

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

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

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

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

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

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

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

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

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

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

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

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

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

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

Source: City of Alexandria Approved by: COA DATE: 01/01/19

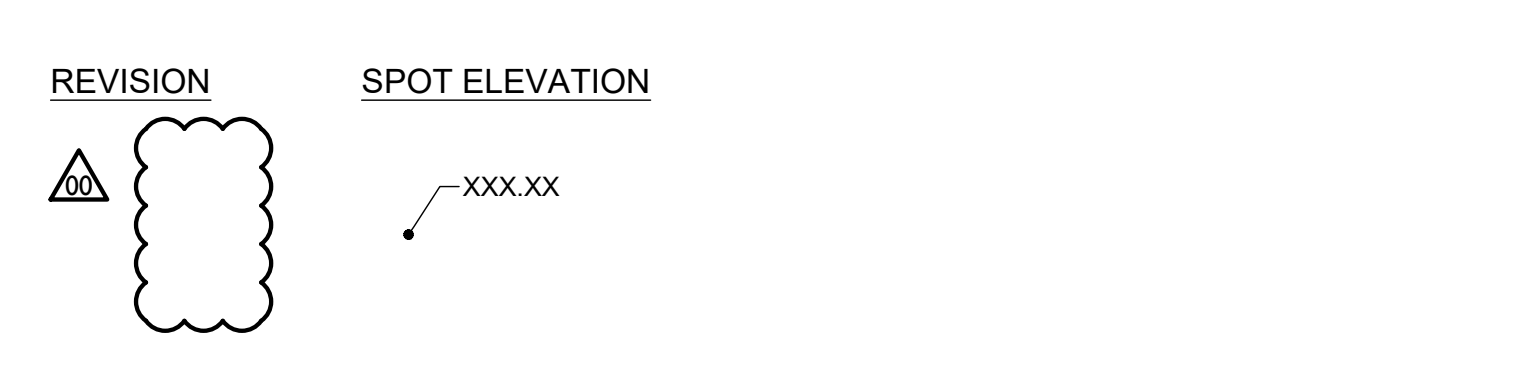
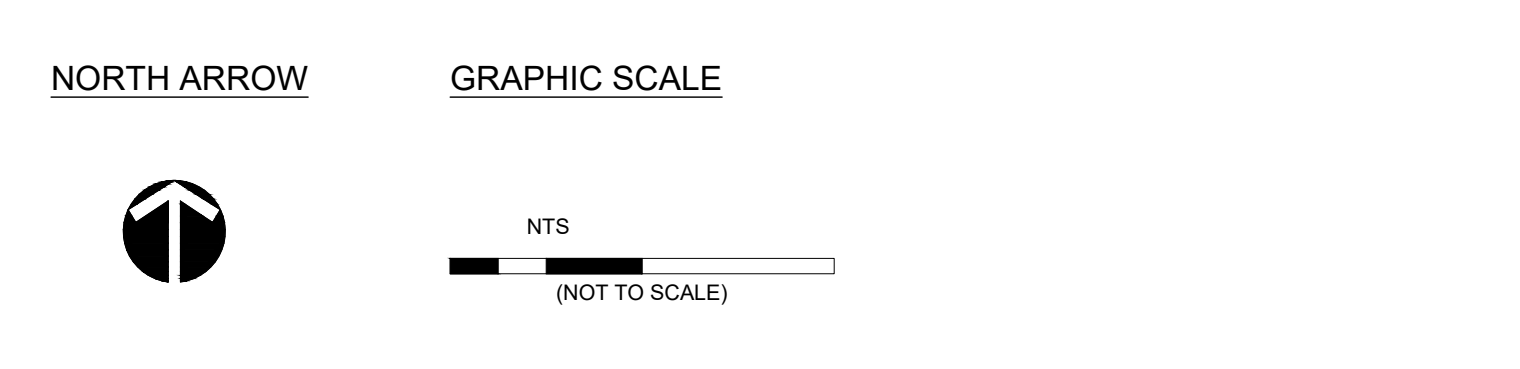
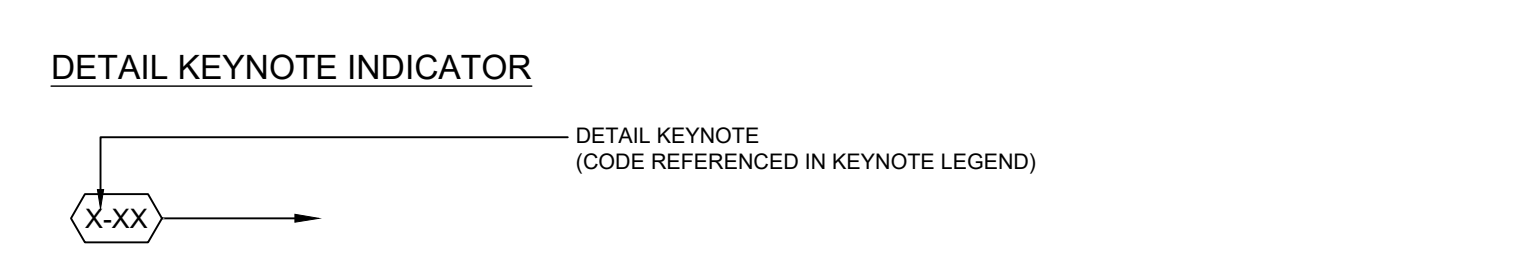
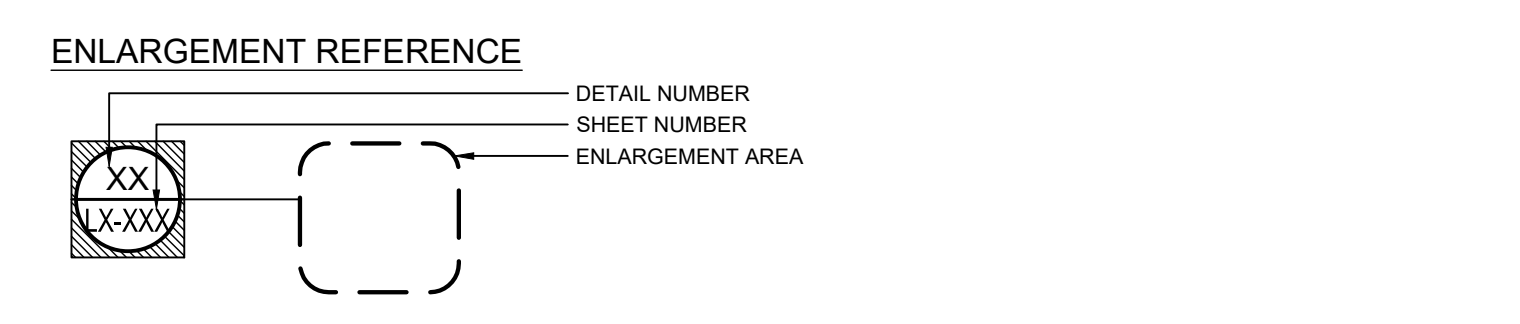
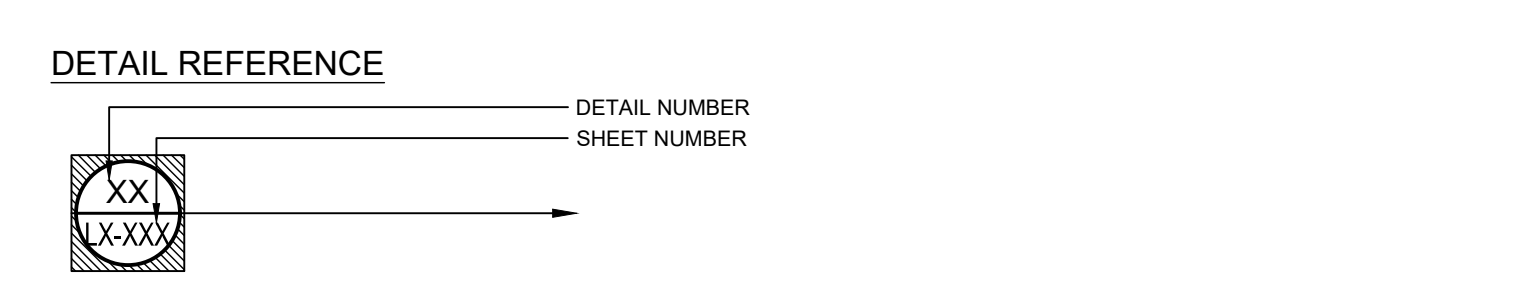
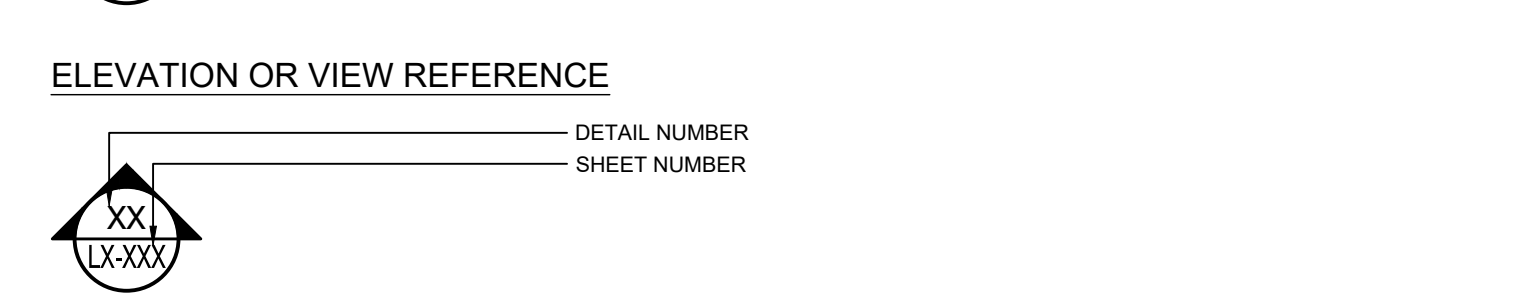
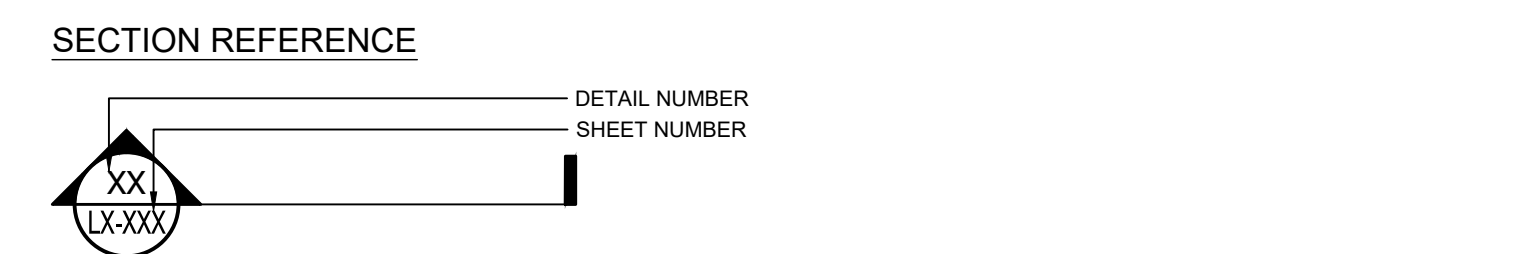
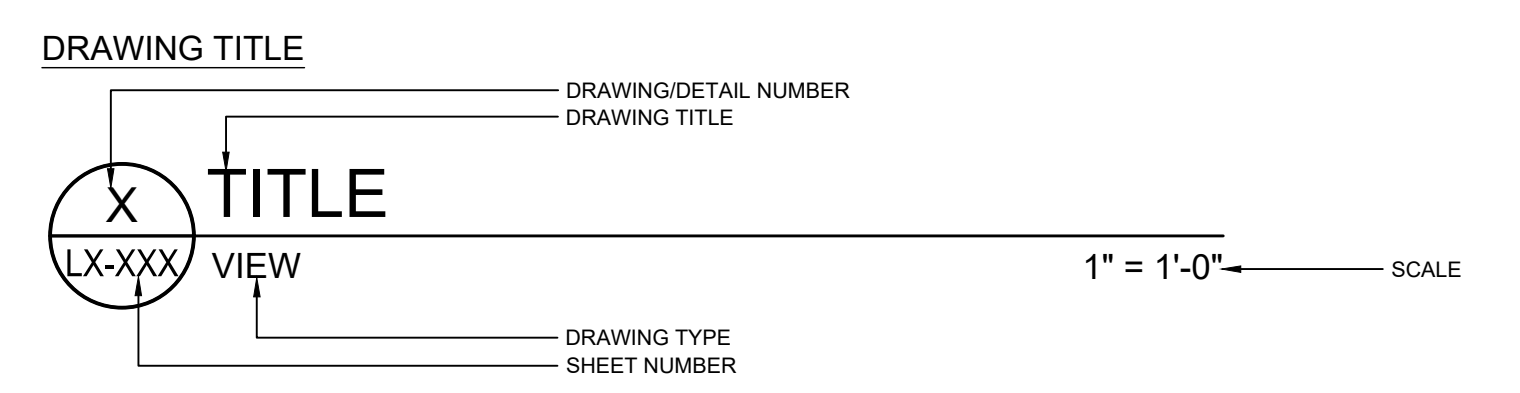
STANDARD LANDSCAPE PLAN NOTES 1 OF 1 01/01/19 LD 016

ABBREVIATIONS

A	AD ADJ AFG ALT ALUM APPROX ARCH	AREA DRAIN ADJACENT ABOVE FINISHED GRADE ALTERNATE ALUMINUM APPROXIMATE ARCHITECT(URAL)	L	L LT LP	LENGTH LIGHT LOW POINT
B	BC BLDG BLKG BOC BOT BR BS BW	BOTTOM OF CURB BUILDING BLOCKING BACK OF CURB BOTTOM BOTTOM OF RAMP BOTTOM OF STAIR BOTTOM OF WALL	M	MAS MATL MAX MECH MED MFR MIN MISC MTL	MASONRY MATERIAL MAXIMUM MECHANICAL MEDIUM MANUFACTURER MINIMUM MISCELLANEOUS METAL
C	CEM CIP CJ CMU CO COL CONT CONC CU FT	CEMENT CAST IN PLACE CONTROL JOINT CONCRETE MASONRY UNIT CLEANOUT COLUMN CONTINUOUS CONCRETE CUBIC FEET	N	N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
D	DD DE DI DIA DIAG DIM DN DS DWG(S)	DECK DRAIN DRAINAGE EASEMENT DRAIN INLET DIAMETER DIAGONAL DIMENSION DOWN DOWN SPOUT DRAWING(S)	O	OC OD OPNG OPP	ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE
E	EA EJ EL ELEC EOP EQ EQUIP ESMT EW EXP EXIST EXT	EAST EACH EXPANSION JOINT ELEVATION ELECTRIC(AL) EDGE OF PAVEMENT EQUAL EQUIPMENT EASEMENT EACH WAY EXPANSION EXISTING EXTERIOR	P	PB PERF PNL PNT PSI PT POB POC PROP	PLANT BED PERFORATED PANEL PAINT(ED) POUNDS/SQUARE INCH PRESSURE TREATED POINT OF BEGINNING POINT OF CURVATURE PROPOSED
F	FAB FDC FG FH FIN FOC FT FTG	FABRIC FIRE DEPT. CONNECTION FINISHED GRADE FIRE HYDRANT FINISH FACE OF CURB FOOT, FEET FOOTING	Q	QTY	QUANTITY
G	GA GAL GALV GC GV	GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GATE VALVE	R	RAD REINF REQD REV R.O.W	RADIUS REINFORC(E), (ING) REQUIRED REVISION RIGHT OF WAY
H	HDW HDWD HORZ HP HT	HARDWARE HARDWOOD HORIZONTAL HIGH POINT HEIGHT	S	S SB SCHD SD SF SIM SQ SSMH STL SSTL STD SUSP SW SYM	SOUTH SETBACK SCHEDULE(E), (ED) STORM DRAIN SQUARE FOOT, FEET SIMILAR SQUARE SANITARY SEWER MANHOLE STEEL STAINLESS STEEL STANDARD SUSPENDED SIDEWALK SYMBOL
I	ID INCL INSUL INT INV	INSIDE DIAMETER INCLUDE INSULATION INTERIOR INVERT	T	TBD TC THK TR TS TW TYP	TO BE DETERMINED TOP OF CURB THICK(NESS) TOP OF RAMP TOP OF STAIR TOP OF WALL TYPICAL
J	JB JT	JUNCTION BOX JOINT	U	UE U.N.O	UTILITY EASEMENT UNLESS NOTED OTHERWISE
K	KO	KNOCK OUT	V	VERT VIF	VERTICAL VERIFY IN FIELD
L	L LT LP	LENGTH LIGHT LOW POINT	W	W W/ W/O WD WL WM WT WWM	WEST, WIDE, WIDTH WITH WITHOUT WOOD WATER LINE WATER METER WEIGHT WELDED WIRE MESH

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

SYMBOLS



BOHLER DC

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

LandDesign.

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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:
CHECKED BY:
DATE: 07-26-2024
CAD ID:

PROJECT:

DEVELOPMENT PRELIMINARY SITE PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

APPROVED

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

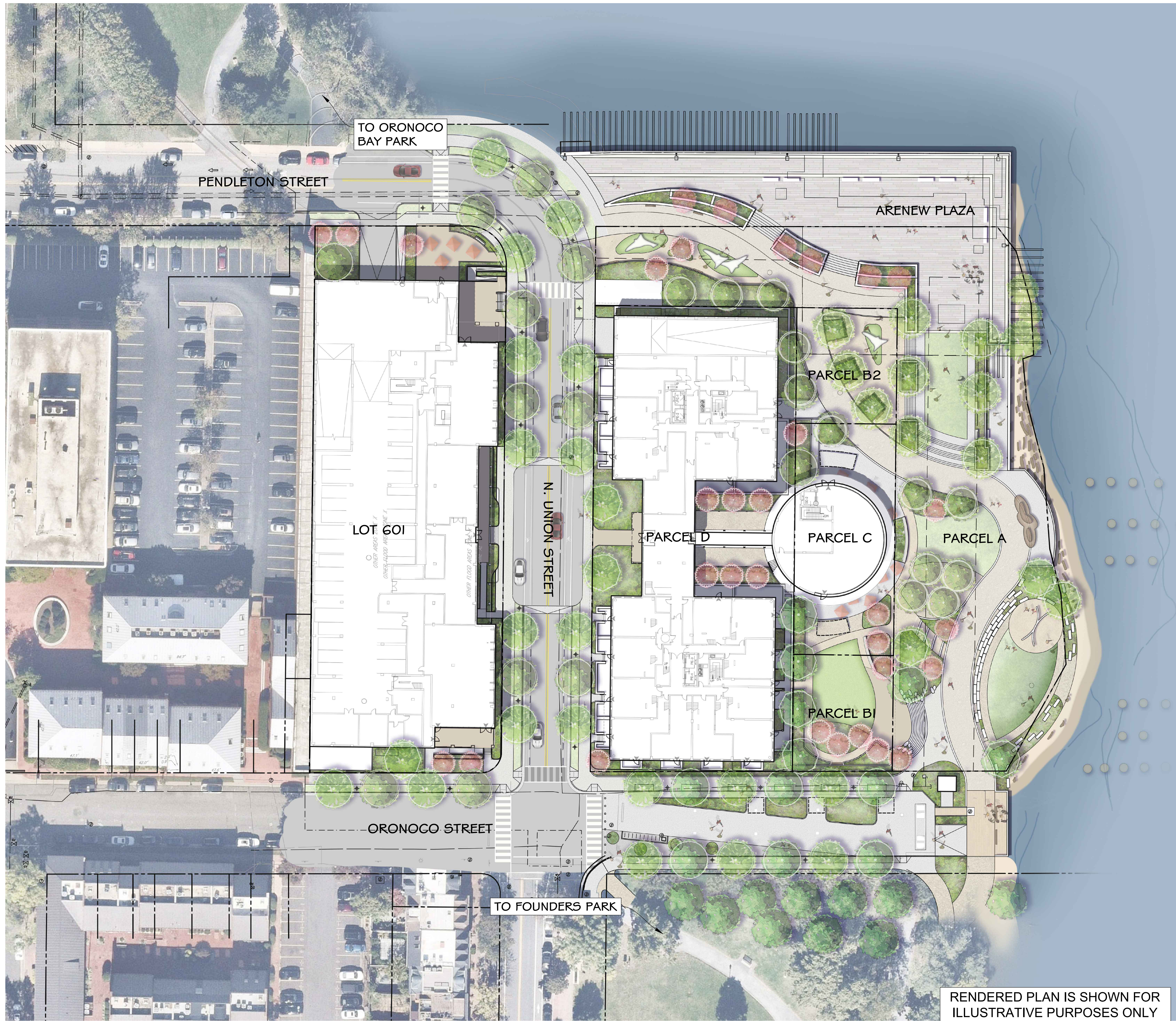
SHEET TITLE:

GENERAL NOTES + ABBREVIATIONS

SHEET NUMBER:

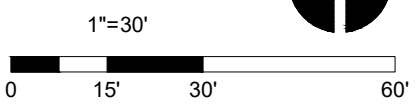
L001

REVISION 3 - 07-26-2024



RENDERED PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

POTOMAC RIVER



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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

FOR JURISDICTIONAL APPROVAL ONLY

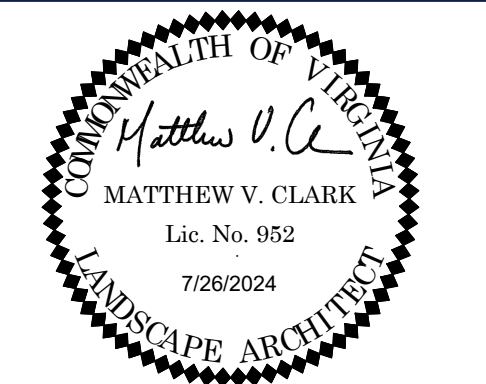
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DCA230074.00
 DRAWN BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR

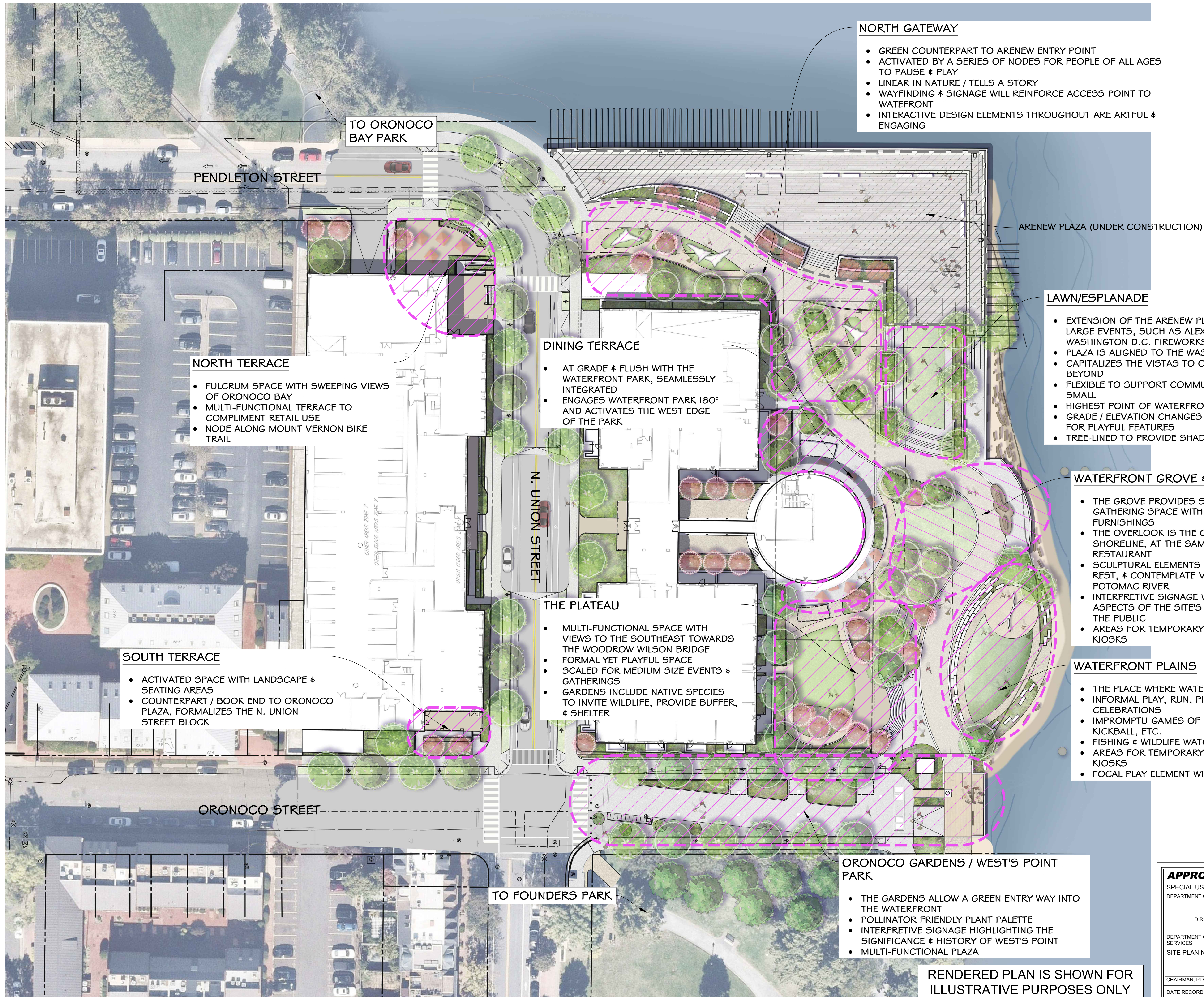
ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314



SHEET TITLE:
 ILLUSTRATIVE CONCEPT PLAN

SHEET NUMBER:
L101



- NORTH GATEWAY**
- GREEN COUNTERPART TO ARENEW ENTRY POINT
 - ACTIVATED BY A SERIES OF NODES FOR PEOPLE OF ALL AGES TO PAUSE & PLAY
 - LINEAR IN NATURE / TELLS A STORY
 - WAYFINDING & SIGNAGE WILL REINFORCE ACCESS POINT TO WATERFRONT
 - INTERACTIVE DESIGN ELEMENTS THROUGHOUT ARE ARTFUL & ENGAGING

ARENW PLAZA (UNDER CONSTRUCTION)

- LAWN/ESPLANADE**
- EXTENSION OF THE ARENEW PLAZA TO ACCOMMODATE LARGE EVENTS, SUCH AS ALEXANDRIA OR WASHINGTON D.C. FIREWORKS
 - PLAZA IS ALIGNED TO THE WASHINGTON MONUMENT
 - CAPITALIZES THE VISTAS TO ORONOCO BAY & BEYOND
 - FLEXIBLE TO SUPPORT COMMUNITY EVENTS, LARGE & SMALL
 - HIGHEST POINT OF WATERFRONT
 - GRADE / ELEVATION CHANGES PROVIDE OPPORTUNITY FOR PLAYFUL FEATURES
 - TREE-LINED TO PROVIDE SHADE & COVER

- NORTH TERRACE**
- FULCRUM SPACE WITH SWEEPING VIEWS OF ORONOCO BAY
 - MULTI-FUNCTIONAL TERRACE TO COMPLIMENT RETAIL USE
 - NODE ALONG MOUNT VERNON BIKE TRAIL

- DINING TERRACE**
- AT GRADE & FLUSH WITH THE WATERFRONT PARK, SEAMLESSLY INTEGRATED
 - ENGAGES WATERFRONT PARK 180° AND ACTIVATES THE WEST EDGE OF THE PARK

- WATERFRONT GROVE & OVERLOOK**
- THE GROVE PROVIDES SHADE & AN INVITING GATHERING SPACE WITH PICNIC TABLES & OTHER FURNISHINGS
 - THE OVERLOOK IS THE CENTERPIECE OF THE SHORELINE, AT THE SAME ELEVATION AS THE RESTAURANT
 - SCULPTURAL ELEMENTS INVITE PEOPLE TO PAUSE, REST, & CONTEMPLATE VIEWS ACROSS THE POTOMAC RIVER
 - INTERPRETIVE SIGNAGE WILL BRING IMPORTANT ASPECTS OF THE SITE'S RELEVANCE & HISTORY TO THE PUBLIC
 - AREAS FOR TEMPORARY FOOD & BEVERAGE KIOSKS

- THE PLATEAU**
- MULTI-FUNCTIONAL SPACE WITH VIEWS TO THE SOUTHEAST TOWARDS THE WOODROW WILSON BRIDGE
 - FORMAL YET PLAYFUL SPACE
 - SCALED FOR MEDIUM SIZE EVENTS & GATHERINGS
 - GARDENS INCLUDE NATIVE SPECIES TO INVITE WILDLIFE, PROVIDE BUFFER, & SHELTER

- WATERFRONT PLAINS**
- THE PLACE WHERE WATER CAN BE REACHED
 - INFORMAL PLAY, RUN, PICNICS, & FAMILY CELEBRATIONS
 - IMPROMPTU GAMES OF BOCCIE, VOLLEYBALL, KICKBALL, ETC.
 - FISHING & WILDLIFE WATCHING
 - AREAS FOR TEMPORARY FOOD & BEVERAGE KIOSKS
 - FOCAL PLAY ELEMENT WITH VIEWS TO THE WATER

- SOUTH TERRACE**
- ACTIVATED SPACE WITH LANDSCAPE & SEATING AREAS
 - COUNTERPART / BOOK END TO ORONOCO PLAZA, FORMALIZES THE N. UNION STREET BLOCK

- ORONOCO GARDENS / WEST'S POINT PARK**
- THE GARDENS ALLOW A GREEN ENTRY WAY INTO THE WATERFRONT
 - POLLINATOR FRIENDLY PLANT PALETTE
 - INTERPRETIVE SIGNAGE HIGHLIGHTING THE SIGNIFICANCE & HISTORY OF WEST'S POINT
 - MULTI-FUNCTIONAL PLAZA

RENDERED PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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:
 CHECKED BY: 07-26-2024
 DATE:
 CAD ID:

DEVELOPMENT PRELIMINARY SITE PLAN

FOR ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314



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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

SHEET TITLE: **SITE PROGRAMMING**

SHEET NUMBER: **L102**

REVISION 3 - 07-26-2024



1 RESTAURANT/RETAIL PLAZA



2 RESTAURANT COURTYARD PLANTING



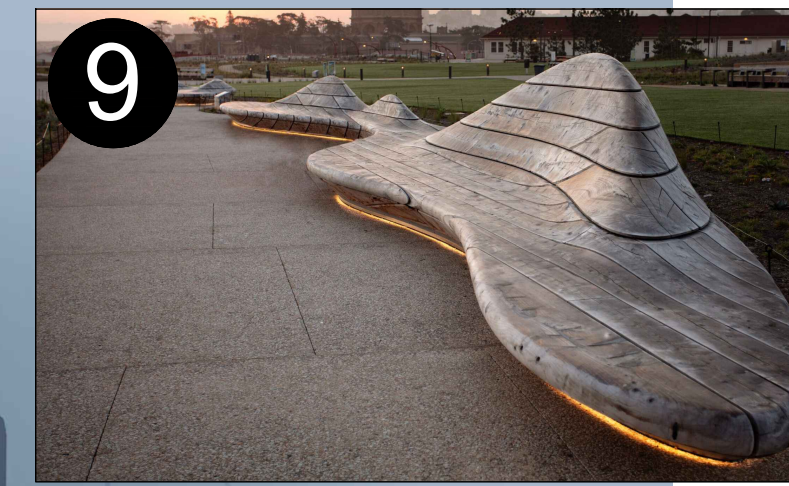
3 TREE GROVE



4 ORONOCO STREETSCAPE MOVEABLE PLANTERS



10 PLAYSCAPE SCULPTURAL ELEMENTS



9 SCULPTURAL BENCH AT OVERLOOK



8 BLOCK SEATING AND SHORELINE STABILIZATION



7 INTERPRETIVE & INFORMATIONAL SIGNAGE



6 FOCAL PLAY ELEMENT/SWING AT SHORELINE LAWN



5 WATERFRONT EXPERIENCE

RENDERED PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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.

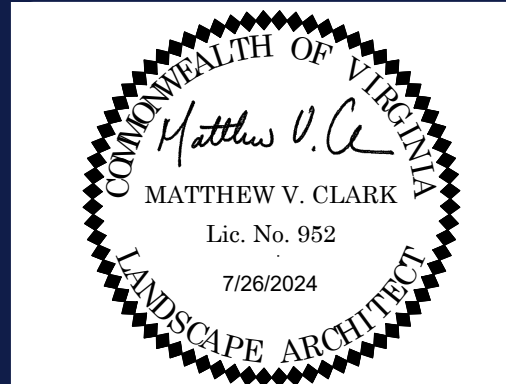
PROJECT No.: DCA230074.00
 DRAWN BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



SHEET TITLE:
REFERENCE PLAN - PRECEDENT IMAGERY

SHEET NUMBER:
L103

REVISION 3 - 07-26-2024

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

DIRECTOR _____ DATE _____

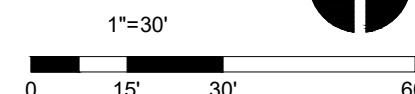
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

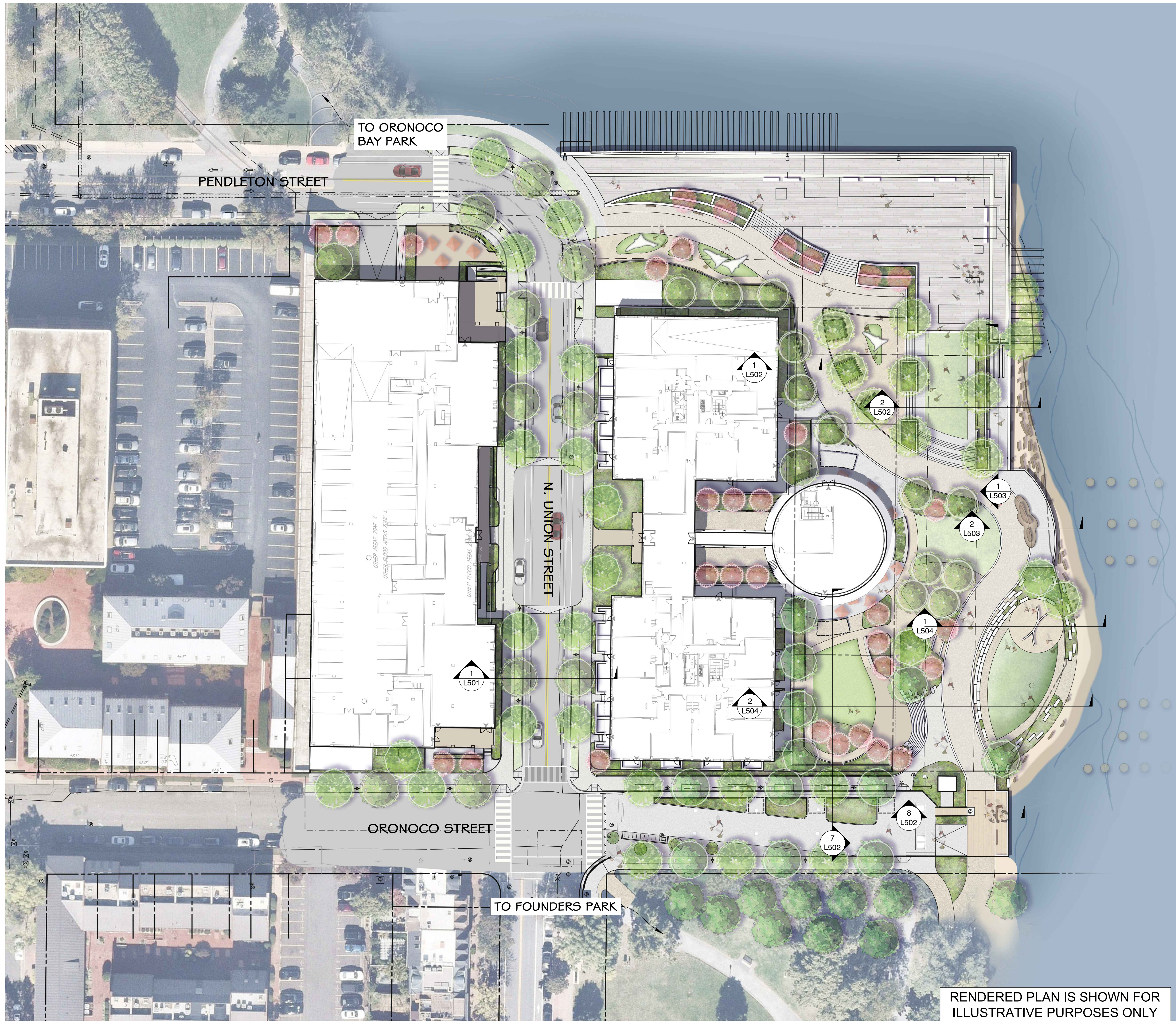
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

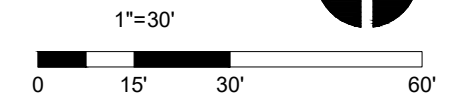
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



JUL 26, 2024
 P:\A\A_2023\20230714\CAD\DOCUMENTATION\TITLES\20230714_PLA_RENDER---LAYOUT\L103 REFERENCE PLAN - PRECEDENT IMAGERY.dwg



RENDERED PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR
 ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



SHEET TITLE:
REFERENCE PLAN - SCHEMATIC SECTIONS

SHEET NUMBER:
L104

REVISION 3 - 07-26-2024

JUL 26, 2024
 P:\A\X_2023\20230714\CAD\DOCUMENTATION\ELEMENTS\20230714_PLA_RENDER--LAYOUT\L104 REFERENCE PLAN - SCHEMATIC SECTIONS



REFERENCE NOTES SCHEDULE

SYMBOL	CUSTOM DESCRIPTION
(C-101)	INTERACTIVE SCULPTURE
(C-102)	INTERPRETIVE SIGNAGE
SYMBOL	MISCELLANEOUS DESCRIPTION
(M-101)	BIKE CORRAL
(M-102)	REMOVEABLE BOLLARD
SYMBOL	MOVEABLE FURNISHINGS DESCRIPTION
(MF-101)	MOVEABLE PLANTER
SYMBOL	PAVING & CURBS DESCRIPTION
(P-101)	CONCRETE PAVING
(P-102)	SPECIALTY PAVING (PEDESTRIAN) - TYPE 1
(P-103)	SPECIALTY PAVING (PEDESTRIAN) - TYPE 2
(P-104)	SPECIALTY PAVING (PEDESTRIAN) - TYPE 3
(P-105)	SPECIALTY PAVING (PEDESTRIAN) - TYPE 4
(P-107)	SPECIALTY PAVING (PEDESTRIAN) - TYPE 6
(P-108)	SPECIALTY PAVING (VEHICULAR) - TYPE 1
(P-109)	SPECIALTY PAVING (VEHICULAR) - TYPE 2
(P-110)	SPECIALTY PAVING (VEHICULAR) - TYPE 3
(P-111)	LAWN
SYMBOL	FURNISHINGS DESCRIPTION
(SF-101)	TRASH & RECYCLING RECEPTACLES - CITY STANDARD
(SF-102)	BENCH - TYPE 1
(SF-103)	BENCH - TYPE 2
(SF-104)	BENCH - TYPE 3
(SF-105)	BENCH - TYPE 4
SYMBOL	WALLS & STAIRS DESCRIPTION
(W-101)	SITE WALL
(W-102)	BLOCK SEATING
(W-103)	STAIRS - TYPE 1
(W-104)	STAIRS - TYPE 2
(W-105)	STAIRS - TYPE 3

LEGEND

- (Green Dotted Pattern) LAWN
- (Green Solid Pattern) PLANT BED

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

DEVELOPMENT PRELIMINARY SITE PLAN

FOR
ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



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

 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

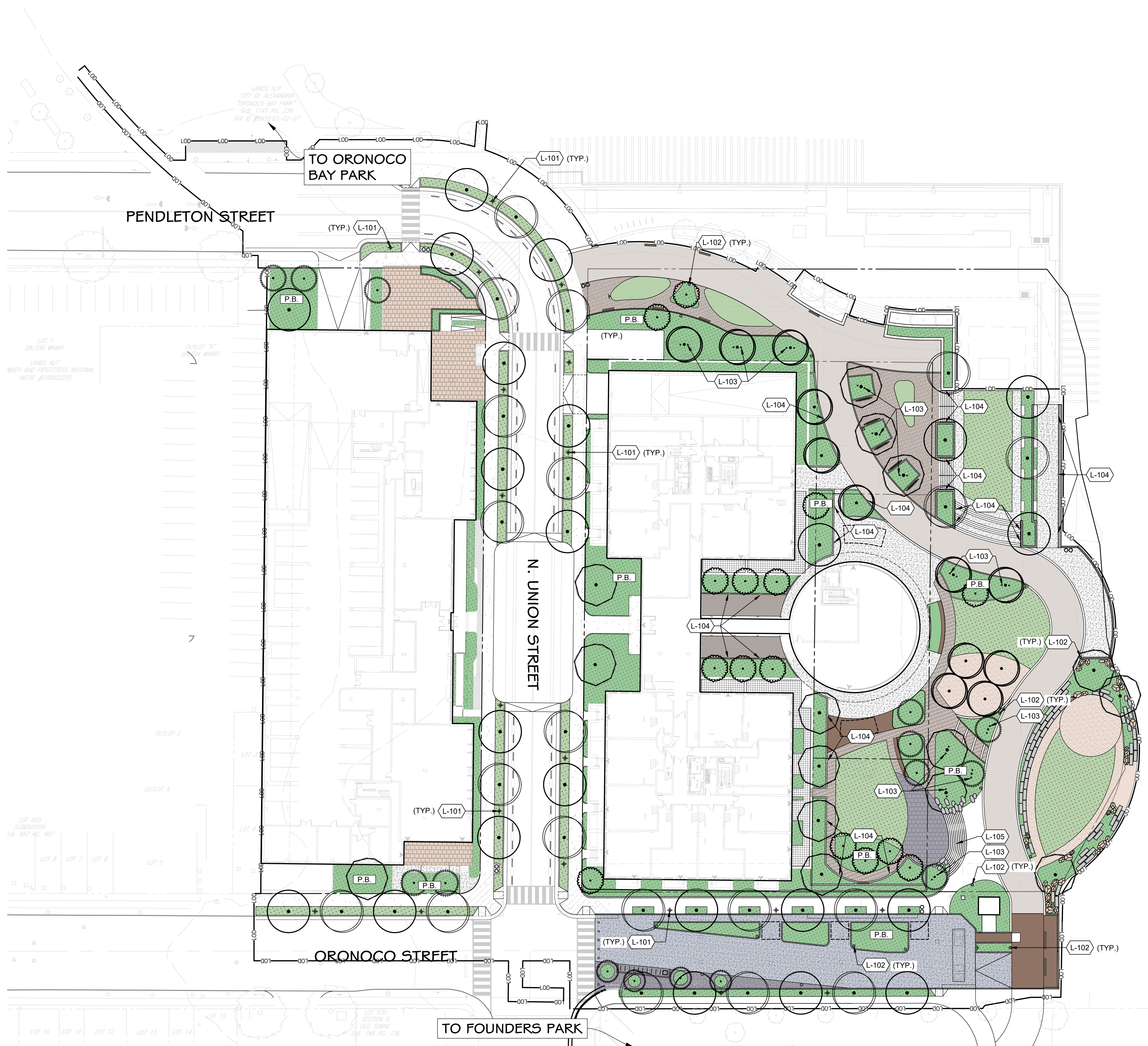
 CHAIRMAN, PLANNING COMMISSION DATE

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

SHEET TITLE:
MATERIALS PLAN

SHEET NUMBER:
L201

REVISION 3 - 07-26-2024



REFERENCE NOTES SCHEDULE

SYMBOL	LIGHTING & ELECTRICAL DESCRIPTION
(L-101)	STREET LIGHT POST - CITY STANDARD
(L-102)	LIGHT BOLLARD
(L-103)	TREE UPLIGHT
(L-104)	WALL LIGHT
(L-105)	LINEAR STRIP LIGHT

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDSUP SUBMISSION		

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:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

DEVELOPMENT PRELIMINARY SITE PLAN

FOR
ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700

COMMONWEALTH OF VIRGINIA
 Matthew V. Clark
 Lic. No. 952
 7/26/2024
 LANDSCAPE ARCHITECT

APPROVED

SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

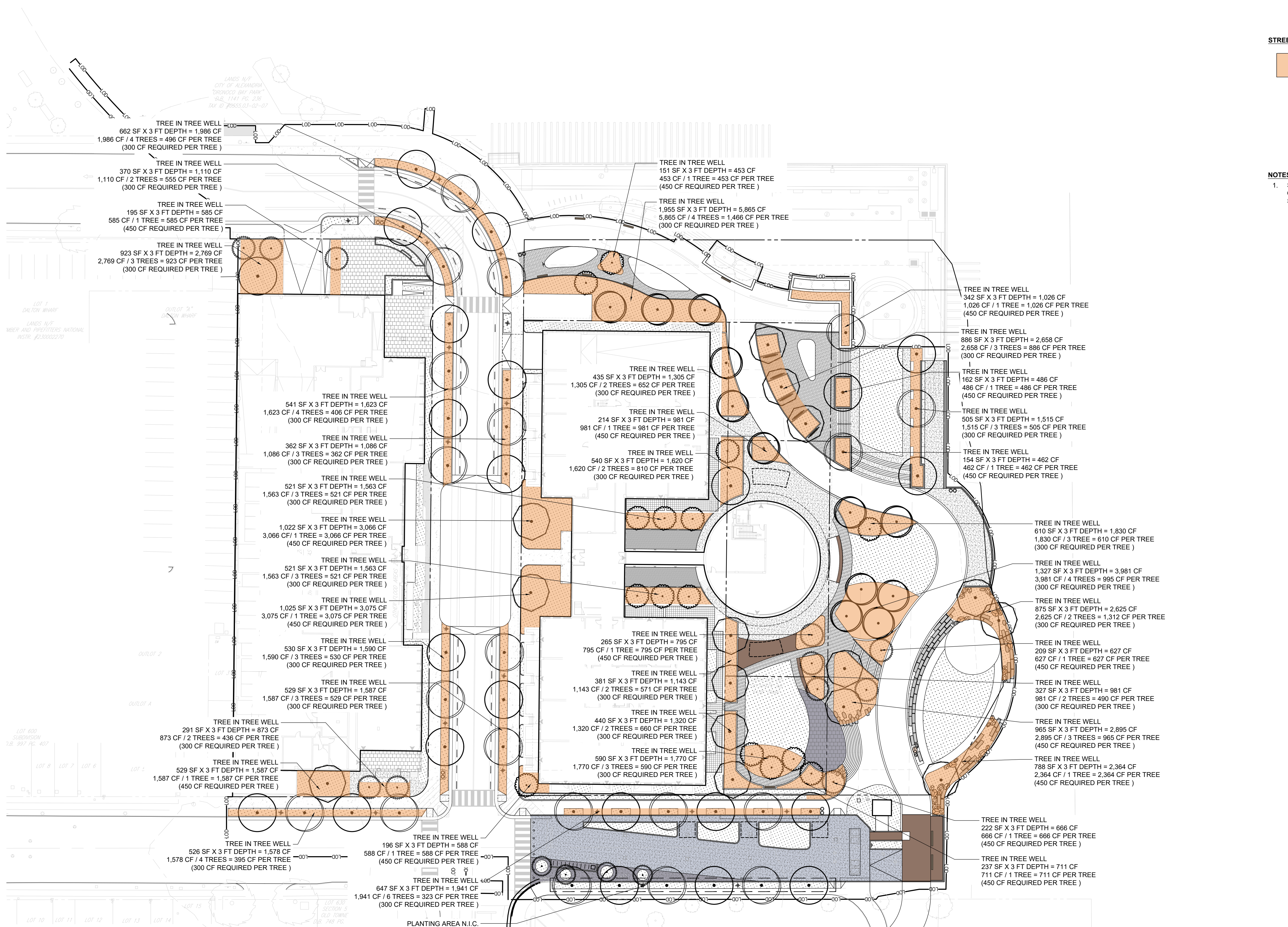
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
L211

REVISION 3 - 07-26-2024

JUL 26, 2024
 P:\ALX_2023\20230714\CAD\DOCUMENTATION\ELEMENTS\20230714_LAYOUT\L211_LIGHTING_PLAN



STREETSCAPE SOIL VOLUME

EXTENTS OF UNCOMPACTED SOIL VOLUME

NOTES:

1. SOIL SURVEY TO BE PERFORMED AT A LATER DATE CLOSER TO INSTALLATION OF PLANT MATERIAL. SOIL SAMPLE TEST REPORT WILL DOCUMENT THE SOIL PH.

BOHLER DC

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

LandDesign.

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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:
CHECKED BY:
DATE: 07-26-2024
CAD ID:

DEVELOPMENT PRELIMINARY SITE PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

BOHLER DC

1331 PENNSYLVANIA AVE., NW.
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

COMMONWEALTH OF VIRGINIA

Matthew V. Clark
Lic. No. 952
7/26/2024
LANDSCAPE ARCHITECT

APPROVED

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

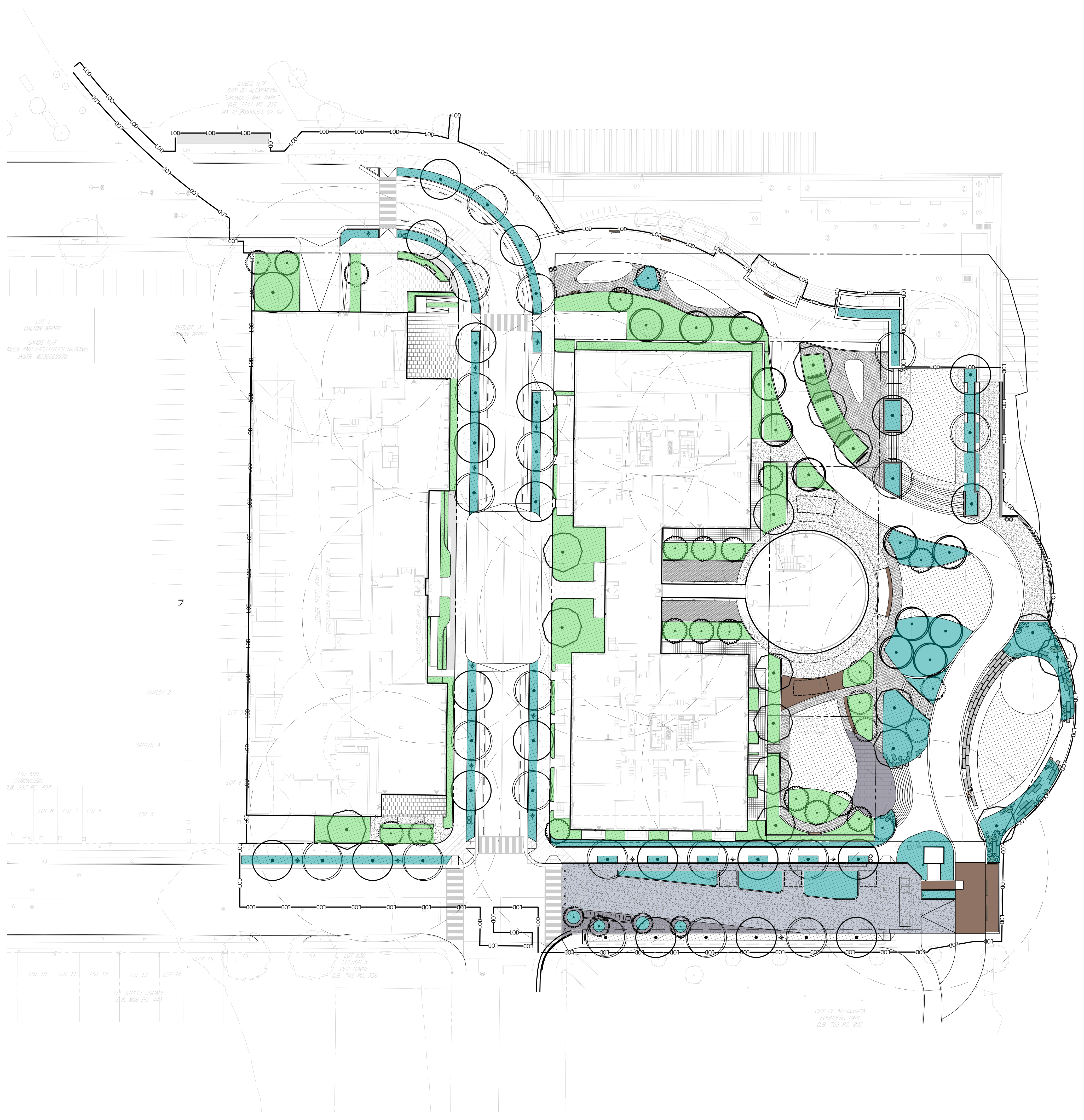
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

SHEET TITLE:
SOIL VOLUME PLAN

SHEET NUMBER:
L301

REVISION 3 - 07-26-2024

JUL 26, 2024
P:\ALX_2023\20230724\CAD\DOCUMENTATION\ELEMENTS\202307_PLA_S01-LAYOUT_L301 SOIL VOLUME PLAN



LEGEND

- SYMBOL DESCRIPTION**
- ⊙ HOSE BIB
 - - - 75' SPRAY HEAD MAINTENANCE HOSE RADIUS
- LIMITS OF IRRIGATION**
- LIMITS OF AREA WITH NO PERMANENT IRRIGATION / SPRAY (TO BE HAND-WATERED/WATER TRUCK)
 - LIMITS OF AREA WITH DRIP IRRIGATION

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDSUP SUBMISSION		

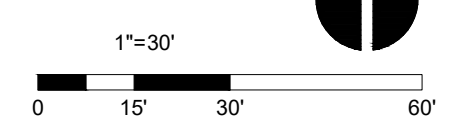
FOR JURISDICTIONAL APPROVAL ONLY

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:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

DEVELOPMENT PRELIMINARY SITE PLAN
 FOR
ROBINSON TERMINAL NORTH
 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

SHEET TITLE:
LIMITS OF IRRIGATION PLAN

SHEET NUMBER:
L302

REVISION 3 - 07-26-2024

JUL 26, 2024 P:\ALX_2023\20230714\CAD\DOCUMENTATION\TILEMENTS\20230714_PLA_S01-LAYOUT-L302 LIMITS OF IRRIGATION PLAN



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS TREES

- CABC CARPINUS BETULUS / EUROPEAN HORNBEAM
- CACD CARYA CORDIFORMIS / BITTERNUT HICKORY
- CELO CELTIS OCCIDENTALIS / COMMON HACKBERRY
- GLIN GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
- GLSK GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST
- GYKE GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
- LIST LIQUIDAMBAR STYRACIFLUA 'HAPDELL' / HAPPIDAZE SWEET GUM
- LITU LIRIODENDRON TULIPIFERA / TULIP POPLAR
- NYSY NYSSA SYLVATICA / TUPELO
- QUFA QUERCUS FALCATA / SOUTHERN RED OAK
- QUPA QUERCUS PALUSTRIS / PIN OAK
- QUSH QUERCUS SHUMARDII / SHUMARD OAK
- ULRU ULMUS RUBRA / SLIPPERY ELM

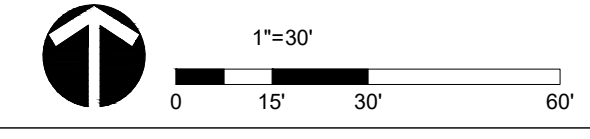
ORNAMENTAL TREES

- ACCA AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
- CECA CERCIS CANADENSIS / EASTERN REDBUD
- CECA2 CERCIS CANADENSIS / EASTERN REDBUD
- CHVR CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
- COFL CORNUS FLORIDA / FLOWERING DOGWOOD
- MAGR MAGNOLIA GRANDIFLORA 'LITTLE GEM' / SOUTHERN MAGNOLIA
- PRPE PRUNUS PENNSYLVANICA / PIN CHERRY
- PRSA PRUNUS SARGENTII / SARGENT CHERRY

GROUND COVERS

- GRPO NATIVE GRASS AND POLLINATOR MIX
- SHPE NATIVE SHRUB AND PERENNIAL MIX

NOTE:
 1. PER CITY DIRECTION AT 07.17.2024 MEETING, COMPLETE PLANTING PLAN TABULATIONS AND CALCULATIONS TO BE INCLUDED IN FORTHCOMING SUBMISSION.



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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDSUP SUBMISSION		

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:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR
ROBINSON TERMINAL NORTH
 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L401

REVISION 3 - 07-26-2024

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS
DECIDUOUS TREES							
	CABE	5	CARPINUS BETULUS / EUROPEAN HORNBEAM	B & B	1.5" - 1.75"	10' - 12'	FULL TO PART SHADE; CCA: 250 SF; SINGLE LEADER; ROUNDED CANOPY
	CACD	9	CARYA CORDIFORMIS / BITTERNUT HICKORY	B & B	2"-3"	14' - 16'	FULL SUN; CCA 1250 SF; LOCAL, REGIONAL, EASTERN U.S. NATIVE; OVAL CROWN; SINGLE LEADER
	CELO	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"-3"	12' - 14'	FULL SUN; CCA: 1250 SF; LOCALLY NATIVE, EASTERN U.S. REGIONALLY NATIVE; ROUND CANOPY, SINGLE LEADER
	GLIN	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	2"-3"	12' - 14'	FULL SUN TO PART SHADE; CCA: 750 SF; LOCAL, REGIONAL, EASTERN U.S. NATIVE; SYMMETRICAL, SINGLE LEADER
	GLSK	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	B & B	2"-3"	12' - 14'	FULL SUN TO PART SHADE; CCA: 750 SF; LOCAL, REGIONAL, EASTERN U.S. NATIVE; SYMMETRICAL, SINGLE LEADER
	GYKE	3	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2"-3"	12' - 14'	FULL SUN; CCA: 1250 SF; REGIONAL, EASTERN U.S. NATIVE; HORIZONTAL, IRREGULAR CROWN, SINGLE LEADER
	LIST	8	LIQUIDAMBAR STYRACIFLUA 'HAPDELL' / HAPPIDAZE SWEET GUM	B & B	2"-3"	12' - 14'	FULL SUN; CCA: 1250 SF; EASTERN U.S. LOCAL, REGIONAL NATIVE; HORIZONTAL, IRREGULAR CROWN, SINGLE LEADER; SEEDLESS VARIETY
	LITU	5	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2"-3"	12' - 14'	FULL SUN; CCA: 1250 SF; EASTERN U.S. LOCAL, REGIONAL NATIVE; ROUNDED, PYRAMIDAL CROWN; SINGLE LEADER
	NYSY	3	NYSSA SYLVATICA / TUPELO	B & B	2"-3"	12' - 14'	LOCAL, REGIONAL, EASTERN US NATIVE. FULL SUN TO PART SHADE ; CCA: 750 SF; PYRAMIDAL CROWN; SINGLE LEADER
	QUFA	5	QUERCUS FALCATA / SOUTHERN RED OAK	B & B	2"-3"	14' - 16'	FULL SUN; CCA 1250 SF; LOCAL, REGIONAL, EASTERN U.S. NATIVE; ROUNDED GROWN; SINGLE LEADER
	QUPA	5	QUERCUS PALUSTRIS / PIN OAK	B & B	2"-3"	14' - 16'	FULL SUN ; CCA: 1250 SF; LOCAL, REGIONAL, EASTERN U.S.; NATIVE ; ROUNDED CROWN; SINGLE LEADER
	QUSH	5	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2"-3"	12' - 14'	FULL SUN ; CCA: 1250 SF; REGIONAL, EASTERN U.S.; NATIVE ; PYRAMIDAL CROWN; SINGLE LEADER
	ULRU	5	ULMUS RUBRA / SLIPPERY ELM	B & B	2"-3"	12' - 14'	CCA: 1250 SF; REGIONAL, EASTERN U.S. NATIVE; DROUGHT TOLERANT
ORNAMENTAL TREES							
	ACCA	4	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA: 500 SF; NATIVE; MULTISTEM, FULL BRANCHING
	CECA	3	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5"-1.75"	6' - 10'	FULL SUN; CCA: 500 SF; NATIVE; SINGLE LEADER
	CECA2	4	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5"-1.75"	6' - 10'	FULL SUN; CCA: N/A DUE TO CONDITION AND SOIL VOLUME; NATIVE; SINGLE LEADER
	CHVR	3	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA: 500 SF; NATIVE; MULTISTEM, FULL BRANCHING
	COFL	4	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	1.5" - 1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA: 250 SF; NATIVE; MULTISTEM, FULL BRANCHING
	MAGR	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / SOUTHERN MAGNOLIA	B & B	1.5" - 1.75"	6' - 10'	FULL SUN ; CCA: 500 SF; EASTREN U.S. NATIVE; MULTISTEM
	PRPE	6	PRUNUS PENNSYLVANICA / PIN CHERRY	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA:500SF; SYMMETRICAL, SINGLE LEADER
	PRSA	5	PRUNUS SARGENTII / SARGENT CHERRY	B & B	1.5" - 1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA 550SF; SYMMETRICAL, SINGLE LEADER
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	REMARKS
GROUND COVERS							
	GRPO	9,156 SF	NATIVE GRASS AND POLLINATOR MIX	-			
	SHPE	18,255 SF	NATIVE SHRUB AND PERENNIAL MIX	-			70% EVERGREEN, 30% DECIDUOUS

POTENTIAL PLANT POOL

EVERGREEN SHRUBS

ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA	3 GAL
BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	5 GAL
BUXUS MICROPHYLLA 'COMPACTA' / DWARF LITTLELEAF BOXWOOD	5 GAL
CEPHALOTAXUS HARRINGTONIA 'PLANIA' / YEWTOPIA PLUM YEW	3 GAL
COTONEASTER DAMMERI / BEAUTYBERRY COTONEASTER	3 GAL
DISTYLUM X 'VINTAGE JADE' / VINTAGE JADE DISTYLUM	3 GAL
EUONYMUS KIAUTHSCHOVICUS 'MANHATTAN' / MANHATTAN EUONYMUS	3 GAL
ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	3 GAL
ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	3 GAL
ILEX GLABRA 'GEM BOX' / GEMBOX	3 GAL
ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL
ILLICIAM PARVIFLORUM / ANISE TREE	B&B
JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	3 GAL
KALMIA LATIFOLIA / MOUNTAIN LAUREL	10 GAL
MORELLA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL
PIERS JAPONICA / JAPANESE PIERIS	3 GAL
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	3 GAL
RHAPHILOLEPIS INDICA 'CONOR' TM / ELEANOR TABER INDIAN HAWTHORN	3 GAL
SARCOCOCCA HUMILIS / SWEETBOX	3 GAL

DECIDUOUS SHRUBS

ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	3 GAL
CALICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL
CLETHRA ALNIFOLIA 'COMPACTA' / COMPACT SUMMERSWEET	3 GAL
CORNUS AMOMUM 'CAYENNE' / CAYENNE SILKY DOGWOOD	3 GAL
CORNUS SERICEA 'FARROW' TM / ARCTIC FIRE RED DOGWOOD	5 GAL
FOTHERGILLA GARDENII / DWARF FOTHERGILLA	3 GAL
FOTHERGILLA MAJOR / MOUNTAIN WITCHALDER	3 GAL
HYDRANGEA QUERCIFOLIA 'FLEMYGEA' / SNOW QUEEN OAKLEAF HYDRANGEA	3 GAL
ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY	3 GAL
ILEX VERTICILLATA 'NANA' / RED SPRITE WINTERBERRY	3 GAL
ITEA VIRGINICA 'SPRICH' TM / LITTLE HENRY VIRGINIA SWEETSPIRE	3 GAL
PHYSCARPUS OPULIFOLIUS 'SEWARD' TM / SUMMER WINE SEWARD NINEBARK	3 GAL
PHYSAROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL
ROSA X 'MEIDRIFORA' TM / CORAL DRIFT GROUNDCOVER ROSE	3 GAL
ROSA X 'RADCON' / PINK KNOCK OUT ROSE	3 GAL
VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	3 GAL
VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN ARROWWOOD VIBURNUM	3 GAL
VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	3 GAL

ORNAMENTAL GRASSES/ GROUNDCOVER

ANDROPOGON GERADII / BIG BLUESTEM	1 GAL
ANDROPOGON TERNARIUS 'BLACK MOUNTAIN' / BLACK MOUNTAIN SPLITBEARD BLUESTEM #1	1 GAL
ASARUM CANADENSE / WILD GINGER	1 GAL
CALAMAGROSTIS / BLUEJOINT GRASS	1 GAL
CAREX ALATA / BROAD-WINGED SEDGE	1 GAL
CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	1 GAL
CAREX PLANTAGINEA / SEERSUCKER	1 GAL
CAREX STRICTA / TUSSOCK SEDGE	1 GAL
CHASMANTHIUM LATIFOLIUM / RIVER OATS	1 GAL
ERAGROSTIS SPECTABILIS / PURPLE LOVE GRASS	1 GAL
JUNCUS EFFUSUS / SOFT RUSH	1 GAL
MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS	1 GAL
PANICUM VIRGATUM 'PURPLE TEARS' / PURPLE TEARS SWITCH GRASS	1 GAL
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	1 GAL

PERENNIALS

ALLIUM ALLEGHENIENSE / ALLEGHENY WILD ONION	1 GAL
ASOMONIA HUBRICHTII / HUBRICHT'S BLUESTAR	1 GAL
ANEMONE CANADENSIS / CANADIAN ANEMONE	1 GAL
ARUNCUS DIOCIUS / GOATSBEAR	1 GAL
ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL
ASOMONIA HUBRICHTII / ARKANSAS BLUESTAR	1 GAL
COREOPSIS LANCEOLATA / LANCELEAF TICKSEED	1 GAL
ECHINACEA PURPUREA / CONEFLOWER	1 GAL
HELLEBORUS ORIENTALIS / LENTEN ROSE 'SNOWBELLS'	1 GAL
IRIS VERSICOLOR / HARLEQUIN BLUEFLAG	1 GAL
MONARDA CITRIODORA / LEMON BEEBALM	1 GAL
PHLOX DIVARICATA / WILD BLUE PHLOX	1 GAL
RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTRUM' / GOLDSTRUM CONEFLOWER	1 GAL
RUDBECKIA HIRTA / BLACK-EYED SUSAN	#1

NOTE:
1. PER CITY DIRECTION AT 07.17.2024 MEETING, COMPLETE PLANTING PLAN TABULATIONS AND CALCULATIONS TO BE INCLUDED IN FORTHCOMING SUBMISSION.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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.

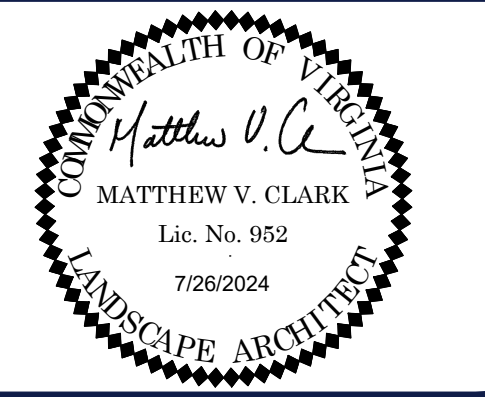
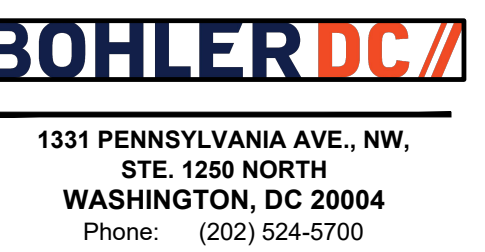
PROJECT No.: DCA230074.00
DRAWN BY:
CHECKED BY:
DATE: 07-26-2024
CAD ID:

PROJECT:

DEVELOPMENT PRELIMINARY SITE PLAN

FOR
ROBINSON
TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314



SHEET TITLE:
PLANTING SCHEDULE

SHEET NUMBER:
L402

REVISION 3 - 07-26-2024

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

TREES CCA BREAKDOWN												
PLAN INFORMATION		BOTANIC/Common Name				SIZE		NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED	
PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER	HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (#)	EASTERN U.S. (#)
DECID TREES												
CABE	5	CARPINUS	BETULUS		EUROPEAN HORNBEAM	1.5" - 1.75"	10'-12'	B&B	250	1250		
CACD	9	CARYA	CORDIFORMIS		BITTERNUT HICKORY	2"-3"	14' - 16'	B&B	1250	3750	X	X
CELO	6	CELTIS	OCCIDENTALIS		COMON HACKBERRY	2"-3"	10'-12'	B&B	1250	7500	X	X
GLIN	6	GLEDITSIA	TRICANTHOS INERMIS		THORNLESS HONEY LOCUST	2"-3"	12' - 14'	B&B	750	4500	X	X
GLSK	5	GLEDITSIA	TRICANTHOS INERMIS	'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2"-3"	12' - 14'	B&B	750	3750	X	X
GYKE	3	GYMNOCLADUS	DIOIUS		KENTUCKY COFFEE TREE	2"-3"	12' - 14'	B&B	1250	0	X	X
LIST	8	LIQUIDAMBAR	STYRACIFLUA	HAPDELL'	HAPPIDAZE AMERICAN SWEETGUM	2"-3"	12' - 14'	B&B	1250	2500	X	X
LITU	5	LIRIODENDRON	TULPIFERA		TULIP POPLAR	2"-3"	12' - 14'	B&B	1250	3750	X	X
NYSY	3	NYSSA	SYLVATICA		TUPELO	2"-3"	12' - 14'	B&B	750	0	X	X
QUFA	5	QUERCUS	FALCATA		SOUTHERN RED OAK	2"-3"	14' - 16'	B&B	1250	3750	X	X
QUPA	5	QUERCUS	PALLISTRIS		PIN OAK	2"-3"	12' - 14'	B&B	1250	1250	X	X
QUSH	5	QUERCUS	SHUMARDII		SHUMARDII OAK	2"-3"	12' - 14'	B&B	1250	0	X	X
ULRU	5	ULMUS	RUBRA		SLIPPERY ELM	2"-3"	12' - 14'	B&B	1250	1250	X	X
ORN TREES												
ACCA	4	AMELANCHIER	CANADENSIS		CANADIAN SERVICEBERRY	1.5" - 1.75"	6' - 10'	B&B	500	2000	X	X
CECA	3	CERCIS	CANADENSIS		EASTERN REDBUD	1.5"-1.75"	6' - 10'	B&B	500	1500	X	X
CHVR	3	CHIONANTHUS	VIRGINICUS		WHITE FRINGETREE	1.5" - 1.75"	6' - 10'	B&B	500	1500	X	X
COFL	4	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5" - 1.75"	6' - 10'	B&B	250	1000	X	X
MAGR	1	MAGNOLIA	GRANDIFLORA	'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	1.5" - 1.75"	6' - 10'	B&B	500	500		X
PRPE	6	PRUNUS	PENSYLVANICA		PIN CHERRY	1.5" - 1.75"	6' - 10'	B&B	500	3000	X	X
PRSA	5	PRUNUS	SARGENTII		JAPANESE TREE LILAC	1.5" - 1.75"	6' - 10'	B&B	500	2500		
TOTAL TREES:	96											
BIODIVERSITY: MAX 8 OF ANY TREE												
TOTAL TREE CCA: 45250												

CROWN COVER TABULATIONS: TOTAL SITE	
TOTAL SITE AREA (SF)	144,628
25% CROWN COVER REQUIRED (SF)	36,157
EXISTING CROWN COVER (SF)	SEE CIVIL SURVEY
REMOVED CROWN COVER (SF)	N/A
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	45,750
TOTAL CROWN COVER PROVIDED (%)	31.6%
TOTAL CROWN COVER PROVIDED (SF)	45,750

URBAN RIGHT-OF-WAY TREES	
PLAN INFORMATION	
PLAN KEY	QUANTITY
DECID ROW	
CACD	6
GYKE	3
LIST	6
LITU	2
NYSY	3
QUFA	2
QUPA	4
QUSH	5
ULRU	4
TOTAL: 35	
ORN ROW	
N/A	
TOTAL: 35	

URBAN ROW NATIVES	35
-------------------	----



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

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR
ROBINSON TERMINAL NORTH
 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

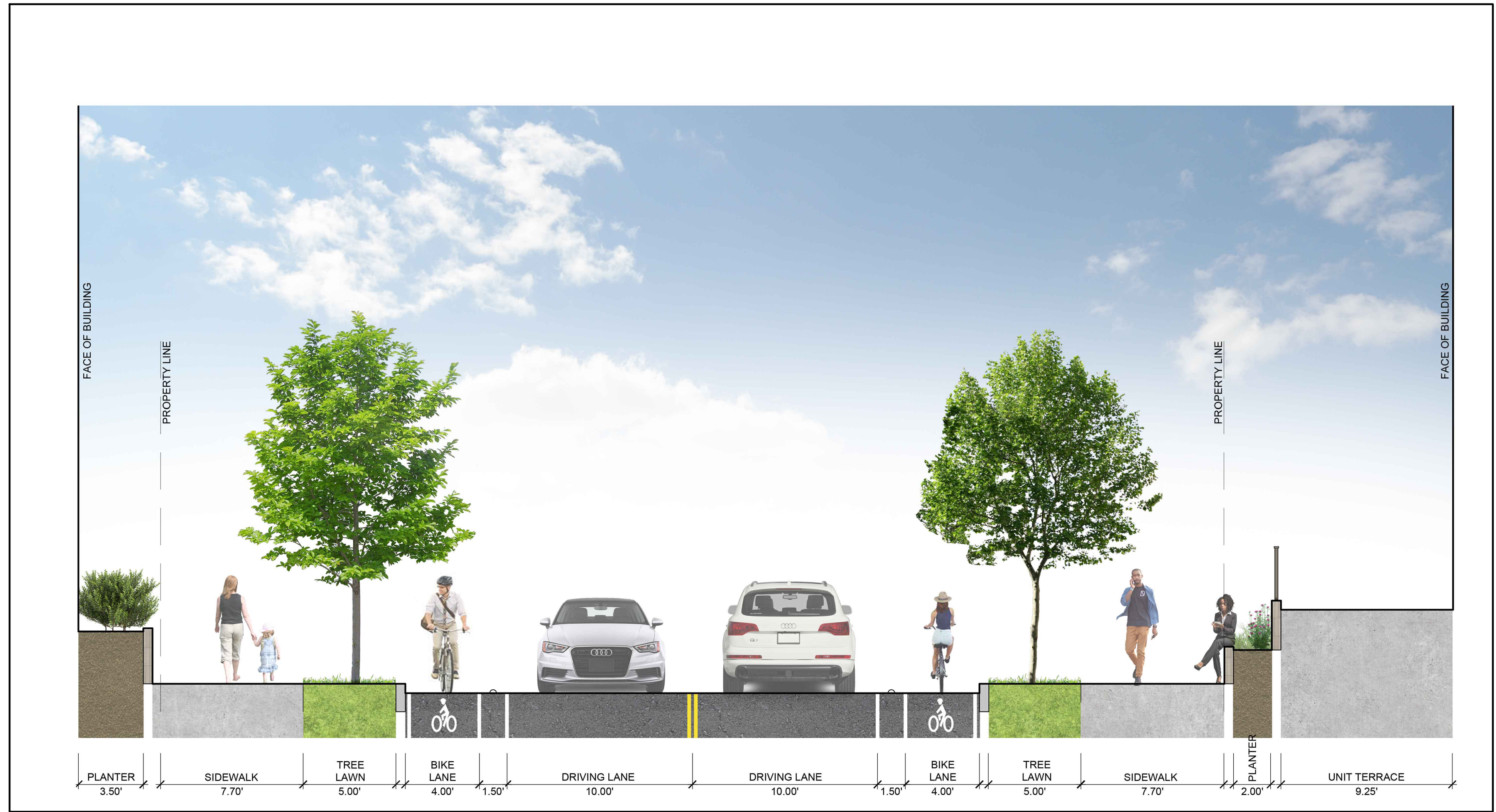
BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



SHEET TITLE:
PLANTING TABULATIONS + NOTES
 SHEET NUMBER:
L411
 REVISION 3 - 07-26-2024

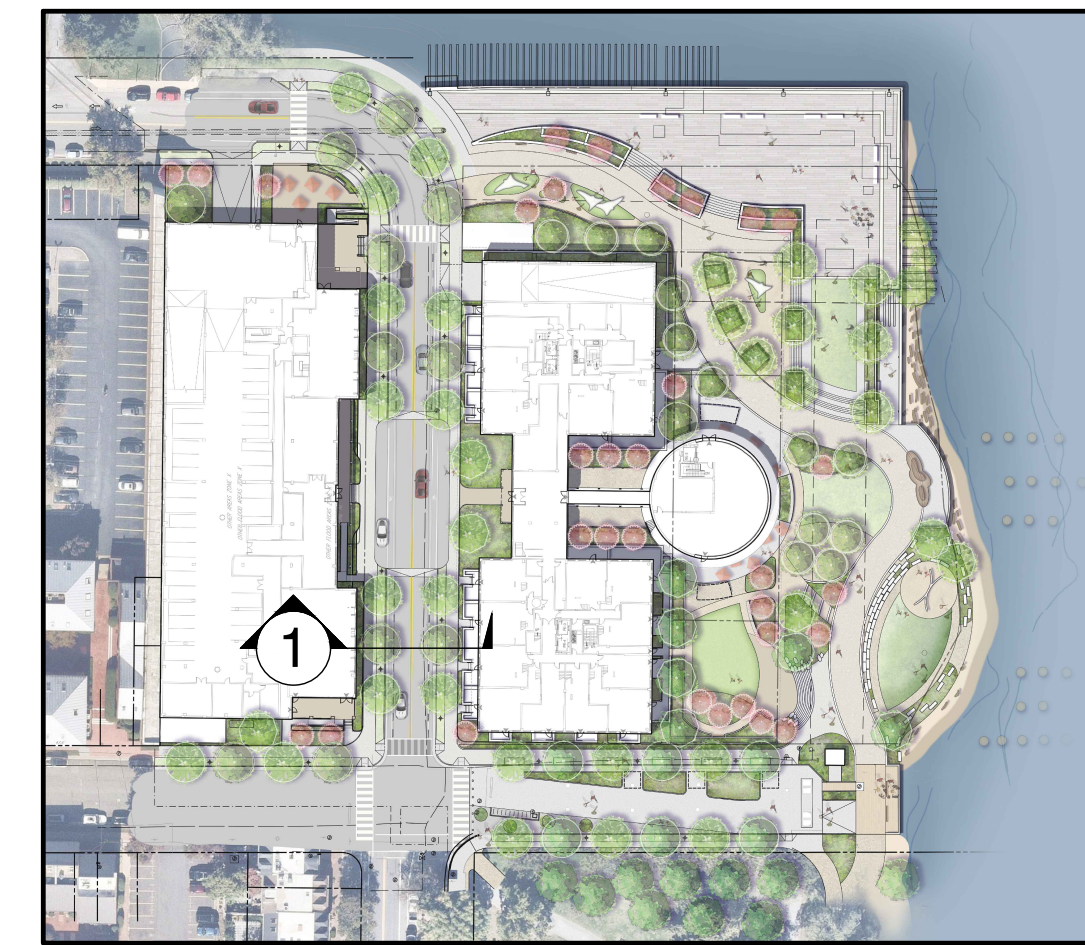
NOTE:
 1. PER CITY DIRECTION AT 07.17.2024 MEETING, COMPLETE PLANTING PLAN TABULATIONS AND CALCULATIONS TO BE INCLUDED IN FORTHCOMING SUBMISSION.

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



1 N. UNION STREET TYPICAL SECTION
L501 SECTION

1/4" = 1'-0"



KEY PLAN

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDSUP SUBMISSION		

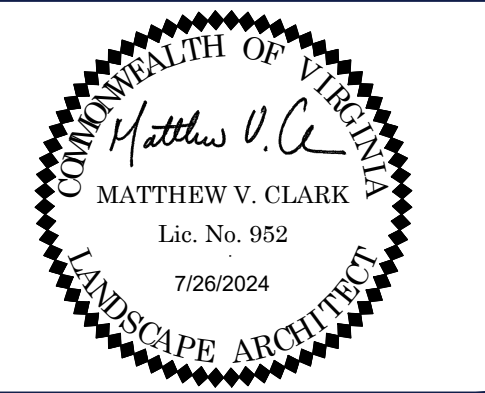
FOR JURISDICTIONAL APPROVAL ONLY

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:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR
 ROBINSON TERMINAL NORTH
 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



SHEET TITLE:
STREETSCAPE SECTIONS
 SHEET NUMBER:
L501

REVISION 3 - 07-26-2024

APPROVED

SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

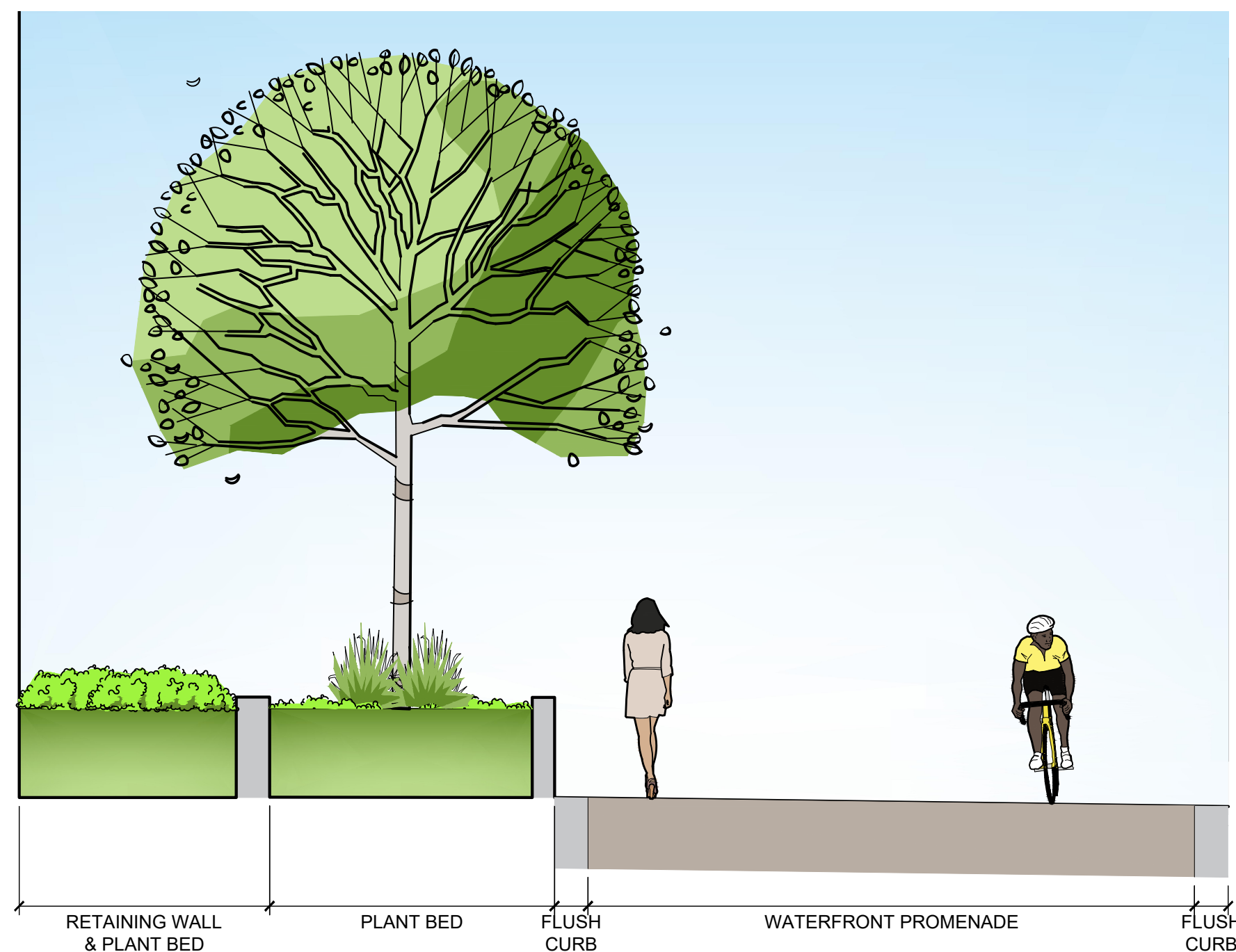
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

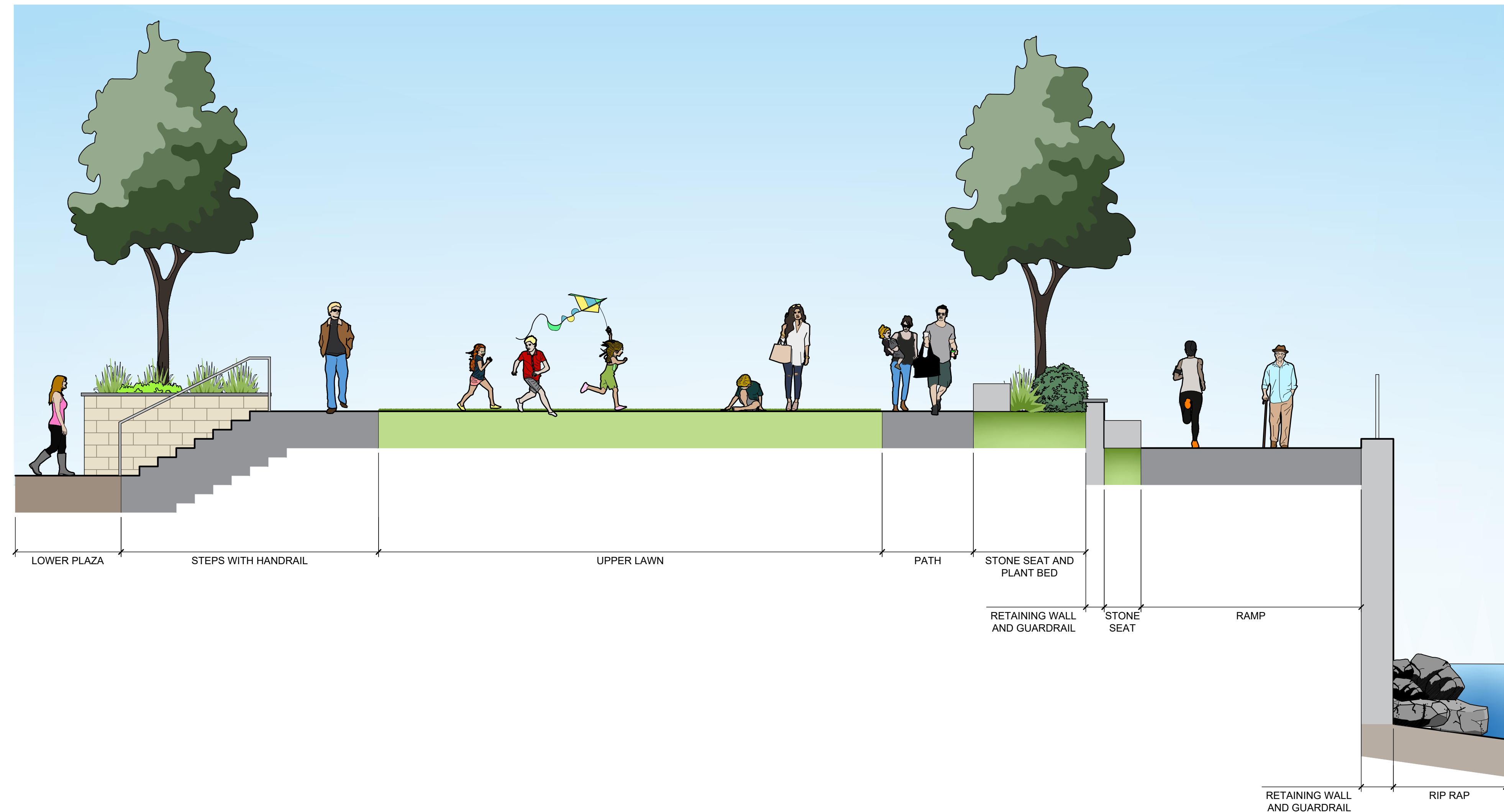
DATE RECORDED _____

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



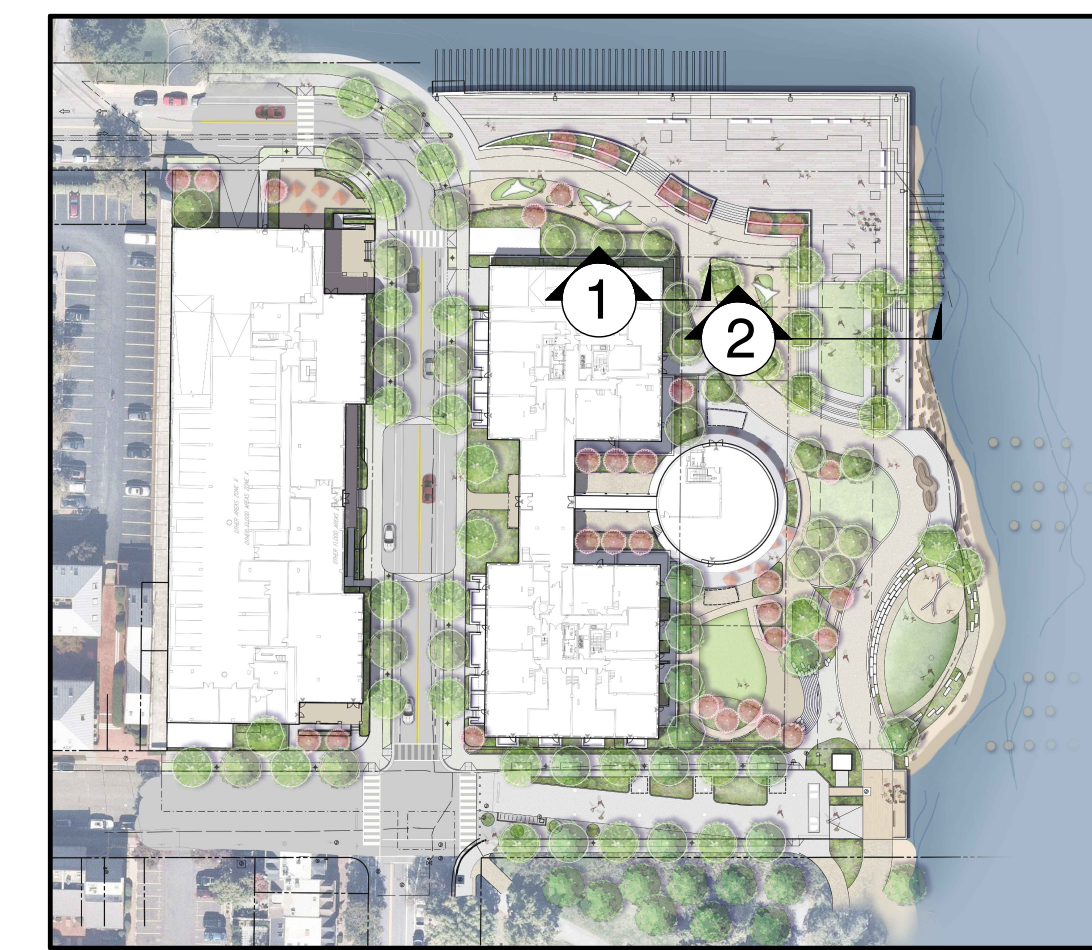
1 SITE SECTION 1
L502 SECTION

1/4" = 1'-0"



2 SITE SECTION 2
L502 SECTION

1/4" = 1'-0"



KEY PLAN

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDSUP SUBMISSION		

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:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR
ROBINSON TERMINAL NORTH
 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



APPROVED

SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

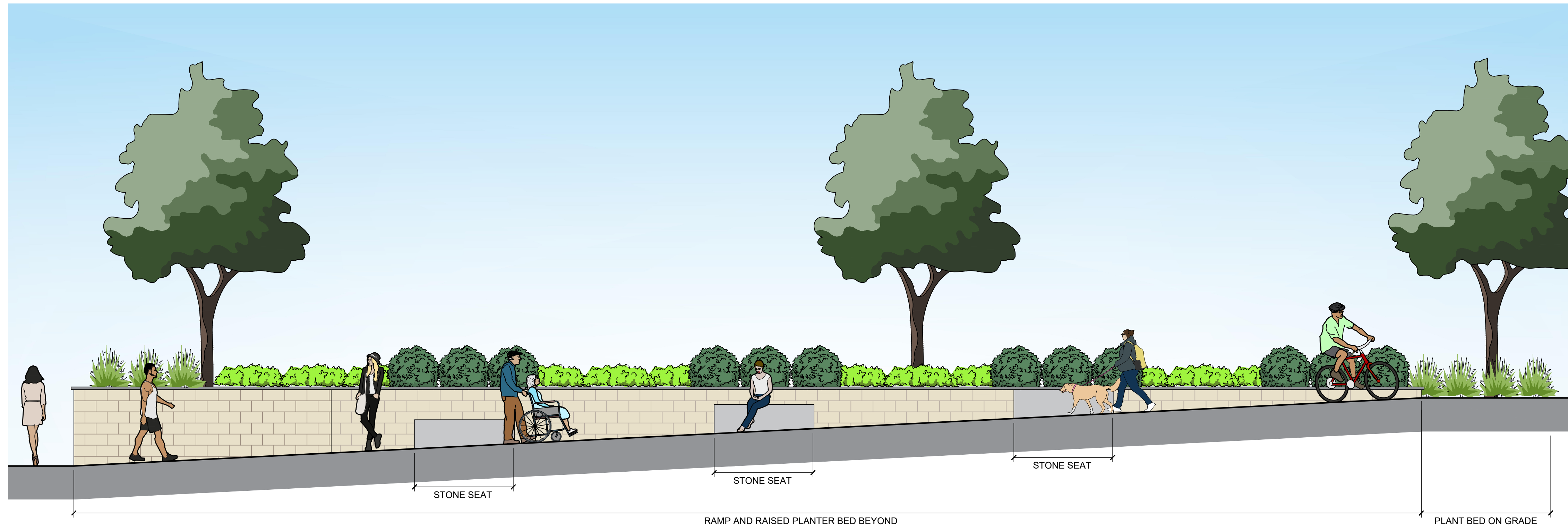
DATE RECORDED _____

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

SHEET TITLE:
SITE SECTIONS

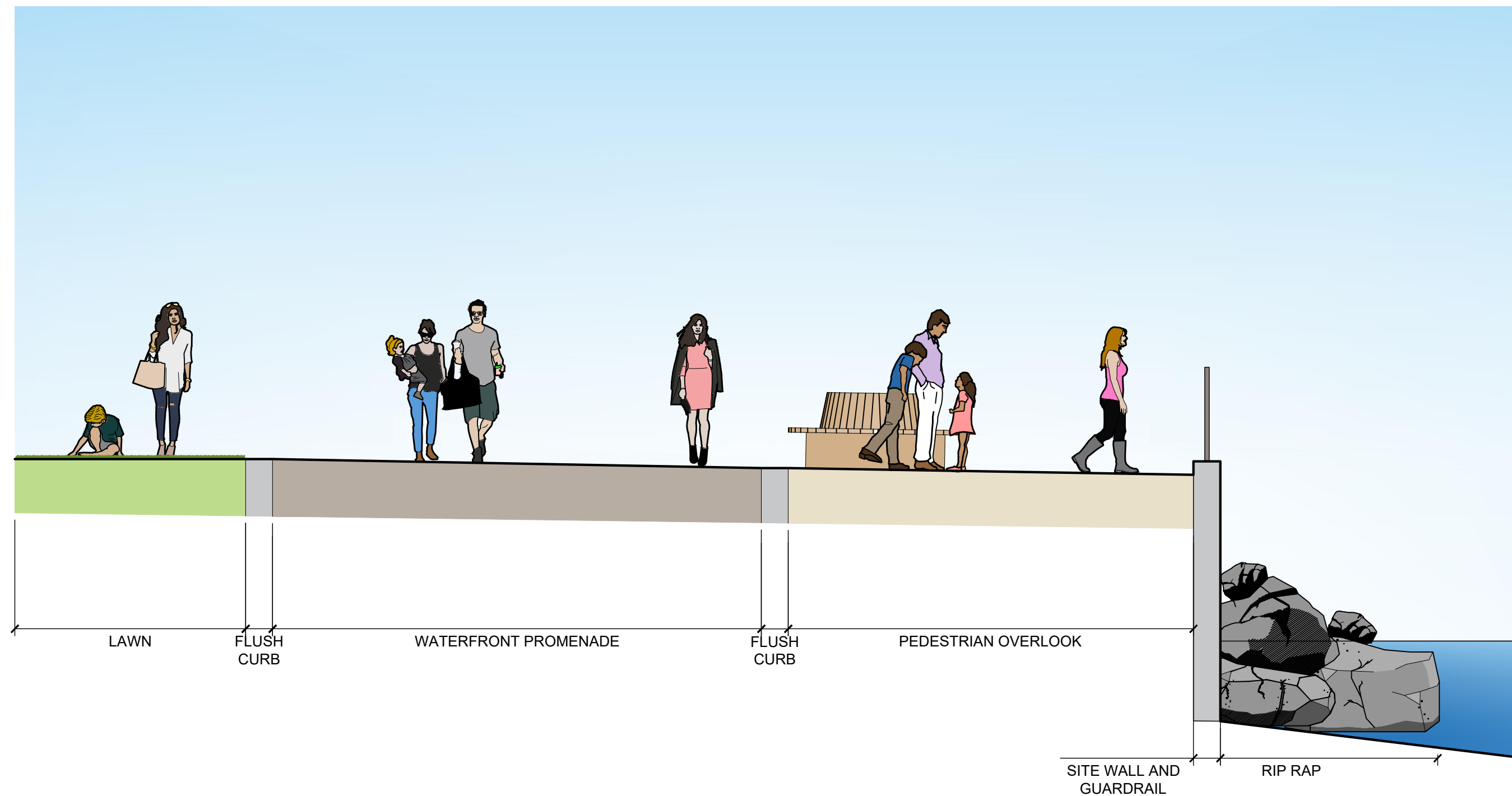
SHEET NUMBER:
L502

REVISION 3 - 07-26-2024



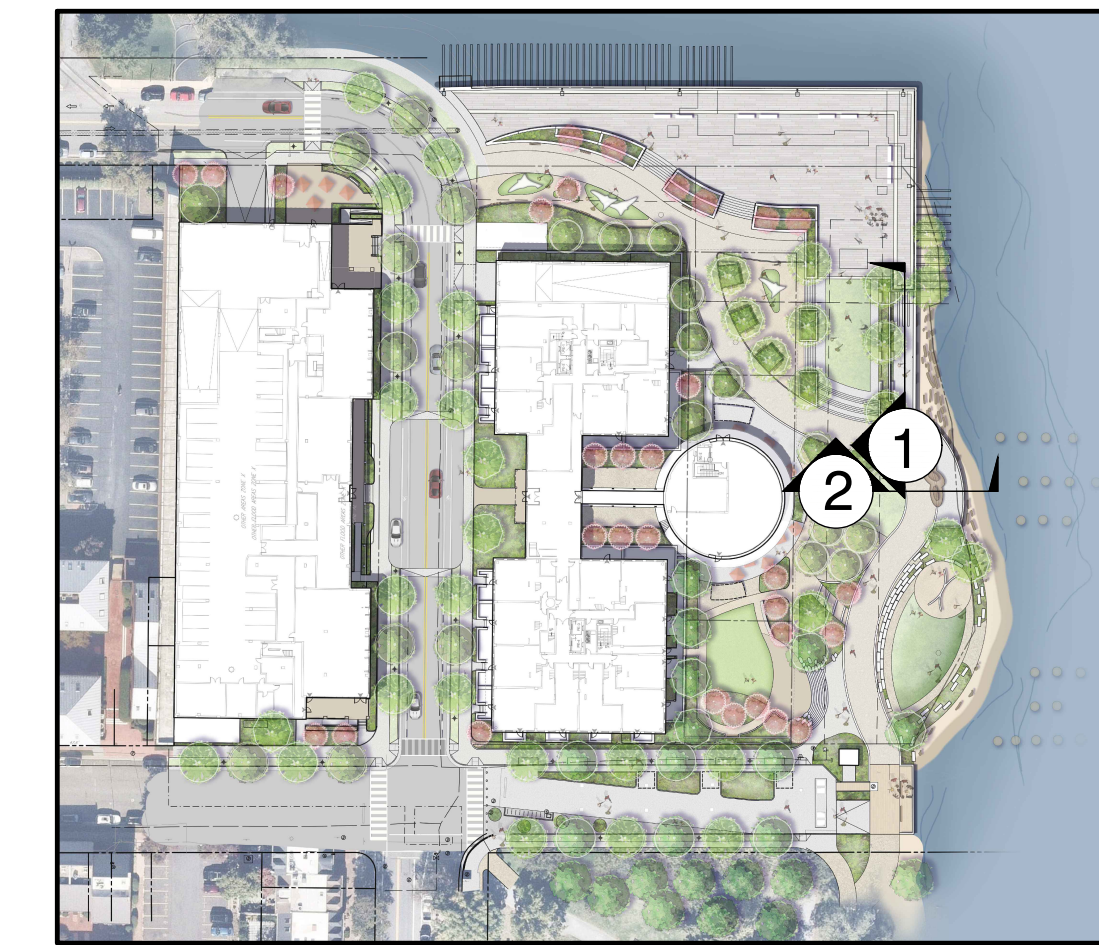
1 SITE SECTION 3
L503 SECTION

1/4" = 1'-0"



2 SITE SECTION 4
L503 SECTION

1/4" = 1'-0"



KEY PLAN

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

LandDesign.

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDSUP SUBMISSION		

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:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

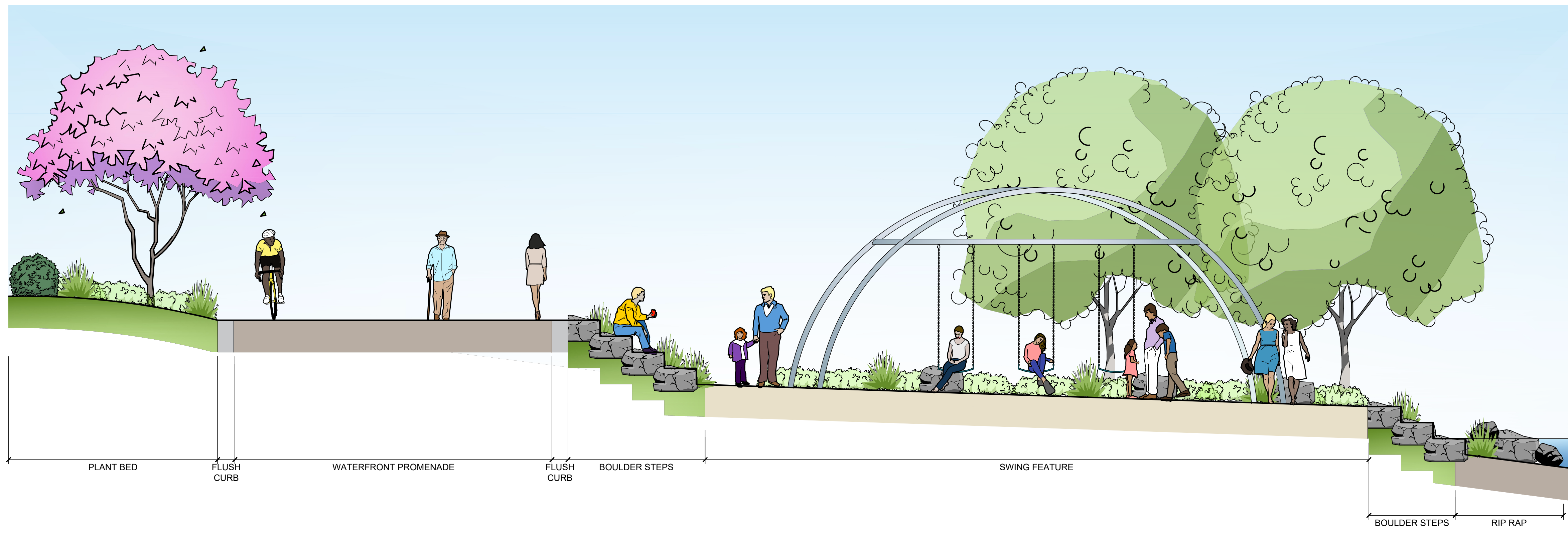
DATE RECORDED _____

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

SHEET TITLE:
SITE SECTIONS

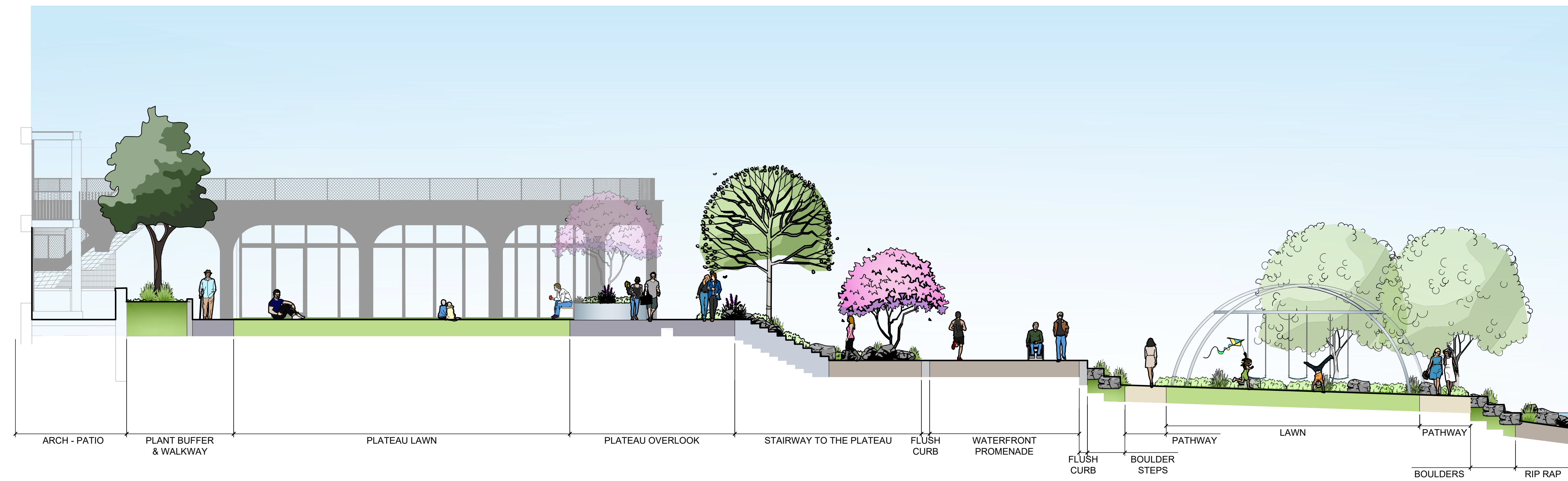
SHEET NUMBER:
L503

REVISION 3 - 07-26-2024



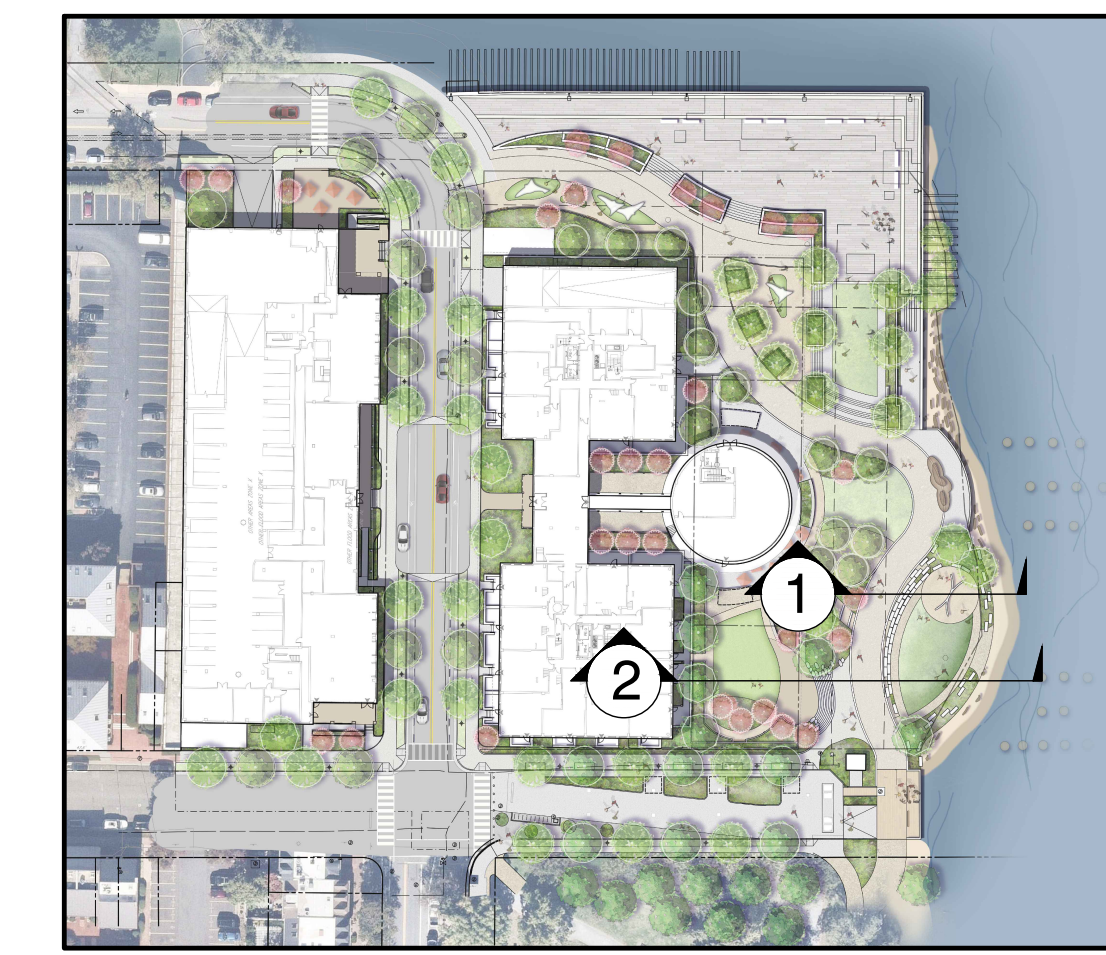
1 SITE SECTION 5
L504 SECTION

1/4" = 1'-0"



2 SITE SECTION 6
L504 SECTION

1/8" = 1'-0"



KEY PLAN

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDSUP SUBMISSION		

FOR JURISDICTIONAL APPROVAL ONLY

PROJECT No.: DCA230074.00
 DRAWN BY:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR
ROBINSON TERMINAL NORTH
 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



APPROVED

SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

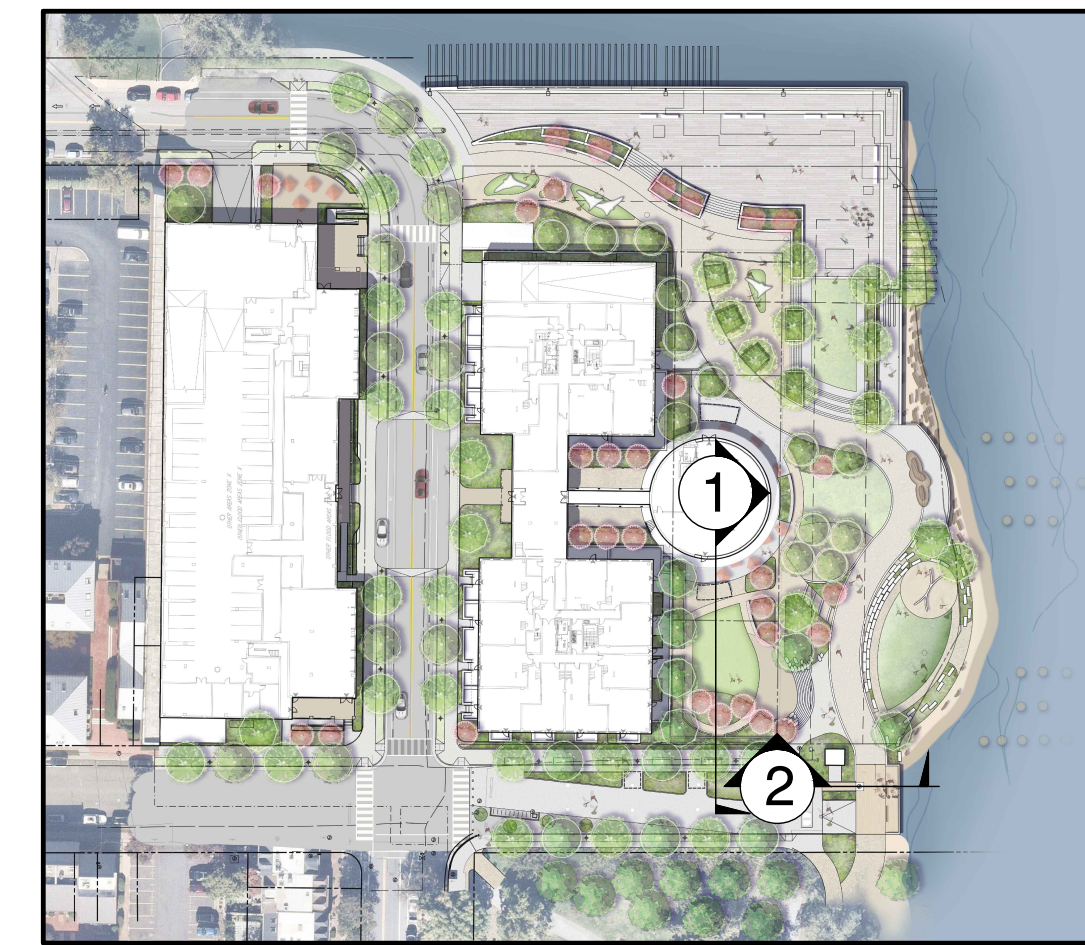
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

SHEET TITLE:
SITE SECTIONS

SHEET NUMBER:
L504

REVISION 3 - 07-26-2024

JUL 26, 2024
 P:\ALX_2023\20230714\CAD\DOCUMENTATION\TILEMENTS\20230714_DTL_SCTN--LAYOUT\L504 SITE SECTIONS



KEY PLAN

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDSUP SUBMISSION		

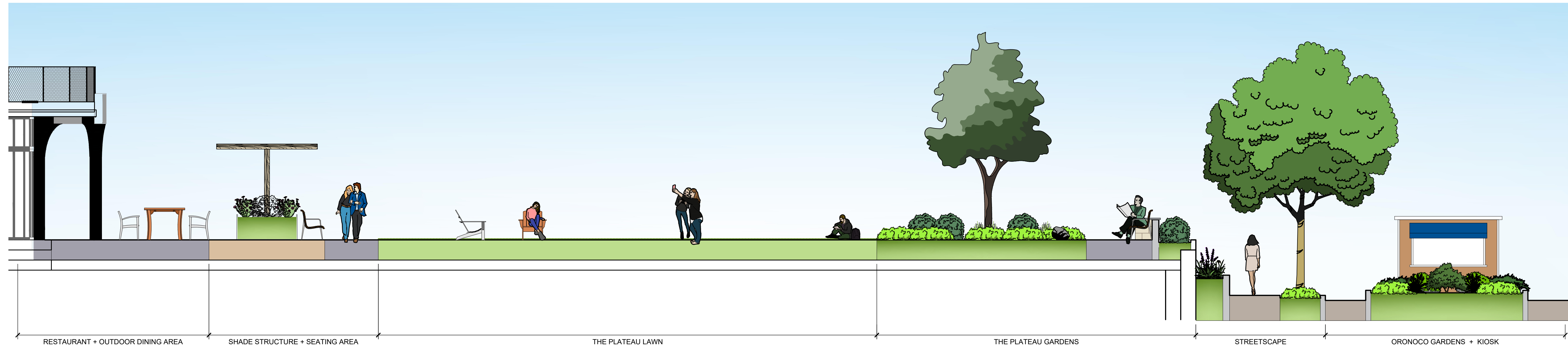
FOR JURISDICTIONAL APPROVAL ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

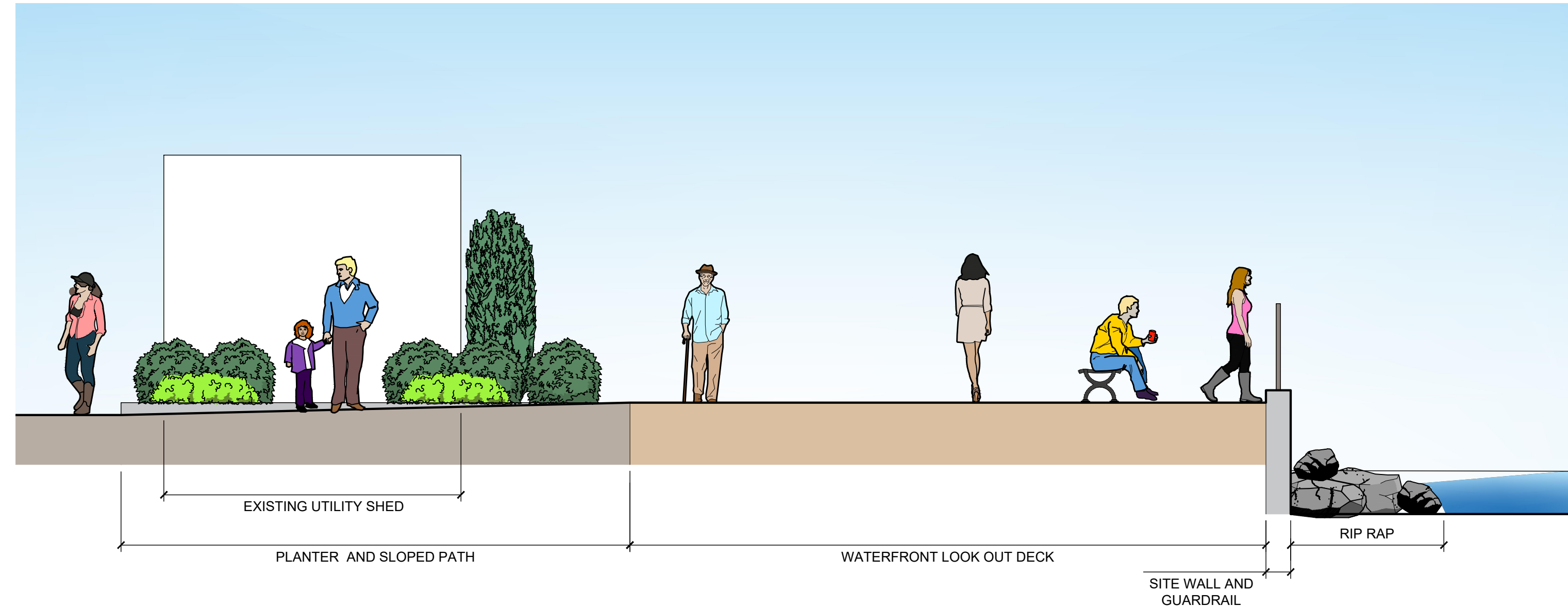
PROJECT No.: DCA230074.00
 DRAWN BY:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR
ROBINSON TERMINAL NORTH
 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



1 SITE SECTION 7
 L505 SECTION
 3/16" = 1'-0"

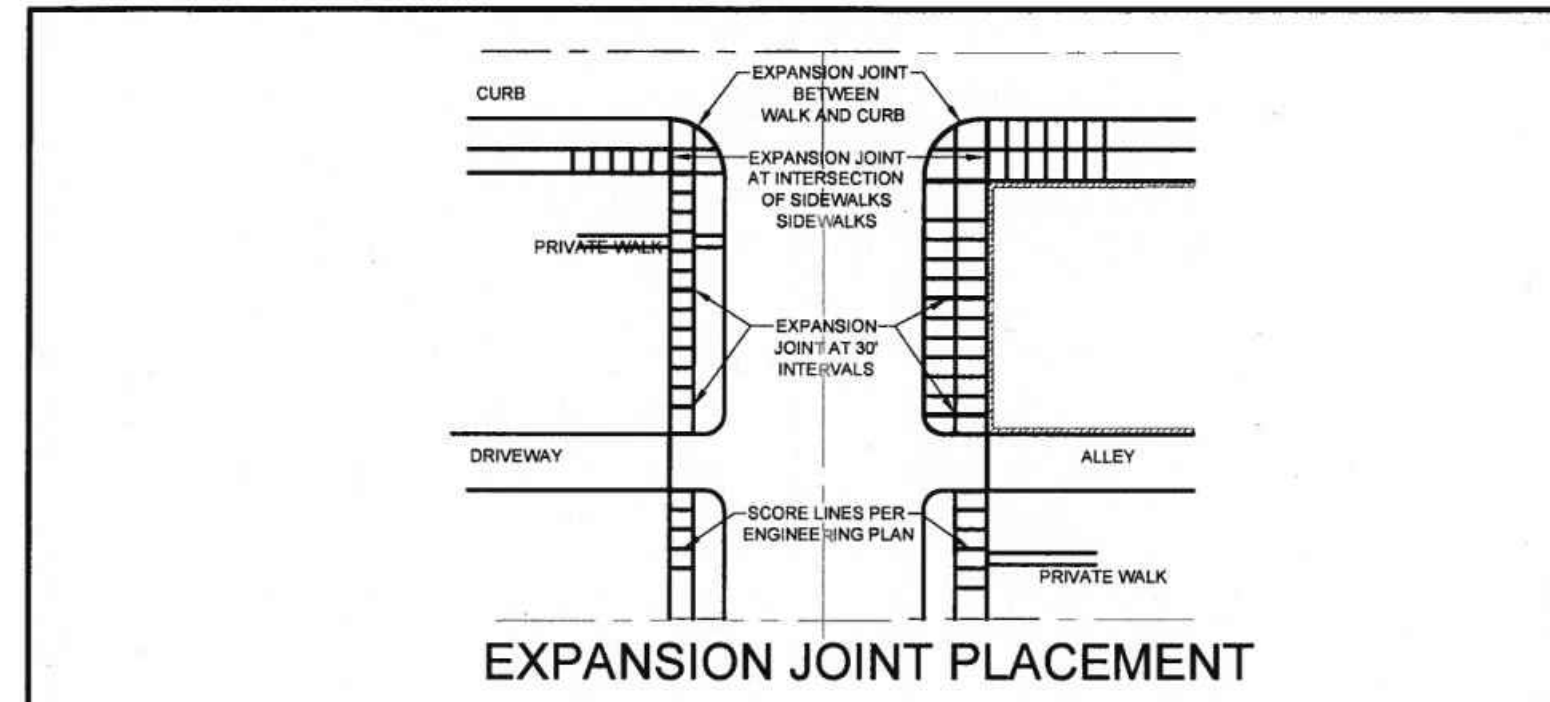


2 SITE SECTION 8
 L505 SECTION
 1/4" = 1'-0"

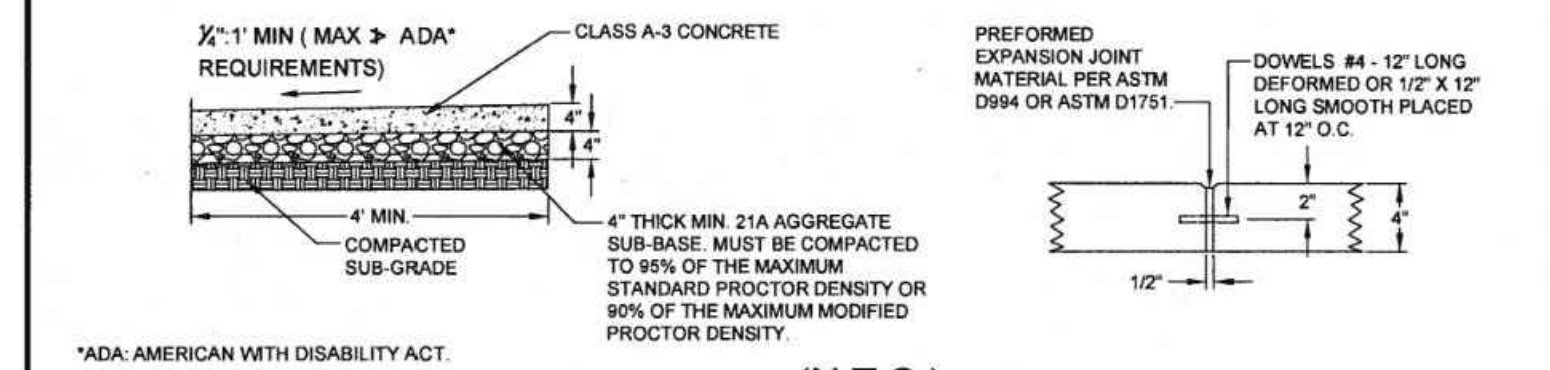
APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING
 DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____
 CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

SHEET TITLE:
SITE SECTIONS
 SHEET NUMBER:
L505
 REVISION 3 - 07-26-2024

JUL 26, 2024
 P:\ALX_2023\20230714\CAD\DOCUMENTATION\ELEMENTS\20230714_DTL_SCTN--LAYOUT\LABS SITE SECTIONS



EXPANSION JOINT PLACEMENT



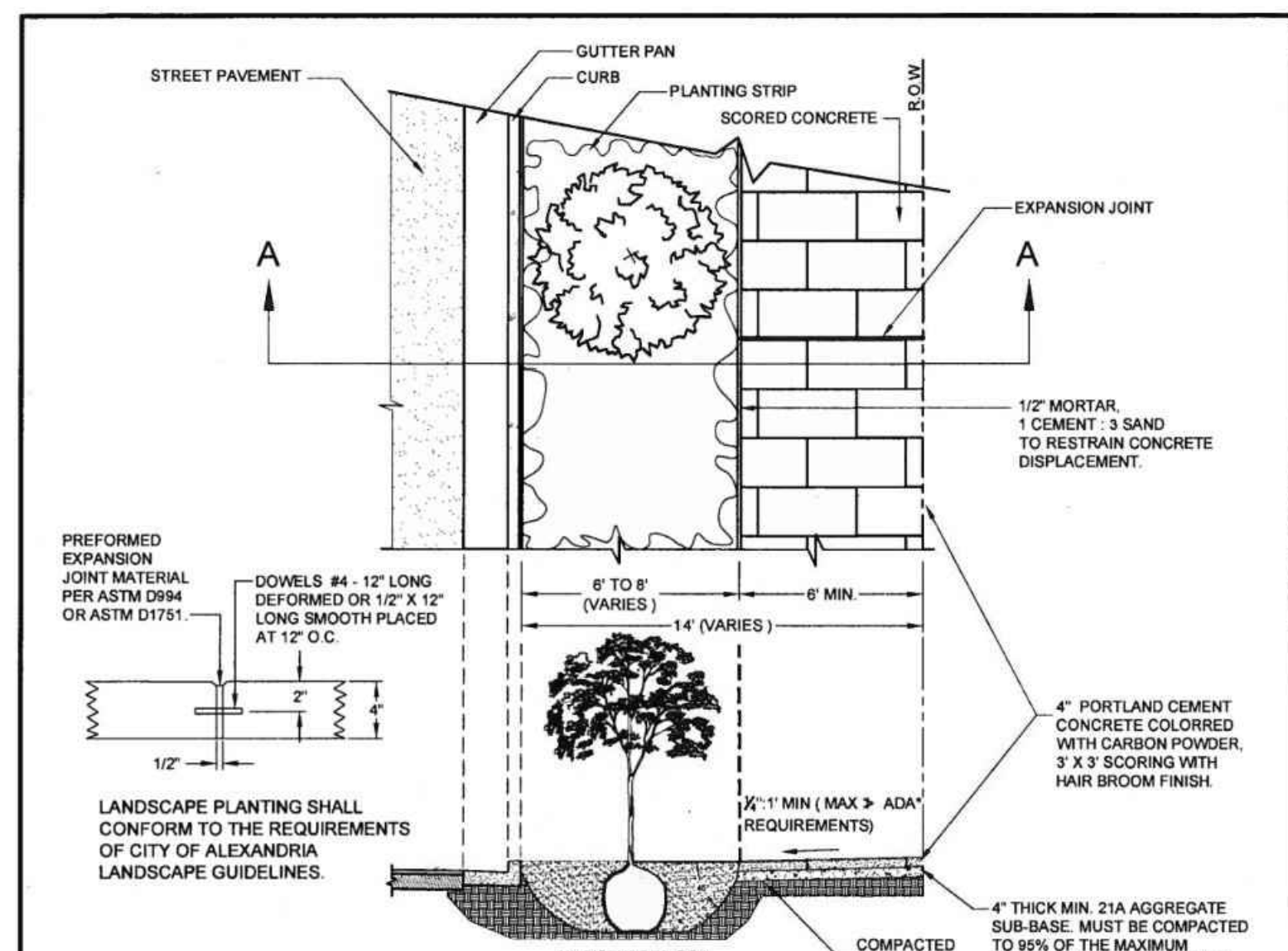
STANDARD CONCRETE SIDEWALK (N.T.S.) EXPANSION JOINT

- NOTES:
- SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN 1/4" DEEP.
 - THE EXPANSION JOINTS SHALL BE 1/2" WIDE AND SHALL BE THE FULL THICKNESS OF THE CONCRETE SLAB, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF CONCRETE DURING PLACEMENT.
 - THE EXPANSION JOINTS SHALL BE PLACED PERPENDICULAR TO CONCRETE CURB AT A DISTANCE OF 30' OR COINCIDING WITH THE SCORING.
 - DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
 - SAWING OF JOINTS SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
 - ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
 - PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

STANDARD CONCRETE SIDEWALK		DATE
APPROVED	DATE	PAGE X
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		CSSW-1
ALEXANDRIA	VIRGINIA	

1 SECTION L511

NTS



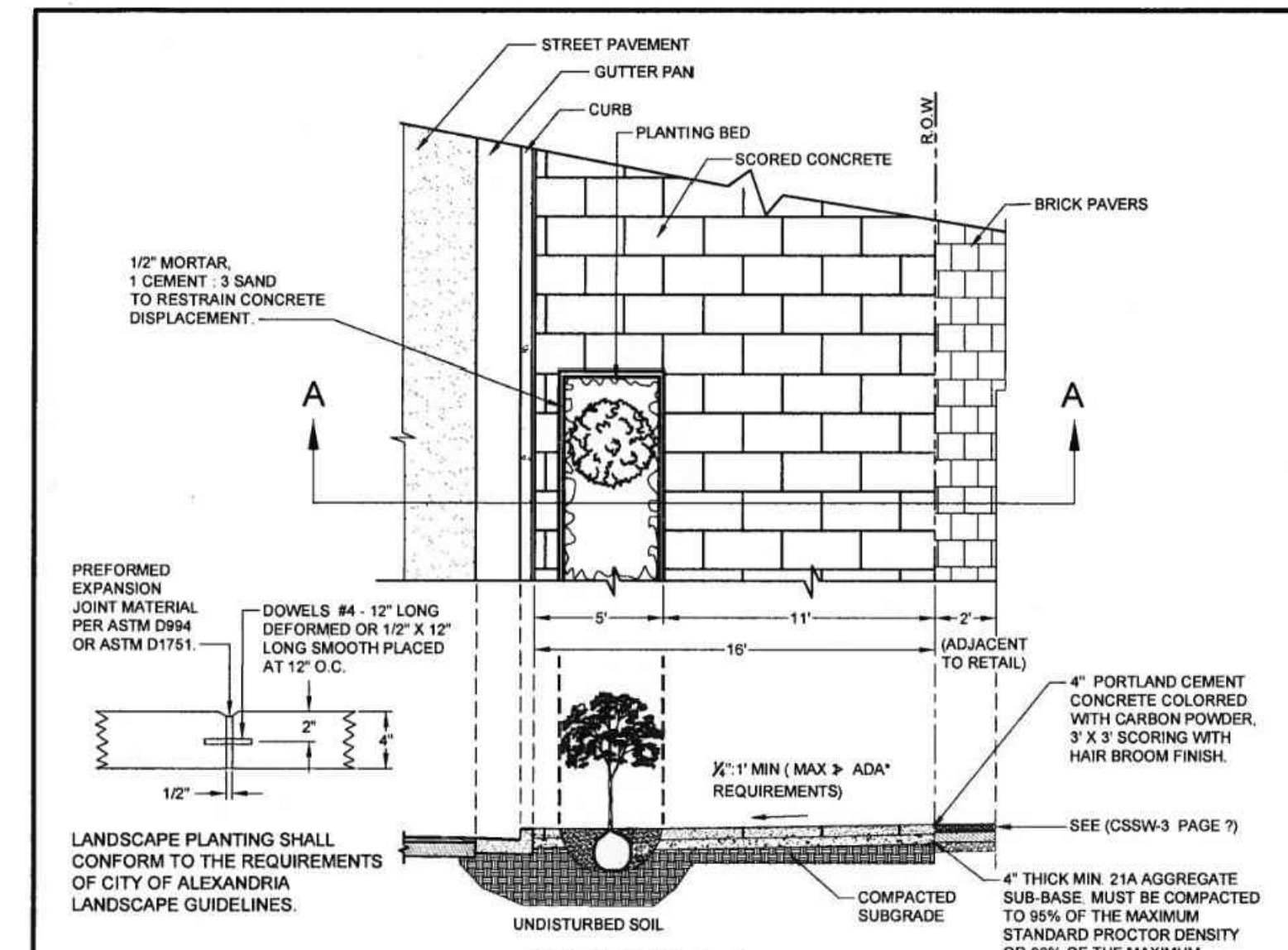
SECTION A-A (N.T.S.)

- NOTES:
- SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN 1/4" DEEP.
 - THE EXPANSION JOINTS SHALL BE 1/2" WIDE AND SHALL BE THE FULL THICKNESS OF THE CONCRETE SLAB, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF CONCRETE DURING PLACEMENT.
 - THE EXPANSION JOINTS SHALL BE PLACED PERPENDICULAR TO CONCRETE CURB AT A DISTANCE OF 30' OR COINCIDING WITH THE SCORING.
 - DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
 - SAWING OF JOINTS SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
 - ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
 - PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

CONCRETE SIDEWALK SCORING		DATE
APPROVED	DATE	PAGE X
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		CSSW-4
ALEXANDRIA	VIRGINIA	

2 SECTION L511

NTS



SECTION A-A (N.T.S.)

- NOTES:
- SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN 1/4" DEEP.
 - THE EXPANSION JOINTS SHALL BE 1/2" WIDE AND SHALL BE THE FULL THICKNESS OF THE CONCRETE SLAB, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF CONCRETE DURING PLACEMENT.
 - THE EXPANSION JOINTS SHALL BE PLACED PERPENDICULAR TO CONCRETE CURB AT A DISTANCE OF 30' OR COINCIDING WITH THE SCORING.
 - DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
 - SAWING OF JOINTS SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
 - ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
 - PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

CONCRETE SIDEWALK SCORING WITH TREE WELL		DATE
APPROVED	DATE	PAGE X
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		CSSW-5
ALEXANDRIA	VIRGINIA	

3 SECTION L511

NTS

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR
ROBINSON TERMINAL NORTH
 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314



SHEET TITLE:
DETAILS - HARDSCAPE
 SHEET NUMBER:
L511
 REVISION 3 - 07-26-2024

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

 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

 CHAIRMAN, PLANNING COMMISSION DATE

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



WASTE RECEPTACLE, AS SPECIFIED

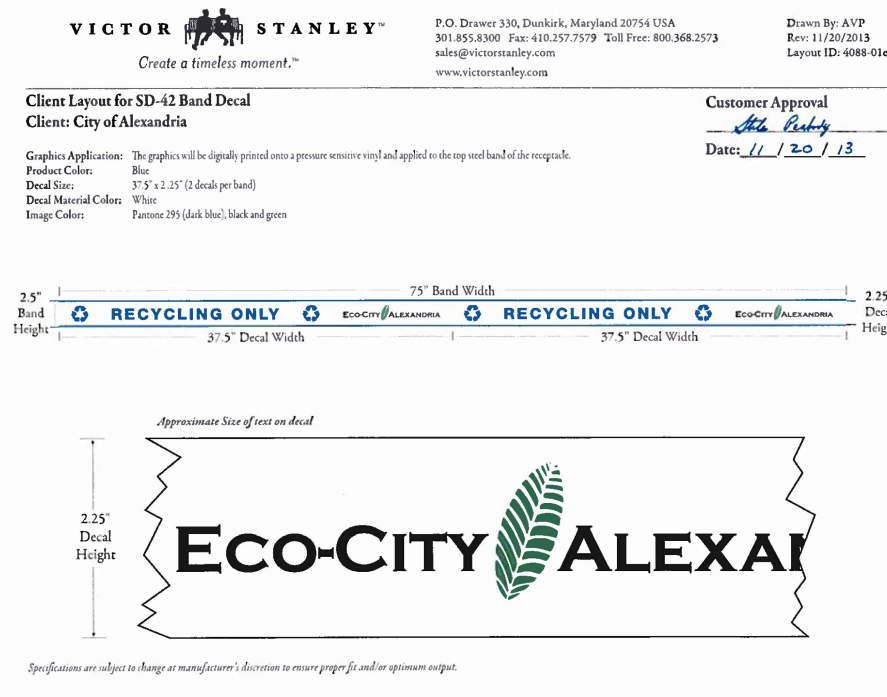


RECYCLING RECEPTACLE, AS SPECIFIED

- NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
 2. SEE PLAN FOR QUANTITY AND LOCATIONS.
 3. USE TAMPER RESISTANT HARDWARE.
 4. RECYCLING RECEPTACLES TO INCLUDE CITY OF ALEXANDRIA STANDARD DECALS AS NOTED.
 5. RECYCLING RECEPTACLE PER CITY OF ALEXANDRIA DESIGN GUIDELINES.
 6. OR CITY AND OWNER APPROVED EQUAL.



REQUIRED DOME LID DECAL - RECYCLING



REQUIRED BAND DECAL FOR RECYCLING RECEPTACLE



WOOD BENCH - BACK

1 TRASH & RECYCLING RECEPTACLES - CITY STANDARD
L512 PICTORIAL

NTS

2 BENCH - TYPE 1
L512 PICTORIAL

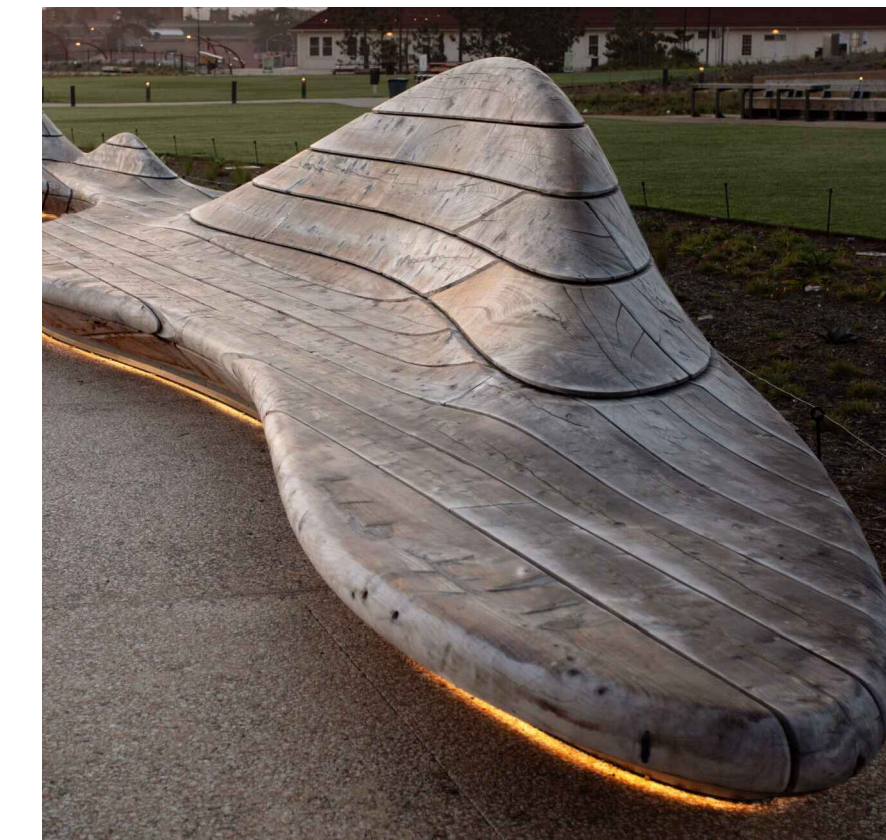
NTS



WOOD BENCH - BACKLESS



SWING BENCH



SCULPTURAL BENCH

3 BENCH - TYPE 2
L512 PICTORIAL

NTS

4 BENCH - TYPE 3
L512 PICTORIAL

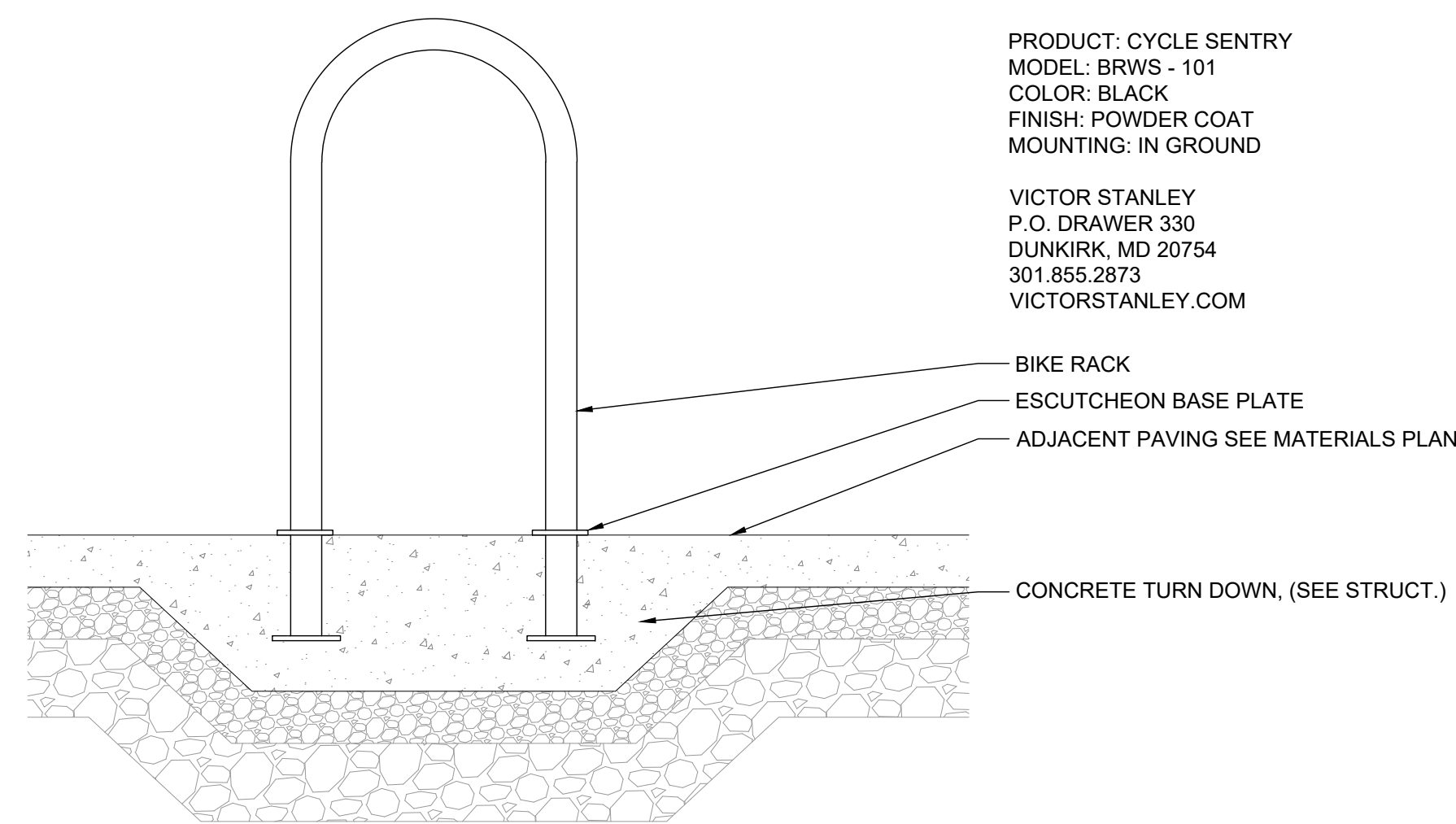
NTS

5 BENCH - TYPE 4
L512 PICTORIAL

NTS



6 BIKE CORRAL
L512 PICTORIAL/SECTION



PRODUCT: CYCLE SENTRY
MODEL: BRWS - 101
COLOR: BLACK
FINISH: POWDER COAT
MOUNTING: IN GROUND

VICTOR STANLEY
P.O. DRAWER 330
DUNKIRK, MD 20754
301.855.2873
VICTORSTANLEY.COM

NTS

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDSUP SUBMISSION		

FOR JURISDICTIONAL APPROVAL ONLY

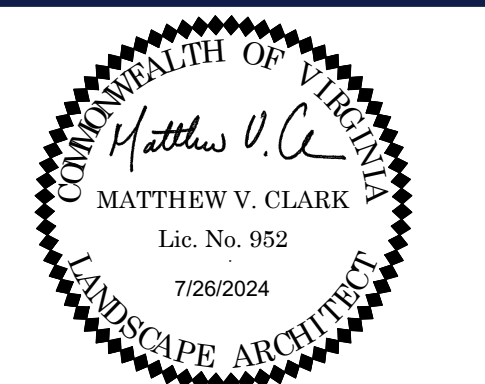
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DCA230074.00
DRAWN BY:
CHECKED BY:
DATE: 07-26-2024
CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
FOR

ROBINSON
TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314



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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

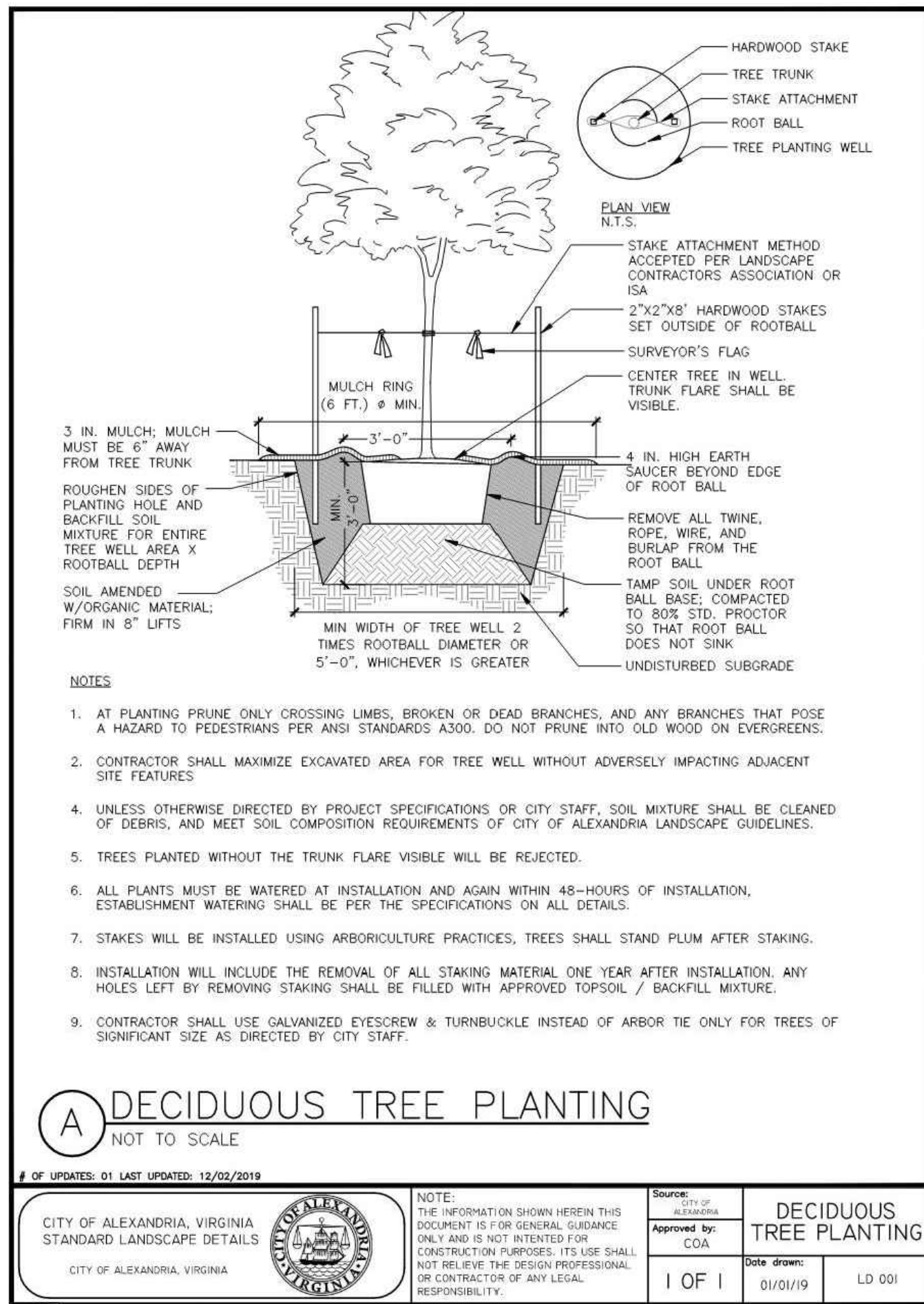
DATE RECORDED _____

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

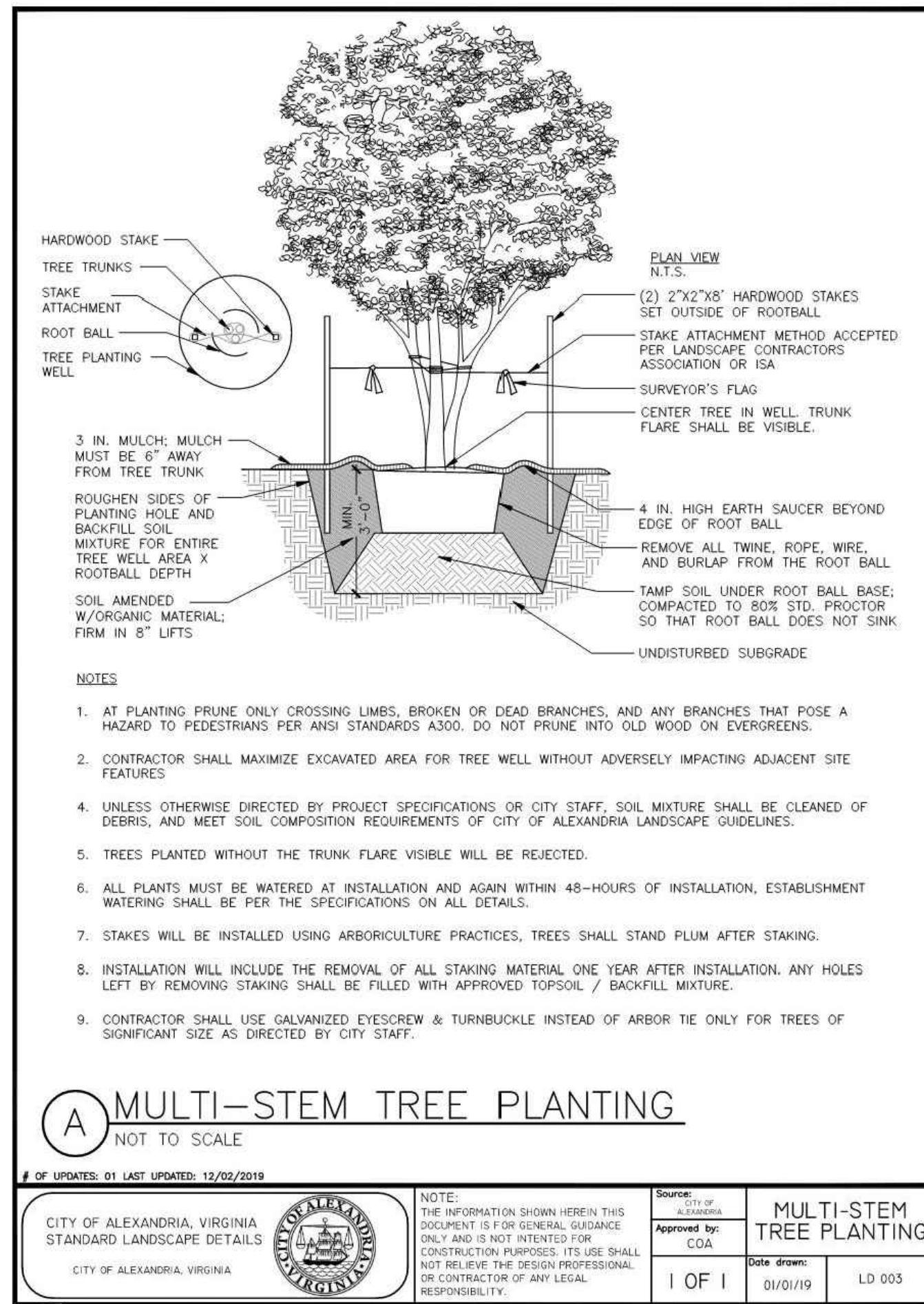
SHEET TITLE:
DETAILS - HARDSCAPE

SHEET NUMBER:
L512

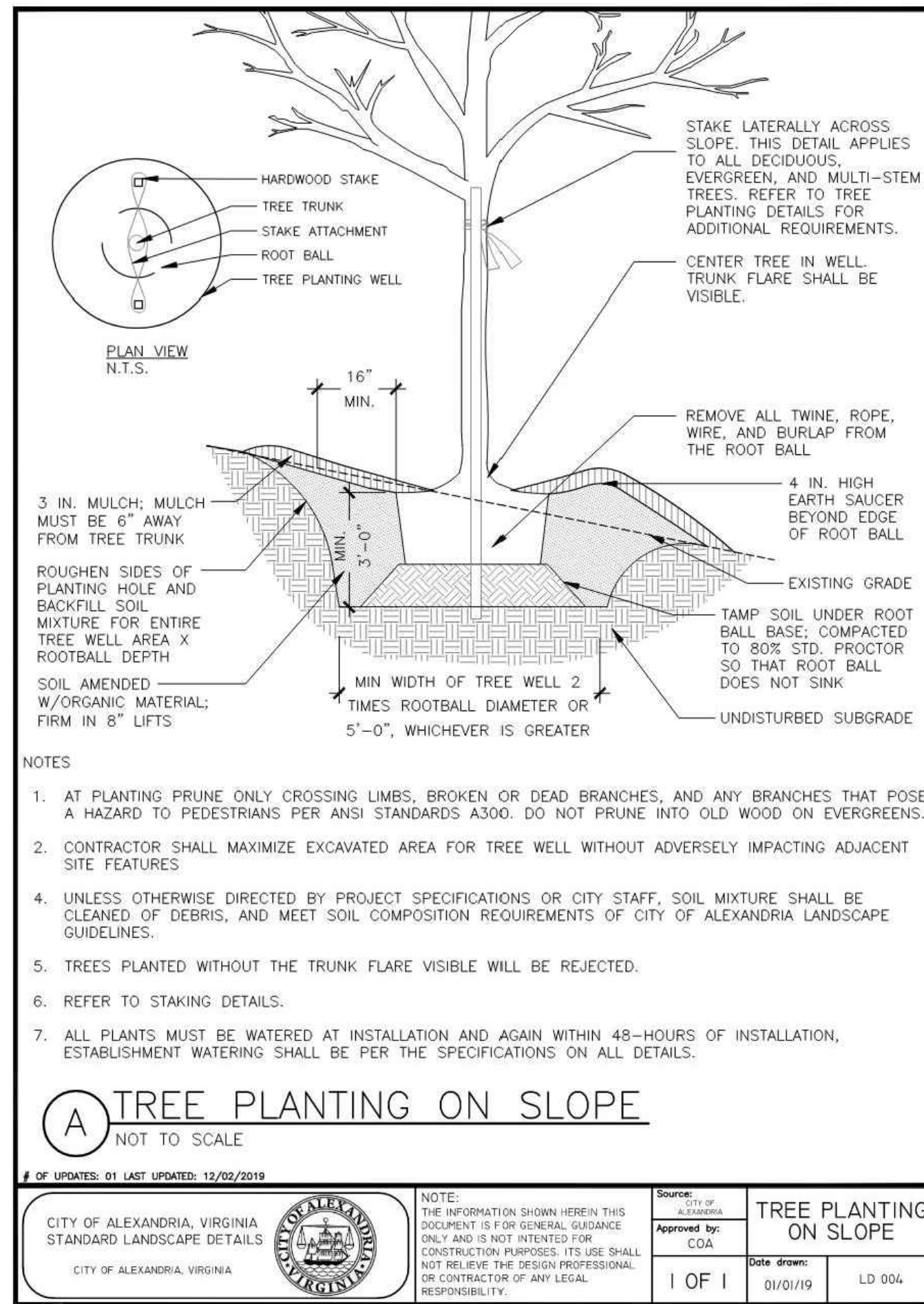
REVISION 3 - 07-26-2024



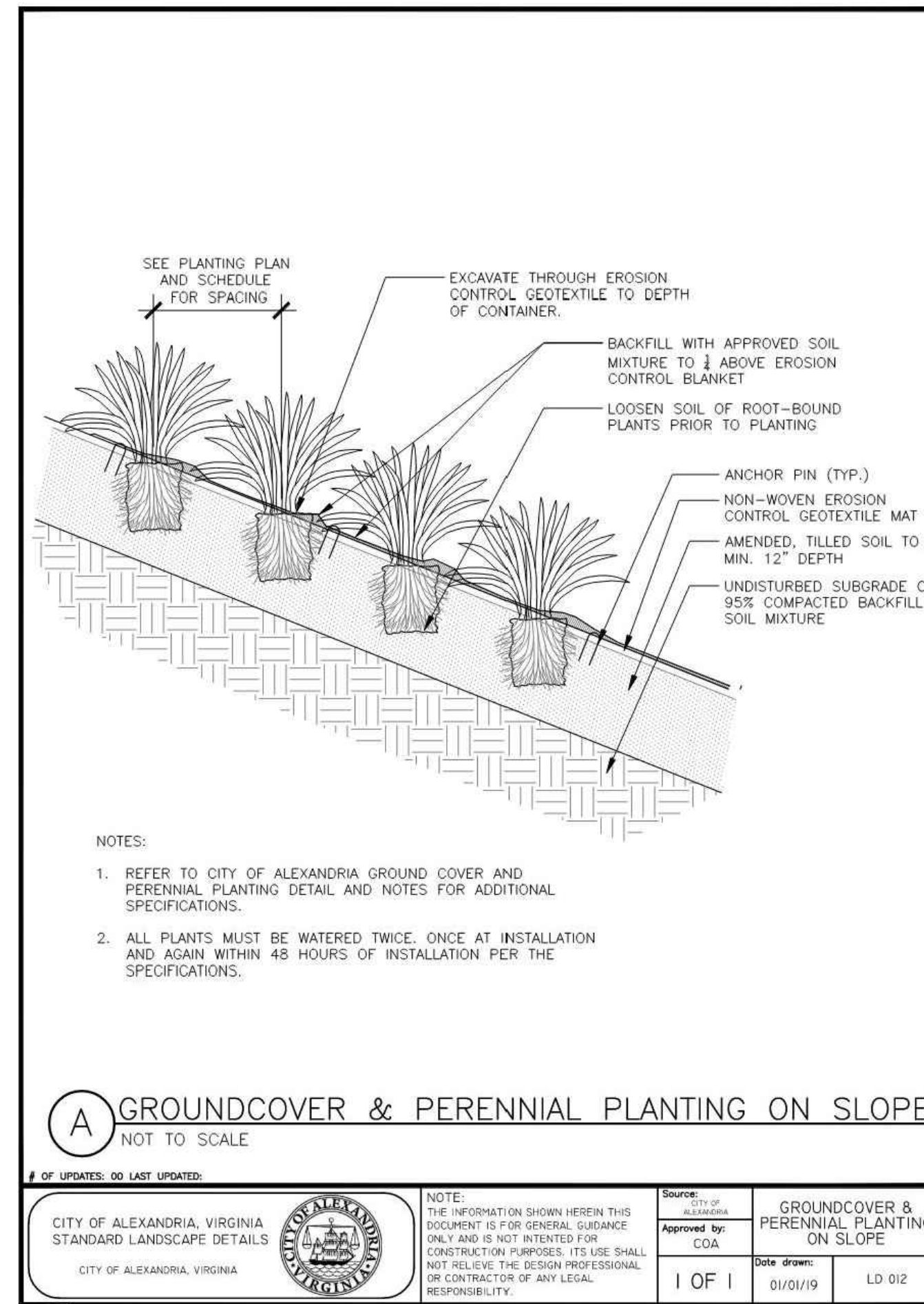
1 L601 SECTION NTS



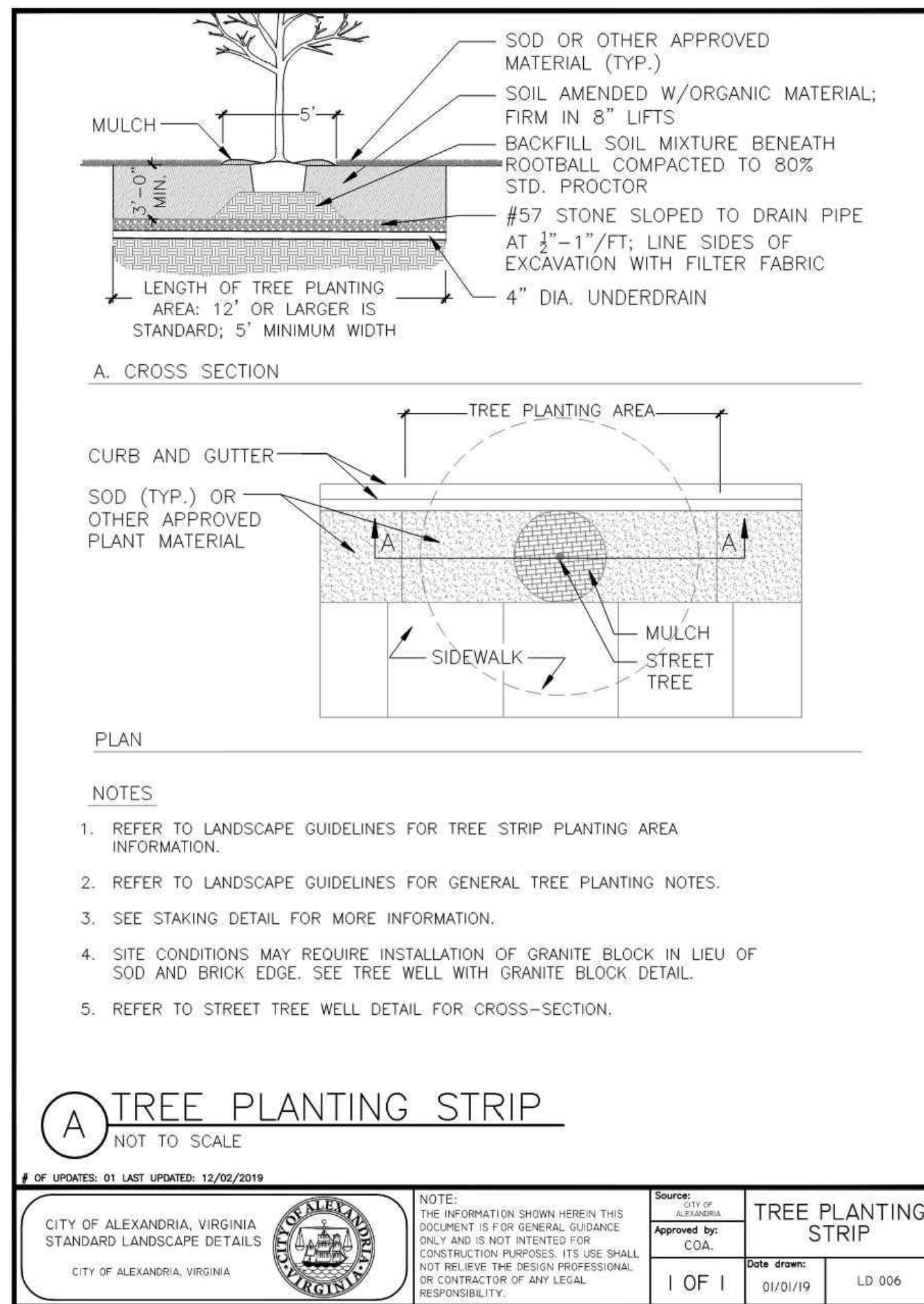
2 L601 SECTION NTS



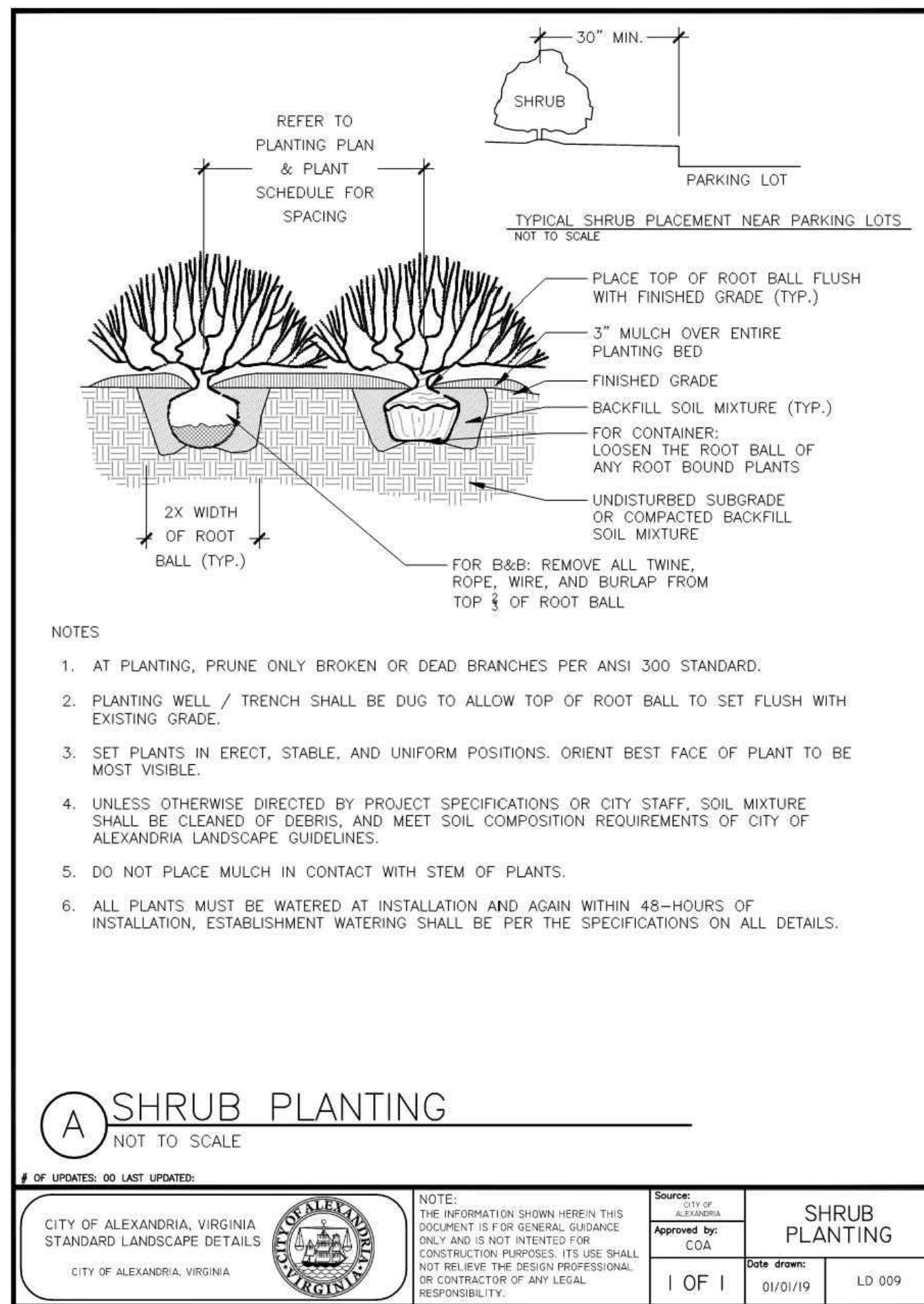
3 L601 SECTION NTS



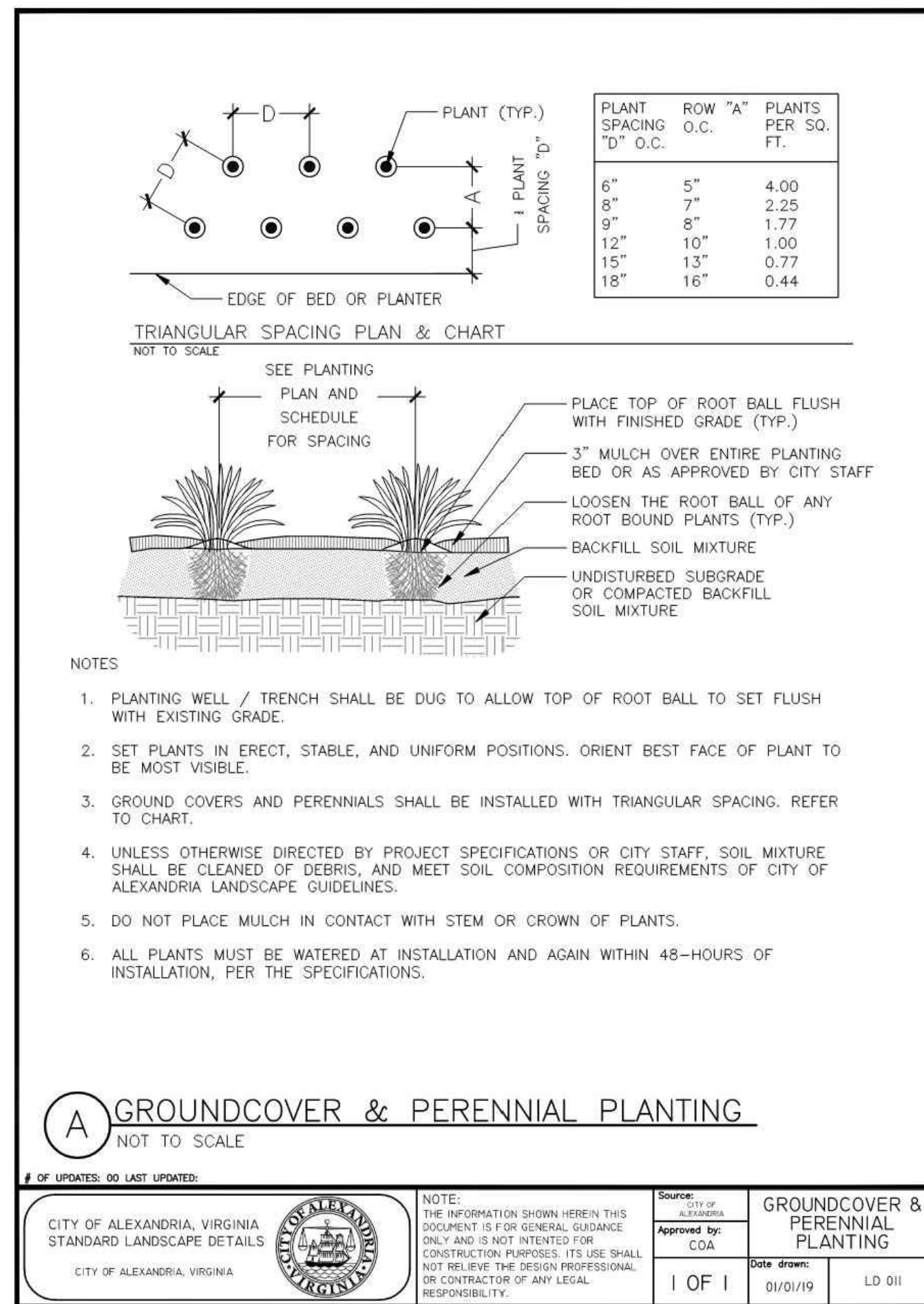
4 L601 SECTION NTS



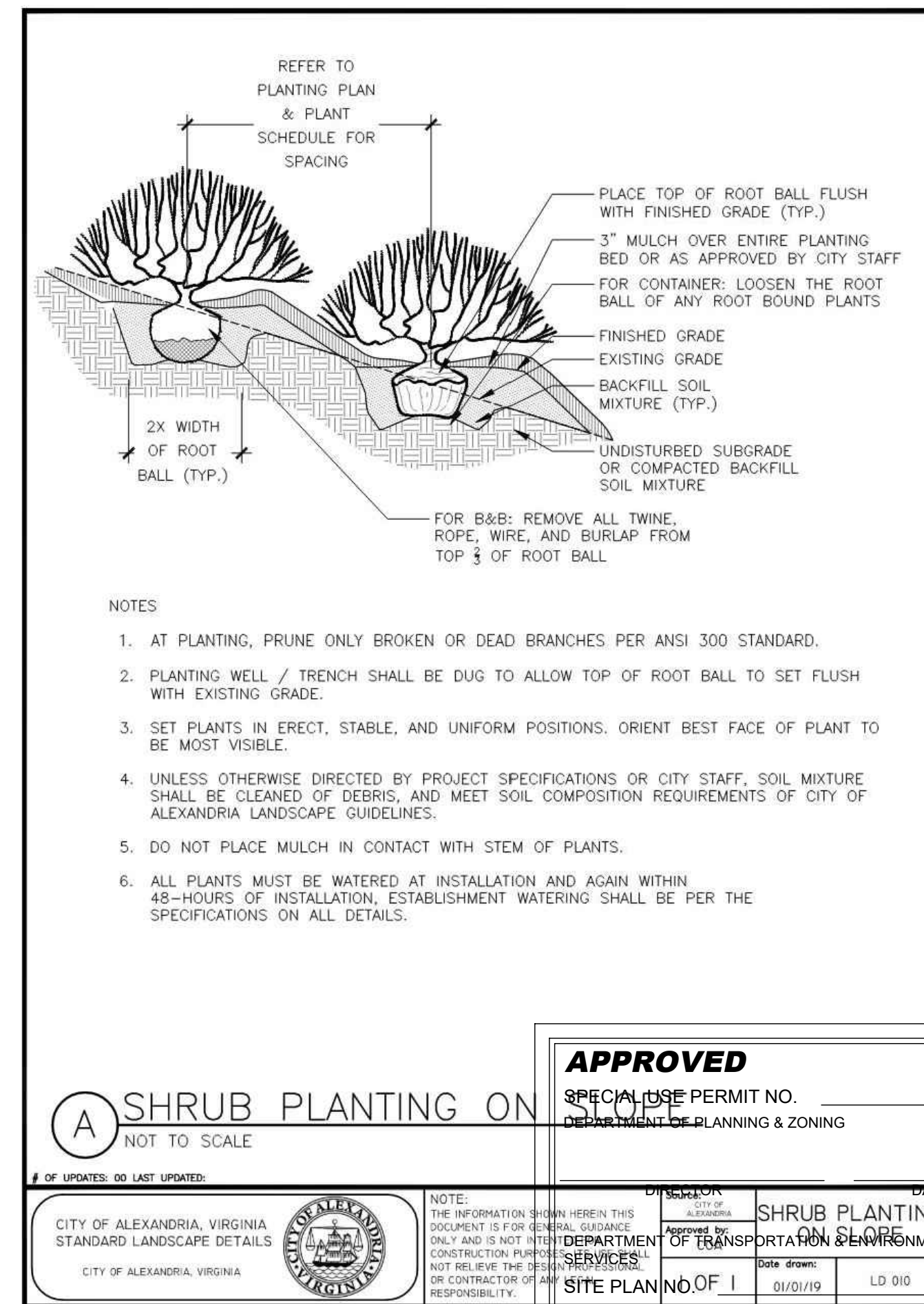
5 L601 SECTION NTS



6 L601 SECTION NTS



7 L601 SECTION NTS



8 L601 SECTION NTS

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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.

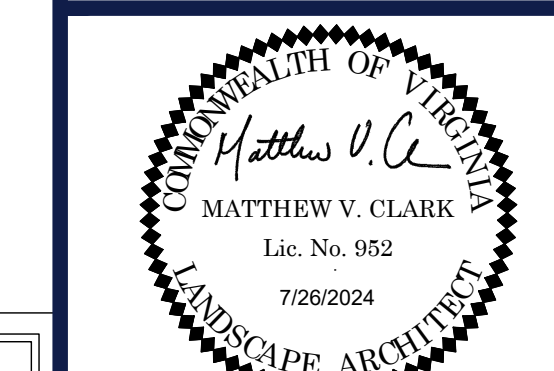
PROJECT No.: DCA230074.00
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07-26-2024
CAD ID: [ID]

PROJECT: **DEVELOPMENT PRELIMINARY SITE PLAN**
FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

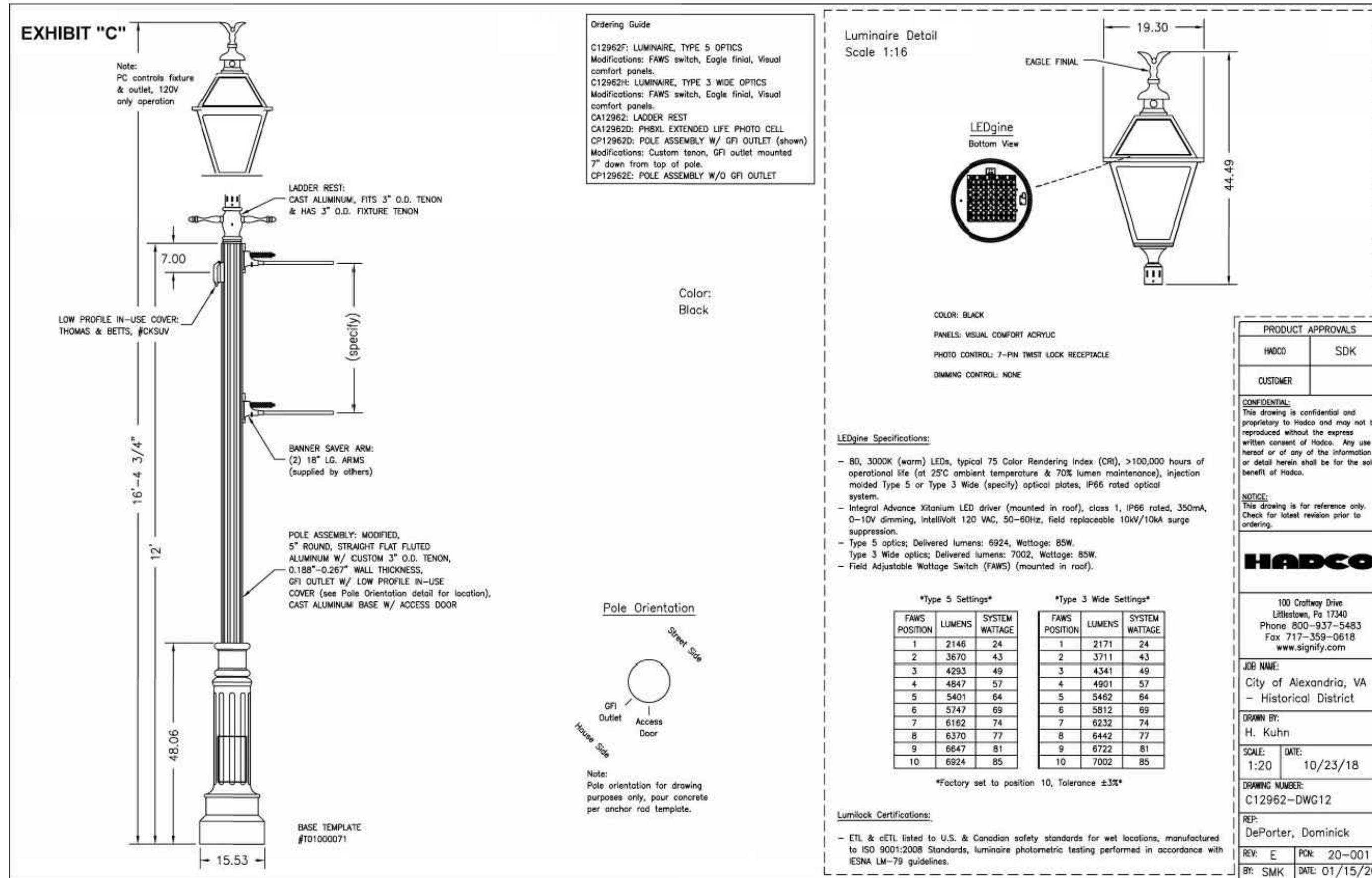
BOHLER DC
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700



SHEET TITLE: **DETAILS - PLANTING**

SHEET NUMBER: **L601**

REVISION 3 - 07-26-2024



VIEW ALONG N. UNION STREET

- NOTES:
- LIGHT POST TO ABIDE BY CITY OF ALEXANDRIA STANDARDS, SHOP DRAWINGS TO BE APPROVED BY CITY PRIOR TO PROCUREMENT AND INSTALLATION
 - LIGHT SPECIFICATIONS AND LOCATIONS TO BE REVIEWED AND FINALIZED BY A QUALIFIED LIGHTING ENGINEER
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
 - STREET LIGHTS ALONG ROUTE 1 TO ABIDE BY CITY OF ALEXANDRIA STREET GUIDELINES



2 LIGHT BOLLARD
L701 PICTORIAL

1 STREET LIGHT POST - CITY STANDARD
L701 SECTION/PICTORIAL

1" = 1'-0"

NTS



3 TREE UPLIGHT
L701 PICTORIAL

NTS



4 WALL LIGHT
L701 PICTORIAL

NTS



5 LINEAR STRIP LIGHT
L701 PICTORIAL

NTS

BOHLER DC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		
3	07-26-2024	PDS/UP SUBMISSION		

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.

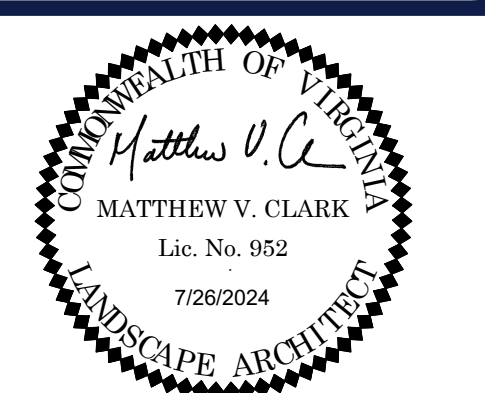
PROJECT No.: DCA230074.00
 DRAWN BY:
 CHECKED BY:
 DATE: 07-26-2024
 CAD ID:

PROJECT:
DEVELOPMENT PRELIMINARY SITE PLAN
 FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



SHEET TITLE:
DETAILS - LIGHTING

SHEET NUMBER:
L701

REVISION 3 - 07-26-2024

APPROVED

SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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