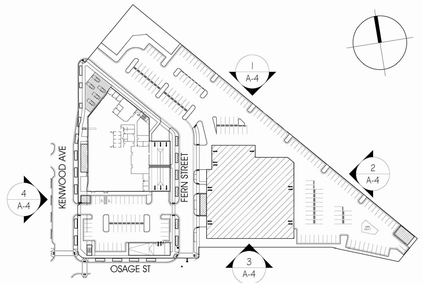
No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	LK
Checked By:	LH
Plot Date:	October 21, 2020

Sheet Number
A-3.3

Sheet Title
Lexus Service Rooftop Plan

Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Service V2.dwg



KEY PLAN- NTS

FINISH LEGEND	
	MATERIAL
	METAL PANEL- MICA MNC
	SPLITFACE CMU- MED GRAY
	SPLITFACE CMU- DARK GRAY



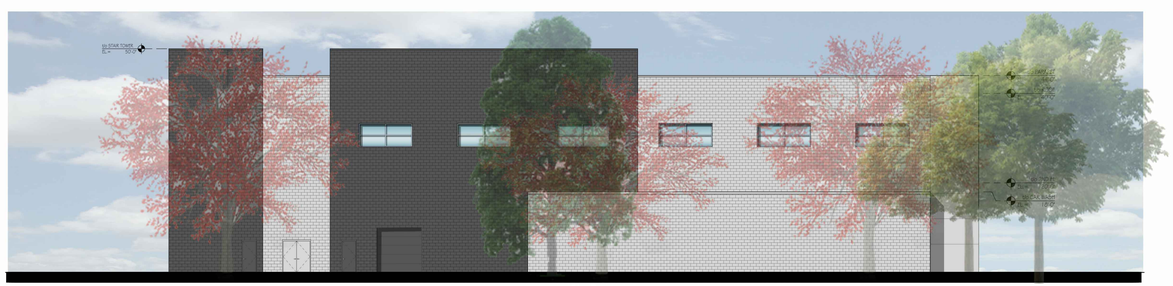
4- WEST ELEVATION



3- SOUTH ELEVATION



2- EAST ELEVATION



1- NORTH ELEVATION

0 4' 8' 16' 32'

1" = 16'-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 DATE

DATE RECORDED _____

_____ _____ _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP

ARCHITECTURE | PLANNING | INTERIORS

8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384

www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	LK
Checked By:	LH
Plot Date:	October 21, 2020

Sheet Number

A-3.4

Sheet Title

Lexus Service Elevations

Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Service V3.dwg

CODE ANALYSIS

DESCRIPTION:
THIS PROJECT IS NEW TWO STORY VEHICLE SERVICE FACILITY WITH ASSOCIATED OFFICES, PARTS STORAGE AND ROOF TOP PARKING. THE BUILDING WILL BE A NON-SEPARATED MIXED USE FACILITY (S-1 MOST RESTRICTIVE) AND FULLY SPRINKLERED.

USE AND OCCUPANCY CLASSIFICATION: NON-SEPARATED USES (SECTION 302.3.1)
PROPOSED BUILDING:
S-1 PRIMARY USE- REPAIR GARAGE (MOST RESTRICTIVE)
S-2 PRIMARY USE - PARTS STORAGE

TYPE OF CONSTRUCTION: IIB

BUILDING HEIGHT AND AREA ANALYSIS: S-1 USE GROUP:
ALLOWABLE HEIGHT: 3 STORIES, 75'
PROPOSED HEIGHT: 2 STORIES WITH ROOFTOP PARKING

BASIC ALLOWABLE AREA: 52,500 SF TOTAL PER FLOOR (S-1 MOST RESTRICTIVE)

PROPOSED AREA:

	FIRST FLOOR	SECOND FLOOR	ROOF TOP	TOTAL
S-1/S-2	30,923 SF	30,336	1,528 SF	63,066 SF

GROSS BUILDING FOOTPRINT: 30,923 SF

FIRE-RESISTANCE-RATED CONSTRUCTION (MINIMUM RATINGS):
EXIT ENCLOSURES/STAIRS: 1 HOUR
INCIDENTAL STORAGE ROOMS: 1 HOUR

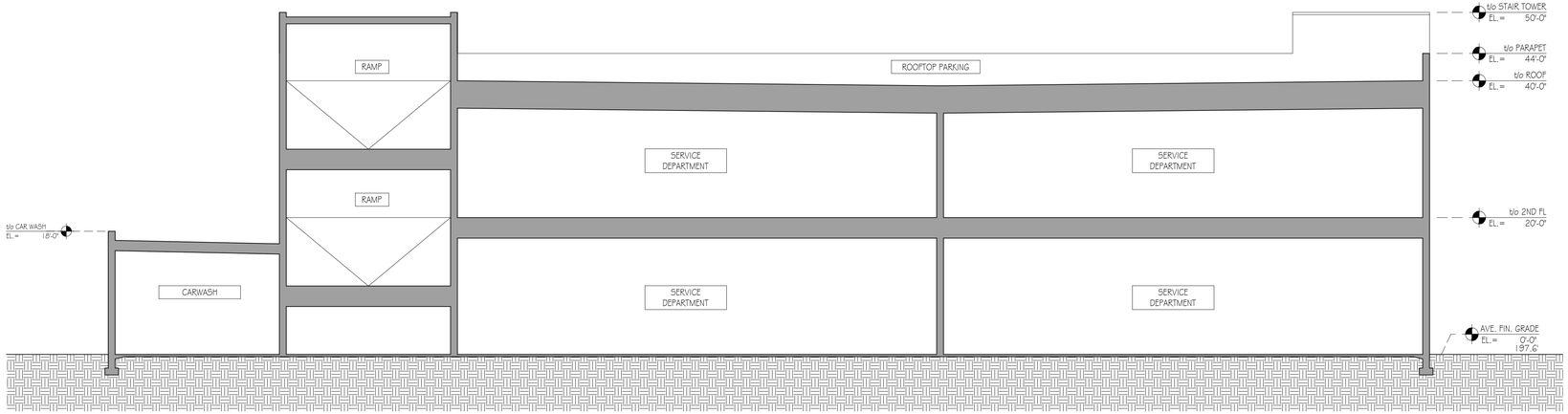
MEANS OF EGRESS:
MINIMUM NUMBER OF EXISTS: TWO FROM EVERY STORAGE SPACE (GROUP S-1) WITH > 30 OCCUPANTS
ONE FROM EVERY STORAGE SPACE (GROUP S-2) WITH < 30 OCCUPANT
TWO FROM EVERY SPACE WHERE COMMON PATH EXCEEDS 100 FEET

MINIMUM EXIT STAIRWAY WIDTH: 48", 36"<50 OCCUPANTS
MINIMUM CORRIDOR WIDTH: 44'
MAXIMUM EXIT ACCESS TRAVEL DISTANCE: GROUP S-1 OCCUPANCY, 250 FEET W/ SPRINKLER SYSTEM
GROUP S-2 OCCUPANCY, 400 FEET W/ SPRINKLER SYSTEM

AUTOMATIC SPRINKLER: YES

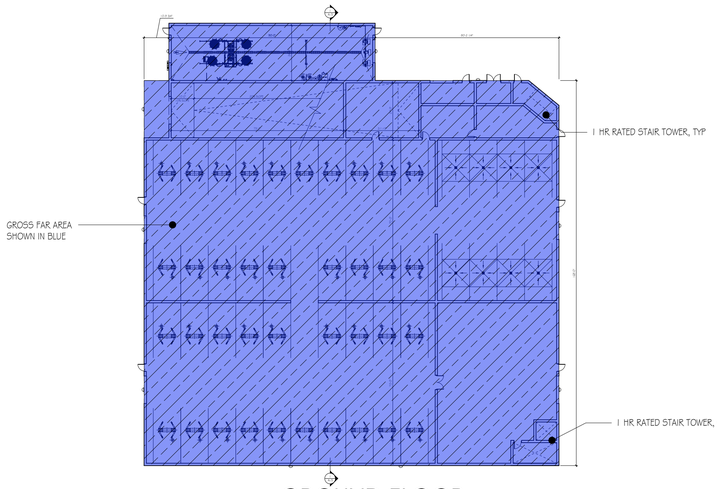
LINDSAY LEXUS SERVICE BLDG- AREA ANALYSIS

	FAR AREA	BUILDING AREA	PARKING
GROUND FLOOR	31,202 SF	30,932 SF	105 SPACES
SECOND SECOND FLOOR	30,336 SF	30,336 SF	
SUBTOTAL	61,538 SF	61,268 SF	105 SPACES
ROOFTOP RAMP/STAIRS	1,528	1,528 SF	
ROOFTOP PARKING	0	28,808 SF	82 SPACES
TOTAL BUILDING	63,066	91,604 SF	187 SPACES

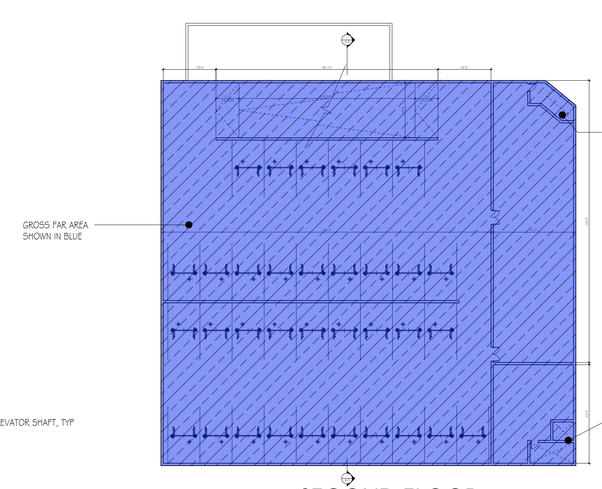


BUILDING SECTION

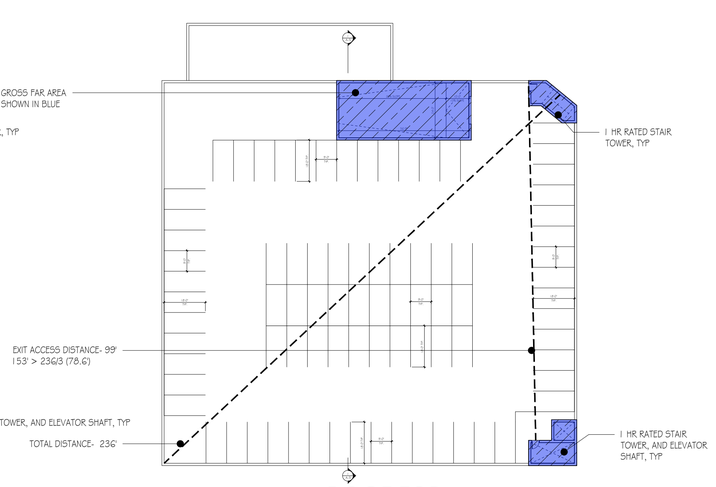
0 2.5' 5' 10' 20'
1" = 10'-0"



GROUND FLOOR



SECOND FLOOR



ROOF TOP

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus
Preliminary Development Special Use Permit
Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	LK
Checked By:	LH
Plot Date:	October 21, 2020

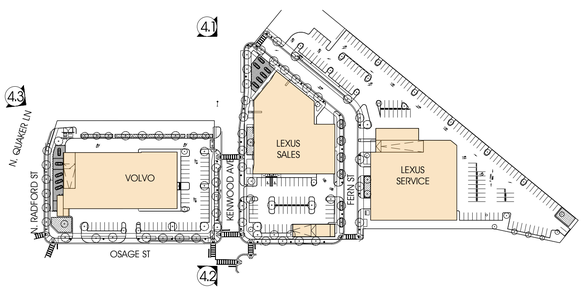
Sheet Number
A-3.5

Sheet Title
Lexus Service Code / Section

Project Number	File Name
LNA016a	Lindsay Alexandria Lexus Service V2.dwg



VIEW 1



KEY PLAN- NTS

PENNEY DESIGN GROUP

ARCHITECTURE | PLANNING | INTERIORS

8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384

www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	LH
Checked By:	JP
Plot Date:	October 21, 2020

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

Sheet Number

A-4.1

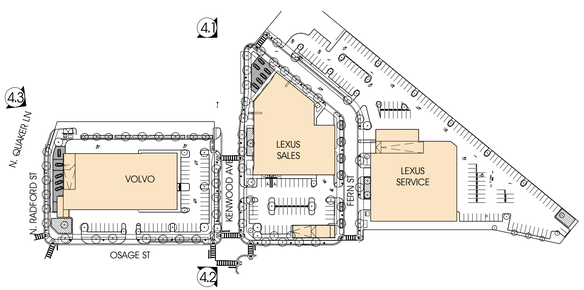
Sheet Title

Lexus Sales Perspective

Project Number	File Name
LNA016a	Lindsay Alexandria Renderings.dwg



VIEW 2



KEY PLAN- NTS

PENNEY DESIGN GROUP

ARCHITECTURE | PLANNING | INTERIORS

8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384

www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020

Drawn By:	LH
Checked By:	JP
Plot Date:	October 21, 2020

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

Sheet Number

A-4.2

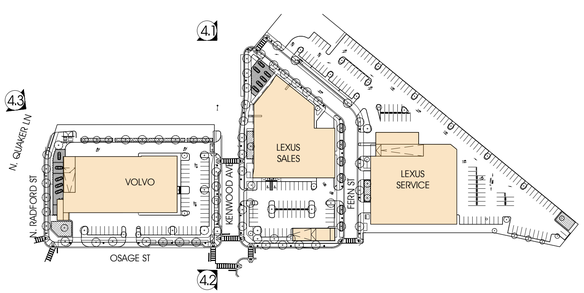
Sheet Title

Lexus Service Perspective

Project Number	File Name
LNA016a	Lindsay Alexandria Renderings.dwg



VIEW 3



KEY PLAN- NTS

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

Lindsay Campus

Preliminary Development Special Use Permit

Kenwood Avenue
City of Alexandria, Virginia

Lindsay Motor Car Company
Kenwood Ave
Alexandria, VA 22302

No.	Issue / Revision	Date
	PDSUP Third Submission	10.22.2020
	PDSUP Second Submission	09.11.2020
	PDSUP First Submission	07.02.2020
	Concept II Submission	05.01.2020
	Concept I Submission	01.10.2020
Drawn By:		LH
Checked By:		JP
Plot Date:		October 21, 2020

Sheet Number
A-4.3

Sheet Title
Volvo Perspective

Project Number	File Name
LNA016a	Lindsay Alexandria Renderings.dwg

LANDSCAPE ARCHITECTURE

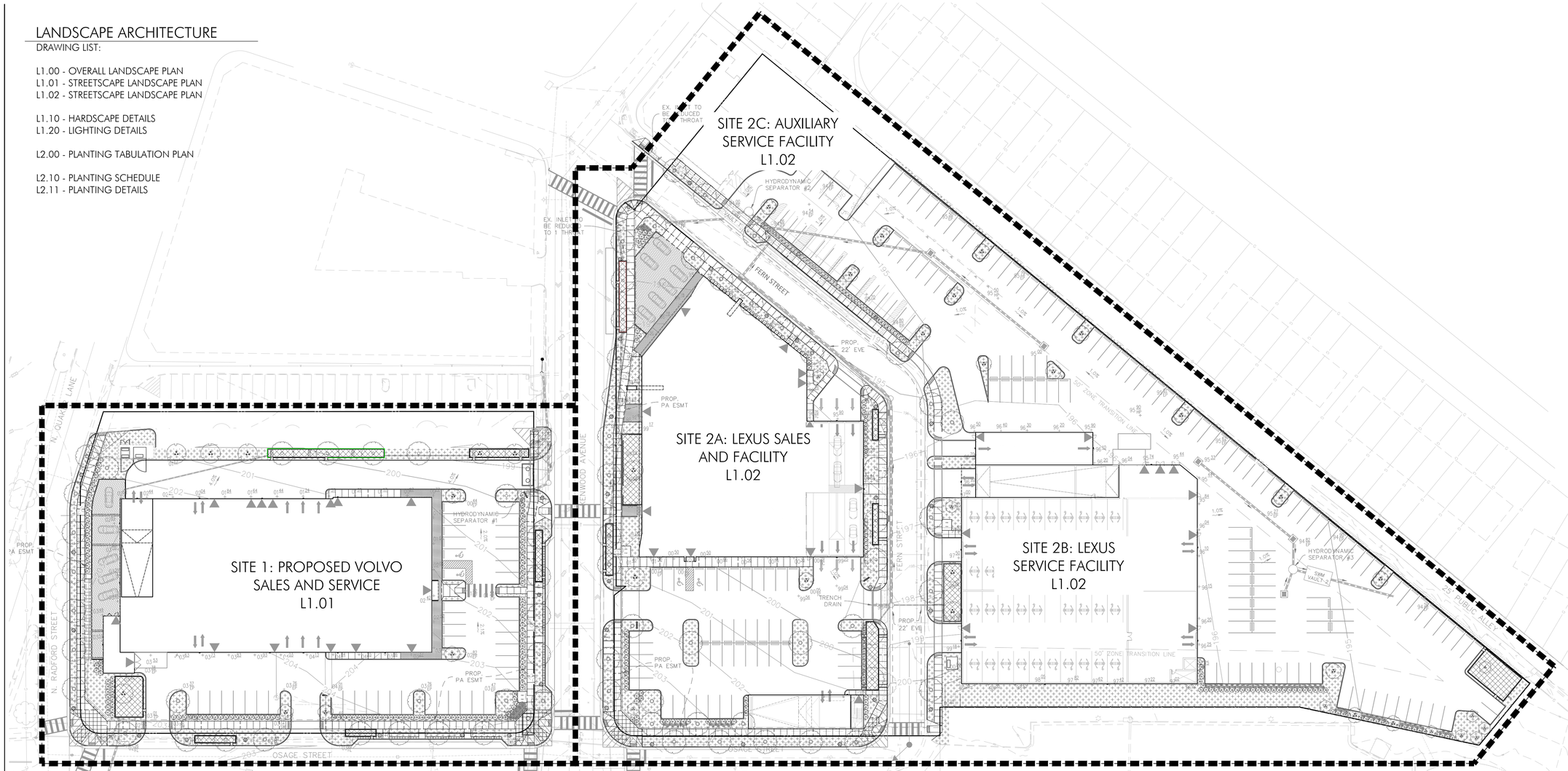
DRAWING LIST:

L1.00 - OVERALL LANDSCAPE PLAN
L1.01 - STREETSCAPE LANDSCAPE PLAN
L1.02 - STREETSCAPE LANDSCAPE PLAN

L1.10 - HARDSCAPE DETAILS
L1.20 - LIGHTING DETAILS

L2.00 - PLANTING TABULATION PLAN

L2.10 - PLANTING SCHEDULE
L2.11 - PLANTING DETAILS



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

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

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

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

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

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

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

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

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

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

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

A STANDARD LANDSCAPE PLAN NOTES

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Sources: CITY OF ALEXANDRIA	STANDARD LANDSCAPE PLAN NOTES
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 016

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

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

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

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

PRELIMINARY PLAN

LINDSAY CAMPUS

PARKER RODRIGUEZ, INC
PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER:
LINDSAY MOTOR CAR COMPANY
LINDSAY CAMPUS KENWOOD AVENUE
ALEXANDRIA, VA 22302
703.931.3000

ARCHITECT
PENNEY DESIGN GROUP
8120 WOODMONT AVENUE
SUITE 410
BETHESDA, MD 20814
301.979.7600

CIVIL
BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DRIVE
SUITE 500
HERNDON, VA 20171
301.979.7600

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
703.528.4700

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
10/30/20
LANDSCAPE ARCHITECT

REVISIONS

DEVELOPMENT CONCEPT II PLAN	05.01.20
DEVELOPMENT CONCEPT II PLAN	07.02.20
PDSUP	09.11.20
PDSUP	10.30.20

OVERALL LANDSCAPE PLAN

ORIGINAL ISSUE DATE
03.20.20

DESIGNED BY
TR,LP

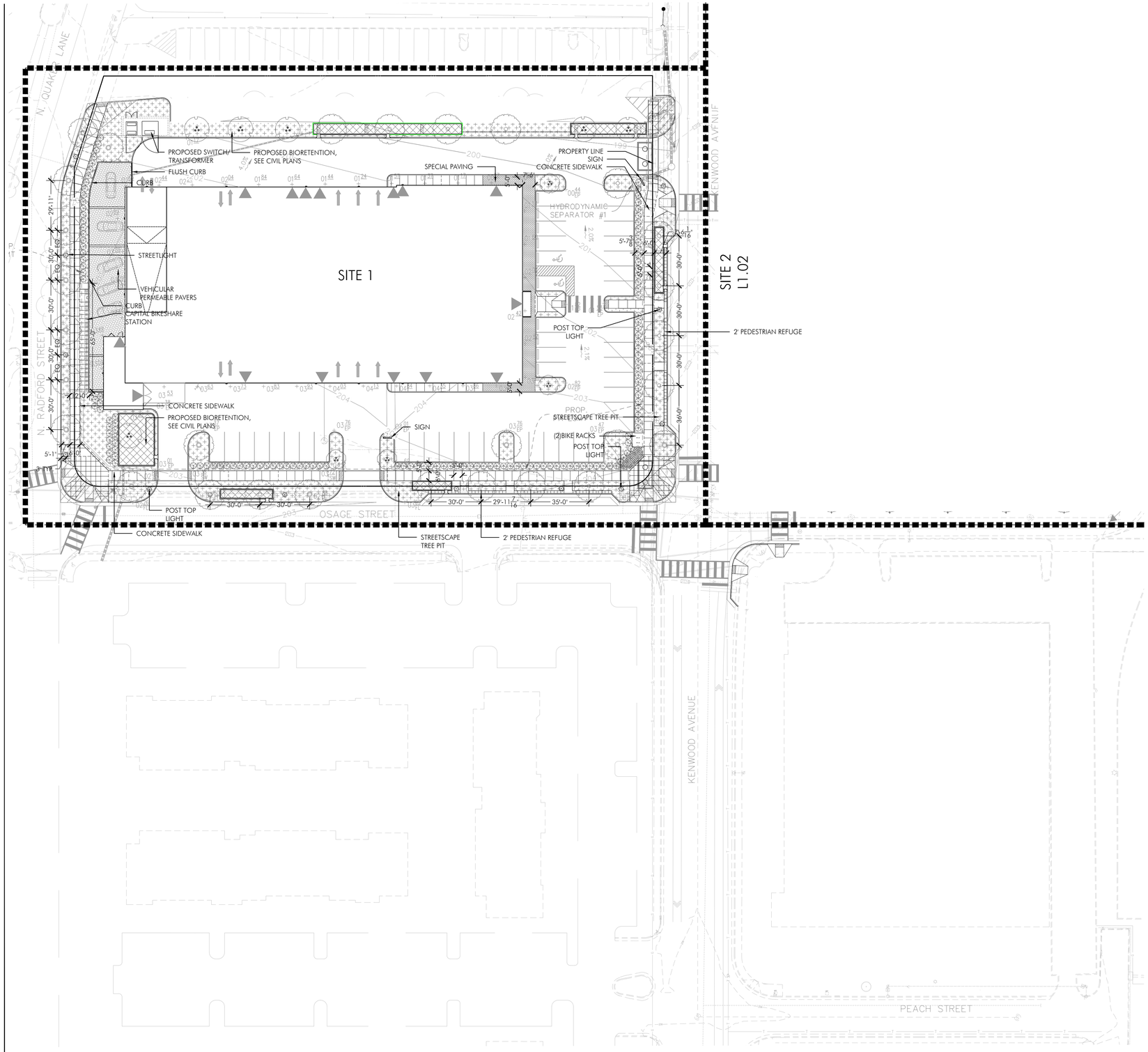
DRAWN BY
LP

CHECKED BY
TR

NORTH

SCALE
1"=40'-0"
0 20 40 80
FEET

L1.00



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

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

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

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

PRELIMINARY PLAN

LINDSAY CAMPUS

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER:
LINDSAY MOTOR CAR COMPANY
LINDSAY CAMPUS KENWOOD AVENUE
ALEXANDRIA, VA 22302
703.931.3000

ARCHITECT
PENNEY DESIGN GROUP
8120 WOODMONT AVENUE
SUITE 410
BETHESDA, MD 20814
301.979.7600

CIVIL
BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DRIVE
SUITE 500
HERNDON, VA 20171
301.979.7600

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
703.528.4700

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
10/30/20
LANDSCAPE ARCHITECT

REVISIONS

DEVELOPMENT CONCEPT II PLAN	05.01.20
DEVELOPMENT CONCEPT II PLAN	07.02.20
PDSUP	09.11.20
PDSUP	10.30.20

SITE 1 & 3 LANDSCAPE PLANS

ORIGINAL ISSUE DATE
03.20.20

DESIGNED BY
TR,LP

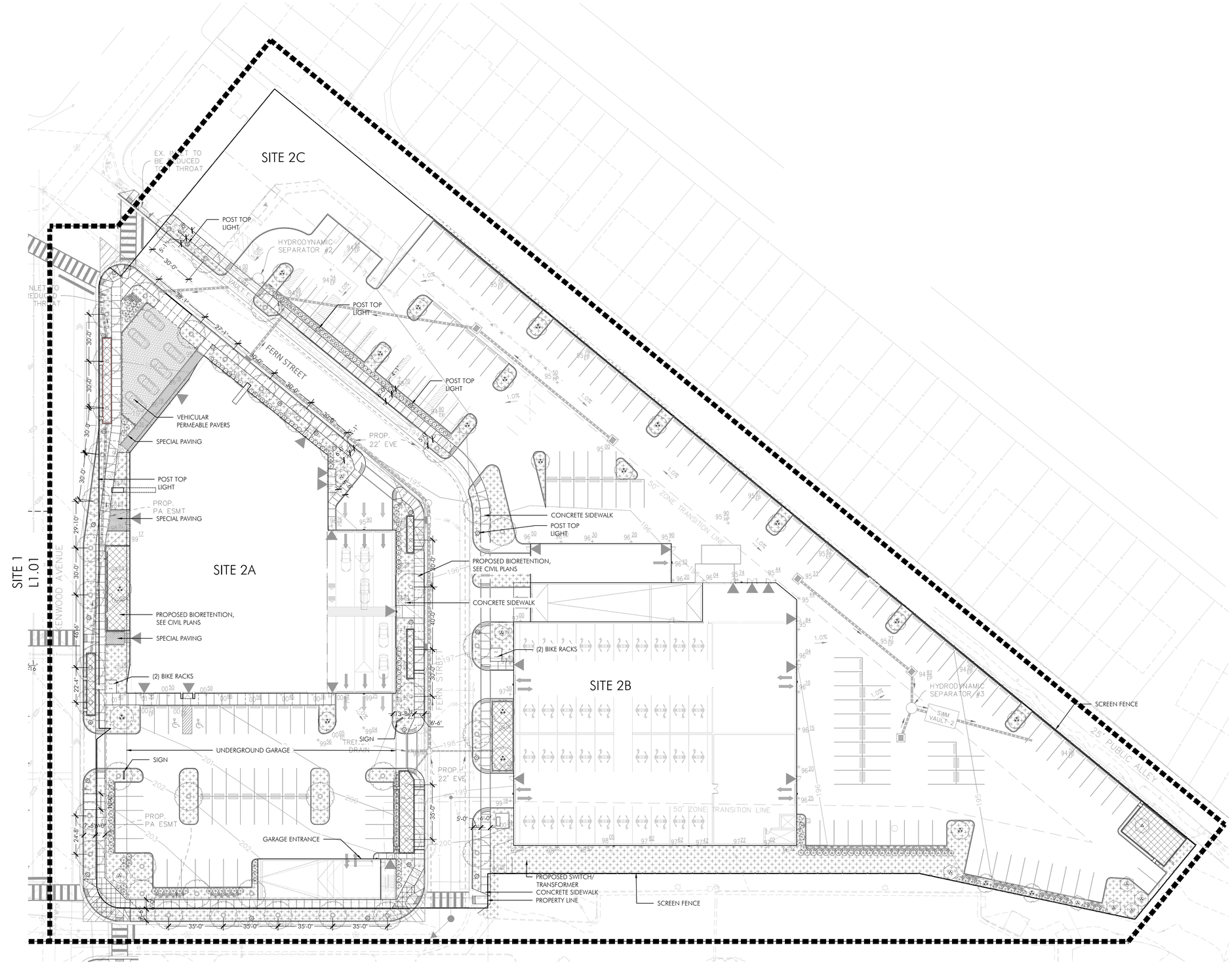
DRAWN BY
LP

CHECKED BY
TR

NORTH

SCALE
1"=30'-0"
0 15 30 60
FEET

L1.01



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

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRELIMINARY PLAN

LINDSAY CAMPUS

PARKER RODRIGUEZ, INC
PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER:
LINDSAY MOTOR CAR COMPANY
LINDSAY CAMPUS KENWOOD AVENUE
ALEXANDRIA, VA 22302
703.931.3000

ARCHITECT
PENNEY DESIGN GROUP
8120 WOODMONT AVENUE
SUITE 410
BETHESDA, MD 20814
301.979.7600

CIVIL
BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DRIVE
SUITE 500
HERNDON, VA 20171
301.979.7600

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
703.528.4700

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
10/30/20
LANDSCAPE ARCHITECT

REVISIONS

DEVELOPMENT CONCEPT II PLAN	05.01.20
DEVELOPMENT CONCEPT II PLAN	07.02.20
PDSUP	09.11.20
PDSUP	10.30.20

SITE 2 LANDSCAPE PLAN

ORIGINAL ISSUE DATE
03.20.20

DESIGNED BY
TR,LP

DRAWN BY
LP

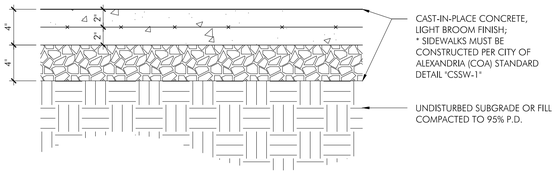
CHECKED BY
TR

NORTH

SCALE
1"=30'-0"

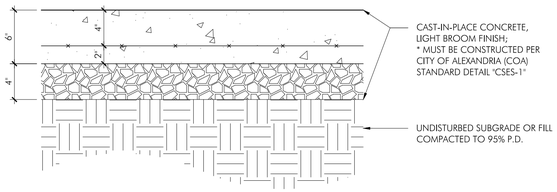
0 15' 30' 60'
FEET

L1.02



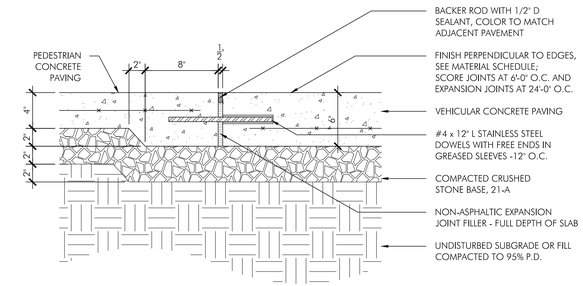
01 CONCRETE PAVING ON GRADE - PEDESTRIAN

1 1/2" - 1'-0"



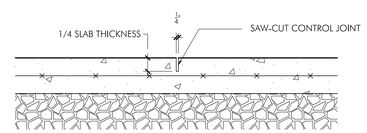
02 CONCRETE PAVING ON GRADE - VEHICULAR

1 1/2" - 1'-0"



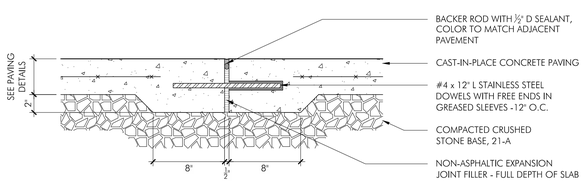
03 CONCRETE PAVING ON GRADE - VEH. TO PED.

1 1/2" - 1'-0"



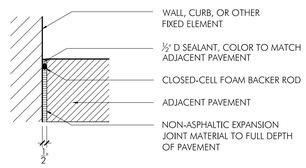
04 CONTROL JOINT

1 1/2" - 1'-0"



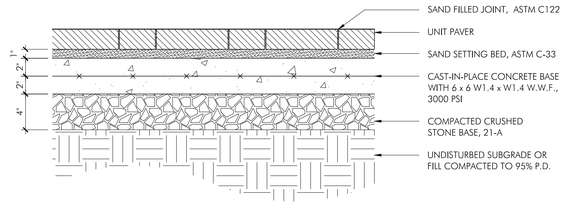
05 EXPANSION JOINT

1 1/2" - 1'-0"



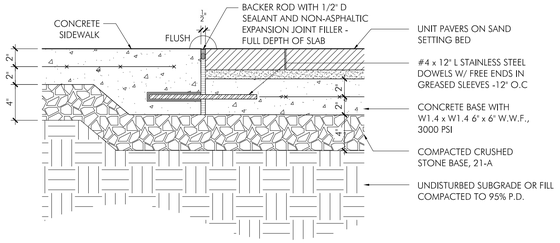
06 ISOLATION JOINT

1 1/2" - 1'-0"



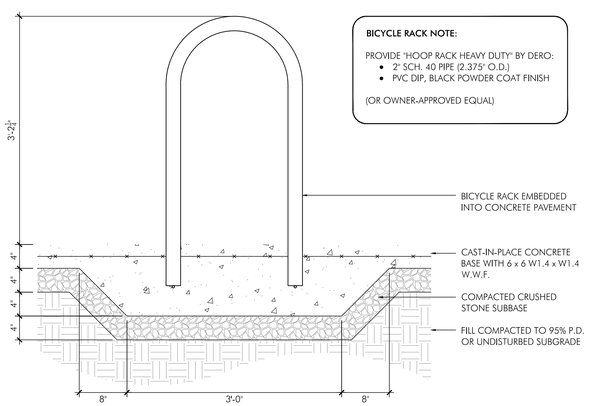
07 SPECIAL PAVING ON GRADE

1 1/2" - 1'-0"



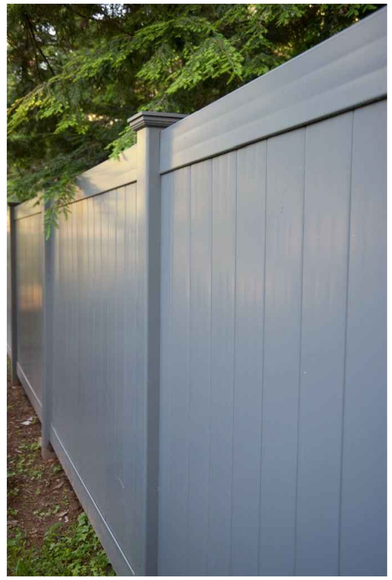
08 CONCRETE PAVING TO SPECIAL PAVING ON GRADE

1 1/2" - 1'-0"



09 BIKE RACK

1" - 1'-0"



6' TALL PVC SCREEN FENCE OR APPROVED EQUAL

10 SCREEN FENCE

NTS

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

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

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

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

PRELIMINARY PLAN

LINDSAY CAMPUS

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #220
Alexandria VA 22314
703.548.5010

OWNER:
LINDSAY MOTOR CAR COMPANY
LINDSAY CAMPUS KENWOOD AVENUE
ALEXANDRIA, VA 22302
703.931.3000

ARCHITECT
PENNEY DESIGN GROUP
8120 WOODMONT AVENUE
SUITE 410
BETHESDA, MD 20814
301.979.7600

CIVIL
BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DRIVE
SUITE 500
HERNDON, VA 20171
301.979.7600

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
703.528.4700

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
10/30/20
LANDSCAPE ARCHITECT

REVISIONS

DEVELOPMENT CONCEPT II PLAN	05.01.20
DEVELOPMENT CONCEPT II PLAN	07.02.20
POSUP	09.11.20
POSUP	10.30.20

HARDSCAPE DETAILS

ORIGINAL ISSUE DATE
03.20.20

DESIGNED BY
TR,LP

DRAWN BY
LP

CHECKED BY
TR

NORTH

SCALE
AS NOTED

0 FEET

L1.10

TYPE L01



Suburban Colonial

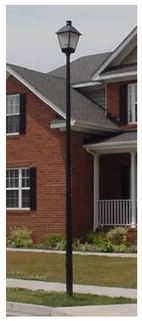
The Suburban is a smaller colonial style luminaire frequently desired as a yard light for residential customers.

Comparable HID Wattage	Finish Color	Initial Lamp Lumens	Lighting Pattern	Correlated Color Temperature (CCT)	Input Wattage	Billing Tier	Basic / Premium	Recommended Mounting Height (ft.)	BUG Rating	Luminaire Stock #	WMIS CU Code
70	Black	2967	Type III	3000K	39	2	Basic	10 - 12	1-3-1	42315746	LEDCLSU0333BXXX
70	Black	3242	Type V	3000K	39	2	Basic	10 - 12	3-3-2	42315817	LEDCLSU0353BXXX
100	Black	4147	Type III	3000K	46	2	Basic	12 - 16	1-3-2	42315910	LEDCLSU0533BXXX
100	Black	4531	Type V	3000K	46	2	Basic	12 - 16	3-3-2	42315911	LEDCLSU0553BXXX
150	Black	5553	Type III	3000K	73	3	Basic	12 - 16	2-3-2	42315912	LEDCLSU0733BXXX
150	Black	6068	Type V	3000K	73	3	Basic	12 - 16	3-3-2	42315913	LEDCLSU0753BXXX

Dominion Energy®

Outdoor Lighting Pole Specifications

Smooth Round Tapered Black Fiberglass for Post Top Luminaires



This smooth, round, tapered pole has is constructed of heavy duty fiberglass reinforced pigmented polyester plastic resin for single post top luminaires. Poles are directly embedded for use with underground supplied conductors only.

Light fixtures that match well with this pole include:

- All LED Colonial style
- All LED Acorn style
- All LED Lantern style
- All LED Cutoff style

POLE SPECIFICATIONS

TOTAL POLE LENGTH (ft)	BUTT DIAMETER (in)	GROUNDLINE DIAMETER (in)	POLE TOP DIAMETER (in)	EMBED DEPTH (ft)	LUMINAIRE MOUNTING HEIGHT (FT)	TENON SIZE (in)	FINISH COLOR	WMIS CU	POLE ONLY STOCK #
11.0	5.18	4.7	2.8	3.0	8.0	3.0 OD X 3.5	Black RAL-9005	PF11	50499800
13.0	5.61	5.0	2.8	3.0	10.0	3.0 OD X 3.5	Black RAL-9005	PF13	50500000
16.0	6.26	5.4	2.8	4.0	12.0	3.0 OD X 3.5	Black RAL-9005	PF16	42124132
18.0	6.69	5.8	2.8	6.5	14.0	3.0 OD X 3.5	Black RAL-9006	PF18	50501000

Note: Double Post Top Arm Available for this pole (Black) Stock#42291525, BKT3DEC2POS

Many localities have restrictions on light distribution and placement of outdoor lighting equipment. Consult with your local government before selecting outdoor lighting equipment.

01 POST TOP LIGHT

NOT TO SCALE

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

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRELIMINARY PLAN

LINDSAY CAMPUS

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER:
LINDSAY MOTOR CAR COMPANY
LINDSAY CAMPUS KENWOOD AVENUE
ALEXANDRIA, VA 22302
703.931.3000

ARCHITECT
PENNEY DESIGN GROUP
8120 WOODMONT AVENUE
SUITE 410
BETHESDA, MD 20814
301.979.7600

CIVIL
BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DRIVE
SUITE 500
HERNDON, VA 20171
301.979.7600

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
703.528.4700

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
10/30/20
LANDSCAPE ARCHITECT

REVISIONS

DEVELOPMENT CONCEPT II PLAN	05.01.20
DEVELOPMENT CONCEPT II PLAN	07.02.20
PDSUP	09.11.20
PDSUP	10.30.20

LIGHTING DETAILS

ORIGINAL ISSUE DATE
03.20.20

DESIGNED BY
TR,LP

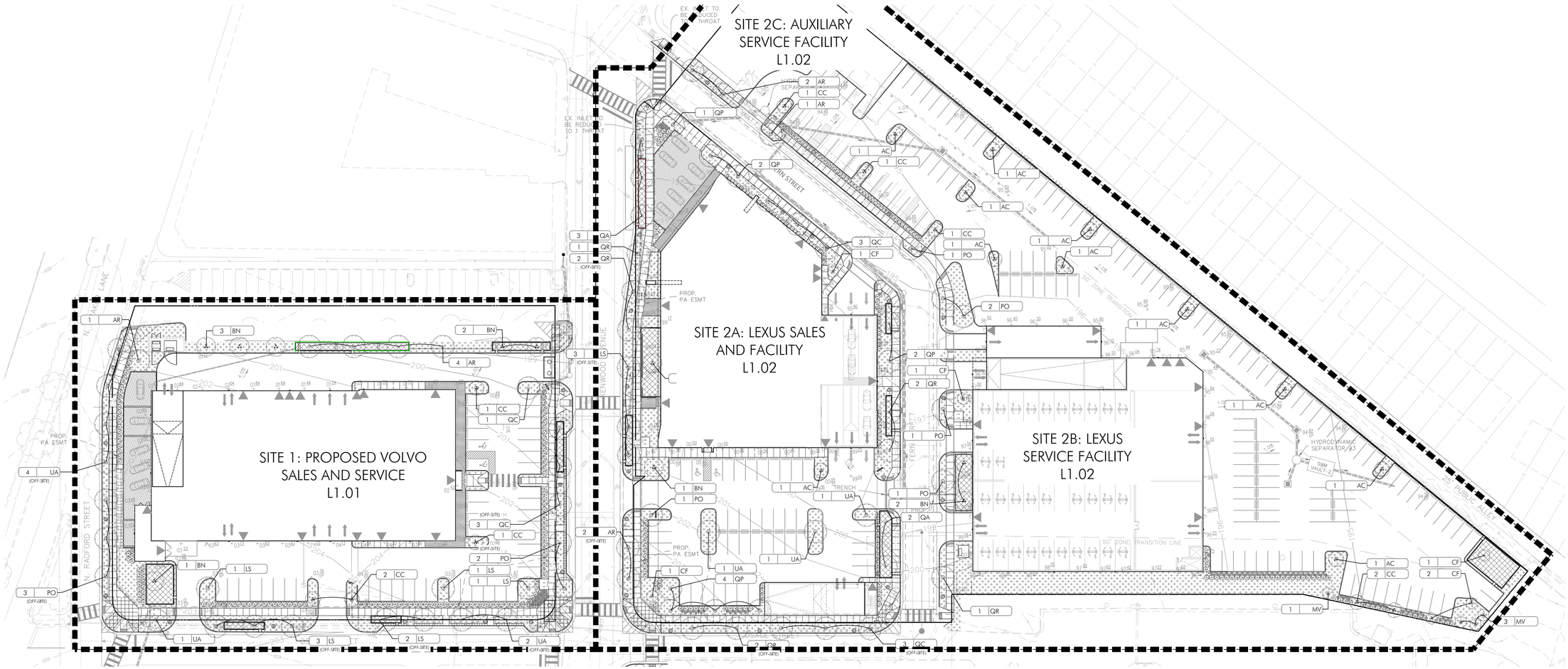
DRAWN BY
LP

CHECKED BY
TR

NORTH

SCALE
AS NOTED

L1.20



01 LANDSCAPE PLAN - GROUND LEVEL

SCALE: 1" = 40'-0"

STREET TREE - PLANT SCHEDULE

PLANT TYPE	LOCATION	PLAN INFORMATION		BOTANIC/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
STANDARD TREES		AC	11	Amelanchier	canadensis		Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	5,500	11		11
		AR	8	Acer	rubrum	October Glory	October Glory Red Maple	3-3 1/2" cal.	B&B, single leader; full branching	1,250	10,000	8		8
	OFF-SITE	AR	2	Acer	rubrum	October Glory	October Glory Red Maple	3-3 1/2" cal.	B&B, single leader; full branching	0	0	2		2
		BN	10	Betula	nigra	Dura Heat	Dura Heat River Birch	12-14' ht.	B&B, multistem - 3 stems min; full branching	750	7,500	10		10
		CC	9	Cercis	canadensis		Eastern Redbud	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	4,500	9		9
		CF	6	Cornus	florida		Flowering Dogwood	10-12' ht.	B&B, single leader; full branching	250	1,500	6		6
		LS	3	Liquidambar	styraciflua	Happidaze	Happidaze Seedless Sweetgum	3-3 1/2" cal.	B&B, single leader; full branching	1,250	3,750	3		3
	OFF-SITE	LS	8	Liquidambar	styraciflua	Happidaze	Happidaze Seedless Sweetgum	3-3 1/2" cal.	B&B, single leader; full branching	0	0	0		0
		MV	4	Magnolia	virginiana		Sweetbay Magnolia	10-12' ht.	B&B, multistem - 3 stems min; full branching	250	1,000	4		4
		PO	6	Platanus	occidentalis		American Sycamore	3-3 1/2" cal.	B&B, single leader; full branching	1,250	7,500	6		6
	OFF-SITE	PO	5	Platanus	occidentalis		American Sycamore	3-3 1/2" cal.	B&B, single leader; full branching	0	0	0		0
		UA	4	Ulmus	americana		American Elm	3-3 1/2" cal.	B&B, single leader; full branching	1,250	5,000	4		4
	OFF-SITE	UA	6	Ulmus	americana		American Elm	3-3 1/2" cal.	B&B, single leader; full branching	0	0	0		0
		QA	5	Quercus	alba		White Oak	3-3 1/2" cal.	B&B, single leader; full branching	1,250	6,250	5		5
		QC	4	Quercus	coccinea		Scarlet Oak	3-3 1/2" cal.	B&B, single leader; full branching	1,250	5,000	4		4
	OFF-SITE	QC	6	Quercus	coccinea		Scarlet Oak	3-3 1/2" cal.	B&B, single leader; full branching	0	0	0		0
		QP	9	Quercus	palustris		Pin Oak	3-3 1/2" cal.	B&B, single leader; full branching	1,250	11,250	9		9
		QR	4	Quercus	rubra		Red Oak	3-3 1/2" cal.	B&B, single leader; full branching	1,250	5,000	4		4
	OFF-SITE	QR	4	Quercus	rubra		Red Oak	3-3 1/2" cal.	B&B, single leader; full branching	0	0	0		0
		TOTALS	114							STANDARD TREE CCA:	73,750	85	0	85
												74.6%	0.0%	74.6%

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 114

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	11	9.6%	33%	canadensis	11	9.6%	10%
Acer	10	8.8%	33%	rubrum	10	8.8%	10%
Betula	10	8.8%	33%	nigra	10	8.8%	10%
Cercis	9	7.9%	33%	canadensis	9	7.9%	10%
Cornus	6	5.3%	33%	florida	6	5.3%	10%
Liquidambar	11	9.6%	33%	styraciflua	11	9.6%	10%
Magnolia	4	3.5%	33%	virginiana	4	3.5%	10%
Plantanus	11	9.6%	33%	occidentalis	11	9.6%	10%
Ulmus	10	8.8%	33%	americana	10	8.8%	10%
Quercus	32	28.1%	33%	alba	5	4.4%	10%
				coccinea	10	8.8%	10%
				palustris	9	7.9%	10%
				rubura	8	7.0%	10%
	114				114		

CROWN COVER TABULATIONS

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	295,048
25% CROWN COVER REQUIRED (SF)	73,762
EXISTING CROWN COVER (SF)	14,061
REMOVED CROWN COVER (SF)	14,020
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	41
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	73,750
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	25.0%
TOTAL CROWN COVER PROVIDED (SF)	73,750

NOTE: DETAILS IN THIS SHEET ARE INTENDED TO DEPICT THE GENERAL QUALITY AND CHARACTER OF INTENDED PRODUCTS. FINAL SELECTIONS MAY DIFFER FROM THOSE DEPICTED.

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

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

PRELIMINARY PLAN

LINDSAY CAMPUS

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER:
LINDSAY MOTOR CAR COMPANY
LINDSAY CAMPUS KENWOOD AVENUE
ALEXANDRIA, VA 22302
703.931.3000

ARCHITECT
PENNEY DESIGN GROUP
8120 WOODMONT AVENUE
SUITE 410
BETHESDA, MD 20814
301.979.7600

CIVIL
BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DRIVE
SUITE 500
HERNDON, VA 20171
301.979.7600

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
703.528.4700

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
10/30/20
LANDSCAPE ARCHITECT

REVISIONS

DEVELOPMENT CONCEPT II PLAN	05.01.20
DEVELOPMENT CONCEPT II PLAN	07.02.20
PDSUP	09.11.20
PDSUP	10.30.20

PLANTING TABULATION PLAN

ORIGINAL ISSUE DATE
03.20.20
DESIGNED BY
TR,LP
DRAWN BY
LP
CHECKED BY
TR

NORTH

SCALE
1"=40'-0"
0 20 40 80
FEET

L2.00

PLANT SCHEDULE - PRELIMINARY PALETTE

PLANT TYPE	LOCATION	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES
		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT	
STANDARD TREES		AC	11	Amelanchier	canadensis		Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching
		AR	7	Acer	rubrum	October Glory	October Glory Red Maple	3-3 1/2" cal.	B&B, single leader; full branching
	OFF-SITE	AR	2	Acer	rubrum	October Glory	October Glory Red Maple	3-3 1/2" cal.	B&B, single leader; full branching
		BN	10	Betula	nigra	Dura Heat	Dura Heat River Birch	12-14' ht.	B&B, multistem - 3 stems min; full branching
		CC	9	Cercis	canadensis		Eastern Redbud	10-12' ht.	B&B, multistem - 3 stems min; full branching
		CF	6	Cornus	florida		Flowering Dogwood	10-12' ht.	B&B, single leader; full branching
		LS	5	Liquidambar	styraciflua	Happidaze	Happidaze Seedless Sweetgum	3-3 1/2" cal.	B&B, single leader; full branching
	OFF-SITE	LS	4	Liquidambar	styraciflua	Happidaze	Happidaze Seedless Sweetgum	3-3 1/2" cal.	B&B, single leader; full branching
		MV	4	Magnolia	virginiana		Sweetbay Magnolia	10-12' ht.	B&B, multistem - 3 stems min; full branching
		PO	6	Platanus	occidentalis		American Sycamore	3-3 1/2" cal.	B&B, single leader; full branching
	OFF-SITE	PO	5	Platanus	occidentalis		American Sycamore	3-3 1/2" cal.	B&B, single leader; full branching
		UA	4	Ulmus	americana		American Elm	3-3 1/2" cal.	B&B, single leader; full branching
	OFF-SITE	UA	5	Ulmus	americana		American Elm	3-3 1/2" cal.	B&B, single leader; full branching
		QA	5	Quercus	alba		White Oak	3-3 1/2" cal.	B&B, single leader; full branching
		QC	5	Quercus	coccinea		Scarlet Oak	3-3 1/2" cal.	B&B, single leader; full branching
	OFF-SITE	QC	5	Quercus	coccinea		Scarlet Oak	3-3 1/2" cal.	B&B, single leader; full branching
		QP	8	Quercus	palustris		Pin Oak	3-3 1/2" cal.	B&B, single leader; full branching
		QR	4	Quercus	rubra		Red Oak	3-3 1/2" cal.	B&B, single leader; full branching
	OFF-SITE	QR	4	Quercus	rubra		Red Oak	3-3 1/2" cal.	B&B, single leader; full branching
		TOTALS	109						
EVERGREEN SHRUBS		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT	
		BM		Buxus	microphylla	Winter Gem	Winter Gem Boxwood	24-30" ht.	Cont., full branching to ground
		BS		Buxus	sinica	Insularis 'Franklin's G	Franklin's Gem Boxwood	24" ht.	Cont., full branching to ground
		IC		Ilex	crenata	Soft Touch	Soft Touch Holly	30-36" ht.	Cont., full branching to ground
		IG		Ilex	glabra	Nigra	Compact Inkberry	30-36" ht.	Cont., full branching to ground
		JV		Juniperus	virginiana	Grey Owl	Eastern Redcedar	5'-6' ht.	full branching; matched symmetrical specimens
		PJ		Pieris	japonica	Cavatine	Cavatine Pieris	4'-5' ht.	B&B, full branching, symmetrical
		TOTALS	0						
DECIDUOUS SHRUBS		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT	
		CP		Comptonia	peregrina		Sweet Fern	24-30" ht.	Cont., full branching
		CS		Cornus	sericea	Farrow	Arctic Fire Red Twig Dogwood	30-36" ht.	Cont., full branching
		FG		Fothergilla	gardenii		Dwarf Fothergilla	24-30" ht.	B&B, full branching
		HA		Hydrangea	arborescens		Smooth Hydrangea	24-30" ht.	B&B, full branching
		HQ		Hydrangea	quercifolia	Alice	Oakleaf Hydrangea	36-42" ht.	B&B, full branching
		IV		Ilex	verticillata	Sparkleberry + Apoll	Winterberry (female and male)	30-36" ht.	B&B, full branching
		IR		Ilex	verticillata	Red Sprite + Jim Dar	Winterberry (female and male)	30-36" ht.	B&B, full branching
		IT		Itea	virginica	Henry's Garnet	Virginia Sweetspire	24-30" ht.	Cont., full branching
		JN		Jasminum	nudiflorum		Winter Jasmine	24-30" ht.	Cont., full branching
		TOTALS	0						
GROUNDCOVERS		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./ CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.	
		CBG		Carex	elata	Bowles Golden	Bowles Golden Sedge	1 gal.	Cont., 12" o.c.
		CPE		Carex	pensylvanica		Pennsylvania Sedge	1 gal.	Cont., 12" o.c.
		OJA		Ophiopogon	japonicus		Mondo Grass	1 gal.	Cont., 12" o.c.
		TOTALS	0						
PERENNIALS, FERNS, ORNAMENTAL GRASSES		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./ CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.	
		AHU		Amsonia	hubrichtii		Threadleaf Bluestar	1 gal.	Cont., 18" o.c.
		ABI		Amsonia	tabernaemont	Blue Ice	Blue Ice Star Flower	1 gal.	Cont., 18" o.c.
		BBA		Bouteloua	gracilis	Blonde Ambition	Grama Grass	1 gal.	Cont., 18" o.c.
		CLA		Chasmanthium	latifolium		River oats, Spanglegrass	1 gal.	Cont., 24" o.c.
		DMA		Dryopteris	marginalis		Marginial Wood Fern	1 gal.	Cont., 18" o.c.
		FEB		Festuca	glauca	Elijah Blue	Blue Fescue	1 gal.	Cont., 24" o.c.
		HVC		Heuchera	villosa	Citronelle	Citronelle Coral Bells	1 gal.	Cont., 18" o.c.
		JEF		Juncus	effusus		Soft Rush	1 gal.	Cont., 24" o.c.
		NTE		Nassella	tenuissima		Mexican Feather Grass	1 gal.	Cont., 18" o.c.
		PAC		Polystichum	acrostichoides		Christmas Fern	2 gal.	Cont., 24" o.c.
		PVH		Panicum	virgatum	Heavy Metal	Heavy Metal Switchgrass	2 gal.	Cont., 24" o.c.
		PVS		Panicum	virgatum	Shenandoah	Shenandoah Switchgrass	2 gal.	Cont., 24" o.c.
		RFF		Rudbeckia	fulgida	fulgida	Orange Coneflower	1 gal.	Cont., 24" o.c.
		SNC		Salvia	nemorosa	Caradonna	Caradonna Salvia	1 gal.	Cont., 18" o.c.
		SSS		Schizachirum	scoparium	Standing Ovation	Standing Ovation Little Bluestem	2 gal.	Cont., 18" o.c.
		SAL		Sisyrinchium	angustifolium	Lucerne	Blue-eyed Grass	1 gal.	Cont., 12" o.c.
		TOTALS	0						

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

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PRELIMINARY PLAN

LINDSAY CAMPUS

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER:
LINDSAY MOTOR CAR COMPANY
LINDSAY CAMPUS KENWOOD AVENUE
ALEXANDRIA, VA 22302
703.931.3000

ARCHITECT
PENNEY DESIGN GROUP
8120 WOODMONT AVENUE
SUITE 410
BETHESDA, MD 20814
301.979.7600

CIVIL
BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DRIVE
SUITE 500
HERNDON, VA 20171
301.979.7600

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
703.528.4700

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
10/30/20
LANDSCAPE ARCHITECT

REVISIONS

DEVELOPMENT CONCEPT II PLAN	05.01.20
DEVELOPMENT CONCEPT II PLAN	07.02.20
POSUP	09.11.20
POSUP	10.30.20

PLANTING SCHEDULE

ORIGINAL ISSUE DATE
03.20.20

DESIGNED BY
TR,LP

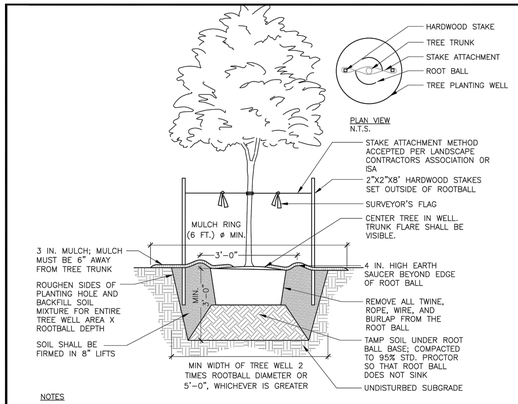
DRAWN BY
LP

CHECKED BY
TR

NORTH

SCALE
AS NOTED

L2.10



NOTES

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

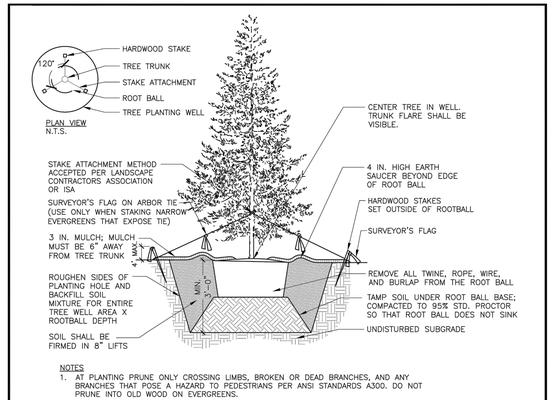
A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 001
1 OF 1		



NOTES

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

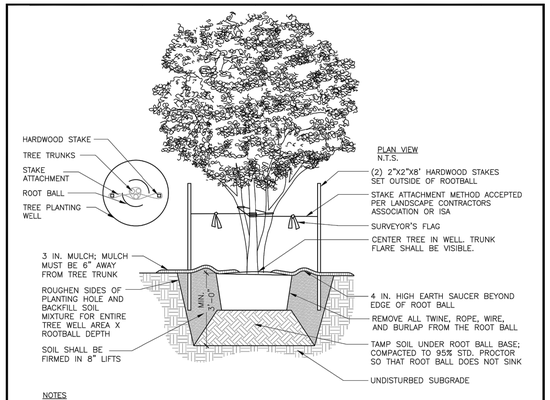
A EVERGREEN TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	EVERGREEN TREE PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 002
1 OF 1		



NOTES

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

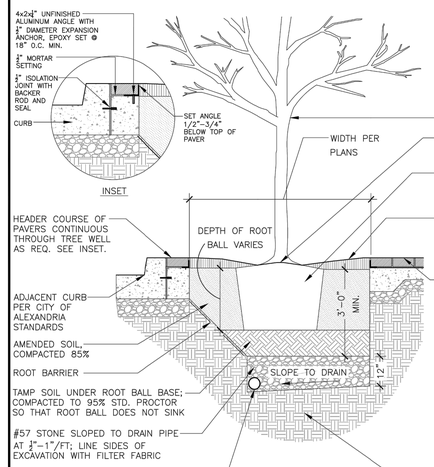
A MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	MULTI-STEM TREE PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 003
1 OF 1		



NOTES

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

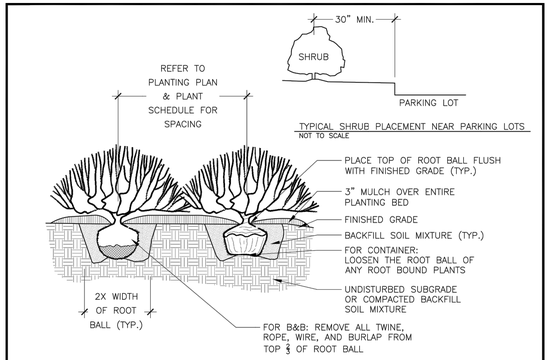
A STREET TREE PLANTING WELL
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	STREET TREE PLANTING WELL	
Approved by: COA	Date drawn: 01/01/19	LD 005
1 OF 1		



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

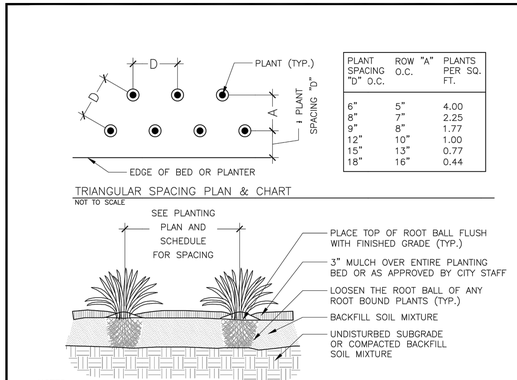
A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	SHRUB PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 009
1 OF 1		



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

NOTES

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

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	GROUNDCOVER & PERENNIAL PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 011
1 OF 1		

01 ALEXANDRIA CITY STANDARD PLANTING DETAILS ON GRADE
NOT TO SCALE

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

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PRELIMINARY PLAN

LINDSAY CAMPUS

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER:
LINDSAY MOTOR CAR COMPANY
LINDSAY CAMPUS KENWOOD AVENUE
ALEXANDRIA, VA 22302
703.931.3000

ARCHITECT
PENNEY DESIGN GROUP
8120 WOODMONT AVENUE
SUITE 410
BETHESDA, MD 20814
301.979.7600

CIVIL
BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DRIVE
SUITE 500
HERNDON, VA 20171
301.979.7600

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
703.528.4700

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
10/30/20
LANDSCAPE ARCHITECT

REVISIONS

DEVELOPMENT CONCEPT II PLAN	05.01.20
DEVELOPMENT CONCEPT II PLAN	07.02.20
PDSUP	09.11.20
PDSUP	10.30.20

PLANTING DETAILS

ORIGINAL ISSUE DATE
03.20.20
DESIGNED BY
TR,LP
DRAWN BY
LP
CHECKED BY
TR
NORTH
SCALE
AS NOTED

L2.11