WEST END

BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

DATE: OCTOBER 20, 2023

PROJECT TEAM

OWNER
FOULGER-PRATT DEVELOPMENT, LLC
12435 PARK POTOMAC AVE, SUITE 200
POTOMAC, MD 20854
TEL. 240-499-9684
CONTACT: JAY KELLY

APPLICANT
VAN METRE HOMES AT WESTEND, L.L.C.
9900 MAIN STREET, SUITE 500
FAIRFAX, VA 22031
TEL. 703-348-5800
CONTACT: MATTHEW DAVIS

ATTORNEY
WIRE GILL LLP
700 N. FAIRFAX STREET, SUITE 600
ALEXANDRIA, VA 22314
TEL. 703-677-3129
CONTACT: KENNETH WIRE

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

ARCHITECT
RUST ORLING ARCHITECTURE
1215 CAMERON STREET
ALEXANDRIA, VA 22314
TEL. 703-836-3205
CONTACT: SCOTT FLEMING,
AIA, LEED AP BD+C

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

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

AREA TABULATIONS:

BLOCK L (LOT 709) LOT AREA = 1.79 AC. 77,919 SF.
BLOCK M LOT AREA = 2.80 AC. 122,172 SF.
TOTAL DEVELOPMENT AREA = 4.59 AC. 200,091 SF.
TOTAL DISTURBED AREA = 4.84 AC. 211,840 SF.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-11 / 5801 DUKE ST. ALEXANDRIA, VA 22304

TOTAL SITE/LOT AREAS: 211,120 SF OR 4.84 ACRES

EXISTING ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)
PROPOSED ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)

OPEN SPACE REQUIREMENTS: 50,022 SF (25% OF DEVELOPMENT AREA AT OR ABOVE-GRADE)

OPEN SPACE PROVIDED: 70,933 SF (33% OF DEVELOPMENT AREA AT-GRADE)*

*ALL OPEN SPACE PROVIDED IS PRIVATE WITH PUBLIC ACCESS EASEMENT

EXISTING USE: VACANT/DEMOLISHED
PROPOSED USE: RESIDENTIAL TOWNHOMES

DENSITY:
BLOCK L (LOT 709): 16'X40' TH: 30 UNITS
20'X40' TH: 14 UNITS
BLOCK L SUBTOTAL: 44 UNITS

BLOCK M: 16X40' TH: 44 UNITS
20'X40' TH: 22 UNITS
BLOCK M SUBTOTAL: 66 UNITS

TOTAL UNITS PROVIDED: 110 UNITS

AVERAGE LOT AREA: 692 SF*

*SEE SHEET 02 FOR LOT AREA TABULATION

PROPOSED DENSITY: 110 UNITS/ 4.59 AC = 23.96 D.U/AC.

GROSS FLOOR AREA:
BLOCK L (LOT 709) SUBTOTAL: 118,902 GSF
BLOCK M SUBTOTAL: 178,880 GSF
TOTAL GSF PROVIDED: 297,782 GSF

NET FLOOR AREA:
BLOCK L (LOT 709) SUBTOTAL: 118,902 SF
BLOCK M SUBTOTAL: 178,880 SF
TOTAL FLOOR ARE PROVIDED: 297,782 SF

F.A.R PERMITTED:
BLOCK L: 3.33
BLOCK M: 1.64

F.A.R PROVIDED:
BLOCK L: 1.53
BLOCK M: 1.46

AVERAGE FINISHED GRADE: 195.80

BUILDING HEIGHT PROPOSED: 50 FT.

FRONTAGE REQUIRED: 9 FT. FRONTAGE ZONE (VERVE ST)
6 FT. FRONTAGE ZONE (HECHT AVE.)

FRONTAGE PROVIDED: 9 FT. FRONTAGE ZONE (VERVE ST)
6 FT. FRONTAGE ZONE (HECHT AVE.)

PARKING TABULATIONS:

PARKING REQUIRED:

BLOCK L: 2.0 SP/UNIT(43) = 86 SPACES
BLOCK M: 2.0 SP/UNIT (66) = 132 SPACES
TOTAL PARKING REQUIRED: 218 SPACES

PARKING PROVIDED:

BLOCK L: 86 SPACES (GARAGE: 58 STANDARD, 30 COMPACT)
BLOCK M: 132 SPACES (GARAGE: 88 STANDARD, 44 COMPACT)
TOTAL PARKING PROVIDED: 218 SPACES*

*PARKING PROVIDED INCLUDED TANDEM SPACES

BICYCLE PARKING TABULATIONS

BICYCLE PARKING REQUIRED:

BLOCK L: 3 SP/10 UNITS(44) + 1 VISITOR = 15 SPACES
BLOCK M: 3 SP/10 UNITS(66) + 2 VISITOR = 22 SPACES

BICYCLE PARKING PROVIDED*:

BLOCK L: 15 SPACES
BLOCK M: 22 SPACES

*BICYCLE PARKING LOCATIONS WITH DIMENSIONS TO BE PROVIDED AT PRELIMINARY SITE PLAN.

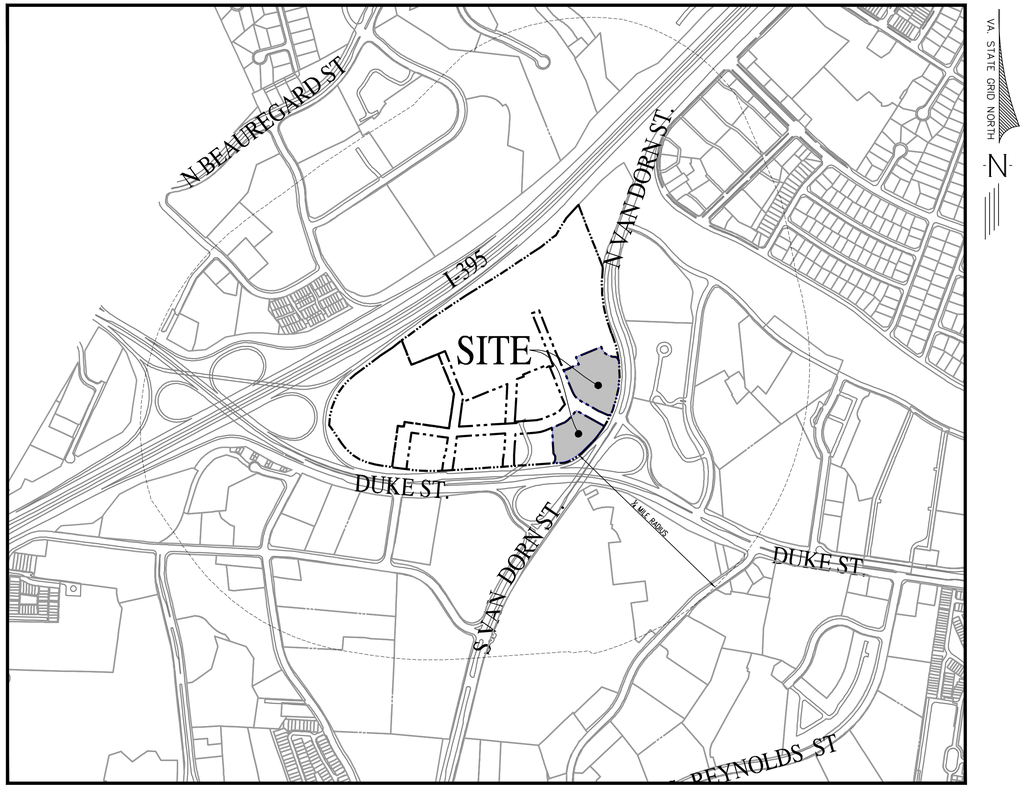
TRIP GENERATION:

BLOCK L EAST

Land Use	ITE Code	Size	Weekday AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily Total
Total External Residential Trips			2	5	7	5	3	8	93
OVERALL NON-AUTO MODE TRIPS			-2	-5	-7	-5	-3	-8	-93
OVERALL DEVELOPMENT TRIPS			2	5	7	5	3	8	93

BLOCK M

Land Use	ITE Code	Size	Weekday AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily Total
Total External Residential Trips			4	10	14	9	6	15	180
OVERALL NON-AUTO MODE TRIPS			-4	-10	-14	-9	-6	-15	-180
OVERALL DEVELOPMENT TRIPS			4	10	14	9	6	15	180



VICINITY MAP
SCALE: 1"=500'

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PROJECT NARRATIVE:

EXISTING SITE CONDITIONS:
THE EXISTING INFRASTRUCTURE ON SITE HAS BEEN DEMOLISHED AS PART OF THE PROPOSED IMPROVEMENT ASSOCIATED WITH DSP 2021-00012. THE ULTIMATE CONDITION OF THE EXISTING SITE IS A VACANT LOT.

DESCRIPTION OF DEVELOPMENT:
BLOCK L IS BORDERED TO THE NORTH BY HECHT AVE. (PUBLIC), TO THE EAST BY VERVE ST. (PUBLIC), TO THE SOUTH BY N. VAN DORN ST (PUBLIC) & DUKE ST. (PUBLIC), AND TO THE WEST BY THE REMAINING PORTION OF BLOCK L THAT IS NOT A PART OF THIS APPLICATION. BLOCK M IS BORDERED TO THE NORTH BY BLOCK R (PARKS), TO THE EAST BY LANDMARK STREET (PRIVATE), TO THE SOUTH BY DUKE STREET (PUBLIC) AND TO THE WEST BY VERVE ST. (PUBLIC)..

THE PURPOSE OF THE REDEVELOPMENT FOR BLOCKS L & M IS TO ALLOW FOR A RESIDENTIAL DEVELOPMENT CONSISTING OF 110 TOTAL TOWNHOUSE UNITS WITH ASSOCIATED INFRASTRUCTURE. THIS PROJECT IS NOT A FEDERAL UNDERTAKING OR INVOLVES THE USE OF ANY FEDERAL FUNDING, IN COMPLIANCE WITH FEDERAL PRESERVATION LAWS, IN PARTICULAR SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

LIST OF EXISTING APPROVALS:

- CDD #2020-00007
- DSP #2021-00012
- SUB #2021-00003
- SUB #2022-00005
- GRD #2022-00012
- SUB #2023-0003

LIST OF REQUESTED APPROVALS:

- SUP TO ALLOW FOR MORE THAN 8 UNITS IN A GROUP OF TOWNHOUSES

GREEN BUILDING NARRATIVE:

THE APPLICANT WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AS MODIFIED BY THE CDD#2020-00007 REQUIREMENTS AT THE TIME OF DSUP SUBMISSION.

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
10/20/2023
PROFESSIONAL ENGINEER

PLAN DATE	REVISION
10-10-2023	1st SUBMISSION

urban
Planners•Engineers•Landscape Architects•Land Surveyors
Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

SHEET 01 OF 10

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.

GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED ON THE FOLLOWING CITY OF ALEXANDRIA ASSESSMENT MAP NO.s: LOT 707 2ND LANDMARK MALL REDEVELOPMENT R/S: 047.02-03-17 (5755 DUKE ST), LOT 709 2ND LANDMARK MALL REDEVELOPMENT R/S: 047.02-03-19 (5725 DUKE ST), AND IS ZONED CDD.
2. OWNER: LANDMARK LAND HOLDINGS, LLC C/O FOULGER-PRATT DEVELOPMENT, LLC
3. ADDRESS: 12435 PARK POTOMAC AVE, SUITE 200, POTOMAC, MD, 20854
4. THE SITE IS LOCATED IN THE HOLMES RUN WATERSHED.
5. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
6. ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
7. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
8. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
9. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
10. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
11. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
12. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCRI, VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/soil_and_water/vsmp.shtml.
13. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
14. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
15. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
16. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
17. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
18. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
19. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
20. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
21. ALL WATER FACILITY CONSTRUCTIONS SHALL CONFORM TO VIRGINIA AMERICAN WATER (VAW) STANDARDS AND SPECIFICATIONS. NO WORK CAN BE COMPLETED ON EXISTING AND PROPOSED WATER FACILITIES UNTIL ALL EASEMENTS AND AGREEMENTS WITH VAW ARE FINALIZED, EXECUTED AND RECORDED. DEVELOPER OR CONTRACTOR SHALL CONTACT VAW AT 703-706-3889 TO OBTAIN AN APPROVED PROPOSAL AND PAY ALL REQUIRED FEES, PRIOR TO THE START OF CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER MAINS, FIRE HYDRANTS, DOMESTIC AND FIRE SERVICE LINES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE CONSTRUCTED BY VAW.
22. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
23. THIS SITE IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
24. THE SITE CONTAINS EXISTING STORM SEWER, SANITARY SEWER, WATERLINES, ELECTRIC, AND OVERHEAD UTILITY. THE SUBJECT PLAN PROPOSES THE ADDITION OF STORM SEWER, SANITARY SEWER, WATERLINES, ELECTRIC, AND TELECOMMUNICATION CONNECTIONS. SOME OF THE EXISTING UTILITIES WILL REMAIN BUT NEW ONES WILL BE ADDED.
25. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SPECIAL PAVING MATERIAL INSTALLED WITHIN THE PUBLIC RIGHT OF WAY PER DEVELOPMENT CONDITION 2G.

ADDITIONAL NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

EXISTING CONDITIONS SURVEY NOTES

1. HORIZONTAL DATUM* NORTH AMERICAN DATUM OF 1983, NAD83
VERTICAL DATUM* NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88*
2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY URBAN LTD., DATED 05/10/2012; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 AND 811 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTOR(S) ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT WWW.DOM.COM (KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS.
3. 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.
4. THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY URBAN LTD., DATED 02/01/2012 IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS.

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

ENVIRONMENTAL SITE ASSESSMENT

1. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
2. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
3. UNLESS APPROVED BY THE DIRECTOR OF TRANSPORTATION & ENVIRONMENTAL SERVICES (T&ES) ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR
   BETWEEN THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
   SATURDAYS FROM 9 AM TO 6 PM.
   NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND
   SATURDAYS FROM 10 AM TO 4 PM.

SANITARY FLOW COMPUTATIONS

TOTAL FLOW FROM BLOCK L&M=
350 GPD/UNIT * 110 UNITS = 38,500 GPD
PEAK FACTOR FLOW FROM BUILDING = 38,500 GPD * 4.0 = 154,000 OR 0.15 MGD

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

1. THE APPLICANT SHALL PROVIDE ADEQUATE SANITARY SEWER OUTFALL ANALYSIS, AS GENERALLY DESCRIBED BELOW, SUFFICIENT TO DETERMINE EXISTING AND FUTURE FLOWS IN THE CITY-OWNED SEWERS THAT ARE USED BY THE DEVELOPMENT/REDEVELOPMENT PROJECT. THE SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL BE COMPLETED UP TO THE TRUNK SEWER DOWNSTREAM WITH A MINIMUM DIAMETER OF 24" OR TO A POINT AS DIRECTED BY T&ES STAFF.
2. THE APPLICANT SHALL PROVIDE AN ESTIMATE OF THE AVERAGE DAY AND PEAK WASTEWATER FLOW DISCHARGED UPSTREAM AND DOWNSTREAM OF THE DEVELOPMENT SITE UNDER EXISTING CONDITIONS AND THE CONTRIBUTION OF SANITARY FLOW FROM THE PROPOSED DEVELOPMENT SITE TO THE TRUNK SEWER USING THE FACTORS DESCRIBED BELOW:

A. AVERAGE DESIGN FLOWS:
I. SINGLE FAMILY HOME/TOWNHOUSE 350 GPD/UNIT
II. MULTI-FAMILY (CONDO, APARTMENT) 300 GPD/UNIT
III. OFFICE/RETAIL 200 GPD/1000 S.F.
IV. HOTEL 130 GPD/ROOM
B. THE SANITARY SEWERS SHALL BE DESIGNED FOR PEAK FLOW USING A PEAKING FACTOR OF 4 APPLIED TO THE AVERAGE FLOW.
C. AT THE DISCRETION OF T&ES STAFF, EXISTING CONDITIONS PEAK FLOWS, BASED ON LONG-TERM MONITORING AND/OR SEWER MODELING, MAY BE AVAILABLE TO THE APPLICANT FOR USE IN DETERMINING SANITARY SEWER CAPACITY.
D. SHORT-TERM TEMPORARY FLOW MONITORING OR WATER METER DATA MAY NOT BE USED IN LIEU OF COMPUTING EXISTING FLOWS. LONG-TERM MONITORING MAY BE USED SUBJECT TO THE APPROVAL OF THE DIRECTOR OF T&ES.

3. IN LIEU OF THE ESTIMATION OF THE AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW, THE DIRECTOR OF T&ES AT HIS DISCRETION MAY REQUEST THE APPLICANT TO MEASURE THE SANITARY FLOW UPSTREAM AND DOWNSTREAM OF THE PROPOSED DEVELOPMENT SITE TO DETERMINE THE CURRENT SANITARY FLOW DISCHARGED INTO THE TRUNK SEWER UPSTREAM OF THE DEVELOPMENT SITE AND THE CURRENT CONTRIBUTION OF THE SANITARY FLOW TO THE TRUNK SEWER FROM THE DEVELOPMENT SITE UNDER EXISTING CONDITIONS.
4. THE APPLICANT SHALL ESTIMATE ADDITIONAL AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW TO BE DISCHARGED INTO THE TRUNK SEWER FROM THE PROPOSED DEVELOPMENT SITE UNDER PROPOSED CONDITIONS USING THE FACTORS DESCRIBED ABOVE.
5. THE SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL ACCOUNT FOR THE EXISTING AND FUTURE NEEDS.
6. THE CITY OF ALEXANDRIA, AT ITS DISCRETION, WILL PROVIDE THE APPLICANT WITH ANY READILY AVAILABLE DATA TO ASSIST IN COMPLETION OF THE ADEQUATE OUTFALL ANALYSIS. THE ADDITIONAL PARAMETERS REQUIRED TO COMPLETE THE ANALYSIS SHALL BE FIELD MEASURED (I.E., LENGTH, PIPE DIAMETER, MATERIAL OF CONSTRUCTION, AND SLOPE, ETC.) AND/OR ESTIMATED (I.E., MANNING'S ROUGHNESS COEFFICIENT) BY THE APPLICANT. THE APPLICANT SHALL USE THE CRITERIA ESTABLISHED BY THE ENGINEERS AND SURVEYORS (ESI) INSTITUTE, AS SHOWN ON THE ESI CHECK LIST, WHERE APPLICABLE.
7. THE APPLICANT SHALL PROVIDE ALL THE MEASURED AND/OR ESTIMATED DATA AND CALCULATIONS ON THE ADEQUATE SANITARY SEWER OUTFALL ANALYSIS ON THE PLANS FOR REVIEW BY THE CITY STAFF.
8. THE INCREASED PEAK FLOW WILL BE PLACED IN THE CITY OF ALEXANDRIA WASTEWATER FLOW CAPACITY REGISTRY TO DETERMINE THAT THE CITY HAS SUFFICIENT TREATMENT CAPACITY AVAILABLE IN THE ALEXANDRIA SANITATION AUTHORITY (ASA) ADVANCED WASTEWATER TREATMENT PLANT (A WWTP) AND IN VARIOUS INTERCEPTOR SEWERS IN THE CITY OF ALEXANDRIA.
9. SANITARY SEWER SYSTEMS THAT SERVE OVER 400 PEOPLE REQUIRE THE APPROVAL OF THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ). THEREFORE, THE APPLICANT SHALL COMPLY WITH ALL THE REGULATORY REQUIREMENTS OF THE STATE OF VIRGINIA.
10. THE INSTALLATION OF PLUMBING FIXTURES THROUGHOUT THE CITY SHALL BE GOVERNED BY LOCATION. IN THE AREAS A AND B SHOWN IN THE ATTACHED MAP, THE SANITARY SEWER PLUMBING FIXTURES AND DRAINS LOCATED BELOW THE FIRST FLOOR (INCLUDING PARKING STRUCTURES) SHALL HAVE IN-STRUCTURE OR ON-SITE PLUNPED DISCHARGE TO THE CITY'S GRAVITY COLLECTION SYSTEM.
11. THE PUMPED FACILITIES SHALL BE PROVIDED WITH A STANDBY SOURCE OF POWER (I.E., BATTELY OR GENERATOR).
12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL OWNERSHIP, CAPITAL, AND MAINTENANCE AND OPERATION OF THE PUMPS AND APPURTENANCES.
13. NO FOUNDATION DRAIN, BASEMENT DRAIN, OR STAIRWELL BASEMENT ACCESS DRAIN SHALL BE CONNECTED TO THE CITY OR ASA SANITARY SEWER.

DEMOLITION

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE , AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER/OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LINER CONTROL ACT.

SIGN CONSTRUCTION

A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

CEMETERY AND/OR BURIAL GROUNDS

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

RODENT ABATEMENT NOTE

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

MARINE CLAY STATEMENT

NO MARINE CLAYS EXISTS ON SITE FOR BLOCK L & M

SOLID WASTE MANAGEMENT

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

SITE ACCESSIBILITY NOTES

1. ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE SHALL HAVE AT LEAST ONE "ACCESSIBLE ROUTE" THAT CONFORMS TO "ADA"-"ACCESSIBLE ROUTE" STANDARDS. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO: MAXIMUM WALK SLOPE=1:20 AND MAXIMUM RAMP SLOPE=1:12. ALL WALKS WILL BE BROOM-FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS AND/OR THE ARCHITECTURAL PLANS.
2. ALL "ACCESSIBLE" PARKING SPACES SHALL BE DESIGNATED WITH APPROPRIATE SIGNAGE.
3. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES , PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399.
2. CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
3. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ECT.) 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.
4. 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.
5. ALL REQUIRED ARCHAEOLOGICAL MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

CONSTRUCTION NOTES

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. ALL AREAS, ON OR OFFSITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
9. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
10. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
11. THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
12. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONSTRUCTION.
13. EXISTING STRUCTURES TO BE PARTIALLY DEMOLISHED SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
15. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
16. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
17. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
18. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
19. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL, AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF BUILDINGS.
20. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTIER AND/OR PONDING OF WATER ON THE ROADWAY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
22. THE CALIFORNIA BEARING RATIO (CBR) VALUES OF IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL/LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
23. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATABOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
24. AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.
25. EMERGENCY VEHICLE EASEMENT (EVE) SHALL NOT BE PAINTED, RATHER DELINEATED WITH THE PAVERS ON THE WEST EDGE OF THE EVE & SIGNAGE ON THE EAST EDGE OF THE GRASSPAVE. ALL ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH THE CITY OF ALEXANDRIA STANDARD SIGNAGE.
26. ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
27. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS.
28. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
29. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE / STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13,2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR / TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.

EXISTING CONDITIONS NOTE

EXISTING CONDITIONS REFLECTED IN THIS SET ARE BASED ON THE DSP WORK AS PROPOSED ON DSP#2022-00012.

UTILITY WORKS

A. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:
B. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
C. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
E. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
F. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
G. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
H. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
I. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
J. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
K. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
L. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
M. NO CONTAIMINATION HAS BEEN FOUND ONSITE.
N. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
O. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
P. ALL NEW INSTALLATIONS AND/OR REINSTALLATIONS OF UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES INCLUDING WATER AND SEWER LATERAL BOTH ON PRIVATE PROPERTY AND IN THE PUBLIC RIGHT OF WAY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH 3" AND 6" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES:
Q. EX. FIRE HYDRANT SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION. OR AS MAY BE APPROVED BY THE DIRECTOR OF T&ES.

UTILITY COLOR CODES

COLOR	CODES
RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES, OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AMD SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

EMERGENCY VEHICLE EASEMENTS NOTE

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

MOSQUITO CONTROL NOTES

1. SINCE STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) SYSTEMS THAT HOLD WATER FOR MORE THAN 5 DAYS BETWEEN THE MONTHS OF MAY - OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS SUCH BMPs SHALL BE TREATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUCT. ALL LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS.
2. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703-746-4910) FOR QUESTIONS OR TREATMENT ASSISTANCE.

STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT

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

FLOODPLAIN NOTES

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

RESOURCE PROTECTION AREA NOTES

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA).

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. ____________

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
10-20-2023

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com
urban™
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
10/20/2023
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS
WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA
SCALE: AS NOTED C.I.=N/A DATE: OCT, 2023

SHEET
02
OF
10

FILE No.
SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-02-GNOTES.dwg [GNOTES (NOTES)] October 20, 2023 - 2:16pm awalia

LOT AREA TABULATION (SCALE: 1"=60')

BLOCK L:
- 30 UNITS * 640 SF (16'X40') = 19,200 SF
- 14 UNITS * 800 SF (20'X40') = 11,200 SF

SUBTOTAL: 30,400 SF

BLOCK M:
- 44 UNITS * 640 SF (16'X40') = 28,160 SF
- 22 UNITS * 800 SF (20'X40') = 17,600 SF

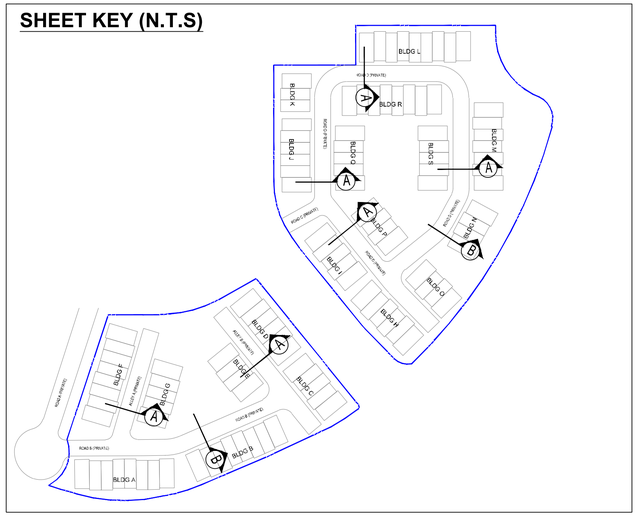
SUBTOTAL: 45,670 SF

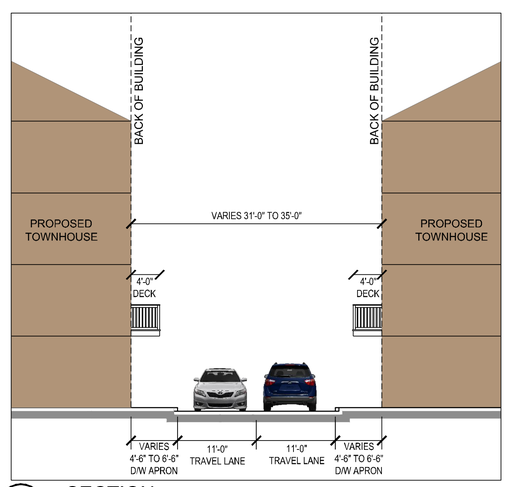
TOTAL LOT AREA: 76,160 SF

AVERAGE LOT AREA: 76,160 SF/110 UNITS = 692 SF.

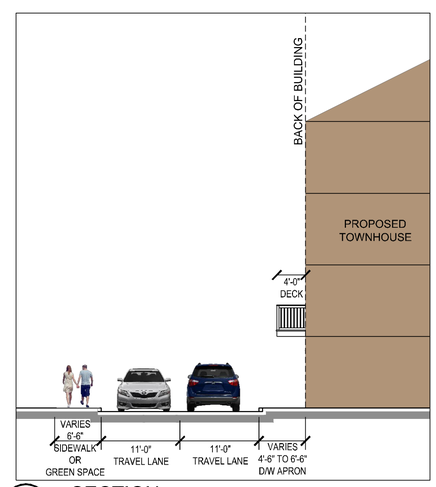
STREET SECTIONS

SHEET KEY (N.T.S)





A SECTION
SCALE: 1"=10'



B SECTION
SCALE: 1"=10'

LEGEND:

—W—	EXISTING WATER LINE	—T—	EXISTING TELEPHONE LINE
—W—	PROPOSED WATER LINE	—T—	PROP. TELEPHONE LINE
	EX. FIRE HYDRANT	—VDOT—	EXISTING VDOT ELECTRIC LINE
	PROP. FIRE HYDRANT	—E—	EXISTING ELECTRIC LINE
WM	EXISTING WATER METER	—VZN—	EX. VERIZON FIBER
WM	PROPOSED WATER METER	—CMC—	EX. COMCAST FIBER
WV	EXISTING WATER VALVE	—PVT—	EX. PRIVATE FIBER
WV	PROPOSED WATER VALVE	—ACF—	EX. ACF FIBER
	EXISTING STORM DRAIN		EX. ELECTRIC MANHOLE
	PROPOSED STORM DRAIN		EX. FIBER HANDHOLE
	EXISTING SANITARY SEWER	—E—	PROP. ELECTRIC LINE
	PROPOSED SANITARY SEWER DIRECTION OF FLOW	—VZN—	PROP. VERIZON FIBER
—G—	EXISTING GAS LINE	—CMC—	PROP. COMCAST FIBER
—GAS—	PROPOSED GAS LINE	—PVT—	PROPOSED PRIVATE FIBER
GV	EXISTING GAS VALVE	—ACF—	PROPOSED ACF FIBER
GV	PROPOSED GAS VALVE		PROPOSED ELECTRIC MANHOLE
	EXISTING OVERHEAD WIRE		PROPOSED FIBER HANDHOLE
	EXISTING LIGHTING	—CATV—	EXISTING CABLE TV LINE
	PROPOSED LIGHTING		ROAD SIGN
	EXISTING FENCE		EX. POWER POLE
	PROPOSED FENCE		EXISTING SPOT ELEVATION
	EXISTING TREE LINE		PROP. SPOT ELEVATION
—08—	EXISTING CONTOURS	CG-6R	SPILL AND TRANSITION CURB AND GUTTER
08	PROPOSED CONTOURS		PROPOSED CURB
	PROPOSED PHASE LINE		EX. STREET LIGHTS
LOC	PROPOSED LIMITS OF CLEARING & GRADING		PROP. STREET LIGHTS
	EXISTING WETLANDS		PROPOSED CG-12
	PROP. RET. WALL		EXISTING TREE
	EX. RET. WALL		PROPOSED TREE
	PROP. POST LIGHT		WATER FITTING IDENTIFIER
	PROP. BUILDING MAIN ENTRANCE		LOADING AREA
	PROP. BUILDING ENTRANCE		BENCHMARK
	PROP. UNDERGROUND GARAGE		TEST PIT REQUIRED
	PROPERTY LINE	???? VPD	PROJECTED TRAFFIC COUNT
	LOADING SPACE	O.R.	OVERLAND RELIEF
	INTERSECTION VISIBILITY TRIANGLE	PROP.	PROPOSED
		EX.	EXISTING
		SF	SQUARE FEET
		GSF	GROSS SQUARE FEET
	BRICK PAVE AREA (TO MATCH EXISTING PLAZA)	NSF	NET SQUARE FEET
		T.B.R.	TO BE REMOVED
		FF	FINISHED FLOOR
	PROP. CONCRETE SIDEWALK	V	VISITOR PARKING SPACE
		S, C, HC	STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
#	PARKING SPACE COUNT		
(COA)	CITY OF ALEXANDRIA		PROP. PERVIOUS AREA
(AW)	AMERICAN WATER		
(CSW)	CONC. SIDEWALK		PROP. PARKING SPACE
(ASW)	ASPHALT SIDEWALK		
			EX. TRASH AND RECYCLING.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE 10-20-2023

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CLAYTON C. TOCK
Lic. No. 036790
10/20/2023
PROFESSIONAL ENGINEER

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. _____

GENERAL NOTES & DETAILS

WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS NOTED C.I.= N/A DATE: OCT. 2023

SHEET 02A OF 10

FILE No. SP-13141

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DEVELOPMENT SUMMARY

INOVA HOSPITAL CAMPUS

Use	Floor Area	Residential Units	Hotel Keys		Building A Floor Area	Building A Units	Building B Floor Area	Building B Units	Building C Floor Area	Building C Units	Block D Floor Area	Block D Units	Block E Floor Area	Block E Units	Block G Floor Area	Block G Units	Block H Floor Area	Block H Units	Block I Floor Area	Block I Units	Block F Floor Area	Block F Units	Block N Floor Area	Block N Units	Block J Floor Area	Block J Units	Block K Floor Area	Block K Units	Block L Floor Area	Block L Units	Blocks M Floor Area	Blocks M Units
Hospital	464,467				464,467	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	280,805				-	-	94,212	-	76,357	-	-	-	110,236	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	1,118,397	1,072 units			-	-	-	-	-	-	-	-	150,697	140	193,847	234	-	-	413,853	375	-	-	-	-	-	-	360,000	323	-	-	-	-
Affordable Multifamily	12,250	45 units			-	-	-	-	-	-	-	-	5,500	6	6,750	10	-	-	-	15	-	-	-	-	-	-	-	14	-	-	-	-
Senior Housing (AL/IL)	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Townhomes	297,782	110 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	118,902	44	178,880	66
Condo Flats	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-		0 keys		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	236,146				-	-	-	-	-	-	-	-	89,971	-	23,888	-	-	-	90,287	-	7,279	-	4,064	-	-	-	32,000	-	-	-	-	-
Grocer	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garage / Loading / Service					298,250 (TOTAL GARAGE)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	-	-
Total	2,409,847	1,227 units	0 keys		**762,717**	-	**94,212**	-	**76,357**	-	-	-	**356,404**	**146**	**224,485**	**244**	-	-	**504,140**	**390**	**7,279**	-	**4,064**	-	-	-	**472,000**	**337**	**118,902**	**44**	**178,880**	**66**
FAR over Gross Land Area	1.0742																															

PARKING TABULATIONS

INOVA HOSPITAL CAMPUS

Parking Requirement	Parking Ratio	Totals	Building A REQUIRED	Building A PROPOSED	Building B REQUIRED	Building B PROPOSED	Building C REQUIRED	Building C PROPOSED	Block D REQUIRED	Block D PROPOSED	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED	Block H REQUIRED	Block H PROPOSED	Block I REQUIRED	Block I PROPOSED	BLOCK F REQUIRED	BLOCK F PROPOSED	BLOCK N REQUIRED	BLOCK N PROPOSED	Block J REQUIRED	Block J PROPOSED	Block K REQUIRED	Block K PROPOSED	Block L REQUIRED	Block L PROPOSED	Blocks M REQUIRED	Blocks M PROPOSED
PARKING RATES																														
Hospital	1/ 2 BEDS		TBD	(SEE BELOW)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	1.5/ 1000 GSF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	1.5/ 1000 GSF		-	-	408	(SEE BELOW)	335	(SEE BELOW)			180	403																		
Multifamily	1/ BEDROOM		-	-	-	-	-	-	-	-	213	229	285	285	-	-	-	483	-	-	-	-	-	-	312	298	-	-	-	-
Affordable Multifamily	0.8/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-	-	-
Senior Housing (AL/IL)	0.7/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-		-				-		-		-		-	-	-	-	-	-	-
Traditional Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	88	-	132
Condo Flats	1.3/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	0.7/ KEY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	3.0/ 1000 GSF		-	-	-	-	-	-	-	-	270	202	72	95	-	-	-	375	2**	0	2**	0	-	-	8	63 (SEE SHEET 03A)	-	-	-	-
Grocer	50 spaces		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-		-	-	-		-	-	-	-
Firestation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VEHICLE PARKING																														
STANDARD PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	-	382	-	117	-	-	-	154	-	-	-	-	-	-	-	114	-	88	-	132
COMPACT PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	-	429	-	248	-	-	-	683	-	-	-	-	-	-	-	186	-	-	-	-
ON-STREET PARKING SPACES												15		15												20				
HANDICAP PARKING SPACES (NON-VAN)			-	TBD	-	TBD	-	TBD	-	-	-	18	-	11	-	-	-	12	-	-	-	-	-	-	-	8	-	-	-	-
HANDICAP PARKING SPACES (VAN)			-	TBD	-	TBD	-	TBD	-	-	-	5	-	4	-	-	-	9	-	-	-	-	-	-	-	2	-	-	-	-
TOTAL PARKING PROVIDED:		**4,162**			1,510				-	-	663	849	357	395	-	-	-	858	-	-	-	-	-	-	320	330	-	88	-	132
PARKING PROVIDED IN EXISTING GARAGE			550 (EXISTING GARAGE)						-	-	-	834	-	380	-	-	-	858	-	0	-	0	-	-	-	63 (SEE SHEET 03A)	-	-	-	-
PARKING PROVIDED IN PROPOSED GARAGE			960 (ABOVE GRADE GARAGE + BELOW GRADE GARAGE)						-	-	-	-	-	-	-	-	-	-	-		-		-	-	-	310	-	-	-	-
LOADING SPACES											5	4	1	3			6	3								2				
BICYCLE PARKING																														
Residential									-	-	44	45	74	75	-	-	-	129	-	-	-	-	-	-	102	116	15	15	22	22
Visitor									-	-	9	9	5	5	-	-	-	8	-	15	-	6	-	-	7	7	-	-	-	-
Retail											18	18	6	6				28		3		2			9	11				
Office									-	-	16	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING TABULATIONS

INOVA HOSPITAL CAMPUS

Zoning Requirement	Building A PROPOSED	Building B PROPOSED	Building C PROPOSED	Block D REQUIRED	Block D PROPOSED	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED	Block H REQUIRED	Block H PROPOSED	Block I REQUIRED	Block I PROPOSED	Block F REQUIRED	Block F PROPOSED	Block N REQUIRED	Block N PROPOSED	Block J REQUIRED	Block J PROPOSED	Block K REQUIRED	Block K PROPOSED	Block L REQUIRED	Block L PROPOSED	Blocks M REQUIRED	Blocks M PROPOSED
LOT AREA (SQ. FT.)	452,343 (COMBINED INOVA HOSPITAL CAMPUS AREA)			-	-	-	108,575	-	62,083	-	-	-	107,845	-	31,872	-	22,509	-	-	-	98,964	-	77,919	-	122,172
LOT WIDTH (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FRONT YARD (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SIDE YARD (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REAR YARD (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FLOOR AREA (SQ. FT.)	933,286 (COMBINED FLOOR AREA FOR BUILDINGS A,B,C)			-	-	-	356,404	-	224,485	-	-	-	485,460		7,279	-	4,064	-	-	-	392,578	-	118,902	-	178,880
OPEN SPACE (SF / %)	15%			-	-	25.00%	25.00%	25.00%	25.00%	-	-	-	28.26%	25%	80.75%	25%	87.73%	-	-	25%	25.66%	25%	30.29%	25%	38.79%
GROUND FLOOR	53,530			-	-	-	10,303	-	14,056	-	-	-	1,364	7,968	25,738	5,627	19,748	-	-	24,741	7,248	19,166	23,618	30,492	47,315
ABOVE GROUND	10,000			-	-	-	16,840	-	1,464	-	-	-	29,115	-	-	-	-	-	-	-	18,142	-	-	-	-
TOTAL OPEN SPACE	62,530			-	-	27,143	27,143	15,520	15,520	-	-	-	30,479	7,968	25,738	5,627	19,748	-	-	24,741	25,390	-	23,618	-	47,315
AVERAGE FINISHED GRADE (FT.)	216.34 (PROPOSED)	209.86 (PROPOSED)	212.07 (PROPOSED)	-	-	-	200.55	-	198.25	-	-	-	193.00		208.90	-	201.625	-	-	-	199.21	-	195.8	-	195.8
MAX. BUILDING HEIGHT (FT.)	159	52	60	-	-	-	91.90/80	-	85	-	-	-	85	-	38'-0"	-	33'-0"	-	-	-	85	-	50	-	50
CROWN COVERAGE (SQ. FT.)	-	-	-	-	-	-	14750 (13.6%)	-	13500 (21.7%)	-	-	-	-	7,968	38250 (120%)	5,627	28500 (126%)	-	-	24,741	19019 (19.22%)	-	19,800 (25.4%)	-	31,690 (25.9%)
MAX. RESI DENTISTY (UNITS/AC.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24.58 D.U/AC	-	23.57 DU.AC
Dwelling Unit Summary (ADU)	-	-	-	-	-	-	146	-	244	-	-	-	390	-	-	-	-	-	-	-	337 (14)	-	44	-	66
STUDIO UNITS (ADU)	-	-	-	-	-	-	1	-	37	-	-	-	58	-	-	-	-	-	-	-	4 (1)	-	-	-	-
JR ONE BEDROOM UNITS (ADU)									17												125				
ONE BEDROOM UNITS (ADU)	-	-	-	-	-	-	64	-	143	-	-	-	189	-	-	-	-	-	-	-	119 (10)	-	-	-	-
ONE BEDROOM DEN UNITS (ADU)	-	-	-	-	-	-	14	-	6	-	-	-	50	-	-	-	-	-	-	-	5	-	-	-	-
TWO BEDROOM UNITS (ADU)	-	-	-	-	-	-	46	-	36	-	-	-	68	-	-	-	-	-	-	-	77 (2)	-	-	-	-
TWO BEDROOM DEN UNITS (ADU)	-	-	-	-	-	-	6	-	5	-	-	-	13	-	-	-	-	-	-	-	-	-	-	-	-
THREE BEDROOM UNITS (ADU)	-	-	-	-	-	-	15	-	-	-	-	-	12	-	-	-	-	-	-	-	7 (1)	-	-	-	-
LOADING SPACES	1	1	1	-	-	5	4	1	3	-	-	6	3	-	-	-	-	-	-	-	2	-	-	-	-
TRIP GENERATION (ADT)	5,774	910	3,317	-	-	-	6,587	-	1,605	-	-	-	5,173	-	-	-	-	-	-	-	1,981	-	93	-	180

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. _____

No.	DATE	DESCRIPTION

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PLAN DATE 10-20-2023

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
10/20/2023
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS

WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

DATE: OCT. 2023

C.I.= N/A

SCALE: N/A

SHEET 02B OF 10

FILE No. SP-13141

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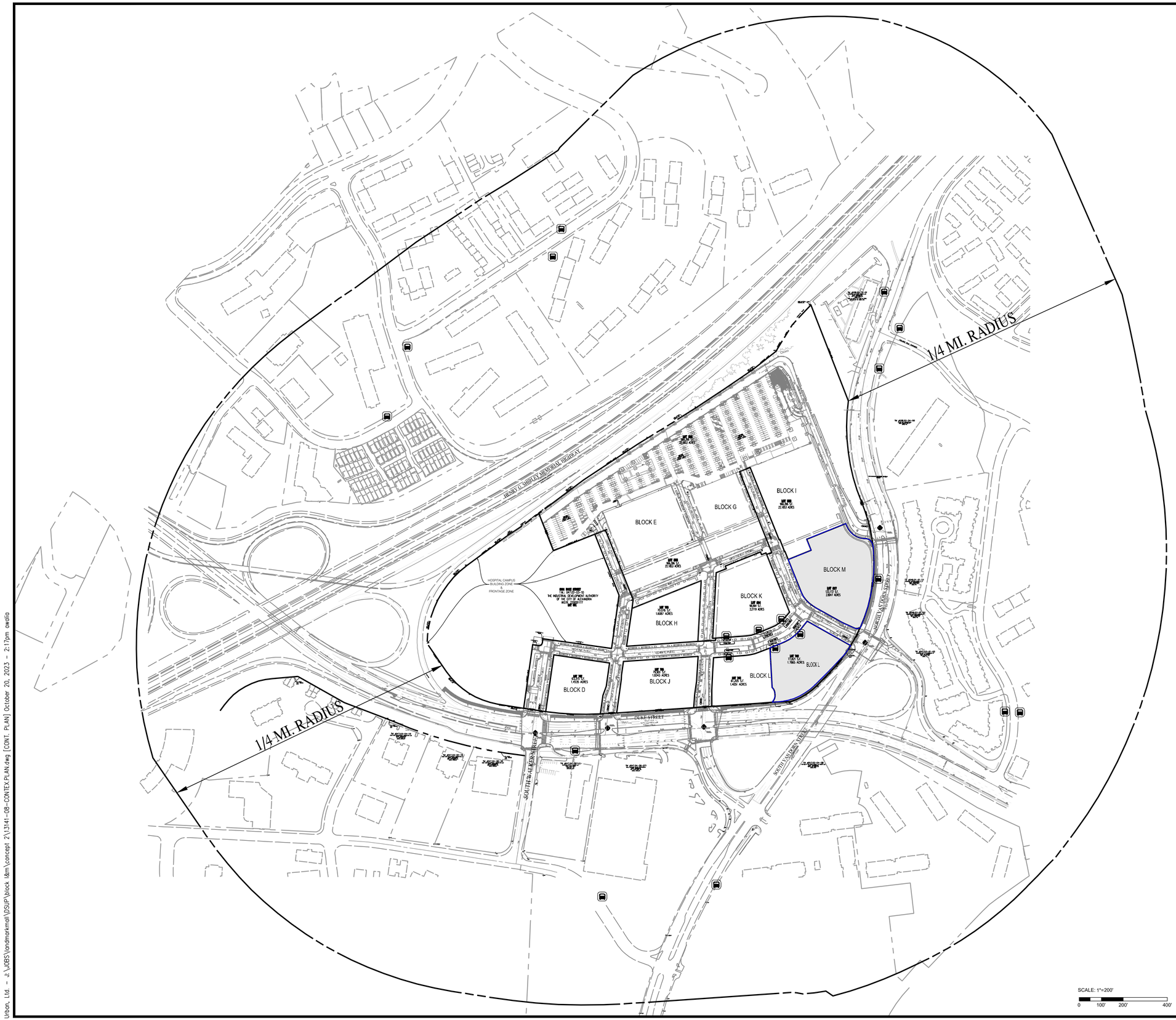

VA. STATE GRID NORTH

N

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
10-20-2023

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
10/20/2023
PROFESSIONAL ENGINEER

CONTEXTUAL PLAN

WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

DATE: OCT, 2023

SCALE: 1"=200'

C.I.= N/A

LEGEND

TRANSIT STOP

PROPOSED PROJECT SITE

APPROVED

DEVELOPMENT SITE PLAN 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
03
OF
10

FILE No.
SP-13141

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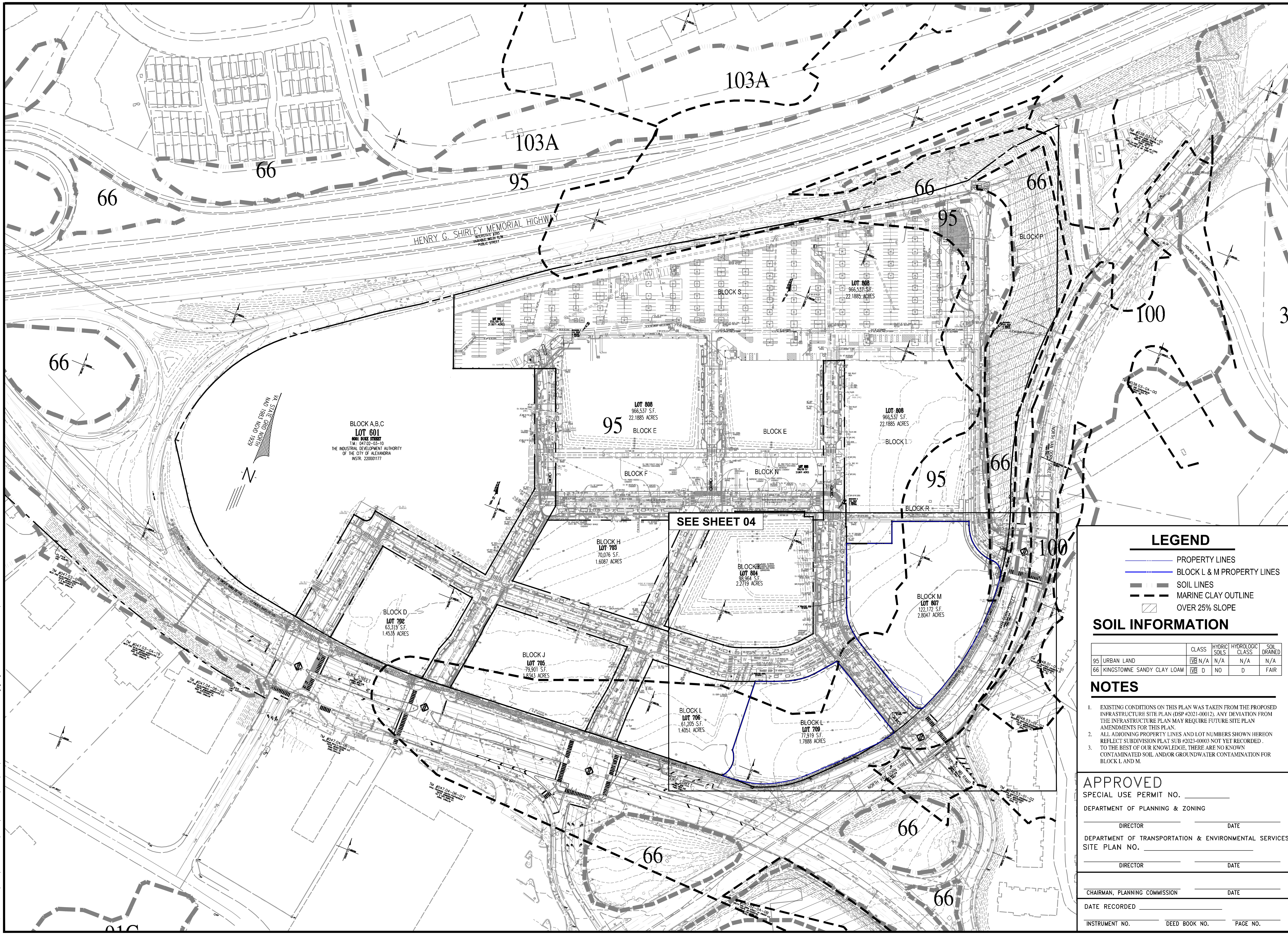

LEGEND

- PROPERTY LINES
- BLOCK L & M PROPERTY LINES
- SOIL LINES
- MARINE CLAY OUTLINE
- OVER 25% SLOPE

SOIL INFORMATION

		CLASS	HYDRIC SOILS	HYDROLOGIC CLASS	SOIL DRAINED
95	URBAN LAND	IVB N/A	N/A	N/A	N/A
66	KINGSTOWNE SANDY CLAY LOAM	IVB D	NO	D	FAIR

NOTES

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT SUBDIVISION PLAT SUB #2023-00003 NOT YET RECORDED .
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED SOIL AND/OR GROUNDWATER CONTAMINATION FOR BLOCK L AND M.

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 ____________

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10/20/2023
PROFESSIONAL ENGINEER

OVERALL EXISTING CONDITIONS
WEST END BLOCK L&M - CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100'   C.I.=2'   DATE: OCT, 2023

SHEET 04 OF 10

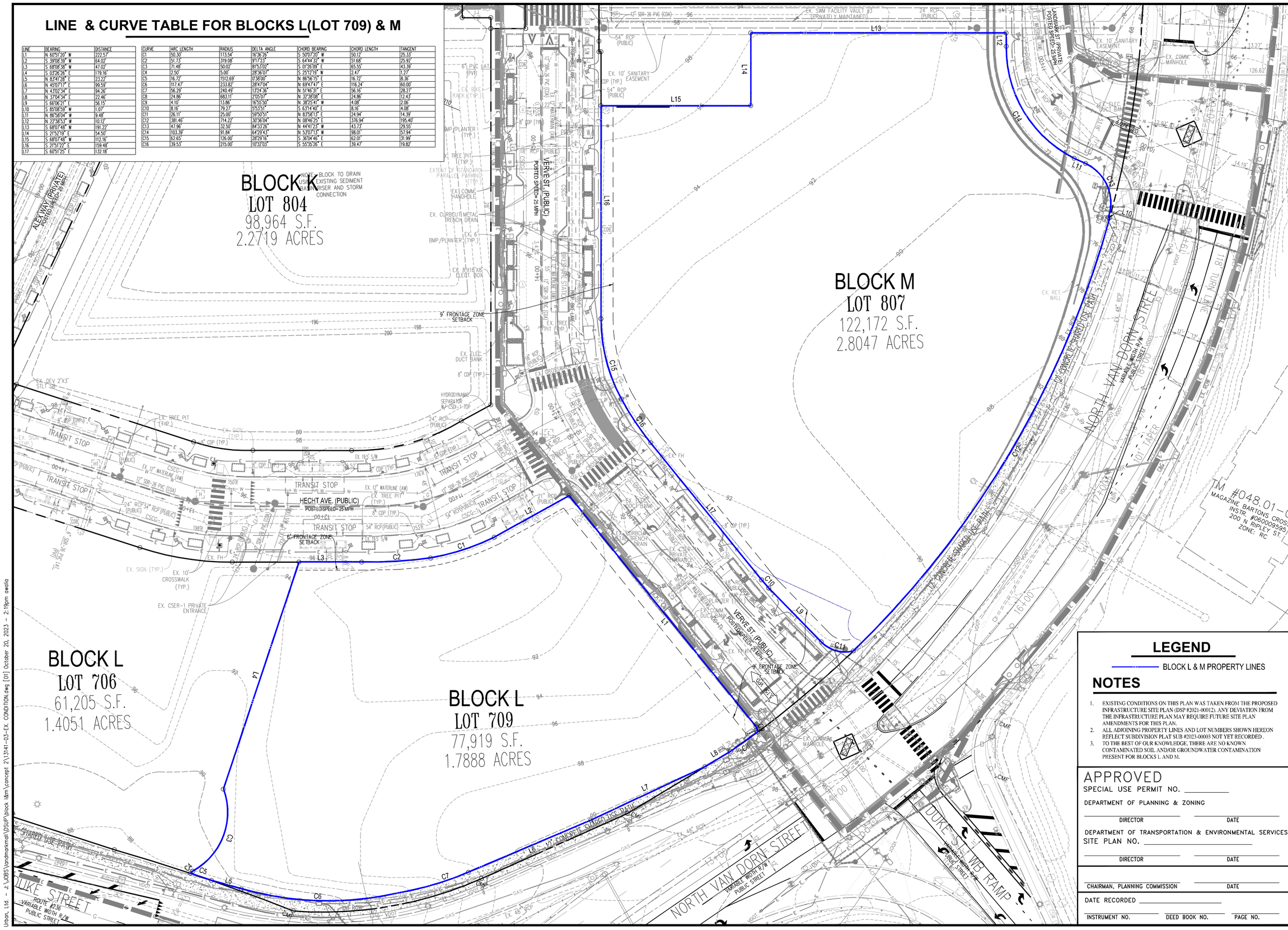
FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-03-EX. CONDITION.dwg [OV] October 20, 2023 - 2:18pm awalia

LINE & CURVE TABLE FOR BLOCKS L(LOT 709) & M

LINE	BEARING	DISTANCE
L1	N 60°51'20" W	222.57'
L2	S 39°08'39" W	64.02'
L3	S 68°08'38" W	47.02'
L4	S 03°26'26" E	179.16'
L5	N 83°41'28" E	23.22'
L6	N 45°07'17" E	99.59'
L7	N 43°03'34" E	94.36'
L8	N 37°04'34" E	22.46'
L9	S 66°06'21" E	56.15'
L10	S 83°08'59" W	1.07'
L11	N 86°58'04" W	9.48'
L12	N 22°38'53" W	10.12'
L13	S 68°07'48" W	191.22'
L14	S 21°52'19" E	54.50'
L15	S 68°07'48" W	112.16'
L16	S 21°51'22" E	159.48'
L17	S 60°51'25" E	132.18'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.30'	173.54'	16°36'26"	S 50°07'20" W	50.12'	25.33'
C2	51.73'	319.08'	9°17'23"	S 64°44'32" W	51.68'	25.92'
C3	71.48'	50.07'	81°53'02"	S 01°26'26" E	65.55'	43.39'
C4	2.50'	5.00'	28°36'07"	S 25°12'19" W	2.47'	1.27'
C5	16.72'	1512.69'	0°38'00"	N 86°56'15" E	16.72'	8.36'
C6	117.47'	233.82'	28°47'04"	N 69°47'47" E	116.24'	60.00'
C7	56.29'	249.49'	13°14'36"	N 51°46'31" E	56.16'	28.27'
C8	24.86'	683.11'	2°05'07"	N 37°38'08" E	24.86'	12.43'
C9	4.10'	13.86'	16°55'50"	N 38°25'41" W	4.08'	2.06'
C10	8.16'	79.27'	5°53'51"	S 63°14'40" E	8.16'	4.08'
C11	26.11'	25.00'	59°50'51"	N 83°58'13" E	24.94'	14.39'
C12	381.46'	714.22'	30°36'04"	N 08°46'25" E	376.94'	195.40'
C13	47.96'	32.50'	84°33'26"	N 44°41'23" W	43.73'	29.55'
C14	103.39'	91.84'	64°29'43"	N 5,30°13" W	98.01'	57.94'
C15	62.65'	126.00'	28°29'16"	S 36°04'46" E	62.01'	31.99'
C16	39.53'	215.00'	10°32'03"	S 55°35'26" E	39.47'	19.82'



LEGEND

BLOCK L & M PROPERTY LINES

NOTES

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT SUBDIVISION PLAT SUB #2023-00003 NOT YET RECORDED .
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED SOIL AND/OR GROUNDWATER CONTAMINATION PRESENT FOR BLOCKS L AND M.

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 _____

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CLAYTON C. TOCK
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EXISTING CONDITIONS
WEST END
BLOCK L&M - CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= 2' DATE: OCT. 2023

SHEET 04A OF 10

FILE No. SP-13141

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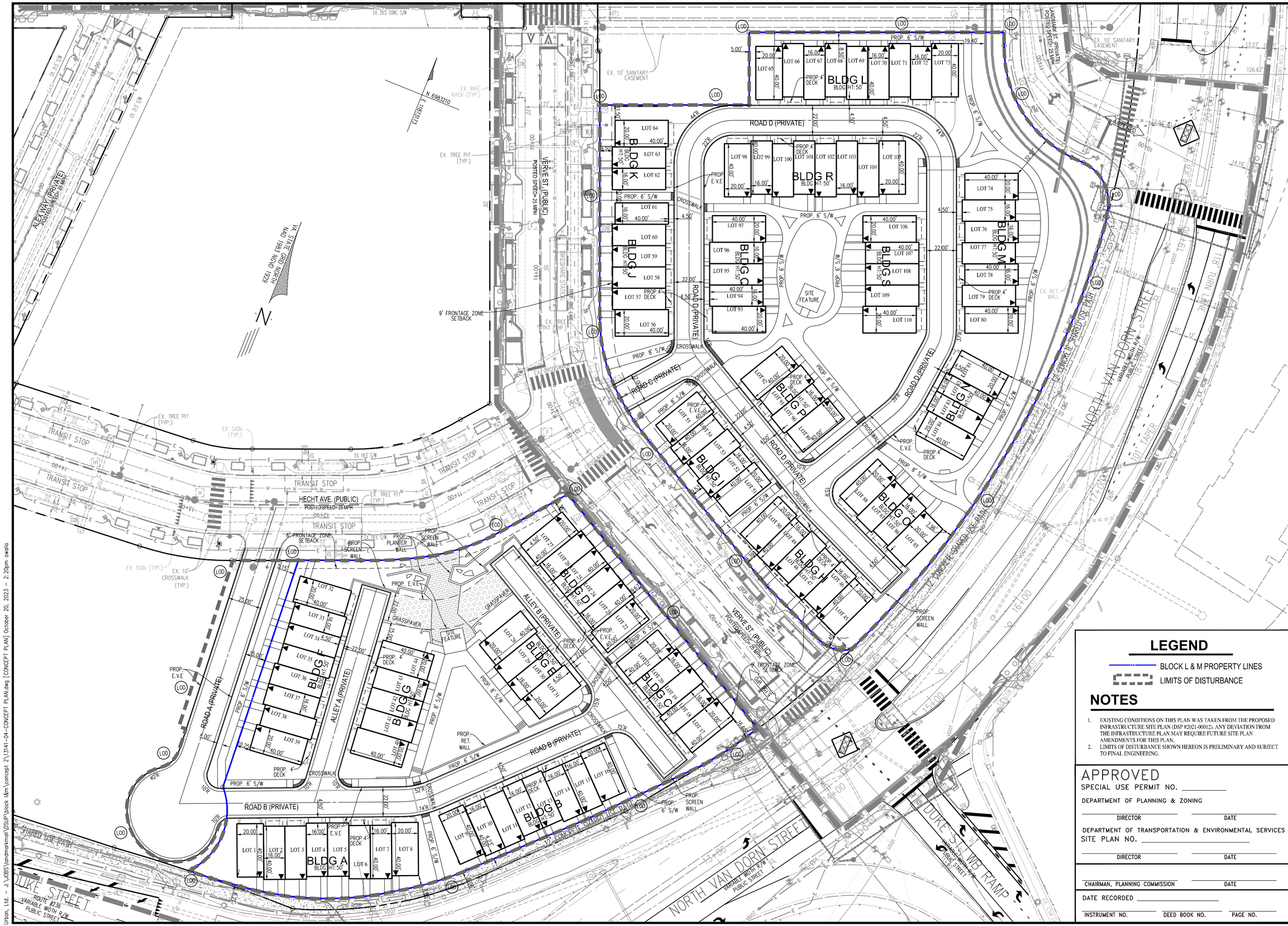

LEGEND

BLOCK L & M PROPERTY LINES

LIMITS OF DISTURBANCE

NOTES

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. LIMITS OF DISTURBANCE SHOWN HEREON IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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CONCEPT PLAN

WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=N/A DATE: OCT. 2023

SHEET 05 OF 10

FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-04-CONCEPT PLAN.dwg [CONCEPT PLAN] October 20, 2023 - 2:20pm awalia

STORMWATER/OUTFALL NARRATIVE

THE SUBJECT SITE IS A PART OF THE LANDMARK MASTER SWM PLAN.

OVERALL, THE EXISTING TOPOGRAPHY OF THE PARCEL HAS TWO DISTINCT OUTFALLS, RESULTING IN TWO STUDY POINTS. STUDY POINT #1 OUTFALLS TO THE NORTHEAST CORNER OF THE PROPERTY. STUDY POINT #2 OUTFALLS TO THE EAST OF THE SITE, IMMEDIATELY NORTH OF THE DUKE STREET RAMP CONNECTION TO VAN DORN STREET. A TOTAL DRAINAGE AREA OF 32.86 ACRES DRAINS TO STUDY POINT 1, WHEREAS A TOTAL OF 31.94 ACRES DRAINS TO STUDY POINT 2.

SPECIFIC TO THE SUBJECT SITE, BLOCK L&M STORM SYSTEM DRAINS TO VAULT #3 THEN DISCHARGE TO AN EXISTING CHANNEL LOCATED ON THE SOUTHEAST SIDE OF THE LANDMARK DEVELOPMENT. STORMWATER MANAGEMENT IS TO BE PROVIDED IN VAULT 3 WHICH IS LOCATED BETWEEN BLOCKS I AND M AND HAS A TOTAL DRAINAGE AREA OF 20.73 ACRES WHICH ENCOMPASSES BLOCKS D, J, L, M AND PART OF THE INOVA SITE. IN ACCORDANCE WITH THE ARTICLE XIII SECTION 13-109 OF THE ALEXANDRIA ZONING ORDINANCE, AND UTILIZING THE VIRGINIA RUNOFF REDUCTION METHODOLOGY, THE TREATMENT VOLUME IS REDUCED VIA THE UNDERGROUND SWM FACILITY.

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

$Qdev \leq I.F. * (Qpre * RVpre)/RVdev$

AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. AS SHOWN IN THE FLOW SUMMARY TABLE ON THIS SHEET. THE PROPOSED FLOW TO THE STUDY POINTS ARE LESS THAN THE ALLOWABLE RUNOFF.

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

URBAN LTD.
CLAYTON C. TOCK, P.E., PRINCIPLE

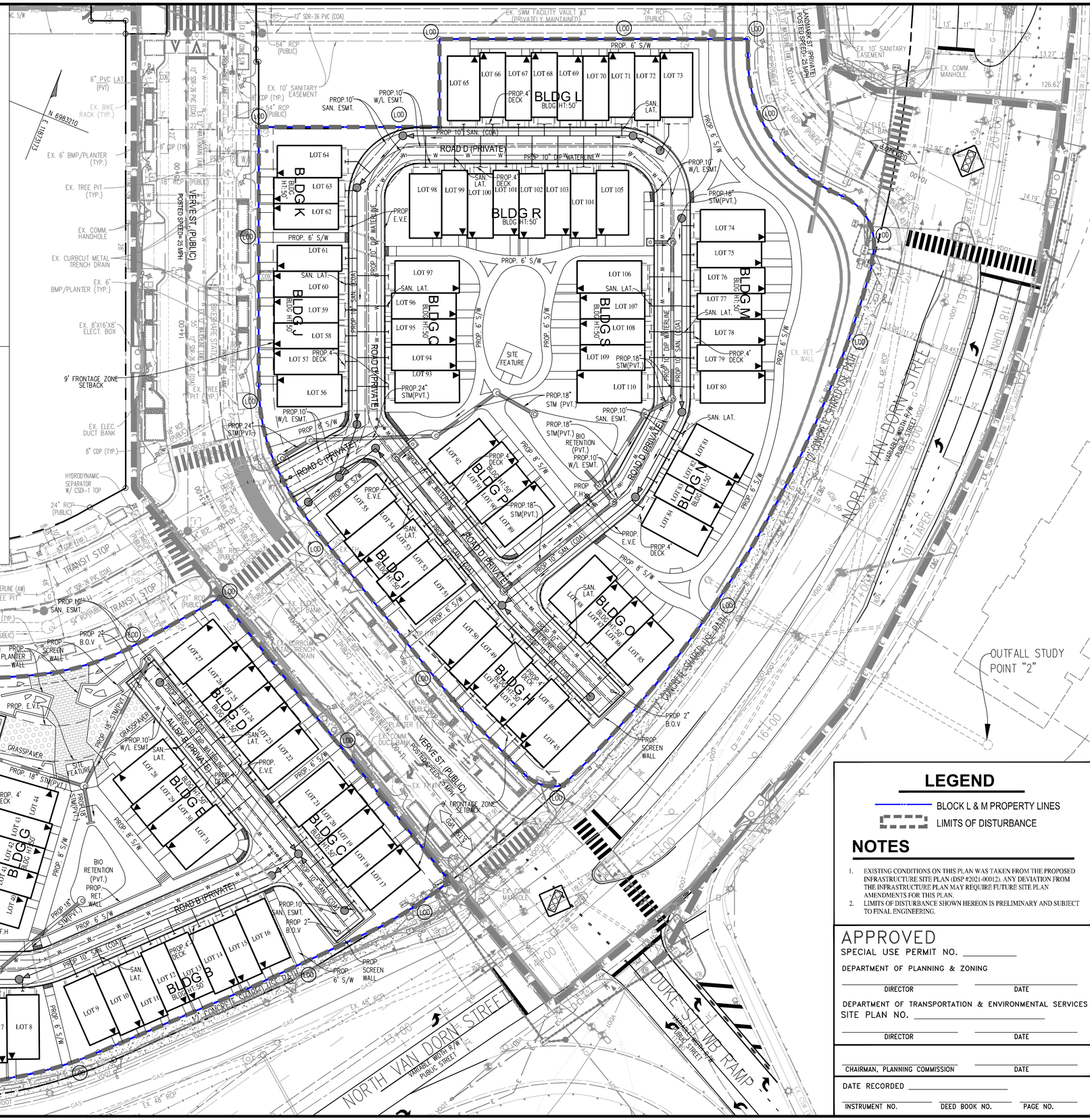
BMP NARRATIVE

STORMWATER BEST MANAGEMENT PRACTICE FOR THE SUBJECT SITE IS BEING PROVIDED IN ACCORDANCE WITH VA DEQ AND CITY OF ALEXANDRIA STANDARDS BY USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) TO MEET THE WATER QUALITY CRITERIA. THE PROPOSED DEVELOPMENT CONSTRUCTS A RESIDENTIAL DEVELOPMENT CONSISTING OF 110 TOWNHOMES. THE SUBJECT SITE BMP SYSTEM DRAINS TO THE EXISTING STORM SYSTEM, THEN DRAINS TO THE EXISTING CHANNEL WHICH DISCHARGES INTO THE HOLMES RUN WATERSHED WHERE THE RECEIVING BODY OF WATER IS HOLMES RUN. AN OUTFALL ANALYSIS FOR THE OVERALL DEVELOPMENT WILL BE PROVIDED AT TIME OF PRELIMINARY SITE PLAN,

THE PHOSPHOROUS LOAD REDUCTION REQUIRED BY THE VRRM WILL BE SATISFIED WITH THE ANTICIPATED UTILIZATION OF STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITIES IN CONFORMANCE WITH THE STORMWATER BMP CLEARINGHOUSE WEBSITE. THE ANTICIPATED BMP FACILITIES PROPOSED ARE:

- BIORETENTION – BIORETENTION FACILITY (LEVEL 2)
- BIORETENTION – BIORETENTION FACILITY (LEVEL 2)

BASED ON THE SUBJECT SITE'S PROPOSED LAND COVER, AND THE OVERALL SITE ANALYSIS AS OUTLINED IN THE MASTER SWM PLAN (SWM#2021-00017) THE TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED TO BE REMOVED IS 2.22 LB/YR FOR BLOCK L, AND 2.00 LB/YR FOR BLOCK M. THE TOTAL PHOSPHOROUS LOAD REDUCTION ACHIEVED AND ACCOMPANYING CALCULATIONS SHALL BE DEMONSTRATED AT TIME OF PRELIMINARY SITE PLAN..



LEGEND

BLOCK L & M PROPERTY LINES

LIMITS OF DISTURBANCE

NOTES

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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CLAYTON C. TOCK
Lic. No. 036790
10/20/2023
PROFESSIONAL ENGINEER

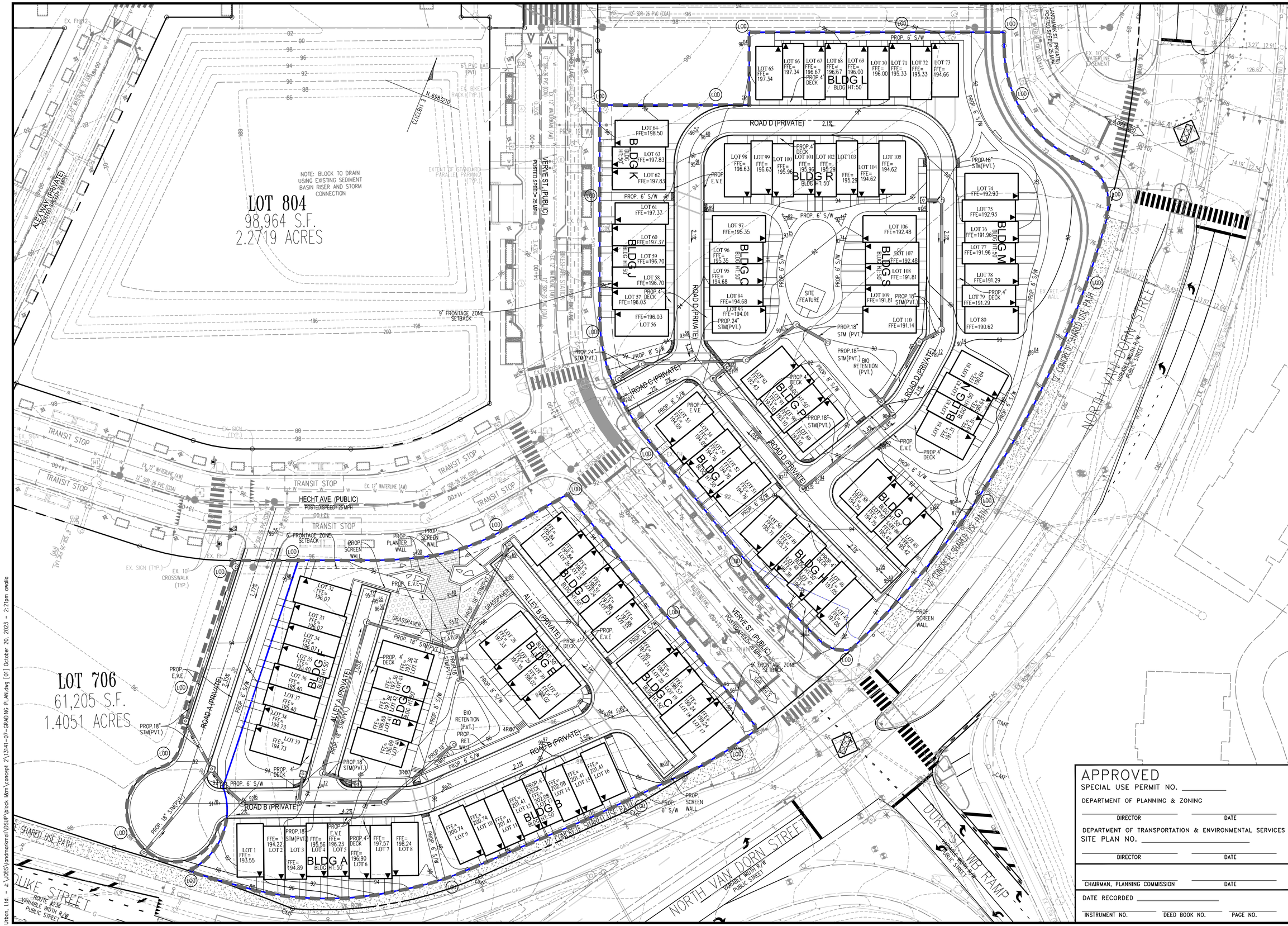
UTILITY PLAN
WEST END
BLOCK L&M - CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: OCT. 2023

SHEET 06 OF 10

FILE No. SP-13141

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-09-UTILITY PLAN.dwg [UTILITY] October 20, 2023 – 2:21pm owalia



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10/20/2023
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GRADING PLAN
WEST END
BLOCK L&M - CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: OCT. 2023

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SPECIAL USE PERMIT NO. _____
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DIRECTOR DATE
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SHEET 07 OF 10

FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-07-GRADING PLAN.dwg [01] October 20, 2023 - 2:21pm awalio

BLOCK L (LOT 709)
SITE AREA: 88,3862 SF OR 2.04 AC
TP REMOVAL REQUIRED: 1.24 LB/YR (PER SWM MASTER PLAN DSP#2021-00017

TP REMOVAL PROVIDED 1.28 LB/YR
IMPERVIOS AREA TREATED: 0.63 AC OR 20037.6 SF

BLOCK L (LOT 707) BIORETENTION SIZING

BIORETENTION AREA EFECTIVE DEPTH: (FILTER MEDIA DEPTH X 0.25) + (STONE DEPTH X 0.40) + (PONDING DEPTH X 1.0)
(4.0 X 0.25) + (2.0 X 0.4) + (0.5 X 1) = 2.3 FT
BIORETENTION AREA REQUIRED: (1.25 X TREATMENT VOLUME)/EFFECTIVE DEPTH
(1.25 X 2,263 CF)/2.3 FT = 1,229.89 SF

BIORETENTION AREA PROVIDED:1,220 SF

Ex. Bioretention #2 at Mixed-Bioretention #2 (Spec #5)	80	0.18	0.63	0	1,803	453	2,263	50	0.00	1.42	1.29	0.14

BLOCK M (LOT 807)
SITE AREA: 130,369 SF OR 2.81 AC
TP REMOVAL REQUIRED: 2.00 LB/YR (PER SWM MASTER PLAN DSP#2021-00017

TP REMOVAL PROVIDED 2.18 LB/YR
IMPERVIOS AREA TREATED: 1.05 AC OR 45,738 SF

BLOCK M (LOT 707) BIORETENTION SIZING

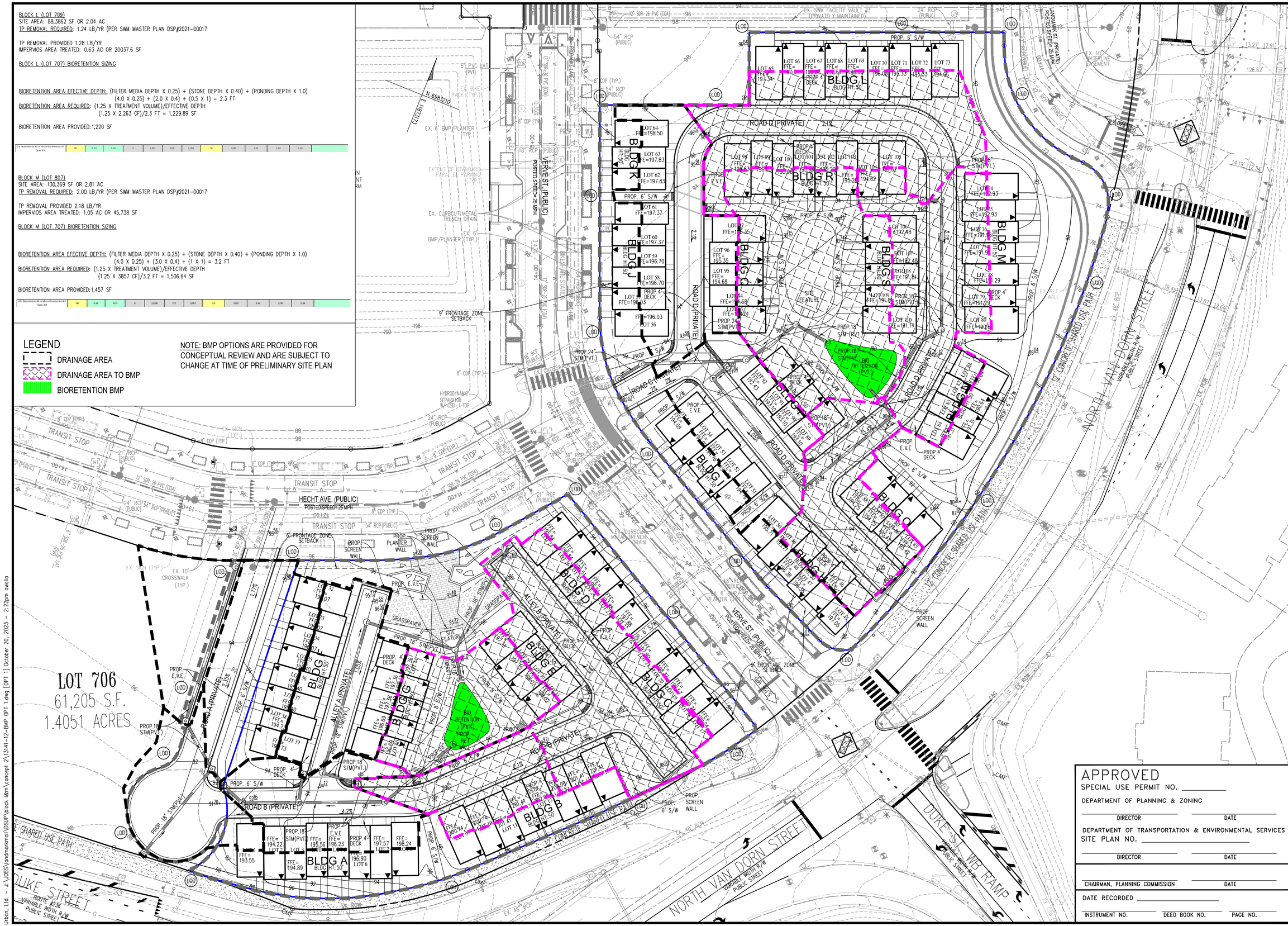
BIORETENTION AREA EFECTIVE DEPTH: (FILTER MEDIA DEPTH X 0.25) + (STONE DEPTH X 0.40) + (PONDING DEPTH X 1.0)
(4.0 X 0.25) + (3.0 X 0.4) + (1 X 1) = 3.2 FT
BIORETENTION AREA REQUIRED: (1.25 X TREATMENT VOLUME)/EFFECTIVE DEPTH
(1.25 X 3857 CF)/3.2 FT = 1,506.64 SF

BIORETENTION AREA PROVIDED:1,457 SF

Ab. Bioretention #2 on Mixed-Bioretention #2 (Spec #5)	80	0.26	1.05	0	3,248	771	3,857	50	0.00	2.42	2.18	0.24

LEGEND
- DRAINAGE AREA
- DRAINAGE AREA TO BMP
- BIORETENTION BMP

NOTE: BMP OPTIONS ARE PROVIDED FOR CONCEPTUAL REVIEW AND ARE SUBJECT TO CHANGE AT TIME OF PRELIMINARY SITE PLAN



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SITE PLAN NO. _____
DIRECTOR DATE
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CLAYTON C. YOCK
Lic. No. 036790
10/20/2023
PROFESSIONAL ENGINEER

BMP PLAN OPTION 1
WEST END
BLOCK L&M - CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: OCT. 2023

SHEET 07A OF 10

FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-12-BMP OPT 1.dwg [OPT 1] October 20, 2023 - 2:22pm owolio

BLOCK L (LOT 709)
SITE AREA: 88,3862 SF OR 2.04 AC
TP REMOVAL REQUIRED: 1.24 LB/YR (PER SWM MASTER PLAN DSP#2021-00017

TP REMOVAL PROVIDED 1.06 LB/YR
IMPERVIOS AREA TREATED: 0.24 AC OR 10454.4 SF

BLOCK L (LOT 707) BIORETENTION SIZING

U.S. Bioretention #1 w/ Mfd Inv Bioretention #2 (Spec #9)	80	0.07	0.24	0	713	179	891	50	0.00	0.10.0	0.50	0.06	14 & MTD--Filtering

BIORETENTION AREA EFFECTIVE DEPTH: (FILTER MEDIA DEPTH X 0.25) + (STONE DEPTH X 0.40) + (PONDING DEPTH X 1.0)
(4.0 X 0.25) + (2.0 X 0.4) + (0.5 X 1) = 2.3 FT
BIORETENTION AREA REQUIRED: (1.25 X TREATMENT VOLUME)/EFFECTIVE DEPTH
(1.25 X 891 CF)/2.3 FT = 484.24 SF

BIORETENTION AREA PROVIDED:559.90 SF

MANUFACTURED FILTERING DEVICE
IMPERVIOUS AREA TREATED: 0.36 AC OR 15681.6 SF

U.S. Manufactured Treatment Device #1 (filtering)	0	0.03	0.36	179	0	1,497	1,497	65	0.06	0.80	0.10	0.30

BLOCK M (LOT 807)
SITE AREA: 130,369 SF OR 2.81 AC
TP REMOVAL REQUIRED: 2.00 LB/YR (PER SWM MASTER PLAN DSP#2021-00017

TP REMOVAL PROVIDED 2.18 LB/YR
IMPERVIOS AREA TREATED: 1.05 AC OR 45,738 SF

BLOCK M (LOT 707) BIORETENTION SIZING

BIORETENTION AREA EFFECTIVE DEPTH: (FILTER MEDIA DEPTH X 0.25) + (STONE DEPTH X 0.40) + (PONDING DEPTH X 1.0)
(4.0 X 0.25) + (3.0 X 0.4) + (1 X 1) = 3.2 FT
BIORETENTION AREA REQUIRED: (1.25 X TREATMENT VOLUME)/EFFECTIVE DEPTH
(1.25 X 3857 CF)/3.2 FT = 1,506.64 SF

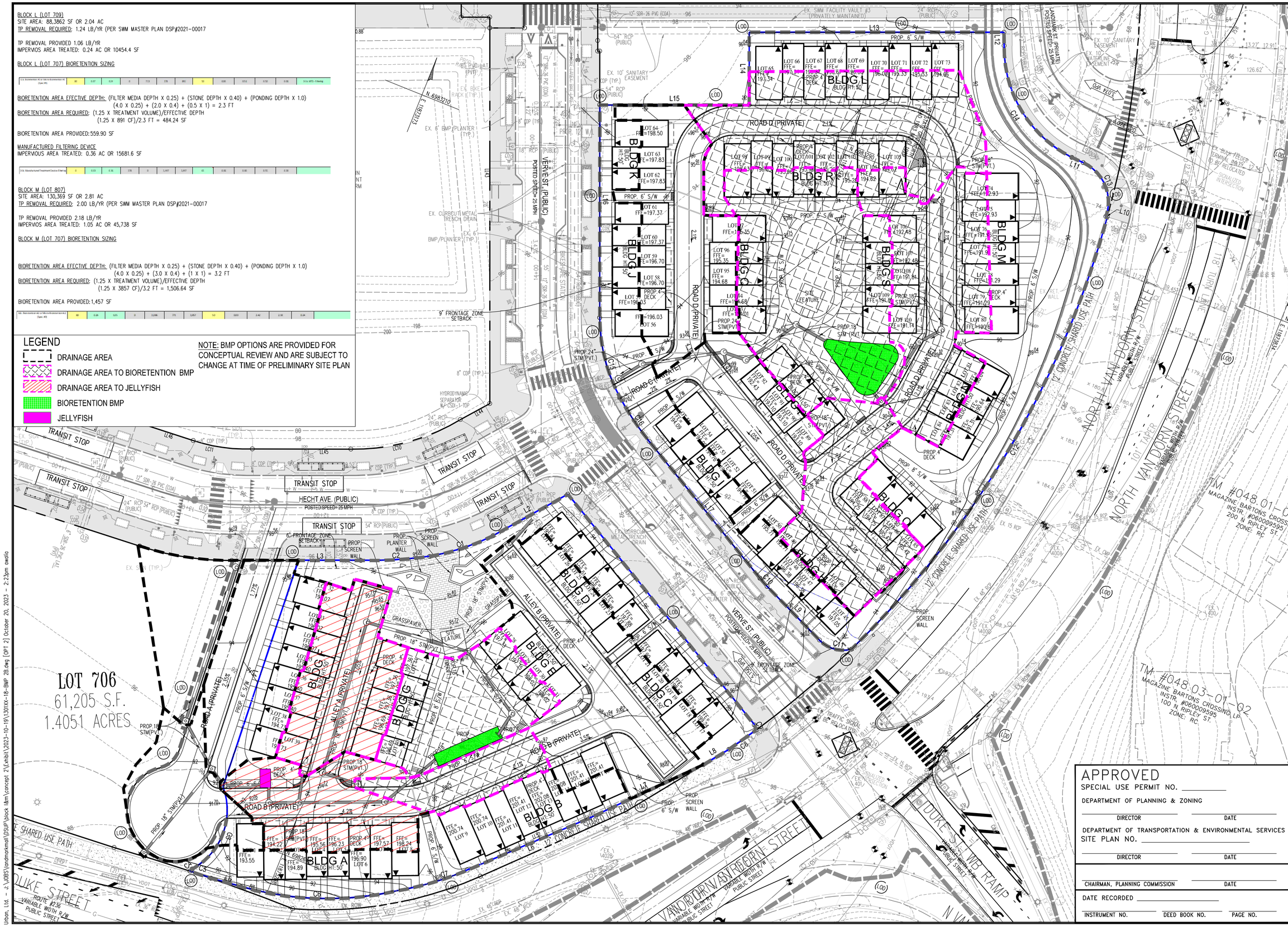
BIORETENTION AREA PROVIDED:1,457 SF

A3: Bioretention #2 w/ Mfd Inv Bioretention #1 (Spec #9)	80	0.26	1.05	0	3,286	771	3,857	50	0.00	2.42	2.30	0.24

LEGEND

- DRAINAGE AREA
- DRAINAGE AREA TO BIORETENTION BMP
- DRAINAGE AREA TO JELLYFISH
- BIORETENTION BMP
- JELLYFISH

NOTE: BMP OPTIONS ARE PROVIDED FOR CONCEPTUAL REVIEW AND ARE SUBJECT TO CHANGE AT TIME OF PRELIMINARY SITE PLAN



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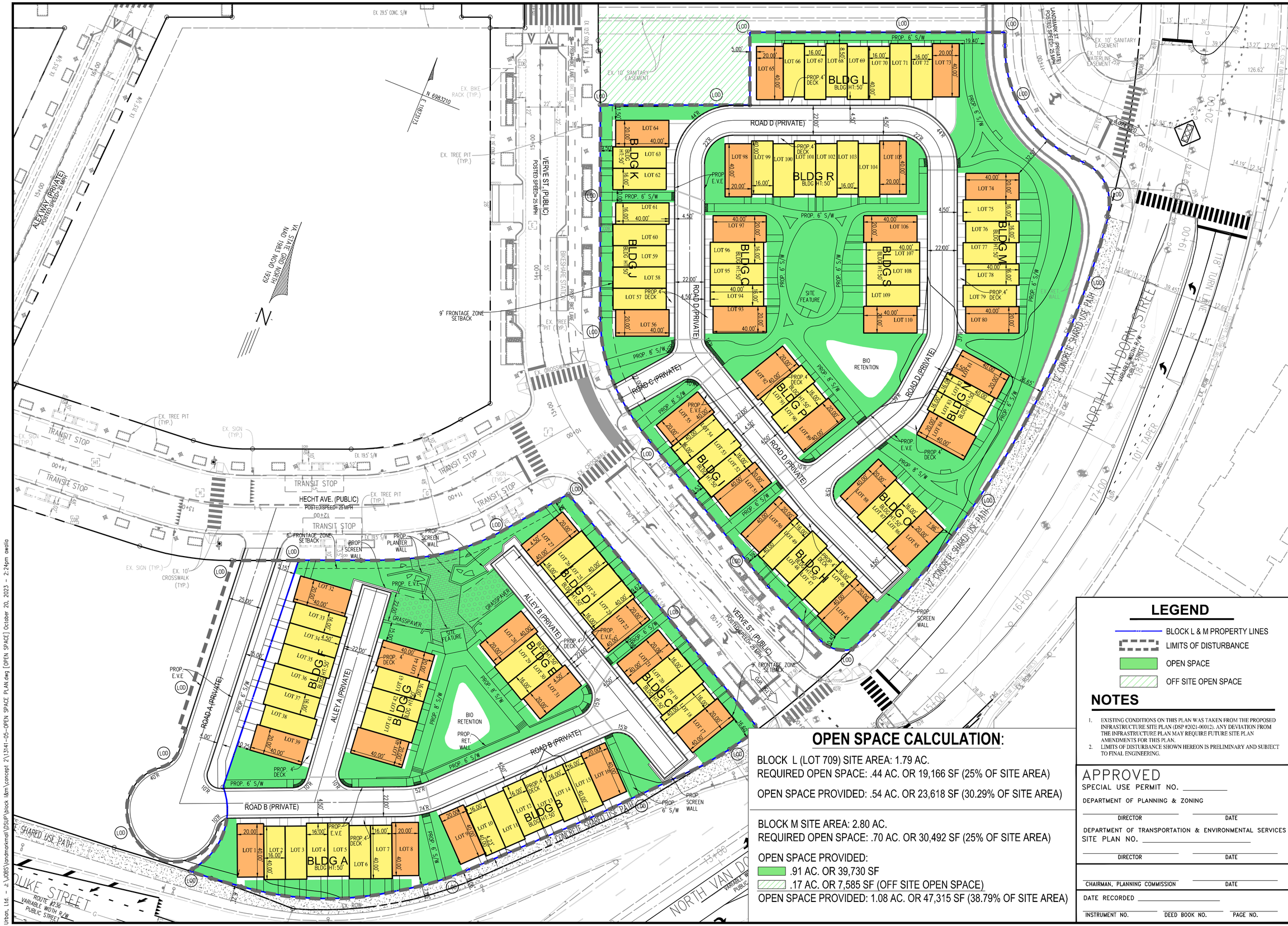
CLAYTON C. TOCK
Lic. No. 036790
10/20/2023
PROFESSIONAL ENGINEER

BMP PLAN OPTION 2
WEST END
BLOCK L&M - CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"= 30' C.I.= 2' DATE: OCT. 2023

SHEET 07B OF 10

FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\Exhibit\2023-10-19\130XX-18-BMP 2B.dwg [OPT 2] October 20, 2023 - 2:23pm owalia



OPEN SPACE CALCULATION:

BLOCK L (LOT 709) SITE AREA: 1.79 AC.
REQUIRED OPEN SPACE: .44 AC. OR 19,166 SF (25% OF SITE AREA)

OPEN SPACE PROVIDED: .54 AC. OR 23,618 SF (30.29% OF SITE AREA)

BLOCK M SITE AREA: 2.80 AC.
REQUIRED OPEN SPACE: .70 AC. OR 30,492 SF (25% OF SITE AREA)

OPEN SPACE PROVIDED:
.91 AC. OR 39,730 SF
.17 AC. OR 7,585 SF (OFF SITE OPEN SPACE)
OPEN SPACE PROVIDED: 1.08 AC. OR 47,315 SF (38.79% OF SITE AREA)

LEGEND

- BLOCK L & M PROPERTY LINES
- LIMITS OF DISTURBANCE
- OPEN SPACE
- OFF SITE OPEN SPACE

NOTES

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
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DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE: 10-20-2023

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COMMONWEALTH OF VIRGINIA
CLAYTON C. YOCK
Lic. No. 036790
10/20/2023
PROFESSIONAL ENGINEER

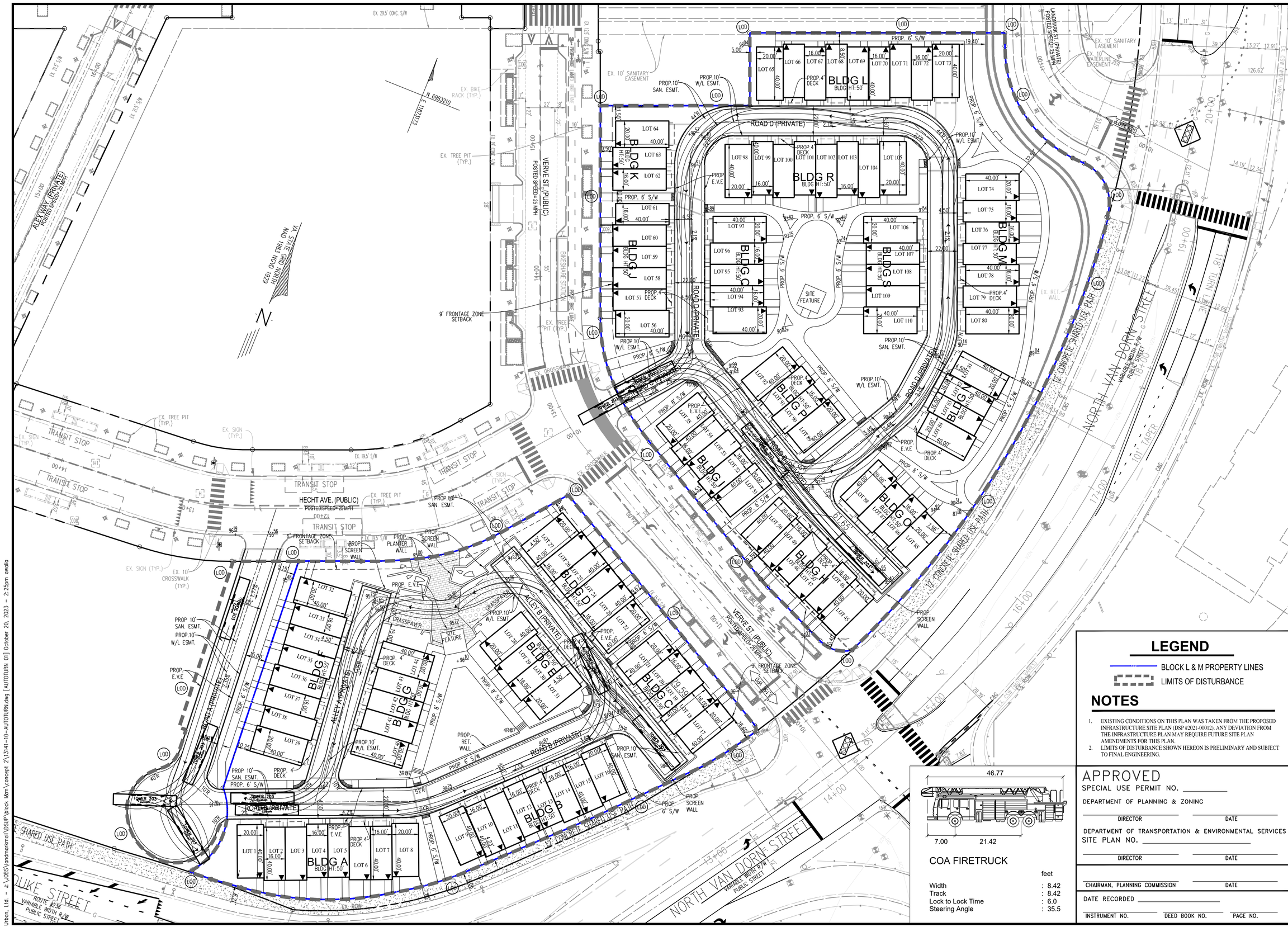
OPEN SPACE PLAN
WEST END
BLOCK L&M - CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=N/A DATE: OCT. 2023

SHEET 08 OF 10

FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-05-OPEN SPACE PLAN.dwg [OPEN SPACE] October 20, 2023 - 2:24pm awalia



LEGEND

BLOCK L & M PROPERTY LINES

LIMITS OF DISTURBANCE

NOTES

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. LIMITS OF DISTURBANCE SHOWN HEREON IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING.

COA FIRETRUCK

	feet
Width	: 8.42
Track	: 8.42
Lock to Lock Time	: 6.0
Steering Angle	: 35.5

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. _____

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PLAN DATE: 10-20-2023

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CLAYTON C. TOCK
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10/20/2023
PROFESSIONAL ENGINEER

AUTOTURN EXHIBIT

WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

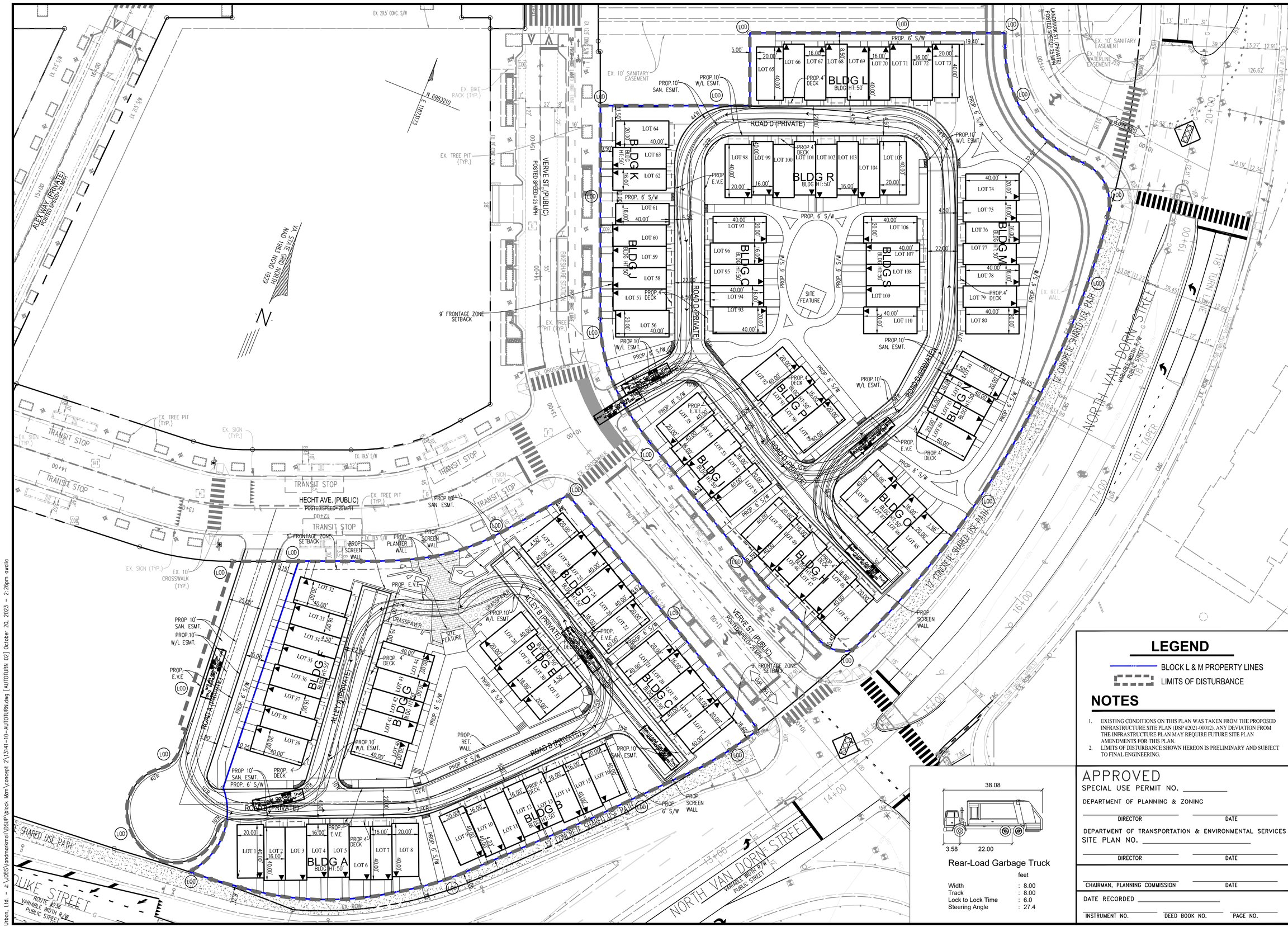
DATE: OCT. 2023

SCALE: 1"=30' C.I.= N/A

SHEET 09 OF 10

FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-10-AUTOTURN.dwg [AUTOTURN 01] October 20, 2023 - 2:25pm owalia



LEGEND

BLOCK L & M PROPERTY LINES

LIMITS OF DISTURBANCE

NOTES

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. LIMITS OF DISTURBANCE SHOWN HEREON IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING.

Rear-Load Garbage Truck

feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

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. _____

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PLAN DATE: 10-20-2023

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CLAYTON C. TOCK
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10/20/2023
PROFESSIONAL ENGINEER

AUTOTURN EXHIBIT

WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

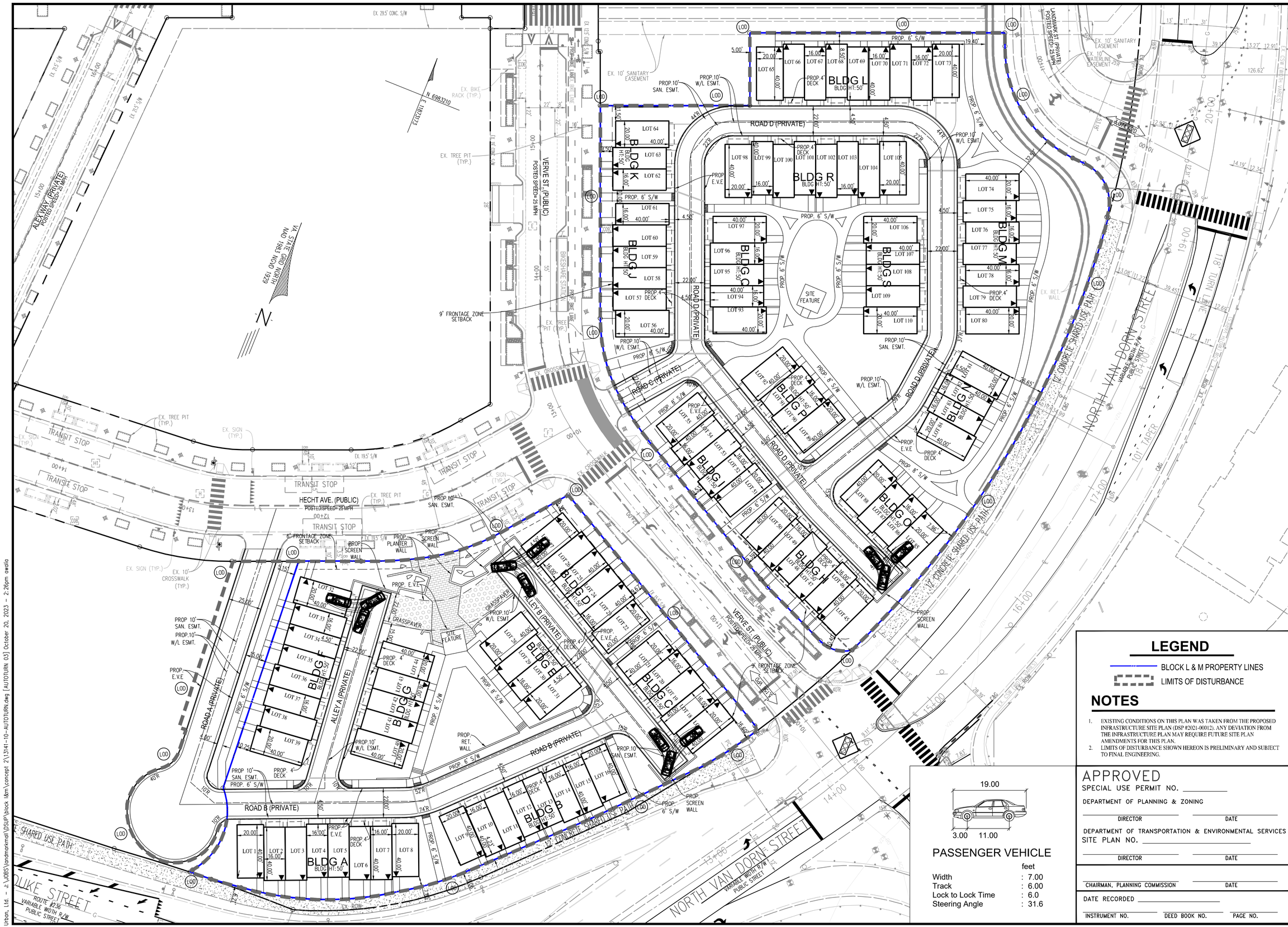
DATE: OCT. 2023

SCALE: 1"=30' C.I.= N/A

SHEET 09A OF 10

FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-10-AUTOTURN.dwg [AUTOTURN 02] October 20, 2023 - 2:26pm awalia



LEGEND

BLOCK L & M PROPERTY LINES

LIMITS OF DISTURBANCE

NOTES

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2. LIMITS OF DISTURBANCE SHOWN HEREON IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING.

19.00

3.00 11.00

PASSENGER VEHICLE

	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 COMMISSION _____ DATE _____

DATE RECORDED _____

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

No.	DATE	DESCRIPTION
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PLAN DATE: 10-20-2023

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CLAYTON C. TOCK
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10/20/2023
PROFESSIONAL ENGINEER

AUTOTURN EXHIBIT

WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

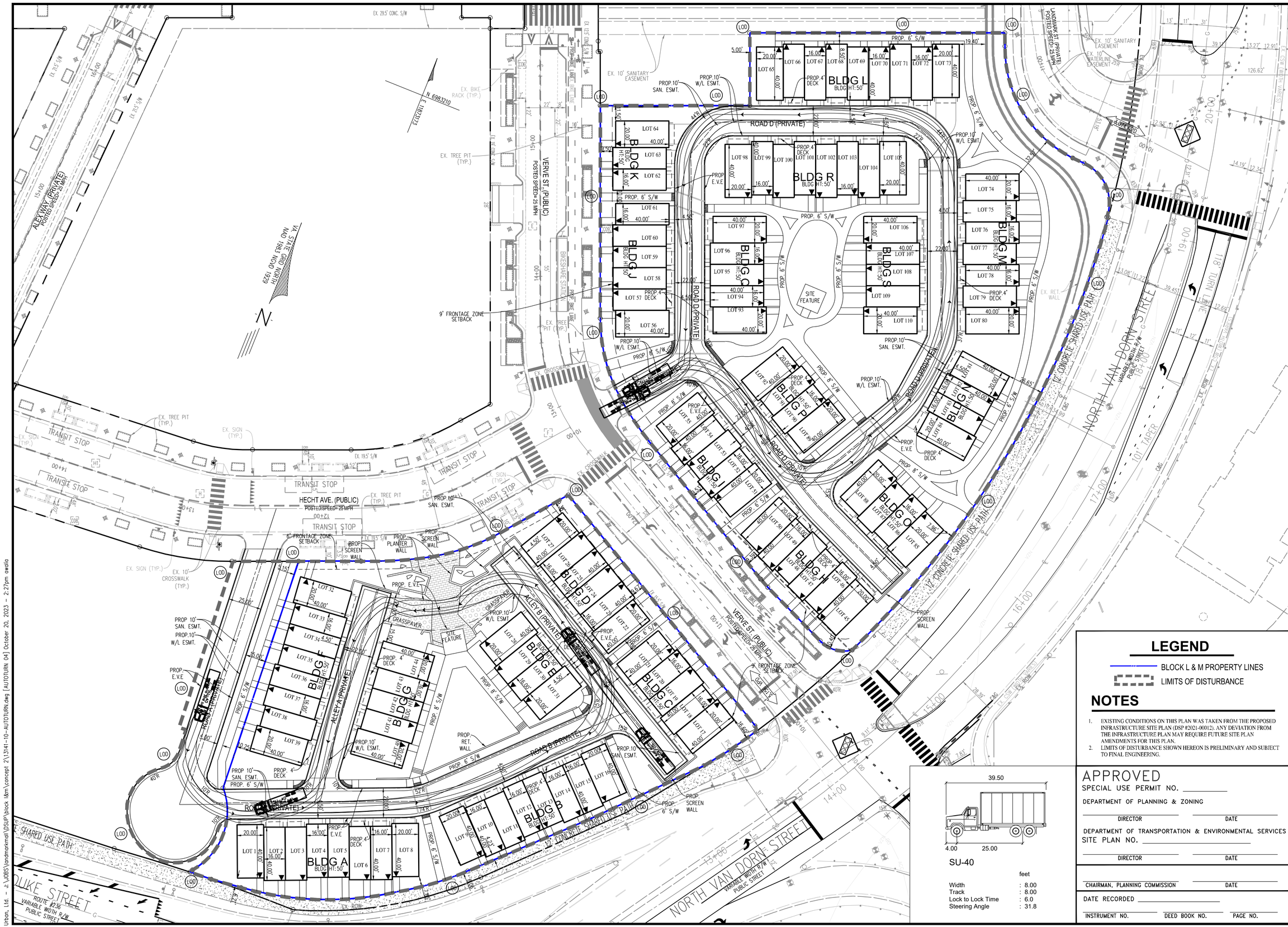
DATE: OCT. 2023

SCALE: 1"=30' C.I.= N/A

SHEET 09B OF 10

FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-10-AUTOTURN.dwg [AUTOTURN 03] October 20, 2023 - 2:26pm awalia



LEGEND

BLOCK L & M PROPERTY LINES

LIMITS OF DISTURBANCE

NOTES

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2. LIMITS OF DISTURBANCE SHOWN HEREON IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING.

39.50

4.00 25.00

SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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 _____

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CLAYTON C. TOCK
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10/20/2023
PROFESSIONAL ENGINEER

AUTOTURN EXHIBIT

WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

DATE: OCT. 2023

SCALE: 1"=30' C.I.= N/A

SHEET 09C OF 10

FILE No. SP-13141

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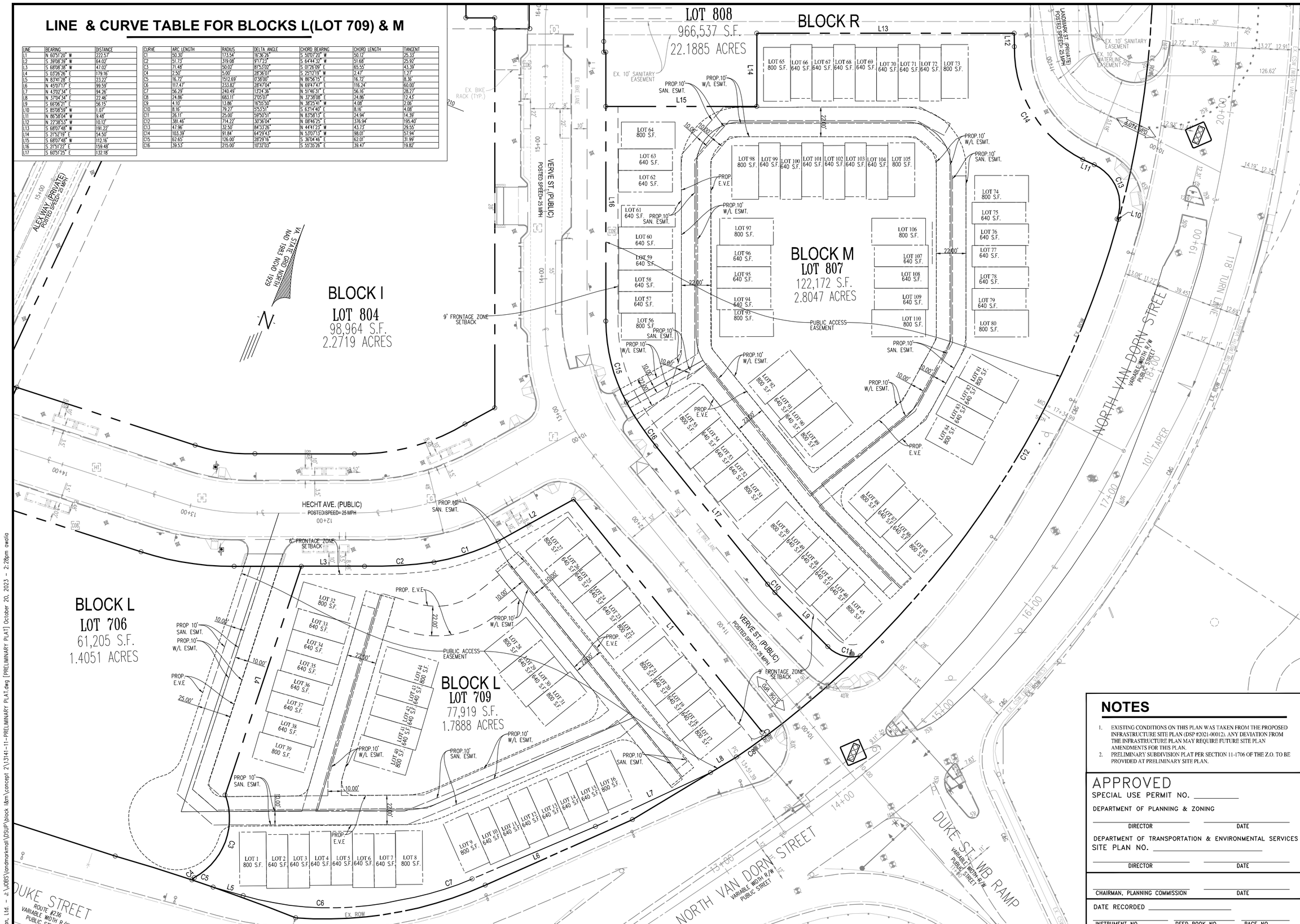
LINE & CURVE TABLE FOR BLOCKS L(LOT 709) & M

LINE	BEARING	DISTANCE
L1	N 60°51'20" W	222.57'
L2	S 39°08'39" W	64.02'
L3	S 68°08'38" W	47.02'
L4	S 03°26'26" E	179.16'
L5	N 83°41'28" E	23.22'
L6	N 45°07'17" E	99.59'
L7	N 43°02'34" E	94.36'
L8	N 37°04'34" E	22.46'
L9	S 66°06'21" E	56.15'
L10	S 85°08'59" W	1.07'
L11	N 86°58'04" W	9.48'
L12	N 22°38'53" W	10.12'
L13	S 68°07'48" W	191.22'
L14	S 21°52'19" E	54.50'
L15	S 68°07'48" W	112.16'
L16	S 21°51'22" E	159.48'
L17	S 60°51'25" E	132.18'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.30'	173.54'	16°36'26"	S 50°07'20" W	50.12'	25.33'
C2	51.73'	319.08'	9°17'23"	S 64°44'32" W	51.68'	25.92'
C3	71.48'	50.00'	81°53'02"	S 01°26'09" E	65.55'	43.39'
C4	2.50'	5.00'	28°36'07"	S 25°12'19" W	2.47'	1.27'
C5	16.72'	1512.69'	0°38'00"	N 86°56'15" E	16.72'	8.36'
C6	117.47'	233.82'	28°47'04"	N 69°47'47" E	116.24'	60.00'
C7	56.29'	240.49'	13°74'36"	N 51°46'31" E	56.16'	28.27'
C8	24.86'	683.11'	2°05'07"	N 37°38'08" E	24.86'	12.43'
C9	4.10'	13.86'	16°55'50"	N 38°25'41" W	4.08'	2.06'
C10	8.16'	79.27'	5°53'51"	S 63°14'40" E	8.16'	4.08'
C11	26.11'	25.00'	59°50'51"	N 83°58'13" E	24.94'	14.39'
C12	381.46'	714.22'	30°36'04"	N 08°46'25" E	376.94'	195.40'
C13	47.96'	32.50'	84°33'26"	N 44°41'23" W	43.73'	29.55'
C14	103.39'	91.84'	64°29'43"	N 53°07'13" W	98.01'	57.94'
C15	62.65'	126.00'	28°29'16"	S 36°04'46" E	62.01'	31.99'
C16	39.53'	215.00'	10°32'03"	S 55°35'26" E	39.47'	19.82'



NOTES

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. PRELIMINARY SUBDIVISION PLAT PER SECTION 11-1706 OF THE Z.O. TO BE PROVIDED AT PRELIMINARY SITE PLAN.

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. _____

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE: 10-20-2023

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CLAYTON C. TOCK
Lic. No. 036790
10/20/2023
PROFESSIONAL ENGINEER

PRELIMINARY PLAT

WEST END
BLOCK L&M - CONCEPT II

CITY OF ALEXANDRIA, VIRGINIA

DATE: OCT. 2023

SCALE: 1"=30'

C.I.= N/A

SHEET 10 OF 10

FILE No. SP-13141

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block l&m\concept 2\13141-11-PRELIMINARY PLAT.dwg [PRELIMINARY PLAT] October 20, 2023 - 2:28pm owolio

BLOCK L - CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	**77,919**
25% CROWN COVER REQUIRED (SF)	**19,480**
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	16,250
Crown Cover from Proposed Shrubs	3,550
TOTAL CROWN COVER PROVIDED (%)	25.4%
TOTAL CROWN COVER PROVIDED (SF)	**19,800**

BLOCK M - CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	**122,172**
25% CROWN COVER REQUIRED (SF)	**30,543**
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	27,000
Crown Cover from Proposed Shrubs	4,690
TOTAL CROWN COVER PROVIDED (%)	25.9%
TOTAL CROWN COVER PROVIDED (SF)	**31,690**

LEGEND

- CAT. IV TREES
- CAT. III TREES
- CAT. II TREES
- CAT. I TREES

BLOCK L - PLANT SCHEDULE

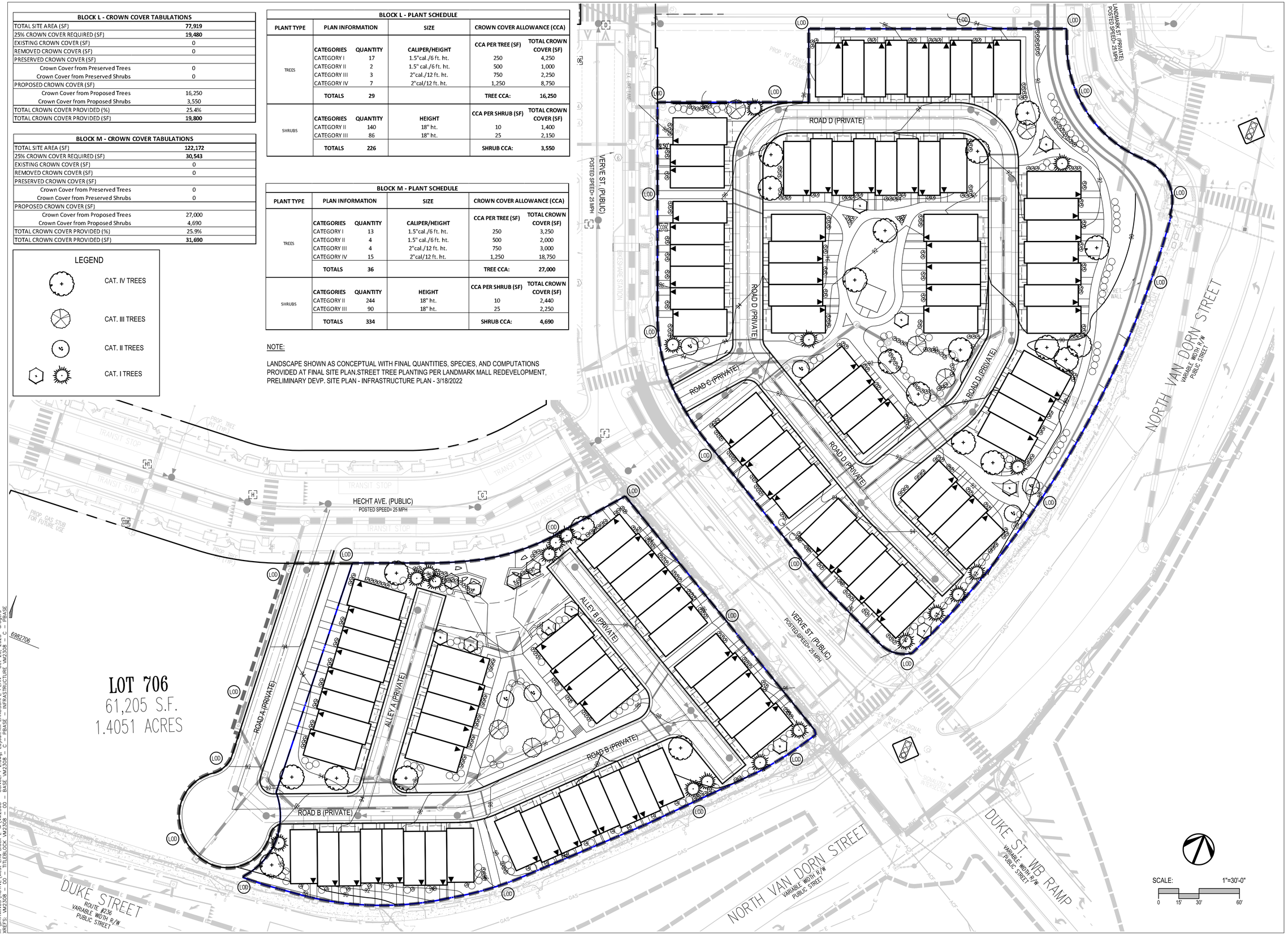
PLANT TYPE	PLAN INFORMATION		SIZE	CROWN COVER ALLOWANCE (CCA)	
TREES	**CATEGORIES**	**QUANTITY**	**CALIPER/HEIGHT**	**CCA PER TREE (SF)**	**TOTAL CROWN COVER (SF)**
	CATEGORY I	17	1.5"cal./6 ft. ht.	250	4,250
	CATEGORY II	2	1.5" cal./6 ft. ht.	500	1,000
	CATEGORY III	3	2"cal./12 ft. ht.	750	2,250
	CATEGORY IV	7	2"cal/12 ft. ht.	1,250	8,750
	TOTALS	**29**		**TREE CCA:**	**16,250**
SHRUBS	**CATEGORIES**	**QUANTITY**	**HEIGHT**	**CCA PER SHRUB (SF)**	**TOTAL CROWN COVER (SF)**
	CATEGORY II	140	18" ht.	10	1,400
	CATEGORY III	86	18" ht.	25	2,150
	TOTALS	**226**		**SHRUB CCA:**	**3,550**

BLOCK M - PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		SIZE	CROWN COVER ALLOWANCE (CCA)	
TREES	**CATEGORIES**	**QUANTITY**	**CALIPER/HEIGHT**	**CCA PER TREE (SF)**	**TOTAL CROWN COVER (SF)**
	CATEGORY I	13	1.5"cal./6 ft. ht.	250	3,250
	CATEGORY II	4	1.5" cal./6 ft. ht.	500	2,000
	CATEGORY III	4	2"cal./12 ft. ht.	750	3,000
	CATEGORY IV	15	2"cal/12 ft. ht.	1,250	18,750
	TOTALS	**36**		**TREE CCA:**	**27,000**
SHRUBS	**CATEGORIES**	**QUANTITY**	**HEIGHT**	**CCA PER SHRUB (SF)**	**TOTAL CROWN COVER (SF)**
	CATEGORY II	244	18" ht.	10	2,440
	CATEGORY III	90	18" ht.	25	2,250
	TOTALS	**334**		**SHRUB CCA:**	**4,690**

NOTE:

LANDSCAPE SHOWN AS CONCEPTUAL WITH FINAL QUANTITIES, SPECIES, AND COMPUTATIONS PROVIDED AT FINAL SITE PLAN.STREET TREE PLANTING PER LANDMARK MALL REDEVELOPMENT, PRELIMINARY DEVP. SITE PLAN - INFRASTRUCTURE PLAN - 3/18/2022



4080 LAFAYETTE CENTER DRIVE
SUITE 330
CHANTILLY, VA 20151

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OF WESTEND, LLC
9900 MAIN STREET, SUITE 500
FAIRFAX, VA 22031

SEAL

COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
10/20/23
LANDSCAPE ARCHITECT

LANDSCAPE PLAN

WEST END - BLOCK L&M CONCEPT 2

CITY OF ALEXANDRIA, VA

REVISION / ISSUANCE

NO.	DATE	DESCRIPTION
1	10.20.23	CONCEPT 2 SUBMISSION

J2 PROJECT NO.
VM2308

PLAN DATE
10.20.2023

SCALE
1"=30'

SHEET NUMBER
L1.00

CONCEPT 2

X:\DRAWINGS\ACTIVE\West End Block L-M\VM2308 – CONCEPT 2.dwg, Lynch\XK LANDSCAPE PLAN, Oct 20, 2023 ar:ryan
XREFS: VM2308 – 00 TITLEBLOCK VM2308 – 00 – BASE VM2308_ C – PBASE _INFRASTRUCTURE VM2308 – C – PBASE

BLOCK L - ENTRY PLAZA

SCALE: 1" = 10'-0"

SCALE: 1"=15'-0"

0 7.5' 15' 30'

BLOCK M - CENTRAL AMENITY

SCALE: 1" = 10'-0"

SCALE: 1"=15'-0"

0 7.5' 15' 30'

NOTES:

1. LANDSCAPE CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND REPRESENT POTENTIAL DESIGN CHARACTER AND LIKENESS.
2. PRECEDENT IMAGES SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY AND DEPICT GENERAL DESIGN INTENT, POTENTIAL DESIGN CHARACTER, AND LIKENESS.

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FAIRFAX, VA 22031

SEAL

COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
10/20/23
LANDSCAPE ARCHITECT

ILLUSTRATIVE LANDSCAPE PLAN ENLARGEMENTS

WEST END - BLOCK L&M CONCEPT 2

CITY OF ALEXANDRIA, VA

REVISION / ISSUANCE

NO.	DATE	DESCRIPTION
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J2 PROJECT NO.
VM2308

PLAN DATE
10.20.2023

SCALE
1"=30'

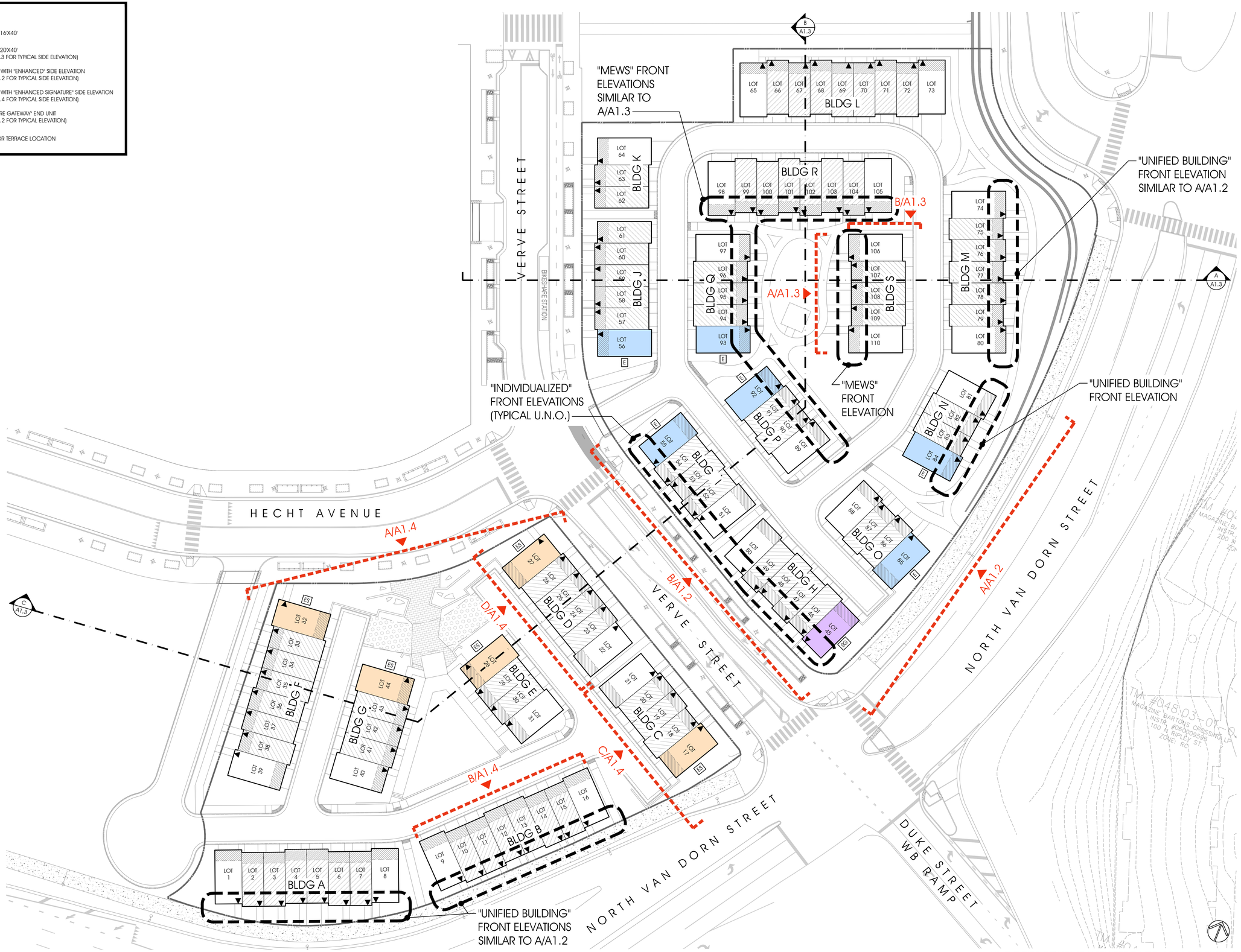
SHEET NUMBER
L1.10

CONCEPT 2

X:\DRAWINGS\ACTIVE\West End Block L-M\VM2308 - CONCEPT 2.dwg, Layout:XX LANDSCAPE PLAN (2) Oct 20, 2023 crogers
XREFS: VM2308 - 00 - TITLEBLOCK VM2308 - 00 - BASE VM2308 - C - PBASE INFRASTRUCTURE VM2308 - C - PBASE

KEY

- TYP. UNIT 16'X40'
- TYP. UNIT 20'X40' (SEE B/A1.3 FOR TYPICAL SIDE ELEVATION)
- E — END UNIT WITH "ENHANCED" SIDE ELEVATION (SEE A/A1.2 FOR TYPICAL SIDE ELEVATION)
- ES — END UNIT WITH "ENHANCED SIGNATURE" SIDE ELEVATION (SEE A/A1.4 FOR TYPICAL SIDE ELEVATION)
- SG — "SIGNATURE GATEWAY" END UNIT (SEE A/A1.2 FOR TYPICAL ELEVATION)
- 4TH FLOOR TERRACE LOCATION



UNIT TYPES SCHEME WITH TERRACE ARRANGEMENT

1/32"=1'-0"

RUST | ORLING ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

T - 703.836.3205
F - 703.548.4779
admin@rustorling.com
www.rustorling.com

West End Townhomes

Blocks L & M
Alexandria, VA

23.003

REVISIONS

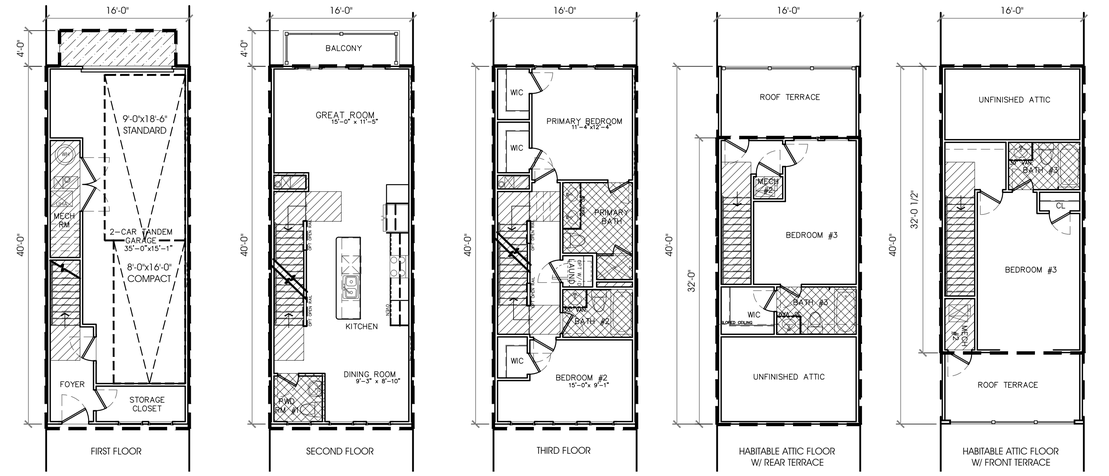
DATE	DESCRIPTION

CONCEPT II
10.20.23

SITE PLAN & STATISTICS

SHEET NO.

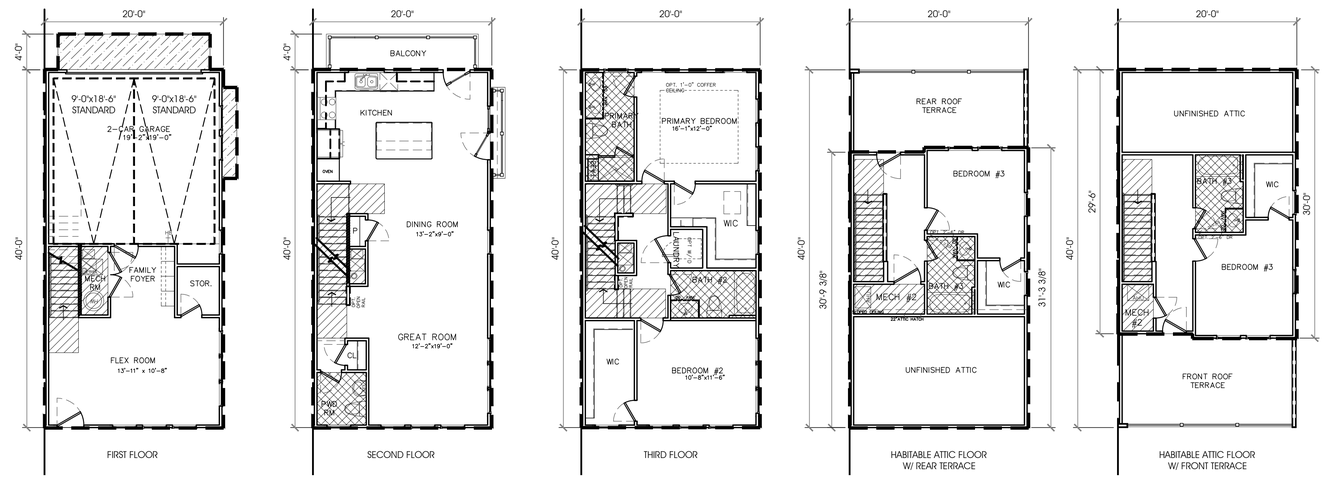
A1.0



C

16 FT UNIT- TYPICAL FLOOR PLANS

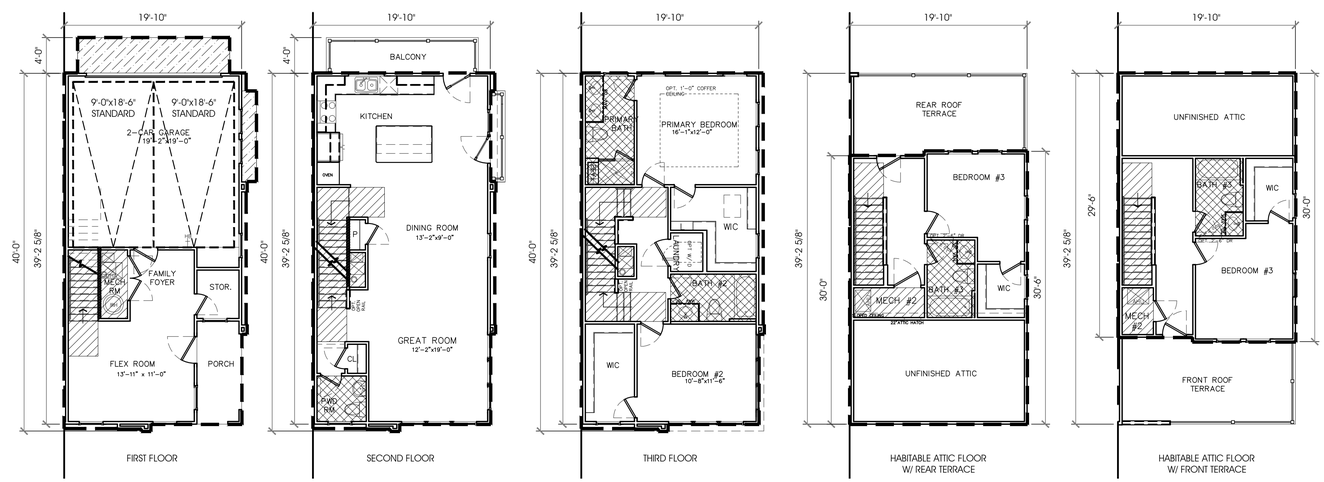
1/8"=1'-0"



B

20 FT UNIT- TYPICAL FLOOR PLANS

1/8"=1'-0"



A

20 FT SIGNATURE UNIT - TYPICAL FLOOR PLANS

1/8"=1'-0"

	UNIT TYPE	QTY	GSF	DEDUCTIONS (POSSIBLE)	DEDUCTIONS (TAKEN)	FLOOR AREA	SUBTOTAL
BLOCK L	20X40 UNITS (TYP.)	12	3,118	561	-	3,118	37,416 SF
	20X40 UNITS (SIGNATURE)	2	3,078	557	-	3,078	6,156 SF
	16X40 UNITS	30	2,511	526	-	2,511	75,330 SF
	BLOCK L TOTAL	44					118,902 SF
						SITE AREA	77,919 SF
						FAR PERMITTED	3.33
						FAR PROVIDED	1.53

	UNIT TYPE	QTY	GSF	DEDUCTIONS POSSIBLE (1)	DEDUCTIONS TAKEN	FLOOR AREA	SUBTOTAL
BLOCK M	20X40 UNITS (TYP.)	17	3,118	477	-	3,118	53,006 SF
	20X40 UNITS (SIGNATURE)	5	3,078	473	-	3,078	15,390 SF
	16X40 UNITS	44	2,511	475	-	2,511	110,484 SF
	TOTAL	66					178,880 SF
						SITE AREA	122,178 SF
						FAR PERMITTED	1.64
						FAR PROVIDED	1.46

BLOCK L + M	110 UNITS	TOTAL FLOOR AREA	297,782 SF

NOTE: EXTERIOR MATERIALS AND LOCATION OF TOP FLOOR TERRACE CAN AFFECT GSF AND/OR POSSIBLE FLOOR AREA DEDUCTIONS. THESE CALCULATIONS ASSUME THE "WORST CASE SCENARIO" PER UNIT.

FLOOR AREA KEY:

GROSS FLOOR AREA

AREAS ALLOWED TO BE DEDUCTED FROM GROSS SQ. FT. TO DETERMINE FAR:

- STAIRWAYS
- MECH. SPACES
- BATHROOMS (DEDUCT 50 SQ.FT. MAX. PER BATHROOM)
- SPACE UNDER OPEN BALCONIES AND SIMILAR STRUCTURES PROJECTING FROM A FLOOR ABOVE THE 1ST FLOOR UP TO A MAX. DEPTH OF 8 FEET

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ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

T - 703.836.3205
F - 703.548.4779
admin@rustorling.com
www.rustorling.com

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Alexandria, VA

23.003

REVISIONS

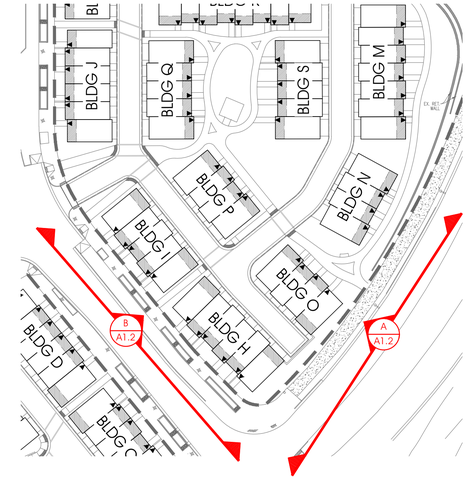
DATE	DESCRIPTION

CONCEPT II
10.20.23

FLOOR PLANS & FAR CALCS

SHEET NO.

A1.1



BUILDING I

"INDIVIDUALIZED" FRONT ELEVATIONS

BUILDING H

"INDIVIDUALIZED" FRONT ELEVATIONS

B

VERVE STREET ELEVATION (BUILDINGS I & H FRONT ELEVATION)

3/32"=1'-0"

BUILDING H

"SIGNATURE GATEWAY" SIDE ELEVATION

BUILDING O

"ENHANCED" SIDE ELEVATION

BUILDING N

"UNIFIED BUILDING" FRONT ELEVATION

A

NORTH VAN DORN STREET ELEVATION (BUILDINGS H&O SIDE ELEVATIONS & BUILDING N FRONT ELEVATION)

3/32"=1'-0"

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BLOCK M
EXTERIOR
ELEVATIONS

SHEET NO.

A1.2

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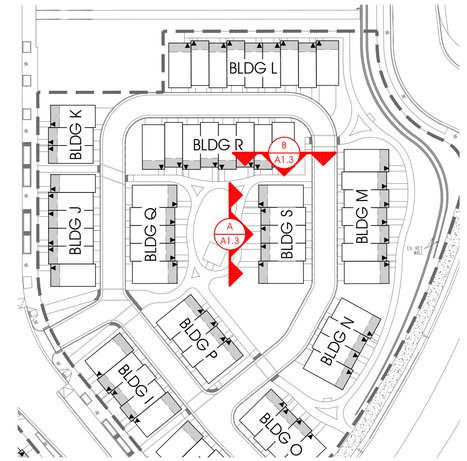

B BUILDING S SIDE ELEVATION
3/32"=1'-0"

A BUILDING S "MEWS" FRONT ELEVATION
3/32"=1'-0"

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22314

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BLOCK M
EXTERIOR
ELEVATIONS

SHEET NO.

A1.3

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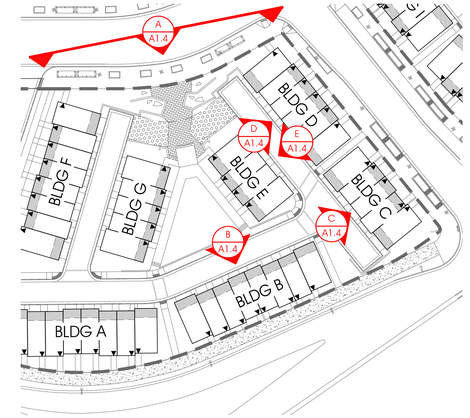
E — BUILDING E REAR ELEVATION
3/32"=1'-0"

D — BUILDING D REAR ELEVATION
3/32"=1'-0"



C — BUILDING C REAR ELEVATION
3/32"=1'-0"

B — BUILDING B REAR ELEVATION
3/32"=1'-0"

A — HECHT AVENUE ELEVATION (BUILDINGS D, E, G, F "ENHANCED SIGNATURE" SIDE ELEVATIONS)
3/32"=1'-0"

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ALEXANDRIA, VA
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F - 703.548.4779
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BLOCK L
EXTERIOR
ELEVATIONS

SHEET NO.
A1.4

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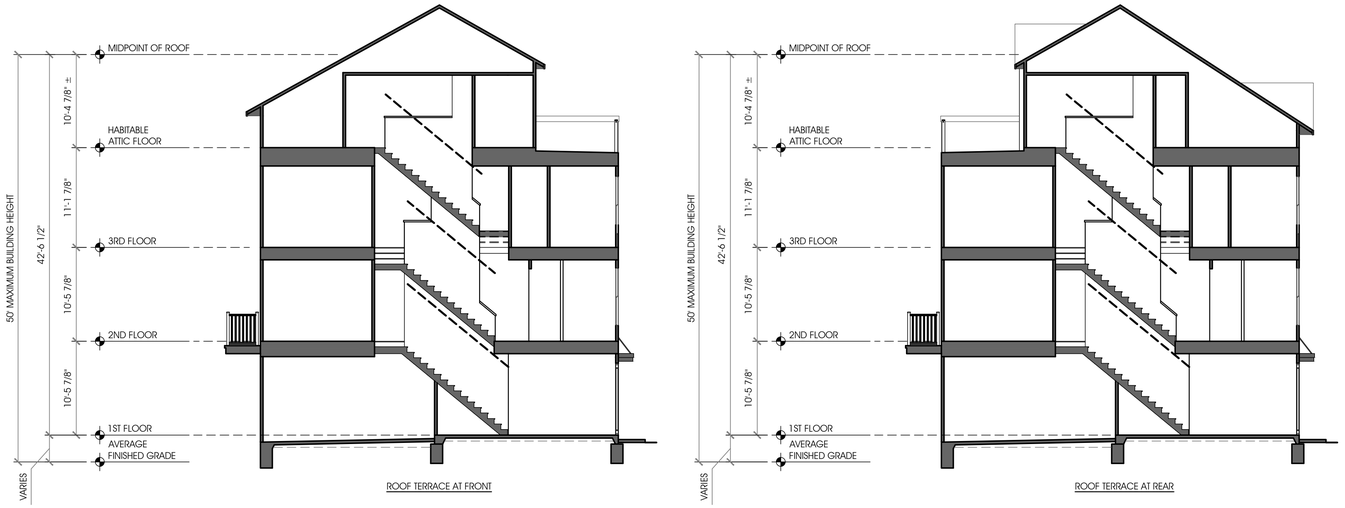
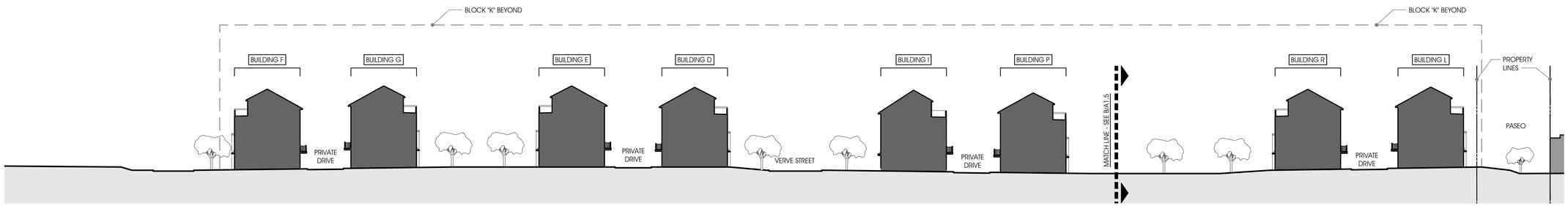


D

TYPICAL 20' UNIT BUILDING SECTION (16' UNIT SIMILAR)

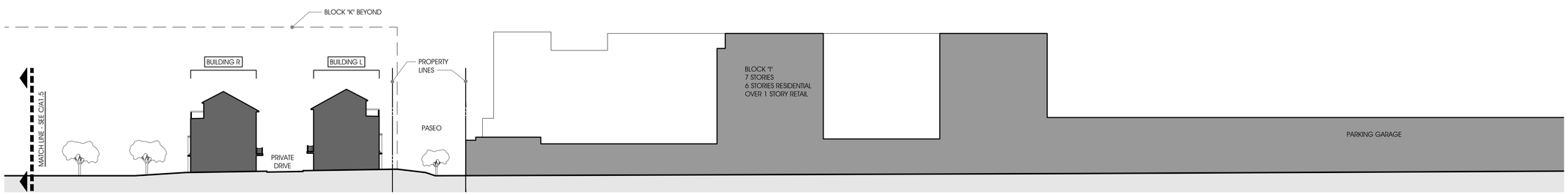
1/8"=1'-0"



C

SITE SECTION

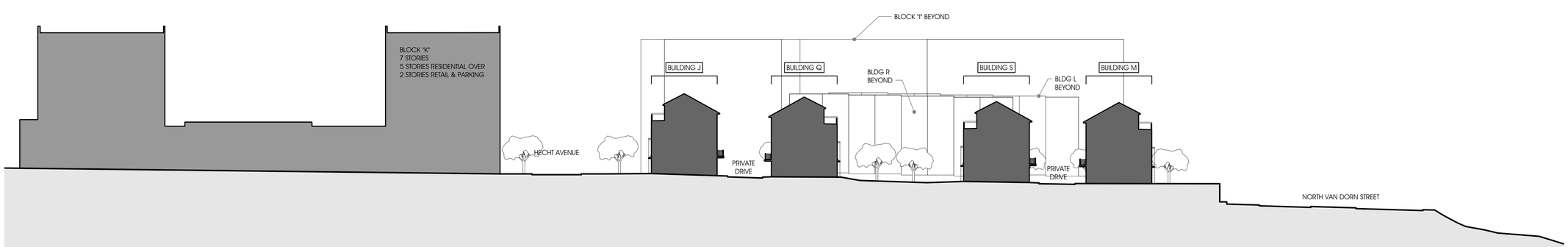
1/32"=1'-0"



B

SITE SECTION

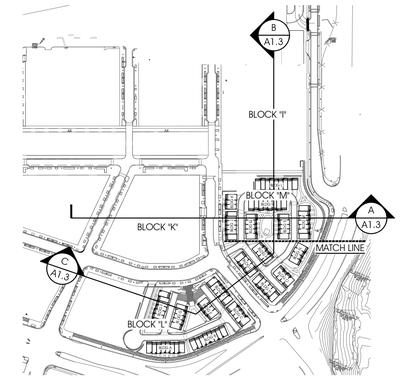
1/32"=1'-0"



A

SITE SECTION

1/32"=1'-0"



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SECTIONS

SHEET NO.

A1.5

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