

ZONING TA	BULATIONS		AREA TA	BULATIC	DNS		
ON-SITE LOCATIONS/ADDRESSES:			AREA	ACRES	SQUAR	EFEET	
065.01-04-12	500 NORTH UNION STRI	EET, ALEXANDRIA, VA	TOTAL EXISTING SITE AREA	5.37 AC	234,10	0 SF	
065.01-04-13	501 NORTH UNION STRI	FT ALEXANDRIA VA	TOTAL PROPOSED SITE AREA	5.37 AC	234,10	0 SF	
TOTAL ON-SITE AREA:	144,628 SF; 3.32 AC		TOTAL AREA OF TAX PARCEL:		43,52	1 SF	
ZONE:	W-1 (WATERFRONT MIX	ED USE ZONE)	065.01-04-12		,.		
OPEN SPACE	REQUIRED	PROVIDED	065.01-04-13: PARCEL A	+/9 AC			
	300 SF AT-GRADE OPEN SPACE PER UNIT 73 UNITS*300 SF =	//,6/0 SF	065.01-04-13: PARCEL B-1	.112 AC	4,873		
EXISTING USE (EAST BUILDING):	21,900 SF	ROOFTOP: 20,643 SF	065.01-04-13: PARCEL B-2	.111 AC	4,844	SF	
PROPOSED USE (EAST BUILDING):	VACANT RESIDENTIAL/RESTAUR		065.01-04-13: PARCEL C	.222 AC	9,690	SF	
EXISTING USE (WEST BUILDING):	WAREHOUSE		065.01-04-13: PARCEL D	.896 AC	39,05	0 SF	
PROPOSED USE (WEST BUILDING):	RESIDENTIAL/RESTAUR		TOTAL IMPERVIOUS AREA	5.37 AC	234,10	0 SF	
	REOIDENTREACEOTRON		TOTAL DISTURBED AREA	5.37 AC	234,10		
LOT FRONTAGE (EAST BUILDING):	352 FT				,		
LOT FRONTAGE (WEST BUILDING):	316 FT		BUILDING COD	E ANAL	/SIS (E	EAST BU	ILDING
,,			BUILDING CODE:		VIRGINIA U	NIFORM STATEWI	DE BUILDING (
MAXIMUM HEIGHT PERMITTED (EAST BUILDING):	PARCEL D: 45' MAX PER AGREEMENT PARCEL C: 30' MAX PER AGREEMENT		BUILDING P BUILDING S A-2 ASSEME		PRIMARY USE: R-2 RESIDENTIAL SECONDARY USES: IBLY (RESIDENTIAL AMENITIES, RESTAURANT)		
MAXIMUM HEIGHT PERMITTED (WEST BUILDING):	66'				TOPIES APONE CRADE		
HEIGHT PROPOSED (EAST BUILDING):	PARCEL D: 45' MAX PER AGREEMENT PARCEL C: 30' MAX PER				DRIES ABOVE GRADE 1B CONSTRYCTION (FIRE RESISTIVE COMBUSTIBLE)		
	AGREEMENT		D) FULLY SPRINKLERED: YES (SECTI		S (SECTION 903.3.1.1)		
HEIGHT PROPOSED (WEST BUILDING):	66'						
RESIDENTIAL UNITS (EAST BUILDING):	35		BUILDING COD	EANALI	313 (V	VESI BU	ILDING
RESIDENTIAL UNITS (WEST BUILDING):	38		BUILDING CODE: VIRGINIA UNI		NIFORM STATEWI		
BUILDING AREAS:			A) LISE GROUP A-2 ASSEMBL		SECONDARY USES: MBLY (RESIDENTIAL AMENITIES, RESTAURANT) NG GARAGE		
EAST BUILDING:	GROSS FLOOR AREA:	NET FLOOR AREA:				IESS (LEASING OFFICE)	
RETAIL/RESTAURANT:	PARCEL D: 700 SF PARCEL C: 5,000 SF	PARCEL D: 600 SF PARCEL C: 4,000 SF	B) NUMBER OF STORIES		TYPE 1B C	RIES ABOVE GRADE	
RESIDENTIAL:	PARCEL D: 100,941 SF	PARCEL D: 88,120 SF	D) FULLY SPRINKLERED:			DMBUSTIBLE) ECTION 903.3.1.1)	
GARAGE:	PARCEL D: 58,359 SF	PARCEL D: 5,000 SF	D) FOLLT SPRINKLERED.		1E3 (SECT	ION 903.3.1.1)	
EAST BUILDING TOTAL:	PARCEL D: 160,000 SF PARCEL C: 5,000 SF	PARCEL D: 93,720 SF PARCEL C: 4,000 SF	PARKING REQ	JIREMEI	NTS (E	AST BUI	LDING
WEST BUILDING:		-				REQUIRED	PROVIDE
RETAIL/RESTAURANT	13,000 SF	11,000 SF		REG		-	44
RESIDENTIAL	84,000 SF	81,563 SF			PACT	-	7
GARAGE:	40,000 SF	38,000 SF			SSIBLE	-	2
WEST BUILDING TOTAL:	137,000 SF	130,563 SF	RESIDENTIAL		DADING		1
				GARAGE -		-	21
TOTALS				GARAGE - A		-	2
RETAIL/RESTAURANT	18,700 SF	15,600 SF			IAL	69	77
RESIDENTIAL	184,940 SF	169,683 SF	EAST RESTAURANT (1 SPOT/1,000 S	,		4	4
GARAGE:	98,359 SF	43,000 SF	WEST RESTAURANT (1 SPOT/1,000 S	рг)		10	10
BUILDINGS TOTAL:	302,000 SF	228,283 SF	TOTAL			73	91
			ТҮРЕ			UNITS	REQUIRE
	1.5 (PARCEL C) AND 2.4	(PARGEL D)					STALLS
MAX FAR (WEST BUILDING):	3.0		MSNT			15	30
		E)	1 BR			1	1
FAR PROVIDED (EAST BUILDING):	PARCEL D: 2.4 (93,720 S PARCEL C: 0.41		2 BR			1	2
			2 BR+			8	16
FAR PROVIDED (WEST BUILDING):	3.0 (130,563 SF)		3 BR+			10	20

### Trip Generation Summary by Land Use

(With Mode Split Reductions)
------------------------------

Land Use	ITE Land	Quantity	AM Peak Hour			PM Peak Hour			Daily
	Use Code	Quantity	In	Out	Total	In	Out	Total	Total
Residential (Mid Rise)	221	73 du	3 veh/hr	13 veh/hr	16 veh/hr	10 veh/hr	7 veh/hr	17 veh/hr	199 veh
Retail	822	14 ksf	3 veh/hr	2 veh/hr	5 veh/hr	7 veh/hr	6 veh/hr	13 veh/hr	257 veh
Existing Warehouse (Removed)	150	37 ksf	-5 veh/hr	-1 veh/hr	-6 veh/hr	-2 veh/hr	-5 veh/hr	-7 veh/hr	-59 veh
Net New Trips			1 veh/hr	14 veh/hr	15 veh/hr	15 veh/hr	8 veh/hr	23 veh/hr	397 veh

binson Termina ding Calculation					
ung calculation	13 (3/3/2024)				
				_	
			Required	Provided	
	East Building	Residential (Not Required)	Not Required	None	
	East building	Restaurant (1 space per 20,000 sf)	1	None	
	West Building	Residential (Not Required)	Not Required	2	
	west building	Restaurant (1 space per 20,000 sf)	1	2	

IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT K SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE

CIEICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIEY THE PROJECT ENGINEER OF RECORD IN ITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTI FANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND

### **PARKING REQUIREMENTS (WEST BUILDING)**

		REQUIRED	PROVIDED			
	REGULAR	-	39			
RESIDENTIAL	COMPACT	-	26			
RESIDENTIAL	ACCESSIBLE	-	4			
	TOTAL	67	69			
EAST RESTAURANT (1 SPOT/1,000 SF)		4	0			
WEST RESTAURANT (1 SPOT/1,000 SF)         10         0						
TOTAL	77	69**				
	*10 PARKING SPACES PROVIDED IN THE EAST BUILDING					
	**THERE ARE 7	TANDEM SPACES IN	ICLUDED IN TOTAL			
ТҮРЕ		UNITS	REQUIRED STALLS			
1 BR		7	7			
1 BR+		2	2			
2 BR		15	30			
2 BR+		7	14			
2 BR+P		1	2			
3 BR		2	4			
3 BR P		4	8			
TOTAL		38	67			

# DEVELOPMENT PRELIMINARY SITE PLAN — FOR —

## PROPOSED **ROBINSON TERMINAL** NORTH

LOCATION OF SITE 500 & 501 NORTH UNION STREET **CITY OF ALEXANDRIA, VIRGINIA** 



**LOCATION MAP** SCALE: N.T.S. SOURCE: DELORME STREET ATLAS USA 2013

### LANDSCAPE ARCHITECT

LANDDESIGN 200 SOUTH PEYTON STREET ALEXANDRIA, VA 22314 703-549-7784

ARCHITECT MORRIS ADJMI ARCHITECTS 60 BROAD STREET 32ND FLOOR NEW YORK, NY 10004 212-982-2020

**CIVIL ENGINEER** BOHLER DC

1331 PENNSYLVANIA AVENUE, NW, SUITE 1250 N WASHINGTON, DC 20004 202-524-5700

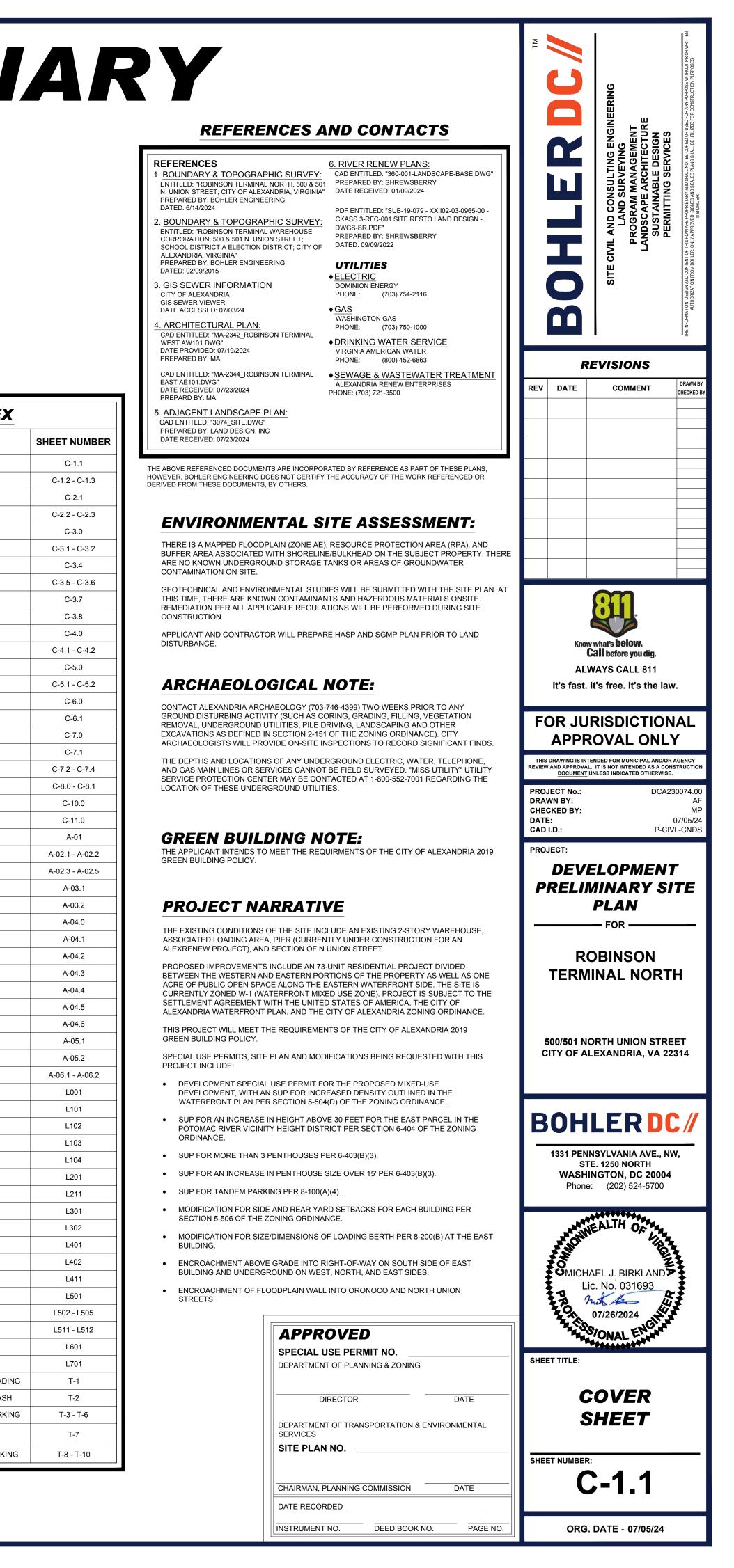
> DEVELOPER ROONEY PROPERTIES, LLC 3330 WASHINGTON BLVD SUITE 220 ARLINGTON, VA 22201 703-204-1400

### PREPARED BY

**BOHLER DC**//

CONTACT: MIKE BIRKLAND, PE

SHEET INDEX
SHEET TITLE
COVER SHEET
GENERAL NOTES
OVERALL EXISTING CONDITIONS/DEMOLITION PLAN
EXISTING CONDITIONS/DEMOLITION PLAN
OVERALL PRELIMINARY SITE PLAN
PRELIMINARY SITE PLAN
OVERALL DIMENSION PLAN
DIMENSION PLAN
OPEN SPACE PLAN
PRELIMINARY SUBDIVISION EXHIBIT
OVERALL GRADING PLAN
GRADING PLAN
OVERALL UTILITY PLAN
UTILITY PLAN
SANITARY OUTFALL ANALYSIS
SEWER SHED PLAN
PRE DEVELOPMENT SWM PLAN
POST DEVELOPMENT SWM PLAN
SWM CALCULATIONS AND DETAILS
SIGHT DISTANCE PROFILES
FIRE SERVICE PLAN
AVERAGE GRADE ELEVATION
PROJECT MASSING AND AREAS
BUILDING 500, TRACK 1 - ZONING AREA
BUILDING 501, TRACK 2 - ZONING AREA
CONTEXT PLAN
PLAN - SITE
PLAN - CELLAR
PLAN - GROUND FLOOR
PLAN - SECOND FLOOR
PLAN - THIRD FLOOR
PLAN - FOURTH FLOOR
PLAN - FIFTH FLOOR & ROOF
PLAN - ROOF
BUILDING 500, TRACT 1 ELEVATIONS
BUILDING 501, TRACT 2 ELEVATIONS
BUILDING 500 & 501 SECTIONS
GENERAL NOTES AND APPREVIATIONS
ILLUSTRATIVE CONCEPT PLAN
SITE PROGRAMMING
REFERENCE PLAN - PRECEDENT IMAGERY
REFERENCE PLAN - SCHEMATIC SECTIONS
MATERIALS PLAN
LIGHTING PLAN
SOIL VOLUME PLAN
LIMITS OF IRRIGATION PLAN
PLANTING PLAN
PLANTING SCHEDULE
PLANTING TABULATIONS AND NOTES
STREETSCAPE SECTIONS
SITE SECTIONS
DETAILS - HARDSCAPE
DETAILS - PLANTING
DETAILS - LIGHTING
TURNING MOVEMENT EXHIBITS - WEST BUILDING LOAD
TURNING MOVEMENT EXHIBITS - WEST BUILDING TRAS
TURNING MOVEMENT EXHIBITS - WEST BUILDING PARK
TURNING MOVEMENT EXHIBITS - EAST BUILDING LOADING/TRASH
TURNING MOVEMENT EXHIBITS - EAST BUILDING PARK



### GENERAL NOTES

- (Rev. 1/2023)
- THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER DC HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL
- NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION.
- HIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS ATTACHMENTS AND ADDENDA TO SAME PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL,
- ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS. ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, ISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS. MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B). PROFESSIONAL OF RECORD AND BOHLER. THEREAFTER. PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH
- ADDITIONAL WORK. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS. FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN (A) THE PLANS AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER. IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
- PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER. HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED. DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
- THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT. STRUCTURES, ETC. WHICH ARE TO REMAIN FITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT. UTILITIES. BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS
- SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES. TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST
- THE CONTRACTOR MUST REPAIR. AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE WIRING CONDUITS AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR

MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE

- START OF CONSTRUCTION THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION. OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING TO THE PROFESSIONAL OF RECORD AND BOHLER ANY DISCREPANCIES THAT MAY OR
- COULD AFFECT THE PUBLIC SAFETY HEALTH OR GENERAL WELFARE, OR PROJECT COST, IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE. IT WILL BE AT THE CONTRACTOR'S OWN RISK AND FURTHER. THE CONTRACTOR MUST INDEMNIFY DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES. COSTS NJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S
- FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND CURRENT CODES, BUILES, STATUTES AND THE LIKE IE THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S
- ION INSURANCE EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILI UMBRELLA COVERAGES ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER AND ITS PAST. PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND LIPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES. AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES. INJURIES, CLAIMS, ACTIONS, PENALTIES EXPENSES PUNITIVE DAMAGES TORT DAMAGES STATUTORY CLAIMS STATUTORY CAUSES OF ACTION LOSSES CAUSES OF ACTION LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL

CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO

- ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS. METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY SOIL EROSION & SEDIMENT CONTROL PLAN NOTES RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER. NOR THE PRESENCE OF BOHLER AND/OR ITS PAST. PRESENT AND FUTURE OWNERS. OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES") RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS METHODS. SEQUENCE, TECHNIQUES, OR PROCEDURES NECESSARY FOR PERFORMING. OVERSEEING. SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH IURISDICTION OVER THE PROJECT AND/OR PROPERTY, BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR AN) RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY. DEFEND PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE
- AS DESCRIBED ABOVE WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT. BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS, CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM C LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST
- OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND FURTHER MUST DEFEND INDEMNIEY PROTECT AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. FOR AND FROM ALL FEES. ATTORNEYS' FEES. DAMAGES. COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH
- FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN: AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE. THE CONTRACTOR IS SOLED Y RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO
- APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR SITE LAYOUT NOTES AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK
- THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO. THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLITITION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE
- ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED OGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER. THE LISE OF THE
- WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES

DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM 2 INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES, THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE

**DEMOLITION NOTES** 

- COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY
- ONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS METHODS. SEQUENCING 5 TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK, ALL MEANS, METHODS, SEQUENCING, ECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
- COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFE SITE THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR
- NEAR TO THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME. TO OR NEAR THE DEMOLITION AREA. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING,
- QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRE PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER. IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO. BY THE PROFESSIONAL OF RECORD AND BY BOHLER. IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS 2.
- FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED. REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. PRIOR TO COMMENCING ANY DEMOLITION. THE CONTRACTOR MUS A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION
- B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED
- LITILITY MARK OUT IN ADVANCE OF ANY EXCAVATION LOCATE AND PROTECT ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS WATER FLECTRIC SANITARY AND STORM SEWER. TELEPHONE. CABLE. FIBER OPTIC CABLE. ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY
- DEMOLITION ACTIVITIES ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S OR BOHLER RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER NITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFE-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED
- PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL. THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER, PROFESSIONAL OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION. MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED
- POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES. THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL STATE AND LOCAL GO
- ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR
- "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO. THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED ABANDONED IN PLACE OR RELOCATED DUE TO DEMOLITION ACTIVITIES THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE
- WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST. IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

(Rev. 4/2023)

- OMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. FROSION CONTROL MEASURES MUST CONFORM TO THE VIRGINIA GUIDELINES FOR URBAN FROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY. IN WRITING.
- INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 4.58 ACRES. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS
- DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST
- MANAGEMENT PRACTICES. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE JNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE
- EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT
- /EGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES MEASURES AND STRUCTURES ADDITIONAL FACILITIES MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY. INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE
- AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION. OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES O PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- GUIDELINES RULES REGULATIONS STANDARDS AND THE LIKE
- RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT
- ACCORDANCE WITH THE DETAILS. UNLESS NOTED CLEARLY OTHERWISE

### **GRADING NOTES**

(Rev. 1/2023)

(Rev. 1/2023)

THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR

RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED

IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR

DEMOLITION ACTIVITIES AND FOURMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE

= CONTRACTOR IS

THE CONTRACTOR MUST EMPTY. CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS. IF ENCOUNTERED

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY

DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS

THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT

THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE

WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN

REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE PROFESSIONAL OF RECORD, BOHLER AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK

THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER. IN WRITING

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL LINSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE

SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIEV THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD

SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING BUT NOT LIMITED TO EXCAVATION BACKEILL AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS. ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR COADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING

PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER IN WRITING OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S) THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS. (Rev. 1/2023)

RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR ACCESSIBILITY DESIGN GUIDELINES

ALL ACCESSIBLE (A K A ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET AT A MINIMUM. THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES. AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN FEFECT WHEN THESE PLANS WERE COMPLETED.

THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROLITES FOR THE SITE. FINISHED SUBFACES ALONG THE ACCESSIBLE ROLITE OF TRAVEL FROM

PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY, UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT

EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH.

VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 112 (8.3%) AND A RISE OF 30-INCHES LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. <u>HAND RAILS</u> ON BOTH SIDES OF THE

RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP. FLARE SIDES SLOPES MUST NOT

EXCEED A SLOPE OF 1:12 (8.3%). DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG. EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER

REFERENCES INCORPORATED BY CODE). WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES. THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOF ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER. IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD

CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF

ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER IN WRITING PRIOR TO POURING CONCRETE THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES

THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES, BACKFILL 4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

### IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE

(Rev. 3/2023)

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES OCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE. AND THE CONTRACTOR MUST INDEPENDENT

VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED

TO GAS WATER ELECTRIC SANITARY AND STORM TELEPHONE CABLE FIBER OPTIC CABLE FTC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION. THE CONTRACTOR MUST FIELD VERIEV THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND LITILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR /ERIFYING LOCATIONS, SIZE, AND MATERIAL OF SAME BASED UPON FINAL ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS

BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS OR WHERE ARCHITECTURAL PLAN LITUITY CONNECTION POINTS DIFFER. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER. IN WRITING, AND PRIOR TO CONSTRUCTION MUST RESOLVE SAME ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE

APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES. THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS

AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY

WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE

RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS. WATER SERVICE MATERIALS BURIAL DEPTH AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT. PRIOR TO COMMENCING CONSTRUCTION. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO

MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

### **OUTSIDE SOURCE NOTES**

(Rev. 11/2023)

ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE WHICH IS INDICATED TO HAVE BEEN PREPARED "BY OTHERS" (HEREIN, "BY OTHERS REPORTS, DOCUMENTS AND DETAILS") HAS BEEN OR WILL BE CREATED, DEVELOPED, PREPARED, PERFORMED, AND ANALYZED BY AN ENTITY OR PARTY OTHER THAN THE "BOHLER" ENTITY INVOLVED WITH THIS PROJECT. THE "BOHLER" ENTITY IS NOT IN ANY WAY RESPONSIBLE FOR THE BY OTHERS REPORTS, THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR DOCUMENTS AND DETAILS EVEN IF/WHERE INCLUDED IN THE "BOHLER" ENTITY'S PLANS, REPORTS, ETC. SAME HAS BEEN INCLUDED ON THIS PLAN FOR THE CONVENIENCE, ONLY, OF THE PROJECT OWNER, DEVELOPERS, CONTRACTORS AND CONSULTANTS AND IN ORDER TO COORDINATE THE "BOHLER" ENTITY'S DESIGN WITH THAT OF "OTHERS". THE "BOHLER" ENTITY HAS ASSUMED, FOR PURPOSES OF THIS PLAN THAT THE BY OTHERS REPORTS DOCUMENTS AND DETAILS ARE CURRENT AND LE APPLICABLE PREPARED IN STRICT ACCORDANCE WITH ALL APPLICABLE COUNTY. STATE, FEDERAL AND OTHER STATUTES, LAWS, RULES, REGULATIONS, ORDINANCES AND THE LIKE. THE "BOHLER" ENTITY SPECIFICALLY DISCLAIMS ANY AND ALL LIABILITY AND RESPONSIBILITY FOR BY OTHERS REPORTS, DOCUMENTS AND DETAILS. THE ENTITY OR PERSON WHO CREATED THE INFORMATION (Rev. 1/2020) CONTAINED IN THE BY OTHERS REPORTS, DOCUMENTS AND DETAILS (EXCLUDING INFORMATION AND/OR DETAILS SOLELY SUPPLIED BY A JURISDICTION AND/OR GOVERNING BODY) AGREES BY PARTICIPATING IN THIS PROJECT, RECEIVING, REVIEWING, USING

AND/OR RELYING UPON THIS DOCUMENT AND/OR BY AGREEING TO THE PROJECT OWNER/DEVELOPER'S CONTRACT DOCUMENTS TO DEFEND. INDEMNIFY. PROTECT AND HOLD HARMLESS THE "BOHLER" ENTITY THAT PREPARED THIS DOCUMENT AND ITS EMPLOYEES FOR ANY AND ALL DAMAGES, INJURIES, COSTS, EXPENSES AND THE LIKE, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, WHICH THE "BOHLER" ENTITY AND/OR ITS EMPLOYEES SUFFER OR INCUR AS A RESULT OF INCLUDING ANY BY OTHERS REPORTS, DOCUMENTS AND DETAILS IN AND ON OR IN THIS PLAN. ANYONE OR ANY ENTITY WHO RECEIVED, RELIES UPON AND/OR PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION. THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND USES THIS PLAN, AGREES TO HOLD THE "BOHLER" ENTITY AND ITS EMPLOYEES HARMLESS FROM ANY CLAIMS, DAMAGES, INJURIES, ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL COSTS AND EXPENSES, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR ANY DAMAGES, INJURIES, COSTS, EXPENSES EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES AND THE LIKE, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, WHICH IT OR THEY SUFFER OR INCUR AS A RESULT OF THE ANY BY OTHERS REPORTS, DOCUMENTS AND DETAILS INCORPORATED IN THE PLAN, AND EXPRESSLY CONFIRMS THAT BY ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON RECEIVING, RELYING UPON AND/OR USING SAME, THE "BOHLER" ENTITY SHALL HAVE NO LIABILITY RELATED TO SAME. WITH UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, RESPECT TO ALL BY OTHERS REPORTS, DOCUMENTS AND DETAILS, CONTRACTOR MUST VERIFY ALL INFORMATION CONTAINED IN THE SCOPE OF ALL PARTIES INVOLVED IN PREPARING THE BY OTHERS REPORTS. DOCUMENTS AND DETAILS PRIOR TO COMMENCING

THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. ANY CONSTRUCTION AND MUST VERIFY THAT THE INFORMATION IS THE LATEST, THE MOST RECENT AND THE MOST CURRENT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE REPORT. DOCUMENT AND DETAIL. REFERENCES ON THIS PLAN TO INFORMATION PREPARED OR CONTAINED IN BY OTHERS REPORTS, DOCUMENTS AND DETAILS DEPICTING AN OFF-SITE AREA WHERE NO DETAIL IS INCLUDED IS A REFERENCE TO AN AREA, ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DETAIL, SPECIFICATION OR DESIGN THAT HAS NOT BEEN DESIGNED OR CONSTRUCTED BY THE "BOHLER" ENTITY AND REGARDING DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT WHICH THE "BOHLER" ENTITY HAS NO CONTROL OVER OR LIABILITY REGARDING, BUT IS ADDED TO THIS PLAN FOR INFORMATIONAL PURPOSES, ONLY,

	<b>BOHLER DC</b>	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION. DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHON AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER. © BOHLER.
	REV DATE		DRAWN BY HECKED BY
	C Alv	what's below. Call before you dig. VAYS CALL 811 It's free. It's the law.	
		RISDICTIONA OVAL ONLY	
	REVIEW AND APPROVAL	ENDED FOR MUNICIPAL AND/OR AG . IT IS NOT INTENDED AS A CONSTF INLESS INDICATED OTHERWISE.	
	PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:	DCA2300 07 P-CIVL-	AF MP 7/05/24
	PRELIN	ELOPMENT MINARY SIT PLAN FOR	
	<b>TERM</b> 500/501 NC	DBINSON INAL NORTH ORTH UNION STREE EXANDRIA, VA 2237	т
	BOHLERDC// 1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700		
APPROVED	Lin Para Pa	AEL J. BIRKLAND c. No. 031693 07/26/2024	
SPECIAL USE PERMIT NO.	_	INERAL	
SITE PLAN NO.         CHAIRMAN, PLANNING COMMISSION         DATE		-1.2	—
DATE RECORDED	ORG	DATE - 07/05/24	

	STANDARD BREVIATIONS	STANDAR	D DRAWING	LEGEND
	OR ENTIRE PLAN SET	LIMIT OF WORK		
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	LIMIT OF WORK LIMIT OF DISTURI SAWCUT LINE		LOW LOD
AC AD	ACRE / ACRES			
ADA	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT	EXISTING NOTE	ONSITE PROPERTY	PROPOSED NOTE
AG	ABOVE GROUND		LINE / R.O.W. LINE	
APPROX			PROPERTY LINE / INTERIOR PARCEL LINE	
ARCH ASPH	ARCHITECTURAL ASPHALT	·	EASEMENT LINE	—  —  —  —  —
ASSF	AREA SUBJECT TO STORMWATER FLOWAGE		SETBACK	
ASSOC	ASSOCIATION		LINE	
BC	BOTTOM OF CURB BASEMENT FLOOR			1
BIO	BIOGARDEN			CURB AND GUTTER
BIT	BITUMINOUS		CONCRETE CURB &	SPILL TRANSITION
BL	BASELINE		GUTTER	DEPRESSED CURB AND GUTTER
BLDG BM	BUILDING BENCH MARK		UTILITY POLE	
BRL	BUILDING RESTRICTION LINE		WITH LIGHT	
BVW	BORDERING VEGETATIVE WETLAND	O	POLE LIGHT	
СВ			TRAFFIC LIGHT	₽¢ŧ
CF CI	CUBIC FEET CURB INLET	0	UTILITY POLE	-
CIT	CHANGE IN TYPE		TYPICAL	6
CL CMP	CENTER LINE CORRUGATED METAL PIPE		LIGHT	
СО	CLEAN OUT	ф. 	LIGHT	©.
CONC CONN	CONCRETE CONNECTION		TYPICAL SIGN	<b></b>
COORD	COORDINATE	X	PARKING COUNTS	X
CPP CY	CORRUGATED PLASTIC PIPE		· · · -	
DEC	DECORATIVE		CONTOUR	190
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	169	LINE	
DET DIA	DETENTION	TC 516.4 OR 516.4	SPOT ELEVATIONS	FF 517.00 TC 516.00 ME 516.00
DMH	DRAINAGE MANHOLE			
DOM	DOMESTIC DEPARTMENT OF	SAN #	SANITARY	(S-100)
DOT	TRANSPORTATION DESIGN POINT		LABEL	A-100
DP DWL	DASHED WHITE LINE		LABEL	A-100
DYL	DOUBLE YELLOW LINE	SL	SANITARY SEWER LATERAL	SL
EG	EXISTING GRADE ELECTRIC	W	UNDERGROUND WATER LINE	W
ELEV	ELEVATION	E	UNDERGROUND ELECTRIC LINE	E
EOR EP / EOP	ENGINEER OF RECORD EDGE OF PAVEMENT	G	UNDERGROUND GAS LINE	G
ES / EOS	EDGE OF SHOULDER		OVERHEAD	OH
EW	END WALL EXISTING		WIRE	
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	Ţ	UNDERGROUND TELEPHONE LINE	T
FES	FLARED END SECTION	C	UNDERGROUND CABLE LINE	c
FF FFE	FINISH / FIRST FLOOR FINISH / FIRST FLOOR	=======================================	STORM SEWER	
FG	ELEVATION FINISH GRADE	S	SANITARY SEWER MAIN	s
FH	FIRE HYDRANT	<u> </u>	HYDRANT	<b>*</b>
FM FO	FORCE MAIN FIBER OPTIC		SANITARY	
G	GRADE	(S)	MANHOLE	(S)
GC GEO	GENERAL CONTRACTOR		STORM MANHOLE	
GF / GFE	GARAGE FLOOR ELEVATION (AT DOOR)	⊗ <sup>WM</sup>	WATER METER	⊗ <sup>WM</sup>
GFA	GROSS FLOOR AREA	WV	WATER VALVE	
GH GL	GRADE HIGH (WALL) GRADE LOW (WALL)		GAS	GV
GRT	GRATE		GAS	
GT GV	GREASE TRAP GATE VALVE		METER	G
GV HDPE	HIGH DENSITY POLYETHYLENE		TYPICAL END SECTION	
HOR	HORIZONTAL HIGH POINT		HEADWALL OR ENDWALL	
HP HW	HEADWALL		GRATE	
ICS		0	CURB	
INF	INFILTRATION INTERSECTION		INLET	
INV		0	OUT	°C/O
LF LOC	LINEAR FOOT	Ē	ELECTRIC MANHOLE	
LOD		$\overline{(})$	TELEPHONE MANHOLE	(D)
LOS	LINE OF SIGHT	EB	ELECTRIC BOX	E
LP	LOW POINT	EP	ELECTRIC	EP
			PEDESTAL	
		<u> </u>	MONITOPING	
			MONITORING WELL	
			TEST PIT	T-#
		×.	BENCHMARK	<b>S</b>
AM			BORING	•
Ì				В-#

### **GEOTECHNICAL REPORT NOTE**

CONTRACTOR IS ADVISED TO REVIEW SEPARATELY PREPARED GEOTECHNICAL REPORTS FOR DESCRIPTION OF SOILS, SUBSURFACE CONDITIONS AND FOUNDATION CRITERIA. THIS GEOTECHNICAL REPORT, PREPARED BY OTHERS, HAS BEEN SEPARATELY SUBMITTED TO THE CITY OF ALEXANDRIA FOR REVIEW.

### SEWER NOTE

THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA. THIS PROJECT WILL DISCHARGE STORMWATER INTO A SEPARATED STORM SYSTEM. SANITARY WILL BE DISCHARGED INTO A COMBINED SEWER SYSTEM. THE SEWER GENERATION FROM THIS SITE IS GREATER THAN 10,000 GPD. A SANITARY OUTFALL LOCATION HAS BEEN SHOWN ON SHEET C6.00.

### **ALEXRENEW NOTES**

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6 ARTICLE B DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE RELATED BY ALEXRENEW PRETREATMENT CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 EXT. 2000

### **EROSION/SEDIMENT CONTROL NOTES**

THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION/SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.

T&ES MUST NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION CERTIFIED RESPONSIBLE LAND DISTURBER IS REQUIRED TO ATTEND PRE-CONSTRUCTION MEETING.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL

TIMES PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE

PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.

ALL DISTURBED AREAS OF THE SITE THAT ARE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.

ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE.

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP 10 MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHER STABILIZED. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES MUST BE EMPLOYED FOR STOCKPILE AREAS.

ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 25% ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL.

TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE(S)

AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND ALL DISTURBED AREAS SHALL BE STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE REMOVED.

### **ARCHAEOLOGICAL NOTES**

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

B. ALL ARCHAEOLOGICAL PRESERVATION MEASURES MUST BE COMPLETED PRIOR TO GROUND DISTURBING ACTIVITIES AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4398.

C. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703) 746-4399 ANY BURIED STRUCTURAL OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

D. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST. E. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL ERECT A HISTORIC MARKER ON THE

PROPERTY ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY. THE MARKER WILL HIGHLIGHT THE HISTORICAL AND ARCHAEOLOGICAL SIGNIFICANCE OF THE PROPERTY.

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

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

### STORMWATER MANAGEMENT NOTES

THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMP(S) ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.

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

### **CITY OF ALEXANDRIA NOTES**

- ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- 703-746-4996
- PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND SATURDAYS FROM 9AM TO 6PM NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND
- AND RECORDS THE FINDS.

SATURDAYS FROM 10AM TO 4PM

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

2. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT

3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH

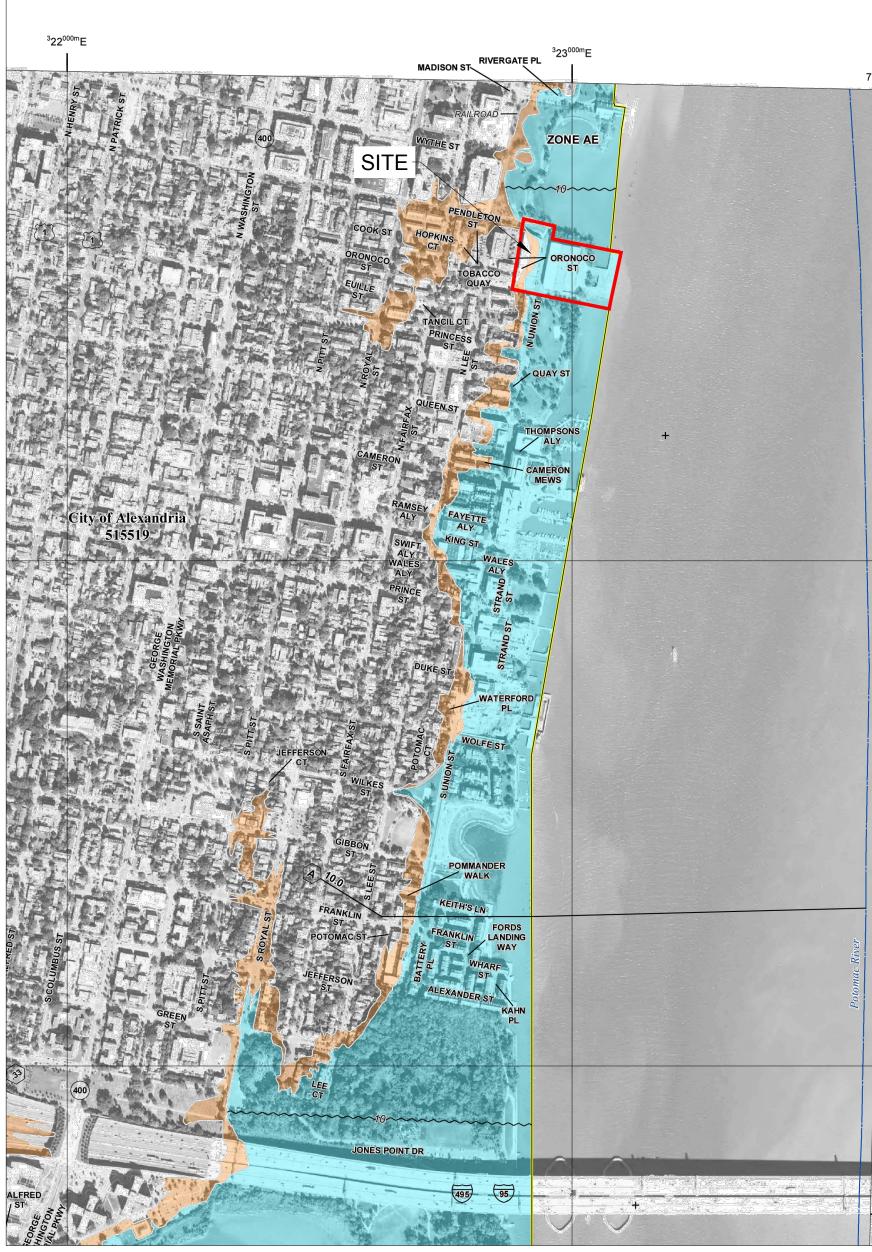
4. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHEOLOGIST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



SOILS MAP SCALE: NOT TO SCALE

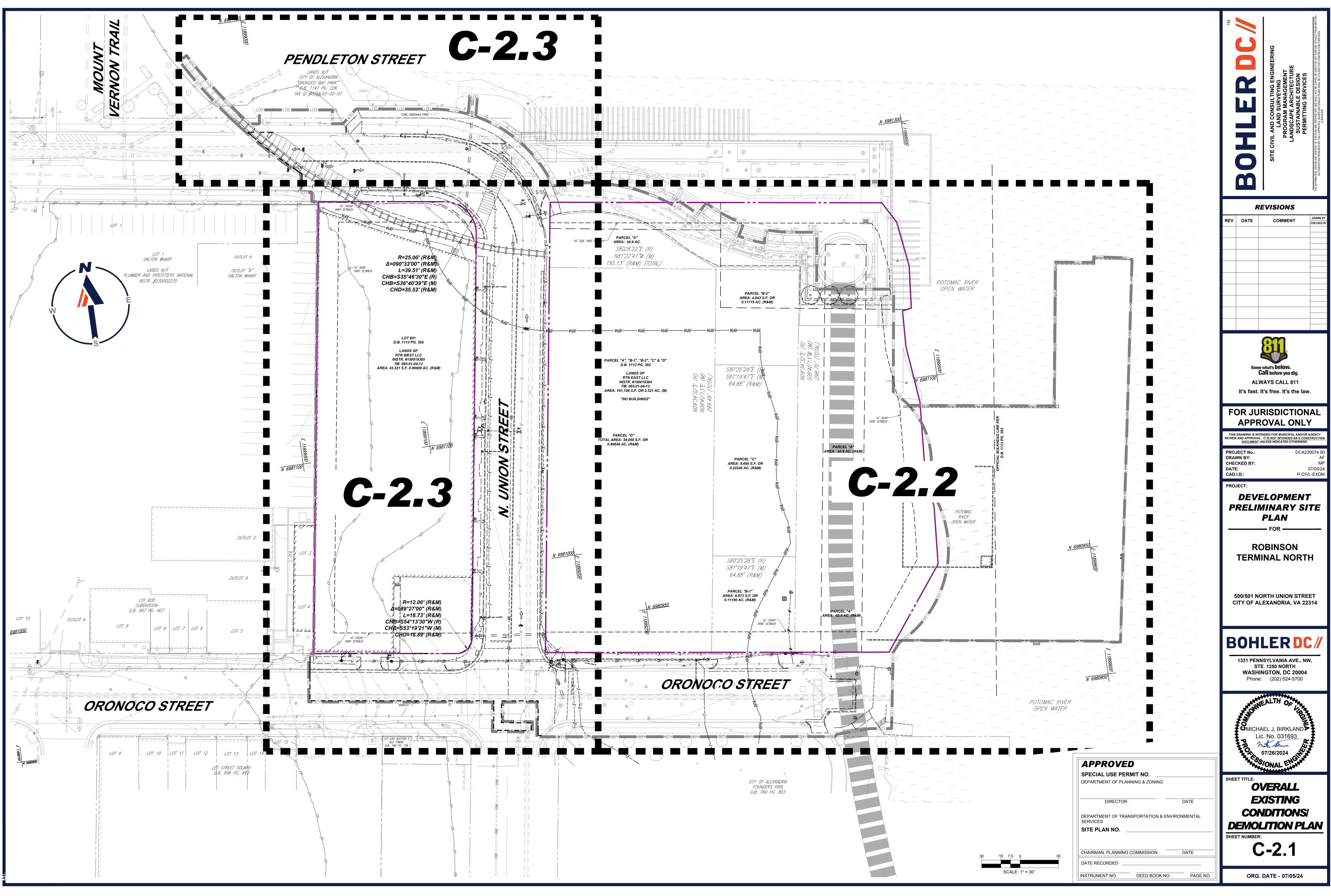
SOILS INFORMATION

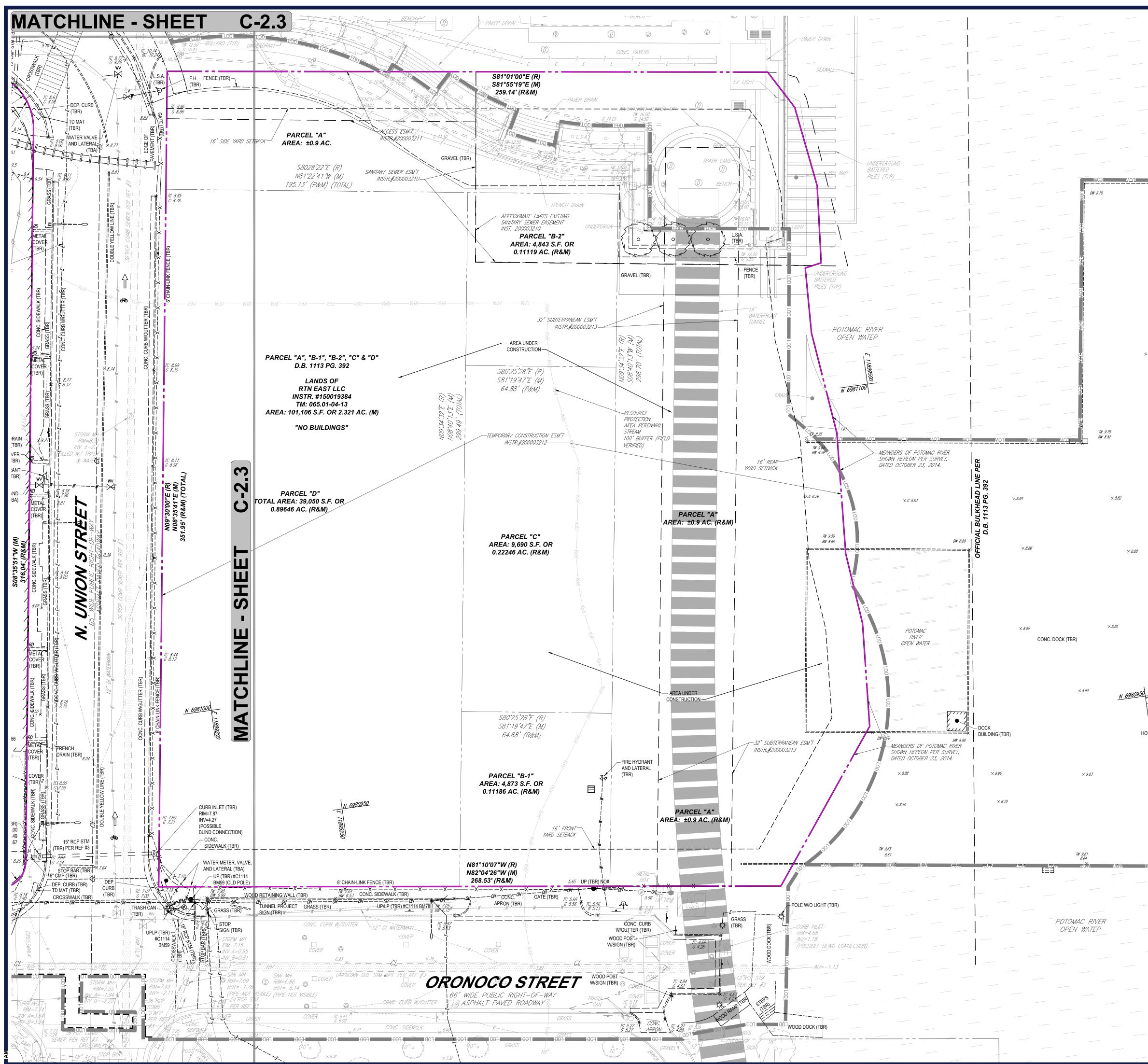
40 - GRIST MILL - SANDY LOAM, 0-25 PERCENT SLOPES 95 - URBAN LAND 98 - URBAN LAND - GRIST MILL



FEMA MAP N.T.S

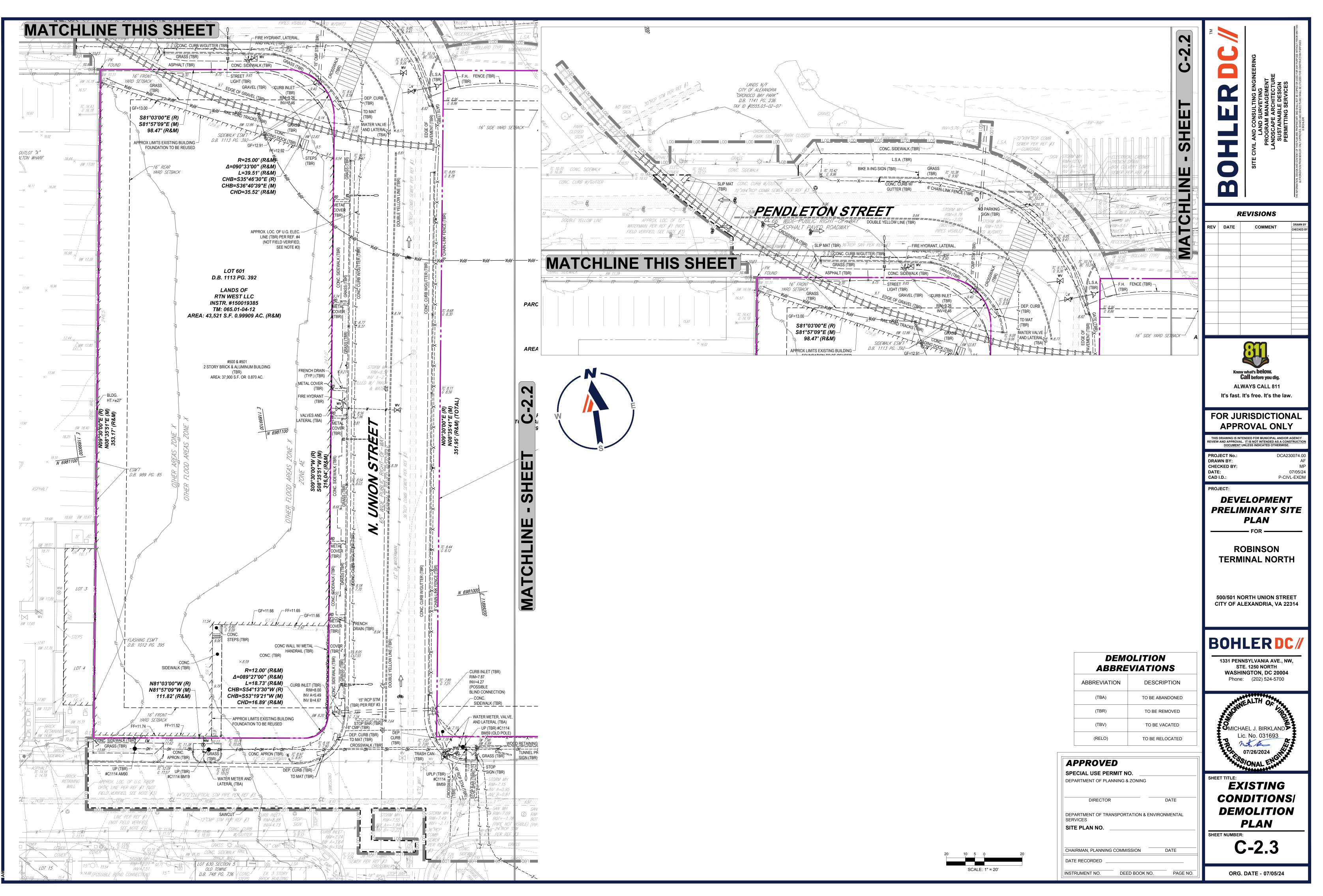
	MT		SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER:
		BOH		THE INFORMATION, DESIGN AND CONTENT OF THIS AUTHORIZATION FROM BOHLER, ONLY
	REV	DATE	EVISIONS COMMENT	DRAWN BY
	Know what's below. Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law.			
	THIS		RISDICTION OVAL ONLY	GENCY
	PRO. DRA	DOCUMENT U JECT No.: WN BY: CKED BY: E:	C	0074.00 AF MP 17/05/24 CNDS
		RELIN	ELOPMENT MINARY SI PLAN	
			DBINSON INAL NORTH	4
			DRTH UNION STREI _EXANDRIA, VA 223	
	BOHLERDC// 1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700			
APPROVED		O MICH/ Li PROPICE	AEL J. BIRKLAND c. No. 031693 07/26/2024	
SPECIAL USE PERMIT NO.	SHEI		INERAL IOTES	
SITE PLAN NO.       CHAIRMAN, PLANNING COMMISSION       DATE RECORDED	SHEI		<b>C-1.3</b>	—
INSTRUMENT NO. DEED BOOK NO. PAGE NO.		ORG	DATE - 07/05/24	

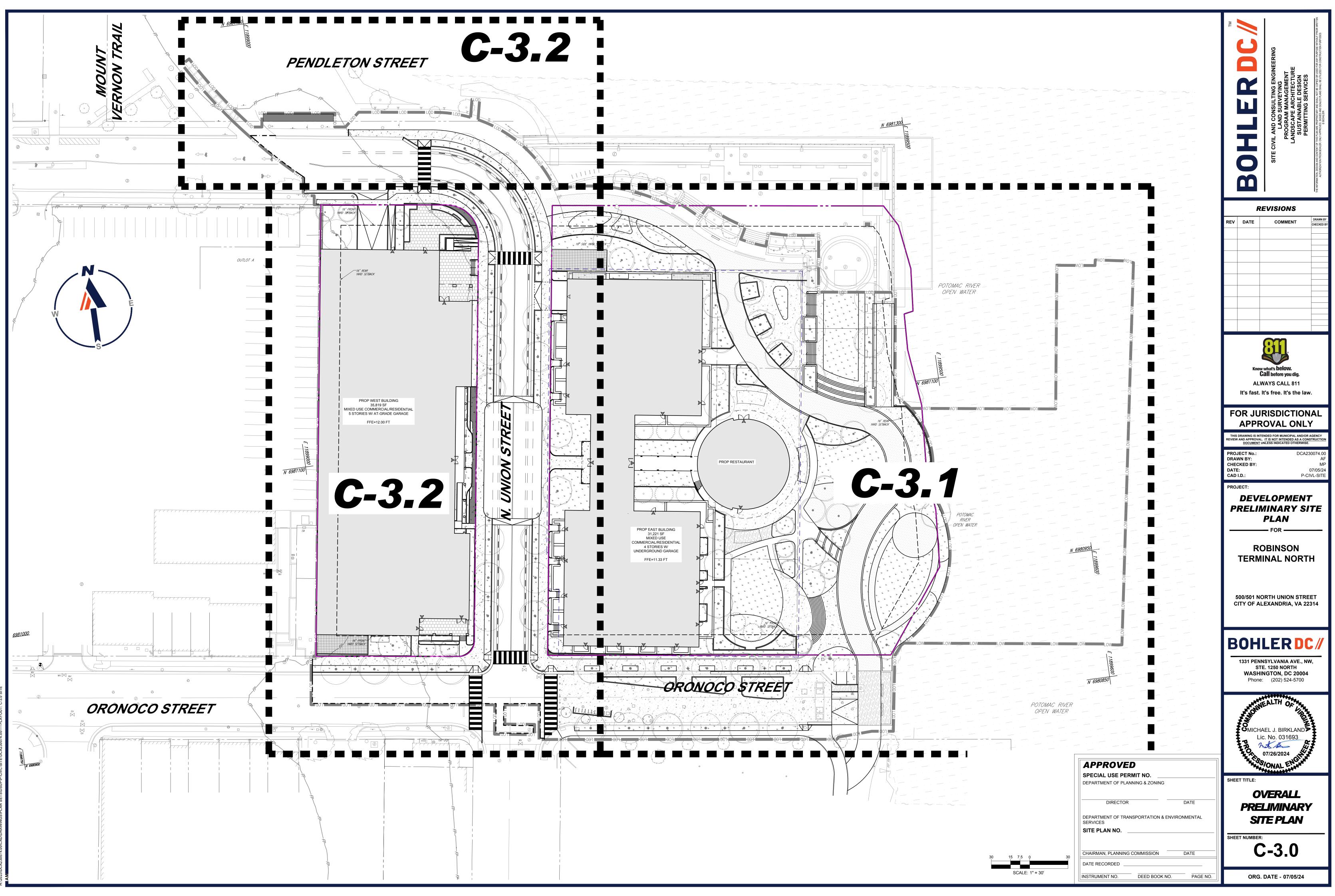




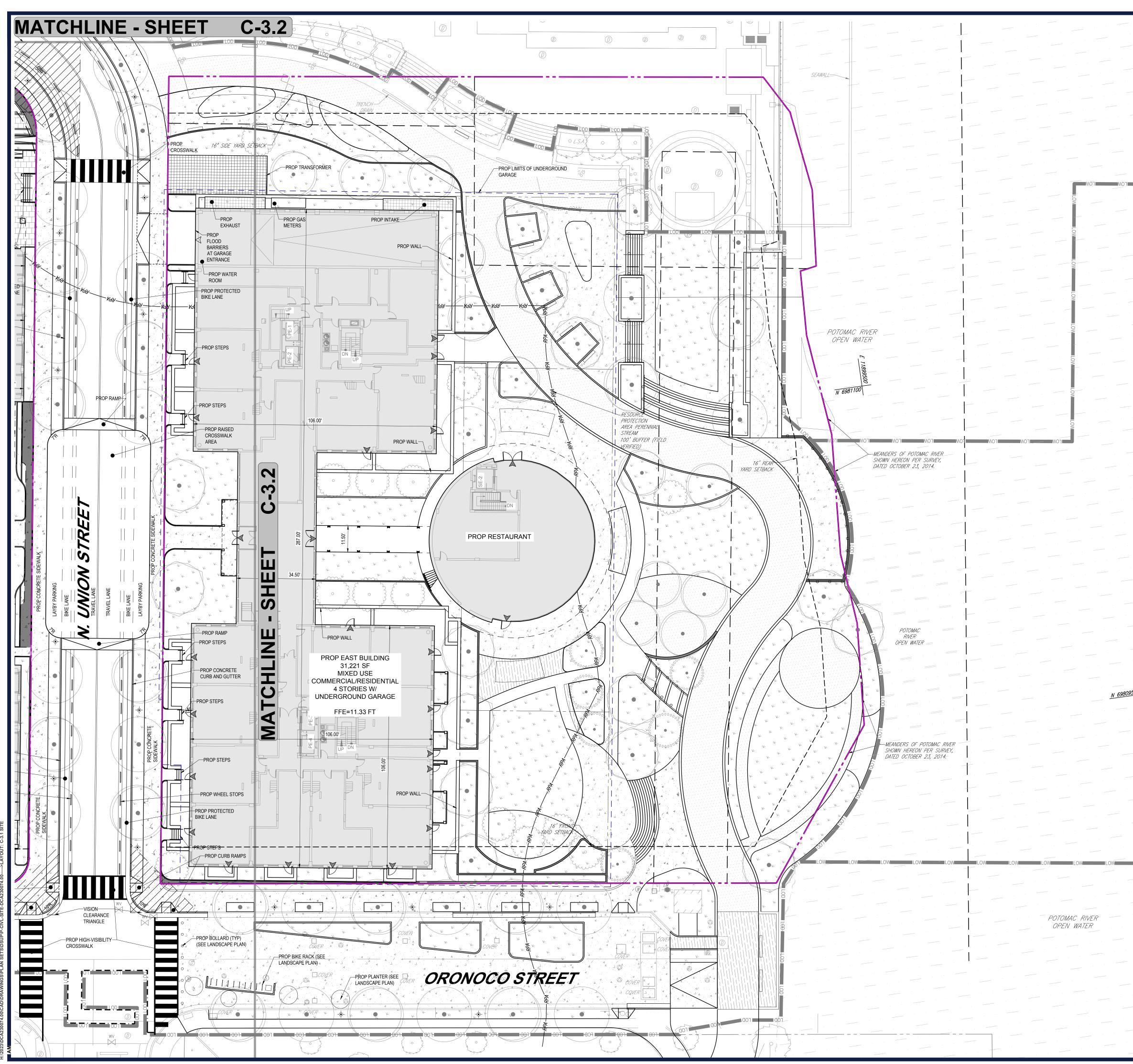
			BOHLER DC	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LAND SURVEYING PROGRAM MANAGEMENT LAND SCAPE ARCHITECTURE SUSTAINABLE DESIGN SUSTAINABLE DESIGN SUSTAINABLE DESIGN PERMITTING SERVICES MIHORZATION RESIGN AND CONTENT OF THS PLAN ARE RECORTED TANK SHALL NOT BE COPED OR USED FOR OWSTRUCTION PUBPOSE ATHORATION DESIGN AND CONTENT OF THS PLAN ARE RECORTED TANK SHALL NOT BE COPED OR USED FOR OWSTRUCTION PUBPOSE BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL NOT BE COPED OR USED FOR OWSTRUCTION PUBPOSES BOHLER.
× 8.58			REV DATE	COMMENT DRAWN BY CHECKED BY
× 8.59				
FOW FOW			<b>Call</b> Alway	tr's <b>below.</b> before you dig. /S CALL 811 free. It's the law.
8 W			APPRO THIS DRAWING IS INTENDED REVIEW AND APPROVAL. IT IS	SDICTIONAL VAL ONLY D FOR MUNICIPAL AND/OR AGENCY NOT INTENDED AS A CONSTRUCTION SS INDICATED OTHERWISE. DCA230074.00 AF MP 07/05/24
			CAD I.D.: PROJECT: DEVEL PRELIMI P	P-CIVL-EXDM
1950 E 11899600			<b>TERMIN</b> 500/501 NORT	BINSON AL NORTH
HOSE BIB (TBR)		20 " = 20' DLITION VIATIONS	BOHL 1331 PENNSY STE. 1	ERDC// LVANIA AVE., NW, 250 NORTH
TW 10.01 BW 9.01	ABBREVIATION (TBA) (TBR) (TBV) (RELO)	DESCRIPTION TO BE ABANDONED TO BE REMOVED TO BE VACATED TO BE RELOCATED	Phone:	TON, DC 20004 (202) 524-5700
E 11899600 N 6980850	APPROVED SPECIAL USE PERMIT NC DEPARTMENT OF PLANNING & 2 DIRECTOR	)	SHEET TITLE:	26/2024 NAL ENGINE STING ITIONS/
	DIRECTOR DEPARTMENT OF TRANSPORTA SERVICES SITE PLAN NO.	TION & ENVIRONMENTAL	DEMC Pl SHEET NUMBER:	LITION LAN -2.2
	DATE RECORDED	BOOK NO. PAGE NO.	ORG. DA	TE - 07/05/24

× 8.88



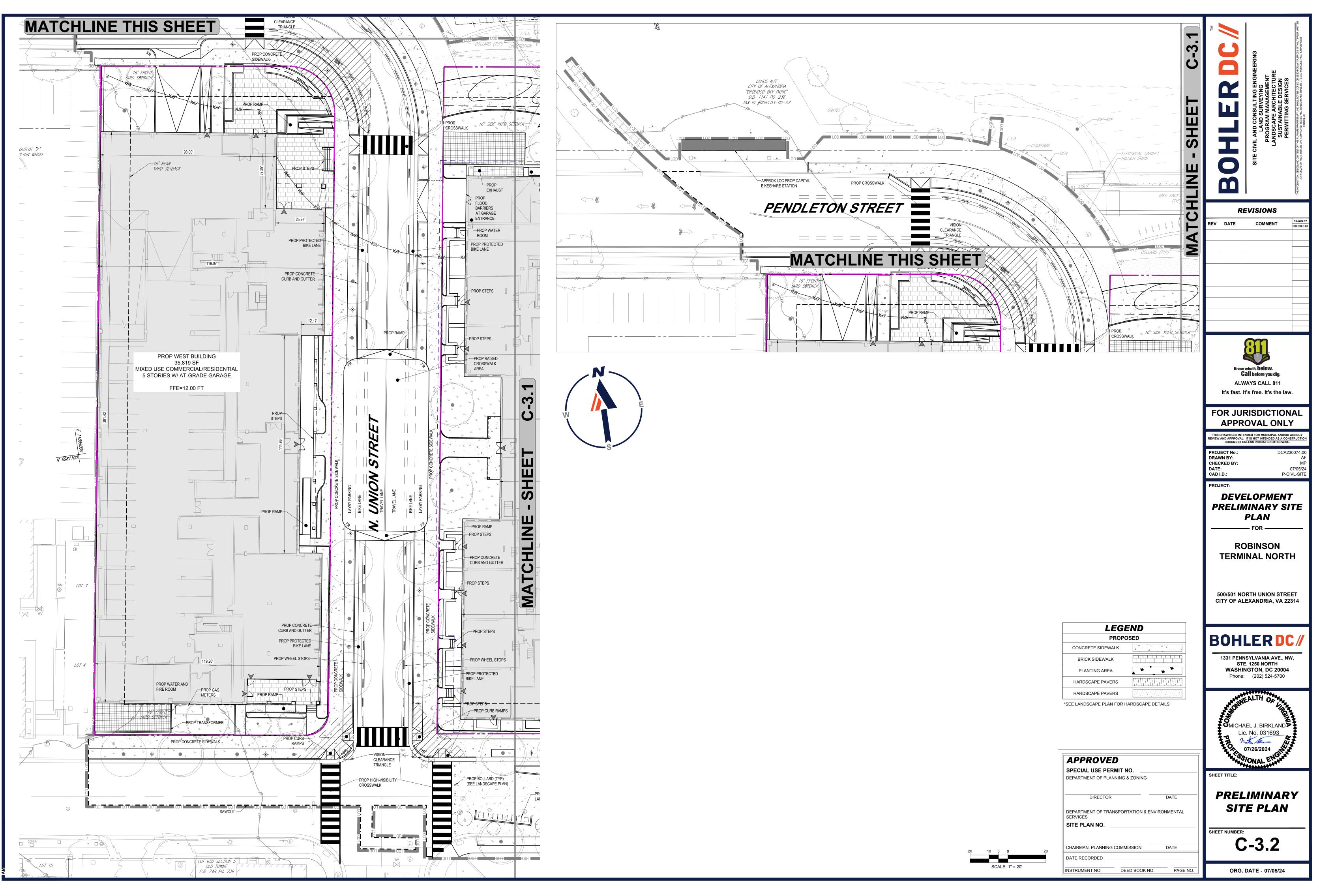


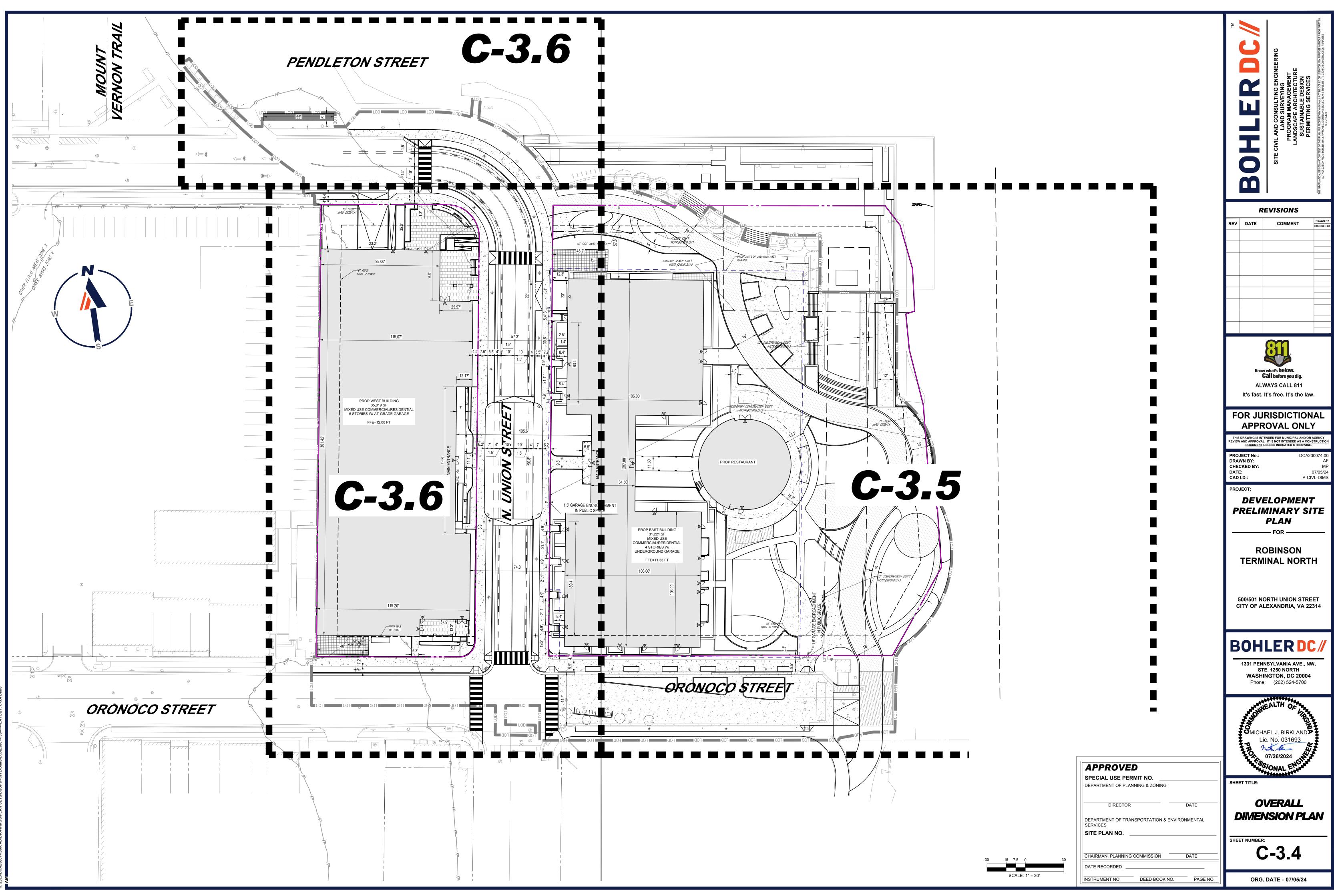
Jul 26, 2024



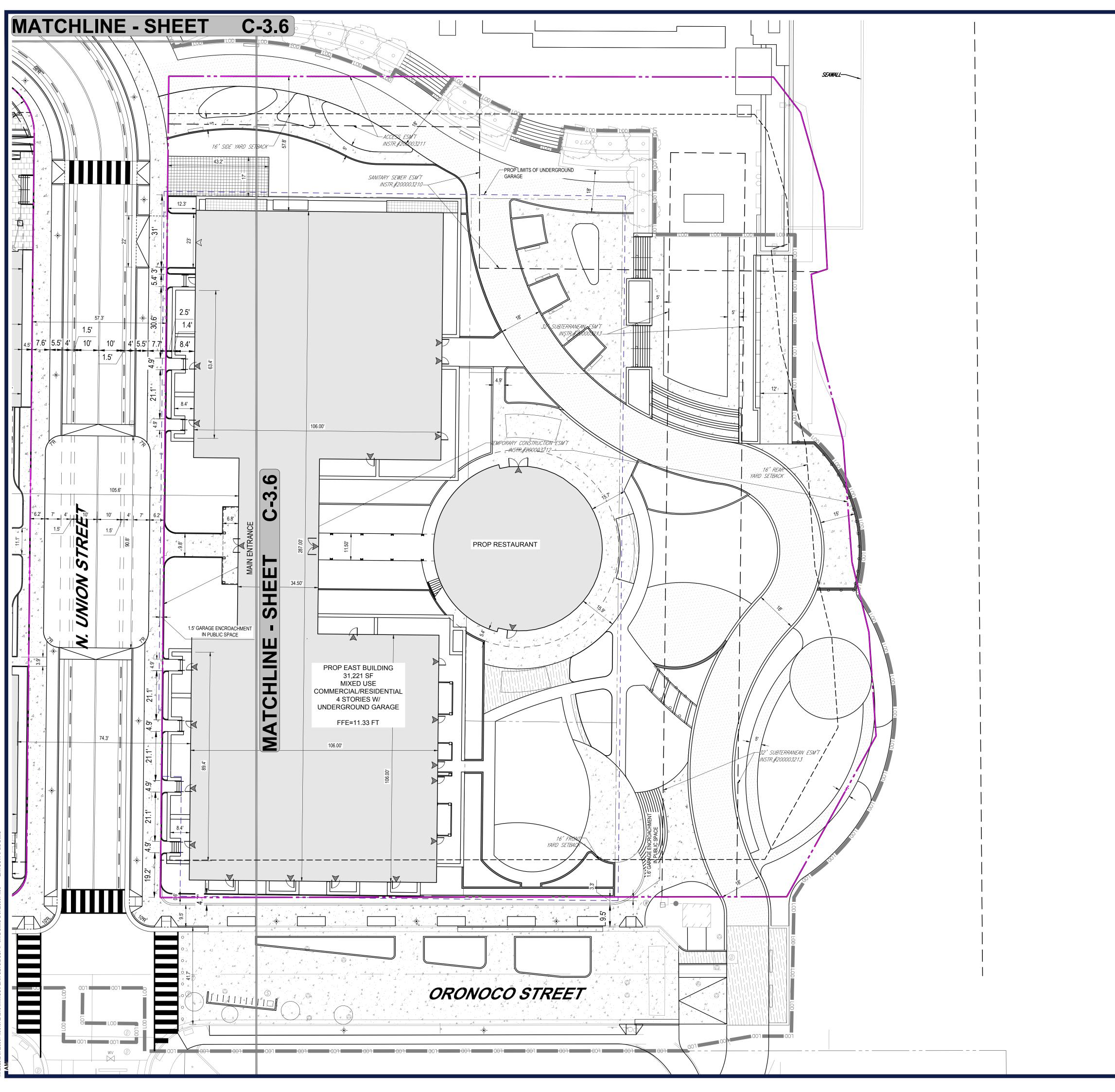
S			MT	BOHLER DC/	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROYED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER © BOHLER
			REV	DATE	EVISIONS COMMENT	DRAWN B CHECKED
				C Alv	what's below. Call before you dig. VAYS CALL 811 It's free. It's the law	v.
			F		RISDICTION	
			PRO. DRA	JECT No.: WN BY: CKED BY:		STRUCTIO
				RELIA	ELOPMENT MINARY SI PLAN	-
					DBINSON INAL NORT	н
					ORTH UNION STRE EXANDRIA, VA 22	
LEG PROPO CONCRETE SIDEWALK BRICK SIDEWALK PLANTING AREA HARDSCAPE PAVERS			B	1331 PENI ST	<b>LERD(</b> NSYLVANIA AVE., NV E. 1250 NORTH NGTON, DC 20004 : (202) 524-5700	N,
		20		LII 7	ALTH O AEL J. BIRKLAND C. No. 031693	
APPROVED SPECIAL USE PERMIT			SHEI	ET TITLE:	VONAL ENGIN	
DIRECTOR DEPARTMENT OF TRANSPOR SERVICES	DAT		/		.IMINAR E PLAN	Y
CHAIRMAN, PLANNING COMM	AISSION DAT	TE	SHEI		-3.1	
DATE RECORDED	ED BOOK NO.	PAGE NO.	F	ORG.	DATE - 07/05/24	

07/05/24 P-CIVL-SITE





Jul 26, 2024

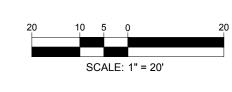


26, 2024 023\DCA230074.00\CAD\DRAWINGS\PLAN SETS\DSUP\P-CIVL-DIMS-DCA230074.00----->LAYOUT; C-3.5 D

Jul 26, 202



Ψ	BOHLER DC/	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PROR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES		
	R	REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY		
	AL	w what's below. Call before you dig. WAYS CALL 811 It's free. It's the law			
FC		RISDICTION			
	AND APPROVA	TENDED FOR MUNICIPAL AND/OR A AL. IT IS NOT INTENDED AS A CONS UNLESS INDICATED OTHERWISE.			
DRA CHE DATE		(	0074.00 AF MP 07/05/24 /L-DIMS		
PROJECT: DEVELOPMENT PCIVL-DIMS PROJECT: DEVELOPMENT PLAN FOR FOR SOU/SOUTION STREET CITY OF ALEXANDRIA, VA 22314					
BOHLERDC// 1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700					
		AEL J. BIRKLAND ic. No. 031693 07/26/2024			
		IENSION PLAN			
	-	<b>C-3.5</b>			



 SPECIAL USE PERMIT NO.

 DEPARTMENT OF PLANNING & ZONING

 DIRECTOR
 DATE

 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL

 SERVICES

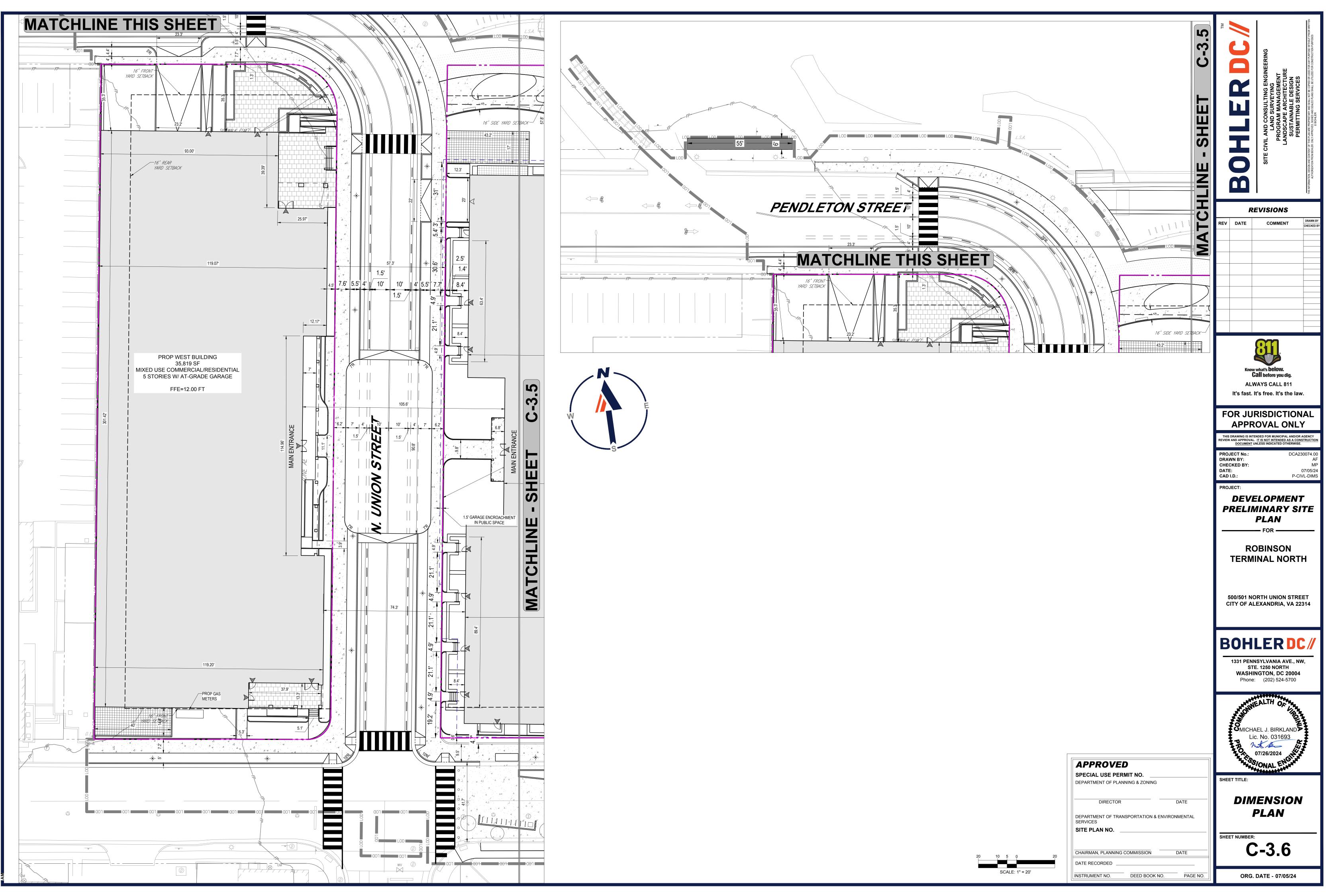
 SITE PLAN NO.

 CHAIRMAN, PLANNING COMMISSION
 DATE

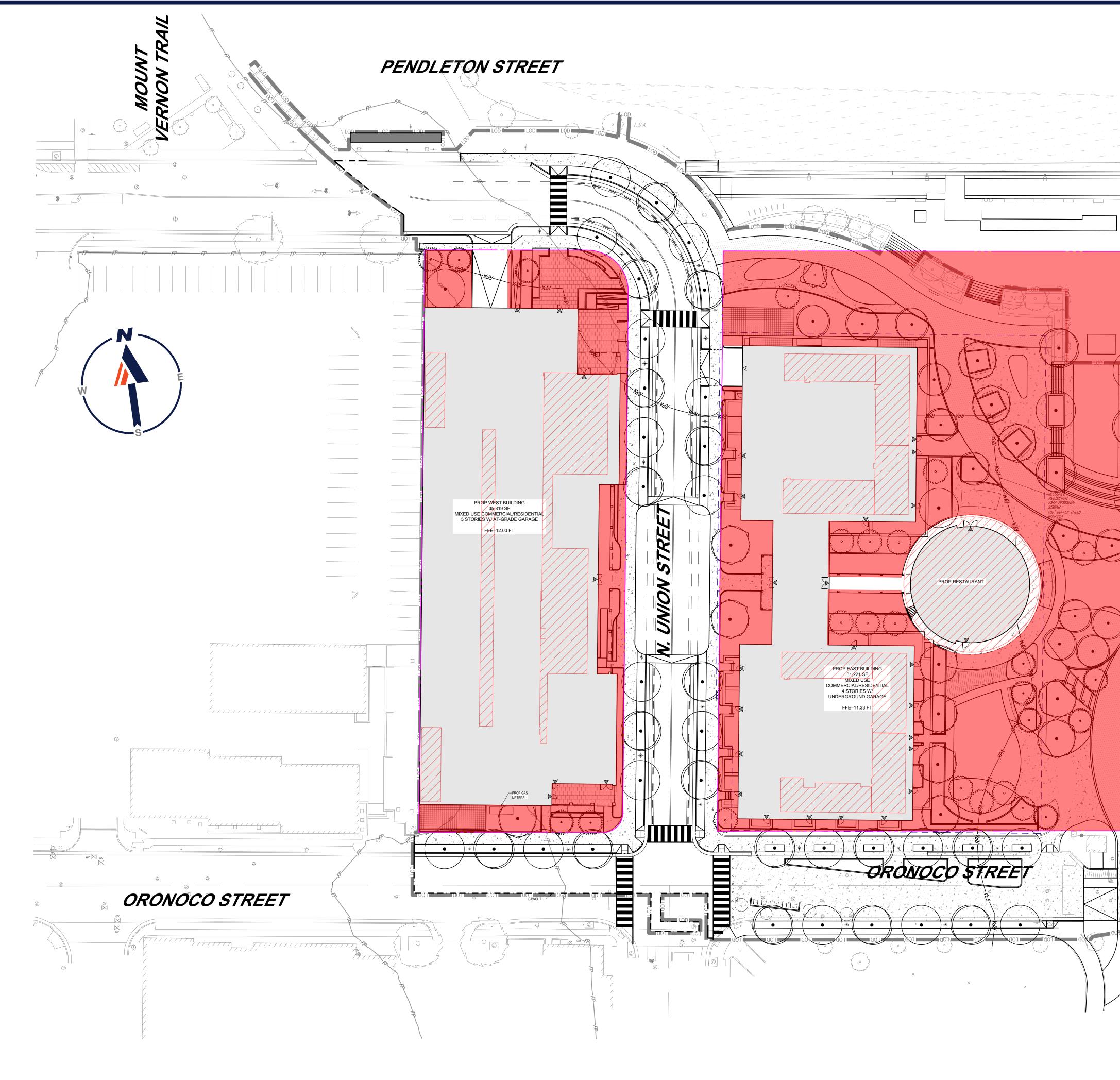
 DATE RECORDED

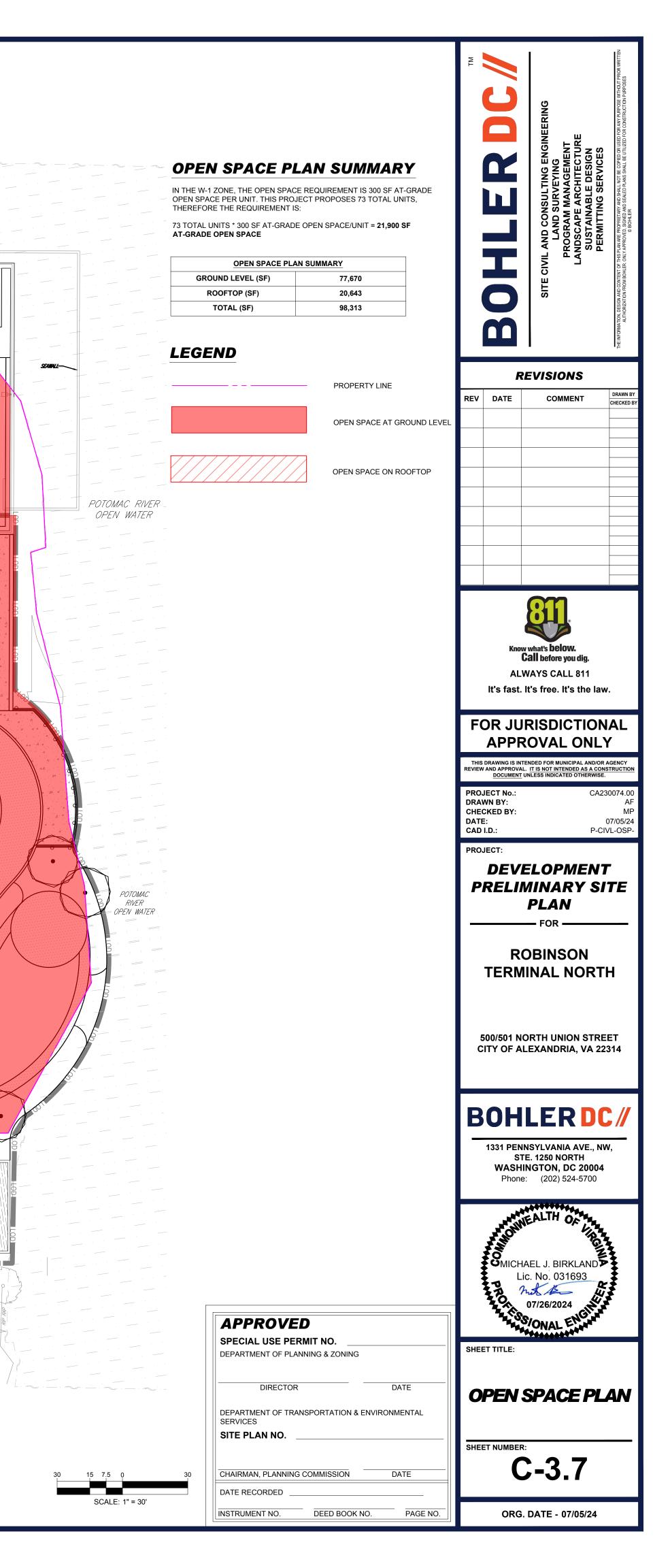
APPROVED

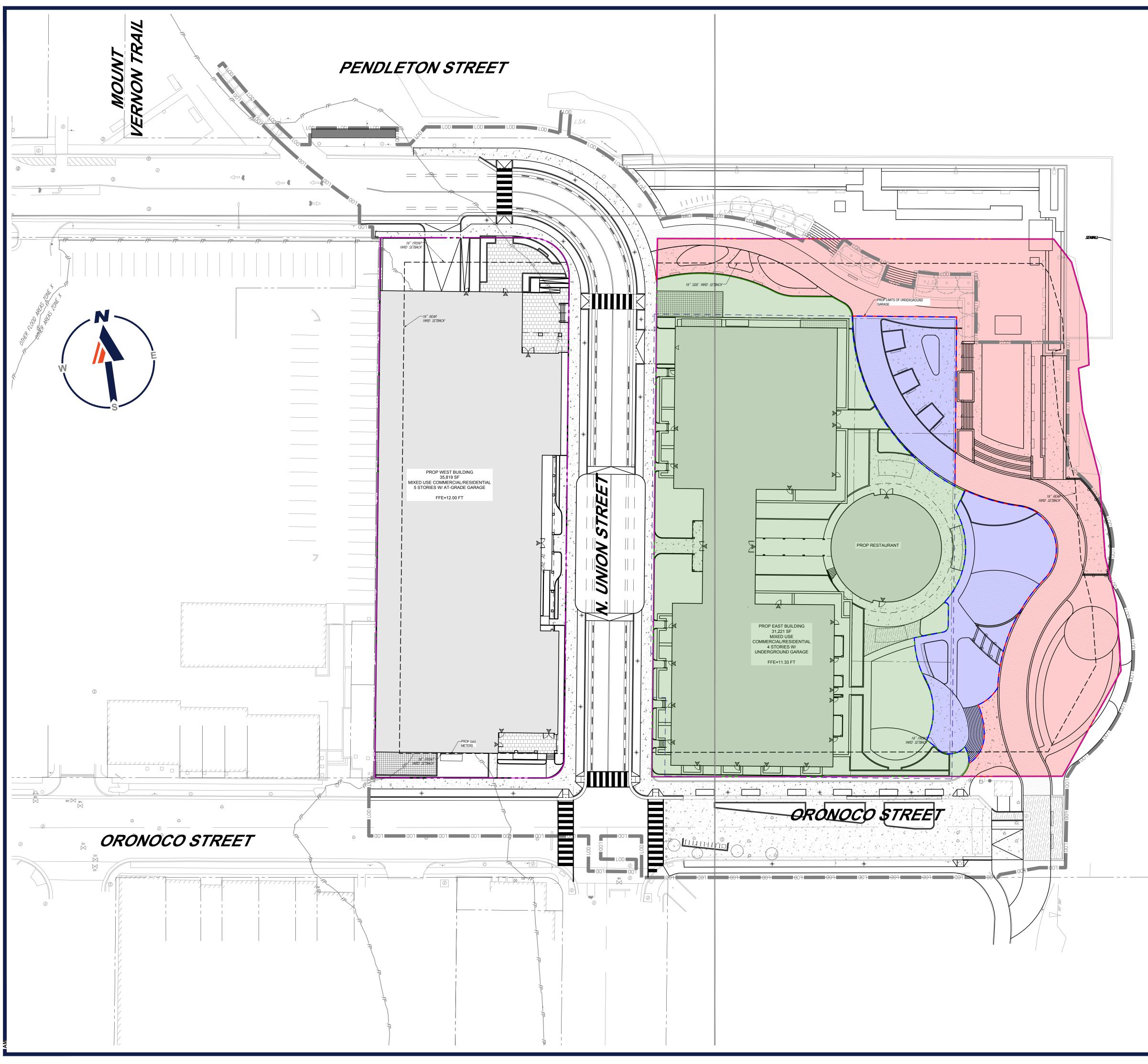
INSTRUMENT NO. DEED BOOK NO. PAGE NO



26, 2024 2023\DCA230074.00\CAD\DRAWINGS\PLAN SETS\DSUP\P-CIVL-DIMS-DCA230074.00----->LAYOUT: C-3.6 DIMS







WL	BOHLERDC	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER
REV	<b>R</b> DATE	<b>REVISIONS</b> COMMENT	DRAWN BY CHECKED BY
	AL	w what's below. Call before you dig. WAYS CALL 811 It's free. It's the law	
FC		RISDICTION	
	AND APPROVA	TENDED FOR MUNICIPAL AND/OR A IL. <u>IT IS NOT INTENDED AS A CONS</u> UNLESS INDICATED OTHERWISE.	
DRA		C	0074.00 AF MP 07/05/24 /L-DIMS
<b>P</b> 1	RELII R TERN 500/501 N	ELOPMENT MINARY SI PLAN FOR OBINSON INAL NORTH	<b>TE</b> 
BOHLER DC// 1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700			
		AEL J. BIRKLAND ic. No. 031693 07/26/2024	
	PRE SUE E	ELIMINARY BDIVISION EXHIBIT	
	L	<b>C-3.8</b>	

### LEGEND


SCALE: 1" = 30'

AREA TO BE DEDICATED TO CITY OF ALEXANDRIA 32,493 SF OR 0.75 AC

AREA TO BE UNDER PUBLIC ACCESS EASEMENT 13,334 SF OR 0.31 AC

AREA OF REMAINING PARCEL 55,282 SF OR 1.27 AC

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

> DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.

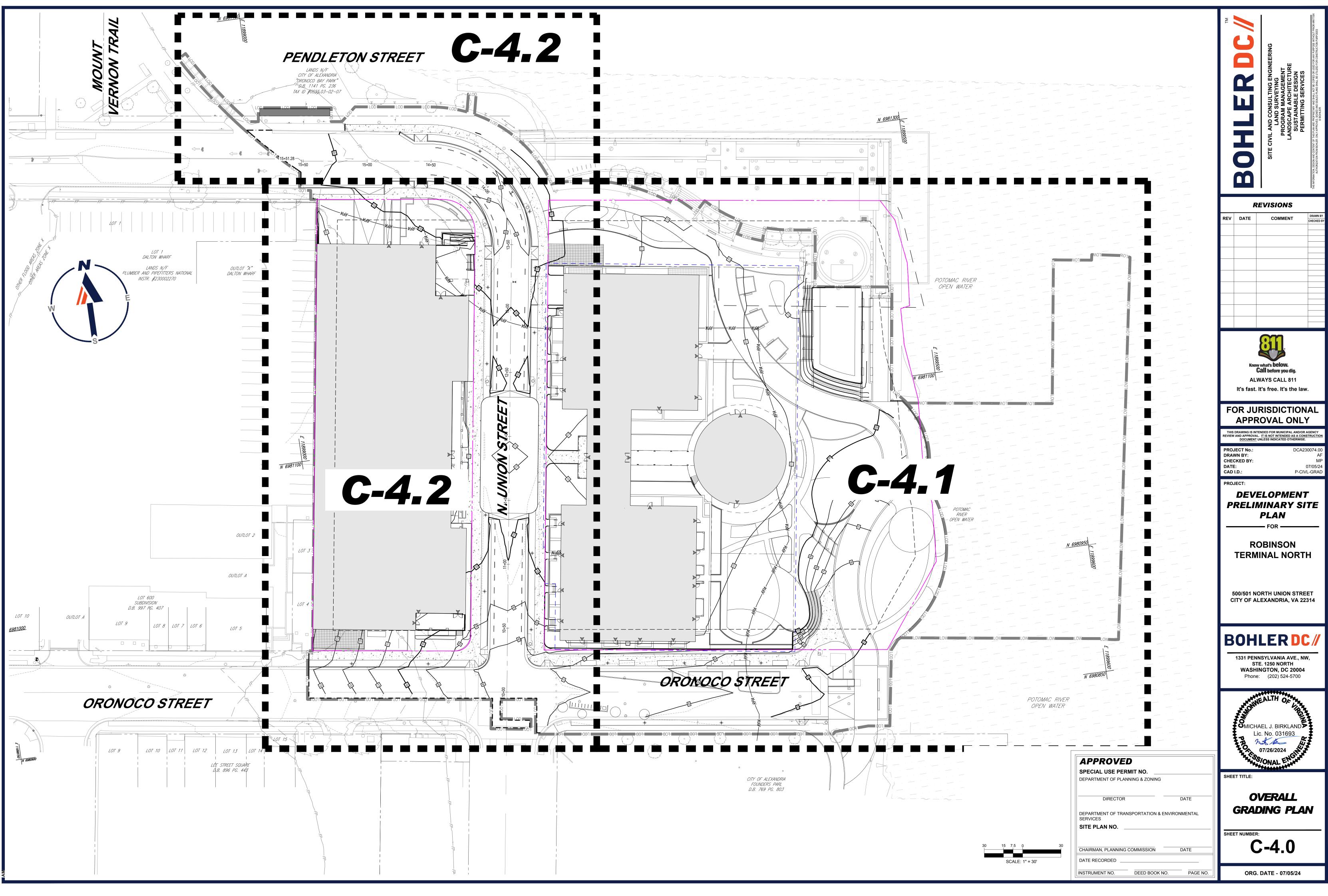
CHAIRMAN, PLANNING COMMISSION DATE RECORDED

> PAGE NO. INSTRUMENT NO. DEED BOOK NO.

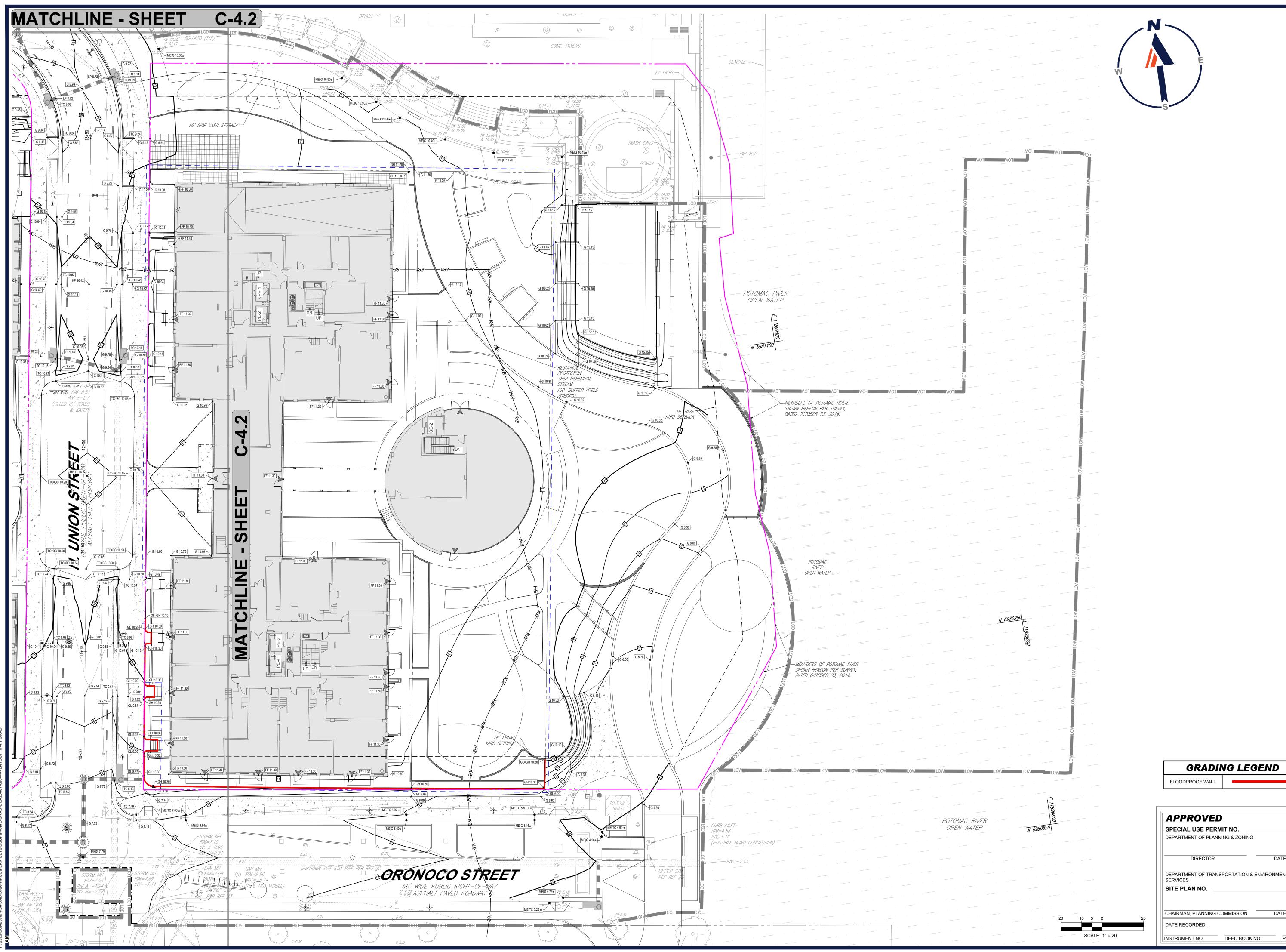
DATE

DATE

ORG. DATE - 07/05/24



ul 26, 2024 t:\2023\DCA230074.00\CAD\DRAWINGS\PLAN SETS\DSUP\P-CIVL-GRAD-DCA230074.00----->LAYOUT:

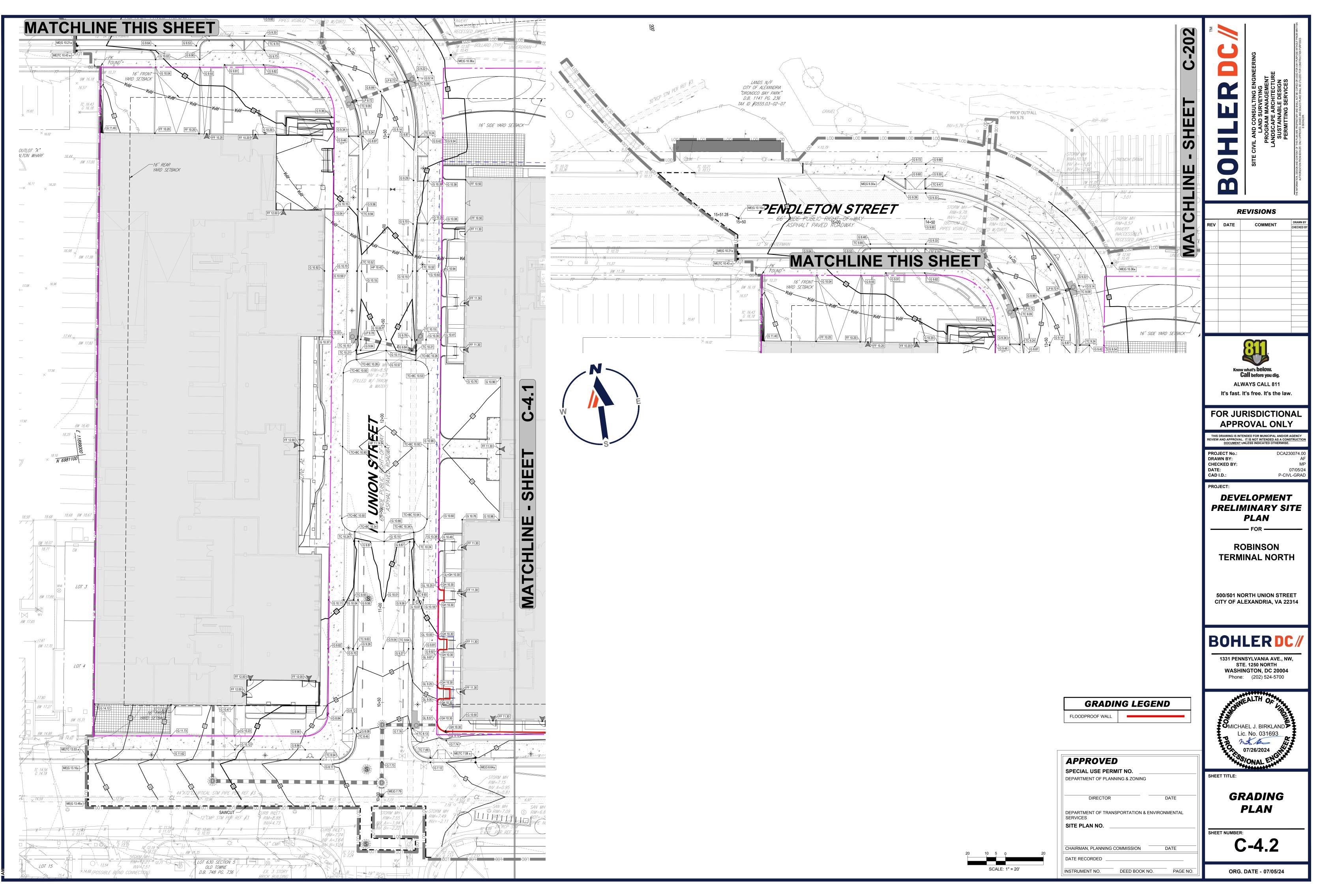


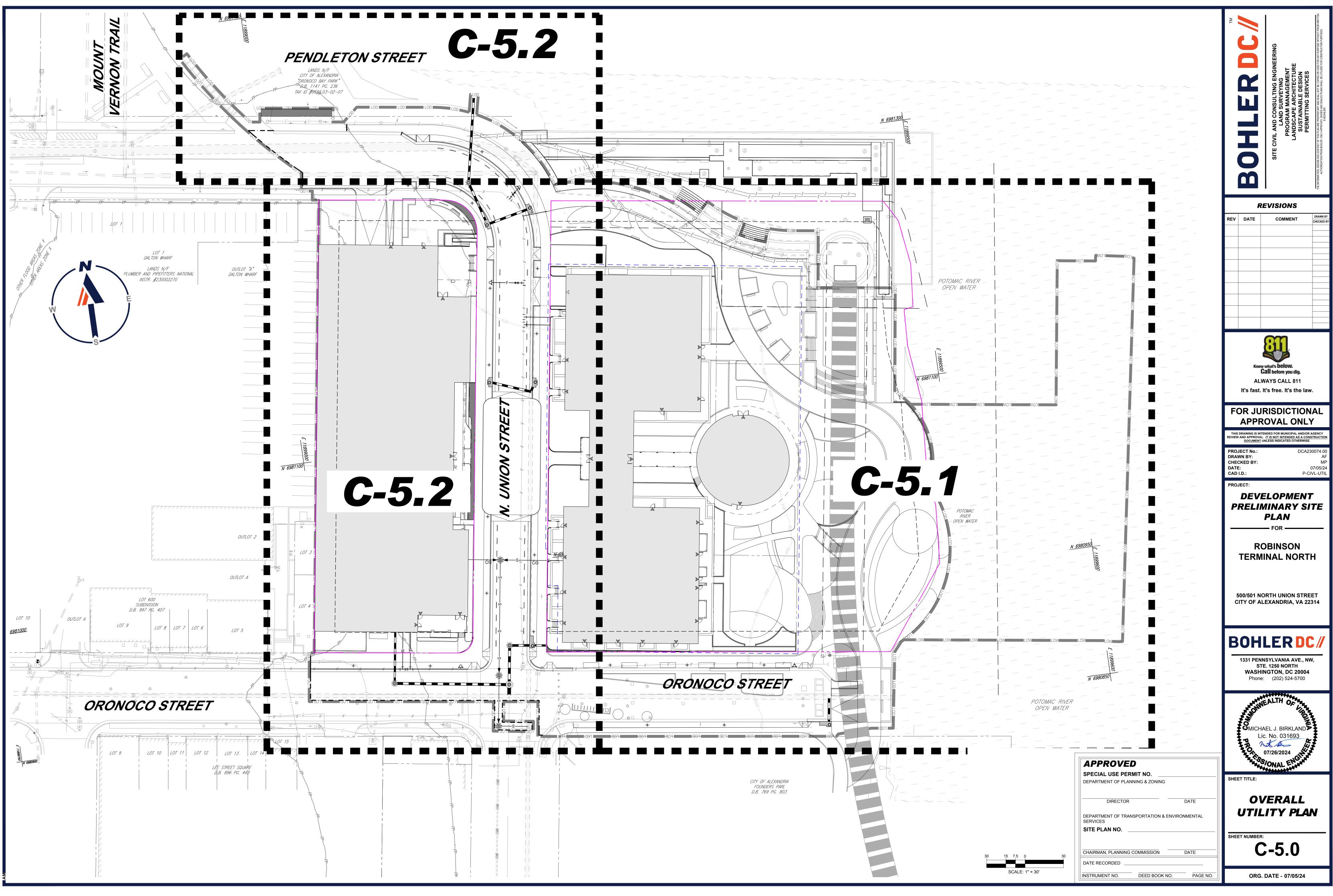
	MT	BOHLER DC/	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTE AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED FLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES		
	REV	R	EVISIONS COMMENT	DRAWN BY CHECKED BY		
	F					
	L					
		ALV	what's below. Call before you dig. WAYS CALL 811 It's free. It's the law	ı.		
	F					
	REVIEW	DRAWING IS IN AND APPROVA DOCUMENT	ENDED FOR MUNICIPAL AND/OR L. IT IS NOT INTENDED AS A CON UNLESS INDICATED OTHERWISE.	AGENCY STRUCTION		
	DRA CHE DATI	PROJECT No.:         DCA230074.00           DRAWN BY:         AF           CHECKED BY:         MP           DATE:         07/05/24           CAD LD:         PacIV/L-GRAD				
		CAD I.D.: P-CIVL-GRAD PROJECT: DEVELOPMENT PRELIMINARY SITE PLAN FOR				
		TERM	OBINSON IINAL NORT			
			ORTH UNION STRE LEXANDRIA, VA 22			
	B	BOHLER DC// 1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700				
		PROKES	AEL J. BIRKLAND c. No. 031693 07/26/2024			
DATE		GF	RADING PLAN			
DATE	SHE		<b>C-4.1</b>			

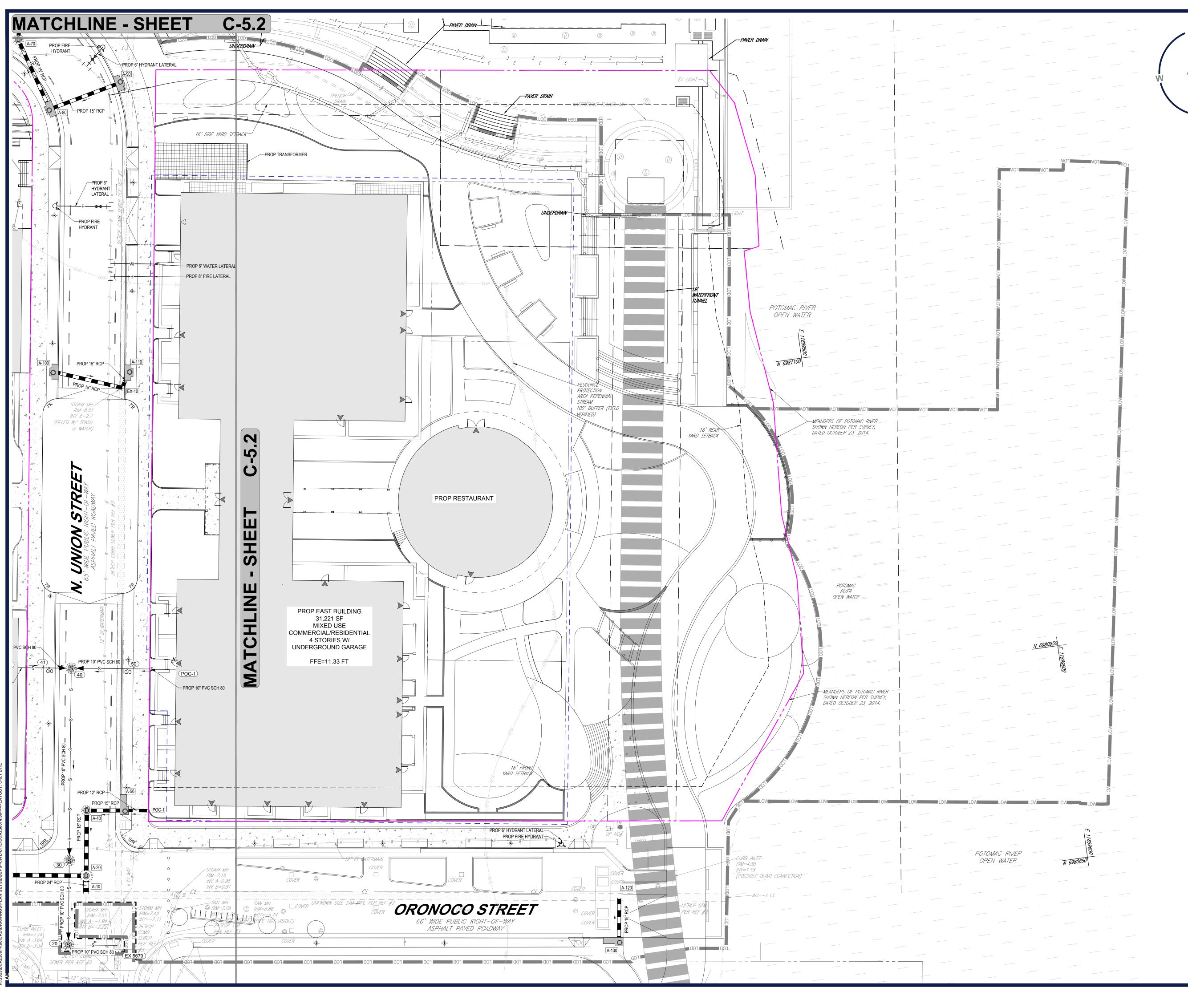
ORG. DATE - 07/05/24

\_\_\_\_

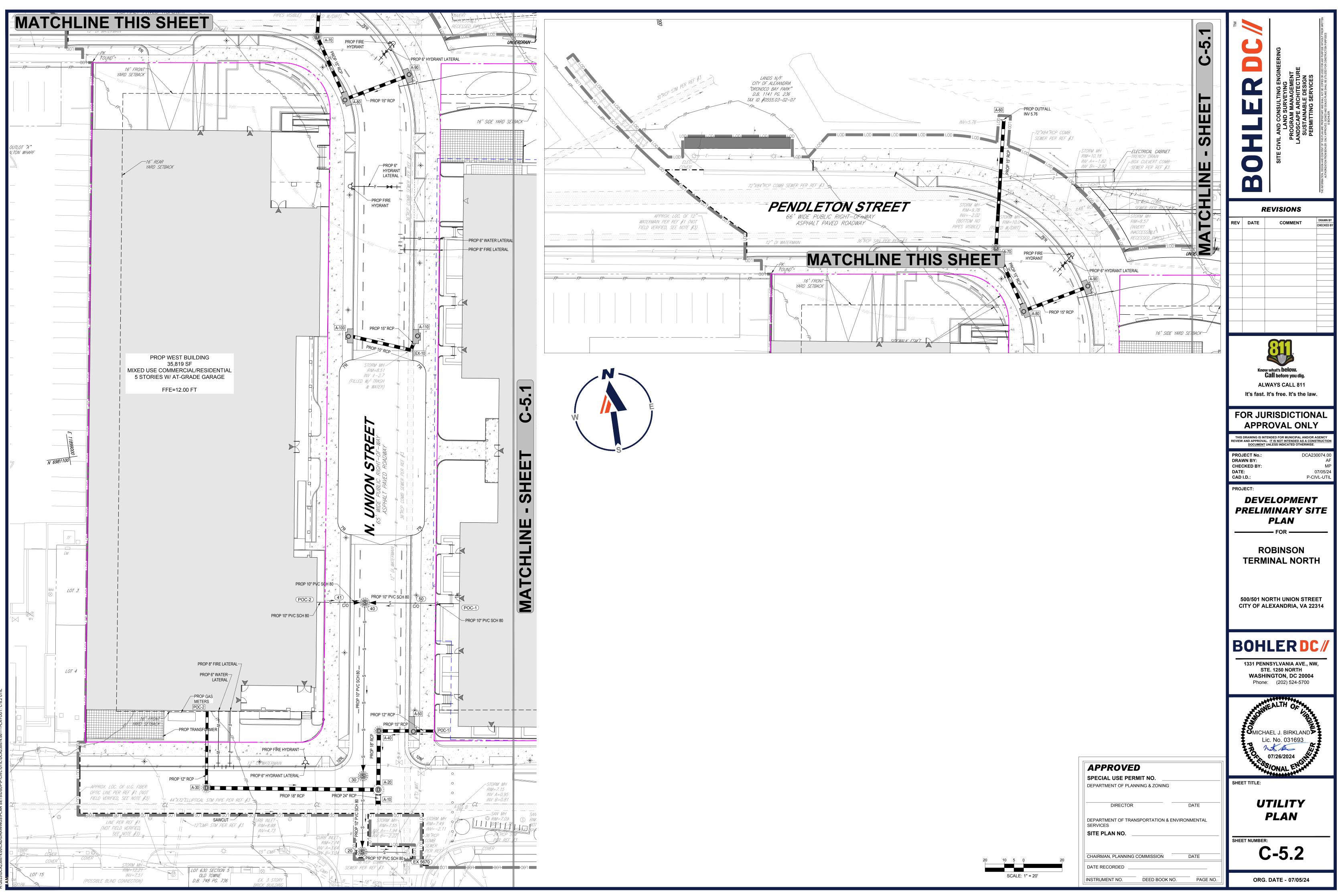
PAGE NO.



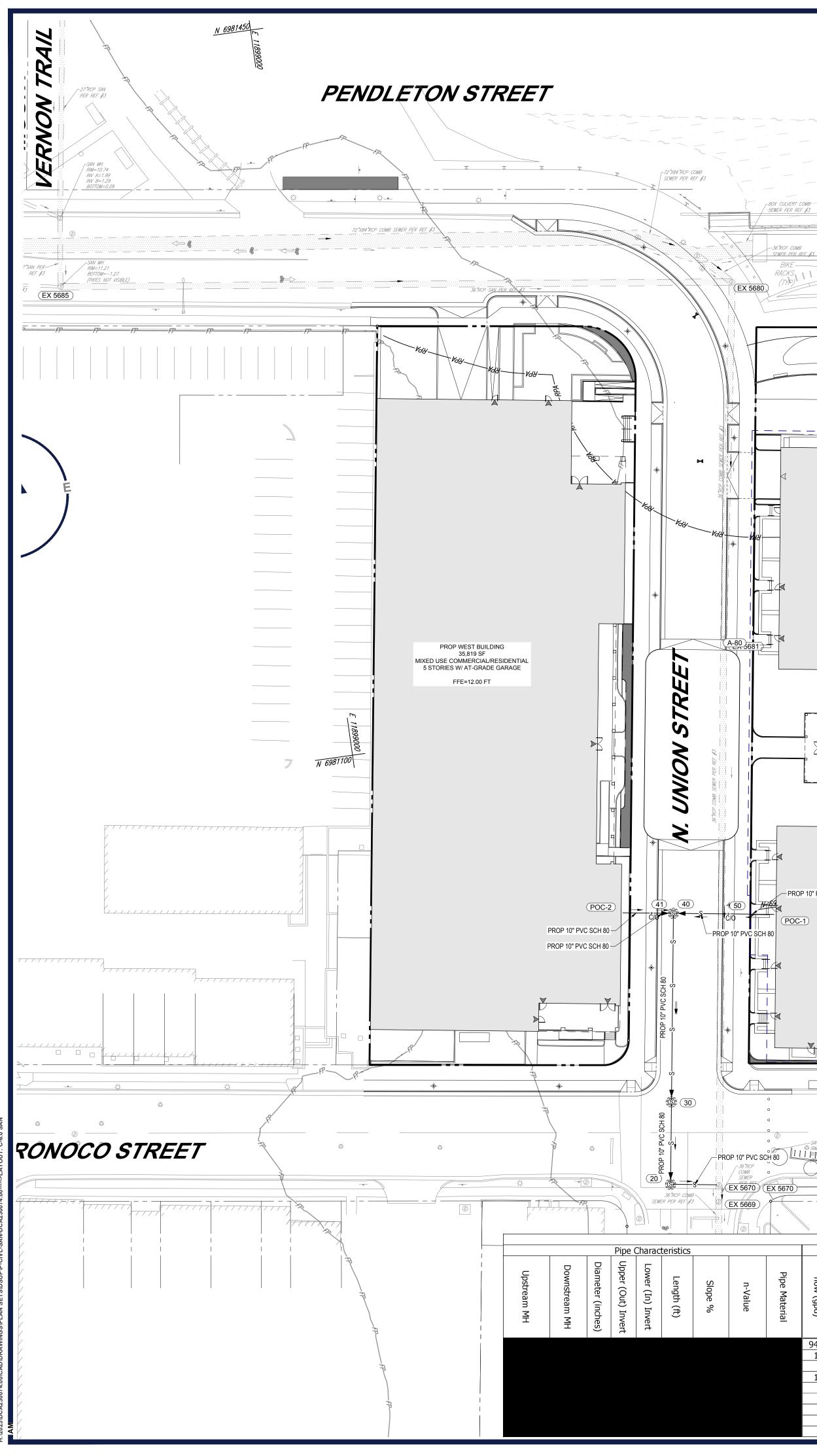


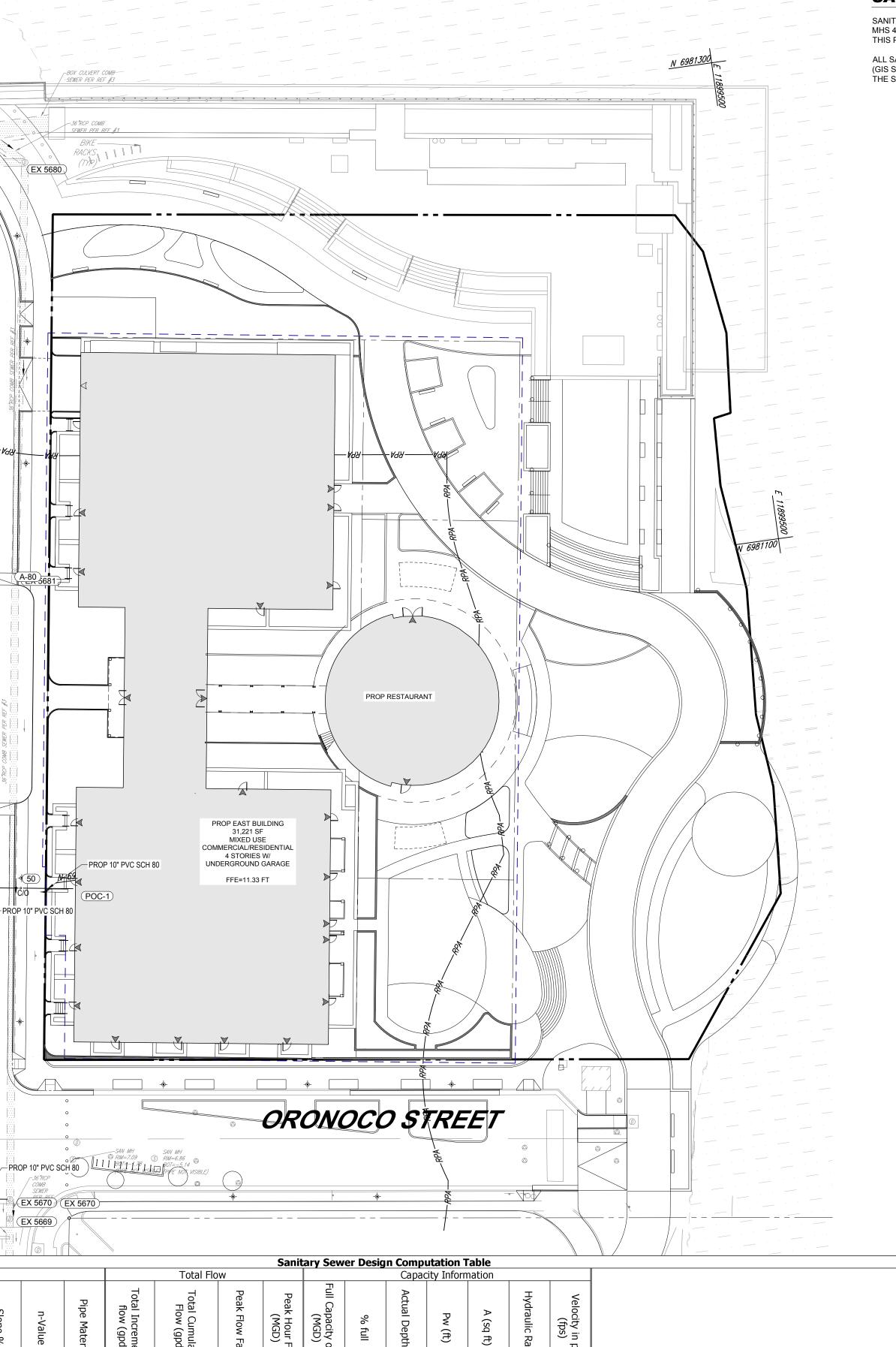


	<page-header><text><text><text></text></text></text></page-header>
	REVISIONS           REVISIONS           REV         DATE         COMMENT         DRAWN BY CHECKED BY
	Know what's below. Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law.
	FOR JURISDICTIONAL APPROVAL ONLY
	THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY         REVIEW AND APPROVAL.       IT IS NOT INTENDED AS A CONSTRUCTION         DOCUMENT       UNLESS INDICATED OTHERWISE.         PROJECT NO.:       DCA230074.00         DRAWN BY:       AF
	CHECKED BY: MP DATE: 07/05/24 CAD I.D.: P-CIVL-UTIL PROJECT:
	DEVELOPMENT PRELIMINARY SITE PLAN FOR
	500/501 NORTH UNION STREET CITY OF ALEXANDRIA, VA 22314
	BOHLERDC// 1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700
20 10 5 0 20 SCALE: 1" = 20' APPROVED SPECIAL USE PERMIT NO.	MICHAEL J. BIRKLAND Lic. No. 031693 MACHAEL J. BIRKLAND 07/26/2024
DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE	SHEET TITLE: UTILITY
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.	PLAN SHEET NUMBER:
CHAIRMAN, PLANNING COMMISSION     DATE       DATE RECORDED	C-5.1
INSTRUMENT NO. DEED BOOK NO. PAGE NO.	ORG. DATE - 07/05/24



Jul 26, 2024





£ NOTES: 949,567 10,000 
 4
 3.7983
 20.64
 18%
 10.46
 3.42

 4
 0.04
 0.8274
 5%
 1.20
 0.53
 949,567 1.71 0.4994 3.45 10,000 0.03 0.0617 

 4
 0.04
 0.8274
 5%
 1.20
 0.33
 0.03
 0.0617

 4
 0.04
 0.8622
 5%
 1.17
 0.52
 0.03
 0.0606

 4
 0.04
 0.8622
 5%
 1.17
 0.52
 0.03
 0.0606

 4
 0.04
 0.846
 5%
 1.18
 0.53
 0.03
 0.0611

 4
 0.04
 0.846
 5%
 1.18
 0.53
 0.03
 0.0611

 4
 0.08
 1.4654
 5%
 1.27
 0.55
 0.04
 0.0652

 4
 0.08
 0.6059
 13%
 1.96
 0.69
 0.07
 0.0962

 4
 0.08
 0.5851
 14%
 2.00
 0.70
 0.07
 0.0976

 4
 3.8783
 66.403
 6%
 5.90
 2.50
 0.76
 0.3022

 0.03 0.0606 10,000 10,000 10,000 10,000 20,000 20,000 20,000 969,567

### SANITARY SEWER COMPUTATIONS

300 GPD/UNIT (RESIDENTAL) X 250 UNITS = 75000 GPD 200 GPD/1000 SF (ARTS) X 6500 SF = 1300 GPD

200 GPD/1000 SF (RETAIL/RESTAURANT) X 7460 SF = 1492 GPD

### SANITARY SEWER OUTFALL NARRATIVE

SANITARY SEWAGE FROM THIS SITE WILL FLOW FROM TWO 10" LATERALS TO PROPOSED SANITARY SYSTEM WITH MHS 40, 30, AND 20. THEN FLOWS EAST TO THE EXISTING COMBINED MH 5670 LOCATED IN ORONOCO STREET. AT THIS PRELIMINARY DESIGN STAGE OF THE PROJECT, THERE IS NO PLUMBING DESIGN FOR THE PROPOSED BUILDING. ALL SANITARY SEWAGE FROM THE SITE OUTFALLS INTO THE 36" POTOMAC INTERCEPTOR AT MANHOLE 005680SSMH (GIS SEWER ID). FLOWS AND CAPACITY CALCULATIONS ARE PROVIDED IN THE TABLE ON THIS SHEET. THEREFORE, THE SEWER CONNECTION IS ADEQUATE.

REV       DATE       COMMENT       DHE         I			SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PDCCDAM MANACEMENT		THE INFORMATION, DESIGN AND CONITENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER	
Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law. FOR JURISDICTIONAL APPROVAL ONLY THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGEND DOCUMENT UNICES INDICATED OTHERWISE. THE OR APPROVAL IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT UNICES INDICATED OTHERWISE. PROJECT IN C. CA230074 DATE:	REV DA				DRAWN BY CHECKED BY	
Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law. FOR JURISDICTIONAL APPROVAL ONLY THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGEND DOCUMENT UNICES INDICATED OTHERWISE. THE OR APPROVAL IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT UNICES INDICATED OTHERWISE. PROJECT IN C. CA230074 DATE:						
Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law. FOR JURISDICTIONAL APPROVAL ONLY THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGEND DOCUMENT UNICES INDICATED OTHERWISE. THE OR APPROVAL IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT UNICES INDICATED OTHERWISE. PROJECT IN C. CA230074 DATE:						
Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law. FOR JURISDICTIONAL APPROVAL ONLY THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGEND DOCUMENT UNICES INDICATED OTHERWISE. THE OR APPROVAL IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT UNICES INDICATED OTHERWISE. PROJECT IN C. CA230074 DATE:						
Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law. FOR JURISDICTIONAL APPROVAL ONLY THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGEND DOCUMENT UNICES INDICATED OTHERWISE. THE OR APPROVAL IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT UNICES INDICATED OTHERWISE. PROJECT IN C. CA230074 DATE:				1		
APPROVAL ONLEY   THE DRAWNO IS INTENDED FOR MUNICIPAL AND/OR ADDRAWNED   DEVEMPORTURIESS INDICATED OTHERWORD   DRAWN BY:   CHECKED BY:   DATE:   DEVELOPPMENT PCIVIC.   PROJECT:   DEVELOPPMENT PCIVIC.   PROJECT:   DEVELOPPMENT PLAN   PROJECT:   ODUST:   ODUST:   PROJECT:   ODUST:   DEVELOPPMENT PLAN   PROJECT:   ODUST:   ODUST: <td colspa<="" th=""><th>lt's</th><th><b>Ca</b>l Alwa</th><th>before y YS CAL</th><th>ou dig. .L 811</th><th></th></td>	<th>lt's</th> <th><b>Ca</b>l Alwa</th> <th>before y YS CAL</th> <th>ou dig. .L 811</th> <th></th>	lt's	<b>Ca</b> l Alwa	before y YS CAL	ou dig. .L 811	
REVIEW AND DEPROVAL. IT IS NOT INTERDED AS A CONSTRUCT DOUMENT UNLESS INDICATED OTHERWISE. PROJECT: DATE: 07/02 CAD I.D.: P-CIVL-S PROJECT: DEVELOPMENT PLAN FOR ROBINSON TERMINAL NORTH S00/501 NORTH UNION STREET CITY OF ALEXANDRIA, VA 22314 DOUMENT UNION STREET DOUMENT UNION STREET DOUMENT UNION STREET CITY OF ALEXANDRIA, VA 22314 DOUMENT UNION STREET CITY OF ALEXANDRIA, VA 22314 DOUMENT UNION STREET DOUMENT UNION STREET DOU						
DRAWN BY: CHECKED BY: DATE: 0706 CAD I.D.: P-CIVL-S PROJECT: DEVELOPMENT PRELIMINARY SITE PLAN FOR FOR ROBINSON TERMINAL NORTH S00/501 NORTH UNION STREET CITY OF ALEXANDRIA, VA 22314 DEVELOPMENT SUBJECT SUB	REVIEW AND A	PPROVAL. IT	IS NOT INTER	IDED AS A CONS ED OTHERWISE.	TRUCTION	
DEVELOPMENT   PLAN   FOR   ROBINSON   SO0/501 NORTH UNION STREET   CITY OF ALEXANDRIA, VA 22314   BOCHLER DCC/ Ister title:	DRAWN B CHECKED DATE:	Y:			0074.00 AF MP 07/05/24	
TERMINAL NORTH S00/501 NORTH UNION STREET CITY OF ALEXANDRIA, VA 22314 BOCHLER DCC/ US11 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700 MICHAEL J. BIRKLAND Lic. No. 031693 MICHAEL J. BIRKLAND Lic. No. 031693 MICHAEL J. BIRKLAND D7/26/2024 MICHAEL J. BIRKLAND Lic. No. 031693 MICHAEL J. BIRKLAND C. NO. 031693 MICHAEL J. BIRKLAND				P-CI	/L-SAN-	
CITY OF ALEXANDRIA, VA 22314	D	EVEI LIM F	INAI PLAN	MENT RY SI' I	-	
HEET TITLE:	Di PRE	EVEI ELIM F	INAI PLAN FOR -	MENT RY SI' I ON	TE	
OMICHAEL J. BIRKLAND Lic. No. 031693 07/26/2024 SHEET TITLE:	DI PRE		FOR - BINS	MENT RY SI I ON NORTI	- ΤΕ Η	
SHEET HILE.	DI PRE TE 500/5 CITY ( BO 1334	EVE LIM F ROI ROI ROI SO1 NOR OF ALE	FOR - BINS NAL I TH UNIT XANDR	NENT RY SI' ON NORTI ON STREI IA, VA 223 R DC A AVE., NW RTH DC 20004 24-5700	- TE H ET 314	
OUTFALL ANALYSIS SHEET NUMBER: C-6.0			EF VLVANIA 1250 NO STON, E (202) 5 L J. BIR L J. BIR	NENT RYSI ON NORTI ON STREI IA, VA 223 R DC A AVE., NM RTH C 20004 24-5700	- TE H ET 314	

30 15 7.5 0	30
SCALE: 1" = 30'	

DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NC

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL

DATE

DATE

ORG. DATE - 07/05/24

APPROVED

SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

SERVICES

SITE PLAN NO.



LEGEND SEWER SHED OUTFALL POINT. SEE SHEET 6.0 FOR SANITARY SEWER ANALYSIS

NOTE: MAP FROM THE CITY OF ALEXANDRIA GIS DATA

	Parcel #	Use	Gross Building Area (SF)	Unit Flow (Commercial) (GPD)	# of Units	Unit Flow (Residential) (GPD)	Total Flow (GPD)	Total Flow (MGD)
1	055.01-01-01	Holiday Inn		0.2	173	130	22,490	0.0225
2	054.02-06	525 Montegomery St.	50,942	0.2	232	300	79,788	0.0798
3	055.01-03-16	Mixed use (Res and Retail)	13,960	0.2	250	300	77,792	0.0778
4	054.04-10	Harris Teeter	56,718	0.2	175	300	63,844	0.0638
5	054.04-0C	Condos			56	300	16,800	0.0168
6	054.04-16-01	Townshouses/Semi-Detached			34	350	11,900	0.0119
7	064.02-05-01	Condos			16	300	4,800	0.0048
7A	064.02-0C-00	Condos			25	300	7,500	0.0075
7B	064.04-15-01	Office Buildings	121,000	0.2			24,200	0.0242
8	064.02-10-10	Townshouses/Semi-Detached			14	350	4,900	0.0049
9	065.01-06-57	Alex.Redv.Hous.Auth			8	300	2,400	0.0024
10	065.01-06-51	Alex.Redv.Hous.Auth			8	300	2,400	0.0024
11	065.01-06-43	Alex.Redv.Hous.Auth			8	300	2,400	0.0024
12	065.01-06-49	Alex.Redv.Hous.Auth			8	300	2,400	0.0024
13	065.01-06-01	Townshouses/Semi-Detached			50	350	17,500	0.0175
14	064.02-12-57	Alex.Redv.Hous.Auth			5	300	1,500	0.0015
15	064.02-12-51	Alex.Redv.Hous.Auth			5	300	1,500	0.0015
16	064.02-12-43	Alex.Redv.Hous.Auth			5	300	1,500	0.0015
17	064.02-12-49	Alex.Redv.Hous.Auth			5	300	1,500	0.0015
18	065.01-06-01	Townshouses/Semi-Detached			50	350	17,500	0.0175
19	065.01-01-06	Alex.Redv.Hous.Auth			31	300	9,300	0.0093
20	065.01-01-07	Alex.Redv.Hous.Auth			31	300	9,300	0.0093
20	065.03-02-03	Townshouses/Semi-Detached			41	350	14,350	0.0144
22	065.03-02-39	JR Office Building	5,600	0.2	1		1,120	0.0011
22	065.03-10-01	Townshouses/Semi-Detached	3,000	0.2	14	350	4,900	0.0049
23	065.03-03-01	Office Buildings	45,375	0.2	14	550	9,075	0.0049
		Office Buildings	22,000				4,400	
25	065.03-03-03	-		0.2				0.0044
26	065.03-09-01	JR Office Buildings	8,904	0.2	4	250	1,781	0.0018
27	065.03-09-23	Townshouses/Semi-Detached			4	350	1,400	0.0014
28		Townhouses			21	350	7,350	0.0074
29	055.01-02-01	Townshouses/Semi-Detached	14.400	0.0	29	350	10,150	0.0102
30	055.01-02-30	Office/Comm WHSE	14,400	0.2			2,880	0.0029
31	055.01-04-12	Office Buildings	115,653	0.2	024	200	23,131	0.0231
32	055.01-04-11	Condos	14 500		234	300	70,200	0.0702
33	055.01-04-10	General Commercial	11,599	0.2			2,320	0.0023
34	055.01-04-09						-	0.0000
35	055.01-0B-00	Condos	17.100		12	300	3,600	0.0036
36	055.01-03-02	Office Buildings	17,120	0.2			3,424	0.0034
37	055.01-03-06	Office Buildings	8,964	0.2			1,793	0.0018
38	055.01-03-14	General Commercial	3,330	0.2			666	0.0007
39	055.01-03-17	General Commercial	12,908	0.2			2,582	0.0026
40	055.01-03-10	JR Office Building	3,420	0.2			684	0.0007
41	055.01-0A-00	Condos			48	300	14,400	0.0144
42	045.03-03-01	Mixed use (Res and Retail)	5,732	0.2	90	300	28,146	0.0281
43	055.01-04-17	Condos			138	300	41,400	0.0414
44	055.01-04-17	Townhouses			41	350	14,350	0.0144
45	055.01-04-14	Office Buildings	155,679	0.2			31,136	0.0311
46	055.01-04-15	Office Buildings	83,815	0.2			16,763	0.0168
47	055.01-04-16	Office Buildings	171,268	0.2			34,254	0.0343
48	055.03-03-62	Office Buildings	136,120	0.2			27,224	0.0272
49	055.03-03-01	Townshouses/Semi-Detached	39,000	0.2	58	350	28,100	0.0281
50	055.03-02-01.S1	Office Buildings	59,621	0.2			11,924	0.0119
51	055.03-02-01.S2	Office Buildings	95,027	0.2			19,005	0.0190
52	055.03-02-04	Charitable	107,231	0.2			21,446	0.0214
53	065.01-0A-00	Condos	40,000	0.2	60	300	26,000	0.0260
54	065.01-01-01	Condos			288	300	86,400	0.0864
	1	Total	1,405,386		2,267.00		1	0.9496

NOT TO SCALE

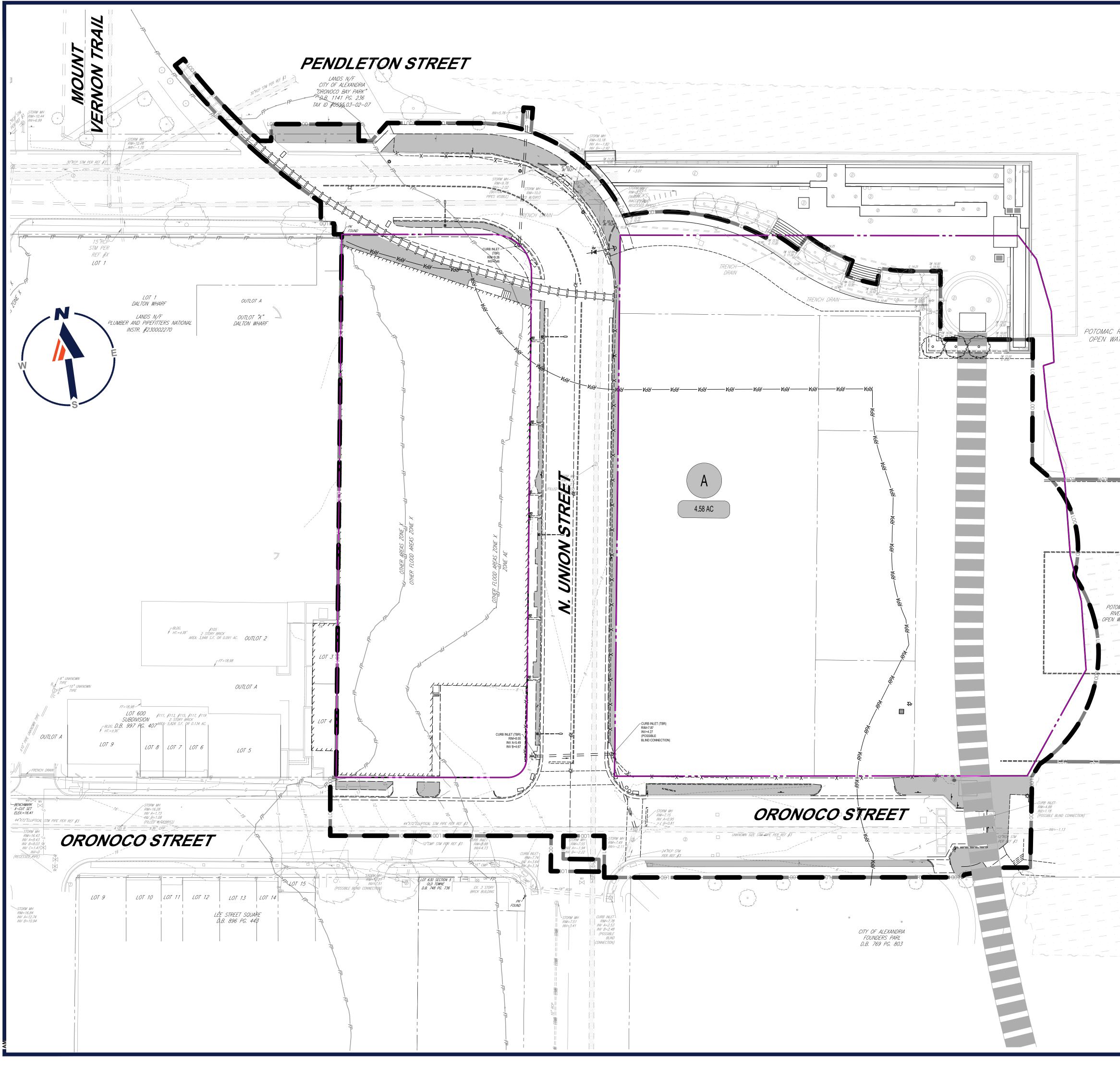
	<b>BOHLER DC</b>	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION. DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRICR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER		
	R	EVISIONS			
	REV DATE	COMMENT	DRAWN BY CHECKED BY		
	Know what's below. Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law.				
		RISDICTION			
	THIS DRAWING IS INT REVIEW AND APPROVAL	ENDED FOR MUNICIPAL AND/OR A IT IS NOT INTENDED AS A CONS	GENCY		
		UNLESS INDICATED OTHERWISE.	0074.00 AF MP 07/05/24 /L-SSP-		
	PROJECT: DEVELOPMENT PRELIMINARY SITE PLAN FOR				
		OBINSON INAL NORTH	4		
		ORTH UNION STREI LEXANDRIA, VA 223			
	BOHLER DC// 1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700				
		AEL J. BIRKLAND c. No. 031693 07/26/2024			
DATE	SHEET IIILE:	R SHED PL	AN		
DATE		<b>C-6.1</b>			
PAGE NO.	ORG. DATE - 07/05/24				

DATE RECORDED \_

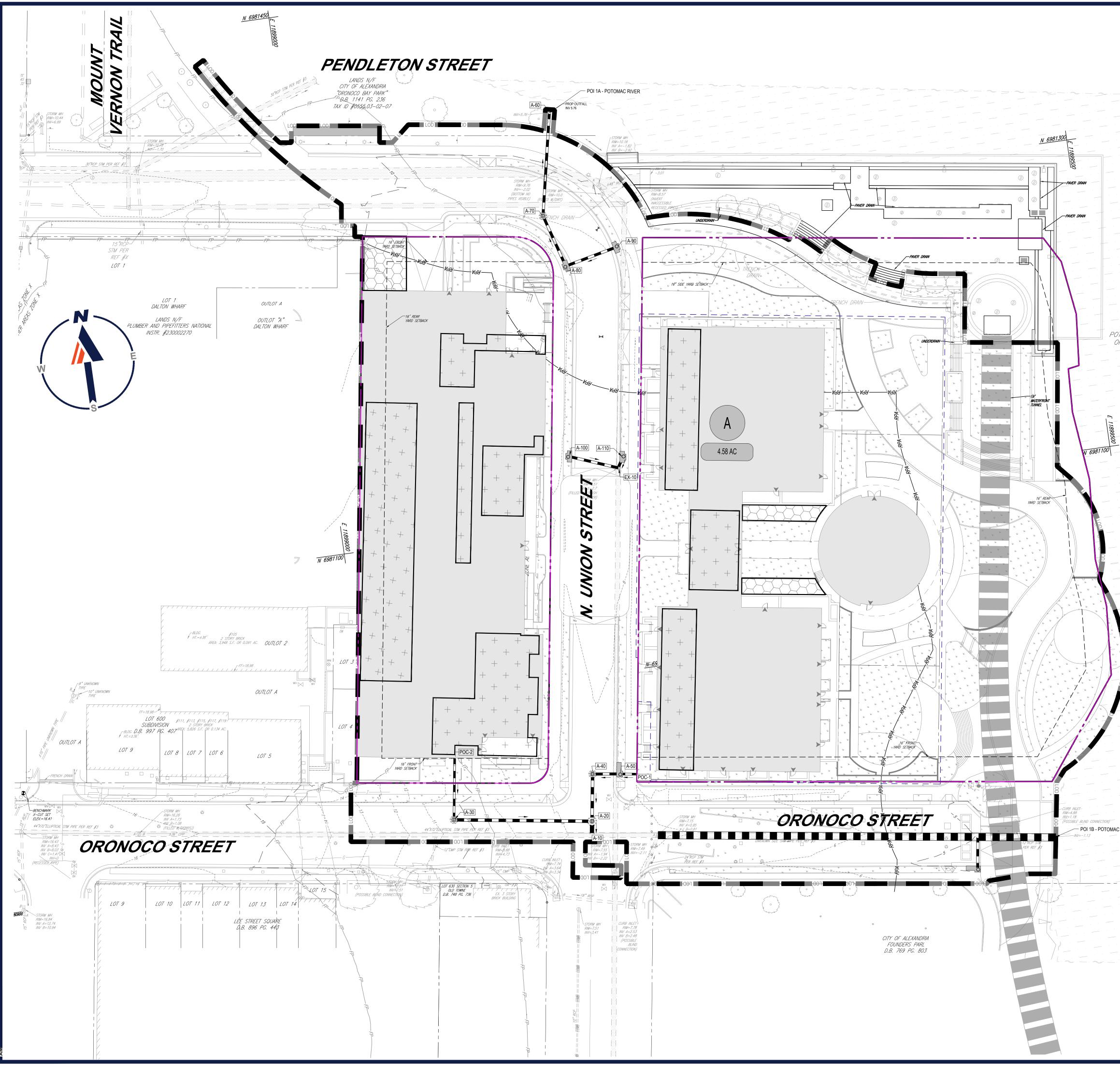
SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION 8 SERVICES SITE PLAN NO.	ENVIRONMENTAL
CHAIRMAN, PLANNING COMMISSION	DATE

INSTRUMENT NO. DEED BOOK NO.



		<page-header><section-header><section-header><section-header><section-header><text></text></section-header></section-header></section-header></section-header></page-header>
		REVISIONS
		REV DATE COMMENT DRAWN BY CHECKED BY
DIVED		
RIVER ATER		
		811.
		Know what's below.
		<b>Call</b> before you dig. ALWAYS CALL 811
		It's fast. It's free. It's the law.
		FOR JURISDICTIONAL
		APPROVAL ONLY
		THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
		PROJECT No.: DCA230074.00 DRAWN BY: AF
		CHECKED BY:         MP           DATE:         07/05/24           CAD I.D.:         P-CIVL-PRED
		PROJECT:
		DEVELOPMENT
OMAC		PRELIMINARY SITE PLAN
WATER		FLAN ———— FOR ————
		DODINGON
		ROBINSON TERMINAL NORTH
		500/501 NORTH UNION STREET
		CITY OF ALEXANDRIA, VA 22314
		BOHLER DC//
	GEND	1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700
	EXISTING DRAINAGE AREA	
	EXISTING MANAGED TURF	NINEALTH OA
		MICHAEL J. BIRKLAND Lic. No. 031693
		07/26/2024
	APPROVED SPECIAL USE PERMIT NO.	THE STONAL EN ANT
	DEPARTMENT OF PLANNING & ZONING	SHEET TITLE: <b>PRE-DEVELOPMENT</b>
	DIRECTOR DATE	STORMWATER
	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL	MANAGEMENT
	SERVICES SITE PLAN NO	<b>PLAN</b>
		SHEET NUMBER:
	30     CHAIRMAN, PLANNING COMMISSION     DATE       30     DATE RECORDED	V-7.V
SCALE: 1" = 30'	INSTRUMENT NO. DEED BOOK NO. PAGE NO.	ORG. DATE - 07/05/24



					ΜŢ	BOHLER DC/	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER
						RI	EVISIONS	
					REV	DATE	COMMENT	DRAWN BY CHECKED BY
DTOMAC RIVER								
OPEN WATER								
							000	
							811.	
						Know	what's below	
							what's <b>below.</b> <b>'all before you dig.</b> /AYS CALL 811	
							t's free. It's the law	<i>.</i>
							RISDICTION	
					THIS D	RAWING IS INTE	INDED FOR MUNICIPAL AND/OR A	AGENCY
							NLESS INDICATED OTHERWISE.	0074.00
					DRAW CHEC	/N BY: KED BY:		AF MP
					DATE: CAD I			07/05/24 /L-PSTD
					PROJ			
							ELOPMENT /INARY SI	
POTOMAC RIVER OPEN WATER							PLAN	
					-		— FOR ———	-
						RC	DBINSON	
					-	TERM	INAL NORTI	н
							ORTH UNION STRE EXANDRIA, VA 22	
	LEGEND							_
		_			B	OH	LERDC	;//
			PROPOSED DRAI	NAGE AREA	_	1331 PENN	ISYLVANIA AVE., NV	v,
		× × × ×	PROPOSED MANA	GED TURF		WASHI	E. 1250 NORTH NGTON, DC 20004 (202) 524-5700	
CRIVER						Filone.	(202) 324-3700	
		$\rightarrow \rightarrow \rightarrow \rightarrow$	PROPOSED BIOR	ETENTION			EALTH OF	
	+ + +	+				A MORE	IRG	5
			PROPOSED VEGE	TATED ROOF			EL J. BIRKLAND	
						n h	c. No. 031693	
		APPRO	VED	]		ilise Ise	07/26/2024	
			e Permit No					
		DEPARTMENT (	OF PLANNING & ZONIN	G			POST-	
		DIRE	ECTOR	DATE			LOPMEN RMWATE	
			OF TRANSPORTATION	& ENVIRONMENTAL		IAN/	AGEMEN	
		SERVICES	IO				PLAN	_
					SHEE			
30 15 7.	7.5 0 30	CHAIRMAN, PLA	NNING COMMISSION	DATE		U	;-7.1	
SCA	ALE: 1" = 30'			NO. PAGE NO.		ORG	DATE - 07/05/24	
'						2		

			inoff Reduction Metho		
Duration to the		Dakimar	Torminal North		
Project Name: Date:			Terminal North 11/2024		
Site Information		Linear	Development Project?	No	
Post-Development Project ( <sup>-</sup>	Creatment \	/olume and Loa	ads)		
			Enter Total Disturbe	d Area <i>(acres</i>	) → 4.58
			Maximum	reduction requ	ired: 20%
		The site's n	et increase in impervi		
			opment TP Load Reduc		
Pre-ReDevelopment Land Cover (acres)					
orest (acres) undisturbed, protected forest or	A Soils	B Soils	C Soils	D Soils	Totals
eforested land Aixed Open (acres) undisturbed/infrequently					0.00
naintained grass or shrub land					0.00
Managed Turf (acres) disturbed, graded for yards or other turf to be mowed/managed				0.20	0.20
mpervious Cover (acres)				4.38	4.38
					4.58
Post-Development Land Cover (acres)				1	
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) undisturbed, protected orest or reforested land					0.00
Mixed Open (acres) undisturbed/infrequently naintained grass or shrub land					0.00
Managed Turf (acres) disturbed, graded for yards or other turf to be mowed/managed				0.82	0.82
mpervious Cover (acres)				3.76	3.76
Area Check	ОК.	ОК.	ОК.	ОК.	4.58
_			Nit	trogen Loads (	Informational Purpose
LAND COVER SUMMARY I		nt TN Load (lb/yr)	55.85		
LAND COVER SUMMARY F Land Cover Summer Pre-ReDevelopment	PRE-REDEVELO			and Cover Summar Post ReDev. & New	
Land Cover Sumi	PRE-REDEVELO	DPMENT			
Land Cover Summer         Pre-ReDevelopment       Pre-ReDevelopment         Forest Cover (acres)       Weighted Rv(forest)	PRE-REDEVELO mary-Pre Listed 0.00 0.00	Adjusted <sup>1</sup> 0.00 0.00	La Forest Weigh	Post ReDev. & New Cover (acres) ted Rv(forest)	Impervious           0.00           0.00
Land Cover Sum Pre-ReDevelopment Forest Cover (acres)	PRE-REDEVELO mary-Pre Listed 0.00	Adjusted <sup>1</sup> 0.00	Forest Weigh Wgt. L	Post ReDev. & New	Impervious 0.00
Land Cover Summer         Pre-ReDevelopment       Pre-ReDevelopment         Forest Cover (acres)       Weighted Rv(forest)         Weighted Rv(forest)       Weighted Loading Rate(forest)	PRE-REDEVELO mary-Pre Listed 0.00 0.00 0.00	Adjusted <sup>1</sup> 0.00           0.00           0.00	Forest Weigh Wgt. L	Post ReDev. & New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover	Impervious           0.00           0.00           0.00
Land Cover Summer         Pre-ReDevelopment       Image: colspan="2">Image: colspan="2"         Pre-ReDevelopment       Image: colspan="2">Image: colspan="2">Image: colspan="2"         Forest Cover (acres)       Image: colspan="2">Image: colspan="2"         Weighted Loading Rate(forest)       Image: colspan="2">Image: colspan="2"         Mixed Open Cover (acres)       Image: colspan="2">Image: colspan="2"         Weighted Rv(mixed)       Image: colspan="2"       Image: colspan="2"       Image: colspan="2"	PRE-REDEVELO mary-Pre Listed 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Adjusted <sup>1</sup> 0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00	La Forest Weigh Wgt. L Mixed Weigh	Post ReDev. & New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         ited Rv(mixed)	Impervious           0.00           0.00           0.00           0.00           0.00           0%           0.00           0.00
Land Cover Summer         Pre-ReDevelopment       Image: colspan="2">Image: colspan="2"         Pre-ReDevelopment       Image: colspan="2">Image: colspan="2"         Forest Cover (acres)       Image: colspan="2">Image: colspan="2"         Weighted Rv(forest)       Image: colspan="2">Image: colspan="2"         Weighted Loading Rate(forest)       Image: colspan="2"       Image: colspan="2" <thimage: 2"<="" colspa="" th="">       Image: colspan="2"<td>PRE-REDEVELO</td><td>Adjusted<sup>1</sup>         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00</td><td>Forest Weigh Wgt. L Weigh Wgt. L</td><td>Post ReDev. &amp; New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)</td><td>Impervious           0.00           0.00           0.00           0.00           0.00           0%           0.00</td></thimage:>	PRE-REDEVELO	Adjusted <sup>1</sup> 0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00	Forest Weigh Wgt. L Weigh Wgt. L	Post ReDev. & New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)	Impervious           0.00           0.00           0.00           0.00           0.00           0%           0.00
Land Cover Summer         Pre-ReDevelopment       Image: colspan="2">Image: colspan="2"         Pre-ReDevelopment       Image: colspan="2">Image: colspan="2">Image: colspan="2">Image: colspan="2">Image: colspan="2">Image: colspan="2">Image: colspan="2"         Forest Cover (acres)       Image: colspan="2">Image: colspan="2"         Weighted Loading Rate(forest)       Image: colspan="2"         Mixed Open Cover (acres)       Image: colspan="2"         Weighted Rv(mixed)       Image: colspan="2"         Weighted Loading Rate(mixed)       Image: colspan="2"	PRE-REDEVELO mary-Pre Listed 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Adjusted <sup>1</sup> 0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00	La Forest Weigh Wgt. L Mixed Weigh Wgt. L % N	Post ReDev. & New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         ited Rv(mixed)         d. Rate(mixed)	Impervious           0.00           0.00           0.00           0.00           0%           0.00           0.00           0.00           0.00           0.00
Land Cover Summer         Pre-ReDevelopment         Forest Cover (acres)         Weighted Rv(forest)         Weighted Loading Rate(forest)         % Forest         Mixed Open Cover (acres)         Weighted Loading Rate(mixed)         Weighted Loading Rate(mixed)         Mixed Open         Meighted Loading Rate(mixed)         Weighted Rv(turf)	PRE-REDEVELC         mary-Pre         Listed         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.20         0.25	Adjusted <sup>1</sup> Adjusted <sup>1</sup> 0.00         0.00         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.20         0.25	La Forest Weigh Wgt. L Mixed Weigh Wgt. L % N Manag	Post ReDev. & New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         ited Rv(mixed)         d. Rate(mixed)         /ixed Open         ged Turf Cover (acres)         hted Rv (turf)	Impervious         0.00         0.00         0.00         0.00         0%         0.00         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0%         0.25
Land Cover Summer         Pre-ReDevelopment       Image: Cover (acres)         Forest Cover (acres)       Image: Cover (acres)         Weighted Rv(forest)       Image: Cover (acres)         Weighted Loading Rate(forest)       Image: Cover (acres)         Mixed Open Cover (acres)       Image: Cover (acres)         Weighted Loading Rate(mixed)       Image: Cover (acres)         Weighted Loading Rate(mixed)       Image: Cover (acres)         Mixed Open       Image: Cover (acres)         Managed Turf Cover (acres)       Image: Cover (acres)	PRE-REDEVELC         mary-Pre         Listed         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0%         0.00         0%         0.20	Adjusted <sup>1</sup> 0.00         0.00         0.00         0.00         0.00         0.00         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.20	La Forest Weigh Wgt. L Mixed Weigh Wgt. L % N Manag Weig Weig	Post ReDev. & New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         ited Rv(mixed)         d. Rate(mixed)         d. Rate(mixed)         dixed Open         ged Turf Cover (acres)	Impervious         0.00         0.00         0.00         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0%         0.82
Land Cover Summer         Pre-ReDevelopment       I         Forest Cover (acres)       I         Weighted Rv(forest)       I         Weighted Loading Rate(forest)       I         Mixed Open Cover (acres)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(mixed)       I         Weighted Rv(turf)       Weighted Rv(turf)         Weighted Loading Rate(turf)       I	PRE-REDEVELO         mary-Pre         Listed         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0%         0.00         0.20         0.25         0.85	Adjusted <sup>1</sup> Adjusted <sup>1</sup> 0.00         0.00         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.20         0.25         0.85	La Forest Weigh Wgt. L Mixed Weigh Wgt. L % M Manag Weig Wgt.	Post ReDev. & New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         ited Rv(mixed)         d. Rate(mixed)         d. Rate(mixed)         dixed Open         ged Turf Cover (acres)         hted Rv (turf)         Ld. Rate(turf)	Impervious         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0%         0.25         0.85
Land Cover Summer         Pre-ReDevelopment       I         Forest Cover (acres)       I         Weighted Rv(forest)       I         Weighted Loading Rate(forest)       I         % Forest       I         Mixed Open Cover (acres)       I         Weighted Rv(mixed)       I         Weighted Loading Rate(mixed)       I         Managed Turf Cover (acres)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         % Managed Turf       I         % Managed Turf       I         Merences       I         Rv(impervious)       I	PRE-REDEVELC         mary-Pre         Listed         0.00         0.20         0.25         0.85         4%         4.38         0.95	Adjusted <sup>1</sup> 0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.20         0.25         0.85         4%         4.38         0.95	La Forest Weigh Wgt. L Mixed Weigh Wgt. L % M Manag Weig Wgt. % M Manag	Post ReDev. & NewCover (acres)Ited Rv(forest)d. Rate(forest)% Forestd Open Cover(acres)Ited Rv(mixed)d. Rate(mixed)d. Rate(mixed)Mixed Openged Turf Cover(acres)hted Rv (turf)Ld. Rate(turf)Ld. Rate(turf)Ianaged Turfous Cover (acres)impervious)	Impervious         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.82         0.85         18%         3.76         0.95
Land Cover Summer         Pre-ReDevelopment       I         Forest Cover (acres)       I         Weighted Rv(forest)       I         Weighted Loading Rate(forest)       I         % Forest       I         Mixed Open Cover (acres)       I         Weighted Rv(mixed)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(mixed)       I         Managed Turf Cover (acres)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         Meighted Loading Rate(turf)       I         Meighted Loading Rate(turf)       I         Meighted Loading Rate(turf)       I	PRE-REDEVELC         mary-Pre         Listed         0.00         0.20         0.25         0.85         4%         4.38	Adjusted <sup>1</sup> 0.00         0.00         0.00         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.20         0.25         0.85         4%         4.38	La Forest Weigh Wgt. L Wixe Weigh Wgt. L % M Manag Weig Wgt. % M Impervic Rv(i	Post ReDev. & New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         ited Rv(mixed)         d. Rate(mixed)         Janaged Turf         bus Cover (acres)	Impervious         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.82         0.85         18%         3.76
Land Cover SUM         Pre-ReDevelopment       I         Forest Cover (acres)       I         Weighted Rv(forest)       I         Weighted Loading Rate(forest)       I         Mixed Open Cover (acres)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(impervious)       I         Weighted Loading Rate(impervious)       I	PRE-REDEVELC         mary-Pre         Listed         0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86	Adjusted <sup>1</sup> Adjusted <sup>1</sup> 0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86	La Forest Weigh Wgt. L Mixed Weigh Wgt. L % M Manag Weig Wgt. % M Impervic Rv(i Wgt. Lc % I	Post ReDev. & New         Cover (acres)         ated Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         ated Rv(mixed)         d. Rate(mixed)         d. Rate(turf)         anaged Turf         pus Cover (acres)         impervious)         a. Rate(imperv.)	Impervious         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.82         0.85         18%         3.76         0.95         0.86
Land Cover SUM         Pre-ReDevelopment       I         Forest Cover (acres)       I         Weighted Rv(forest)       I         Weighted Loading Rate(forest)       I         % Forest       I         Mixed Open Cover (acres)       I         Weighted Loading Rate(mixed)       I         Managed Turf Cover (acres)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(impervious)       I         % Managed Turf       I         Mixed Dpen       I         % Managed Turf       I <t< td=""><td>PRE-REDEVELC         mary-Pre         Listed         0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%</td><td>Adjusted<sup>1</sup>         Adjusted<sup>1</sup>         0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%</td><td>Forest Weigh Wgt. L Mixed Weigh Wgt. L % M Manag Weig Wgt. L % M Impervice Rv(i Wgt. Lc % I Final Si</td><td>Post ReDev. &amp; New         Cover (acres)         Ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         Ited Rv(mixed)         d. Rate(mixed)         d. Rate(cover (acres)         hted Rv (turf)         Ld. Rate(turf)         anaged Turf         ous Cover (acres)         impervious)         I. Rate(imperv.)         mpervious</td><td>Impervious         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.82         0.85         1.8%         3.76         0.95         0.86         82%</td></t<>	PRE-REDEVELC         mary-Pre         Listed         0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%	Adjusted <sup>1</sup> Adjusted <sup>1</sup> 0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%	Forest Weigh Wgt. L Mixed Weigh Wgt. L % M Manag Weig Wgt. L % M Impervice Rv(i Wgt. Lc % I Final Si	Post ReDev. & New         Cover (acres)         Ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         Ited Rv(mixed)         d. Rate(mixed)         d. Rate(cover (acres)         hted Rv (turf)         Ld. Rate(turf)         anaged Turf         ous Cover (acres)         impervious)         I. Rate(imperv.)         mpervious	Impervious         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.82         0.85         1.8%         3.76         0.95         0.86         82%
International Content       International Content         Pre-ReDevelopment       International Content         Forest Cover (acres)       International Content         Weighted Rv(forest)       International Content         Weighted Loading Rate(forest)       International Content         Mixed Open Cover (acres)       International Content         Weighted Loading Rate(mixed)       International Content         Weighted Loading Rate(mixed)       International Content         Weighted Loading Rate(turf)       International Content         Weighted Loading Rate(impervious)       International Content         Weighted Loading Rate(i	PRE-REDEVELCO         mary-Pre         Listed         0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%         4.58         0.92	Adjusted <sup>1</sup> Adjusted <sup>1</sup> 0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%         4.58         0.92	Forest Weigh Wgt. L Mixed Weigh Wgt. L % M Manag Weig Wgt. L % M Impervice Rv(i Wgt. Lc % I Final Si Final P	Post ReDev. & New         Cover (acres)       Image: Cover (acres)         Inted Rv(forest)       Image: Cover (acres)         % Forest       Image: Cover (acres)         % Forest       Image: Cover (acres)         % Forest       Image: Cover (acres)         % Attack (mixed)       Image: Cover (acres)         % Attack (mixed)       Image: Cover (acres)         % Attack (turf)       Image: Cover (acres)         % Attack (turf)       Image: Cover (acres)         % Attack (turperv.)       Imag	Impervious         0.00         0.00         0.00         0%         0%         0.00         0%         0.00         0%         0.00         0.82         0.85         18%         3.76         0.95         0.86         82%         4.58
Land Cover SUM         Pre-ReDevelopment       I         Forest Cover (acres)       I         Weighted Rv(forest)       I         Weighted Loading Rate(forest)       I         % Forest       I         Mixed Open Cover (acres)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(impervious)       I         Weighted Loading Rate(impervious)       I         Rv(impervious)       I         Weighted Loading Rate(impervious)       I         Site Rv       I	PRE-REDEVELCO         mary-Pre         Listed         0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%         4.58         0.92	Adjusted <sup>1</sup> Adjusted <sup>1</sup> 0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%         4.58         0.92	La         Forest         Weigh         Wgt. L         Mixed         Weigh         Wgt. L         % N         Manag         Weigh         Wgt. L         % N         Manag         Weigh         Wgt. L         % N         Manag         Weigh         Wgt. L         % M         Impervice         % I         Final Si         Final Po         Treat	Post ReDev. & New         Cover (acres)         ited Rv(forest)         d. Rate(forest)         % Forest         d Open Cover (acres)         ited Rv(mixed)         d. Rate(mixed)         d. Rate(turf)         lanaged Turf         pus Cover (acres)         impervious)         l. Rate(imperv.)         mpervious         te Area (acres)	Impervious         0.00         0.00         0.00         0%         0%         0.00         0%         0.00         0%         0.00         0.82         0.85         18%         3.76         0.95         0.86         82%         4.58
Land Cover Surface         Pre-ReDevelopment       I         Forest Cover (acres)       I         Weighted Rv(forest)       I         Weighted Loading Rate(forest)       I         Mixed Open Cover (acres)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(impervious)       I         Kv(impervious)       I         Weighted Loading Rate(impervious)       I         Site Rv       I         Site Rv       I         Pre-ReDevelopment Treatment Volume       I	PRE-REDEVELO         mary-Pre         Listed         0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%         4.58         0.92         d Nutrient Load	Adjusted <sup>1</sup> Adjusted <sup>1</sup> 0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%         4.58         0.92	La Forest Weigh Wgt. L Wixed Weigh Wgt. L % M Manag Weig Wgt. % M Impervice Rv(i Wgt. Lc % I Final Si Final Po Treat	Post ReDev. & New         Cover (acres)       Image: Cover (acres)         Inted Rv(forest)       Image: Cover (acres)         % Forest       Image: Cover (acres)         % Forest       Image: Cover (acres)         Mixed Open       Image: Cover (acres)         Imaged Turf       Image: Cover (acres)         Impervious)       Image: Cover (acres)         Impervious       Image: Cover (acres)         Impervious       Image: Cover (acres)         Impervious       Image: Cover (acres)         Impervious       Image: Cover (acres)         Image: Cover (acres)       Image: Cover (acres)         Image: Cover	Impervious         0.00         0.00         0.00         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.82         0.85         18%         3.76         0.95         0.86         82%         4.58         0.82
Land Cover Summer         Pre-ReDevelopment       I         Forest Cover (acres)       I         Weighted Rv(forest)       I         Weighted Loading Rate(forest)       I         % Forest       I         Mixed Open Cover (acres)       I         Weighted Rv(mixed)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(mixed)       I         % Mixed Open       I         Managed Turf Cover (acres)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(turf)       I         % Managed Turf       I         Rv(impervious)       I         Weighted Loading Rate(impervious)       I         % Impervious       I         % Impervious       I         Site Rv       I         Pre-ReDevelopment Treatment Volume (acre-ft)       I         Pre-ReDevelopment Treatment Volume       I         Pre-ReDevelopment Treatment Volume       I	PRE-REDEVELO         mary-Pre         Listed         0.00         0.95         0.86         96%         4.58         0.92         d Nutrient Load         0.3510	Adjusted <sup>1</sup> Adjusted <sup>1</sup> 0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%         4.58         0.92         0.3510	Impervice         Wigh         Weigh         Wgt. L         Wigh         Wgt. L         Wgt. L </td <td>Post ReDev. &amp; NewCover (acres)Image: Cover (acres)Ited Rv(forest)Image: Cover (acres)% ForestImage: Cover (acres)d Open Cover (acres)Image: Cover (acres)Ited Rv(mixed)Image: Cover (acres)Aixed OpenImage: Cover (acres)Mixed OpenImage: Cover (acres)Ited Rv (turf)Image: Cover (acres)Ited Rv (turf)Image: Cover (acres)Impervious)Image: Cover (acres)Impervious)Image: Cover (acres)ImperviousImage: Cover (acres)Image: Cover (acres)Im</td> <td>Impervious         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.82         0.86         82%         0.82         0.82         0.82         0.3149</td>	Post ReDev. & NewCover (acres)Image: Cover (acres)Ited Rv(forest)Image: Cover (acres)% ForestImage: Cover (acres)d Open Cover (acres)Image: Cover (acres)Ited Rv(mixed)Image: Cover (acres)Aixed OpenImage: Cover (acres)Mixed OpenImage: Cover (acres)Ited Rv (turf)Image: Cover (acres)Ited Rv (turf)Image: Cover (acres)Impervious)Image: Cover (acres)Impervious)Image: Cover (acres)ImperviousImage: Cover (acres)Image: Cover (acres)Im	Impervious         0.00         0.00         0.00         0%         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.82         0.86         82%         0.82         0.82         0.82         0.3149
Pre-ReDevelopment       I         Forest Cover (acres)       I         Weighted Rv(forest)       I         Weighted Loading Rate(forest)       I         Mixed Open Cover (acres)       I         Weighted Rv(mixed)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(mixed)       I         Weighted Loading Rate(turf)       I         Weighted Loading Rate(impervious)       I         % Impervious       I         Site Rv       I         Pre-ReDevelopment Treatment Volume (acre-ft)       I         Pre-ReDevelopment Treatment Volume (cubic feet)       I         Weighted Loading feet       I         Mixed Open       I         Meteore       I	PRE-REDEVELO         nary-Pre         Listed         0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%         4.58         0.92         d Nutrient Load         0.3510	Adjusted1         Adjusted1         0.00         0.20         0.25         0.85         4%         4.38         0.95         0.86         96%         4.58         0.92         0.3510	Final Por Final Por Final Por Final Por	Post ReDev. & NewCover (acres)Image: Cover (acres)Ited Rv(forest)Image: Cover (acres)% ForestImage: Cover (acres)d Open Cover (acres)Image: Cover (acres)Ited Rv(mixed)Image: Cover (acres)Aixed OpenImage: Cover (acres)Ited Rv (turf)Image: Cover (acres)Ited Rv (turf)Image: Cover (acres)Ited Rv (turf)Image: Cover (acres)Impervious)Image: Cover (acres)Impervious)Image: Cover (acres)ImperviousImage: Cover (acres)Impervious)Image: Cover (acres)ImperviousImage: Cover (acres)Image: Cover (acr	Impervious         0.00         0.00         0.00         0%         0.00         0%         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.82         0.85         18%         3.76         0.95         0.86         82%         4.58         0.3149         13,715

Adjusted Land Cover Summary:

Pre ReDevelopment land cover minus pervious land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.

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

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

### STORMWATER MANAGEMENT NARRATIVE

THE LIMITS OF DISTURBANCE OF THIS SITE IS 4.58 ACRES. THE EXISTING LAND COVER IS 4.38 AC OF IMPERVIOUS AREA AND 0.20 AC OF MANAGED TURF, WHILE THE PROPOSED LAND COVER IS 3.76 AC OF IMPERVIOUS AREA AND 0.82 AC OF MANAGED TURF. THIS PROJECT WILL UTILITZE VEGETATED ROOF AND BIORETENTION FACILITIES TO COMPLY WITH STORMWATER MANAGEMENT REQUIREMENTS.

IN ORDER TO MEET THE PHOSPHOROUS REMOVAL REQUIREMENT OF 0.78 LB/YEAR, 0.44 AC OF LEVEL #1 VEGETATED ROOF WILL BE PROVIDED AND 1.10 AC OF THE SITE WILL DRAIN TO URBAN BIORETENTION FACILITIES. THE VEGETATED ROOF AND URBAN BIORETENTION FACILITIES WILL REMOVE A TOTAL OF 0.80 LB/YR, THUS MEETING THE REQUIREMENT.

STORMWATER MANAGEMENT FACILITIES ARE NOT FEASIBLE ALONG ANY OF THE ADJACENT PUBLIC STREETS DUE TO EXISTING UTILITIES AND THE SHALLOW DEPTH OF THE EXISTING STORM SYSTEM DUE TO THE CLOSE PROXIMITY TO THE POTOMAC RIVER.

THE PROPOSED VEGETATED ROOF AND BIORETENTION FACILITIES WILL MEET THE REQUIREMENTS OF THE MEMORANDUM OF THE INDUSTRY NO. 01-2018 - USE OF MANUFACTURES/PROPRIETARY STORMWATER BMPS, AS THEY REMOVE A MINUMUM OF 65% OF THE TOTAL PHOSPHOROUS (TP) REMOVAL REQUIRED BY THE VIRGINIA STORMWATER MANAGEMENT PROGRAM AND ARE NON-PROPRIETARY SURFACE BMPS APPROVED BY THE VIRGINIA STORMWATER BMP CLEARINGHOUSE. SEE STORMWATER QUALITY CALCULATIONS FROM THE VIRGINIA RUNOFF REDUCTION SPREADSHEET ON SHEETS C-7.2-7.3 FOR ADDITIONAL DETAILS.

FINAL STORMWATER MANAGEMENT SHALL BE DETERMINED DURING THE FINAL ENGINEERING PHASE.

THIS SITE DRAINS TO ONE POINT OF ANALYSIS, THE POTOMAC RIVER, THROUGH TWO OUTFALLS LABELED ON SHEET C-7.1 AS POI #1A/B. CHANNEL AND FLOOD PROTECTION CALCULATIONS ARE SHOWN IN THE ENERGY BALANCE SPREADSHEET ON SHEET C-7.3. POI #1 DOES NOT REQUIRE STORMWATER STORAGE, AS THE POST DEVELOPMENT FLOW RATES FROM THE SITE FOR THE 1- AND 10-YEAR STORM EVENTS ARE LESS THAN THE ALLOWABLE FLOW RATES.

### Sit

	Post-Deve	lopment Requirem	ent for Site Area	
	TP Load Re	duction Required (lb/yr)	0.78	
Summary				
imum % Reduction Pre-ReD	n Required Below evelopment Load	20%		
e Reduction (ft <sup>3</sup> )	2,541			
Achieved (lb/yr)	0.80			
Achieved (lb/yr)	13.06			
opment TP Load (lb/yr)	3.12			
Reduction (lb/yr) Required	0.00	** TARGET TP REDUCTIO	ON EXCEEDED BY 0.03 LB/YEAR *	*

	Post-Deve	lopment Requirement for	Site Area						
TP Load Reduction Required (lb/yr)0.78									
Site Compliance Summary									
Maximum % Reduction	n Required Below	20%							
Pre-ReD	evelopment Load	2070							
Total Runoff Volume Reduction (ft <sup>3</sup> )	2,541								
Total TP Load Reduction Achieved (lb/yr)	0.80								
Total TN Load Reduction Achieved (lb/yr)	13.06								
Remaining Post Development TP Load (Ib/yr)	3.12								
Remaining TP Load Reduction (lb/yr) Required	0.00	<b>** TARGET TP REDUCTION EXCE</b>	EDED BY 0.03 LB/YEAR **						

### Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Mixed Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.82	0.00	0.00	0.00	0.00	0.82
Impervious Cover (acres)	3.76	0.00	0.00	0.00	0.00	3.76
Total Area (acres)	4.58	0.00	0.00	0.00	0.00	4.58

### Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.80	0.00	0.00	0.00	0.00	0.80
TN Load Reduced (lb/yr)	13.06	0.00	0.00	0.00	0.00	13.06

Final Post-Development TN Load

53.79

### ND COVER SUMMARY -- POST DEVELOPMENT

	-							
Land Cover Summary-Post Post-ReDevelopment								
	velopment							
Forest Cover (acres)	0.00							
Weighted Rv(forest)	0.00							
Wgt. Ld. Rate(forest)	0.00							
% Forest	0%							
Mixed Open Cover (acres)	0.00							
Weighted Rv(mixed)	0.00							
Wgt. Ld. Rate(mixed)	0.00							
% Mixed Open	0%							
Managed Turf Cover (acres)	0.82							
Weighted Rv (turf)	0.25							
Wgt. Ld. Rate(turf)	0.85							
% Managed Turf	18%							
ReDev. Impervious Cover (acres)	3.76							
Rv(impervious)	0.95							
Wgt. Ld. Rate(imperv.)	0.86							
% Impervious	82%							
Total ReDev. Site Area (acres)	4.58							
ReDev Site Rv	0.82							
reatment Volume	and Nutrient Loa							
Post-ReDevelopment Treatment Volume (acre-ft)	0.3149							
Post-ReDevelopment Treatment Volume (cubic feet)	13,715							
Post-ReDevelopment Load (TP) (lb/yr)*	3.92							
Post-ReDevelopment TP Load per acre (Ib/acre/yr)	0.86							
Max. Reduction Required (Below Pre- ReDevelopment Load)	20%							
TP Load Reduction Required for Redeveloped Area	0.78							

(lb/yr)

Land Cover Summary-Post Post-Development New Impervious New Impervious Cover 0.00 (acres) Rv(impervious) --Post-Development **Treatment Volume** ---(acre-ft)

**Treatment Volume** (cubic feet) Post-Development TP Load (lb/yr)

--

Post-Development

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

### **Runoff Volume and CN Calculations**

		1	[]	1		
	1-year storm	2-year storm	10-year storm			
Target Rainfall Event (in)	2.56	3.09	4.76			
				-		
Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		95	0	0	0	0
RR (ft <sup>3</sup> )		2,541	0	0	0	0
	RV wo RR <mark>(</mark> ws-in)	2.02	0.00	0.00	0.00	0.00
1-year return period	RV w RR (ws-in)	1.87	0.00	0.00	0.00	0.00
	CN adjusted	93	0	0	0	0
	RV wo RR <mark>(</mark> ws-in)	2.54	0.00	0.00	0.00	0.00
2-year return period	RV w RR (ws-in)	2.38	0.00	0.00	0.00	0.00
	CN adjusted	93	0	0	0	0
	RV wo RR (ws-in)	4.18	0.00	0.00	0.00	0.00
10-year return period	RV w RR (ws-in)	4.03	0.00	0.00	0.00	0.00
	CN adjusted	94	0	0	0	0

APPROVED		
SPECIAL USE PERMI	T NO	
DEPARTMENT OF PLANNI	NG & ZONING	
DIRECTOR		DATE
DEPARTMENT OF TRANSF SERVICES	ORTATION & EN	VIRONMENTAL
SITE PLAN NO.		
CHAIRMAN, PLANNING CC	MMISSION	DATE

<b>BOHLER DC</b>	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER.						
REV DATE	COMMENT	DRAWN BY						
		CHECKED BY						
Ca ALW, It's fast. It FOR JUF APPRO THIS DRAWING IS INTEN REVIEW AND APPROVAL.	VisiteFindFindFindBefore you dig.ALWAYS CALL 811It's fast. It's free. It's the law.FOR JURISDICTIONAL DAPROVAL IT'S NOT INTERDED FOR MUNICIPAL AND/OR AGENCY DOLMENT UNLESS INDICATED OTHERWISE.PROJECT NO:CLOCA230074.02							
PRELIM								
<b>TERMI</b> 500/501 NO	BINSON NAL NORTH	ĒT						
1331 PENNS STE WASHIN Phone:	BOHLERDC// 1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700							
MICHAEL J. BIRKLAND Lic. No. 031693 07/26/2024 07/26/2024								
MANA CALC	RIMWATER AGEMENT ULATION							

ORG. DATE - 07/05/24

### POI #1 (A/B) - POTOMAC RIVER

### Drainage Area A

### Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.82	0.82	0.25	0.85
Impervious Cover (acres)				3.76	3.76	0.95	0.86
				Total	4.58		

### **Stormwater Best Management Practices (RR = Runoff Reduction)**

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (Ib)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)														
1.a. Vegetated Roof #1 (P-FIL-02)	45			0.44		688	840	1,528	0		0.38	0.17	0.21	6.a. Bioretention #1
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40			1.10	840	1,853	2,779	4,632	25	0.21	0.94	0.63	0.52	

### Drainage Area Curve Numbers and Runoff Depths\*

Drainage Area A	A Soils	B Soils	C Soils	0	
Forest undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	
	CN	30	55	70	
Mixed Open undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	
	CN	34	59	72	
Managed Turf disturbed, graded for yards or other turf to be	Area (acres)	0.00	0.00	0.00	
mowed/managed	CN	39	61	74	
Imponyious Covor	Area (acres)	0.00	0.00	0.00	
Impervious Cover	CN	98	98	98	
					С

	1-year storm	2-year storm	10-year storm
RV <sub>Developed</sub> (watershed-inch) with no Runoff Reduction*	2.02	2.54	4.18
RV <sub>Developed</sub> (watershed-inch) with Runoff Reduction*	1.87	2.38	4.03
Adjusted CN*	93	93	94

### POI #1 (A/B) - POTOMAC RIVER - ENERGY BALANCE

SITE AREA (acre)	4.58			
	ŕ	1-year	10-	year
	PRE	POST (adjusted)	PRE	POST (adjusted
Р	2.56	2.56	4.76	4.76
CN	97	93	97	94
S=1000/CN-10	0.31	0.72	0.31	0.68
0.25	0.06	0.14	0.06	0.14
RV=(P-0.2S) <sup>2</sup> /(P-0.2S)+S	2.22	1.86	4.41	4.03

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

I.F	0.8			
CHANNEL PROTECTION			FLOOD CONTROL	
Qpre-development	15.76	From HydroCAD	Qpre-development	30.08
QPost Development	13.94	From HydroCAD	QPost Development	28.67
RVPost Development (with runoff			RVPost Development (with runoff	
reduction)	1.8686	From VRRM	reduction)	4.0292
Qallowable	15.00		Qallowable	32.91
Qallowable/QPost Development	1.08		Qallowable/QPost Development	1.15
Vs/Vr	0.04	Fig A-19 DEQ Manual	Vs/Vr	-0.01
Vs	0.08		Vs	-0.06
Storage required (cf)	N/A		Storage required (cf)	N/A

Storage required (cf) N/A Required storage volume may also be a calculated using the following equation:

 $V_{S}/V_{r} = 0.682 - 1.43 (q_{o}/q_{i}) + 1.64 (q_{o}/q_{i})^{2} - 0.804 (q_{o}/q_{i})^{3}$ 

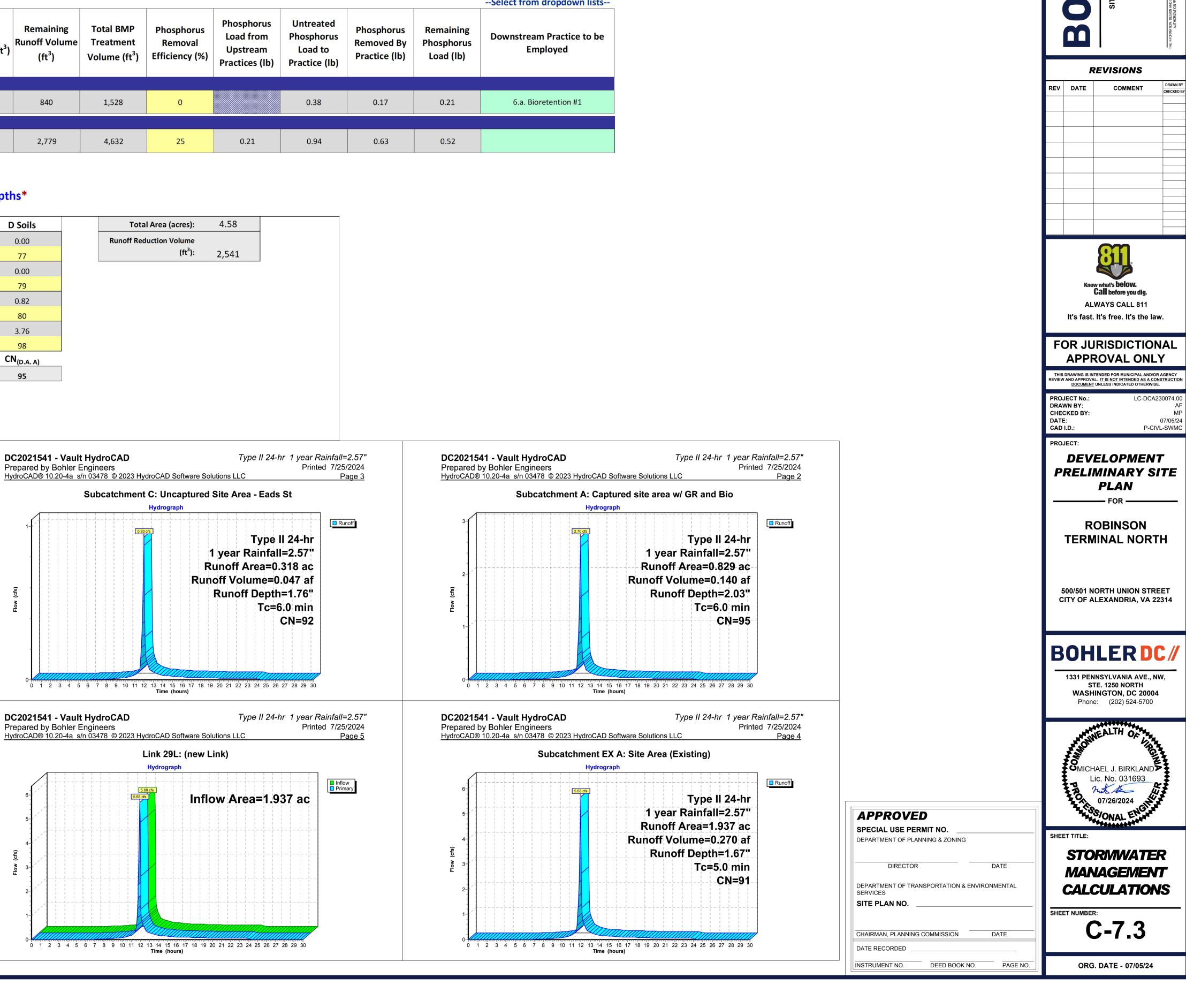
where:  $V_s = required storage volume, acre-feet$   $V_r = runoff volume, acre-feet$   $q_o = peak outflow discharge, cfs$   $q_i = peak inflow discharge, cfs$ 

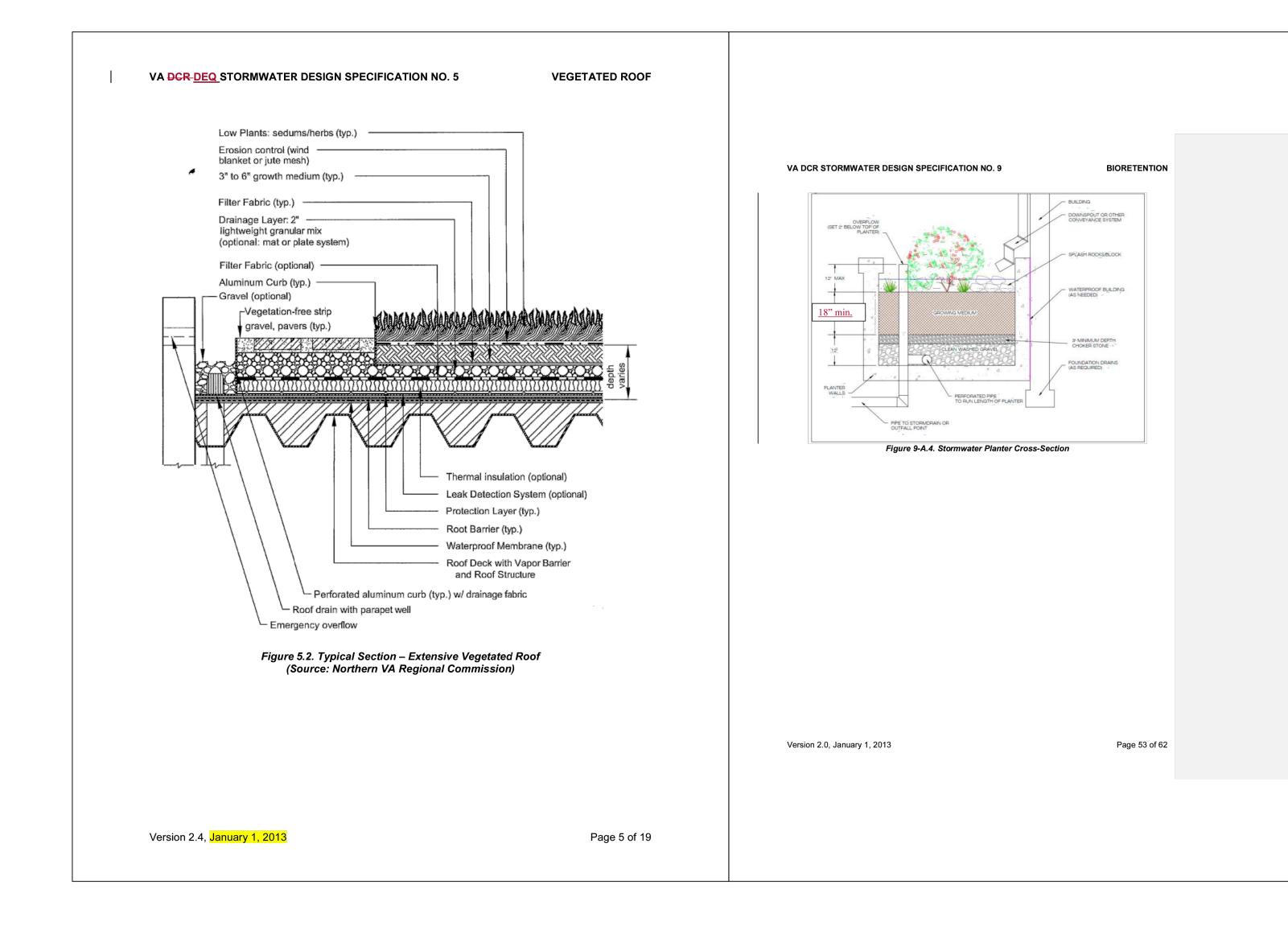
--Select from dropdown lists--

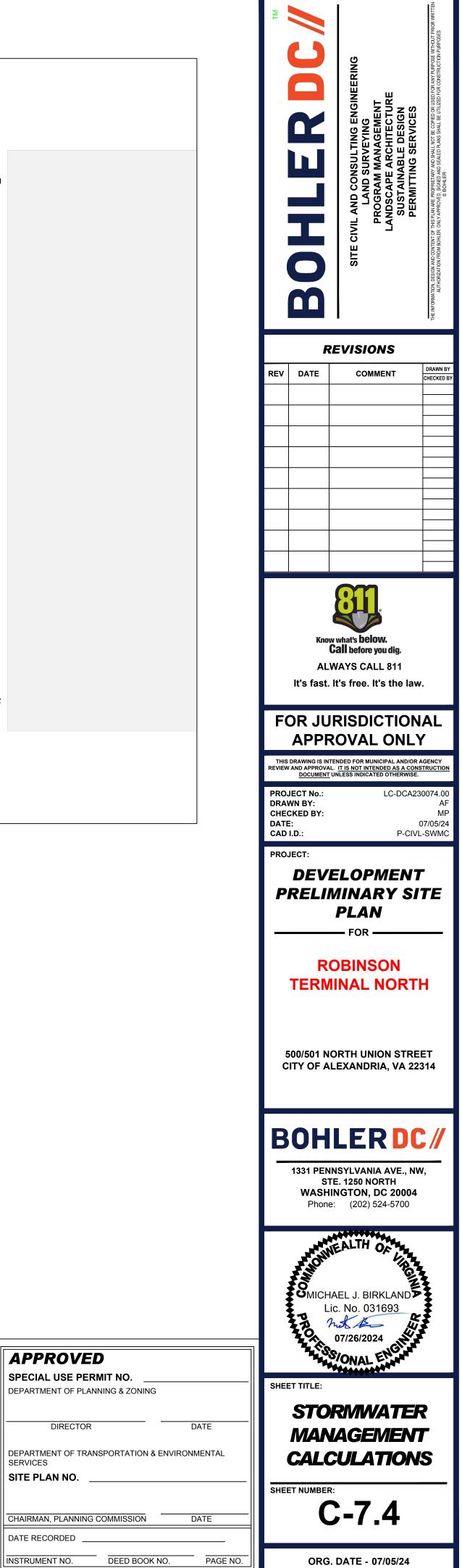
R

Ш

T



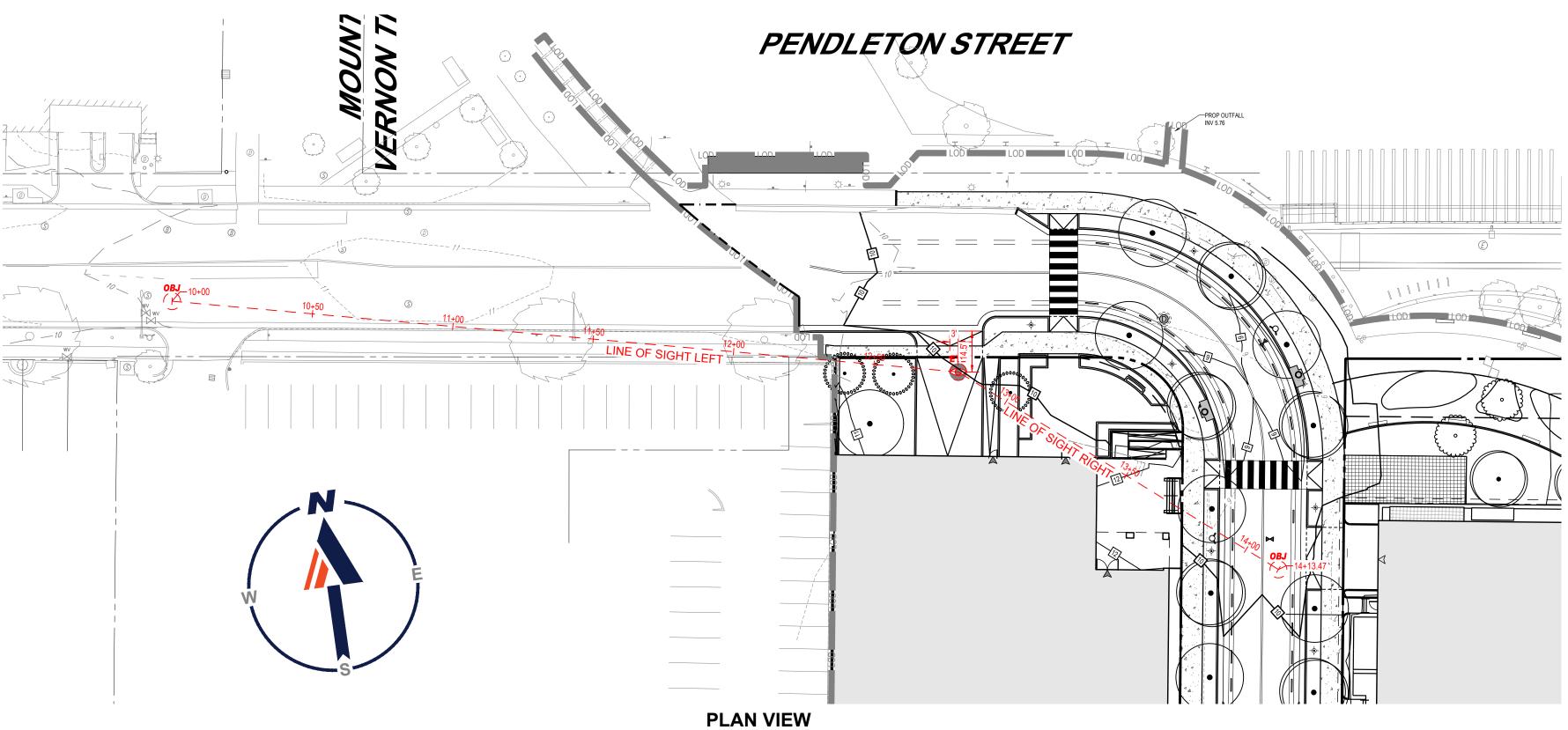


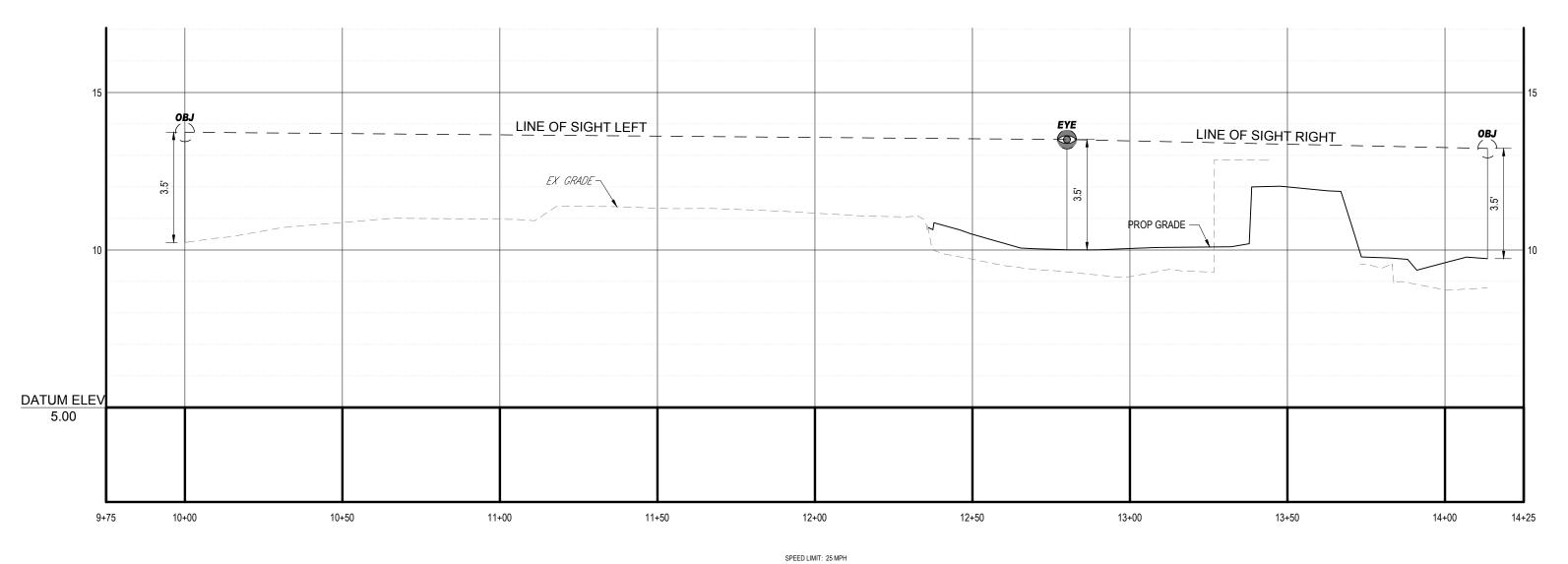


DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED INSTRUMENT NO. DEED BOOK NO.

DIRECTOR

APPROVED





PLAN VIEW SCALE: 1" = 30'

WEST BUILDING ENTRANCE - SIGHT DISTANCE PROFILE - PENDELTON STREET SCALE: 1"= 30 ' HORIZONTAL 1"= 3 ' VERTICAL

### NOTE:

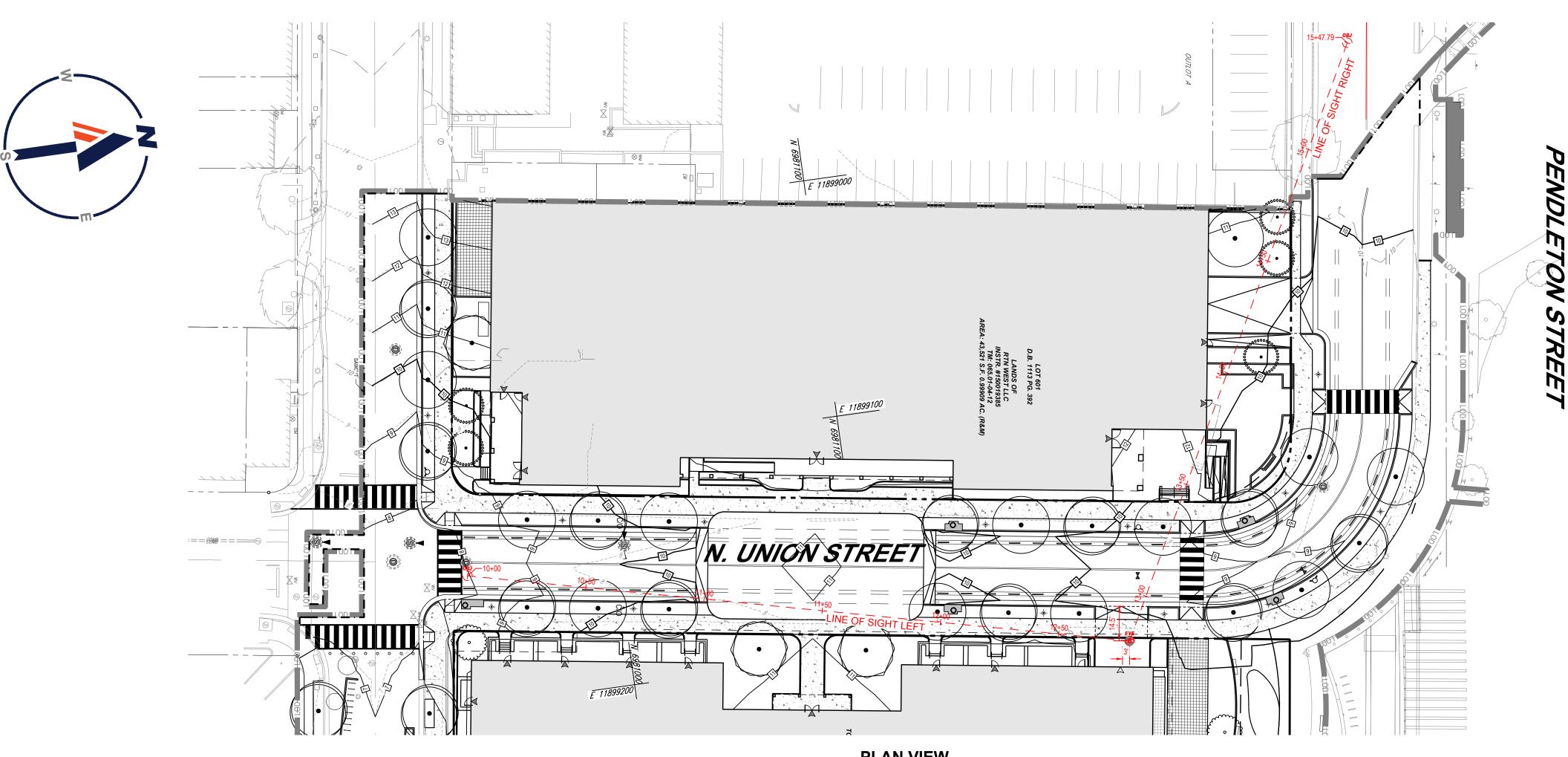
MODIFICATION TO BE REQUESTED BECAUSE THE RIGHT LINE OF SIGHT IS LOWER THAN THE VDOT STANDARD 280' DUE TO THE PROPOSED WEST BUILDING.

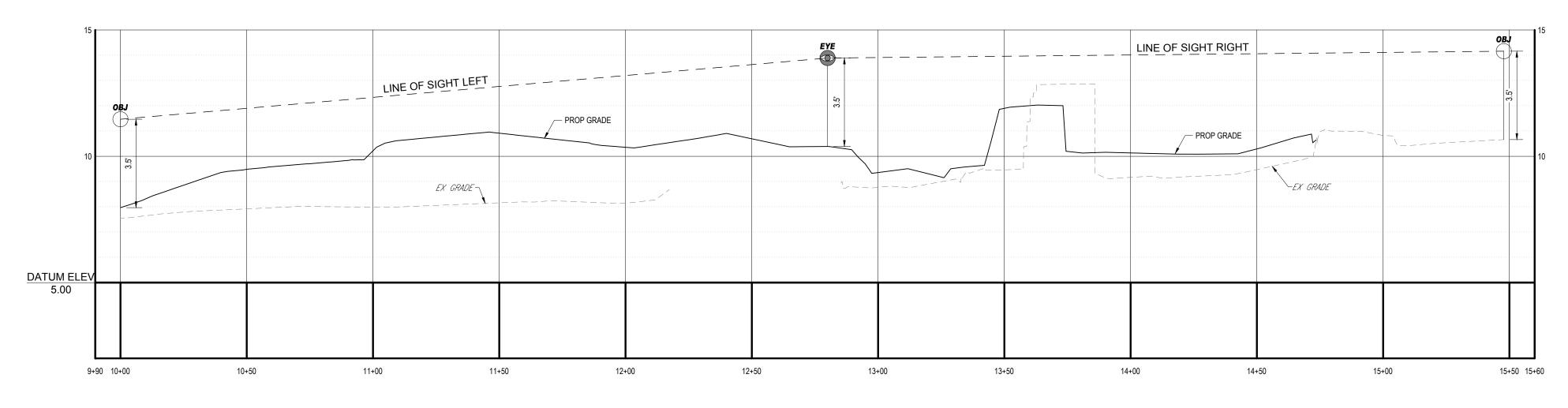
SCALE: 1" = 20'



	MT	BOHLERDC	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER				
		R	EVISIONS	DRAWN BY				
	REV	DATE	COMMENT	CHECKED BY				
	-							
	Know what's below. Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law.							
	F							
	APPROVAL ONLY THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION							
	REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.         PROJECT No.:       DCA230074.00         DRAWN BY:       AF							
	CHE DATE CAD			MP )7/05/24 'L-PLOS				
	PROJECT: DEVELOPMENT PRELIMINARY SITE PLAN FOR ROBINSON TERMINAL NORTH							
			ORTH UNION STREI LEXANDRIA, VA 223					
	B	ОН		//				
		ST WASH Phone	INSYLVANIA AVE., NW FE. 1250 NORTH INGTON, DC 20004 e: (202) 524-5700	I,				
		SMICH	AEL J. BIRKLAND ic. No. 031693 07/26/2024					
		e Dis	SIGHT STANCE ROFILE					
_		(	0.8-2					

ORG. DATE - 07/05/24





PLAN VIEW SCALE: 1" = 30'

EAST BUILDING ENTRANCE - SIGHT DISTANCE PROFILE - N. UNION STREET

SCALE: 1"= 30 ' HORIZONTAL 1"= 3 ' VERTICAL

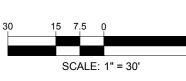
NOTE:

MODIFICATION TO BE REQUESTED BECAUSE THE RIGHT LINE OF SIGHT IS LOWER THAN THE VDOT STANDARD 280' DUE TO THE PROPOSED WEST BUILDING.



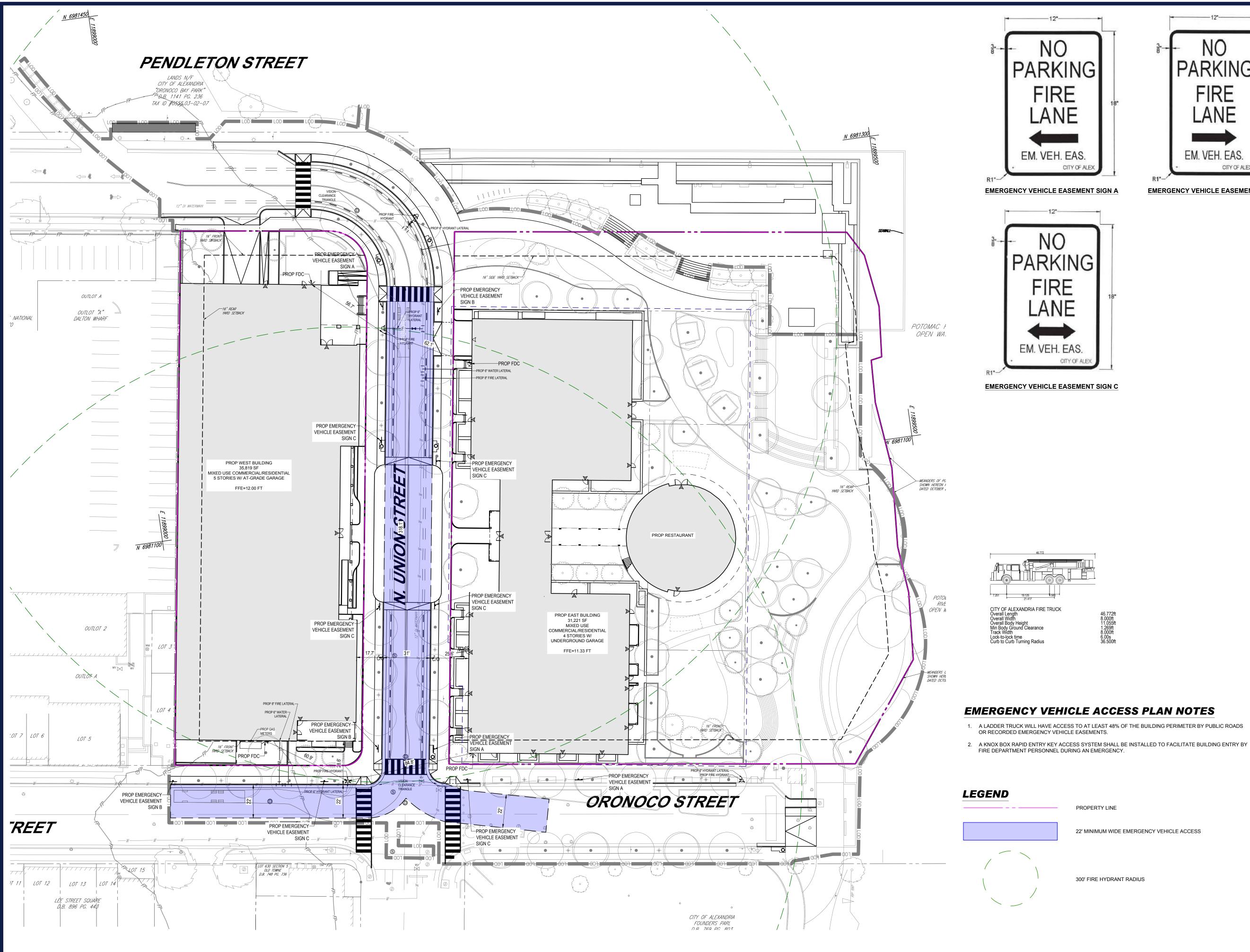
INSTRUMENT NO. DEED BOOK NO.

PAGE NO.



MT	BOHLER DC/	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION. DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PROR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER.				
	R	REVISIONS					
REV	DATE		DRAWN BY CHECKED BY				
Know what's below. Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law.							
F							
APPROVAL ONLY THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.							
PROJECT No.:         DCA230074.00           DRAWN BY:         AF           CHECKED BY:         MP           DATE:         07/05/24           CAD I.D.:         P-CIVL-PLOS							
PROJECT: DEVELOPMENT PRELIMINARY SITE PLAN FOR FOR ROBINSON TERMINAL NORTH							
500/501 NORTH UNION STREET CITY OF ALEXANDRIA, VA 22314							
BOHLER DC//							
	ST WASH Phone	TE. 1250 NORTH           INGTON, DC 20004           e:         (202) 524-5700	,				
		AEL J. BIRKLAND ic. No. 031693 MAL 07/26/2024					
		SIGHT STANCE ROFILE					
B		LERDC INSYLVANIA AVE., NM TE. 1250 NORTH INGTON, DC 20004 e: (202) 524-5700 ALLHO ALLHO ALLHO IC. NO. 031693 MA 07/26/2024 SIGHT SIGHT SIGHT STANCE ROFILE	;//				

ORG. DATE - 07/05/24







EMERGENCY VEHICLE EASEMENT SIGN B

APPROVED

SPECIAL USE PERMIT NO.

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

SERVICES

SCALE: 1" = 30'

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL

DEED BOOK NO.

DATE

DATE

PAGE NO.

22' MINIMUM WIDE EMERGENCY VEHICLE ACCESS

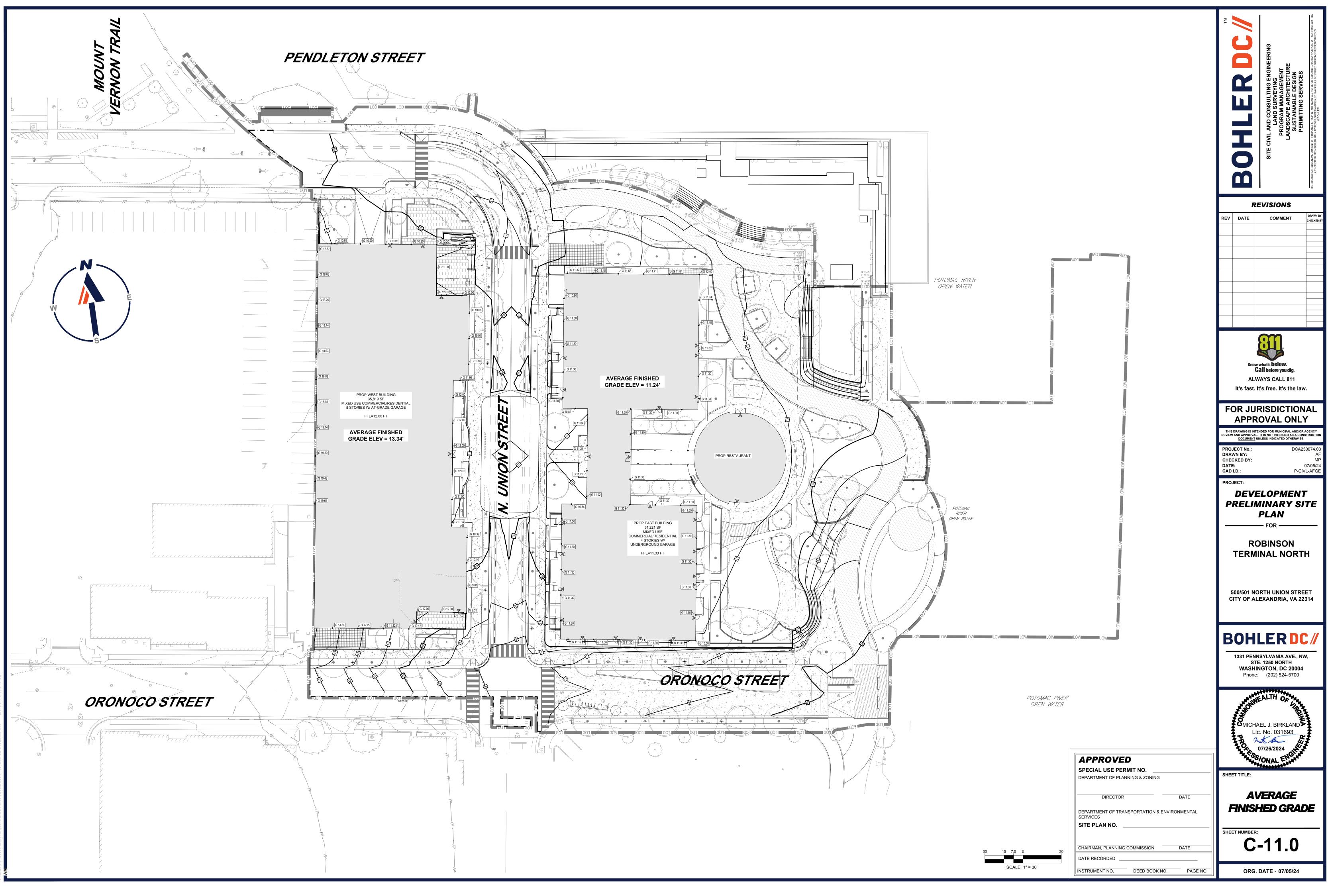
300' FIRE HYDRANT RADIUS

	MT	BOHLER DC/	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PROR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED. SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER			
	REV	DATE	COMMENT	DRAWN BY CHECKED BY			
	Know what's below. Call before you dig. ALWAYS CALL 811 It's fast. It's free. It's the law. <b>FOR JURISDICTIONAL</b> APPROVAL ONLY						
	PROJECT No.: DCA230074.00 DRAWN BY: AF CHECKED BY: MP DATE: 07/05/24 CAD I.D.: P-CIVL-FIRE PROJECT:						
	PROJECT: <b>DEVELOPMENT</b> <b>PRELIMINARY SITE</b> <b>PLAN</b> FOR						
	ROBINSON TERMINAL NORTH						
	500/501 NORTH UNION STREET CITY OF ALEXANDRIA, VA 22314						
	BOHLERDC// 1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004 Phone: (202) 524-5700						
	MICHAEL J. BIRKLAND Lic. No. 031693 MACHAEL J. BIRKLAND 07/26/2024						
-	SHEET TITLE: FIRE SERVICE PLAN						

ORG. DATE - 07/05/24	

**C-10.0** 

SHEET NUMBER:



Jul 26, 2024 H-Y00231DC4230074 00\CAD\DRAWINGS\PI AN SETS\DSILPIP-CIVI