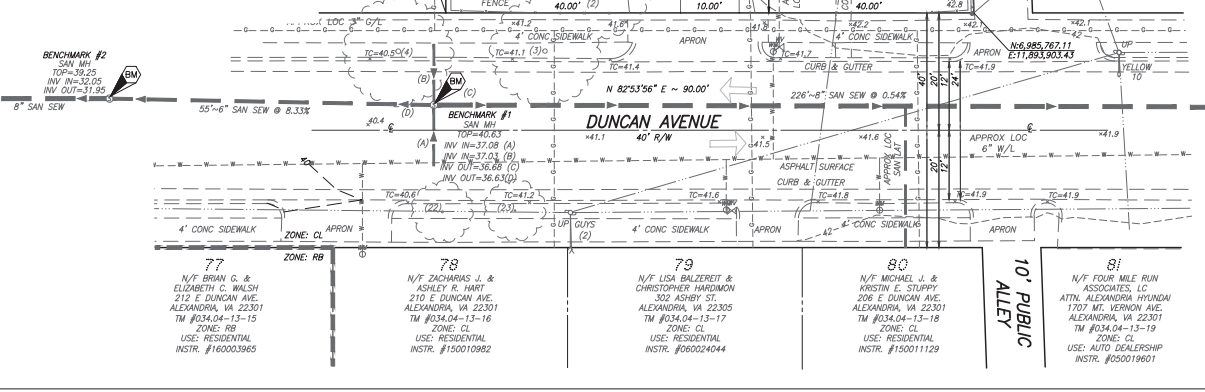


- TREE TABLE:**
- (1) 8" TREE
 - (2) 5" TWIN TREE
 - (3) 8" TREE
 - (4) 10" TREE
 - (5) 24" TWIN TREE
 - (6) 8" TWIN TREE
 - (7) 8" TREE CLUSTER
 - (8) 7" TREE
 - (9) 12" TREE CLUSTER
 - (10) 5" TREE
 - (11) 3" TREE
 - (12) 2" TREE
 - (13) 4" TWIN TREE
 - (14) 4" TWIN TREE
 - (15) 12" TREE CLUSTER
 - (16) 6" TREE CLUSTER
 - (17) 12" TREE CLUSTER
 - (18) 2" TREE
 - (19) 2" TREE
 - (20) 12" TREE
 - (21) 24" TREE
 - (22) 4" TREE
 - (23) 3" TREE

SYMBOLS LEGEND

	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SEWERALK		
SON		
SON (DOUBLE POST)		
GAS VALVE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CONTOUR		
BUILDING ENTRANCE		
PAVING		
CURB AND GUTTER		
PROPOSED TRANSITION/NOSE DOWN CURB		
LIMITS OF DISTURBANCE		



GENERAL NOTES:

- TAX MAP: #034.04-16-03 (WEST 40' LOT 62)
#034.04-16-04 (EAST 10' LOT 62)
#034.04-16-05 (LOT 63)
- ZONE: CL
- OWNER: DUNCAN, LLC
225 NORTH STREET
ALEXANDRIA, VA 22302
INSTR. #210002017
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88. PER CITY OF ALEXANDRIA MONUMENT #551. ELEVATION = 44.90
- TOTAL SITE AREA: 10,805 SQ. FT. OR 0.2480 ACRES (COMPUTED)
- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS, UNDERGROUND STORAGE TANKS, OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THERE IS NO ON-SITE AREA WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, DISPOSAL AREA, OR AREA WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
- THIS SITE DOES NOT CONTAIN ANY AREA WITH PREVIOUSLY MAPPED MARINE CLAYS.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS GRIST MILL SANDY LOAM. THE GRIST MILL SANDY LOAM OCCURS IN LOW, SMOOTH TERRACES. IT IS A WELL DRAINED SOIL.
- TITLE FURNISHED BY TRI COUNTY TITLES, INC., CASE NO/ 22-20-17811 DATED 10/15/20 AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.
- PLANT SUBJECT TO RESTRICTIONS OF RECORD.

UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN MCCOYNEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER: ALL EXISTING SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ALL PROPOSED SANITARY LATERALS SHOWN ON THIS PLAN ARE TO BE PRIVATELY MAINTAINED. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY PROPOSED ON-SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER/HOA. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23285.

TEXT LEGEND:

- = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- ft = FEET
- lbs = POUNDS
- ac = ACRES
- ADA = AMERICANS W/ DISABILITIES ACT
- APPROX=APPROXIMATE
- BT= BOTTOM OF CURB
- BF= BASEMENT FLOOR
- BDC= BUILDING
- BM= BENCHMARK
- BOLL= BOLLARD
- OVN= OVERHEAD UTILITY
- CL= CLASS
- CLR= CLEARANCE
- CLF= CHAIN LINK FENCE
- CMP= CORRUGATED METAL PIPE
- CL= CURB INLET
- CO= CLEAN OUT
- CONC= CONCRETE
- C&G= CURB & GUTTER
- DB= DEED BOOK
- DIP= DUCTILE IRON PIPE
- DOM= DOMESTIC
- DSP= DEVELOPMENT SITE PLAN
- DUP= DEVELOPMENT SPECIAL USE PERMIT
- DW= DWELLING UNIT
- EN= EAST
- EBOX= ELECTRICAL BOX
- ESMT= EASEMENT
- EP= EDGE OF PAVEMENT
- EVE= EMERGENCY VEHICLE EASEMENT
- EX= EXISTING
- FDD= FIRE DEPT. CONNECTION
- FF= FINISH FLOOR
- FHH= FIRE HYDRANT
- FT= FEET
- GL= GROUND LIGHT
- G/V= GAS VALVE
- G/M= GAS METER
- GL= GRATE INLET
- H.C.= HEADER CURB
- HDCP= HANDICAP
- HDP= HIGH DENSITY POLYETHYLENE
- HPS= HIGH PRESSURE SODIUM
- HP= NON PIPE FOUND
- IN= INVERT
- INSTR.= INSTRUMENT
- L= LUMENS
- LOC= LOCATION
- LP= LIGHT POLE
- MAX= MAXIMUM
- MIN= MINIMUM
- MPI= MILES PER HOUR
- MM= MONITORING WELL
- N= NORTH
- OHW= OVERHEAD WIRE
- PN= PANEL
- PP= POWER POLE
- PROP= PROPOSED
- PVC= POLYVINYL CHLORIDE
- R= RADIUS
- RP= RE-ENFORCED CONCRETE PIPE
- RELOC.= RELOCATED
- RET= RETAINING
- RESID.= RESIDENTIAL
- R/W= RIGHT-OF-WAY
- S= SOUTH
- SAN= SANITARY SEWER
- S.F.= SQUARE FEET
- SQ.FT.= SQUARE FEET
- STM= STORM SEWER
- STR= STRUCTURE
- SUB= SUBDIVISION PLAN
- TBR= TO BE REMOVED
- TBS= TO BE SAVED
- T.M.= TAX MAP
- T.M.= TELEPHONE MANHOLE
- TC= TOP OF CURB
- TM= TOP OF WALL
- TRF= TRAFFIC SIGNAL
- TYPE= TYPICAL
- USE= UNDERGROUND ELECTRIC UTILITY POLE
- VES= VIRGINIA COORDINATE SYSTEM
- VPS= VEHICLES PER DAY
- W= WEST
- W.S.E.= WATER SURFACE ELEVATION
- WI= WATER VALVE
- WM= WATER METER
- W.W.= WINDOW WELL

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE MASTERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 19, 2021 AND THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS SURVEY NOTES:

- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

APPROVED

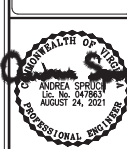
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2021-0006

DATE: _____
DATE: MAR 2021

EXISTING CONDITIONS

SHEET 03 OF 15
FILE: 20-180

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(703) 569-9422
www.rfiassoc.com



DEVELOPMENT PRELIMINARY PLAN
DARDEN TOWNS BY MSG PROPERTIES
205 DUNCAN AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 10'
DATE: MAR 2021

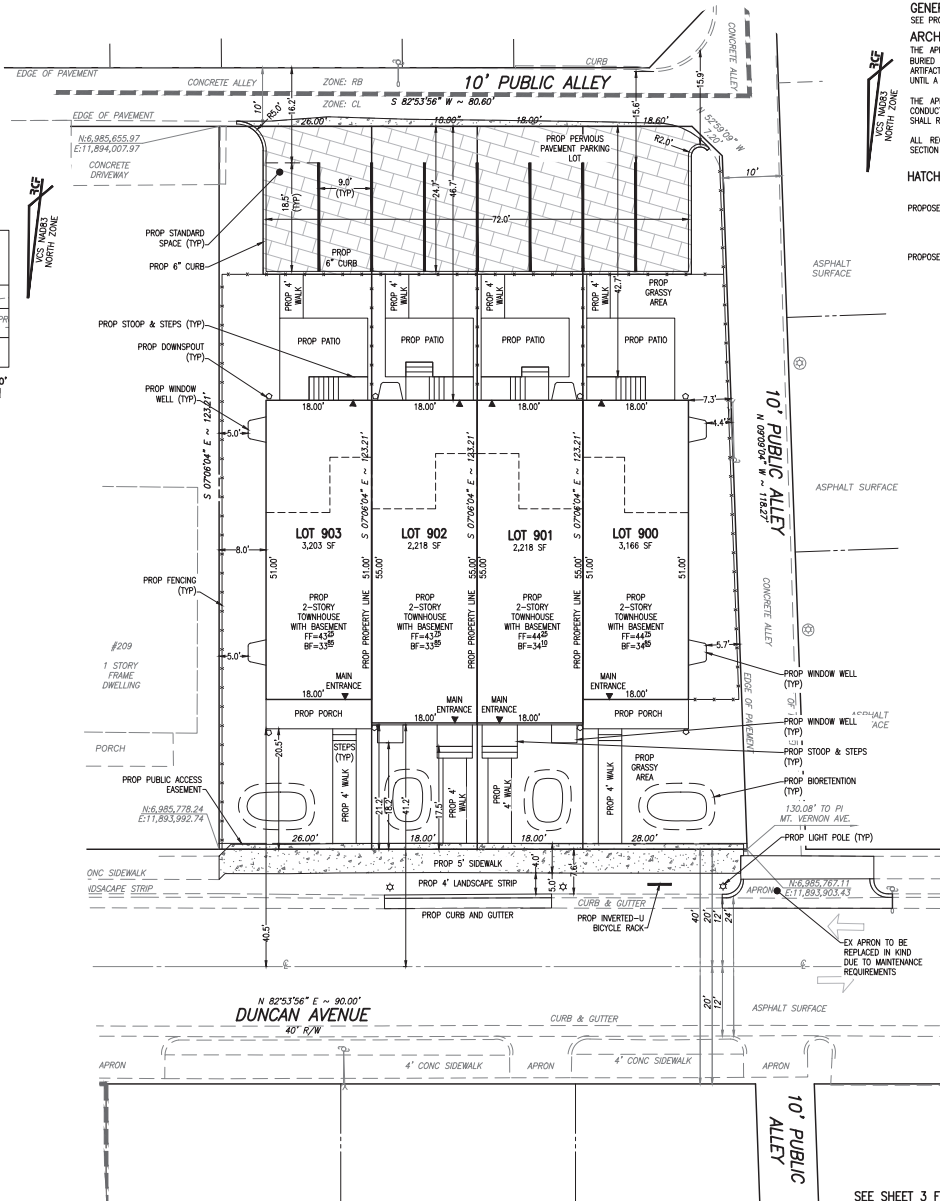
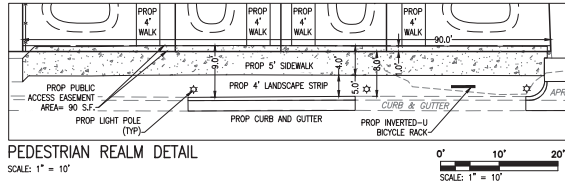
EXISTING CONDITIONS

SHEET 03 OF 15
FILE: 20-180

DATE: _____
DATE: MAR 2021

EXISTING CONDITIONS

SHEET 03 OF 15
FILE: 20-180



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES ON SHEET 3.

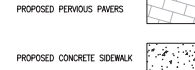
ARCHAEOLOGY NOTES:

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.

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

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

HATCH LEGEND



ASPHALT SURFACE

ASPHALT SURFACE

10' PUBLIC ALLEY
N 07°06'04" E ~ 123.21'

EDGE OF PAVEMENT

EDGE OF PAVEMENT

10' PUBLIC ALLEY

0' 10' 20'
SCALE: 1" = 10'

SEE SHEET 3 FOR SYMBOL AND TEXT LEGENDS

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

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

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

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

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. **2021-0006**

DIRECTOR _____ DATE _____

CHIEF PLANNING COMMISSIONER _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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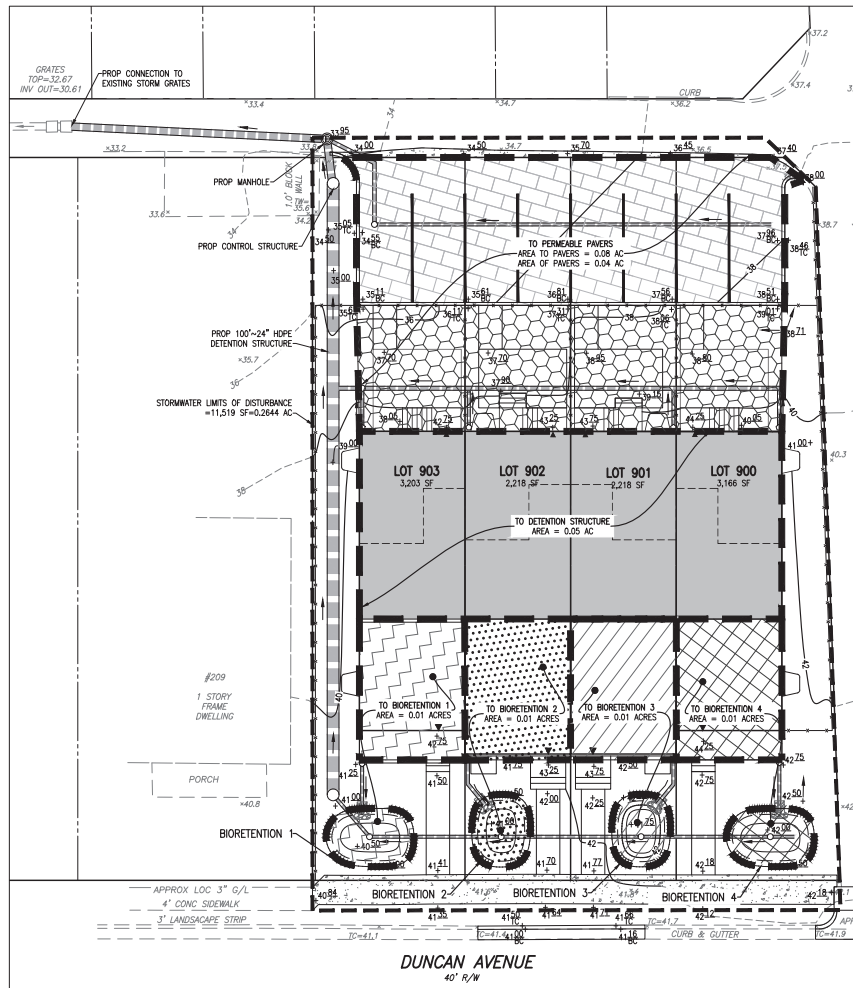
DEVELOPMENT PRELIMINARY PLAN
DARDEN TOWNS BY MSG PROPERTIES
205 DUNCAN AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 10'
DATE: MAR 2021

SITE DIMENSIONS PLAN

SHEET **05** OF **15**
FILE: **20-180**



STORMWATER MANAGEMENT PLAN
SCALE: 1" = 10'

PRETREATMENT NOTE:
GUTTER GUARDS ARE TO BE INSTALLED ON DOWNSPOUTS DIRECTED TO THE BIORETENTIONS TO SATISFY THE PRETREATMENT REQUIREMENT.

STORMWATER MANAGEMENT NARRATIVE:

PRE-DEVELOPMENT CONDITIONS:

THIS 0.25 ACRE PROJECT AREA IS LOCATED IN THE HOOF'S RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF AN EXISTING DWELLING, MULTIPLE DRIVEWAYS, AND VEGETATED AREAS. RUNOFF FROM THE ENTIRE PARCEL DRAINS IN A SOUTHEASTERLY DIRECTION TO THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM GRATES IN THE PUBLIC ALLEY TO THE REAR OF THE SITE. AFTER ENTERING THE EXISTING STORM GRATES, RUNOFF IS DIRECTED IN AN EASTERLY DIRECTION WHILE BEING CONVEYED TO HOOF'S RUN.

POST-DEVELOPMENT CONDITIONS:

THIS PROJECT PROPOSES THE CONSTRUCTION OF FOUR TOWNHOUSE UNITS, PERMEABLE PAVEMENT PARKING LOT, AND ASSOCIATED SITE IMPROVEMENTS. RUNOFF FOR THE ENTIRE SITE WILL CONTINUE TO BE CONVEYED IN A SOUTHEASTERLY DIRECTION TO THE EXISTING STORM GRATES IN THE PUBLIC ALLEY TO THE REAR OF THE SITE. AFTER RUNOFF HAS BEEN CONVEYED TO THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER, VIA OVERLAND SHEET FLOW OR PIPED DIRECTLY TO THE GRATES, RUNOFF IS CONVEYED IN AN EASTERLY DIRECTION, TO HOOF'S RUN.

CONCLUSION

DUE TO AN OVERALL INCREASE IN SITE IMPERVIOUS AREA, DETENTION IS REQUIRED ON SITE. WITH THE DETENTION STRUCTURE, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 2 AND 10-YEAR, 24-HOUR STORM EVENTS THAT IS AT LEAST 10% LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE. THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXITS THE SITE WILL HAVE NO ADVERSE IMPACT ON DOWN GRADIENT PROPERTIES OF RESOURCES.

STORMWATER RUNOFF COMPUTATIONS

- I. PROJECT AREA = 11,519 SQ.FT. OR 0.26 ACRES
EXISTING STORMWATER LIMITS IMPERVIOUS AREA = 3,547 SQ.FT. OR 0.08 ACRES
PROPOSED STORMWATER LIMITS IMPERVIOUS AREA = 7,654 SQ.FT. OR 0.18 ACRES

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

- II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = $(0.08 \times 98 + 0.18 \times 80) \div 0.26 = 86$
CN POST-DEVELOPMENT = $(0.18 \times 98 + 0.08 \times 80) \div 0.26 = 92$

- III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q_p PRE-DEVELOPMENT = 0.58 CFS
PEAK Q_{10} PRE-DEVELOPMENT = 1.13 CFS

- IV. POST-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q_p POST-DEVELOPMENT = 0.73 CFS
PEAK Q_{10} POST-DEVELOPMENT = 1.27 CFS

- Q_p INCREASE = 0.15 CFS
 Q_{10} INCREASE = 0.14 CFS

DUE TO THE INCREASE IN THE PEAK DISCHARGE FOR THE 2 AND 10-YEAR STORM, DETENTION IS REQUIRED AND SHALL BE PROVIDED THROUGH THE ONSITE BMPs (PERMEABLE PAVERS AND BIORETENTION) AND THE PROPOSED DETENTION STRUCTURE.

- V. POST-DEVELOPMENT PEAK DISCHARGES W/ DETENTION ($T_c = 5$ MINS.)
PEAK Q_p POST-DEVELOPMENT W/ DETENTION = 0.52 CFS
PEAK Q_{10} POST-DEVELOPMENT W/ DETENTION = 1.01 CFS

- Q_p DECREASE = 0.06 CFS (10% DECREASE)
 Q_{10} DECREASE = 0.12 CFS (11% DECREASE)

PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.18	0.09	0.26
ON-SITE TREATED	0.11	0.02	0.13
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL TREATED	0.11	0.02	0.13
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.13

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.18 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.18 = 326 CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BIORETENTION	0.05	0.04	25%
PERMEABLE PAVERS	0.08	0.07	25%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 326 CU. FT.
WATER QUALITY VOLUME TREATED = 1,815 X 0.11 = 200 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 61.4%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? HOOF'S RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? TIMBER BRANCH

BMP FACILITY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TIP REMOVAL EFFICIENCY	PHOSPHORUS REMOVED (LBS)	GEOGRAPHIC COORDINATES
PERMEABLE PAVERS	0.0781	0.0649	0.0136	25%	0.09	38.822073 -77.051198
BIORETENTION	0.0504	0.0397	0.0107	25%	0.09	SEE TABLE ON SHEET 9

HATCH LEGEND

DRAINAGE AREAS

PERMEABLE PAVERS

AREA TO DETENTION

AREA TO BIORETENTION 1

AREA TO BIORETENTION 2

AREA TO BIORETENTION 3

AREA TO BIORETENTION 4

AREA TO PERVIOUS PAVERS



DATE REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 10'
DATE: MAR 2021

STORMWATER
MANAGEMENT
PLAN

SHEET 06 OF 15
FILE: 20-180

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SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. 2021-0006

DIRECTOR _____ DATE _____

CHIEF PLANNING COMMISSIONER _____ DATE _____

DATE RECORDED _____

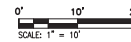
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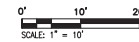
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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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 - EXISTING PERVIOUS AREA = 7,642 SF = 0.1754 AC

 - PROPOSED PERVIOUS AREA = 3,519 SF = 0.0808 AC

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DARDEN TOWNS BY MSG PROPERTIES
205 DUNCAN AVENUE
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 10'
DATE: MAR 2021

IMPERVIOUS
AREA PLAN

SHEET 07 OF 15
FILE: 20-180

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

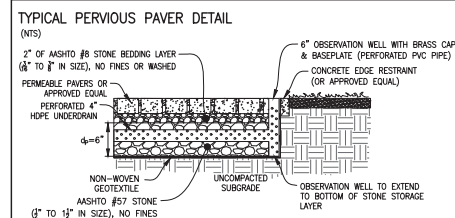
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\\2020\20180\DWG\DEL\07_INFERIOUS AREA PLUMBING
Red, Aug 25 2021 - 11:34:04am

2020\20180\DWG\DELTA\08_STORMWATER_QUALITY_COMPUTATIONS.dwg
4. Aug 25 2021 - 11:34:02am



MAXIMUM RATIO OF TOTAL AREA TO PAVERS TO AREA OF PAVERS: 2.5
 $A(C) = 3,402 \text{ SF}$
 $A(P) = 1,850 \text{ SF}$
 $A(C)/A(P) = 1.84$

WATER QUALITY VOLUME CALCULATIONS:

WATER QUALITY VOLUME REQUIRED:

WHERE:
 T_V = TREATMENT VOLUME (FT³)
 R_V = COMPOSITE RUNOFF COEFFICIENT
 A = AREA TO FACILITY (SF)

$$d_n = \{(d_n^* R) + P - (i/2^* u)\}$$

$$d_n = \{(d_n^* R) + P - (i/2^* u)\}$$

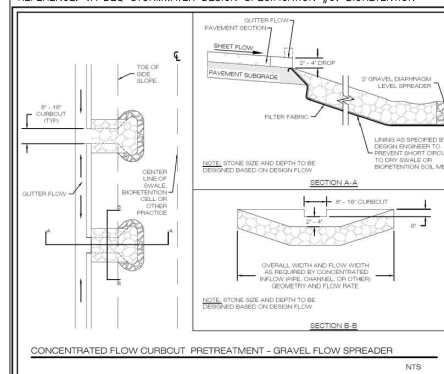
$$d_{\text{max}} = (i/2)(t.)$$

WHERE:

- d_r = DEPTH OF RESERVOIR LAYER (FT)
- d_k = DEPTH OF RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA (FT)
- R = RATIO OF CONTRIBUTING DRAINAGE AREA (A_c) TO TOTAL DRAINAGE AREA (SQ. MI.)
- P = RAINFALL DEPTH (0.083 FT)
- i = INFILTRATION RATE (ASSUME 0.5 FT/DAY)
- t_f = TIME TO FILL THE RESERVOIR LAYER (0.083 DAY)
- t_d = TIME TO DRAIN THE RESERVOIR LAYER (1 DAY)
- v = VOID RATIO OF THE RESERVOIR LAYER (0.4)

R_p	0.81
A_p (SF)	3402.0
A_g (SF)	1850.0
T_r (FT3)	229.6
d_c (FT)	0.068
R	1.84
P (FT)	0.083
i (FT/DAY)	0.5
t_f (DAY)	0.083
t_d (DAY)	1.0
V_r	0.4
d_p (FT)	0.47
d_{p-max} (FT)	0.63
d_p Provided (FT)	0.50

REFERENCE: VA DEQ STORMWATER DESIGN SPECIFICATION #9: BIORETENTION



BIORETENTION	SQ.FT. OF SURFACE AREA	ELEVATIONS					LATITUDE	LONGITUDE
		A	B	C	D	E		
1	45.0	41.00	41.00	40.50	37.33	41.00	38.8223677	-77.0571170
2	45.0	41.50	41.50	41.00	37.83	41.50	38.8223512	-77.0572071
3	45.0	42.25	42.25	41.75	38.58	42.25	38.8223523	-77.0572542
4	35.0	42.50	42.50	42.00	38.83	42.50	38.8223434	-77.0573500

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ALFANDRIA. © 2021 R.C. FIELDS & ASSOCIATES, INC.

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

MANOJ K. GUPTA, UNIVERSITY OF CALIFORNIA

CHECKED: ACS
SCALE: AS NOTED

SHEET 09 OF 13



OUTFALL MAP
SCALE: 1" = 150'



STORMWATER OUTFALL NARRATIVE (CITY CODE SECTION 13-109F):

PRE-DEVELOPMENT CONDITIONS:
THE 0.25 ACRE SITE IS LOCATED IN THE HOOF'S RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF AN EXISTING DWELLING, MULTIPLE DRIVEWAYS, AND VEGETATED AREAS. THIS PROJECT HAS ONE OUTFALL POINT.

OUTFALL #1: THE PROJECT SITE DRAINS VIA NON-CONCENTRATED SHEET FLOW TOWARDS THE EXISTING PUBLIC ALLEY TO THE SOUTH (OUTFALL #1) BEFORE FLOWING OFF SITE IN A SOUTHEASTERLY DIRECTION. THE STORMWATER RUNOFF IS THEN COLLECTED BY THE EXISTING GRATE INLETS WITHIN THE 10 FOOT ALLEY AND PIPED IN A GENERALLY EASTERLY DIRECTION VIA CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM BEFORE IT OUTFALLS TO HOOF'S RUN.

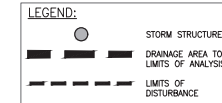
POST-DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT SITE PROPOSES CONSTRUCTION OF FOUR TOWNHOUSE DWELLINGS WITH A PARKING LOT, AND ASSOCIATED IMPROVEMENTS. OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED CONSTRUCTION; HOWEVER, A PROPOSED DETENTION STRUCTURE AND ONSITE BMPs ARE TO BE USED TO OFFSET THE INCREASE IN RUNOFF AND REMAINING RUNOFF WILL BE PIPED DIRECTLY TO THE CITY OF ALEXANDRIA STORM SEWER SYSTEM. EXISTING DRAINAGE DIVIDES ARE MAINTAINED FROM PRE-DEVELOPMENT CONDITIONS. THE PROJECT SITE HAS ONE PROPOSED CONDITION OUTFALL POINT.

OUTFALL #1: IN POST-DEVELOPMENT CONDITIONS, THE MAJORITY OF ONSITE STORMWATER RUNOFF IS COLLECTED WITHIN AN ONSITE STORM PIPE SYSTEM. THE RUNOFF THEN OUTFALLS VIA PIPE FLOW TO THE EXISTING STORM SEWER SYSTEM LOCATED WITHIN THE 10 FOOT ALLEY RUNNING ALONG THE REAR OF THE SUBJECT PARCEL, WHERE IT CONVERGES WITH THE REMAINDER OF THE RUNOFF THAT EXITS THE SITE VIA SHEET FLOW TO THE SAME GRATE INLETS (OUTFALL #1). THE COMBINED STORMWATER THEN FLOWS IN AN EASTERLY DIRECTION VIA CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM BEFORE IT ENTERS EXISTING MANHOLE (EX 4) WITHIN EAST MASON AVE. AT THIS POINT, THE FLOW REACHES THE LIMITS OF ANALYSIS WHERE THE SUBJECT SITE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1% OF THE TOTAL WATERSHED AREA (PER SECTION 13-109F(2)(b)(i) OF THE ZONING ORDINANCE).

COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING MANAGED STORMWATER CONVEYANCE SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS FROM THE OUTFALL POINT TO THE LIMITS OF ANALYSIS. HOWEVER, THE PEAK FLOW RATE FOR THE 2- AND 10-YEAR, 24-HOUR STORMS WILL BE REDUCED WITH THE PROPOSED DEVELOPMENT THROUGH THE INSTALLATION OF THE PROPOSED DETENTION SYSTEM AND ONSITE BMPs. THE WATER QUANTITY REQUIREMENTS FOR THIS SITE IS THEREFORE IN COMPLIANCE WITH SECTIONS 13-109F(1)(a)(i) AND 13-109F(2)(b)(i). SINCE THE SITE DRAINAGE OUTFALLS TO AN EXISTING UNDERSIZED STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED DUE TO THE REDUCTION IN THE POST-DEVELOPMENT RUNOFF RATE FOR THE 2-YEAR AND 10-YEAR, 24-HOUR STORM. THE PROJECT'S POST-DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

10-YR, 24-HR STORM SEWER COMPUTATIONS

STRUCTURE		FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T _c (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	LENGTH OF RUN (FT)	VELOCITY (FPS)	UPPER INVERT	LOWER INVERT	FALL (FT)
EX1	EX2	0.35	0.35	92	5.20	1	1.68	66	1.0	0.57%	0.013	5.11	4.00	141.00	30.61	29.80	0.81		
EX2	EX3	4.40	4.75	92	5.20	1	20.90	22.56	15	2.00%	0.013	3.64	7.47	189.34	28.68	28.50	0.18		
EX3	EX4	52.50	57.25	92	5.20	15	222.01	244.57	60	0.98%	0.015	232.60	11.38	87.16	26.35	25.50	0.85		



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APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DESIGNER: _____ DATE: _____
CHECKED: _____ DATE: _____
SITE PLAN NO.: 2021-0006
DESIGNER: _____ DATE: _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
ENGINEERING PLANNING DIVISION
DATE RECORDED: _____ DATE: _____

INSTRUMENT NO.: _____ DEED BOOK NO.: _____ DATE: _____

DEVELOPMENT PRELIMINARY PLAN
DARDEN TOWNS BY MSG PROPERTIES
205 DUNCAN AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

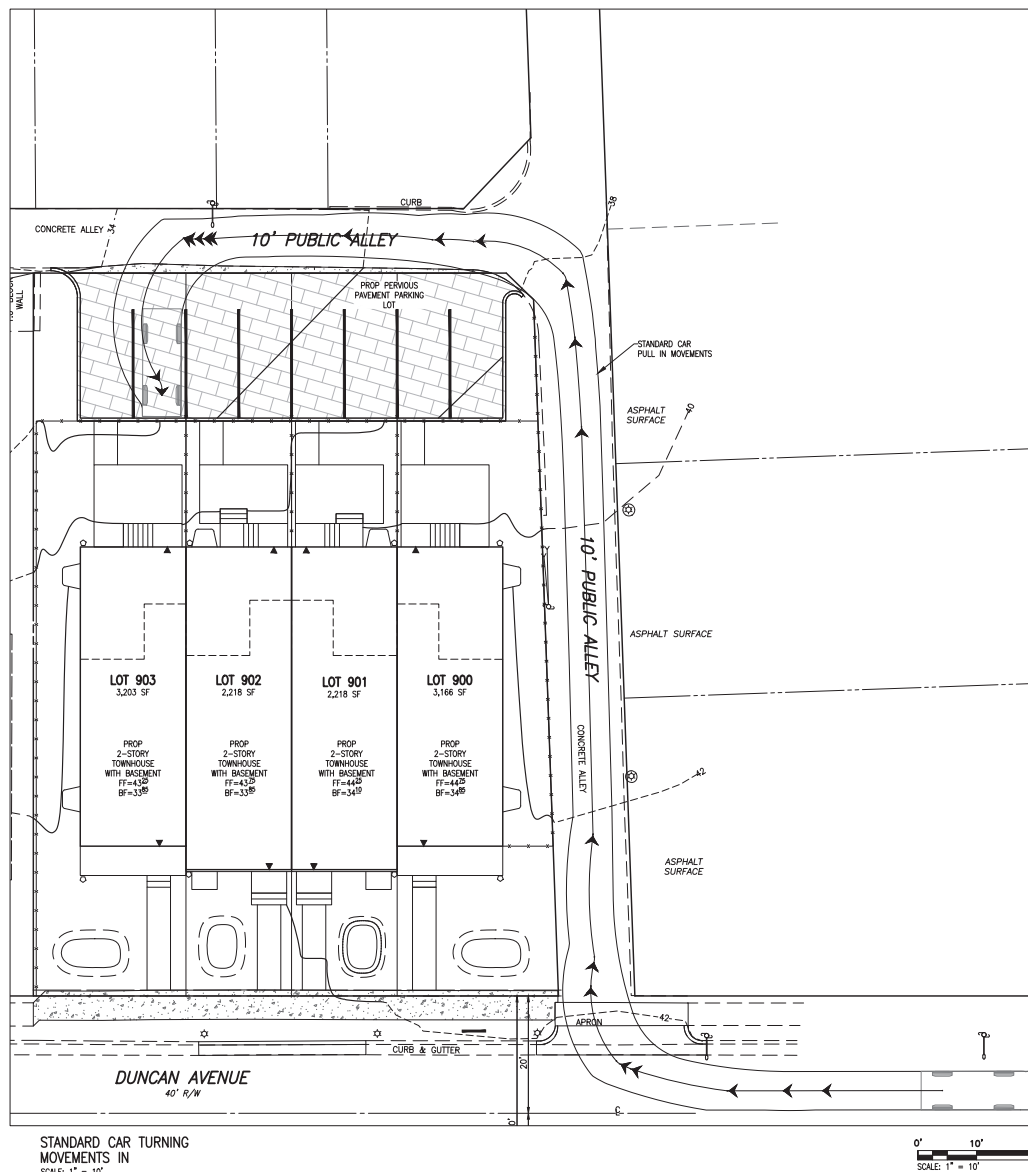
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CHECKED: ACS
SCALE: 1" = 150'
DATE: MAR 2021

STORM SEWER
OUTFALL
ANALYSIS

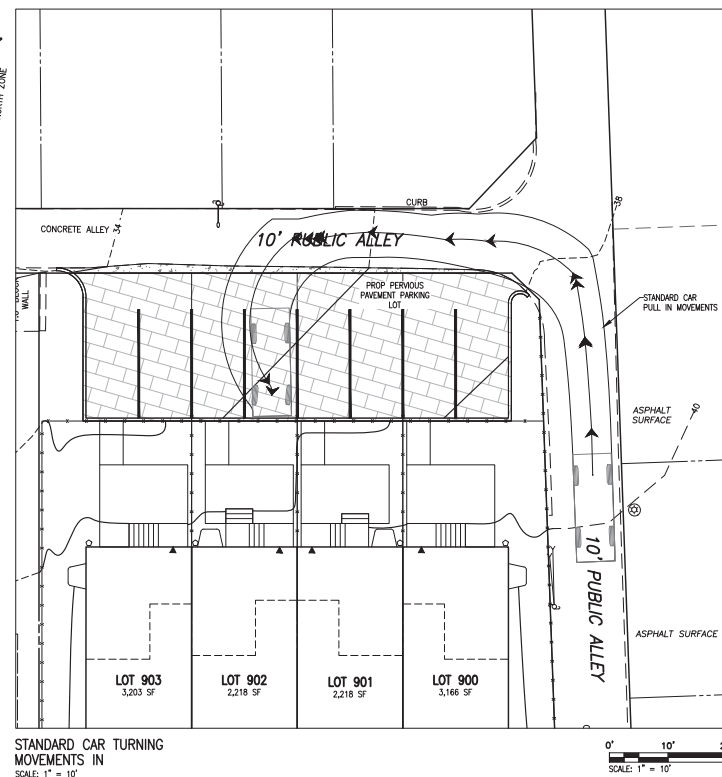
SHEET 10 OF 15
FILE: 20-180

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700 Washington Street, Suite 220
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www.rcfiassoc.com

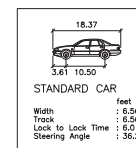




STANDARD CAR TURNING
MOVEMENTS IN
SCALE: 1" = 10'



STANDARD CAR TURNING
MOVEMENTS IN
SCALE: 1" = 10'



STANDARD CAR DETAIL
(NTS)

APPROVED
SPECIAL USE PERMIT

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
OR SITE PLAN NO. 2021-0006

72	DIRECTOR	DATE
----	----------	------

TO CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

OF _____
INSTRUMENT NO. _____ DEED BOOK NO. _____

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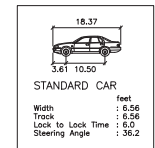
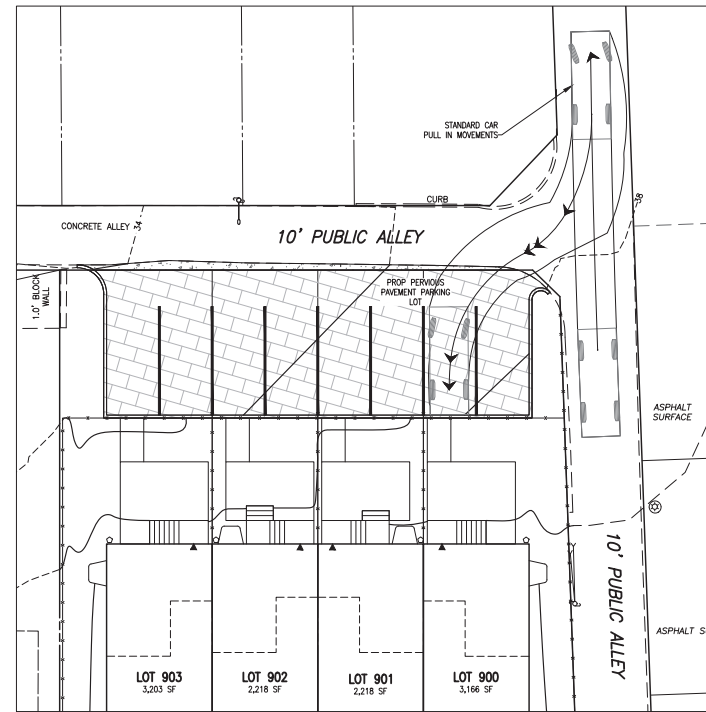
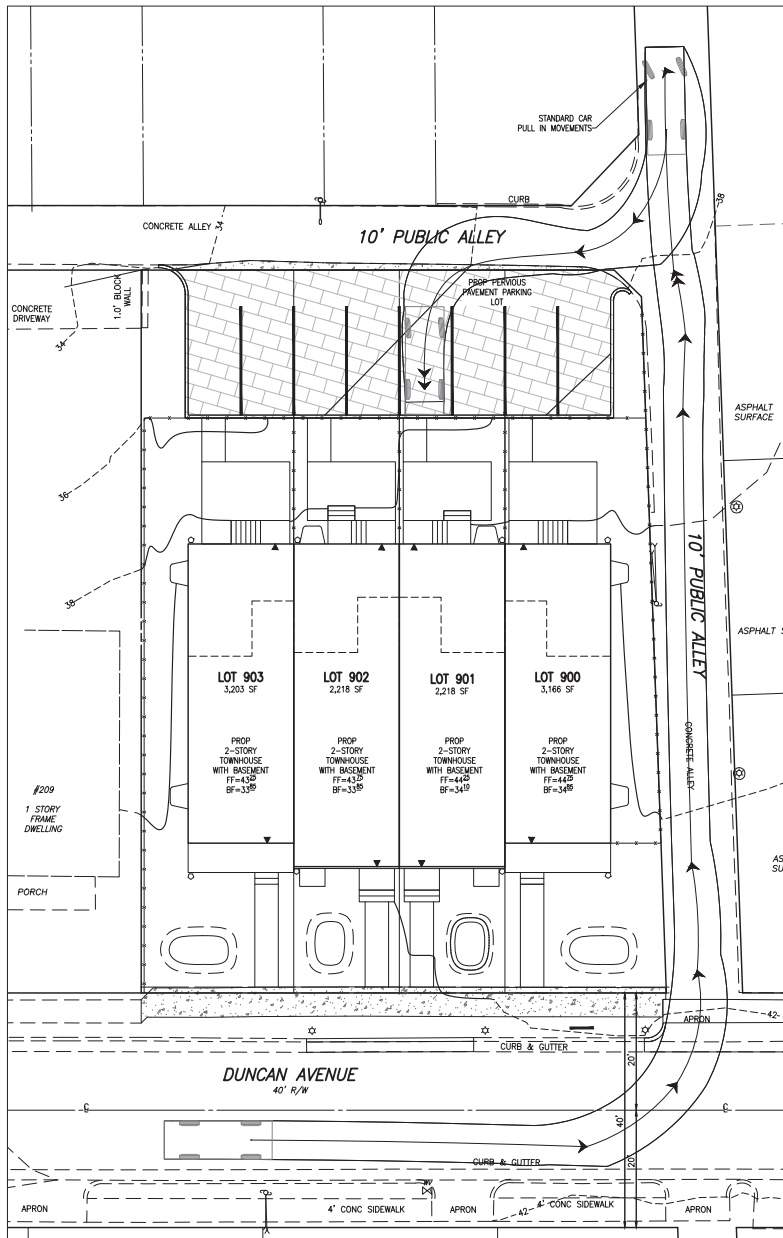
DEVELOPMENT PRELIMINARY PLAN
DARDEN TOWNS BY MSG PROPERTIES
205 DUNCAN AVENUE
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 10'
DATE: MAR 2021

TURNING
MOVEMENTS
IN

SHEET 11 OF 15
FILE: 20-180



STANDARD CAR DETAIL
(NTS)

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SPECIAL USE PERMIT NO. _____

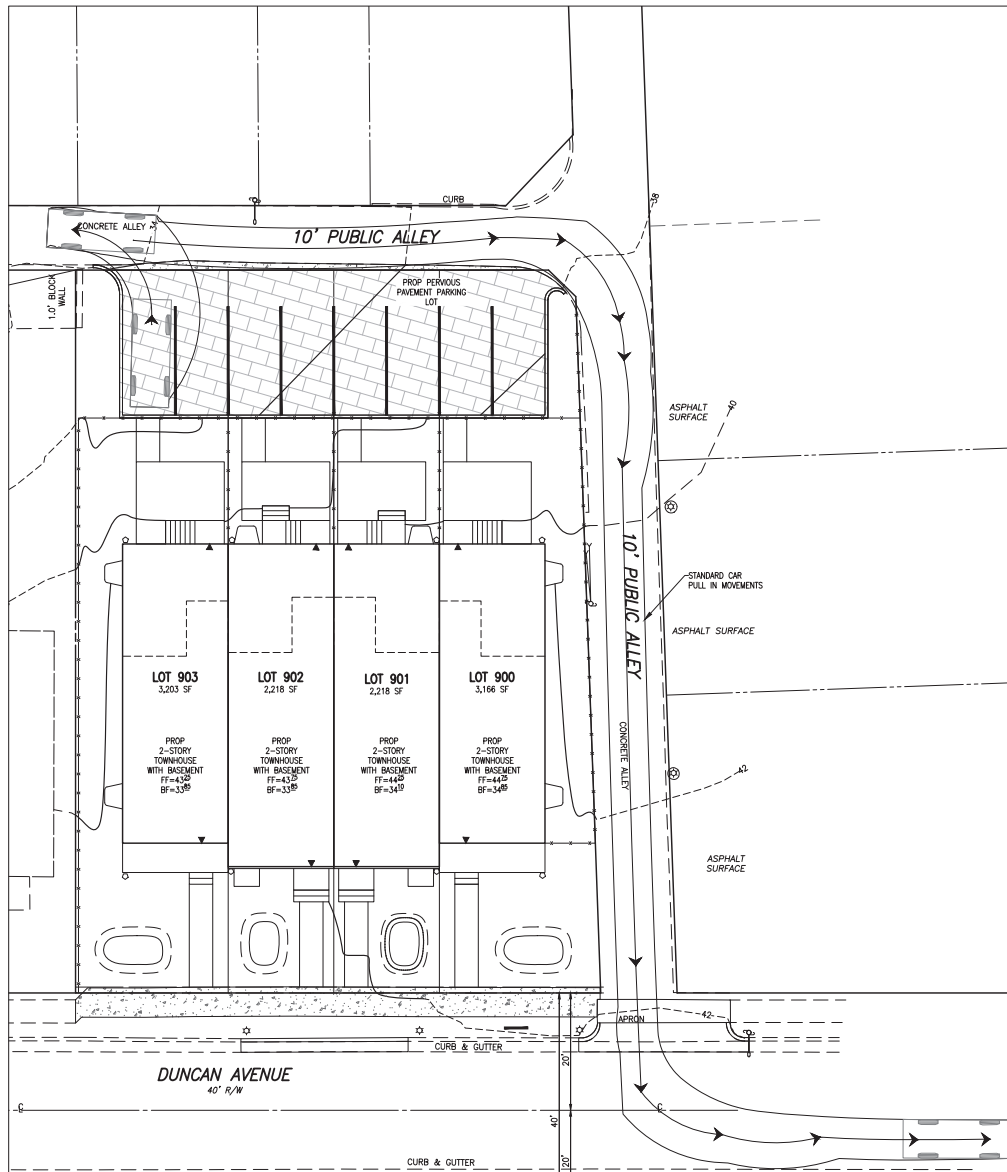
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SPECIAL USE PERMIT NO. _____

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DATE	REVISION

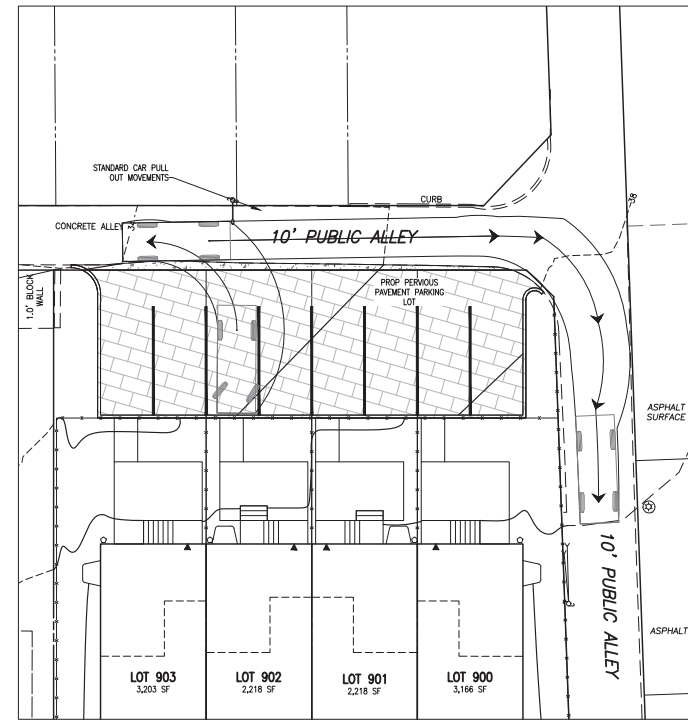
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CHECKED: ACS
SCALE: 1" = 10'
DATE: MAR 2021

TURNING MOVEMENTS IN



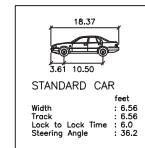
STANDARD CAR TURNING
MOVEMENTS OUT
SCALE: 1" = 10'

0' 10' 20'
SCALE: 1" = 10'



STANDARD CAR TURNING
MOVEMENTS OUT
SCALE: 1" = 10'

0' 10' 20'
SCALE: 1" = 10'



STANDARD CAR DETAIL
(NTS)

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2021-0006

DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF PLANNING & ZONING

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Alexandria, Virginia 22314
(703) 569-6422

STATE OF VIRGINIA
ANDREA SPINALE
Lic. No. 047863
AUGUST 24, 2021
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
DARDEN TOWNS BY MSG PROPERTIES
205 DUNCAN AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 10'
DATE: MAR 2021

TURNING
MOVEMENTS
OUT

SHEET 13 OF 15
FILE: 20-180

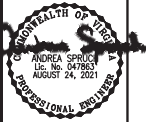
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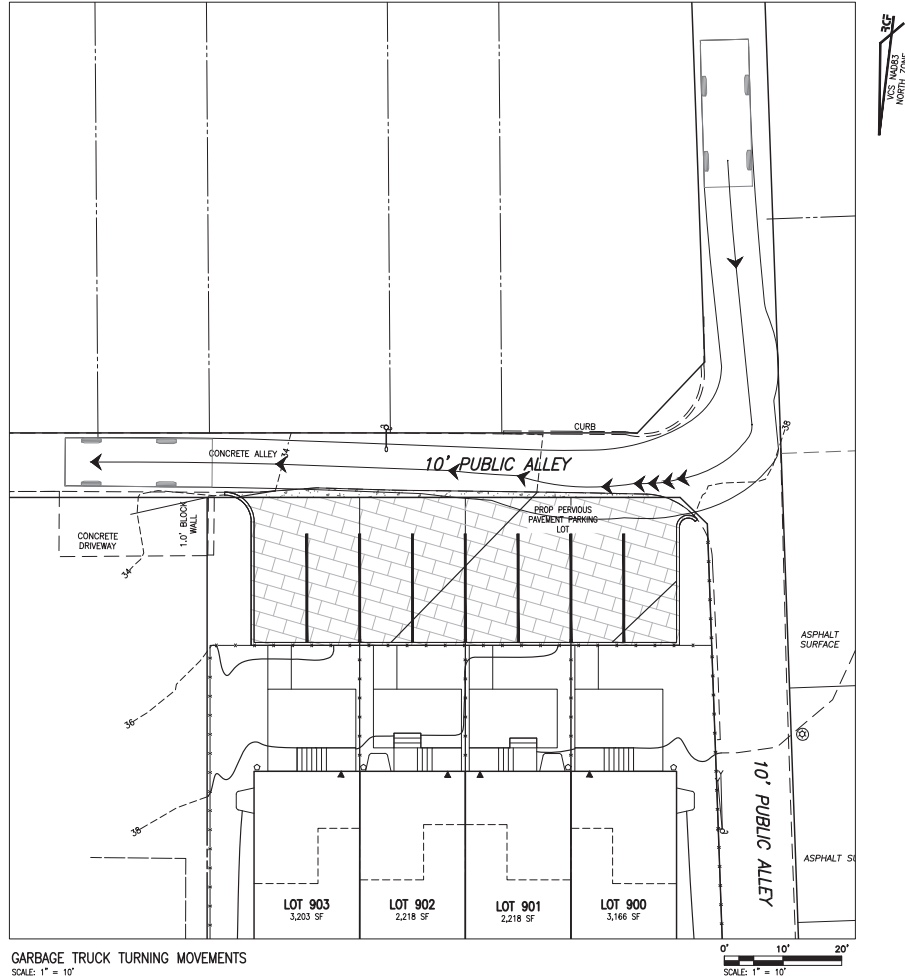
DEVELOPMENT PRELIMINARY PLAN
DARDEN TOWNS BY MSG PROPERTIES
205 DUNCAN AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: TSM
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SCALE: 1" = 10'
DATE: MAR 2021

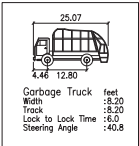
REFUSE
TRUCK
TURNING
MOVEMENTS

SHEET **15** OF **15**
FILE: **20-180**



GARBAGE TRUCK TURNING MOVEMENTS
SCALE: 1" = 10'

GARBAGE TRUCK NOTE:
THE DIMENSIONS PROVIDED FOR THE GARBAGE TRUCK DIFFERS FROM THE STANDARD CITY OF ALEXANDRIA GARBAGE TRUCK DUE TO THE INABILITY OF THE CITY OF ALEXANDRIA STANDARD GARBAGE TRUCK TO ACHIEVE THE TURN; HOWEVER, TRASH IS COLLECTED IN CURRENT CONDITIONS, ASSUMING A NON STANDARD GARBAGE TRUCK IS USED TO COLLECT TRASH IN THE ALLEYS, THE TURNING MOVEMENTS PROVIDED SUCCESSFULLY NAVIGATE THE EXISTING AND PROPOSED CONDITIONS.



GARBAGE TRUCK DETAIL
(NTS)

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. <u>2021-0006</u>	
DIRECTOR _____	DATE _____
ENGINEERING PLANNING COMMISSION	
DATE RECORDED _____	DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE _____

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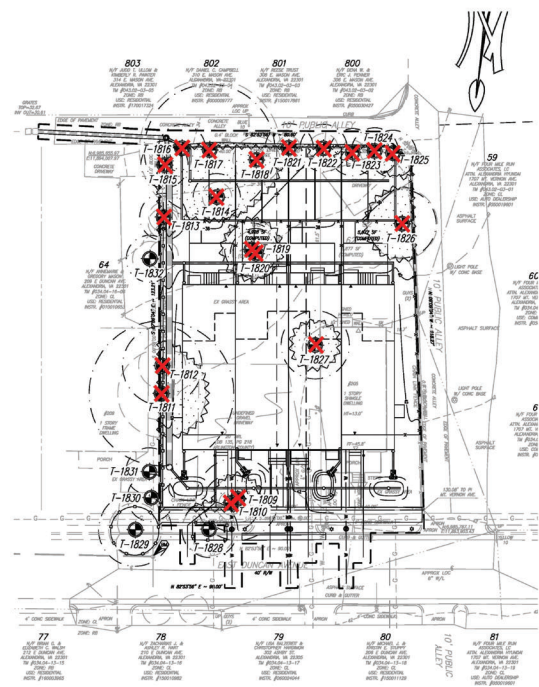
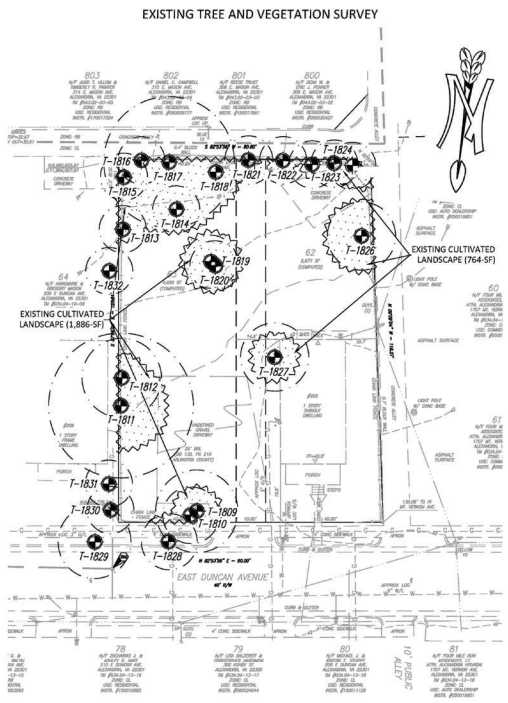
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PROPOSED TREE AND VEGETATION PROTECTION SURVEY

LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (2,650-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE TO BE REMOVED (TBR)
- TREE PROTECTION FENCING

- NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 205 EAST DUNCAN AVENUE.
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2021.
 3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2021.
 4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., MARCH 2021 (MS. SOPHIE SWARTZENDRUBER, CERTIFICATION #: MA-6053A).
 5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
 6. TOTAL CANOPY COVER: 2,650 SQUARE FEET (SF).
 7. TOTAL SITE AREA: 10,805.
 8. PERCENT OF SITE COVERED: 24.5%
 9. PERCENT COVER REQUIRED BY ZONING: 25%
 10. QUALIFYING CANOPY TO BE PRESERVED: 0 SF x 1.0 CANOPY MULTIPLIER = 0 SF (0%)
 11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 2,701 (25%)

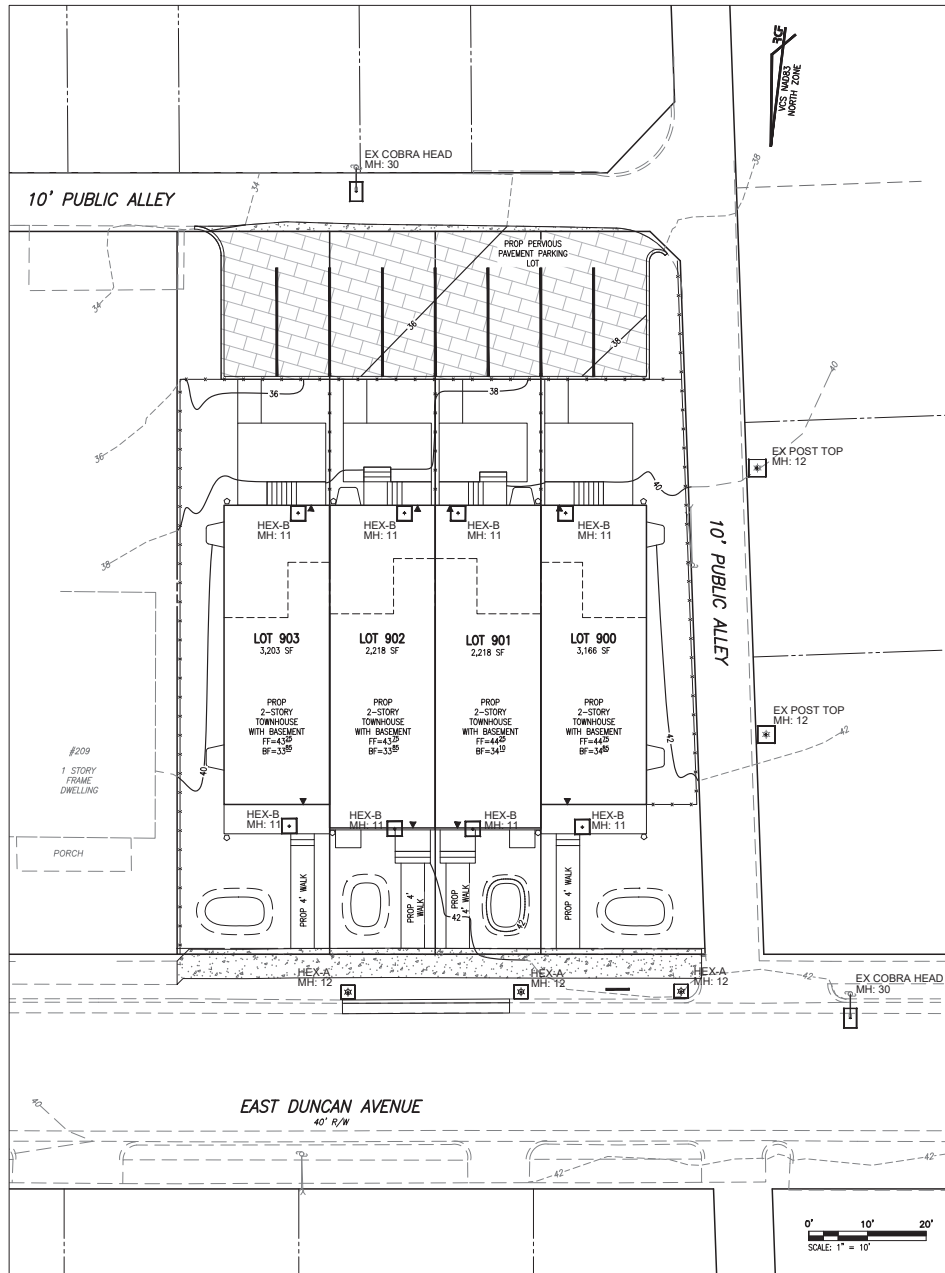


Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Likelihood of Survival of Construction	Remove?	Offsite or Shared	Notes and Recommendations
1809	Kwanzan Cherry	<i>Prunus kanzan</i>	14.0	14.0	50%	Very Low	X		Damaged trunk, twisted trunk, several dead and broken limbs
1810	Kwanzan Cherry	<i>Prunus kanzan</i>	9.6	9.6	63%	Very Low	X		Multi trunk, improperly pruned, and several dead and broken limbs
1811	Red Maple	<i>Acer rubrum</i>	24.6	24.6	63%	Very Low	X		Poorly pruned, poor form, many watersprouts, and several broken limbs
1812	Catalpa	<i>Catalpa speciosa</i>	19.5	19.5	63%	Very Low	X		Poorly pruned, one-sided, twisted trunk, and dead and broken limbs
1813	Catalpa	<i>Catalpa speciosa</i>	7.2	8.0	63%	Very Low	X		Double trunk, covered in vines, weak crotch, and some dead and broken limbs
1814	Eastern Redcedar	<i>Juniperus virginiana</i>	7.5	8.0	100%	Very Low	X		Vines at base
1815	Northern Red Oak	<i>Quercus rubra</i>	2.5	8.0	91%	Very Low	X		Vines on trunk and a few dead and broken limbs
1816	Rose of Sharon	<i>Hibiscus syriacus</i>	2.2	8.0	50%	Very Low	X		Covered in vines and several dead and broken limbs
1817	Pecan	<i>Carya illinoensis</i>	22.2	22.2	88%	Very Low	X		Covered in vines, pruned for power lines, and several dead and broken limbs
1818	Dead								
1819	Kwanzan Cherry	<i>Prunus kanzan</i>	9	9.0	69%	Very Low	X		Covered in vines, improperly pruned, and poor form
1820	Tatarian Honeysuckle	<i>Lonicera tatarica</i>	8.5	8.5	75%	Very Low	X		Multi trunk and covered in vines
1821	Slippery elm	<i>Ulmus rubra</i>	8.2	8.2	63%	Very Low	X		Multi trunk, poor form, growing into fence, and improperly pruned
1822	Japanese Zelkova	<i>Zelkova serrata</i>	3.1	8.0	75%	Very Low	X		Growing against fence and vines at base
1823	White Mulberry	<i>Morus alba</i>	3.9	8.0	50%	Very Low	X		Growing against fence and vines at base
1824	Tree of Heaven	<i>Ailanthus altissima</i>	2	8.0	100%	Very Low	X		Growing against fence and improperly pruned
1825	Slippery elm	<i>Ulmus rubra</i>	5.3	8.0	75%	Very Low	X		Broken top, deadwood throughout, dead limbs, and cavities
1826	Black Walnut	<i>Juglans nigra</i>	11.8	11.8	56%	Very Low	X		Multi trunk, growing against house, improperly pruned
1827	White Mulberry	<i>Morus alba</i>	11.6	11.6	94%	Very Low	X		A few dead limbs
1828	Japanese Zelkova	<i>Zelkova serrata</i>	9.5	9.5	91%	Moderate		ROW	deadwood at base, cracked/split bark on trunk, and several dead limbs
1829	Japanese Zelkova	<i>Zelkova serrata</i>	12.4	12.4	75%	High		Offsite	
1830	Japanese Zelkova	<i>Zelkova serrata</i>	2.3	8.0	100%	High		Offsite	
1831	Japanese Cedar	<i>Cryptomeria japonica</i>	2.5	8.0	100%	High		Offsite	
1832	White Oak	<i>Quercus alba</i>	4.0	8.0	100%	High		Offsite	

- NOTES:
- *1. ROW/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
 3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
 4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHURMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
RECORDING NO. _____ DEED BOOK NO. _____ DATE _____



Luminaire Schedule						
Symbol	Qty	Label	Description	Tag	Total Watts	MOUNTING HEIGHT ABOVE GRND PLANE
★	3	WML-LE030-X2-30-CR3-YPLF_2	PROPOSED POST TOP	HEX-A	90	12
★	2	WML-LE030-X2-30-CR3-YPLF	EXISTING POST TOP	EX POST TOP	60	12
★	8	97965 10A19DM830_JESNA	PROP BUILDING MOUNTED SCOWCE	HEX-B	79.84	11
—	2	RFL-145W64LED4K-G2-R2M	EX COBRA HEAD PER CITY SPEC	EX COBRA HEAD	274	30

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
BACK PARKING LOT	Illuminance	Fc	2.40	4.0	1.4	1.71
BACK PORCH TYPICAL_Top_1	Illuminance	Fc	2.65	3.0	2.3	1.15
BACK STEPS TYPICAL_Planar	Illuminance	Fc	0.93	1.2	0.8	1.16
EAST DUNCAN AVE_STREET	Illuminance	Fc	2.51	6.0	0.4	6.28
EAST DUNCAN SIDEWALK	Illuminance	Fc	2.40	3.7	0.8	3.00
FRONT PROCH TYPICAL_1_Top_1	Illuminance	Fc	2.90	3.2	2.6	1.12
FRONT STAIR TYP_Planar	Illuminance	Fc	0.50	0.5	0.5	1.00
FRONT WALK TYPICAL	Illuminance	Fc	1.40	1.6	1.3	1.08
PUBLIC ALLEY_BACK	Illuminance	Fc	3.00	4.9	1.0	3.00
PUBLIC ALLEY_SIDE	Illuminance	Fc	1.74	3.8	0.6	2.90
SITE 20FT PERIMETER_EAST	Illuminance	Fc	0.41	2.1	0.0	N.A.
SITE 20FT PERIMETER_NORTH	Illuminance	Fc	0.71	2.0	0.2	3.55
SITE 20FT PERIMETER_SOUTH	Illuminance	Fc	1.21	3.8	0.2	6.05
SITE 20FT PERIMETER_WEST	Illuminance	Fc	0.89	2.7	0.2	4.45

Hartranft Lighting Design
401 Hawthorne Ln, Ste.
110-269
Charlotte, NC 28204
(240) 731-1058

DARDEN TOWNS BY MSG
PROPERTIES
205 DUNCAN AVENUE
ALEXANDRIA, VA

FOR INFORMATION ONLY

DESIGN BY OTHERS

No.	Revision
Date	

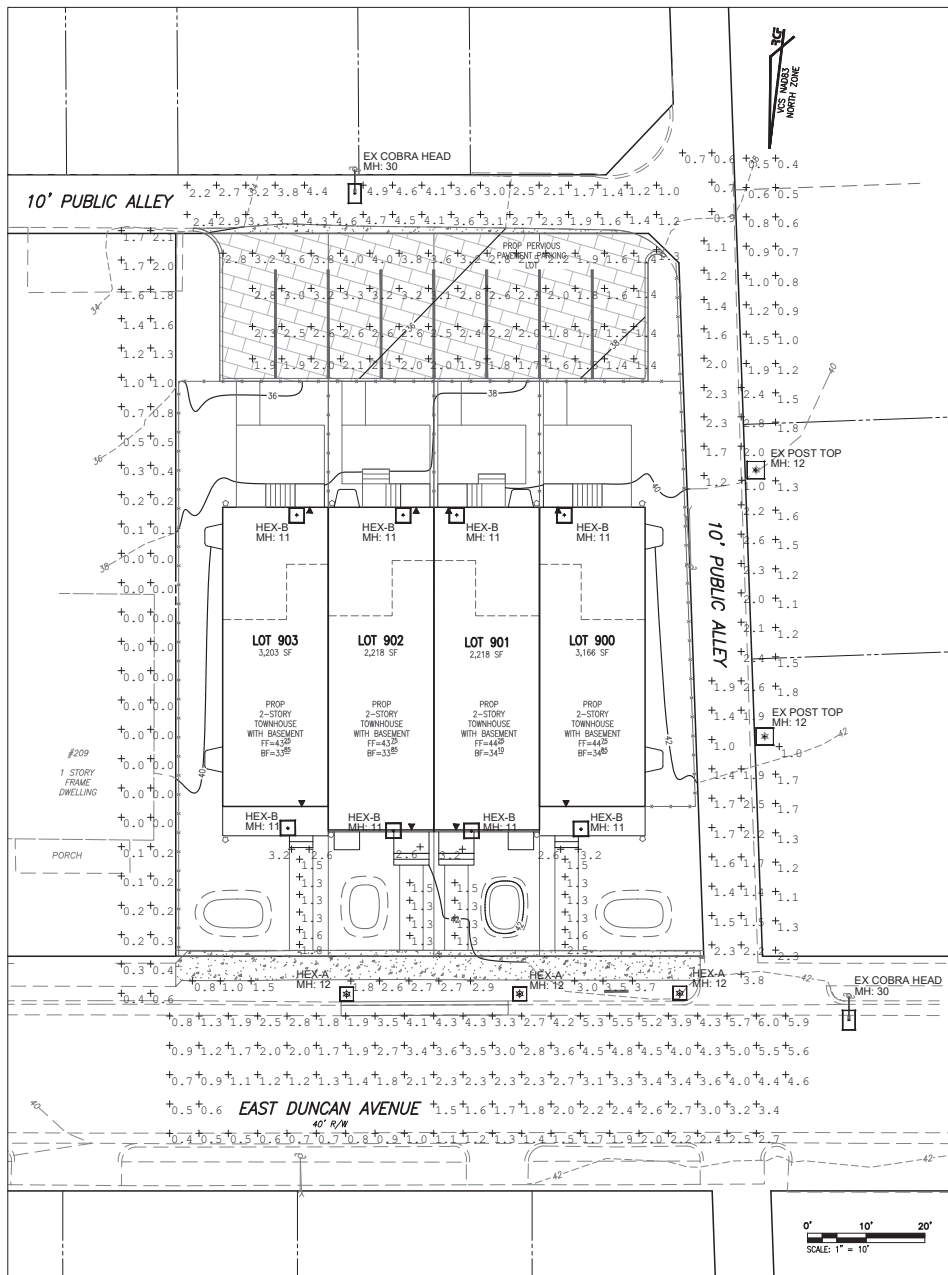
Date: 03/23/2021
Scale: 1"=10'
Project No. & Title: 205 Duncan Ave
Drawn By: KM
Checked: KD

APPROVED
SPECIAL USE PERMIT NO. 2021-0006
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CITY PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ GISD BOOK NO. _____ DATE _____

LIGHTING LAYOUT

Sheet:
LT1 -
LIGHTING
LAYOUT



APPROVED
SPECIAL USE PERMIT NO.
2021-0006

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CURRICULUM PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. 5512 BOOK NO. DATE

COMMON ABBREVIATIONS

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

PROFESSIONAL TITLES

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

MATERIAL GRAPHICS

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

LEGEND

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

GENERAL NOTES

GENERAL LAYOUT NOTES:

- BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY **RCFIELDS & ASSOCIATES, INC.**
- DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY **RCFIELDS & ASSOCIATES, INC.** RECEIVED **03.12.2021**.
- UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
- DO NOT SCALE THESE DRAWINGS.
- DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS, FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS, FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
- ALL CURVES TO BE TRUE RADI WITHOUT STRAIGHT SEGMENTS.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
- QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
- CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
- BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.
- ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

DARDEN TOWNS BY MSG PROPERTIES

205 DUNCAN AVE
ALEXANDRIA, VA 22301
CITY OF ALEXANDRIA, VIRGINIA

CLIENT

MSG PROPERTIES

Studio39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100A
ALEXANDRIA, VIRGINIA 22310
703.776.6500 | STUDIO39.COM

SEAL/SIGNATURE

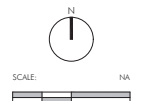


ISSUE DATE

01 PRELIMINARY PSDUP 03.23.2021
02 PRELIMINARY PSDUP 05.07.2021
03 PRELIMINARY PSDUP 06.07.2021
04 PRELIMINARY PSDUP 07.16.2021
05 PRELIMINARY PSDUP 08.24.2021

PROJECT NUMBER: 21008
CONTACT: DAN DOVE
DRAWN: AC
APPROVED/CHECKED: DD

ORIENTATION AND SCALE



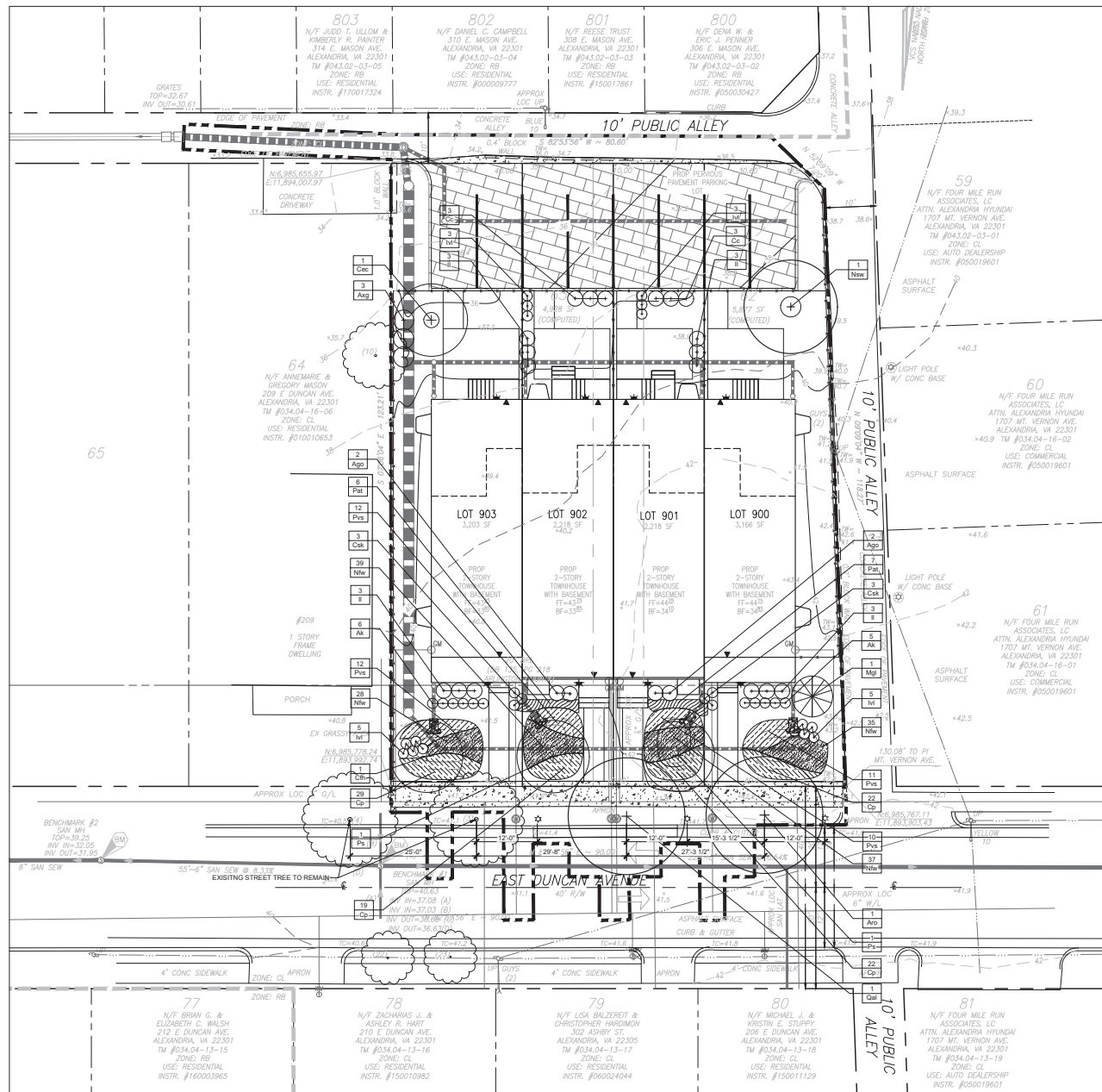
SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L0.01

PSDUP



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHIEF OF PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
RETIREMENT NO. _____ DEED BOOK NO. _____ DATE _____

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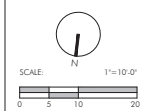
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ISSUE DATE
01 PRELIMINARY POSUP 03.22.2021
02 PRELIMINARY POSUP 05.07.2021
03 PRELIMINARY POSUP 06.07.2021
04 PRELIMINARY POSUP 07.16.2021
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ORIENTATION AND SCALE



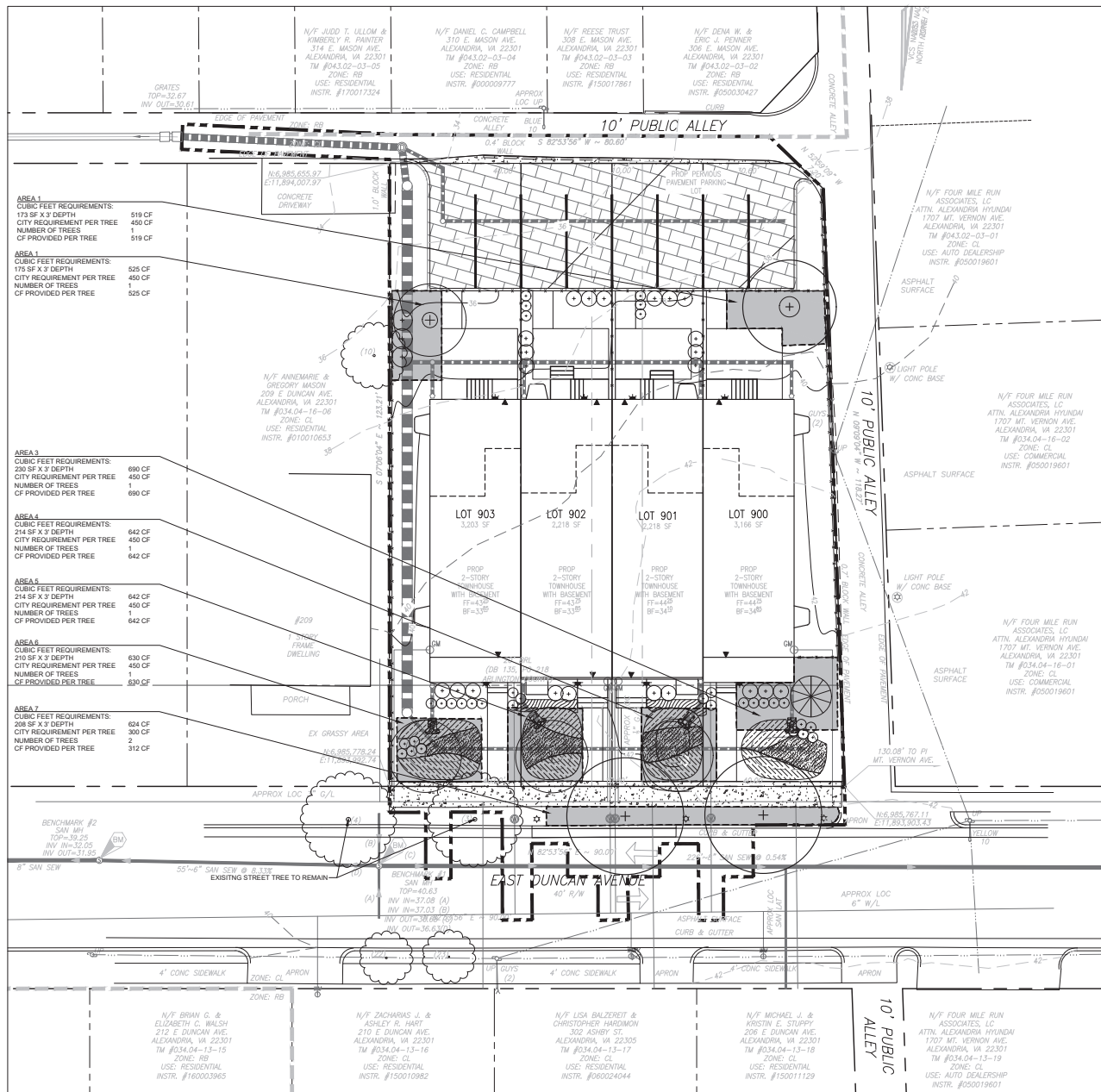
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L1.01

POSUP

20250110.DWG: DARDEN TOWNS BY MSG PROPERTIES, LANDSCAPE ARCHITECTURE, P.C. 11/24/2021 11:24:00 AM 11/24/2021 11:24:00 AM 11/24/2021 11:24:00 AM



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 RECORDED _____	
RETIREMENT NO. _____	DEED BOOK NO. _____
DATE _____	

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CITY OF ALEXANDRIA, VIRGINIA

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JOSEPH J. PLIMPE
LSC No. 00000892
08/24/2021
LANDSCAPE ARCHITECT

ISSUE DATE
01 PRELIMINARY POSUP 03/23/2021
02 PRELIMINARY POSUP 05/07/2021
03 PRELIMINARY POSUP 06/07/2021
04 PRELIMINARY POSUP 07/16/2021
05 PRELIMINARY POSUP 08/24/2021

PROJECT NUMBER: 21008
CONTACT: DAN DOVE
DRAWN: AC
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

SCALE: 1"=10'-0"
0 5 10 20

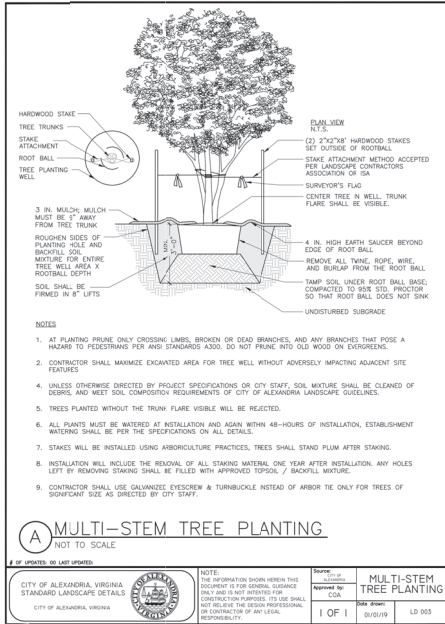
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LANDSCAPE PLAN - SOIL VOLUME EXHIBIT

SHEET NUMBER
L1.02

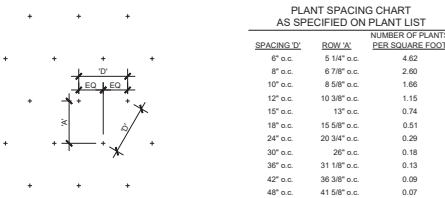
POSUP

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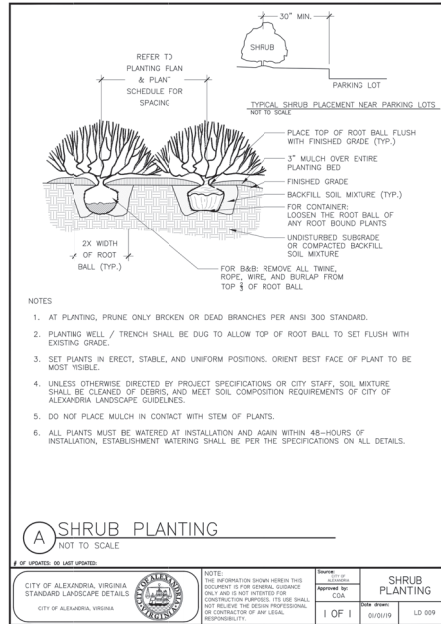
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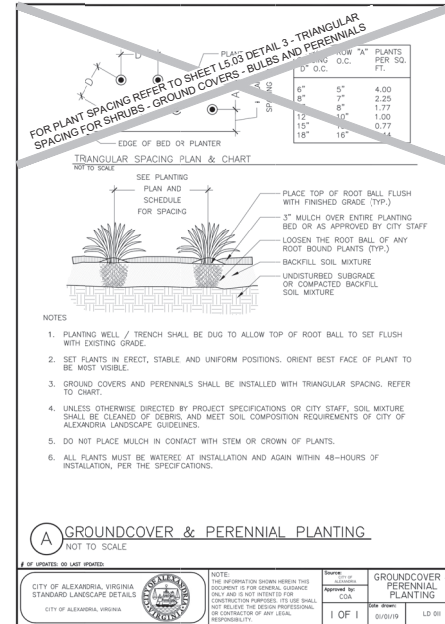
1 MULTI-STEM TREE PLANTING SECTION
Scale: NTS



4 TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS DETAIL
Scale: NTS



2 SHRUB PLANTING SECTION
Scale: NTS



3 GROUNDCOVER & PERENNIAL PLANTING SECTION
Scale: NTS

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHIEF, PLANNING COMMISSION _____ DATE _____

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RETIREMENT NO. _____ DEED BOOK NO. _____ DATE _____

DARDEN TOWNS
BY MSG
PROPERTIES
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CITY OF ALEXANDRIA, VIRGINIA

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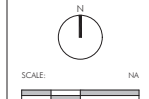


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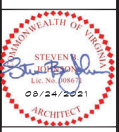
SHEET TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

L2.03

POSUP



DUNCAN AVE. COLOR SCHEMES				
	LOT #903	LOT #902	LOT #901	LOT #900
SIDING	NAVAJO BEIGE	DEEP OCEAN	MONTEREY TAUPE	ARTIC WHITE
BRICK	RALEIGH COURT	VIRGINIA HIGHLANDS	RALEIGH COURT	VIRGINIA HIGHLANDS
WINDOWS	WHITE	WHITE	WHITE	WHITE
DOORS	BLACK	GEORGETOWN GREEN	EVENING BLUE	COLONIAL RED
TRIM	WHITE	WHITE	WHITE	WHITE
SCUPPERS & DOWNSPOUTS	WHITE	WHITE	WHITE	WHITE
ROOFS	BLACK	BLACK	BLACK	BLACK

NOTE:

FINAL COLORS TO BE DETERMINED PRIOR TO PLANNING COMMISSION HEARING.

MANUFACTURERS ARE NOT CURRENTLY GUARANTEEING PRODUCT AVAILABILITY UNTIL PLACEMENT OF ORDERS DUE TO THE COVID-19 PANDEMIC.

<h1 style="margin: 0;">APPROVED</h1> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	DATE _____

SHEET TITLE:
COLOR SCHEMES
 CLIENT INFORMATION:
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DRAWN BY: TLR	
03/23/2021	
REV No.	DATE
P20575201	
SHEET No.	

SHEET No. 201

SHEET TITLE: FRONT STRIP ELEVATION LOT #1-3-4
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03/23/2021	
REV No.	DATE

[illegible]

2.02

FRONT STRIP ELEVATION

<h1>APPROVED</h1>		
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SITE PLAN NO. _____		
_____ DIRECTOR	_____ DATE	
CHAIRMAN, PLANNING COMMISSION		
_____ DATE RECORDED		_____ DATE
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PINNACLE DESIGN & CONSULTING INC.
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 FAIRFAX, VA 22030
 (703) 278-3400
 www.pdc-hv.com

STEVEN B. PINE
 LICENSED ARCHITECT
 08/24/2021

SHEET TITLE: **REAR STRIP ELEVATION LOT #1-#4**

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DATE: 03/23/2021

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

REPRESENTATIVE NO. _____ DEPT. BOOK NO. _____ DATE _____

FIGURES/NOTES

SHEET NO. **2.03**



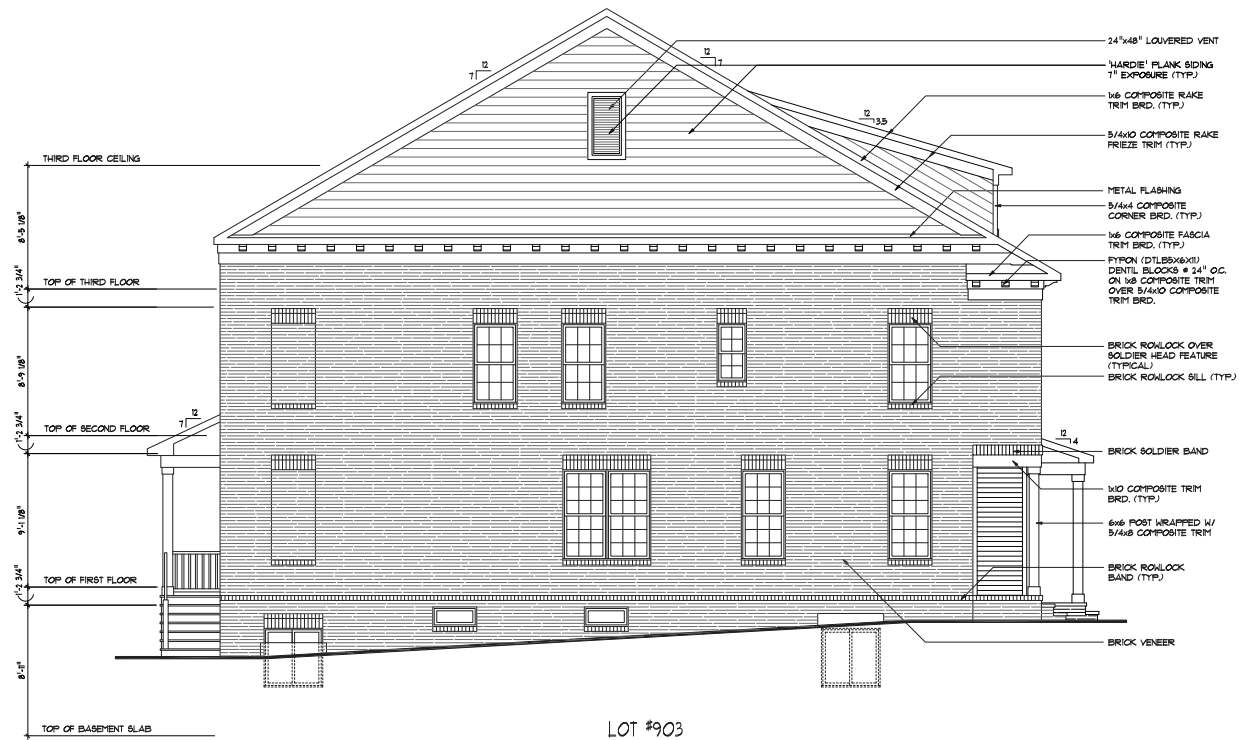
END ELEVATION LOT #1

CURT FRIEDRICH

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P205752C-4	
SHEET No. 204	



END ELEVATION

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



END ELEVATION LOT #4

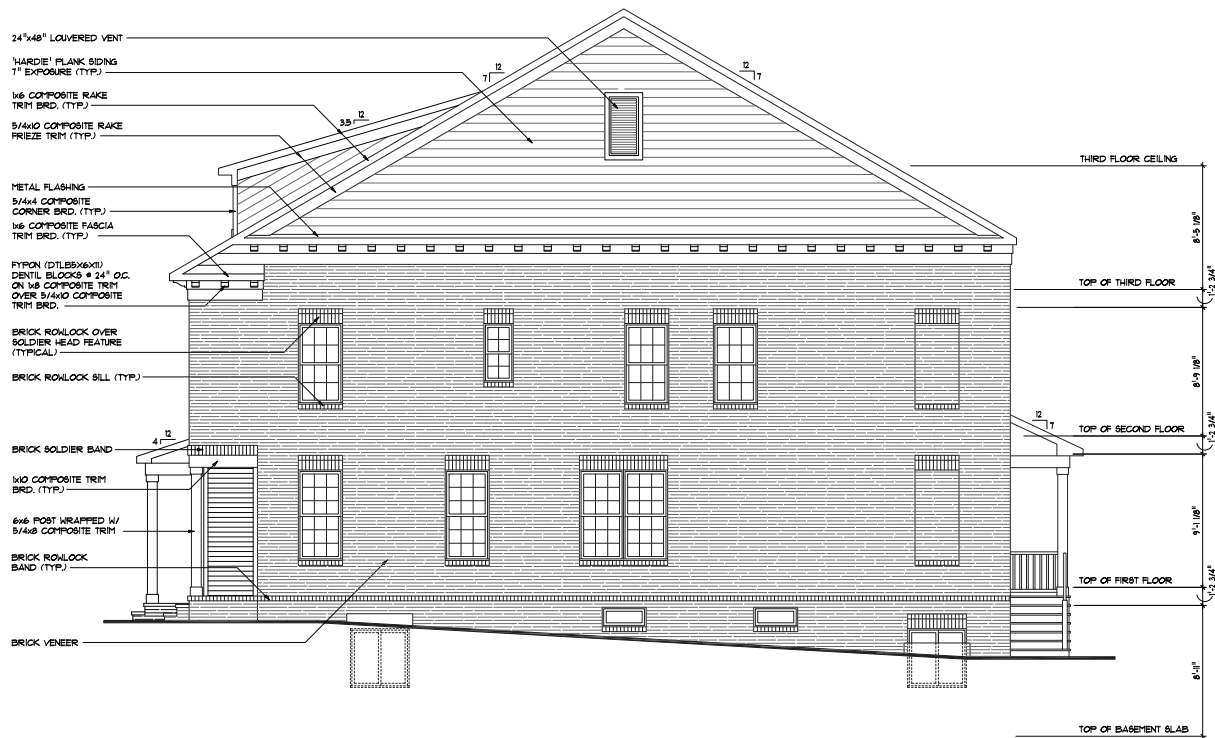
CURT FERNANDEZ

DUNCAN AVE TOWNHOUSES-CITY OF ALEXANDRIA

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REV No.	DATE
P20575205	
SHEET No.	

2.05



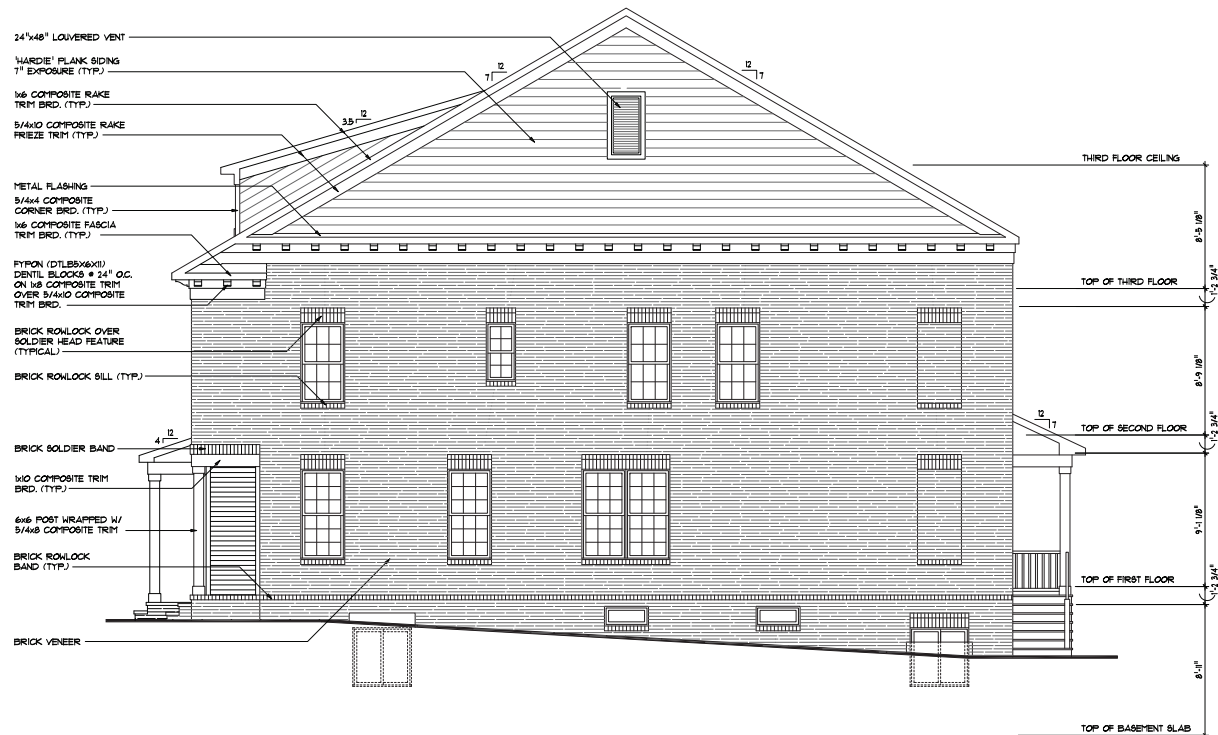
LOT #900

END ELEVATION

<h1 style="margin: 0;">APPROVED</h1>		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	DATE _____

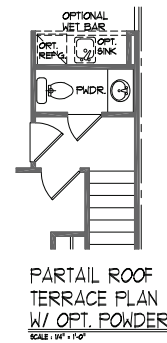


APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
_____ DIRECTOR	_____ DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____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

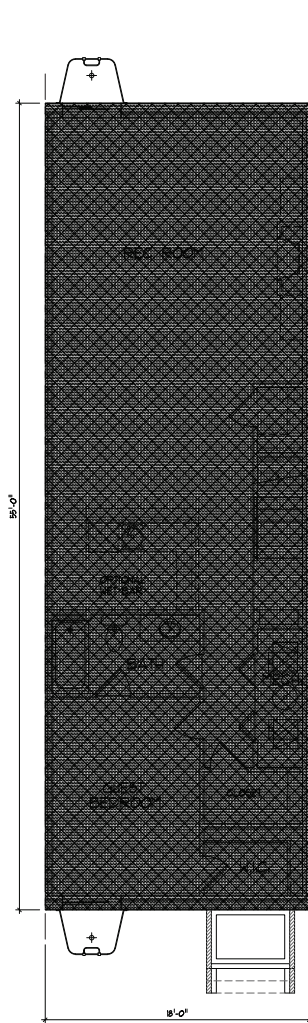


END ELEVATION

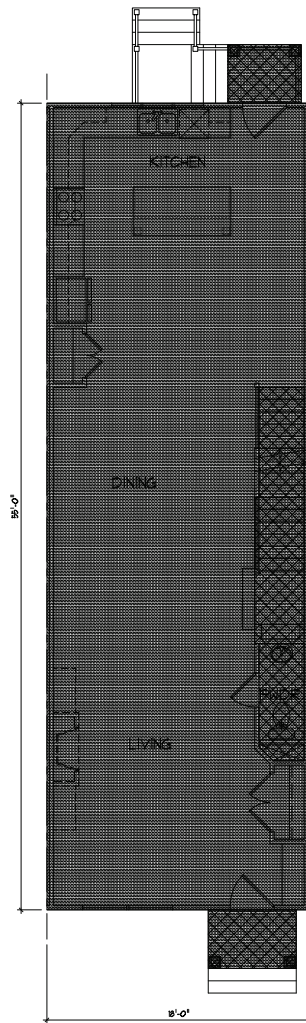
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHURCHILL PLANNING CONSULTING
DATE RECORDED _____
RETRIEVAL NO. _____ DEED BOOK NO. _____ DATE _____



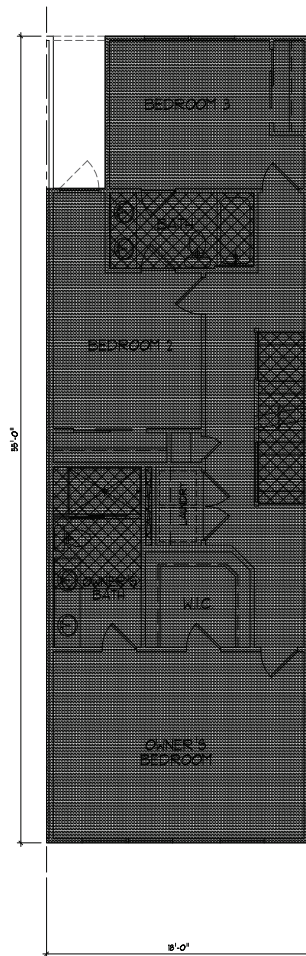
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SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED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



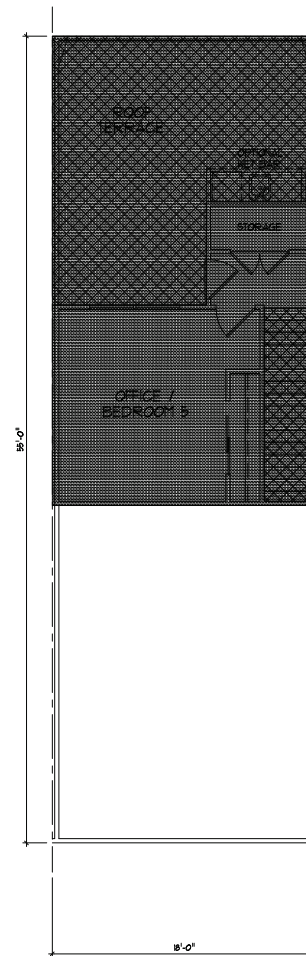
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



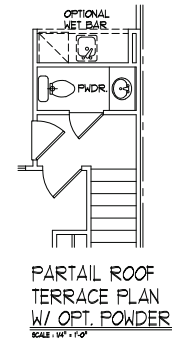
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



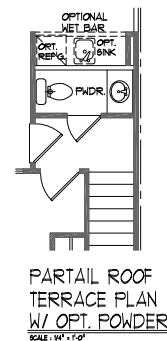
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



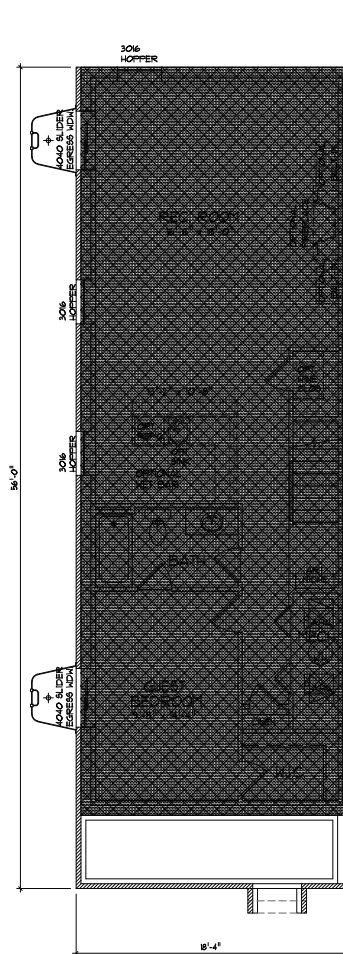
INTERIOR UNIT FAR SQUARE FOOTAGE	
	GROSS SQ. FT.
	EXCLUSIONS
BASEMENT GROSS +	990
BASEMENT EXCLUSIONS +	990
NET SQUARE FEET +	0
FIRST FLOOR GROSS +	990
FIRST FLR. EXCLUSIONS +	25
NET SQUARE FEET +	965
SECOND FLOOR GROSS +	949
SECOND FLR. EXCLUSIONS +	138
NET SQUARE FEET +	811
THIRD FLOOR GROSS +	576
THIRD FLR. EXCLUSIONS +	238
NET SQUARE FEET +	338
TOTAL FLOOR GROSS +	3505
TOTAL FLR. EXCLUSIONS +	571
TOTAL NET SQUARE FEET +	2934

WHOLE BUILDING FAR SQUARE FOOTAGE	
TOTAL FLOOR GROSS +	14030
TOTAL FLR. EXCLUSIONS +	6074
TOTAL NET SQUARE FEET +	7956

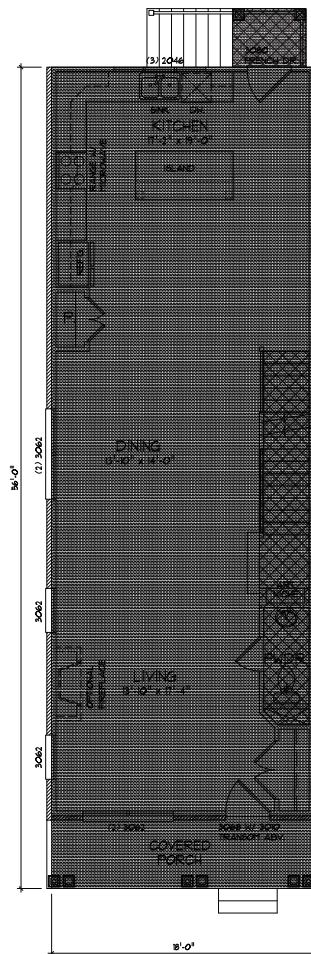
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
RECORDING NO. _____ DEED BOOK NO. _____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



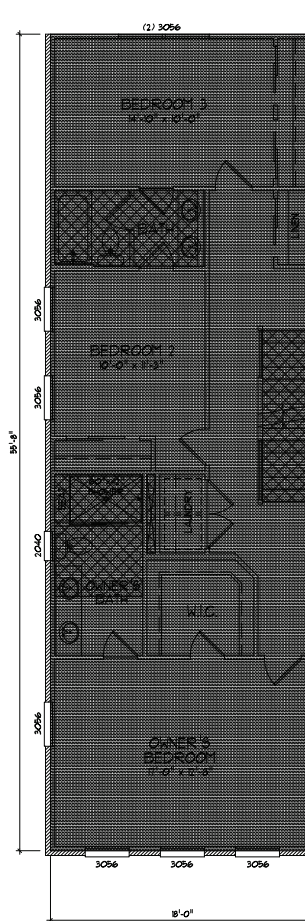
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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____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



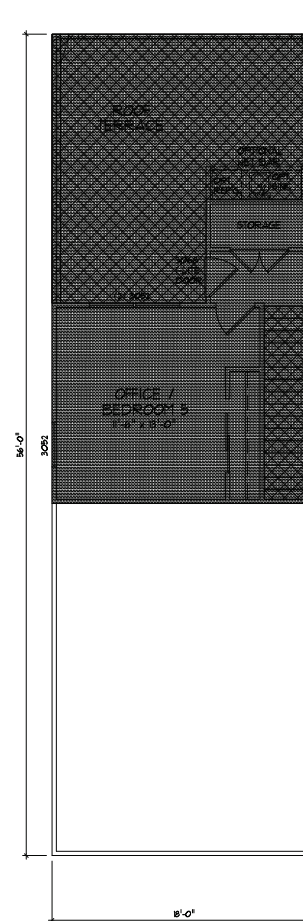
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



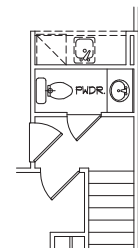
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



PARTIAL ROOF TERRACE PLAN
W/ OPT. POWDER
SCALE: 1/4" = 1'-0"

END UNIT FAR SQUARE FOOTAGE	
	GROSS SQ. FT.
	EXCLUSIONS
BASEMENT GROSS +	918
BASEMENT EXCLUSIONS +	118
NET SQUARE FEET +	0
FIRST FLOOR GROSS +	1008
FIRST FLR. EXCLUSIONS +	101
NET SQUARE FEET +	907
SECOND FLOOR GROSS +	1008
SECOND FLR. EXCLUSIONS +	139
NET SQUARE FEET +	869
THIRD FLOOR GROSS +	516
THIRD FLR. EXCLUSIONS +	38
NET SQUARE FEET +	258
TOTAL FLOOR GROSS +	3510
TOTAL FLR. EXCLUSIONS +	1416
TOTAL NET SQUARE FEET +	2094

WHOLE BUILDING FAR SQUARE FOOTAGE	
TOTAL FLOOR GROSS +	14030
TOTAL FLR. EXCLUSIONS +	6064
TOTAL NET SQUARE FEET +	7966

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

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____
DIRECTOR _____ DATE _____

CIVILIAN PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

RECORDING NO. _____ REEL BOOK NO. _____ DATE _____

